SITE IMPROVEMENT PLANS FOR

McDonald's

PROMENADE MRP

9880 ALTERNATE A1A
Palm Beach Gardens / Florida

SECTION 18 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

PARCEL ID: 52-43-42-07-26-005-0000

CONSULTANTS

OWNER / DEVELOPER
McDONALD'S USA, LLC
10150 HIGHLAND MANOR DR., SUITE 470
TAMPA, FLORIDA 33610
ATTN: ROSANGELA DEMELLO
PHONE: (813) 224-1176

ENGINEER
CPH, INC.
1992 SW 1ST STREET
MIAMI, FLORIDA 33135
ATTN: JASON L. JAMES, P.E.
PHONE: (305) 274-4805

SURVEYOR
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
ATTN: PAUL J. KATREK, P.S.M.
PHONE: (407) 322-6841

ARCHITECT
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
PHONE: (407) 322-6841

LANDSCAPE
ARCHITECT
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
ATTN: MAXWELL D. SPANN, R.L.A.
PHONE: (407) 322-6841

APPROVAL AGENCIES

CITY / TOWN / COUNTY
CITY OF PALM BEACH GARDENS
PLANNING & ZONING DEPARTMENT
1001 N. MILITARY TRAIL
Palm Beach Gardens, Florida 33410
ATTN: ELIZABETH LEVESQUE
PHONE: (561) 799-4235

COVER SHEET

INDEX OF SHEETS

E0.1 COVER SHEET
1 OF 2 BOUNDARY & TOPOGRAPHIC SURVEY
2 OF 2 BOUNDARY & TOPOGRAPHIC SURVEY
C1.0 SITE PLAN
C1.1 GRADING AND EROSION AND SEDIMENTATION CONTROL PLAN
C1.2 EROSION CONTROL NOTES & DETAILS
E5.0 GENERAL DETAILS
TTE TRUCK TURNING EXHIBIT
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE NOTES AND DETAILS

MAPS

VICINITY MAP
SCALE: 1" = 1,000
PROMENADE MRP
Palm Beach County, Florida
SECTION 18 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

LOCATION MAP
SCALE: 1" = 1,000
Palm Beach County, Florida
SECTION 18 - TOWNSHIP 42 SOUTH - RANGE 43 EAST

GENERAL STATEMENT
THE PURPOSE OF THIS PROJECT IS TO UPDATE THE EXISTING DRIVE-THRU AREA BY REMOVING AND/OR RELOCATING THE EXISTING DRIVE-THRU EQUIPMENT, AND CONSTRUCTING A SIDE BY SIDE DRIVE-THRU WITH ALL SUPPORTING EQUIPMENT AND BRING THE SITE INTO ADA COMPLIANCE.

This sheet will not be valid for construction without the complete set of plans. See general notes for master legend.
II. NEW AND EXISTING STORMWATER INLETS AND OUTFALL STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. PROTECTION MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS REQUIRED TO MAINTAIN PROPER HYDRAULICS OF THE SITE OR BEFORE ADDING BMPS NOT DETAILED IN THE SWPPP.

THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR CONSTRUCTION WITHOUT INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED ACRES.

THE HYDRAULICS OF THE SITE OR BEFORE ADDING BMPS NOT DETAILED IN THE SWPPP.

THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR CONSTRUCTION WITHOUT INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED ACRES.

THE CONTRACTOR SHALL ADJUST, ADD OR MODIFY BMPS AS NECESSARY TO COMPLY WITH THE INTENT OF THE GENERIC NPDES PERMIT AND THE SWPPP FOR CONSTRUCTION WITHOUT INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED ACRES.
PLAN.

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL

NOTE:

BN
HN
DT
EX
RE
GG
CM
SN
SYM
COMMON NAME
TC
TREES

CONTRACTOR TO MODIFY EXISTING IRRIGATION SYSTEM TO ENSURE ADEQUATE IRRIGATION FOR ALL NEW PLANT MATERIAL.

EXISTING TREES
PRUNING SHALL BE COMPLETED UNDER DIRECT OBSERVATION BY THE DESIGNATED FORESTER OF CPH ENGINEERS, INC. OR OWNER

Roto-tilling, disking, root raking or other clearing methods that disturb the soil profile are expressly prohibited.

Four (4) foot high solid orange construction fencing shall be installed encompassing the drip line of each tree, or one foot in diameter for each inch of trunk diameter, whichever is greater. When surveyed fencing shall be moved to the edge of the extent of its tree protection

Tree Protection Notes:

1. Pruning shall be completed under direct observation by the Designated Forester of CPH Engineers, Inc. or owner.
2. Roto-tilling, disking, root raking or other clearing methods that disturb the soil profile are expressly prohibited.
3. Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
4. Where the TPA occurs within 10 feet of the tree trunk, a trenching device shall be used to sever tree roots. Root raking shall not occur before roots have been clearly severed.
5. Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.
6. Landscaping within TPA shall not disturb existing soil profiles. Eight inches of potting soil shall be imported and evenly spread to provide a planting medium within TPA.
7. Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
8. Where the TPA occurs within 10 feet of the tree trunk, a trenching device shall be used to sever tree roots. Root raking shall not occur before roots have been clearly severed.
9. Pruning shall be completed under direct observation by the Designated Forester of CPH Engineers, Inc. or owner.

LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DONE NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

@ TREE DRIPLINE

14.5 GAUGE WIRE MESH FENCE, @ 30" O.C. 2' ORANGE FLAGGING TAPE

LIMITS

THE PROTECTION OF EACH TREE SHAKE SHOWN ON THE PLAN. BRUSH AND WEEDS OCCURRING WITHIN THE TPA SHALL BE CLEARED BY HAND OR UTILIZING ONLY THE MOWER OF A LIGHT WHEELED FARM TRACTOR OR EQUIPMENT SERVICING.

Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.

Four (4) foot high solid orange construction fencing shall be installed encompassing the drip line of each tree, or one foot in diameter for each inch of trunk diameter, whichever is greater. When surveyed fencing shall be moved to the edge of the extent of its tree protection

Tree Protection Notes:

1. Pruning shall be completed under direct observation by the Designated Forester of CPH Engineers, Inc. or owner.
2. Roto-tilling, disking, root raking or other clearing methods that disturb the soil profile are expressly prohibited.
3. Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
4. Where the TPA occurs within 10 feet of the tree trunk, a trenching device shall be used to sever tree roots. Root raking shall not occur before roots have been clearly severed.
5. Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.
6. Landscaping within TPA shall not disturb existing soil profiles. Eight inches of potting soil shall be imported and evenly spread to provide a planting medium within TPA.
It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant unsuitable subsoils. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be measured at the time of replacement as noted above, from time of replacement.

Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities, structures, site appurtenances, etc. which occurs as a result of the construction. To field adjust the location of proposed trees and structures, site appurtenances, etc. which occurs as a result of the construction.

Locations containing unsuitable subsoil shall be treated by one or more of the following:

- Introduction of peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered acceptable.
- Areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to undisturbed soil to prevent rootball from moving. Where unsuitability is deemed by Owner to be due to presence of boards, mortar, and/or other such materials, then installation of sub-drainage system or other means of reducing drainage shall be imposed. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, and/or other such materials, then installation of sub-drainage system or other means of reducing drainage shall be imposed.