



Development Services Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Collier Car Club
Project Location: 777 S. Congress Avenue
Request: Class III Site Plan Modification
PCN: 12-43-46-19-00-000-1060
Board: Site Plan Review and Appearance Board
Meeting Date: March 27, 2019

Board Action:

Approved (7-0)

Project Description:

The subject property is located on the east side of South Congress Avenue between West Atlantic Avenue and SE 10th Street. The site consists of approximately 4.8 acres.

In 1990, the site was rezoned to Mixed Industrial Commercial (MIC) as part of the city-wide rezoning efforts; a Land Development Regulation (LDR) Amendment to the permitted uses was subsequently approved to accommodate ABC Carpets, a home furnishings and floor coverings business. ABC Carpets made additional improvements to the parking area and warehouse. In 2006, the City formulated a new vision for the Congress Avenue Corridor. As a result, a new Future Land Use category of Congress Mixed Use (CMU) was created, and the MIC zoned parcels between West Atlantic Avenue and the southern municipal boundary were rezoned to a new zoning designation of Mixed Residential, Office, and Commercial (MROC). The purpose and intent of the MROC zoning district was to create a transit-oriented development area along the Congress Avenue corridor surrounding the Delray Beach tri-rail station. MROC requires office and commercial uses along the streetscape and ground floor with upper stories limited to office or residential uses. Additional height, up to 85 feet, is permitted within MROC, as well as increased density opportunities in proximity to the Tri-Rail station.

The Planning and Zoning Board reviewed a request on February 25, 2019 and recommended approval 7-0 to City Commission for a rezoning from Mixed Residential, Office and Commercial (MROC) to Special Activities District (SAD).

It was approved on First reading by the City Commission on March 12, 2019 (5- 0) it will go to City Commission for second and final reading on April 16th.

The development proposal consists of the following: minor façade changes; the addition of a car lift to accommodate the exchange of cars to the storage area; interior renovations and; landscape improvements.

Board Comments:

Price Patton commented that he would not support the landscape plan until the Land Development Regulations were changed to support the fact of not removing trees on a project.

Appealable Item Report

Public Comments:

N/A

Associated Actions:

N/A

Next Action: The SPRAB action is final unless appealed by the City Commission.



SITE PLAN REVIEW AND APPEARANCE BOARD STAFF REPORT

DEVELOPMENT SERVICES DEPARTMENT

100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444

PLANNING & ZONING DIVISION: (561) 243-7040 • BUILDING DIVISION: (561) 243-7200

SITE PLAN REVIEW AND APPEARANCE BOARD

Meeting: March 27, 2019

File No.: 2019-082-
SPM-SPR-CL3

Application Type: Class III Site Plan Modification

General Data:

Applicant: Collier Land Holdings, LLC

Agent: Michael S. Weiner, Esq. at Sachs Sax Caplan PL

Owner: 777 S. Congress Avenue Partners Limited Partnership

Location: 777 S. Congress Avenue

PCN: 12-43-46-19-00-000-1060

Property Size: 4.8 Acres

FLUM: CMU (Congress Avenue Mixed Use)

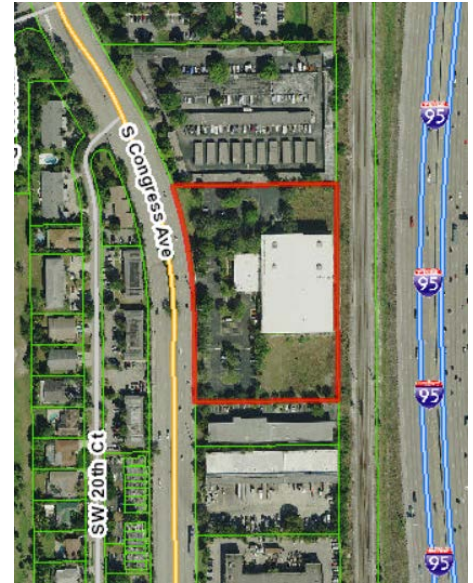
Zoning: SAD (Special Activities District)

Adjacent Zoning:

- MROC (Mixed Residential Office and Commercial) (North)
- RM (Multiple Family Residential) (West)
- MROC (South)
- I-95 (East)

Existing Land Use: ABC Carpet Retail

Proposed Land Use: Car Club



Item before the Board:

The action before the Board is for the approval of A Class III Site Plan for 777 S. Congress Avenue, pursuant to Land Development Regulations (LDR) Section 2.4.5(F)(H), and (I). This includes:

- ☐ Site Plan
- ☐ Landscape Plan
- ☐ Architectural Elevations

Recommendation: By Separate Motions

Site Plan:

Move approval of the Class III Site Plan Modification (2019-82) for **777 S. Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Sections 2.4.5(G)(5) and Chapter 3 of the Land Development Regulations.

Landscape Plan:

Move approval of the request for Landscape Plan (2019-082) for **777 S. Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in Sections 4.6.16 of the Land Development Regulations.

Architectural Elevations:

Move approval of the Architectural Elevations (2019-082) for **777 S. Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

Project Planner:

Jen Buce, Assistant Planner;

jbuce@mydelraybeach.com,

561-243-7138

Review Dates:

SPRAB Board:

Attachments:

1. Site Plans
2. Architectural Elevations
3. Landscape Plans



Notes:

1. Prior to certification indicate on the site data chart that the frontage is existing non-conformity
2. Approval of the Green Easement by the City Commission is required prior to the issuance of a building permit.
3. Prior to certification please make a note on the site data chart of how many bays are provided.
4. In Lieu fee must be paid prior to issuance of building permit.
5. Prior to certification, the labeling of the 6' security fence that is proposed for the perimeter of the property, along Congress Avenue needs to be made.

Background:

The subject property is located on the east side of South Congress Avenue between West Atlantic Avenue and SE 10th Street. The site consists of approximately 4.8 acres, and contains a large, two-story warehouse with a one-story office on the front. The site was initially developed in 1979 for Kraft Foods as a warehouse and distribution center under the Light Industrial (LI) zoning regulations.

In 1990, the site was rezoned to Mixed Industrial Commercial (MIC) as part of the city-wide rezoning efforts; a Land Development Regulation (LDR) Amendment to the permitted uses was subsequently approved to accommodate ABC Carpets, a home furnishings and floor coverings business. ABC Carpets made additional improvements to the parking area and warehouse. In 2006, the City formulated a new vision for the Congress Avenue Corridor. As a result, a new Future Land Use category of Congress Mixed Use (CMU) was created, and the MIC zoned parcels between West Atlantic Avenue and the southern municipal boundary were rezoned to a new zoning designation of Mixed Residential, Office, and Commercial (MROC). The purpose and intent of the MROC zoning district was to create a transit-oriented development area along the Congress Avenue corridor surrounding the Delray Beach tri-rail station. MROC requires office and commercial uses along the streetscape and ground floor with upper stories limited to office or residential uses. Additional height, up to 85 feet, is permitted within MROC, as well as increased density opportunities in proximity to the Tri-Rail station.

The Planning and Zoning Board reviewed a request on February 25, 2019 and recommended approval 7-0 to City Commission for a rezoning from Mixed Residential, Office and Commercial (MROC) to Special Activities District (SAD).

It was approved on First reading by the City Commission on March 12, 2019 (5- 0) it will go to City Commission for second and final reading on April 16th.

Now before the board is a request for the approval of a Class III site plan, landscape plan and architectural elevations for 777 S. Congress Avenue.

Project Description:

The development proposal consists of the following:

- Minor façade changes;
- The addition of a car lift to accommodate the exchange of cars to the storage area;
- Interior renovations and;
- Landscape improvements

The club anticipates employing approximately 10-16 professionals, including a club manager, three club assistants, and a concierge to facilitate member events. Additionally, two fulltime storage assistants will be responsible for caring for and preparing the cars for members and 2 – 3 master mechanics will be available on site to assist members with their restoration efforts.

The primary hours of operation are specified as seven days a week from 9am – 5pm; special events will be hosted outside of the normal operating hours. The special events, which will not be open to the public, will include influential leaders in the automotive world, car and collection displays, instruction workshops, charity events, local car club meetings, etc.



Site Plan Analysis:

Compliance with The Land Development Regulations (LDR):

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request

LDR Section 4.4.25 Special Activities District purpose and intent:

The Special Activities District (SAD) is established in order to provide a zone district which is appropriate for projects which are not otherwise classified or categorized in other zone districts; or, which for some other good reason, cannot be properly accommodated in the other zone districts. Also, the SAD is to be used for large scale and mixed projects for which conventional zoning is not applicable. While SAD zoning is deemed consistent with any land use designation on the Future Land Use Map, the uses allowed within a specific SAD shall be consistent with the land use category shown on the Future Land Use Map. The uses, activities, and characteristics of a SAD are to be consistent with the Comprehensive Plan, suitable and compatible with surrounding existing development, and with the proposed character of the area.

Pursuant to LDR 4.4.25(D)(3), the vesting of a SAD project shall occur in the same manner as set for the establishment of a site plan approval.

LDR Section 4.3.4(K) Development Standards Matrix:

The following table indicates that the proposal complies with LDR Section 4.3.4(K), as it pertains to the Special Activates District (SAD) zoning district:

SAD Zoning Standards	Required	Proposed
Building Setbacks:		
Perimeter	15'	15'
Congress Avenue Frontage (minimum/maximum)	15'/20'new structures*	95.5' (existing non-conformity)
Side Yard Setback (minimum)		
North	15'	127.6'
South	15'	175.4'
Rear yard/Adjacent to CSX Railway	25'	19.5' (existing non-conformity)
Building Separation (minimum)	25'	N/A
Maximum Lot Coverage:	75% max.***	56.8%
Open Space:	25% min.	39.1%
Building Height (maximum):	48'**	26'6"
Minimum Floor Area:	4,000	53,243
Min. Lot Size (sf.)	0	209,978
Min. Lot Frontage (ft.)	0	565'
Min. Lot Width (ft.)	0	559'
Min. Lot Depth (ft.)	0	365'

* Stories above 42 feet shall provide an additional 10-foot setback.

**12 feet on the first floor, and 10 feet, floor to floor, on all floors above.

***includes any buildings, pavement and hardscape site improvements of the property.

In addition to the above development standards, any new free-standing structure shall have a minimum floor area of 4,000 square feet; shall be architecturally consistent with other structures in the development plan; and shall have direct access to and from other portions of the development. The office and showroom must be located at the front of the building with the main entrance from the front elevation facing the adjacent right-of-way. All building facades shall have the appearance of an office and/or retail



building through the use of doors, windows, awnings, and other appropriate building elements, consistent with the overall development, with multi-story buildings clearly defined. The exterior loading access points shall be designed in such a way to minimize sight lines from adjacent roads. A 10-foot Greenway Easement shall be provided along the property adjacent to the CSX Railway for the sole purpose of establishing the CSX Railroad Greenway. This Easement has been provided. Approval of the Green Easement by the City Commission is required prior to the issuance of a building permit.

Pursuant to LDR 4.4.25(F)(1)

Supplemental district regulations. The supplemental district regulations as set forth in Article 4.6 shall apply except as modified by the following: Parking and loading requirements (number of spaces) shall be as set forth on the site and development plan.

Parking

Vehicle storage shall provide 0.25 for each vehicle storage space provided and office use is 4 spaces per 1,000 SF. of net floor area up to 3,000 SF and then 3.5 spaces per 1,000 SF of net floor area over the initial 3,000 SF; and, Handicap Parking: Parking spaces designed for use by the handicapped shall be provided pursuant to the provisions of Florida Accessibility Code for Building Construction. Such spaces shall not be in addition to, but shall substitute for, required parking.

Parking	Building	Ratio	Required	Parking Provided	
Office (first 3,000)	3,000 SF	4 per 1,000	12	Employee/Customer Service	102
Office (post 3,000)	3,350 SF	3.5 per 1,000	12	Compact/grass	35
Vehicle Storage	240 Cars	0.25 spaces per bay	60	ADA	5
		Total	84		142

One loading bay per 50,000 gross SF of vehicular storage area is allowed. Each loading bay shall measure a minimum of 12 feet by 25 feet with sufficient driveway access to accommodate vehicular maneuvering, which shall be designated on the approved site plan. There are two loading bays located on the northside of the property each measuring a minimum of 12 feet by 30 feet.

Bicycle parking shall be provided for a minimum of 4 bicycles in a safe, accessible, and convenient location within 300 feet of the main building entrance. A bicycle rack is provided on the west side of the property facing Congress Avenue in front of the pedestrian walkway.

Pursuant to LDR 4.4.25(G) Special regulations. Any special regulations may be applied through the SAD review and approval process. The following apply:

Fences and Walls

Fences and walls within the front setback area and parallel to Congress Avenue shall measure no more than 6 feet in height and are limited to 8 feet in height in the side and rear of the property. Fences and walls are prohibited within the required perimeter landscape buffer, except where existing conditions adjacent to Congress Avenue prohibit compliance, then the following requirements are applicable: (1) fences that are less than 75% opaque are permitted within the 15 foot buffer along Congress Avenue and placed in a manner which accommodates existing landscaping and permits new landscaping on either side of the fence; (2) the fence design may incorporate columns, measuring no larger than 26 inches by 26 inches, every 8 to 12 feet; hedges measuring at least half the height of the fence must be installed in front of the fence, and additional landscaping should be installed to augment the buffer area between the fence and the property line; (3) required landscaping must also be installed behind the fence within the required 15 foot buffer area. In addition, fencing or walls shall not be located within the required greenway easement area along the rear of the property. All fences or walls shall also comply with the regulations of Section 4.6.5 not specifically addressed by this Ordinance.

Stacking

The stacking distance on the south entrance is a minimum of 60 feet from the property line to the security gate and on the north entrance a minimum of 140 feet of is required from the property line to the security gate to accommodate large trucks and trailers.



LDR Chapter 4.6 Supplementary District Regulations:

Dumpster

Pursuant to LDR 4.6.6(C)(1) Dumpsters, recycling containers, and similar service areas must be enclosed on three sides and have vision obscuring gates on the fourth side, unless such areas are not visible from any adjacent public right-of-way.

The proposed refuse area is located interior to the property on the northside. The area will be screened with a 6-foot concrete wall with a steel gate.

Lighting

The proposed lighting consists of under canopy fixtures, wall fixtures, and freestanding poles adjacent to the building. The proposed values are within the permitted minimum and maximum ranges, which comply with the requirements of LDR Section 4.6.8(B)(3), Illumination Standards.

Landscape Analysis

A landscape plan has been submitted, evaluated and recommended for approval by the City Senior Landscape Planner. Landscape Plan L-1 details the mitigation of the existing trees for the development. A mitigation in lieu fee of \$39,869 will be collected and the City Senior Landscape Planner will verify the in-lieu fees. Other trees will be mitigated by replacing in kind on site. The proposed landscaping consists of planting Gumbo Limbo, Ligustrum, Crape Myrtle, Cabbage, Foxtail and Montgomery Palms, Red Tip Cocoplum, Podocarpus, wild Coffee, and Pink Muhly. Prior to certification, the labeling of the 6' security fence that is proposed for the perimeter of the property, along Congress Avenue needs to be made. This will clarify its location in conjunction with the proposed landscaping. The in-lieu fee must be paid prior to building permit issuance.

In addition, the Special Activities District has also set the following guidelines for landscaping: A 15-foot landscape buffer shall be provided around the entire property. Parking, structures, perimeter roadways, and other paving is not permitted within this buffer except for bicycle paths, sidewalks, jogging trails, and driveways or access streets which provide ingress and egress for traffic and which are generally perpendicular to the buffer; the perimeter buffer shall be landscaped to provide a boulevard effect along Congress Avenue; fences and/or walls, or a combination thereof, that is greater than 75 percent opaque and located in the 15 foot front landscape buffer along Congress Avenue shall be screened by hedging which is to be maintained at the full height of the fence.

Architectural Elevations and Aesthetics

Pursuant to **LDR Section 4.6.18(E), Criteria for Board Action**, the following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

- 1) The plan or the proposed structure is in conformity with good taste; good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- 2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- 3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The development proposal consists of painting the existing metal building with translucent glass or polycarbonate panels, prefinished metal column cover and aluminum composite panels. On the west and south elevation there will be an aluminum storefront entry. In addition, a 10 ft wide car lift is on the west elevation. Mechanical screens have been provided to shade roof top equipment.

The proposed architectural elevations present design elements that will aesthetically pleasing to the Congress Corridor. It will not cause the nature of the local environment or evolving environment to materially depreciate in appearance and value. Based on the above, positive findings with respect to LDR Section 4.6.18(E) can be made.



Required Findings:

Pursuant to Section 3.1.1 (Required Findings), prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application. These findings relate to the following areas:

Section 3.1.1 (A), Future Land Use Map: *The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Future Land Use Map.*

The existing FLUM designation is CMU, which is the designation applied to properties in the Congress Avenue Corridor. The CMU is described as a designation that accommodates a variety of uses including limited commercial, office development and residential uses. The proposed use, a member-based automobile club, is of a commercial nature with accessory office use and is consistent with the CMU designation, which is consistent with SAD zoning designation. Member-based automobile clubs are not specifically accommodated in any of the City's zoning districts, and therefore, is appropriate to the SAD zoning designation.

Section 3.1.1 (B), Concurrency: *Concurrency as defined pursuant to Objective B-2 of the Future Land Use Element of the Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CI-GOP-1 of the adopted Comprehensive Plan of the City of Delray Beach.*

As described in Appendix A, a positive finding of concurrency can be made as it relates to water, sewer, drainage, parks and recreation, solid waste, and traffic.

Section 3.1.1 (C), Consistency (Standards for Site Plan Actions): *A finding of overall consistency may be made even though the action will be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict. As described in Appendix B, a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.*

As described in Appendix B, a positive finding of consistency can be made as it relates to Development Standards for Site Plan Actions.

Section 3.1.1 (D), Compliance with the Land Development Regulations: Whenever an item is identified elsewhere in these Land Development Regulations (LDRs), it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

As described under the site plan analysis section of this report, a positive finding of compliance with the LDR's can be made.

Section 2.4.5 (F)(5), Compatibility (Site Plan Findings): The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values.

Compatibility is not a concern, as the proposed use to designate it as an automobile membership club is appropriate and proposed in a manner that is compatible with the adjacent land uses and the Congress Avenue corridor. This development will be compatible and harmonious with the adjacent and nearby properties and should enhance property values in the area.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted, and the following applicable policies and objectives are noted:

Future Land Use Element Objective A-1: Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.



The proposed rezoning to SAD to accommodate the membership-based automobile club and associated site improvements are appropriate and proposed in a manner that is compatible with the adjacent land uses and the Congress Avenue corridor. Further, the proposed rezoning is consistent with the future land use designation and meets the intent of the objectives and policies of the Future Land Use Element. Therefore, a finding of overall consistency can be made.

Housing Element Policy A-12.3: In evaluating proposals for new development or redevelopment, the City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

The development is surrounded MROC to the north and south and RM to the west. I-95 is to the east of the property. A 6 foot- high security fence, gate and landscaping are proposed to negate nuisances such as noise, odors, and dust. The traffic volumes will be minimal as the cars will be accommodated inside the facility. They can be accommodated by the surrounding road network. Thus, the proposal will not negatively impact the stability of the adjacent residential areas.

Review by Others:

The development proposal is not located in an area which requires review by the Community Redevelopment Agency (CRA), the Downtown Development Authority (DDA), Pineapple Grove Main Street (PGMS) or West Atlantic Redevelopment Coalition (WARC). However, a courtesy notice was sent to the Chamber of Commerce.

Assessment and Conclusion

The property consists of 4.8 acres and is currently being zoned SAD (Special Activities District). The development proposal consists of minor façade changes, the addition of a car lift to accommodate the exchange of cars to the storage area, interior renovations and, and landscape improvements. The development substantially meets the performance standards of LDR 4.4.25.

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Alternative Actions:

- A. Continue with direction.
- B. Move approval of the request for Class III Site Plan Modification, Landscape Plan and Architectural Elevations 2019-082 for **777 S. Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(G)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.
- C. Move denial of the request for Class III Site Plan Modification, Landscape Plan and Architectural Elevations (2019-082) for **777 S. Congress Avenue**, by adopting the findings of fact and law contained in the staff report and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Section 2.4.7(G)(5), Chapter 3, Section 4.6.18(E), and Section 4.6.16.

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**Appendix "A" – Concurrency Findings**

Pursuant to LDR Section 3.1.1(B), Concurrency, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: Water and sewer services are adequately provided to the site and will remain as the site is not proposed to be redeveloped with the subject request.

Streets and Traffic: The traffic analysis report for the proposed use indicates a net decrease of 170 trips per day. The proposal has been reviewed by Palm Beach County Traffic Engineering and determined that it meets the Traffic Performance Standards of Palm Beach County. Therefore, a positive finding can be made.

Parks and Recreation Facilities: It is noted that the park impact fee is not applicable to the subject request as it does not include a residential component.

Solid Waste: The change in use will also significantly decrease the solid waste generation, which is presently calculated at approximately 7.2 pounds for warehouse use area and 10.2 pounds for retail use area per square foot/year; the proposal would reduce the impact to 5.4 pounds for the storage area and 5.2 pounds for the office use area. The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals till the year 2047.

Drainage: Drainage is accommodated by catch basins and existing dry retention areas on both the north and south sides of the existing structure.

APPENDIX "B" - STANDARDS FOR SITE PLAN ACTIONS Sec. 3.2.3 (A) through (J)

- A. Building design, landscaping and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.
- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent
- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.
- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent
- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.
- ☒ Not applicable



- ☐ Meets intent of standard
☐ Does not meet intent

F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent

H. The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

I. Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

- ☐ Not applicable
☒ Meets intent of standard
☐ Does not meet intent

J. Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

- ☒ Not applicable
☐ Meets intent of standard
☐ Does not meet intent

Plotted By: Y. Yomol Sheet: Set: COLLIER CAR CLUB Layout: C0.01 GENERAL NOTES February 18, 2019 12:55:03pm K:\bld-dwg\148876001 - ccc.dcity.beach\CADD\plansheets\C0.00 COVER.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT OWNER TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION." THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT 'SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)' AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSENTANT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION, REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
 - A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
 - B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
 - C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL A GOOD STAND OF GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDD AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

Kimley»Horn

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LICENSED PROFESSIONAL

JASON A. WEBBER, P.E.

FLORIDA LICENSE NUMBER 73962

KHA PROJECT 148876001

DATE FEB 2019

SCALE AS SHOWN

DESIGNED BY YXY

DRAWN BY YXY

CHECKED BY JAW

GENERAL NOTES

COLLIER CAR CLUB

PREPARED FOR

DLR GROUP, INC.

FLORIDA DELRAY BEACH

SHEET NUMBER C0.01

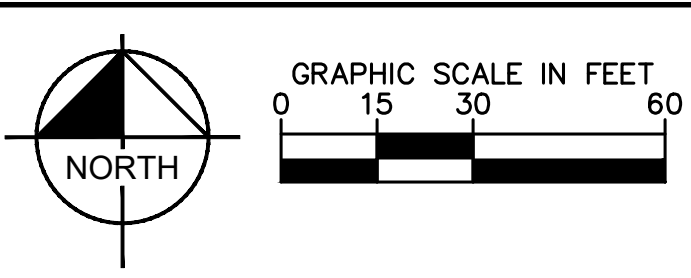
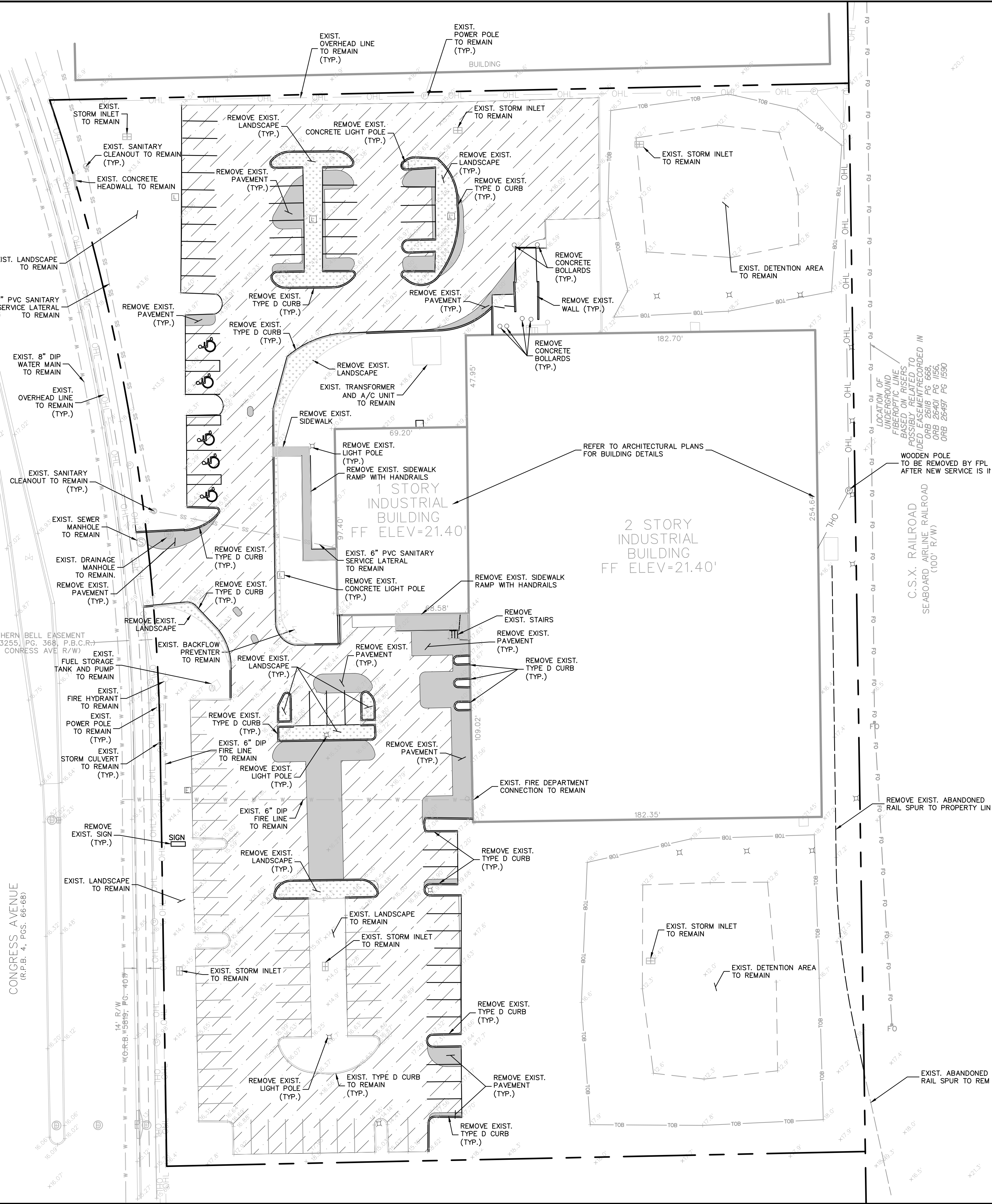
PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.53' = (NGVD 1929)

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THE PRESENCE OF GROUNDWATER SHOULD BE
ANTICIPATED. CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR ADDRESSING THIS
ISSUE AND OBTAINING ALL NECESSARY PERMITS.

Plotted By: Y. Yomol Sheet: Set: COLLIER CAR CLUB Layout: C2.00 DEMOLITION PLAN February 18, 2019 12:55:11pm K:\3rd civil\148576001 - ccc delray beach CADD\plansheets\C2.00 DEMOLITION PLAN.dwg
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DEMOLITION NOTES

- ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
- REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION. ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
- ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
- THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
- THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
- ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
- CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
- CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
- ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
- WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS, CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE CITY OF DELRAY BEACH AND CONSTRUCTION MANAGER.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
- ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
- ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
- CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.

LEGEND

---	---	PROPERTY LINE
SS	SS	EXISTING SANITARY LINE
UE	UE	EXISTING UNDERGROUND ELECTRICAL
W	W	EXISTING WATER
STRM	STRM	EXISTING STORM
G	G	EXISTING GAS
T	T	EXISTING TELEPHONE
OHL	OHL	EXISTING OVERHEAD ELECTRIC
		EXISTING LANDSCAPE
		EXISTING LIGHT POLES
SS	SS	EXISTING SEWER TO BE DEMOLISHED
W	W	EXISTING WATER TO BE DEMOLISHED
		EXISTING STORM TO BE DEMOLISHED
UE	UE	EXISTING UNDERGROUND ELECTRICAL TO BE DEMOLISHED
G	G	EXISTING GAS TO BE DEMOLISHED
T	T	EXISTING TELEPHONE TO BE DEMOLISHED
OHL	OHL	EXISTING OVERHEAD ELECTRIC TO BE DEMOLISHED
		EXISTING LANDSCAPE TO BE REMOVED (SEE LANDSCAPE PLANS FOR DETAILS)
		EXISTING LIGHT POLES TO BE REMOVED (SEE PHOTOMETRIC PLANS FOR DETAILS)
		LIMITS OF DEMOLITION REMOVE EXIST. CONCRETE, ASPHALT, AND OTHER IMPROVEMENTS
		MILL AND RESURFACE
		REMOVE EXISTING LANDSCAPE
		EXISTING ELEVATION

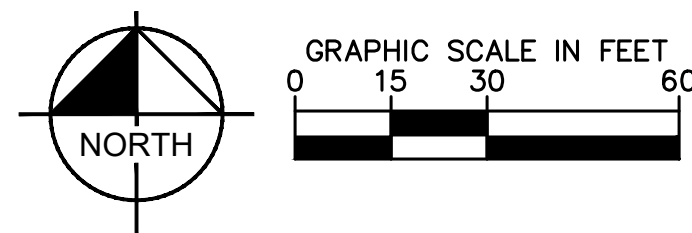
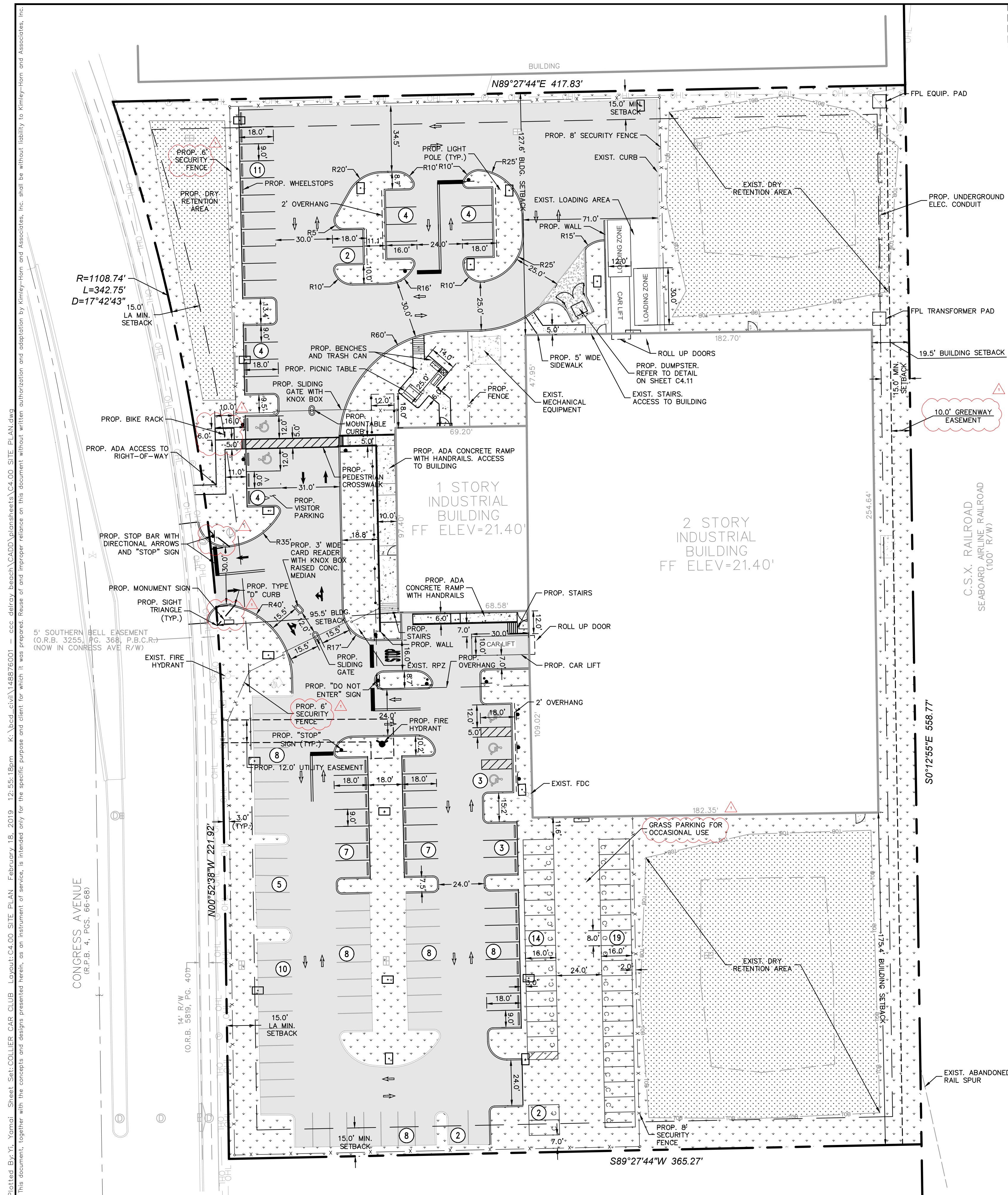
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

PLANS ARE IN NAVD 1988 DATUM
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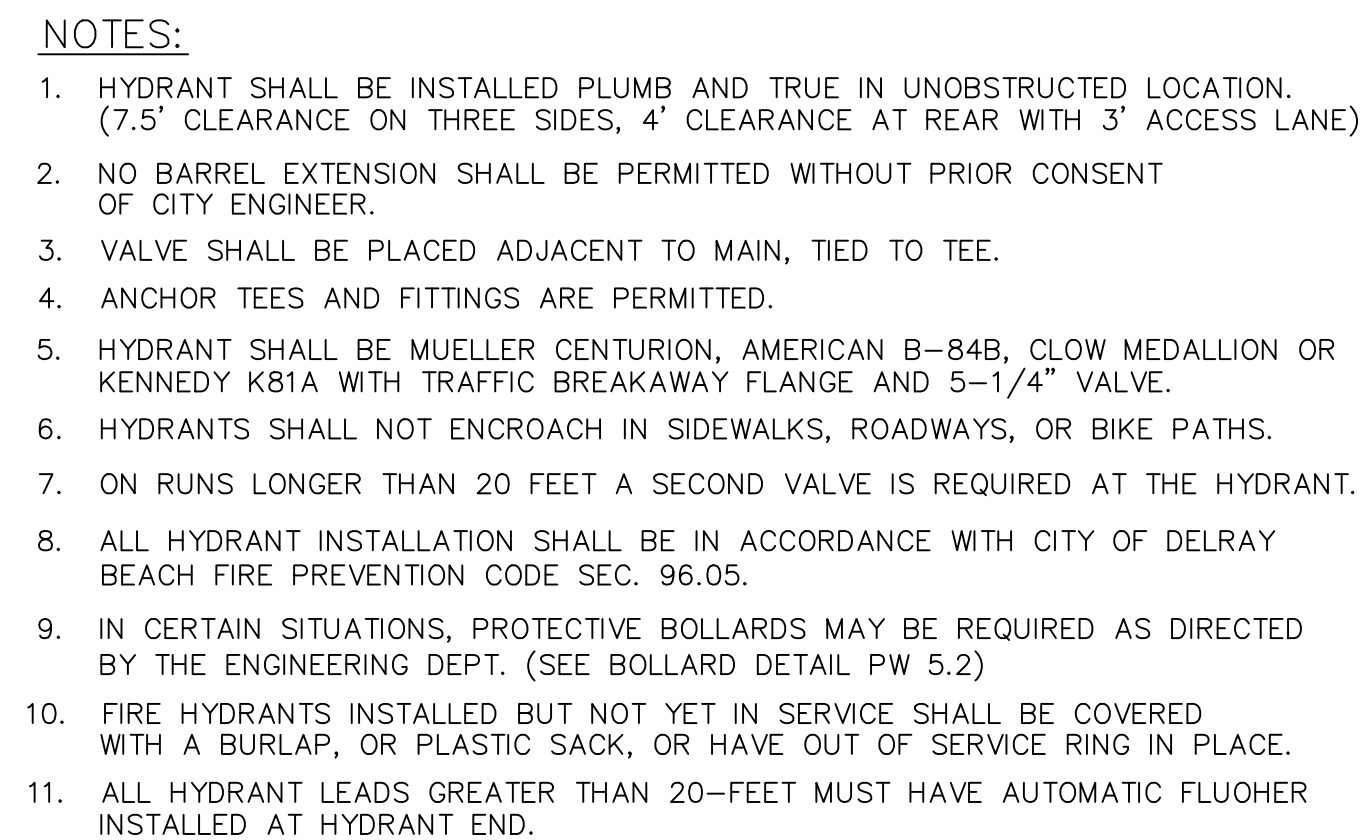
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KVA PROJECT 148876001		DATE FEB 2019		SCALE AS SHOWN		DESIGNED BY YXY		DRAWN BY YXY		CHECKED BY JAW		DATE ---	
KIMLEY-HORN & ASSOCIATES, INC. 1615 S. CONGRESS AVE., SUITE 200, DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 00000696				JASON A. WEBBER, P.E. FLORIDA LICENSE NUMBER 73962				CITY OF DELRAY BEACH COMMENTS #1 02/15/19 JT					
COLLIER CAR CLUB PREPARED FOR DLR GROUP, INC.												SHEET NUMBER C2.00	
DEMOLITION PLAN												REVISIONS	
Kimley-Horn												DATE BY	



COLLIER CAR CLUB		SITE PLAN		KHA PROJECT 148876001		LICENSED PROFESSIONAL		Kimley»Horn			
PREPARED FOR				DATE FEB 2019		JASON A. WEBBER, P.E.		© 2019 KIMLEY-HORN AND ASSOCIATES, INC.			
DLR GROUP, INC.				SCALE AS SHOWN		FLORIDA LICENSE NUMBER		1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445			
DELRAY BEACH FLORIDA				DESIGNED BY YXY		73962		PHONE: 561-330-2345 FAX: 561-863-8175			
				DRAWN BY YXY		DATE: --- -- --		WWW.KIMLEY-HORN.COM CA 00000696			
				CHECKED BY JAW				A CITY OF DELRAY BEACH COMMENTS #1		02/15/19 JT	
								NO. REVISIONS		DATE BY	



CONCRETE COLLAR
(3000 P.S.I.)

TYLER No. 6850
VALVE BOX WITH C.I.
COVER MARKED "WATER"

EXPANSION JOINT MATERIAL

TOP OF PAVEMENT

6" CAST IRON RISER

APPROVED RESILIENT
SEAT VALVE (SEE
STANDARD PRODUCT LIST)

CONCRETE BLOCKING
(OPTIONAL—DEPENDING ON
TRENCH BEDDING CONDITIONS)

24"

10"

8"

1-#4 EACH SIDE

POUR CONCRETE TO GRADE
IN SODDED AREAS

60"

24" MIN.
50" MAX.

30" MIN.
42" MAX.

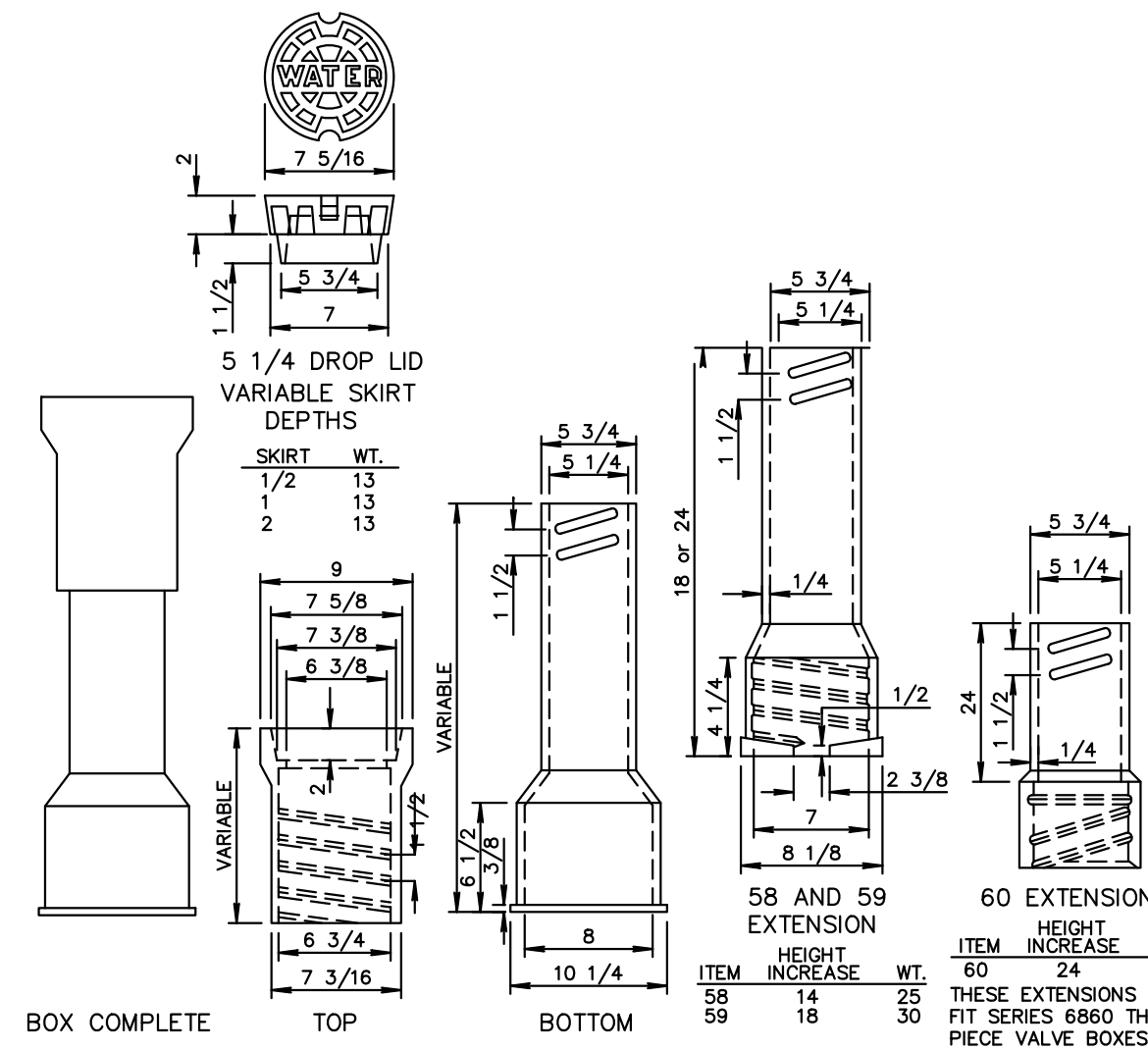
10" VALVES AND LARGER SHALL HAVE A BRASS INDICATOR PLATE WHICH SHALL INCLUDE THE FOLLOWING INFORMATION:

1. MANUFACTURER'S NAME
2. NO. OF TURNS
3. SIZE & CLASS
4. SERIAL NO.

TYPICAL GATE VALVE DETAIL 4" THRU 12" PW 3.1
NOT TO SCALE

ITEM	BOX COMPLETE EXTENSION IN INCHES	WT.	TOP SECTION W/LID		BOTTOM		PIECES PER PKG.
			LENGTH	WT.	LENGTH	WT.	
461-S	19-22	60	10	35	15	25	
462-S	27-32	70	10	35	24	35	
462-S	27-37	80	16	45	30	40	20
563-S	33-43	85	16	45	30	40	20
564-S	39-50	90	16	45	36	45	20
662-S	36-55	105	28	40	30	40	20
664-S	39-60	110	26	65	36	45	20
664-S	51-71	135	28	65	**48	70	20
668-S	62-82	145	26	65	**60	80	20

**MAY BE FURNISHED IN TWO PARTS TO
MAKE THE LENGTH REQUIRED.



NOTE: LOCKING LIDS WILL NOT BE ACCEPTED

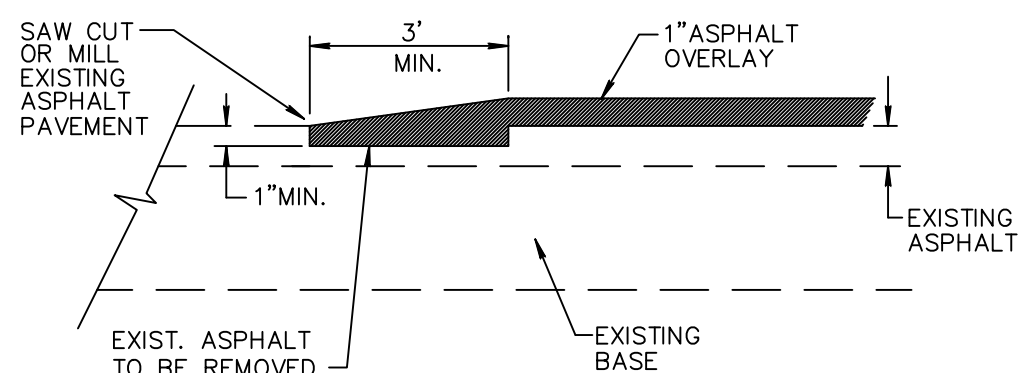
CAST IRON VALE BOXES, TWO - PIECE PW 3.2
NOT TO SCALE

NOTES:

1. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGE ROCKS SHALL BE REMOVED; BEDDING MATERIAL AND BACKFILL CONSISTING OF WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING.
2. THE PIPE AND/OR STRUCTURE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE AND/OR STRUCTURE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK, AND DEBRIS.
5. COMPACT BACKFILL TO 98% DENSITY UNDER PAVEMENT AND TO 95% DENSITY ELSEWHERE. (AASHTO T-180)
6. COMPACTION AND DENSITY TESTS SHALL BE COMPLETED DURING BACKFILL OPERATIONS, CONTRACTORS NOT FOLLOWING THIS PROCEDURE, FOR WHATEVER REASONS, SHALL BE REQUIRED TO RE-EXCAVATE THE AREA IN QUESTION, DOWN TO THE BEDDING MATERIAL, THEN BACKFILL FOLLOWING THE ABOVE PROCEDURES.

NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT AND BASE WILL BE CONNECTED TO EXISTING PAVEMENT AND BASE.



NEW OVERLAY PAVEMENT JOINT

NOTE:

THIS METHOD OF PAVEMENT JOINT SHALL BE USED FOR ANY APPLICATION OR CONSTRUCTION WHERE PROPOSED PAVEMENT WILL BE CONNECTED TO EXISTING PAVEMENT.

PAVEMENT JOINT DETAIL RT 7.1
NOT TO SCALE

Diagram illustrating the existing road structure and proposed resurfacing:

- EXISTING ASPHALT TO REMAIN** (Top layer)
- MILL EXISTING ASPHALT $\frac{3}{4}"$** (Layer to be removed)
- $\frac{3}{4}"$ TYPE S-III ASPHALTIC CONCRETE OVER EXISTING ASPHALT IN VARIABLE THICKNESS, 1.5" MIN. TOTAL ASPHALT DEPTH** (New asphalt layer)
- EXISTING BASE** (Layer below asphalt)
- EXISTING SUBGRADE** (Bottom layer)

EXIST. STANDARD DUTY ASPHALT TO BE RESURFACED $\frac{3}{4}"$ NOT TO SCALE

NOTE: CONTRACTOR SHALL MILL AND RESURFACE EXISTING ASPHALT IN THE AREA SHOWN. IF THE EXISTING ASPHALT PAVEMENT SECTION IS LESS THAN THE MILLING DEPTH OR THE UNDERLYING PAVEMENT IS IN POOR CONDITION (EXCESSIVE CRACKING OR PEELING UP WHILE MILLING), CONTRACTOR SHALL EITHER FULLY REMOVE THE ASPHALT PAVEMENT OR SEAL IT USING APPROVED METHOD.

ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE

ONE ¾" LIFT OF SP-9.5 ASPHALTIC CONCRETE MIX OVER ONE 1½" LIFT OF SP-12.5 ASPHALTIC CONCRETE MIX WITH RC-70 PRIME @ 0.10 GAL/SY AND TACK COAT AT 0.05 GAL/S

LIMEROCK BASE (MIN. LBR 100)
(COMPACTED TO 98% MAX. DRY DENSITY ASTM D 1557)

STABILIZED SUBGRADE (MIN. LBR 40)
(COMPACTED TO 98% MAX. DRY DENSITY ASTM D 1557)

2" MIN
8" MIN
12" MIN

ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE

DELRAY

CITY OF DELRAY BEACH UTILITY
SERVICES STANDARD DETAIL

K-H

KIMLEY-HORN AND
ASSOCIATES DETAIL

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ENGINEERING DETAILS

**COLLIER CAR
CLUB**
PREPARED FOR
DLR GROUP, INC.

SHEET NUMBER
C5.10

LICENSED PROFESSIONAL

JASON A. WEBBER, P.E.

FLORIDA LICENSE NUMBER
73962

DATE:

Kimley»Horn

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No.	
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REVISIONS

BY

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PRESSURE PIPE NOTES:

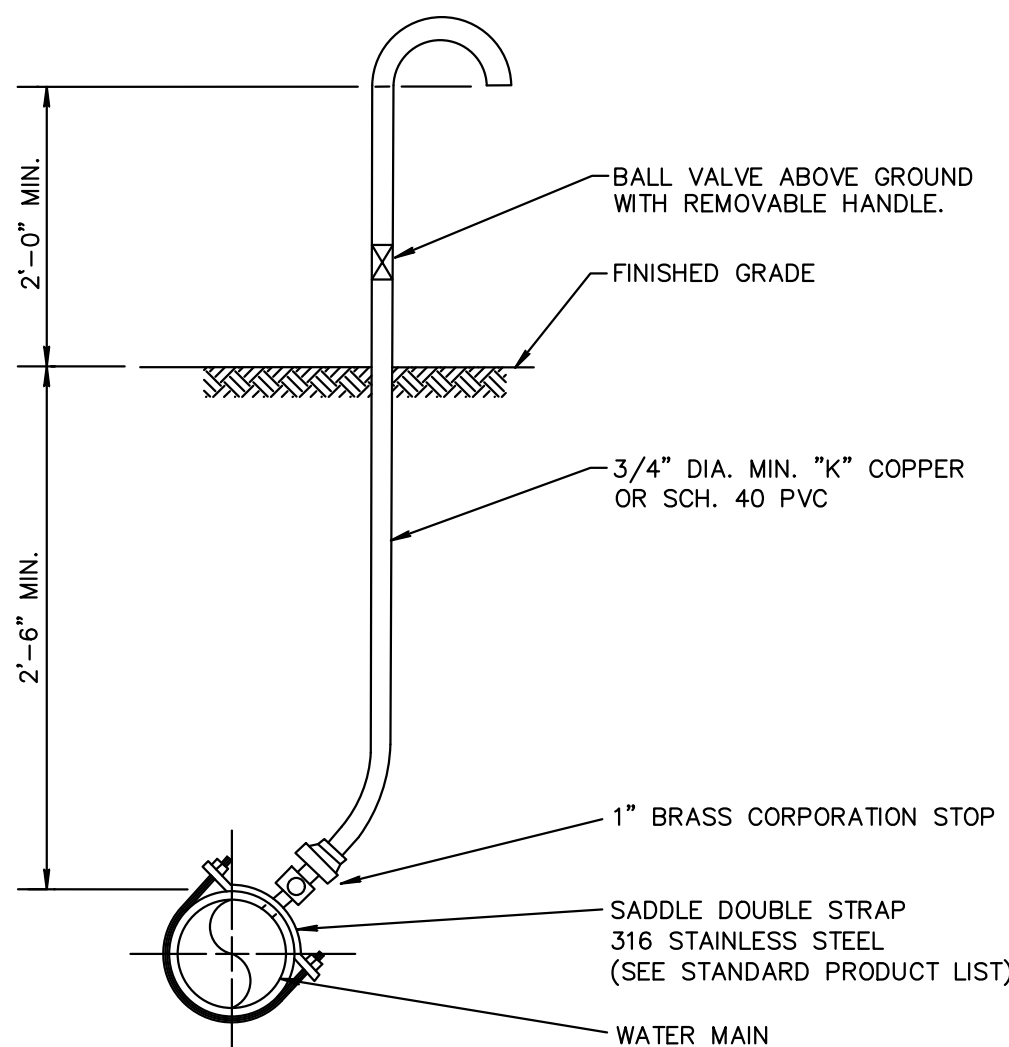
1. THERE SHALL BE 30" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE. FOR PIPE SIZE 10" AND LARGER THERE SHALL BE 36" MINIMUM COVER.
- 2.a. DUCTILE IRON PIPE (DIP) FOR FORCE MAINS SHALL BE CLASS 350 EPOXY LINED IN ACCORDANCE WITH AWWA C550.
- 2.b. DUCTILE IRON PIPE (DIP) FOR WATER MAINS SHALL BE CLASS 350 IN ACCORDANCE WITH AWWA C151 (ANSI A21.51), AND SHALL HAVE AN INTERNAL LINING OF CEMENT MORTAR IN ACCORDANCE WITH AWWA C104/ A21.4.
3. C-900 PVC PRESSURE PIPE MAY BE USED IN LIEU OF DIP WATER MAIN METAL TAPE ABOVE C-900
4. ALL FITTINGS SHALL BE CLASS 350 DUCTILE IRON WITH MECHANICAL JOINTS AND EPOXY LINING.
5. WATER MAIN AND SEWAGE FORCE MAIN VALVES 12 INCHES AND SMALLER SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C509. WATER MAIN VALVES LARGER THAN 12 INCHES SHALL BE BUTTERFLY VALVES IN ACCORDANCE WITH AWWA C504. SEWAGE FORCE MAIN VALVES LARGER THAN 12 INCHES SHALL BE RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C515
6. ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH CITY AND HEALTH DEPARTMENT STANDARDS.
7. WATER AND FORCE MAINS SHALL BE PIGGED, AS WELL AS, PRESSURE TESTED FOR A PERIOD OF NOT LESS THAN TWO HOURS AT 150 PSI IN ACCORDANCE WITH ANSI/AWWA C600 LATEST STANDARDS. ALLOWABLE LEAKAGE SHALL BE DETERMINED AS FOLLOWS:
$$L = \frac{(S)(D)(P)^{0.50}}{148,000} \times (50)$$

WHERE:

 - L = ALLOWABLE LEAKAGE (GALLONS PER HOUR)
 - S = PIPE LENGTH (FEET)
 - D = NOMINAL DIAMETER OF PIPE (INCHES)
 - P = AVERAGE TEST PRESSURE (PSI)
8. RESTRAINTS SHALL BE PROVIDED AT ALL FITTINGS AS SHOWN ON PP2.1
9. PRIOR TO ANY TESTING UNDER FUTURE PAVEMENT, ROCK SHALL BE FINISHED & PRIMED OR 1ST LIFT OF ASPHALT PLACED.
10. PIG SIZE SHALL BE PIPE DIA. PLUS 2" OR NEXT LARGER DIA.
11. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10- FEET FROM ANY EXISTING OR PROPOSED WATER MAINS.
12. LINE STOPPED SHALL BE INSTALLED A MINIMUM OF 3 PIPE LENGTHS FROM LOCATION OF PIPE REMOVED OTHERWISE, PROVIDE NECESSARY JOIN RESTRAINTS

PRESSURE PIPE NOTES PP1.1
NOT TO SCALE

DELRAY

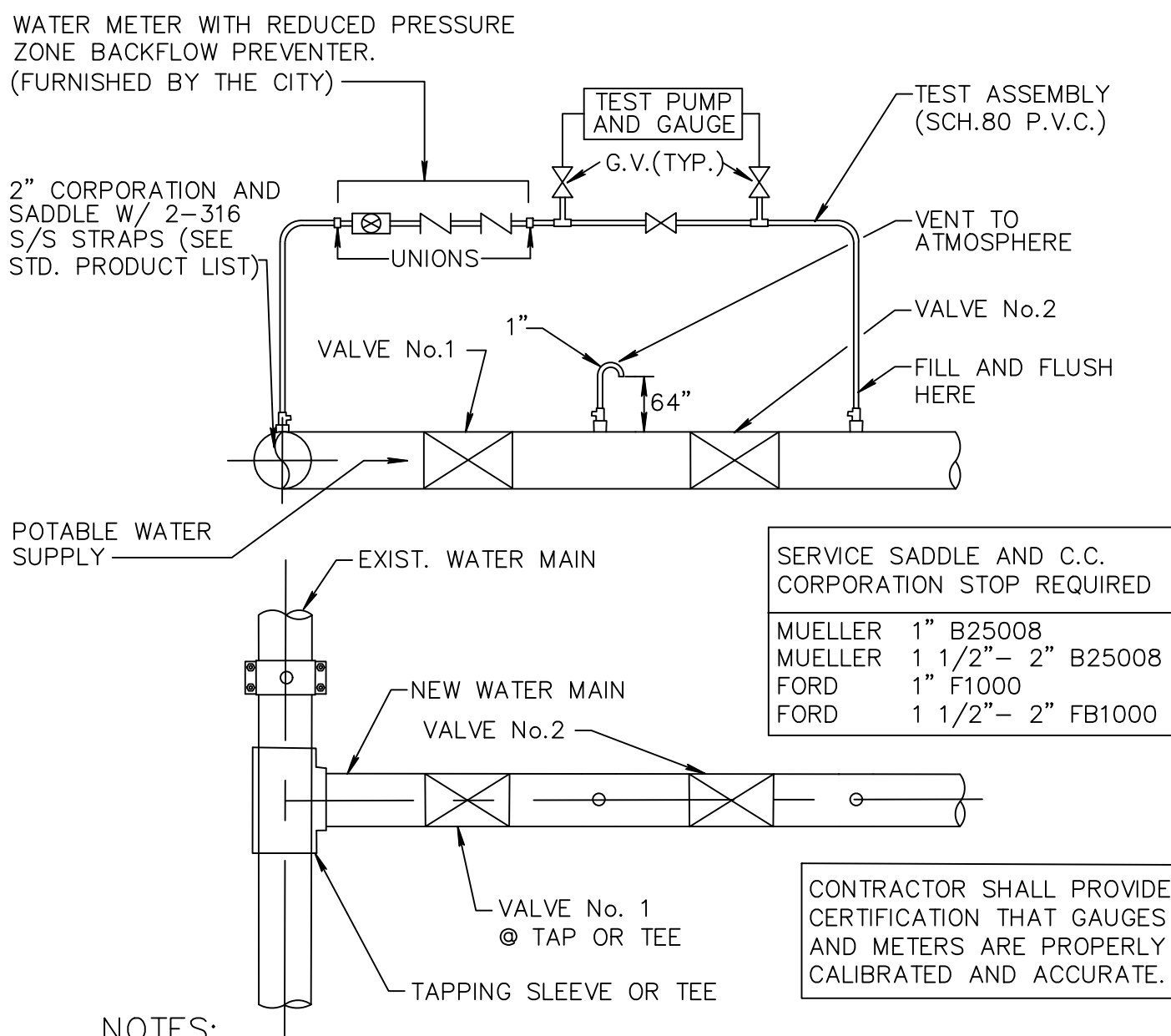


NOTES:

1. SAMPLE POINT SHOULD BE AT SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
2. IF SAMPLE POINT IS NOT AT SERVICE LINE OR FIRE HYDRANT, CORP. STOP SHALL BE SHUT OFF AT MAIN AND ALL TUBING SHALL BE REMOVED, AND CORP. STOP SHALL HAVE A BRASS PLUG OR CAP INSTALLED AFTER RELEASE OF WATER MAIN BY PALM BEACH COUNTY HEALTH DEPARTMENT.
3. IF AT ALL POSSIBLE SAMPLE POINT SHALL NOT BE LOCATED IN A TRAFFIC AREA.
4. SAMPLE POINTS SHALL KEEP RUNNING UNTIL HEALTH DEPT. RELEASE AND ALL MAIN LINE VALVES ARE OPENED.

TYPICAL SAMPLE POINT PW 7.1
NOT TO SCALE

DELRAY

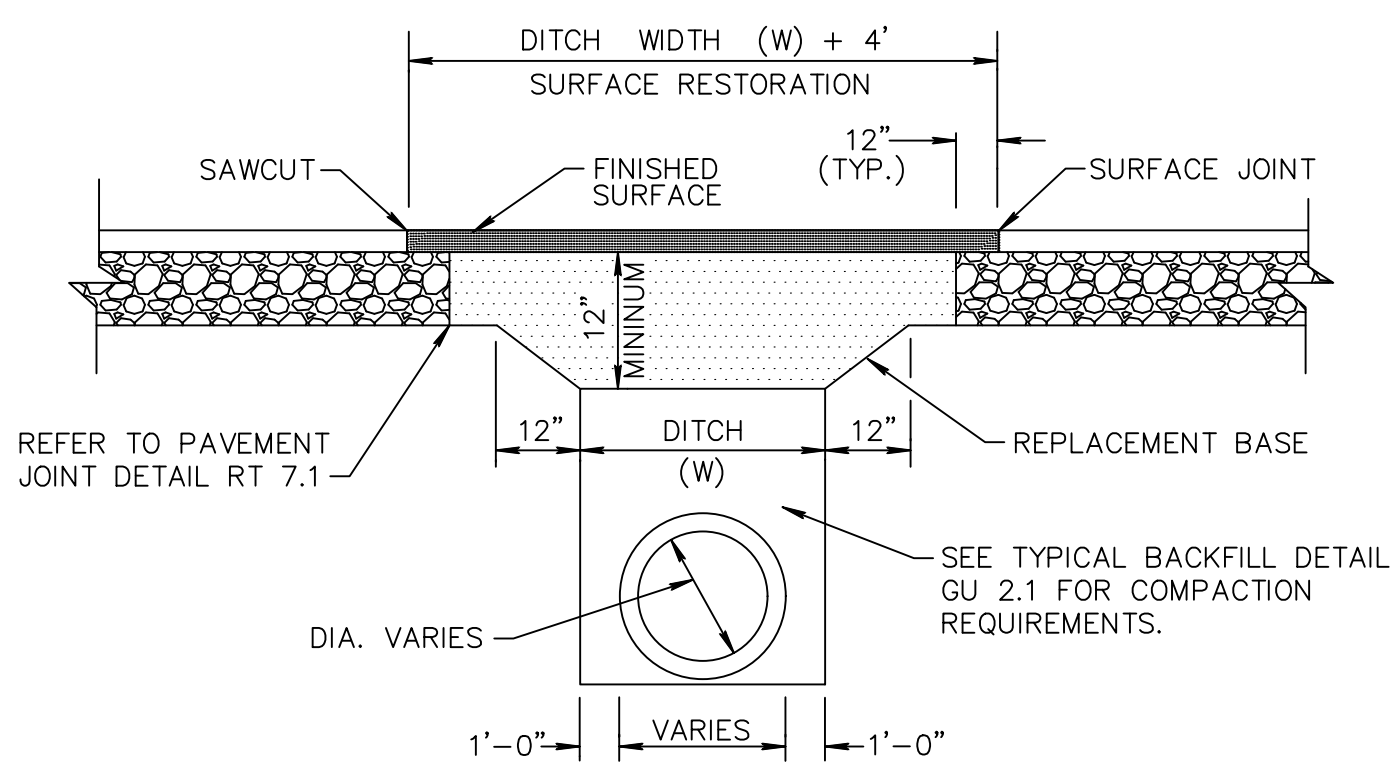


NOTES:

1. BOTH VALVES SHALL BE KEPT CLOSED UNTIL FILLING, FLUSHING, AND BACTERIOLOGICAL TESTING IS COMPLETED AND APPROVED.
2. GAUGE AND RISER TO BE REMOVED AFTER PRESSURE TEST.
3. CITY SHALL BE NOTIFIED BEFORE FILLING AND FLUSHING.
4. AFTER RELEASE FROM THE HEALTH DEPARTMENT, BOTH VALVES TO BE LEFT OPEN WITH VALVE BOX INSTALLED ON BOTH VALVES.
5. PRESSURE TEST PUMP MAY CONNECT TO SERVICE LINE, FIRE HYDRANTS OR BLOWOFF. NO EXTRA TAPS ARE PERMITTED SOLELY FOR TESTING PURPOSES UNLESS PRECEDING ARE NOT PRESENT IN TEST SECTION.
6. TAPPING SADDLE OR SLEEVE (PER CURRENT CITY PRODUCT LIST) IS REQUIRED ON EXISTING MAIN.
7. SETUP FOR ALL DOUBLE VALVE CONNECTIONS TO INCLUDE ATMOSPHERE VENTS AS SHOWN ABOVE.
8. OUTLET ON VENT TO ATMOSPHERE A MINIMUM 24" ABOVE EXISTING GRADE.

FILL & FLUSH DETAIL PW 1.1

DELRAY



1. REPLACEMENT BASE TO BE AT MIN. 12" THICK.
2. BASE MATERIAL SHALL BE PLACED IN TWO LIFTS AND EACH LIFT COMPACTED TO 98% MAXIMUM DENSITY PER AASHTO T-180 (MAX. LIFT THICKNESS = 6").
- 2b. 12" EXCAVATED FLOWABLE FILL MIN. 100 P.S.I. MAY BE USED IN LIEU OF 12" BASE.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. ALL DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED IN ACCORDANCE WITH CITY STANDARDS.
5. SURFACE MATERIAL SHALL BE F.D.O.T. TYPE S-I OR S-III ASPHALT CONC. (MIN. THICKNESS 1 1/2").
6. ANY PAVT. CUTS SHALL BE COLD PATCHED AT END OF EACH WORKING DAY TO FACILITATE UNHINDERED TRAFFIC FLOW.

PAVEMENT REPAIR DETAIL GU 1.1
NOT TO SCALE

DELRAY

DELRAY

CITY OF DELRAY BEACH UTILITY
SERVICES STANDARD DETAIL

K-H

KIMLEY-HORN AND ASSOCIATES DETAIL

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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ENGINEERING DETAILS

COLLIER CAR
CLUB
PREPARED FOR
DLR GROUP, INC.

DELRAY BEACH
FLORIDA

SHEET NUMBER
C5.11

LICENSED PROFESSIONAL

JASON A. WEBBER, P.E.

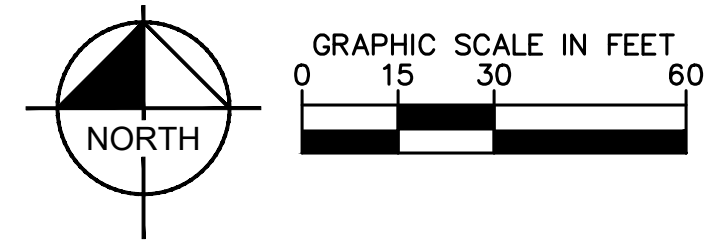
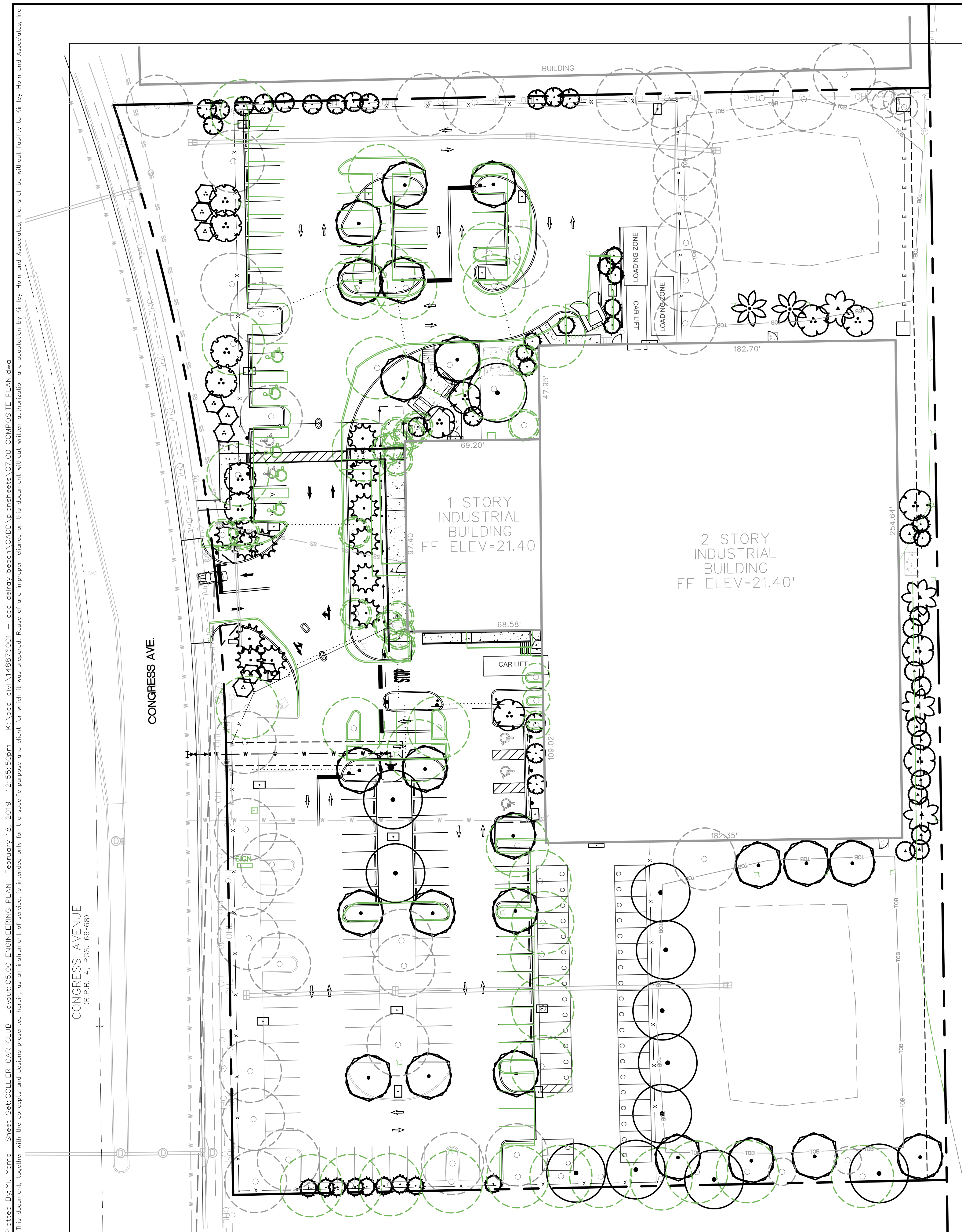
FLORIDA LICENSE NUMBER

NOTE:

— — —

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- # LEGEND
- | | |
|--|---|
| | PROPERTY LINE |
| | PROPOSED SANITARY PIPE |
| | PROPOSED SANITARY MANHOLE |
| | PROPOSED FIRE LINE PIPE |
| | PROPOSED WATER LINE PIPE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED TREE
(SEE LANDSCAPE PLAN FOR DETAILS) |
| | EXISTING SANITARY PIPE |
| | EXISTING SANITARY MANHOLE |
| | EXISTING FIRE LINE PIPE |
| | EXISTING WATER PIPE |
| | EXISTING FIRE HYDRANT |
| | EXISTING FIRE DEPARTMENT CONNECTION |
| | EXISTING WATER PIPE |
| | EXISTING IRRIGATION MAIN PIPE |
| | EXISTING FIBER OPTIC LINE |
| | EXISTING OVERHEAD LINE |
| | EXISTING STORM PIPE
(SEE ENGINEERING PLAN FOR DETAILS) |
| | EXISTING STORM AREA INLET |
| | EXISTING STORM CURB INLET |
| | EXISTING STORM MANHOLE |
| | EXISTING TREE TO REMAIN |
| | EXISTING CONDITIONS TO BE REMOVED |
| | EXISTING TREE TO BE REMOVED |

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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PREPARED FOR
DLR GROUP, INC.

DELRAY BEACH
FLORIDA

COMPOSITE PLAN

KHA PROJECT	LICENSED PROFESSIONAL
-------------	-----------------------

DATE
FEB 2019

SCALE	AS SHOWN
-------	----------

DESIGNED BY	YXY
DRAWN BY	YXY

RAWN BY	YXY
CHECKED BY	JAW

CHECKED BY JAW DATE: ---

DATE:

LICENSED PROFESSIONAL

JASON A. WEBBER, P.E.

FLORIDA LICENSE NUMBER
73962

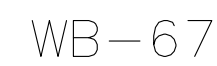
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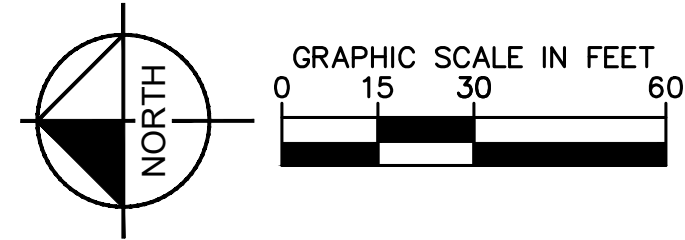
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Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



VEHICLE MOVEMENT PLAN - LARGE TRUCK

COLLIER CAR
CLUB
PREPARED FOR
DLR GROUP, INC.

LICENSED PROFESSIONAL

JASON A. WEBBER, P.E.

FLORIDA LICENSE NUMBER
73962

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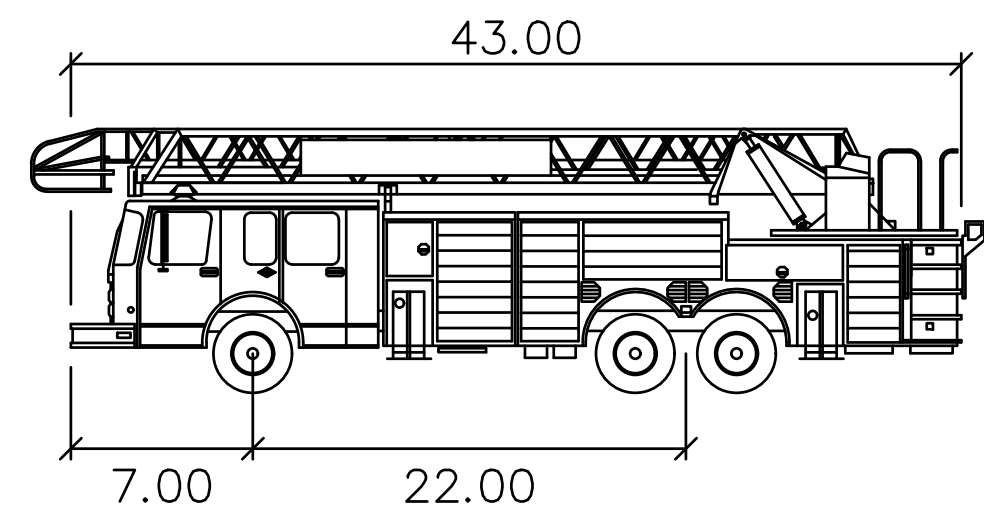
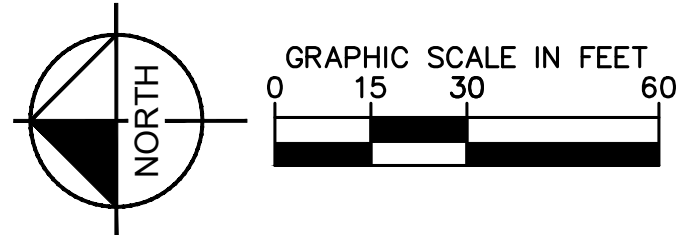
DELRAY BEACH
FLORIDA

SHEET NUMBER
C7.01

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Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

VEHICLE MOVEMENT PLAN - FIRE TRUCK

**COLLIER CAR
CLUB**
PREPARED FOR
DLR GROUP, INC.

SHEET NUMBER
C7.02

LICENSED PROFESSIONAL

JASON A. WEBBER, P.E.

FLORIDA LICENSE NUMBER
73962

Kimley»»Horn

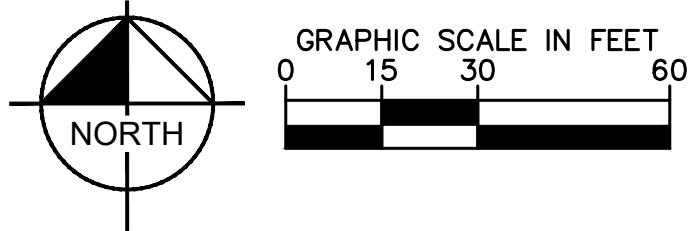
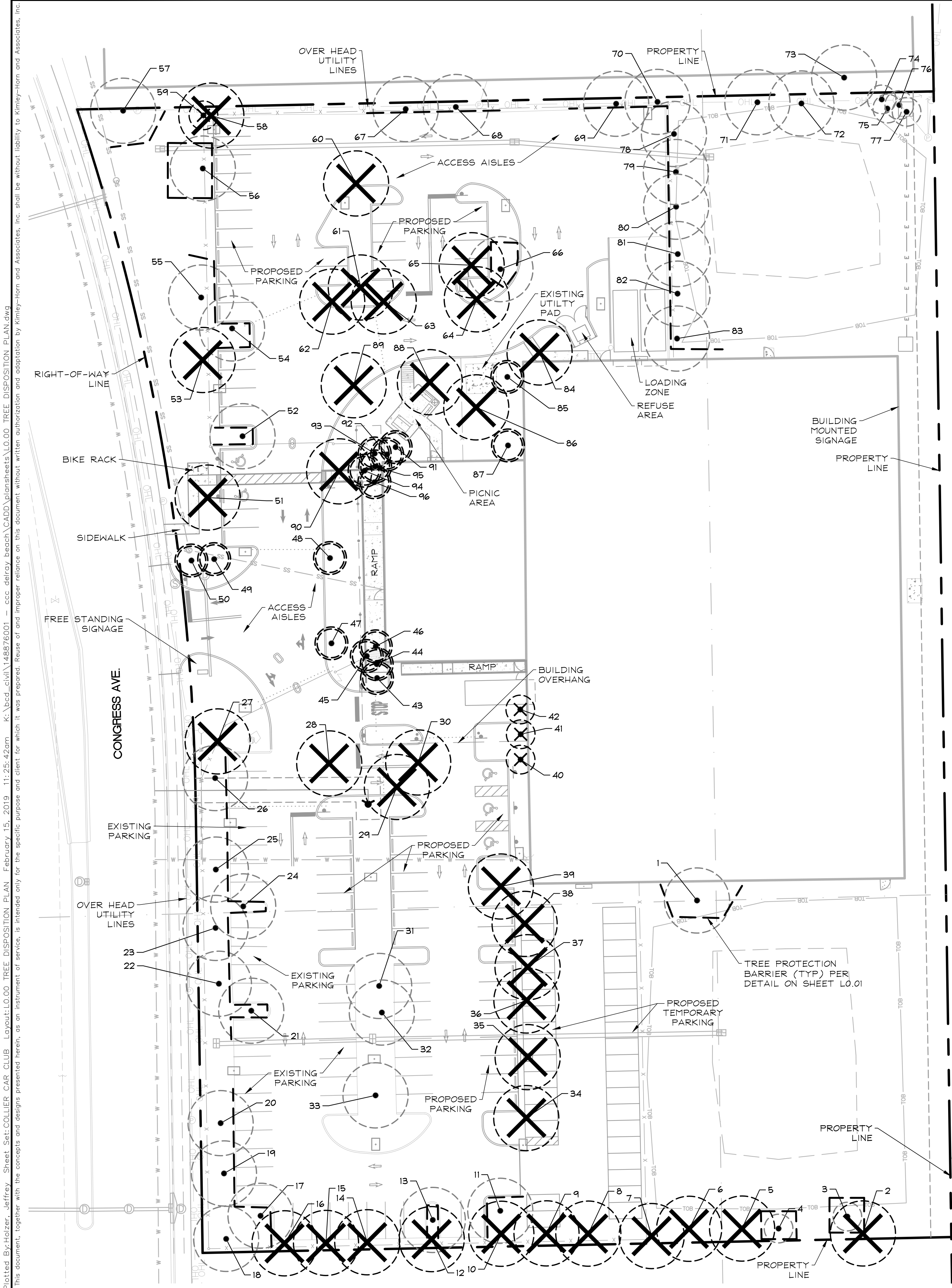
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1615 S CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM CA 00000696

DELRAY BEACH
FLORIDA

REVISIONS

No.	...
-----	-----

DATE	BY
------	----



KEY:

	TREE TO REMAIN
	TREE TO BE REMOVED
	TREE TO BE RELOCATED
	TREE TO BE PROTECTED PER DETAIL ON SHEET L0.01

TREE DISPOSITION SUMMARY:

TOTAL TREES PROTECTED	35
TOTAL TREES REMOVED	35
TOTAL TREES RELOCATED	0
TOTAL INCHES REMOVED	447"
TOTAL INCHES PROPOSED	212"
TOTAL INCHES DEFICIT	235"
TOTAL PALMS PROTECTED	06
TOTAL PALMS REMOVED	04
TOTAL PALMS RELOCATED	16

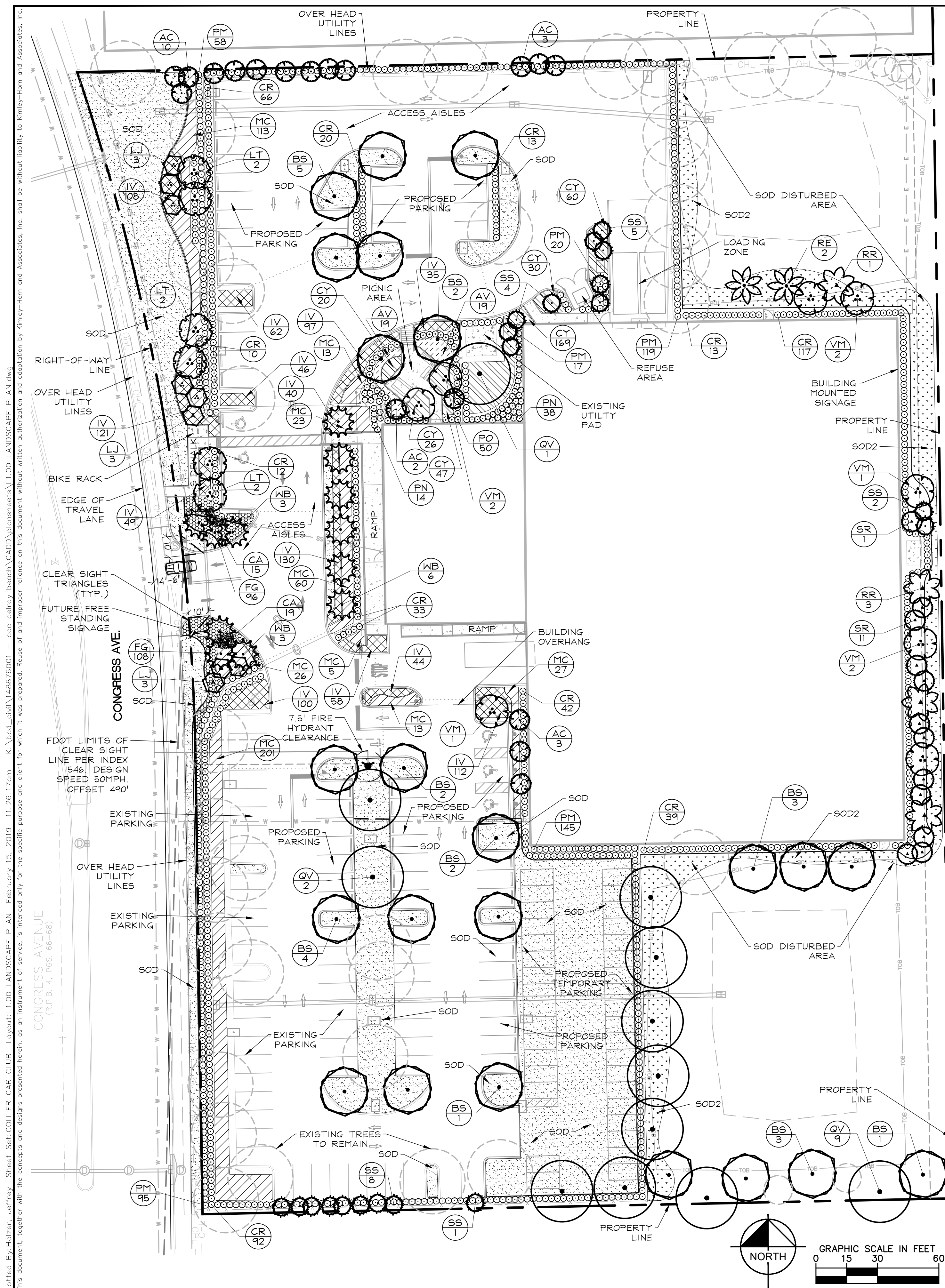
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.53' = (NGVD 1929)

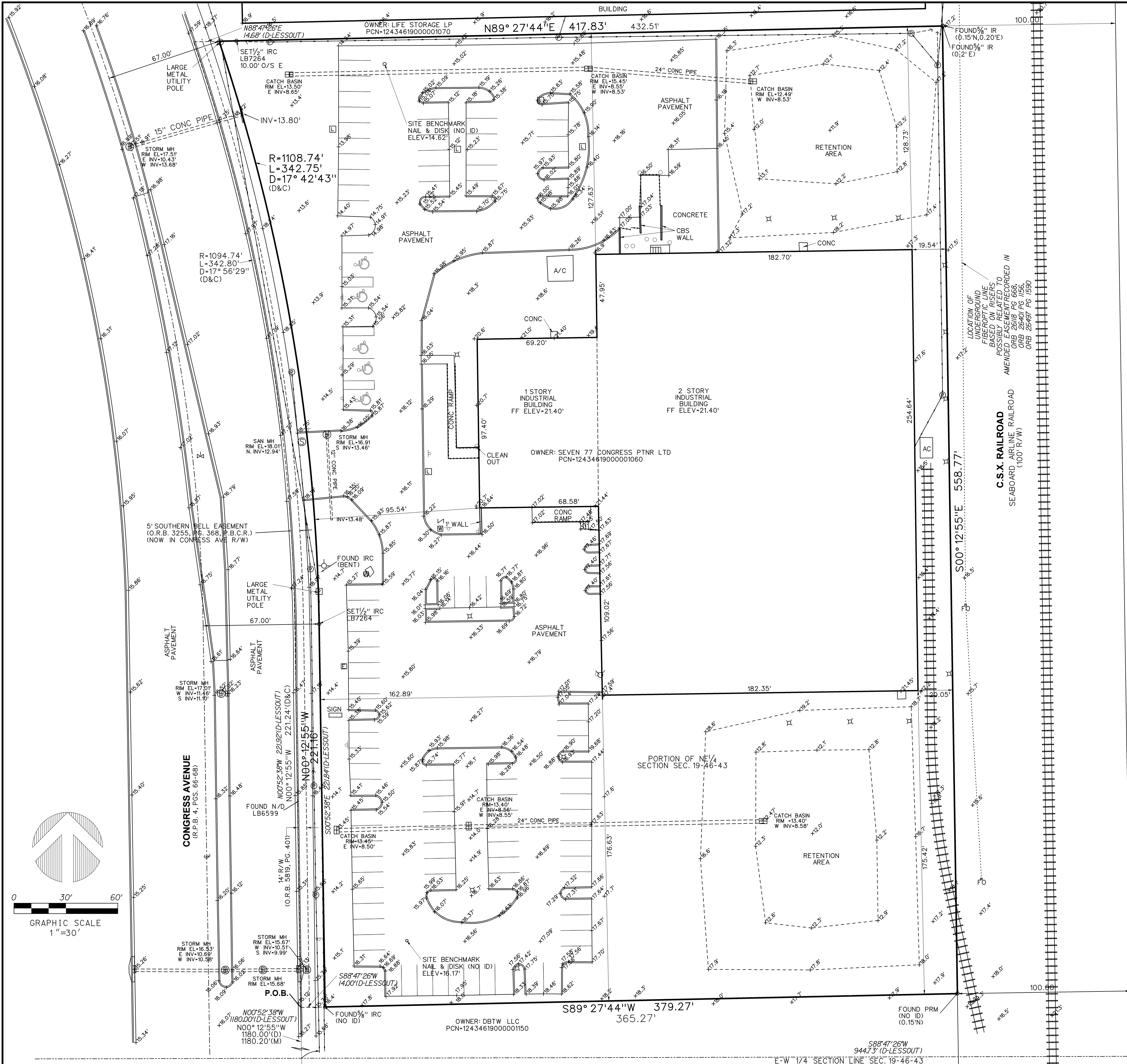
Always call 811 two full business days before you dig to have underground utilities located and marked.



COLLIER CAR CLUB PREPARED FOR DLR GROUP, INC.	TREE DISPOSITION PLAN	KVA PROJECT 148876001 DATE FEB 2019 SCALE AS SHOWN DESIGNED BY YXY DRAWN BY YXY CHECKED BY JAW	LICENSED PROFESSIONAL TRICIA C RICHTER, PLA FLORIDA LICENSE NUMBER LA#6667244 DATE 02/15/2019	Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S CONGRESS AVE. SUITE 200 DELRAY BEACH, FL 33445 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 00000696	No.	REVISIONS	DATE	BY



PLANT SCHEDULE							
TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.	NATIVE
BS	Bursera simaruba 8' CT	Gumbo Limbo	Cont.	4" Cal.	16' HT x 7' SPR	23	X
LJ	Ligustrum japonicum Min. 5 Stern. 4" Cal.	Ligustrum	Cont.	MULTI	10'HT x 8'SPR	9	
LT	Lagerstroemia indica 'Tuscarora' Min. 5 Stems. 4" Cal. 8' CT	Grape Myrtle	Cont.	MULTI	16' HT x 7' SPR	6	
QV	Quercus virginiana 8' CT	Southern Live Oak	Cont.	5" Cal.	16' HT x 7' SPR	12	X
PALM TREES	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	QTY.	NATIVE
AC	Adonidia merrillii Single Trunk.	Christmas Palm	F.G.		10'-12' OA	18	
RE	Roystonea regia	Royal Palm	F.G.		16' GW	2	X
RR	Roystonea regia	Royal Palm	Relocated			4	X
SR	Sabal palmetto	Cabbage Palm	Relocated			12	X
SS	Sabal palmetto Slick Trunk. Staggar Heights in Groupings	Cabbage Palm	F.G.		20'-28' CT	20	X
VM	Veitchia montgomeryana Double Trunk. Matching Trunks.	Montgomery Palm	F.G.		14'GW	8	
WB	Wodyetia bifurcata	Foxtail Palm	F.G.		12' GW	12	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	O.C.	SIZE	QTY.	NATIVE
CA	Cordyline fruticosa 'Auntie Lou' 3PPP	'Auntie Lou' Ti Plant	Cont.	24"	24" HT	34	
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplumn	Cont.	24" O.C.	24"x24"	457	X
PM	Podocarpus macrophyllus Full to Base.	Podocarpus	Cont.	24" O.C.	36"x24"	454	
PN	Psychotria nervosa	Wild Coffee	Cont.	36" O.C.	24"x24"	52	X
PO	Podocarpus macrophyllus Full to Base.	Podocarpus	Cont.	24" O.C.	72" HT	50	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT.	O.C.	SIZE	QTY.	NATIVE
AV	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	Cont.	36" O.C.	24"x24"	38	
MC	Muhlenbergia capillaris	Pink Muhly	Cont.	36" O.C.	24"x24"	481	X
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	O.C.	SIZE	QTY.	NATIVE
CY	Cytisium falcatum	Holly Fern	Cont.	24" O.C.	15"x15"	352	
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15"x15"	204	
IV	Ilex vomitoria 'Nana'	'Dwarf' Yaupon Holly	Cont.	18"O.C.	12"x12"	1,002	X
SOD	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Sod	sod			± 23,629 sf	
SOD2	Paspalum notatum 'Argentine'	'Argentine' Bahia Grass	sod			± 6,828 sf	
CITY OF DELRAY BEACH CODE REQUIREMENTS: * ALL CALCULATIONS BASED ON PROPERTY LIMITS.							
A. TOTAL LOT AREA:	209,978 SF						
B. TOTAL STRUCTURES, PARKING, WALKWAYS, DRIVES, ETC.	119,917 SF						
C. TOTAL PERVIOUS LOT AREA: C = 209,978 SF - 119,917 SF	90,062 SF						
D. AREA OF SHRUBS AND GROUND COVER REQUIRED: D = 90,062 SF * .30	27,019 SF						
E. AREA OF SHRUBS AND GROUND COVERS PROVIDED:	11,460 SF						
F. NATIVE VEGETATION REQUIRED: F = 27,019 SF * .25	6,755 SF						
G. NATIVE VEGETATION PROVIDED:	7,260 SF						
H. TOTAL PAVED VEHICULAR USE AREA:	61,939 SF						
I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED: I = 61,939 * .10	6,194 SF						
J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED:	9,831 SF						
K. TOTAL INTERIOR SHADE TREES REQUIRED: K = 6,194 / 125 SF	50 TREES						
L. TOTAL INTERIOR SHADE TREES PROVIDED:	50 TREES						
M. TOTAL LINEAR FEET SURROUNDING PARKING OR VEHICULAR USE AREAS:	1,163 LF						
N. TOTAL NUMBER OF PERIMETER TREES REQUIRED: N = 1,163 LF / 30	39 TREES						
O. TOTAL NUMBER OF PERIMETER TREES PROVIDED:	39 TREES						
P. TOTAL NUMBER OF EXISTING TREES TO BE PRESERVED:	45 TREES						
Q. TOTAL NUMBER OF NATIVE TREES REQUIRED: Q = (45 + 39) * .50	42 TREES						
R. TOTAL NUMBER OF NATIVE TREES PROVIDED:	85 TREES						
S. TOTAL NUMBER OF TREES ON PLAN PROVIDED:	115 TREES						
<div style="float:left; width:60%;">SEE SHEET LI-01 FOR EXHIBIT AND EXISTING/NATIVE/TOTAL TREE CALCULATIONS</div> <div style="clear:both;"></div>							
<div>The PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.</div> <div>Always call 811 two full business days before you dig to have underground utilities located and marked. Sunshine811.com</div>							
<div><div><div><div>COLLIER CAR CLUB</div><div>PREPARED FOR DLR GROUP, INC.</div><div>FLORIDA DELRAY BEACH</div></div><div><div>LANDSCAPE PLAN</div><div>DATE FEB 2019</div><div>SCALE AS SHOWN</div><div>DESIGNED BY YXY</div><div>DRAWN BY YXY</div><div>CHECKED BY JAW DATE: 02/15/2019</div></div><div><div>Kimley»Horn</div><div>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S. CROSS CIRCLE SUITE 200 DEARBORN MI 48154 PHONE: 561-330-2345 FAX: 561-863-8175 WWW.KIMLEY-HORN.COM CA 00000696</div></div></div></div>							
SHA PROJECT 148876001							
DATE FEB 2019							
SCALE AS SHOWN							
DESIGNED BY YXY							
DRAWN BY YXY							
CHECKED BY JAW DATE: 02/15/2019							
LICENSED PROFESSIONAL TRIGIA C RICHER, PLA							
LA#6667244 FLORIDA LICENSE NUMBER							
STATE OF FLORIDA SEAL NO. 12345							



LEGAL DESCRIPTION
Parcel of land lying in Section 19, Township 46 South, Range 43 East, Palm Beach County Florida, being more particularly described as follows:

Commencing at the quarter Section corner in the East line of said Section 19; thence South 89°27'44" West (assumed) along the East-West quarter Section line of said Section 19, a distance of 945.09 feet to a point in the East right-of-way of Congress Avenue; thence North 00°12'55" West along the East right-of-way of said Congress Avenue, as shown on Road Plat Book 4, at Page(s) 4, 66, 67 and 68, of the Public Records of Palm Beach County, Florida, a distance of 1180.00 feet to the Point of Beginning of the parcel to be herein described: Thence continue North 00°12'55" West, along the East line of said Congress Avenue, a distance of 221.24 feet to the point of curvature of a curve concave to the West; thence Northwest, along the arc of said curve, having a radius of 1094.74 feet and a central angle of 17°56'29", a distance of 342.80 feet; thence North 89°27'44" East and parallel with the East-West quarter Section line of said Section 19, a distance of 432.51 feet to a point in the West right-of-way line of the Seaboard Airline Railroad; thence South 00°12'55" East along said West right-of-way line of the Seaboard Airline Railroad, a distance of 558.77 feet; thence South 89°27'44" West and parallel with said East-West quarter Section line of said Section 19, a distance of 379.17 feet to the Point of Beginning aforescribed.

LESS AND EXCEPT that portion of the above described property set forth as Parcel 109 in that Stipulated Final Judgment filed in Palm Beach Circuit Court under Case No. CL-88-4197(AA) and recorded in O.R. Book 5819, Page 401, Public Records of Palm Beach County, Florida, to wit:

A portion of the Northeast one-quarter (NE 1/4) of Section 19, Township 46 South, Range 43 East, Palm Beach County, Florida, further described as follows:

Commencing at the East quarter corner of said Section 19; thence South 88°47'26" West along the East-West centerline of said Section 19, a distance of 944.73 feet to a point on the Easterly right-of-way line of Congress Avenue as recorded in O.R. Book 1856, Page 679, of the Public Records of Palm Beach County, Florida, as now laid out and in use; thence North 00°52'38" West, along said Easterly right-of-way line, a distance of 1180.00 feet to the Point of Beginning; thence continue North 00°52'38" West, a distance of 221.92 feet to the point of curvature of a curve Westerly, having a radius of 1094.74 feet, and a central angle of 17°56'29"; thence Northwest along the arc of said curve, a distance of 342.80 feet; thence North 88°47'26" East, a distance of 14.68 feet to a point on a circular curve, having a radius of 1088.74 feet and a central angle of 17°42'43" and whose radius bears South 71°4'39" West from the said point; thence Southeast along the arc of said curve, a distance of 342.75 feet; South 00°52'38" East, a distance of 221.84 feet; thence South 88°47'26" West, a distance of 14.00 feet to the Point of Beginning. Said lands situate, lying and being in Palm Beach County, Florida.

- NOTES**
- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - TITLE INFORMATION IS LISTED ON THIS PAGE.
 - BEARINGS SHOWN HEREON ARE BASED ON THE RECORD DESCRIPTION.
 - ELEVATIONS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY BENCHMARK "GUELIG" HAVING AN ELEVATION OF 18.691 NAVD 1988.
 - NO UNDERGROUND IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY.
 - ADDRESSES ARE: 500-554 NW 77 STREET, BOCA RATON, FL 33487 AND 7600-7696 NW 6TH AVENUE, BOCA RATON, FL 33487.
 - NO WETLAND MARKINGS (BY OTHERS) WERE OBSERVED.
 - PROPERTY CONTAINS 4.820 ACRES, MORE OR LESS.
 - MATTERS RELATED TO "MODEL LAND COMPANY'S SUBDIVISION" (P.B.G., PG.53, P.B.C.R.) ARE NOT SHOWN HEREON.

TITLE INFORMATION

TITLE COMMITMENT 635863				
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY				
COMMITMENT DATE 9/17/2018 AT 11:00 PM				
NO.	BOOK / PAGE	DESCRIPTION	APPLIES?	SHOWN?
8.	ORB 26118 PG 668	AMENDED ESMT DEED	YES	NO
8.	ORB 26401 PG 1156	AMENDED ESMT DEED	YES	NO
8.	ORB 26497 PG 1590	NOTICE OF SUBSTITUTION	YES	NO

FLOOD INFORMATION

COMMUNITY NUMBER	: 125102
PANEL NUMBER	: 120990979F
DATE OF FIRM INDEX	: OCTOBER 5, 2017
ZONE	: X
BASE FLOOD ELEV	: N/A

ABBREVIATIONS

A	ARC
ASPH	ASPHALT
B.W.F.	BARBED WIRE FENCE
C	CALCULATED
C&G	CURB & GUTTER
C.L.F.	CHAIN LINK FENCE
CBS	CONCRETE BLOCK STRUCTURE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
F.F.	FINISHED FLOOR
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
SWK	SIDEWALK
SF	SQUARE FEET
U.E.	UTILITY EASEMENT
W.F.	WOOD FENCE

LEGEND

---	GUY ANCHOR WIRE
+	WOOD UTILITY POLE
⊗	SANITARY SEWER MANHOLE
⊕	CATCH BASIN
⊕	BELL SOUTH RISER
⊕	WATER VALVE
⊕	FIRE HYDRANT
⊕	SINGLE SUPPORT SIGN
⊕	DRAINAGE MANHOLE
⊕	TRAFFIC SIGNAL BOX
⊕	OVERHEAD UTILITY LINE
⊕	IRRIGATION BOX
⊕	LIGHT POLE
⊕	CONCRETE POWER POLE
⊕	ELECTRIC SERVICE
⊕	CATV BOX
⊕	ELECTRIC MANHOLE
⊕	FENCE OR HANDRAIL
⊕	BELLSOUTH MANHOLE
⊕	FIRE DEPT CONNECTION
⊕	CLEAN OUT
⊕	GAS VALVE
⊕	BOLLARD
⊕	FIBEROPTIC MARKER
⊕	BACK FLOW PREVENTER
⊕	WATER METER

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

LAST DATE OF FIELD WORK : OCTOBER 4, 2018

947 Clint Moore Road
Boca Raton, Florida, 33487

Tel: (561) 241-9988
Fax: (561) 241-5182

777 SOUTH CONGRESS AVENUE, DELRAY BEACH

BOUNDARY AND TOPOGRAPHIC SURVEY

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	10/24/18	JSH		UPDATE TITLE COMMITMENT	
2					
3					
4					
5					
6					

JOB NO. **18197**

SCALE **1"=30'**

DRAWN **JSH**

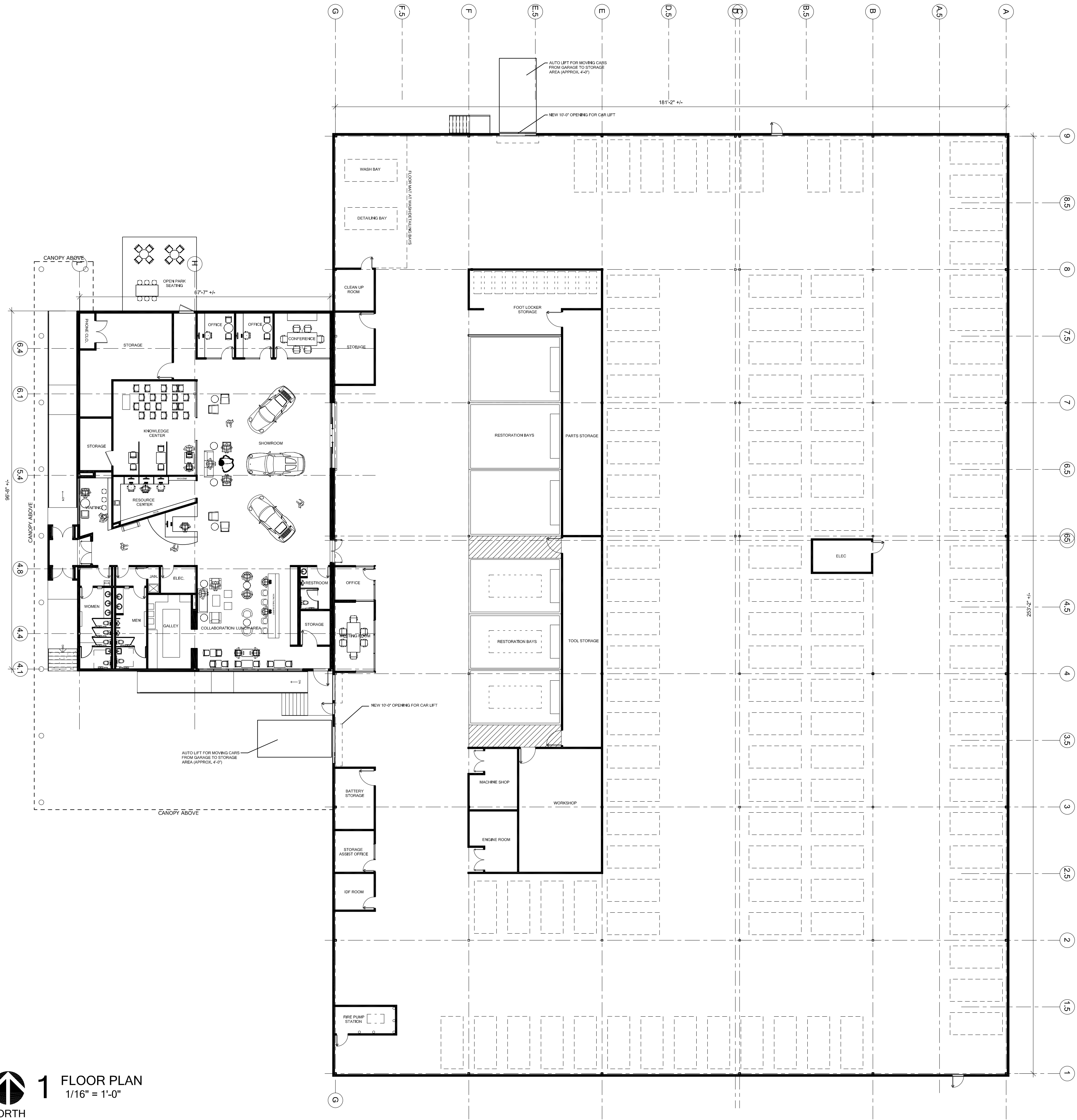
CHECKED **AR**

SHEET **1** OF **1**

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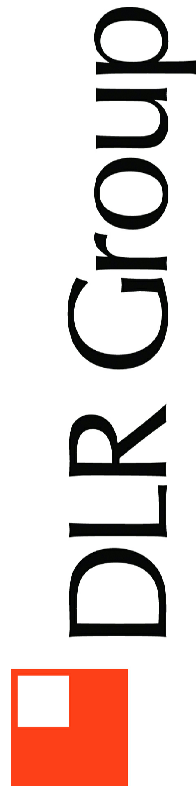
1 FLOOR PLAN
1/16" = 1'-0"



COLLIER CAR CLUB

FLOOR PLAN

DATE
DEC. 2018
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY



DELRAY BEACH FLORIDA

REVISIONS

DATE

BY

SHEET NUMBER
A1.0

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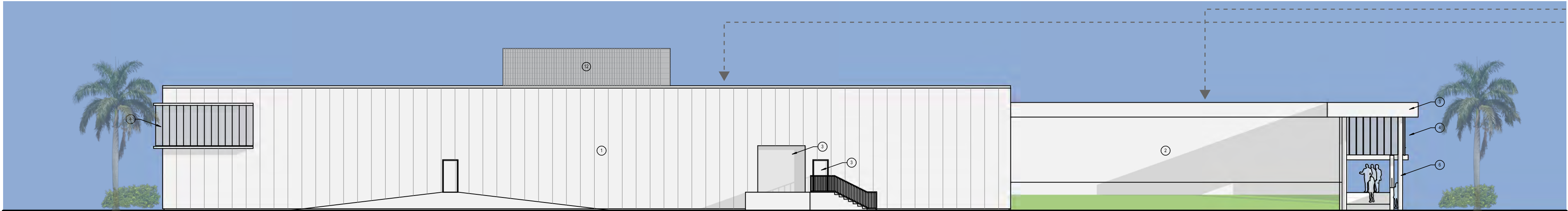
1 WEST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- | | | | |
|---|--|----|----------------------------------|
| 1 | EXISTING METAL PANEL PAINTED | 7 | PAINTED HOLLOW METAL DOOR |
| 2 | EXISTING CMU PAINTED | 8 | GLASS RAILING |
| 3 | ALUMINUM COMPOSITE PANEL | 9 | CAR LIFT |
| 4 | TRANSLUCENT GLASS OR POLYCARBONITE PANEL | 10 | PREFINISHED COILING ROLL UP DOOR |
| 5 | SIGNAGE (BACKLIT) | 11 | ALUMINUM STOREFRONT WINDOW/ENTRY |
| 6 | PREFINISHED METAL COLUMN COVER | 12 | MECHANICAL EQUIPMENT SCREENS |



EXISTING WEST ELEVATION



2 NORTH ELEVATION
1/16" = 1'-0"



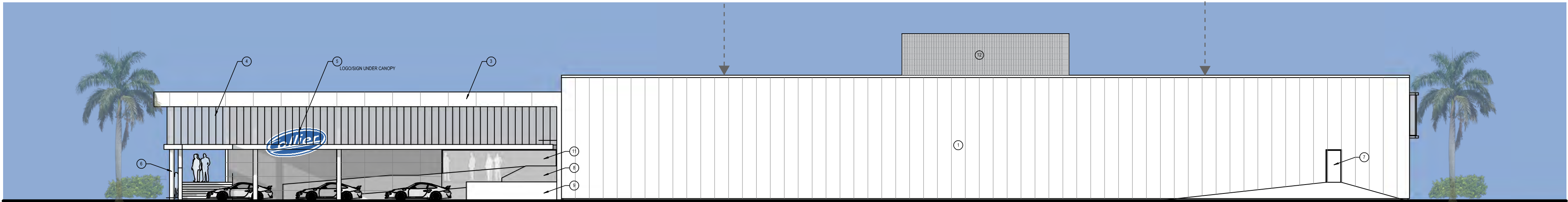
EXISTING NORTH ELEVATIONS



3 EAST ELEVATION
1/16" = 1'-0"



EXISTING EAST ELEVATIONS



4 SOUTH ELEVATION
1/16" = 1'-0"



EXISTING SOUTH ELEVATIONS

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1 CONGRESS STREET RENDERING - DAY



2 CONGRESS STREET RENDERING - NIGHT

SHEET NUMBER		A3.0	
COLLIER CAR CLUB		FLORIDA	
CONGRESS STREET RENDERINGS		DATE	
		DEC. 2018	
		SCALE AS SHOWN	
		DESIGNED BY	
		DRAWN BY	
		CHECKED BY	
		FLORIDA LICENSE NUMBER	
		D.L.R. Group	
		No.	
		REVISIONS	
		DATE	
		BY	

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1 I-95 RENDERING - DAY



2 I-95 - NIGHT

SHEET NUMBER
A3.1


COLLIER CAR
CLUB

DELRAY BEACH FLORIDA

I-95 RENDERINGS

DATE DEC. 2018
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

FLORIDA LICENSE NUMBER

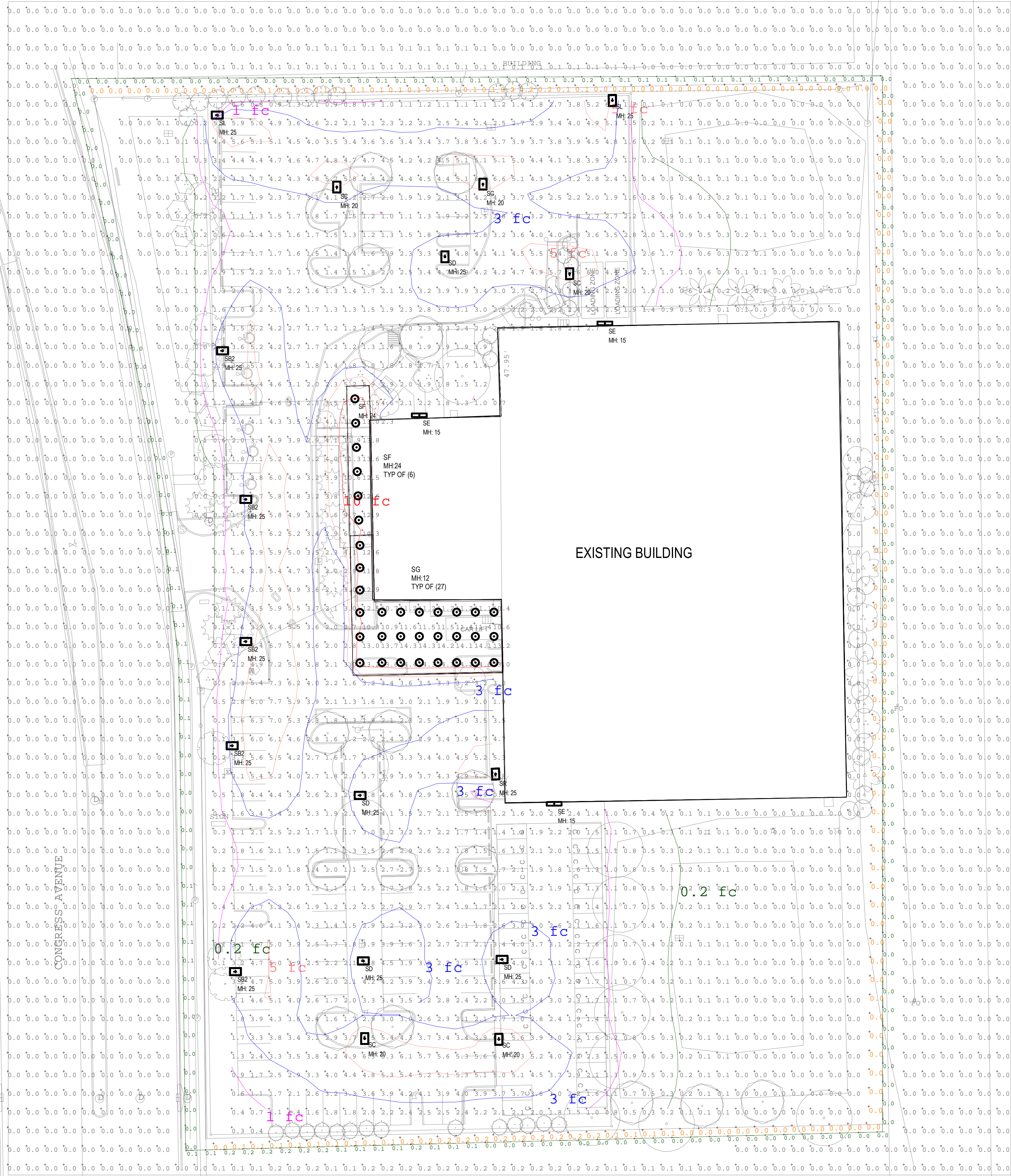
 DLR Group

No.

REVISIONS

DATE

BY

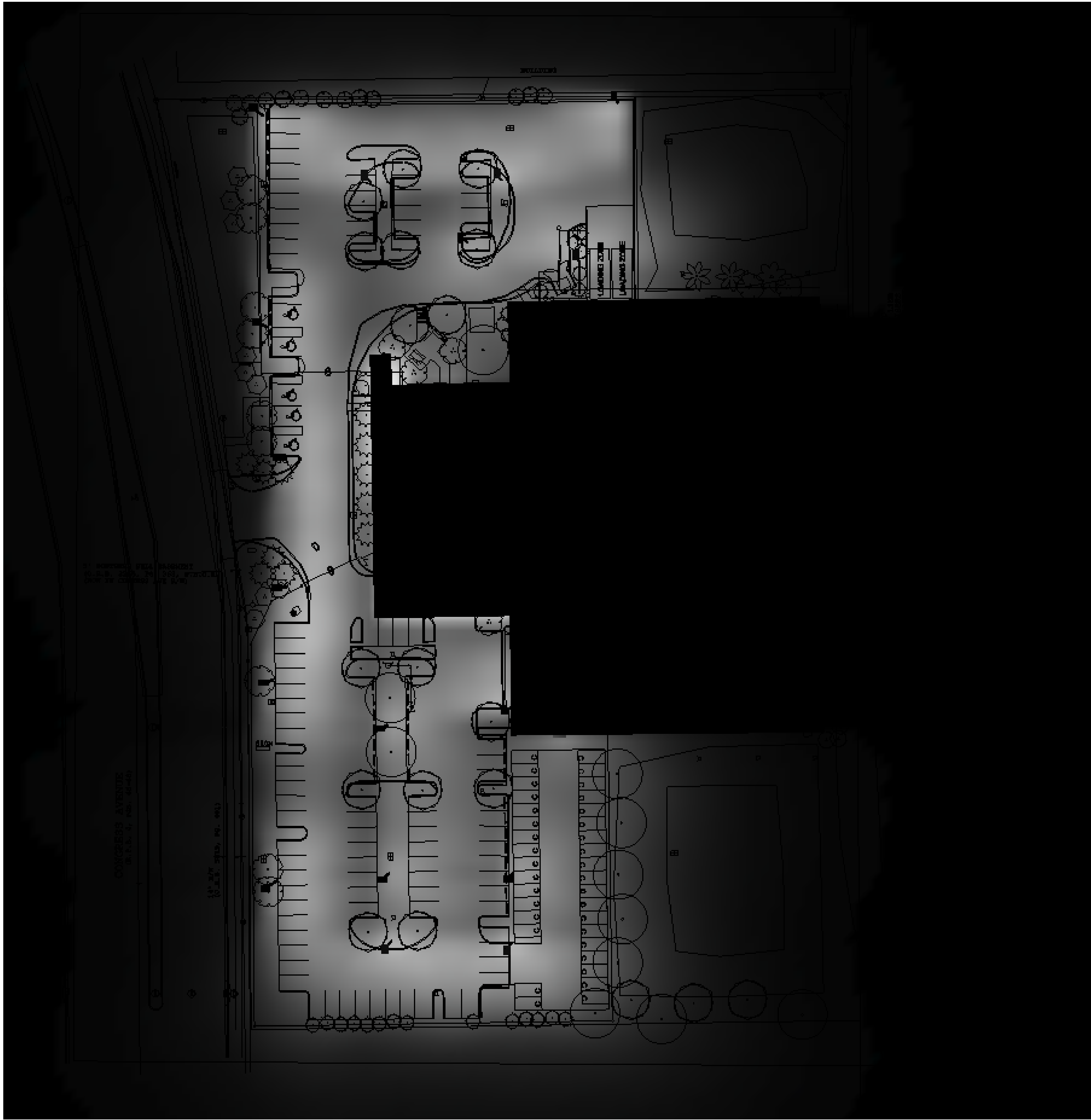


PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor
SB2	SB2	5	DSX2 LED P2 40K BLC MVOLT	19719	185	0.850
SC	SC	5	DSX2 LED P1 40K T3M MVOLT	18409	140	0.850
SD	SD	4	DSX2 LED P2 40K T4M MVOLT	23543	185	0.850
SE	SE	3	DSXW1 LED 20C 700 40K T4M MVOLT	5554	46	0.850
SF	SF	6	LDN6 40_50 L06AR LSS	4799	55.56	0.850
SG	SG	27	LDN6 40_20 L06AR LSS	1972	22.61	0.850
SL	SL	1	DSX2 LED P1 40K LCCO MVOLT	11562	140	0.850
SR	SR	2	DSX2 LED P1 40K RCCO MVOLT	11562	140	0.850

Calculation Summary						
Calculation Grid Location	Units	Avg	Max	Min	Avg/Min	Max/Min
HORIZONTAL PROPERTY LINE - 6FT	Fc	0.1	0.2	0.0	N.A.	N.A.
VERTICAL PROPERTY LINE - 6FT	Fc	0.1	0.2	0.0	N.A.	N.A.
CANOPY - DRIVE THRU - OVERHANG	Fc	12.8	14.6	10.3	1.2	1.4
PARKING LOT	Fc	3.0	7.6	1.0	3.0	7.6

- notes:
- DESIGN FOLLOWS THE ASHRAE/IESNA EXTERIOR LIGHTING STANDARD AND IS IN COMPLIANCE WITH CITY OF DELRAY LIGHTING ORDINANCES.
 - ALL LIGHT FIXTURES ARE FULL CUT-OFF TYPE; NO UPLIGHT.
 - MAXIMUM MOUNTING HEIGHT IS 25' ABOVE GRADE.
 - DESIGN MEETS THE MAX, MIN, MAX/MIN, AVERAGE/MIN RATIOS AS DEFINED IN THE LOCAL LIGHTING ORDINANCE.
 - DESIGN UTILIZES SPECIALIZED OPTICS WITH BACKSIDE SHIELDS FOR LIGHT CONTROL AND MINIMAL LIGHT SPILLAGE TO ADJOINING PROPERTIES. DESIGN COMPLIES WITH THE REQUIREMENT FOR 0.25 HORIZONTAL AND VERTICAL FOOT-CANDLES MEASURED AT SIX FEET ABOVE GRADE LEVEL ALONG THE PROPERTY LINES.



COLLIER CAR CLUB