ADMINISTRATIVE APPROVAL

Cooper's Hawk

Meeting	File No.	Application Type
February 3, 2026 (Appealable)	PZ-000055-2025	Level 2 Site Plan Application

Property Owner	Agent
Linton Delray LLC	John D'Amore and Jason Webber, Kimley-Horn and associates

Request

Administrative approval of a Level 2 Site Plan Application to demolish the existing 10,040 square-foot structure and construct an 11,537 square-foot one-story structure.

Site Data & Information

Location: 1400 South Federal Highway (Site), 1750 S Federal Highway (Building)

PCN: 12-43-46-20-49-000-0010

Property Size: 35.31 acres

Land Use Designation: General Commercial (GC)

Zoning District: Planned Commercial (PC)

Adjacent Zoning:
- **North:** PC and Special Activities District (SAD)
- **South:** PC
- **East:** PC and Medium Density Residential (RM)
- **West:** SAD and Industrial (I)

Existing Use: Restaurant

Proposed Use: Restaurant



Background

The subject property, Plaza at Delray, was originally constructed as a 290,000 square-foot retail shopping center in 1974. There have been modifications since the original construction, including the construction of additional structures. As per current records, the shopping center currently contains 322,480 square feet of retail and restaurant uses.

The proposed standalone structure to be demolished is located on the southeast corner of the site adjacent to Linton Boulevard and South Federal Highway. The structure is 10,040 square feet and is currently operating as a Duffy's restaurant.



Description of Proposal

The proposed Level 2 Site Plan Application includes the demolition of the existing Duffy's structure to construct an 11,537 square-foot one-story structure. The total square footage includes a 1,014 square-foot patio for outdoor seating along east elevation fronting South Federal Highway.

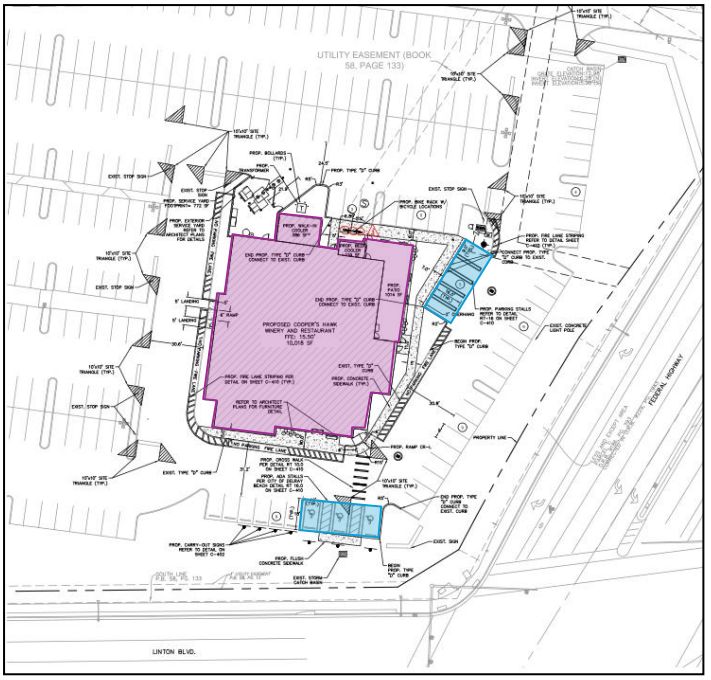
The proposal includes modification to eight parking spaces to reconfigure the handicap spaces near the main entrance, shown in blue in the image to the right. The total amount of parking spaces has remained consistent with existing and conforms with the Land Development Regulations (LDR) requirement for the entire site under LDR Section 4.6.9.

The proposal also includes a determination request for the required off-loading spaces. The requirement for a restaurant between 10,000 to 20,000 square feet is two loading zones; the applicant has requested that no formal loading zones will be delineated, instead, the business will utilize the adjacent north and east drive aisles for loading. The justification for this determination and findings for its approval are discussed in a later section of this report.

Landscape and lighting surrounding the proposed area have been modified to adjust for the new square footage and conform with LDR Section 4.6.8 and 4.6.16.

Note: Signage is not part of this application and will be reviewed under a separate sign permit process.





Review & Analysis

Site Plan

LDR Section 2.4.10(A)(1)(b), Level 2 Site Plan Applications
Include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of no more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.

LDR Section 2.4.10(A)(2)(c)1., Administrative Review
Level 1 and Level 2 Site Plan applications may be approved, denied, or approved with conditions pursuant to Article 2.2 by the Director. The Director has the sole discretion to elevate Level 1 and Level 2 Site Plan applications to board review with a written determination for the action.

LDR Section 2.4.10(A)(5)(b), ***Appeals.***
Approvals by the Director on Level 2 Site Plan applications shall be reported to the City Commission on the Appealable Report.

The proposed structure qualifies as a Level 2 Site Plan application pursuant to the criteria of a non-residential development under 15,000 gross square feet. This designation allows for administrative review and approval by the Director. In accordance with procedural requirement, all Level 2 Site Plan approvals must be included in the City Commission's Appealable Report to provide an opportunity for public review. Accordingly, this application is listed in the Appealable Report to ensure transparency and compliance with Land Development Regulations.

LDR Section 2.4.10(A)(3). Findings
All site plan applications require compliance with the applicable regulations and review criteria and shall be consistent with the Comprehensive Plan and other local ordinances.
(b) Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.
(c) Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.
(d) Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

The site plan application requires compliance with b, c, and d listed above. The analysis of the required findings is further identified below.

LDR Section 3.1.1 Required Findings
Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

The required findings relate to the land use map, concurrency, consistency, and compliance with the Comprehensive Plan. Compliance with the required findings is discussed below.

(A) Land Use Map. *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.*

The subject property has a Land Use Map designation of General Commercial (GC), and a zoning designation of Planned Commercial. The restaurant use is a permitted use, and pursuant to Table NDC-1 of the Always Delray Comprehensive Plan, PC is compatible with the GC land use designation.

(B) Concurrency. *Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.*

Potable Water and Sewer: The potable water service and sewage system will be provided through connections to existing mains on the property that connect to the existing main on South Federal Boulevard, ensuring efficient and compliant utility service for the site.

Drainage. On-site drainage will be managed through a utility drainage system designed to contain the stormwater runoff within the property. The system is approved by the City Engineer and Utility Plans Reviewer.

Streets and Traffic: Based on the Palm Beach County Traffic Performance Standards (TPS) review, dated November 24, 2025, the Palm Beach County Traffic Division has determined that the proposed development meets the County's TPS requirement. As such, the anticipated traffic impact generated by the project has been deemed acceptable under current standards.

Parks and Open Space: Not applicable.

Solid Waste: Based on the Palm Beach County Waste Generation Rates, the site is expected to generate approximately 1,183 tons of solid waste annually, an increase of 6 tons from the previous total square footage. The Solid Waste Authority has confirmed that its facilities have adequate capacity to accommodate this projected increase in waste generation, with sufficient capacity until 2054.

Public School: Not applicable.

(C) Consistency. *A finding of overall consistency may be made even though the action may be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.*

The applicable subsections include LDR Section 3.2.1, which mandates consistency with the Comprehensive Plan, and LDR Section 3.2.3, which outlines standards for site plan actions. The Standards strive to ensure new development will not have a negative impact on the sounding area, provide appropriate mobility connections and open space and recreational improvements, and comply with the maximum intensity and density allowed for the land use designation and zoning district.

The proposed development meets the intent of LDR Article 3.2. The site design, building placement, lighting, and landscaping have been reviewed for compliance with visibility and photometric standards and are not expected to create distractions or glare along South Federal Highway and Linton Boulevard. The replacement with a similar use is not anticipated to negatively affect the stability or safety of the surrounding area. The proposed development meets the applicable standards as there are no significant concerns related to the overall consistency with Article 3.2.

Comprehensive Plan Consistency

Neighborhoods, Districts, and Corridors Element
Objective NDC 1.1 *Land use Designation Establish compatible land use arrangements using land use categories appropriate for the diverse and different neighborhoods, districts, and corridors throughout Delray.*

Policy NDC 1.1.14 *Continue to require that property be developed or redeveloped or accommodated, in a manner so that the use intensity and density are appropriate in terms of soil, topographic, and other applicable physical considerations; encourage affordable goods and services; are complementary to and compatible with adjacent land uses; and fulfill remaining land use needs.*

Policy NDC 1.3.10 *Use the General Commercial land use designation to accommodate a wide range of non-residential and mixed-use development, and limited stand-alone residential development, along major corridors and in certain districts in the city.*

Objective NDC 2.7 *Planning of Neighborhoods, Districts, and Corridors Continue to respond to unique needs and conditions of the varied neighborhoods, districts, and corridors of Delray Beach using Neighborhood and Redevelopment Plans that determine specialized planning strategies and improvement projects to implement the vision of plans.*

The General Commercial land use designation and corresponding zoning regulations within the Planned Commercial District support the continued redevelopment of the South Federal Highway corridor by encouraging the provision of appropriate and complementary commercial activities to serve the nearby neighborhoods. The proposed restaurant aligns with Objective NDC 1.1, Policy NDC 1.1.14 and Policy NDC 1.3.10 of the Neighborhoods, Districts, and Corridors Element by promoting a land use arrangement that is compatible with adjacent properties, provides accessible goods and services, and strengthens the commercial character of the corridor. The proposal also supports Objective NDC 2.7 by contributing to the ongoing improvement and reinvestment of established commercial areas through coordinated design, improved access, and site enhancements. Collectively, these factors demonstrate consistency with the Comprehensive Plan and reinforce the City's long-term vision for the corridor as a vibrant, mixed commercial destination serving surrounding neighborhoods and regional patrons.

(D) Compliance with the LDR. *Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.10 and in special regulation portions of individual zoning district regulations.*

LDR Section 4.3.4(K), Development Standards Matrix

The proposed development complies with the development standards for the PC zoning district.

Standard/Regulation	Review	
Lot Coverage	**Maximum:** 75%	**Proposed:** 21.1%
Open Space	**Minimum:** 25%	**Proposed:** 23.1% (existing; no increase to the non-conformity)* ***LDR Section 1.3.3(B)(1),** *a nonconforming use on land shall not be enlarged, increased, nor extended to occupy a greater area of land.*
Floor Area	**Minimum:** 6,000 sqft	**Proposed:** 11,537 sqft
Height	**Maximum:** 48 feet	**Proposed:** 26 feet, 5 inches
Setback	**Required:** Front: 20 feet* Side Street: 10 feet Side Interior: 0 feet Rear: 10 feet *Landscape Special Setback requires 20-foot buffer	**Proposed:** Front: 76.8 feet (East) Side Street: 85.9 feet (South) Side Interior: 51.2 feet (North) Rear: 34.6 feet (West)

Other Development Regulations

Standard/Regulation	Review	
Lighting 4.6.8(A)(3)	The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.	
Off-Street Parking 4.6.9(C)(3)(a)	**Required:** Shopping Center (323,977 sqft) 4 per 1,000 sf of total gross floor area = 1,296 spaces	**Proposed:** 1,482 spaces
Bicycle Parking 4.6.9(C)(1)(c)1.	**Required:** Type I – 2 spaces per 10,000 sqft = 64 spaces Type II/Shower – Not required (Restaurant under 20,000 sqft)	**Proposed:** Type I = 64 spaces
Off-Street Loading 4.6.10(C)	**Required:** Restaurant (11,537 sqft) Restaurant 10,000-20,000 sqft = 2 loading berths **LDR Section 4.6.10(B),** *the body approving the site plan associated with the proposed development shall determine the adequacy of the provisions which are made for (un)loading. In making such a determination, the standards and guidelines of this Section shall be considered. The final determination may result in accommodations in excess of or less than such guidelines, or in the waiving of any such accommodations.*	**Proposed:** Loading Demand Request No formal loading zones; business will utilize adjacent north and east drive aisles for loading. Director has determined that the proposed areas for loading will not conflict with the operations of the shopping plaza due to the configuration of the multiple drive aisles.

Further review of the project for compliance with the LDR is provided as part of the Landscape Plan and Architectural Elevations review.

Review and Analysis: Landscape Plan

LDR Section 2.4.10(A)(3)(c), Findings

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

A technical review of this site plan has been performed, and a determination has been made that the project substantially complies with all applicable landscape regulations and will not be increasing the existing non-conformity for the open space requirement highlighted in LDR Section 4. 3.4(K).

The proposal includes the removal of six trees, and 17 palms; the removed trees meet the mitigation standards pursuant to LDR Section 4.6.19, with replacement on a Diameter at Breast Height (DBH) basis depending on the condition rating of each tree/palm and a total payment of $78,525 to the Tree Fund In-Lieu ($38,850 for trees, $39,675 for palms). The proposal includes eight new trees on-site, shown in light green. Due to the site's existing conditions and the limited area for the scope of work, majority of the trees could not be mitigated on site.



Review and Analysis: Architectural Elevations

LDR Section 2.4.10(A)(3)(c), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

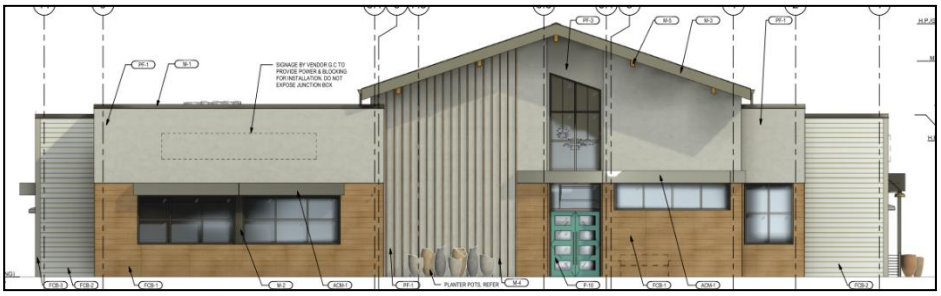
(A) Minimum requirements.

(1) The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development.

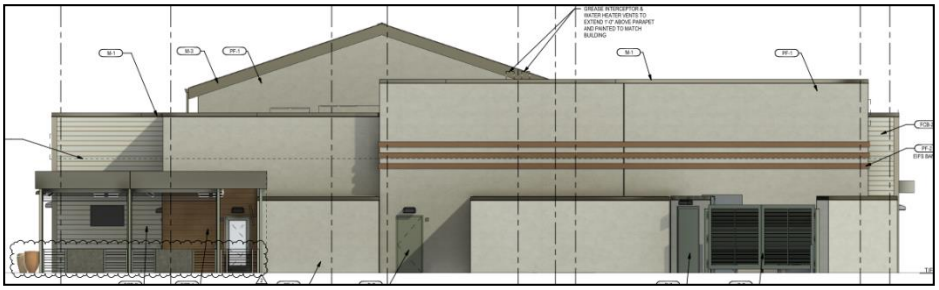
(2) It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings.

Pursuant to LDR Section 2.4.10(A)(3)(c), architectural elevations are required to be reviewed for consistency with the objectives and standards of LDR Section 4.6.18, *Architectural Elevations and Aesthetics*. These standards establish minimum aesthetic requirements to ensure that all new development demonstrates appropriate architectural expression, honest construction methods, and an overall appearance that complements the surrounding built environment.

LDR Section 4.4.12(F)(2) further requires that freestanding structures within the PC zoning district maintain architectural compatibility with surrounding development. The proposed facade elevations reflect a cohesive design

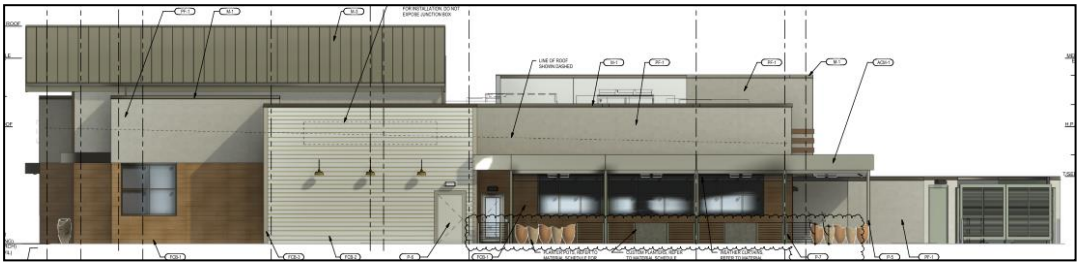


South Elevation

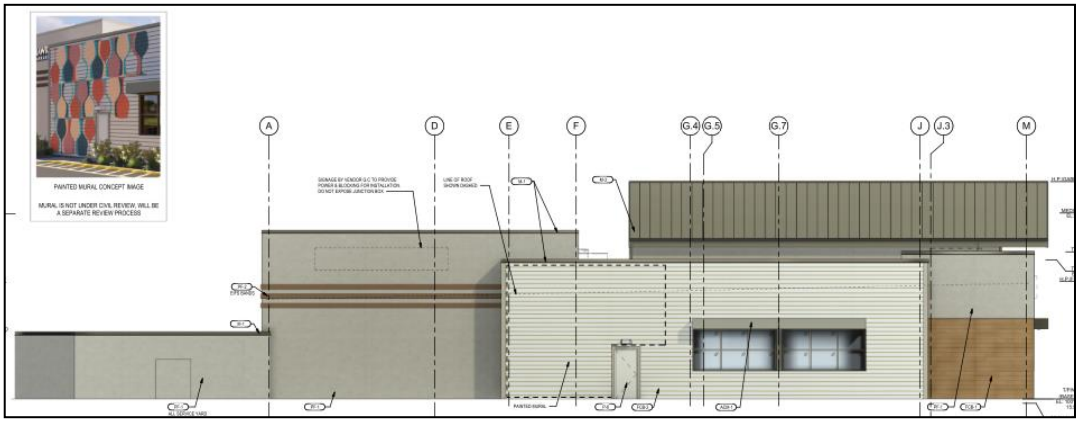


North Elevation

approach that incorporates contextual elements drawn from nearby commercial buildings, including the use of compatible materials, rooflines, and a neutral color palette consistent with the corridor's established character. The proposed design employs soft earth tones and finishes similar to those used within adjacent developments within the shopping plaza. The proposal also depicts the concept of a mural on the west elevation. The mural requires a separate review and approval from the Public Art Advisory Board (PAAB).



East Elevation



West Elevation

Staff has reviewed the architectural elevations and finds that the project meets the intent of Section 4.6.18 by integrating compatible materials, colors, and massing. The building utilizes fiber cement boards styled similar to vintage wood, aluminum composite panels, a standing seam metal roof, and a neutral color palette of Sherwin Williams Gossamer Veil and Analytical Gray. Overall, the proposed architecture is appropriate to its setting, complements surrounding structures, and contributes to a unified visual character along the corridor.

Director Action: Administrative Approval

The Level 2 Site Plan (PZ-000055-2025) to demolish the existing 10,040 square-foot structure and construct an 11,537 square-foot one-story structure, located at 1400 South Federal Highway, has been administratively approved by finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in the Land Development Regulations. Final action is subject to the City Commission review through the appealable process.

TAC Review Timeline

Review No.	Submittal Date	TAC Comments Transmitted
1	07-22-2025	08-08-2025
2	09-09-2025	09-26-2025
3	11-17-2025	12-05-2025
4	12-17-2025	01-02-2026

Total time with Applicant: **96 days**

Total time under review: **68 days**

July 14, 2025

Mr. Rafik Ibrahim, AICP
City of Delray Beach
Development Services Department – Planning & Zoning Division
100 NW First Avenue
Delray Beach, Florida 33444

RE: Plaza at Delray – Cooper's Hawk Winery & Restaurant
Level II Site Plan Modification
Justification Statement

Dear Mr. Ibrahim,

On behalf of the Petitioner, Linton Delray, LLC, Kimley-Horn and Associates, Inc. ("Kimley-Horn") is making formal application to the Development Services Department requesting review of a Level II Site Plan Modification for the above-mentioned property.

PROPERTY HISTORY AND EXISTING SITE CHARACTERISTICS

The subject property, the Plaza at Delray, is located at 1750 S Federal Highway on the northwest corner of Federal Highway and Linton Boulevard in Delray Beach. The property is contained fully within Property Control Number (PCN) 12-43-46-20-49-000-0010, consists of approximately 35.3 acres overall, and is owned by Linton Delray, LLC. The property currently consists of a shopping center with retail and restaurant uses, with several major anchor tenants, strip retail, and several outbuildings (not separate parcels) for standalone restaurants and a pharmacy.

The subject property has a Land Use (LU) designation of GC – General Commercial and a Zoning Designation of PC – Planned Commercial. The property is not located within any Overlay Districts.

The Agent attended a Pre-Application meeting virtually with the City of Delray Beach planning and engineering staff on March 3rd, 2025.

ZONING HISTORY

The previous site plan approval was a Class IV Site Plan Modification for the LA Fitness, approved on April 22, 2013. This application consisted of the demolition of the existing movie theater and construction of the new LA Fitness gym.

The property has a current Master Sign Program which will also be modified under a separate SPRAB application after this application. The Master Sign Program was last modified for the LA Fitness project noted above.

PROPOSED PROJECT IMPROVEMENTS

The proposed project is to demolish the southeast restaurant tenant outbuilding (Duffy's Sports Grill) and to construct a new Cooper's Hawk Winery & Restaurant building in this location. The affected area of the project is approximately 1.05 acres at the southeast retail tenant of the shopping center.

Upon demolition, the site will be reconstructed for a new Cooper's Hawk Winery & Restaurant. Upon completion of construction, the net change will be the reduction of approximately 368 SF of restaurant building area and. See the below tables for the existing and proposed commercial per LDR Section 4.3.4(K).

Commercial Use	Existing	Proposed	Difference
Shopping Center	287,999 SF	287,999 SF	0 SF
Retail Outparcel B	10,594 SF	10,594 SF	0 SF
Restaurant Outparcels	23,887 SF	23,519 SF	-368 SF
TOTAL	**322,480 SF**	**322,112 SF**	**-368 SF**

COMMERCIAL USES AS PERMITTED BY LAND DEVELOPMENT REGULATIONS

Commercial uses are a principal / permitted use in the PC District based on LDR Section 4.4.12(B)(1) which states:

> "All uses allowed as such within the GC District [Section 4.4.9(B)(1) through (5), (7), (8), and (10)]".

Given the above, LDR Section 4.4.9(B)(4) states:

> "Auctions, barber and beauty shops and salons, caterers, dry cleaning limited to on-site processing for customer pickup only, dry cleaning and laundry pickup stations, financing e.g. banks and similar institutions including drive-through facilities, laundromats limited to self-service facilities, restaurants including drive-in and drive-through, tailoring, tobacconist, vocational schools limited to arts and crafts, business, beauty, dancing, driving, gymnastics, photography, modeling, and karate-judo, small item repair, Neighborhood Electric Vehicle (NEV) sales, lease or rental transactions only (no inventory on-site for any purpose), and rental of sporting goods and equipment (such as but not limited to bicycles, skates, boogie boards). With the exception of bicycles with an electric-helper motor as defined in Section 72.02, Delray Beach Code of Ordinances, all rented sporting goods must be non-motorized.".

Please see the attached site plan (sheet C-102) which delineates compliance with the base district development standards and the development standards matrix found at the end of Section 4.3.4.

LAND DEVELOPMENT REGULATIONS

The Planned Commercial (PC) District must adhere to the development standards in LDR Section 4.3.4 and additional development standards in LDR Section 4.4.12(F), as noted below. Please see the attached site plan (Sheet C-102) which delineates compliance with the base district development standards and the development standards matrix found at the end of LDR Section 4.3.4 and additional development standards in LDR Section 4.4.12(F).

Development Standard	Requirement	Provided
Minimum Lot Size	10,000 SF	35.3 ac (1,541,931 SF)
Setbacks	Front: 10' (Federal Highway) Side Street: 10' (Linton Boulevard) Side Interior: 0' (North Property Line) Rear: 10' (Dixie Highway)	Front: 76.8' (Proposed Cooper's Hawk) Side Street: 85.9' (Proposed Cooper's Hawk) Side Interior: 51.2' (Existing Publix) Rear: 34.6' (LA Fitness) **All setbacks are met or exceeded with this application.**
Height	48' Maximum	Existing Max Height: 46' Proposed CHW&R: 30'-10"
LDR Section 4.4.12(F)(1): Special landscape area. Within the first ten feet of the front yard setback area (abutting the property line) full landscaping shall be provided. Driveways and sidewalks shall be accommodated only when generally perpendicular to the property line.	Full landscaping within first ten feet of the front yard setback area (abutting the property line).	Existing landscaping is provided within the first ten feet of the front yard setback. No modifications are proposed with this application affecting the front yard setback or perimeter landscaping.
LDR Section 4.4.12(F)(2): Any free-standing structure shall have a minimum floor area of 6,000 square feet; shall be architecturally compatible with other structures, shall take access from the interior circulation system of the development and shall be able to meet all code requirements if it were to be situated on an outparcel. Architectural compatibility shall be determined pursuant to Section 4.6.18.	6,000 SF min per building	The proposed Cooper's Hawk restaurant is greater than 6,000 SF and will maintain existing access from the interior circulation system of the development and shall meet all code requirements.

The proposed project also meets or exceeds the supplemental district regulations found in 4.4.12(G) as follows:

1) Development within the Lindell/Federal Redevelopment Area Overlay District (Redevelopment Area #6) shall be consistent with the provisions contained within the adopted Redevelopment Plan for the area, as particularly described under the chapter entitled "Section 4: Plan for Future Development."	N/A – The project is not located within the described area.
2) Within the portion of the Redevelopment Area that is bounded by Dixie Highway on the west, the C-15 canal on the south, Federal Highway on the east, and Avenue K (extended) on the north, multiple family residential development and assisted living facilities with densities of up to 16 units per acre are allowed as a conditional use, subject to the provisions of LDR Section 4.4.6 RM (Medium Density Residential) Zoning District, subsection (I), Performance Standards, and based upon the development's conformance with the applicable standards and criteria described within the adopted Redevelopment Plan.	N/A – The project is not located within the described area.
3) Dwelling units are permitted within the same structure as commercial uses with no restriction on the percentage of each use allowed. In the event that residential and nonresidential uses are located in the same structure, residential uses and nonresidential uses must be physically separated and have separate accessways.	N/A – No dwelling units are proposed.
4) All development within the Four Corners Overlay District shall also comply with the provisions of Section 4.4.9(G)(3)(d) and (e).	N/A – The project is not located within the Four Corners Overlay District.
5) Within the Silver Terrace Courtyards Overlay District, as defined by Section 4.5.17, multi-family residential, assisted	N/A – The project is not located within the Silver Terrace Courtyards Overlay District.

	living facilities and mixed-use development with residential densities up to 22 units per acre are allowed as a conditional use, subject to the provisions of LDR Section 4.4.6 RM (Medium Density Residential) Zoning District, subsection (I), Performance Standards, provided at least 20 percent of the units are workforce units which comply with the provisions of Article 4.7, "Family/Workforce Housing". The maximum nonresidential Floor Area Ratio (FAR) within the overlay district is 0.75.	
6)	Within the Medical Arts Overlay District, as defined in Section 4.5.18, in addition to the uses listed in 4.4.12(B), the following are allowed as permitted uses:	N/A – The project is not located within the Medical Arts Overlay District.
7)	Within the Linton Commons Overlay District, as defined in Section 4.5.21, multi-family residential, assisted living facilities and mixed-use development with residential densities up to 30 units per acre are allowed as a conditional use, provided at least 20 percent of the units are workforce units that comply with the provisions of Article 4.7, "Family/Workforce Housing."	N/A – The project is not located within the Linton Commons Overlay District.

The proposed project also meets or exceeds the special regulations found in 4.4.12(H) as follows:

1)	Where it is appropriate to limit the type, character, or intensity of use within a PC development, this may be accomplished by affixing the added designation of "S" (Small Scale) to the PC designation (i.e. PC-S). In such designated development, the maximum floor area which can be allocated to a single tenant or specific use, singularly or in the aggregate, shall not exceed 60,000 square feet. (e.g. although retail sales may exceed 60,000 square feet, the retail sale of home	N/A – This project is not intended to be modified to a Small Scale type development.

furnishings shall not exceed 60,000 square feet).	
2) Twenty-four-hour or late-night businesses as defined herein must be processed as a conditional use and are subject to the provisions of Section 4.3.3(VV).	This project proposes no changes to any current approved hours for existing businesses. No proposed businesses as a part of this application are 24-hour or late-night businesses at this time.
3) No Clubs and Lodges (social, fraternal and recreational) or Church or Places of Worship shall be located closer than 750 feet from another such facility measured from lot line to lot line boundary along a straight airline route.	No clubs, lodges, or other similar facilities are proposed as a part of this project.

REQUIRED FINDINGS FOR APPLICATIONS

This project meets and exceeds the standards for approval of development applications contained in Section 3.1.1 as follows:

(A) Future Land Use Map. The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.

The proposed use is consistent with the Future Land Use of GC – General Commercial.

(B) Concurrency. Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

The enclosed application has submitted for a traffic concurrency approval letter from Palm Beach County Traffic based on the Traffic Impact Analysis submitted as a part of this application. Capacity confirmations for water and sewer utility services are anticipated to be similar for the proposed Cooper's Hawk Winery & Restaurant as the Duffy's Sports Grill restaurant, and is in process for being confirmed for the development as a part of this application. The project will be designed to provide for a net improvement of the stormwater management system in accordance with the South Florida Water Management District and Delray Beach requirements. The capacity for solid waste services exists for the project area.

(C) Consistency. A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided

that the approving body specifically finds that the beneficial aspects of the proposed project outweigh the negative impacts of identified points of conflict.

The proposed project to replace the existing Duffy's Sports Grill with a new Cooper's Hawk Winery & Restaurant maintains full consistency with the intent and purpose of the City's Land Development Regulations. The redevelopment will not result in any negative impacts and does not present any points of conflict with the performance standards outlined in Article 3.2. The new Cooper's Hawk restaurant will enhance the aesthetic and functional quality of the site, improve architectural design, yet maintain compatibility with the surrounding commercial context in the Plaza at Delray shopping center and surrounding properties. The proposed use remains consistent with the current commercial land use designation, and no residential or other incompatible elements are being introduced. As such, the project fully supports the City's planning objectives and warrants a finding of consistency without the need for weighing beneficial aspects against any adverse impacts.

(D) Compliance with LDRs. Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request.

The enclosed project is in compliance with all land development regulations.

PERFORMANCE STANDARDS FOR SITE PLAN

This project meets and exceeds the standards for site plans contained in Section 3.2.3 as follows:

(A) Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

The building design, landscaping, and lighting has been designed in accordance with the LDRs. A photometric plan has been provided to show the lighting does not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation. The landscaping has been designed to not provide blockage of visibility for traffic circulation.

(B) All development shall provide pedestrian, bicycle, and vehicular interconnections to adjacent properties, where possible, and include accessible routes from the entry points of publicly accessible buildings to the sidewalk network in accordance with the Americans with Disabilities Act (ADA).

The proposed redevelopment of the site will provide same number of accessible parking stalls, in a more preferable location for proximity to the front entrance and the building entrances will be in full compliance with the Americans with Disabilities Act (ADA). The site design incorporates safe and direct pedestrian connections from the parking to the building, ensuring accessible entry points for all users. In addition, the site plan maintains the existing vehicular interconnections within the shopping center, to promote efficient circulation and access. These design elements support a well-connected, multi-modal site layout that aligns with the City's development standards and goals for accessibility and connectivity.

(C) Open space enhancements and recreational amenities shall be provided to meet Objective OPR 1.4 and other requirements of the Goals, Objectives and Policies, as applicable, of both the Open Space, Parks, and Recreation Element and Conservation Element

No recreational amenities are required or being proposed for this project.

(D) The City shall evaluate the effect that any street widening, or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

There is no street widening required or proposed for this application.

(E) Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

The project is not being constructed on vacant land.

(F) Vacant property shall be developed in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

The project is not being constructed on vacant land.

(G) Development shall provide a variety of housing types that accommodates the City's growing and socio-economically diverse population to meet the Goals, Objectives, and Policies the Housing Element.

The project does not propose any housing.

(H) Consideration shall be given to the effect a development will have on the safety, livability, and stability of surrounding neighborhoods and residential areas. Factors such as but not limited to, noise, odors, dust, and traffic volumes and circulation patterns shall be reviewed and if found to result in a degradation of the-surrounding areas, the project shall be modified accordingly or denied.

The surrounding properties and developments will not be negatively impacted by the construction of this project. Note that NPDES standards are required to be upheld by the site contractor.

(I) Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

A Traffic Impact Analysis is included in the application documents and has been submitted to Palm Beach County Traffic for review. The County will issue the Traffic Performance Standards concurrency letter, which will be provided to the City upon approval. No adverse impacts are anticipated as shown in the Traffic Impact Analysis, as the square footage and use of the proposed Cooper's Hawk Winery & Restaurant is consistent with the existing square footage (slight decrease) and use of the existing Duffy's Sports Grill.

(J) Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

No recreational amenities are required or being proposed for this project.

(K) Development shall not exceed the maximum limits established in the Table NDC-1, Land Use Designations: Density, Intensity, and Implementing Zoning Districts, of the Neighborhoods, Districts, and Corridors Element or specific standards established in the zoning districts that limit density (dwelling units per acre) or intensity (floor area ratio) and must adhere to whichever limit is lower. Development in areas included in density or incentive programs (i.e., workforce housing programs specified in Article 4.7-Family/Workforce Housing) may exceed the Standard density limit, up to the specified Revitalization/Incentive density established for the program: development in all other areas shall not exceed the Standard density.

The project does not propose any housing.

In closing, we appreciate your review and consideration of this request, please feel free to reach out via phone at (561) 404-7250 or email (Jason.Webber@kimley-horn.com) with any questions or concerns.

Sincerely,

Kimley-Horn and Associates, Inc.



Jason A. Webber, P.E.
Vice President, Project Manager

September 8, 2025

Patrick Figurella, P.E.
Development Services Engineering Division Manager
100 NW 1st Avenue,
Delray Beach, FL 33444

RE: ***Cooper's Hawk – Loading Demand Statement***
Delray Beach, Florida
KH Project #147964002

Dear Patrick:

Kimley-Horn has been retained to provide a statement of loading operations for the proposed Cooper's Hawk Restaurant, located on the northwest corner of Linton Boulevard & Federal Highway.

The City's Land Development Regulations (LDR) typically require two (2) loading zone for restaurants between 10,000 and 20,000 SF. The proposed Cooper's Hawk Restaurant, including outdoor seating area, is 11,537 SF; however, Sec. 4.6.10(C) of the LDR specify that the applicant may provide a "loading demand statement" in circumstances where these guidelines are not applicable. Based on the proposed site operations, the applicant is proposing a single loading zone on the north side of the side, adjacent to the trash enclosure. The following is a summary of proposed loading operations and demonstrates that two (2) loading zones will not be needed.

The site is designed to allow for the circulation of a WB-50 truck. While some delivery vehicles will be smaller, this is the largest vehicle expected for loading operations. The proposed restaurant will receive deliveries in two (2) locations:

- Wine deliveries will occur 1-2 times per week, typically during the 7am-10am window on the east side of the site, adjacent to the wrap room (wine storage room) door.
- Food deliveries will occur in the loading zone adjacent to the trash enclosure on the north side of the site. The majority of these deliveries would arrive prior to 10am, with some exceptions occurring between 10am and 12pm to allow for possible delays.

Existing Cooper's Hawk Restaurants within Broward and Palm Beach County open for business between 10am and 11am. Although Cooper's Hawk Restaurants are open during lunchtime, delivery windows will occur outside of the peak parking demand for the restaurant. The Urban Land Institute (ULI) publishes time-of-day parking demand adjustments for similar restaurants in *Shared Parking Manual, 3rd Edition*. As summarized in this manual, peak parking for a similar restaurant is anticipated to occur from 6pm until closing. These time-of-day adjustments are included as an attachment to this letter.

The foregoing letter summarizes the proposed loading operations of the Cooper's Hawk Restaurant and demonstrates that loading operations will not occur during peak parking demands or conflict with site circulation. If you have any additional comments or questions, please contact me via e-mail at stephanie.guerra@kimley-horn.com or via telephone at (561) 840-0852.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephanie A. Guerra, P.E.
Transportation Engineer

Attachments

k:\wpb_tpto\kinlen\coopers hawk delray\2025-9-1-ch-loading-demand-statement.docx

FIGURE 2-4 **Weekday Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	15%	35%	60%	75%	100%	100%	95%	85%	85%	85%	90%	80%	65%	45%	15%	5%	0%
December	Visitors	1%	5%	15%	30%	55%	75%	90%	100%	100%	95%	80%	85%	90%	90%	85%	50%	30%	10%	0%
Late December	Visitors	1%	5%	10%	20%	40%	65%	90%	100%	100%	100%	95%	85%	70%	55%	40%	25%	15%	5%	0%
All	Employees	10%	15%	25%	45%	75%	95%	100%	100%	100%	100%	100%	100%	100%	100%	90%	60%	40%	20%	0%
Supermarket/ grocery	Visitors	5%	20%	30%	50%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Pharmacy	Visitors	5%	20%	30%	60%	60%	67%	85%	90%	95%	97%	100%	100%	100%	85%	55%	35%	20%	5%	5%
	Employees	20%	30%	40%	80%	90%	100%	100%	100%	100%	100%	100%	100%	80%	50%	35%	20%	20%	20%	20%
Discount stores/ superstores	Visitors	15%	35%	45%	65%	75%	85%	100%	100%	100%	100%	95%	85%	75%	60%	45%	30%	10%	5%	1%
	Employees	25%	45%	55%	75%	85%	100%	100%	100%	100%	100%	100%	95%	85%	70%	55%	40%	20%	20%	20%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	85%	99%	100%	99%	98%	90%	85%	80%	75%	60%	50%	30%	10%	0%	0%
	Employees	25%	30%	45%	65%	95%	100%	100%	100%	100%	100%	95%	90%	85%	70%	60%	40%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
	Employees	0%	20%	50%	75%	90%	90%	90%	90%	90%	75%	75%	100%	100%	100%	100%	100%	100%	85%	35%
Family restaurant	Visitors	25%	50%	60%	75%	85%	90%	100%	90%	50%	45%	45%	75%	80%	80%	80%	60%	55%	75%	25%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
	Employees	20%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	75%	50%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	90%	60%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	70%	60%	45%	0%	0%	0%	0%	0%
	Employees	0%	0%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	70%	55%	10%	5%	5%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	80%	65%	40%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	85%	70%	55%
All	Employees	0%	0%	0%	0%	0%	10%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	1%	5%	10%	25%	50%	65%	85%	95%	100%	95%	90%	70%	90%	100%	100%	100%	80%	50%	10%
	Employees	5%	10%	25%	50%	75%	100%	100%	100%	100%	100%	100%	80%	100%	100%	100%	100%	100%	60%	20%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	1%	1%	1%	1%	1%	10%	25%	100%	100%	85%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	30%	30%	30%	30%	30%	100%	100%	100%	100%	30%	10%	5%

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FIGURE 2-5 **Weekend Time-of-Day Adjustments**

Land use		6 a.m.	7 a.m.	8 a.m.	9 a.m.	10 a.m.	11 a.m.	12 p.m.	1 p.m.	2 p.m.	3 p.m.	4 p.m.	5 p.m.	6 p.m.	7 p.m.	8 p.m.	9 p.m.	10 p.m.	11 p.m.	12 a.m.
Retail typical	Visitors	1%	5%	30%	50%	70%	90%	95%	100%	100%	95%	90%	80%	75%	70%	65%	50%	30%	10%	0%
December	Visitors	1%	5%	10%	35%	60%	85%	100%	100%	100%	100%	90%	80%	65%	60%	55%	50%	35%	15%	1%
Late December	Visitors	1%	5%	10%	20%	40%	60%	80%	95%	100%	100%	95%	85%	70%	60%	50%	30%	20%	10%	0%
All	Employees	10%	15%	40%	75%	85%	95%	100%	100%	100%	100%	100%	95%	85%	80%	75%	65%	45%	15%	0%
Supermarket/ grocery	Visitors	10%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Pharmacy	Visitors	8%	25%	50%	75%	95%	100%	100%	100%	100%	100%	100%	90%	50%	33%	25%	15%	5%	4%	3%
	Employees	15%	35%	70%	85%	100%	100%	100%	100%	85%	75%	60%	55%	45%	40%	30%	20%	10%	10%	5%
Discount stores/ superstores	Visitors	10%	15%	20%	30%	45%	65%	85%	95%	100%	100%	100%	95%	80%	60%	45%	30%	10%	5%	1%
	Employees	20%	25%	30%	40%	55%	75%	95%	100%	100%	100%	100%	100%	90%	70%	55%	40%	20%	15%	0%
Home improvement stores/garden	Visitors	15%	20%	35%	55%	60%	80%	95%	100%	95%	95%	80%	75%	75%	80%	90%	70%	10%	0%	9%
	Employees	25%	30%	45%	65%	70%	90%	100%	100%	100%	100%	90%	85%	85%	90%	100%	80%	20%	0%	0%
Food and beverage																				
Fine/casual dining	Visitors	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
	Employees	0%	20%	30%	60%	75%	75%	75%	75%	75%	75%	75%	100%	100%	100%	100%	100%	100%	85%	50%
Family restaurant	Visitors	10%	25%	45%	70%	90%	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%	25%	15%	10%
	Employees	50%	75%	90%	90%	100%	100%	100%	100%	100%	75%	75%	95%	95%	95%	95%	80%	65%	65%	35%
Fast casual/ fast food/food court/food halls	Visitors	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%%
	Employees	15%	20%	30%	40%	75%	100%	100%	100%	95%	70%	60%	70%	90%	90%	60%	40%	30%	20%	20%
Bar/lounge/ nightclub	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
Entertainment																				
Family entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	75%	10%	5%	5%
Active entertainment	Visitors	0%	0%	0%	0%	25%	65%	85%	90%	95%	95%	90%	95%	100%	95%	90%	65%	10%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	90%	100%	100%	100%	100%	75%	10%	5%	5%
Adult active entertainment	Visitors	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	25%	50%	75%	100%	100%	100%	100%
	Employees	0%	0%	0%	5%	5%	5%	5%	10%	10%	10%	20%	45%	70%	100%	100%	100%	100%	100%	100%
All movies typical	Visitors	0%	0%	0%	0%	0%	0%	20%	45%	55%	55%	55%	60%	60%	80%	100%	100%	100%	80%	50%
Late December	Visitors	0%	0%	0%	0%	0%	0%	35%	60%	75%	80%	80%	80%	70%	80%	100%	100%	100%	85%	70%
All	Employees	0%	0%	0%	0%	0%	0%	50%	60%	60%	75%	75%	100%	100%	100%	100%	100%	100%	70%	50%
Live theater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Outdoor amphitheater	Visitors	0%	0%	0%	1%	1%	1%	1%	17%	67%	67%	1%	1%	1%	25%	100%	100%	0%	0%	0%
	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	30%	30%	100%	100%	100%	100%	30%	10%	5%
Public park/ destination open space	Visitors	0%	0%	0%	1%	30%	60%	75%	90%	97%	100%	98%	85%	70%	80%	100%	100%	95%	50%	10%
	Employees	0%	0%	10%	25%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	90%	80%
Museum/ aquarium	Visitors	0%	0%	0%	0%	45%	65%	85%	95%	100%	95%	90%	85%	60%	30%	10%	0%	0%	0%	0%
	Employees	5%	5%	5%	25%	75%	100%	100%	100%	100%	100%	100%	80%	75%	10%	5%	0%	0%	5%	5%
Arena	Visitors	0%	0%	0%	1%	1%	1%	1%	25%	95%	95%	81%	1%	1%	25%	100%	100%	0%	0%	0%
No matinee	Employees	0%	10%	10%	20%	20%	20%	30%	100%	100%	100%	100%	30%	100%	100%	100%	100%	30%	10%	5%

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November 24, 2025

Stephanie A. Guerra, P.E.
Kimley-Horn and Associates, Inc.
477 South Rosemary Avenue, Suite 215
West Palm Beach, FL 33401

RE: Plaza at Delray - Cooper's Hawk
Project #: 251011
Traffic Performance Standards (TPS) Review

Dear Ms. Guerra:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated October 17, 2025, and supplemental changes and information provided in an email to the Traffic Division, dated November 21, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Delray Beach
Location:	NWC of Federal Highway and Linton Blvd
PCN:	12-43-46-20-49-000-0010
Access:	Eight existing access connections onto Federal Highway, Old Dixie Highway, and Linton Blvd. (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Retail = 298,593 SF, High Turnover Sit-Down Restaurant = 19,990 SF, and Fast-Food Restaurant with DT = 3,897 SF
Proposed Uses:	Retail = 298,593 SF, High Turnover Sit-Down Restaurant = 21,487 SF, and Fast-Food Restaurant with DT = 3,897 SF
Net Daily Trips:	70 (Proposed – Existing)
Net Peak Hour Trips:	9 (4/5) AM; 7 (4/3) PM (Proposed – Existing)
Total Daily Trips:	10,130
Total Peak Hour Trips:	369 (213/156) AM; 910 (453/457) PM
Build-out:	December 31, 2030

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, **meets** the TPS of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Sara Baxter, Mayor
Marci Woodward, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Joel G. Flores
Maria Sachs
Bobby Powell Jr.

County Administrator
Joseph Abruzzo

"An Equal Opportunity Employer"

printed on sustainable and recycled paper

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

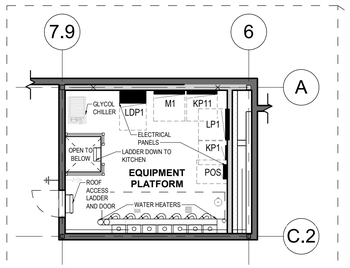
Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
ec: Addressee
Anthea Gianniotes, AICP, Director of Development Services, City of Delray Beach
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

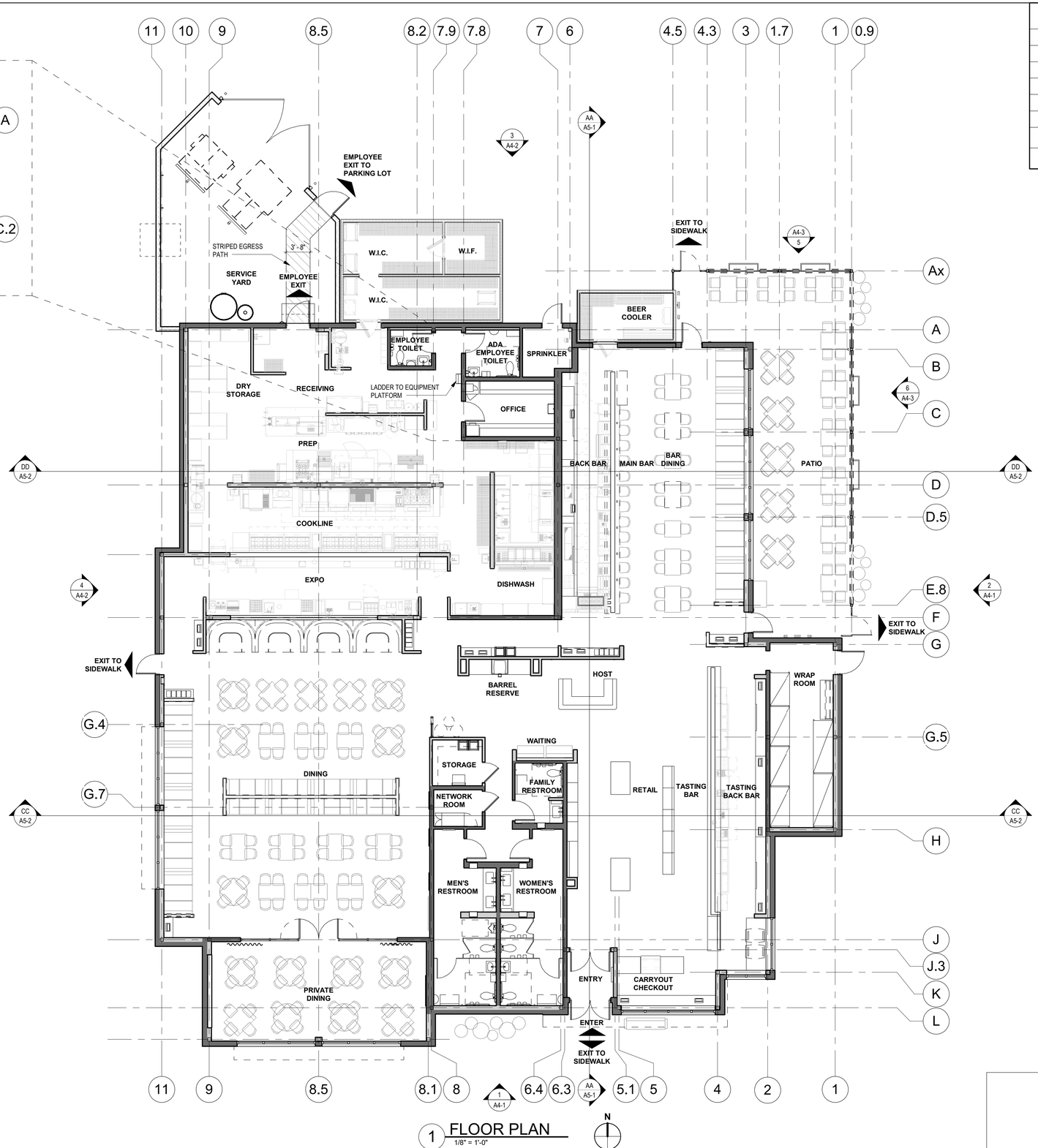
File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\251011 PLAZA AT DELRAY - COOPER'S HAWK.DOCX

WALL LEGEND

	NEW PARTITION WALL
	PARTITION WALL W/ SOUND ATTENUATION BATTS
	CMU (CONCRETE MASONRY UNIT)
	LOW HEIGHT PARTITION WALL
	LOW HEIGHT PARTITION WALL WITH SCREEN
	LOCATION OF WALL BRACING REFER TO S-SHEETS
	REFER TO BRACING DETAILS SHEET FOR WALL TYPES
	LOCATION OF LOW HEIGHT WALL STIFFENER



2 FLOOR PLAN
1/8" = 1'-0"



1 FLOOR PLAN
1/8" = 1'-0"

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COOPER'S HAWK WINERY & RESTAURANT

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NO.	DATE	REMARKS
2	11/14/2025	SITE PLAN COMMENTS II
1	09/02/2025	SITE PLAN COMMENTS
	08/18/2025	ISSUED FOR REVIEW

REVISIONS

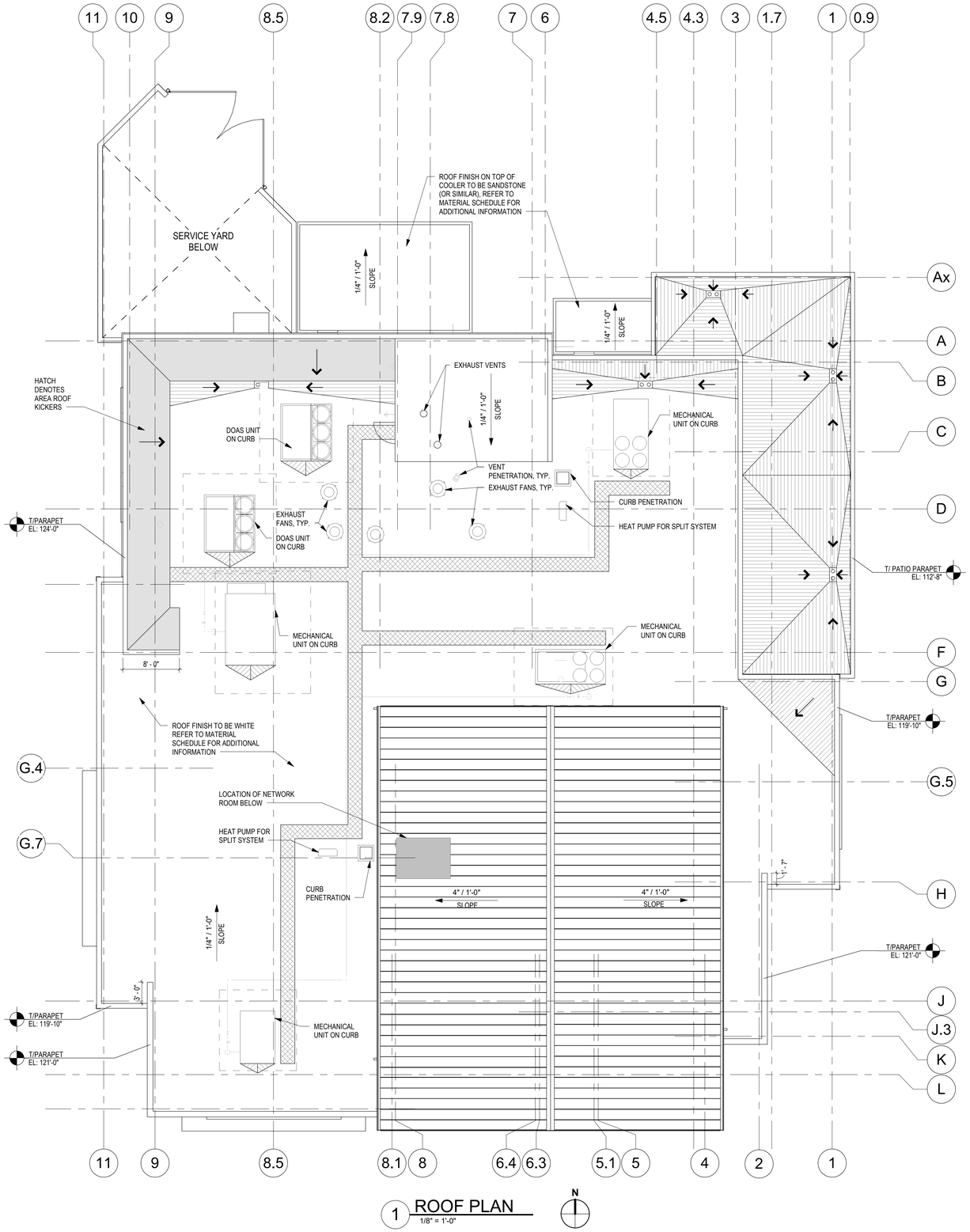
Drawing Title
FLOOR PLAN

Job No.	Drawn
235407	SP/AZ

Scale	Date
AS NOTED	08/18/2025

Sheet No.
A1-1

11/11/2025 2:38:26 PM Autodesk Docs://235407-COOPER'S HAWK - DELRAY BEACH FL/235407_R23_A_COOPERS HAWK-DELRAY BEACH FL.rvt



1 ROOF PLAN
1/8" = 1'-0"

LEGEND

- ROOF DRAIN AND OVERFLOW DRAIN
- INDICATES NEW SERVICE WALKWAY TREAD
- INDICATES AREA OF TAPERED INSULATION, INSTALL TO PROVIDE SLOPE TO DRAIN
- GAS — INDICATES GAS PIPING, CONTRACTOR TO PAINT YELLOW, REFER TO M-SHEETS

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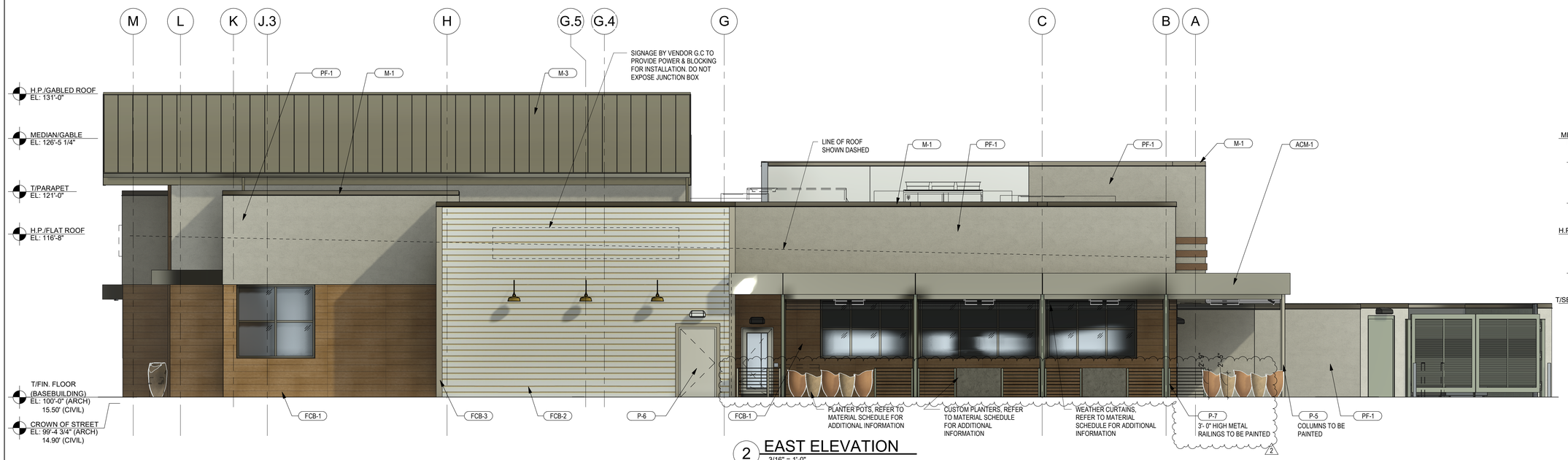
Drawing Title
ROOF PLAN

Job No.	Drawn
235407	SP

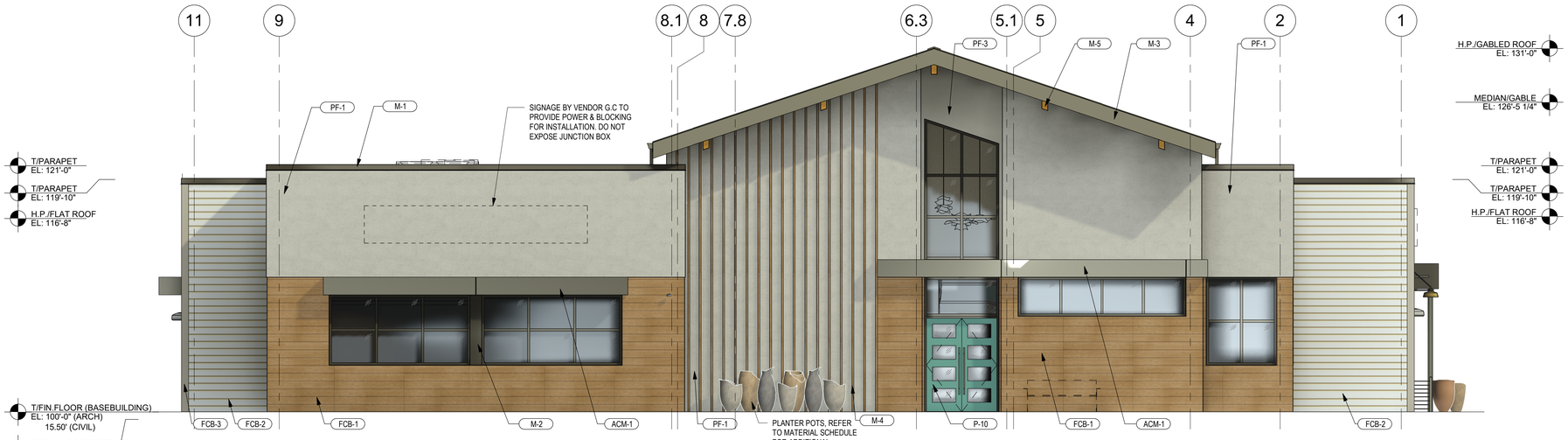
Scale	Date
AS NOTED	08/18/2025

Sheet No.
A3-1

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2 EAST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

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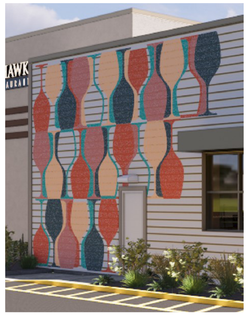
Drawing Title
EXTERIOR ELEVATIONS

Job No.	Drawn
235407	SP

Scale	Date
3/16" = 1'-0"	08/18/2025

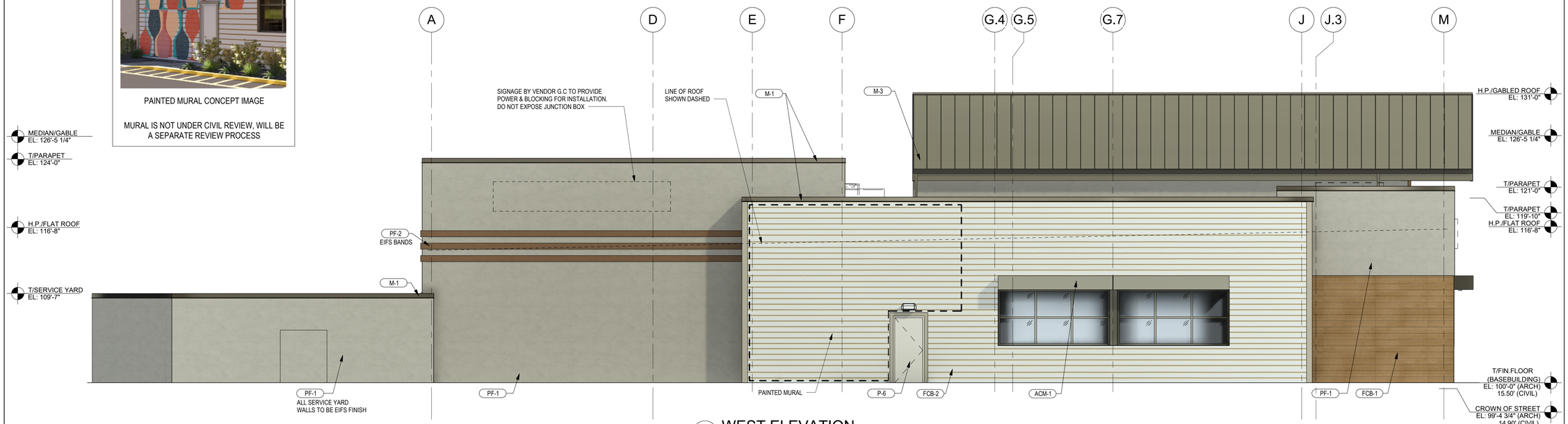
Sheet No.
A4-1

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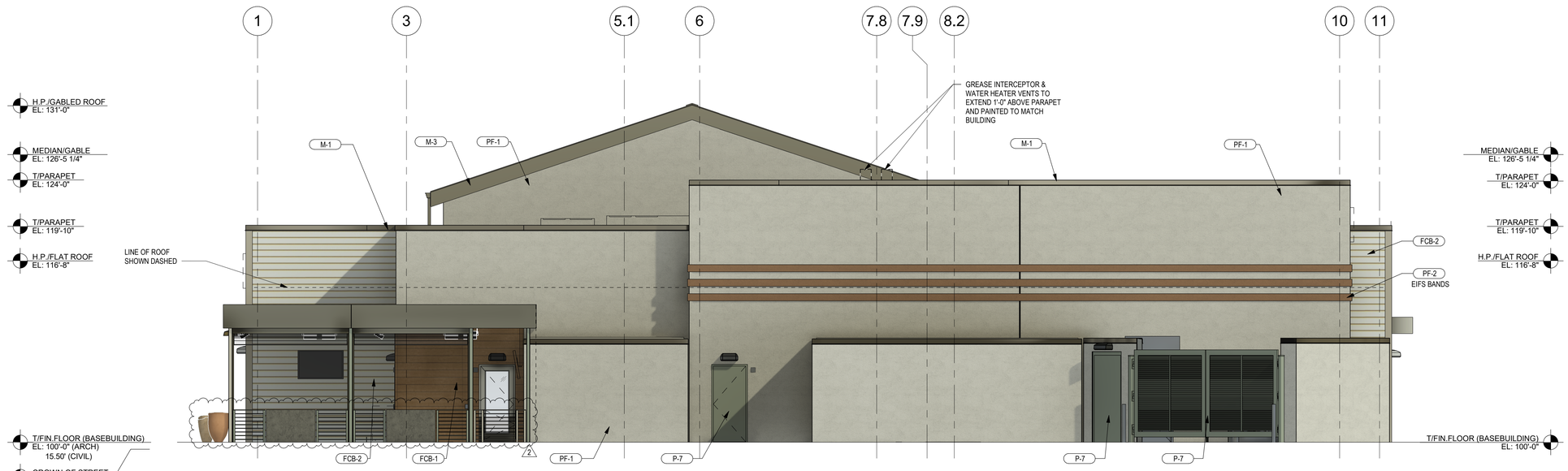


PAINTED MURAL CONCEPT IMAGE

MURAL IS NOT UNDER CIVIL REVIEW, WILL BE A SEPARATE REVIEW PROCESS



4 WEST ELEVATION
3/16" = 1'-0"



3 NORTH ELEVATION
3/16" = 1'-0"

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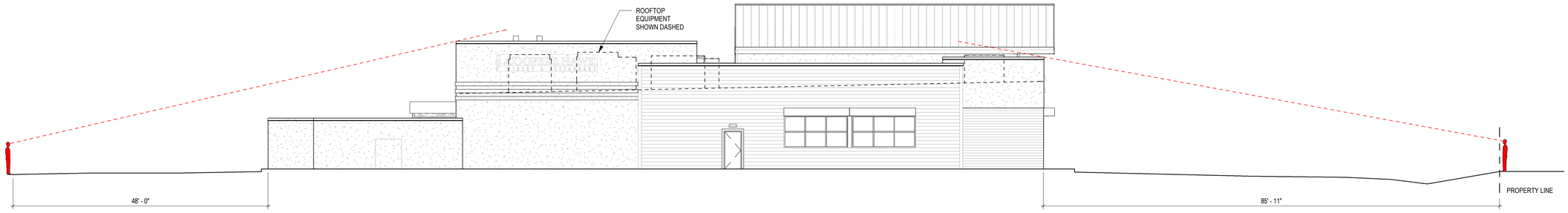
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EXTERIOR ELEVATIONS

Job No.	Drawn
235407	SP

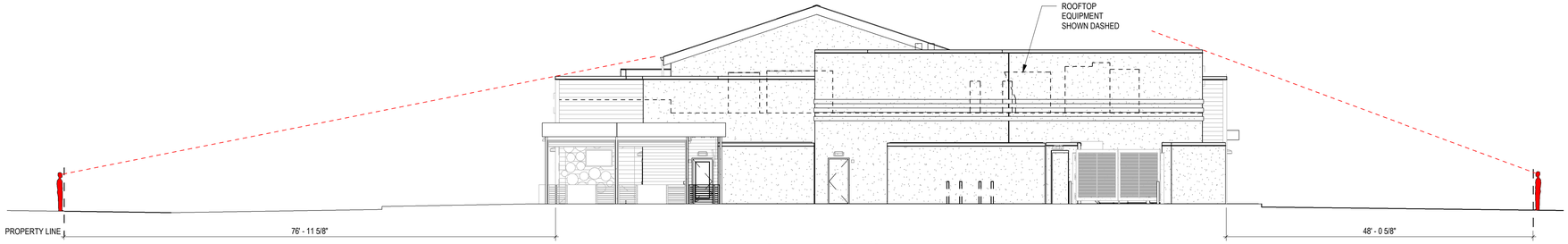
Scale	Date
3/16" = 1'-0"	08/18/2025

Sheet No.
A4-2

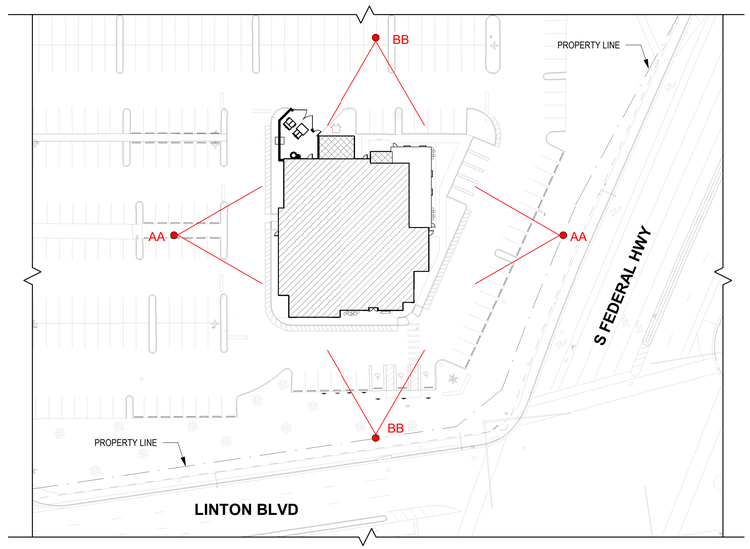
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BB SITE SECTION
1" = 10'-0"



AA SITE SECTION
1" = 10'-0"



1 LEGEND
1" = 50'-0"

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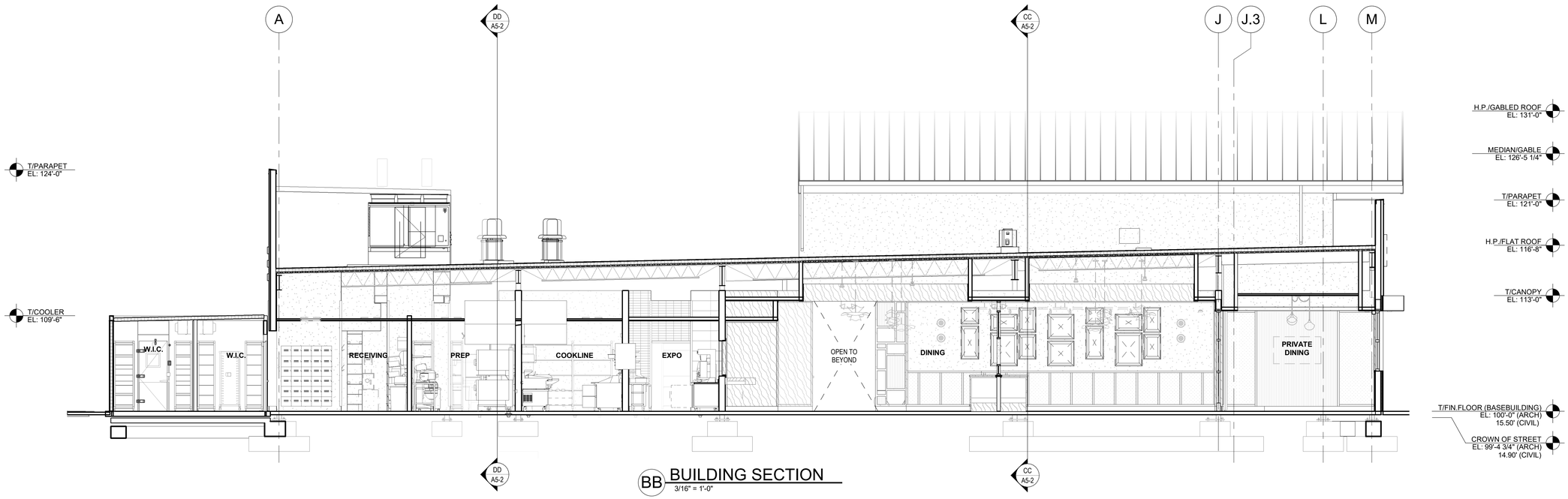
REVISIONS

Drawing Title
SIGHT LINE STUDIES

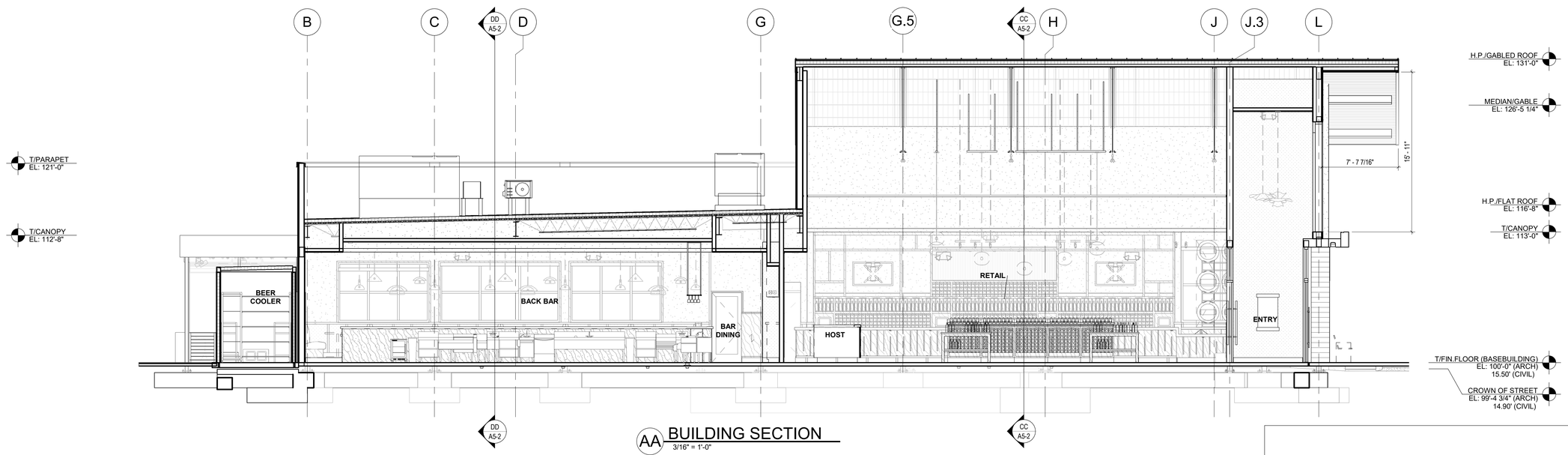
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Drawn AZ
Scale AS NOTED
Date 08/18/2025

Sheet No.
A4-3

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BB BUILDING SECTION
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AA BUILDING SECTION
3/16" = 1'-0"

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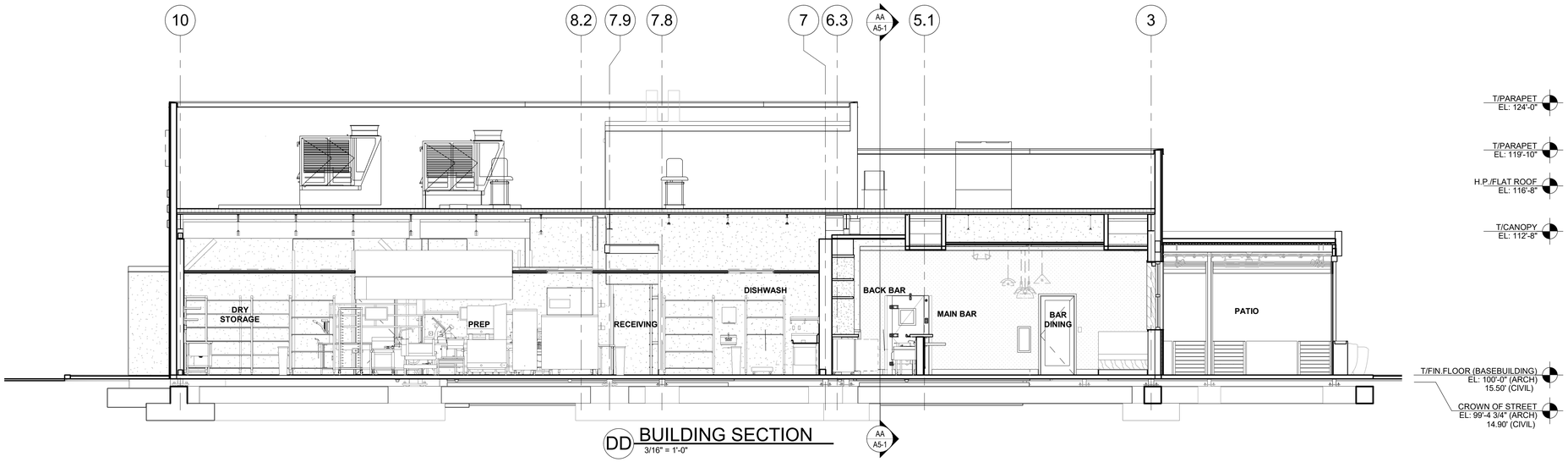
Drawing Title
BUILDING SECTIONS

Job No.	Drawn
235407	SP

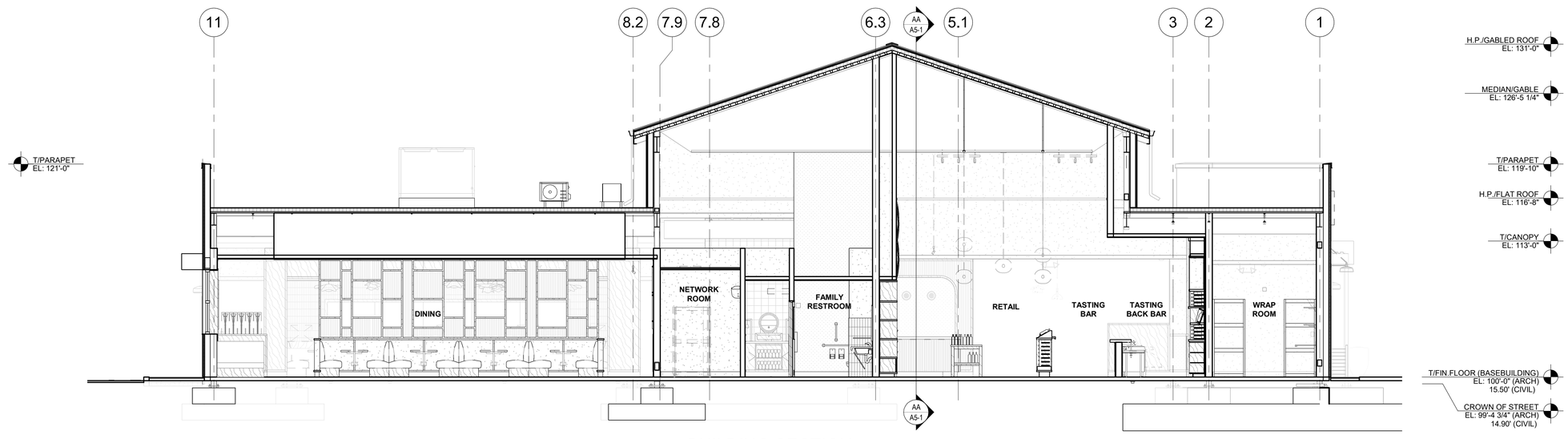
Scale	Date
3/16" = 1'-0"	08/18/2025

Sheet No.
A5-1

11/11/2025 2:38:39 PM Autodesk Docs://235407-COOPER'S HAWK - DELRAY BEACH FL/235407_R23_A_COOPERS HAWK-DELRAY BEACH FL.rvt



DD BUILDING SECTION
3/16" = 1'-0"



CC BUILDING SECTION
3/16" = 1'-0"

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Drawing Title
BUILDING SECTIONS

Job No.	Drawn
235407	SP

Scale	Date
3/16" = 1'-0"	08/18/2025

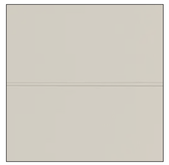
Sheet No.
A5-2

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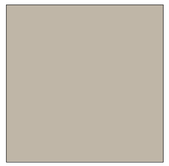
FIBER CEMENT BOARD / PLASTER



FCB-1 FIBER CEMENT BOARD
MFR: NICHIHA
STYLE: VINTAGEWOOD
COLOR: POPLAR



FCB-2 HARDIE BOARD SIDING
MFR: JAMES HARDIE
PRODUCT: ARTISAN SHIP LAP SIDING
COLOR: SW 9165 GOSSAMER VEIL



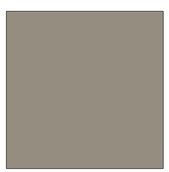
FCB-3 HARDIE TRIM BOARDS
MFR: JAMES HARDIE
PRODUCT: SMOOTH
COLOR: SW 7051 ANALYTICAL GRAY



PF-1 PLASTER FINISH
MFR: STO
PRODUCT: STO SIGNATURE IMPRESSION
COLOR: SW 7051 ANALYTICAL GRAY

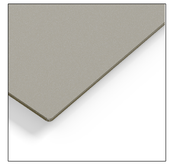


PF-2 PLASTER FINISH
MFR: STO
PRODUCT: STO SIGNATURE IMPRESSION
COLOR: SW 6096 JUTE BROWN



PF-3 PLASTER FINISH
MFR: STO
PRODUCT: STOLIT MILANO
COLOR: SW 9172 STUDIO CLAY

METAL



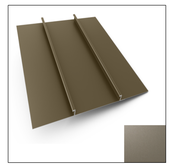
ACM-1 ALUMINUM COMPOSITE PANELS
MFR: ARCONIC
PRODUCT: REYNOBOND FR
COLOR: CHAMPAGNE MICA



M-1 METAL COPING
MFR: PAC CLAD
COLOR: CHAMPAGNE METALLIC



M-2 BRAKE METAL
MFR: PAC CLAD
COLOR: CHAMPAGNE METALLIC



M-3 STANDING SEAM METAL ROOF
MFR: PAC-CLAD
COLOR: CHAMPAGNE

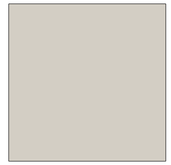


M-4 POWDERED COATED ALUMINUM BATTENS
MFR: KNOTWOOD
COLOR: LIGHT OAK
SIZE: 2"X4"

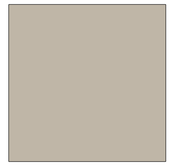


M-5 POWDERED COATED ALUMINUM BATTENS
MFR: KNOTWOOD
COLOR: LIGHT OAK
SIZE: 6"X"10"

PAINT



P-6 PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW 9165 GOSSAMER VEIL
FINISH: SEMI-GLOSS



P-7 PAINT
MFR: SHERWIN WILLIAMS
COLOR: SW 7051 ANALYTICAL GRAY
FINISH: SEMI-GLOSS

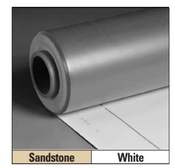
MISCELLANEOUS



OP-1 OUTDOOR PLANTER
MFR: PALMETTO PLANTERS
STYLE: CUSTOM FLAT RECTANGULAR FIBERGLASS PLANTER
COLOR: SW 7047 PORPOISE & SW7039 VIRTUAL TAUPE
SIZE: 3'- 0" H X 4'- 6" L
2



OP-2-OP-5 OUTDOOR PLANTER
MFR: STONEYARDINC
PRODUCT: LACCHI JARS
COLOR: RUSTICO, ANTIGUA & CHENZA
PATIO SIZES: 19 1/2" DIA. X 30" H
24" DIA. X 34" H
ENTRY SIZES: 19 1/2" DIA. X 45" H
23" DIA. X 42" H
2



THERMO PLASTIC POLYVINYL CHLORIDE MEMBRANE
MFR: JOHNS MANVILLE
COLOR: WHITE & SANDSTONE (OR SIMILIAR)

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REVISIONS

Drawing Title
EXTERIOR MATERIALS SCHEDULE

Job No. 235407
Drawn SP
Scale N.T.S.
Date 08/18/2025

Sheet No.
A9-1

11/11/2025 2:43:08 PM Autodesk Docs://235407-COOPERS HAWK - DELRAY BEACH FL/235407_R23_A_COOPERS HAWK-DELRAY BEACH FL.rvt



ACROSS THE STREET, MULTIPLE LIGHT/TAN COLORED EIFS EXTERIORS



ENTRANCE PERSPECTIVE (SOUTH ELEVATION)



WITHIN THE SAME COMPLEX, UNIQUE ROOF DESIGN PER BRAND IDENTITY, MULTIPLE LIGHT/TAN/ BROWN EXTERIOR COLORS



WITHIN THE SAME COMPLEX, EXTERIOR WOOD ELEMENT WITH WARM WOOD TONE SIMILAR TO OUR DESIGN, LIGHT/TAN/BROWN EXTERIOR COLORS



PATIO PERSPECTIVE (EAST ELEVATION)



WITHIN THE SAME COMPLEX, MULTIPLE LIGHT/TAN/ BROWN EXTERIOR COLORS



ACROSS THE STREET, UNIQUE ROOF DESIGNS, MULTIPLE VIBRANT POP OF COLORS



ARTWALL PERSPECTIVE (WEST ELEVATION)



WITHIN THE SAME COMPLEX, UNIQUE ENTRANCE DESIGN PAINTED RED PER BRAND IDENTITY, MULTIPLE LIGHT/TAN/ BROWN EXTERIOR COLORS, UNIQUE METAL GABLE ROOF DESIGN WITH STANDING SEAM, HORIZONTAL SHIP LAP EXTERIOR WALL DESIGN

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60301

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ariainc.com

ARIA GROUP ARCHITECTS, INC.

1750 S FEDERAL HWY
DELRAY BEACH, FL 33483

COOPER'S HAWK WINERY & RESTAURANT

FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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NO.	DATE	REMARKS
2	11/14/2025	SITE PLAN COMMENTS II
1	09/02/2025	SITE PLAN COMMENTS
	08/18/2025	ISSUED FOR REVIEW

REVISIONS

Drawing Title
EXTERIOR RENDERS AND CONTEXT

Job No.	Drawn
235407	SP

Scale	Date
N.T.S.	08/18/2025

Sheet No.
A9-2

11/11/2025 2:43:10 PM Autodesk Docs://235407-COOPER'S HAWK - DELRAY BEACH FL/235407_R23_A_COOPERS HAWK-DELRAY BEACH FL.rvt

SITE PLAN PACKAGE

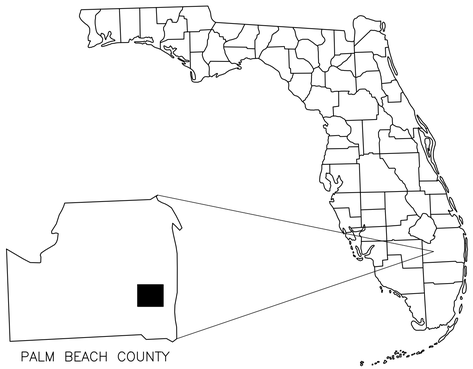
FOR

PLAZA AT DELRAY - COOPER'S HAWK

PREPARED FOR

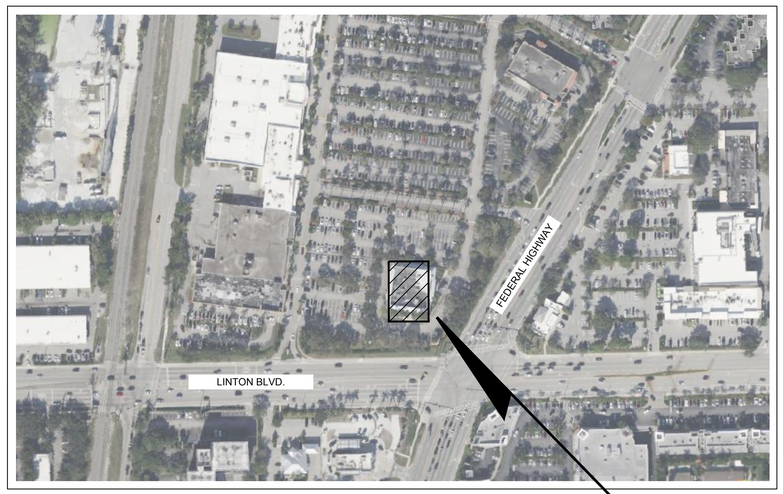
ARIA GROUP ARCHITECTS, INC

SEPTEMBER 2025



VICINITY MAP

SCALE: N.T.S.



VICINITY MAP

NOT TO SCALE

SECTION: 21 TOWNSHIP: 46S RANGE: 43E

PROJECT LOCATION

1750 S FEDERAL HWY, DELRAY BEACH
FLORIDA, 33483

LEGAL DESCRIPTION:

ALL OF REPLAT OF DELRAY MALL AS RECORDED IN PLAT BOOK 58, PAGES 133 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Sheet List Table	
Sheet Number	Sheet Title
C-100	COVER SHEET
C-101	GENERAL NOTES
C-110	OVERALL SITE PLAN
C-300	DEMOLITIONS AND EROSION CONTROL PLAN
C-310	EROSION CONTROL DETAILS
C-400	HORIZONTAL CONTROL PLAN
C-410	SITE DETAILS
C-500	PAVING, GRADING, AND DRAINAGE PLAN
C-510	PAVING, GRADING & DRAINAGE DETAILS
C-511	PAVING, GRADING & DRAINAGE DETAILS
C-600	UTILITY PLAN
C-601	COMPOSITE UTILITY PLAN
C-610	UTILITY DETAILS
C-611	UTILITY DETAILS
C-700	PHOTOMETRIC PLANS
L-100	TREE DISPOSITION PLAN
L-200	LANDSCAPE PLAN
L-210	LANDSCAPE DETAILS
L-211	LANDSCAPE NOTES
L-300	IRRIGATION PLAN
L-310	IRRIGATION DETAILS
L-311	IRRIGATION NOTES
L-312	IRRIGATION NOTES

1

PROJECT TEAM

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CONTACT: JACKIE MICHELS

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PALM BEACH COUNTY
LAND DEVELOPMENT
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PHONE: (561) 233-0884
CONTACT: JIM MCNAMARA

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FLORIDA POWER AND LIGHT
9329 S MILITARY TRL,
BOYNTON BEACH, FL 33436
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CONTACT: FRANCISCO AVILA-ORTEGO

CABLE PROVIDER
AT&T
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CONTACT: DANIEL TIBURCIO

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Kimley»Horn

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No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	09/08/2025	IZ

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER
73962
DATE:

KHA PROJECT 147964002
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JVD
DRAWN BY: IZ
CHECKED BY: JAW

COVER SHEET

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-100

Plotted By: Damore, John Sheet Set: PLAZA AT DELRAY - COOPER'S HAWK Layout: C-100 COVER SHEET November 13, 2025 08:46:47pm K:\bcd_com\147964002 - plaza at delray - cooper's hawk\CADD\PlanSheets\C-100-GEN.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PROJECT PLANS SHALL TAKE PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE DELRAY BEACH STANDARD DETAILS

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

WATER AND SEWER UTILITY NOTES

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AS SUCH, IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
11. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.
12. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE 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 WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. PIPE STRIPED DURING THE 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 AND AFTER 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). ALL PIPE WITH AN INTERNAL DIAMETER OR 24"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 OR MARKED LIKE UNDERGROUND PIPE.
13. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6"DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6"OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-8, CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM N"VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. OR PROTECTOR 401 CERAMIC EPOXY. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30"CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36"CLEAR COVER.
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
16. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

$$\text{(EQUATION L} = \frac{SD\sqrt{P}}{148{,}000}\text{)}$$

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

17. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS. AT LEAST 24 HOURS MUST LAPSE AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.
18. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (4.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN



GRAPHIC SCALE IN FEET
0 40 80 160

NORTH

EXISTING SITE DATA

ZONING DISTRICT	PC-PLANNED COMMERCIAL	
FUTURE LAND USE	GC-GENERAL COMMERCIAL	
GROSS LAND AREA	1,541,931 S.F. OR 35.3979 ACRES	
TOTAL EXISTING BUILDING AREA	325,640 S.F.	21.1%
TOTAL PEDESTRIAN CIRCULATION	72,975 S.F.	4.7%
PARKING/PAVED AREA	859,571 S.F.	55.8%
TOTAL GREEN AREA PROVIDED	283,745 S.F.	18.4%
TOTAL LAND AREA	1,541,931 S.F.	100%
NON-VEHICULAR OPEN SPACE REQUIRED	385,483 S.F. (25%)	
NON-VEHICULAR OPEN SPACE PROVIDED	356,720 S.F. (23.1%)	
ALLOWABLE BUILDING HEIGHT	48 FT.	
EXISTING MAX BUILDING HEIGHT	46 FT.	

COMMERCIAL BUILDING AREAS

RETAIL (SHOPPING CENTER)

EXISTING RETAIL A	10,916	S.F.
EXISTING RETAIL B	12,386	S.F.
EXISTING RETAIL C	22,414	S.F.
EXISTING MARSHALLS	27,000	S.F.
EXISTING MALL OFFICE	2,075	S.F.
EXISTING MICHAELS	20,034	S.F.
EXISTING STAPLES	20,493	S.F.
EXISTING ROSS DRESS FOR LESS	33,839	S.F.
EXISTING RETAIL E	23,996	S.F.
EXISTING POLICE STATION	752	S.F.
EXISTING PUBLIX	39,157	S.F.
EXISTING RETAIL F	29,637	S.F.
EXISTING LA FITNESS	45,300	S.F.
SUBTOTAL	287,999	S.F.

RETAIL (OUTPARCEL)

EXISTING CVS, OUTLOT B	10,594	S.F.
EXISTING AVAILABLE SPACE, OUTLOT D	3,897	S.F.

RESTAURANTS

OUTLOT C-2	3,950	S.F.
EXISTING LONGHORN STEAKHOUSE, C-1	6,000	S.F.
EXISTING DUFFY'S, OUTLOT A	10,040	S.F.
SUBTOTAL	19,990	S.F.
TOTAL COMMERCIAL BUILDING AREA	322,480	S.F.

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED (4 CARS PER 1,000 S.F.) 322.48 x 4	1,290	SPACES
TOTAL PARKING PROVIDED	1,483	SPACES
PARKING RATIO	4.6	SPACES PER 1,000 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED	25	SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	39	SPACES
TOTAL COMPACT PARKING ALLOWED (30%)	399	SPACES
TOTAL COMPACT PARKING PROVIDED	7	SPACES

BICYCLE PARKING

COMMERCIAL	REQ.	PROV.
TYPE I (SHORT TERM 2 / 10,000 SF)	64	60
TYPE II (LONG TERM 2 / 10,000 SF)	32	0

PROPOSED SITE DATA

ZONING DISTRICT	PC-PLANNED COMMERCIAL	
FUTURE LAND USE	GC-GENERAL COMMERCIAL	
GROSS LAND AREA	1,541,931 S.F. OR 35.3979 ACRES	
TOTAL PROPOSED BUILDING AREA	326,165 S.F.	21.1%
TOTAL PEDESTRIAN CIRCULATION	72,975 S.F.	4.7%
PARKING/PAVED AREA	859,571 S.F.	55.8%
TOTAL GREEN AREA PROVIDED	283,220 S.F.	18.4%
TOTAL LAND AREA	1,541,931 S.F.	100%
NON-VEHICULAR OPEN SPACE REQUIRED	385,483 S.F. (25%)	
NON-VEHICULAR OPEN SPACE PROVIDED	356,720 S.F. (23.1%)	
ALLOWABLE BUILDING HEIGHT	48 FT.	
EXISTING MAX BUILDING HEIGHT	46 FT.	

COMMERCIAL BUILDING AREAS

RETAIL (SHOPPING CENTER)

EXISTING RETAIL A	10,916	S.F.
EXISTING RETAIL B	12,386	S.F.
EXISTING RETAIL C	22,414	S.F.
EXISTING MARSHALLS	27,000	S.F.
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EXISTING STAPLES	20,493	S.F.
EXISTING ROSS DRESS FOR LESS	33,839	S.F.
EXISTING RETAIL E	23,996	S.F.
EXISTING POLICE STATION	752	S.F.
EXISTING PUBLIX	39,157	S.F.
EXISTING RETAIL F	29,637	S.F.
EXISTING LA FITNESS	45,300	S.F.
SUBTOTAL	287,999	S.F.

RETAIL (OUTPARCEL)

EXISTING CVS, OUTLOT B	10,594	S.F.
EXISTING AVAILABLE SPACE, OUTLOT D	3,897	S.F.

RESTAURANTS

OUTLOT C-2	3,950	S.F.
EXISTING LONGHORN STEAKHOUSE, C-1	6,000	S.F.
PROPOSED COOPER'S HAWK, OUTLOT A (BUILDING AREA: 10,000 SF/ 11,537 SF - PATIO 1,537 SF)	11,537	S.F.
SUBTOTAL	21,487	S.F.
TOTAL COMMERCIAL BUILDING AREA	323,977	S.F.

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED (4 CARS PER 1,000 S.F.) 323.98 x 4	1,296	SPACES
TOTAL PARKING PROVIDED	1,482	SPACES
PARKING RATIO	4.6	SPACES PER 1,000 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED	25	SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	39	SPACES
TOTAL COMPACT PARKING ALLOWED (30%)	399	SPACES
TOTAL COMPACT PARKING PROVIDED	7	SPACES

BICYCLE PARKING

COMMERCIAL	REQ.	PROV.
TYPE I (SHORT TERM 2 / 10,000 SF)	64	64
TYPE II (LONG TERM 2 / 10,000 SF)	32	0

1

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.
Signature must be verified on any electronic copies.

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN COMMENTS	09/08/2025	IZ

Kimley»Horn
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1615 S. CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962

KHA PROJECT 147964002
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JVD
DRAWN BY: IZ
CHECKED BY: JAW

OVERALL SITE PLAN

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-110

Plotted By: Damore, John Sheet Set: PLAZA AT DELRAY – COOPER'S HAWK Layout: C-110 OVERALL SITE PLAN November 13, 2025 06:47:14pm K:\bcd_civil\147964002 – plaza at delray – cooper's hawk\CADD\plansheets\C-110 OVERALL SITE PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

DEMOLITION AND EROSION CONTROL LEGEND

- PROPERTY LINE
- SF — SILT FENCE
- SD — SILT DIKE
- FS — FILTER SACK
- CE — CONSTRUCTION ENTRANCE
- 14.67' — EXIST ELEVATION
- SS — EXIST. SANITARY LINE TO REMAIN
- STRM — EXIST. STORM LINE TO REMAIN
- OE — EXIST. OVERHEAD ELEC. LINE TO REMAIN
- W — EXIST. WATER LINE TO REMAIN
- EXIST. FIRE HYDRANT TO BE RELOCATED
- LIMITS OF WORK

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
    A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B. CONTRACTOR MUST HAVE A TRANSFERABLE SFWMD DEWATERING PERMIT.
    C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.

NOTES

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE B.M.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

PHASING NOTES

1. CONTRACTOR MAY PHASE EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH SITE CONSTRUCTION PHASING.
2. CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION AREA IS SEPARATED FROM THE AREA NOT UNDER CONSTRUCTION WITH A TEMPORARY CHAIN LINK FENCE AND ENSURE THE SAFETY OF THE PUBLIC.

DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION. ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE DELRAY BEACH AND CONSTRUCTION MANAGER.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
15. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
16. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
17. CONTRACTOR SHALL COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
12/17/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

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

Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	12/17/2025	IZ
2	SITE PLAN COMMENTS	09/08/2025	IZ

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LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962
DATE:

KHA PROJECT 147964002
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JVD
DRAWN BY: IZ
CHECKED BY: JAW

DEMOLITIONS AND EROSION CONTROL PLAN

PLAZA AT DELRAY - COOPER'S HAWK

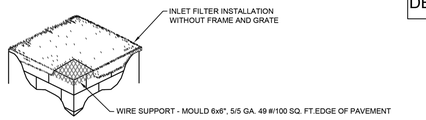
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ARIA GROUP ARCHITECTS, INC

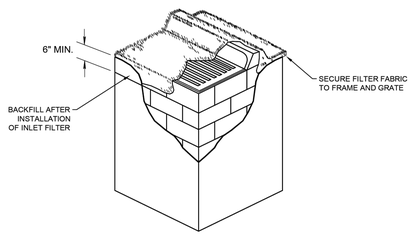
DELRAY BEACH FLORIDA

SHEET NUMBER
C-300

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Plotted By:Damore, John Sheet Set:PLAZA AT DELRAY - COOPER'S HAWK Layout:C-301 DEMOLITIONS AND EROSION CONTROL PLAN December 17, 2025 08:27:15am K:\bcd_civil\147964002 - plaza at delray - cooper's hawk\CADD\plansheets\C-301 DEMOLITIONS AND EROSION CONTROL PLAN.dwg

DELRAY





NOT TO SCALE

NOTES:

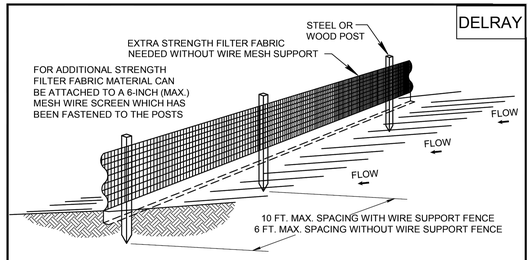
1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING.

A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. THE BASIN SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH, AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.

STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO EACH SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	INLET FILTER DETAIL	DATE: 10-04-2024 D10.0

DELRAY

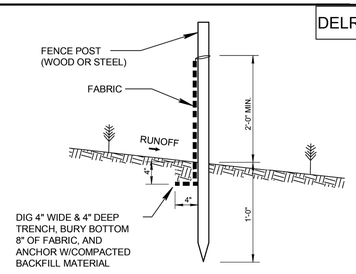


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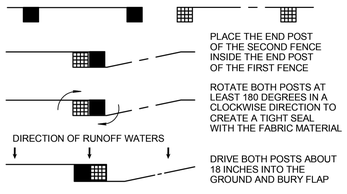
1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES. WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SILT FENCE INSTALLATION DETAIL (SHEET 1 of 2)	DATE: 10-04-2024 D12.0

DELRAY



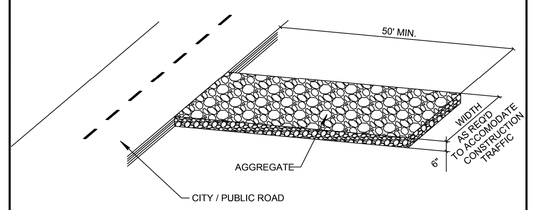
SILT FENCE SECTION
NOT TO SCALE



ATTACHING TWO SILT FENCES
NOT TO SCALE

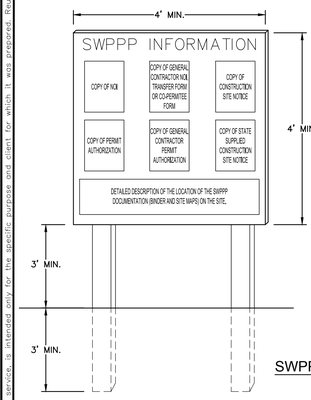
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SILT FENCE INSTALLATION DETAIL (SHEET 2 OF 2)	DATE: 10-04-2024 D 12.1

DELRAY



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	STABILIZED CONSTRUCTION ENTRANCE DETAIL	DATE: 10-04-2024 D 13.0

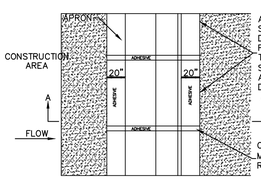


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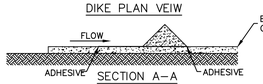
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
NOT TO SCALE

K-H



DIKE PLAN VEIW



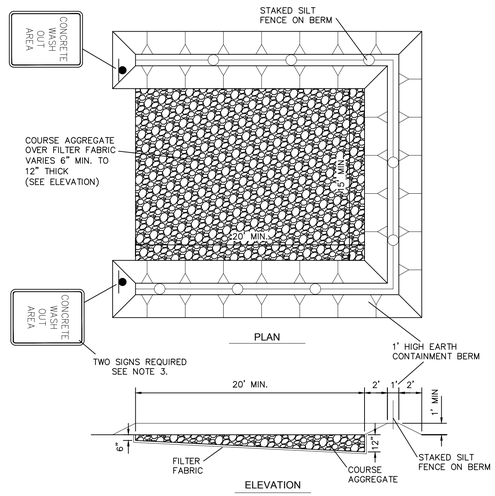
SECTION A-A

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.

2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

SILT DIKE ON EXISTING PAVEMENT
NOT TO SCALE

K-H



ELEVATION

NOTES:
1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

CONCRETE TRUCK WASH OUT AREA
NOT TO SCALE

K-H

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION ENTRANCE																								
TEMPORARY CONTROL MEASURES																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
BUILDING PAD CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL TEMPORARY CONSTRUCTION FENCE, SILT FENCE, SILT DIKE AND INLET PROTECTION.
2. PERFORM CLEARING AND GRUBBING AND DEMOLITION.

PHASE 2:
1. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
3. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. CONSTRUCT PROPOSED IMPROVEMENTS.
5. COMPLETE FINAL GRADING AND FINAL STABILIZATION.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES.

NOTE:
THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

MAINTENANCE (ALL PHASES)

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITTEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

NOTE: DETAILS ARE INCLUDED FROM THE ENTITIES LISTED BELOW AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL OBTAIN AND CONFORM WITH THE LATEST STANDARDS AND DETAILS.

K-H KIMLEY-HORN DETAIL

DELRAY CITY OF DELRAY BEACH MUNICIPAL SERVICES DEPARTMENT DETAIL

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
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Sunshine811.com

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JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL: JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER: 73962
DATE:

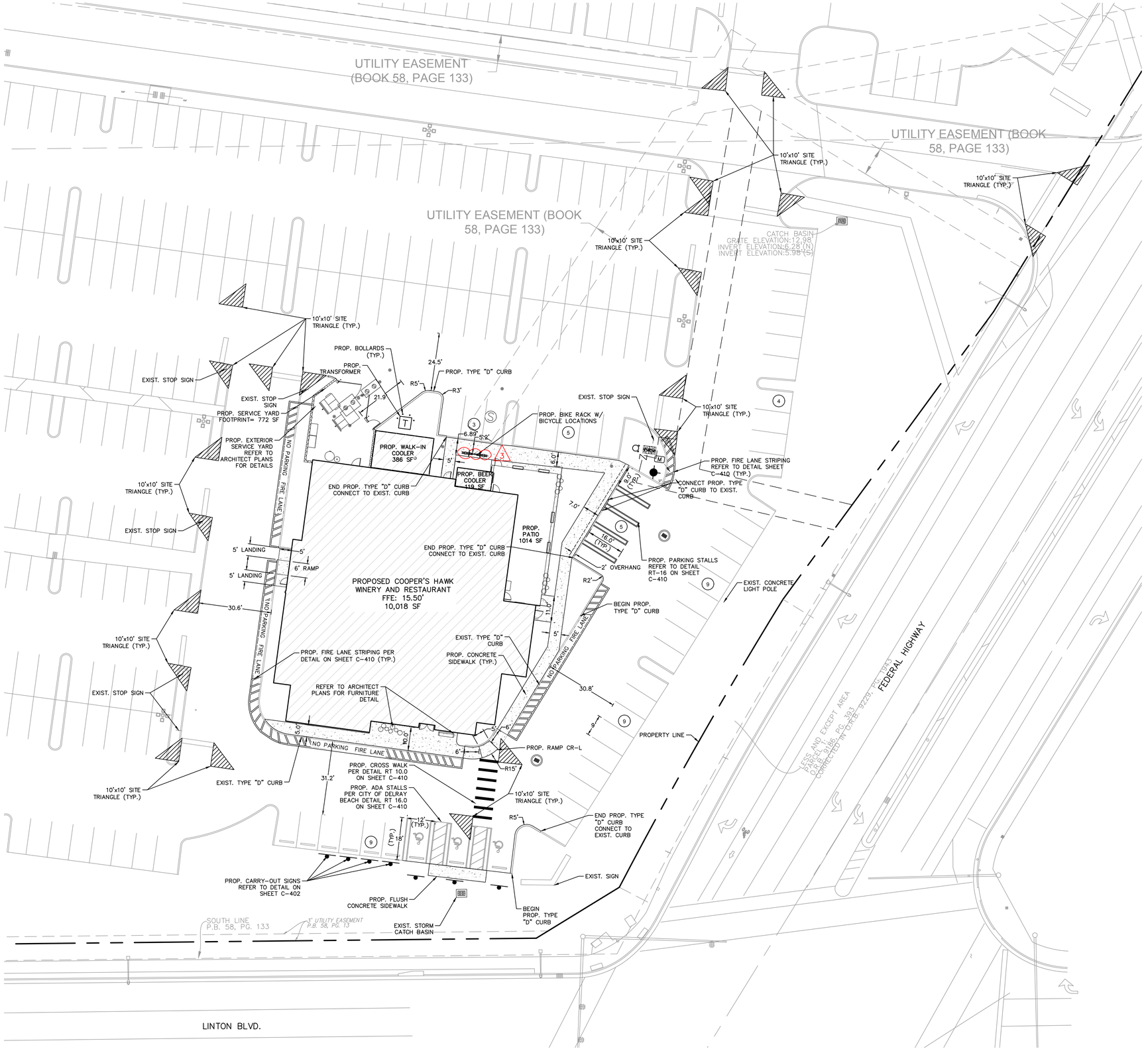
KHA PROJECT: 147964002
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JVD
DRAWN BY: IZ
CHECKED BY: JAW

EROSION CONTROL DETAILS

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-310

Plotted By:Damore, John Sheet Set:PLAZA AT DELRAY - COOPER'S HAWK Layout:C-310 EROS DETL November 13, 2025 08:47:44pm K:\bcd_civil\147964002 - plaza at delray - cooper's hawk\CADD\PlanSheets\C-310-EROS-DETL.dwg
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NORTH

HORIZONTAL CONTROL LEGEND

PROPERTY LINE

PROP. CONCRETE SIDEWALK

PARKING SPACE COUNTERS

GRAPHIC SCALE IN FEET
0 10 20 40

HORIZONTAL CONTROL NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 520-001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB, EDGE OF PAVEMENT FOR TYPE "F" CURB AND GUTTER, OR EDGE OF PAVEMENT FOR NO CURB UNLESS OTHERWISE NOTED
5. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK PER CITY OF DELRAY BEACH REQUIREMENTS. DETECTABLE WARNING SURFACE SHALL BE YELLOW ARMORTILE (OR APPROVED EQUAL) SURFACE APPLIED MATS UNLESS OTHERWISE SPECIFIED. REFER TO THE LATEST FDOT DESIGN STANDARDS INDEX 522-002.
6. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
7. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
8. ACCESSIBLE RAMPS, IDENTIFIED BY CR-X, SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS INDEX 522-002.
9. ALL SIGN POSTS SHALL BE GALVANIZED SQUARE OR ROUND PIPE. NO "U" SHAPE POST ARE ALLOWED.
10. IT IS THE RESPONSIBILITY OF THE OWNER'S ENGINEER TO PROVIDE SITE OBSERVATION AND INSPECTIONS IN ORDER FOR THE OWNER'S ENGINEER TO EXECUTE THE "ENGINEERS CERTIFICATION OF COMPLETION" EXACTLY AS STATED ON PAGE C-14 FROM THE CITY OF DELRAY BEACH CURRENT MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
11. ALL TREES SHALL BE LOCATED NO LESS THAN 10 FEET FROM CITY FACILITIES (MAINS, SERVICES, LATERALS, ETC.) UNLESS ROOT BARRIERS ARE INSTALLED. ALL ROOT BARRIERS SHALL BE INSTALLED NO LESS THAN 4 FEET FROM CITY FACILITIES. (SEE CITY DETAILS LD 1.0 AND LD 2.0).

No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS III	12/17/2025	JZ
2	SITE PLAN COMMENTS II	11/14/2025	JVD
3	SITE PLAN COMMENTS	09/08/2025	JZ

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PHONE: 561-330-2345 FAX: 561-863-8175
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LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER
73962
DATE:

KHA PROJECT: 147964002
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: JAW

HORIZONTAL CONTROL PLAN

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-400

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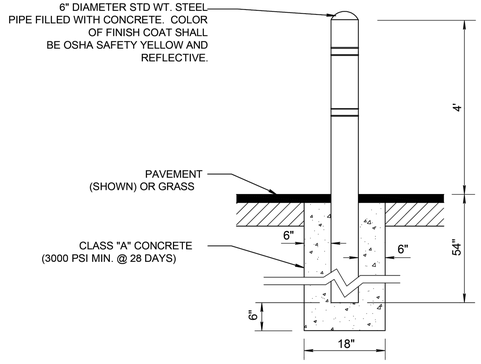
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JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER 12/17/2025

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Plotted By:Damore, John Sheet Set:PLAZA AT DELRAY – COOPER'S HAWK Layout:C-401 HORIZONTAL CONTROL PLAN December 17, 2025 08:27:31am K:\bcd_civil\147964002 – plaza at delray – cooper's hawk\CADD\plansheets\C-401 HORIZONTAL CONTROL PLAN.dwg
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DELRAY



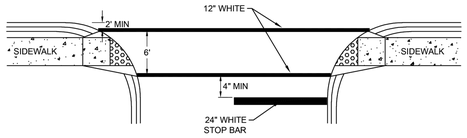
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

BOLLARD DETAIL

DATE: 10-04-2024
PW 7.1

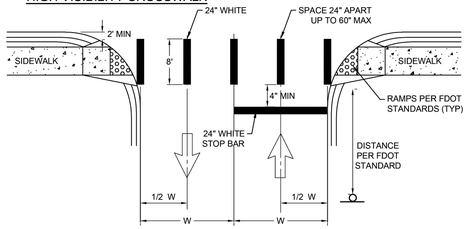
DELRAY

STANDARD CROSSWALK



STANDARD CROSSWALK STRIPING TO BE INSTALLED IN THE FOLLOWING LOCATIONS:
- ALONG COLLECTORS OR ARTERIALS
- BIKE PATH CROSSINGS
- CROSS WALKS WITH HIGH EXPECTED PEDESTRIAN VOLUME
- SCHOOL ACCESS ROUTES
- SIGNING REQUIRED AS PER FDOT STANDARD PLAN 711-001

HIGH VISIBILITY CROSSWALK



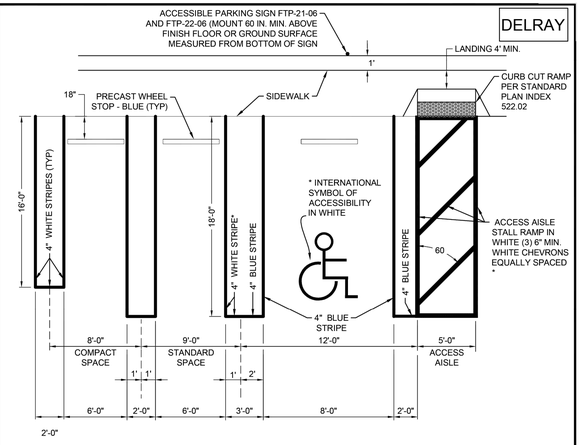
- HIGH VISIBILITY CROSSWALK STRIPING TO BE USED ONLY AT DESIGNATED SUPERVISED SCHOOL CROSSING OR AT LOCATIONS WHERE IT IS DEEMED APPROPRIATE BY THE CITY.
- SIGNS AND ADVANCED PAVEMENT MESSAGES TO BE DESIGNED AND INSTALLED PER FDOT STANDARD PLAN 711-001
- CROSSWALKS LOCATED MIDBLOCK MINIMUM WIDTH 10' AND ALL CROSSWALK MARKINGS SHALL BE WHITE.
- LONGITUDINAL LINES IN SPECIAL EMPHASIS CROSSWALK SHALL BE 24" WIDE AND SPACED TO AVOID THE WHEEL PATH OF VEHICLES AS SHOWN IN DETAIL. THE SPACE BETWEEN MARKINGS SHALL NOT EXCEED 60". A LONGITUDINAL MARKING SHALL BE CENTERED AT EACH LANE LINE. ADDITIONAL LONGITUDINAL MAKINGS SHALL BE PLACED AT THE CENTER OF EACH LINE.
- WHERE THE CROSSWALK IS SKEWED TO THE LANE LANE LINES, THE SPECIAL EMPHASIS LONGITUDINAL LINES SHOULD BE PARALLEL TO THE LANE LINE.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CROSSWALK DETAILS

DATE: 10-04-2024
RT 10.0

DELRAY



PARKING STALL DIMENSIONS:

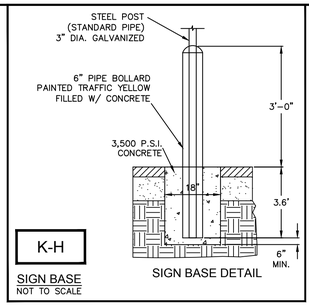
STANDARD 9'x 18'
COMPACT 8'x 16'
ACCESSIBLE 12'x 18' PLUS 5' ACCESS AISLE

* NOTES:
1. ON LIGHT COLORED SURFACE I.E. CONCRETE ALL ACCESSIBLE MARKINGS SHALL BE BLUE AND STANDARD PARKING STRIPING SHALL BE 3" WHITE WITH 1" BLACK BORDER.
2. ALL STRIPING WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6 INCHES.
3. ALL MEASUREMENTS ARE FROM CENTER LINE.
4. ALL COMPACT SPACES MUST HAVE "COMPACT" STENCILED WITH BLACK PAINT ON WHEEL STOP.
5. BLUE STRIPE & INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WALKWAY ON CONCRETE.
6. 24" STOP BAR BETWEEN ALL PARKING LOTS AND PUBLIC R/W SHALL BE THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND STOP SIGN R1-1 THERMOPLASTIC AND PER FDOT SPECIFICATIONS AND STOP SIGN R1-1
7. CHANGES IN LEVEL ARE NOT PERMITTED IN ACCESSIBLE PARKING STALLS AND ACCESS AISLES SERVING THE STALLS. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED.

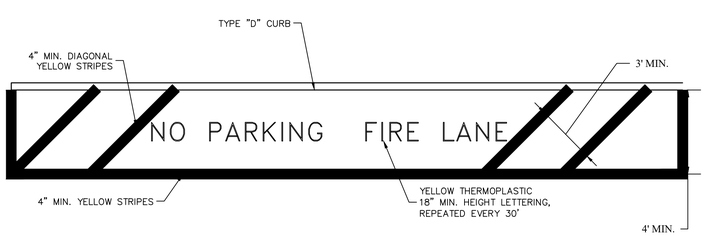
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

TYPICAL PARKING SPACES (1 OF 3)

DATE: 10-04-2024
RT 16.0

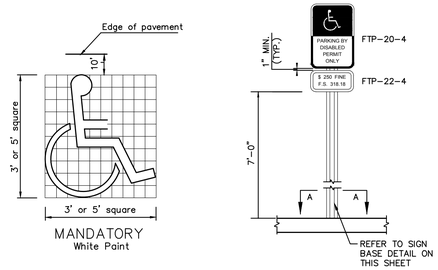


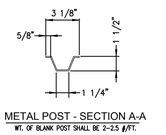
K-H



FIRE LANE MARKINGS
NOT TO SCALE

K-H





METAL POST - SECTION A-A
WT. OF BLANK POST SHALL BE 2-2.5 #/FT.

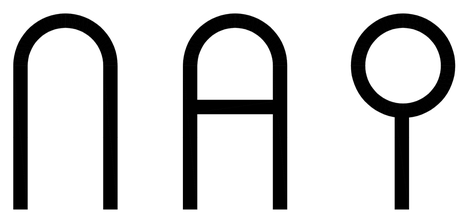
NOTES:

1. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
2. EACH SPACE SHALL HAVE FTP-20-4 AND FTP-22-4 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
3. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
4. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM OF 2'-6" CLEAR FROM FACE OF CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA STRIPING AND SIGNAGE
NOT TO SCALE

DELRAY

ONE RACK ELEMENT SUPPORTS TWO BIKES



INVERTED "U" **"A"** **POST AND LOOP**

THE LOCATION OF THE BICYCLE RACK SHOULD BE SUCH THAT IT IS VISIBLE AND IS COMPLIANT WITH THE CURRENT VERSION OF THE PROPOSED ACCESSIBILITY, GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG) PREFERABLY ON THE APPROACH SIDE OF THE BUILDING OR STRUCTURE PARKING IS EXPECTED, AT LEAST 50% OF THE BICYCLE PARKING SPOTS SHOULD BE COVERED BY AN OVERHANG OR ACTUAL STORAGE FACILITY. UPPER ELEMENTS OF THE BICYCLE RACK SHOULD NOT PROTRUDE, CREATING AN OBSTACLE FOR A BLIND TRAVELER. THE COLOR OF THE BICYCLE RACK IS 3275 ENGINEERING GRADE/COLOR BLUE.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

BICYCLE RACK

DATE: 10-04-2024
RT 35.0

NOTE: DETAILS ARE INCLUDED FROM THE ENTITIES LISTED BELOW AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL OBTAIN AND CONFORM WITH THE LATEST STANDARDS AND DETAILS.

K-H — KIMLEY-HORN DETAIL

DELRAY — CITY OF DELRAY BEACH MUNICIPAL SERVICES DEPARTMENT DETAIL

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

No.	REVISIONS	DATE	BY
2	SITE PLAN COMMENTS	09/08/2025	IZ

Kimley»Horn

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1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER
73962
DATE:

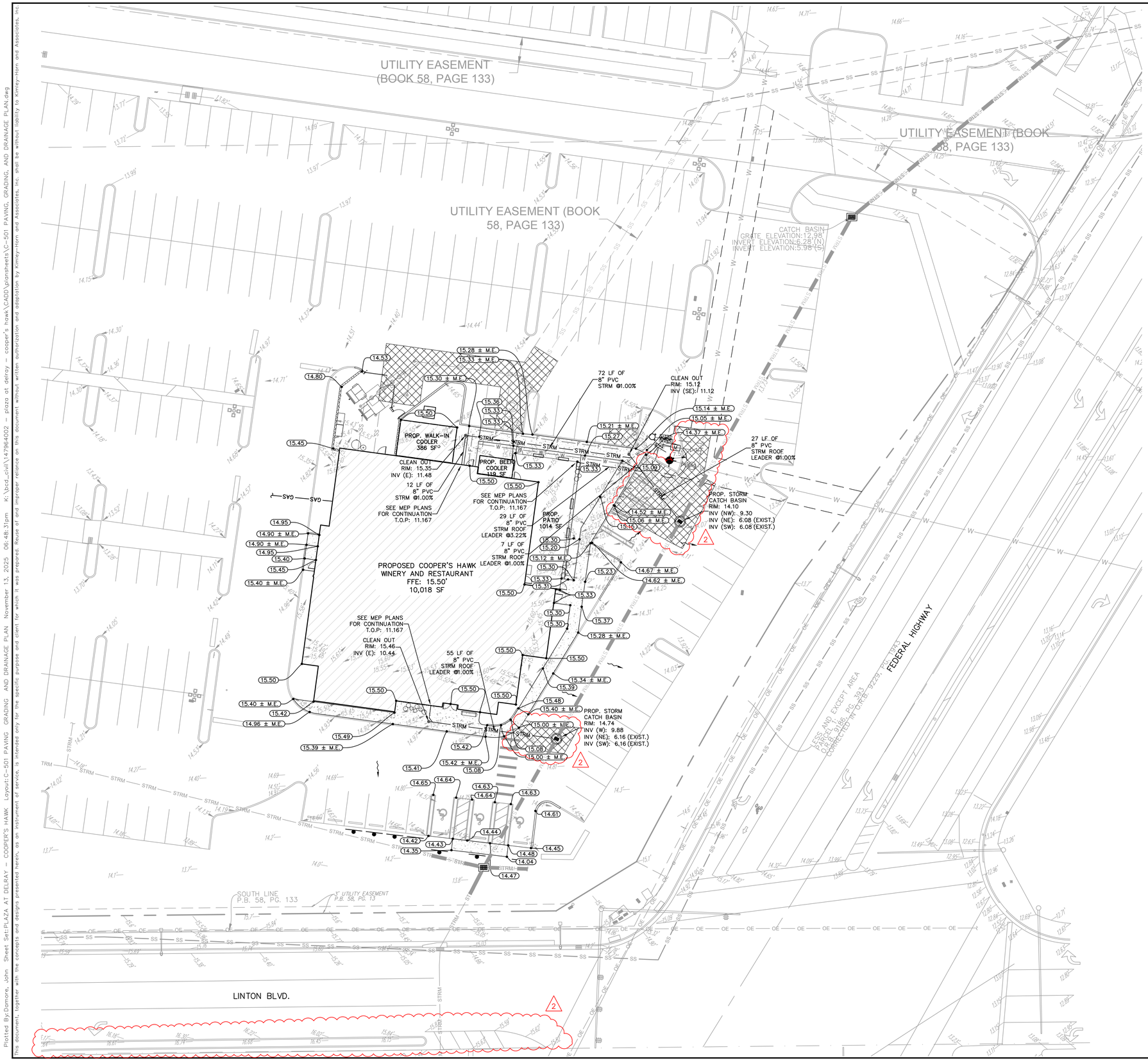
KHA PROJECT
147964002
DATE
SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: JAW

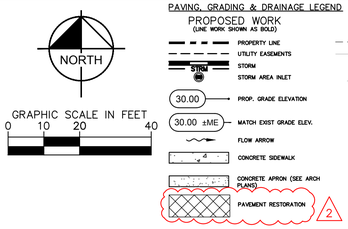
SITE DETAILS

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-410

Plotted By: Damore, John Sheet Set: PLAZA AT DELRAY - COOPER'S HAWK Layout: C-410 SITE DTL November 13, 2025 06:48:19pm K:\bcd_civil\147964002 - plaza at delray - cooper's hawk\CADD\PlanSheets\C-410-SITE-DETL.dwg
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PAVING, GRADING AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NAVD 1988 NORTH AMERICAN VERTICAL DATUM OF 1988.
2. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
3. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN EIGHTEEN INCH (18") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE.
4. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING U.S. PRECAST (USP) U.S. FOUNDRY (USF) OR FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH THE DELRAY BEACH DETAILS AND REGULATIONS.
4. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
5. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522-002.
6. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   A. REINFORCED CONCRETE PIPE (RCP) CLASS III PER ASTM C-76 OR HIGH DENSITY POLY-ETHYLENE (HDPE) PIPE FOR 24" OR LESS FOR PIPES AND HP (HIGH PERFORMANCE) STORM PIPE FOR PIPES 30" AND LARGER. ROOF LEADER PIPE MATERIAL SHALL BE PVC SDR-35.
   B. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT
   C. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
7. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
8. PROPOSED ELEVATIONS OF CURB REPRESENT TOP OF CURB ELEVATIONS UNLESS OTHERWISE NOTED.
9. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
10. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
11. MATCH EXISTING GRADES AT TIE-IN LOCATIONS.
12. TOP OF LANDSCAPED OR SODDED AREA AGAINST BUILDING SHALL BE MIN. 4" BELOW FINISH FLOOR ELEVATION AND AGAINST SIDEWALK SHALL BE MIN. 2" BELOW FINISH GRADE.

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.55' = (NGVD 1929)

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Sunshine811.com

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11/13/2025

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Signature must be verified on any electronic copies.

No.	REVISIONS	DATE	BY
2	SITE PLAN COMMENTS 2	11/13/2025	JWD
1	SITE PLAN COMMENTS	09/08/2025	NZ

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LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962
DATE:

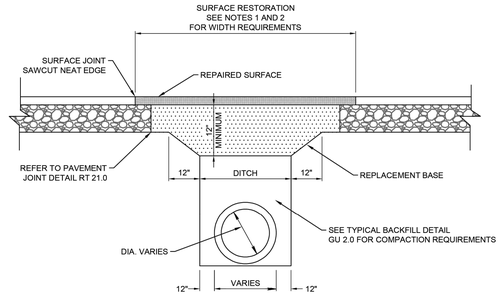
KHA PROJECT 147964002
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: JAW

PAVING, GRADING, AND DRAINAGE PLAN

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-500

Plotted By:Donnore, John Sheet Set:PLAZA AT DELRAY - COOPER'S HAWK Layout:C-501 PAVING GRADING AND DRAINAGE PLAN November 13, 2025 06:48:31pm K:\bcd_civil\147964002 - plaza at delray - cooper's hawk\CADD\plansheets\C-501 PAVING, GRADING, AND DRAINAGE PLAN.dwg
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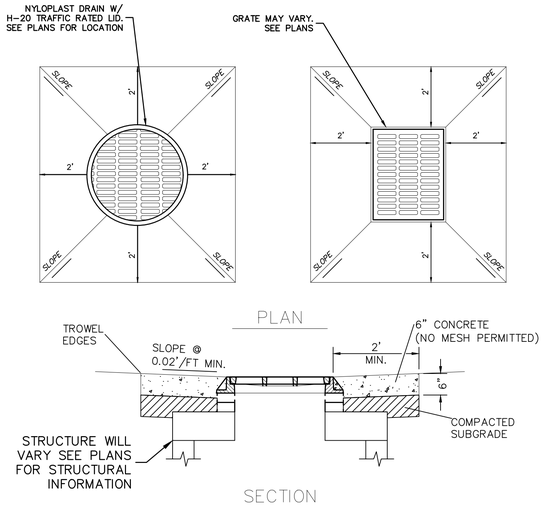


SECTION - WHERE APPLICABLE

NOTES:

1. FOR COMMERCIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED 50' IN EACH DIRECTION FROM THE DAMAGED AREA. MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
2. FOR RESIDENTIAL PROJECTS THAT DAMAGE THE ROADWAY SURFACE THE ROADWAY SHALL BE MILLED AND RESURFACED FOR THE WIDTH OF THE RESIDENTIAL PROPERTY (MIN. 50' REPAIR LENGTH). MILLING AND RESURFACING SHALL BE FOR THE FULL LANE WIDTH OF ANY DAMAGED LANE.
3. MILLING DEPTH SHALL BE 1" AND RESURFACING SHALL BE 1" TYPE S-III ASPHALTIC CONCRETE.
4. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180. MAX LIFT THICKNESS SHALL BE 6".
5. 24" EXCAVATEABLE FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
6. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
7. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
8. SURFACE MATERIAL SHALL BE S-III ASPHALTIC CONCRETE (FOR TRENCH REPAIR, THICKNESS SHOULD BE TWICE THE THICKNESS OF THE ADJACENT EXISTING ASPHALT).
9. ANY PAVEMENT CUTS SHALL BE COLD PATCHED AT THE END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	PAVEMENT REPAIR DETAIL	DATE: 10-04-2024 GU 1.0

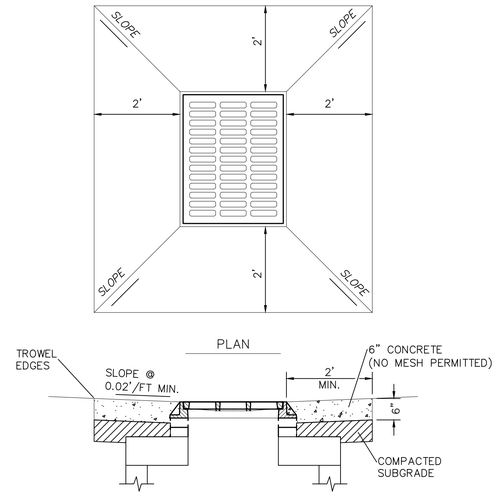


NOTES:

1. CONSTRUCT 2' WIDE (MIN.) APRON AROUND INLET (4 SIDES).
2. APRON AROUND CATCH BASIN SHALL BE 6" THICK CONCRETE ON COMPACTED SUBGRADE.
3. CONCRETE SHALL BE 3000 P.S.I. MIN.. @ 28 DAYS.
4. SLOPE OF APRON SHALL MATCH EXISTING PAVEMENT SLOPE.
5. PROVIDE LIGHT BROOM FINISH ON CONCRETE SURFACE AND TOOL ALL EXPOSED EDGES.
6. GRATES WILL VARY AS PER PAVING, GRADING AND DRAINAGE PLANS.
7. CONTRACTOR SHALL UTILIZE ADA PEDESTRIAN GRATES IN WALKWAYS AND PEDESTRIAN PATHS.

CATCH BASIN APRON DETAIL
NOT TO SCALE

K-H

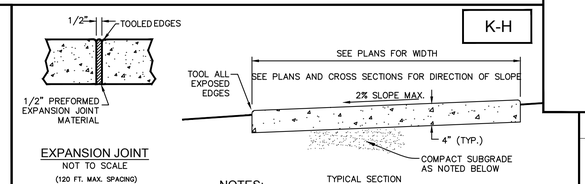


NOTES:

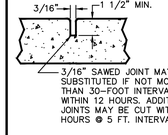
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2. APRON AROUND CATCH BASIN SHALL BE 6" THICK CONCRETE ON COMPACTED SUBGRADE.
3. CONCRETE SHALL BE 3000 P.S.I. MIN.. @ 28 DAYS.
4. SLOPE OF APRON SHALL MATCH EXISTING PAVEMENT SLOPE.
5. PROVIDE LIGHT BROOM FINISH ON CONCRETE SURFACE AND TOOL ALL EXPOSED EDGES.

CATCH BASIN APRON DETAIL
NOT TO SCALE

K-H



EXPANSION JOINT
NOT TO SCALE
(120 FT. MAX. SPACING)



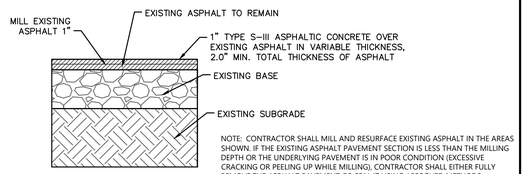
CONTRACTION JOINT
NOT TO SCALE
(5 FT. MAX. SPACING)

NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB, SIDEWALK, OR AT ANY OTHER RIGID STRUCTURE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
3. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. (MIN.) @ 28 DAYS FOR SIDEWALKS.
4. MINIMUM THICKNESS OF SIDEWALK SHALL BE AS NOTED ABOVE.
5. FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W., COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.
6. CONTRACTOR SHALL INSTALL WELDED WIRE FABRIC WITH SUPPORT CHAIRS AND ENSURE WELDED WIRE FABRIC IS ELEVATED FROM THE GROUND DURING INSTALLATION.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

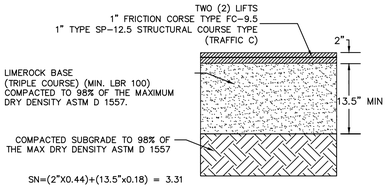
K-H



NOTE: CONTRACTOR SHALL MILL AND RESURFACE EXISTING ASPHALT IN THE AREAS SHOWN. IF THE EXISTING ASPHALT PAVEMENT SECTION IS LESS THAN THE MILLING DEPTH OR THE UNDERLYING PAVEMENT IS IN POOR CONDITION (EXCESSIVE CRACKING OR PEELING UP WHILE MILLING), CONTRACTOR SHALL EITHER FULLY REMOVE THE ASPHALT PAVEMENT OR SEAL IT USING APPROVED METHODS.

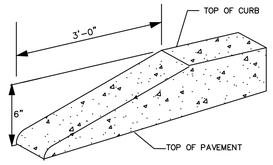
MILL AND RESURFACE
NOT TO SCALE

K-H



ALTERNATE ASPHALTIC CONCRETE
PAVEMENT SECTION (ALTERNATE)
NOT TO SCALE

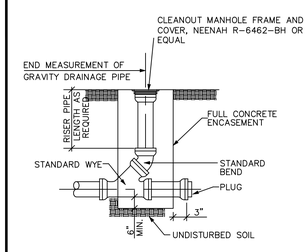
K-H



ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.

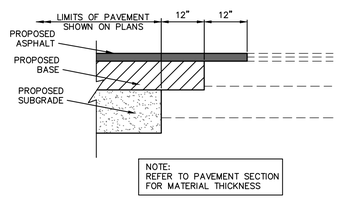
STANDARD CURB END
NOT TO SCALE

K-H



DRAINAGE CLEANOUT DETAIL
NOT TO SCALE

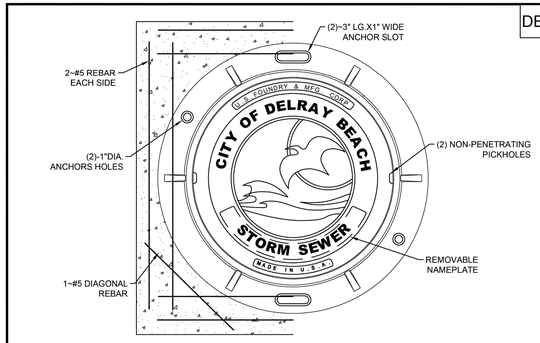
K-H

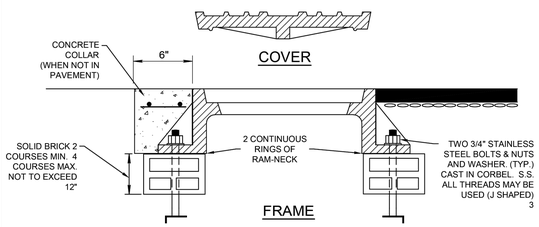


PAVEMENT MATCHING DETAIL
NOT TO SCALE

K-H

DELRAY





NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. FRAME AND COVER SHALL BE U.S. FOUNDRY MR-ORS AND RING SHALL BE USF 576
3. MANHOLE ADJUSTING RINGS SHALL BE CAST IRON, USF TYPE B.
4. CITY LOGO LID TO BE USED ON CITY MAINTAINED STORM SEWER ONLY. STANDARD NO. 576BH IS TO BE USED ON PRIVATELY MAINTAINED STORM SEWER.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	STORM SEWER MANHOLE FRAME & COVER	DATE: 10-04-2024 D 1.0

NOTE: DETAILS ARE INCLUDED FROM THE ENTITIES LISTED BELOW AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL OBTAIN AND CONFORM WITH THE LATEST STANDARDS AND DETAILS.

K-H	KIMLEY-HORN DETAIL
DELRAY	CITY OF DELRAY BEACH MUNICIPAL SERVICES DEPARTMENT DETAIL

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

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

Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Kimley»Horn
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1615 S. CONGRESS AVE. SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	SITE PLAN COMMENTS	09/08/2025	IZ

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER
73962

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

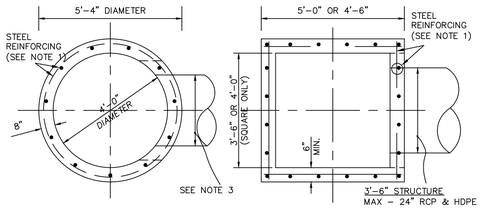
KHA PROJECT	DESIGNED BY:	JVD
147964002	DRAWN BY:	IZ
DATE: SEPTEMBER 2025	CHECKED BY:	JAW
SCALE: AS SHOWN		

PAVING, GRADING & DRAINAGE DETAILS

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-510

Plotted By:Damore, John Sheet Set:PLAZA AT DELRAY - COOPER'S HAWK Layout:C-510 PAVING, GRADING & DRAINAGE DETAILS November 13, 2025 08:48:42pm K:\bca_co\fl\147964002_plaza at delray - cooper's hawk\CADD\PlanSheets\C-510-PGD-DETL.dwg
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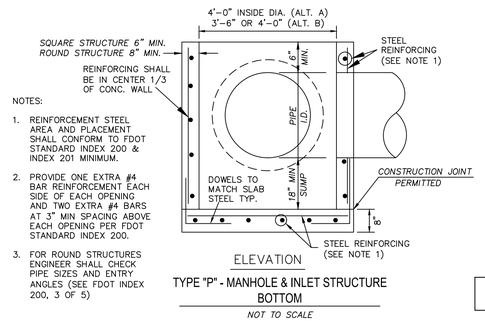
PLAN

ALTERNATE A

3'-6" STRUCTURE
MAX - 24" RCP & HDPE
MAX - 30" CMP & PVC
4'-0" STRUCTURE
MAX 30" RCP & HDPE
MAX 36" CMP & PVC

PLAN

ALTERNATE B



NOTES:

1. REINFORCEMENT STEEL AREA AND PLACEMENT SHALL CONFORM TO FDOT STANDARD INDEX 200 & INDEX 201 MINIMUM.
2. PROVIDE ONE EXTRA #4 BAR REINFORCEMENT EACH SIDE OF EACH OPENING AND TWO EXTRA #4 BARS AT 3" MIN SPACING ABOVE EACH OPENING PER FDOT STANDARD INDEX 200.
3. FOR ROUND STRUCTURES ENGINEER SHALL CHECK PIPE SIZES AND ENTRY ANGLES (SEE FDOT INDEX 200, 3 OF 5)

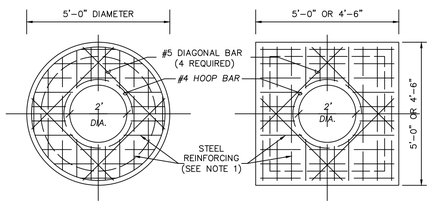
ELEVATION

TYPE "P" - MANHOLE & INLET STRUCTURE BOTTOM

NOT TO SCALE

K-H

NOTE:
MANHOLE OPENING MAY BE ECCENTRIC AS REQUIRED.

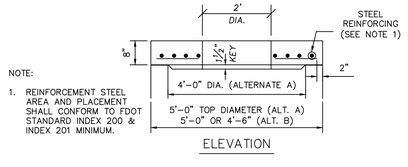


TOP VIEW

ALTERNATE A

TOP VIEW

ALTERNATE B



NOTE:

1. REINFORCEMENT STEEL AREA AND PLACEMENT SHALL CONFORM TO FDOT STANDARD INDEX 200 & INDEX 201 MINIMUM.

ELEVATION

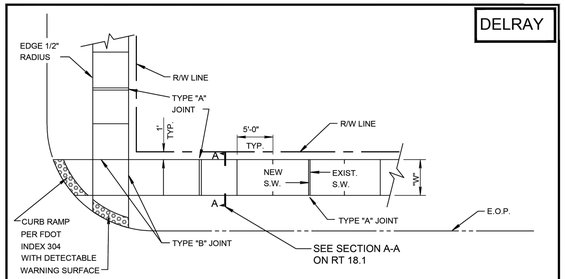
MANHOLE RING AND COVER - U.S. FOUNDRY SERIES 420-C OR APPROVED EQUAL

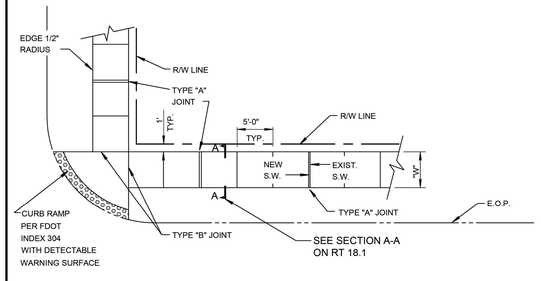
TYPE "P" - MANHOLE TOP SLAB

NOT TO SCALE

K-H

DELRAY





PLAN

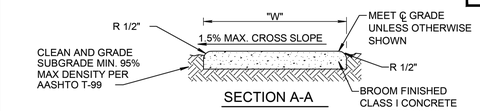
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION DETAIL

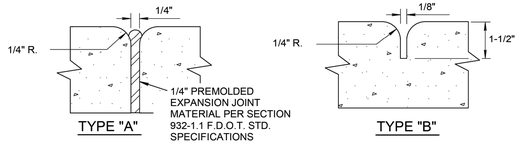
DATE: 10-04-2024

RT 18.0

DELRAY



SECTION A-A



TYPE "A"

TYPE "B"

SIDEWALK JOINTS

NOTE:

1. ALL SIDEWALKS SHALL BE CONSTRUCTED THRU DRIVEWAYS.
2. ALL SIDEWALKS SHALL INCLUDE ADA COMPLIANT RAMPS @ INTERSECTIONS.
3. ALL SIDEWALKS SHALL INCLUDE CROSS SLOPE AND RUNNING SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.
4. CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND 24" DEEP.
5. SIDEWALK SHALL BE 9" THICK FOR 2' AT THE CONNECTION TO ROADWAYS WITH A 6" TRANSITION TO 6" FOR THE REMAINDER OF THE REQUIRED 10'.

TABLE OF SIDEWALK THICKNESS - "T"	
GENERAL AREAS	4"
WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	6"

TABLE OF SIDEWALK WIDTHS - "W"	
SINGLE-FAMILY AREAS	5'
MULTI-FAMILY AREAS	5'
OTHER AREAS AS SPECIFIED BY THE CITY.	

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS SCORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
"A"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.

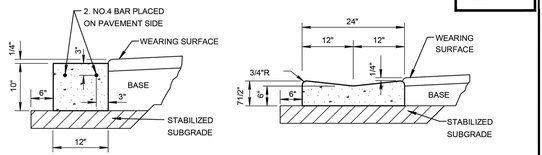
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

SIDEWALK CONSTRUCTION

DATE: 10-04-2024

RT 18.1

DELRAY



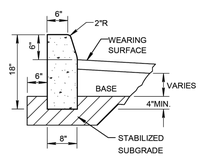
CONCRETE HEADER CURB

NOT TO SCALE

VALLEY GUTTER

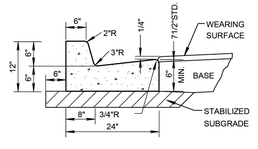
NOT TO SCALE

NOTE: SAWCUTS REQUIRED AT 10' ON CENTER.



F.D.O.T. TYPE "D" CONCRETE CURB

NOT TO SCALE



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

F.D.O.T. TYPE "F" CONCRETE CURB AND GUTTER

NOT TO SCALE

NOTES: 1. ROADWAY SUBGRADE SHALL IN ALL CASES EXTEND BELOW CURBING.
2. SAWCUTS AT 10' ON CENTER SHALL BE MADE WITHIN 24 HOURS OF CONCRETE PLACEMENT.

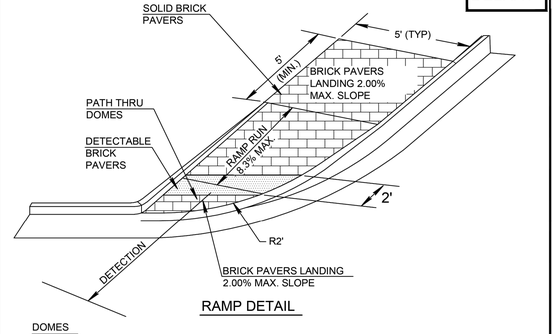
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

CURB AND GUTTER SECTIONS

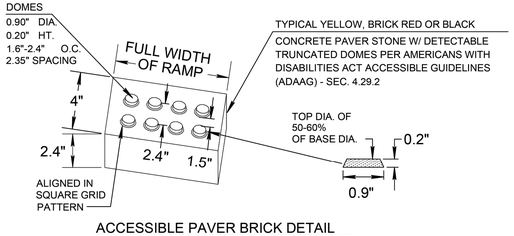
DATE: 10-04-2024

RT 19.0

DELRAY



RAMP DETAIL



ACCESSIBLE PAVER BRICK DETAIL

1. IN ADDITION TO CURB RAMPS TRUNCATED DOMES ARE REQUIRED AT ALL AREAS OF PERIL. NOT REQUIRED AT RESIDENTIAL DRIVEWAYS CROSSINGS OR CUT-THROUGH REFUGE ISLANDS LESS THAN 6' IN LENGTH.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444

DETECTABLE WARNING RAMP IN PAVER SIDEWALK TYPICAL DETAIL

DATE: 10-04-2024

RT 29.0

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K-H	KIMLEY-HORN DETAIL
DELRAY	CITY OF DELRAY BEACH MUNICIPAL SERVICES DEPARTMENT DETAIL

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JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

No.	REVISIONS	DATE	BY

Kimley»Horn

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1615 S. CONGRESS AVE. SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL: JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER: 73962
DATE:

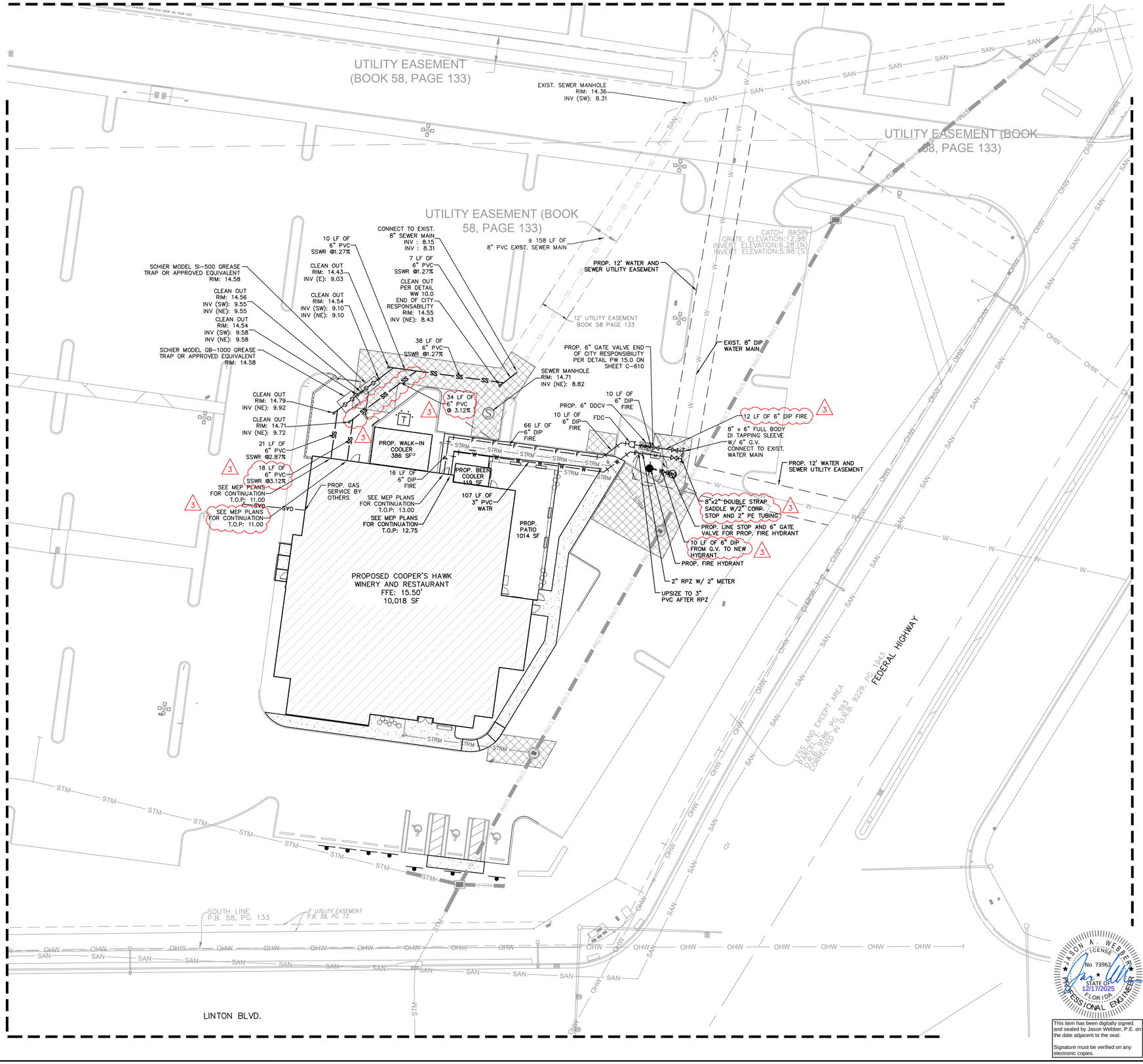
KHA PROJECT: 147964002
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JVD
DRAWN BY: IZ
CHECKED BY: JAW

PAVING, GRADING & DRAINAGE DETAILS

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-511

Plotted By: Damone, John Sheet Set: PLAZA AT DELRAY - COOPER'S HAWK Layout: C-511 PAVING, GRADING & DRAINAGE DETAILS November 13, 2025 08:48:47pm K:\bod_com\147964002 - plaza at delray - cooper's hawk\CADD\PlanSheets\C-510-PGD-DETL.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

UTILITY LEGEND

PROPOSED WORK (LINE WORK SHOWN AS BOLD)	EXISTING TO REMAIN (LINE WORK SHOWN AS SHADED)
PROPERTY LINE	
CENTERLINE OF R/W	SANITARY PIPE
UTILITY CROSSING	SANITARY MANHOLE
STORM LINE	FIRE LINE PIPE
SANITARY PIPE	WATER PIPE
SANITARY MANHOLE	FIRE HYDRANT
FIRE LINE PIPE	FIRE DEPT CONN.
WATER LINE PIPE	WATER PIPE
FIRE HYDRANT	IRRIGATION MAIN
FIRE DEPT CONN.	FIBER OPTIC LINE
PAVEMENT RESTORATION	OVERHEAD LINE
	TELEPHONE LINE
	COMMUNICATION
	BURIED ELECTRIC
	GAS LINE
	UTILITY EASEMENTS
	STORM PIPE
	STORM AREA INLET
UTILITY EASEMENTS	STORM CURB INLET
	STORM MANHOLE

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
3. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
4. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE DELRAY BEACH STANDARD DETAILS.
5. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE DELRAY BEACH CITY ENGINEER.
6. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE DELRAY BEACH CITY ENGINEER.
7. ALL WATER MAIN (WM) SHALL BE DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED. 3
8. ALL FIRE MAIN (FM) SHALL BE DIP WITH ALL JOINTS RESTRAINED WITH MEGALUGS UNLESS OTHERWISE NOTED. ALL FIRE MAIN SHALL BE LAID AT 36" MIN. COVER. ALL FIRE RELATED CONSTRUCTION SHALL FOLLOW THE FLORIDA FIRE PREVENTION CODE 5TH EDITION – FLORIDA SPECIFIC NFPA 1, FIRE CODE, 2012 EDITION AND FLORIDA SPECIFIC NFPA 101, LIFE SAFETY CODE, 2012 EDITION.
9. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 350 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
10. ALL NEW FIRE HYDRANTS SHALL HAVE "OUT OF SERVICE" SIGNS AFFIXED AT TIME OF INSTALLATION. SIGNS SHALL REMAIN IN PLACE UNTIL THE WATER SYSTEM IS CLEARED FOR USE.
11. ALL WATER MAIN AND FORCE MAINS SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
12. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
13. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY DELRAY BEACH UTILITIES DIVISION.
14. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
15. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
16. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED.
17. ALL SEWER FORCE MAIN (SFM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED. ALL SEWER FORCE MAIN IS PRIVATE.
18. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
19. SANITARY SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. CONTRACTOR SHALL ADJUST LIMITS OF PVC TO DIP AS SHOWN IN PROFILE.
20. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
21. EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY PALM BEACH COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
22. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET PALM BEACH COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY.
23. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPL FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
24. THE DELRAY BEACH UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.
25. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
26. LEAD FREE BRASS WATER WORKS PRODUCTS SHALL MEET THE REQUIREMENT OF ASNI/AWWA C800 AND THE MAXIMUM LEAD CONTENT OF S.3872 AND NSF 61 ANNEX G. THE MANUFACTURER'S DESIGNATION AS A LEAD FREE PRODUCT SHALL BE PERMANENTLY STAMPED OR CAST INTO THE PRODUCT'S BODY. EFFECTIVE JANUARY 1, 2013, ONLY LEAD FREE BRASS WATER WORKS PRODUCTS SHALL BE INSTALLED IN CONTACT WITH POTABLE WATER.
27. ALL PROPOSED BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVES SHALL BE USC CERTIFIED AND LEAD FREE.
28. ANY DAMAGE TO ANY ROADWAY PAVEMENT LIKE UTILITY CUTS OR EDGE REPAIR SHALL BE MILLED AND RESURFACED FOR 50'EACH WAY PAST THE LIMIT OF THE DAMAGE PER CITY OF DELRAY BEACH STANDARD DETAIL GU 1.0.
29. ALL TREES SHALL BE LOCATED NO LESS THAN 10 FEET FROM CITY FACILITIES (MAINS, SERVICES, LATERALS, ETC.) UNLESS ROOT BARRIERS ARE INSTALLED. ALL ROOT BARRIERS SHALL BE INSTALLED NO LESS THAN 4 FEET FROM CITY FACILITIES. (SEE CITY DETAILS LD 1.0 AND LD 2.0)

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
12/17/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

ANY BUILDING FIRE LINE SHOWN ON THESE PLANS IS BEING SHOWN FOR COORDINATION PURPOSES ONLY. KIMLEY-HORN IS ONLY RESPONSIBLE FOR THE DESIGN OF THE WATER MAIN UP TO THE POINT OF SERVICE NOTED ON THE PLANS. PLEASE SEE PLANS BY (FIRE LINE DESIGNER) FOR PLAN AND DETAILS OF THE BUILDING FIRE LINE BEYOND THE POINT OF SERVICE.

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No.	REVISIONS	DATE	BY
3	SITE PLAN COMMENTS III	12/17/2025	IZ
2	SITE PLAN COMMENTS II	11/14/2025	JVD
1	SITE PLAN COMMENTS	09/08/2025	IZ

Kimley»Horn

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PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962
DATE:

KHA PROJECT 147964002
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JVD
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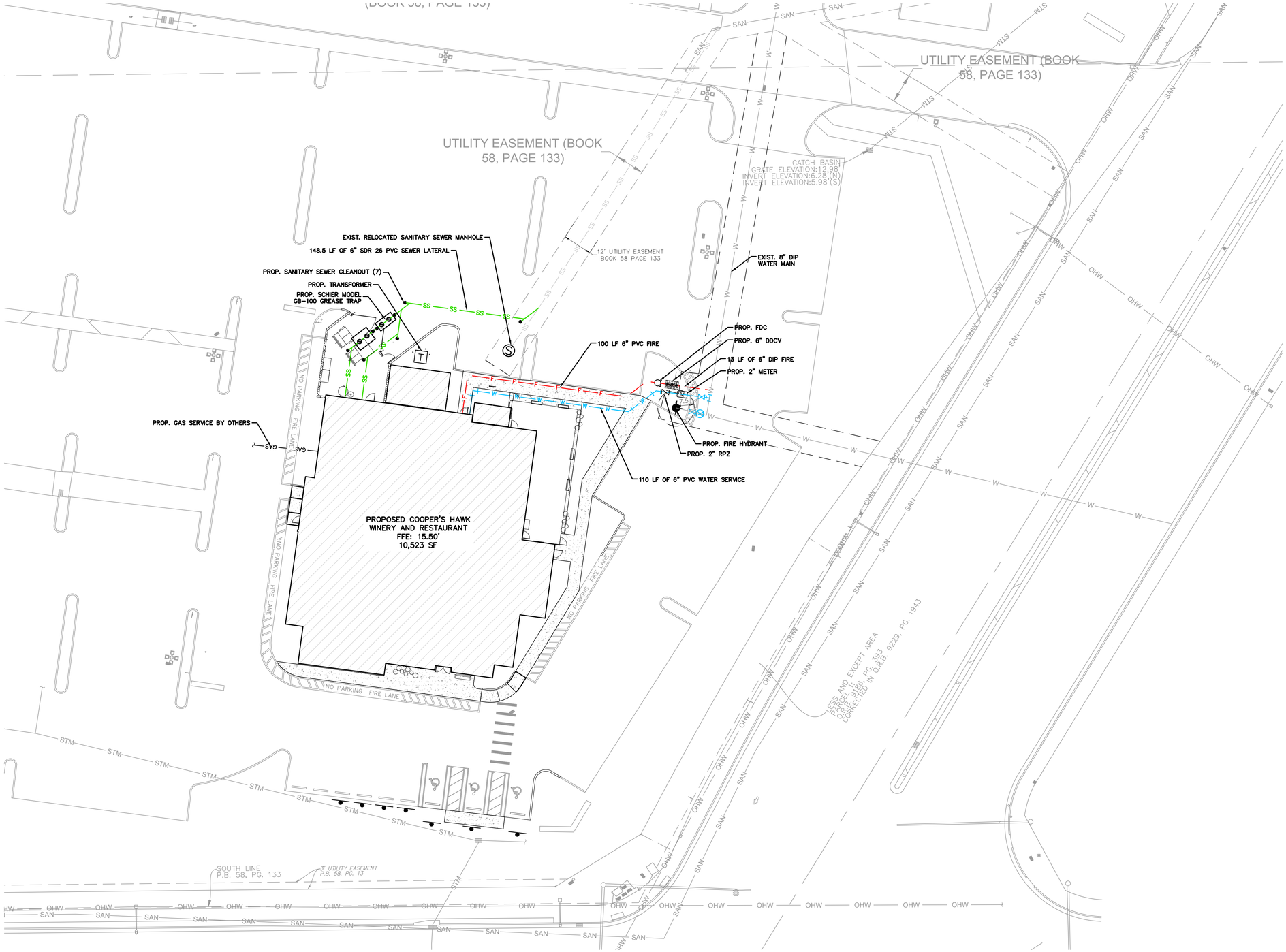
UTILITY PLAN

PLAZA AT DELRAY - COOPER'S HAWK

PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-600

Plotted By:Damore, John Sheet Set:PLAZA AT DELRAY – COOPER'S HAWK Layout:C-600 UTILITY PLAN December 17, 2025 08:27:50am K:\bcd_civil\147964002 – plaza at delray – cooper's hawk\CADD\plansheets\C-601 UTILITY PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPOSED WATER SERVICE
- PROPOSED SEWER LATERAL
- PROPOSED FIRE PIPE
- PROPOSED GAS SERVICE
- EXISTING SEWER MAIN
- EXISTING WATER MAIN

ALL TREES SHALL BE LOCATED NO LESS THAN 10 FEET FROM CITY FACILITIES (MAINS, SERVICES, LATERALS, ETC.) UNLESS ROOT BARRIERS ARE INSTALLED. ALL ROOT BARRIERS SHALL BE INSTALLED NO LESS THAN 4 FEET FROM CITY FACILITIES. (SEE CITY DETAILS LD 1.0 AND LD 2.0)

2

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.
Signature must be verified on any electronic copies.

No.	REVISIONS	DATE	BY
2	SITE PLAN COMMENTS II	11/14/2025	JVD
1	SITE PLAN COMMENTS	09/08/2025	IZ

Kimley»Horn

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DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER
73962
DATE:

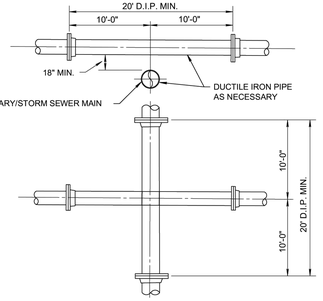
KHA PROJECT	147964002	DESIGNED BY:	JVD
DATE	SEPTEMBER 2025	DRAWN BY:	IZ
SCALE:	AS SHOWN	CHECKED BY:	JAW

COMPOSITE UTILITY PLAN

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-601

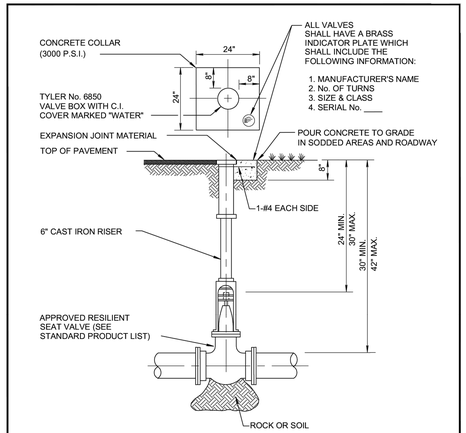
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NOTES:

1. STORM AND SANITARY SEWERS CROSSING UNDER 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, WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM POINT OF CROSSING WITH NO LESS THAN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM 18" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STARTED ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE CLASS 350 D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
2. MAINTAIN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER FORCE MAIN.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATERMAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATERMAIN SHALL BE D.I.P. AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
5. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATERMAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR-18 OR BETTER.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | WATER MAIN & SEWER CONFLICTS | DATE: 10-04-2024 | PW 2.0



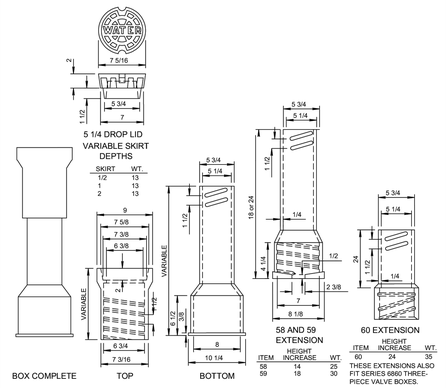
NOTES:

1. WHEN VALVE IS DEEPER THAN 30" AN EXTENSION WITH UNIVERSAL JOINT SHALL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE EXTENSION BOLTS & NUTS SHALL BE 316 STAINLESS STEEL. A 316 STAINLESS STEEL CENTERING PLATE SHALL ALSO BE REQUIRED.
2. AT DEAD END OR WHERE MAIN LINES CHANGE DIRECTION, VALVES SHALL BE RESTRAINED USING MECHANICAL JOINT RESTRAINTS, TIE RODS, OR OTHER RESTRAINT APPROVED BY UTILITIES DEPARTMENT (NO THRUST BLOCKS ALLOWED).

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL GATE VALVE DETAIL 4" THRU 12" | DATE: 10-04-2024 | PW 3.0

ITEM	BOX COMPLETE EXTENSION IN INCHES	WT.	TOP SECTION W/LID LENGTH	WT.	BOTTOM LENGTH	WT.	PIECES PER PKG.
461-S	19-22	60	10	35	15	25	..
462-S	27-32	70	10	35	24	35	..
562-S	27-37	80	16	45	24	35	20
563-S	33-43	85	16	45	30	40	20
564-S	39-50	90	16	45	36	45	20
662-S	36-52	105	26	65	30	40	20
664-S	39-60	110	26	65	36	45	20
666-S	51-71	135	26	65	**48	70	20
668-S	62-82	145	26	65	**60	80	20

**MAY BE FURNISHED IN TWO PIECES SCREWED TOGETHER TO MAKE THE LENGTH REQUIRED.



ITEM	HEIGHT INCREASE	WT.
58	14	25
59	18	30

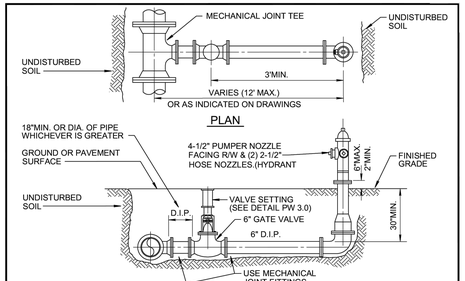
ITEM	HEIGHT INCREASE	WT.
60	24	35

THESE EXTENSIONS ALSO FIT SERIES 6860 THREE-PIECE VALVE BOXES.

BOX COMPLETE TOP BOTTOM

NOTE: LOCKING LIDS WILL NOT BE ACCEPTED.

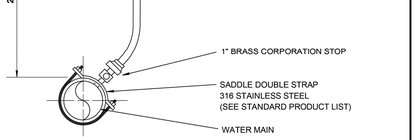
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | CAST IRON VALVE BOXES TWO PIECE | DATE: 10-04-2024 | PW 4.0



NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNOBSTRUCTED LOCATION. (7.5' CLEARANCE ON THREE SIDES, 4' CLEARANCE AT REAR, WITH 3' ACCESS LANE)
2. NO BARREL EXTENSION SHALL BE PERMITTED.
3. VALVE SHALL BE PLACED ADJACENT TO MAIN.
4. ANCHOR TEES AND FITTINGS ARE PERMITTED.
5. HYDRANT SHALL BE MUELLER SUPER CENTURION, AA423 5¼" WITH TRAFFIC BREAKAWAY FLANGE AND 5¼" VALVE.
6. HYDRANTS SHALL NOT ENCROACH IN SIDEWALKS, ROADWAYS, OR BIKE PATHS.
7. ON RUNS LONGER THAN 20 FEET A SECOND VALVE IS REQUIRED AT THE HYDRANT.
8. ALL HYDRANT INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF DELRAY BEACH FIRE PREVENTION CODE SEC. 96.05.
9. IN CERTAIN SITUATIONS, PROTECTIVE BOLLARDS MAY BE REQUIRED AS DIRECTED BY THE ENGINEERING DEPT. (SEE BOLLARD DETAIL PW 7.0)
10. FIRE HYDRANTS INSTALLED BUT NOT YET IN SERVICE SHALL BE COVERED WITH A BURLAP, OR PLASTIC SACK, OR HAVE OUT OF SERVICE RING IN PLACE.
11. ALL HYDRANT LEADS GREATER THAN 20-FEET MUST HAVE AUTOMATIC FLUSHER INSTALLED AT HYDRANT END (KUPFERLE #9400-WC STANDARD).
12. REMOVE CHAINS FROM HYDRANT AND PAINT. COORDINATE WITH UTILITY STAFF FOR CORRECT COLORS.
13. NO THRUST BLOCKS SHALL BE PERMITTED.

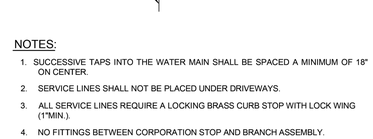
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL FIRE HYDRANT INSTALLATION | DATE: 10-04-2024 | PW 6.0



NOTES:

1. SAMPLE POINT SHOULD BE AT SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
2. IF SAMPLE POINT IS NOT AT SERVICE LINE OR FIRE HYDRANT, CORP. STOP SHALL BE SHUT OFF AT MAIN AND ALL TUBING SHALL BE REMOVED, AND CORP. STOP SHALL HAVE A BRASS PLUG OR CAP INSTALLED AFTER RELEASE OF WATER MAIN BY PALM BEACH COUNTY HEALTH DEPARTMENT.
3. IF AT ALL POSSIBLE SAMPLE POINT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
4. SAMPLE POINTS SHALL KEEP RUNNING UNTIL PALM BEACH COUNTY HEALTH DEPARTMENT RELEASE AND ALL MAIN LINE VALVES ARE OPENED.

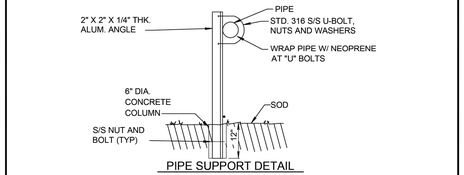
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL SAMPLE POINT | DATE: 10-04-2024 | PW 10.0



NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" ON CENTER.
2. SERVICE LINES SHALL NOT BE PLACED UNDER DRIVEWAYS.
3. ALL SERVICE LINES REQUIRE A LOCKING BRASS CURB STOP WITH LOCK WING (1"MIN.).
4. NO FITTINGS BETWEEN CORPORATION STOP AND BRANCH ASSEMBLY.
5. MAXIMUM SERVICE LENGTH IS 100' TO METER.
6. CASING PIPE I.D. SHALL BE SERVICE O.D. PLUS 1" MINIMUM.
7. MINIMUM BEND RADIUS ON SERVICES SHALL BE 14" ON ALL SERVICES BEHIND METER.
8. ALL VALVES TO BE BALL VALVES.
9. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
10. ALL EXISTING SERVICES TO BE FIELD VERIFIED BY BUILDER/ CONTRACTOR/DEVELOPER. IF EXISTING SERVICE IS GALVANIZED, BUILDER/CONTRACTOR/DEVELOPER SHALL REPLACE WITH POLYETHYLENE PIPING FROM MAIN TO METER.

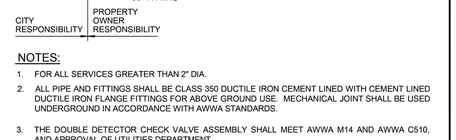
CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | TYPICAL FIRE SERVICE CONNECTION | DATE: 10-04-2024 | PW 13.0



NOTES:

1. FOR ALL SERVICES LESS THAN OR EQUAL TO 2" DIA.
2. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER OR BRASS TUBING.
3. ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.
4. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED IN ACCORDANCE WITH CITY OF DELRAY BEACH CODE OF ORDINANCES TITLE V, CHAPTER 52.83.
5. USC APPROVED RPZ BACKFLOW PREVENTER IS REQUIRED FOR ALL COMMERCIAL PROPERTIES AND ALL RESIDENTIAL PROPERTIES WITH FIRE SPRINKLER SYSTEMS.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | REDUCED PRESSURE ZONE BACKFLOW PREVENTER | DATE: 10-04-2024 | PW 16.0



NOTES:

1. FOR ALL SERVICES GREATER THAN 2" DIA.
2. ALL PIPE AND FITTINGS SHALL BE CLASS 350 DUCTILE IRON CEMENT LINED WITH CEMENT LINED DUCTILE IRON FLANGE FITTINGS FOR ABOVE GROUND USE. MECHANICAL JOINT SHALL BE USED UNDERGROUND IN ACCORDANCE WITH AWWA STANDARDS.
3. THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY SHALL MEET AWWA M14 AND AWWA C510, AND APPROVAL OF UTILITIES DEPARTMENT.
4. CERTIFICATION OF PROPER INSTALLATION AND OPERATION WILL BE REQUIRED FROM A CERTIFIED BACKFLOW PREVENTION TECHNICIAN PRIOR TO WATER MAIN ACCEPTANCE BY THE CITY OF DELRAY BEACH.
5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER OPERATION, MAINTENANCE AND ANNUAL TESTING OF THE DOUBLE DETECTOR CHECK VALVE ASSEMBLY.
6. BOLLARDS TO BE USED IF THE ASSEMBLY IS WITHIN 5' OF THE PAVEMENT, REFER TO BOLLARD DETAIL PW 7.0.
7. CITY OF DELRAY BEACH WILL MAINTAIN TILL THE FIRST GATE VALVE.
8. WATER MAIN WILL BE PLACED IN A UTILITY EASEMENT UP UNTIL THE FIRST GATE VALVE. DOUBLE DETECTOR ASSEMBLY WILL NOT BE WITHIN THE EASEMENT.

CITY of DELRAY BEACH | PUBLIC WORKS DEPARTMENT | 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444 | DOUBLE DETECTOR CHECK VALVE | DATE: 10-04-2024 | PW 15.0

NOTE: DETAILS ARE INCLUDED FROM THE ENTITIES LISTED BELOW AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL OBTAIN AND CONFORM WITH THE LATEST STANDARDS AND DETAILS.

K-H	KIMLEY–HORN DETAIL
CITY	CITY OF DELRAY BEACH MUNICIPAL SERVICES DEPARTMENT DETAIL

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No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962

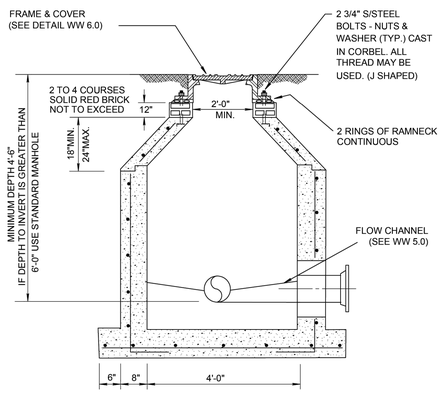
KHA PROJECT 147964002
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JVD
DRAWN BY: IZ
CHECKED BY: JAW

UTILITY DETAILS

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER C-610

Plotted By: Damore, John Sheet Set: PLAZA AT DELRAY - COOPER'S HAWK Layout: C-610 UTILITY DETAILS November 13, 2025 08:49:42pm K:\bcd_civil\147964002 - plaza at delray - cooper's hawk\CADD\PlanSheets\C-610-WUTIL-DETL.dwg
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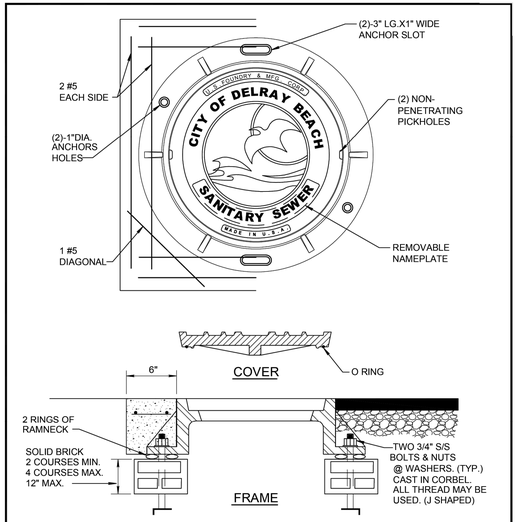


* SEE TYPICAL BACKFILL DETAIL GU 2.0

NOTE:

ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE (DETAIL WW 2.0).

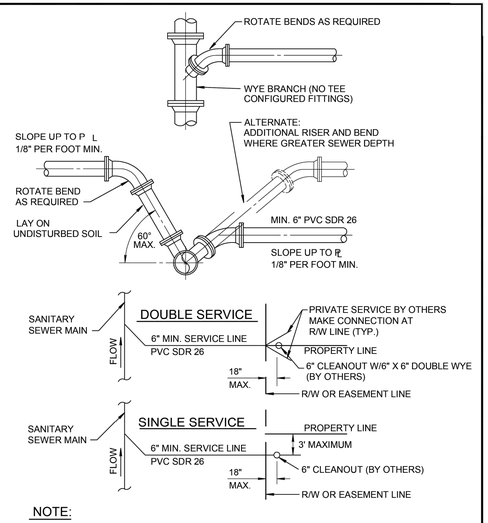
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SHALLOW MANHOLE DETAIL	DATE: 10-04-2024 WW 3.0



NOTES:

1. COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.
2. COVER SHALL BE U.S. MR-ORS AND RING SHALL BE USF 576 RING WITH BITUMASTIC COAL TAR.
3. MANHOLE ADJUSTING RINGS SHALL BE CAST IRON, USF TYPE MR.

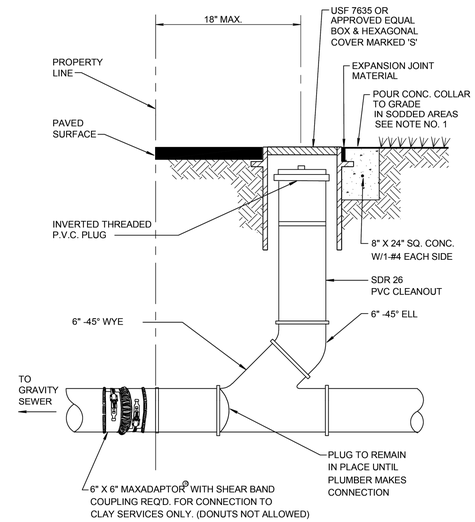
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SANITARY SEWER MANHOLE FRAME AND COVER	DATE: 10-04-2024 WW 6.0



NOTE:

1. SERVICE LATERALS SHALL TERMINATE INSIDE PROPERTY LINE A DEPTH OF 3 FEET AND MARKED WITH A 2"X 4" TREATED STAKE.
2. CLEANOUT INSTALLATION SHALL BE PROPERTY OWNERS RESPONSIBILITY AND SHALL BE INSTALLED BY LICENSED PLUMBER.
3. SEE DETAIL PW 2.0 FOR SEPARATION REQUIREMENTS.

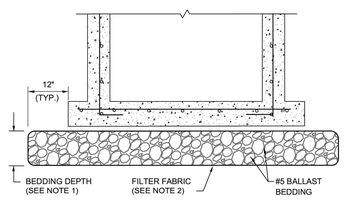
CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	SEWER SERVICE CONNECTION	DATE: 10-04-2024 WW 8.0



NOTE:

1. ALL SANITARY SEWER LATERALS AND CLEANOUT TO BE MINIMUM 6" DIAMETER IN SIZE UNLESS OTHERWISE PREVIOUSLY APPROVED BY THE DEPARTMENT.
2. MINIMUM DEPTH OF SERVICE LATERAL SHALL BE 3 FEET.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	TYPICAL CLEANOUT	DATE: 10-04-2024 WW 10.0



NOTES:

1. BEDDING DEPTH SHALL BE 10" UNDER DRAINAGE STRUCTURES AND 18" UNDER SANITARY STRUCTURES.
2. ROCK SHALL BE WRAPPED IN FILTER FABRIC THAT MEETS THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTION 985.

CITY of DELRAY BEACH PUBLIC WORKS DEPARTMENT 434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444	STANDARD BEDDING DETAIL	DATE: 10-04-2024 WW 11.0

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K-H	KIMLEY–HORN DETAIL
CITY	CITY OF DELRAY BEACH MUNICIPAL SERVICES DEPARTMENT DETAIL

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No.	REVISIONS	DATE	BY

Kimley»Horn

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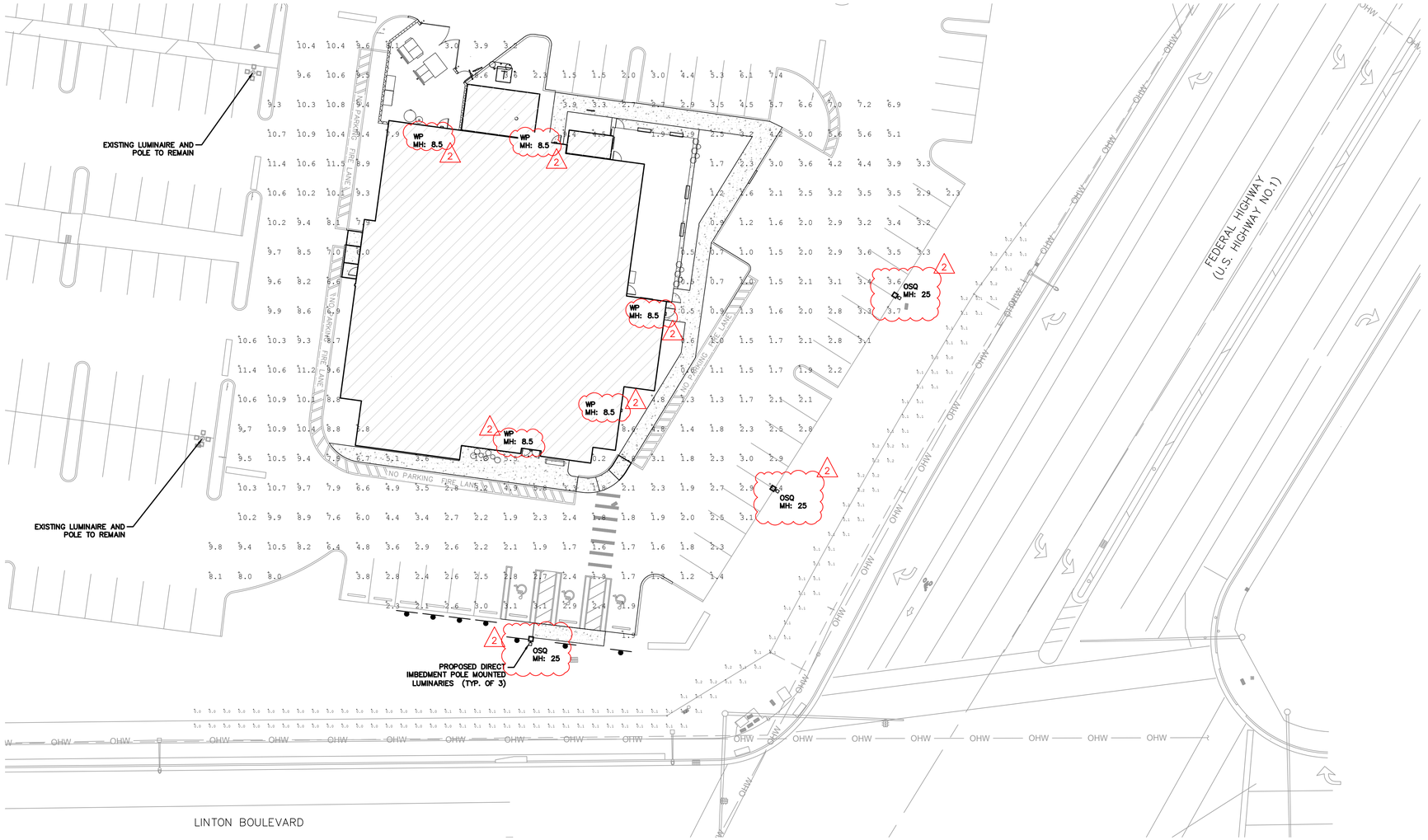
KHA PROJECT	147964002
DATE	SEPTEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	JVD
DRAWN BY:	IZ
CHECKED BY:	JAW

UTILITY DETAILS

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-611

Plotted By: Damore, John Sheet Set: PLAZA AT DELRAY - COOPER'S HAWK Layout: C-611 UTILITY DETAILS November 13, 2025 08:40:09pm K:\bod_civil\147964002 - plaza at delray - cooper's hawk\CAD\Datasheets\C-610-WUTIL-DETL.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LIGHTING REQUIREMENTS

	MAX ILLUMINATION (FC)	MIN ILLUMINATION (FC)	MAX/MIN	AVG/MIN
BUILDINGS AND STRUCTURES				
ACCENT PATHWAY	5.0	0.5	–	–
BUILDING ENTRANCE	10.0	1.0	–	3:1
LANDSCAPE LIGHTING	5.0	–	–	–
PARKING LOTS				
COMMERCIAL	12.0	1.0	12:1	3:1
PROPERTY LINE (6 FT ABOVE GRADE)				
AT PROPERTY LINE	0.25	–	–	–

LIGHTING REQUIREMENTS PER THE CITY OF DELRAY BEACH LAND USE ZONING ORDINANCE.

PROPOSED LIGHTING

	MAX ILLUMINATION (FC)	MIN ILLUMINATION (FC)	MAX/MIN	AVG/MIN
BUILDINGS AND STRUCTURES				
ACCENT PATHWAY	4.8	0.5	–	–
BUILDING ENTRANCE	9.4	9.4	–	1:1
LANDSCAPE LIGHTING	1.7	–	–	–
PROPERTY LINE (6 FT ABOVE GRADE)				
AT PROPERTY LINE	0.2	–	–	–

PHOTOMETRIC NOTES:

1. ALL PROPOSED LUMINAIRE INSTALLATIONS SHALL BE FULL CUTOFF PER CITY OF DELRAY BEACH REQUIREMENTS.
2. NIGHT HOURS REDUCTION AND SECURITY. FULL CUTOFF LUMINARIES SHALL BE USED FOR ALL SECURITY LIGHTING AND DUSK-TO-DAWN AREA LIGHTING. OUTDOOR ILLUMINATION, INCLUDING AREAS USED FOR OUTDOOR SALES AND DISPLAY, EATING, PARKING, ASSEMBLY, SERVICE OF EQUIPMENT AND FREIGHT, LOADING AND UNLOADING, REPAIR, MAINTENANCE, COMMERCIAL ACTIVITIES AND INDUSTRIAL ACTIVITIES SHALL NOT CONTINUE AFTER 11:00 P.M., OR MORE THAN ONE HOUR AFTER ACTIVE USE OF THE AREA CEASES, WHICHEVER IS LATER, EXCEPT FOR SECURITY LIGHTING. SECURITY LIGHTING SHALL BE REQUIRED FOR ALL ACTIVE ENTRANCES TO BUILDINGS, PARKING LOTS AND ACCESS TO BUILDINGS OR PARKING LOTS. ALL SECURITY LIGHTING SHALL MAINTAIN LIGHTING LEVELS AS INDICATED IN TABLE 2 AND SHALL OPERATE FROM DUSK UNTIL DAWN. NO OUTDOOR RECREATIONAL FACILITY SHALL BE ILLUMINATED AFTER 11:00 P.M. EXCEPT TO CONCLUDE A SCHEDULED OR SANCTIONED RECREATIONAL OR SPORTING EVENT BY CITY OF DELRAY BEACH OR OTHER AUTHORIZED AGENCY IN PROGRESS PRIOR TO 11:00 PM. THE LUMINARIES SHALL BE EXTINGUISHED AFTER OUTDOOR RECREATIONAL EVENTS ARE COMPLETED AND THE SITE HAS BEEN VACATED. EXCEPTIONS WOULD INCLUDE RECREATIONAL FACILITIES THAT ARE OPEN TO THE PUBLIC ON A 24-HOUR BASIS.
3. LIGHT CONTROL AND SPILLAGE. FOR PERIMETER EXTERIOR LIGHTING, ONLY FULL CUTOFF LUMINARIES WILL BE APPROVED. THE APPLICANT IS ENCOURAGED TO MINIMIZE LIGHT SPILLAGE FROM BUILDING AND SITE AND TO REDUCE URBAN-GLOW FOR THE DEVELOPMENT/REDEVELOPMENT PROPOSED. MAXIMUM ALLOWABLE ILLUMINATION AT THE PROPERTY LINE OF ANY ADJOINING PARCEL OR PUBLIC RIGHT-OF-WAY IS 0.25 HORIZONTAL AND VERTICAL FOOT-CANDLES MEASURED AT SIX FEET ABOVE GRADE LEVEL.

PROPOSED LIGHTING SCHEDULE

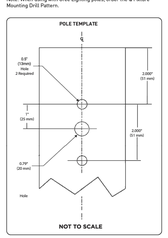
SYMBOL	TAG	QUANTITY	MODEL NUMBER	MOUNTING STYLE	LAMPS	VOLTAGE	WATTAGE	LUMENS	COLOR	MOUNTING HEIGHT	DESCRIPTION
	EX	–	ECA23-QVFC-1000PSMH	QUAD	–	–	1080	81,678	–	40	ECA23-QVFC-1000PSMH.ies
	OSQ	3	OSQM-C-16L-40K7-4B-UX-XX-XX-XX-XX CONFIGURED FROM OSQL-C-XXL-40K7-4B-UL-XX-XX-XX	SINGLE	LED	–	–	16,000	40K	25	OSQM-C-16L-40K7-4B-UX-XX-XX-XX-XX CONFIGURED FROM OSQL-C-XXL-40K7-4B-UL-XX-XX-XX.ies
	WP	5	121-16L-700-WW-G4-3	SINGLE	LED	–	–	16,000	30K	8.5	121-16L-700-WW-G4-3.ies

PROPOSED POLE MOUNTED FIXTURE SPECIFICATIONS

Family	Size	Series	Lumen Package[1]	CCT/CRI	Optic
OSQ	**M** Medium **L** Large **X** Extra Large	C	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **14L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**19K5** 1900K, 50 CRI - Available only with 14L, 30L & 65L Lumen packages **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K7** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M** Type II Mid **2B**** Type II Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **3M** Type III Mid **3B**** Type III Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **4M** Type IV Mid **4B**** Type IV Mid w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **AF** Automotive FrontlineOptic™ **AB**** Automotive Frontline Optic™ w/Factory-Installed Backlight Shield - Available with all lumen packages except 85L **Symmetric** **5L** Type V Long **5M** Type V Mid **5N** Type V Narrow **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5

Fixture Mounting Drill Pattern for OSQ-X-C-DA

Note: When using with Cree Lighting poles, order the Q Fixture Mounting Drill Pattern.



PROPOSED WALLPACK FIXTURE SPECIFICATIONS

Profile	Number of LEDs	Drive Current	LED Color-Generation	Distribution	Emergency	Voltage
121 LED wall sconce	**16L** 16 LEDs (1 module) **32L** 32 LEDs (2 modules)	**200** 200mA **400** 400mA **530** 530mA **700** 700mA **1000** 1000mA **1200** 1200mA **530** 530mA **700** 700mA **1000** 1000mA	**CW-G4** Cool White 5000K, 70CRI Generation 4 **NW-G4** Neutral White 4000K, 70CRI Generation 4 **WW-G4** Warm White 3000K, 70CRI Generation 4 **WY-G4** Warm Yellow 2700K, 80 CRI Generation 4.1 **BW-G4** Balanced White 3500K 80CRI Generation 4.1 **AM-G4** Direct Amber (590nm) Generation 4.1	**2** Type 2 **3** Type 3 **4** Type 4	**EBPC** Emergency Battery Pack Cold Weather.[1,2,3] Leave blank to omit an emergency option	**UNV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V

Options					
Dimming controls	**Motion sensing lens**	**Photo sensing**	**Options**	**Finish**	
DD 0-10V External dimming (controls by others)[4] **DCC** Dual Circuit Control[4,5,6,7] **FAWS** Field Adjustable Wattage[7,8] **Dusk/Dimmer/ Automatic Profile Dimming**[4,7] **CS60** Security 50% Dimming, 7 hours **CH50** Medium 50% Dimming, 8 hours **CS50** Security 50% Dimming, 7 hours **CH30** Medium 50% Dimming, 8 hours **SL** Bi-level functionary with motion sensor.[4,9,10] **WAP** Wireless Interact (includes SR driver and SR receptacle)[4,7,9,11]	**IMR3** Integral with #2 lens.[11] **IMR3** Integral with #3 lens.[11] **L8** (7'-10' mounting height) sensor. Black color housing. Wireless Interact, integral **LW** (7'-10' mounting height) sensor. White color housing	**PCB** Photocontrol Button.[7,9]	**Fusing** **F1** Single (120, 277, 347VAC) * **F2** Double (208, 240, 480VAC)* **F3** Canadian Double Pull (208, 240, 480VAC)* **Surge Protection (DEA-standard)** **SP2** Increased 20kA **BAC*** Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: DC-QSP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)	

1. Only 16L up to 700mA can be used with battery backup (EBPC) configuration.
2. Extended lead times apply. Contact factory for details.
3. Available in 120V or 277V only.
4. Not available with other dimming control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Available with two modules (32L) at 530mA.
10. Not available with DD, DCC, and FAWS dimming control options.
11. Must specify a motion sensor lens.
12. Not available with DCC, FAWS.
13. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (1) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (2) the "Buy America" requirements that may be imposed by federal, state, local or other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
14. Consult Signify to confirm whether specific accessories are BAA-compliant.

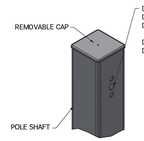
PROPOSED POLE SPECIFICATIONS

2

Direct Burial

— For embedded designs, an optional alkali-resistant, coal-tar epoxy can be applied to the burial portion of embedded poles. Our direct-burial poles are supplied complete with a 2"x4" wiring slot below grade.

Drill Mount Options





OSQM - DA Mount



POLE MOUNTED FIXTURE (OSX)

2



WALL MOUNTED FIXTURE (WP)

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

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

Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

JASON A. WEBBER LICENSE No 73962 STATE OF FLORIDA PROFESSIONAL ENGINEER
11/13/2025

This item has been digitally signed and sealed by Jason Webber, P.E. on the date adjacent to the seal.

Signature must be verified on any electronic copies.

No.	REVISIONS	DATE	BY
2	SITE PLAN COMMENTS II	11/14/2025	CMG

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE., SUITE 201,
DELRAY BEACH, FLORIDA 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JASON A. WEBBER, P.E.
FLORIDA LICENSE NUMBER 73962

KHA PROJECT 147964002
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JL
DRAWN BY: JL
CHECKED BY: JAW

PHOTOMETRIC PLAN

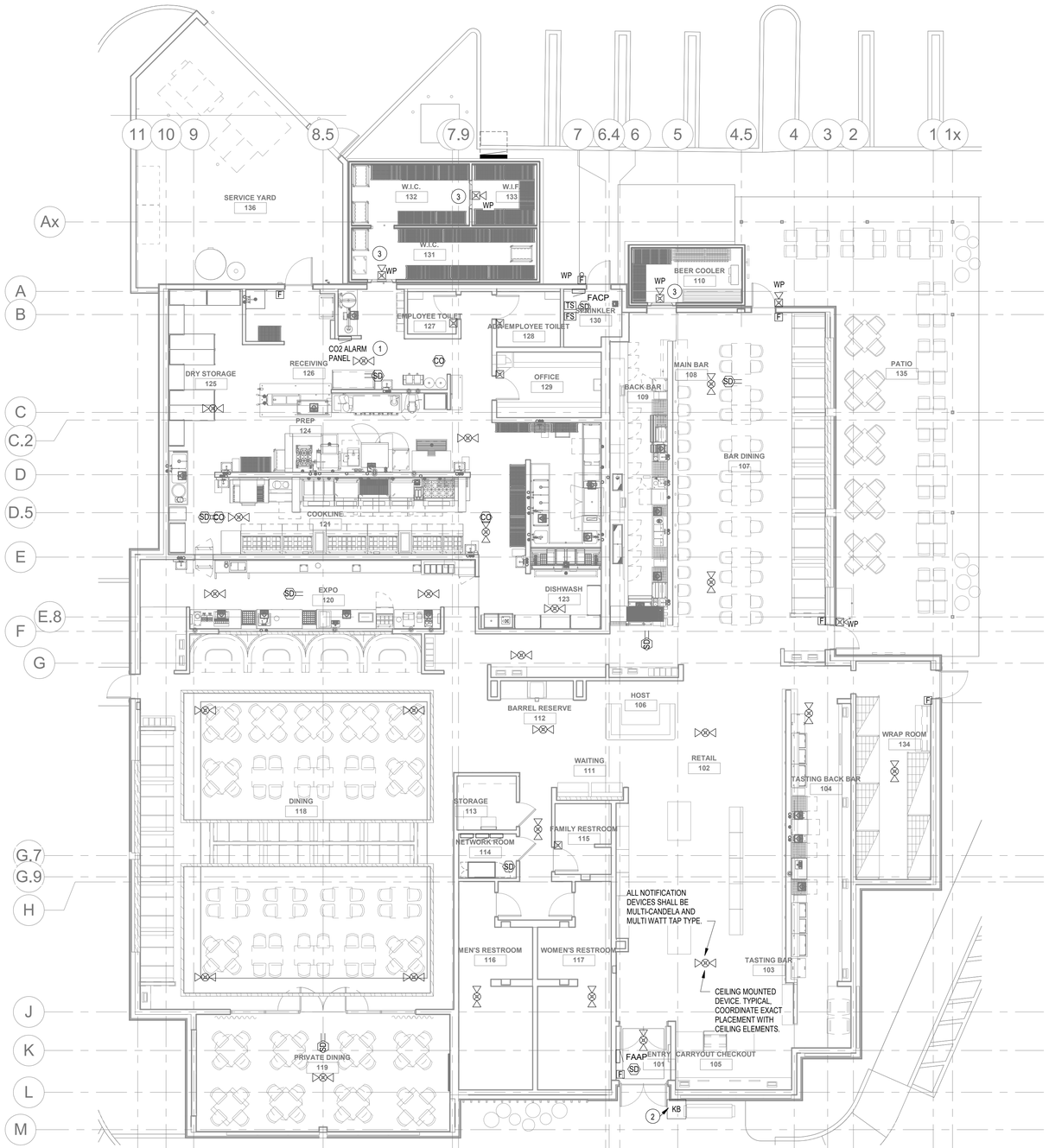
PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
C-700

SCHEMATIC DESIGN

Plotted By:Grillo, Christina Sheet Set:PLAZA AT DELRAY - COOPER'S HAWK Layout:C-700 PHOTOMETRIC PLAN November 13, 2025 03:00:51pm \\kimley-horn.com\FL_WPB1\BCD_Civil\147964002 - Plaza at Delray - Cooper's Hawk\CADD\PlanSheets\C-700 PHOTOMETRIC PLANS.dwg

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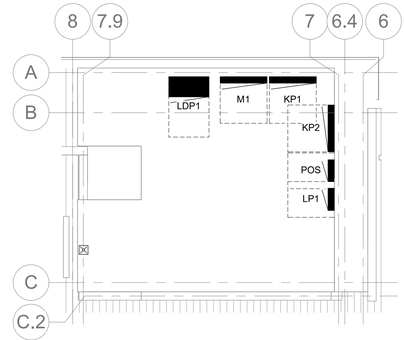
1 ELECTRICAL FIRE ALARM PLAN
1/8" = 1'-0"

SHEET KEYNOTES

1. CONTRACTOR TO ONLY TIE INTO FIRE ALARM PANEL WHEN EXPRESSLY REQUIRED PER LOCAL CODE, LOCAL AUTHORITY HAVING JURISDICTION, AND FIRE MARSHALL. E.C. AND FIRE ALARM CONTRACTOR TO VERIFY ALL LOCAL REQUIREMENTS FOR CO2 SYSTEM AND FIRE ALARM CONNECTION. FOR ALL OTHER LOCATIONS, WHERE FIRE-ALARM TIE IN IS NOT REQUIRED, CONTRACTOR TO TIE INTO ALARM THAT IS LOCALLY AUDIBLE ONLY. CONTRACTOR SHALL INSTALL AND WIRE COMPONENTS PER MANUFACTURERS INSTRUCTIONS. PROVIDE TOX-ALERT, #GVU-6 CONTROL PANEL WITH (1) #GVU-CO2 REMOTE CO2 SENSOR TO BE LOCATED ADJACENT TO THE CO2 TANKS AT 18" AFF. CONTROL PANEL SHALL COME COMPLETE WITH AUDIBLE ALARM AND SILENCER AND RELAY FOR FIRE ALARM PANEL MONITORING.
2. FIRE ALARM KNOX BOX, PROVIDE AS REQUIRED. COORDINATE FINAL LOCATION WITH ARCHITECT, OWNER, AND AHJ.
3. NOTIFICATION DEVICE LOCATED WITHIN COOLER/FREEZER. COORDINATE WITH THE MANUFACTURERER TO AVOID SHELVING AND TO PROVIDE A DEVICE RATED TO THE LOCATION.

GENERAL SHEET NOTES

1. FIRE ALARM SYSTEM SHALL BE INSTALLED PER LOCAL FIRE CODES.
2. ALL VISUAL DEVICES LOCATED WITHIN CONTIGUOUS VIEWING AREAS SHALL BE SYNCHRONIZED.
3. ALL DEVICES SHALL BE MOUNTED PER MANUFACTURER'S INSTRUCTIONS AND PER NFPA 72.
4. ADJUST LOCATIONS AS REQUIRED TO COORDINATE WITH LIGHTS, DIFFUSERS, SPRINKLER HEADS, ETC. LOCATION ADJUSTMENTS GREATER THAN 2'-0" SHALL BE APPROVED BY THE ENGINEER.



2 EQUIPMENT PLATFORM FIRE ALARM PLAN
3/16" = 1'-0"

T/E/S ENGINEERING
25760 First Street
Cleveland, OH 44145
P 440 871 2410
F 440 871 7954
tesengineering.com

COOPER'S HAWK WINERY RESTAURANT
1750 S FEDERAL HWY
DELRAY BEACH, FL 33483

FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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NO.	DATE	REMARKS
1	09/02/25	SITE PLAN COMMENTS
	08/18/25	REVIEW SET

REVISIONS

RACHEL ANN SPAUDLE
LICENSE
No. 96897
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Drawing Title
ELECTRICAL FIRE ALARM PLAN

Job No.	Drawn
235407	RAS

Scale	Date
As indicated	08/18/2025

Sheet No.
E4.1

9/2/2025 4:25:01 PM Autodesk Docs://Cooper's Hawk Delray Beach, FL/R23_CH Delray Beach, FL - MEP.rvt

ABBREVIATIONS

A

ABV	ABOVE
A/C	AIR CONDITIONER, AIR CONDITIONING
ACC	AIR COOLED CHILLER
ACCU	AIR COOLED CONDENSING UNIT
ADJ	ADJUSTABLE
AFC	ABOVE FINISHED CEILING
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AMP	AMPERES
ANSI	AMERICAN NAT'L STANDARDS INSTITUTE
APD	AIR PRESSURE DROP
ARCH	ARCHITECT, ARCHITECTURAL
ARI	AIR CONDITIONING & REFRIG INSTITUTE
ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERATION & AC ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGRS
ASTM	AMERICAN SOCIETY OF TESTING & MATLS
AUX	AUXILIARY
AWG	AMERICAN WIRE GAUGE
AWS	AMERICAN WELDING SOCIETY
AWW	AMERICAN WATER WORKS ASSOC.
ASSY	ASSEMBLY

B

BD	BACKDRAFT DAMPER
BFW	BOILER FEED WATER
BKR	BREAKER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STRUCTURE
BTU	BRITISH THERMAL UNIT
BAS	BUILDING AUTOMATION SYSTEM
BMS	BUILDING MANAGEMENT SYSTEM

C

CONN	CONNECT, CONNECTION
CATV	CABLE TELEVISION SYSTEM
CCTV	CLOSED CIRCUIT TELEVISION
CC	CONCRETE
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CIRC	CIRCULATING
CKT	CIRCUIT
℄	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COTG	CLEANOUT TO GRADE
COL	COLUMN
CPVC	CHLORINATED POLYVINYL CHLORIDE
CU	COPPER
CW	COLD WATER
°C	DEGREES CELSIUS

D

DB	DRY BULB
dB	DECIBEL
DEG	DEGREES
DESIG	DESIGNATION
DIA (OR ◌)	DIAMETER
DIM	DIMENSION
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE-POLE, DOUBLE-THROW
DPST	DOUBLE-POLE, SINGLE-THROW
DS	DOWNSPOUT
DWG	DRAWING
DX	DIRECT EXPANSION
DDC	DIRECT DIGITAL CONTROL

E

EA	EACH
EAT	ENTERING AIR TEMPERATURE
ECC	ECCENTRIC
EDB	ENTERING DRY BULB
EA	EXHAUST AIR
ELEV	ELEVATION
ELEC	ELECTRICAL
ENCL	ENCLOSURE
EQP,EQUIP	EQUIPMENT
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
EWB	ENTERING WET BULB
EWC	ELECTRICAL WATER COOLER
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXIST	EXISTING
EC	ELECTRICAL CONTRACTOR (DIV 15)

F

FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FCO	FLOOR CLEANOUT
FL	FLOW LINE
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FPM	FEET PER MINUTE
FT	FOOT, FEET
°F	DEGREES FAHRENHEIT
FP	FIRE PROTECTION
FPC	FIRE DEPARTMENT CONNECTION
FHC	FIRE HOSE CABINET

G

GRND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GFI, GFIC	GROUND FAULT INTERRUPTER
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GW	GREASE WASTE

H

H	HEIGHT
HD	HEAD, HUB DRAIN
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HORIZ	HORIZONTAL
HP	HORSEPOWER
HSTAT	HUMIDISTAT
HTG	HEATING
HTR	HEATER
HVAC	HEATING, VENTILATING & A/C
HW	HOT WATER
HYD	HYDRANT
HZ	HERTZ

I

ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH, INCHES
IN WC	INCHES OF WATER COLUMN

J

J-BOX	JUNCTION BOX

K

KVA	KILOVOLT-AMPS
KW	KILOWATTS
KWH	KILOWATT-HOUR

L

LENGTH	LENGTH
LAT	LEAVING AIR TEMPERATURE
LBS, #	POUNDS
LDB	LEAVING DRY BULB
LF	LINEAR FEET
LP	LOW PRESSURE
LRA	LOCKED ROTOR AMPS
LTG	LIGHTING
LWB	LEAVING WET BULB
LWT	LEAVING WATER TEMPERATURE

M

MAX.	MAXIMUM
MBTU,MBH	1000 BTU PER HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MFR	MANUFACTURER
MOCP	MAXIMUM OVER CURRENT PROTECTION
MH	MANHOLE, METAL HALIDE
MIN	MINIMUM
MTD	MOUNTED
MC	MECHANICAL CONTRACTOR (DIV 15)

N

N/A	NOT APPLICABLE
NC	NOISE CRITERIA, NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MFR'S ASSOC.
NFPA	NATIONAL FIRE PROTECTION ASSOC.
NIC	NOT IN CONTRACT
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE

O

OA	OUTSIDE AIR (VENTILATION AIR)
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
O/H	OVERHEAD
OPNG	OPENING
OS&Y	OUTSIDE STEM AND YOKE
OSHA	OCCUPATIONAL SAFETY &HEALTH ADMIN.
OF/CI	OWNER FURNISHED / CONTRACTOR INSTALLED

P

PD	PRESSURE DROP
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATOR VALVE
PLBG	PLUMBING
PNL	PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSIA	POUNDS PER SQUARE INCH ABSOLUTE
PSIG	POUNDS PER SQUARE INCH GAUGE
PRV	PRESSURE RELIEF VALVE
PVC	POLYVINYL CHLORIDE

Q

QTY	QUANTITY

R

RA	RETURN AIR
RCP	REFLECTED CEILING PLAN,
RD	ROOF DRAIN
RE:	REFERENCE, REFER TO
RECIRC	RECIRCULATE
REINF	REINFORCING, REINFORCED
REQD	REQUIRED
REV	REVISION, REVISE
REX	REMOVE EXISTING
RH	RELATIVE HUMIDITY
RHG	REFRIGERANT HOT GAS
RL	REFRIGERANT LIQUID
RLA	RUNNING LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION

S

SA	SUPPLY AIR
SD	SMOKE DAMPER, STORM DRAIN
SECT	SECTION
SF	SQUARE FEET, SQUARE FOOT
SHT	SHEET
SM	SHEET METAL
SMACNA	SHEET METAL & A/C CONT NAT'L ASSOC.
SOV	SHUT-OFF VALVE
SP	STATIC PRESSURE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL, SANITARY SEWER
ST	SOUND TRAP, STEAM TRAP
STD	STANDARD
STEEL	STEEL
SURF	SURFACE
SUSP	SUSPEND, SUSPENDED

T

TDH	TOTAL DYNAMIC HEAD
TE	TENANT EXHAUST (TOILET)
THRU	THROUGH
TP	TOTAL PRESSURE
TSP	TOTAL STATIC PRESSURE
TSTAT	THERMOSTAT
TYP	TYPICAL

U

U/F	UNDERFLOOR
U/G	UNDERGROUND
U/S	UNDERSLAB
UL	UNDERWRITERS LABORATORIES, INC.
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTABLE POWER SUPPLY

V

V	VOLT
VA	VOLT-AMPERE
VAC	VACUUM
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VERT	VERTICAL
VTR	VENT THROUGH ROOF

W

W	WATT, WIDTH
W/	WITH
W/O	WITHOUT
WB	WET BULB
WC	WATER COLUMN
WPD	WATER PRESSURE DROP
WT	WATERTIGHT, WEIGHT

X

XFRMR	TRANSFORMER

FIRE PROTECTION SYMBOLS

(ALL SYMBOLS SHOWN ARE NOT NECESSARILY USED ON THE DRAWINGS)

- ELBOW UP
- ELBOW DOWN
- VALVE IN DROP
- VALVE IN CENTER DROP
- VALVE IN RISE
- DIRECTION OF FLOW
- TEE OUTLET UP
- TEE OUTLET DOWN
- UNION
- PIPE ANCHOR
- BALL VALVE
- BUTTERFLY VALVE WITH TAMPER SWITCH
- OS&Y VALVE
- CHECK VALVE
- PRESSURE REDUCING VALVE
- CAP ON END LINE
- FS — FLOW SWITCH
- PS — PRESSURE SWITCH
- POINT OF NEW CONNECTION TO EXISTING PIPING OR SYSTEM
- (1) — DRAWING NOTE REFERENCE
- DCV — DOUBLE CHECK BACKFLOW PREVENTER
- FP — FIRE SPRINKLER SYSTEM
- FIRE DEPARTMENT SIAMESE CONNECTION
- ALARM VALVE WET PIPE SYSTEM
- FIRE HOSE CABINET

FLOW TEST DATA

DATE OF TEST	*MM/DD/YYYY*	07//29/2025
FLOW TEST LOCATION		1750 SOUTH FEDERAL HIGHWAY
TEST TIME		10:20 AM
STATIC PRESSURE	*PSI*	62
RESIDUAL PRESSURE	*PSI*	56
FLOW AT RESIDUAL PRESSURE	*GPM*	2013
FLOW AT 20 PSIG	*GPM*	5757
ASSUMED BUFFER REQUIRED	%	10
FIRE PROTECTION PEAK WATER DEMAND	*GPM*	600
DOMESTIC PEAK WATER DEMAND	*GPM*	85
PRESSURE AVAILABLE @ FIRE DEMAND	*PSI*	55
PRESSURE AVAILABLE @ DOMESTIC DEMAND	*PSI*	56
REMARKS		1, 2

REMARKS:

1. FLOW TEST DATA IS FOR REFERENCE ONLY AND RESULTS ARE ONLY VALID UNTIL 07/29/2026.
2. CONTRACTOR SHALL PERFORM A NEW FLOW TEST IF CALCULATIONS ARE STARTED AFTER 07/29/2026 AND PROVIDE THE RESULTS TO THE ARCHITECT AND ENGINEER. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK OR ORDER ANY EQUIPMENT THAT COULD BE AFFECTED UNTIL THE NEW FLOW TEST HAS BEEN REVEIWED BY THE ARCHITECT AND ENGINEER.

FIRE PROTECTION HAZARD LEGEND:

NEW AUTOMATIC WET PIPE SPRINKLER SYSTEM, LIGHT HAZARD, HYDRAULICALLY DESIGNED TO PROVIDE A DENSITY OF 0.10 GPM/SF OVER THE HYDRAULICALLY MOST REMOTE 1,950 SF. UTILIZE ORDINARY TEMPERATURE, QUICK-RESPONSE SPRINKLERS. SPRINKLERS SHALL BE SPACED TO PROVIDE A MAXIMUM COVERAGE OF 225 SQUARE FEET. PROVIDE A HOSE ALLOWANCE OF 100 GPM.

COORDINATE LAYOUT WITH ARCHITECT (CENTER IN CEILING TILES, ALIGN WITH LIGHT FIXTURES IN HARDLID CEILINGS, TYP.

THE REMOTE AREA MAY BE REDUCED TO 1,500 SF IN AREAS WITH FLAT CEILINGS.

NEW AUTOMATIC WET PIPE SPRINKLER SYSTEM, ORDINARY HAZARD (GROUP 1), HYDRAULICALLY DESIGNED TO PROVIDE A DENSITY OF 0.15 GPM/SF OVER THE HYDRAULICALLY MOST REMOTE 1,500 SF. UTILIZE INTERMEDIATE TEMPERATURE, QUICK-RESPONSE SPRINKLERS. SPRINKLERS SHALL BE SPACED TO PROVIDE A MAXIMUM COVERAGE OF 130 SQUARE FEET. PROVIDE A HOSE ALLOWANCE OF 250 GPM.

COORDINATE LAYOUT WITH ARCHITECT (CENTER IN CEILING TILES, ALIGN WITH LIGHT FIXTURES IN HARDLID CEILINGS, TYP.

NEW AUTOMATIC DRY PIPE SPRINKLER SYSTEM, ORDINARY HAZARD (GROUP 1), HYDRAULICALLY DESIGNED TO PROVIDE A DENSITY OF 0.15 GPM/SF OVER THE HYDRAULICALLY MOST REMOTE 1,950 SF. UTILIZE INTERMEDIATE TEMPERATURE, QUICK-RESPONSE SPRINKLERS. SPRINKLERS SHALL BE SPACED TO PROVIDE A MAXIMUM COVERAGE OF 130 SQUARE FEET. PROVIDE A HOSE ALLOWANCE OF 250 GPM.

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COORDINATE LAYOUT WITH ARCHITECT (CENTER IN CEILING TILES, ALIGN WITH LIGHT FIXTURES IN HARDLID CEILINGS, TYP.

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FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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NO.	DATE	REMARKS
1	09/02/25	SITE PLAN COMMENTS
	08/18/25	REVIEW SET

REVISIONS

Drawing Title
FIRE PROTECTION LEGENDS

NICHOLAS D. GINGERICH LICENSE No. 85965 STATE OF FLORIDA PROFESSIONAL ENGINEER

Job No.	Drawn
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Scale	Date
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FIRE PROTECTION GENERAL NOTES AND SPECIFICATIONS:

1. GENERAL PROVISIONS

A. GENERAL CONDITIONS, CODES & STANDARDS

1. GENERAL CONDITIONS OF THE CONTRACT FOUND IN THE ARCHITECTURAL DRAWINGS, GENERAL AND SPECIAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS (AIA) AND ANY OF THE OWNER'S GENERAL REQUIREMENTS SHALL APPLY UNLESS NOTED OTHERWISE.
2. REFER TO THE GENERAL CONDITIONS ON THE ARCHITECTURAL DOCUMENTS AND THE GENERAL AND SPECIAL CONDITIONS OF THE AIA FOR ADDITIONAL REQUIREMENTS REGARDING; SAFETY, COORDINATION & COOPERATION, WORKMANSHIP, PROTECTION, CUTTING AND PATCHING, DAMAGE TO OTHER WORK, PRELIMINARY OPERATIONS, STORAGE, ADJUSTMENTS, CLEANING, ETC.
3. ALL WORK SHALL BE IN CONFORMANCE WITH ALL LOCALLY ENFORCED, FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES INCLUDING ANY SPECIAL OWNER REQUIREMENTS IN ADDITION TO THOSE SPECIFIED.
4. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL NECESSARY LICENSES, PERMITS AND INSPECTIONS REQUIRED TO PROCEED WITH THE WORK. THIS SHALL INCLUDE ALL REQUIRED COORDINATION WITH THE LOCAL UTILITY COMPANIES AND THEIR ASSOCIATED FEES OR COSTS.

B. SCOPE OF WORK

1. THIS CONTRACT SHALL INCLUDE THE FURNISHING, INSTALLING, CONNECTING, AND OPERATION OF ALL EQUIPMENT WHICH IS A PART OF THE FIRE SUPPRESSION SYSTEMS AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY SIMILAR INSTALLATIONS. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK AND WHICH IS USUALLY INCLUDED IN WORK OF A SIMILAR CHARACTER SHALL BE FURNISHED AND INSTALLED UNDER THIS CONTRACT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED TO PROVIDE THE OWNER A COMPLETE, CODE APPROVED AND OPERATIONAL FIRE SUPPRESSION SYSTEM.
2. CAREFULLY READ SPECIFICATION FOR ALL PARTS OF THE WORK SO AS TO BECOME FAMILIAR WITH ALL TRADES' WORK SCOPE. CONSULT WITH OTHER TRADES TO INSURE PROPER LOCATIONS AND AVOID INTERFERENCES. ANY CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE WORK IS COMMENCED.
3. CONTRACTORS SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND SITE SO AS TO COMPARE THEM WITH THE DRAWINGS AND SPECIFICATIONS, NOTE THE EXISTING CONDITIONS AND OTHER WORK THAT WILL BE REQUIRED, AND THE NATURE OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. NO ALLOWANCE SHALL BE MADE TO THE CONTRACTOR BY REASON OF THIS FAILURE TO HAVE MADE SUCH EXAMINATION OR OF ANY ERROR ON HIS PART.
4. ALL EXISTING UTILITY AND FIRE SUPPRESSION SERVICES SHALL BE FIELD VERIFIED. CORRECTIONS TO THE DESIGN AND INSTALLATION SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
5. PRIOR TO THE START OF WORK FIRE PROTECTION CONTRACTOR SHALL TEST AND FLUSH THE EXISTING SYSTEM PER NFPA 13 AND 25 REQUIREMENTS.
6. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF FIRE PROTECTION WORK. ALL CORE DRILLING OR CUTTING OF FIRE RATED FLOORS, SHAFTS, AND WALLS SHALL BE FIRESTOPPED PRIOR TO FINISH PATCHING. ALL PENETRATIONS SHALL BE FIRE SEALED TO MATCH THE FIRE RATING OF THE FLOORS, SHAFTS, AND WALLS PENETRATED. THIS CONTRACTOR IS RESPONSIBLE TO COORDINATE THE OPENINGS IN WALLS AND FLOORS WITH THE GENERAL TRADES CONTRACTOR. THE FINAL LOCATIONS AND SIZES OF ALL PIPE OPENINGS SHALL BE PROVIDED BY THIS CONTRACTOR.
7. THIS CONTRACT SHALL ALSO INCLUDE ALL LABOR, MATERIALS AND MISCELLANEOUS EXPENSES REQUIRED FOR ALL REQUIRED FIRE SUPPRESSION DEMOLITION OF THE EXISTING AREAS BEING RENOVATED.
   a. THE DEMOLITION SHALL CONSIST OF THE COMPLETE REMOVAL (PROPERLY DISPOSED OFF SITE UNLESS OTHERWISE NOTED) OF ALL FIRE SUPPRESSION EQUIPMENT, PIPING, MATERIALS, ETC. NOT REQUIRED IN THE FINAL DESIGN AND INSTALLATION OF THE FIRE SUPPRESSION SYSTEMS FOR THE NEW RENOVATED AREAS.
   b. ALL ABOVE GROUND SERVICES SHALL BE REMOVED BACK TO THEIR RESPECTIVE MAIN AND CAPPED OR IF THE MAIN IS NOT REQUIRED, THE MAIN SHALL BE REMOVED IN IT'S ENTIRETY.
   c. COORDINATE ALL DEMOLITION WITH THE ARCHITECTURAL DOCUMENTS AND THE ARCHITECT AND THE OWNER'S GENERAL REQUIREMENTS.
8. ALL WORK INCLUDING, BUT NOT LIMITED TO PARTS, MATERIAL, EQUIPMENT AND LABOR SHALL BE GUARANTEED FOR ONE YEAR AFTER ACCEPTANCE BY THE ENGINEER AND OWNER. WHERE AN EQUIPMENT MANUFACTURER HAS A WARRANTY THAT EXCEEDS ONE YEAR, THAT WARRANTY PERIOD SHALL APPLY TO THIS PROJECT.
9. THE BUILDING SHALL BE EQUIPPED THROUGHOUT WITH A NEW AUTOMATIC SPRINKLER SYSTEM TO COMPLY WITH THE FLORIDA BUILDING CODE AND THE NEW SYSTEM SHALL BE INSTALLED PER THESE CONTRACT DOCUMENTS.
10. AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED, FURNISHED, INSTALLED, AND TESTED IN ACCORDANCE WITH FLORIDA BUILDING CODE (2023), FLORIDA FIRE PREVENTION CODE (2023), NFPA 13 (2019), NFPA 14 (2016), NFPA 25 (2020) AND OWNER REQUIREMENTS.
11. FIRE SUPPRESSION CONTRACTOR SHALL PROVIDE A NEW FIRE WATER SUPPLY FROM THE WATER MAIN AT THE STREET
    a. FLOW TEST DATA RESULTS: 62 PSI STATIC, 56 PSI RESIDUAL FLOWING AT 2013 GPM. A 10% MINIMUM BUFFER SHALL BE INCLUDED ON THE FLOW TEST RESULTS TO ALLOW FOR PRESSURE FLUCTUATIONS IN THE CITY WATER MAIN.
    b. AUTOMATIC SPRINKLER SYSTEMS SHALL BE HYDRAULICALLY CALCULATED WITH A MINIMUM SAFETY MARGIN OF 10 PSIG.
    c. THE FIRE SUPPRESSION CONTRACTOR SHALL PERFORM A NEW HYDRANT FLOW TEST.

C. DOCUMENTS

1. THE CONTRACTO DOCUMENTS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENTS OR GEOMETRICAL RELATIONSHIPS OF EQUIPMENT AND SERVICES. THEY ARE NOT INTENDED TO SPECIFY OR SHOW EVERY OFFSET, SEQUENCE, DEVICE, OPTION, FITTING, OR COMPONENT. DO NOT SCALE CONTRACT DRAWINGS. ALL WORK SHALL BE PERFORMED AS INDICATED ON THE DRAWINGS UNLESS EXISTING CONDITIONS OR COORDINATION ISSUES REQUIRE CHANGES. THESE CHANGES SHALL BE MADE WITH NO ADDITIONAL COST TO THE OWNER.
2. ANY INCIDENTAL ITEMS OR LABOR, ETC. NOT INCLUDED IN THE SPECIFICATIONS OR THE DRAWINGS BUT REASONABLY IMPLIED AS NECESSARY FOR THE COMPLETE INSTALLATION OF ALL APPARATUS SHALL BE INCLUDED IN BID.
3. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE FURNISHED EVEN THOUGH NOT MENTIONED IN BOTH.
4. IF ERRORS ARE FOUND IN THE DRAWINGS OR SPECIFICATIONS OR DISCREPANCIES OCCUR BETWEEN THE SAME, OR BETWEEN THE FIGURES ON THE DRAWINGS, AND THE SCALE OF SAME OR BETWEEN THE LARGER AND SMALLER DRAWINGS, OR IN THE DESCRIPTIVE MATTER ON THE DRAWINGS SHALL BE REFERRED TO THE OWNER FOR REVIEW AND FINAL DECISION PRIOR TO THE BID DUE DATE.
5. THE BIDDING OF THIS WORK WILL CONTEMPLATE THE USE OF EQUIPMENT AND MATERIALS EXACTLY AS SPECIFIED HEREIN. WHERE MORE THAN ONE MANUFACTURER IS MENTIONED ANY ONE MAY BE UTILIZED. SUBSTITUTE MANUFACTURERS MAY BE OFFERED ONLY AS AN ALTERNATE TO THE SPECIFIED EQUIPMENT AND MATERIAL AND MUST BE SUBMITTED AS SPECIFIED IN THE ARCHITECTURAL DOCUMENTS.
6. MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE SYSTEMS CAN BE OF ANY RECOGNIZED MANUFACTURE PROVIDED THESE ITEMS MEET MINIMUM STANDARDS AS SET IN THESE SPECIFICATIONS. REFER TO EACH SECTION FOR ANY SPECIFIC REQUIREMENTS.

D. COORDINATION

1. CONTRACTOR SHALL LOCATE, IDENTIFY AND PROTECT ANY EXISTING SERVICES WHICH ARE REQUIRED TO BE MAINTAINED OPERATIONAL AND SHALL EXERCISE EXTRA CAUTION IN THE PERFORMANCE OF ALL WORK TO AVOID DISTURBING SUCH FACILITIES. ALL COSTS FOR REPAIR OF DAMAGES TO SUCH SERVICES SHALL BE PAID BY THE CONTRACTOR CAUSING THE DAMAGE.
2. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DAMAGE TO OTHER WORK CAUSED BY HIS WORK OR THROUGH THE NEGLECT OF HIS, OR HIS SUB-TRADE'S PERSONNEL. ALL PATCHING, REPAIRING, REPLACEMENT AND PAINTING, ETC. SHALL BE DONE AS DIRECTED BY THE OWNER BY THE CRAFTSMEN OF THE TRADES INVOLVED. THE COSTS OF SUCH WORK SHALL BE PAID BY THE CONTRACTOR CAUSING THE DAMAGE.
3. FIRE SUPPRESSION CONTRACTOR SHALL REVIEW ALL HVAC, PLUMBING AND ELECTRICAL DRAWINGS AND DETAILS BEFORE BIDDING THIS PROJECT. FIRE SUPPRESSION CONTRACTORS BID MUST INCLUDE COST TO RESOLVE ALL INTERFERENCES BETWEEN EXISTING OR NEW SPRINKLER SYSTEM AND OTHER TRADES, PARTICULARLY HVAC.

E. METHODS

1. EXCAVATIONS SHALL BE MADE IN OPEN TRENCHES. FLOORS SHALL BE SAW CUT. PIPING SHALL BE LAID ON AN APPROPRIATELY GRADED 6" BED OF CLEAN AND DRY SAND. ENGINEERED FILL SHALL BE USED TO BACKFILL TO 6" ABOVE THE PIPING. BACKFILL THE REMAINDER OF THE TRENCH UTILIZING THE EXCAVATED MATERIAL IF APPROVED BY THE ARCHITECT OR THE OWNER. IF THE EXCAVATED MATERIALS ARE NOT ACCEPTABLE, ENGINEERED FILL ACCEPTABLE TO THE ARCHITECT SHALL BE UTILIZED TO BACKFILL THE REMAINDER OF THE TRENCH. BACKFILL SHALL BE ACCOMPLISHED IN 9" LIFTS WITH ALL LIFTS COMPACTED TO 95% PROCTOR. PATCH FLOOR TO MATCH EXISTING.
2. EQUIPMENT, PIPING, DUCTWORK, ETC. SHALL NOT BE SUPPORTED FROM ANY CEILINGS, OTHER PIPING, CONDUIT OR DUCTWORK, ROOF DECK, OR JOIST BRIDGING. ITEMS SHALL BE SUPPORTED FROM ACCEPTABLE STRUCTURAL BUILDING COMPONENTS AS DETERMINED BY THE ARCHITECT AND STRUCTURAL ENGINEER. NO OTHER TRADES ARE ALLOWED TO BE SUPPORTED FROM MATERIALS, EQUIPMENT OR DEVICES INSTALLED BY THE FIRE PROTECTION TRADES. LIKEWISE, ALL WORK INSTALLED BY THE FIRE PROTECTION TRADES MUST BE SUPPORTED FROM THE STRUCTURE ABOVE, FROM WALLS OR FROM THE FLOOR UNLESS OTHERWISE INDICATED. COORDINATE PLACEMENT OF ALL FIRE PROTECTION RELATED EQUIPMENT AND DEVICES WITH OTHER TRADES. DO NOT POSITION OR INSTALL ANY FIRE PROTECTION EQUIPMENT OR DEVICES IN ANY SYSTEM IN SUCH A WAY THAT IT WILL BE INACCESSIBLE OR UN-MAINTAINABLE AFTER CONSTRUCTION IS COMPLETED. FIRE SUPPRESSION CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CHECKING CLEARANCES AND INTERFACES WITH OTHER SUBTRADES TO PROVIDE A COMPATIBLE DESIGN.
3. FIRE SUPPRESSION CONTRACTOR SHALL BE RESPONSIBLE FOR CORE DRILLING AND SLEEVING TO MAKE WALL AND FLOOR PENETRATIONS IN ACCORDANCE WITH FIRE RATINGS AS INDICATED ON THE ARCHITECTURAL DRAWINGS. SEAL ALL PENETRATIONS THROUGH RATED PARTITIONS IN AN APPROVED MANNER. FIRE SUPPRESSION CONTRACTOR SHALL INSTALL SLEEVES FOR SPRINKLER PIPING PASSING THROUGH PENETRATIONS IN FLOORS, PARTITIONS, ROOFS AND WALLS. SLEEVES SHALL BE GALVANIZED SCHEDULE 40 PIPE LARGE ENOUGH TO PROVIDE 1/4" ANNULAR CLEAR SPACE BETWEEN SLEEVE AND PIPE. CUT SLEEVE TO LENGTH FOR MOUNTING FLUSH WITH BOTH SURFACES. SEAL ANNULAR SPACE BETWEEN SLEEVE AND PIPING.
4. REPLACE OR REPAIR ALL ARCHITECTURAL FEATURES REMOVED OR DAMAGED DURING THE COURSE OF THE WORK. REPAIR OR REPLACEMENT MUST, AS A MINIMUM, EQUAL ORIGINAL CONDITION. SPECIAL CARE MUST BE TAKEN ON THE ROOF TO PREVENT DAMAGE. ANY DAMAGE TO THE ROOF MUST BE PROMPTLY REPAIRED AT NO EXPENSE TO THE OWNER BY AN OWNER APPROVED ROOFING CONTRACTOR SO AS NOT TO VOID THE ROOF WARRANTY.
5. PROVIDE TO OWNER AFTER ALL EQUIPMENT IS IN OPERATION AND AT AN AGREEABLE TIME, COMPLETE INSTRUCTORS FOR THE PURPOSE OF TRAINING PERSONNEL IN ALL PHASES OF OPERATION AND MAINTENANCE OF EQUIPMENT AND SYSTEMS.
6. THE MATERIALS UTILIZED SHALL BE UNDERWRITERS LISTED (UL) OR FM GLOBAL (FM) APPROVED FOR FIRE PROTECTION AND LISTED IN THE MOST CURRENT VERSION OF THE FM AND UL APPROVAL GUIDES.
7. SPRINKLER PIPE SIZE SHALL BE DONE BY THE FIRE SUPPRESSION CONTRACTOR AND SHALL BE DETERMINED BY THE USE OF THE HAZEN-WILLIAMS FORMULA WITH A "C" COEFFICIENT OF 120 FOR BLACK STEEL PIPE. ALL ABOVEGROUND SPRINKLER PIPING SHALL BE BLACK STEEL. ABOVEGROUND FIRE SUPPRESSION PIPING SHALL HAVE A MAXIMUM WATER VELOCITY OF 32 FT/S.
8. SUPERVISORY AND WATERFLOW SWITCHES FOR NEW SPRINKLER SYSTEMS SHALL BE PROVIDED AND INSTALLED BY FIRE SUPPRESSION CONTRACTOR AND WIRED BY THE FIRE ALARM CONTRACTOR.
9. FIRE SUPPRESSION CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS AND INSPECTIONS: AUTOMATIC WET-PIPE SPRINKLER SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 13 AND NFPA 25. PERFORM NEW FIRE HYDRANT FLOW TEST PER NFPA 291. HYDROSTATIC TEST: ALL PIPING AND ATTACHED APPURTENANCES SHALL BE HYDROSTATICALLY TESTED PER NFPA 13. LEAKAGE OR PERFORMANCE DEFICIENCY EVIDENCED BY TESTING SHALL BE REPAIRED BY TIGHTENING OR REPLACING FITTINGS OR EQUIPMENT ONLY. CAULKING, WRAPPING OR OTHER MEANS SHALL BOT BE PERMITTED. FLUSH ABOVE GROUND FIRE SUPPRESSION MAINS UPON COMPLETION. RUN UNTIL WATER IS CLEAR BUT NOT LESS THAN 10 MINUTES. MAKE PROVISIONS FOR PROPER DISPOSAL OF FIRE WATER.

FIRE PROTECTION GENERAL NOTES AND SPECIFICATIONS (CONTINUED):

F. SUBMITTALS

1. SHOP DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT AND ENGINEER OF RECORD FOR ALL EQUIPMENT AND ACCESSORIES PROVIDED FOR THE PROJECT WHETHER SPECIFIED HERE-IN OR ON THE DRAWINGS. THE SUBMITTALS SHALL BE REVIEWED ONLY FOR GENERAL COMPLIANCE WITH THE CONTRACT DOCUMENT'S DESIGN CRITERIA AND NOT FOR DIMENSIONS, QUANTITIES, ETC. THE RESPONSIBILITY OF CORRECT PROCUREMENT AND INSTALLATION REMAINS SOLELY WITH THE FIRE SUPPRESSION CONTRACTOR. REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE FIRE SUPPRESSION CONTRACTOR OF RESPONSIBILITY FOR ERRORS OR OMISSIONS AND DEVIATIONS FROM THE CONTRACT REQUIREMENTS. QUANTITY OF SHOP DRAWINGS SUBMITTED SHALL BE AS SPECIFIED BY THE ARCHITECT. FIRE SUPPRESSION CONTRACTOR SHALL BE REGISTERED AND LICENSED IN THE STATE OF FLORIDA TO DESIGN AND INSTALL FIRE PROTECTION SPRINKLER SYSTEMS AND SHALL STAMP OR SIGN ALL FIRE PROTECTION SHOP DRAWINGS AND CALCULATIONS. PRODUCT DATA, HYDRAULIC CALCULATIONS, AND SHOP DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACCORDANCE WITH NFPA 13 FOR SUBMITTAL AND APPROVAL TO AUTHORITY HAVING JURISDICTION AND DEPENDABLE GUIDANCE CONSULTING ENGINEERING, PLLC. SHOP DRAWINGS SHALL HAVE ADEQUATE DETAILS AND SCALES AS NECESSARY TO CLEARLY SHOW CONSTRUCTION. INDICATE THE OPERATING CHARACTERISTICS FOR EACH REQUIRED ITEM AND DESIGN CONDITIONS. CLEARLY IDENTIFY EACH ITEM OF DRAWINGS AS TO MAKE, LOCATION AND USE. SHOP DRAWINGS SHALL SHOW LOCATIONS AND MEASUREMENTS FROM COLUMNS OF ALL CONCEALED AND EXPOSED PIPING, DUCTWORK, CONDUIT, EQUIPMENT, ACCESSORIES, ETC., AND SUBMITTED PRIOR TO INSTALLATION. THE OWNER MAY MAKE REPRODUCIBLE COPIES OF THEIR DRAWINGS AVAILABLE FOR USE IN PREPARATION OF SHOP DRAWINGS, HOWEVER THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR NOT CONFIRMING ALL INFORMATION ON THE DRAWINGS PRIOR TO FABRICATION AND/OR INSTALLATION. NO SPRINKLERS, SPRINKLER PIPING OR EQUIPMENT CAN BE ORDERED, FABRICATED OR INSTALLED UNTIL SHOP DRAWINGS, HYDRAULIC CALCULATIONS AND PRODUCT DATA HAVE BEEN APPROVED BY THE AUTHORITY HAVING JURISDICTION AND DEPENDABLE GUIDANCE CONSULTING ENGINEERING, PLLC.
2. PROJECT RECORD DOCUMENTS - MAINTAIN AT THE JOBSITE ONE COPY OF ALL CONTRACT DOCUMENTS CLEARLY MARKED AS "PROJECT RECORD COPY". THESE DRAWINGS ARE TO BE MAINTAINED IN GOOD CONDITION, UPDATED DAILY FOR CHANGES ENCOUNTERED AND AVAILABLE AT ALL TIMES FOR INSPECTION BY THE OWNER. DO NOT USE FOR FIELD CONSTRUCTION! PROJECT RECORD DOCUMENTS ARE TO BE KEPT CURRENT WITH EXACT DIMENSIONS OF ALL WORK, EQUIPMENT, PIPING, VALVES, DUCTWORK, ETC. MARK ALL INFORMATION IN RED LINES AND NOTES SO AS TO BE EASILY IDENTIFIED FROM THE BASE DRAWING. UPON COMPLETION OF THE WORK, ONE SET OF THESE DOCUMENTS SHALL BE TURNED OVER TO THE OWNER AS ONE QUALIFICATION FOR FINAL PAYMENT.
3. AFTER THE ACCEPTANCE TESTS ARE COMPLETED AND ACCEPTED BY THE OWNER, THREE COMPLETE SETS OF AS-BUILT DOCUMENTATION SHALL BE PROVIDED. IT SHALL INCLUDE, BUT NOT BE LIMITED TO ACCURATE PLAN DRAWINGS, SYSTEM AND CONTROL SCHEMATICS, WIRING DIAGRAMS AND OPERATION AND MAINTENANCE MANUALS.
4. FIRE SUPPRESSION CONTRACTOR SHALL KEEP ONE SET OF DRAWINGS ON-SITE ON WHICH THEY SHALL RECORD ANY DEVIATIONS OR CHANGES FROM SUCH CONTRACT DRAWINGS MADE DURING CONSTRUCTION. RECORD DRAWINGS SHALL BE KEPT CLEAN AND UNDAMAGED. UPON COMPLETION OF THE PROJECT, THE RECORD DRAWINGS SHALL BE DELIVERED TO THE OWNER.

II. SPRINKLER

A. GENERAL

1. THE ENTIRE INSTALLATION SHALL CONFORM TO THE REQUIREMENTS OF NFPA 13, THE BUILDING OWNER'S INSURANCE COMPANY, THE LOCALLY ENFORCED BUILDING CODE, LOCAL BUILDING AND FIRE OFFICIALS AND ALL OTHER LOCAL AUTHORITIES HAVING JURISDICTION.
2. ALL WORK SHALL BE PERFORMED BY A STATE OF FLORIDA LICENSED SPRINKLER CONTRACTOR.
3. THIS WORK SHALL INCLUDE ALL PIPING, FITTINGS, HANGERS, EQUIPMENT, ETC., REQUIRED TO COMPLETE THE WORK.
4. SPRINKLER HEADS ARE TO BE CENTERED IN LAY-IN CEILING TILES. HEADS ARE TO BE SPACED SYMMETRICALLY WITH LIGHTING AND OTHER CEILING FIXTURES WHEN INSTALLED IN DRYWALL CEILINGS.
5. IN AREAS PROTECTED BY WET PIPE SPRINKLER SYSTEMS WITH A MAXIMUM CEILING HEIGHT OF 20 FEET, THE AREA OF SYSTEM OPERATION SHALL BE PERMITTED TO BE REDUCED WITHOUT REVISING THE DENSITY PER NFPA 13.
6. DETERMINE VOLUME AND PRESSURE OF INCOMING WATER SUPPLY FROM WATER FLOW TEST DATA. REVISE DESIGN WHEN TEST DATA BECOMES AVAILABLE PRIOR TO SUBMITTALS.
7. SUBMITTALS
   a. SHOP DRAWINGS:
      1. PREPARE AND SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE MECHANICAL GENERAL PROVISIONS.
      2. SHOW PLANS, CROSS SECTION, ELEVATIONS, DETAILS AND JOB CONDITIONS, RELATIONSHIP TO OTHER WORK. PIPE SIZES, ELEVATIONS ABOVE FLOOR, HEAD LOCATIONS, INSPECTORS TEST CONNECTION, SPRINKLER ENTRANCE, VALVES, ALARMS, BACKFLOW PREVENTER, FLOW SWITCH AND SUPERVISORY DEVICES.
      3. SUBMIT DATA ON THE FOLLOWING ITEMS:
         a. PIPING AND COUPLINGS.
         b. WET ALARM VALVE.
         c. BACKFLOW PREVENTER.
         d. VALVES AND SUPERVISORY DEVICES.
         e. SPRINKLER HEADS AND ESCUTCHEON PLATES.
         f. SUPPORTS, HANGERS AND ACCESSORIES.
         g. SEISMIC CALCULATIONS
         h. HYDRAULIC CALCULATIONS
      4. SUBMIT AND RECEIVE APPROVAL FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO SUBMITTAL.
      5. ONCE THE AUTHORITY HAVING JURISDICTION HAS APPROVED SHOP DRAWINGS, THE SUBCONTRACTOR SHALL SEND ELECTRONIC COPIES OF APPROVED STAMPED PLANS AND EQUIPMENT CUTS TO THE ARCHITECT FOR RECORD AND APPROVAL.
      6. PLANS SUBMITTED WITHOUT ALL HYDRAULIC CALCULATIONS WILL BE RETURNED "REJECTED". PROVIDE INDEPENDENT HYDRAULIC CALCULATION SHEETS.
      7. ALL SPRINKLER PLANS SHALL BEAR THE STAMP OF A REGISTERED PROFESSIONAL FIRE PROTECTION ENGINEER OR NICET CERTIFIED DESIGNER AS APPROVED BY THE LOCAL AHJ.
      8. AT THE COMPLETION OF THE PROJECT, PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS INCLUDING "AS-BUILT" RECORD DRAWINGS, SPECIFICATIONS AND APPROVED PLANS.

B. CRITERIA

1. CONTRACTOR SHALL VERIFY WITH THE OWNER'S REPRESENTATIVE FOR ANY ADDITIONAL CRITERIA NOT INCLUDED WITHIN THIS CONTRACT DOCUMENT SET.
2. DESIGN AND INSTALL THE SPRINKLER SYSTEM AND PIPING TO CONFORM WITH NFPA 13. UTILIZE THE HAZARD CLASSIFICATIONS INDICATED WITHIN THIS CONTRACT DOCUMENT SET.
3. SEE ARCH. DRAWINGS FOR CEILING ELEVATIONS.

C. FIRE DEPARTMENT CONNECTION

1. FIRE DEPARTMENT CONNECTION: POTTER-ROEMER OR EQUAL STORZ CONNECTION WITH ALL STANDARD FEATURES, "AUTO, SPKR," LETTERING, AND THREADS ACCORDING TO NFPA 1963 AND TO MATCH LOCAL FIRE DEPARTMENT REQUIREMENTS. - FLUSH MOUNTED FIRE DEPARTMENT INLET CONNECTION WITH WALL PLATE WITH "AUTOMATIC SPRINKLER" IDENTIFICATION, ALL BRASS CONSTRUCTION AND POLISHED BRASS FINISH. CONTACT THE FIRE DEPARTMENT TO VERIFY FIRE DEPARTMENT CONNECTION TYPE AND TREAD PATTERN TO MATCH THAT OF THE FIRE DEPARTMENT EQUIPMENT. PROVIDE 4" UL LISTED CHECK VALVE WITH BALL DRIP PIPED TO DRAIN. OTHER APPROVED MANUFACTURERS: ELKHART, CROKER, GUARDIAN

D. SUPERVISION

1. THE RISER CONTROL VALVE AND ALL ZONE VALVES SHALL HAVE ELECTRIC SUPER VISION TO SIGNAL THE BUILDING FIRE ALARM SYSTEM. TAMPER SWITCHES PROVIDED BY SPRINKLER SUBCONTRACTOR AND WIRED BY THE ELECTRICAL SUBCONTRACTOR.
2. MECHANICAL: ALL OTHER VALVES SHALL BE PADLOCKED IN STANDARD OPERATING POSITION, WITH 2 KEYS PER PADLOCK AND ALL PADLOCKS SHALL BE KEYED THE SAME. CHAIN AND PADLOCK ALL VALVES OVER 2" SIZE.
3. ALARM CHECK VALVE SHALL BE PER UL 193 WITH TRIM SETS FOR ALARM TEST VALVE, ALARM SHUT-OFF VALVE, MAIN DRAIN VALVE, SYSTEM AND SUPPLY PRESSURE GAGES, PRESSURE SWITCH, RETARDING CHAMBER AND ALARM LINE STRAINER. ELECTRICAL COMPONENTS SHALL BE LISTED AND LABELED BY NFPA 70. OAPPROVED MANUFACTURERS: GLOBE, RELIABLE AUTOMATIC SPRINKLER, TYCO FIRE PROTECTION PRODUCTS, VICTAULIC, VIKING
4. DRY PIPE VALVE SHALL BE PER UL 260 WITH TRIM SETS FOR FLOW TEST VALVE, MAIN DRAIN, WATER FLOW PRESSURE SWITCH, AIR PRESSURE SUPERVISORY SWITCH, SUPPLY PRESSURE GAGE, PRIME PRESSURE GAGE, AND AIR PRESSURE GAUGE. UTILIZE AIR MAINTENANCE DEVICE. APPROVED MANUFACTURERS: GLOBE, RELIABLE AUTOMATIC SPRINKLER, TYCO FIRE PROTECTION PRODUCTS, VICTAULIC, VIKING
5. ELECTRICALLY OPERATED ALARM BELL SHALL MEET UL 464 STANDARD, 8-INCH MINIMUM DIAMETER WITH RED-ENAMEL FACTORY FINISH, SUITABLE FOR OUTDOOR USE, 120V., 1 PHASE POWER, LISTED AND LABELED AS DEFINED IN NFPA 70. APPROVED MANUFACTURERS: POTTER ELECTRIC, SYSTEM SENSOR
6. FLOW SWITCHES SHALL MEET UL 346 STANDARD, PADDLE OPERATED, ELECTRICALLY SUPERVISED AND OPERATE ON 120V. 1 PHASE POWER COMPLETE WITH FACTORY-SET, FIELD-ADJUSTABLE RETARD ELEMENT AND TAMPERPROOF COVER. APPROVED MANUFACTURERS: POTTER ELECTRIC, SYSTEM SENSOR
7. VALVE SUPERVISORY SWITCHES SHALL MEET UL 346 STANDARD, ELECTRICALLY SUPERVISED, 120V, 1 PHASE, LISTED AND LABELED AS DEFINED IN NFPA 70. APPROVED MANUFACTURERS: POTTER ELECTRIC, SYSTEM SENSOR

E. PIPING

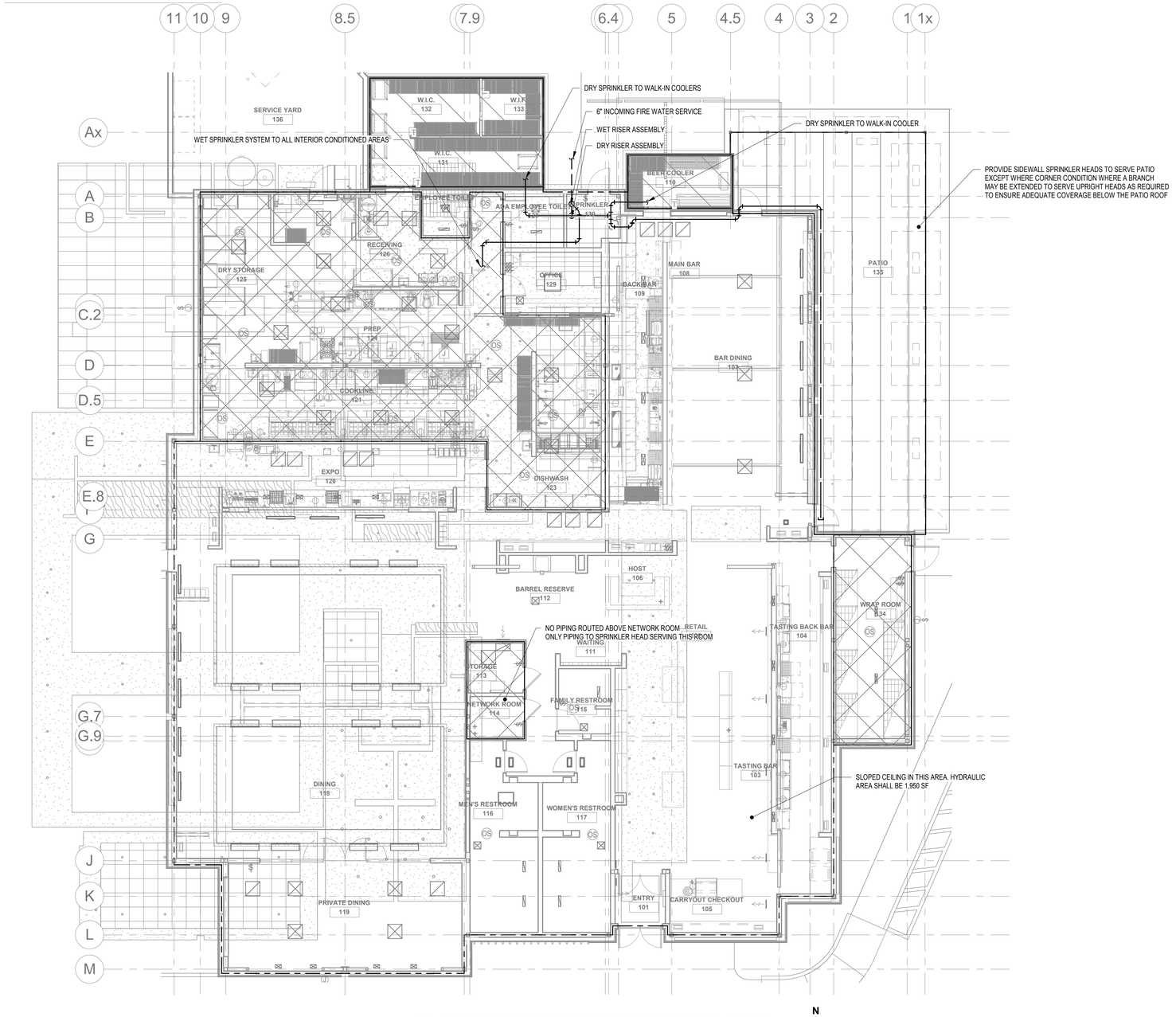
1. WET FIRE SUPPRESSION PIPING WITH NPS 2 AND SMALLER AND ALL DRY FIRE SUPPRESSION PIPING SHALL BE SCHEDULE 40, BLACK-STEEL PIPE WITH THE FOLLOWING FITTINGS: CAST IRON THREADED FITTINGS PER ASME B16.4, CLASS 125. MALLEABLE IRON THREADED FITTINGS PER ASME B16.3, CLASS 150.
2. WET FIRE SUPPRESSION PIPING WITH NPS 2-1/2" AND LARGER SHALL BE SCHEDULE 10, BLACK-STEEL PIPE AND JOINED BY FLANGES, WELDED OR ROLL-GROOVED COUPLINGS. FITTINGS SHALL BE ONE OF THE FOLLOWING: STEEL PIPE FLANGES AND FLANGE FITTINGS PER ASME B16.5. GROOVED COUPLINGS AND FITTINGS PER ASTM A536. FACTORY-MADE WROUGHT STEEL BUTTWELD FITTINGS PER ASME B16.9.
3. PIPE HANGERS FOR THE SPRINKLER SYSTEM SHALL BE ADJUSTABLE CLEVIS HANGERS WITH APPROPRIATE CLAMP (DEPENDING ON STRUCTURE). ALL PIPING SHALL BE SUPPORTED ON A MAXIMUM OF 10' CENTERS.
4. NO WET PIPING SHALL BE INSTALLED IN AREAS SUBJECT TO FREEZING.
5. ESCUTCHEONS SHALL BE ONE-PIECE, CAST-BRASS TYPE: WITH POLISHED, CHROME-PLATED FINISH AND SETSCREW FASTENER. INSTALL ESCUTCHEONS FOR PIPING PENETRATIONS OF WALLS AND CEILINGS. INSTALL ESCUTCHEONS WITH INSIDE DIAMETER TO CLOSELY FIT AROUND PIPE WITH OUTSIDE DIAMETER THAT COMPLETELY COVERS OPENING.

F. SPRINKLER HEADS

1. AUTOMATIC SPRINKLERS PER UL, 175-PSIG PRESSURE RATING MINIMUM WITH HEAT-RESPONSIVE ELEMENT. MINIMUM DISCHARGE COEFFICIENT OF 5.6 AND FOR "ORDINARY" TEMPERATURE CLASSIFICATION RATING UNLESS OTHERWISE INDICATED OR REQUIRED BY APPLICATION. APPROVED MANUFACTURERS: GLOBE, RELIABLE, VICTAULIC, VIKING
2. SPRINKLER HEADS IN BACK OF HOUSE GYP CEILINGS SHALL BE RECESSED, WHITE PENDANT AUTOMATIC SPRINKLER HEAD WITH TWO PIECE CHROME PLATED METAL ESCUTCHEON.
3. SPRINKLER HEADS IN AREAS WITH CEILINGS SHALL BE CONCEALED WITH CUSTOM COLOR COVER PLATE TO MATCH THE CEILING COLOR AS REQUIRED BY THE ARCHITECTURAL FINISH PLANS.
4. SPRINKLER HEADS IN AREAS WITH EXPOSED STRUCTURE SHALL BE BRASS UPRIGHT.
5. INSTALL HIGH TEMPERATURE SPRINKLER HEADS WHERE REQUIRED BY CODE OR APPLICATION. UTILIZE INTERMEDIATE TEMPERATURE SPRINKLERS IN MECHANICAL AND ELECTRICAL ROOMS. UTILIZE HIGH TEMPERATURE SPRINKLERS IN WALK-IN COOLERS AND FREEZERS.

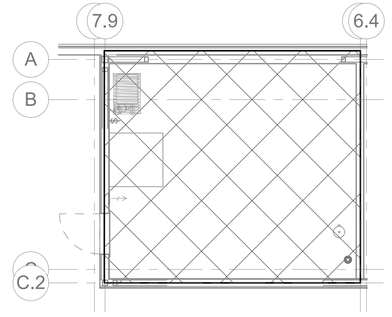
G. VALVES

1. INSTALL ALL VALVES AS REQUIRED BY NFPA 13. VALVES SHALL BE "UL" OR "FM" LISTED.
2. BALL VALVES SHALL BE PER UL 1091 AND BE TWO PIECE, FULL PORT WITH FORGED BRASS OR BRONZE BODY WITH PTFE SEAT AND BRONZE OR STAINLESS-STEEL STEM AND CHROME PLATED BALL. APPROVED MANUFACTURERS: NIBCO, VICTAULIC
3. BRONZE BUTTERFLY VALVES SHALL BE PER UL 1091 WITH A BRONZE BODY, EPDM SEAT, BRONZE OR STAINLESS-STEEL STEM AND EPDM COATED BRONZE DISC. APPROVED MANUFACTURERS: GLOBE, MILWAUKEE
4. IRON BUTTERFLY VALVES SHALL BE PER UL 1091 WITH A CAST OR DUCTILE IRON BODY, EPDM SEAT, STAINLESS STEEL STEM AND EPDM COATED DUCTILE IRON DISC. APPROVED MANUFACTURERS: GLOBE, NIBCO, VICTAULIC
5. IRON OS&Y GATE VALVES SHALL BE PER UL 262 WITH A CAST O



1 FIRST FLOOR FIRE PROTECTION PLAN
1/8" = 1'-0"

N



2 FIRE PROTECTION EQUIPMENT PLATFORM PLAN
3/16" = 1'-0"

N

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FIRE PROTECTION PLAN

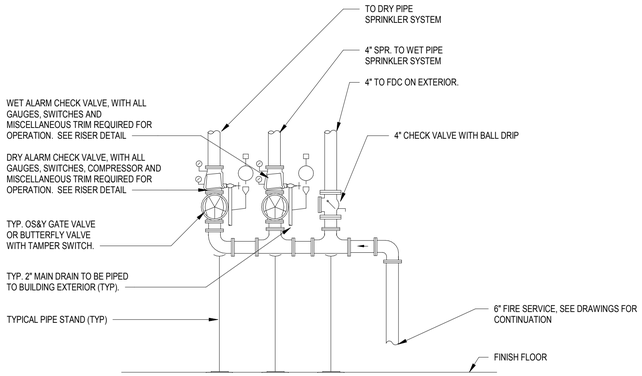
Job No.	Drawn
235407	JAD

Scale	Date
As indicated	08/18/2025

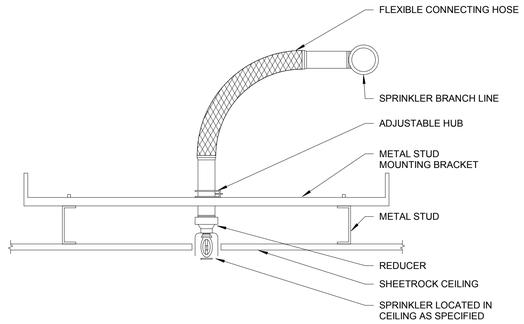
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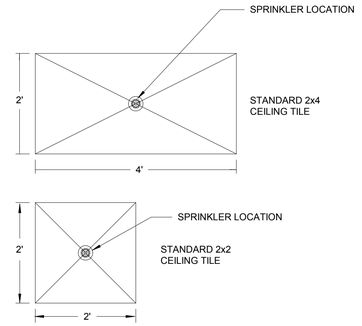


1 SPRINKLER RISER ASSEMBLY DIAGRAM
NONE



NOTES:
1. ALL FLEX HOSES SHALL BE 3'-0" MAXIMUM LENGTH. ANYTHING OVER 3'-0" LONG SHALL BE ATTACHED TO SCHEDULE 40 BLACK STEEL PIPE.

2 FLEXIBLE SPRINKLER CONNECTION FOR SHEETROCK CEILING - RECESSED
NONE



NOTE: REFER TO SPECIFICATION SECTION 15300 FOR SPRINKLER TYPES AND LOCATION REQUIREMENTS.

3 LOCATION OF SPRINKLERS AT ACOUSTICAL CEILING TILES
NONE

NOTES:
1. ALL FLEX HOSES SHALL BE 3'-0" MAXIMUM LENGTH. ANYTHING OVER 3'-0" LONG SHALL BE ATTACHED TO SCHEDULE 40 BLACK STEEL PIPE.

4 FLEXIBLE SPRINKLER CONNECTION FOR SUSPENDED CEILING - RECESSED
NONE

NOTES:
1. PIPE SHALL PENETRATE PERPENDICULARLY THROUGH WALL

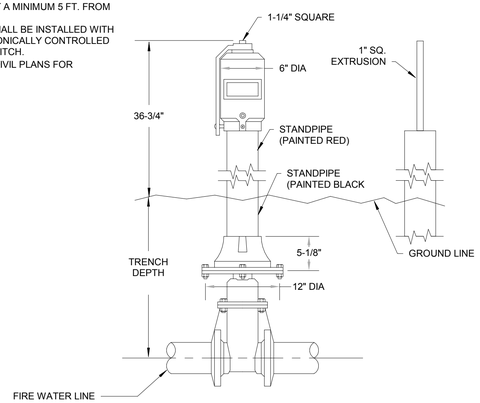
5 PIPE PENETRATION (BLOCK OR CONCRETE WALL OR SLAB)
NONE

NOTES:
1. PIPE SHALL PENETRATE PERPENDICULARLY THROUGH WALL.

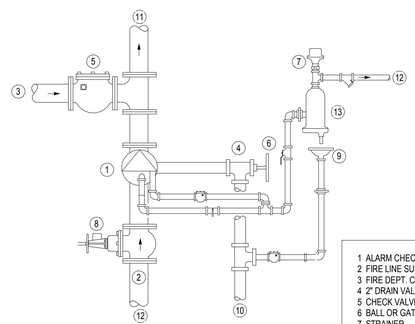
6 PIPE PENETRATION (STUD WALL)
NONE

NOTES:

1. POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5 FT. FROM BUILDING
2. ALL PIV'S SHALL BE INSTALLED WITH AN ELECTRONICALLY CONTROLLED TAMPER SWITCH.
3. REFER TO CIVIL PLANS FOR LOCATION



7 POST-INDICATOR VALVE DETAIL
NONE



1 ALARM CHECK VALVE W/ FS
2 FIRE LINE SUPPLY
3 FIRE DEPT. CONNECTION SUPPLY
4 2" DRAIN VALVE
5 CHECK VALVE
6 BALL OR GATE VALVE, SUPERVISED
7 STRAINER
8 TAMPER ALARM SWITCH
9 DRIP CUP
10 SPILL INTO DRAIN
11 TO WET SPRINKLER SYSTEM
12 TO WATER MOTOR GONG
13 RETARD CHAMBER

DETAIL NOTES:

1. FIRE ALARM / DETECTION DEVICES INDICATED HEREIN ARE FURNISHED BY DIV. 28, INSTALLED BY SPK. CTR.

8 WET ALARM CHECK VALVE DETAIL
NONE

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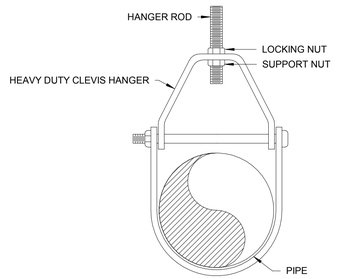
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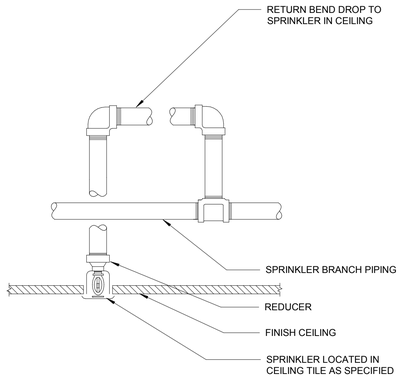
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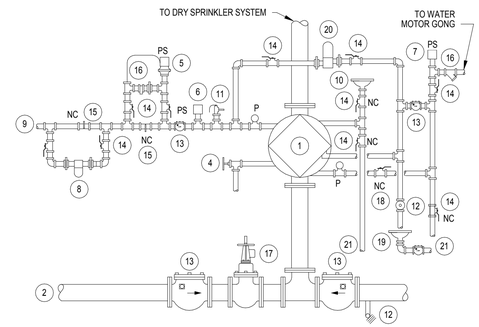


SINGLE HORIZONTAL RUNS WITH VAPOR BARRIER INSULATION.

1 CLEVIS HANGER DETAIL
NONE

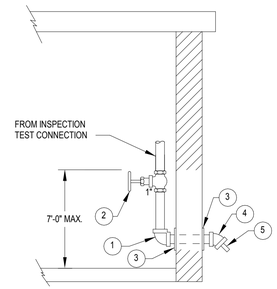


2 CONCEALED SPRINKLER DIAGRAM
NONE



1. DRY PIPE VALVE
2. FIRE LINE SUPPLY
3. FIRE DEPT. CONNECTION SUPPLY
4. 2" DRAIN VALVE
5. COMPRESSOR PRESSURE SWITCH
6. HIGH-LOW PRESSURE SWITCH TROUBLE ALARM
7. FIRE ALARM PRESSURE SWITCH
8. AIR DRYER
9. AIR SUPPLY FROM COMPRESSOR
10. PRIMER FILL CUP
11. PRESSURE RELIEF VALVE
12. BALL DRIP
13. CHECK VALVE
14. BALL OR GATE VALVE
15. NORMALLY CLOSED BY-PASS
16. STRAINER
17. TAMPER ALARM SWITCH
18. INSPECTORS TEST VALVE
19. DRIP CUP
20. ACCELERATOR
21. SPILL INTO DRAIN

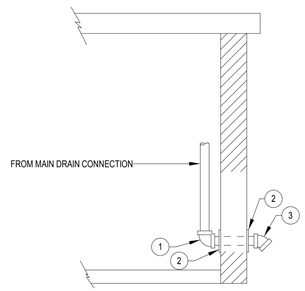
3 DRY ALARM CHECK VALVE DETAIL
NONE



DETAIL KEYNOTES

1 1" C.I. ELBOW
2 1" GLOBE VALVE WITH INSPECTORS TEST SIGN
3 1" WALL PLATE
4 1" 45 DEG. GALV. ELBOW
5 SMOOTH BORE CORROSION RESISTANT OUTLET GIVING FLOW EQUIVALENT TO ONE SPRINKLER (AIM PER ARCHITECTURAL DIRECTION)

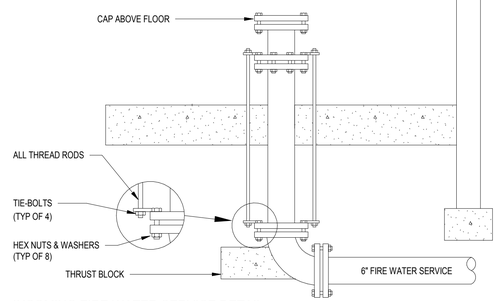
4 FIRE SPRINKLER INSPECTOR'S TEST CONNECTION DETAIL
NONE



SHEET KEYNOTES

1 2" C.I. ELBOW.
2 2" WALL PLATE.
3 2" 45-DEG. GALV. ELBOW.

5 FIRE SPRINKLER MAIN DRAIN DETAIL
NONE



6 INCOMING FIRE WATER SERVICE DETAIL
NONE

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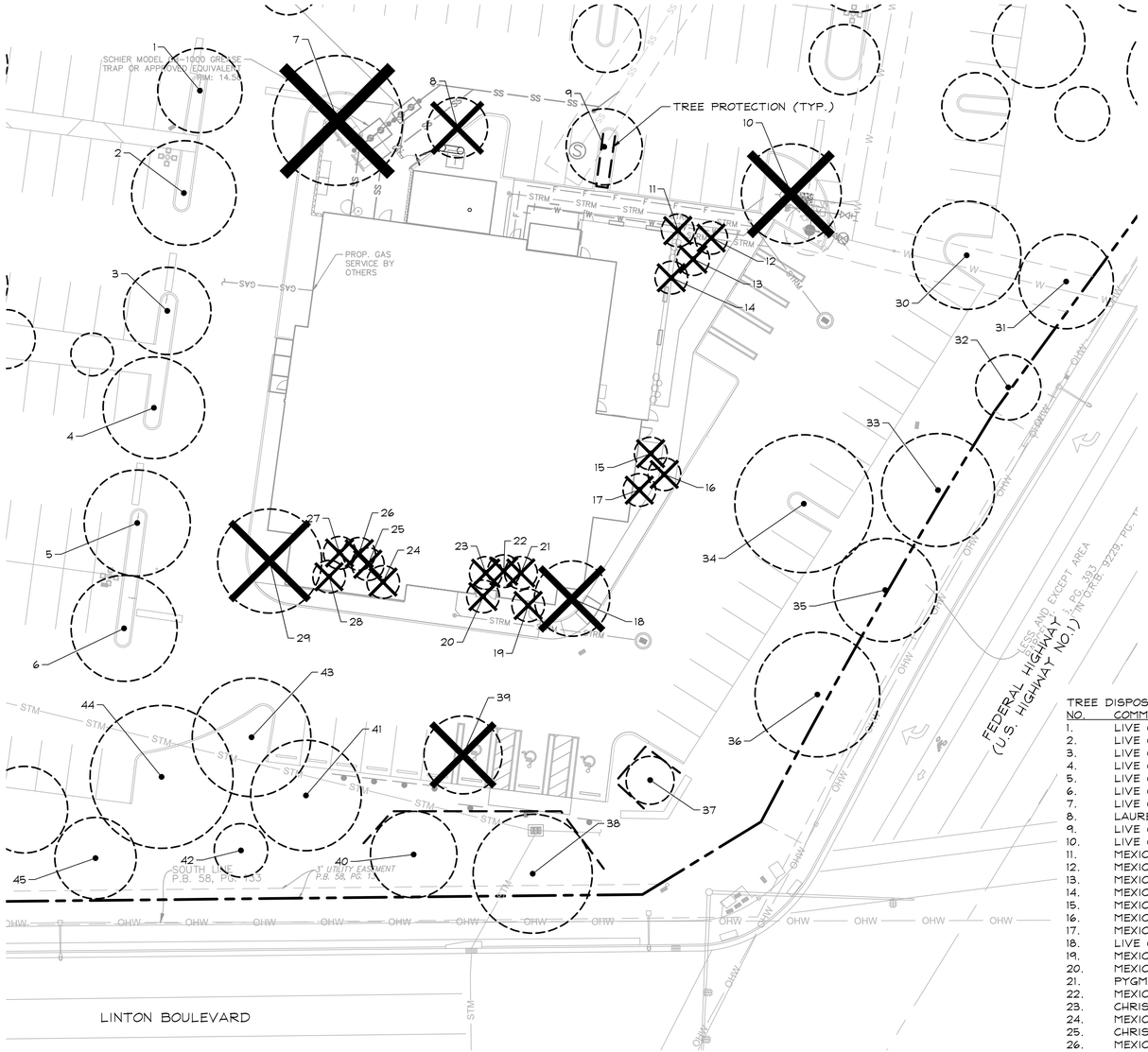
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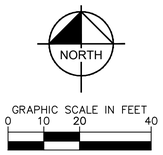
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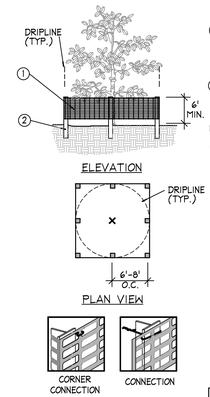
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KEY:

	TREE TO REMAIN
	TREE TO BE REMOVED
	TREE TO BE RELOCATED
	TREE TO BE PROTECTED PER DETAIL ON SHEET L0.01



Tree/Shrub Protector
Barrier Detail NTS

1. 6'H 'PERIMETER PLUS' CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL 'T' POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL 'T' POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

TREE DISPOSITION CHART

NO.	COMMON NAME	BOTANICAL NAME	DBH (IN)	HT (FT)	SPR (FT)	CT (FT)	CONDITION	DISPOSITION	MITIGATION	IN LIEU FEE
1.	LIVE OAK	QUERCUS VIRGINIANA	15"	35'	30'		60%	REMAIN		
2.	LIVE OAK	QUERCUS VIRGINIANA	15"	40'	35'		65%	REMAIN		
3.	LIVE OAK	QUERCUS VIRGINIANA	18"	35'	30'		50%	REMAIN		
4.	LIVE OAK	QUERCUS VIRGINIANA	16"	35'	30'		60%	REMAIN		
5.	LIVE OAK	QUERCUS VIRGINIANA	20"	40'	40'		65%	REMAIN		
6.	LIVE OAK	QUERCUS VIRGINIANA	18"	45'	50'		60%	REMAIN		
7.	LIVE OAK	QUERCUS VIRGINIANA	24"	45'	55'		65%	REMOVE	ON SITE	
8.	LAUREL OAK	QUERCUS LAURIFOLIA	11"	20'	20'		65%	REMOVE	TREE FUND	$5,550
9.	LIVE OAK	QUERCUS VIRGINIANA	12"	25'	23'		55%	REMAIN		
10.	LIVE OAK	QUERCUS VIRGINIANA	14"	30'	40'		65%	REMOVE	TREE FUND	$7,900
11.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10"	52'	15'	44'	60%	REMOVE	TREE FUND	$3,300
12.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	9"	38'	15'	31'	80%	REMOVE	TREE FUND	$2,325
13.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	11"	50'	15'	42'	80%	REMOVE	TREE FUND	$3,150
14.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	11"	54'	15'	46'	80%	REMOVE	TREE FUND	$3,450
15.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10"	42'	15'	36'	80%	REMOVE	TREE FUND	$2,700
16.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10"	41'	15'	35'	80%	REMOVE	TREE FUND	$2,625
17.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	9"	42'	15'	36'	80%	REMOVE	TREE FUND	$2,700
18.	LIVE OAK	QUERCUS VIRGINIANA	16"	40'	40'		65%	REMOVE	TREE FUND	$9,600
19.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	11"	40'	15'	34'	80%	REMOVE	TREE FUND	$2,550
20.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10"	43'	15'	37'	80%	REMOVE	TREE FUND	$2,775
21.	PYGMY DATE PALM	PHOENIX ROEBELENII	7"	12'	8'	8'	80%	REMOVE	TREE FUND	$600
22.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10"	43'	15'	37'	80%	REMOVE	TREE FUND	$2,775
23.	CHRISTMAS PALM	ADONIDIA MERRILLII	10"	18'	12'	12'	80%	REMOVE	TREE FUND	$900
24.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	11"	41'	15'	35'	80%	REMOVE	TREE FUND	$2,625
25.	CHRISTMAS PALM	ADONIDIA MERRILLII	12"	18'	12'	12'	80%	REMOVE	TREE FUND	$900
26.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10"	43'	15'	37'	80%	REMOVE	TREE FUND	$2,775
27.	PYGMY DATE PALM	PHOENIX ROEBELENII	7"	12'	8'	8'	80%	REMOVE	TREE FUND	$600
28.	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	10"	45'	15'	39'	80%	REMOVE	TREE FUND	$2,925
29.	LAUREL OAK	QUERCUS LAURIFOLIA	16"	30'	30'		55%	REMOVE	TREE FUND	$9,600
30.	LIVE OAK	QUERCUS VIRGINIANA	16"	35'	30'		65%	REMAIN		
31.	LIVE OAK	QUERCUS VIRGINIANA	16"	35'	40'		60%	REMAIN		
32.	LIVE OAK	QUERCUS VIRGINIANA	12"	30'	30'		60%	REMAIN		
33.	LIVE OAK	QUERCUS VIRGINIANA	18"	45'	35'		65%	REMAIN		
34.	LIVE OAK	QUERCUS VIRGINIANA	23"	55'	60'		60%	REMAIN		
35.	LIVE OAK	QUERCUS VIRGINIANA	25"	50'	60'		55%	REMAIN		
36.	LIVE OAK	QUERCUS VIRGINIANA	26"	60'	55'		55%	REMAIN		
37.	CHRISTMAS PALM	ADONIDIA MERRILLII	18"	19'	15'	13'	80%	REMAIN	TREE FUND	$975
38.	LIVE OAK	QUERCUS VIRGINIANA	19"	40'	50'		60%	REMAIN		
39.	LIVE OAK	QUERCUS VIRGINIANA	12"	25'	25'		65%	REMOVE	TREE FUND	$6,200
40.	LIVE OAK	QUERCUS VIRGINIANA	26"	55'	50'		55%	REMAIN		
41.	LIVE OAK	QUERCUS VIRGINIANA	24"	55'	55'		60%	REMAIN		
42.	LIVE OAK	QUERCUS VIRGINIANA	6"	22'	14'		50%	REMAIN		
43.	LIVE OAK	QUERCUS VIRGINIANA	18"	55'	50'		65%	REMAIN		
44.	LIVE OAK	QUERCUS VIRGINIANA	26"	55'	65'		65%	REMAIN		
45.	LIVE OAK	QUERCUS VIRGINIANA	7"	20'	18'		60%	REMAIN		

TREE DISPOSITION SUMMARY:

		MITIGATION REQUIRED	MITIGATION PROVIDED
TOTAL TREES PROTECTED ON SITE:	21		
TOTAL TREES REMOVED ON SITE (< 50%):	0	N/A	N/A
TOTAL TREES REMOVED ON SITE (> 50%):	6	93"	28"
TOTAL PALMS PROTECTED ON SITE:	1		
TOTAL PALMS REMOVED ON SITE (< 50%):	0	N/A	N/A
TOTAL PALMS REMOVED ON SITE (> 50%):	17	529'	0'

TREE DISPOSITION TABLE				$450/in		$650/in		$850/in		$1,000/in	
No.	Common Name	DBH (in.)	Condition Rating	DBH Remove 0-8"		DBH Remove 9-12"		DBH Remove 13-18"		DBH Remove 19+"	Net Fee
8	Laurel Oak	11	65%	8	$3,600	3	$1,950		$0	$0	$5,550
10	Live Oak	14	65%	8	$3,600	4	$2,600	2	$1,700	$0	$7,900
18	Live Oak	16	65%	8	$3,600	4	$2,600	4	$3,400	$0	$9,600
29	Laurel Oak	16	55%	8	$3,600	4	$2,600	4	$3,400	$0	$9,600
39	Live Oak	12	65%	8	$3,600	4	$2,600		$0	$0	$6,200

TREE DISPOSITION CALCULATIONS:		
TOTAL TREES REMOVED:	6	
CALIPER INCHES REMOVED:	93"	
CALIPER INCHES PROPOSED:	24"	
MITIGATION DEFICIT:	(69")	
TREE FUND MITIGATION SUMMARY:		
CALIPER INCHES UNDER 8":	40"	$450/IN X 40" = $18,000
CALIPER INCHES BETWEEN 9"-12":	19"	$650/IN X 19" = $12,350
CALIPER INCHES BETWEEN 13"-18":	10"	$850/IN X 10" = $8,500
TOTAL PAYMENT INTO TREE FUND:		$38,850
PALM TREE FUND MITIGATION SUMMARY:		
CLEAR TRUNK OVER 8':	$75 X 1' PER CT	
TOTAL PAYMENT INTO TREE FUND:		$39,675

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No.	REVISIONS	DATE	BY
3	CITY COMMENTS	12/17/25	
4	CITY COMMENTS	1/8/25	

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LICENSED PROFESSIONAL
TRICIA C. RICHTER
FLORIDA LICENSE NUMBER
LA#6667244
DATE:

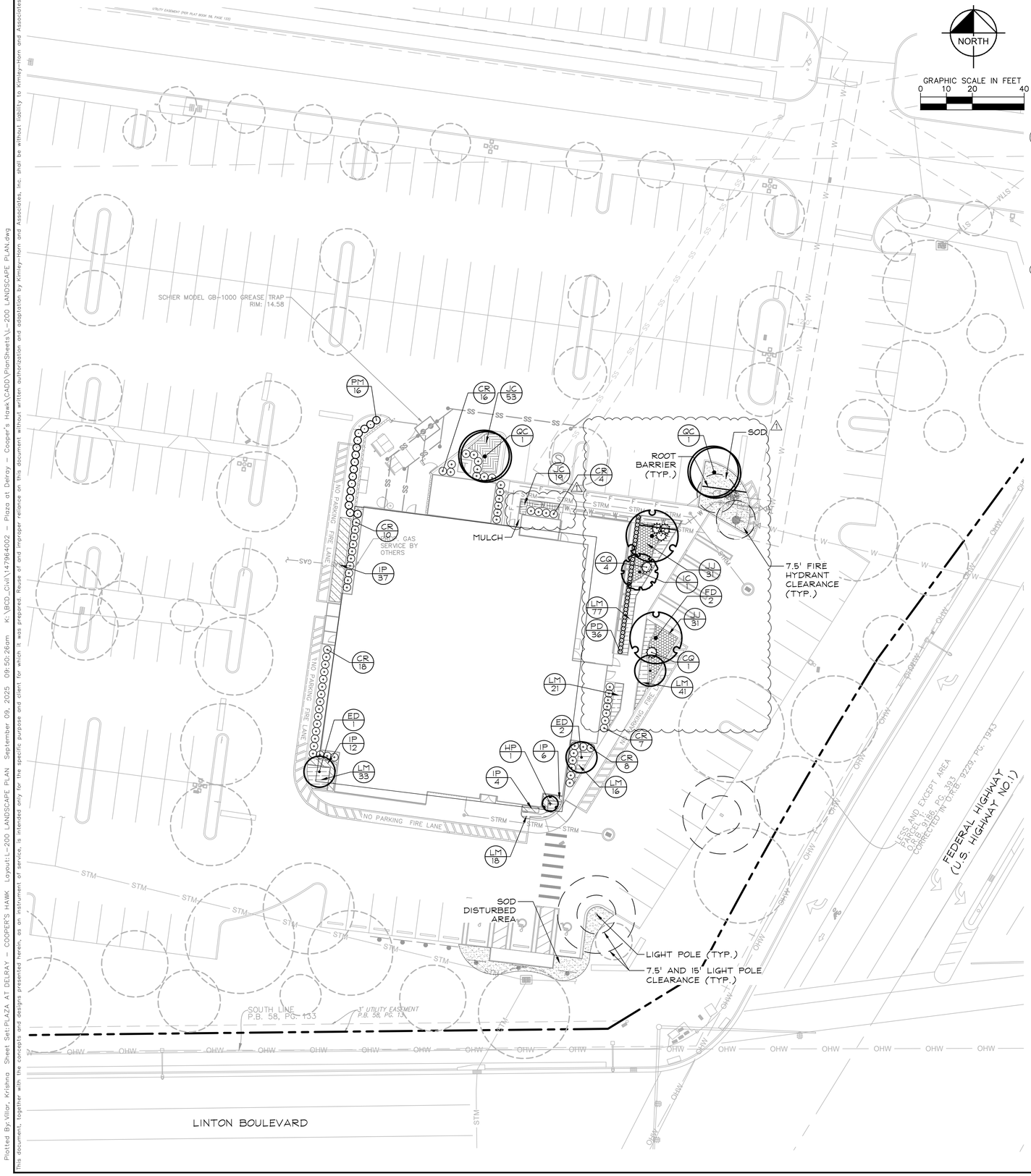
KHA PROJECT 147964002
DATE JAN. 2026
SCALE: AS SHOWN
DESIGNED BY: TR
DRAWN BY: KV
CHECKED BY: TR

TREE DISPOSITION PLAN

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
L-100

Plotted By: Villar, Krishna Sheet Set: PLAZA AT DELRAY – COOPER'S HAWK Layout: L-100 TREE DISPOSITION PLAN January 07, 2026 04:05:36pm K:\BCD_Civil\147964002 – Plaza at Delray – Cooper's Hawk\CADD\PlanSheets\L-100 TREE DISPOSITION PLAN.dwg
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CODE	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
TREES						
ED	Elaeocarpus decipiens 6' CT	Japanese Blueberry Tree	Cont.	3" Cal.	16' HT x 7' SPR	3 ⚠1
FD	Filicium decipiens 6" CT	Japanese Fern Tree	Cont.	3" Cal.	16' HT x 7' SPR	2
HP	Hibiscus rosa-sinensis 'President's Red' 3' CT	President's Red Chinese Hibiscus	Cont.	1" Cal.	6' HT x 3' SPR	1
IC	Ilex cassine 6' CT	Dahoon Holly	Cont.	3" Cal.	16' H x 7' SPR	⚠1 1
QC	Quercus virginiana 'Cathedral' 6' CT	Cathedral Live Oak	B & B	3" Cal.	16' HT x 7' SPR	2

CODE	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY
SHRUBS						
CQ	Crinum augustum 'Queen Emma'	Queen Emma Crinum Lily	Cont.	As Shown	24" HT. X 24" SPR.	5
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	36" HT. x 36" SPR.	63 ⚠1
PD	Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Pringles Yew Podocarpus	Cont.	18" O.C.	16" HT x 16" SPR.	36
PM	Podocarpus macrophyllus	Podocarpus	Cont.	36" O.C.	60" HT. X 36" SPR.	16
SHRUB AREAS						
IP	Ixora coccinea 'Petite Red'	Dwarf Red Ixora	Cont.	24" O.C.	18" HT. X 18" SPR.	⚠1 59
JJ	Jasminum volubile	Wax Jasmine	Cont.	24" O.C.	18" HT. X 18" SPR.	62
GROUND COVERS						⚠1
JC	Juniperus conferta	Shore Juniper	Cont.	18" O.C.	12" HT. X 12" SPR.	72
LM	Liriope muscari	Lilyturf	Cont.	18" O.C.	12" HT. X 12" SPR.	206
SOD	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod			± 728 sf

CODE REQUIREMENTS: SITE AREA: 1,541,701 SF PERVIOUS AREA: 1,930 SF (.13%)	REQUIRED	PROVIDED
SEC 4.6.16.H.3.a. PROVIDE SCREENING FOR ALL DUMPSTERS; 5-16 FT: HEDGE = ½HEIGHT (MIN 5 FT)	5 FT	5 FT
SEC 4.6.16.H.4.i. PROVIDE ONE TREE EVERY 30 LF AT THE FOUNDATION OF THE BUILDING. 516 LF / 30 LF * 1 TREE = 18 TREES	18 TREES	5 TREES
SEC 4.6.16.H.3.i. PROVIDE A SHADE TREE FOR PARKING ISLANDS. 4 ISLANDS * 1 TREE = 4 TREES	4 TREES	3 PROP. 1 EXIST.

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

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No.	REVISIONS	DATE	BY
⚠1	SITE PLAN COMMENTS	9/2/2025	TR

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LICENSED PROFESSIONAL
TRICIA C. RICHTER
FLORIDA LICENSE NUMBER
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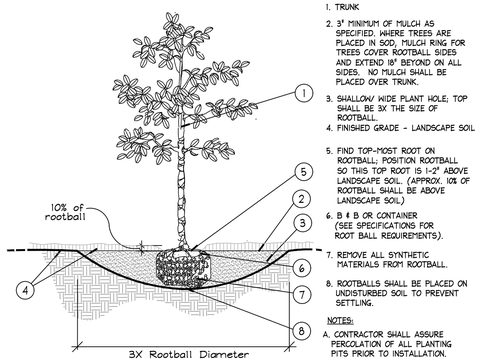
KHA PROJECT 147964002
DATE
SCALE: AS SHOWN
DESIGNED BY: TR
DRAWN BY: KV
CHECKED BY: TR

LANDSCAPE PLAN

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
L-200

Plotted By: Killer, Krishna Sheet Set: PLAZA AT DELRAY – COOPER'S HAWK Layout: L-200 LANDSCAPE PLAN September 09, 2025 09:50:26am K:\BCD_Civil\147964002 – Plaza at Delray – Cooper's Hawk\CADD\PlanSheets\L-200 LANDSCAPE PLAN.dwg
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1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

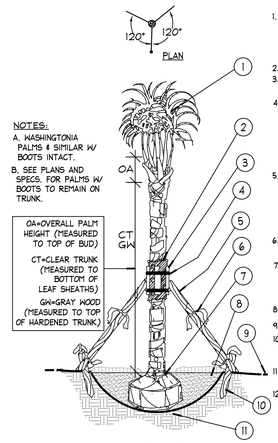
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION NTS



NOTES:

A. WASHINGTONIA PALMS # SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

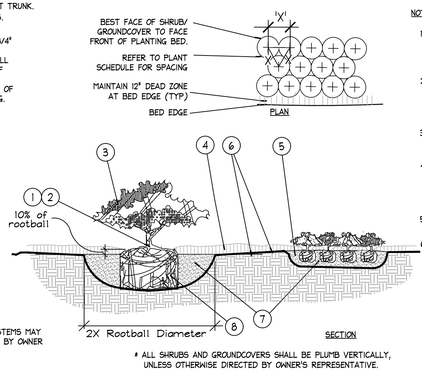
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L, 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
#BROOKS TREE BRACE SYSTEM
#ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION NTS

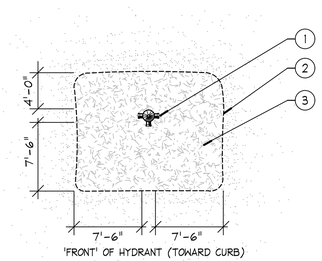


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

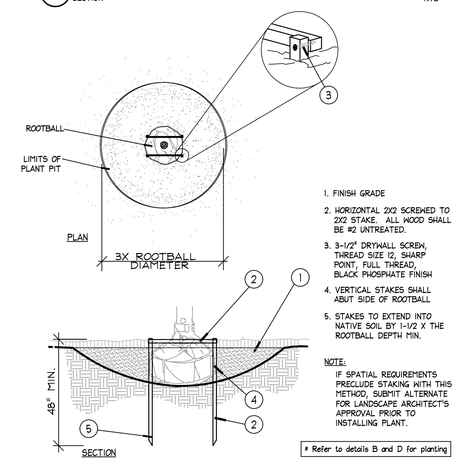
C Shrub / Groundcover Planting
PLAN/SECTION NTS



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

'FRONT' OF HYDRANT (TOWARD CURB)

D Fire Hydrant Clear Zone
PLAN NTS



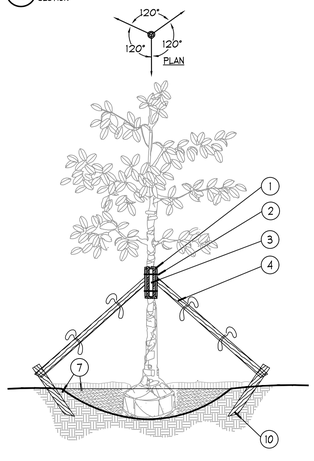
1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18'L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3' BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

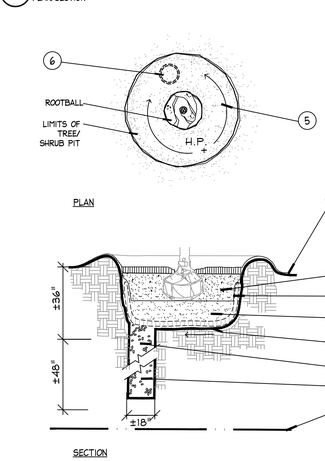
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
#BROOKS TREE BRACE SYSTEM
#ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION NTS



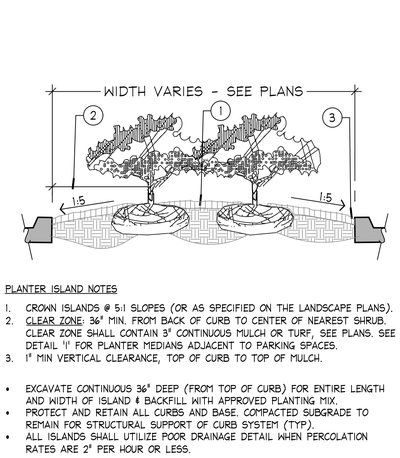
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION NTS

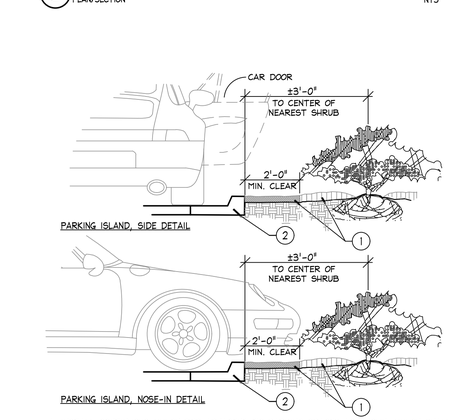


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

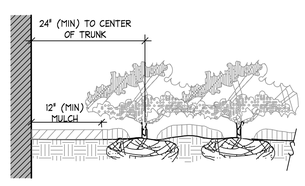
H Planted Parking Lot Islands / Medians
SECTION NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.

   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

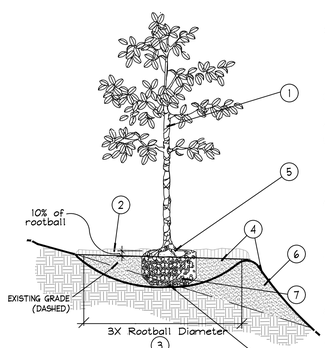
I Parking Space/Curb Planting
SECTION NTS



NOTES

CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

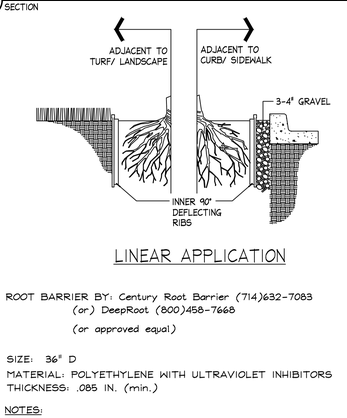
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail NTS

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.55' = (NGVD 1929)

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

Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Kimley»Horn

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DELRAY BEACH, FLORIDA 33445
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL
TRICIA C. RICHTER
FLORIDA LICENSE NUMBER
LA#66667244
DATE:

KHA PROJECT 147964002
DATE
SCALE: AS SHOWN
DESIGNED BY: TR
DRAWN BY: KV
CHECKED BY: TR

LANDSCAPE DETAILS

PLAZA AT DELRAY - COOPER'S HAWK
PREPARED FOR
ARIA GROUP ARCHITECTS, INC
DELRAY BEACH FLORIDA

SHEET NUMBER
L-210

Plotted By: Villar, Krishna Sheet Set: PLAZA AT DELRAY – COOPER'S HAWK Layout: L-210 LANDSCAPE DETAILS September 08, 2025 05:37:39pm K:\BCD_Civil\147964002 – Plaza at Delray – Cooper's Hawk\CADD\PlanSheets\L-210 LANDSCAPE DETAILS AND NOTES.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

#WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

#FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK Z60.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
   A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
   B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
   C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
   A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
   B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

PLANS ARE IN NAVD 1988 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.55' = (NGVD 1929)

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

Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

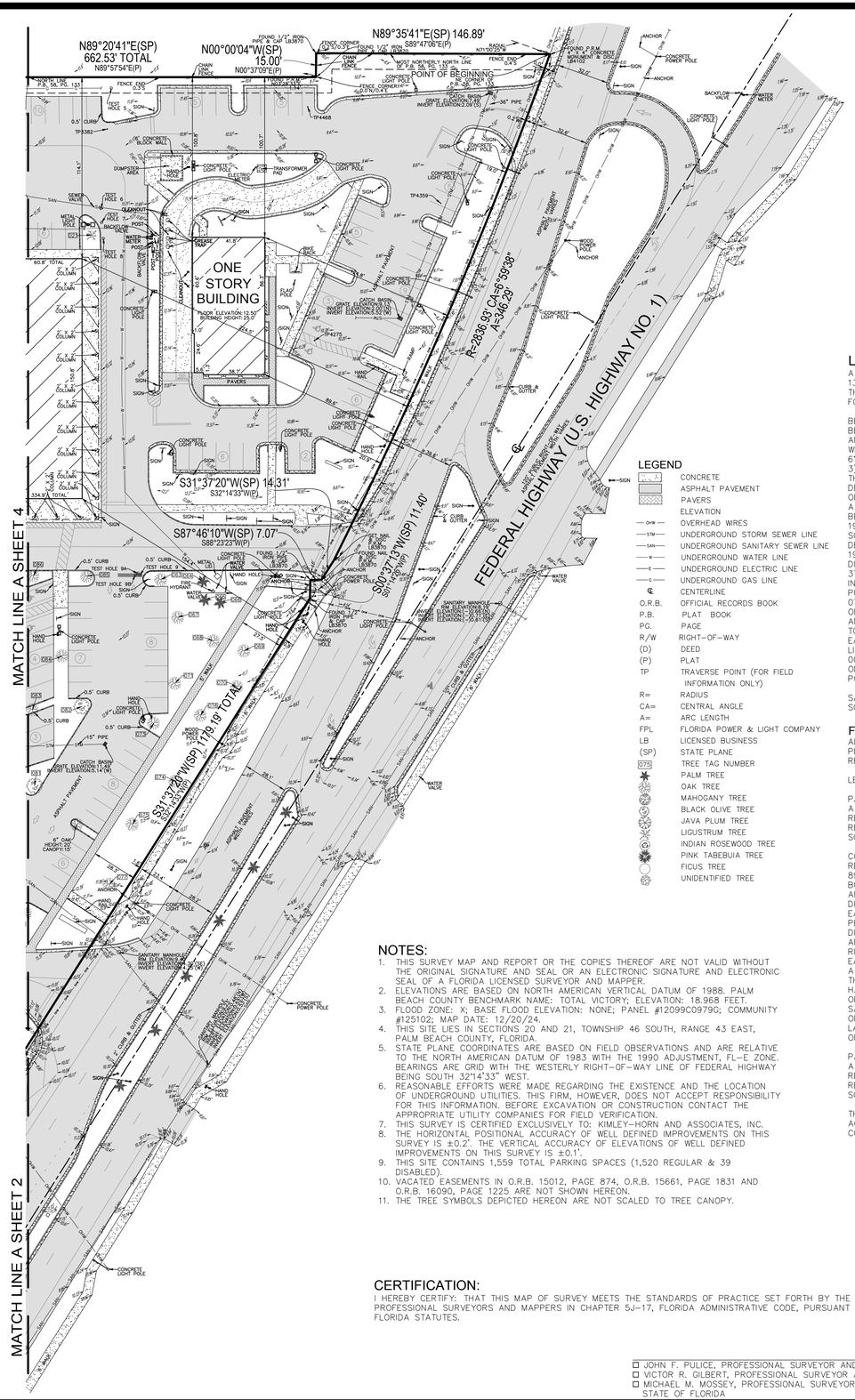
No.	REVISIONS	DATE	BY

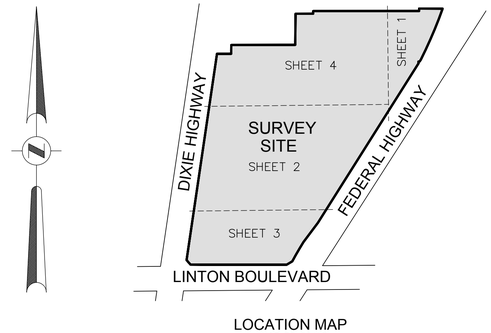
Kimley»Horn

TREE TABLE

Tree Number	Common Name	Botanical Name	DBH (inches)	Canopy (feet)	Height (feet)
15	Java plum	*Syzygyum cumini*	24"	25'	40'
16	Black olive	*Bucida buceras*	15"	20'	30'
17	Java plum	*Syzygyum cumini*	24"	30'	40'
18	Indian rosewood	*Dalbergia sisso*	12"	20'	30'
19	Mahogany	*Swietenia mahogoni*	36"	40'	40'
20	Mahogany	*Swietenia mahogoni*	24"	40'	40'
21	Ligustrum	*Ligustrum lucidum*	12"	16'	16'
63	Live oak	*Quercus virginiana*	18"	40'	35'
64	Washingtonia palm	*Washingtonia*	12"	14'	35'
65	Washingtonia palm	*Washingtonia*	15"	14'	40'
66	Washingtonia palm	*Washingtonia*	12"	14'	35'
67	Live oak	*Quercus virginiana*	18"	40'	35'
68	Live oak	*Quercus virginiana*	18"	40'	35'
69	Live oak	*Quercus virginiana*	24"	40'	40'
70	Live oak	*Quercus virginiana*	18"	30'	35'
71	Live oak	*Quercus virginiana*	12"	20'	30'
72*	Live oak	*Quercus virginiana*	10"	16'	20'
73	Live oak	*Quercus virginiana*	12"	25'	30'
74	Live oak	*Quercus virginiana*	18"	25'	35'
75	Live oak	*Quercus virginiana*	15"	25'	35'
76	Live oak	*Quercus virginiana*	12"	20'	25'
77	Live oak	*Quercus virginiana*	24"	30'	40'
78	Live oak	*Quercus virginiana*	15"	25'	30'
79	Live oak	*Quercus virginiana*	10"	20'	25'
80	Live oak	*Quercus virginiana*	18"	25'	35'
81	Black olive	*Bucida buceras*	18"	30'	30'
82	Black olive	*Bucida buceras*	18"	30'	30'
83	Live oak	*Quercus virginiana*	8"	16'	20'
84	Live oak	*Quercus virginiana*	6"	10'	20'
85*	Live oak	*Quercus virginiana*	12"	30'	30'
86	Live oak	*Quercus virginiana*	12"	30'	30'
87	Live oak	*Quercus virginiana*	12"	30'	30'
88	Live oak	*Quercus virginiana*	12"	30'	30'
89	Black olive	*Bucida buceras*	12"	20'	25'
90	Black olive	*Bucida buceras*	12"	20'	25'
91	Black olive	*Bucida buceras*	15"	20'	30'
92	Live oak	*Quercus virginiana*	6"	16'	20'
93	Live oak	*Quercus virginiana*	10"	16'	20'
94	Live oak	*Quercus virginiana*	12"	20'	25'
95	Black olive	*Bucida buceras*	12"	20'	20'
96	Black olive	*Bucida buceras*	12"	20'	20'
97	Black olive	*Bucida buceras*	15"	25'	30'
98	Live oak	*Quercus virginiana*	6"	10'	20'
99*	Live oak	*Quercus virginiana*	12"	20'	25'
100	Live oak	*Quercus virginiana*	10"	16'	20'
101	Live oak	*Quercus virginiana*	12"	20'	25'
102	Live oak	*Quercus virginiana*	12"	20'	30'
103	Live oak	*Quercus virginiana*	6"	16'	20'
104	Live oak	*Quercus virginiana*	6"	10'	20'
105	Live oak	*Quercus virginiana*	12"	20'	25'
106	Live oak	*Quercus virginiana*	10"	20'	20'
107*	Live oak	*Quercus virginiana*	12"	20'	30'
108*	Live oak	*Quercus virginiana*	15"	25'	25'
109*	Live oak	*Quercus virginiana*	10"	20'	20'
110*	Live oak	*Quercus virginiana*	15"	20'	30'
111	Black olive	*Bucida buceras*	12"	20'	25'
112	Live oak	*Quercus virginiana*	4"	5'	20'
113	Black olive	*Bucida buceras*	12"	20'	25'
114	Live oak	*Quercus virginiana*	4"	12'	18'
115	Live oak	*Quercus virginiana*	6"	10'	20'
116	Live oak	*Quercus virginiana*	12"	20'	30'
117	Live oak	*Quercus virginiana*	15"	20'	30'
118	Live oak	*Quercus virginiana*	15"	20'	30'
119	Pink Tabebuia	*Tabebuia rosea*	4"	5'	10'
120	Live oak	*Quercus virginiana*	8"	20'	25'
121	Live oak	*Quercus virginiana*	10"	20'	20'
122	Live oak	*Quercus virginiana*	15"	20'	25'
123	Live oak	*Quercus virginiana*	15"	20'	30'
124	Live oak	*Quercus virginiana*	10"	20'	20'
125	Live oak	*Quercus virginiana*	24"	40'	35'
126	Pink Tabebuia	*Tabebuia rosea*	4"	6'	12'
127	Live oak	*Quercus virginiana*	12"	20'	25'
128	Live oak	*Quercus virginiana*	12"	20'	30'
129	Live oak	*Quercus virginiana*	12"	20'	30'
130*	Live oak	*Quercus virginiana*	15"	20'	30'
131	Royal palm	*Roystonea regia*	24"	14'	40'
132	Royal palm	*Roystonea regia*	24"	14'	40'
133	Royal palm	*Roystonea regia*	24"	14'	40'
134	Royal palm	*Roystonea regia*	24"	14'	40'
135	Live oak	*Quercus virginiana*	10"	20'	20'
136	Royal palm	*Roystonea regia*	24"	14'	40'
137	Royal palm	*Roystonea regia*	18"	14'	40'
138	Royal palm	*Roystonea regia*	18"	14'	40'
139	Royal palm	*Roystonea regia*	12"	14'	25'
140	Royal palm	*Roystonea regia*	15"	14'	40'
141	Live oak	*Quercus virginiana*	10"	20'	25'
595	Christmas palm x2	*Adonidia merrilli*	6"	16'	25'
596	Christmas palm x3	*Adonidia merrilli*	6"	16'	25'
752	Live oak	*Quercus virginiana*	15"	30'	30'
753	Ligustrum	*Ligustrum lucidum*	12"	15'	16'
754A	Live oak	*Quercus virginiana*	12'	20'	30'
754B	Black olive	*Bucida buceras*	15"	20'	30'
755	Live oak	*Quercus virginiana*	15"	20'	30'
756	Ligustrum	*Ligustrum lucidum*	12"	16'	16'
757	Live oak	*Quercus virginiana*	12"	20'	25'
758	Queen palm	*Syagrus romanzoffiana*	10"	14'	30'
760	Live oak	*Quercus virginiana*	12'	20'	30'
761	Live oak	*Quercus virginiana*	10"	20'	20'
762	Live oak	*Quercus virginiana*	18"	30'	35'
763	Black olive	*Bucida buceras*	18"	25'	30'
764	Oak tree	*Quercus*	10"	30'	19'

Tree Number	Common Name	Botanical Name	DBH (inches)	Canopy (feet)	Height (feet)
765	Oak tree	*Quercus*	18"	35'	30'
766	Oak tree	*Quercus*	15"	20'	29'
767	Oak tree	*Quercus*	24"	30'	35'
768	Oak tree	*Quercus*	15"	20'	30'
769	Oak tree	*Quercus*	24"	30'	36'
770	Oak tree	*Quercus*	6"	5'	6'
771	Oak tree	*Quercus*	6"	5'	13'
772	Oak tree	*Quercus*	14"	25'	26'
773	Oak tree	*Quercus*	14"	25'	26'
774	Palm tree	*Arecaceae*	-	-	-
775	Oak tree	*Quercus*	18"	30'	35'
776	Oak tree	*Quercus*	18"	30'	35'
777	Oak tree	*Quercus*	14"	25'	29'
778	Oak tree	*Quercus*	10"	20'	25'
779	Oak tree	*Quercus*	10"	20'	25'
780	Oak tree	*Quercus*	15"	20'	30'
781	Palm tree	*Arecaceae*	10"	12'	25'
782	Palm tree	*Arecaceae*	10"	12'	26'
783	Palm tree	*Arecaceae*	10"	12'	26'
784	Palm tree	*Arecaceae*	10"	13'	25'
785	Palm tree	*Arecaceae*	10"	13'	25'
786	Royal palm	*Roystonea regia*	12"	13'	29'
787	Royal palm	*Roystonea regia*	12"	13'	29'
788	Royal palm	*Roystonea regia*	12"	13'	29'
789	Royal palm	*Roystonea regia*	12"	13'	29'
790	Oak tree	*Quercus*	10"	26'	30'
791	Oak tree	*Quercus*	18"	25'	29'
792	Oak tree	*Quercus*	13"	25'	26'
793	Royal palm	*Roystonea regia*	14"	13'	29'
794	Royal palm	*Roystonea regia*	14"	13'	29'
795	Oak tree	*Quercus*	13"	25'	26'
796	Oak tree	*Quercus*	18"	30'	35'
797	Oak tree	*Quercus*	10"	25'	25'
798	Oak tree	*Quercus*	10"	25'	25'
799	Royal palm	*Roystonea regia*	13"	13'	29'
800	Royal palm	*Roystonea regia*	13"	13'	29'
801	Royal palm	*Roystonea regia*	13"	13'	29'
802	Royal palm	*Roystonea regia*	13"	13'	29'
803	Royal palm	*Roystonea regia*	13"	13'	29'
804	Royal palm	*Roystonea regia*	13"	13'	29'
805	Royal palm	*Roystonea regia*	13"	13'	29'
806	Royal palm	*Roystonea regia*	13"	13'	29'
807	Royal palm	*Roystonea regia*	13"	13'	29'
809	Royal palm	*Roystonea regia*	13"	13'	29'
810	Oak tree	*Quercus*	10"	20'	19'
811	Oak tree	*Quercus*	10"	20'	19'
812	Coconut palm	*Cocos nucifera*	8"	12'	30'
813	Coconut palm	*Cocos nucifera*	8"	12'	40'
814	Coconut palm	*Cocos nucifera*	8"	12'	40'
815	Coconut palm	*Cocos nucifera*	8"	12'	50'
816	Coconut palm	*Cocos nucifera*	8"	12'	40'
817	Coconut palm	*Cocos nucifera*	8"	12'	40'
818	Coconut palm	*Cocos nucifera*	8"	12'	40'
820	Coconut palm	*Cocos nucifera*	8"	12'	40'
821	Coconut palm	*Cocos nucifera*	8"	12'	40'
822	Oak tree	*Quercus*	13"	20'	30'
823	Oak tree	*Quercus*	10"	20'	19'
824	Oak tree	*Quercus*	10"	20'	19'
825	Oak tree	*Quercus*	10"	12'	15'
826	Royal palm	*Roystonea regia*	14"	13'	26'
827	Royal palm	*Roystonea regia*	14"	13'	29'
828	Royal palm	*Roystonea regia*	14"	13'	29'
829	Royal palm	*Roystonea regia*	14"	13'	29'
830	Royal palm	*Roystonea regia*	14"	13'	29'
831	Oak tree	*Quercus*	8"	12'	13'
832	Black olive	*Bucida buceras*	6"	12'	16'
833	Black olive	*Bucida buceras*	6"	12'	16'
834	Oak tree	*Quercus*	6"	12'	13'
835	Black olive	*Bucida buceras*	6"	13'	16'
836	Black olive	*Bucida buceras*	6"	13'	16'
837	Oak tree	*Quercus*	8"	18'	19'
838	Oak tree	*Quercus*	8"	18'	19'
839	Oak tree	*Quercus*	10"	18'	19'
840	Oak tree	*Quercus*	13"	25'	26'
841	Oak tree	*Quercus*	13"	25'	26'
842	Oak tree	*Quercus*	13"	25'	26'
843	Oak tree	*Quercus*	13"	25'	26'
844	Oak tree	*Quercus*	13"	25'	26'
845	Oak tree	*Quercus*	3"	3'	6'
846	Oak tree	*Quercus*	6"	13'	18'
847	Oak tree	*Quercus*	13"	25'	25'
848	Oak tree	*Quercus*	13"	25'	25'
849	Oak tree	*Quercus*	6"	13'	18'
850	Oak tree	*Quercus*	14"	26'	26'
851	Coconut palm	*Cocos nucifera*	8"	12'	40'
852	Coconut palm	*Cocos nucifera*	8"	12'	40'
853	Coconut palm	*Cocos nucifera*	8"	12'	40'
854	Coconut palm	*Cocos nucifera*	8"	12'	40'
855	Palm tree	*Arecaceae*	-	-	-
856	Palm tree	*Arecaceae*	-	-	-
857	Palm tree	*Arecaceae*	-	-	-
858	Palm tree	*Arecaceae*	-	-	-
859	Oak tree	*Quercus*	3"	5'	6'





LOCATION MAP
NOT TO SCALE

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- ELEVATION
- OHW — OVERHEAD WIRES
- STM — UNDERGROUND STORM SEWER LINE
- SAN — UNDERGROUND SANITARY SEWER LINE
- W — UNDERGROUND WATER LINE
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- ℄ — CENTERLINE
- O.R.B. — OFFICIAL RECORDS BOOK
- P.B. — PLAT BOOK
- PG. — PAGE
- R/W — RIGHT-OF-WAY
- (D) — DEED
- (P) — PLAT
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R= — RADIUS
- CA= — CENTRAL ANGLE
- A= — ARC LENGTH
- FPL — FLORIDA POWER & LIGHT COMPANY
- LB — LICENSED BUSINESS
- (SP) — STATE PLANE
- 675 — TREE TAG NUMBER
- PALM TREE
- OAK TREE
- MAHOGANY TREE
- BLACK OLIVE TREE
- JAVA PLUM TREE
- LIGUSTRUM TREE
- INDIAN ROSEWOOD TREE
- PINK TABEBUIA TREE
- FICUS TREE
- UNIDENTIFIED TREE

NOTES:

1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. PALM BEACH COUNTY BENCHMARK NAME: TOTAL VICTORY; ELEVATION: 18.968 FEET.
3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12099C0979G; COMMUNITY #125102; MAP DATE: 12/20/24.
4. THIS SITE LIES IN SECTIONS 20 AND 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
5. STATE PLANE COORDINATES ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE. BEARINGS ARE GRID WITH THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY BEING SOUTH 32°14'33" WEST.
6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: KIMLEY-HORN AND ASSOCIATES, INC.
8. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
9. THIS SITE CONTAINS 1,559 TOTAL PARKING SPACES (1,520 REGULAR & 39 DISABLED).
10. VACATED EASEMENTS IN O.R.B. 15012, PAGE 874, O.R.B. 15661, PAGE 1831 AND O.R.B. 16090, PAGE 1225 ARE NOT SHOWN HEREON.
11. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

LEGAL DESCRIPTION: (BY THE SURVEYOR)

A PORTION OF "A REPLAT OF DELRAY MALL", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 133; SAID PLAT HAVING BEEN AMENDED BY THE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 5551, PAGE 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PLAT; THENCE ALONG THE EASTERLY BOUNDARY OF SAID PLAT, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1), THE FOLLOWING FIVE COURSES AND DISTANCES; 1) SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 71°00'25" WEST, HAVING A RADIUS OF 2836.93 FEET, A CENTRAL ANGLE OF 6°59'38", FOR AN ARC LENGTH OF 346.29 FEET TO A POINT OF NON-TANGENCY; 2) SOUTH 31°37'20" WEST 14.31 FEET; 3) SOUTH 87°46'10" WEST 7.07 FEET; 4) SOUTH 00°37'13" WEST 11.40 FEET; 5) SOUTH 31°37'20" WEST 1179.19 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9186, PAGE 393 AND CORRECTED IN OFFICIAL RECORDS BOOK 9229, PAGE 1943, OF SAID PUBLIC RECORDS, THE FOLLOWING THREE COURSES AND DISTANCES; 1) SOUTH 36°11'46" WEST 150.48 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 58°22'40" EAST; 2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1982.08 FEET, A CENTRAL ANGLE OF 4°02'24", FOR AN ARC LENGTH OF 139.76 FEET TO A POINT OF NON-TANGENCY; 3) SOUTH 58°28'52" WEST 41.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LINTON BOULEVARD AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 9186, PAGE 393 AND CORRECTED IN OFFICIAL RECORDS BOOK 9229, PAGE 1943, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, THE FOLLOWING THREE COURSES AND DISTANCES; 1) SOUTH 89°22'47" WEST 513.92 FEET; 2) SOUTH 89°38'41" WEST 87.14 FEET; 3) NORTH 41°17'43" WEST 37.77 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY (STATE ROAD NO. 811) AS DESCRIBED IN OFFICIAL RECORDS BOOK 9186, PAGE 397 AND CORRECTED IN OFFICIAL RECORDS BOOK 9229, PAGE 1948, OF SAID PUBLIC RECORDS; THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO COURSES AND DISTANCES; 1) NORTH 07°45'52" EAST 1252.73 FEET; 2) NORTH 07°45'36" EAST 51.30 FEET TO A POINT ON THE MOST SOUTHERLY NORTH LINE OF SAID PLAT; THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID PLAT, THE FOLLOWING NINE COURSES AND DISTANCES; 1) NORTH 89°15'36" EAST ALONG SAID NORTH LINE 88.66 FEET; 2) NORTH 00°00'22" EAST 55.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLLINS AVENUE AS SHOWN ON SAID PLAT; 3) NORTH 89°15'36" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 400.02 FEET; 4) NORTH 00°00'22" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF MIAMI AVENUE AS SHOWN ON SAID PLAT 194.96 FEET; 5) NORTH 89°15'36" EAST 110.00 FEET; 6) NORTH 00°00'22" EAST 16.47 FEET; 7) NORTH 89°20'41" EAST 662.53 FEET; 8) NORTH 00°00'04" WEST 15.00 FEET TO A POINT ON THE MOST NORTHERLY NORTH LINE OF SAID PLAT; 9) NORTH 89°35'41" EAST ALONG SAID NORTH LINE 146.89 TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, CONTAINING 1,541,701 SQUARE FEET (35.3926 ACRES), MORE OR LESS.

FORMERLY KNOWN AS:

ALL OF "A REPLAT OF DELRAY MALL", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 133; SAID PLAT HAVING BEEN AMENDED BY THE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 5551, PAGE 170 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED TWO (2) PARCELS:

PARCEL 1:
A PARCEL OF LAND CONVEYED TO THE CITY OF DELRAY BEACH BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9186, PAGE 392 AND CORRECTED IN OFFICIAL RECORDS BOOK 9229, PAGE 1943, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PARCEL OF LAND LYING IN SECTIONS 20 AND 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "A REPLAT OF DELRAY MALL", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°44'06" EAST, ALONG THE SOUTHERLY LINE OF SAID PLAT AND THE NORTH RIGHT-OF-WAY LINE OF LINTON BOULEVARD, A DISTANCE OF 5.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 08°23'05" EAST, PARALLEL WITH AND 5.00 FEET FROM THE WESTERLY LINE OF SAID PLAT, A DISTANCE OF 35.89 FEET; THENCE SOUTH 40°40'30" EAST, A DISTANCE OF 37.77 FEET; 1) THENCE SOUTH 89°44'06" EAST, A DISTANCE OF 87.14 FEET; 2) THENCE SOUTH 90°00'00" EAST A DISTANCE OF 513.92 FEET; THE LAST TWO(2) CALLS BEING PARALLEL WITH AND 7.00 FEET FROM AS MEASURED PERPENDICULAR TO SAID NORTH RIGHT-OF-WAY LINE OF LINTON BOULEVARD; THENCE NORTH 59°06'05" EAST, A DISTANCE OF 41.08 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, LYING PARALLEL WITH AND 12.00 FEET FROM AS MEASURED PERPENDICULAR TO, THE EASTERLY LINE OF SAID PLAT AND THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (STATE ROAD #5), WHOSE RADIUS OF 1982.08 FEET BEARS SOUTH 61°47'51" EAST, AT THAT POINT, AND A CENTRAL ANGLE OF 04°02'24"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 139.76 FEET; THENCE NORTH 36°48'59" EAST, A DISTANCE OF 150.48 FEET TO A POINT OF CUSP; 1) THENCE SOUTH 32°14'33" WEST, A DISTANCE OF 150.00 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1970.08 FEET AND A CENTRAL ANGLE OF 04°46'39"; 2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 164.27 FEET; THE LAST TWO (2) CALLS BEING COINCIDENT WITH THE EASTERLY LINE OF SAID PLAT AND THE WEST RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY; 1) THENCE NORTH 90°00'00" WEST, A DISTANCE OF 547.91 FEET; 2) THENCE NORTH 89°44'06" WEST, A DISTANCE OF 116.95 FEET TO THE POINT OF BEGINNING; THE LAST TWO (2) CALLS BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PLAT AND THE NORTH RIGHT-OF-WAY LINE OF LINTON BOULEVARD.

PARCEL II:
A PARCEL OF LAND CONVEYED TO THE CITY OF DELRAY BEACH BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9186, PAGE 397 AND CORRECTED IN OFFICIAL RECORDS BOOK 9229, PAGE 1948, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING A PARCEL OF LAND LYING IN SECTIONS 20 AND 21, TOWNSHIP 46 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET, AS MEASURED PERPENDICULAR FROM THE WESTERLY LINE OF "A REPLAT OF DELRAY MALL" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGE 133, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NO.	REVISIONS	BY
6	#74279 - UPDATE SURVEY - 5/30/25	K.F.
5	#70090-70091 ADDITIONAL INFO-6/15/22	R.V.
4	ADDITIONAL INFO-9/28/21	J.M.P.
3	#68410-UPDATE SURVEY-5/16/21	B.E.
2	#50820-ADDITIONAL ELEVATIONS	A.C.
1	#55675-VACATED EASEMENTS REMOVED-1/11/13	B.E.

"PLAZA AT DELRAY" SITE
1400-1750 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA 33483
(CITY OF DELRAY BEACH, PALM BEACH COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: W.L.Z	SCALE: 1" = 40'	CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
CHECKED BY: J.F.P.	SURVEY DATE: 5/30/25	ORDER NO.: 74279

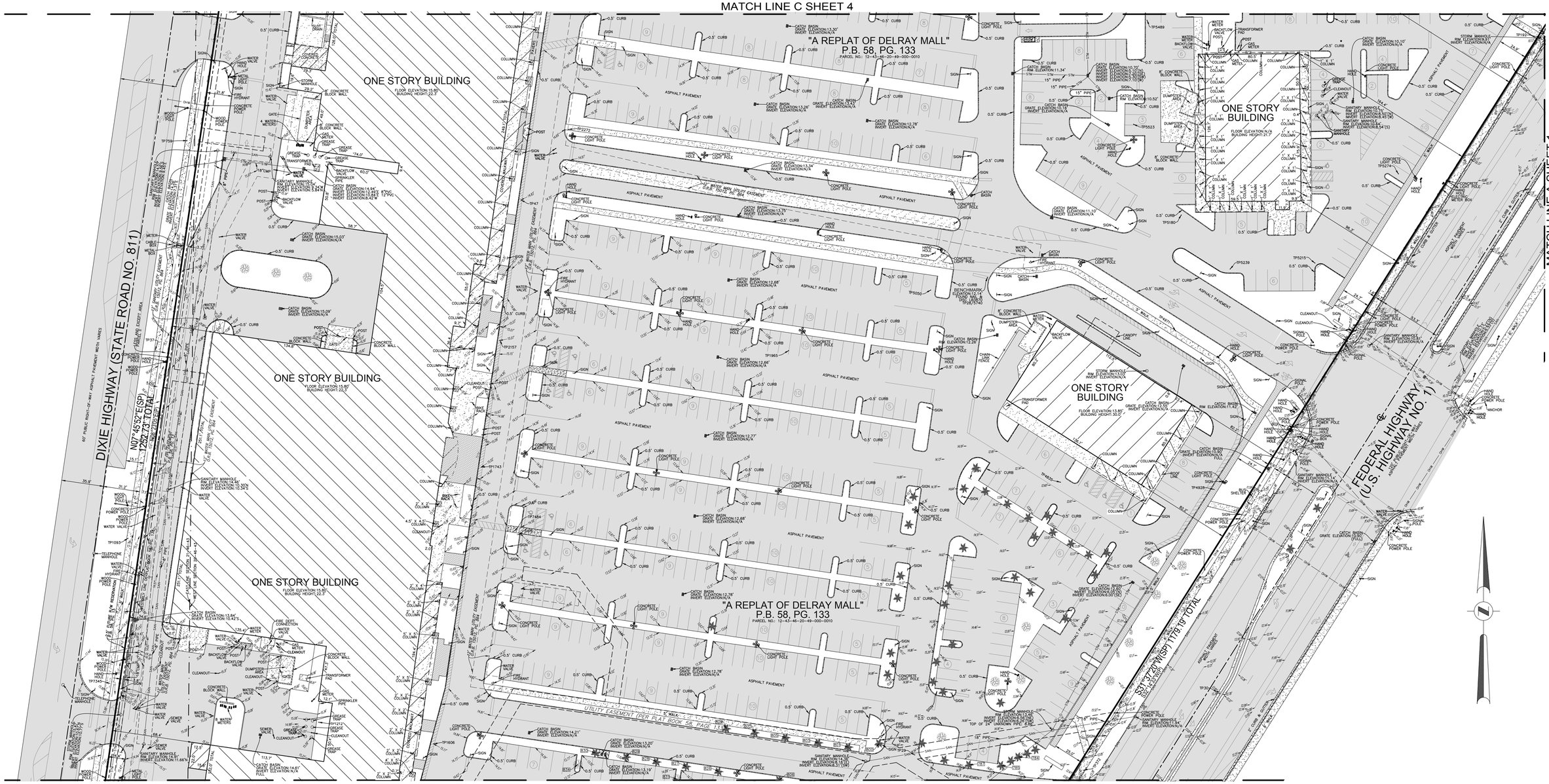
0' 40' 80' 120'
GRAPHIC SCALE
1"=40'

SHEET 1 OF 4
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 4 INCLUSIVE

MATCH LINE C SHEET 4

MATCH LINE A SHEET 1

MATCH LINE B SHEET 3



LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	PAVERS
	ELEVATION
OHW	OVERHEAD WIRES
STM	UNDERGROUND STORM SEWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
℄	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
(D)	DEED
(P)	PLAT
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)

R=	RADIUS
CA=	CENTRAL ANGLE
A=	ARC LENGTH
FPL	FLORIDA POWER & LIGHT COMPANY
LB	LICENSED BUSINESS
(SP)	STATE PLANE
075	TREE TAG NUMBER
	PALM TREE
	OAK TREE
	MAHOGANY TREE
	BLACK OLIVE TREE
	JAVA PLUM TREE
	LIGUSTRUM TREE
	INDIAN ROSEWOOD TREE
	PINK TABEBUIA TREE
	FICUS TREE
	UNIDENTIFIED TREE

0' 40' 80' 120'

GRAPHIC SCALE

1"=40'

SHEET 2 OF 4

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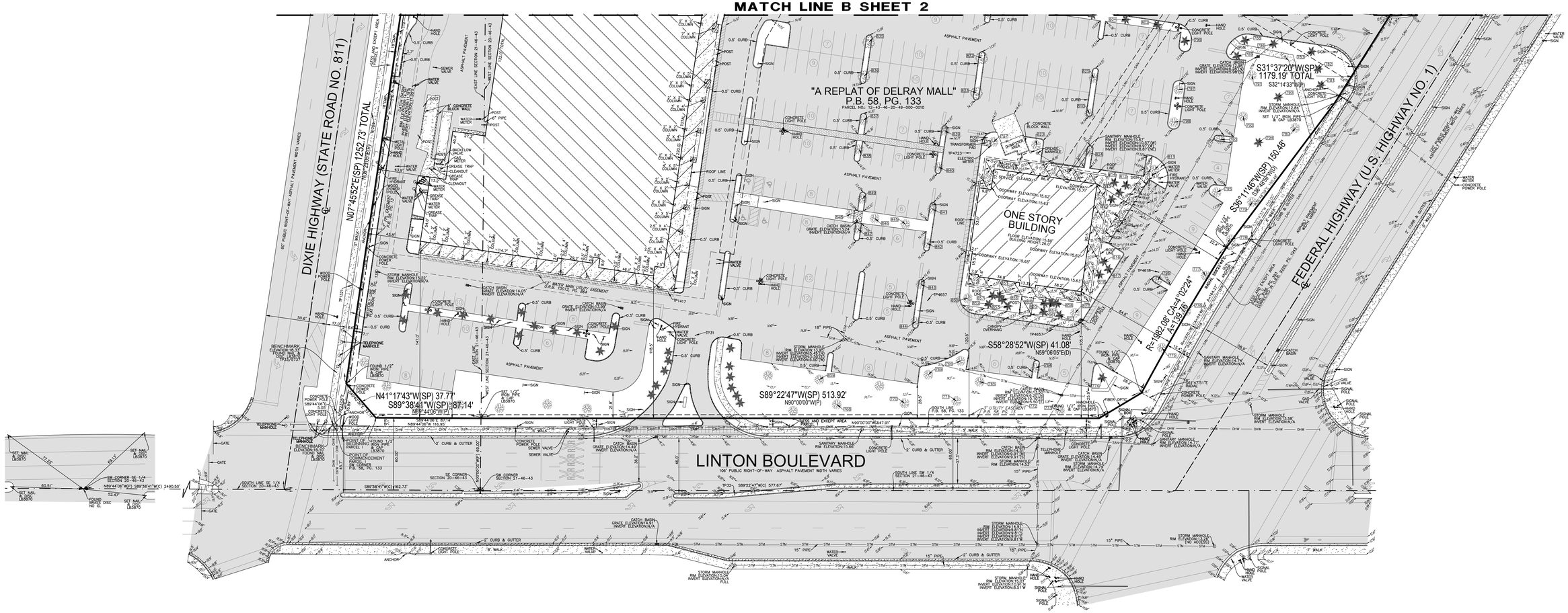
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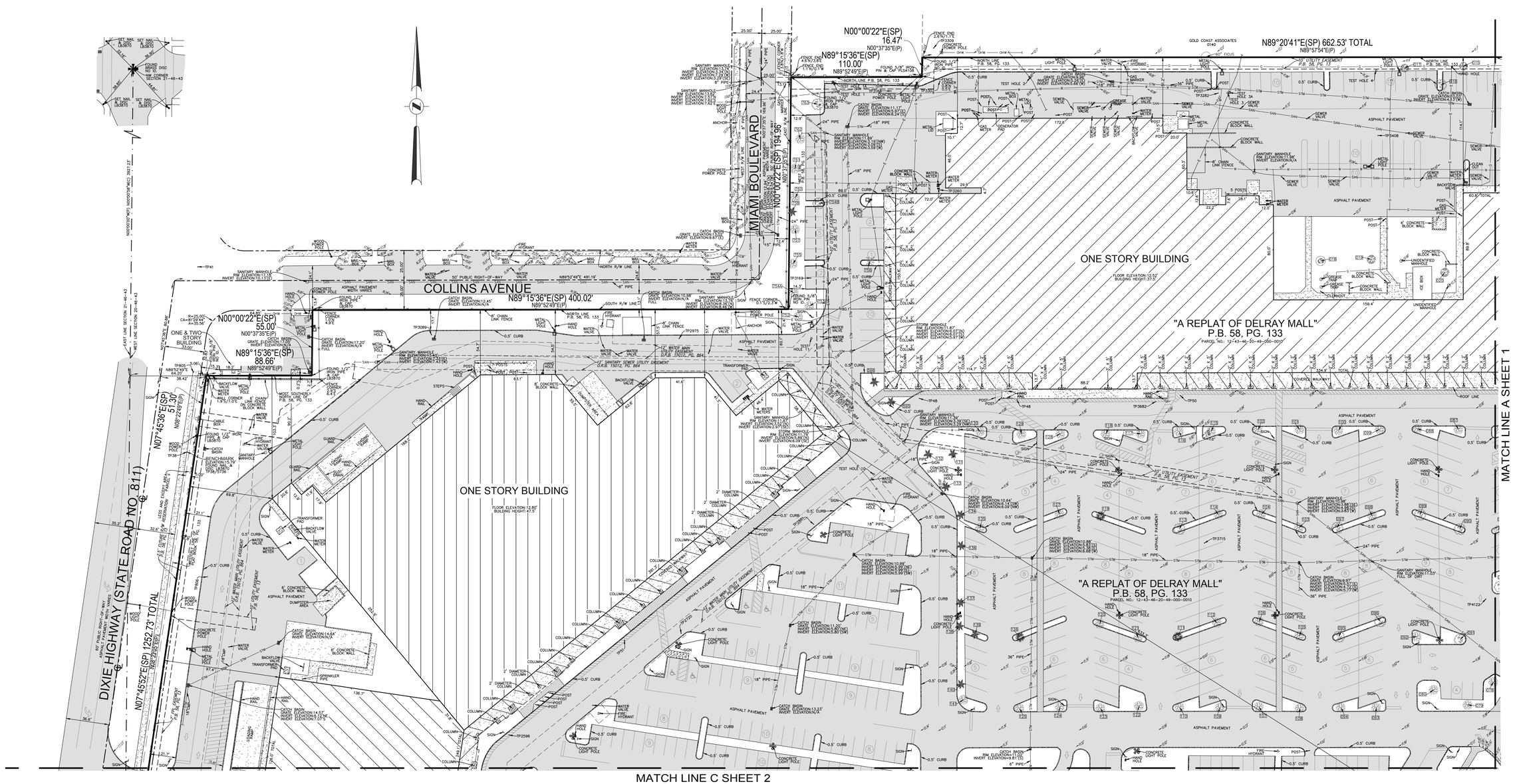
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MATCH LINE B SHEET 2


DIXIE HIGHWAY (STATE ROAD NO. 811)
FEDERAL HIGHWAY (U.S. HIGHWAY NO. 1)
LINTON BOULEVARD
"A REPLAT OF DELRAY MALL"
P.B. 58, PG. 133
PARCEL NO.: 12-43-46-20-49-000-0010
ONE STORY BUILDING
FLOOR ELEVATION:15.55'
BUILDING HEIGHT:26.0'
N07°45'52"E(SP) 1252.73' TOTAL
N07°47'00"E(P)
S31°37'20"W(SP)
1179.19' TOTAL
S32°14'33"W(P)
S36°11'46"W(SP) 150.48'
S36°13'00"W(P)
R=1682.09' CA=1°02'24"
A=109.76'
S58°28'52"W(SP) 41.08'
N59°06'05"E(D)
N41°17'43"W(SP) 37.77'
S89°38'41"W(SP) 87.14'
N89°44'06"W(P)
S89°22'47"W(SP) 513.92'
N90°00'00"W(P)
S89°38'41"W(C) 162.73'
S89°22'47"W(C) 577.67'
N89°44'06"W(P) S89°38'41"W(C) 2490.50'
BENCHMARK
ELEVATION:18.33
POINT NO. 8
DISC STAMPED
IP3370737
SET NAIL & DISC LB3870
FOUND NAIL & DISC LB3870
FOUND 1/2" IRON PIPE & CAP LB3870
SET 1/2" IRON PIPE & CAP LB3870
FOUND NAIL & DISC NO ID
POINT OF BEGINNING PARCEL 1
POINT OF COMMENCEMENT PARCEL 1
SW CORNER P.B. 58, PG. 133
SE CORNER SECTION 20-46-43
SW CORNER SECTION 21-46-43
SOUTH LINE SE 1/4 SECTION 20-46-43
SOUTH LINE SW 1/4 SECTION 21-46-43
EAST LINE SECTION 21-46-43
WEST LINE SECTION 21-46-43
60' PUBLIC RIGHT-OF-WAY ASPHALT PAVEMENT WIDTH VARIES
106' PUBLIC RIGHT-OF-WAY ASPHALT PAVEMENT WIDTH VARIES
ASPHALT PAVEMENT
CONCRETE
PAVERS
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND WATER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND GAS LINE
CENTERLINE
TELEPHONE MANHOLE
CONCRETE POWER POLE
WOOD POWER POLE
CONCRETE LIGHT POLE
SIGN
HAND HOLE
WATER VALVE
WATER METER
FIRE HYDRANT
GAS VALVE
SIGNAL POLE
STORM MANHOLE
CATCH BASIN
SANITARY MANHOLE
GREASE TRAP
GREASE MANHOLE
BACKFLOW PREVENTER
CLEANOUT
ELECTRIC METER
TRANSFORMER
CANOPY OVERHANG
ROOF LINE
CURB & GUTTER
SEWER VALVE
ANCHOR
GATE
FIBER OPTIC
6' CONCRETE BLOCK WALL
CHAIN LINK FENCE
WOOD FENCE
SET 1/2" IRON PIPE & CAP LB3870
SET 1/4" IRON PIPE & CAP LB3870
FOUND 1/2" IRON PIPE & CAP LB3870
FOUND 1/4" IRON PIPE & CAP LB3870
FOUND NAIL & DISC LB3870
SET NAIL & DISC LB3870
FOUND NAIL & DISC NO ID
SET NAIL & DISC LB3870
FOUND 1/2" IRON PIPE & CAP LB3870
SET 1/2" IRON PIPE & CAP LB3870
FOUND 1/4" IRON PIPE & CAP LB3870
SET 1/4" IRON PIPE & CAP



LEGEND

	CONCRETE	R=	RADIUS
	ASPHALT PAVEMENT	CA=	CENTRAL ANGLE
	PAVERS	A=	ARC LENGTH
25.00'	ELEVATION	FPL	FLORIDA POWER & LIGHT COMPANY
OHW	OVERHEAD WIRES	LB	LICENSED BUSINESS
STM	UNDERGROUND STORM SEWER LINE	(SP)	STATE PLANE
SAN	UNDERGROUND SANITARY SEWER LINE	675	TREE TAG NUMBER
W	UNDERGROUND WATER LINE		PALM TREE
E	UNDERGROUND ELECTRIC LINE		OAK TREE
G	UNDERGROUND GAS LINE		MAHOGANY TREE
℄	CENTERLINE		BLACK OLIVE TREE
O.R.B.	OFFICIAL RECORDS BOOK		JAVA PLUM TREE
P.B.	PLAT BOOK		LIGUSTRUM TREE
PG.	PAGE		INDIAN ROSEWOOD TREE
R/W	RIGHT-OF-WAY		PINK TABEBUIA TREE
(D)	DEED		FICUS TREE
(P)	PLAT		UNIDENTIFIED TREE
TP	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)		

0' 40' 80' 120'
GRAPHIC SCALE
1"=40'

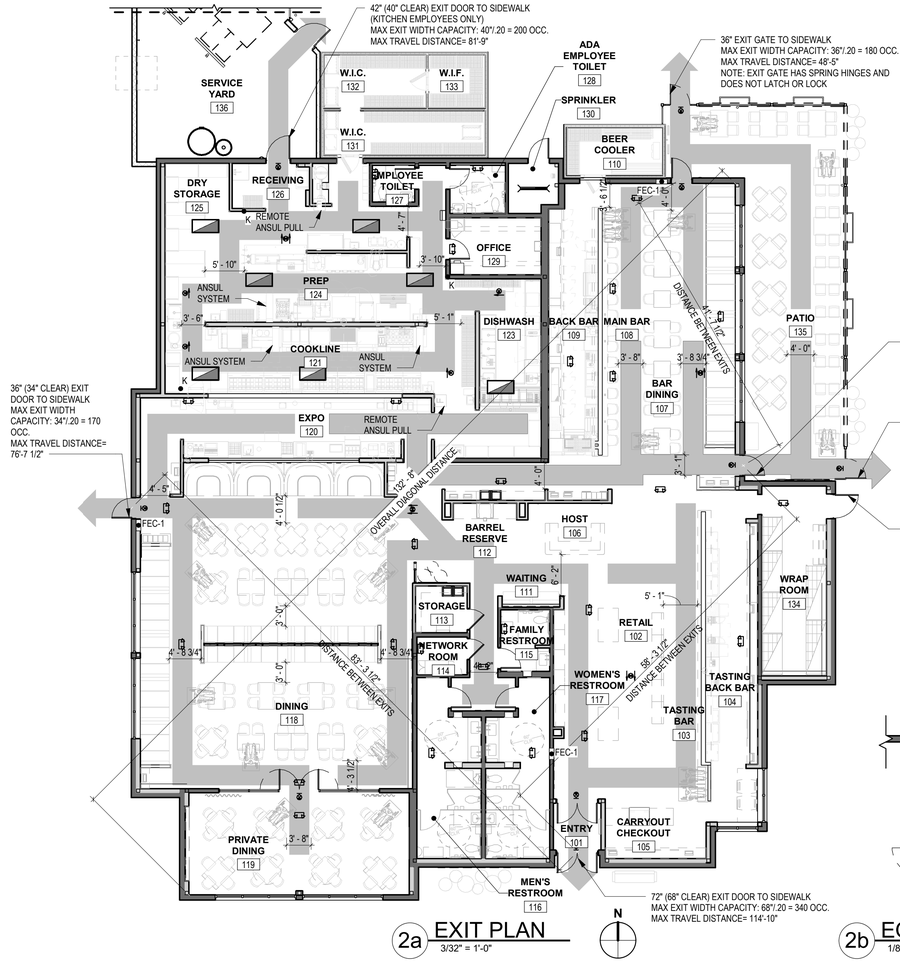
SHEET 4 OF 4
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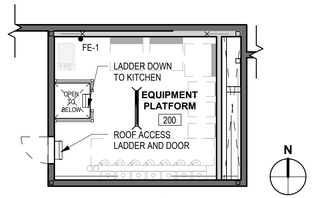
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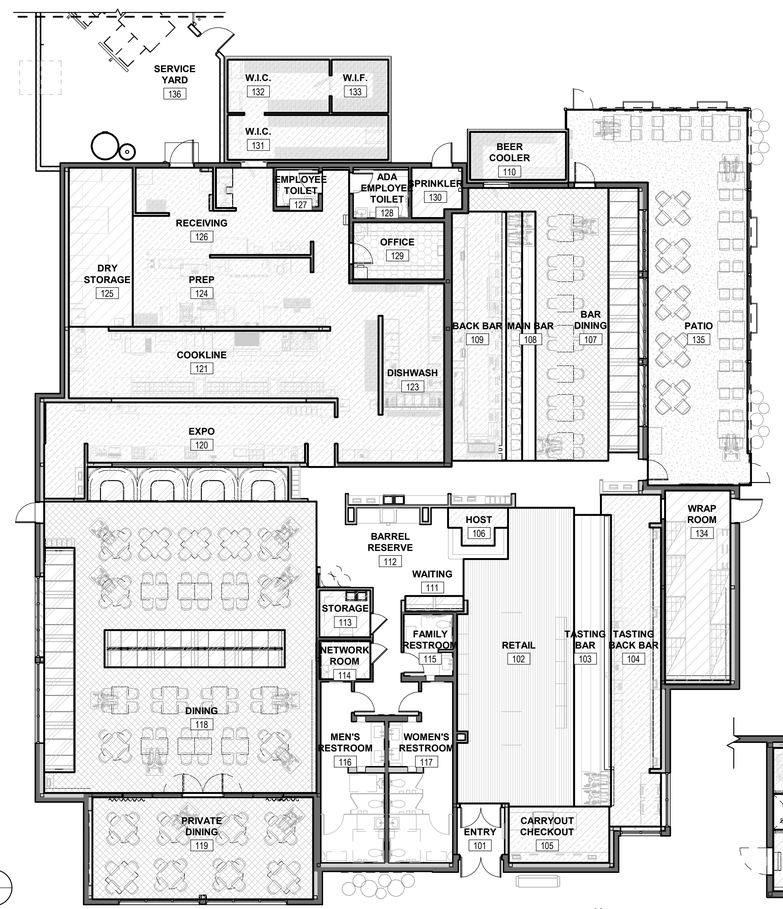
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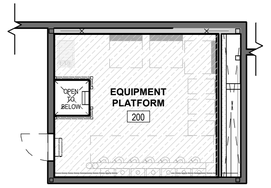
2a EXIT PLAN
3/32" = 1'-0"



2b EQUIPMENT PLATFORM
1/8" = 1'-0"



1a OCCUPANCY PLAN
3/32" = 1'-0"



1b EQUIPMENT PLATFORM
1/8" = 1'-0"

GENERAL NOTES

HOURS OF CONSTRUCTION

HOURS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH LEASE AND GOVERNMENTAL AGENCIES AND RESTRICTIONS.

FIRE NOTES:

A. SPRINKLER SYSTEM PROVIDED AS DESIGN BUILD. G.C. TO PROVIDE FIRE SPRINKLER DESIGN AND SHOP DRAWINGS TO FIRE OFFICIALS FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

B. SPRINKLER MONITORING ALARM IS REQUIRED.

C. RANGE HOOD EXTINGUISHING SYSTEM MUST BE TIED TO FIRE ALARM.

D. HVAC SMOKE DETECTORS MUST BE TIED TO FIRE ALARM.

BUILDING DEPARTMENT NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM INSIDE THE SPACE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. ANY SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE, BY THE GOVERNING CODE.
2. ALL EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD AND SHALL BE BEVELED SUCH THAT THERE IS A 1/4" MAXIMUM DROP.
3. FLAME SPREAD RATING OR FINISH MATERIAL SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES, AND ANY APPLICABLE AMENDMENTS.
4. PROVIDE OCCUPANT LOAD SIGN IN ALL ASSEMBLY ROOMS. SIGN TO READ: "MAXIMUM OCCUPANT LOAD: __ PEOPLE." LOCAL FIRE DEPARTMENT SHALL PROVIDE THE ALLOWABLE NUMBER OF PEOPLE.
5. PROVIDE 2A 10 BC RATED FIRE EXTINGUISHERS FOR EACH 1,500 S.F. OR PORTION THEREOF. TRAVEL DISTANCE SHALL NOT EXCEED 75 FEET OR AS DIRECTED BY FIRE MARSHALL.
6. ALL DECORATIVE MATERIAL TO MEET THE FLAME SPREAD REQUIREMENTS & THE GOVERNING CODE.

BUILDING ANALYSIS

BUILDING USE/OCCUPANCY TYPE:	RESTAURANT/ASSEMBLY (A-2)
CONSTRUCTION TYPE:	VB - FULLY SPRINKLED
HEIGHT AND AREA LIMITATIONS:	
ALLOWABLE HEIGHT / STORIES / AREA (W/ PERMITTED SPRINKLED INCREASE):	60'-0" / 2 STORIES / 24,000 SF
ACTUAL HEIGHT / STORIES:	30'-11" / 1 STORY
BUILDING AREA:	10,018 SF
PATIO AREA:	1014 SF
SERVICE YARD AREA:	772 SF

APPLICABLE CODES

BUILDING:	2023 FLORIDA BUILDING CODE 8TH EDITION
ELECTRICAL:	2020 NATIONAL ELECTRICAL CODE & NFPA70
FIRE:	2023 FIRE PREVENTION CODE/NATIONAL FIRE PREVENTION CODE
PLUMBING:	2023 FLORIDA PLUMBING CODE 8TH EDITION
MECHANICAL:	2023 FLORIDA MECHANICAL CODE 8TH EDITION
GAS:	2023 FLORIDA FUEL AND GAS CODE 8TH EDITION
ACCESSIBILITY:	2023 FLORIDA ACCESSIBILITY CODE 8TH EDITION
OTHER STANDARDS:	2023 FLORIDA BUILDING ENERGY CODE 8TH EDITION

EXITING REQUIREMENTS

SPRINKLERED SPACE:	YES
REQUIRED EXITS:	2 PER SECTION 1006.3.2
ACTUAL EXITS:	4 + 1 KITCHEN EXIT
MINIMUM WIDTH OF UNIT EXIT DOORS:	465 * 0.20" = 93"
ACTUAL WIDTH OF UNIT EXIT DOORS:	180" + 42" KITCHEN EXIT = 222"
ACTUAL DIAGONAL DISTANCE:	132'-8"
MINIMUM DISTANCE BETWEEN EXITS: (1/3 OF ACTUAL DIAGONAL DISTANCE) 1007.1.1.2	44'-3"
ACTUAL DISTANCE BETWEEN EXITS:	83'-3 1/2"
MAXIMUM ALLOWABLE TRAVEL DISTANCE:	250'-0"
ACTUAL TRAVEL DISTANCE (MAX.)	114'-10"

SYMBOL LEGEND

	DIRECTION OF TRAVEL
EXIT	EXIT SIGN
	EMERGENCY BATTERY PACK (CEILING MOUNTED)
	EMERGENCY LIGHT FIXTURES
ADA	ACCESSIBLE TABLE SEATING, REFER TO ADA SHEET

FIRE EXTINGUISHER SCHEDULE

(VERIFY LOCATIONS & QUANTITIES WITH LOCAL FIRE DEPARTMENT)

SYMBOL	DESCRIPTION
FEC-1	FIRE EXTINGUISHERS 2A-10BC MULTIPURPOSE EXTINGUISHERS IN RECESSED CABINET FOR CLASS A HAZARDS IN ORDINARY (MODERATE) HAZARD OCCUPANCY, (1) EXTINGUISHER PROVIDES 1,500 S.F. OF PROTECTION IN DINING AREAS-DISTANCE TO EXTINGUISHER NOT TO EXCEED 75'-0". MOUNT TOP OF CABINET AT 4'-0" A.F.F., UNLESS NOTED OTHERWISE EMBASSY FIRE EXTINGUISHER (OR ARCHITECT APPROVED EQUAL) AMBASSADOR FLAT TRIM STAINLESS STEEL CABINET (5634V10) RECESSED IN WALL, TYP.
K	FIRE EXTINGUISHERS 1.8 GAL. CLASS K, SATURN 15 WET-CHEMICAL WITH WALL BRACKET. DISTANCE NOT TO EXCEED 30'-0"
FE-1	FIRE EXTINGUISHERS 2A-10BC COSMIC MULTI-PURPOSE DRY CHEMICAL EXTINGUISHERS WITH WALL BRACKET. DISTANCE NOT TO EXCEED 50'-0"
F	ANSUL FIRE PULL

NOTES:

1. CONTRACTOR TO CONFIRM FINAL QUANTITY AND LOCATIONS w/ LOCAL INSPECTORS HAVING JURISDICTION.
2. FIRE DEPARTMENT WILL CONFIRM THE FIRE EXTINGUISHER LOCATIONS ARE ADEQUATE IN THE FIELD.

FIRE RESISTANCE RATINGS

ASSEMBLY RATINGS

TYPE:	VB
EXTERIOR BEARING WALLS:	0 HR
EXTERIOR NON BEARING WALLS:	0 HR
ROOF CONSTRUCTION & SECONDARY MEMBERS:	0 HR
FLOOR CONSTRUCTION & SECONDARY MEMBERS:	0 HR
BEAMS / JOISTS / COLUMNS:	0 HR
INTERIOR BEARING WALLS:	0 HR
INTERIOR NON BEARING WALLS:	0 HR

NOTES: COMPLY WITH ALL LOCAL ORDINANCES AND AMENDMENTS

OCCUPANCY SCHEDULE

NAME	AREA / LIN FT		OCCUPANT LOAD FACTOR	ALLOWABLE OCCUPANTS	ANTICIPATED OCCUPANTS
INTERIOR					
BACK BAR	798	SF	200 GROSS	5	5
BAR (CHAIRS ONLY)	12	CHAIRS	1 PER SEAT	12	12
BAR (STANDING)	75	SF	5 NET	15	15
BAR DINING (FIXED SEATING)	52	LIN FT	1.5 LIN FT	35	24
BAR DINING (LOOSE SEATING)	480	SF	15 NET	32	24
DINING (FIXED SEATING)	118	LIN FT	1.5 LIN FT	80	72
DINING (LOOSE SEATING)	1467	SF	15 NET	98	76
DRY STORAGE	228	SF	300 GROSS	1	1
EQUIPMENT PLATFORM	280	SF	200 GROSS	2	1
HOST	40	SF	200 GROSS	1	1
KITCHEN	2390	SF	200 GROSS	13	13
NETWORK/SPRINKLER ROOM	99	SF	300 GROSS	2	2
OFFICE	116	SF	100 GROSS	2	2
PRIVATE DINING	500	SF	15 NET	34	32
RETAIL	707	SF	60 GROSS	12	10
TASTING BAR (STANDING)	240	SF	5 NET	48	48
WAITING (FIXED SEATING)	8	LIN FT	1.5 LIN FT	6	4
WRAPPING/STORAGE	335	SF	300 GROSS	2	2
TOTAL INTERIOR:				400	344
EXTERIOR					
PATIO (LOOSE SEATING)	961	SF	15 NET	65	56
TOTAL EXTERIOR:				65	56
TOTAL INTERIOR & EXTERIOR:				465	400

OCCUPANCY TYPE LEGEND

- ASSEMBLY (FIXED SEATING)
- ASSEMBLY (LOOSE SEATING)
- ASSEMBLY (STANDING)
- DINING & BAR (STOOLS)
- KITCHEN
- MERCANTILE
- OFFICE
- PATIO (LOOSE SEATING)
- STORAGE/MECHANICAL

ACCESSIBILITY NOTES

1. ACCESSIBLE WHEELCHAIR SPACES WILL BE PROVIDED AS PER TABLE 221.2.1.1 OF THE 2023 FLORIDA ACCESSIBILITY CODE 8TH EDITION

CAPACITY OF SEATING IN ASSEMBLY AREAS	NUMBER OF REQUIRED WHEELCHAIR LOCATIONS
4 TO 25	1
26 TO 50	2
51 TO 150	3
151 TO 300	4

RESTROOM REQUIREMENTS

PER 2023 FLORIDA PLUMBING CODE 8TH EDITION
SECTION 403 TABLE 403.1

465 ALLOWABLE OCCUPANTS - 28 EMPLOYEES = 437 ALLOWABLE PUBLIC OCCUPANTS
437 ALLOWABLE PUBLIC OCCUPANTS x 50% = 219 MEN/WOMEN

FIXTURE TYPE	MEN	WOMEN	MEN	WOMEN	FAMILY
	OVERALL REQUIRED		PROVIDED		
WATER CLOSETS (1 PER 75)	3	3	2	2	1
LAVATORIES (1 PER 200)	2	2	3	2	1
URINALS	0	-	1	-	-

NOTES:

1. URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 67 PERCENT OF THE REQUIRED WATER CLOSETS PER SECTION 424.2
2. SEPARATE TOILET ROOMS ARE PROVIDED FOR EMPLOYEES.
3. FIXTURES LOCATED WITHIN FAMILY OR ASSISTED-USE TOILET ROOMS SHALL BE INCLUDED IN DETERMINING THE NUMBER OF FIXTURES PROVIDED IN THE OCCUPANCY PER SECTION 403.1.2

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COOPER'S HAWK WINERY & RESTAURANT

FIELD VERIFICATION
Contractor shall verify all figured dimensions and conditions at the job site and notify Aria Group Architects, Inc. of any dimensional errors, omissions or discrepancies before beginning or fabricating any work. Do not scale these drawings.

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NO.	DATE	REMARKS
2	11/14/2025	SITE PLAN COMMENTS II
1	09/02/2025	SITE PLAN COMMENTS
	08/18/2025	ISSUED FOR REVIEW

REVISIONS

Drawing Title
EXIT PLAN & CODE ANALYSIS

Job No.	Drawn
235407	SP/AZ

Scale	Date
AS NOTED	08/18/2025

Sheet No.
T-2

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