

SITE CONSTRUCTION PLANS  
FOR  
PIERRE DELRAY PHASE 2—  
SPRAB SITE PLAN  
PACKAGE (AKA NEW MXU  
BUILDING)

## LOCATION OF SITE

SWC OF SE 3RD AVE & ATLANTIC AVE,  
DELRAY BEACH, FL 33483  
PALM BEACH COUNTY

### CONTACT INFORMATION

## CONSULTANTS

- ◆ **ARCHITECT:**  
ZYSCOVICH INC.  
150 PARK AVENUE SOUTH, SUITE 510  
WINTER PARK, FL 32789  
407-674-1959
- ◆ **CIVIL ENGINEER:**  
BOHLER ENGINEERING FL  
2255 GLADES ROAD, SUITE 305E  
BOCA RATON, FL 33431  
561-571-0280
- ◆ **BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:**  
SURVEYTECH SOLUTIONS, INC.  
10220 U.S. HIGHWAY 90 EAST  
TAMPA, FL 33610  
813-627-7194  
DATED JULY, 2019
- ◆ **OWNER:**  
PIERRE DELRAY ONE, LLC  
2000 AVENUE OF THE STARS  
11TH FLOOR  
LOS ANGELES, CA 90067

## GOVERNING AGENCIES

- |  |   |
|--|---|
| <p>◆ <b>CITY</b><br/>CITY OF DELRAY BEACH ENGINEERING DEPT.<br/>434 S. SWINTON AVE<br/>DELRAY BEACH, FL 33444<br/>561-243-7822</p>           | <p><b>WATER/SEWER</b><br/>CITY OF DELRAY BEACH UTILITIES<br/>434 S. SWINTON AVE<br/>DELRAY BEACH, FL 33444<br/>561-243-7822</p> |
| <p>◆ <b>STORM DRAINAGE</b><br/>CITY OF DELRAY BEACH ENGINEERING DEPT.<br/>434 S. SWINTON AVE<br/>DELRAY BEACH, FL 33444<br/>561-243-7822</p> |   |



## LOCATION MAP

SCALE: 1" = 500'

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### LEGAL DESCRIPTION

PARCEL C:

ALL of the North One Hundred Ninety-Nine feet (199') of Block 85, lying East of the Florida East Coast Railway Right-of-Way, in the City of Delray Beach, Florida, according to the Plat of the MAP OF THE TOWN OF LINTON (now Delray Beach), on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 1, Page 3, LESS:

LESS PARCEL C(a) (A) Lands conveyed to the City of Delray Beach, by Deed recorded in Deed Book 341, Page 241, of the Public Records of Palm Beach County, Florida

LESS PARCEL C(b) (B) Lands conveyed to the City of Delray Beach, by Right-of-Way Deed recorded in Deed Book 621, Page 115, of the Public Records of Palm Beach County Florida.

The above description for Parcel C is the same as the one described per Property Information Report Order No. 7685250-REVISION A, revised June 12, 2019, issued by Commonwealth Land Title Insurance Company.

PARCEL F: The South 51 feet of the North 250 feet, of Block 85, lying East of the Florida East Coast Railroad Right of Way in the City of Delray Beach, Florida, according to the plan of the MAP OF THE TOWN OF LINTON (now Delray Beach), as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

ALSO DESCRIBED AS

All of the North 250 feet of Block 85, lying East of the Florida East Coast Railroad Right-of-Way in the City of Delray Beach, Florida, according to the Plat of the TOWN OF LINTON (now Delray Beach), as recorded in Plat Book 1, Page 3, of the Public Records of Palm Beach County, Florida.

LESS however, that portion of Block 85, described in that certain deed from Delray Properties, Inc., a Florida corporation, to Parco, Inc., a Florida corporation, recorded April 2, 1957, in Official Records Book 38, Page 240, of the Public Records of Palm Beach County, Florida.

The above description for Parcel F is the same as the one described per Property Information Report Order No. 7679783-REVISION A, revised June 12, 2019, issued by Commonwealth Land Title Insurance Company.

PREPARED BY

# BOHLER //

CONTACT: ANDREW SAVAGE, PE

## REVISIONS

[illegible]

Know what's below.  
**Call before you dig.**  
ALWAYS CALL 811  
s fast. It's free. It's the law

ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION  
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	FLB190004
DRAWN BY:	NBH
CHECKED BY:	AS
DATE:	10/17/2022
CAD I.D.:	

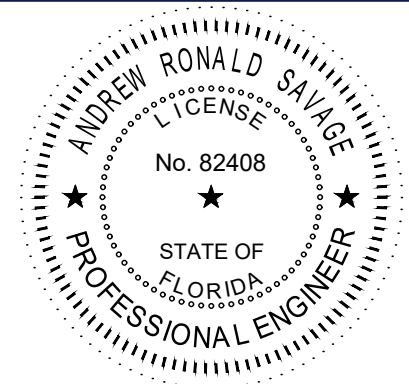
PROJECT: **PIERRE DELRAY  
PHASE 2 - SPRAB  
SITE PLAN  
PACKAGE**  
\_\_\_\_\_ FOR \_\_\_\_\_

**ZYSCOVICH**  
ARCHITECTS

PROPOSED  
DEVELOPMENT  
SWC SE 3RD AVE. & ATLANTIC AVE.  
PALM BEACH COUNTY  
DELRAY BEACH, FL

BOHLER//

1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

COVER  
SHEET

SHEET NUMBER:

C-101

ORG. DATE - 10/17/2022

## 50% DESIGN DEVELOPMENT

**GENERAL NOTE:**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

Oct 28, 2022



[illegible]

25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT OR REPAIR ANY SUCH DAMAGE TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES TO THIS CONTRACT FROM AND AGAINST ALL SUCH CLAIMS AND DAMAGES, INCLUDING ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.

26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE FIELD OR ON SITE. NO CHARGE FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY.

27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND NOTIFICATION IN WRITING BY THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING IS REQUIRED FOR ANY REMOVAL OR ALTERATION OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES; IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES HARMLESS FROM AND AGAINST ALL SUCH CLAIMS AND DAMAGES, INCLUDING ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE INCURRED BY BOHLER ENGINEERING INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.

28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS, ORDINANCES, AND HEALTH AND SAFETY REGULATIONS (29 U.S.C. 951 ET SEQ.) AND AMENDMENTS, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.

29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AS AMENDED, AND ENFORCE THEM AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. BOHLER ENGINEERING HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.

30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS; IF THE CONTRACTOR DOES NOT COMPLY WITH THE MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA, THE CONTRACTOR SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND/OR BOHLER ENGINEERING PARTIES HARMLESS FROM ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.

31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNMENT AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, COMPLIANT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, LAWS, ORDINANCES, AND CODES, AND ANY AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.

32. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL SIGNATORY DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF RECORD. USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES AND THEIR EXPLANATIONS AND ANY OTHERS THAT ARE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH ANY APPLICABLE AND/OR APPROPRIATE STATE GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES AND REGULATIONS.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. THE PLANS ARE SHOWING ONLY THE BOTTOM PORTION OF THE UTILITY POLES, EDGE OF PAVEMENT, EDGE OF BUILDING, EXCEPT WHEN THE DIMENSION IS TO A PROPERTY LINE, STAIN OUT OF LOCATIONS OF UTILITY POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

1. THE GEOTECHNICAL NOTES, GENERAL NOTES, SPECIFICATIONS, CONTRACT PACKAGE AND ARE PAY TO THE CONTRACT DOCUMENTS. NO GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST BE FAMILIAR WITH THE GENERAL NOTES, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN FURNISHED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS TO THE OWNER. THE CONTRACTOR MUST BE FAMILIAR WITH THE LOCAL, STATE AND FEDERAL REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD FOR THE OWNER'S REVIEW.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION PROVIDED THROUGH FIELD INVESTIGATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE STRUCTURE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE PROJECT AREA ARE COMPACTED TO THE STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE SHALL BE SUFFICIENTLY COMPACTED TO THE STANDARD SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUBBASE BEING DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING BUT NOT LIMITED TO, EXCAVATION, BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THEREOF.
6. THE EXISTING GRADES AND ELEVATIONS SHALL BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
7. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND INFORMATION PROVIDED THROUGH FIELD INVESTIGATIONS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
8. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

[illegible]

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ANY NECESSARY PERMITS FROM APPROPRIATE GOVERNMENTAL AUTHORITIES PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST COMPLY WITH THE FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONTINUING REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR RE-MANAGED.
  - A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
  - B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, ACCESS, AND PROTECTION OF EXISTING UTILITIES, STRUCTURES, AND EQUIPMENT. THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER APPLICABLE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER APPLICABLE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. NOTIFICATION THAT THE EXISTING MATTERS AND SERVICE REMAINS SHALL BE MADE TO THE ENGINEER OF RECORD FOR ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND/OR BOILER ENGINEERING ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SECURE THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF THE PUBLIC INTO THE PROJECT AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTEND OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTY PERSONNEL. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTICE OF ALL CONCERNS TO THE ENGINEER OF RECORD AND/OR BOILER ENGINEERING, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO, BY THE ENGINEER OF RECORD AND/OR BY BOILER ENGINEERING, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE MOST RECENT EDITIONS OF THE FEDERAL, STATE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED BY THE UTILITY SERVICE PROVIDER. THE CONTRACTOR MUST PROVIDE THE UTILITY SERVICE PROVIDER WITH THE UTILITY LOCATION MAPS AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
  - A. OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM THE CITY OF DENVER FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
  - B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT THE TIME OF THE REQUEST FOR PERMIT, OF THE DEMOLITION WORK TO BE DONE AND THE LOCATION OF THE DEMOLITION.
  - C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL THE SITE IS STABILIZED
  - D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR ALL UNDERGROUND UTILITIES BEFORE ANY DEMOLITION WORK.
  - E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION AND PROTECTION ACT AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
  - F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
  - G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE UTILITY HAS BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH THE JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
  - H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, AND TO THE AFFECTED AREAS OF THE PROJECT. THE CONTRACTOR MUST FOLLOW THE "OFF-PEAK" WORKING HOURS SET BY THE UTILITY SERVICE PROVIDER(S).
  - I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOILER ENGINEERING. THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
11. THE CONTRACTOR MUST ENSURE THAT ANY EXISTING ASBESTOS-CONTAINING MATERIALS ENCOUNTERED ARE PROPERLY REMOVED AND HANDLED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES, PRIOR TO THE COMMENCEMENT OF DEMOLITION ON SITE AND MUST PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED, AT THE CONTRACTOR'S SOLE EXPENSE.
12. THE CONTRACTOR MUST NOT PERFORM ANY Earth Movement Activities, Demolition or Removal of Foundation Walls, Drains, Pipes, or Other Material, Without Written Approval From The Engineer Of Record. All Work Must Be In Strict Conformance With The Project Plans And Specifications, Or Pursuant To The Written Direction Of The Owner's Structural Or Geotechnical Engineer.
13. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND/OR GOVERNMENTAL AGENCIES WITH JURISDICTION.
14. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILLING OF EXCAVATION MUST BE IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR MUST PROVIDE ALL NECESSARY SUPPORTS AND SHORINGS TO MAINTAIN THE EXISTING GRADE AND TO PROVIDE ALL NECESSARY IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. WATER OR OTHER LIQUIDS OR RESIDUES FROM COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
15. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE, NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES, PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITY. REPAIRS TO EXISTING STRUCTURES MUST BE PERFORMED AT THE ADDITIONAL COST TO THE CONTRACTOR AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO VERIFY THE EFFECTS OF THE DEMOLITION ON THE LIKE.
16. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE CONTRACTOR OPERATIONS HAVE GENERATED. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
17. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF THE FINAL STOCKPILE OF DEBRIS OUTSIDE APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO THE PUBLIC RIGHT-OF-WAY.
18. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
19. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH THE FEDERAL, STATE, COUNTY, AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

## LIGHTING NOTES

(Rev. 1/2019)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND LOCAL REQUIREMENTS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
3. THIS LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE MANUFACTURER. ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND THE AGE OF THE EQUIPMENT.
4. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL, GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS PLAN IS NOT INTENDED TO SHOW THE LOCATIONS AND TYPES OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING AND AT LEAST EVERY SIX (6) MONTHS, UPON COMPLETION AND OWNER'S ACCEPTANCE OF THE WORK ALL OF THE ABOVE OUTLINED AND DESCRIBED RESPONSIBILITIES SHALL BECOME SOLELY THE OWNERS'
5. WHERE THE ILLUSTRATION OF THE PROPOSED ILLUMINATION LEVELS ILLUSTRATES AN REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER, DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.
6. THE LIGHTING PLAN IS NOT INTENDED TO BE USED AS A BASIS FOR THE DESIGN OF ANY ELECTRICAL, WIRING AND/OR OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, MECHANICAL ENGINEER'S AND/OR LIGHTING CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND ELECTRICAL CODES.
7. THE CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE ENGINEER OF RECORD'S ATTENTION, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACT

[illegible]


1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FULLY FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OF OR ON ANY EXISTING OR PROPOSED UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COME TO ALL EXISTING POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING, TO THE ENGINEER OF RECORD.
3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, SEWER, GAS, AND STORM, TELEPHONE, CABLE, FIBER, AND SLOPE, ETC. WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES OF ANY DISBURBANCE OF THEIR WORK SPACE. THE CONTRACTOR MUST LOCATE ALL UTILITIES TO THE PROJECT AREA, IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND

UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, DRAIN ACCESS, AND EXTERIOR VENTING. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE UTILITY DEPTH AND COVER, AND COORDINATING WITH THE UTILITY SERVICES WITH THE INDIVIDUALS OR AGENCIES, TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DETAILS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE ORDINANCES, RULES, AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE UTILITY TIE-IN/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE, WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, OF THE SAME.

7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST BE A MINIMUM OF 18" COMPACTED AND COVERED TO THE STATE DOT SPECIFICATIONS AND CONSULTANT HAS NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL, COMPACTION AND BACKFILL.

AFTER THE INSTALLATION OF SANITARY, STORM, AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTINUOUS RECORD OF THE RECORD OF CONSTRUCTION OF THE UTILITY INSTALLATION. THE CONTRACTOR MUST MAINTAIN A RECORD OF ALL INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.

8. THE CONTRACTOR MUST PROTECT ALL EXISTING UTILITIES, AND ALL UTILITIES, INCLUDING SANITARY, STORM, AND ALL WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.

9. THE FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.

10. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST COORDINATE WITH THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION.

ISSUED FOR MUNICIPAL &  
AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY  
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION

PROJECT: **PIERRE DELRAY**  
**PHASE 2 - SPRAY**

**PHASE 2 - SPRAB  
SITE PLAN  
PACKAGE**

FOR

ZYSCOVICH

ARCHITECTS

PROPOSED  
DEVELOPMENT

SWC SE 3RD AVE. & ATLANTIC AVE.  
PALM BEACH COUNTY  
DELRAY BEACH, FL

BOULDER //

**BUHLER** //

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FLORIDA BUSINESS CERT. OF AUTH. No. 30780

No. 82408



STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

SHEET TITLE:

## GENERAL

## NOTES

SHEET NUMBER: \_\_\_\_\_

C-102

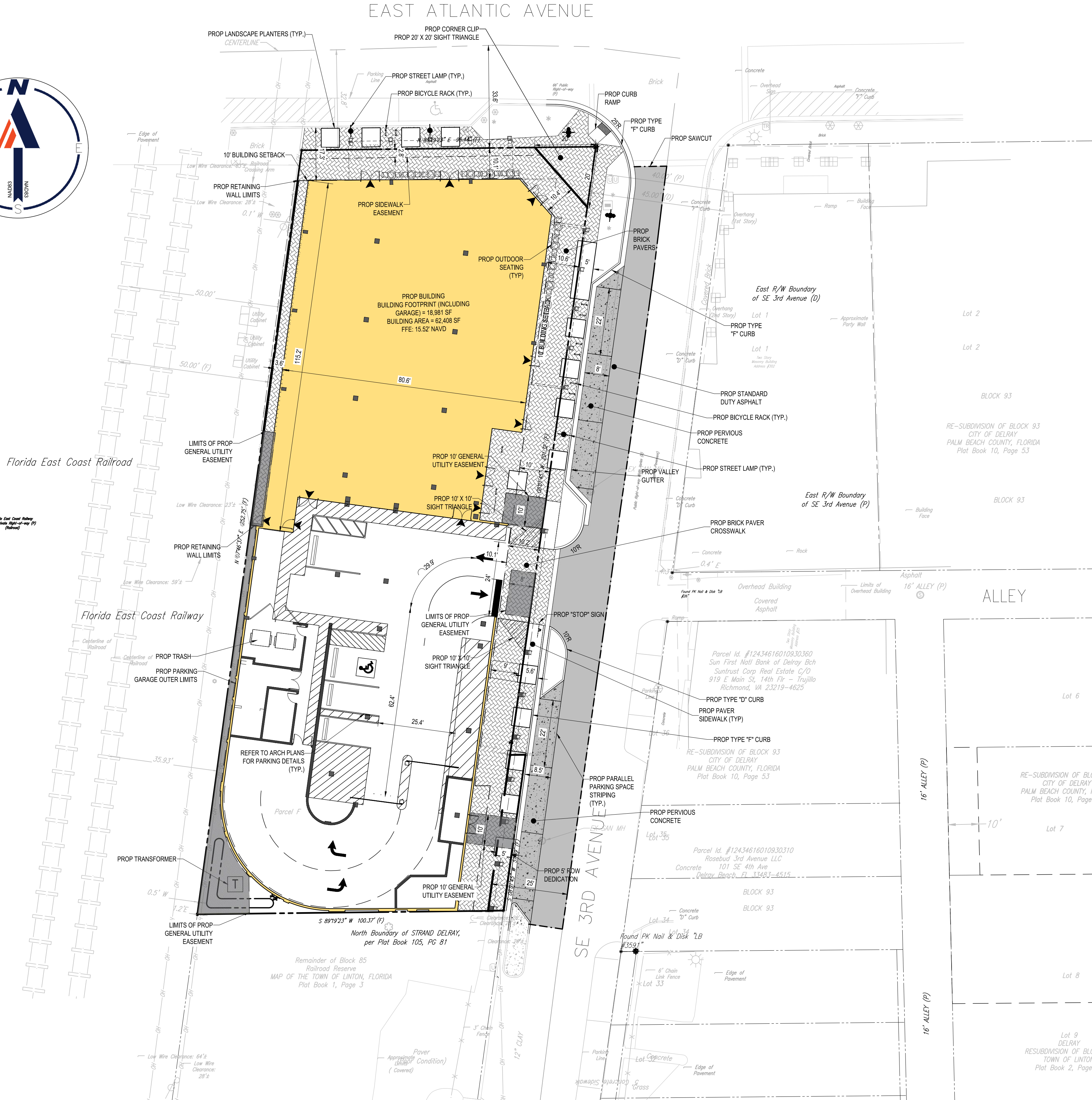
CRG DATE 10/17/2000

ORG. DATE - 10/17/2022









ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.
- ALL CONSTRUCTION TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE FLORIDA ACCESSIBILITY CODE.

ELEVATIONS		
	ATLANTIC AVE	SE 3RD AVE
AVERAGE MEAN CROWN	16.26'	15.06'
BASE BUILDING ELEVATION (BBE)	15.52'	15.52'
MAX BUILDING HEIGHT ELEVATION	63.52'	63.52'
AVERAGE MEAN CROWN BETWEEN ATLANTIC AND 3RD	15.26'	15.26'

LEGEND:

- EX PROPERTY LINE
- PROP PROPERTY LINE
- EX ADJACENT BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP TYPE "F" CURB
- PROP TYPE "D" CURB
- PROP STANDARD ASPHALT
- PROP CONCRETE
- PROP BRICK PAVERS

SITE DATA TABLE

JURISDICTION	CITY OF DELRAY BEACH
OVERLAY DISTRICT	CENTRAL BUSINESS DISTRICT (CBD)
FUTURE LAND USE	COMMUNITY FACILITIES (CF)
PROPOSED FUTURE LAND USE	COMMERCIAL CORE (CC)
SITE AREA	23,771 SF (0.55 AC)
F.A.R.	62,213 SF / 23,771 SF = 2.63
BUILDING AREA	LEVEL 1 GROSS BUILDING AREA (UNDER A/C): 7,989.98 SF PARKING: 10,441.81 SF SHAFT: 548.59 SF LEVEL 2 GROSS BUILDING AREA (UNDER A/C): 9,503.21 SF PARKING: 11,752.52 SF SHAFT: 763.56 SF LEVEL 3 GROSS BUILDING AREA (UNDER A/C): 8,225.78 SF PARKING: 11,750.39 SF SHAFT: 737.62 SF LEVEL 4 LOBBY (A/C): 160.70 SF SHAFT: 339.06 SF TOTAL: 62,213 SF
CURRENT ZONING	CENTRAL BUSINESS DISTRICT (CBD)
PROPOSED USE	CENTRAL BUSINESS DISTRICT (CBD)
MAX. ALLOWED BUILDING HEIGHT	38' WITH 125' OF THE ATLANTIC AVENUE LIMITED HEIGHT PER LDR SECTION 4.4.13 (D)(1)(A)1, AND 54' FOR THE CBD CENTRAL CORE
PROVIDED BUILDING HEIGHT	38' (ATLANTIC AVENUE LIMITED HEIGHT AREA) 45' (CENTRAL CORE AREA)
FRONT SETBACK	10' MIN 15' MAX
SIDE SETBACK	2.2'
REAR SETBACK	10'
REQUIRED PARKING	LEVEL 1 RESTAURANT: 90 SPACES* LEVEL 2 OFFICE: 17 SPACES (1 SPACE/500 SF) LEVEL 3 OFFICE: 14 SPACES (1 SPACE/500 SF) TOTAL: 121 SPACES REQUIRED
PROVIDED PARKING	LEVEL 1 2 ALTERNATIVE FUEL PARKING SPACES 2 ADA PARKING SPACES LEVEL 2 4 COMPACT PARKING SPACES 13 FULL PARKING SPACES 1 ADA PARKING SPACES LEVEL 3 4 COMPACT PARKING SPACES 13 FULL PARKING SPACES 1 ADA PARKING SPACES LEVEL 4 15 COMPACT PARKING SPACES 25 FULL PARKING SPACES TOTAL: 80 SPACES PROVIDED
REQUIRED BICYCLE PARKING	PROFESSIONAL OFFICE: 3.1 SPACES (1 SPACE/5,000 SF) RETAIL/RESTAURANT: 3.2 SPACES (1 SPACE/2,500 SF) REMAINDER FROM SITE 1: 5 SPACES
PROVIDED BICYCLE PARKING	20 SPACES
LOT COVERAGE	CIVIC SPACE: 296.67 SF (1.26%) (OPEN) LANDSCAPE AREA: 703.35 SF (2.95%) TOTAL FLOOR AREA: 8,572.16 SF (36.06%) PARKING & PAVED AREA: 14,495.35 SF (60.97%) TOTAL BUILT AREA: 23,067.65 SF (97.04%) TOTAL LOT AREA: 23,771.00 SF (100%)
FEMA FLOOD ZONE	FLOOD ZONE: X

\*12 SPACES PER 1,000 SF FOR THE FIRST 6,000 SF. 15 SPACES PER 1,000 SF FOR REMAINING AREA SURPASSING 6,000 SF.

SITE NOTES:

- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED.
- B/C INDICATES DIMENSION IS TO BACK OF CURB. N/A/D = NOT DIMENSIONED.
- ALL SIGNS SHALL BE REVIEWED AND PERMITTED SEPARATELY.
- THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, PANEL NUMBER 12099C0979F OCTOBER 5, 2017, FOR PALM BEACH COUNTY, FLORIDA.
- ALL PAVEMENT MARKINGS, EXCEPT PARKING STALLS, SHALL BE "ALKYD THERMOPLASTIC 90 MILS IN THICKNESS".
- SOD TO BE INSTALLED AT THE BACK OF ALL CURBS, PAVEMENT EDGES, SWALES AND DETENTION AREAS ON ALL AREAS SOUTH OF THE MAIN BUILDING AND HANGARS.
- IN THE EVENT THE PROJECT IS TERMINATED PRIOR TO CONSTRUCTION COMPLETION, THE PROJECT SHALL BE BROUGHT TO GRADE, SEEDED AND ALL DEBRIS AND MATERIALS SHALL BE HAULED OFF-SITE AND DUMPED AT A STATE OF FLORIDA APPROVED FACILITY.
- CONTRACTOR SHALL BE RESPONSIBLE THAT ALL ACCESSIBLE ROUTES MEET THE FLORIDA ACCESSIBILITY CODE PRIOR TO INSTALLING FINAL PAVEMENT AND CONCRETE.
- CONSTRUCTION PLAN APPROVAL DOES NOT EXEMPT THE CONTRACTOR FROM OBTAINING THE REQUIRED BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMITS. THESE INCLUDE BUT ARE NOT LIMITED TO ANY STRUCTURE, SIGN, WALL, ENCLOSURE OR SCREENING, ETC.
- ALL SIGNS WILL BE REVIEWED UNDER A SEPARATE PERMIT.
- ALL CONSTRUCTION AND RESTORATION WORK WITHIN BROWARD COUNTY RIGHT OF WAY SHALL COMPLY WITH THE LATEST EDITION OF FOOT DESIGN STANDARDS AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- 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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW RONALD SAVAGE, PE, ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY



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PROJECT No.: FLB190004  
DRAWN BY: NBH  
CHECKED BY: AS  
DATE: 10/17/2022  
CAD ID: SPP-0

PROJECT:  
**PIERRE DELRAY  
PHASE 2 - SPRAB  
SITE PLAN  
PACKAGE**  
FOR

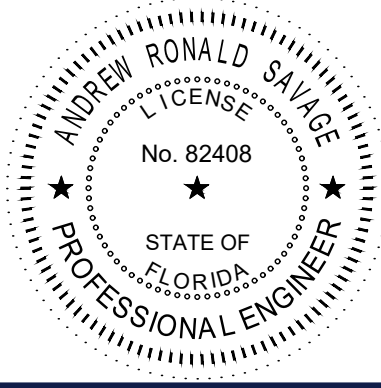
**ZYSCOVICH  
ARCHITECTS**

PROPOSED  
DEVELOPMENT

SWC SE 3RD AVE. & ATLANTIC AVE.  
PALM BEACH COUNTY  
DELRAY BEACH, FL

**BOHLER**

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Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:

SITE  
LAYOUT  
PLAN

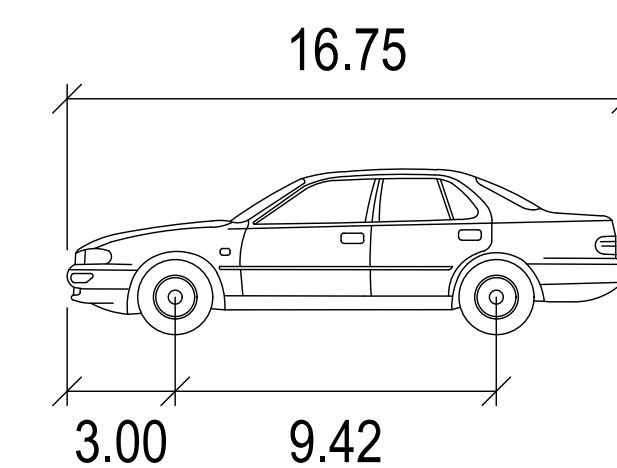
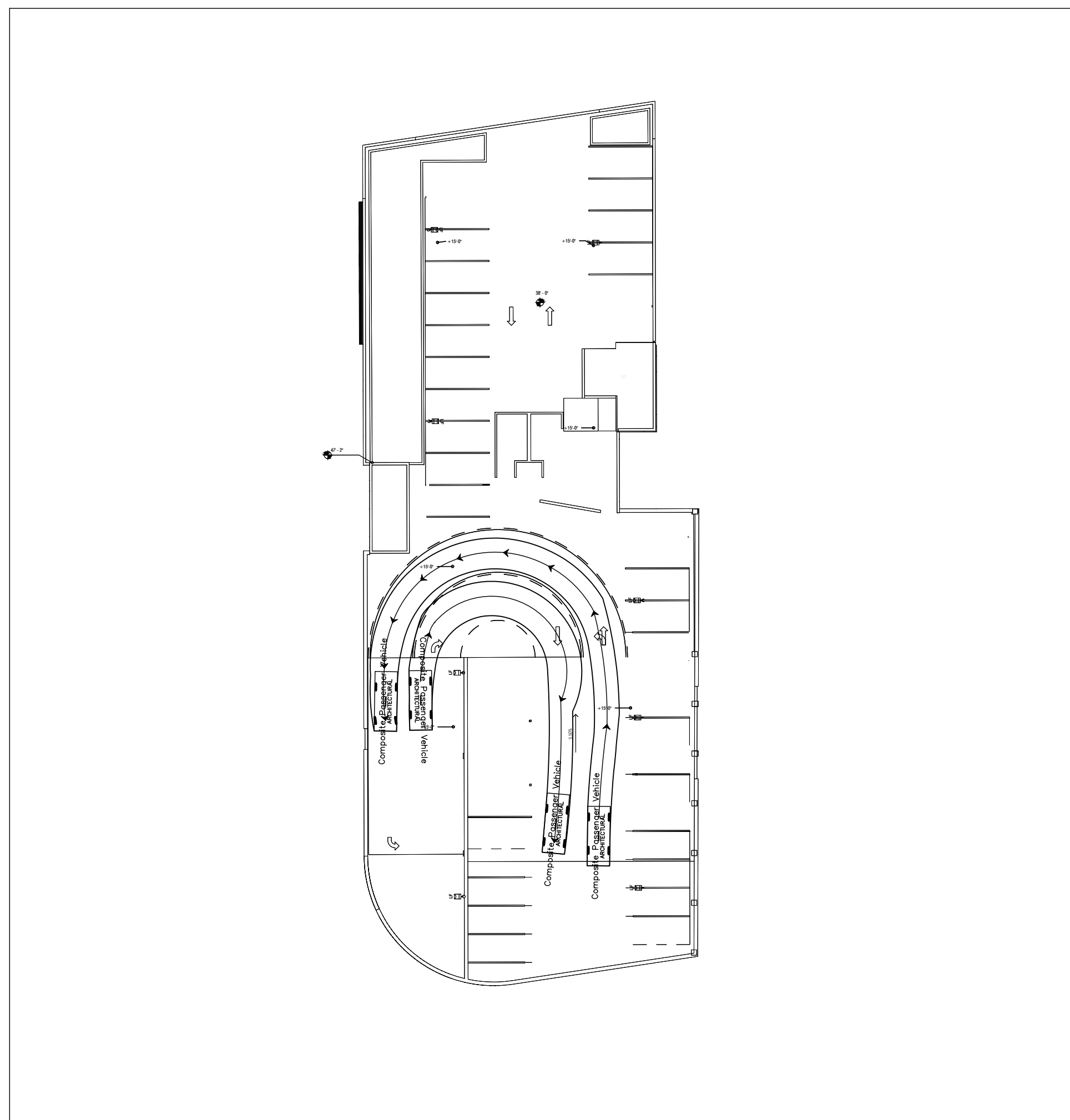
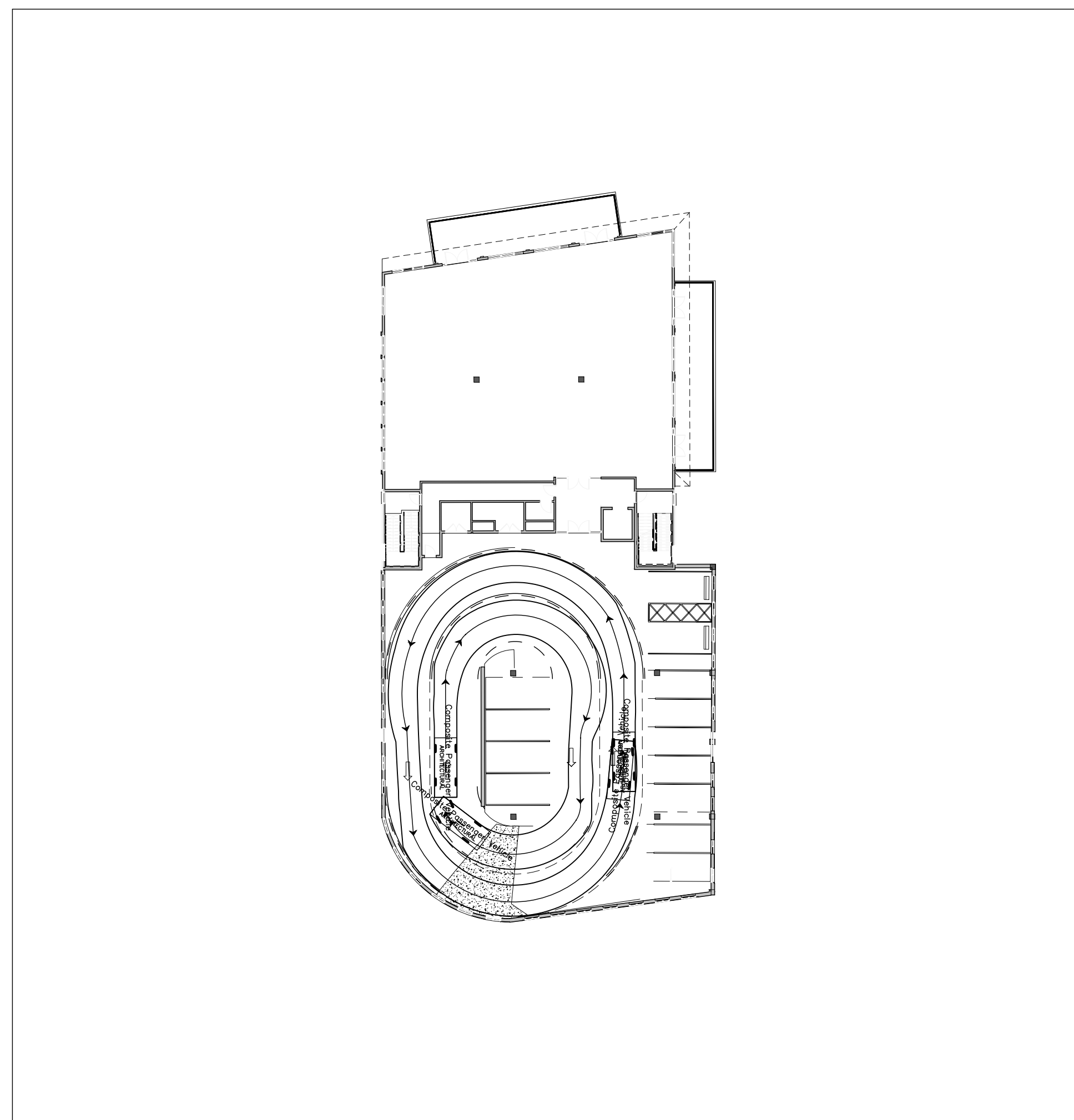
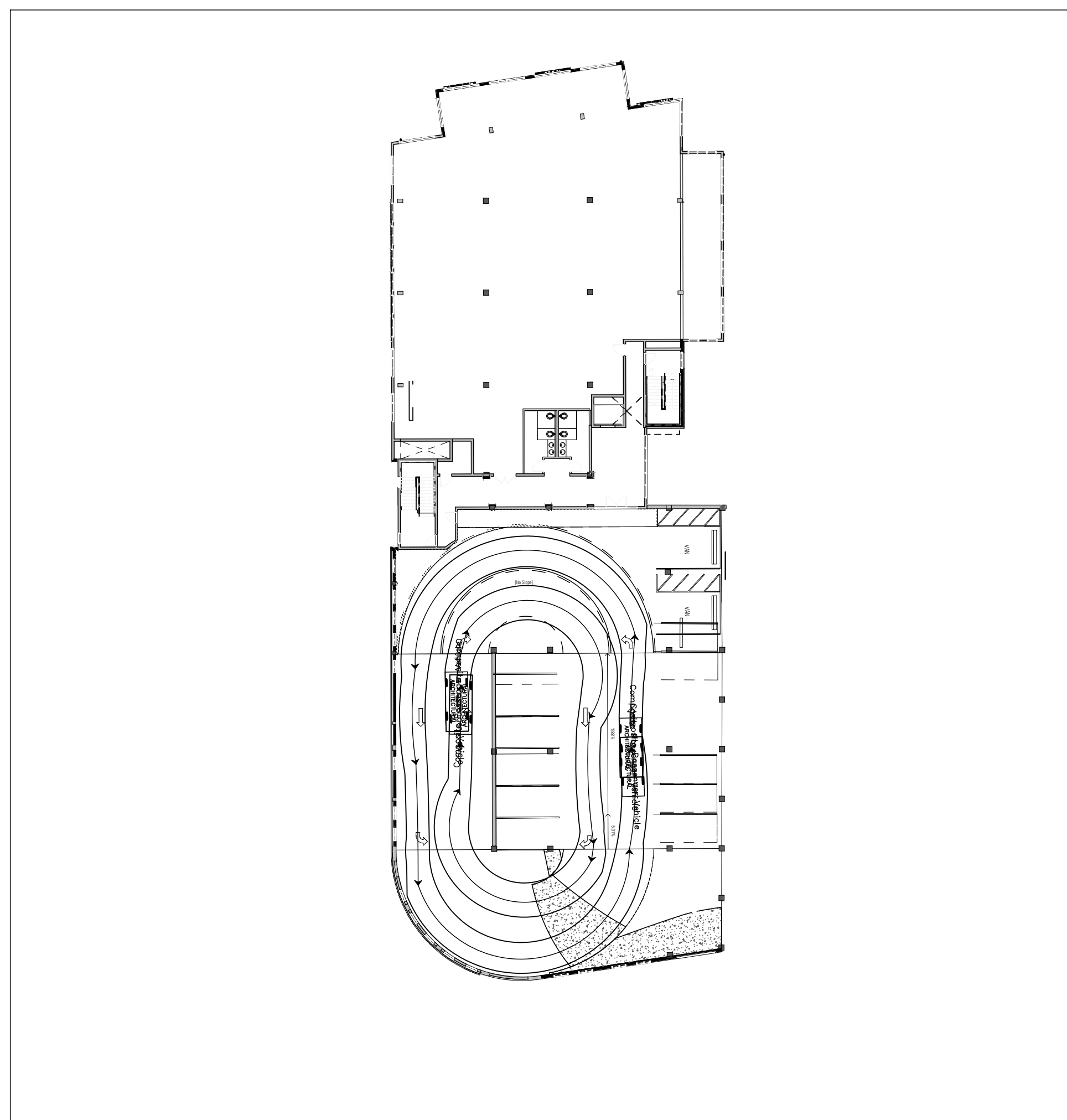
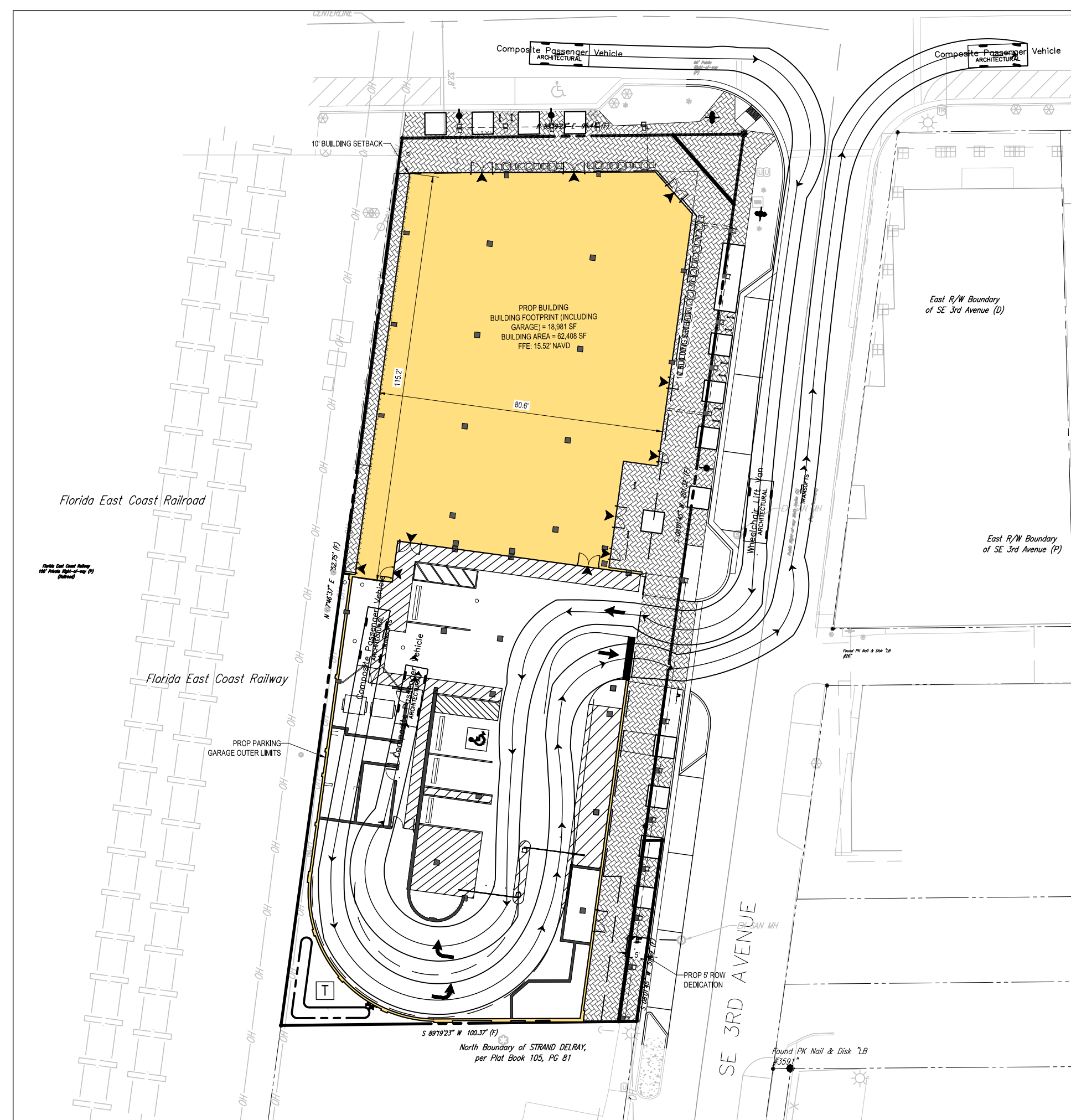
SHEET NUMBER:

C-301

ORG. DATE - 10/17/2022

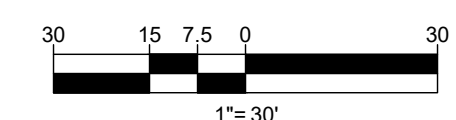
50% DESIGN DEVELOPMENT





## Composite Passenger Vehicle

	feet
Width	: 6.33
Track	: 6.33
Lock to Lock Time	: 6.0
Steering Angle	: 26.4



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DRAWN BY:	NI
CHECKED BY:	A
DATE:	10/17/20
CAD I.D.:	

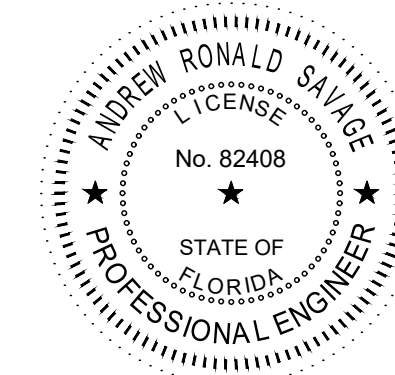
PROJECT: **PIERRE DELRAY**  
**PHASE 2 - SPRAB**  
**SITE PLAN**  
**PACKAGE**  
\_\_\_\_\_ FOR \_\_\_\_\_

**ZYSCOVICH**  
ARCHITECT

PROPOSED  
DEVELOPMENT  
SWC SE 3RD AVE. & ATLANTIC AVE  
PALM BEACH COUNTY  
DELRAY BEACH, FL

**BOHLER //**

1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

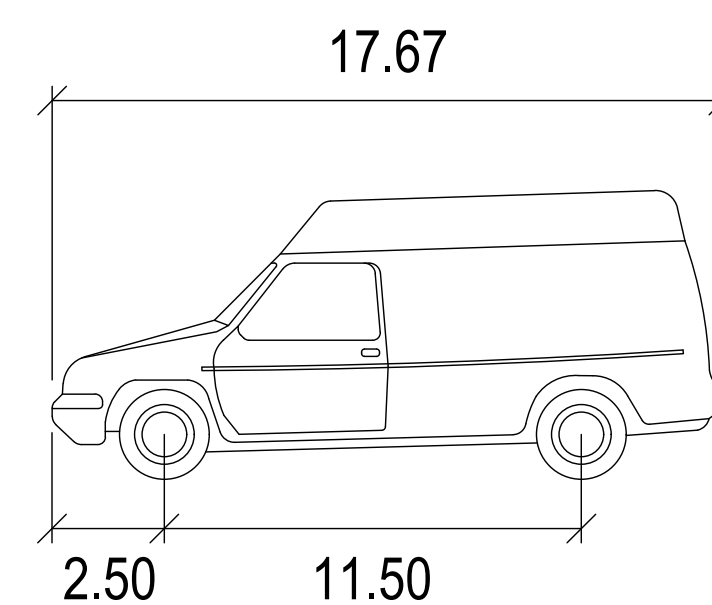
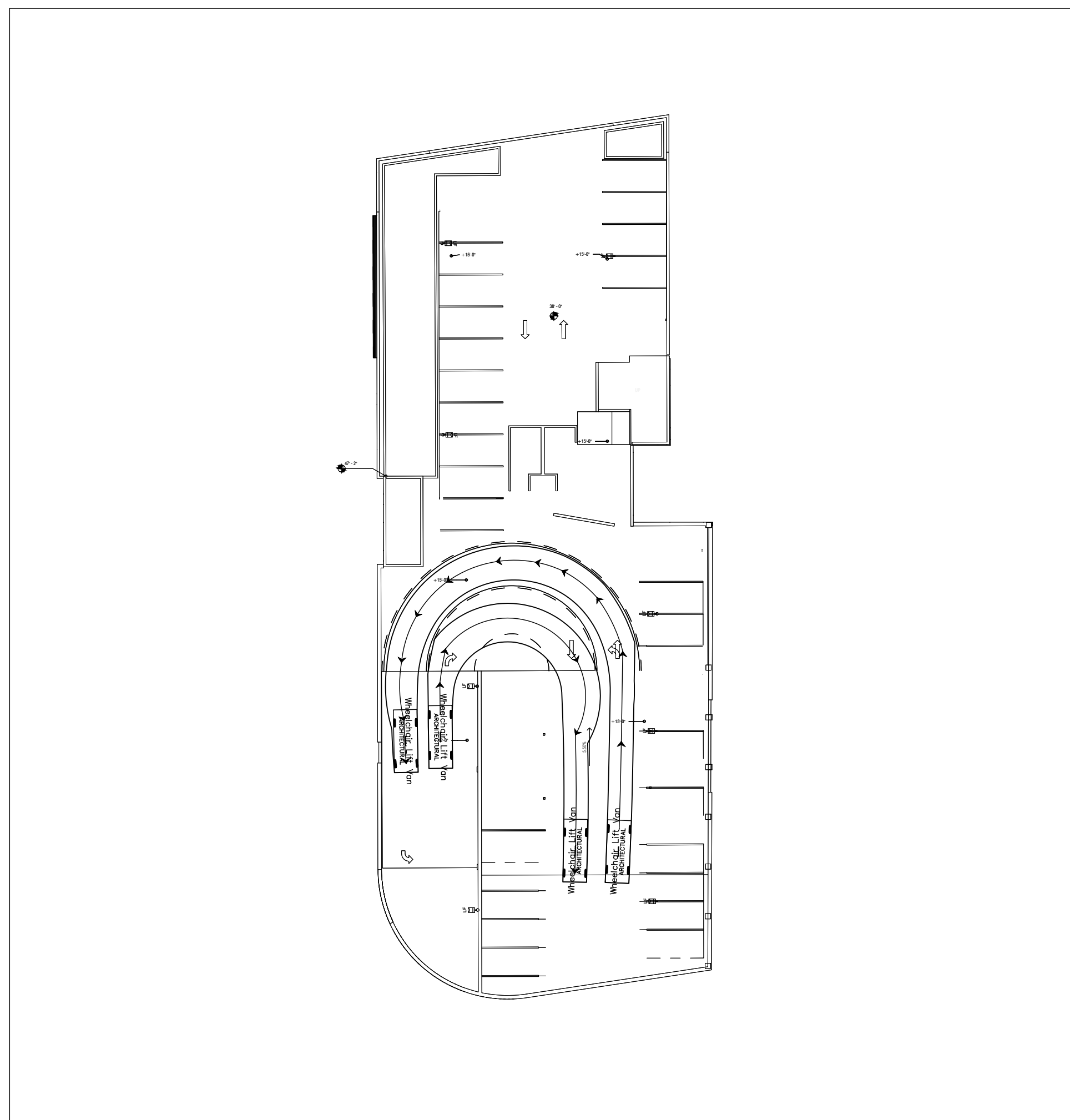
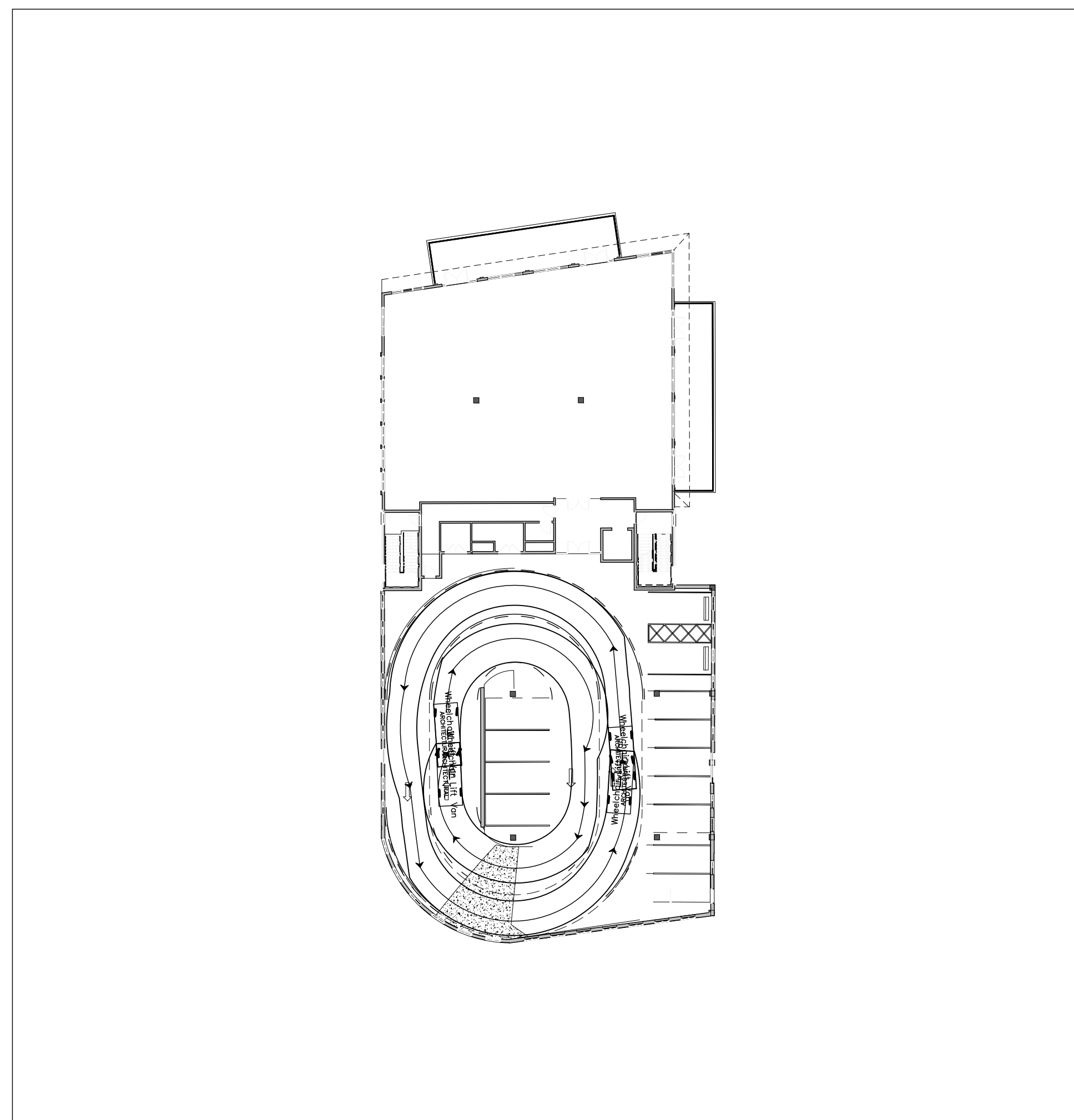
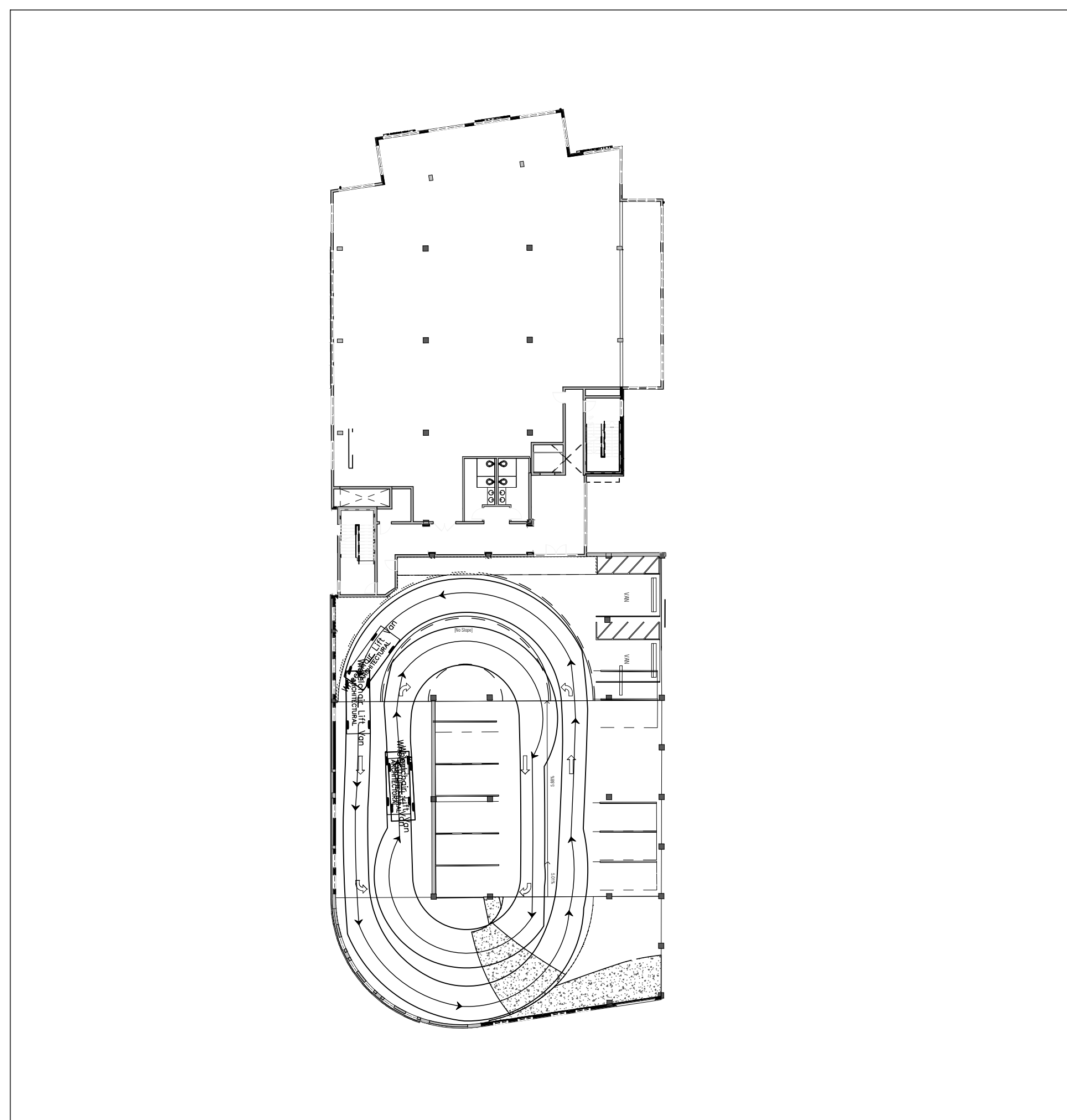
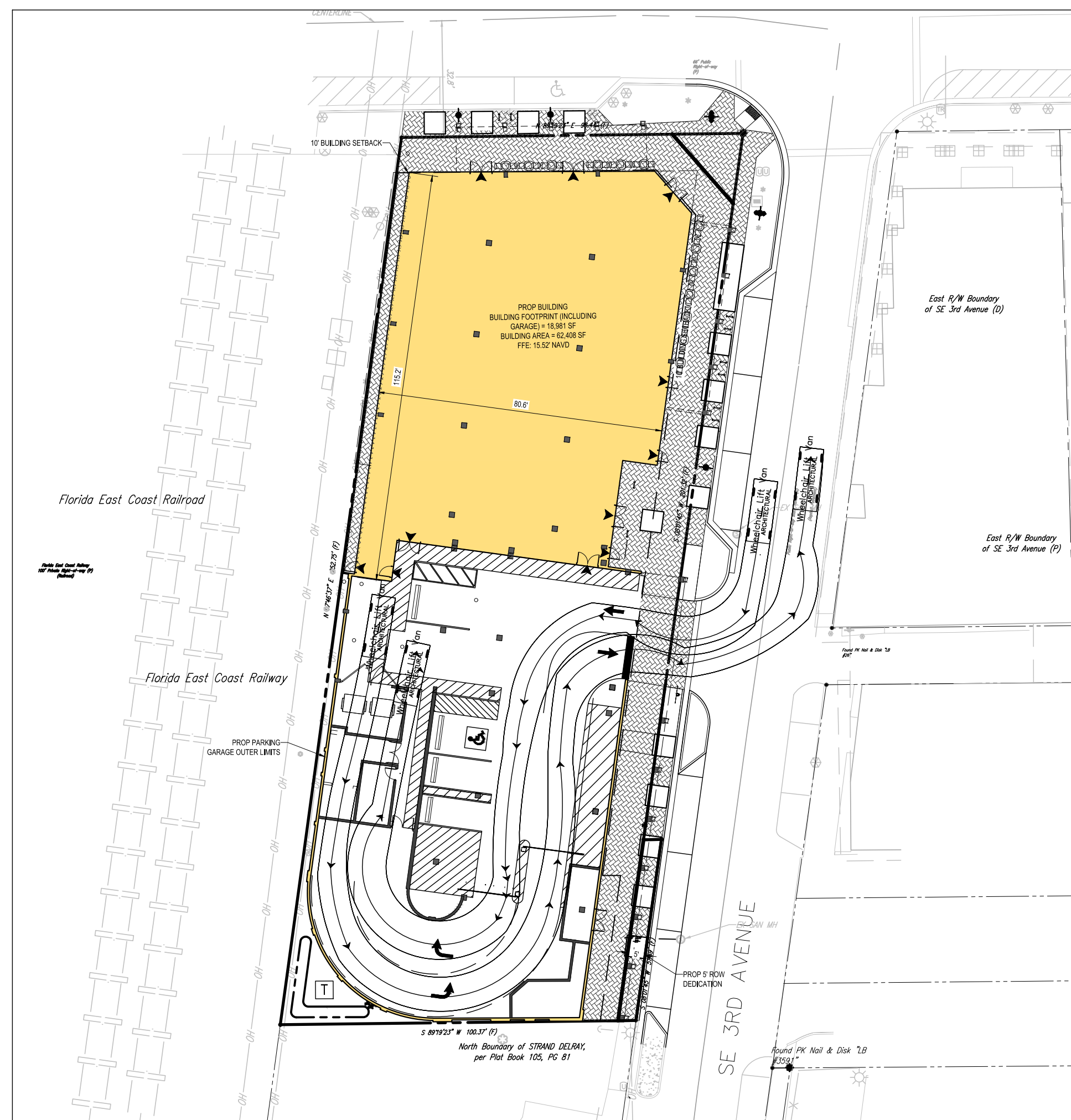


SHEET TITLE: VEHICULAR  
MOVEMENT  
PLAN  
(COMPACT)

SHEET NUMBER:  
C-302

ORG. DATE - 10/17/2022

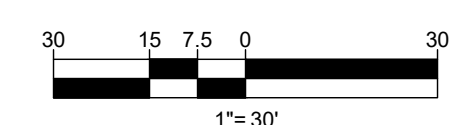




## Wheelchair Lift Van

feet

Width	: 6.67
Track	: 6.67
Lock to Lock Time	: 6.0
Steering Angle	: 31.7



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## REVISIONS

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PROJECT No.:	FLB190004
DRAWN BY:	NBH
CHECKED BY:	AS
DATE:	10/17/2022
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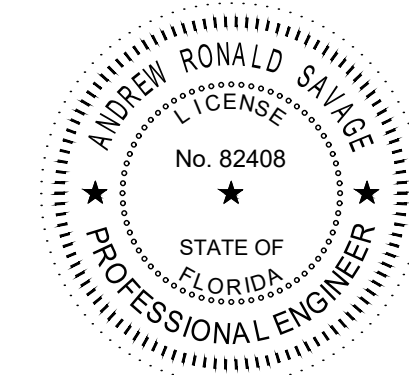
PROJECT:  
**PIERRE DELRAY  
PHASE 2 - SPRAB  
SITE PLAN  
PACKAGE**  
FOR

**ZYSCOVICH**  
ARCHITECTS

PROPOSED  
DEVELOPMENT  
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PALM BEACH COUNTY  
DELRAY BEACH, FL



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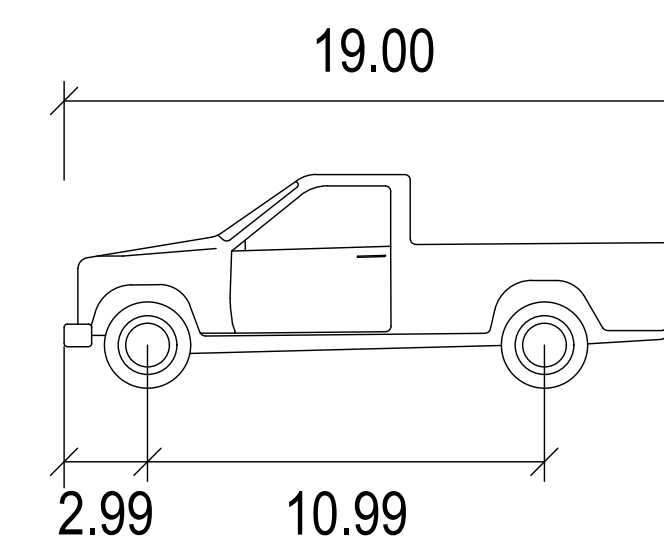
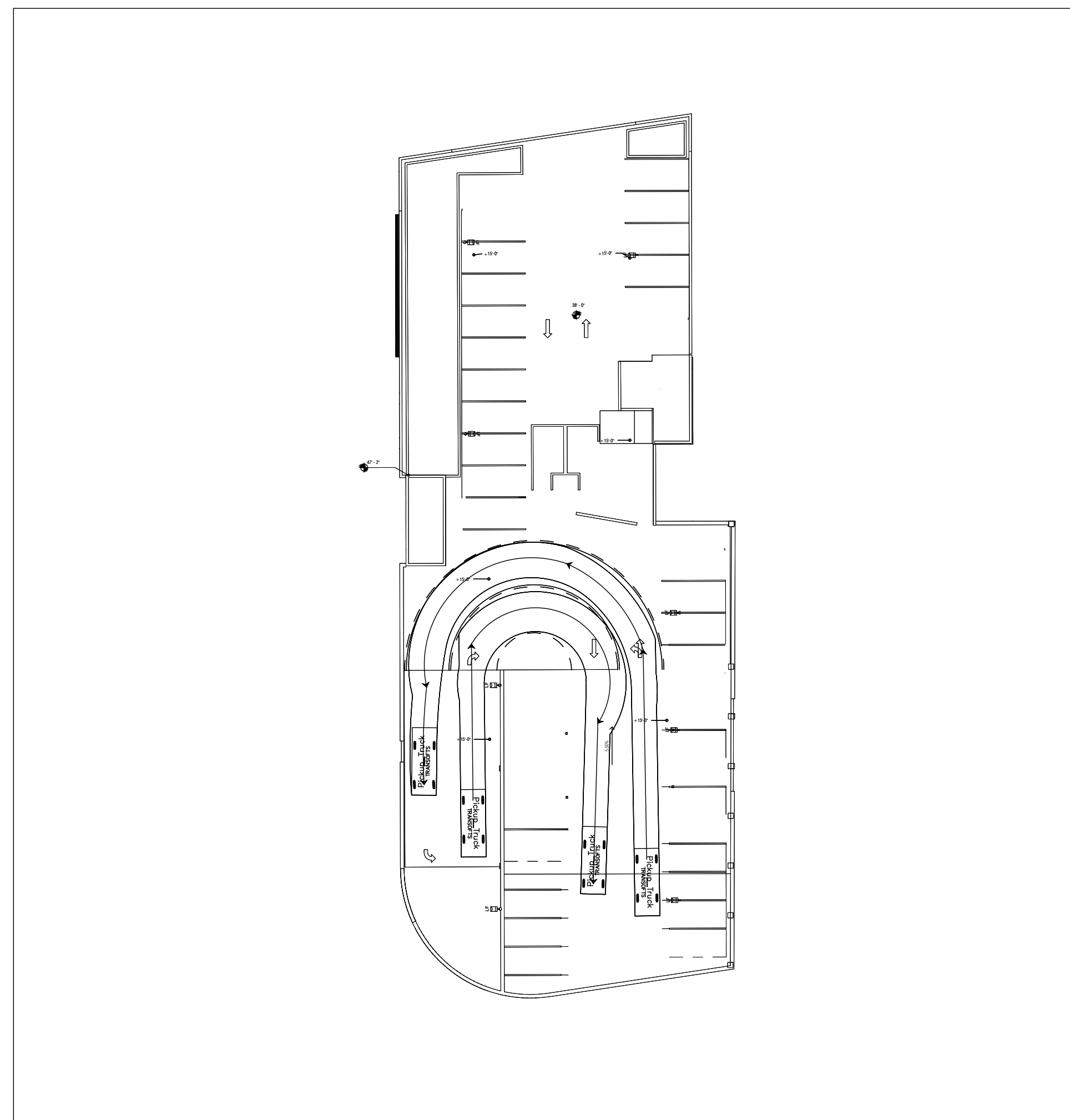
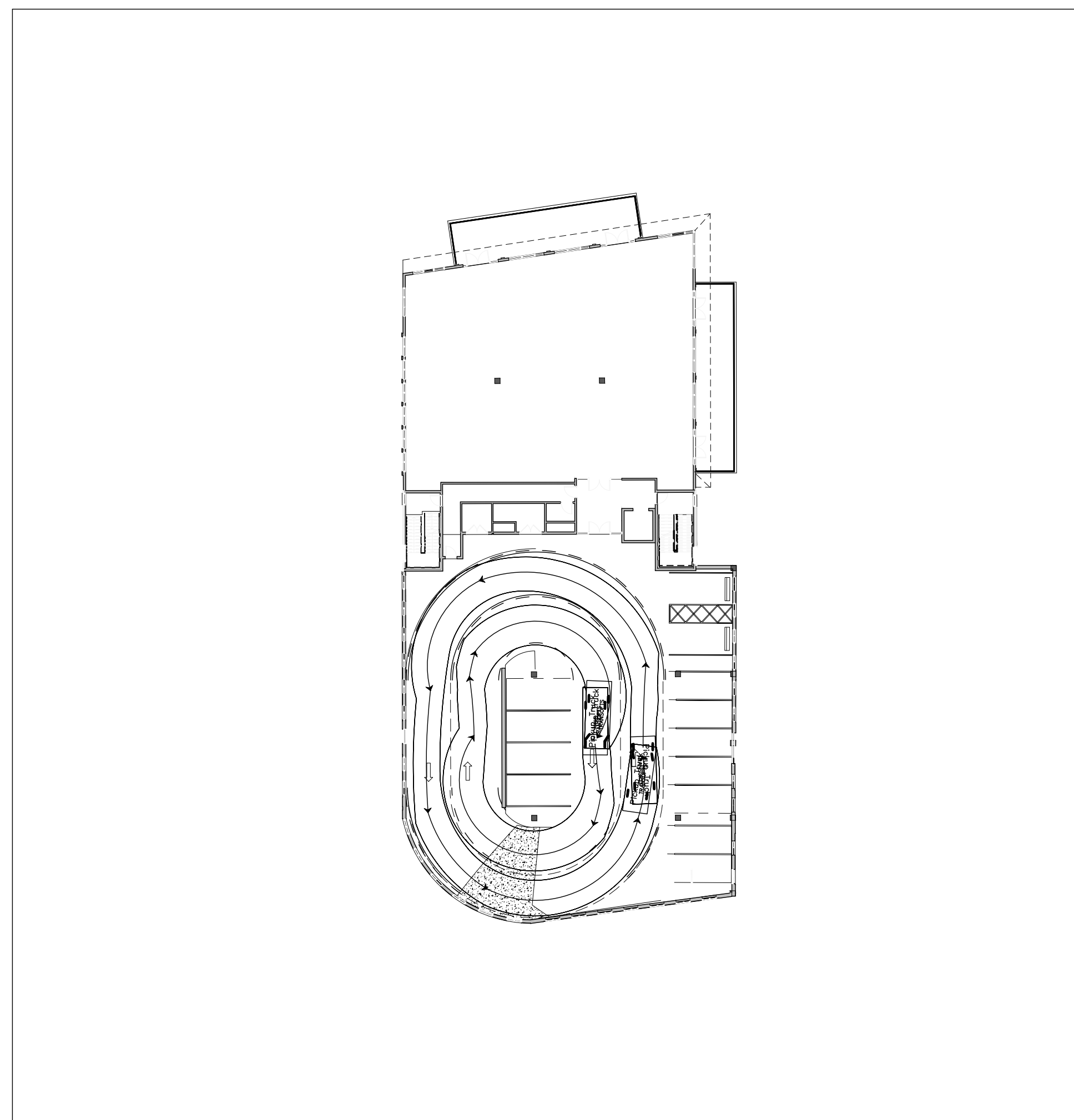
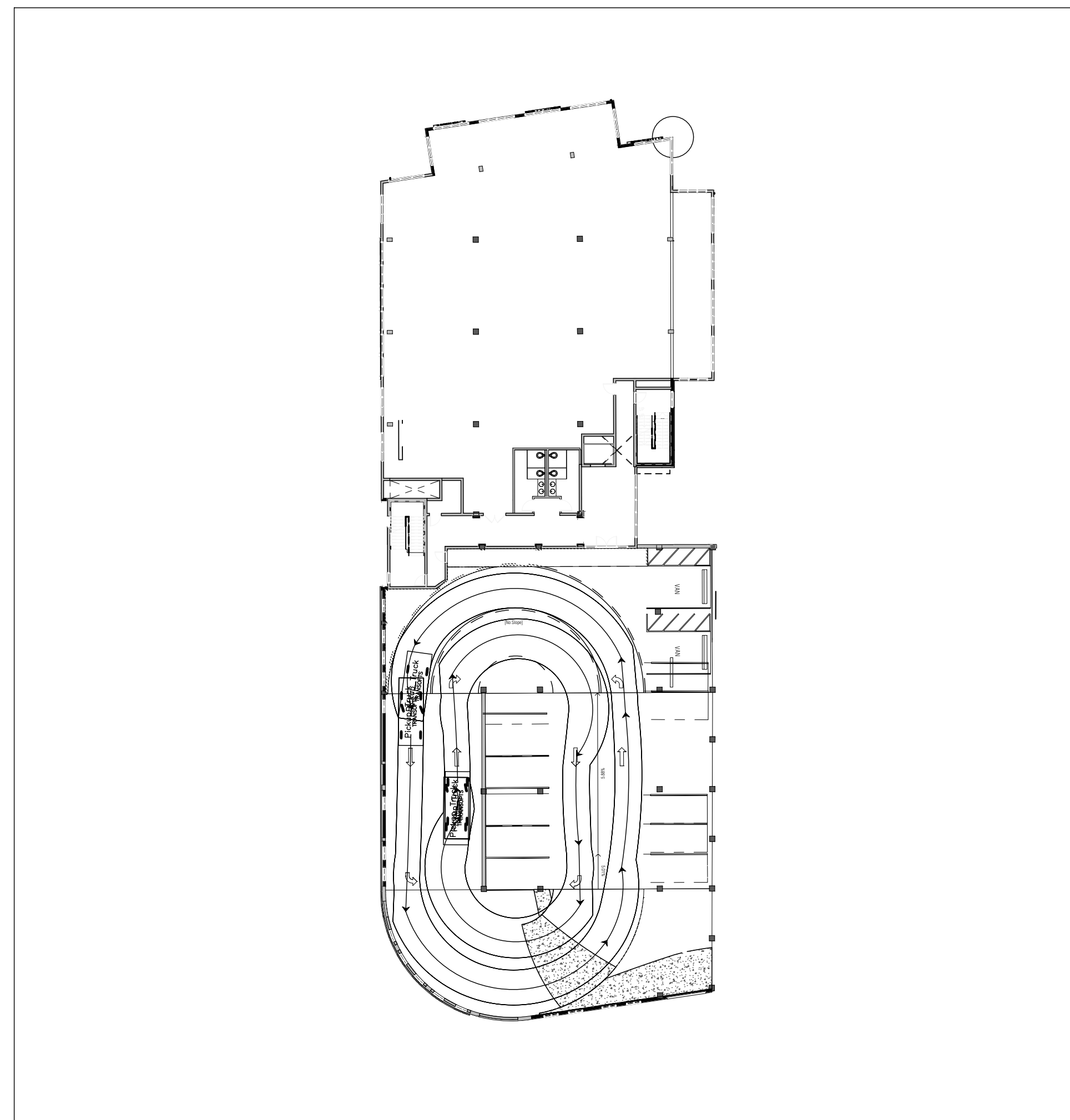
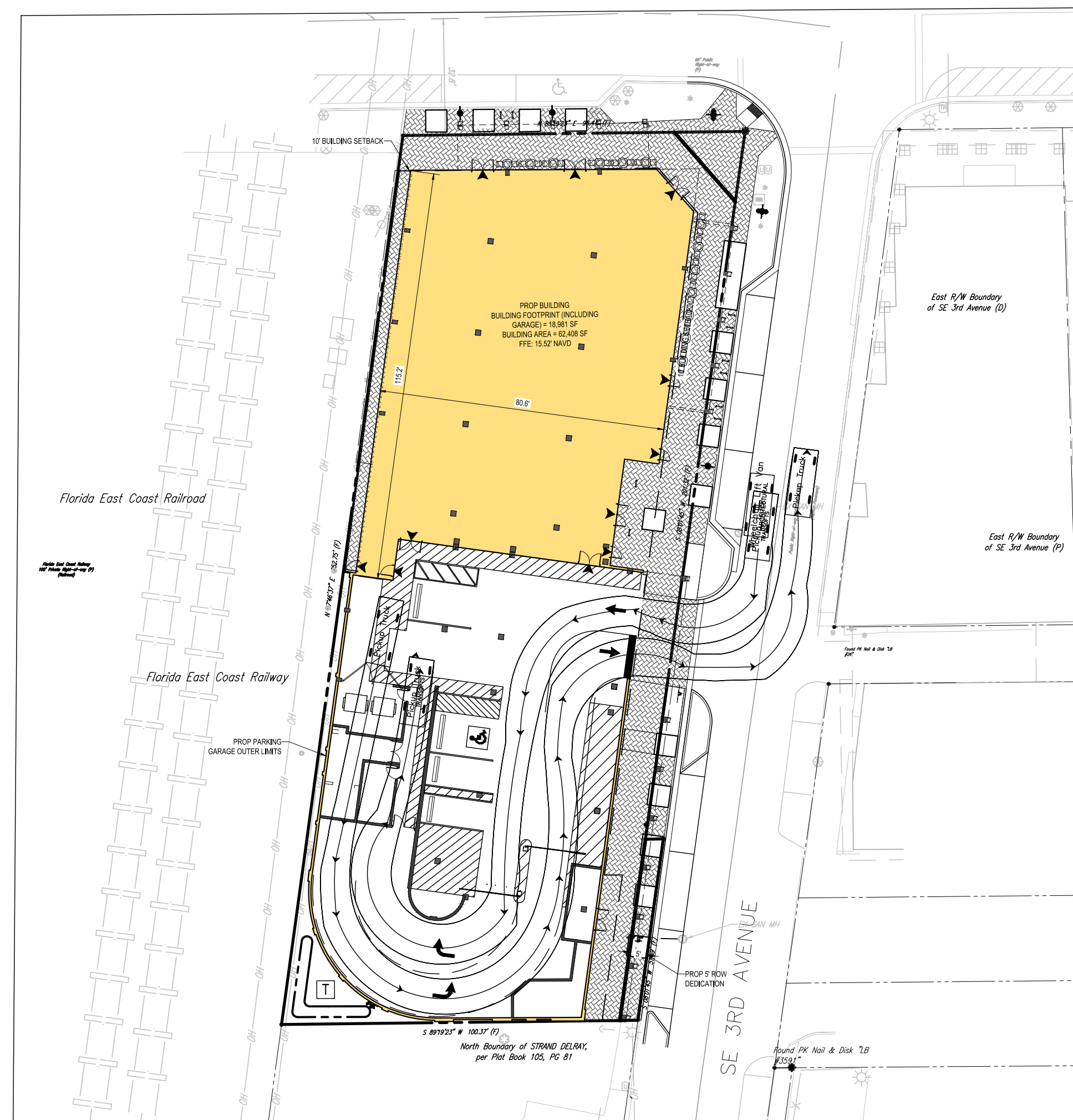
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MOVEMENT  
PLAN  
(SUV)

SHEET NUMBER:  
C-303

ORG. DATE - 10/17/2022

## 50% DESIGN DEVELOPMENT

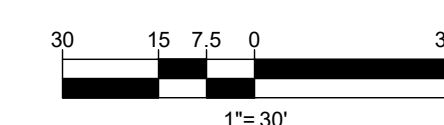




## Pickup Truck

feet

Width	: 6.99
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



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PROJECT No.:	FLB1900
DRAWN BY:	NI
CHECKED BY:	
DATE:	10/17/20
CAD I.D.:	

PROJECT:  
**PIERRE DELRAY  
PHASE 2 - SPRAB  
SITE PLAN  
PACKAGE**  
\_\_\_\_\_ FOR \_\_\_\_\_

**ZYSCOVICH**  
ARCHITECT

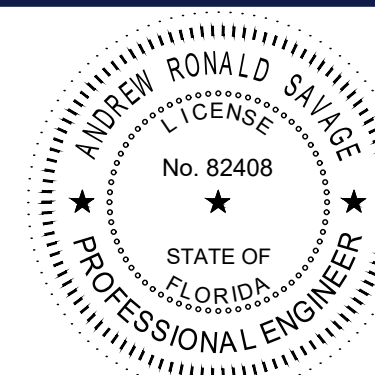
PROPOSED  
DEVELOPMENT

SWC SE 3RD AVE. & ATLANTIC AVE  
PALM BEACH COUNTY  
DELRAY BEACH, FL

**BOHLER** //

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1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE: VEHICULAR  
MOVEMENT  
PLAN (PICKUP  
TRUCK)

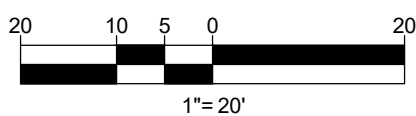
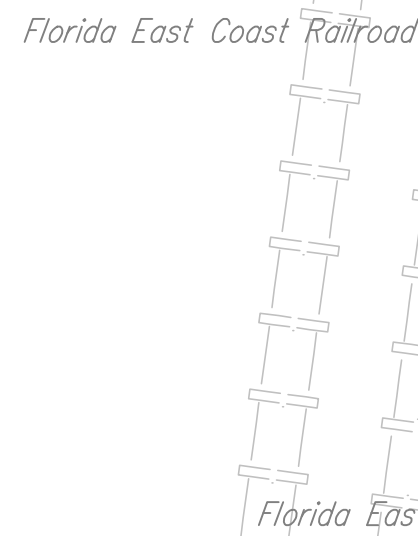
SHEET NUMBER:  
C-304

ORG. DATE - 10/17/202
























## 50% DESIGN DEVELOPMENT

	EX PROPERTY BOUNDARY LINES
	PROP PROPERTY BOUNDARY LINES
	EX STORM SEWER PIPE
	EX SANITARY SEWER LINE
	PROP UTILITY EASEMENT
	PROP SANITARY LINE
	PROP SANITARY LATERAL
	PROP WATER SERVICE
	PROP FIRE LINE
	PROP WATER METER
	PROP BACK FLOW PREVENTER
	PROP TRANSFORMER
	PROP CLEANOUT
	PROP TEE
	PROP STORM MANHOLE

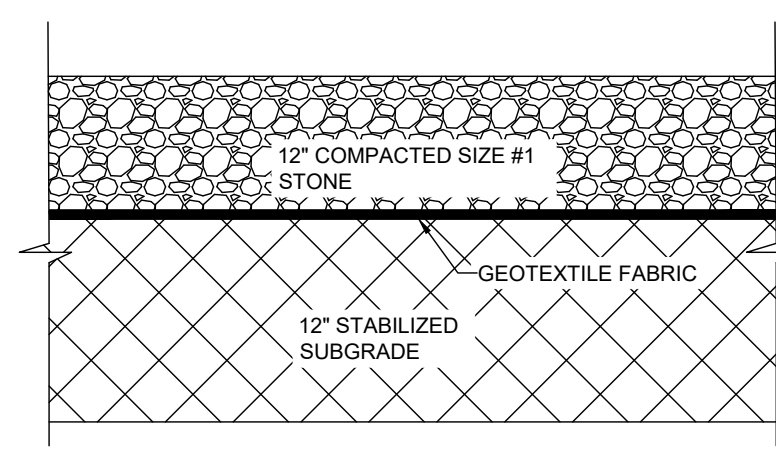
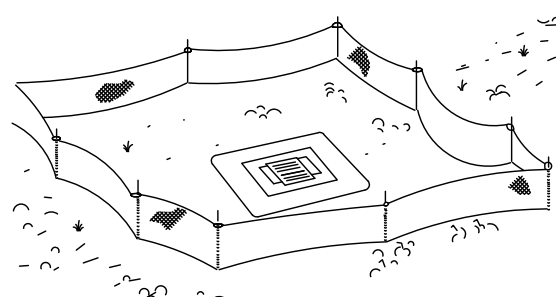
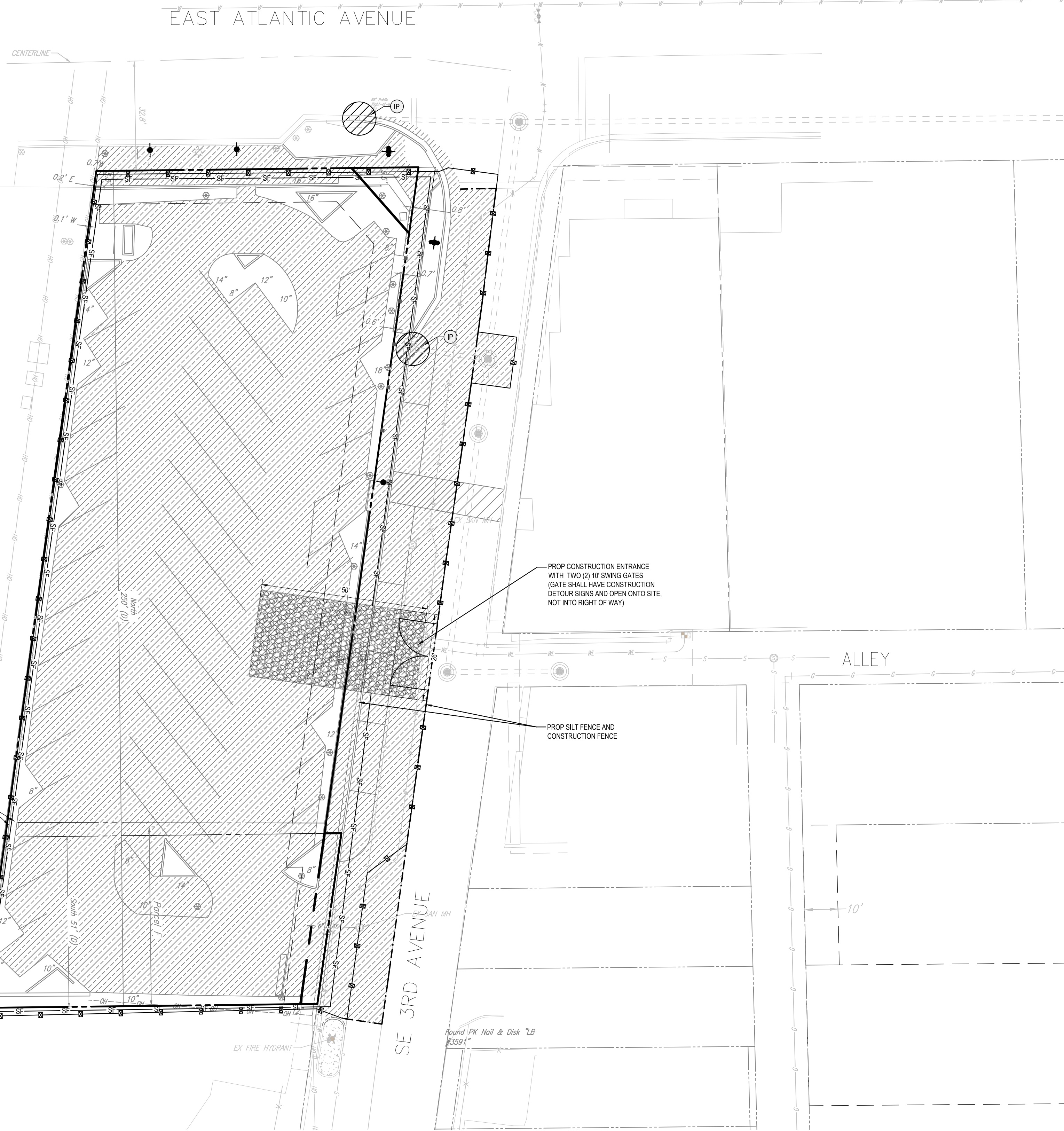
1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.
2. CONTRACTOR TO CONFIRM VERTICAL CLEARANCE IS 18" FOR WATER PIPING, IF THAT MINIMUM CLEARANCE CANNOT BE MET, CONTRACTOR SHALL FOLLOW DETAIL PW2.0 ON SHEET C-903 FOR PIPE MATERIAL REQUIREMENTS.

1. UTILITY CROSSINGS SHALL MAINTAIN 12" VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.


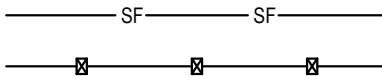
1. GENERAL:
  - A. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
  - B. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVIEW EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVIEW THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
2. MATERIALS:
  - A. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLY(VINYL CHLORIDE (PVC)) PIPE CONFORMING TO ASTM D 3034, SDR 26 WITH PUSH-ON RUBBER GASKET JOINTS.
  - B. ALL FITTINGS SHALL BE SDR 35 AND ACCESSORIES SHALL BE AS MANUFACTURED OR EQUIVALENT BY THE PIPE MANUFACTURER OR APPROVED AGENCY.
  - C. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.
3. INSTALLATION:
  - A. PIPE AND FITTINGS:
    - 1) SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UN-BELL PLASTICS PIPE ASSOCIATIONS' RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE.
    - 2) BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAK ROCK 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
  - B. CLEANOUTS:
    - 1) CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE WITH SUFFICIENT UNIFORM BEARING UNDER THE BASE.
    - 2) ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
  - C. SERVICE:
    - 1) MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.0%.
    - 2) EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
    - 3) CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.
4. TESTING:
  - A. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
  - B. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
  - C. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
  - D. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
  - E. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE SEWER AND BACKFILL OPERATION. COMPACTION TESTS SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
  - F. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR ASBUUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATION IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
  - G. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

ORG. DATE - 10/17/2022





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- # LEGEND:
- 

PROPERTY LINE

EXIST. DRAINAGE STRUCTURES

EXIST. STORM SEWER

PROP. SILT FENCE

PROP. CONSTRUCTION FENCE

PROP. SOIL TRACKING PREVENTION MAT
- ## POLLUTION PREVENTION NOTES:
1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS. OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. (THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.)
  2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
  3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
  4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
  5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
  6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
  7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
    - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
    - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III C.2, F.A.C.
    - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART III D.1, F.A.C.
    - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a) PART V D.6, F.A.C.
    - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
  8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DOWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE M54 WILL BE REQUIRED SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FOOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN BACK-FILLED, AND STAPLED OR STAKED TO THE GROUND TO THE EXISTING STRUCTURES. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT, WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITIES. DURING RAINFALL EVENTS A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

SOIL TRACKING PREVENTION  
MAT DETAIL NOT TO SCALE  
(PER FDOT INDEX #106)

[illegible]

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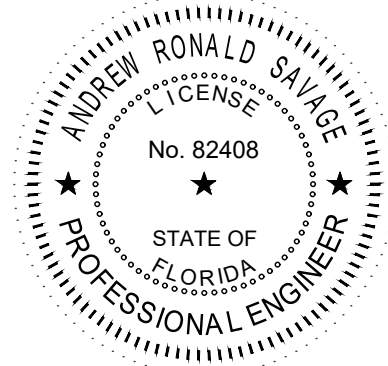
PROJECT: **PIERRE DELRAY**  
**PHASE 2 - SPRAB**  
**SITE PLAN**  
**PACKAGE**  
\_\_\_\_\_ FOR \_\_\_\_\_

**ZYSCOVICH**  
ARCHITECTS

PROPOSED  
DEVELOPMENT

SWC SE 3RD AVE. & ATLANTIC AVE  
PALM BEACH COUNTY  
DELRAY BEACH, FL

1900 NW CORPORATE BOULEVARD  
SUITE 101E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0280  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. No. 30780



SHEET TITLE:  
EROSION AND  
SEDIMENTATION  
CONTROL PLAN  
PHASE I

SHEET NUMBER:  
C-601

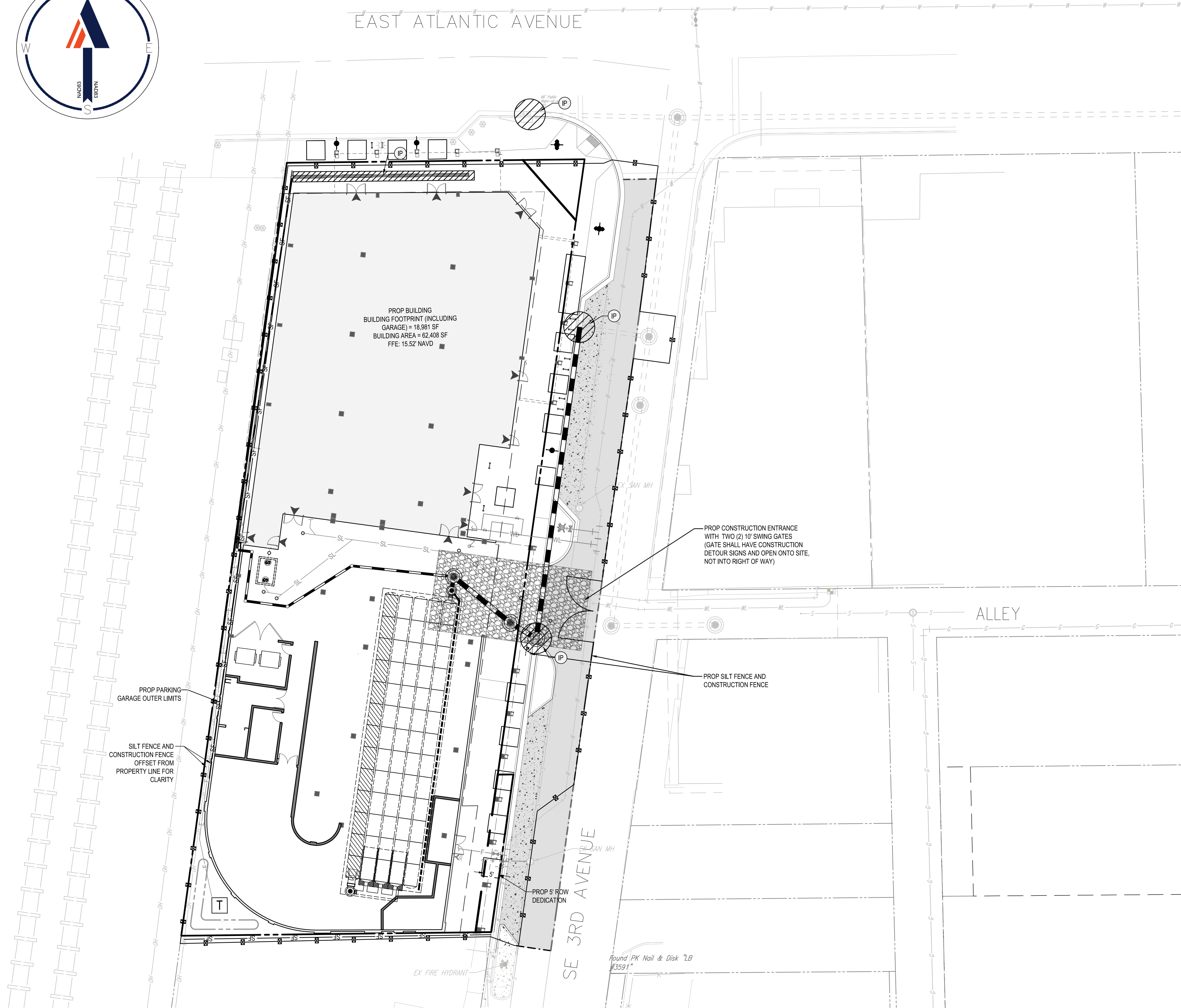
ORG. DATE - 10/17/2022



Nov 02, 2022  
H:\01\FL1910004\DRAWINGS\PLAN SET\FL1910004-05B-0-PLAN LAYOUT - C-602 EROSION AND SEDIMENTATION CONTROL PLAN PHASE II



EAST ATLANTIC AVENUE



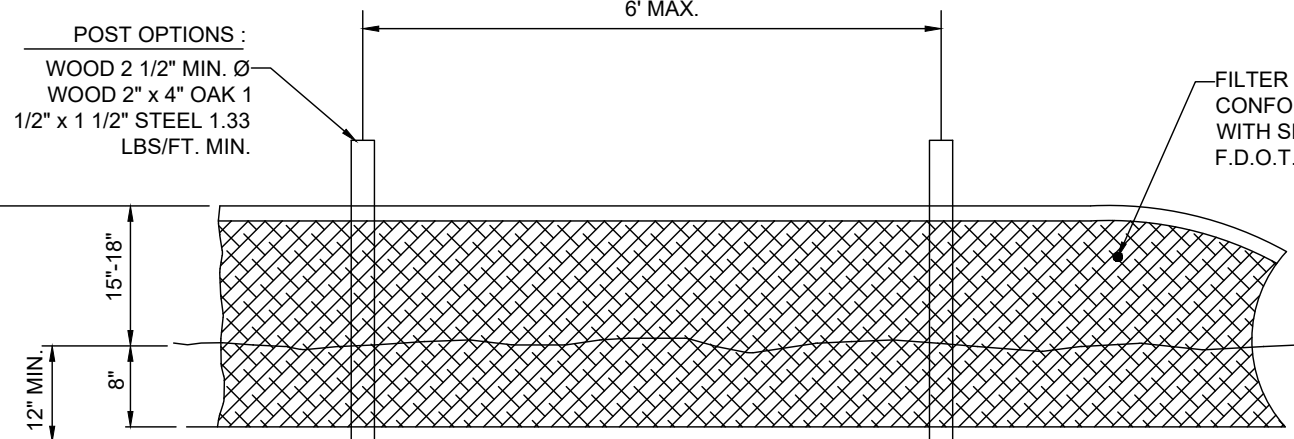
PROP CONSTRUCTION ENTRANCE  
WITH TWO (2) 10' SWING GATES  
(GATE SHALL HAVE CONSTRUCTION  
DETOUR SIGNS AND OPEN ONTO SITE,  
NOT INTO RIGHT OF WAY)

PROP SILT FENCE AND  
CONSTRUCTION FENCE

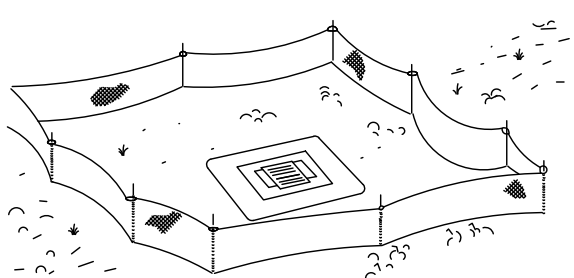
PROP 5' ROW  
DEDICATION

EX FIRE HYDRANT

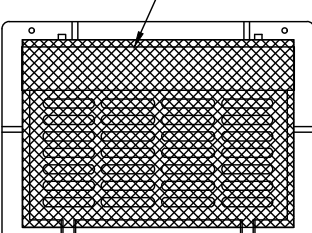
Round PK Nail & Disk "LB  
#3591"



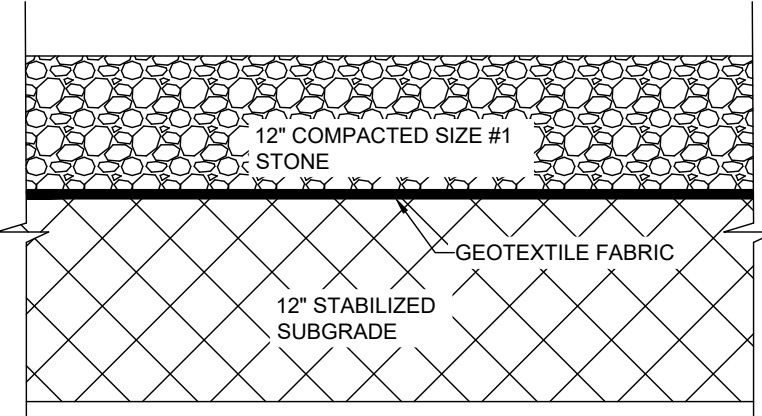
SILT FENCE DETAIL NOT TO  
SCALE (PER FDOT INDEX  
#102)



SILT FENCE PROTECTION AROUND  
DITCH BOTTOM INLETS

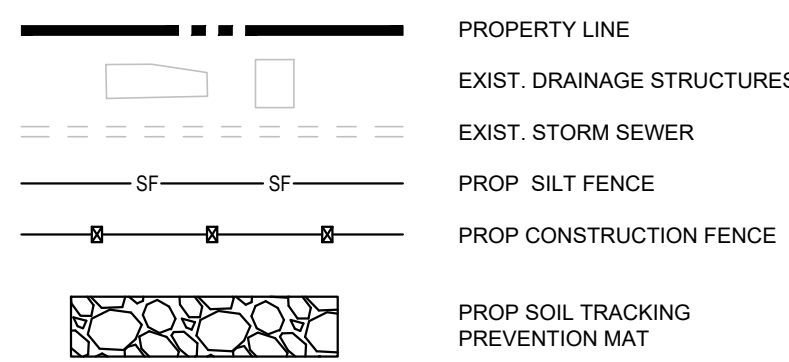


CURB INLET PROTECTION  
DETAIL NOT TO SCALE



SOIL TRACKING PREVENTION  
MAT DETAIL NOT TO SCALE  
(PER FDOT INDEX #106)

#### LEGEND:



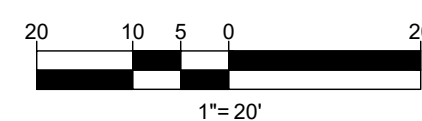
#### POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS. OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS, BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:  
A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.  
B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.  
C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.  
D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.  
E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MSA WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

#### MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE.
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.



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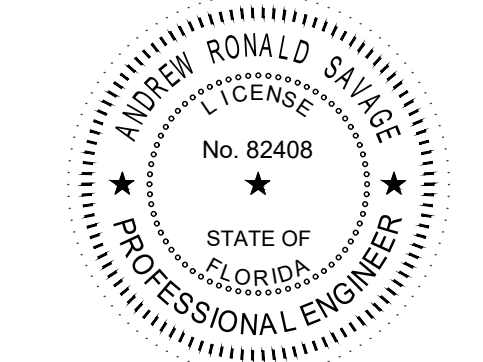
PROJECT:  
**PIERRE DELRAY  
PHASE 2 - SPRAY  
SITE PLAN  
PACKAGE**  
FOR

**ZYSCOVICH  
ARCHITECTS**

PROPOSED  
DEVELOPMENT  
SWC SE 3RD AVE. & ATLANTIC AVE.  
PALM BEACH COUNTY  
DELRAY BEACH, FL

**BOHLER**

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SHEET TITLE:  
**EROSION AND  
SEDIMENTATION  
CONTROL PLAN  
PHASE II**

SHEET NUMBER:  
**C-602**

ORG. DATE - 10/17/2022

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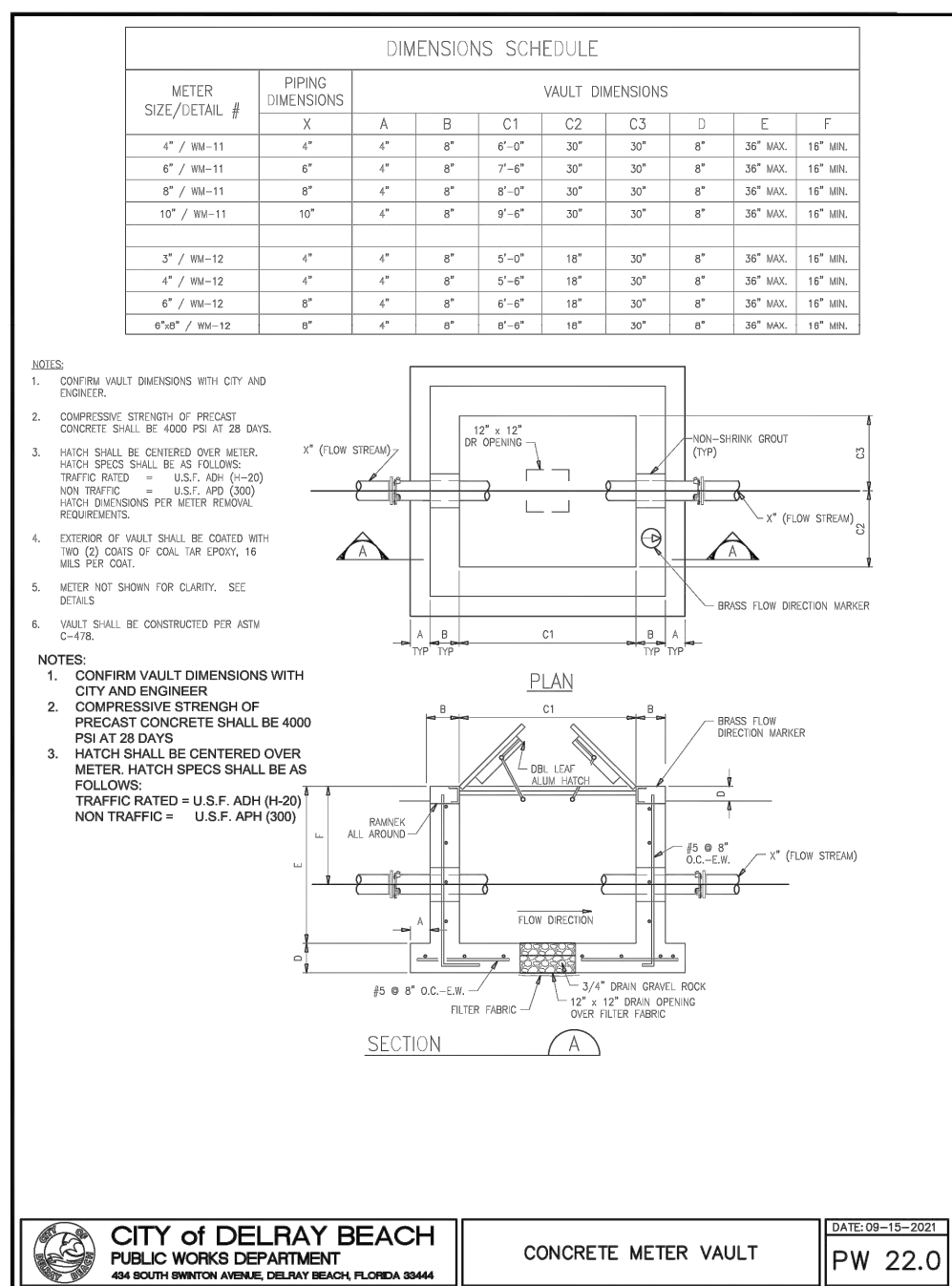
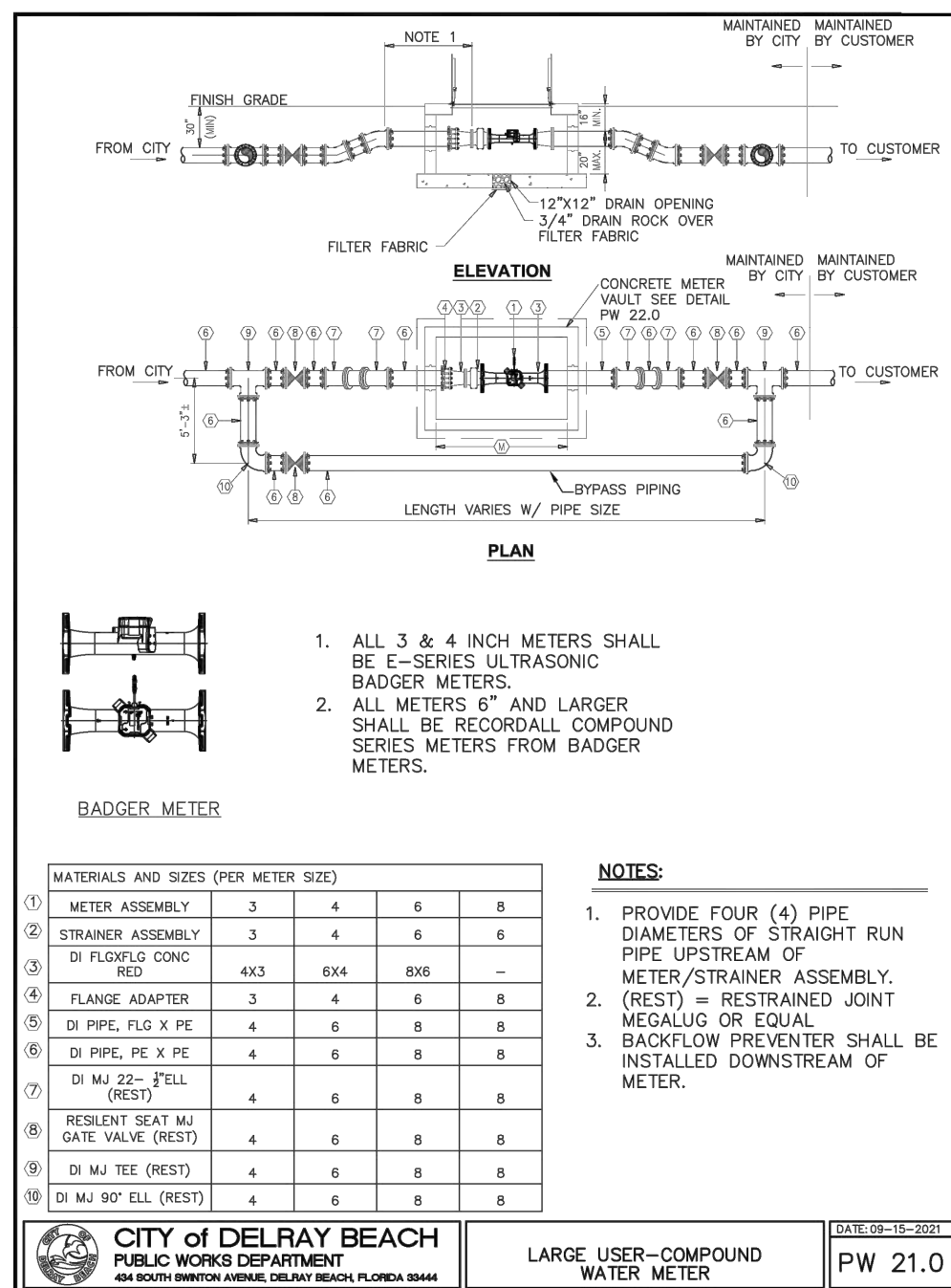
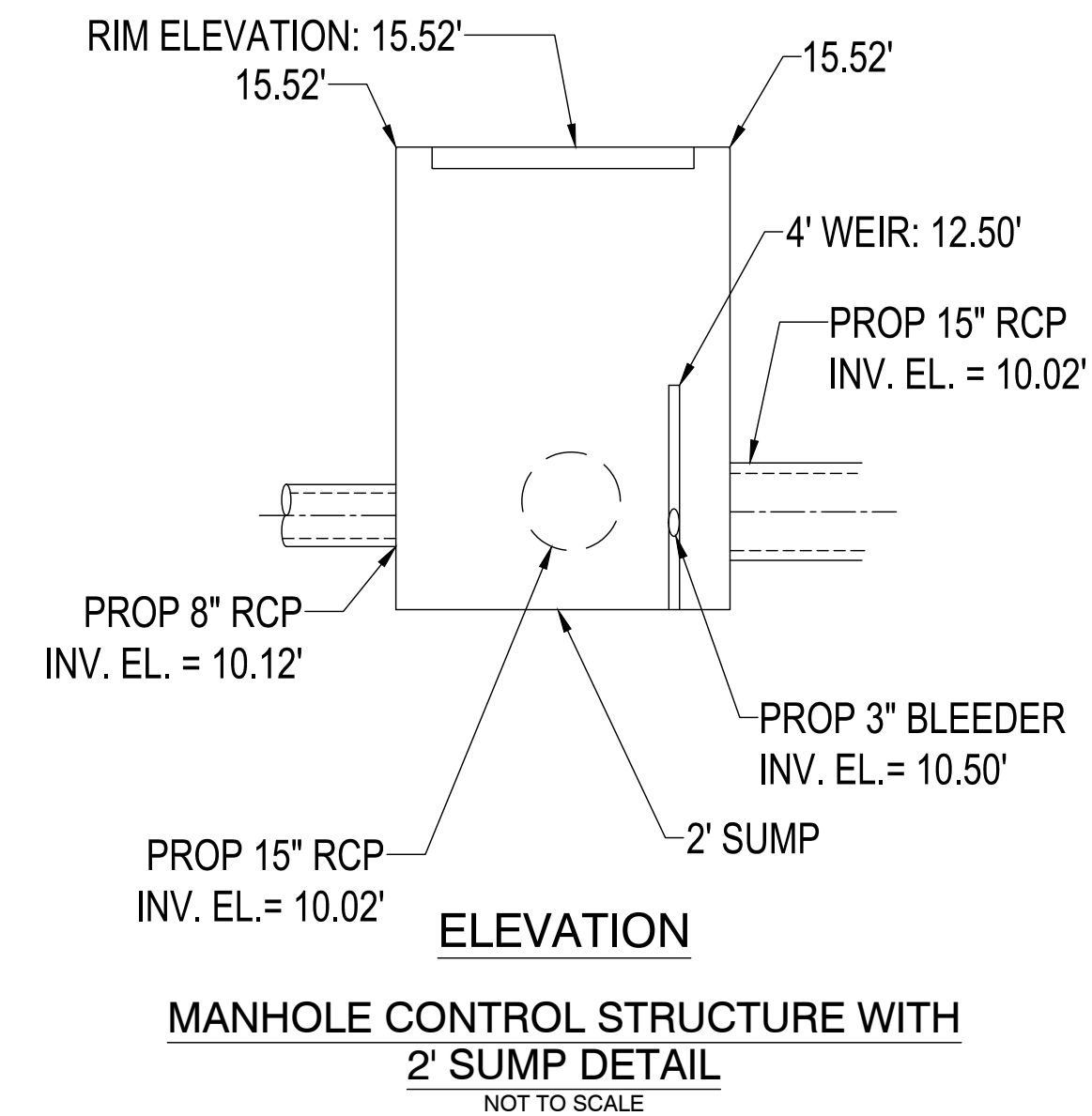
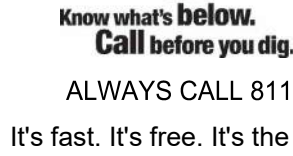










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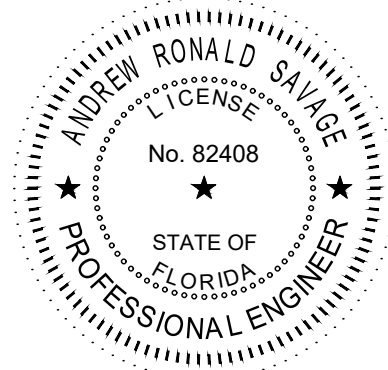
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SHEET TITLE:

## CONSTRUCTION DETAILS

SHEET NUMBER:

C-903

ORG. DATE - 10/17/2022

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