

PAVING GRADING & DRAINAGE MODIFICATION PLANS: PARKING LOT ADDITIONS AND FLATWORK IMPROVEMENTS

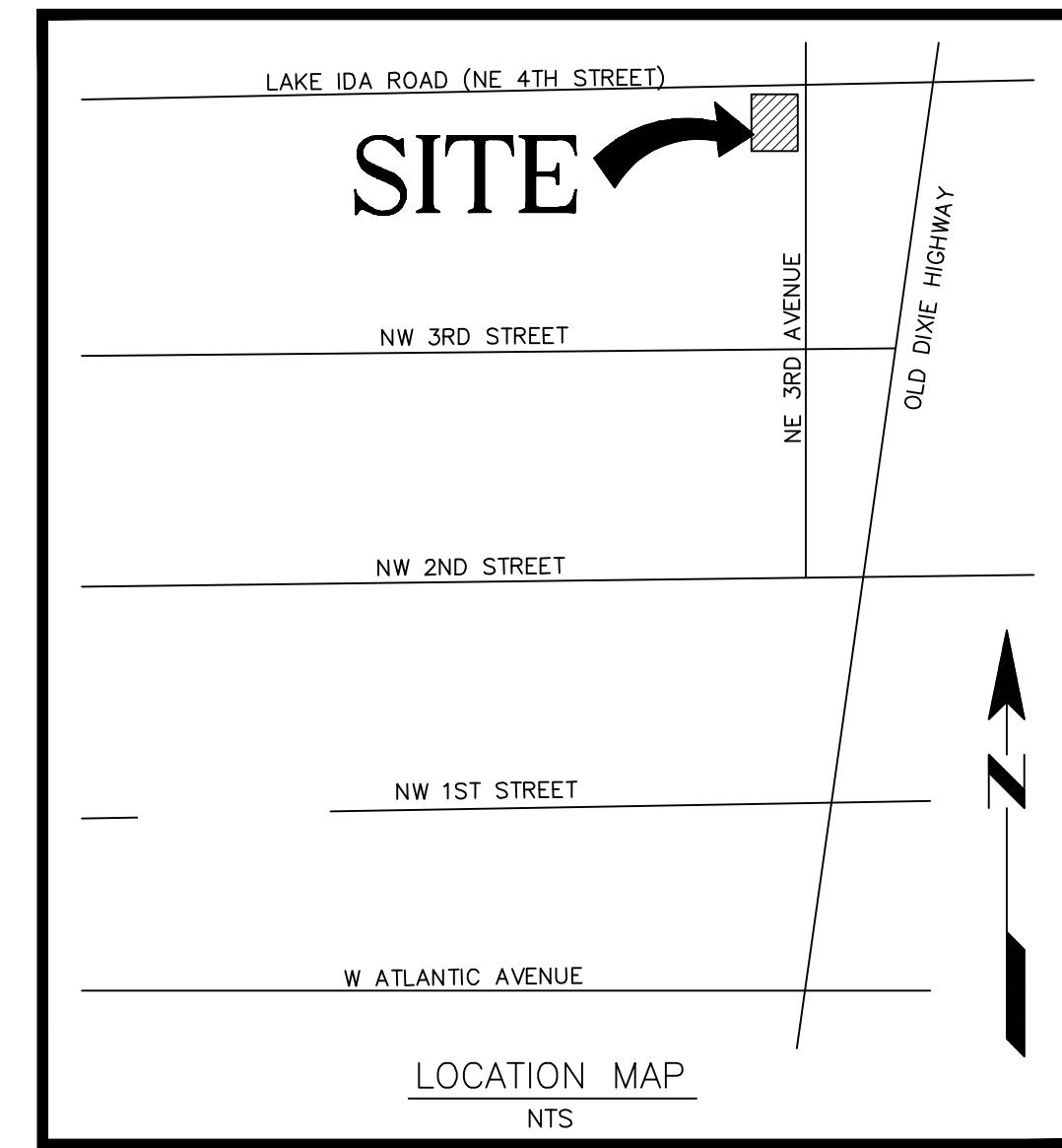
TOWNHOMES AT 214 NE 4TH STREET DELRAY BEACH, FLORIDA 33444

FOR

WFL LAND, L.L.C.
15620 S.W. 77TH AVEUNE
PALMETO BAY, FLORIDA 33157

BY

JOHN A. GRANT, JR., INC. 3333
NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA
561-395-3333



FOR PERMIT PURPOSES ONLY

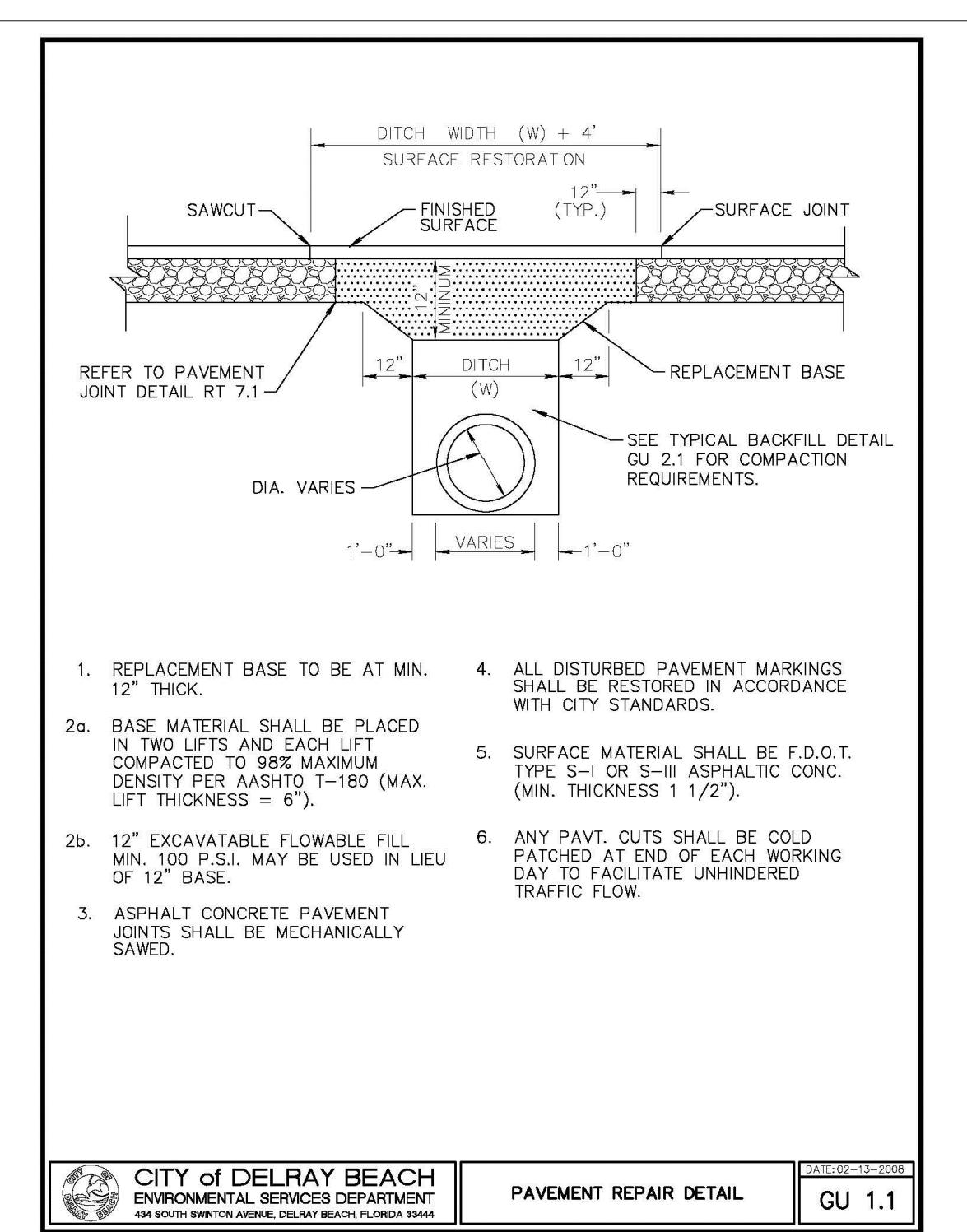
PROJECT NO JG100-9738

1	COVER SHEET
2	GENERAL NOTES & DRAINAGE DETAILS
3	PAVING DETAILS & SPECIFICATIONS
4	WATER AND SEWER DETAILS & SPECIFICATIONS
5	SITE DEMOLITION PLAN
6	STORMWATER POLLUTION PREVENTION PLAN
7	PAVING, GRADING & DRAINAGE
8	STRIPING AND SIGNAGE PLAN
9	WATER AND SEWER PLAN

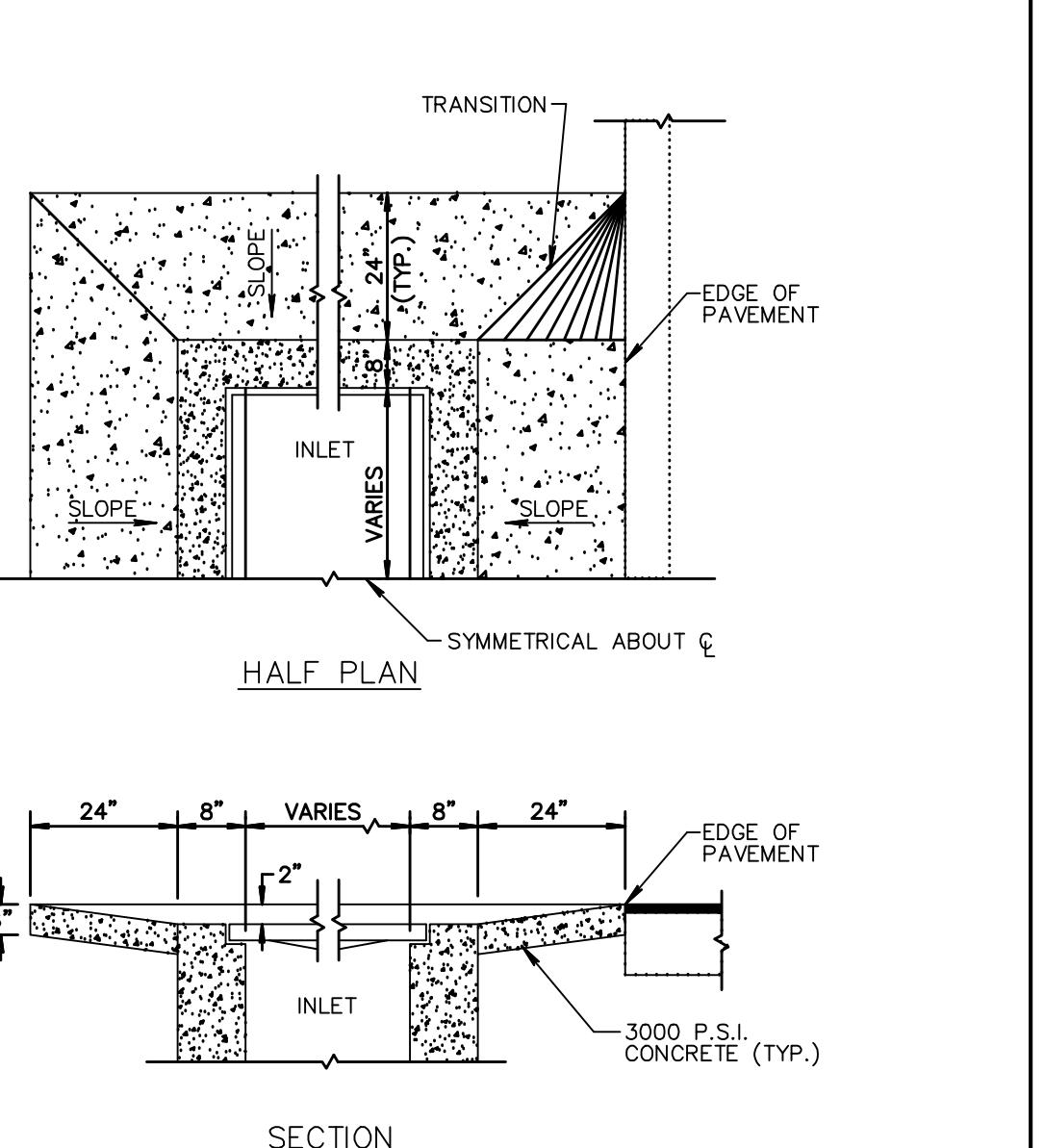
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NO.	REVISION	BY	DATE



THOMAS F. LUBANOVIC
Registered Engineer No. 56659
State of Florida

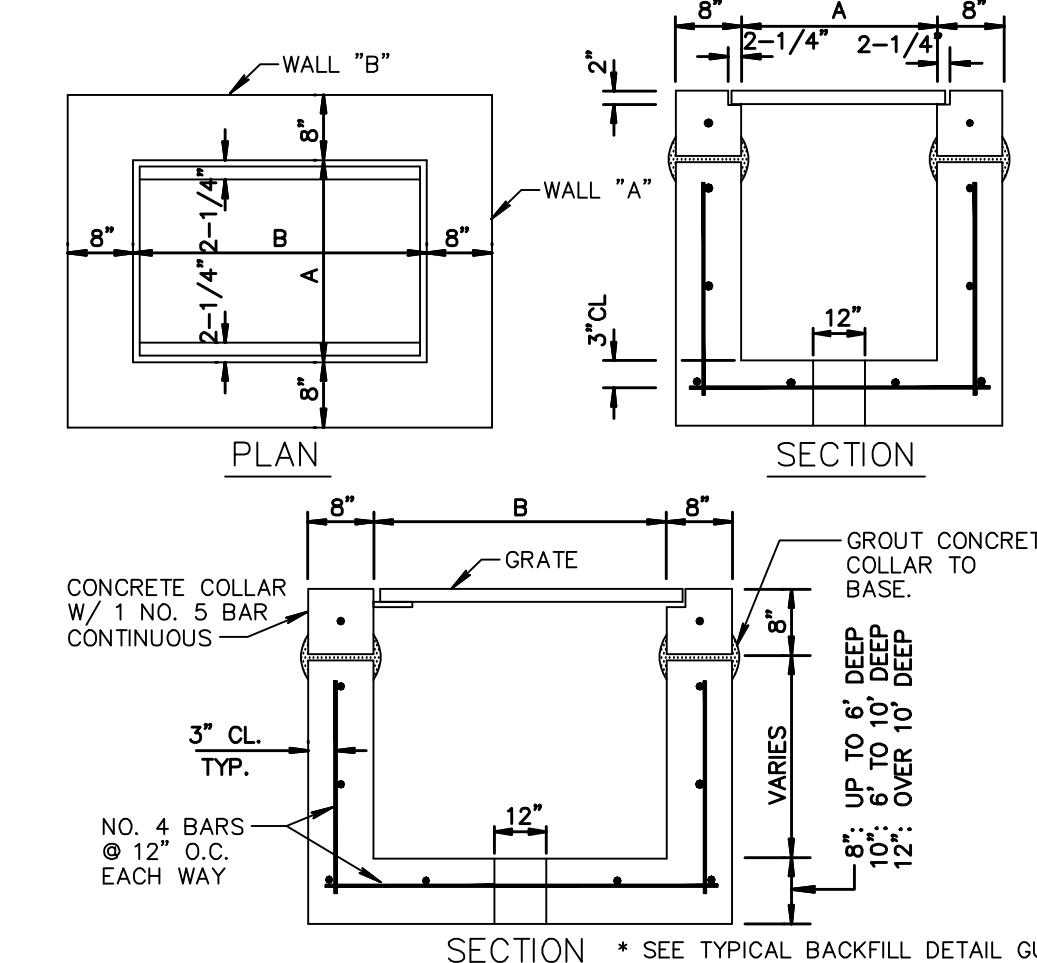


INLET APRON DETAIL D 5.1



TYPE C & E INLET GRATE DETAIL D 6.1

INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'-0"	3'-1"	U.S. FOUNDRY No. 6212	15" R.C.P.	24" R.C.P.
'E'	3'-0"	4'-5"	U.S. FOUNDRY No. 6290	24" R.C.P.	36" R.C.P.



SECTION * SEE TYPICAL BACKFILL DETAIL GU 2.1

INLET TYPE	DIMENSIONS		GRATE TYPE	MAX. PIPE SIZE	
	A	B		WALL A	WALL B
'C'	2'0"	3'1"	U.S. FOUNDRY NO. 6212	15" R.C.P.	24" R.C.P.
'E'	3'0"	4'6"	U.S. FOUNDRY NO. 6290	24" R.C.P.	36" R.C.P.

NOTES:

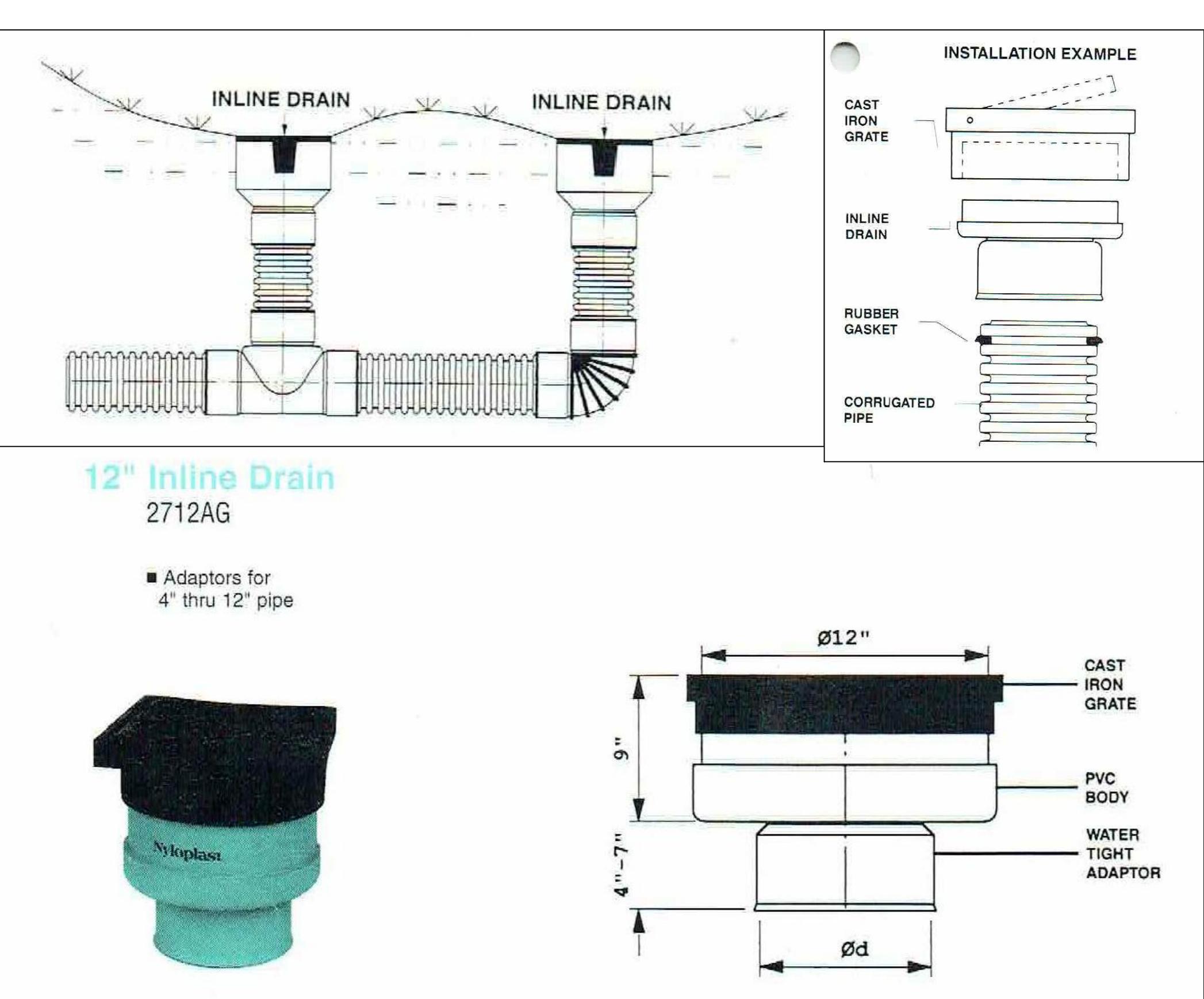
1. INLET TO BE PRECAST WITH CLASS 'A' 4000 P.S.I. CONCRETE.
2. ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED $3/4"$.
3. 12" DIA. WEEP HOLE REQUIRED ON ALL STRUCTURES WHICH HAVE A BOTTOM ELEVATION ABOVE THE WATER TABLE.
4. 18" SUMP REQUIRED IN ALL DRAINAGE STRUCTURES.
5. SEE BEDDING DETAIL

TYPE C & E INLET DETAIL D 7.1

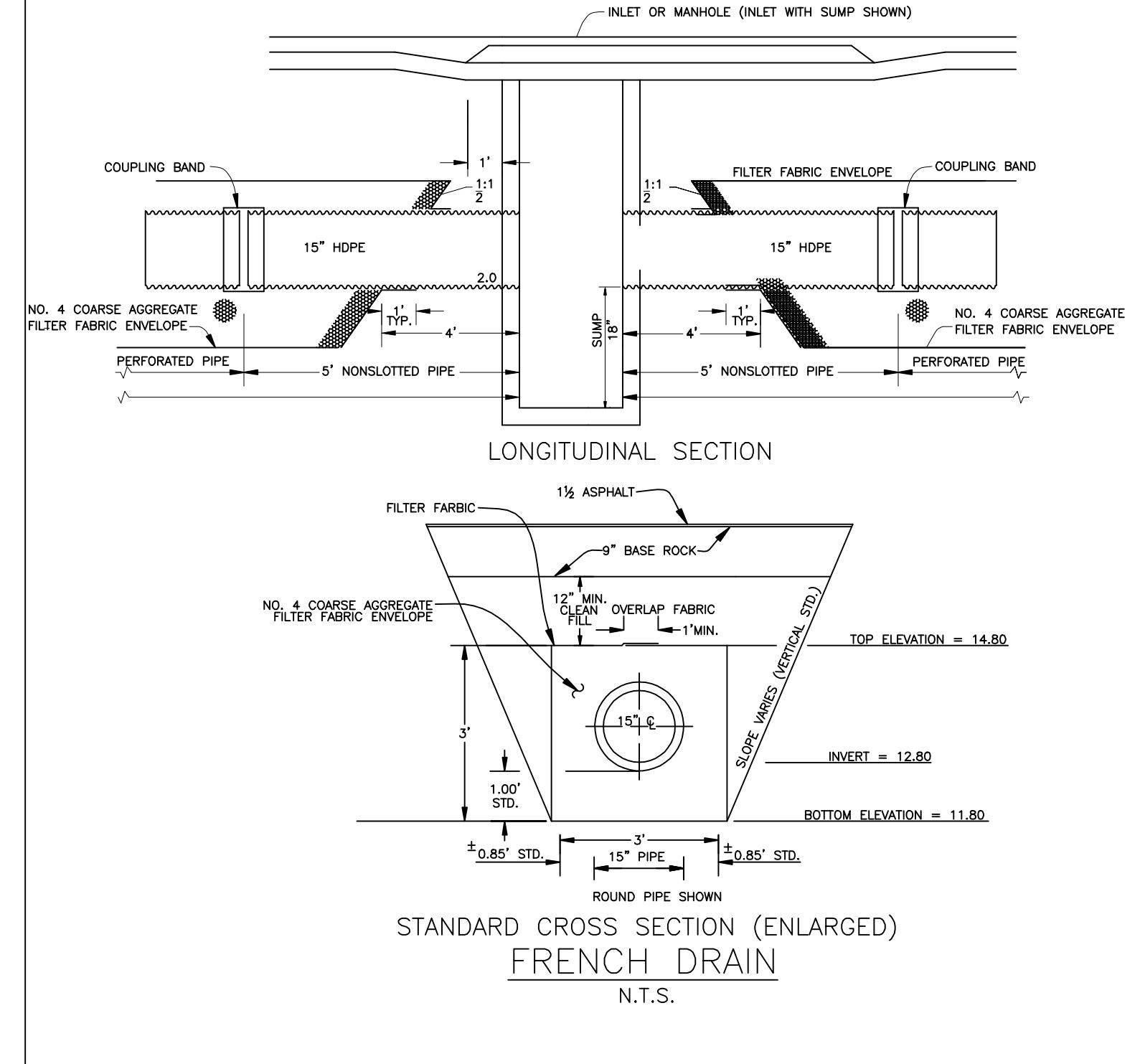
TYPE C & E INLET DETAIL D 7.1

GENERAL NOTES:

1. SCOPE: WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL MATERIALS, EQUIPMENT AND LABOR FOR GRADING, PAVING AND DRAINAGE. COMPLETE AND READY FOR USE AS PER DRAWINGS AND AS SPECIFIED HEREIN. ALL WORK SHALL BE CONSTRUCTED IN A WORKMAN LIKE MANNER AND IN ACCORDANCE WITH THE REGULATIONS AND PERMITS OF THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, THE FLORIDA STATE DEPARTMENT OF TRANSPORTATION, ALL LOCAL CODES AND ALL OTHER GOVERNING AGENCIES HAVING JURISDICTION WITHIN THE LIMITS OF THE WORK.
2. THE CONTRACTOR SHALL PROVIDE FACILITIES AND BE RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES, BUILDINGS AND UTILITIES UNDER GROUND, ON THE SURFACE, OR ABOVE GROUND, AGAINST TRENCHING, DEWATERING OR ANY OTHER ACTIVITY CONNECTED WITH THE CONSTRUCTION OF THIS PROJECT DURING THE CONSTRUCTION PERIOD AND PROTECT AND PRESERVE THE OWNER HARMLESS AGAINST ALL CLAIMS FOR SUCH DAMAGE.
3. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
4. GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
5. ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
6. WRITTEN DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DIMENSION.
7. ALL CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI, UNLESS OTHERWISE NOTED.
8. ALL REINFORCING SHALL BE DEFORMED STEEL.
9. PAVING AND GRADING
 - A. SUBGRADE SHALL BE COMPAKTED TO 98% DRY DENSITY AS DETERMINED BY AASHTO T-180.
 - B. BASE SHALL CONSIST OF APPROVED LOCAL LIMEROCK COMPAKTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
 - C. PRIME COAT SHALL BE CUT BACK ASPHALT OR TAR APPLIED AT A RATE OF NOT LESS THAN 0.10 GAL. PER SQUARE YARD OVER COMPLETE AND DRY BASE COVERED WITH CLEAN SAND AND ALLOWED TO CURE FOR A MINIMUM OF 72 HOURS.
 - D. GRADING SHALL CONFORM TO THE GRADES ON THE PLANS.
 - E. MUCK OR PEAT SHALL BE COMPLETELY REMOVED AS DIRECTED BY THE ENGINEER
10. DRAINAGE
 - A. EXCAVATION AND BACKFILL
 - A.A. THE CONTRACTOR SHALL DO ALL EXCAVATION OF WHATEVER SUBSTANCES ENCOUNTERED TO A DEPTH SHOWN ON DRAWINGS.
 - A.B. EXCAVATED MATERIALS NOT REQUIRED FOR BACKFILL SHALL BE DISPOSED OF BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER.
 - A.C. TRENCH EXCAVATION FOR MANHOLES AND INLETS SHALL BE DEWATERED. DEWATERING SHALL BE A CONTINUOUS OPERATION AND SHALL NOT BE INTERRUPTED OR DISCONTINUED UNTIL BACKFILLING IS COMPLETED.
 - A.D. AFTER PIPE HAVE BEEN LAID AND APPROVED THE TRENCHES SHALL BE BACKFILLED AND COMPAKTED WITH CLEAN SAND FREE OF ORGANIC MATERIAL.
 - A.E. UNSUITABLE SUBGRADE: IN CASE THE SOIL CONDITIONS ENCOUNTERED AT GRADE LINE OF THE PIPE TRENCH ARE FOUND TO BE UNSUITABLE FOR THE PIPE. THE UNSTABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED SUITABLE BEDDING MATERIALS AND STABILIZED AS DIRECTED BY THE ENGINEER. MATERIAL USED FOR REPLACEMENT SHALL BE SUITABLE EARTH, SAND, GRAVEL, CRUSHED LIMEROCK OR OTHER MATERIAL SPECIFICALLY APPROVED BY THE ENGINEER. THE ENGINEER SHALL DETERMINE THE DEPTH, WIDTH, AND LENGTH OF EXCAVATION REQUIRED FOR PROVIDING SUITABLE BEDDING.
11. PIPE MATERIALS
 - A. HDPE TO BE INSTALLED PURSUANT TO APPLICABLE REQUIREMENT INCLUDING, BUT NOT LIMITED TO FDOT SECTION 430, ASTM F-477, AASHTO M-294 AND MANUFACTURERS RECOMMENDATIONS, STANDARDS AND SPECIFICATIONS.
12. IT IS THE INTENT OF THESE PLANS TO PROVIDE THE DEVELOPER WITH CONSTRUCTION OF IMPROVEMENTS THAT ARE ACCEPTABLE TO THE CITY OF DELRAY BEACH, PALM BEACH COUNTY AND/OR OTHER GOVERNMENTAL AGENCIES. ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE GOVERNMENTAL STANDARDS
13. SILT FENCE TO BE PLACED AS REQUIRED ADJACENT TO ALL PROPERTY LINES FOR EROSION CONTROL AND TO CONTAIN SILT.



N-LINE DRAIN AND YARD INLET DETAIL



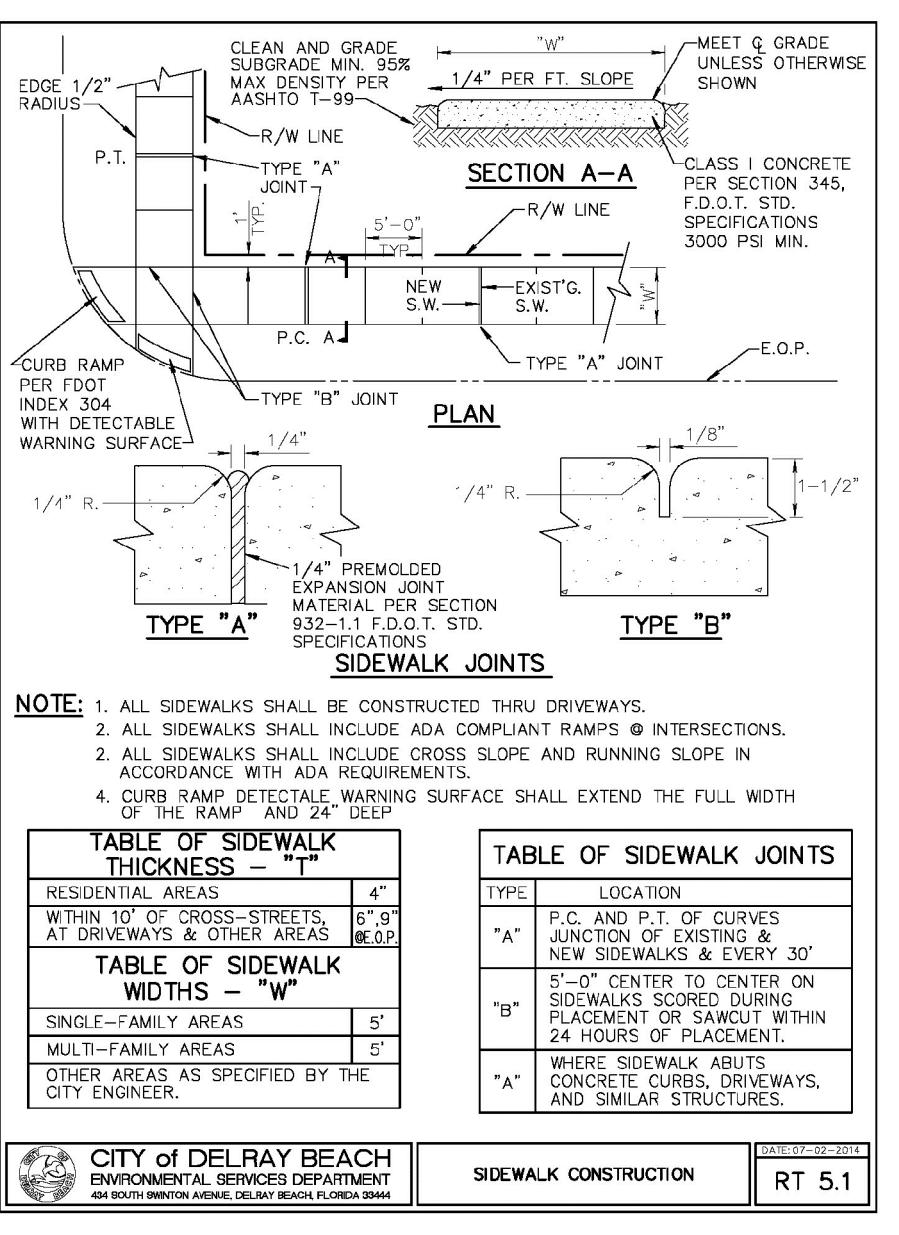
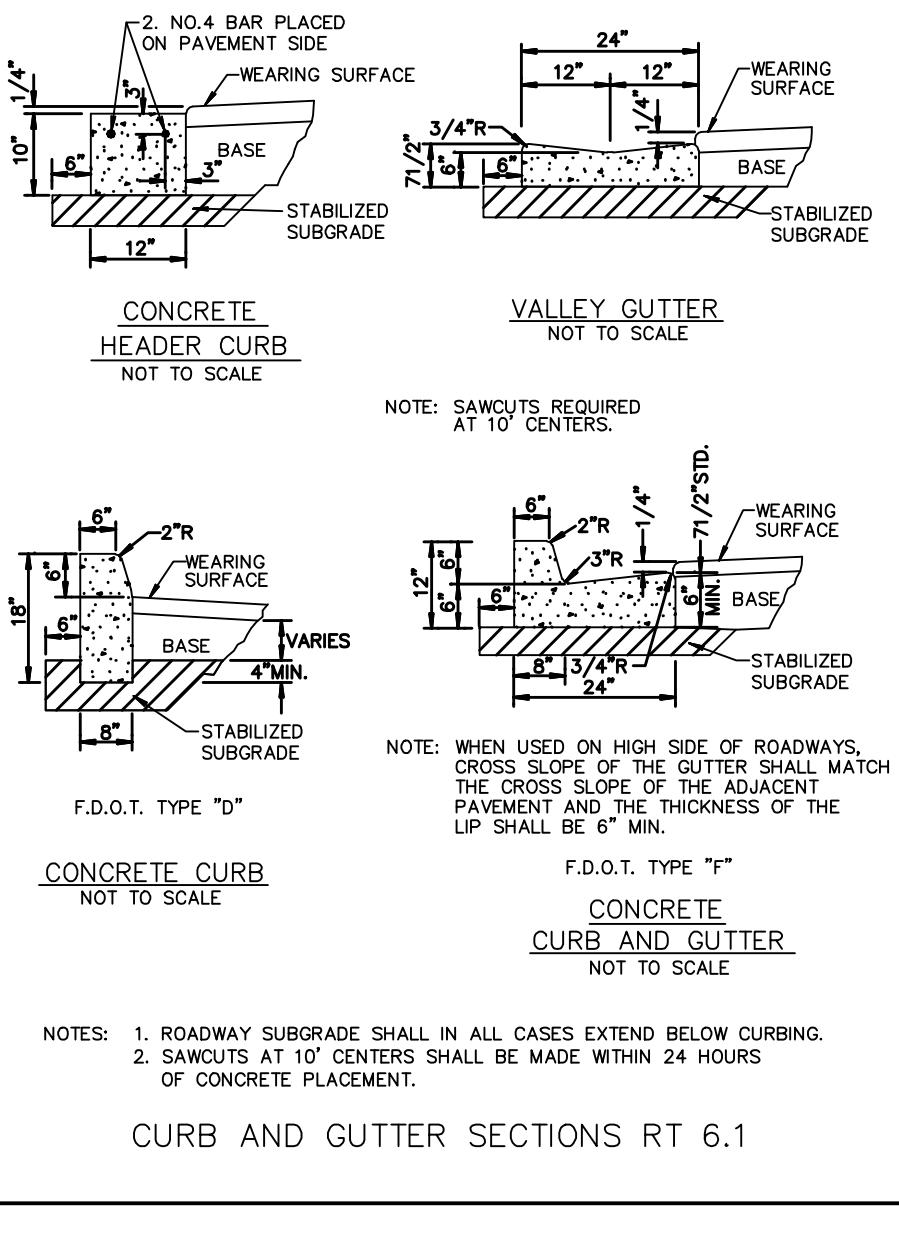
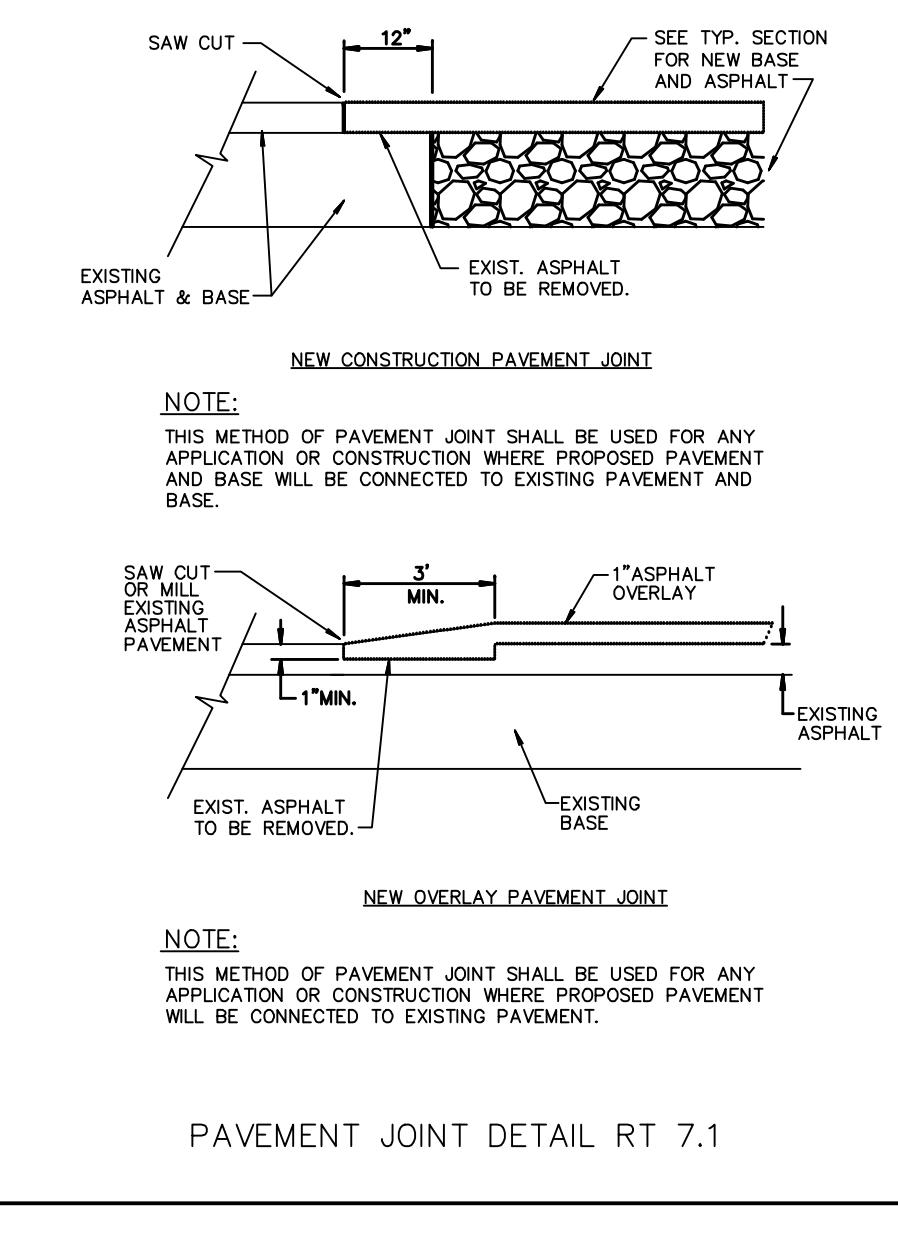
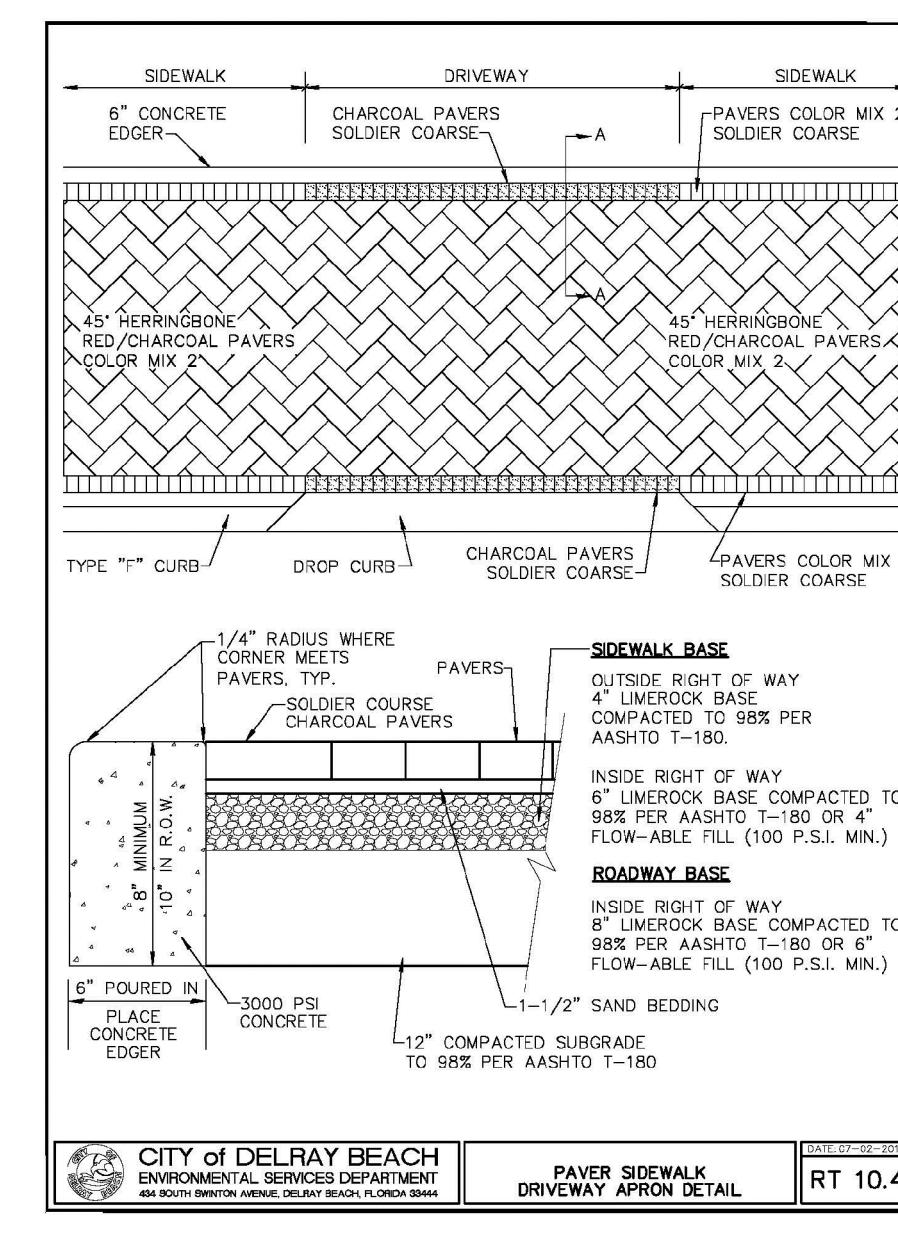
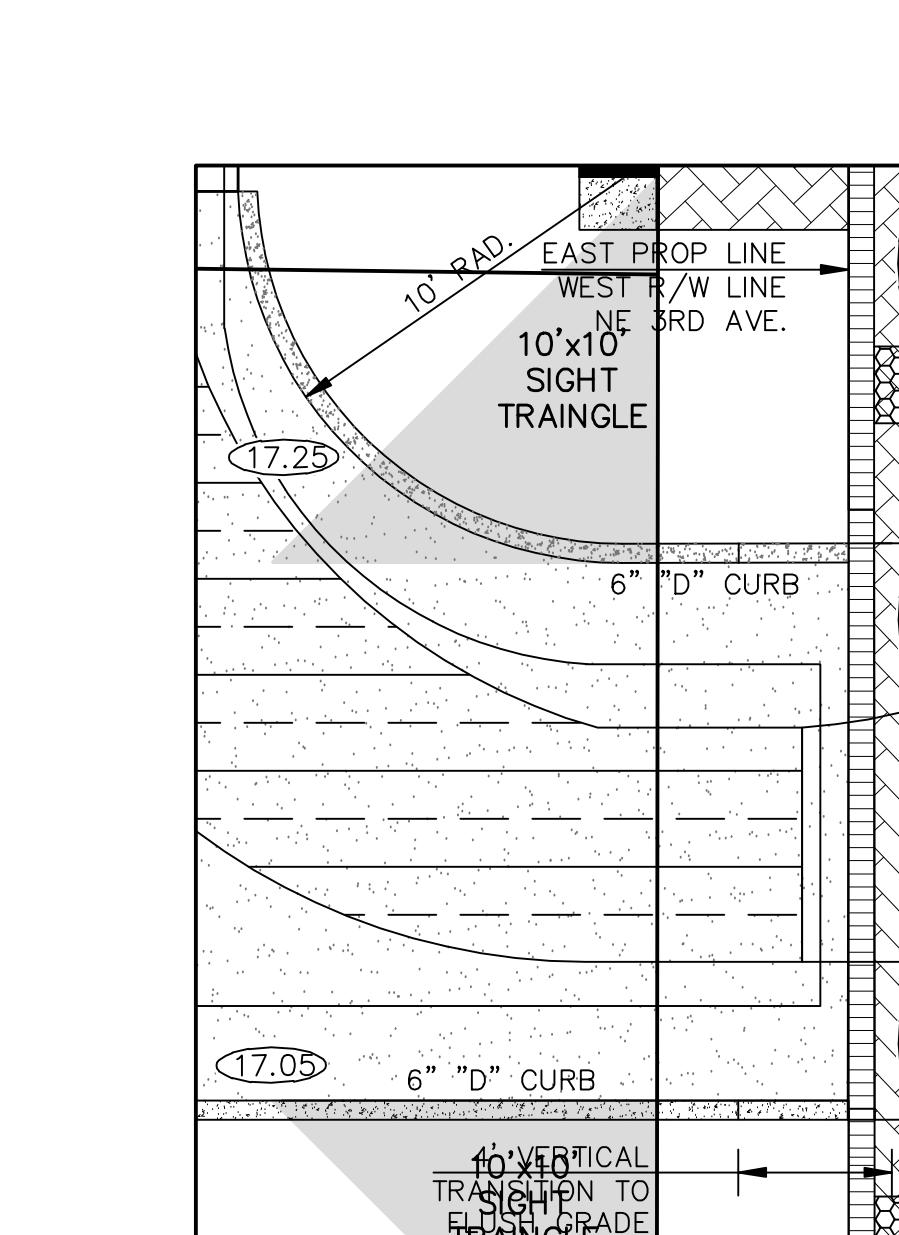
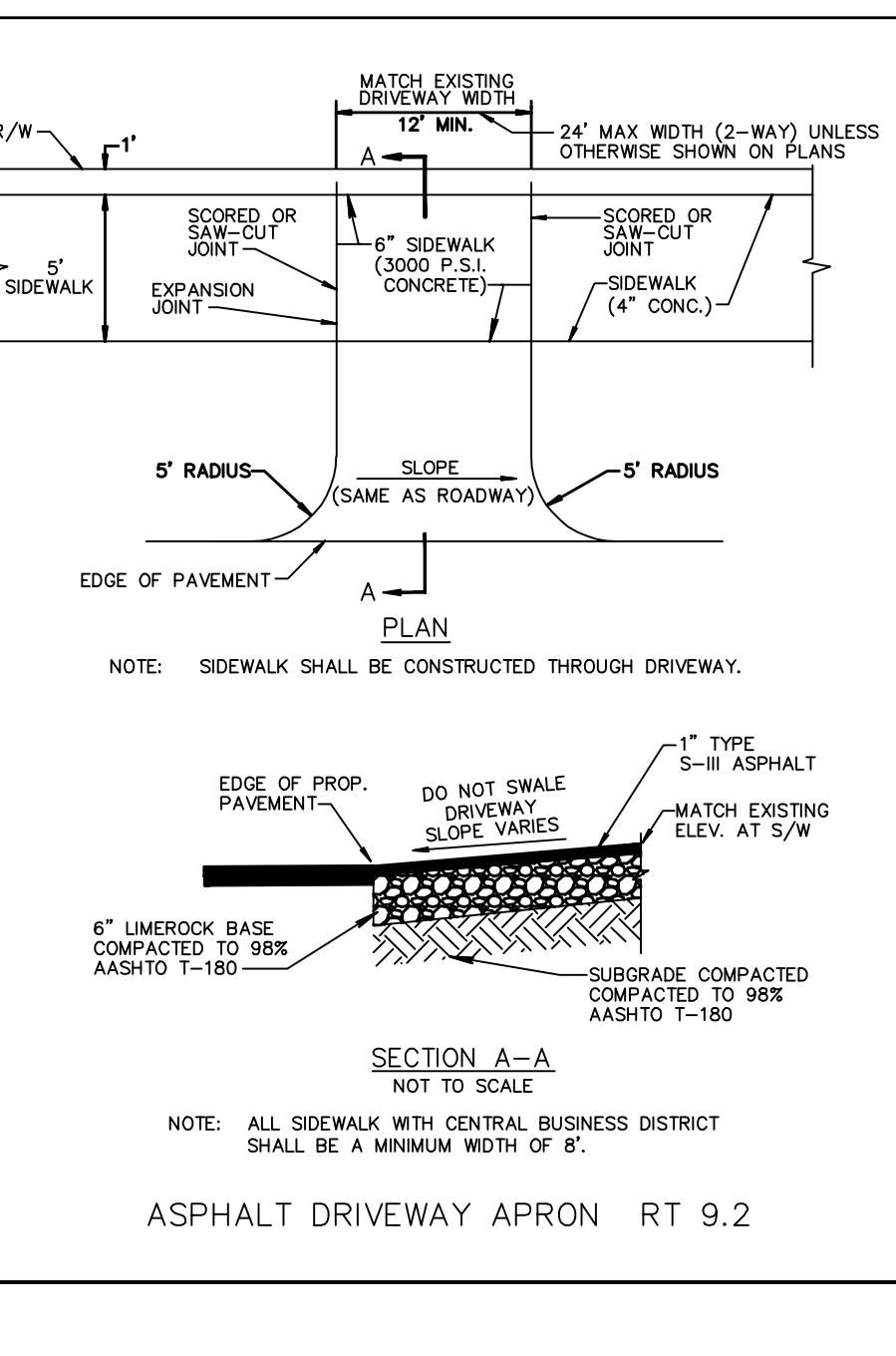
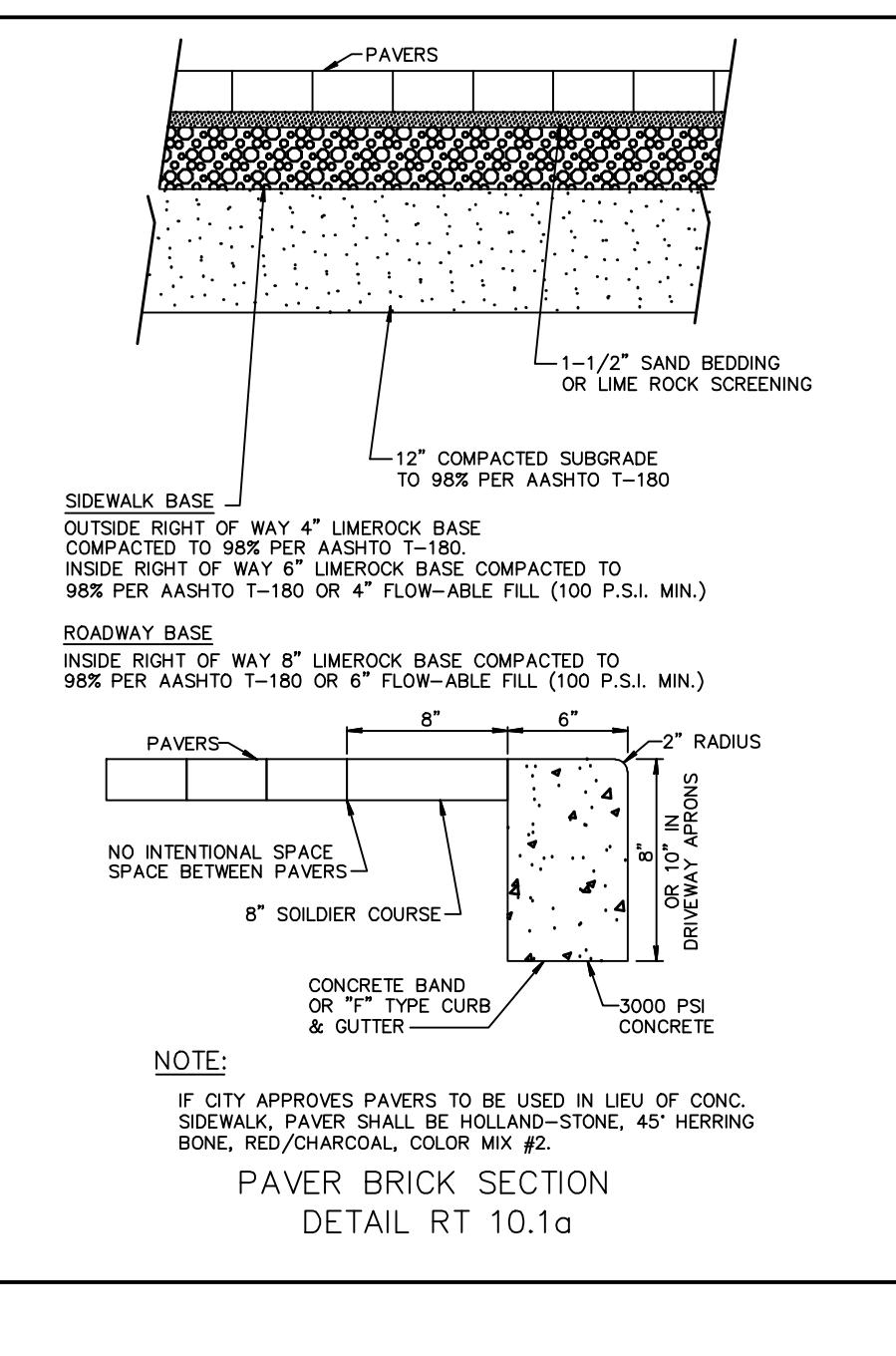
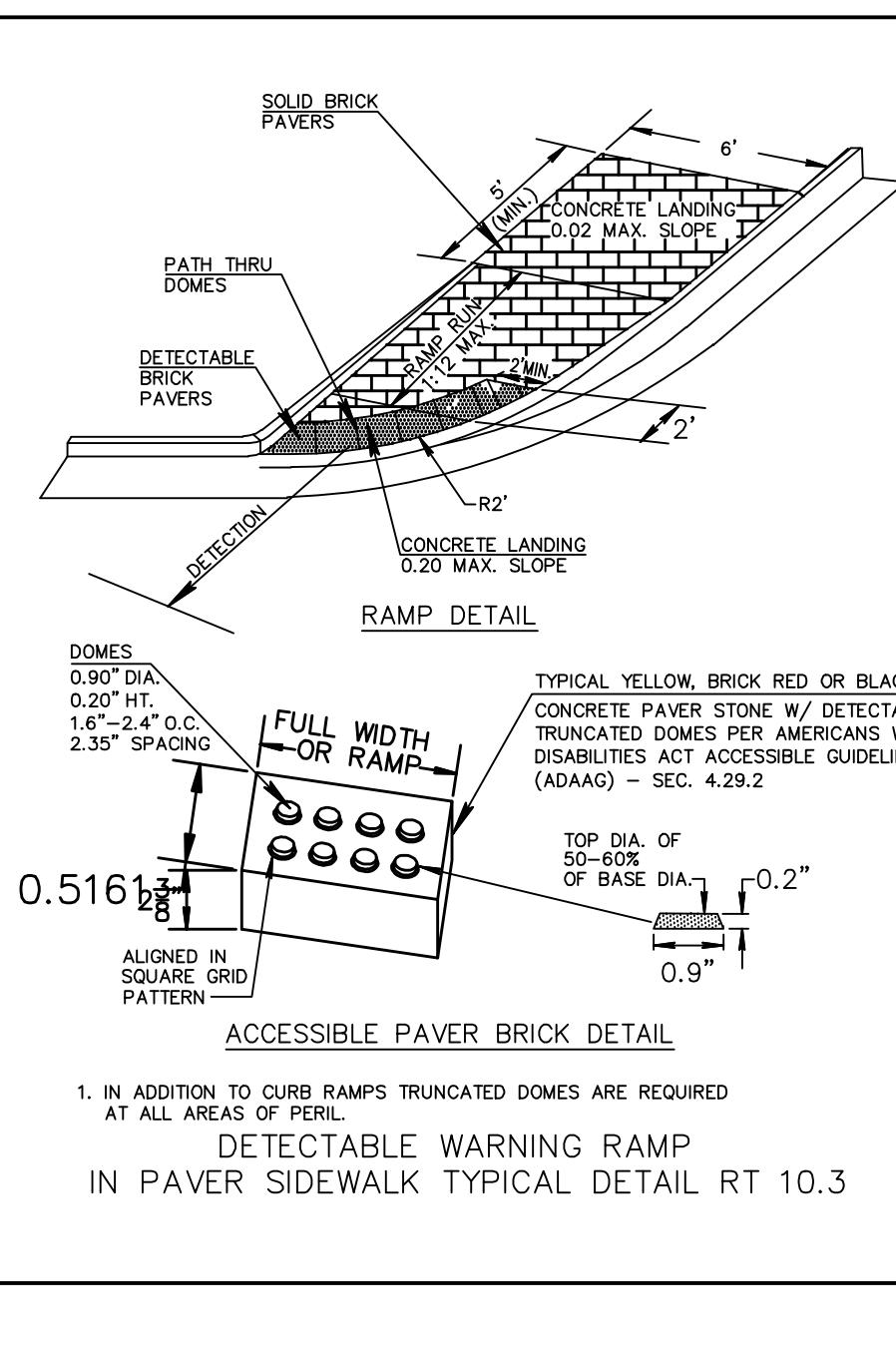
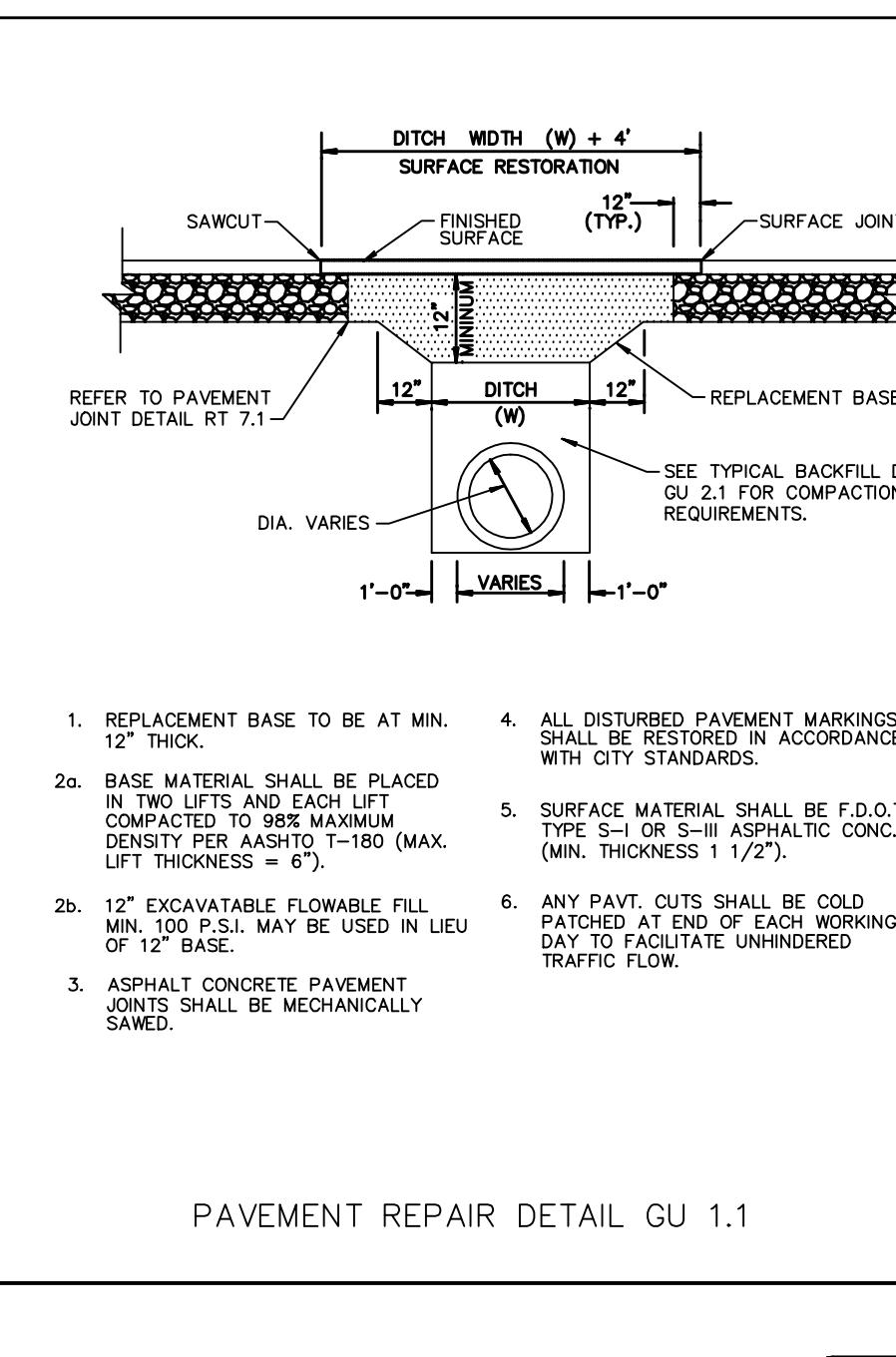
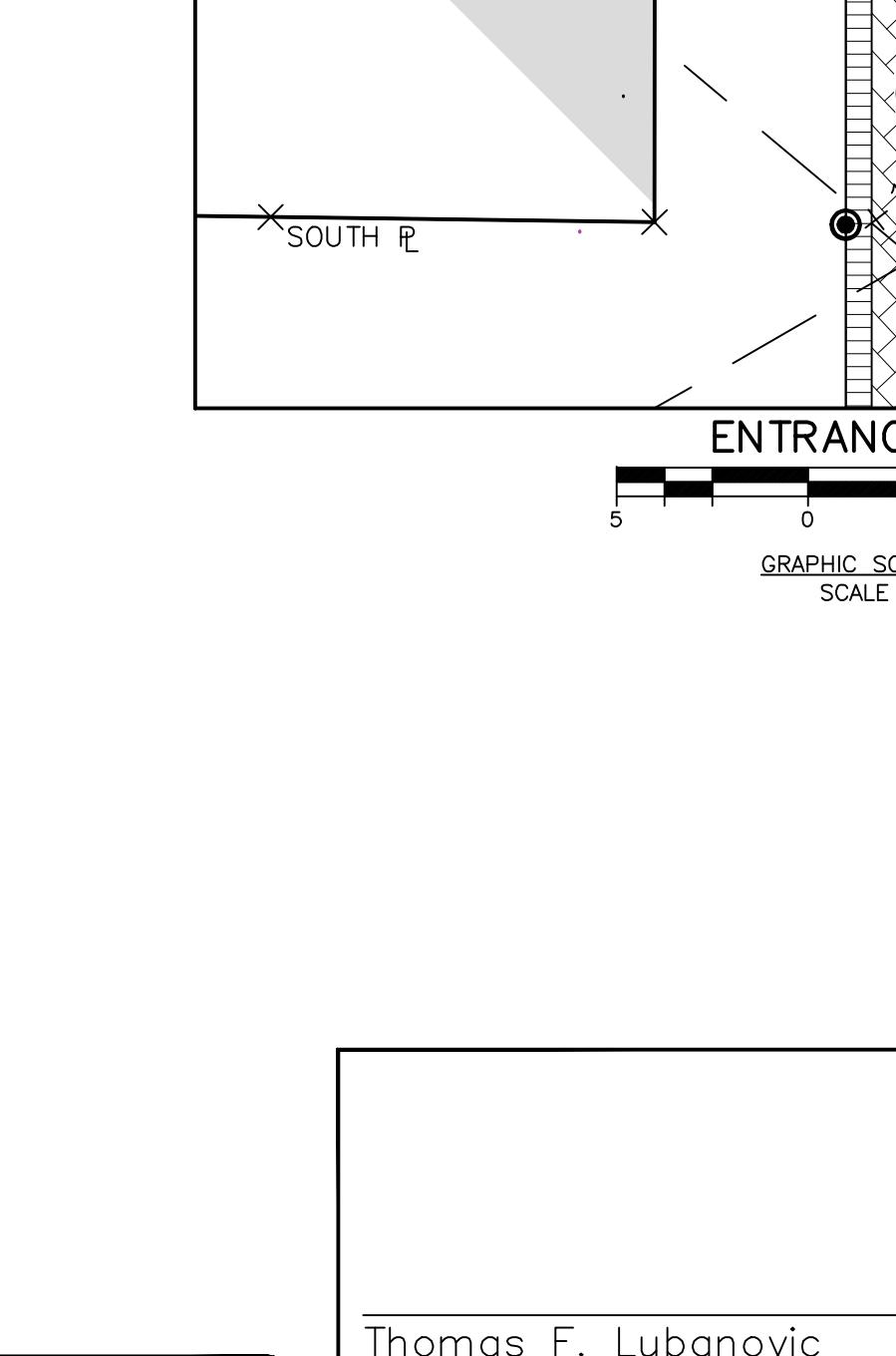
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O.	REVISION	BY	DATE
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ADE	AE	DATE	FEB 2018
CHECKED		DATE	
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		SHEET	C2
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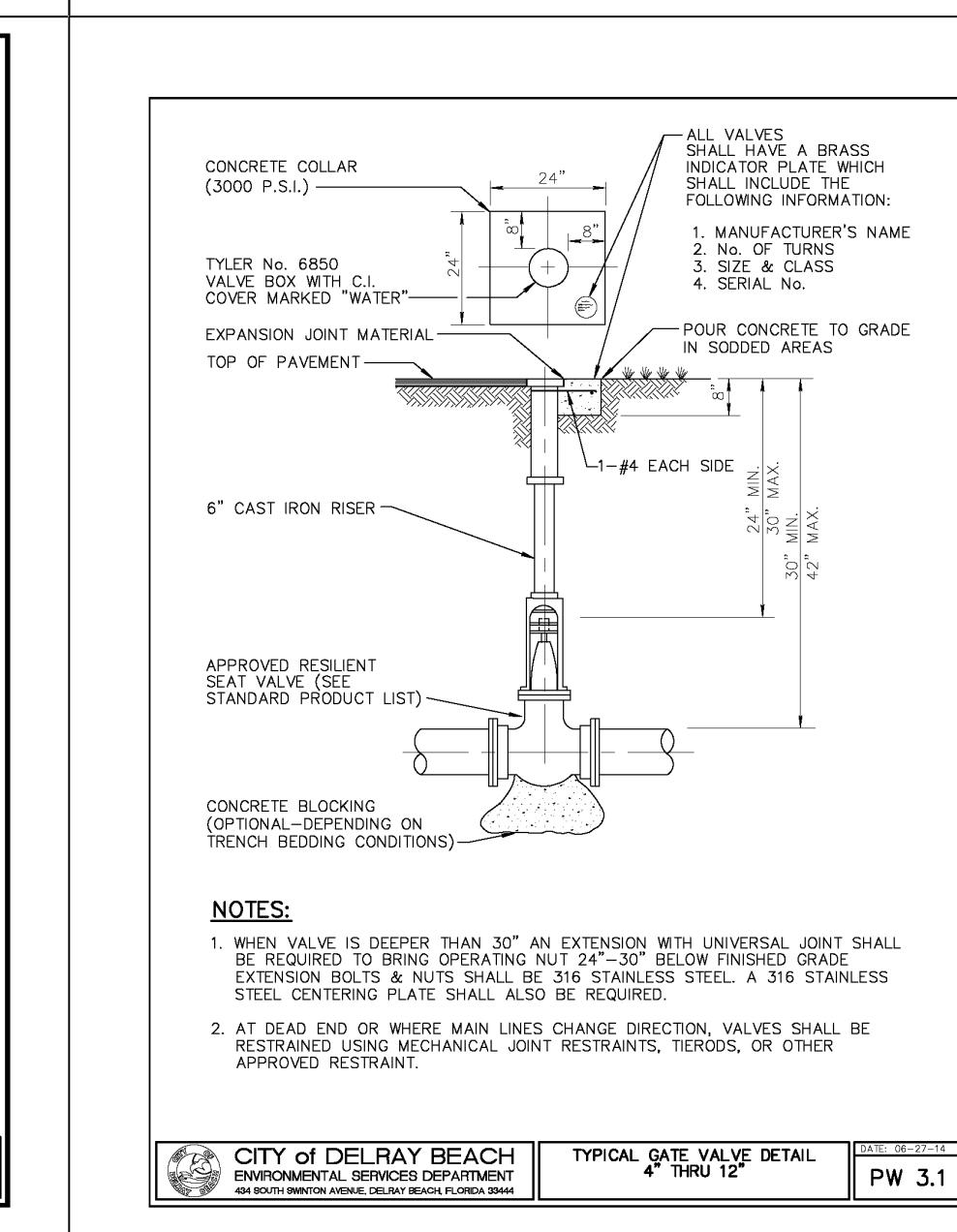
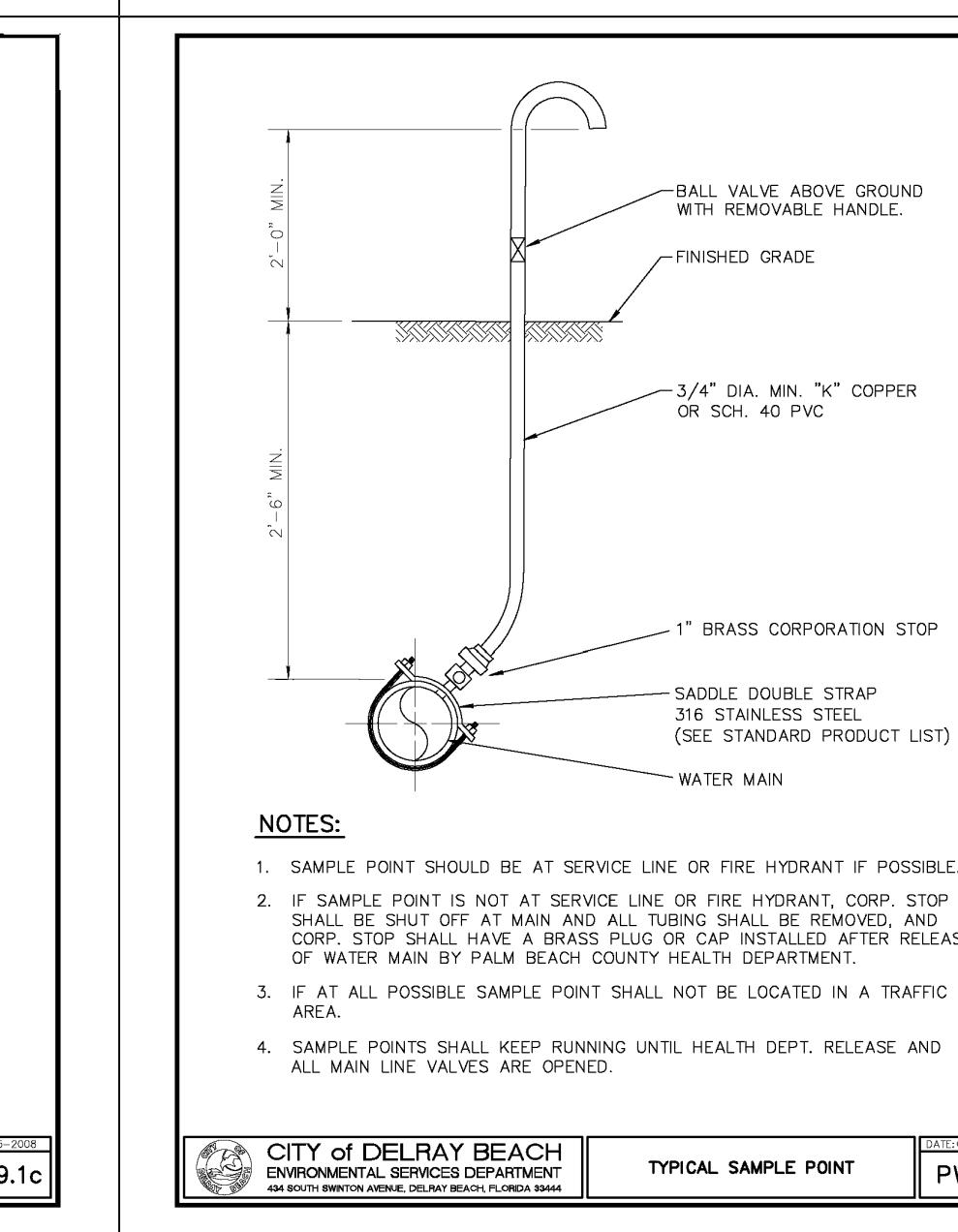
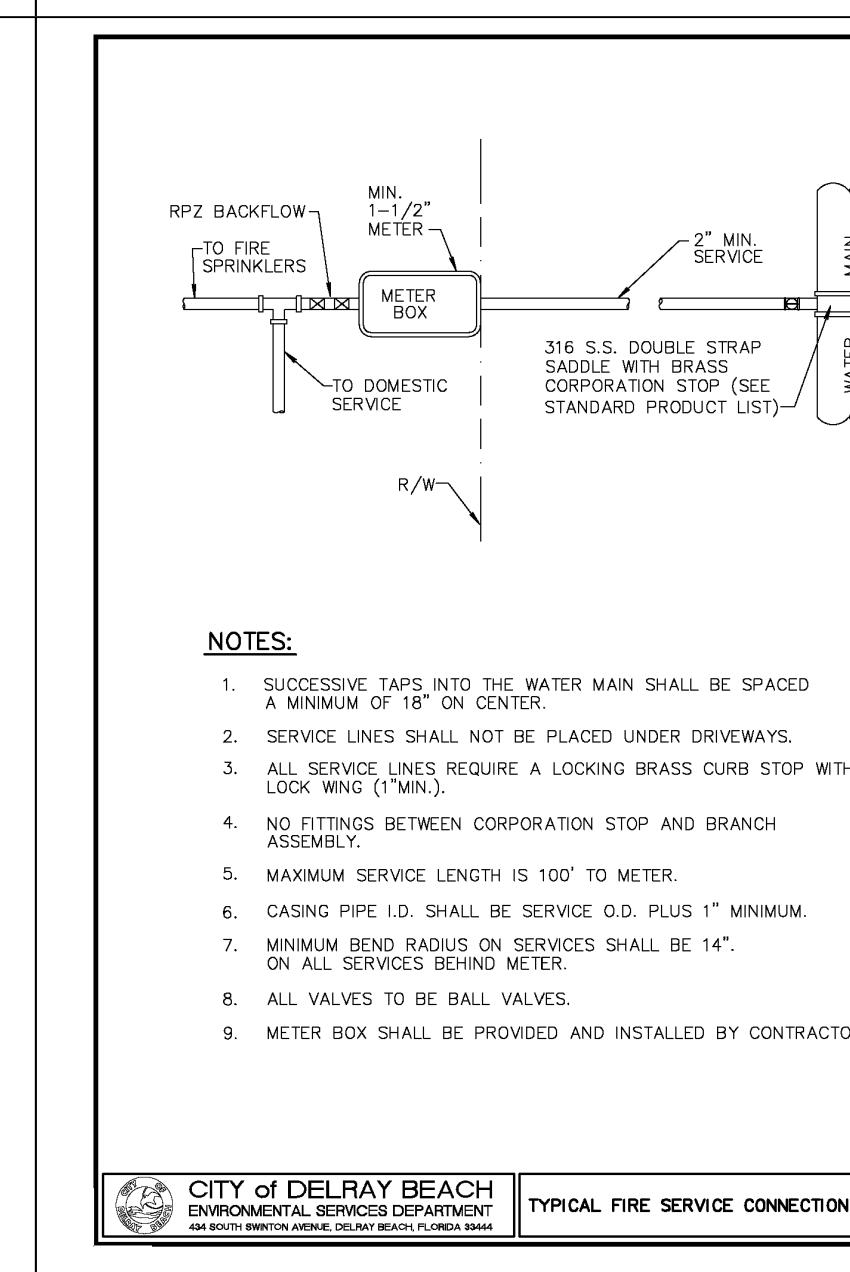
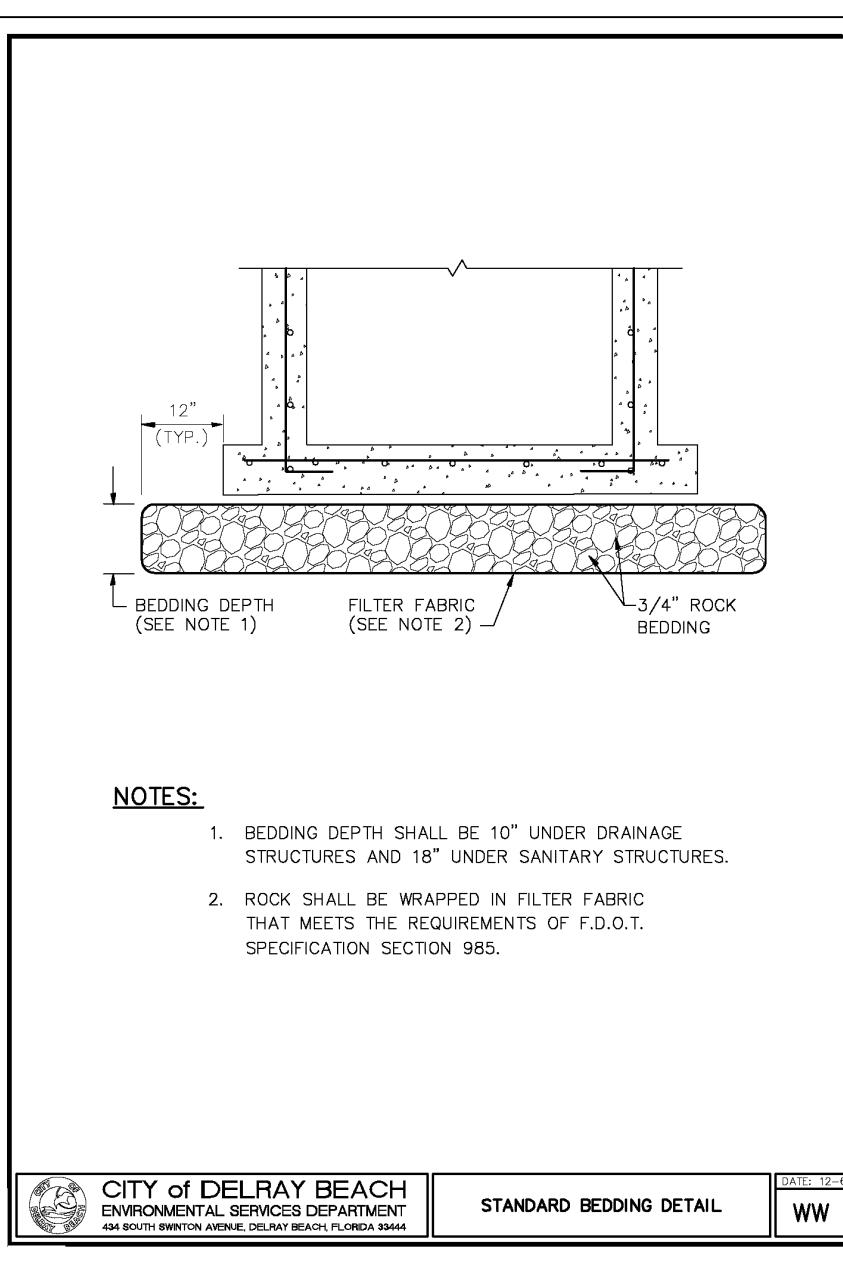
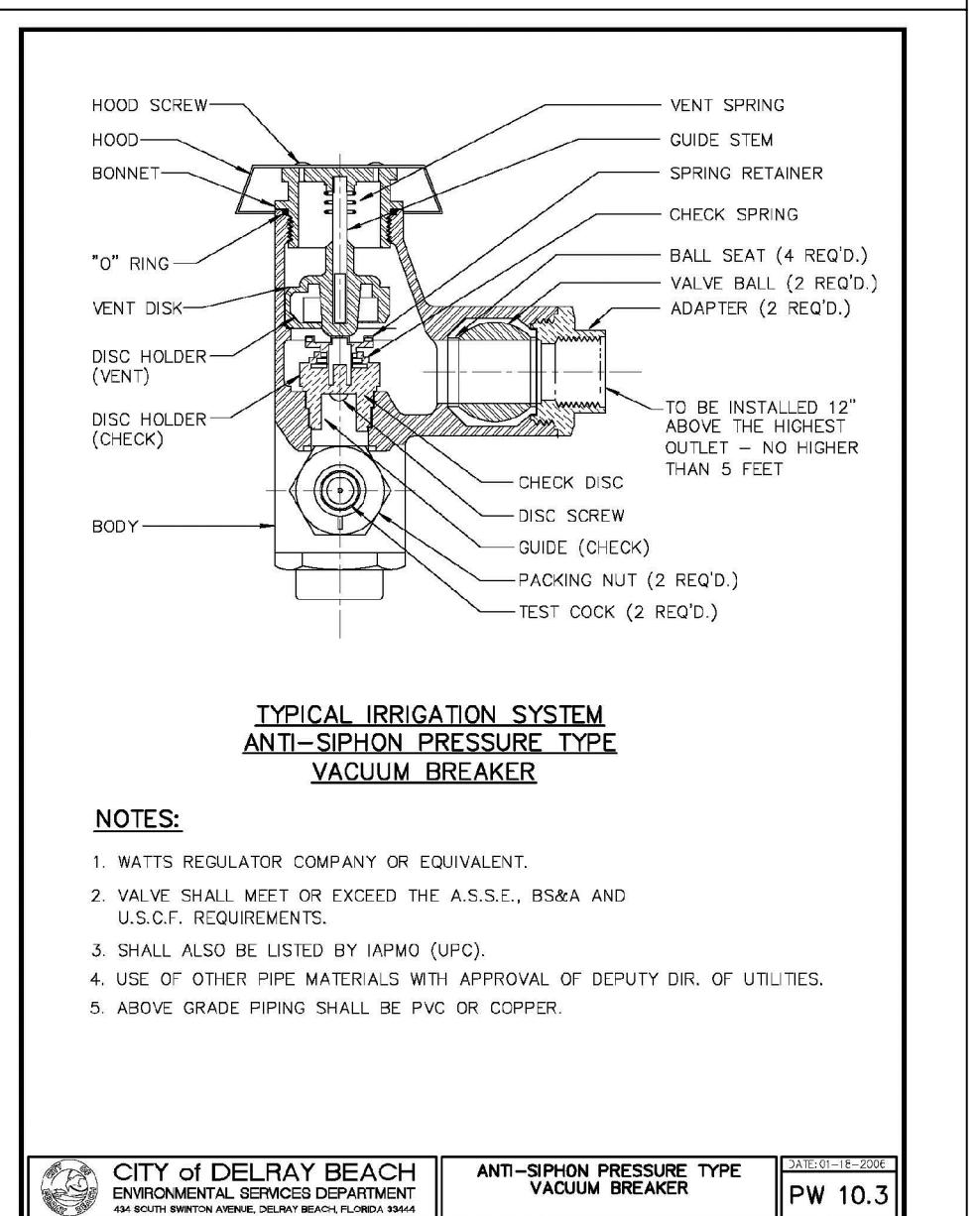
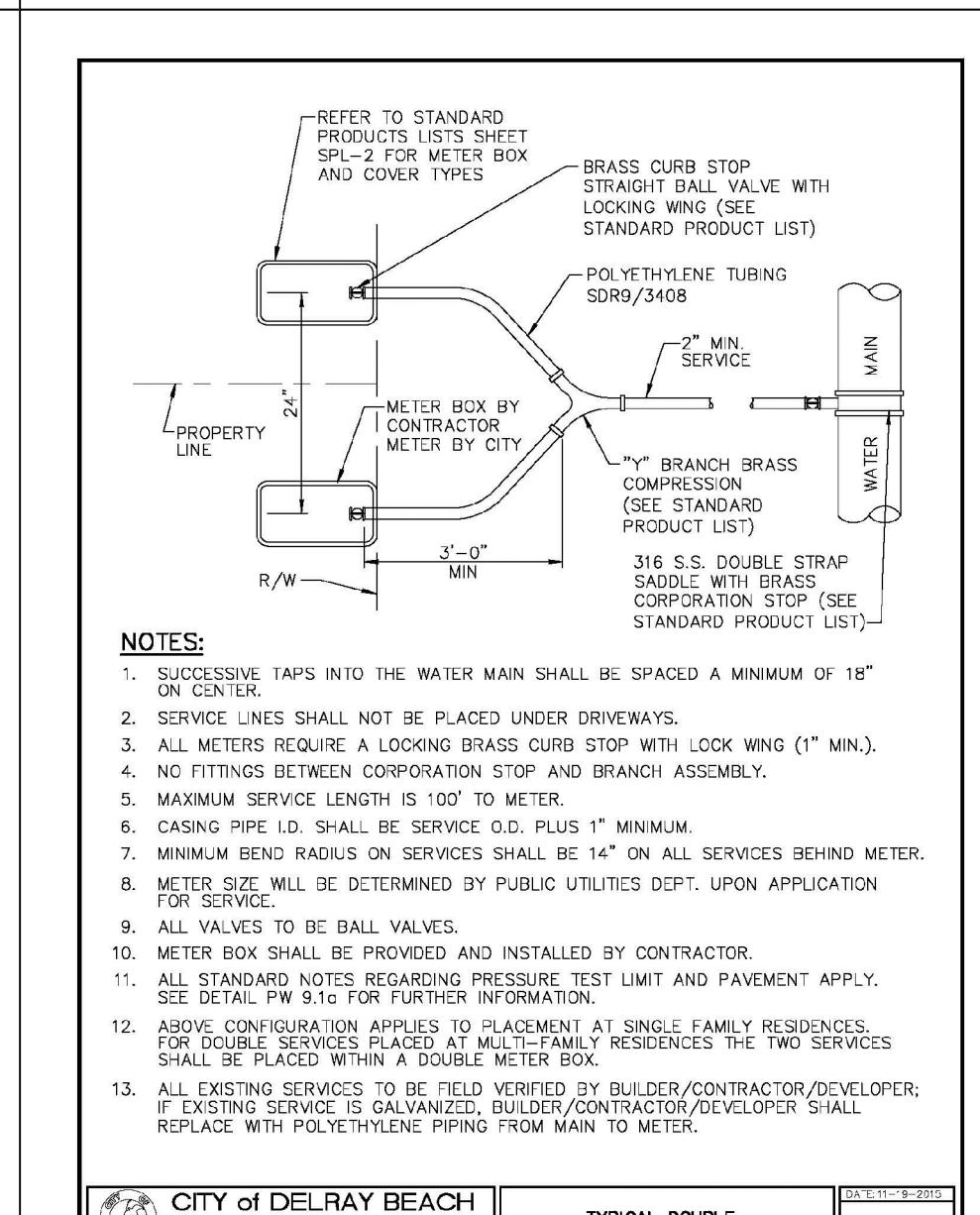
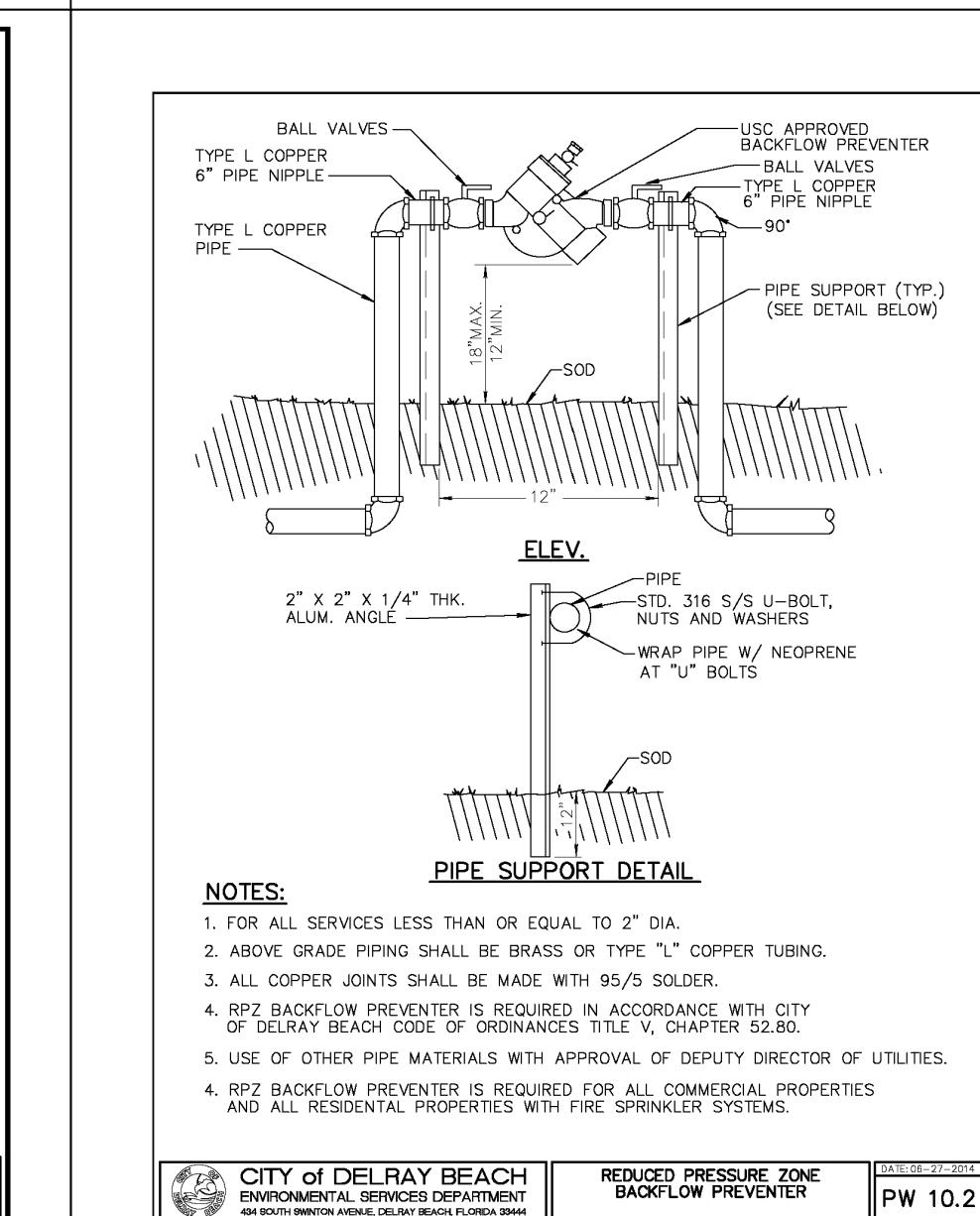
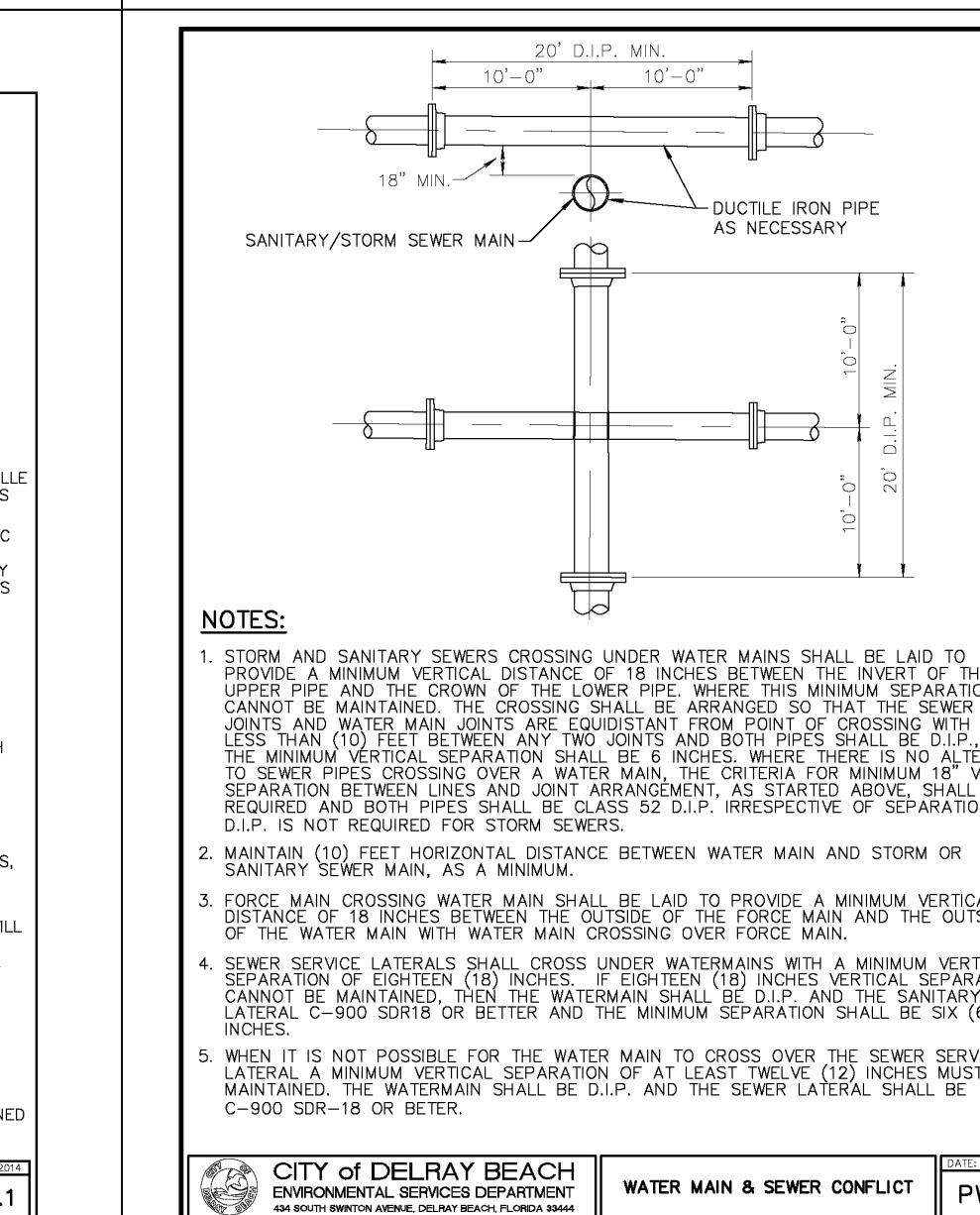
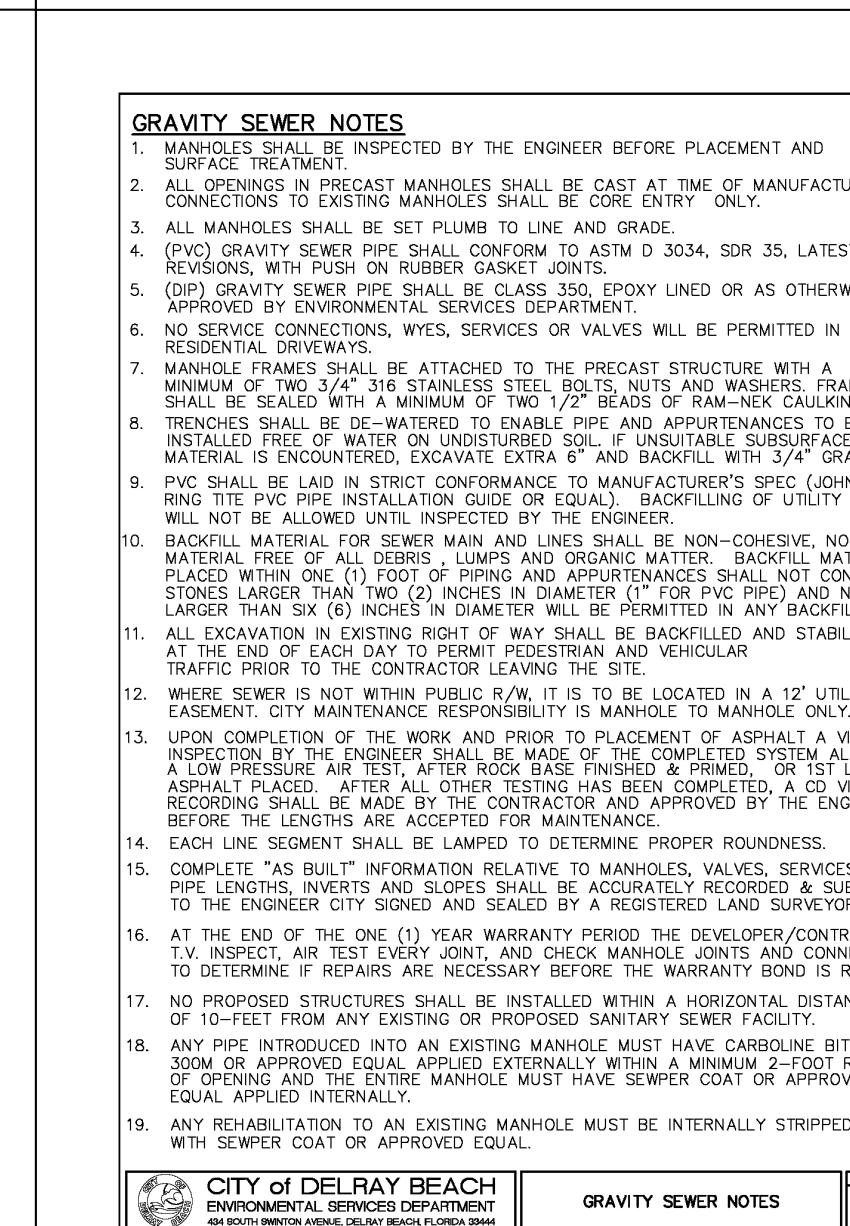
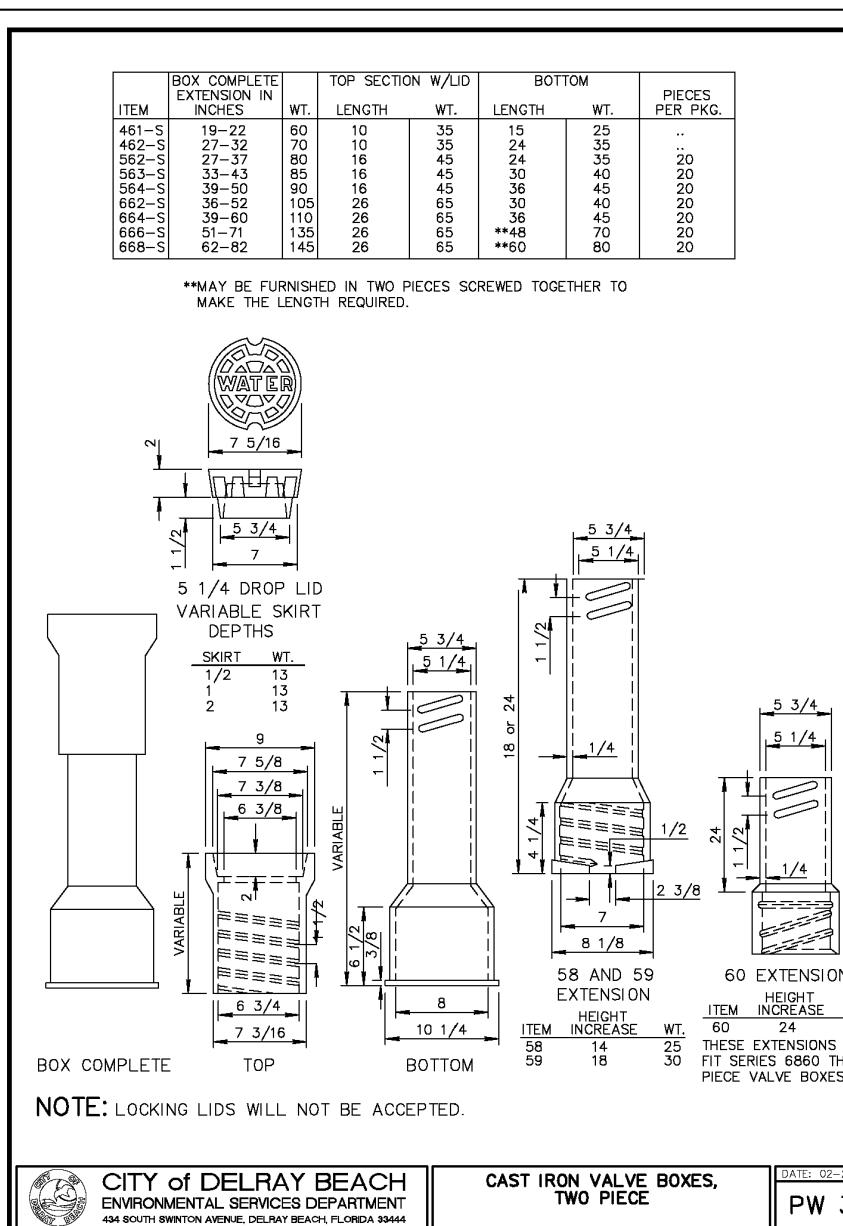
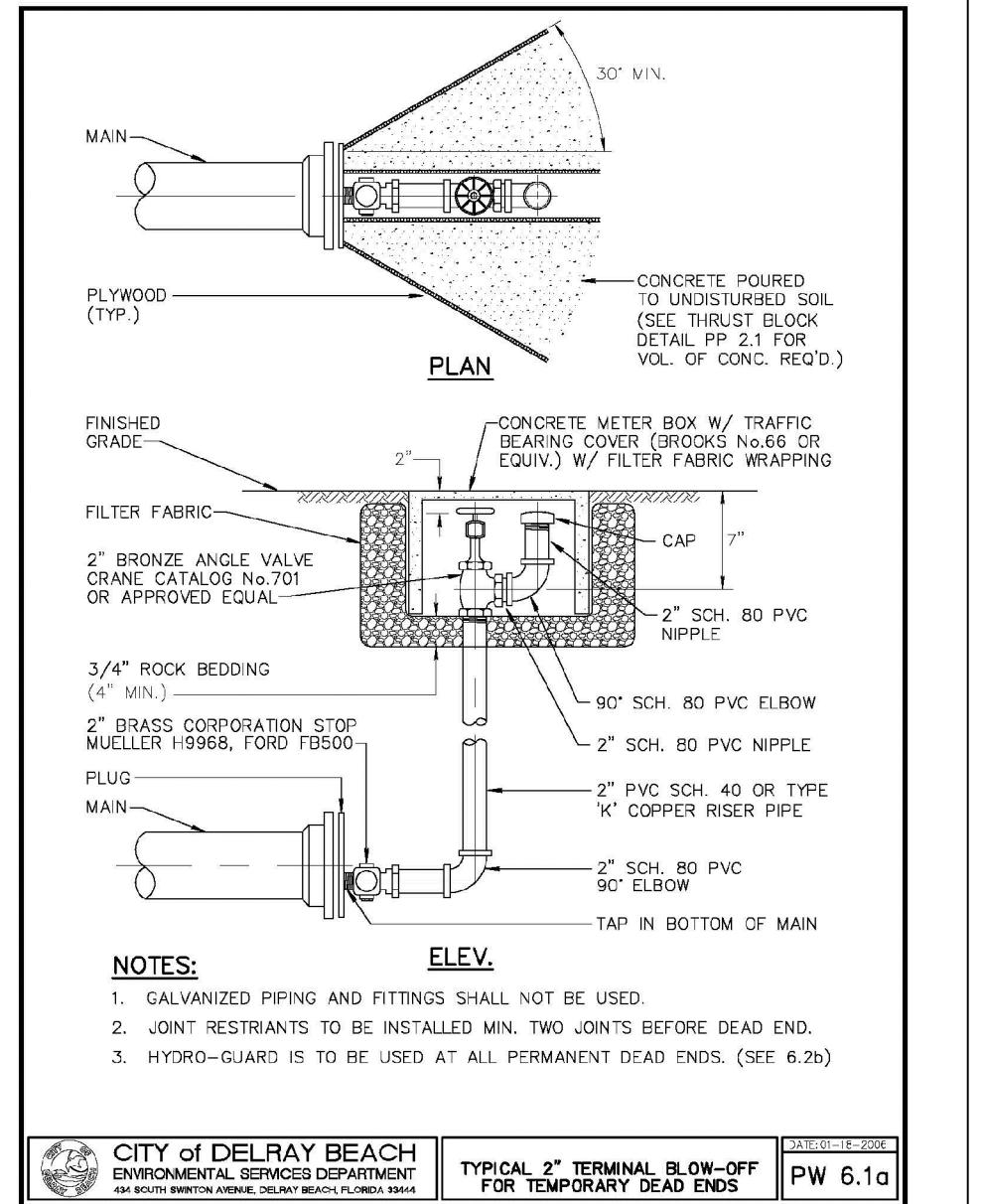
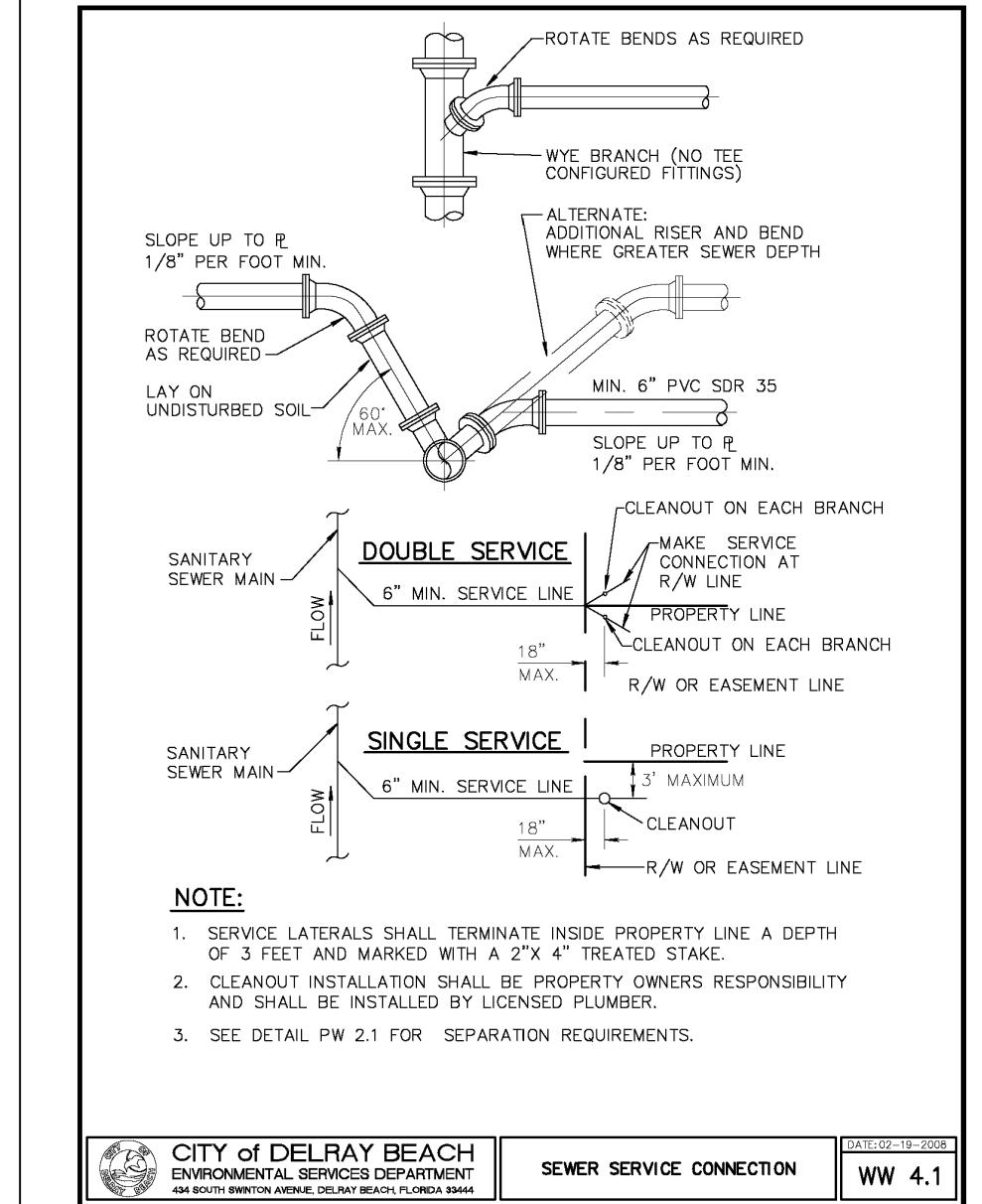
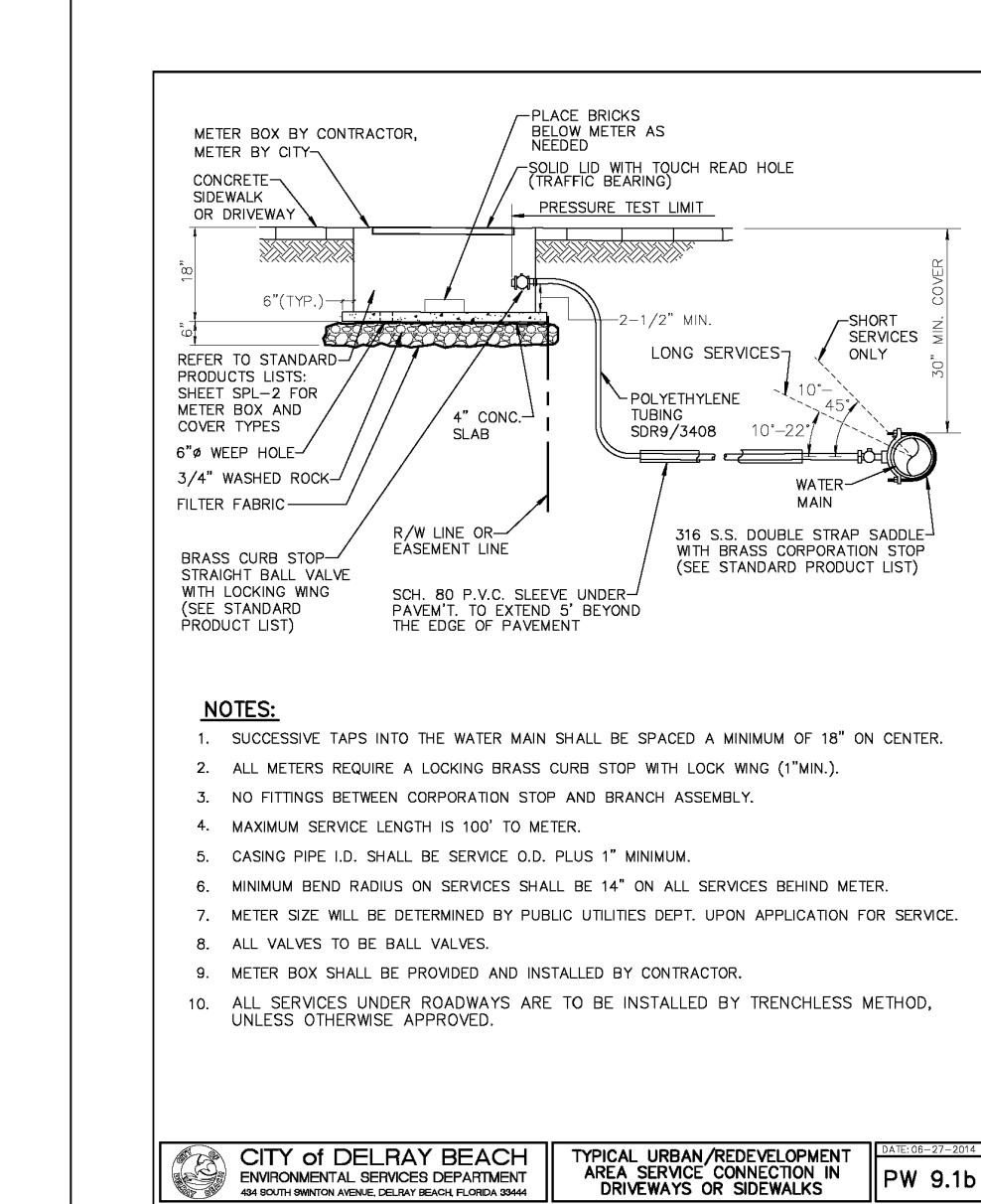
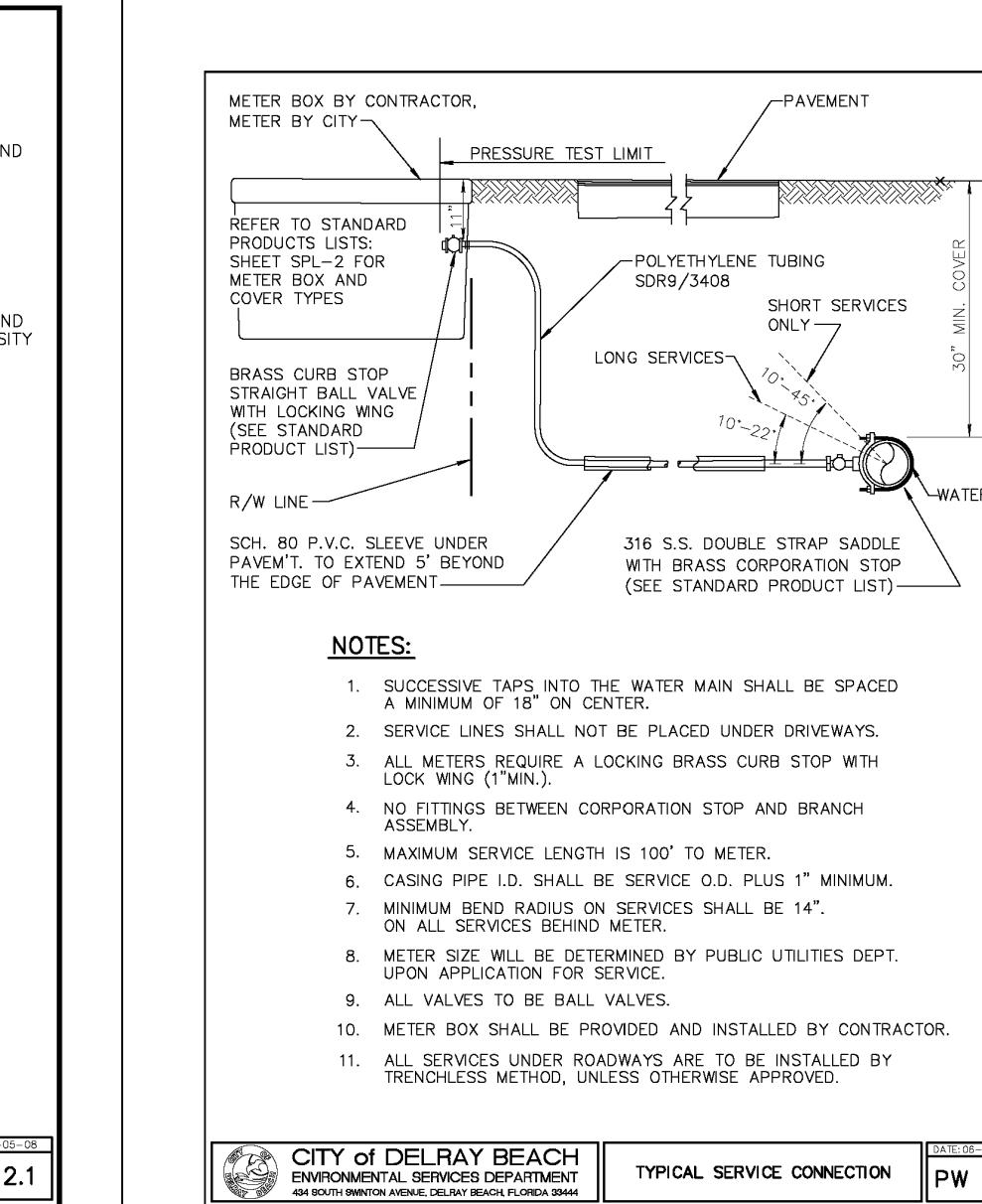
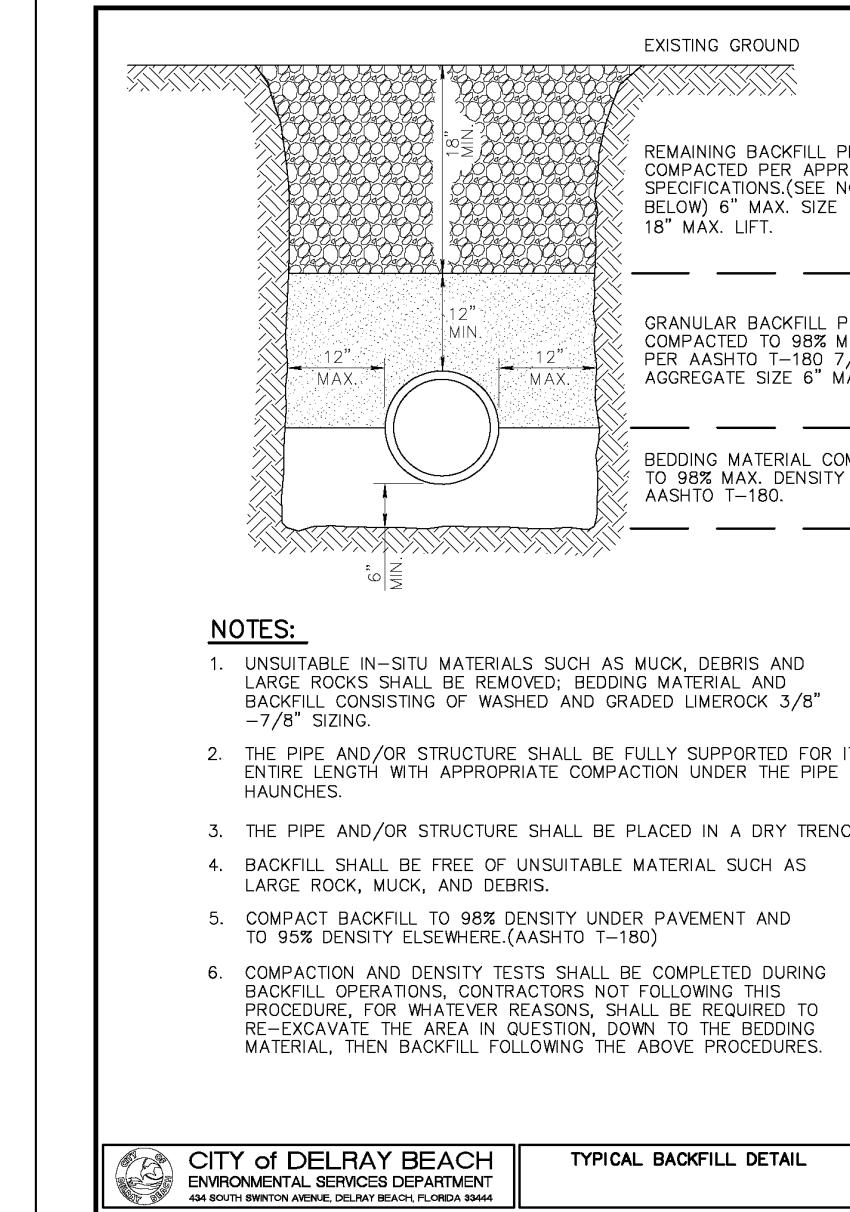
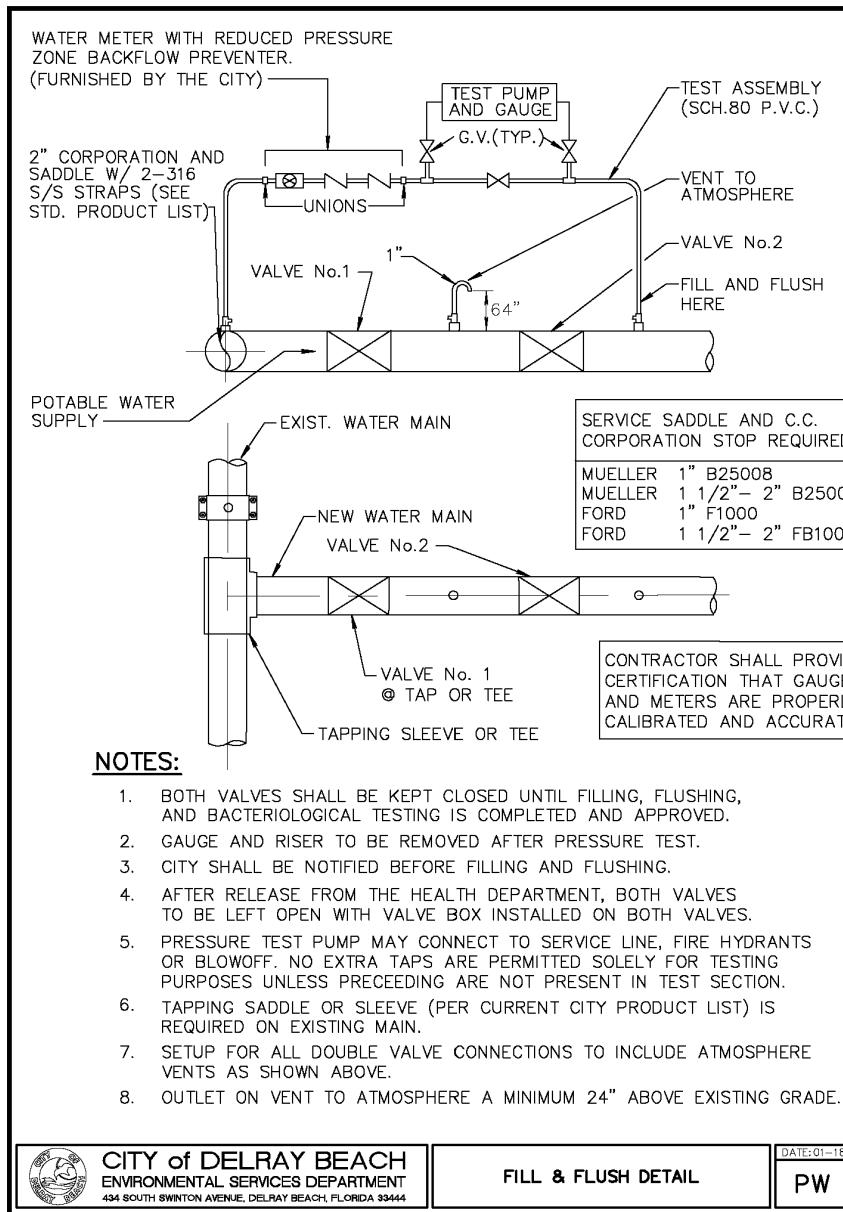
REQUIRED PAVEMENT RESTORATION & SIDEWALK SPECIFICATIONS			
TYPE	WEARING SURFACE	BASE	SUBGRADE
PROPOSED ASPHALT DRIVE & PARKING AREA	8" THICK MINIMUM LIMEROCK BASE GRADED TO PROPOSED GRADES; MIN. LBR 100 COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180; PRIMED (0.1 GAL PER SQ YD)	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180	
PROPOSED CONCRETE SIDEWALK	4" THICK, CLASS 1 CONCRETE WITH MINIMUM 3000 PSI COMPRESSION STRENGTH @ 28 DAYS	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
PROPOSED PAVER BRICK SIDEWALK & ROADWAY	REFER TO DETAIL RT 10.1a HEREON	REFER TO DETAIL RT 10.1a HEREON	REFER TO DETAIL RT 10.1a HEREON
MILL 1" EX OVERLAY & OVERLAY 1" NEW ASPHALT NE 4TH STREET	1" MIN COMPACTION TYPE S-3 ASPHALT	N/A	N/A
ALLEY MILL OVERLAY MILL 1" EX ASPHALT & OVERLAY 1" NEW ASPHALT	1" MIN COMPACTION TYPE S-3 ASPHALT	N/A	N/A
ALLEY WIDENING	2" MIN COMPACTION TYPE S-3 ASPHALT	10" THICK MINIMUM LIMEROCK BASE GRADED TO MATCH EX. GRADES; MIN. LBR 100 COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180; PRIMED (0.1 GAL PER SQ YD)	12" MAX COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 SUBGRADE TO BE HOMOGENEOUS MATERIAL
SWALE REPLACEMENT DETAIL	D 10.1	NOTES: 1.) CONCRETE SIDEWALK TO HAVE 1" WIDE X 1" THICK THICKENED EDGE WHEN ADJACENT TO PAVEMENT. 2.) SAWCUT & STEP JOINT EXISTING ASPHALT WHERE RESTORED PAVEMENT MEETS EXISTING ASPHALT.	

NOTES:
1.) CONCRETE SIDEWALK TO HAVE 1" WIDE X 1" THICK THICKENED EDGE WHEN ADJACENT TO PAVEMENT.
2.) SAWCUT & STEP JOINT EXISTING ASPHALT WHERE RESTORED PAVEMENT MEETS EXISTING ASPHALT.

REQUIRED PAVEMENT & SIDEWALK SPECIFICATIONS

<p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>INLET FILTER DETAIL D 8.1</p>	<p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>EROSION CONTROL NOTES DETAIL D 9.1</p>	<p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>SILT FENCE INSTALLATION DETAIL (Sheet 2 of 2) D 9.1b</p>	<p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>SILT FENCE INSTALLATION DETAIL (Sheet 1 of 2) D 9.1a</p>	<p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>SWALE REPLACEMENT DETAIL D 10.1</p>
 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>SIDEWALK CONSTRUCTION RT 5.1</p>	 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>PAVEMENT JOINT DETAIL RT 7.1</p>	 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>PAVER SIDEWALK DRIVeway APRON DETAIL RT 10.4</p>	 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>ENTRANCE DETAIL</p>	 <p>1 REVISED AS PER TAC COMMENTS AE AUG 18</p> <p>NO. REVISION BY DATE</p>
 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>ASPHALT DRIVEWAY APRON RT 9.2</p>	 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>PAVER BRICK SECTION DETAIL RT 10.1a</p>	 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>ACCESSIBLE PAVER BRICK DETAIL</p>	 <p>CITY OF DELRAY BEACH ENVIRONMENTAL SERVICES DEPARTMENT 444 SOUTH BROWNTON AVENUE DELRAY BEACH FLORIDA 33444</p> <p>PAVEMENT REPAIR DETAIL GU 1.1</p>	 <p>1 REVISED AS PER TAC COMMENTS AE AUG 18</p> <p>NO. REVISION BY DATE</p>

<p>IT'S THE LAW! CALL 48 HOURS BEFORE YOU DIG 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA INC. UTILITIES NOTIFICATION CENTER</p>	<p>1 REVISED AS PER TAC COMMENTS AE AUG 18</p> <p>NO. REVISION BY DATE</p> <p>SWPPP, PAVING DETAILS, & SPECIFICATIONS</p> <p>TOWNHOMES AT 214 NE 4TH STREET DELRAY BEACH, FL 33444</p> <p>JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PH. NO. 561-395-3333 FAX NO. 561-395-3315 LICENSED BUSINESS NO. LB 50</p> <p>MADE <u>AE</u> DATE <u>FEB 2018</u> F.B. <u>N/A</u> PG <u> </u> CHECKED <u> </u> DATE <u> </u> SCALE <u>1" = 10'</u> JOB NO. <u>JG-100-9738</u> SHEET <u>C3</u> OF <u>9</u></p>
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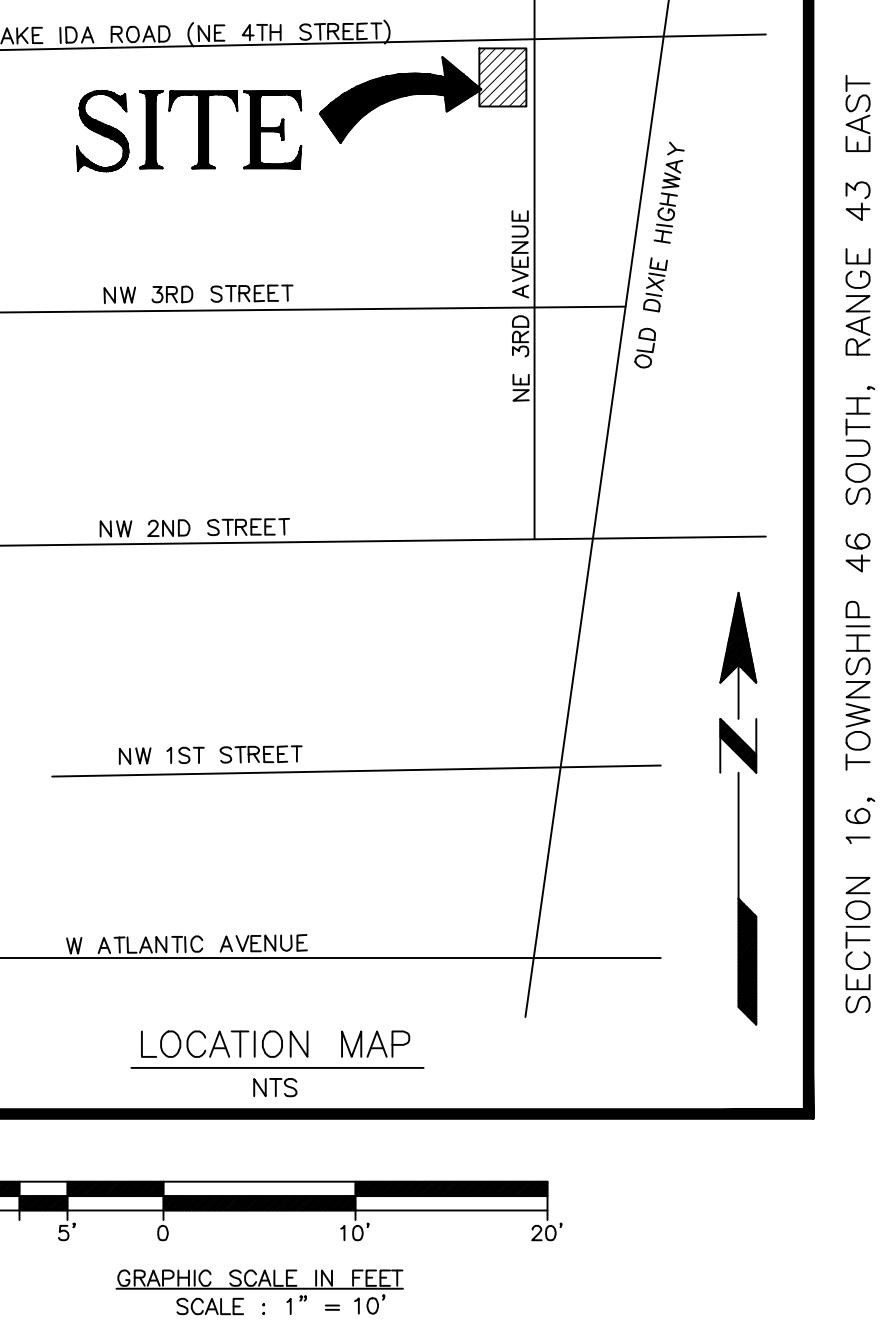
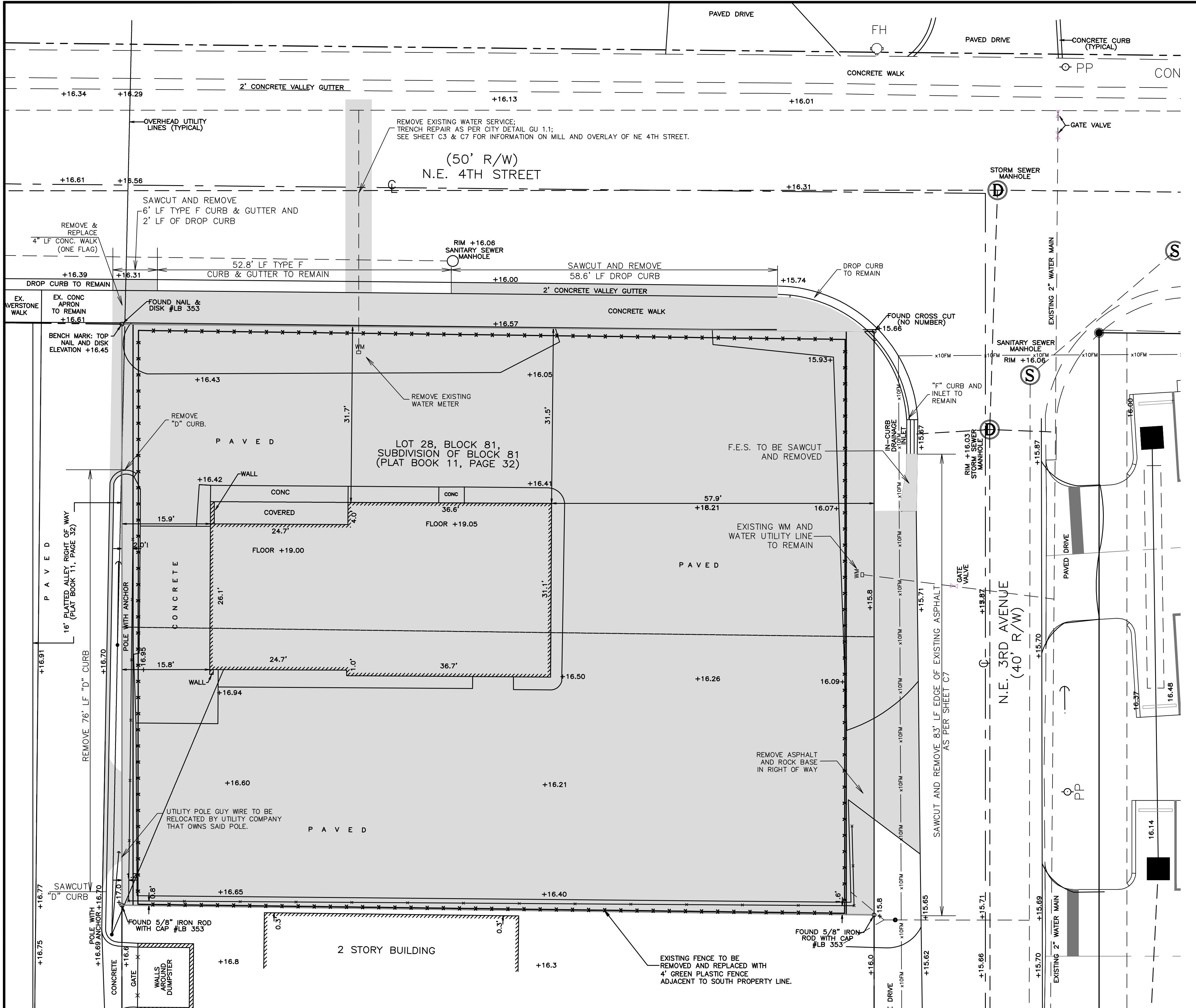


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Jr., Inc.
Hwy., Ste. 3
33431
uthorization No. LB 5

REVISION		BY
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TOWNHOMES AT 214 NE 4TH STREET DELRAY BEACH, FL 33444

JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PH. NO. 561-395-3333 FAX NO. 561-395-
LICENSED BUSINESS NO. LB 50



DEMOLITION PLAN LEGEND:

- Chain Link Fence with Attached Privacy Screening
- Denotes Demolition Area - Remove All Above Ground Improvements Within Shaded Area

DEMOLITION NOTES:

- Contractor to contact Sunshine State One Call (811) for utility locations prior to commencement of construction. Contractor to remove existing landscaping vegetation (trees, 2 shrubs & grass) as needed to construct paving and retention modifications shown. Refer to landscape plans for additional information.
- Contractor to remove existing landscaping vegetation (trees, shrubs & grass) as needed to construct paving modifications shown. Refer to landscape plans for landscaping information.
- All existing underground utilities to be left undisturbed except as noted.
- All existing underground and above ground utilities to be left undisturbed except as noted.
- Refer to Sheet C2 for stormwater erosion control details, general notes, and drainage details.
- Refer to Sheet C3 for paving details and paving specifications.
- Refer to Sheets C6 to C9 for proposed civil improvements.
- All existing onsite asphalt with baserock to be removed completely except for existing portions to be restored per Sheet C6. Existing paved areas requiring restoration to be restored per paving restoration specifications.
- Refer to architect for demolition details of building & utilities. Offsite demolition and construction refer to Sheet C7 grading, paving, and drainage plan.
- Contractor to control dust during demolition work by spraying demolition materials with water or by other means as submitted by contractor at pre-construction meeting.
- All existing structures and utilities, including but not limited to water, sewer, gas, electric, phone and cable to be demolished and removed as per architect's demolition plan.

2	REV ALLEY CURB DEMO	AE	2/15/19
1	REVISED SOUTH R/FENCE REPLACEMENT	AE	NOV 18
NO.	REVISION	BY	DATE

DEMOLITION PLAN

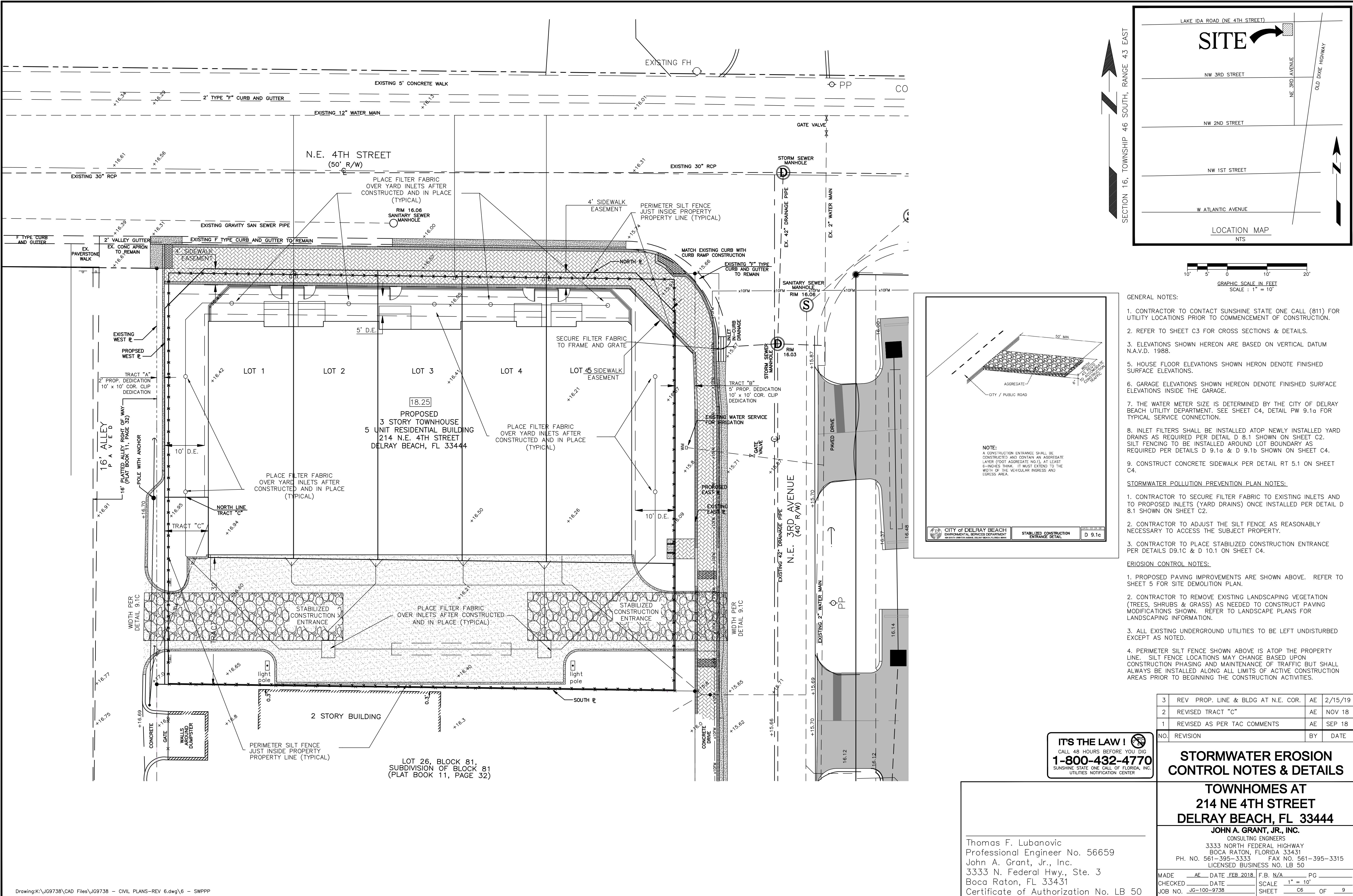
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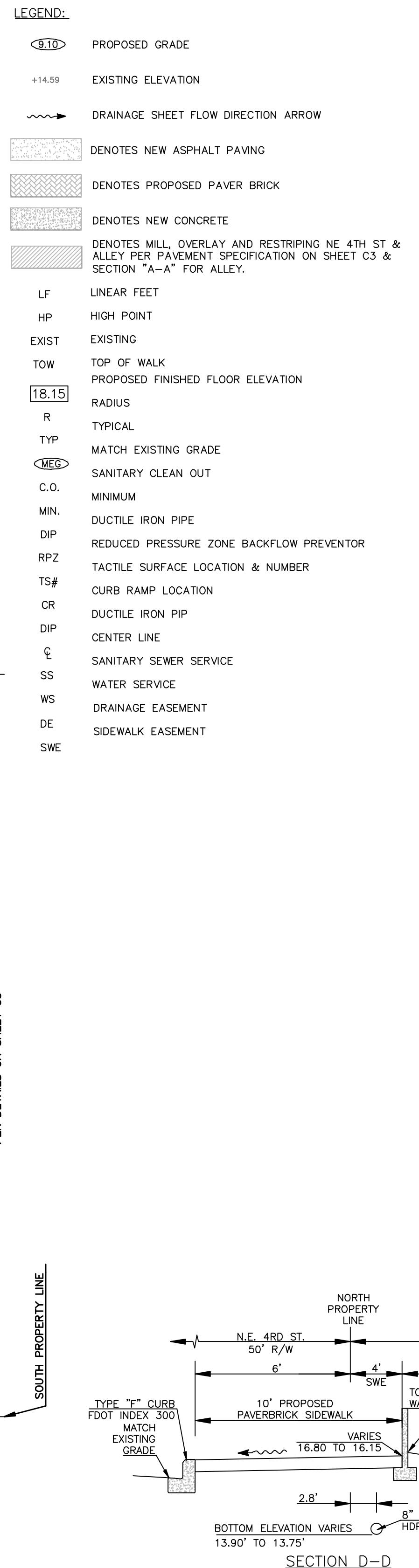
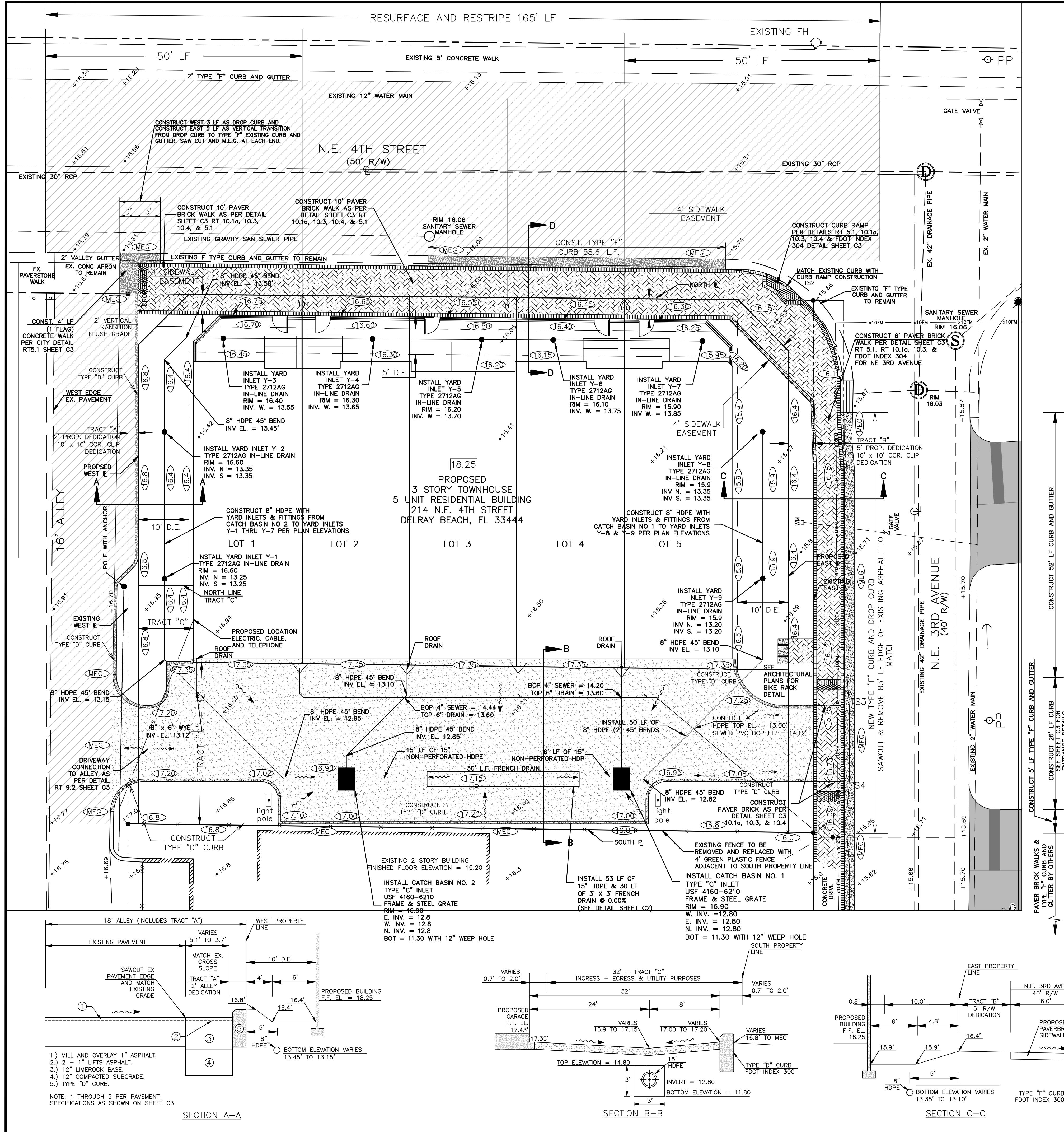
JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PH. NO. 561-395-3333 FAX NO. 561-395-3315
LICENSED BUSINESS NO. 50

Thomas F. Lubanovic
Professional Engineer No. 56659
John A. Grant, Jr., Inc.
3333 N. Federal Hwy, Ste. 3
Boca Raton, FL 33431
Certificate of Authorization No. LB 50

IT'S THE LAW!
CALL 48 HOURS BEFORE YOU DIG
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
UTILITIES NOTIFICATION CENTER





A black and white sign with a white border. The top half contains the text 'IT'S THE LAW!' in large, bold, sans-serif capital letters. To the right of the text is a circular logo featuring a stylized dump truck with a flatbed trailer, with a diagonal line through it, indicating it is prohibited. The bottom half of the sign contains the text 'CALL 48 HOURS BEFORE YOU DIG' in a smaller, bold, sans-serif font. Below this, a large, bold, black phone number '-800-432-4770' is displayed. At the bottom, the text 'SHINE STATE ONE CALL OF FLORIDA, INC.' is written in a smaller, bold, sans-serif font.

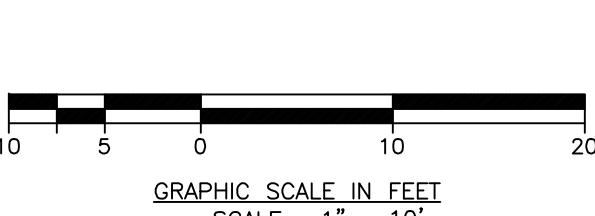
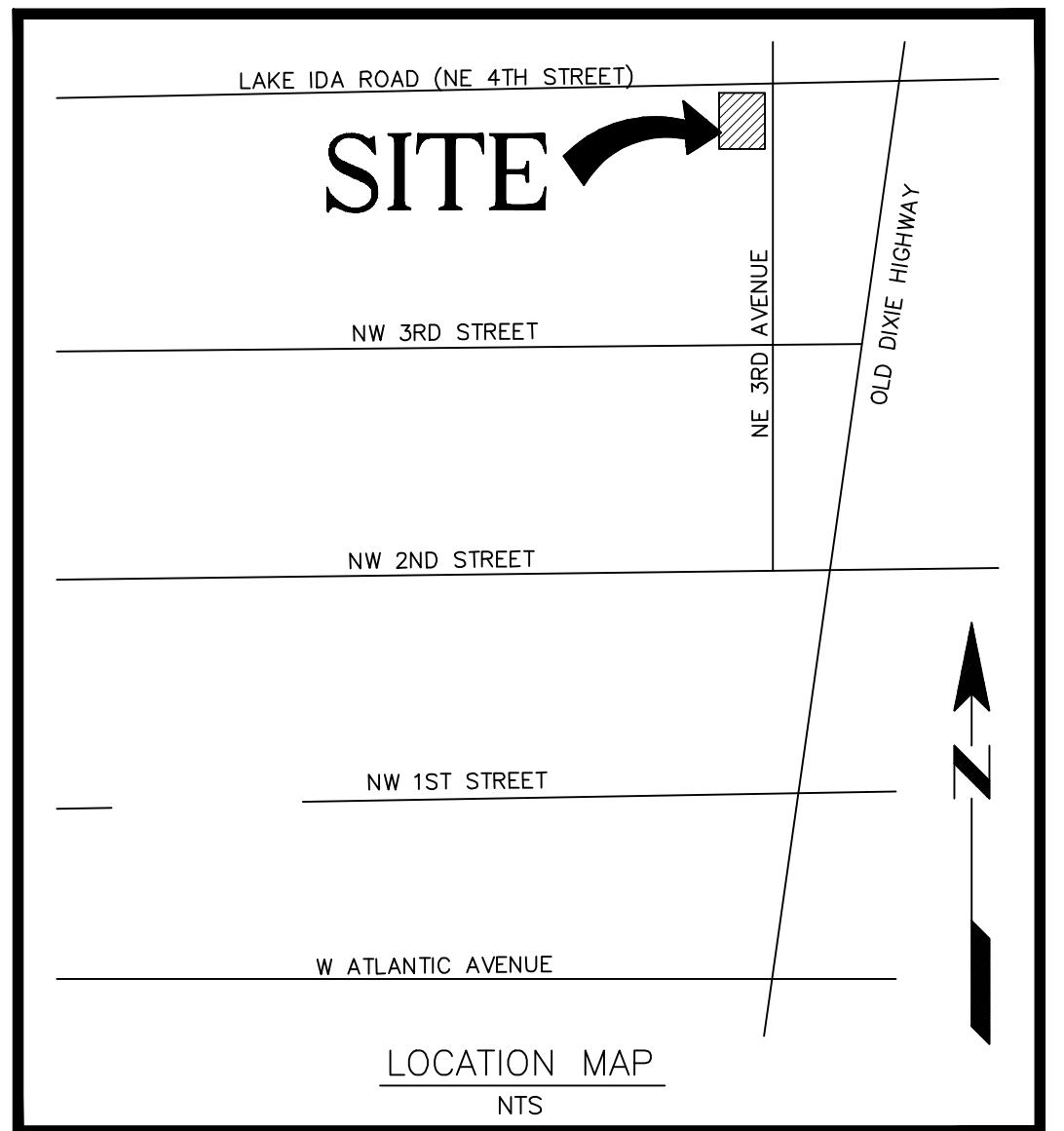
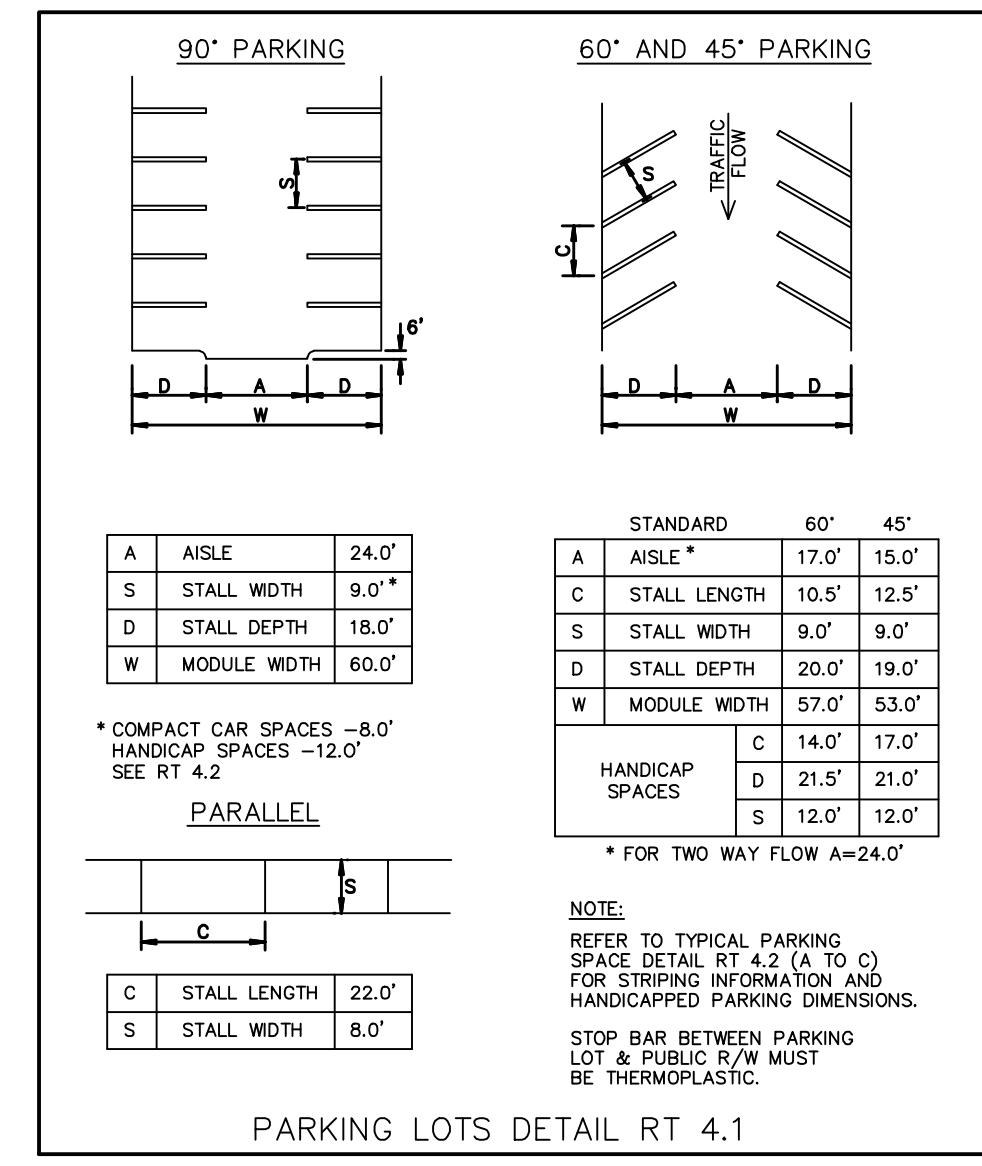
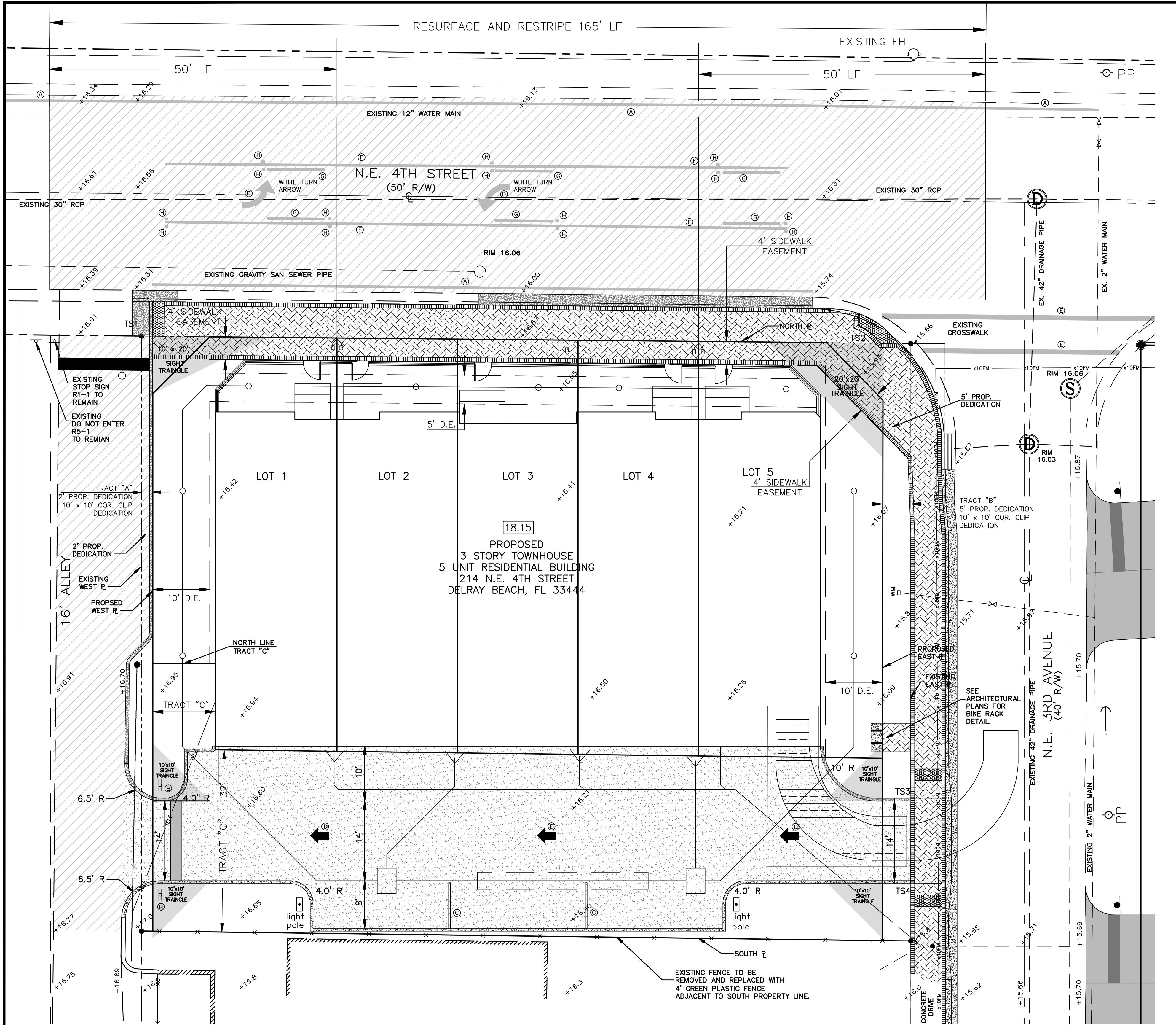
WING, GRADING & DRAINAGE MODIFICATION PLAN

**214 NE 4TH STREET
DELRAY BEACH, FL 33444**

omas F. Lubanovic
ofessional Engineer No. 56659
hn A. Grant, Jr., Inc.
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DATE DEC 2017 F.B. N/A PG _____
DATE _____ SCALE 1" = 10'
0-9738 SHEET C7 OF 9

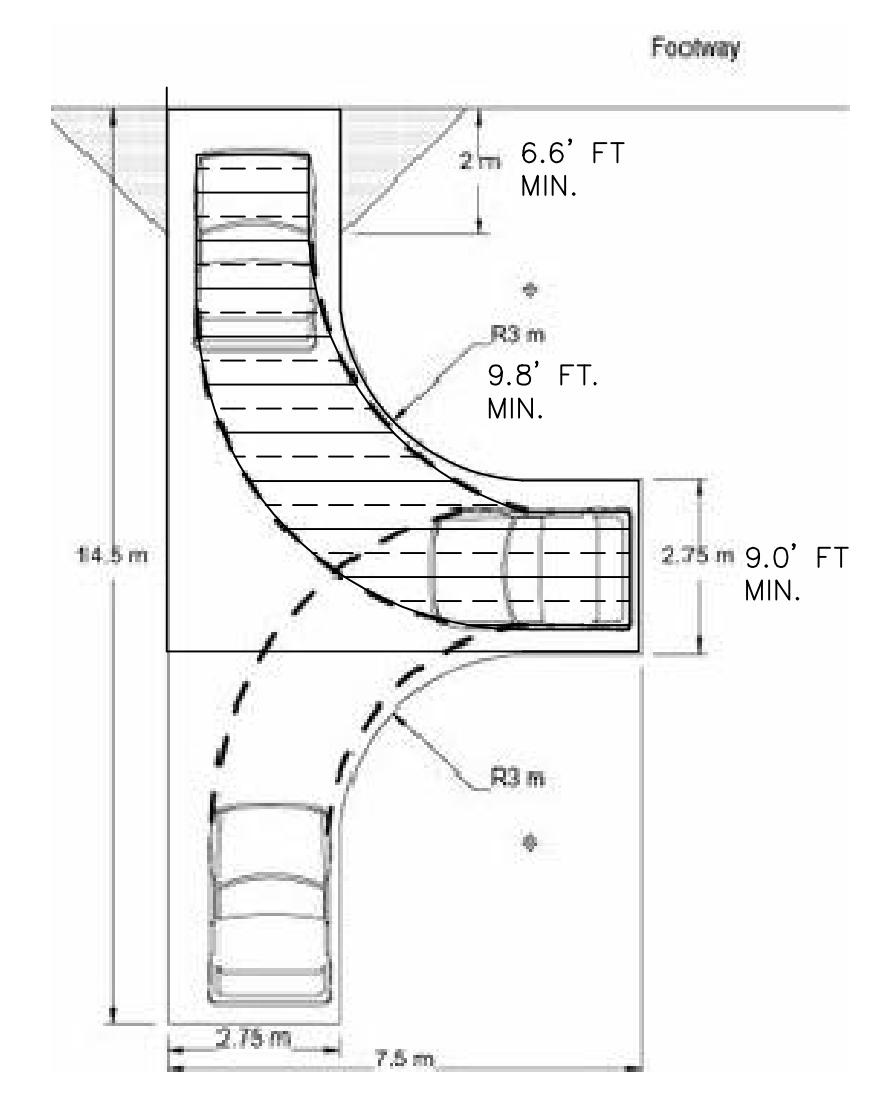


STRIPING NOTES:

1. Pavement markings to be in accordance with FDOT Index 17346 and the City of Delray Beach Traffic Engineering Standards.
2. Maintenance of traffic for all proposed improvements shall be in accordance with the latest edition of the "Manual of Traffic Control and Safe Practices for Street and Highway Construction, Maintenance, and Utility Operations" and "Roadway and Traffic Design Standards".
3. Refer to Detail RT 4.1 and Detail RT 4.2 on Sheet 4 for detail parking lot striping information.

NOTES:

1. Contractor to contact Sunshine State One Call (B11) for utility locations prior to commencement of construction.
2. Construct concrete sidewalk & curb ramps per FDOT Index 304 and 310.
3. Contractor to remove existing landscaping vegetation (trees, shrubs & grass) as needed to construct paving modifications shown.
4. All existing underground utilities to be left undisturbed except as noted.
5. All type "D" curb to be constructed per FDOT Index No. 300. Any Valley Gutter damaged during construction to be replaced per FDOT Index 300; match existing Valley Gutter profile for a minimum of 4 LF of replacement.
6. Refer to Sheet 2 and 3 for Stormwater Erosion Control Details, General Notes, Drainage Details, Paving Details and Paving Specifications.
7. Refer to Sheet 4 for Applicable Water and Sewer Details.
8. Refer to Sheet 7 for Striping and Signage Information. The parking layout and striping need to follow City of Delray Beach current standards. Refer to Detail RT 4.1 on Sheet 7 for detail parking lot striping information.
9. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D.), subtract 1.55' from elevations shown to convert to North American Vertical Datum 1988 (N.A.V.D.).
10. Any trees or shrubs placed within water, sewer or drainage easements shall conform to the City of Delray Beach Standard Details LD 1.1 and LD 1.2. Please refer to the Landscape Plans for the mentioned details.
11. 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 City of Delray Beach City Engineer.
12. Existing elevations shown hereon are based on survey by O'Brien, Suiter & O'Brien, Inc.
13. Refer to plumbing plans for continuation of potable water and sanitary sewer services servicing building.
14. The water meter size is determined by the City of Delray Beach Utility Department.



PARKING LOT TURNING RADIUS - CAR
NTS

3	ADD ALLEY STOP BAR	AE	2/15/19
2	REVISED AS PER TAC COMMENTS / ADD SIGHT TRIANGLES ADD AUTOMOBILE TURNING RADUS / TRACT "C"	AE	NOV 18
1	REVISED AS PER TAC COMMENTS	AE	SEP 18

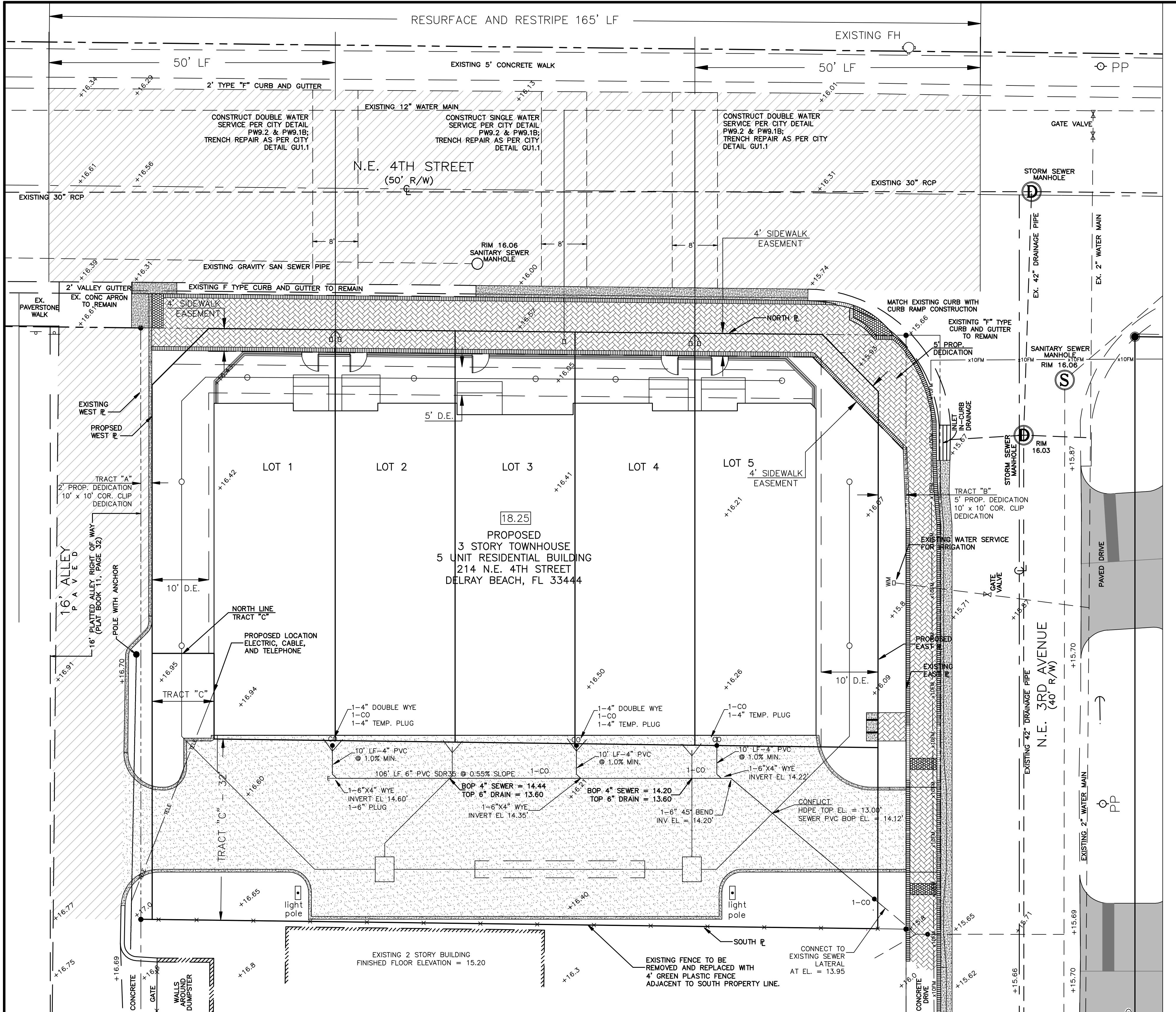
STRIPING & SIGNAGE PLAN

214 NE 4TH STREET DELRAY BEACH, FL 33444

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LICENSED BUSINESS NO. 50	
MADE <u>TFL</u> DATE <u>DEC 2017</u>	F.B. N/A PG
CHECKED <u></u> DATE <u></u>	SCALE <u>1" = 10'</u>
JOB NO. <u>JG-100-9738</u>	sheet <u>C8</u> of <u>9</u>

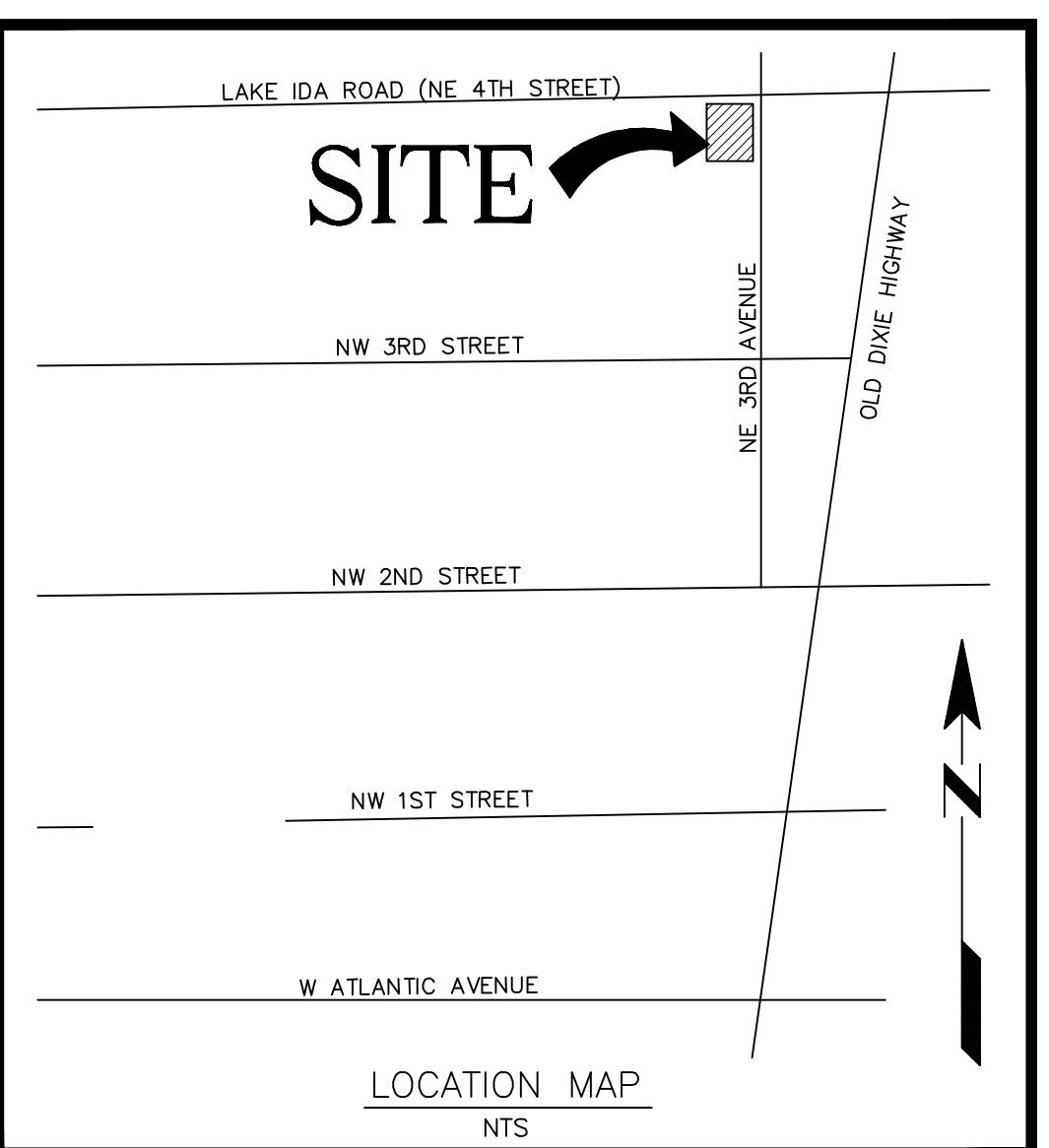
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Sewer			
Use	Units or Square Feet	Est. Demand / Unit (GPD)	GPD
Proposed Use: Townhomes, Residential			
Residential	5	120 GPD x 2.3	1,380 GPD
TOTAL PROPOSED SEWER DEMAND			
Existing Use: Commercial, Light			
Commercial	1,790 s.f.	0.10 GPD x S.F.	179 GPD
EXISTING SEWER DEMAND			
PROPOSED SEWER DEMAND			
PROPOSED SANITARY SEWER DEMAND CHANGE			
1,201 GPD Increase			

Water			
Use	Units or Square Feet	Estimated Demand / Unit	Total Est. Demand (MGD)
Proposed Use: Townhomes, Residential			
Residential	5	382.03 GPD x 2.3	4,393.3
PROPOSED POTABLE WATER DEMAND			
Existing Type Existing Use: Commercial, Light			
Commercial	1,790 s.f.	0.355 GPD x S.F.	635.5 GPD
EXISTING POTABLE WATER DEMAND			
PROPOSED POTABLE WATER DEMAND			
PROPOSED POTABLE WATER DEMAND CHANGE			
3,757.8 GPD			



GRAPHIC SCALE IN FEET
SCALE : 1" = 10'

LEGEND:	
910	PROPOSED GRADE
+14.59	EXISTING ELEVATION
~~~	DRAINAGE SHEET FLOW DIRECTION ARROW
18.15	PROPOSED FINISHED FLOOR ELEVATION
R	RADIUS
TYP	TYPICAL
(MED)	MATCH EXISTING GRADE
C.O.	SANITARY CLEAN OUT
MIN.	MINIMUM
DIP	DUCTILE IRON PIPE
RP2	REDUCED PRESSURE ZONE BACKFLOW PREVENTOR
TS#	TACTILE SURFACE LOCATION & NUMBER
CR	CURB RAMP LOCATION
DIP	DUCTILE IRON PIPE
EXIST	EXISTING
SS	SANITARY SEWER SERVICE
TOW	TOP OF WALK
WS	WATER SERVICE

NOTES:

- CONTRACTOR TO CONTACT SUNSHINE STATE ONE CALL (811) FOR UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONSTRUCT CONCRETE SIDEWALK & CURB RAMPS PER FDOT INDEX 304 AND 310.
- CONTRACTOR TO REMOVE EXISTING LANDSCAPING VEGETATION (TREES, SHRUBS & GRASS) AS NEEDED TO CONSTRUCT PAVING MODIFICATIONS SHOWN.
- ALL EXISTING UNDERGROUND UTILITIES TO BE LEFT UNDISTURBED EXCEPT AS NOTED.
- ALL TYPE "D" CURB TO BE CONSTRUCTED PER FDOT INDEX NO. 300, ANY VALLEY GUTTER DAMAGED DURING CONSTRUCTION TO BE REPLACED PER FDOT INDEX 300; MATCH EXISTING VALLEY GUTTER PROFILE FOR A MINIMUM OF 4 LF OF REPLACEMENT.
- REFER TO SHEET 2 AND 3 FOR STORMWATER EROSION CONTROL DETAILS, GENERAL NOTES, DRAINAGE DETAILS, PAVING DETAILS AND PAVING SPECIFICATIONS.
- REFER TO SHEET 4 FOR APPLICABLE WATER AND SEWER DETAILS.
- REFER TO SHEET 5 FOR SITE DEMOLITION PLAN.
- REFER TO SHEET 7 FOR PROPOSED STRIPING AND SIGNAGE.
- REFER TO SHEET 7 FOR STRIPING AND SIGNAGE INFORMATION. THE PARKING LAYOUT AND STRIPING NEED TO FOLLOW CITY OF DELRAY BEACH CURRENT STANDARDS. REFER TO DETAIL RT 4.1 ON SHEET 7 FOR DETAIL PARKING LOT STRIPING INFORMATION.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.). SUBTRACT 1.55' FROM ELEVATIONS SHOWN TO CONVERT TO NORTH AMERICAN VERTICAL DATUM 1988 (N.A.V.D.).
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS LD 1.1 AND LD 1.2. PLEASE REFER TO THE LANDSCAPE PLANS FOR THE MENTIONED DETAILS.
- 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 CITY OF DELRAY BEACH CITY ENGINEER.
- EXISTING ELEVATIONS SHOWN HERON ARE BASED ON SURVEY BY O'BRIEN, SUITER & O'BRIEN, INC.
- REFER TO PLUMBING PLANS FOR CONTINUATION OF POTABLE WATER AND SANITARY SEWER SERVICES SERVICING BUILDING.
- THE WATER METER SIZE IS DETERMINED BY THE CITY OF DELRAY BEACH UTILITY DEPARTMENT.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.

2	REVISED TRACT "C"	AE	NOV 18
1	REVISED AS PER TAC COMMENTS	AE	SEP 18
NO.	REVISION	BY	DATE

## WATER AND SEWER PLAN

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