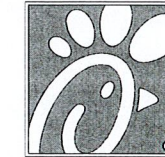
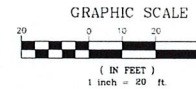


CARRINGTON AT COCONUT CREEK CONDOMINIUM
(O.R.B. 41584, PG. 1337)
TRACT D
GARDEN APARTMENTS
WILES BUTLER PLAT No. 1
(P.B. 160, PG. 18)



Chick-fil-A

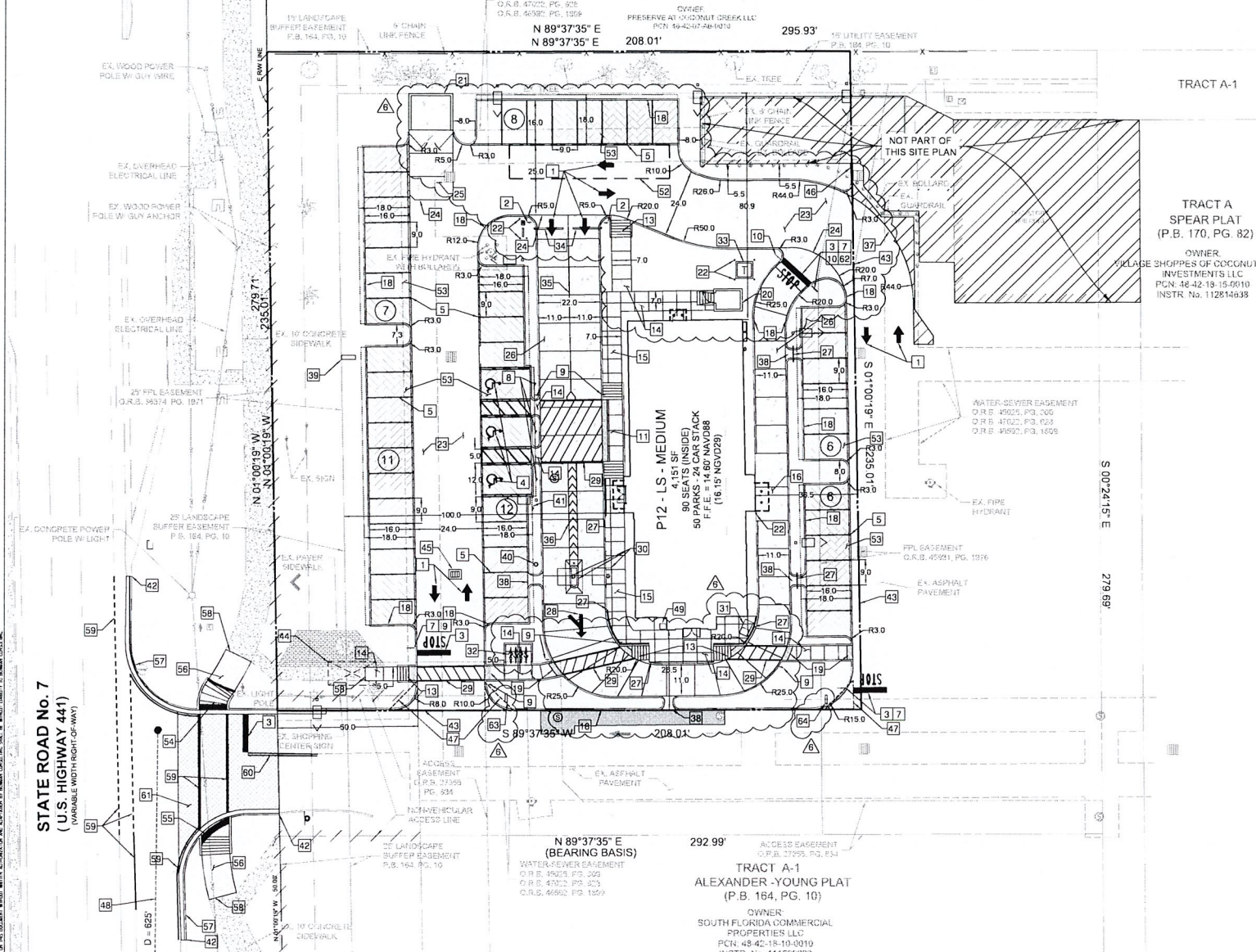
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Seal

WILLIAM PFEFFER, P.E.
LICENSE NO. 73958
5/7/2019



LEGEND

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

SITE CALCULATIONS

PROPOSED SITE			
AREA	SF	ACRES	%
TOTAL SITE AREA*	48,883 SF	(1.12 A.C.)	(100%)
OPEN SPACE AREA	15,521 SF	(0.36 A.C.)	(31.8%)
BUILDING AREA	4,151 SF	(0.09 A.C.)	(8.5%)
PAVEMENT/SIDEWALK AREA	29,211 SF	(0.67 A.C.)	(59.7%)
TOTAL IMPERVIOUS AREA	33,362 SF	(0.76 A.C.)	(68.2%)

SITE SUMMARY

ZONING	PCD - PLANNED COMMERCE DISTRICT
FLU	COMMERCIAL & EMPLOYMENT CENTER
USE	RESTAURANT W/DRIVE THRU
TYPE OF CONSTRUCTION	COMMERCIAL
LOT	
SIZE	1.12 ACRES
BUILDING	
SIZE	4,151 SF
HEIGHT	25'-0" ± 1-story
PARKING	
STALL SIZE	9' x 18' (90')
STANDARD SPACES	47
HANDICAP SPACES	3
BIKE SPACES	4

EXISTING SITE

AREA	SF	ACRES	%
TOTAL SITE AREA*	47,989 SF	(1.09 A.C.)	(100%)
OPEN SPACE AREA	13,991 SF	(0.32 A.C.)	(29.1%)
BUILDING AREA	4,565 SF	(0.10 A.C.)	(9.5%)
PAVEMENT/SIDEWALK AREA	29,243 SF	(0.67 A.C.)	(61.3%)
TOTAL IMPERVIOUS AREA	33,808 SF	(0.77 A.C.)	(70.8%)

PARKING CALCULATIONS

USE	AREA	RATIO	REQUIRED SPACES
EMPLOYEE AREA	2,139 SF	1/235 SF BUILDING AREA	9
PATRON AREA	2,012 SF		9
TOTAL PARKING REQUIRED (4,151 SF BUILDING)			18
TOTAL PARKING PROVIDED			50
DRIVE THRU STACKING			24 SPACES

BUILDING SETBACKS

SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	50'	100.0'
LEFT SIDE (SOUTH)	30'	28.5'
RIGHT SIDE (NORTH)	40'	80.0'
REAR (EAST)	30'	36.5'

- 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. BOLLARD MOUNTED 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. TYPE D CURB
 - CONST. TRUNCATED DOMES
 - 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) W/ BOLLARD PROTECTION
 - CONST. 9' CLEARANCE BAR AT START OF DRIVE THRU TO ALERT VEHICLES OF MAXIMUM HEIGHT TO PASS UNDER THE ORDER BOARD CANOPY
 - 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
 - CONST. TRANSITION CURB
 - 10' SIGHT TRIANGLE
 - FOOT SIGHT TRIANGLE
 - IRRIGATION RECELACTION
 - IRRIGATION WELL
 - PARKING STALL WITH ELECTRIC VEHICLE CHARGING STATIONS (CHARGING STATION IS TO BE CONSTRUCTED BY CHICK-FIL-A)
 - 12' x 55' LOADING AREA
 - CONST. PERVIOUS PAVERS WITH HEADER CURB
 - CONST. FDOT CURB RAMP CR-E WITH TRUNCATED DOMES PER FDOT STANDARD PLANS INDEX 522-002
 - CONST. FDOT CURB RAMP CR-F WITH TRUNCATED DOMES PER FDOT STANDARD PLANS INDEX 522-002
 - CONST. CONCRETE SIDEWALK PER FDOT STANDARD PLANS INDEX 522-001
 - CONST. TYPE F CONCRETE CURB PER FDOT STANDARD PLANS INDEX 520-001
 - CONNECT TO EXISTING SIDEWALK
 - CONST. PAVEMENT MARKINGS PER FDOT STANDARD PLANS INDEX 711-001
 - CONST. 25' LF OF 6" SOLID DOUBLE WHITE PAVEMENT MARKING
 - MILL & RESURFACE EXISTING PAVEMENT
 - CONST. RIGHT TURN ONLY SIGN PER MUTCD SIGN R3-SR
 - CONST. DINE-IN CUSTOMERS SIGN (SEE SIGNAGE PLANS)
 - CONST. DRIVE THRU CUSTOMERS SIGN (SEE SIGNAGE PLANS)

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 190.

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 199-C SPECIFICATIONS, AND EACH LIFT TESTED BEFORE PLACING NEXT LIFT.

ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.

SPECIFY THE ALPHANUMERIC IDENTIFICATION FOR THE CURB CUT RAMPS PER STANDARD INDEX 522-02. 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)

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

FSR# 03841

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1	7/27/18	REVISED SITE PERMIT SUBMITTAL
2	9/25/18	FOOT & DRG COMMENTS
3	10/17/18	FOOT COMMENTS
4	10/24/18	REVISED SITE PERMIT SUBMITTAL
5	5/1/19	REVISED SITE PERMIT SUBMITTAL

PERMIT REVIEW

DATE	BY	REVISION
2017-02-28		CURRENT DESIGN
010014-01-034		PROJECT #
		PRINTED FOR PERMIT REVIEW
5/7/2019		DATE
RM		DRAWN BY

C-2.0