

# SITE DEVELOPMENT PLANS FOR DELRAY BEACH CHEVROLET

2605 SOUTH FEDERAL HIGHWAY  
DELRAY BEACH, FLORIDA 33483  
SECTION 28, TOWNSHIP 46 S, RANGE 43 E  
PALM BEACH COUNTY, FL

## GENERAL NOTES

1. CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS ALONG WITH A COPY OF ANY PERMITS AND AGREEMENTS NEEDED FOR THE JOB ON-SITE AT ALL TIMES.
2. CONTRACTOR SHALL MEET OR EXCEED ALL SITE WORK SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS FOR ALL MATERIALS AND CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS IS ENCOUNTERED.
5. NO REVISION SHALL BE MADE TO THESE PLANS WITH OUT THE APPROVAL OF THE ENGINEER OF RECORD.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS AND DIRT TRACKED FROM THE SITE.
7. ANY REFERENCE TO PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
8. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
9. ALL WORK CONDUCTED WITHIN A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY SHALL CONFORM TO THE STANDARDS SET FORTH IN THE STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION FY 2018-2019.

## FLOOD ZONE INFORMATION

COMMUNITY NUMBER: 125102  
PANEL NUMBER: 0506  
SUFFIX: D  
DATE OF FIRM: JANUARY 5, 1989  
ZONE: X

## LEGAL DESCRIPTION

LOTS 1 THROUGH 24, BLOCK 24, LESS THE WEST 38 FEET OF LOTS 1 THROUGH 10, BLOCK 24, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE TWO 10.00 FOOT WIDE ALLEYS WITHIN BLOCK 24, AS SHOWN ON SAID PLAT OF "DEL RATON PARK", AS ABANDONED PER OFFICIAL RECORDS BOOK 4053 AT PAGE 744, OFFICIAL RECORDS BOOK 1754 AT PAGE 610, AND OFFICIAL RECORDS BOOK 10015 AT PAGE 685, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 27, BLOCK 25, LESS THE WEST 38 FEET OF LOTS 1 THROUGH 9, BLOCK 25, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE TWO 10.00 FOOT WIDE ALLEYS WITHIN BLOCK 25, AS SHOWN ON SAID PLAT OF "DEL RATON PARK", AS ABANDONED PER OFFICIAL RECORDS BOOK 4138 AT PAGE 20, OFFICIAL RECORDS BOOK 4883 AT PAGE 1334, AND OFFICIAL RECORDS BOOK 5084 AT PAGE 679, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

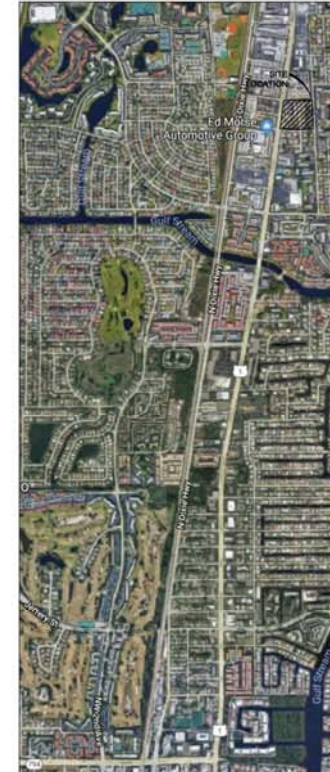
A PORTION OF AVENUE F, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 22 BLOCK 24 OF SAID PLAT; THENCE SOUTH 86°39'32" WEST, ALONG THE NORTH LINE OF SAID BLOCK 24, A DISTANCE OF 144.65 FEET; THENCE NORTH 82°14'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 106.65 FEET; THENCE NORTH 07°45'17" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 82°14'43" EAST, ALONG THE SOUTH LINE OF BLOCK 23 OF SAID PLAT, A DISTANCE OF 101.80 FEET; THENCE NORTH 86°39'32" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 139.79 FEET TO THE SOUTHEAST CORNER OF LOT 13 BLOCK 24 OF SAID PLAT; THENCE SOUTH 03°20'28" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF AVENUE G, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 23 BLOCK 25 OF SAID PLAT; THENCE SOUTH 86°39'32" WEST, ALONG THE NORTH LINE OF SAID BLOCK 25, A DISTANCE OF 173.79 FEET; THENCE NORTH 82°14'43" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 135.79 FEET; THENCE NORTH 07°45'17" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 82°14'43" EAST, ALONG THE SOUTH LINE OF BLOCK 24 OF SAID PLAT, A DISTANCE OF 130.83 FEET; THENCE NORTH 86°39'32" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 168.93 FEET TO THE SOUTHEAST CORNER OF LOT 13 BLOCK 24 OF SAID PLAT; THENCE SOUTH 03°20'28" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING. SAID LANDS ALL SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 3.926 ACRES, MORE OR LESS.



ELEVATIONS SHOWN HEREON ARE IN DATUM NGVD 29. THE NAVD CONVERSION FACTOR IS -1.335 FEET FOR THIS LOCATION. (NAVD = NGVD - 1.335)



S. FEDERAL HIGHWAY SPEED LIMIT = 45 MPH  
FOOT ACCESS PERMIT #:  
2018-A-496-00078-93010

VICINITY MAP  
1"=1000'

## INDEX

SHEET C-1	COVER SHEET
SHEET C-2	EXISTING CONDITIONS PLAN
SHEET C-3	DEMOLITION PLAN
SHEET C-4	SEDIMENT & EROSION CONTROL PLAN - PHASE I
SHEET C-5	SEDIMENT & EROSION CONTROL PLAN - PHASE II
SHEET C-6	SEDIMENT & EROSION CONTROL DETAILS
SHEET C-7	SITE PLAN
SHEET C-8	GRADING AND DRAINAGE PLAN
SHEET C-9	SITE DETAILS
SHEET C-10	SITE DETAILS
SHEET C-11	SITE DETAILS
SHEET C-12	DRAINAGE DETAILS
SHEET C-13	DRAINAGE DETAILS
SHEET C-14	UTILITY PLAN
SHEET C-15	UTILITY DETAILS
SHEET C-16	UTILITY DETAILS
SHEET C-17	COMPOSITE PLAN

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COVER SHEET  
**CHEVROLET - DELRAY BEACH**  
2605 SOUTH FEDERAL HIGHWAY  
DELRAY BEACH, FLORIDA 33483  
PALM BEACH COUNTY, FLORIDA  
CITY OF DELRAY BEACH

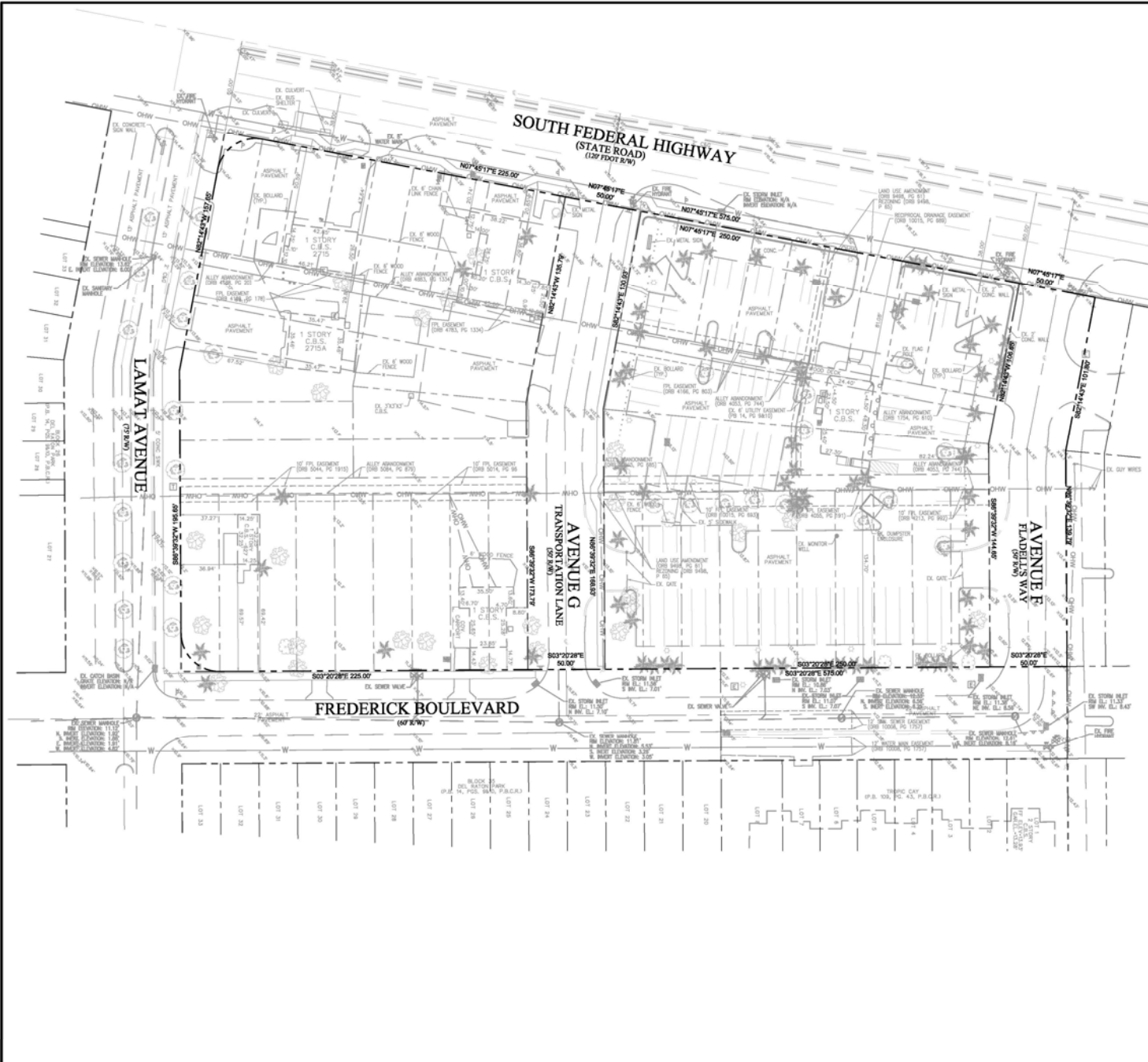
WILLIAM PFEFFER, P.E.  
LICENSE NO. 75066  
01/31/2019  
PLAN REVISIONS

DATE	DESCRIPTION
EL	RM
DESIGN	DRAWN
CHKD	

SCALE 1" = 30'  
JOB No. 010463-01-002

DATE 01/31/2019

FILE 01-010463-01-002.dwg  
SHEET C-1

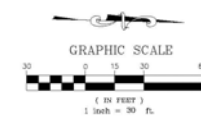


# GENERAL SITE NOTES

1. NO SIGNIFICANT AREAS OF PINE AND UNIQUE UPLAND HABITATS EXIST ON-SITE.
2. NO KNOWN RECORDED HISTORICAL OR ARCHAEOLOGICAL SITES EXIST ON-SITE.
3. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
4. THIS PROJECT DOES NOT ADVERSELY IMPACT A FLOOD PLAIN.
5. THIS PROJECT DOES NOT IMPACT ANY KNOWN UNMITIGATED WETLANDS, AND THE SITE DOES NOT EXHIBIT ANY SALTWATER PONDING.

# LEGEND

- PROPERTY LINE
- ADJACENT RIGHT-OF-WAY
- TYPE "H" CURB AND GUTTER
- EDGE OF PAVEMENT
- SEWAGE MANHOLE
- FIRE HYDRANT
- SEWER VALVE
- WATER VALVE
- LIGHT POLE
- BURIED ELECTRICAL LINE
- CHAIN LINK FENCE
- ADJACENT ROW



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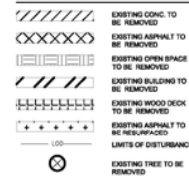
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EXISTING CONDITIONS PLAN  
**CHEVROLET - DELRAY BEACH**  
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DELRAY BEACH, FLORIDA 33483  
CITY OF DELRAY BEACH  
PALM BEACH COUNTY, FLORIDA

WILLIAM PFEFFER, P.E. LICENSE NO. 72006 01/31/2019	
PLAN REVISIONS	
DATE	DESCRIPTION
01/31/2019	01/31/2019
DESIGN	DESIGN
SCALE	1" = 30'
JOB No.	010463-01-002
DATE	01/31/2019
FILE	02-010463-d-01-001-01.dwg
SHEET	C-2



#### PROPOSED LEGEND



#### EXISTING LEGEND



#### KEY NOTE LEGEND

- 1 UTILITIES TO BE REMOVED
- 2 PAVEMENT TO BE REMOVED
- 3 CURB TO BE REMOVED
- 4 CONCRETE TO BE REMOVED
- 5 LIGHT POLES TO BE REMOVED
- 6 SIGN TO BE REMOVED
- 7 POWER POLE TO BE REMOVED
- 8 OPEN SPACE TO BE REMOVED
- 9 SAWCUT EXISTING ASPHALT
- 10 BOLLARD TO BE REMOVED
- 11 BUILDING TO BE REMOVED
- 12 FENCE TO BE REMOVED
- 13 CONCRETE WALL TO BE REMOVED
- 14 STORM INLET TO BE REMOVED
- 15 ASPHALT TO BE RESURFACED

#### DEMOLITION TABLE

ITEM	QUANTITY
ASPHALT PAVEMENT	8,705 SY TO BE REMOVED
OPEN SPACE	9,840 SY TO BE REMOVED
CONCRETE PAVEMENT	352 SY TO BE REMOVED
CONCRETE CURB	2,093 LF TO BE REMOVED
CONCRETE SIDEWALK	411 SY TO BE REMOVED
CONCRETE WALL	301 LF TO BE REMOVED
TREES	120 TO BE REMOVED
LIGHT POLES	16 TO BE REMOVED
STORM INLETS	3 TO BE REMOVED
WOOD DECK	48 SY TO BE REMOVED
SANITARY PIPE	97 LF TO BE REMOVED
RESURFACE ASPHALT	584 SY TO BE RESURFACED

#### GENERAL DEMOLITION NOTES

1. THE LOCATION OF THE UTILITIES SHOWN HAVE BEEN DETERMINED BY INFORMATION GATHERED AND SHALL NOT BE USED AS EXACT. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO VERIFY EXACT LOCATIONS PRIOR TO DEMOLITION.
2. THE CONTRACTOR SHALL COORDINATE WITH THE PROPER UTILITY COMPANIES FOR REMOVAL AND RELOCATIONS OF THE RESPECTIVE UTILITY. THE CONTRACTOR SHALL VERIFY ANY WORK THAT MAY BE DONE BY THE UTILITY COMPANIES.
3. CONTRACTOR SHALL ENSURE THE SAFETY OF THE PUBLIC AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.
4. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING STRUCTURES, PAVEMENT, AND VEGETATION THAT IS NOT TO BE OBTAINED AND IS RESPONSIBLE FOR ANY DAMAGES TO THEM.
5. THE CONTRACTOR SHALL PROPERLY DISPOSE OF ALL MATERIALS RESULTING FROM OPERATION ACCORDING TO GOVERNING AUTHORITIES AND SHALL OBTAIN THE PROPER PERMITS REQUIRED FOR DISPOSAL AND DEMOLITION.
6. THE CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND AVOID ANY PROPERTY DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO DEMOLITION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
9. FOR ALL ITEMS NOTED TO BE REMOVED, REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALSO REMOVE ALL UNDERGROUND ELEMENTS AS WELL INCLUDING, BUT NOT LIMITED TO FOUNDATIONS, DRIVE SHAFTS, TREE ROOTS, PIPES, TANKS, ETC.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOLOGICAL INVESTIGATION REPORT FOR THIS SITE.
11. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE PROPERLY PERMITTED AND REMOVED BY THE CONTRACTOR. CONTRACTOR SHALL SECURE ALL PERMITS FOR DEMOLITION AND REMOVAL OF MATERIALS FROM THE SITE.
12. LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE PLANS. ANY DAMAGE TO ANY ADJACENT AREAS SHALL BE REPAIRED / REPLACED AT THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PROTECT EXISTING ADJACENT STRUCTURES, PAVEMENT, UTILITIES, LANDSCAPE, ETC. FROM DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL ENSURE THAT TRANSMISSION TO ALL UTILITIES TO BE REMOVED HAS BEEN DISCONTINUED AND SHUT OFF. ALL UTILITY LINES SHALL BE CAPPED PER UTILITY COMPANY STANDARDS.
14. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE.
15. REFER TO THE LANDSCAPE PLANS, SHEETS L-1, L-2, AND L-3, FOR THE LOCATIONS OF THE EXISTING TREES THAT ARE TO REMAIN AND FOR THE REQUIRED TREE PROTECTION DETAIL.
16. ALL TREES WHICH ARE TO BE PRESERVED AND DO NOT SURVIVE SHALL BE REPLACED BY A TREE OF EQUAL SIZE OR AN EQUIVALENT NUMBER OF TREES BASED ON TRUNK CIRCUMFERENCE (DBH).

#### GRAPHIC SCALE



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DEMOLITION PLAN  
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DELRAY BEACH, FLORIDA 33483  
PALM BEACH COUNTY, FLORIDA

WILLIAM PFEFFER, P.E.  
LICENSE NO. 77896  
01/13/2019  
PLAN REVISIONS

DATE	DESCRIPTION
01/13/2019	BL
01/13/2019	FM
01/13/2019	DR
01/13/2019	CHKD

SCALE 1" = 30'  
JOB No. 010463-01-002  
DATE 01/13/2019  
FILE 03-010463-01-002-dm.dwg  
R44ET

C-3