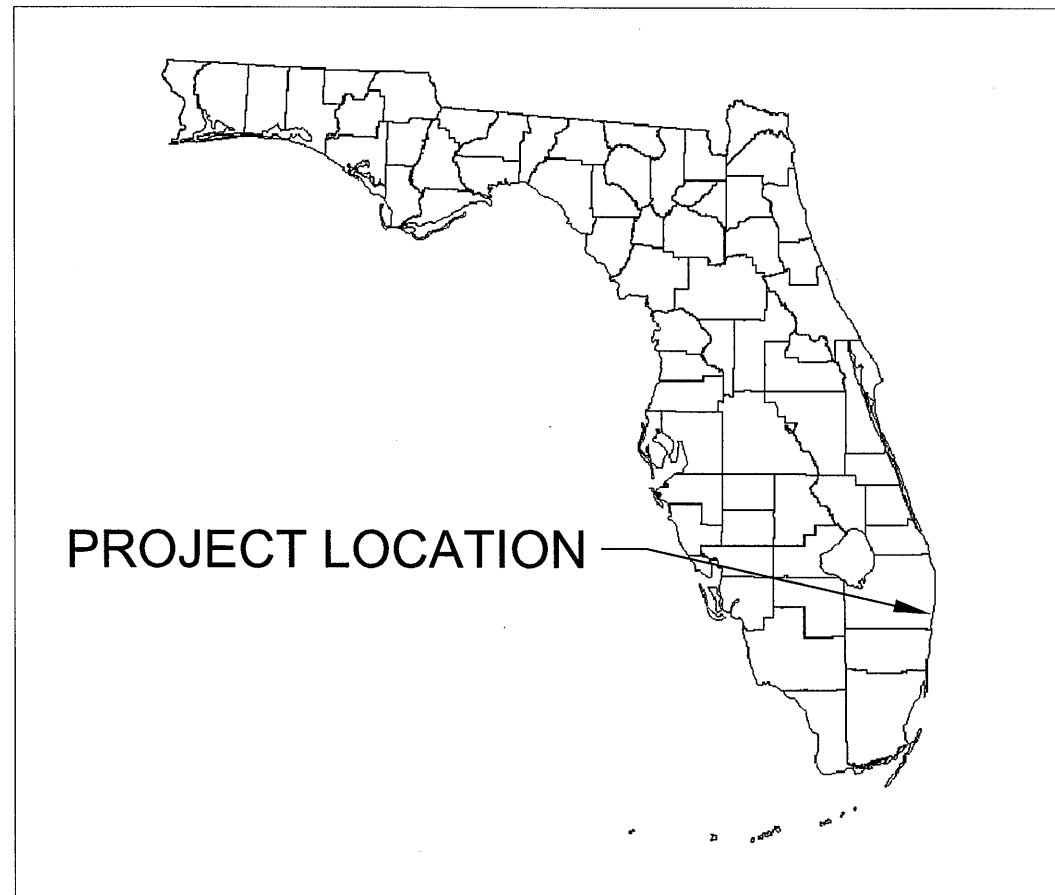


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HIGHLAND BEACH  
BUILDING DEPARTMENT

# 4206 INTRACOASTAL DRIVE TOWN OF HIGHLAND BEACH PLAN SET



LOCATION MAP (N.T.S.)

## DRAWING INDEX

SHEET 1: COVER

SHEET 2: EXISTING  
CONDITIONS

SHEET 3A: PROPOSED  
CONDITIONS 20 SCALE

SHEET 5: SECTION B

SHEET 6: SECTION C

SHEET 7: SECTION D

SHEET 8: DETAILS

SHEET 9: DETAILS



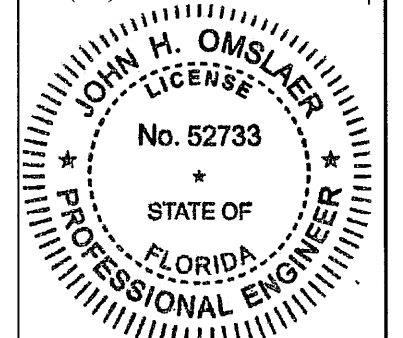
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1950 N.E. 6Th Street, #10075  
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Tel: (954) 860-5623



John Omslaer  
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11-23-22 - Added Section D-D

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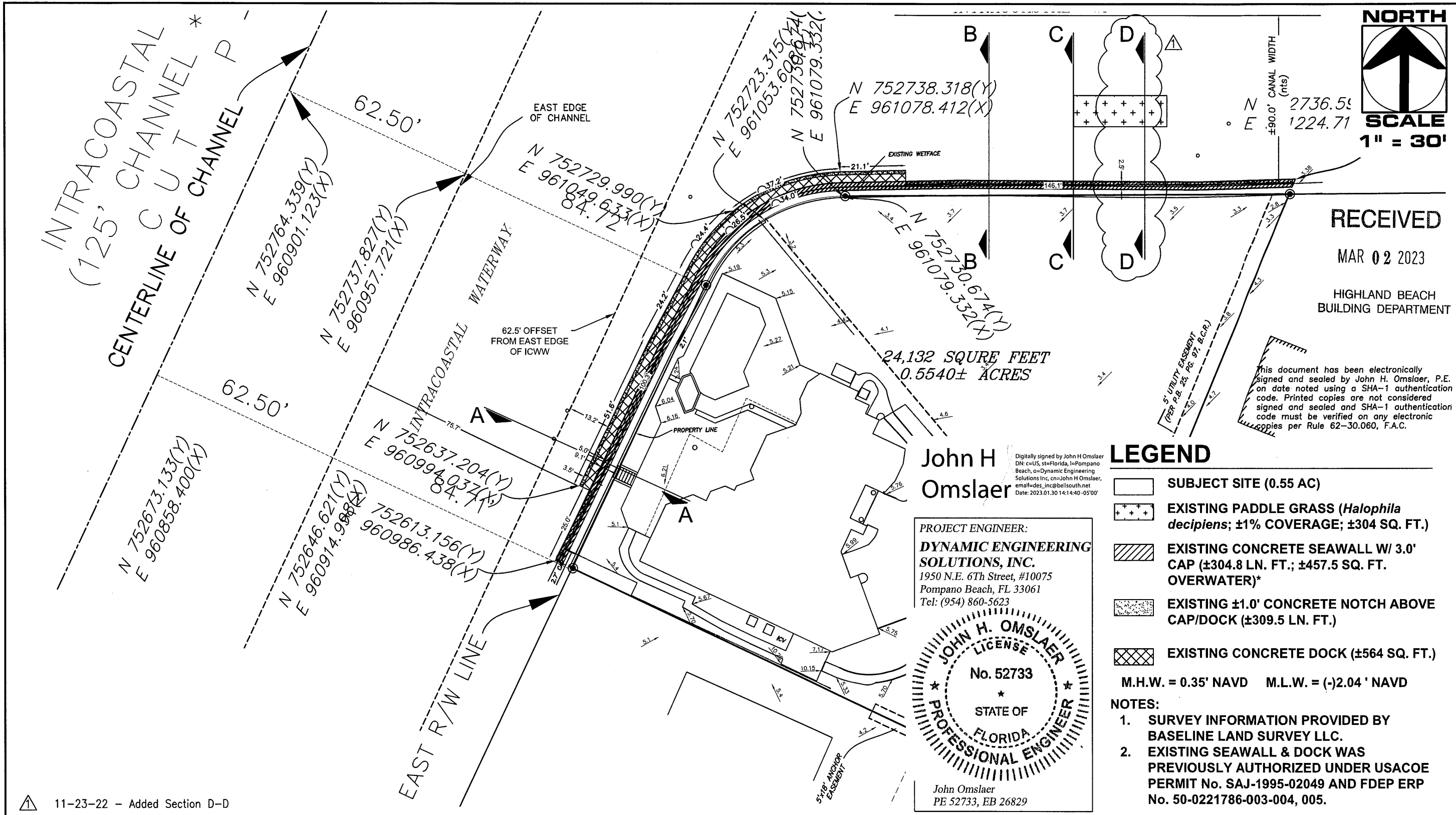
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4206 INTRACOASTAL DRIVE

PREPARED FOR:  
DAVE & RANDI STANLEY

COVER

Date: 9/23/2022	Sheet : 1	of : 9
Proj No.: 19-0050.001		

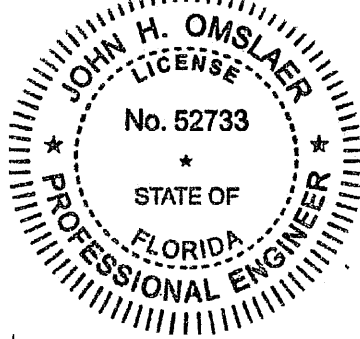


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Tel: (954) 860-5623



John Omslaer  
PE 52733, EB 26829

### LEGEND

- SUBJECT SITE (0.55 AC)**
- EXISTING PADDLE GRASS (*Halophila decipiens*; ±1% COVERAGE; ±304 SQ. FT.)**
- EXISTING CONCRETE SEAWALL W/ 3.0' CAP (±304.8 LN. FT.; ±457.5 SQ. FT. OVERWATER)\***
- EXISTING ±1.0' CONCRETE NOTCH ABOVE CAP/DOCK (±309.5 LN. FT.)**
- EXISTING CONCRETE DOCK (±564 SQ. FT.)**

M.H.W. = 0.35' NAVD M.L.W. = (-)2.04' NAVD

### NOTES:

- SURVEY INFORMATION PROVIDED BY BASELINE LAND SURVEY LLC.
- EXISTING SEAWALL & DOCK WAS PREVIOUSLY AUTHORIZED UNDER USACOE PERMIT No. SAJ-1995-02049 AND FDEP ERP No. 50-0221786-003-004, 005.

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## 4206 INTRACOASTAL DRIVE

PREPARED FOR:  
**DAVE & RANDI STANLEY**

### EXISTING CONDITIONS

Date: 9/23/2022	Sheet: <b>2</b>	of: <b>9</b>
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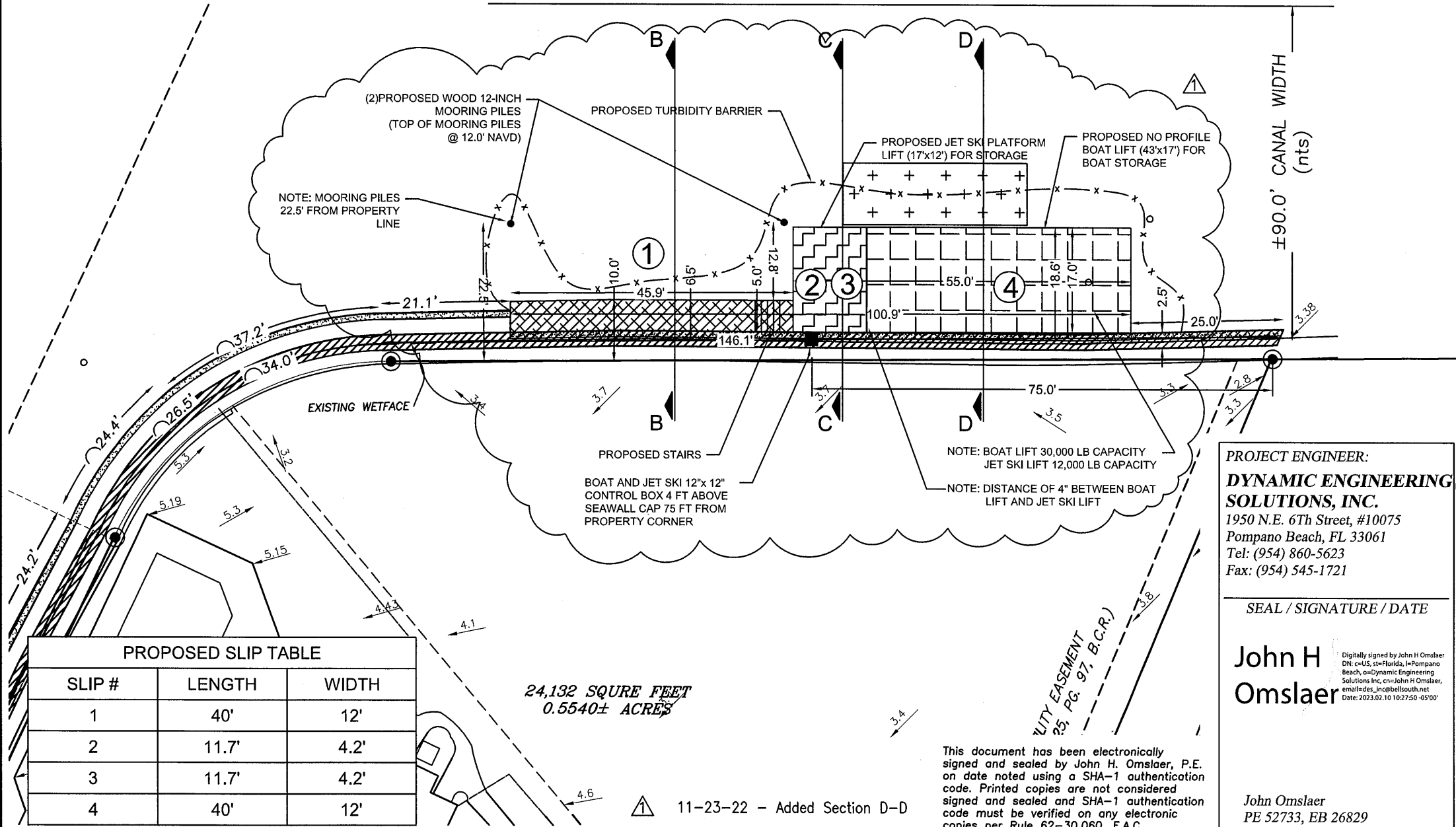
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INTRACOASTAL WATERWAY



LEGEND

- SUBJECT SITE (0.55 AC)
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- EXISTING CONCRETE SEAWALL W/ 3.0' CAP (±304.8 LN. FT.; ±457.5 SQ. FT. OVERWATER)\*
- EXISTING ±1.0' CONCRETE NOTCH ABOVE CAP/DOCK (±309.5 LN. FT.)
- (2) PROPOSED MOORING PILES
- EXISTING CONCRETE DOCK (±564 SQ. FT.)
- PROPOSED WOOD DOCK WITH COMPOSITE DECKING (±232 SQ. FT.)
- PROPOSED JET SKI PLATFORM LIFT (±204 SQ. FT.)
- PROPOSED NO PROFILE BOAT LIFT (±731 SQ. FT.)
- (1)-(4) PROPOSED SLIPS (4)

M.H.W. = 0.35' NAVD M.L.W. = (-)2.04' NAVD

- NOTES:
- SURVEY INFORMATION PROVIDED BY BASELINE LAND SURVEY LLC.
  - EXISTING SEAWALL & DOCK WAS PREVIOUSLY AUTHORIZED UNDER USACOE PERMIT No. SAJ-1995-02049 AND FDEP ERP No. 50-0221786-003-004, 005.
  - TOTAL OVERWATER SQUARE FOOTAGE IS 1,935 SQ. FT.

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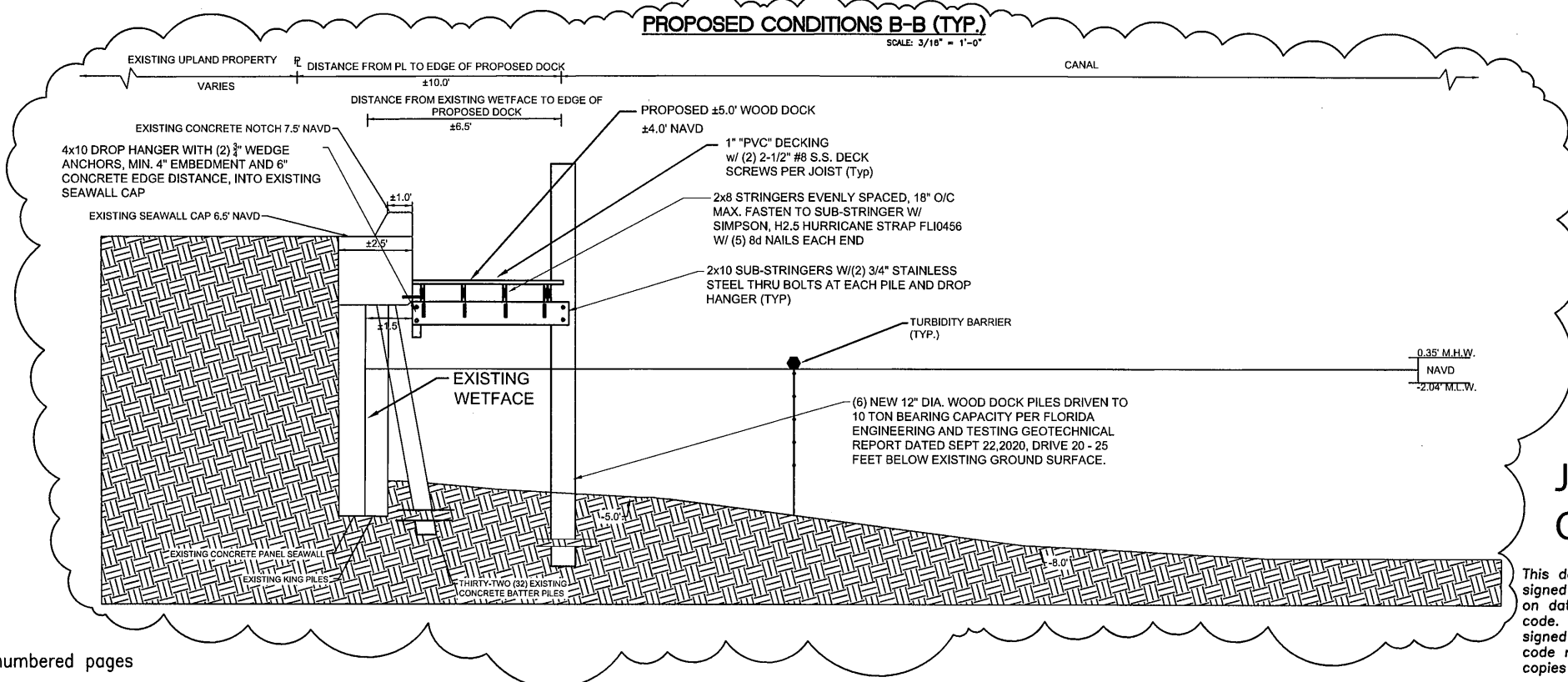
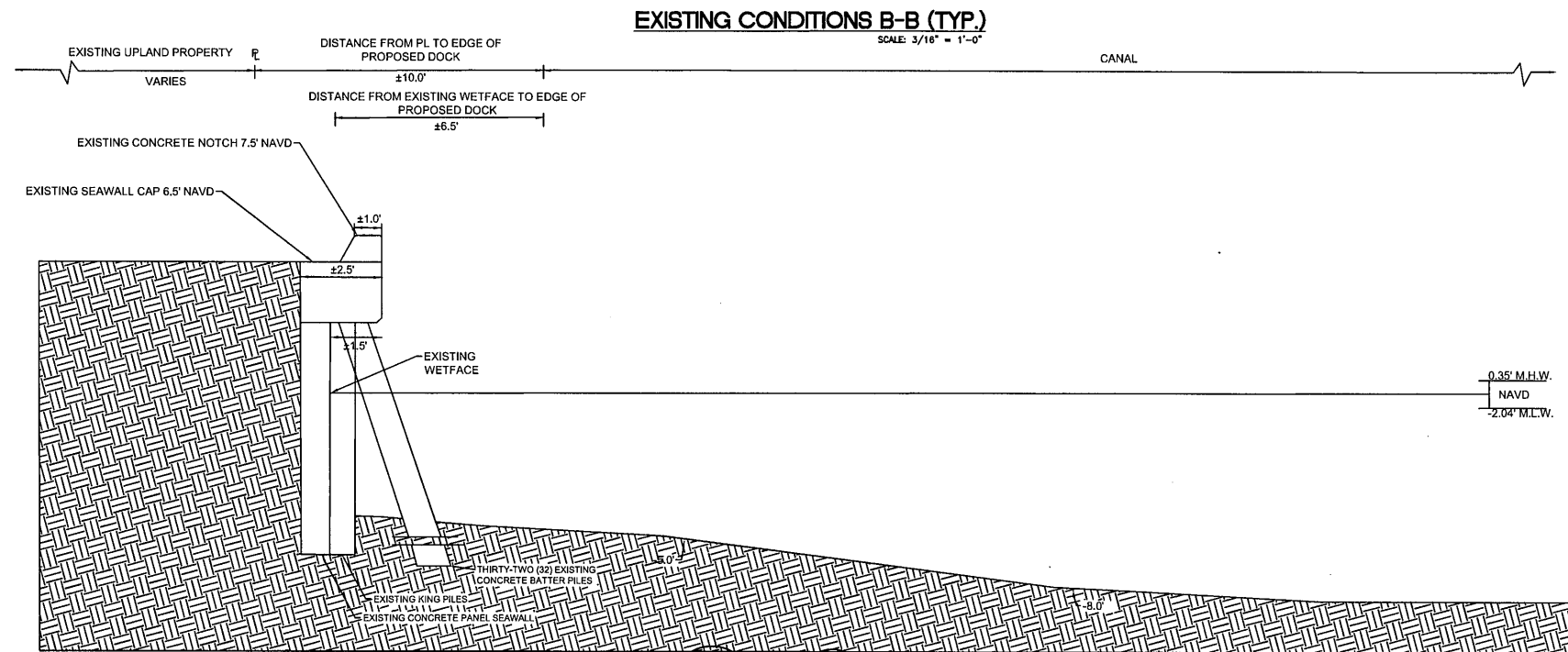
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4206 INTRACOASTAL DRIVE

PREPARED FOR:  
DAVE & RANDI STANLEY

PROPOSED CONDITIONS

Date: 9/23/2022	Sheet: 3A	of: 9
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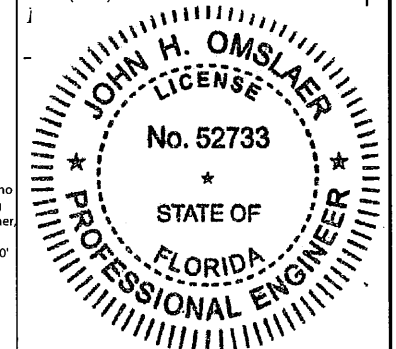
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John Omslaer  
PE 52733, EB 26829

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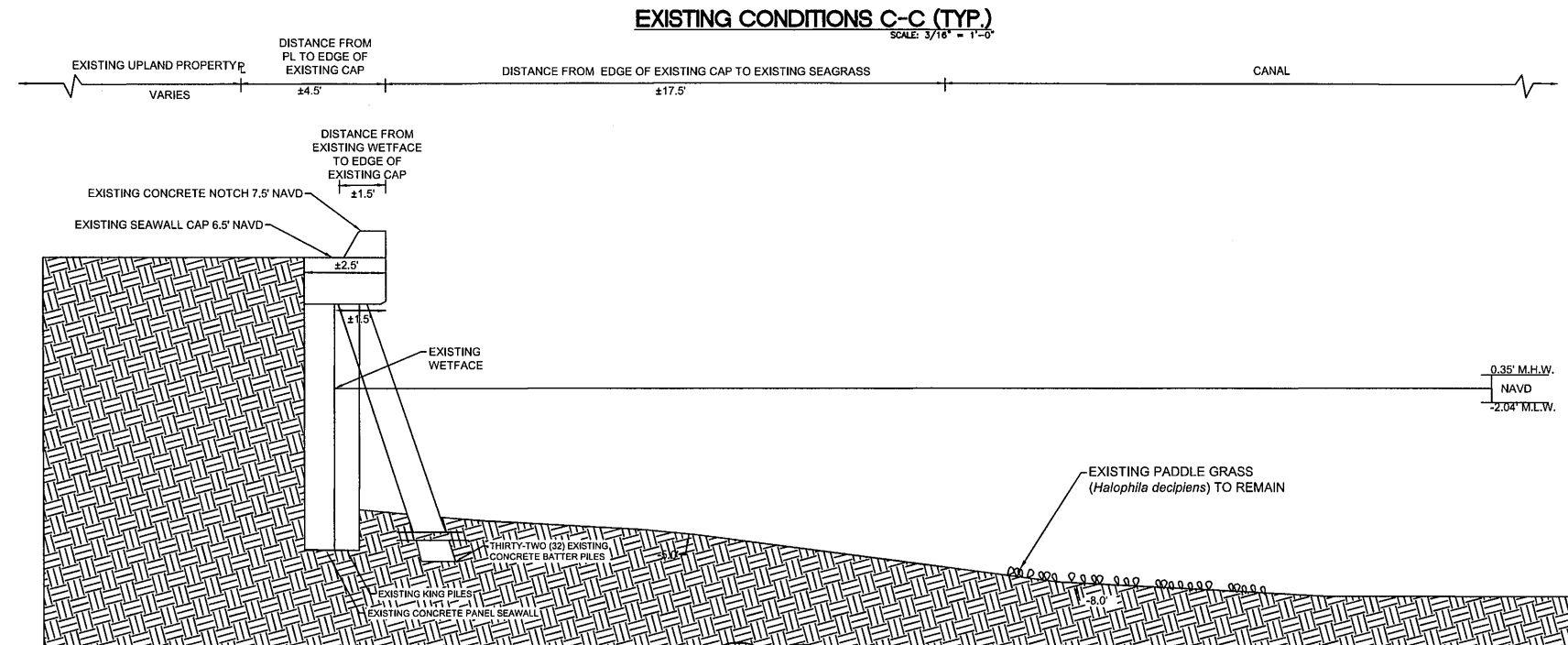
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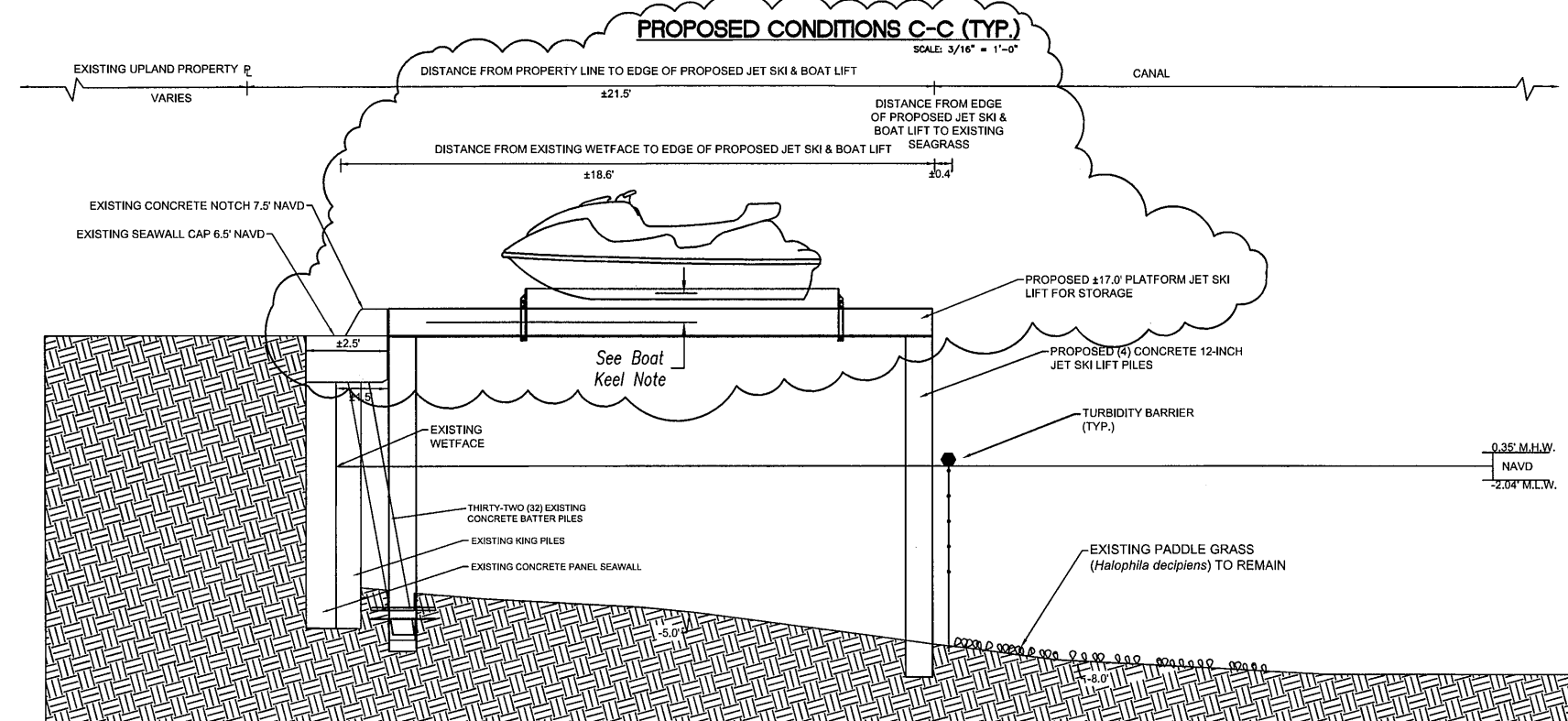
HIGHLAND BEACH  
BUILDING DEPARTMENT



**BOAT KEEL NOTE:**  
BOAT KEEL TO BE A MAXIMUM OF ONE FOOT ABOVE MINIMUM SEAWALL ELEVATION WHEN LIFTED

BOAT LIFT MEANS THE BOTTOM OF THE KEEL OF ANY BOAT SHALL NOT BE HOISTED GREATER THAN ONE FOOT ABOVE THE MINIMUM SEAWALL ELEVATION. IN NO CASE SHALL THE LIFT BE HIGHER THAN THE SUPERSTRUCTURE OF THE BOAT WHEN LIFTED.

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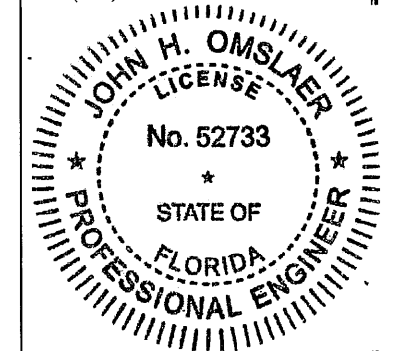


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4206 INTRACOASTAL DRIVE

PREPARED FOR:  
DAVE & RANDI STANLEY

SECTIONS

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9/23/2022  
Proj No.:  
19-0050.001

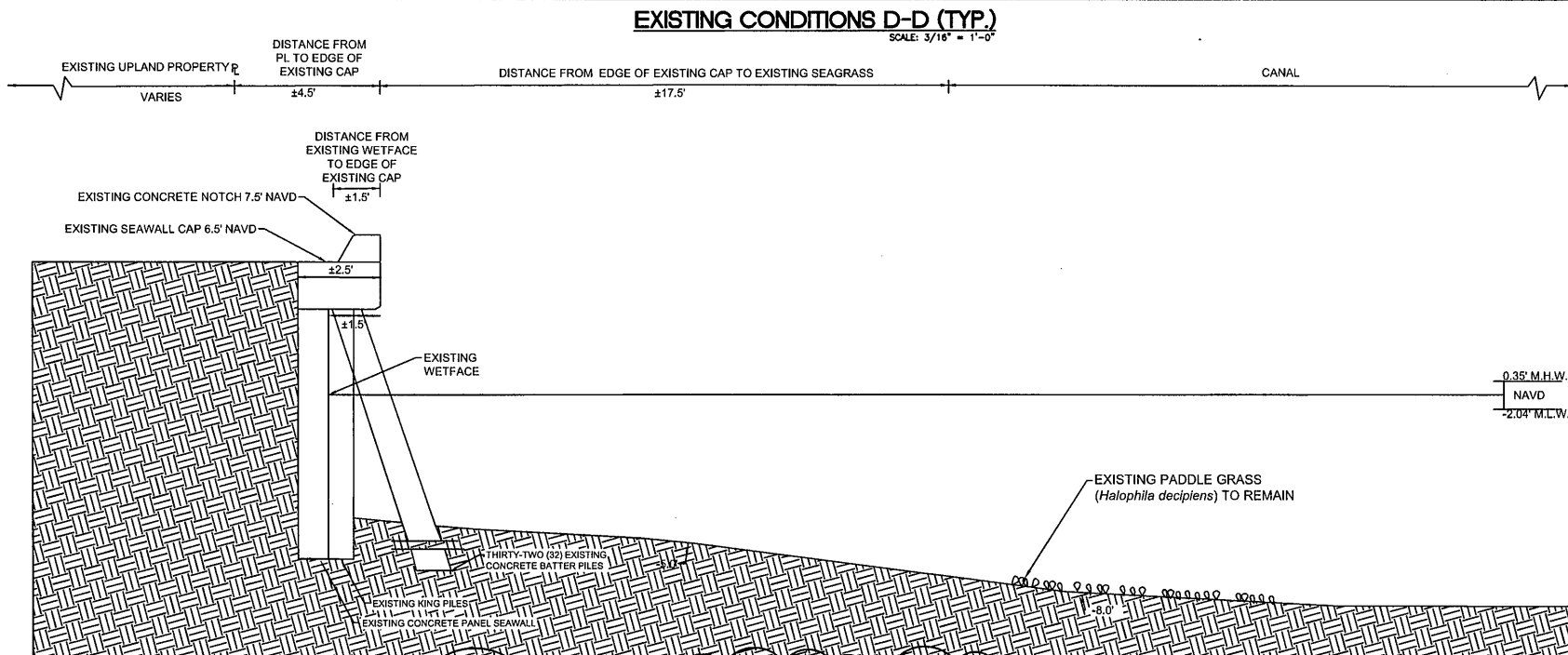
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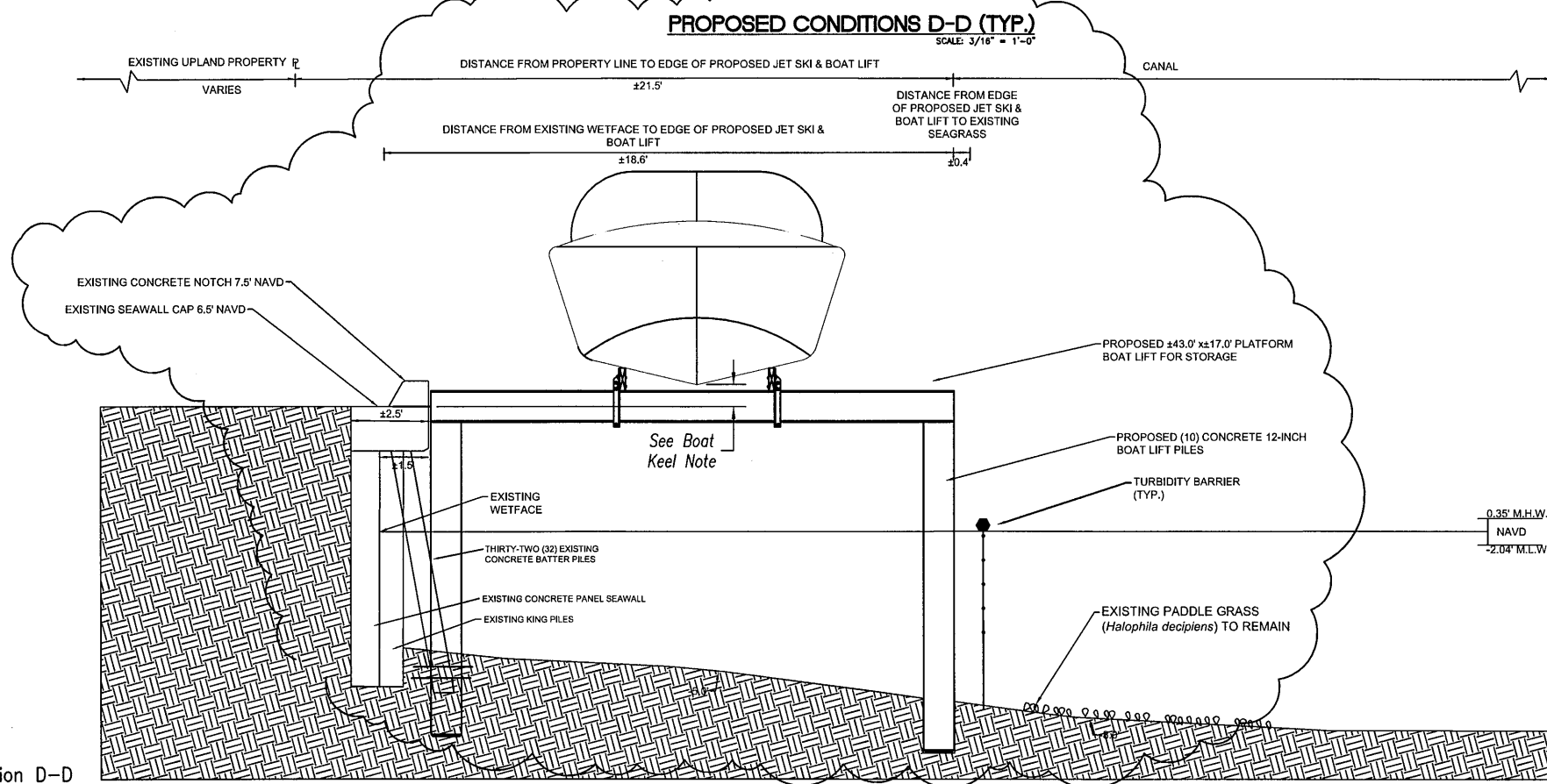
HIGHLAND BEACH  
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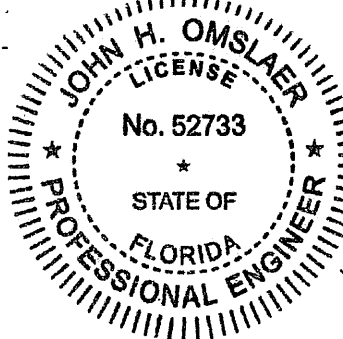


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4206 INTRACOASTAL DRIVE

PREPARED FOR:  
DAVE & RANDI STANLEY

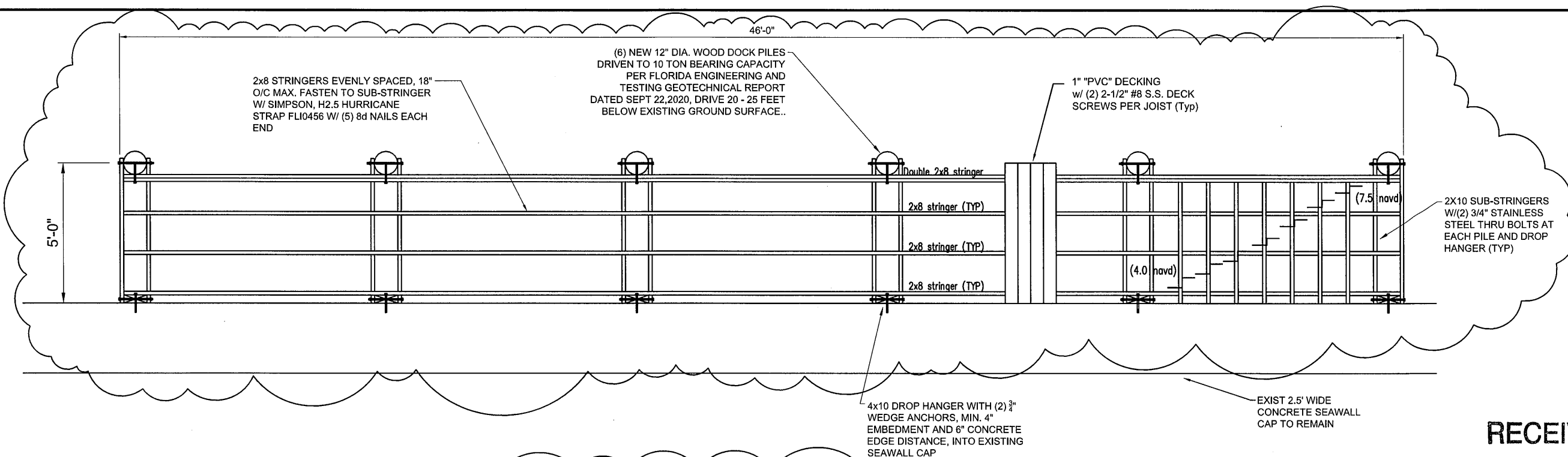
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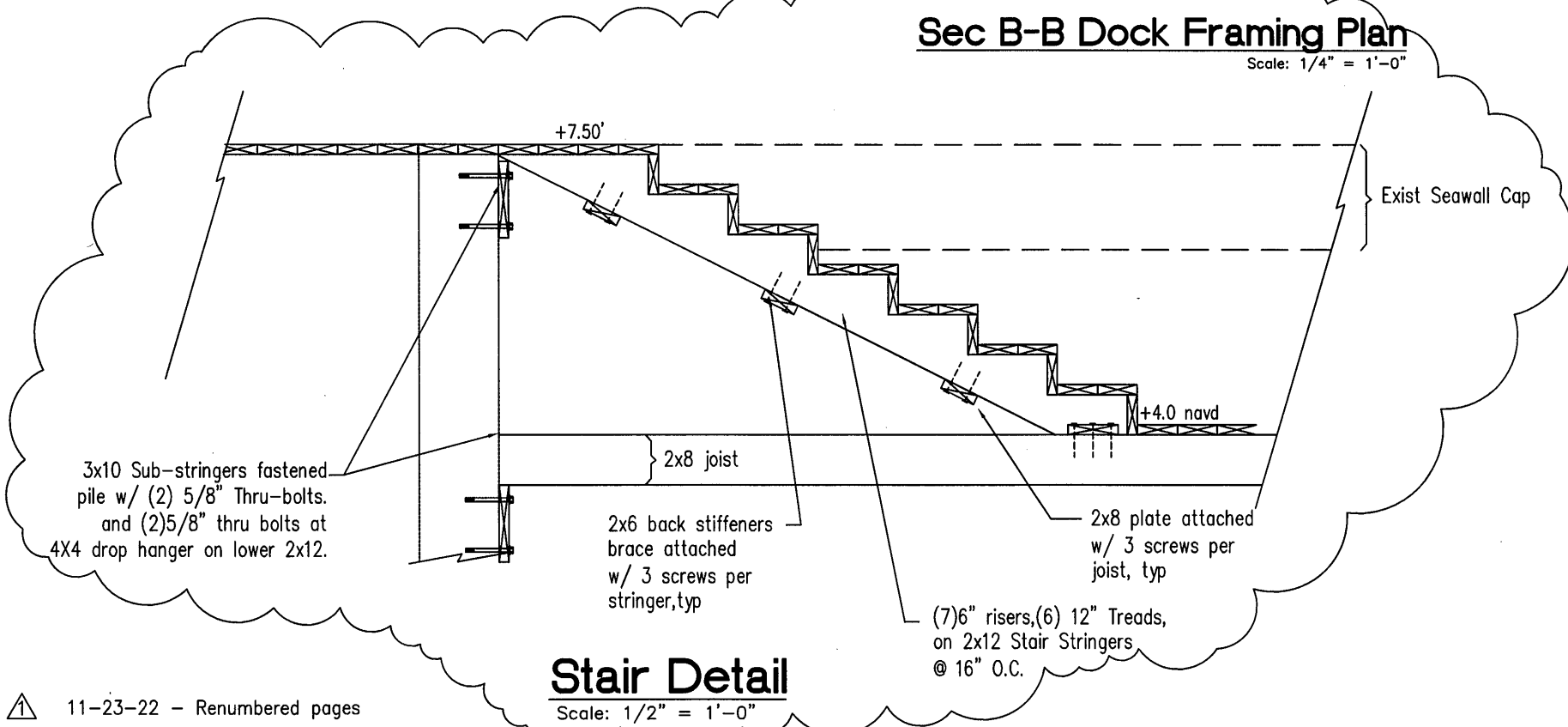
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**Sec B-B Dock Framing Plan**  
Scale: 1/4" = 1'-0"

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**Stair Detail**  
Scale: 1/2" = 1'-0"

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**JOHN H. OMSLAER**  
LICENSE  
No. 52733  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

John Omslaer  
PE 52733, EB 26829

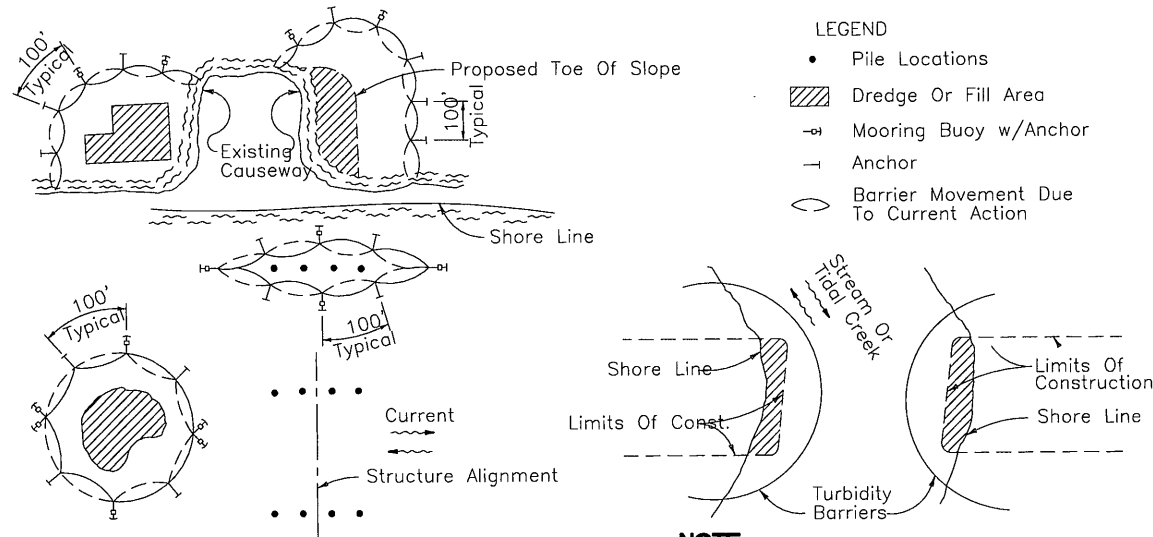
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**4206 INTRACOASTAL DRIVE**  
PREPARED FOR:  
**DAVE & RANDI STANLEY**

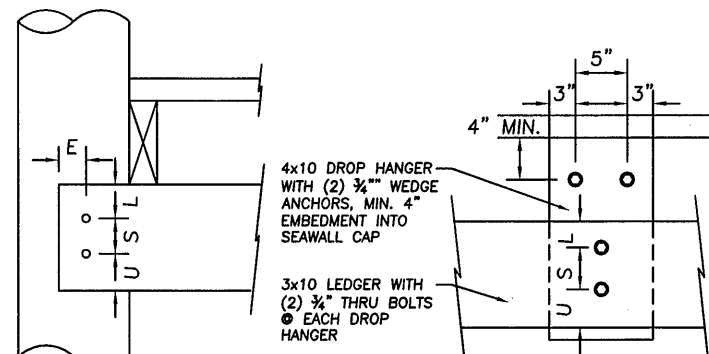
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**NOTES:**

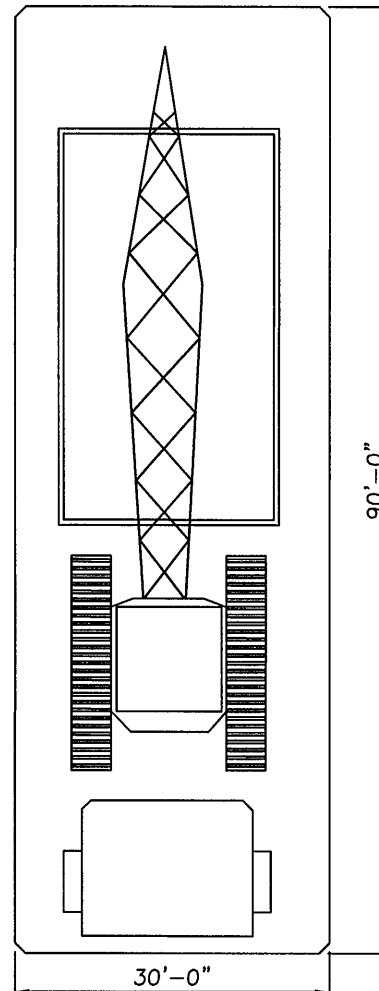
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependant on current velocities.
3. Deployment of barrier around pile location may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

**Turbidity Barrier**  
N.T.S.



Bolt Diameter	1/2"	5/8"	3/4"	1"
E = End Dist = 4D	2	2 1/2"	3	4
L = Edge Dist, Loaded = 4D	2	2 1/2"	3	4
S = Spacing = 4D	2	2 1/2"	3	4
U = End Dist, Unloaded = 1.5D	3/4	15/16	1 1/8	1 1/2

**NDS Bolt Spacing Requirements**  
not to scale



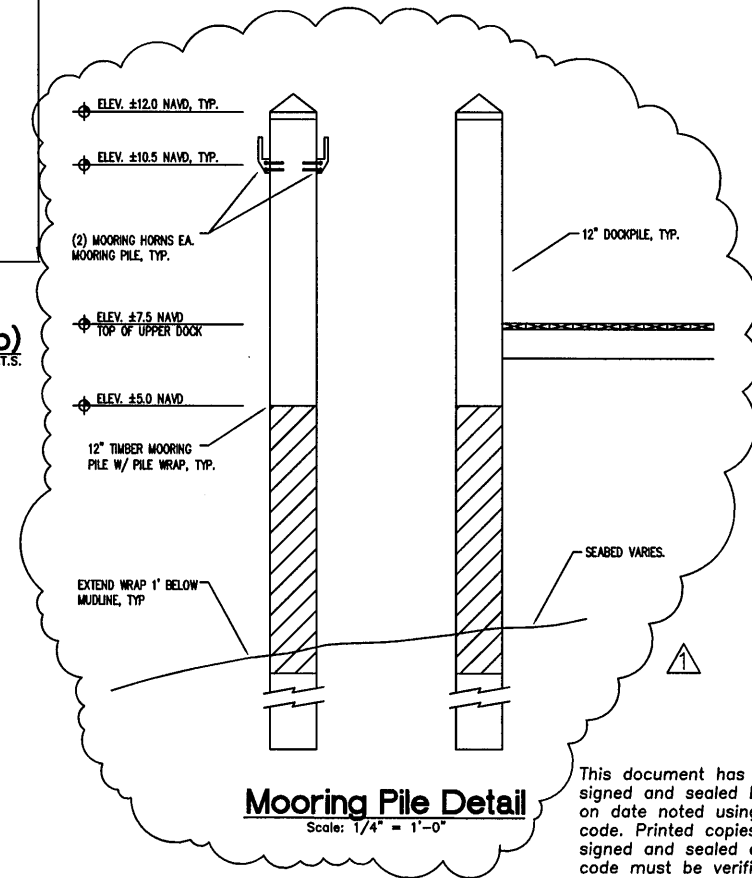
**Construction Barge (typ)**  
N.T.S.

**PILE DRIVING NOTES**

1. Pile driving operations shall be observed by a special inspector, including test piles sufficient to determine the approximate length required to meet design capacity.
2. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of the hammer energy.
3. Piles shall be driven to required capacity a minimum of 6 feet into rock or a minimum of 10 feet into yielding material.
4. Piles shall be driven with a drop hammer or gravity hammer provided the weight of the hammer is no less than 3000 pounds, and the fall of the hammer shall not exceed 6 feet.
5. Piles shall be driven with a variation of not more than 1/4" per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than 3 inches.
6. Where piling must penetrate strata offering high resistance to driving, the structural engineer of record or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

**STRUCTURAL TIMBER NOTES**

1. All structural timber framing shall be #2 Grade, pressure treated Southern Pine unless otherwise noted.
2. All decking shall be #1 Grade, pressure treated Southern Pine unless otherwise noted.

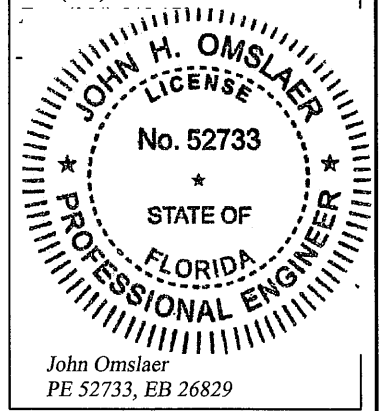


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**4206 INTRACOASTAL DRIVE**

PREPARED FOR:  
**DAVE & RANDI STANLEY**

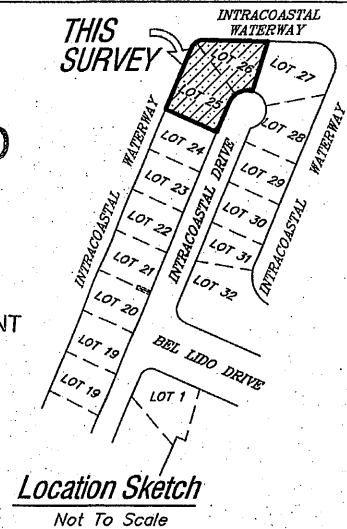
**DETAILS**

Date: 9/23/2022	Sheet : <b>9</b>	of : <b>9</b>
Proj No.: 19-0050.001		





HIGHLAND BEACH  
BUILDING DEPARTMENT



*Lots 25, and 26, Block 4, BEL LIDO, according to the plat thereof, as recorded in Plat Book 25, Page 97, of the public records of Palm Beach County, Florida.*

*Said land situate, lying and being in the City of Highland Beach, Palm Beach County, Florida and containing 24,132 square feet or 0.5540 acres, more or less.*

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

8"

PALM TREE

**NOTES:**

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: Bench Mark #DK 3510 NGS, Elevation= 3.46 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ~~3.46~~, Elev. = 3.25
- 7) This property lies in Flood Zone "AE", Elev.=6.0 Per Flood Insurance Rate Map No. 12099C00989 F, Dated: October 05, 2017. Community Panel No. 125111.
- 8) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- 9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

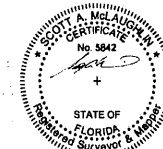
**LEGEND**

A = CENTRAL ANGLE (DELTA)  
A/C = AIR CONDITIONING  
A.K.A. = ALSO KNOWN AS  
A.L.P. = ALUMINUM LIGHT POLE  
ALTA = AMERICAN LAND TITLE ASSOCIATION  
A OR L = ARC LENGTH  
B = BROWARD COUNTY RECORDS  
B.F.P. = BACK FLOW PREVENTOR  
B.H. = BULKHEAD  
B = BASE LINE  
C.A.T.V. = CABLE TV TERMINAL OR BOX  
CALC. = CALCULATED  
C.B. = CONCRETE BLOCK AND STUCCO  
C.B. = CENTERLINE OF RIGHT-OF-WAY  
CH = CHORD  
CHORD = CHORD BEARING  
C.C.C. = CABLE CONSTRUCTION CONTROL LINE  
C.L. = CHAIN LINK FENCE  
C.L.P. = CONCRETE LIGHT POLE  
C.P.L.P. = CONCRETE POWER LIGHT POLE  
C.P.P. = CONCRETE POWER POLE  
CO = COMPANY  
CONC. = CONCRETE  
C/D = CLEAN OUT  
C.D. = CEDD BOOK  
DESC. = DESCRIPTION FROM FORMER DESCRIPTION  
DIA. = DIAMETER  
D.B.H. = DIAMETER AT BREAST HEIGHT  
ELC = ELECTRIC  
ELEV. OR EL. = ELEVATION  
FL = FEE  
F.H. = FIRE HYDRANT  
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
F.P.A. = FORMERLY KNOWN AS  
F.P.L. = FLORIDA POWER AND LIGHT CO.  
GAS = GAS VALVE  
G.T.M. = GREASE TRAP MANHOLE  
H.A. = HAND HOIST  
I.C.V. = IRRIGATION CONTROL VALVE  
INV. = INVERT  
L.P.G. = LIQUID PROPANE GAS  
LB. = LICENSED BUSINESS  
MAG. = MAGNETIC  
M.C.R. = MIAMI COUNTY RECORDS  
MEAS. = FIELD MEASURE  
P = PARKING SPACES  
M.H.W. = MEAN HIGH WATER  
M.L.P. = METAL LIGHT POLE  
M.C. = MORE CO.  
M.W. = MONITORING WELL  
NOS. = NATIONAL GEODETIC SURVEY  
N.S.P. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS  
NCEY29 = NATIONAL GEODETIC VERTICAL DATUM (1929)  
NAY89B = NORTH AMERICA VERTICAL DATUM (1989)  
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT  
NO. = NUMBER  
O.R.B. = OFFICIAL RECORDS BOOK  
O.S. = OFFSET  
O/W. = OVERHEAD UTILITY LINES  
P.G. = PAGE  
P.B. = PLAT BOOK  
P.B.C.B. = PALM BEACH COUNTY RECORDS  
P.C. = POINT OF CURVE  
P.C.D. = POLLUTION CONTROL DEVICE  
P.I. = POINT OF INTERSECTION  
P.I.V. = POST INDICATOR VALVE  
P.O. = POINT OF BEGINNING  
P.O.C. = POINT OF COMPLETMENT  
P.O.P. = POINT OF REVERSE CURVE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
R. = RADIUS  
R.C.P. = REINFORCED CONCRETE PIPE  
R/W. = RIGHT-OF-WAY  
S.E.T. = SOUTHERN BELL TELEPHONE  
S.B. = SEWER VALVE  
S.H.W. = SEASONAL HIGH WATER LINE  
SQ. FT. = SQUARE FEET  
S.T.L. = SURVEY THE LINE  
TAN. = TANGENT  
TANGENT = TANGENT BEARING  
T.O.B. = TOP OF BAFFLE  
T.W. = WATER METER  
W.S. = WATER VALVE  
W.B.H. = WET FACE OF BULKHEAD  
W.F. = WET FACE OF CAP  
W.L.P. = WOOD STREET LIGHT POLE  
W.P.P. = WOOD POWER STREET LIGHT POLE  
W.P.P. = WOOD POWER POLE  
W.M.A. = WATKINS ENGINEERING CO. CAP  
W/W.C. = WITH WITNESS CAP # 283  
= HANDICAPPED PARKING SPACE

CERTIFICATION

*We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.*

Dated at Fort Lauderdale, Florida, this 18th day of April, 2019.  
 Revised Easements added this 5th day of December, 2019.  
 Resurveyed this 27th day of February, 2020.  
 Revised to add Easements this 22nd day of February, 2021.  
 Formboard for Garages added this 10th Day of November, 2021.  
 Formboard for Building added this 15th day of December, 2021.  
 Foundation located this 22th day of December, 2021.  
 Staked East and North property lines this 19th Day of October, 2022.



**ALTA/NSPS Land Title Survey Certification:**

To: This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table "A" thereof. The fieldwork was done on February 20, 2020.

**McLAUGHLIN ENGINEERING COMPANY**

SCOTT A. McLAUGHLIN  
Professional Surveyor & Mapper No. 5842  
State of Florida.

FIELD BOOK NO. EFB, LB# 365/76, TDS, Print, TDS  
JOB ORDER NO. V-4242, V-5023, V-6267

FILE NO.: 19 - 2 - 030 (22)

CHECKED BY:                       
DRAWN BY: RT, SAM, KT