

HARBOUR'S EDGE PARKING IMPROVEMENTS

The logo for WWGI consists of a large, bold, black 'W' and 'G' followed by a smaller 'I'. A registered trademark symbol (®) is located to the right of the 'I'.

100% CONSTRUCTION DOCUMENTS

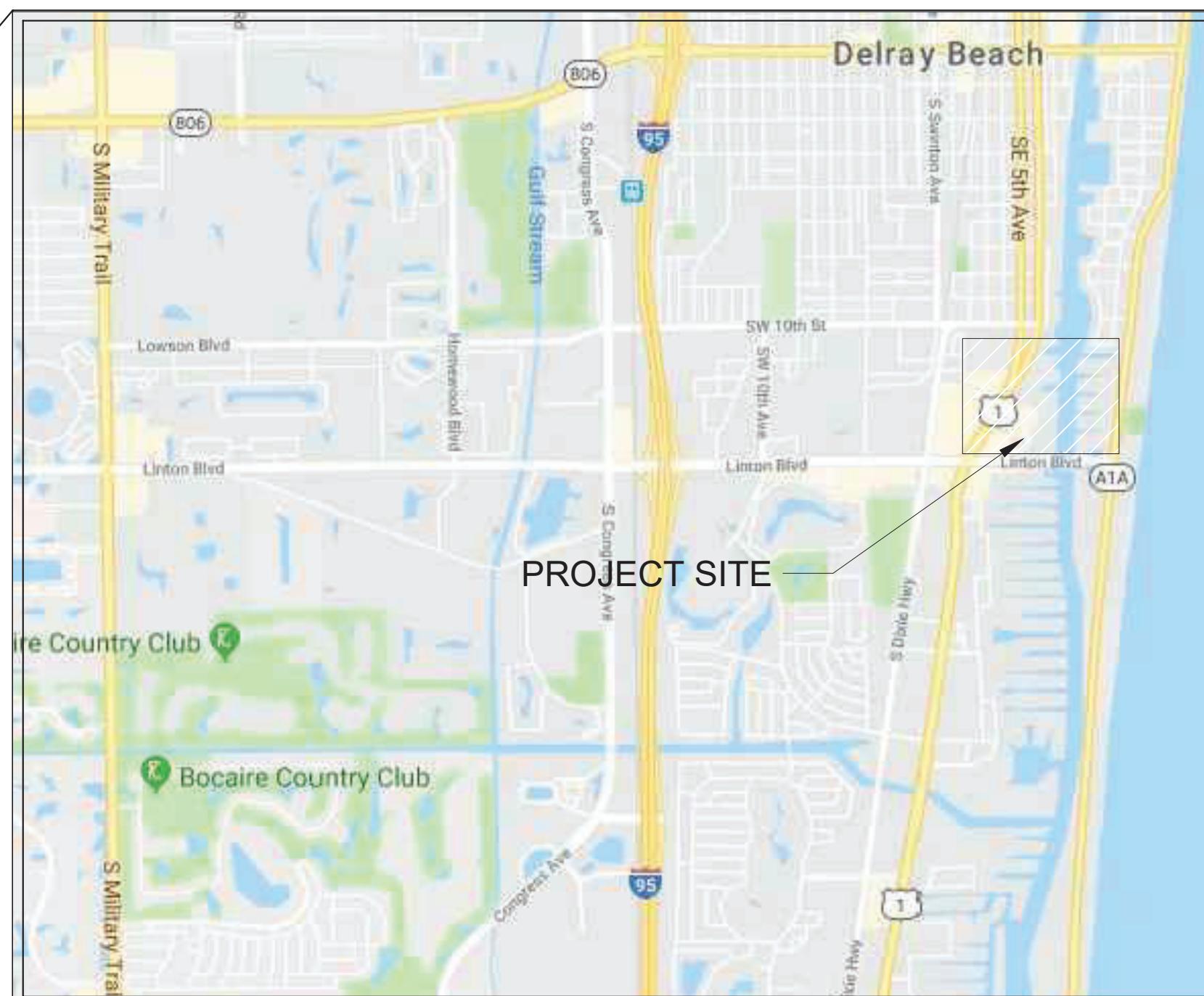
PREPARED FOR:
LIFESPACE COMMUNITIES INC.
WEST DES MOINES, IA 50266

PROJECT TITLE:

HARBOUR'S EDGE PARKING IMPROVEMENTS

401 EAST LINTON BLVD
DELRAY BEACH, FL 33483

LOCATION MAP



PROJECT LOCATED IN
SECTION 21 / TOWNSHIP 46 SOUTH / RANGE 43 EAST
PALM BEACH COUNTY, FL

SHEET INDEX

T1.0 **COVER SHEET**

CIVIL

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ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344
September 18, 2019

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344
September 18, 2019

100% CONSTRUCTION PLANS

SHEET #:	T1.0	TOTAL SHEETS	27
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VERTICAL DATUM: NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. EET (NAD83)



GENERAL NOTES

- REGULATIONS - ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL CITY OF DELRAY BEACH, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT PALM BEACH COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.
- STANDARD DETAILS AND SPECIFICATIONS - STATE, COUNTY AND CITY OF DELRAY BEACH CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS, GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN. ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- DATUM - UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N.A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS OR RESUMES.
- CHANGES - ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- SHOP DRAWINGS - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL.
- MAINTENANCE OF TRAFFIC (M.O.T.) - UNLESS OTHERWISE PERMITTED, THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC AND ACCESS AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE NECESSARY TEMPORARY PAVEMENT, BARRICADES, LIGHTING, SIGNS, FLAGMEN, ETC. FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL SUBMIT M.O.T. AND A.D.A. ACCESS PLANS TO THE ENGINEER FOR REVIEW AND PROPERTY OWNER APPROVAL OF WORK TO BE DONE WITHIN THE PROJECT SITE. M.O.T. SHALL BE IN ACCORDANCE WITH A.D.A., M.U.T.C.D. AND F.D.O.T. INDEX SERIES 600.
- RECORD DRAWINGS - THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
- RESPONSIBILITY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
- RESTORATION - THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.
- OPEN TRENCHES - ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE OWNER, ENGINEER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.
- CONFLICTS - ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE ENGINEER OR OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH FLORIDA POWER AND LIGHT (FPL) ON ANY WORK IN THE VICINITY OF OVERHEAD AND UNDERGROUND POWER LINES.
- CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF POWER LINES.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED. WHETHER SHOWN ON THE LANDSCAPE PLANS OR DESIGNATED IN THE FIELD, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT, IN KIND, OF ANY TREES SPECIFIED TO BE SAVED THAT ARE DAMAGED AS A RESULT OF WORK CONDUCTED.
- NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN SECURED AND THE CONTRACTOR IS ISSUED A NOTICE TO PROCEED.

CLEARING AND GRUBBING

- CLEARING - CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE ENGINEER OR OWNER AND APPROVED BY THE CITY OF DELRAY BEACH.
- GRUBBING - ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN THE LIMITS OF PAVEMENT CONSTRUCTION SHALL BE REMOVED TO A DEPTH OF 30" BELOW FINISHED PAVEMENT ELEVATION AND REPLACED WITH CLEAN FILL.
- DEBRIS REMOVAL - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON-SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE ENGINEER AND CITY OF DELRAY BEACH.
- PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
- LANDSCAPED AREAS - ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF BASE ROCK AND CONSTRUCTION DEBRIS AND EXCAVATED TO A MINIMUM DEPTH OF 30" OR TO CLEAN, NATIVE SOIL. REFER TO THE LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL PLANTING INFORMATION AND DETAILS.
- MUCK - ANY MUCK ENCOUNTERED WITHIN 10' OF THE PAVEMENT AND BUILDING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
- HARDPAN - HARDPAN ENCOUNTERED IN THE DETENTION AREA SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR FILL MATERIAL.

PAVING AND DRAINAGE

- SUBGRADE - SUBGRADE SHALL BE COMPACTION TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 30" BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTION TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.
- BASE - APPROVED SHELLROCK AND LIMEROCK SHALL CONFORM TO APPLICABLE PARTS OF SECTIONS 285 OF THE CURRENT FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTION TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (ASTM-D1557). PRIME COAT MINIMUM APPLICATION RATE OF 0.10 GAL/S.Y. TACK COAT MINIMUM APPLICATION RATE OF 0.05 GAL/S.Y.
- ASPHALT CONCRETE - STRUCTURAL AND SURFACE COURSES SHALL CONFORM TO APPLICABLE SECTIONS 300 THROUGH 341 OF THE CURRENT FDOT SPECIFICATIONS.
- STRUCTURES - INLETS AND MANHOLES SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. INLET GRATES SHALL BE SECURED IN ACCORDANCE WITH FDOT INDEX NO 201.
- PIPES - DRAINAGE PIPES SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
- REINFORCING STEEL - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 SPECIFICATIONS.
- CONCRETE - CONCRETE SHALL DEVELOP A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
- PIPE BACKFILL - PIPE BACKFILL SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. PIPE BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTION TO NOT LESS THAN 100% MAXIMUM DENSITY AS DEFINED BY AASHTO T-180.
- TRAFFIC CONTROL DEVICES - ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNS SHALL BE AS DEFINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD). PALM BEACH COUNTY TYPICAL #T-P-18 AND/OR THE CURRENT FDOT SPECIFICATIONS, WHERE APPLICABLE. THERMOPLASTIC MATERIAL SHALL BE USED FOR FINAL PAVEMENT MARKINGS EXCEPT PARKING SPACES. IF PAVER BRICKS ARE USED IN MARKED PAVEMENT, BRICKS OF APPROPRIATE COLOR AND CONTRAST SHALL BE USED IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL. PAINT MAY BE USED FOR TEMPORARY STRIPING.
- WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.
- ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. HANDICAP PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2') FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.

SITE ELECTRIC NOTES

- ALL STREET LIGHTING LOCATED WITHIN PROPERTY WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BV	BUTTERFLY VALVE
CAP	CORRUGATED ALUMINUM PIPE
CO	CLEANOUT
CR	CURB RAMP
CS	CONTROL STRUCTURE
DBO	DESIGNED BY OTHERS
DCCAD	DOUBLE CHECK DETECTOR ASSEMBLY
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLANGE
FM	FORCE MAIN
GR	GRATE ELEVATION
GV	GATE VALVE
HC	HANDICAP ACCESSIBLE RAMP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
I	INLET
INV	INVERT
LME	LAKE MAINTENANCE EASEMENT
MH	MANHOLE
NAD	NORTH AMERICAN DATUM
NGV	NATIONAL GEODETIC VERTICAL DATUM
PBC	PALM BEACH COUNTY
PBCHD	PALM BEACH COUNTY HEALTH DEPARTMENT
PBCWUD	PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
PVC	POLYVINYL CHLORIDE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SW	SIDEWALK
SAN	SANITARY SEWER
SP	SAMPLE POINT
STM	STORM SEWER
SW	SIDEWALK
TOB	TOP OF BANK
TOP	TOP, TOP OF PIPE
TYP	TYPICAL
UE	UTILITY EASEMENT
YD	YARD DRAIN
WM	WATER MAIN

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

CAD 422400-CV-COVID19

JOE NO. 4224-00

DRAWN BY GAT

CHECK BY C.H.

DATE 7-16-19

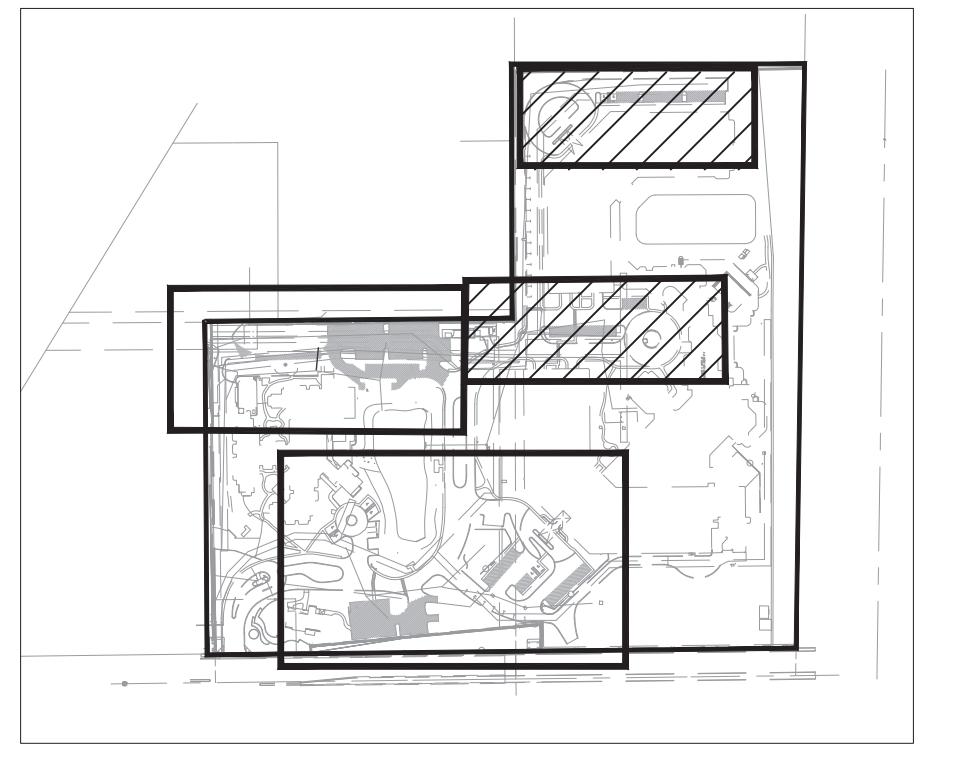
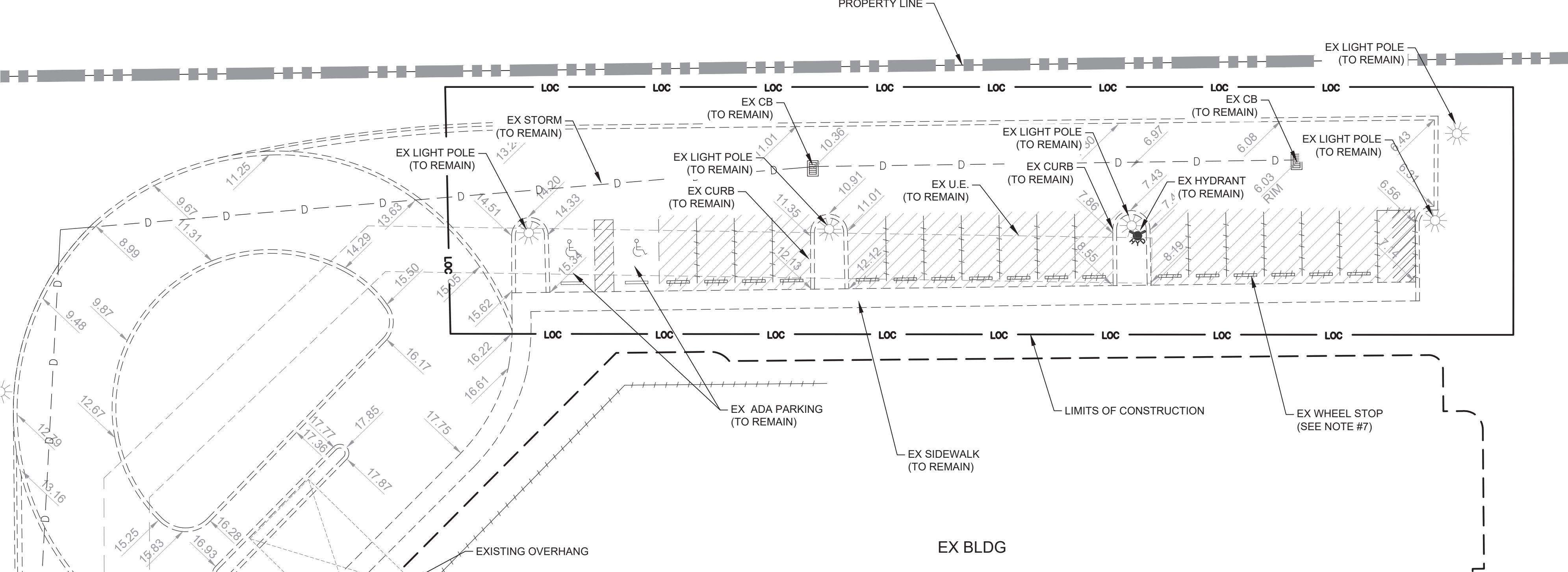
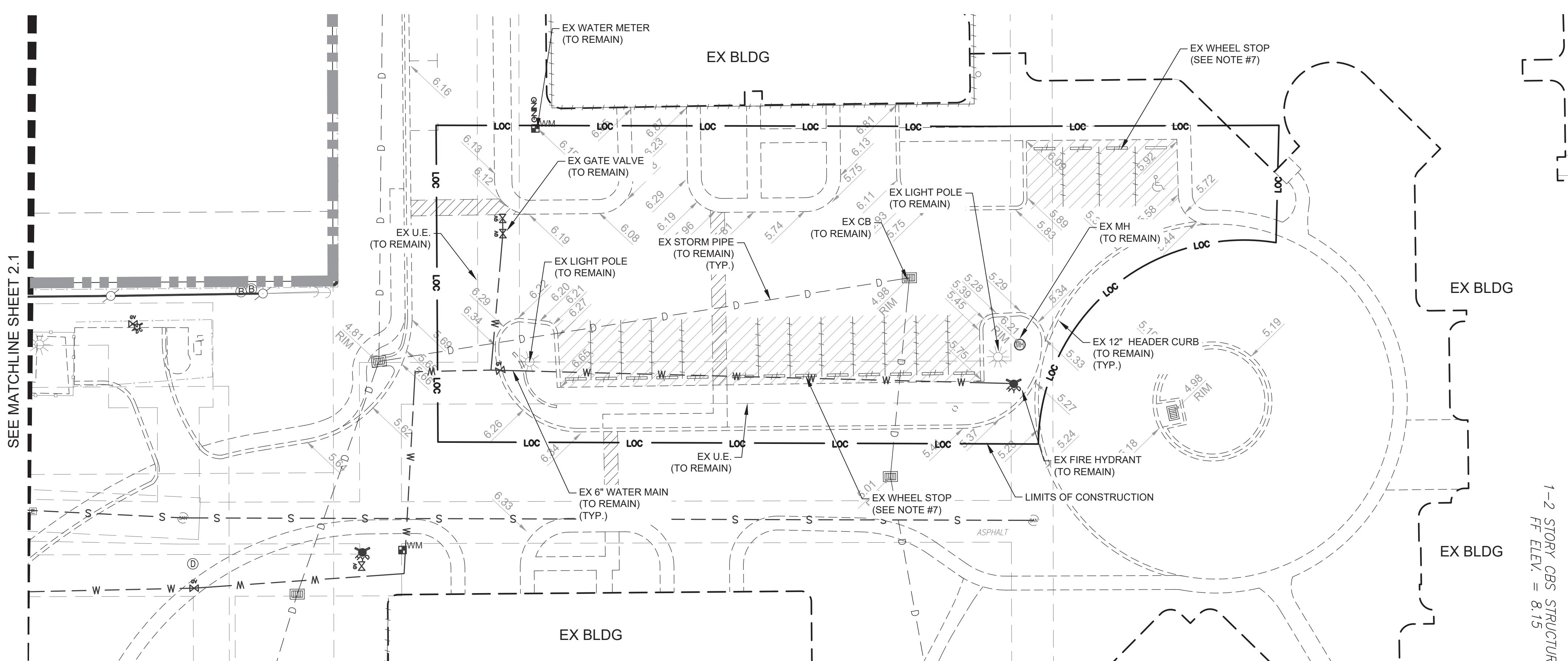
HARBOUR'S EDGE PARKING IMPROVEMENTS

GENERAL NOTES

SHEET:
C1.0

FIELD OBSERVATIONS AND TESTING

- ALL WORK IS OPEN AND SUBJECT TO INSPECTION BY ENGINEER AND THE CITY OF DELRAY BEACH.
- NOTIFICATION - THE CONTRACTOR SHALL NOTIFY THE ENGINEER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK. CALL "SUNSHINE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION.
- THE UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CURB AND PAVEMENT CONSTRUCTION. ANY NECESSARY ADJUSTMENTS AT THIS TIME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DRAINAGE PIPES AND STRUCTURES SHALL BE INSPECTED BY THE ENGINEER PRIOR TO BACKFILLING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW THE INVERT AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
- ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.
- THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS AND THE ASPHALT MIX AND DESIGN CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
- PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE ENGINEER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 S.Y.
- DENSITY TEST FOR PIPE TRENCHES SHALL BE TAKEN AT THE PIPE SPRING-LINE AND AT MAXIMUM ONE FOOT (1') LIFTS AS MEASURED FROM THE TOP OF PIPE. THE TESTS SHALL BE TAKEN AT A MAXIMUM SPACING OF EVERY 300 FEET MEASURED FROM THE STRUCTURE OR AT LEAST ONE TEST AT THE CENTER OF THE PIPE SEGMENT BETWEEN TWO STRUCTURES IF LESS THAN 300 FEET. TESTS SHALL BE TAKEN ON ALL SIDES WITHIN FIVE (5') OF EACH STRUCTURE. THE TEST LOCATION AT THE STRUCTURE SHALL BE ON ALTERNATING SIDES OF THE STRUCTURE WITH EACH LIFT TESTED. THE LOCATION AND DEPTH OF ALL TESTS SHALL BE CLEARLY INDICATED IN THE DESCRIPTION AREA ON THE TEST REPORT OR ILLUSTRATED IN A MAP.
- TESTING - TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE ENGINEER, PBCWUD OR PERMITTING AGENCIES.



HARBOUR'S EDGE PARKING IMPROVEMENTS

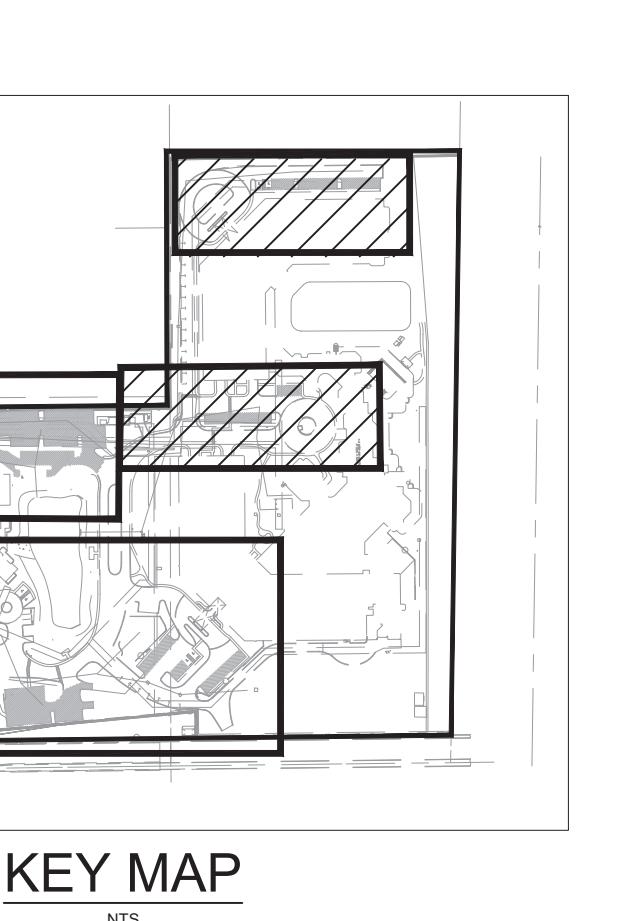
SITE DEMOLITION PLAN

SHEET:
C2.0

WWGI
2035 Vista Parkway West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wwgi.com
Cert. No. 5091 - LB No. 7055



N



KEY MAP

LEGEND

LIMITS OF CONSTRUCTION	— LOC —
EXISTING CATCH BASIN	█
SANITARY MANHOLE	█ SAN
EXISTING FIRE HYDRANT	█ HYD
WATER METER / VALVE	█ WM
BELL SOUTH	█ BS
EXISTING GROUND ELEVATION	9.23
LIGHT POLE	█ L
TO BE REMOVED	
LIMITS OF CLEARING REMOVE UNLESS OTHERWISE SPECIFIED: ASPHALT, PAVEMENT, CURBING, WHEEL STOPS, UNSUITABLE MATERIAL	████████
LIMITS OF ASPHALT MILLING & RESURFACING	████

CAD 4224000-CV-DEM/DWG

NO. DATE REVISIONS

4224.00

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CJH

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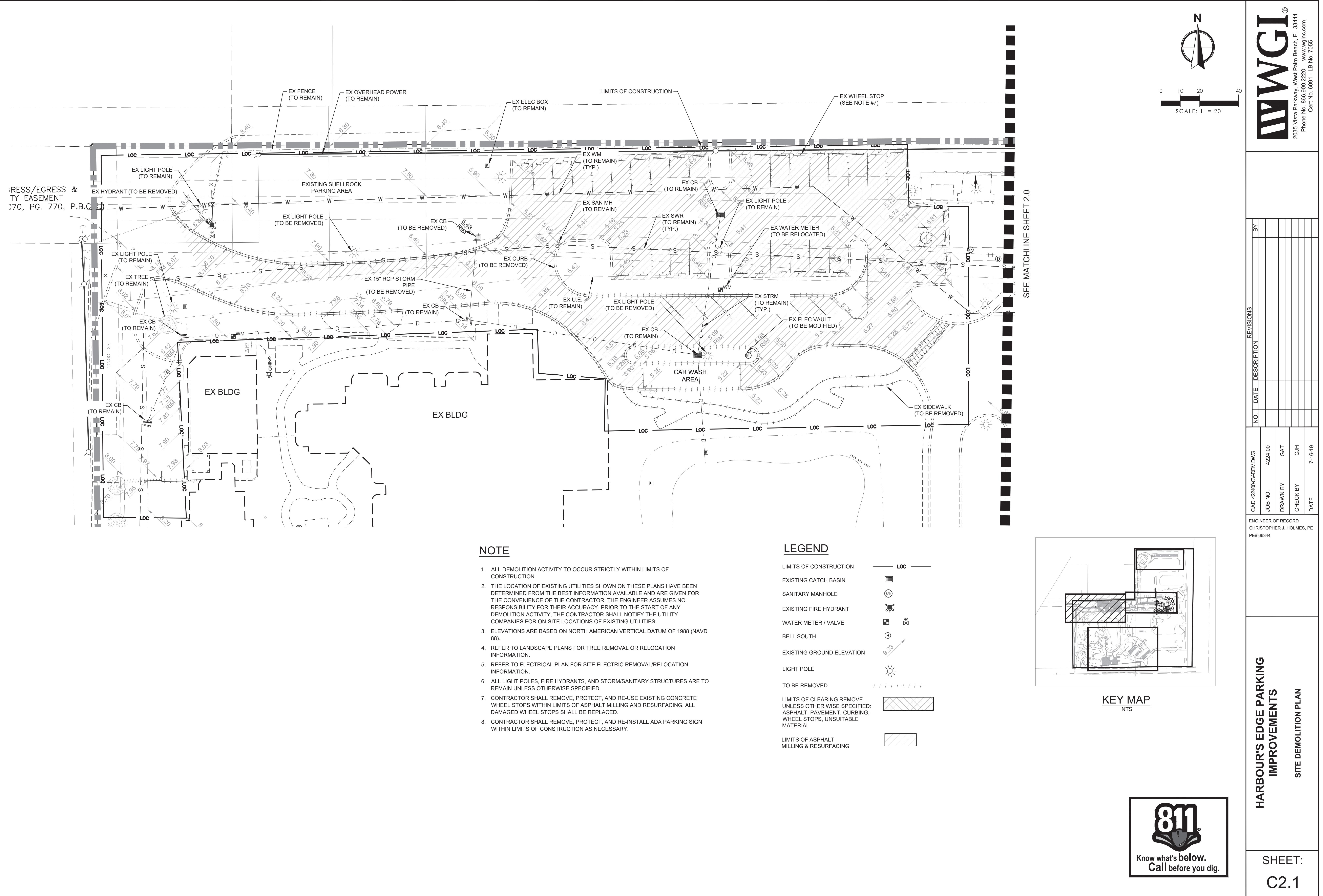
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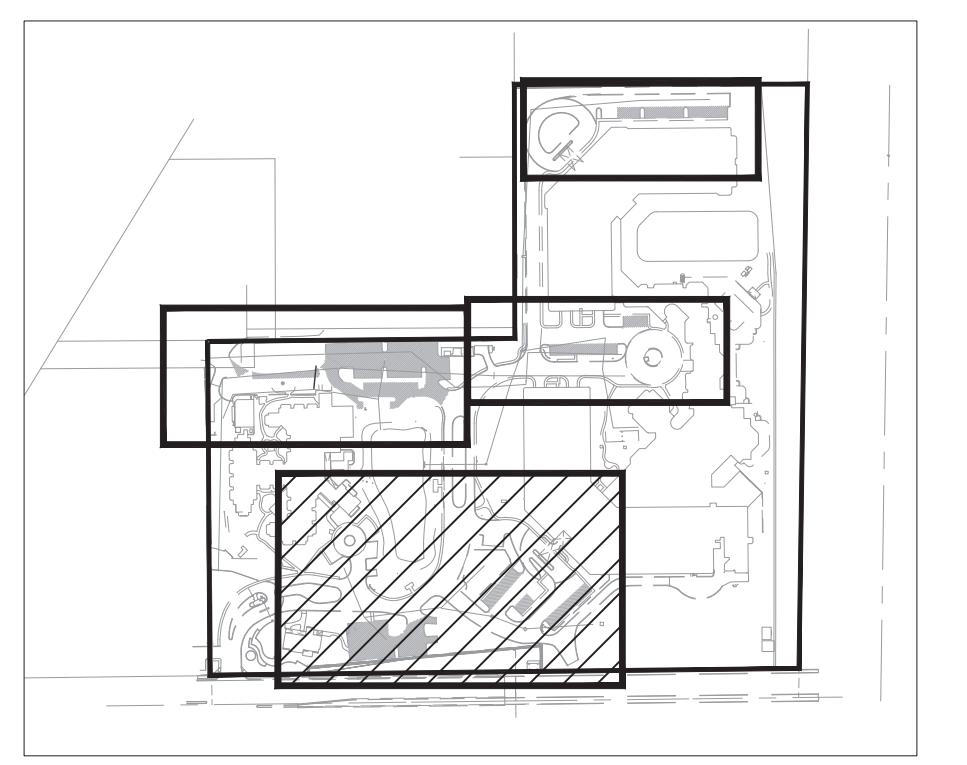
1. ALL DEMOLITION ACTIVITY TO OCCUR STRICTLY WITHIN LIMITS OF CONSTRUCTION.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL OR RELOCATION INFORMATION.
5. REFER TO ELECTRICAL PLAN FOR SITE ELECTRIC REMOVAL/RELOCATION INFORMATION.
6. ALL LIGHT POLES, FIRE HYDRANTS, AND STORM/SANITARY STRUCTURES ARE TO REMAIN UNLESS OTHERWISE SPECIFIED.
7. CONTRACTOR SHALL REMOVE, PROTECT, AND RE-USE EXISTING CONCRETE WHEEL STOPS WITHIN LIMITS OF ASPHALT MILLING AND RESURFACING. ALL DAMAGED WHEEL STOPS SHALL BE REPLACED.
8. CONTRACTOR SHALL REMOVE, PROTECT, AND RE-INSTALL ADA PARKING SIGN WITHIN LIMITS OF CONSTRUCTION AS NECESSARY.

LEGEND

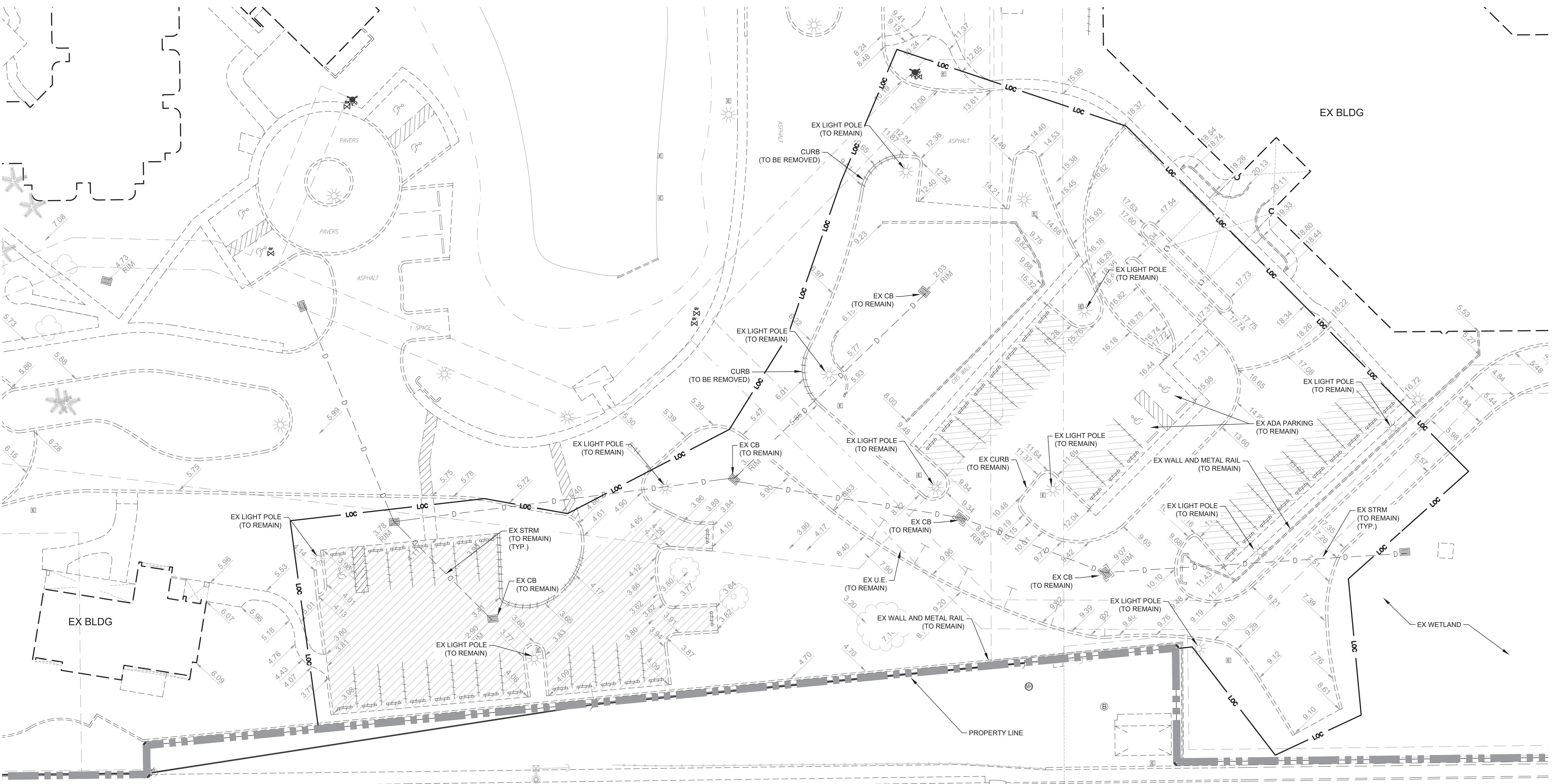
LIMITS OF CONSTRUCTION	LOC
EXISTING CATCH BASIN	
SANITARY MANHOLE	
EXISTING FIRE HYDRANT	
WATER METER / VALVE	
BELL SOUTH	
EXISTING GROUND ELEVATION	
LIGHT POLE	
TO BE REMOVED	

LIMITS OF CLEARING REMOVE
UNLESS OTHERWISE SPECIFIED:
ASPHALT, PAVEMENT, CURBING,
WHEEL STOPS, UNSUITABLE
MATERIAL

LIMITS OF ASPHALT
MILLING & RESURFACING



KEY MAP

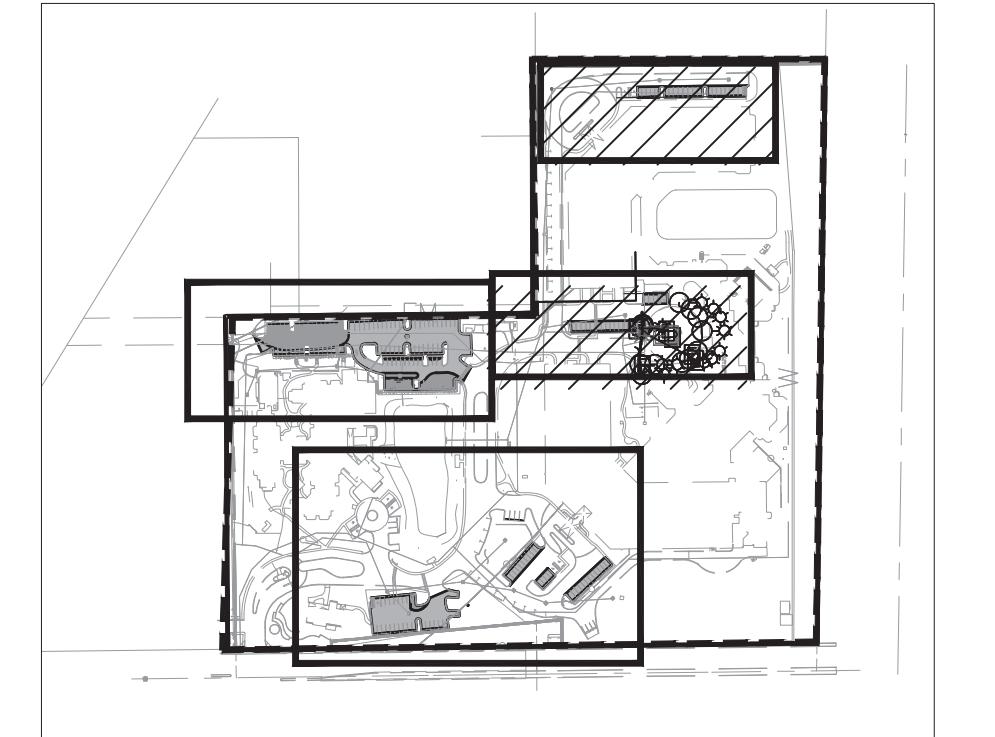
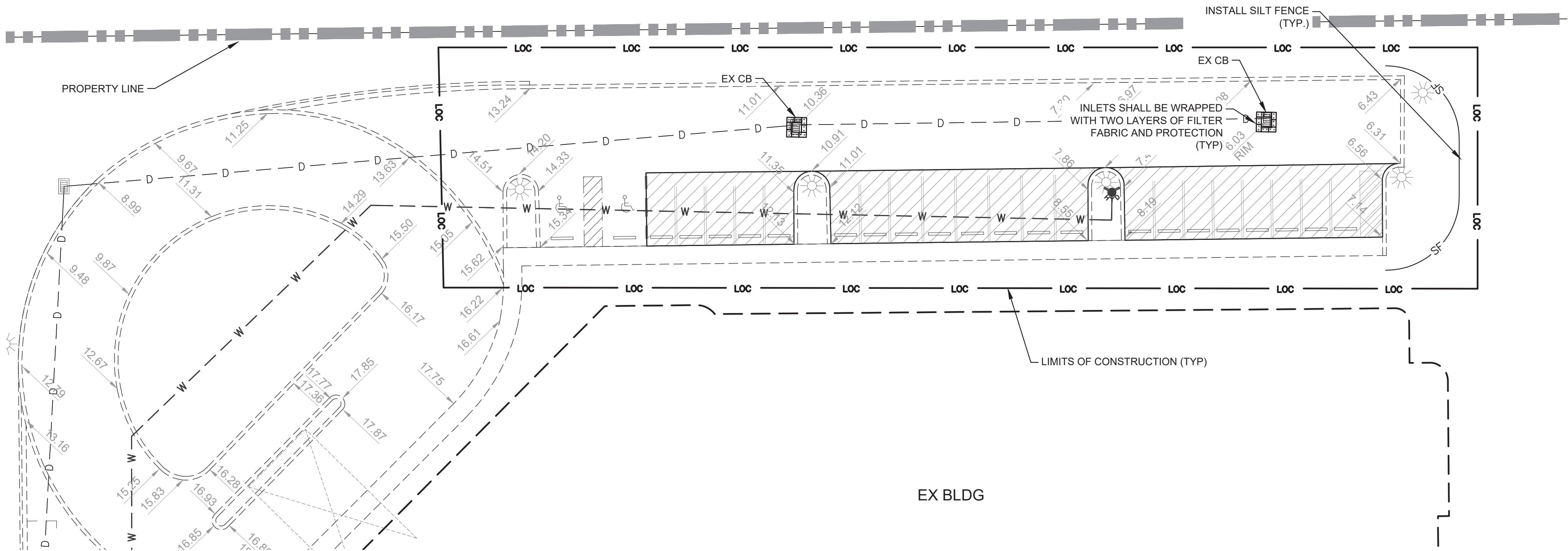


NO.	DATE	DESCRIPTION	REVISIONS
CAD 422400-CV-DEM/DNG			
JOE NO.	4224-00		
DRAWN BY	GAT		
CHECK BY	CHH		
DATE	7-16-19		
ENGINEER OF RECORD	CHRISTOPHER J. HOLMES, PE		
PE# 66344			

HARBOUR'S EDGE PARKING IMPROVEMENTS

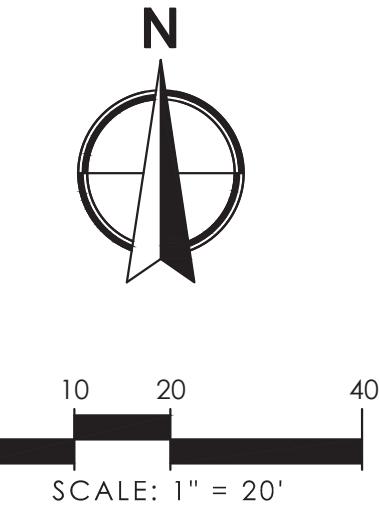
SITE DEMOLITION PLAN

SHEET:
C2.2



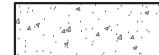
KEY MAP

NTS



: No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

LEGEND

TS OF CONSTRUCTION	LOC
CRETE PAVEMENT	
HALT PAVEMENT	
TS OF ASPHALT ING & RESURFACING	
POSED WATER MAIN	W
POSED DRAINAGE PIPE	D
TING DRAINAGE PIPE	— — — D —
IMAGE STRUCTURE	
TING LIGHT POLE	
— — — SF —	
— — — T PROTECTION —	
TING DRAINAGE STRUCTURE	

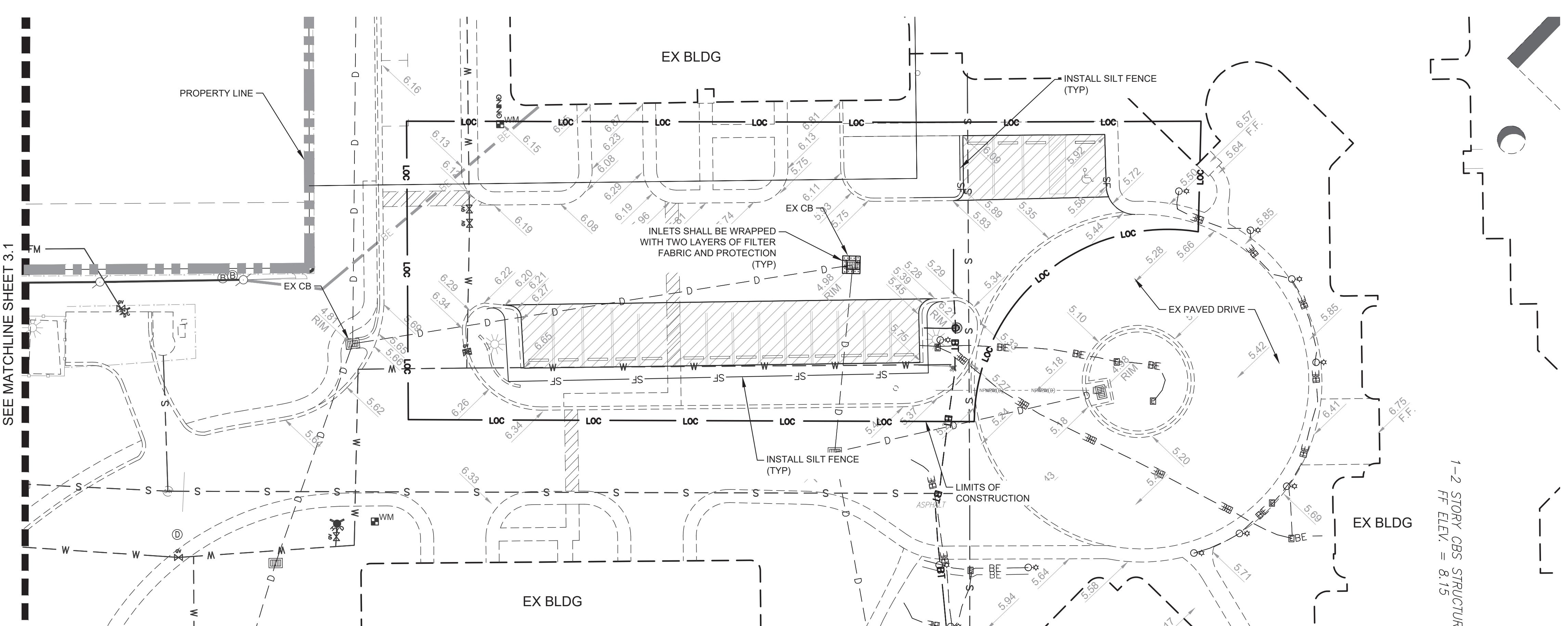
NOTE

SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING, ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE COUNTY OR ENGINEER.

PORABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.

DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

REFER TO SHEET C5.0 AND C5.1 FOR SWPPP DETAILS.



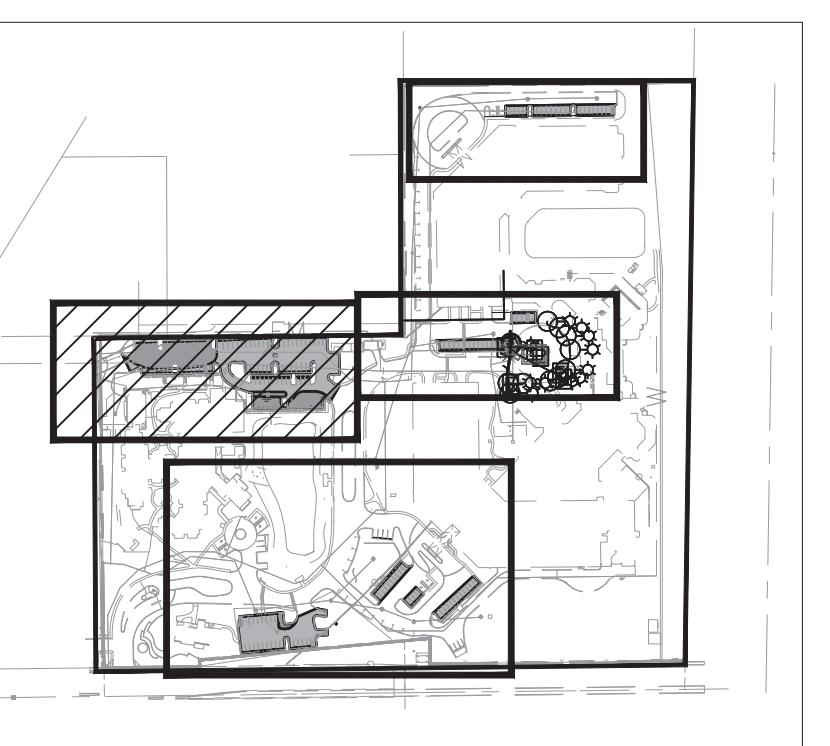
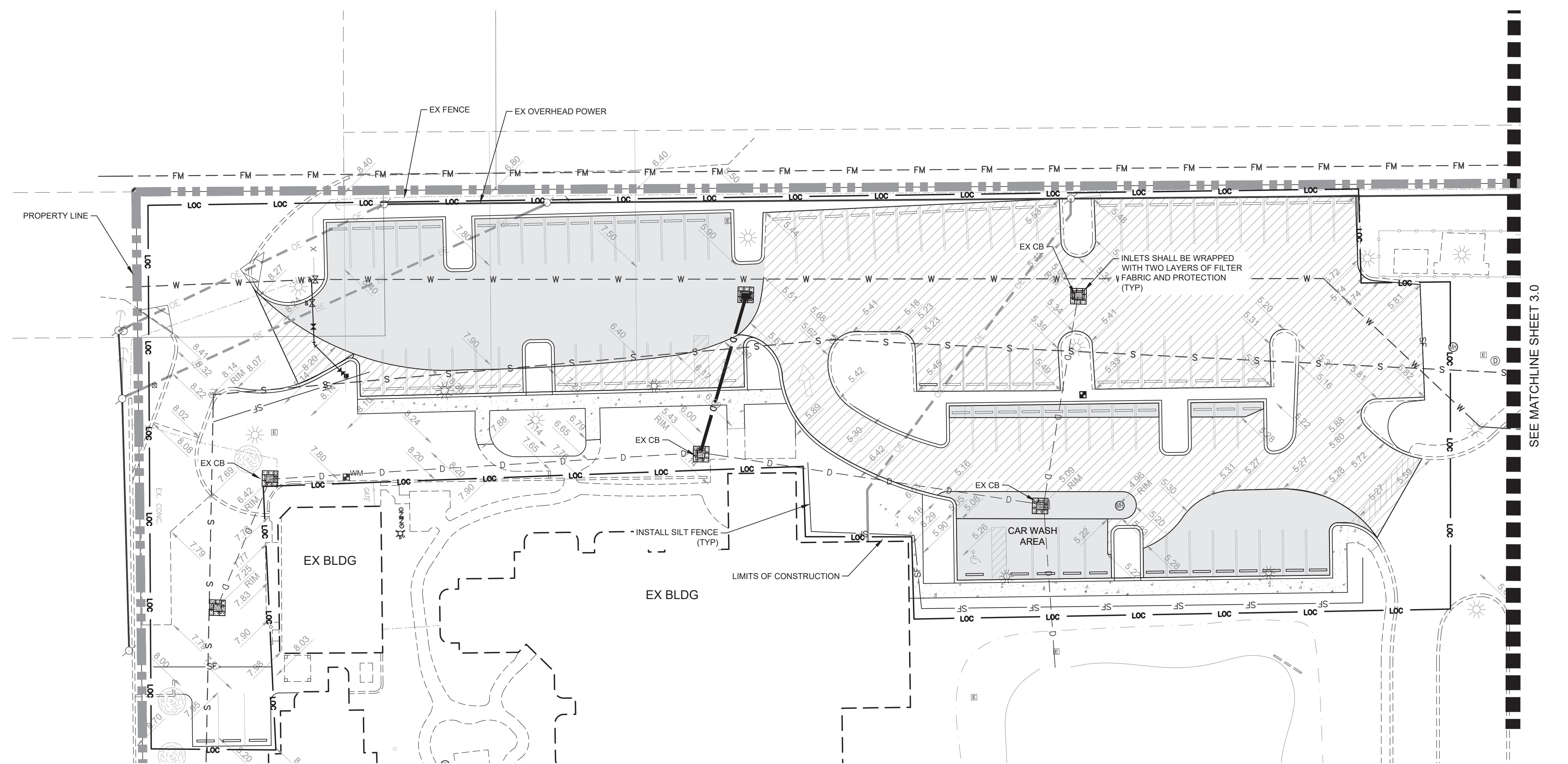
1-2 STORY CBS STRUCTURE
FF ELEV. = 8.15

HARBOUR'S EDGE PARKING IMPROVEMENTS

STORMWATER POLLUTION PREVENTION PLAN

SHEET: C3.0

Chris Holmes C:\pwworking\lg\chris.holmes\l15169261422400-CV-SWPP.dwg ---- Plotted: 9/24/2019 10:25:00 AM Saved: 9/18/2019 9:10:23 AM



KEY MAP

NTS

NOTE

1. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING. ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE COUNTY OR ENGINEER.
2. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. REFER TO SHEET C5.0 AND C5.1 FOR SWPPP DETAILS.

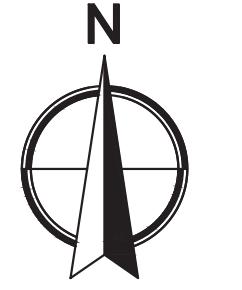
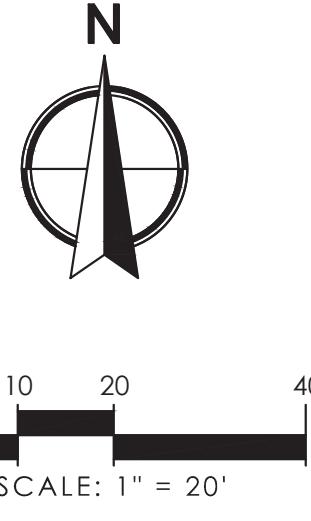
HARBOUR'S EDGE PARKING IMPROVEMENTS
STORMWATER POLLUTION PREVENTION PLAN

SHEET:
C3.1

WWGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wwgi.com
Cert. No. 5091 - LB No. 7055

CAD 4224000Cv/SWPP.DWG	NO.	DATE	DESCRIPTION	REVISIONS
JOHNO	4224.00			BY
DRAWN BY	GAT			BY
CHECK BY	CJH			BY
DATE	7-16-19			

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344



0 10 20 40
SCALE: 1" = 20'

SEE MATCHLINE SHEET 3.0

LEGEND

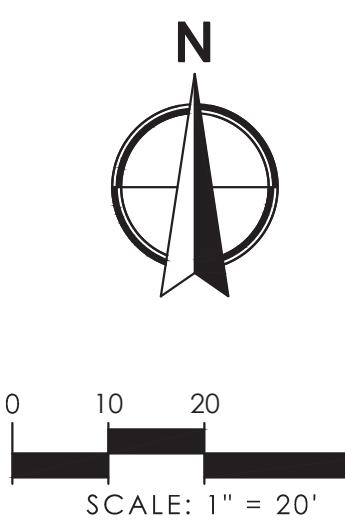
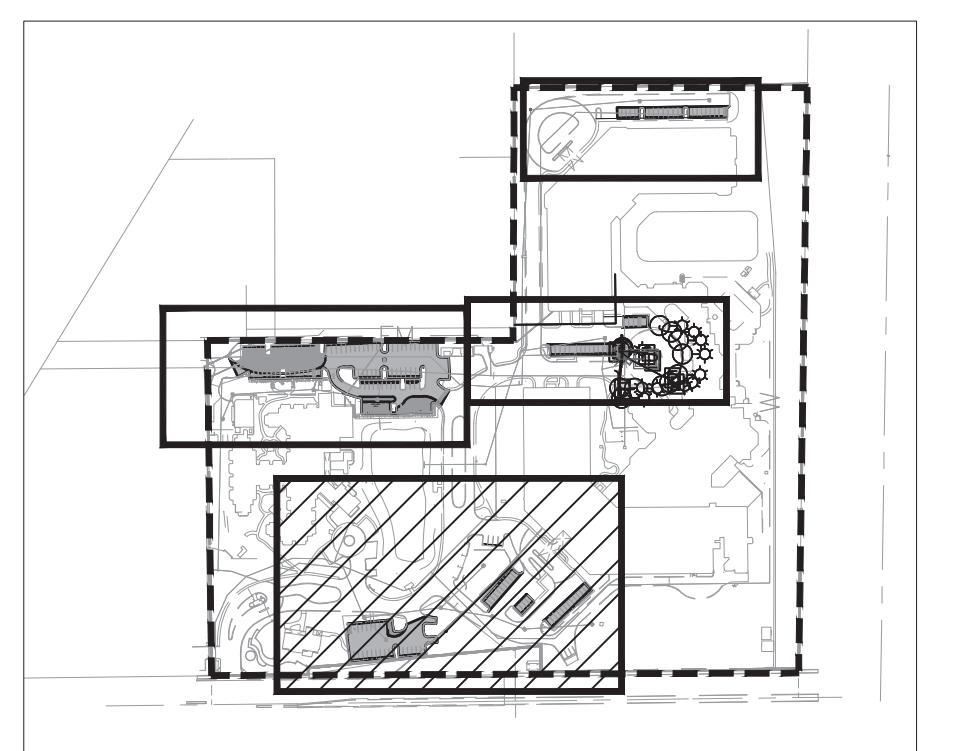
LIMITS OF CONSTRUCTION	LOC
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
LIMITS OF ASPHALT MILLING & RESURFACING	
PROPOSED WATER MAIN	W
PROPOSED DRAINAGE PIPE	D
EXISTING DRAINAGE PIPE	D
DRAINAGE STRUCTURE	
EXISTING LIGHT POLE	
SILT FENCE	SF
INLET PROTECTION	
EXISTING DRAINAGE STRUCTURE	

NOTE

1. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING. ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE COUNTY OR ENGINEER.
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3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.
4. REFER TO SHEET C5.0 AND C5.1 FOR SWPPP DETAILS.

LEGEND

LIMITS OF CONSTRUCTION	LOC
CONCRETE PAVEMENT	[Hatched]
ASPHALT PAVEMENT	[Solid]
LIMITS OF ASPHALT MILLING & RESURFACING	[Hatched]
PROPOSED WATER MAIN	W
PROPOSED DRAINAGE PIPE	—
EXISTING DRAINAGE PIPE	—
DRAINAGE STRUCTURE	[Square]
EXISTING LIGHT POLE	[Sun]
SF	[Hatched]



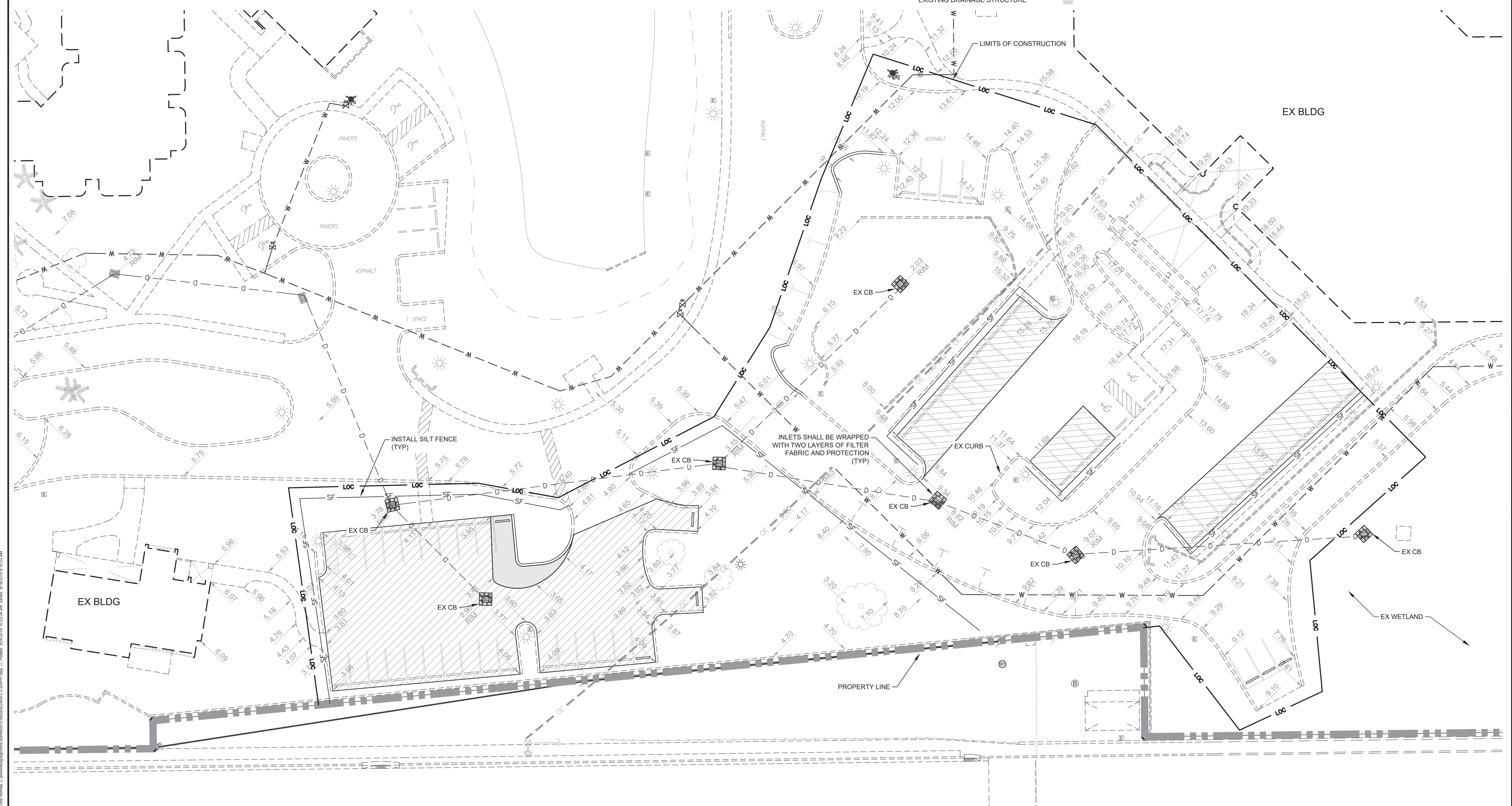
WWGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wwginc.com
Cert. No. 5091 - LB No. 7055

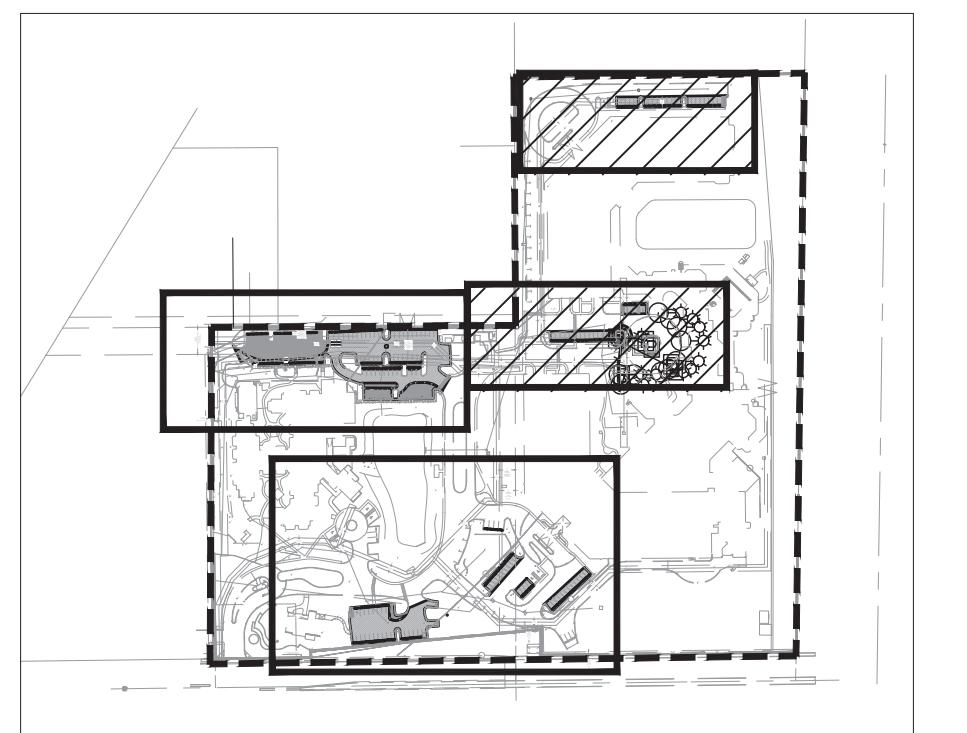
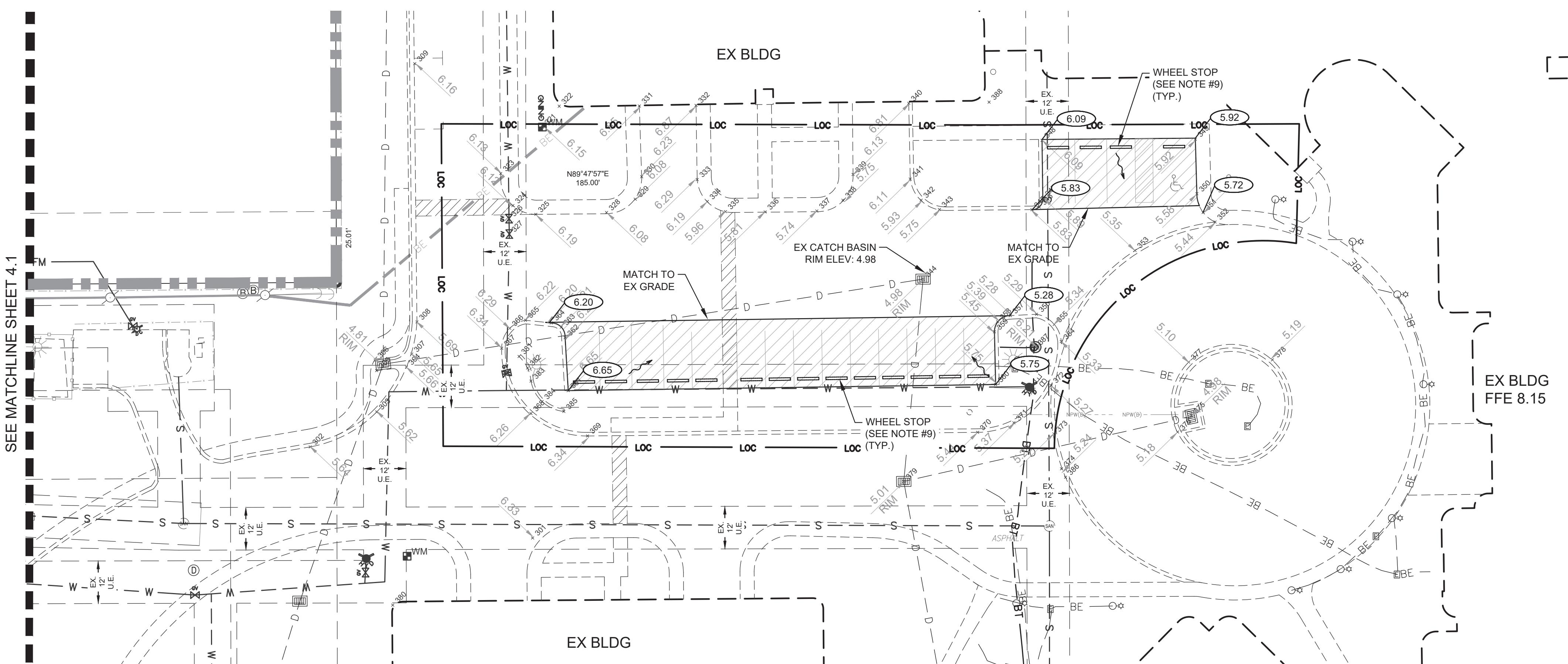
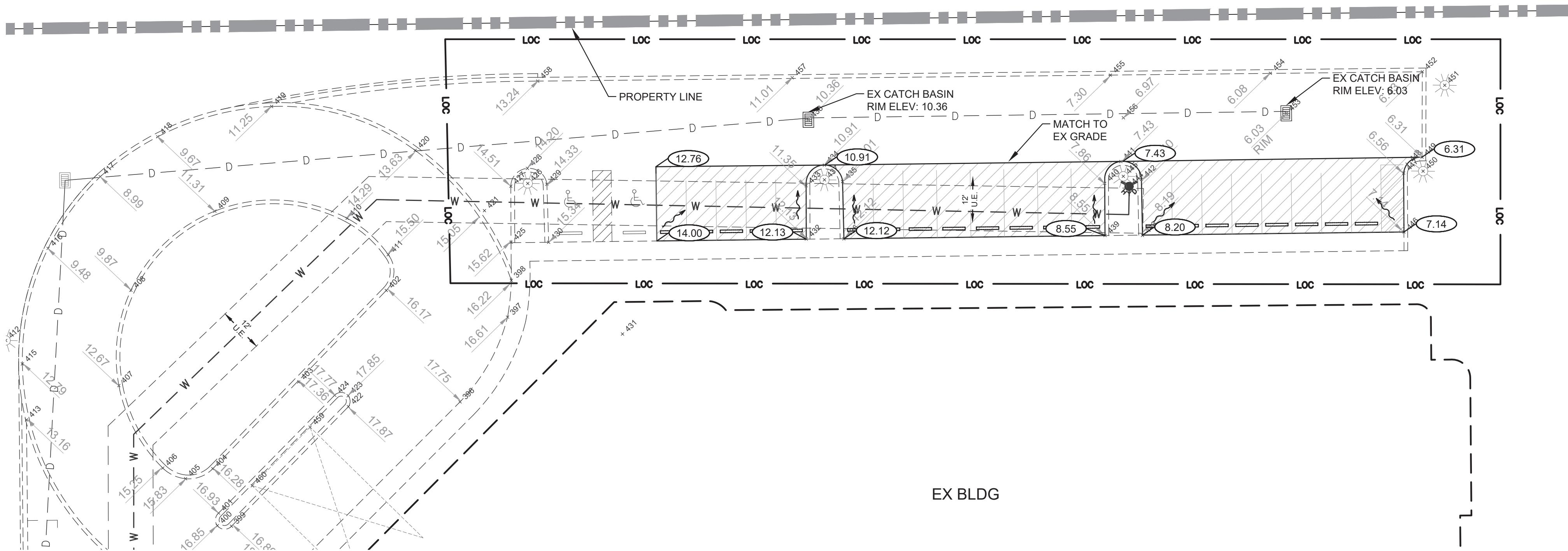
HARBOURS EDGE PARKING IMPROVEMENTS
STORMWATER POLLUTION PREVENTION PLAN

**SHEET:
C3.2**

CAD 422400Cv/SWPP.DWG	NO.	DATE	DESCRIPTION	REVISIONS	BY
JOHNO	4224.00				
DRAWN BY	GAT				
CHECK BY	CJH				
DATE	7-16-19				

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344





KEY MAP

A compass rose is centered at the top of the page. It features a black arrow pointing upwards labeled 'N' for North. The rose is divided into four quadrants by a horizontal and a vertical line. Below the compass rose is a scale bar consisting of three black horizontal segments of increasing length, followed by the text 'SCALE: 1" = 20'.

LEGEND

ITEMS OF CONSTRUCTION	LOC
CONCRETE PAVEMENT	
DEPOSED ASPHALT PAVEMENT	
ITEMS OF ASPHALT LING & RESURFACING	
DEPOSED WATER MAIN	— W —
DEPOSED DRAINAGE PIPE	— D —
STING DRAINAGE PIPE	— — — D —
AINAGE STRUCTURE	
ISHED GROUND ELEVATION	
STING GROUND ELEVATION	
OW DIRECTION	
STING CATCH BASIN	
STING SANITARY MANHOLE	
STING FIRE HYDRANT	
STING WATER METER / VALVE	
STING BELL SOUTH	
STING LIGHT POLE	
STING WATER MAIN	— — — W —
STING SEWER	— — — S —

NOTE

ALL ELEVATIONS ARE BASED ON NORTH ATLANTIC VERTICAL DATUM OF 1988 (NAVD 88).

ALL ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE
CESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE
CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE.
COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.

MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.

CONCRETE SIDEWALK SHALL SLOPE AWAY FROM BUILDING.

REFER TO STRUCTURAL PLANS FOR CONCRETE PAD DETAILS.

REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTION INFORMATION.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES
FOR SHOP DRAWING APPROVAL.

CONTRACTOR SHALL REFER TO CITY OF DELRAY BEACH DETAIL PW 2.1 (SEE SHEET
1) FOR VERTICAL AND HORIZONTAL PIPE SEPARATION.

CONTRACTOR SHALL REMOVE, PROTECT, AND RE-USE EXISTING CONCRETE WHEEL
OPS WITHIN LIMITS OF ASPHALT MILLING AND RESURFACING. ALL DAMAGED WHEEL
OPS SHALL BE REPLACED.

PLANT TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS
SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD-1.1 & LD1.2

REFER TO LANDSCAPE PLANS FOR DETAILS

ABBREVIATIONS

WATER EASEMENT

UTILITY EASEMENT

ABBREVIATIONS

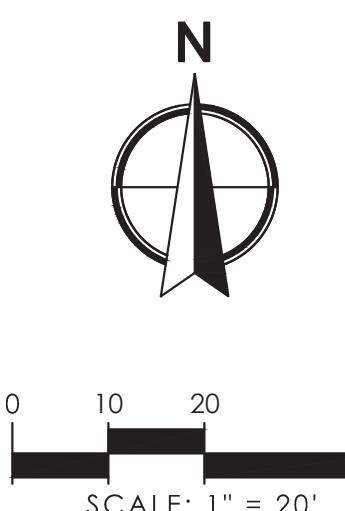
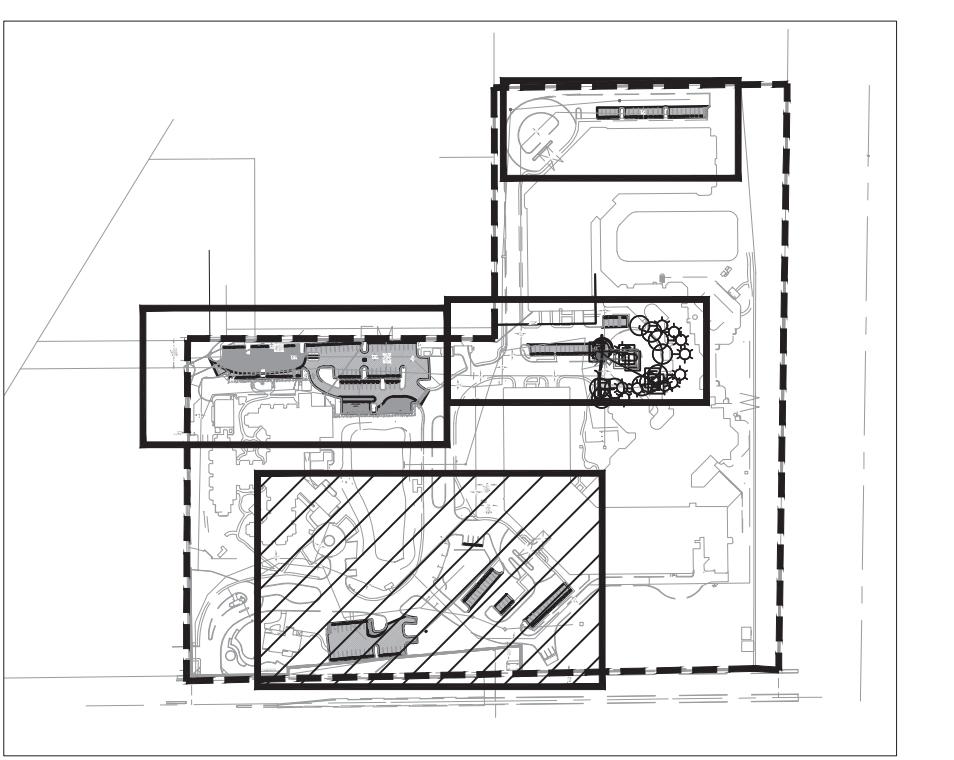
W.E. WATER EASEMENT
U.E. UTILITY EASEMENT

NOTE

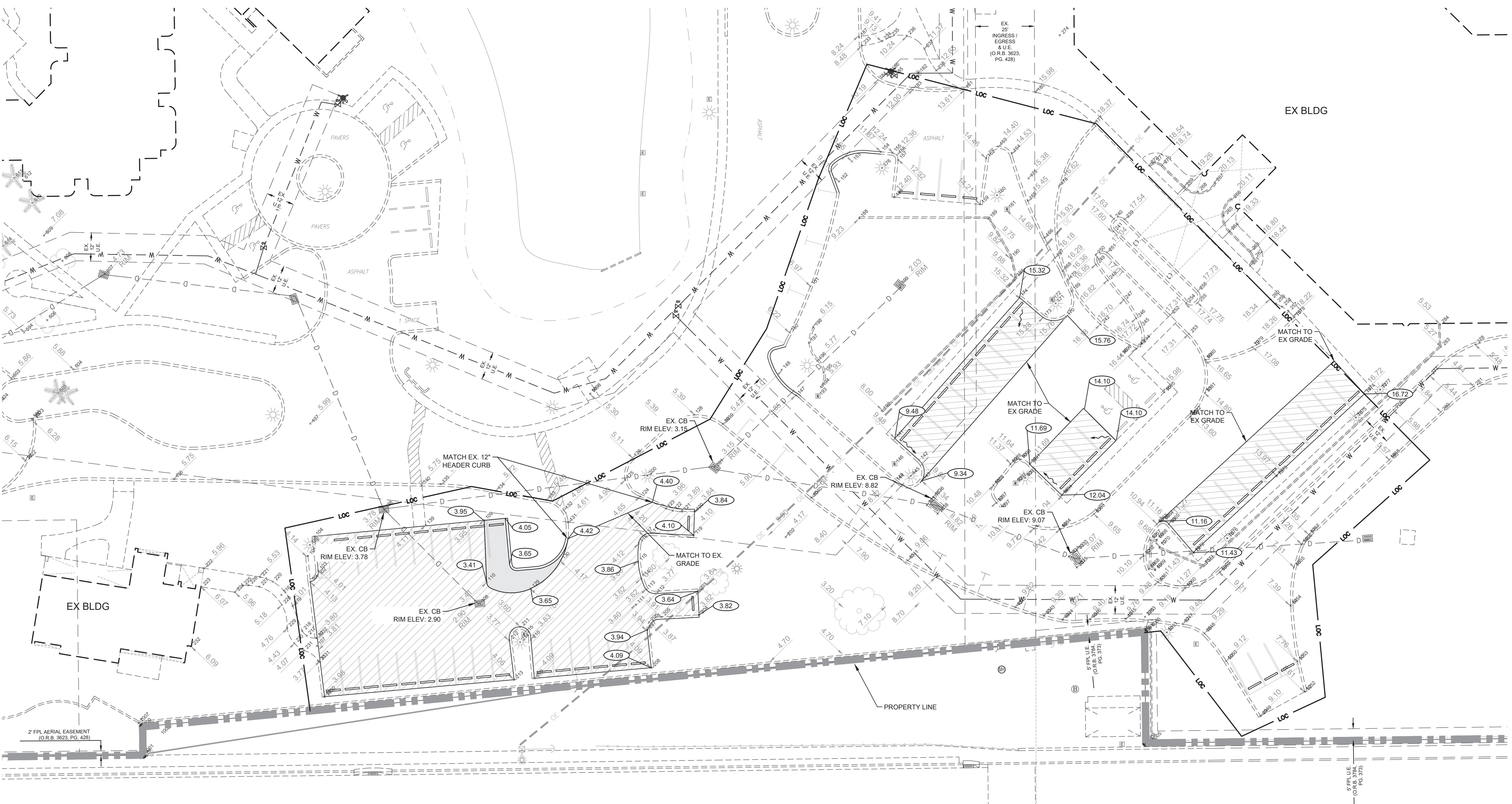
- ALL ELEVATIONS ARE BASED ON NORTH ATLANTIC VERTICAL DATUM OF 1988 (NAVD 88).
- RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
- 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.
- CONCRETE SIDEWALK SHALL SLOPE AWAY FROM BUILDING.
- REFER TO STRUCTURAL PLANS FOR CONCRETE PAD DETAILS.
- REFER TO PLUMBING PLANS FOR WATER AND SEWER CONNECTION INFORMATION.
- CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO SHOP DRAWING APPROVAL.
- CONTRACTOR SHALL REFER TO CITY OF DELRAY BEACH DETAIL PW 2.1 (SEE SHEET C5.1) FOR VERTICAL AND HORIZONTAL PIPE SEPARATION.
- CONTRACTOR SHALL REMOVE, PROTECT, AND RE-USE EXISTING CONCRETE WHEEL STOPS WITHIN LIMITS OF ASPHALT MILLING AND RESURFACING. ALL DAMAGED WHEEL STOPS SHALL BE REPLACED.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CIT OF DELRAY BEACH STANDARD DETAILS; LD-1.1 & LD-1.2 REFER TO LANDSCAPE PLANS FOR DETAILS.

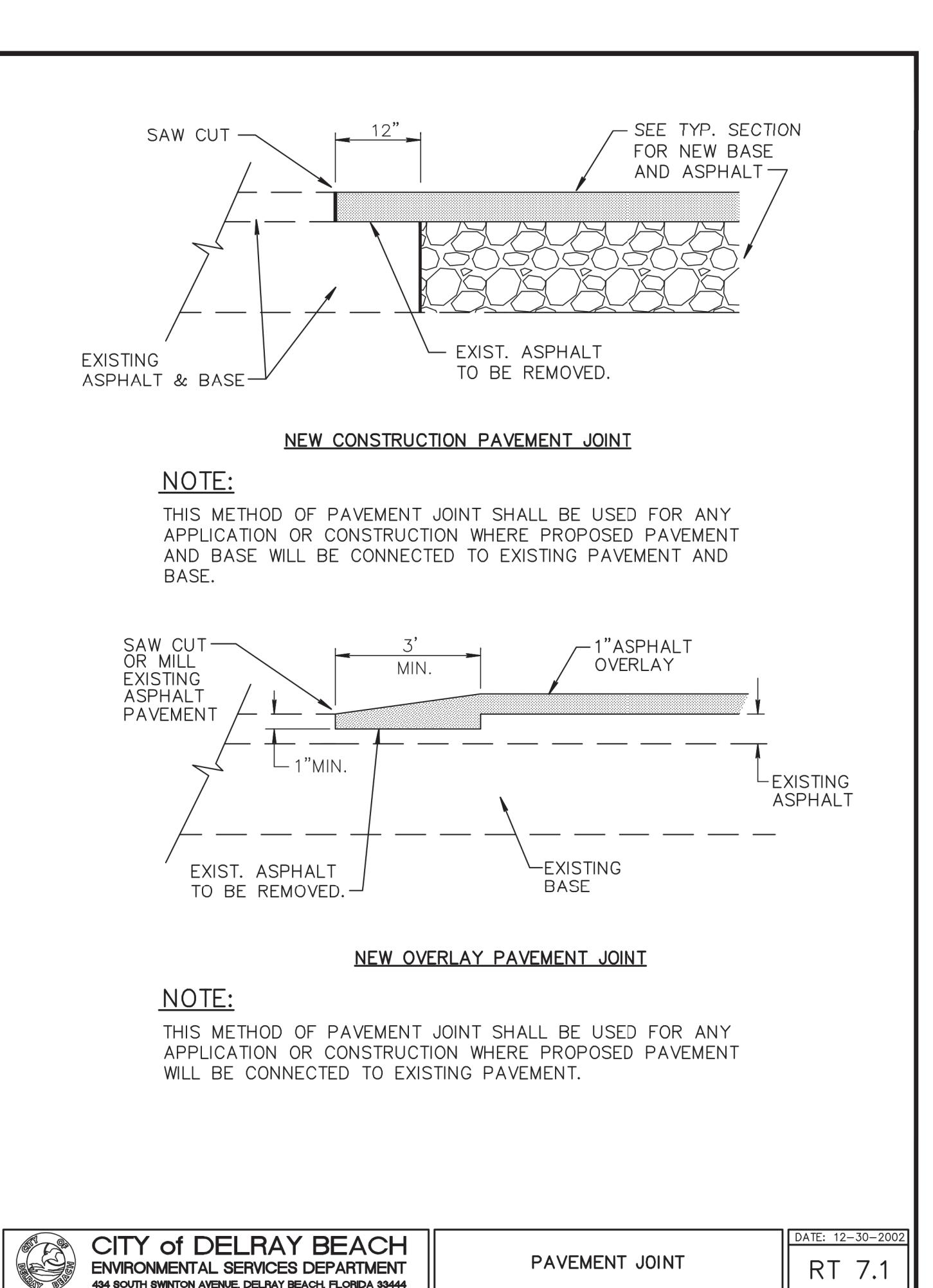
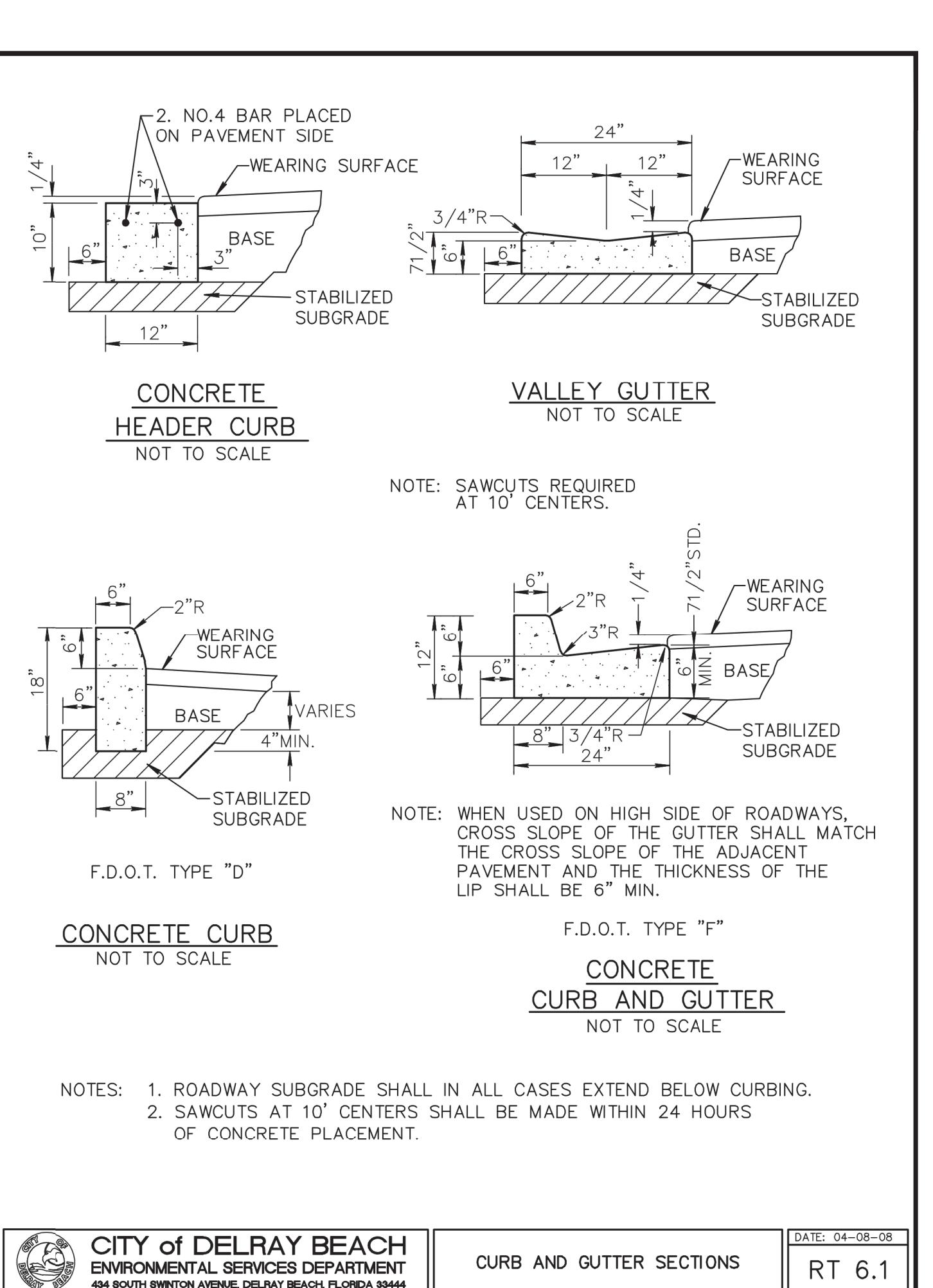
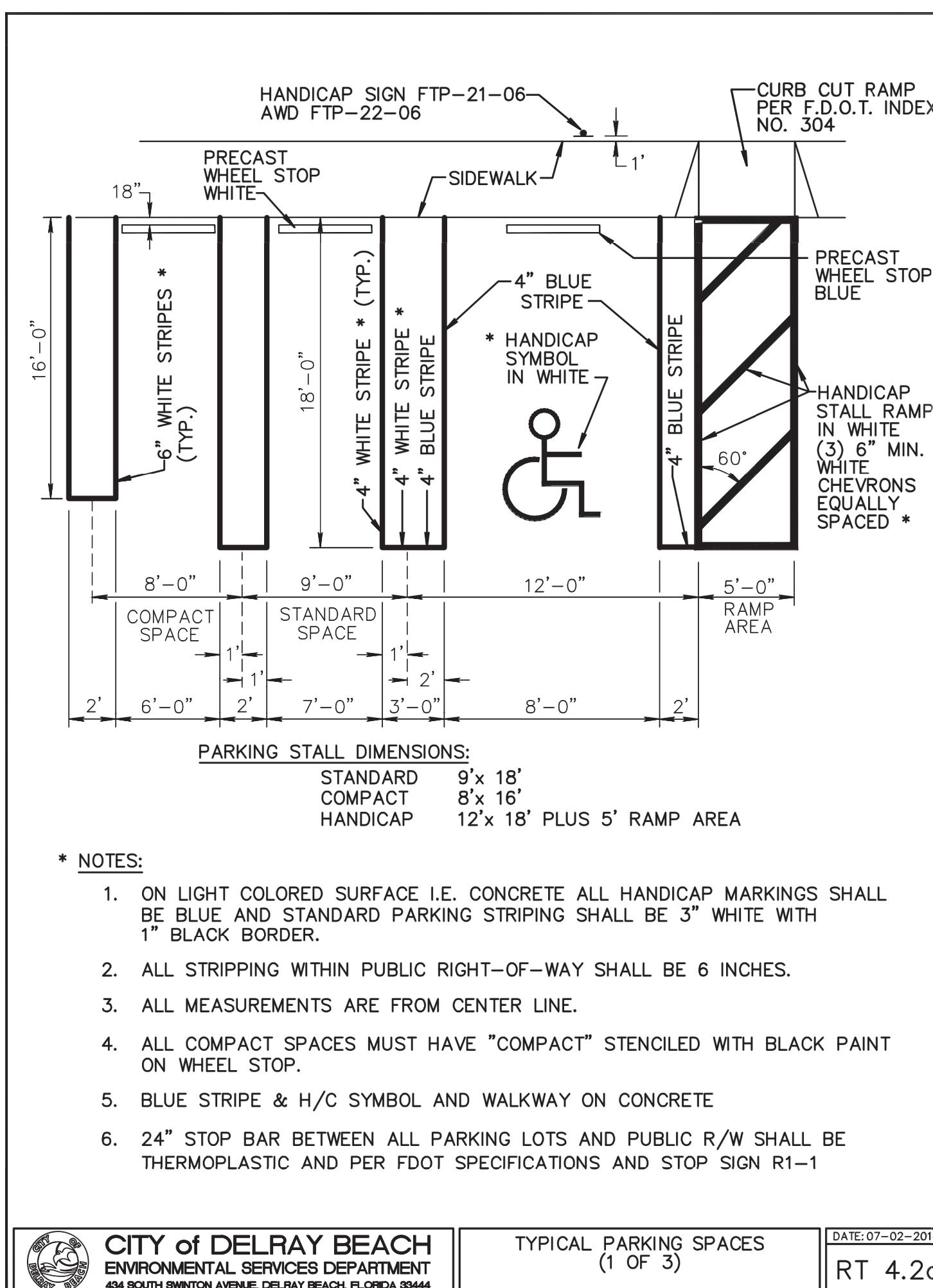
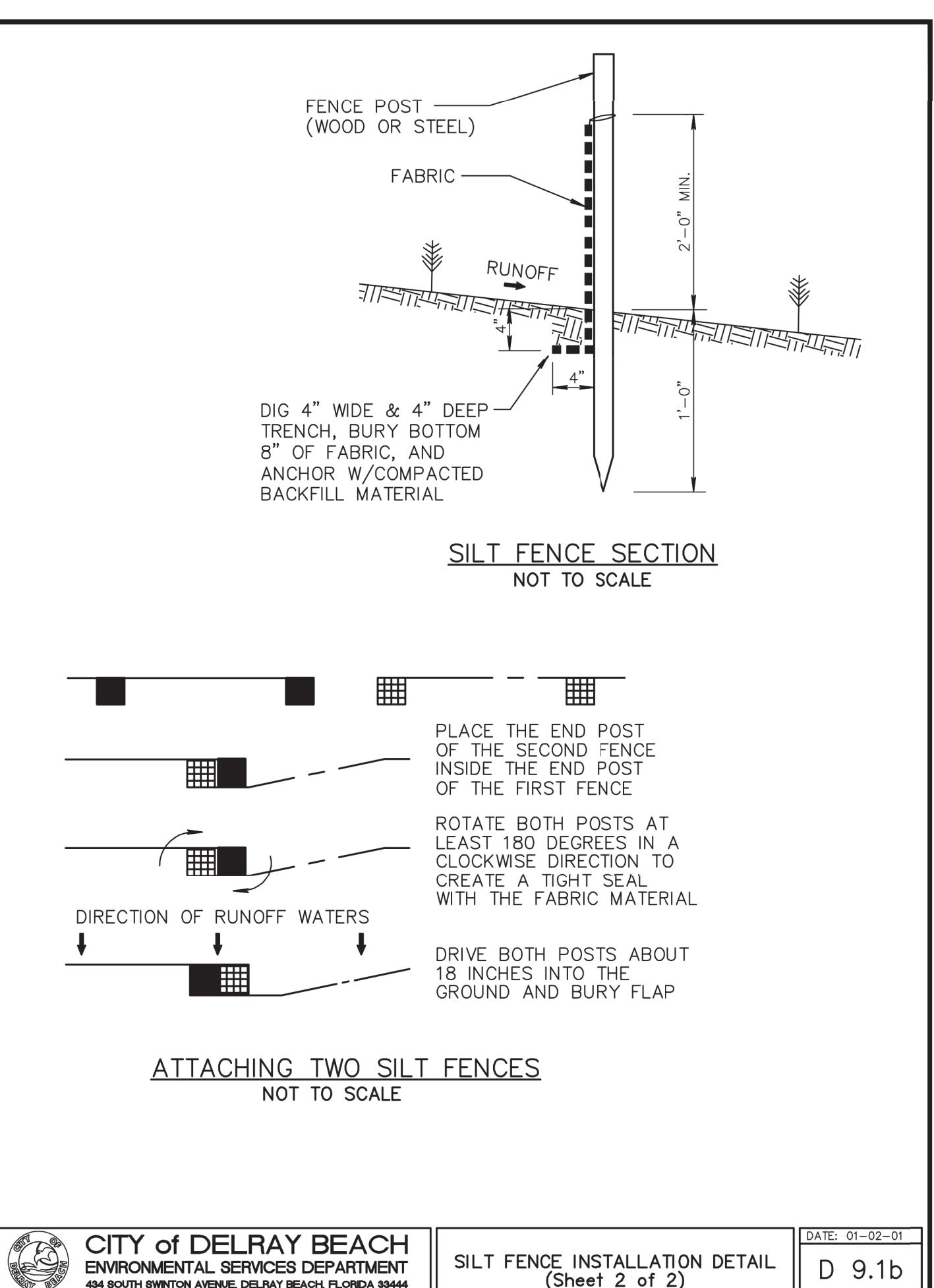
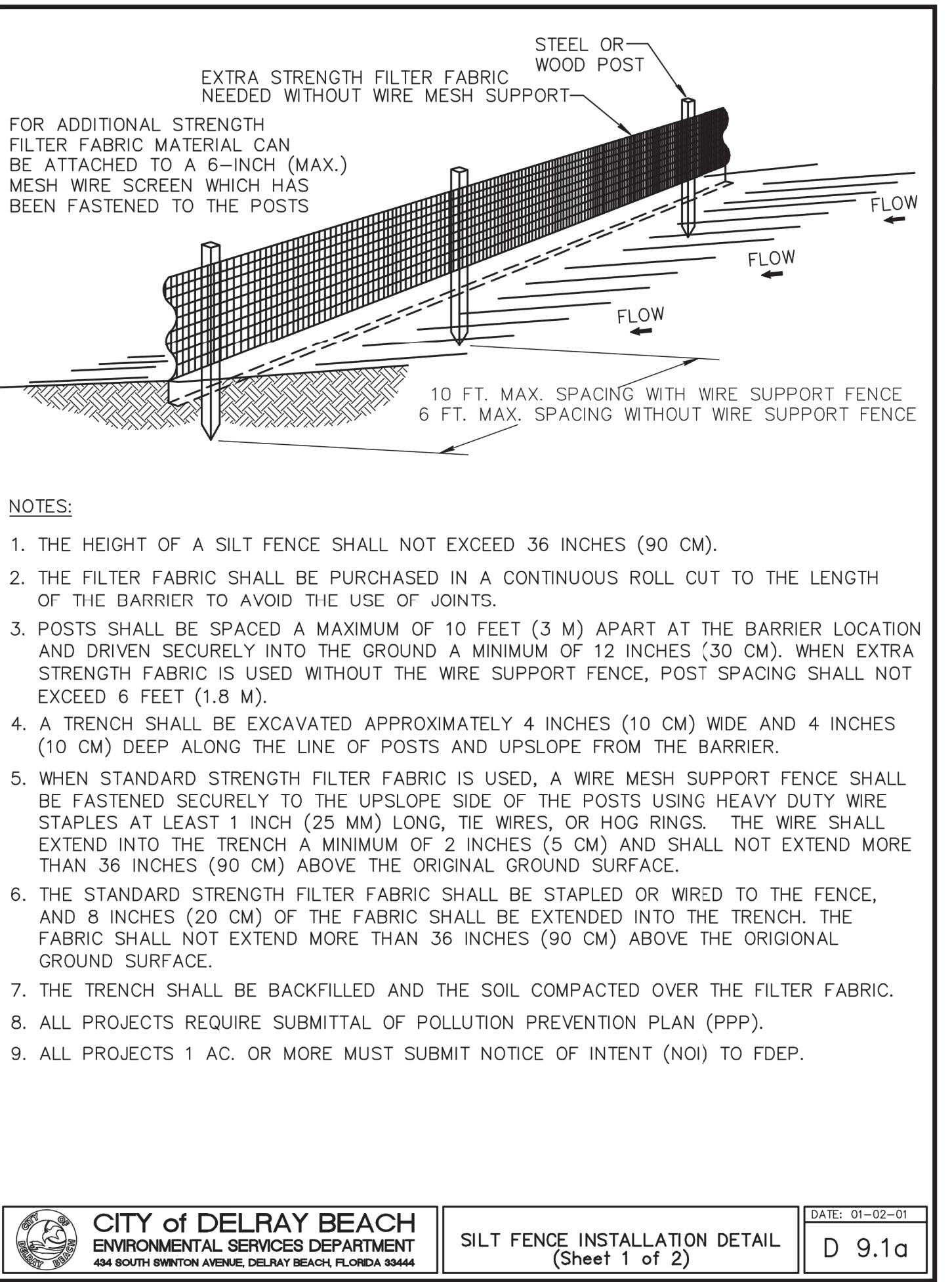
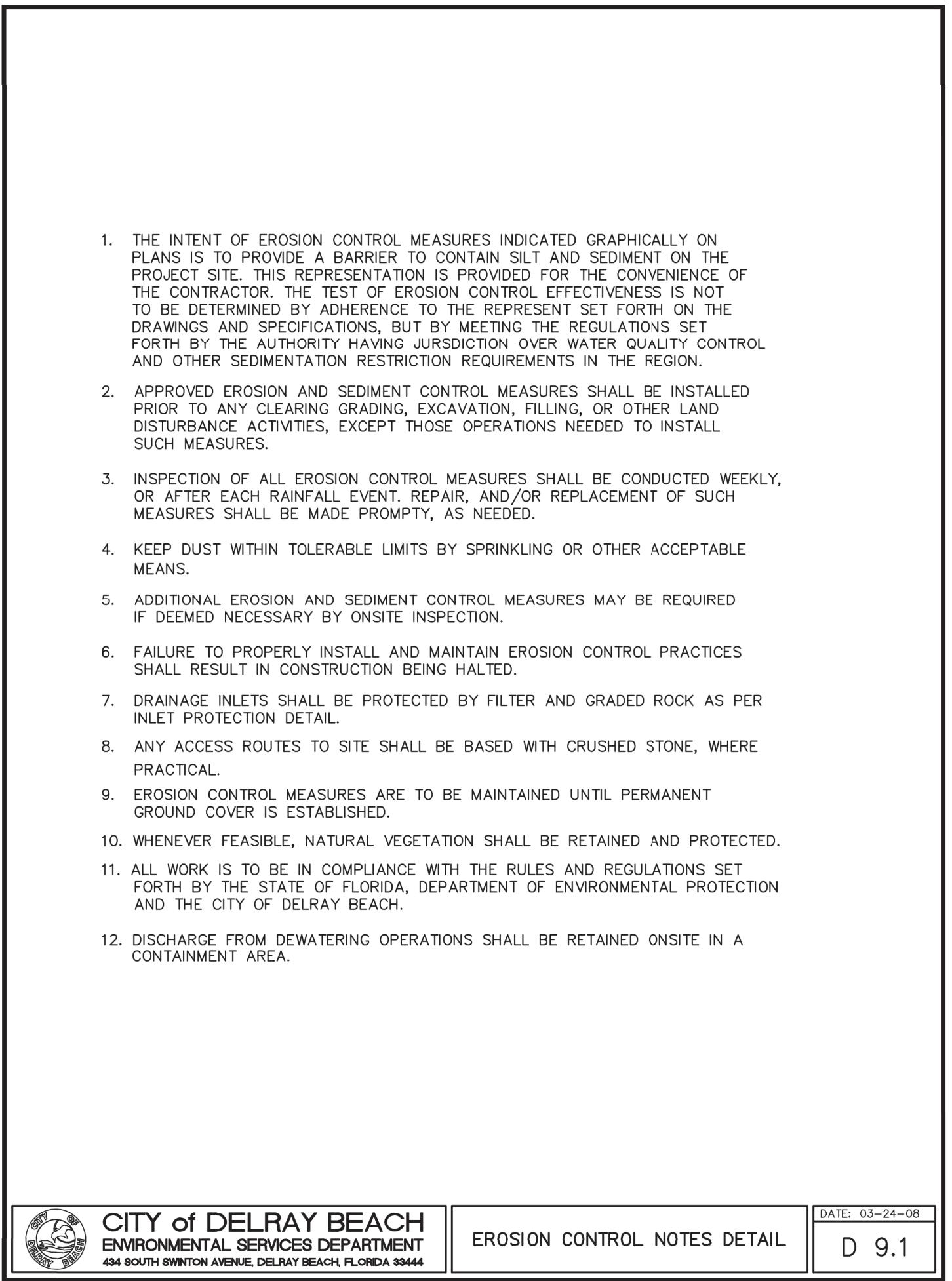
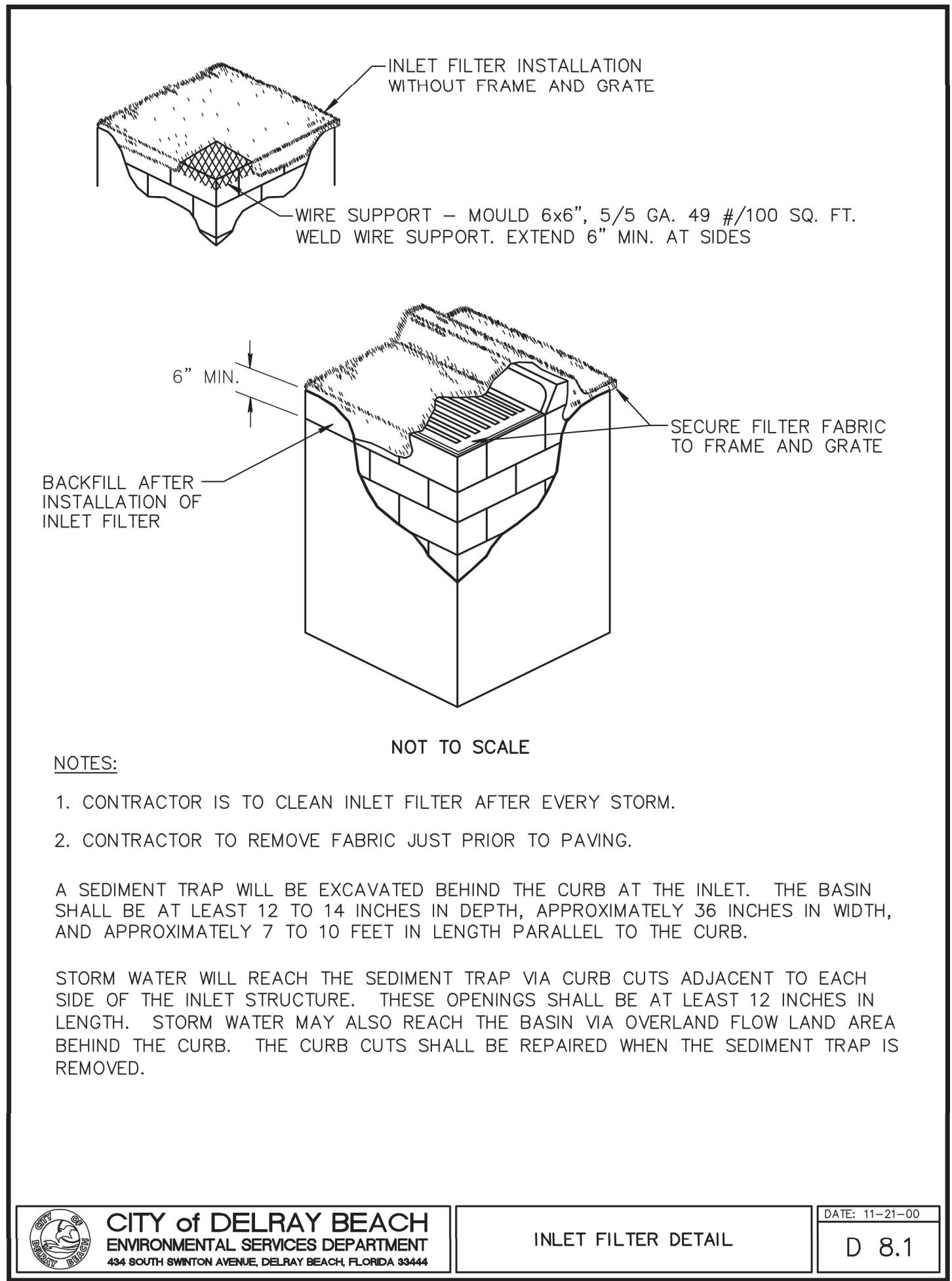
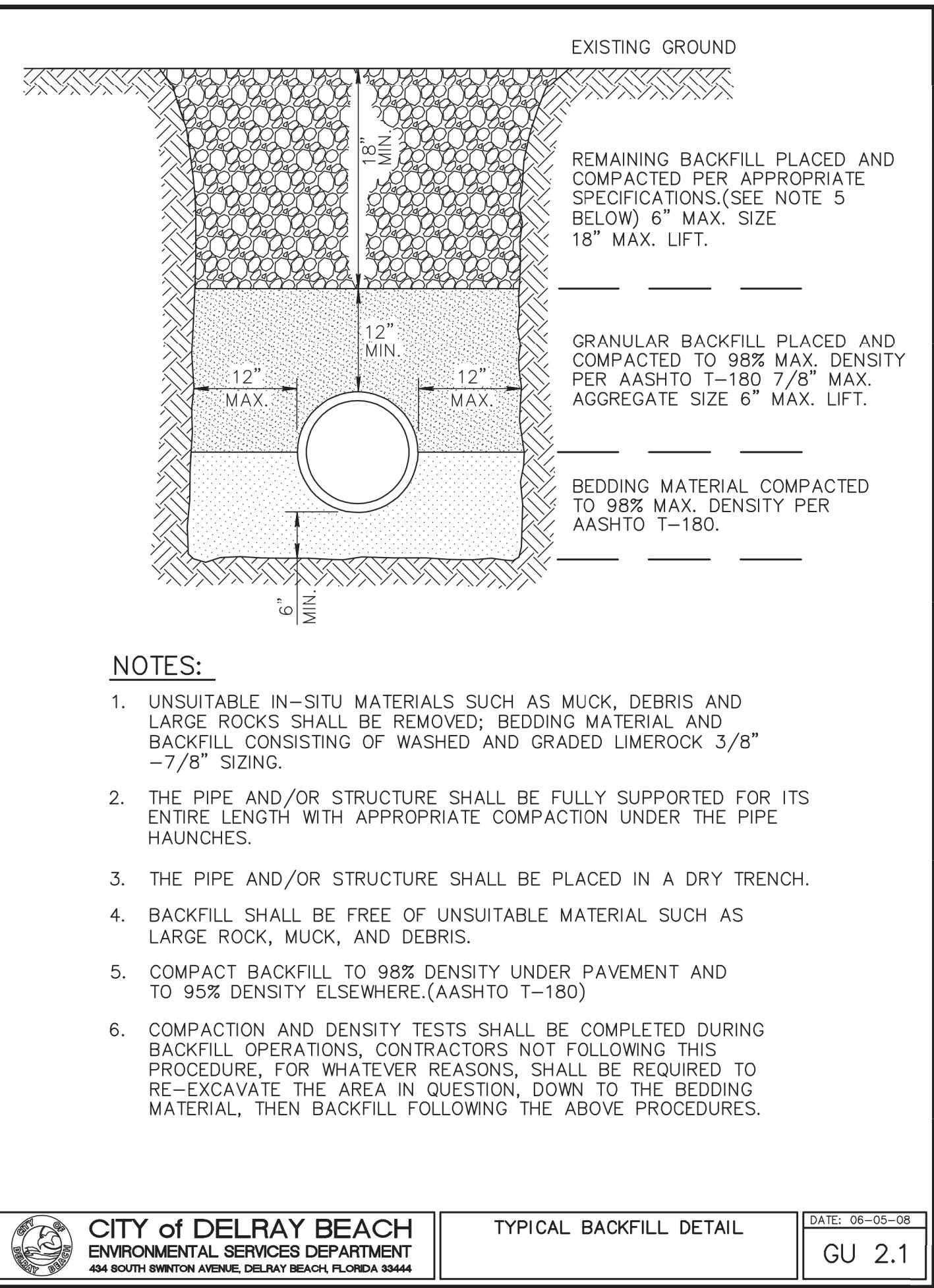
LEGEND

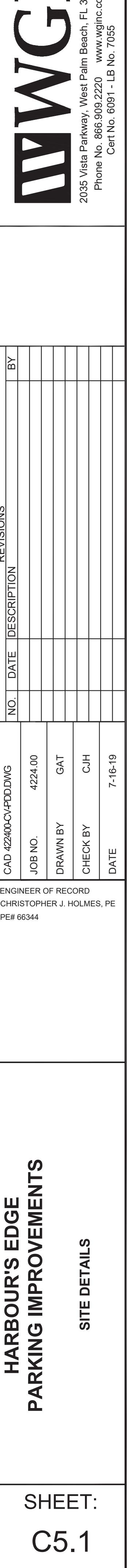
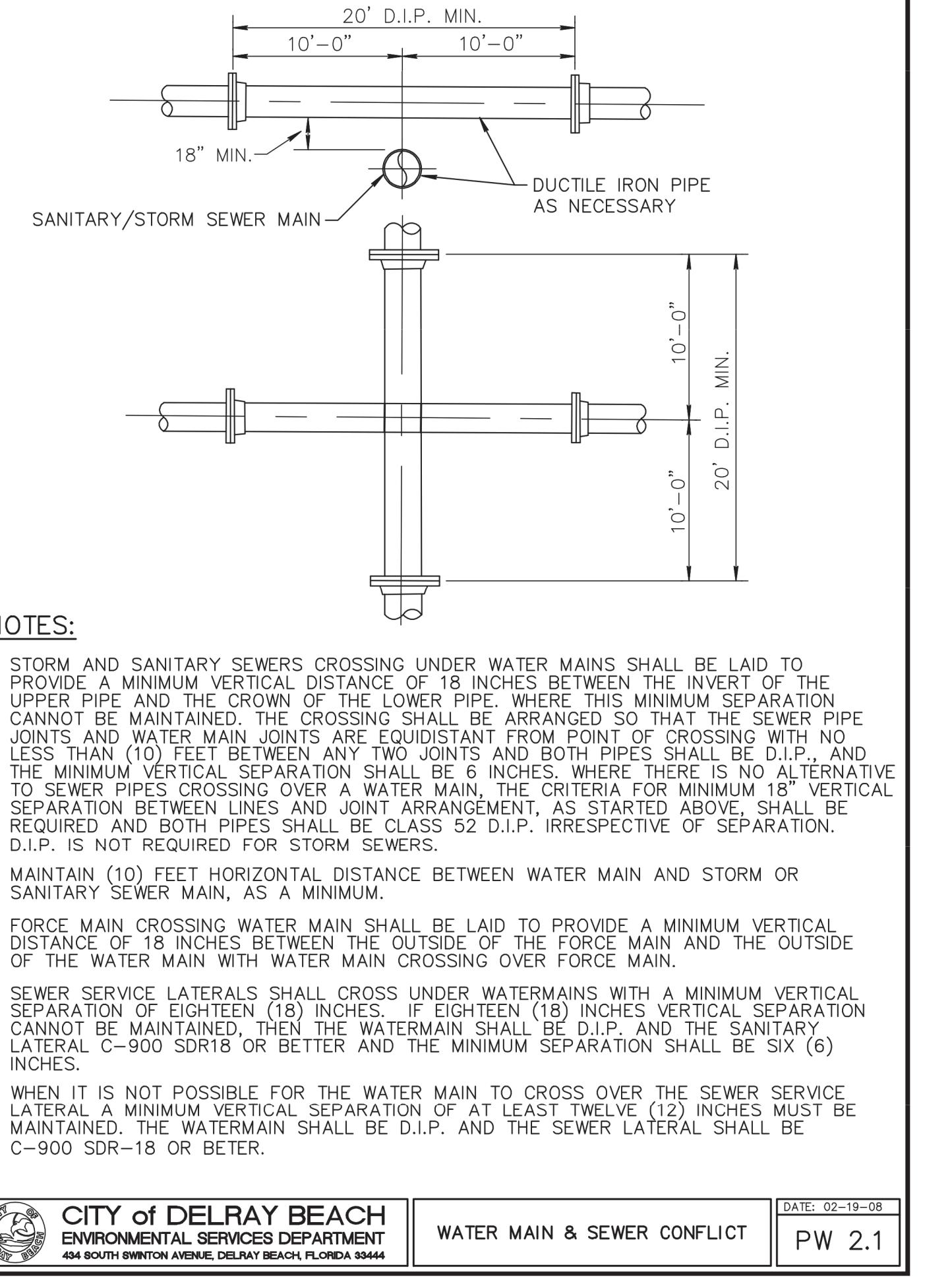
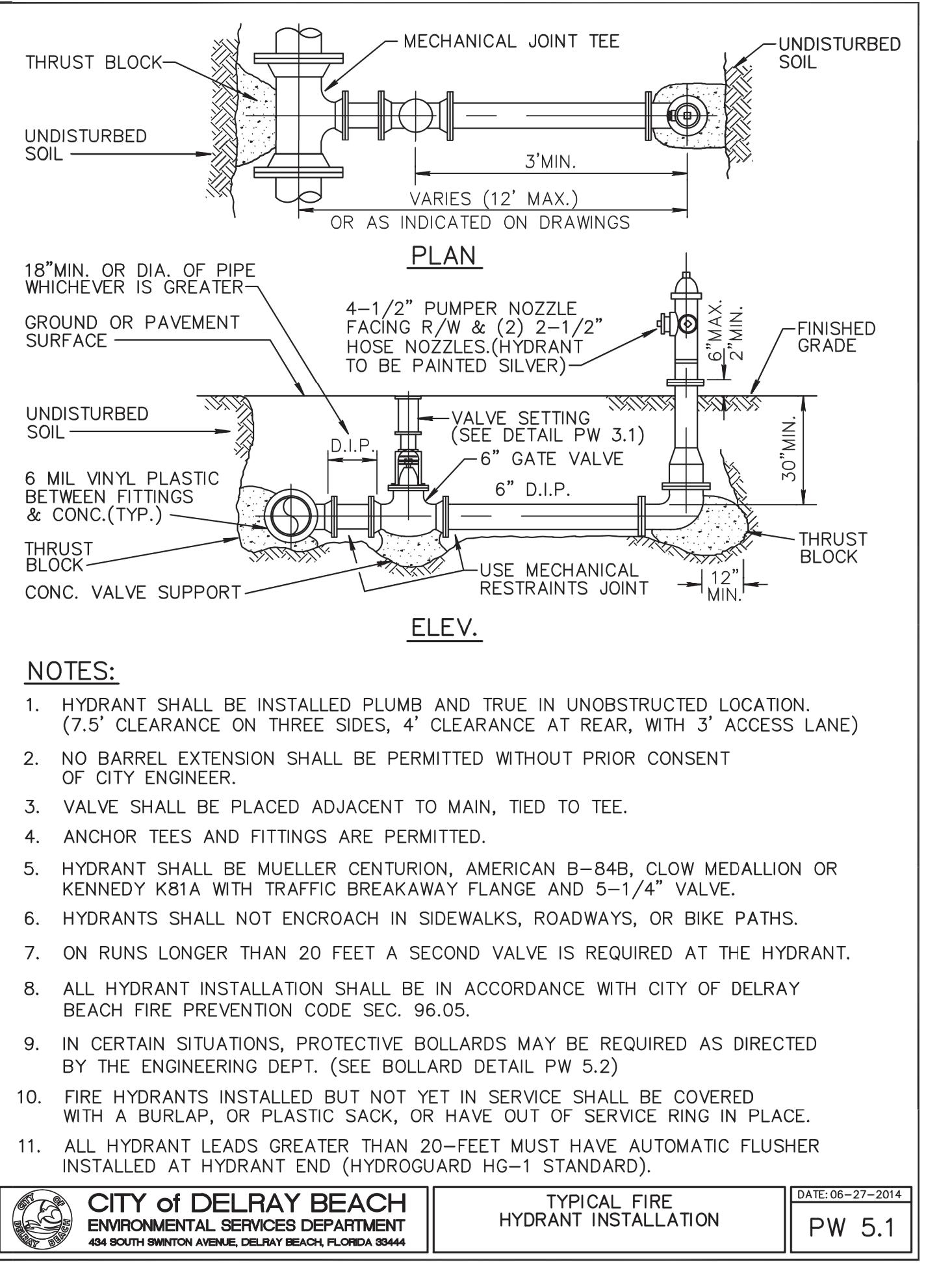
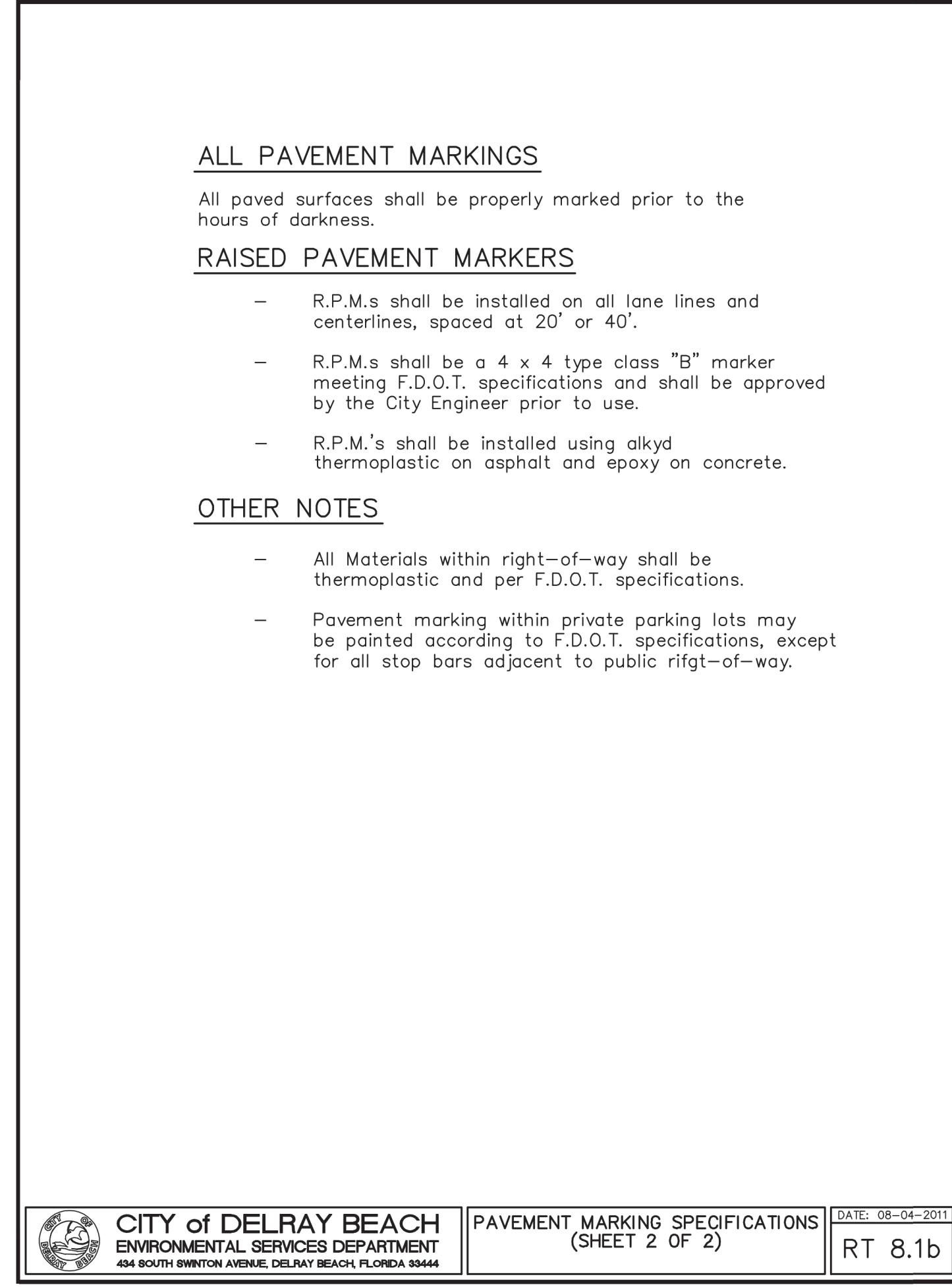
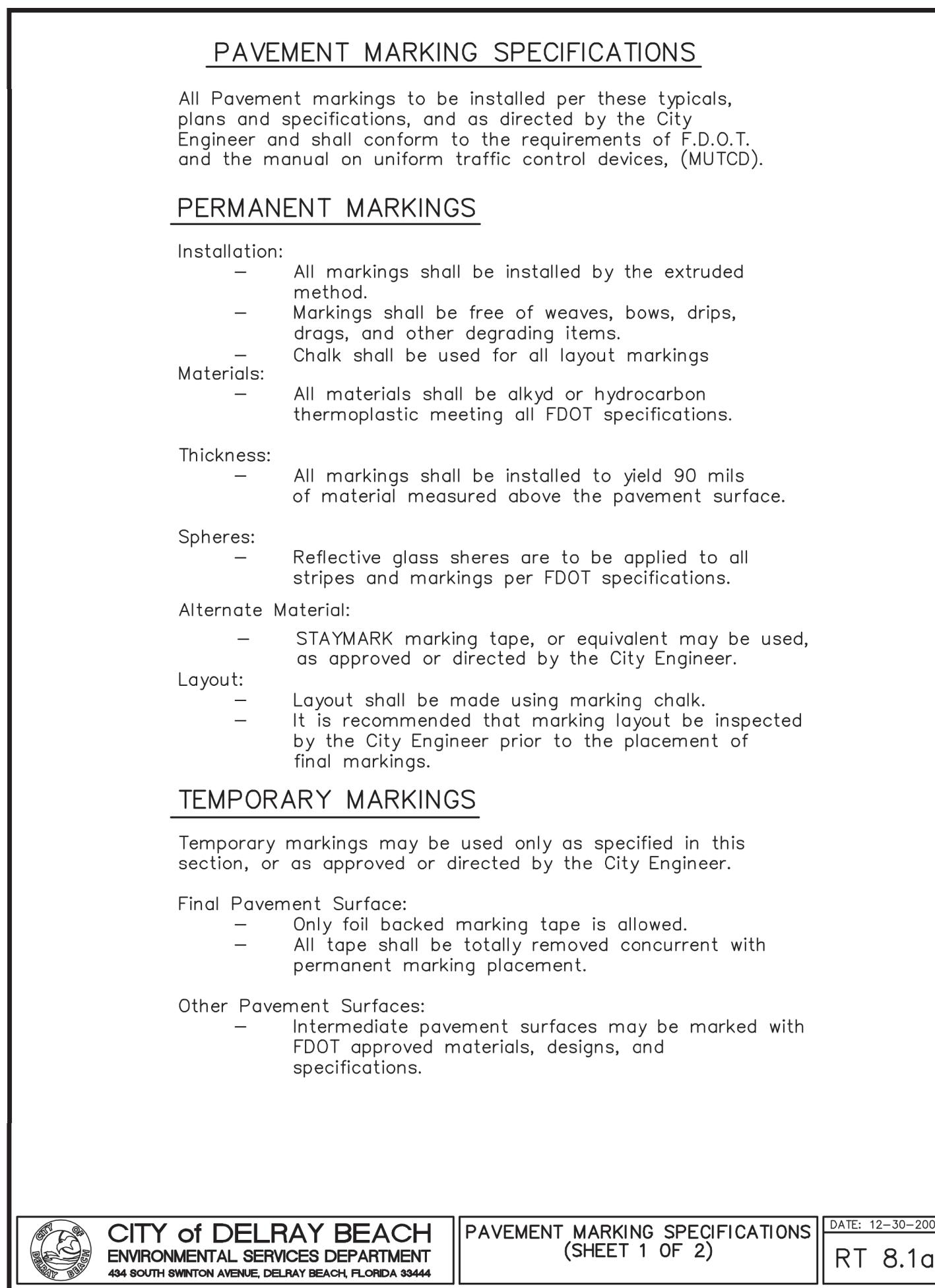
LIMITS OF CONSTRUCTION	LOC	FINISHED GROUND ELEVATION	9.23
CONCRETE PAVEMENT		EXISTING GROUND ELEVATION	9.23
ASPHALT PAVEMENT		FLOW DIRECTION	~~~
LIMITS OF ASPHALT MILLING & RESURFACING		EXISTING CATCH BASIN	□
PROPOSED WATER MAIN	W	EXISTING SANITARY MANHOLE	SAN
PROPOSED DRAINAGE PIPE	D	EXISTING FIRE HYDRANT	WM
EXISTING DRAINAGE PIPE	D	EXISTING WATER METER / VALVE	WM
DRAINAGE STRUCTURE		EXISTING BELL SOUTH	⑧
		EXISTING LIGHT POLE	⑧

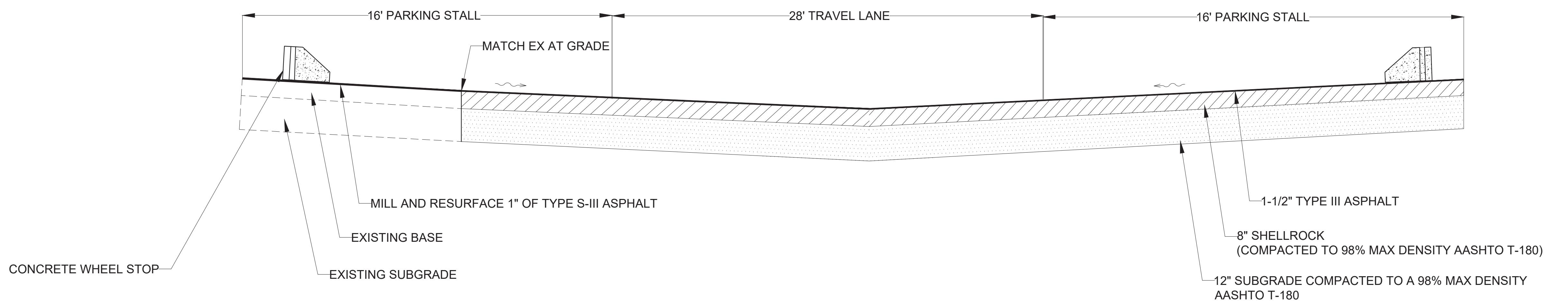


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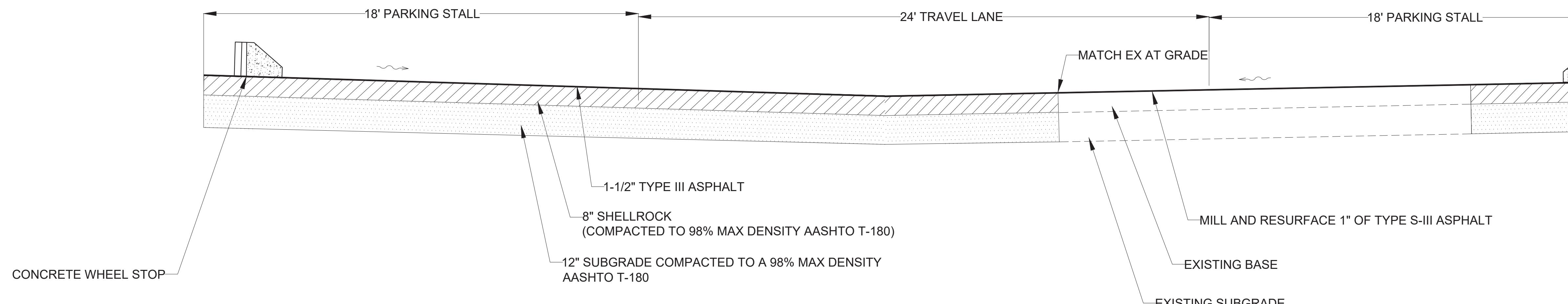






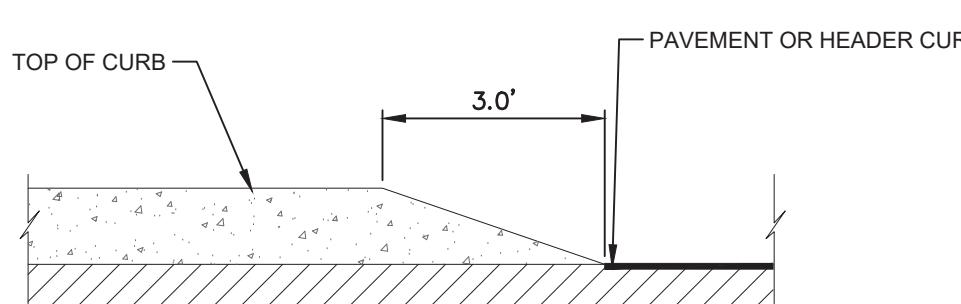
SECTION A-A

SCALE: NONE



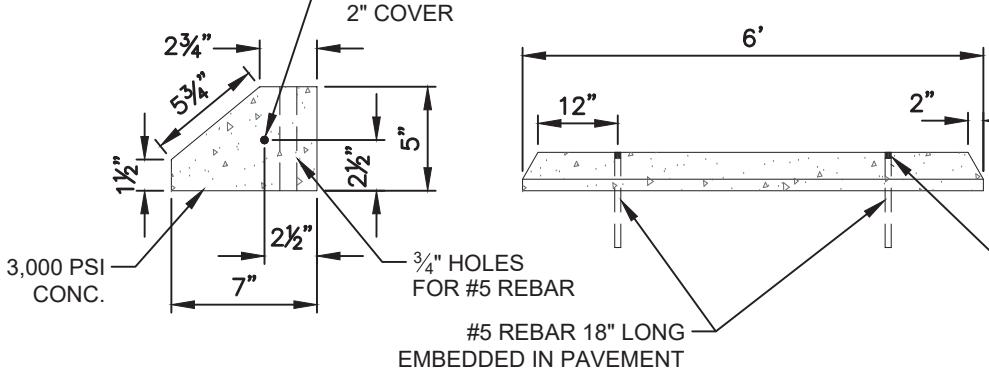
SECTION B-B

SCALE: NONE



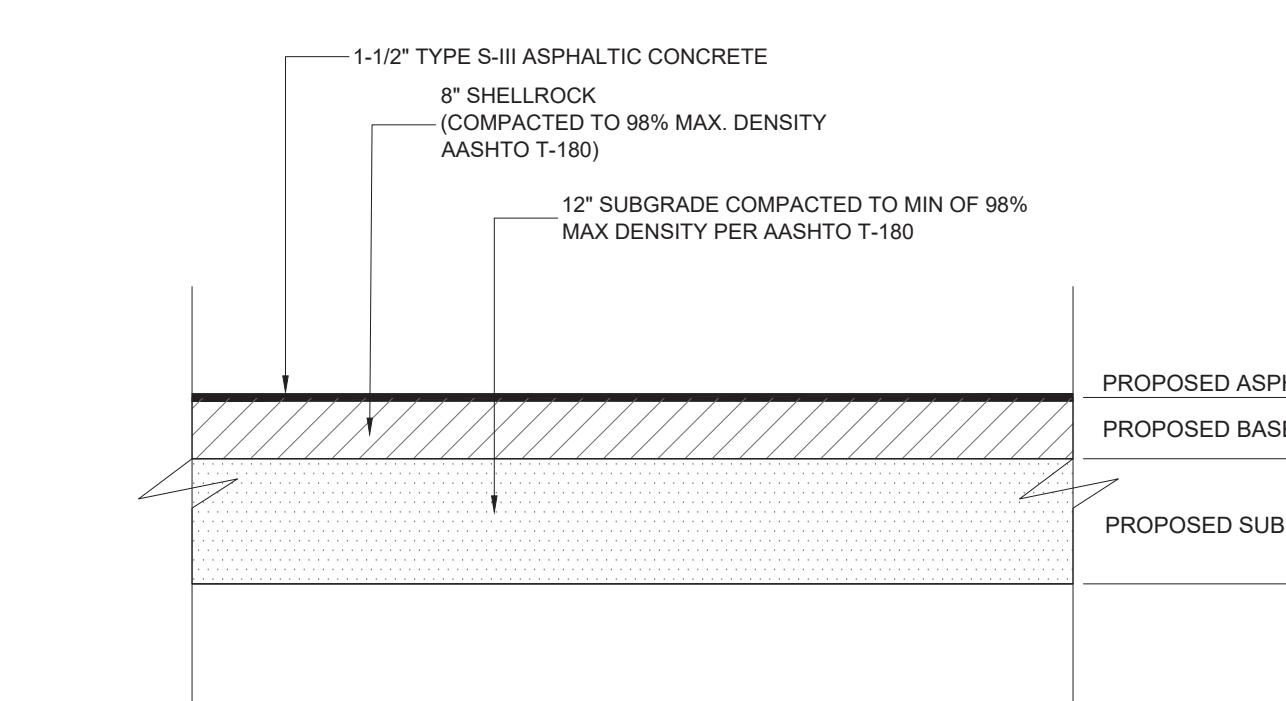
3' CURB TRANSITION

SCALE: NONE



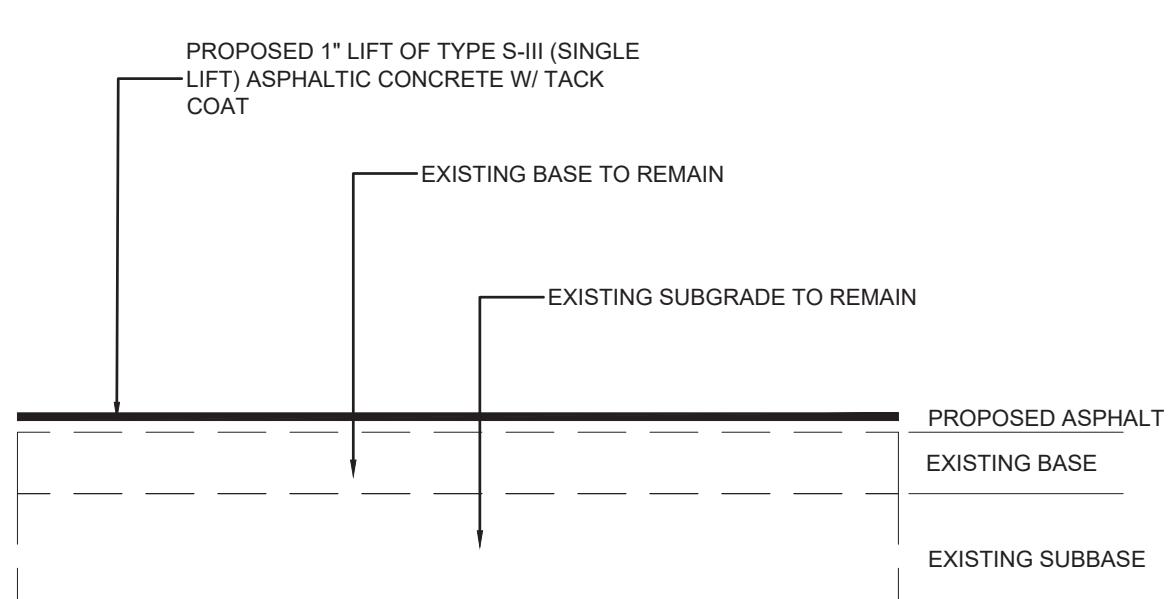
CONCRETE WHEEL STOP

SCALE: NONE



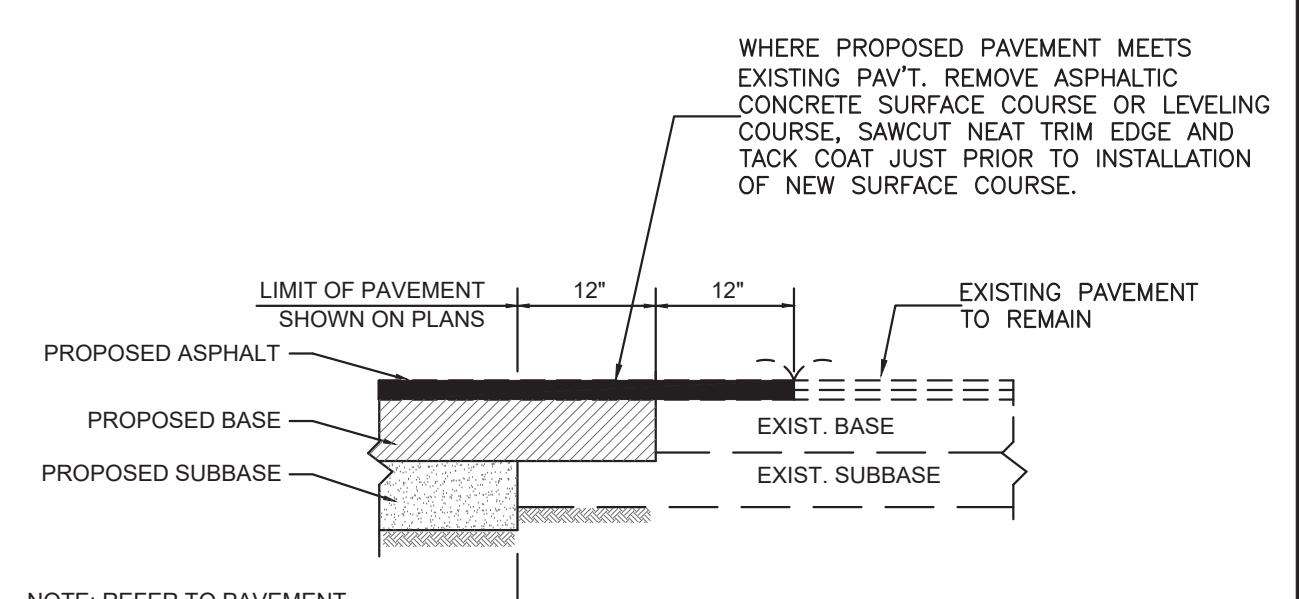
TYPICAL ASPHALT PAVEMENT SECTION - FULL DEPTH

SCALE: NONE



TYPICAL ASPHALT PAVEMENT SECTION - MILLING & RESURFACING

SCALE: NONE



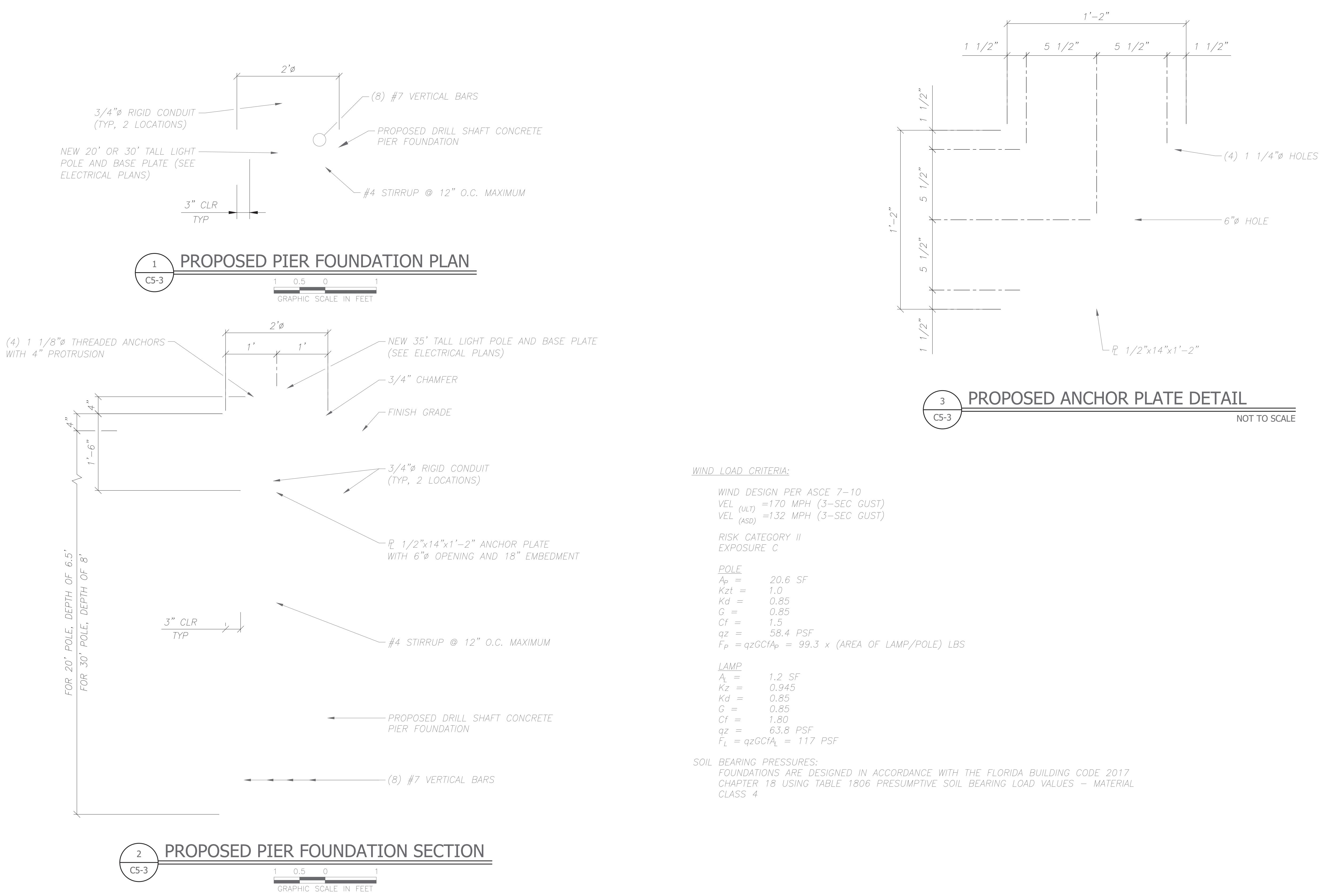
HARBOUR'S EDGE PARKING IMPROVEMENTS

SITE DETAILS

NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION

SCALE: NONE

SHEET: C5.2



WIND LOAD CRITERIA:

WIND DESIGN PER ASCE 7-10
VEL (ULT) = 170 MPH (3-SEC GUST)
VEL (ASD) = 132 MPH (3-SEC GUST)

RISK CATEGORY II
EXPOSURE C

POLE
 $A_p = 20.6 \text{ SF}$
 $K_{zt} = 1.0$
 $K_d = 0.85$
 $G = 0.85$
 $C_f = 1.5$
 $q_z = 58.4 \text{ PSF}$
 $F_p = q_z G C_f A_p = 99.3 \times (\text{AREA OF LAMP/POLE}) \text{ LBS}$

LAMP
 $A_l = 1.2 \text{ SF}$
 $K_z = 0.945$
 $K_d = 0.85$
 $G = 0.85$
 $C_f = 1.80$
 $q_z = 63.8 \text{ PSF}$
 $F_l = q_z G C_f A_l = 117 \text{ PSF}$

SOIL BEARING PRESSURES:

FOUNDATIONS ARE DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017
CHAPTER 18 USING TABLE 1806 PRESUMPTIVE SOIL BEARING LOAD VALUES - MATERIAL
CLASS 4

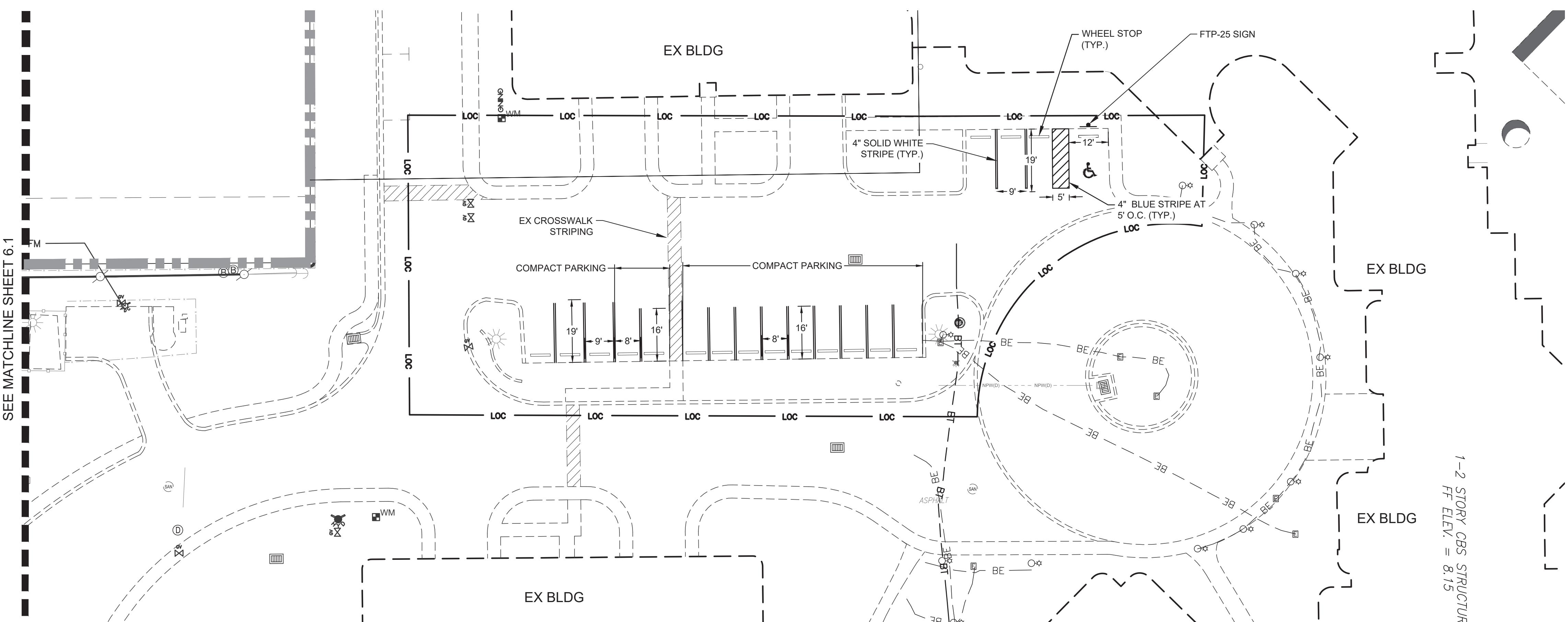
**HARBOUR'S EDGE
PARKING IMPROVEMENTS**

SITE DETAILS

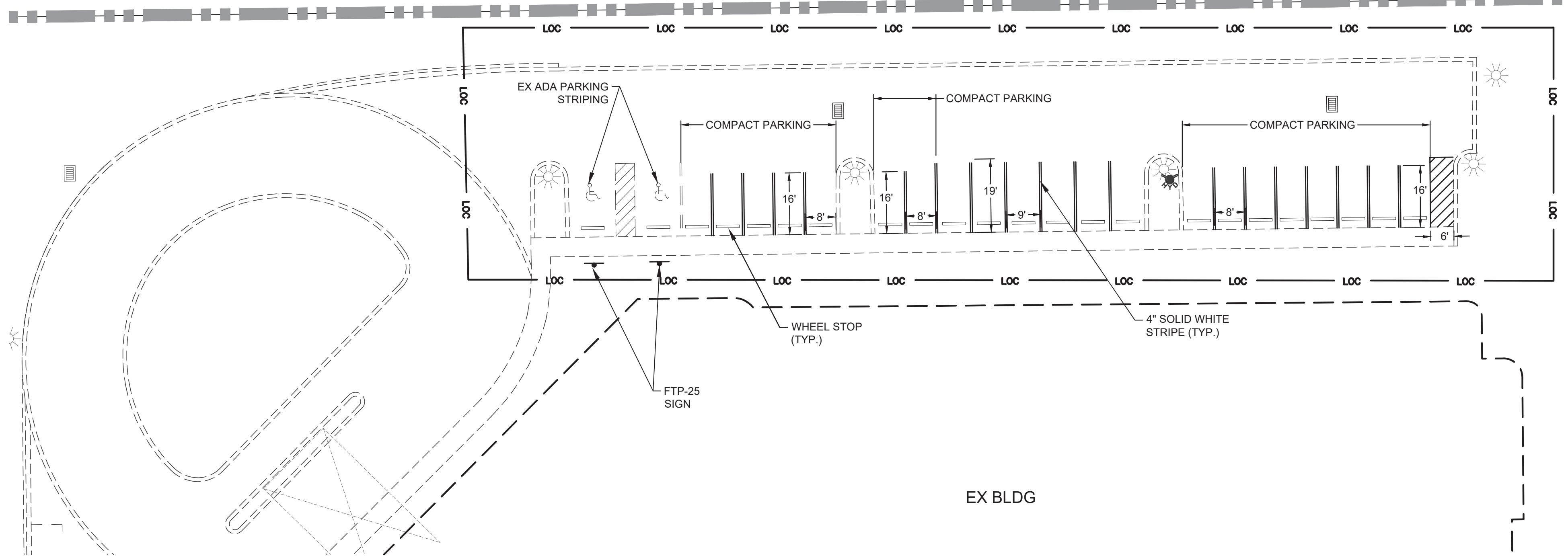
**SHEET:
C5-3**

CAD #22003-CY-PPDDWG	NO.	DATE	DESCRIPTION	REVISIONS	BY
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DRAWN BY	DAM				
CHECK BY	JRB				
DATE	7-16-19				

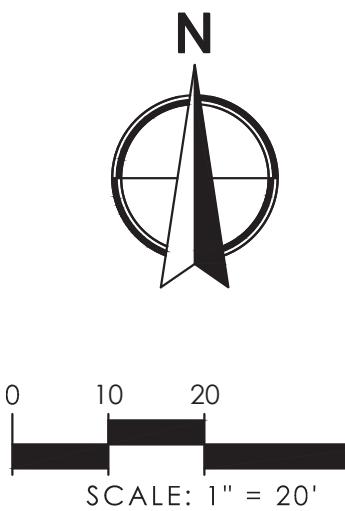
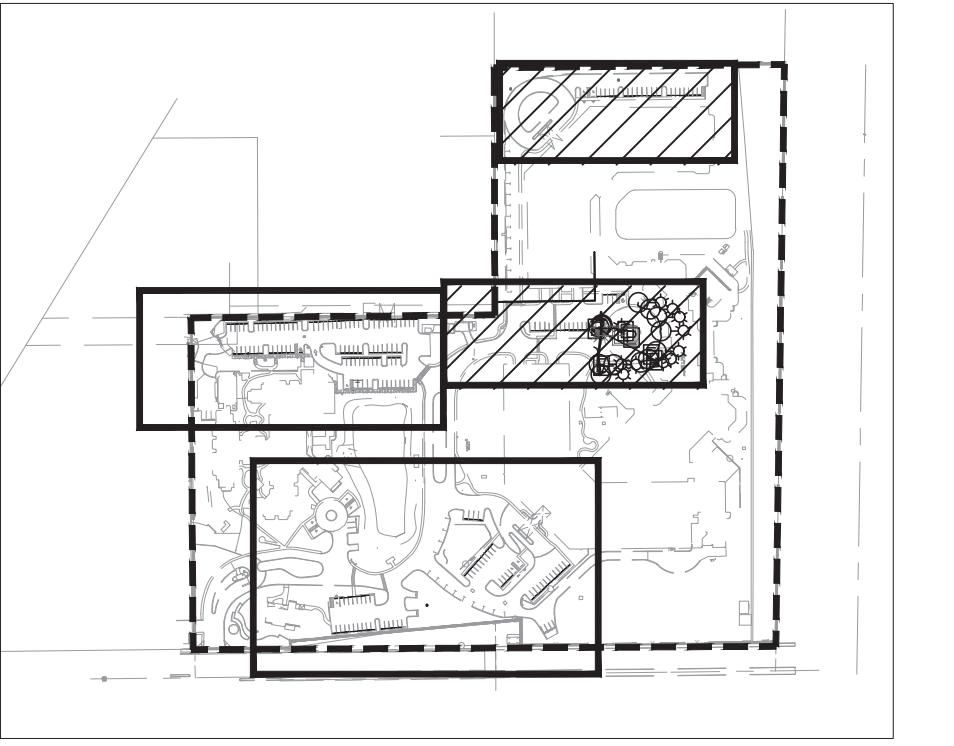
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344



SEE MATCHLINE SHEET 6.1



EX BLDG



SCALE: 1" = 20'

KEY MAP
NTS

LEGEND

LIMITS OF CONSTRUCTION — LOC —
CONCRETE PAVEMENT

PAVEMENT AND MARKING NOTES

- PAVEMENT MARKINGS - ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS & PALM BEACH COUNTY TYPICAL NO. T-P-13.
- CONFICTING AND/OR MISLEADING PAVEMENT MARKINGS SHALL BE REMOVED BY WATER BLASTING. ALL EXISTING PAVEMENT MARKINGS SHALL BE REPLACED UPON COMPLETION OF THE PROJECT.
- PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE TRAFFIC DESIGN STANDARDS.
- ALL PAVEMENT MARKINGS AND STRIPING EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS.
- CONTRACTOR SHALL PROVIDE NEW OR RELOCATED ADA PARKING SIGN (FTP-25) AT ALL NEW AND EXISTING ADA PARKING SPACES WITHIN LIMITS OF CONSTRUCTION.
- ALL WHEEL STOPS FOR COMPACT SPACES SHALL BE MARKED AS "COMPACT CAR ONLY"

SIGN LEGEND

DESIGNATIONS USED IN THE PLANS TO INDICATE THE TYPE OF SIGN TO BE INSTALLED ARE:

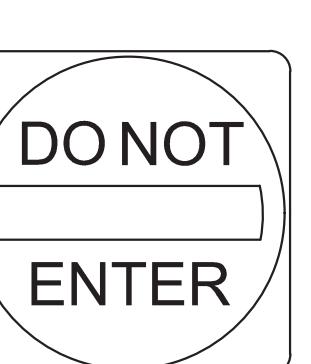
① R1-1 STOP SIGN



② FTP-25 ADA PARKING SIGN



③ R5-1 DO NOT ENTER SIGN

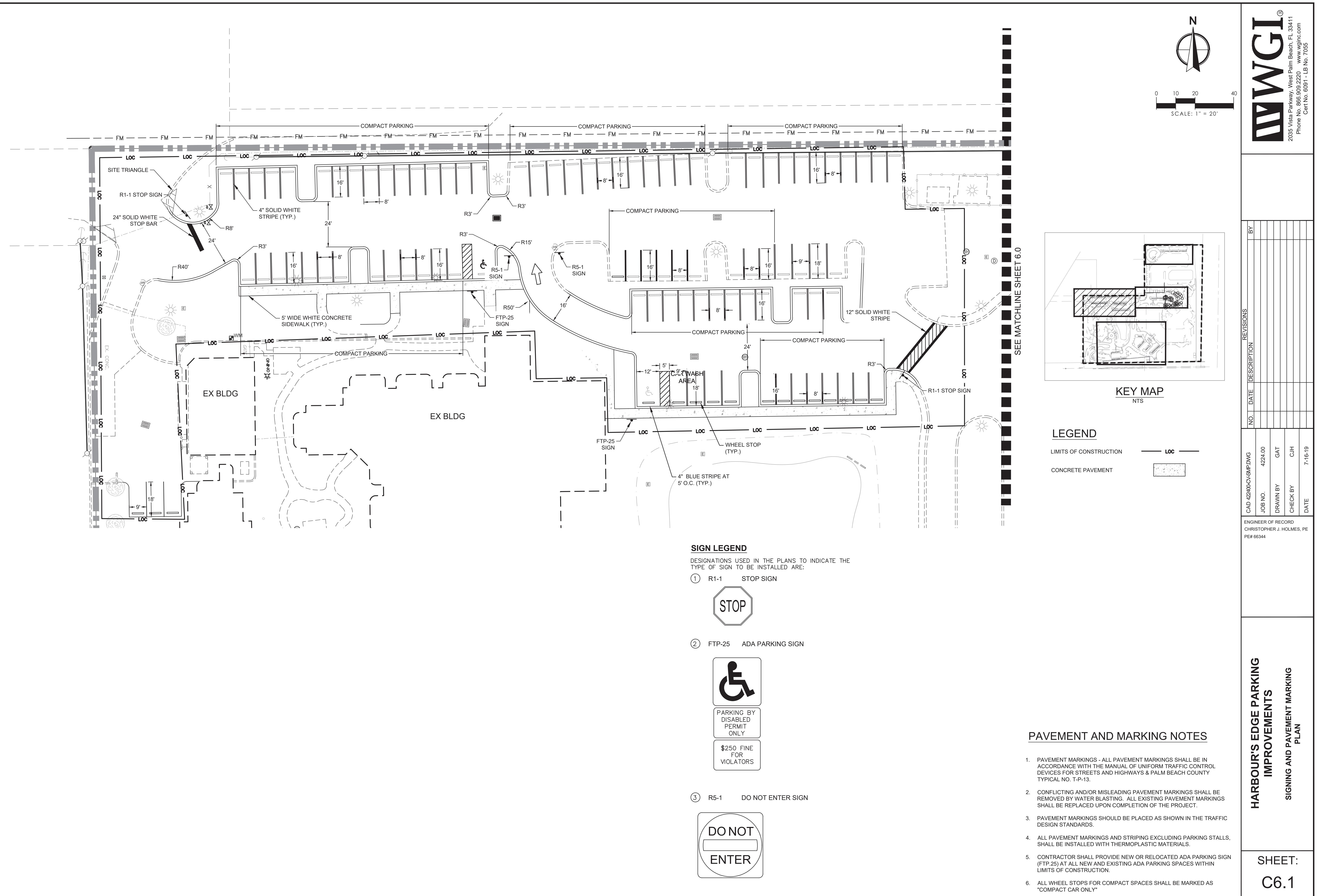


HARBOUR'S EDGE PARKING
IMPROVEMENTS

SIGNING AND PAVEMENT MARKING
PLAN

SHEET:
C6.0

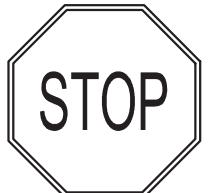
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert. No. 5091 - LB No. 7055



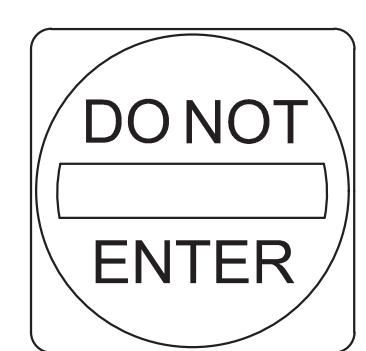
SIGN LEGEND

DESIGNATIONS USED IN THE PLANS TO INDICATE THE TYPE OF SIGN TO BE INSTALLED ARE:

① R1-1 STOP SIGN



③ R5-1 DO NOT ENTER SIGN



② FTP-25 ADA PARKING SIGN



PARKING BY
DISABLED
PERMIT
ONLY

\$250 FINE
FOR
VIOLATORS

PAVEMENT AND MARKING NOTES:

1. PAVEMENT MARKINGS - ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS & PALM BEACH COUNTY TYPICAL NO. T-P-13.
2. CONFLICTING AND/OR MISLEADING PAVEMENT MARKINGS SHALL BE REMOVED BY WATER BLASTING. ALL EXISTING PAVEMENT MARKINGS SHALL BE REPLACED UPON COMPLETION OF THE PROJECT.
3. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE TRAFFIC DESIGN STANDARDS.
4. ALL PAVEMENT MARKINGS AND STRIPING EXCLUDING PARKING STALLS, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS.
5. CONTRACTOR SHALL PROVIDE NEW OR RELOCATED ADA PARKING SIGN (FTP-25) AT ALL NEW AND EXISTING ADA PARKING SPACES WITHIN LIMITS OF CONSTRUCTION.
6. ALL WHEEL STOPS FOR COMPACT SPACES SHALL BE MARKED AS "COMPACT CAR ONLY"

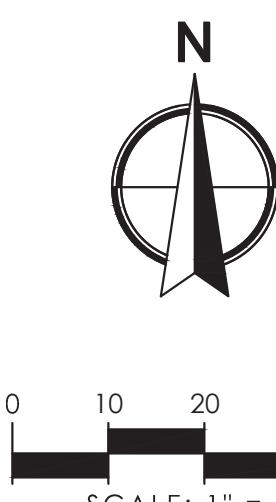
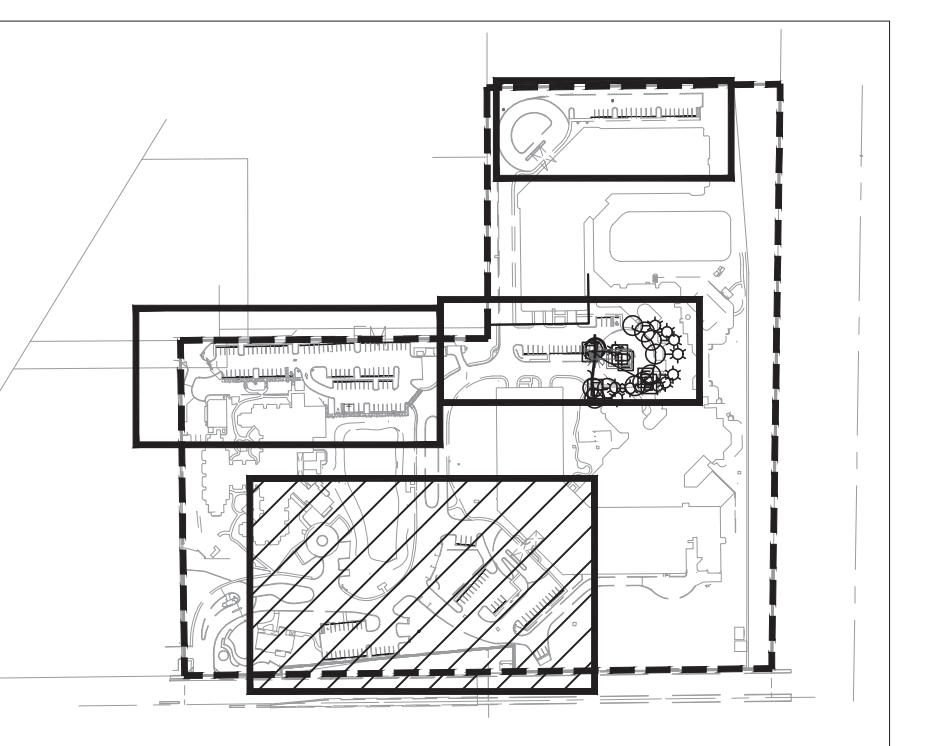
LEGEND

LIMITS OF CONSTRUCTION

LOC

CONCRETE PAVEMENT

CONCRETE



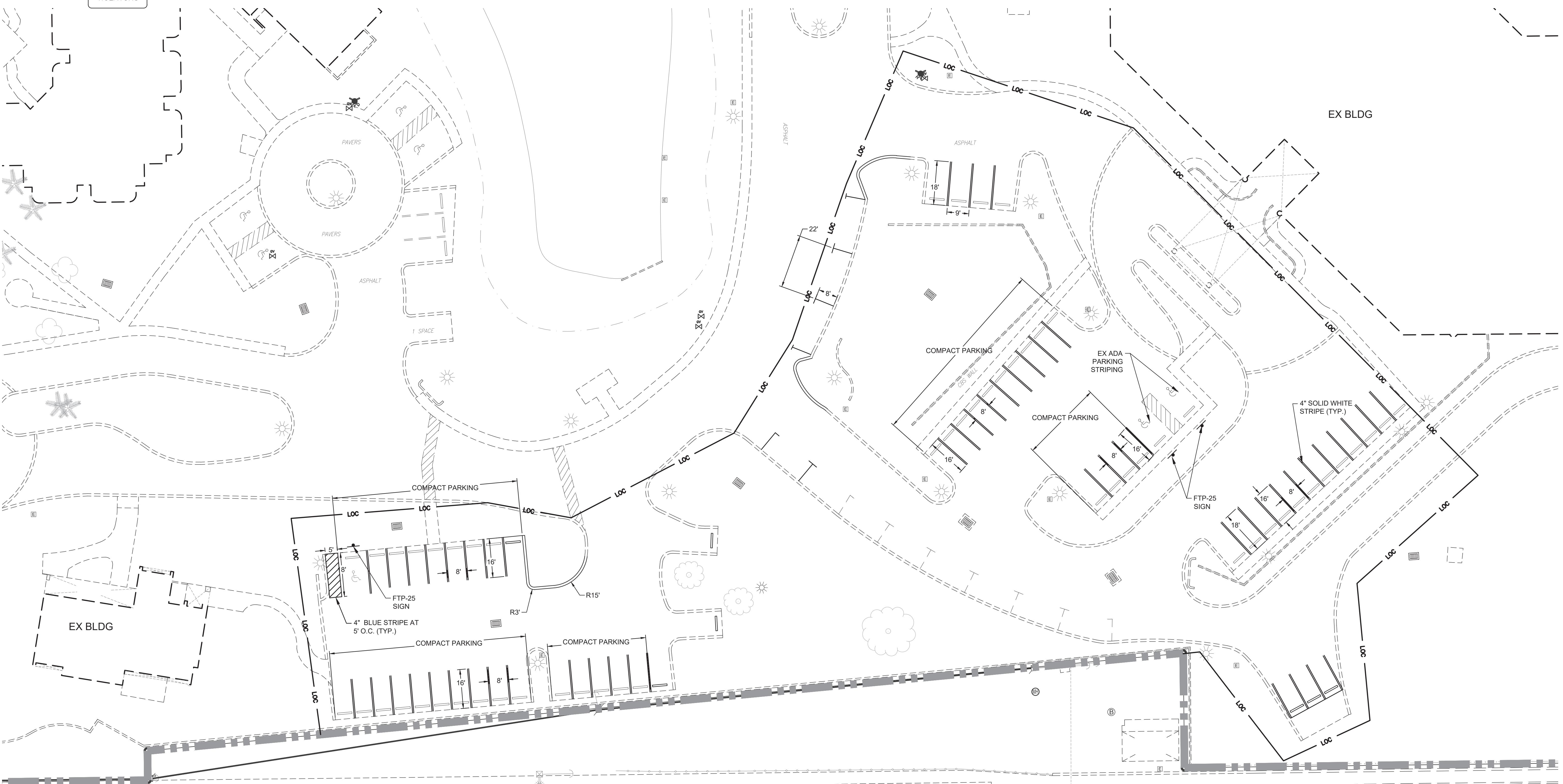
0 10 20 40

SCALE: 1" = 20'

KEY MAP

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wgic.com
Cert. No. 5091 - LB No. 7055

HARBOUR'S EDGE PARKING IMPROVEMENTS			
SIGNING AND PAVEMENT MARKING PLAN			
CAD 422400Cv/SMPDNG	NO.	DATE	DESCRIPTION
JOB NO.	4224-00		
DRAWN BY	GAT		
CHECK BY	CJH		
DATE	7-16-19		
ENGINEER OF RECORD CHRISTOPHER J. HOLMES, PE PE# 66344			



SHEET:
C6.2