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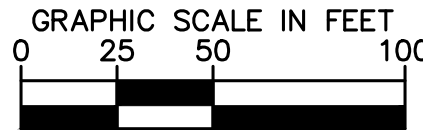
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PREPARED FOR
COCCHIOLA, LLC
OCTOBER 7, 2024



100 FOUR ARTS PLAZA
PALM BEACH, FL

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C1.00	DEMOLITION AND EROSION PLAN
C1.10	DEMOLITION AND EROSION DETAILS
C1.20	HORIZONTAL CONTROL PLAN
C2.00	ENGINEERING PLAN
C2.10	ENGINEERING DETAILS
C2.11	ENGINEERING DETAILS
C3.13	ENGINEERING DETAILS
C3.14	ENGINEERING DETAILS
C3.15	ENGINEERING DETAILS

VERTICAL DATUM
ELEVATIONS SHOWN HEREON ARE BASED ON THE
NORTH AMERICAN VERTICAL DATUM OF 1988.
NAVD '88 ELEV. + 1.52' = NGVD '29 ELEVATION

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

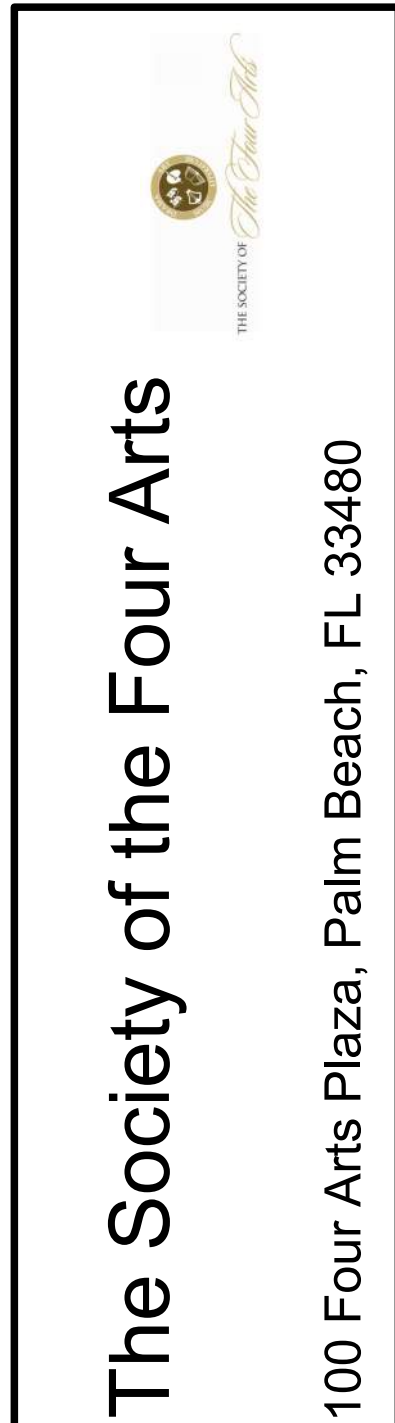
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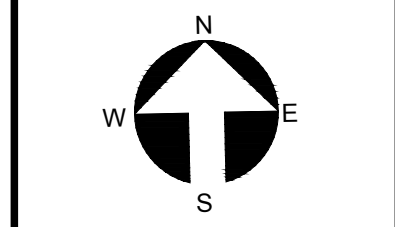
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JOSHUA D. HORNING

FLORIDA LICENSE NUMBER
67505

DATE: OCT. 7, 2024

Project no: 140706006

Drawn by: MXE
Project Manager: JDH



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EAST BLOCK**

COVER SHEET

 **SPINAOROURKE**
ATTORNEYS AT LAW

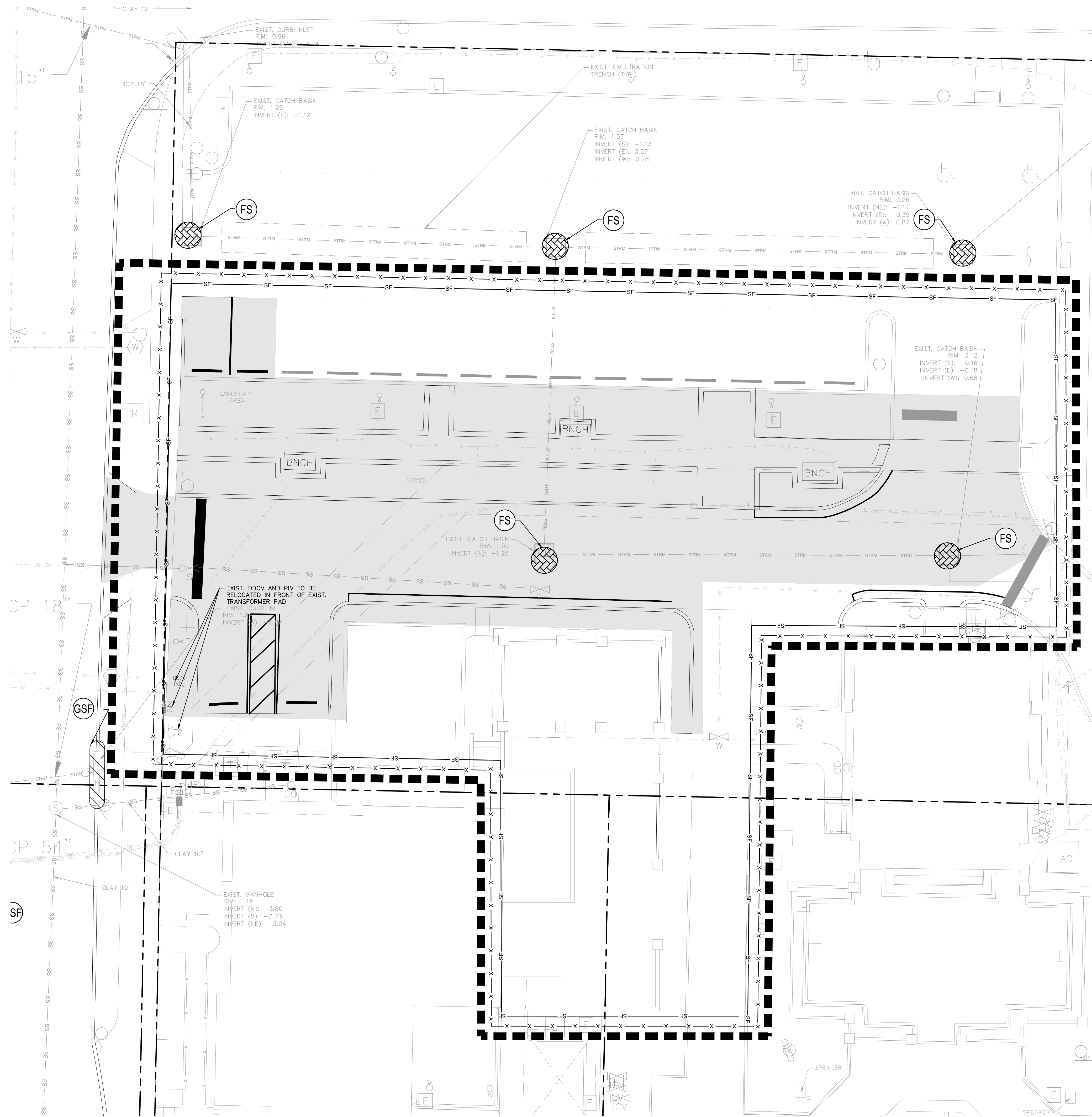
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LEGEND

- | | |
|--|--|
| | PROPERTY LINE |
| | LIMITS OF WORK. REMOVE ALL EXIST. LANDSCAPE, PAVEMENT AND SURFACE IMPROVEMENTS UNLESS OTHERWISE NOTED. PROTECT IN PLACE ALL UNDERGROUND UTILITIES UNLESS OTHERWISE STATED. |
| | FENCE CHAIN (SEE DETAIL SHEET C1.10) |
| | SILT FENCE (SEE DETAIL SHEET C1.10) |
| | REMOVE EXISTING UNDERGROUND UTILITY |
| | FILTER SACK INLET PROTECTION (SEE DETAIL SHEET C1.10) |

DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
2. 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.
3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCOMBER 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 OFFERING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. 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.
6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
8. CONTRACTOR SHALL LIMIT DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
10. 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.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE AND CONSTRUCTION MANAGER.
14. 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.
15. 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.
16. 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.
17. CONTRACTOR SHALL COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.

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DEMOLITION AND EROSION PLAN

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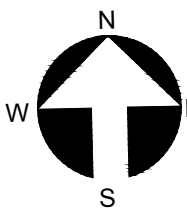
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DATE: _____
OCT. 7. 2024

Project no: 245350000

Drawn by: MXE
Project Manager: JDH



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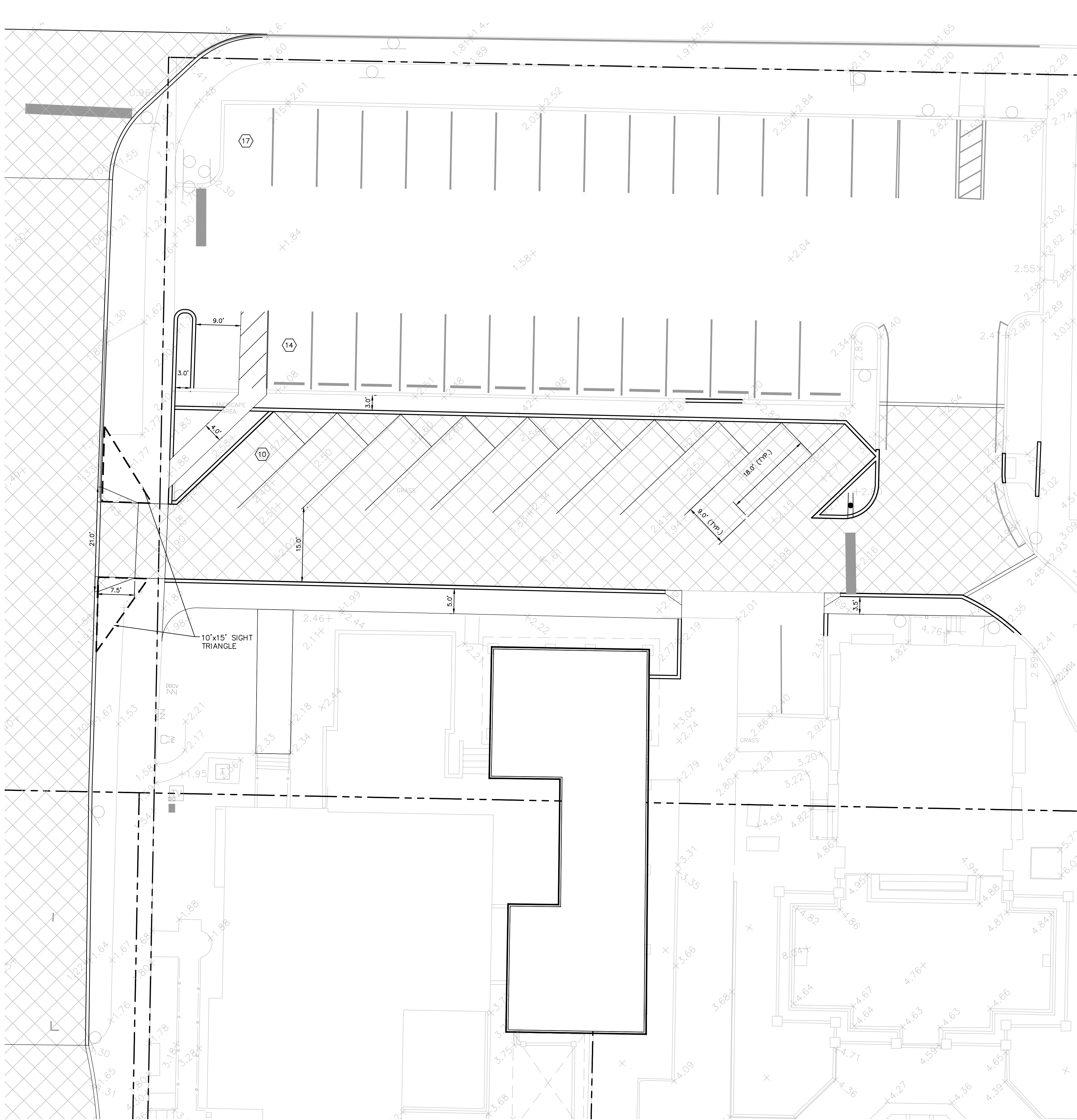


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PARKING COUNT		
Total Number of Parking Spaces	Required	Proposed
Entire campus	316	223

- HORIZONTAL CONTROL NOTES
- ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
 - TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT INDEX 300. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
 - ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO LATEST FDOT DESIGN STANDARDS INDEX 522-002.
 - ALL RADII ARE [3 FEET] UNLESS OTHERWISE NOTED.
 - ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.

KEY NOTE LEGEND	
①	CONCRETE WHEEL STOP (TYP.). SEE DETAIL SHEET.
②	ACCESSIBLE PARKING SPACE w/ SINGAGE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL.
③	CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL FPL FOR DETAILS.
④	TYPE "D" CURB TRANSITION.
⑤	PEDESTRIAN WALKWAY. SEE DETAIL SHEET.
⑥	CURB RAMP PER FDOT INDEX 304.
⑦	24" STOP BAR w/ "STOP" SIGN. SEE SIGNAGE DETAIL LEGEND.
⑧	PROPOSED GATE.
⑨	PROPOSED LIGHT POLE. SEE PHOTOMETRIC PLAN.
⑩	PROPERTY LINE
⑪	FLUSH SIDEWALK.
⑫	DUMPSTER ENCLOSURE AREA W/ HEAVY DUTY CONCRETE PAD.

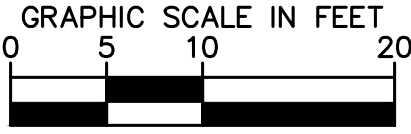
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LEGEND

- PROPERTY LINE
- PARKING STALL COUNT
- ADA PARKING STALL
- SIGN LOCATION

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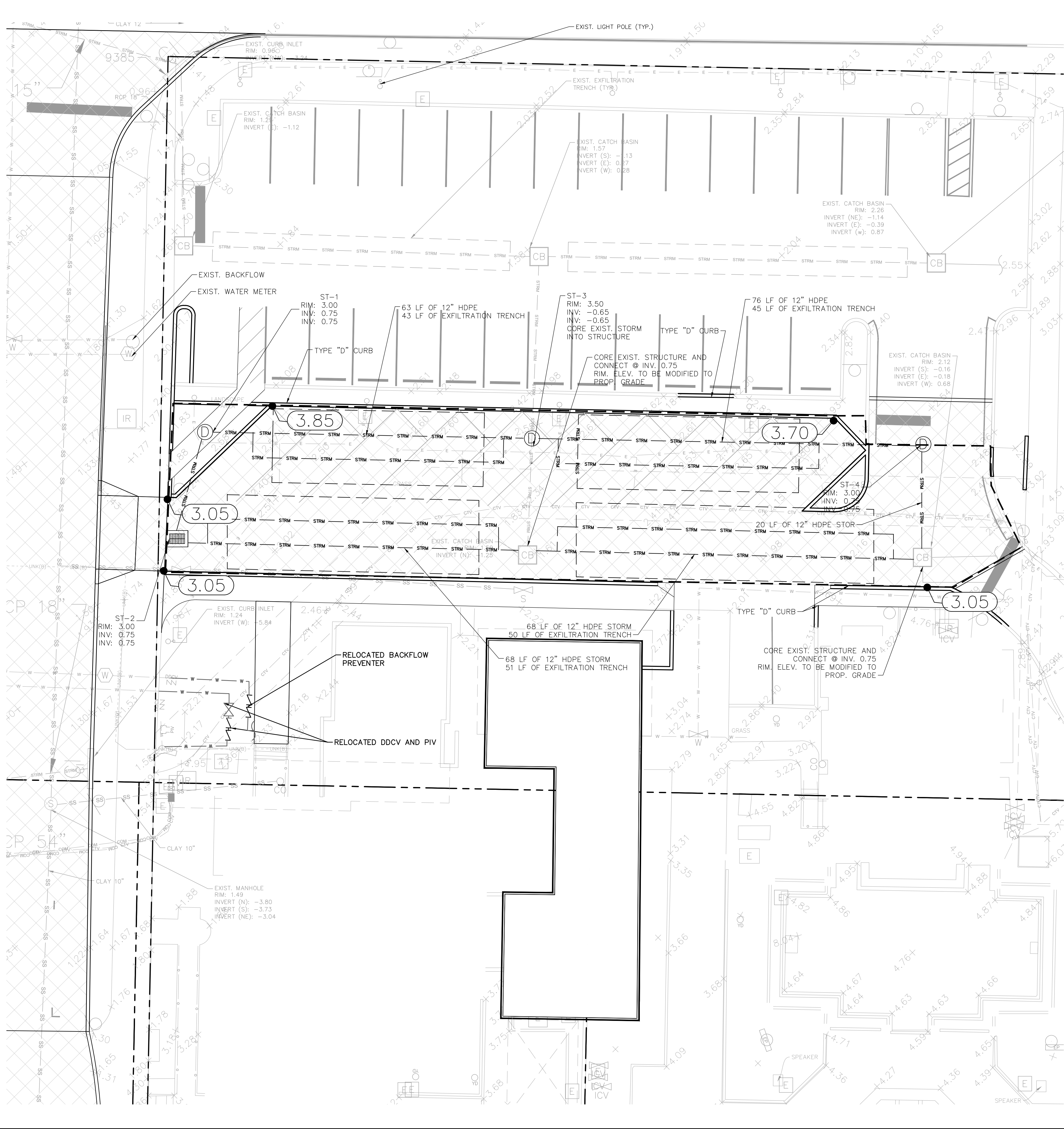
HORIZONTAL CONTROL PLAN

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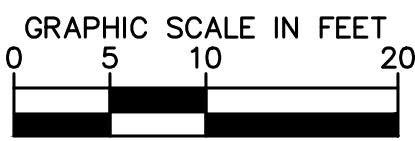
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LEGEND

- PROPERTY LINE
- BASIN
- CENTERLINE OF R/W
- UTILITY CROSSING
- STRM - STRM PROPOSED STORM PIPE
- PROPOSED STORM AREA INLET
- PROPOSED STORM CURB INLET
- PROPOSED STORM MANHOLE
- EXISTING STORM PIPE
- EXISTING STORM AREA INLET
- EXISTING STORM CURB INLET
- EXISTING STORM MANHOLE
- SFM - SFM SANITARY FORCE MAIN PIPE
- SS - SS SANITARY PIPE
- SM - SM SANITARY MANHOLE
- F - F FIRE LINE PIPE
- W - W WATER PIPE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- RCW - RCW RECLAIMED WATER PIPE
- IRR - IRR IRRIGATION MAIN PIPE
- FOC - FOC FIBER OPTIC LINE
- OE - OE OVERHEAD LINE
- TEL - TEL TELEPHONE LINE
- COM - COM COMMUNICATIONS LINE
- E - E UNDERGROUND ELECTRIC LINE
- FPL - FPL FPL LINE
- E - E ELECTRICAL LINE
- G - G GAS LINE
- EXISTING UTILITY EASEMENTS
- PROPOSED UTILITY EASEMENTS
- EXISTING CONTOUR ELEVATIONS
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION
- EXISTING ELEVATION
- FLOW ARROW
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT TO BE REPLACED WITH PAVEMENT. REFER TO HARDSCAPE PLAN FOR DETAILS



Site Plan Data	
Total Disturb Area	= 0.17 AC
Impervious Area	= 0.17 AC
(Hardscape, Pool, and Building)	
Pervious Area	= 0.00 AC
Estimated Runoff Volume	
Impervious Runoff Volume:	
2in x 0.17 AC * 1ft/12in	= 0.028 AC-FT
Pervious Runoff Volume	
2in x 0 AC * 1ft/12in	= 0.00 AC-FT
Total Volume to be Retained	= 0.028 AC-FT
Exfiltration Trench Calculations (SFWM Analysis)	
Exfiltration Trench Type 1	
L (Total Length of Trench Proposed)	= 165 ft
W (Proposed Trench Width)	= 15.00 ft
K (Hydraulic Conductivity)	= 9.26E-05 cfs/sq-ft per ft head
H2 (Proposed Depth to Water Table)	= 1.50 ft
DU (Proposed Non-Saturated Trench Depth)	= 0.50 ft
DS (Proposed Saturated Trench Depth)	= 1.50 ft
Water Table Elevation	= 1.50 ft (NAVD 88)
Proposed Retention	= 0.028 AC-FT
Required Retention (Site)	= 0.028 AC-FT

ENGINEERING NOTES

- ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
- UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINE.
- THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
- EXCAVATION, PAVING, AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION: LATEST EDITION, BY THE STATE OF FLORIDA AND ALL SUPPLEMENTS THERETO.
- ANY ROAD CUTS FOR UTILITIES OR CURB CUTS WITHIN 50' IN THE CITY RIGHT OF WAY SHALL BE RESTORED TO FULL LANE WIDTH.
- SITE CONTRACTOR SHALL VERIFY ALL DRAINAGE LINE INVERTS TO ASSURE PROPER STORM WATER DRAINAGE.
- CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
- PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
- PROPOSED ELEVATIONS IN ALL PEROUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
- DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING U.S. PRECAST (USP) U.S. FOUNDRY (USF), NYLOPLAST YARD DRAINS, OR FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH TOWN OF PALM BEACH DETAILS AND REGULATIONS.
- CONTRACTOR MUST COORDINATE THE LIMITS OF DEMOLITION WITH PROPOSED PLANS.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
- PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET PALM BEACH COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESSED DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY.
- DRAINAGE STRUCTURE INVERTS THAT CONNECT TO EXFILTRATION TRENCH SHALL HAVE ADS ENVIROHOOD INSTALLED.
- CONTRACTOR SHALL UTILIZE NYLOPLAST REDUCERS TO CONNECT STRUCTURES WHEN STRUCTURE SIZE AND RIM SIZE ARE NOT EQUIVALENT.

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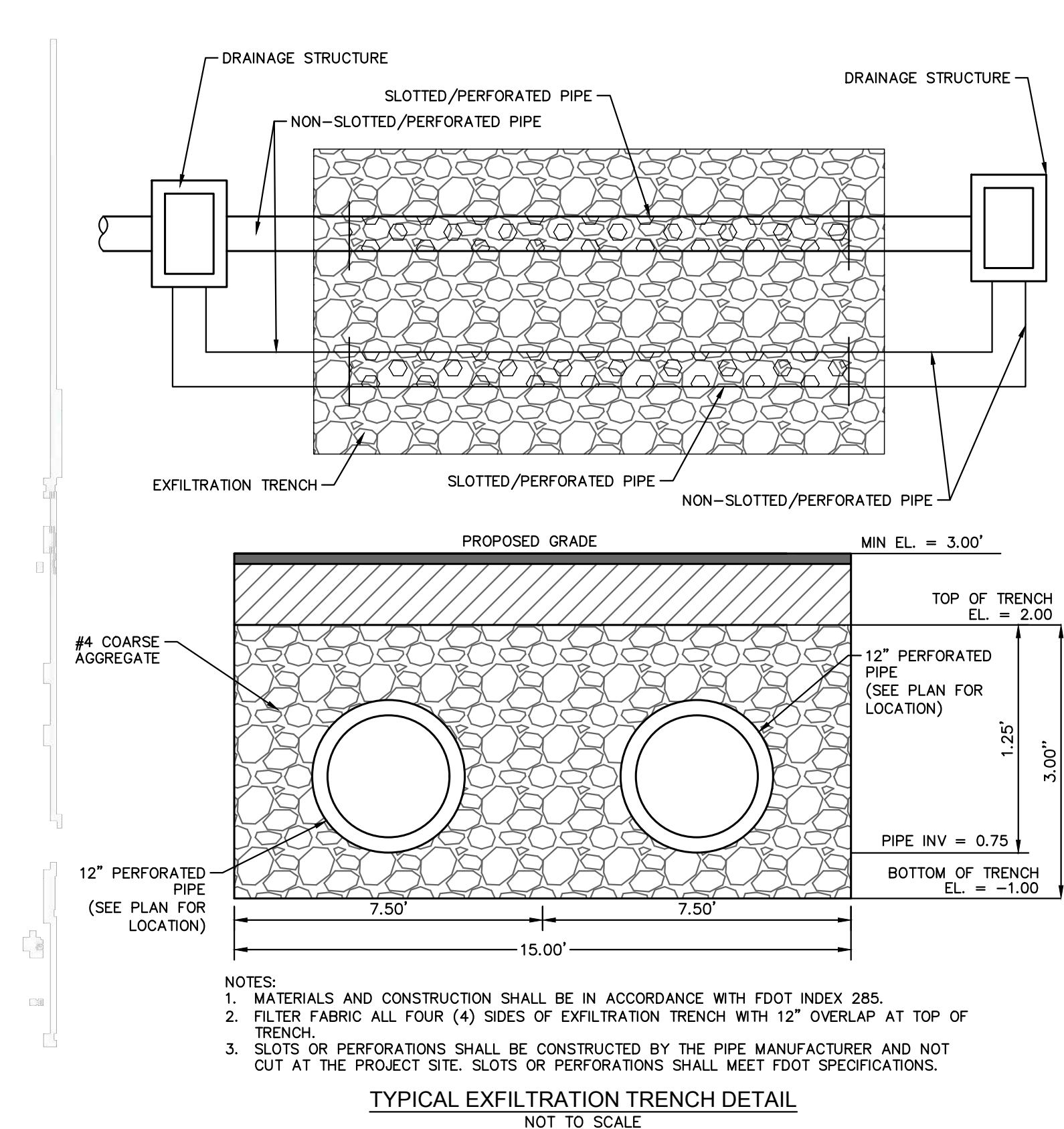
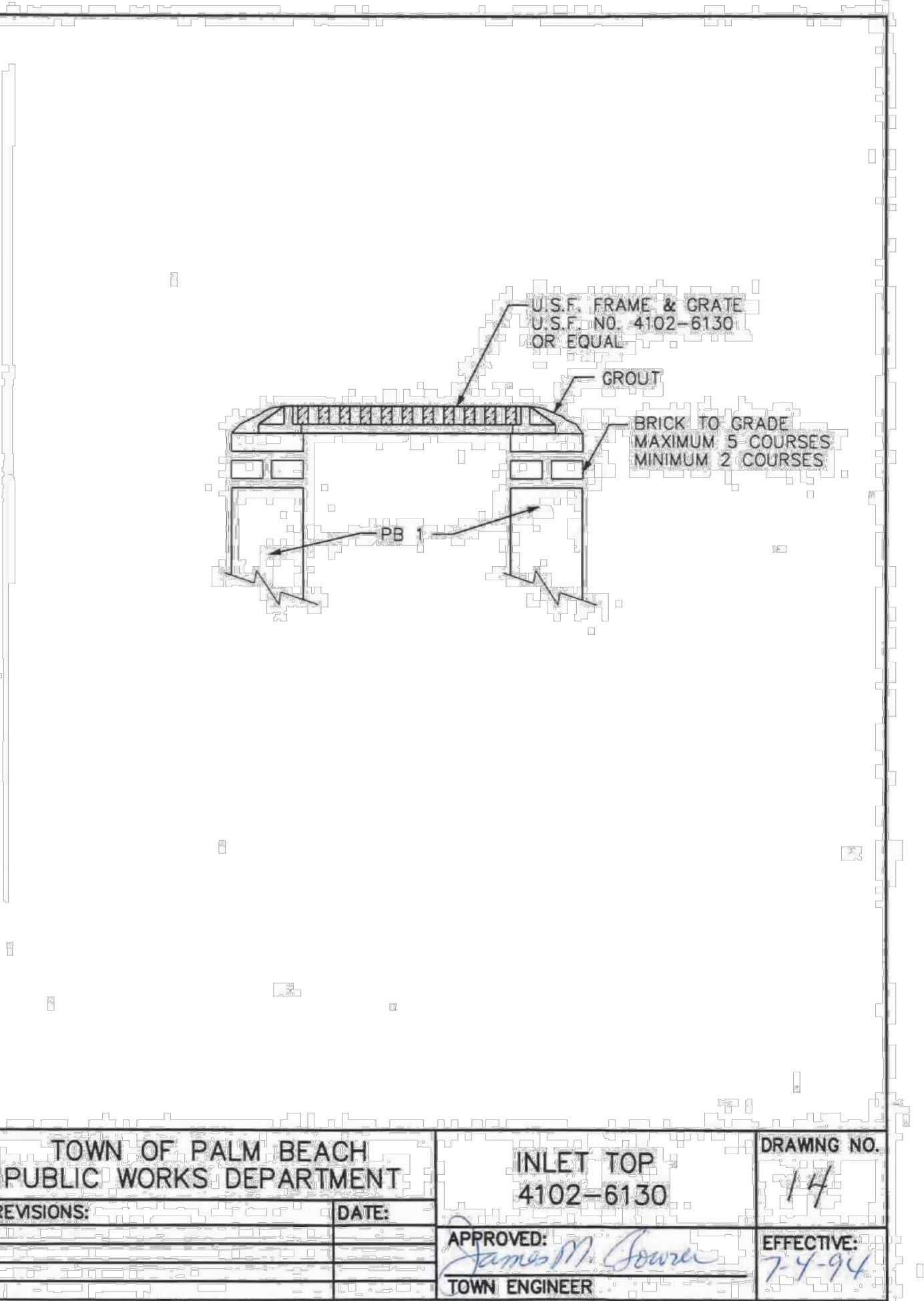
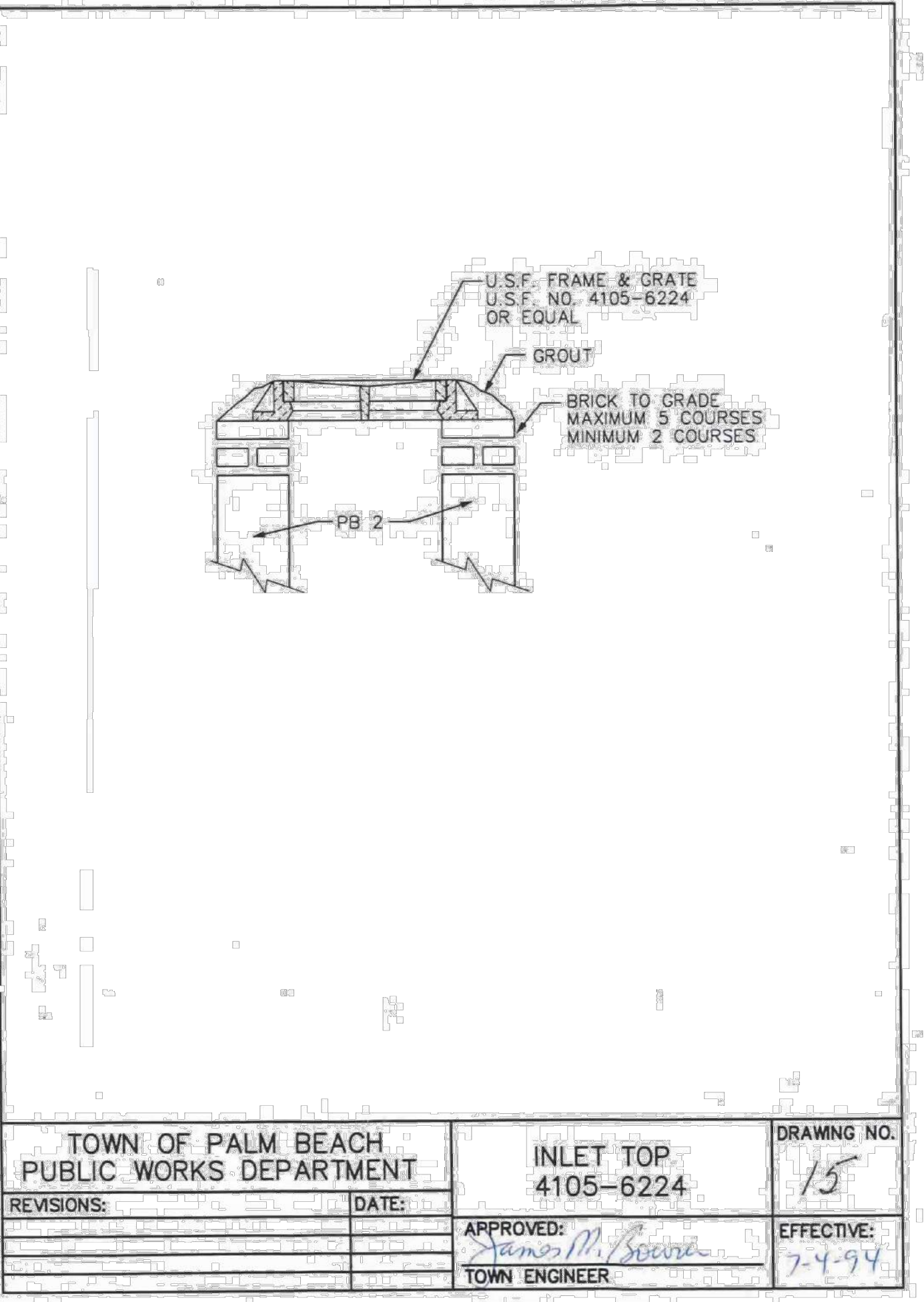
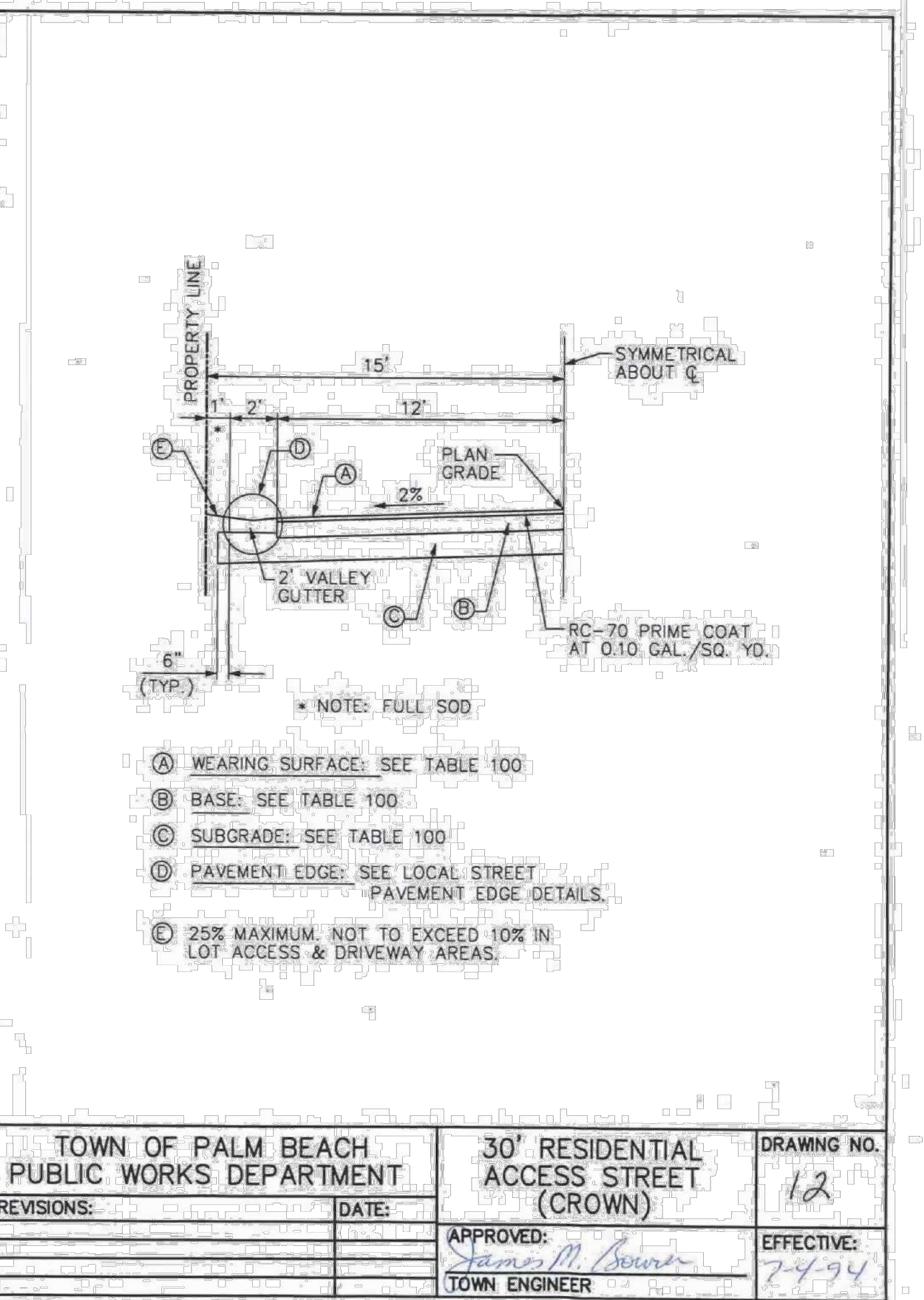
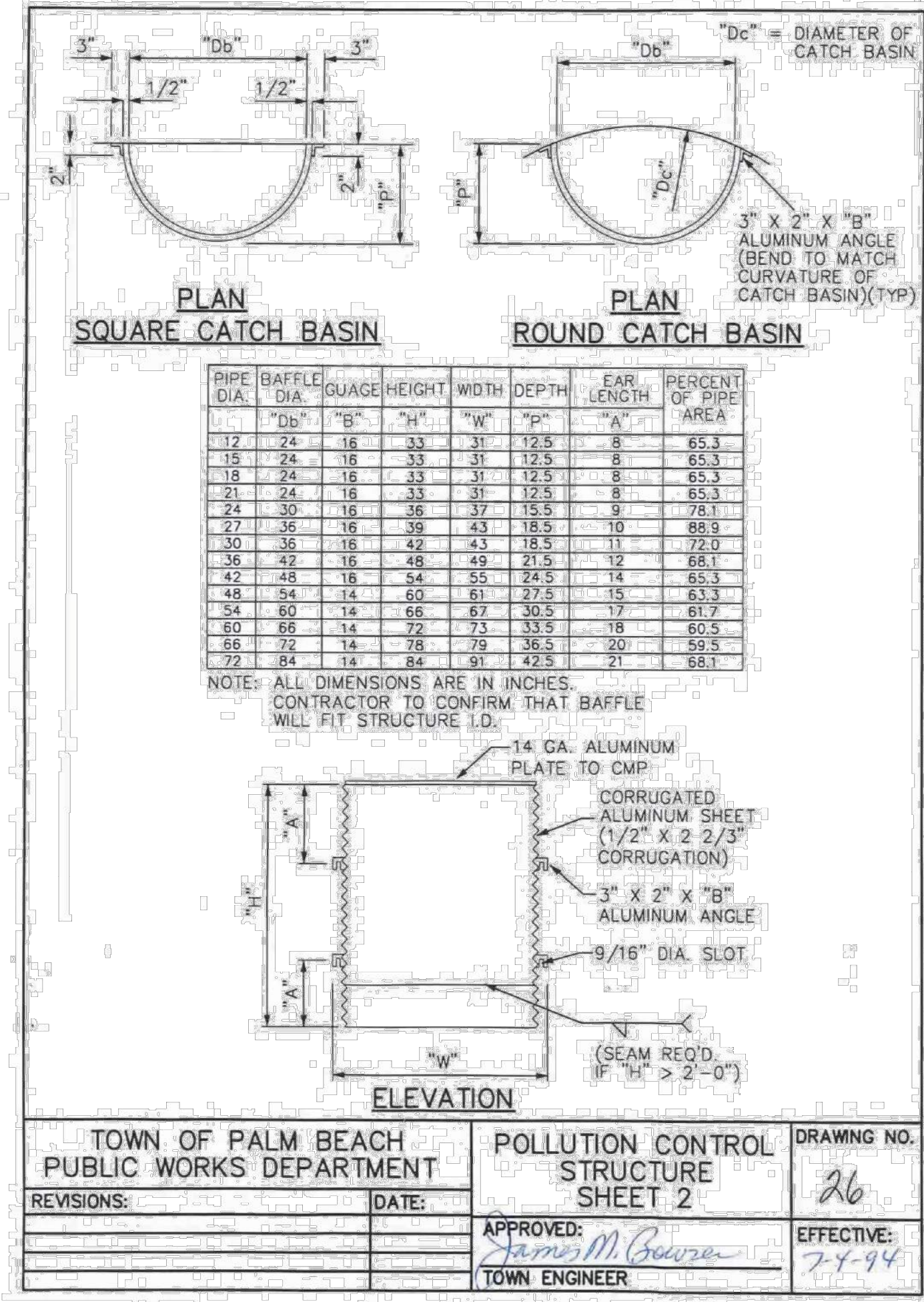
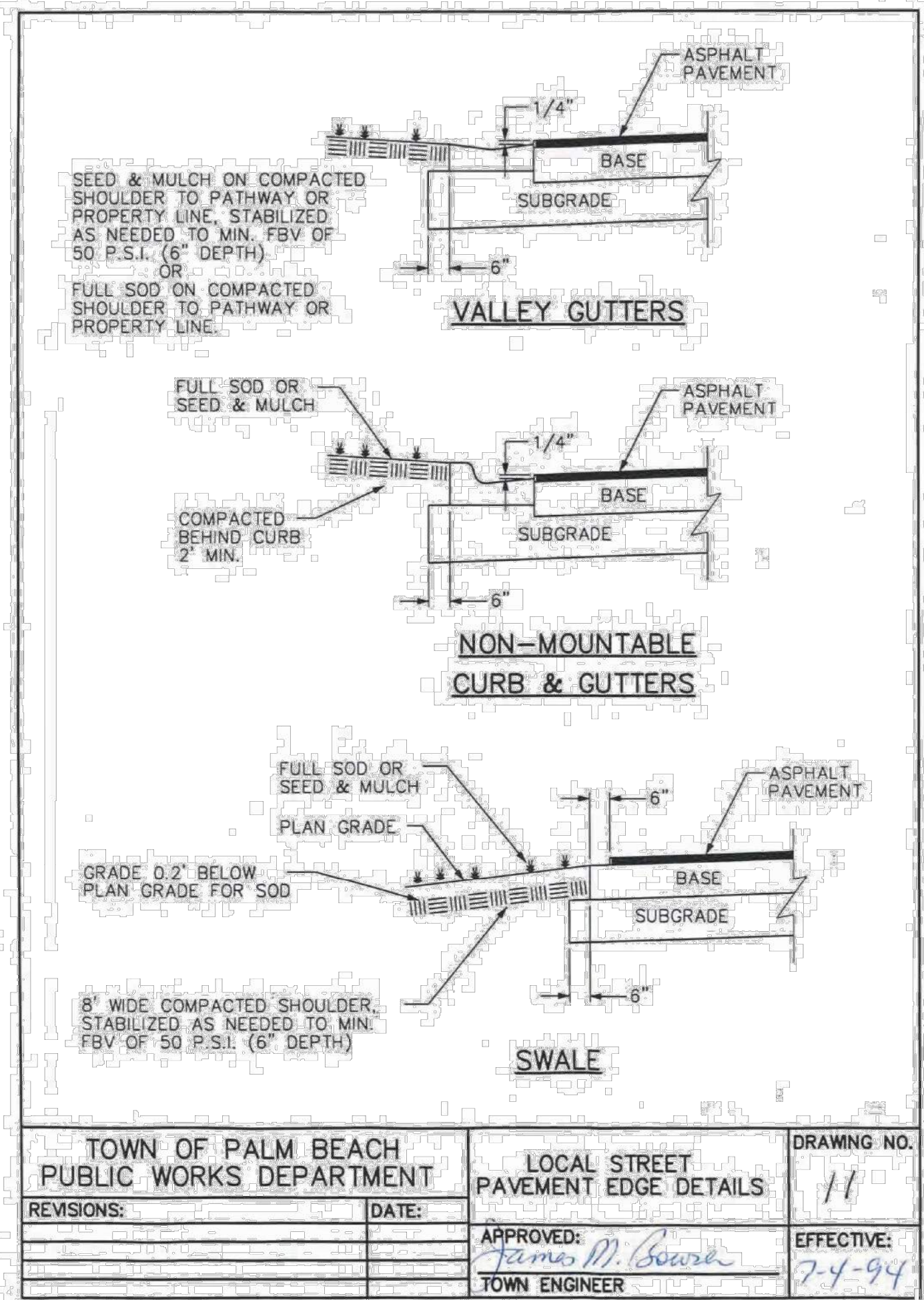
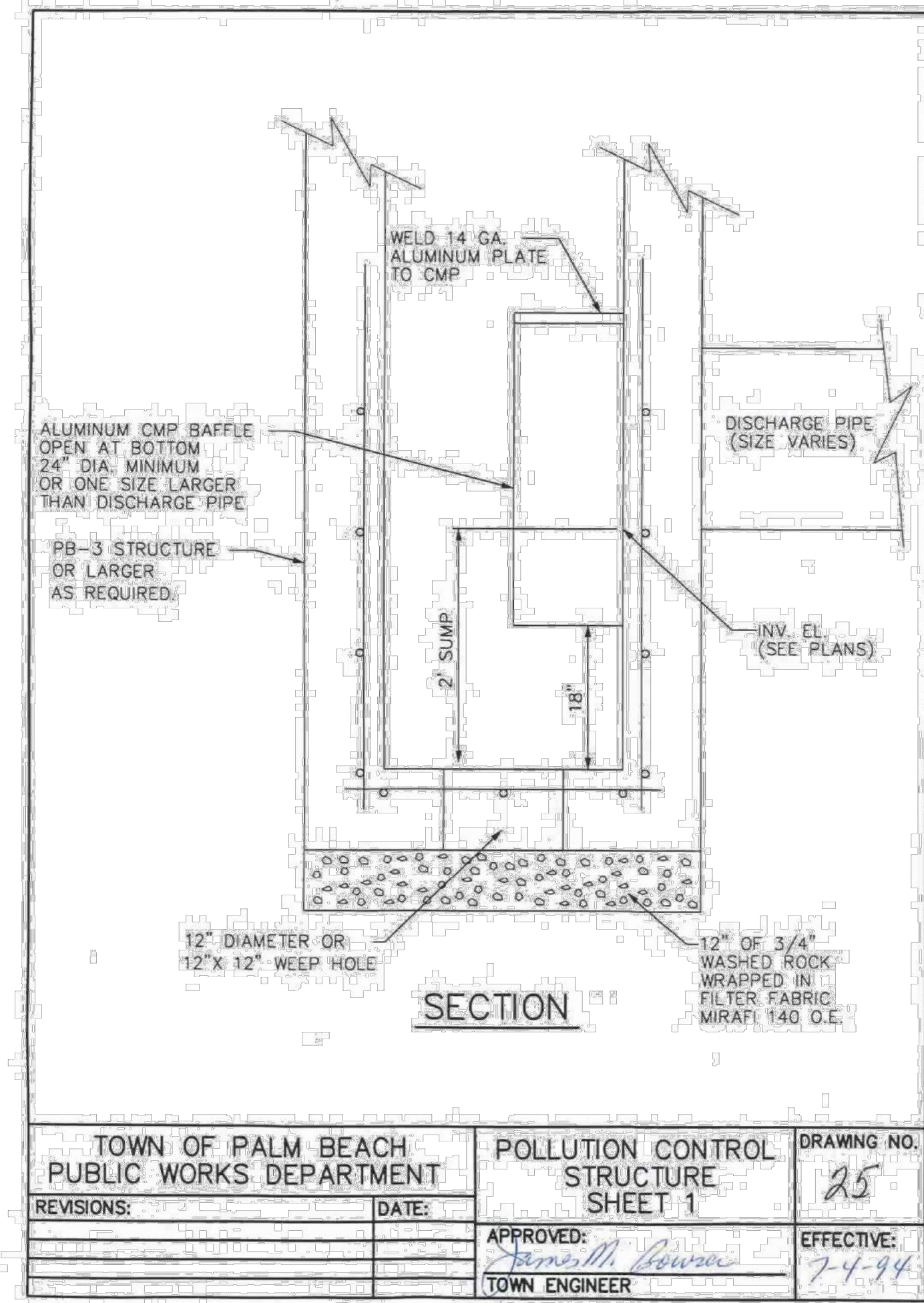
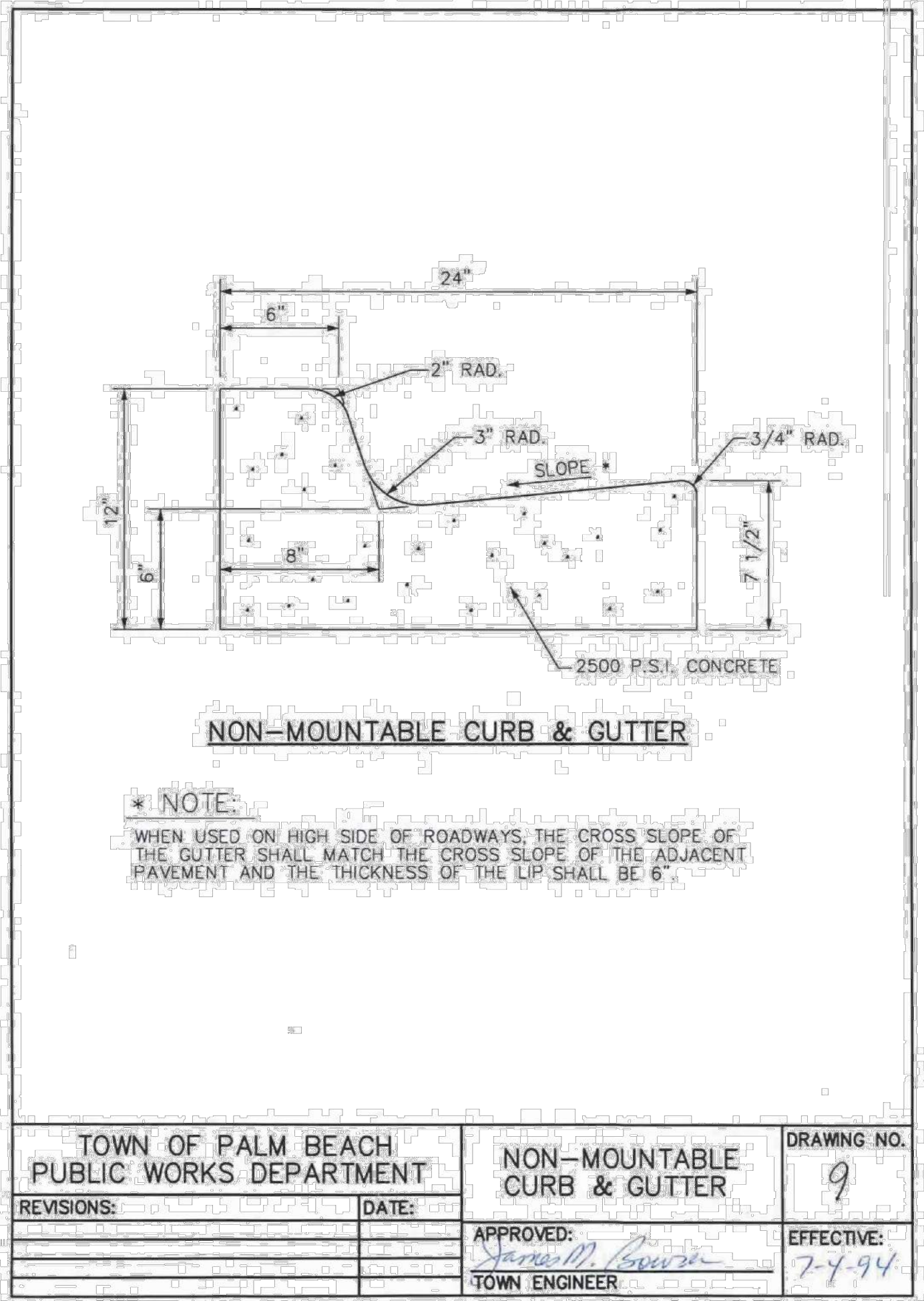
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ENGINEERING PLAN

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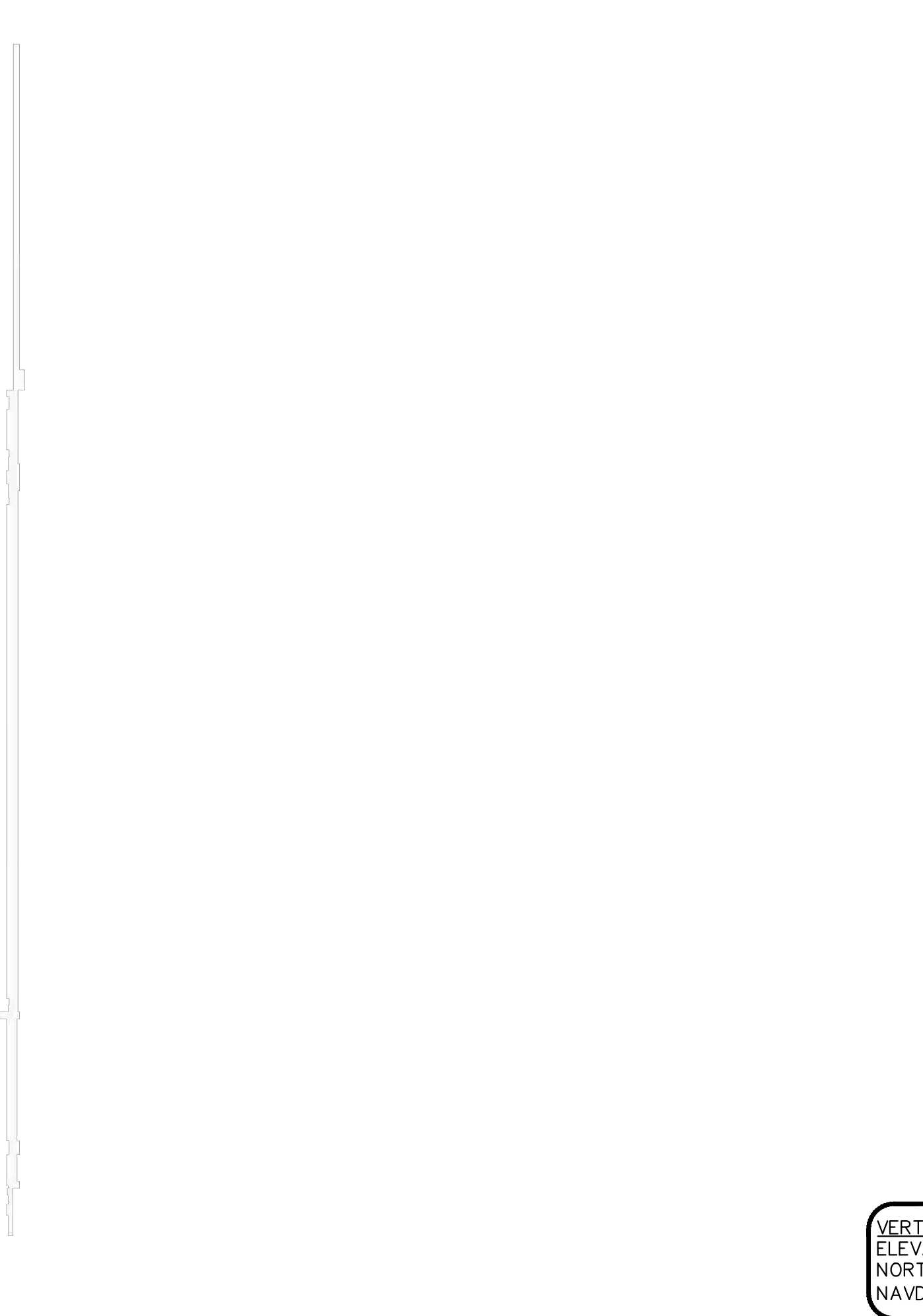
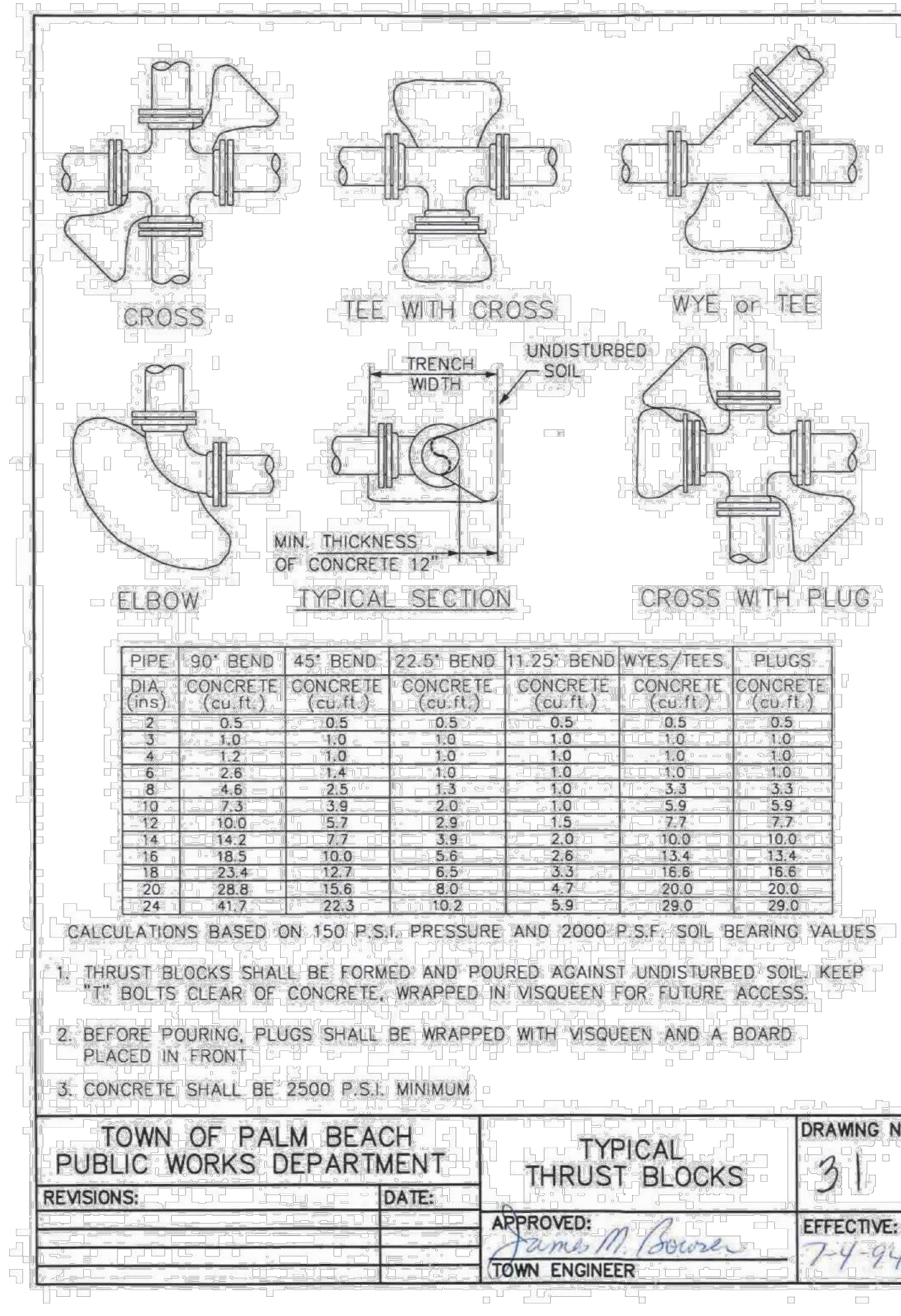
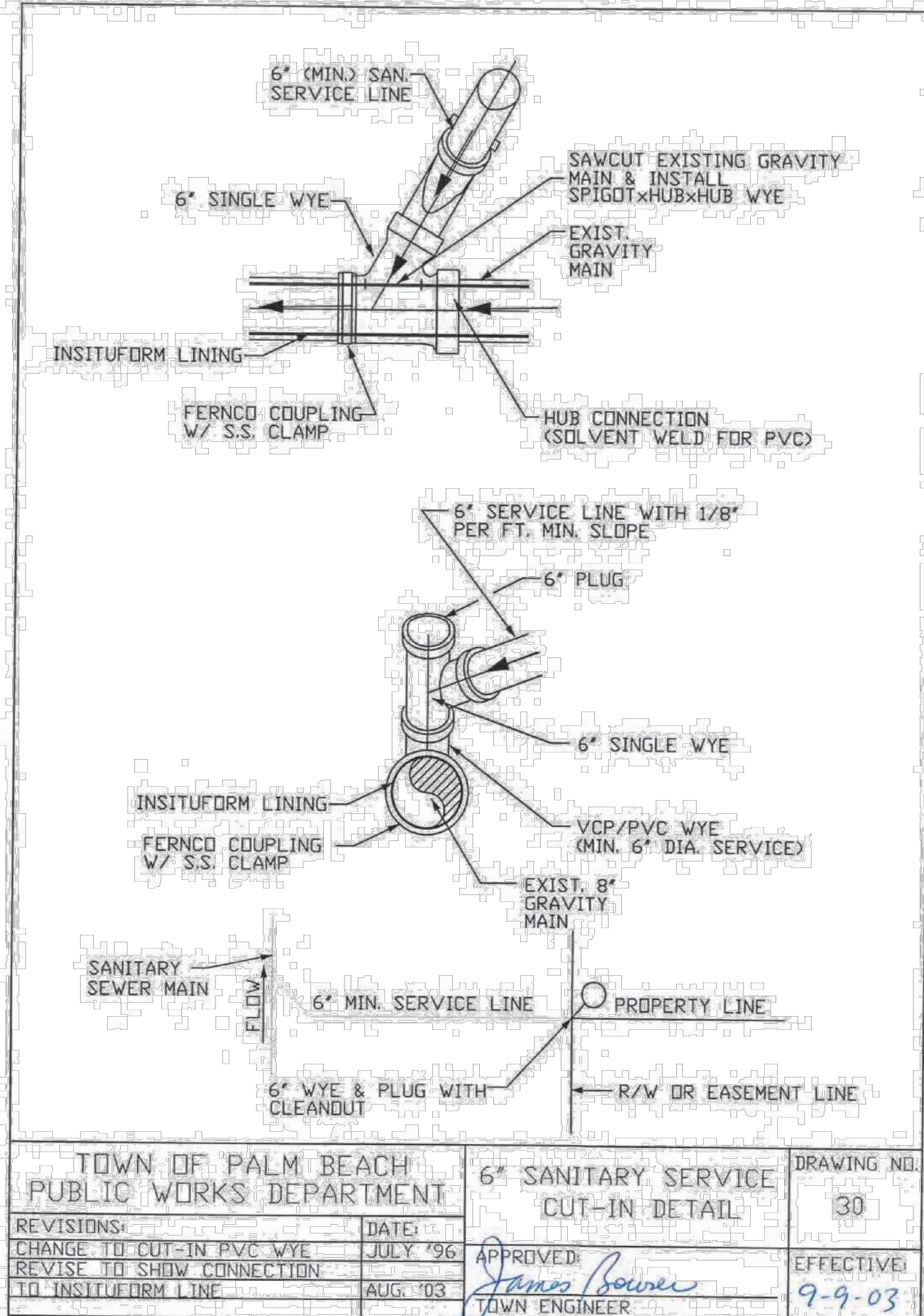
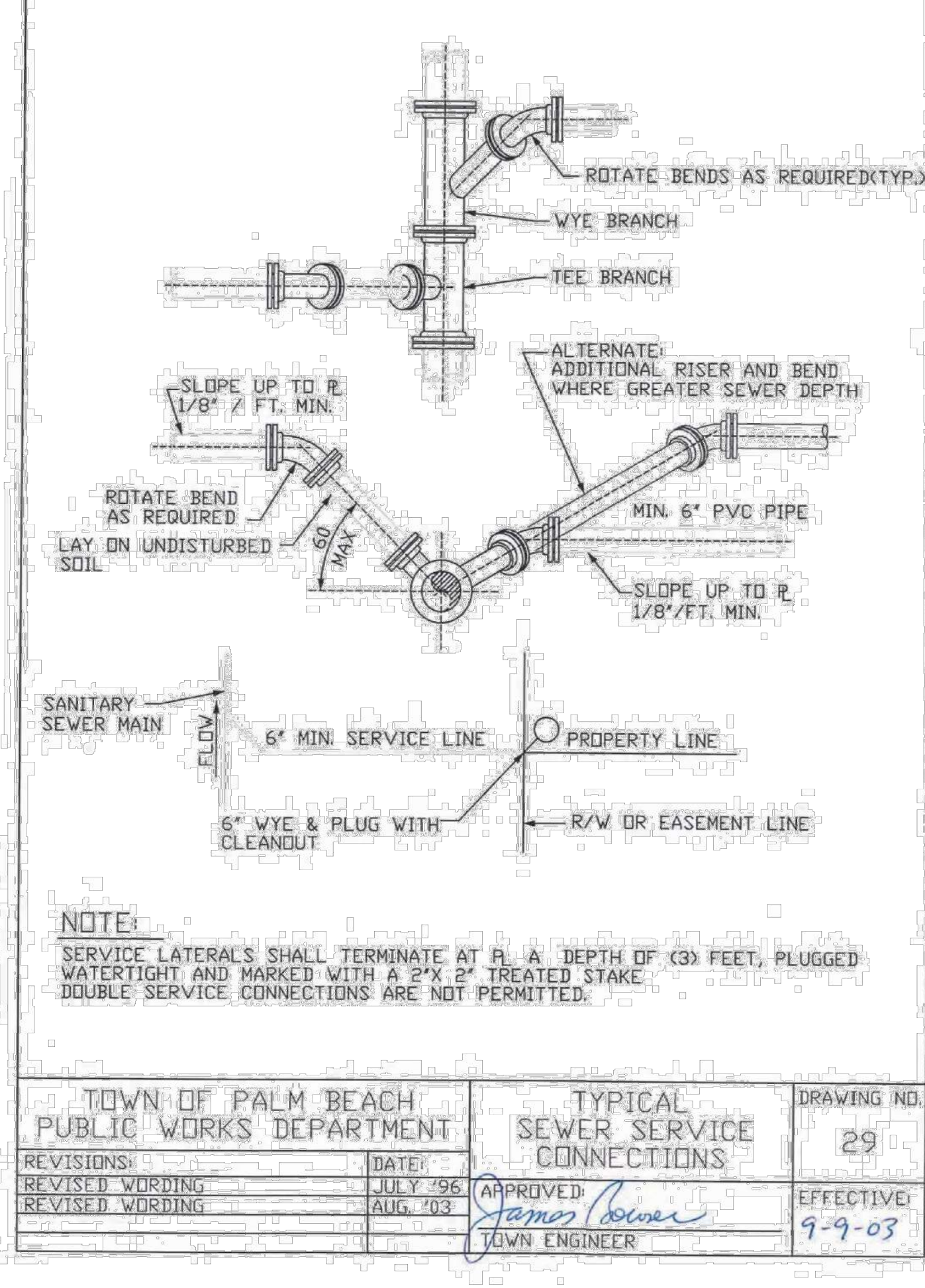
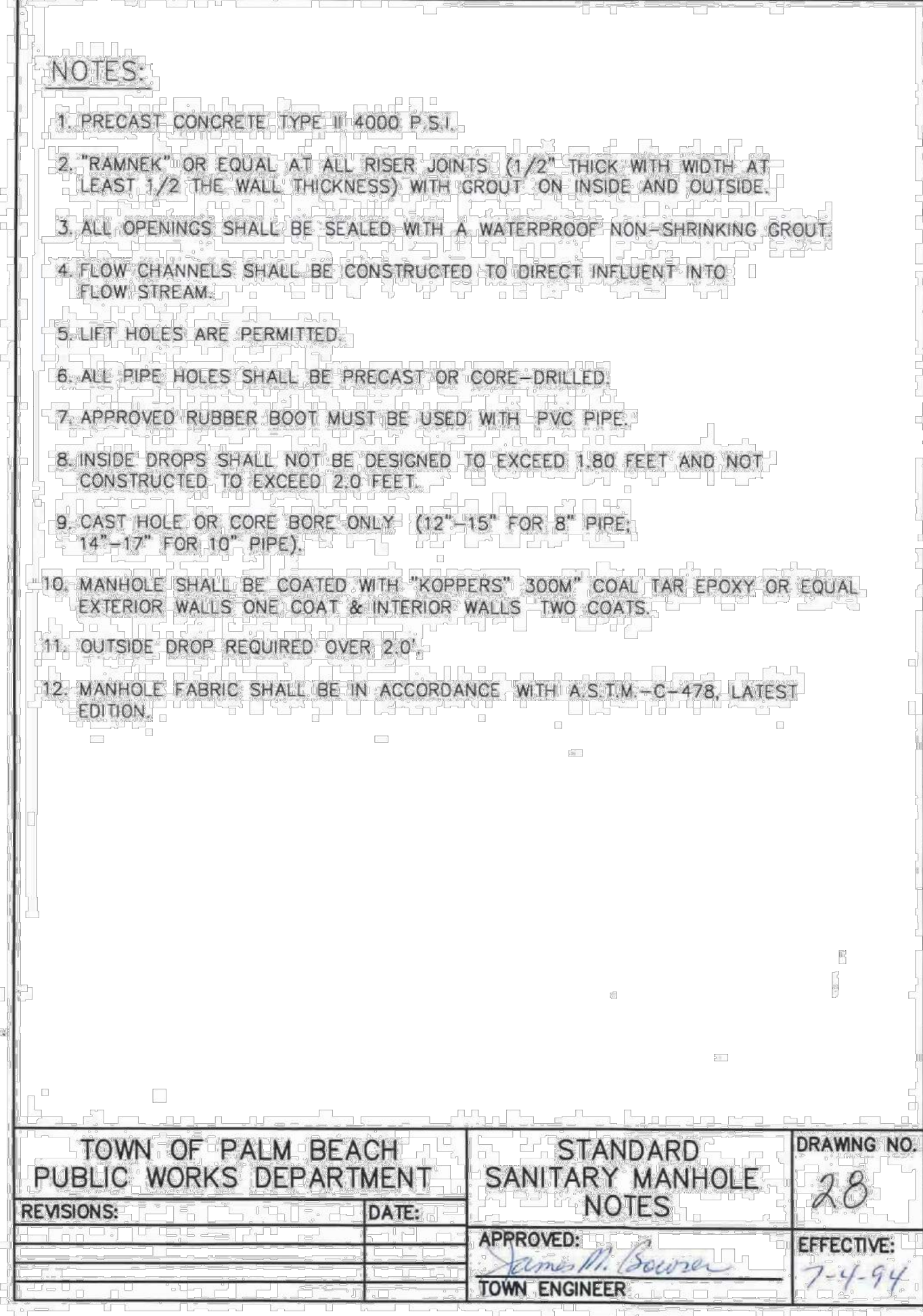
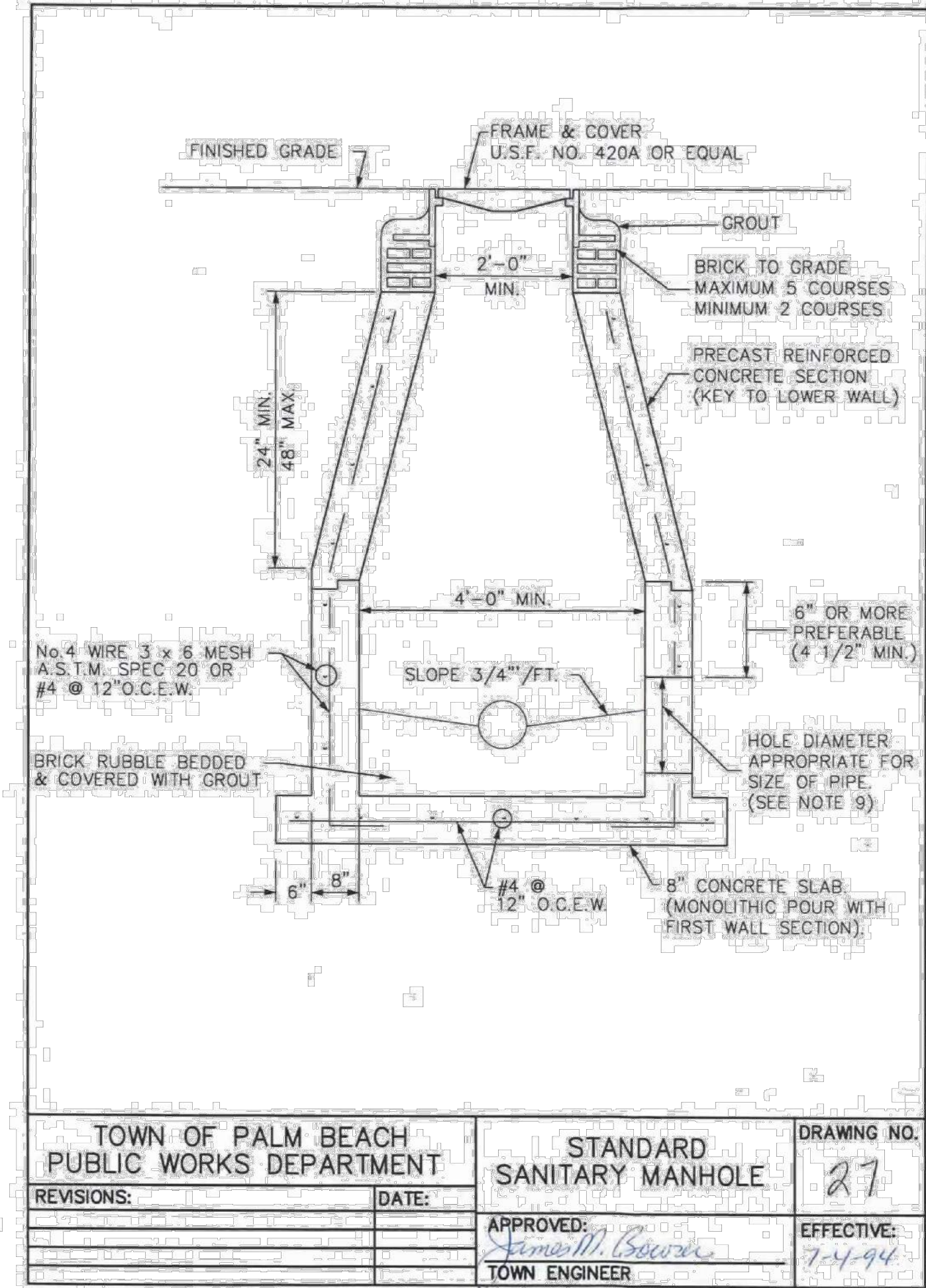
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DATE: OCT. 7, 2024
Project no: 245350000
Drawn by: MXE
Project Manager: JDH

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EAST BLOCK

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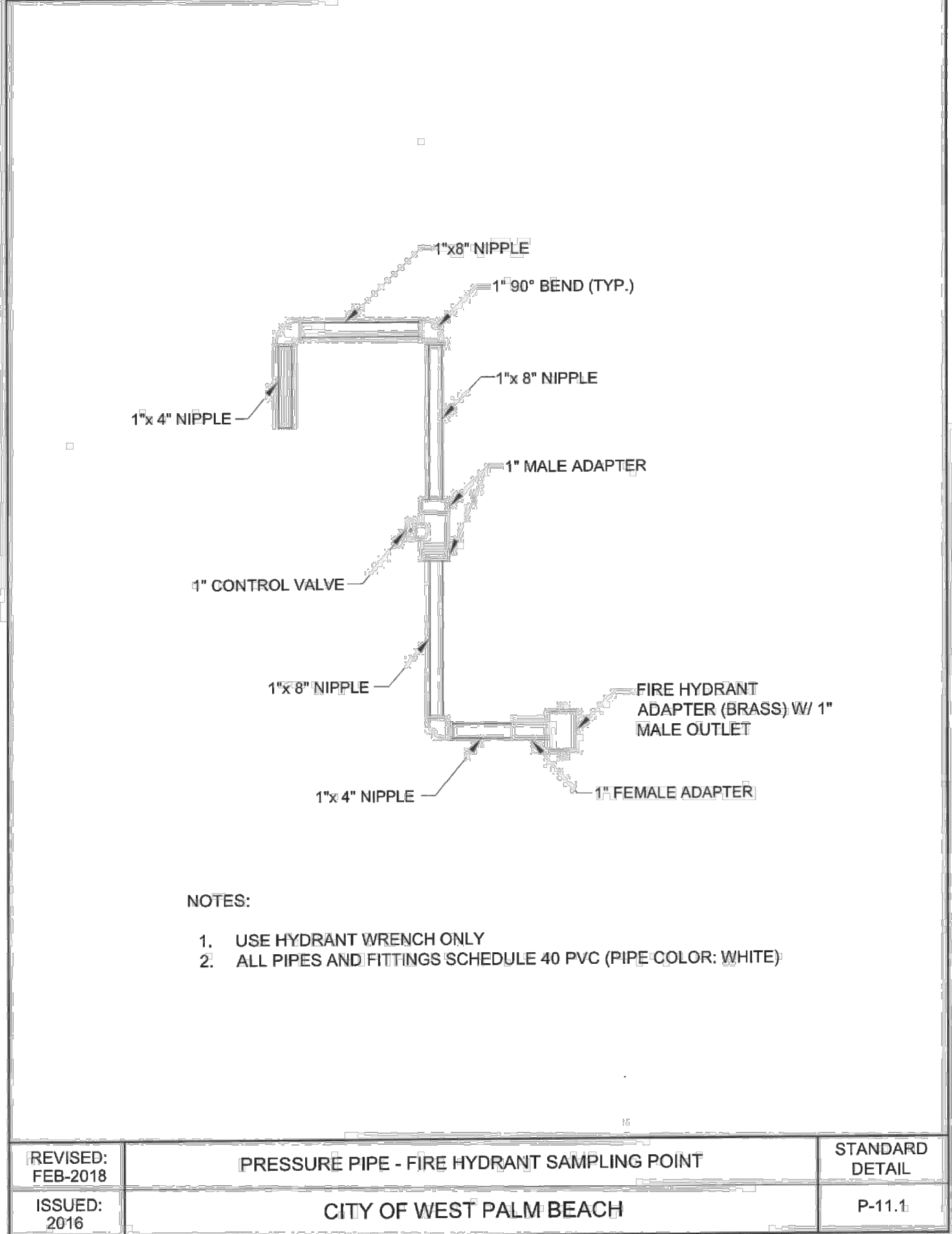
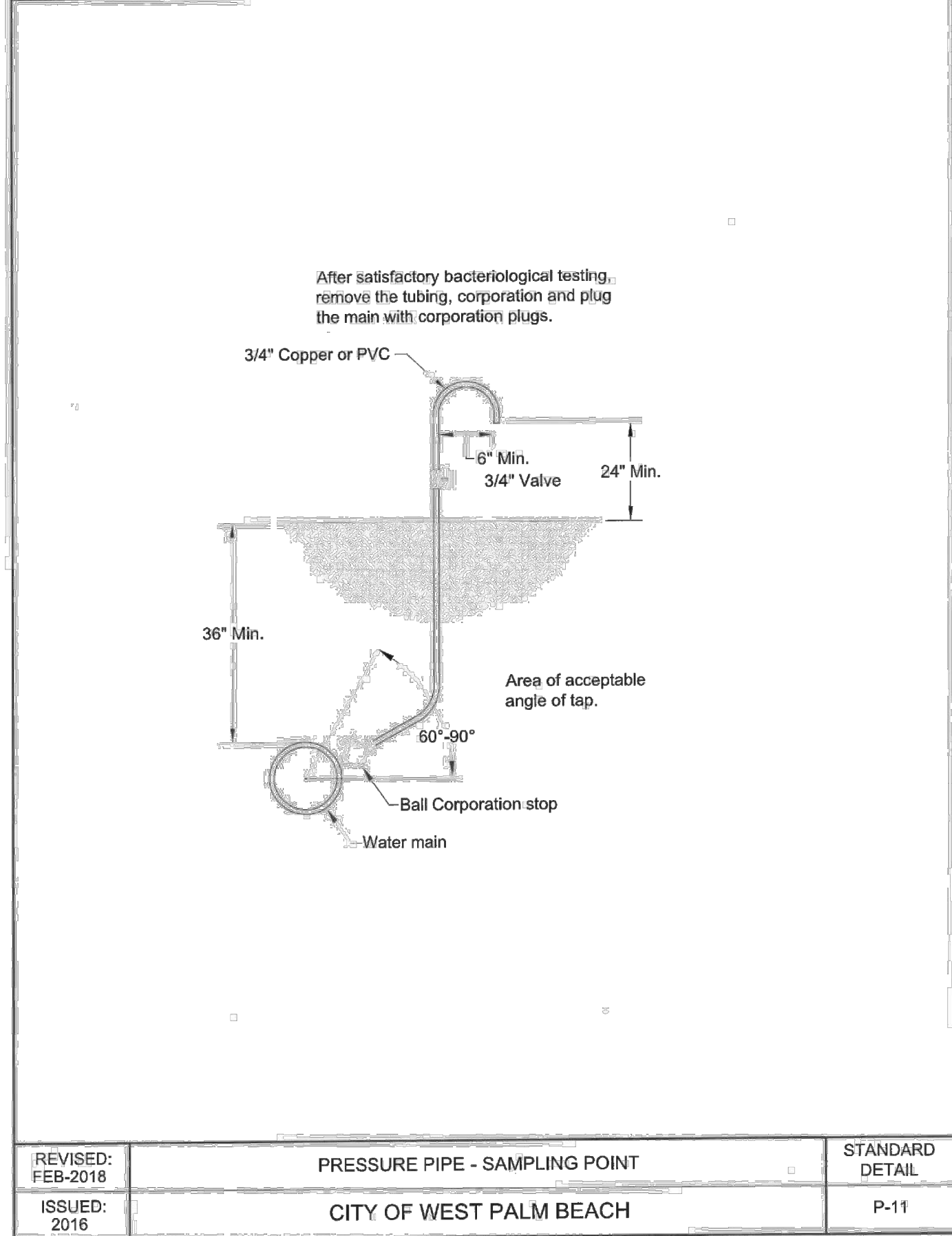
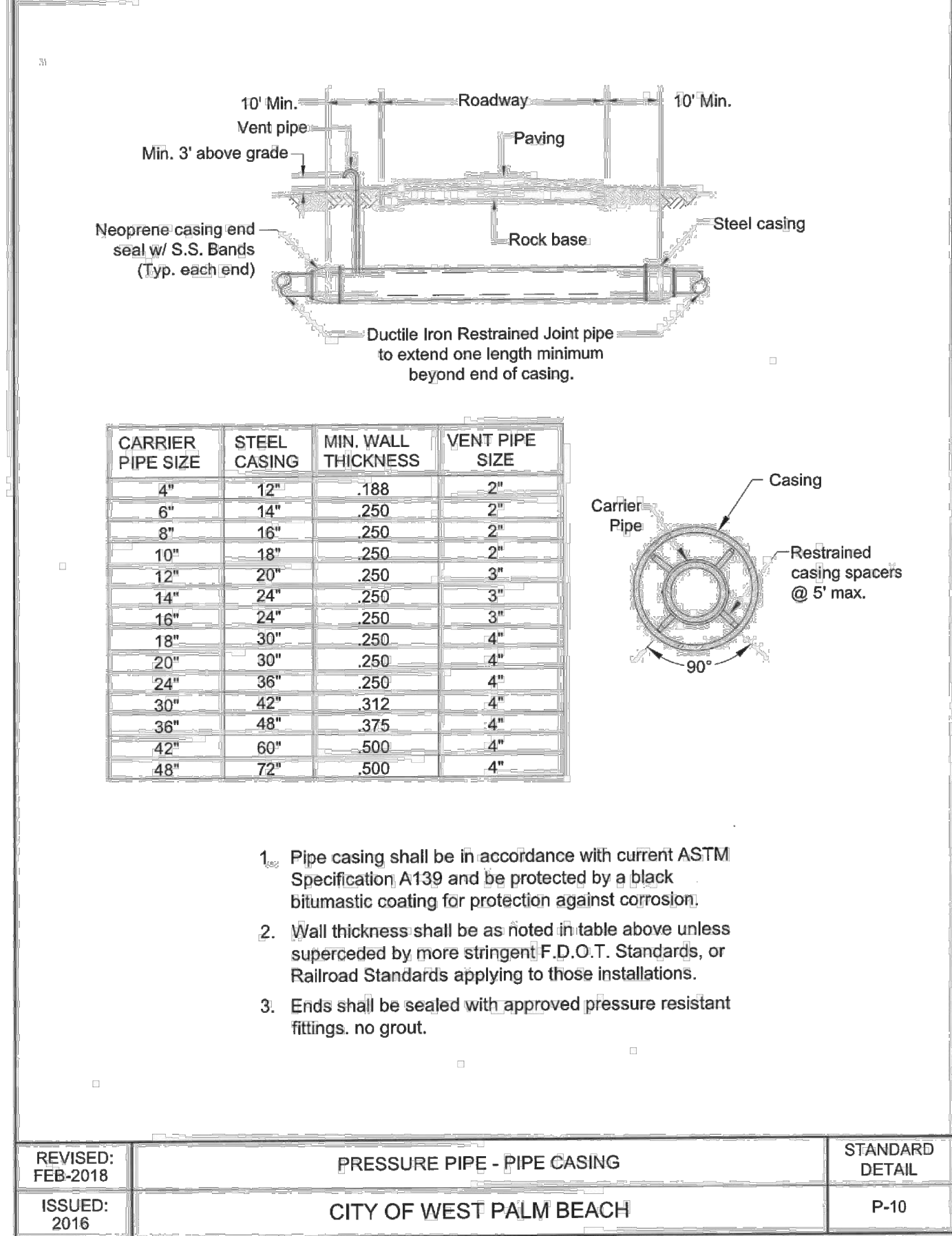
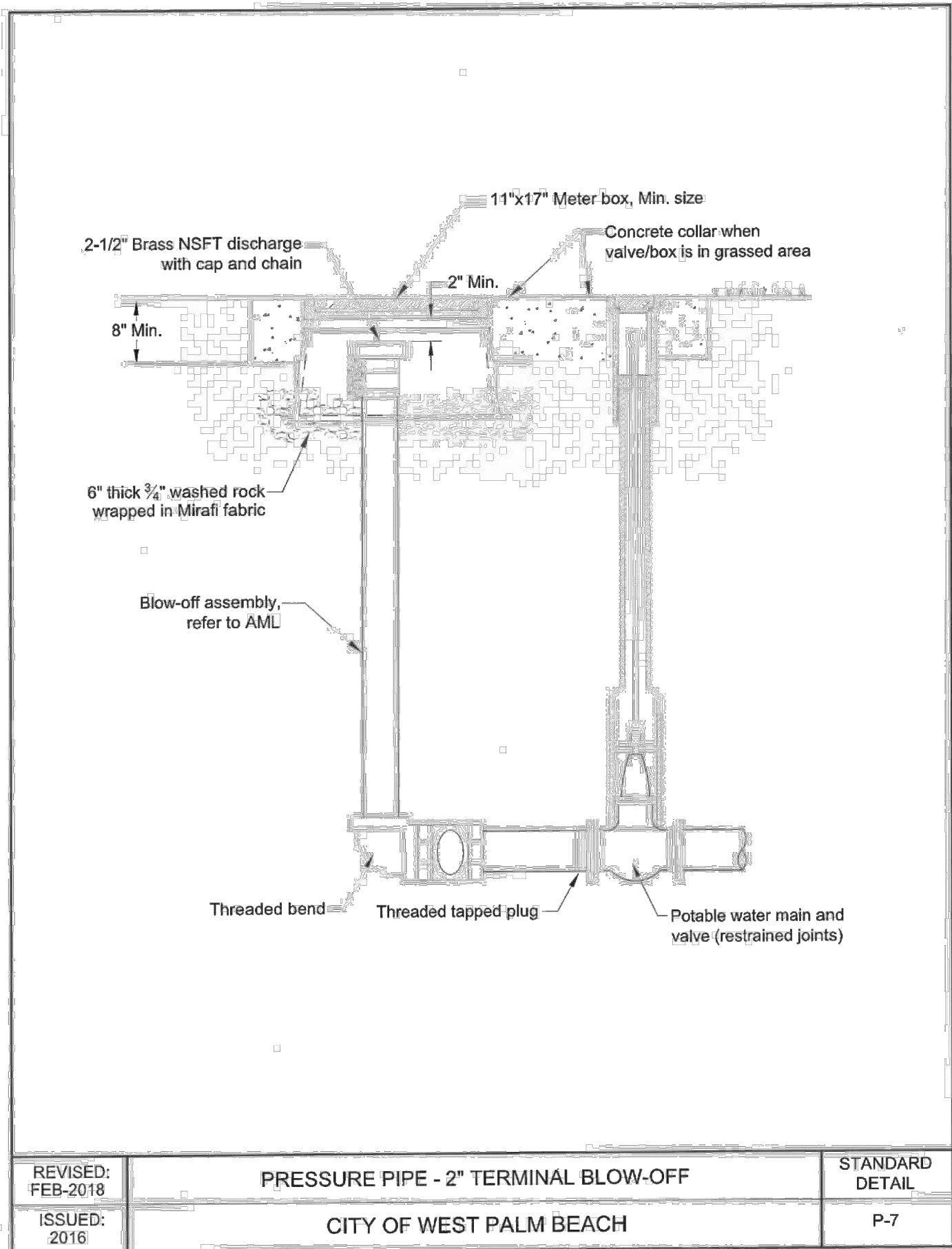
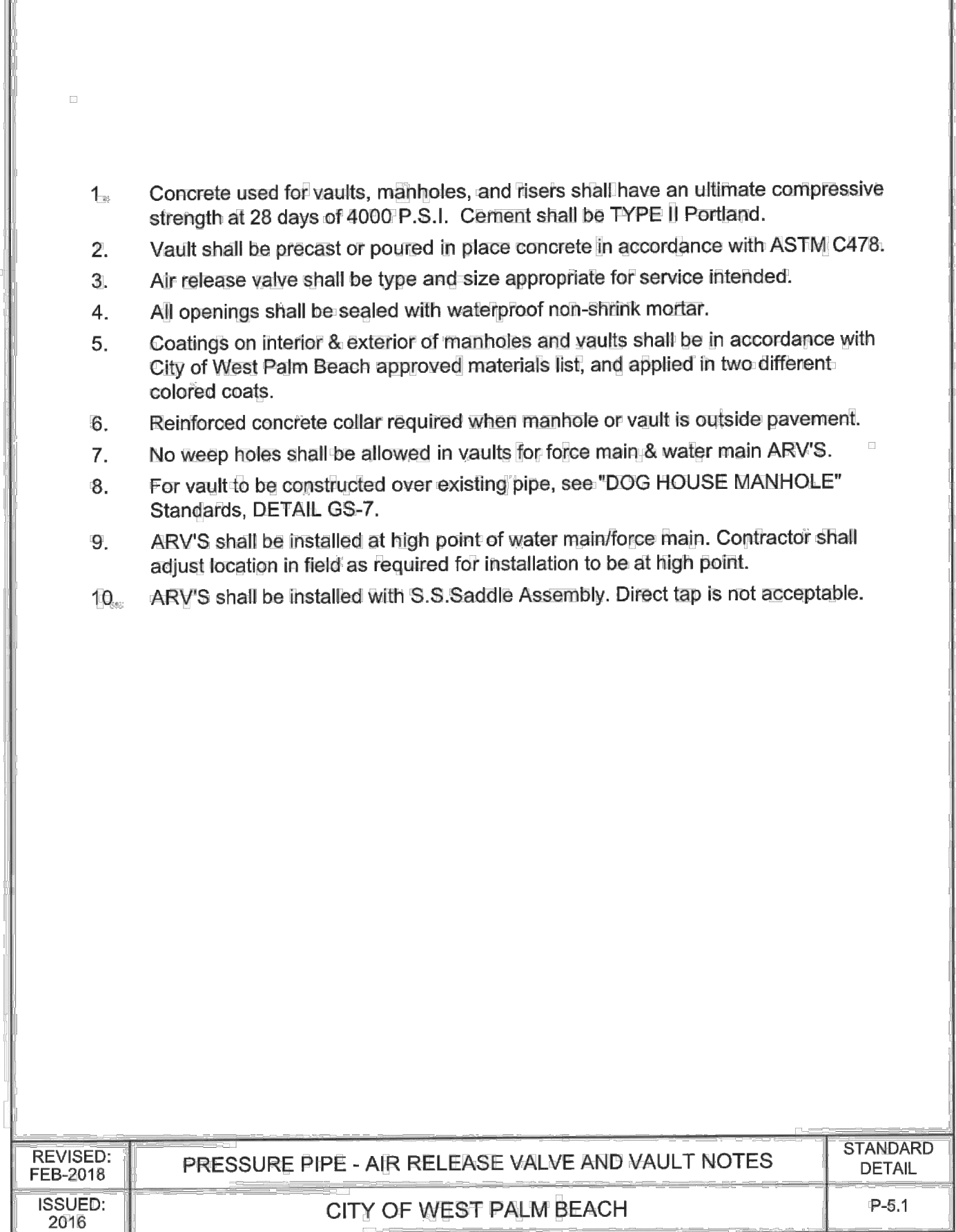
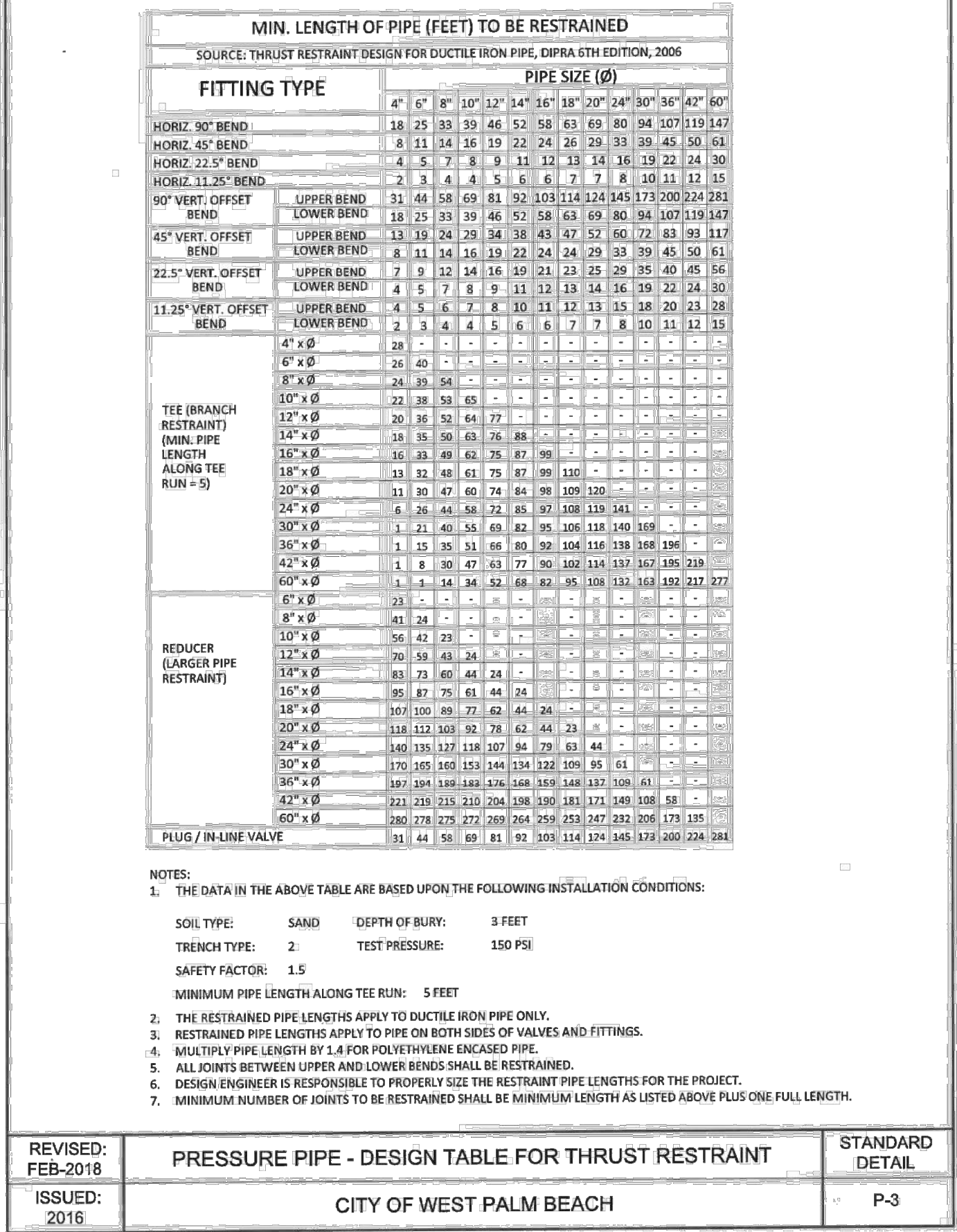
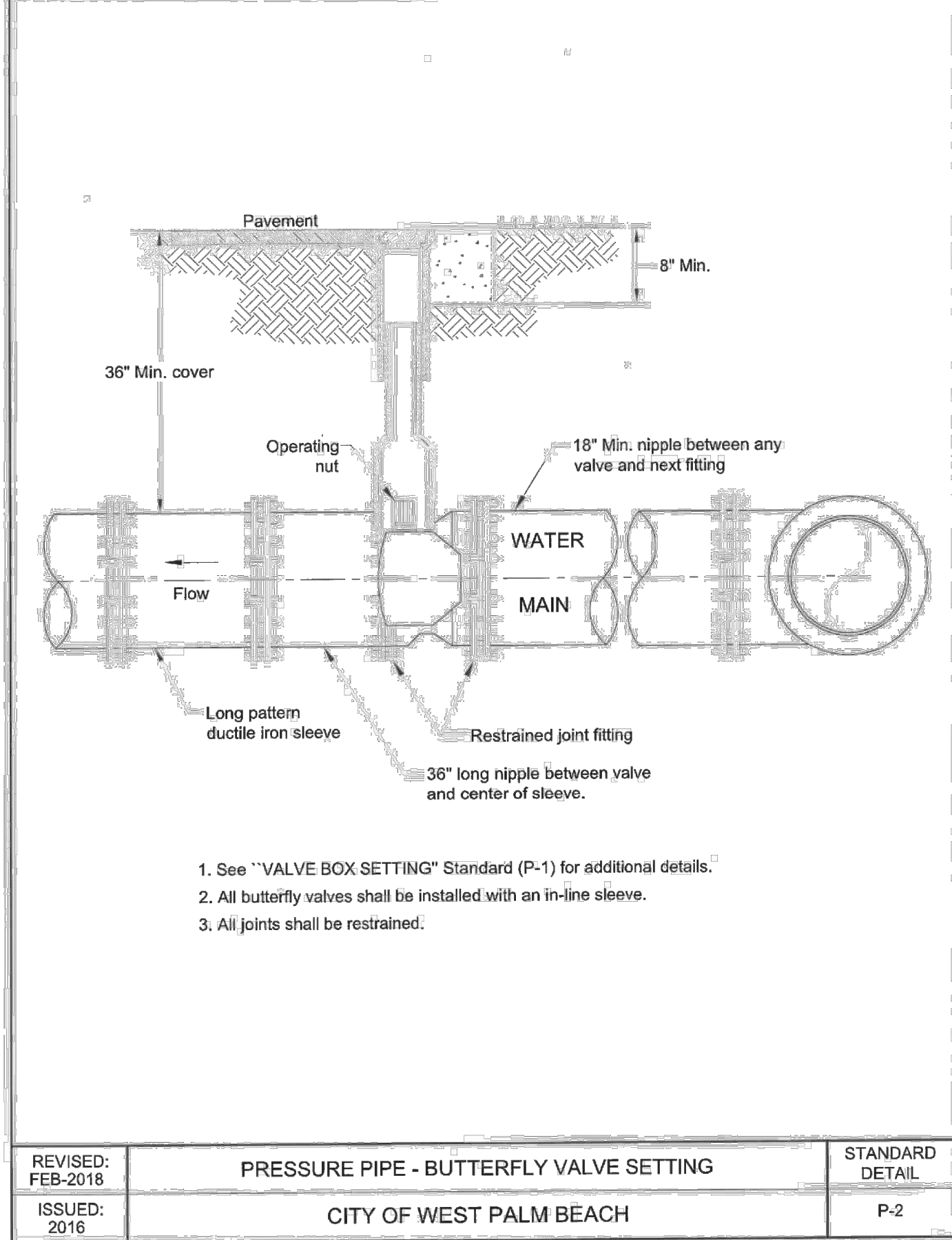
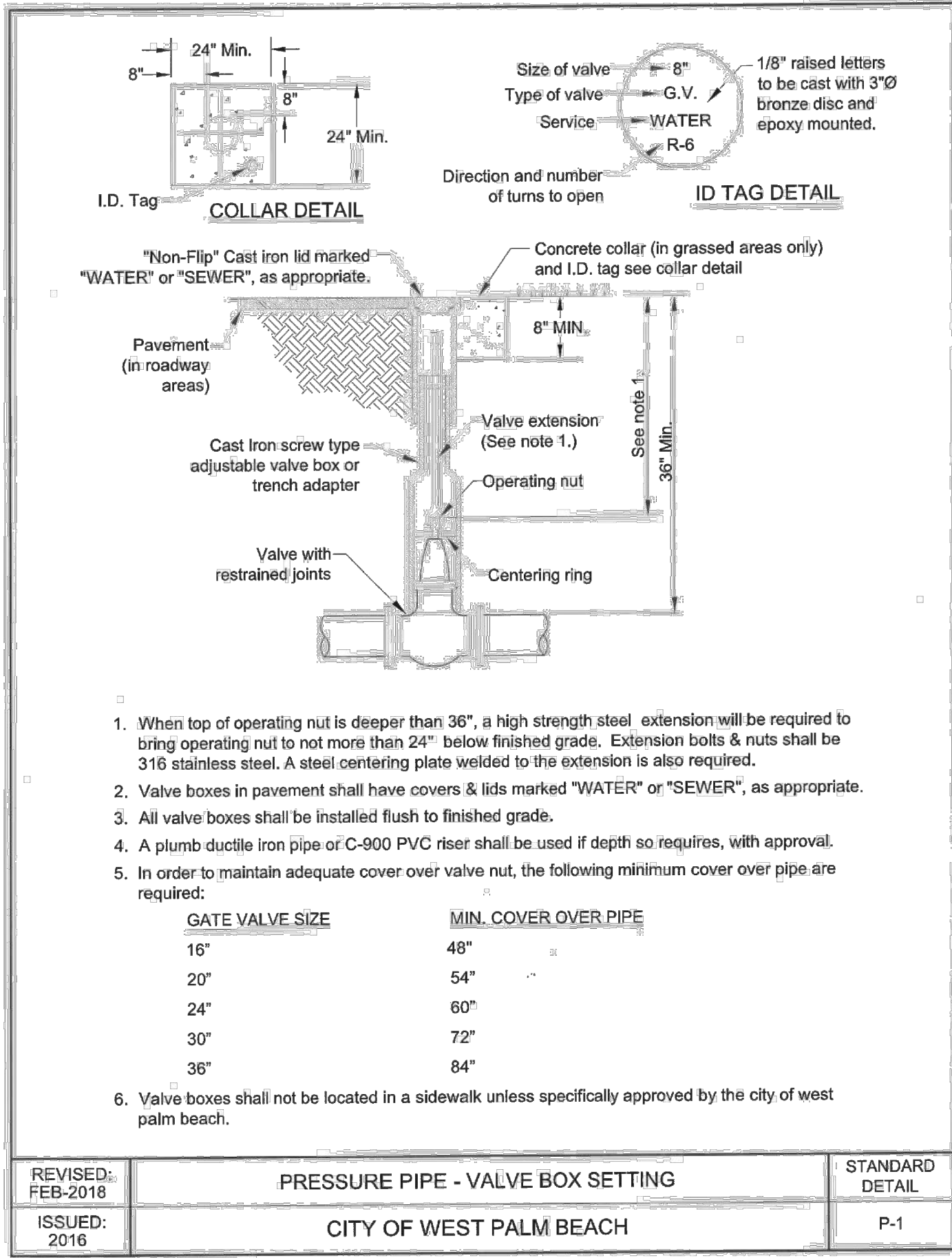
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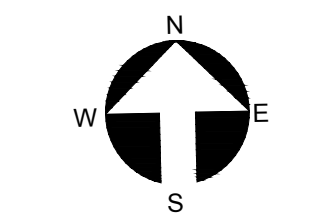
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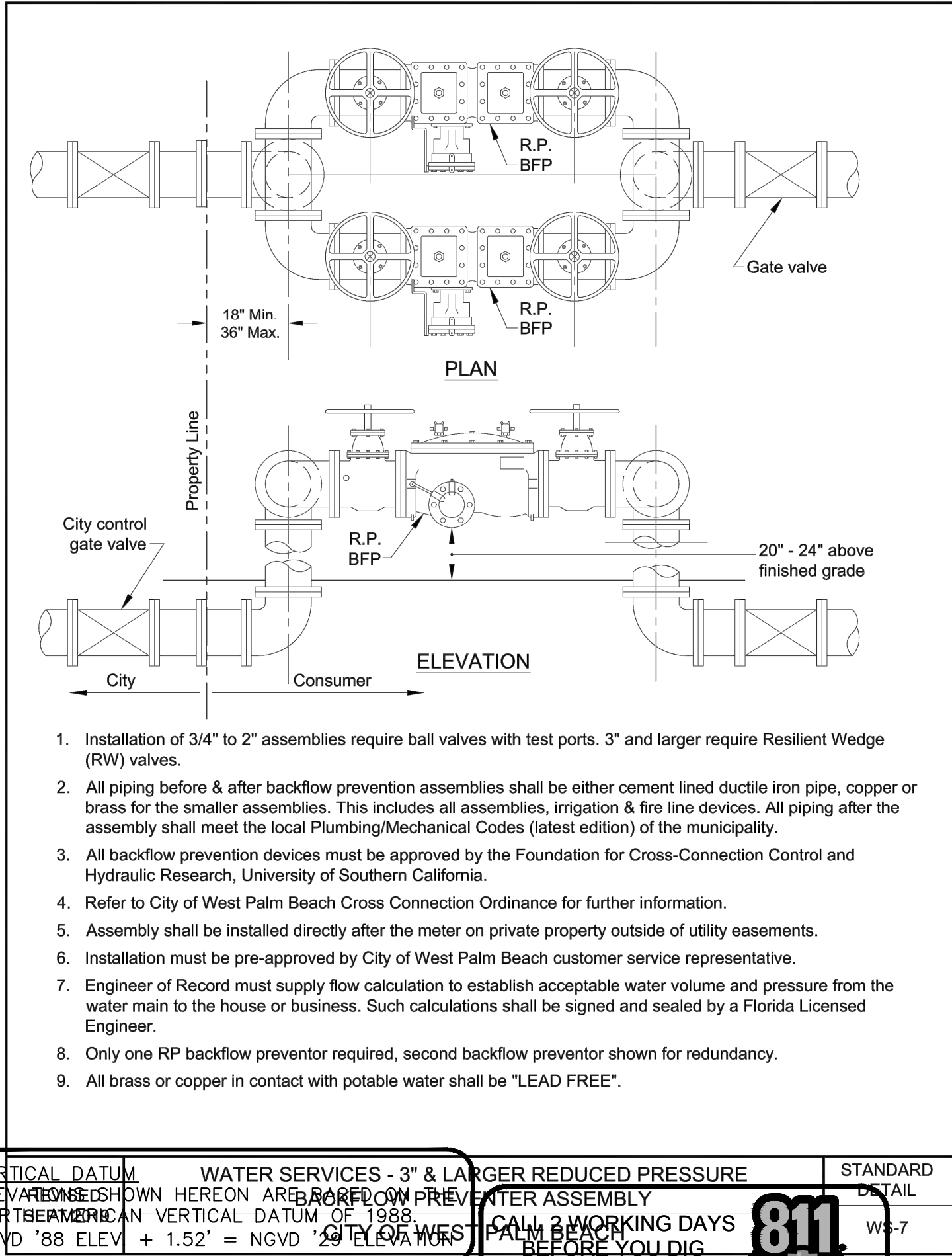
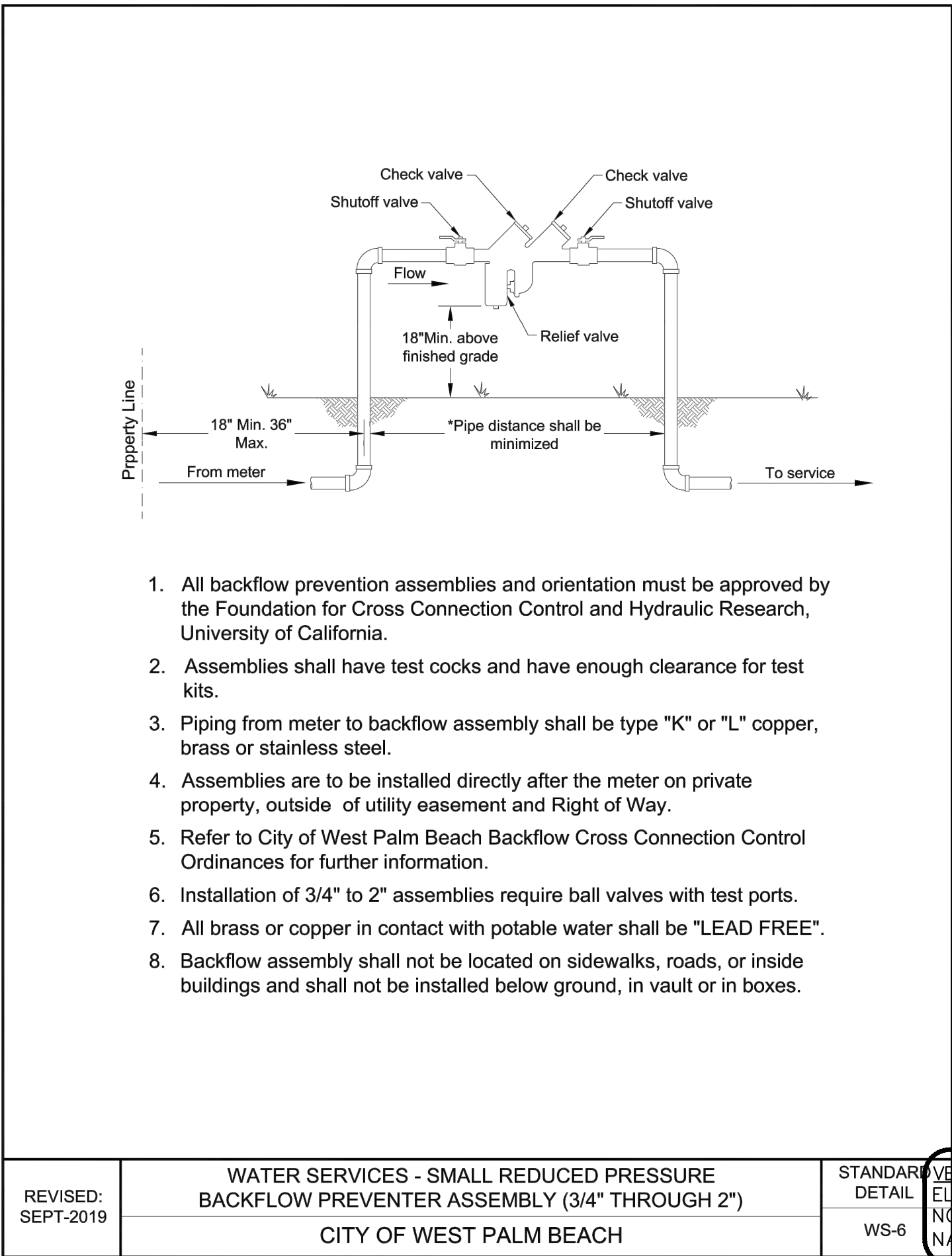
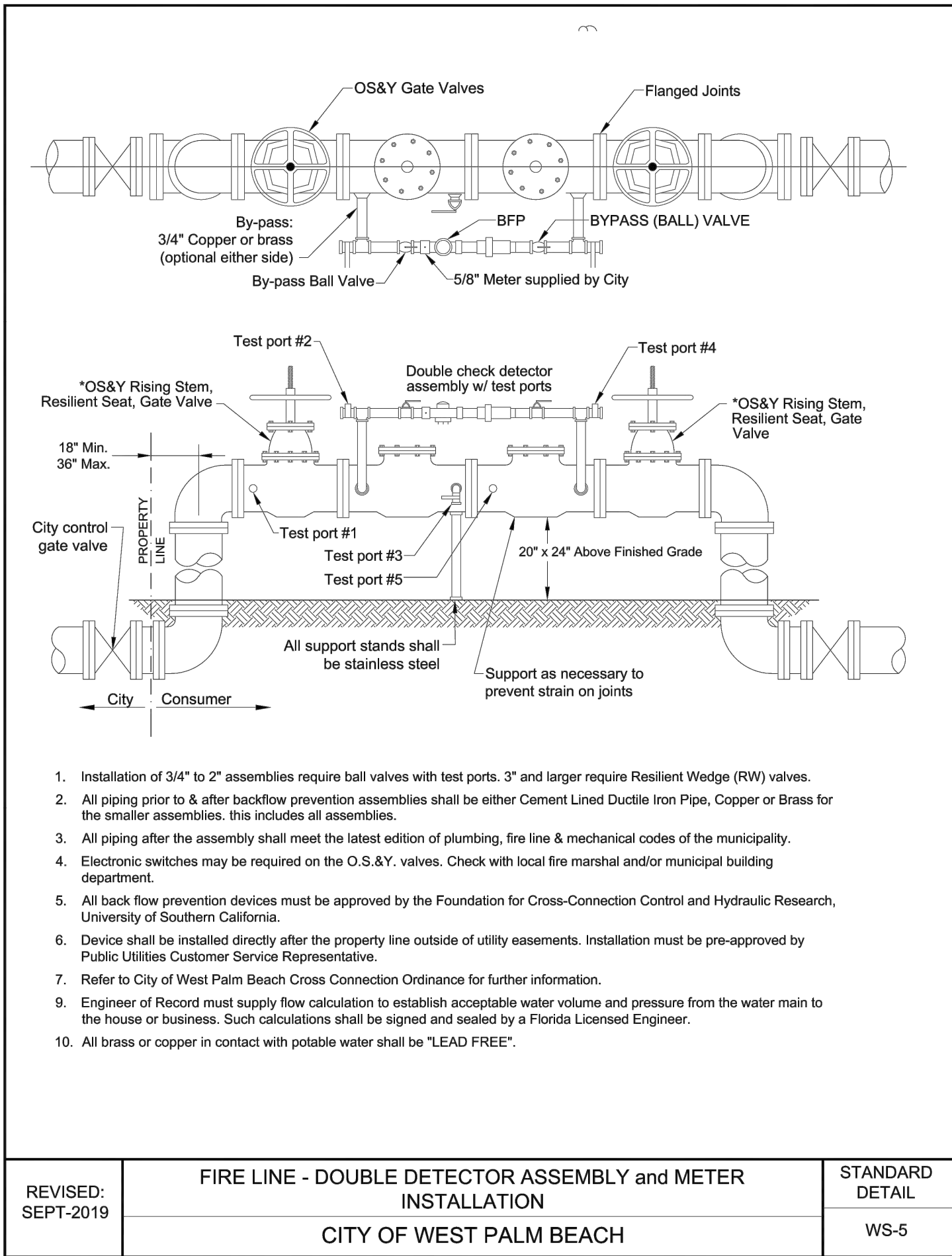
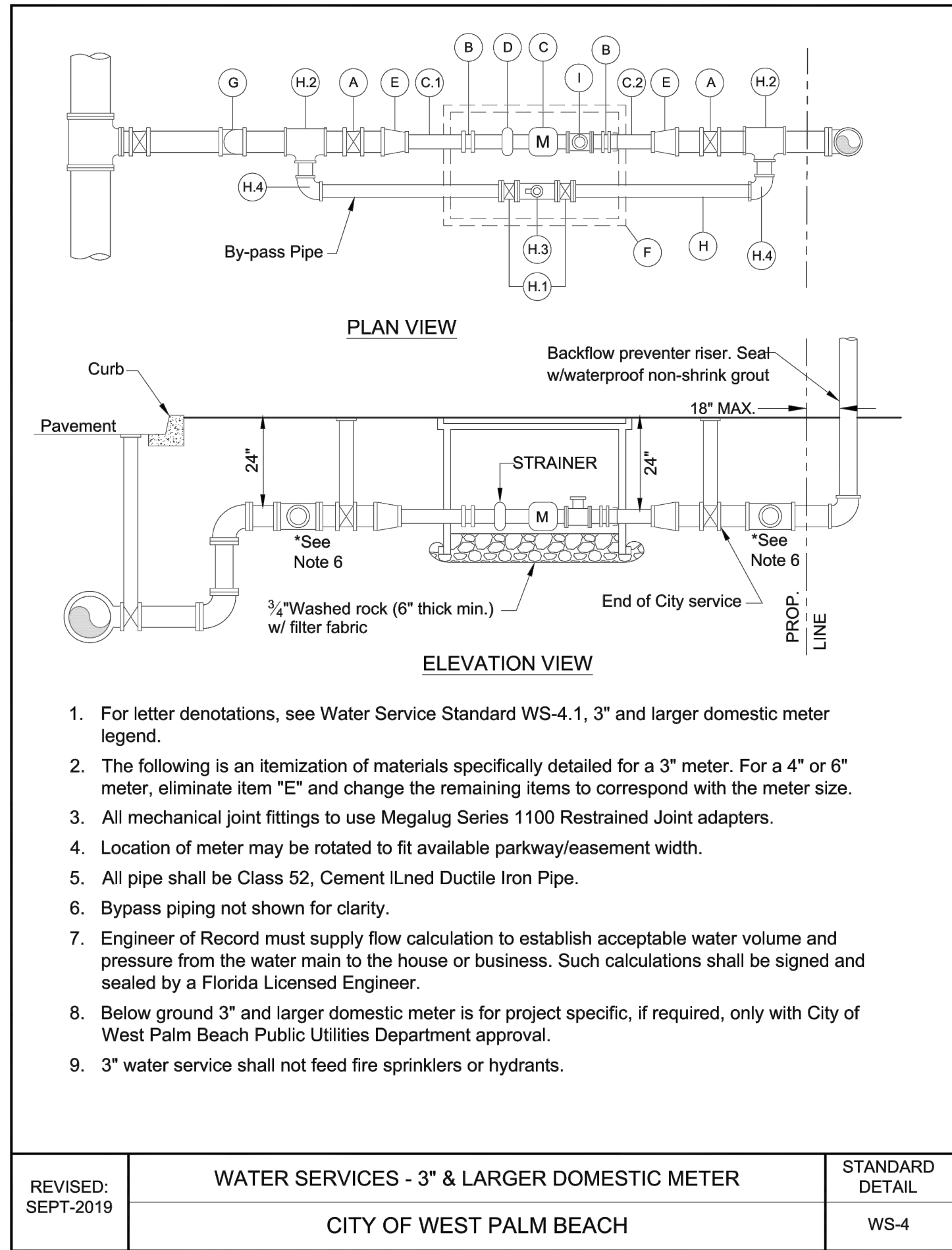
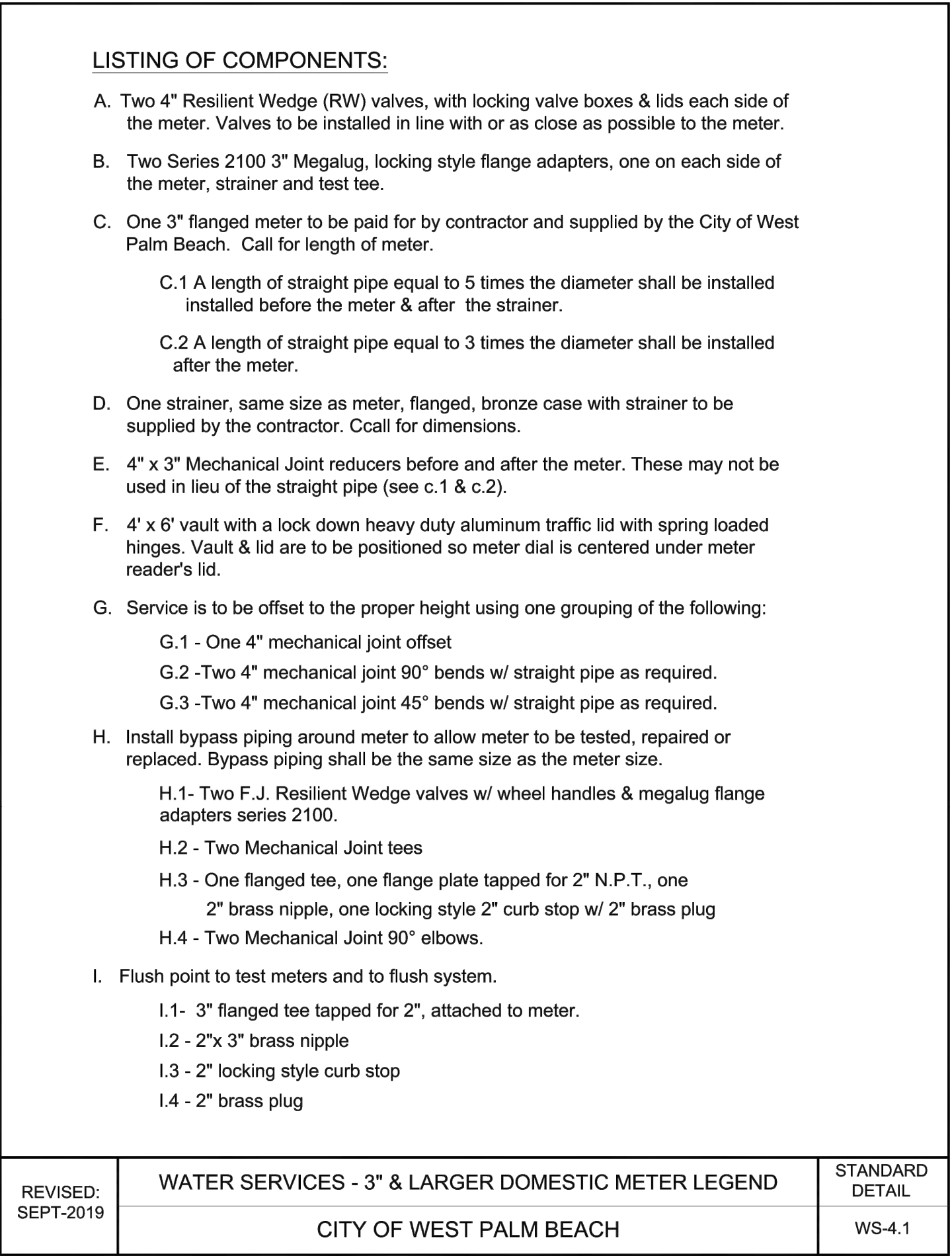
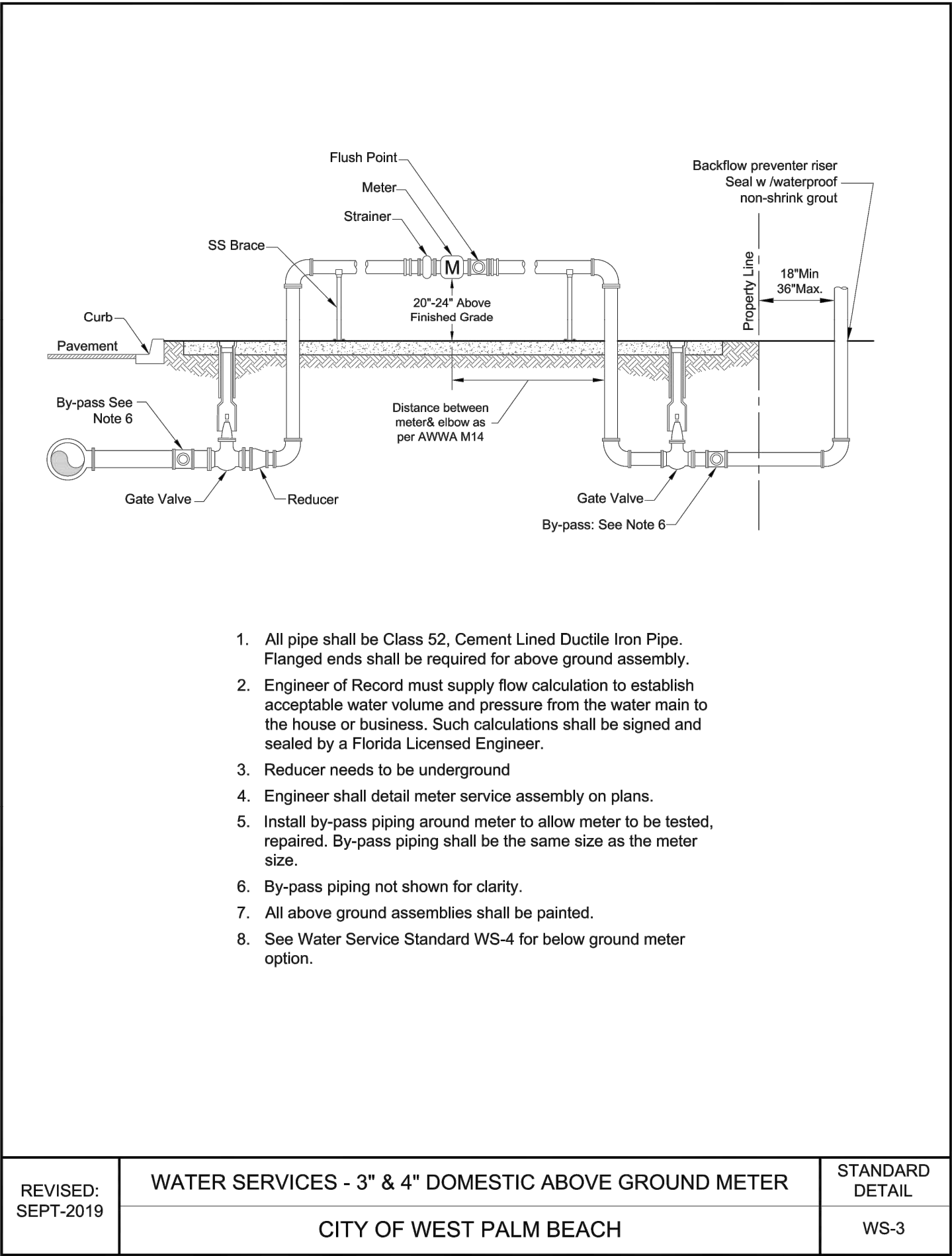
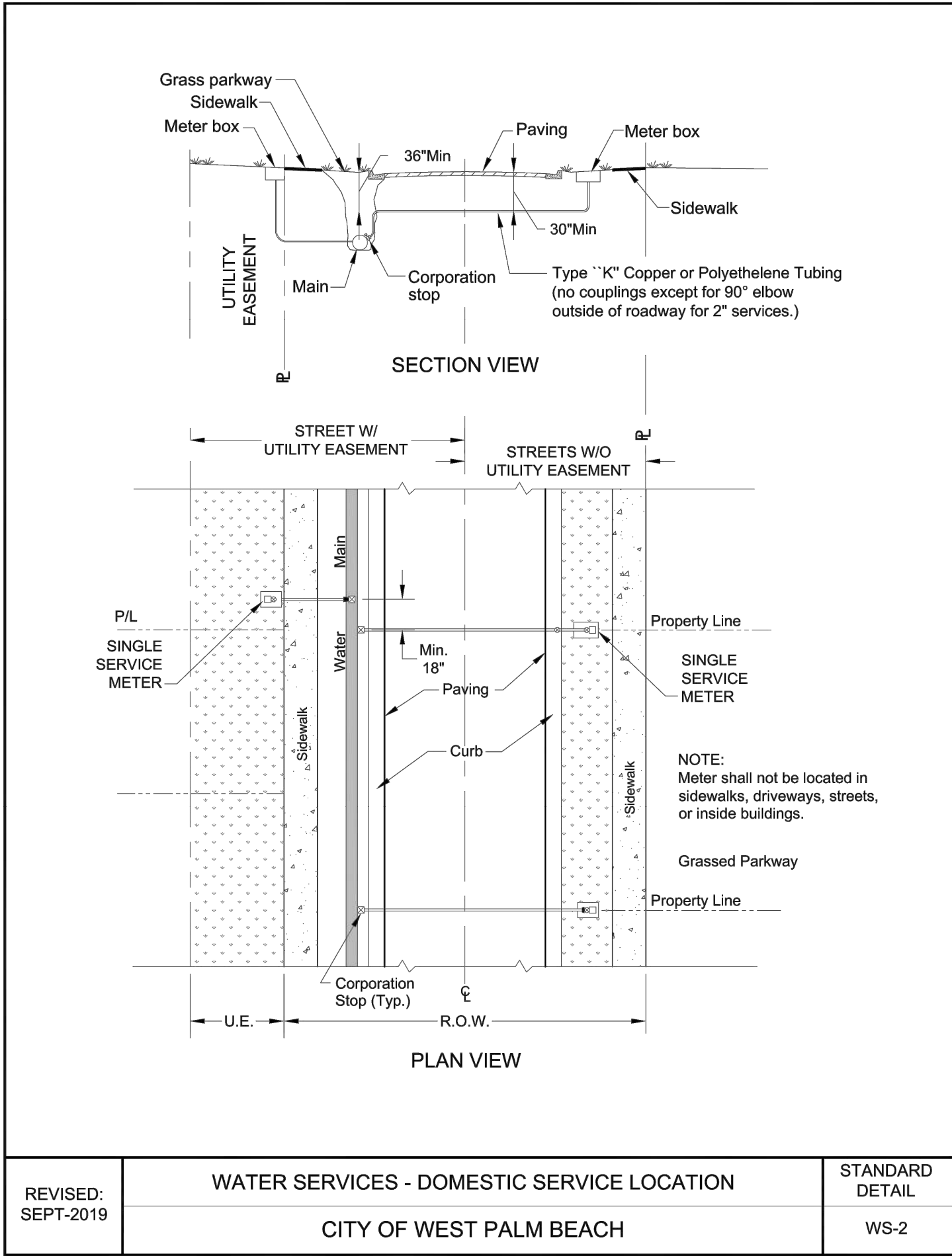
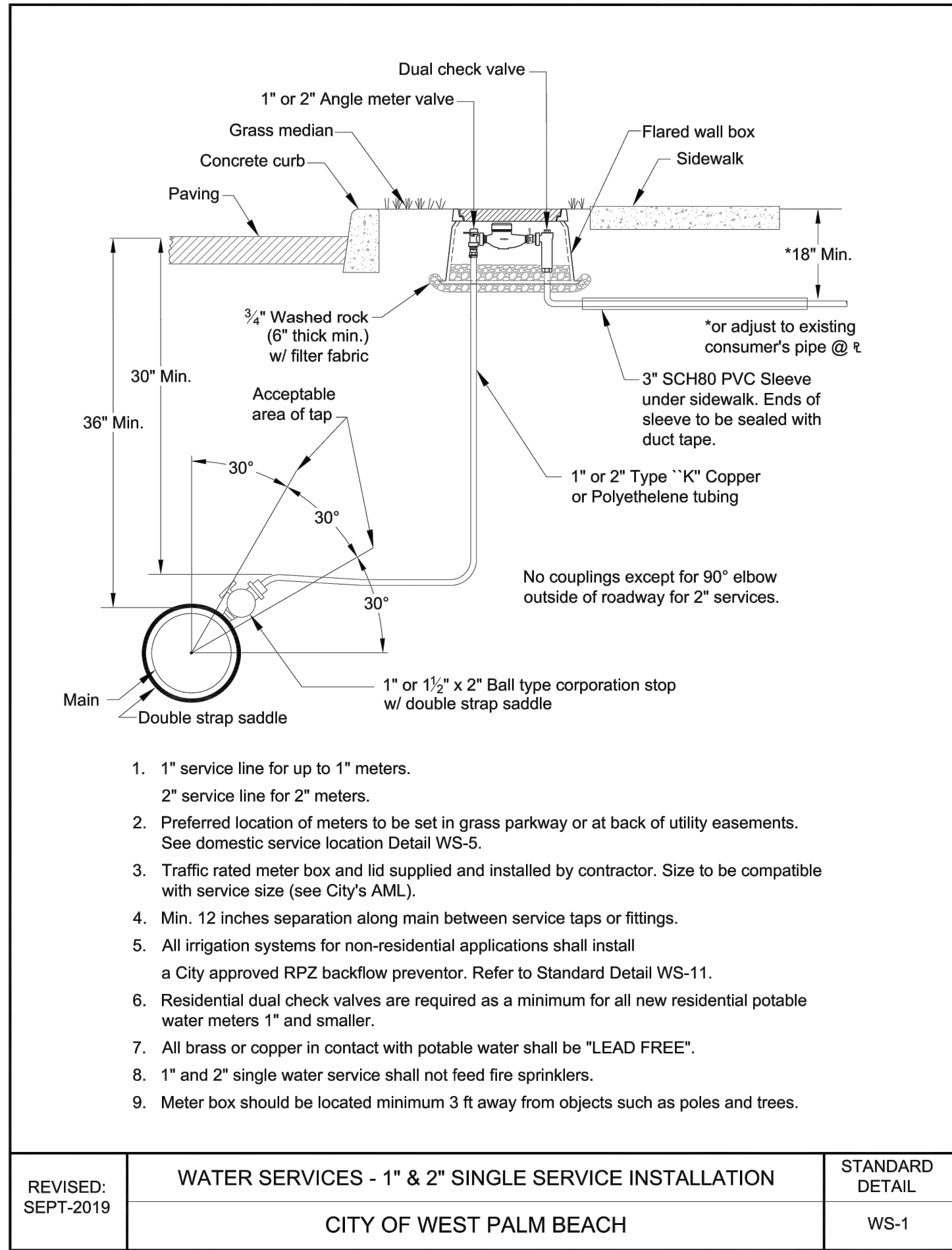
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