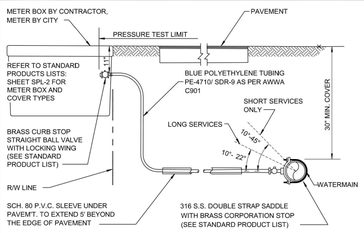
PLEASE NOTE:
IF APPLICABLE FOR SEWER/WATER SERVICES (PIPE SIZE UPGRADE, GALVANIZED PIPE REPLACEMENT, RELOCATION, OR NEW INSTALLATION) AND THE PROPOSED UTILITY WORK IS PERFORMED BY AN OPEN CUT LOCATED IN THE CITY'S ASPHALT ROADWAY. THE AREA OF PROPOSED CONSTRUCTION IS REQUIRED WITH PAVEMENT RESTORATION. IF THE ASPHALT IS IN BETTER THAN AVERAGE CONDITION A MILLING AND RESURFACING OF THE AFFECTED AREA WILL BE REQUIRED 50' IN BOTH DIRECTIONS FOR THE FULL WIDTH.



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 METERS 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. METER SIZE WILL BE DETERMINED BY PUBLIC UTILITIES DEPT. UPON APPLICATION FOR SERVICE.
9. ALL VALVES TO BE BALL VALVES.
10. METER BOX SHALL BE PROVIDED AND INSTALLED BY CONTRACTOR.
11. ALL SERVICES UNDER ROADWAYS ARE TO BE INSTALLED BY TRENCHLESS METHOD, UNLESS OTHERWISE APPROVED.
12. 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 THE METER.
13. ALL WATER SERVICE SHALL BE A MINIMUM OF 2".
14. WATER METERS SHALL BE LOCATED OUTSIDE ANY DRIVEWAYS BY 2'

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
TYPICAL URBAN/REDEVELOPMENT AREA SERVICE CONNECTION
DATE: 10-04-2024
PW 12.0

SITE DATA: CITY OF DELRAY BEACH BLDG. DEPT.
(LAKE IDA OVERLAY)
ZONING: R–1–AA

– PROPERTY LOCATED WITHIN "LAKE IDA" NEIGHBORHOOD OVERLAY DISTRICT W/O LAKE IDA FRONTAGE

MULTI–STORY:
FRONT SETBACK: 25' (30' INCL. 5FT. DED. R.O.W.)
REAR SETBACK: 15'
INTERIOR SIDE SETBACKS: 10'
STREET SIDE SETBACKS: 15' (10.0' EX. HOUSE)

ALLOWED LOT COVERAGE: 30% (2–STORY)
– ACTUAL: LOT COVERAGE / LOT AREA
3,058 SF / 10,825 SF = 28.25%

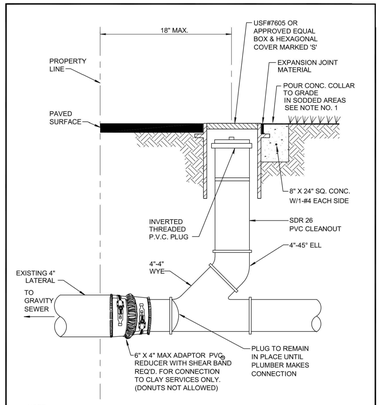
MAXIMUM HGHT.: 35'–0"
– ACTUAL: 27'–10"

ALLOWED MAX. FLR. AREA RATIO: 0.40 (M–S)
– 10,825sf * 0.40 = 4,330sf (ALLOWED)
– ACTUAL: GARAGE @ 50% = 321sf
FIRST FLR. = 1,937sf
SECOND FLR. = 1,959sf

TOTAL = 4,217sf (38.96%)

ALLOWED UPPER FLOOR AREA: 75%
– ACTUAL: 71.9% (2,200sf / 3,058sf)

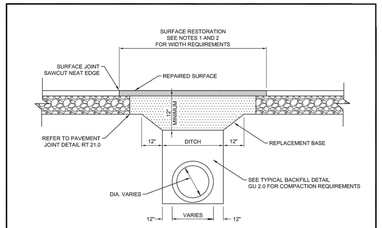
PAPA BUILDING DATA:
EXISTING TOTAL RESID.: 2,688 SF.
NEW TOTAL RESID.: 5,278 SF.
LOT SIZE: 10,825 SF.



NOTE:

1. PRIOR DEPARTMENT APPROVAL WILL BE REQUIRED FOR RE-CONNECTING TO EXISTING 4" LATERAL.
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
CONNECTION TO EXISTING 4" LATERAL
DATE: 10-04-2024
WW 9.0

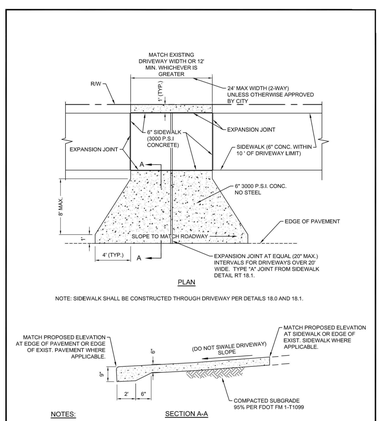


SECTION - WHERE APPLICABLE

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 50' IN EACH DIRECTION FROM THE RESIDENTIAL PROPERTY (MIN. OF 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.

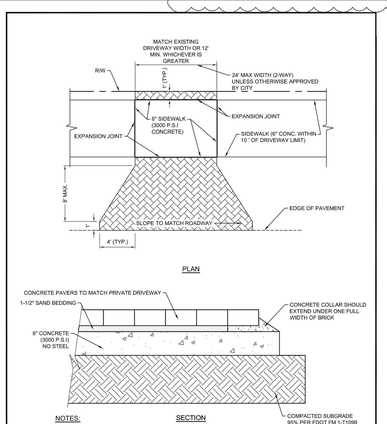
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
PAVEMENT REPAIR DETAIL
DATE: 10-04-2024
GU 1.0



NOTES:

1. THIS DETAIL IS SHOWN WITH PROPOSED SIDEWALK.
2. IF THERE IS AN EXISTING SIDEWALK, THE SIDEWALK SHALL BE EVALUATED FOR THICKNESS AND IF FOUND NOT TO BE 6" THICK IT MUST BE REPLACED WITHIN THE LIMITS OF THE DRIVEWAY AND 10' ON EITHER SIDE.
3. IF THERE IS NO SIDEWALK, EXISTING OR PROPOSED, THE DRIVEWAY APRON SHALL BE CONSTRUCTED WITH THE GEOMETRY SHOWN HEREON UP TO THE PROPERTY LINE.

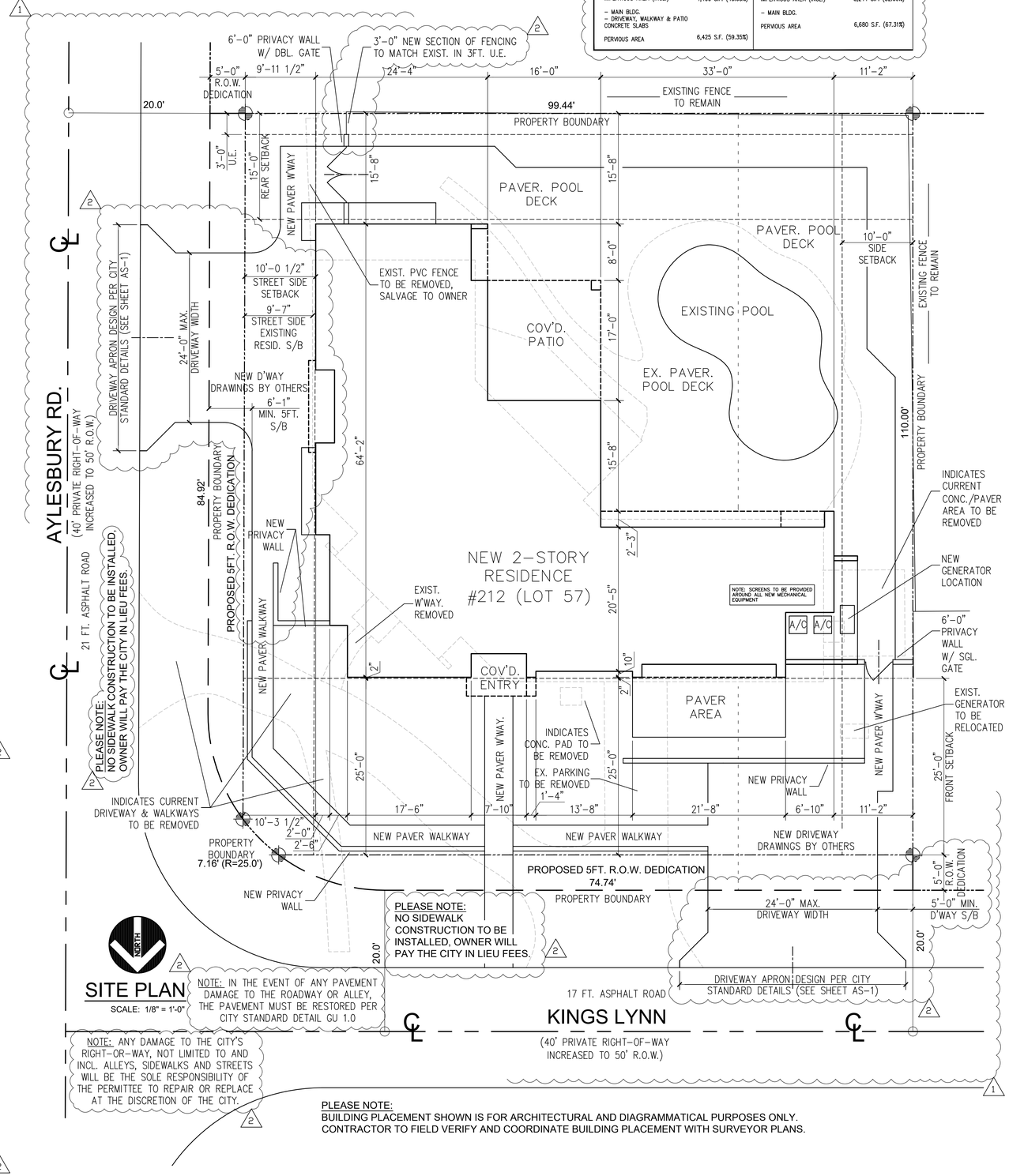
CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
CONCRETE DRIVEWAY APRON
DATE: 10-04-2024
RT 23.0



NOTES:

1. THIS DETAIL IS SHOWN WITH PROPOSED SIDEWALK.
2. IF THERE IS AN EXISTING SIDEWALK, THE SIDEWALK SHALL BE EVALUATED FOR THICKNESS AND IF FOUND NOT TO BE 6" THICK IT MUST BE REPLACED WITHIN THE LIMITS OF THE DRIVEWAY AND 10' ON EITHER SIDE.
3. IF THERE IS NO SIDEWALK, EXISTING OR PROPOSED, THE DRIVEWAY APRON SHALL BE CONSTRUCTED WITH THE GEOMETRY SHOWN HEREON UP TO THE PROPERTY LINE.

CITY of DELRAY BEACH
PUBLIC WORKS DEPARTMENT
434 SOUTH SWINTON AVENUE, DELRAY BEACH, FLORIDA 33444
ALTERNATE PAVER BRICK DRIVEWAY APRON
DATE: 10-04-2024
RT 28.1



PLEASE NOTE:
BUILDING PLACEMENT SHOWN IS FOR ARCHITECTURAL AND DIAGRAMMATICAL PURPOSES ONLY.
CONTRACTOR TO FIELD VERIFY AND COORDINATE BUILDING PLACEMENT WITH SURVEYOR PLANS.

revisions

no.		date
(1)	ENG. & ZONING COMMENTS	02/23/2025
(2)	BLDG. DEPT. COMMENTS	04/24/2025

designed	GTD/SMS
drawn	GTD
checked	SMS
date	10/04/2024
scale	1/4" = 1'–0"
job no.	24–1101.ARC

Shawn M. Stambaugh, PE
FL. LIC. 61850 – C.A. 26210

project
ARON RESIDENCE
212 KINGS LYNN
CITY OF DELRAY BEACH
FLORIDA

QEA
QUANTUM ENGINEERING ASSOCIATES INC.
Structural Engineering
Cost Segregation
6415 LAKE WORTH ROAD SUITE 105
GREENACRES, FL 33463
561.202.6994
WWW.QEASSOCIATES.COM

drawing
SITE PLAN

sheet
AS-1

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