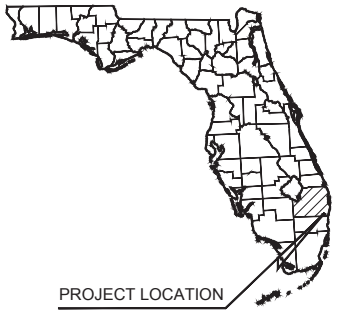
CLASS IV SITE PLAN SUBMITTAL
FOR
VILLAGE SQUARE HOMES PHASE III

APRIL 2019



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WEST PALM BEACH, FL 33411
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CONTACT: TRICIA RICHTER, PLA

PROJECT LOCATION
SW 12TH AVE, SW 13TH AVE, SW 8TH ST, AND SW 10TH ST
DELRAY BEACH, FL 33444

VICINITY MAP
NOT TO SCALE
SECTION: 20 TOWNSHIP: 46S RANGE: 43E

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DELRAY BEACH HOUSING

LICENSED PROFESSIONAL
JULIANA BEALE, P.E.
FLORIDA LICENSE NUMBER
82203
DATE: ____

VILLAGE SQUARE HOMES PHASE III
DELRAY BEACH, FL

PROGRESS

NO.	DATE	DESCRIPTION
1	04/15/19	TAC COMMENTS
2	05/21/19	TAC COMMENTS

DATE	MAY 2019
DESIGNER	JB
DRAWN	JPL
CHECKED	JB
REG #	18008

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COVER SHEET

C0.00

Plotted By:Sniberciak, Zachary Sheet Set:VILLAGE SQUARE HOMES PHASE III Layout:C0.00 COVER SHEET May 24, 2019 09:55:23am K:\bcd_civil\042271001 - delray beach housing\CADD\plansheets\C0.00 COVER SHEET.dwg
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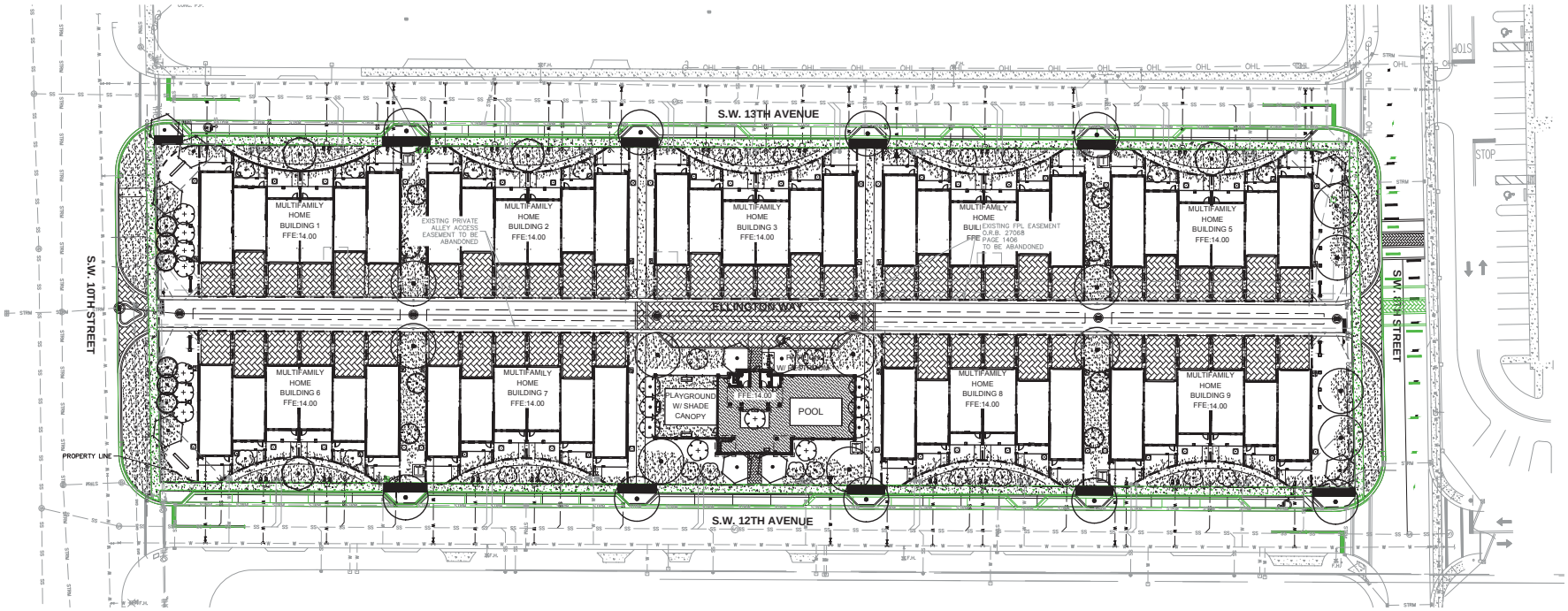

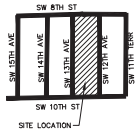

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING SEWER
- EXISTING WATER
- EXISTING STORM
- TO BE DEMOLISHED
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED STORM
- PROPOSED SIDEWALK
- PROPOSED DECORATIVE CONCRETE
- PROPOSED TREES (SEE LANDSCAPE PLANS FOR DETAILS)

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COMPOSITE PLAN

C1.00

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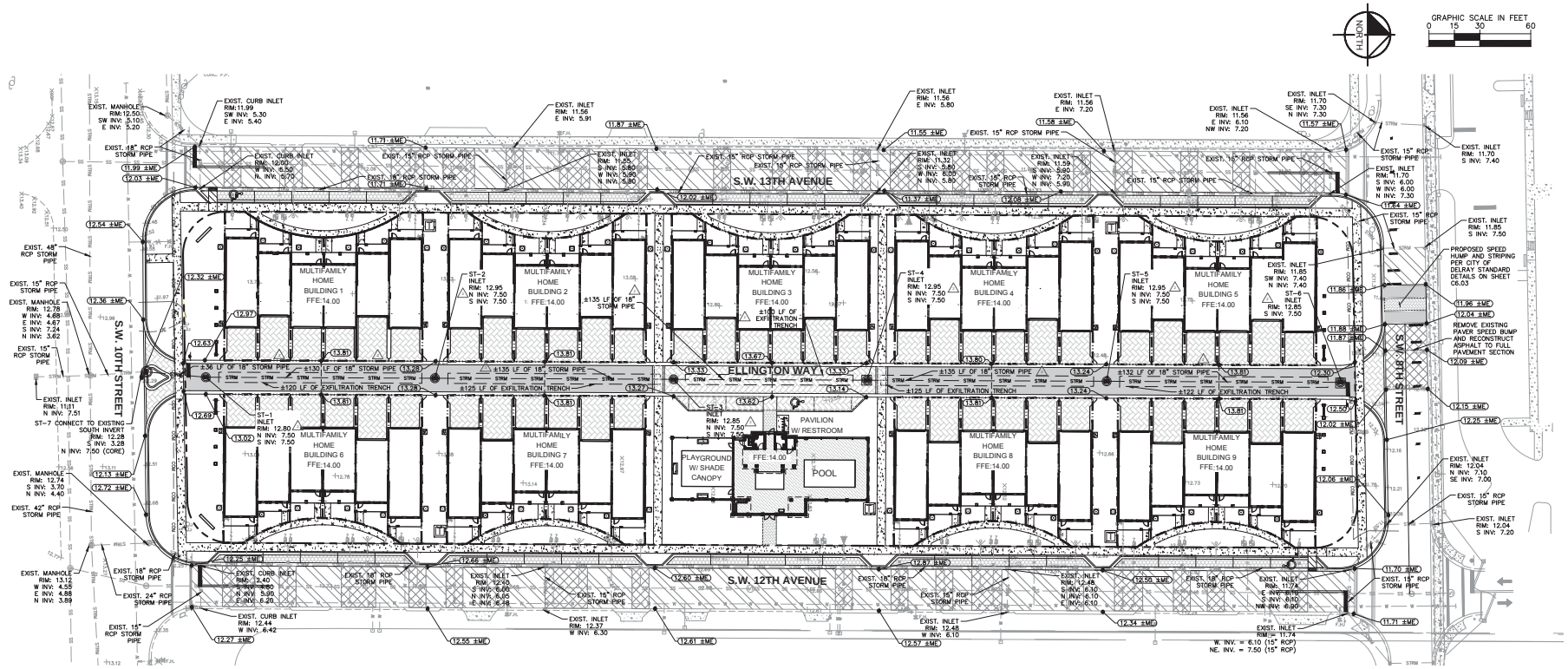

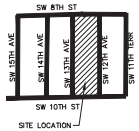

PAVING, GRADING, ANG DRAINAGE NOTES:

1. ALL STORM STRUCTURES SHALL HAVE A MINIMUM 18" SUMP PER DETAIL.
2. ALL STORM PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) OR HIGH DENSITY POLY-ETHYLENE (HDPE) PIPE.
3. ALL ROOF LEADERS SHALL BE PVC SDR-35 AND SHALL HAVE A MINIMUM OF 1% SLOPE, UNLESS OTHERWISE NOTED.
4. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURES AND ENDS OF HEAD WALLS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW DRAINAGE STRUCTURES AND PIPES.
6. 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 12:1 (8.3%).
7. CONTRACTOR SHALL PROVIDE ALL FITTINGS, COUPLINGS, OR ADAPTERS NECESSARY TO CONNECT TO THE BUILDING PLUMBING AND TO CONNECT ROOF LEADERS TO THE MAIN STORM LINES.
8. 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.
9. 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.
10. 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 CITY OF DELRAY BEACH CITY ENGINEER.
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.

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING GRADE
- EXISTING STORM PIPE
- EXISTING STORM STRUCTURE
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- EXISTING ELEVATION
- FLOW ARROW
- PROPOSED STORM PIPE
- PROPOSED STORM PIPE WITH EXFILTRATION TRENCH
- PROPOSED STORM STRUCTURE
- PROPOSED FULL CONCRETE PAVEMENT
- PAVEMENT RESTORATION FOR UTILITY TRENCHING
- MILL AND RESURFACE
- PROPOSED ASPHALT PAVEMENT
- VEHICULAR PROPOSED PAVERS
- HARDSCAPE CONCRETE
- PROPOSED SIDEWALK
- HIGH POINTS

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FLORIDA LICENSE NUMBER
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DATE:

VILLAGE SQUARE HOMES PHASE III

DELRAY BEACH, FL

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1	04/15/19	TAC COMMENTS
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PRELIMINARY PAVING GRADING DRAINAGE PLAN

C6.00

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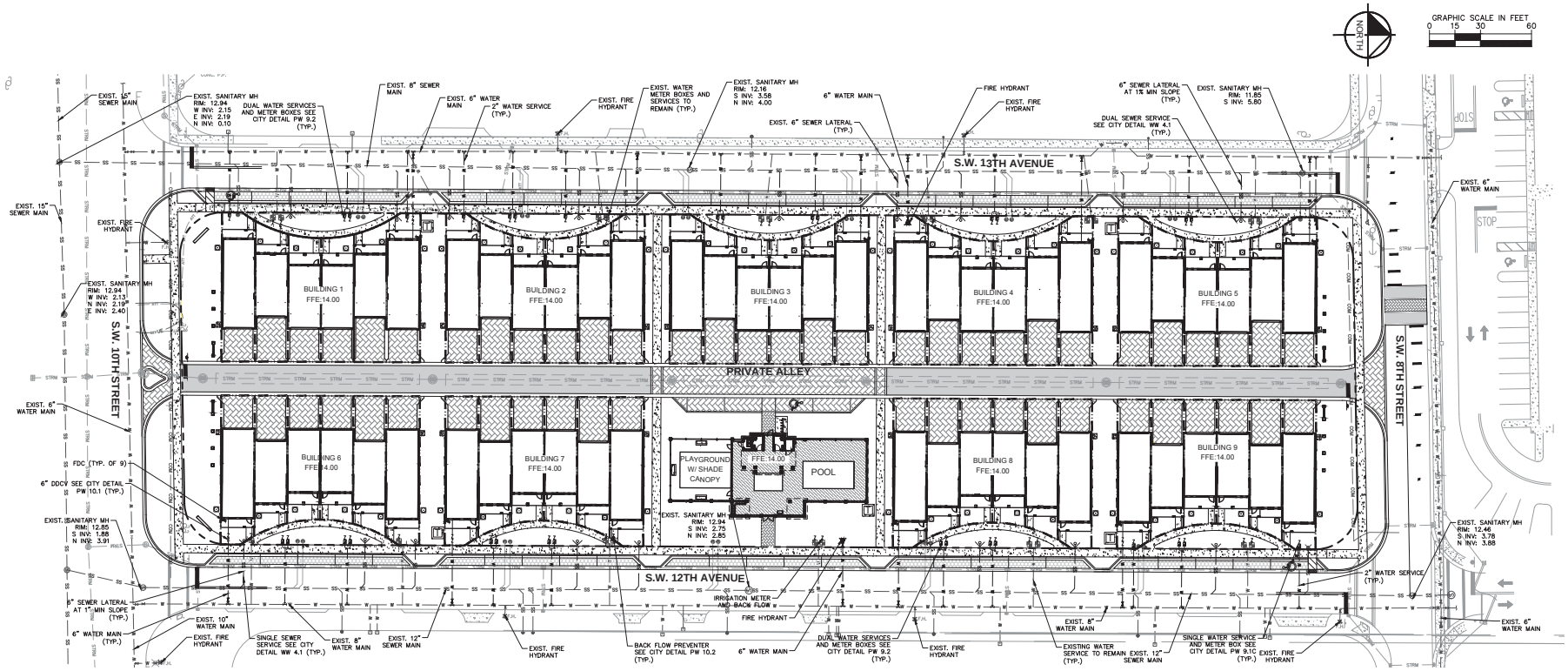
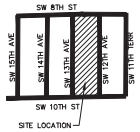


UTILITY NOTES:

1. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
2. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
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 CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2.
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 CITY OF 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 CITY OF DELRAY BEACH CITY ENGINEER.
7. ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
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 WATER MAIN 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.
11. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
12. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
13. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
14. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
15. ALL SEWER FORCE MAIN (SFM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED. ALL SEWER FORCE MAIN IS PRIVATE.
16. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPL FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
17. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
18. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.
19. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
20. 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.
21. THE CITY OF 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 AT (561) 243-7312.
22. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
23. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE CITY OF DELRAY BEACH UTILITIES DIVISION.
24. 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
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. A MINIMUM VERTICAL DISTANCE OF 12" MUST BE PROVIDED BETWEEN ELECTRICAL/ COMMUNICATION LINES AND WATER, SEWER AND STORM.
27. EXISTING WATER AND SEWER SERVICES ARE TO REMAIN AND SERVICE ADJACENT TOWNHOUSES. THE EXISTING SERVICES ARE TO REMAIN AS A VALUE ENGINEERING OPTION TO REDUCE THE NEW SERVICE CONNECTIONS REQUIRED.



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING WATER PIPE
- EXISTING SEWER PIPE
- EXISTING SEWER STRUCTURE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER METER BOX
- EXISTING FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SEWER MAIN
- PROPOSED RPZ
- PROPOSED DUAL SEWER SERVICE
- PROPOSED SINGLE SEWER SERVICE
- PROPOSED DUAL WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- PROPOSED METER BOX
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT
- VEHICULAR PROPOSED PAVERS
- HARDSCAPE CONCRETE
- CONCRETE PAVEMENT

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PRELIMINARY UTILITY PLAN

C7.00

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