

# CITY OF COCONUT CREEK

# DEVELOPMENT REVIEW COMMITTEE REVIEW #3 FEBRUARY 11, 2013

Project Name: Saw Palmetto Natural Area

Project Number: PZ-12090001

**Location:** 4950 NW 71<sup>st</sup> Place, Coconut Creek FL 33073

Applicant/Agent: Walters Zackria

Review/Application Administrative Approval

### **DEPARTMENTAL COMMENTS**

### LANDSCAPE ARCHITECTURE

- 1. Continuous visual screen around irrigation pump requires "branch to branch spacing". The plant material specified has a spread of 18", which would require an on center spacing of 18". Revise spacing on the plant list and revise plant quantities.
- 2. Fire Hydrant detail requires 7.5' in front of its location, detail shows 4'. Revise detail accordingly.

# SCOPE OF WORK

. CLEAR AND GRUB AS INDICATED ON THE PLANS.

2. PROVIDE NEW ALUMINUM OVERLOOK AND ELEVATED WALKWAY AS INDICATED.

3. PROVIDE NEW ASPHALT PAVEMENT FOR THE PARKING AREA DRIVEWAY, PARKING SPACE STRIPING, TRAFFIC

4. PROVIDE NEW ADA COMPLIANT CONCRETE WALKWAY AS INDICATED.

5. PROVIDE SITE AMENITIES AS INDICATED

6. PROVIDE (2) PAVILION STRUCTURES WITH PICNIC TABLES AND KIOSK.

7. PROVIDE EXTERIOR HI-LO DRINKING FOUNTAIN AS INDICATED.

8. PROVIDE NEW LANDSCAPE AND IRRIGATION AS NOTED.

9. PROVIDE NEW IRRIGATION WELL AS NOTED. 10. PROVIDE NEW WATER SERVICE w/ METER, BACKFLOW PREVENTER

11. PROVIDE NEW STORAGE BUILDING AS NOTED

# **BUILDING CODE INFORMATION**

CONSTRUCTION .

OCCUPANCY :

BUILDING TYPE: TYPE V (B) CONSTRUCTION PAVILION - GROUP 'U'

ALLOWED

STORAGE - S-2

40 FEET

AREA (S.F.)

10 FEET 9 INCHES 13 FEET 1 INCH

STORAGE BUILDING

AREAS:

**HEIGHT:** 

102

CONSTRUCTION TO COMPLY WITH THE FLORIDA BUILDING CODE 2010 EDITION & LATEST REVISIONS, F.S. SECTION 633, AND

**PROJECT TEAM** 

ARCHITECT, **WALTERS ZACKRIA ASSOCIATES** 

FORT LAUDERDALE, FLORIDA 33301

**STRUCTURAL:** Ph. (954) 522-4123 Fx. (954) 522-4128

LANDSCAPE:

BROWARD COUNTY HIGHWAY CONST. AND ENGG. DIV. (PARKS PLANNING AND DESIGN)

PLANTATION, FLORIDA Ph. (954) 370-3810

IRRIGATION:

DAVE BODKER LANDSCAPE ARCH/PL. INC.

75 NE 6TH AVENUE, SUITE 209 DELRAY BEACH, FLORIDA 33483

Ph: (561) 276 6311

ELECTRICAL

CONSTRUCTION CONSULTANTS

OF FLORIDA, INC.
1475 SW 21ST AVENUE
FORT LAUDERDALE, FLORIDA 33312

Ph. (954) 584-7904 Fx. (954) 321-0355

# **DRAWING INDEX**

**GENERAL** 

**COVER SHEET SURVEY** 

SURVEY SHEET SURVEY SHEET

<u>CIVIL.</u>

CIVIL NOTES CIVIL DRAINAGE **CIVIL GRADING** CIVIL DETAILS

CIVIL DETAILS **LANDSCAPE:** 

LANDSCAPE PLAN, AND DETAILS

IRRIGATION.

IRRIGATION PLAN IRRIGATION DETAILS

SITE DEMOLITION PLAN

**NEW SITE PLAN ENLARGED SITE PLAN** 

STORAGE BUILDING - PLANS, EXTERIOR ELEVATIONS PAVILION AND KIOSK - PLAN, EXTERIOR ELEVATIONS, SECTION

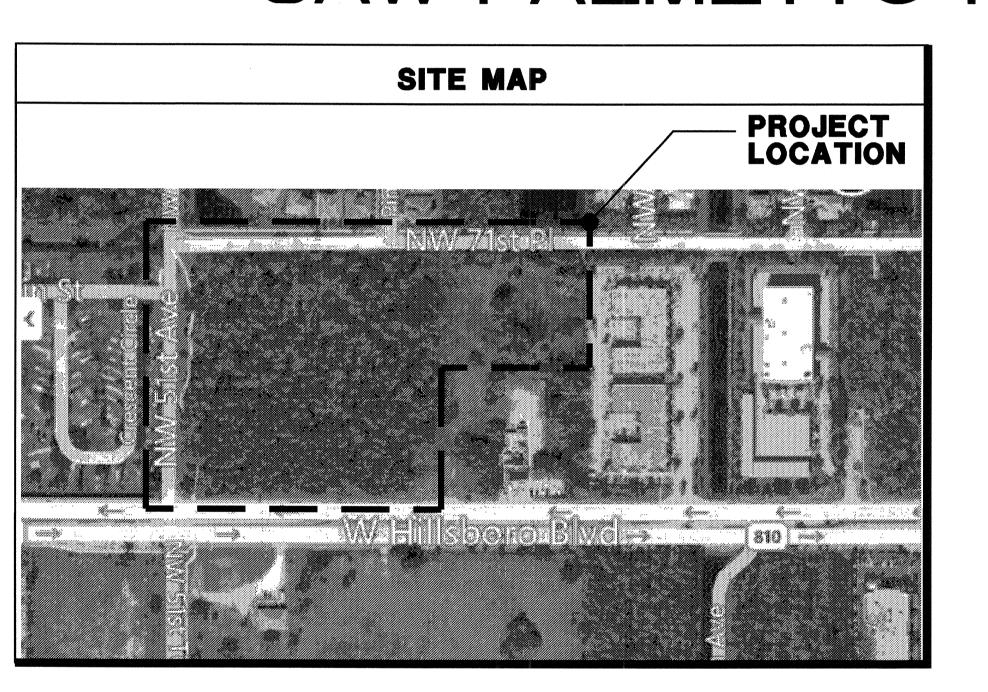
**EXTERIOR COLORED ELEVATIONS** 



# BROWARD COUNTY

PARKS AND RECREATION DIVISION

# SAW PALMETTO NATURAL AREA



# **LOCATION MAP PROJECT** LOCATION

# **GENERAL NOTES**

- CONTRACTOR SHALL INSPECT THE SITE & VERIFY ALL EXISTING UTILITY SERVICE LOCATIONS IN
- 3. DO NOT DISTURB ANY STRUCTURAL COMPONENTS OF EXISTING BUILDINGS WITHOUT PRIOR WRITTEN APPROVAL BY ARCHITECT.
- 4. DO NOT DISTURB ANY EXISTING UTILITIES, UNLESS SPECIFICALLY STATED ON PLANS, WITHOUT PRIOR WRITTEN APPROVAL BY ARCHITECT
- 5. EACH CONTRACTOR SHALL USE ALL POSSIBLE CARE TO PROTECT ALL EXISTING MATERIALS.
- ALL UNANTICIPATED AND UNFORESEEN DEMOLITION AND OR NEW CONSTRUCTION CONDITIONS WHICH REQUIRE DEVIATION FROM THE PLANS AND NOTES HEREIN SHALL BE REPORTED TO THE ARCHITECT, IN WRITING, PRIOR TO COMMENCING SAID WORK
- ARCHITECT SHALL NOT BE LIABLE FOR PROBLEMS RELATING TO EXISTING CONDITIONS. NOTIFY ARCHITECT, IN WRITING, IMMEDIATELY IF PROBLEMS ARISE.
- 8. ALL NEW MATERIAL AND/OR PATCHWORK SHALL BE PROVIDED TO MATCH EXISTING MATERIALS AND/OR ADJOINING WORK WHERE PRACTICAL, EXCEPT AS SPECIFICALLY NOTED HEREIN.
- 9. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL FURNISH WRITTEN GUARANTEES FOR ALL TRADES FOR A MINIMUM OF ONE YEAR. DEFECTIVE MATERIALS OR WORKMANSHIP SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- 10. GENERAL CONTRACTOR IS TO THOROUGHLY REVIEW ALL DRAWINGS AND PROVIDE OVERVIEW TO ALL TRADES. ALL SUBCONTRACTORS ARE TO REVIEW ALL DRAWING SHEETS - GENERAL CONTRACTOR TO PROVIDE COMPLETE SETS OF PLANS TO ALL SUBCONTRACTORS FOR REVIEW. ITEMS SHOWN ON DRAWINGS ARE REQUIRED TO BE COMPLETELY INSTALLED REGARDLESS OF I THEY ARE NOT SPECIFICALLY DESIGNATED ON ELECTRICAL, MECHANICAL, PLUMBING, CIVIL OR STRUCTURAL ENGINEERING DRAWINGS. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED ITEMS WITH ALL SUBCONTRACTORS AND THROUGHOUT ALL PHASES OF CONSTRUCTION. ALL SCHEDULES PROVIDED SHALL BE VERIFIED WITH THE PLANS. ANY DISCREPANCY SHALL BE BROUGHT UP TO THE ARCHITECT'S NOTICE AND VERIFIED
- I1. ALL WORK SHALL BE DONE IN ACCORDANCE W/ ALL APPLICABLE NATIONAL, STATE & LOCAL CODES AND ORDINANCES. WORK SHALL BE DONE IN A WORKMANLIKE MANNER AS PER STANDARD BUILDING TECHNIQUES AND PRACTICES.
- 12. G.C IS RESPONSIBLE TO FILE AND OBTAIN BUILDING DEPARTMENT PERMITS, UNLESS NOTED
- 13. G.C. IS RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION.
- 14. G.C. TO BE RESPONSIBLE FOR ALL HOISTING RELATED TO WORK IN THIS CONTRACT.
- 15. G.C. IS TO VISIT THE SITE AND CAREFULLY INSPECT THE EXISTING CONDITIONS AFFECTING THE WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS MUST BE REPORTED TO ARCHITECT IN WRITING.
- 16. G.C. IS TO COORDINATE ALL CUTTING AND PATCHING FOR SERVICES AS CALLED FOR ON
- 17. G.C. IS TO CONTROL JOB CLEANING TO PREVENT DIRT, DEBRIS AND DUST FROM THE PREMISES
- 18. G.C. TO UTILIZE LASER GUIDED GRADING AND CONCRETE SCREEDING EQUIPMENT AND DIGITAL SMART LEVELS TO PROVIDE FULLY ADA COMPLIANT, WALKWAY AND PAVEMENT SLOPES.
- 19. CONTRACTOR SHALL NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE

MENTS OVE

DIVISION

DRAWN BY: DK CHECKED BY: WZA DATE: 09-12-12 **REVISIONS:** 12-15-12 DRC COMM

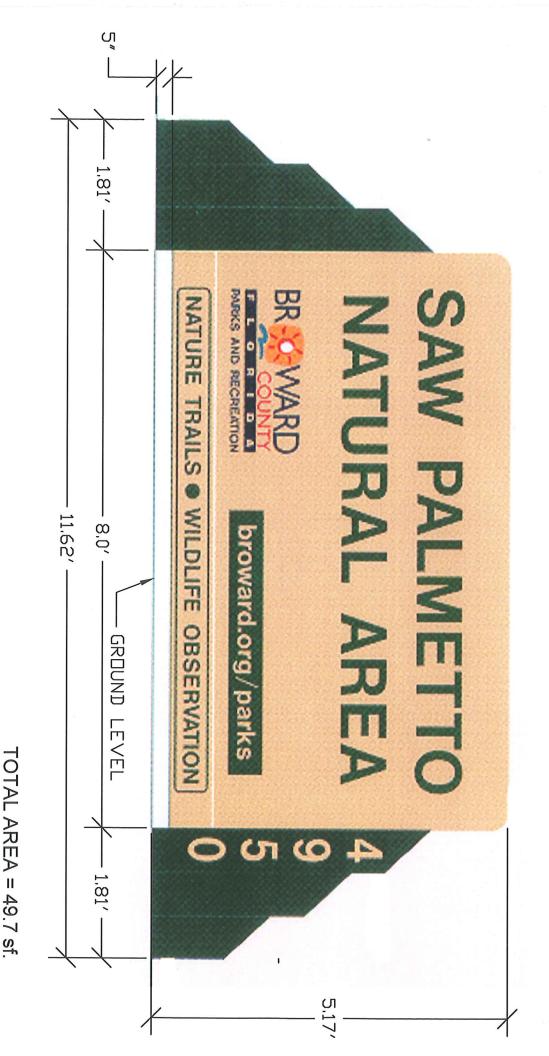
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COVER SHEET

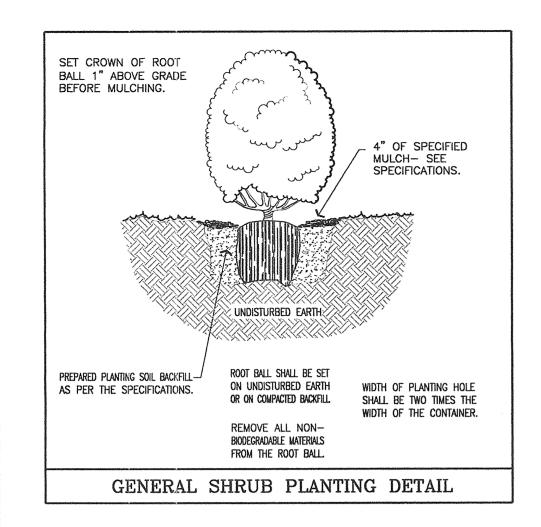
DRC SUBMITTAL 09-12-12

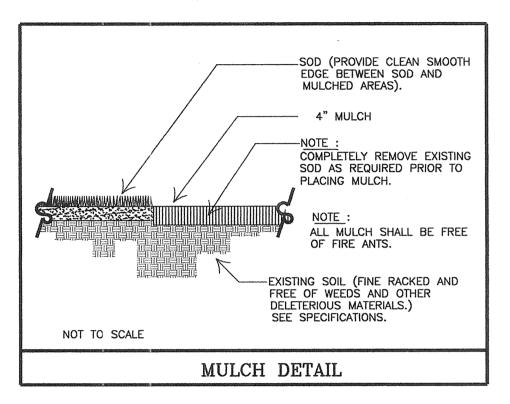


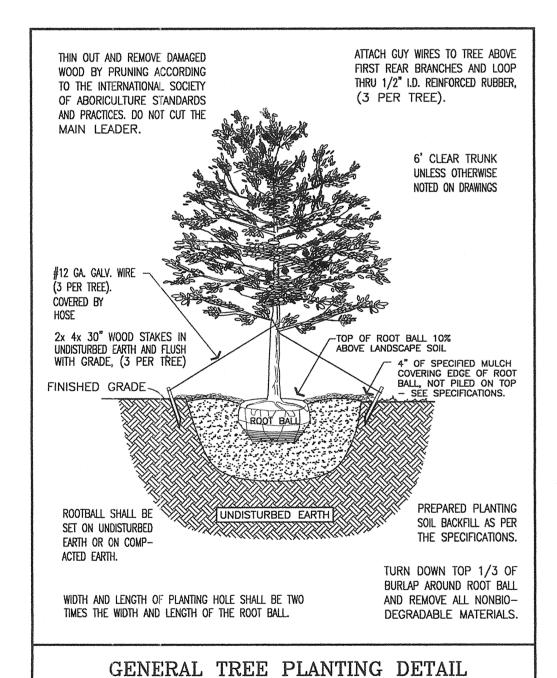
# **ENTRANCE SIGN** SAW PALMETTO NATURAL AREA

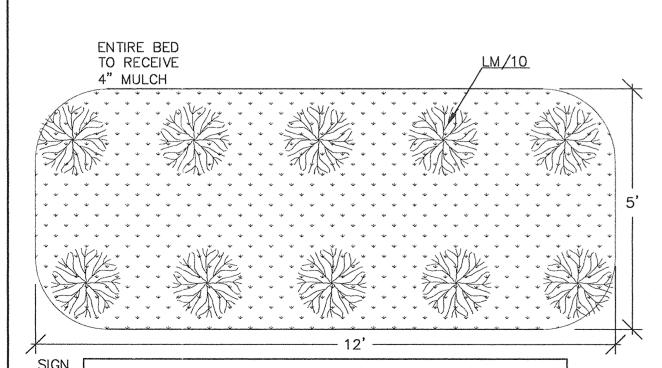
RECEIVED

SCL. 3/4"= 1'-0" CITY OF COCONUT CREEK DEVELOPMENT









ENTRANCE SIGN LANDSCAPING -8' SIGN

LANDSCAPE CODE TABLE						
SECTION	DESCRIPTION	REQUIRED	PROVIDED			
13-443(9)	LANDSCAPING ADJACENT TO STREET RIGHT-OF-WAY	10' WIDE STRIP, TREES @ 40', AND VISUAL SCREEN	330 LF/40' = 9 TREES REQUIRED, 12 TREES PROVIDED, AND VISUAL SCREEN			
13-443(10)	EAST AND SOUTH PERIMETER LANDSCAPING	TREES @ 40' AND OTHER LANDSCAPE MATERIAL	605 LF/40' = 16 TREES REQUIRED, 23 TREES PROVIDED, AND OTHER LANDSCAPE MATERIAL			
13-443(11)	OPEN STORAGE AREAS	SCREENING AROUND IRRIGATION PUMPS	SCREENING AROUND IRRIGATION PUMPS			
13-443(12)	VEHICULAR USE AREAS	TREES AND OTHER LANDSCAPE MATERIAL ADJACENT TO PARKING AND WITHIN PROPERTY	REQUIRED LANDSCAPING AT PARKING ISLANDS AND EXCEED SQUARE FEET REQUIREMENT OF LANDSCAPE AREA BASED ON PERCENTAGE OF PAVED AREA			
13-443(13)	STREET TREES	TREES AT 40'	INSUFFICIENT RIGHT-OF-WAY WIDTH, STREET TREES PROVIDED IN ADJACENT LANDSCAPE BUFFER AREA			
13-444(a)	INSTALLATION	SPECIFIC INSTALLATION CRITERIA	COMPLIANCE WITH APPLICABLE CRITERIA			
13-444(b)(6)	IRRIGATION	FULL COVERAGE	FULL COVERAGE			
13-444(c)	LANDSCAPE GENERAL PROVISIONS	GRADE STANDARDS, DIVERSIFICATION, AND SIZE REQUIREMENTS	GRADE STANDARDS MET, DIVERSIFICATION LIMITED DUE TO 100% NATIVE HABITAT PLANTING, SIZE REQUIREMENTS MET			
13-445	TREE REMOVAL	PERMIT REQUIRED	PERMIT TO BE OBTAINED			

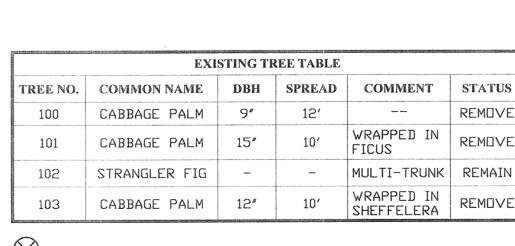
SYM	COMMON NAME	SCIENTIFIC	QTY	SPACING	SPECIFICATION
PE	SLASH PINE	PINUS ELLIOTTI (DENSA)	65	15' MIN.	12' - 14' OAH, 2" CAL., 5' SPR.
SR	SAW PALMETTO	SERENOA REPENS	134	5' MIN.	7 GAL., 30" HT., 24" SPR.
TD	BALD CYPRESS	TAXODIUM DISTICHUM	15	AS SHOWN	12' — 14' OAH, 2" CAL., 4' SPR.
IC	DAHOON HOLLY	ILEX CASSINE	27	6' MIN.	10' OAH, 2" CAL., 3' SPR.
VM	SHINY BLUEBERRY	VACCINIUM MYRSINITES	29	3' MIN.	3 GAL., 12" HT., 12" SPR.
LM	GOPHER APPLE	LICANIA MICHAUXIL	10	3' MIN.	1 GAL., 6" HT.
IG	GALLBERRY	ILEX GLABRA	89	3' MIN.	3 GAL., 24" HT., 18" SPR.
PG	SILKGRASS	PITYOPSIS GRAMINIFOLIA	50	1' - 3'	1 GAL., 10" HT.
CL	TICK SEED	COREOPSIS LEAVENWORTHII	40	AS SHOWN	1 GAL., 8" HT.
BS	SWAMP FERN	BLECHNUM SERRULATUM	50	AS SHOWN	1 GAL., 12" HT.
MULCH	MELALEUCA MULCH	MELALEUCA MULCH		ALL LANDSCAP TO RECEIVE 4"	E MATERIAL AND BEDS 'MULCH

# City of Coconut Creek Standard Landscape Notes

- 1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code.
- Plans are incomplete without written notes and specifications. 2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be tipped, topped, or shaped prior to installation.
- 3. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands. 4. All mechanical equipment, air conditioning, irrigation pump stations and equipment, FPL transformers, pool pumps, etc., must be screened on three
- (3) sides by landscape shrubs. NOTE: The quantity of screening shrubs is in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust on-center spacing as necessary and/or provide
- additional plants to provide an adequate screen. 5. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded. Measurement
- shall be made from top of root ball planted at proper elevation. 6. Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees, palms
- and plant material rejected due to this practice shall be replaced with the inspector on site. 7. Burlap material, wire cages, plastic/canvas straps, etc., must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs
- grown in grow bags or grow bag type material must have such material REMOVED ENTIRELY prior to planting the tree or shrub. All plant material shall be free of pests, insects, disease, weeds, etc.
- 9. All required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
- 10. All plant material shall be planted at the proper depth, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
- 11. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area. Color-treated or dyed mulch will not be accepted.
- 13. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit to the satisfaction of the
- 14. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
- 15. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector. 16. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 50% overlap (minimum) using rust free water, except preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
- 17. Irrigation permits and plans shall be submitted for approval at time of building permits.
- 18. All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.
- 19. All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry features, etc. leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.
- 20. The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of
- An inspection is required prior to the backfilling of trees/palms in all parking medians and islands

# City of Coconut Creek Ordinance 13-448(n): Preservation and Protection of Trees

- Protection from construction work. During any construction, land development or lot clearing, the contractor and the owner of the property subject to this section shall adhere to the requirements which follow: (1) Place and maintain protective barriers around the drip line of all trees to be retained on the site to prevent their destruction or damage. The protective
- barriers shall be at least four (4) feet in height and conspicuously colored to be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy material (not flagging or ribbons) and shall be installed prior to and during construction and/or land development; (2) Not store or use materials or equipment within the drip line of any tree to be retained on site unless the activity is being done to protect trees; (3) Not discharge or contaminate the soil within the drip line of any tree to be retained on site with any construction materials such as paint, oil, solvents,
- petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts; (4) Clearing of vegetation within the dripline of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots; said equipment shall be a maximum of forty-eight (48) inches wide, tire to tire, with a maximum weight of three thousand five
- hundred (3,500) pounds; (5) Utilize retaining walls and drywells where needed to protect trees to be preserved from severe grade changes;
- (6) Pruning of trees to be preserved shall be in accordance with the standards for pruning established by ANSI A-300.
- (7) Make no attachments, other than those of a protective and nondamaging nature, to any tree to be retained on the site; (8) Not change the natural grade above the root system within the drip line of any tree to be retained on site unless it can be demonstrated to the city that
- it will not damage any tree;
- (9) Avoid any encroachments, excavations or severe grade changes within the drip line of preserved trees unless it can be demonstrated to the city that it will not impact any tree; and
- (10) Not cause soil compaction within the dripline of any tree to be retained on site; and (11) Any trees designated to be preserved which are damaged during construction shall promptly be repaired.



OPEN AREA, REFER TO PLAN NOTE No. 3

> 1" PVC WATERLINE

SHELTER

SHELTER

1" PVC -

WATERLINE

1" PVC WATERLINE

CONCRETE:

SIDEWALK

LANDSCAPED

000000000000000

ZOOO AREAOOOOOO

SILT FENCE AT

DRIP LINE

3' DIA. LIMEROCK-

BOULDER @ 5' C/C

ALONG PERIMETER

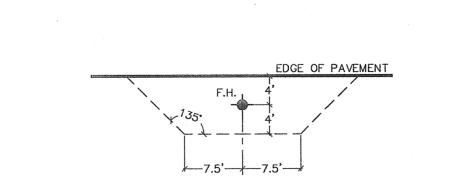


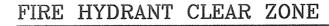
# MITIGATION CALCULATIONS

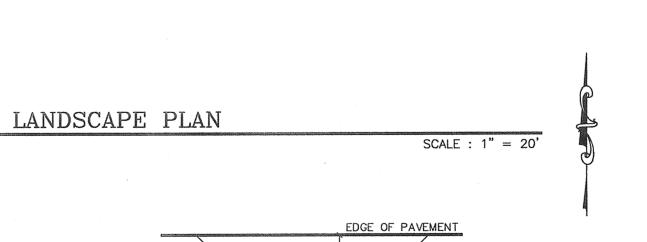
CANOPY REMOVED = 270 sf.REPLACEMENT CANOPY REQUIRED = 270x1.5= 405 sf. REPLACEMENT TREES PROVIDED:

(24) CATEGORY 1 SLASH PINES @ SITE

INTÉRIOR = 7200 sf. REPLACEMENT CANOPY





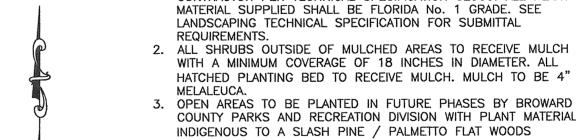


SIGN

MULCH-

- MULCH

ASPHALT DRIVE



(20' WIDE)

CONCRETE

SIDEWALK

**STORAGE** 

BUILDING

IRRIGATION -

OPEN AREA, REFER TO

PLAN NOTE No. 3

NOTES:

SIXTY (60) DAYS.

PUMP STATION

MULCH - ( ) A O O O O O

(20' WIDE)

-3" - 4" STONE

(EROSION CONTROL

WITH A MINIMUM COVERAGE OF 18 INCHES IN DIAMETER. ALL HATCHED PLANTING BED TO RECEIVE MULCH. MULCH TO BE 4" MELALEUCA. 3. OPEN AREAS TO BE PLANTED IN FUTURE PHASES BY BROWARD COUNTY PARKS AND RECREATION DIVISION WITH PLANT MATERIAL

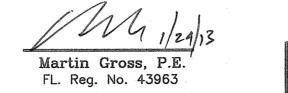
INDIGENOUS TO A SLASH PINE / PALMETTO FLAT WOODS ENVIRONMENT. 4. ALL PLANT MATERIALS TO BE ESTABLISHED BY HAND WATERING THREE (3) DAYS PER WEEK FOR THE INITIAL THIRTY (30) DAYS UPON PLANTING AND TWO (2) DAYS PER WEEK FOR THE NEXT

1. THIS MATERIAL TO BE PURCHASED AND WARRANTED BY THE

CONTRACTOR PER TECHNICAL SPECIFICATION 02900. ALL PLANT

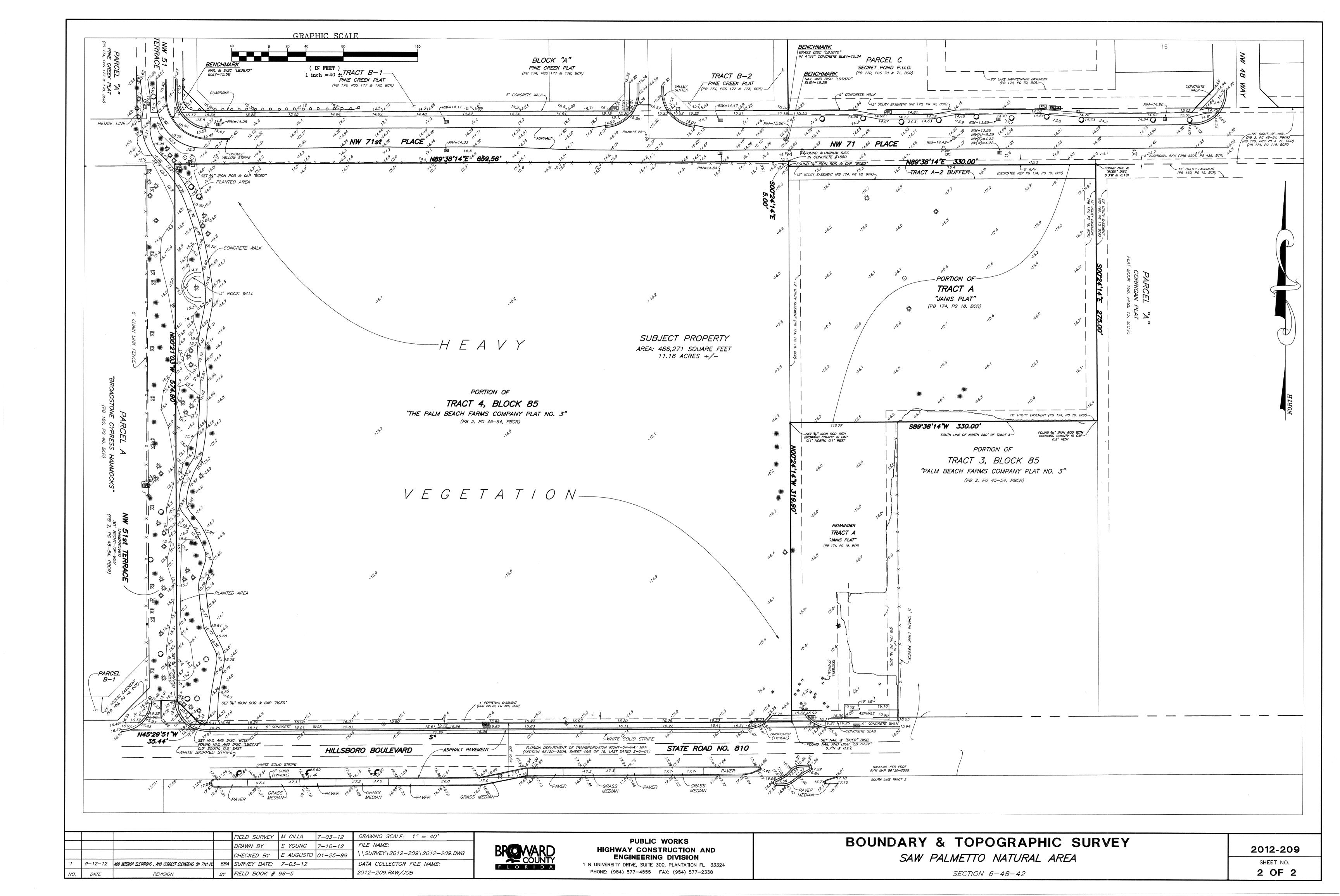
BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PARKS PLANNING AND DESIGN SECTION One North University Drive Suite 300B, Plantation, Fl. 33324

SAW PALMETTO NATURAL AREA LANDSCAPE PLAN AND DETAILS



				Ŀ
2	ADDRESS CITY DRC COMMENTS	M.G.	1/18/13	D
1	ADDRESS CITY DRC COMMENTS		12/15/12	D
No.	REVISION .	BY	DATE	

AUGUST 2012 AS NOTED PROJECT 249-06A DESIGN BY : APPROVED BY L1 OF 1 249



# BOUNDARY & TOPOGRAPHIC SURVEY

# SAW PALMETTO NATURAL AREA

SECTION 6, TOWNSHIP 48, RANGE 42, CITY OF COCONUT CREEK, FLORIDA BROWARD COUNTY, FLORIDA

# SURVEY NOTES

- 1) SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
- A) THE PLAT OF "THE PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- B) THE PLAT OF "PINE CREEK PLAT" AS RECORDED IN PLAT BOOK 174, PAGE 177 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- C) THE PLAT OF "JANIS PLAT" AS RECORDED IN PLAT BOOK 174, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- D) THE PLAT OF "CORRIGAN PLAT" AS RECORDED IN PLAT BOOK 160, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- E) FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86120-2508, SHEET 4&5 OF 19, LAST DATED
- F) THE PLAT OF "SCHOOL SITE 0800" AS RECORDED IN PLAT BOOK 145, PAGE 47 OF THE PUBLIC RECORDS OF BROWARD
- COUNTY, FLORIDA. G) THE PLAT OF "BROADSTONE CYPRESS HAMMOCKS" AS RECORDED IN PLAT BOOK 180, PAGE 40 OF THE PUBLIC
- RECORDS OF BROWARD COUNTY, FLORIDA. H) THE PLAT OF "SECRET POND" AS RECORDED IN PLAT BOOK 170, PAGE 70 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 2) NO SUBSURFACE FEATURES WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.
- 3) THE MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- 4) HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20th OF THE MAP SCALE.
- 5) HORIZONTAL LOCATION OF FEATURES DEPICTED HEREON IS TO THE CENTER OF THE SYMBOL. SYMBOLS MAY BE AT AN ENLARGED SCALE FOR CLARITY.
- 6) HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A 2" TOTAL STATION AND ELECTRONIC DATA COLLECTION
- 7) THERE MAY BE ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
- 8) ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 9) BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK #2969, X-CUT @ THE INTERSECTION OF HILLSBORO BOULEVARD & STATE ROAD 7, ON THE WEST BULLNOSE. NAIL IN SOUTH EDGE OF PAVEMENT OF HILLSBORO BOULEVARD. ELEVATION =17.18' NAVD 88
- 10) BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT "JANIS PB 174, PG 18, BCR. REFERENCED BEARING OF NOO'24'14"W, ALONG THE WEST LINE OF TRACT "A".
- 10) THIS MAP IS PRODUCED EXCLUSIVELY FOR THE USE OF BROWARD
- 11) NOT VALID WITHOUT THE ORIGNIAL RAISED SEAL AND THE SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 12) NOTE THAT NOT ALL TREES HAVE BEEN LOCATED FOR THE PURPOSES OF THIS SURVEY. THIS SURVEY WAS PREPARED FOR THE PURPOSE OF DESIGNING A PARKING AREA IN THE NORTHEAST PORTION OF THE SITE FOR FOR A PARK. TREE LOCATIONS LIMITED TO PERIMETER AND DEVELOPMENT AREA.

# LEGAL DESCRIPTION

TOGETHER WITH:

TRACT A-2 BUFFER, TOGETHER WITH THE NORTH 260 FEET OF TRACT A, ACCORDING TO THE PLAT OF "JANIS PLAT", AS RECORDED IN PLAT BOOK 174, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF TRACT 4, BLOCK 85, "PALM BEACH FARMS COMPANY'S PLAT NO. 3", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION OF SAID TRACT 4 THAT LIES WITHIN 53 FEET OF THE CENTERLINE OF STATE ROAD 540 RIGHT—OF—WAY, AND FURTHER CONVEYED TO THE STATE OF FLORIDA, STATE ROAD DEPARTMENT, BY THAT CERTAIN DEED RECORDED IN O.R. BOOK 3171, PAGE 931, LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN DEED RECORDED IN O.R. BOOK 22178, PAGE 423, SAID LANDS SITUATE IN BROWARD COUNTY. FLORIDA

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. CONTAINING 486,271 SQUARE FEET, 11.16 ACRES, MORE OR LESS.

PALM BEACH COUNTY

HILLSBORO CANAL

BROWARD COUNTY

**■SURVEY SITE** 

NW 71st PLACE

HILLSBORO BLVD

# SYMBOL LEGEND

- CATCH BASIN
- --- ANCHOR
- © CONCRETE UTILITY POLE SANITARY SEWER VALVE
- MAIL BOX
- WATER VALVE
- TRAFFIC CONTROL BOX SANITARY MANHOLE
- WOOD UTILITY POLE
- STORM MANHOLE SPRINKLER VALVE
- + 5.43 SPOT ELEVATION FPU FLORIDA POWER & LIGHT BENCHMARK
- CONCRETE LAMP WOOD LIGHT POLE

MONITORING WELL

- LEGEND
- = CENTERLINE CONC = CONCRETE
- = PLAT BOOK ORB = OFFICIAL RECORDS BOOK

TREE LEGEND

FICUS

O OAK

(UNKNOWN)

PINE TREE

CABBAGE PALM

- = BROWARD COUNTY RECORDS
- = RIGHT-OF-WAY
- = UTILITY EASEMENT
- = ELEVATION = BENCHMARK = BROWARD COUNTY
- BENCHMARK
- = PALM BEACH COUNTY RECORDS = NON-VEHICULAR
- ACCESS LINE (NVAL) = PROFESSIONAL SURVEYOR AND MAPPER

LOCATION MAP NOT TO SCALE

CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND THE FIELD SURVEY UPON WHICH IT IS BASED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LATEST DATE OF FIELD SURVEY: 9-04-12

ERIC B AUGUSTO, P.S.M.

PREPARED FOR: PARKS & RECREATION DIVISION PUBLIC WORKS AND TRANSPORTATION DEPARTMENT

HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION 1 N UNIVERSITY DRIVE, SUITE 300, PLANTATION FL 33324 PHONE: (954) 577-4555 FAX: (954) 357-5715

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER 5695

2012-209 SHEET NO.

1 OF 2

PRECIP. RATE QUANT. PRESSURE NOZZLE TYPE AND MODEL # SYM. .50**″** TORO 12" POP UP SPRAY #570Z-12P-COM #MP-1000-90/210-HT #MP-2000-90/210-HT TORD 12" POP UP SPRAY #570Z-12P-COM 28 #MP-3000 - NOZZLE BELOW TORU 12" POP UP SPRAY #570Z-12P-COM -360-HT -90/210-HT TREE OR PALM .50**"** #MPSS530-HT TORO 12" POP UP SPRAY #570Z-12P-COM AS NOTED ADJUSTABLE FLOOD BUBBLER ----IRRITROL #533 ON SWING #MPL/RCS515-HT TORO 12" POP UP SPRAY #570Z-12P-COM PIPE BARBED FITTING 34 STREAM BUBBLER #SB-360 TORO 6" POP UP SPRAY #570Z-6P BUBBLER TO BE FLUSH WITH GRADE, POLY PIPE TO BE NA\* #514-20 TORO ADJUSTABLE FLOOD BUBBLER BELOW MULCH OR COVER

TORO FIXED FLOW BUBBLER

NOTE: USE SCREENS IN ALL HEADS, QUANTITY FOR REF. ONLY CONTRACTOR TO VERIFY AND IS RESPONSIBLE FOR 100% COVERAGE

#FB-50PC W/ 570Z ADAPTOR

\* PRECIPITAION RATE NOT APPLICABLE FOR BUBBLERS

SECURE BUBBLER AT BASE OF TREE ----USING NETAFIM STAKE #TLS6 HARDIE BLUE STRIPE THICK ----WALLED POLY PIPE TREE FLOOD BUBBLER

QUANTITY OF BUBBLERS AS NOTED

ZONE VALVE DETAIL

TORO P-220 SERIES SIZE AS NOTED

6. PROVIDE OWNER WITH AN ACCURATE "AS INSTALLED" PLAN AT COMPLETION SHOWING MAIN LINES, WIRING, VALVES, CROSSINGS, ETC. USING DIMENSIONS FROM FIXED DATUMS. 7. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK,

ZDNE LINES: SDR,PVC. 3/4" & 1" = CLASS 200, 1 1/4" & LARGER = CLASS 160

MAIN LINE AND WIRING = 24" DEEP, MIN..

SPLICE WIRES ONLY IN A VALVE BOX.

SLEEVING UNDER PAVEMENT = 24" DEEP, MIN..

RUN WIRES UNDER MAIN, RUN 2 SPARE WIRES.

ADJUST HEADS FOR PROPER COVERAGE AVOIDING EXCESS WATER ON WALLS, WALKS, PAVING, ETC...

MAIN LINE = SCH. 40 PVC SOLVENT WELD ZONE LINES = SCH 40 PVC SOLVENT WELD

ALLOW ALL MAIN LINES TO CURE FOR 24 HOURS BEFORE PRESSURING. ALL PIPE, FITTINGS, AND SOLVENTS TO CONFORM TO LATEST ASTM SPECS..

NOTES:

FITTINGS:

2. DEPTH OF LINES:

3. CONTROL WIRES:

MAIN LINES: SCH. 40 PVC

ENCLOSURE:

& LOCKABLE

1 1/2' LONG - 140 MESH -

FILTER: NETAFIM

GUARDSHACK #GS-4 OR APPROVED EQUAL HINGED

UNION -

1 1/2" DISCHARGE —

TO 2" MAINLINE

SCH. 40 PVC

ALL FABRICATION SHALL BE TO MANUFACTURERS SPECS.

8. PRESSURE TEST MAIN LINE AT 100 PSI FOR 2 HOURS WITH 2 PSI MAXIMUM LOSS ALLOWED IN PRESENCE OF OWNER OR OWNERS REPRESENTATIVE. REPAIR & RETEST AS REQUIRED.

9. INSTALLATION SHALL CONFORM TO THE FLORIDA BUILDING CODE APPENDIX "F" BROWARD COUNTY MODIFICATIONS.

FABRICATION: SQUARE CUT, CLEAN AND PRIME ALL JOINTS. USE GREY PVC CEMENT. FULLY ENGAGE ALL JOINTS.

AWG 14 FOR ALL HOT OR SPARE WIRES AND AWG 12 FOR COMMON.

4. BACKFILL ALL TRENCHES FREE OF DEBRIS, COMPACT TO ORIGINAL DENSITY, FLUSH ALL LINES, USE SCREENS IN ALL HEADS,

5. ALL DETAILS ARE GRAPHICALLY SHOWN ONLY. ALL QUANTITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION.

THIS SHALL BE THE CONTRACTORS RESPONSIBILITY TO ASSURE COMPLETE OVERLAPPING COVERAGE. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT BEFORE PROCEEDING, CODES AND LOCAL REGULATIONS SHALL

MINOR FIELD CHANGES, THE CONTRACTOR MAY FIELD ADJUST SPRAY NOZZLE SELECTION TO PROVIDE PROPER COVERAGE.

TAKE PRESIDENCE OVER THESE PLANS, THE LANDSCAPE ARCHITECT/DESIGNER RESERVES THE RIGHT TO MAKE

SOLID COPPER TYPE UF UL LISTED FOR DIRECT BURIAL.

ZONE LINES = 18" DEEP, MIN. FOR 2" & LARGER LINES, 15" DEEP MIN. FOR 1 1/2" & SMALLER

- BRASS GATE VALVE

— HOSE BIB

— LIQUID FILLED

PRESSURE GAUGE

--- 2" SPRING LOADED BRASS CHECK VALVE

ALL SPLICES SHALL BE MOISTURE PROOF USING DBY OR EQUAL TYPE CONNECTORS.

- ELECTRIC DISCONNECT ON UNISTRUT - 2 HP PUMP - GOULDS X 5H-20 OR APPROVED EQUAL - GUARDSHACK ENCPAD #EP-4 OR 4" POURED CONCRETE EQUAL

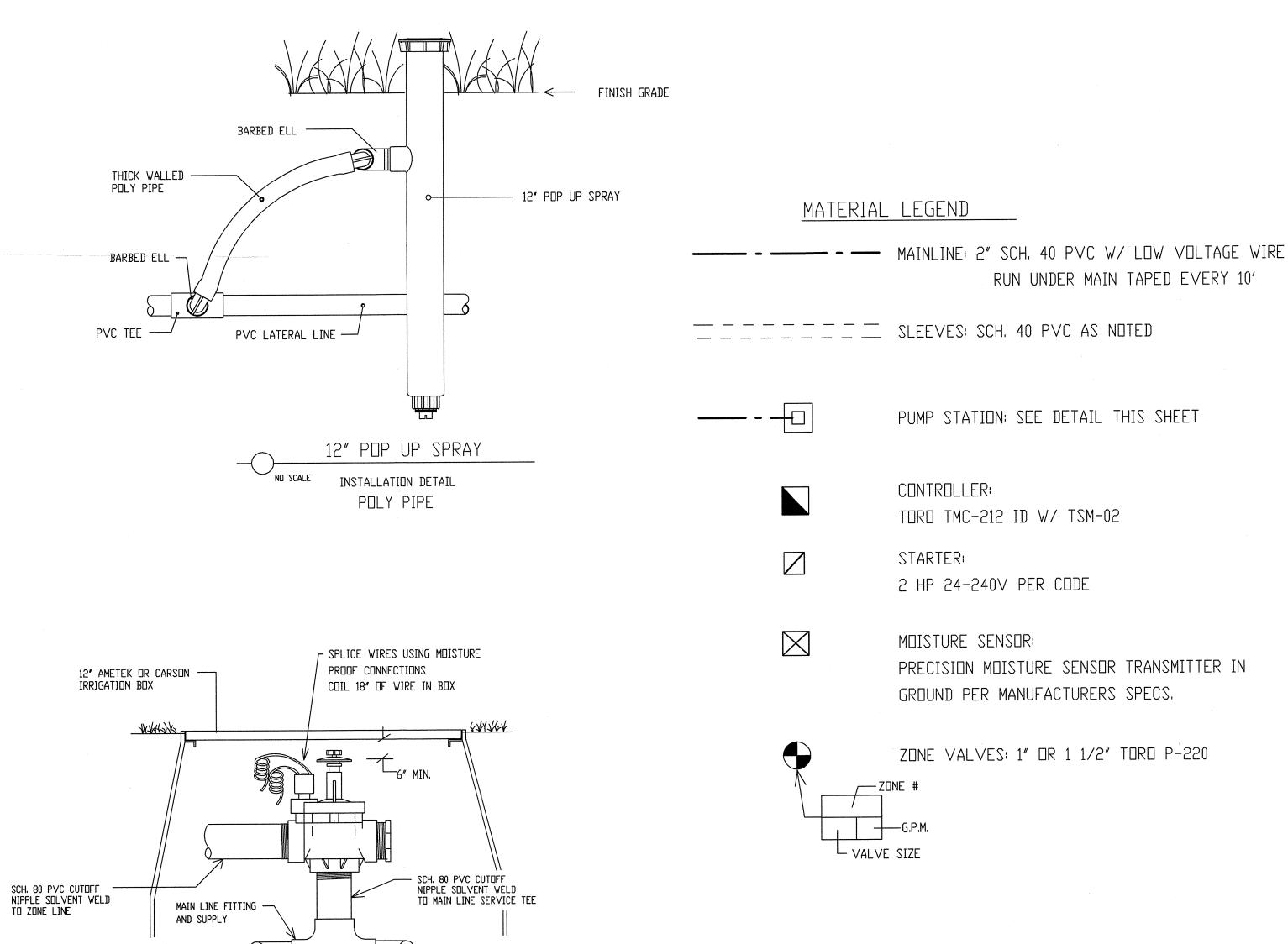
PUMP STATION USE ALL GALVANIZED STEEL ABOVE GROUND

EXCESS DRAWDOWN

— 2" WELL - 70 TO 90 FEET DEEP

OF SAND FREE WATER WITHOUT

TO PROVIDE 40 GPM CONSTANT FLOW



dave bodker andscape architecture/planning inc

301 n. congress ave.. suite 105-a delray beach, florida 33445 561-276-6311

DRAWN BY: RJH CHECKED BY: RJH DATE: 09-10-12 REVISIONS: 12-17-12 PER COUNTY COMMENTS

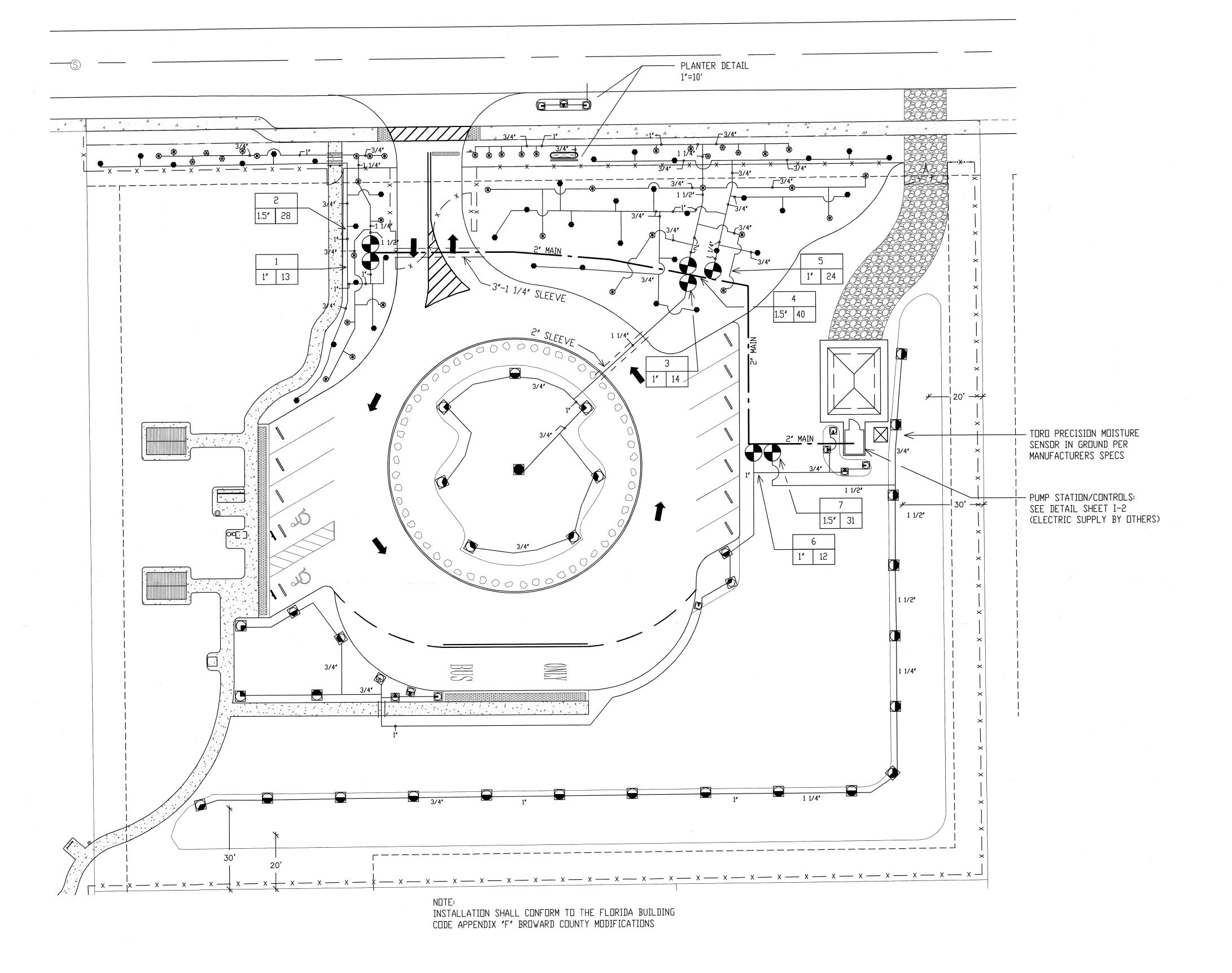
1115-07

SHEET

IRRIGATION DETAILS

SCALE: N.T.S.

IRRIGATION



SCALE: 1" = 20'-0"

dave bodker landscape architecture/planning inc.

601 n. congress ave., suite 105-a delray beach, florida 33445 561-276-6311

DRAWN BY: RJH CHECKED BY: RJH DATE: 09-10-12

REVISIONS: 1 9-25-12 PER COUNTY COMMENTS 12-17-12 PER COUNTY COMMENTS

IRRIGATION PLAN

PRIME & TACK COAT : TACK COAT FOR THE EXISTING ASPHALT SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD

APPLICATION RATES - TACK COAT-0.08 GALLONS PER SQ. YD.

STANDARD BASE:

8' LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY

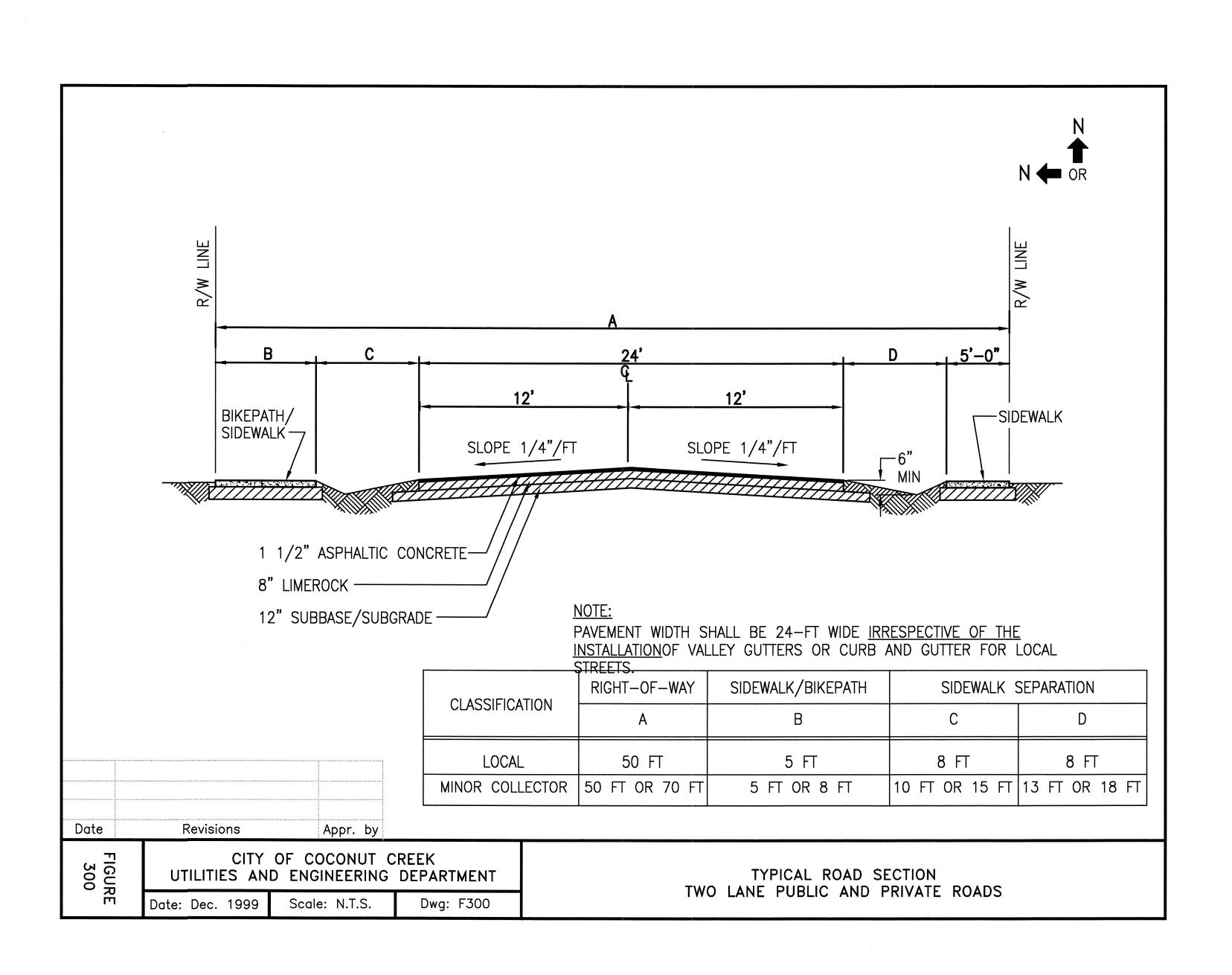
(AASHTO T-180), PLACED IN (2)-4' LIFTS PER ALL

REQUIREMENTS OF F.DO.T. SPECIFICATION SECTIONS 200 & 911.

MINIMUM L.B.R. = 100 SUBBASE: 12" SUBBASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180), pLCED IN 2-6" LIFTS, MINIMUM L.B.R. = 50

NOTE: GROUND ADJACENT TO PAVEMENT HAVING RUNOFF SHALL BE GRADED TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.

NEW ASPHALT PAVEMENT DETAIL



CONST. IMPROVEMENTS

TTO NATURAL

PL, COCONUT CREEK, FL 33 AND HIGHWA

BROWARD DRAWN BY: ED CHECKED BY: ED

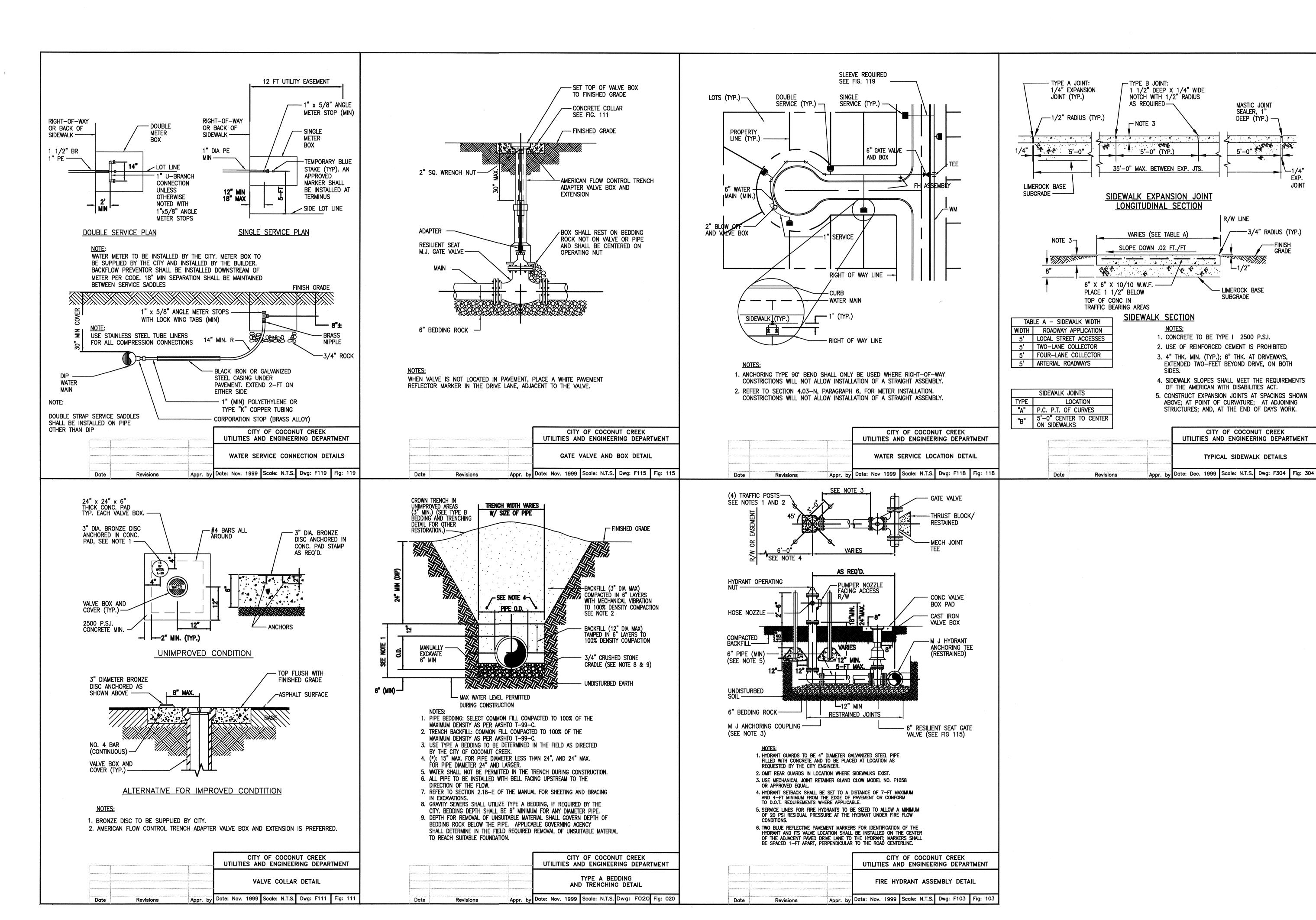
DATE: 06-28-12

REVISIONS: 12-18-2012 DRC C□MM.

COUNTY ENGG.

1115-07 SHEET

CIVIL DETAILS



NGINEERING • PLANNING
RUBERT S. WALTERS, AIA – FL AR 8880
ABBAS H. ZACKRIA, CSI – FL AR 91520

ARCHITECTURE • ENGINEERING • PL

alter

ITE IMPROVEMENTS

METTO NATURAL AREA

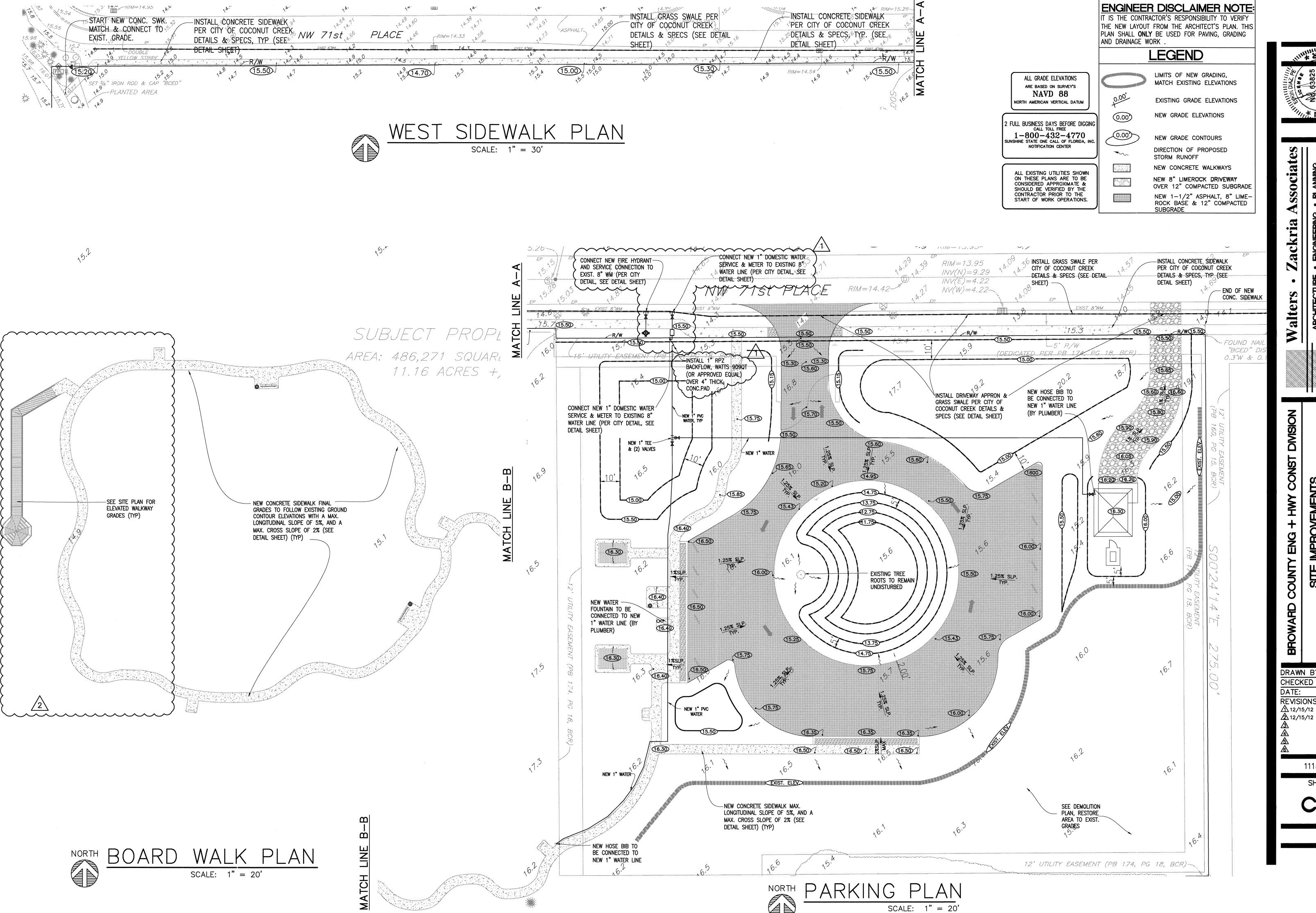
71ST PL. COCONUT CRFFK, FL 33073

DRAWN BY: ED
CHECKED BY:ED
DATE: 06-28-12
REVISIONS:

1115-07 SHEET

C4

CIVIL DETAILS

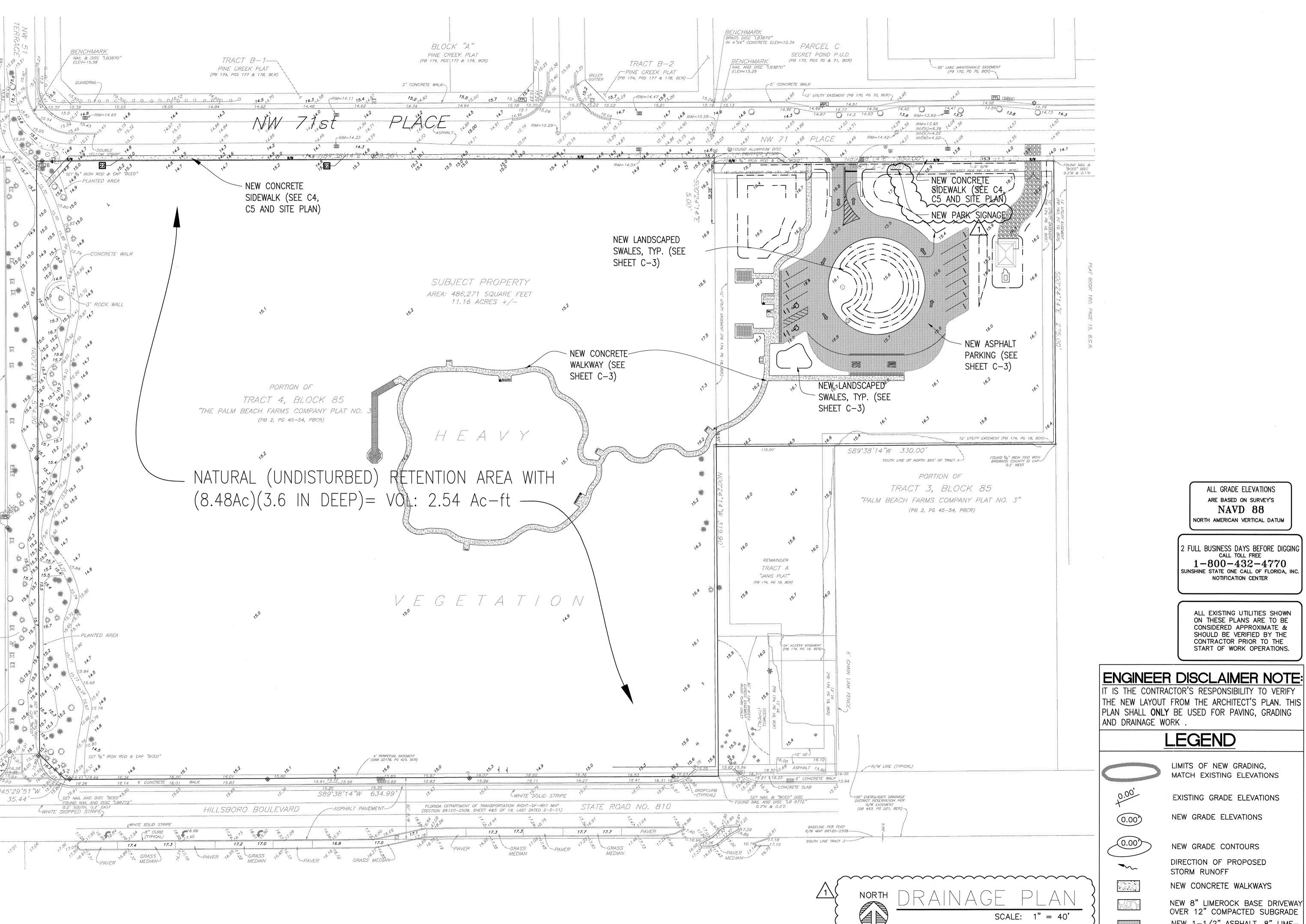


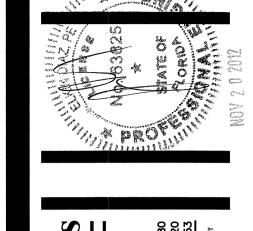
DRAWN BY: ED CHECKED BY: ED

DATE: 11/1/2012 **REVISIONS:** 12/15/12 DRC COMM 

1115-07

CIVIL PLAN





IMPROVEMENTS

=TTO NATURAL

LACE, COCONUT CREEK, F

DRAWN BY: ED CHECKED BY: ED DATE: 11/1/2012 **REVISIONS:** 12/15/12 DRC COMM

# LEGEND

LIMITS OF NEW GRADING, MATCH EXISTING ELEVATIONS

EXISTING GRADE ELEVATIONS

ALL GRADE ELEVATIONS

ARE BASED ON SURVEY'S NAVD 88

NORTH AMERICAN VERTICAL DATUM

2 FULL BUSINESS DAYS BEFORE DIGGING CALL TOLL FREE

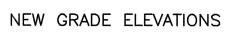
1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

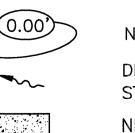
NOTIFICATION CENTER

ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE

CONSIDERED APPROXIMATE & SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE

START OF WORK OPERATIONS





NEW GRADE CONTOURS DIRECTION OF PROPOSED STORM RUNOFF

NEW CONCRETE WALKWAYS

NEW 8" LIMEROCK BASE DRIVEWAY OVER 12" COMPACTED SUBGRADE NEW 1-1/2" ASPHALT, 8" LIME-ROCK BASE & 12" COMPACTED SUBGRADE

1115-07

DRAINAGE PLAN

# CONSTRUCTION NOTES:

THE FOLLOWING NOTES SHALL BE APPLIED TO THE LIMITS OF THE SCOPE OF WORK PERTINENT TO THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASK THE ENGINEER OF RECORD AND THE OWNER ABOUT WHICH SPECIFICATIONS ARE APPLICABLE TO THE CONTRACT.

# **GENERAL:**

- 1) IT'S THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND FOLLOW THE REQUIREMENTS OF ALL REGULATORY AGENCIES AS WELL AS THE HEALTH ACT OF 1970 AND STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
- 2) ALL CONSTRUCTION, MATERIALS AND INSPECTIONS SHALL COMPLY WITH CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL CITY, LOCAL COUNTY ENGINEERING "MINIMUM STANDARDS", FLORIDA DEPARTMENT OF TRANSPORTATION, AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION -- AS IT IS APPLICABLE TO THE PROJECT. CONTRACT DOCUMENTS AND CITY SPECS SHALL GOVERN IN CASE THERE IS ANY CONFLICT WITH THE PLAN OR ENGINEERING CONSTRUCTION NOTES.
- 3) THE CONTRACTOR MUST USE EXTREME CARE TO AVOID DAMAGE OR DISRUPTION TO ANY EXISTING UTILITIES. WHETHER SHOWN ON THE PLANS OR NOT. ALL PLAN LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED. CONTRACTOR IS TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 1-800-432-4770 AND ALL OTHER PARTICIPATING UTILITIES 2 FULL BUSINESS DAYS PRIOR TO CONSTRUCTION FOR FIELD MARKUP LOCATIONS OF EXISTING UTILITIES AND FACILITIES.
- 4) IF ANY CONFLICT IS DISCOVERED DURING POT HOLE OPERATIONS, THE CONTRACTOR MUST INFORM THE OWNER AND THE ENGINEER OF RECORD AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION & IN WRITING FOR CONFLICT CLARIFICATION.
- 5) IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE UTILITIES DEPARTMENT OF THE CITY AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE TO COORDINATE ANY ACTIVITY TO BE PERFORMED BY THE CITY'S UTILITIES DEPARTMENT.
- 6) ALL HANDICAP ACCESSIBLE AREAS SHALL CONFORM TO THE AMERICAN DISABILITIES ACT REQUIREMENTS--LATEST EDITION.
- 7) IN GENERAL, EXISTING STRUCTURES AND UTILITIES ARE NOTED AS EXISTING AND/OR SHOWN IN THIN LINES. NEW CONSTRUCTION IS IN HEAVY LINES AND/OR UNDERLINED.
- 8) ALL WORK WITHIN LOCAL COUNTY RIGHT-OF-WAYS SHALL BE IN CONFORMANCE WITH THE COUNTY MINIMUM STANDARDS AND/OR REQUIREMENTS-- AS APPLICABLE.
- 9) CONTRACTOR SHALL COMPLY WITH ALL LOCAL CITY, COUNTY AND STATE REGULATIONS PERTAINING TO THE CLOSING OF PUBLIC STREETS FOR USE OF TRAFFIC DURING CONSTRUCTION.
- 10) CONTRACTOR SHALL PREPARE AND SUBMIT MAINTENANCE OF TRAFFIC (MOT) PLANS TO FDOT, CITY, LOCAL COUNTY AS REQUIRED FOR WORK TO BE DONE WITHIN THEIR R/W PRIOR TO COMMENCEMENT OF WORK. SPECIFIC AGENCY MOT REQUIREMENTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AS APPLICABLE TO THE PROJECT.
- 11) ALL UTILITIES AND DRAINAGE INSTALLATIONS UNDER PROPOSED PAVEMENT SHALL BE COMPLETED AND INSPECTED SATISFACTORILY BY REGULATORY INSPECTOR PRIOR TO STARTING PAVEMENT SUBGRADE CONSTRUCTION—— IF APPLICABLE.
- 12) ALL TRENCH EXCAVATION SHALL FOLLOW CHAPTER 90-96 OF THE FLORIDA TRENCH SAFETY ACT AND O S H A STANDARDS.
- 13) ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAY OR WALKWAY SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- 14) TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS SHALL NOT BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT ADEQUATE PROTECTION.
- 15) CONTRACTOR SHALL PROMPTLY REPAIR AND RESTORE EXISTING PAVEMENT, SIDEWALKS, CURBS, DRIVEWAYS, PIPES, SPRINKLER LINES, CONDUIT, CABLES, SURVEY BENCHMARKS. AND LANDSCAPE AREAS DAMAGED AS A RESULT OF ANY AND ALL CONSTRUCTION ACTIVITIES.
- 16) LOCATION AND SIZE OF EXISTING UTILITIES ARE OBTAINED FROM BEST AVAILABLE RECORDS. ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. CONTRACTOR IS RESPONSIBLE TO LOCATE HOR AND VERTICAL LOCATIONS PRIOR TO START CONSTRUCTION.
- 17) CONTRACTOR SHALL COORDINATE WATER & SEWER CONNECTIONS, TEMPORAL DISCONNECTS, AND CONSTRUCTION SCHEDULE WITH UTILITY DEPARTMENT THAT OWNS AND MAINTAINS THESE UTILITY LINES.

# INSPECTIONS / TESTING

- 1) CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF RECORD WITH (2) DAYS PRIOR TO START CONSTRUCTION OF THE FOLLOWING ACTIVITIES AS APPLICABLE TO THE PROJECT: A) CLEARING AND EARTHWORK, B) STORM DRAINAGE, WATER & SEWER, C) SUBGRADE, D) LIMEROCK BASE, E) ASPHALT OR CONCRETE, F) SIDEWALKS
- 2) CONTRACTOR SHALL PROVIDE TESTING PER CONTRACT DOCUMENTS

# SHOP DRAWINGS AND ASBUILTS DOCUMENTS

- 1) SIX (6) SETS OF SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING: WATER, SEWER, FORCEMAIN, STORM DRAINAGE PIPE MATERIAL, FITTINGS, MANHOLES, BASINS, REQUIRED ACCESSORIES, LIFT/PUMP STATION EQUIPMENT, FIRE HYDRANTS, VALVES, ETC.
- 2) CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD A SET OF ASBUILTS FOR ALL INFRASTRUCTURE AND SURFACE CONSTRUCTION:
- 3) LIMEROCK BASE ASBUILTS: CONTRACTOR SHALL PROVIDE FINAL ROCK BASE ELEVATIONS AT ALL HIGH AND LOW POINTS, INTERMIDIATE POINTS, GRADED POINTS SHOWN ON PLANS, ELEVATIONS AROUND ISLANDS, ROAD CROWNS, INVERTED CROWNS, EDGE OF PAVEMENT.

- 4) ASBUILTS OF DRAINAGE SYSTEM SHALL INCLUDE: RIMS ELEV, INVERTS ELEV, LENGTH OF PIPE BETWEEN STRUCTURES, WEIR ELEVATIONS, SURVEY CREW TO VERIFY SIZE OF PIPE ELEVATIONS, BAFFLES, WALL ELEV, LAKE AND CANAL TOP AND BOTTOM OF BANK ELEVATIONS, EDGE OF WATER ELEV, RETENTION OR SWALE BOTTOM ELEVATIONS AND COUNTOUR ELEVATIONS.
- 5) ALL ASBUILTS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR.

# **EARTHWORK**

- 1) CONTRACTOR SHALL CLEAR AND GRUBB ALL AREAS NOTED ON PLANS AS NEW ASPHALT, NEW CONCRETE, NEW FENCES, NEW SIDEWALKS, ETC. REMOVE ALL EXISTING TREES ROOTS, VEGETATION, UNSUITABLE MATERIALS TO A DEPTH OF AT LEATS ONE FOOT OR AS NOTED ON PLANS. REFER TO CITY. COUNTY OF FDOT SPECS AS APPLICABLE TO THE PROJECT.
- 2) EXISTING LIMEROCK BASE FROM DEMOLISHED PAVEMENTS CANNOT BE INCORPORATED IN THE NEW BASE, BUT INTO THE STABILIZED SUBGRADE.
- 3) FILL MATERIAL SHALL BE IN ACCORDANCE TO ASHTO N-145, FREE OF VEGETATION AND ORGANIC MATERIAL, CLASS A-1, A2-4, OR A-3.
- 4) CONTRACTOR SHALL INSTALL (AND PASS INSPECTIONS) OF ALL UNDERGROUND INFRASTRUCTURE PRIOR TO SUBGRADE COMPACTION.
- 5) SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1' OF DESIGNED ELEVATIONS.
- 6) 3" TOP SOIL SHALL BE PLACED FOR SODDED AREAS UNLESS NOTED OTHERWISE IN LANDSCAPING PLANS.

# ASPHALT PAVING

- 1) CONTRACTOR SHALL SAWCUT ALL EXISTING ASPHALT WHEN: A) MEETING NEW ASPHALT, ASPHALT REPAIRS, NEW CONCRETE CURBS, RAMPS, ETC.
- 2) CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAYED WITH ASPHALT (IF APPLICABLE).
- 2) REMOVE MUCK, OVERBURDEN AND ROOT MATERIAL WITHIN TEN (10) FEET OF ANY EDGE OF PAVEMENT OR BUILDING, AND BACKFILL TO REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM OF 12 INCH LIFTS, COMPACTED TO 98% MAXIMUM DENSITY AS DETERMINED BY AASHTO-T-180.
- 3) STABILIZED SUBGRADE (MINIMUM LBR 50) SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AS REQUIRED BY AASHTO-T-180
- 5) LIMEROCK BASE SHALL MEET FLORIDA DOT SPECIFICATIONS, SECTION 911, AND INSTALLED PER SECTION 200 (IF APPLICABLE); OTHERWISE, OWNER SPECIFICATIONS APPLY. DENSITY TESTS SHALL BE TAKEN AT EVERY 5000 SF FOR EACH LIFT WITH COPIES TO THE ENGINEER FOR APPROVAL. LIMEROCK BASE SHALL BE PRIMED PER FDOT SECTION 300. AND SHALL HAVE A COMPACTED THICKNESS AS SPECIFIED ON THE PLAN, BUT IN NO CASE LESS THAN 6 INCHES.
- 6) EXISTING TRAFFIC SIGNS SHALL BE RESET UPON COMPLETION— PER FDOT STANDARDS. COST SHALL BE CONSIDERED INCIDENTAL. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED TRAFFIC SIGNAL LOOPS PER LOCAL COUNTY TRAFFIC ENGINEERING SPECIFICATIONS. (IF APPLICABLE).
- 7) THE MINIMUM SLOPE OF PAVEMENTS SHALL BE TRANSVERSE SLOPE = 2% (ROADS), 1% (PARKING AREAS) LONGITUDINAL SLOPE = 0.3%
- 8) PAVEMENT SURFACE: SEE PLAN AND DETAILS.
- 9) IF ASPHALT PLACED IN TWO LIFTS, CONTRACTOR SHALL APPLY A TACK COAT (25 GAL/SY) BETWEEN PAVEMENT LIFTS.
- 10) THE FINAL ASPHALT PAVEMENT COURSE SHALL BE APPLIED AFTER ALL HEAVY EQUIPMENT CONSTRUCTION ACTIVITIES ARE PERFORMED.
- 11) TESTING: ALL PAVEMENT IRREGULARITIES VARYING MORE THAN 1/4" INCH FROM DESIGN SHALL BE CORRECTED BY CONTRACTOR. DENSITY TEST OF LIMEROCK BASE SHALL BE PROVIDED TO ENGINEER OF RECORD AND APPROVED BEFORE INSTALLATION. PROCTOR DENSITIES SHALL BE PERFORMED ON ALL MATERIAL SUBGRADE AND BASE.

# **CONCRETE WORK:**

- 1) CONCRETE WORK SHALL BE IN ACCORDANCE TO FDOT SECT 522. INDEX 310, CITY AND COUNTY STANDARDS AS APPLICABLE TO THE PROJECT AREA.
- 2) SIDEWALK RAMPS SHALL FOLLOW FDOT INDEX 304 SPECS.
- 3) CONCRETE USED FOR CURBS SHALL FOLLOW FDOT SECT 520, INDEX 300. MIN STRENGTH 4000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED BY CITY OR COUNTY SPECS HAVING JURISDICTION OVER THE PROJECT AREA.

# SIGNAGE AND PAVEMENT MARKINGS

- 1) ALL SIGNING AND MARKING SHALL CONFORM TO MUTCD AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS LATEST EDITION
- 2) ALL PAVEMENT MARKINGS SHALL BE THERMOSTATIC UNLESS OTHERWISE NOTED ON PLANS OR SPECIFIC DETAILS.
- 3) STRIPING SHALL BE IN ACCORDANCE TO FDOT SECTIONS 710 & 971 AS APPLICABLE TO THE PROJECT AREA; UNLESS CITY OR COUNTY STDS APPLY

# STORM DRAINAGE:

- 1) DRAINAGE PIPE SHALL BE AS SHOWN ON PLANS AND COMPLYING TO CITY, COUNTY AND FDOT SPECIFICATIONS AS APPLICABLE.
- 2) DRAINAGE PIPE BEDDING AND PIPE INSTALLATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS PER CITY ,COUNTY OF FDOT REGULATORY REQUIREMENTS.
- 3) DRAINAGE STRUCTURES BEDDING SHALL BE 4" MIN STABILIZED ROCK & COMPACTED AS REQUIRED BY CITY AND COUNTY CODES IN ORDER TO MINIMIZE SEDIMENTATION.
- 4) PIPE LENGTHS SHOWN ON PLANS OR FOR TAKE OFFS SHALL BE TAKEN FROM CENTER OF THE STRUCTURES.

- 5) REINFORCED CONCRETE PIPE (RCP) SHALL MEET ASTM C-76 SPECS. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR JOINT SEALS.
- 6) HIGH DENSITY POLYETHILENE PIPE (HDPE) SHALL MEET ASHTO M252, ASHTO M294, ASTM F405, ASTM F667, AND ASTMD D2321--MUNUFACTURER ADS, INC. FOLLOW MANUFACTURER RECOMMENDATIONS FOR SOIL TIGHT JOINTS
- 7) PROVIDE SHOP DRAWINGS OF ALL PRECAST DRAINAGE STRUCTURES TO ENGINEER FOR APPROVAL PRIOR TO MANUFACTURING.
- 8) ALL CONCRETE STRUCTURES CONCRETE SPECS PER CITY, COUNTY OF FDOT SPECS AS APPLICABLE TO PROJECT AREA.
- 9) PIPE SHALL BE PLACED OVER 8" STABLE GRANULAR MATERIAL FREE OF DEFORMATIONS & CONSTRUCTED IN UNIFORM GRADE AND LINE.
- 10) BACKFILL MATERIAL SHALL BE TAMPED IN 6" LAYERS MIN. 12" ABOVE TOP OF PIPE.
- 11) MINIMUM COVER: PER AGENCY HAVING JURISDICTION. 18" MIN.

## PRESSURE PIPE WATER & FORCEMAIN

- 1) CONTRACTOR SHALL OBTAIN THE CITY, COUNTY OR FDOT SPECIFICATIONS AS APPLICABLE TO THE PROJECT AREA.
- 2) DUCTILE IRON PIPE (DIP) FOR WATER SYSTEM SHALL CONFORM TO ANSI AWWA STANDARD C151/A21 51-02 LATEST EDITION. CLASS 51, (PRESSURE CLASS 350), CEMENTED LINED AND SEALED COATED (ANSI/AWWA C104/A21 4-95). USE FITTINGS CLASS 250 FOR ALL SIZES.
- 3) DIP PIPE FOR FORCEMAIN SYSTEM SHALL CONFORM TO TO ANSI / AWWA STANDARD C151/A21 51-02 LATEST EDITION. CLASS 51, (PRESSURE CLASS 350), CERAMIC EPOXY LINED, AND EXTERIOR COATED PER MANUFACTURER RECOMMENDATIONS.
- 4) DIP FITTINGS FOR WATER AND FORCEMAIN SYSTEMS SHALL CONFORM TO ANSI/AWWA C110/A21 10-98 AS APPLICABLE
- 5) JOINTS FOR DIP BELL AND SPIGOT TO CONFORM TO ANSI/AWWA C111/A21 11-00. MECHANICAL JOINT OR PUSH-ON JOINT TO BE RUBBER GASKET COMPRESSION TYPE
- 6) JOINTS FOR PVC PRESSURE PIPE SHALL BE BELL AND SPIGOT PUSH ON RUBBER GASKET -- NO SOLVENT WELD OR THREADED JOINTS ALLOWED
- 7) WATER SYSTEM RESTRAINT FITTINGS: JOINT (RESTRAINT), PUSH-ON JOINT PVC (EBBA IRON SERIES 2800 HARNESS), PUSH-ON DIP ( TR-FLEX BY US PIE OR FLEX RING BY AMERICAN), DIP FITTINGS (EBBA IRON SERIES 1100 MEGALUG), PVC FITTINGS (EBBA IRON SERIES 2000 MEGALUG).
- 8) LENGTH OF RESTRAINED PIPE SHOWN ON DETAIL
- 9) WATER VALVES: GATE VALVES, IRON BODY, RATED 200 PSI, CONFORMING TO ANSI/AWWA C509-01 -- MECHANICAL JOINTED.
- 10) GATE VALVES 2" OR LARGER= MUELLER A-2380-20, AMERICAN 80 LINE OR CLOW F-6100, CONFORM ANSI/AWWA C-500-93 OR APPROVED
- 11) TAPPINGS VALVES = MUELLER H667 OR APPROVED EQUAL. TAPPING SLEEVES MUELLER H-615, CLOW F-2505 OR APPROVED EQUAL
- 12) VALVE BOXES US FOUNDRY 7500 OR APPROVED EQUAL, PAINTED BLUE WATER DESIGNATION. REFLECTIVE MARKER USE TO IDENTIFY LOCATION
- 13) RETAINER GLANDS FOR DIP PER ANSI/AWWA C111/A21 11-00, 250 PSI MIN PRESSURE
- 14) LOCATING WIRE SHALL BE INSTALLED ONE FOOT ABOVE INSTALLED PVC PIPE. USE 14 GAUGE WIRE, AND ALSO FOR VALVES, BLOW OFFS, ETC
- 15) FIRE HYDRANTS SHALL BE PER CITY, COUNTY SPECIFICATIONS.
- 16) FORCEMAIN VALVES SHALL BE PLUG VALVES, NON LUBRICATED, ECCENTRIC TYPE WITH RESILIENT FACED PLUGS. DESIGEND FOR 150 PSI WORKING PRESSURE. VALVES SHALL BE BUBBLE TIGHT IN BOTH DIRECTIONS AT 100 PSI. INSTALLED WITH THE SEAT POINTED TOWARDS THE UPSTREAM FLOW WHEN NOTED.
- 17) CHECK VALVES FOR WATER OR SEWER HALL BE OF OUTSIDE LEVER AND SPRING OR WEIGHT TYPE PER ANSI/AWWA C508-01
- 18) SERVICE CONNECTIONS: SERVICE LINES SHALL BE PE 3408, 200 PSI RATED, DR9 PIPE JOINTS SHALL BE OF COMPRESSION TYPE TOTALLY CONFINED GRIP SEAL AND COPLING NUT. SADDLES SHALL HAVE EPOXY COATED DUCTILE IRON WITH STAINLESS STEEL STRAPS, DOUBLE STRAP TYPE
- 19) CORPORATION STOPS OF BRASS ALLOY PER ASTM B-62.
- 20) INSTALLATION: A) USE DIP PIPE FOR LOCATIONS WHERE RESTRAINED PIPE JOINTS ARE REQUIRED, B) FOR PVC PIPE USE THE ANSI/AWWA C605-94 STANDARD AND/OR UNIBELL PLASTIC PIPE ASSOCIATION PVC GUIDELINES, C) DIP INSTALLATION PER ANSI/AWWA C600-99 LATEST EDITION
- 21) MINIMUM COVER: 36" ( PVC PIPE), 30" ( DIP).
- 22) PIPE BEDDING SHALL BE BACKFILL TAMPED MATERIAL IN 9" LAYERS, AND FREE OF STONES AT LEAST 8" BELOW PIPE BOTTOM ELEV.
- 23) PIPE DEFLECTION MAX 50% OF MANUFACTURER'S RECOMMENDATION
- 24) TESTING: A) PRESSURE TEST COMPLETE WATER SYSTEM AT MIN STARTING PRESSURE 150 PSI FOR TWO HOURS PER ANSI/AWWA C600-99. PRESSURE TEST SHALL NOT VARY MORE THAN 5 PSI DURING THE TEST, B) DESINFECTION SHALL BE IN ACCORDANCE TO ANSI/AWWA C651-99 AND PASSING BACTEREOLOGICAL RESULTS SHALL BE OBTAINED PRIOR TO ANY PHYSICAL CONNECTIONS, ACCEPTANCE OF ALL TESTS IS REQUIRED FOR PLACING LINE IN OPERATION. C) PRESSURE TEST SHALL BE WITNESS BY UTILITY OWNER AND ENGINEER OF RECORD, D) SAMPLING POINTS SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED BY UTILITY OWNER. TWO SAMPLE POINTS REQUIRED FOR MAINS LESS THAN 1,000 FEET, AND THREE SAMPLE POINTS FOR GREATER THAN 1,000 FEET MAINS.

# GRAVITY SEWER

- 1) ALL PVC SEWER PIPE SHALL BE SDR 35 WITH PUSH-ON RUBBER GASKET JOINTS COMPLYING TO ASTM D3034
- 2) ALL DIP SEWER PIPE SHALL BE EPOXY LINED OR COATED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL CONFORM TO ANSI/AWWA C151/A21 51-02.
- 3) DUCTILE IRON FITTINGS PER ANSI/AWWA C110/A21 10-98, EPOXY LINED AS RECOMMENDED BY MANUFACTURER
- 4) SEWER MANHOLES PER ASTM C478 WITH 4,000 PSI, 8" WALLS & 60 GRADE STEEL. PROPER BASE BEDDING WITH UNIFORM BEARING REQUIRED TO SET PLUMB TO LINE. MANHOLES SHALL BE SEALED WITH TYPE II SULPHATE RESISTANT CEMENT OR APPROVED EQUAL. USE BOOT COUPLINGS WITH STAINLESS STEEL ACCESSORIES (FERNCO NEOPRENE OR APPROVED EQUAL) FOR MANHOLE CONNECTION TO PIPES. CONTRACTOR SHALL APPLY TWO COATS OF KOPPERS 300 M (FIRST RED, SECOND BLACK, 16 MILS/COAT) AND ONE COAT BLACK TO THE OUTSIDE OF THE MANHOLE PER MANUFACTURER'S RECOMMENDATIONS, INTERIOR COATS SHALL BE APPLIED AFTER LAMPING.
- 5) BELL AND SPIGOT DIP JOINTS AND FITTINGS PER ANSI/AWWA C111/A21 11-00. MECHANICAL JOINTS OR PUSH-ON JOINTS TO BE RUBBER GASKET COMPRESSION TYPE.
- 6) INSTALL CLEAN OUTS EVERY 75 FEET IN A SEWER SERVICE LINE, AT PROPERTY LINE, AND 5' AWAY FROM BUILDING OR AS REQUIRED BY PLUMBING CODES.
- 7) PVC PIPE SHALL BE INSTALLED PER ASTM D2321, DIP PIPE INSTALLATION PER ANSI/AWWA C-600-99
- 8) ALL OPENINGS AND JOINTS SHALL BE WATER TIGHT SEALED.
- 9) A MINIMUM OF SIX INCH (6") OF 3/4" ROCK BED SHALL BE PROVIDED FOR UNDERWATER PIPES.
- 10) TESTING A) PER CITY OR GOVERNMENT AGENCY REQUIREMENTS, B) MANHOLE LEAK TEST NOT TO EXCEED 4 GAL/DAY/UNIT, NO VISIBLE LEAK ALLOWED, C) INFILTRATION / EXFILTRATION TEST MAY BE REQUIRED, D) ALLOWED LEAKAGE FOR SEWER PIPE NOT TO EXCEED 100 GAL/IN INSIDE PIPE DIAMETER/DAY/ SECTION OF PIPE TESTED, D) TV VIDEO INSPECTION REQUIRED PER CITY REQUIREMENTS.

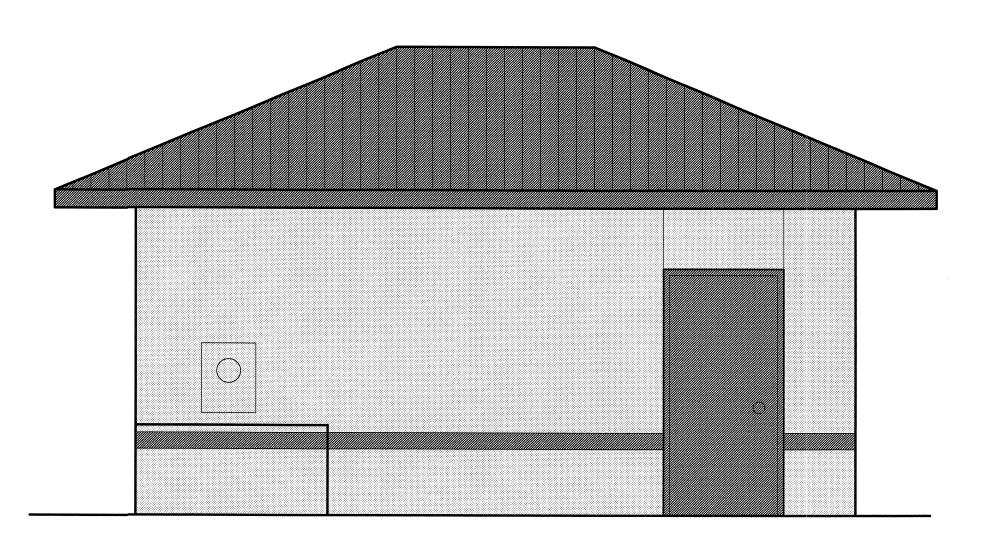
## WATER AND SEWER MAINS SEPARATION

- 1) CONTRACTOR SHALL OBTAIN THE LATEST REQUIREMENTS FROM PERMITTING AGENCIES
- 2) 10' HORIZONTAL SEPARATION BETWEEN WATER & SEWER MAINS RUNNING PARALLEL TO EACH OTHER WHENEVER POSSIBLE. SEPARATE TRENCHES REQUIRED FOR EACH MAIN IF LESS THAN 10' HOR. SERAPARATION AND WATER MAIN BOTTOM AT LEAST 18" HIGHER THAN TOP OF SEWER MAIN. CONSTRUCT BOTH MAINS WITH DIP PIPE IF 18" VERTICAL SEPARATION IS NOT POSSIBLE. MINIMUM VERT CLEARANCE OF 12 INCHES WITH WATER MAIN ABOVE SEWER AND BOTH MAINS' JOINTS LOCATED STAGGERED.
- 3) ALL DIP SHALL BE CLASS 51 MIN. CORROSION RESISTANT
- 4) WATER MAINS SHALL BE PLACED OVER ALL SEWER AND FORCEMAINS WHENEVER POSSIBLE.
- 5) MIN 18" CLEARANCE BETWEEN FORCEMAIN CROSSINGS WITH WATER MAINS. CONTRACTOR SHALL CONTACT UTILITY OWNER AND ENGINEER OF RECORD WHEN THIS REQUIREMENT CAN NOT BE MET.

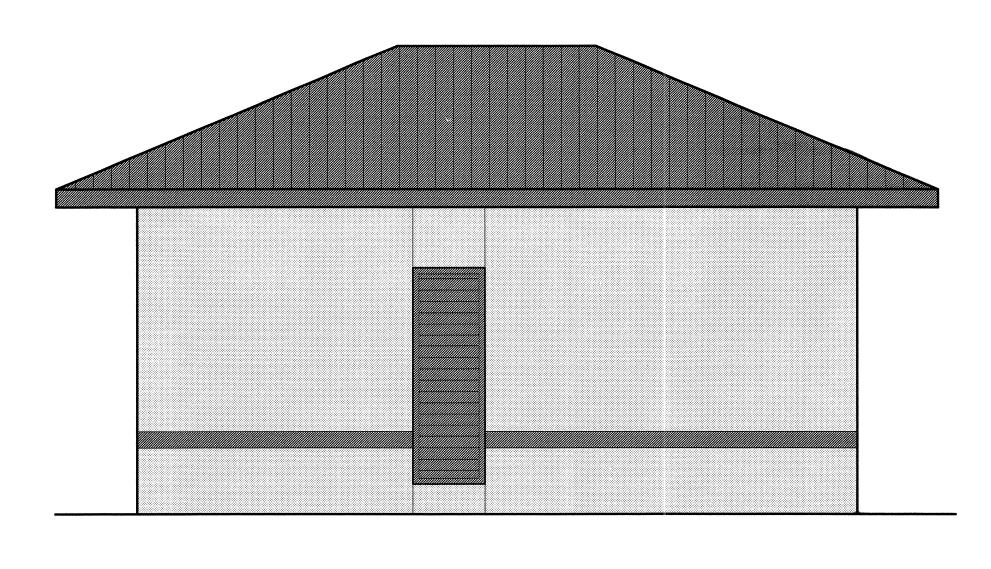
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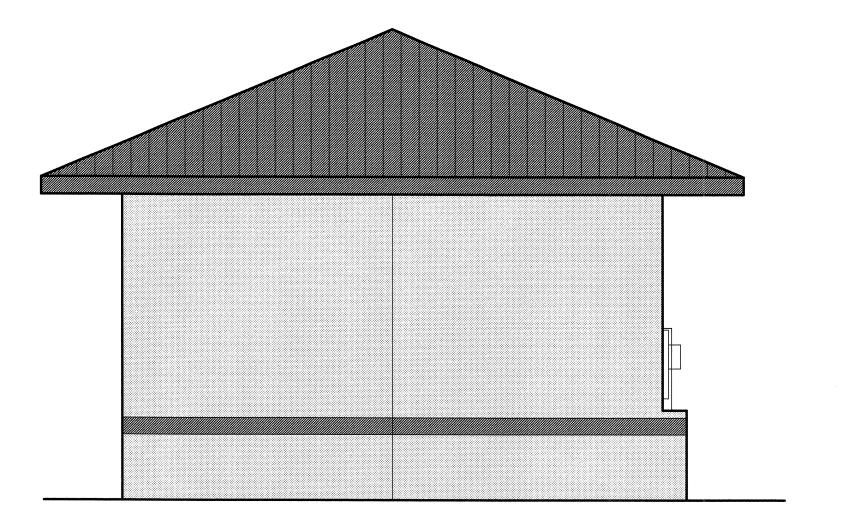
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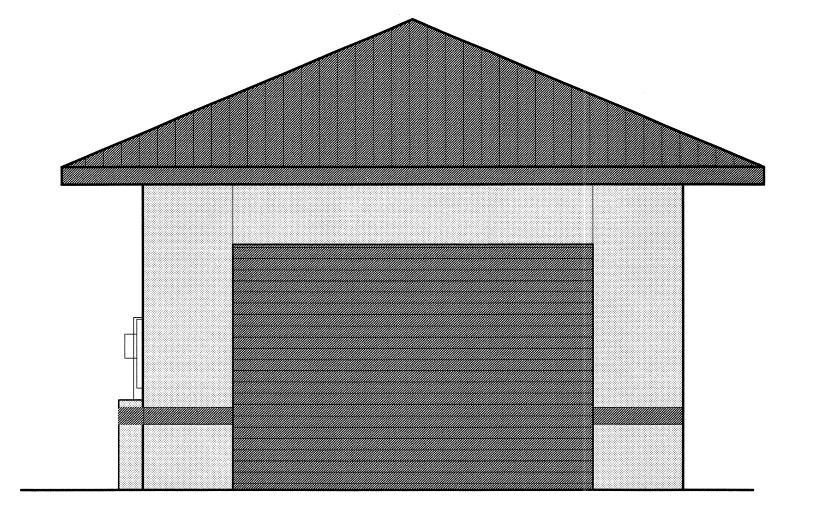
# STORAGE BUILDING EAST ELEVATION



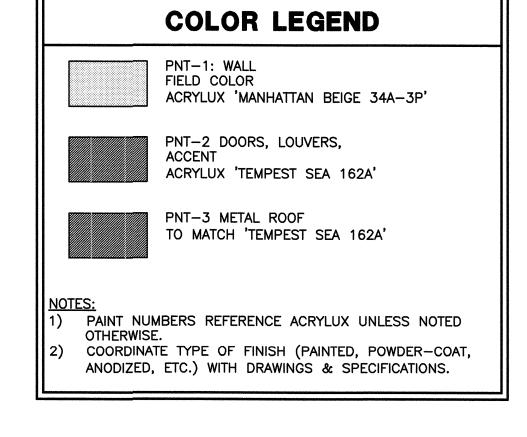
STORAGE BUILDING WEST ELEVATION

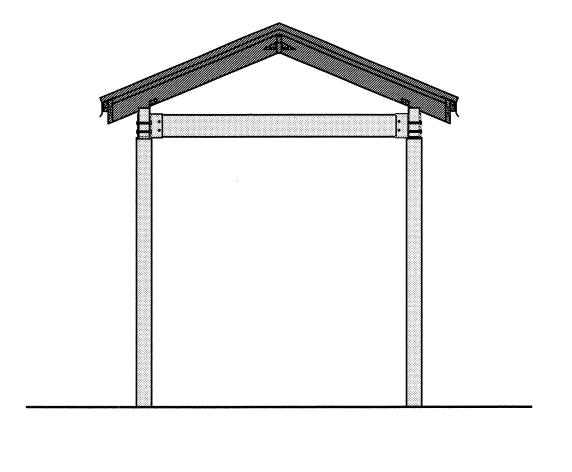


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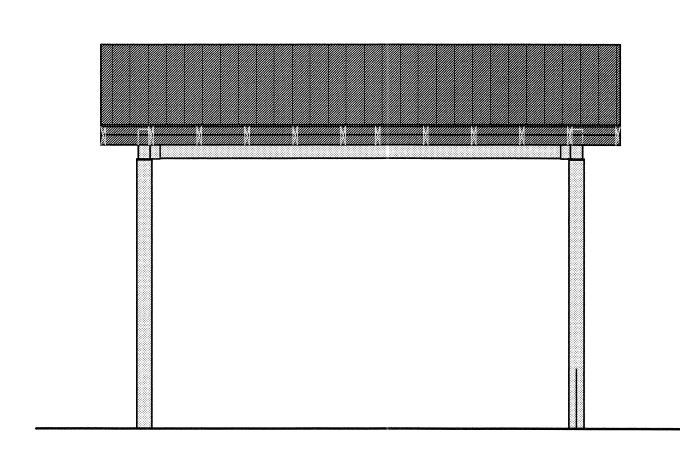


STORAGE BUILDING NORTH ELEVATION





**PAVILION - FRONT AND BACK VIEW** 



PAVILION - SIDE VIEW

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. MARK SCALA, P.E. – FL PE 34353

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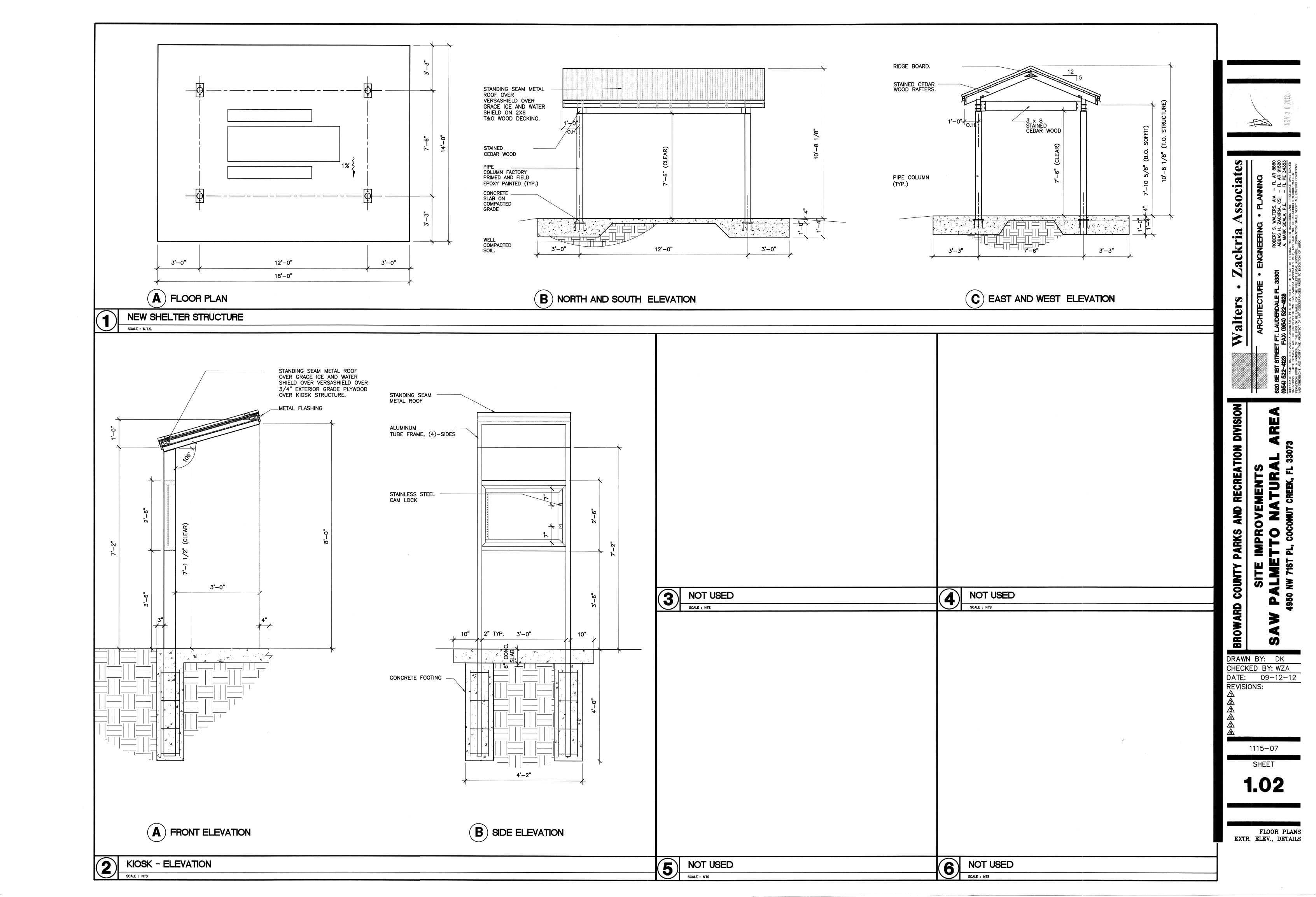
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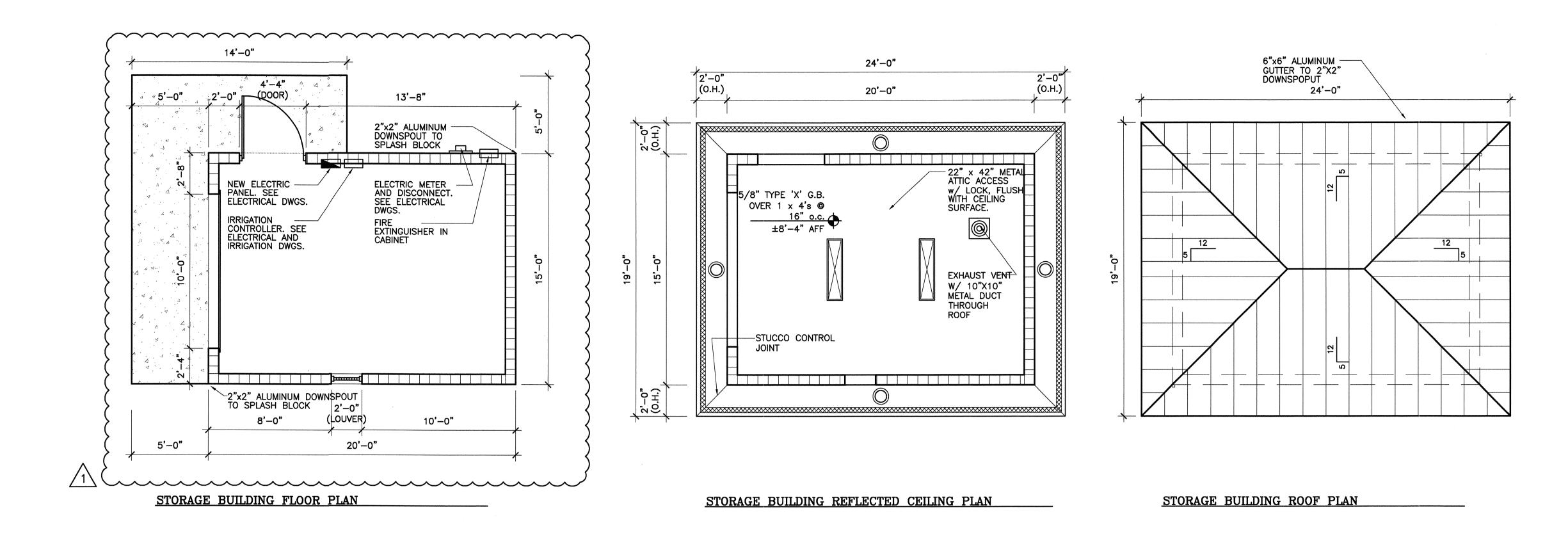
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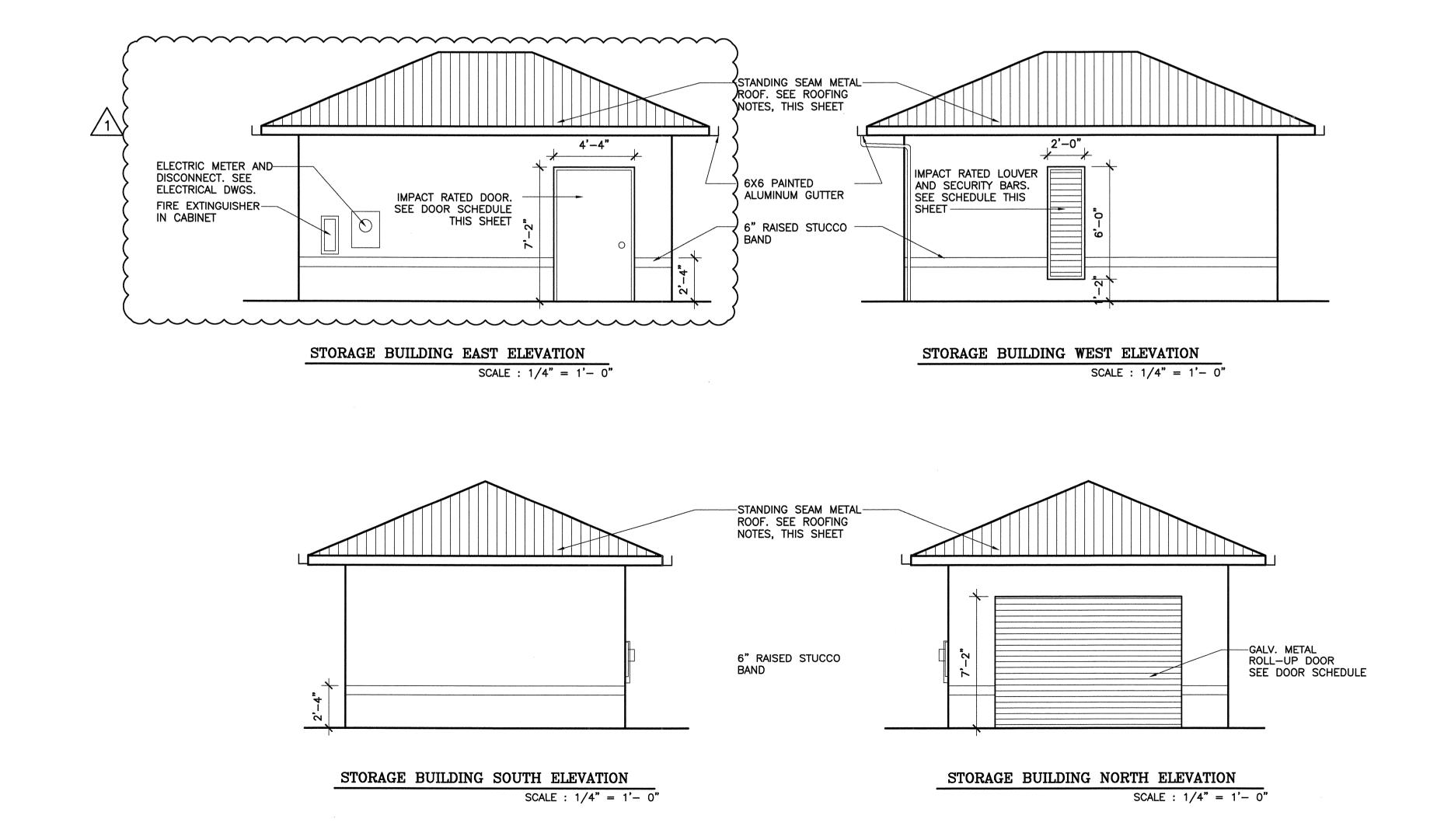
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RAGE BLDG, SHELTER COLORED ELEVATIONS









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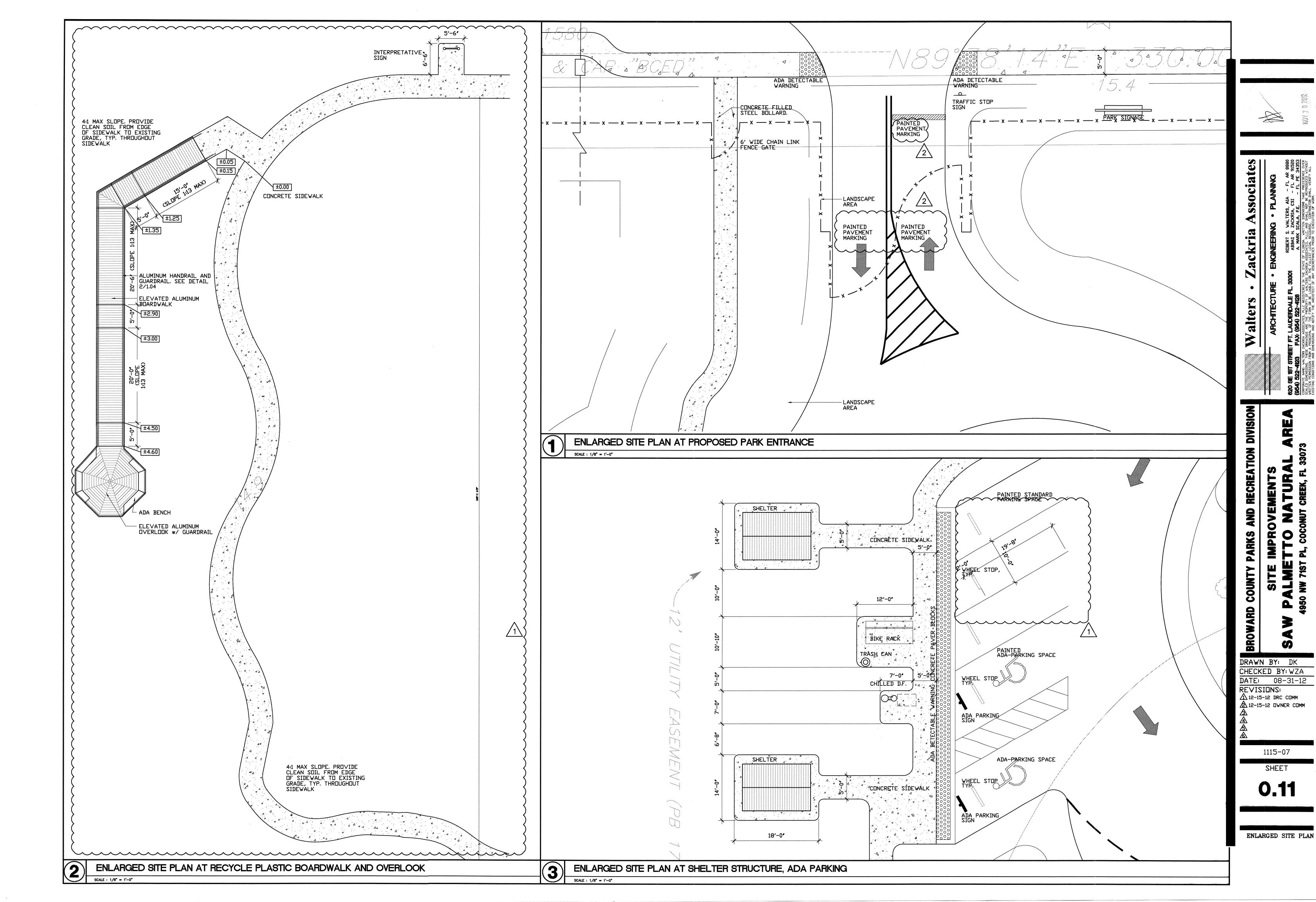
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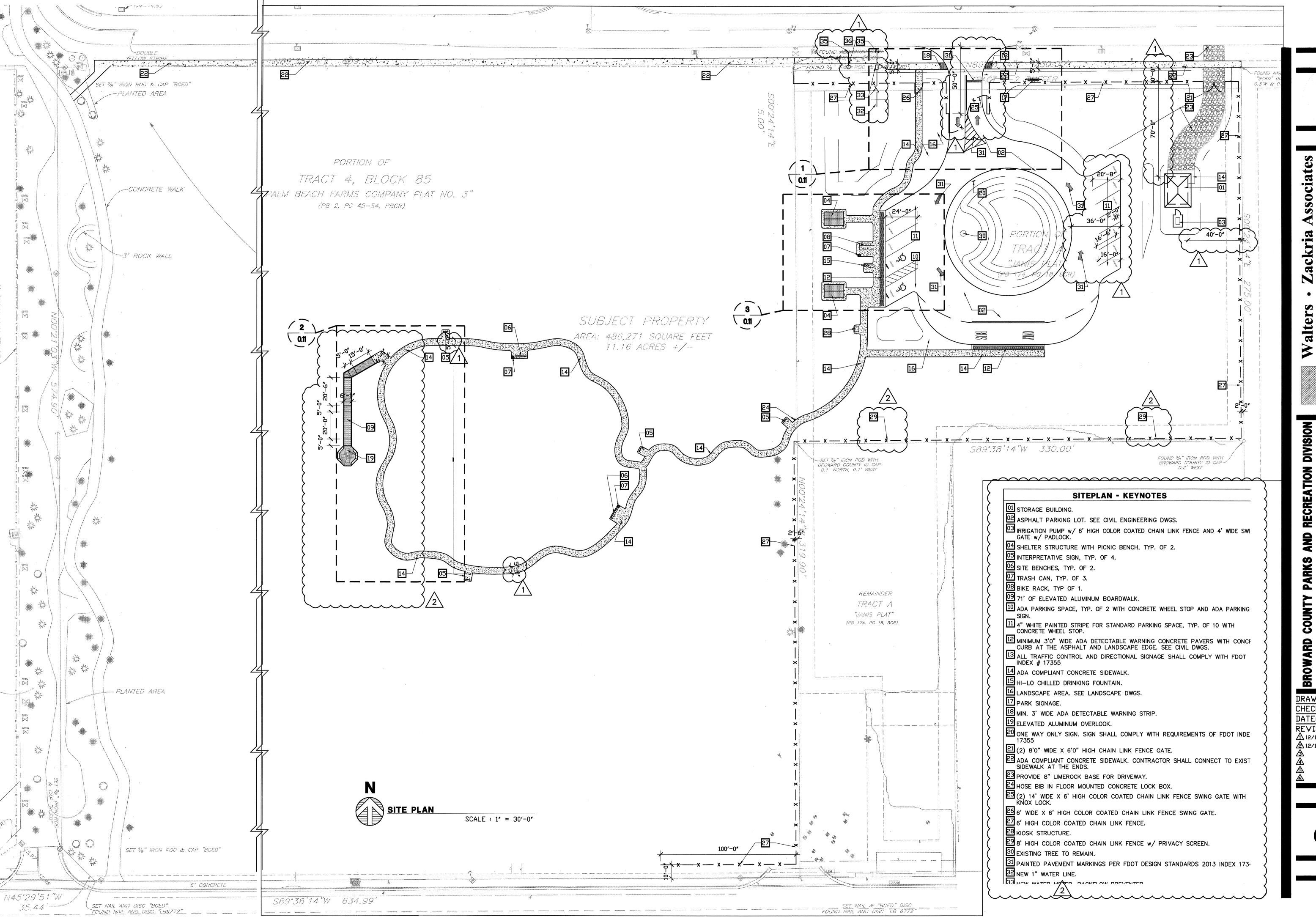
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