

RETAIL CENTER AT WINSTON PARK COCONUT CREEK, FLORIDA

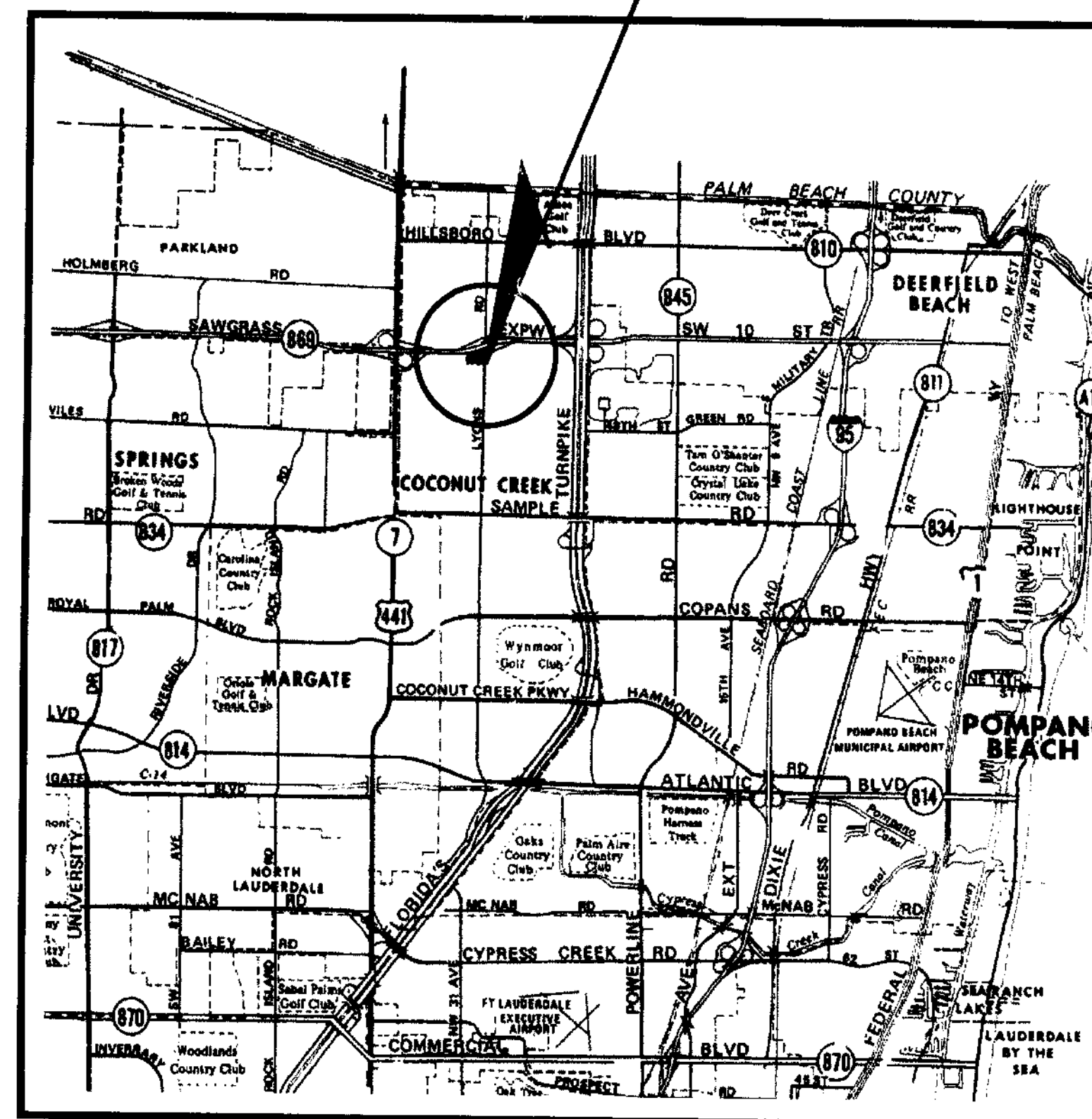
PRELIMINARY PLANS

WATER AND SEWER SERVICES PAVING GRADING AND DRAINAGE

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PROJECT LOCATION



LOCATION MAP

SECTION 7, TOWNSHIP 48 S, RANGE 42 E

LEGAL DESCRIPTION

WINSTON PARK SECTION ONE - TRACT "J"

A PARCEL OF LAND BEING A PORTION OF TRACT "J", WINSTON PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "J";
THENCE S.00°24'54"E., ALONG THE WEST LINE OF SAID TRACT "J", A DISTANCE OF 233.56 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.00°24'54"E., A DISTANCE OF 241.50 FEET;
THENCE N.89°35'06"E., A DISTANCE OF 442.82 FEET;
THENCE N.00°24'54"W., A DISTANCE OF 241.50 FEET;
THENCE S.89°35'06"W., A DISTANCE OF 442.82 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

GENERAL NOTES AND SPECIFICATIONS

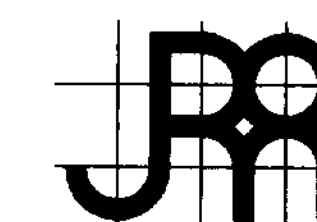
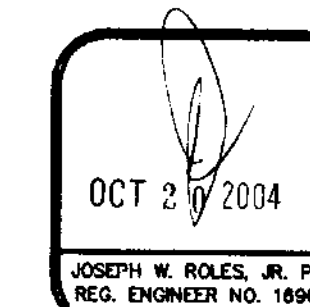
- ALL CONSTRUCTION FOR THIS PROJECT SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COCONUT CREEK, UTILITIES STANDARDS AND SPECIFICATIONS.
- HORIZONTAL AND VERTICAL CONTROL DATA WILL BE PROVIDED BY THE OWNER. ALL CONSTRUCTION STAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT TOPOGRAPHY AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION SINCE TOTAL ACCURACY OF THE DATA PROVIDED CANNOT BE GUARANTEED.
- PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD, WHICH WILL INCLUDE THE ENGINEER, THE CONTRACTOR, THE OWNER, THE CITY REPRESENTATIVE AND ALL UTILITY COMPANIES. THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITY COMPANIES, AGENCIES AND ANY OTHERS SERVING THE AREA (MINIMUM 72 HOURS PRIOR TO CONSTRUCTION):

FLORIDA POWER & LIGHT CO.	(954) 797-5000
SOUTHERN BELL TELEPHONE CO.	(954) 979-9220
CITY OF COCONUT CREEK	(954) 973-6756
SUNSHINE	1-800-432-4770
- THE CONTRACTOR SHALL COMPLY WITH THE PROVISION OF THE FLORIDA TRENCH SAFETY ACT.
- WORK PERFORMED FOR THIS PROJECT WILL NOT BE CONSIDERED AS COMPLETE, AND CONNECTION OF THE WATER AND SEWER SYSTEMS WILL NOT BE PERMITTED, UNTIL FINAL ACCEPTANCE OF THE SYSTEMS BY THE CITY AND UNTIL THE FOLLOWING DOCUMENTS ARE RECEIVED FROM THE CONTRACTOR AND APPROVED BY THE ENGINEER:
 - CONTRACTOR'S WAIVER AND RELEASE OF LIEN.
 - CONTRACTOR'S LETTER OF WARRANTY (I.E. LETTER AGREEMENT, ONE (1) YEAR GUARANTEE).
 - "AS BUILT" DATA AS PREPARED BY A REGISTERED LAND SURVEYOR.
 - OTHER ITEMS AS REQUIRED BY THE COCONUT CREEK ENGINEERING DEPARTMENT.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ADHERENCE TO THE STATE OF FLORIDA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.) AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD BROWARD COUNTY ENGINEERING DIVISION.
- THE CONTRACTOR SHALL NOTIFY THE CITY AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AND IN ADVANCE OF REQUIRED INSPECTIONS. TESTING WILL BE REQUIRED FOR THE FOLLOWING TASKS:
 - STORM DRAINAGE
 - WATER DISTRIBUTION SYSTEM
 - SANITARY SEWER SYSTEM
 - ROAD / PARKING LOT SUBGRADE
 - FINISHED LIMEROCK BASE
 - ASPHALTIC CONCRETE
- ALL TESTING WILL BE WITNESSED BY THE CITY OF COCONUT CREEK. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICES AND COPY REPORTS TO THE CITY ENGINEER ON A BI-WEEKLY BASIS. FINAL SITE GRADING WORK SHALL BE INSPECTED BY THE ENGINEER OF RECORD. EMERGENCY SITUATIONS AND CHANGE OF PLANS SHALL BE REPORTED AT THE TIME OF EACH OCCURRENCE.

PROPOSED DEVELOPMENT:

TRION VENTURES, INC.

4901 NORTH FEDERAL HIGHWAY, SUITE 100
FORT LAUDERDALE, FLORIDA 33308
PHONE: (954) 491-3848



JOSEPH ROLES AND ASSOC., INC.
CONSULTING ENGINEERS
7501 N.W. 4th STREET, SUITE 101
PLANTATION, FLORIDA 33317
PHONE (954) 581-1945
CERTIFICATE OF AUTHORIZATION NO. 3948