

McDonald's USA, LLC

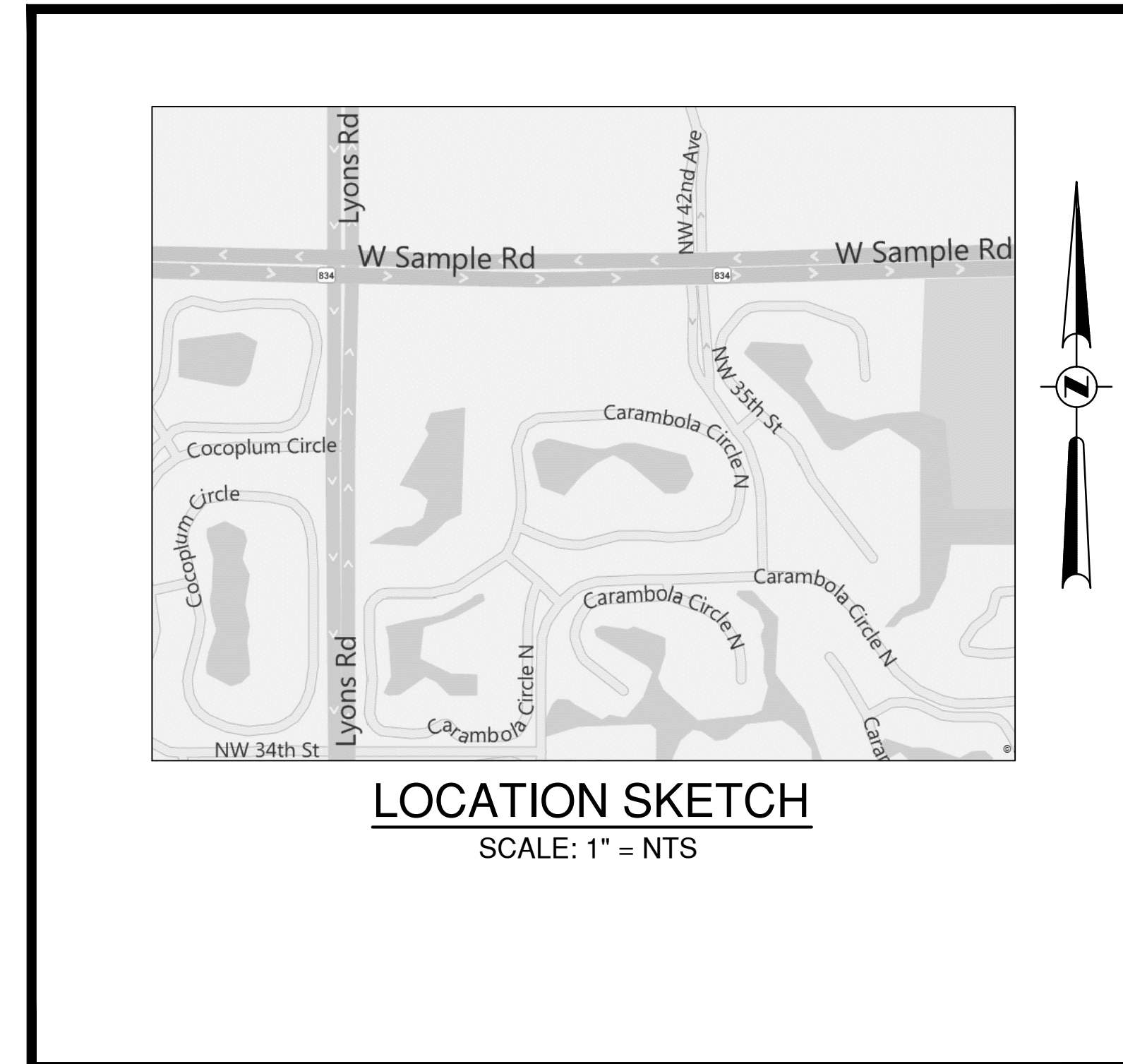
4200 WEST SAMPLE ROAD
COCONUT CREEK, FLORIDA

LEGAL DESCRIPTION:

Being a portion of Tract C-2, TARTAN COCONUT CREEK PHASE II, according to the Plat thereof as recorded in Plat Book 109 at Page 12 of the Public Records of Broward County, Florida.

Commence at the Northeast corner of said Tract C-2, said corner lying on the Southerly right-of-way line of Sample Road; thence South 88°30'36" West along said Southerly right-of-way line also being the North line of said Tract C-2 for 90.00 feet; thence South 01°29'24" East for 25.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence North 88°30'36" East along a line parallel with and 25.00 feet South of said Southerly right-of-way line of Sample Road for 79.64 feet; thence South 46°29'24" East along a line parallel with and 25.00 feet Southwesterly of the Northeast line of said Tract C-2 for 28.79 feet; thence South 01°29'24" East along a line parallel with and 25.00 feet West of the Westerly right-of-way line of NW 42nd Avenue and its projection thereof said Westerly right-of-way line also being the Easterly line of said Tract C-2 for 129.64 feet; thence South 88°30'36" West for 100.00 feet; thence North 01°29'24" West for 150.00 feet to the Point of Beginning.

All lying and being in Section 20, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.



LOCATION SKETCH
SCALE: 1" = NTS

INDEX OF CIVIL DRAWINGS

- CS COVER SHEET
- C-1 SITE PLAN
- C-2 SITE DETAILS PLAN

NOTE TO CONTRACTOR:

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ADA REPORT DEVELOPED BY ADA COMPLIANCE. CONTRACTOR SHALL IMPLEMENT ALL REQUIRED WORK UNDER THIS REPORT. FURTHERMORE IF ANY ASPECT CAN NOT BE PERFORMED OR IF ANY ADDITIONAL EXISTING SITE ADA COMPONENT DOES NOT COMPLY WITH ADA STANDARDS CONTRACTOR SHALL NOTIFY ENGINEER AND McDONALD'S PROJECT MANAGER FOR DIRECTION.

PROJECT OWNER

MCDONALD'S CORPORATION
10150 HIGHLAND MANOR DRIVE
SUITE 470
TAMPA, FLORIDA 33160
(813) 630-9634

SURVEYOR

FORTIN, LEAVY, SKILES, INC
180 NORTHEAST 168 STREET
NORTH MIAMI BEACH, FLORIDA 33162
(305) 653-4493

ARCHITECT

HARTLEY & PURDY ARCHITECTURE, INC
1711 NORTH HIMES AVENUE
TAMPA, FLORIDA 33607
(813) 353-0035

CIVIL ENGINEER

ZAMORA & ASSOCIATES, INC
11410 N. KENDALL DRIVE
SUITE 302
MIAMI, FLORIDA 33176
(305) 273-7801

LANDSCAPE ARCHITECT

BRUCE E. CUMMINGS, P.A.
235 COMMERCIALBOULEVARD
SUITE 207
LAUDERDALE BY THE SEA, FLORIDA 33308
(954) 771-8184

PLANNER

CORPORATE PROPERTY SERVICES
1239 E. NEWPORT CENTER DRIVE
SUITE 113
DEEFIELD BEACH, FLORIDA 33442
(954) 426-5144

PROJECT OWNER

MCDONALD'S CORPORATION
10150 HIGHLAND MANOR DRIVE
SUITE 470
TAMPA, FLORIDA 33160
(813) 630-9634

JERRY ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA
PROJECT No. 2011-38
DATE: 06/7/2011

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

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NO.	DESCRIPTION	REV	DATE	BY	ISSUE/REF
1.	MCDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.				
2.	BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.				
3.	(3) 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.				
4.	BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.				
5.	PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS-BUILT UTILITY PLAN.				
6.	THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.				
7.	ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.				
8.	FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.				

PAVING SPECIFICATION

The General Contractor shall provide McDonald's with structurally and cosmetically sound driveway and parking areas according to the following specifications. All sub-base soil, fill and backfill areas shall have a minimum Limerock Bearing Ratio of 40. All base materials and above listed materials shall be compacted to a minimum 98 % modified proctor (AASOT -180). All base materials shall be lime rock and have a minimum compacted thickness of six inches (6) and should meet Florida D.O.T Specs. All asphalt shall be Florida Specification Type S-1. Modified with a minimum "Marshall Field Stability Test" of 1250 lbs. and minimum compacted thickness of one and one half inches (1 1/2"). All testing shall be done by a company approved field engineer. The sub-base shall be tested in (4) locations for bearing value and compaction. The base shall be tested in (4) locations for thickness and compaction. The asphalt shall be tested in (4) locations for thickness stability and type. All the testing for each preceding material must be satisfactory before each successive material is installed. McDonald's shall be notified of the test results of all the tests and re-tests. When a test fails, or when, in the opinion of the McDonald's field engineer and/or Regional Construction Manager, the installation is unsatisfactory, remedial testing and/or remedial corrective measures shall be done in accordance with their directives. All the above testing shall be done at the General Contractor's expense and shall be included in his/her C.S.S.

Note! McDonald's engineer reserves the right to request a compaction test and/or core sample. If tests prove correct, per above specification, tests will be at the expense of McDonald's otherwise G.C. will be charged.

PARKING INFORMATION

TOTAL SPACES	PARCEL IS	SPACES	X	●	*
	BUILDING ONLY	SPACES	X	●	*
		SPACES	X	●	*
		SPACES	X	●	*

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MIAMI BEACH, FLORIDA 33162
305-653-4493
DATE: APRIL 8, 2011

LEGEND

S	SANITARY SEWER	G	GAS
W	WATER	LP	LOT LIGHT LP:30
ST	STORM SEWER	E	EXISTING ELEVATION (76.5)
E	ELECTRIC	P	PROPOSED ELEVATION (77.0)

PLAN SCALE: 1"=20'

STREET ADDRESS		STATUS	DATE	BY
4200 W. SAMPLE ROAD		PRELIMINARY		
CITY	STATE	PLAN CHECKED		
COCONUT CREEK	FLORIDA	AS-BUILT		
COUNTY		REGIONAL DWG. NO	LOCATION CODE NUMBER	
BROWARD		-	009 - 1012	

MCDONALD'S
4200 W. SAMPLE ROAD
COCONUT CREEK, FLORIDA

PLAN APPROVAL	SIGNATURE (2 REQUIRED)	DATE
REGIONAL MGR.		
CONST. MGR.		
OPERATIONS DEPT.		
REAL ESTATE DEPT.		
CO-SIGN SIGNATURES		
CONTRACTOR OWNER		

CS
