DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	*Harmonious and efficient organizations.* The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.
	BUILDING AND SITE IS DEVELOPED AS TO RETAIN THE DESIGN QUALITIES OF THE ADJACENT BUILDINGS
2.	*Preservation of natural state.* Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.
	PROVIDED SEE LANSCAPE PLANS
3.	*Enhancement of residential privacy.* The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.
	ACKNOWLEDGED
4.	*Emergency access.* Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.
	PROVIDED SEE ACCESS ROAD AROUND BUILDING
5.	*Access to public ways.* Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.
	PROVIDED SEE SITEPLAN
6.	*Pedestrian circulation.* A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.
	PROVIDED SEE SIDEWALL ON SITEPLANS
7.	*Design of access and egress drives.* The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.
	PROVIDED SEE ATTACHED
8.	*Coordination with off-site vehicular and pedestrian circulation systems.* The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.
	PROVIDED SEE CIVIL DRAWINGS
9.	*Stormwater control.* Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.
	PROVIDED SEE SITEPLAN
10.	*Exterior lighting.* Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.
	PROVIDED SEE PHOTOMETRIC PLAN PH101
11.	*Protection of property values.* Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.
	ACKNOWLEDGED

LAND DEVELOPMENT CODE - Section 13-320: Green Building Construction GREEN STANDARDS	DESCRIPTION (description of use in development)	PAGE/DETAIL # OR NOTE
13-320(b)(1)		
LEED Accredited Professional	Mark Butters / Chris Lawrence	
Sustainable Site Development		
Construction Pollution Prevention	As per SWIFF Plan and Erosion Control Plan (SEE CIVIL SWPP1-3)	CIVILS
Construction site materials recycling	To Comply with Waste Management Requirements	Contractor
Stormwater management	Site drainage provided as per SWIFF plans (SEE CIVIL)	CIVILS
Alternative transportation	Bus transportation provide at local Bus Johnson/441 Distance is .25 miles from location and Lyons Rd/441 Distance is .75 miles	N/A
Minimizing heat island effect	Trees provided to create shade- See Landscape Plans, and Truck apron built from concrete in lieu of asphalt. Roof complies with energy star requirements.	Landscape Plans
Water Efficiency		
Innovative water technologies	Landscape Sprinklers provided with timers. All plumbing fixtures to comply with energy star low flush requirements	Irrigation Plans
Water efficient	Landscape Sprinklers provided with timers and zone control using well water.	Irrigation Plans
Energy Efficiency		
Minimum energy performance	Building on lighting control systems to cut down on energy usage. All interior office lighting to comply with Florida energy code requirements.	Will Be provided On Construction Documents
On-site renewable energy	N/A	N/A
Indoor Environmental Quality		
Indoor air quality	Exhaust Fans provided in warehouse. Air changes per hour = Merv8 hepa filters to be installed after construction.	Will Be provided On Construction Documents
Materials and Recycling		
Recycling of demolition waste	To Comply with Waste Management Requirements	Owner
Storage and collection of recyclables post occupancy	Building owner currently recycles all material of aluminum/foam etc.	Owner
Building re-use	New Building no reuse available (N/A)	N/A
Regional materials	All concrete from local areas regional and Building pad gravel and rock from local areas. Steel also from local areas used in building construction.	Contractor
13-320(b)(3)		
Acknowledgement to maintain the green building components for the life of the building.	Applicant will acknowledge maintaining green components.	Owner / Applicant

GREEN PLAN ACTION ITEMS ACTION ITEMS	DESCRIPTION (description of use in development)	
Action 1.6 – Ensure 100% of new development projects throughout the City contain *conspicuous displays of green technology* that function in the project design while providing a social, artistic, and environmental value.	Applicant will incorporate various green building practices into final plans	Owner
Action 2.1 – Achieve 40% tree canopy coverage throughout the City with maximum tree coverage on public and private land by 2020.	Applicant meets 40% coverage for the site	Landscape Plans
Action 2.2 – Achieve 40% greenroof coverage for new construction in MainStreet Project Area and 10% greenroof coverage for new construction for areas outside of MainStreet. (i.e. high albedo paint on roof)	Roof is TPO Hi reflective	Will Be provided On Construction Documents
Action 5.1 – Increase recycling throughout the City by 25% by 2014 and 50% by 2020.	Applicant will have recycle dumpster	Owner
Action 5.3 – Require all construction and demolition debris to divert 75% of waste from landfills.	Applicant will comply	Contractor/Owner

Note: All responses to this checklist are meant to reflect efforts ABOVE minimum code requirements.

Mike Gai

From: Morrison, Karen <KMorrison@republicservices.com>
Sent: Wednesday, November 13, 2019 6:50 PM
To: Mike Gai
Subject: RE: Dumpster

Hello Mike. The specs provided and a site visit to the proposed location, show adequate space for the container area and access by Republic Services' trucks.

Thank you,
-Karen

From: Mike Gai <mgai@suntecheng.com>
Sent: Wednesday, November 13, 2019 1:45 PM
To: Morrison, Karen <KMorrison@republicservices.com>
Subject: RE: Dumpster

Note that (mgai@suntecheng.com) is an external email. Report suspicious emails by clicking on "Report Phishing"

Just following up to see if you were OK with this. If so can you send me an email approving the dumpster location and size so I can pass on to the city. Thanks

Regards,

Mike Gai
Principal
(954)777-3123 Ext. 310 Office
(954)777-3114 Fax
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
mgai@suntecheng.com
www.suntecheng.com

BUTTERS

February 3, 2020

To: Liz Aguiar, senior Planner

CC: Scott Stotemeirer, senior Planner

From: Malcolm Butters

Re: Development of Johnson Technology Park III P2 19100002 ("Project") in Coconut Creek ("City"), Florida

Community Meeting Memorandum

Please be advised that pursuant to the requirements of the City of Coconut Creek ("City") Code of Ordinances ("Code"), this firm held a community meeting in conjunction with Jeff Strohecker from Forts, who is currently proposing to develop a ± 53,000 square feet single story industrial building on a ± 4 acres within the Johnson Road Commerce Center plat located at 4650 Johnson Road, which is generally located in the north end of the City.

The community meeting was held on January 27th, 2020 at the Regency Lakes clubhouse located inside Regency Lakes community, to discuss the proposed project with nearby residents to obtain feedback from the community and to address any potential concerns for the project (there were none). The meeting began at 7:00 p.m. followed by the presentation which started at 7:10 p.m. Approximately 10 residents attended the community meeting. The meeting adjourned at approximately 7:35 p.m.

There were no concerns about the project. One resident complained about noise and dust from the Lyons Exchange project, letter attached, but nobody had any concerns about the subject property.

We hope that the above information provides some useful insight regarding public's response to the Project. If you have any questions or require additional information, please do not hesitate to contact me at your convenience. Enclosed is all correspondence between us and the representative for the Regency Lakes Association, as well as the sign in sheet for the January 27th meeting.

Sincerely,

Malcolm Butters
President

6820 LYONS
TECHNOLOGY CIRCLE
SUITE 100
COCONUT CREEK
FLORIDA 33073
TEL: 954. 312. 2400
FAX: 954. 570. 8844
WWW. BUTTERS . COM

REGENCY LAKES BOARD OF DIRECTORS MEETING JANUARY 27, 2020

****PLEASE PRINT NAME AND ADDRESS INFORMATION****

NAME	ADDRESS	SIGNATURE
A. HARDING	4861 SWANS MNR	
G. Muller M. Lieren.	6221 Swans Ter	
KELVIN FLORES	5034 MALLARDS CT	
MIRIAM MARIN	6400 MALLARD WAY	
Julia Espinal	4981 Pelican	
[illegible]	4970 Swans	
JOE ENGLEBRIGHT	4919 Egret Court	

From: Jonas Mariano [mailto:jonas.marianousa@gmail.com]
Sent: Tuesday, December 31, 2019 7:32 AM
To: Lennie Plazure <LPlazure@campbellproperty.com>
Subject: First Request

EXTERNAL EMAIL

I'm Jonas Silva
6440 Egret Avenue Coconut Creek FL 33073.

I have complaints regarding the construction happening behind my home. They have been starting at 7 AM every morning, including Saturdays and Sundays. This is incredibly inconvenient, I come home from a long week looking forward to resting with my family and we are awoken earlier than necessary from the construction. It was never detailed in the letter we received prior to the construction that they would be operating early and working every single day of the week. Besides the noise, it is also causing a pungent smell throughout our subdivision and every day I find more dirt and dust in my backyard. I am fearing that this will cause our subdivision's property value will plummet significantly since the new building will be overlooking our backyard, decreasing the privacy we were promised. The other neighbors share the same concern and we would like to know what could be done regarding our worries. Thank you.

Jonas Silva

From: Lennie Plazure LPlazure@campbellproperty.com
Subject: RE: Board Meeting
Date: Jan 28, 2020 at 10:17:38 AM
To: Malcolm Butters MSButters@Butters.com

Hi Malcolm,

It was a good presentation, thank you. We do not register the residents who attend, so the only list I have is that of those who addressed the board, which is attached.

Thank you,

Lennie Plazure
Lennie Plazure, LCAM
Senior Property Manager
Campbell Property Management
1215 East Hillsboro Boulevard
Deerfield Beach, FL 33441
561-465-4749 Direct Telephone
954-427-8770 Office
954-427-6692 Fax
Lplazure@campbellproperty.com

Campbell Property Management
Serving South Florida Since 1983

From: Malcolm Butters [mailto:MSButters@Butters.com]
Sent: Tuesday, January 28, 2020 10:13 AM
To: Lennie Plazure <LPlazure@campbellproperty.com>
Cc: Stoudenmire, Scott <SStoudenmire@coconutcreek.net>; Aguiar, Lizet <LAguiar@coconutcreek.net>; Mike Gai <mgai@suntecheng.com>; Jerry Thomas <TTdesigninc@aol.com>; Jeff Strohecker <jeffstro@aol.com>; Malcolm Butters <MSButters@Butters.com>
Subject: RE: Board Meeting

EXTERNAL EMAIL

Lennie that you for the time last night.
I thought the meeting went well and there seemed to be no real concerns about our next building for Forts on Johnson road (PZ 19100002).
Can you please send Scott and Liz and myself a brief report on the meeting, along with a list

of residents that attended as the city needs it for their files. Scott or Liz, is that all we need from Lennie to close out this meeting requirement ?

From: Lennie Plazure <LPlazure@campbellproperty.com>
Sent: Friday, January 24, 2020 1:39 PM
To: Malcolm Butters <MSButters@Butters.com>
Subject: RE: Board Meeting

Hi Malcolm,

Just wanted to confirm Monday night at 7, at the Regency Lakes clubhouse.

Thank you,

Lennie Plazure
Lennie Plazure, LCAM
Senior Property Manager
Campbell Property Management
1215 East Hillsboro Boulevard
Deerfield Beach, FL 33441
561-465-4749 Direct Telephone
954-427-8770 Office
954-427-6692 Fax
Lplazure@campbellproperty.com

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Serving South Florida Since 1983

From: Malcolm Butters [mailto:MSButters@Butters.com]
Sent: Monday, January 6, 2020 8:53 AM
To: Lennie Plazure <LPlazure@campbellproperty.com>
Subject: Re: Board Meeting

EXTERNAL EMAIL

I assume it's at the clubhouse ?

Sent from my iPhone

On Jan 6, 2020, at 8:04 AM, Lennie Plazure <LPlazure@campbellproperty.com> wrote:

Good morning all,

We have scheduled Malcolm to attend the board meeting on Monday, January 27, 2020. The meeting starts at 7:00 PM and we will place you first on the agenda.

Thank you,

Lennie Plazure
Lennie Plazure, LCAM
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Deerfield Beach, FL 33441
561-465-4749 Direct Telephone
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<image001.png>

From: Malcolm Butters [mailto:MSButters@Butters.com]
Sent: Thursday, January 2, 2020 10:42 AM
To: Lennie Plazure <LPlazure@campbellproperty.com>
Cc: Jason Levine <JLevine@butters.com>; Mark Butters <MNButters@Butters.com>; jeffstro@aol.com; Mike Gai <mgai@suntecheng.com>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>; Aguiar, Lizet <LAguiar@coconutcreek.net>
Subject: RE: First Request

EXTERNAL EMAIL

Jan 27 is fine so lets put it on the agenda or again our office is open 830 am to 6 pm Mon to Fri , and if need be we can extend hours, lets just get it done one way or another please . I think it's a silly requirement that the city puts us through as its advertised vbut I need to follow protocol

Malcolm Butters

From: Lennie Plazure <LPlazure@campbellproperty.com>
Sent: Thursday, January 2, 2020 10:40 AM
To: Malcolm Butters
Cc: Jason Levine; Mark Butters; jeffstro@aol.com; Mike Gai; Stoudenmire, Scott; Aguiar, Lizet
Subject: RE: First Request

The next board meeting is scheduled for January 27. Not sure if they can take time from their business to come to your office.

Thank you,

Lennie Plazure
Lennie Plazure, LCAM
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Subject: RE: First Request

EXTERNAL EMAIL

Please do as we need to meet or have them come to my office any time within next 2 weeks

From: Lennie Plazure <LPlazure@campbellproperty.com>
Sent: Thursday, January 2, 2020 10:36 AM
To: Malcolm Butters <MSButters@Butters.com>
Cc: Jason Levine <JLevine@butters.com>; Mark Butters <MNButters@Butters.com>; jeffstro@aol.com; Mike Gai <mgai@suntecheng.com>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>; Aguiar, Lizet <LAguiar@coconutcreek.net>
Subject: RE: First Request

Oh, I got the projects confused. I'm checking with the board and will let you know.

Thank you,

Lennie Plazure

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Cc: Jason Levine <JLevine@butters.com>; Mark Butters <MNButters@Butters.com>; jeffstro@aol.com; Mike Gai <mgai@suntecheng.com>; Stoudenmire, Scott <SStoudenmire@coconutcreek.net>; Aguiar, Lizet <LAguiar@coconutcreek.net>
Subject: RE: First Request

Good morning,

Didn't you already appear before the association last year, when you presented the plans? I will check to see if we can get you on the January agenda and let you know, and I'll also advise the 2 owner who emailed me that you responded.

Thank you,

Lennie Plazure

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From: Malcolm Butters [mailto:MSButters@Butters.com]
Sent: Tuesday, December 31, 2019 2:09 PM
To: Lennie Plazure <LPlazure@campbellproperty.com>; Malcolm Butters <MSButters@Butters.com>
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I know we are in compliant with all days and times of construction per city code. This is a different project thought that we are doing on Lyons Road. Its zoned industrial so the residents didn't object at planning board , not a city commission . I suggest we do a meeting asap with the association or can you send a notice to all that the plans are on display at our office and we can meet with all parties at our office any time from now till Jan 15 2020. I need to do one of these methods so I can satisfy the city requirement THAT WE MET WITH THE ASSOCIATION .
ELITE has 3 other facilities in the park and have always been a terrific asset to the city in many ways. Please try to get back tome as to what method works , a board meeting or an open time that any resident can come to our office and see the plans and discuss it .

From: Lennie Plazure <LPlazure@campbellproperty.com>
Sent: Tuesday, December 31, 2019 8:16 AM
To: Malcolm Butters <MSButters@Butters.com>
Subject: FW: First Request

Hi Malcolm,

Seems there was more than 1 upset resident. Would you know why they have an odor?

Thank you,
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Subject: Board Meeting

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Lplazure@campbellproperty.com

From: Jonas Mariano [mailto:jonas.marianousa@gmail.com]
Sent: Tuesday, December 31, 2019 7:32 AM
To: Lennie Plazure <LPlazure@campbellproperty.com>
Subject: First Request

EXTERNAL EMAIL

I'm Jonas Silva
6440 Egret Avenue Coconut Creek FL 33073.

I have complaints regarding the construction happening behind my home. They have been starting at 7 AM every morning, including Saturdays and Sundays. This is incredibly inconvenient, I come home from a long week looking forward to resting with my family and we are awoken earlier than necessary from the construction. It was never detailed in the letter we received prior to the construction that they would be operating early and working every single day of the week. Besides the noise, it is also causing a pungent smell throughout our subdivision and every day I find more dirt and dust in my backyard. I am fearing that this will cause our subdivision's property value will plummet significantly since the new building will be overlooking our backyard, decreasing the privacy we were promised. The other neighbors share the same concern and we would like to know what could be done regarding our worries. Thank you.

Jonas Silva

JOHNSON TECHNOLOGY PARK III

City of Coconut Creek, Broward County, Florida

OWNER:
ELITE ALUMINUM CORP.
4650 LYONS TECHNOLOGY PARKWAY
COCONUT CREEK, FL 33073
(954) 949-3204
(954) 949-3201 (FAX)
EMAIL:

ARCHITECT:
T&T DESIGN DEVELOPMENT, INC.
6810 LYONS TECHNOLOGY CIR. SUITE 140
COCONUT CREEK, FL 33073
(954) 725-9499
(954) 725-9188 (FAX)
EMAIL: info@ttdesigninc.com

LANDSCAPE ARCHITECT:
JFS DESIGN, INC.
1833 NW 140TH TERRACE
PEMBROKE PINES, FL 33028
(954)447-1852
EMAIL: jimmy@jfsdesignfl.com

CIVIL ENGINEER:
SUN-TECH ENGINEERING, INC.
4577 NOB HILL ROAD, SUITE 102
FORT LAUDERDALE, FL 33351
(954) 777-3123
(954) 777-3114 (FAX)
EMAIL: mgai@suntecheng.com

SURVEYOR:
PAUL E. BREWER & ASSOCIATES, INC.
12321 NW 35th STREET
CORAL SPRINGS, FL. 33351
(954) 753-5210
(954) 753-9813 (FAX)
EMAIL: brewerin@bellsouth.net



SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST

LOCATION MAP

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS-1	COVER SHEET
SURV-1	SURVEY
PLAT 1 - 5	PLAT
SP-1 - SP-2	SITE PLAN
A-101	BUILDING 3 FLOOR PLAN
A-201	BUILDING 3 ELEVATIONS
PH-101	BUILDING 3 PHOTOMETRIC PLAN
C-1.0	GENERAL NOTES
C-1.1 - C-1.2	PAVING, GRADING & DRAINAGE PLAN
C-1.3 - C-1.9	PAVING & DRAINAGE DETAILS
C-2.1 - C-2.2	PAVEMENT MARKINGS & SIGNAGE PLANS
C-3.1 - C-3.2	WATER AND SEWER PLAN
C-3.3 - C-3.6	WATER AND SEWER DETAILS
C-4.1 - C-4.3	STORMWATER POLLUTION PREVENTION PLAN & DETAILS
TS-1 - TS-2	TREE DISPOSITION PLAN / TREE INVENTORY
LP-1 - LP-5	LANDSCAPE PLANS, DETAILS, NOTES & SPECIFICATIONS

STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

LEGAL DESCRIPTION:

PARCELS "A", "L-1" & "L-2", ELITE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 & 59, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH: PARCELS "A", "L-1" & "L-2", JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION OF SAID PARCEL "A".

LESS OUT PORTION OF PARCEL "A": BEGINNING AT THE MOST WESTERLY, NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°35'58" EAST, ON THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 372.00 FEET; THENCE SOUTH 00°24'02" EAST, ON A LINE 372.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID PARCEL "A", A, DISTANCE OF 395.79 FEET; THENCE SOUTH 89°34'00" WEST, A DISTANCE OF 372.00 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°24'02" WEST, ON THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 603,387 SQUARE FEET OR 13.8519 ACRES MORE OR LESS.

NOTE:

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

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **January 22, 2020**

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

PROJECT NO. 19-3965
DESIGN DATE: SEP. 2019

K:\PROJECTS\19-xxx\19-3965\dwg\3965c.dwg, CS-1.0, 1/22/2020 9:09:19 AM, 1:1, Sun-Tech Engineering, Inc (MAS), Sun-Tech Engineering, Inc (MAS)

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965c.dwg
PLOT DATE: 1/22/2020 9:09 AM BY: Miguel A. Sosa
LAYOUT: [CS-1.0]

MAP OF BOUNDADRY SURVEY

FOR: ELITE ALUMINIUM

DESCRIPTION:

PARCEL "L-1" JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°36'16" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 330.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°25'14" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 595.26 FEET; THENCE NORTH 89°34'00" EAST, A DISTANCE OF 42.23 FEET; THENCE NORTH 89°39'38" EAST, A DISTANCE OF 288.31 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A". SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "ELITE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 AND 59 OF SAID BROWARD COUNTY PUBLIC RECORDS, AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT "42" L.C." PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 27 THROUGH 29 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTH 00°25'40" EAST, ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE WEST LINE OF SAID TRACT "42" L.C." PLAT, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 205,014 SQUARE FEET OR 4.7065 ACRES MORE OR LESS.

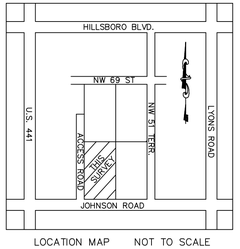
SURVEY NOTES:

1. ALL PROPERTY CORNERS ARE SET I.R. #3240 UNLESS NOTED OTHERWISE.
2. THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
3. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF JOHNSON ROAD COMMERCE CENTRE, (PB. 177, PG. 8 B.C.R.)
4. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
5. OWNERSHIP OF FENCES AND/OR WALLS ALONG THE PROPERTY BOUNDARIES WAS NOT DETERMINED.
6. LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED BY PAUL E. BREWER AND ASSOC., INC.
7. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY PAUL E. BREWER AND ASSOC. INC. REGARDING EASEMENTS OR OTHER SERVITUDE'S THAT MAY EFFECT THE SUBJECT PROPERTY.
8. BENCHMARK OF ORIGIN: BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING BENCHMARK #2428, ELEVATION=15.890 (NGVD1929) OR ELEVATION=14.340 (NAVD1988).
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
10. THE TOP OF BERM ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY COINCIDES APPROXIMATELY WITH THE LINE OF PIGEON PLUM TREES.
11. ALL THE PIGEON PLUM TREES ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY ARE MORE LIKE SHRUBS WITH MULTIPLE SMALL DIAMETER (2" TO 3") STEMS/TRUNKS.
12. THE LIMITS OF THE TREE LOCATION PER THE CLIENTS REQUEST IS AS FOLLOWS:
    THE WESTERN LIMITS IS THE EAST SIDE OF 24' WIDE ACCESS ROAD.
    THE SOUTHERN LIMITS IS THE NORTH SIDE OF PARCEL "L-1".
    THE EASTERN LIMITS IS THE LINE OF PIGEON PLUM TREES SHOWN HEREON.
    THE NORTHERN LIMITS IS THE NORTH BOUNDARY LINE OF THIS SURVEY.

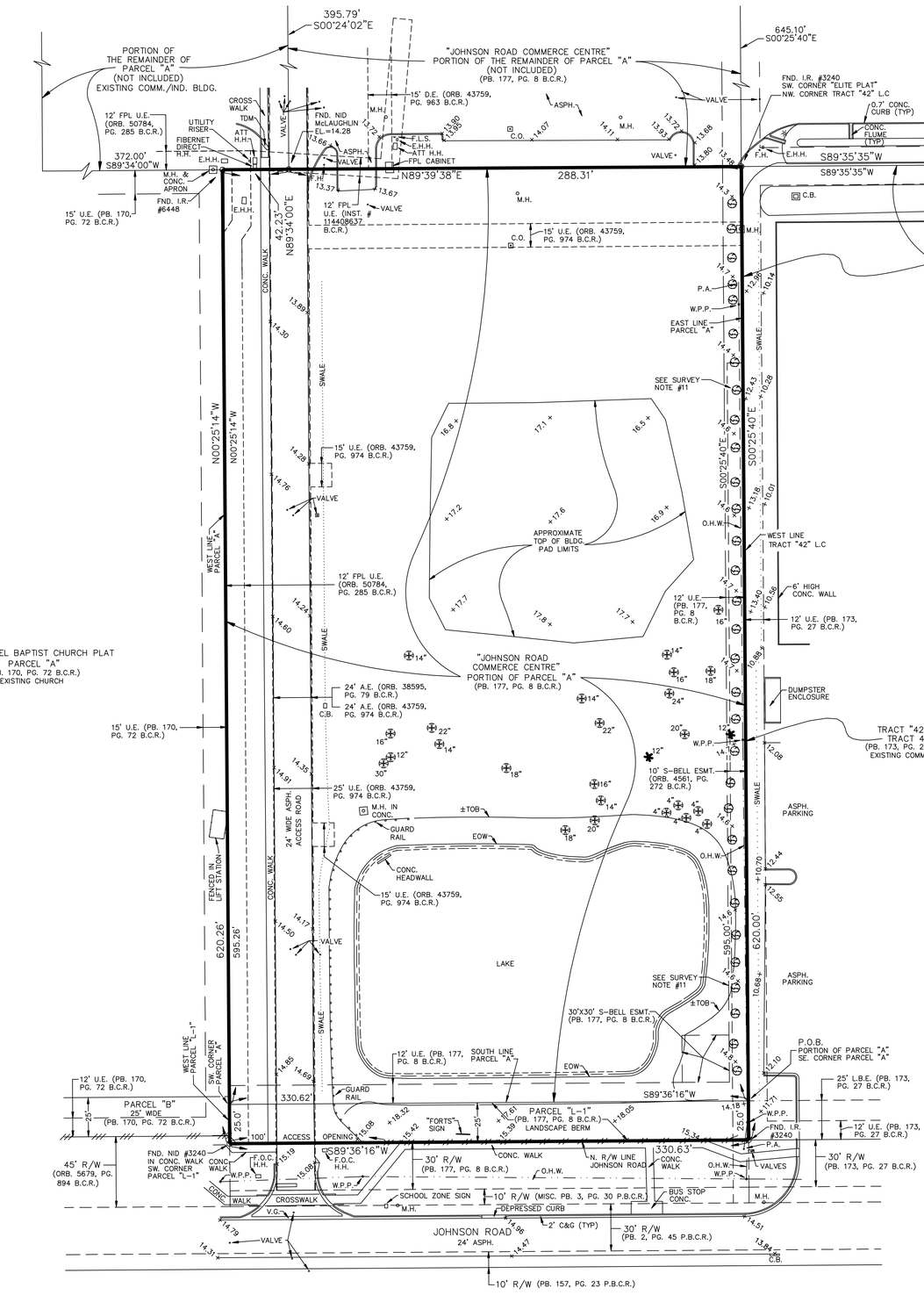
LEGEND:

A/C	AIR CONDITIONING	(N.R.)	NON-RADIAL
ASPH.	ASPHALT	NID	NAIL IN DISC
A.E.	ACCESS EASEMENT	NIT.	NAIL IN TAB
APPROX.	APPROXIMATE	O.H.W.	OVERHEAD WIRES
BOC	BACK OF CURB	ORB.	OFFICIAL RECORD BOOK
BM.	BENCHMARK	O/S	OFFSET
BOL.	BOLLARD	P.O.B.	POINT OF BEGINNING
BLDG.	BUILDING	P.O.C.	POINT OF COMMENCEMENT
BFP	BACKFLOW PREVENTER	P.O.T.	POINT OF TERMINATION
BOW	BACK OF WALK	PB.	PLATBOOK
B.C.R.	BROWARD COUNTY RECORDS	P.C.P.	PERMANENT CONTROL POINT
		P.C.	POINT OF CURVATURE
COR.	CORNER	P.R.C.	POINT OF REVERSE CURVATURE
COMM.	COMMERCIAL	P.C.C.	POINT OF COMPOUND CURVATURE
CONC.	CONCRETE	P.I.	POINT OF INTERSECTION
C&G	CURB AND GUTTER	PRM	PERMANENT REFERENCE MONUMENT
CATV	CABLE TELEVISION	(P)	PLAT
C.B.	CATCH BASIN	PVMT.	PAVEMENT
C.L.F.	CHAIN LINK FENCE	PG.	PAGE
(C)	CALCULATED	P.A.	POLE ANCHOR
CVRD.	COVERED	PLTR.	PLANTER
COL.	COLUMN	PROP.	PROPOSED
CPP	CONCRETE POWER POLE	PVC	POLYVINYL CHLORIDE
C.O.	CLEANOUT	P.K.	PARKER KALON
(CFT)	CALCULATED FROM FIELD TRAVERSE	RET.	RETENTION
		R	RADIUS
DESC.	DESCRIPTION	(RAD)	RADIAL
D	CENTRAL ANGLE	RES.	RESIDENCE
D.E.	DRAINAGE EASEMENT	REF.	REFERENCE
DIA.	DIAMETER	R/W	RIGHT OF WAY
EL.	ELEVATION	RNG.	RANGE
E.H.H.	ELECTRIC HANDHOLE	SEC.	SECTION
EXIST.	EXISTING	SAN.	SANITARY
E.O.W.	EDGE OF WATER	STA.	STATION
EOP	EDGE OF PAVEMENT	S-BELL	SOUTHERN BELL
ESMT.	EASEMENT	STY.	STORY
EXT.	EXTENDED	SEW.	SEWER
ELEC.	ELECTRIC	SERV.	SERVICE
FIN. FL.	FINISHED FLOOR	S.F.	SQUARE FEET
F.C.	FENCE CORNER	TWP.	TOWNSHIP
F.H.	FIRE HYDRANT	(TYP)	TYPICAL
FPL	FLORIDA POWER & LIGHT	TAN.	TANGENT
FT.	FOOT	T.O.B.	TOP OF BANK
FND.	FOUND	U.E.	UTILITY EASEMENT
GAR.	GARAGE	V.G.	VALLEY GUTTER
G.T.	GREASE TRAP	W.F.	WOOD FENCE
H.H.	HAND HOLE	W.P.P.	WOOD POWER POLE
INV.	INVERT	W.V.	WATER VALVE
I.R.	IRON ROD	W.M.	WATER METER
I.P.	IRON PIPE	W.S.	WATER SERVICE
IRRIG.	IRRIGATION	Y.D.	YARD DRAIN
I.E.	INGRESS/EGRESS		
IND.	INDUSTRIAL	0.00	EXISTING ELEVATION
I.D.	IDENTIFICATION	0.00	PROPOSED ELEVATION
L	ARC LENGTH	℄	CENTERLINE
L.P.	LIGHT POLE		
LQP.	LIQUID PROPANE	✳	L.P., LIGHT POLE
MON.	MONUMENT		
(M)	MEASURED	L.B.E.	LANDSCAPE BUFFER EASEMENT
M.H.	MANHOLE		
M.B.	METAL BOLLARD		
M.W.	MONITORING WELL	P.B.C.R.	PALM BEACH COUNTY RECORDS
M.R.F.	METAL RAIL FENCE		
M.F.	METAL FENCE	+15.19	SPOT ELEVATION
MISC.	MISCELLANEOUS		

////// NON-VEHICULAR ACCESS (PB. 170, PG. 72 B.C.R.)
////// NON-VEHICULAR ACCESS (PB. 177, PG. 8 B.C.R.)
\\\\\\ NON-VEHICULAR ACCESS (PB. 178, PG. 58 B.C.R.)



LOCATION MAP NOT TO SCALE



THE N.F.I.P. FLOOD MAPS # 12011C0155H & 12011C0165H
HAVE DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONES
"X"-BASE ELEV. N/A AND
"0.2% ANNUAL CHANCE FLOOD HAZARD"-BASED ELEV. N/A
COMMUNITY NO. 120031 PANEL #'S 0155H & 0165H
EFFECTIVE DATE: 8/18/14

ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD) NORTH AMERICAN VERTICAL DATUM OF 1988.

SURVEY

PAUL E. BREWER & ASSOCIATES, INC.
12321 N.W. 35th Street
Coral Springs, FL 33065
PH.: (954) 753-5210
FAX: (954) 753-9813
E-MAIL: BREWERIN@BELLSOUTH.NET

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 10/17/14

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

PARCELS "L-1" & A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE

(PB. 177, PG. 8 B.C.R.)

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

SCALE: 1" = 40'
FB/PG: ELECTRONIC & OTHERS
DRAWN BY: A.F.F.
CKD. BY: WDK
REF# 14-87-south-May 2019
JOB NO: 19-60

REVISIONS	DATE	BY	CKD	FB/PG
BLDG. PAD LOCATION & TOPOGRAPHY	10/2/19	WDK		N/A
TREE LOCATION & TOPOGRAPHY ALONG E. BOUNDARY (SEE SURVEY NOTES #10, #11 & #12)	9/24/19	WDK	AFF	N/A
SOUTH LEGAL ONLY	4/18/16	AFF	WDK	N/A

CFN # 107182706,
Page1 of 5
Recorded 06/29/2007 at 10:38 AM

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the CITY OF COCONUT CREEK, a Florida Municipal Corporation, COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "JOHNSON ROAD COMMERCE CENTRE", being a replat of Tracts 34, 35, & 41, Block 85, THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 45–54, P.B.C.R) in Section 6, Township 48 South, Range 42 East.

Parcel "B" is hereby reserved to the City of Coconut Creek for Utility purposes. Parcel "L-3" (Landscape Parcel) is hereby reserved for Utilities and Landscaping. Landscape improvements in Parcel "L-3" are the perpetual maintenance obligation of the owners of Parcel "B", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: The Mayor of the City of Coconut creek, attested by the City Clerk and have affixed the corporate seal in the City of Coconut Creek, Broward County, Florida, this _____ day of _____, 2005, CITY OF COCONUT CREEK, a Florida municipal corporation

Witness: Jacquelyn Cook Name of witness printed JACQUELYN Cook

Witness: Christine T. Ross Name of witness printed CHRISTINE T. ROSS Mayor Marilyn Gerber

ATTESTED: Barbara Price City Clerk of the City of Coconut Creek

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 23RD day of September, 2005, COUNTY OF BROWARD by Marilyn Gerber being the MAYOR of the City of Coconut Creek and attested to by Barbara S. Price being the CITY CLERK of said City,
They are
[✓] personally known to me or
[ ] have produced _____, as identification,
and
[ ] who did
[✓] did not take and oath.

NOTARY PUBLIC Jacquelyn L Cook STATE OF FLORIDA

Name of Notary printed JACQUELYN L COOK

JACQUELYN L. COOK MY COMMISSION # DD340191 EXPIRES: July 12, 2009 FL Notary Discount Assoc. Co.

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That SB JOHNSON II, LLC, a Florida limited liability company, COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "JOHNSON ROAD COMMERCE CENTRE", being a replat of Tracts 34, 35, & 41, Block 85, THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 45–54, P.B.C.R) in Section 6, Township 48 South, Range 42 East.

Parcels "L-1" and "L-2" (Landscape Parcels) are hereby reserved for Utilities and Landscaping. Landscape improvements in Parcel "L-1" and "L-2" are the perpetual maintenance obligation of the owners of Parcel "A", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 9TH day of SEPTEMBER, 2005. SB JOHNSON II, LLC, a Florida limited liability company

Witness: Fresy Rodriguez Name of witness printed FRESY RODRIGUEZ

Witness: _____ Name of witness printed DAVID BUTTERS. Sam Butters Sam Butters Sole Member

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 9th day of Sept, 2005, COUNTY OF BROWARD by SAM BUTTERS, being the SOLE MEMBER of SB JOHNSON II, LLC, a Florida limited liability company. He is
[✓] personally known to me or
[ ] have produced _____, as identification,
and
[ ] who did
[ ] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed ROY SINGH

ROY D. SINGH Notary Public - State of Florida My Commission Expires Feb 24, 2008 Commission # DD293627 Bonded By National Notary Assn.

"JOHNSON ROAD COMMERCE CENTRE"

A REPLAT OF TRACTS 34, 35 AND 41, BLOCK 85, "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B. 2, PG. 45-54, P.B.C.R.)

SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

SEPTEMBER, 2004

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That this plan has been approved by the City Planning and Zoning Board of Coconut Creek, Florida, this 8th day of December, 2004.

By: Debra Voorhees Chairman, this 28th day of September, 2005.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF COCONUT CREEK, FLORIDA, in and by ORDINANCE no. 2005-010, adopted by the said City Commission, this 12th day of May, 2005, pursuant to Section 13–166, Coconut Creek Code of Ordinances.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: Barbara S Price City Clerk, this 28th day of September, 2005.

CITY ENGINEER

This plat is approved and accepted for record this 4th day of June, 2007.

By: Raj Verma City Engineer, Florida P.E. Registration # 38861

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

This plat is approved and accepted for record this 27th day of June, 2007.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been approved and accepted for record.

By: Robert P. Legg 1/22/07 (date)
Robert P. Legg, Jr.
Professional Surveyor and Mapper
Florida Registration Number: LS 4030

By: Richard C. Torrese 1/22/07 (date)
Richard Torrese Director of Engineering
Florida Professional Engineer Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right–of–way for trafficways this 22nd day of September, 2005. By: _____ Chairperson
This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 27 day of June, 2007. By: _____ Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 7TH day of MARCH, 2006. ATTEST: PAMELA D. BRANGACCIO – COUNTY ADMINISTRATOR

By: _____ Deputy By: _____ Mayor – County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – RECORDING SECTION

This plat filed for record this 29TH day of June, 2007, in BOOK 177 of PLATS, at Page 8 record verified.

ATTEST: PAMELA D. BRANGACCIO – COUNTY ADMINISTRATOR By: _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 16th day of October, 2006. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 61G17–6, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 22nd day of December, 2005.

By: _____
Jerald A. McLaughlin
Registered Land Surveyor No. 5269
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301
Certificate of Authorization Number: LB 285

Jerald A. McLaughlin Surveyor STATE OF FLORIDA REGISTERED LAND SURVEYOR

City Seal

City Engineer's seal

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301 TEL. (954) 763–7611 FAX (954) 763–7615 SURVEY FILE NO. 04 – 3 – 092 & 04–3–130 McL JOB NO. T–9817

CFN #107182706
Page2 of 5

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That NB JOHNSON II, LLC, a Florida limited liability company,
COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "JOHNSON ROAD COMMERCE CENTRE", being a replat of Tracts 34, 35, & 41, Block 85, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 45–54, P.B.C.R) in Section 6, Township 48 South, Range 42 East.

Parcels "L-1" and "L-2" (Landscape Parcels) are hereby reserved for Utilities and Landscaping. Landscape improvements in Parcels "L-1" and "L-2" are the perpetual maintenance obligation of the owners of Parcel "A", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 9 day of SEPT, 2005. NB JOHNSON II, LLC, a Florida limited liability company

Witness: Fresy Rodriguez Name of witness printed FRESY RODRIGUEZ

Witness: _____ Name of witness printed DAVID BUTTERS Nathan Butters Nathan Butters Sole Member

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 9TH day of SEPTEMBER, 2005,
COUNTY OF BROWARD by NATHAN BUTTERS, being the SOLE MEMBER of NB JOHNSON II, LLC, a Florida limited liability company.
He is
[✓] personally known to me or
[ ] have produced _____ , as identification,
and
[ ] who did
[ ] did not take and oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed ROY. SINGH

ROY D. SINGH
Notary Public - State of Florida
My Commission Expires Feb 24, 2008
Commission # DD293427
Bonded By National Notary Assn.

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That JOHNSON ROAD, LLC, a Florida limited liability company, ("JR")
COUNTY OF BROWARD owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "JOHNSON ROAD COMMERCE CENTRE", being a replat of Tracts 34, 35, & 41, Block 85, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 45–54, P.B.C.R) in Section 6, Township 48 South, Range 42 East.

Parcels "L-1" and "L-2" (Landscape Parcels) are hereby reserved for Utilities and Landscaping. Landscape improvements in Parcels "L-1" and "L-2" are the perpetual maintenance obligation of the owners of Parcel "A", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 13th day of September, 2005. JOHNSON ROAD, LLC, a Florida limited liability company ("JR")

Witness: _____ Name of witness printed JEFFREY LAPIDUS

Witness: N. Kelley Name of witness printed Nicole Kelley Malcolm Butters _____ Sole Member

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this 13th day of September, 2005
COUNTY OF BROWARD by MALCOLM BUTTERS, being the SOLE MEMBER of JOHNSON ROAD, LLC, a Florida limited liability company, ("JR")
He is
[✓] personally known to me or
[ ] have produced _____ , as identification,
and
[ ] who did
[✓] did not take and oath.

NOTARY PUBLIC Suzanne Rogero STATE OF FLORIDA

Name of Notary printed _____

SUZANNE ROGERO
MY COMMISSION # DD 258269
EXPIRES: October 13, 2007
Bonded Thru Notary Public Underwriters

"JOHNSON ROAD COMMERCE CENTRE"

A REPLAT OF TRACTS 34, 35 AND 41, BLOCK 85, "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B. 2, PG. 45-54, P.B.C.R.)

SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA SEPTEMBER, 2004

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301 TEL. (954) 763–7611 FAX (954) 763–7615 SURVEY FILE NO. 04 – 3 – 092 McL JOB NO. T–9817

056 MP 05

OK
BANKUNITED,
Corp. Seal

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS
COUNTY OF BROWARD

BANKUNITED, F.S.B., a Federal banking corporation, owner and holder of a mortgage on this property, as recorded in O.R. Book 38046, Page 1826, and as modified in O.R. Book 38381, Page 975, and further modified in O.R. Book 40618, Page 275, Broward County Records does hereby join in the dedication as shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 4th day of JANUARY, 2006. BANKUNITED, F.S.B., a federal banking corporation

Witness Millie Suarez Name of witness printed Millie Suarez Officer's signature Cynthia Z. Bigl

Witness: Suzette Dobson Name of witness printed Suzette Dobson Name of officer and title printed ARTHUR C. BIGELOW, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of JANUARY, 2006, by ARTHUR BIGELOW, being the SNR VICE PRESIDENT of BANKUNITED, F.S.B., a Federal banking corporation, on behalf of the corporation

He/she is
[✓] personally known to me or
[ ] has produced _____ , as identification,
and
[ ] who did
[✓] did not take and oath.

NOTARY PUBLIC Yvonne M. Ffrench STATE OF FLORIDA

Name of Notary printed YVONNE M. FFRENCH

YVONNE M. FFRENCH
Notary Public - State of Florida
My Commission Expires Oct 9, 2008
Commission # DD 360937
Bonded By National Notary Assn.

OK

"JOHNSON ROAD COMMERCE CENTRE"

A REPLAT OF TRACTS 34, 35 AND 41, BLOCK 85, "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B. 2, PG.45-54, P.B.C.R.)

SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

SEPTEMBER, 2004

CFN #107182706
Page4 of 5

DEDICATION

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That ELITE ALUMINUM CORPORATION, a Florida Corporation, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "JOHNSON ROAD COMMERCE CENTRE", being a replat of Tracts 34, 35, & 41, Block 85, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", (P.B. 2, PG. 45–54, P.B.C.R) in Section 6, Township 48 South, Range 42 East.

Parcels "L–1" and "L–2" (Landscape Parcels) are hereby reserved for Utilities and Landscaping. Landscape improvements in Parcels "L–1" and "L–2" are the perpetual maintenance obligation of the owners of Parcel "A", their successors and/or assigns. The additional thoroughfare dedication is hereby dedicated to the public for roads and road related purposes. Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of FORT LAUDERDALE, County of BROWARD, State of Florida, this 21st day of MAY, 2007. ELITE ALUMINUM CORPORATION, a Florida Corporation

Witness: Judy Lovesky Name of witness printed: Judy Lovesky

Witness: Chelsea Bishop Name of witness printed: Chelsea Bishop

Jeffrey Strohecker: _____, Vice President of Operations

ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of MAY, 2007, by Jeffrey Strohecker, being the Vice President of Operations of ELITE ALUMINUM CORPORATION, a Florida Corporation

He is
[ ] personally known to me or
[✓] have produced FLORIDA DRIVERS LICENSE, as identification,
and
[ ] who did
[ ] did not take and oath.

NOTARY PUBLIC Diana L. Donahoe STATE OF FLORIDA

Name of Notary printed DIANA L. DONAHOE

DIANA L. DONAHOE
MY COMMISSION # DD 414288
EXPIRES: August 2, 2009
Bonded Thru Notary Public Underwriters

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS
COUNTY OF BROWARD

BANK OF AMERICA, N.A., a National Banking Association, owner and holder of a mortgage on this property, as recorded in O.R. Book 38046, Page 1826, and as modified in O.R. Book 43759, Page 1021, Broward County Records does hereby join in the dedication as shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 21st day of MAY, 2007. BANK OF AMERICA, N.A., a National Banking Association

Witness: Chelsea Bishop Name of witness printed: Chelsea Bishop Officer's signature Reggie B. Williams

Witness: Judy Lovesky Name of witness printed: Judy Lovesky Name of officer and title printed: Reggie B. Williams Sr. Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA SS
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 21st day of MAY, 2007, by Reggie B. Williams, being the Sr. Vice President of BANK OF AMERICA, N.A., a National Banking Association

He/she is
[ ] personally known to me or
[✓] has produced FLORIDA DRIVER'S LICENSE, as identification,
and
[ ] who did
[✓] did not take and oath.

NOTARY PUBLIC Diana L. Donahoe STATE OF FLORIDA

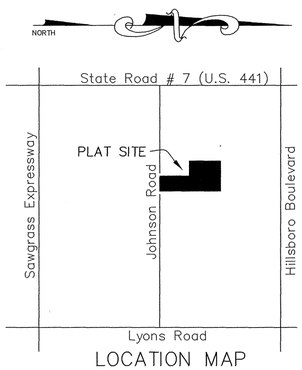
Name of Notary printed DIANA L. DONAHOE

DIANA L. DONAHOE
MY COMMISSION # DD 414288
EXPIRES: August 2, 2009
Bonded Thru Notary Public Underwriters

"JOHNSON ROAD COMMERCE CENTRE"
A REPLAT OF TRACTS 34, 35 AND 41, BLOCK 85, "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B. 2, PG. 45-54, P.B.C.R.)
SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
SEPTEMBER, 2004

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301 TEL. (954) 763–7611 FAX (954) 763–7615 SURVEY FILE NO. 04 – 3 – 092 McL JOB NO. T–9817

CFN #107182706
Page5 of 5



LOCATION MAP
not to scale

PLAT RESTRICTION

This plat is restricted to 100,000 square feet of office use. Banks and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

LANDSCAPE BUFFER NOTE

The Landscape Buffer Parcels (Parcels L–1, L–2 and L–3) are hereby reserved for Landscape Buffer Areas

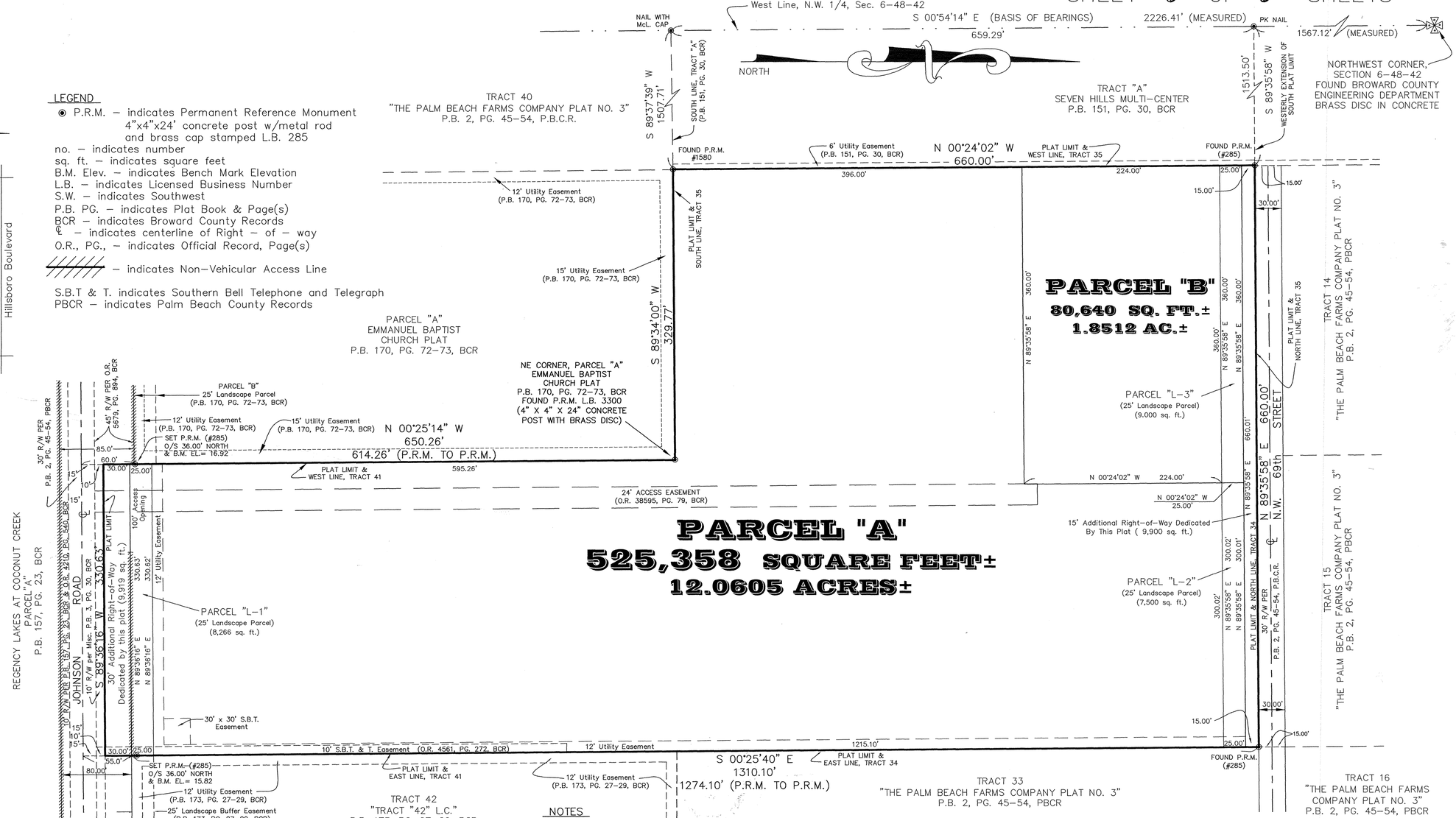
LEGAL DESCRIPTION

Tracts 34, 35, and 41, Less the South 10.00 feet thereof, Block 85, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", according to the plat thereof, as recorded in Plat Book 2, Pages 45 – 54, of the public records of Palm Beach County, Florida

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 650,582 square feet or 14.9353 acres, more or less.

LEGEND

- ⊙ P.R.M. – indicates Permanent Reference Monument 4"x4"x24' concrete post w/metal rod and brass cap stamped L.B. 285
- no. – indicates number
- sq. ft. – indicates square feet
- B.M. Elev. – indicates Bench Mark Elevation
- L.B. – indicates Licensed Business Number
- S.W. – indicates Southwest
- P.B. PG. – indicates Plat Book & Page(s)
- BCR – indicates Broward County Records
- ℄ – indicates centerline of Right – of – way
- O.R., PG., – indicates Official Record, Page(s)
- – indicates Non–Vehicular Access Line
- S.B.T & T. indicates Southern Bell Telephone and Telegraph
- PBCR – indicates Palm Beach County Records



"JOHNSON ROAD COMMERCE CENTRE"

A REPLAT OF TRACTS 34, 35 AND 41, BLOCK 85, "THE PALM BEACH FARMS CO. PLAT NO. 3" (P.B. 2, PG. 45-54, P.B.C.R.)

SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

SEPTEMBER, 2004

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NOTES

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: Broward County Benchmark No. 2947 "X" cut on Bullnose at intersection of Holmberg Road and State Road # 7. "X" cut is in the West Bull Nose)
Bench Mark Elevation = 18.067' (Bench mark Elevation is referenced to the National Geodetic Vertical Datum of 1929).

Bearings, as shown hereon, are based on an assumed meridian, and are referenced to the West Line of the Northwest one–quarter of Section 6–48–42 as being South 00°54'14" East (field monumented at quarter section corners as shown hereon)

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by March 7, 2011, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and / or

If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by March 7, 2011, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301 TEL. (954) 763–7611 FAX (954) 763–7615

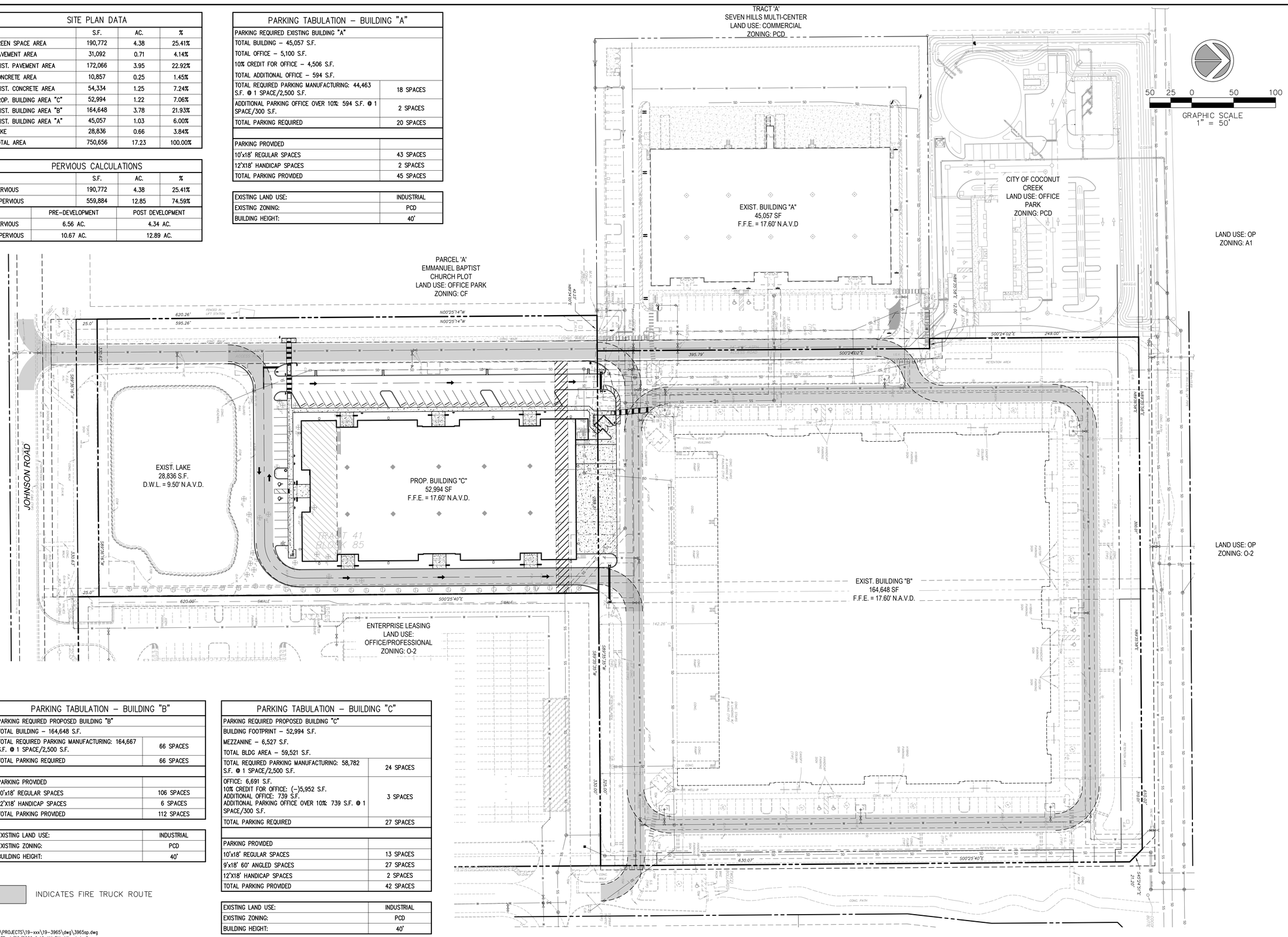
SURVEY FILE NO. 04–3–092 & 04–3–130 McL JOB NO. T–9817

SITE PLAN DATA			
	S.F.	AC.	%
GREEN SPACE AREA	190,772	4.38	25.41%
PAVEMENT AREA	31,092	0.71	4.14%
EXIST. PAVEMENT AREA	172,066	3.95	22.92%
CONCRETE AREA	10,857	0.25	1.45%
EXIST. CONCRETE AREA	54,334	1.25	7.24%
PROP. BUILDING AREA "C"	52,994	1.22	7.06%
EXIST. BUILDING AREA "B"	164,648	3.78	21.93%
EXIST. BUILDING AREA "A"	45,057	1.03	6.00%
LAKE	28,836	0.66	3.84%
TOTAL AREA	750,656	17.23	100.00%

PERVIOUS CALCULATIONS			
	S.F.	AC.	%
PERVIOUS	190,772	4.38	25.41%
IMPERVIOUS	559,884	12.85	74.59%
	PRE-DEVELOPMENT	POST DEVELOPMENT	
PERVIOUS	6.56 AC.	4.34 AC.	
IMPERVIOUS	10.67 AC.	12.89 AC.	

PARKING TABULATION – BUILDING "A"	
PARKING REQUIRED EXISTING BUILDING "A"	
TOTAL BUILDING – 45,057 S.F.	
TOTAL OFFICE – 5,100 S.F.	
10% CREDIT FOR OFFICE – 4,506 S.F.	
TOTAL ADDITIONAL OFFICE – 594 S.F.	
TOTAL REQUIRED PARKING MANUFACTURING: 44,463 S.F. @ 1 SPACE/2,500 S.F.	18 SPACES
ADDITIONAL PARKING OFFICE OVER 10% 594 S.F. @ 1 SPACE/300 S.F.	2 SPACES
TOTAL PARKING REQUIRED	20 SPACES
PARKING PROVIDED	
10'x18' REGULAR SPACES	43 SPACES
12'X18' HANDICAP SPACES	2 SPACES
TOTAL PARKING PROVIDED	45 SPACES

EXISTING LAND USE:	INDUSTRIAL
EXISTING ZONING:	PCD
BUILDING HEIGHT:	40'



PARKING TABULATION – BUILDING "B"	
PARKING REQUIRED PROPOSED BUILDING "B"	
TOTAL BUILDING – 164,648 S.F.	
TOTAL REQUIRED PARKING MANUFACTURING: 164,667 S.F. @ 1 SPACE/2,500 S.F.	66 SPACES
TOTAL PARKING REQUIRED	66 SPACES
PARKING PROVIDED	
10'x18' REGULAR SPACES	106 SPACES
12'X18' HANDICAP SPACES	6 SPACES
TOTAL PARKING PROVIDED	112 SPACES

EXISTING LAND USE:	INDUSTRIAL
EXISTING ZONING:	PCD
BUILDING HEIGHT:	40'

INDICATES FIRE TRUCK ROUTE

PARKING TABULATION – BUILDING "C"	
PARKING REQUIRED PROPOSED BUILDING "C"	
BUILDING FOOTPRINT – 52,994 S.F.	
MEZZANINE – 6,527 S.F.	
TOTAL BLDG AREA – 59,521 S.F.	
TOTAL REQUIRED PARKING MANUFACTURING: 58,782 S.F. @ 1 SPACE/2,500 S.F.	24 SPACES
OFFICE: 6,691 S.F. 10% CREDIT FOR OFFICE: (–)5,952 S.F. ADDITIONAL OFFICE: 739 S.F. ADDITIONAL PARKING OFFICE OVER 10% 739 S.F. @ 1 SPACE/300 S.F.	3 SPACES
TOTAL PARKING REQUIRED	27 SPACES
PARKING PROVIDED	
10'x18' REGULAR SPACES	13 SPACES
9'x18' 60' ANGLED SPACES	27 SPACES
12'X18' HANDICAP SPACES	2 SPACES
TOTAL PARKING PROVIDED	42 SPACES

EXISTING LAND USE:	INDUSTRIAL
EXISTING ZONING:	PCD
BUILDING HEIGHT:	40'

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965sp.dwg
PLOT DATE: 1/22/2020 9:10 AM BY: Miguel A. Sosa
LAYOUT: [SP-1]

K:\PROJECTS\19-xxx\19-3965\dwg\3965sp.dwg, SP-1, 1/22/2020 9:10:21 AM, 1:1, Sun-Tech Engineering, Inc (MAS), Sun-Tech Engineering, Inc (MAS)

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.sunteceng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK — FLORIDA

SITE PLAN KEY MAP

DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **January 22, 2020**

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SP-1

PARCEL 'A'
EMMANUEL BAPTIST
CHURCH PLOT
LAND USE: OFFICE PARK
ZONING: CF

GRAPHIC SCALE
1" = 30'
30 15 0 30 60

JOHNSON ROAD

EXIST. LAKE

PROPOSED BLDG "C"
52,994 S.F.
F.F. EL.=17.60' N.A.V.D.

ENTERPRISE LEASING
LAND USE: OFFICE/PROFESSIONAL
ZONING: O-2

TRACT 41
BLOCK 85

EXIST. ROADWAY

PROP. TYPE "D" CURB (TYP.)

PROP. DUMPSTER

PROP. RECYCLING DUMPSTER

PROP. ELECTRICAL ROOM

PROP. FIRE PUMP ROOM

PROP. CONC. RAMP

PROP. CONC. LOADING AREA

PROP. CONC. STAIRS & LANDING W/ RAILING (TYP.)

PIPE INTO BUILDING

5' CONC. SIDEWALK

103.92' EMPLOYEES PARKING

119.32' EMPLOYEES PARKING

72.75' EMPLOYEES PARKING

80' VISITORS PARKING

79' VISITORS PARKING

2' PARKING OVERHANG

PROP. ELECTRIC VEHICLE CHARGING STALLS

PROP. ELECTRIC VEHICLE CHARGING STATION

HYBRID PARKING STALL SIGN

PROP. 5-BIKE RACK

6.5' CONC. SIDEWALK

12' F.P.L. U.E. (ORB. 50784, PG. 285 B.C.R.)

15' U.E. (PB. 170, PG. 72 B.C.R.)

12' U.E. (PB. 177, PG. 8 B.C.R.)

PARCEL "L-1"/LANDSCAPE BUFFER EASEMENT (PB. 177, PG. 8 B.C.R.)

30'x30' S-BELL EASEMENT (PB. 177, PG. 8 B.C.R.)

10' S-BELL EASEMENT (O.R.B. 4561, PG. 272, B.C.R.)

12' U.E. (PB. 177, PG. 8 B.C.R.)

15' U.E. (ORB. 43759 PG. 974 B.C.R.) TO BE VACATED

FENCED IN LIFT STATION

24' WIDE ASPHALT ACCESS ROAD

620.26'
595.26'
620.00'
330.62'
330.63'
267.27'
267.29'
326.61'
395.79'
25.0'
40.66'
122.66'
40.17'
106.85'
48.39'
168.39'
103.39'
167.5'
16.2'
123'
N00°25'14"W
S89°36'16"W
S00°25'40"E
S89°35'35"W
N89°34'10"E
42.23'

FPL TRANSF.

BIKE RACK DETAIL

MADRAX DIVISION
GRADY MANUFACTURING, INC.
MADRAX
POWDER COATED STEEL BIKE RACK
MODEL NO. 2501 POWER PAK WITH SURFACE MOUNT FLANGE

3-1/4"OD STEEL TUBING
36 1/8"
10"
47"±1/2"
GRADE
ELEVATION VIEW

3 LOOP - 1 BIKE CAPACITY
CHECK DESIRED MOUNT

IN GROUND MOUNT (IG)
SURFACE FLANGE MOUNT (SF)
SURFACE GUSSET MOUNT (SG)
SECTION VIEWS

DESIGNED, MANUFACTURED & DISTRIBUTED BY GRADY MANUFACTURING, INC.
DATE: 8-21-12
ENG. MC

CONFIDENTIAL DRAWING AND INFORMATION IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF GRADY MANUFACTURING, INC. SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

©2012 GRADY MANUFACTURING, INC. ALL PROPRIETARY RIGHTS RESERVED.

NOTES:
1. INSTALL PER GRADY ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. INSTALL IN ACCORDANCE WITH LOCAL AND MUNICIPAL CODES.
3. REFER TO PLAN OR ELEVATION FOR QUANTITY NEEDED.

Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III
CITY OF COCONUT CREEK FLORIDA

SITE PLAN

DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **January 22, 2020**

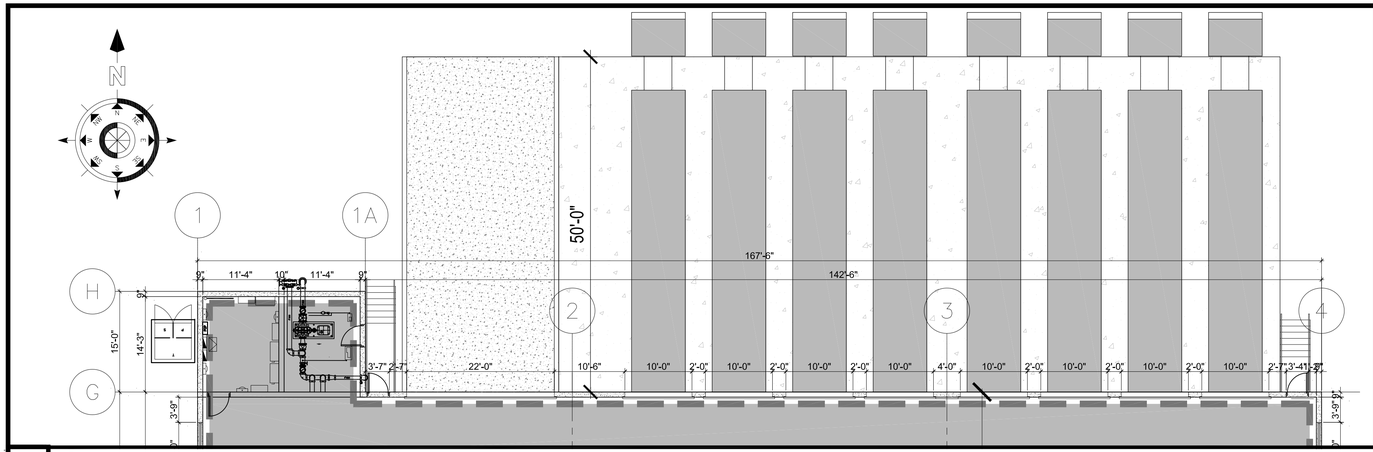
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
SP-2

K:\PROJECTS\19-xxx\19-3965\dwg\3965sp.dwg, SP-2, 1/22/2020 9:17:17 AM, I.T., Sun-Tech Engineering, Inc. (MAS), Sun-Tech Engineering, Inc. (MAS)

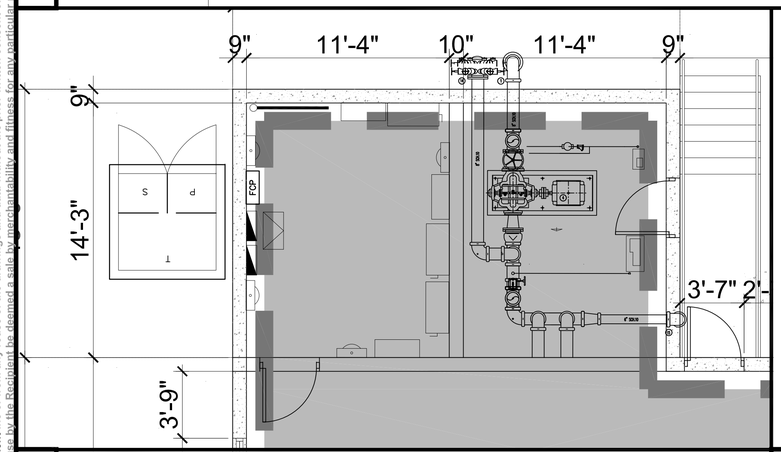
FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965sp.dwg
PLOT DATE: 1/22/2020 9:17 AM BY: Miguel A. Sosa
LAYOUT: [SP-2]

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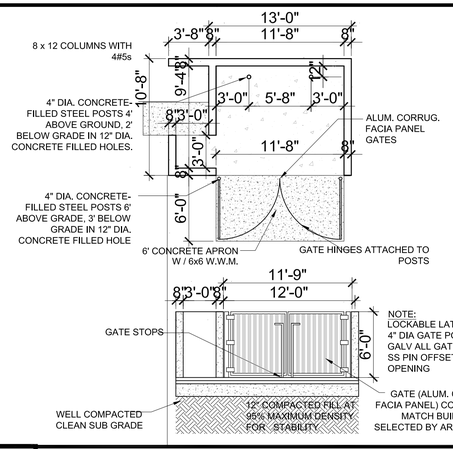
A ENLARGED TRUCK COURT AREA / RAMP

SCALE: 3/32" = 1'-0"



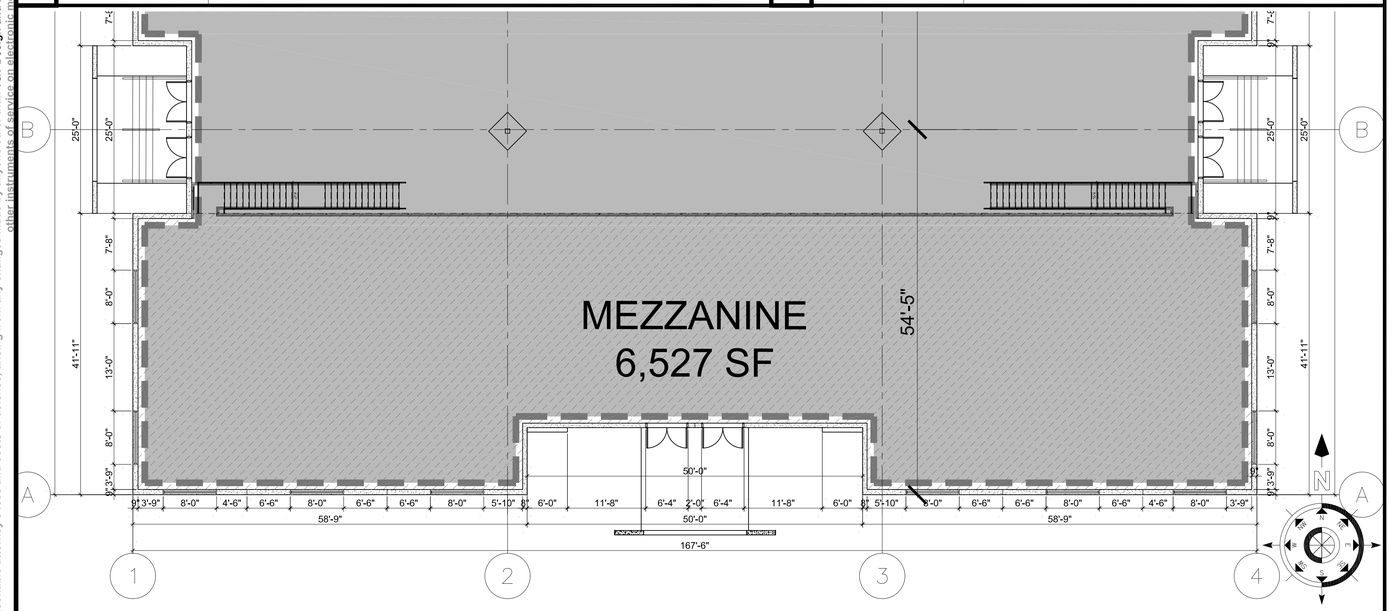
B ENLARGED PUMP ROOM / ELECTRIC ROOM

SCALE: 1/4" = 1'-0"



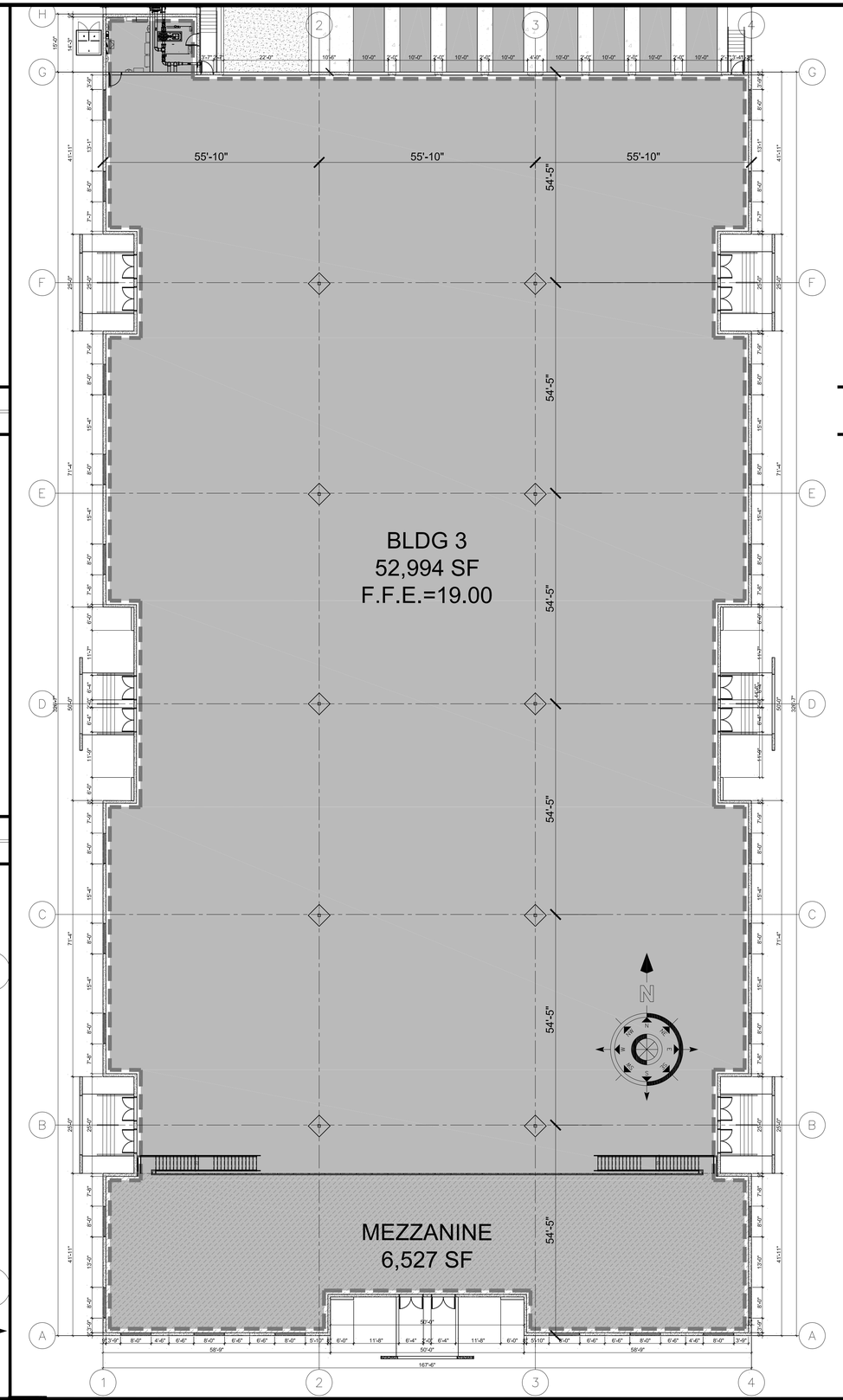
C DUMPSTER DETAILS

SCALE: NTS



D ENLARGED MEZZANINE PLAN

SCALE: 3/32" = 1'-0"



I FLOOR PLAN

SCALE: 1/16" = 1'-0"

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FORTS

REV.: | DATE: 10-15-2019 | ISSUE FOR: DRC SUBMITTAL

JOHNSON TECHNOLOGY PARK 3

COCONUT CREEK, FLORIDA. 33073

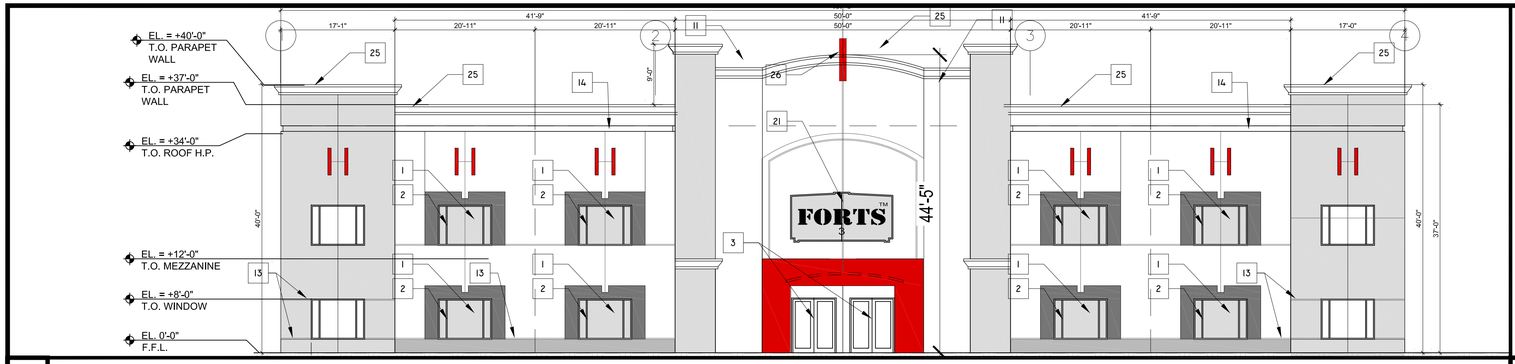
ELITE ALUMINUM CORP.-8650 Lyons Technology Parkway, Coconut Creek, Fl 33073

SHEET TITLE: BUILDING 3 FLOOR PLAN

EDWARD TORRES AR 96792

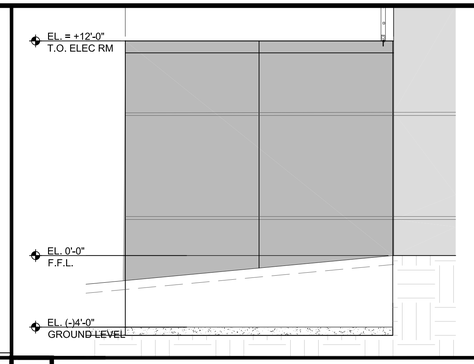
DRAWING NO. A101

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1 FRONT ELEVATION (SOUTH)

SCALE: 3/32" = 1'-0"



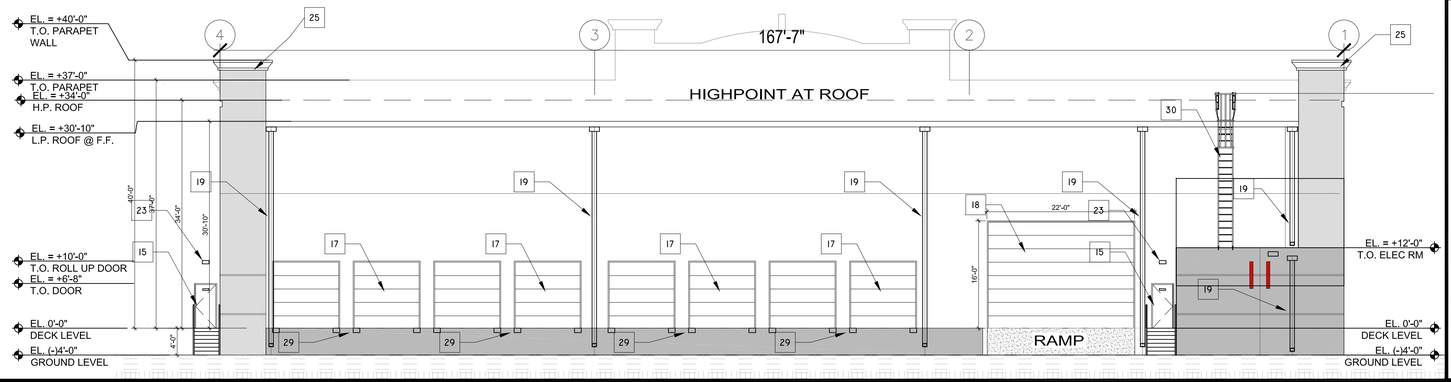
1 ELEV @ ELECTRIC/PUMP RM (WEST)

SCALE: N/A

MATERIAL / COLOR SCHEDULE			
KEY NOTES		COLOR TYPE	COLOR CODE
1	IMPACT GLASS	DARK GRAY	T-121
2	IMPACT GLASS "WINDOW FRAME"	WHITE TO MATCH PURE WHITE	SW 7005
3	IMPACT GLASS "STOREFRONT"	WHITE TO MATCH PURE WHITE	SW 7005
4	SPANDREL GLASS		
5	CANVAS COVER	BLACK	BLACK
6	METAL FRAME CANOPY SUPPORT	BLACK	BLACK
7	CONCRETE COLUMN	MISTY	SW 6232
8	PANEL COLOR	POINSETTIA	SW 6594 (ENTRY)
9	PANEL COLOR	ROCK CANDY	BW 6231 (BASE)
10	PANEL COLOR	UNCERTAIN GRAY	SW 6234 (BANDING)
11	PANEL COLOR	MISTY	SW 6232 (2ND BASE)
12	RECESS SCORE LINE (3/4" X 3/4")	FLORIDA WHITE	T-121
13	RECESS SCORE LINE (2" X 3/4")	FLORIDA WHITE	T-121
14	RECESS SCORE LINE (10" X 3/4")	FLORIDA WHITE	T-121
15	MAN DOOR 3'-0" x 6'-8"	COLOR TO MACTH	
16	PANEL COLOR	(BASE) ROCK CANDY	BW 6231
17	10'-0" X 10'-0" GALVANIZED DOOR	COLOR TO MACTH	
18	16'-0" X 22'-0" GALVANIZED DOOR	COLOR TO MACTH	
19	DOWN SPOT	ROCK CANDY	BW 6231
20	WATER LEADER	ROCK CANDY	BW 6231
21	SINAGE LOCATION		
22	EXERIOR BLDG. LIGHTS		
23	MAN DOOR LIGHTS		
24	EXTERIOR METAL RAILING		BW 6231
25	FOAM TRIM BANDING	FLORIDA WHITE	T-121
26	FOAM TRIM ACCENT	POINSETTIA	SW 6594
27	SKYLIGHT TYPICAL	BASE WHITE	
28	SCUPPER	TO MATCH WALL	
29	DOCK BUMPER	RUBBER BLACK	
30	ACCESS LADDER	TO MATCH WALL	BW 6231

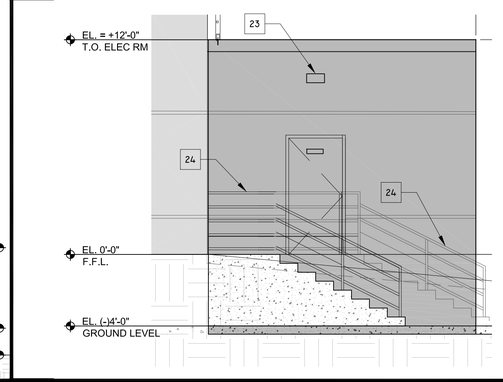
GENERAL NOTES:

A. ALL WINDOWS SHALL HAVE IMPACT RESISTANT GLASS AND FRAME SYSTEMS.
B. COLORS FOR RECESS TO BE SELECTED BY ARCHITECT.
C. ALL GUTTERS ARE TO CENTERED OVER CONTROL JOINTS WHERE APPLICABLE.
D. ALL AIR CONDITION UNITS WILL BE LOCATED ON TOP OF BUILDING ADJACENT TO PARAPET WALL AND WILL BE SCREENED FROM VIEW.
E. ALL COLOR FINISH TO BE TEXCOTE OR EQUAL.
F. PANEL COLORS TO MATCH SHERWIN WILLIAMS OR EQUAL.
G. CONTRACTOR TO SUBMIT ALL COLOR SAMPLES AND SHOP DRAWINGS FOR APROVAL.



2 REAR ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"

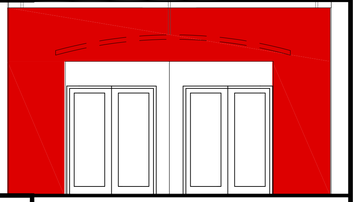


1 ELEV @ ELECTRIC/PUMP RM (EAST)

SCALE: N/A

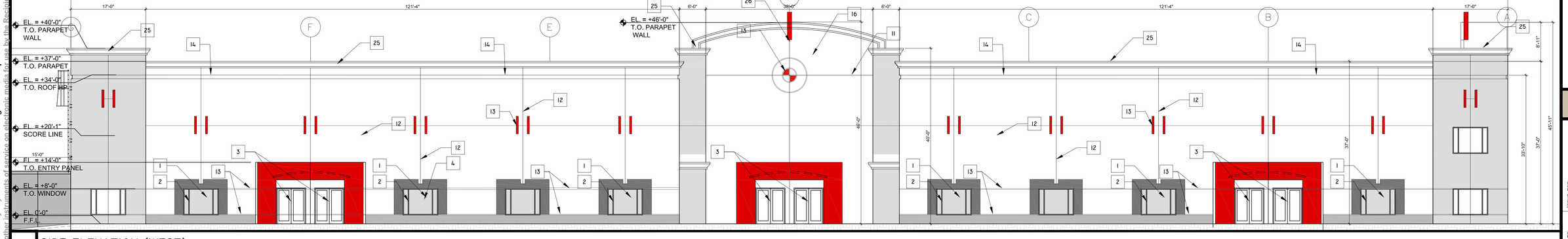
A FINISH SCHEDULE

SCALE: N/A



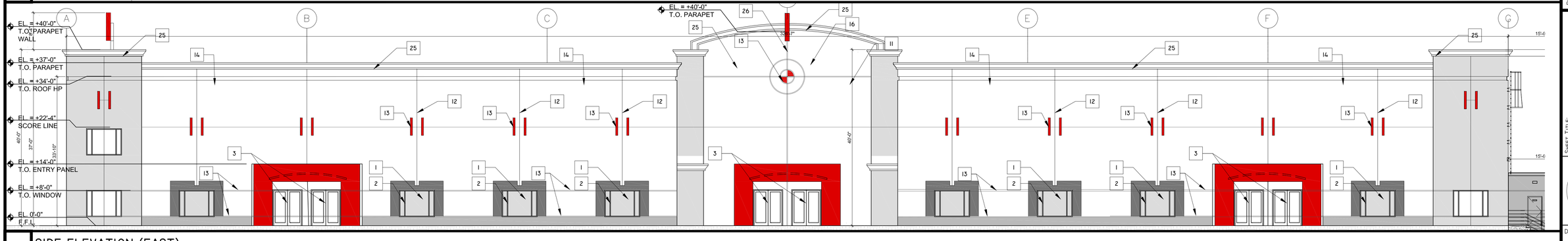
B ENTRY OFFSET PANEL

SCALE: 3/16"=1'-0"



3 SIDE ELEVATION (WEST)

SCALE: 3/32" = 1'-0"



4 SIDE ELEVATION (EAST)

SCALE: 3/32" = 1'-0"

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JOHNSON TECHNOLOGY PARK 3

COCONUT CREEK, FLORIDA. 33073

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REV.:	DATE:	ISSUE FOR:
-	10-15-2019	DRC SUBMITTAL

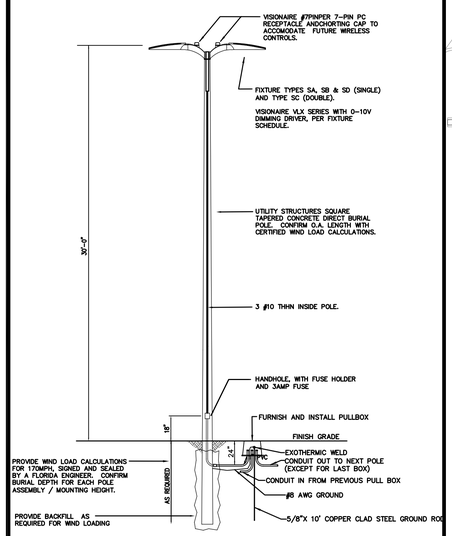
SHEET TITLE: BUILDING 3 ELEVATIONS

EDWARD TORRES AR 94792

DRAWING NO. A201

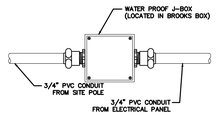

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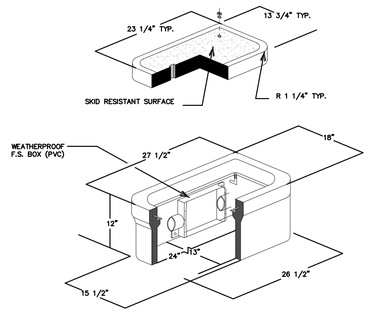
A TY[ICAL LIGHT POLE DETAIL (NOT USED)

SCALE: N.T.S.



B SITE LIGHTING CONNECTION DETAIL

SCALE: N.T.S.



C BROOKS BOX DETAIL (NOT USED)

SCALE: N.T.S.

Luminaire Schedule									
Project: ELITE SITE COCONUT CREEK REV2 11-05-2019									
Symbol	Qty	Label	Description	Lumens/ Lamp	LLD	LDD	BF	LLF	Lum. Watts	Total Watts
	8	SA	GARDCO ECF-S-48L-1A-NW-G2-3-HIS-TLRD-7 WALL MOUNT 30' AFG	N.A.	0.900	0.900	1.000	0.810	161	1288
	4	SB	GARDCO ECF-S-32L-1_2A-NW-G2-2-HIS-TLRD-7 WALL MOUNT 30' AFG	N.A.	0.900	0.900	1.000	0.810	127.1	508.4

Calculation Summary							
Project: ELITE SITE COCONUT CREEK REV2 11-05-2019							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
HARDSCAPE_Planar	Illuminance	Fc	1.45	3.8	0.0	N.A.	N.A.
SITE & PARKING_Planar	Illuminance	Fc	1.34	3.3	0.6	2.23	5.50



E LUMINAIRE SCHEDULE

SCALE: N/A

TO CONFIRM THAT THE SPECIFIED PHOTOMETRIC CRITERIA HAS BEEN MET, THE PHOTOMETRIC FILE AS A DWG FOR THE PROPOSED ALTERNATE/SUBSTITUTION MUST BE SUBMITTED TO T&T DESIGN AND CONSULTING ENGINEERS FOR EVALUATION NO LESS THAN 10 DAYS PRIOR TO BID. ANY ACCEPTABLE ALTERNATE/SUBSTITUTE MUST BE APPROVED IN WRITING PRIOR TO BID DATE.

DURING BUSINESS HOURS :

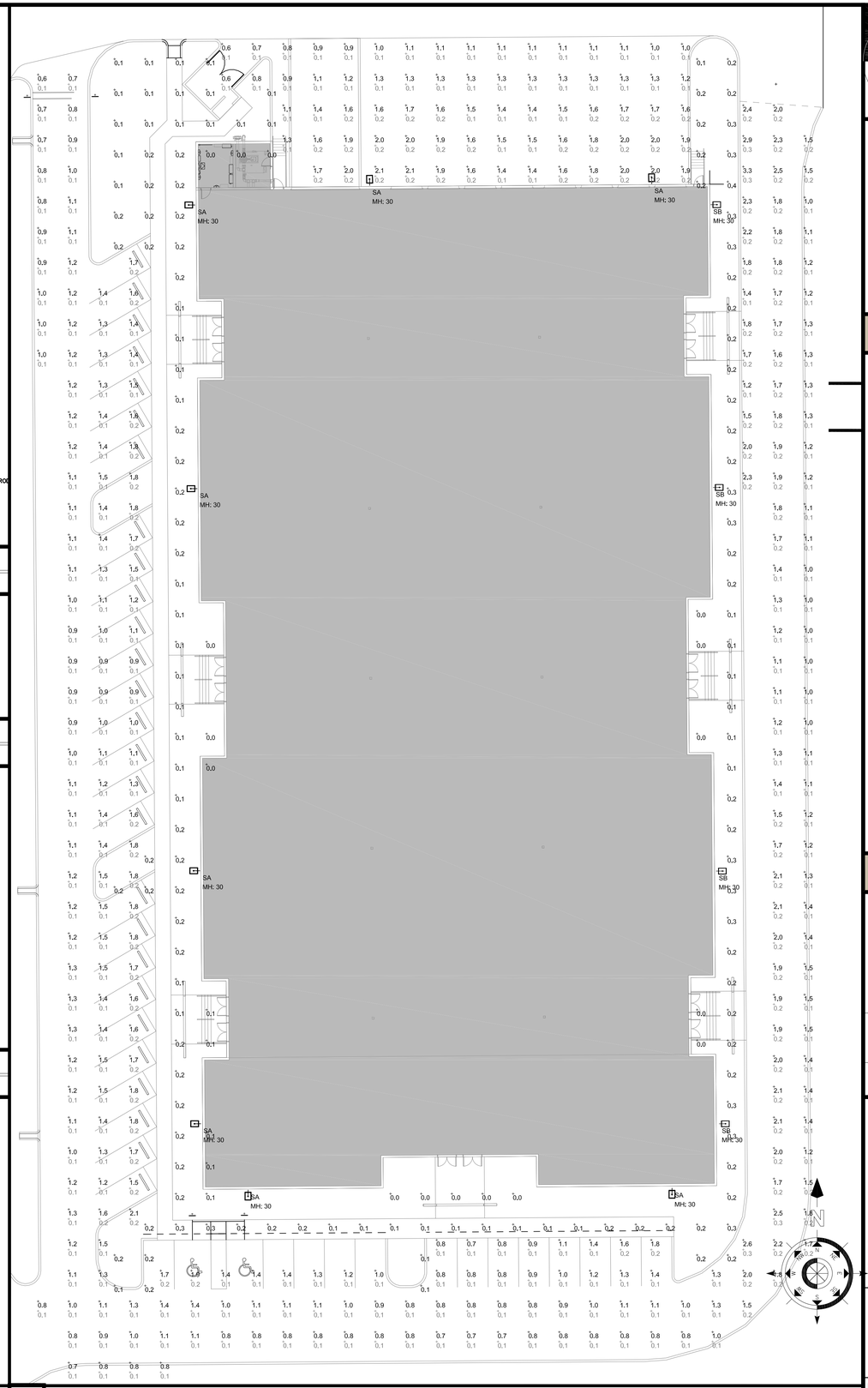
Total Lumens Allowed Per Site
Hardscape Area (SF) -- 285,715
Allowed Lumens per SF of Hardscape -- 7.5 (Commercial/Office Land Use)
Site Allowed Total Lumens (Lumens per SF X Hardscape) -- 2,142,862

AFTER BUSINESS HOURS:

One hour after the close of business hours a Hubbell Lighting CX Lighting Control Panel w/ an Astronomical Time Clock will reduce and dim all of the pole and wall mounted fixtures illuminating the hardscape area by 90% in order to be compliant with a maximum of 1 foot candle at any point.

D PHOTOMETRIC DIMING NOTES

SCALE: N/A



I FLOOR PLAN

SCALE: 1" = 20'-0"

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COCONUT CREEK, FLORIDA. 33073
ELITE ALUMINUM CORP.-6650 Lyons Technology Parkway, Coconut Creek, Fl 33073

REV.:	DATE:	ISSUE FOR:
-	10-15-2019	DRC SUBMITTAL

SHEET TITLE: PHOTOMETRIC PLAN

EDWARD TORRES JR. PE 67762

DRAWING NO. PH101

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BONDS AND INSPECTIONS:

INSPECTIONS:

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND THE CITY OF COCONUT CREEK AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1. CLEARING AND FILLING.
2. STORM DRAINAGE SYSTEM LAMPING.
3. SUBGRADE (PROCTORS AND DENSITY TESTS SHALL BE APPROVED PRIOR TO THE PLACEMENT OF LIMEROCK).
4. LIMEROCK BASE (PROCTORS AND DENSITY TESTS AND AS-BUILTS MUST BE SUBMITTED WITH A CERTIFIED LETTER FROM THE ENGINEER OF RECORD INDICATING THEY CONFORM WITH THE APPROVED PLAN PRIOR TO THE PLACEMENT OF ASPHALT.
5. ASPHALTIC CONCRETE.
6. FINAL.
7. THE CONTRACTOR SHALL CONTACT THE ABOVE AGENCIES FOR INSPECTIONS OF ALL UTILITIES:

A. WATER:
1. PRESSURE TESTING
2. FILLING/PIGGING/FLUSHING
3. TIE-INS/DISINFECTION/SWABBING/VISUAL/BACTERIOLOGICAL SAMPLES
B. WASTEWATER:
1. PRESSURE TESTING/FLUSHING
2. SANITARY SEWER LAMPING
3. MANHOLE PAINTING
4. LIFT STATION START-UPS
C. ROADWAYS:
1. SUBGRADE INSPECTIONS
2. BASEROCK INSPECTIONS
3. DENSITIES
D. STORM SEWER:
1. LAMPING
2. STRUCTURE INSPECTIONS
E. WALK THROUGH:
1. PRELIMINARY/FINAL

WATER AND SEWER SEPARATION NOTES:

SANITARY SEWERS AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

WHERE SANITARY SEWERS & GRAVITY SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, THE GRAVITY SEWER SHALL BE DUCTILE IRON PIPE (DIP) AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 12 INCHES MUST BE MAINTAINED AT ALL CROSSINGS. MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND FORCE MAIN.

ALL CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

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

A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

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 AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

ALL DIP SHALL BE CLASS 51 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN.

WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18" IN PARALLEL INSTALLATION, THE WATER MAINS SHALL BE CONSTRUCTED OF D.I.P. AND THE GRAVITY SEWER SHALL BE CONSTRUCTED OF PVC SDR-26 OR C-900 WITH A MINIMUM VERTICAL CLEARANCE OF 12".

WATER NOTES:

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO STANDARDS OF THE CITY OF COCONUT CREEK. NO PHYSICAL CONNECTION OF NEW WATER MAINS TO ACTIVATE WATER MAINS SHALL BE MADE UNTIL SUCH TIME THAT THE NEW MAINS ARE CONFIRMED TO BE BACTERIOLOGICALLY SAFE AND THE HEALTH DEPARTMENT RELEASE HAS BEEN OBTAINED. TEMPORARY CONNECTIONS OF NEW MAINS TO ACTIVE MAINS FOR THE PURPOSE OF FILLING AND FLUSHING SHALL BE MADE BY A METHOD DEEMED ACCEPTABLE TO THE CITY OF COCONUT CREEK.

ALL WATER MAINS SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI AND HAVE COMPRESSION TYPE BELL AND SPIGOT JOINTS.

THE WATER SYSTEM SHALL BE HYDROSTATICALLY PRESSURE TESTED AND DISINFECTED PER AWWA/ANSI C651/05 AND TESTED FOR A PERIOD OF 2 HOURS AT NOT LESS THAN 150 PSI IN ACCORDANCE WITH ANSI/AWWA STANDARD C600-05 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA:

$$\frac{L=SD(P)^{.5}}{148,000}$$ AWWA C600-05

WHERE:

L = ALLOWABLE LEAKAGE IN GALLONS/HOUR
S = PIPE LENGTH IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE IN PSI

TEST PRESSURE SHALL NOT VARY MORE THAN 5 P.S.I. THROUGHOUT THE TEST. REPUMPING OF LINE DURING PRESSURE TEST IS NOT ALLOWED. IF RESTRAINT JOINT PIPE IS SPECIFIED ON THE PLANS IT SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE PIPE MANUFACTURER AND THE CITY OF COCONUT CREEK. MAXIMUM TEST LENGTH SHALL BE LESS THAN OR EQUAL TO 2000 FT. REPUMPING OF LINE DURING PRESSURE TEST IS NOT ALLOWED.

ALL PIPE SHALL BE SUITABLE FOR USE AS A PRESSURE CONDUIT. PROVISIONS MUST BE MADE FOR EXPANSION AND CONTRACTION AT EACH JOINT WITH AN ELASTOMERIC RING. THE BELL SHALL CONSIST OF AN INTEGRAL WALL SECTION WITH AN ELASTOMERIC RING WHICH MEETS THE REQUIREMENTS OF ASTM F-477 STANDARD SPECIFICATIONS FOR ELASTOMERIC SEALS (GASKETS FOR JOINTING PLASTIC PIPE). THE WALL THICKNESS IN THE BELL SECTION SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-3139.

DIP PIPE SHALL BE DELIVERED TO THE JOB SITE FROM THE FACTORY AND STORED AT THE JOB SITE IN PALLATIZED UNITS OR BUNDLES TO PREVENT UNNECESSARY DEFLECTION PRIOR TO INSTALLATION. EACH PALLATIZED UNIT SHALL BE SIZED TO LIMIT THE STACKING OF PIPE TO NOT MORE THAN SIXTY (60) INCHES HIGH OR AS APPROVED BY THE ENGINEER.

CARE SHALL BE TAKEN DURING THE TRANSPORTING OF THE PIPE TO INSURE THAT THE BINDING AND TIE DOWN METHODS DO NOT DAMAGE OR DEFLECT THE PIPE IN ANY MANNER. PIPE BENT, DEFLECTED, OR OTHERWISE DAMAGED DURING SHIPPING WILL BE REJECTED.

D.I.P. MAINS SHALL BE LAID WITH 30" CLEAR COVER.

FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON PRESSURE CLASS 350 OR THICKNESS CLASS 51THROUGH 12" AND CLASS 350 IN SIZES 16" AND LARGER. ALL FITTINGS SHALL BE CEMENT LINED AND SEALED THE SAME AS PIPE IN ACCORDANCE WITH AWWA/ANSI C110/A-21-10-03.

ALL WATER MAINS SHALL HAVE CONTINUOUS DETECTOR TAPE 18 INCHES BELOW FINAL GRADE. DETECTOR TAPE SHALL HAVE BLUE SIDE-UP. A 14 GAUGE MULTI STRAND WIRE SHALL BE ATTACHED TO ALL PVC WATER MAIN TO FACILITATE FUTURE LOCATION. AN EXTRA 4 FEET OF WIRE SHALL BE PROVIDED AT ALL BLOWOFFS AND FIRE HYDRANTS, ETC. THE WIRES SHALL BE LAID CLEAR OF VALVES. THE WIRES SHALL BE TESTED FOR CONDUCTIVITY AT THE PRESSURE TEST.

DUCTILE IRON PIPE (DIP): SHALL CONFORM TO ANSI/AWWA C151/A21.51-02. MINIMUM THICKNESS CLASS SHALL BE CLASS 51 DUCTILE IRON. PUSH-ON JOINTS SHALL CONFORM TO ANSI/AWWA C111/A21.11-00. GASKETS SHALL BE NEOPRENE. THE LINING SHALL BE CEMENT MORTAR CONFORMING TO ANSI/AWWA/C104/A21.4-03 AND OUTSIDE COATING OF EITHER COAL TAR EPOXY OR ASPHALT SHALL BE APPLIED. POLYETHYLENE WRAP SHALL BE INSTALLED WHERE REQUIRED. ALL WATER MAINS 12" OR ABOVE MUST BE DIP.

ALL WATER MAINS SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL.

D.I.P. NOT TO BE DEFLECTED MORE THAN ONE-HALF OF MANUFACTURER'S RECOMMENDATION.

BACTERIOLOGICAL TESTING SHALL BE IN ACCORDANCE WITH AWWA C-651-05.

MAXIMUM DISTANCE BETWEEN SAMPLING POINTS SHALL BE AS FOLLOWS:
- TRANSMISSION MAINS: EVERY 1200 FT.
- BRANCH MAINS: EVERY 1000 FT.
- ISOLATED MAINS: LESS THAN 1000 FT: 2 SAMPLE POINTS GREATER THAN 1000 FT.: 3 SAMPLE POINTS

POLYETHYLENE ENCASEMENT/WRAP SHALL BE INSTALLED ON ALL IRON PIPES INCLUDING VALVES, FITTINGS, SLEEVES, HYDRANTS, ETC. POLYWRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM ANSI/AWWA C105/A21.5-05 STANDARDS.

DUCTILE IRON WATER MAIN SEALCOAT SHALL BE COAL TAR EPOXY OR ASPHALT.

JOINTS SHALL BE PUSH-ON DUCTILE IRON AND RESTRAINED USING TR-FLEX U.S. PIPE OR FLEX RING BY AMERICAN PIPE.

CITY TO BE ADVISED IN WRITING AT LEAST 48 HOURS PRIOR TO THE FOLLOWING:
- WET CONNECTIONS
- PRESSURE TESTS
- FILLING/FLUSHING
- CHLORINATION
- BACTERIOLOGICAL SAMPLES

PIPE MARKINGS:

ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320(21)(B)3, F.A.C., USING BLUE AS A PREDOMINANT COLOR: (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE WILL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)

FIRE HYDRANTS:

ALL FIRE HYDRANTS SHALL COMPLY WITH AWWA/ANSI STANDARD C502-05 AND THE FOLLOWING DESIGN STANDARDS:

THE WATER DISTRIBUTION MAINS AND FIRE HYDRANTS SHALL BE INSTALLED, ACCEPTED, COMPLETED AND IN SERVICE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE FIRE HYDRANTS SHALL BE OF THE COMPRESSION TYPE, OPENING AGAINST THE PRESSURE AND CLOSING WITH LINE PRESSURE WITH A 5 1/4 " VALVE OPENING. THE HYDRANT SHALL BE EQUIPPED WITH 2 - 2 1/2 " HOSE NOZZLES AND 1 - 4 1/2 " PUMPER NOZZLE.

FIRE HYDRANTS SHALL BE FURNISHED WITH A SEALED OIL OR GREASE RESERVOIR LOCATED IN THE BONNET SO THAT ALL THREADED AND BEARING SURFACES ARE AUTOMATICALLY LUBRICATED WHEN THE HYDRANT IS OPERATED. THE HYDRANT WILL BE DESIGNED SO THAT DISASSEMBLY OF A SHORT SECTION OF BARREL FOR THE HYDRANT SHOE SHALL HAVE INTEGRAL CAST TIE BACK LUGS ON THE MAIN VALVE TO PREVENT THE MAIN VALVE ASSEMBLY AND VALVE SEAT TO BE REMOVED WITHOUT DIGGING EARTH OR DISASSEMBLING THE HYDRANT BARREL.

FIRE HYDRANTS SHALL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLING. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.

THE FIRE HYDRANT INTERNAL VALVE SHALL BE 5 1/4" MINIMUM. THE PENTAGONAL OPERATING NUTS AND THE CAP NUTS SHALL BE 1 1/2" POINT TO FLAT. DRAIN VALVE OUTLETS FOR THE HYDRANTS SHALL BE PLUGGED OR OMITTED. THE HYDRANTS SHALL OPEN COUNTER CLOCKWISE AND THE DIRECTION OF OPENING SHALL BE CAST ON THE TOP. THE BURY LENGTH, MEASURED FROM THE BOTTOM OF THE CONNECTING PIPE TO THE GROUND LINE AT THE HYDRANT SHALL BE THREE FEET SIX INCHES (42") MINIMUM OR AS REQUIRED BY PLAN.

THE HYDRANT SHALL BE EQUIPPED WITH A 6" MINIMUM MECHANICAL JOINT BASE INLET UNLESS OTHERWISE SPECIFIED BY THE ENGINEER.

THE BONNETS OF THE FIRE HYDRANTS WILL BE COLOR CODED BY THE INSTALLING CONTRACTOR IN ACCORDANCE TO THE ABOVE SPECIFICATIONS. FIRE DEPARTMENT PERSONNEL ARE REQUIRED TO WITNESS THE FLOW TESTS. THE FIRE AND ENGINEERING DEPARTMENTS WILL BE NOTIFIED 48 HOURS PRIOR TO THE FLOW TEST. FIRE DEPARTMENT PERSONNEL WILL BE REQUIRED TO WITNESS THE TESTING. RESULTS FROM THE FLOW TEST SHOULD BE DOCUMENTED BY THE CONTRACTOR OF RECORD AND TO THE CITY OF COCONUT CREEK FIRE AND ENGINEERING DEPARTMENTS.

FIRE HYDRANTS SHALL BE LOCATED NO LESS THAN 4 FEET AND NO MORE THAN 7 FEET FROM THE EDGE OF THE PAVEMENT OF THE ADJACENT ROADWAY, NO LESS THAN 5 FEET FROM ANY PHYSICAL FEATURE WHICH MAY OBSTRUCT ACCESS OR VIEW OF ANY HYDRANT UNLESS OTHERWISE APPROVED BY CMPUD. GUARD POSTS AROUND FIRE HYDRANTS ARE REQUIRED WHEN HYDRANTS ARE PLACED WITHIN 6 FEET OF ALL DRIVEWAYS, TURN RADIUS, OR PARKING AREAS. THE THE HYDRANT SHALL RECIEVE A FACTORY COAT OF EPOXY TRAFFIC (YELLOW) WITH A 40 MIL DFT.

WASTEWATER:

UNLESS OTHERWISE NOTED OR APPROVED, ALL GRAVITY MAINS AND SERVICES SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE (PVC) NON PRESSURE PIPE CONFORMING TO ASTM D3034 AND SDR 26 WITH INTEGRAL WALL BELL AND SPIGOT JOINTS FOR PUSH-ON RUBBER GASKET TYPE JOINT SEALS CONFORMING TO ASTM D1869.

PVC FITTINGS SHALL BE OF MONOLITHIC CONSTRUCTION OF THE TYPE SPECIFIED BY THE MANUFACTURER OF THE PIPE BEING USED. NO SOLVENT WELDS OR THREADED JOINTS WILL BE PERMITTED. ALL JOINTS SHALL BE COMPRESSION GASKET TYPE.

THE JOINING OF PIPE ON THE JOB SHALL BE DONE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SHALL BE DONE ENTIRELY IN THE TRENCH UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

CONNECTION OF PVC PIPE TO MANHOLES SHALL BE MADE WITH "SCH-40 SAND COLLAR" CORRESPONDING TO THE SIZE AND TYPE OF SEWER PIPE.

INFLUENT AND EFFLUENT SEWERS SHALL BE GROUTED IN PLACE USING A TYPE II WATER-PROOF, EXPANDING GROUT ACCEPTABLE TO THE ENGINEER. ALL OPENINGS AND JOINTS SHALL BE SEALED WATERTIGHT. REFER TO GENERAL NOTES FOR NON SHRINK GROUT.

LIFT HOLES THROUGH PRECAST STRUCTURES ARE NOT PERMITTED.

A FLOW CHANNEL SHALL BE CONSTRUCTED TO DIRECT INFLUENT INTO FLOW STREAM, REFER TO DETAILS.

OUTSIDE DROP CONNECTIONS WILL BE REQUIRED WHEN THE VERTICAL DISTANCE BETWEEN PIPE INVERTS EXCEEDS TWO FEET (2'). DROP CONNECTIONS, WHERE REQUIRED, SHALL BE CAST MONOLITHICALLY WITH THE MANHOLE ELEMENTS AS SHOWN ON DETAILS.

THE LID AND FRAME SHALL BE CAST OF CLOSE-GROUND GREY IRON CONFORMING TO ASTM A-48, CLASS 30 AND SHALL BE OF UNIFORM QUALITY, FREE OF BLOW HOLES, POROSITY, CRACKS, AND OTHER OBVIOUS VISUAL DEFECTS. THE COMBINED WEIGHT OF THE FRAME AND LID SHALL NOT BE LESS THAN 420 POUNDS, AND THE LID SHALL WEIGHT A MINIMUM OF 160 POUNDS. THE SEATING SURFACES BETWEEN FRAMES AND COVERS SHALL BE MACHINED TO FIT TRUE, NO PLUGGING OR FILLING WILL BE ALLOWED. CASTING PATTERNS SHALL CONFORM TO THOSE DESIGNATED BY THE CITY.

THE LID SHALL HAVE THE WORDS "CITY OF COCONUT CREEK SANITARY SEWER" CAST IN ALL MANHOLE COVERS. CASTINGS SHALL BE CLEANED AND COATED WITH A COAL TAR PITCH VARNISH WHICH IS TOUGH WHEN COLD BUT NOT TACKY OR BRITTLE. PICK TYPE LIFTING HOLES WILL BE CAST INTO LIDS, BUT SHALL NOT GO CLEAR THROUGH THE LID.

MINIMUM COVER ON WASTEWATER MAIN SHALL BE 36" TO TOP OF PIPE, UNLESS OTHERWISE APPROVED.

ALL LIDS SHALL BE PROVIDED WITH WATERTIGHT POLYETHYLENE MANHOLE INSERTS AS APPROVED BY THE CITY OF COCONUT CREEK UTILITIES DEPARTMENT.

TWO COATS OF KOPPER 300-M EPOXY TAR COATING, FIRST RED, SECOND ONE BLACK, SHALL BE APPLIED TO THE THE INSIDE OF ALL MANHOLES AND SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION (DRY FILM THICKNESS OF 16 MILS OF KOPPER 300-M OR EQUAL). ONE COAT OF BLACK KOPPER 300-M EPOXY TAR COATING SHALL BE APPLIED TO THE OUTSIDE OF THE MANHOLE. THE INTERIOR COATS SHALL BE APPLIED AFTER SEWER LAMPING OF LINES. THE APPLICATION OF EACH COAT SHALL BE AN INSPECTION AND SHALL BE SCHEDULED A MINIMUM OF 48 HOURS PRIOR TO TESTING.

UPON COMPLETION OF THE WORK A LAMPING INSPECTION SHALL BE MADE OF THE COMPLETED SYSTEM ALONG WITH AN INFILTRATION AND EXFILTRATION TEST. AFTER ALL TESTING HAS BEEN COMPLETED, THE CONTRACTOR WILL MAKE A TELEVISION INSPECTION AT HIS EXPENSE OR MAY CHOOSE OUTSIDE AN COMPANY BEFORE THE LINES ARE ACCEPTED FOR USE AND BEFORE RELEASE OF MAINTENANCE BOND.

THE EXTERIOR OF ALL WASTEWATER MANHOLES SHALL BE WATERPROOFED.

MANHOLE JOINTS WILL BE SEALED WITH RAMNEK OR APPROVED EQUAL AND ANTI-HYDRO CEMENT INSIDE AND OUT.

ALL WASTEWATER GRAVITY MAINS AND SERVICES SHALL BE BEDDED AND BACKFILLED PER STANDARD TRENCH DETAIL.

ALL WORKMANSHIP AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF COCONUT CREEK.

MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH ASTM-C-478, MINIMUM THICKNESS SHALL BE EIGHT (8) INCHES. A MINIMUM SIX (6) INCH BASE EXTENSION OUTSIDE THE WALL OF THE MANHOLE IS REQUIRED. MANHOLES SHALL NOT BE LOCATED AT OR CLOSE TO FINAL GRADE LOW POINTS.

PROVIDE A MINIMUM SIX (6) INCH BED OF WASHED 3/4 INCH ROCK FOR ALL SUB-AQUEOUS GRAVITY SEWER PIPES.

THE INSTALLED SEWERS SHALL UNDERGO TELEVISION INSPECTION AT TWO (2) TIMES. THE FIRST SHALL BE PRIOR TO THE FINAL ACCEPTANCE BY THE CITY AND THE OTHER SHALL BE JUST PRIOR TO THE RELEASE OF THE ONE-YEAR MAINTENANCE BOND.

CITY SHALL INSPECT INSIDE OF MANHOLE AFTER EACH APPLICATION/COAT OF PAINT.

CONTRACTOR TO PROVIDE A MINIMUM SIX (6) INCH BED OF 3/4" WASHED ROCK FOR ALL SUB-AQUEOUS GRAVITY SEWER PIPE.

EARTHWORK:

THE CONTRACTOR'S BID FOR EARTHWORK SHALL INCLUDE THE EXCAVATION, REMOVAL, AND DISPOSAL OF ALL MATERIALS, OF WHATEVER CHARACTER WITHIN THE LIMITS OF CONSTRUCTION. ALL TOPSOIL THAT IS SUITABLE FOR LANDSCAPING OR GRASSING OPERATIONS MAY BE STOCKPILED NEARBY FOR SUCH USE IF APPROVED BY OWNER. WHERE MUCK, ROCK, CLAY, OR OTHER MATERIAL WITHIN THE LIMITS OF CONSTRUCTION IS.

UNSUITABLE IN ITS ORIGINAL POSITION, THE CONTRACTOR SHALL EXCAVATE SUCH MATERIAL IN ITS ENTIRETY AND BACKFILL WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED IN PLACE TO CONFORM TO THE REQUIRED GRADES AND SECTIONS AS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE UNSUITABLE MATERIAL PRESENT ON-SITE AND INCLUDE THE REMOVAL AND REPLACEMENT OF SAME IN HIS BID PRICE. THE CONTRACTOR SHALL MAKE HIS OWN ESTIMATE ON THE VOLUME OF MATERIAL ACTUALLY REQUIRED TO OBTAIN THE CROSS SECTIONS OR GRADES AS SHOWN ON THE PLANS.

THE ENTIRE WIDTH OF THE RIGHT-OF-WAY AND UTILITY/DRAINAGE EASEMENTS SHALL BE COMPLETELY DEMUCKED TO THE FULL DEPTH BEFORE CONSTRUCTION BEGINS. NO MATERIAL OF CLASSES A-5, A-7, OR A-8 SHALL BE ALLOWED. ALL MATERIAL SUPPORTING THE ROADWAY SHALL BE STABILIZED TO HAVE A MINIMUM LBR OF 40. SUBGRADES SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180.

WHEREVER EXCAVATIONS FOR UTILITIES ARE MADE BELOW THE GRADES INDICATED ON THE PLANS, GRANULAR MATERIAL FREE OF ORGANIC OR OTHER DELETERIOUS MATERIAL SHALL BE PLACED AND COMPACTED TO THE PROPER GRADE, AND SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE PER AASHTO T-180.

AREAS TO BE COMPACTED SHALL BE MOISTENED AND COMPACTED BY EITHER ROLLING, TAMPING, OR ANY OTHER METHOD APPROVED BY THE ENGINEER, IN ORDER TO OBTAIN THE DESIRED DENSITY. THE ENGINEER SHALL INSPECT ALL COMPACTED AREAS PRIOR TO FURTHER CONSTRUCTION OPERATIONS.

PRIOR TO BACKFILLING AROUND STRUCTURES THE AREAS SHALL BE CLEAN OF ALL TRASH AND DEBRIS OF ANY DESCRIPTION, UNLESS DIRECTED BY THE ENGINEER TO BE LEFT IN PLACE, SUCH AS SHEETING AND BRACING.

BACKFILLING PITS AND TRENCHES: BACKFILL MATERIAL SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE IN TWELVE (12) INCH MAXIMUM LAYERS, EACH LAYER BEING THOROUGHLY COMPACTED, UNTIL ONE (1) FOOT OF COVER EXISTS ABOVE THE CROWN OF THE PIPE. THE REMAINING TRENCH PORTION UP TO THE PAVEMENT BASE SHALL BE BACKFILLED IN LAYERS NOT EXCEEDING EIGHT (8) INCHES WITH EACH LAYER BEING THOROUGHLY COMPACTED TO ONE HUNDRED (100) PERCENT AND TESTED AT INTERVALS OF ONE HUNDRED (100) FEET MAXIMUM BEFORE PLACING SUCCEEDING LAYERS. SWALE AREAS SHALL BE COMPACTED TO NINETY-EIGHT (98) PERCENT OF MAXIMUM, AND TESTING SHALL BE AT THE CITY ENGINEERING INSPECTOR'S DISCRETION. ALL MATERIALS SHALL BE ABLE TO PASS THROUGH A SIX-INCH RING. LABORATORY TESTING FOR THE OPTIMUM MOISTURE AND MAXIMUM SOIL DENSITY SHALL CONFORM TO THE SPECIFICATIONS OF AASHTO T-99-C (STANDARD PROCTOR). RESTORATION OF THE ROADWAY SHALL BE IN ACCORDANCE WITH THE CITY'S UTILITY AND ENGINEERING STANDARDS MANUAL AS APPLICABLE. AT THE CONTRACTOR'S OPTION, WITH THE APPROVAL OF THE ENGINEER OF RECORD, AND WITH THE CITY PROJECT ENGINEER'S APPROVAL, AFTER THE COMPACTED BACKFILL HAS REACHED THE CENTERLINE OF THE NEWLY INSTALLED PIPE OR CONDUIT, THE REMAINING TRENCH BACKFILL MAY BE PLACED TO ONE (1) FOOT ABOVE THE GROUND WATER LEVEL WITHOUT INTERIM COMPACTION, PROVIDED THAT THE WATER IS ALLOWED TO RISE IN THE TRENCH TO ITS NATURAL LEVEL AND THEN BE PUMPED DOWN TO THE PIPE INVERT, AT LEAST TWICE.

THE EXISTING ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATION AT ANY POINT OTHER THAN THAT SHOWN.

DRAINAGE NOTES:

DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE.

REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 941. CONCRETE PIPE SHALL BE CLASS III OR AS SHOWN ON THE PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS SECTION 942.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ENGINEER, AND THE CITY OF COCONUT CREEK FOR INSPECTION.

BOTTOM OF ALL INLETS SHALL BE 18" BELOW THE LOWEST INLET INVERT OR MINIMUM 30" FOR P.R.B. CATCH BASINS/INLETS/JUNCTION BOXES SHALL NOT BE LOCATED IN DRIVEWAYS.

DRAINAGE STRUCTURES SHALL BE CLEANED PRIOR TO ACCEPTANCE BY THE CITY.

PAVING NOTES:

UNDERGROUND UTILITIES SHALL BE COMPLETED OR SLEEVING PROVIDED BEFORE ANY LIMEROCK BASE COURSE CONSTRUCTION BEGINS.

ALL PAVEMENT SUBGRADE MATERIAL SHALL HAVE AN LBR OF 40 AT 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE PER AASHTO T-180, METHOD "D". THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS, MAXIMUM EVERY 7000 S.F. OF PAVEMENT REQUIRED OR A MIN. OF ONE DENSITY TEST OVER EVERY TRENCH. THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

IF THE PLANS INDICATE A STABILIZED SUBBASE IS TO BE USED IT SHALL HAVE A MINIMUM LBR VALUE OF 40, 12" THICK COMPACTED TO A MINIMUM 98% DRY DENSITY AS PER AASHTO T-180 AND SHALL BE IN ACCORDANCE WITH F.D.O.T. SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL THE MATERIALS TO BE USED FOR THE SUBBASE AND THEIR PROPORTIONS, AND LABORATORY LBR, BEFORE DELIVERY TO THE SITE. QUALITY CONTROL LBR'S MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN PLACE CONDITION.

IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIMEROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATIONS, SECTION 200. THE LIMEROCK BASE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180, METHOD "D". THE ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED, MAXIMUM EVERY 7000 S.F. OF PAVEMENT REQUIRED OR A MIN. OF ONE DENSITY TRENCH OVER EVERY TRENCH. THE TEST RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF PRIME AND TACK COATS.

ALL GRADES SHOWN REFER TO FINISHED ASPHALT PAVEMENT UNLESS OTHERWISE NOTED.

LIMEROCK BASES SHALL BE EIGHT INCHES (8") THICK. LIMEROCK OF THE MIAMI FORMATION SHALL BE USED AND SHALL HAVE A MINIMUM CARBONATE CONTENT OF 70%, LIQUID LIMIT 35, PLASTICITY 6 AND A MINIMUM LBR OF 100. BASE MATERIAL SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

A PRIME COAT SHALL BE USED ON THE FINISHED ROCK BASE AND A TACK COAT BETWEEN PAVING COURSES.

THE PRIME AND TACK COAT CONSTRUCTION AND MATERIALS FOR THE PRIME AND TACK COATS SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 300. THE PRIME AND TACK COATS SHALL BE APPLIED PRIOR TO CONSTRUCTION OF THE ASPHALT SURFACE AND SHALL BE SANDED AND ROLLED IN ACCORDANCE WITH SECTION 300. APPLICATION RATES SHALL BE 0.25 GAL/SY FOR LIMEROCK BASE.

ASPHALTIC CONCRETE SURFACE COURSE SHALL BE AS SHOWN ON THE PLANS. THE MATERIALS FOR THE ASPHALT CONCRETE SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS, SECTION 331 AND BROWARD COUNTY.

SURFACE COURSE SHALL BE 1-1/2" THICK. STAGE CONSTRUCTION WILL BE REQUIRED. STAGE I (BOTTOM COURSE) SHALL BE 3/4 " THICK TYPE S-III. STAGE II (TOP COURSE) SHALL BE 3/4 " THICK TYPE S-III. STAGE II SHALL NOT BE PLACED UNTIL ALL HOUSE CONSTRUCTION IS COMPLETED OR AS DIRECTED BY THE CITY OF COCONUT CREEK.

RAISE ALL P.C.P. OR P.R.M. SHOWN ON THE PLAT TO FINAL GRADE IF THEY ARE LOCATED IN PAVEMENTS OR CONCRETE. (PER SECTION 8810.7.5 OF THE SUBDIVISION CODE).

BASE AND SUBGRADE DENSITY TESTS SHALL BE COND

TRACT 'A'
SEVEN HILLS MULTI-CENTER
LAND USE: COMMERCIAL
ZONING: PCD

EXIST. BUILDING "A"
45,057 SF
F.F.E. = 17.60' N.A.V.D

CITY OF COCONUT CREEK
LAND USE: OFFICE PARK
ZONING: PCD

LAND USE: OP
ZONING: A1

PARCEL 'A'
EMMANUEL BAPTIST CHURCH PLOT
LAND USE: OFFICE PARK
ZONING: CF

JOHNSON ROAD

EXIST. LAKE
28,836 S.F.
D.W.L. = 9.50' N.A.V.D.

PROPOSED OUTFALL

PROP. BUILDING "C"
52,994 SF
F.F.E. = 17.60' N.A.V.D.

TRACT 47
BLOCK 85

EXISTING PROJECT CONTROL STRUCTURE
G.E.=11.70

EXIST. BUILDING "B"
164,648 SF
F.F.E. = 17.60' N.A.V.D.

ENTERPRISE LEASING
LAND USE: OFFICE/PROFESSIONAL
ZONING: O-2

LAND USE: OP
ZONING: O-2

GRAPHIC SCALE
50 25 0 50 100
1" = 50'

4577 Nob Hill Road, Suite 102
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STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

PAVING, GRADING & DRAINAGE KEY MAP

DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

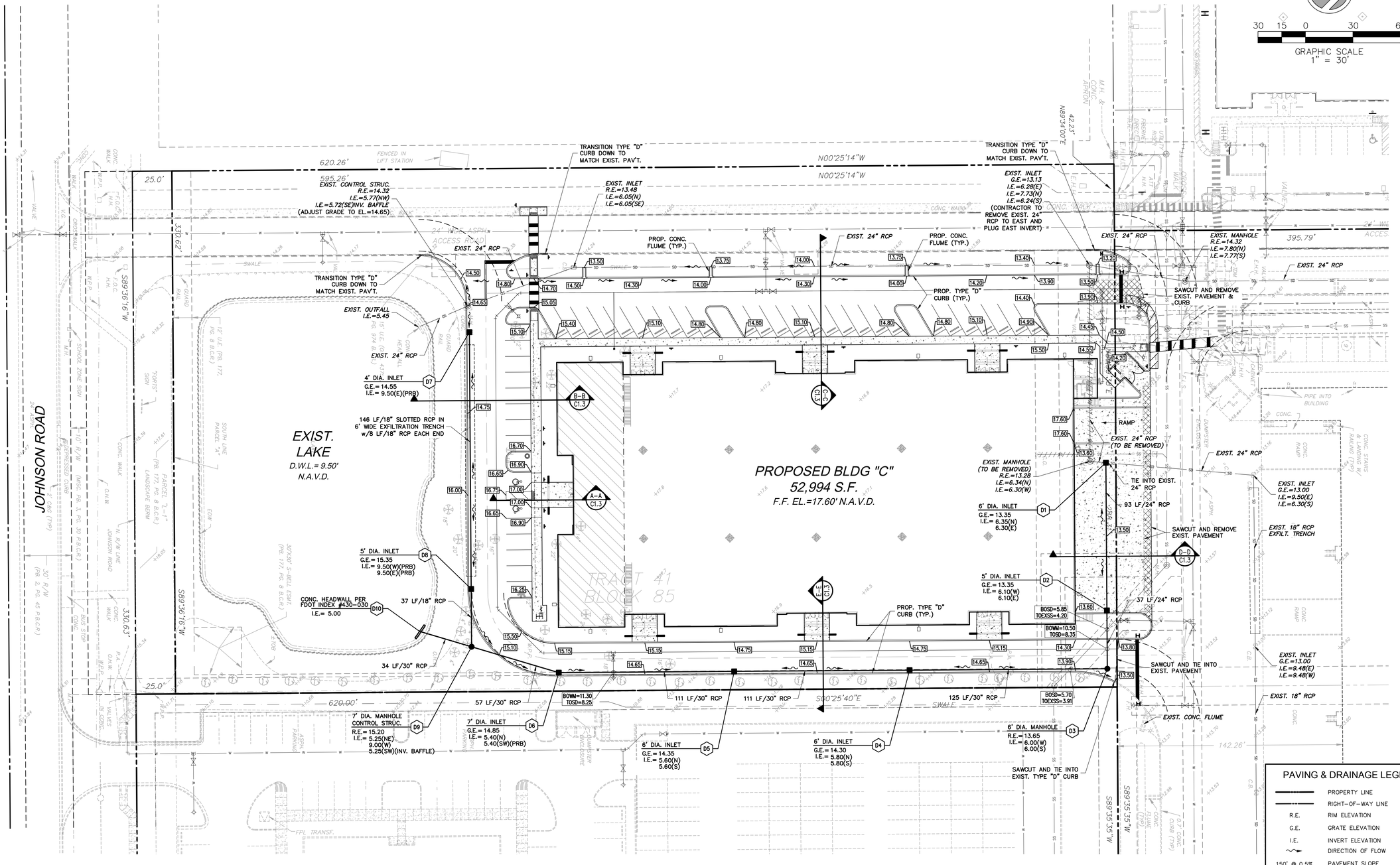
Date: **January 3, 2020**

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-1.1

K:\PROJECTS\19-xxx\19-3965\dwg\3965d.dwg, C-1.1, 1/22/2020 9:22:47 AM, 1:1, Sun-Tech Engineering, Inc. (MAS), Sun-Tech Engineering, Inc. (MAS)

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965d.dwg
PLOT DATE: 1/22/2020 9:22 AM BY: Miguel A. Sosa
LAYOUT: [C-1.1]



NOTE:

CONTRACTOR TO ADJUST AND VALVE BOXES, MANHOLES AND GRATES TO MATCH PROPOSED ELEVATION.

PAVING & DRAINAGE LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF FLOW
150' @ 0.5%	PAVEMENT SLOPE
P.R.B.	POLLUTION RETARDANT BASIN
F.F.= 10.00	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
CATCH BASIN G.E. = I.E. =	STRUCTURE DESIGNATION
100 LF / 15"	LENGTH, SIZE OF STORM DRAIN
5.00	EXISTING GRADE
0.00	PROPOSED GRADE
	D.I.P. PIPE
	EXIST. PAV'T. TO BE REMOVED

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REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

FLORIDA

CITY OF COCONUT CREEK

PAVING, GRADING AND DRAINAGE PLAN

DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

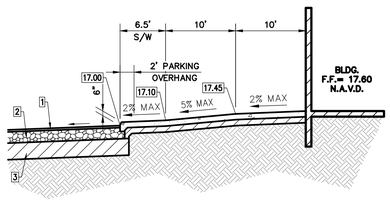
Date: **January 3, 2020**

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SHEET No.
C-1.2

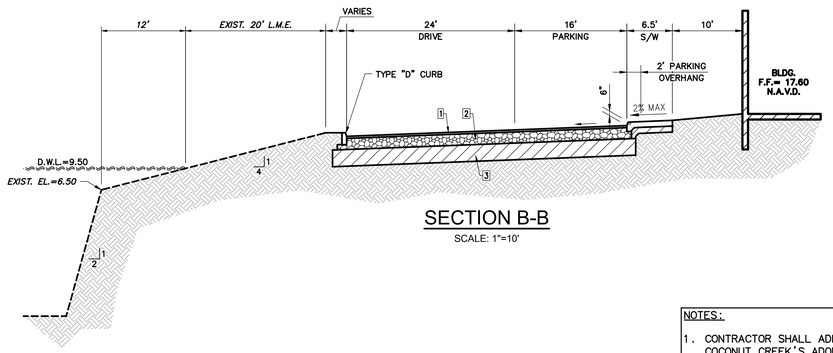
FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965d.dwg
PLOT DATE: 1/22/2020 9:24 AM BY: Miguel A. Sosa
LAYOUT: [C-1.2]

K:\PROJECTS\19-xxx\19-3965\dwg\3965d.dwg, C-1.2, 1/22/2020 9:24:50 AM, 1:1, Sun-Tech Engineering, Inc. (MAS), Sun-Tech Engineering, Inc. (MAS)



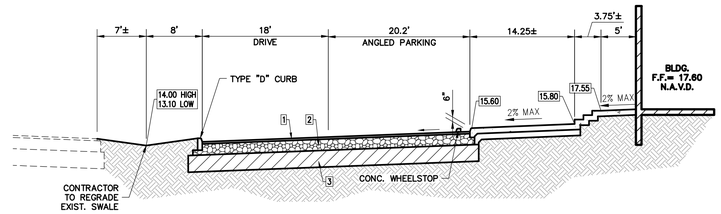
SECTION A-A

SCALE: 1"=10'



SECTION B-B

SCALE: 1"=10'



SECTION C-C

SCALE: 1"=10'

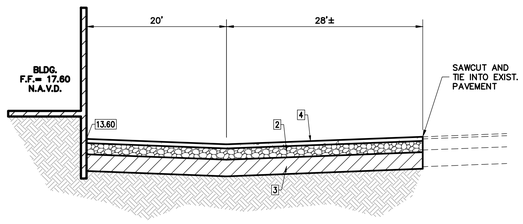
NOTES:

1. CONTRACTOR SHALL ADHERE TO THE CITY OF COCONUT CREEK'S ADOPTED EROSION CONTROL AND SEDIMENTATION CONTROL STANDARDS.
2. EROSION AND SEDIMENTATION CONTROLS MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION, WHETHER TEMPORARY OR PERMANENT, AND SHALL NOT BE REMOVED UNTIL THE PROJECT HAS BEEN COMPLETED.
3. ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. MINIMUM TRANSVERSE SLOPE OF PAVEMENT SHALL BE 2% FOR ROADWAYS AND 1% FOR PARKING AREAS.
5. ALL ELEVATIONS ARE IN N.A.V.D. 88
6. MINIMUM LONGITUDINAL SLOPE OF PAVEMENT SHALL BE 0.4%

ON-SITE PAVEMENT NOTES:

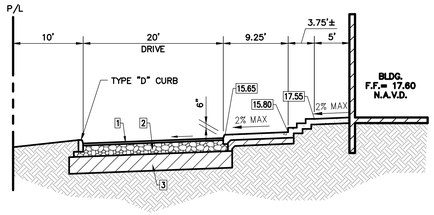
1. 1½" THICK ASPHALT, TWO LIFTS, ¾" TYPE S-3 ASPHALT.
2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM) 8" THICK PRIMED COMPACTED IN ACCORDANCE w/AASHTO SPECIFICATION T-180 TO 98% DENSITY, MIN. LBR 100.
3. 12" STABILIZED SUBGRADE MIN. DRY DENSITY 115 PCF COMPACTED TO 98% AASHTO T-180 METHOD "C" MIN. LBR TO BE 40.
4. 6" CONCRETE 3,500 PSI w/FIBERMESH. SAWCUT AT 10' O.C. WITHIN 24 HOURS OF POUR.

NOTE:
MINIMUM TRANSVERSE SLOPE OF PAVEMENT SHALL BE 2% FOR ROADWAYS AND 1% FOR PARKING AREAS.



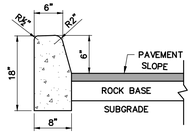
SECTION D-D

SCALE: 1"=10'

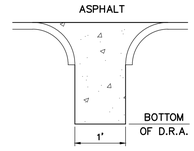


SECTION E-E

SCALE: 1"=10'

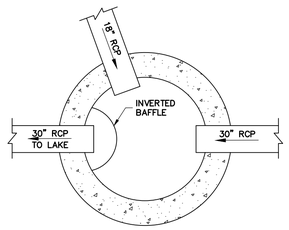


TYPE "D" CURB

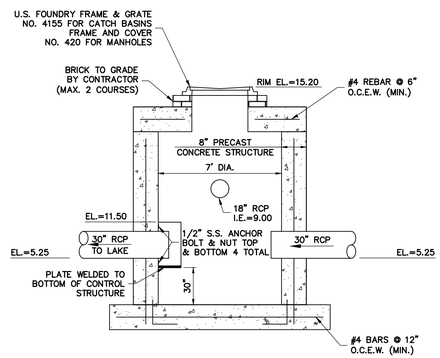


CURB CUT
w/CONC. FLUME
DETAIL

N.T.S.



PLAN



CONTROL STRUCTURE #D9



HYBRID PARKING SIGN

SCALE: N.T.S.

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

PAVING & DRAINAGE DETAILS

DATE:	10/01/19
SCALE:	N.T.S.
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

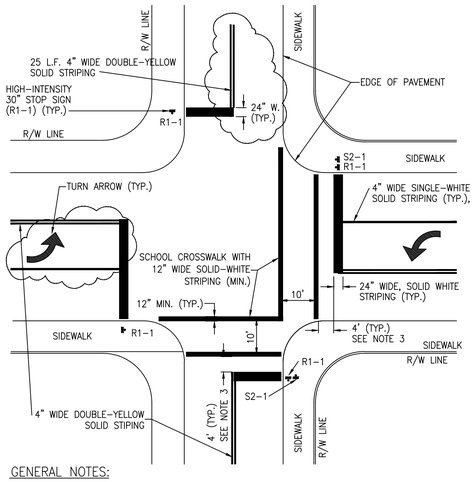
Date: **January 22, 2020**

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-1.3

K:\PROJECTS\19-xxx\19-3965\dwg\3965ddt.dwg, C-1.3, 1/22/2020 9:27:13 AM, 1:1, Sun-Tech Engineering, Inc. (MAS), Sun-Tech Engineering, Inc. (MAS)

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ddt.dwg
PLOT DATE: 1/22/2020 9:27 AM BY: Miguel A. Sosa
LAYOUT: [C-1.3]



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.

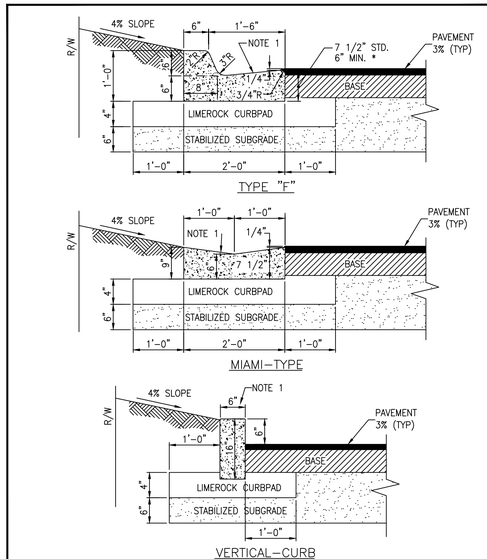
SOURCE: BROWARD COUNTY PUBLIC WORKS ENGINEERING DIVISION MINIMUM STANDARDS, APRIL 1995

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

PAVEMENT SIGNING AND MARKING DETAILS

Date: Dec. 1999	Scale: N.T.S.	Dwg: F306	Fig: 306



TYPE "F"

MIAMI-TYPE

VERTICAL-CURB

NOTE:

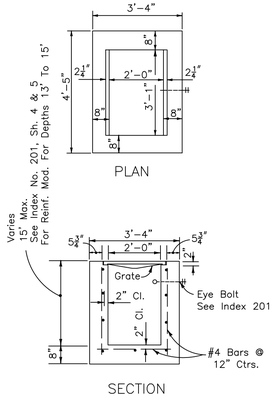
1. USE AN ALTERNATE ONLY PER ENGINEER DESIGN AND AND CITY APPROVAL; OR, AS CONTIGUOUS TO SPECIAL PAVERS.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

CURB AND GUTTER DETAILS

Date: Dec. 1999	Scale: N.T.S.	Dwg: F308	Fig: 308



TYPE C

Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

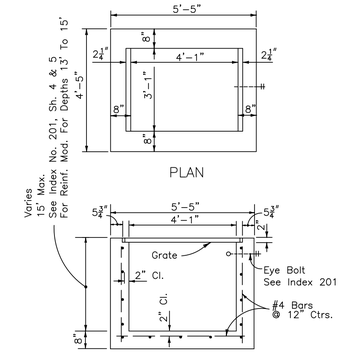
FDOT INDEX 232

Date	Revisions	Appr. by

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

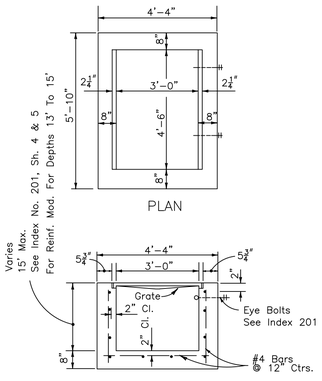
FDOT INDEX 232

Date	Revisions	Appr. by

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



TYPE E

Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-42" Pipe

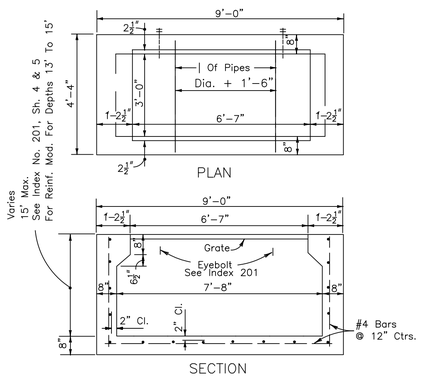
FDOT INDEX 232

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

STORM INLET DETAIL
TYPE 'E'
3 OF 6

Date: Dec. 1999	Scale: N.T.S.	Dwg: F309C	Fig: 309C



TYPE H

Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
7'-8" Wall-1-66" Pipe
2-30" Pipe

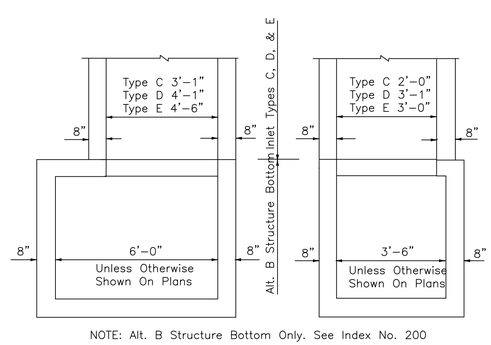
FDOT INDEX 232

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

STORM INLET DETAIL
TYPE 'H'
4 OF 6

Date: Dec. 1999	Scale: N.T.S.	Dwg: F3109D	Fig: 309D



NOTE: Alt. B Structure Bottom Only. See Index No. 200

STRUCTURE BOTTOM FOR INLETS TYPE C, D & E

FDOT INDEX 232

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

STORM INLET DETAIL
STRUCTURE BOTTOMS, TYPE 'C', 'D' & 'E'
5 OF 6

Date: Dec. 1999	Scale: N.T.S.	Dwg: F309E	Fig: 309E

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.

FDOT INDEX 232

Date	Revisions	Appr. by

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

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
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Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

PAVING & DRAINAGE DETAILS

DATE:	10/01/19
SCALE:	N.T.S.
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

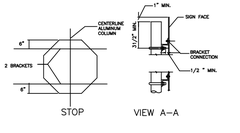
Date: **January 22, 2020**

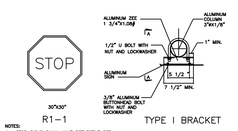
This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-1.4

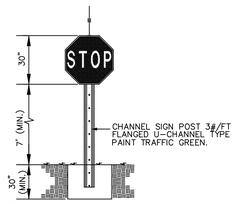
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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ddt.dwg
PLOT DATE: 1/22/2020 9:27 AM BY: Miguel A. Sosa
LAYOUT: [C-1.4]





NOTES:
1. STOP SIGNS SHALL HAVE REFLECTIVE RED BACKGROUND AND WHITE LETTERING.
2. ALL SIGNS SHALL BE ACCORDING TO MUTCD MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

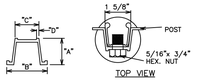


NOTES:
1. SIGN ASSEMBLY TYPICAL TO ALL SIGNS OTHER THAN HANDICAP SIGNS.
2. FOR ALUMINUM POST, BASE, FOUNDATION AND FUSE ASSEMBLY, REFER TO FDOT INDEX NO. 9535. (STATE OF FLORIDA DOT 2002 DESIGN STANDARDS) OR BROWARD COUNTY TYPICAL SIGN ASSEMBLY DETAIL (ENGINEERING DESIGN STANDARDS LATEST EDITION)

TYPICAL SIGN POST



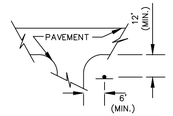
PAVEMENT MESSAGE DETAIL



TOP VIEW

DIMENSION	TOLERANCE	2.00"	3.00"
"A"	+-3/32"	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"

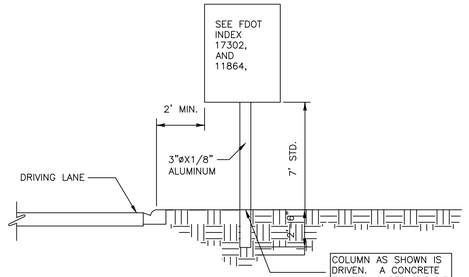
CHANNEL POST



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

TYPICAL STOP SIGN LOCATION

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			STOP SIGN AND TYPICAL SIGN BRACKET DETAIL			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F313	Fig: F313



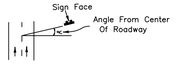
GENERAL NOTES:

1. The typical section shown here serves as a guide for locating the traffic signs required under various roadside conditions. For size and details of sign construction and footing, refer to the appropriate FDOTstandard index drawing for roadside sign.
2. It shall be the CONTRACTORS respon – sibility to verify the length of sign supports in the field prior to fabrication.
3. Roadside signs shall be installed at an angle of 1 to 4 degrees away from the traffic flow(see illustration). Shoulder mounted signs shall be rotated counterclockwise and median mounted signs rotated clockwise. Signs on curves shall be mounted as noted above from the perpendicular to the motorists line of sight.
4. The setback for stop and yield signs may be reduced to 3' minimum from the driving lane if required for visibility inbusiness or residential sections with no curb and speeds of 30 MPH or less.
5. The mounting heights are measured from the bottom of the sign panel to a horizontal line extended from the edge of the driving lane. If the standard heights cannot be met, the minimum heights are follows:

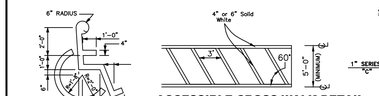
Expressway & Freeway Systems	7'
Other Roadway Systems	
Rural	5' 7'
Urban (including residential with parking and/or pedestrian activity)	7'

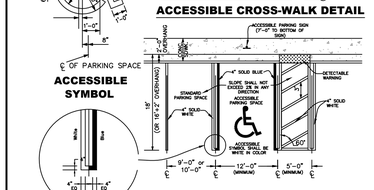
If a secondary sign is mounted below the major sign,the major sign shall be at least 8' and the secondary sign at least 5' for expressway & freeway systems and for other systems the height to the secondary sign shall be at least 4' for rural and 6' for urban sections.

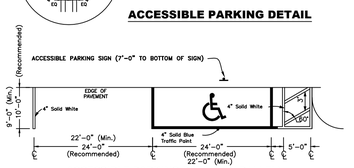
6. Sign supports should never be placed in ditches where erosion might affect the proper operation of the breakaway feature. It is also possible that a vehicle entering the ditch might be guided into the support.



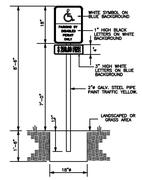
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			TYPICAL ROADSIDE SIGN PLACEMENT DETAIL			
April 2006	Changed 5' to 7' (Rural)					
Date	Revisions	Appr. by	Date: Feb. 2000	Scale: N.T.S.	Dwg: F313A	Fig: 313A







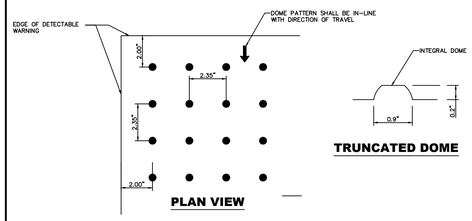
NOTES:
1. ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FLORIDA BUILDING CODE, ADAAG, AND CITY OF COCONUT CREEK ORDINANCES.



NOTES:
1. Top portion of FTP 25 shall have a reflective blue background with white reflective symbol and border.
2. Bottom portion shall have a reflective white background with black opaque legend and border.
3. FTP 26 may be fabricated on one panel or two.
4. FTP 25 is for use in areas where space is limited.

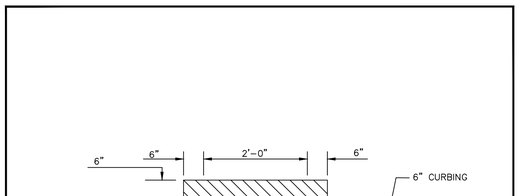
HANDICAP SIGN
F.D.O.T. INDEX NO. 17356
INSTALL SIGN IN FRONT OF HANDICAP SPACE

			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



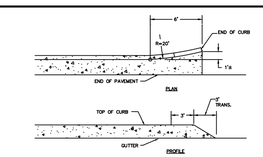
DETECTABLE WARNING DETAIL

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			FDOT DETECTABLE WARNING DETAIL			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F321	Fig: 321

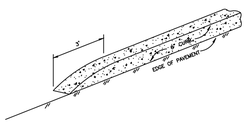


CURB OPENING DETAIL

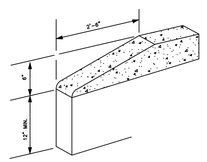
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			CURB OPENING DETAIL			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F350	Fig: 350



CURB & GUTTER TERMINATION DETAIL

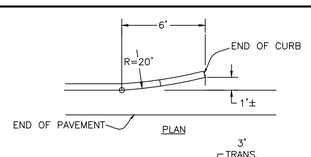


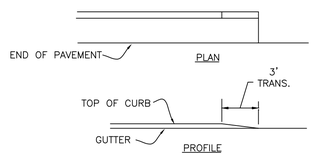
TYPICAL CURB ENDING



TYPICAL CURB TERMINATION

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			CURB TERMINATION DETAILS			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F351	Fig: 351

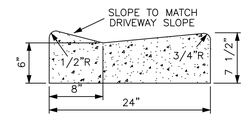




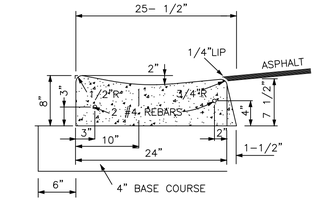
TYPE F CURB & GUTTER

CURB FLARED AND STRAIGHT ENDS

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			CURB FLARED AND STRAIGHT ENDS			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F352	Fig: 352



DRIVEWAY CURB



DRIVEWAY CURB & GUTTER

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			DRIVEWAY CURB AND GUTTER			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F353	Fig: 353

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NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III
CITY OF COCONUT CREEK FLORIDA
PAVING & DRAINAGE DETAILS

DATE:	10/01/19
SCALE:	N.T.S.
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

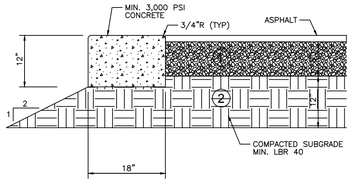
Date: **January 22, 2020**

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SHEET No.
C-1.5

K:\PROJECTS\19-xxx\19-3965\dwg\3965ddt.dwg, C-1.5, 1/22/2020 9:27:54 AM, 1:1, Sun-Tech Engineering, Inc (MAS), Sun-Tech Engineering, Inc (MAS)

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ddt.dwg
PLOT DATE: 1/22/2020 9:27 AM BY: Miguel A. Sosa
LAYOUT: [C-1.5]



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:

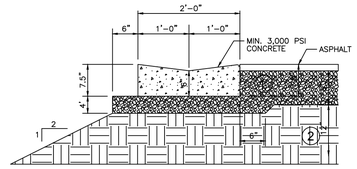
1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10)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

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

HEADER CURB DETAIL

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



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:

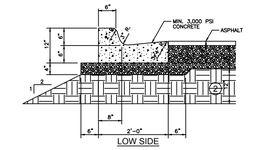
1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10)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

Date	Revisions	Appr. by

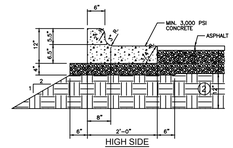
CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

VALLEY GUTTER CURB DETAIL

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



NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".



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:

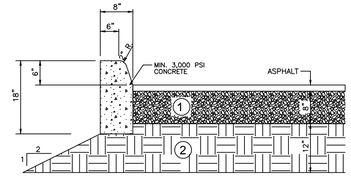
1. DENSITY TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 5,000 SQUARE FEET, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY TEN (10)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



TYPE "D" CONCRETE CURB

GENERAL NOTES:

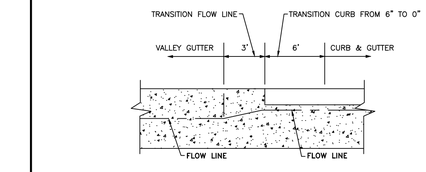
1. CONCRETE CYLINDER TESTS SHALL BE REQUIRED AT A MINIMUM OF ONE PER 50 CU. YDS. OR LESS, AND PERFORMED BY AN APPROVED INDEPENDENT LABORATORY AT THE CONTRACTOR'S EXPENSE.
2. CURB SHALL BE POURED MONOLITHICALLY AND CONSTRUCTED IN ACCORDANCE WITH THIS DETAIL.
3. CONTROL JOINTS SHALL BE TOOLED OR CUT EVERY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

Date	Revisions	Appr. by

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UTILITIES AND ENGINEERING DEPARTMENT

TYPE "D" CURB

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



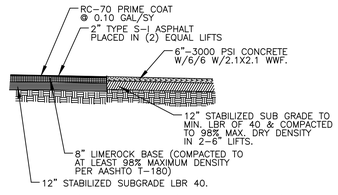
TRANSITION CURB AND GUTTER TO VALLEY GUTTER

Date	Revisions	Appr. by

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UTILITIES AND ENGINEERING DEPARTMENT

TRANSITION CURB AND GUTTER TO VALLEY GUTTER

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



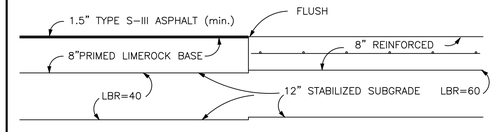
ASPHALT-CONCRETE CONNECTION DETAIL

Date	Revisions	Appr. by

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ASPHALT-CONCRETE CONNECTION DETAIL

Date: April 2006	Scale: N.T.S.	Dwg: F359	Fig: F359



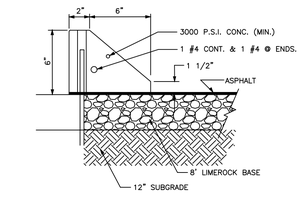
TYPICAL ASPHALT/CONCRETE JOINT

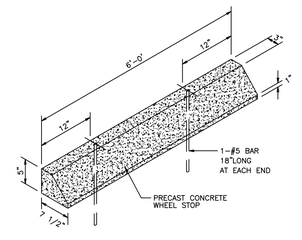
Date	Revisions	Appr. by

CITY OF COCONUT CREEK
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TYPICAL ASPHALT CONCRETE JOINT

Date: April 2006	Scale: N.T.S.	Dwg: F360	Fig: 360





WHEELSTOP DETAIL

NOTES:
1. CONCRETE STRENGTH SHALL BE 3,000 P.S.I.

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

WHEELSTOP DETAIL

Date: April 2006	Scale: N.T.S.	Dwg: F362	Fig: 362

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REVISIONS

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JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

PAVING & DRAINAGE DETAILS

DATE:	10/01/19
SCALE:	N.T.S.
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

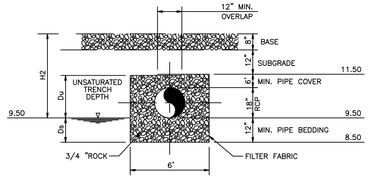
Date: **January 22, 2020**

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SHEET No.
C-1.6

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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ddt.dwg
PLOT DATE: 1/22/2020 9:28 AM BY: Miguel A. Sosa
LAYOUT: [C-1.6]



L= LENGTH OF TRENCH REQUIRED (FEET)
V= VOLUME TREATED (ACRE – INCHES)
W= TRENCH WIDTH (FEET)
K= HYDRAULIC CONDUCTIVITY (CFS/FT^2– FT. HEAD)
H2= DEPTH TO WATER TABLE (FEET)
Du= NON-SATURATED TRENCH DEPTH (FEET)
Ds= SATURATED TRENCH DEPTH (FEET)

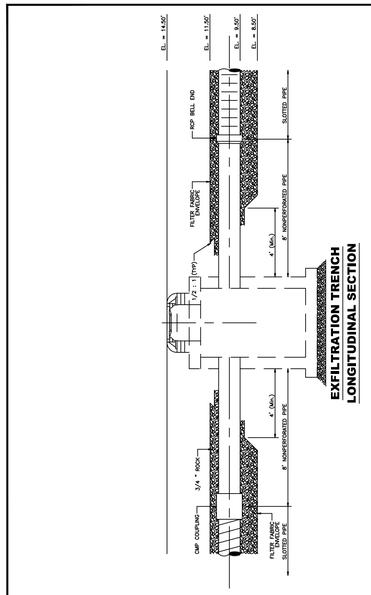
TYPICAL EXFILTRATION TRENCH

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

TYPICAL EXFILTRATION TRENCH

Date: April 2006 | Scale: N.T.S. | Dwg: F370 | Fig: 370



EXFILTRATION TRENCH LONGITUDINAL SECTION

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

EXFILTRATION TRENCH
LONGITUDINAL SECTION

Date: April 2006 | Scale: N.T.S. | Dwg: F371 | Fig: 371

NOTES:

GEOWEB SPECIFICATIONS GW20V – 100 MM (4 IN) DEPTH
(BY PRESTO PRODUCTS OR EQUAL)

BASE MATERIAL:

POLYMER – POLYETHYLENE WITH DENSITY OF 0.935–0.965 G/CM^3
COLOR – BLACK
STABILIZER – CARBON BLACK CONTENT @ 2.0% BY WEIGHT
MINIMUM ESCR – 3000 HR

STRIP PROPERTIES:

SURFACE TREATMENT

PERFORMANCE – THE POLYETHYLENE STRIPS SHALL BE TEXTURED AND PERFORATED SUCH THAT THE PEAK FRICTION ANGLE BETWEEN THE SURFACE OF THE TEXTURED/PERFORATED PLASTIC AND A # 40 SILICA SAND AT 100% RELATIVE DENSITY SHALL BE NO LESS THAN 85% OF THE PEAK FRICTION ANGLE OF THE SILICA SAND IN ISOLATION WHEN TESTED BY THE DIRECT SHEAR METHOD PER ASTM D 5321. THE QUANTITY OF PERFORATIONS SHALL REMOVE 13.8% ±2.1 % OF THE CELL WALL AREA. MATERIAL – THE POLYETHYLENE STRIPS SHALL BE TEXTURED WITH A MULTITUDE OF RHOMBOIDAL (DIAMOND SHAPE) INDENTATIONS. THE RHOMBOIDAL INDENTATIONS SHALL HAVE A SURFACE DENSITY OF 22–31 PEN SQUARE CENTIMETER (140–200 PER SQUARE INCH). IN ADDITION, THE STRIPS SHALL BE PERFORATED WITH HORIZONTAL ROWS OF 10 MM (0.391 IN.) DIAMETER HOLES. PERFORATIONS WITHIN EACH ROW SHALL BE 19 MM (0.75 IN.) ON–CENTER. HORIZONTAL ROWS SHALL BE STAGGERED AND SEPARATED 12 MM (0.50 IN.) RELATIVE TO THE HOLE CENTERS. OUTER PERFORATION CENTERS SHALL BE 12 MM (0.50 IN.) FROM THE STRIP EDGES AND 25 MM (1.0 IN.) FROM THE CELL WELD POINTS.

CELL AND SEAM PROPERTIES:

CELL DETAILS

DEPTH – 100 MM (4 IN.)
LENGTH – 224 MM (8.8 IN.)
WIDTH – 259 MM (10.2 IN.)
DENSITY PER SQUARE METER (SQUARE YARD) – 36.4 (28.9)
NOMINAL AREA ± 1 % – 289 SQUARE CENTIMETER (44.8 SQUARE INCHES)

SHORT–TERM SEAM PEEL STRENGTH

CELL DEPTH – 75 MM (3 IN.)
MINIMUM CERTIFIED CELL SEAM STRENGTH – 1420 N (320 LBF)

SEAM HANG STRENGTH TEST

A 100 MM (4 IN.) WIDE SEAM SHALL SUPPORT A 72.5 KG. (160 LB) LOAD FOR 7 DAYS MINIMUM IN A TEMPERATURE–CONTROLLED ENVIRONMENT UNDERGOING A TEPERATURE CHANGE ON A 1–HOUR CYCLE FROM AMBIENT ROOM TO 54° C (130° F). AMBIENT ROOM TEMPERATURE PER ASTM E 41.

ALTERNATIVE SEAM HANG STRENGTH TEST

A 100 MM (4 IN.) WIDE SEAM SHALL SUPPORT A 72.5 KG. (160 LB) LOAD FOR 30 DAYS IN AN AMBIENT ROOM TEMPERATURE ENVIRONMENT. AMBIENT ROOM TEMPERATURE PER ASTM E 41.

SECTION PROPERTIES:

SECTION DIMENSIONS

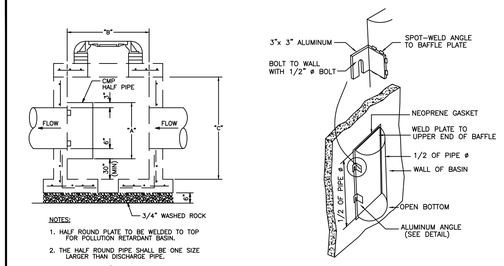
SECTION WIDTH (VARIABLE) 2.3 M (7.7 FT.) TO 2.8 M (9.2 FT.)
SECTION LENGTH RANGE – MINIMUM 3.7 M (12.0 FT.) MAXIMUM 9.8 M (32.2 FT.)

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

GEOWEB – SPECIFICATIONS

Date: April 2006 | Scale: N.T.S. | Dwg: F372 | Fig: 372



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 PERMITED IN WELLFIELD AREAS.

POLLUTION RETARDANT BAFFLE

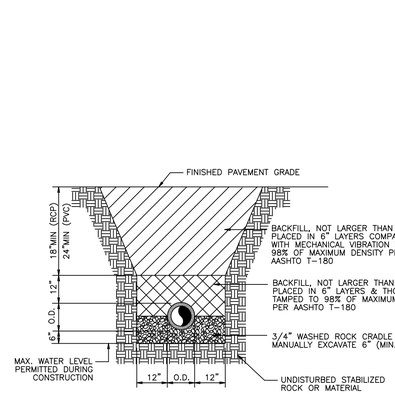
PIPE DIAMETER	BAFFLE SCHEDULE "A"	"B"	"C"
15"	27"	24"	37"
18"	30"	24"	37"
24"	36"	36"	36"
30"	42"	36"	42"
36"	48"	42"	54"
42"	56"	56"	56"
48"	60"	48"	60"
60"	72"	72"	72"

Date	Revisions	Appr. by

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UTILITIES AND ENGINEERING DEPARTMENT

POLLUTION RETARDANT BAFFLE

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



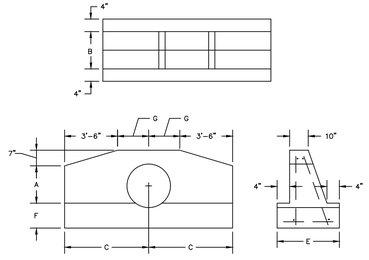
TYPICAL TRENCH DETAIL

Date	Revisions	Appr. by

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UTILITIES AND ENGINEERING DEPARTMENT

PIPE INSTALLATION TRENCH DETAIL (STORM DRAIN)

Date: April 2006 | Scale: N.T.S. | Dwg: F374 | Fig: 374



PIPE SIZE	A	B	C	E	F	G
15"	1'–11"	1'–2"	4'–0"	1'–10"	1'–2"	0'–6"
18"	2'–2"	1'–3"	4'–6"	1'–11"	1'–3"	1'–0"
24"	2'–8"	1'–4"	5'–0"	2'–0"	1'–4"	1'–6"

F.D.O.T. STRAIGHT ENDWALL

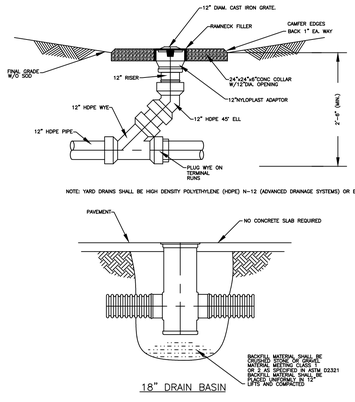
NOTE: REFER TO FDOT INDEX NO. 250 FOR ADDITIONAL DETAILS AND SPECIFICATIONS

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

F.D.O.T. STRAIGHT ENDWALL

Date: April 2006 | Scale: N.T.S. | Dwg: F375 | Fig: 375



18" DRAIN BASIN

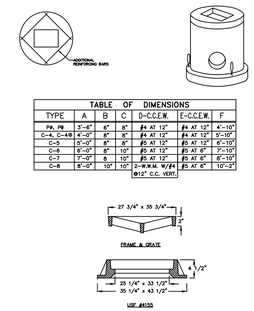
YARD INLET DETAIL (NYLOPLAST OR EQUAL)

Date	Revisions	Appr. by

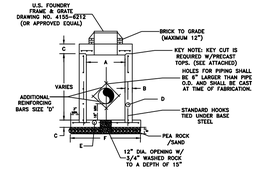
CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

YARD DRAIN DETAIL

Date: April 2006 | Scale: N.T.S. | Dwg: F378 | Fig: 378



USF # 4155 FRAME & GRATE



PRECAST ROUND OR RECTANGULAR CATCH BASIN

Date	Revisions	Appr. by

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

PRECAST CATCH BASIN

Date: April 2006 | Scale: N.T.S. | Dwg: F379 | Fig: 379

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JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

PAVING & DRAINAGE DETAILS

DATE: 10/01/19
SCALE: N.T.S.
DESIGNED BY: M.G.
DRAWN BY: M.A.S.
JOB #: 19-3965

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

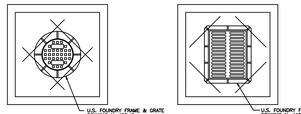
Date: **January 22, 2020**

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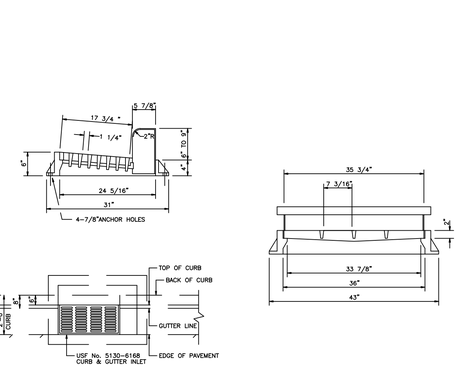
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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ddt.dwg
PLOT DATE: 1/22/2020 9:28 AM BY: Miguel A. Sosa
LAYOUT: [C-1.7]



PRECAST DRAINAGE MANHOLE

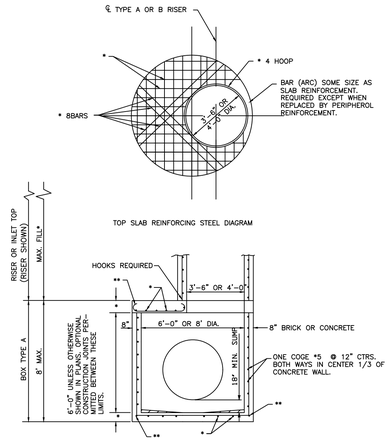
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			PRECAST DRAINAGE MANHOLE			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F380	Fig: 380



CURB & GUTTER INLET

(USF 5130-6168)

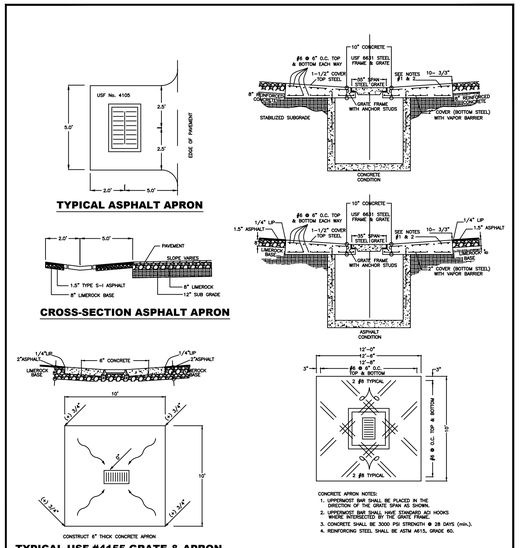
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			CURB AND GUTTER INLET			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F381	Fig: 381



* SEE F.D.O.T. INDEX 200 FOR SLAB REINFORCEMENT
** PERIPHERAL BARS OR STRAIGHT END EMBEDMENTS MAY BE USED IN LIEU OF STANDARD HOOKS. IN ACCORDANCE WITH DETAILS INDEX No. 201, Sh. 3 of 5. REFER TO F.D.O.T. INDEX No. 200

TYPE "J" STRUCTURE

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			TYPE "J" STRUCTURE			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F384	Fig: 384

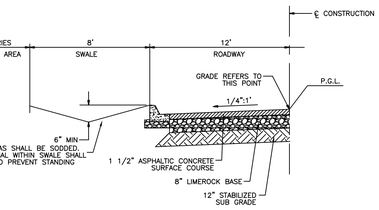


TYPICAL USF #4155 GRATE & APRON

TYPICAL USF #6631 GRATE & APRON

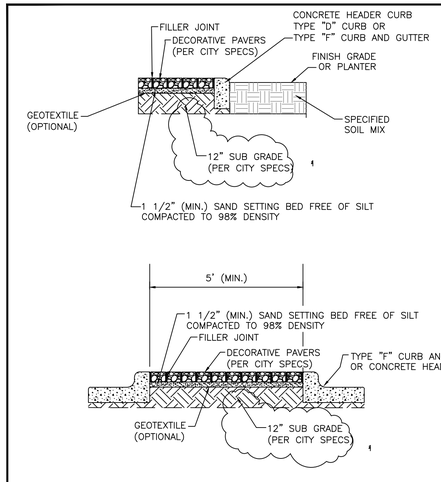
(USE THIS SAME APRON FOR ROUND MH RIMS)

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			TYPICAL APRON DETAILS			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F387	Fig: 387



SWALE SECTION DESIGN

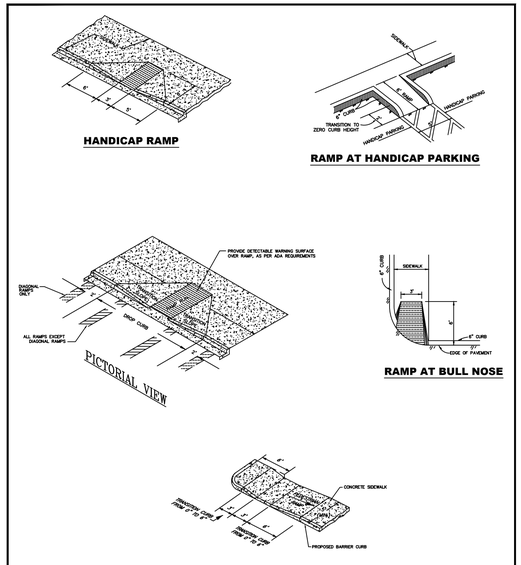
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			SWALE SECTION DESIGN			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: 390	Fig: 390



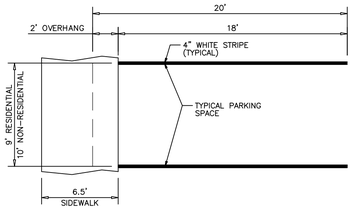
NOTES:
1. PAVERS TO BE INSTALLED FLUSH WITH TOP OF CURB.
2. PAVERS TO BE INSTALLED PER ASTM C 1272.

PAVER INSTALLATION

3/3/09	REMOVE LIMEROCK BASE					
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg:	Fig:



			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			SAMPLE PEDESTRIAN RAMPS			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F407	Fig: 407



TYPICAL PARKING SPACE

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT			
			TYPICAL PARKING SPACE			
Date	Revisions	Appr. by	Date: April 2006	Scale: N.T.S.	Dwg: F409	Fig: 409

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JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

PAVING & DRAINAGE DETAILS

DATE:	10/01/19
SCALE:	N.T.S.
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

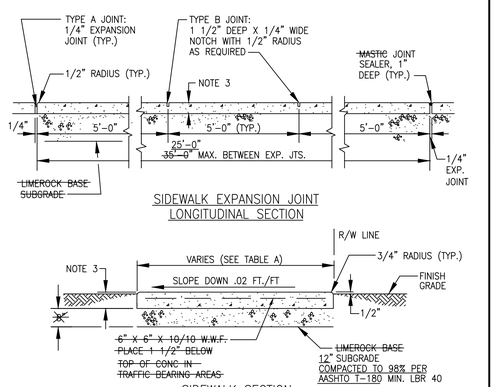
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SHEET No.
C-1.8

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PLOT DATE: 1/22/2020 9:29 AM BY: Miguel A. Sosa
LAYOUT: [C-1.8]



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:

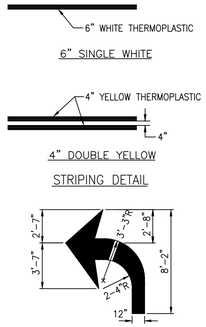
1. CONCRETE TO BE TYPE I ~~2500~~ 3000 P.S.I.
2. USE OF REINFORCED CEMENT IS PROHIBITED
3. 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO-FEET BEYOND DRIVE, ON BOTH SIDES.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
5. CONSTRUCT EXPANSION JOINTS AT SPACINGS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

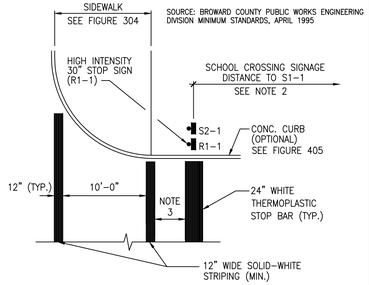
TYPICAL SIDEWALK DETAILS

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



DIMENSIONS ARE ±1". 16 s.f.

TURN ARROW



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

STOP SIGN, STOP BAR,
AND SCHOOL CROSSING DETAIL

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 APPROACH 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.

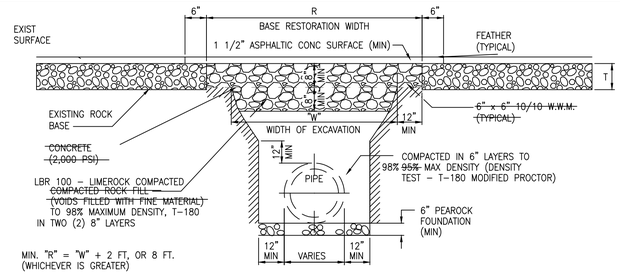
Date	Revisions	Appr. by

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. 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

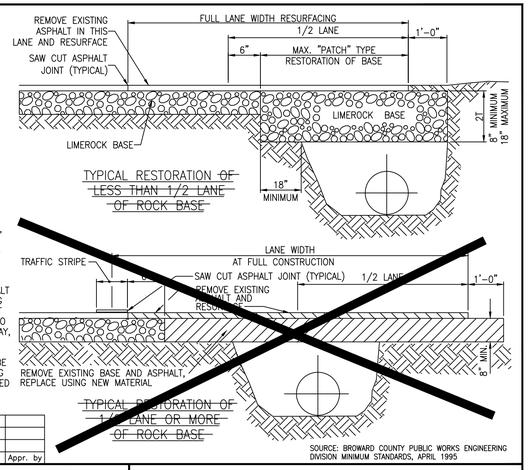
CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

Date: Dec. 1999 | Scale: N.T.S. | Dwg: F302

RESTORATION OF FLEXIBLE PAVEMENT – CROSSINGS

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

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JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

PAVING & DRAINAGE DETAILS

DATE:	10/01/19
SCALE:	N.T.S.
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **January 22, 2020**

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PLOT DATE: 1/22/2020 9:29 AM BY: Miguel A. Sosa
LAYOUT: [C-1.9]

TRACT 'A'
SEVEN HILLS MULTI-CENTER
LAND USE: COMMERCIAL
ZONING: PCD

EXIST. BUILDING "A"
45,057 SF
F.F.E. = 17.60' N.A.V.D

CITY OF COCONUT CREEK
LAND USE: OFFICE PARK
ZONING: PCD

LAND USE: OP
ZONING: A1

PARCEL 'A'
EMMANUEL BAPTIST
CHURCH PLOT
LAND USE: OFFICE PARK
ZONING: CF

JOHNSON ROAD

EXIST. LAKE
28,836 S.F.
D.W.L. = 9.50' N.A.V.D.

PROP. BUILDING "C"
52,994 SF
F.F.E. = 17.60' N.A.V.D.

TRACT 41
BLOCK 85

ENTERPRISE LEASING
LAND USE:
OFFICE/PROFESSIONAL
ZONING: O-2

EXIST. BUILDING "B"
164,648 SF
F.F.E. = 17.60' N.A.V.D.

LAND USE: OP
ZONING: O-2

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965pms.dwg
PLOT DATE: 1/22/2020 9:30 AM BY: Miguel A. Sosa
LAYOUT: [C-2.1]

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NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK — FLORIDA

PAVENT MARKING AND SIGNAGE KEY MAP

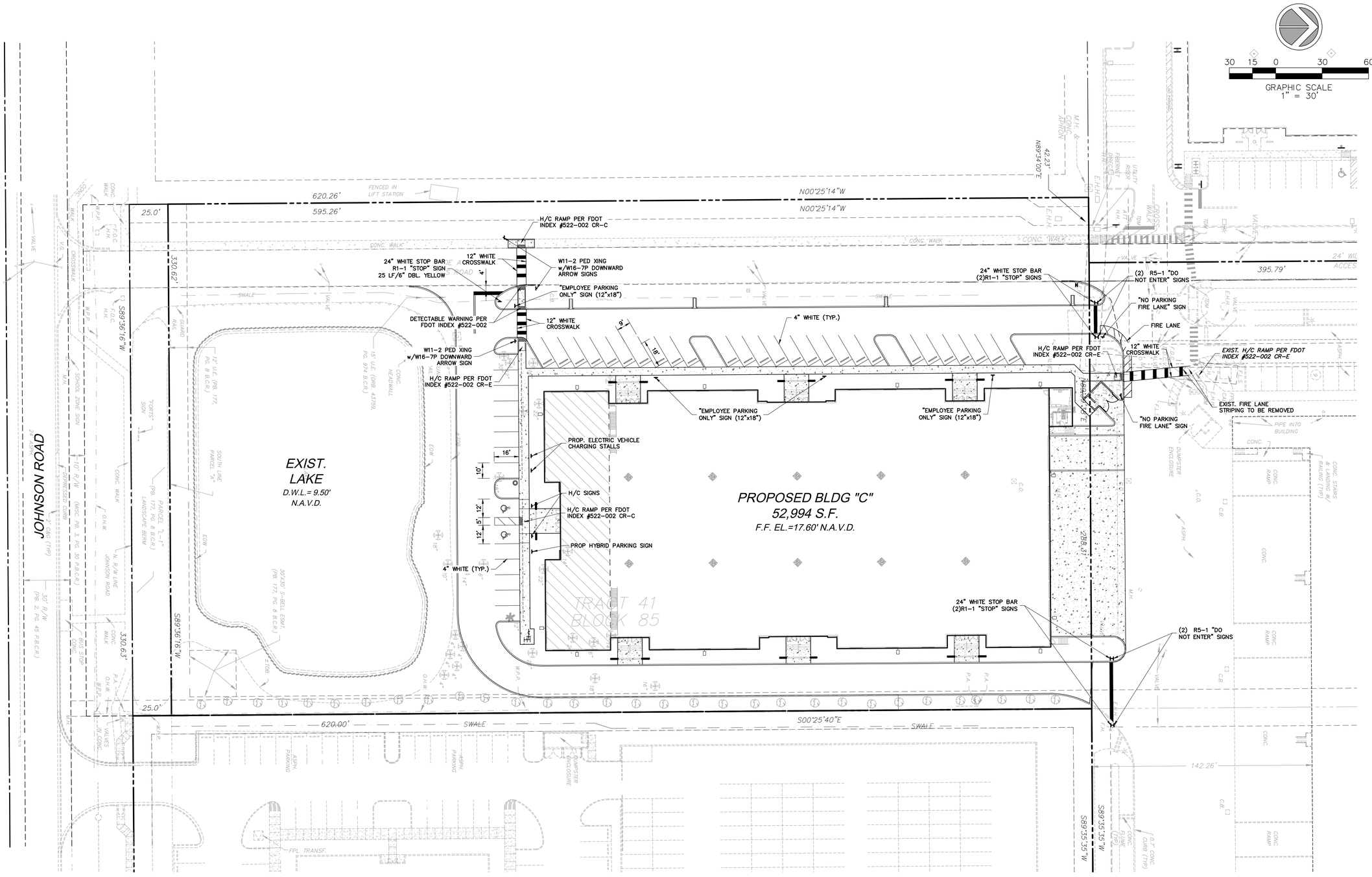
DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: **January 3, 2020**

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SHEET No.
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GRAPHIC SCALE
1" = 30'

NOTES:
1. ALL PAVEMENT MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

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JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK

FLORIDA

PAVEMENT MARKINGS AND SIGNAGE PLAN

DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

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LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: **January 3, 2020**

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PLOT DATE: 1/22/2020 9:30 AM BY: Miguel A. Sosa
LAYOUT: [C-2.2]

TRACT 'A'
SEVEN HILLS MULTI-CENTER
LAND USE: COMMERCIAL
ZONING: PCD

EXIST. BUILDING "A"
45,057 SF
F.F.E. = 17.60' N.A.V.D

CITY OF COCONUT CREEK
LAND USE: OFFICE PARK
ZONING: PCD

LAND USE: OP
ZONING: A1

PARCEL 'A'
EMMANUEL BAPTIST
CHURCH PLOT
LAND USE: OFFICE PARK
ZONING: CF

JOHNSON ROAD

EXIST. LAKE
28,836 S.F.
D.W.L. = 9.50' N.A.V.D.

PROP. BUILDING "C"
52,994 SF
F.F.E. = 17.60' N.A.V.D.

TRACT 47
BLOCK 85

ENTERPRISE LEASING
LAND USE:
OFFICE/PROFESSIONAL
ZONING: O-2

EXIST. BUILDING "B"
164,648 SF
F.F.E. = 17.60' N.A.V.D.

LAND USE: OP
ZONING: O-2

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

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CITY OF COCONUT CREEK — FLORIDA

WATER AND SEWER KEY MAP

DATE:	8/15/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN
LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

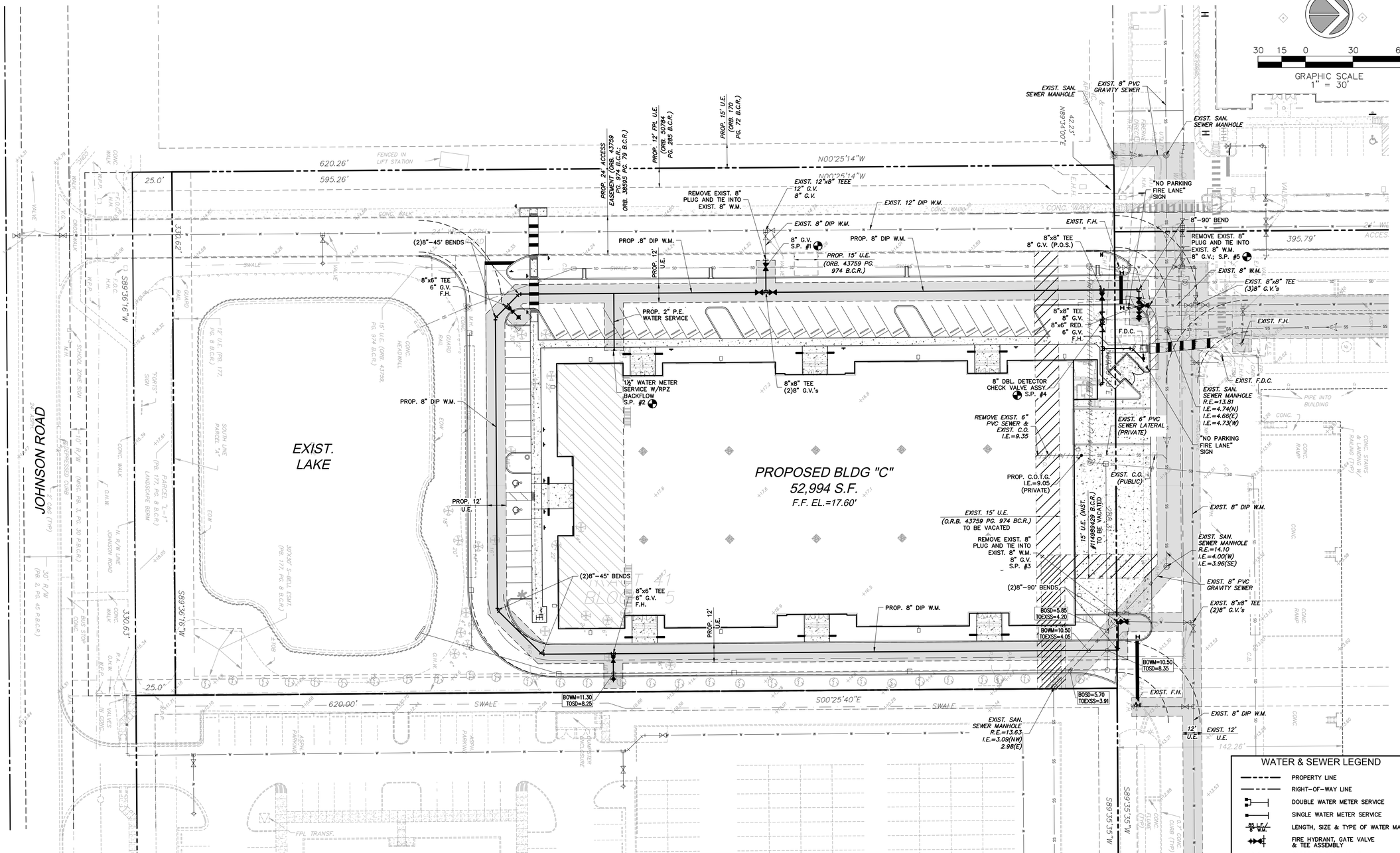
Date: **January 22, 2020**

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SHEET No.
C-3.1

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ws.dwg
PLOT DATE: 1/22/2020 9:31 AM BY: Miguel A. Sosa
LAYOUT: [C-3.1]

K:\PROJECTS\19-xxx\19-3965\dwg\3965ws.dwg, C-3.1, 1/22/2020 9:31:28 AM, 1:1, Sun-Tech Engineering, Inc. (MAS), Sun-Tech Engineering, Inc. (MAS)



NOTE:
1. ALL TAPPING SLEEVES TO BE MECHANICAL JOINT.
2. FIRE HYDRANTS TO BE A MINIMUM 6' FROM FDC.
3. GATE VALVES SHALL BE A MINIMUM OF 12" AND MAXIMUM 5' FROM FIRE HYDRANTS.
4. DOUBLE VALVES REQUIRED IN ALL TIE-IN LOCATIONS.
5. WATER METERS SHALL NOT BE PLACED ON PAVED DRIVEWAYS OR SIDEWALKS.
6. BOLLARDS AND RPM'S SHALL BE INSTALLED BY FIRE HYDRANTS PER CITY STANDARDS.
7. FIRE HYDRANTS SHALL BE AMERICAN DARLING OR MUELLER CENTURIUM.

WATER & SEWER LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- 85 LF/ 8" W.M. — LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED CHECK VALVE
- S.P.#2 — BACTERIOLOGICAL SAMPLING POINT
- EXISTING OR FUTURE UTILITIES
- DRAINAGE STRUCTURE w/PIPE
- D.I.P. PIPE
- R.E. — RIM ELEVATION
- I.E. — INVERT ELEVATION
- 1 MANHOLE C.E.=0.00 I.E.=0.00 — MANHOLE DESIGNATION
- 85 LF/8" S.S. @ 0.42% — LENGTH & SLOPE OF PIPE
- DOUBLE SEWER LATERAL
- SINGLE SEWER LATERAL
- C.O.T.G. — CLEAN OUT TO GRADE
- PROP LIGHT POLE

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REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III
CITY OF COCONUT CREEK FLORIDA
WATER AND SEWER PLAN

DATE:	8/15/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

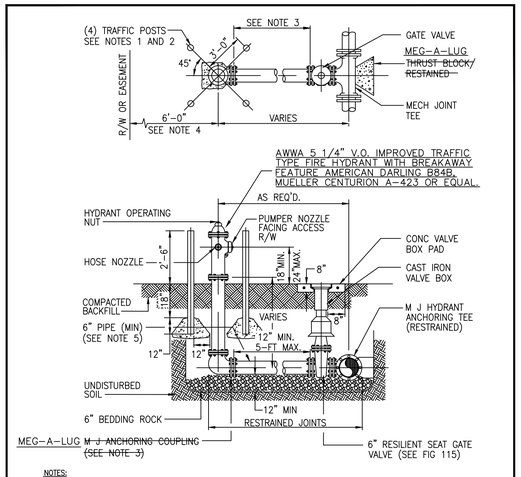
CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **January 22, 2020**

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SHEET No.
C-3.2

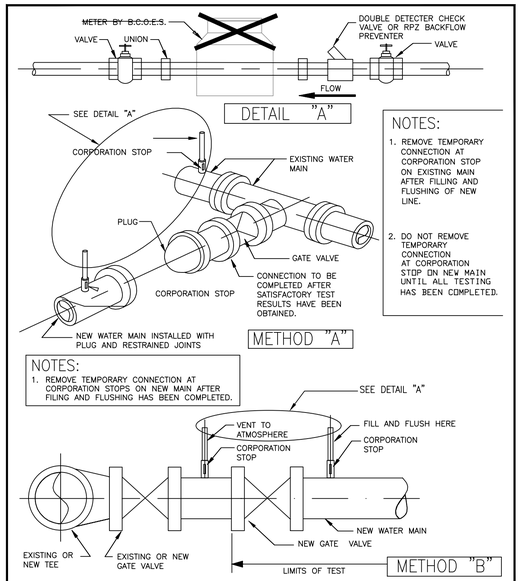
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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965ws.dwg
PLOT DATE: 1/22/2020 9:31 AM BY: Miguel A. Sosa
LAYOUT: [C-3.2]



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 (CLOW MODEL NO. F1058 OR APPROVED EQUAL~~ MEG-A-LUG.
4. HYDRANT SETBACK SHALL BE SET TO A DISTANCE OF 7-FT MAXIMUM AND 4-FT 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: Nov. 1999 | Scale: N.T.S. | Dwg: F103 | Fig: 103
Date	Revisions	Appr. by	



NOTES:

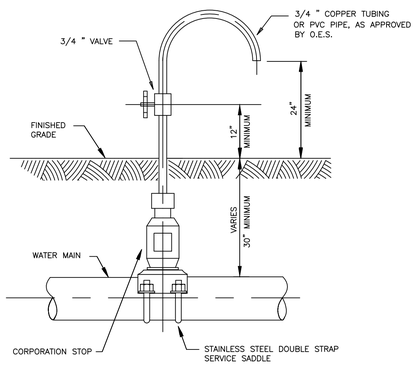
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOPS ON NEW MAIN AFTER FILING AND FLUSHING HAS BEEN COMPLETED.

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.

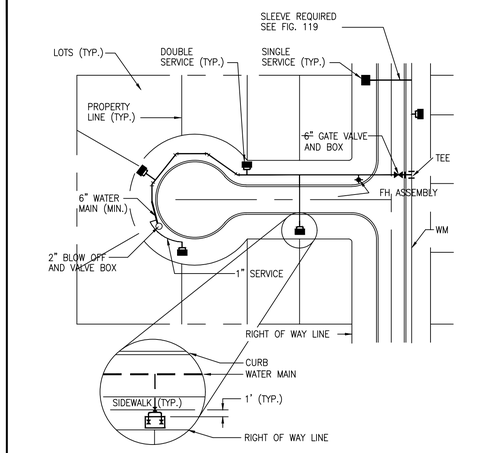
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			FILLING AND FLUSHING DETAIL
April 2006	Removed meter and check valve		Date: Nov. 1999 | Scale: N.T.S. | Dwg: F104 | Fig: 104
Date	Revisions	Appr. by	

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.

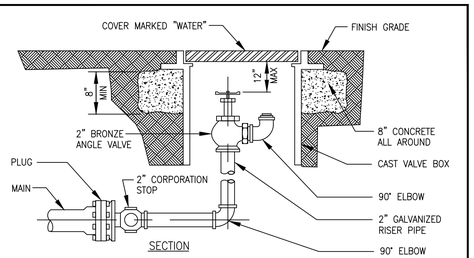
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			BACTERIOLOGICAL DETAIL
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F106 | Fig: 106

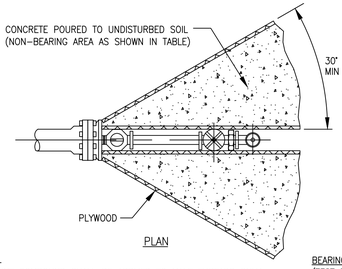


NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRICTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. REFER TO SECTION 4.03-N, PARAGRAPH 6, FOR METER INSTALLATION. CONSTRICTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			WATER SERVICE LOCATION DETAIL
April 2006	Removed 6" Text from Gate Valve		Date: Nov 1999 | Scale: N.T.S. | Dwg: F118 | Fig: 118
Date	Revisions	Appr. by	





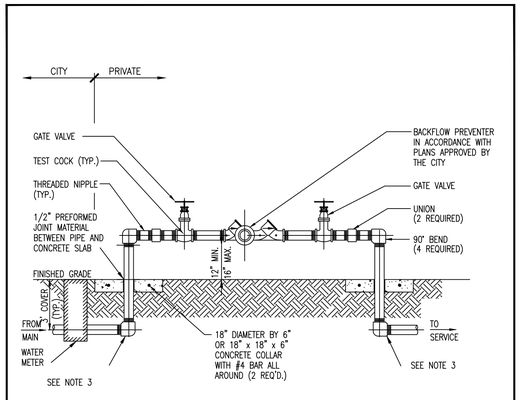
BEARING AREAS FOR BLOW OFF THRUST BLOCKS	
PLUG SIZE (INCHES)	BEARING AREA IN SQ. FT.
4	1.0
6	2.1
8	3.8
10	5.9
12	8.5
14	11.5
16	15.0
18	19.0
20	23.5
24	34.0

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.

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

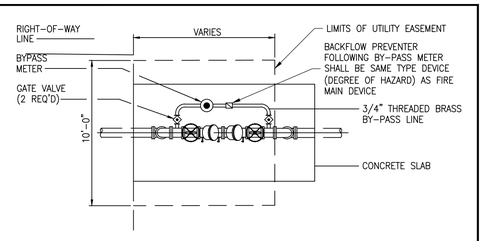
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			BLOW OFF VALVE DETAIL
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F117 | Fig: 117

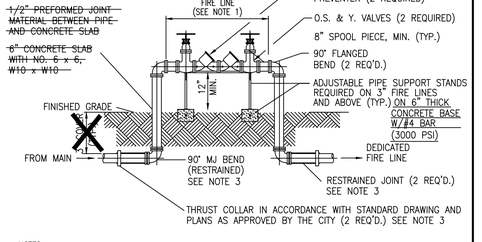


NOTES:

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.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			REDUCED PRESSURE BACKFLOW PREVENTER
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F120 | Fig: 120

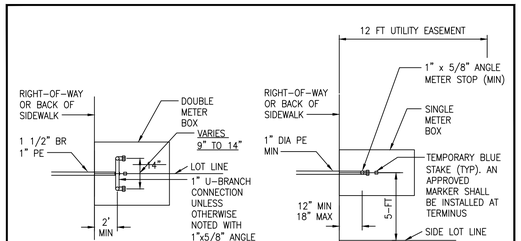




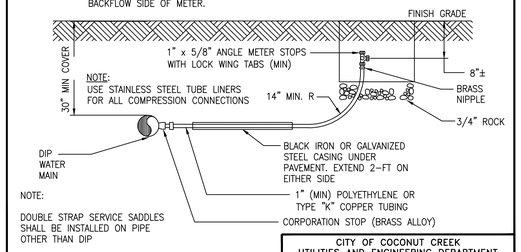
NOTES:

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: Nov. 1999 | Scale: N.T.S. | Dwg: F121 | Fig: 121
Date	Revisions	Appr. by	



NOTES:
WATER METER TO BE INSTALLED BY THE CITY. METER BOX AND SPACER TO BE SUPPLIED 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.



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

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NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK — FLORIDA

WATER AND SEWER DETAILS

DATE:	Jan. 2020
SCALE:	N.T.S.,
DESIGNED BY:	M.G.
DRAWN BY:	A.E.V.
JOB #:	13-3581

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

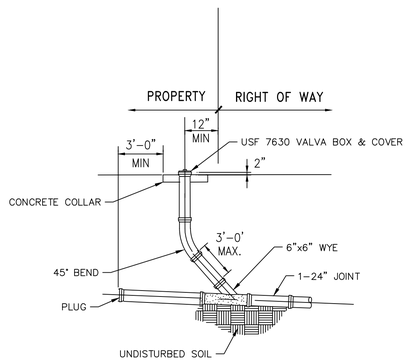
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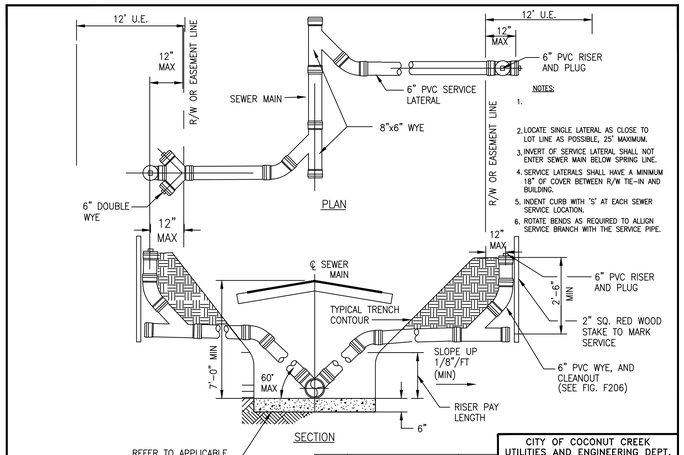
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PLOT DATE: 1/22/2020 9:32 AM BY: Miguel A. Sosa
LAYOUT: [C-3.3]



NOTES:

1. THREADS SHALL BE LUBRIACTED AS NECESSARY AND UNIT FULLY OPERATIONAL PRIOR TO ACCEPTANCE AND/OR FINAL APPROVAL BY THE CITY.
2. CITY MAINTAINS SEWER UP TO 1ST CLEANOUT.

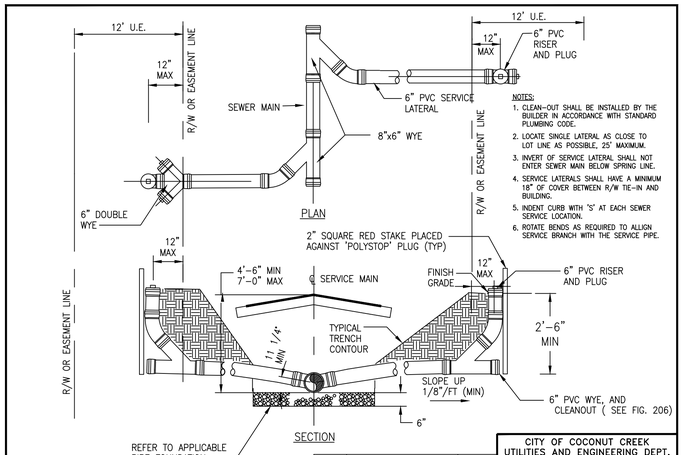
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			SANITARY SERVICE CLEANOUT DETAIL
April 2006	Amended frame and cover standards		
Date	Revisions	Appr. by	Date: Dec. 1999 | Scale: N.T.S. | Dwg: F206 | Fig: 206



NOTES:

1.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. SERVICE LATERALS SHALL HAVE A MINIMUM 18" OF COVER BETWEEN R/W TIE-IN AND BUILDING.
5. INDENT CURB WITH 'S' AT EACH SEWER SERVICE LOCATION.
6. ROTATE BENDS AS REQUIRED TO ALIGN SERVICE BRANCH WITH THE SERVICE PIPE.

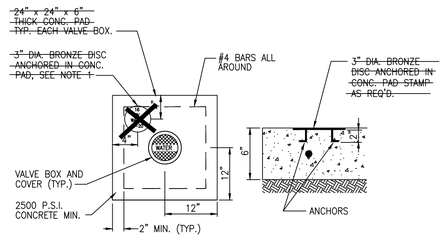
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPT.
			DEEP SERVICE LATERAL DETAIL
Date	Revisions	Appr. by	Date: Nov. 1999 | Dwg: F205A | Fig: 205A



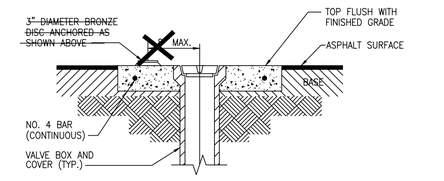
NOTES:

1. CLEAN-OUT SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. SERVICE LATERALS SHALL HAVE A MINIMUM 18" OF COVER BETWEEN R/W TIE-IN AND BUILDING.
5. INDENT CURB WITH 'S' AT EACH SEWER SERVICE LOCATION.
6. ROTATE BENDS AS REQUIRED TO ALIGN SERVICE BRANCH WITH THE SERVICE PIPE.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPT.
			SHALLOW SERVICE LATERAL DETAIL
Date	Revisions	Appr. by	Date: DEC. 1999 | Dwg: F205 | Fig: 205



UNIMPROVED CONDITION

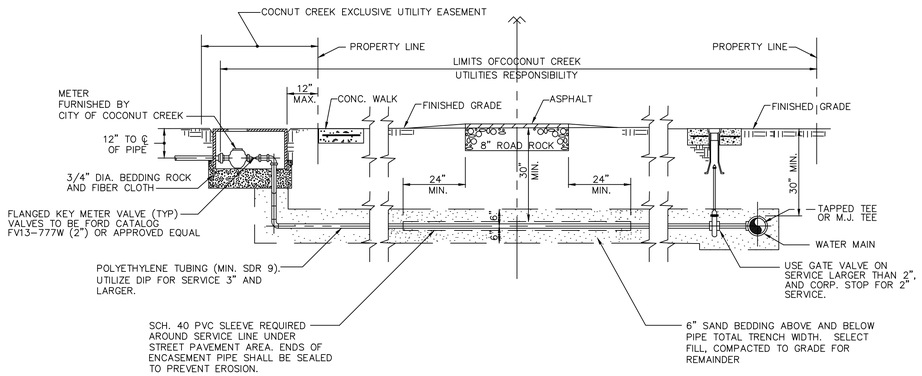


ALTERNATIVE FOR IMPROVED CONDITION

NOTES:

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

			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



TYPICAL 2" & UP SERVICE

NOTE:
1. ALL CLEANOUTS SHALL HAVE USF 7630 VALVE BOX & COVER SERIES PER CITY OF COCONUT CREEK SPECIFICATIONS.
2. ALL WATER METER BOXES SHALL BE HS-20 TRAFFIC RATED.

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REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

WATER AND SEWER DETAILS

DATE:	Jan. 2020
SCALE:	N.T.S.,
DESIGNED BY:	M.G.
DRAWN BY:	A.E.V.
JOB #:	13-3581

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

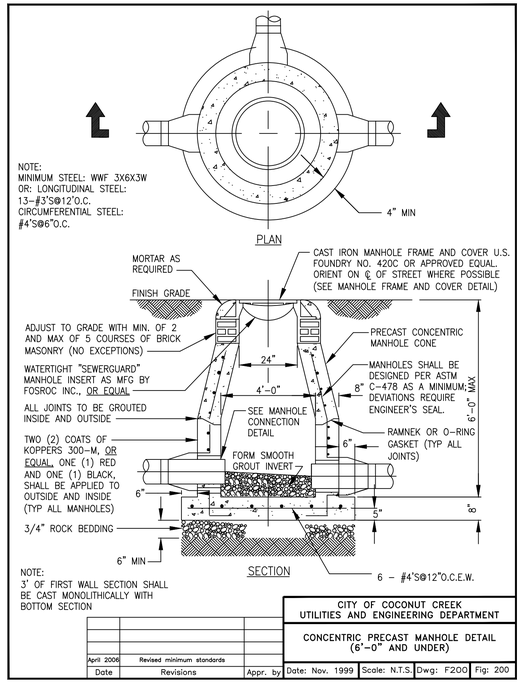
Date: **January 22, 2020**

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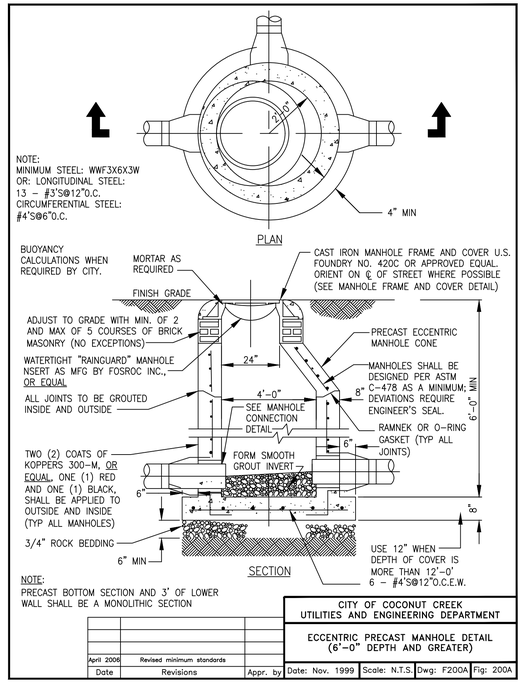
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PLOT DATE: 1/22/2020 9:33 AM BY: Miguel A. Sosa
LAYOUT: [C-3.4]



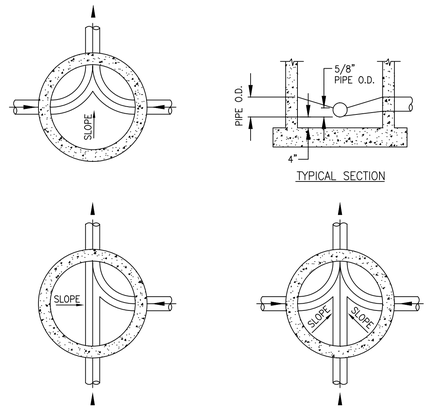
NOTE:
3' OF FIRST WALL SECTION SHALL BE CAST MONOLITHICALLY WITH BOTTOM SECTION

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			CONCENTRIC PRECAST MANHOLE DETAIL (6'-0" AND UNDER)
April 2006	Revised minimum standards		
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F200 | Fig: 200



NOTE:
PRECAST BOTTOM SECTION AND 3' OF LOWER WALL SHALL BE A MONOLITHIC SECTION

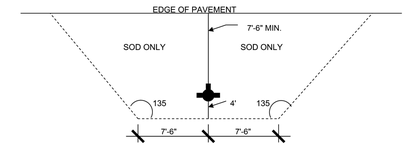
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			ECCENTRIC PRECAST MANHOLE DETAIL (6'-0" DEPTH AND GREATER)
April 2006	Revised minimum standards		
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F200A | Fig: 200A



NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS TO BE FORMED IN ALL MANHOLES TO ACCEPT T.V. CAMERA.
4. WHEN DIRECTIONAL CHANNELS EXCEEDING 45-DEGREES OCCUR, AN EXTRA FLOW LINE ELEVATION DROP OF 0.05-FT ACROSS THE MANHOLE SHALL BE PROVIDED.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			MANHOLE FLOW CHANNEL DETAIL
	Revisions	Appr. by	Date: Dec. 1999 | Scale: N.T.S. | Dwg: F200B | Fig: 200B



Fire Hydrant Clear Zone

NOT TO SCALE

Requirements apply to fire hydrants, siamese connections and any other fire equipment for utilizing fire hose on public or private property.

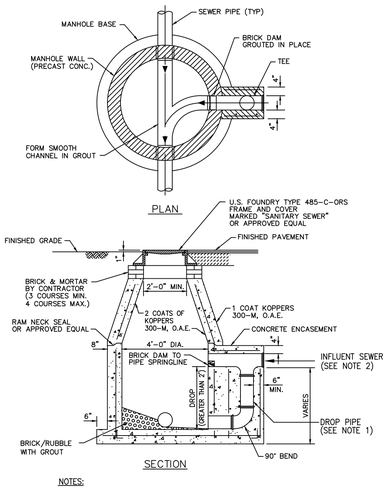
~~By the authority of the South Florida Fire Prevention Code Section 5211.2.~~

The diagram shall appear on all landscape plans prior to approval.

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.

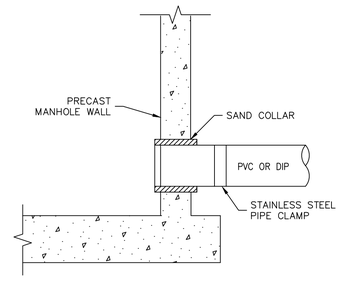
E:\Development Services\PStanton\Documents\FHCZ diagram.doc



NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. THE BOTTOM SLAB SHALL BE CAST MONOLITHICALLY WITH THE LOWER WALL SECTION.
4. ALL PIPE WORK SHALL BE CLASS 50 D.I.P., ENCASED FITTINGS SHALL BE CLASS 350.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			DROP MANHOLE DETAIL
April 2006	Revised minimum standards		
Date	Revisions	Appr. by	Date: Dec. 1999 | Scale: N.T.S. | Dwg: F202A | Fig: 202A

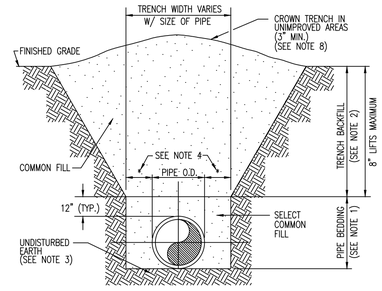


STANDARD PRECAST MANHOLE PIPE CONNECTION

NOTES:

1. THE CITY MAY APPROVE ALTERNATE WATER TIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT PIPES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE BOTTOM.

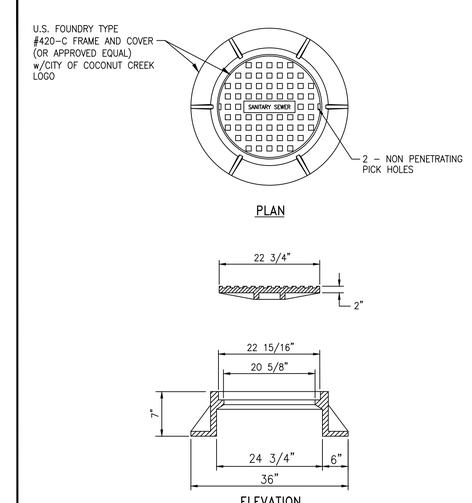
			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			MANHOLE CONNECTION DETAIL (WITH BUILT-IN RUBBER BOOT)
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F201 | Fig: 201



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. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY OF COCONUT CREEK.
4. (*): 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 2.18-E OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OR COUNTY RIGHT-OF-WAY SHALL COMPLY WITH THE APPLICABLE REGULATIONS.

			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			TYPE B BEDDING AND TRENCHING DETAIL
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F010 | Fig: 010



			CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT
			SANITARY MANHOLE COVER
Date	Revisions	Appr. by	Date: Nov. 1999 | Scale: N.T.S. | Dwg: F203 | Fig: 203

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NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

WATER AND SEWER DETAILS

DATE:	Jan. 2020
SCALE:	N.T.S.,
DESIGNED BY:	M.G.
DRAWN BY:	A.E.V.
JOB #:	13-3581

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

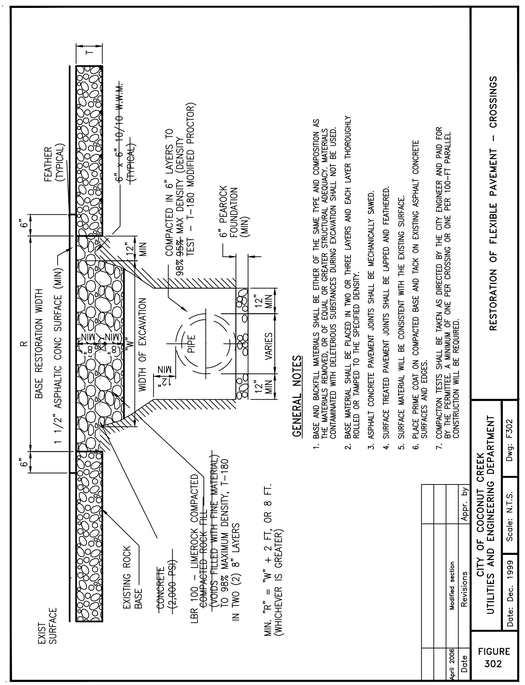
Date: **January 22, 2020**

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SHEET No.
C-3.5

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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965wsdt.dwg
PLOT DATE: 1/22/2020 9:33 AM BY: Miguel A. Sosa
LAYOUT: [C-3.5]



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 SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT AND COMPACTION.
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 PAD FOR CONSTRUCTION WILL BE REQUIRED.

RESTORATION OF FLEXIBLE PAVEMENT - CROSSINGS

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

Date	Revisions	Appr. by
April 2006	Modified section	

FIGURE 302

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	36	36	54	54					
45° BEND	18	18	24	36					
22-1/2° BEND	18	18	24	36					
11-1/4° BEND	18	18	24	36					
PLUG OR BRANCH OF TEE	36	36	54	54					

* 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: 70 P.S.I.*
   SOIL DESIGNATION: GOOD *
   LAYING CONDITIONS: TYPE 2 STANDARD

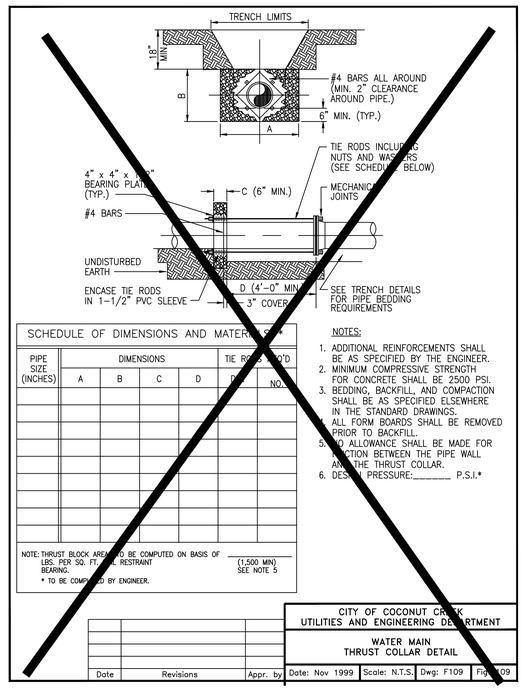
6. FOR PIPE ENCASED IN POLYETHYLENE, USE VALUES GIVEN IN PARENTHESES OR INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. TO BE COMPLETED BY THE DESIGN ENGINEER.

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		NO.

NOTE: THRUST BLOCK AREA 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

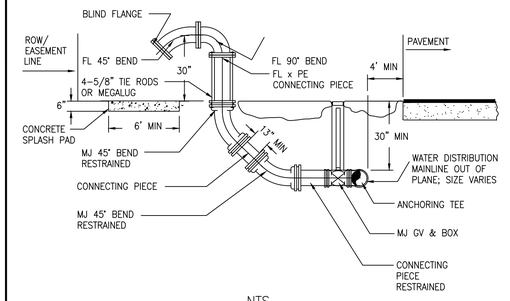
WATER MAIN
THRUST COLLAR DETAIL

Date	Revisions	Appr. by

Date: Nov 1999 | Scale: N.T.S. | Dwg: F109 | Fig: 109

NOTE:

FL 90° BEND AND FL 45° BEND ARE SHOWN ROTATED 90° FOR CLARITY. CONSTRUCT DISCHARGE PARALLEL TO RIGHT OF WAY/EASEMENT.



NTS

NOTES:

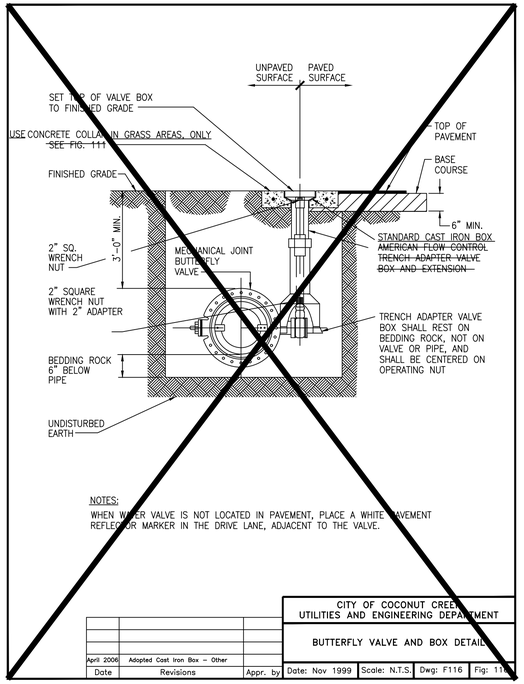
1. THIS DETAIL GRAPHICALLY REPRESENTS THE LAYOUT AND CONFIGURATION REQUIRED. THE DESIGN ENGINEER SHALL SIZE THE PIPING TO ENSURE THAT A MINIMUM VELOCITY OF 2.5 FPS IS OBTAINED IN THE PRIMARY WATER DISTRIBUTION SYSTEM MAINLINE.
2. FULL JOINT RESTRAINT IS REQUIRED; THRUST CALCULATIONS ARE NECESSARY.
3. 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: F105x | Fig: 105



NOTES:

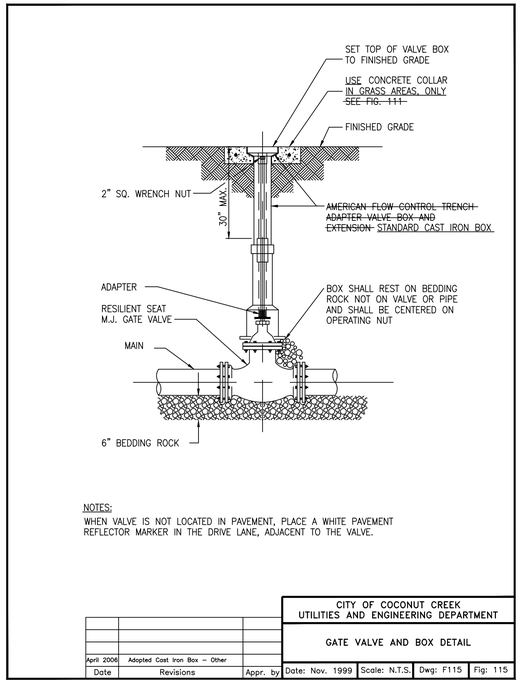
WHEN WATER VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

BUTTERFLY VALVE AND BOX DETAIL

Date	Revisions	Appr. by
April 2006	Adopted Cast Iron Box - Other	

Date: Nov 1999 | Scale: N.T.S. | Dwg: F116 | Fig: 116



NOTES:

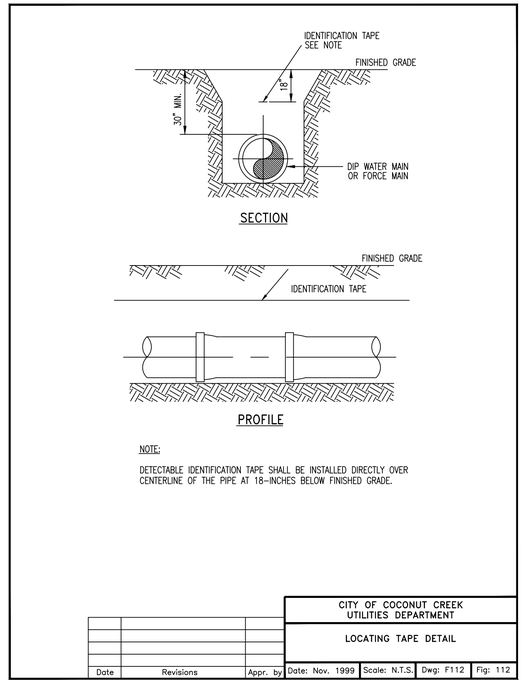
WHEN VALVE IS NOT LOCATED IN PAVEMENT, PLACE A WHITE PAVEMENT REFLECTOR MARKER IN THE DRIVE LANE, ADJACENT TO THE VALVE.

CITY OF COCONUT CREEK
UTILITIES AND ENGINEERING DEPARTMENT

GATE VALVE AND BOX DETAIL

Date	Revisions	Appr. by
April 2006	Adopted Cast Iron Box - Other	

Date: Nov. 1999 | Scale: N.T.S. | Dwg: F115 | Fig: 115



NOTE:

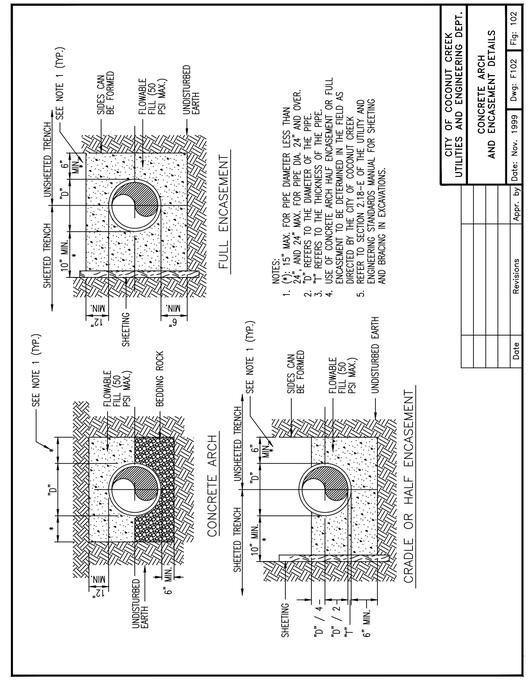
DETECTABLE IDENTIFICATION TAPE SHALL BE INSTALLED DIRECTLY OVER CENTERLINE OF THE PIPE AT 18-INCHES BELOW FINISHED GRADE.

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:

1. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. FOR PIPE DIA. 24" AND OVER.
2. "D" REFERS TO THE OUTSIDE 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'S CONSTRUCTION INSPECTOR.
5. REFER TO SECTION 2.18-E 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: Nov. 1999 | Dwg: F102 | Fig: 102

Date	Revisions	Appr. by

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JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK FLORIDA

WATER AND SEWER DETAILS

DATE:	Jan. 2020
SCALE:	N.T.S.,
DESIGNED BY:	M.G.
DRAWN BY:	A.E.V.
JOB #:	13-3581

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **January 22, 2020**

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FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965wsdt.dwg
PLOT DATE: 1/22/2020 9:34 AM BY: Miguel A. Sosa
LAYOUT: [C-3.6]

TRACT 'A'
SEVEN HILLS MULTI-CENTER
LAND USE: COMMERCIAL
ZONING: PCD

EXIST. BUILDING "A"
45,057 SF
F.F.E. = 17.60' N.A.V.D

CITY OF COCONUT CREEK
LAND USE: OFFICE PARK
ZONING: PCD

LAND USE: OP
ZONING: A1

PARCEL 'A'
EMMANUEL BAPTIST CHURCH PLOT
LAND USE: OFFICE PARK
ZONING: CF

JOHNSON ROAD

EXIST. LAKE
28,836 S.F.
D.W.L. = 9.50' N.A.V.D.

PROP. BUILDING "C"
52,994 SF
F.F.E. = 17.60' N.A.V.D.

TRACT 47
BLOCK 85

EXIST. BUILDING "B"
164,648 SF
F.F.E. = 17.60' N.A.V.D.

ENTERPRISE LEASING
LAND USE: OFFICE/PROFESSIONAL
ZONING: O-2

LAND USE: OP
ZONING: O-2

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

NOTE: ALL ELEVATIONS IN NAVD 88

FILE: K:\PROJECTS\19-xxx\19-3965\dwg\3965swpp.dwg
PLOT DATE: 1/22/2020 9:35 AM BY: Miguel A. Sosa
LAYOUT: [C-4.1]

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NO.	DATE:	DESCRIPTION

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CITY OF COCONUT CREEK FLORIDA

STORMWATER POLLUTION PREVENTION KEY MAP

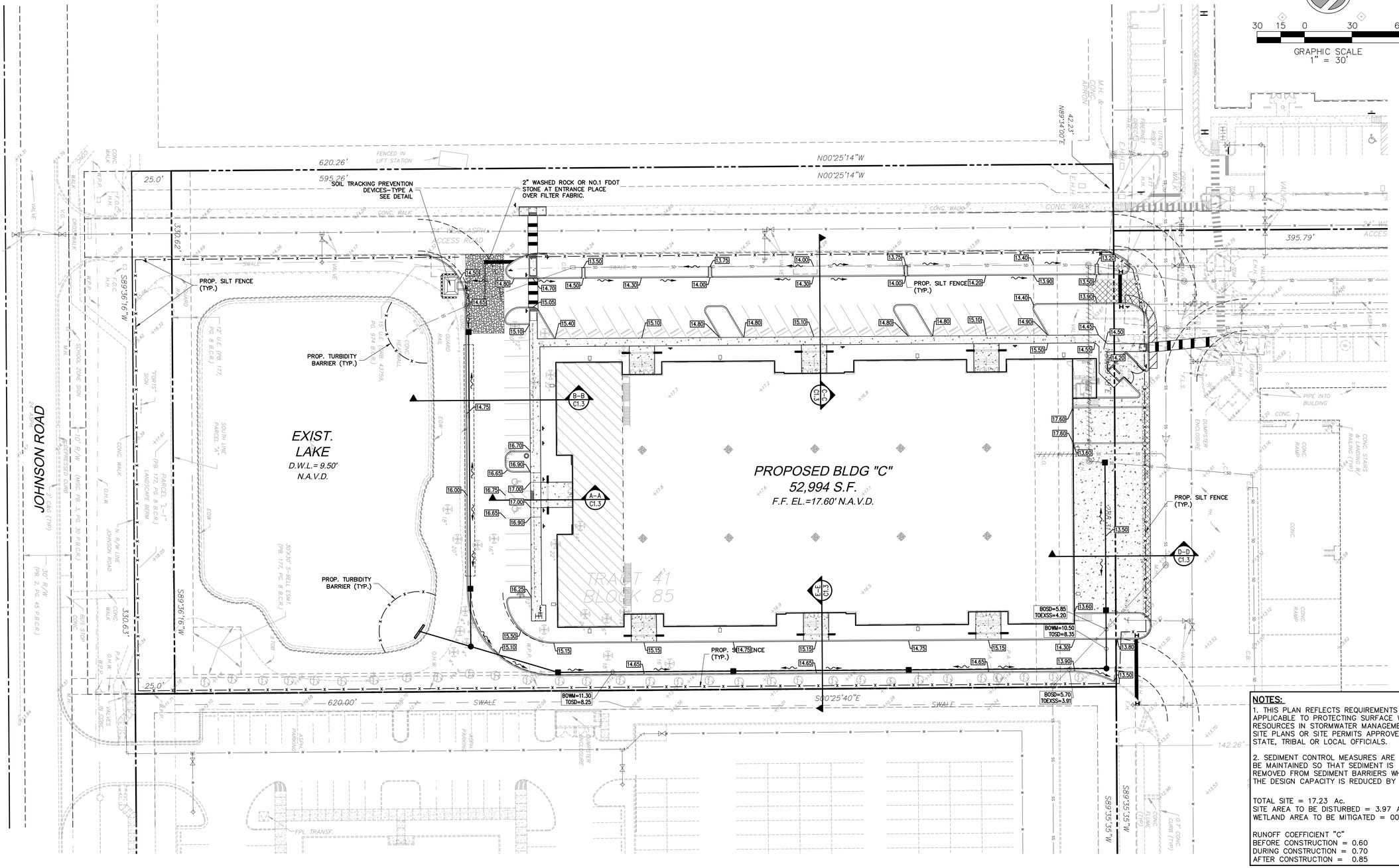
DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

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LICENSE
No. 56890
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Date: **January 22, 2020**

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C-4.1



NOTES:

1. THIS PLAN REFLECTS REQUIREMENTS APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY STATE, TRIBAL OR LOCAL OFFICIALS.

2. SEDIMENT CONTROL MEASURES ARE TO BE MAINTAINED SO THAT SEDIMENT IS REMOVED FROM SEDIMENT BARRIERS WHEN THE DESIGN CAPACITY IS REDUCED BY 50%

TOTAL SITE = 17.23 Ac.
SITE AREA TO BE DISTURBED = 3.97 Ac.
WETLAND AREA TO BE MITIGATED = 00.00 Ac.

RUNOFF COEFFICIENT "C"
BEFORE CONSTRUCTION = 0.60
DURING CONSTRUCTION = 0.70
AFTER CONSTRUCTION = 0.85

LEGEND

OVERLAND FLOW

0.00 PROPOSED GRADE

NOTE: ALL ELEVATIONS IN NAVD 88

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REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK — FLORIDA

STORMWATER POLLUTION PREVENTION PLAN

DATE:	10/01/19
SCALE:	1"=30
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

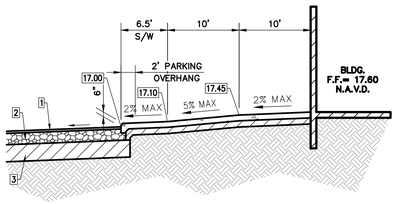
CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

Date: **January 22, 2020**

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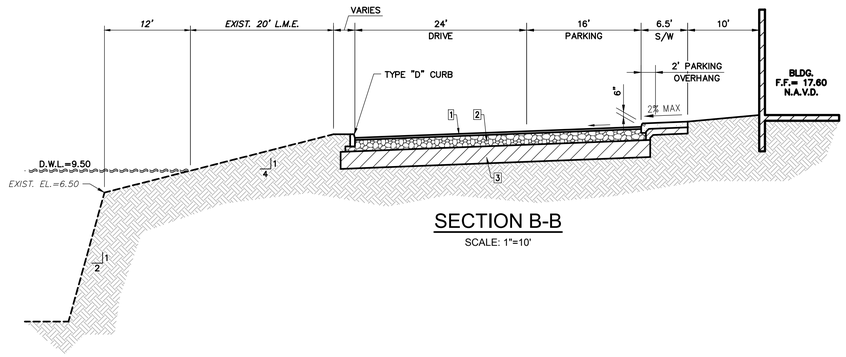
SHEET No.
C-4.2

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LAYOUT: [C-4.2]



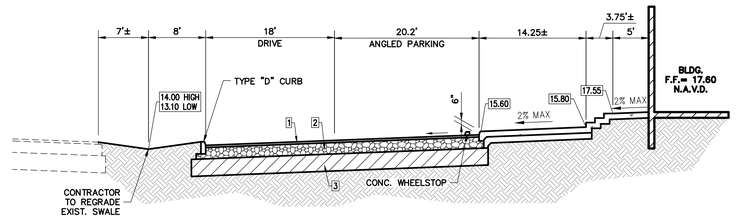
SECTION A-A

SCALE: 1"=10'



SECTION B-B

SCALE: 1"=10'

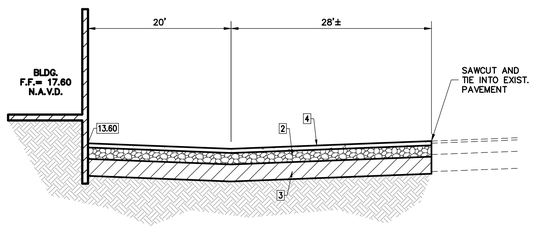


SECTION C-C

SCALE: 1"=10'

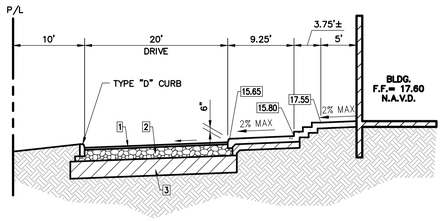
ON-SITE PAVEMENT NOTES:

1. 1½" THICK ASPHALT, TWO LIFTS, ¾" TYPE S-3 ASPHALT.
2. THE BASE COURSE SHALL BE LIMEROCK (70% CALCIUM) 8" THICK PRIMED COMPACTED IN ACCORDANCE w/AASHTO SPECIFICATION T-180 TO 98% DENSITY, MIN. LBR 100.
3. 12" STABILIZED SUBGRADE MIN. DRY DENSITY 115 PCF COMPACTED TO 98% AASHTO T-180 METHOD "C" MIN. LBR TO BE 40.
4. 6" CONCRETE 3,500 PSI w/FIBERMESH. SAWCUT AT 10' O.C. WITHIN 24 HOURS OF POUR.



SECTION D-D

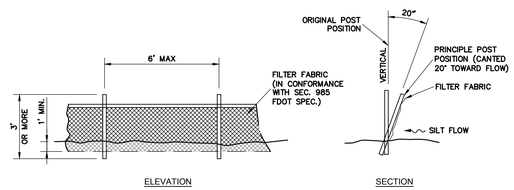
SCALE: 1"=10'



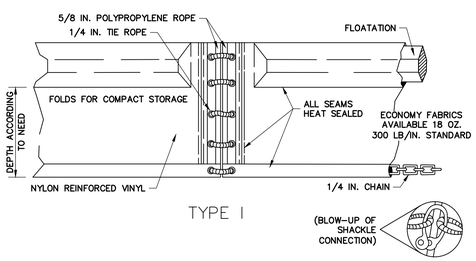
SECTION E-E

SCALE: 1"=10'

NOTE:
MINIMUM TRANSVERSE SLOPE OF PAVEMENT SHALL BE 2% FOR ROADWAYS AND 1% FOR PARKING AREAS.

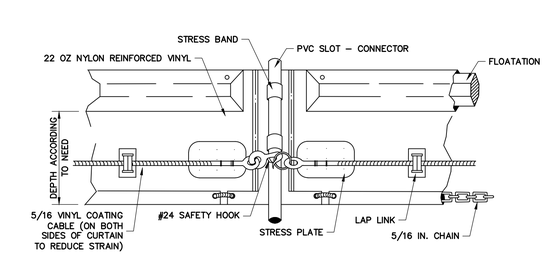


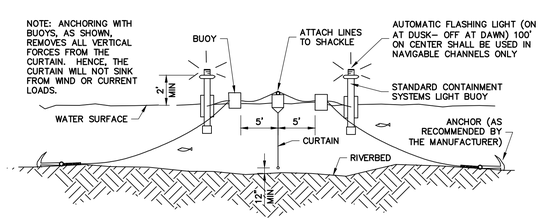
SILT FENCE DETAIL



TURBIDITY BARRIERS DETAIL

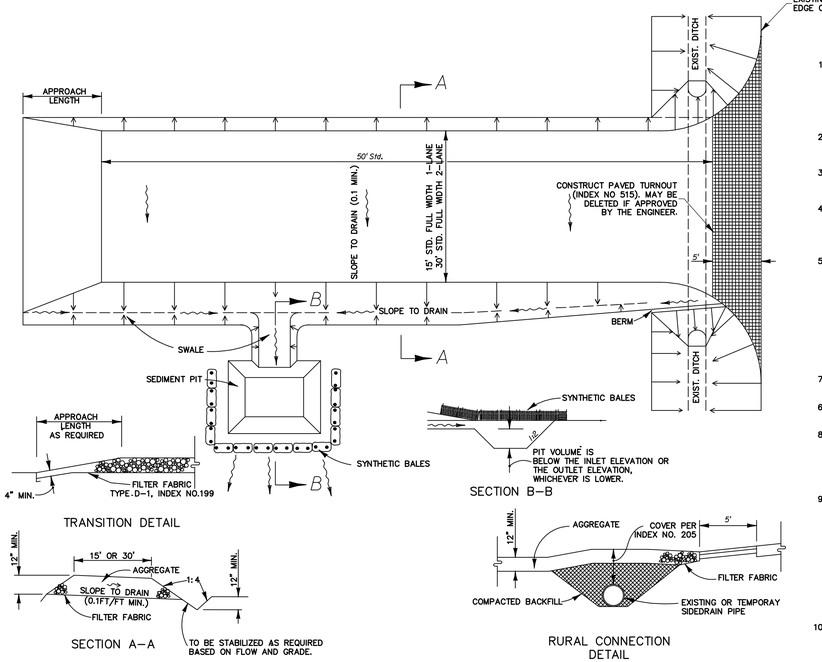
N.T.S.





FLOATING TURBIDITY BARRIER - TYPE III

N.T.S.



SOIL TRACKING PREVENTION DEVICE - TYPE 'A'

GENERAL NOTES

1. A SOIL TRACKING PREVENTION DEVICE (S.T.P.D.) SHALL BE CONSTRUCTED AT ALL LOCATIONS DESIGNATED BY THE ENGINEER FOR POINTS OF EGRESS FROM UNSTABILIZED AREAS OF THE PROJECT TO PUBLIC ROADS WHERE OFFSITE TRACKING OF MUD COULD OCCUR. TRAFFIC FROM UNSTABILIZED AREAS OF THE CONSTRUCTION PROJECT SHALL BE DIRECTED THRU A S.T.P.D. BARRIERS, FLAGGING, OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT AND DIRECT VEHICULAR EGRESS ACROSS THE S.T.P.D.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED AND APPROVED BY THE ENGINEER APPROVED TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE S.T.P.D. AGGREGATE AND CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOTE AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT AND ARE UNSUITABLE.
5. THE SEDIMENT PIT SHOULD PROVIDE A RETENTION VOLUME OF 3600 CUBIC FEET/ACRE OF SURFACE AREA DRAINING TO THE PIT. WHEN THE S.T.P.D. IS ISOLATED FROM OTHER DRAINAGE AREAS, THE FOLLOWING PIT VOLUMES WILL SATISFY THIS REQUIREMENT:

   15'x50'=100 FT³ 30'x50'=200 FT³

   AS AN OPTION TO THE SEDIMENT PIT, THE WIDTH OF THE SWALE BOTTOM CAN BE INCREASED TO OBTAIN THE VOLUME. WHEN THE SEDIMENT PIT OR SWALE VOLUME HAS BEEN REDUCED TO ONE HALF, IT SHALL BE CLEANED. WHEN A SWALE IS USED, SYNTHETIC BALES OR SILT FENCE SHALL BE PLACE ALONG THE ENTIRE LENGTH.
7. THE SWALE DITCH DRAINING THE S.T.P.D, SHALL HAVE A 0.2% MINIMUM AND A 1.0% MAXIMUM GRADE ALONG THE S.T.P.D. AND TO THE SEDIMENT PIT.
6. MITERED END SECTIONS ARE NOT REQUIRED WHEN THE SIDE DRAIN PIPE SATISFIES THE CLEAR ZONE REQUIREMENTS.
8. THE S.T.P.D. SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE S.T.P.D. SHALL BE RINSED (DAILY WHEN IN USE) TO HAVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE S.T.P.D. MAY BE REQUIRED TO LIMIT THE MUD TRACKED.
9. A S.T.P.D. SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SOIL TRACKING PREVENTION DEVICE, EA. THE UNIT PRICE SHALL CONSTITUTE FULL COMPENSATION FOR CONSTRUCTION, MAINTENANCE, REPLACEMENT OF MATERIALS, REMOVAL, AND RESTORATION OF THE AREA UTILIZED FOR THE S.T.P.D.; INCLUDING BUT NOT LIMITED TO EXCAVATION, GRADING, TEMPORARY PIPE (INCLUDING M.E.S. WHEN REQUIRED), FILTER FABRIC, AGGREGATE, PAVED TURNOUT (INCLUDING ASPHALT AND BASE CONSTRUCTION), DITCH STABILIZATION, APPROACH ROUTE STABILIZATION, SEDIMENT REMOVAL AND DISPOSAL. WATER, RINSING AND CLEANING OF THE S.T.P.D. AND CLEANING OF PUBLIC ROADS, GRASSING AND SOD. SYNTHETIC BALES OR BALE TYPE BARRIER SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SYNTHETIC HAY BALES, LF. SILT FENCE SHALL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE, LF.
10. THE NOMINAL SIZE OF A STANDARD S.T.P.D. IS 15'x50' UNLESS OTHERWISE SHOWN IN THE PLANS. IF THE VOLUME OF ENTERING AND EXITING VEHICLES WARRANT, A 30' WIDTH S.T.P.D. MAY BE USED IF APPROVED BY THE ENGINEER. WHEN A DOUBLE WIDTH (30') S.T.P.D. IS USED, THE PAY QUANTITY SHALL BE 2 FOR EACH LOCATION.

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114
STE Sun-Tech Engineering, Inc.
Engineers • Planners • Surveyors

REVISIONS

NO.	DATE:	DESCRIPTION

JOHNSON TECHNOLOGY PARK III

CITY OF COCONUT CREEK, FLORIDA

STORMWATER POLLUTION PREVENTION DETAILS

DATE:	10/01/19
SCALE:	N.T.S.
DESIGNED BY:	M.G.
DRAWN BY:	M.A.S.
JOB #:	19-3965

CLIFFORD R. LOUTAN LICENSE No. 56890 STATE OF FLORIDA PROFESSIONAL ENGINEER

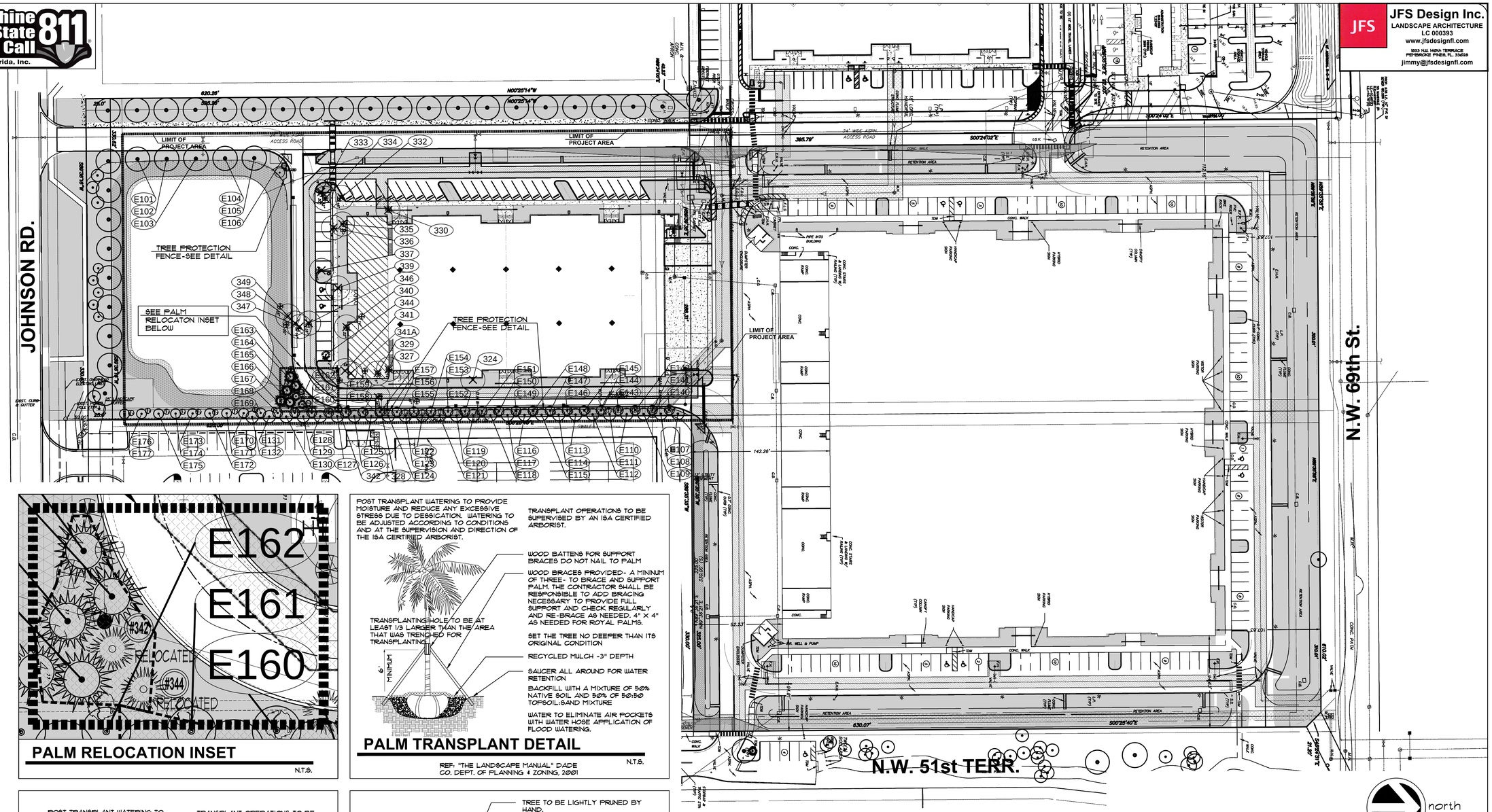
Date: **January 22, 2020**

This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.
C-4.3

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PLOT DATE: 1/22/2020 9:36 AM BY: Miguel A. Sosa
LAYOUT: [C-4.3]

Sunshine State One Call of Florida, Inc. 811



PALM RELOCATION INSET

N.T.S.

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

WOOD BATTENS FOR SUPPORT BRACES DO NOT NAIL TO PALM

WOOD BRACES PROVIDED- A MINIMUM OF THREE- TO BRACE AND SUPPORT PALM. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADD BRACING NECESSARY TO PROVIDE FULL SUPPORT AND CHECK REGULARLY AND RE-BRACE AS NEEDED. 4" X 4" AS NEEDED FOR ROYAL PALMS.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION

RECYCLED MULCH -3" DEPTH

SAUCER ALL AROUND FOR WATER RETENTION

BACKFILL WITH A MIXTURE OF 50% NATIVE SOIL AND 50% OF 50:50 TOPSOIL:SAND MIXTURE

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

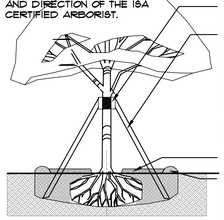
PALM TRANSPLANT DETAIL

N.T.S.

REF: "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001

POST TRANSPLANT WATERING TO PROVIDE MOISTURE AND REDUCE ANY EXCESSIVE STRESS DUE TO DESSICATION. WATERING TO BE ADJUSTED ACCORDING TO CONDITIONS AND AT THE SUPERVISION AND DIRECTION OF THE ISA CERTIFIED ARBORIST.

TRANSPLANT OPERATIONS TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.



WOOD BATTENS FOR SUPPORT BRACES DO NOT NAIL TO TREE

WOOD BRACES PROVIDED- A MINIMUM OF THREE- TO BRACE AND SUPPORT TREE. THE CONTRACTOR SHALL BE RESPONSIBLE TO ADD BRACING NECESSARY TO PROVIDE FULL SUPPORT AND CHECK REGULARLY AND RE-BRACE AS NEEDED. 4" X 4" AS NEEDED FOR LARGE OAKS.

SET THE TREE NO DEEPER THAN ITS ORIGINAL CONDITION

RECYCLED MULCH -3" DEPTH

SAUCER ALL AROUND FOR WATER RETENTION

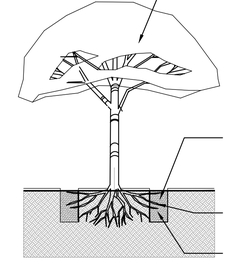
BACKFILL WITH A MIXTURE OF 50% NATIVE SOIL AND 50% OF 50:50 TOPSOIL:SAND MIXTURE

WATER TO ELIMINATE AIR POCKETS WITH WATER HOSE APPLICATION OF FLOOD WATERING.

TREE TRANSPLANT DETAIL

N.T.S.

REF: "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001



TREE TO BE LIGHTLY PRUNED BY HAND.

WORK TO BE SUPERVISED BY AN ISA CERTIFIED ARBORIST OR A COMPANY WITH A CERTIFIED ISA ARBORIST ON STAFF.

ROOT PRUNING MUST BE DONE A MINIMUM OF 8 WEEKS PRIOR TO TRANSPLANTING.

WATERING MUST PROVIDE SUFFICIENT WATER TO MAINTAIN A MOIST CONDITION IN THE ROOTS, ONCE A WEEK OR MORE ACCORDING TO CONDITIONS.

TAKE EXTRA CARE NOT TO DAMAGE THE TRUNK OR BRANCHES.

TRENCH TO BE LIGHTLY FILLED WITH FIBROUS MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. TRENCH SHALL USE SHARP INSTRUMENTS OR MACHINERY. RIPPING OR TEARING OF THE ROOTS IS STRICLY PROHIBITED.

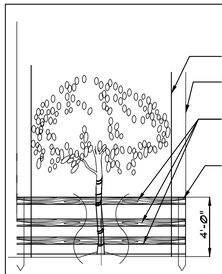
ALL TORN ROOTS MUST BE TRIMMED TO SOLID WOOD WITH CLEAN, SHARP INSTRUMENTS

DEPTH TO BE 18" MIN. TO 36" -VARIES WITH SIZE OF TREE

ROOT PRUNING DETAIL

N.T.S.

REF: "THE LANDSCAPE MANUAL" DADE CO. DEPT. OF PLANNING & ZONING, 2001



DRIP LINE

FENCE TO EXTEND TO THE EDGE OF THE DRIPLINE OR MORE WHERE POSSIBLE.

THREE ROWS OF RAIL FENCING (2" X 4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN.

WOODEN STAKES (2" X 4" X 5' MIN.) ON 5' CENTERS - TO SUPPORT RAIL FENCING.

CONTRACTOR TO INSTALL PROTECTIVE FENCE BARRIER AROUND ALL EXISTING TREES TO REMAIN- AT THE START OF THE PROJECT- FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT.

CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.

BARRIER TO FORM A CONTINUOUS CIRCLE AROUND THE TREE OR GROUP OF TREES.

TREE PROTECTION DETAIL

N.T.S.

north

0' 10' 50' 100'

SCALE: 1" = 50'

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF COCONUT CREEK PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE SHEET TS-2 FOR TREE INVENTORY, NOTES, ETC.

SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, SPECIFICATIONS, NOTES, DETAILS, ETC.

TREE DISPOSITION PLAN

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
1600 West Oakland Park Boulevard
Ft. Lauderdale, FL. 33311
www.suntecheng.com
Certificate of Auth. # 7097
Phone (954)777-3123
Fax (954)777-3114

REVISIONS

NO.	DATE:	DESCRIPTION
1.	11/5/19	Per DRC comments Review #1
2.	12/16/19	Per DRC comments Review #2
3.	01/06/20	Per DRC comments Review #3

JOHNSON TECHNOLOGY PARK
CITY OF COCONUT CREEK FLORIDA
SITE PLAN

DATE: 8/15/19
AS SHOWN
SCALE: M.G. M.A.S.
19-3965
DESIGNED BY:
DRAWN BY:
JOB NUMBER
SHEET No. TS-1
SEAL
JAMES F. SOCASH RLA # 0001132

19-60

FILE: X:\Projects\19-60-JOHNSON TECH BUILD C\19-60-TREE DISPOSITION PLANS.dwg
PLOT DATE: 1/3/2020 11:59 AM BY: Wmonsalve
LAYOUT: [TS-1]

Sunshine State One Call of Florida, Inc. 811

JFS Design Inc.
LANDSCAPE ARCHITECTURE
LC 000393
www.jfsdesignfl.com
1833 NW 140th TERRACE
PEMBROKE PINES, FL. 33028
jimmy@jfsdesignfl.com

JOHNSON TECHNOLOGY PARK III, COCONUT CREEK, FL.

11/12/2019

NO.	SYM	COMMON NAME	BOTANICAL NAME	HEIGHT FT.	SPREAD FT.	DBH Inches	CANOPY S.F.	STATUS	CANOPY LOSS S.F.	COMMENTS
324	PE	SLASH PINE	*Pinus elliottii*	40	25	18"	491	REMOVE	491	20% $920
327	PE	SLASH PINE	*Pinus elliottii*	40	25	12"	491	REMOVE	491	20%
328	PE	SLASH PINE	*Pinus elliottii*	40	25	18"	491	REMOVE	491	20% $920
329	PE	SLASH PINE	*Pinus elliottii*	40	25	12"	491	REMOVE	491	20%
330	PE	SLASH PINE	*Pinus elliottii*	40	25	14"	491	REMOVE	491	20%
332	PE	SLASH PINE	*Pinus elliottii*	40	25	16"	491	REMOVE	491	10%
333	PE	SLASH PINE	*Pinus elliottii*	40	25	24"	491	REMOVE	491	20% $1630
334	PE	SLASH PINE	*Pinus elliottii*	40	25	12"	491	REMOVE	491	10%
335	PE	SLASH PINE	*Pinus elliottii*	40	25	24"	491	REMOVE	491	20% $1630
336	PE	SLASH PINE	*Pinus elliottii*	40	25	16"	491	REMOVE	491	20%
337	PE	SLASH PINE	*Pinus elliottii*	40	25	16"	491	REMOVE	491	20%
339	PE	SLASH PINE	*Pinus elliottii*	40	25	16"	491	REMOVE	491	10%
340	PE	SLASH PINE	*Pinus elliottii*	40	25	18"	491	REMOVE	491	20% $920
341	PE	SLASH PINE	*Pinus elliottii*	40	25	18"	491	REMOVE	491	20% $920
341A	PE	SLASH PINE	*Pinus elliottii*	40	25	22"	491	REMOVE	491	20% $1370
342	SP	SABAL PALM	*Sabal palmetto*	30	15	12"	177	RELOCATE		
344	SP	SABAL PALM	*Sabal palmetto*	30	15	12"	177	RELOCATE		
346	PE	SLASH PINE	*Pinus elliottii*	40	25	14"	491	REMOVE		40%
347	PE	SLASH PINE	*Pinus elliottii*	40	25	16"	491	REMOVE		40%
348	PE	SLASH PINE	*Pinus elliottii*	40	25	12"	491	REMOVE		40%
349	PE	SLASH PINE	*Pinus elliottii*	40	25	18"	491	REMOVE		40% $1840
E101	QV	LIVE OAK	*Quercus virginiana*	18	10	4"	79	REMAIN		
E102	QV	LIVE OAK	*Quercus virginiana*	16	10	4"	79	REMAIN		
E103	QV	LIVE OAK	*Quercus virginiana*	18	10	4"	79	REMAIN		
E104	QV	LIVE OAK	*Quercus virginiana*	16	10	4"	79	REMAIN		
E105	QV	LIVE OAK	*Quercus virginiana*	16	10	4"	79	REMAIN		
E106	QV	LIVE OAK	*Quercus virginiana*	16	10	4"	79	RELOCATE		
E107	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E108	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E109	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E110	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E111	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E112	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E113	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E114	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E115	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E116	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E117	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E118	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E119	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E120	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E121	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E122	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E123	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E124	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E125	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E126	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E127	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E128	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
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E131	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E132	CET	SILVER BUTTONWOOD	*Conocarpus erectus Var." Sericeu*	14	8	multi	50	REMAIN		
E140	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E141	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E142	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E143	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E144	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E145	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E146	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E147	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E148	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
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E152	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E153	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E154	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E155	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E156	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E157	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E158	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E159	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E160	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E161	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E162	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E163	PEL	SLASH PINE	*Pinus elliottii*	12	6	3	50	REMAIN		
E164	PEL	SLASH PINE	*Pinus elliottii*	12	6	3	50	REMAIN		
E165	PEL	SLASH PINE	*Pinus elliottii*	12	6	3	50	REMAIN		
E166	PEL	SLASH PINE	*Pinus elliottii*	12	6	3	50	REMAIN		
E167	PEL	SLASH PINE	*Pinus elliottii*	12	6	3	50	REMAIN		
E168	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E169	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E170	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E171	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E172	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E173	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E174	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E175	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E176	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
E177	MF	SIMPSON'S STOPPER	*Myrcianthes fragrans*	10	6	multi	28	REMAIN		
		TOTAL					12,631		7,365	

FIELD INSPECTION BY JFS DESIGN ON OCTOBER 4, 2019.

TREE TRANSPLANTING PROCEDURAL SPECIFICATION

PURPOSE: TO MAXIMIZE THE SUCCESS OF TREE TRANSPLANTING OPERATIONS.

ALL STANDARDS SHALL MEET OR EXCEED THE ANSI A300 (PART 6)-2005 (TRANSPLANTING) STANDARD PRACTICES AND ANY APPLICABLE LOCAL CODES.

CONTRACTOR SHALL EMPLOY AN ISA CERTIFIED ARBORIST WITH VERIFIABLE TREE TRANSPLANT EXPERIENCE AS THE "EXPERT ARBORIST OF RECORD" TO CARRY OUT THE FOLLOWING DUTIES:

SHALL PROVIDE A TREE RELOCATION PLAN FOR APPROVAL BY THE OWNER'S AGENT BEFORE ANY WORK CAN COMMENCE.

SHALL MAKE SITE VISITS PRIOR TO ANY RELOCATION WORK TO INSPECT THAT PROPER PREPARATION WORK IS PERFORMED TO THE TREE RELOCATION GUIDELINES.

SHALL MAKE SITE VISITS DURING RELOCATION WORK TO INSURE WORK IS BEING PERFORMED TO THE TREE RELOCATION GUIDELINES.

SHALL DOCUMENT ALL INSPECTIONS AND PROVIDE REPORT TO THE OWNER'S AGENT WITHIN 5 BUSINESS DAYS OF SITE VISIT.

SHALL SUBMIT PRIOR TO FINAL ACCEPTANCE BY OWNER'S AGENT, A POST-TRANSPLANT CARE GUIDE FOR UP TO THREE YEARS THAT INCLUDES WATERING, FERTILIZATION, PRUNING, PEST CONTROL, STAKING, ETC., FOR APPROVAL.

NOTES:

1. SEE SHEET LANDSCAPE PLANS FOR PROPOSED TREE AND PALM LOCATIONS.
2. THE CONTRACTOR SHALL REMOVE ALL TREES AND HEDGES AS PER PLANS AND AS APPROVED BY THE LOCAL GOVERNING AGENCIES (CITY OF COCONUT CREEK). TREE, PALM AND HEDGE MATERIAL SHALL INCLUDE ALL TRUNKS, STUMPS AND ROOTS. ALL EXCESS DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED SITE. ALL HOLES AND DEPRESSIONS SHALL BE BACKFILLED WITH CLEAN, APPROVED BACKFILL.
3. LOCATIONS SHOWN FOR THE EXISTING TREES AND PALMS ARE APPROXIMATE. EXACT LOCATIONS ARE TO BE FIELD VERIFIED BY A REGISTERED LAND SURVEYOR (RLS) PRIOR TO ANY PAVING OR ANY OTHER SUCH WORK WHICH WILL BE IMPACTED BY ANY TREES OR PALMS TO REMAIN.
4. ALL INVASIVE EXOTIC VEGETATION AND ANY ANY OTHER PLANTS LISTED AS CATEGORY I, ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF FLORIDA'S MOST INVASIVE SPECIES SHALL BE REMOVED FROM THE SITE AND MAINTENANCE SHALL GUARANTEE CONTROL OF RE-INVASION.
5. ALL TREES AND PALMS TO BE RELOCATED SHALL BE ROOT PRUNED AND CANOPY PRUNED ACCORDING TO ALL ACCEPTED STANDARDS AS DEFINED BY THE NATIONAL ARBORIST ASSOCIATION, AND ALL PRE AND POST-TRANSPLANT OPERATIONS SHALL BE COORDINATED WITH UTMOST CARE TO MINIMIZE DAMAGE AND TRANSPLANT SHOCK. WATERING-IN AND WATERING SCHEDULES SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR REVIEW AND APPROVAL PRIOR TO RELOCATION.
6. ALL TREES AND PALMS TO BE RELOCATED SHALL BE STAKED AND BRACED TO INSURE STABILITY AND MINIMIZE ROOT DAMAGE DURING THE PLANT ROOT RECUPERATION PERIOD.
7. CONTRACTOR SHALL VERIFY WITH THE PROJECT SUPERINTENDENT THE PROPOSED LANDSCAPE AREAS PRIOR TO TREE AND PALM RELOCATION TO INSURE PROPER RELOCATION AND MINIMIZE ANY FIELD DISCREPANCIES WITH RESPECT TO PROPOSED PAVING, BUILDINGS, AMENITIES, ABOVE AND BELOW GROUND UTILITIES AND LIMITS OF PROPERTY.
8. CONTRACTOR SHALL ESTABLISH AN IRRIGATION SYSTEM TO PROVIDE FOR PRE AND POST-TRANSPLANT IRRIGATION SCHEDULING. TREE AND PALM FERTILIZATION SHALL BE ESTABLISHED CONCURRENTLY WITH IRRIGATION PRE AND POST-FERTILIZATION, THIS PROCEDURE SHALL BE CONDUCTED TO OPTIMIZE PLANT ESTABLISHMENT.
9. CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO PLANT ALL RELOCATED TREES AND PALMS AT THE FINAL GRADE OF SITE.

PHASE III- TREE REMOVAL REPLACEMENT SCHEDULE

		REQUIRED SQUARE FT.	PROVIDED SQUARE FT.
BLDG. "C" EXISTING TREE CANOPY-	12,631 S.F.		
EXISTING TREES - TO REMOVE			
CANOPY REMOVAL	-7,365 S.F.		
S.F. X 1.5	-3,683 S.F.		
REQUIRED TREE CANOPY MITIGATION		11,048	
PROVIDED TREE CANOPY MITIGATION			15,600
PROPOSED TREE - PALM PLANTINGS -			
CATEGORY 1 (12' HT.) 33 TREES @ 300 S.F./TREE 11 B5+ 3 CG12+ 5 PEL+ 12 QV6 + 2 CD	9,900 S.F.		
CATEGORY 2 (8' HT.) 16 TREES @ 150 S.F./TREE 4 CS+ 12 IC	2,400 S.F.		
CATEGORY 3 26 TREES/PALMS @ 100 S.F./TREE 26 RE	2,600 S.F.		
CATEGORY 4, 14 @ 50 S.F./TREE 14 VM3	700 S.F.		

TREE CANOPY CALCULATIONS ARE PER CITY OF COCONUT CREEK AND BROWARD COUNTY TREE PRESERVATION AND ABUSE ORDINANCE.

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM THE CITY OF COCONUT CREEK PRIOR TO REMOVAL OF ANY TREES FROM THIS SITE.

SEE SHEET TS-1 FOR EXISTING TREE LOCATIONS, ETC.

SEE LANDSCAPE PLANS FOR PROPOSED LANDSCAPE PLANTINGS, LANDSCAPE LEGEND, SPECIFICATIONS, NOTES, DETAILS, ETC.

TREE INVENTORY DISPOSITION PLAN

19-60

FILE: X:\Projects\19-60-JOHNSON TECH BUILD C\19-60-TREE DISPOSITION PLANS.dwg
PLOT DATE: 1/2/2020 11:59 AM BY: Wmonsalve
LAYOUT: [TS-2]

Sun-Tech Engineering, Inc.
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Phone (954)777-3123
Fax (954)777-3114

REVISIONS

NO.	DATE:	DESCRIPTION
1.	11/5/19	Per DRC comments Review #1
2.	12/16/19	Per DRC comments Review #2
3.	01/06/20	Per DRC comments Review #3

JOHNSON TECHNOLOGY PARK
CITY OF COCONUT CREEK FLORIDA

SITE PLAN

DATE: 8/15/19
AS SHOWN

SCALE: M.G.
M.A.S.
19-3965

DESIGNED BY:

DRAWN BY:

JOB NUMBER

SHEET No.
TS-2

SEAL
JAMES F. SOCASH
R.L.A. # 0001132

Sunshine State One Call of Florida, Inc. 811

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JOHNSON TECHNOLOGY PARK

CITY OF COCONUT CREEK FLORIDA

SITE PLAN

DATE: 8/15/19

AS SHOWN

SCALE: M.G.
M.A.S.

19-3965

DESIGNED BY:

DRAWN BY:

JOB NUMBER

SHEET No.
LP-1

SEAL

JAMES F. SOCASH
RLA # 0001132

SEE CONTIGUOUS LANDSCAPE PLANS, FOR SECTOR LANDSCAPE PLANS (LP-2 TO LP-3), PROJECT AREA CALCULATIONS (LP-4), LANDSCAPE DETAILS (LP-5) AND ROOT BARRIER LAYOUT PLAN (LP-6).

north

0' 10' 50' 100'

SCALE: 1" = 50'

SITE LANDSCAPE PLAN

19-60

FILE: X:\Projects\19-60-JOHNSON TECH BUILD C\19-60-SITE LANDSCAPE PLAN.dwg
PLOT DATE: 1/2/2020 12:01 PM BY: Wmonsalve
LAYOUT: [LP-1]

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3.	01/06/20	Per DRC comments Review #3

JOHNSON TECHNOLOGY PARK
CITY OF COCONUT CREEK FLORIDA
SITE PLAN

DATE: 8/15/19
AS SHOWN
SCALE: M.G. M.A.S.
19-3965
DESIGNED BY:
DRAWN BY:
JOB NUMBER
SHEET No. LP-2
SEAL
JAMES F. SOCASH RLA # 0001132

JOHNSON RD.
N. R/W LINE JOHNSON ROAD
30' R/W (PB. 2, PG. 45 P.B.C.R.)
2' CBG (TYP)
CURB TTER
CROSSWALK
V.C.
F.O.C. H.H.
S89°36'16"W 330.62'
W.P.P.
SCHOOL ZONE SIGN
M.H.
10' R/W (MISC. PB. 3, PG. 30 P.B.C.R.)
DEPRESSED CURB
CONC. WALK
O.H.W.
UTILITY ESMNT.
LIMIT OF PROJECT AREA
EXISTING PLANTINGS TO REMAIN (TYP.)
620.26'
595.26'
25.0'
FENCED IN LIFT STATION
CONC. WALK
24' WIDE ASPH. ACCESS ROAD
SWALE
VALVE
GUARD RAIL
RELOCATED TREE #106
12' U.E. (PB. 177, PG. 8 B.C.R.)
15' U.E. (ORB. 43759, PG. 974 B.C.R.)
LAKE MAINTENANCE EASEMENT (L.M.E.) NO PLANTINGS PER DRAINAGE DISTRICT
CONC. HEADWALL
SOUTH LINE PARCEL "A"
PARCEL "A"
LAKE
EXISTING LANDSCAPE BERM AND PLANTINGS TO REMAIN
EOW
TOB
30'X30' S-BELL ESMT. (PB. 177, PG. 8 B.C.R.)
S89°36'16"W 330.62'
EXIST. OVERHEAD ELECTRICAL LINES
BUS STOP CONC.
25' LANDSCAPE BUFFER
EXIST. POWER POLE (TYP.)
P.A.
O.H.W.
W.P.P.
30.00'
620.00
VALVES IN CONC.
ASPH. PARKING
RELOCATED PALMS #342 & #344
EXISTING OVERHEAD POWER LINE
DUMPSTER ENCLOSURE
6' HIGH CONC. WALL
FPL TRANSF.
PROTECT EXISTING STORM LINE WRAP WITH BIO-BARRIERS ALONG WEST SIDE OF LINE.
PROPOSED BIO-BARRIER LOCATIONS SEE SHEET LP-6.
PROPOSED LIGHTPOLE LOCATIONS. ALL TREES AND PALMS TO MAINTAIN MINIMUM CLEARANCE SEE TYPICAL DETAIL SHEET LP-5.
MATCH LINE A-A
SOUTH SECTOR
NORTH SECTOR
N00°25'14"W 300.25'
SEE CONTIGUOUS LANDSCAPE PLANS, FOR SECTOR LANDSCAPE PLANS (LP-2 TO LP-3), PROJECT AREA CALCULATIONS (LP-4), LANDSCAPE DETAILS (LP-5) AND ROOT BARRIER LAYOUT PLAN (LP-6).
north
0' 10' 50'
SCALE: 1" = 20'

SOUTH SECTOR LANDSCAPE PLAN

FILE: X:\Projects\19-60-JOHNSON TECH BUILD C\19-60-SECTOR LANDSCAPE PLANS.dwg
PLOT DATE: 1/2/2020 12:02 PM BY: Wmonsalve
LAYOUT: [LP-2]

Sunshine State One Call of Florida, Inc. 811

NORTH SECTOR LANDSCAPE PLAN

SOUTH SECTOR

NORTH SECTOR

MATCH LINE A-A

LIMIT OF PROJECT AREA

N00°25'14"W

CONG. WALK

24' WIDE ASPH. ACCESS ROAD

395.79'

288.31'

142.26'

S89°43'33"W

PROTECT EXISTING STORM LINE WRAP WITH BIO-BARRIERS ALONG WEST SIDE OF LINE.

PROPOSED BIO-BARRIER LOCATIONS. SEE SHEET LP-6.

SIGHT TRIANGLE (TYP) NO ENCROACHMENT

PROPOSED LIGHTPOLE LOCATIONS. ALL TREES AND PALMS TO MAINTAIN MINIMUM CLEARANCE. SEE TYPICAL DETAIL SHEET LP-5.

EXISTING OVERHEAD POWER LINE

RELOCATED PALMS #342 #344

RELOCATED

UTILITY ESMNT.

SWALE

ASPH. PARKING

DUMPSTER ENCLOSURE

6' HIGH CONC. WALL

PIPE INTO BUILDING

CONC. RAMP

CONC. STAIRS & LANDING W/ RAILING (TYP)

C.B.

W.M.H.

F.H.

F.D.C.

F.P.L.S.

12" WATER EASEMENT

SEE CONTIGUOUS LANDSCAPE PLANS, FOR SECTOR LANDSCAPE PLANS (LP-2 TO LP-3), PROJECT AREA CALCULATIONS (LP-4), LANDSCAPE DETAILS (LP-5) AND ROOT BARRIER LAYOUT PLAN (LP-6).

north

SCALE: 1" = 20'

FILE: X:\Projects\19-60-JOHNSON TECH BUILD C\19-60-SECTOR LANDSCAPE PLANS.dwg
PLOT DATE: 1/2/2020 12:03 PM BY: Wmonsalve
LAYOUT: [LP-3]

19-60

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2.	12/16/19	Per DRC comments Review #2
3.	01/06/20	Per DRC comments Review #3

JOHNSON TECHNOLOGY PARK
CITY OF COCONUT CREEK
FLORIDA

SITE PLAN

DATE: 8/15/19
AS SHOWN

SCALE: M.G.
M.A.S.

19-3965

DESIGNED BY:

DRAWN BY:

JOB NUMBER

SHEET No.
LP-3

SEAL
JAMES F. SOCASH
R.L.A. # 0001132

Sunshine State One Call 811 of Florida, Inc.

3.

JOHNSON TECHNOLOGY PARK (TOTAL SITE CALCULATIONS)

	NATIVE AND DIVERSITY PLANT CALCULATIONS 1/6/20/20	NATIVE	QUANTITY	NATIVE QUANTITY	DIVERSITY PERCENTILE
	TREES 100% NATIVE				
AR	RED MAPLE	NATIVE	37	37	7%
BS	GUMBO LIMBO	NATIVE	43	43	8%
CG12	SMALL LEAF CLUSIA		1		0.2%
CO	SATINLEAF	NATIVE	5	5	0.9%
CD	PIGEON PLUM	NATIVE	23	23	4%
CET	SILVER BUTTONWOOD	NATIVE	48	48	9%
CS	ORANGE GEIGER	NATIVE	26	26	5%
IC	DAHOON HOLLY	NATIVE	26	26	5%
LB	WILD TAMARIND	NATIVE	16	16	3%
MF	SIMPSON'S STOPPER	NATIVE	90	90	17%
PEL	SLASH PINE	NATIVE	39	39	7%
QV	LIVE OAKS	NATIVE	108	108	20%
TD	BALD CYPRESS	NATIVE	70	70	13%
	100%	NATIVE	532	531	
	PLANT DIVERSIFICATION (NO TREE MORE THAN 25% OF REQUIRED)				
	532 TREES (25% MAXIMUM = 133 MAXIMUM OF ANY TREE SPECIES)				
	SHRUBS 81% NATIVE	NATIVE	QUANTITY	NATIVE QTY.	DIVERSITY %
CAM	BEAUTYBERRY	NATIVE	100	100	2%
CC7	JAMAICA CAPER	NATIVE	925	925	22%
CAT	CAT PALMS		268		6%
CI7	COCOPLUM	NATIVE	822	822	19%
CR7	PITCH APPLE	NATIVE	180	175	4%
CRO	CROTON		104		2%
CEH	GREEN BUTTONWOOD	NATIVE	665	665	16%
HP	FIREBUSH	NATIVE	670	670	16%
HPD	DWARF FIREBUSH		339		8%
PYS	WILD COFFEE	NATIVE	32	32	1%
VIB	SANDANKWA VIBURNUM		90		2%
FAK	FAKAHATCHEE GRASS	NATIVE	65	65	2%
	81%	NATIVE	4,260	3,454	
	PLANT DIVERSIFICATION (NO SHRUB MORE THAN 25% OF REQUIRED)				
	4,260 SHRUBS (25% MAXIMUM = 1,065 MAXIMUM OF ANY SPECIES)				
	ACCENTS AND GROUNDCOVERS 80% NATIVE	NATIVE	QUANTITY	NATIVE QTY.	DIVERSITY %
BL3	BLUEBERRY FLAX LILY		370		5%
EL	GOLDEN CREEPER	NATIVE	890	890	13%
FG3	GREEN ISLAND FICUS		370		5%
HYM	SPIDER LILY	NATIVE	1,275	1,275	18%
MUH	MUHLY GRASS	NATIVE	1,280	1,280	18%
NEP	BOSTON FERN	NATIVE	980	980	14%
XBM	PHILODENDRON "BURLE MARX"		430		6%
BUR	PHILODENDRON "BURGUNDY"		35		1%
IND	INDIAN HAWTHORNE		180		3%
SPY	YELLOW GROUND ORCHIDS		40		1%
FAK	FAKAHATCHEE GRASS	NATIVE	195	195	3%
FGG	FLORIDA GAMA GRASS	NATIVE	940	940	13%
	80%	NATIVE	6,985	5,560	
	PLANT DIVERSIFICATION (NO ACCENT PLANT OR GROUNDCOVER MORE THAN 25% OF REQUIRED)				
	6,985 (25% MAXIMUM = 1,746 MAXIMUM OF ANY SPECIES)				

JOHNSON TECHNOLOGY PARK (PHASE III TABULATION)

NATIVE AND DIVERSITY PLANT CALCULATIONS 1/6/2020	NATIVE	QUANTITY	NATIVE QUANTITY	DIVERSITY PERCENTILE
TREES 98% NATIVE				
GUMBO LIMBO	NATIVE	11	11	23%
SMALL LEAF CLUSIA		1		2%
PIGEON PLUM	NATIVE	2	2	4%
ORANGE GEIGER	NATIVE	4	4	9%
DAHOON HOLLY	NATIVE	12	12	25.53%
SLASH PINE	NATIVE	5	5	11%
LIVE OAKS	NATIVE	12	12	25.53%
98 PERCENT	NATIVE	47	46	
PLANT DIVERSIFICATION (NO TREE MORE THAN 25% OF REQUIRED)				
47 TREES (25% MAXIMUM = 12 MAXIMUM OF ANY TREE SPECIES)				
SHRUBS 54% NATIVE	NATIVE	QUANTITY	NATIVE QTY.	DIVERSITY %
JAMAICA CAPER	NATIVE	170	170	22%
CAT PALMS		106		14%
COCOPLUM	NATIVE	180	180	24%
PITCH APPLE		35		5%
CROTON		32		4%
DWARF FIREBUSH		85		11%
SANDANKWA VIBURNUM		90		12%
FAKAHATCHEE GRASS	NATIVE	65	65	9%
77 PERCENT	NATIVE	763	415	
PLANT DIVERSIFICATION (NO SHRUB MORE THAN 25% OF REQUIRED)				
ACCENTS AND GROUNDCOVERS 71% NATIVE	NATIVE	QUANTITY	NATIVE QTY.	DIVERSITY %
GOLDEN CREEPER	NATIVE	290	290	16%
"GREEN ISLAND" FICUS		140		8%
SPIDER LILY	NATIVE	455	455	24%
MUHLY GRASS	NATIVE	380	380	20%
PHILODENDRON BURLE MARX		405		22%
FLORIDA GAMA GRASS	NATIVE	195	195	10%
71 PERCENT	NATIVE	1,865	1,320	
PLANT DIVERSIFICATION (NO ACCENT PLANT OR GROUNDCOVER MORE THAN 25% OF REQUIRED)				

JOHNSON TECHNOLOGY PARK (TOTAL SITE CALCULATIONS)

LANDSCAPE REQUIREMENTS 1/6/2020	S.F.	ACRES	%	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
ZONING CATEGORY: PCD							
GREEN SPACE AREA	189,971.00	4.36	25.31%				
PAVEMENT AREA	31,092.00	0.71	4.14%				
EXISTING PAVEMENT AREA	172,066.00	3.95	22.92%				
CONCRETE AREA	10,857.00	0.25	1.45%				
EXISTING CONCRETE AREA	54,334.00	1.25	7.24%				
PROPOSED BLDG AREA "C"	53,795.00	1.23	7.17%				
EXISTING BUILDING AREA "B"	164,648.00	3.78	21.93%				
EXISTING BUILDING AREA "A"	45,057.00	1.03	6.00%				
LAKE	28,836.00	0.66	3.84%				
TOTAL AREA	750,656.00	17.22	100.00%				
13-443 (2) PLOT - 1 TREE, 5 shrubs/1000 S.F. OPEN SPACE * Palms @ 3:1 189,791 S.F./ 1,000 =				190	263	950	2,167
BUILDING "A": 896'/40'=23 13-443 (7) d- Building Perimeters 1 tree, 20 shrubs 30 groundcovers/ 40 l.f.				23	23 (4 CS+ 19 CET)	460	520
BUILDING "B": 1,208'/40'=31 13-443 (7) d- Building Perimeters 1 tree, 20 shrubs 30 groundcovers/ 40 l.f.				31	32 (18 CS+ 14 PALMS (4ZRE:3))	620	810
BUILDING "C": 988'/40'=25 13-443 (7) d- Building Perimeters 1 tree, 20 shrubs 30 groundcovers/ 40 l.f.				25	25 (12 IC+ 4 CS+ 9 PALMS (2RR+1 MIDE:3))	500	763
13-443 (10) a- Perimeter Landscaping NORTH: 985' @ 1/30 L.F. = 33				33	33 (12 PEL+ 21 TD)		
JOHNSON ROAD & BLDG "A" SOUTH: 985' (JOHNSON RD) @ 1/30 L.F. = 34				33	33 (18 MF+ 15 PEL)		
EAST: 1,265' @ 1/30 L.F. = 43				43	43 (23 BS+ 20 MF)		
WEST: 1265' @ 1/30 L.F. = 43				43	43 (8 BS+ 14 LB+ 21 QV6)		
13-443 (12) a- Vehicular Use Areas 1 tree / 10 parking spaces 199 parking spaces				20	20 (14 QV6 + 6 BS)		
13-443 (12) b- Vehicular Use Areas	268,349						
13-443 (13) Street Trees 1 TREE/40 L.F. JOHNSON ROAD. 330' - 39' (driveway)= 300'/40' =				8	8 (8 QV6)		
N.W. 51st TERRACE. 630' - 60' (driveways)= 570'/40' =				15	18 (18 QV6)		
N.W. 69th STREET 610' /40' =				16	16 (12 QV6+ 2 TD+ 2 AR)		
TOTAL				480	557	2,530	4,260
Palm Calculations							
CANNOT BE OVER 50% OF REQUIRED TREES				240	69		
480 trees x 50%= maximum				MAX.	207 PALMS/3		
13-444 (6) TREE SPECIFICATIONS							
1. Shade/Canopy Tree 40% of Required Trees				192	221		
480 X .4 = 192					43 BS+ 108QV6+ 70 TD		
2. Intermediate Tree 30% of Required Trees							
480 X .3 = 144				107	160		
					37 QV6+ 23 LB+ 80 MF+ 20 AR		
NATIVE REQUIREMENT							
50% of REQUIRED TREES				266	531		
532 X .5 = 266							
SHRUBS							
50% of REQUIRED SHRUBS=						2,530	3,454
50% OF 2,530= 1,265							
GROUNDCOVERS							
50% of REQUIRED SHRUBS=						6,985	5,560
50% OF 6,985= 3,493							

3.

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. 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.
13. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
14. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
15. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with 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.
16. Irrigation permits and plans shall be submitted for approval at time of building permits.
17. 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.
18. 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.
19. 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.
20. 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".

JOHNSON TECHNOLOGY PARK III PLANTLIST

SYM.	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
PROPOSED TREES					
BS	YES	11	GUMBO LIMBO	Bursera simaruba	12' x 6'spr., 2 1/2" cal.
CG12		1	SMALL LEAF CLUSIA	Clusia guttifera	12' O.A., X 6'-8', full
CD	YES	2	PIGEON PLUM	Coccoloba diversifolia	12' x 6'spr., 2 1/2" cal.
CS	YES	4	ORANGE GEIGER	Cordia sebestena	FG, 10' x 5', 2" cal.
IC	YES	12	DAHOON HOLLY	Ilex cassine	10' x 5'spr., 2" cal.
PEL	YES	5	SLASH PINE	Pinus elliottii	FG, RPG, 12' o.a., 3" cal.
QV6	YES	12	LIVE OAKS	Quercus virginiana	16' x 7' spr., 4" cal., 6' c.t.
PALMS					
RE	YES	26	ROYAL PALMS	Roystonea elata	MIN. 12' GW, 30' o.a. full head
VM3		14	MONTGOMERY PALMS	Veitchia montgomeryana	TPL. TK., FG.,14' o.a.,full hd. 8'CT
SHRUBS					
CC1	YES	170	JAMAICA CAPER	Capparis cynophallophora	7 gal., 30" x 24", 24" o.c. full
CAT		106	CHAMADOREA CATARACTARUM	Chamadorea cataractarum	15 gal., 3' x 3', 30" o.c.
CI7	YES	180	COCOPLUM	Chysobalanus icaco	7 GAL., 30" x 24" full, 24" o.c.
CR7		35	PITCH APPLE	Clusia rosea	7 GAL., 36" ht., 30" O.C., FTB.
CRO		32	CROTON "PETRA"	Codiaeum variegatum	3 gal, 18" x 18", 18" o.c., full
HPD		85	DWARF FIREBUSH	Hamelia nodosa	3 gal, 24" x 24", 24" o.c, full
VIB		90	SANDANKWA VIBURNUM	Viburnum suspensum	3 gal., 24" x 18", 18" o.c., full
FAK	YES	65	FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gal., 24" x 24", 30" o.c., full
ACCENTS AND GROUNDCOVER PLANTS					
EL	YES	290	GOLDEN CREEPER	Ernodea littoralis	1 gal., 12" x 8", full, 12" o.c.
FG3		140	"GREEN ISLAND" FICUS	Ficus "Green Island"	3 gal., 18" x 18", 18" o.c., full
HYM	YES	455	SPIDER LILY	Hymenocallis latifolia	3 gal., 12" x 12" full, 14" o.c.
MUH	YES	380	MUHLY GRASS	Muhlenbergia capillaris	12" x 12", 18" o.c., full, 1 gal.
XBM		405	PHILODENDRON BURLE MARX	Philo. "Burle Marx"	3 gal., 18" x 12" full, 18" o.c.
FGG	YES	195	FLORIDA GAMA GRASS	Tripsacum floridana	12" x 12", 18"o.c.,full, 1 gal.
SOD:					
FLO		*12,625 s.f.	"FLORATAM" ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
			* ALL NEW CONSTRUCTION AREAS (9,495 s.f.) PLUS EDGES ALONG NEW ROADWAYS, ETC.		
TOPSOIL:					
40 c.y.			TREES, PALMS, SHRUBS AND GROUNDCOVERS		
70 C.Y.			AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL SPREAD IN PLACE		
MULCHING:					
70 C.Y.+/-			RECYCLED DRK BRUN	3" DEPTH, SPREAD IN PLACE, ATLAS PEAT AND SOIL	
				PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION	
---			TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR		
			TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS		
			UPON FINAL INSPECTION AND APPROVAL.		
INSTALLATION WATERING:					
			CONTRACTOR SHALL THOROUGHLY WATER-IN ALL PLANTINGS WHEN PLANTED,		
			AND SHALL CONTINUE WATERING UNTIL FINAL INSPECTION AND APPROVAL BY		
			THE LOCAL GOVERNING AGENCY AND THE OWNER.		

GENERAL LAWN-SOD NOTE:

CONTRACTOR SHALL TAKE EXTRA PRECAUTION TO PROTECT ANY AND ALL EXISTING PLANTINGS OUTSIDE OF THE IMMEDIATE RESTORATION AREA THROUGHOUT THE LENGTH OF THE PROJECT AND SHALL RESTORE AND/OR REPLACE ALL PLANTINGS DAMAGED OR DESTROYED DURING THE CONSTRUCTION.

THIS SHALL ALSO INCLUDE SOD RESTORATION OF ALL THE EDGES, AND OTHER AREAS IMPACTED BY CONSTRUCTION, IRRIGATION INSTALLATION, ETC. PRIOR TO FINAL INSPECTION AND APPROVAL BY THE CITY.

AREAS INDICATED AS "LAWN" ON THE PLANS REFER TO EXISTING LANDSCAPE AREAS THAT ARE TO REMAIN, AND TO PROVIDE CLARITY TO THE FINAL STATE OF THE LANDSCAPE AREAS. CONTRACTOR SHALL RESTORE OR PLANT ANEW ALL LANDSCAPE AREAS AND PROVIDE A FULLY FINISHED LANDSCAPE. QUANTITIES SHOWN ARE APPROXIMATE AND ARE TO BE PAID ON A UNIT PRICE BASIS.

SEE CONTIGUOUS LANDSCAPE PLANS, FOR SECTOR LANDSCAPE PLANS (LP-2 TO LP-3), PROJECT AREA CALCULATIONS (LP-4), LANDSCAPE DETAILS (LP-5) AND ROOT BARRIER LAYOUT PLAN (LP-6).

PROJECT AREA CALCS., PLANTLIST, ETC.

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REVISIONS

NO.	DATE:	DESCRIPTION
1.	11/15/19	Per DRC comments Review #1
2.	12/16/19	Per DRC comments Review #2
3.	01/06/20	Per DRC comments Review #3

JOHNSON TECHNOLOGY PARK

CITY OF COCONUT CREEK — FLORIDA

SITE PLAN

DATE: 8/15/19 AS SHOWN

SCALE: M.G. M.A.S.

19-3965

DESIGNED BY:

DRAWN BY:

JOB NUMBER

SHEET No. LP-4

SEAL

JAMES F. SOCASH RLA # 0001132

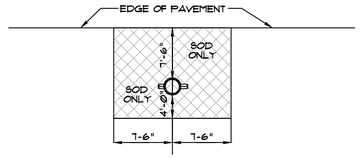
19-60

FILE: X:\Projects\19-60-JOHNSON TECH BUILD C\19-60-SECTOR LANDSCAPE PLANS.dwg
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LAYOUT: [LP-4]

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REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 52112

THIS DIAGRAM SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL.

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 PREVENT FIRE FIGHTING EQUIPMENT.

FIRE HYDRANT CLEAR ZONE

N.T.S.

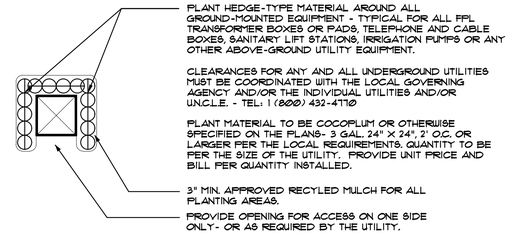
PLANTING SOIL:

NOTE: ALL LANDSCAPED AREAS INCLUDING LANDSCAPE ISLANDS, SHALL BE EXCAVATED TO A DEPTH OF 2.0 FEET FOR REMOVAL OF ALL COMPACTED MATERIAL, LIMEROCK, ETC. AND BACKFILLED WITH A CLEAN, APPROVED BACKFILL. 50:50 TOPSOIL SHALL BE APPLIED TO A DEPTH OF 6" FOR ALL PLANTING BEDS AND A 2" DEPTH FOR ALL SOD AREAS. THE CONTRACTOR SHALL CALCULATE AND PROVIDE A UNIT AND AN EXTENDED PRICE FOR THIS ITEM.

FERTILIZATION:

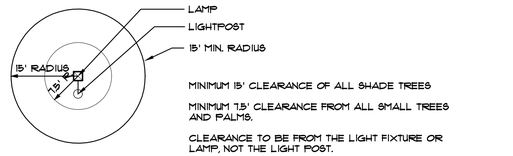
ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. AN ADDITIONAL FERTILIZATION PROGRAM SHALL BE SUBMITTED TO THE PROJECT MANAGER FOR AN ANNUAL FERTILIZATION APPLICATION PROGRAM. FERTILIZERS SHALL BE PER ATLANTIC - AFEC FERTILIZER # CHEMICAL (AFEC) OR AN APPROVED EQUAL. CONTRACTOR SHALL SUBMIT FERTILIZATION AS A SEPARATE ITEM IN THE BID.

FERTILIZATION SHALL BE AS FOLLOWS: TREES: 12-06-08 (AFEC * 5231) RATE: 15 LBS./ INCH OF DIA. @ DBH PALMS: 12-04-12 (AFEC * 7216) RATE: 15 LBS./ INCH OF DIA. @ DBH SHRUBS AND GROUNDCOVERS: (12-06-08 AFEC * 5231) RATE: 15 OZ./ FT. OF HEIGHT



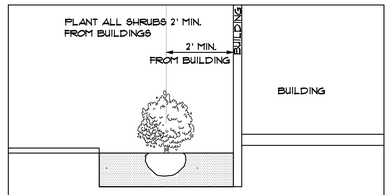
TYPICAL PLANTINGS FOR GROUND-MOUNTED EQUIPMENT

N.T.S.



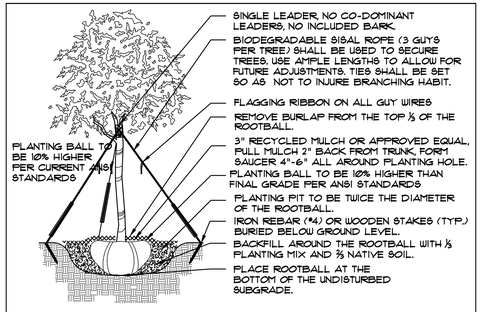
MINIMUM TREE CLEARANCE FROM LIGHT FIXTURES

N.T.S.



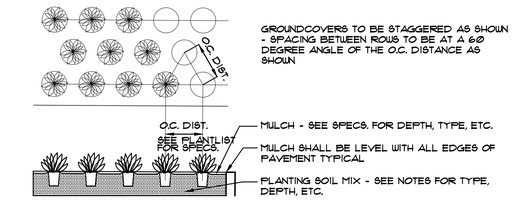
SHRUB PLANTINGS BUILDING DETAIL

N.T.S.



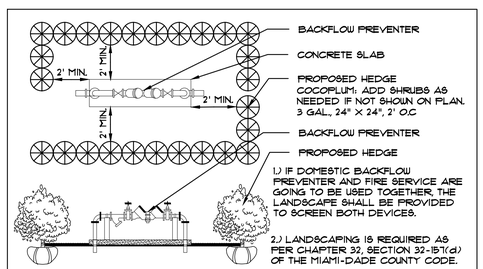
TREE PLANTING DETAIL

N.T.S.



GROUNDCOVER DETAIL

N.T.S.

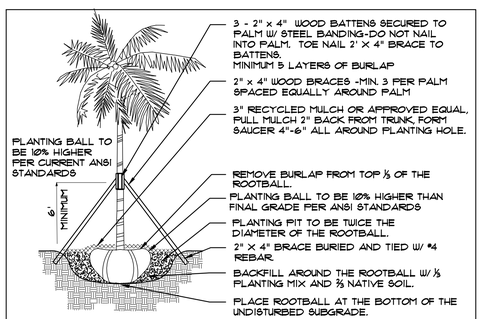


1.) IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE SHALL BE PROVIDED TO SCREEN BOTH DEVICES.

2.) LANDSCAPING IS REQUIRED AS PER CHAPTER 32, SECTION 32-157(d) OF THE MIAMI-DADE COUNTY CODE.

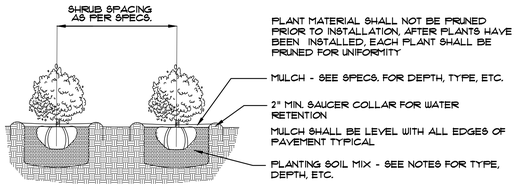
TYPICAL PLANTING SCREEN FOR ABOVE-GROUND UTILITIES

N.T.S.



PALM PLANTING DETAIL

N.T.S.



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.

2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.

3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

   SODDED-LAWN AREAS
   2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   GROUNDCOVER PLANTING BEDS:
   18" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   SHRUB AND HEDGE PLANTING AREAS:
   18" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
   TREES, PALMS, SPECIMEN PLANT MATERIAL:
   24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
   LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
   EXCAVATE AND REMOVE ALL LIMEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 18" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL 811 "NO CUTS" AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.

9. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, RINGS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.

10. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DEFINED BY FDOT. SOD SHALL CARRY A 5-MONTH WARRANTY.

11. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

12. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP, AUTOMATIC SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

16. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

17. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENAX" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.

18. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.

19. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.

20. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.

21. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SWALES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.

REVISIONS

NO.	DATE:	DESCRIPTION
1.	11/15/19	Per DRC comments Review #1
2.	12/16/19	Per DRC comments Review #2
3.	01/06/20	Per DRC comments Review #3

JOHNSON TECHNOLOGY PARK
CITY OF COCONUT CREEK
FLORIDA

SITE PLAN

DATE: 8/15/19
AS SHOWN

SCALE: M.G.
M.A.S.

19-3965

DESIGNED BY:

DRAWN BY:

JOB NUMBER

SHEET No.
LP-5

SEAL
JAMES F. SOCASH
R.L.A. # 0001132

NOTES, DETAILS, SPECIFICATIONS, ETC.

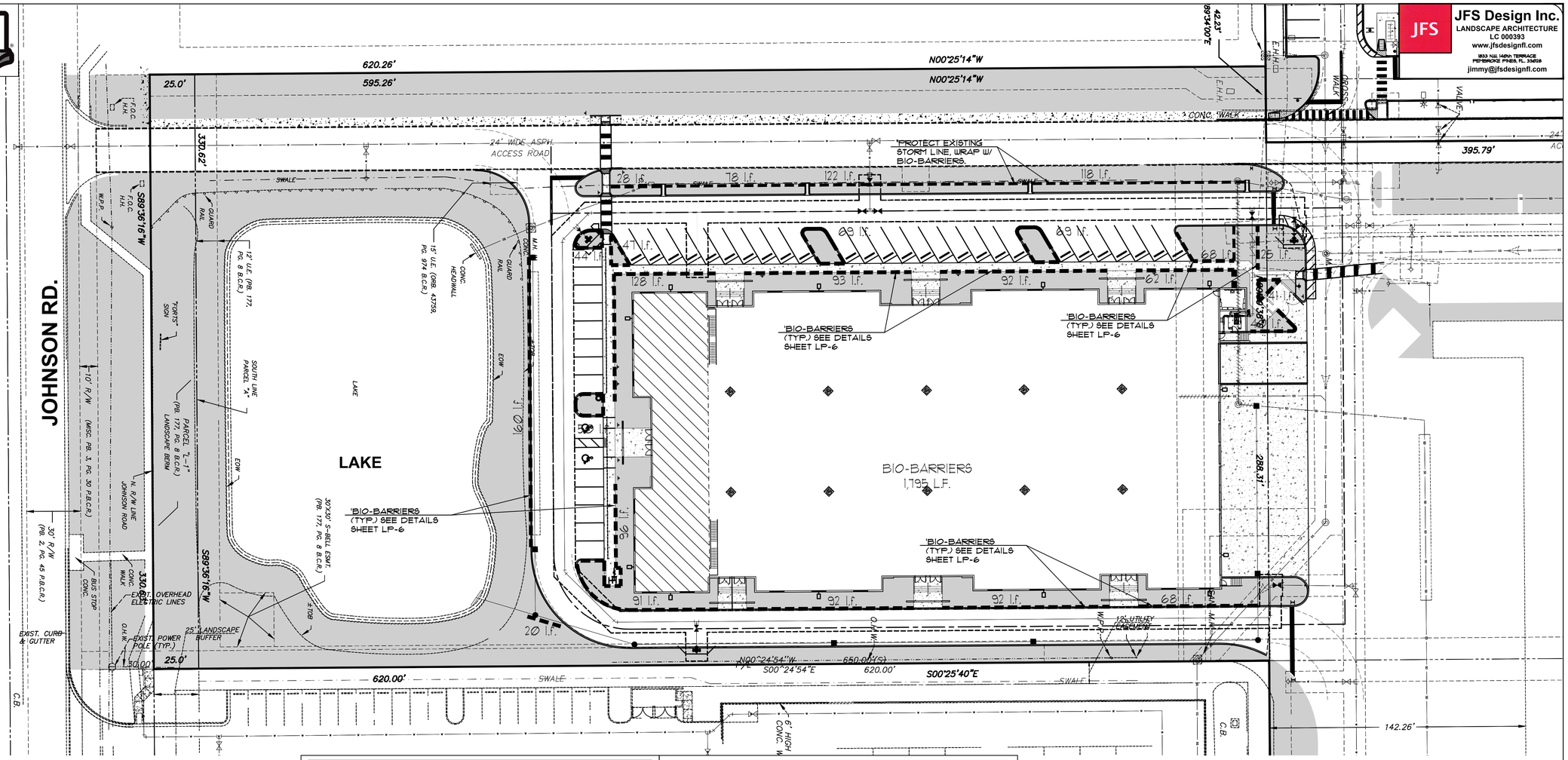
19-60

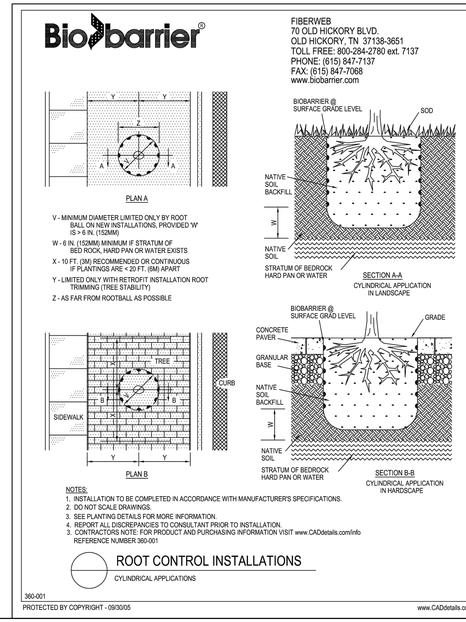
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LAYOUT: [LP-5]

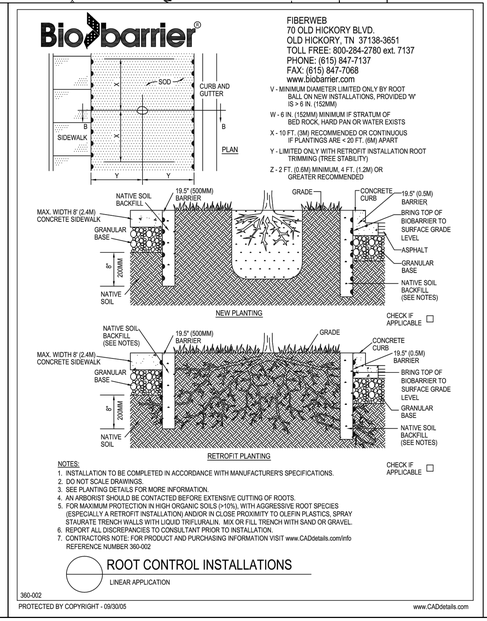
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SEE CONTIGUOUS LANDSCAPE PLANS, FOR SECTOR LANDSCAPE PLANS (LP-2 TO LP-3), PROJECT AREA CALCULATIONS (LP-4), LANDSCAPE DETAILS (LP-5).

north

0' 10' 50'

SCALE: 1" = 30'

ROOT BARRIER LAYOUT PLAN

REVISIONS

NO.	DATE:	DESCRIPTION
1.	11/15/19	Per DRC comments Review #1
2.	12/16/19	Per DRC comments Review #2
3.	01/06/20	Per DRC comments Review #3

JOHNSON TECHNOLOGY PARK
CITY OF COCONUT CREEK
FLORIDA
SITE PLAN

DATE: 8/15/19 AS SHOWN
SCALE: M.G. M.A.S.
19-3965
DESIGNED BY:
DRAWN BY:
JOB NUMBER
SHEET No. LP-6
SEAL
JAMES F. SOCASH RLA # 0001132

19-60

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