



5200 Buffington Rd.
Atlanta Georgia,
30349-2998



Seal

WILLIAM PFEFFER, P.E.
LICENSE NO. 730558
7/27/2018

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

FSR# 03841

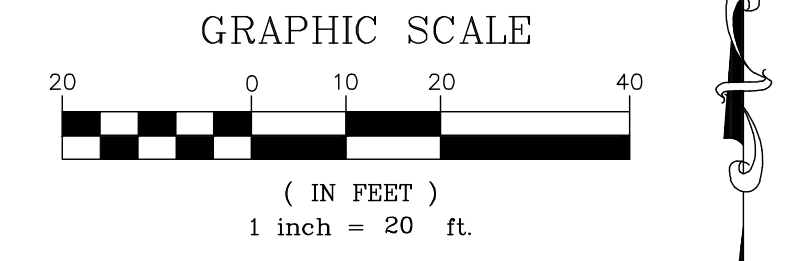
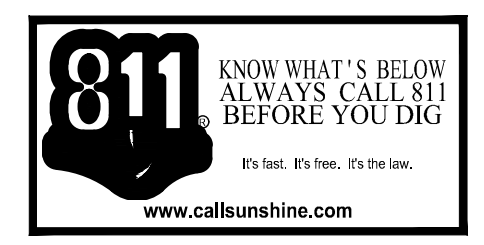
NO.	DATE	DESCRIPTION
7/27/18		REVISED SITE PERMIT SUBMITTAL

REVISION	DATE	DESCRIPTION
2017-029		
010014-01-034		
PERMIT REVIEW		
7/27/2018		
RM		

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SHEET
SITE PLAN

SHEET NUMBER
C-2.0



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

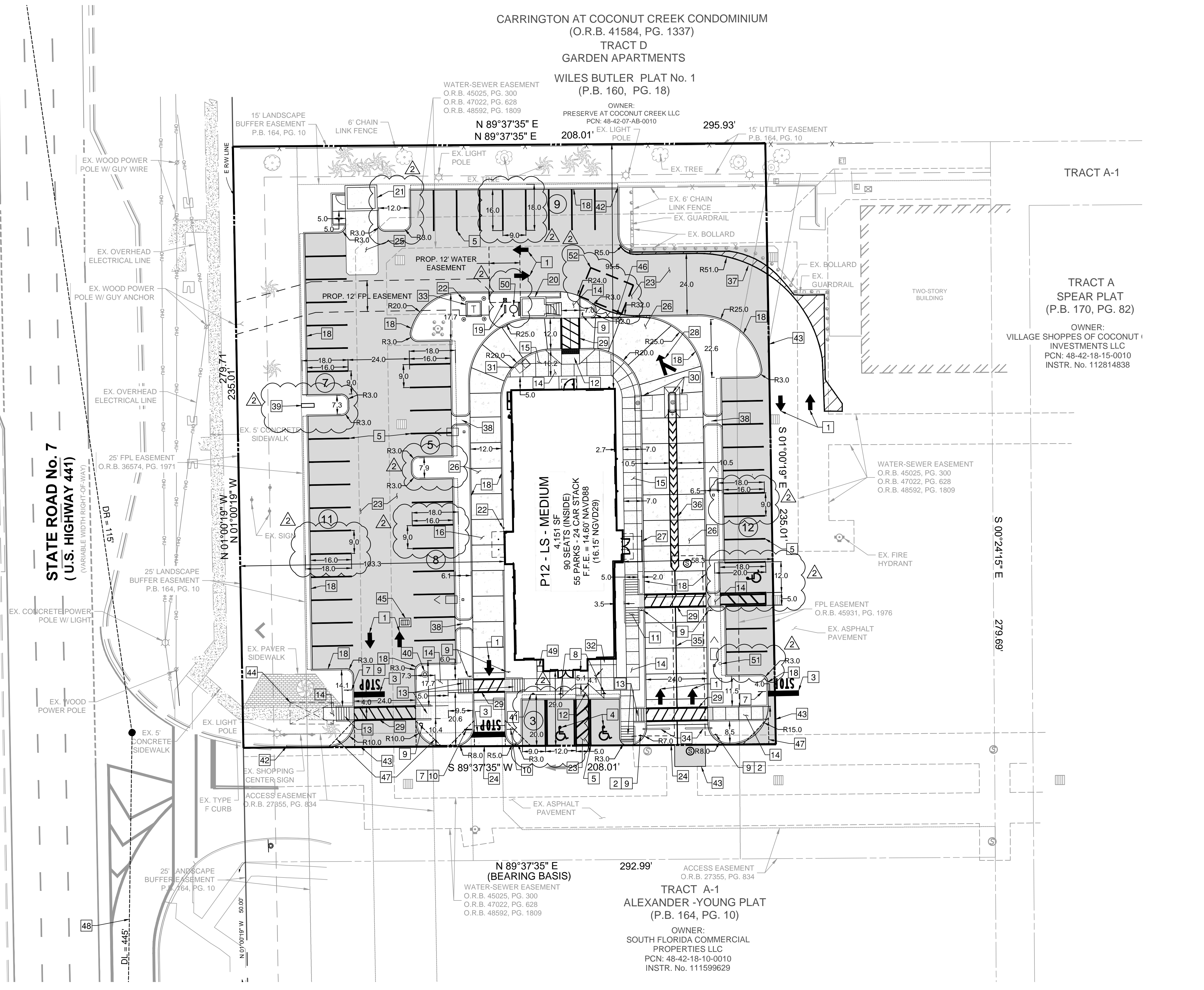
SITE CALCULATIONS				
PROPOSED SITE				
AREA	SF	ACRES	%	
TOTAL SITE AREA*	47,669 SF	(1.09 A.C.)	(100%)	
OPEN SPACE AREA	13,967 SF	(0.32 A.C.)	(29.3%)	
BUILDING AREA	4,151 SF	(0.10 A.C.)	(8.7%)	
PAVEMENT/SIDEWALK AREA	29,551 SF	(0.68 A.C.)	(62.0%)	
TOTAL IMPERVIOUS AREA	33,702 SF	(0.78 A.C.)	(70.7%)	
EXISTING SITE				
AREA	SF	ACRES	%	
TOTAL SITE AREA*	47,669 SF	(1.09 A.C.)	(100%)	
OPEN SPACE AREA	13,861 SF	(0.32 A.C.)	(29.1%)	
BUILDING AREA	4,565 SF	(0.10 A.C.)	(9.6%)	
PAVEMENT/SIDEWALK AREA	29,243 SF	(0.67 A.C.)	(61.3%)	
TOTAL IMPERVIOUS AREA	33,808 SF	(0.77 A.C.)	(70.9%)	

SITE SUMMARY	
ZONING	PCD - PLANNED COMMERCIAL DISTRICT
FLU	COMMERCIAL & EMPLOYMENT CENTER
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.09 ACRES
BUILDING	
SIZE	4,151 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9' x 18' (90')
STANDARD SPACES	52
HANDICAP SPACES	3
BIKE SPACES	5

PARKING CALCULATIONS			
USE	AREA	RATIO	REQUIRED SPACES
BUILDING AREA	4,151 SF	1/235 SF BUILDING AREA	18
OUTDOOR AREA	0 SF		0
TOTAL PARKING REQUIRED			18
TOTAL PARKING PROVIDED			55
		PROVIDED	
DRIVE THRU STACKING			24 SPACES

BUILDING SETBACKS		
SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	50'	103.3'
LEFT SIDE (NORTH)	40'	95.5'
RIGHT SIDE (SOUTH)	30'	29.0'
REAR (EAST)	30'	58.3'

- SITE NOTES**
- CONST. DIRECTIONAL ARROW (TYP.)
 - CONST. DRIVE-THRU SIGNS (SEE SIGNAGE PLANS FOR DETAILS)
 - CONST. STOP LINE GRAPHIC
 - CONST. PAINTED ACCESSIBILITY SYMBOL
 - CONST. STANDARD PARKING STALL
 - CONST. DIRECTIONAL SIGNAGE
 - CONST. STOP SIGN & STANDARD MOUNTING POST
 - CONST. ACCESSIBILITY PARKING SIGN
 - CONST. PEDESTRIAN CROSSWALK SIGN
 - CONST. DO NOT ENTER SIGN
 - CONST. SIDEWALK ACCESSIBLE RAMP W/ TRUNCATED DOMES
 - CONST. CURB RAMP W/ FLARED SIDES & TRUNCATED DOMES
 - CONST. RETURNED CURB ACCESSIBLE RAMP W/ TRUNCATED DOMES
 - CONST. TYPICAL CONCRETE SIDEWALK
 - CONST. SIDEWALK W/ TYPE D CURB
 - CONST. DRIVE-THRU
 - CONST. LANDSCAPE & IRRIGATION PROTECTOR
 - CONST. TYPE D CURB
 - CONST. WATER METER WITH BACKFLOW PREVENTER
 - CONST. DETACHED STORAGE SHED
 - CONST. REFUSE ENCLOSURE
 - CONST. CONCRETE BOLLARD
 - CONST. ASPHALT PAVEMENT
 - CONST. PAVEMENT EDGE
 - CONST. CONCRETE APRON AT REFUSE ENCLOSURE
 - CONST. CONCRETE PAVING DRIVE-THRU LANE
 - CONST. ALUMINUM HANDRAIL
 - CONST. MULTI-LANE DIRECTIONAL GRAPHICS
 - CONST. CROSSWALK STRIPING
 - CONST. ORDER BOARDS WITH ISLAND CURB
 - CASH STATION
 - CONST. BIKE RACK
 - TRANSFORMER (TO BE CONSTRUCTED BY OTHERS)
 - CONST. CLEARANCE BAR
 - CONST. SOLID 4" YELLOW STRIPING
 - CONST. SOLID 4" YELLOW STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3" O.C., YELLOW REFLECTIVE PAINT WITH ANTI-SLIP ADHESIVE
 - CONST. SOLID 4" YELLOW STRIPING ON ENDS W/ 4" WIDE STRIPES @ 3" O.C.
 - CONST. CONCRETE FLUME
 - CONST. OUTPARCEL SIGN
 - CONST. 25' FLAG POLE
 - CONST. CATERING & CARRY OUT PARKING STALL W/ SIGN
 - CONNECT TO EXISTING CURB
 - CONNECT TO EXISTING EDGE OF PAVEMENT
 - RELOCATED EXISTING PERGOLA
 - CONST. TYPE C INLET
 - DRIVE THRU FIRE EXIT
 - 10' SIGHT TRIANGLE
 - FDOT SIGHT TRIANGLE
 - TRASH RECEPTACLE
 - IRRIGATION WELL
 - PARKING STALL WITH ELECTRIC VEHICLE CHARGING STATIONS (CHARGING STATION IS TO BE CONSTRUCTED BY CHICK-FIL-A)
 - 12' x 18' LOADING AREA



- NOTES:**
- THE LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.
 - LIMEROCK BASE SHALL BE A MINIMUM OF 12" AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-T180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.
 - STABILIZED SUBGRADE - MINIMUM 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 160.
 - REMOVE ALL MUCK, OVERBURDEN, AND ROOT MATERIAL TO THE RIGHT-OF-WAY LINE, AND BACKFILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.
 - ALL CURB CUT RAMP MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
 - SPECIFY THE ALPHANUMERIC IDENTIFICATION FOR THE CURB CUT RAMP PER STANDARD INDEX 304. A COPY OF THE APPROPRIATE DETAIL(S) MUST BE SHOWN ON THE PLANS.
 - ALL ELEVATIONS SHOWN ARE NAVD 88.
 - CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES. UTILITY LOCATIONS SHOWN ARE APPROXIMATES.
 - FINISH FLOOR ELEVATIONS SHALL BE SET EITHER ONE (1) FOOT ABOVE, OR FLOOD PROTECTED UP TO ONE (1) FOOT ABOVE THE AFFECTIVE FEMA FLOOD ELEVATION.
 - ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)

THIS DOCUMENT, TOGETHER WITH THE SPECIFICATIONS AND SCHEDULE PREPARED HEREON, AS AN INSTRUMENT OF SERVICE, IS HEREBY OFFERED TO THE CLIENT FOR THE PROJECT DESCRIBED HEREIN. THE CLIENT'S REVIEW AND ACCEPTANCE OF THIS DOCUMENT SHALL BE DEEMED AS THE CLIENT'S AGREEMENT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT OF SERVICE. THE CLIENT'S REVIEW AND ACCEPTANCE OF THIS DOCUMENT SHALL BE DEEMED AS THE CLIENT'S AGREEMENT TO THE TERMS AND CONDITIONS OF THE INSTRUMENT OF SERVICE.