

GENERAL NOTES

1. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
2. CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
5. NO REVISION SHALL BE MADE TO THESE PLANS WITH OUT THE APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
7. ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
9. ALL WORK WITHIN THE FDOT RIGHT OF WAY SHALL CONFORM TO THE LATEST FDOT STANDARDS AND SPECIFICATIONS.

LEGAL DESCRIPTION

PROPOSED LEASE AREA (PREPARED BY SURVEYOR PER SITE PLAN)

A PARCEL OF LAND LYING WITHIN AND BEING A PORTION OF TRACT B, ALEXANDER-YOUNG PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT B, SAID ALEXANDER-YOUNG PLAT, THENCE NORTH 89°37'35" EAST ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 208.01 FEET; THENCE SOUTH 01°00'19" EAST A DISTANCE OF 235.01 FEET; THENCE SOUTH 89°37'35" WEST A DISTANCE OF 208.01 FEET TO THE WEST LINE OF SAID TRACT B; THENCE NORTH 01°00'19" WEST ALONG SAID WEST LINE A DISTANCE OF 235.01 FEET TO THE POINT OF BEGINNING.

CONTAINING +/- 48,883 SQUARE FEET OR 1.1222 ACRES MORE OR LESS.

TITLE COMMITMENT PARCELS

PARCEL 1

TRACTS A, A-1, B AND B-1, OF SPEAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 82, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 42609, PAGE 1973, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA:

RIGHT OF WAY DEDICATION

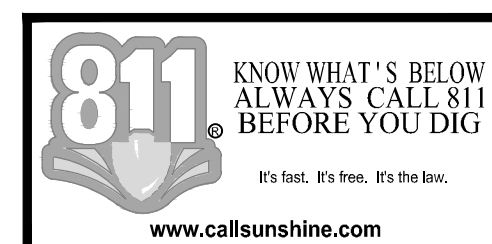
A PORTION OF TRACT B-1, SPEAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 82, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B-1, SAID CORNER BEING ALONG THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHERLY, FROM WHICH THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 08°06'29" WEST; THENCE WESTERLY ALONG THE SOUTH BOUNDARY OF SAID TRACT B-1 AND THE ARC OF SAID CURVE, HAVING A RADIUS OF 3455.00 FEET, THROUGH A CENTRAL ANGLE OF 00°11'02", FOR AN ARC DISTANCE OF 11.09 FEET TO A POINT OF CUSP; THENCE EASTERLY AND NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 04°29'22" EAST, SAID CURVE HAVING A RADIUS OF 18.42 FEET, THROUGH A CENTRAL ANGLE OF 35°34'25", FOR AN ARC DISTANCE OF 11.44 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT B-1; THENCE SOUTH 00°24'15" EAST ALONG SAID EAST BOUNDARY A DISTANCE OF 4.14 FEET TO THE POINT OF BEGINNING.

NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING, THE EAST BOUNDARY OF SAID TRACT B-1 IS ASSUMED TO BEAR NORTH 00°24'15" WEST.

PARCEL 2:

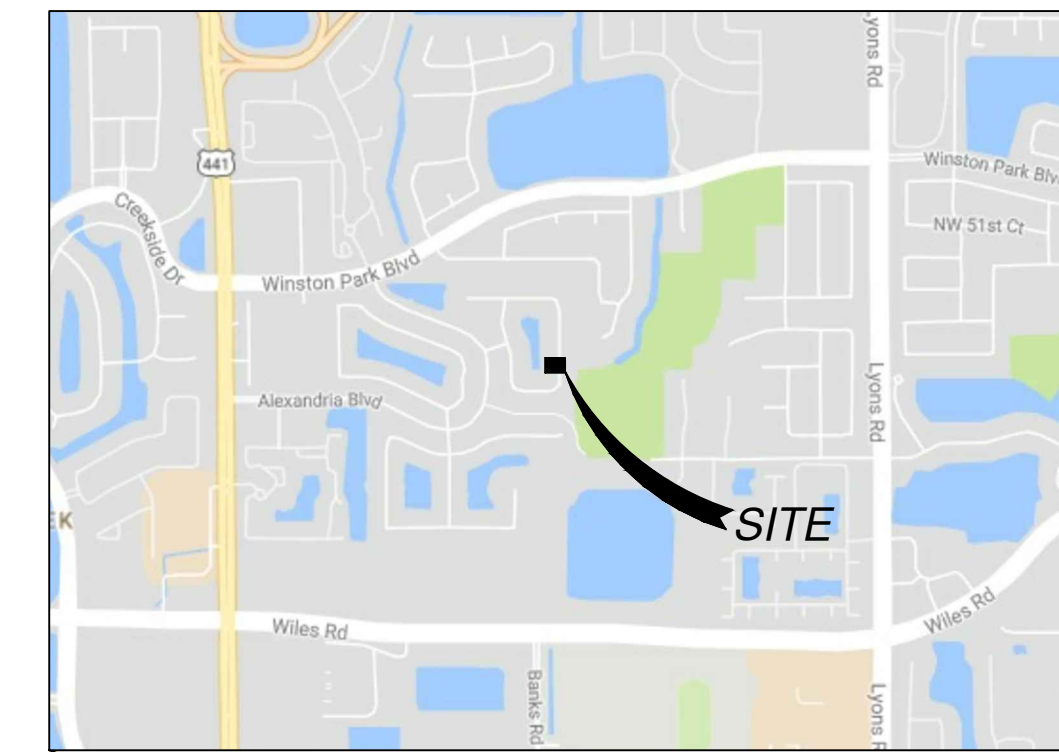
TRACT B, OF ALEXANDER - YOUNG PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



RECORD DRAWINGS FOR COCONUT CREEK CHICK-FIL-A

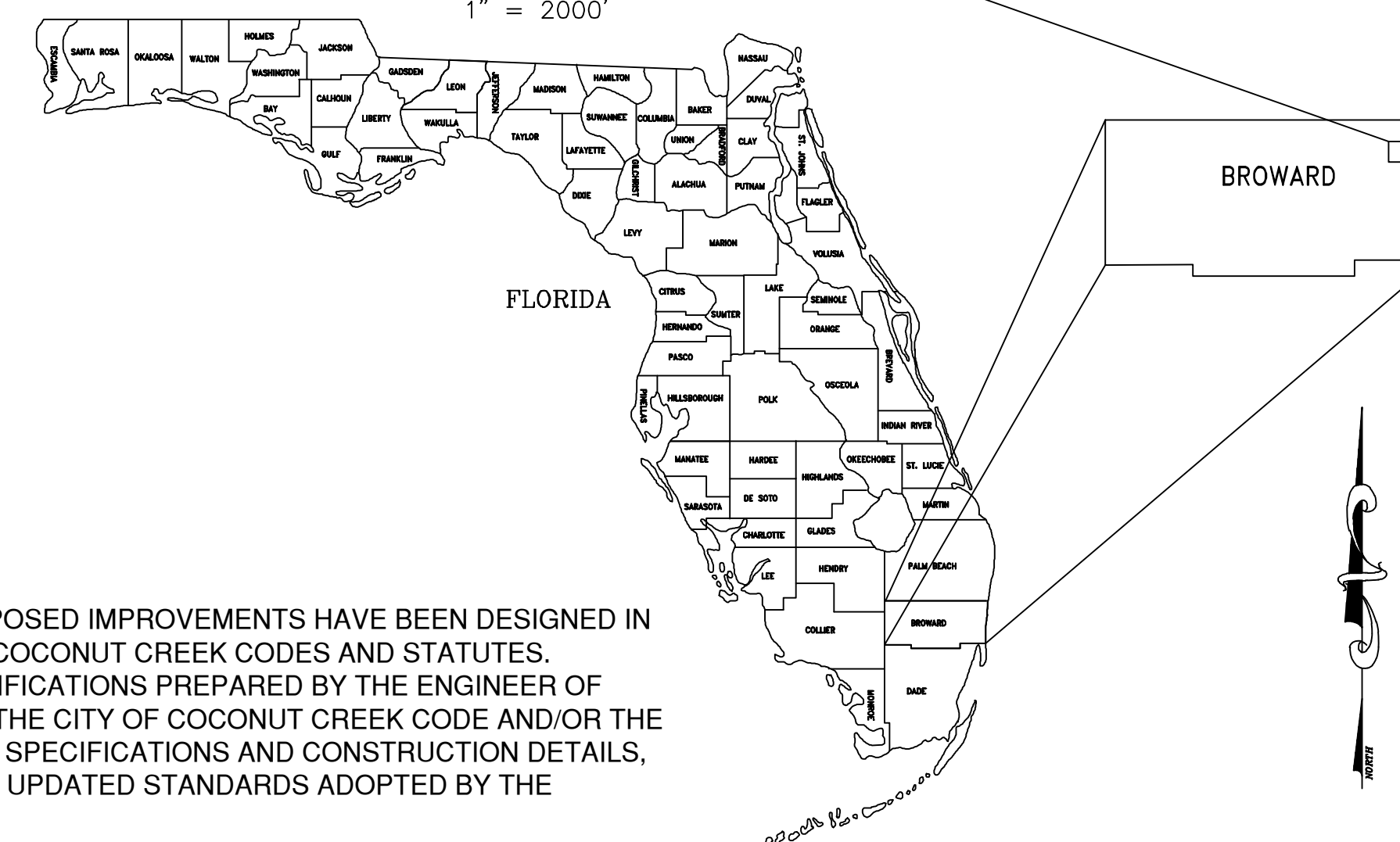
STORE #03841

4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073
BROWARD COUNTY
SECTION 18, TOWNSHIP 48 S, RANGE 42 E



VICINITY MAP

1" = 2000'



NOTE: TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY OF COCONUT CREEK CODES AND STATUTES. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PLANS AND/OR SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD AND ANY PUBLISHED STANDARDS, INCLUDING BUT NOT LIMITED TO THE CITY OF COCONUT CREEK CODE AND/OR THE CITY OF COCONUT CREEK ADOPTED UTILITY AND ENGINEERING STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS, SAID DISCREPANCIES SHALL BE RESOLVED UTILIZING THE LATEST AND MOST UPDATED STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION, OR THE MOST STRINGENT.

FLOOD ZONE NOTE

THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" (AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD PER FLOOD INSURANCE RATE MAP NUMBER 12011C0165H, DATED AUGUST 18, 2014.

CONTACTS

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DEPT OF BUSINESS AND PROFESSIONAL REGULATIONS
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GREG KOEHLER
850.488.1133

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COCONUT CREEK FL, 33073
EILEEN CABRERA
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ECABRERA@COCONUTCREEK.NET

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CHARLES ARTHUS
561.742.2085

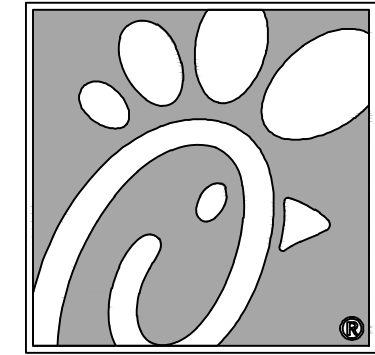
GAS SERVICE
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Seal

9/29/2020

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CHICK-FIL-A
COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

NO.	DATE	DESCRIPTION
△	9/25/18	FDOT & DRC COMMENTS
△	10/17/18	FDOT COMMENTS
△	1/29/19	REVISED SITE PERMIT SUBMITTAL
△	5/1/19	REVISED SITE PERMIT SUBMITTAL
△	9/12/19	REVISED SITE PERMIT SUBMITTAL
△	9/26/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	COUNTY SANITARY SEWER REVISION

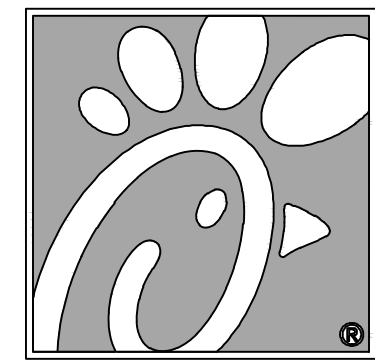
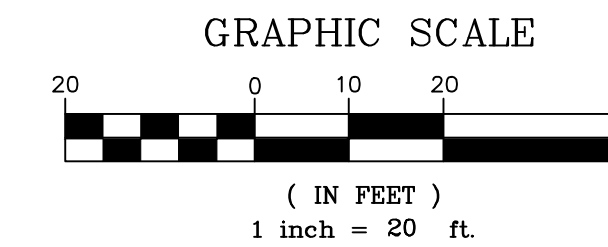
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PROJECT #	010014-01-034
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DATE	9/29/2020
DRAWN BY	RM

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PERMIT SHEET COVER SHEET

SHEET NUMBER **C-1.0**

RECORD DRAWING



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Atlanta Georgia,
30349-2998



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CARRINGTON AT COCONUT CREEK CONDOMINIUM
(O.R.B. 41584, PG. 1337)
TRACT D
GARDEN APARTMENTS

WILES BUTLER PLAT No. 1
(P.B. 160, PG. 18)

OWNER:
PRESERVE AT COCONUT CREEK LLC
PCN: 48-42-07-AB-0010

WATER-SEWER EASEMENT
O.R.B. 45025, PG. 300
O.R.B. 47022, PG. 628
O.R.B. 48592, PG. 1809

N 89°37'35" E
N 89°37'35" E

208.01'

295.93'

208.01'

EX. LIGHT POLE

EX. LIGHT POLE

EX. TREE

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TRACT A-1

TRACT A
SPEAR PLAT
(P.B. 170, PG. 82)

OWNER:
VILLAGE SHOPPES OF COCONUT CREEK
INVESTMENTS LLC
PCN: 48-42-18-15-0010
INSTR. No. 112814838

NOTES

LEGEND	
	EXISTING BOUNDARY
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY SERVICE
	EXISTING STORM SERVICE
	EXISTING WATER SERVICE
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING BOLLARD
	EXISTING SIGN
	EXISTING GUY WIRE
	EXISTING TRANSFORMER
	EXISTING CLEANOUT
	EXISTING OVERHEAD UTILITY
	EXISTING FENCE
	EXISTING CONCRETE
	EXISTING CURB

1. THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
2. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON THE FOLLOWING BENCHMARKS AS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL FINANCIAL PROJECT ID 427937-1-52-01 FOR STATE ROAD 7 IN BROWARD COUNTY:
 "C-10"
 F.D.O.T. BRASS DISC IN CONCRETE STAMPED "7 86 07 C10"
 EL. = 14.44' (NAVD88)
 "BM-12"
 F.D.O.T. BRASS DISC IN CONCRETE STAMPED "7 86 07 B12"
 EL. = 14.44' (NAVD88)
3. ELEVATION DATUM CONVERSION NAVD TO NGVD = +1.55'
4. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATES.

NOTE: TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY OF COCONUT CREEK CODES AND STATUTES. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PLANS AND/OR SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD AND ANY PUBLISHED STANDARDS, INCLUDING BUT NOT LIMITED TO THE CITY OF COCONUT CREEK CODE AND/OR THE CITY OF COCONUT CREEK ADOPTED UTILITY AND ENGINEERING STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS, SAID DISCREPANCIES SHALL BE RESOLVED UTILIZING THE LATEST AND MOST UPDATED STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION, OR THE MOST STRINGENT.

CHICK-FIL-A
COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

NO.	DATE	DESCRIPTION
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△	10/17/18	FDOT COMMENTS
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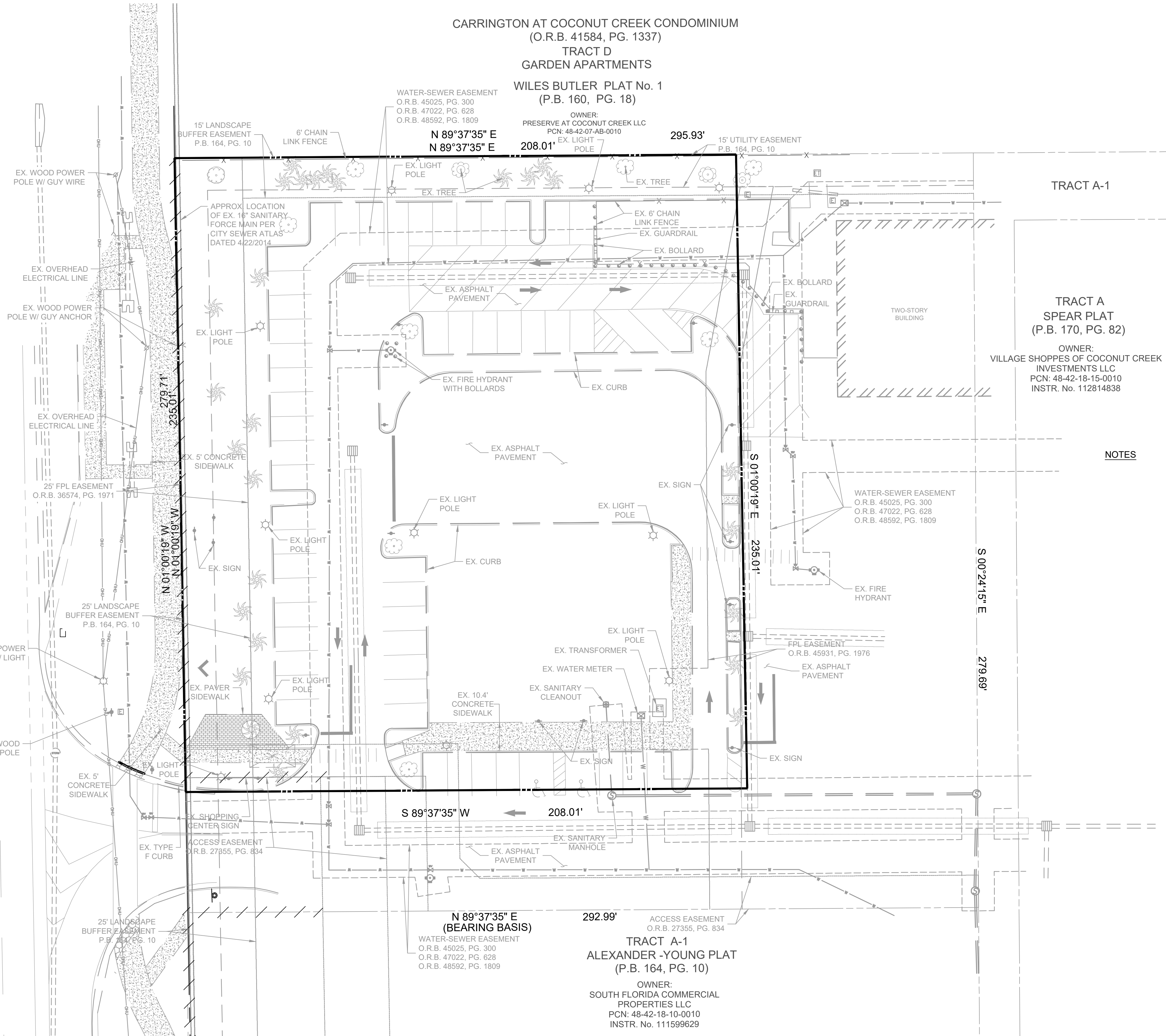
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PROJECT #	010014-01-034
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DATE	9/29/2020
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SHEET
EXISTING CONDITIONS PLAN

SHEET NUMBER
C-1.1

STATE ROAD No. 7
(U.S. HIGHWAY 441)
(VARIABLE WIDTH RIGHT-OF-WAY)



TRACT A-1
ALEXANDER -YOUNG PLAT
(P.B. 164, PG. 10)
OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-18-10-0010
INSTR. No. 111599629

N 89°37'35" E
(BEARING BASIS)
292.99'
WATER-SEWER EASEMENT
O.R.B. 45025, PG. 300
O.R.B. 47022, PG. 628
O.R.B. 48592, PG. 1809

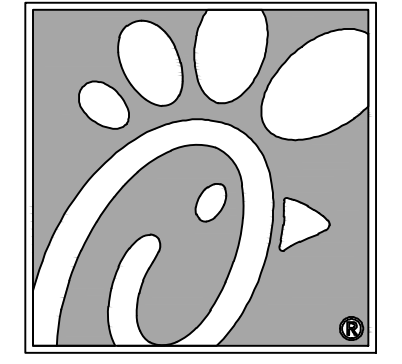
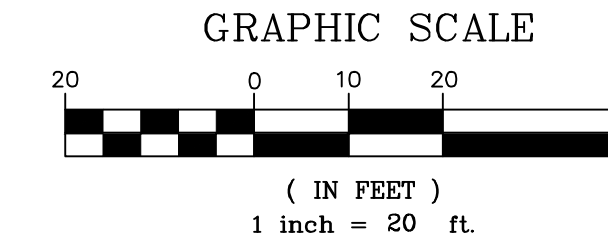
25' LANDSCAPE
BUFFER EASEMENT
P.B. 164, PG. 10

25' FPL EASEMENT
O.R.B. 36574, PG. 1971

15' LANDSCAPE
BUFFER EASEMENT
P.B. 164, PG. 10

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RECORD DRAWING



Chick-fil-A

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Seal

9/29/2020

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CARRINGTON AT COCONUT CREEK CONDOMINIUM
(O.R.B. 41584, PG. 1337)
TRACT D
GARDEN APARTMENTS
WILES BUTLER PLAT No. 1
(P.B. 160, PG. 18)

OWNER:
PRESERVE AT COCONUT CREEK LLC
PCN: 48-42-07-AB-0010

N 89°37'35" E 295.93'
N 89°37'35" E 208.01'

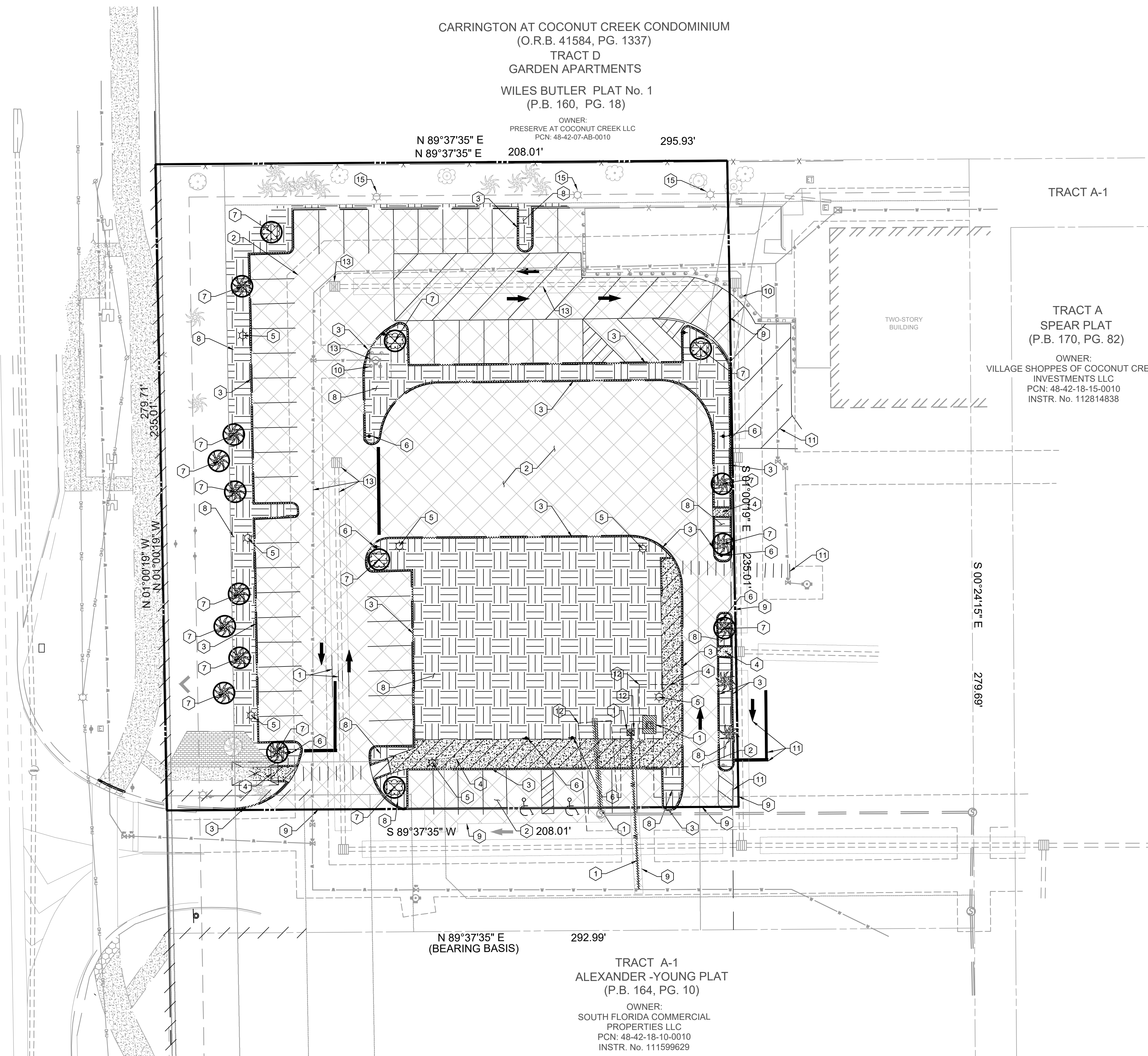
TRACT A-1

TRACT A
SPEAR PLAT
(P.B. 170, PG. 82)

OWNER:
VILLAGE SHOPPES OF COCONUT CREEK
INVESTMENTS LLC
PCN: 48-42-18-15-0010
INSTR. No. 112814838

TWO-STORY BUILDING

STATE ROAD No. 7
(U.S. HIGHWAY 441)
(VARIABLE WIDTH RIGHT-OF-WAY)



KEY NOTE LEGEND

- 1 UTILITIES TO BE REMOVED
- 2 PAVEMENT TO BE REMOVED
- 3 CURB TO BE REMOVED
- 4 SIDEWALK TO BE REMOVED
- 5 LIGHT POLES TO BE REMOVED
- 6 SIGN TO BE REMOVED
- 7 TREES TO BE REMOVED OR RELOCATED (CONTRACTOR TO REFER TO LANDSCAPE PLAN/ TREE RELOCATION PLAN)
- 8 OPEN SPACE TO BE REMOVED
- 9 SAWCUT EXISTING ASPHALT
- 10 EXISTING BOLLARD TO REMAIN
- 11 PAVEMENT MARKING TO BE REMOVED
- 12 EASEMENT TO BE VACATED
- 13 EXISTING UTILITIES TO REMAIN
- 14 EXISTING ASPHALT TO BE MILLED
- 15 EXISTING LIGHT POLE TO REMAIN (CONTRACTOR TO FIELD VERIFY CONDITION AND REPLACE AS NEEDED)

DEMOLITION LEGEND

- = EXISTING CONCRETE OR STRUCTURE TO BE REMOVED
- = EXISTING OPEN SPACE TO BE REMOVED
- = EXISTING ASPHALT TO BE REMOVED
- = EXISTING ASPHALT TO BE MILLED
- = EXISTING TREE TO BE REMOVED OR RELOCATED (CONTRACTOR TO REFER TO LANDSCAPE PLAN/TREE RELOCATION PLAN)

GENERAL DEMOLITION NOTES

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL PROTECT THE PUBLIC WITH BEST MANAGEMENT PRACTICES.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE DISTURBED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
6. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
9. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, PIPES, TANKS, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE.
11. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
12. LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE TO ANY SURROUNDING AREAS SHALL BE REPAIRED/ REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL ENSURE THAT SERVICES TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
14. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.
15. EXISTING WATER SERVICE LINE SHALL BE REMOVED AT THE SADDLE AND BE ISOLATED BY A BRASS PLUG.

N 89°37'35" E 292.99'
(BEARING BASIS)

TRACT A-1
ALEXANDER -YOUNG PLAT
(P.B. 164, PG. 10)

OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-18-10-0010
INSTR. No. 111599629

NOTE: TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY OF COCONUT CREEK CODES AND STATUTES. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PLANS AND/OR SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD AND ANY PUBLISHED STANDARDS, INCLUDING BUT NOT LIMITED TO THE CITY OF COCONUT CREEK CODE AND/OR THE CITY OF COCONUT CREEK ADOPTED UTILITY AND ENGINEERING STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS, SAID DISCREPANCIES SHALL BE RESOLVED UTILIZING THE LATEST AND MOST UPDATED STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION, OR THE MOST STRINGENT.

CHICK-FIL-A
COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

NO.	DATE	DESCRIPTION
△	9/25/18	FDOT & DRC COMMENTS
△	10/17/18	FDOT COMMENTS
△	1/29/19	REVISED SITE PERMIT SUBMITTAL
△	5/1/19	REVISED SITE PERMIT SUBMITTAL
△	9/12/19	REVISED SITE PERMIT SUBMITTAL
△	9/26/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	REVISED SITE PERMIT SUBMITTAL COUNTY SANITARY SEWER REVISION

CURRENT DESIGN NOTE APPLIED	2017-029
PROJECT #	010014-01-034
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DATE	9/29/2020
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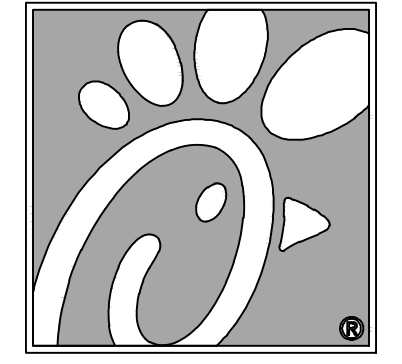
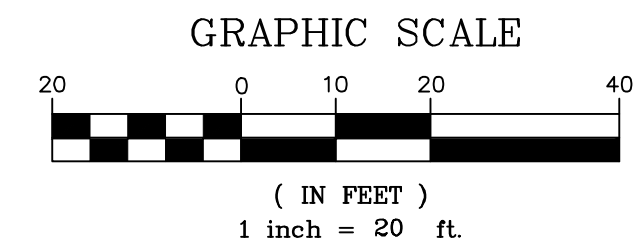
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SHEET DEMOLITION PLAN

SHEET NUMBER **C-1.2**

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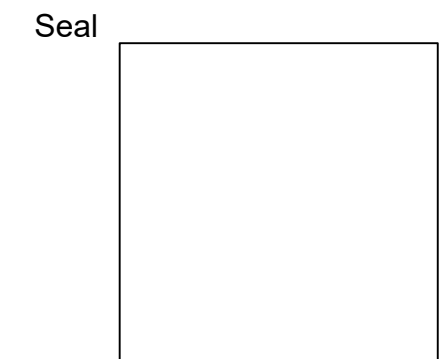
RECORD DRAWING



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Bowman CONSULTING

13450 Sunrise Blvd., Suite 320
Sunrise, FL 33323
Phone: (954) 314-8486
www.bowmanconsulting.com
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9/29/2020

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CHICK-FIL-A
COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

NO.	DATE	DESCRIPTION
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2	10/17/18	FDOT COMMENTS
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5	9/12/19	REVISED SITE PERMIT SUBMITTAL
6	9/26/19	REVISED SITE PERMIT SUBMITTAL
7	11/25/19	REVISED SITE PERMIT SUBMITTAL
8	12/20/19	COUNTY SANITARY SEWER REVISION

CURRENT DESIGN NOTE APPLIED: 2017-029
PROJECT # 010014-01-024
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DATE 9/29/2020
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SHEET SITE PLAN
SHEET NUMBER C-2.0

NOTES:

1. THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
2. LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-T180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.
3. STABILIZED SUBGRADE - MINIMUM 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.
4. REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THE RIGHT-OF-WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO-T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
5. ALL CURB CUT RAMP MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
6. SPECIFY THE ALPHANUMERIC IDENTIFICATION FOR THE CURB CUT RAMP PER STANDARD INDEX 522-02. A COPY OF THE APPROPRIATE DETAIL(S) MUST BE SHOWN ON THE PLANS.
7. ALL ELEVATIONS SHOWN ARE NAVD 83.
8. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
9. FINISH FLOOR ELEVATIONS SHALL BE SET EITHER ONE (1) FOOT ABOVE, OR FLOOD PROTECTED UP TO ONE (1) FOOT ABOVE THE EFFECTIVE FEMA FLOOD ELEVATION.
10. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
11. PLAQUE NOTING NWF CERTIFICATION FOR THE SITE SHALL BE POSTED SO THAT IT IS VISIBLE TO THE CUSTOMERS.

NO.	DATE	DESCRIPTION
1	9/25/18	FDOT & DRC COMMENTS
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7	11/25/19	REVISED SITE PERMIT SUBMITTAL
8	12/20/19	COUNTY SANITARY SEWER REVISION

LEGEND	
PROPOSED ASPHALT DRIVE	EXISTING CONCRETE
PROPOSED CONC. SIDEWALK	EXISTING DRAINAGE STRUCTURE
PROPOSED CONC. DRIVE	EXISTING HYDRANT
PROPOSED DUMPSTER PAD	EXISTING WATER VALVE
PROPOSED MILL & RESURFACE	EXISTING GRADE
SETBACK/BUFFER LINE	EXISTING DRAINAGE PIPE
PROPOSED PROPERTY LINE	EXISTING SEWER MANHOLE
PROPOSED TYPE 'D' CURB	EXISTING STORM MANHOLE
PROPOSED LIGHT POLE	

SITE CALCULATIONS			
AREA	SF	ACRES	%
TOTAL SITE AREA*	48,883 SF	(1.12 A.C.)	(100%)
OPEN SPACE AREA	15,867 SF	(0.36 A.C.)	(32.0%)
BUILDING AREA	4,151 SF	(0.09 A.C.)	(8.5%)
PAVEMENT/SIDEWALK AREA	29,065 SF	(0.67 A.C.)	(59.5%)
TOTAL IMPERVIOUS AREA	33,216 SF	(0.76 A.C.)	(68.0%)

SITE SUMMARY	
ZONING	PDC - PLANNED COMMERCE DISTRICT
FLU	COMMERCIAL & EMPLOYMENT CENTER
USE	RESTAURANT DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.12 ACRES
BUILDING	
SIZE	4,151 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9' x 18' (90')
STANDARD SPACES	46
HANDICAP SPACES	3
BIKE SPACES	4

PARKING CALCULATIONS			
USE	AREA	RATIO	REQUIRED SPACES
EMPLOYEE AREA	2,139 SF	1/250 SF	9
PATRON AREA	2,012 SF	BUILDING AREA	18
TOTAL PARKING REQUIRED (4,151 SF BUILDING)			27
TOTAL PARKING PROVIDED			46
DRIVE THRU STACKING			PROVIDED 24 SPACES

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	50'	100.0'
LEFT SIDE (SOUTH)	30'	28.5'
RIGHT SIDE (NORTH)	40'	80.0'
REAR (EAST)	30'	36.0'

PARKING CALCULATIONS	
EMPLOYEE AREA	2,139 SF
PATRON AREA	2,012 SF
TOTAL PARKING REQUIRED (4,151 SF BUILDING)	27
TOTAL PARKING PROVIDED	46
DRIVE THRU STACKING	PROVIDED 24 SPACES

SITE NOTES

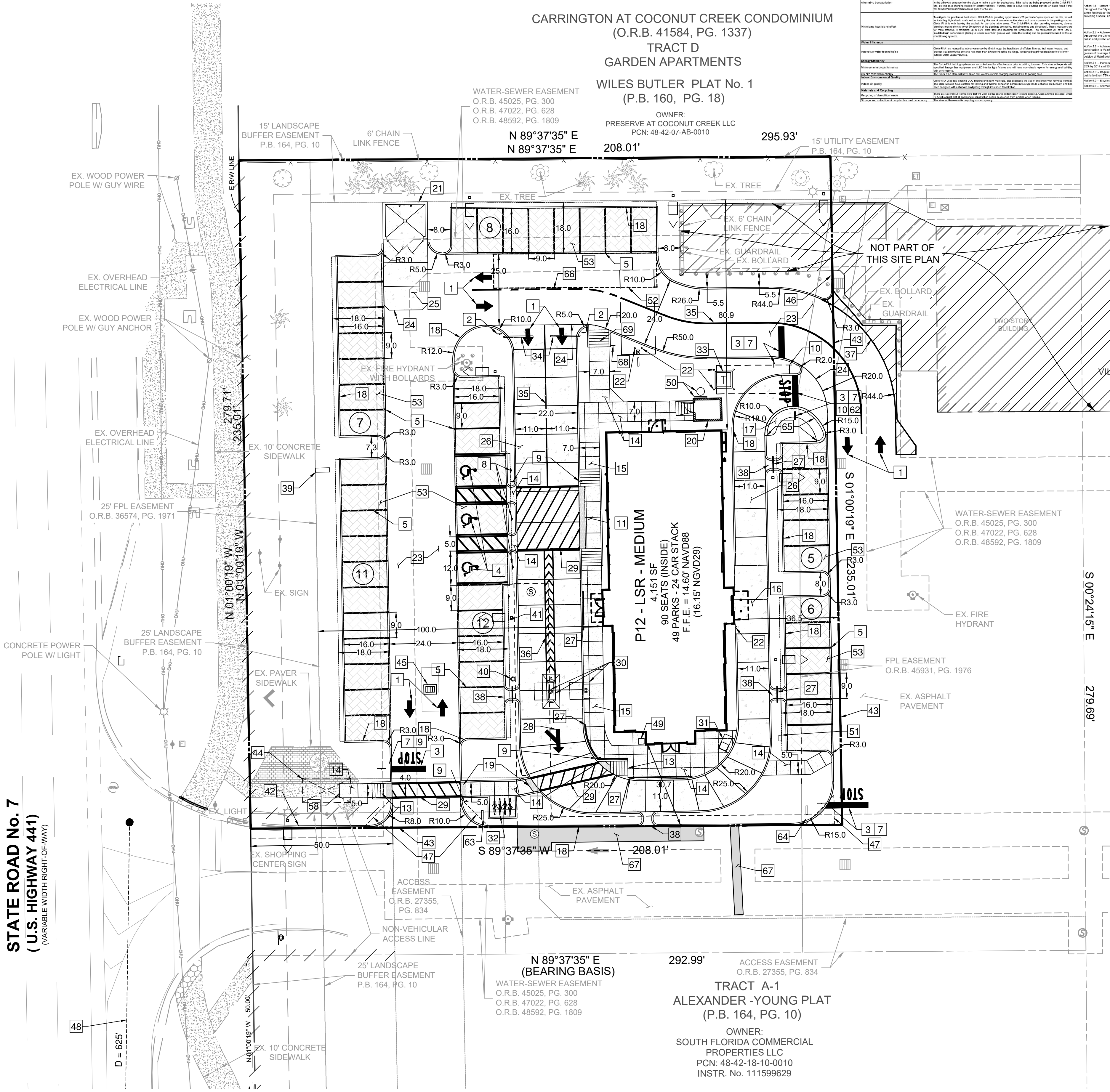
1. CONST. DIRECTIONAL ARROW (TYP.)
2. CONST. DRIVE-THRU SIGNS (SEE SIGNAGE PLANS FOR DETAILS)
3. CONST. STOP LINE GRAPHIC
4. CONST. PAINTED ACCESSIBILITY SYMBOL
5. CONST. STANDARD PARKING STALL
6. CONST. DIRECTIONAL SIGNAGE
7. CONST. STOP SIGN & STANDARD MOUNTING POST
8. CONST. BOLLARD MOUNTED ACCESSIBILITY PARKING SIGN
9. CONST. PEDESTRIAN CROSSWALK SIGN
10. CONST. DO NOT ENTER SIGN
11. CONST. SIDEWALK ACCESSIBLE RAMP W/ TRUNCATED DOMES
12. CONST. CURB RAMP W/ FLARED SIDES & TRUNCATED DOMES
13. CONST. RETURNED CURB ACCESSIBLE RAMP W/ TRUNCATED DOMES
14. CONST. TYPICAL CONCRETE SIDEWALK
15. CONST. SIDEWALK W/ TYPE D CURB
16. CONST. DRIVE-THRU
17. CONST. LANDSCAPE & IRRIGATION PROTECTOR
18. CONST. TYPE D CURB
19. CONST. TRUNCATED DOMES
20. CONST. DETACHED STORAGE SHED
21. CONST. REFUSE ENCLOSURE
22. CONST. CONCRETE BOLLARD
23. CONST. ASPHALT PAVEMENT
24. CONST. PAVEMENT EDGE
25. CONST. CONCRETE APRON AT REFUSE ENCLOSURE
26. CONST. CONCRETE PAVING DRIVE-THRU LANE
27. CONST. ALUMINUM HANDRAIL
28. CONST. MULTI-LANE DIRECTIONAL GRAPHICS
29. CONST. CROSSWALK STRIPING
30. CONST. ORDER BOARDS WITH ISLAND CURB
31. CASH STATION
32. CONST. BIKE RACK
33. TRANSFORMER (TO BE CONSTRUCTED BY OTHERS) W/ BOLLARD PROTECTION
34. CONST. IF CLEARANCE BAR AT START OF DRIVE THRU TO ALERT VEHICLES OF MAXIMUM HEIGHT TO PASS UNDER THE ORDER BOARD CANOPY
35. CONST. SOLID 4" YELLOW STRIPING
36. CONST. SOLID 4" YELLOW STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C., YELLOW SELECTIVE PAINT WITH ANTI-SLIP ADHESIVE
37. CONST. SOLID 4" YELLOW STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3' O.C.
38. CONST. CONCRETE FLUME
39. CONST. OUTPARCEL SIGN
40. CONST. 25' FLAG POLE
41. CONST. CATERING & CARRY OUT PARKING STALL W/ SIGN
42. CONNECT TO EXISTING CURB
43. CONNECT TO EXISTING EDGE OF PAVEMENT
44. RELOCATED EXISTING PERGOLA
45. CONST. TYPE C INLET
46. CONST. TRANSITION CURB
47. 10' SIGHT TRIANGLE
48. FDOT SIGHT TRIANGLE
49. TRASH RECEPTACLE
50. IRRIGATION WELL
51. PARKING STALL WITH ELECTRIC VEHICLE CHARGING STATIONS (CHARGING STATION IS TO BE CONSTRUCTED BY CHICK-FIL-A)
52. 12' x 55' LOADING AREA
53. CONST. PERVIOUS PAVERS WITH HEADER CURB
54. OMITTED
55. OMITTED
56. OMITTED
57. OMITTED
58. CONNECT TO EXISTING SIDEWALK
59. OMITTED
60. OMITTED
61. MILL & RESURFACE EXISTING PAVEMENT
62. CONST. RIGHT TURN ONLY SIGN PER MUTCD SIGN R3-5R
63. CONST. DINE-IN CUSTOMERS SIGN (SEE SIGNAGE PLANS)
64. CONST. DRIVE THRU CUSTOMERS SIGN (SEE SIGNAGE PLANS)
65. CONST. TYPE B CONCRETE CURB PER FDOT STANDARD PLANS INDEX 520-001
66. CONST. 4" YELLOW SKIP STRIPING
67. CONST. PAVEMENT RESTORATION
68. CONST. "SERVICE ROUTE ONLY" SIGN
69. CONST. RETURNED CURB ACCESSIBLE RAMP

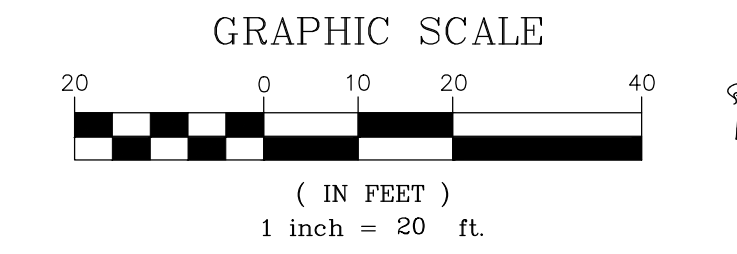
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POST CONSTRUCTION RECORD DRAWINGS

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STATE ROAD No. 7
(U.S. HIGHWAY 441)
(VARIABLE WIDTH RIGHT-OF-WAY)





5200 Buffington Rd.
Atlanta Georgia,
30349-2998

ALEXANDRICH & ASSOCIATES, INC
LAND SURVEYORS & MAPPERS
9771 RICHMOND CIRCLE
BOCA RATON, FL. 33434
PHONE (561) 306-2568
FAX (561) 488-9183



CHICK-FIL-A
COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	9/25/18	FDOT & DRC COMMENTS
2	10/17/18	FDOT COMMENTS
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7	11/25/19	REVISED SITE PERMIT SUBMITTAL
8	12/20/19	COUNTY SANITARY SEWER REVISION

CURRENT DESIGN NOTE APPLIED

PROJECT #	010014-01-034
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GRADING AND DRAINAGE PLAN AS-BUILT

SHEET NUMBER
C-3.0

LEGEND

PROPOSED ASPHALT DRIVE	EXISTING CONCRETE
PROPOSED CONC. SIDEWALK	EXISTING DRAINAGE STRUCTURE
PROPOSED CONC. DRIVE	EXISTING HYDRANT
PROPOSED DUMPSTER PAD	EXISTING WATER VALVE
PROPOSED MILL & RESURFACE	EXISTING GRADE
SETBACK/BUFFER LINE	EXISTING DRAINAGE PIPE
PROPOSED PROPERTY LINE	EXISTING SEWER MANHOLE
PROPOSED TYPE 'D' CURB	EXISTING STORM MANHOLE
PROPOSED DRAINAGE ARROW	
PROPOSED SPOT ELEVATION	
PROPOSED CURB ELEVATION	
PROPOSED HIGH POINT	
PROPOSED LOW POINT	
MEET EXISTING GRADE	
PROPOSED LIGHT POLE	

- THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
- THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON THE FOLLOWING BENCHMARKS AS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL FINANCIAL PROJECT ID:427037-1-02-01 FOR STATE ROAD 7 IN BROWARD COUNTY:
"C-10"
F.D.O.T. BRASS DISC IN CONCRETE STAMPED "7 86 07 C10"
EL. = 14.44' (NAVD88)
"B-12"
F.D.O.T. BRASS DISC IN CONCRETE STAMPED "7 86 07 B12"
EL. = 14.44' (NAVD88)
3. ELEVATION DATUM CONVERSION NAVD TO NGVD = +1.55'
4. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.

SITE CALCULATIONS

PROPOSED SITE			
AREA	SF	ACRES	%
TOTAL SITE AREA*	48,883 SF	(1.12 A.C.)	(100%)
OPEN SPACE AREA	14,076 SF	(0.32 A.C.)	(28.8%)
BUILDING AREA	4,151 SF	(0.09 A.C.)	(8.5%)
PAVEMENT/SIDEWALK AREA	30,656 SF	(0.71 A.C.)	(62.7%)
TOTAL IMPERVIOUS AREA	34,807 SF	(0.80 A.C.)	(71.2%)

EXISTING SITE			
AREA	SF	ACRES	%
TOTAL SITE AREA*	47,669 SF	(1.09 A.C.)	(100%)
OPEN SPACE AREA	13,861 SF	(0.32 A.C.)	(29.1%)
BUILDING AREA	4,565 SF	(0.10 A.C.)	(9.6%)
PAVEMENT/SIDEWALK AREA	29,243 SF	(0.67 A.C.)	(61.3%)
TOTAL IMPERVIOUS AREA	33,808 SF	(0.77 A.C.)	(70.9%)

* TOTAL SITE AREA EXCLUDES PLAYGROUND AREA PER COMMENT #38 OF DRC REVIEW #1.

- CONNECT TO ROOF DOWNSPOUTS INV. EL. = 10.17'
- CONST. 9 LF OF 6" PVC @ 0% SLOPE
- CONST. 84 LF OF 6" PVC @ 0% SLOPE
- CONST. 32 LF OF 6" PVC @ 2% SLOPE INV. EL. = 10.17'
- CONST. 6'-11.25" BEND

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RAYMOND C. ALEXANDRICH SURVEYOR & MAPPER, ON SEPTEMBER 28, 2020.
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ALEXANDRICH & ASSOCIATES, INC
LAND SURVEYORS & MAPPERS
9771 RICHMOND CIRCLE
BOCA RATON, FL. 33434
PHONE (561) 306-2568
FAX (561) 488-9183

RECORD DRAWING
I HEREBY CERTIFY THAT THE ATTACHED AS-BUILT RECORD DRAWING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.
DATED 09-28-20
RAYMOND C. ALEXANDRICH
PROFESSIONAL LAND SURVEYOR LS4592
STATE OF FLORIDA LB2827
VAILD COPIES WILL BEAR THE SEAL OF THE STATE OF FLORIDA



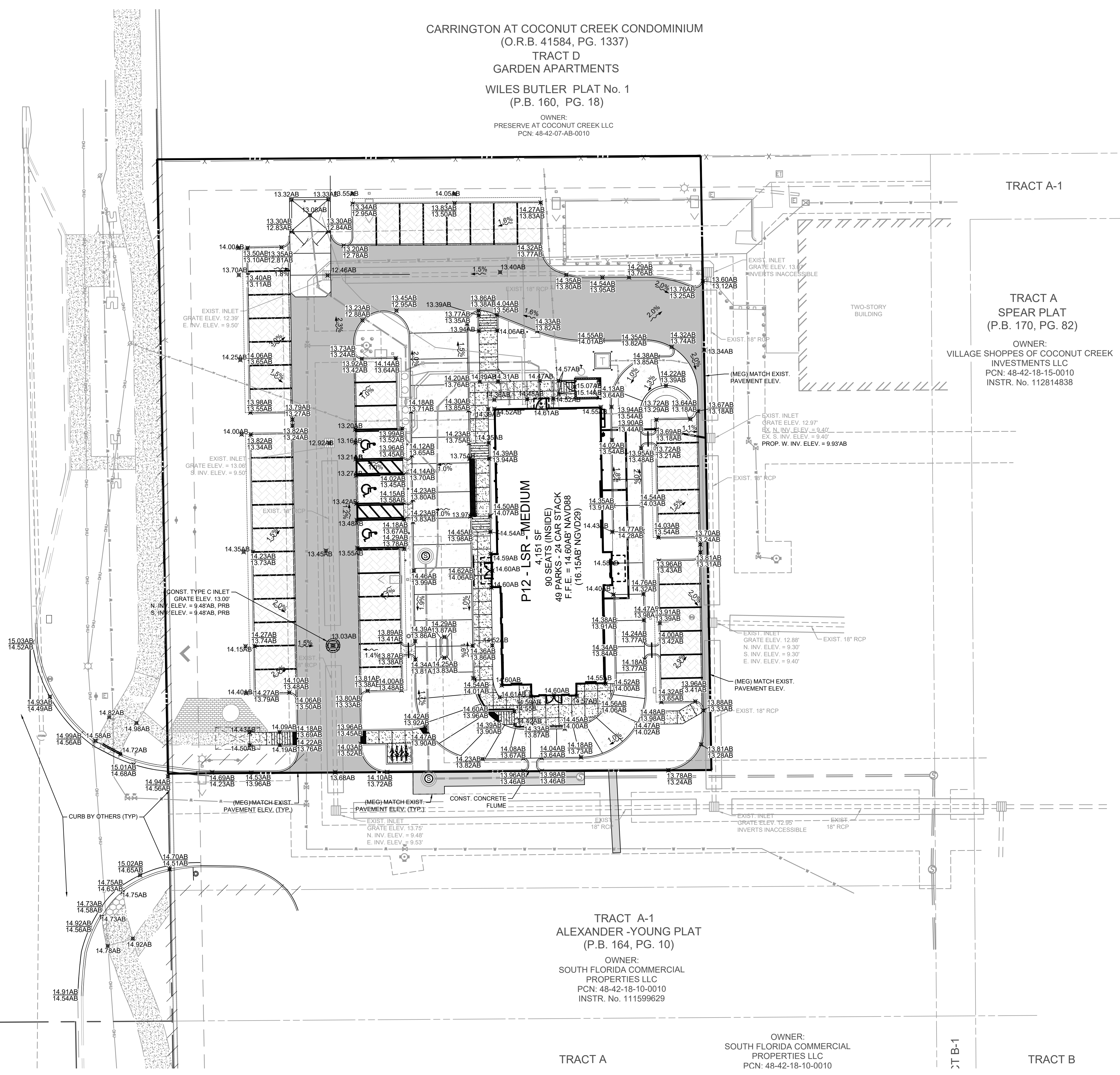
CARRINGTON AT COCONUT CREEK CONDOMINIUM
(O.R.B. 41584, PG. 1337)
TRACT D
GARDEN APARTMENTS
WILES BUTLER PLAT No. 1
(P.B. 160, PG. 18)
OWNER:
PRESERVE AT COCONUT CREEK LLC
PCN: 48-42-07-AB-0010

TRACT A-1
TRACT A
SPEAR PLAT
(P.B. 170, PG. 82)
OWNER:
VILLAGE SHOPPES OF COCONUT CREEK
INVESTMENTS LLC
PCN: 48-42-18-15-0010
INSTR. No. 112814838

TRACT A-1
ALEXANDER-YOUNG PLAT
(P.B. 164, PG. 10)
OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-18-10-0010
INSTR. No. 111599629

OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-18-10-0010

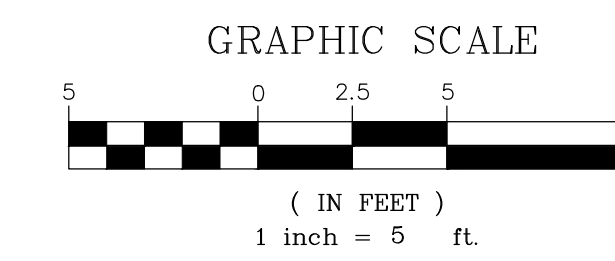
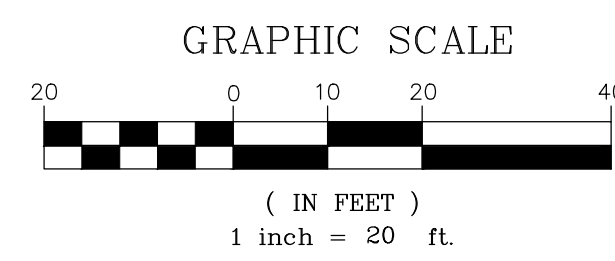
STATE ROAD No. 7
(U.S. HIGHWAY 441)
(VARIABLE WIDTH RIGHT-OF-WAY)



SURVEY LEGEND
AB AS-BUILT DATA
* AS-BUILT DATA PROVIDED BY THE CONTRACTOR

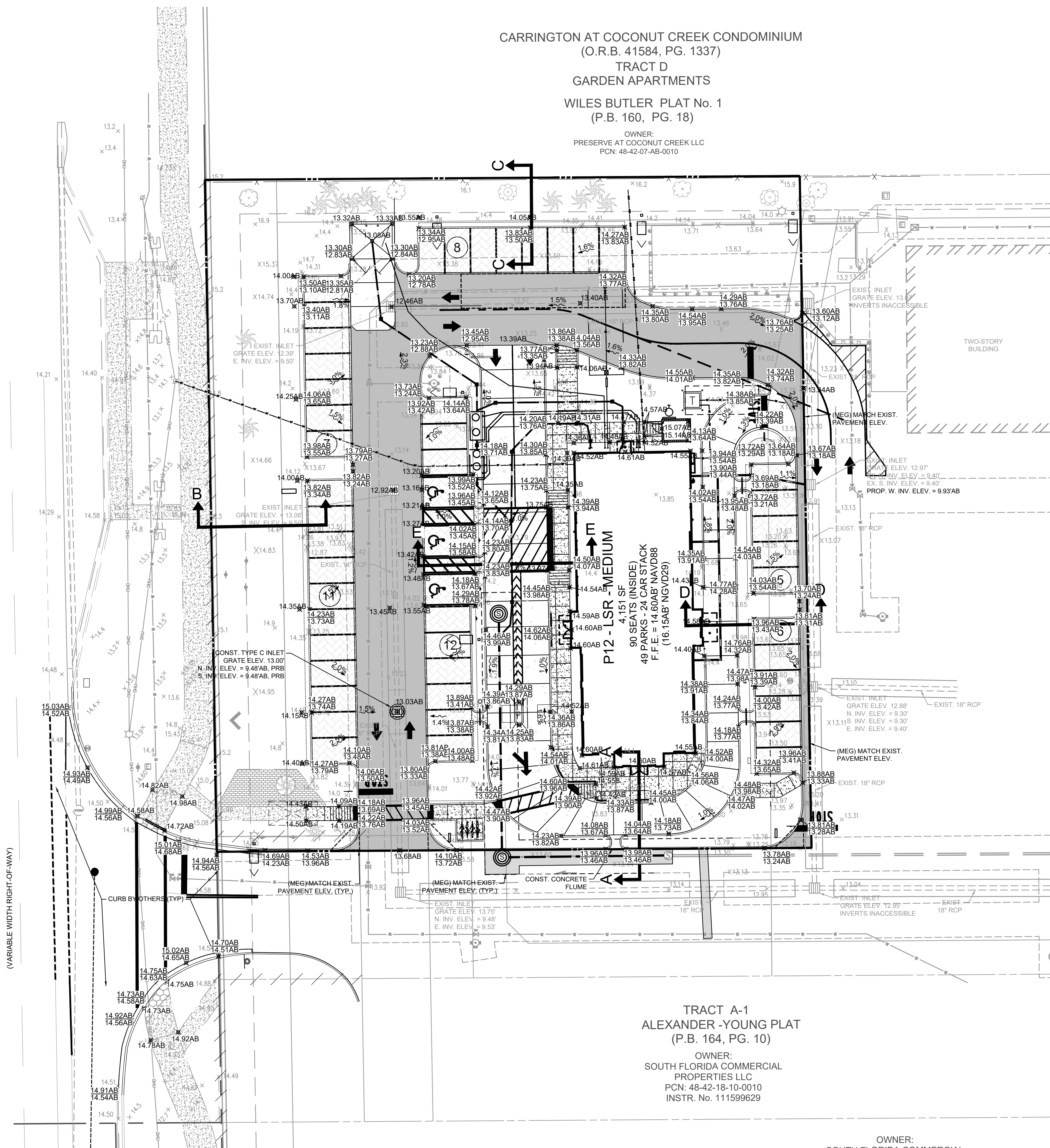
- SURVEY NOTES
- THIS RECORD DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR THE VERIFIED DIGITAL SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - IT IS A VIOLATION OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
 - THIS RECORD DRAWING IS LIMITED TO THE AS-BUILTS SHOWN HEREON. DENOTED AS FOR AS-BUILT.
 - THIS IS NOT A BOUNDARY SURVEY.

THIS DOCUMENT, TOGETHER WITH THE CONTRACT AND ORDERS PRESCRIBED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PROPERTY AND CLIENT FOR WHOM IT WAS PREPARED. REUSE OF ANY INFORMATION CONTAINED IN THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION OF INFORMATION CONTAINED HEREIN TO OTHER PROJECTS SHALL BE CONSIDERED UNLAWFUL.



CARRINGTON AT COCONUT CREEK CONDOMINIUM
(O.R.B. 41584, PG. 1337)
TRACT D
GARDEN APARTMENTS
WILES BUTLER PLAT No. 1
(P.B. 160, PG. 18)

OWNER:
PRESERVE AT COCONUT CREEK LLC
PCN: 48-42-07-AB-0010



TRACT A-1
ALEXANDER - YOUNG PLAT
(P.B. 164, PG. 10)

OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-16-10-0010
INSTR. No. 111599629

OWNER:
SOUTH FLORIDA COMMERCIAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY RAYMOND C. ALEXANDRICH
SURVEYOR & MAPPER, ON SEPTEMBER 28, 2020.

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SURVEY LEGEND

AS-BUILT DATA
AS-BUILT DATA PROVIDED BY THE CONTRACTOR

SURVEY NOTES

1. THIS RECORD DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR THE VERIFIED DIGITAL SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. IT IS A VIOLATION OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
4. THIS RECORD DRAWING IS LIMITED TO THE AS-BUILTS SHOWN HEREON. DENOTED AS FOR AS-BUILT.
5. THIS IS NOT A BOUNDARY SURVEY.
6. DATE OF LAST FIELD WORK: 06-30-20.

ALEXANDRICH & ASSOCIATES, INC
LAND SURVEYORS & MAPPERS
9771 RICHMOND CIRCLE
BOCA RATON, FL 33434
PHONE (561) 306-2568
FAX (561) 488-9183

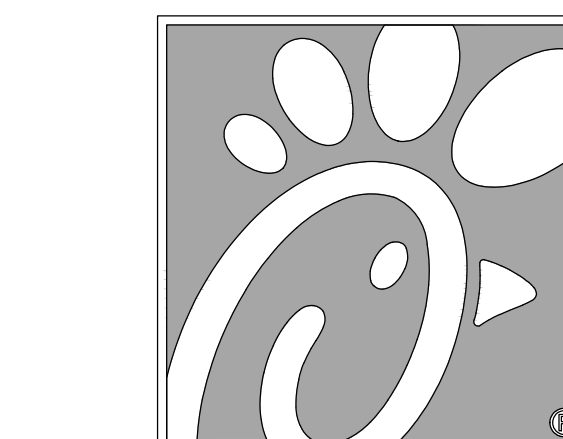
RECORD DRAWING

I HEREBY CERTIFY THAT THE ATTACHED AS-BUILT RECORD DRAWING
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS
SURVEYED UNDER MY DIRECTION.

DATED: 09-28-20

RAYMOND C. ALEXANDRICH
PROFESSIONAL LAND SURVEYOR LS4492
STATE OF FLORIDA LB8287
(VALID COPIES WILL BEAR THE SEAL OF THE STATE OF FLORIDA)

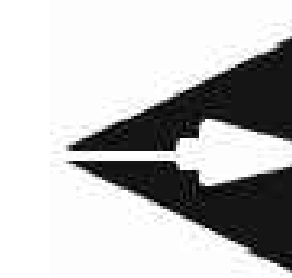
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P.S.M. 4992 ON SEPTEMBER 28, 2020



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ALEXANDRICH & ASSOCIATES, INC
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FAX (561) 488-9183



CHICK-FIL-A
COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

NO.	DATE	DESCRIPTION
△	9/25/18	FDOT & DRC COMMENTS
△	10/17/18	FDOT COMMENTS
△	1/29/19	REVISED SITE PERMIT SUBMITTAL
△	5/1/19	REVISED SITE PERMIT SUBMITTAL
△	9/12/19	REVISED SITE PERMIT SUBMITTAL
△	9/26/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	COUNTY SANITARY SEWER REVISION

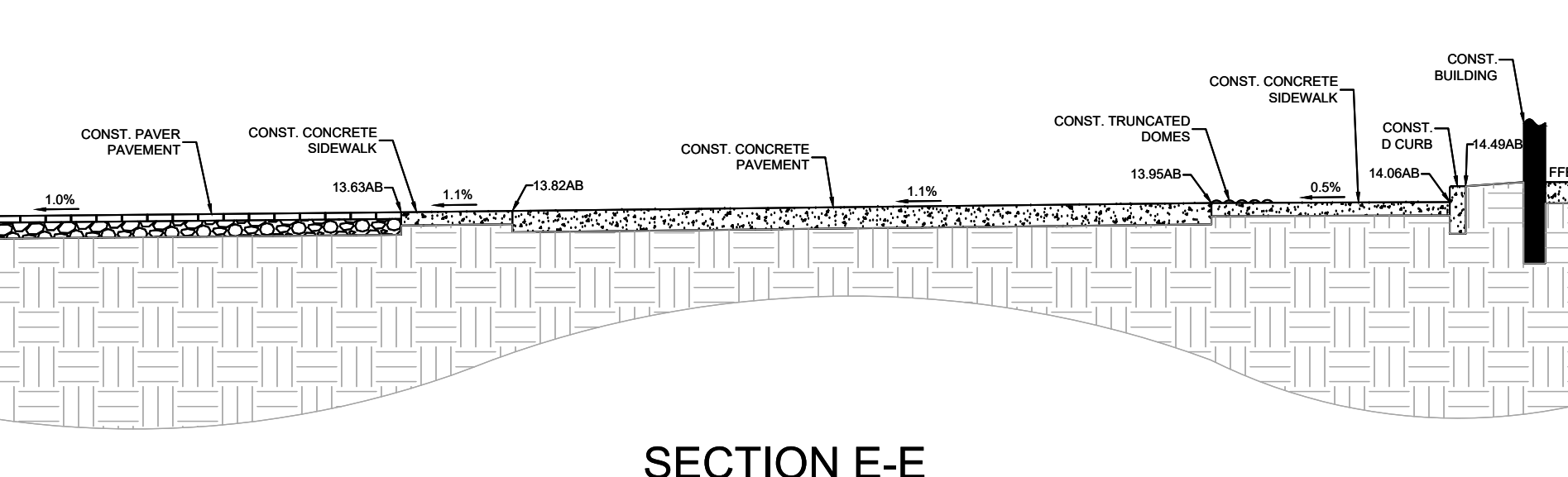
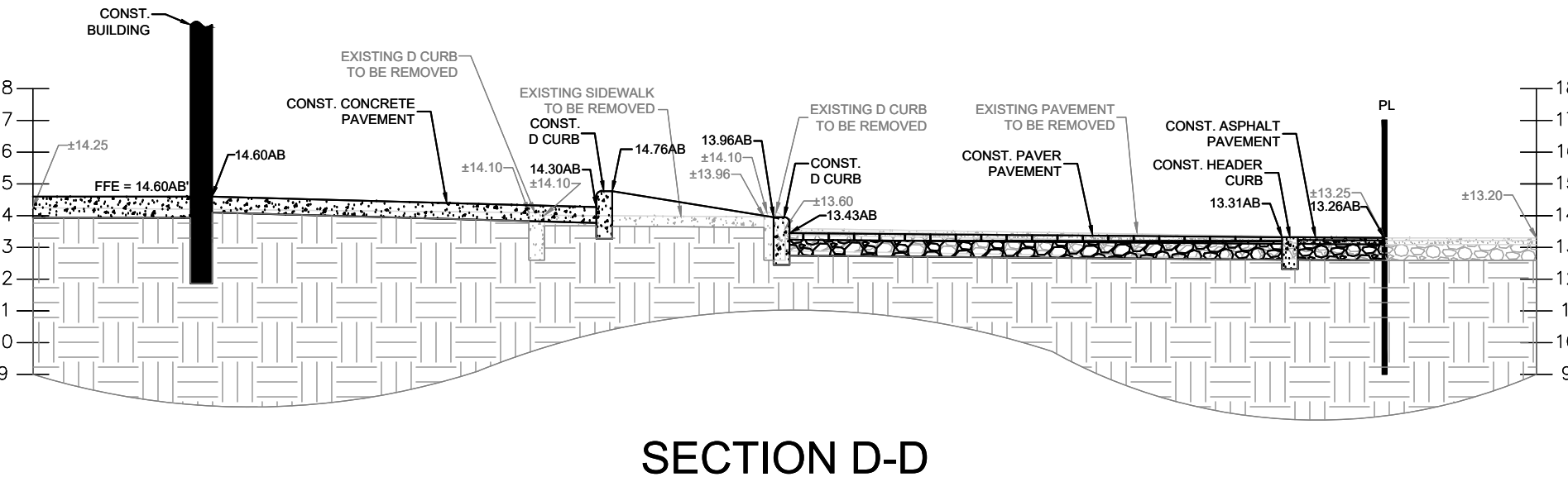
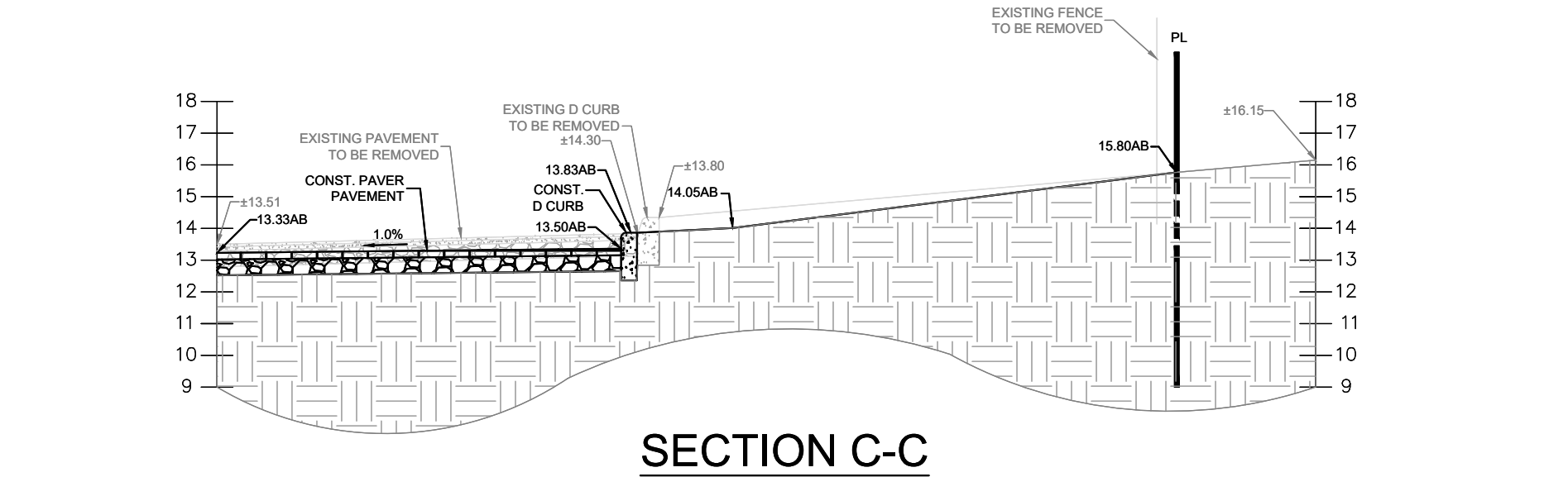
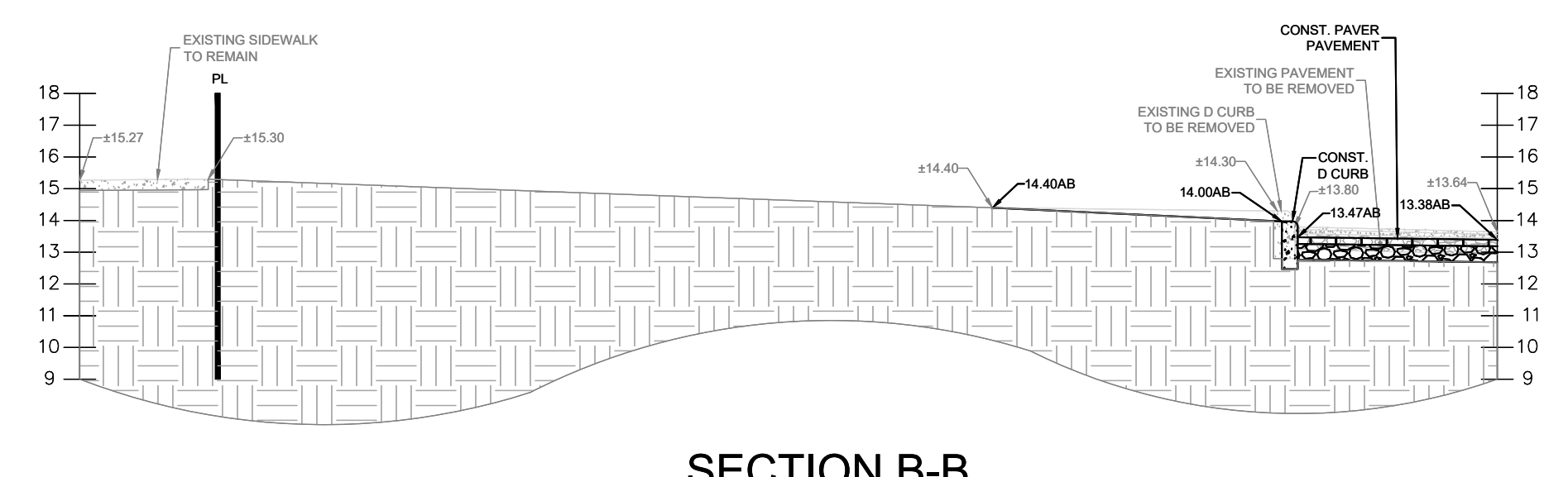
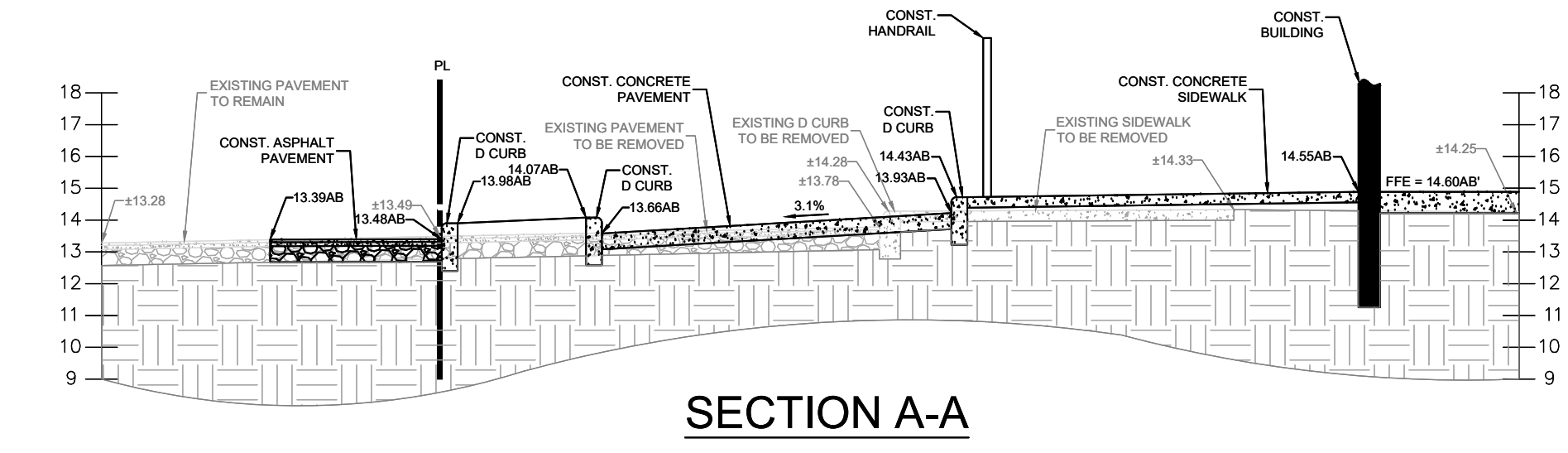
CURRENT DESIGN NOTE APPLIED: 2017-029
PROJECT #: 010014-01-034
PRINTED FOR: PERMIT
DATE: 9/28/2020
DRAWN BY: RM

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SHEET SITE CROSS SECTIONS

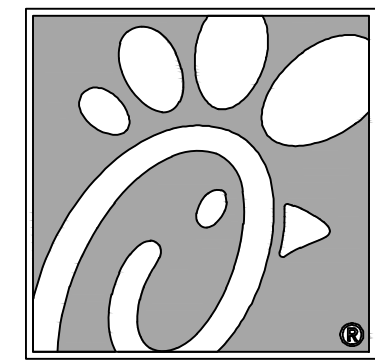
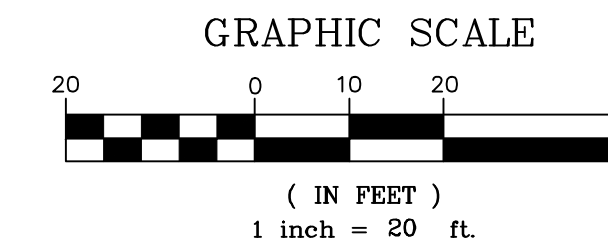
SHEET NUMBER

C-3.1



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RECORD DRAWING



Chick-fil-A

5200 Buffington Rd.
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Seal

CARRINGTON AT COCONUT CREEK CONDOMINIUM
(O.R.B. 41584, PG. 1337)
TRACT D
GARDEN APARTMENTS
WILES BUTLER PLAT No. 1
(P.B. 160, PG. 18)

OWNER:
PRESERVE AT COCONUT CREEK LLC
PCN: 48-42-07-AB-0010

OWNER:
ALEXANDER-YOUNG PLAT
(P.B. 164, PG. 10)

OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-18-10-0010
INSTR. No. 111599629

TRACT A-1

TRACT A
SPEAR PLAT
(P.B. 170, PG. 82)

OWNER:
VILLAGE SHOPPES OF COCONUT CREEK
INVESTMENTS LLC
PCN: 48-42-18-15-0010
INSTR. No. 112814838

LEGEND	
---	EXISTING BOUNDARY
---	EXISTING EASEMENT
---	EXISTING BUILDING
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING CATCH BASIN
---	EXISTING SANITARY MANHOLE
---	EXISTING POWER POLE
---	EXISTING LIGHT
---	EXISTING CROSSWALK SIGNAL
---	EXISTING PARKING
---	EXISTING D CURB
---	EXISTING F CURB
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED SILT DIKE ON PAVEMENT
---	LIMITS OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED STABILIZED CONST. ENTRANCE
---	TEMPORARY PARKING AND STAGING AREAS
---	PROPOSED FILTER SACK INLET PROTECTION
---	PROPOSED TREE BARRIER

CONSTRUCTION SEQUENCE

1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
2. INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
3. INSTALL INLET PROTECTION, SILT DIKES, AND SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
4. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
5. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
6. DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
7. BEGIN GRADING THE SITE.
8. BEGIN CONSTRUCTION OF UTILITIES.
9. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
10. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
11. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
12. OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
13. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
14. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED. THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTION CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

GENERAL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE FDEP GENERIC PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE, SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SOODED/LANDSCAPED PER PLANS. THESE AREAS SHALL BE SOODED/LANDSCAPED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
12. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
15. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH FDEP GENERIC PERMIT REQUIREMENTS.
16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
18. CONTRACTOR SHALL DESIGNATE IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND STORAGE.
19. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
20. ALL EXISTING SIGNALIZATION EQUIPMENT TO REMAIN IS ASSUMED TO BE IN GOOD WORKING ORDER UNLESS NOTICED IN WRITING PRIOR TO THE START OF CONSTRUCTION. ANY SUBSEQUENT DAMAGE TO THE SIGNAL EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

NOTE: TO THE BEST OF THE ENGINEER'S KNOWLEDGE AND BELIEF, THE PROPOSED IMPROVEMENTS HAVE BEEN DESIGNED IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND CITY OF COCONUT CREEK CODES AND STATUTES. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PLANS AND/OR SPECIFICATIONS PREPARED BY THE ENGINEER OF RECORD AND ANY PUBLISHED STANDARDS, INCLUDING BUT NOT LIMITED TO THE CITY OF COCONUT CREEK CODE AND/OR THE CITY OF COCONUT CREEK ADOPTED UTILITY AND ENGINEERING STANDARDS, SPECIFICATIONS AND CONSTRUCTION DETAILS, SAID DISCREPANCIES SHALL BE RESOLVED UTILIZING THE LATEST AND MOST UPDATED STANDARDS ADOPTED BY THE AGENCY HAVING JURISDICTION, OR THE MOST STRINGENT.

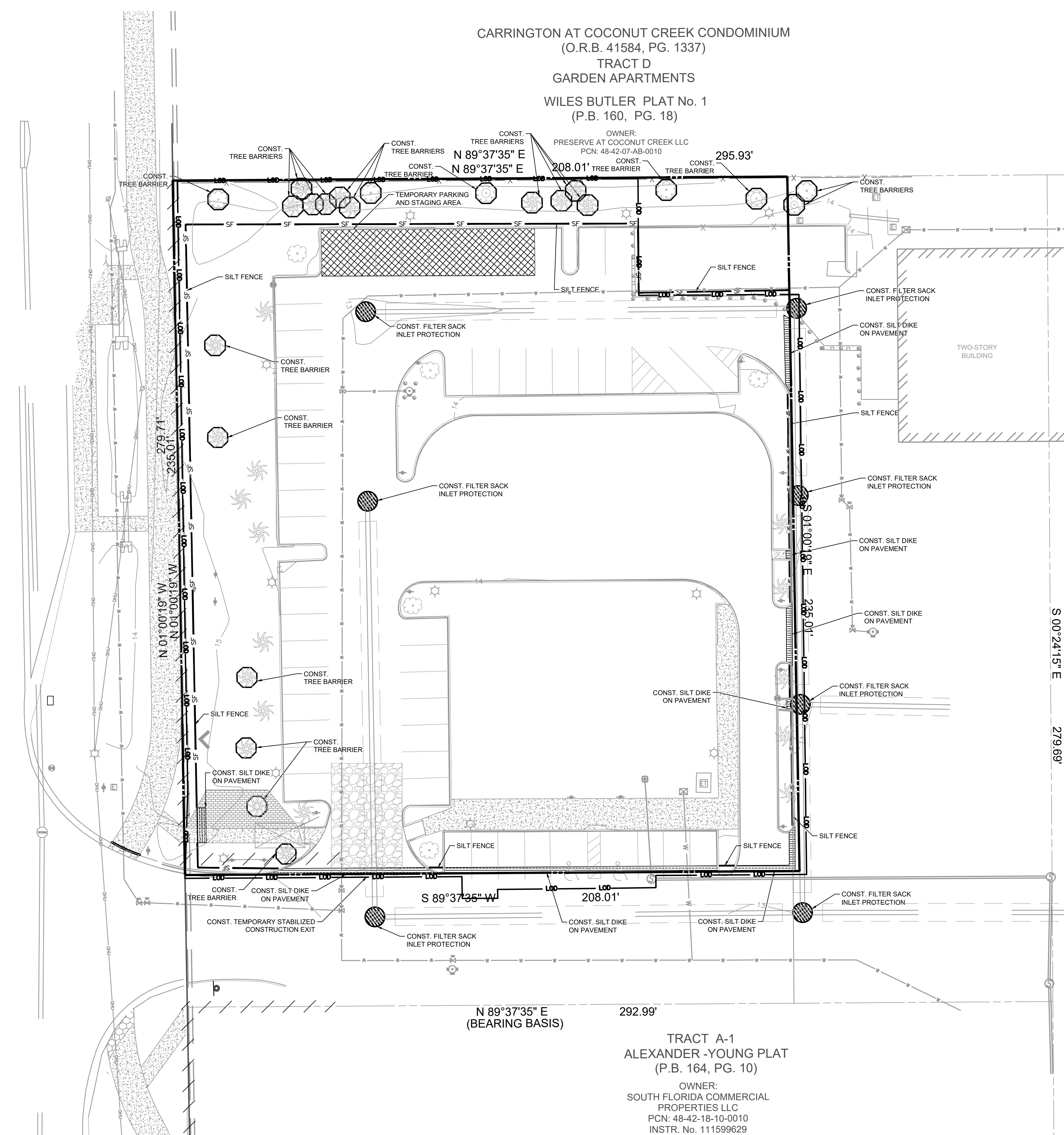
NO.	DATE	DESCRIPTION
△	9/25/18	FDOT & DRC COMMENTS
△	10/17/18	FDOT COMMENTS
△	1/29/19	REVISED SITE PERMIT SUBMITTAL
△	5/1/19	REVISED SITE PERMIT SUBMITTAL
△	9/12/19	REVISED SITE PERMIT SUBMITTAL
△	9/26/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	COUNTY SANITARY SEWER REVISION

CURRENT DESIGN NOTE APPLIED: 2017-029
PROJECT #: 010014-01-024
PRINTED FOR: PERMIT
DATE: 9/29/2020
DRAWN BY: RM

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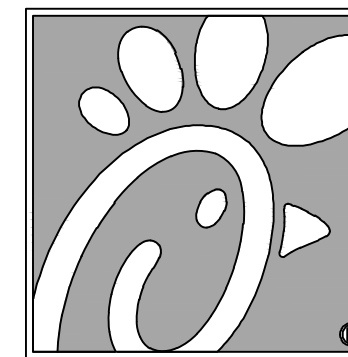
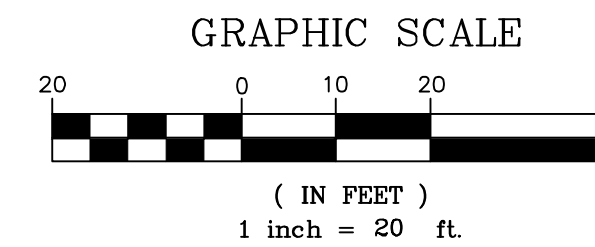
CHICK-FIL-A
COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

PERMIT
SHEET
EROSION CONTROL PLAN - PHASE
SHEET NUMBER
C-3.2

RECORD DRAWING

CARRINGTON AT COCONUT CREEK CONDOMINIUM
 (O.R.B. 41584, PG. 1337)
 TRACT D
 GARDEN APARTMENTS
 WILES BUTLER PLAT No. 1
 (P.B. 160, PG. 18)



5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

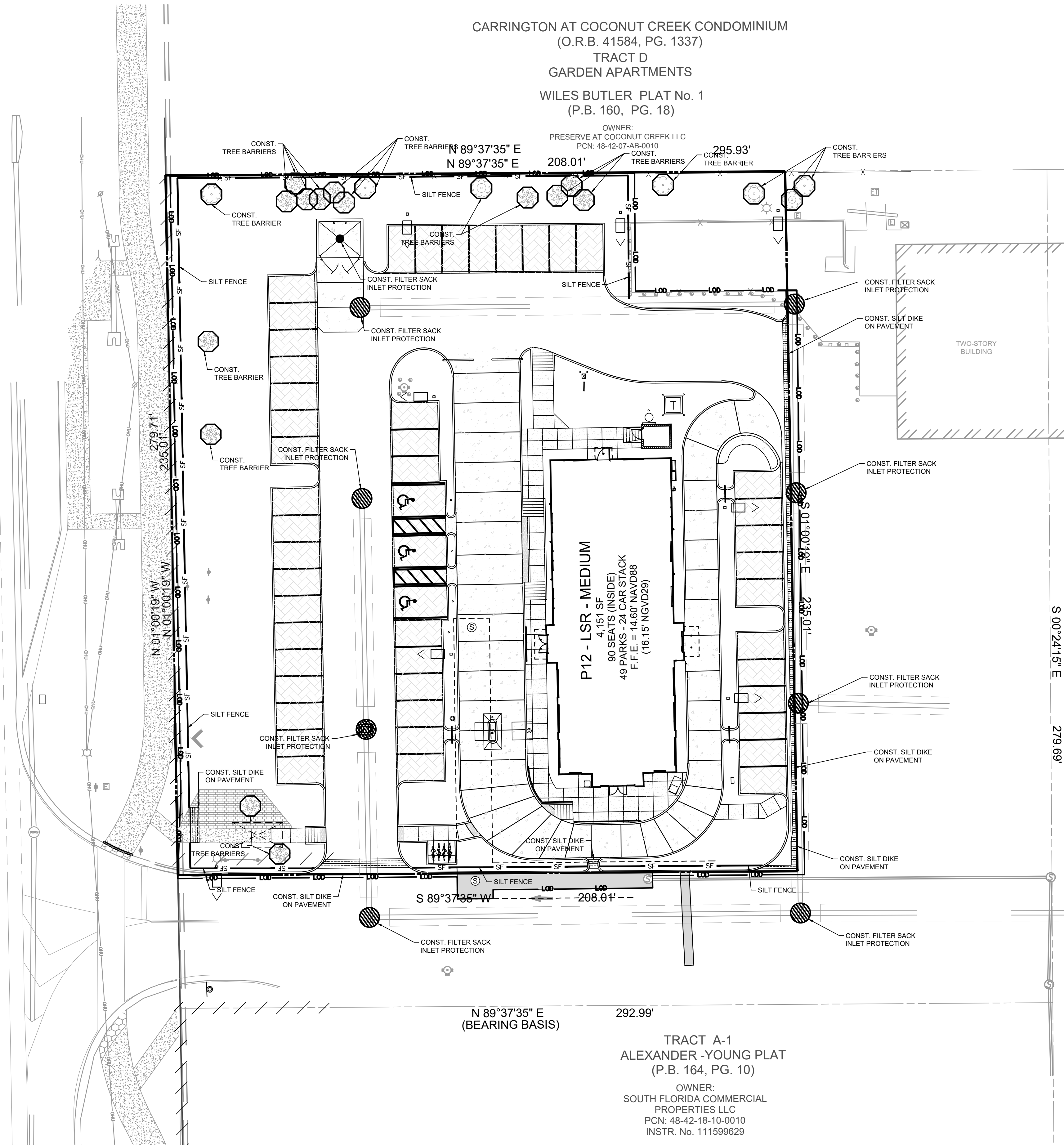


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 Sunrise, FL 33323
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 www.bowmanconsulting.com

Seal

9/29/2020

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STATE ROAD No. 7
 (U.S. HIGHWAY 441)
 (VARIABLE WIDTH RIGHT-OF-WAY)

TRACT A-1

TRACT A
 SPEAR PLAT
 (P.B. 170, PG. 82)

OWNER:
 VILLAGE SHOPPES OF COCONUT CREEK
 INVESTMENTS LLC
 PCN: 48-42-18-15-0010
 INSTR. No. 112814838

N 89°37'35" E
 (BEARING BASIS) 292.99'

TRACT A-1
 ALEXANDER -YOUNG PLAT
 (P.B. 164, PG. 10)

OWNER:
 SOUTH FLORIDA COMMERCIAL
 PROPERTIES LLC
 PCN: 48-42-18-10-0010
 INSTR. No. 111599629

LEGEND	
---	EXISTING BOUNDARY
---	EXISTING EASEMENT
---	EXISTING BUILDING
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING CATCH BASIN
---	EXISTING SANITARY MANHOLE
---	EXISTING POWER POLE
---	EXISTING LIGHT POLE
---	EXISTING CROSSWALK SIGNAL
---	EXISTING PARKING
---	EXISTING D CURB
---	EXISTING F CURB
---	EXISTING EDGE OF PAVEMENT
---	PROPOSED TYPE F CURB AND GUTTER
---	PROPOSED TYPE "D" CURB
---	PROPOSED TYPE "C" INLET
---	PROPOSED CURB INLET
---	PROPOSED SILT DIKE ON PAVEMENT
---	LIMITS OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED STABILIZED CONST. ENTRANCE
---	PROPOSED PARKING AND STAGING AREAS
---	PROPOSED FILTER SACK INLET PROTECTION
---	PROPOSED TREE BARRIER
---	PROPOSED LIGHT POLE

CONSTRUCTION SEQUENCE

1. CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
2. INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
3. INSTALL INLET PROTECTION, SILT DIKES, AND SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
4. INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
5. PREPARE TEMPORARY PARKING AND STORAGE AREAS.
6. DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
7. BEGIN GRADING THE SITE.
8. BEGIN CONSTRUCTION OF UTILITIES.
9. BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
10. BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
11. COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
12. COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
13. OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
14. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
15. STABILIZE ALL AREAS DISTURBED BY BMP REMOVAL.

BMP MAINTENANCE NOTES

1. ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION FDEP GENERIC PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DEGRADATION.
2. ALL SEEDED/SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED AND REPAIRED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
4. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
6. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
7. ALL INLETS AND STORM DRAINS SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.

GENERAL NOTES

1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE FDEP GENERIC PERMIT.
4. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE, SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SOODED/LANDSCAPED PER PLANS. THESE AREAS SHALL BE SOODED/LANDSCAPED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
12. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
15. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH FDEP GENERIC PERMIT REQUIREMENTS.
16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
18. CONTRACTOR SHALL DESIGNATE/IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
19. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
20. ALL EXISTING SIGNALIZATION EQUIPMENT TO REMAIN IS ASSUMED TO BE IN GOOD WORKING ORDER UNLESS NOTED IN WRITING PRIOR TO THE START OF CONSTRUCTION. ANY SUBSEQUENT DAMAGE TO THE SIGNAL EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

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COCONUT CREEK FSR
 4670 N. STATE ROAD 7
 COCONUT CREEK, FLORIDA 33073

FSR# 03841

NO.	DATE	DESCRIPTION
△	9/25/18	FDOT & DRC COMMENTS
△	10/17/18	FDOT COMMENTS
△	1/29/19	PERMIT SUBMITTAL
△	5/1/19	REVISED SITE PERMIT SUBMITTAL
△	9/12/19	REVISED SITE PERMIT SUBMITTAL
△	9/28/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	COUNTY SANITARY SEWER REVISION

CURRENT DESIGN NOTE APPLIED	2017-029
PROJECT #	010014-01-034
PRINTED FOR	PERMIT
DATE	9/29/2020
DRAWN BY	RM

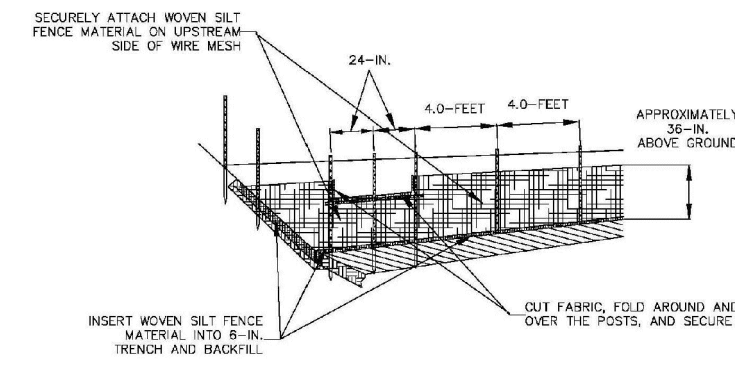
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SHEET EROSION CONTROL PLAN - PHASE I

SHEET NUMBER C-3.3

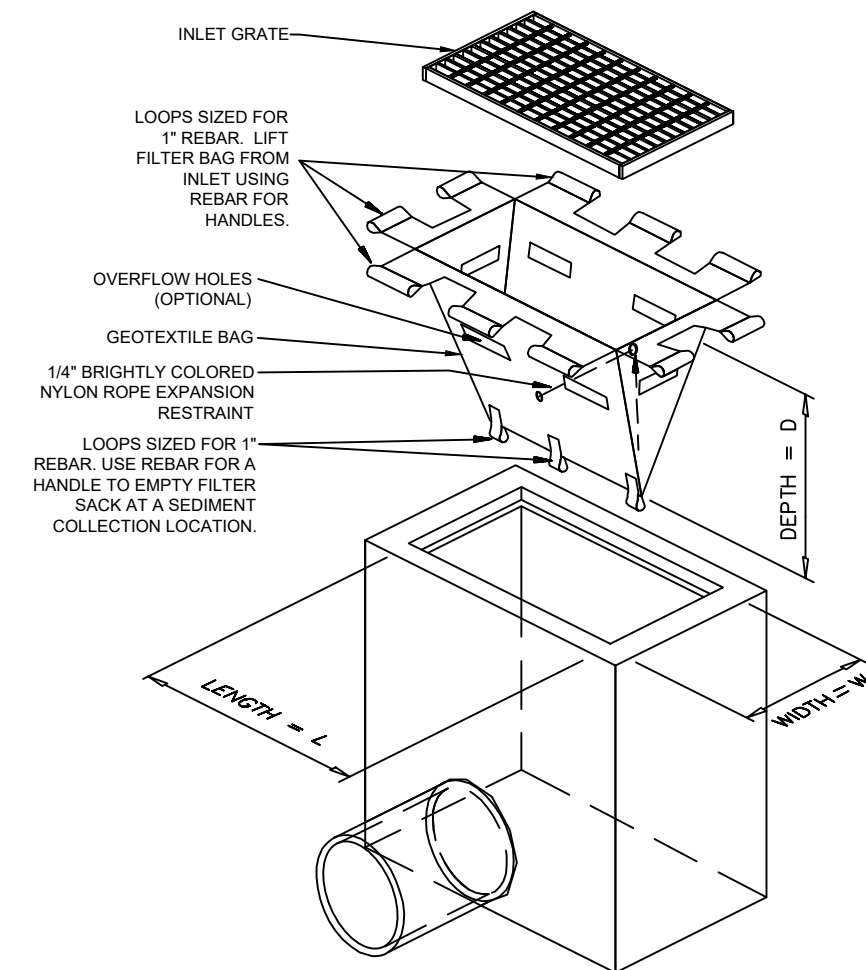
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POST CONSTRUCTION RECORD DRAWINGS

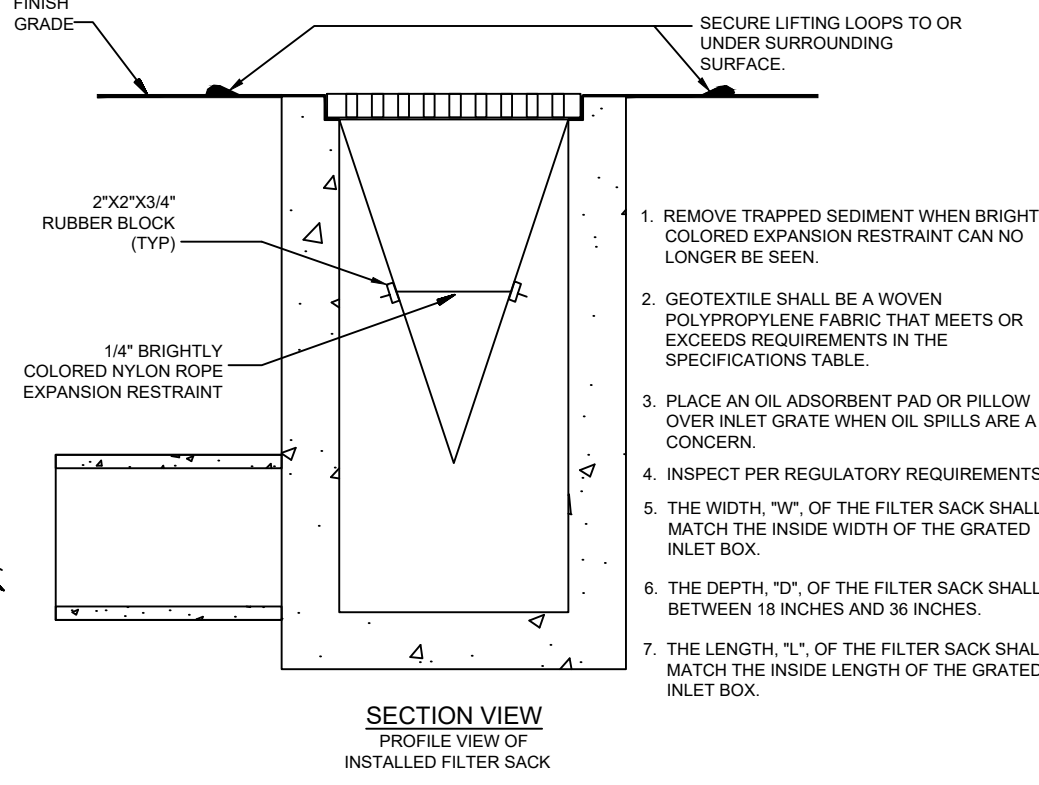


1 SILT FENCE PER FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL NOT TO SCALE

DO NOT DEPLOY IN A MANNER THAT SILT FENCE WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



ISOMETRIC VIEW



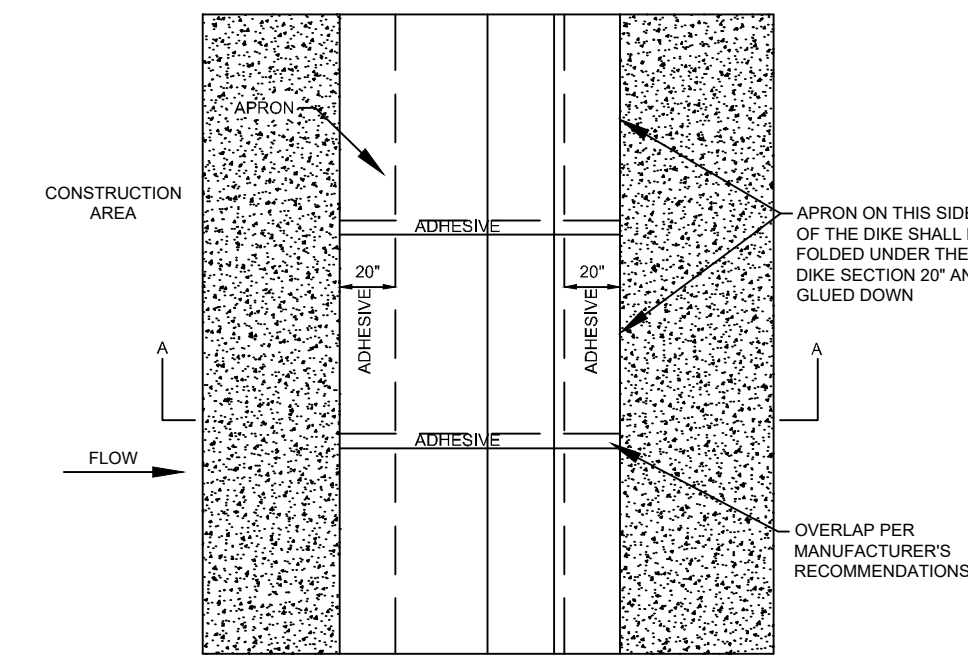
SECTION VIEW PROFILE VIEW OF INSTALLED FILTER SACK

2 INLET FILTER DETAIL NOT TO SCALE

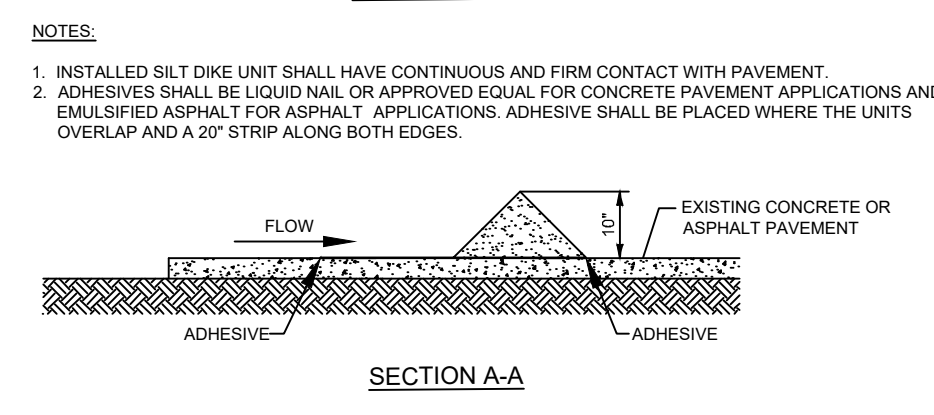
- REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
- GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
- PLACE AN OIL ADSORBENT PAD OR PILLLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
- INSPECT PER REGULATORY REQUIREMENTS.
- THE WIDTH "W" OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
- THE DEPTH "D" OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
- THE LENGTH "L" OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D4632	25 %
PUNCTURE	ASTM D4632	100 LBS
MULLER BURST	ASTM D3786	800 PSF
TRAPEZOID TEAR	ASTM D4333	100 LBS
UV RESISTANCE	ASTM D4305	80 %
APPEARANT OPENING SIZE	ASTM D4751	40 US SIEVE
FLOW RATE	ASTM D4481	40 GAL/MIN/50 FT
PERMITIVITY	ASTM D4481	0.55 SEC.-1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D4632	25 %
PUNCTURE	ASTM D4633	135 LBS
MULLER BURST	ASTM D3786	450 PSF
TRAPEZOID TEAR	ASTM D4333	46 LBS
UV RESISTANCE	ASTM D4305	80 %
APPEARANT OPENING SIZE	ASTM D4751	20 US SIEVE
FLOW RATE	ASTM D4481	200 GAL/MIN/50 FT
PERMITIVITY	ASTM D4481	1.5 SEC.-1

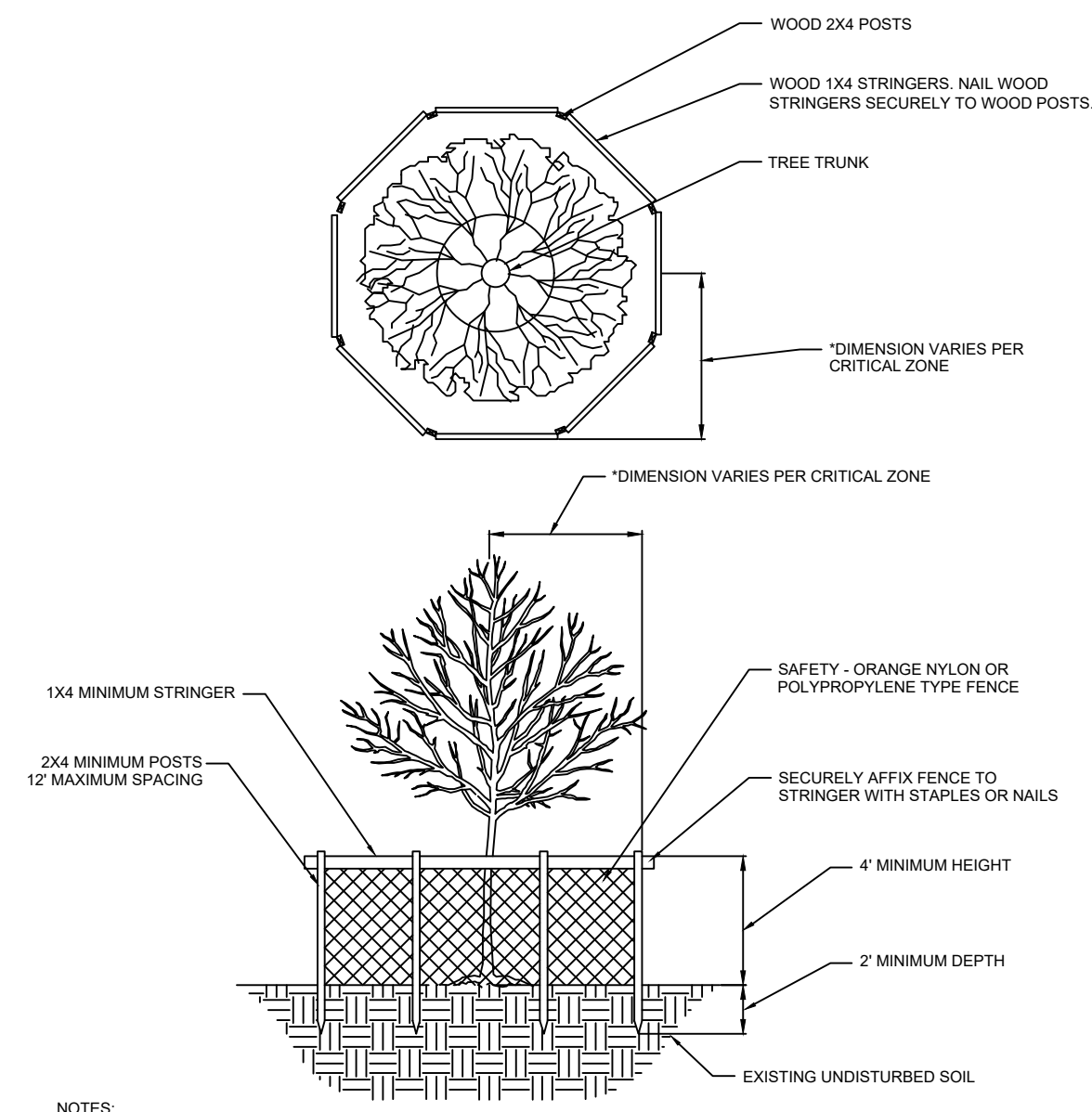


DIKE PLAN VIEW



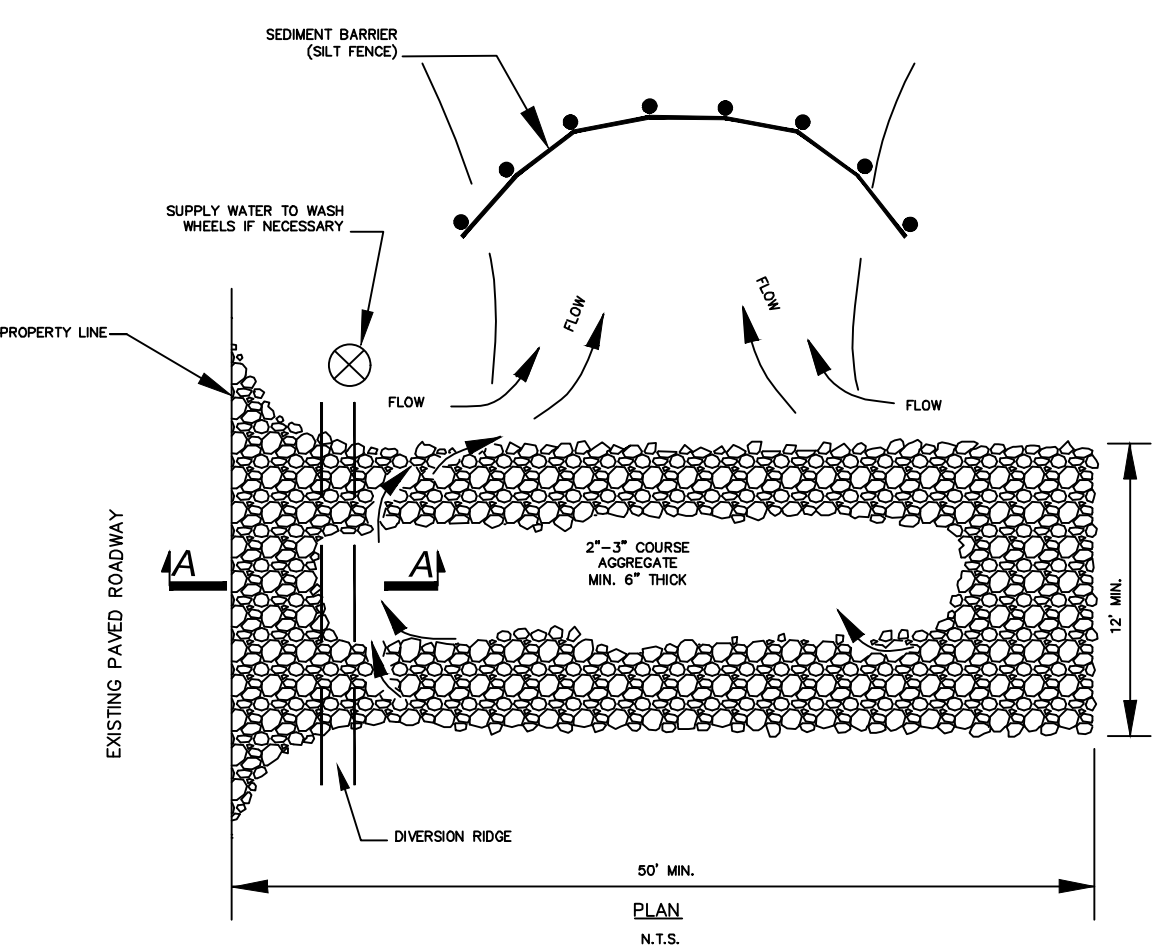
3 SILT DIKE ON EXISTING PAVEMENT NOT TO SCALE

- NOTES:
- INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
 - ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT. APPLICATIONS: ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

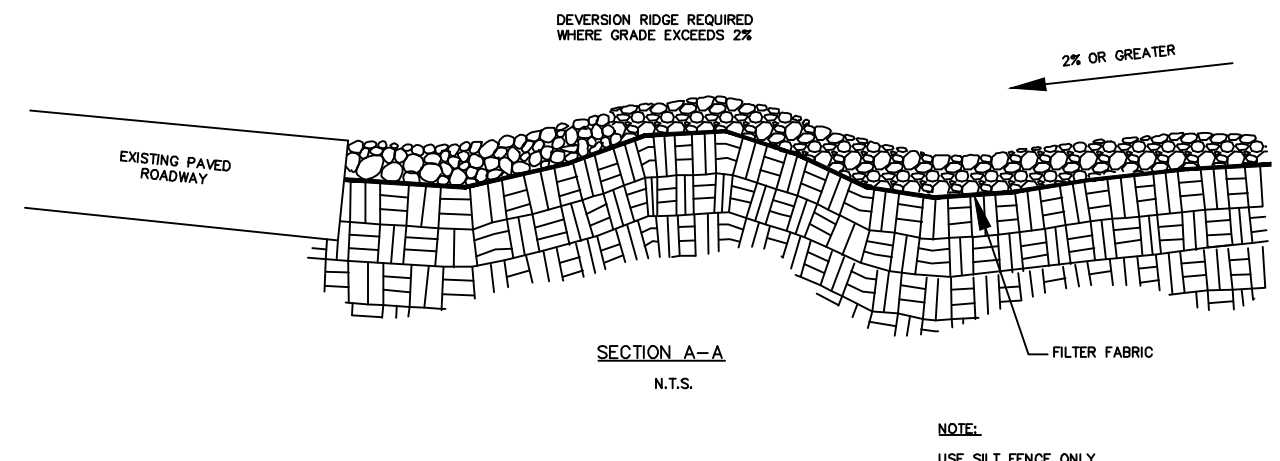


4 TREE BARRIER NOT TO SCALE

- NOTES:
- CRITICAL PROTECTION ZONE: THE AREA SURROUNDING A TREE WITHIN A CIRCLE DESCRIBED BY A RADIUS OF ONE FOOT FOR EACH INCH OF THE TREE TRUNK DIAMETER AT 54" ABOVE FINISHED GRADE. FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
 - * TREE PROTECTION BARRICADE SHALL BE LOCATED TO PROTECT A MINIMUM OF 75% OF THE CRITICAL PROTECTION ZONE.



5 STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

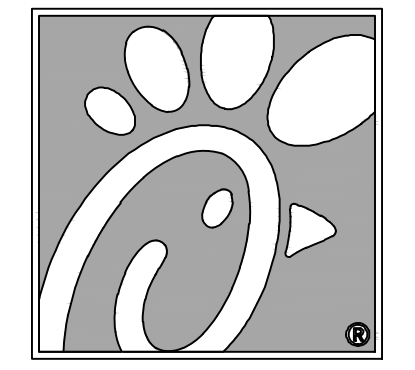


- NOTES:
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN-OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
 - ANY SEDIMENT TRACKED ONTO ROADWAYS SHALL BE SWEEP BACK ONTO SITE AT THE END OF EACH WORKING DAY.

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RECORD DRAWING

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Seal

9/29/2020
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COCONUT CREEK, FLORIDA 33073

FSR# 03841

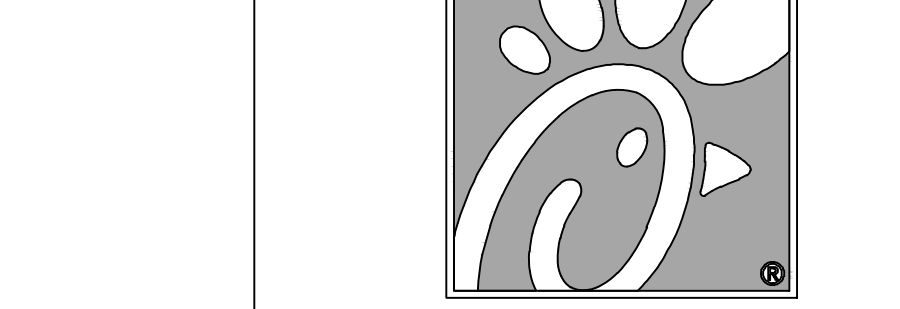
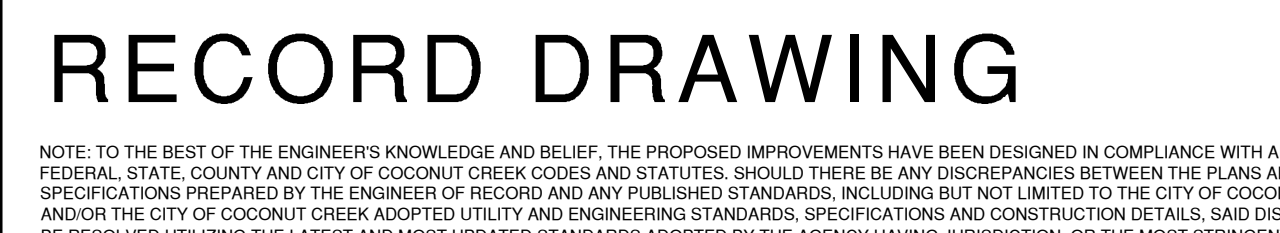
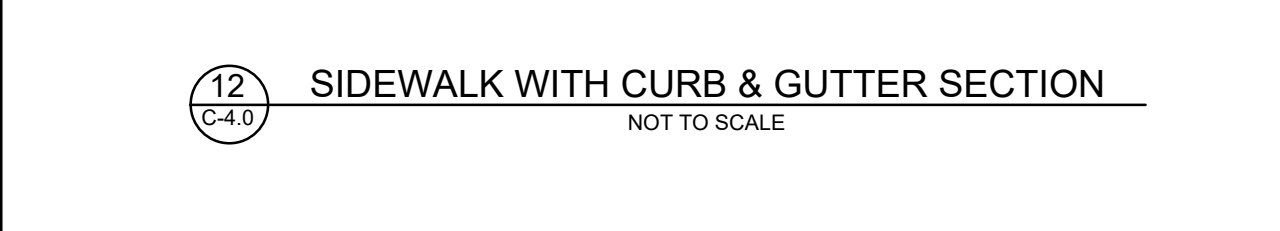
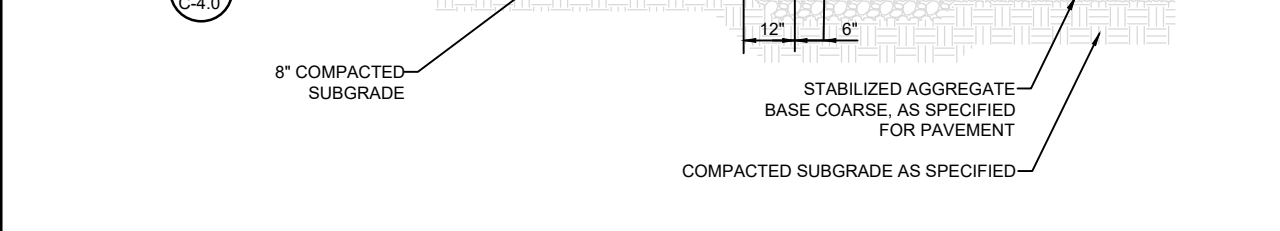
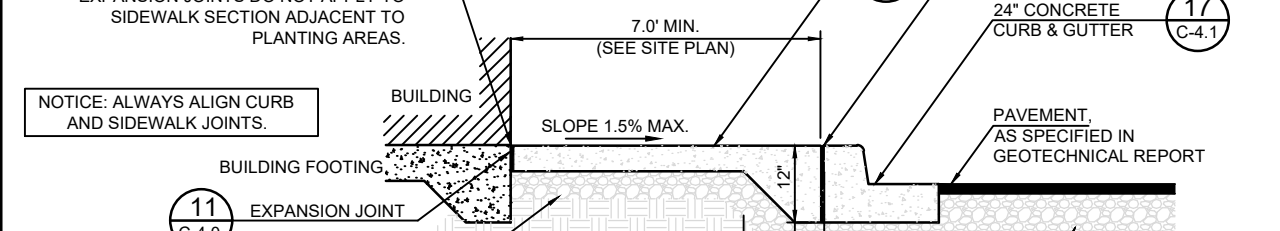
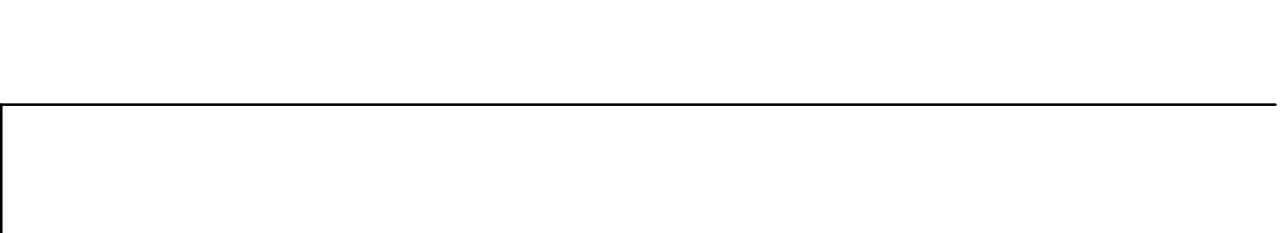
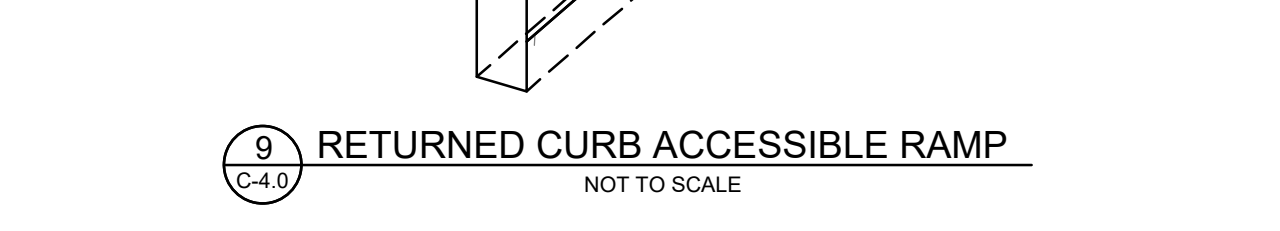
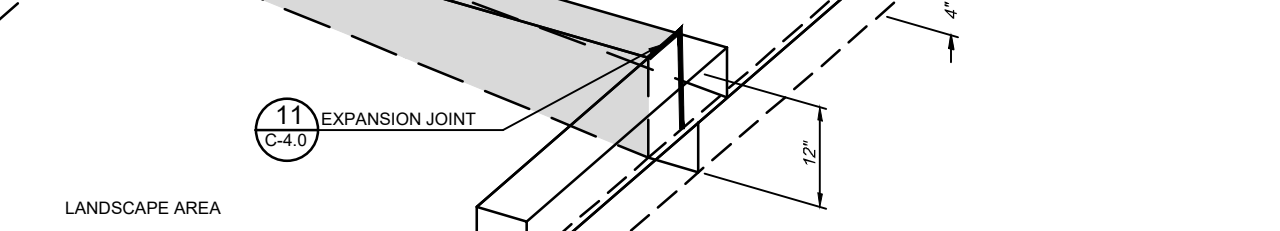
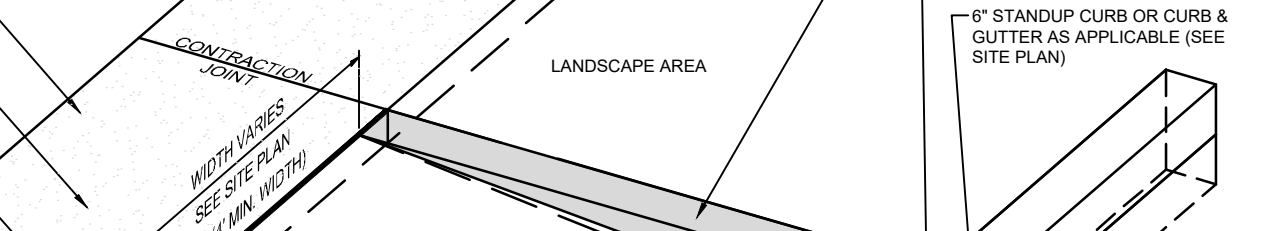
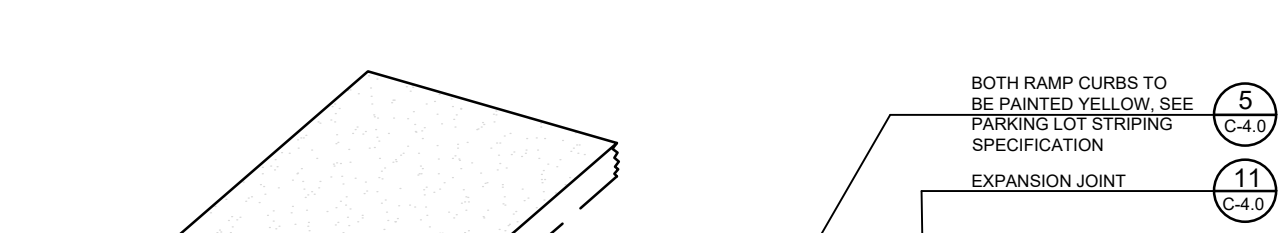
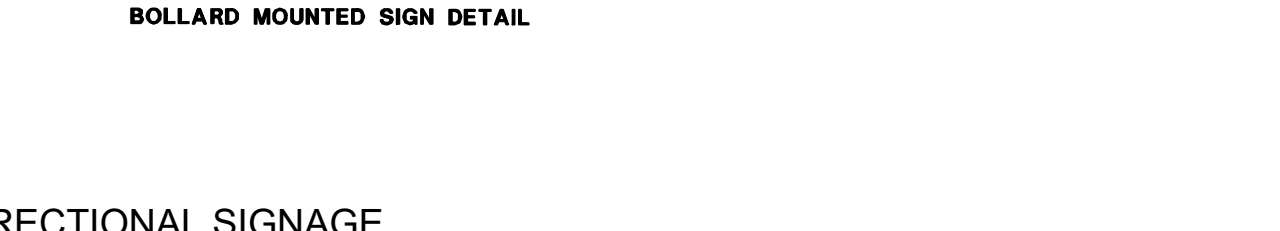
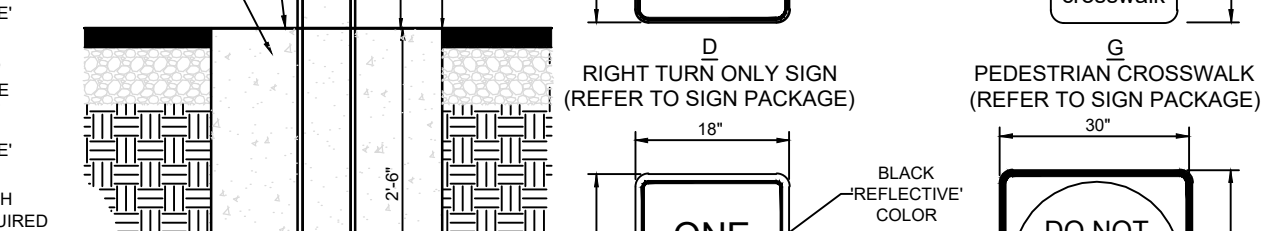
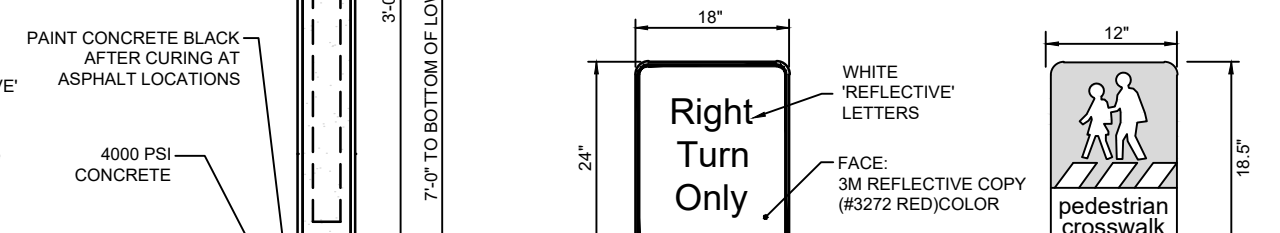
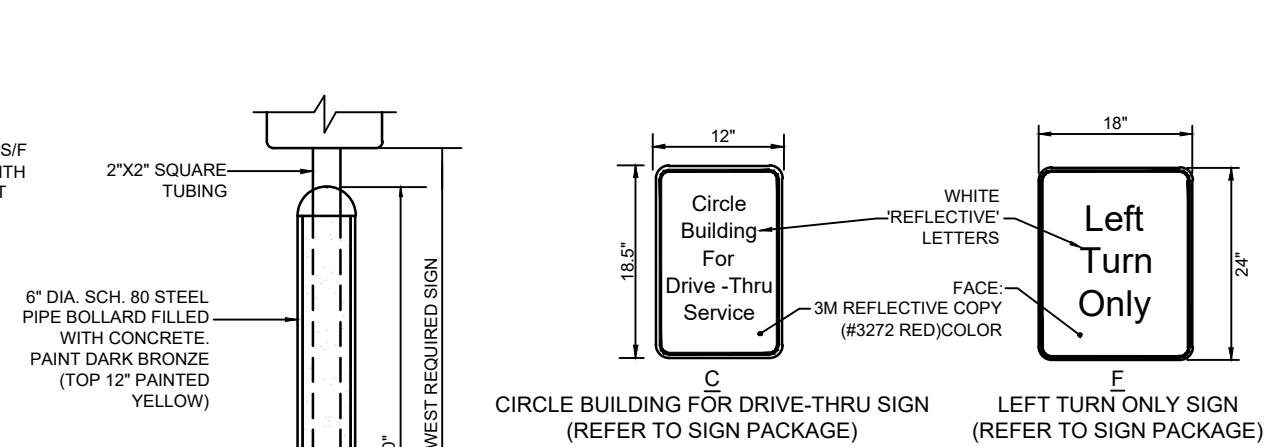
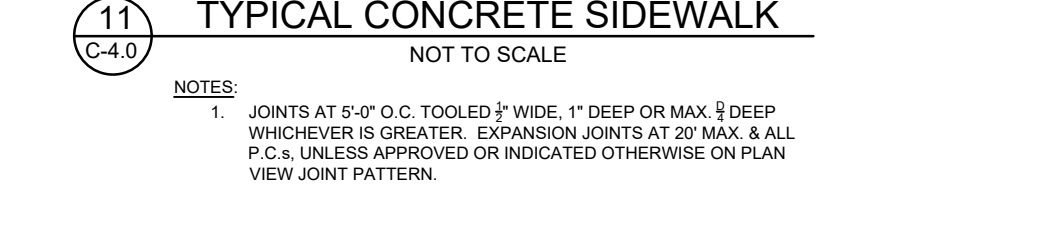
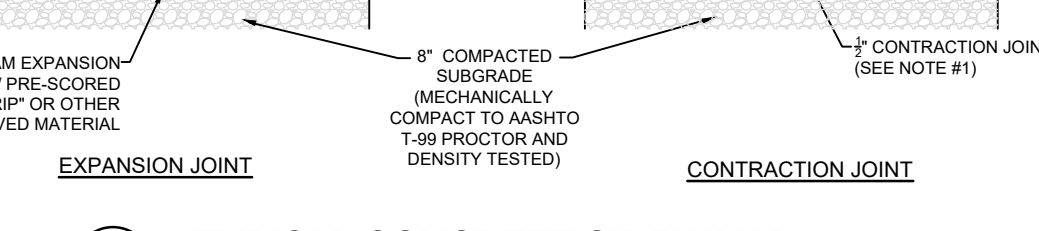
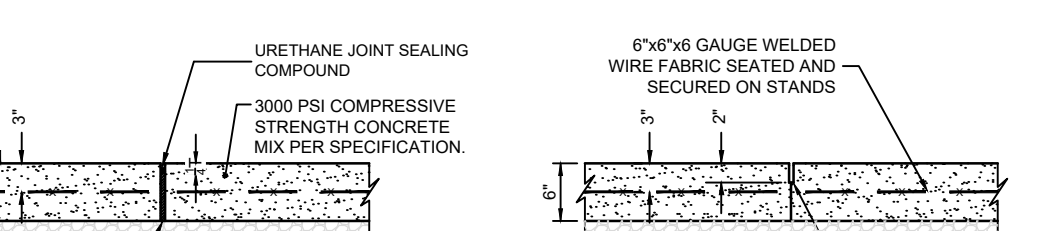
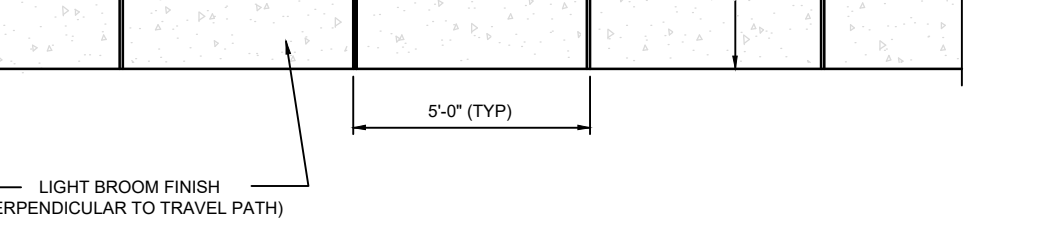
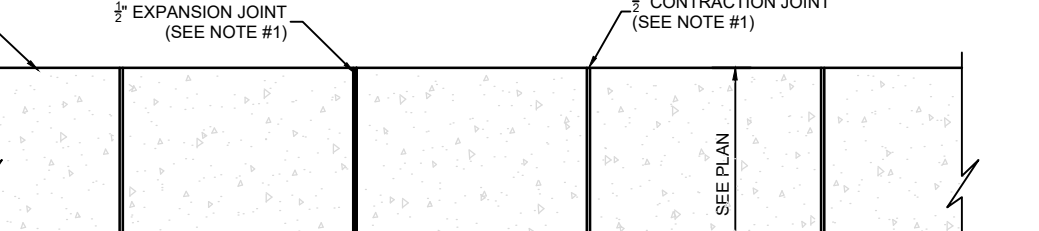
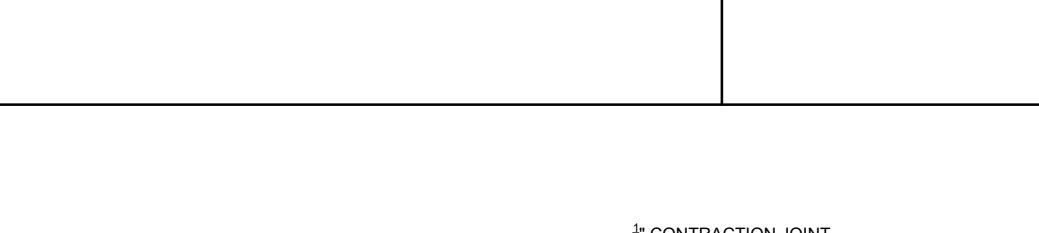
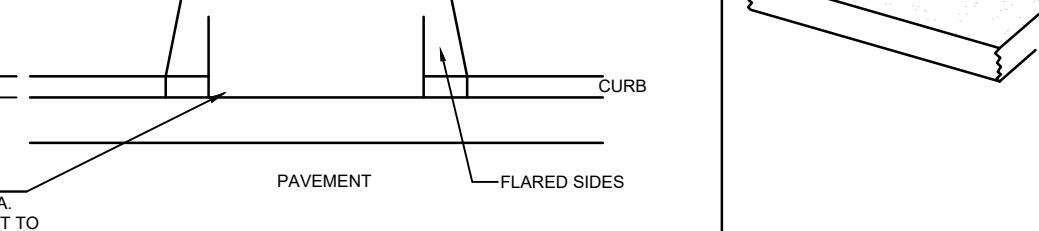
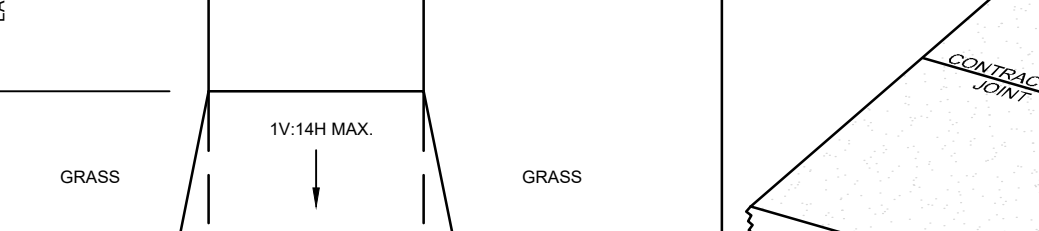
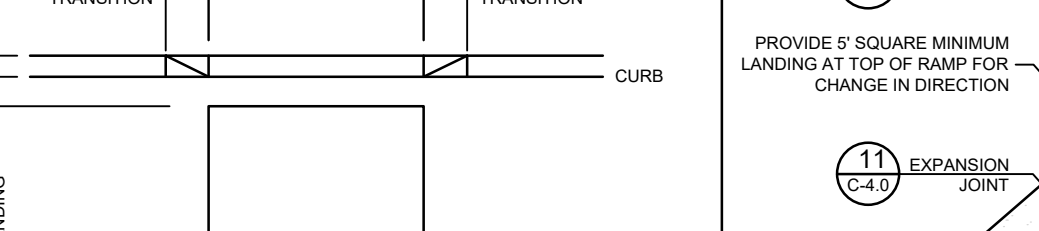
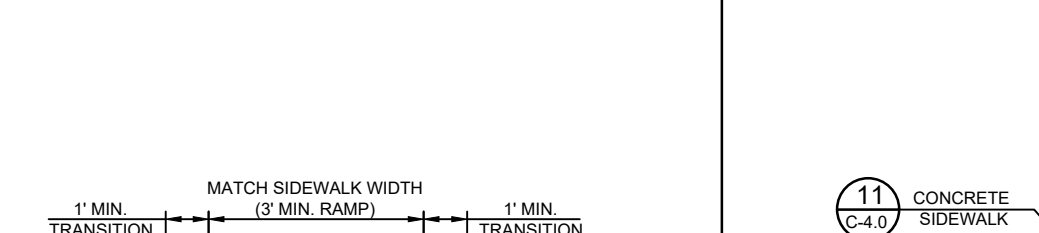
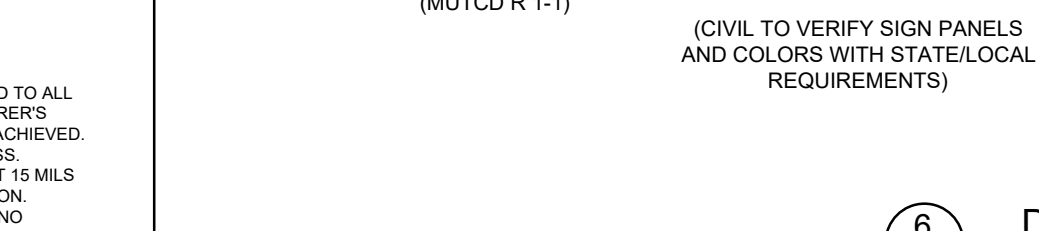
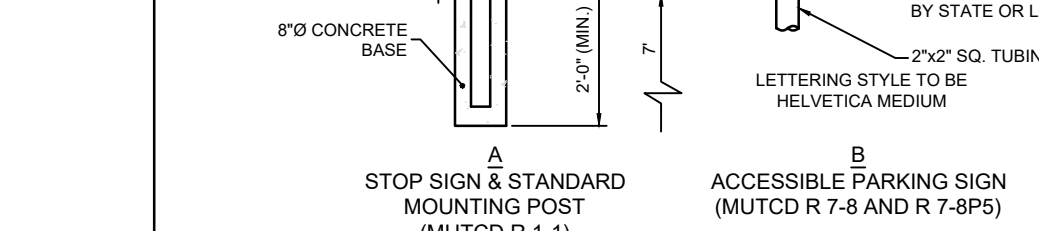
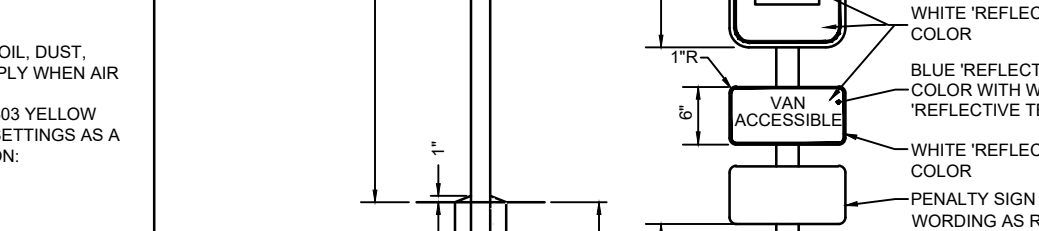
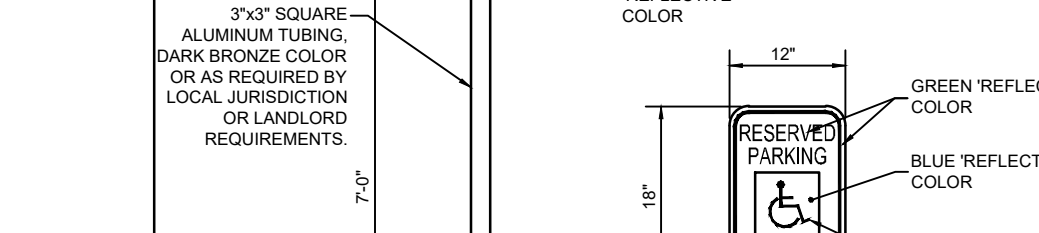
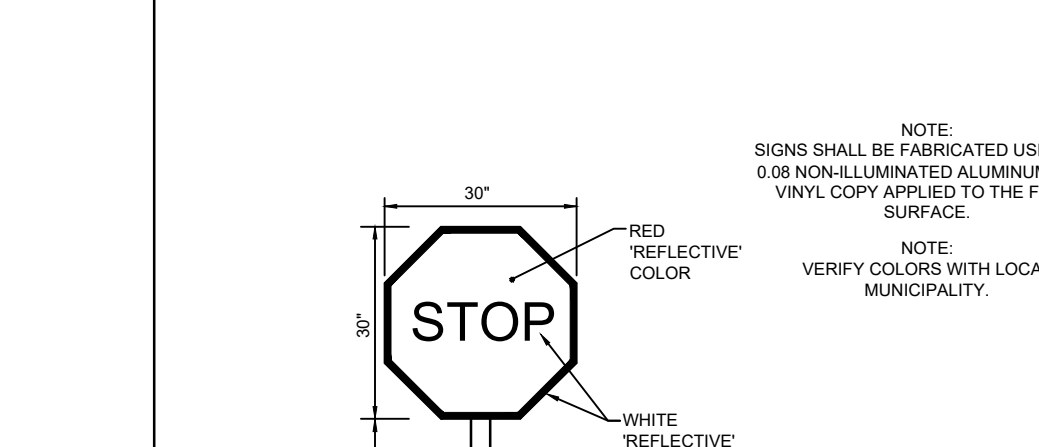
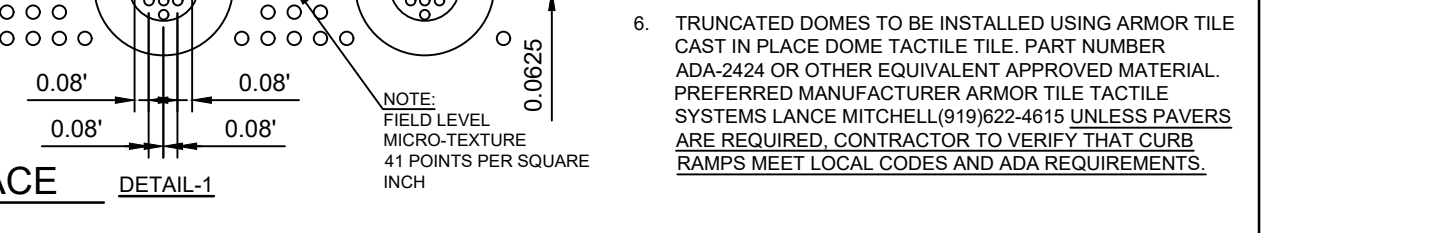
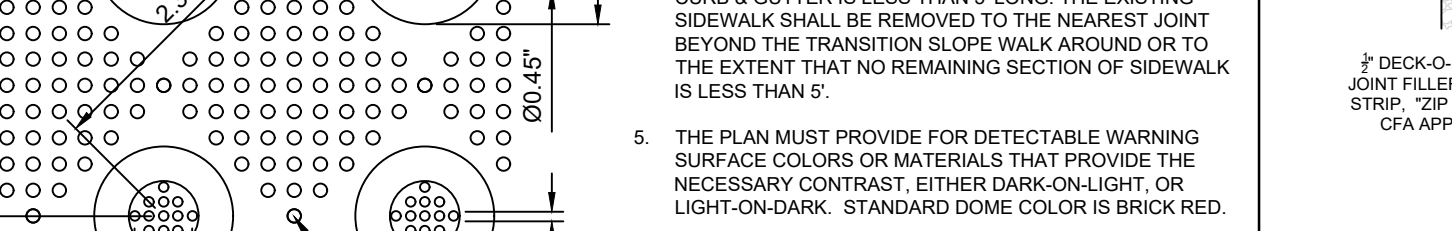
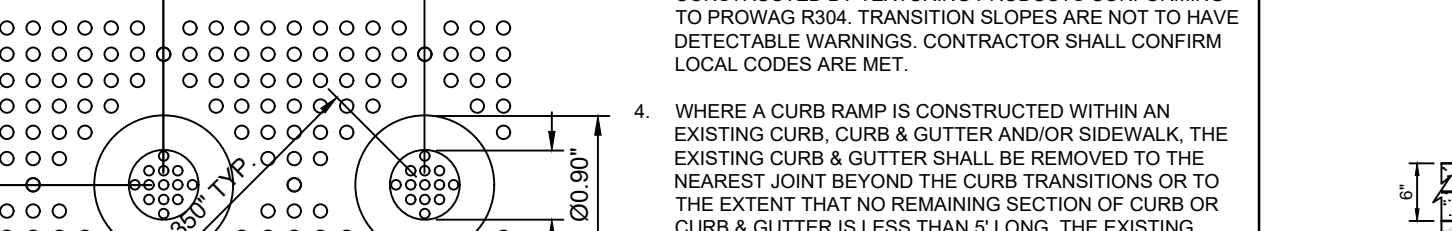
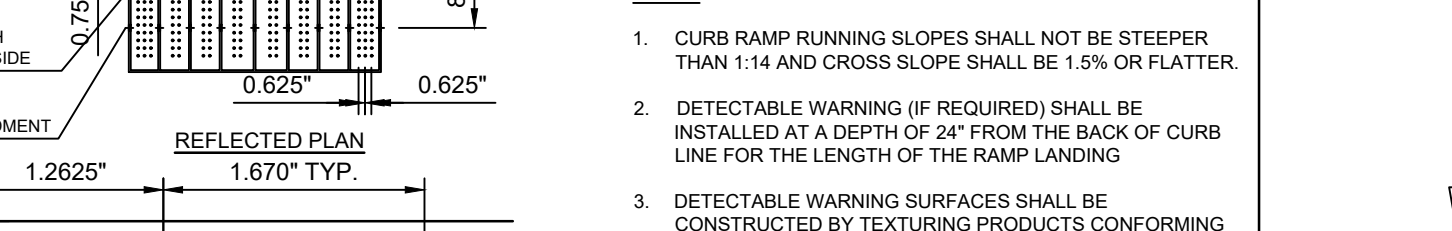
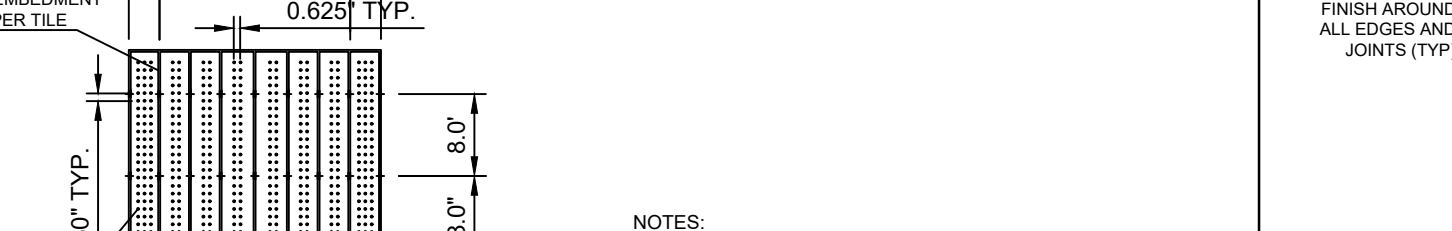
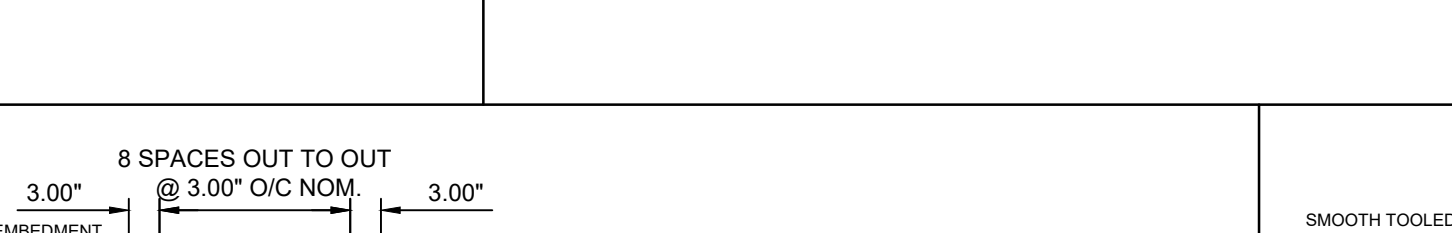
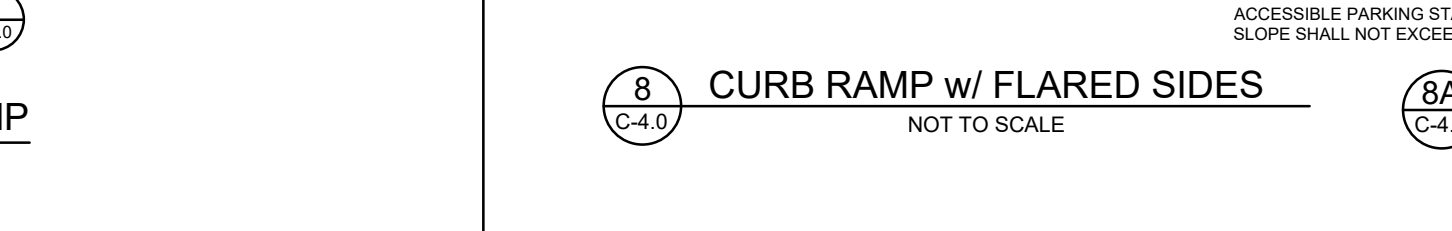
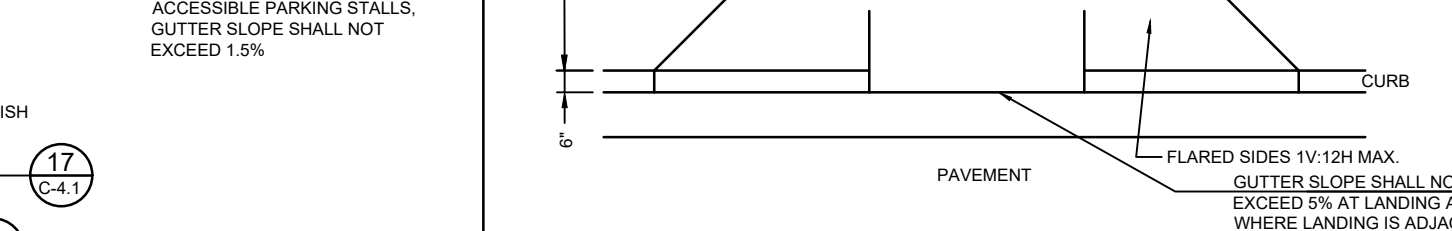
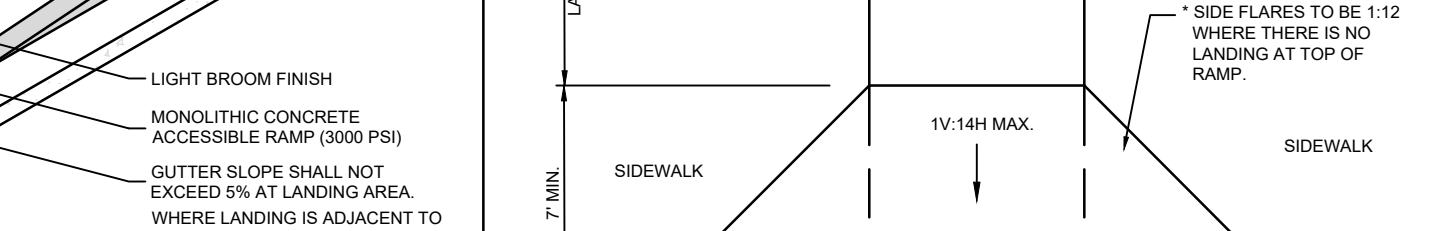
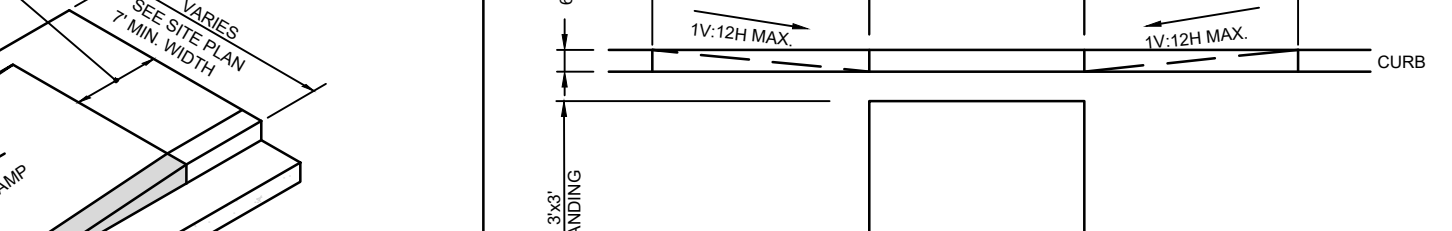
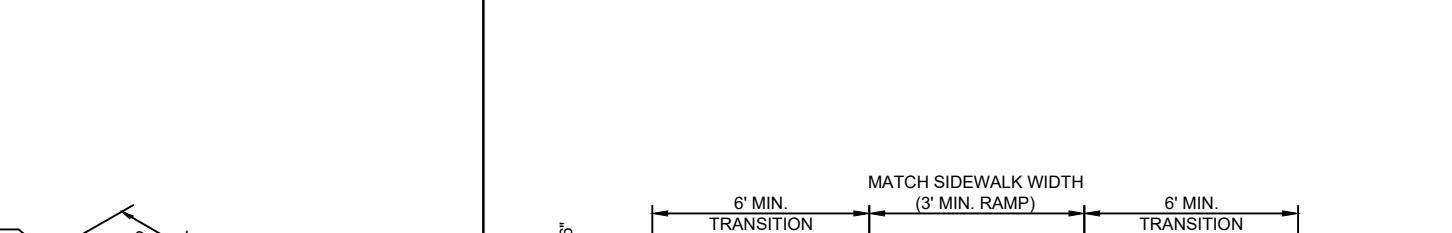
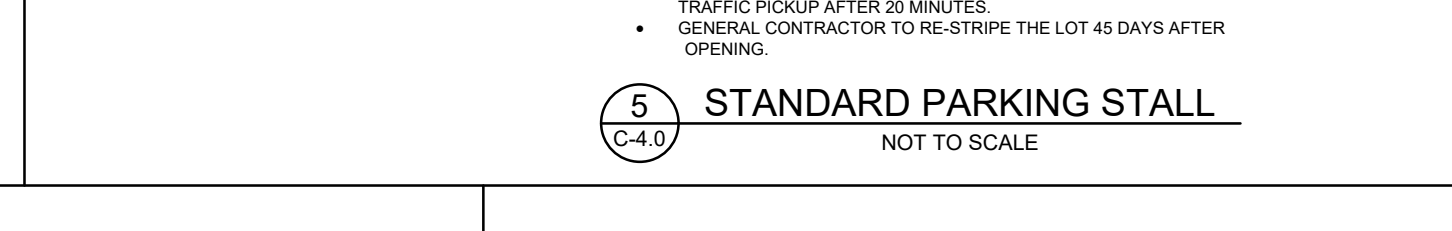
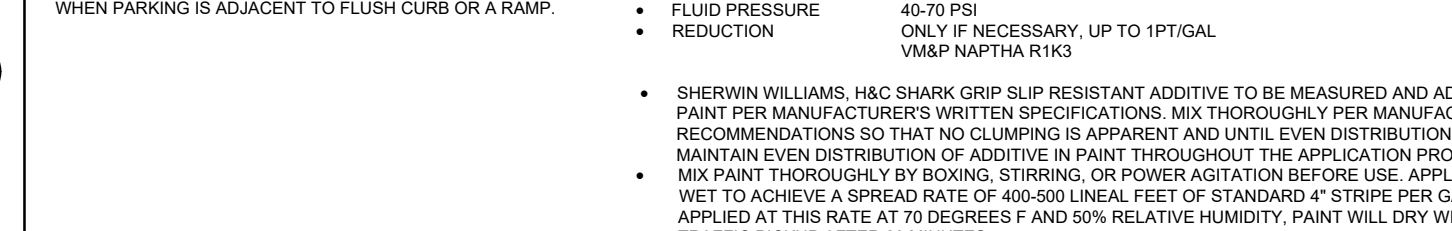
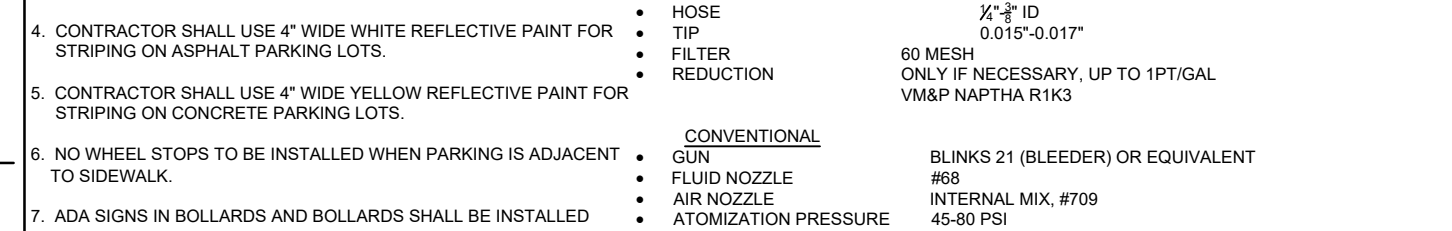
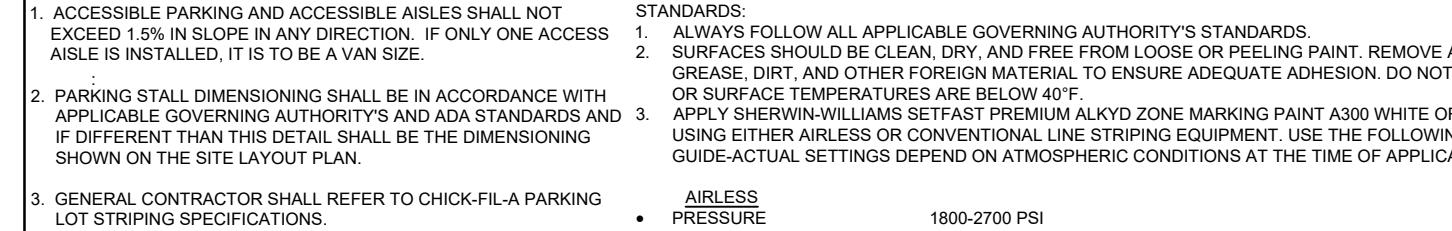
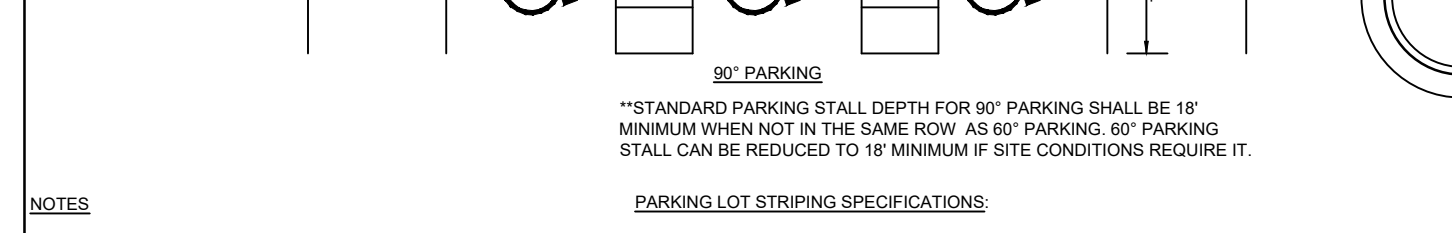
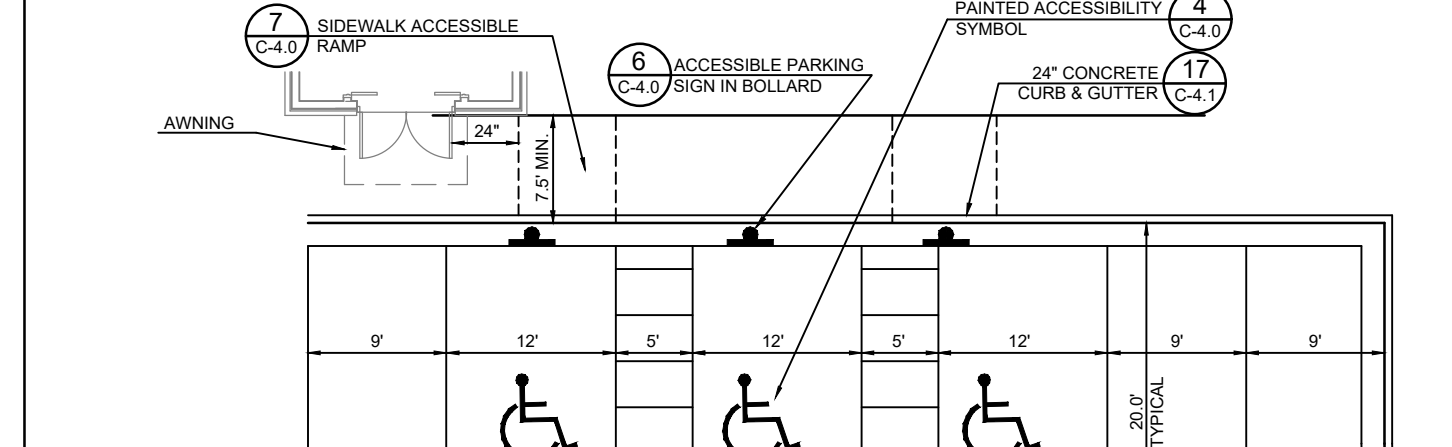
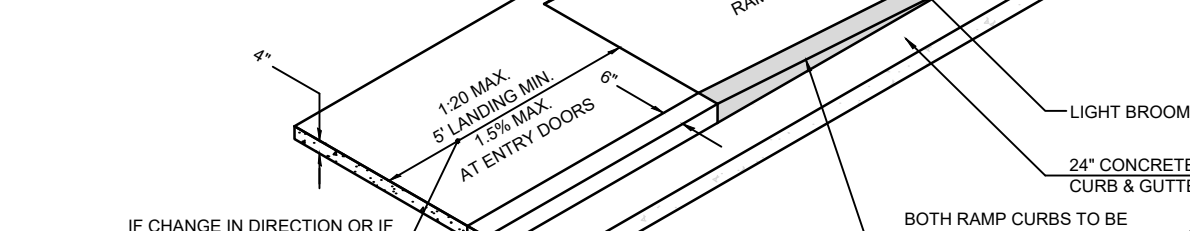
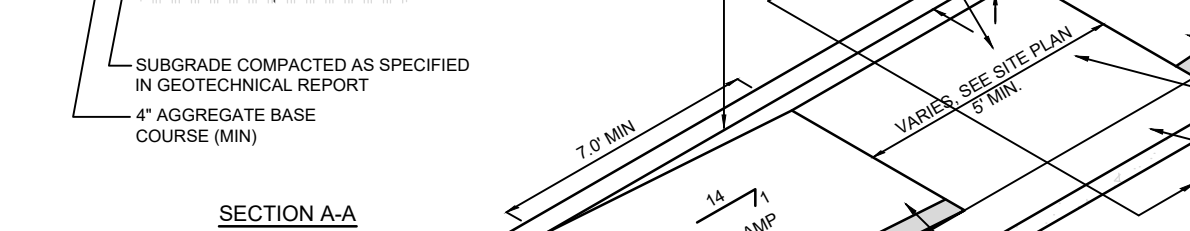
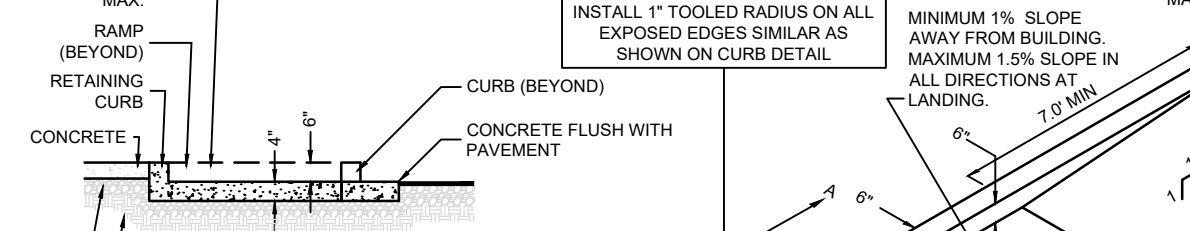
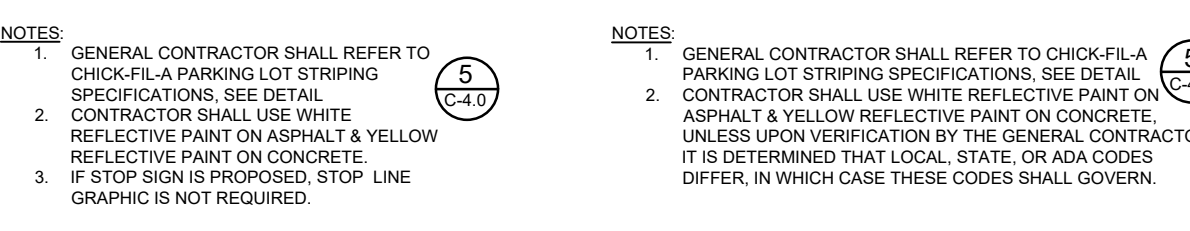
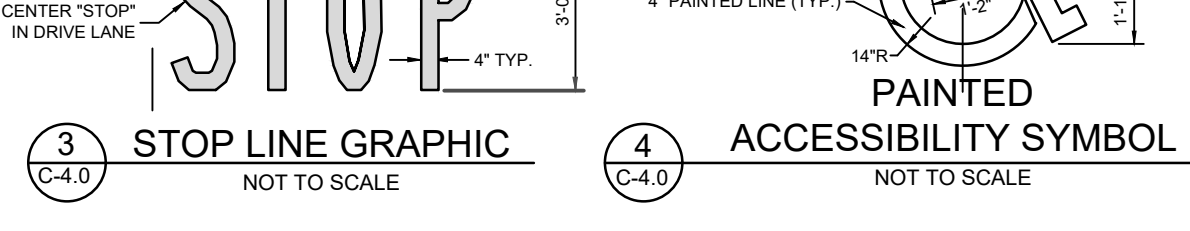
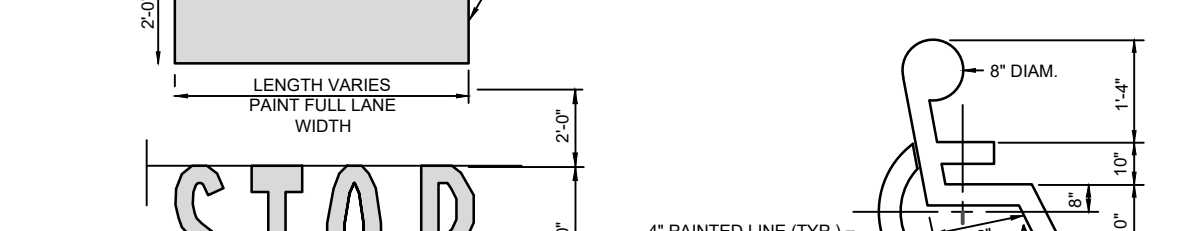
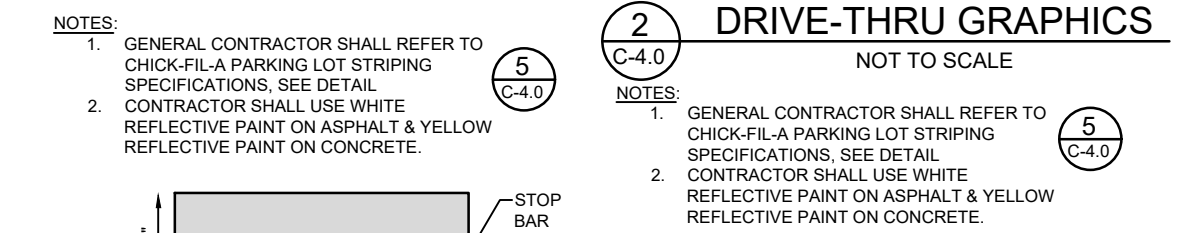
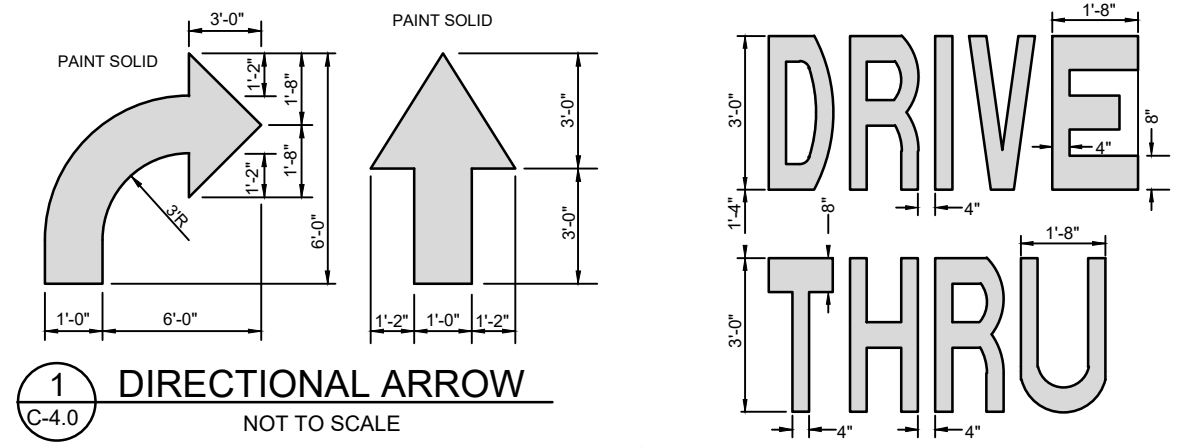
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△	9/25/18	FDOT & DRC COMMENTS
△	10/17/18	FDOT COMMENTS
△	1/29/19	REVISED SITE PERMIT SUBMITTAL
△	5/1/19	REVISED SITE PERMIT SUBMITTAL
△	9/12/19	REVISED SITE PERMIT SUBMITTAL
△	9/28/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	COUNTY SANITARY SEWER REVISION

CURRENT DESIGN NOTE APPLIED: 2017-029
PROJECT #: 010014-01-034
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SHEET EROSION CONTROL DETAILS

SHEET NUMBER **C-3.4**

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COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

REVISION	SCHEDULE NO.	DATE	DESCRIPTION
1	1	9/25/18	FDOT & DRC COMMENTS
2	2	10/17/18	FDOT COMMENTS
3	3	1/29/19	REVISED SITE PERMIT SUBMITTAL
4	4	5/1/19	REVISED SITE PERMIT SUBMITTAL
5	5	9/12/19	REVISED SITE PERMIT SUBMITTAL
6	6	9/26/19	REVISED SITE PERMIT SUBMITTAL
7	7	11/25/19	REVISED SITE PERMIT SUBMITTAL
8	8	12/20/19	COUNTY SANITARY SEWER REVISION

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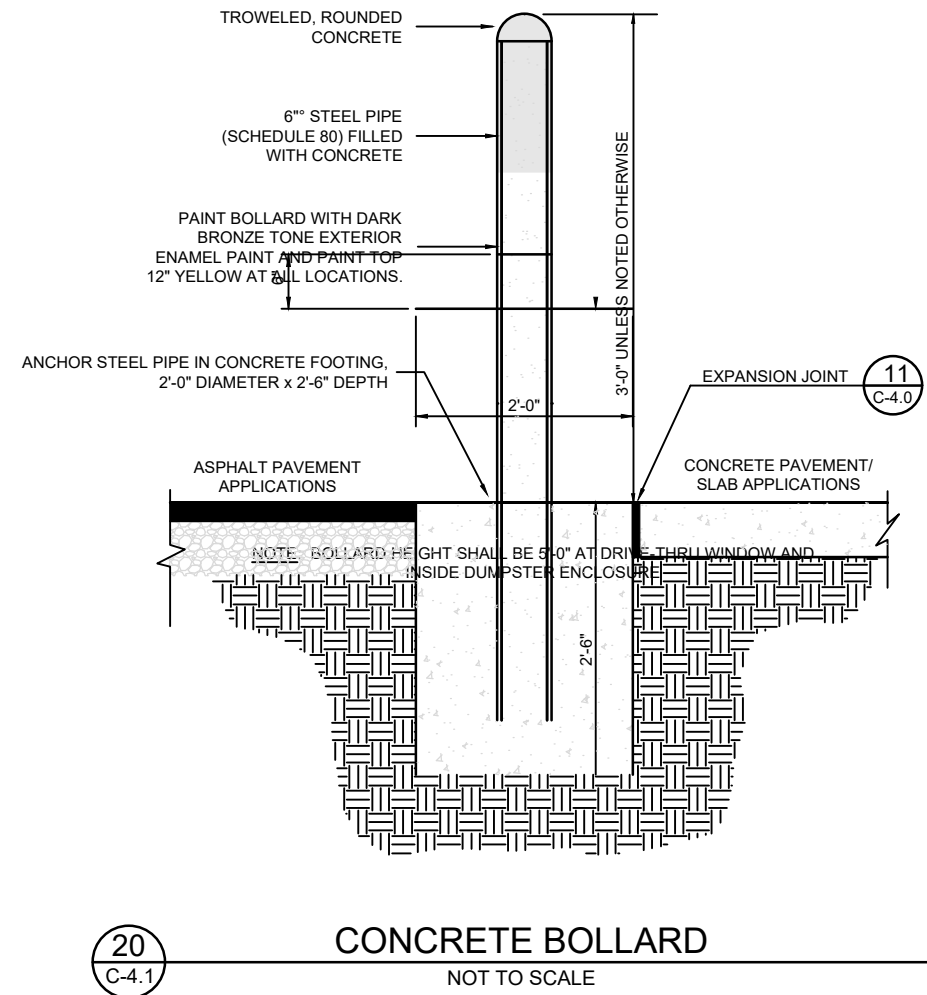
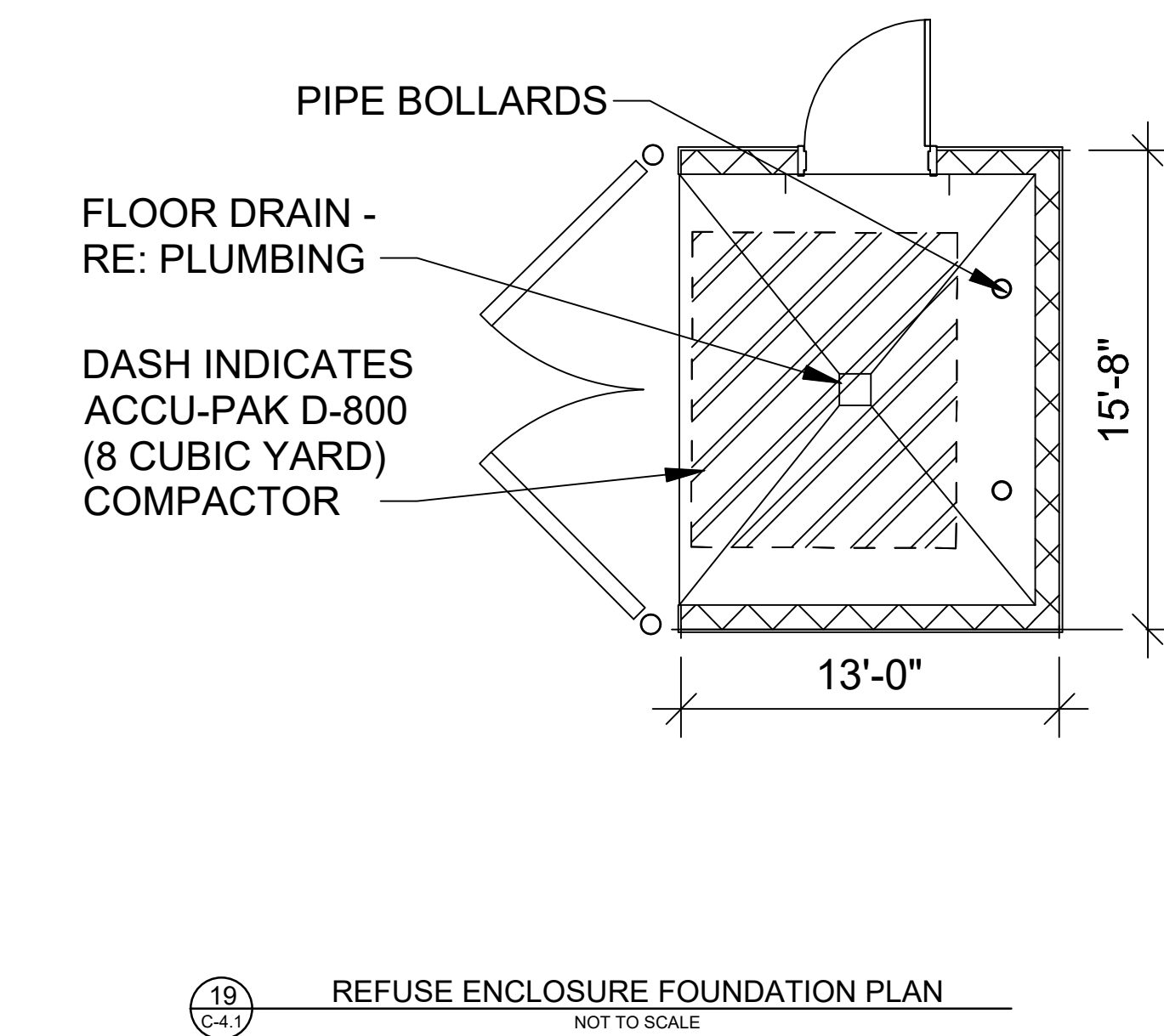
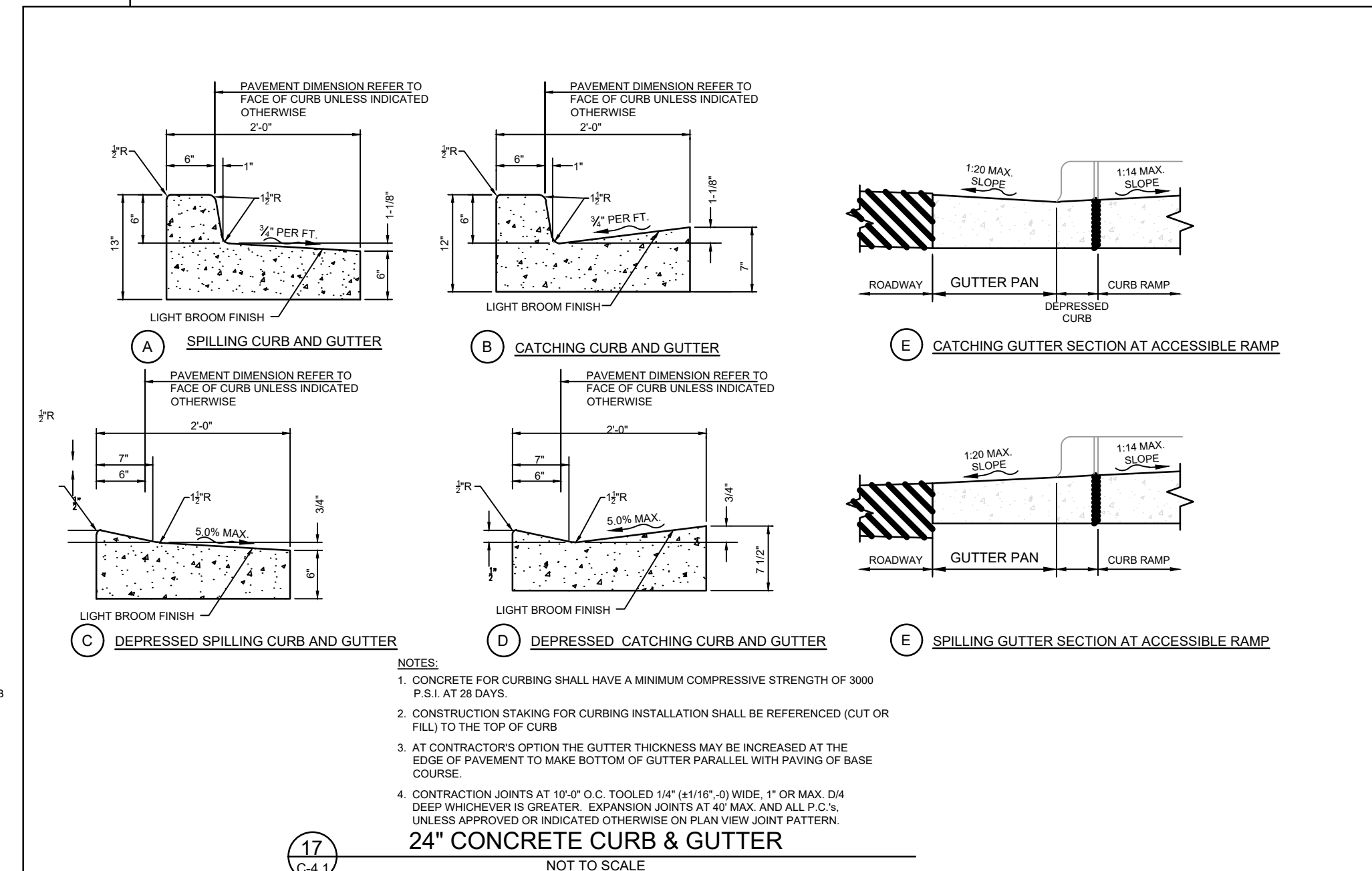
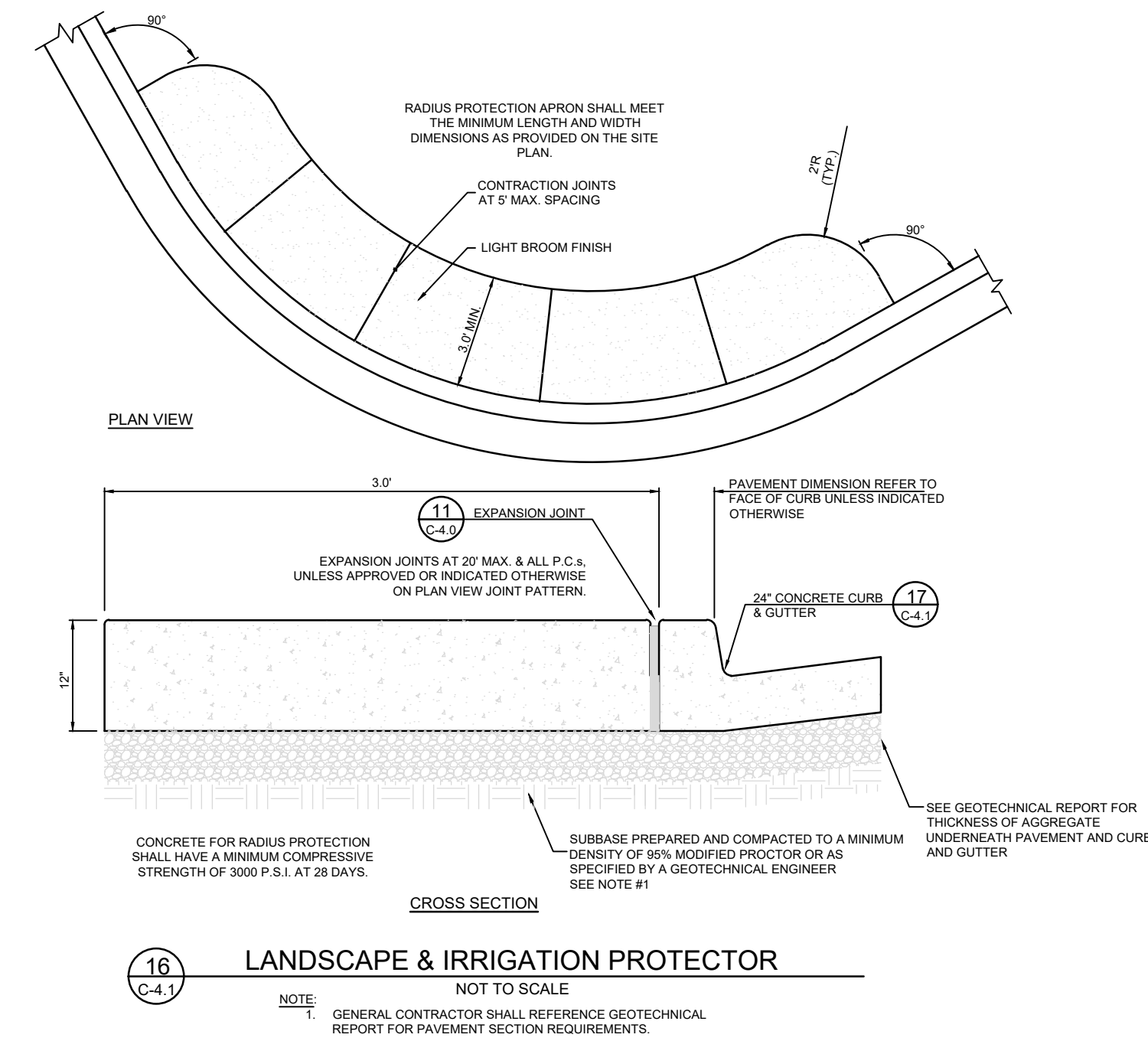
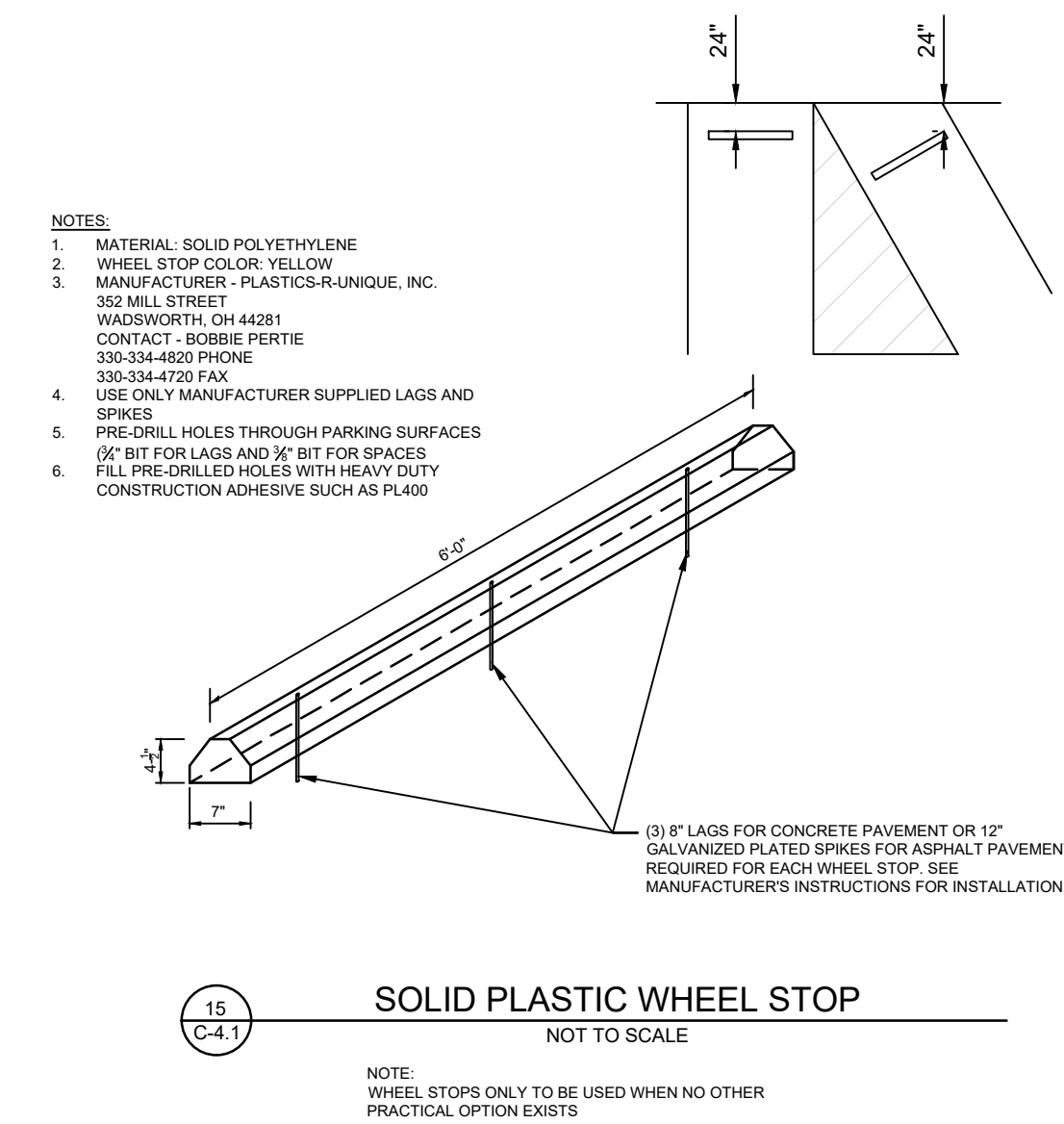
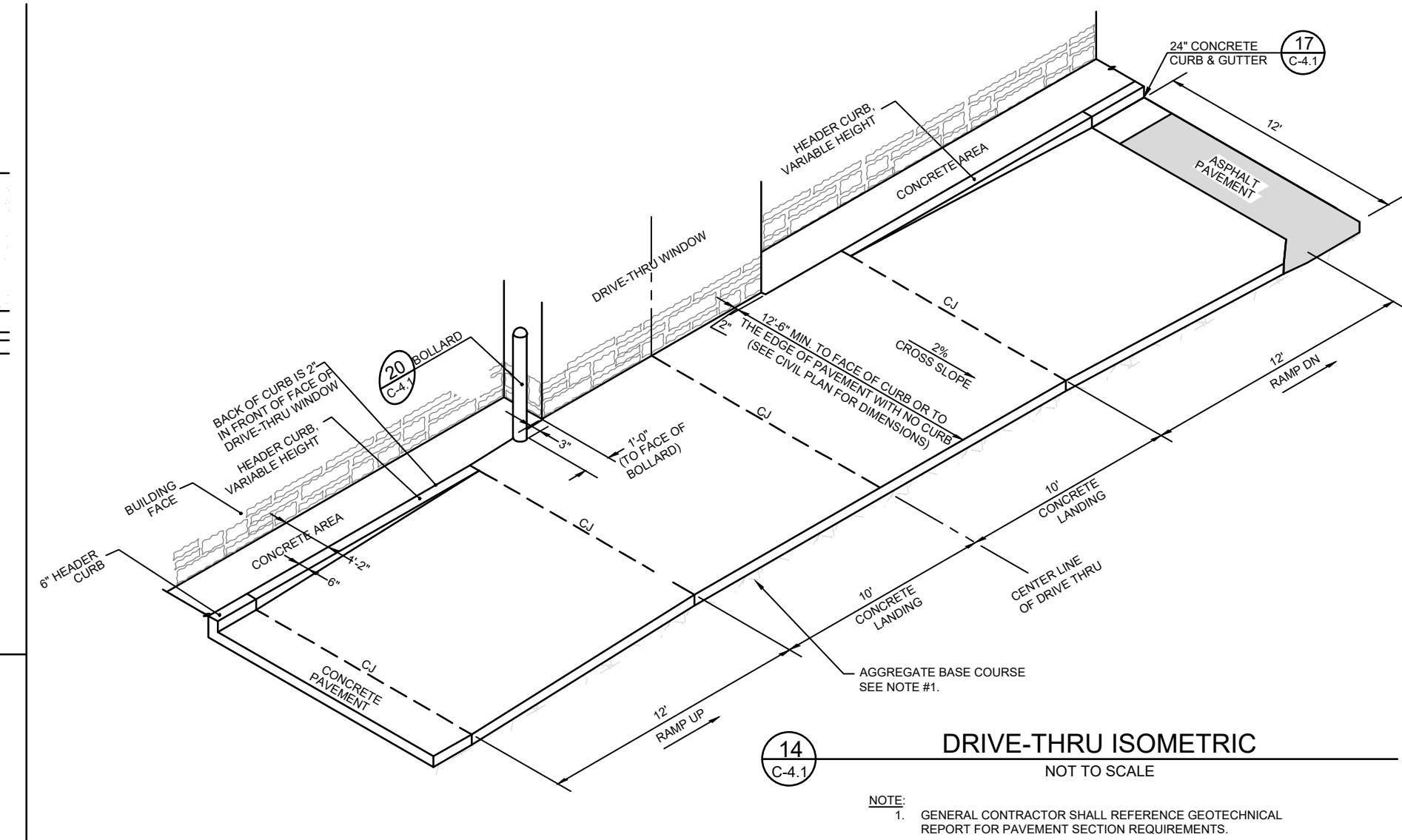
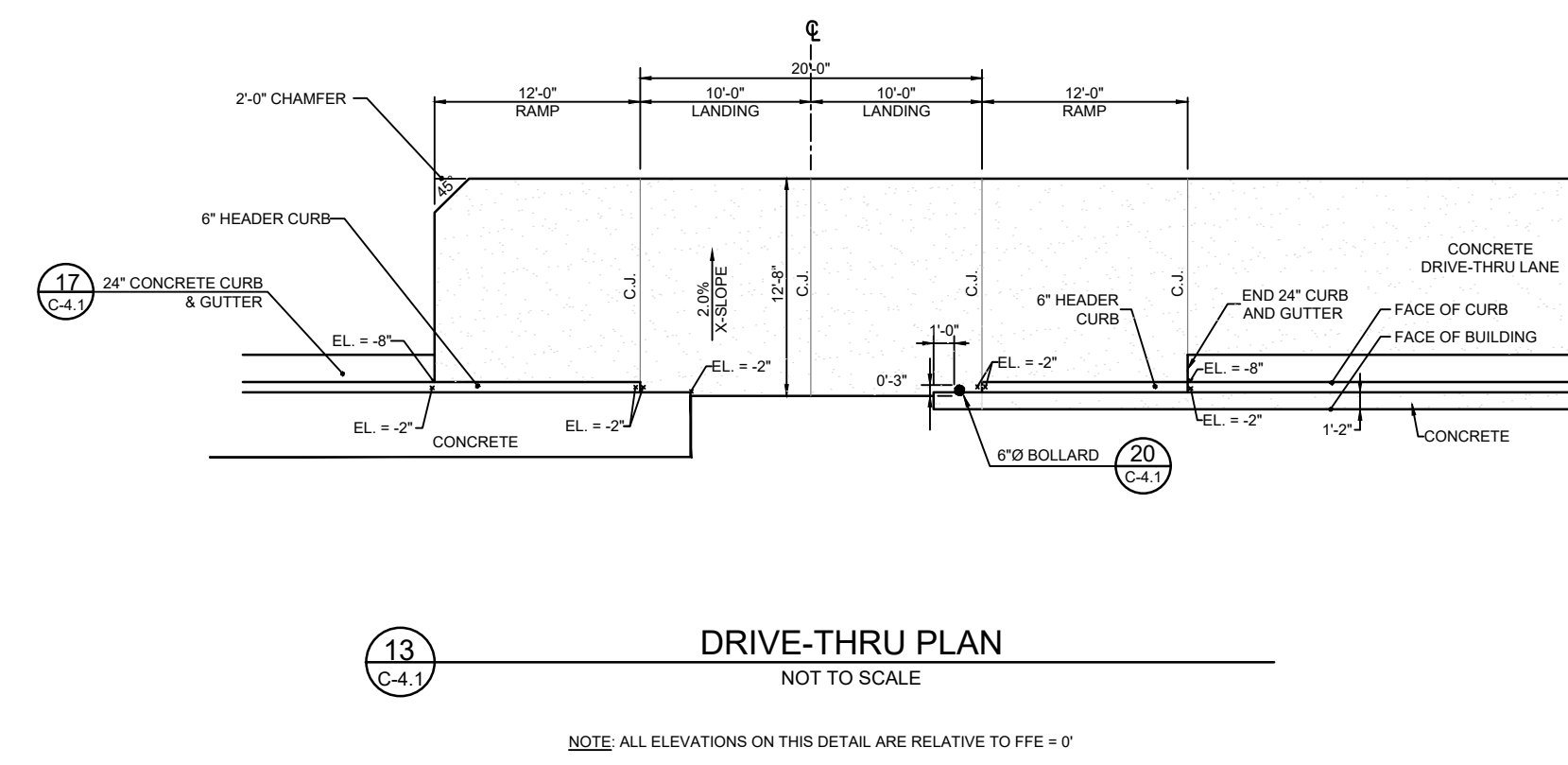
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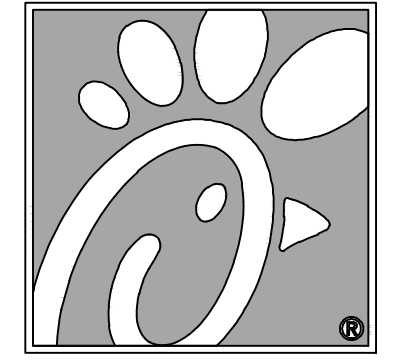
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FSR# 03841

REVISION	SCHEDULE NO.	DATE	DESCRIPTION
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CURRENT DESIGN NOTE APPLIED: **2017-029**
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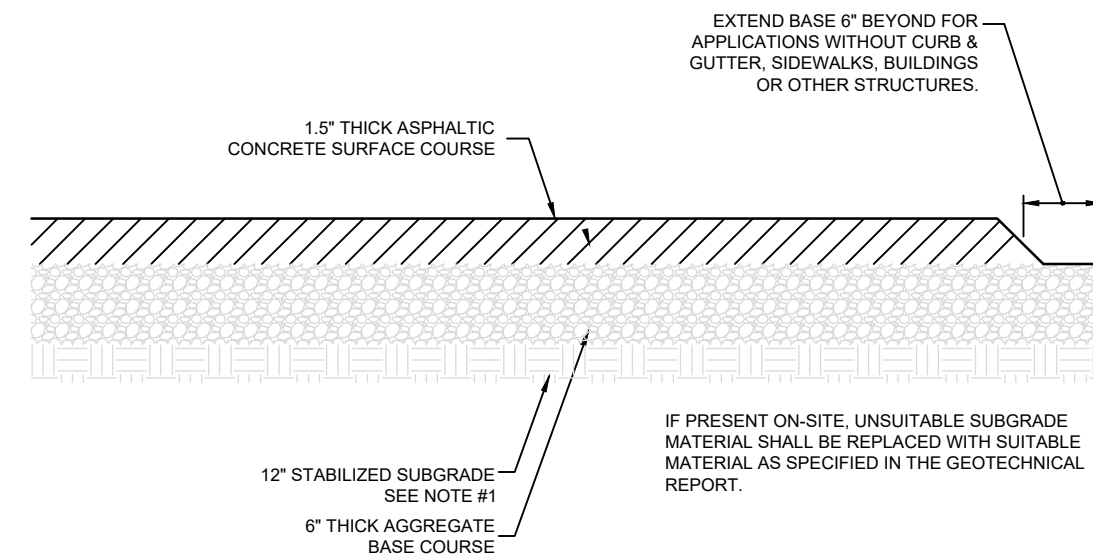
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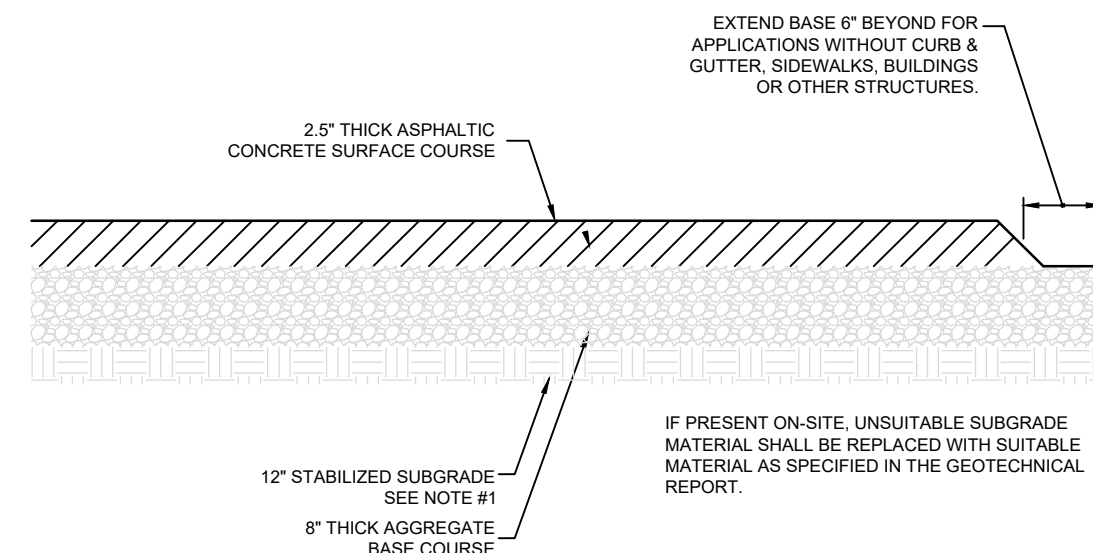
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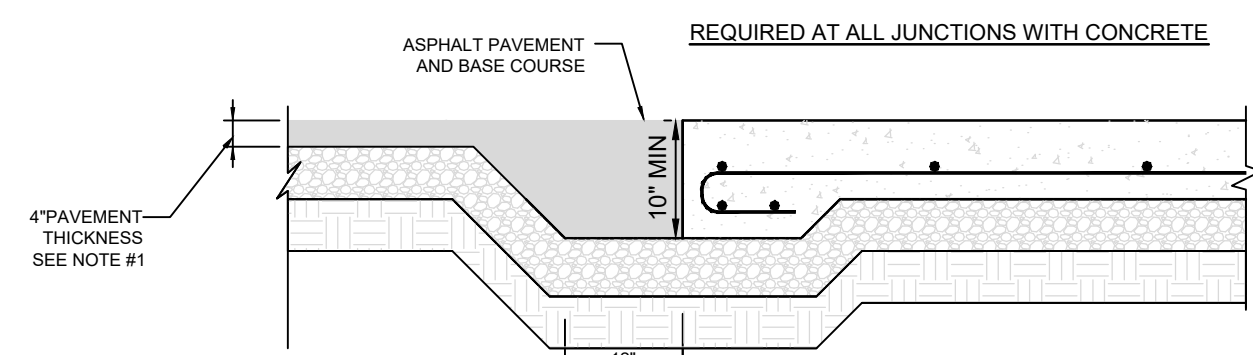
20 TYPICAL ASPHALT SECTION NOT TO SCALE



21 TYPICAL ASPHALT SECTION NOT TO SCALE

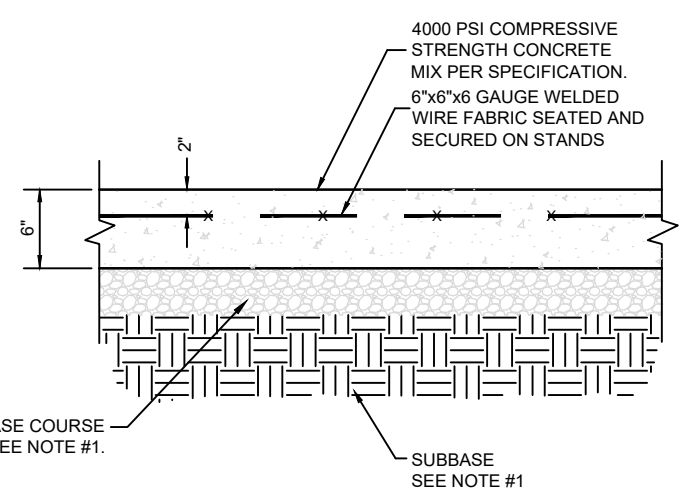
21A TYPICAL ASPHALT SECTION NOT TO SCALE

- NOTE:
- GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
 - MINIMUM PAVEMENT THICKNESS SHOULD BE 6\"/>



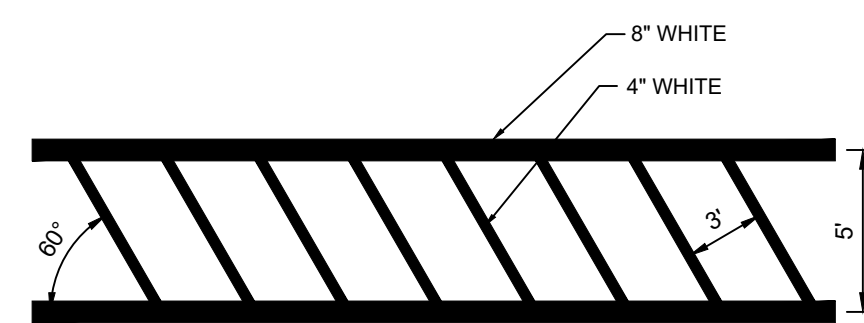
21A PAVEMENT EDGE DETAIL NOT TO SCALE

- NOTE:
- GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



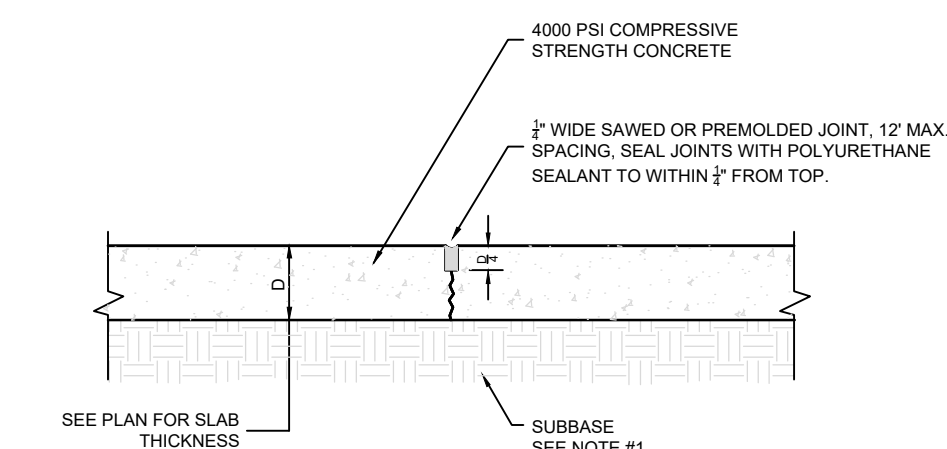
25 CONCRETE PAVING DRIVE-THRU LANE NOT TO SCALE

- NOTE:
- GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
 - MINIMUM PAVEMENT THICKNESS SHALL BE 6\"/>



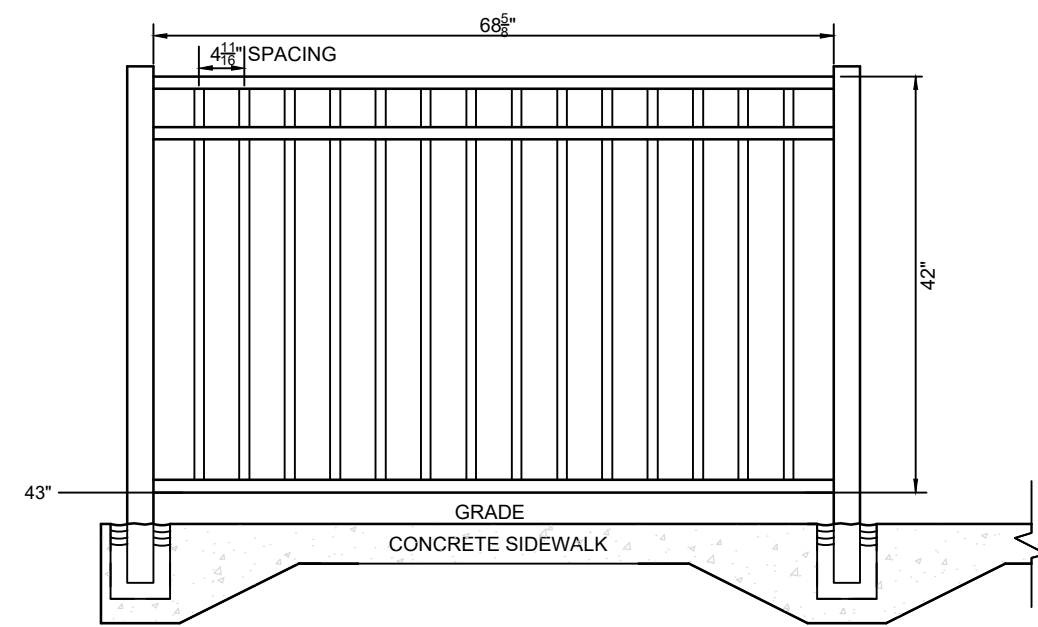
29 CROSSWALK DETAIL NOT TO SCALE

- NOTE:
- REFER TO PARKING LOT STRIPING SPECIFICATION
 - CROSSWALK ALONG AN ACCESSIBLE ROUTE SHALL MAINTAIN A CROSS SLOPE OF 1.5% MAX AND A RUNNING SLOPE OF 5% MAX.



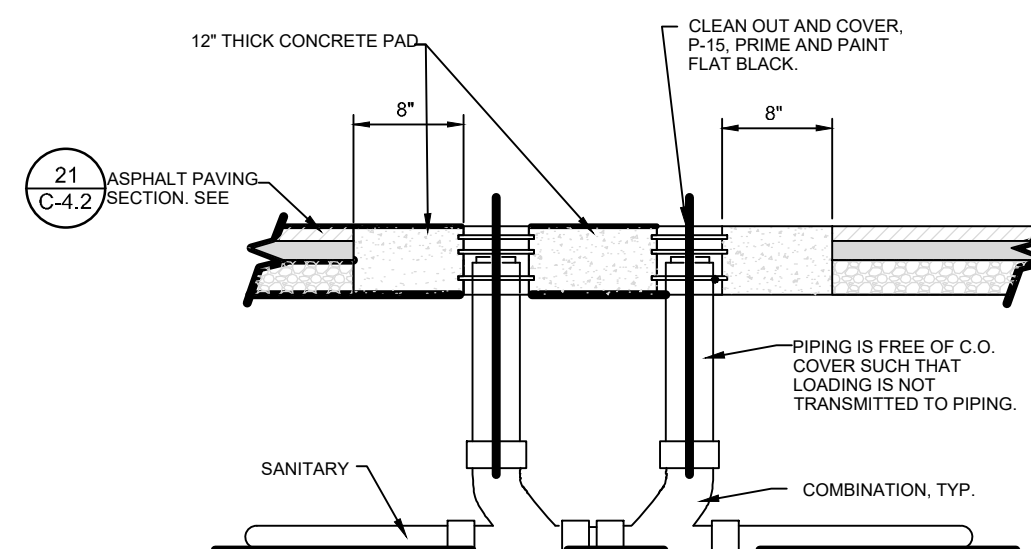
22 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT NOT TO SCALE

- NOTE:
- GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



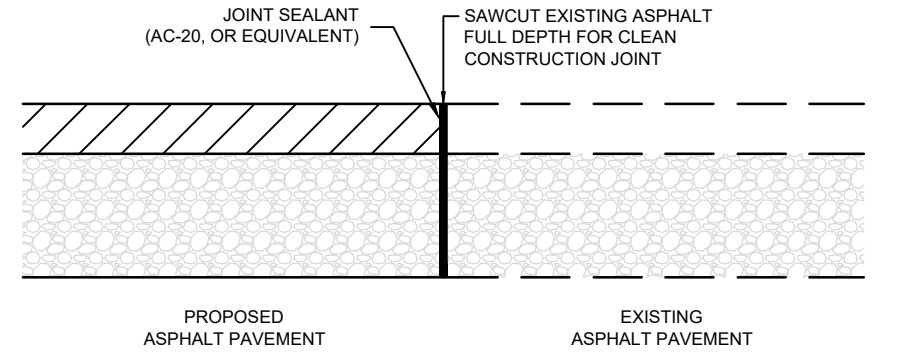
26 ALUMINUM HANDRAIL NOT TO SCALE

- NOTE:
- CIVIL TO COORDINATE WITH ARCHITECT (FULL DETAIL PROVIDED IN ARCHITECTURAL PLANS)

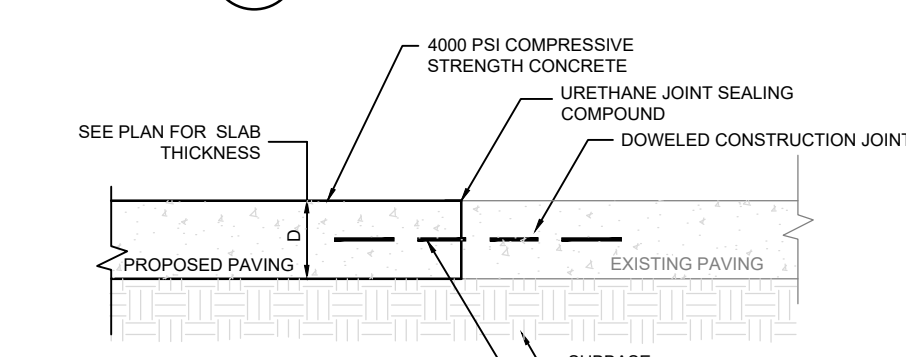


30 SAN. C.O. OUTSIDE BUILDING NOT TO SCALE

- NOTE:
- SEE PLUMBING PLANS FOR GREASE TRAP DETAIL
 - CLEAN OUT COVERS SHALL BE PROVIDED ON ALL CLEANOUTS REGARDLESS OF LOCATION.
 - CONCRETE COLLAR ALSO REQUIRED FOR SINGLE CLEANOUTS IN PAVEMENT

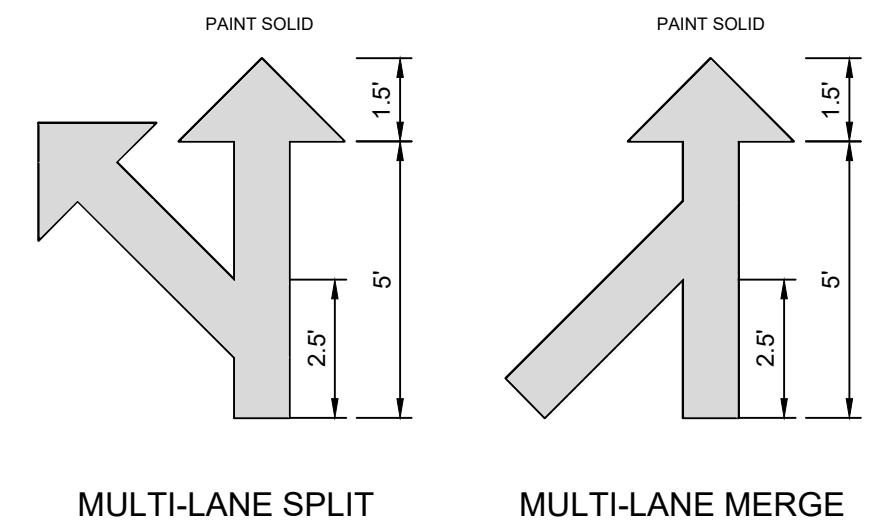


23A BUTT JOINT NOT TO SCALE



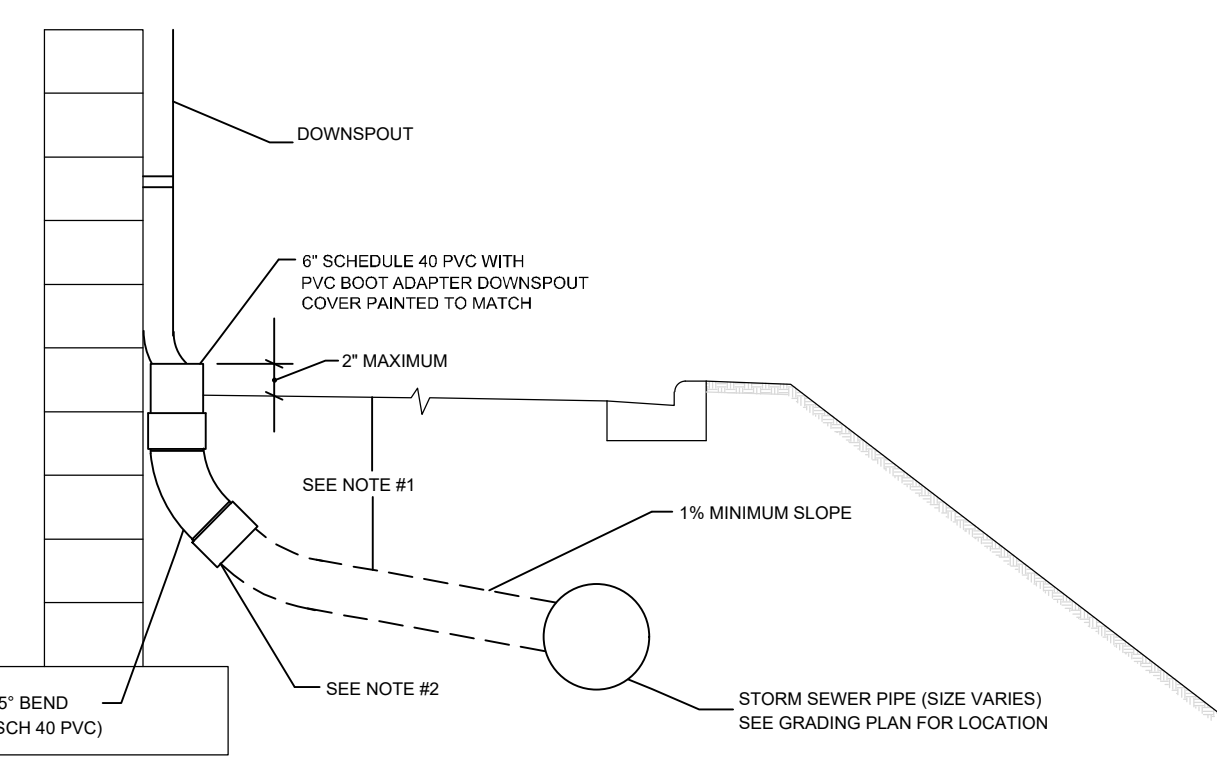
23 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT NOT TO SCALE

- NOTE:
- GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



27 MULTI-LANE DIRECTIONAL GRAPHICS NOT TO SCALE

- NOTE:
- GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS, SEE DETAIL
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

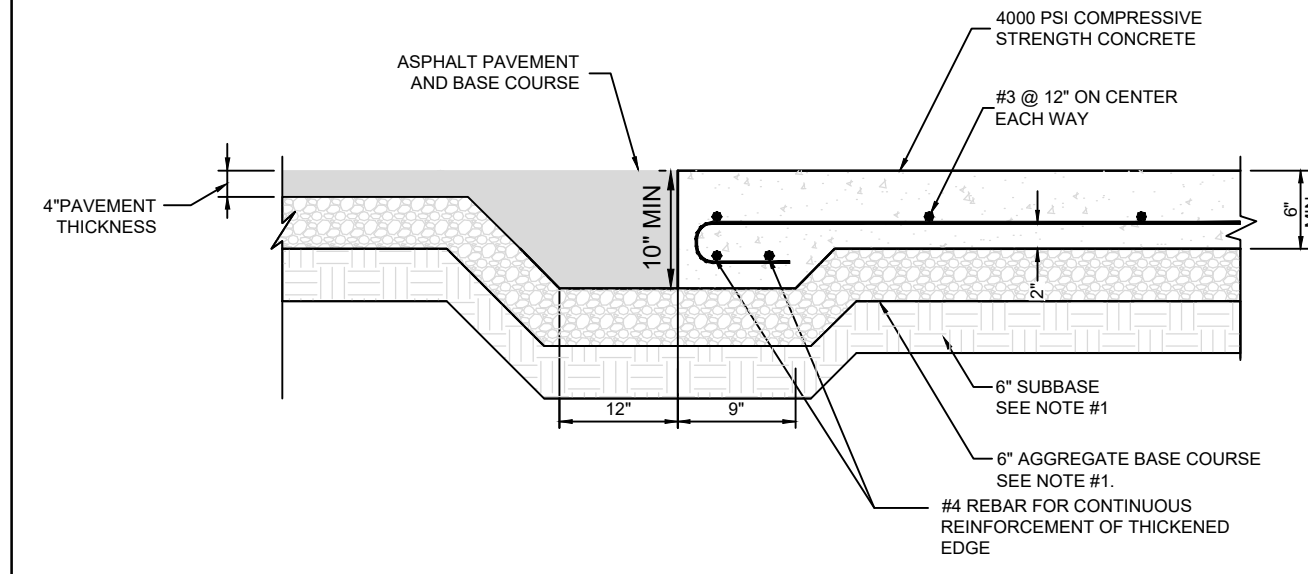


31 BUILDING DOWNSPOUT CONNECTION DETAIL NOT TO SCALE

- NOTE:
- FOR ALL DEPTHS OF COVER LESS THAN TWO (2) FEET, PIPE MUST BE SCHEDULE 40 PVC. FOR DEPTHS OF COVER GREATER THAN TWO (2) FEET, FLEXIBLE PIPE MAY BE USED. REFER TO SPECIFICATIONS FOR ALLOWABLE PIPE TYPES.
 - A WATER-TIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
 - THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.
 - IF NECESSARY, ADJUST FOOTING TO ALLOW DOWNSPOUT TO BE INSTALLED TIGHT AGAINST BUILDING

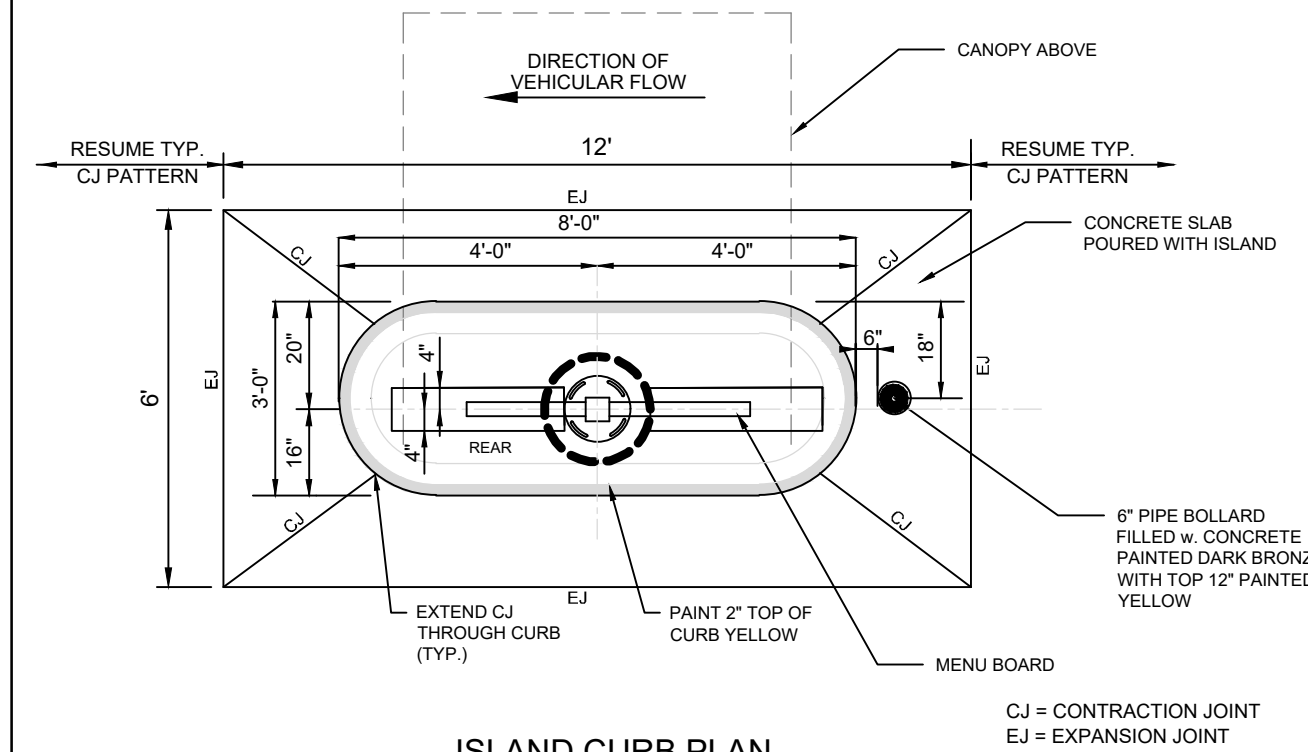
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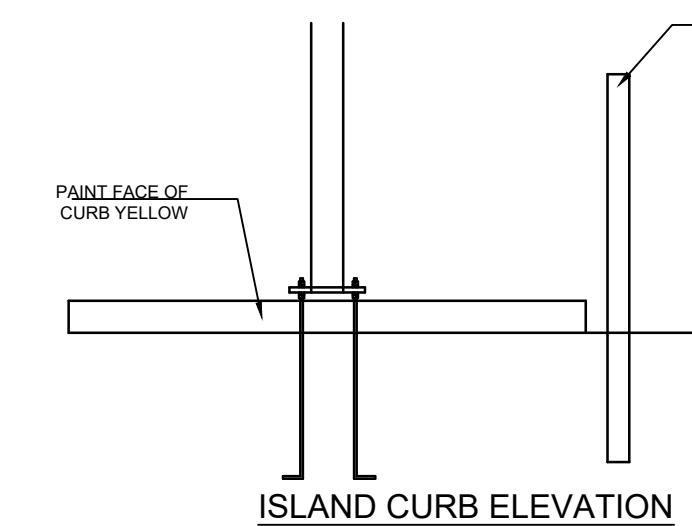


24 CONCRETE APRON @ TRASH ENCLOSURE NOT TO SCALE

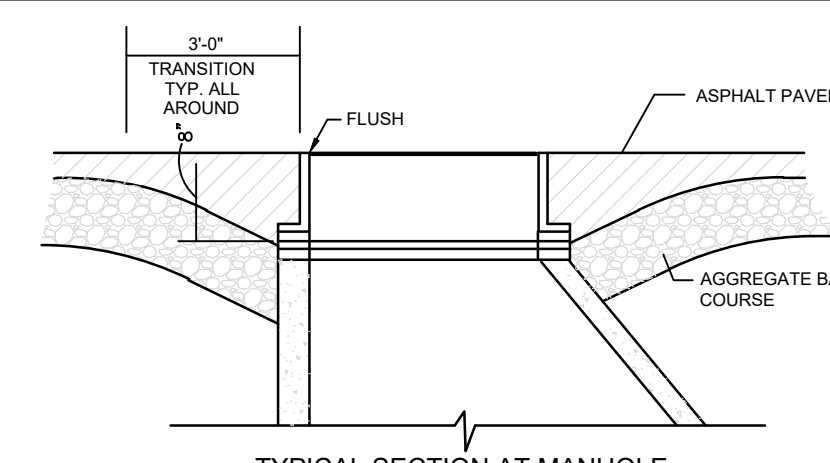
- NOTE:
- GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.



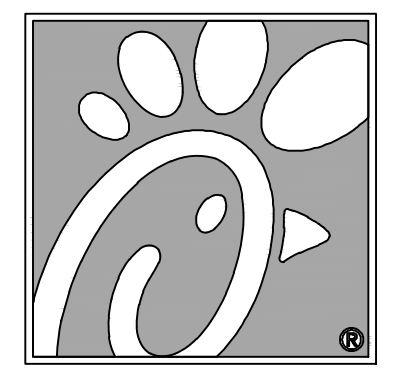
20 ISLAND CURB PLAN



28 DRIVE THRU ORDER POINT ISLAND CURB NOT TO SCALE



32 TYPICAL SECTION AT INLET/CATCH BASIN DETAIL NOT TO SCALE



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REVISION SCHEDULE NO.	DATE	DESCRIPTION
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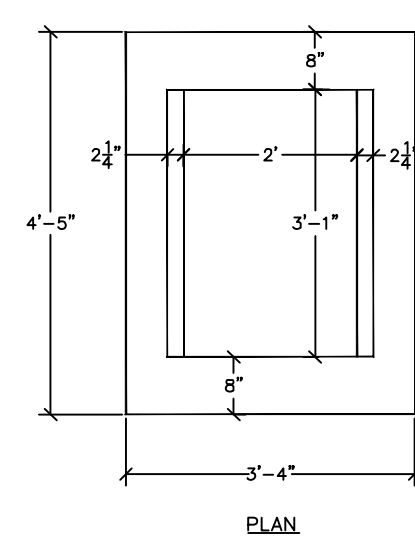
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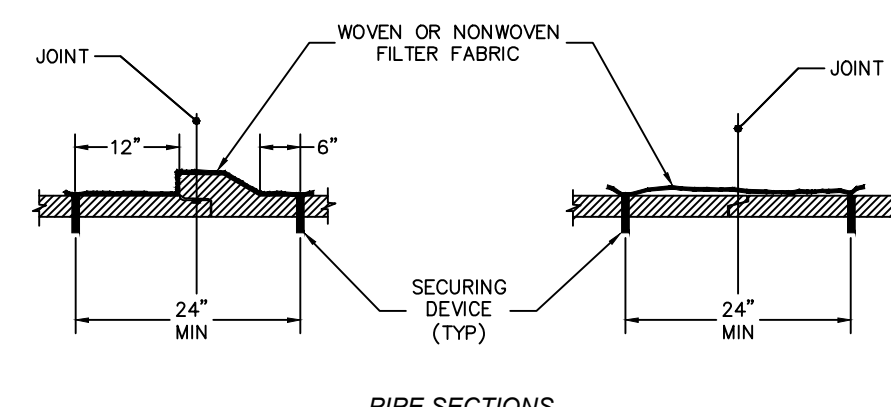
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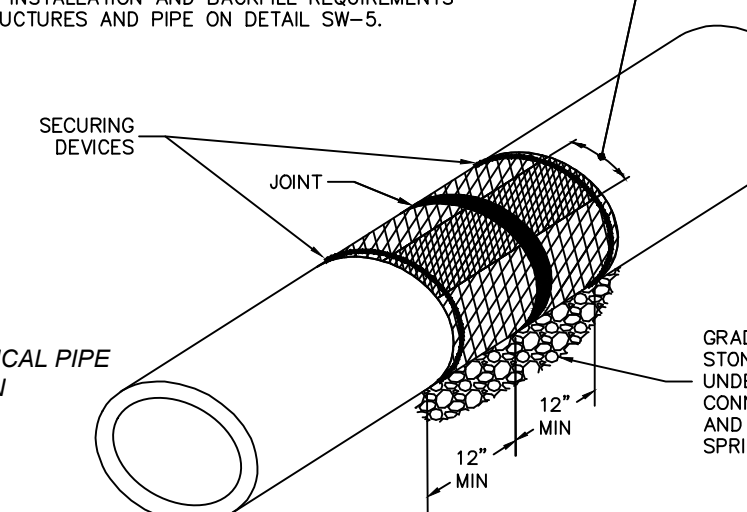


1
C-5.0
TYPE C INLET
NOT TO SCALE

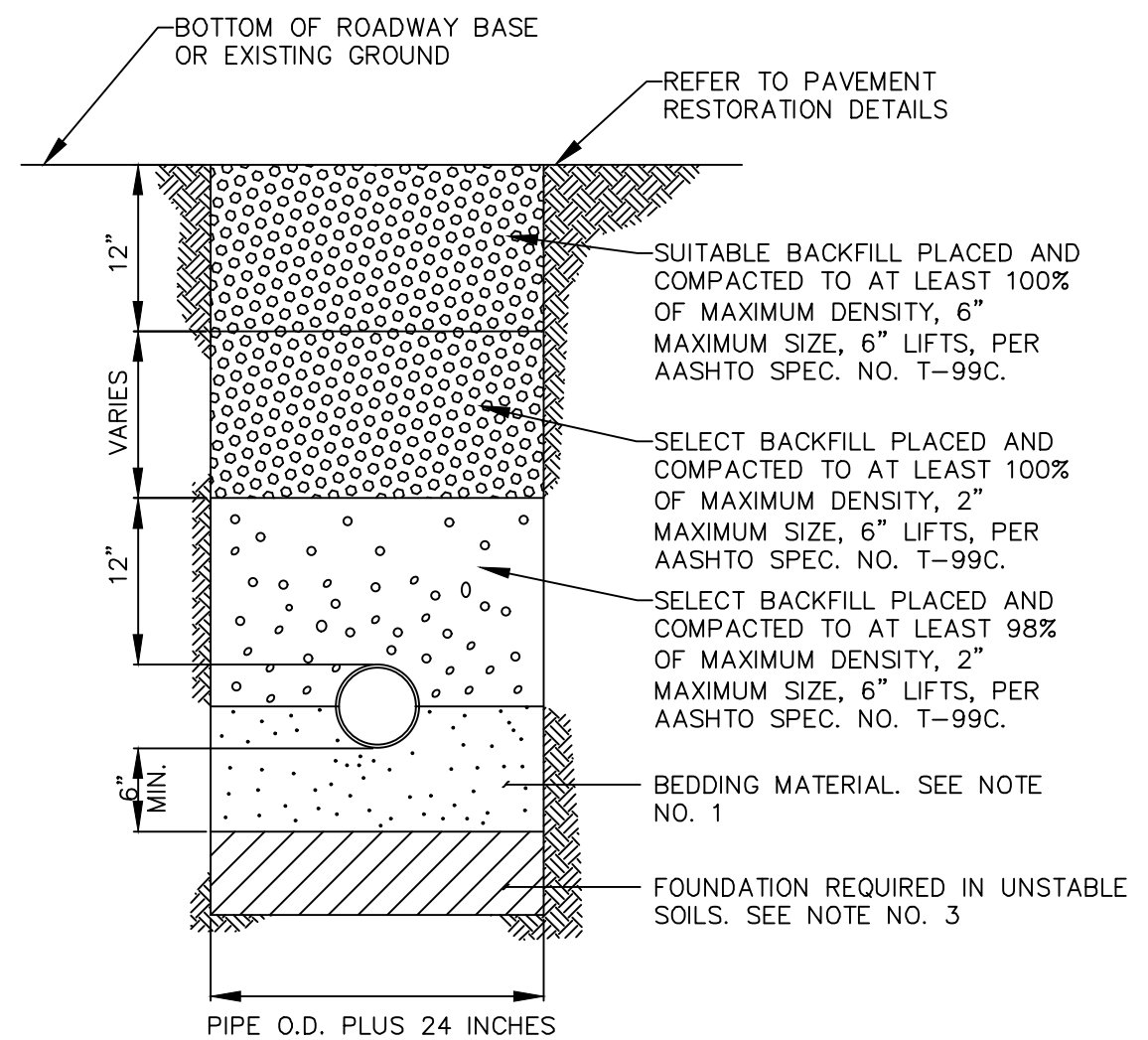
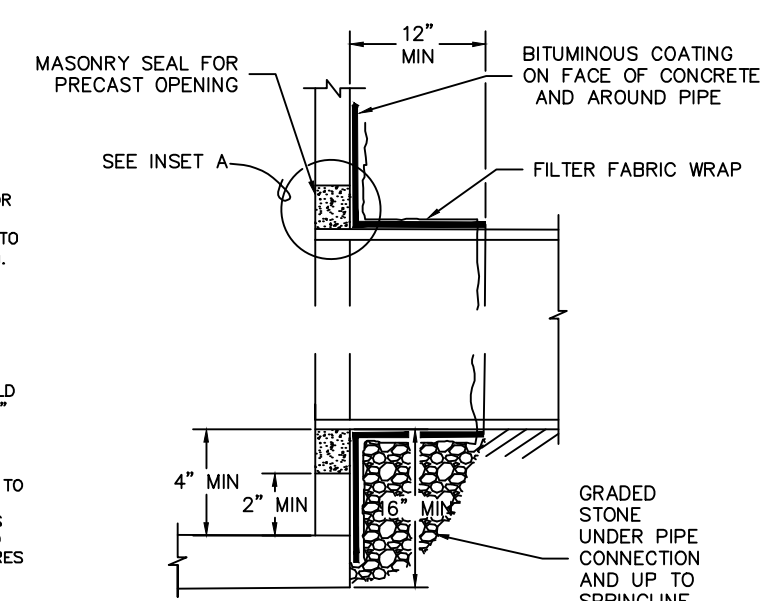
- NOTES:
1. DISTANCES BETWEEN STRUCTURES SHALL NOT EXCEED 300 FEET FOR PIPES LESS THAN 24" IN DIAMETER.
 2. DISTANCES BETWEEN INLET STRUCTURES SHALL NOT EXCEED 400 FEET FOR PIPES 24" DIAMETER OR LARGER.
 3. METAL FRAME AND GRATE SHALL BE USED IN ASPHALT AND CONCRETE AREAS. ROUND BOTTOMS MAY BE USED.
 4. INSTALLATION OF ALL PIPE AND STRUCTURES MUST MEET THE BEDDING, INSTALLATION AND BACKFILL REQUIREMENTS FOR NEW STRUCTURES AND PIPE ON DETAIL SW-5.



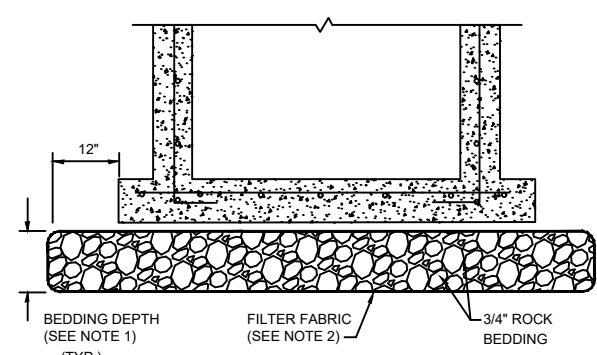
- 2**
C-5.0
FILTER FABRIC FOR STORM PIPE
NOT TO SCALE



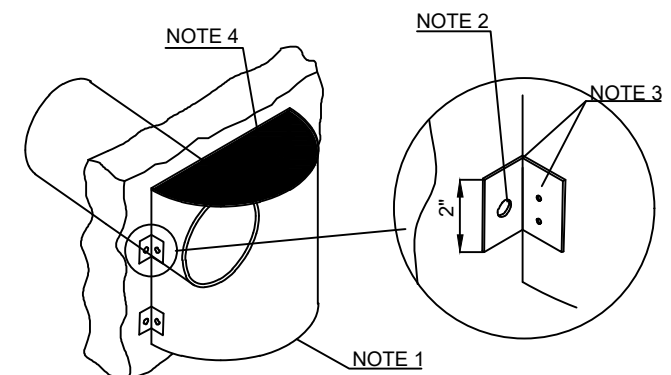
- 3**
C-5.0
PIPE TO STRUCTURE CONNECTION
NOT TO SCALE
- THIS DETAIL COVERS ALL PIPE CONNECTIONS TO STRUCTURES.
- NEW PIPE CONNECTION NOTES:
1. CONNECTION SHALL BE MADE IN A DRY TRENCH.
 2. EXISTING STRUCTURES SHALL BE CURED FOR NEW PIPE CONNECTIONS.
 3. PIPE BEDDING AT CONNECTION TO BE 1/2" TO 3/4" GRADED STONE (OR PASSING 1/2" SIEVE).
 4. BACKFILL (6" MAX. SIZE) MATERIAL TO BE PLACED AND COMPACTED PER APPROPRIATE SPECS DEPENDING ON THE SURFACE IMPROVEMENTS TO A MINIMUM OF 95% PER AASHTO T-99C.
 5. BITUMINOUS COATING REQUIRED (ANY SUITABLE BITUMINOUS MATERIAL MAY BE FIELD APPLIED) BITUMINOUS COATING TO EXTEND 2" BEYOND FILTER FABRIC.
 6. ALTERNATE CONNECTION AND/OR MODIFICATION TO THIS DETAIL MUST BE APPROVED BY THE TOWN OF JURTER PRIOR TO INSTALLATION.
 7. INSTALLATION OF ALL PIPE AND STRUCTURES MUST MEET THE BEDDING, INSTALLATION AND BACKFILL REQUIREMENTS FOR NEW STRUCTURES AND PIPE ON DETAIL SW-5.
- EXISTING PIPE CONNECTION REPAIR NOTES:
1. CONNECTION REPAIR SHALL BE MADE IN A DRY TRENCH.
 2. REPAIR BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE PENETRATIONS.
 3. CHIP AWAY ANY LOOSE MATERIAL.
 4. SAW CUT OR CUT BACK THE EXTREMITIES OF THE REPAIR LOCATION TO A DEPTH OF 1/2" TO AVOID FEATHER EDGING.
 5. MINIMUM MUD THICKNESS FOR REPAIR IS 1/2".
 6. WHERE BRICKS OR OTHERS ARE NOT REQUIRED, ROUGHEN THE SURFACE AND REMOVE ANY LANTING BY LIGHT SCABBING OR ABRASIVE BLASTING.
 7. CLEAN SURFACE TO REMOVE ANY OIL, GREASE, CORROSION DEPOSITS OR ALGAE.
 8. APPROVED FOR LAND OR APPROVED EQUAL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.
 9. ALTERNATE CONNECTION AND/OR MODIFICATION TO THIS DETAIL MUST BE APPROVED BY THE TOWN OF JURTER PRIOR TO INSTALLATION.
 10. ITEMS 3 THROUGH 6 UNDER NEW PIPE CONNECTION NOTES ABOVE APPLY TO REPAIR ON OUTSIDE OF STRUCTURE.
 11. INSTALLATION OF ALL PIPE AND STRUCTURES MUST MEET THE BEDDING, INSTALLATION AND BACKFILL REQUIREMENTS FOR NEW STRUCTURES AND PIPE ON DETAIL SW-5.



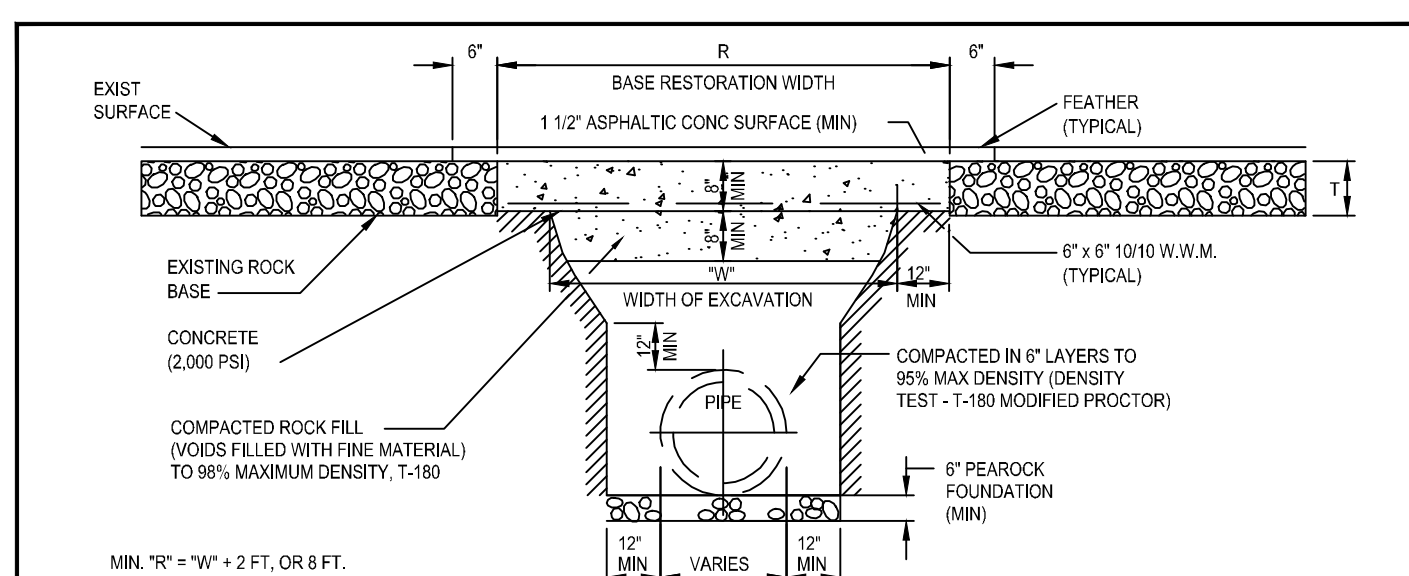
- 4**
C-5.0
TYPICAL BACKFILL
NOT TO SCALE
- NOTES:
1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
 2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
 3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.



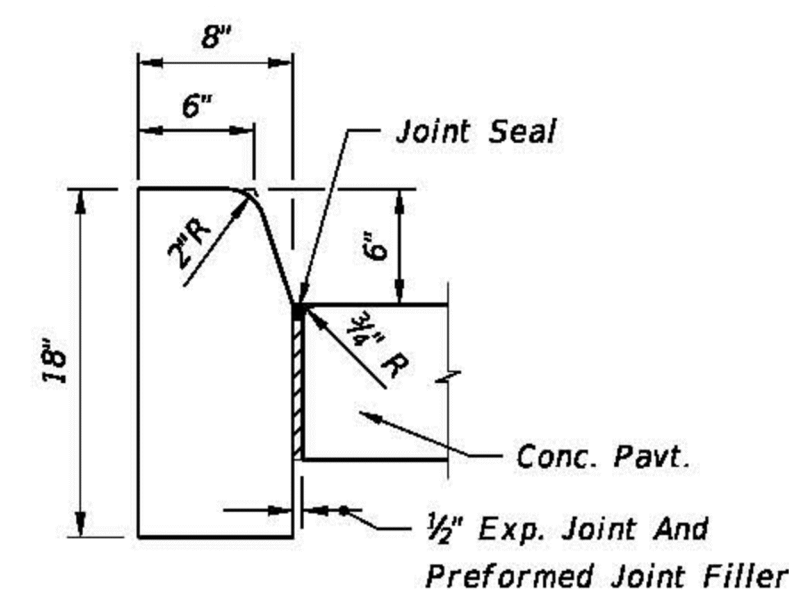
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CURB TRANSITION
NOT TO SCALE



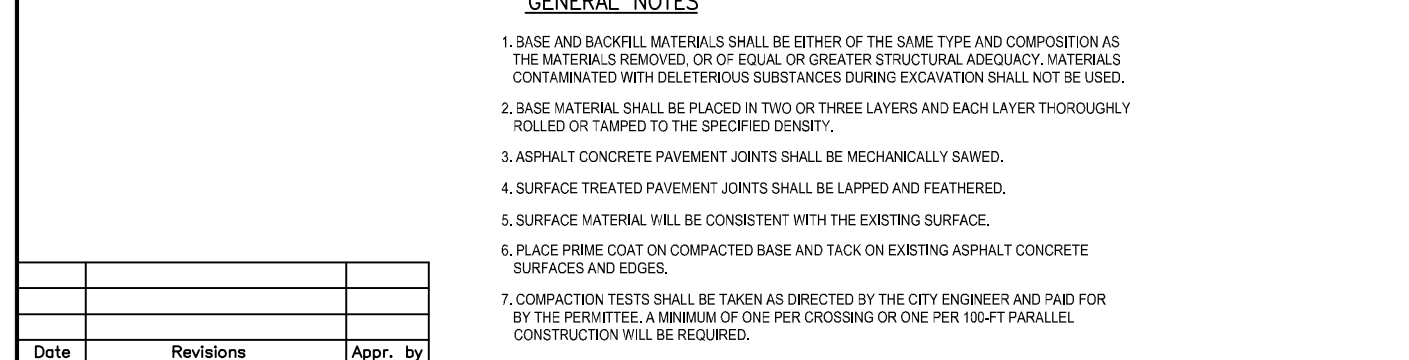
- 7**
C-5.0
POLLUTION RETARDANT BASIN & BAFFLE
NOT TO SCALE



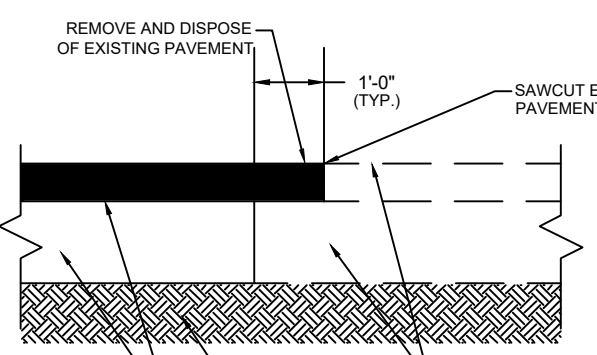
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SAWCUT DETAIL
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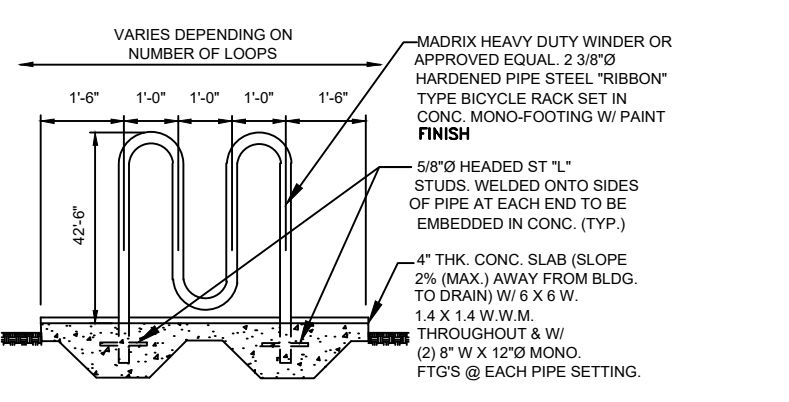
- 9**
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TYPE D FOOT TYPE D CURB
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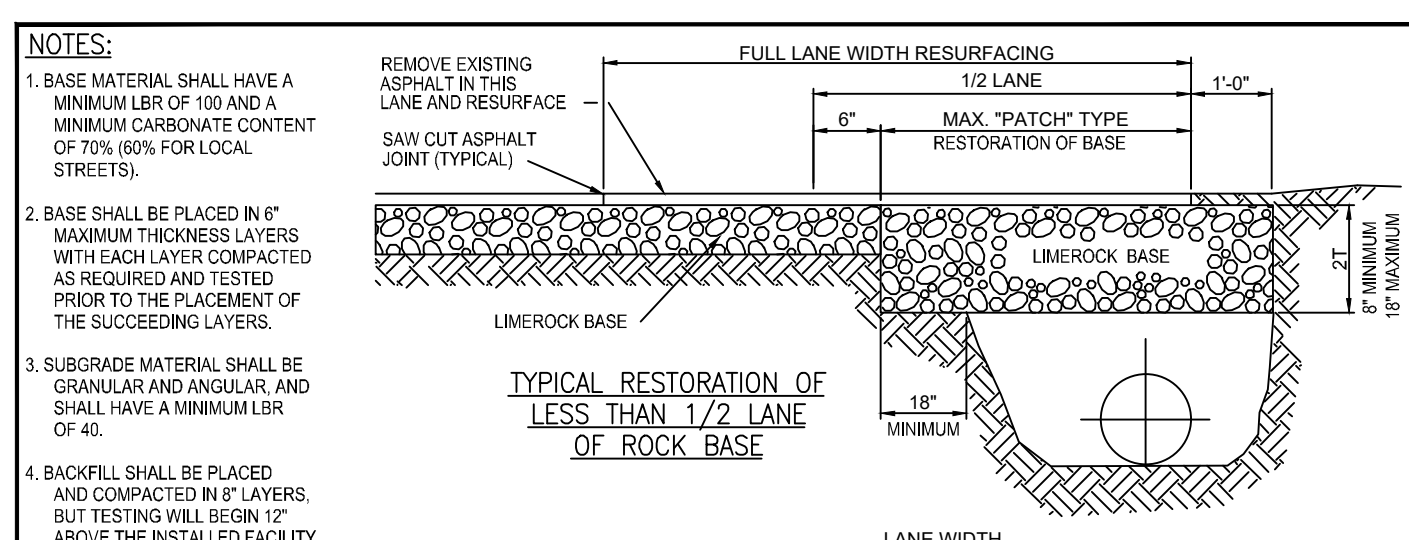
- 10**
C-5.0
RESTORATION OF FLEXIBLE PAVEMENT - CROSSINGS
NOT TO SCALE



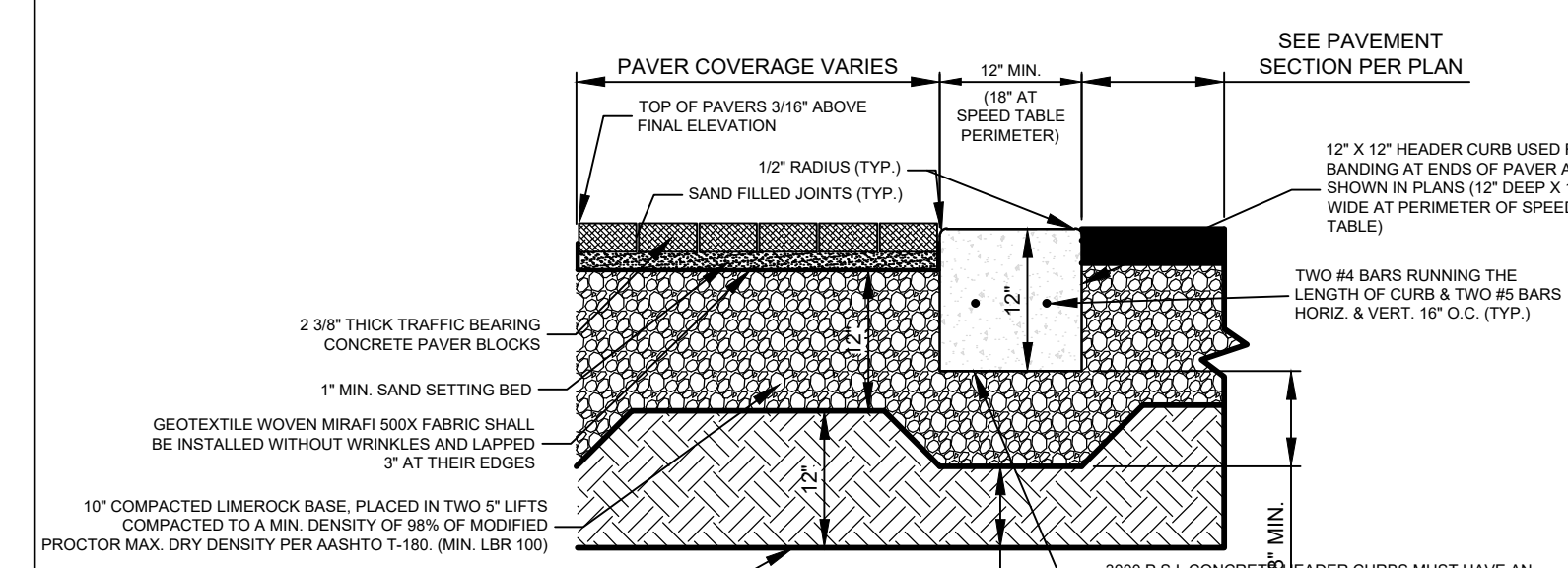
- 11**
C-5.0
CONCRETE FLUME
NOT TO SCALE



- 12**
C-5.0
BICYCLE RACK DETAIL
NOT TO SCALE



- 13**
C-5.0
RESTORATION OF FLEXIBLE PAVEMENT - LONGITUDINAL CUTS
NOT TO SCALE

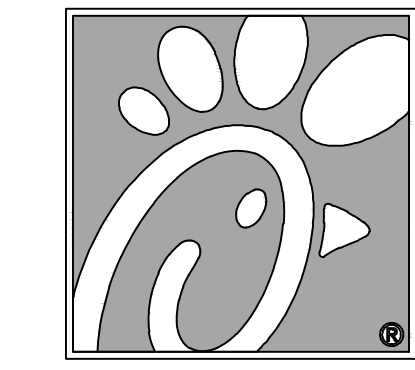


- 14**
C-5.0
PERVIOUS PAVER PAVEMENT
NOT TO SCALE

- NOTES:
1. CONTRACTOR SHALL GIVE SPECIAL ATTENTION TO ACHIEVE COMPACTION REQUIREMENTS AT AREAS ADJACENT TO EDGE RESTRAINTS, CATCH BASINS, AND UTILITY STRUCTURES.
 2. CONTRACTOR SHALL FORM THE INTENDED SURFACE PROFILE OF THE BASE SO THAT THE PAVERS CAN BE PLACED ON A UNIFORM THICKNESS OF BEDDING SAND.
 3. SURFACE OF COMPACTED BASE SHALL BE SMOOTH WITH A SURFACE SMOOTHNESS MAXIMUM TOLERANCE OF +.38" OVER A 12" STRAIGHTEDGE. UNEVEN AREAS OF THE LIMELOCK BASE SURFACE MUST BE MADE LEVEL PRIOR TO PLACING THE BEDDING SAND. BEDDING SAND SHALL NOT BE USED TO COMPENSATE FOR AN UNEVEN PAVEMENT.
 4. CONTRACTOR SHALL ENSURE THAT ALL SURROUNDINGS CONTAINING EDGES AND COMPACTED BASE ARE COMPLETED PRIOR TO INITIATING PAVEMENT INSTALLATION.
 5. BEDDING SAND SHALL CONFORM TO ASTM C 1363 (CONCRETE SAND) WITH AN PASSING 60-200 SIEVE. SPREAD BEDDING SAND AT OPTIMUM MOISTURE CONTENT EVENLY OVER BASE AND SCREED SAND TO AN EVEN THICKNESS OF 1" (+/- 3/16"). THE SCREEDED SAND SHOULD NOT BE DISTURBED.
 6. LAY PAVERS IN THE PATTERN INDICATED. MAINTAIN STRAIGHT JOINT LINES. JOINTS BETWEEN PAVERS SHALL BE CONSISTENT AND BETWEEN 1/16" AND 1/8" INCH WIDE.
 7. AFTER AN AREA OF PAVERS ARE PLACED, IT SHALL BE COMPACTED WITH A VIBRATING PLATE COMPACTOR, EXERTING 5,000 LBS. OF CENTRIFUGAL COMPACTION FORCE, WITH SURFACE CLEAN AND JOINTS UNDAINED. A MINIMUM OF THREE PASSES SHALL BE MADE. PLATE VIBRATOR SHALL HAVE A RUBBER MAT OR ROLLER FEET TO AVOID CHIPPING THE PAVERS.
 8. JOINT SAND SHALL BE FINER THAN THE BEDDING SAND TO FACILITATE FILLING OF THE JOINTS. THIS CAN BE OBTAINED BY PASSING THE BEDDING SAND THROUGH A NO. 8 SIEVE. AFTER THE FIRST PASS OF THE PLATE COMPACTOR, DRY JOINT SAND SHALL BE SWEEPED INTO THE JOINTS AND THE PAVERS COMPACTED. REPEAT THE PROCESS UNTIL THE JOINTS ARE FILLED WITH SAND. WET SAND SHALL NOT BE INSTALLED.
 9. CONTRACTOR SHALL LEAVE TOP OF PAVERS 3/16" ABOVE FINAL ELEVATION TO COMPENSATE FOR POSSIBLE MINOR SETTLING.
 10. ALL CUTS TO BE VERTICAL AND TRUE, NO EDGE BEICE TO BE SMALLER THAN 1/2" FULL PAVEMENT SIZE.

RECORD DRAWING

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Seal

9/29/2020

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4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

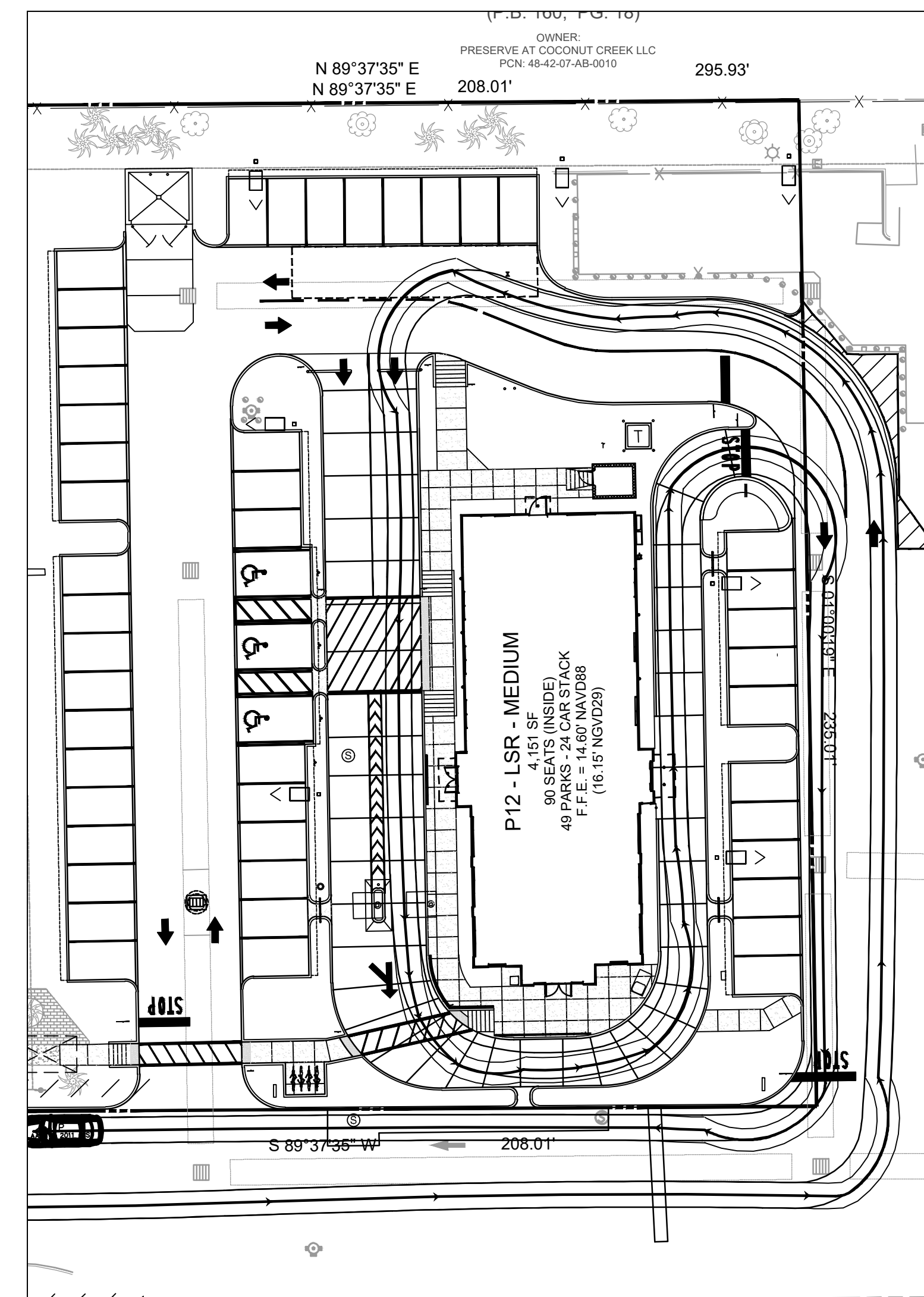
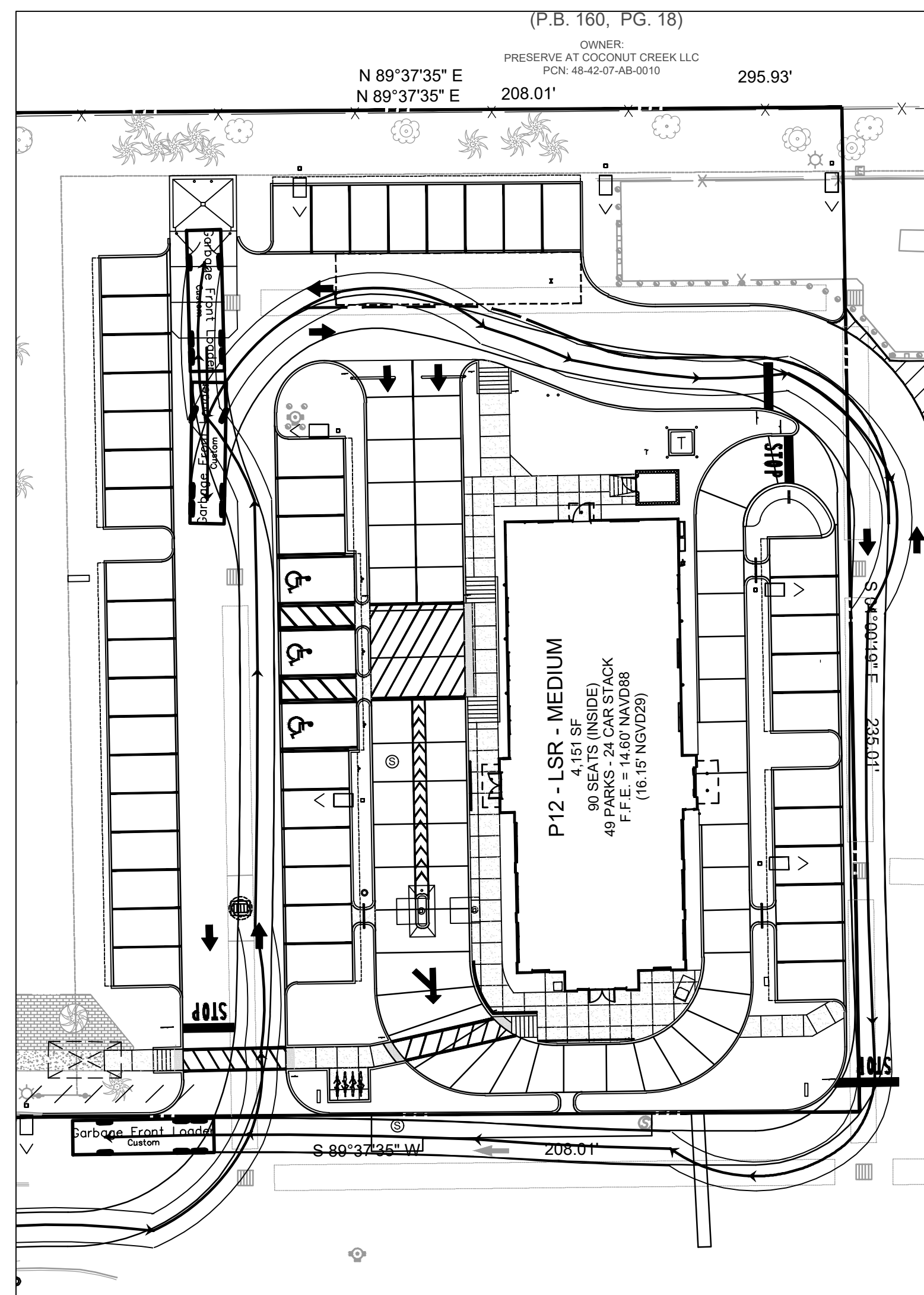
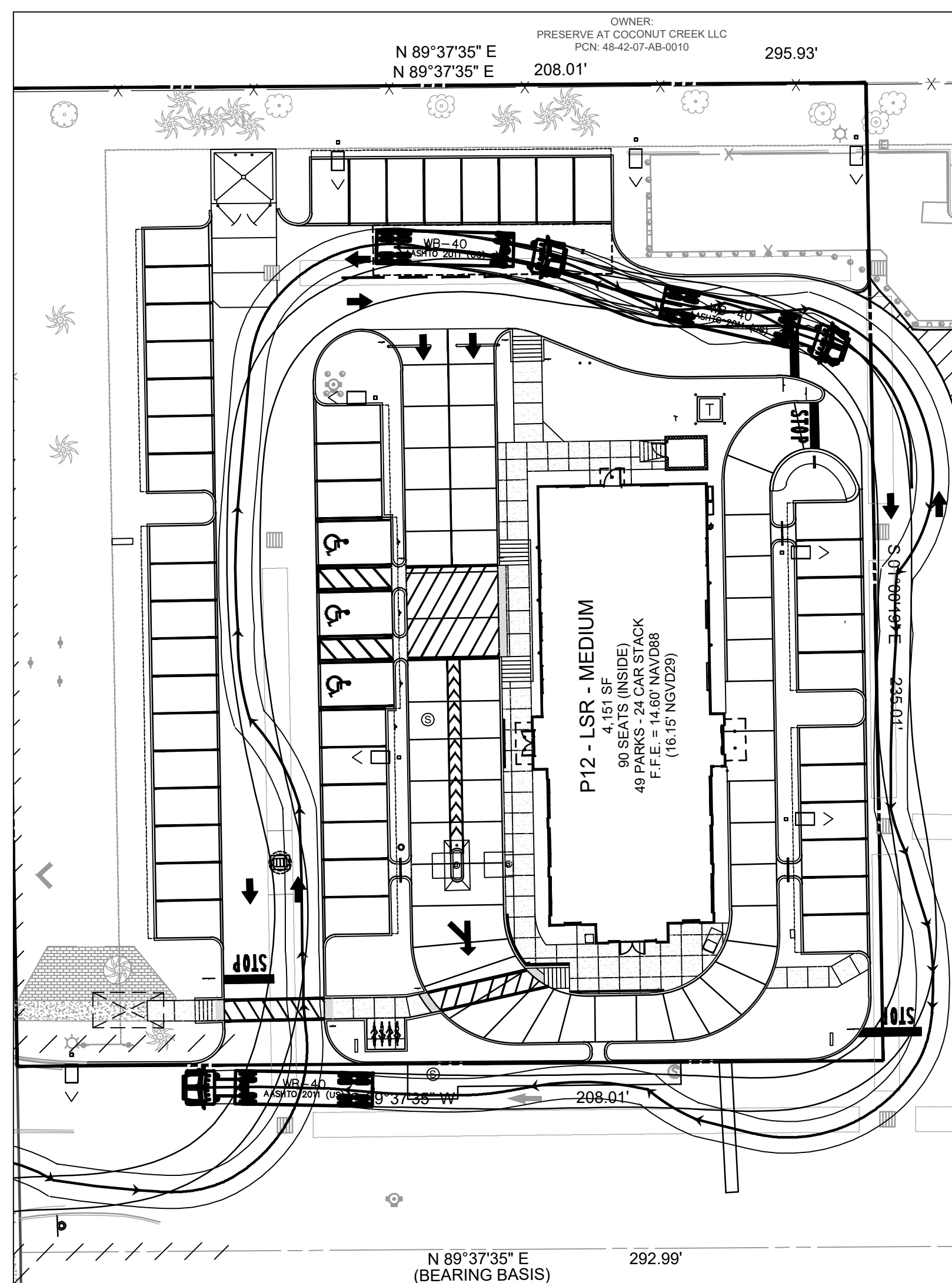
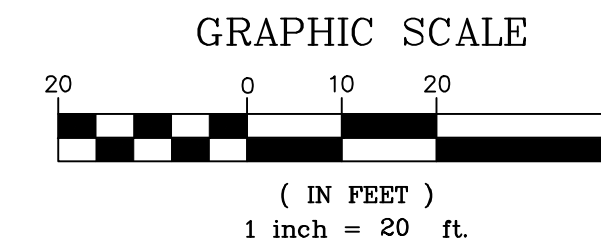
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△	10/17/18		FDOT COMMENTS
△	1/29/19		REVISED SITE PERMIT SUBMITTAL
△	5/1/19		REVISED SITE PERMIT SUBMITTAL
△	9/12/19		REVISED SITE PERMIT SUBMITTAL
△	9/26/19		REVISED SITE PERMIT SUBMITTAL
△	11/25/19		REVISED SITE PERMIT SUBMITTAL
△	12/20/19		COUNTY SANITARY SEWER REVISION

CURRENT DESIGN DATE: 2017-029
PROJECT # 010014-01-034
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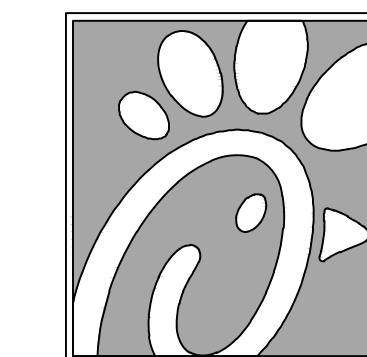
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SHEET PAVING & DRAINAGE DETAILS
SHEET NUMBER C-5.0

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FSR# 03841

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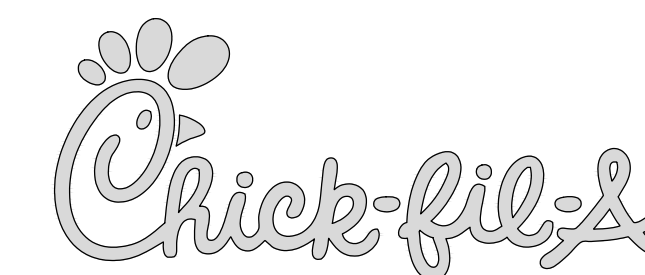
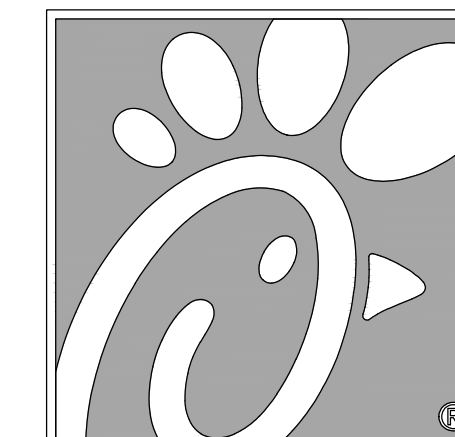
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SHEET AUTOTURN PLAN

SHEET NUMBER **C-6.0**

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Seal

Bill Seal.jpg

9/28/2020

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FSR# 03841

NO.	DATE	DESCRIPTION
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△	9/26/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
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SHEET UTILITY PLAN

SHEET NUMBER

PS-1.0

LEGEND			
	EXISTING BOUNDARY		PROPOSED TYPE F CURB AND GUTTER
	EXISTING FIRE HYDRANT		PROPOSED TYPE 10 CURB
	EXISTING WATER METER		PROPOSED INLET
	EXISTING CATCH BASIN		PROPOSED CURB INLET
	EXISTING SANITARY MANHOLE		PROPOSED TRANSFORMER
	EXISTING STORM SERVICE		PROPOSED SANITARY SERVICE
	EXISTING SANITARY SERVICE		PROPOSED WATER SERVICE
	EXISTING WATER VALVE		PROPOSED ELECTRIC SERVICE
	EXISTING POWER POLE		PROPOSED TELEPHONE SERVICE
	EXISTING LIGHT POLE		PROPOSED FPL EASEMENT
	EXISTING CROSSWALK SIGNAL		PROPOSED CLEANOUT
			PROPOSED WATER METER
			PROPOSED BACKFLOW PREVENTER
			PROPOSED TAPPING SLEEVE
			PROPOSED GATE VALVE
			PROPOSED LIGHT POLE

PLAN NOTES

- CONSTRUCTED DOUBLE STRAP SADDLE TAP WITH 2" CORPORATION STOP. CONTRACTOR TO CONFIRM LOCATION, SIZE, AND ELEVATION OF EXISTING MAIN AT START OF CONSTRUCTION. 8" X 2" TAP+ 10.62AB
- CONSTRUCTED 30" AB LF OF 2" PVC PIPE DOMESTIC WATER SERVICE
-
- SEE DETAIL FOR TYPICAL WATER SERVICE INSTALLATION
- CONSTRUCTED IRRIGATION WELL (SEE IRRIGATION PLANS FOR CONTINUATION)
- CONSTRUCTED IRRIGATION WELL CONTROL PANEL
- CONSTRUCTED 23" AB LF OF 2" PVC WATER SERVICE TO BUILDING
- CONSTRUCTED 142" LF OF 3" PVC WATER SERVICE TO THE DUMPSTER
- 6" PVC GREASE LINE FROM BUILDING. INV. ELEV. = 10.58' (REFER TO ARCHITECTURALS FOR CONTINUATION INTO BUILDING)
- 6" PVC SANITARY LINE FROM BUILDING. INV. ELEV. = 9.94' (REFER TO ARCHITECTURALS FOR CONTINUATION INTO BUILDING)
- CONSTRUCTED 5" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED CLEANOUT WITH INV. EL. = 11.39' AB
- CONSTRUCTED 11" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND AB
- CONSTRUCTED 4" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 10.92' AB
- CONSTRUCTED 41" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 10.32' AB
- CONSTRUCTED 7" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" WYE WITH CLEANOUT WITH INV. EL. = 9.77' AB
- CONSTRUCTED 2" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- TWO (2) 1000 GALLON GREASE TRAPS (REFER TO ARCHITECTURALS FOR DIMENSIONS)
- CONSTRUCTED CLEANOUT WITH INV. EL. = 9.88' AB
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 9.88' AB
- CONSTRUCTED 18" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" WYE WITH CLEANOUT WITH INV. EL. = 9.91' AB
- CONSTRUCTED CLEANOUT WITH INV. EL. = 10.97' AB
- CONSTRUCTED 4" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 10.54' AB
- CONSTRUCTED 13" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 10.20' AB
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 9.95' AB
- CONSTRUCTED 24" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 28" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 9.43' AB
- CONSTRUCTED 14" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 90° WYE WITH CLEANOUT WITH INV. EL. = 7.25' AB
- CONSTRUCTED SANITARY SEWER MANHOLE #2
RIM EL. = 13.61' AB
N. INV. EL. (8" SDR-26 PVC) = 6.87' AB
E. INV. EL. (8" SDR-26 PVC) = 6.75' AB
- CONSTRUCTED 58" AB LF OF 8" SDR-26 PVC SEWER MAIN @ 0.40% AB
- CORE & CONNECT TO EXISTING SANITARY SEWER MANHOLE #3
W. INV. EL. (8" SDR-26 PVC) = 6.52' AB
EX. E. INV. EL. (8" SDR-26 PVC) = 6.37' AB
- CONSTRUCTED 3" SANITARY VENT LINES
(ITEM REMOVED)
- CONSTRUCTED BURIED GAS SERVICE
- BURIED ELECTRICAL SERVICE (PRIMARY RUN FROM EXISTING LINE TO TRANSFORMER CONSTRUCTED BY OTHERS. SECONDARY RUN FROM TRANSFORMER TO BUILDING CONSTRUCTED BY CONTRACTOR)
- TRANSFORMER TO BE CONSTRUCTED BY OTHERS
- CONSTRUCTED BURIED COMMUNICATIONS SERVICE
- CONSTRUCTED 7.5" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 10.22' AB
- NOT BUILT
- NOT BUILT
- NOT BUILT
- NOT BUILT
- CONSTRUCTED 41" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- NOT BUILT
- NOT BUILT
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 10.73' AB
- CONSTRUCTED 28" AB LF OF 6" SDR-35 PVC SANITARY SERVICE @ 1.0%
- CONSTRUCTED 6" 45° BEND WITH CLEANOUT WITH INV. EL. = 10.93' AB

GENERAL UTILITY NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
- ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
- ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS AND STANDARDS.
- ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
- THE CONTRACTOR IS TO FIELD VERIFY THE EXACT LOCATIONS AND DEPTHS OF UTILITY LINES. THE CITY OF COCONUT CREEK ENGINEERING DEPARTMENT ASSUMES NO RESPONSIBILITY FOR ANY POTENTIAL CONFLICTS.
- ANY WATER AND/OR SEWER CONNECTIONS MUST BE COORDINATED AND SUPERVISED BY UTILITY DISTRICT PERSONNEL. PLEASE GIVE 72 HOURS NOTICE FOR CONNECTIONS.
- CLEAN-OUT LID SHALL BE USF 7630 RING & FV COVER WITH GREEN COLOR AND THE WORD SEWER.
- SEWER MAINTENANCE ACCESS STRUCTURE LID MUST HAVE CITY OF COCONUT CREEK LOGO.

CONFLICTS

- ~~CONFLICT 1:
6" SANITARY SERVICE TO PASS OVER EXISTING WATER MAIN WITH MINIMUM CLEARANCE OF 12"~~
- ~~CONFLICT 2:
2" WATER SERVICE TO PASS OVER EXISTING STORM WITH MINIMUM CLEARANCE OF 12"
TOP STORM = 10.96', BOTTOM OF WATER = 11.96'~~
- ~~CONFLICT 3:
2" WATER SERVICE TO PASS OVER SEWER WITH MINIMUM CLEARANCE OF 12"
T.O.P. SEWER = 10.88'~~
- ~~CONFLICT 4:
GAS SERVICE TO PASS OVER EXISTING WATER MAIN WITH MINIMUM CLEARANCE OF 12"
T.O.P. STORM = 10.31'~~
- ~~CONFLICT 5:
GAS SERVICE TO PASS OVER ELECTRIC SERVICE WITH MINIMUM CLEARANCE OF 12"~~
- ~~CONFLICT 6:
GAS SERVICE TO PASS OVER STORM WITH MINIMUM CLEARANCE OF 12"
T.O.P. STORM = 10.69'~~
- ~~CONFLICT 7:
COMMUNICATIONS SERVICE TO PASS OVER EXISTING WATER MAIN WITH MINIMUM CLEARANCE OF 12"
T.O.P. SEWER = 10.13'~~
- ~~CONFLICT 8:
COMMUNICATIONS SERVICE TO PASS OVER SEWERS WITH MINIMUM CLEARANCE OF 12"
T.O.P. SEWER = 10.13'~~
- ~~CONFLICT 9:
SEWER TO PASS OVER EXISTING WATER MAIN WITH MINIMUM CLEARANCE OF 12"
BOTTOM OF SEWER = 10.77' AB, TOP OF WATER = 9.77'~~

RECORD DRAWING

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ALEXANDRICH & ASSOCIATES, INC.
LAND SURVEYORS & MAPPERS
9771 RICHMOND CIRCLE
BOCA RATON, FL 33434
PHONE (561) 306-2568
FAX (561) 488-9183

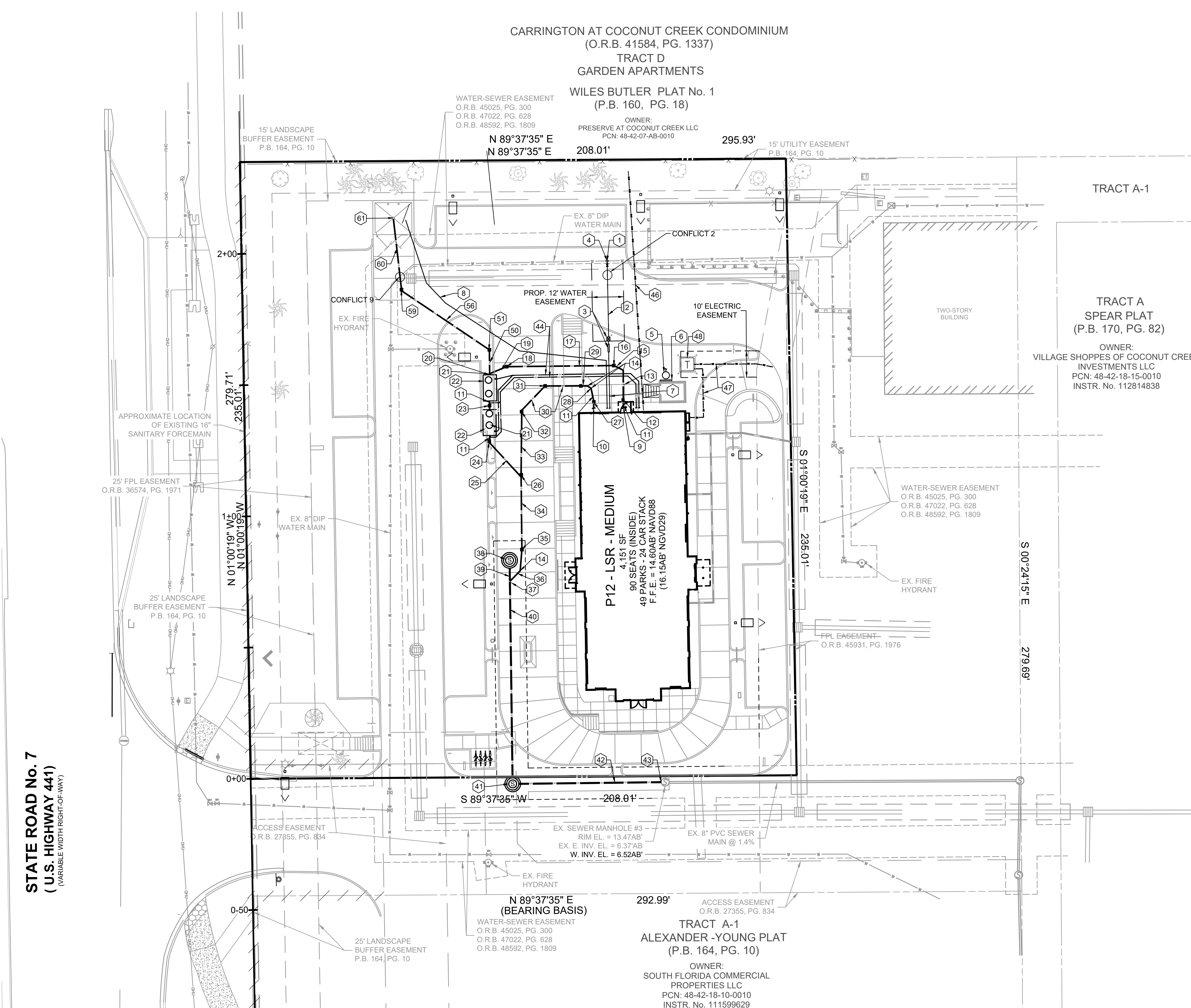
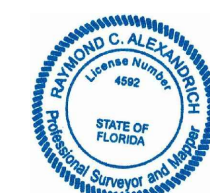
AS-BUILT SURVEY

I HEREBY CERTIFY THAT THE ATTACHED AS-BUILT SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

DATED 09-28-20

RAYMOND C. ALEXANDRICH
PROFESSIONAL LAND SURVEYOR LS4592
STATE OF FLORIDA LB8287
(VALID COPIES WILL BEAR THE EMBOSSED SEAL OF THE STATE OF FLORIDA)

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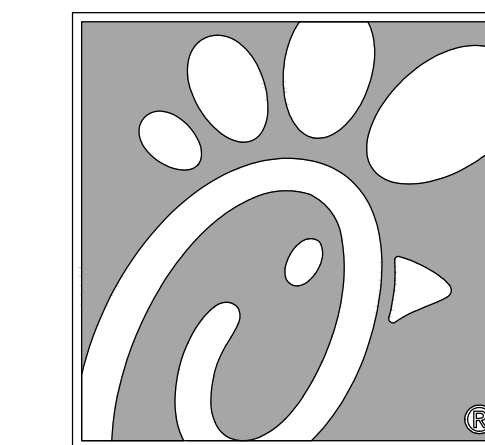
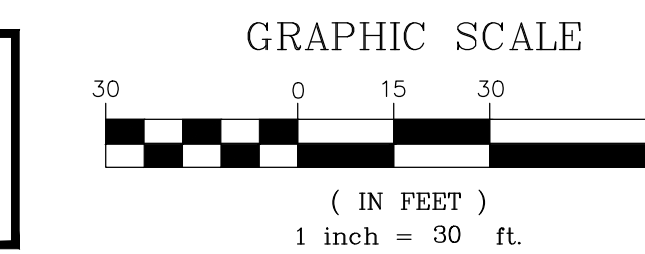
STATE ROAD No. 7
(U.S. HIGHWAY 441)
(VARIABLE WIDTH RIGHT-OF-WAY)

SURVEY LEGEND

AB	AS-BUILT DATA
*	AS-BUILT DATA PROVIDED BY THE CONTRACTOR
T.O.P.	TOP OF PIPE ELEVATION

- SURVEY NOTES**
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 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
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 - THIS IS NOT A BOUNDARY SURVEY.
 - DATE OF LAST FIELD WORK 04-21-20.

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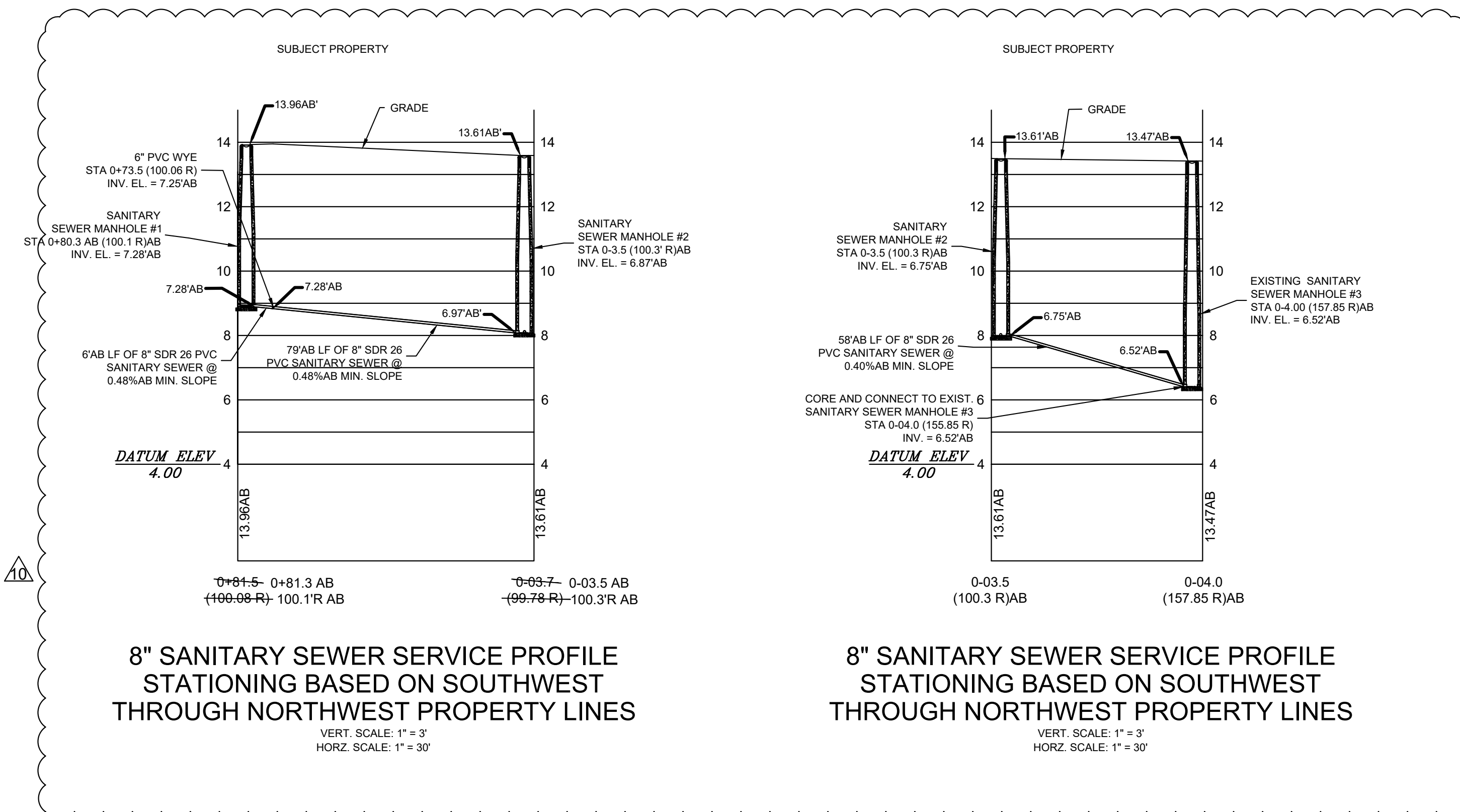
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Seal

..\\Bill Seal.jpg

9/28/2020

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8" SANITARY SEWER SERVICE PROFILE
STATIONING BASED ON SOUTHWEST
THROUGH NORTHWEST PROPERTY LINES
VERT. SCALE: 1" = 3'
HORZ. SCALE: 1" = 30'

8" SANITARY SEWER SERVICE PROFILE
STATIONING BASED ON SOUTHWEST
THROUGH NORTHWEST PROPERTY LINES
VERT. SCALE: 1" = 3'
HORZ. SCALE: 1" = 30'

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer - This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

DEP UTILITY SEPARATION DIAGRAM

SURVEY LEGEND

AB	AS-BUILT DATA
T.O.P.	AS-BUILT DATA PROVIDED BY THE CONTRACTOR TOP OF PIPE ELEVATION

- SURVEY NOTES
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ALEXANDRICH & ASSOCIATES, INC
LAND SURVEYORS & MAPPERS
9771 RICHMOND CIRCLE
BOCA RATON, FL 33434
PHONE (561) 306-2268
FAX (561) 488-9183

AS-BUILT SURVEY
I HEREBY CERTIFY THAT THE ATTACHED AS-BUILT SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

DATED _____
RAYMOND C ALEXANDRICH
PROFESSIONAL LAND SURVEYOR LS4592
STATE OF FLORIDA 188397
(VALID COPIES WILL BEAR THE EMBOSSED SEAL OF THE STATE OF FLORIDA)

IF ELECTRONICALLY SIGNED THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAYMOND C ALEXANDRICH P.S.M. 4592 ON SEPTEMBER 28, 2020



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COCONUT CREEK FSR
4670 N. STATE ROAD 7
COCONUT CREEK, FLORIDA 33073

FSR# 03841

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	9/25/18	FDOT & DRC COMMENTS
2	10/17/18	FDOT COMMENTS
3	1/29/19	REVISED SITE PERMIT SUBMITTAL
4	5/1/19	REVISED SITE PERMIT SUBMITTAL
5	9/12/19	REVISED SITE PERMIT SUBMITTAL
6	9/26/19	REVISED SITE PERMIT SUBMITTAL
7	11/25/19	REVISED SITE PERMIT SUBMITTAL
8	12/20/19	REVISED SITE PERMIT SUBMITTAL

CURRENT DESIGN NOTE APPLIED

PROJECT #	2017-020
PROJECT #	010014-01-034
PRINTED FOR	PERMIT
DATE	9/28/2020
DRAWN BY	RM

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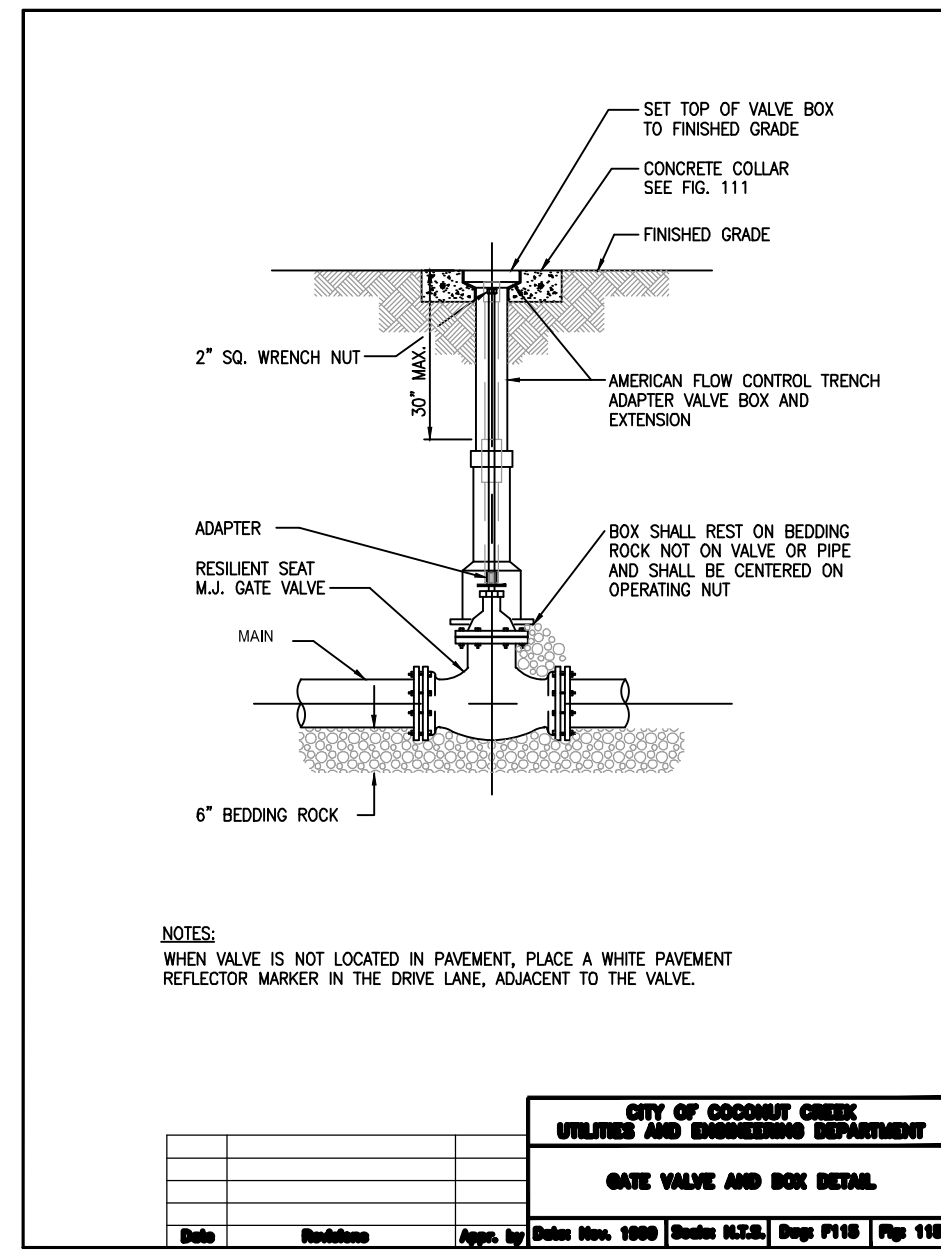
SHEET
SANITARY SEWER PROFILES

SHEET NUMBER
PS-1.1

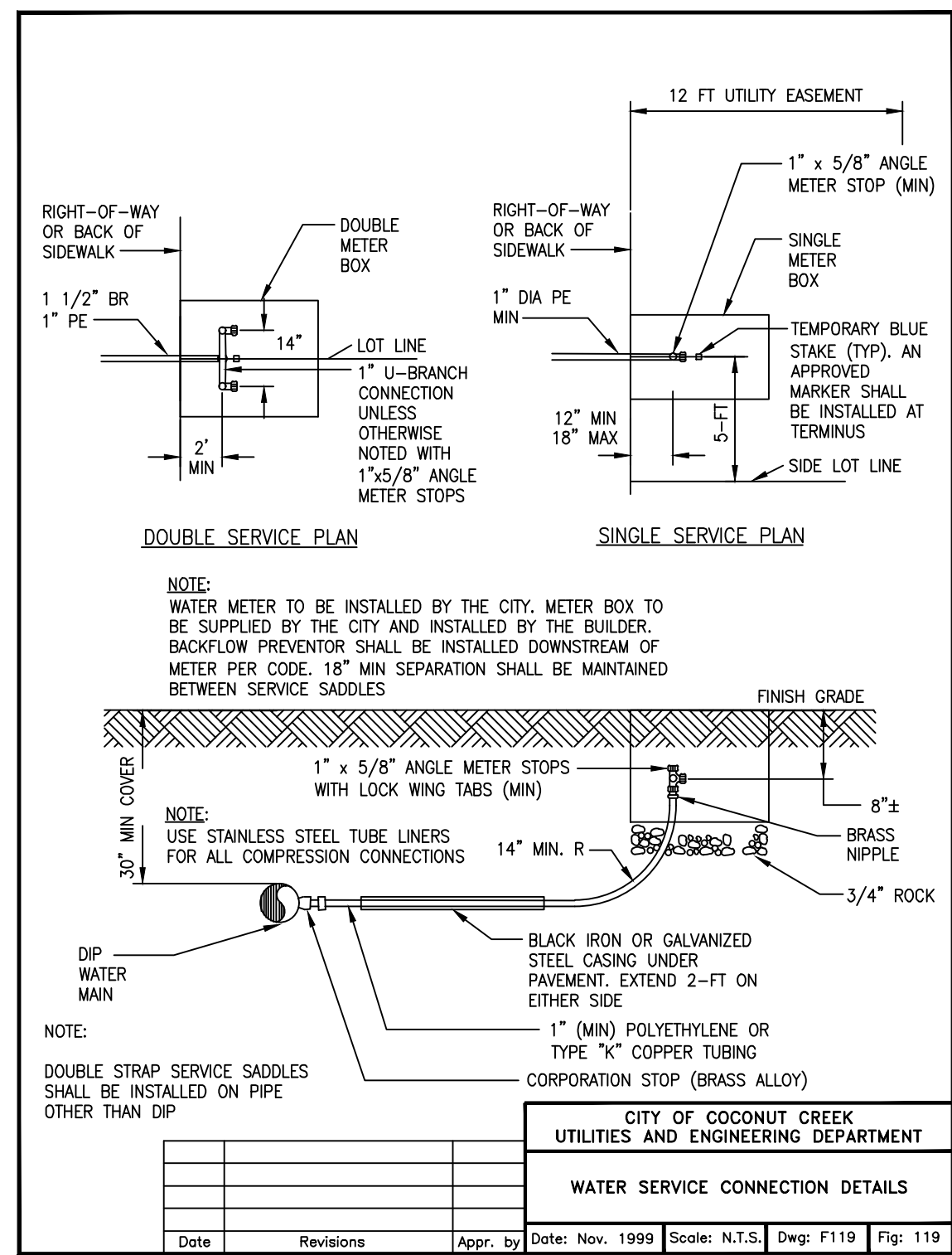
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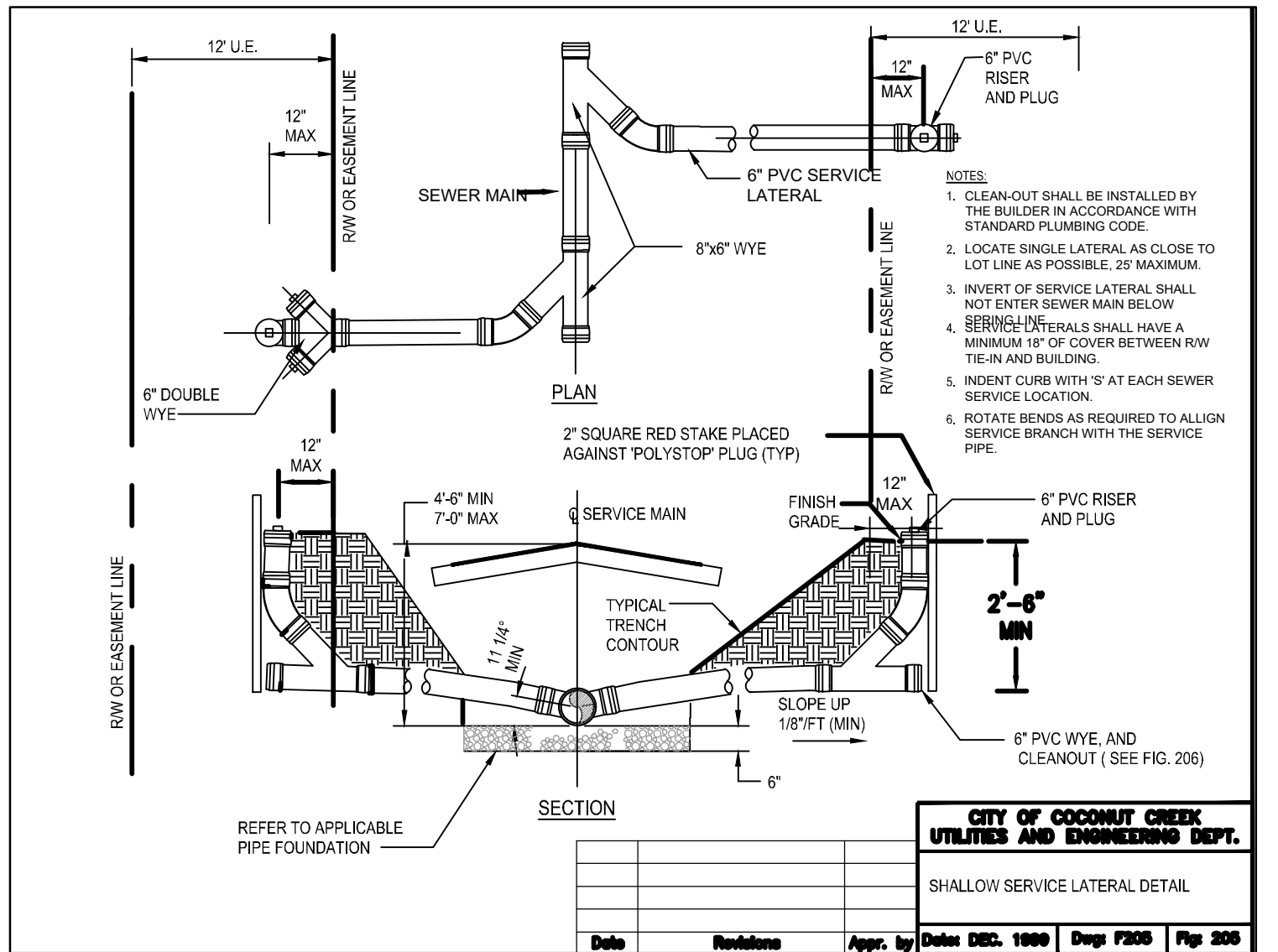
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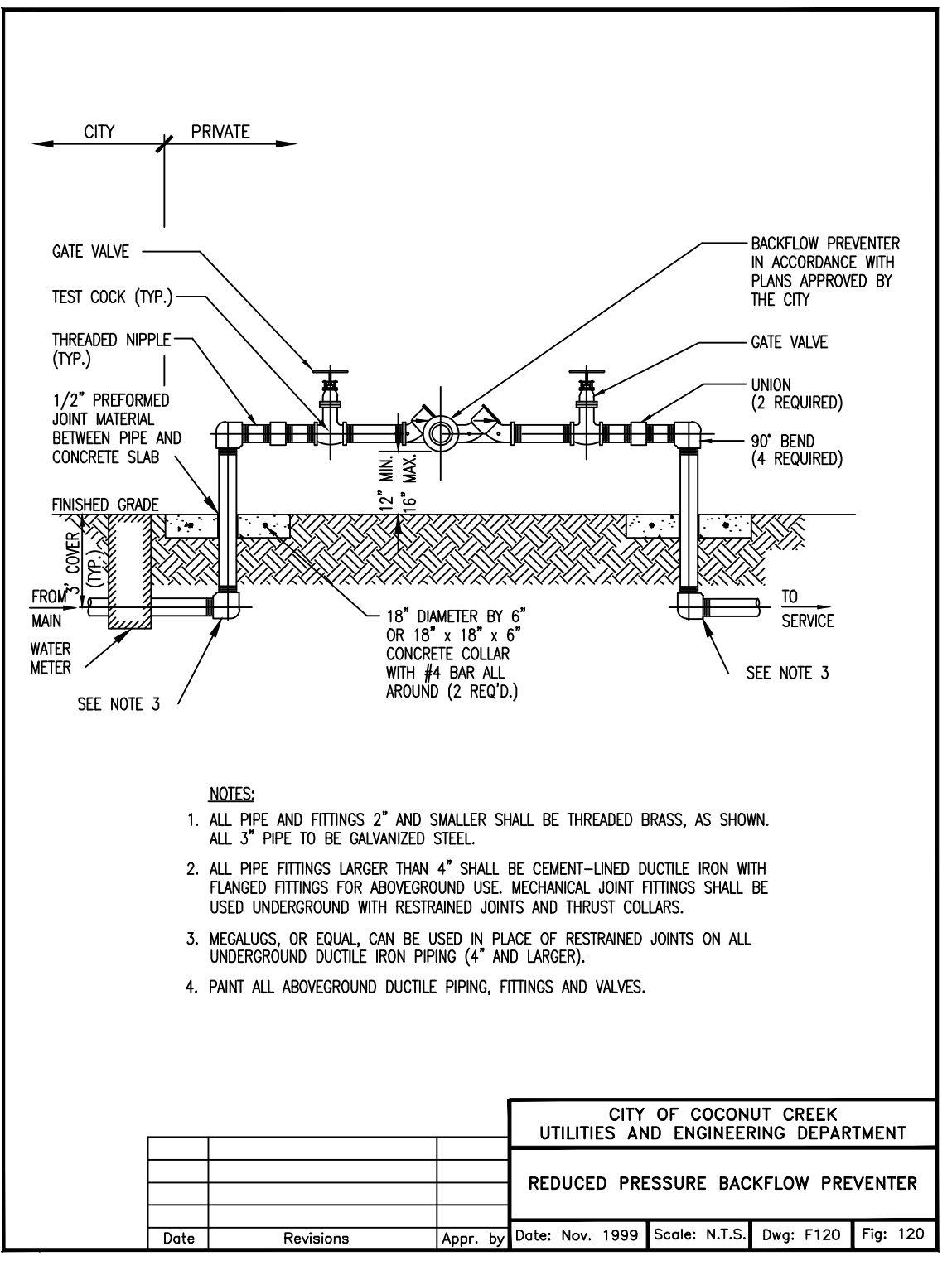
1 GATE VALVE AND BOX DETAIL
NOT TO SCALE



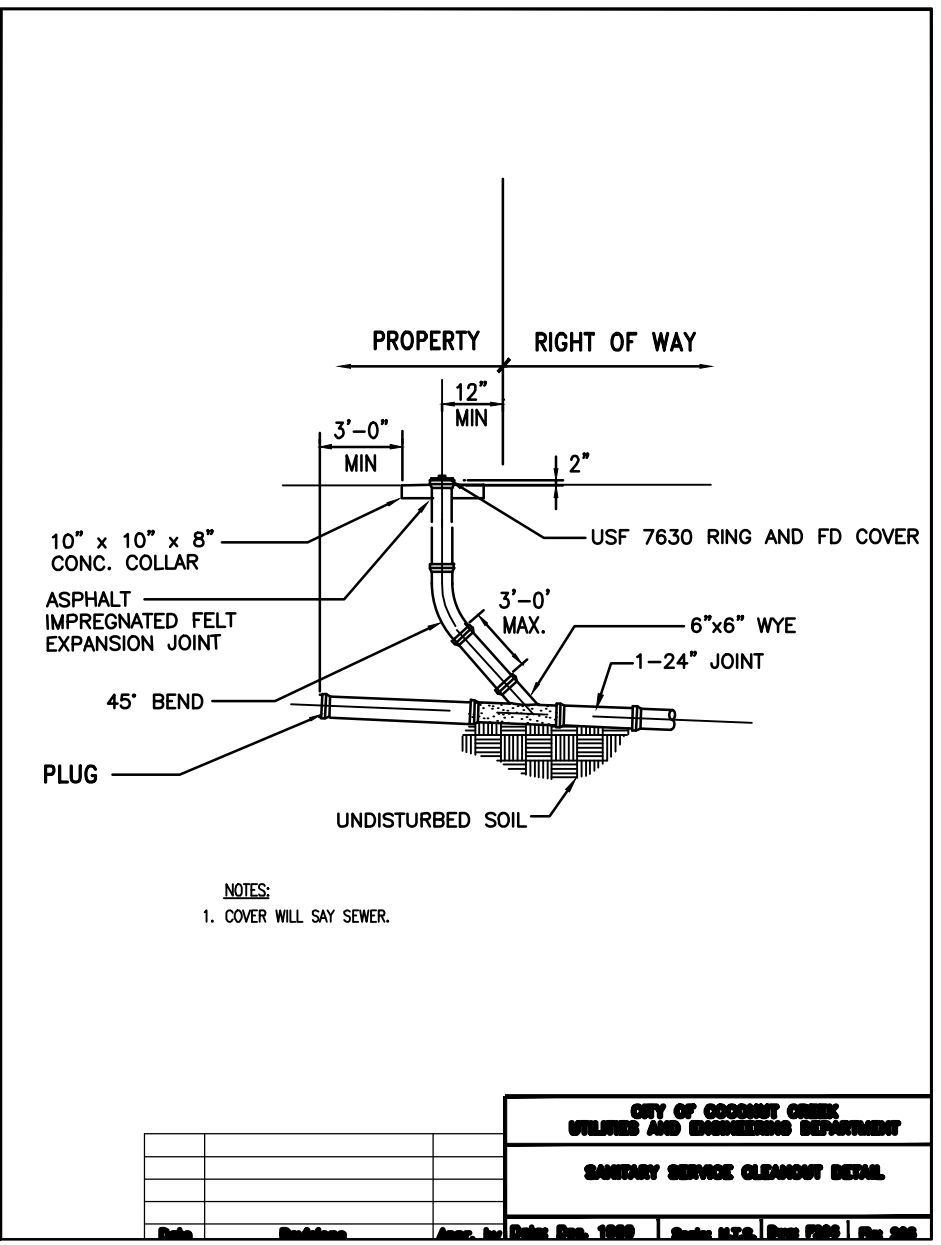
2 WATER SERVICE CONNECTION DETAILS
NOT TO SCALE



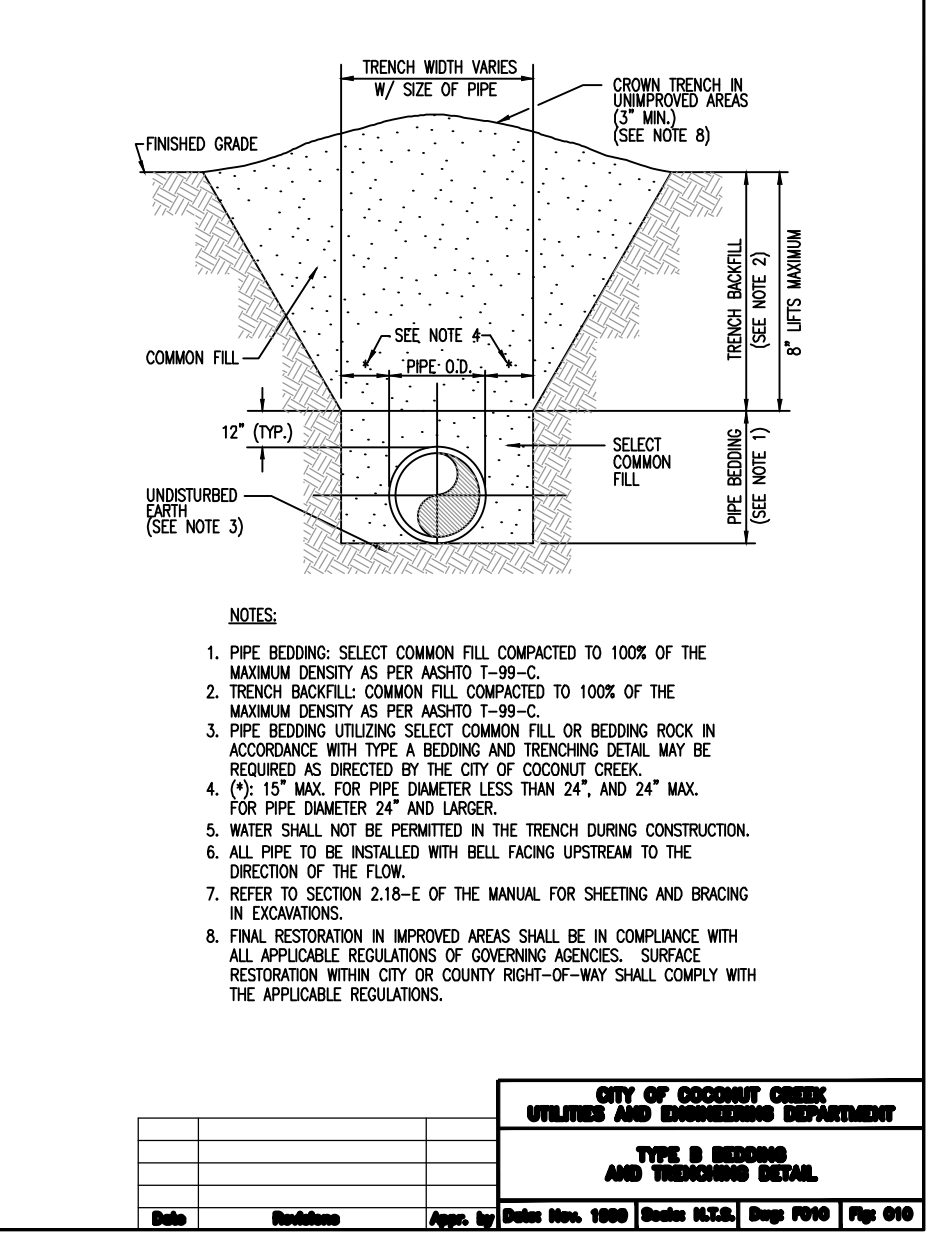
3 4" OR 6" SINGLE SERVICE CONNECTION DETAIL
NOT TO SCALE



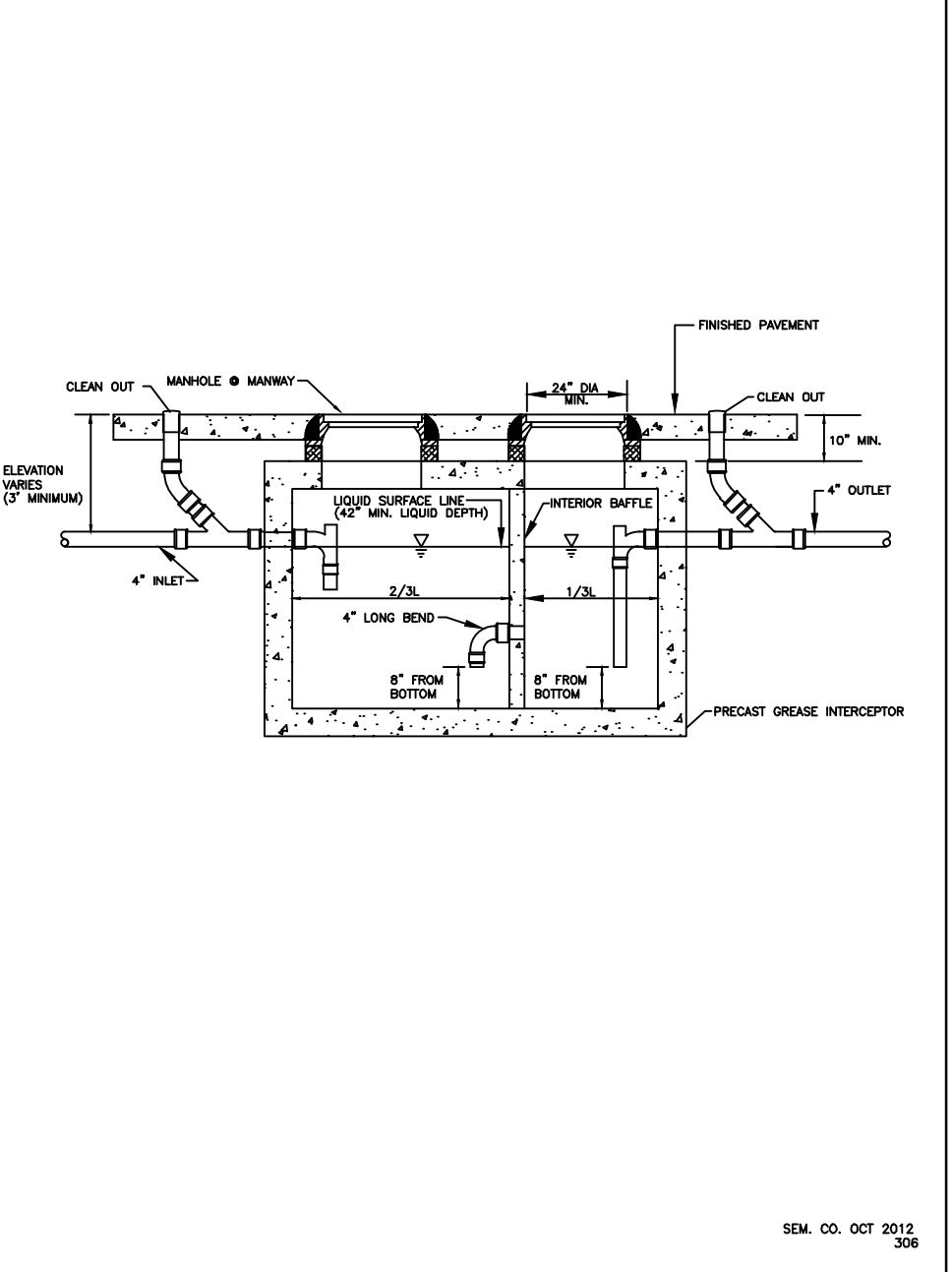
4 REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE



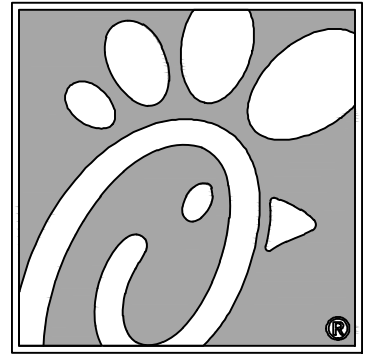
5 SANITARY SEWER LATER CLEAN OUT
PROTECTIVE BOX DETAIL
NOT TO SCALE



6 TYPICAL GRAVITY SEWER
EMBEDMENT DETAIL
NOT TO SCALE



7 GREASE INTERCEPTOR DETAIL
NOT TO SCALE



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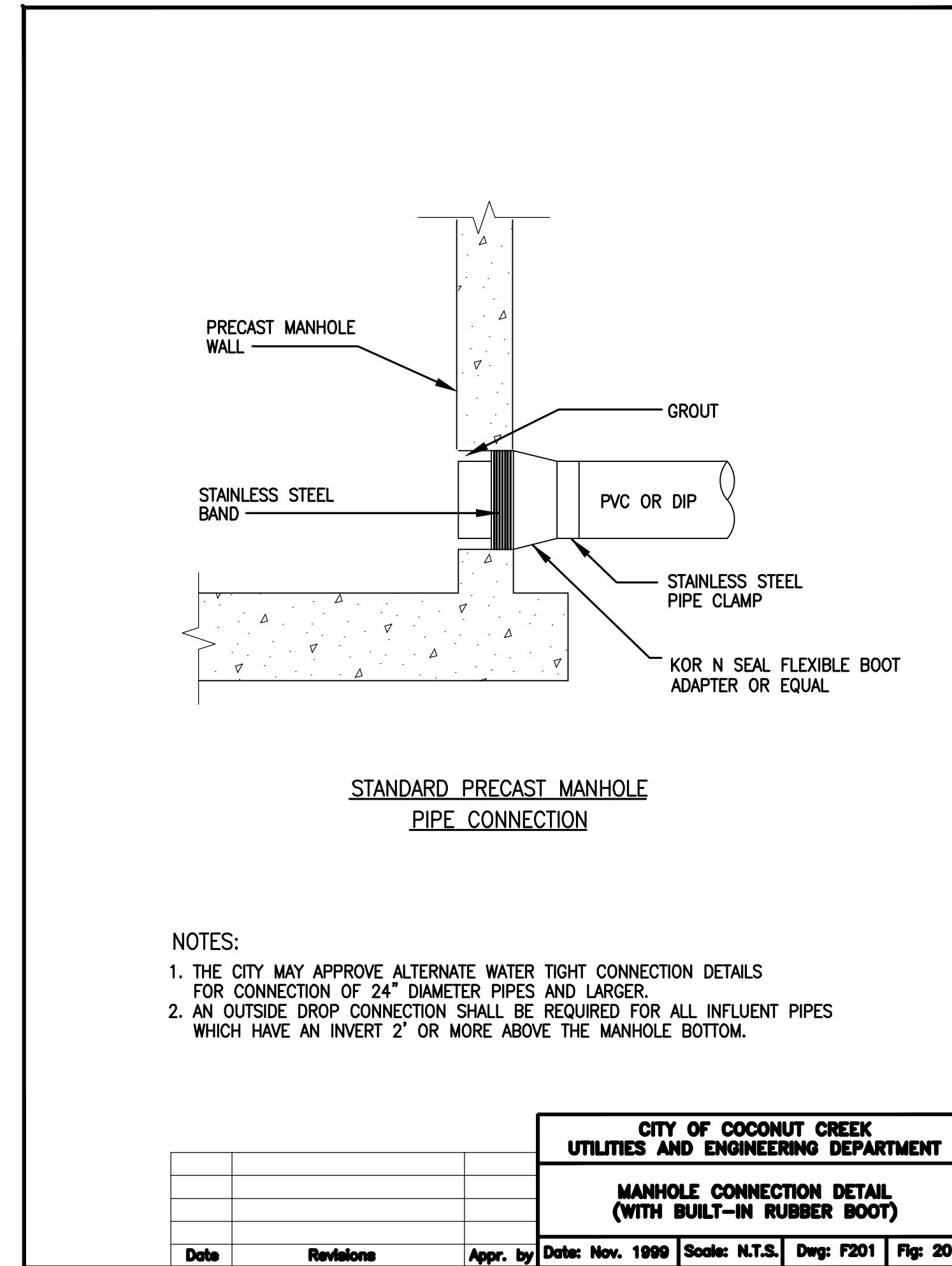
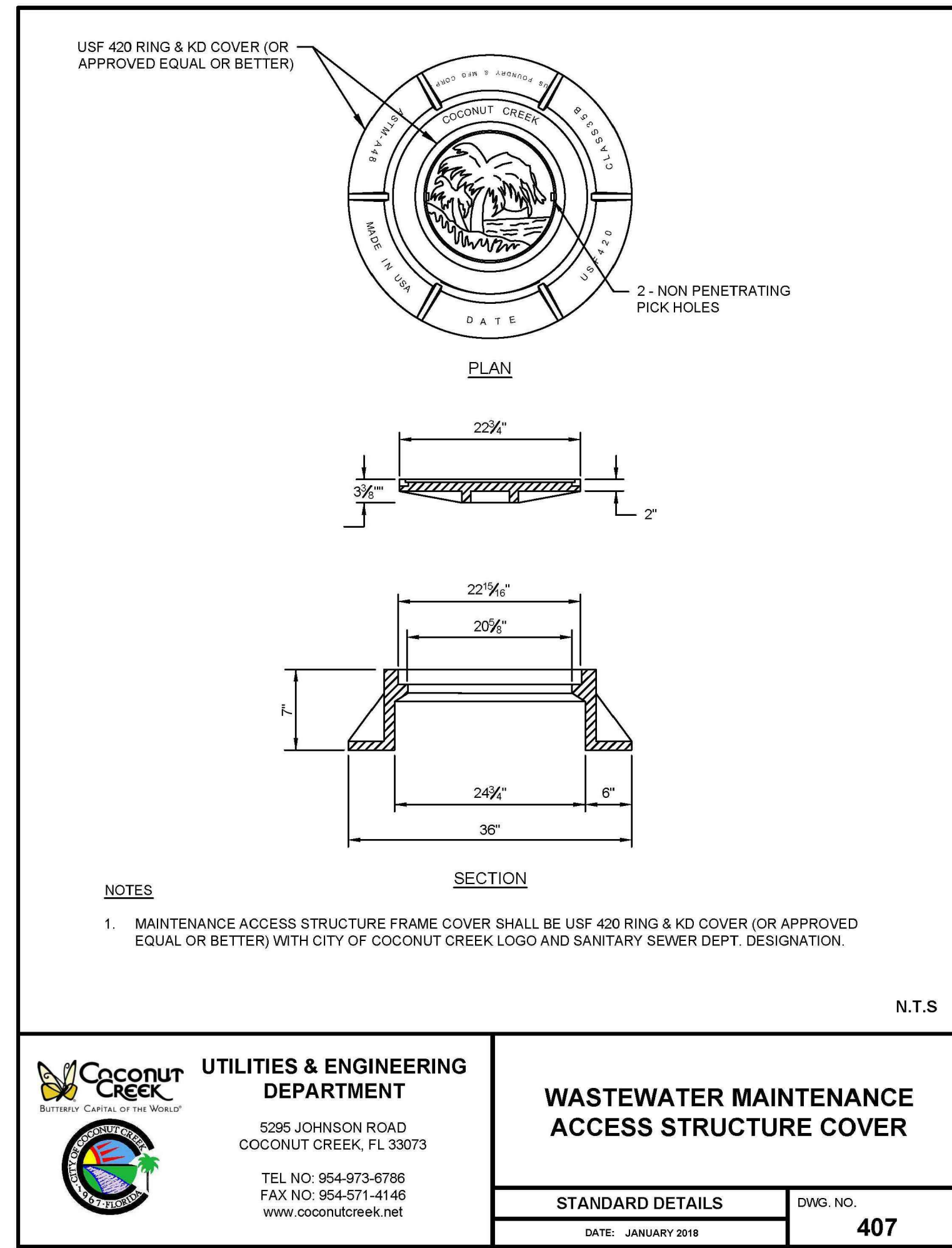
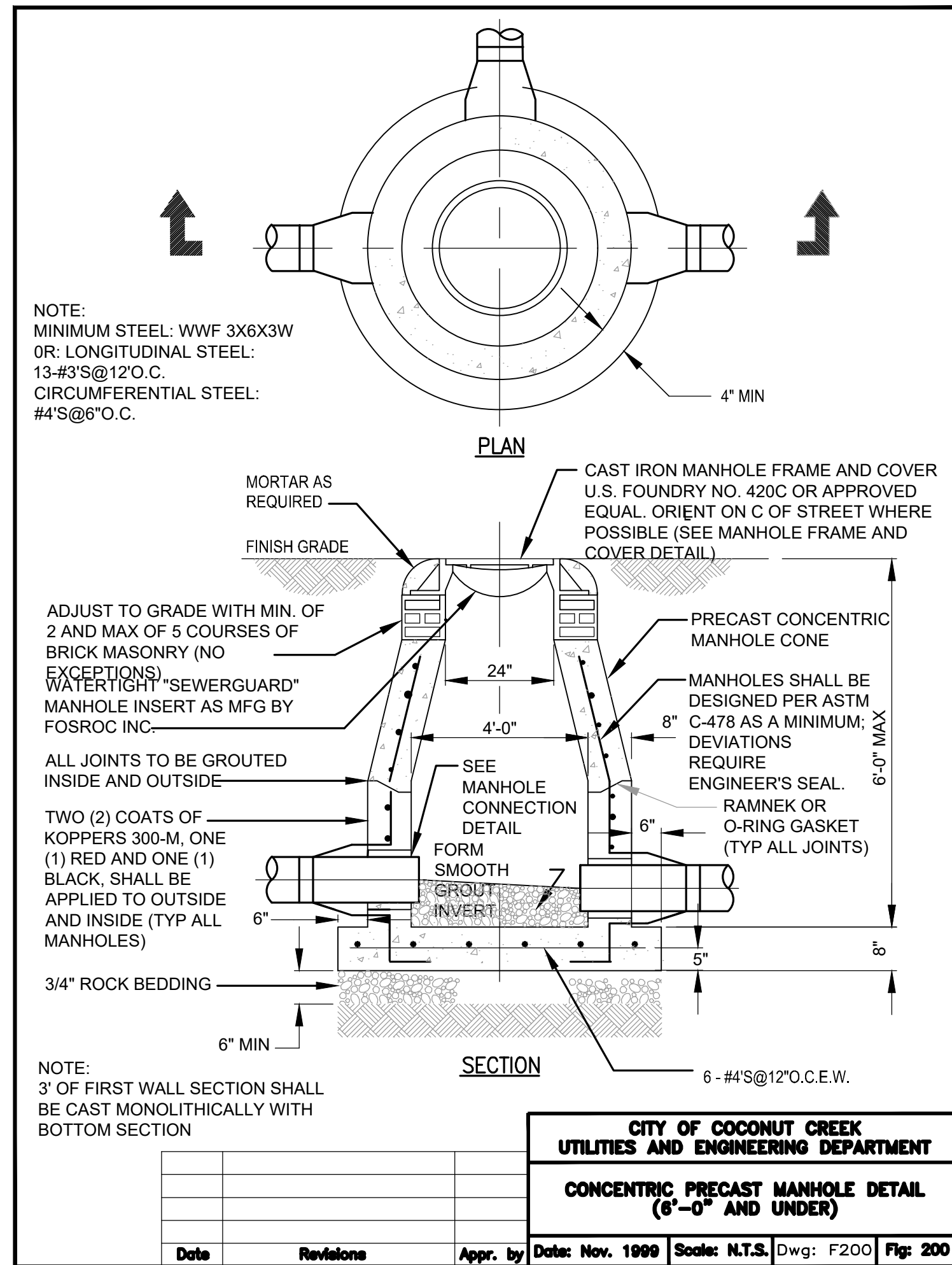
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NO.	DATE	DESCRIPTION
△	9/25/18	FDOT & DRC COMMENTS
△	10/17/18	FDOT COMMENTS
△	1/29/19	REVISED SITE PERMIT SUBMITTAL
△	5/1/19	REVISED SITE PERMIT SUBMITTAL
△	9/12/19	REVISED SITE PERMIT SUBMITTAL
△	9/28/19	REVISED SITE PERMIT SUBMITTAL
△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	COUNTY SANITARY SEWER REVISION

CURRENT DESIGN NOTE APPLIED: 2017-029
PROJECT #: 010014-01-034
PRINTED FOR: PERMIT
DATE: 9/29/2020
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SHEET NUMBER

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△	11/25/19	REVISED SITE PERMIT SUBMITTAL
△	12/20/19	COUNTY SANITARY SEWER REVISION

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PRINTED FOR: **PERMIT**
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