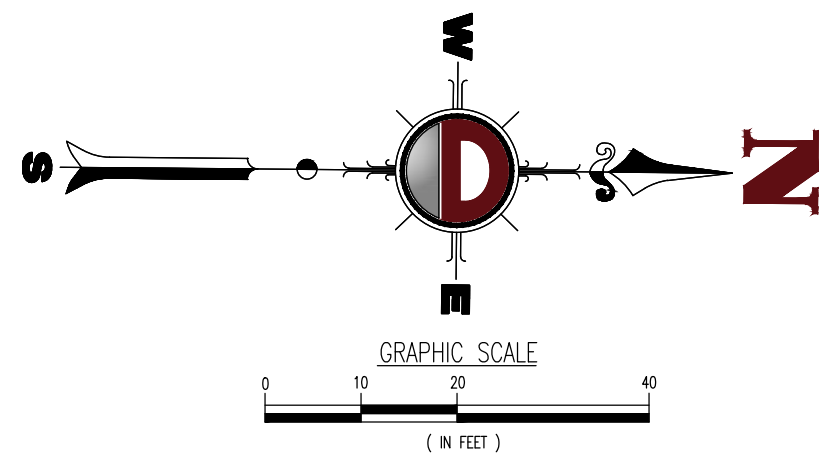
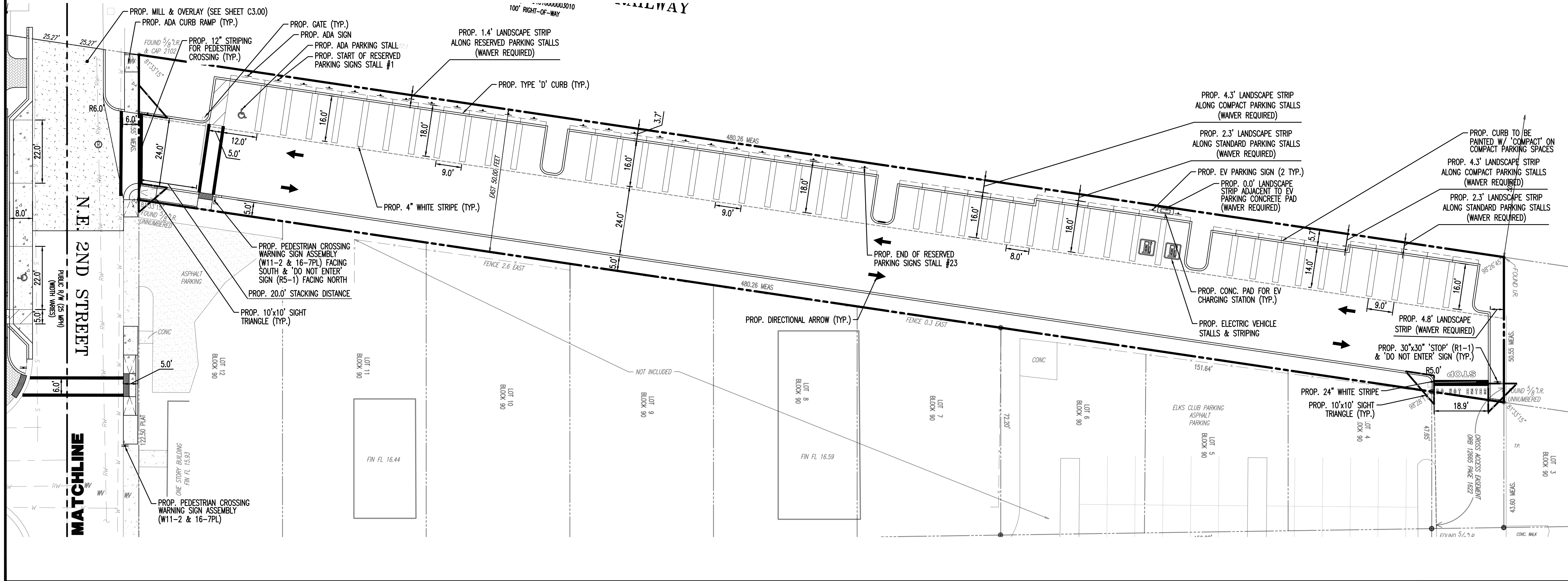
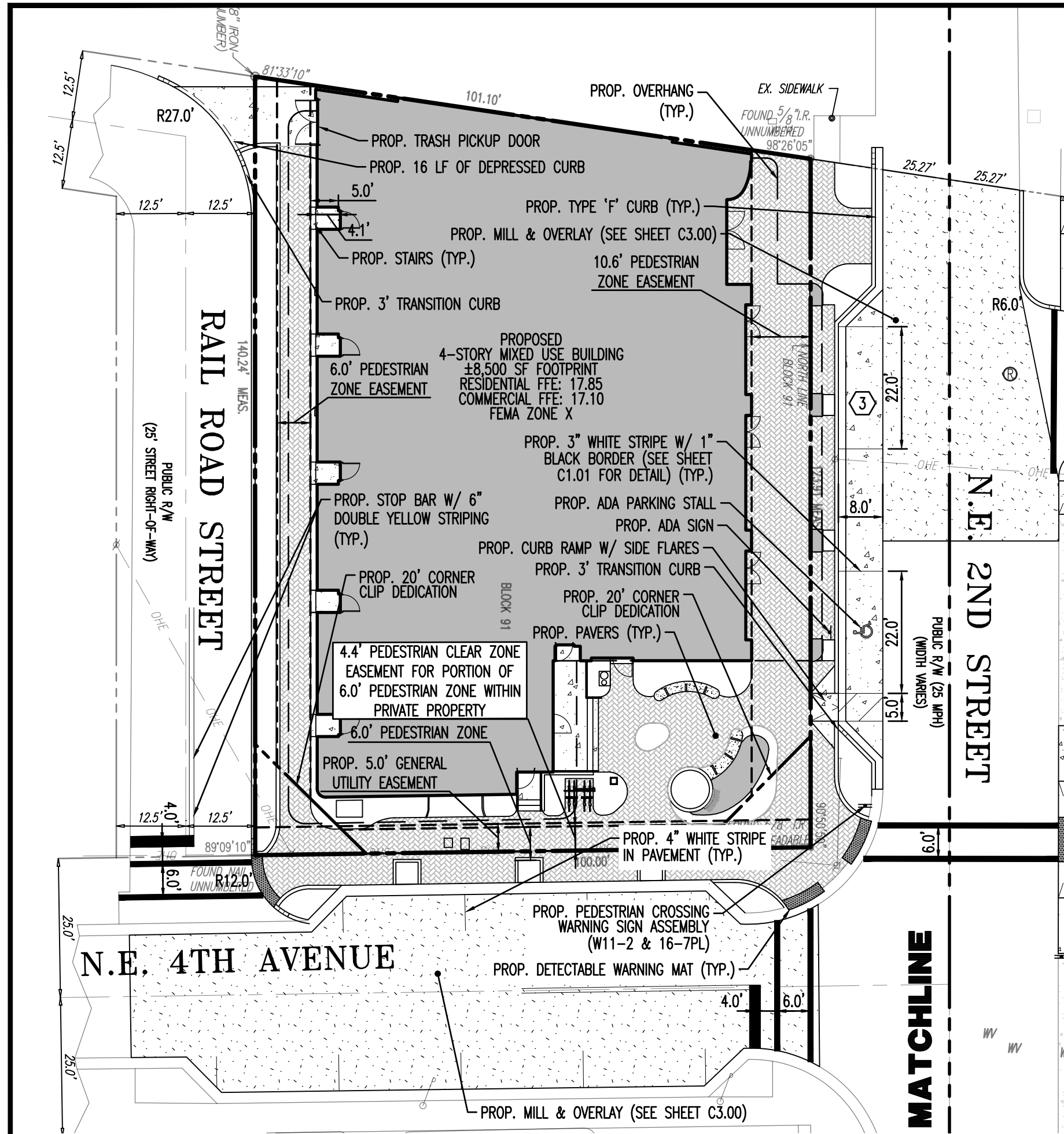


Plotted: 04/10/25 - 2:10 PM, By: smedermott
File: F:\DEPC PROJECTS\212 Van Arman Group LLC\99-001 Delray Beach FL\Draw\Entitlements\041299001 SS&S.dwg, ---> C1.00 HORIZONTAL CONTROL & SIGNAGE & STRIPING PLAN

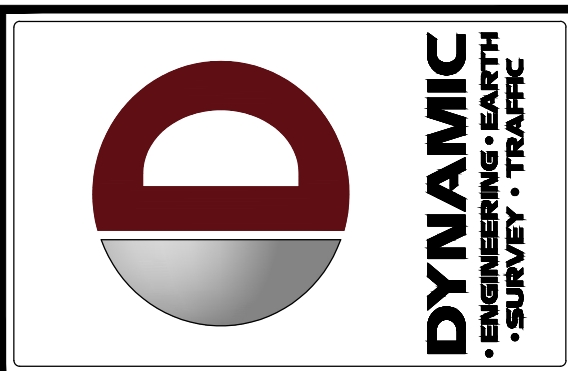


SIGN & MARKING LEGEND

- PROPOSED 24" WHITE PAINTED STOP BAR PER CITY OF DELRAY BEACH STANDARD DETAIL RT 9.0
- PROPOSED SIGNS
- PROPOSED WHITE PAINTED THROUGH LANE-USE ARROW IN DRIVE AISLES PER FOOT INDEX 711-001.
- PROPOSED PEDESTRIAN CROSSWALK STRIPING 12" WHITE PER CITY OF DELRAY BEACH STANDARD DETAIL RT 10.0; SEE PLAN FOR WIDTH

SITE PLAN & STRIPING NOTES

- ALL CURBING IS TYPE 'D' UNLESS OTHERWISE STATED.
- TYPE 'D' CURB & TYPE 'F' SHALL BE CONSTRUCTED PER THE LATEST FOOT STANDARD PLANS INDEX.
- ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
- ALL CURB RAMP AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS WITHIN PUBLIC RIGHTS-OF-WAY SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK REFER TO THE LATEST FOOT STANDARD PLANS INDEX.
- ALL PAVEMENT MARKINGS TO BE INSTALLED PER THE CITY OF DELRAY BEACH PAVEMENT MARKING SPECIFICATIONS DETAIL RT22.0 AND R22.1.
- REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
- ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.



REV	DATE	COMMENTS	BY
1	07/31/23	AC COMMENTS	SM
2	05/17/24	AC COMMENTS	SM
3	10/29/24	CITY RESUBMITAL	SM
4	02/03/25	CITY RESUBMITAL	SM
5	02/03/25	CITY RESUBMITAL	SM
6	04/01/25	CITY RESUBMITAL	SM

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
DRAWN BY: SM	CHECKED BY: MDM
DESIGNED BY: JR	CHECKED BY: MDM
PROJECT: THE MAXWELL VAN ARMAN GROUP, LLC	
306 NE 2ND ST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA 33483	

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Fort Lauderdale • 770.514.0100
Orlando • 407.921.9229
Miami • 305.555.7229
Tampa • 813.255.7229
Fort Myers • 941.355.7229
Jacksonville • 904.355.7229
Hialeah • 305.555.7229
Delray Beach • 561.921.8570
Florida Certificate of Authorization No. 32355
www.dynamicce.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 81313
DATE:

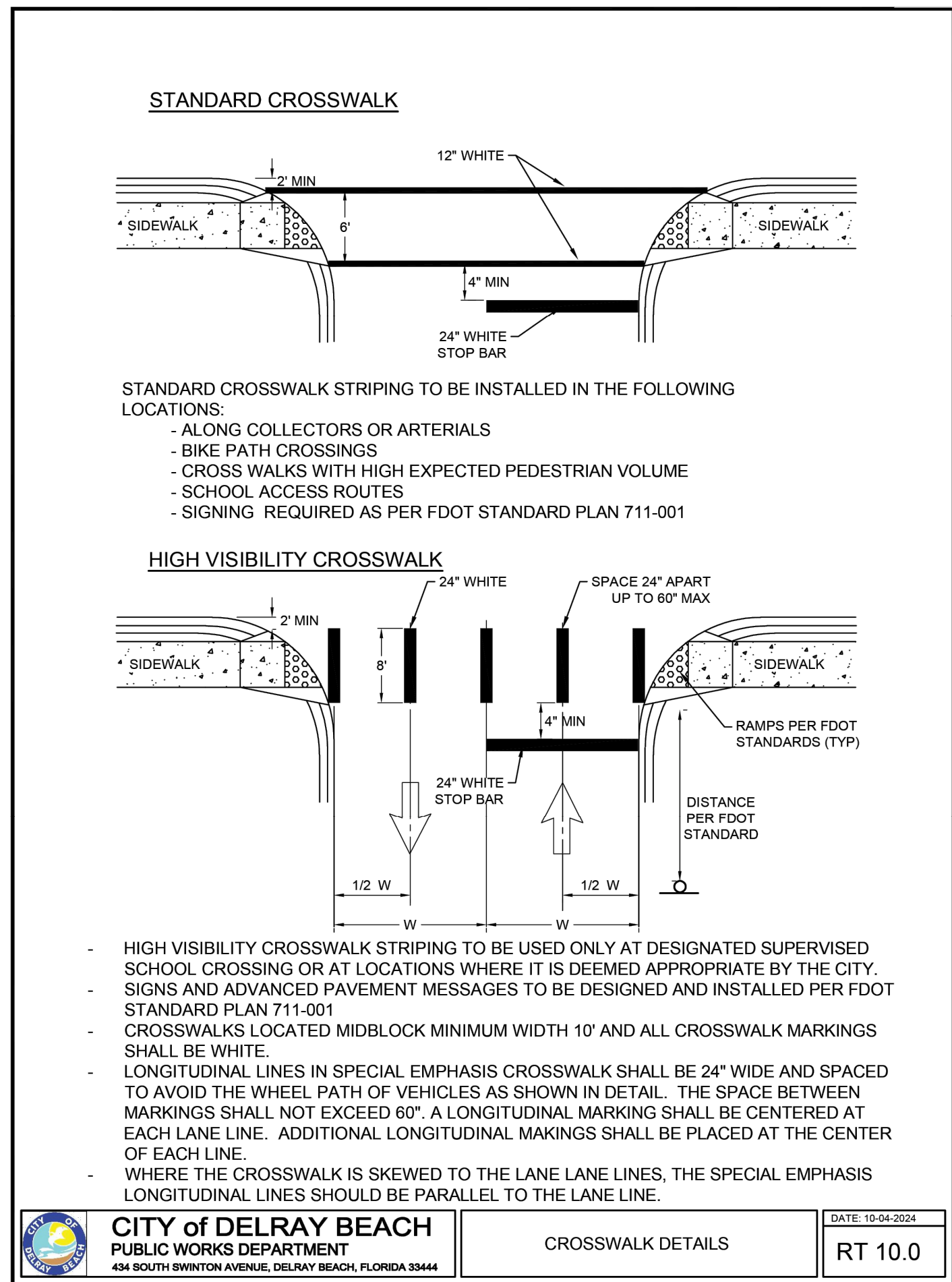
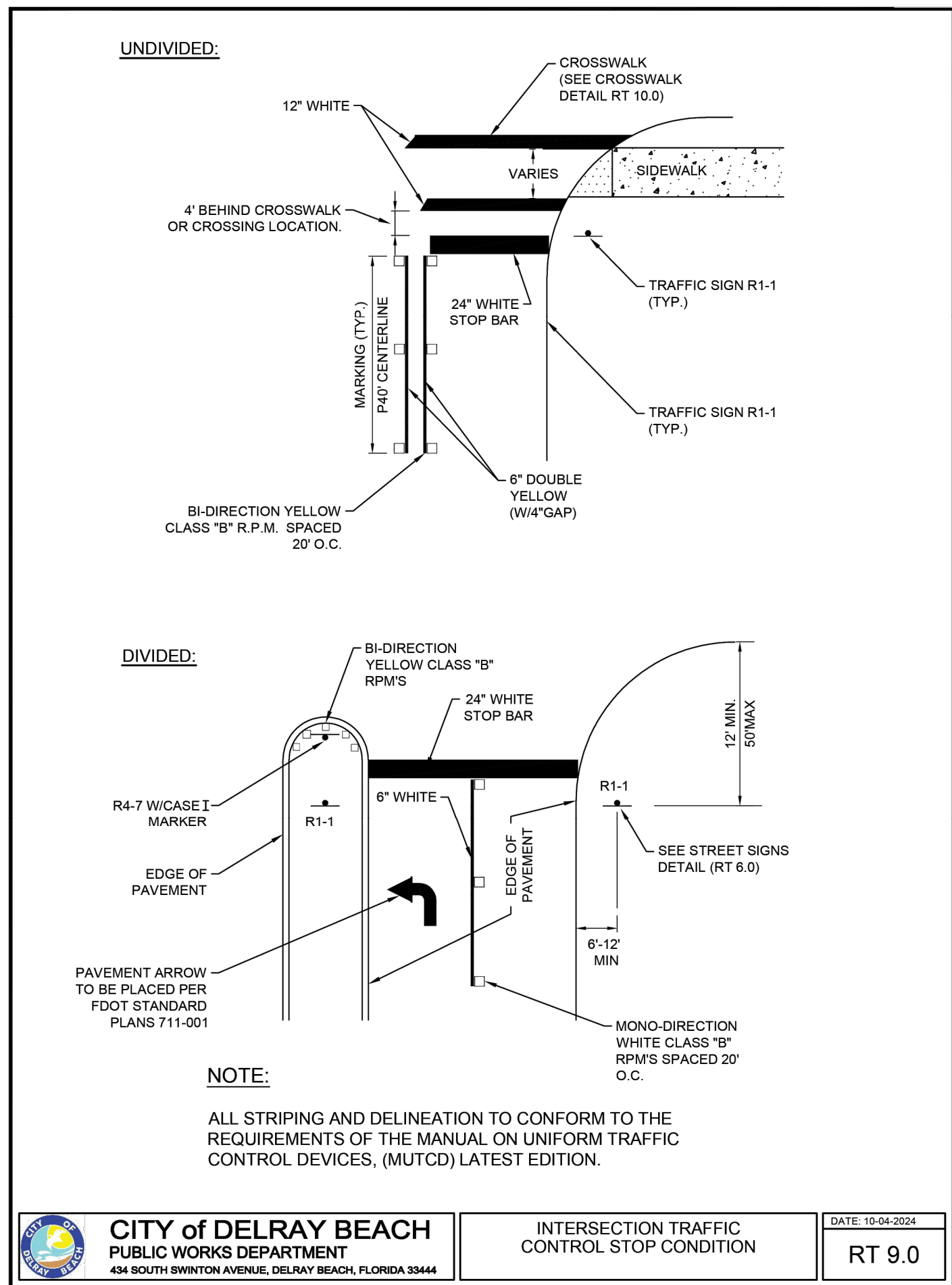
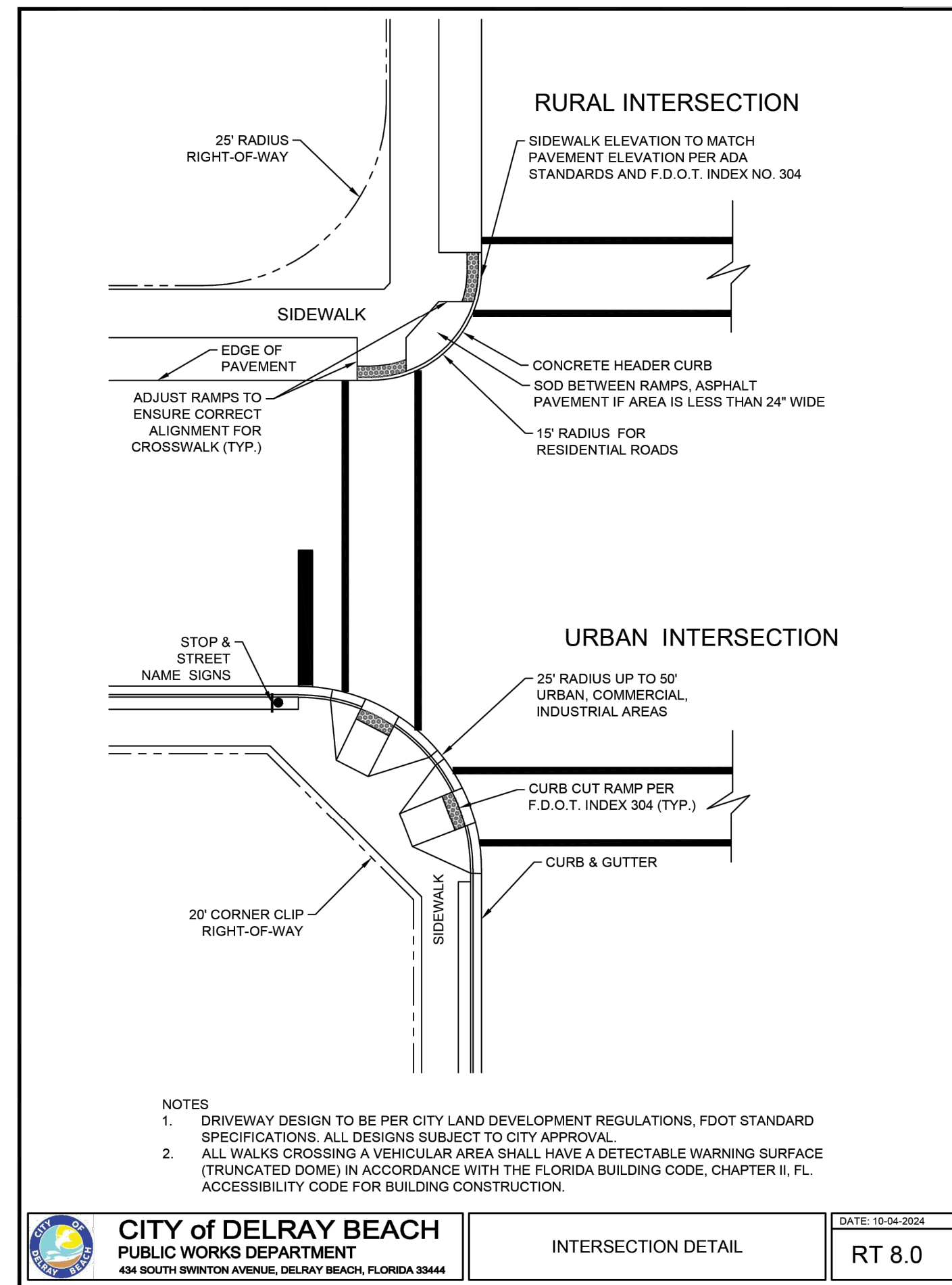
811
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
ENGINEERS, DESIGNERS, OR ANY PERSON
PREPARING TO EXCAVATE THE EARTH'S
SURFACE AND/OR ANY OTHER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

TITLE:
HORIZONTAL CONTROL & SIGNAGE & STRIPING PLAN

SCALE: (H) AS NOTED DATE: 02/09/2023
PROJECT No: 4212-99-001

SHEET No: **C1.00** Rev. #: 6

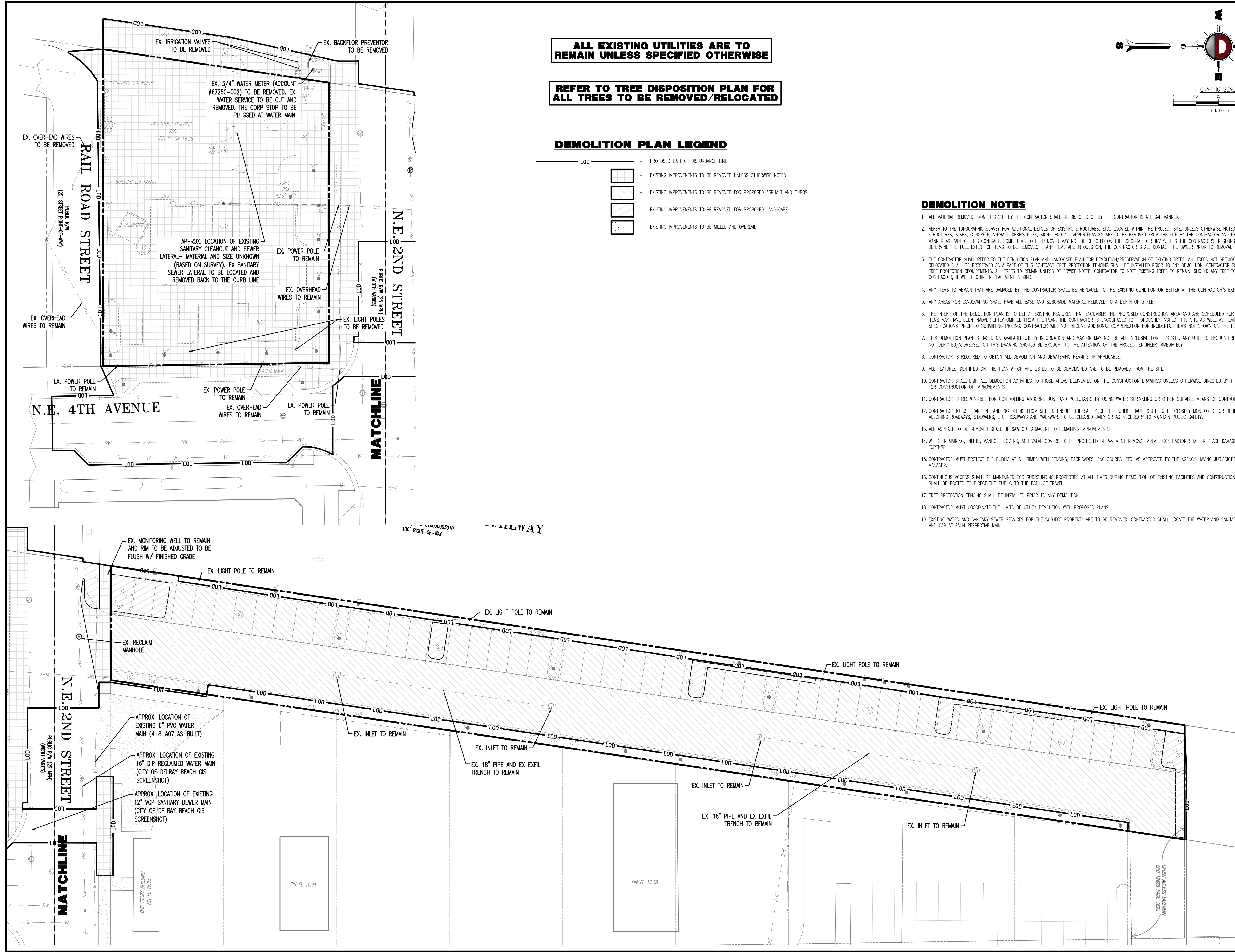
MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 81313, THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 04/16/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ALSO INCLUDE THE DIGITAL SIGNATURE AND SEAL.



SHEET No:	Rev. #:
C1.01	6

COPYRIGHT © 2023 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

Plotted: 04/10/25 - 2:11 PM, By: smedermott
File: F:\DEPC PROJECTS\212 Van Arman Group LLC\99-001 Delray Beach FL\Dwg\Titlemenas\0421299001 SR06.dwg, ---> C2.00 DEMOLITION PLAN



ALL EXISTING UTILITIES ARE TO
REMAIN UNLESS SPECIFIED OTHERWISE

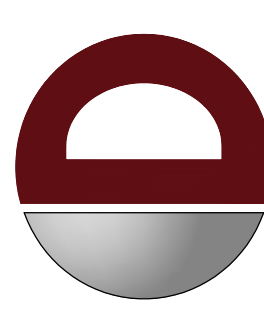
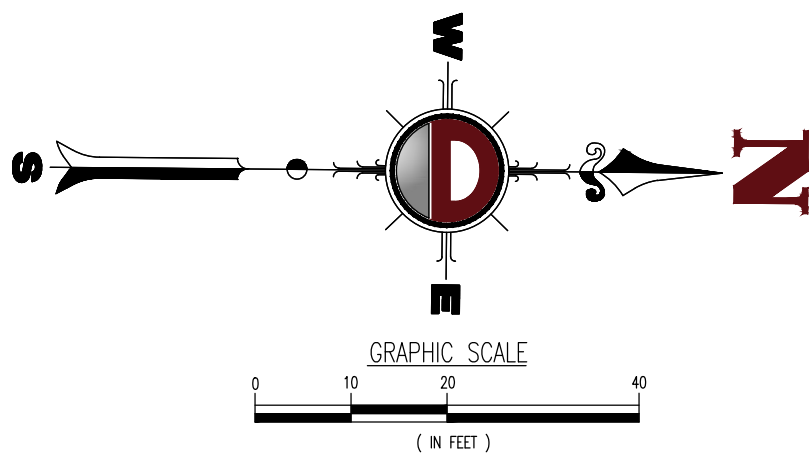
REFER TO TREE DISPOSITION PLAN FOR
ALL TREES TO BE REMOVED/RELOCATED

DEMOLITION PLAN LEGEND

- LOD - PROPOSED LIMIT OF DISTURBANCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- EXISTING IMPROVEMENTS TO BE REMOVED FOR PROPOSED ASPHALT AND CURBS
- EXISTING IMPROVEMENTS TO BE REMOVED FOR PROPOSED LANDSCAPE
- EXISTING IMPROVEMENTS TO BE MILLED AND OVERLAD

DEMOLITION NOTES

- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- 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.
- THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN, SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.
- ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
- ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
- 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 THE PLANS.
- 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.
- CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
- ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
- 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.
- ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
- WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS, CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE AGENCY HAVING JURISDICTION AND THE CONSTRUCTION MANAGER.
- 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.
- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
- CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.
- EXISTING WATER AND SANITARY SEWER SERVICES FOR THE SUBJECT PROPERTY ARE TO BE REMOVED. CONTRACTOR SHALL LOCATE THE WATER AND SANITARY SEWER SERVICES AND CUT AND CAP AT EACH RESPECTIVE MAIN.

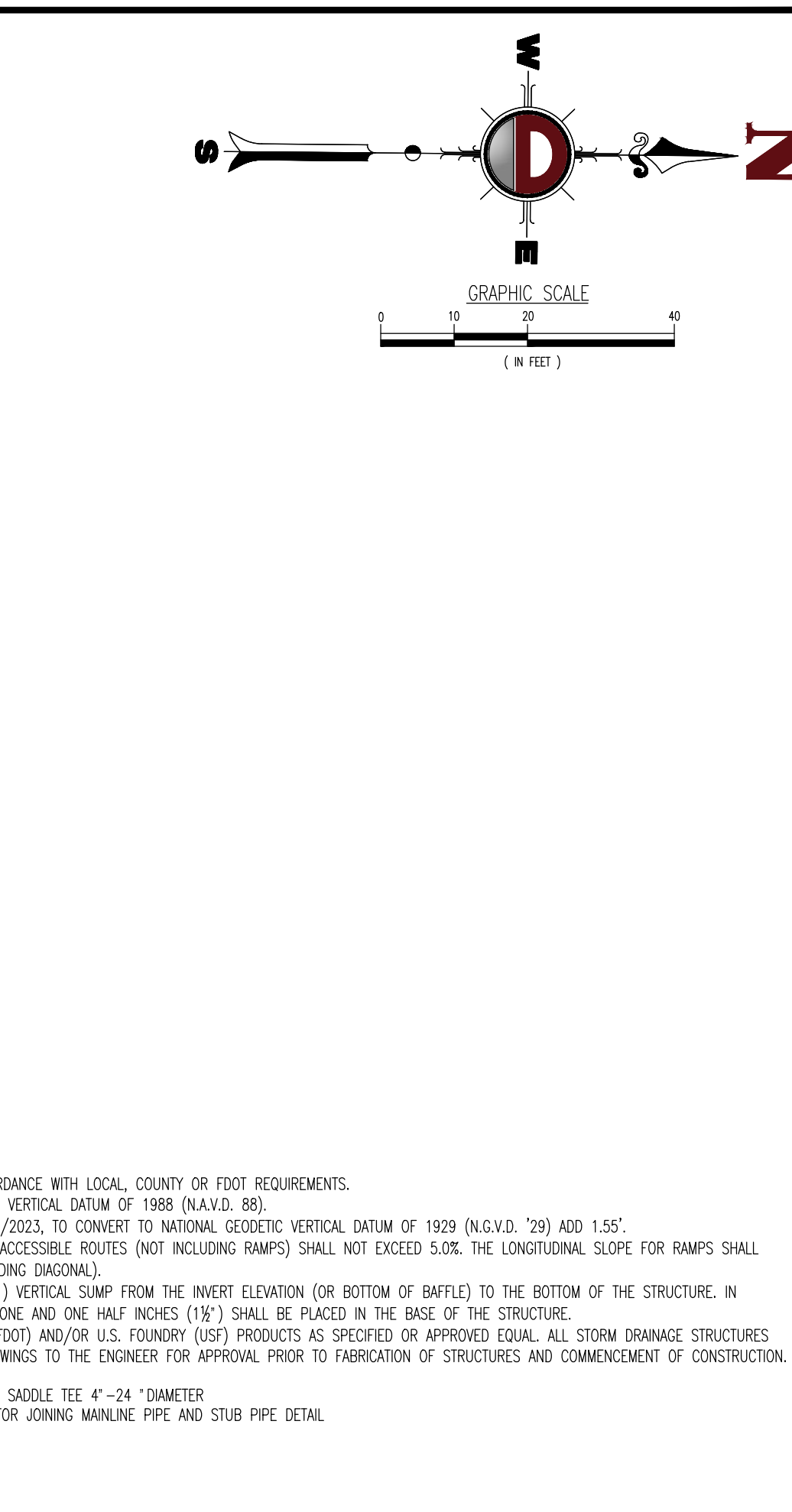


DYNAMIC
ENGINEERING • EARTH
SURVEY • TRAFFIC

NO.	DATE	BY	REV.	DATE	COMMENTS
1	04/01/25	SM			
2	04/01/25	SM			
3	04/01/25	SM			
4	04/01/25	SM			
5	04/01/25	SM			
6	04/01/25	SM			
7	04/01/25	SM			
8	04/01/25	SM			
9	04/01/25	SM			
10	04/01/25	SM			
11	04/01/25	SM			
12	04/01/25	SM			
13	04/01/25	SM			
14	04/01/25	SM			
15	04/01/25	SM			
16	04/01/25	SM			
17	04/01/25	SM			
18	04/01/25	SM			
19	04/01/25	SM			
20	04/01/25	SM			
21	04/01/25	SM			
22	04/01/25	SM			
23	04/01/25	SM			
24	04/01/25	SM			
25	04/01/25	SM			
26	04/01/25	SM			
27	04/01/25	SM			
28	04/01/25	SM			
29	04/01/25	SM			
30	04/01/25	SM			
31	04/01/25	SM			
32	04/01/25	SM			
33	04/01/25	SM			
34	04/01/25	SM			
35	04/01/25	SM			
36	04/01/25	SM			
37	04/01/25	SM			
38	04/01/25	SM			
39	04/01/25	SM			
40	04/01/25	SM			
41	04/01/25	SM			
42	04/01/25	SM			
43	04/01/25	SM			
44	04/01/25	SM			
45	04/01/25	SM			
46	04/01/25	SM			
47	04/01/25	SM			
48	04/01/25	SM			
49	04/01/25	SM			
50	04/01/25	SM			
51	04/01/25	SM			
52	04/01/25	SM			
53	04/01/25	SM			
54	04/01/25	SM			
55	04/01/25	SM			
56	04/01/25	SM			
57	04/01/25	SM			
58	04/01/25	SM			
59	04/01/25	SM			
60	04/01/25	SM			
61	04/01/25	SM			
62	04/01/25	SM			
63	04/01/25	SM			
64	04/01/25	SM			
65	04/01/25	SM			
66	04/01/25	SM			
67	04/01/25	SM			
68	04/01/25	SM			
69	04/01/25	SM			
70	04/01/25	SM			
71	04/01/25	SM			
72	04/01/25	SM			
73	04/01/25	SM			
74	04/01/25	SM			
75	04/01/25	SM			
76	04/01/25	SM			
77	04/01/25	SM			
78	04/01/25	SM			
79	04/01/25	SM			
80	04/01/25	SM			
81	04/01/25	SM			
82	04/01/25	SM			
83	04/01/25	SM			
84	04/01/25	SM			
85	04/01/25	SM			
86	04/01/25	SM			
87	04/01/25	SM			
88	04/01/25	SM			
89	04/01/25	SM			
90	04/01/25	SM			
91	04/01/25	SM			
92	04/01/25	SM			
93	04/01/25	SM			
94	04/01/25	SM			
95	04/01/25	SM			
96	04/01/25	SM			
97	04/01/25	SM			
98	04/01/25	SM			
99	04/01/25	SM			
100	04/01/25	SM			

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
DRAWN BY: <u>SM</u>	CHECKED BY: <u>MDM</u>
DESIGNED BY: <u>JR</u>	CHECKED BY: <u>MDM</u>
PROJECT: THE MAXWELL VAN ARMAN GROUP, LLC	
306 NE 2ND ST DELRAY BEACH, PALM BEACH COUNTY, FLORIDA 33483	

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Fort Lauderdale • T: 754.410.0100
Coral Gables • T: 305.470.0100
Miami • T: 305.470.0100
Fort Myers • T: 239.470.0100
Tampa • T: 813.470.0100
Orlando • T: 407.470.0100
Jacksonville • T: 904.470.0100
Fort Worth • T: 817.470.0100
Dallas • T: 214.470.0100
Houston • T: 281.470.0100
Phoenix • T: 602.470.0100
San Antonio • T: 214.470.0100
Austin • T: 512.470.0100
San Diego • T: 619.470.0100
Los Angeles • T: 213.470.0100
New York • T: 212.470.0100
Chicago • T: 312.470.0100
Denver • T: 303.470.0100
Seattle • T: 206.470.0100
Portland • T: 503.470.0100
San Francisco • T: 415.470.0100
Oakland • T: 916.470.0100
San Jose • T: 408.470.0100
Santa Clara • T: 408.470.0100
Fremont • T: 916.470.0100
Concord • T: 916.470.0100
Hayward • T: 916.470.0100
Livermore • T: 916.470.0100
San Ramon • T: 916.470.0100
Tracy • T: 916.470.0100
Merced • T: 209.470.0100
Stockton • T: 209.470.0100
Modesto • T: 209.470.0100
Fresno • T: 209.470.0100
Bakersfield • T: 805.470.0100
Pomona • T: 909.470.0100
Riverside • T: 951.470.0100
San Bernardino • T: 909.470.0100
Ontario • T: 909.470.0100
Upland • T: 909.470.0100
Yuba City • T: 409.470.0100
Wichita Falls • T: 817.470.0100
Amarillo • T: 806.470.0100
Midland • T: 806.470.0100
Odessa • T: 806.470.0100
El Paso • T: 915.470.0100
Brownsville • T: 361.470.0100
Corpus Christi • T: 361.470.0100
San Antonio • T: 214.470.0100
Austin • T: 512.470.0100
Dallas • T: 214.470.0100
Fort Worth • T: 817.470.0100
Houston • T: 281.470.0100
Phoenix • T: 602.470.0100
San Diego • T: 619.470.0100
Los Angeles • T: 213.470.0100
New York • T: 212.470.0100
Chicago • T: 312.470.0100
Denver • T: 303.470.0100
Seattle • T: 206.470.0100
Portland • T: 503.470.0100
San Francisco • T: 415.470.0100
Oakland • T: 916.470.0100
San Jose • T: 408.470.0100
Santa Clara • T: 408.470.0100
Fremont • T: 916.470.0100
Concord • T: 916.470.0100
Hayward • T: 916.470.0100
Livermore • T: 916.470.0100
San Ramon • T: 916.470.0100
Tracy • T: 916.470.0100
Merced • T: 209.470.0100
Stockton • T: 209.470.0100
Modesto • T: 209.470.0100
Fresno • T: 209.470.0100
Bakersfield • T: 805.470.0100
Pomona • T: 909.470.0100
Riverside • T: 951.470.0100
San Bernardino • T: 909.470.0100
Ontario • T: 909.470.0100
Upland • T: 909.470.0100
Yuba City • T: 409.470.0100
Wichita Falls • T: 817.470.0100
Amarillo • T: 806.470.0100
Midland • T: 806.470.0100
Odessa • T: 806.470.0100
El Paso • T: 915.470.0100
Brownsville • T: 361.470.0100
Corpus Christi • T: 361.470.0100
San Antonio • T: 214.470.0100
Austin • T: 512.470.0100
Dallas • T: 214.470.0100
Fort Worth • T: 817.470.0100
Houston • T: 281.470.0100
Phoenix • T: 602.470.0100
San Diego • T: 619.470.0100
Los Angeles • T: 213.470.0100
New York • T: 212.470.0100
Chicago • T: 312.470.0100
Denver • T: 303.470.0100
Seattle • T: 206.470.0100
Portland • T: 503.470.0100
San Francisco • T: 415.470.0100
Oakland • T: 916.470.0100
San Jose • T: 408.470.0100
Santa Clara • T: 408.470.0100
Fremont • T: 916.470.0100
Concord • T: 916.470.0100
Hayward • T: 916.470.0100
Livermore • T: 916.470.0100
San Ramon • T: 916.470.0100
Tracy • T: 916.470.0100
Merced • T: 209.470.0100
Stockton • T: 209.470.0100
Modesto • T: 209.470.0100
Fresno • T: 209.470.0100
Bakersfield • T: 805.470.0100
Pomona • T: 909.470.0100
Riverside • T: 951.470.0100
San Bernardino • T: 909.470.0100
Ontario • T: 909.470.0100
Upland • T: 909.470.0100
Yuba City • T: 409.470.0100
Wichita Falls • T: 817.470.0100
Amarillo • T: 806.470.0100
Midland • T: 806.470.0100
Odessa • T: 806.470.0100
El Paso • T: 915.470.0100
Brownsville • T: 361.470.0100
Corpus Christi • T: 361.470.0100
San Antonio • T: 214.470.0100
Austin • T: 512.470.0100
Dallas • T: 214.470.0100
Fort Worth • T: 817.470.0100
Houston • T: 281.470.0100
Phoenix • T: 602.470.0100
San Diego • T: 619.470.0100
Los Angeles • T: 213.470.0100
New York • T: 212.470.0100
Chicago • T: 312.470.0100
Denver • T: 303.470.0100
Seattle • T: 206.470.0100
Portland • T: 503.470.0100
San Francisco • T: 415.470.0100
Oakland • T: 916.470.0100
San Jose • T: 408.470.0100
Santa Clara • T: 408.470.0100
Fremont • T: 916.470.0100
Concord • T: 916.470.0100
Hayward • T: 916.470.0100
Livermore • T: 916.470.0100
San Ramon • T: 916.470.0100
Tracy • T: 916.470.0100
Merced • T: 209.470.0100
Stockton • T: 209.470.0100
Modesto • T: 209.470.0100
Fresno • T: 209.470.0100
Bakersfield • T: 805.470.0100
Pomona • T: 909.470.0100
Riverside • T: 951.470.0100
San Bernardino • T: 909.470.0100
Ontario • T: 909.470.0100
Upland • T: 909.470.0100
Yuba City • T: 409.470.0100
Wichita Falls • T: 817.470.0100
Amarillo • T: 806.470.0100
Midland • T: 806.470.0100
Odessa • T: 806.470.0100
El Paso • T: 915.470.0100
Brownsville • T: 361.470.0100
Corpus Christi • T: 361.470.0100
San Antonio • T: 214.470.0100
Austin • T: 512.470.0100
Dallas • T: 214.470.0100
Fort Worth • T: 817.470.0100
Houston • T: 281.470.0100
Phoenix • T: 602.470.0100
San Diego • T: 619.470.0100
Los Angeles • T: 213.470.0100
New York • T: 212.470.0100
Chicago • T: 312.470.0100
Denver • T: 303.470.0100
Seattle • T: 206.470.0100
Portland • T: 503.470.0100
San Francisco • T: 415.470.0100
Oakland • T: 916.470.0100
San Jose • T: 408.470.0100
Santa Clara • T: 408.470.0100
Fremont • T: 916.470.0100
Concord • T: 916.470.0100
Hayward • T: 916.470.0100
Livermore • T: 916.470.0100
San Ramon • T: 916.470.0100
Tracy • T: 916.470.0100
Merced • T: 209.470.0100
Stockton • T: 209.470.0100
Modesto • T: 209.470.0100
Fresno • T: 209.470.0100
Bakersfield • T: 805.470.0100
Pomona • T: 909.470.0100
Riverside • T: 951.470.0100
San Bernardino • T: 909.470.0100
Ontario • T: 909.470.0100
Upland • T: 909.470.0100
Yuba City • T: 409.470.0100
Wichita Falls • T: 817.470.0100
Amarillo • T: 806.470.0100
Midland • T: 806.470.0100
Odessa • T: 806.470.0100
El Paso • T: 915.470.0100
Brownsville • T: 361.470.0100
Corpus Christi • T: 361.470.0100
San Antonio • T: 214.470.0100
Austin • T: 512.470.0100
Dallas • T: 214.470.0100
Fort Worth • T: 817.470.0100
Houston • T: 281.470.0100
Phoenix • T: 602.470.0100
San Diego • T: 619.470.0100
Los Angeles • T: 213.470.0100
New York • T: 212.470.0100
Chicago • T: 312.470.0100
Denver • T: 303.470.0100
Seattle • T: 206.470.0100
Portland • T: 503.470.0100
San Francisco • T: 415.470.0100
Oakland • T: 916.470.0100
San Jose • T: 408.470.0100
Santa Clara • T: 408.470.0100
Fremont • T: 916.470.0100
Concord • T: 916.470.0100
Hayward • T: 916.470.0100
Livermore • T: 916.470.0100
San Ramon • T: 916.470.0100
Tracy • T: 916.470.0100
Merced • T: 209.470.0100
Stockton • T: 209.470.0100
Modesto • T: 209.470.0100
Fresno • T: 209.470.0100
Bakersfield • T: 805.470.0100
Pomona • T: 909.470.0100
Riverside • T: 951.470.0100
San Bernardino • T: 909.470.0100
Ontario • T: 909.470.0100
Upland • T: 909.470.0100
Yuba City • T: 409.470.0100
Wichita Falls • T: 817.470.0100
Amarillo • T: 806.470.0100
Midland • T: 806.470.0100
Odessa • T: 806.470.0100
El Paso • T: 915.470.0100
Brownsville • T: 361.470.0100
Corpus Christi • T: 361.470.0100
San Antonio • T: 214.470.0100
Austin • T: 512.470.0100
Dallas • T: 214.470.0100
Fort Worth • T: 817.470.0100
Houston • T: 281.470.0100
Phoenix • T: 602.470.0100
San Diego • T: 619.470.0100
Los Angeles • T: 213.470.0100
New York • T: 212.470.0100
Chicago • T: 312.470.0100
Denver • T: 303.470.0100
Seattle • T: 206.470.0100
Portland • T: 503.470.0100
San Francisco • T: 415.470.0100
Oakland • T: 916.470.0100
San Jose • T: 408.470.0100
Santa Clara • T: 408.470.0100
Fremont • T: 916.470.0100
Concord • T: 916.470.0100
Hayward • T: 916.470.0100
Livermore • T: 916.470.0100
San Ramon • T: 916.470.0100
Tracy • T: 916.470.0100
Merced • T: 209.470.0100
Stockton • T: 209.470.0100
Modesto • T: 209.470.0100
Fresno • T: 209.470.0100
Bakersfield • T: 805.470.0100
Pomona • T: 909.470.0100
Riverside • T: 951.470.0100
San Bernardino • T: 909.470.0100
Ontario • T: 909.470.0100
Upland • T: 909.470.0100
Yuba City • T: 409.470.0100
Wichita Falls • T: 817.470.0100
Amarillo • T: 806.470.0100
Midland • T:



1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKSMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR CITY REQUIREMENTS.

2. ALL ELEVATIONS ON PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

3. IN ALL 88 ELEVATIONS ARE BASED ON SURVEY PREPARED BY FENNER BURGESS LAND SURVEYING, DATED 01/17/2023, TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29) ADD 1.55'.

4. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1:55. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1.5% IN ANY DIRECTION (INCLUDING DIAGONAL).

5. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN EIGHTEEN (18") VERTICAL SUMP (FROM THE INVERT ELEVATION (OR BOTTOM OF BASIN) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE (12") DIAMETER OPEN SUMP, FILLED WITH WHEDED GRASS RICK, NO LARGER THAN ONE AND ONE HALF INCHES (1 1/2") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.

6. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USE) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.

7. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:

a. FOR ADS 8-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS 8-12 DUAL FABRICATED SADDLE TEE 4" x 24" DIAMETER

b. FOR RCP DRAINAGE PIPE MAKE CONNECTION LATEST FOOT STANDARD PLANS INDEX, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL

c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.

8. ALL RAMPS SHALL COMPLY WITH LATEST FOOT STANDARD PLANS INDEX.

9. STORM DRAIN PIPE SHALL BE AS FOLLOWS:

a. RCP CLASS II PER ASTM C-76

b. ALUMINIZED STEEL TYPE 2 ULTRA FLOW

c. 48"Ø AND SMALLER SHALL BE 3/8"x1/8" CORRUGATION

d. 16 GA WITH A MINIMUM THICKNESS OF 0.064"

e. 54"Ø AND LARGER SHALL BE 3/8"x1/8" CORRUGATION

f. 14 GA WITH A MINIMUM THICKNESS OF 0.075"

c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT

d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

10. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.

11. PROPOSED ELEVATIONS IN CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.

12. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOO/GRASS OR ANY OTHER LANDSCAPING MATERIAL.

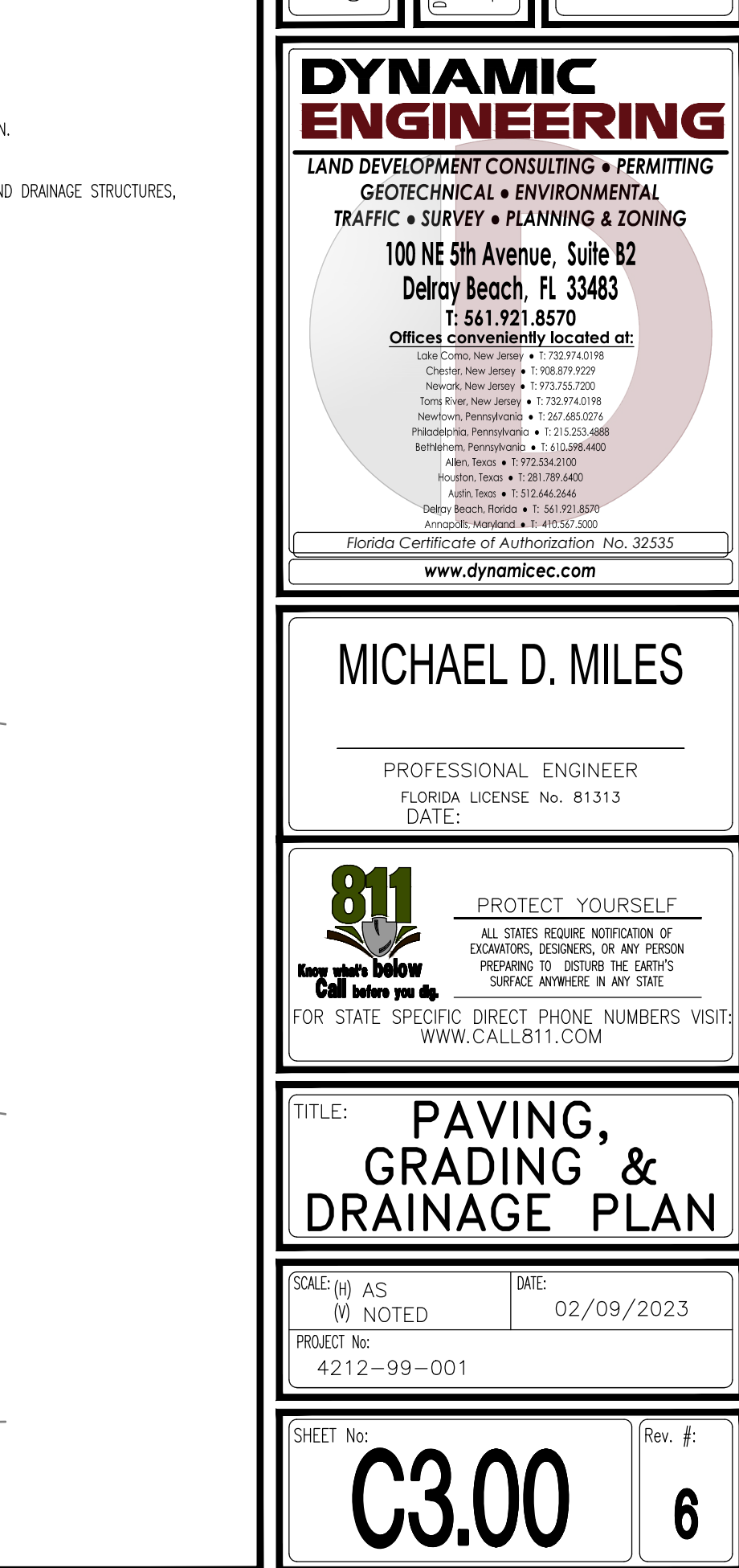
13. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING LATEST FOOT STANDARD PLANS INDEX CONCRETE SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

14. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.

15. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE.

16. ALL EXISTING AND PROPOSED RCP ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VALVE BOXES, AND OTHER APPURTENANCES.

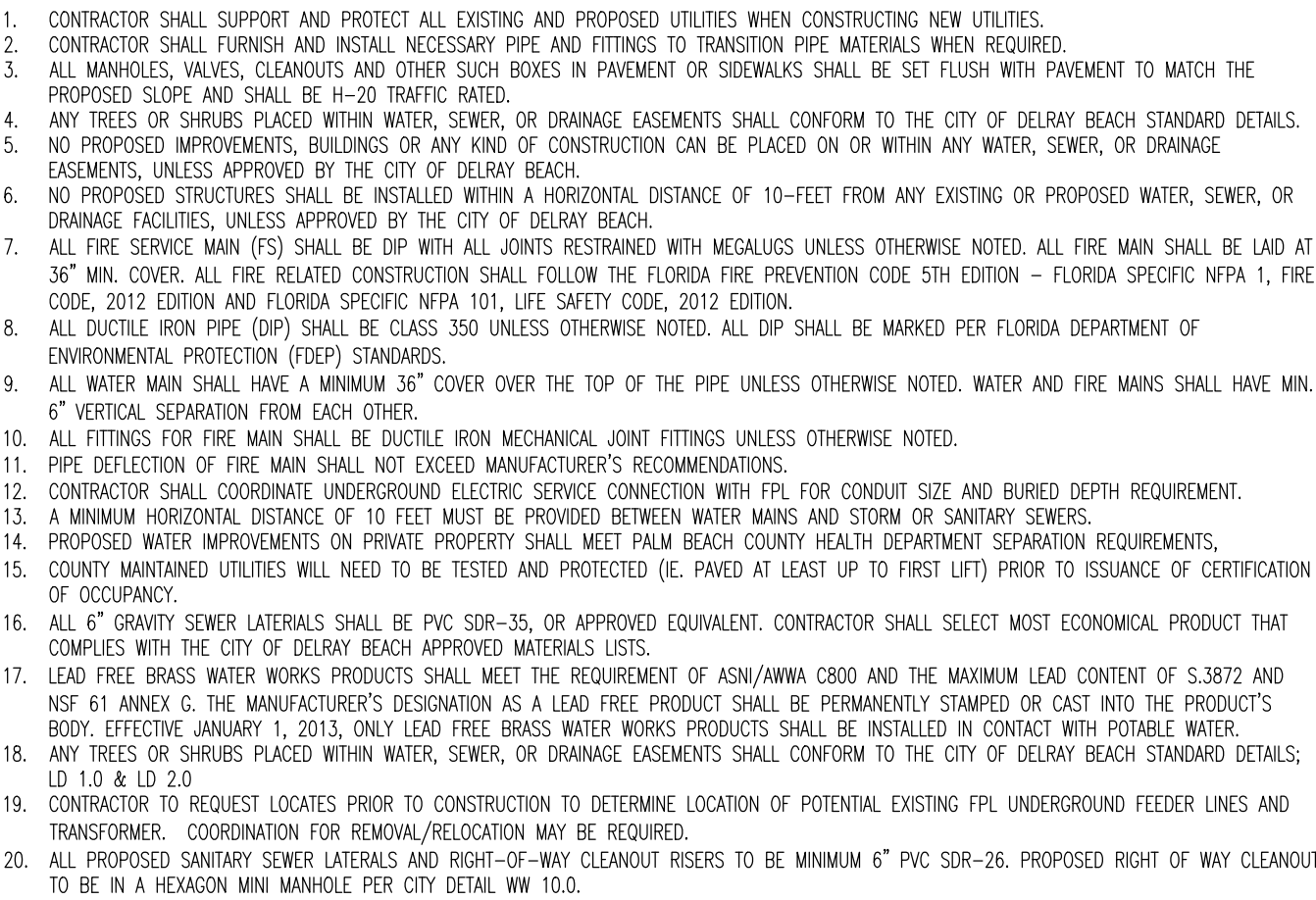
17. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS D 1.0 & L 2.0.



SHEET No:	Rev. #:
C3.00	6

COPYRIGHT © 2023 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313, THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 04/16/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

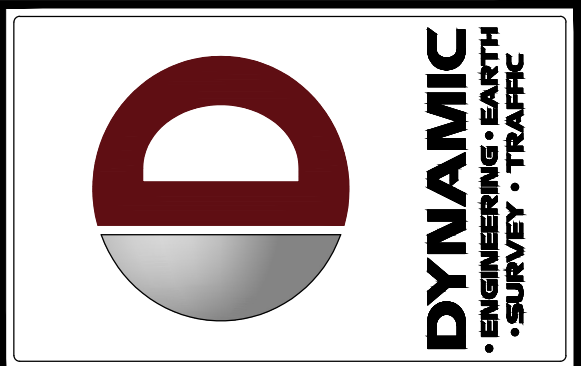
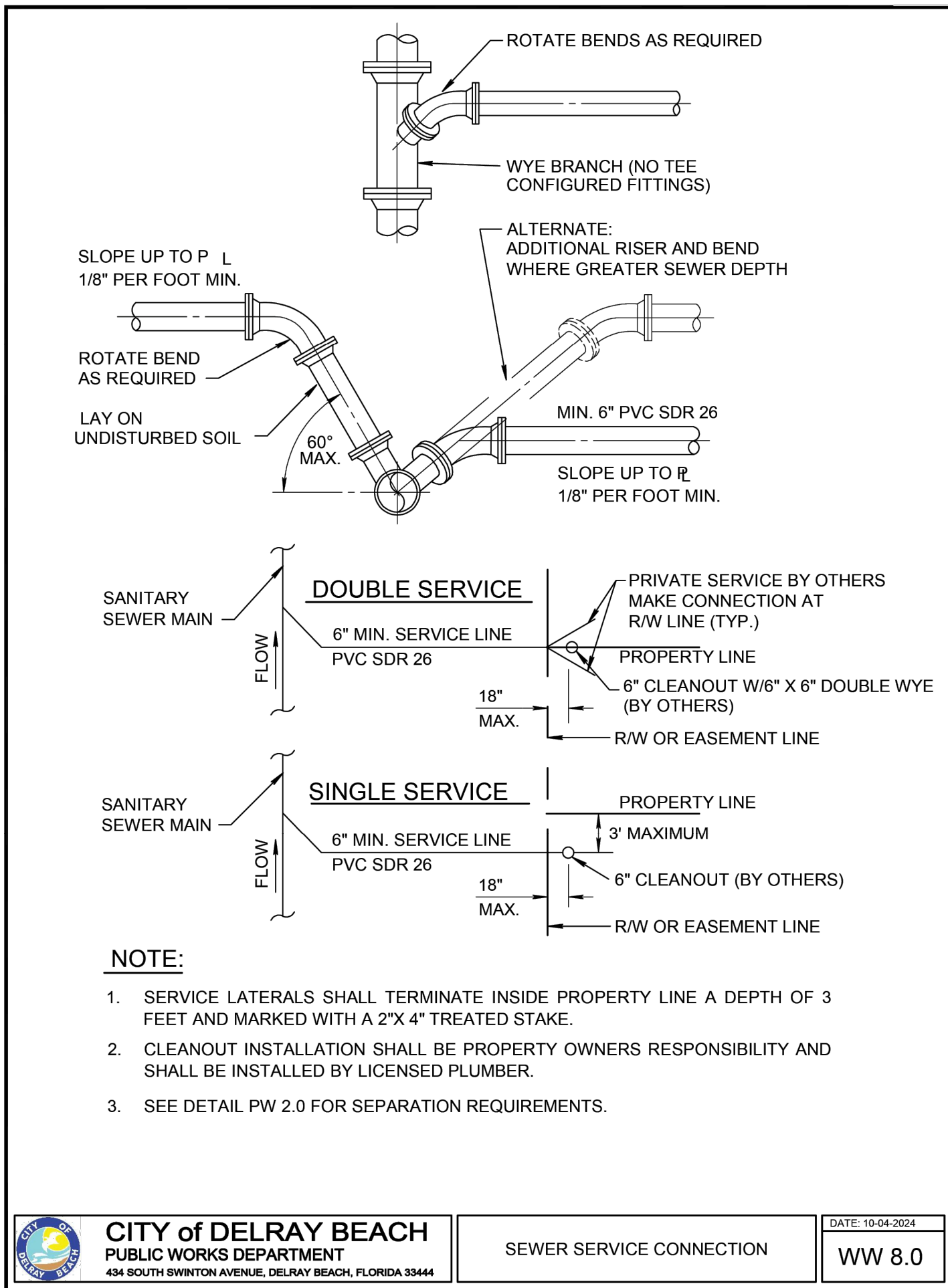
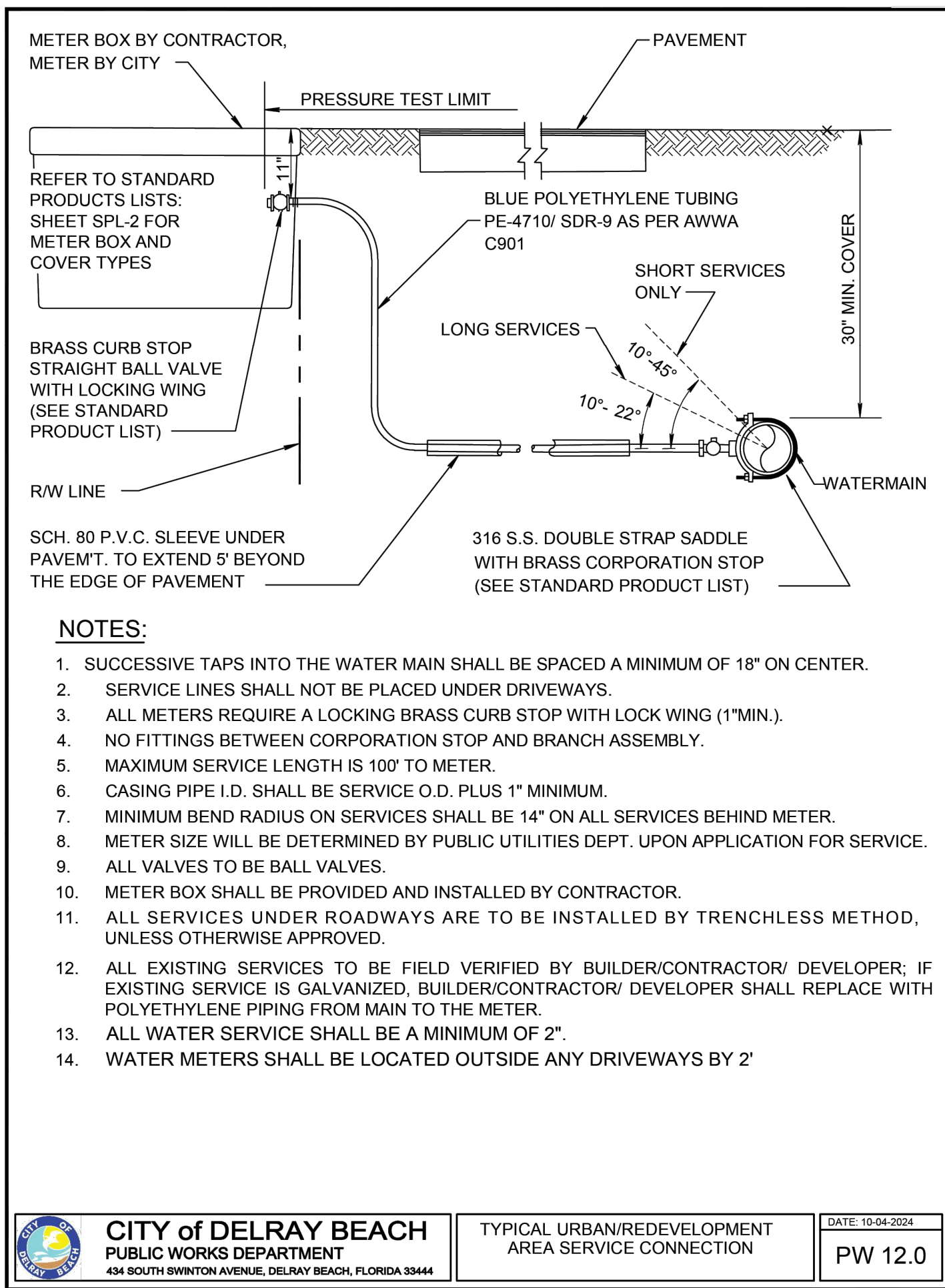
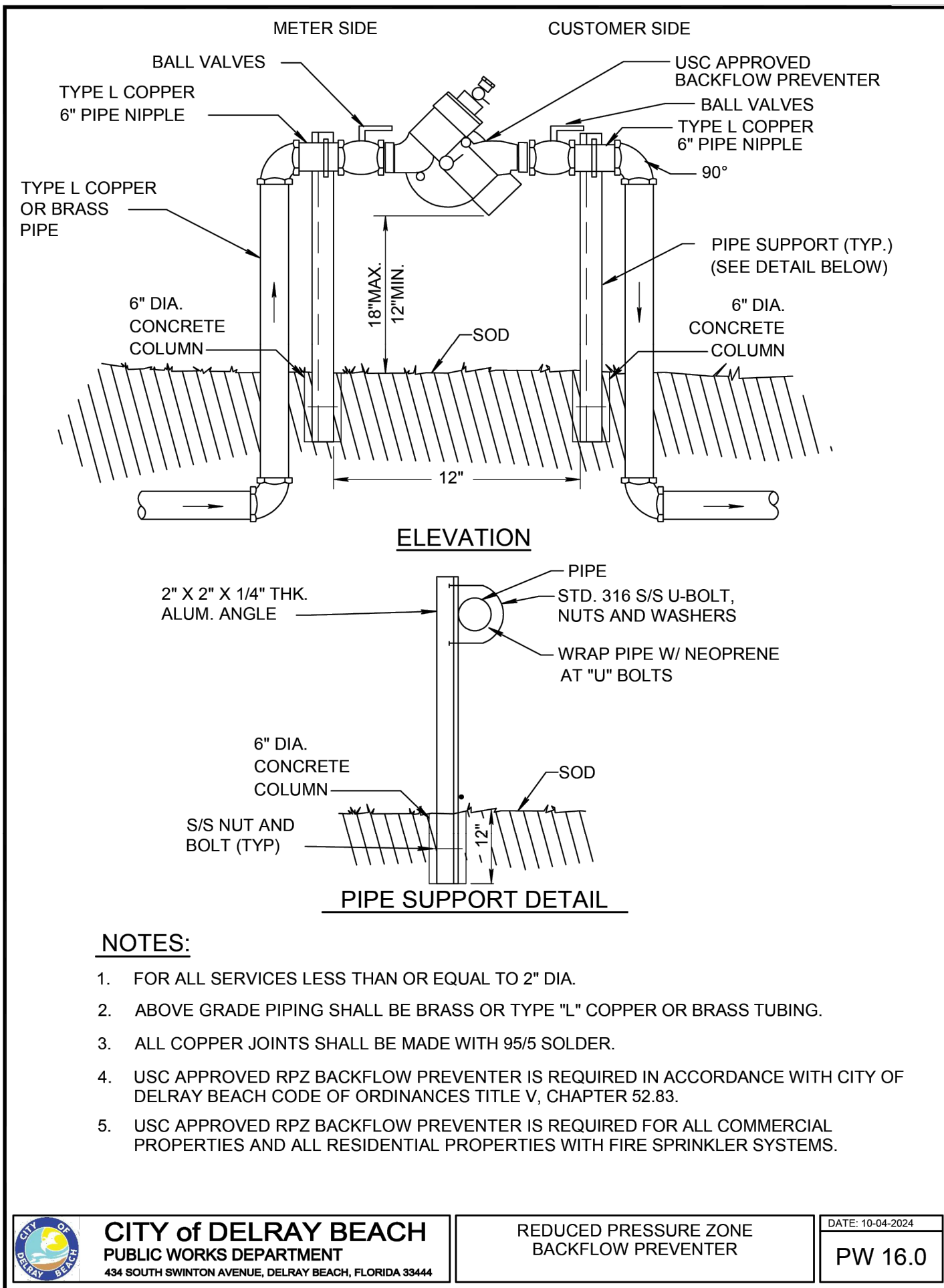
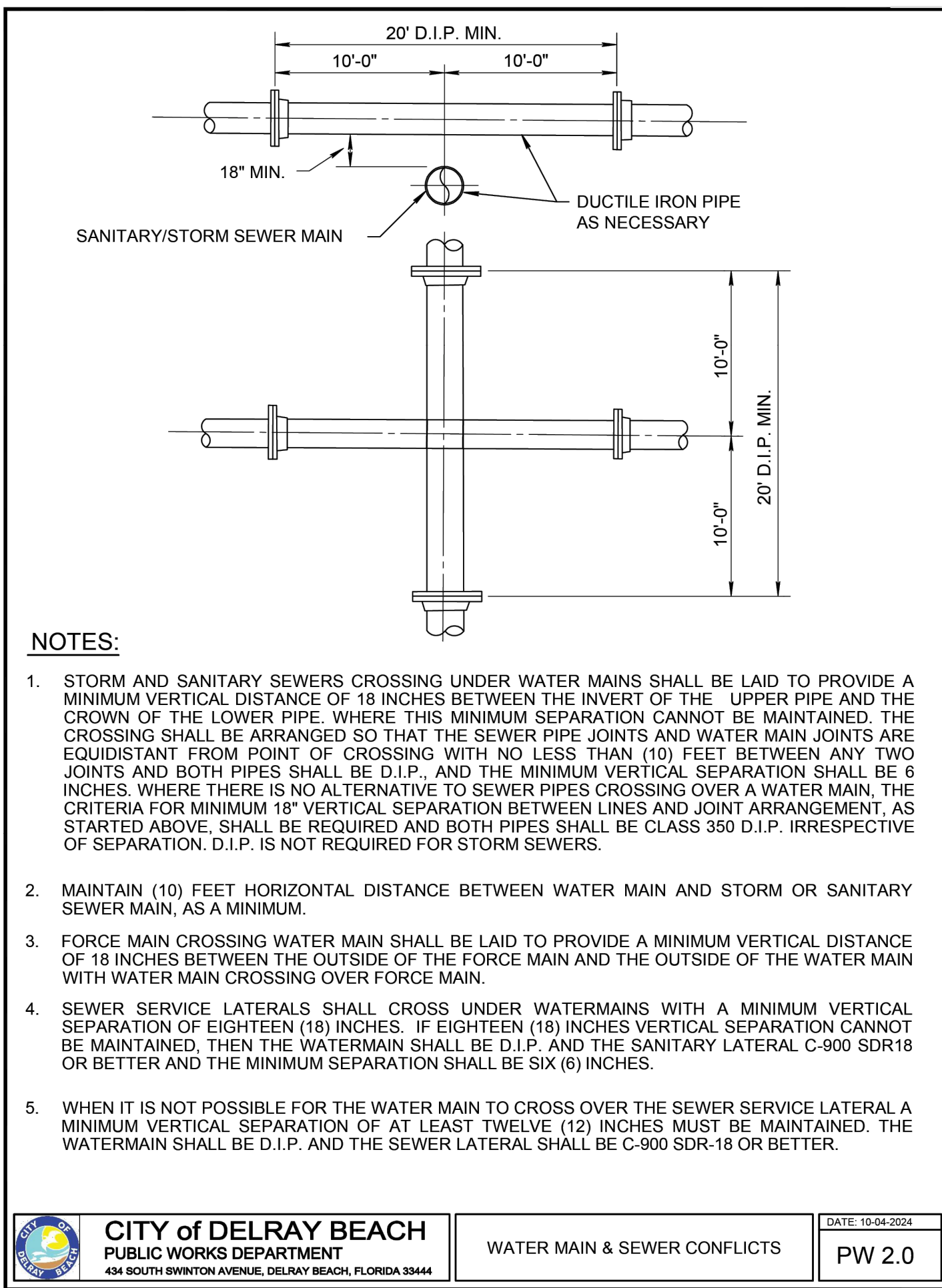
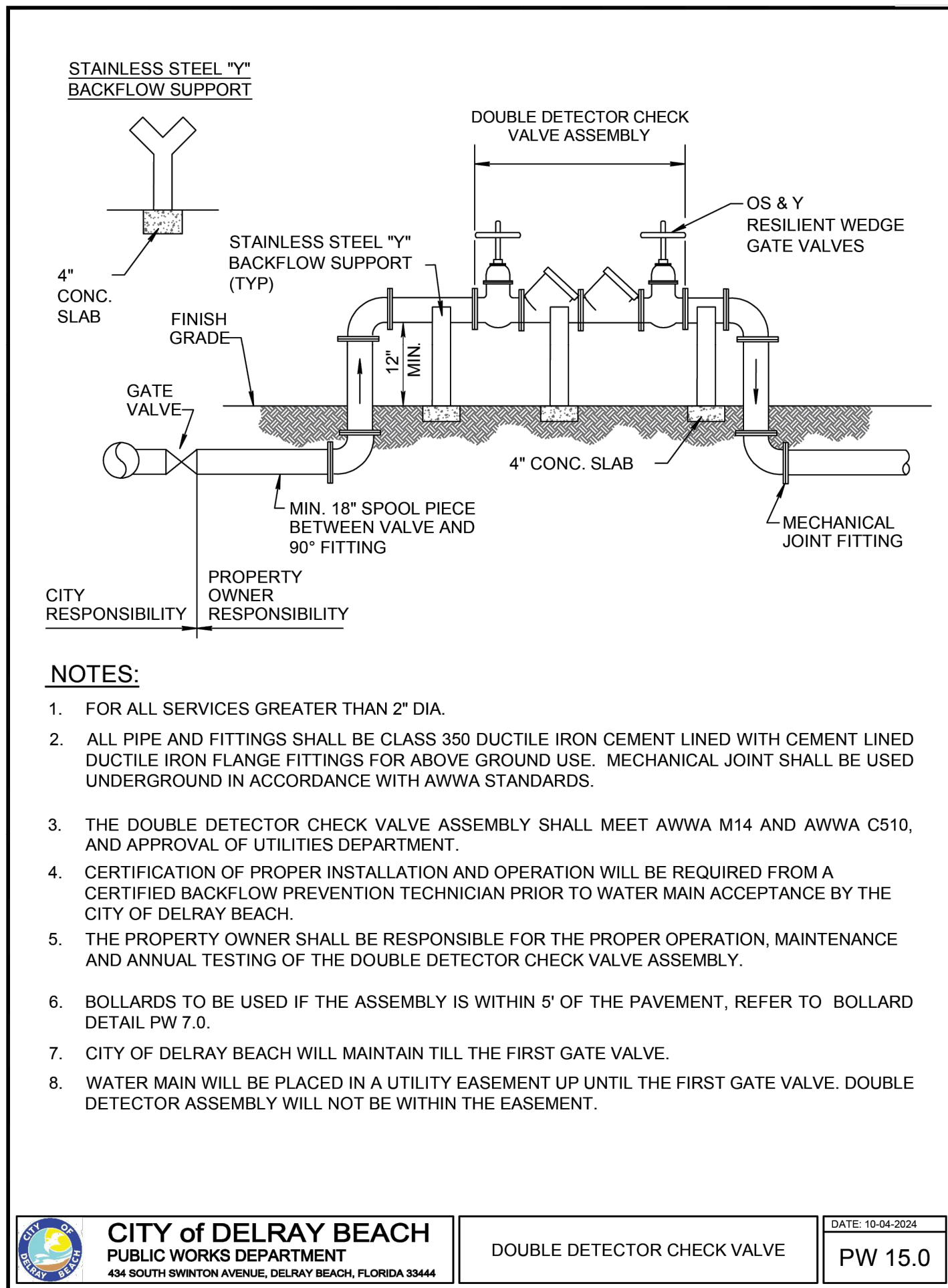
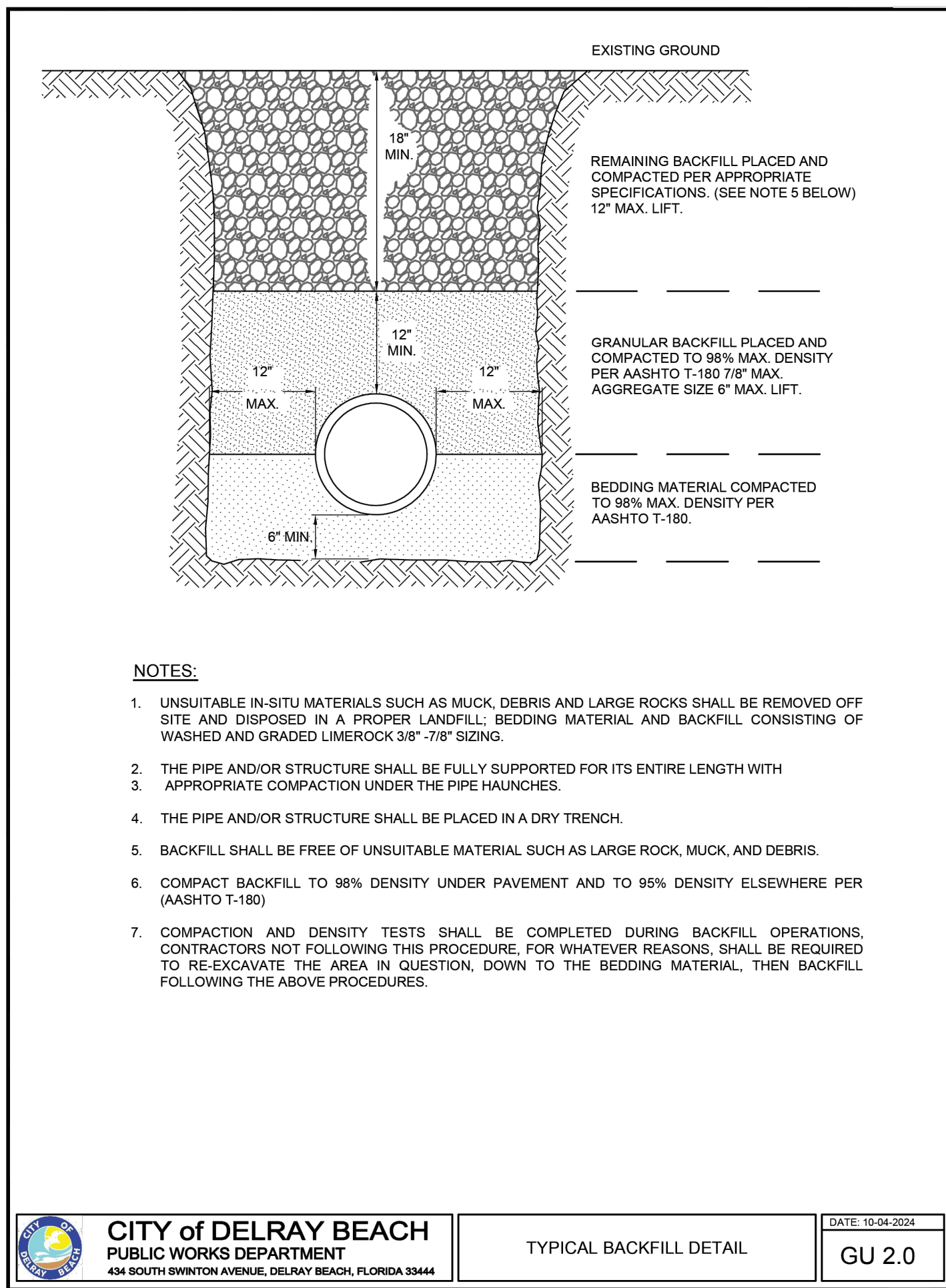


SHEET No:	Rev. #:
C4.00	6

COPYRIGHT © 2023 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 04/16/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Plotted: 04/10/25 - 2:13 PM, By: smcderrott
File: F:\DEPC PROJECTS\212 Delray Beach FL\Utility\Details\0421299001 S05.dwg, ----> C4.02 UTILITY DETAILS



NO.	DATE	BY	REV.	DATE	COMMENTS
1	07/31/23	SM			
2	05/17/24	SM			
3	10/17/24	SM			
4	02/03/25	SM			
5	04/01/25	SM			

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DESIGNED BY: _____ CHECKED BY: _____

SEEN BY: _____

PROJECT: **THE MAXWELL VAN ARMAN GROUP, LLC**
306 NE 2ND ST
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA 33483

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570

Offices conveniently located at:
Fort Collins, Colorado • T: 970.410.0191
Chicago, New Jersey • T: 908.871.9229
Newport News, Virginia • T: 757.765.7225
Columbus, Ohio • T: 614.885.8888
Houston, Texas • T: 281.789.4402
Dallas, Texas • T: 214.646.6466
Atlanta, Georgia • T: 404.512.2002

Florida Certificate of Authorization No. 32535
www.dynamiccec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE:

811
Call before you dig
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
ENGINEERS, DESIGNERS, OR ANY PERSON
PREPARING TO EXCAVATE THE EARTH'S
SURFACE, AVOIDANCE OF ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

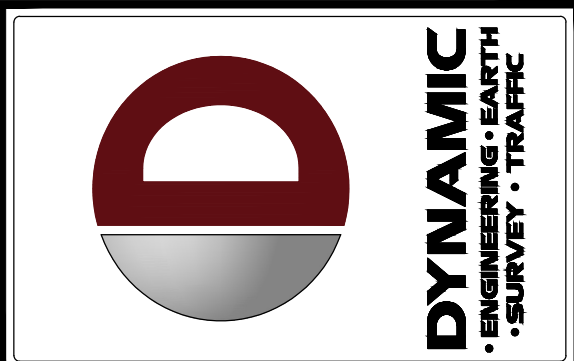
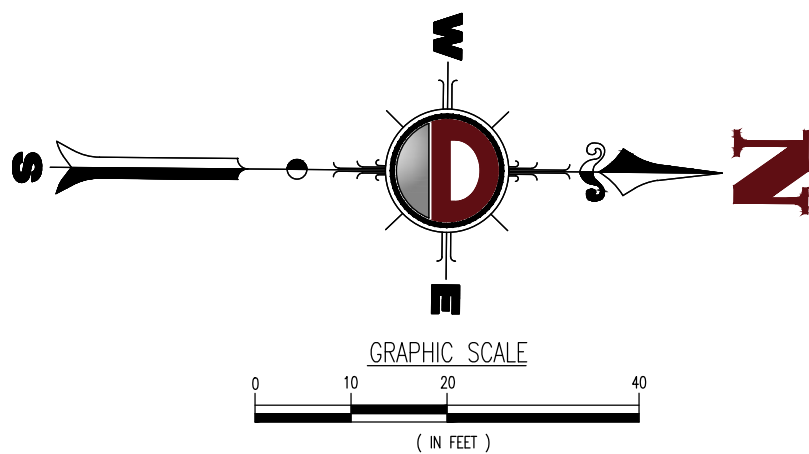
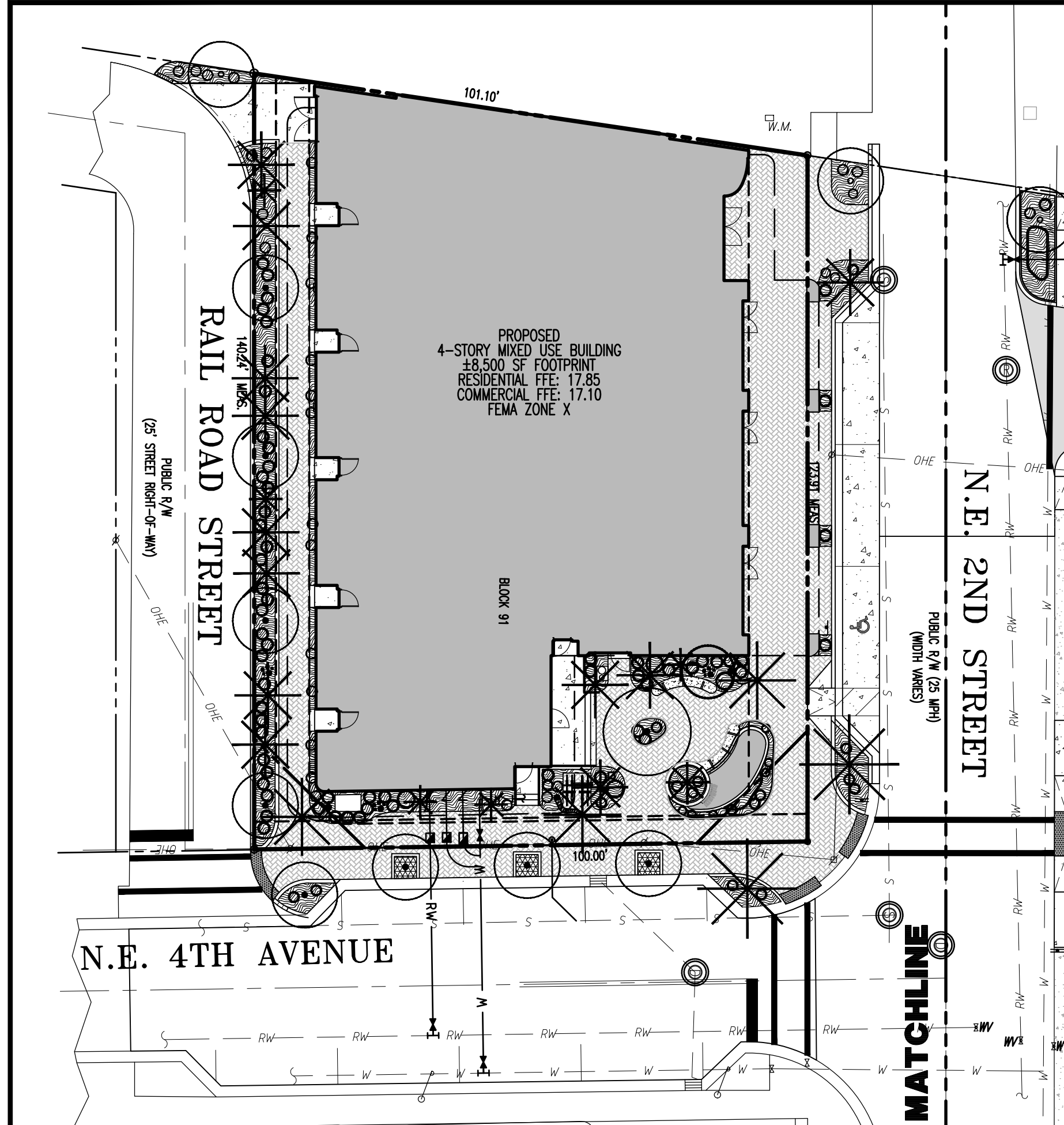
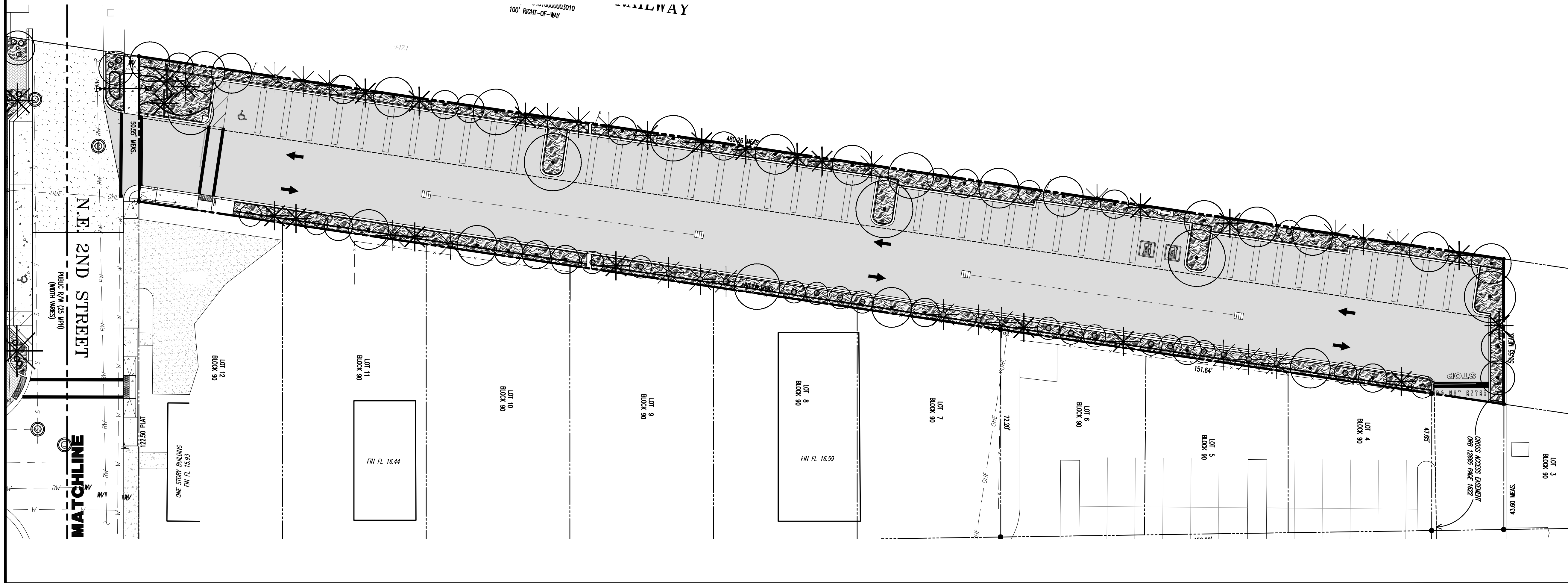
TITLE:
UTILITY DETAILS

SCALE: (H) NOT TO SCALE (M) SCALE
DATE: 02/09/2023
PROJECT No: 4212-99-001

SHEET No: **C4.02**
Rev. #: 6

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 81313, THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 04/16/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE ACCOMPANIED BY THE ORIGINAL ELECTRONIC SIGNATURE AND SEAL.

Plotted: 04/10/25 - 2:12 PM, By: smidermott
File: F:\DEPC PROJECTS\212 Van Arman Group LLC\99-001 Delray Beach FL\Dwg\Titlemenas\041299001 SC5.dwg, ----> C5.00 COMPOSITE OVERLAY PLAN



REV.	DATE	COMMENTS	BY
1	07/31/23	AC COMMENTS	SM
2	05/17/24	AC COMMENTS	SM
3	10/29/24	AC COMMENTS	SM
4	10/17/24	CITY RESUBMITAL	KAK
5	02/03/25	CITY RESUBMITAL	KAK
6	04/01/25	CITY RESUBMITAL	SM

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: _____ DESIGNED BY: _____ CHECKED BY: _____

SRM _____ JR _____ MDM _____

PROJECT: **THE MAXWELL VAN ARMAN GROUP, LLC**
306 NE 2ND ST
DELRAY BEACH, PALM BEACH COUNTY, FLORIDA 33483

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570

Offices conveniently located at:
Orlando, FL • 407.321.6100
Coral Gables, FL • 305.461.0000
Miami, FL • 305.461.0000
Fort Lauderdale, FL • 954.343.0000
Boca Raton, FL • 561.921.8570
West Palm Beach, FL • 561.921.8570
Delray Beach, FL • 561.921.8570
Fort Myers, FL • 941.337.0000

Florida Certificate of Authorization No. 32535
www.dynamiccec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 81313
DATE:

811
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF
ENGINEERS, DESIGNERS, OR ANY PERSON
PREPARING TO EXCAVATE THE EARTH'S
SURFACE AND/OR IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
WWW.CALL811.COM

TITLE: **COMPOSITE OVERLAY PLAN**

SCALE: (H) AS (V) NOTED DATE: 02/09/2023
PROJECT No: 4212-99-001

SHEET No: **C5.00** Rev. #: **6**

MICHAEL D. MILES, STATE OF FLORIDA PROFESSIONAL ENGINEER LICENSE NO. 81313. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL D. MILES, P.E. ON 04/16/2025. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID. ANY REPRODUCTION OF THIS DOCUMENT WITHOUT THE SIGNED AND SEALED ELECTRONIC COPIES MUST BE VERIFIED ON ANY ELECTRONIC COPIES.