

PAVING & GRADING PLAN

1"=20'-0"

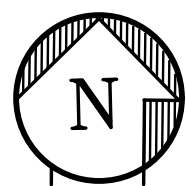


EXHIBIT "C"

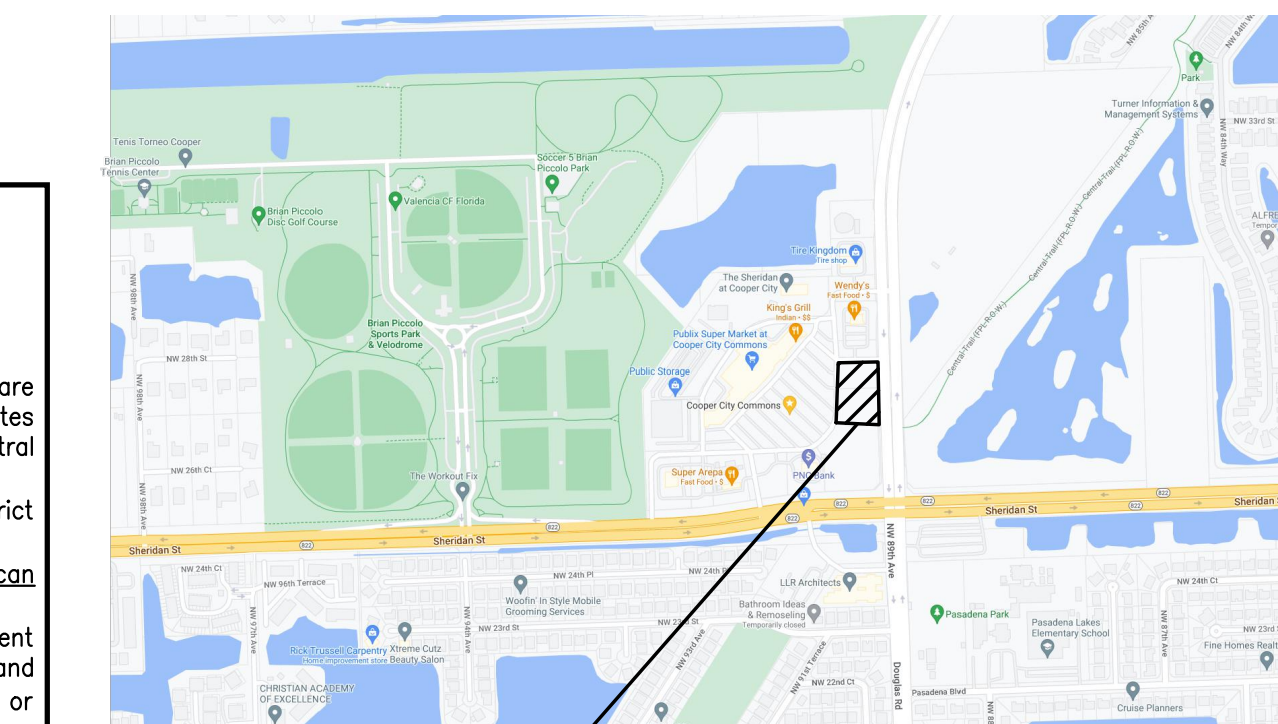
The following general notes shall be placed on all paving and drainage plans submitted to the District.

CBWCD GENERAL NOTES

- The following General Notes are required by Central Broward Water Control District. They are not meant to be all inclusive, and it is the Engineer of Records responsibility to add any notes which will inform the Owner and the Contractor of any additional requirement of the Central Broward Water Control District.
- Any revisions to these plans must be approved by the Central Broward Water Control District prior to construction.
- Bonds: Upon District Board of Commissioners approval of plans, but before construction can commence, the following items must be complied with:
 - Bond (cash or surety), in the District's favor, must be posted in the amount of 110 percent of the developer's Engineer of Record's estimate of cost of construction of the paving and drainage works. (Subject to approval of the cost estimate by the District Secretary/Manager or District Engineer.)
 - Swales, lake/pond banks, slopes, canals, and other excavations shall be bonded separately from other drainage improvements and will be held by the District until successful completion. The amount of this separate bond will be determined by the District Board of commissioners and by recommendation of the District Secretary/Manager.
 - The District's Bond Form is the only form approved for use, and it shall be a recorded instrument. Release or reduction from the recorded instrument shall be the responsibility of the applicant.
 - Bonds shall be provided by the principals of development only. Contractor or Sub-Contractor bonds are not acceptable.
 - Upon successful completion of construction, and acceptance of "As-Built/Record Drawings" by the District Board of Commissioners, a percentage of the performance bond as determined by the District may be released. The balance of bond shall remain in full force and effect for an additional twelve (12) months after final inspection and approval, unless supplemented by new bond forms in the required amounts and approved by District Attorney.
- Inspections: When construction is in progress, the District's Inspector will inspect the installation of drainage works, according to an inspection schedule established by the Board of Commissioners. Inspection must be made by District personnel before backfilling of any storm drain structures, pipes, exfiltration trenches, work in District canals, and before placement of asphalt or concrete pavement. Call (954) 432-5110 for an inspection appointment a minimum of twenty-four (24) hours in advance. All costs of periodic inspections of construction by the District shall be borne by the developer.
- Limerock base course shall conform to the requirements of Section 911 of Florida Department of Transportation Standard Specifications, except the minimum percentage of carbonates of calcium and magnesium shall be sixty percent (60 %).
- All muck and deleterious soils shall be removed from the top of bank to top of bank limits of dry detention/retention areas, and exfiltration trenches down to a minimum of five feet (5') below the water control elevation and replaced with suitable well-draining soils.
- All nuisance vegetation shall be removed from within the project limits and within the portion of the CBWCD canal that falls within the property boundary. This also applies when the property abuts a roadway and the District canal is located on the opposite side of the road with respect to the property. In this case, nuisance vegetation shall be removed from the canal bank nearest the property line.
- Existing storm sewers shall be cleaned from the point of connection with new storm sewers or drainage structures to the first existing structure upstream and downstream of the point of connection. Television inspection of the pipes shall be reviewed and certified that they are clean by the Engineer of Record prior to submittal of as-built drawings to the District.
- The limits of any easement to be dedicated to the District shall be staked prior to installing trees to be located within three (3) feet of a District easement. The stakes shall remain in place until the site or landscape contractor verifies the intended plant location does not encroach into a District easement.
- The District Secretary/Manager and District Engineer shall be notified prior to the submittal of as-built/record drawings of any encroachment within a District easement not expressly approved by the District Board of Commissioners.
- As-Built Survey and Record Drawing: "As-Built" plans from the Surveyor of Record must be certified as "Record Drawings" by the Engineer of Record. The Surveyor's certification shall include the last date of field data acquisition. The Engineer's certification shall include the CBWCD permit compliance statement. As-Built plans shall be provided as an overlay on the approved construction drawings at the same scale for comparison purposes. All references to "proposed" shall be struck through and replaced with the as-built condition. As-Built submittals shall follow the same format of general review as described in the Central Broward Water Control District's Stormwater Management Regulations, Standards, Procedures, and Design Criteria Manual.
- Lake/pond, canal, and dry detention/retention area as-builts will be cross-sectioned showing the designed section as dashed, as-built section as solid, and have the top of bank reference to the Lake/Canal Maintenance Easement. Spacing between each cross-section shall be such as to provide enough data to determine if the lake/pond/canal/dry detention/retention area was constructed as designed. The maximum spacing between cross sections shall be 100'.
- The contractor shall provide stable and permanent elevation benchmarks on the top of each headwall cap for pipes discharging into District canals and driveway culverts along District canals. The benchmark elevation shall be based on North American Vertical Datum of 1988 (NAVD88) and include the datum reference using National Geodetic Survey benchmarks or Florida Department of Transportation benchmarks in NAVD88 and only converted back to National Geodetic Vertical Datum of 1929 (NGVD29). The other shall be based on NGVD29 and include the datum reference. Each headwall shall have one (1) NAVD88 and one (1) NGVD29 benchmark. Culverts connecting District canals only require one (1) benchmark per each pair of headwalls.
- The Surveyor of Record shall annotate the benchmark elevations on the as-built drawing in the format provided by the District Engineer. The benchmark data shall also include a Northing/Easting coordinate at the center of each headwall. The horizontal datum shall be based on State Plane, Florida East Zone, North American Datum of 1983/1990 (NAD83/90).

LEGEND

- TRANSFORMER BOX ON PAD
- ACCESSIBLE PARKING SPACES
- NEW ASPHALT DRIVEWAY
- NEW CONC. PAVEMENT
- PROP. DIRECTION OF DRAINAGE FLOW ARROW
- EXISTING ELEVATION (NAVD)
- PROP. TOP OF CURB & FINISHED PAVEMENT ELEV.
- PROPOSED ELEVATIONS
- G.C. TO VERIFY MAX. 2% SLOPE AT HANDICAP SPACE AND ACCESSIBILITY ROUTE
- SLOPE ALONG ACCESS PATH NOT TO EXCEED 5% SLOPE ALONG PATH AND MAX. 2% CROSS SLOPE.



TACO BELL SITE

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION:

Outparcel 4 and portion of Shopping Center site.

That part of Parcel A of COOPER CITY COMMONS, according to the plat thereof as recorded in Plat Book 170, Page 119 and 120 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel A; thence North 42°50'07" East, along the Easterly boundary of said Parcel A, 49.50 feet; thence North 02°10'20" West, continuing along said Easterly boundary, 300.00 feet to the Point of Beginning; thence South 87°49'40" West, 140.74 feet; thence North 82°10'00" West, 96.17 feet to the beginning of a non-tangential curve concave to the West, said curve having a radius of 175.00 feet, a central angle of 20°27'26", a chord distance of 62.15 feet and a chord bearing of North 11°46'31" East; thence Northerly along said curve on an arc length of 62.48 feet; thence North 01°32'48" East, tangent to said curve, 102.22 feet; thence North 00°54'06" West, 15.98 feet; thence North 87°49'40" East, 15.00 feet; thence North 00°54'06" West, 81.60 feet to the beginning of a tangential curve concave to the Southeast, said curve having a radius of 38.00 feet, a central angle of 88°43'46", a chord distance of 53.14 feet and a chord bearing of North 43°27'47" East; thence Northeasterly along said curve on an arc length of 58.85 feet; thence North 87°49'40" East, tangent to said curve, 172.88 feet to a point lying on the Easterly boundary of said Parcel A; thence South 00°54'06" East, along said Easterly boundary, 144.55 feet; thence South 01°32'48" West, continuing along said Easterly boundary, 169.59 feet to the said Point of Beginning.

NOTES:

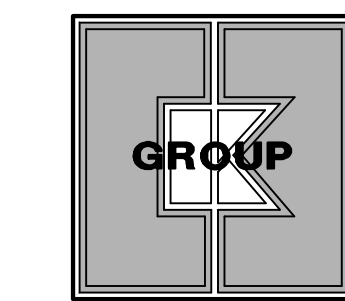
- SITE CONTRACTOR SHALL GRADE ALL LANDSCAPED AREAS TO AN ELEVATION 3" BELOW TOP OF CURB OR SIDEWALK. REFER TO LANDSCAPE DRAWINGS.
- SITE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SITE, INCLUDING BERMS AND SWALES, IF ANY. COORDINATE WITH LANDSCAPE DRAWINGS AND LANDSCAPE CONTRACTOR.
- SITE CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OVER ENTIRE SITE.
- GENERAL CONTRACTOR SHALL PROVIDE SLEEVES FOR LANDSCAPE IRRIGATION LINES PRIOR TO PAVING. COORDINATE WITH IRRIGATION DRAWINGS AND IRRIGATION CONTRACTOR.



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

PROPOSED DRAINAGE SCHEDULE

STRUCTURE #	TYPE	GRATE EL. (NAVD)	INVERT ELEVATIONS (NAVD)			
			N	S	E	W
CB-1	'E'	4.9	0.0	0.0		-0.22
CB-2	'E'	4.9	0.3		0.3	
CB-3	'E'	4.9		0.85 (8' R.D.)		0.85
CB-4	'E'	4.9		0.3	0.3	
CB-5	'C'	4.9				0.85

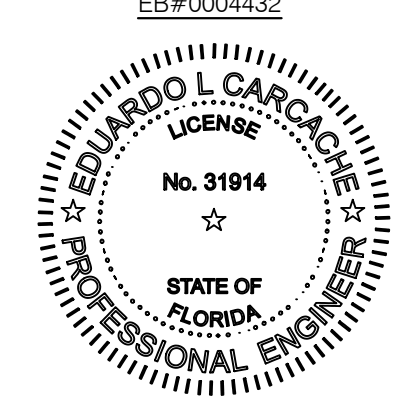


CKE GROUP
INCORPORATED
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17190 ROYAL PALM BLVD.
SUITE #2
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PHONE: (305) 558-4124

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EB#0004432



SEAL
EDUARDO L. CARACACHE
CIVIL ENGINEER-PE 31914
RICARDO J. PEREZ
ARCHITECT-AR 14985

This Item has been digitally signed by Eduardo L. Caracache on the date adjacent to the seal.

Printed copies of the document are not considered signed and sealed and the signature must be verified on any electronic copies.

	DATE	REMARKS
1	05-23-24	CITY COMMENTS
2	07-26-24	CITY COMMENTS
3	10-09-24	ADDRESS
4	10-24-24	CITY COMMENTS

CONTRACT DATE: MAY 29, 2023

BUILDING TYPE: ENDEAVOR PRE-PAY

PLAN VERSION:

BRAND DESIGNER: TIFFANIE SHIVELY

SITE NUMBER: 316151

STORE NUMBER: TB-592827

PA/PM: DIANA DE CICCIO

DRAWN BY.: AG.

JOB NO.: CKE 1851

TACO BELL
COOPER CITY COMMONS
2500 PINE ISLAND RD.
COOPER CITY, FL 33024



ENDEAVOR
PRE-PAY

**PAVING &
GRADING PLAN**

C-2

PLOT DATE: