



LEGEND	
	PROPERTY LINE
	+15.3' ELEVATION
	CATCH BASIN
	MANHOLE
	WATER METER
	FIRE ALARM CALL OUT
	FIRE ALARM CALL OUT
	LIGHT POLE
	STREET LIGHT
	ELECTRIC CHAMBER
	ELECTRIC CHAMBER

LEGAL DESCRIPTION

THE EAST 100 FEET OF THE WEST 215 FEET, EXCEPTING THEREFROM THE NORTH 280 FEET OF THE WEST 1/2 OF TRACT 3, IN BLOCK 85, OF PALM BEACH FARMS COMPANY'S PLAT NO.3, AS SHOWN IN PLAT BOOK 2, PAGE 45 OF THE RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET THEREOF TOGETHER WITH:

THE EAST 115 FEET, LESS THE NORTH 280 FEET OF THE WEST 1/2 OF TRACT 3, BLOCK 85, PALM BEACH FARMS COMPANY'S PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE SOUTH 60 FEET THEREOF, SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT AND BROWARD COUNTIES, FLORIDA.

TRACT A-1 BIFURCATED TOGETHER WITH 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, LESS AND EXCEPT THE NORTH 280 FEET OF SAID TRACT "A," SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

GENERAL NOTES:

1. BASE SURVEY WAS PROVIDED BY DENI LAND SURVEYORS, INC.
2. ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES HAVING JURISDICTION. BE AWARE OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ANY APPLICABLE CODES. ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER REPRESENTATIVE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES VERIFIED AND LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CARE. THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE SUCH DAMAGES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ANY DISTURBED EXISTING MANHOLES, VALVE BOXES, BLOW-OFF RISERS OR ANY OTHER POINT OF ACCESSIBILITY TO UTILITIES, AND TO MATCH ASPHALT GRADES, AS REQUIRED, WHETHER SPECIALLY SHOWN ON THE DRAWINGS OR NOT.
7. TO AVOID MISUNDERSTANDING AND TO INSURE COMPLIANCE WITH SPECIFICATIONS, BEFORE PURCHASING MATERIALS OR EQUIPMENT FOR HIS WORK, THE CONTRACTOR SHALL FURNISH AT LEAST FOUR COPIES OF SHOP DRAWINGS OR ILLUSTRATION SHEETS FOR APPROVAL BY THE ENGINEER. THE APPROVAL OF SHOP OR WORKING DRAWINGS BY THE ENGINEER SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS, NOTATIONS, OMISSIONS OR OTHER ERRORS, OR FOR THE PROPER FUNCTIONING OF THE COMPLETE INSTALLATION.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
9. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MARKERS.
11. CONTRACTOR SHALL COORDINATE THIS PLAN WITH THE PLUMBING AND PLUMBING AND LANDSCAPE PLANS.

SPECIFIC NOTES:

1. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROPERTY. ANY SEDIMENT THAT IS TRACKED ONTO ROADS MUST BE SWEEP UP IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY. PRIOR TO THE START OF CONSTRUCTION, AN ENGINEERING SURVEY SHALL BE CONDUCTED TO VERIFY EROSION AND SEDIMENTATION CONTROL IS SETUP PROPERLY.
2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ON-SITE. NO DISCHARGE INTO THE PUBLIC RIGHT OF WAY IS ALLOWED.
3. ALL POTABLE WATER SERVICE CONNECTIONS REQUIRE BACKFLOW PREVENTERS.
4. CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SEWER CLEAN-OUT PROPOSED FOR USE.
5. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED AS PROPOSED ON THESE PLANS AND IN THE DETAIL ON C-4.
6. NO CONCRETE PADS OR ANY OBSTRUCTION SHALL BE PLACED INSIDE OF THE SWALE AREAS. NO TREES ARE ALLOWED WITHIN 5 FEET OF SWALE BOTTOM CENTRLINES.
7. NO TREES SHALL BE ALLOWED WITHIN 5 FEET OF SWALES CENTERLINE.

SITE CALCULATIONS:

	EXISTING	PROPOSED	% OF PROP.
BUILDING FOOTPRINT	2,387 SQ FT	7,200 SQ FT	6.96 %
PARKING AREA & WALKWAYS	5,139 SQ FT	49,780 SQ FT	48.16 %
POOL & PATIO	2,867 SQ FT	2,271 SQ FT	2.20 %
LANDSCAPING	92,971 SQ FT	44,113 SQ FT	42.68 %
TOTAL AREA	103,364 SQ FT	103,364 SQ FT	100.00 %
TOTAL PERVIOUS AREA	92,971 SQ FT	44,113 SQ FT	
TOTAL IMPERVIOUS AREA	10,393 SQ FT	59,251 SQ FT	

W. HILLSBORO BOULEVARD
(STATE ROAD 810)

100' Everglades Drainage District Reservation (Deed Book 463, PG. 221, BCR)

P, G & D PLAN
SCALE: 1"=20'

GATOR ENGINEERING ASSOCIATES, INC.

11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (854) 434-5905 FAX: (854) 434-5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE: REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

PROPOSED BALLROOM FOR:
VISTA GARDENS
5011 W HILLSBORO BLVD.
COCONUT CREEK, FL

REVISIONS

NO.	DATE	DESCRIPTION

P, G & D PLAN

SHEET TITLE
C2 OF 9

DATE: 03-20-2019
SCALE: AS SHOWN
DRAWN BY: L.B.
CHECKED BY: R.B.L.
APPROVED BY: R.B.L.