PROJECT NUMBER 0906-14
SHEET NUMBER 1 of 1

BEL LAGO

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

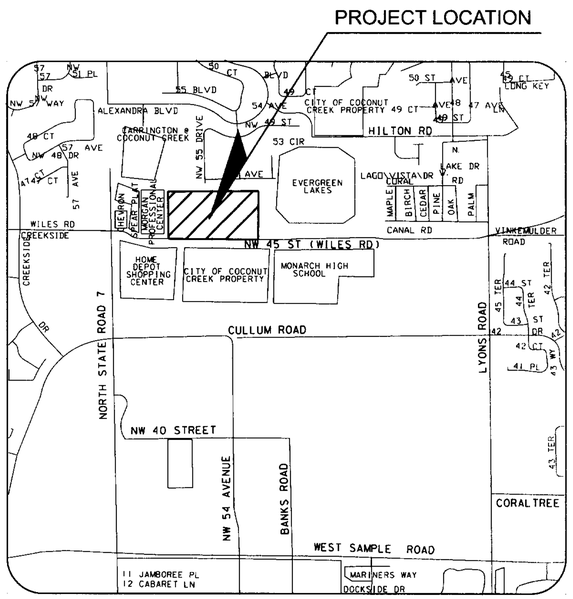
ST. LUCIE INDUSTRIAL PROPERTIES, LLC.

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PROJECT LOCATION



LOCATION MAP

SECTION 18 / TOWNSHIP 48 S / RANGE 42 E

LEGAL DESCRIPTION:

THE WEST 330 FEET OF TRACK 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23485, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOUTHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 660 FEET OF TRACK 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

APPROVED
DATE 6/9/10 BY
PLANNING & ZONING BOARD

HSQ GROUP, INC.
Consulting Engineers · Planners · Transportation
1489 West Palmetto Park Road, Suite340
Boca Raton, Florida 33486
(561) 392-0221 Phone (561) 392-6458 Fax
Authorization Number 26258

9/30/2010

Z:\PROJECTS\2009\0906-14 BEL LAGO\DRAWINGS\SITE PLAN\0906-14 COVER.DGN 9/30/2010

PROPERTY OWNER & DEVELOPER:

ST LUCIE INDUSTRIAL PROPERTIES, LLC.
PINEAPPLE GROVE CORPORATE CENTER
101 PINEAPPLE GROVE WAY
DELRAY BEACH, FLORIDA 33444
(561) 330-7000

ATTORNEY:

RUDEN McCLOSKY SMITH SCHUSTER & RUSSEL, P.A.
200 EAST BROWARD BOULEVARD
FT. LAUDERDALE, FLORIDA 33301
(954) 527-2485

CIVIL ENGINEER:

HSQ GROUP, INC.
14000 MILITARY TRAIL
SUITE 103
DELRAY BEACH, FLORIDA 33484
(561) 637-0955

ARCHITECT (GARDEN APARTMENTS):

STB ARCHITECTS & PLANNERS, INC.
8144 WALNUT HILL LANE, SUITE 460, LB 107
DALLAS, TEXAS 75231
(214) 739-8080

ARCHITECT (FOUR STORY RESIDENTIAL)

LIVING DESIGNS GROUP, LLC.
1005 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
(561) 623-2300

ARCHITECT (RESTAURANT)

LIVING DESIGNS GROUP, LLC.
1005 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
(561) 623-2300

ARCHITECT (SELF - STORAGE BUILDING):

KENNETH R. CARLSON ARCHITECT
1002 EAST NEWPORT CENTER DRIVE, SUITE 101
DELRAY BEACH, FLORIDA 33442
(954) 427-8848

LANDSCAPE ARCHITECT:

MICHAEL J. PETROW & ASSOCIATES, INC.
11210 NORTHWEST 41st STREET
CORAL SPRINGS, FLORIDA 33075
(954) 752-7762

SURVEYOR

SHAH DROTOS & ASSOCIATES.
3410 N ANDREWS AVENUE
POMPANO BEACH, FLORIDA 33064
(954)943-9433

LAND USE DATA TABLE

EXISTING LAND USE: LOW-MEDIUM (10) RESIDENTIAL

ACREAGE:

GROSS SITE AREA:	19.79 AC.
PARCEL A:	16.22 AC. (RESIDENTIAL)
PARCEL B:	2.14 AC. (SELF STORAGE)
PARCEL C:	1.43 AC. (RESTAURANT)

APPROVED UNITS PER LAND USE:

PARCEL A: 16.22 AC. X 10 DU/AC = 162 UNITS

FLEXIBILITY ALLOCATION:

RESIDENTIAL:
PARCEL A: 108 ADDITIONAL RESERVE UNITS

COMMERCIAL:
PARCEL B: 2.14 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)
PARCEL C: 1.43 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)

PROPOSED DENSITY & DEVELOPMENT:

RESIDENTIAL:
PARCEL A: 270 UNITS / 16.22 AC. = 16.65 DU/AC

COMMERCIAL:
PARCEL B: 116,293 S.F. (GROSS)
PARCEL C: 8,750 S.F. (GROSS)

GENERAL SITE PLAN NOTES:

1. COMMON OPEN SPACE AND PUBLIC AND RECREATIONAL FACILITIES SHALL BE INCLUDED IN THE PUD PLAN AND FULLY IMPROVED BY THE DEVELOPER. IMPROVEMENTS INCLUDING PRIVATE OR PUBLIC PARKS, POOLS, RECREATIONAL CENTERS OR OTHER FACILITIES SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE RESIDENTIAL DWELLINGS. IMPROVEMENTS SHALL BE COMPLETE PRIOR TO THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY FOR WHICH THE IMPROVEMENTS ARE ASSOCIATED AS APPROVED BY THE PLANNING AND ZONING BOARD.

2. THE PERIMETER BERM ALONG THE NORTH PROPERTY LINE IS TO BE CONSTRUCTED BEFORE THE VERTICAL CONSTRUCTION PHASE CAN BEGIN ON BUILDINGS No. 3, 4, 5, 6, 7 & 8.

SITE PLAN DATA TABLE

EXISTING ZONING: WEST PARCEL: PCD
CENTER & EAST PARCELS: A-1

PROPOSED ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)

SITE AREA INFORMATION:

GROSS SITE AREA:	19.79 AC.	
RIGHT-OF-WAY DEDICATION:	1.70 AC.	
NET SITE AREA:	18.09 AC.	100.0%
BUILDING COVERAGE AREA:	3.44 AC.	19.0%
SIDEWALK AREAS:	1.24 AC.	6.9%
DRIVEWAY & PARKING AREAS:	5.46 AC.	30.2%
COMMON GREEN AREAS:	4.44 AC.	24.5%
LAKE AREA:	2.84 AC.	15.7%
LAKE BANK AREA:	0.67 AC.	3.7%

BUILDING AND UNIT INFORMATION:

RESIDENTIAL USES:

BUILDING TYPE	QTY.	UNITS PER BLDG.	GARAGES	BEDROOM (BR) MIX PER BLDG.
TYPE I	4	30	10	(20) TWO BR (10) ONE BR
TYPE II	1	18	6	(12) TWO BR (6) ONE BR
TYPE III	1	12	4	(8) TWO BR (4) ONE BR
TYPE IV	1	12	8	(12) THREE BR
TYPE V	1	12	8	(12) THREE BR
FOUR STORY	1	96	1**	(32) ONE BR (64) TWO BR
TOTALS	9	270		(24) 3BR - (164) 2BR - (82) 1BR

CLUBHOUSE: 4,292 S.F. GROSS (3,777 RECREATIONAL & 515 OFFICES)

** THREE STORY GARAGE STRUCTURE WITH 82 PARKING SPACES

COMMERCIAL USES:

BUILDING	DESIGN	TYPE OF USES	SQUARE FOOTAGE
RESTAURANT	1 STORY	7,650 S.F. MAXIMUM CUSTOMER SERVICE AREA	6,300 INTERIOR 2,450 EXTERIOR
SELF STORAGE	4 STORY	113,478 S.F. STORAGE 1,850 S.F. OFFICES 965 S.F. APARTMENT	116,293 (GROSS)

OPEN SPACE CALCULATIONS:

GROSS AREA = 19.79 ACRES X 35% = 6.93 ACRES (OPEN SPACE NEEDED)

DESCRIPTION	PERCENTAGE OF TOTAL	OPEN SPACE CREDIT
COMMON GREEN AREAS	60%	4.16 ACRES
LAKE AREA (PORTION)	40%	2.77 ACRES
TOTAL OPEN SPACE PROVIDED:		6.93 ACRES

PARKING CALCULATIONS

RESIDENTIAL USES:

REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:

UNIT TYPE	GENERATION RATE	TOTAL UNITS	SPACES REQUIRED
ONE (1) BEDROOM	1.50 PER UNIT	82	123
TWO (2) BEDROOM	1.75 PER UNIT	164	287
THREE (3) BEDROOM	2.00 PER UNIT	24	48
GUEST PARKING	10% OF TOTAL SPACES		46
CLUBHOUSE	1.00 PER 200 S.F. (OFFICE ONLY)		3
TOTAL REQUIRED PER P.U.D.:			507
HANDICAP SPACES REQUIRED:			11

PROVIDED PER SITE PLAN:

DESCRIPTION	DIMENSIONS	TOTAL SPACES
COMMON SPACES	9'X18'	295
CLUBHOUSE	9'X18'	5
GARAGE SPACES	10'X20'	66
TANDEM DRIVEWAY SPACES	9'X18"	66
PARKING GARAGE	9'X18"	82
TOTAL PROVIDED PER SITE PLAN:		514
HANDICAP SPACES PROVIDED:		11

COMMERCIAL USES:

REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:

UNIT TYPE / USE	GENERATION RATE	TOTAL S.F.	SPACES REQUIRED
RESTAURANT			
SERVICE AREA	1 PER 150 S.F.	7,650	51
NON-SERVICE	1 PER 300 S.F.	1,100	4
TOTAL REQUIRED PER P.U.D.:			55
HANDICAP SPACES REQUIRED:			3
SELF STORAGE			
STORAGE AREA	1 PER 10,000 S.F.	113,478	12
OFFICE AREA	1 PER 1,000 S.F.	1,850	2
APARTMENT	1 PER UNIT	1	1
TOTAL REQUIRED PER P.U.D.:			15
HANDICAP SPACES REQUIRED:			1

PROVIDED PER SITE PLAN:

DESCRIPTION	DIMENSIONS	TOTAL SPACES
RESTAURANT	9'X18'	55 *
SELF STORAGE	9'X18'	15

HANDICAP PARKING SPACES:

DESCRIPTION	DIMENSIONS	TOTAL SPACES
RESTAURANT	12'X18'	3 *
SELF STORAGE	12'X18'	1

* FOURTEEN (14) REGULAR PARKING SPACES CURRENTLY SHOWN ON SITE PLAN. REMAINING REQUIRED SPACES TO BE INSTALLED DURING THE CONSTRUCTION OF THE PROPOSED FUTURE RESTAURANT BUILDING.

10/21/2010

NO.	DATE	BY	REVISION
4	5/27/10	AQ.	UPDATED SITE DATA TABLE INFORMATION
3	12/7/09	AQ.	REVISED PER D.R.C. REVIEW COMMENTS
2	6/25/09	AQ.	UPDATED SITE PALN & REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
14000 Military Trail, Suite 103
Delray Beach, Florida 33484 (561) 637-0955
Authorization number 26258

BEL LAGO
SITE DATA INFORMATION

PROJECT NUMBER 0906-14
SHEET NUMBER SP-1

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INDIGO LAKES
ZONING: PUD
WILES / BUTLER PLAT ONE
(P.B. 160, PG. 18, B.C.R.)

MORGAN PROFESSIONAL PARK
ZONING: PCD
F&N PLAT (PARCEL A)
(P.B. 166, PG. 42, B.C.R.)

EVERGREEN LAKES
ZONING: PUD
EVERGREEN LAKES PLAT
(P.B. 164, PG. 42, B.C.R.)

WILES ROAD

WEST ◄► EAST

N89°37'53"E 1280.00'

N00°24'37"W 595.55'

S00°24'37"E 620.00'

PROPERTY LINE

6' HIGH ALUMINUM RAIL FENCE

25' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

7.5' CONCRETE SIDEWALK

5' CONCRETE SIDEWALK

BRICK PAVERS

BRICK PAVERS (TYP.)

GAZEBO

PERIMETER BERM

EX. 25' LANDSCAPE BUFFER

24' DRIVEWAY

60' SET BACK

57.5' SET BACK

82' SET BACK

54' SET BACK

33.5' SET BACK

22' DRIVEWAY

BUILDING No. 8
TYPE II - 18 UNITS

BUILDING No. 7
TYPE IV - 12 UNITS

BUILDING No. 6
TYPE V - 12 UNITS

BUILDING No. 5
TYPE I - 30 UNITS

BUILDING No. 4
TYPE III - 12 UNITS

BUILDING No. 3
TYPE I - 30 UNITS

BUILDING No. 2
3 STORY
TYPE I - 30 UNITS

BUILDING No. 9
TYPE I - 30 UNITS

TOT LOT & PLAY GROUND AREA

AC PADS

EDGE OF WATER

MAIL KIOSK LOCATION

RETAINING WALL W/8" HIGH FENCE

RETAINING WALL W/48" HIGH FENCE

LAKE

FOUNTAIN

177'

609'

20' LAKE MAINTENANCE AREA

CLUB HOUSE

POOL

VISITORS

RESIDENT

FIRE ACCESS DRIVE

PEDESTRIAN PLAZA

BIKE RACK (5 SPACES)

4' HIGH DECORATIVE PERIMETER FENCE W/ COLUMNS

PROPOSED TRASH COMPACTOR & RECYCLING AREA W/ MASONRY WALL ON THREE SIDES - 6' ABOVE CONTAINERS

47'X49' LOADING ZONE

SELF STORAGE BUILDING
4 STORY
116,293 S.F. (GROSS)

DESIGNATED PUBLIC ART AREA

5'X5' CONCRETE PAD

EX. 6' UTILITY EASEMENT

PEDESTRIAN ACCESS EASEMENT

MONUMENT SIGN

BRICK PAVERS CROSSWALK

PROPOSED RIGHT TURN LANE (200' STORAGE / 100' TRANSITION) & BIKE LANE

EX. CONCRETE CURBS

BUILDING 1
4 STORY - 48 UNITS

PARKING GARAGE
3 STORY - 82 SPACES

BUILDING 1
4 STORY - 48 UNITS

7½' CONCRETE SIDEWALK

CONCRETE WHEEL STOPS (TYP.)

S89°37'53"W 950.00'

BRICK PAVERS (TYP.)

LANDSCAPE PLANTERS (TYP.)

8' WIDE DECORATIVE LINEAR PARK SIDEWALK

RESTAURANT
6,300 S.F. GROSS BUILDING
2,450 S.F. OUTDOOR SEATING AREA

TYPE "D" CURB

EX. CONCRETE CURBS

EX. 6' UTILITY EASEMENT

PROPOSED RIGHT TURN LANE (150' STORAGE / 75' TRANSITION) & BIKE LANE

55' HALF R/W

N

0 50 100
FEET
SCALE: 1"=50'

10/21/2010

NO.	DATE	BY	REVISION
8	10/12/10	M.K.	RELOCATED TRASH COMPACTOR
7	5/27/10	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
6	1/22/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
5	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	9/24/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

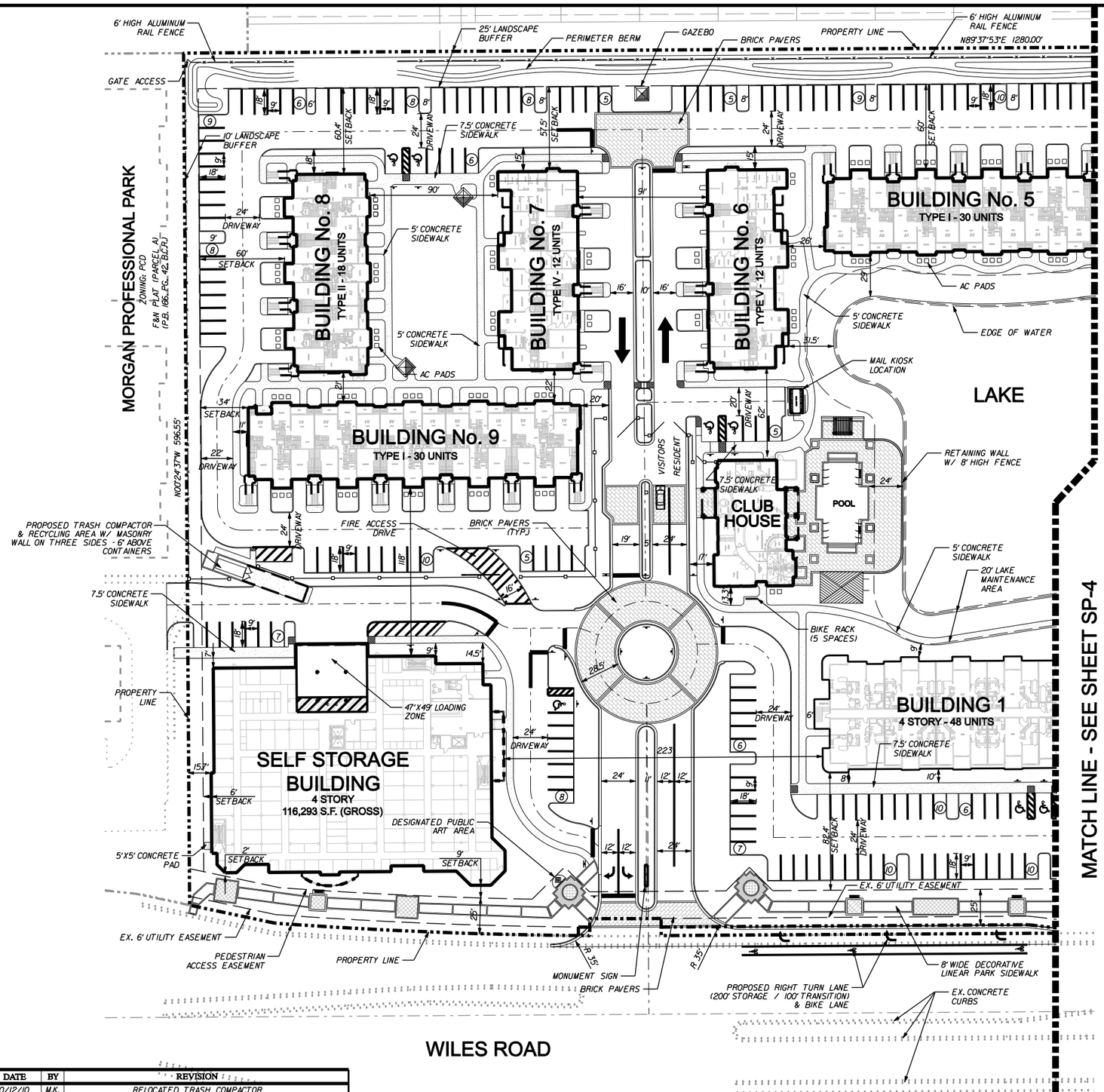
Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO
MASTER SITE PLAN

PROJECT NUMBER 0906-14
SHEET NUMBER SP-2

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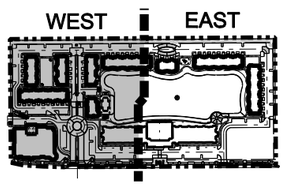
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0 40 80
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SCALE: 1"=40'

LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
(15.00)	PROPOSED GRADE
15.00	EXISTING GRADE
F.F.= 12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
(1)	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING



KEY MAP

48 HOURS BEFORE DIGGING
BROWARD - PALM BEACH - INDIAN RIVER
ST LUCIE - MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NO.	DATE	BY	REVISION
7	10/12/10	M.K.	RELOCATED TRASH COMPACTOR
6	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
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Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
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Approved by: ANTONIO QUEVEDO
Registered Engineer Number 59471
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Date: 10/21/2010

HSQ GROUP, INC.
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1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO
SITE PLAN - WEST

PROJECT NUMBER 0906-14
SHEET NUMBER SP-3

10/21/2010

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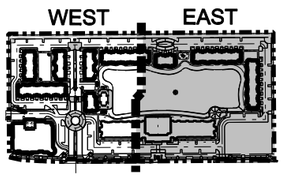
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SCALE: 1"=80'

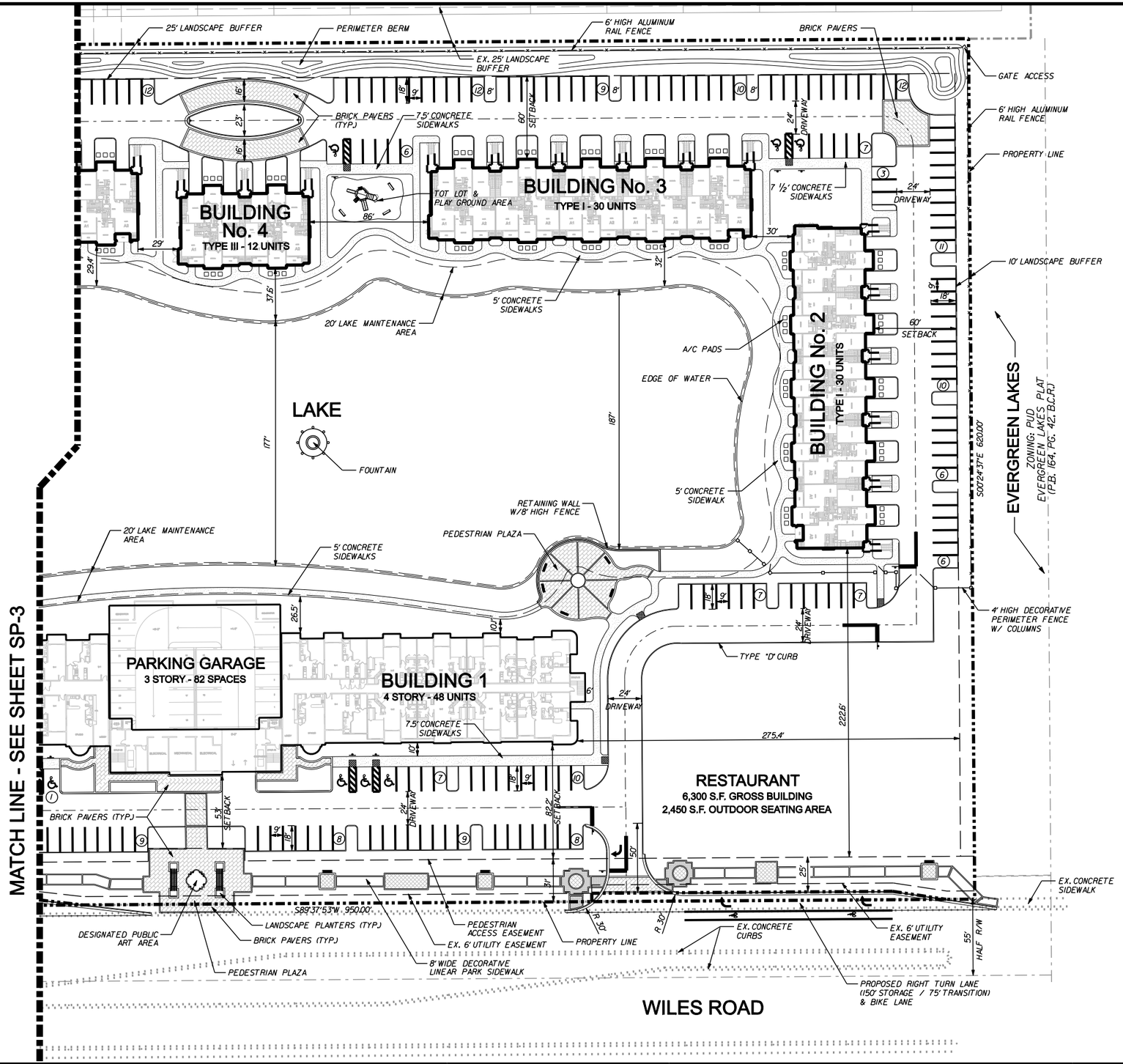
LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
13.00	PROPOSED GRADE
13.00	EXISTING GRADE
F.F.= 12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

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SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER



KEY MAP



NO.	DATE	BY	REVISION
6	5/27/10	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
5	1/22/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

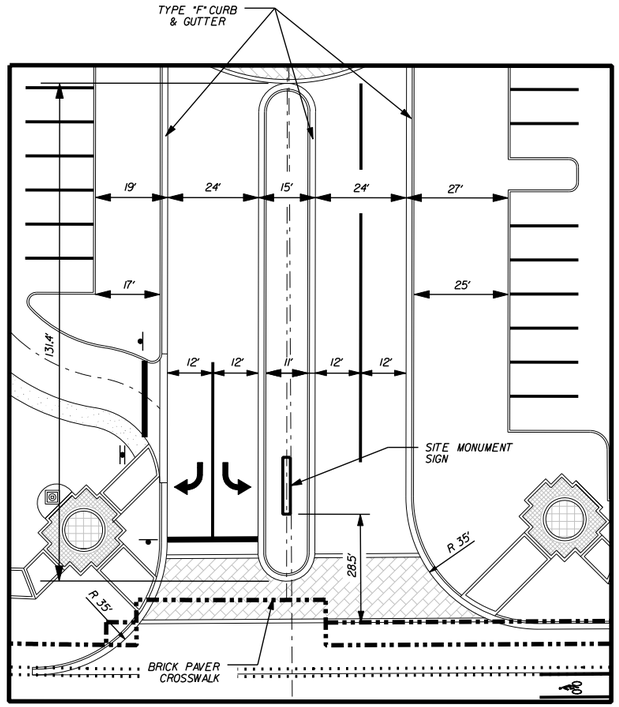
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Boca Raton, Florida 33486 (561) 392-0221
AuthorizationNnumber 26258

BEL LAGO
SITE PLAN - EAST

PROJECT NUMBER 0906-14
SHEET NUMBER SP-4

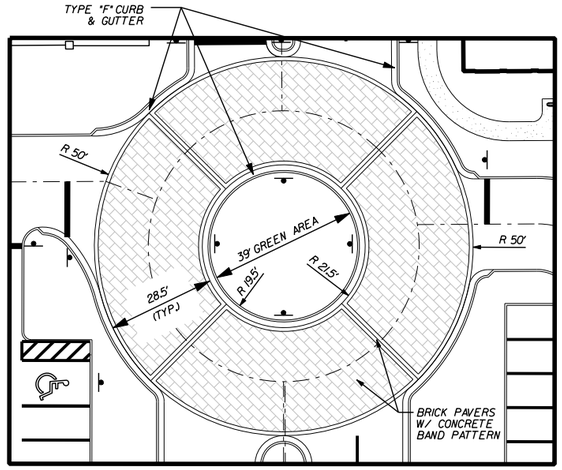
10/21/2010

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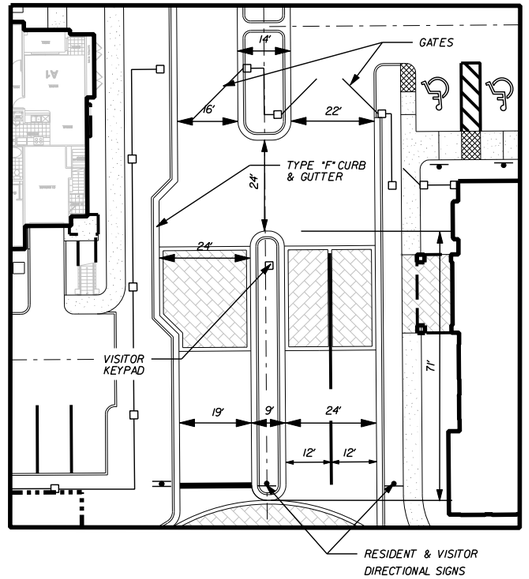
MAIN ENTRANCE @ WILES ROAD

SCALE: 1"=20'



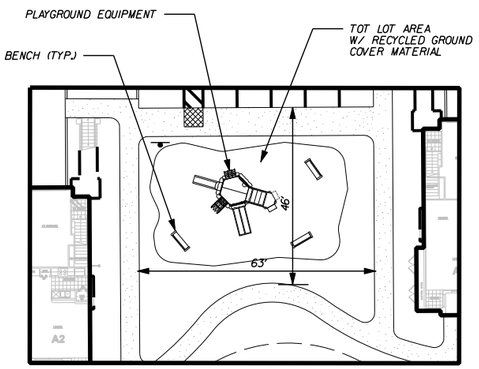
ROUND-A-BOUT

SCALE: 1"=20'



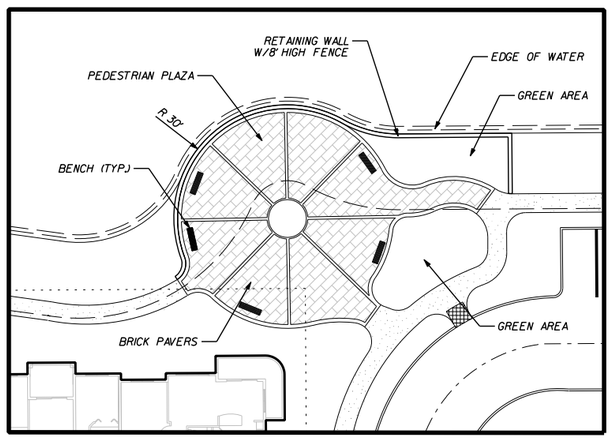
MAIN RESIDENTIAL ENTRANCE

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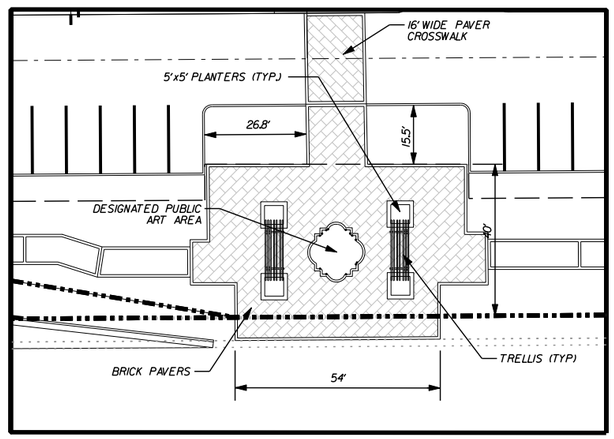
TOT LOT & PLAYGROUND AREA

SCALE: 1"=20'



PEDESTRIAN PLAZA @ LAKE

SCALE: 1"=20'



PEDESTRIAN PLAZA @ WILES ROAD

SCALE: 1"=20'

NO.	DATE	BY	REVISION
3	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
2	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
1	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 6-08
Drawn by: G.H. Date: 6-08
Checked by: N.S. Date: 6-08

Approved by: ANTONIO QUEVEDO
Registered Engineer Number 59471
State of Florida
Date: 10/21/2010

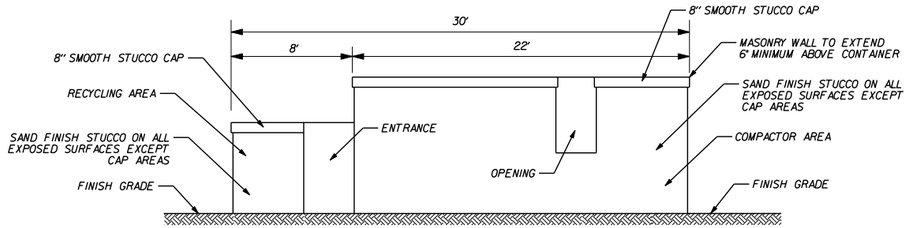
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Authorization Number 26258

BEL LAGO
SITE PLAN DETAILS

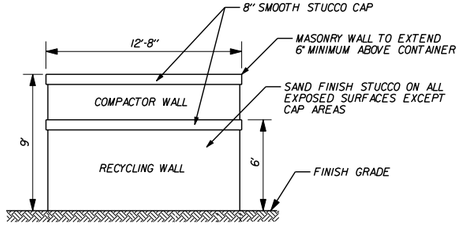
PROJECT NUMBER 0906-14
SHEET NUMBER SP-5

10/21/2010

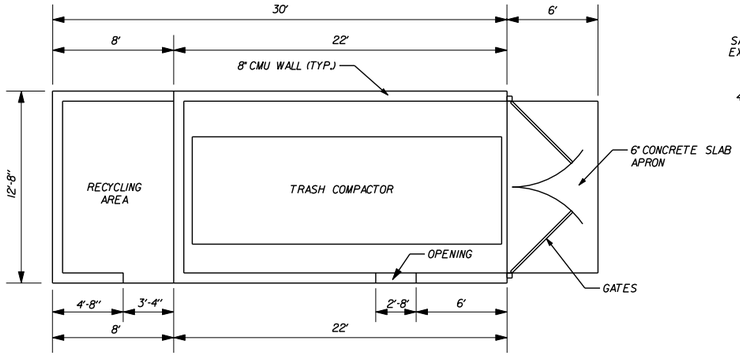
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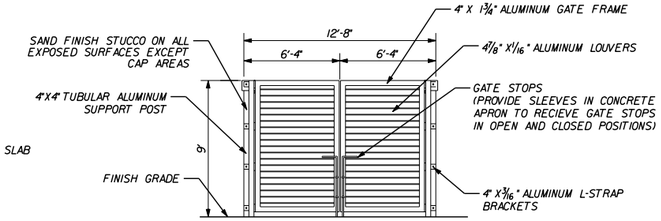
SIDE ELEVATION



REAR ELEVATION



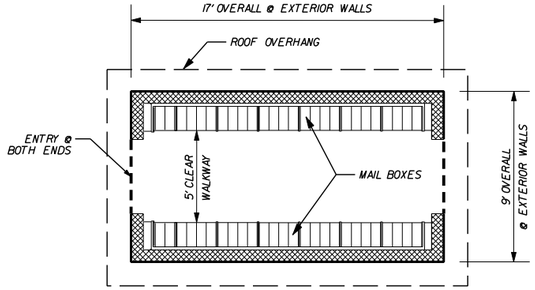
PLAN VIEW



FRONT GATE ELEVATION

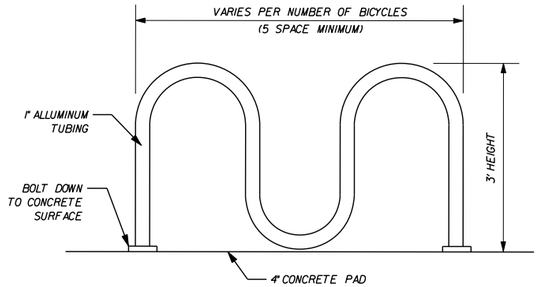
TRASH COMPACTOR ENCLOSURE DETAILS

N.T.S.



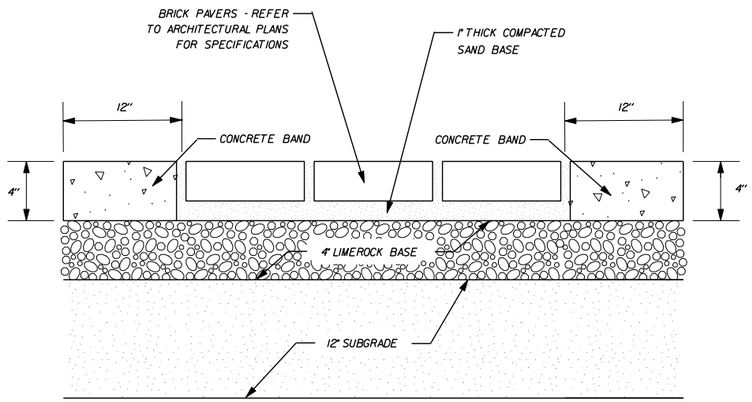
MAIL KIOSK DETAIL

N.T.S.



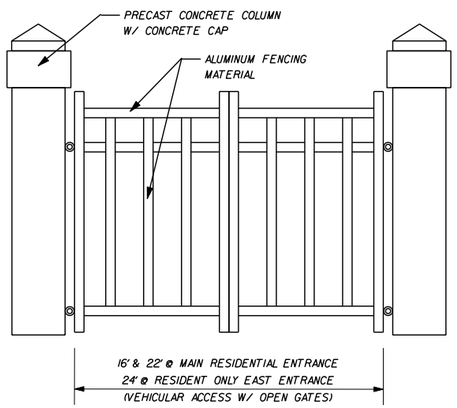
BIKE RACK DETAIL

N.T.S.



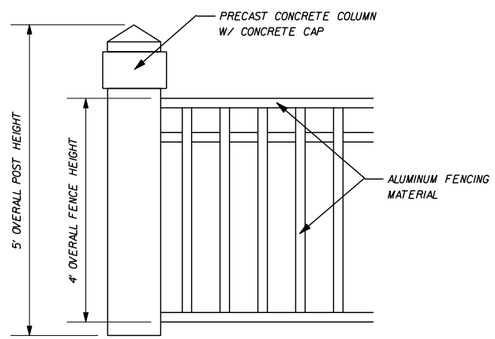
BRICK PAVER DETAIL

N.T.S.



ENTRANCE FENCE DETAIL

N.T.S.



PERIMETER FENCE DETAIL

N.T.S.

NO.	DATE	BY	REVISION
1	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.O. Date: 6-08
Drawn by: G.H. Date: 6-08
Checked by: N.S. Date: 6-08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

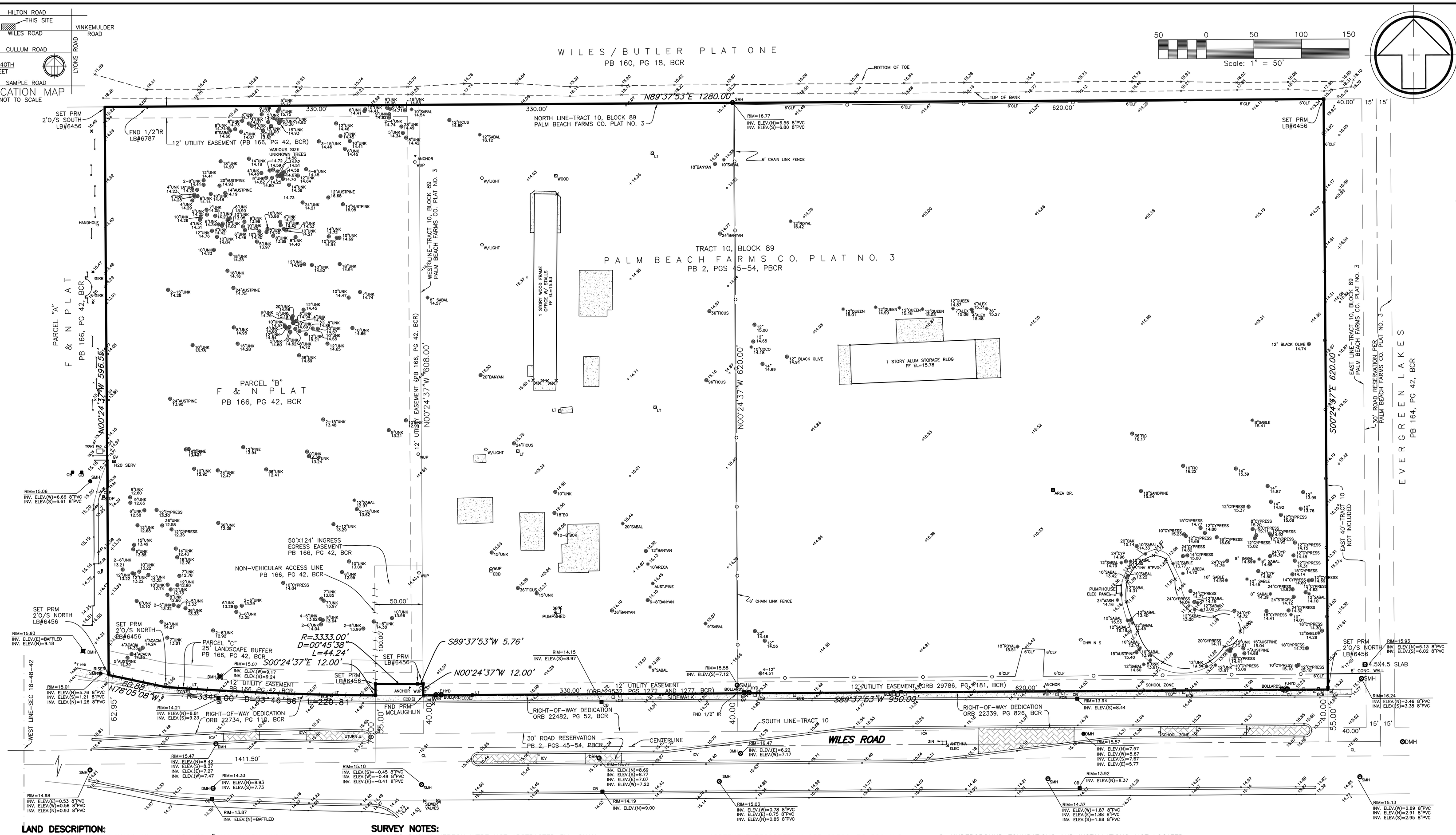
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Authorization number 26258

BEL LAGO
SITE PLAN DETAILS

PROJECT NUMBER 0906-14
SHEET NUMBER SP-6

10/21/2010

Z:\PROJECTS\2009\0906-14 BEL LAGO\DRAWINGS\SITE PLAN\0906-14-SPDETAILS.DGN



LAND DESCRIPTION:

THE EAST 660 FEET OF TRACT 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET THEREOF AND LESS THE SOUTH 40 FEET THEREOF.

TOGETHER WITH:

THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THAT PORTION DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23482, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10 IN BLOCK 89, OF THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL "B", TOGETHER WITH THAT PORTION OF PARCEL "C" BOUNDED BETWEEN THE SOUTHERLY LINE OF SAID PARCEL "B" AND ITS EAST AND WEST LINES PROJECTED SOUTHERLY TO THE SOUTHERLY LINE OF THE PLAT ENTITLED "F & N PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING A COMPUTED NET AREA OF 18.160 ACRES, MORE OR LESS.

SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOC., P.A. FOR RIGHTS-OF-WAY EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, THIS SURVEY IS BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC., DATED DECEMBER 6, 2007 (COMMITMENT NUMBER C-3187964)

PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:

- ROAD, DIKE AND DITCH RESERVATIONS AND DEDICATIONS PROVIDED FOR ON THE THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (ROAD RESERVATION PLOTTED ON SURVEY).

- EASEMENT RECORDED IN ORB 29786, PG 1181, BCR. PLOTTED ON SURVEY.

- EASEMENT RECORDED IN ORB 29532, PG 1277, BCR. PLOTTED ON SURVEY.

- RESOLUTION RECORDED IN ORB 29532, PG 1272, BCR. PLOTTED ON SURVEY.

- AGREEMENT RECORDED IN ORB 20912, PG 528, BCR. NOT A PLOTTABLE ITEM.

- AGREEMENT RECORDED IN ORB 29366, PG 586 AND AMENDED IN ORB 34684, PG 682, BCR. AMENDED IN ORB 40179, PG 23. NOT A PLOTTABLE ITEM.

- AGREEMENT FOR AMENDMENT OF NOTATION OF PLAT RECORDED IN ORB 34684, PG 748, BCR. NOT A PLOTTABLE ITEM

- ROAD IMPACT FEE AGREEMENT RECORDED IN ORB 34684, PG 672, BCR. NOT A PLOTTABLE ITEM.

- ROAD, DIKE AND DITCH RESERVATIONS AND DEDICATIONS PROVIDED FOR ON THE THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (ROAD RESERVATION PLOTTED ON SURVEY).

- RESOLUTION NO. 2001-145 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED IN ORB 32498, PG 315, BCR. NOT A PLOTTABLE ITEM.

- ORDINANCE OF BROWARD COUNTY FLORIDA NO. 2002-61, RECORDED IN ORB 34145, PG 1891, BCR. NOT A PLOTTABLE ITEM.

2. UNDERGROUND FOUNDATIONS AND INSTALLATIONS-NOT LOCATED.

3. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WILES ROAD AS SHOWN ON THE "F & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR. SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).

4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 3201, SQUARE CUT ON WEST END OF HEADWALL CONTROL STRUCTURE. WEST SIDE OF ENTRANCE TO TURTLE RUN SOUTH SIDE OF WILES ROAD. 0.25 MILE WEST OF US 441 ELEVATION=15.178'

5. TREE SPECIES SHOULD BE VERIFIED BY A LANDSCAPE ARCHITECT OR OTHER QUAILIFEID PERSON IN THIS FIELD.

6. FLOOD ZONE INFORMATION:

COMMUNITY NO.:	120031
PANEL NO.:	0115 F
ZONE:	X
BASE FLOOD ELEV.	N/A
DATE OF MAP:	8/18/92
DATE OF INDEX:	10/2/97

SURVEY UPDATED: SEPTEMBER 4, 2008
SURVEY DATE: NOVEMBER 14, 2005
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

REVISIONS		
DATE	BY	DESCRIPTION
12/19/05	BJA	ADDED SURVEY INFO FROM FIELD NOTES
01/08/08	BJA	RE-CERTIFIED SURVEY
04/01/08	BJA	UP-DATE SURVEY
04/25/08	MG	UP-DATE SURVEY PRM LOCATIONS
07/28/08	MG	UP-DATE SURVEY
09/04/08	MG	UP-DATE SURVEY

SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MDR

CHECKED BY: MDR

DESIGNED BY:

APPROVED BY:

SCALE: 1"=50'

PARCEL "B" AND PORTION OF PARCEL "C", F & N PLAT TOGETHER WITH A PORTION OF TRACT 10, BLK 89, PALM BEACH FARMS CO. PLAT NO. 3
CITY OF COCONUT CREEK, BROWARD COUNTY, FL

BOUNDARY AND TOPOGRAPHIC SURVEY

SEAL

FOR THE FIRM, BY:

MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REG No. 3998

DATE: NOVEMBER 2005

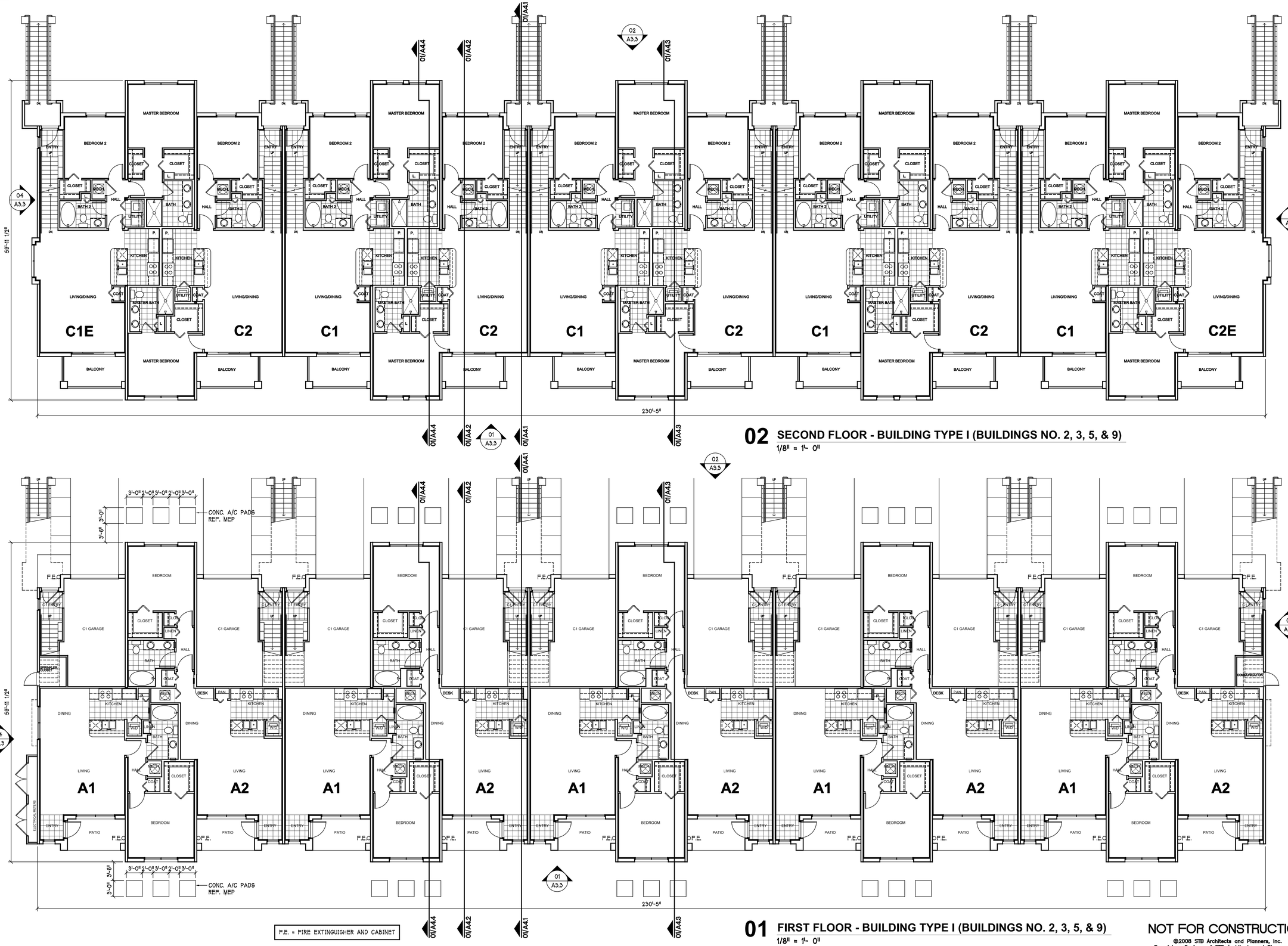
JOB NO. 0778A.00

SHEET 1 OF 1

X:\Civil\Survey\0778\DOD WILES ROW\BOUNDARY\0778SURV.dwg, BOUNDARY, 6/12/2008 1:06:54 PM, mmc

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H:\07061\DD\A3-01



02 SECOND FLOOR - BUILDING TYPE I (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0"

01 FIRST FLOOR - BUILDING TYPE I (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0"

NOT FOR CONSTRUCTION

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BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

CARRIAGE HOMES
APARTMENTS

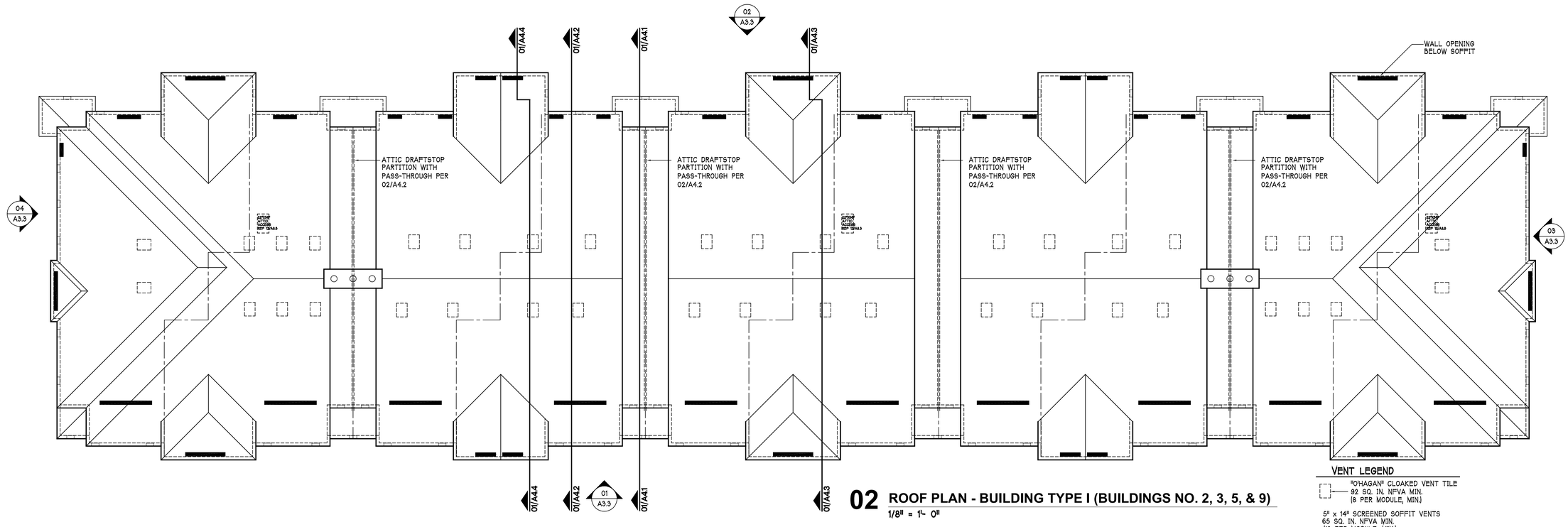
revisions:

date: 09/19/08
job no.: 0708

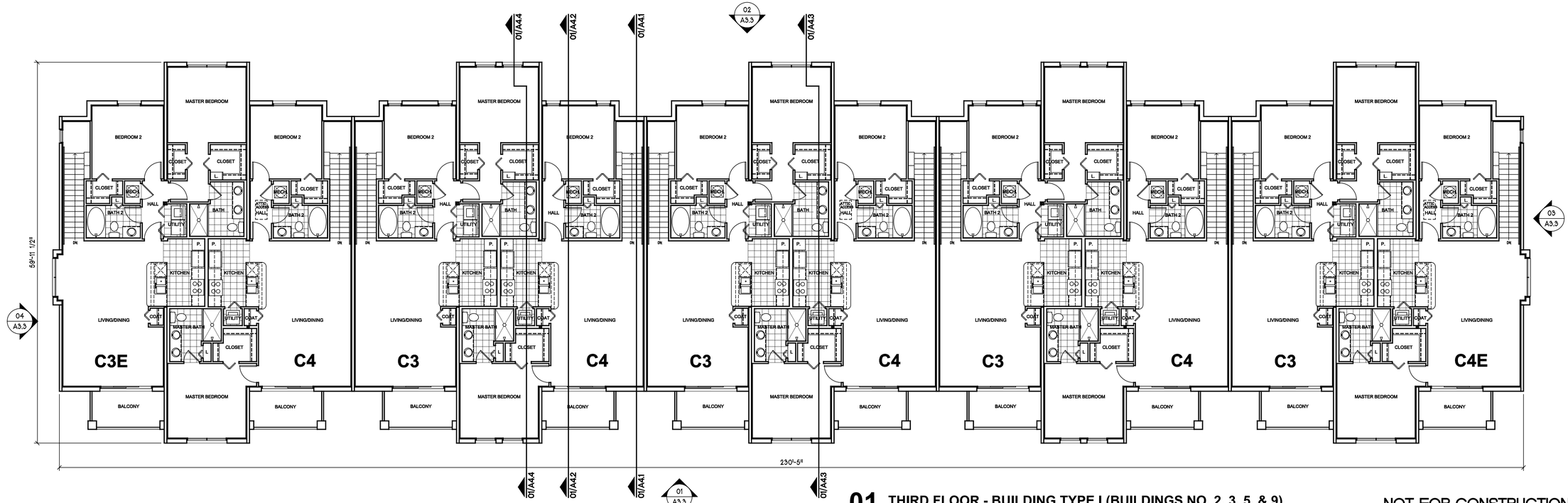
sheet number: A3.1
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H:\0706\DD\A3-02



02 ROOF PLAN - BUILDING TYPE I (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0"



01 THIRD FLOOR - BUILDING TYPE I (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0"

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BEL LAGO - Coconut Creek, Florida
Altman Development Corporation

CARRIAGE HOMES APARTMENTS

revisions:

date: 09/19/08
job no.: 0708

sheet number: A3.2
___ of ___

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H:\0706\10D\A3-03



01 BUILDING TYPE I - VIEW SIDE ELEVATION (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0"



02 BUILDING TYPE I - GARAGE SIDE ELEVATION (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0"



03 BUILDING TYPE I - END ELEVATION (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0" 6.8% UNPROTECTED OPENINGS



04 BUILDING TYPE I - END ELEVATION (BUILDINGS NO. 2, 3, 5, & 9)
1/8" = 1'- 0" 9.8% UNPROTECTED OPENINGS

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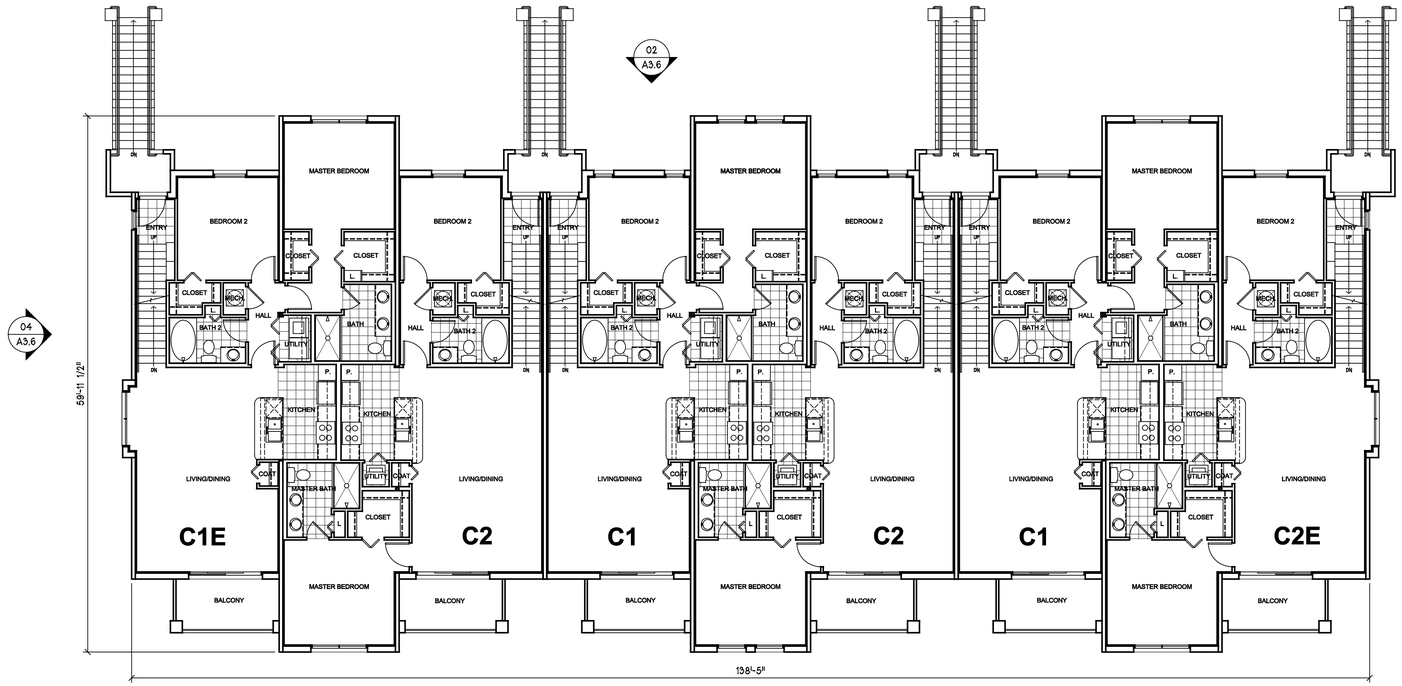
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APARTMENTS

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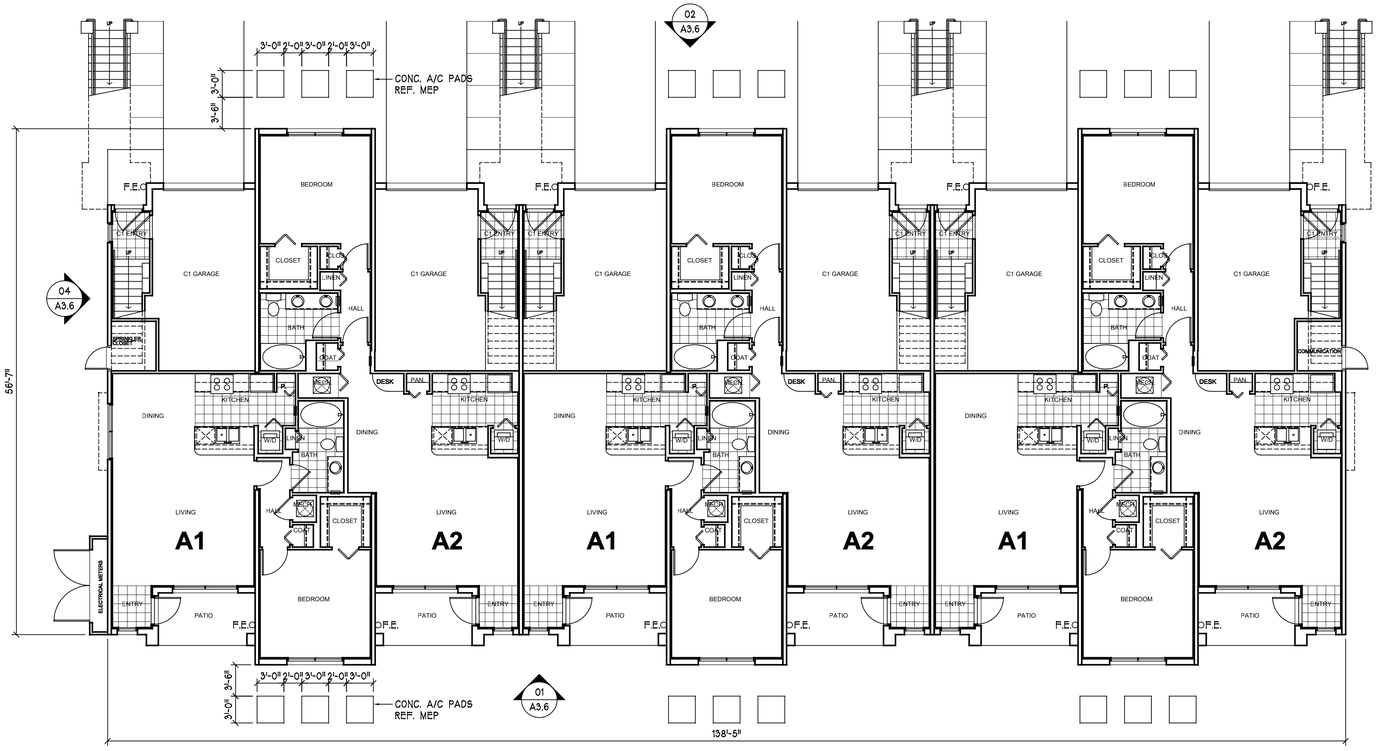
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of



02 SECOND FLOOR - BUILDING TYPE II (BUILDINGS NO. 1 & 8)

1/8" = 1'- 0"



01 FIRST FLOOR - BUILDING TYPE II (BUILDINGS NO. 1 & 8)

1/8" = 1'- 0"

F.E. = FIRE EXTINGUISHER AND CABINET

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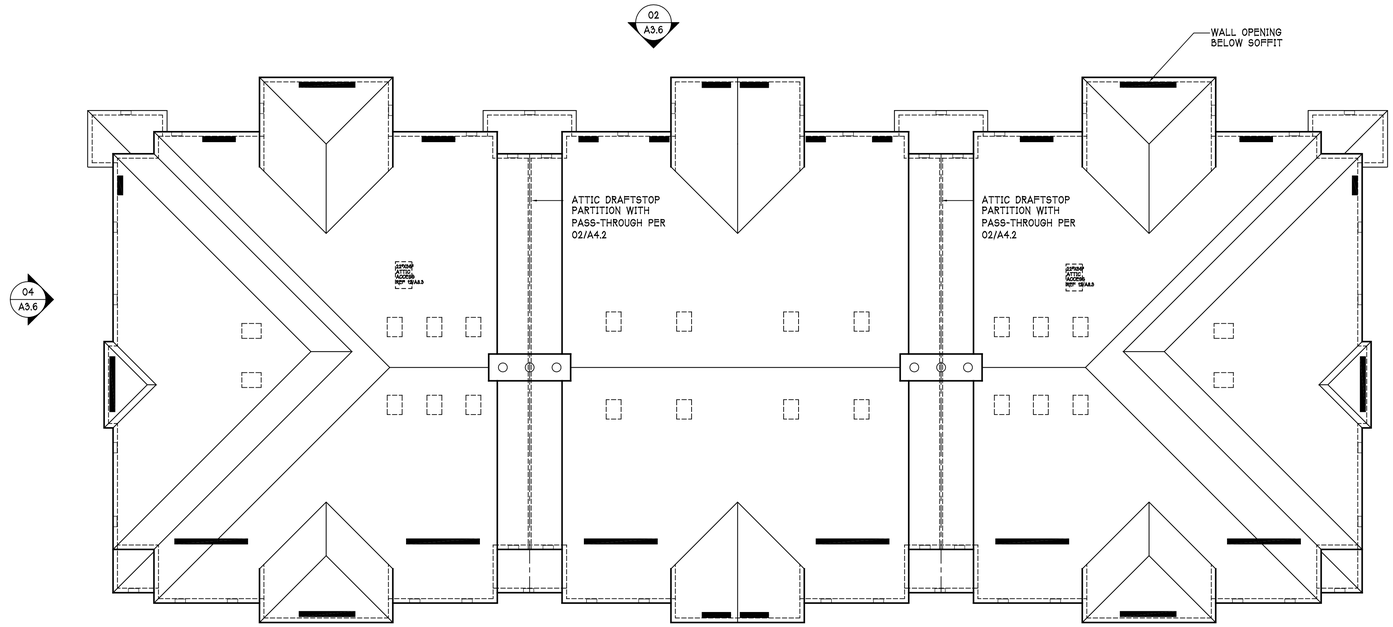
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VENT LEGEND

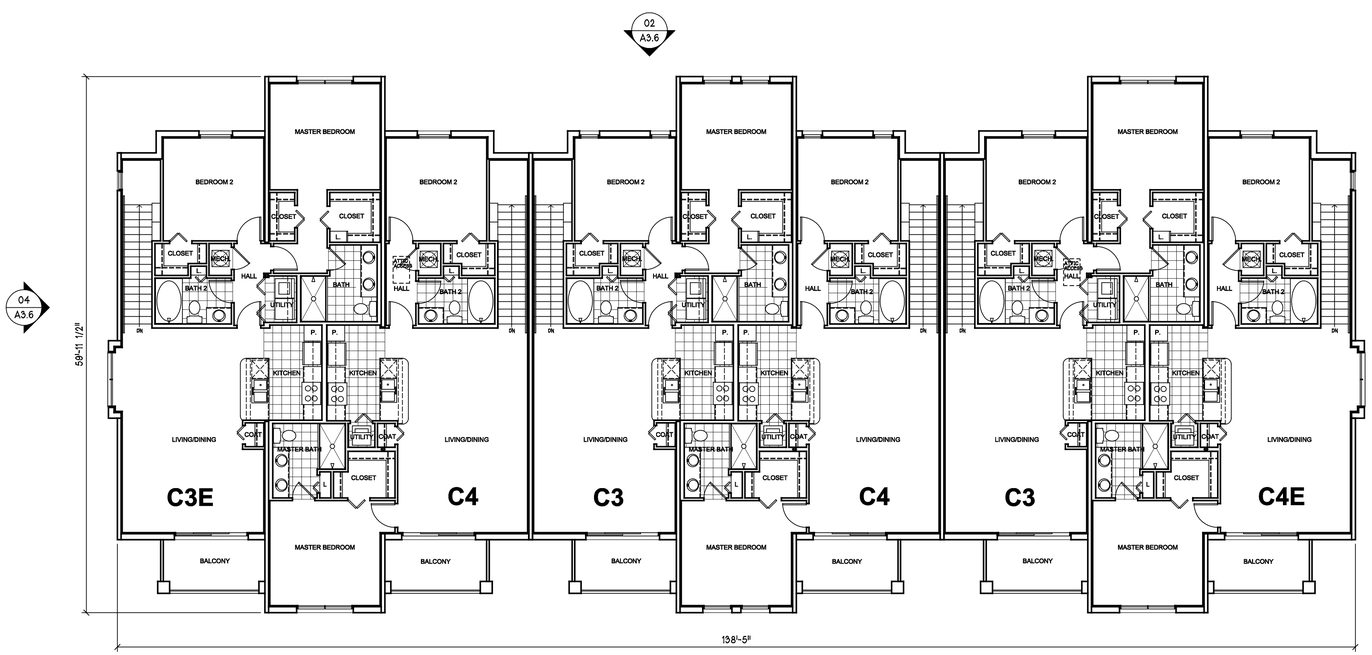
"OHAGAN" CLOAKED VENT TILE
92 SQ. IN. NFVA MIN.
(8 PER MODULE, MIN.)

5" x 14" SCREENED SOFFIT VENTS
65 SQ. IN. NFVA MIN.
(12 PER MODULE, MIN.)
AS SHOWN ON ROOF PLAN.

01
A3.6

02 ROOF PLAN - BUILDING TYPE II (BUILDINGS NO. 1 & 8)

1/8" = 1'- 0"



01
A3.6

01 THIRD FLOOR - BUILDING TYPE II (BUILDINGS NO. 1 & 8)

1/8" = 1'- 0"

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01 BUILDING TYPE I - VIEW SIDE ELEVATION (BUILDINGS NO. 1 & 8)
1/8" = 1'- 0"



02 BUILDING TYPE II - GARAGE SIDE ELEVATION (BUILDINGS NO. 1 & 8)
1/8" = 1'- 0"



03 BUILDING TYPE II - END ELEVATION (BUILDINGS NO. 1 & 8)
1/8" = 1'- 0" 6.8% UNPROTECTED OPENINGS



04 BUILDING TYPE II - END ELEVATION (BUILDINGS NO. 1 & 8)
1/8" = 1'- 0" 9.8% UNPROTECTED OPENINGS

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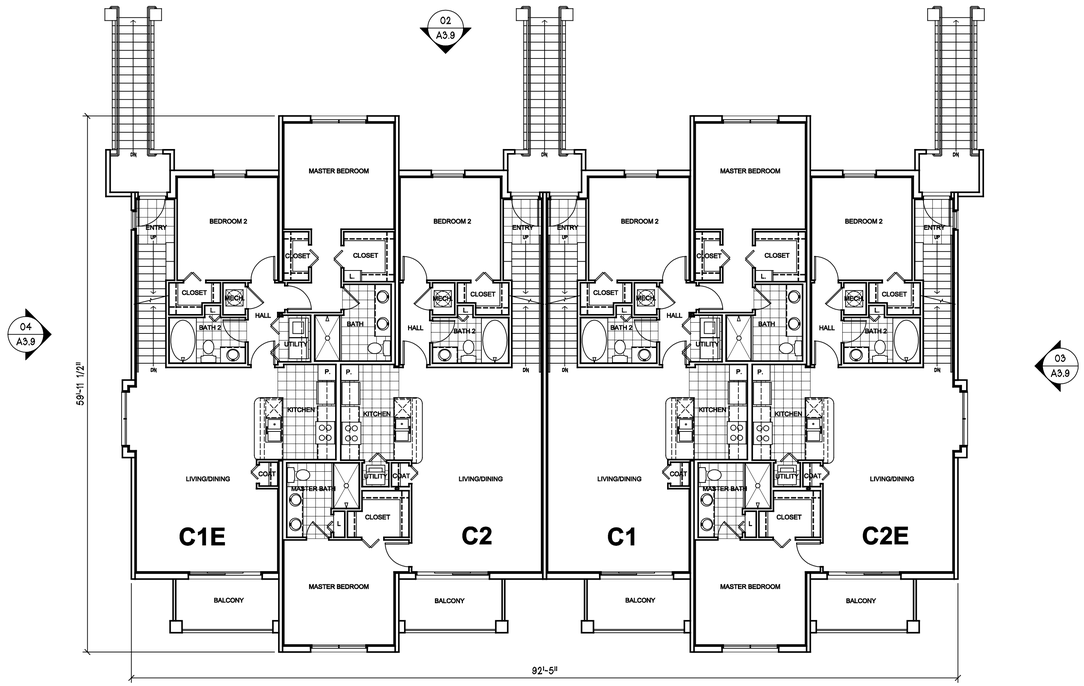
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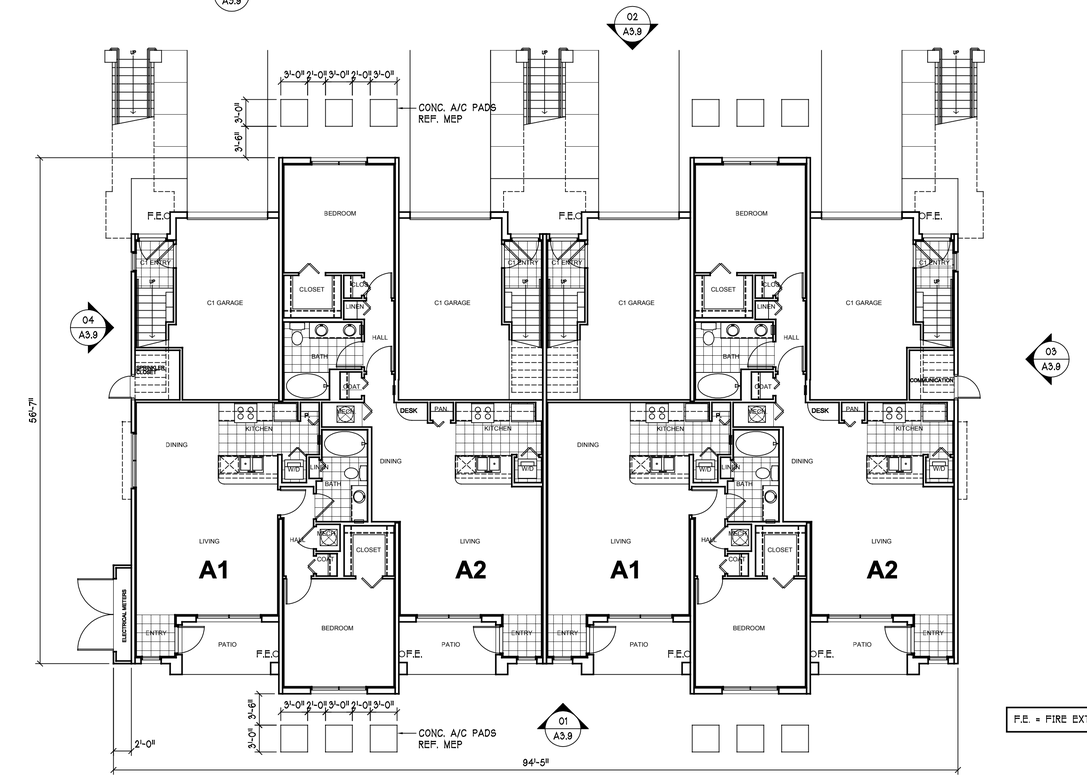
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01 A3.9

02 SECOND FLOOR - BUILDING TYPE III (BUILDING NO. 4)

1/8" = 1'- 0"



F.E. = FIRE EXTINGUISHER AND CABINET

01 FIRST FLOOR - BUILDING TYPE III (BUILDING NO. 4)

1/8" = 1'- 0"

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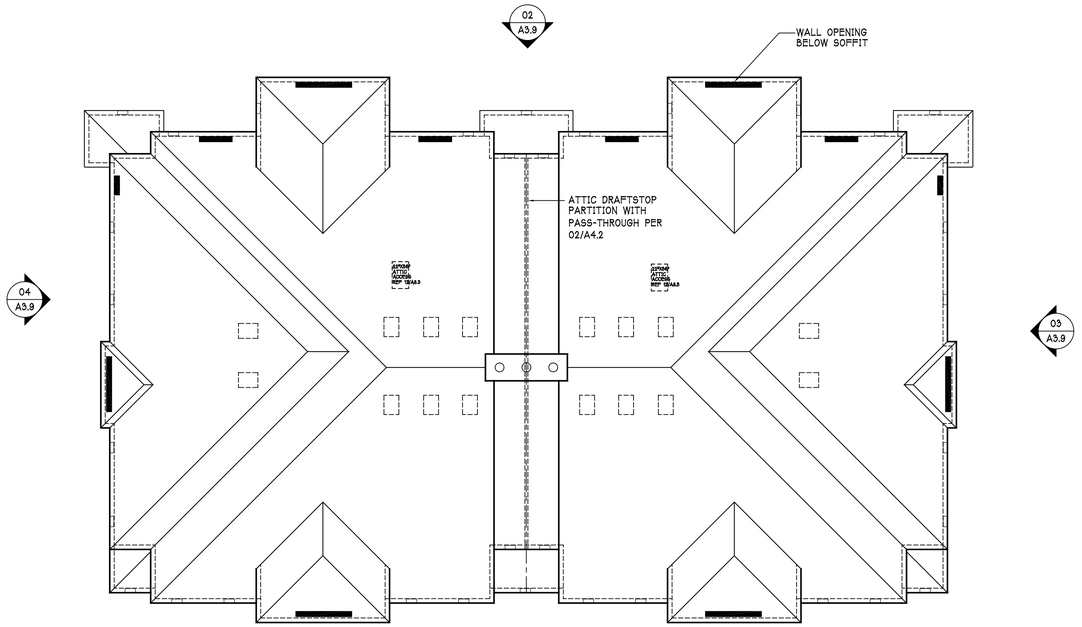
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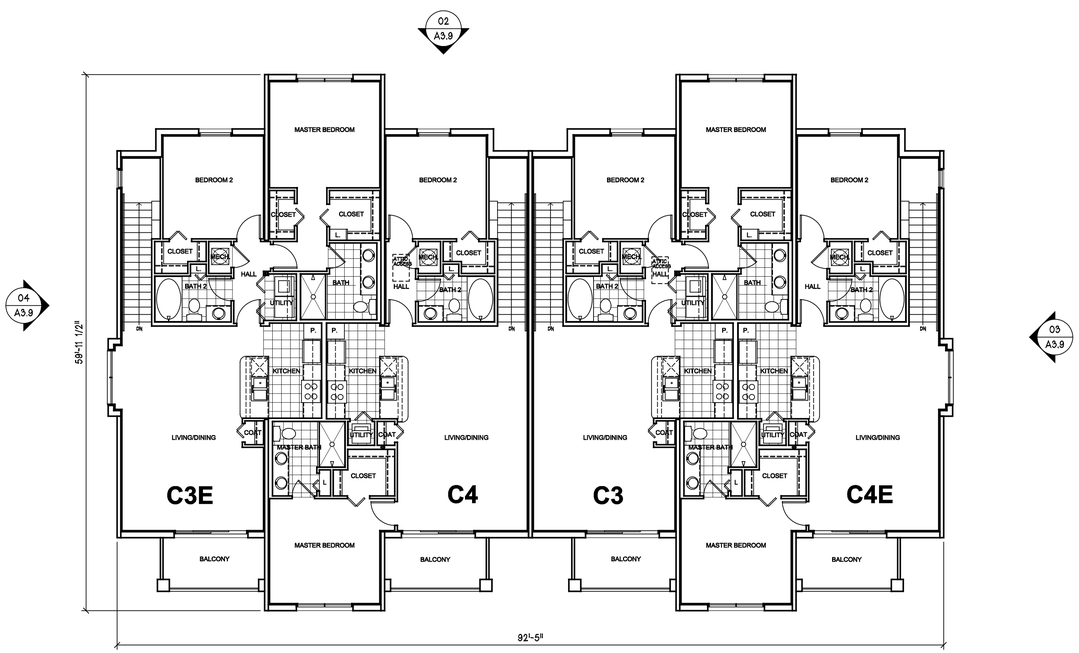


02 **ROOF PLAN - BUILDING TYPE III (BUILDING NO. 4)**
1/8" = 1'- 0"

VENT LEGEND

"OHAGAN" CLOAKED VENT TILE
92 SQ. IN. NFVA MIN.
(8 PER MODULE, MIN.)

5" x 14" SCREENED SOFFIT VENTS
65 SQ. IN. NFVA MIN.
(12 PER MODULE, MIN.)
AS SHOWN ON ROOF PLAN.



01 **THIRD FLOOR - BUILDING TYPE III (BUILDING NO. 4)**
1/8" = 1'- 0"

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APARTMENTS

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01 BUILDING TYPE III - VIEW SIDE ELEVATION (BUILDING NO. 4)
1/8" = 1'- 0"



02 BUILDING TYPE III - GARAGE SIDE ELEVATION (BUILDING NO. 4)
1/8" = 1'- 0"



03 BUILDING TYPE III - END ELEVATION (BUILDING NO. 4)
1/8" = 1'- 0" 6.8% UNPROTECTED OPENINGS



04 BUILDING TYPE III - END ELEVATION (BUILDING NO. 4)
1/8" = 1'- 0" 9.8% UNPROTECTED OPENINGS

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CARRIAGE HOMES
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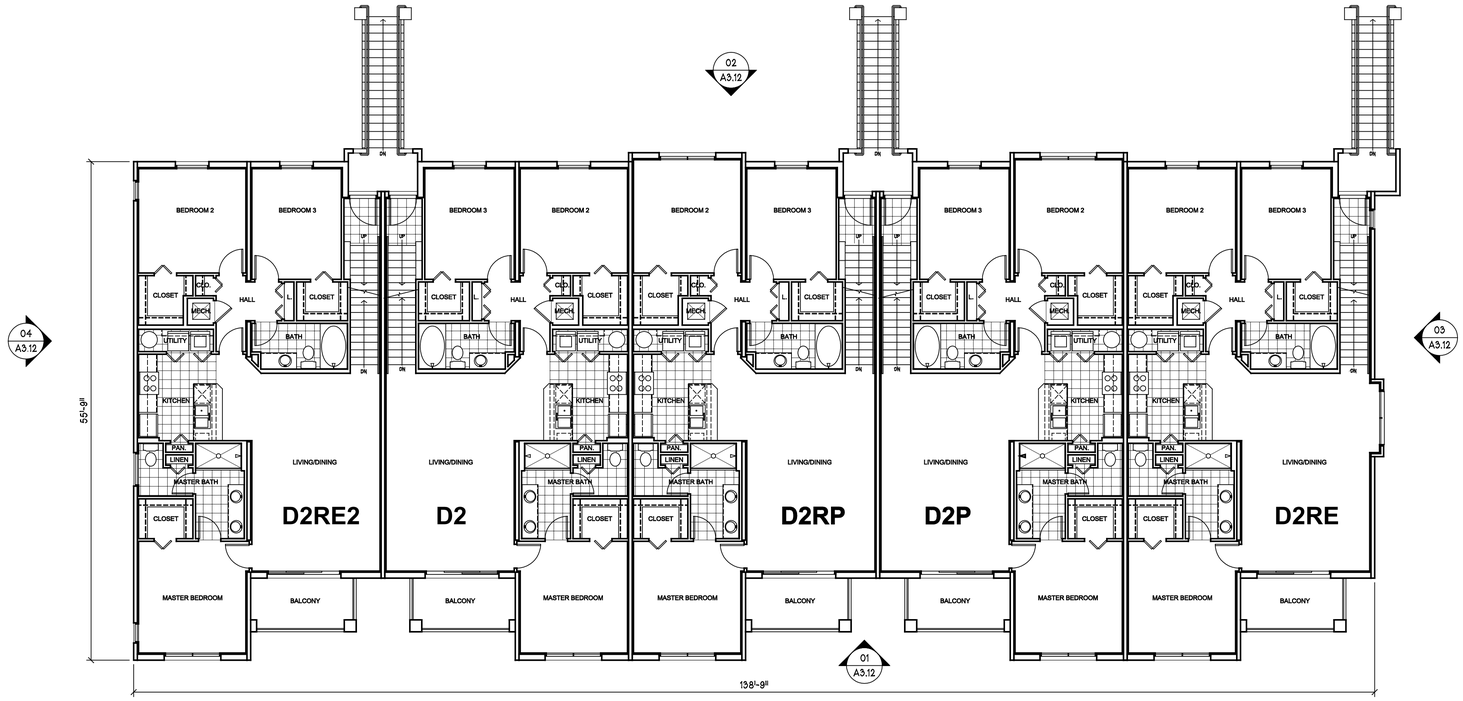
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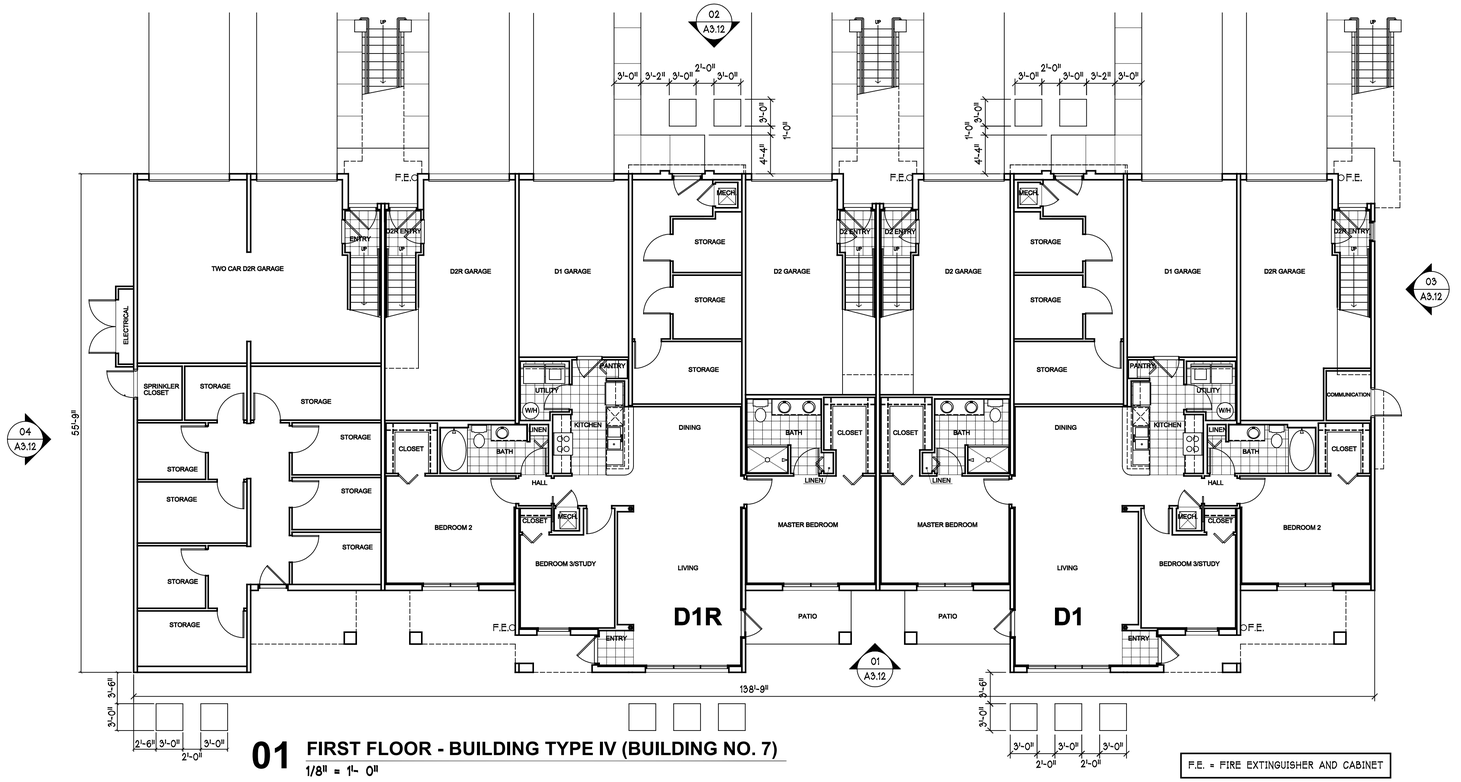
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02 SECOND FLOOR - BUILDING TYPE IV (BUILDING NO. 7)

1/8" = 1'-0"



01 FIRST FLOOR - BUILDING TYPE IV (BUILDING NO. 7)

1/8" = 1'-0"

F.E. = FIRE EXTINGUISHER AND CABINET

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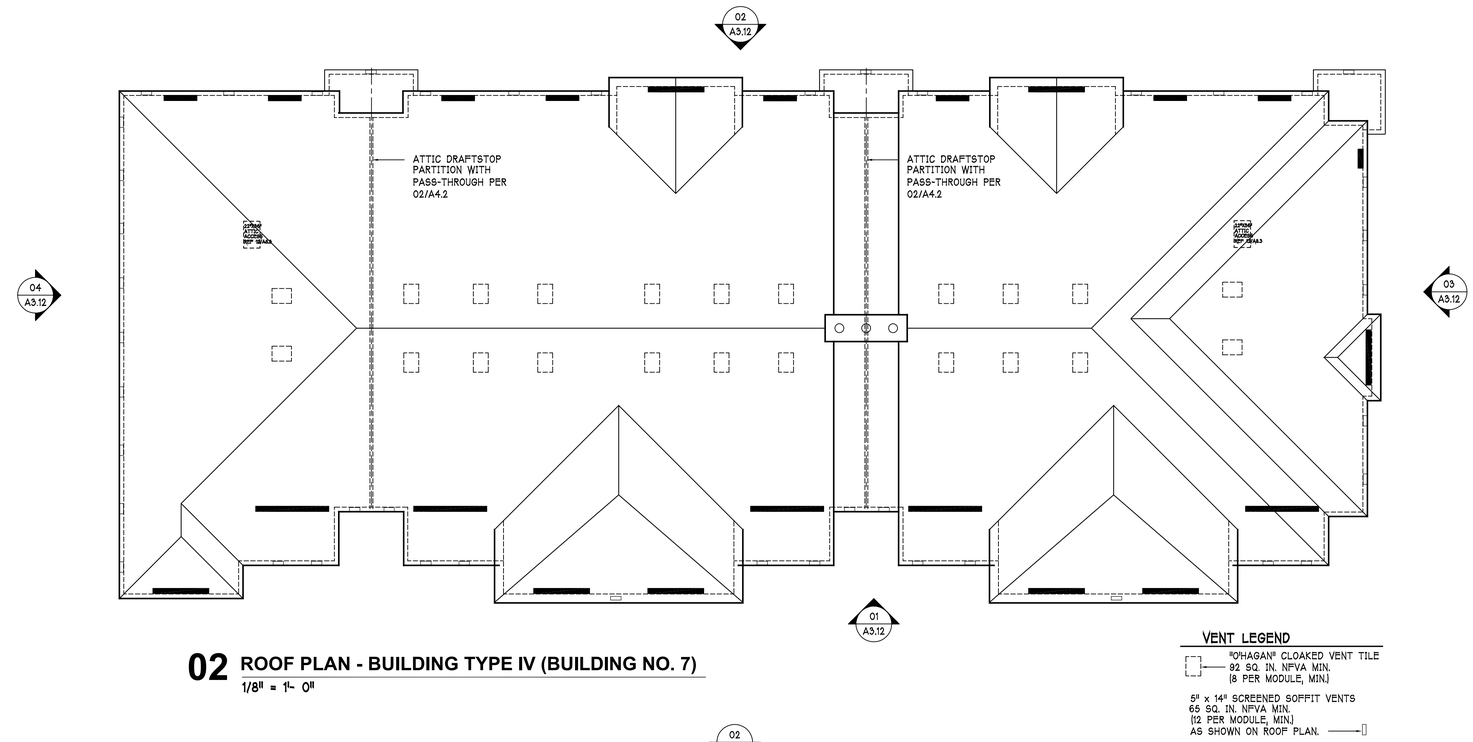
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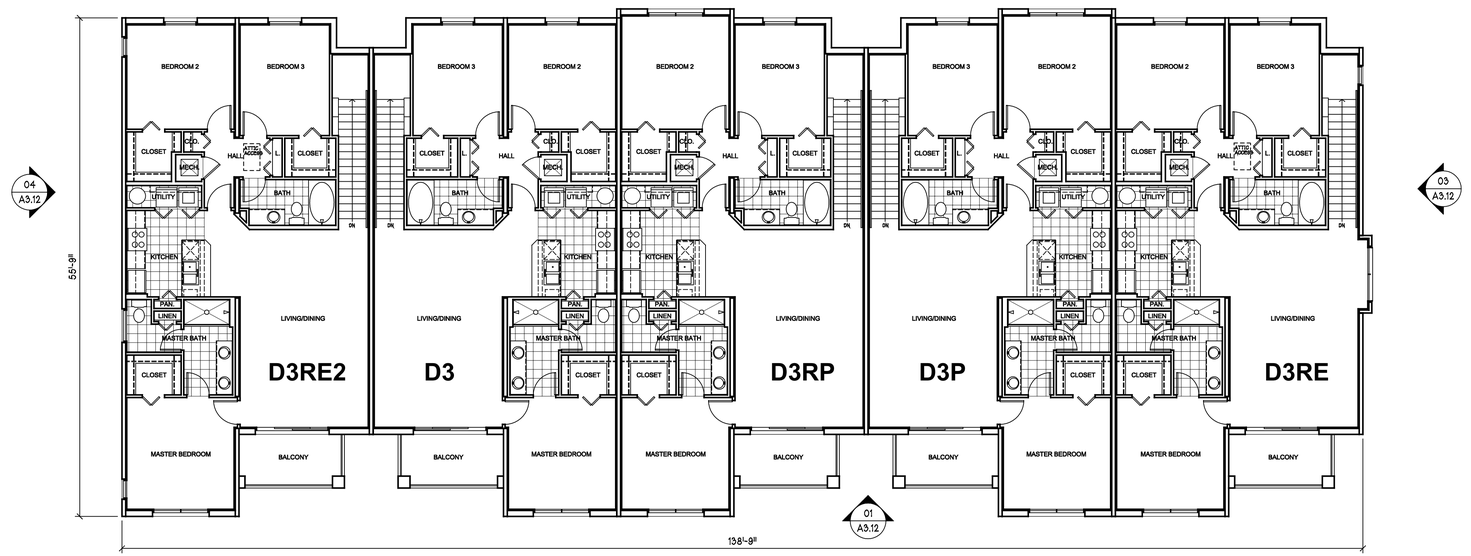
02 ROOF PLAN - BUILDING TYPE IV (BUILDING NO. 7)

1/8" = 1'- 0"

VENT LEGEND

"O'HAGAN" CLOAKED VENT TILE
92 SQ. IN. NFVA MIN.
(8 PER MODULE, MIN.)

5" x 14" SCREENED SOFFIT VENTS
65 SQ. IN. NFVA MIN.
(12 PER MODULE, MIN.)
AS SHOWN ON ROOF PLAN.



01 THIRD FLOOR - BUILDING TYPE IV (BUILDING NO. 7)

1/8" = 1'- 0"

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01 BUILDING TYPE IV - VIEW SIDE ELEVATION (BUILDING NO. 7)



02 BUILDING TYPE IV- GARAGE SIDE ELEVATION (BUILDING NO. 7)
1/8" = 1'- 0"



03 BUILDING TYPE IV - END ELEVATION (BUILDING NO. 7)
1/8" = 1'- 0" 7.0% UNPROTECTED OPENINGS



04 BUILDING TYPE IV - END ELEVATION (BUILDING NO. 7)
1/8" = 1'- 0" 6.0% UNPROTECTED OPENINGS

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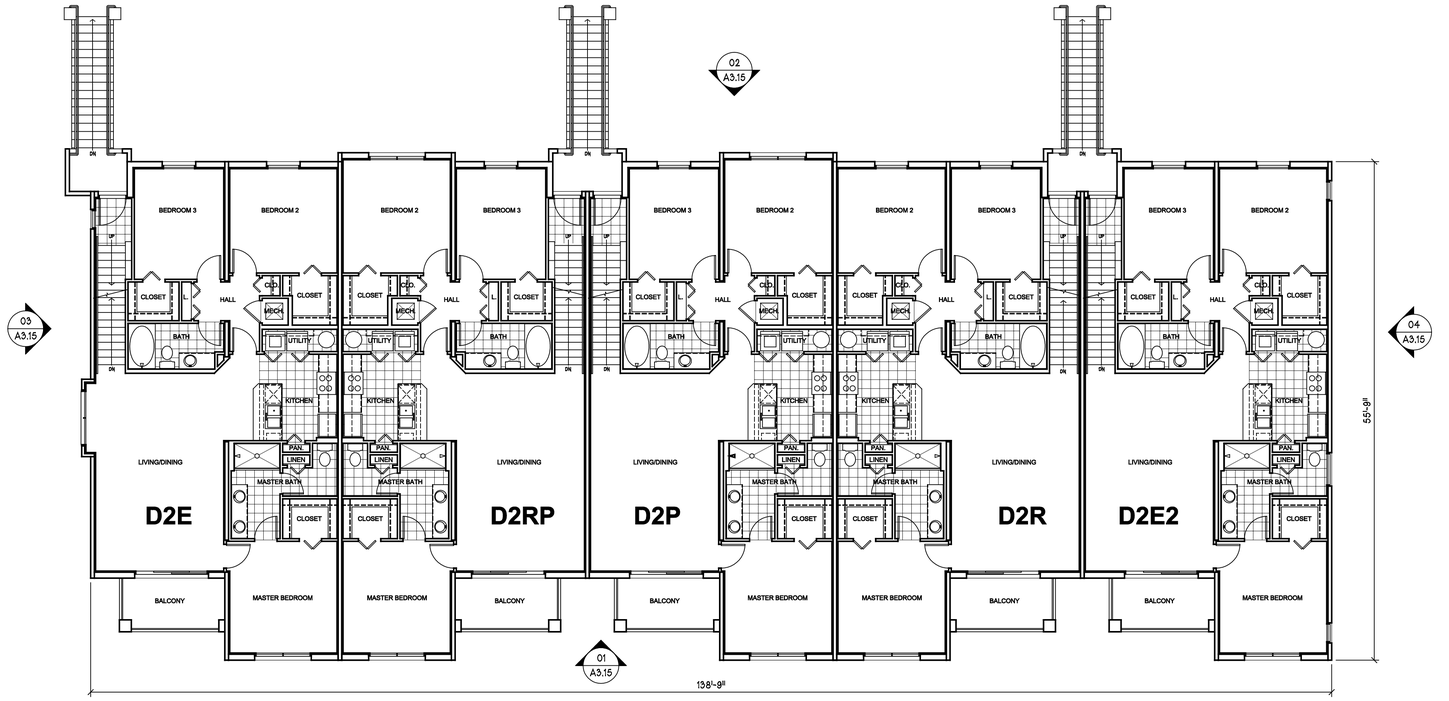
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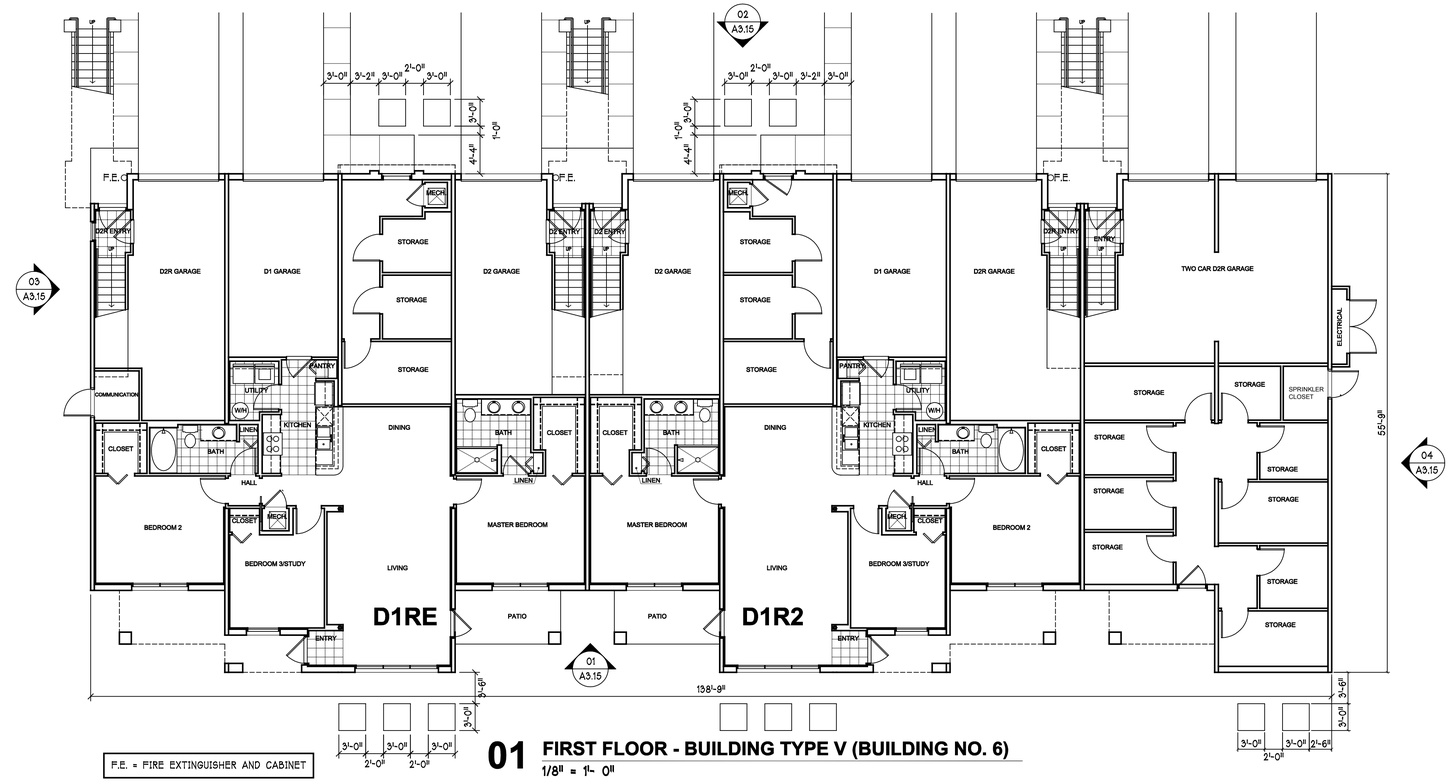
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02 SECOND FLOOR - BUILDING TYPE V (BUILDING NO. 6)

1/8" = 1'- 0"



F.E. = FIRE EXTINGUISHER AND CABINET

01 FIRST FLOOR - BUILDING TYPE V (BUILDING NO. 6)

1/8" = 1'- 0"

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CARRIAGE HOMES
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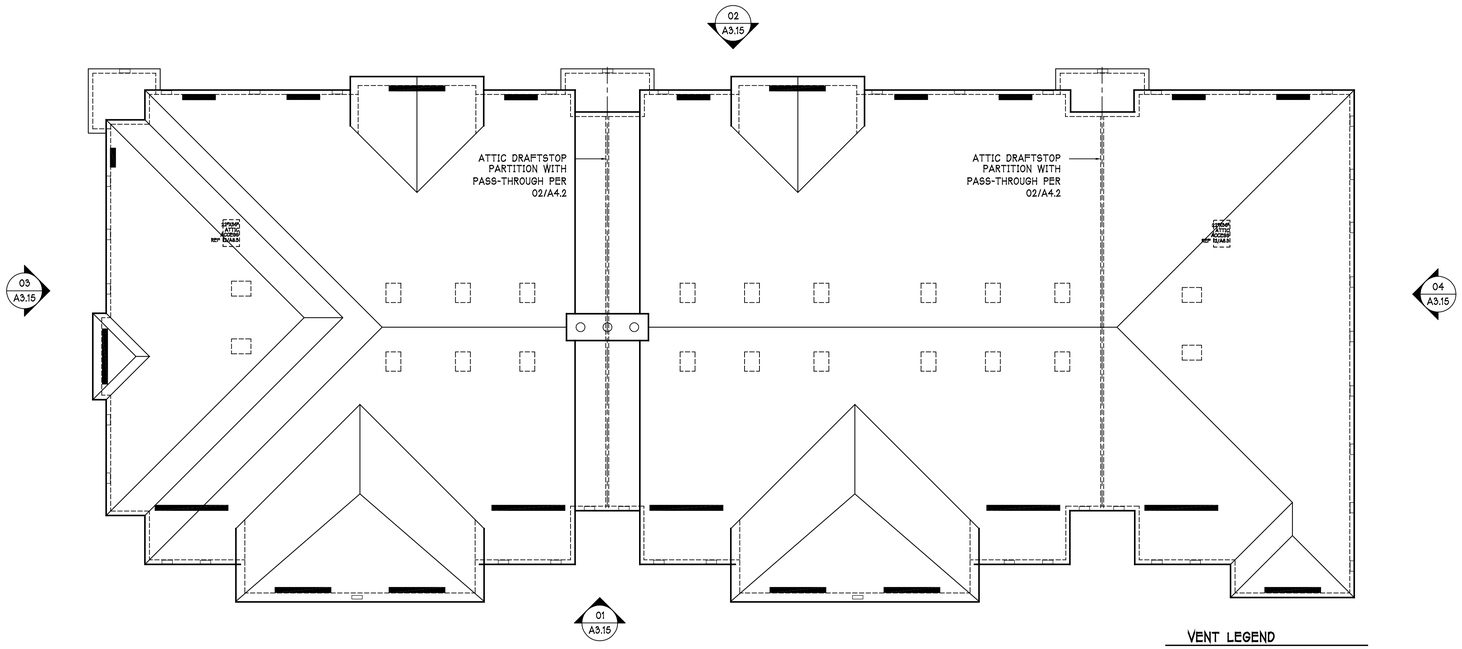
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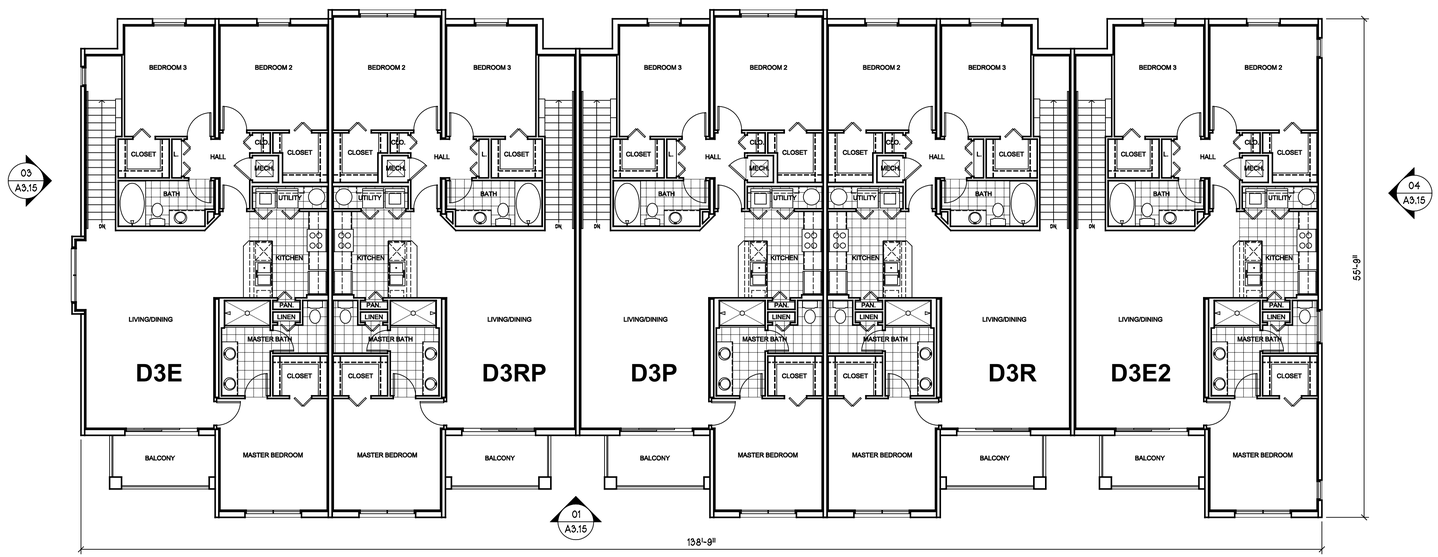


02 ROOF PLAN - BUILDING TYPE V (BUILDING NO. 6)

1/8" = 1'- 0"

VENT LEGEND

- "O'HAGAN" CLOAKED VENT TILE — 92 SQ. IN. NFVA MIN. (8 PER MODULE, MIN.)
- 5" x 14" SCREENED SOFFIT VENTS — 65 SQ. IN. NFVA MIN. (12 PER MODULE, MIN.) AS SHOWN ON ROOF PLAN.



01 THIRD FLOOR - BUILDING TYPE V (BUILDING NO. 6)

1/8" = 1'- 0"

NOT FOR CONSTRUCTION

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BEL LAGO - Coconut Creek, Florida
Altman Development Corporation
CARRIAGE HOMES
APARTMENTS

revisions:

date: 09/19/08
job no.: 0708

sheet number: A3.14 of ___



01 BUILDING TYPE V - VIEW SIDE ELEVATION (BUILDING NO. 6)
1/8" = 1'- 0"



02 BUILDING TYPE V- GARAGE SIDE ELEVATION (BUILDING NO. 6)
1/8" = 1'- 0"



03 BUILDING TYPE V - END ELEVATION (BUILDING NO. 6)
1/8" = 1'- 0" 3.7% UNPROTECTED OPENINGS



04 BUILDING TYPE V - END ELEVATION (BUILDING NO. 6)
1/8" = 1'- 0" 7.0% UNPROTECTED OPENINGS

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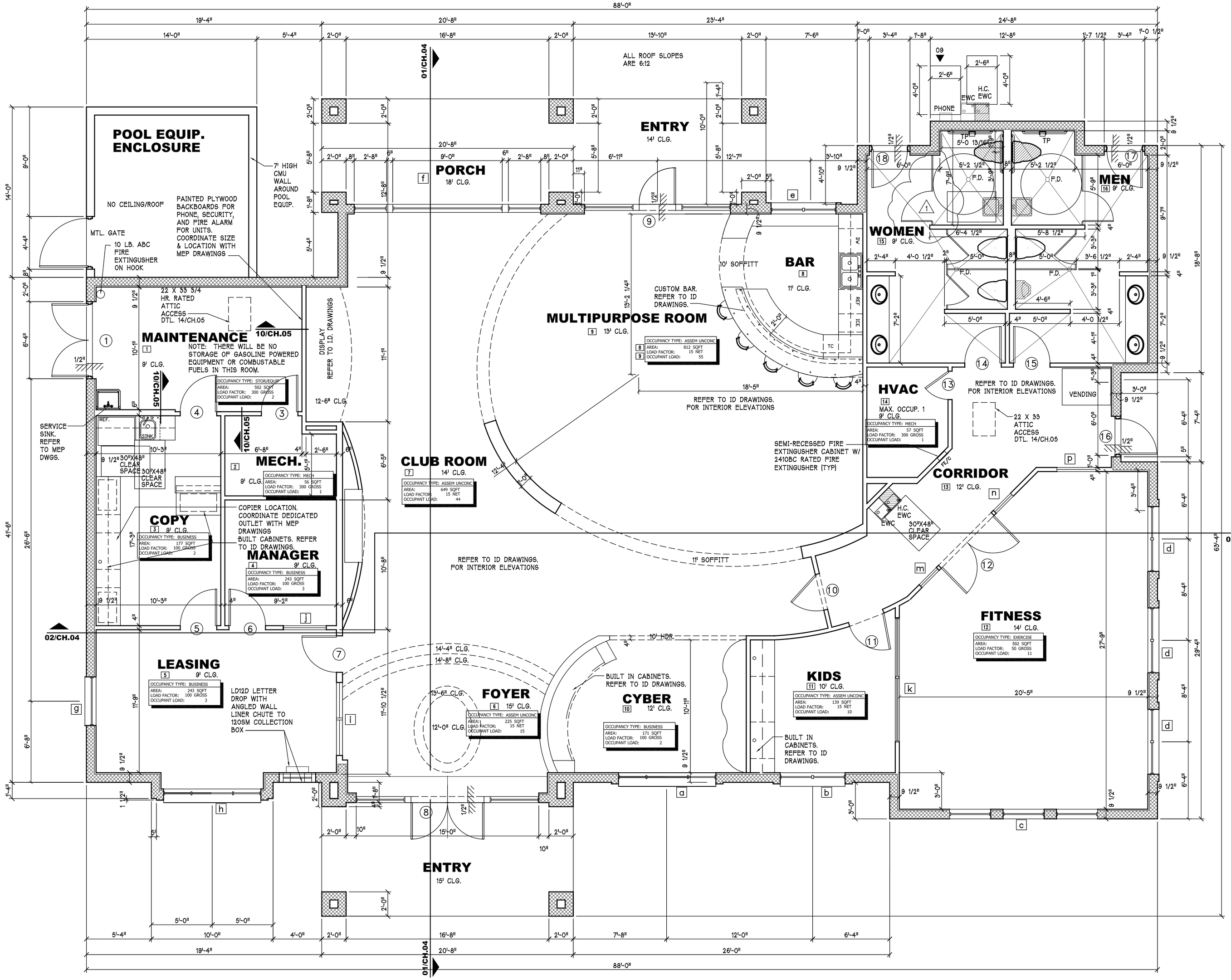
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date: 09/15/08
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sheet number: A3.15
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TOILET ROOM NOTES:

1. SLOPE FLOORS TO DRAINS FOR POSITIVE DRAINAGE.
2. INSTALLL ONE HOSE BIB WITH VACUUM BRAKER AT EACH TOILET ROOM UNDER LAV. COUNTERTOPS.
3. PROVIDE SIGNAGE AT POOL AREA TO INDICATE LOCATION OF TOILET ROOMS. SIGNAGE BY OWNER.
4. REFER TO CP-3 FOR TOILET ROOM FIXTURES.
5. REFER TO ID DRAWINGS FOR INTERIOR FINISHES FOR TOILET ROOMS.
6. OWNER TO PROVIDE SANITARY SUPPLIES.

CONSTRUCTION TYPE: - VB
LESS THAN 6,000 SQUARE FEET, UNSPRINKLERED.

OCCUPANCY: A-3 ASSEMBLY USES INTENDED FOR WORSHIP, RECREATION OR AMUSEMENT AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A. ONE STORY CONSTRUCTION. MAXIMUM OCCUPANCY 147 PEOPLE

BUILDING AREA:

A.C. AREA		4,292 SF
FRONT ENTRY		184 SF
BACK ENTRY		300 SF
SIDE ENTRY		22 SF
TOTAL BUILDING AREA		4,798 SF

ROOM#	ROOM NAME	AREA	SF/OCC.	OCCUPANCY
1	MAINTENANCE	502	300 GROSS	1
2	MECHANICAL	56	300 GROSS	1
3	COPY ROOM	177	100 GROSS	2
4	MANAGER	95	100 GROSS	1
5	LEASING	243	100 GROSS	3
6	FOYER	225	15 NET	15
7	CLUB ROOM	649	15 NET	44
8&9	MULTIPUR./BAR	812	15 NET	55
10	CYBER	171	100 GROSS	2
11	KIDS	139	15 NET	10
12	FITNESS	502	50 GROSS	11
14	HVAC	57	300 GROSS	1
	TOTAL			147

PLUMBING FIXTURE OCCUPANCY LOAD

CLUBHOUSE		147
POOL (1,979 SF)	@50	40
POOL DECK & GAZEBO (5,465)	@30	182
TOTAL		369

PLUMBING FIXTURE REQUIREMENTS

1 WC/65 FEMALES = 3 REQUIRED
1 WC/125 MALES =2 REQUIRED

1 LAV/ 200 MALE OR FEMALES = 1 EA REQUIRED

1 DRINKING FOUNTAIN/500 = 1 REQUIRED

01 FIRST FLOOR PLAN - CLUB HOUSE

1/4" = 1'-0"

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BEL LAGO VILLAS
ALTMAN DEVELOPMENT
CARRIAGE HOME
APARTMENTS

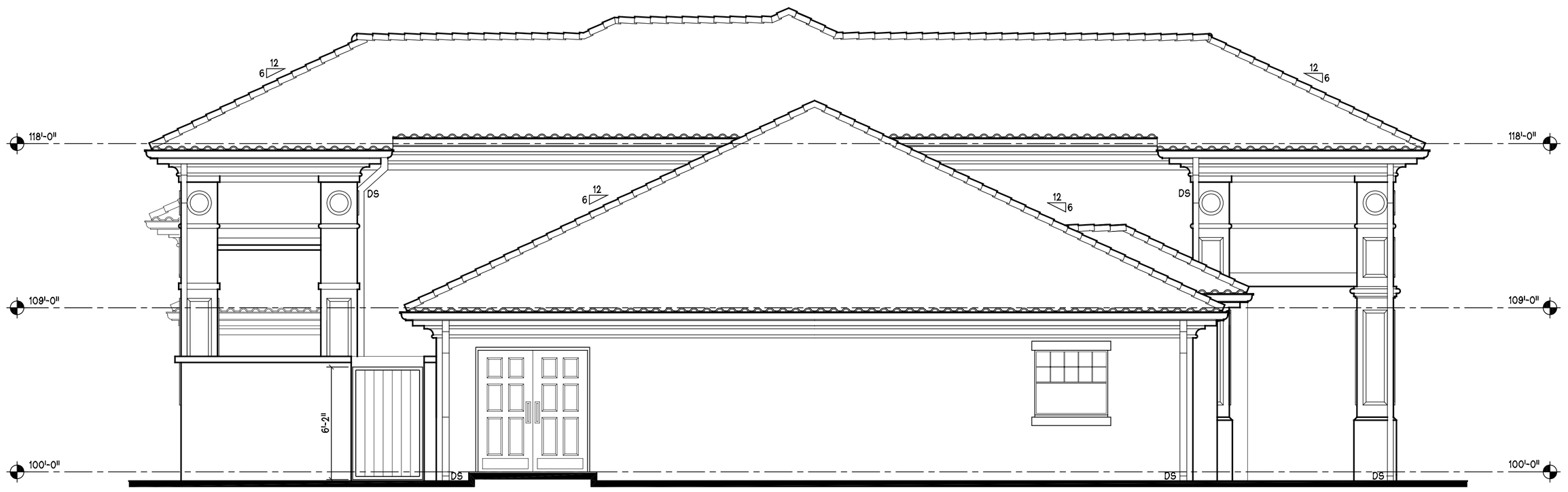
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01 NORTH ELEVATION

1/4" = 1'-0"



02 WEST ELEVATION

1/4" = 1'-0"

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CARRIAGE HOMES
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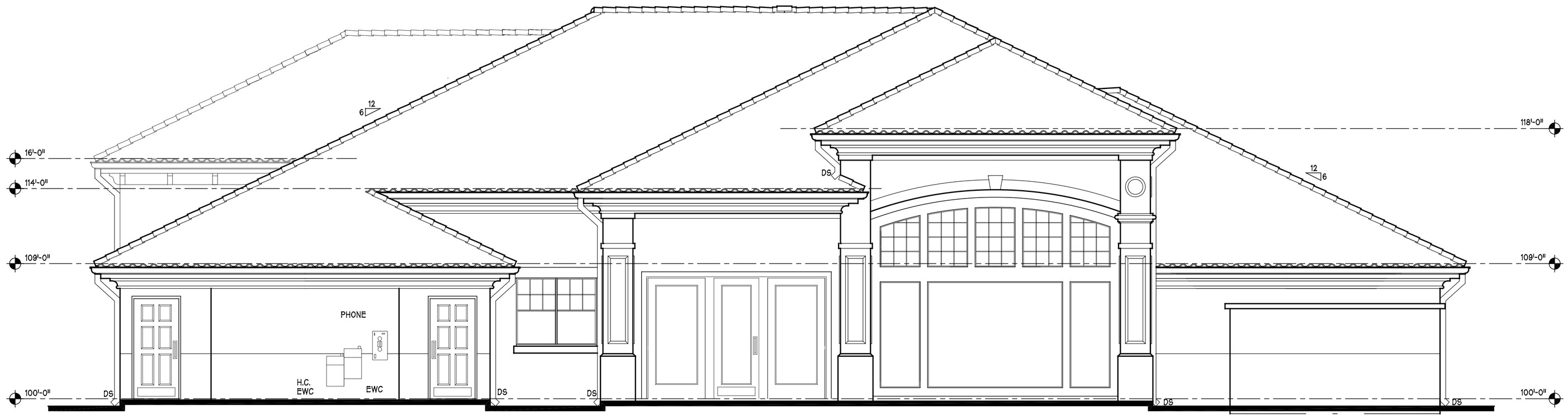
date: 06/27/08
job no.: 0708

sheet number: CH.02
___ of ___



01 SOUTH ELEVATION

1/4" = 1'-0"



02 EAST ELEVATION

1/4" = 1'-0"

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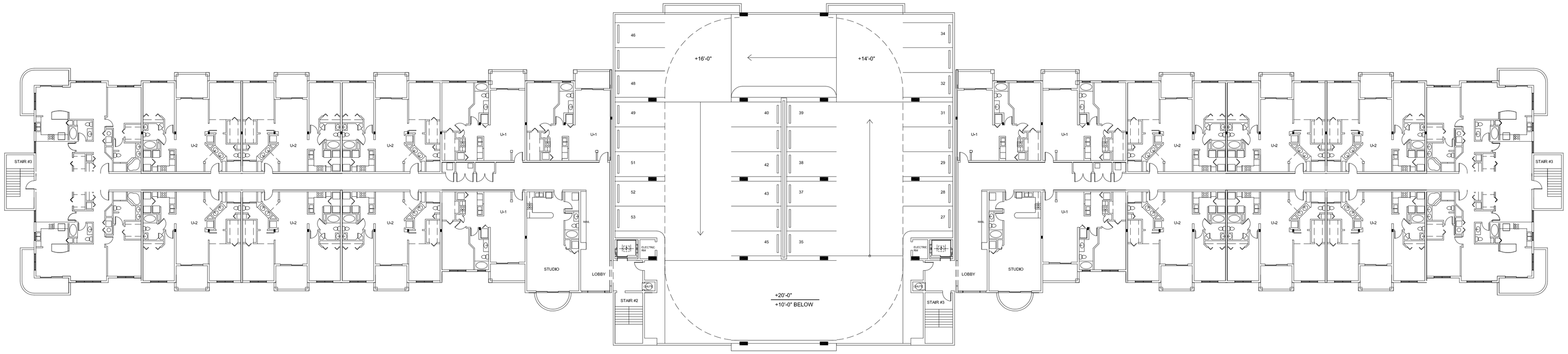
BEL LAGO VILLAS
ALTMAN DEVELOPMENT

CARRIAGE HOME
APARTMENTS

revisions:

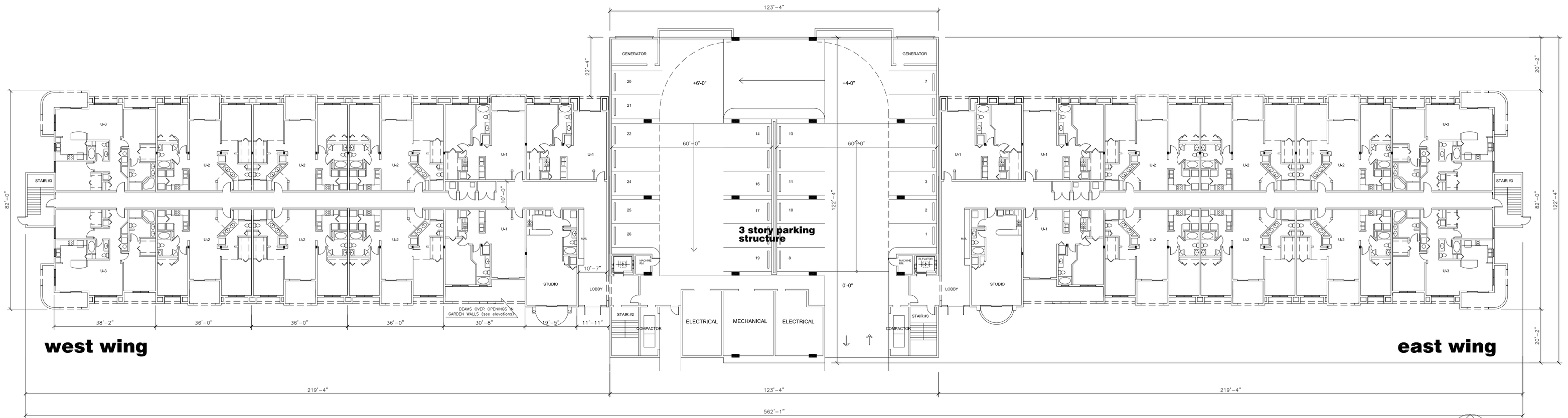
date: 06/27/08
job no.: 0708

sheet number: CH.03
___ of ___



2 2ND & 3RD FLOOR PLANS

SCALE: 1" = 20'



1 GROUND FLOOR PLAN

SCALE: 1" = 20'

BEL LAGO

LIVING DESIGNS GROUP, LLC

John W. Szerdi, Architect, AIA #AR7991

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125 La Post Rd.Taos, New Mexico87571 ph. 505-751-9481

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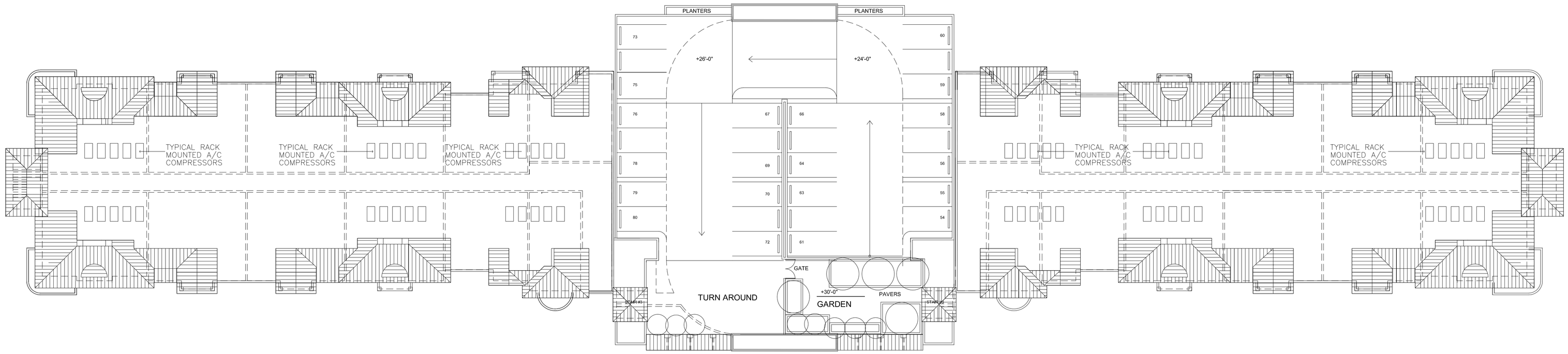
Date:	No:
6-25-2009	DRC

Scale: AS SHOWN

Project Number: BEL-LAGO
Drawn by: JWS
Date: 5-8-2009

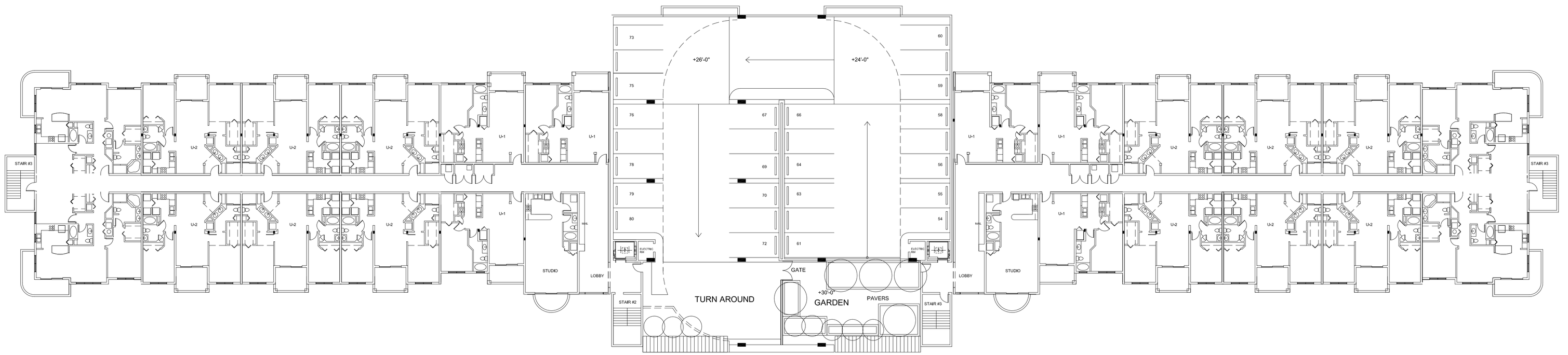
Sheet:

A1



4 ROOF LEVEL

SCALE: 1"=20'



3 FOURTH FLOOR

SCALE: 1"=20'

NORTH

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1 NORTH ELEVATION (LAKE VIEW) EAST WING

SCALE: 1"=10'-0"



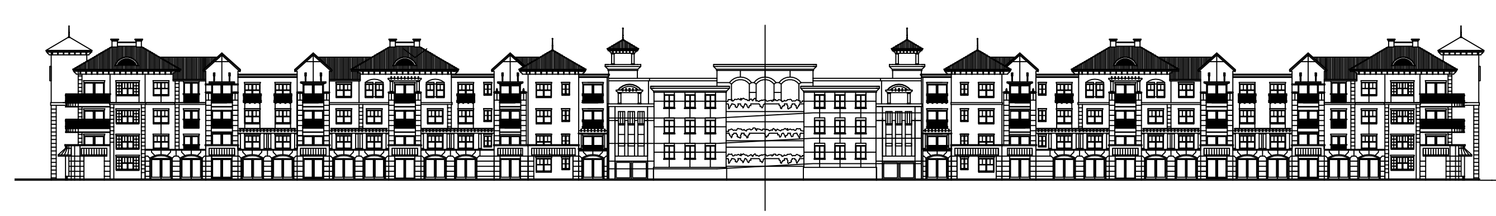
2 NORTH ELEVATION (LAKE VIEW) WEST WING

SCALE: 1"=10'-0"

MARK	DESCRIPTION	PAINT SCHEDULE							COMMON COLOR NAMES
		MFR	CATALOG NO	COLOR	TYPE	FINISH	COATS	NOTES	
①	PAINTED SMOOTH STUCCO	SHERWIN WILLIAMS	SW 6672	MORNING SUN	EXT LATEX	FLAT	2	ON 2 COATS SHERWIN A-100 LOXON PRIMER	LIGHT YELLOW
②	PAINTED SMOOTH STUCCO	↓	SW 6673	BANANA CREAM	EXT LATEX	FLAT	2	↓	MEDIUM YELLOW
③	PAINTED SMOOTH STUCCO	↓	SW 6724	MESCLUN GREEN	EXT LATEX	FLAT	2	↓	MEDIUM GREEN
④	ALUM RAILINGS	FACTORY	SW 7035	GLOSS WHITE				↓	WHITE
⑤	PAINTED SMOOTH STUCCO	SHERWIN WILLIAMS						↓	
⑥	MEDIUM TEXTURED STUCCO	↓	SW 7036	ACCESSIBLE BEIGE	EXT LATEX	FLAT	2	↓	MEDIUM BEIGE
⑦	PAINTED SMOOTH STUCCO	↓	SW 7035	AESTHETIC WHITE	EXT LATEX	FLAT	↓	↓	WHITE
⑧	PAINTED SMOOTH STUCCO	↓	SW 6724	MESCLUN GREEN	EXT LATEX	FLAT	2	↓	MEDIUM GREEN
⑨	EIFS BANDING	↓	SW 7035	AESTHETIC WHITE	EXT LATEX	FLAT	2	↓	WHITE
		↓	↓	↓	↓	↓	↓	↓	↓
⑫	STAINED WOOD	↓	↓	↓	↓	↓	↓	↓	MAHOGANY
		↓	↓	↓	↓	↓	↓	↓	↓
		↓	↓	↓	↓	↓	↓	↓	↓

MARK	DESCRIPTION	MFR	COLOR	TYPE
⟨1⟩	GLAZING	YKK	WHITE	SOLEX / IMPACT
⟨2⟩	FABRIC AWNING	SUNBRELLA	CHARCOAL	
⟨3⟩	RECESSED PANEL			
⟨4⟩	42" HIGH DECORATIVE DECORATIVE RAILING		WHITE	BY FACTORY
⟨5⟩	STANDING SEAM	EICOR	COPPER	
⟨6⟩	CONCRETE 'S' TILE	MONIER	MIXED CLAY	
⟨7⟩	WOOD TRELLIS	WOOD	MAHOGANY	
⟨8⟩	PRECAST CONCRETE			NATURAL CONCRETE
⟨9⟩	EIFS CORNICE		WHITE	
⟨10⟩	DRY STACK STONE	OWNEN CORNING	LEDGESTONE CSV-20042	
⟨11⟩	STOREFRONT	YKK	WHITE	SOLEX / IMPACT
⟨12⟩	4"X 12" S4S BEAMS		MAHOGANY	
⟨13⟩	ALUM AWNINGS	FACTORY BUILT	CHARCOAL	

SCHEDULE APPLIES TO RESTAURANT AND RESIDENTIAL BUILDING



3 KEY ELEVATION NORTHERN VIEW

SCALE: 1"=10'-0"

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Drawn by: JWS
Date: 5-8-2009

Sheet: **A3**



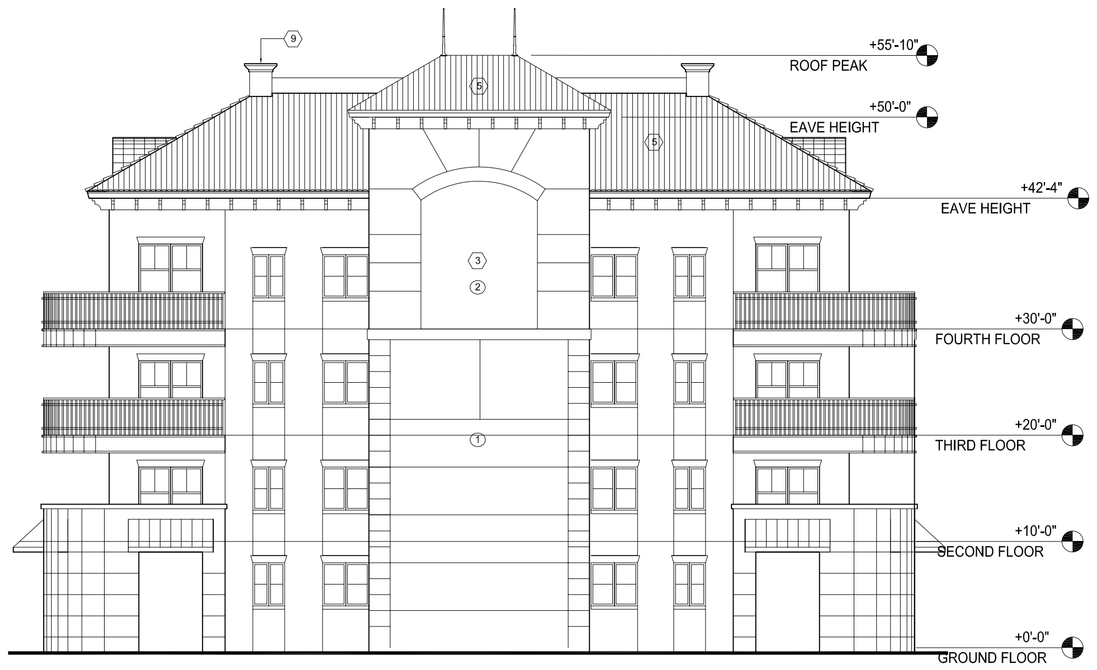
1 SOUTH ELEVATION (LAKE VIEW) WEST WING

SCALE: 1"=10'-0"



2 SOUTH ELEVATION (LAKE VIEW) EAST WING

SCALE: 1"=10'-0"



3 WEST ELEVATION WEST WING

SCALE: 1"=10'-0"



4 SOUTH ELEVATION KEY PLAN



5 EAST ELEVATION (LAKE VIEW) EAST WING

SCALE: 1"=10'-0"

NORTH

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Date:	No:
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Scale: AS SHOWN

Project Number: BEL-LAGO
Drawn by: JWS
Date: 5-8-2009

Sheet: **A4**



1 A4.0 **GROUND FLOOR PLAN**

3/32"=1'-0"

NORTH

1st FLOOR 26,960.1
2nd FLOOR 29,777.6
(INCLUDES 964.6 S.F. OF APARTMENT AND 195.8 S.F. OF RELATED STAIR WELL)
3rd FLOOR 29,777.6
4th FLOOR 29,777.6
TOTAL 116,293 SQ. FT.

SAFE AND SECURE

BEL LAGO, WILES ROAD
COCONUT CREEK, FLORIDA

KENNETH R. CARLSON – ARCHITECT, P.A.

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e-mail: kenc@kencarlson.com

Revisions:
- 06/18/08
- FER CITY COMMENTS 07/07/08
- FER CLIENT REQ. 10/30/08
- FER CLIENT REQ.

DRAWN BY: JB
CHECKED BY: KRC
DATE: 4/18/08
SCALE: AS NOTED
PROJECT #: 08017
CAD DWG FILE: A1FLAN

KENNETH R. CARLSON
AR 12546

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A4.0
PAGE • OF

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1 / A4.1 **SECOND FLOOR PLAN**
3/32"=1'-0"

NORTH

1st FLOOR 26,360.1
2nd FLOOR 29,777.6
(INCLUDES 964.6 SF. OF APARTMENT AND 195.8 SF. OF RELATED STAIR WELL)
3rd FLOOR 29,777.6
4th FLOOR 29,777.6
TOTAL 116,293 SQ. FT.

SAFE AND SECURE

BEL LAGO, WILES ROAD
COCONUT CREEK, FLORIDA

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Revisions:
- 06/18/08 FER CITY COMMENTS
- 07/07/08 FER CLIENT REQ.
- 11/5/08 FER CLIENT REQ.

DRAWN BY: JB
CHECKED BY: KRC
DATE: 4/18/08
SCALE: AS NOTED
PROJECT #: 08017
CAD DWG FILE: AIRPLAN

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AR 12546

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A4.1
PAGE • OF

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1 A4.2 **THIRD FLOOR PLAN**

3/32"=1'-0"

NORTH

1st FLOOR 26,960.1
2nd FLOOR 29,777.6
(INCLUDES 964.6 S.F. OF APARTMENT AND 135.8 S.F. OF RELATED STAIR WELL)
3rd FLOOR 29,777.6
4th FLOOR 29,777.6
TOTAL 116,293 SQ.FT.

1 2

SAFE AND SECURE

BEL LAGO, WILES ROAD
COCONUT CREEK, FLORIDA

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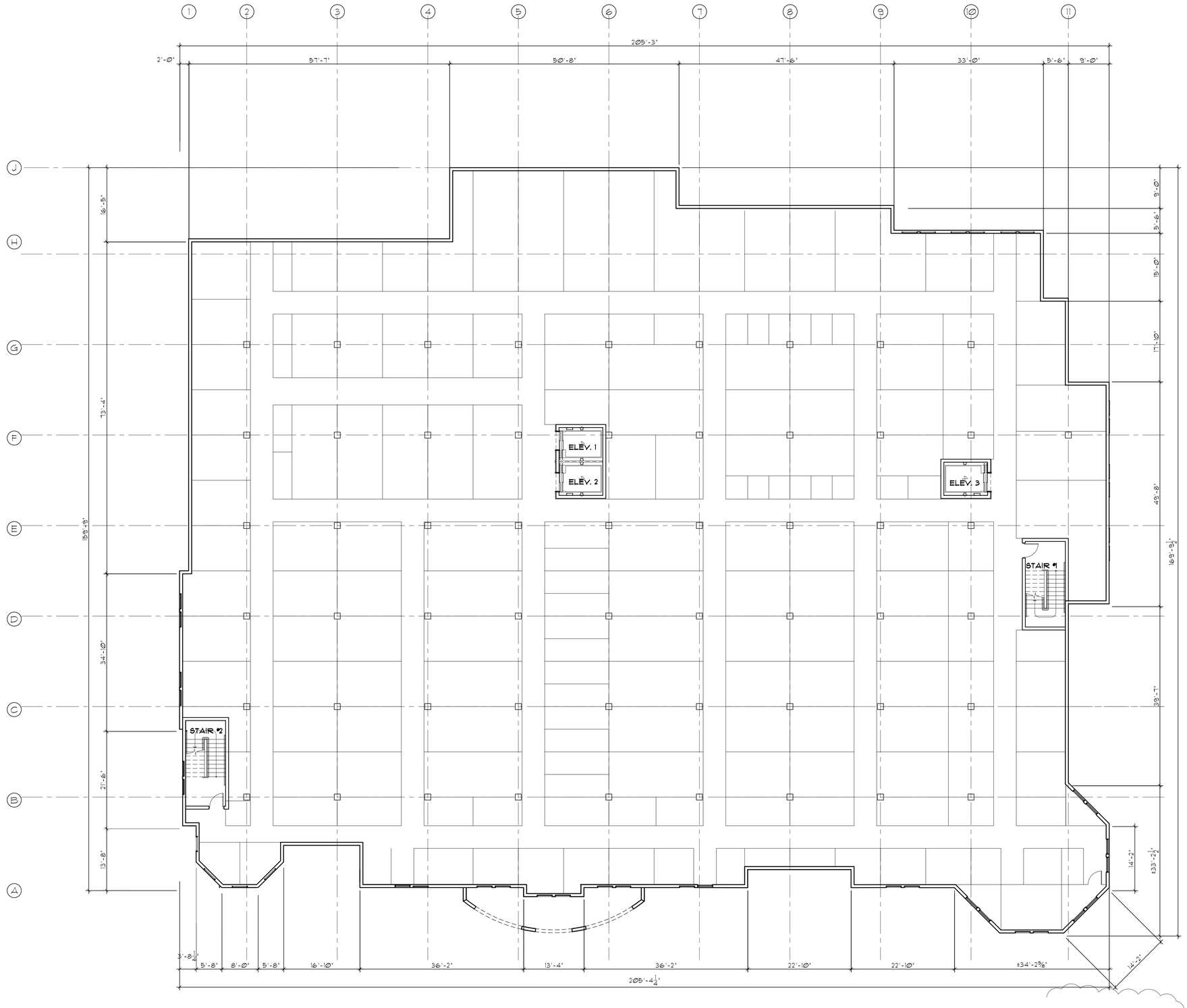
Revisions:
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2 07/30/08 PEER CLIENT REQ.

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DATE: 4/18/08
SCALE: AS NOTED
PROJECT #: 08017
CAD DWG FILE: 14FLAN

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AR 12546

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PAGE • OF

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1 A4.3 **FOURTH FLOOR PLAN**

3/32"=1'-0"

1st FLOOR 26,960.1
2nd FLOOR 29,777.6
(INCLUDES 964.6 S.F. OF APARTMENT AND 195.8 S.F. OF RELATED STAIR WELL)
3rd FLOOR 29,777.6

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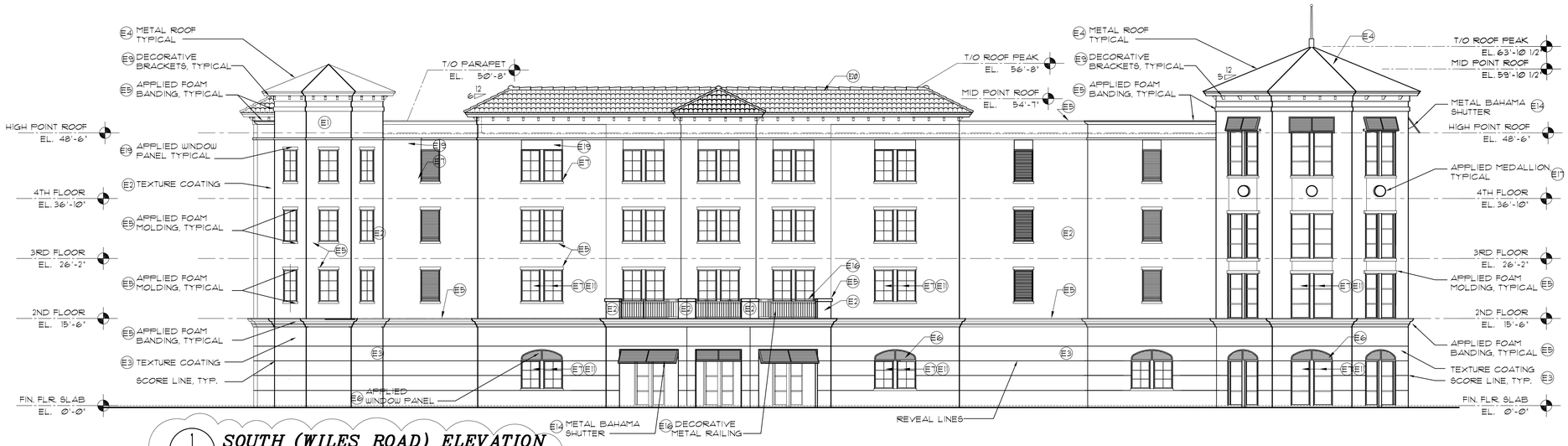
Revisions:
1 07.20.09 PER CLIENT REQ.

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PROJECT #:
CAD DWG FILE:

KENNETH R. CARLSON

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1 A5.0 **SOUTH (WILES ROAD) ELEVATION**
3/32"=1'-0"

2 A5.0 **EAST ELEVATION**
3/32"=1'-0"

MARK	DESCRIPTION	PAINT SCHEDULE						NOTE:	COMMON COLOR NAMES:
		MFR.	CATALOG NO	COLOR	TYPE	FINISH	COATS		
E1	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	WHITE
E2	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6106	KILIM BEIGE	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	LIGHT BEIGE
E3	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6066	SAND TRAP	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	BEIGE
E4	STANDING SEAM METAL ROOF			PATINA GREEN	PRE- FINISHED	FACTORY	-		GREEN
E5	APPLIED FOAM BANDING	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE	EXTERIOR LATEX	SEMI GLOSS	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX FLAT ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	WHITE
E6	DECORATIVE LOUVER			PATINA GREEN	PRE- FINISHED	FACTORY	-	-	GREEN
E7	STOREFRONT FRAME	YKK		GREEN	ANODIZED	FACTORY	-	-	
E8	MAN DOOR & FRAMES						-	-	
E9	PAINTED WOOD FASCIA AND TRIM	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE		SATIN	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SATIN ON 1 COAT SHERWIN WILLIAMS A-100 EXTERIOR LATEX PRIMER	WHITE
E10	PAINTED METAL DOOR, FRAME AND MISC.	SHERWIN WILLIAMS	SW 6066	SAND TRAP	POWDER COAT	FACTORY	-	-	LIGHT BEIGE

MARK	DESCRIPTION	PAINT SCHEDULE						NOTE:	COMMON COLOR NAMES:
		MFR.	CATALOG NO	COLOR	TYPE	FINISH	COATS		
E11	STOREFRONT GLAZING	YKK	-	BLACK	IMPACT	-	-	IMPACT RATED GLASS WITH STOREFRONT FRAME.	BLACK
E12	FABRIC AWNING	SUNBRELLA							
E13	STOREFRONT GLAZING	YKK		TINTED	IMPACT			IMPACT RATED GLASS WITH STOREFRONT FRAME.	
E14	ALUMINUM BAHAMA SHUTTER								
E15	RECESSED PANEL								
E16	42" HIGH DECORATIVE RAILING	CUSTOM	-	MATCH PATINA GREEN	POWDER COAT	FACTORY	-	-	GREEN
E17	PINEAPPLE GROVE MEDALLION							ROUND MEDALLION	
E18	PINEAPPLE GROVE MEDALLION							SQUARE MEDALLION	
E19	RECESSED PANEL								
E20	"S" TILE ROOF								

3 A5.0 **EXTERIOR FINISH SCHEDULE**
3/32"=1'-0"

SAFE AND SECURE

BEL LAGO, WILES ROAD
COCONUT CREEK, FLORIDA

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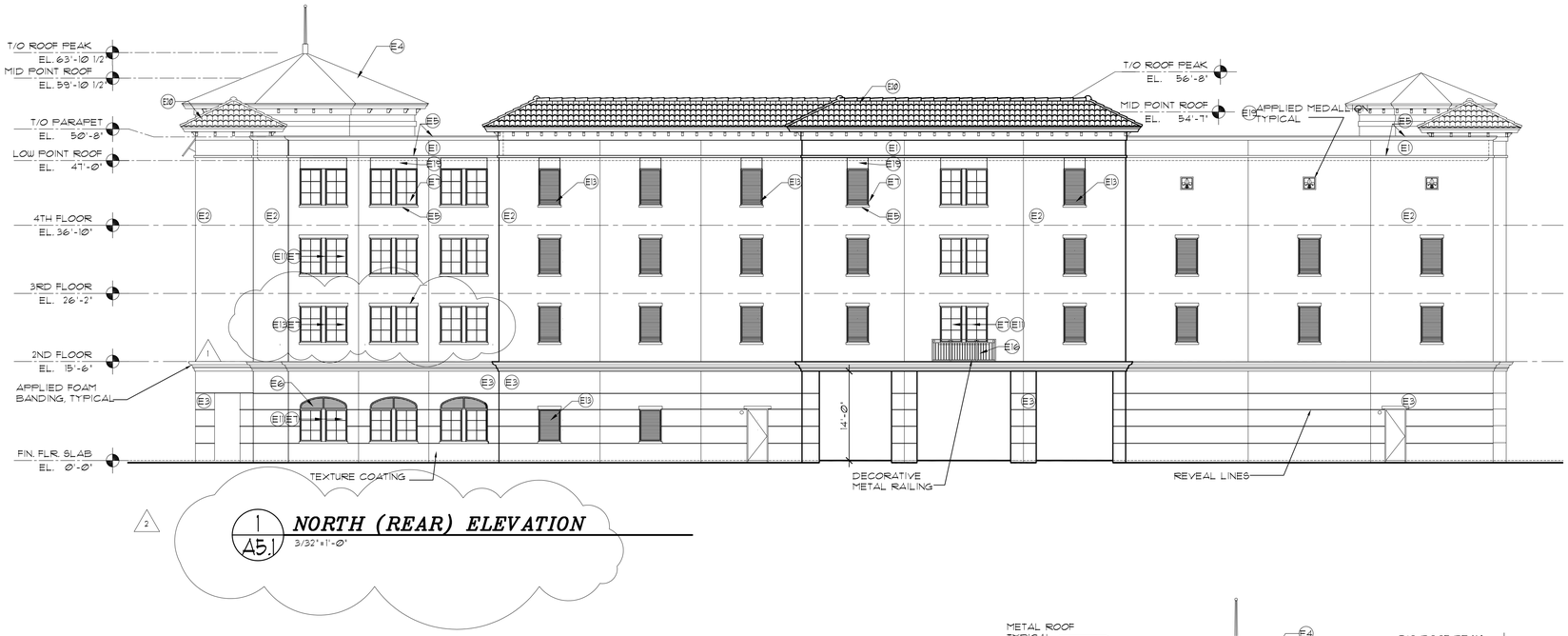
Revisions:
11/02/09 FOR CLIENT REQ.
5/25/10 FOR CLIENT REQ.

DRAWN BY: JB
CHECKED BY: KRC
DATE: 4/18/08
SCALE: NOTED
PROJECT #: 0801?
CAD DWG FILE: A5.0

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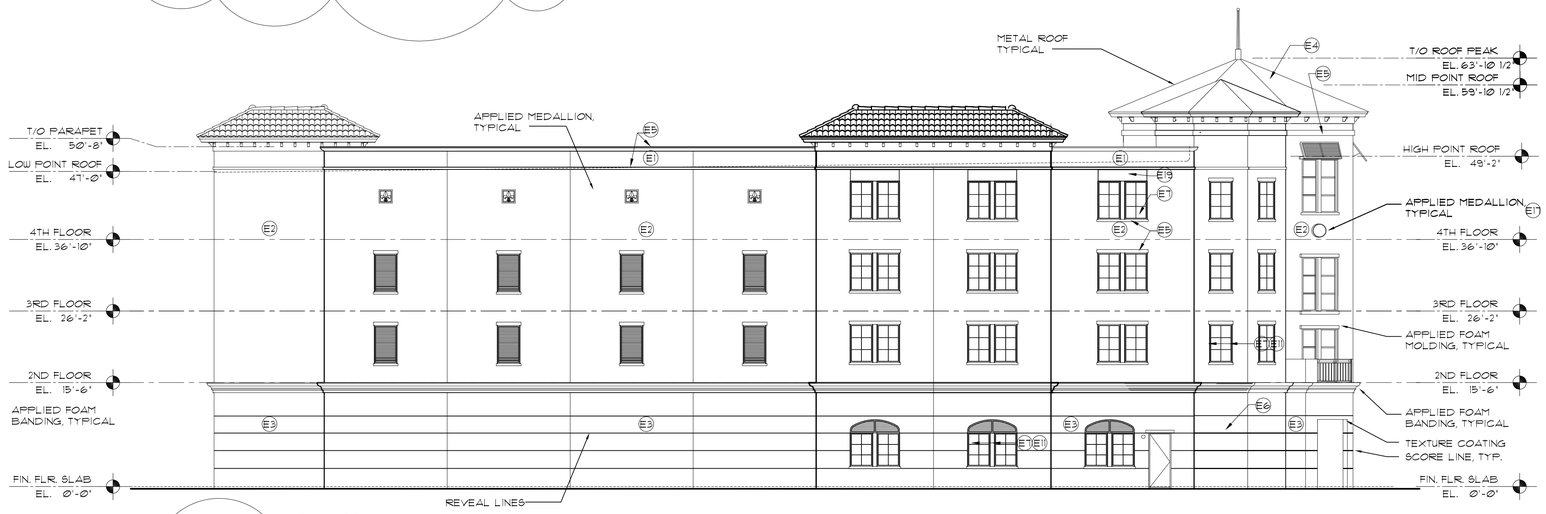
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1/A5.1 NORTH (REAR) ELEVATION

3/32"=1'-0"



2/A5.1 WEST ELEVATION

3/32"=1'-0"

MARK	DESCRIPTION	PAINT SCHEDULE MFR.	CATALOG NO	COLOR	TYPE	FINISH	COATS	NOTE:	COMMON COLOR NAMES:
E1	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	WHITE
E2	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6106	KILIM BEIGE	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	LIGHT BEIGE
E3	PAINTED MEDIUM TEXTURE STUCCO FINISH	SHERWIN WILLIAMS	SW 6066	SAND TRAP	EXT. LATEX	FLAT	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SEMI GLOSS ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	BEIGE
E4	STANDING SEAM METAL ROOF			PATINA GREEN	PRE- FINISHED	FACTORY	-		GREEN
E5	APPLIED FOAM BANDING	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE	EXTERIOR LATEX	SEMI GLOSS	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX FLAT ON 2 COATS SHERWIN WILLIAMS A-100 LOXON MASONRY PRIMER	WHITE
E6	DECORATIVE LOUVER			PATINA GREEN	PRE- FINISHED	FACTORY	-	-	GREEN
E7	STOREFRONT FRAME	YKK		GREEN	ANODIZED	FACTORY	-	-	
E8	MAN DOOR & FRAMES						-	-	
E9	PAINTED WOOD FASCIA AND TRIM	SHERWIN WILLIAMS	SW 6140	MODERATE WHITE		SATIN	2	2 COATS SHERWIN WILLIAMS A-100 EXTERIOR LATEX SATIN ON 1 COAT SHERWIN WILLIAMS A-100 EXTERIOR LATEX PRIMER	WHITE
E10	PAINTED METAL DOOR, FRAME AND MISC.	SHERWIN WILLIAMS	SW 6066	SAND TRAP	POWDER COAT	FACTORY	-	-	LIGHT BEIGE

MARK	DESCRIPTION	PAINT SCHEDULE MFR.	CATALOG NO	COLOR	TYPE	FINISH	COATS	NOTE:	COMMON COLOR NAMES:
E11	STOREFRONT GLAZING	YKK	-	BLACK	IMPACT	-	-	IMPACT RATED GLASS WITH STOREFRONT FRAME.	BLACK
E12	FABRIC AWNING	SUNBRELLA							
E13	STOREFRONT GLAZING	YKK		TINTED	IMPACT			IMPACT RATED GLASS WITH STOREFRONT FRAME.	
E14	ALUMINUM BAHAMA SHUTTER								
E15	RECESSED PANEL								
E16	42" HIGH DECORATIVE RAILING	CUSTOM	-	MATCH PATINA GREEN	POWDER COAT	FACTORY	-	-	GREEN
E17	PINEAPPLE GROVE MEDALLION							ROUND MEDALLION	
E18	PINEAPPLE GROVE MEDALLION							SQUARE MEDALLION	
E19	RECESSED PANEL								
E20	"S" TILE ROOF								

3/A5.1 EXTERIOR FINISH SCHEDULE

3/32"=1'-0"

SAFE AND SECURE

BEL LAGO, WILES ROAD
COCONUT CREEK, FLORIDA

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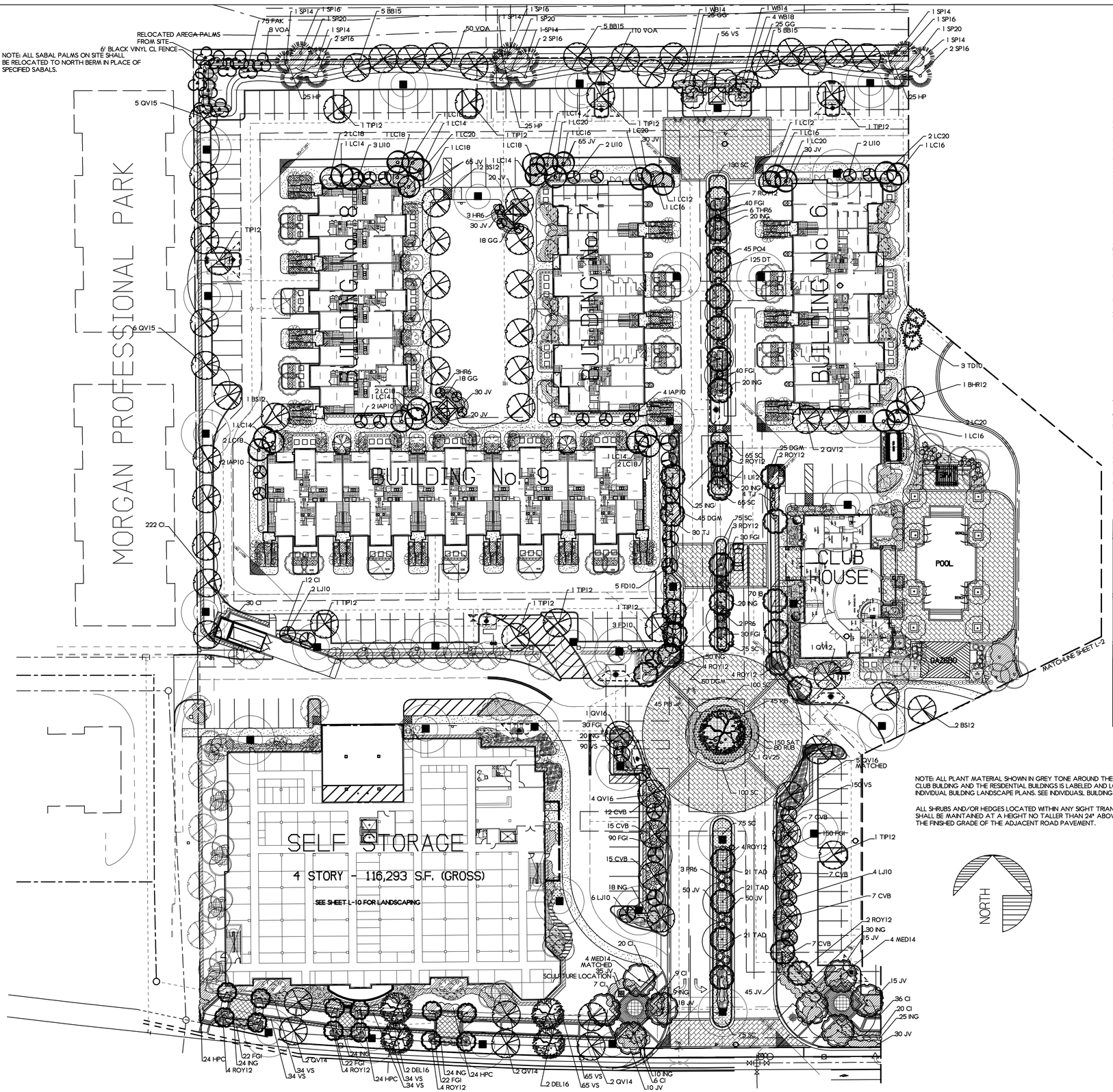
Revisions:
11/01/09
△ PER CLIENT REQ.
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△ PER CLIENT REQ.
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DRAWN BY: JB
CHECKED BY: KRC
DATE: 4/18/08
SCALE: NOTED
PROJECT #: 08017
CAD DWG FILE: A5.0

KENNETH R. CARLSON
AR 12546

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NOTE: ALL PLANT MATERIAL SHOWN IN GREY TONE AROUND THE STORAGE BUILDING CLUB BUILDING AND THE RESIDENTIAL BUILDINGS IS LABELED AND LOCATED ON THE INDIVIDUAL BUILDING LANDSCAPE PLANS. SEE INDIVIDUASL BULDING SHEETS.

ALL SHRUBS AND/OR HEDGES LOCATED WITHIN ANY SIGHT TRIANGLE SHALL BE MAINTAINED AT A HEIGHT NO TALLER THAN 24" ABOVE THE FINISHED GRADE OF THE ADJACENT ROAD PAVEMENT.

PLANT LIST RESIDENTIAL PARCEL

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP = TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
BB15	47	Bucida buceras "SHADY LADY"	Black Olive "SHADY LADY"	15'	8'	5'CT	3"dbh	
BHR12	6	Bauhinia variegata	Hong Kong Orchid red	12'	5'	4.5'CT	2"dbh	
BS12	27	Bursera simaruba	*Gumbo Limbo	12'	6'	4.5'CT	2"dbh	
BVD	28	Bougainvillea 'Helen Johnson'	Dwarf Bougainvillea	24"	18"			
CAT4	2	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	1077	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
COM4	10	Cocos nucifera 'Mapan'	Maypan Coconut					CERTIFIED
CVB	100	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	18"			3 Per Pot
DEL12	9	Delonix regia	Royal Poinciana	12'	7'	4.5'CT	2"dbh	
DGM	130	Duranta erecta	Gold Mound	24"	18"			
DT	287	Dianella tasmanica	Blueberry Flax Lily	8"	8"			Full Cal.
EUM	140	Euphorbia Milli "dwarf"	Dwarf Crown of Thorn	8"	8"			
FAK	75	Tripsacum dactyloides	*Fakahatchee Grass	30"	30"			Full
FD10	8	Filicium decipiens	Japanese Fern Tree	10'	4'	3'CT	2"dbh	
FGI	663	Ficus microcarpa	Green Island Ficus	18"	18"			
GG	164	Galphimia gracilis	Thryallis	24"	18"			Full
HP	225	Hamelia patens	*Firebush	24"-30"	18"			Full
HR6	6	Hibiscus ross-sinensis	Chinese Hibiscus	6'	3'-4'	3'CT	1.5"dbh	Tree Std.
IAP10	11	Ilex attenuata 'East Palatka'	*East Palatka Holly	10'	5'	3'CT	2"dbh	
IAP12	7	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	5'	3'CT	2"dbh	
IAP14	4	Ilex attenuata 'East Palatka'	*East Palatka Holly	14'	5'	3'CT	2"dbh	
IB	70	Ilex cornuta 'Burfordii'	Burford Holly	24"	18"			
ING	307	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
IVS	72	Ilex vomitoria nana 'Shellings'	*Dwarf Yupon Holly	24"	18"			
JV	1203	Jasminum volubile	Wax Jasmine	24"	18"			Full
LAS12	4	Lagerstroemia speciosa	Queen Crape Myrtle	12'	5'	5'CT	2"dbh	
LC12	2	Livistona chinensis	Chinese Fan Palm	18'		12'CT		
LC14	15	Livistona chinensis	Chinese Fan Palm	20'		14'CT		
LC16	10	Livistona chinensis	Chinese Fan Palm	22'		16'CT		
LC18	21	Livistona chinensis	Chinese Fan Palm	24'		18'CT		
LC20	10	Livistona chinensis	Chinese Fan Palm	26'		20'CT		
LJ10	29	Lagerstroemia indica tuscarora	Crape Myrtle	10'	4'	3'-4.5'CT		MULT 3 TRUNKS MAX.
LJ12	9	Lagerstroemia indica tuscarora	Crape Myrtle	12'	5'	3'-4.5'CT		MULT 3 TRUNKS MAX.
LJ10	18	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT 3 TRUNKS MAX.
LYL	2	Lysiloma latisiliqua	Cuban Tamarind	12'	6'	4.5'CT	2"dbh	
MED14	2	Phoenix dactylifera 'Medjool'	Medjool			14'CT		
NF	70	Nephrolepsi falcata	Macho Fern		6"			
NOP	18	Nerium oleander 'Petite'	Dwarf Oleander	24"	18"			
PE14	2	Ptychosperma elegans	Solitaire Palm	14'				Triple
PE16	8	Ptychosperma elegans	Solitaire Palm	16'				Triple
PIB	170	Plumbago "IMPERIAL BLUE"	Leadwort	24"	18"			
PO4	45	Podocarpus makii	Yew Podocarpus	4'	24"			Full
PR6	5	Phoenix roebellenii	Pygmy Date Palm	6'				Triple
PX	32	Philodendron 'xanadu'	Xanadu Philodendron	24"	18"			Full
QV12	6	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
QV15	24	Quercus virginiana	*Live Oak	15'	7'	4.5'CT	3"dbh	
QV25	1	Quercus virginiana	*Live Oak	25'	10'	5'-6'CT	6"dbh	
ROY12	28	Roystonia elata	*Florida Royal Palm			12' GW		
RUB	223	Ruellia brittoniana	Purple Shower	24"	18"			
SAT	306	Shefflera arborcola "Trinette"	Dwarf Var. Schefflera	24"	18"			
SC	1060	Seasonal Color	Flowers as Available		4"-6"			Full
SD20	1	Phoenix reclinata	Senegal Date Palm	18'-20'				5-7 Trunks
SP10	2	Sabal palmetto	*Cabbage Palm			10'CT		
SP14	22	Sabal palmetto	*Cabbage Palm			14'CT		
SP16	36	Sabal palmetto	*Cabbage Palm			16'CT		
SP18	18	Sabal palmetto	*Cabbage Palm			18'CT		
SP20	9	Sabal palmetto	*Cabbage Palm			20'CT		
TAD	63	Tabernaemontana divaricata	Crape Jasmine	30"	30"			Full
TD10	35	Taxodium distichum	*Bald Cypress	10'	5'	4.5'CT	1.5"dbh	
TIP12	29	Tabebuia impetiginosa	Purple Trumpet Tree	12'	6'	4.5'CT	2"dbh	
TJ	34	Trachelospermum jasminoides	Confederate Jasmine	36"				Trellis
VM16	5	Veitchia montgomeryana	Montgomery Palm	22'		16'CT		
VM18	15	Veitchia montgomeryana	Montgomery Palm	24'		18'CT		
VOA	533	Viburnum odoratissimum awabuki	Awabuki Viburnum	24"	18"			
VS	296	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
WB14	2	Wodyetia bifurcata	Foxtail Palm	14'		8' GW		
WB18	4	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	

LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

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To the best of our knowledge, the plans and specifications submitted herewith comply with all zoning interpretation and provisions of the applicable building codes at the time of this plan preparation. No warranty is either expressed or implied is hereby given.

NO	REVISIONS
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	SEPT. 18, 2009
	OCTOBER 9, 2008
	JUNE 29, 2009
	JULY 15, 2009
	NOV. 17, 2009
	JAN.21, 2010
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	OCTOBER 6, 2010

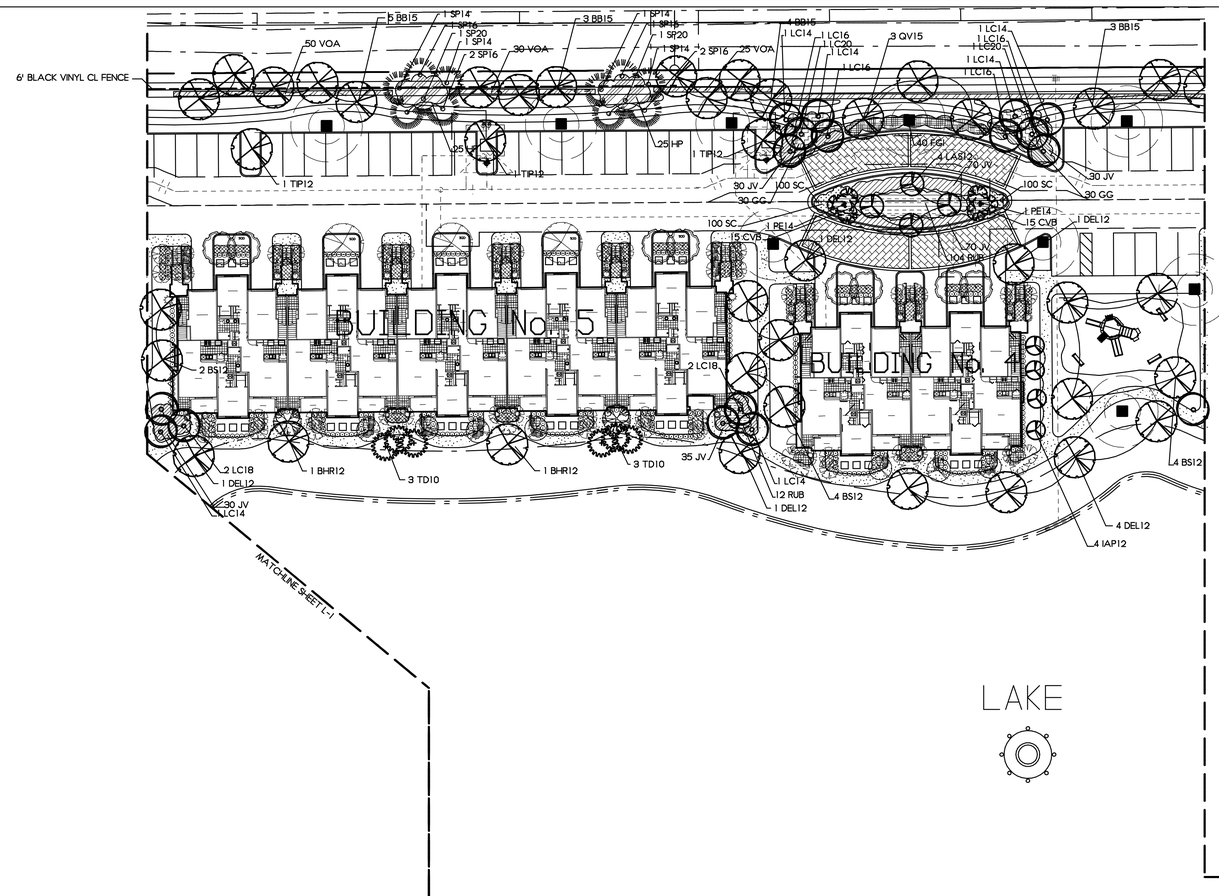
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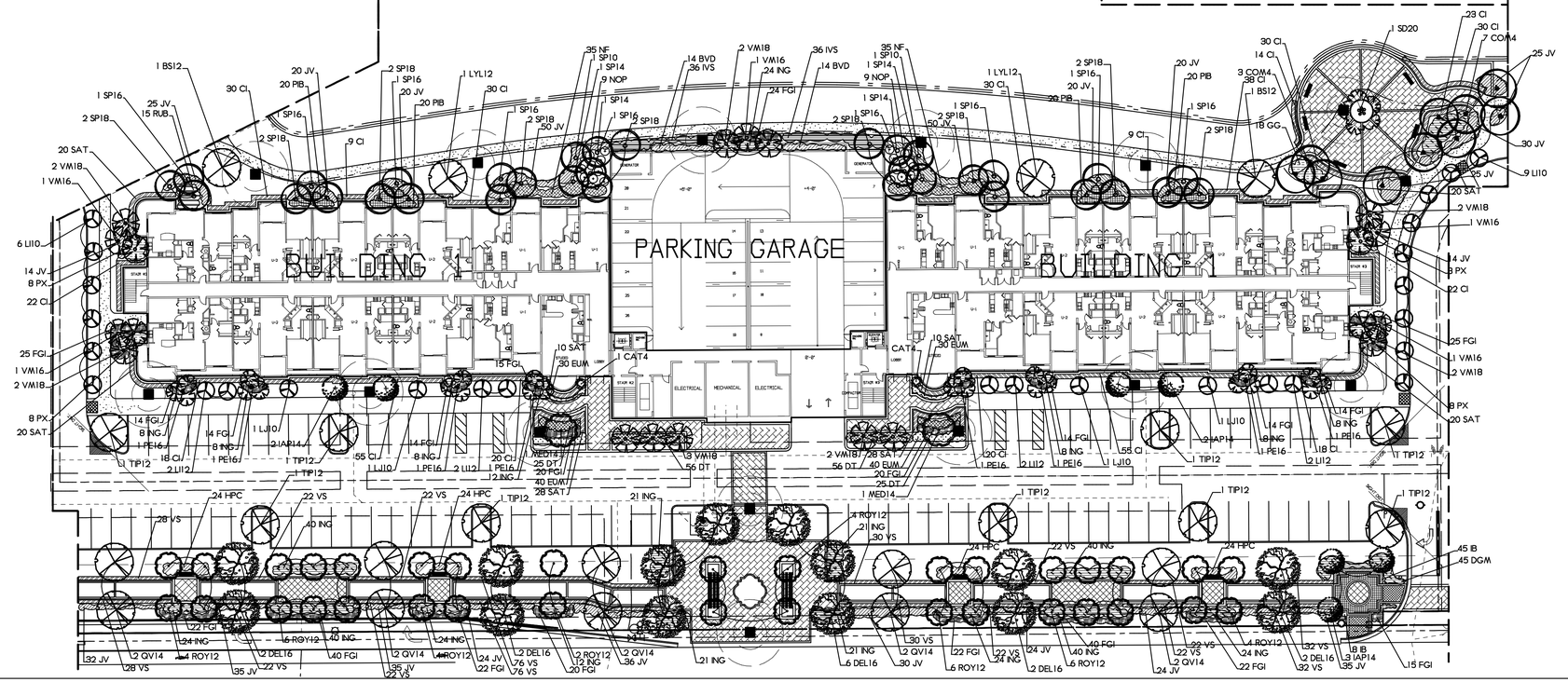
SITE LANDSCAPE PLAN FOR BEL LAGO

WILES ROAD, COCONUT CREEK, FLORIDA

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Landscape Architecture
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SHEET NO: L-1
OF: TEN





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PLANT LIST LINEAR GREENWAY

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING = SINGLE TRUNK
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STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
VS	1034	Viburnum suspensum	Sandankwa Viburnum	24"	18"			
ING	564	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
JV	543	Jasminum volubile	Wax Jasmine	24"	18"			Full
FGI	358	Ficus microcarpa	Green Island Ficus	18"	18"			
HPC	168	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
CI	98	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
DGM	75	Duranta erecta	Gold Mound	24"	18"			
ROY12	56	Roystonia elata	*Florida Royal Palm			12' GW		MATCHED
QV14	21	Quercus virginiana	*Live Oak	14'	7'	4.5'CT	3"dbh	
IB	30	Ilex cornuta 'Burfordii'	Burford Holly	24"	18"			
MED14	8	Phoenix dactylifera 'Medjool'	Medjool			14'CT		
DEL16	16	Delonix regia	Royal Poinciana	16'	10'	8'CT	3"dbh	MATCHED
IAP14	6	Ilex attenuata 'East Palatka'	*East Palatka Holly	14	5'	3'CT	2"dbh	

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

NOTE: ALL PLANT MATERIAL SHOWN IN GREY TONE AROUND THE STORAGE BUILDING CLUB BUILDING AND THE RESIDENTIAL BUILDINGS IS LABELED AND LOCATED ON THE INDIVIDUAL BUILDING LANDSCAPE PLANS. SEE INDIVIDUAL BUILDING SHEETS.

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NORTH

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To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretation and provisions of the applicable building codes at the time of the plans preparation. No warranty, either expressed or implied, is hereby given.

NO	REVISIONS
	JULY 3, 2008
	SEPT. 18, 2008
	OCTOBER 9, 2008
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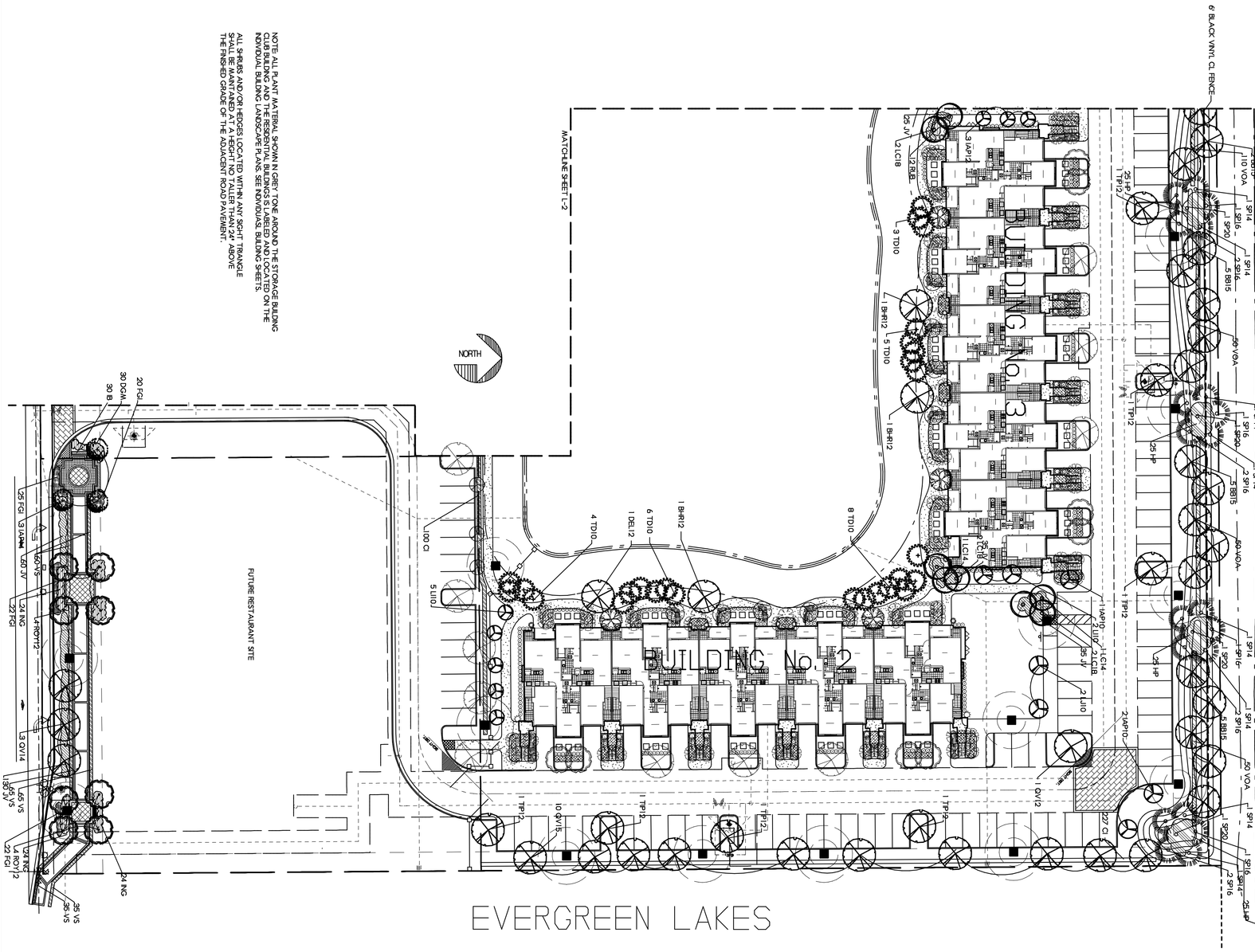
SITE LANDSCAPE PLAN & BUILDING #1 FOR BEL LAGO

WILES ROAD, COCONUT CREEK, FLORIDA

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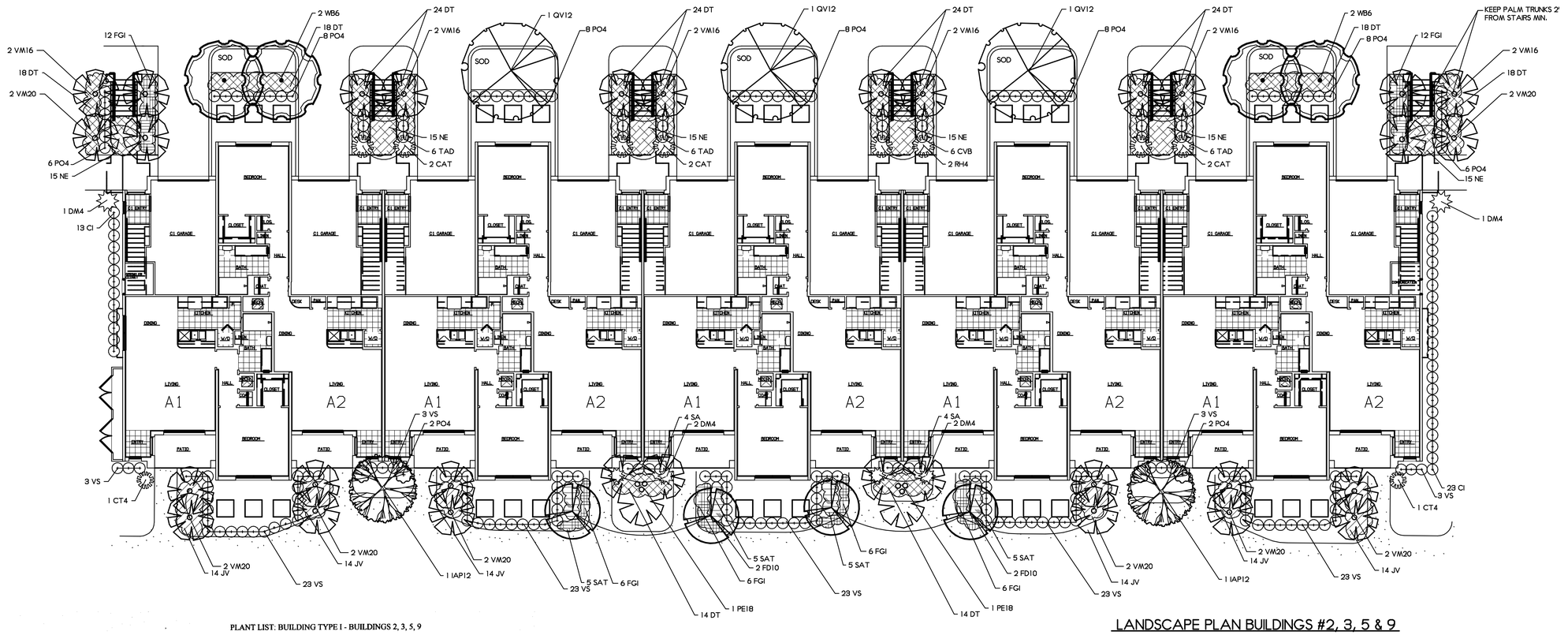
SITE LANDSCAPE PLAN FOR BEL LAGO

WILES ROAD, COCONUT CREEK, FLORIDA

SCALE: 1" = 30'
DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

NO	REVISIONS
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	JULY 15, 2009
	NOV. 17, 2009
	JAN. 21, 2010
	MAY 26, 2010

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To the best of our knowledge, the plans and specifications submitted herewith comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.



PLANT LIST: BUILDING TYPE I - BUILDINGS 2, 3, 5, 9

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING = SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT	6	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	36	Chrysobalanus icaco	*Cocoplum	24"	24"			Full
CT4	2	Cordyline terminalis	Red Ti Plant Red Sister	4'	2'			3 Hds. Min.
CVB	6	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	24"			3 Per Pot
DM4	6	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
DT	196	Dianella tasmanica	Blueberry Flax Lily	8"	8"			Full Gal.
FD10	4	Filicium decipiens	Japanese Fern Tree	10'	5'	3'CT	2"dbh	
FGI	48	Ficus microcarpa	Green Island Ficus	18"	18"			
IAP12	2	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	6'	4.5'CT	2"dbh	
JV	84	Jasminum volubile	Wax Jasmine	18"	24"			Full
NE	90	Nephrolepis exaltata	*Boston Fern	10"				Full Gal.
PE18	2	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO4	56	Podocarpus makii	Yew Podocarpus	4'	24"			Full
QV12	3	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
RH4	2	Rhapis excelsa	Lady Palm	4'	3'			5 Stem Min.
SA	8	Shefflera arborcola	Dwarf Schefflera	24"	24"			
SAT	20	Shefflera arborcola "Trinette"	Dwarf Var. Schefflera	24"	24"			
TAD	18	Tabernaemontana divaricata	Crape Jasmine	30"	30"			Full
VM16	12	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VM20	16	Vetchia montgomeryana	Montgomery Palm	28'		20'CT		
VS	127	Viburnum suspensum	Sandankwa Viburnum	24"	24"			
WB6	4	Wodyetia bifurcata	Foxtail Palm	12'		6' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

LANDSCAPE PLAN BUILDINGS #2, 3, 5 & 9

NOTE:
MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY DUE TO SITE WALK CONFIGURATIONS. SEE SHEETS L-1, L-2 AND L-3 FOR GRAPHIC REPRESENTATION OF BUILDING FOUNDATION LANDSCAPING SHOWN IN GREY TONE FOR MINOR ADJUSTMENT LOCATIONS.

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CERTIFICATION: I hereby certify that these plans and specifications submitted hereon comply to the best of our knowledge, the plans and specifications submitted hereon comply with the minimum requirements of the applicable landscape ordinance at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
	OCT. 9, 2008	
	JUNE 29, 2009	
	JULY 15, 2009	

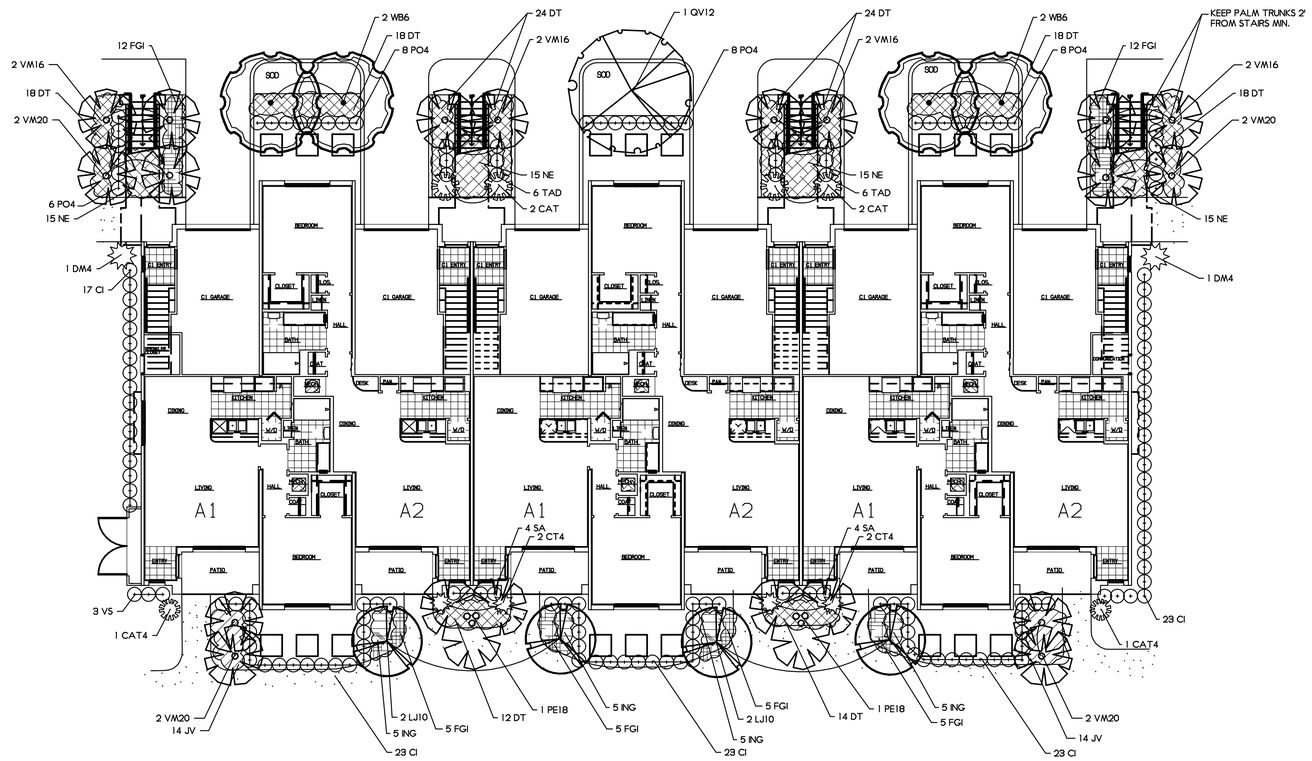
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DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

TYPICAL LANDSCAPE PLAN FOR BUILDING TYPE I
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8861, Coral Springs, FL 33075
Phone: (954) 448-8659 FL Reg. #262

SHEET NO: L-4
OF: TEN

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LANDSCAPE PLAN FOR BUILDING # 8

NOTE:
MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY DUE TO SITE WALK CONFIGURATIONS. SEE SHEETS L-1, L-2 AND L-3 FOR GRAPHIC REPRESENTATION OF BUILDING FOUNDATION LANDSCAPING SHOWN IN GREY TONE FOR MINOR ADJUSTMENT LOCATIONS.

PLANT LIST: BUILDING TYPE 2 - BUILDINGS 1, 8

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	OA SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT	6	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	109	Chrysobalanus icaco	*Cocoplum	24"	24"			Full
CT4	4	Cordyline terminalis	Red Ti Plant Red Sister	4'	2'			3 Hds. Min.
DM4	2	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
DT	146	Dianella tasmanica	Blueberry Flax Lily	8"	8"			Full Gal.
FGI	44	Ficus microcarpa	Green Island Ficus	18"	18"			
ING	20	Ixora 'Nora Grant'	Nora Grant Ixora	24"	24"			Full
JV	28	Jasminum volubile	Wax Jasmine	18"	24"			Full
LJ10	4	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT
NE	60	Nephrolepis exaltata	*Boston Fern	10"				Full Gal.
PE18	2	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO4	30	Podocarpus makii	Yew Podocarpus	4'	24"			Full
QV12	1	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
SA	8	Shefflera arborcola	Dwarf Schefflera	24"	24"			
TAD	12	Tabernaemontana divaricata	Crape Jasmine	30"	30"			Full
VM16	8	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VM20	8	Vetchia montgomeryana	Montgomery Palm	28'		20'CT		
VS	3	Viburnum suspensum	Sandankwa Viburnum	24"	24"			
WB6	4	Wodyetia bifurcata	Foxtail Palm	12'		6' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

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To the best of our knowledge, the plans and specifications submitted herewith comply with the latest requirements of the applicable codes and ordinances. However, at the time of the plans preparation, no warranty either expressed or implied is hereby given.

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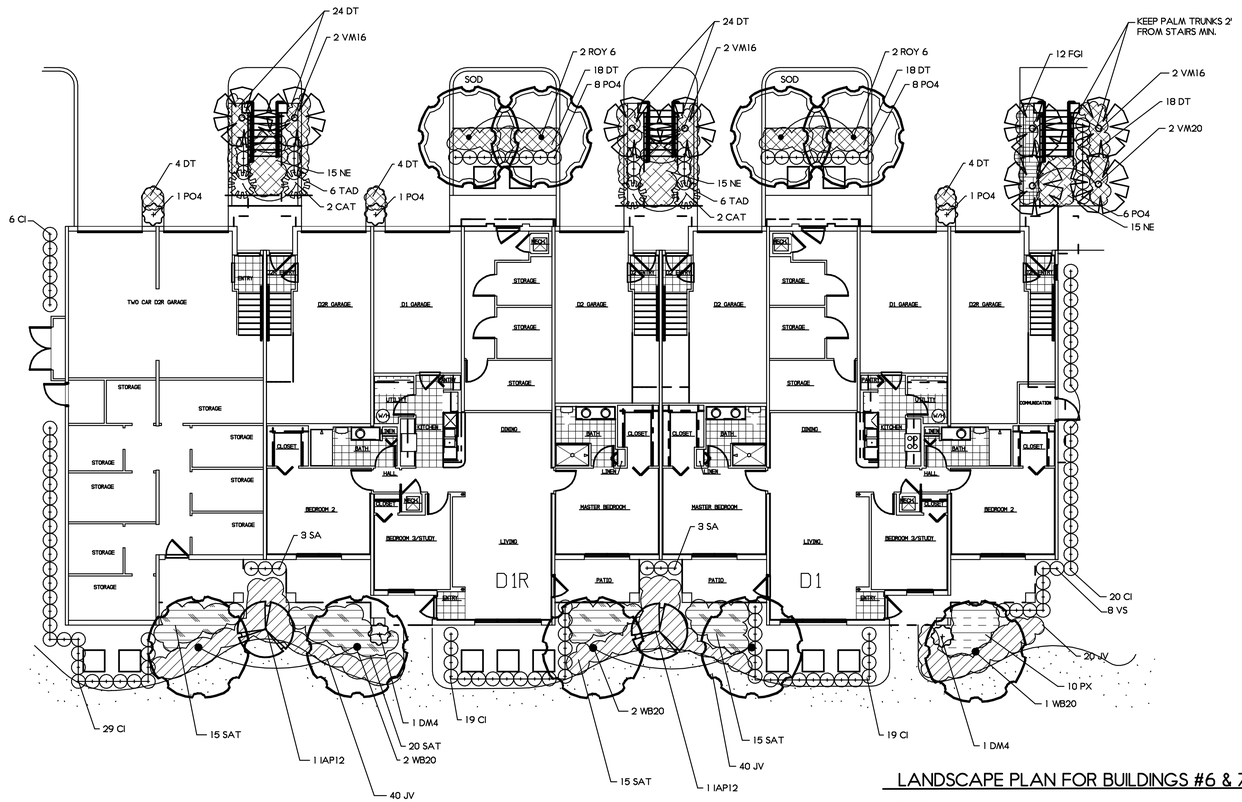
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	JUNE 29, 2009
	JULY 15, 2009

SCALE: 1" = 10'
DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

TYPICAL LANDSCAPE PLAN FOR BUILDING TYPE II
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 6984, Coral Springs, FL 33075
Phone: (954) 448-9659 FL Reg. #982

SHEET NO: L-5
OF: TEN



LANDSCAPE PLAN FOR BUILDINGS #6 & 7

NOTE:
MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY DUE TO SITE WALK CONFIGURATIONS. SEE SHEETS L-1, L-2 AND L-3 FOR GRAPHIC REPRESENTATION OF BUILDING FOUNDATION LANDSCAPING SHOWN IN GREY TONE FOR MINOR ADJUSTMENT LOCATIONS.

PLANT LIST: BUILDING TYPE 4 - BUILDINGS 6, 7

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT	4	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	93	Chrysobalanus icaco	*Cocoplum	24"	24"			Full
DM4	2	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
DT	114	Dianella tasmanica	Blueberry Flax Lily	8"	8"			Full Gal.
FGI	12	Ficus microcarpa	Green Island Ficus	18"	18"			
IAP12	2	Ilex attenuata 'East Palatka'	*East Palatka Holly	12'	6'	4.5'CT	2"dbh	
JV	100	Jasminum volubile	Wax Jasmine	18"	24"			Full
NE	45	Nephrolepis exaltata	*Boston Fern	10"				Full Gal.
PO4	25	Podocarpus makii	Yew Podocarpus	4'	24"			Full
PX	10	Philodendron 'xanadu'	Xanadu Philodendron	24"	24"			Full
ROY6	4	Roystonia elata	*Florida Royal Palm			6' GW		
SA	6	Sheffl era arborcola	Dwarf Schefflera	24"	24"			
SAT	65	Sheffl era arborcola "Trinette"	Dwarf Var. Schefflera	24"	24"			
TAD	12	Tabernaemontana divaricata	Crape Jasmine	30"	30"			Full
VM16	6	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VM20	2	Vetchia montgomeryana	Montgomery Palm	28'		20'CT		
VS	8	Viburnum suspensum	Sandankwa Viburnum	24"	24"			
WB20	5	Wodyetia bifurcata	Foxtail Palm	20'		12' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS	

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VERIFICATION OF CONDITIONS: The plans and specifications submitted herewith comply to the best of our knowledge, with the applicable codes and ordinances. However, it is the responsibility of the contractor to assure himself that the plans are adequate for the intent of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS	
		OCT. 9, 2008
		JUNE 29, 2009
		JULY 15, 2009

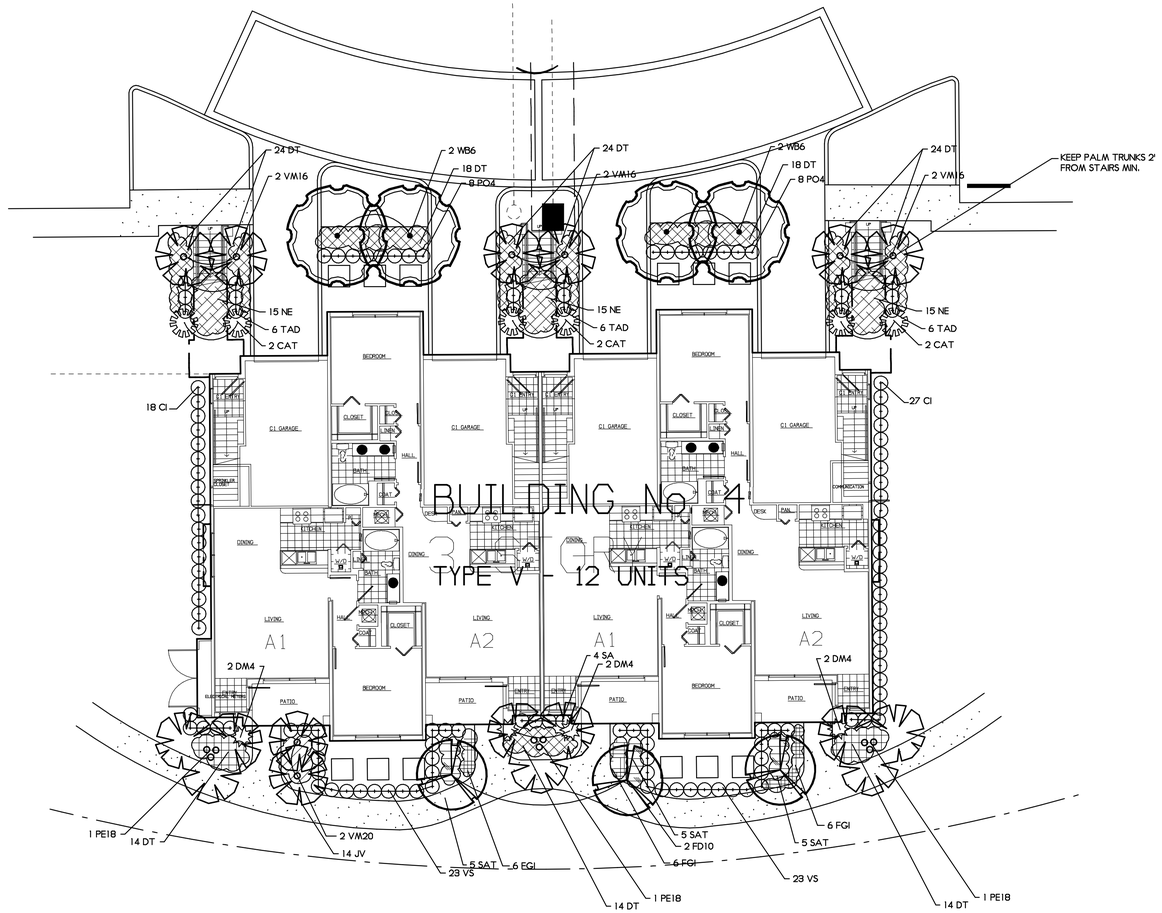
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DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

TYPICAL LANDSCAPE PLAN FOR BUILDING TYPE IV
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8861, Coral Springs, Fl. 33075
Phone: (954) 448-9659 Fl. Reg. #582

SHEET NO: L-6
OF: TEN

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LANDSCAPE PLAN FOR BUILDING #4

NOTE:
MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS MAY BE NECESSARY DUE TO SITE WALK CONFIGURATIONS. SEE SHEETS L-1 AND L-2 FOR GRAPHIC REPRESENTATION OF BUILDING FOUNDATION LANDSCAPING SHOWN IN GREY TONE FOR MINOR ADJUSTMENT LOCATIONS.

PLANT LIST BUILDING TYPE 5 - BUILDING 4

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CAT	6	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	45	Chrysobalanus icaco	*Cocoplum	24"	24"			Full
DM4	6	Dracaena marginata	Dracaena	4'	2'			4 Hds. Min.
DT	150	Dianella tasmanica	Blueberry Flax Lily	8"	8"			Full Gal.
FD10	2	Filicium decipiens	Japanese Fern Tree	10'	5'	3'CT	2"dbh	
FGI	18	Ficus microcarpa	Green Island Ficus	18"	18"			
JV	14	Jasminum volubile	Wax Jasmine	24"	24"			Full
NE	45	Nephrolepis exaltata	*Boston Fern	10"				Full Gal.
PE18	3	Ptychosperma elegans	Solitaire Palm	18'				Triple
PO4	16	Podocarpus makii	Yew Podocarpus	4'	24"			Full
SA	4	Shefflera arborcola	Dwarf Schefflera	24"	24"			
SAT	15	Shefflera arborcola "Trinette"	Dwarf Var. Schefflera	24"	24"			
TAD	18	Tabernaemontana divaricata	Crape Jasmine	30"	30"			Full
VM16	6	Vetchia montgomeryana	Montgomery Palm	22'		16'CT		
VM20	2	Vetchia montgomeryana	Montgomery Palm	24'		18'CT		
VS	46	Viburnum suspensum	Sandankwa Viburnum	24"	24"			
WB6	4	Wodyetia bifurcata	Foxtail Palm	12'		6' GW		

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

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To the best of our knowledge, the plans and specifications submitted herewith comply with the requirements of the applicable codes in force at the time of permit application. No warranty of the plans preparation. No warranty either expressed or implied is hereby given.

NO	REVISIONS
	OCT. 9, 2008
	JUNE 29, 2009
	JULY 15, 2009

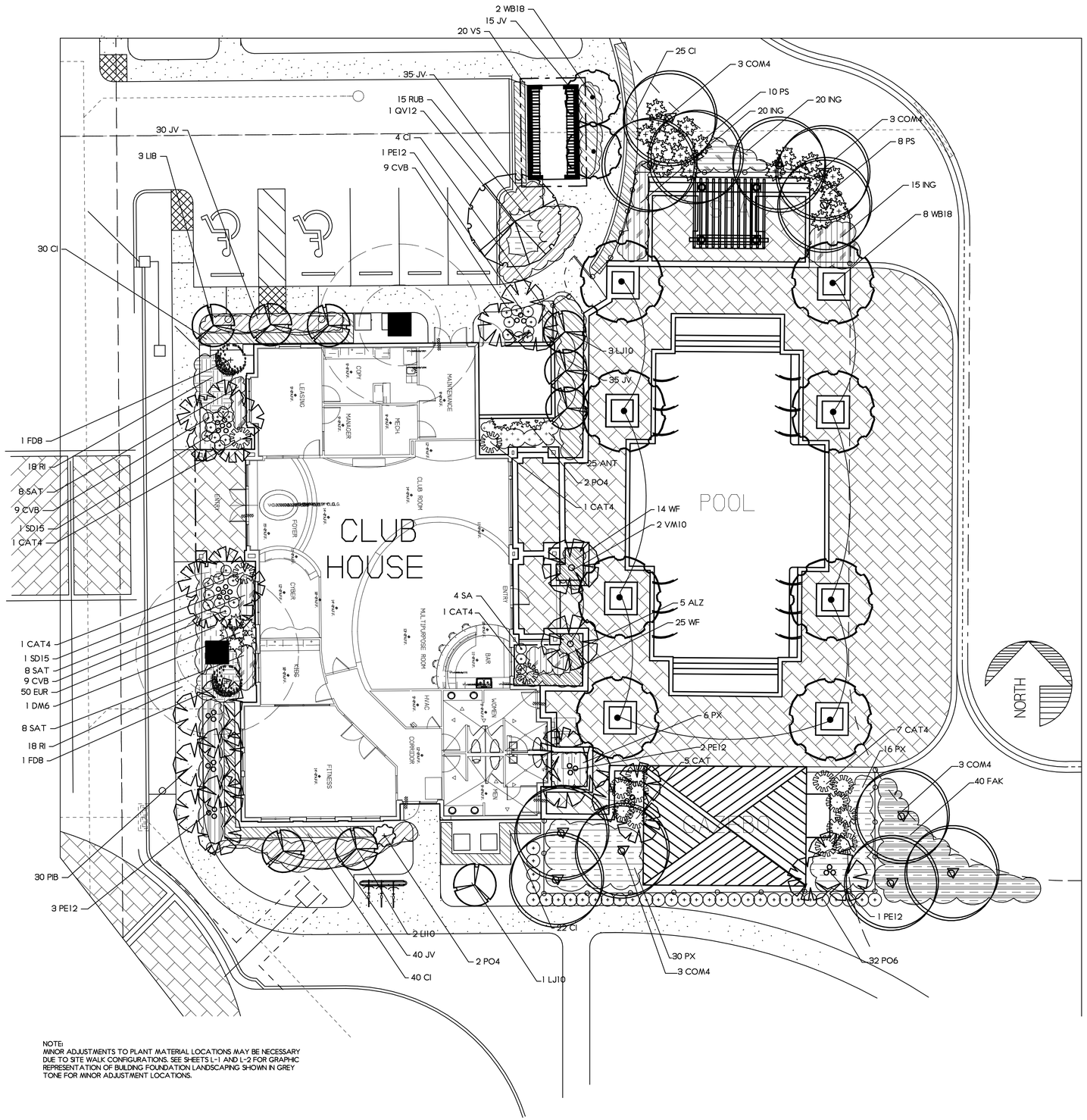
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DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

TYPICAL LANDSCAPE PLAN FOR BUILDING TYPE V
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 6984, Coral Springs, FL 33075
Phone: (954) 448-6659 FL Reg. #382

SHEET NO: L-7
OF: TEN

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NOTE:
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PLANT LIST: RECREATION BUILDING AND POOL

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
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STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
ALZ	5	Alpinia zerumbet 'variegata'	Variegated Shell Ginger	30"	30"			5 Stem Min.
ANT	25	Anthurium	Anthurium	6"	6"			
CAT4	16	Chamaedorea cataractarum	Cat Palm	4'	3'			Full
CI	121	Chrysobalanus icaco	*Cocoplum	24"	24"			Full
COM4	12	Cocos nucifera 'Mapan'	Maypan Coconut	12'-14'		2'-4'GW		CERTIFIED
CVB	27	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	24"			3 Per Pot
DM6	1	Dracaena marginata	Dracaena	6'	2'			5-7 Hds. Min.
EUR	50	Euphorbia Rosie	Crown of Thorn	8"	8"			
FAK	40	Tripsacum dactyloides	*Fakahatchee Grass	30"	30"			Full
FD8	2	Filicium decipiens	Japanese Fern Tree	8'	4'	3'CT	2"dbh	
ING	55	Ixora 'Nora Grant'	Nora Grant Ixora	24"	24"			Full
JV	155	Jasminum volubile	Wax Jasmine	18"	24"			Full
LI8	3	Lagerstroemia indica	Crape Myrtle Tuscarora	8'	4'	3'CT		SING
LI10	2	Lagerstroemia indica	Crape Myrtle Tuscarora	10'	4'	4.5'CT		SING
LJ10	4	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT
PE12	7	Ptychosperma elegans	Solitaire Palm	12'				Triple
PIB	30	Plumbago "IMPERIAL BLUE"	Leadwort	18"	24"			
PO4	4	Podocarpus makii	Yew Podocarpus	4'	24"			Full
PS	18	Philodendron selloum	Splitleaf Philodendron	3'	3'			Full
PX	52	Philodendron 'xanadu'	Xanadu Philodendron	24"	24"			Full
QV12	1	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
RI	36	Raphiolepis indica	Indian Hawthorn	18"	24"			Full
RUB	15	Ruellia brittoniana	Purple Shower	24"	18"			
SA	4	Shefflera arborcola	Dwarf Schefflera	24"	24"			
SAT	24	Shefflera arborcola "Trinette"	Dwarf Var. Schefflera	24"	24"			
SD15	2	Phoenix reclinata	Senegal Date Palm	15'			matched	4-5 Trunks
VM10	2	Vetchia montgomeryana	Montgomery Palm	16'		10'CT		matched
VS	20	Viburnum suspensum	Sandankwa Viburnum	24"	24"			
WB18	10	Wodyetia bifurcata	Foxtail Palm	18'		12' GW		matched
WF	39	Microsorum scolopendrium	Wart Fern	6"	6"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

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In the case of conflict between the plans and specifications submitted herewith to comply with the requirements of the governing authority, the more restrictive shall apply. To the best of our knowledge, the plans and specifications submitted herewith comply with the requirements of the governing authority, unless noted otherwise. We assume no responsibility for any work done by others on this project and not shown on these plans. No warranty either expressed or implied is hereby given.

NO	REVISIONS
	OCTOBER 9, 2008
	JUNE 29, 2009
	JULY 15, 2009

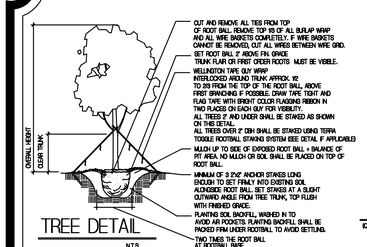
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DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

LANDSCAPE PLAN FOR CLUB BUILDING AND POOL
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
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P.O. Box 8681, Coral Springs, FL 33075
Phone: (954) 448-8659 FL Reg. #382

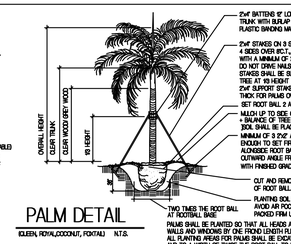
SHEET NO: L-8
OF: TEN

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS SIGNED, SEALED & DATED WITH AN ORIGINAL SIGNATURE & EMBOSSED SEAL. BY ACCEPTANCE OF THESE PLANS, CLIENT AGREES THAT SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.



TREE DETAIL

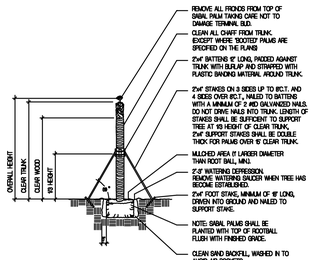
N.T.S.



PALM DETAIL

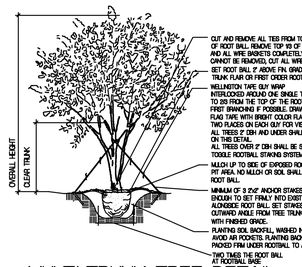
(QUEEN, ROYAL,COCONUT, FOXTAIL) N.T.S.

PALMS SHALL BE PLANTED SO THAT ALL HEADS ARE CLEAR OF BUILDING WALLS AND WINDOWS BY ONE FRENCH LENGTH RULE 2. ALL PLANTING AREAS FOR PALMS SHALL BE EXCAVATED TO A DEPTH OF 36" AND TO A WIDTH OF TWICE THE ROOT BALL TO REMOVE ALL LIMESTONE ROCK AND SAND.



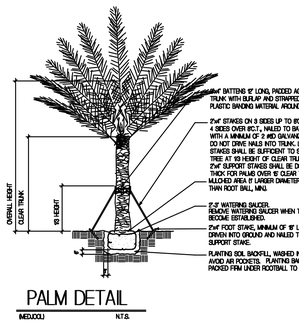
SABAL PALM DETAIL

N.T.S.



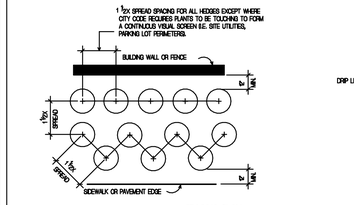
MULTI-TRUNK TREE DETAIL

N.T.S.



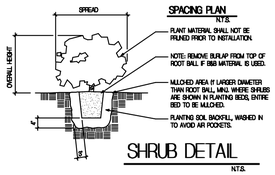
PALM DETAIL

(MEDJOOL) N.T.S.



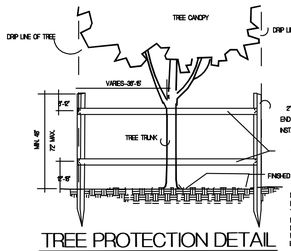
SPACING PLAN

N.T.S.



SHRUB DETAIL

N.T.S.

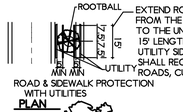


NOTE:
PRE-USED CHAIN LINK FENCE 4' MIN. HT. MAY BE SUBSTITUTED FOR WOOD TREE PROTECTION.
METAL POSTS SHALL BE PRESSED INTO SOIL A MIN. OF 3 FEET WITH SPACING NO LESS THAN 4' O.C. OR GREATER THAN 8' O.C.
MASS PLANTINGS OR ROWS OF TREES MAY BE PROTECTED BY SURROUNDING THE ENTIRE MASS OR ROW RATHER THAN INDIVIDUAL TREES.

TREE PROTECTION DETAIL

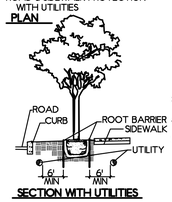
NOT TO SCALE

NOTES:
1. BARRICADES AS SHOWN ON THIS DETAIL FOR EXISTING TREES WITH OVER A 38' DIA. CANOPY, SHALL HAVE THE VERTICAL STAKES PLACED AT LEAST 16' FROM THE TRUNK OF THE TREE.
2. SEE "TREE REMOVAL AND PRESERVATION NOTES" FOR ADDITIONAL REQUIREMENTS RELATED TO THIS DETAIL.

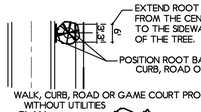


ROAD & SIDEWALK PROTECTION WITH UTILITIES

PLAN

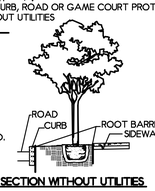


SECTION WITH UTILITIES



WALK, CURB, ROAD OR GAME COURT PROTECTION WITHOUT UTILITIES

PLAN



SECTION WITHOUT UTILITIES

1. TOP OF ROOT BARRIER MUST BE AT 1/2" ABOVE FIN. GRADE
2. POSITION ROOT CONTROL BARRIER AGAINST SIDE OF WALK, CURB OR ROAD PAVEMENT OR GAME COURT. DEEP ROOT ROOT BARRIER UB18 OR UB24 SHALL BE USED TO PROTECT CURBS, ROADS, WALKS OR GAME COURTS DEPENDING ON CURB DEPTH.
3. RAISED ROOT DEFLECTORS MUST BE FACING TOWARD THE TREE.
4. ALL MFGR. SPECIFICATIONS SHALL BE FOLLOWED EXCEPT NO GRAVEL BACKFILL IS REQUIRED FOR LINEAR INSTALLATION.
5. ROOT BARRIER SHALL EXTEND BELOW ANY UTILITY TO BE PROTECTED. DEEP ROOT ROOT BARRIER UB42 OR UB48 SHALL BE USED FOR ALL UTILITY PROTECTION INSTALLATIONS.



PARKING ISLAND PROTECTION

PLAN

ROOT CONTROL BARRIER INSTALLATION DETAIL & SPECIFICATIONS

NOT TO SCALE

ROOT BARRIER SHALL BE USED ON ALL TREES AND PALMS PLANTED WITHIN 6' OF ANY PUBLIC INFRASTRUCTURE, SIDEWALK, ROAD, TENNIS OR GAME COURT,CURB OR UTILITY. TENNIS AND GAME COURTS SHALL HAVE ROOT BARRIER CONTINUOUS ALONG COURT EDGE BETWEEN HEDGE ROWS AND COURT IN ADDITION TO TREES AND PALMS.

LANDSCAPE DATA- MULTIFAMILY RESIDENTIAL

PERVIOUS AREA PROVIDED: 181,408 SF

SEC. 13-443(4)

LANDSCAPE OPEN SPACE:181,408 SF

181,408 SF/2000 = 91 SITE TREES REQUIRED AND PROVIDED

91 X 6 = 546 SITE SHRUBS REQUIRED AND PROVIDED

7b. LANDSCAPE TO CANAL OR LAKE AND STREET EDGE REQUIRED AND PROVIDED

7e. BUILDING PERIMETER: 1 TREE AND 10 SHRUBS/40 LF ON FRONT AND SIDE WALKWAY AREA.

BUILDING 1 MULTI FAMILY - GARAGE:

FRONT: 520 LF / 40= 13 TREES & 130 SHRUBS REQUIRED AND PROVIDED.
SIDES: 82 LF / 40= 3 TREES & 30 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDING 1 TREES = 19 TREES
TOTAL BUILDING 1 SHRUBS = 190 SHRUBS

BUILDINGS 2, 3, 5, & 9

FRONT: 230 LF / 40= 6 TREES & 60 SHRUBS REQUIRED AND PROVIDED.
SIDES: 60 LF / 40= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDINGS 2, 3, 5 & 9 TREES = 40 TREES
TOTAL BUILDING 2, 3, 5 & 9 SHRUBS = 400 SHRUBS

BUILDING 8

FRONT: 138 LF / 40= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
SIDES: 60 LF / 40= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDING 8 TREES = 8 TREES
TOTAL BUILDING 8 SHRUBS = 160 SHRUBS

BUILDINGS 6 & 7

FRONT: 138 LF / 40= 4 TREES & 40 SHRUBS REQUIRED AND PROVIDED.
SIDES: 55 LF / 40= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDING 6 & 7 TREES = 16 TREES
TOTAL BUILDING 6 & 7 SHRUBS = 320 SHRUBS

BUILDING 4

FRONT: 90 LF / 40= 3 TREES & 30 SHRUBS REQUIRED AND PROVIDED.
SIDES: 60 LF / 40= 2 TREES & 20 SHRUBS EACH SIDE REQUIRED AND PROVIDED.
TOTAL BUILDING 4 TREES = 7 TREES
TOTAL BUILDING 4 SHRUBS = 120 SHRUBS

RECREATION BUILDING:

FRONT: 89'-20'ENTRY=69LF/40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
LEFT SIDE: 56LF - 8' WALK=48LF/40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
RIGHT SIDE: 56LF - 4' WALK=52LF / 40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
REAR: 89LF- 34' WALKS = 55LF / 40=2 TREES & 20 SHRUBS REQUIRED AND PROVIDED.
TOTAL RECREATION BUILDING TREES = 8 TREES
TOTAL RECREATION BUILDING SHRUBS = 160 SHRUBS

10. PERIMETER LANDSCAPE REQUIRED AND PROVIDED:

NORTH PROPERTY LINE: 1 TREE/40 LF AND CONTINUOUS HEDGE
1279 LF/40= 32 TREES REQUIRED AND PROVIDED
3 TREES PER 100 LF @ 15' HT REQUIRED.
1279 LF/100=13 X 3=39 15' TREES REQUIRED AND PROVIDED
CONTINUOUS HEDGE PROVIDED

SOUTH PROPERTY LINE (R.O.W.): 1 TREE / 40 LF & CONT. HEDGE REQUIRED.
676 LF /40 = 17 TREES & CONT. HEDGE PROVIDED WITHIN LINEAR PARK.

EAST PROPERTY LINE: 532 LF/40= 14 TREES REQUIRED AND PROVIDED
CONTINUOUS HEDGE REQUIRED & PROVIDED

WEST PROPERTY LINE: 1 TREE / 40 LF & CONTINUOUS HEDGE REQUIRED.
365 LF/40 = 10 TREES & CONT. HEDGE PROVIDED.

11a. SCREEN STORAGE AND DUMPSTER AREAS REQUIRED AND PROVIDED

12a. PARKING INTERIOR: 1 TREE/10 SPACES REQUIRED & PROVIDED
288 SPACES/10= 29 TREES REQUIRED, 46 ISLANDS AND 46 TREES PROVIDED

13. STREET TREES REQUIRED: 17 STREET TREES PROVIDED IN LINEAR PARK

15. ROADWAY BUFFERS: PROVIDED IN LINEAR PARK

325 TREES REQUIRED BY CODE - 377 TREES PROVIDED
1302 SHRUBS REQUIRED + CONT. HEDGE
1302 SHRUBS PROVIDED + CONT. HEDGE

40% SHADE TREES (130) REQUIRED, 130 PROVIDED AT 12'HT OR GREATER

30% INTERMEDIATE TREES (98) REQUIRED, 98 PROVIDED AT 10' HT.

MAX OF 10% SMALL TREES , 0 (0%) PROVIDED AT 8' HT.
145 NATIVE TREES REQUIRED, 145 (40%) NATIVE PROVIDED
1302 SHRUBS REQUIRED, 520 (40%) NATIVE, 520 NATIVE SHRUBS PROVIDED

TOTAL TREE REQUIREMENTS:
518 TREES REQUIRED ON PROJECT
667 TREES PROVIDED
149 ADDITIONAL TREES PROVIDED

CITY OF COCONUT CREEK

STANDARD LANDSCAPE NOTES

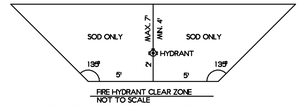
1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards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

NOTE: THIS COMMENT SHEET IS TO BE PLACED ON ALL LANDSCAPE PLANS "AS IS".

E:\Development Services\PStanton\Documents\Standard Landscape Notes.doc

GENERAL SPECIFICATIONS

1. All plant materials shall be Florida No. 1 or better as set forth by the Florida Department of Agriculture, Grades and Standards for Nursery Plants, part 1 (current edition) and part II (current edition). All tree trunk calipers shall be measured at 4 1/2' above top of root ball.
   Landscaping shall be placed to edge of abutting streets, canels, lakes or other lands.
2. Palms shall be planted so that all heads are clear of building walls and windows at mature spread.
3. All Sabal Palms, Queen Palms, Washingtonia Palms, Phoenix varieties and all other single trunk, upright varieties with six foot (6') of clear trunk or greater shall be staked as detailed.
4. All trees shall be planted so that heads will be clear of building walls and windows at mature spread. Trees shall not be located closer that fifteen feet (15') from light poles.
   Locations of all trees planted in Rights-Of-Way or utility easements shall be confirmed by the landscape contractor with the City Engineer before installation.
5. All trees and Palms shall be kept in an upright position. Under no circumstances shall any support method used employ the driving of nails or other mechanical devices of any kind into the bark of any tree or palm. Trees rejected due to this type of damage shall be replaced with the inspector on site. Burlap material, wire cages, plastic straps, etc. must be cut and removed from the top one-half (1/2) of the root ball. Trees grown in 'grow bag' type of materials must have the 'grow bags' removed entirely prior to planting the tree.
6. All major trees within or overhanging pedestrian areas shall have a clear trunk high enough to allow unobstructed pedestrian movement under trees.
7. All hedges shall be planted with twelve inches (12') clear space between outer branches and building walls, fences or pavement edges at the time of planting. Required hedge plants shall be planted with branches touching, as required by municipal code. All mechanical equipment, air conditioning, irrigation pumps, FPL transformers, pool pumps, etc., must be screened on three (3) sides by shrubs.
8. Irrigation source shall be from well by underground, automatic, rust free system with 100% coverage and a minimum of 50% overlap of spray. Irrigation rain sensor shall be installed. Irrigation water shall not be directed onto or over impervious surfaces.
   Irrigation systems shall operate and be designated to operate between the hours of 5:00 PM and 8:00 AM. Irrigation systems other than City water shall require a South Florida Water Management District water use permit prior to the issuance of the required irrigation permit from the City and/or the operation of the irrigation system. Approved irrigation permits shall be required from the City prior to installation.
9. Planting soil shall be at least 50% muck and 50% sand pulverized and weed free, to be mixed with existing soil free from rocks and debris and backfilled into plant pits by washing in. Planting soil for Sabal Palms shall be clean sand. Existing soil may be used for planting soil if approved by the Landscape Architect.
10. Fertilizer for trees and shrubs shall be a general purpose 50% organic fertilizer (6-6-6) with minor elements, iron and manganese and shall be mixed with the planting soil at the time of backfilling.
    Fertilizer for palms shall be a palm special type to include manganese and magnesium sulfate.
    Application rates for all fertilizers at the time of planting shall be 1/2 the manufacturers recommendations for established plants.
11. Mulch shall be shreaded cypress, eucalyptus or florimulch grade 'B' or better set at a 2' minimum depth and wet down to prevent wind displacement. No dyed or colored mulch will be accepted.
12. Sod shall be Stenotaphrum secundatum 'Floritam' solid sod, weed free and set with staggered joints. Sod shall be placed on all areas not used for buildings, vehicular use areas, walks or planting beds and shall extend to any abutting street pavement edge and to the mean waterline of any abutting canal, lake or waterway. Sod shall be placed no closer that two (2) feet from the trunk of any tree.
13. Planting plans take precedence over plant lists. The Landscape Contractor shall be responsible for doing his own takeoff. The Landscape Contractor shall familiarize himself with the municipal code and deed restrictions of the City of Coconut Creek. All existing codes, specifications, and deed restrictions shall apply. All landscaping shall meet or exceed these minimum requirements as stated in the City of Coconut Creek Land Development Code. The more stringent requirements shall apply.
14. The Landscape Contractor shall be aware of the locations of all easements and utilities above and below ground and coordinate plant locations before digging operations begin. All plant pits located in easements shall be hand dug.
15. The Landscape Contractor shall provide a written guarantee to the Owner for all plant materials and workmanship for a period no less than ninety (90) days from the time of final inspection and acceptance by the Owner.
    At the end of the guarantee period, all plant materials shall be inspected by the Landscape Contractor and the Owner. All plants that are in a healthy, growing condition at the time of the inspection shall be free from further guarantee and shall be the Owners responsibility. All plants that are in questionable condition due to transplant shock shall continue under the guarantee until recovery or, if deemed severely retarded in growth or dead, shall be replaced. Replaced plant material shall be guaranteed for the same time period and under the same conditions as the original plant material. This guarantee does not apply if the plant materials have not been maintained by the Owner as instructed by the Landscape Contractor, are damaged by storms, vandalism, insect or freeze damage or acts of God beyond the Landscape Contractors control. All plants shall be free from harmful plant pests at the time of planting.
16. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two (72) inches, tree trunks excluded.
17. All site amenities to include street and internal lighting, landscaped common areas, entrances, open space, irrigation, buffers, etc. leading to and including the first certificate of occupancy, must be completed and functional prior to the issuance of the requested certificate of occupancy.
18. All common area landscape shall require permits from the City prior to installation.



FIRE HYDRANT CLEAR ZONE
NOT TO SCALE

FIRE HYDRANT CLEAR ZONE REQUIREMENTS
APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY.
BY AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECT. 5211.2 THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PROTECT FIRE FIGHTING EQUIPMENT.

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These drawings are not valid for submittal, or contract construction use unless they bear the seal and signature of the Landscape Architect and comply with all existing interpretations and provisions of the applicable building codes at the time of the plans preparation. No warranty either expressed or implied is hereby given.

NO REVISIONS

1	JULY 3, 2008
2	OCT. 9, 2008
3	JUNE 29, 2009
4	JULY 15, 2009
5	NOV. 17, 2009

SCALE: 1"=30'

DATE: APRIL 22, 2008

DRAWN BY: M.J.P.

LANDSCAPE DETAILS AND SPECIFICATIONS FOR BEL LAGO

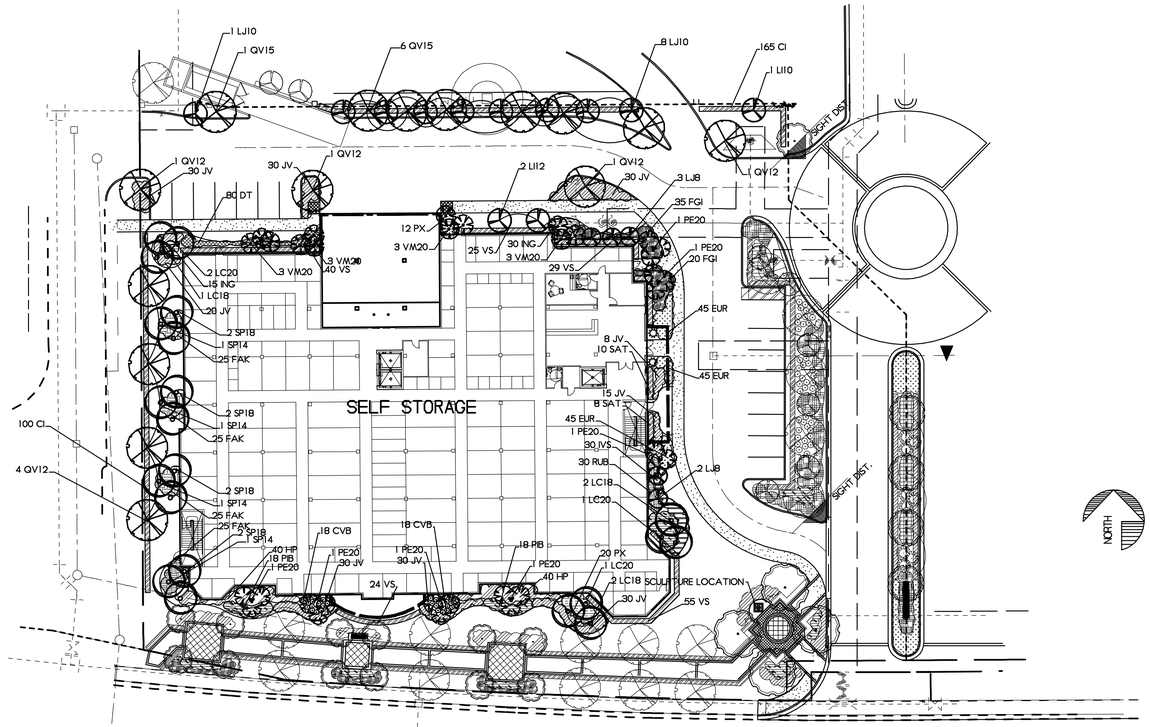
WILES ROAD, COCONUT CREEK, FLORIDA

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Landscape Architecture
P.O. Box 8981, Coral Springs, FL 33075
Phone: (954) 340-8859 FL Reg. #582

SHEET NO: L-9

OF: TEN

THESE DRAWINGS ARE NOT VALID FOR SUBMITTAL OR CONTRACT CONSTRUCTION USE UNLESS THEY BEAR THE SEAL AND SIGNATURE OF THE LANDSCAPE ARCHITECT. BY THE LANDSCAPE ARCHITECT. UNSIGNED & SEALED DRAWINGS MAY BE USED FOR CLIENT IN-HOUSE PURPOSES & BIDDING ONLY.



NOTE: ALL PLANT MATERIAL SHOWN IN GREY TONE AND NOT LABELED ARE LOCATED ON SHEET L-1.
ALL SHRUBS AND/OR HEDGES LOCATED WITHIN ANY SIGHT TRIANGLE SHALL BE MAINTAINED AT A HEIGHT NO TALLER THAN 24" ABOVE THE FINISHED GRADE OF THE ADJACENT ROAD PAVEMENT.

LANDSCAPE DATA- STORAGE FACILITY PARCEL

PERVIOUS AREA PROVIDED: 18,167 SF

SEC. 13-443(4)

LANDSCAPE OPEN SPACE: 18,167 SF
18,167/1000 = 19 SITE TREES REQUIRED AND PROVIDED
19 X 5 = 95 SITE SHRUBS REQUIRED AND PROVIDED

7b. LANDSCAPE TO CANAL OR LAKE AND STREET EDGE REQUIRED AND PROVIDED

7e. BUILDING PERIMETER: 1 TREE,20 SHRUBS AND 30 GROUNDCOVER/40 LF REQUIRED,
N. FACE = 143 LF/40= 4 TREES 80 SHRUBS, 120 GC REQUIRED AND PROVIDED
S. FACE 205 LF/40 = 5 TREES, 100 SHRUBS, 150 GC. REQUIRED AND PROVIDED
E. FACE 159 LF/40= 4 TREES, 80 SHRUBS, 120 GC REQUIRED AND PROVIDED
W. FACE = 144 LF/40 = 4 TREES, 80 SHRUBS, 120 GC REQUIRED AND PROVIDED

10. PERIMETER LANDSCAPE REQUIRED AND PROVIDED:
NORTH PROPERTY LINE: 1 TREE/40 LF AND CONTINUOUS HEDGE
248 LF/40= 7 TREES REQUIRED AND PROVIDED @ 15' HT..
CONTINUOUS HEDGE PROVIDED
SOUTH PROPERTY LINE (R.O.W.): 1 TREE / 40 LF & CONT. HEDGE REQUIRED.
270 LF/40 = 7 TREES & CONT. HEDGE PROVIDED WITHIN LINEAR PARK.
SITE TREES REQUIRED AND PROVIDED.
EAST PROPERTY LINE: 200 LF/40= 5 TREES REQUIRED AND PROVIDED
CONTINUOUS HEDGE REQUIRED & PROVIDED
WEST PROPERTY LINE: 1 TREE / 40 LF & CONTINUOUS HEDGE REQUIRED.
184 LF/40 = 5 TREES & CONT. HEDGE PROVIDED.
SITE TREES REQUIRED AND PROVIDED.

11a. SCREEN STORAGE AND DUMPSTER AREAS REQUIRED AND PROVIDED

12a. PARKING INTERIOR: 1 TREE/10 SPACES REQUIRED & PROVIDED
16 SPACES/10= 2 TREES REQUIRED, 5 ISLANDS AND 5 TREES PROVIDED

13. STREET TREES REQUIRED:
1/40 LF ON WILES ROAD.
270 LF/40= 7 STREET TREES REQUIRED/PROVIDED WITHIN LINEAR PARK.

69 TREES REQUIRED BY CODE - 69 TREES PROVIDED

475 SHRUBS REQUIRED + CONT. HEDGE
475 SHRUBS PROVIDED + CONT. HEDGE

510 GROUNDCOVER REQUIRED, 510 GROUNDCOVER PROVIDED

40% SHADE TREES (32) REQUIRED, 32 PROVIDED AT 12'HT OR GREATER

30% INTERMEDIATE TREES (24) REQUIRED, 24 PROVIDED AT 10' HT.

MAX OF 10% SMALL TREES , 5 (6%) PROVIDED AT 8' HT.
32 TREES REQUIRED, 32 (40%) NATIVE PROVIDED
475 SHRUBS REQUIRED, 190 (40%) NATIVE, 190 NATIVE SHRUBS PROVIDED

PLANT LIST STORAGE FACILITY PARCEL

NOTE: The quantities on this plant list are to be used as a guide only. Bidder shall do independant takeoff for bidding purposes. * Denotes native plants.

CT =CLEAR TRUNK GW = GREY WOOD DBH = DIAMETER BREAST HEIGHT (4 1/2') OA = OVERALL HEIGHT
FTB= FULL TO BASE HVY= HEAVY TRUNK CAL= CALIPER @ 6" / 12" PER GRADES & STDS. SING.= SINGLE TRUNK
DBL= DOUBLE TRUNK TRP.= TRIPLE TRUNK STD.= TREE STANDARD MULT = MULTI-TRUNK
STAG = STAGGERED HEIGHTS
ALL PLANT MATERIALS MUST ADHERE TO CURRENT GRADES AND STANDARDS FOR FLORIDA NUMBER ONE QUALITY OR BETTER

SYM	QNT	BOTANICAL NAME	COMMON NAME	OA HEIGHT	SPREAD	TRUNK SPECS.	TRUNK DIA.	COMMENTS
CI	265	Chrysobalanus icaco	*Cocoplum	24"	18"			Full
CVB	36	Codiaeum variegatum 'Bravo'	Bravo Croton	24"	18"			3 Per Pot
DT	80	Dianella tasmanica	Blueberry Flax Lily	8"	8"			Full Gal.
EUR	135	Euphorbia Rosie	Crown of Thorn	8"	8"			
FAK	100	Tripsacum dactyloides	*Fakahatchee Grass	30"	30"			Full
FGI	55	Ficus microcarpa	Green Island Ficus	18"	18"			
HP	80	Hamelia patens	*Firebush	24"-30"	18"			Full
HPC	25	Hamelia patens compacta	*Dwarf Firebush	18"-24"	18'			Full
ING	45	Ixora 'Nora Grant'	Nora Grant Ixora	24"	18"			Full
IVS	30	Ilex vomitoria nana 'Shellings'	*Dwarf Yaupon Holly	24"	18"			
JV	223	Jasminum volubile	Wax Jasmine	24"	18"			Full
LC18	5	Livistona chinensis	Chinese Fan Palm	24'		18'CT		
LC20	4	Livistona chinensis	Chinese Fan Palm	26'		20'CT		
LI10	1	Lagerstroemia indica tuscarora	Crape Myrtle	10'	4'	3'-4.5'CT		MULT. 3 TRUNKS MAX.
LI12	2	Lagerstroemia indica tuscarora	Crape Myrtle	12'	5'	3'-4.5'CT		MULT. 3 TRUNKS MAX.
LJ10	9	Ligustrum japonicum	Wax Privet	10'	6'	4'CT		MULT. 3 TRUNKS MAX.
LJ8	5	Ligustrum japonicum	Wax Privet	8'	4'	3'CT		MULT. 3 TRUNKS MAX.
PE20	7	Ptychosperma elegans	Solitaire Palm	20'				Triple
PIB	36	Plumbago "IMPERIAL BLUE"	Leadwort	24"	18"			
PX	32	Philodendron 'xanadu'	Xanadu Philodendron	24"	18"			Full
QV12	8	Quercus virginiana	*Live Oak	12'	6'	4.5'CT	2"dbh	
QV15	7	Quercus virginiana	*Live Oak	15'	7'	4.5'CT	3"dbh	
RUB	30	Ruellia brittoniana	Purple Shower	24"	18"			
SAT	18	Shefflera arborcola "Trinette"	Dwarf Var. Schefflera	24"	18"			
SP14	4	Sabal palmetto	*Cabbage Palm			14'CT		
SP18	8	Sabal palmetto	*Cabbage Palm			18'CT		
VM20	12	Vetchia montgomeryana	Montgomery Palm	28'		20'CT		
VS	173	Viburnum suspensum	Sandankwa Viburnum	24"	18"			

OTHER LANDSCAPE MATERIALS:

MUL	Mulch (in Bags)	As needed
SOIL	Planting Soil (Cubic Yards)	As needed
SOD	TO BE MEASURED IN FIELD	LOCATION AS SHOWN ON PLAN & GENERAL SPECIFICATIONS

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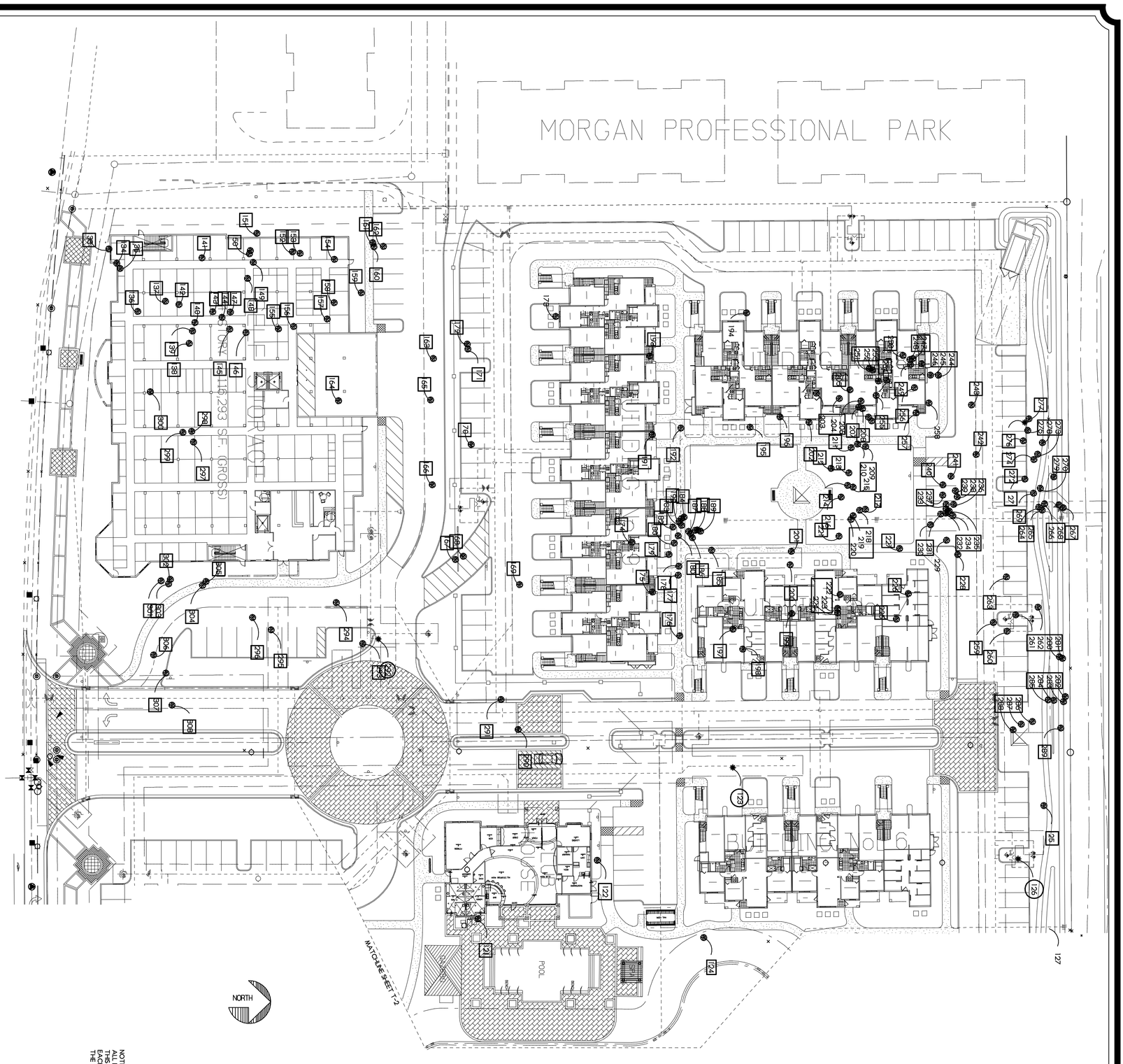
NO	REVISIONS	
		JULY 3, 2008
		SEPT. 18, 2008
		OCTOBER 9, 2008
		JUNE 29, 2009
		NOV.17, 2009
		OCTOBER 6, 2010

SCALE: 1" = 30'
DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

LANDSCAPE PLAN FOR STORAGE FACILITY BUILDING
BEL LAGO
WILES ROAD, COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8981, Coral Springs, FL 33075
Phone: (954) 440-8859 FL Reg. #982

SHEET NO: L-10
OF: TEN



TREE DISPOSITION KEY

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE RELOCATED

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SHEET NO: T-1 OF THREE

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8991, Coral Springs, Fl. 33075
Phone: (954) 448-8659 Fl. Reg. #362

TREE DISPOSITION PLAN
BEL LAGO
COCONUT CREEK, FLORIDA

SCALE: 1" = 30'
DATE: JULY 3, 2008
DRAWN BY: M.J.P.

NO	REVISIONS
	OCT. 9, 2008
	JUNE 29, 2009
	NOV. 17, 2009

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TREE DISPOSITION KEY

- 2 — TREE TO REMAIN
- 2 — TREE TO BE REMOVED
- (2) — TREE TO BE RELOCATED

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NO	REVISIONS	
	OCT. 9, 2008	
	JUNE 29, 2009	
	NOV. 17, 2009	

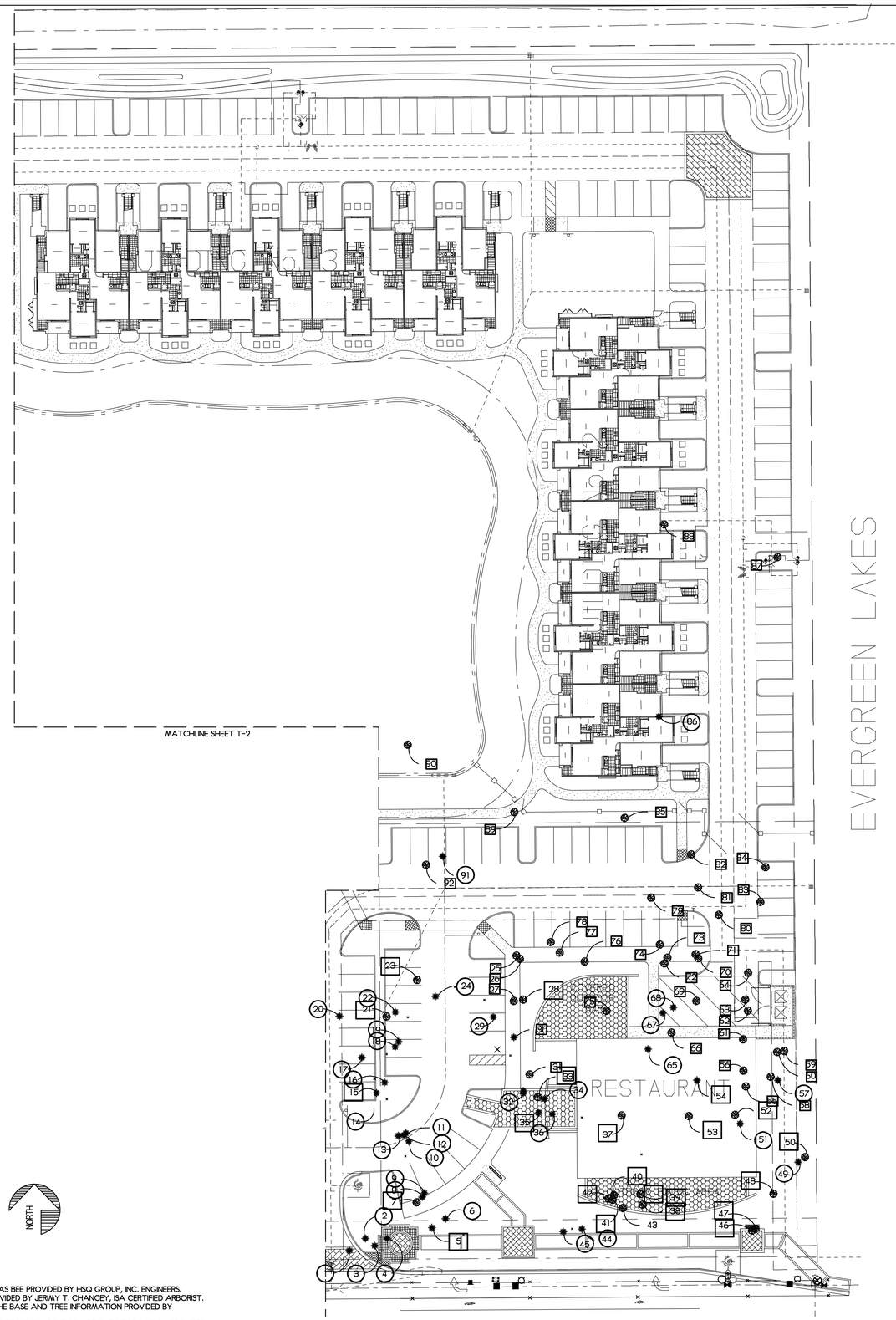
SCALE: 1" = 30'
DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

TREE DISPOSITION PLAN
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 8691, Coral Springs, Fl. 33075
Phone: (954) 448-8659 Fl. Reg. #382

SHEET NO: T-2
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NO	REVISIONS	
	OCT. 9, 2008	
	JUNE 29, 2009	
	NOV. 17, 2009	

SCALE: 1" = 30'
DATE: APRIL 22, 2008
DRAWN BY: M.J.P.

TREE DISPOSITION PLAN
BEL LAGO
COCONUT CREEK, FLORIDA

Michael J. Petrow and Associates, Inc.
Landscape Architecture
P.O. Box 880, Coral Springs, FL 33075
Phone: (954) 445-8559 FL Reg. #582

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INDIGO LAKES

WEST ◄ ► EAST

136 135 134 133 132 131 130 129 128 127 126 125 124 123 122 121 120 119 118 117

MORGAN PROFESSIONAL PARK

EVERGREEN LAKES

N

0 50 100

FEET

SCALE: 1"=50'

PERIMETER BERM

PROPERTY LINE

BUILDING No. 8 F.F. ELEV. +16.00

BUILDING No. 7 F.F. ELEV. +16.00

BUILDING No. 6 F.F. ELEV. +16.00

BUILDING No. 5 F.F. ELEV. +16.00

BUILDING No. 4 F.F. ELEV. +16.00

BUILDING No. 3 F.F. ELEV. +16.00

BUILDING No. 2 F.F. ELEV. +16.00

BUILDING No. 9 F.F. ELEV. +16.00

CLUB HOUSE F.F. ELEV. = +16.00

POOL

LAKE D.W.E. = +11.00

CONCRETE ENDWALL (TYP.)

RETAINING WALL

EDGE OF WATER

20' LAKE MAINTENANCE AREA

BUILDING 1 F.F. ELEV. +16.00

PARKING GARAGE F.F. ELEV. +15.50

SELF STORAGE F.F. ELEV. +16.00

RESTAURANT
6,300 S.F. GROSS BUILDING
2,450 S.F. OUTDOOR SEATING AREA

WILES ROAD

EX. DRAINAGE PIPE

EX. 36" DRAINAGE PIPE

EX. 42" DRAINAGE PIPE

EX. 15" DRAINAGE PIPE

EX. DRAINAGE INLET

EX. 18" R.C.P.

EX. 15" R.C.P.

S-1A S-1 S-2C S-2 S-3C S-3 S-2B S-2A S-6 S-7 S-7A S-8 S-4 S-5 S-9 S-9A S-9B S-10A S-10 S-11 S-12 S-13A S-13 S-14 S-14A S-15 S-16 S-23A S-23 S-24 S-26 S-27 S-22 S-25 S-34 S-33 S-30 S-31 S-29 S-28 S-32 S-18 S-19 S-21 S-20 S-17A S-17 EX-1 EX-2 EX-3 EX-4 EX-5 EX-7 EX-8 EX-9 OS-1 OS-2

NO.	DATE	BY	REVISION
6	10/12/10	M.K.	RELOCATED TRASH COMPACTOR
5	5/27/10	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08

Drawn by: G.H. Date: 4/08

Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO

Registered Engineer Number 59471
State of Florida

Date: 10/21/2010

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO

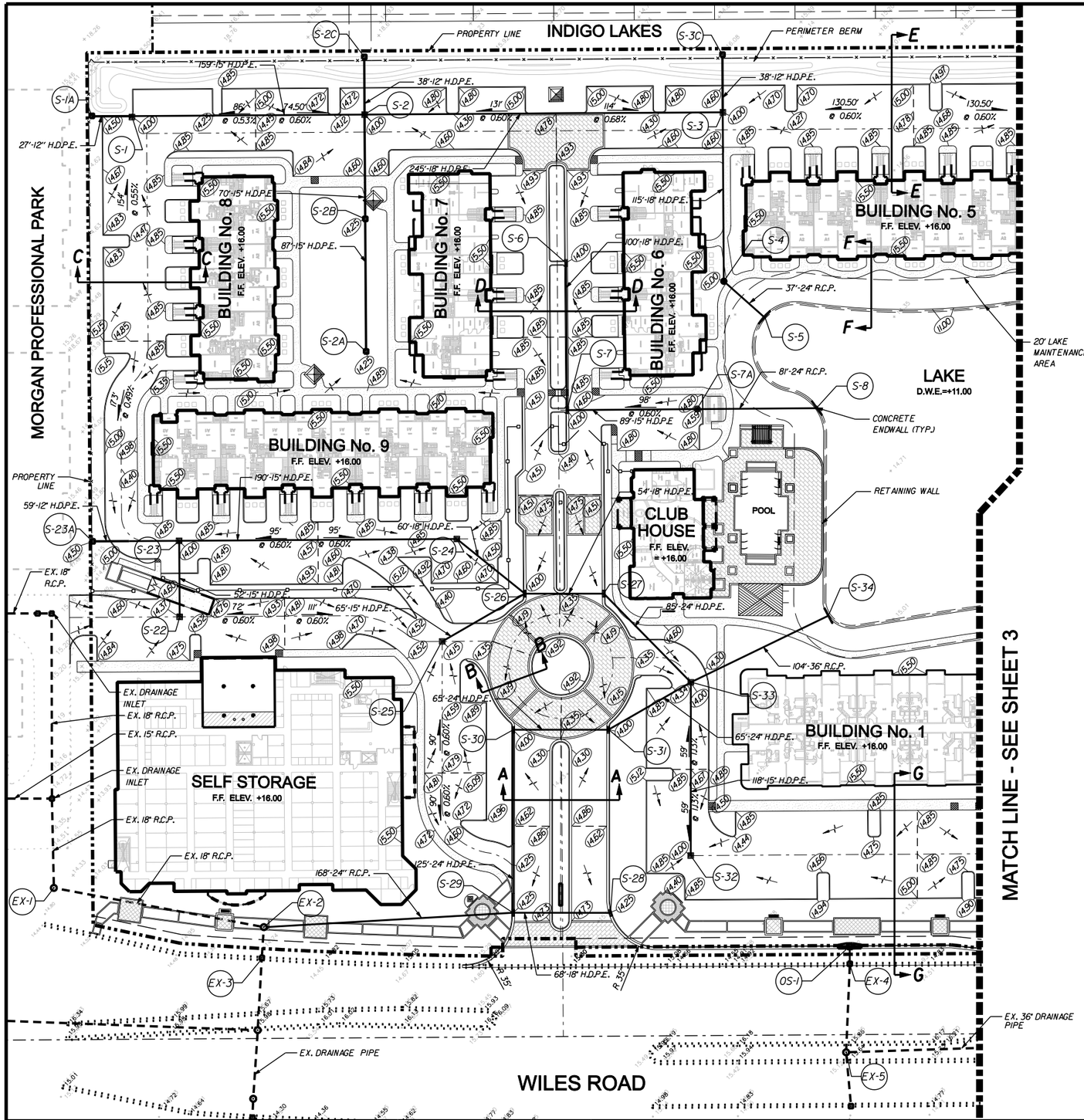
MASTER PAVING AND DRAINAGE PLAN

PROJECT NUMBER 0906-14

SHEET NUMBER 1 of 18

10/21/2010

Z:\PROJECTS\2009\0906-14 BEL LAGO\DRAWINGS\CONSTRUCTION PLANS\0906T4-PDPP001-OVERALL.DGN



DRAINAGE INLET SCHEDULE

- S-1 — TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.50 W, 9.80 E
- S-1A — 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 14.60 I.E. 9.87 E
- S-2 — TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 10.00 N, 9.70 S, 9.70 W, 10.00 E
- S-2A — 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 14.25 I.E. 10.00 N
- S-2B — 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 14.25 I.E. 9.80 N, 9.80 S
- S-2C — 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 15.60 I.E. 10.50 S
- S-3 — TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 10.00 W, 10.00 N, 8.70 S
- S-3A — 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 16.08 I.E. 10.50 S
- S-4 — 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER R.E. 15.00 I.E. 7.08 N, 8.50 SE (P.R.B.)
- S-5 — 11'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL 11.58 I.E. 8.33 NW
- S-6 — VALLEY GUTTER INLET W/ U.S.F. 5100-6147 FRAME & GRATE R.E. 14.00 I.E. 7.26 S
- S-7 — VALLEY GUTTER INLET W/ U.S.F. 5100-6147 FRAME & GRATE R.E. 14.00 I.E. 7.26 N, 7.02 E
- S-7A — 4' DIA MANHOLE W/ U.S.F. 580 RING & COVER R.E. 14.59 I.E. 7.02 W, 9.08 E (P.R.B.)
- S-8 — 11'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL 11.58 I.E. 8.33 W
- S-22 — TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.37 I.E. 10.00 N
- S-23 — TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 9.90 E, 9.65 W, 9.90 S
- S-23A — 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON R.E. 14.15 I.E. 9.83 E
- S-24 — TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 7.48 W, 7.48 SE
- S-25 — TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.15 I.E. 10.00 NE
- S-26 — TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 7.48 NW, 9.50 SW, 6.27 E
- S-27 — TYPE "C" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 6.27 W, 6.27 SE
- S-28 — TYPE "P-9" CURB INLET FDOT INDEX 214 R.E. 14.25 I.E. 6.58 W
- S-29 — TYPE "P-9" CURB INLET FDOT INDEX 214 R.E. 14.25 I.E. 6.58 E, 7.06 N, 9.70 W
- S-30 — TYPE "P-9" CURB INLET FDOT INDEX 214 R.E. 14.00 I.E. 7.06 S, 4.86 E
- S-31 — TYPE "P-9" CURB INLET FDOT INDEX 214 R.E. 14.00 I.E. 4.86 W, 6.58 NE
- S-32 — TYPE "C" INLET W/ U.S.F. 4155-6209 R.E. 14.00 I.E. 7.50 N
- S-33 — TYPE "D" INLET W/ U.S.F. 4155-6209 FRAME & GRATE R.E. 14.00 I.E. 6.15 NE, 6.27 NW, 6.58 SW, 7.00 S
- S-34 — 15'-0" ENDWALL FDOT INDEX 250 CAP OF ENDWALL 11.58 I.E. 7.33 SW

N

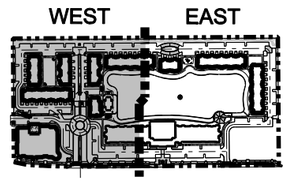
0 40 80 FEET

SCALE: 1"=40'

LEGEND

- 100'-24" R.C.P. — LENGTH - SIZE - MATERIAL
- PAVEMENT FLOW LINE
- PAVEMENT RIDGE LINE
- 0.60% — PAVEMENT SLOPE & DIRECTION
- FLOW DIRECTION
- 15.00 — PROPOSED GRADE
- 15.00 — EXISTING GRADE
- F.F.= 12.00 — FINISHED FLOOR ELEVATION
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- CURB INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- BACTERIOLOGICAL SAMPLING POINT
- R.C.P. — REINFORCED CONCRETE PIPE
- H.D.P.E. — HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. — CORRUGATED ALUMINUM PIPE
- W.M. — WATER MAIN
- G.V. — GATE VALVE
- F.H. — FIRE HYDRANT
- R.E. — RIM ELEVATION
- I.E. — INVERT ELEVATION
- E.O.P. — EDGE OF PAVEMENT
- P.R.B. — POLLUTION RETARDANT BAFFLE
- D.W.E. — DESIGN WATER ELEVATION

WEST EAST



KEY MAP

48 HOURS BEFORE DIGGING
BROWARD - PALM BEACH - INDIAN RIVER
ST LUCIE - MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NO.	DATE	BY	REVISION
5	10/12/09	M.K.	RELOCATED TRASH COMPACTOR
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO

PAVING AND DRAINAGE PLAN - WEST

PROJECT NUMBER 0906-14

SHEET NUMBER 2 of 18

Z:\PROJECTS\2009\0906-14 BEL LAGO\DRAWINGS\CONSTRUCTION PLANS\0906I4-PDP001-WEST.DGN

10/21/2010

N

0 40 80
FEET

SCALE: 1"=40'

DRAINAGE INLET SCHEDULE

S-9 TYPE "C" INLET
W/ U.S.F. 4155-6209
FRAME & GRATE
R.E. 14.00
I.E. 10.00 E

S-9A 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER
R.E. 14.50
I.E. 5.73 N
8.50 S (P.R.B.)

S-9B 11'-0" ENDWALL
FDOT INDEX 250
CAP OF ENDWALL 11.58
I.E. 8.33 N

S-10 TYPE "D" INLET
W/ U.S.F. 4155-6209
FRAME & GRATE
R.E. 14.00
I.E. 10.00 N
9.80 W
5.73 S

S-10A 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON
R.E. 14.45
I.E. 10.50 S

S-11 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER
R.E. 14.50
I.E. 5.73 N
8.50 S (P.R.B.)

S-12 11'-0" ENDWALL
FDOT INDEX 250
CAP OF ENDWALL 11.58
I.E. 8.33 N

S-13 TYPE "C" INLET
W/ U.S.F. 4155-6209
FRAME & GRATE
R.E. 14.00
I.E. 10.00 N
10.00 S

S-13A 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON
R.E. 14.25
I.E. 10.50 S

S-14 TYPE "C" INLET
W/ U.S.F. 4155-6209
FRAME & GRATE
R.E. 14.00
I.E. 10.00 E
9.46 W

S-14A 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON
R.E. 14.20
I.E. 10.50 W

S-15 4' DIA. MANHOLE W/ TOP SLAB & U.S.F. 580 RING & COVER
R.E. 15.45
I.E. 9.50 N
9.50 SW (P.R.B.)
10.00 E

S-16 11'-0" ENDWALL
FDOT INDEX 250
CAP OF ENDWALL 11.58
I.E. 8.33 NE

S-17 TYPE "C" INLET
W/ U.S.F. 4155-6209
FRAME & GRATE
R.E. 14.00
I.E. 10.00 E
9.08 W (P.R.B.)

S-17A 12" SQUARE YARD DRAIN W/ HINGED GRATE & 6" CONCRETE APRON
R.E. 14.20
I.E. 10.37 W

S-18 TYPE "C" INLET
W/ U.S.F. 4155-6209
FRAME & GRATE
R.E. 14.00
I.E. 10.00 E

S-19 TYPE "D" INLET
W/ U.S.F. 4155-6209
FRAME & GRATE
R.E. 14.00
I.E. 9.50 W
9.50 NE
10.00 SW

S-20 TYPE "D" INLET
W/ U.S.F. 4155-6209
R.E. 14.00
I.E. 9.90 E
8.50 SW
8.00 N

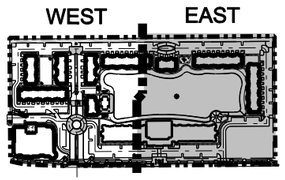
S-21 15'-0" ENDWALL
FDOT INDEX 250
CAP OF ENDWALL 11.58
I.E. 7.33 E

LEGEND

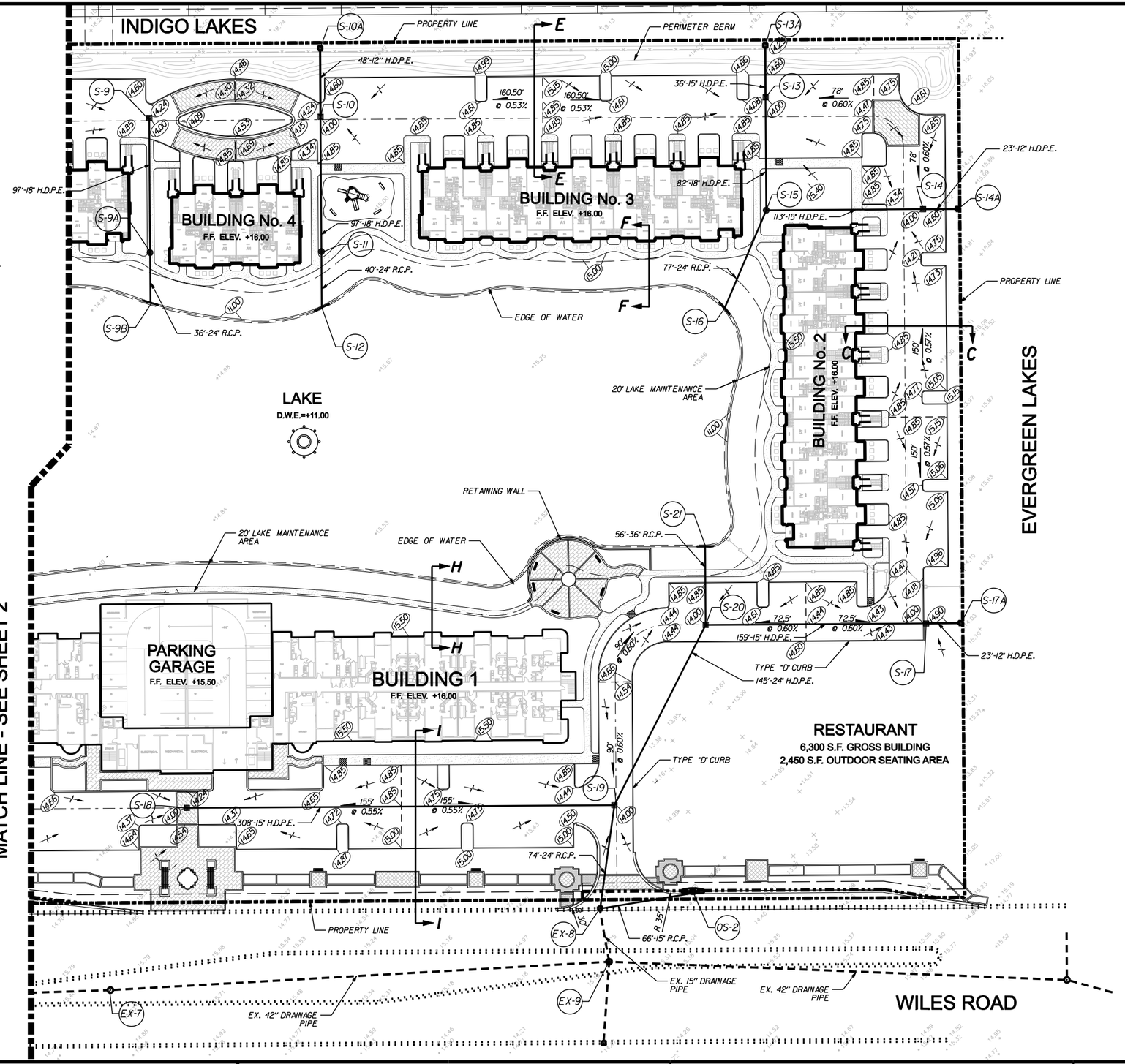
100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
— - — -	PAVEMENT FLOW LINE
— — —	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
(15.00)	PROPOSED GRADE
15.00	EXISTING GRADE
F.F.= +12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION

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BROWARD - PALM BEACH - INDIAN RIVER
ST LUCIE - MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

WEST EAST



KEY MAP



NO.	DATE	BY	REVISION
5	5/27/10	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

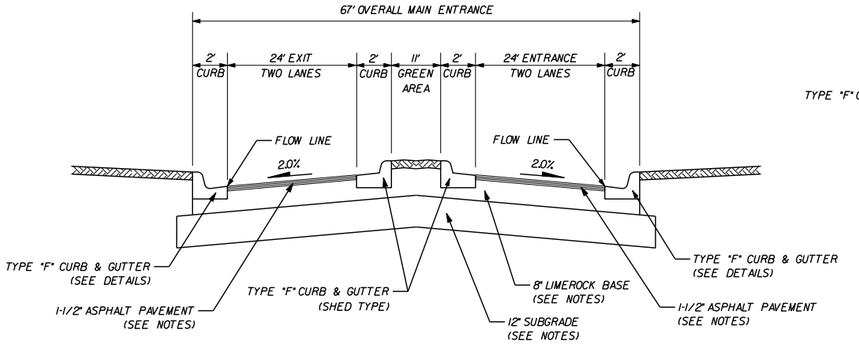
HSQ GROUP, INC.
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1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO

PAVING AND DRAINAGE PLAN - EAST

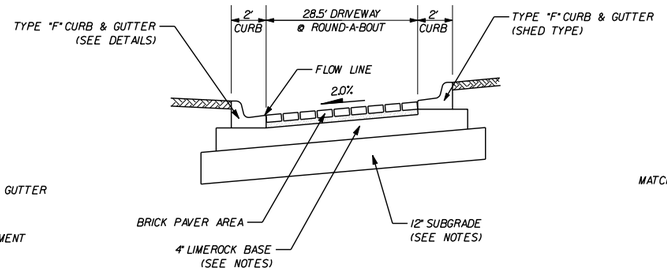
PROJECT NUMBER 0906-14
SHEET NUMBER 3 of 18

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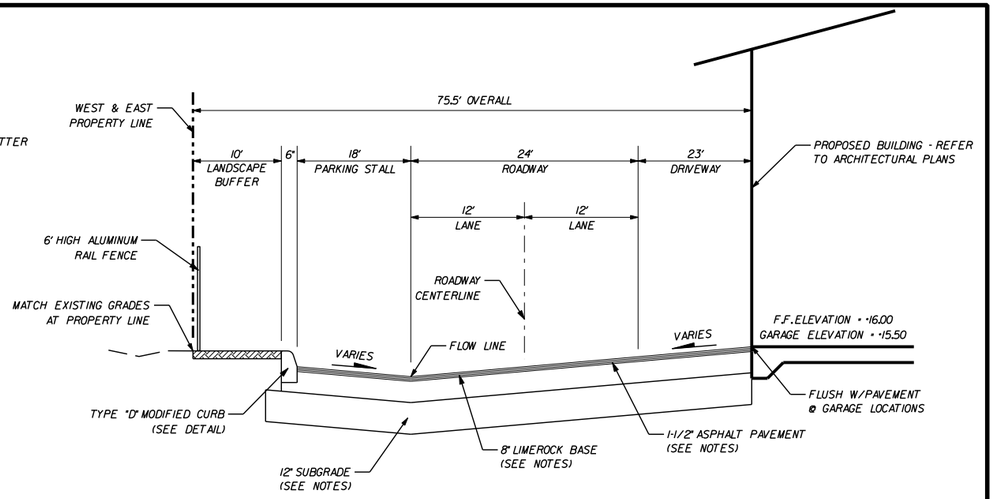
SECTION A-A @ MAIN ENTRANCE

N.T.S.



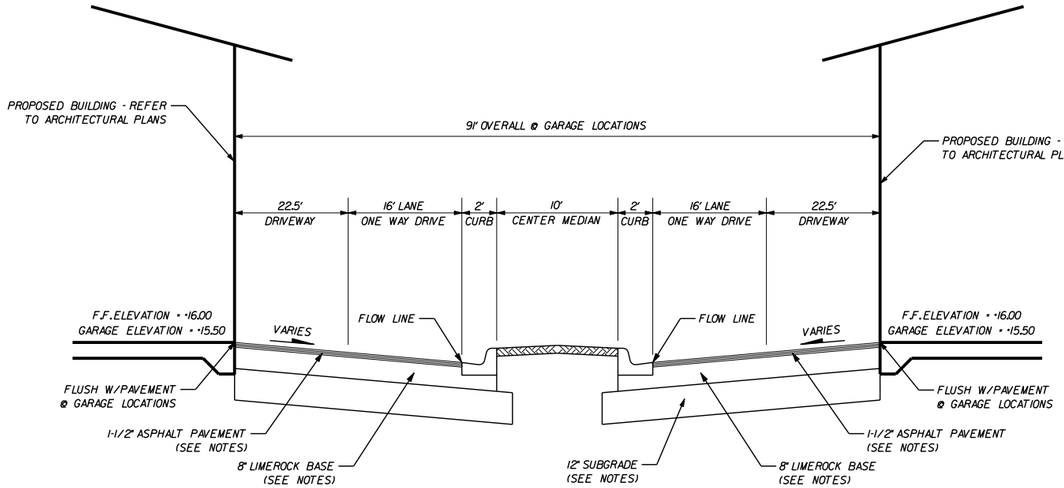
SECTION B-B @ ROUND-A-BOUT

N.T.S.



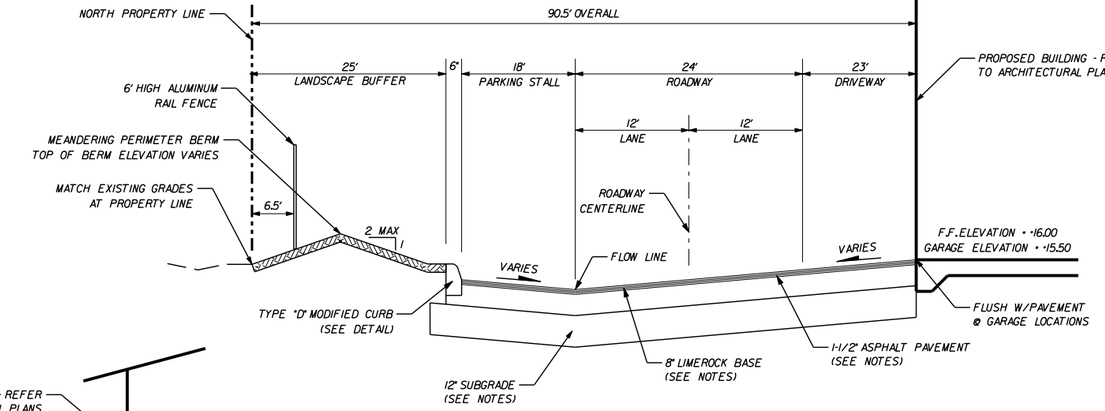
SECTION C-C @ GARDEN APARTMENTS

N.T.S.



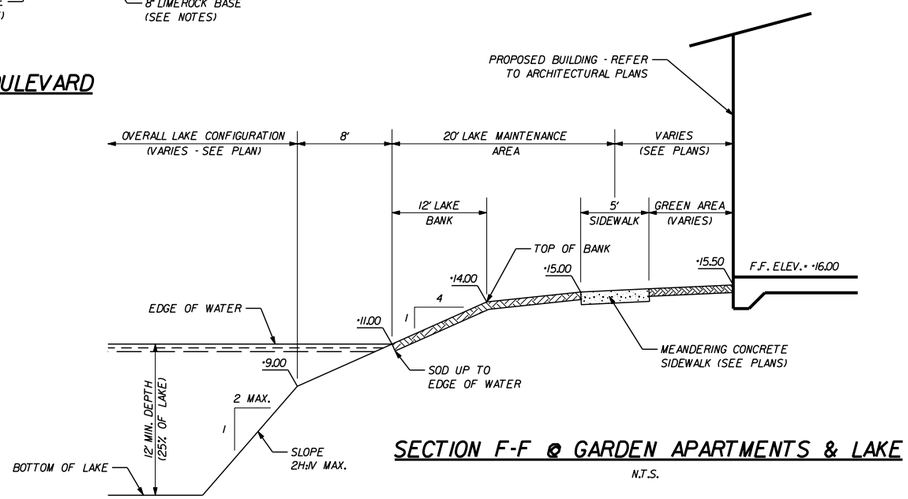
SECTION D-D @ MAIN BOULEVARD

N.T.S.



SECTION E-E @ GARDEN APARTMENTS

N.T.S.



SECTION F-F @ GARDEN APARTMENTS & LAKE

N.T.S.

NO.	DATE	BY	REVISION
5	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	A.Q.	UPDATED PER SITE PLAN REVISIONS
2	9/26/08	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

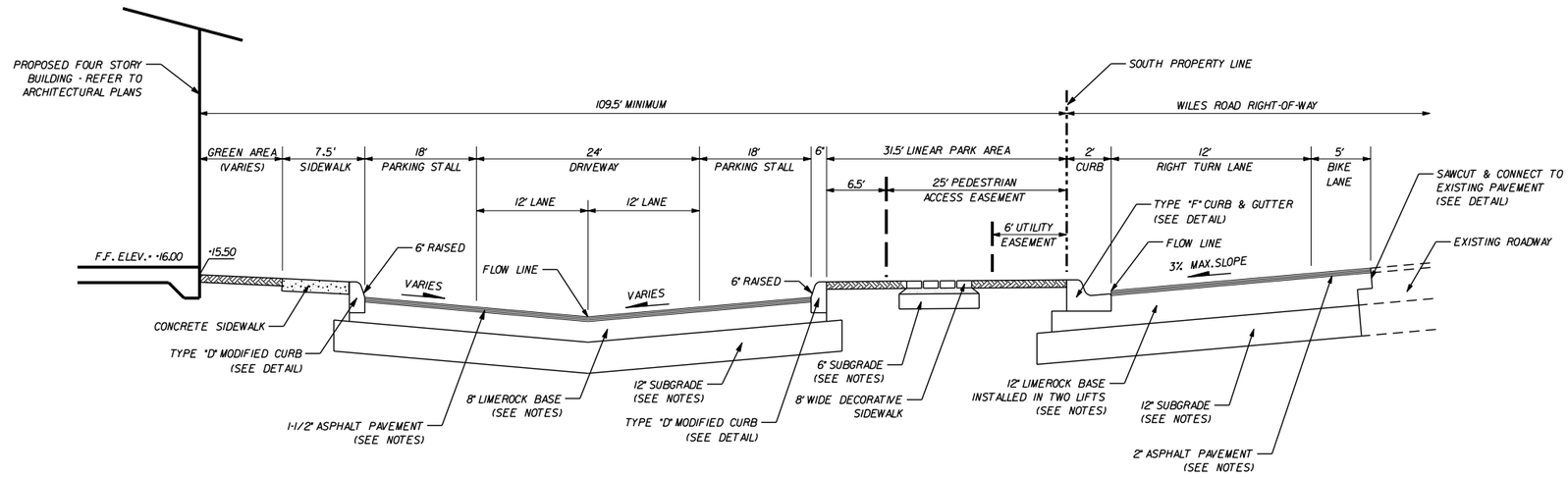
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Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO

PAVING AND DRAINAGE DETAILS

PROJECT NUMBER 0906-14
SHEET NUMBER 4 of 18

10/21/2010
Z:\PROJECTS\2009\0906-14 BEL LAGO\DRAWINGS\CONSTRUCTION PLANS\0906I4-PUD001.DGN

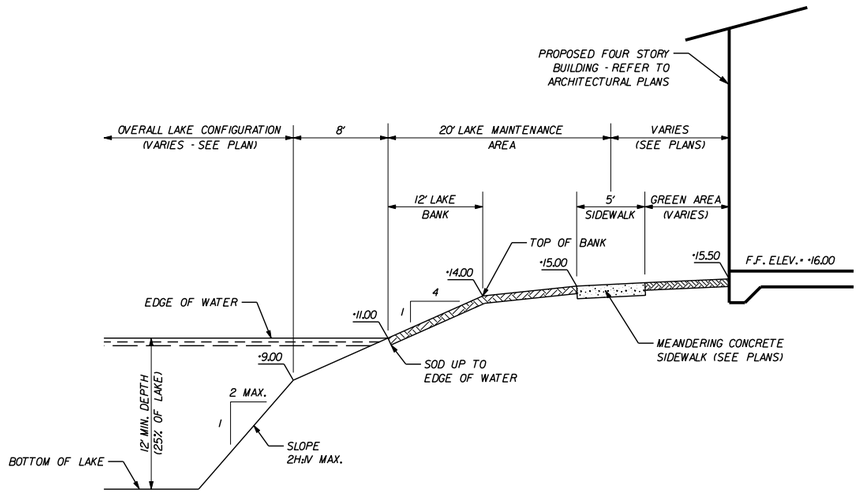


SECTION G-G @ FOUR STORY BUILDING & TURN LANE

N.T.S.

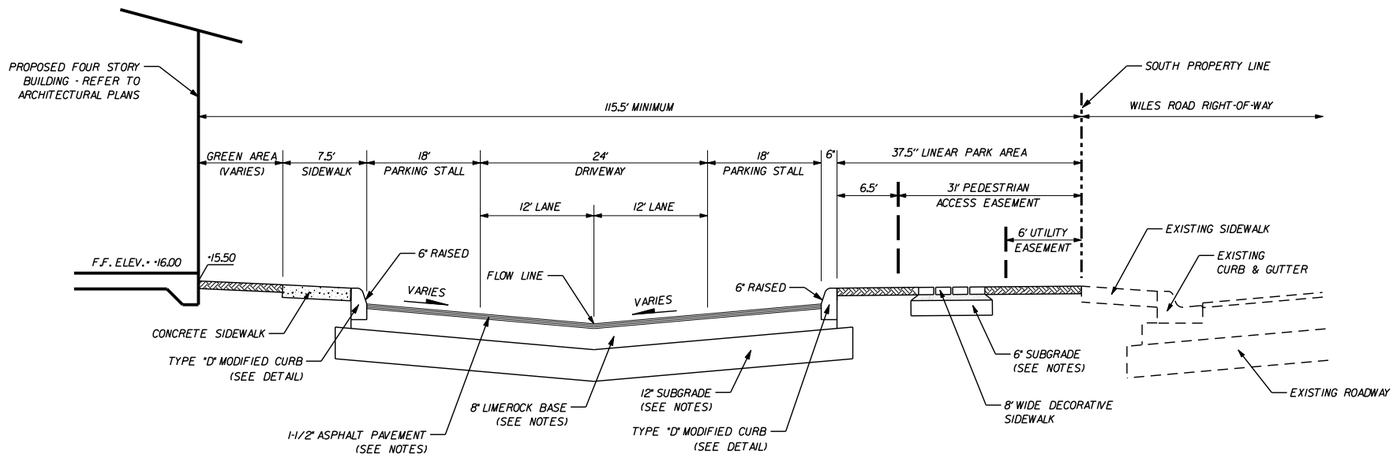
PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1-1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O.T-180 SPECIFICATIONS.
3. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O.T-180 SPECIFICATIONS.
4. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED, TESTED AND ACCEPTED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
5. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD OF PAVEMENT.
6. PERIODIC DENSITY TESTING SHALL BE CONDUCTED AFTER BOTH SUBGRADE AND LIMEROCK BASE COURSES HAVE BEEN COMPLETED. THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF-RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT.
7. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
8. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
9. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.



SECTION H-H @ FOUR STORY BUILDING & LAKE

N.T.S.



SECTION I-I @ FOUR STORY BUILDING

N.T.S.

NO.	DATE	BY	REVISION
5	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
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2	9/26/08	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

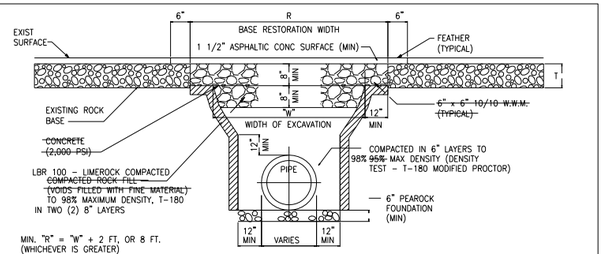
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Authorization Number 26258

BEL LAGO

PAVING AND DRAINAGE DETAILS

PROJECT NUMBER 0906-14
SHEET NUMBER 5 of 18

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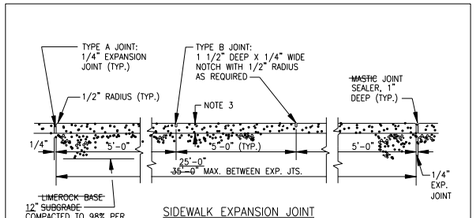
GENERAL NOTES

1. BASE AND BACKFILL MATERIALS SHALL BE EITHER OF THE SAME TYPE AND COMPOSITION AS THE MATERIALS REMOVED, OR OF EQUAL OR GREATER STRUCTURAL ADEQUACY. MATERIALS CONTAMINATED WITH DELETERIOUS SUBSTANCES DURING EXCAVATION SHALL NOT BE USED.
2. BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
6. PLACE PRIME COAT ON COMPACTED BASE AND TACK ON EXISTING ASPHALT CONCRETE SURFACES AND EDGES.
7. COMPACTION TESTS SHALL BE TAKEN AS DIRECTED BY THE CITY ENGINEER AND PAID FOR BY THE PERMITTEE. A MINIMUM OF ONE PER CROSSING OR ONE PER 100-FT PARALLEL CONSTRUCTION WILL BE REQUIRED.

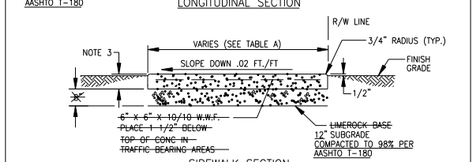
Date	Revisions	Appr. by
April 2006	Modified section	

FIGURE 302 | CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT | Date: Dec. 1999 | Scale: N.T.S. | Dwg: F302

RESTORATION OF FLEXIBLE PAVEMENT - CROSSINGS



SIDEWALK EXPANSION JOINT LONGITUDINAL SECTION



SIDEWALK SECTION

TABLE A - SIDEWALK WIDTH	
WIDTH	ROADWAY APPLICATION
5'	LOCAL STREET ACCESSES
5'	TWO-LANE COLLECTOR
5'	FOUR-LANE COLLECTOR
5'	ARTERIAL ROADWAYS

SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS

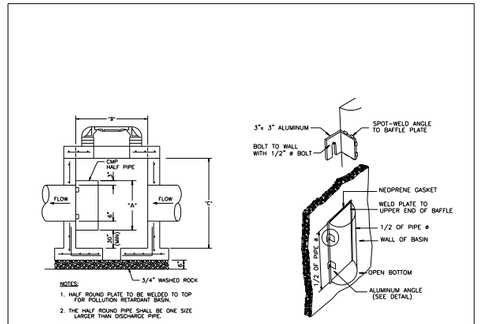
NOTES:
1. CONCRETE TO BE TYPE I ~~2500~~ 3000 P.S.I.
2. USE OF REINFORCED CEMENT IS PROHIBITED
3. 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO-FEET BEYOND DRIVE, ON BOTH SIDES.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT

TYPICAL SIDEWALK DETAILS

Date: Dec. 1999 | Scale: N.T.S. | Dwg: F304 | Fig: 304



NOTES:
1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
2. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
3. FOR STRUCTURE'S CONSTRUCTION DIMENSIONS AND SPEC'S. SEE PRECAST CATCH BASIN DETAIL.
4. WEEP HOLES ARE NOT PERMITTED IN WELLFIELD AREAS.

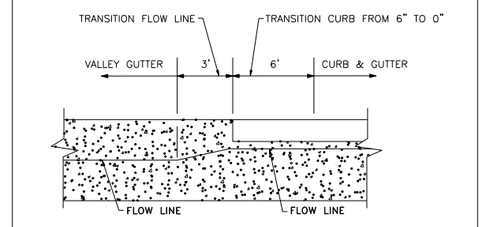
POLLUTION RETARDANT BAFFLE

PIPE DIAMETER	BAFFLE SCHEDULE "A"	"B"	"C"
15"	27"	24"	37"
18"	30"	24"	37"
24"	36"	36"	36"
30"	42"	36"	42"
36"	48"	42"	54"
42"	56"	56"	56"
48"	60"	48"	60"
60"	72"	72"	72"

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT

POLLUTION RETARDANT BAFFLE

Date: April 2006 | Scale: N.T.S. | Dwg: F373 | Fig: 373



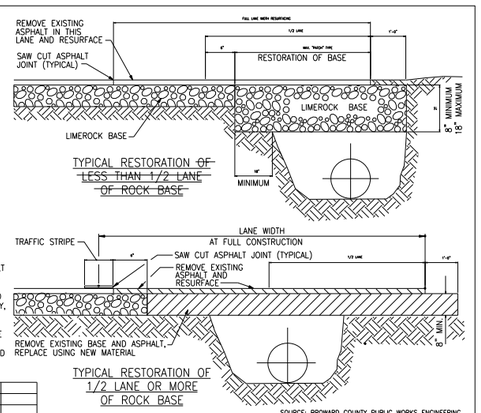
TRANSITION CURB AND GUTTER TO VALLEY GUTTER

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT

TRANSITION CURB AND GUTTER TO VALLEY GUTTER

Date: April 2006 | Scale: N.T.S. | Dwg: F358 | Fig: 358

NOTES:
1. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
2. BASE SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR, AND SHALL HAVE A MINIMUM LBR OF 40.
4. BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY. PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
5. ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT, SHALL BE SAW CUT IN STRAIGHT LINES PARALLEL TO OR PERPENDICULAR TO ROADWAY, PRIOR TO THE RESURFACING.
6. RESURACING MATERIAL SHALL BE CONSISTENT WITH SURROUNDING SURFACE AND SHALL BE APPLIED A MIN. OF 1" AND A MAX. OF 2" IN THICKNESS.

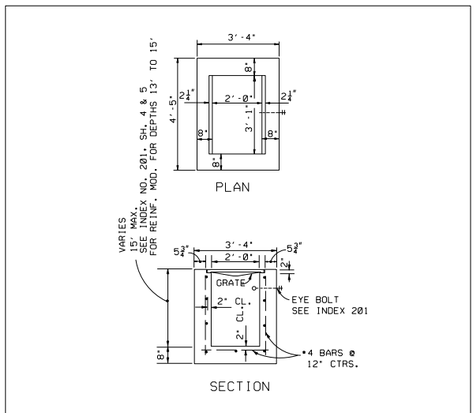


SOURCE: BROWARD COUNTY PUBLIC WORKS ENGINEERING DIVISION MINIMUM STANDARDS, APRIL 1995

Date	Revisions	Appr. by
04/17/06	Deleted non applicable sections	

FIGURE 303 | CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT | Date: Dec. 1999 | Scale: N.T.S. | Dwg: F303

RESTORATION OF FLEXIBLE PAVEMENT LONGITUDINAL AND TRANSVERSE CUTS



TYPE C

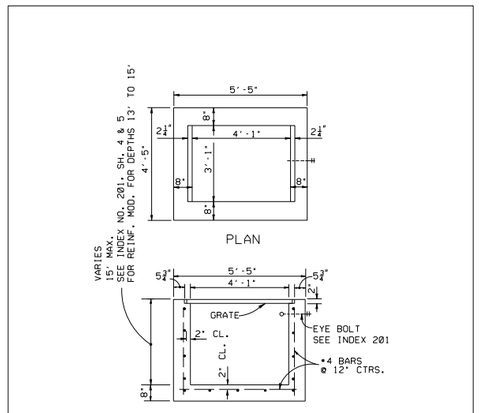
RECOMMENDED MAXIMUM PIPE SIZE:
2'-0" WALL-18" PIPE
3'-1" WALL-24" PIPE

FDOT INDEX 232

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT

STORM INLET DETAIL TYPE 'C' 1 OF 6

Date: Dec. 1999 | Scale: N.T.S. | Dwg: F309A | Fig: 309A



TYPE D

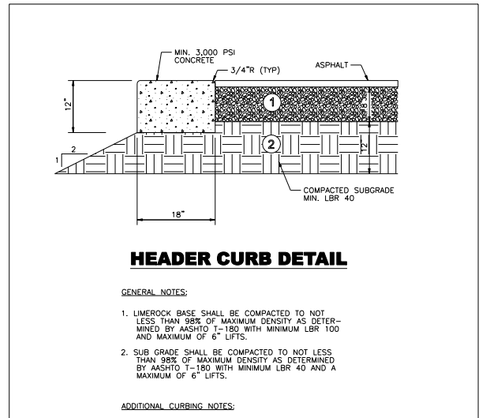
RECOMMENDED MAXIMUM PIPE SIZE:
3'-1" WALL-24" PIPE
4'-1" WALL-36" PIPE

FDOT INDEX 232

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT

STORM INLET DETAIL TYPE 'D' 2 OF 6

Date: Dec. 1999 | Scale: N.T.S. | Dwg: F309B | Fig: 309B



HEADER CURB DETAIL

GENERAL NOTES:
1. LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 100 AND MAXIMUM OF 6" LIFTS.
2. SUB GRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 40 AND A MAXIMUM OF 6" LIFTS.

ADDITIONAL CURBING NOTES:
1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT

HEADER CURB DETAIL

Date: April 2006 | Scale: N.T.S. | Dwg: F354 | Fig: 354

NO.	DATE	BY	REVISION

Designed by: CITY Date: 4/08
Drawn by: CITY Date: 4/08
Checked by: CITY Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

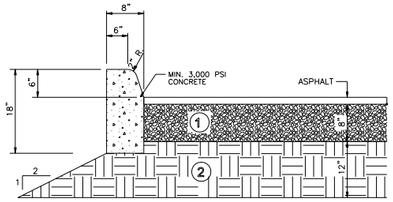
HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO

PAVING AND DRAINAGE DETAILS

PROJECT NUMBER 0906-14
SHEET NUMBER 6 of 18

10/21/2010
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TYPE "D" CONCRETE CURB

GENERAL NOTES:

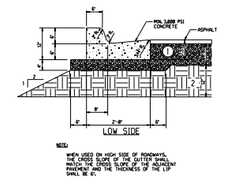
1. CONCRETE CYLINDER TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 50 CU. YDS. OR LESS, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

TYPE "D" CURB

Date: April 2006 | Scale: N.T.S. | Dwg: F357 | Fig: 357



TYPE "F" CURB & GUTTER

GENERAL NOTES:

1. LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 100 AND MAXIMUM OF 6" LIFTS.
2. SUB GRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 40 AND A MAXIMUM OF 6" LIFTS.

ADDITIONAL CURBING NOTES:

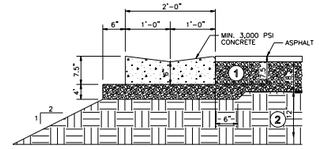
1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

TYPE "F" CURB AND GUTTER DETAIL

Date: April 2006 | Scale: N.T.S. | Dwg: F356 | Fig: 356



VALLEY GUTTER DETAIL

GENERAL NOTES:

1. LIMEROCK BASE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 100 AND MAXIMUM OF 6" LIFTS.
2. SUB GRADE SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 WITH MINIMUM LBR 40 AND A MAXIMUM OF 6" LIFTS.

ADDITIONAL CURBING NOTES:

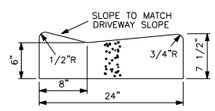
1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10) FEET.
4. ALL AREAS BEHIND CURBS SHALL BE BACKFILLED WITHIN 72 HOURS OF PLACEMENT.

Date	Revisions	Appr. by

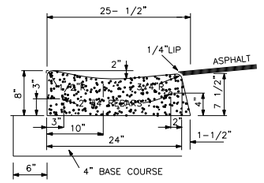
CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

VALLEY GUTTER CURB DETAIL

Date: April 2006 | Scale: N.T.S. | Dwg: F355 | Fig: 355



DRIVEWAY CURB



DRIVEWAY CURB & GUTTER

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

DRIVEWAY CURB AND GUTTER

Date: April 2006 | Scale: N.T.S. | Dwg: F353 | Fig: 353

GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
5. All exposed corners and edges of concrete are to be chamfered.
6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.

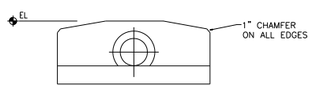
Date	Revisions	Appr. by

FDOT INDEX 232

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

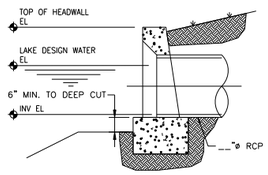
STORM INLET DETAIL
GENERAL NOTES
6 OF 6

Date: Dec. 1999 | Scale: N.T.S. | Dwg: F309F | Fig: 309F



ELEVATION

NOTE: REFER TO FDOT INDEX NO. 250 FOR CONCRETE ENDWALL DETAILS AND DIMENSIONS, PERTAINING TO CONCRETE PIPE, CORRUGATED METAL PIPE AND CONCRETE ELLIPTICAL PIPE, UNLESS OTHERWISE NOTED



SECTION

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

CONCRETE HEADWALL DETAIL

Date: Dec. 1999 | Scale: N.T.S. | Dwg: F310 | Fig: 310

NO.	DATE	BY	REVISION

Designed by: CITY Date: 4/08
Drawn by: CITY Date: 4/08
Checked by: CITY Date: 4/08

Approved by: ANTONIO QUEVEDO

Registered Engineer Number 59471
State of Florida

Date: 10/21/2010

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

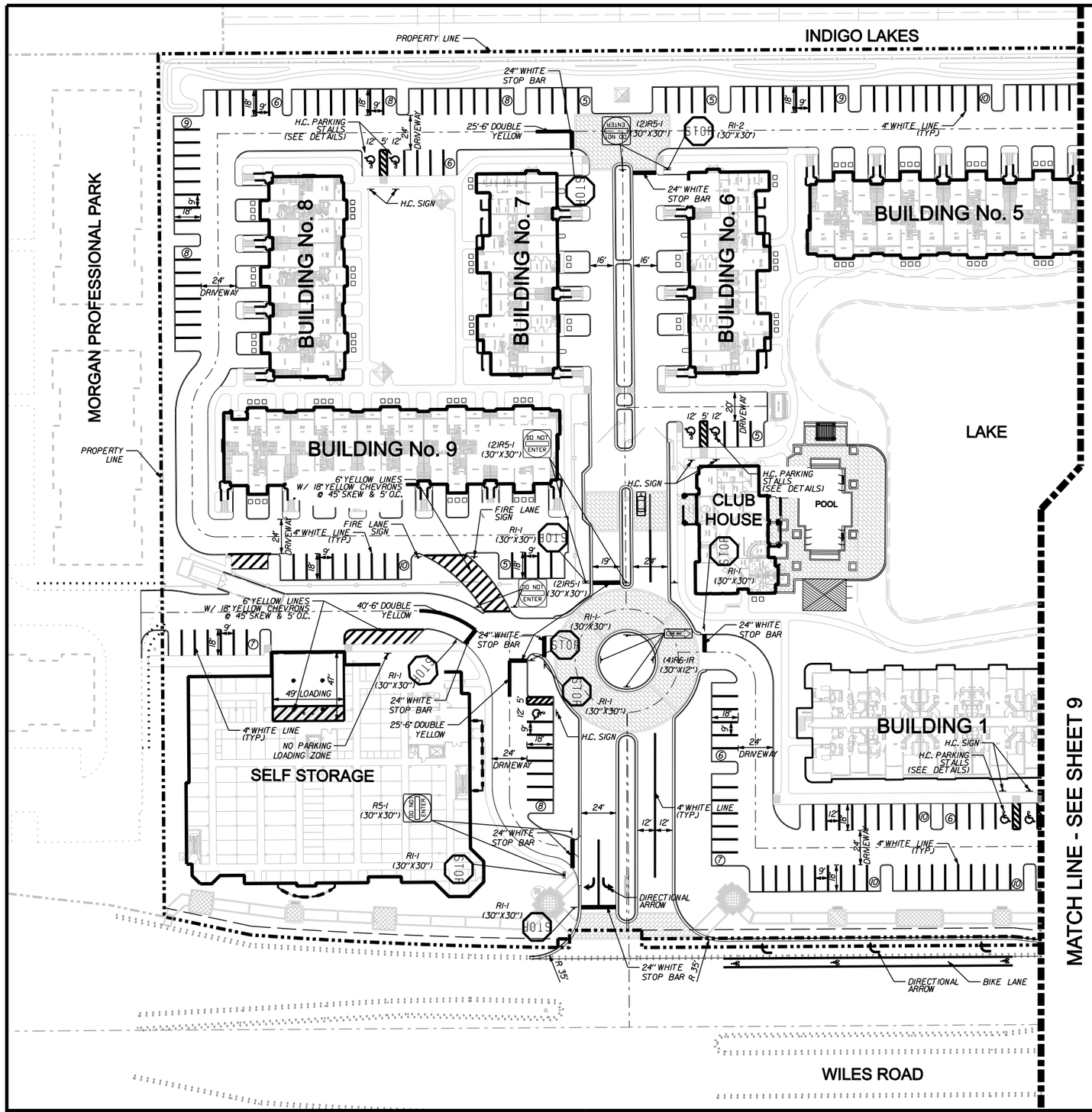
BEL LAGO

PAVING AND DRAINAGE DETAILS

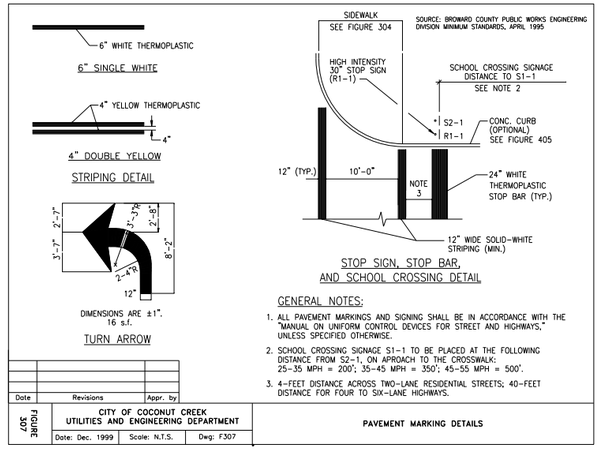
PROJECT NUMBER
0906-14

SHEET NUMBER
7 of 18

10/21/2010
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MATCH LINE - SEE SHEET 9



SOURCE: BROWARD COUNTY PUBLIC WORKS ENGINEERING DIVISION MINIMUM STANDARDS, APRIL 1995

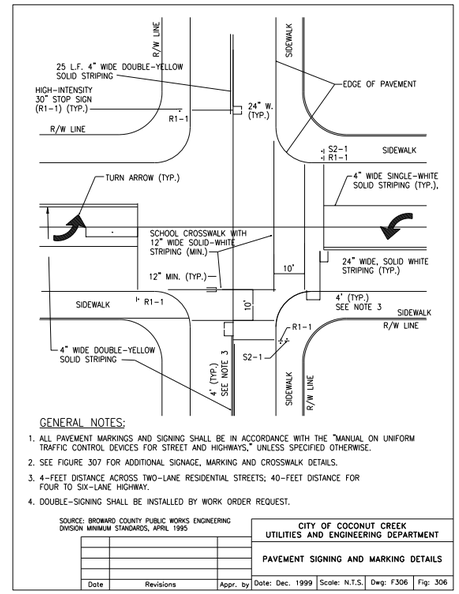
GENERAL NOTES:

1. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM CONTROL DEVICES FOR STREET AND HIGHWAYS," UNLESS SPECIFIED OTHERWISE.
2. SCHOOL CROSSING SIGNAGE S1-1 TO BE PLACED AT THE FOLLOWING DISTANCE FROM S2-1, ON APROACH TO THE CROSSWALK: 25-35 MPH = 200'; 35-45 MPH = 350'; 45-55 MPH = 500'.
3. 4-FEET DISTANCE ACROSS TWO-LANE RESIDENTIAL STREETS; 40-FEET DISTANCE FOR FOUR TO SIX-LANE HIGHWAYS.

Date	Revisions	Appr. by

FIGURE 307 — CITY OF COCONUT CREEK, UTILITIES AND ENGINEERING DEPARTMENT — Date: Dec. 1999 — Scale: N.T.S. — Dwg: F307

PAVEMENT MARKING DETAILS



GENERAL NOTES:

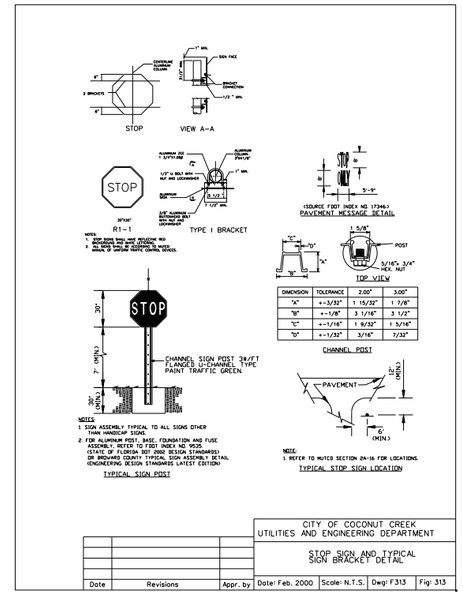
1. ALL PAVEMENT MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS," UNLESS SPECIFIED OTHERWISE.
2. SEE FIGURE 307 FOR ADDITIONAL SIGNAGE, MARKING AND CROSSWALK DETAILS.
3. 4-FEET DISTANCE ACROSS TWO-LANE RESIDENTIAL STREETS; 40-FEET DISTANCE FOR FOUR TO SIX-LANE HIGHWAY.
4. DOUBLE-SIGNING SHALL BE INSTALLED BY WORK ORDER REQUEST.

SOURCE: BROWARD COUNTY PUBLIC WORKS ENGINEERING DIVISION MINIMUM STANDARDS, APRIL 1995

Date	Revisions	Appr. by

CITY OF COCONUT CREEK, UTILITIES AND ENGINEERING DEPARTMENT — Date: Dec. 1999 — Scale: N.T.S. — Dwg: F306 — Fig: 306

PAVEMENT SIGNING AND MARKING DETAILS



DIMENSION	TOLERANCE	2.00"	3.00"
"A"	+-1/32"	1 15/32"	1 7/8"
"B"	+-1/8"	3 1/16"	3 1/2"
"C"	+-1/16"	1 9/32"	1 5/16"
"D"	+-1/32"	3/16"	7/32"

NOTES:
1. SIGN ASSEMBLY TYPICAL TO ALL SIGNS OTHER THAN HANDICAP SIGNS.
2. FOR ALUMINUM POST, BASE, FOUNDATION AND FUSE REQUIREMENTS, SEE FDOT INDEX 700 (LATEST EDITION) OR BROWARD COUNTY TYPICAL SIGN ASSEMBLY DETAIL (ENGINEERING DESIGN STANDARDS LATEST EDITION)

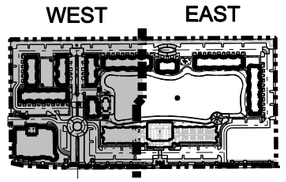
NOTE:
1. REFER TO MUTCD SECTION 2A-16 FOR LOCATIONS.

CITY OF COCONUT CREEK, UTILITIES AND ENGINEERING DEPARTMENT

STOP SIGN AND TYPICAL SIGN BRACKET DETAIL

Date	Revisions	Appr. by

Date: Feb. 2000 — Scale: N.T.S. — Dwg: F313 — Fig: 313



KEY MAP

N

0 40 80
FEET

SCALE: 1"=40'

NO.	DATE	BY	REVISION
5	10/12/10	M.K.	RELOCATED TRASH COMPACTOR
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Consulting Engineers · Planners · Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO

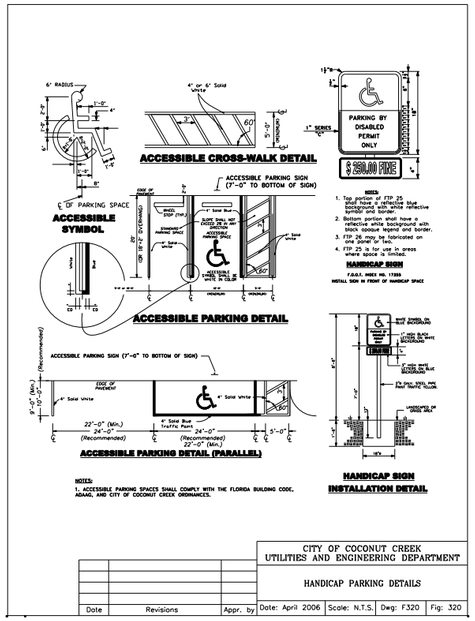
SIGNING AND PAVEMENT MARKINGS PLAN - WEST

PROJECT NUMBER 0906-14

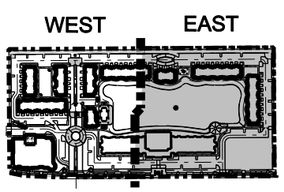
SHEET NUMBER 8 of 18

10/21/2010

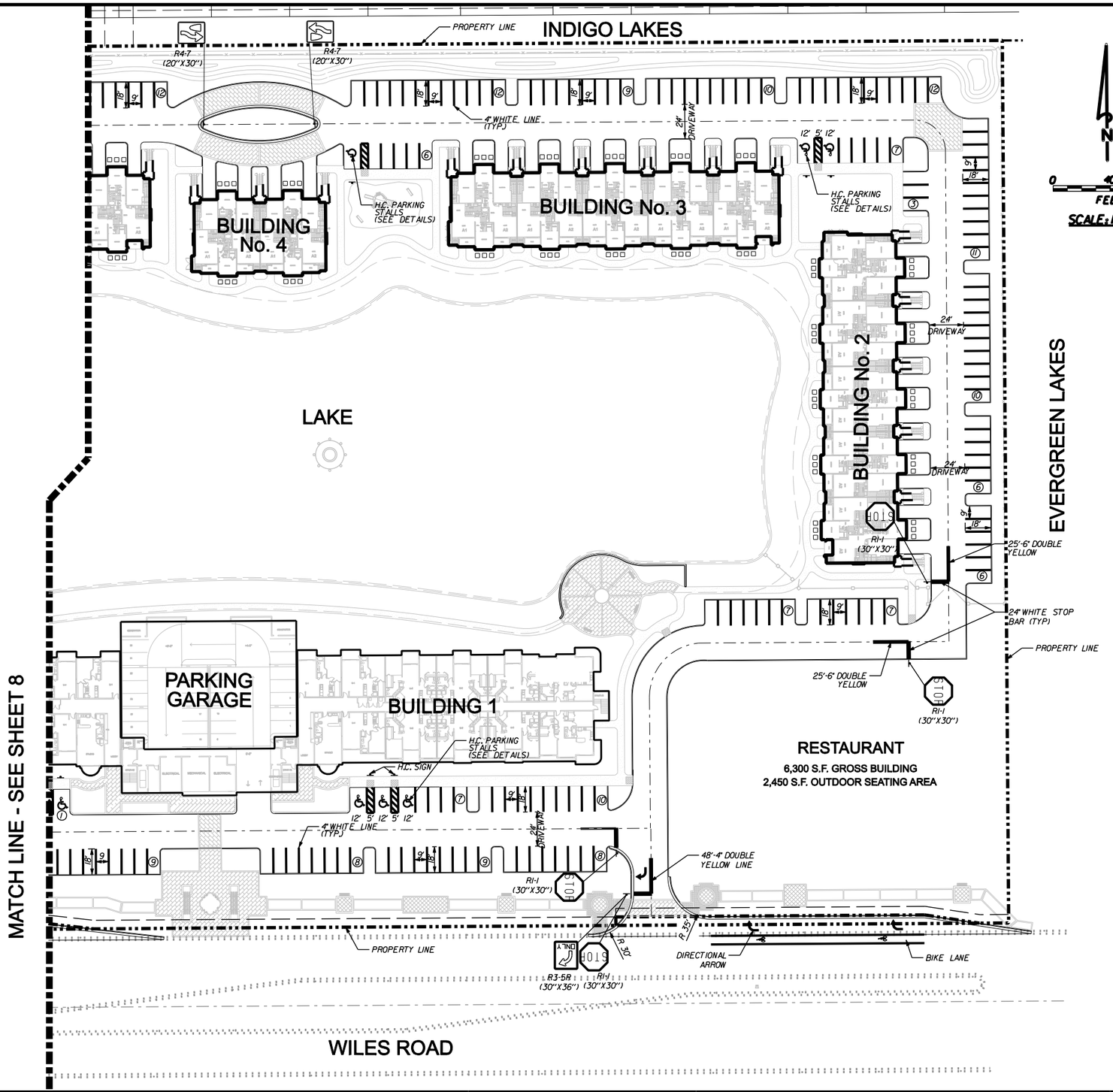
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			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			HANDICAP PARKING DETAILS			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F320	Fig: 320



KEY MAP



NO.	DATE	BY	REVISION
5	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
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Authorization Number 26258

BEL LAGO

SIGNING AND PAVEMENT MARKINGS PLAN - EAST

PROJECT NUMBER 0906-14
SHEET NUMBER 9 of 18

10/21/2010

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INDIGO LAKES

WEST ◄ ► EAST

N

0 50 100

FEET

SCALE: 1"=50'

MORGAN PROFESSIONAL PARK

EVERGREEN LAKES

LAKE

BUILDING No. 8

BUILDING No. 7

BUILDING No. 6

BUILDING No. 5

BUILDING No. 4

BUILDING No. 3

BUILDING No. 2

BUILDING No. 9

CLUB HOUSE

POOL

BUILDING 1

PARKING GARAGE

BUILDING 1

SELF STORAGE

RESTAURANT

6,300 S.F. GROSS BUILDING

2,450 S.F. OUTDOOR SEATING AREA

WILES ROAD

REMOVE EX. 8" PLUG & CONNECT

PROPERTY LINE

INDIGO LAKES

F.D.C. LOCATION

D.C.V. ASSEMBLY

P.I.V.

F.H. LOCATION

POINT OF SERVICE

8" D.I.P. W.M.

8"X8" TEE

12' UTILITY EASEMENT

24' UTILITY EASEMENT

8" 22-1/2 BEND

6" SEWER C.O. (TYP.)

WATER METER (TYP.)

SEWER C.O. (TYP.)

WATER METER (TYP.)

100-8" P.V.C. @ 0.40%

8" P.V.C. SEWER

MH-1

MH-2

MH-3

MH-4

MH-5

MH-6

MH-7

MH-8

MH-9

MH-10

MH-11

MH-12

MH-13

MH-14

EX-1

EX-2

EX-3

6" SEWER C.O. (TYP.)

8" D.I.P. W.M.

8" P.V.C. SEWER

F.H. LOCATION

EX. 8" D.I.P. W.M.

EX. 8" P.V.C. SEWER

319'-8" P.V.C. @ 0.30%

D.C.V. WITH BUILDING

WATER METER LOCATION

SEWER C.O. (TYP.)

EX. 6' UTILITY EASEMENT

REMOVE EX. 12" PLUG & CONNECT NEW WATER MAIN

EX. F.H. TO BE RELOCATED

EX. 12" D.I.P. W.M.

CORE EX. SEWER MANHOLE

PROPERTY LINE

12"X8" TAPPING SLEEVE W/ 8" TAPPING VALVE & 8" G.V.

EX. F.H. TO BE RELOCATED

EX. 6' CONCRETE WALL

EX. 8" P.V.C. SEWER

EX. SEWER M.H.

EX. SEWER MANHOLE

10/21/2010

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NO.	DATE	BY	REVISION
7	10/12/10	M.K.	RELOCATED TRASH COMPACTOR
6	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
5	1/22/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08

Drawn by: G.H. Date: 4/08

Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO

Registered Engineer Number 59471
State of Florida

Date: 10/21/2010

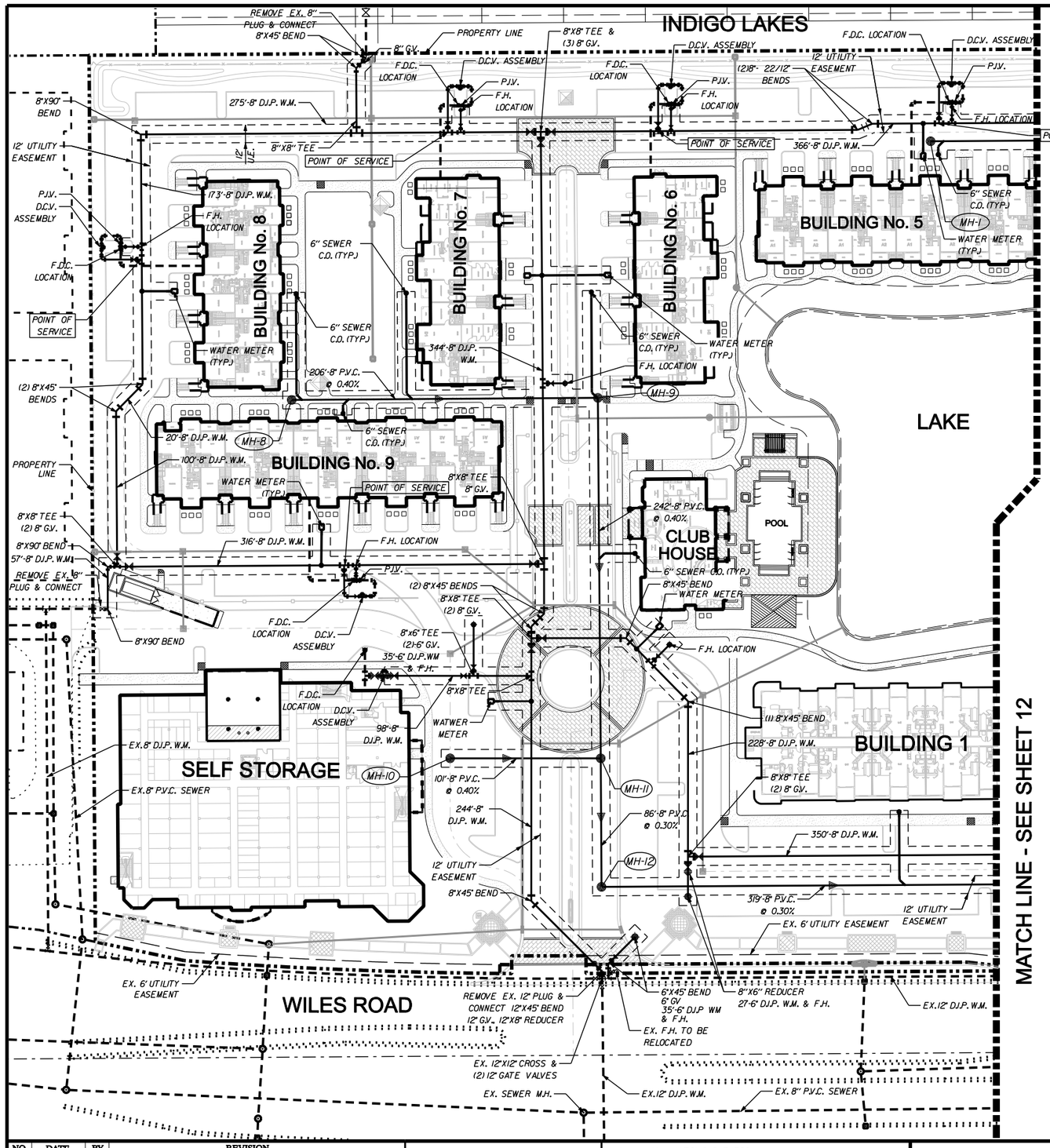
HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO

MASTER WATER AND SEWER PLAN

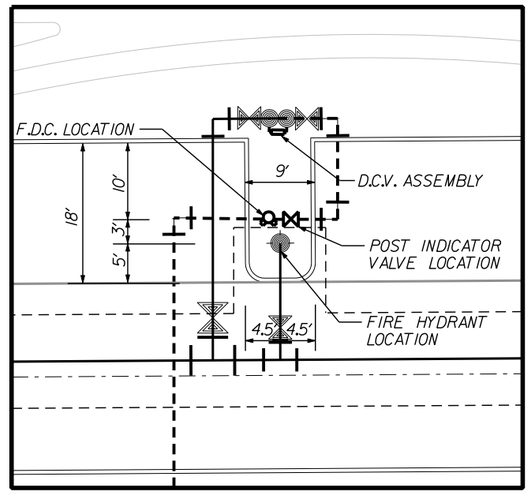
PROJECT NUMBER 0906-14

SHEET NUMBER 10 of 18



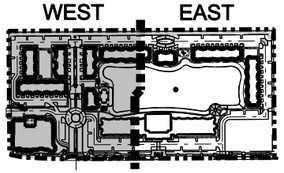
SEWER MANHOLE SCHEDULE

MH-1	4' DIA. SEWER MANHOLE RIM EL. 14.83 I.E. 10.00 E	MH-10	4' DIA. SEWER MANHOLE RIM EL. 14.67 I.E. 11.00 E
MH-8	4' DIA. SEWER MANHOLE RIM EL. 15.03 I.E. 11.00 E	MH-11	4' DIA. SEWER MANHOLE RIM EL. 14.19 I.E. 10.59 W 9.11 N 9.01 S
MH-9	4' DIA. SEWER MANHOLE RIM EL. 14.85 I.E. 10.18 W 10.08 S	MH-12	4' DIA. SEWER MANHOLE RIM EL. 14.59 I.E. 8.75 N 8.65 E



FIRE HYDRANT, F.D.C. & P.I.V. DETAIL

N.T.S.



KEY MAP



SCALE 1" = 40'

LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
15.00	PROPOSED GRADE
15.00	EXISTING GRADE
F.F.= 12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

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NO.	DATE	BY	REVISION
6	10/12/10	M.K.	RELOCATED TRASH COMPACTOR
5	1/22/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 9/08
Drawn by: G.H. Date: 9/08
Checked by: N.S. Date: 9/08

Approved by: ANTONIO QUEVEDO
Registered Engineer Number 59471
State of Florida
Date: 10/21/2010

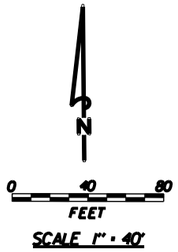
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BEL LAGO
WATER AND SEWER PLAN - WEST

PROJECT NUMBER 0906-14
SHEET NUMBER 11 of 18

10/21/2010

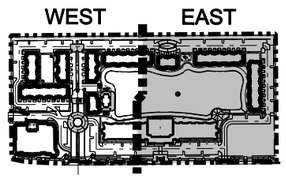
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LEGEND

100'-24" R.C.P.	LENGTH - SIZE - MATERIAL
	PAVEMENT FLOW LINE
	PAVEMENT RIDGE LINE
0.60%	PAVEMENT SLOPE & DIRECTION
	FLOW DIRECTION
15.00	PROPOSED GRADE
15.00	EXISTING GRADE
F.F. = 12.00	FINISHED FLOOR ELEVATION
	SEWER / DRAINAGE MANHOLE
	DRAINAGE INLET
	CURB INLET
	YARD DRAIN BASIN
	DOUBLE SEWER SERVICE
	SINGLE SEWER SERVICE
	FIRE HYDRANT
	TAPPING SLEEVE & VALVE
	DOUBLE WATER METER
	SINGLE WATER METER
	GATE VALVE
	EXISTING VALVE
	EXISTING FIRE HYDRANT
1	BACTERIOLOGICAL SAMPLING POINT
R.C.P.	REINFORCED CONCRETE PIPE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
C.A.P.	CORRUGATED ALUMINUM PIPE
W.M.	WATER MAIN
G.V.	GATE VALVE
F.H.	FIRE HYDRANT
R.E.	RIM ELEVATION
I.E.	INVERT ELEVATION
E.O.P.	EDGE OF PAVEMENT
P.R.B.	POLLUTION RETARDANT BAFFLE
D.W.E.	DESIGN WATER ELEVATION
	SAWCUT & WIDENING

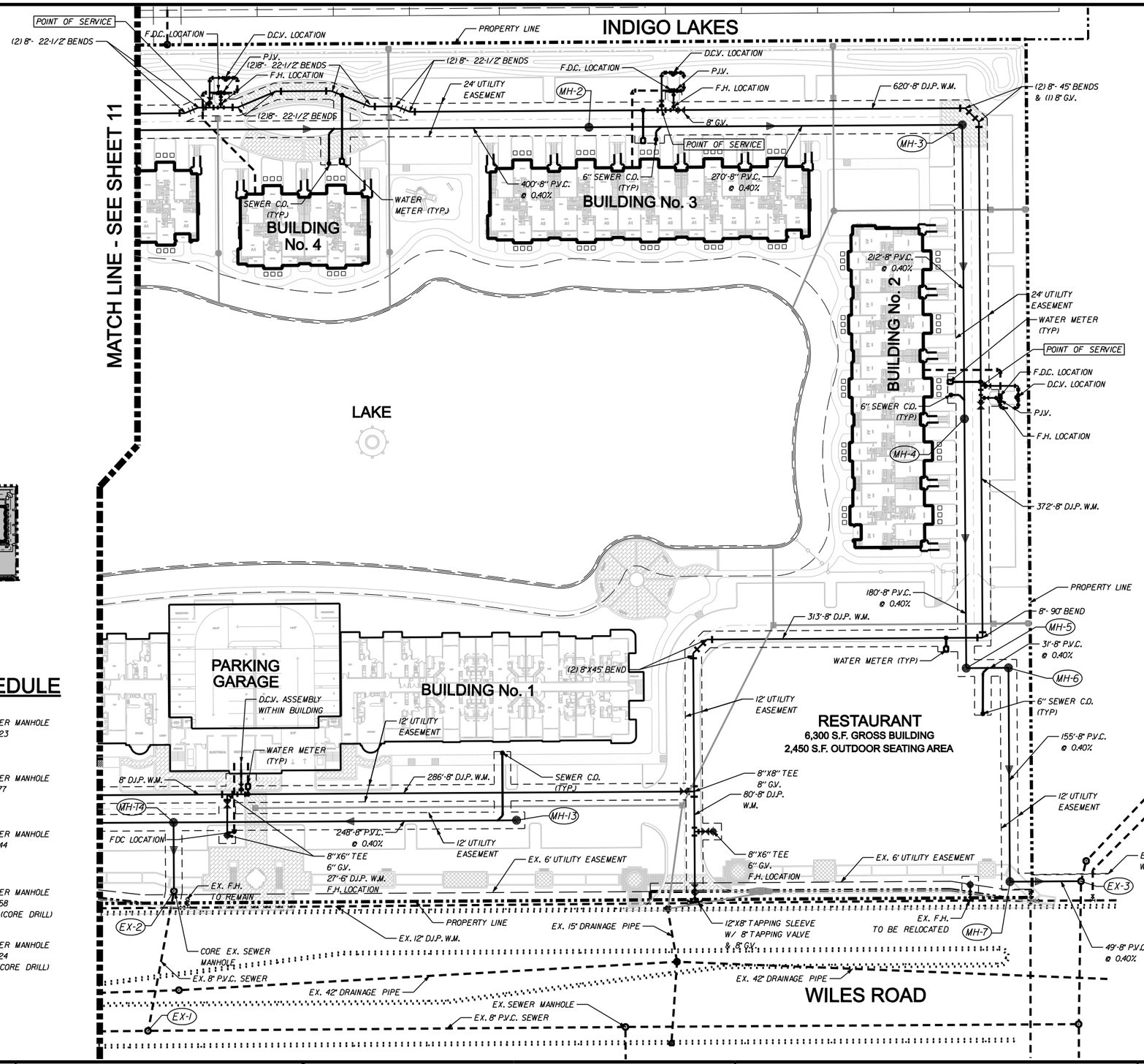
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KEY MAP

SEWER MANHOLE SCHEDULE

MH-2	4' DIA. SEWER MANHOLE RIM EL. 14.83 I.E. 8.40 W 8.30 E	MH-7	4' DIA. SEWER MANHOLE RIM EL. 15.23 I.E. 4.51 N 4.41 E
MH-3	4' DIA. SEWER MANHOLE RIM EL. 14.61 I.E. 7.22 W 7.12 S	MH-13	4' DIA. SEWER MANHOLE RIM EL. 14.77 I.E. 10.00 W
MH-4	4' DIA. SEWER MANHOLE RIM EL. 14.85 I.E. 6.27 N 6.17 S	MH-14	4' DIA. SEWER MANHOLE RIM EL. 14.44 I.E. 9.01 E 7.69 W 7.59 S
MH-5	4' DIA. SEWER MANHOLE RIM EL. 14.52 I.E. 5.45 N 5.35 E	EX-2	4' DIA. SEWER MANHOLE RIM EL. 15.58 I.E. 7.45 N (CORE DRILL) 7.12 S
MH-6	4' DIA. SEWER MANHOLE RIM EL. 14.80 I.E. 5.23 W 5.13 S	EX-3	4' DIA. SEWER MANHOLE RIM EL. 16.24 I.E. 4.21 W (CORE DRILL) 3.46 N 3.38 S



NO.	DATE	BY	REVISION
6	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
5	1/22/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	M.K.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 9/08
Drawn by: G.H. Date: 9/08
Checked by: N.S. Date: 9/08

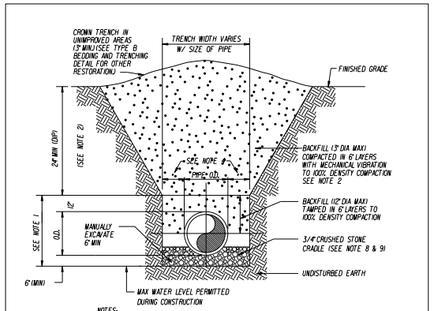
Approved by: ANTONIO QUEVEDO
Registered Engineer Number 59471
State of Florida
Date: 10/21/2010

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BEL LAGO
WATER AND SEWER PLAN - EAST

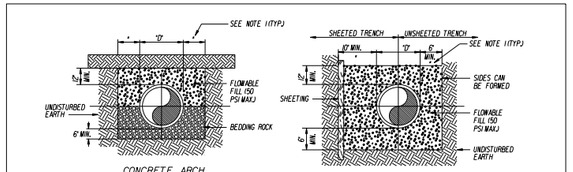
PROJECT NUMBER 0906-14
SHEET NUMBER 12 of 18

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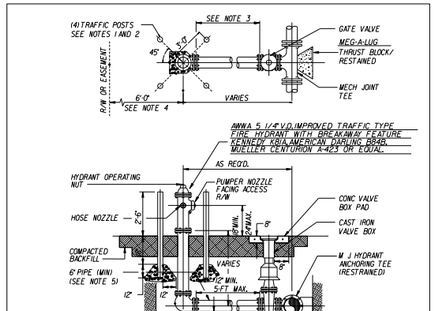
NOTES:
1. PIPE BEDDING-SELECT COMMON FILL COMPACTED TO 100% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
2. TRENCH BACKFILL-COMMON FILL COMPACTED TO 100% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF COCONUT CREEK.
4. (*) IS 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 2.B.6 OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 6" MINIMUM FOR ANY DIAMETER PIPE.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. APPLICABLE GOVERNING AGENCY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			TYPE A BEDDING AND TRENCHING DETAIL			
Date	Revisions	Appr. by	Date: Nov./1999	Scale: N.T.S.	Dwg: F.102	Fig: 020



NOTES:
1. (*) IS 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIA. 24" AND OVER.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. USE OF CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY OF COCONUT CREEK
5. REFER TO SECTION 2.B.6 OF THE UTILITY AND ENGINEERING STANDARDS MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPT.			
			CONCRETE ARCH AND ENCASEMENT DETAILS			
Date	Revisions	Appr. by	Date: Nov./1999	Dwg: F.102	Fig: 102	



NOTES:
1. HYDRANT GUARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE AND TO BE PLACED AT LOCATION AS REQUESTED BY THE CITY ENGINEER. GUARDS ARE REQUIRED AT ALL NON-RESIDENTIAL SITES.
2. OMIT REAR GUARDS IN LOCATION WHERE SIDEWALKS EXIST.
3. USE MECHANICAL JOINT RESTRAINER GLAND CLOW MODEL NO. F-5058 OR APPROVED EQUAL. MEG-A-LUG
4. HYDRANT SETBACK SHALL BE SET TO A DISTANCE OF 7'-1" MINIMUM AND 4'-1" MINIMUM FROM THE EDGE OF PAVEMENT OR CONFORM TO F.D.O.T. AND/OR BROWARD COUNTY REQUIREMENTS WHERE APPLICABLE.
5. SERVICE LINES FOR FIRE HYDRANTS TO BE SIZED TO ALLOW A MINIMUM OF 20 PSI RESIDUAL PRESSURE AT THE HYDRANT UNDER FIRE FLOW CONDITIONS.
6. TWO BLUE REFLECTIVE PAVEMENT MARKERS FOR IDENTIFICATION OF THE HYDRANT AND ITS VALVE LOCATION SHALL BE INSTALLED ON THE CENTER OF THE ADJACENT PAVED DRIVE LANE TO THE HYDRANT. MARKERS SHALL BE SPACED 1-FT APART, PERPENDICULAR TO THE ROAD CENTERLINE.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			FIRE HYDRANT ASSEMBLY DETAIL			
April 2006	Added valve opening note					
Date	Revisions	Appr. by	Date: Nov./1999	Scale: N.T.S.	Dwg: F.103	Fig: 103

WATER NOTES

1. PIPE:

   WATER MAINS AND/OR SEWER FORCE MAINS SHALL BE EITHER POLYVINYL CHLORIDE (PVC) C-900 OR DUCTILE IRON PIPE (DIP). REFER TO PLAN FOR PIPE TYPE.

   A. PVC PRESSURE PIPE 4" THROUGH 12" SHALL CONFORM TO ANSI/AWWA STANDARD C-900-97 (LATEST REVISION). PVC PRESSURE PIPE SHALL BE MADE FROM CLASS 12454-A OR 12454-B MATERIAL AND CONFORM TO THE OUTSIDE DIAMETER OF DUCTILE IRON PIPE WITH A MINIMUM WALL THICKNESS OF DR 18 (4" & 6" TO BE DR SERIES 14). ULTRA VIOLET DEGRADATION OR SUN-BLEACHED PIPE WILL BE CAUSE FOR REJECTION. PVC PRESSURE PIPE SHALL BE LAID WITH A THIRTY-SIX (36) INCH MINIMUM CLEAR COVER UNLESS OTHERWISE NOTED ON PLANS, AND APPROVED BY THE CITY UTILITIES DEPARTMENT.

   B. DUCTILE IRON PIPE (DIP) SHALL CONFORM TO ANSI/AWWA C151/A21.51-02 (LATEST REVISION) WITH A 350 PSI RATING, UNLESS OTHERWISE NOTED. DIP SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4-95 (LATEST REVISION). DIP SHALL BE LAID WITH A THIRTY (30) INCH MINIMUM CLEAR COVER UNLESS OTHERWISE NOTED ON PLANS, AND APPROVED BY THE CITY UTILITIES DEPARTMENT.

2. ALL MECHANICAL JOINT DUCTILE IRON FITTINGS SHALL BE AS PER ANSI/AWWA C153/A21.53-00 (LATEST REVISION) WITH A 350 PSI RATING. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED THE SAME AS DUCTILE IRON PIPE.

3. ALL POTABLE WATER SERVICE LINES UP TO 1 1/2 INCH SHALL BE POLYETHYLENE TUBING, TYPE K SOFT TEMPER COPPER, OR APPROVED EQUAL. 2" SERVICE LINES SHALL BE POLYETHYLENE TUBING, HARD TEMPER COPPER OR APPROVED EQUAL. ALL SERVICE LINES SHALL CONFORM TO ANSI/AWWA STANDARDS C800-01 AND/OR C901-02 (LATEST REVISION). ALL SERVICE FITTINGS UP TO 2" SHALL BE COMPRESSION TYPE OR EQUAL AS APPROVED BY THE DIRECTOR OF UTILITIES. ALL SERVICE LINES AND FITTINGS 3" OR LARGER SHALL BE CONSTRUCTED OF D.I.P.

4. VALVES 2" AND SMALLER SHALL BE ALL BRASS BI-DIRECTIONAL BALL VALVES SUITABLE FOR A WORKING PRESSURE OF 200 PSI MEETING THE REQUIREMENTS OF ANSI/AWWA C800-01 (LATEST REVISION). GATE VALVES 3" THROUGH 16" SHALL BE IRON BODY, RESILIENT SEAT, EQUIPPED WITH A 2" SQUARE OPERATING NUT, SUITABLE FOR A WORKING PRESSURE OF 200 PSI, COMPLY WITH ANSI/AWWA C509-01 (LATEST REVISION) AND BE M & H, AMERICAN DARLING, MUELLER, OR APPROVED EQUAL.

   ALL VALVES SHALL BE FURNISHED WITH ADJUSTABLE TYPE CAST IRON TYPE VALVE BOXES OF PROPER LENGTH FOR THE TRENCH DEPTH. ALL BOXES SHALL CONFORM TO AWWA WITH A SHAFT NOT LESS THAN 5" DIAMETER AND HAVE THE WORD "WATER" CAST IN THE COVER. BASE OF THE VALVE BOX SHALL BE CENTERED OVER THE VALVE, BE PLUMB AND BE SUPPORTED AT THE TOP WITH A 24" SQUARE CONCRETE COLLAR, EXCEPT IN PAVED AREAS. PVC (SDR 35) RISERS SHALL BE USED UNDER VALVE BOXES. USE BRASS I.D. TAG WITH ANCHORING POST, INDICATE DIRECTION, # OF TURNS, AND TYPE OF VALVE. ALL VALVES WITH 2" OPERATING NUTS DEEPER THAN 36" BELOW FINISHED GRADE WILL BE EQUIPPED WITH A NON-SECURED NUT EXTENSION TO 18" BELOW FINISHED GRADE.

5. WHERE SANITARY SEWER FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP), A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS. ALL CROSSINGS SHALL BE ARRANGED USING A FULL LENGTH OF PIPE, IF POSSIBLE, SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT 10 FEET FROM THE POINT OF CROSSING (PIPES SHOULD BE CENTERED AT THE CROSSING).

   WHERE NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENT ABOVE.

6. THE WATER MAIN SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER LINES. SEPARATION DISTANCE SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE AND SHALL NOT INCLUDE ANY CHORD, RADIUS, OR DIAMETER OF THE PIPE. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

7. THE WATER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH ANSI/AWWA C600-99 (LATEST REVISION). THE PRESSURE TESTING SHALL BE FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS AT 150 PSI MINIMUM AT ALL TIMES DURING THE TEST WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE FORMULA OF L=SD /P /133,200; L= ALLOWABLE LEAKAGE IN GAL./HR.; S=LENGTH OF PIPE TESTED IN FEET; D= DIAMETER OF PIPE IN INCHES; P= AVERAGE TEST PRESSURE DURING THE TEST IN LBS./SQ.IN. THE SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651-99 (LATEST REVISION).

8. NO SERVICE CONNECTIONS, METER BOXES, OR VALVES WILL BE PERMITTED IN DRIVEWAYS OR SIDEWALKS. UNLESS OTHERWISE APPROVED BY THE ENGINEER.

9. ALL VALVES SHALL BE "AS-BUILT" LOCATED BY THE CONTRACTOR'S ENGINEER AND RECORDED ON THE AS-BUILT PLANS TO BE PROVIDED TO THE CITY UTILITIES DEPARTMENT. AS-BUILT PLANS MUST BE CERTIFIED BY A LICENSED STATE OF FLORIDA REGISTERED LAND SURVEYOR AND SEALED BY THE ENGINEER OF RECORD.

10. ALL EXCAVATION IN EXISTING RIGHT-OF-WAY SHALL BE BACKFILLED AT END OF EACH DAY TO PERMIT PEDESTRIAN AND VEHICULAR TRAFFIC PRIOR TO CONTRACTOR LEAVING SITE.

11. ALL NEWLY INSTALLED OR CONSTRUCTED PIPING SYSTEMS SHALL BE CLEANED PRIOR TO BEING PUT INTO SERVICE BY USING A POLLY PIG CLEANING SYSTEM. A MINIMUM OF TWO (2) PIGGINGS ARE REQUIRED, AT THE DISCRETION OF THE UTILITY ENGINEER THE TEST SHALL BE REDONE TO HIS SATISFACTION.

12. NO SUPPLIER OF WATER SHALL PUT INTO SERVICE OR RESUME THE USE OF ANY PLANT, PUMPING STATION, MAIN STANDPIPE, RESERVOIR, TANK OR OTHER PIPE OR STRUCTURE THROUGH WHICH WATER IS DELIVERED TO CONSUMERS FOR DRINKING AND HOUSEHOLD PURPOSES UNTIL THE STRUCTURES HAVE BEEN EFFECTIVELY DISINFECTED AND APPROVED FOR OPERATION BY THE BROWARD COUNTY HEALTH DEPARTMENT.

13. BACKFILL MATERIAL FOR WATER MAINS SHALL BE NON-COHESIVE, NON-PLASTIC MATERIAL FREE OF ALL DEBRIS, LUMPS AND ORGANIC MATTER. BACKFILL MATERIAL PLACED WITHIN ONE (1) FOOT OF PIPING AND APPURTENANCES SHALL NOT CONTAIN ANY STONES LARGER THAN TWO (2) INCHES IN DIAMETER. NO STONE LARGER THAN SIX (6) INCHES IN DIAMETER WILL BE PERMITTED IN ANY REMAINING BACKFILL.

14. PIPE BENDS AND FITTINGS SHALL BE OF RESTRAINED JOINT TYPE AS APPROVED BY THE CITY UTILITIES DEPARTMENT. CONCRETE THRUST BLOCKS SHALL NOT BE USED. DISTANCE TO BE RESTRAINED SHALL BE IN ACCORDANCE TO THE SCHEDULE SHOWN AND AS VERIFIED BY THE ENGINEER OF RECORD.

NOTES:
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW LINE.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN COMPLETED.

NOTES:
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOPS ON NEW MAIN AFTER FLING AND FLUSHING HAS BEEN COMPLETED.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			FILLING AND FLUSHING DETAIL			
April 2006	Removed meter and check valve					
Date	Revisions	Appr. by	Date: Nov./1999	Scale: N.T.S.	Dwg: F.104	Fig: 104

NTS

NOTES:
1. THIS DETAIL GRAPHICALLY REPRESENTS THE LAYOUT AND CONFIGURATION REQUIRED. THE DESIGN ENGINEER SHALL SIZE THE PIPING TO ENSURE THAT A MINIMUM VELOCITY OF 2.5 FPS IS OBTAINED IN THE PRIMARY WATER DISTRIBUTION SYSTEM MAINLINE.
2. FULL JOINT RESTRAINT IS REQUIRED. THRUST CALCULATIONS ARE NECESSARY.
3. EROSION CONTROL IS ESSENTIAL TO SATISFACTORY PERFORMANCE AND SHALL BE CONSIDERED IN THE DESIGN.
4. OTHER DESIGNS MAY BE APPROVED BY THE CITY'S UTILITIES AND ENGINEERING DIRECTOR WHO WILL HAVE SOLE DISCRETION OF APPROVAL. FIRE HYDRANTS MAY BE AN ACCEPTABLE ALTERNATIVE.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			CANON FLUSH DETAIL			
Date	Revisions	Appr. by	Date: DEC./1999	Scale: N.T.S.	Dwg: F.105x	Fig: 105

POTABLE WATER-SANITARY SEWER-REUSE WATER SEPARATION NOTES

VERTICAL CROSSINGS

Sanitary sewer systems and/or reuse water mains shall cross under potable water mains whenever physically possible. Sanitary sewers systems and/or reuse water mains crossing below potable water mains shall be laid to provide a minimum vertical separation distance of 18 inches between the invert of the potable water main and the crown of the lower pipe.2)

HORIZONTAL SEPARATIONS

Wherever it is physically possible:

Sanitary sewer systems require a minimum of a 10-foot horizontal separation distance between any potable water main parallel installations.

Reuse water mains require a minimum of a 5 foot center to center (absolute minimum of 3 foot outside to outside of pipe) horizontal separation distance between any potable water main and/or a sanitary sewer system parallel installations.

Wherever either are not physically possible, then the potable water main shall be laid at the maximum physical horizontal separation distance possible, and either laid:
A) In a separate trench;
B) on an undisturbed earth shelf;
with a minimum vertical separation distance of 18 inches provided between the invert of the potable water main and the crown of the lower pipe, thus conforming to the minimum Vertical Crossings in paragraph 11.3)

CONFLICTS

Wherever it is not possible to maintain the minimum standards in 1) and 2), then all piping material shall be ductile iron pipe (DIP). All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used as determined by the design and site conditions. Additionally, all joints on the potable water main, within 20 feet of the conflict, shall be mechanically restrained. An absolute minimum vertical separation distance of 6 inches shall be provided between the invert of the upper pipe and the crown of the lower pipe.

NO.	DATE	BY	REVISION

Designed by: CITY Date: 4/08
Drawn by: CITY Date: 4/08
Checked by: CITY Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

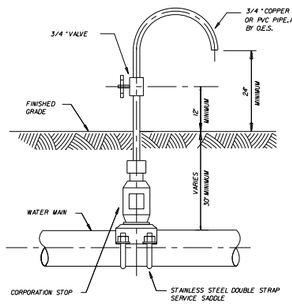
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BEL LAGO
WATER AND SEWER DETAILS

PROJECT NUMBER 0906-14
SHEET NUMBER 13 of 18

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A CORPORATION STOP SHALL BE INSTALLED WITH A LENGTH OF COPPER TUBING EXTENDING ABOVE THE GROUND.THE TUBING SHALL BE INSTALLED WITH A 180° BEND AND A VALVE.



NOTES:
SAMPLING POINTS SHALL BE LOCATED AND LATER REMOVED AS REQUIRED BY BROWARD COUNTY HEALTH DEPARTMENT. CORPORATION STOP SHALL BE REMOVED AND SADDLE PLUGGED WITH A BRASS FITTING.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			BACTERIOLOGICAL DETAIL			
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F106	Fig: 106

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S).*								
	PIPE SIZE							
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND								
45° BEND								
22-1/2 BEND								
11-1/4 BEND								
PLUG OR BRANCH OF TEE								

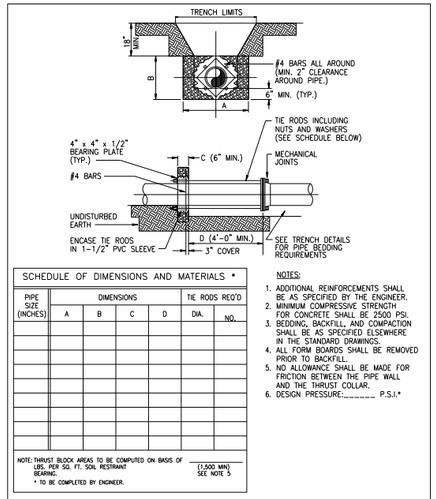
* SEE NOTE 7.

NOTES:
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER,USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA,WITH THE FOLLOWING ASSUMPTIONS:

   WORKING PRESSURE:_____ P.S.I.*
   SOIL DESIGNATION:_____ *
   LAYING CONDITIONS:_____ *

6. FOR PIPE ENCASED IN POLYETHYLENE,USE VALUES GIVEN IN PARENTHESES OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. TO BE COMPLETED BY THE DESIGN ENGINEER.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			RESTRAINED PIPE DETAIL			
Date	Revisions	Appr. by	Date Nov. 1999	Scale: N.T.S.	Dwg: F108	Fig: 108



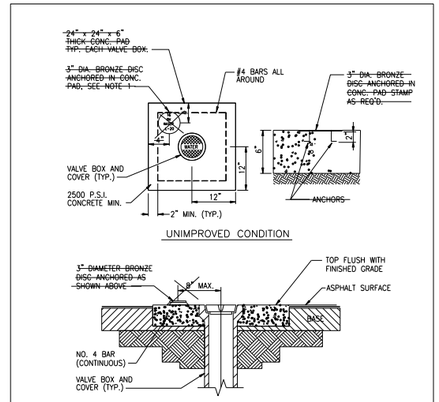
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF ____ LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 PSI.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE:_____ P.S.I.*

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			WATER MAIN THRUST COLLAR DETAIL			
Date	Revisions	Appr. by	Date: Nov 1999	Scale: N.T.S.	Dwg: F109	Fig: 109

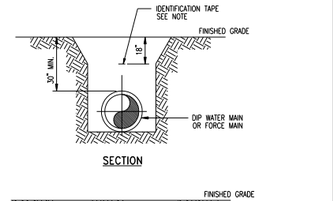


UNIMPROVED CONDITION

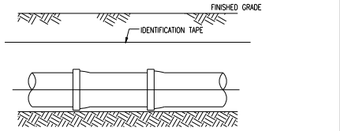
ALTERNATIVE FOR IMPROVED CONDITION

NOTES:
1. ~~BRONZE~~ DISC TO BE SUPPLIED BY CITY.
2. ~~AMERICAN~~ FLOW CONTROL TRENCH ADAPTER VALVE BOX AND EXTENSION IS PREFERRED. STANDARD CAST IRON BOX

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			VALVE COLLAR DETAIL			
April 2006	Removed bronze disc - other					
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F111	Fig: 111



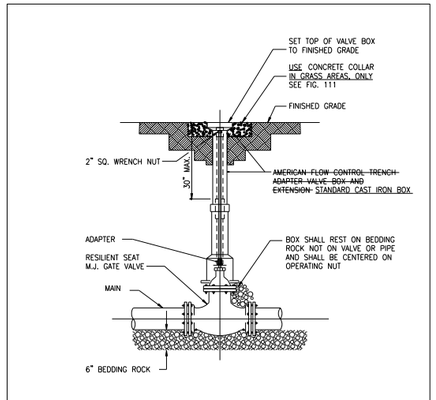
SECTION



PROFILE

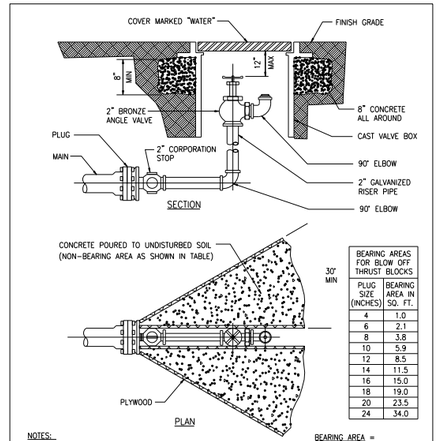
NOTE:
DETECTABLE IDENTIFICATION TAPE SHALL BE INSTALLED DIRECTLY OVER CENTERLINE OF THE PIPE AT 18-INCHES BELOW FINISHED GRADE.

			CITY OF COCONUT CREEK UTILITIES DEPARTMENT			
			LOCATING TAPE DETAIL			
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F112	Fig: 112



NOTES:
WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			GATE VALVE AND BOX DETAIL			
April 2006	Adopted Cast Iron Box - Other					
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F115	Fig: 115



SECTION

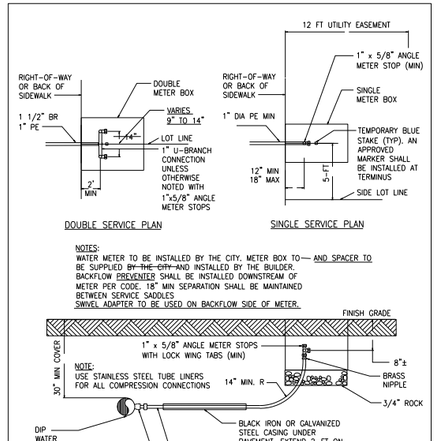
PLAN

BEARING AREAS FOR BLOW OFF THRUST BLOCKS	
PLUG SIZE (INCHES)	BEARING AREA IN SQ. FT.
4	1.0
6	2.1
8	3.8
10	5.9
12	8.5
14	11.5
16	15.0
18	19.0
20	23.5
24	34.0

BEARING AREA = (TEST PRESSURE/150) x (2000/SOIL BEARING STRESS) x (TABLE VALUE)

NOTES:
1. PIPE JOINT COMPOUND SHALL BE APPLIED TO MALE THREADS ONLY.
2. COAT ALL EXPOSED THREADS WITH BITUMASTIC BEFORE BACKFILLING.
3. 2" TOP IN BOTTOM OF PLUG.
4. PLYWOOD AND CONCRETE TO HAVE A HEIGHT EQUAL TO THE DIAMETER OF THE PIPE.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			BLOW OFF VALVE DETAIL			
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F117	Fig: 117

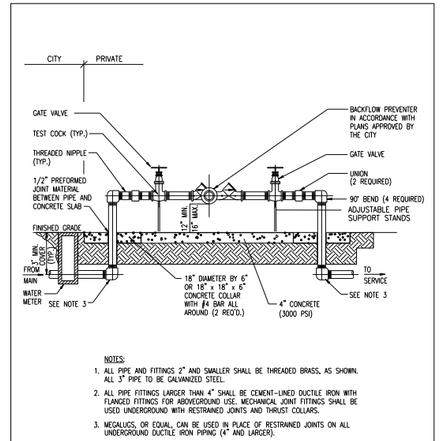


DOUBLE SERVICE PLAN SINGLE SERVICE PLAN

NOTES:
WATER METER TO BE INSTALLED BY THE CITY. METER BOX TO ~~BE~~ AND SPACER TO BE SUPPLIED ~~BY THE CITY~~ AND INSTALLED BY THE BUILDER. BACKFLOW ~~PREVENTER~~ SHALL BE INSTALLED DOWNSTREAM OF METER PER CODE. 18" MIN SEPARATION SHALL BE MAINTAINED BETWEEN SERVICE SADDLES
SWIVEL ADAPTER TO BE USED ON BACKFLOW SIDE OF METER.

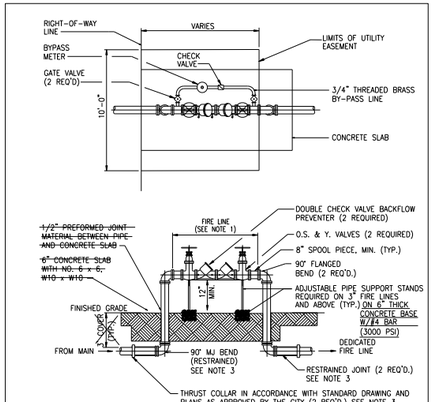
NOTE:
DOUBLE STRAP SERVICE SADDLES SHALL BE INSTALLED ON PIPE OTHER THAN DIP

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			WATER SERVICE CONNECTION DETAILS			
April 2006	Modified notes regarding meter box					
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F119	Fig: 119



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS, AS SHOWN. ALL 3" PIPE TO BE GALVANIZED STEEL.
2. ALL PIPE FITTINGS LARGER THAN 4" SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVEGROUND USE. MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND WITH RESTRAINED JOINTS AND THRUST COLLARS.
3. MEGALUGS, OR EQUAL, CAN BE USED IN PLACE OF RESTRAINED JOINTS ON ALL UNDERGROUND DUCTILE IRON PIPING (4" AND LARGER).
4. PAINT ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES.
5. BACKFLOW DEVICES MUST BE IN PLACE AND OPERATIONAL PRIOR TO THE INSTALLATION OF WATER METERS.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			REDUCED PRESSURE BACKFLOW PREVENTER			
April 2006	Added note no. 5 - other					
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F120	Fig: 120



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS.
2. ALL PIPE FITTINGS 4" DIA. AND LARGER SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVEGROUND USE. MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND.
3. MEGALUGS, OR EQUAL, CAN BE USED IN PLACE OF RESTRAINED JOINTS ON ALL UNDERGROUND PIPING.
4. PAINT ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			FIRELINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY			
April 2006	Revised concrete slab under supports					
Date	Revisions	Appr. by	Date: Nov. 1999	Scale: N.T.S.	Dwg: F121	Fig: 121

NO.	DATE	BY	REVISION

Designed by: CITY Date: 4/08
Drawn by: CITY Date: 4/08
Checked by: CITY Date: 4/08

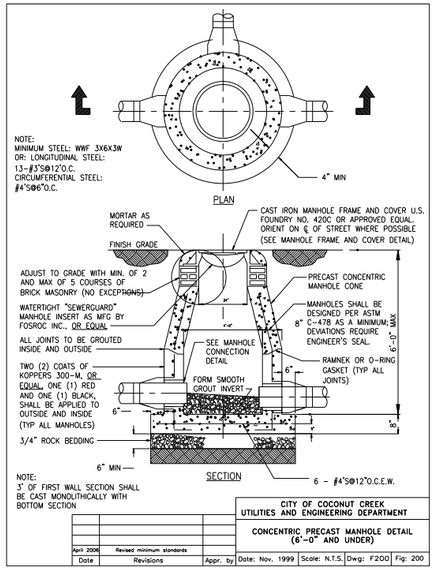
Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

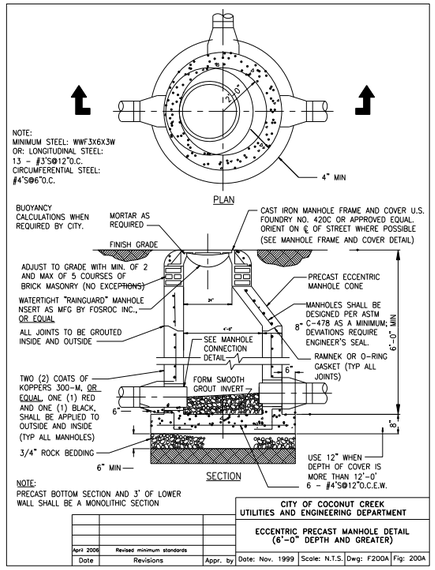
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1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

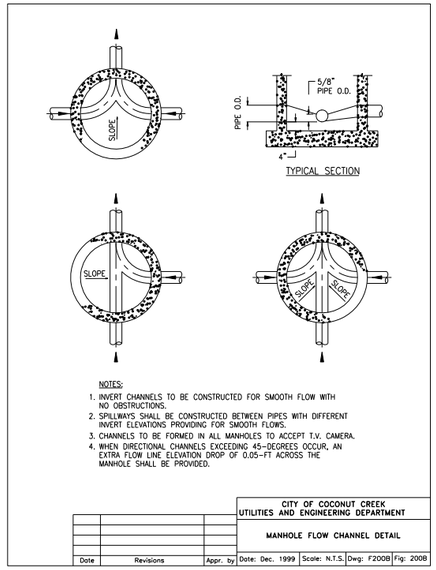
BEL LAGO
WATER AND SEWER DETAILS

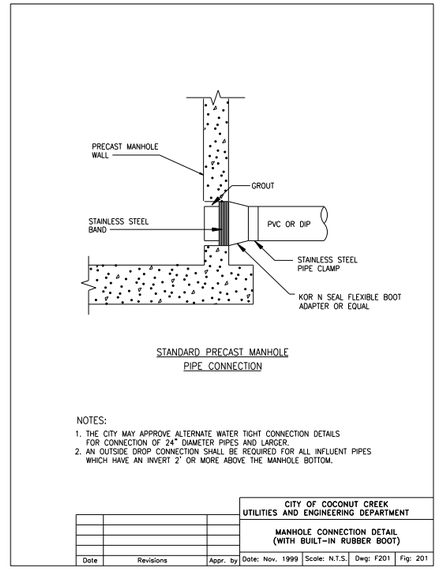
PROJECT NUMBER 0906-14
SHEET NUMBER 14 of 18

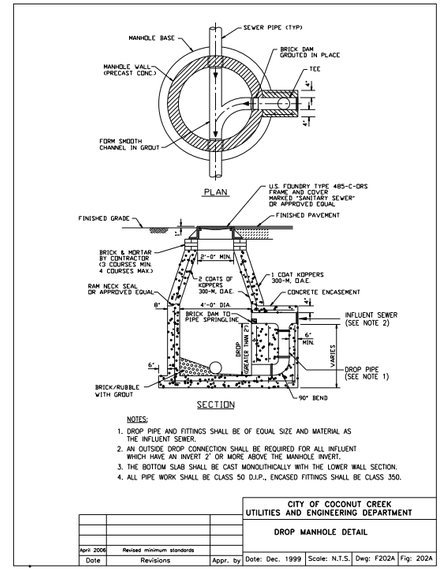
10/21/2010
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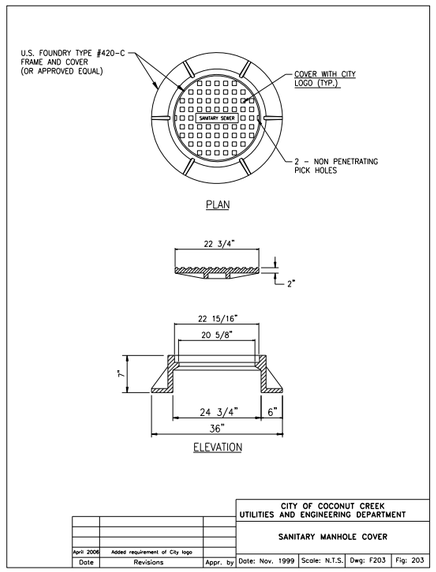


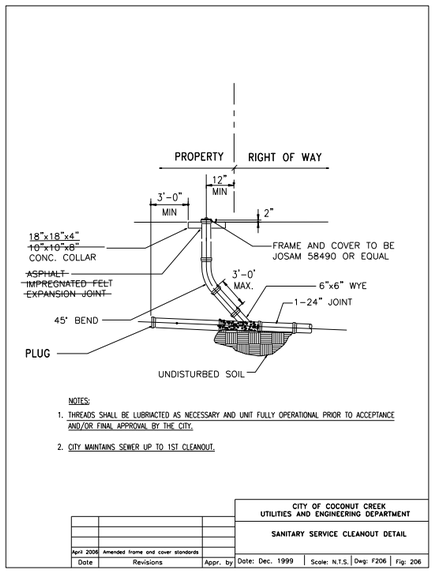


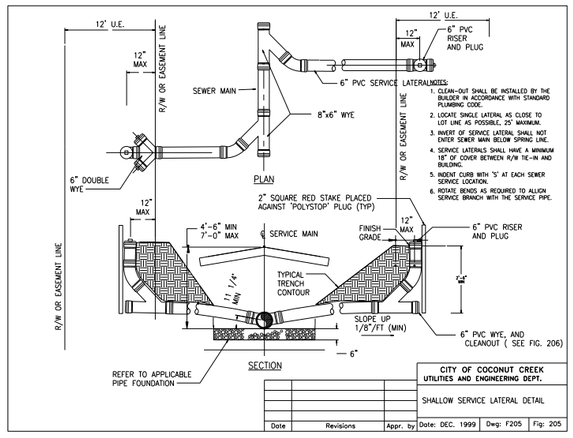


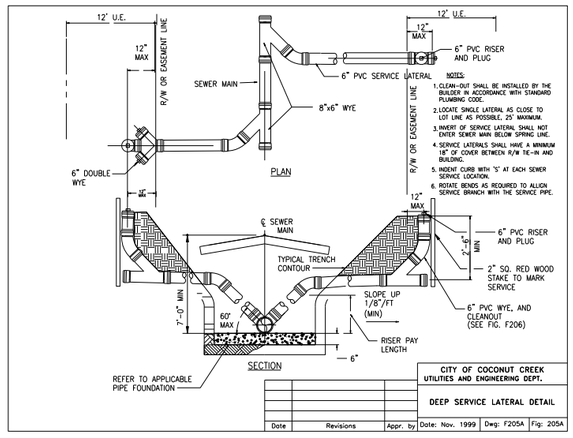












NO.	DATE	BY	REVISION

Designed by: CITY Date: 4/08
Drawn by: CITY Date: 4/08
Checked by: CITY Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

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Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO
WATER AND SEWER DETAILS

PROJECT NUMBER 0906-14
SHEET NUMBER 15 of 18

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INDIGO LAKES

N

0 50 100
FEET
SCALE: 1"=50'

INSTALL PERIMETER SILT FENCE (SEE DETAILS)

INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS)

INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS)

INSTALL PERIMETER SILT FENCE (SEE DETAILS)

MORGAN PROFESSIONAL PARK

BUILDING No. 8
3 STORY
TYPE II - 18 UNITS

BUILDING No. 7
3 STORY
TYPE IV - 12 UNITS

BUILDING No. 6
3 STORY
TYPE V - 12 UNITS

BUILDING No. 5
3 STORY
TYPE I - 30 UNITS

BUILDING No. 4
3 STORY
TYPE III - 12 UNITS

BUILDING No. 3
3 STORY
TYPE I - 30 UNITS

BUILDING No. 2
3 STORY
TYPE I - 30 UNITS

EVERGREEN LAKES

INSTALL FLOATING TURBIDITY BARRIER (AS REQUIRED) PER F.D.O.T. INDEX 103 (TYP.-SEE DETAILS)

BUILDING No. 9
3 STORY
TYPE I - 30 UNITS

LAKE

CLUB HOUSE

SPA

POOL

GAZEBO

INSTALL PERIMETER SILT FENCE (SEE DETAILS)

INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS)

INSTALL PERIMETER SILT FENCE (SEE DETAILS)

SELF STORAGE
4 STORY - 116,293 S.F. (GROSS)

BUILDING 1
4 STORY - 48 UNITS

PARKING GARAGE
THREE STORY - 82 SPACES

BUILDING 1
4 STORY - 48 UNITS

INSTALL FILTER FABRIC UNDER INLET GRATE (SEE DETAILS)

RESTAURANT
6,300 S.F. GROSS BUILDING
2,450 S.F. OUTDOOR SEATING AREA

INSTALL PERIMETER SILT FENCE (SEE DETAILS)

INSTALL FILTER FABRIC UNDER EX. INLET GRATES WITHIN WILES ROAD (SEE DETAILS)

DISCHARGE POINT No. 1

INSTALL TEMPORARY PLUG DURING CONSTRUCTION

TEMPORARY CONSTRUCTION ENTRANCE PER F.D.O.T. INDEX 106 DURING PHASE ONE & TWO

INSTALL PERIMETER SILT FENCE (SEE DETAILS)

TEMPORARY CONSTRUCTION ENTRANCE PER F.D.O.T. INDEX 106 DURING PHASE THREE

INSTALL TEMPORARY PLUG DURING CONSTRUCTION

DISCHARGE POINT No. 2

WILES ROAD

NO.	DATE	BY	REVISION
5	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
4	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
2	9/26/08	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

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Authorization Number 26258

BEL LAGO

STORMWATER POLLUTION PREVENTION PLAN

PROJECT NUMBER 0906-14
SHEET NUMBER 16 of 18

10/21/2010
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PROJECT LOCATION:	CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
TOTAL AREA OF THE SITE:	18.09 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	18.09 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF A MIXED-USE DEVELOPMENT WITHIN A 18.16 ACRE PROPERTY. THE SITE IS CURRENTLY VACANT WITH EXISTING VEGETATION AND SEVERAL ABANDONED STRUCTURES.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. PROTECT EXISTING TREES WHICH WILL REMAIN AND/OR BE RELOCATED. 2. CLEAR & GRUB EXISTING REMAINING VEGETATION WITHIN THE SITE. 3. HAUL OFF SITE CLEARED MATERIAL. 4. START LAKE EXCAVATION PHASE. 5. START SITE EARTHWORK GRADING PHASE.
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS FINE TO MEDIUM SAND WITH LIMESTONE UNDERNEATH.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	TWO (2) DISCHARGE POINTS EACH CONNECTING TO THE EXISTING DRAINAGE SYSTEM WITHIN WILES ROAD.
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	DISCHARGE POINTS: 26°17'13" LATITUDE 80°11'47" LONGITUDE RECEIVING SYSTEM: EXISTING WILES ROAD DRAINAGE SYSTEM

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATIONS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL. THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY ENTRANCE OFF OF WILES ROAD USING THE SOIL TRACKING PREVENTION DEVICE PER F.D.O.T. INDEX 106
OTHER:	N/A

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S.62-40.432, F.A.C., THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

1. A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.
2. FILTER FABRIC MATERIAL SHALL BE INSTALLED ON ALL OPEN GRATE DRAINAGE INLETS.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERIMETER LANDSCAPE BUFFERS HAVE BEEN COMPLETED.

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

1. SILT FENCES
2. FILTER FABRIC MATERIAL

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).

1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.
2. SITE CIVIL INSPECTOR WILL CONDUCT WEEKLY INSPECTIONS.
3. INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

TEMPORARY SEDIMENT BASINS WILL BE CONSTRUCTED AS REQUIRED WITHIN THE SITE DURING UNDERGROUND UTILITY INSTALLATION OPERATIONS. THE PROPOSED ON-SITE LAKE AREA WILL ALSO BE USED.

DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

A PERMANENT PERIMETER LANDSCAPE BUFFER WILL BE CONSTRUCTED AROUND THE ENTIRE SITE AS PART OF THE PROPOSED STORM WATER MANAGEMENT SYSTEM.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

1. THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.
2. THE SITE CIVIL INSPECTOR WILL INSPECT THE EROSION AND TURBIDITY CONTROL DEVICES DURING EACH SCHEDULED INSPECTION AND/OR AFTER EACH HEAVY STORM EVENT AS REQUIRED.
3. ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.

CONTRACTOR CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

NO.	DATE	BY	REVISION
2	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
1	9/26/08	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: A.Q. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

HSQ GROUP, INC.
Consulting Engineers • Planners • Transportation
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

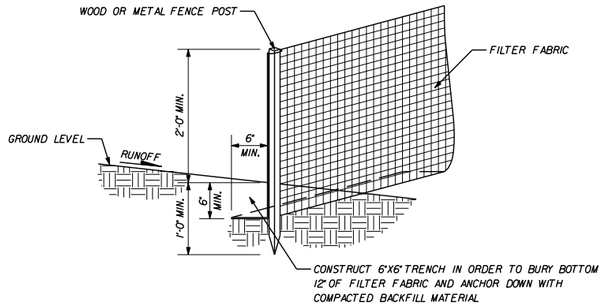
BEL LAGO

N.P.D.E.S. NOTES

PROJECT NUMBER 0906-14
SHEET NUMBER 17 of 18

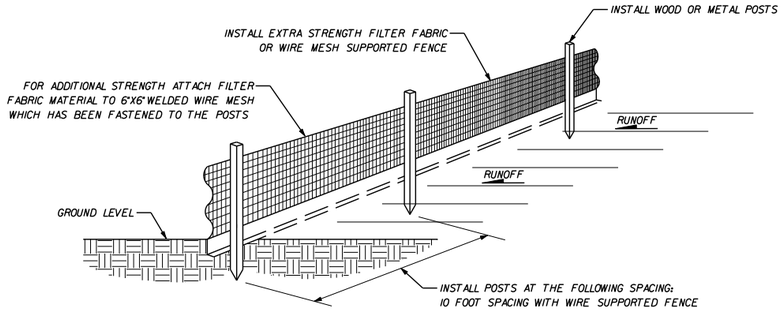
10/21/2010

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POST & FILTER FABRIC INSTALLATION DETAIL

N.T.S.

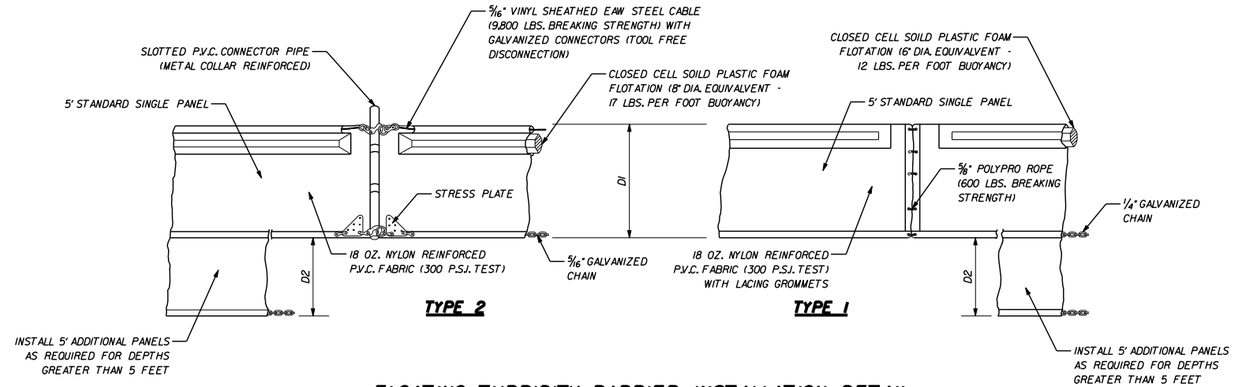


SILT FENCE INSTALLATION DETAIL

N.T.S.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.

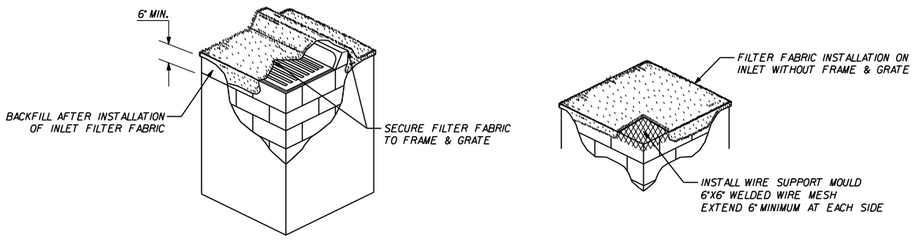


FLOATING TURBIDITY BARRIER INSTALLATION DETAIL

N.T.S.

FLOATING TURBIDITY BARRIER INSTALLATION NOTES

1. FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED WITHIN EXISTING LAKES AND/OR CANALS. REFER TO STORMWATER POLLUTION PREVENTION PLANS FOR EXACT LOCATIONS.
2. CONTRACTOR MAY INSTALL A SUBSTITUTION FOR THE TYPE 1 AND TYPE 2 FLOATING TURBIDITY BARRIERS ONLY IF APPROVED BY BOTH THE ENGINEER-OF-RECORD AND THE APPLICABLE GOVERNMENTAL AGENCIES.
3. THE TURBIDITY BARRIER CURTAIN BOTTOM SHALL REACH A MINIMUM DEPTH OF 10 FEET FROM THE EXISTING WATER ELEVATION. MULTIPLE PANELS OR SPECIAL DEPTH CURTAINS SHALL BE USED IF THE PLANS OR ENGINEER-OF-RECORD SPECIFY DEPTHS GREATER THAN 10 FEET.



FILTER FABRIC INSTALLATION DETAIL

N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

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Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: A.Q. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

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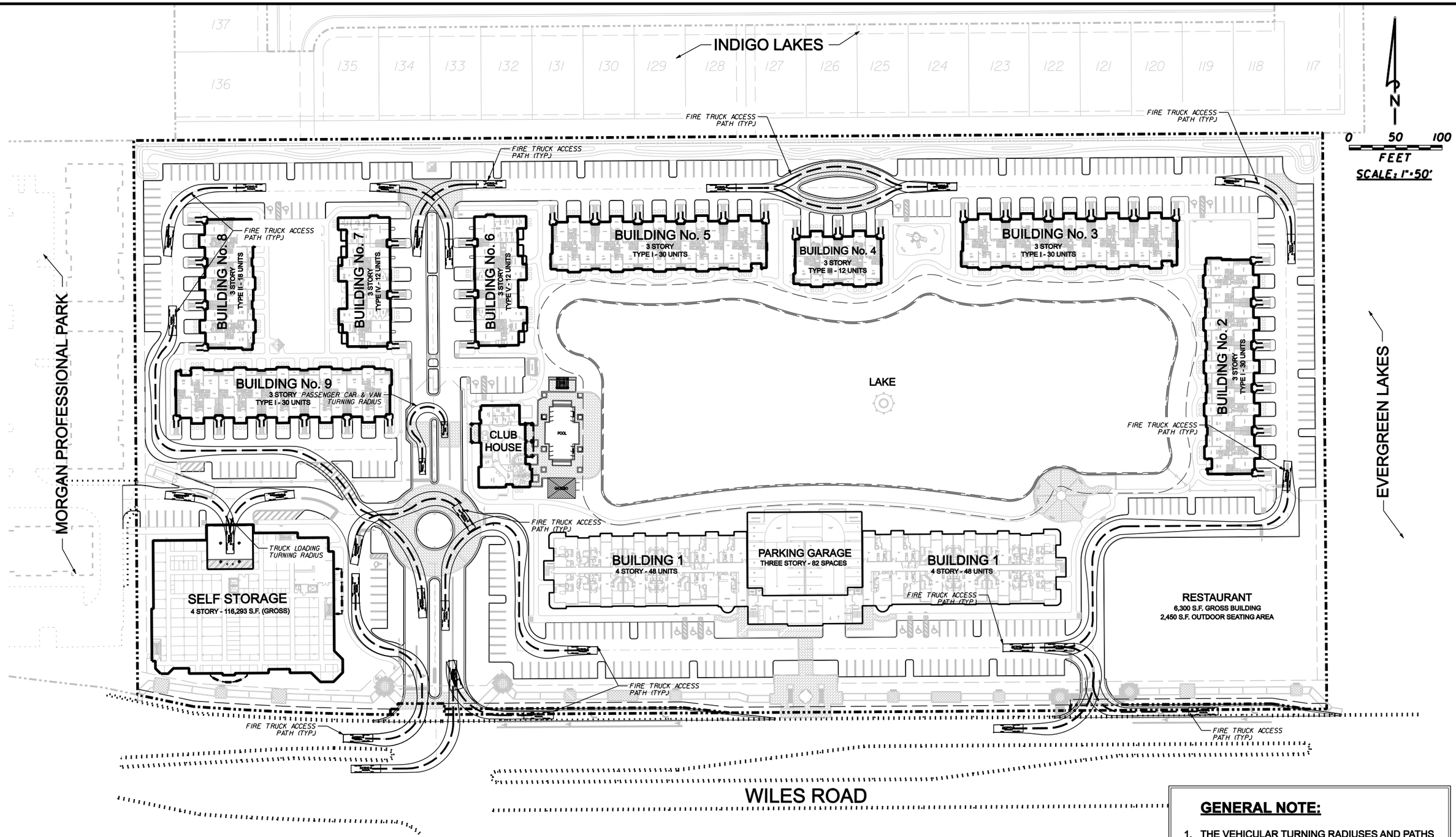
BEL LAGO

EROSION CONTROL DETAILS

PROJECT NUMBER 0906-14
SHEET NUMBER 18 of 18

10/21/2010

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GENERAL NOTE:

1. THE VEHICULAR TURNING RADIUSES AND PATHS SHOWN ON THIS PLAN WERE CREATED USING AUTOTURN - VERSION 6.0 SOFTWARE.

NO.	DATE	BY	REVISION
3	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
2	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 6/08
Drawn by: G.H. Date: 6/08
Checked by: N.S. Date: 6/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

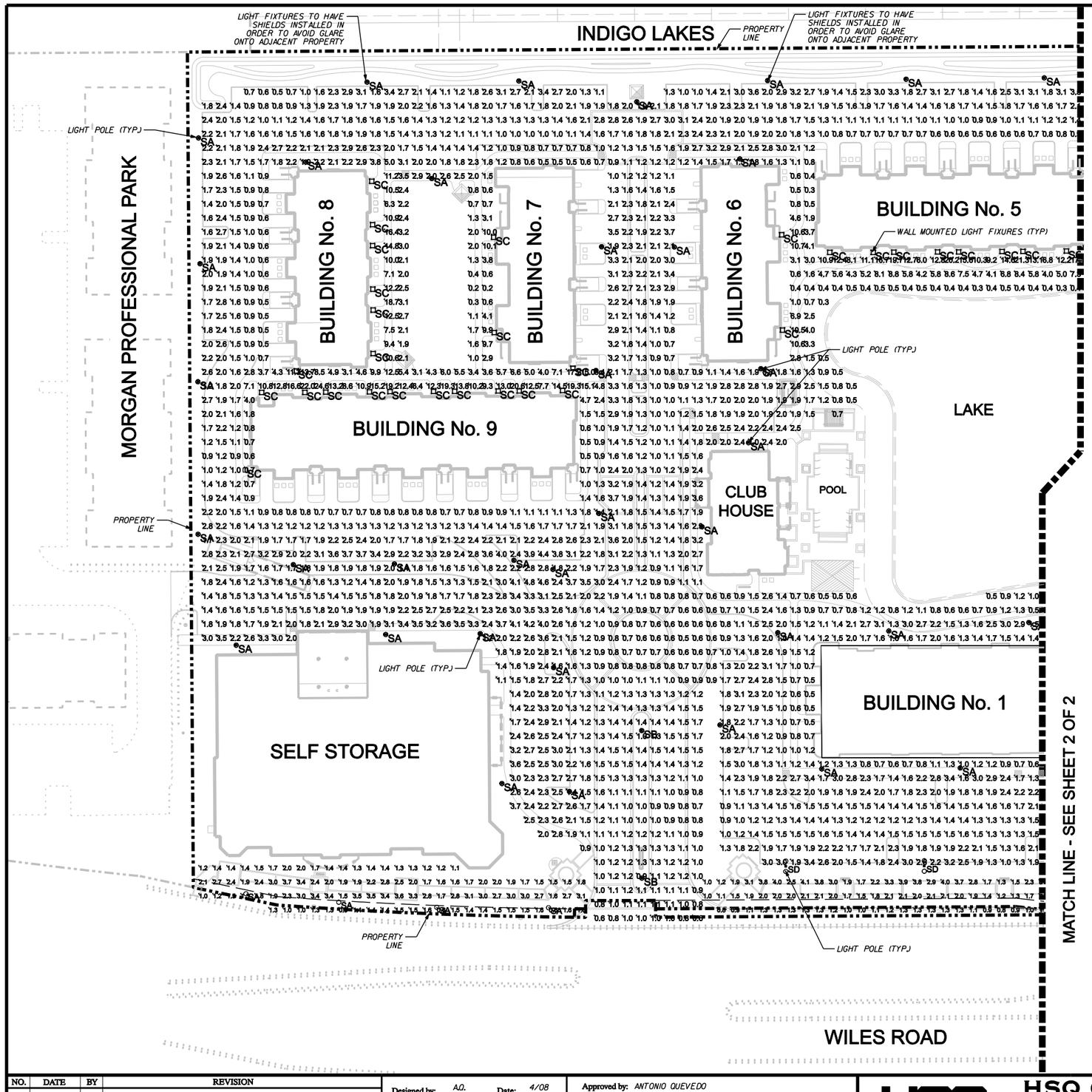
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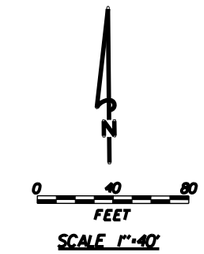
FIRE DEPARTMENT & VEHICULAR ACCESS EXHIBIT

PROJECT NUMBER 0906-14
SHEET NUMBER 1 of 1

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MATCH LINE - SEE SHEET 2 OF 2

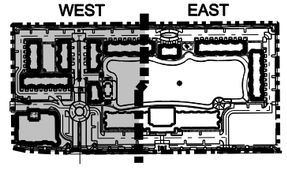


LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Lamp	File	Lumens	LLF
⌑	SA	73	STREET LTG EQUIP CO (III) WALDORF 200W PSMH TYPE 3 POST TOP SGL ASSEMBLY (POLE MT @ 18 FT AFG)	(1) VENTURE LIGHTING 200 WATT PULSE START METAL HALIDE COATED LAMP	ITL48611.IES	20000	0.75
⌑	SB	7	STREET LTG EQUIP CO (III) WALDORF 200W PSMH TYPE 5 POST TOP SGL ASSEMBLY (POLE MT @ 18 FT AFG)	ONE 200-WATT PHOSPHOR-COATED E-28 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	ITL48624.les	20000	0.75
□	SC	58	RAB LIGHTING (III) WP2FCH150PS (WALL MT @ 15 FT AFG)	ONE PHILIPS 175 WATT MH LAMP	T20376.IES	12500	0.75
○ ○	SD	7	STREET LTG EQUIP CO (III) WALDORF 200W PSMH TYPE 3 ARM MT DBL ASSEMBLY (POLE MT @ 18 FT AFG)	(1) VENTURE LIGHTING 200 WATT PULSE START METAL HALIDE COATED LAMP	ITL48611.IES	20000	0.75

STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot/Street Areas	1.8 fc	5.0 fc	0.5 fc	10.0:1	3.6:1
Restaurant Parking Area	1.9 fc	4.6 fc	1.0 fc	4.6:1	1.9:1
Self Storage Parking Area	2.2 fc	4.8 fc	1.1 fc	4.4:1	2.0:1
Linear Park Area	1.8 fc	4.3 fc	0.6 fc	7.2:1	3.0:1



KEY MAP

NO.	DATE	BY	REVISION
4	5/27/10	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
3	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
2	6/22/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
Drawn by: G.H. Date: 4/08
Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
Date: 10/21/2010
Registered Engineer Number 59471
State of Florida

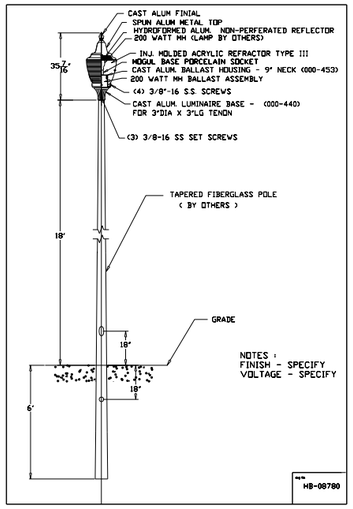
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Boca Raton, Florida 33486 (561) 392-0221
Authorization Number 26258

BEL LAGO
SITE PHOTOMETRIC PLAN - WEST

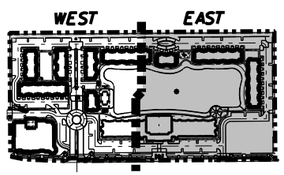
PROJECT NUMBER 0906-14
SHEET NUMBER 1 of 2

10/21/2010

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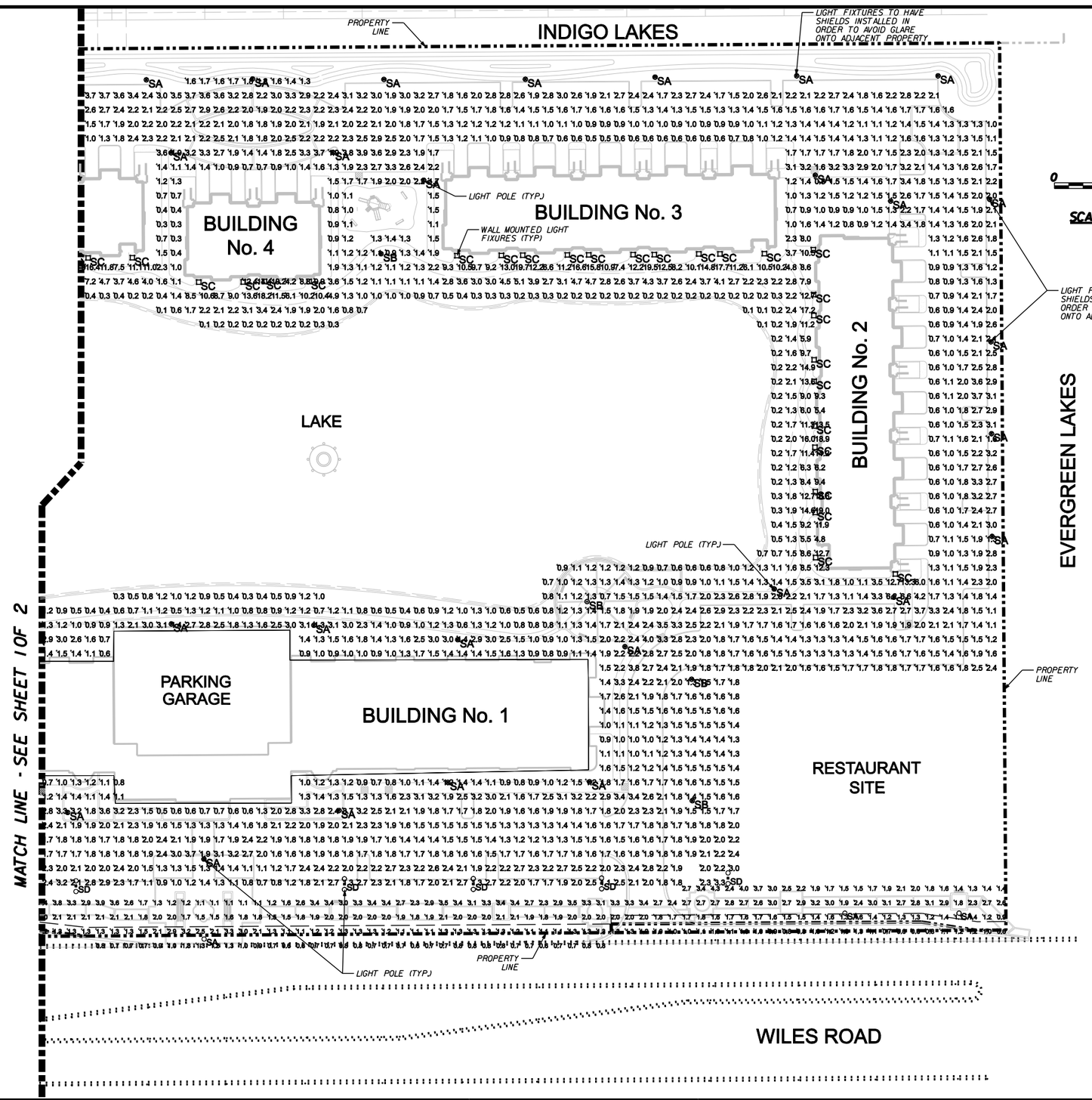


TYPE - SA & SB



KEY MAP

MATCH LINE - SEE SHEET 1 OF 2



NO.	DATE	BY	REVISION
4	5/27/10	AQ.	REVISED PER D.R.C. REVIEW COMMENTS
3	12/7/09	AQ.	REVISED PER D.R.C. REVIEW COMMENTS
2	6/22/09	M.K.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
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Registered Engineer Number 59471
State of Florida
Date: 10/21/2010

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BEL LAGO
SITE PHOTOMETRIC PLAN - EAST

PROJECT NUMBER 0906-14
SHEET NUMBER 2 of 2

10/21/2010

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