

PRELIMINARY ENGINEERING PLANS
FOR

Delray Central

City of Delray Beach, Florida

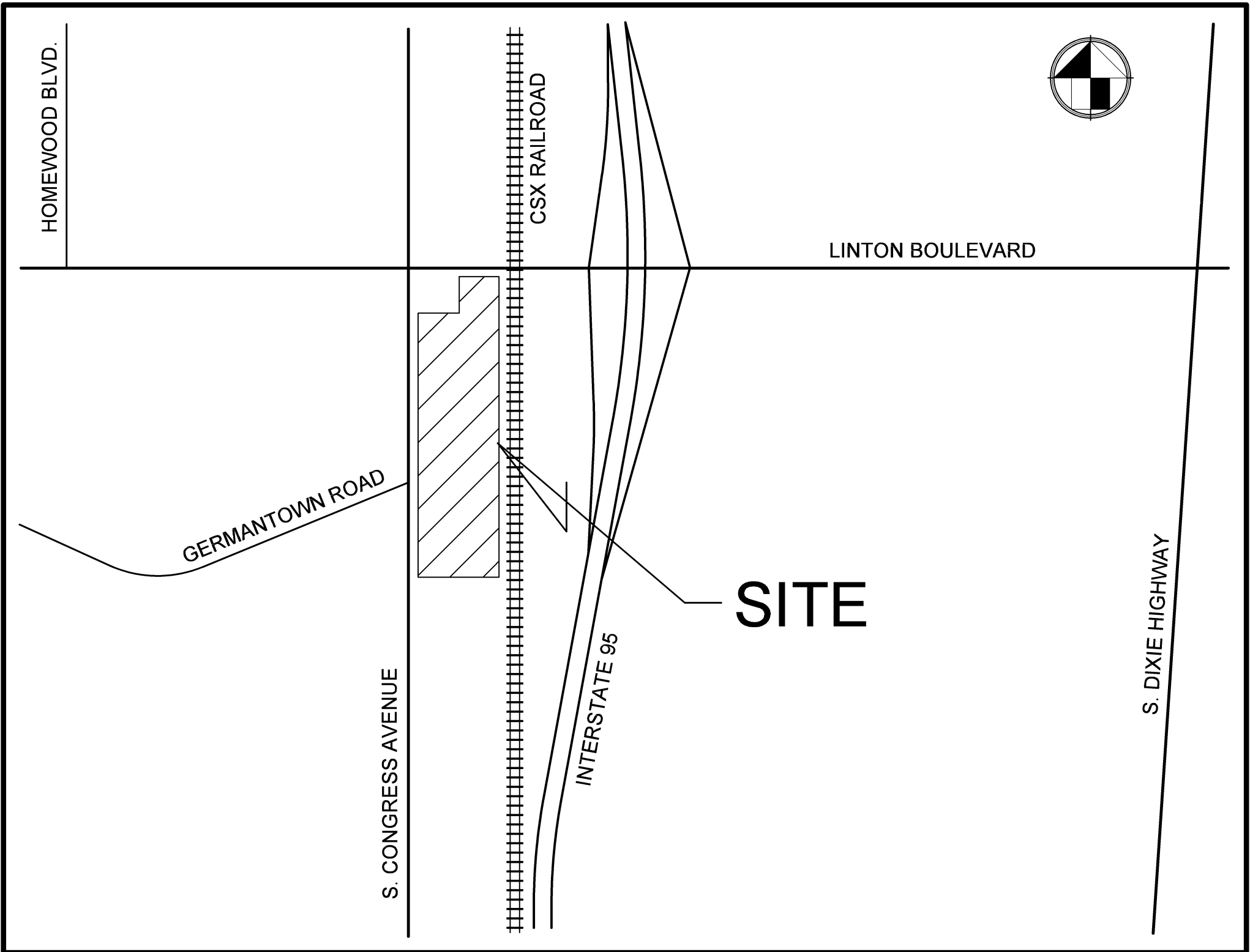
PROJECT NO. 20220
March 2021
REVISED 4/27/22
REVISED 6/1/22
REVISED 9/8/22
REVISED 1/6/23

LEGAL DESCRIPTION

PARCEL I:
THE ATRIUM PARCEL:
All of the Plat of THE ATRIUM AT CENTRE DELRAY, according to the Plat thereof as recorded in Plat Book 42, Page 133, of the Public Records of Palm Beach County, Florida, LESS and except that certain portion of the Plat as deeded to Palm Beach County pursuant to Right-of-Way Deed recorded in Official Records Book 5599, Page 1156, of the Public Records of Palm Beach County, Florida, ALSO LESS AND EXCEPT the following parcel of land conveyed to the State of Florida Department of Transportation by the Warranty Deed recorded in Official Records Book 29779, Page 847, of the Public Records of Palm Beach County, Florida.

PARCEL II:
THE GARDENS AT CENTRE DELRAY PARCEL:
All of the Plat of THE GARDENS AT CENTRE DELRAY, according to the Plat thereof as recorded in Plat Book 43, Page 49, of the Public Records of Palm Beach County, Florida, LESS and except that certain portion of the Plat as dedicated as Right-of-Way according to said Plat.

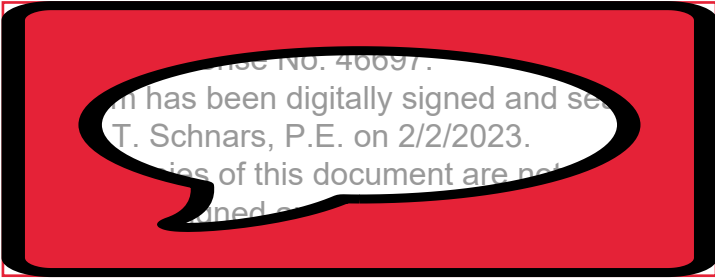
SURVEYED PROPERTY CONTAINS 12.135 ACRES, MORE OR LESS.



LOCATION MAP
S 30, T 46S, R 43E
NOT TO SCALE

INDEX OF SHEETS

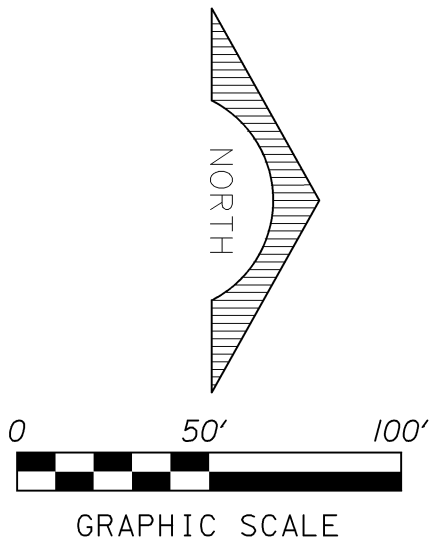
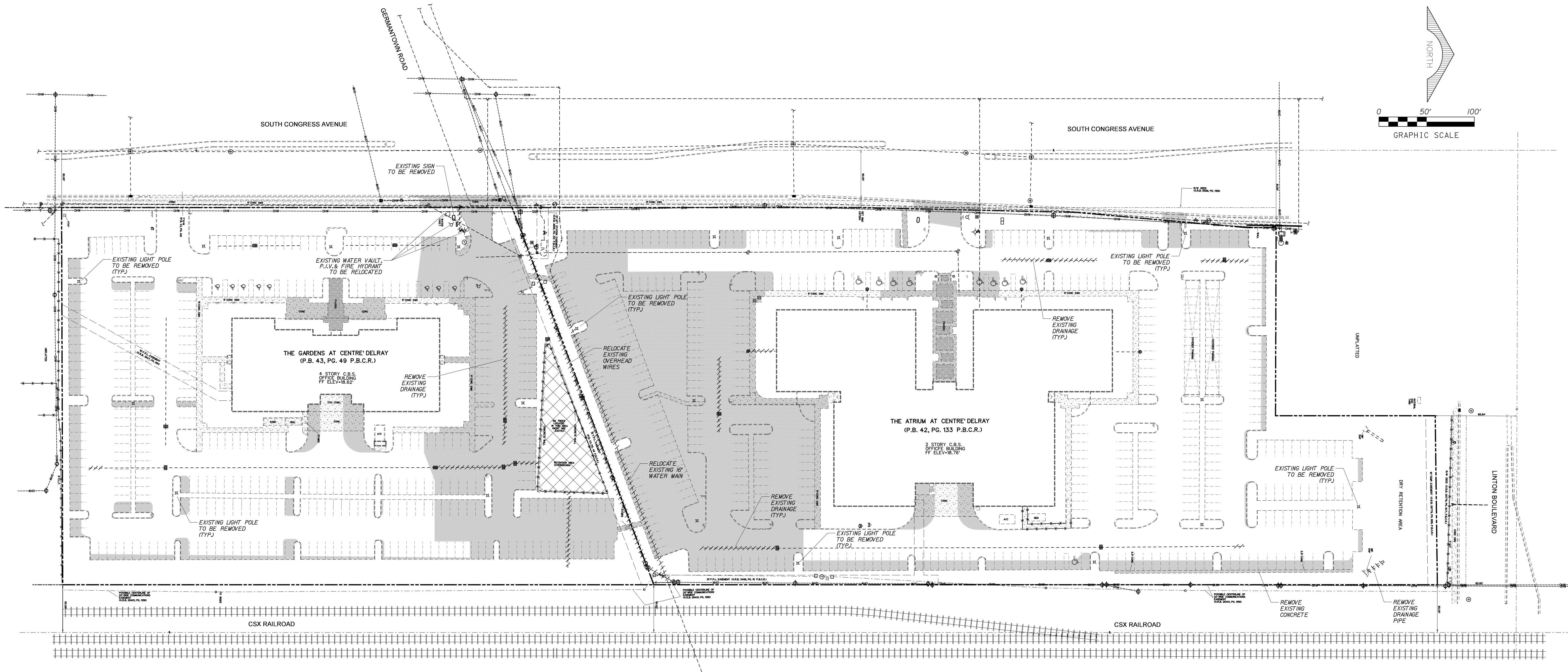
SHEET DESCRIPTION	SHEET NO.
DEMOLITION PLAN	1
MASTER PRELIMINARY ENGINEERING PLAN	2
PRELIMINARY ENGINEERING PLAN	3 - 6
PAVEMENT MARKING, SIGNAGE & GEOMETRY PLAN	7 - 10
CONSTRUCTION DETAILS	11
DRAFT COMPOSITE UTILITY PLAN	12



OWNER:
Grover Corlew
1499 West Palmetto Park Road
Suite 415
Boca Raton, Florida 33486

SCHNARS
ENGINEERING CORPORATION
947 CLINT MOORE ROAD • BOCA RATON, FLORIDA 33487
TEL: (561) 241-6455 • FAX: (561) 241-5182
CERTIFICATE OF AUTHORIZATION No. 6640

Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
(FOR THE FIRM)



NOTES:

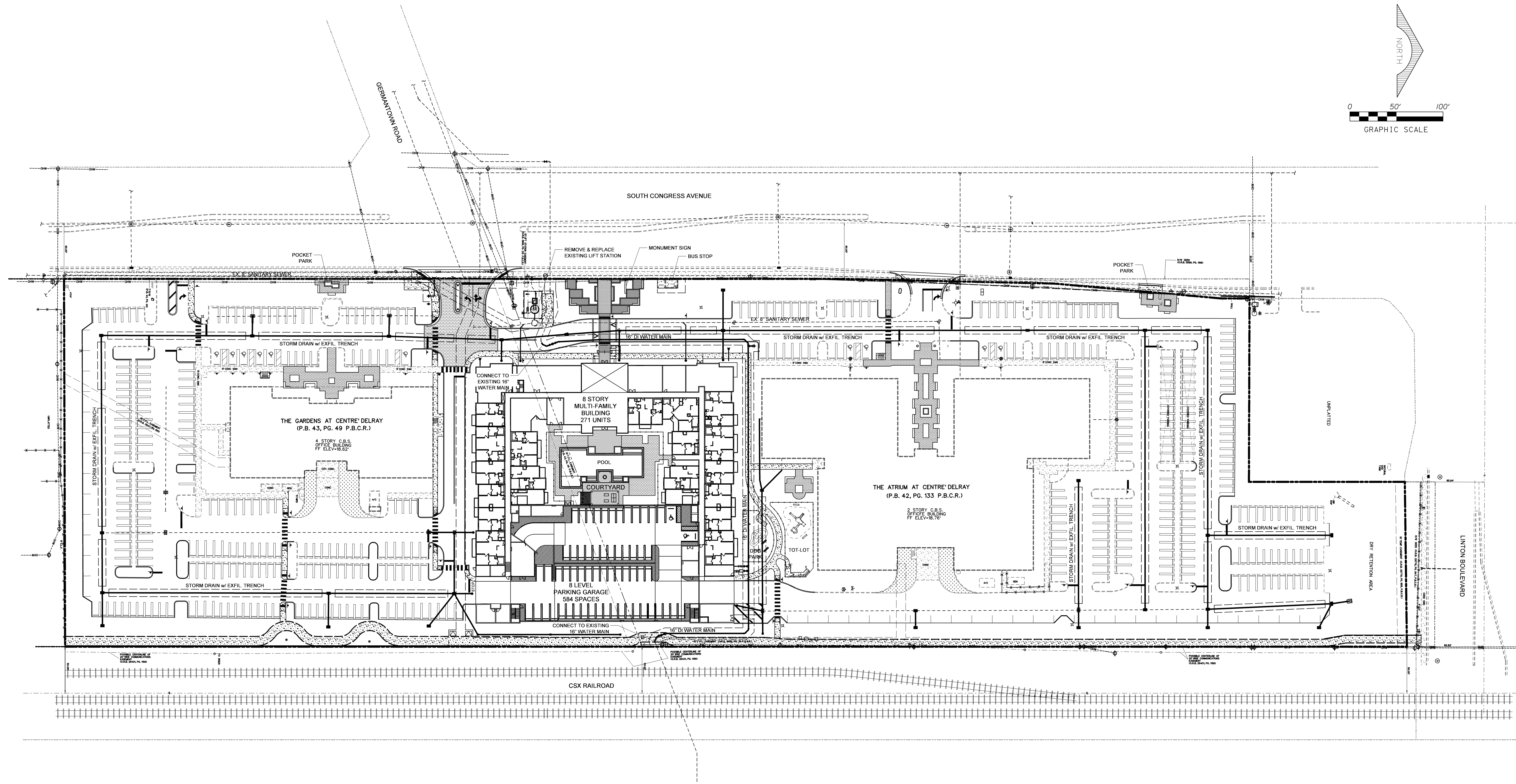
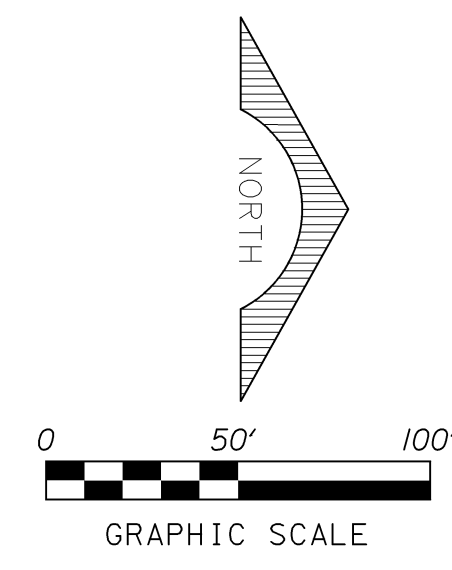
- CONTRACTOR SHALL COORDINATE WITH THE CITY OF DELRAY BEACH UTILITIES DEPARTMENT ON ALL WATER AND SEWER REMOVAL.
- UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PIERCE THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770. FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.
- THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.

UNIVERSAL COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES	
RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

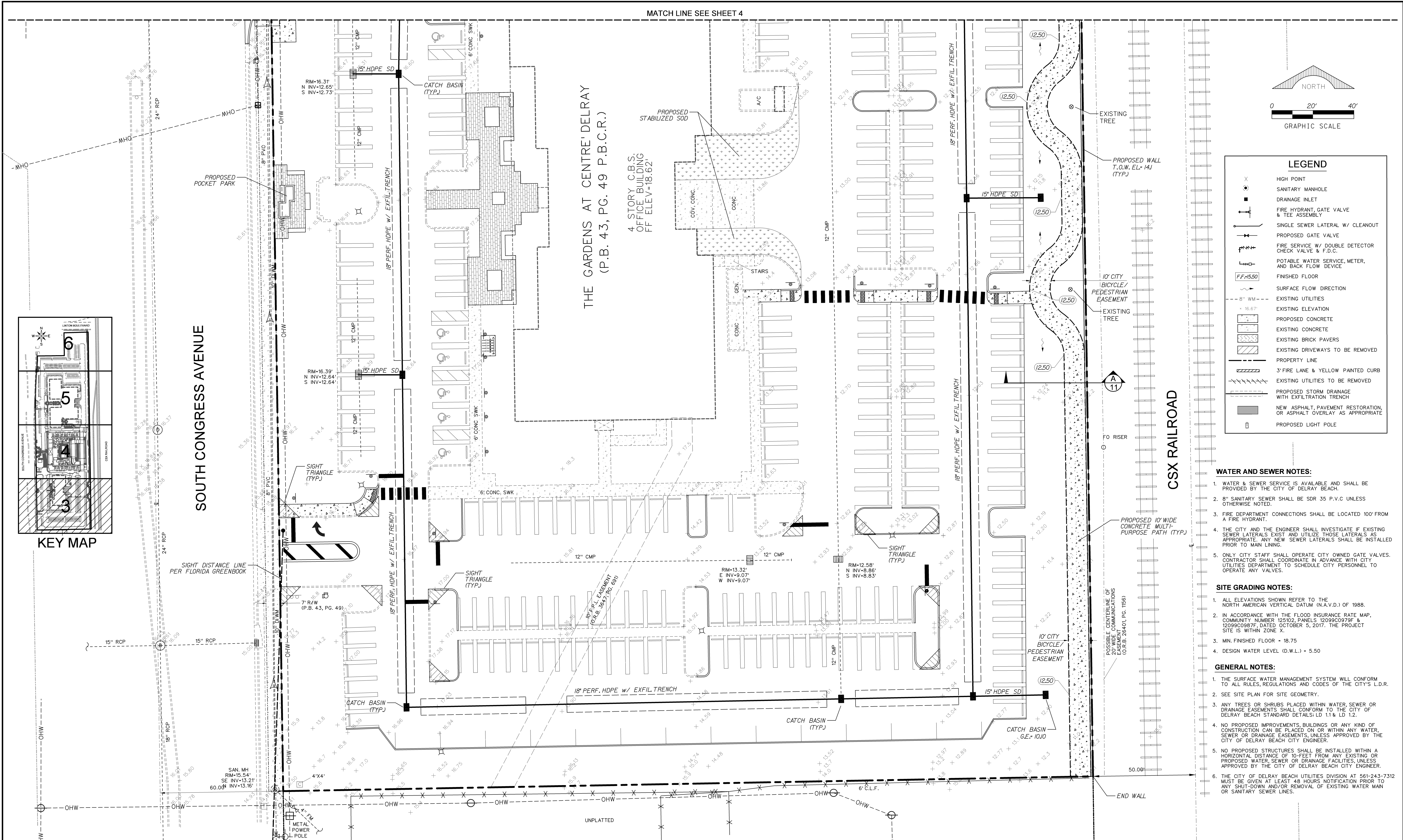
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES IF APPLICABLE.
FLORIDA POWER AND LIGHT COMPANY
A T & T
CITY OF DELRAY BEACH UTILITIES DEPT.
COMCAST
FLORIDA PUBLIC UTILITIES
PALM BEACH COUNTY ENGINEERING
FLORIDA DEPARTMENT OF TRANSPORTATION
- SEE LANDSCAPE PLAN FOR TREE DISPOSITION.
- THE CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY FOR THE REMOVAL OR RELOCATION OF OVERHEAD UTILITIES.
- THE CONTRACTOR SHALL COORDINATE WITH CITY OF DELRAY BEACH UTILITY SERVICES AND HAVE A CITY REPRESENTATIVE PRESENT WHEN OPERATING ANY WATER MAIN OR FORCE MAIN VALVES. THE CLOSING OF VALVES THAT INTERRUPT SERVICE TO ADJACENT PROPERTIES MUST BE PREAPPROVED BY THE CITY OF DELRAY BEACH UTILITY SERVICES DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLY AND INSTALLATION OF WATER MAIN AND FORCE MAIN LINE STOPS TO CONTROL FLOWS DURING CUTTING, PLUGGING, OR ABANDONEMENT OF EXISTING MAINS.
- THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF DELRAY BEACH UTILITY SERVICES TWO WEEKS PRIOR TO THE INSTALLATION OF ANY LINE STOPS. THE CITY RESERVES THE RIGHT TO HAVE A REPRESENTATIVE PRESENT DURING THE LINE STOP(S) INSTALLATION.
- CONTRACTOR TO MAINTAIN AND ADJUST ALL EXISTING SANITARY MANHOLE COVERS, WATER METER BOXES AND VALVE BOXES TO FINISHED GRADE.

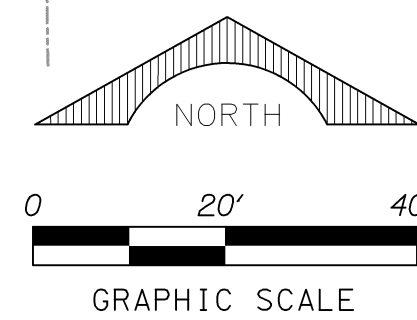
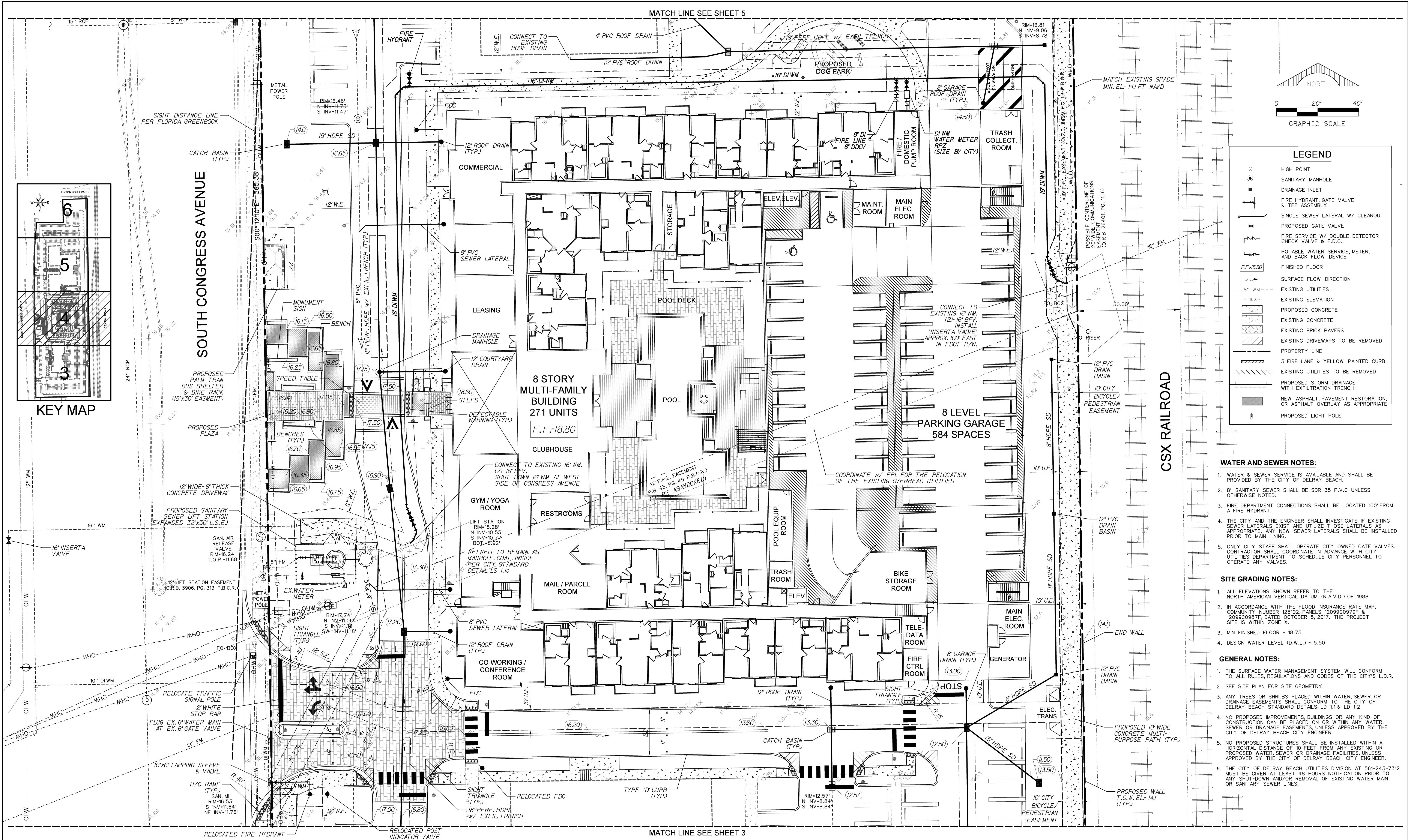
LEGEND

---	PROPERTY LINE
	EXISTING UTILITIES TO BE REMOVED
XXXXX	EXISTING RETENTION AREA TO BE FILLED
■	EXISTING ASPHALT, CURB & CONCRETE TO BE REMOVED



<div><div>SCHNARS</div><div>ENGINEERING CORPORATION</div><div>947 CLINT MOORE ROAD BOCA RATON, FLORIDA 33487 CERTIFICATE OF AUTHORIZATION No. 6640</div><div>TEL: (561) 241-6455 FAX: (561) 241-5182</div></div>	OWNER:	PROJECT:	TASK:	ORIGINAL: MARCH 2021	6 6/1/22 CITY COMMENTS	<div><div>PROJECT NO. 40097</div><div>has been digitally signed and sealed by</div><div>T. Schnars, P.E. on 2/2/2023.</div><div>of this document are the property of Schnars, P.E.</div><div>Jeffrey T. Schnars, P.E. Civil Engineer Florida Registration No. 46697 FOR THE PLAN</div><div>SEAL</div></div>	JOB NO. 20220
	GROVER CORLEW	DELRAY CENTRAL	MASTER PRELIMINARY	REVISIONS:	7 9/8/22 CITY COMMENTS		DRAWN RAD
	1499 W. PALMETTO PARK ROAD, STE 415		ENGINEERING PLAN	1 8/6/21 CITY COMMENTS	8 1/6/23 CITY COMMENTS		DESIGNED JTS
	BOCA RATON, FLORIDA 33486	DELRAY BEACH	FLORIDA	2 10/15/21 CITY COMMENTS	9		CHECKED JWM
				3 1/13/22 CITY COMMENTS	10		Q.C. JTS
				4 2/23/22 CITY COMMENTS	11		
				5 4/27/22 CITY COMMENTS	12		





LEGEND

- X HIGH POINT
- SANITARY MANHOLE
- DRAINAGE INLET
- ⊕ FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- SINGLE SEWER LATERAL W/ CLEANOUT
- PROPOSED GATE VALVE
- FIRE SERVICE W/ DOUBLE DETECTOR CHECK VALVE & F.D.C.
- POTABLE WATER SERVICE, METER, AND BACK FLOW DEVICE
- FINISHED FLOOR
- SURFACE FLOW DIRECTION
- EXISTING UTILITIES
- EXISTING ELEVATION
- PROPOSED CONCRETE
- EXISTING CONCRETE
- EXISTING BRICK PAVERS
- EXISTING DRIVEWAYS TO BE REMOVED
- PROPERTY LINE
- 3' FIRE LANE & YELLOW PAINTED CURB
- EXISTING UTILITIES TO BE REMOVED
- PROPOSED STORM DRAINAGE WITH INFILTRATION TRENCH
- NEW ASPHALT, PAVEMENT RESTORATION, OR ASPHALT OVERLAY AS APPROPRIATE
- PROPOSED LIGHT POLE

- WATER AND SEWER NOTES:**
1. WATER & SEWER SERVICE IS AVAILABLE AND SHALL BE PROVIDED BY THE CITY OF DELRAY BEACH.
 2. 8" SANITARY SEWER SHALL BE SDR 35 P.V.C UNLESS OTHERWISE NOTED.
 3. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED 100' FROM A FIRE HYDRANT.
 4. THE CITY AND THE ENGINEER SHALL INVESTIGATE IF EXISTING SEWER LATERALS EXIST AND UTILIZE THOSE LATERALS AS APPROPRIATE. ANY NEW SEWER LATERALS SHALL BE INSTALLED PRIOR TO MAIN LING.
 5. ONLY CITY STAFF SHALL OPERATE CITY OWNED GATE VALVES. CONTRACTOR SHALL COORDINATE IN ADVANCE WITH CITY UTILITIES DEPARTMENT TO SCHEDULE CITY PERSONNEL TO OPERATE ANY VALVES.

- SITE GRADING NOTES:**
1. ALL ELEVATIONS SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
 2. IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125102, PANELS 12099C0979F & 12099C0987F, DATED OCTOBER 5, 2017, THE PROJECT SITE IS WITHIN ZONE X.
 3. MIN. FINISHED FLOOR = 18.75
 4. DESIGN WATER LEVEL (D.W.L.) = 5.50

- GENERAL NOTES:**
1. THE SURFACE WATER MANAGEMENT SYSTEM WILL CONFORM TO ALL RULES, REGULATIONS AND CODES OF THE CITY'S L.D.R.
 2. SEE SITE PLAN FOR SITE GEOMETRY.
 3. 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.
 4. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
 5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF DELRAY BEACH CITY ENGINEER.
 6. THE CITY OF DELRAY BEACH UTILITIES DIVISION AT 561-243-7312 MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES.

SCHNARS
ENGINEERING CORPORATION
947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
CERTIFICATE OF AUTHORIZATION No. 6640

OWNER:
GROVER CORLEW
1499 W. PALMETTO PARK ROAD, STE 415
BOCA RATON, FLORIDA 33486

PROJECT:
DELRAY CENTRAL
DELRAY BEACH
FLORIDA

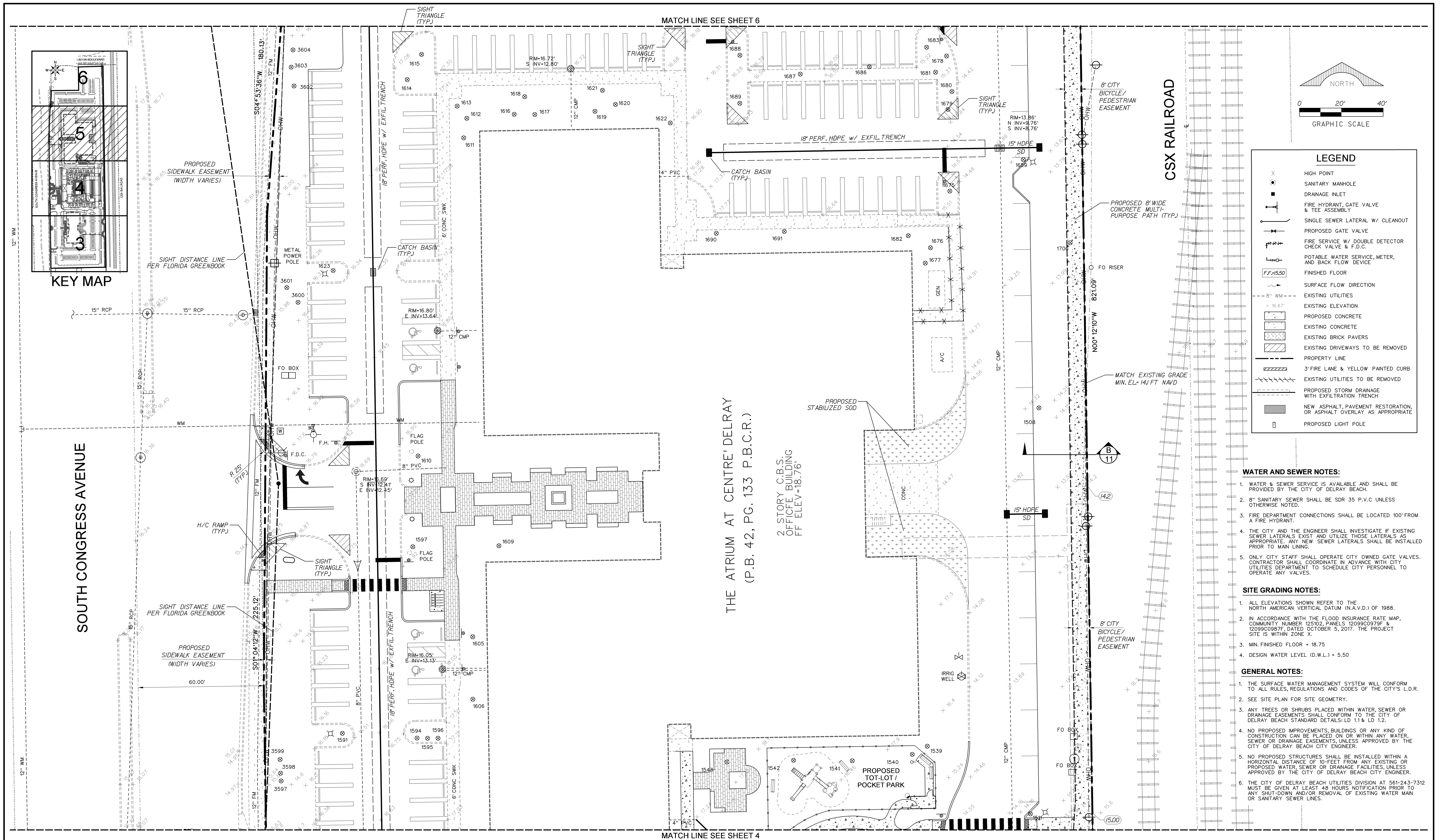
TASK:
PRELIMINARY ENGINEERING PLAN

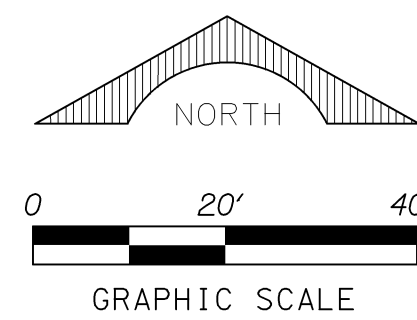
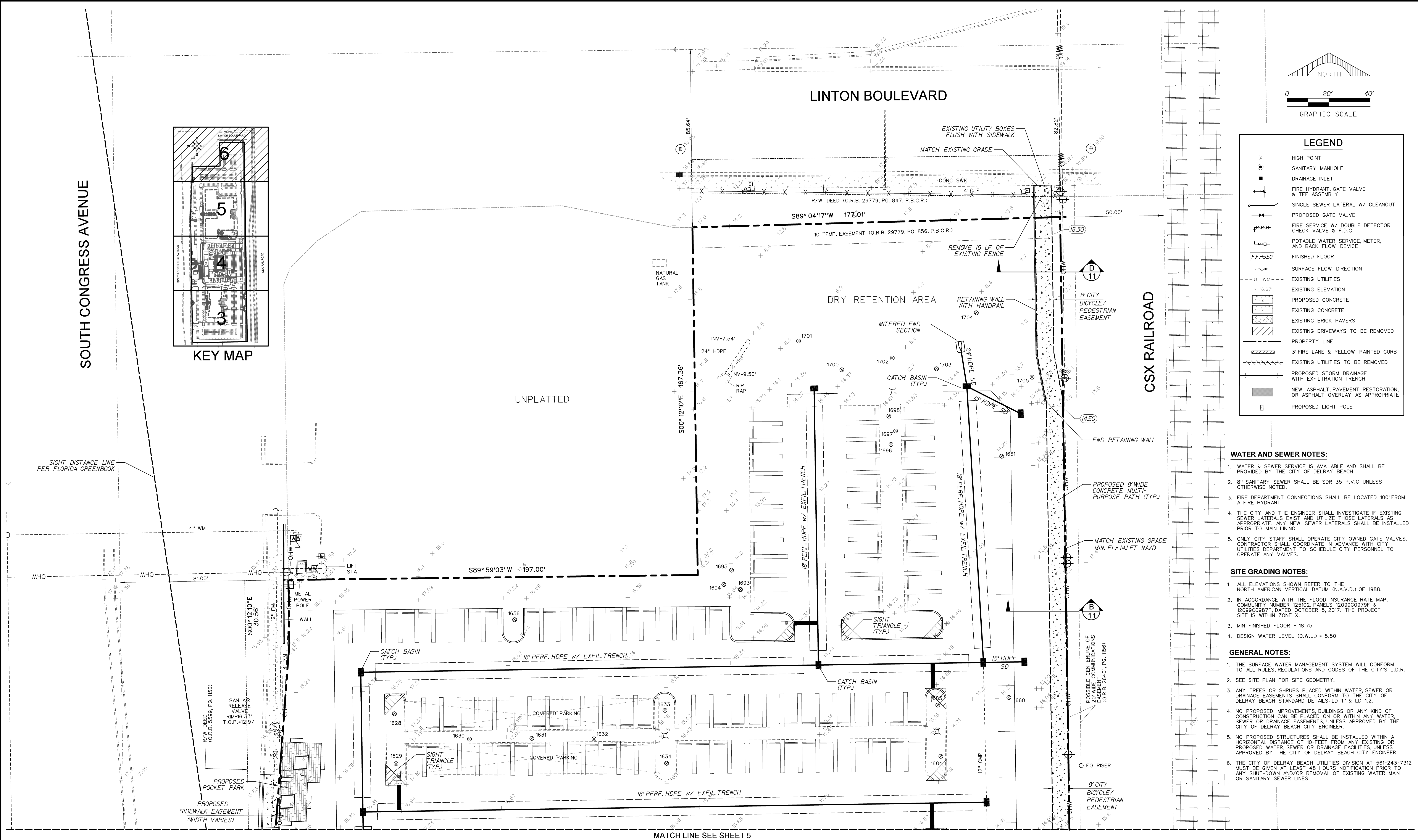
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5 4/7/22 CITY COMMENTS	12

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Jeffrey T. Schnars, P.E.
Civil Engineer
Florida Registration No. 46697
F008 THE FIRM

JOB NO. 20220
DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS
SHEET 4 OF 12





LEGEND	
X	HIGH POINT
○	SANITARY MANHOLE
■	DRAINAGE INLET
+	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
— —	SINGLE SEWER LATERAL W/ CLEANOUT
— — —	PROPOSED GATE VALVE
— — — —	FIRE SERVICE W/ DOUBLE DETECTOR CHECK VALVE & F.D.C.
— — — — —	POTABLE WATER SERVICE, METER, AND BACK FLOW DEVICE
FF+15.50	FINISHED FLOOR
— — — — — —	SURFACE FLOW DIRECTION
--- 8" WM ---	EXISTING UTILITIES
+ 15.67'	EXISTING ELEVATION
[Pattern]	PROPOSED CONCRETE
[Pattern]	EXISTING CONCRETE
[Pattern]	EXISTING BRICK PAVERS
[Pattern]	EXISTING DRIVEWAYS TO BE REMOVED
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SCHNARS

ENGINEERING CORPORATION

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
CERTIFICATE OF AUTHORIZATION No. 6640

TEL: (561) 241-6456
FAX: (561) 241-5182

OWNER:

GROVER CORLEW

1499 W. PALMETTO PARK ROAD, STE 415

BOCA RATON, FLORIDA 33486

PROJECT:

DELRAY CENTRAL

DELRAY BEACH

FLORIDA

TASK:

PRELIMINARY ENGINEERING PLAN

ORIGINAL: MARCH 2021

REVISIONS:

1 8/6/21 CITY COMMENTS

2 10/15/21 CITY COMMENTS

3 1/13/22 CITY COMMENTS

4 2/23/22 CITY COMMENTS

5 4/27/22 CITY COMMENTS

6 6/1/22 CITY COMMENTS

7 9/8/22 CITY COMMENTS

8 1/6/23 CITY COMMENTS

9

10

11

12

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Civil Engineer
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FOR THE PLAN

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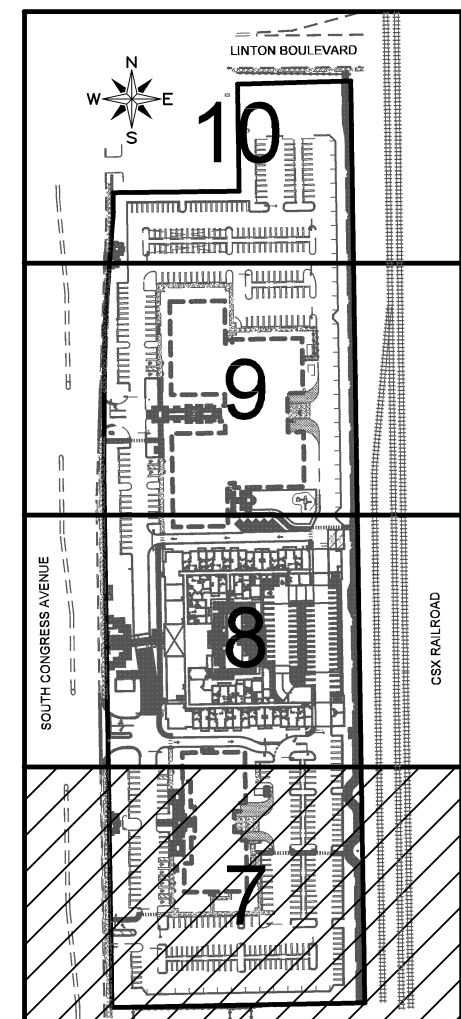
DESIGNED JTS

CHECKED JWM

Q.C. JTS

SHEET 6 OF 12

MATCH LINE SEE SHEET 8



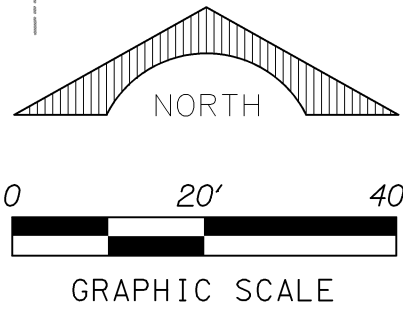
KEY MAP

SOUTH CONGRESS AVENUE

THE GARDENS AT CENTRE DELRAY
(P.B. 43, PG. 49 P.B.C.R.)

4 STORY C.B.S.
OFFICE BUILDING
FF ELEV=18.62

CSX RAILROAD



STRIPING KEY	
A	6" SOLID WHITE
B	8" SOLID WHITE
C	12" SOLID WHITE
D	18" SOLID WHITE
E	24" SOLID WHITE
F	6" SKIP WHITE TYP (10'- 30')
G	6" SKIP WHITE TYP (6'- 10')
H	6" SKIP WHITE TYP (2'- 4')
I	6" SOLID YELLOW
J	18" SOLID YELLOW
K	6" DOUBLE YELLOW
L	6" SKIP YELLOW TYP (10'- 30')
M	6" SKIP YELLOW TYP (6'- 10')
N	6" SKIP YELLOW TYP (2'- 4')
P	RPM BI-DIRECTIONAL AMBER/AMBER
R	FDP WHITE
S	FDP YELLOW
T	RPM BI-DIRECTIONAL WHITE/RED
U	RPM BI-DIRECTIONAL RED/YELLOW
W	RPM BI-DIRECTIONAL BLUE/BLUE

LEGEND

- 7 REGULAR SPACE (9'x18')
- 10 PARALLEL SPACE (8'x22')
- 3 COMPACT SPACE (8'x16')
- C COMPACT SPACE

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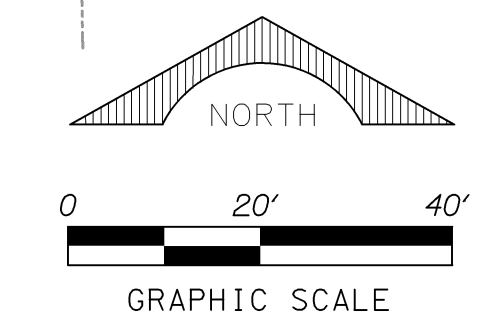
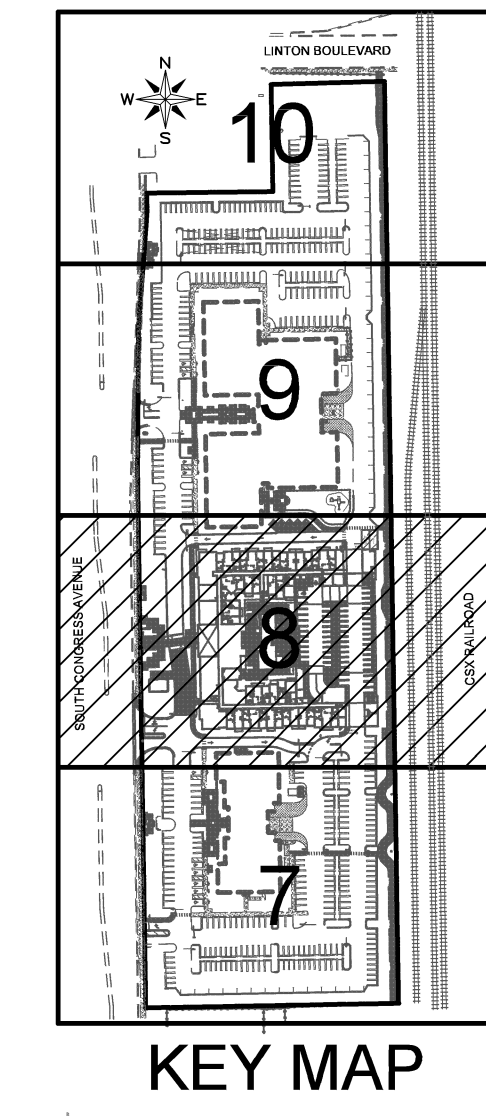
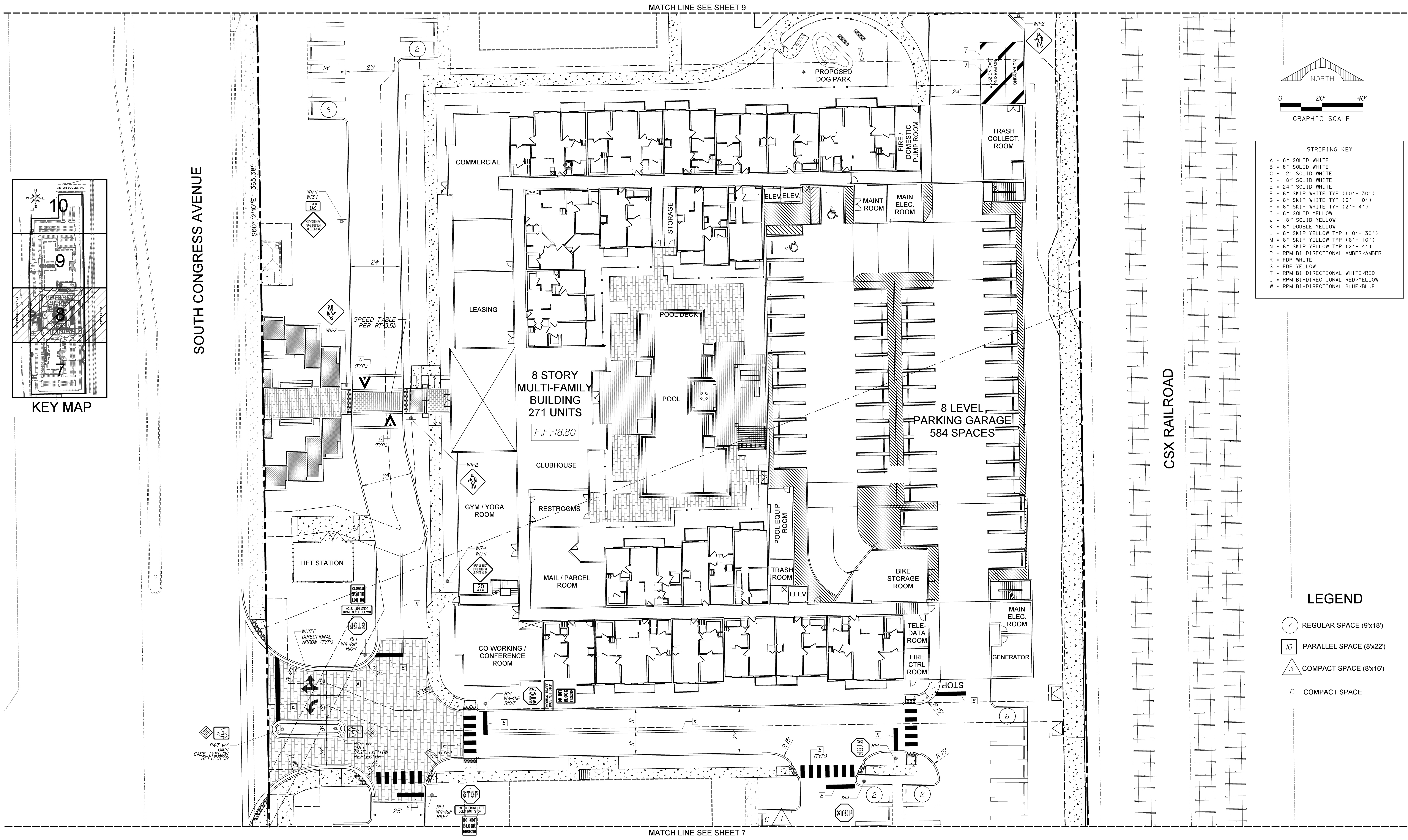
REVISIONS:
1 8/6/21 ADD PMS PLAN
2 10/15/21 CITY COMMENTS
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FOR THE PLAN

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DRAWN RAD
DESIGNED JTS
CHECKED JWM
Q.C. JTS
SHEET 7 OF 12



- STRIPING KEY
- A - 6" SOLID WHITE
 - B - 8" SOLID WHITE
 - C - 12" SOLID WHITE
 - D - 18" SOLID WHITE
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ENGINEERING CORPORATION
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BOCA RATON, FLORIDA 33487
CERTIFICATE OF AUTHORIZATION No. 6640

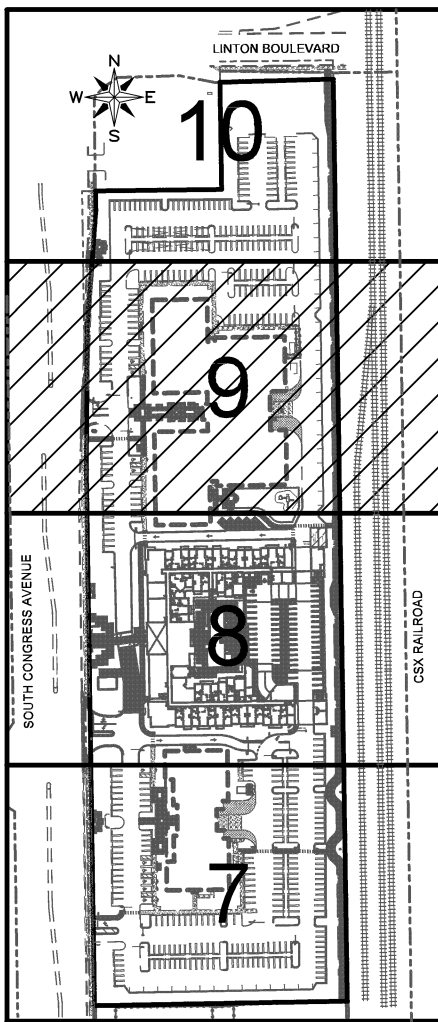
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DELRAY CENTRAL
DELRAY BEACH
FLORIDA

TASK:
**PAVEMENT MARKING, SIGNAGE
& GEOMETRY PLAN**

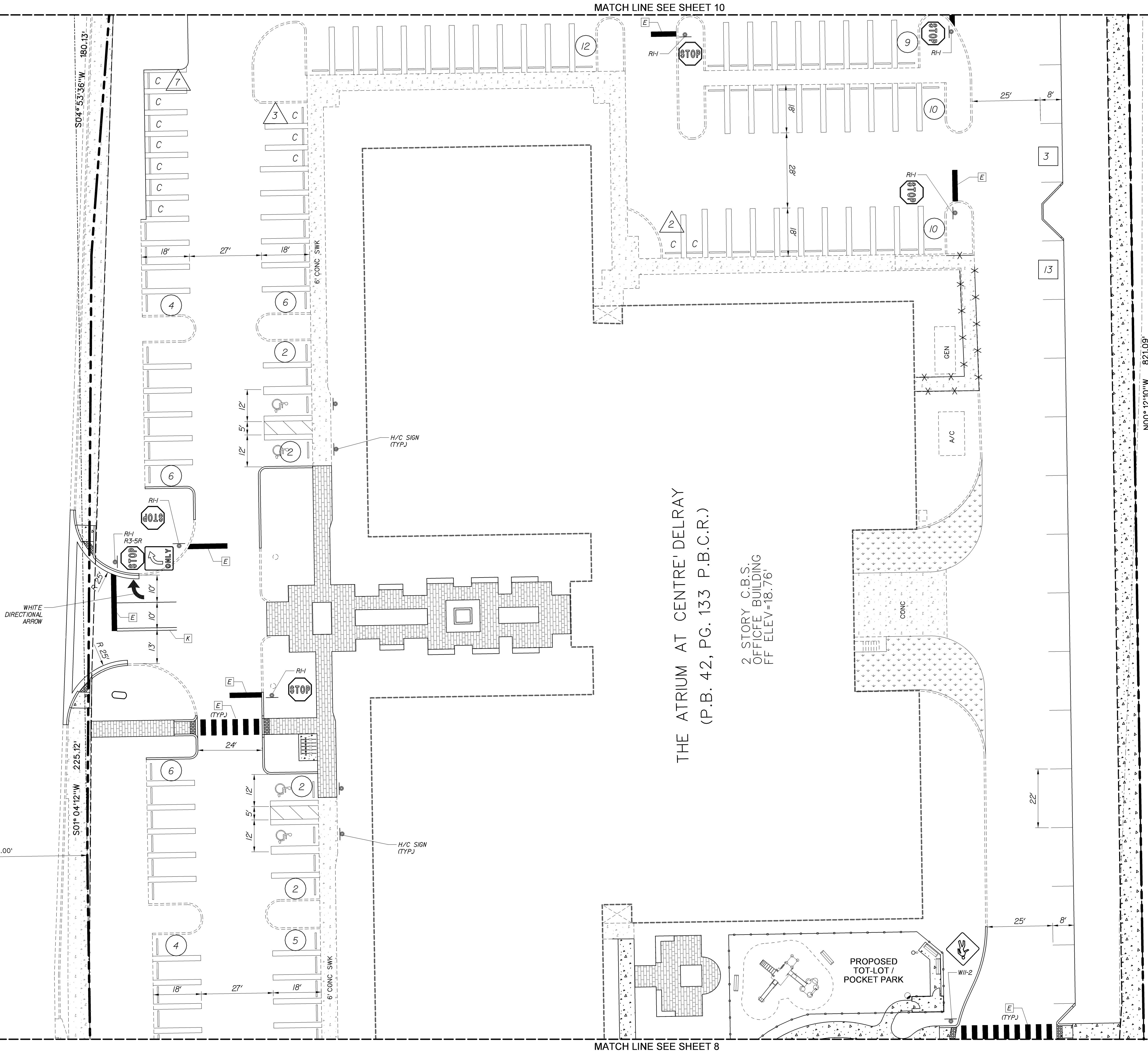
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SHEET 8 OF 12

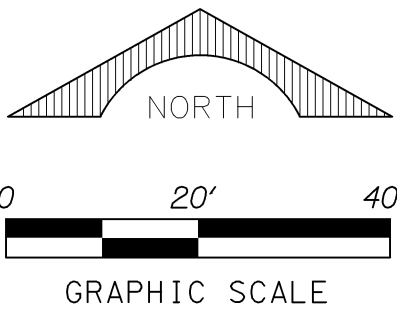


KEY MAP

SOUTH CONGRESS AVENUE



CSX RAILROAD



STRIPING KEY	
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S	FDP YELLOW
T	RPM BI-DIRECTIONAL WHITE/RED
U	RPM BI-DIRECTIONAL RED/YELLOW
W	RPM BI-DIRECTIONAL BLUE/BLUE

LEGEND

- 7 REGULAR SPACE (9'x18')
- 10 PARALLEL SPACE (8'x22')
- 3 COMPACT SPACE (8'x16')
- C COMPACT SPACE

SCHNARS
ENGINEERING CORPORATION

947 CLINT MOORE ROAD
BOCA RATON, FLORIDA 33487
CERTIFICATE OF AUTHORIZATION No. 6640

TEL: (561) 241-6456
FAX: (561) 241-5182

OWNER:

GROVER CORLEW

1499 W. PALMETTO PARK ROAD, STE 415

BOCA RATON, FLORIDA 33486

PROJECT:

DELRAY CENTRAL

DELRAY BEACH

FLORIDA

TASK:

PAVEMENT MARKING, SIGNAGE
& GEOMETRY PLAN

ORIGINAL: MARCH 2021

REVISIONS:

1 8/6/21 ADD. PMS PLAN

2 10/15/21 CITY COMMENTS

3 1/13/22 CITY COMMENTS

4 2/23/22 CITY COMMENTS

5 4/27/22 CITY COMMENTS

6 6/1/22 CITY COMMENTS

7 9/8/22 CITY COMMENTS

8 1/6/23 CITY COMMENTS

9

10

11

12

Seal of Jeffrey T. Schnars, P.E., Civil Engineer, Florida Registration No. 46697, for the firm.

JOB NO. 20220

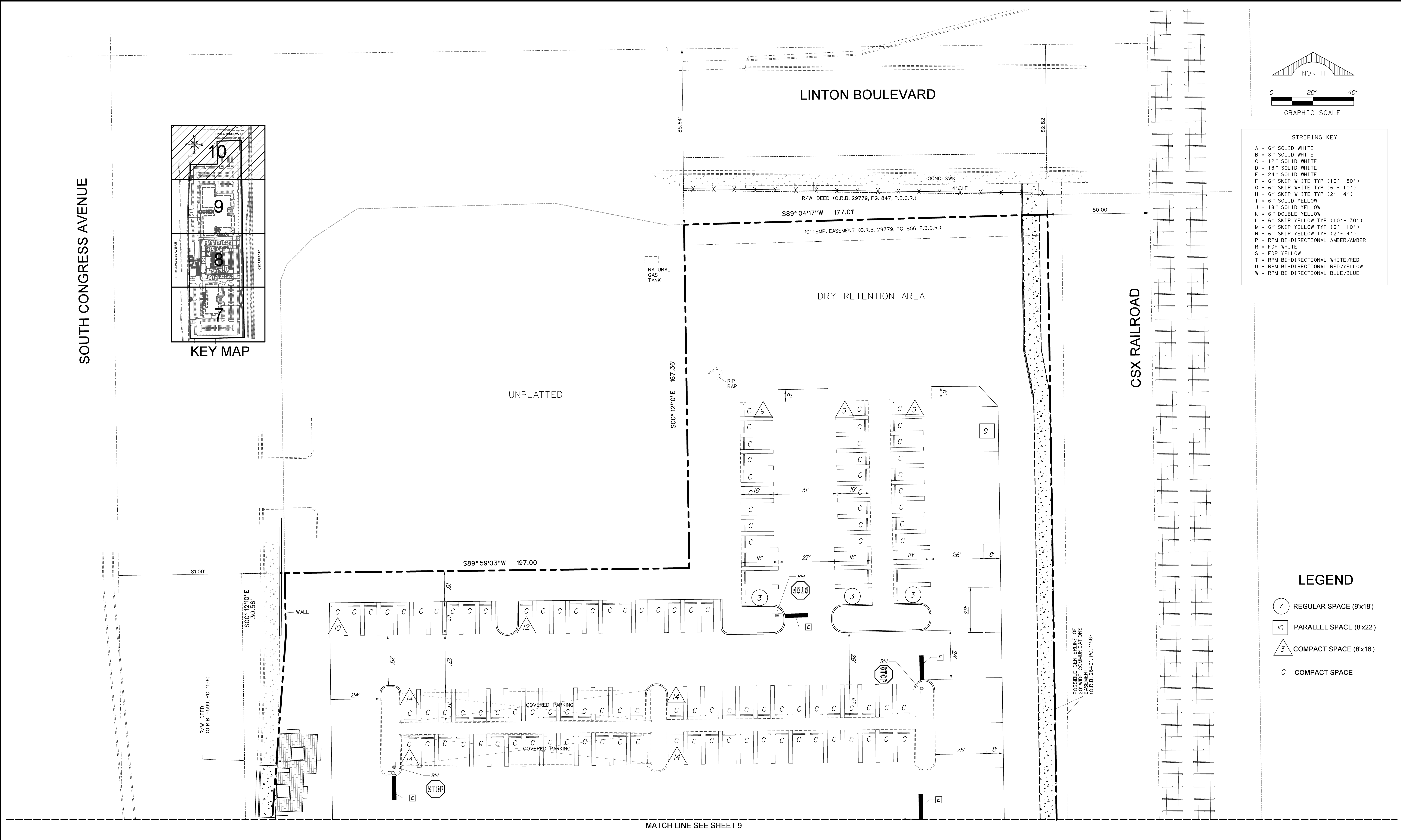
DRAWN RAD

DESIGNED JTS

CHECKED JWM

Q.C. JTS

SHEET 9 OF 12



SCHNARS ENGINEERING CORPORATION 947 CLINT MOORE ROAD BOCA RATON, FLORIDA 33487 CERTIFICATE OF AUTHORIZATION No. 6640	OWNER:	PROJECT:	TASK:	ORIGINAL: MARCH 2021	6 6/1/22 CITY COMMENTS		JOB NO. 20220
	GROVER CORLEW	DELRAY CENTRAL	PAVEMENT MARKING, SIGNAGE	REVISIONS:	7 9/8/22 CITY COMMENTS		DRAWN RAD
	1499 W. PALMETTO PARK ROAD, STE 415		& GEOMETRY PLAN	1 8/6/21 ADD PMS PLAN	8 1/6/23 CITY COMMENTS		DESIGNED JTS
	BOCA RATON, FLORIDA 33486	DELRAY BEACH	FLORIDA	2 10/15/21 CITY COMMENTS	9		CHECKED JWM
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				4 2/23/22 CITY COMMENTS	11		
				5 4/27/22 CITY COMMENTS	12		

