

THE BEXLY AT BOUTWELL

3300 BOUTWELL ROAD LAKE WORTH BEACH 30% ENGINEERING PLANS

PREPARED FOR:
MA INVESTMENT BOCA, LLC
740 HIBISCUS STREET
BOCA RATON, FL 33486

PREPARED BY:



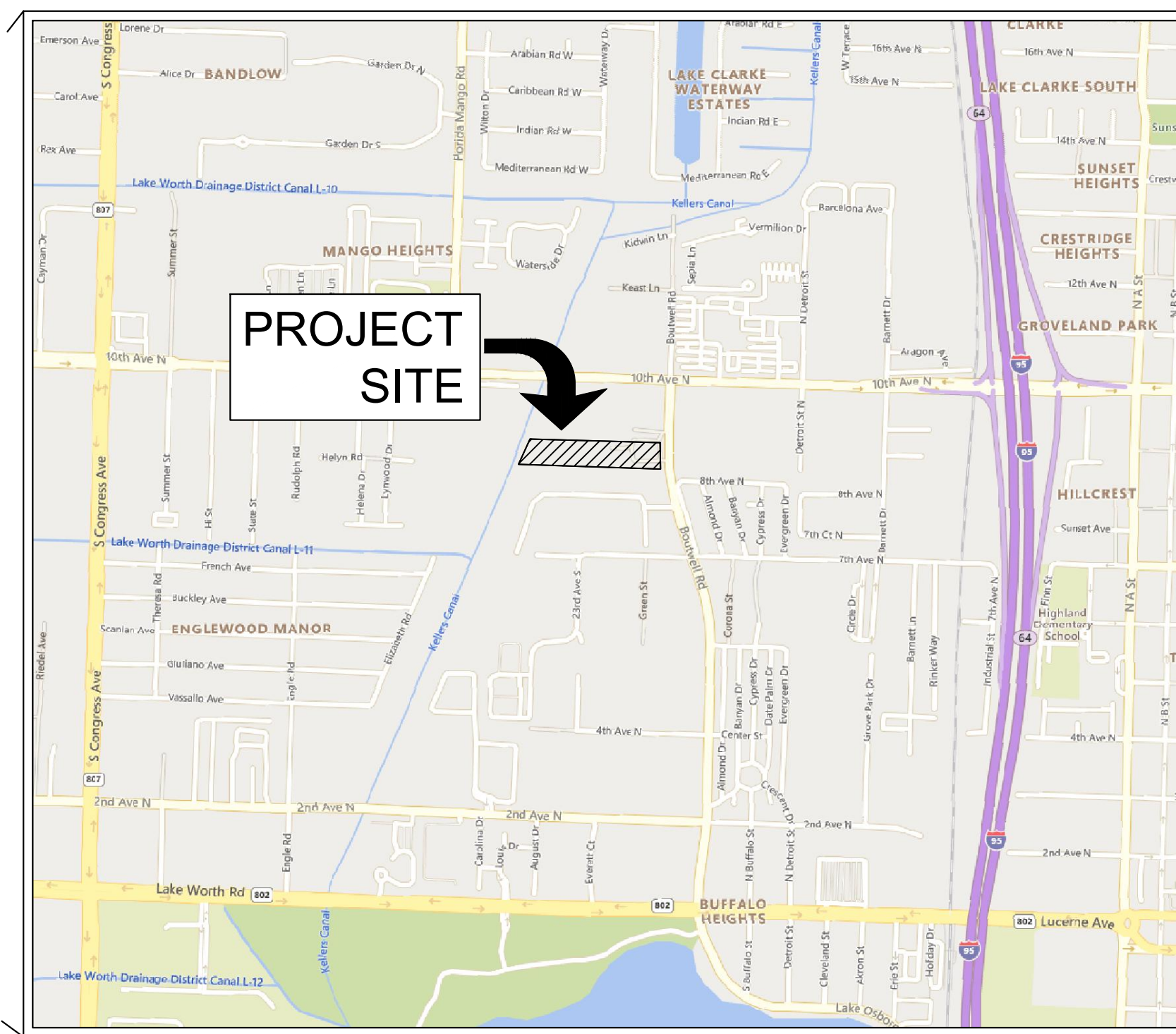
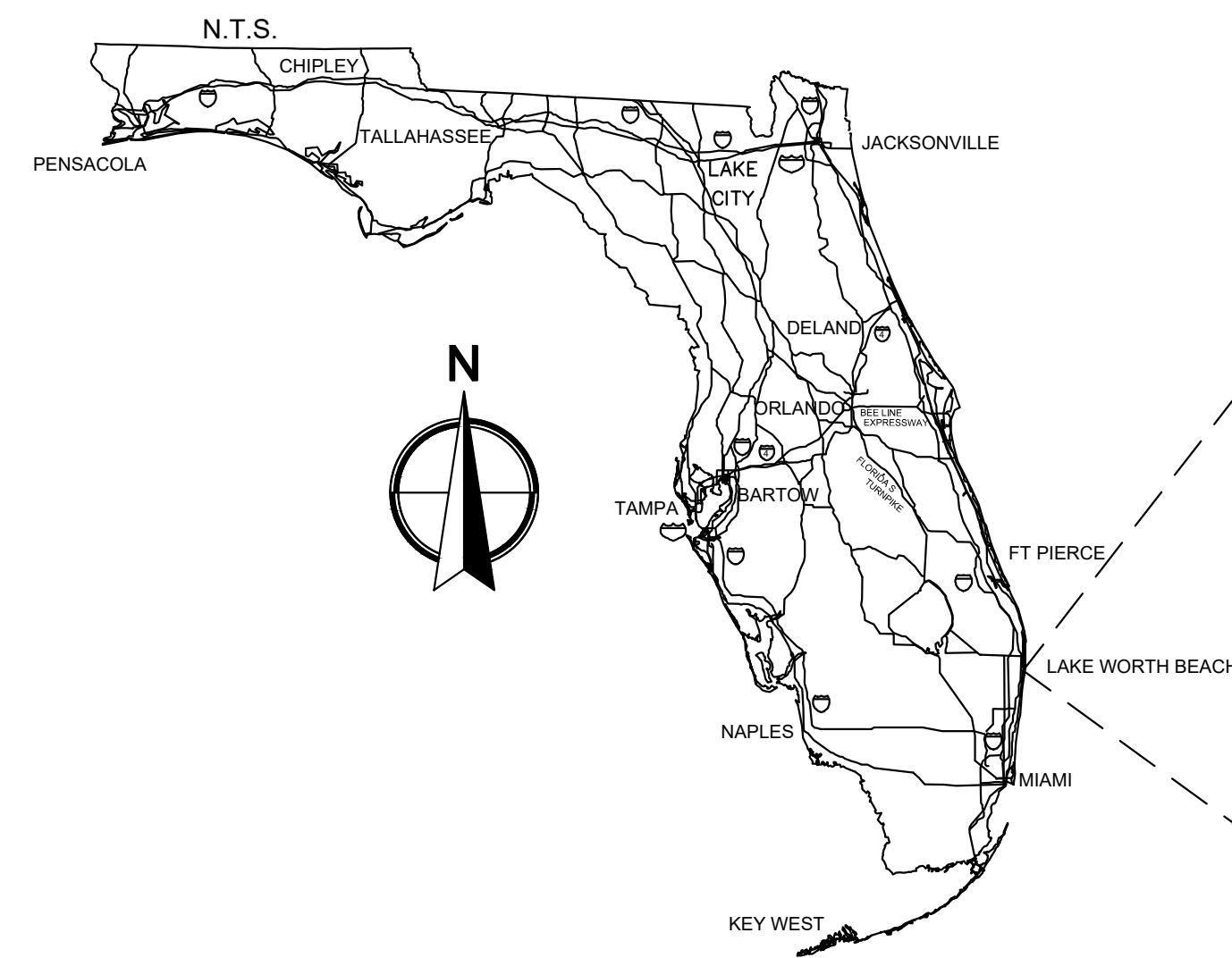
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH

LOCATION MAP



PROJECT LOCATED IN
SECTION 20 / TOWNSHIP 44 SOUTH / RANGE 43 EAST

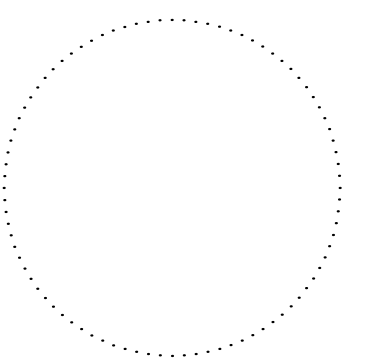
CIVIL ENGINEERING SHEET INDEX

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PERMIT TRACKING

PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE
CITY OF LAKE WORTH BEACH	SITE PLAN	21-01400002	
LAKE WORTH DRAINAGE DISTRICT	DRAINAGE CONNECTION	16-9904P.01	

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589
05-12-2021



REVISIONS

NO.	DATE	DESCRIPTION
1	3/25/21	SITE PLAN RESUBMITTAL

DRAWN DATE: 02-03-21
DRAWN BY: GAT
CHECKED BY: CJH
PROJECT #: 6273.01

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

CONVERSION: NGVD29 = NAVD88+1.5'

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)



30% ENGINEERING PLANS

SHEET #:	TOTAL SHEETS
C-1	17

GENERAL NOTES

- 1. REGULATIONS - ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL CITY/COUNTY, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT PALM BEACH COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.
2. STANDARD DETAILS AND SPECIFICATIONS - STATE, COUNTY AND CITY CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS. GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN. ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
3. DATUM - UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N.A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION BEGINS OR RESUMES. CONVERSION: NGVD29 = NAVD88+1.5'
4. CHANGES - ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
5. GUARANTEE - THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
6. SHOP DRAWINGS - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND LAKE WORTH UTILITIES APPROVAL. STRUCTURE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
7. MAINTENANCE OF TRAFFIC (M.O.T.) - UNLESS OTHERWISE PERMITTED, THE CONTRACTOR SHALL MAINTAIN EXISTING PEDESTRIAN AND VEHICULAR TRAFFIC AND ACCESS AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE NECESSARY TEMPORARY PAVEMENT, BARRICADES, LIGHTING, SIGNS, FLAGMEN, ETC. FOR THE SAFETY OF THE PUBLIC. THE CONTRACTOR SHALL SUBMIT M.O.T. AND A.D.A. ACCESS PLANS TO THE ENGINEER FOR REVIEW AND CITY, COUNTY AND STATE APPROVAL OF WORK TO BE DONE WITHIN THEIR RIGHTS OF WAY. M.O.T. SHALL BE IN ACCORDANCE WITH A.D.A., M.U.T.C.D. AND F.D.O.T. INDEX SERIES 600.
8. RECORD DRAWINGS - THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS-BUILT LOCATION.
9. RESPONSIBILITY - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
10. RESTORATION - THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.
11. OPEN TRENCHES - ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE OWNER, ENGINEER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.
12. CONFLICTS - ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE ENGINEER OR OWNER.

CLEARING AND GRUBBING

- 1. CLEARING - CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE ENGINEER OR OWNER AND APPROVED BY THE CITY OF LAKE WORTH BEACH.
2. GRUBBING - ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN THE LIMITS OF PAVEMENT CONSTRUCTION SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED PAVEMENT ELEVATION AND REPLACED WITH CLEAN FILL.
3. DEBRIS REMOVAL - ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON-SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE ENGINEER AND COUNTY.
4. PROTECTION - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.
5. LANDSCAPED AREAS - ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF BASE ROCK AND CONSTRUCTION DEBRIS AND EXCAVATED TO A MINIMUM DEPTH OF 30" OR TO CLEAN, NATIVE SOIL. REFER TO THE LANDSCAPE PLANS (BY OTHERS) FOR ADDITIONAL PLANTING INFORMATION AND DETAILS.
6. MUCK - ANY MUCK ENCOUNTERED WITHIN 10' OF THE PAVEMENT AND BUILDING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.
7. HARDPAN - ANY HARDPAN ENCOUNTERED IN THE DETENTION AREA SHALL BE REMOVED AND REPLACED WITH CLEAN, GRANULAR FILL MATERIAL.

WATER AND SEWER NOTES

- 1. RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. VERTICAL ADJUSTMENTS OF RIMS AND VALVE BOXES MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR SITE GRADING IS COMPLETE. COST OF ADJUSTING IS TO BE INCLUDED IN BASE BID.
2. WATER AND SEWER MAINS AND SERVICES TO CLEAR DRAINAGE MANHOLES AND INLETS BY A MINIMUM OF 5'.
3. PVC WATER MAINS SHALL BE LAID WITH NO DEFLECTIONS AT THE JOINTS AND PIPES SHALL NOT BE DEFLECTED.
4. WATER PIPE AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.320 OF THE F.A.C.
5. SEWER FORCE MAINS AND FITTINGS SHALL BE COLOR CODED IN ACCORDANCE WITH SUBPARAGRAPH 62-604.300 OF THE F.A.C.
6. DETECTABLE MAGNETIC TAPE SHALL BE INSTALLED 12" ABOVE CROWN OF PIPE. TAPE OVER WATER MAINS SHALL BE 6" BLUE. TAPE OVER FORCE MAINS SHALL BE 6" GREEN OR BROWN. THE TAPE SHALL BE MAGNETIC AND MANUFACTURED BY THOR ENTERPRISES OR APPROVED EQUAL.
7. ELECTROMAGNETIC SENSOR (EMS) MARKERS SHALL BE PLACED ACCORDING TO THE STANDARD DETAIL AS WELL AS ALL CHANGES IN PIPE DIRECTION AND AT 500' (MAX) INTERVALS ALONG ENTIRE LENGTH.
8. MEGALUG RESTRAINTS, SECURED WITH THRUST BLOCKS AND/OR TIE-RODS (SEE DETAIL SHEETS), SHALL BE USED ON ALL UNDERGROUND FITTINGS. ABOVE GROUND FITTINGS SHALL BE FLANGED. RESTRAINED JOINTS AND FITTINGS SHALL BE VISUALLY INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO BACKFILLING.
9. PIPE JOINT DEFLECTIONS SHALL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDATION.
10. FIRE HYDRANTS SHALL BE A MAXIMUM OF 12 FEET FROM ROAD ACCESS.
11. MAINTAIN A 6' CLEAR AREA AROUND ALL FIRE DEPARTMENT CONNECTIONS.
12. FIRE LINES SHALL BE CERTIFIED IN ACCORDANCE WITH F.S. 633.
13. ALL SERVICES SHALL HAVE AN RPZ BFP DEVICE INSTALLED ON THE DISCHARGE SIDE OF THE METER.
14. VALVE BOX COVERS ARE NOT TO FALL WITHIN CURBS.
15. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.
16. ALL SANITARY SEWER SERVICE LATERALS SHALL BE PRIVATE.
17. NO CONNECTIONS SHALL BE MADE TO ANY FIRE HYDRANT OR BLOW-OFF WITHOUT FIRST OBTAINING PERMISSION AND A CONSTRUCTION METER FROM LAKE WORTH UTILITIES.
18. PRESSURE TEST CRITERIA SHALL CONFORM TO PBCHD AND LAKE WORTH UTILITIES STANDARDS. THIS SITE IS LOCATED IN WELLFIELD PROTECTION ZONE 2, 3 & 4. OUTSIDE OF WELL FIELD PROTECTION ZONES 1 & 2. EACH SEGMENT SHALL BE TESTED FOR TWO (2) HOURS AT A MINIMUM PRESSURE OF 150 PSI IN ACCORDANCE WITH THE CURRENT AWWA C-600 STANDARD. UNLESS OTHERWISE SHOWN IN THE PLANS, NO MORE THAN 2,000 FEET OF FORCE MAIN SHALL BE TESTED AT ONE TIME. THE MAXIMUM QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE TESTED PIPE TO MAINTAIN THE SPECIFIED PRESSURE SHALL NOT EXCEED 50% OF THE APPLICABLE AWWA C-600 STANDARD.
19. HORIZONTAL PIPE SEPARATION DIMENSIONS ARE FROM WALL TO WALL OF PIPES AND STRUCTURES UNLESS NOTED OR EXPLICITLY SHOWN.
20. PRESSURE FITTINGS TO BE RESTRAINED PER LAKE WORTH UTILITIES SPECIFICATIONS.

PAVING AND DRAINAGE

- 1. SUBGRADE - SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D-1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTED TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.
2. BASE - APPROVED SHELLROCK AND LIMEROCK SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (ASTM 1557). PRIME COAT MINIMUM APPLICATION RATE OF 0.10 GAL/S.Y. TACK COAT MINIMUM APPLICATION RATE OF 0.05 GAL/S.Y.
3. ASPHALT CONCRETE - STRUCTURAL AND SURFACE COURSES SHALL CONFORM TO APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
4. STRUCTURES - INLETS AND MANHOLES SHALL BE AS SPECIFIED ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. INLET GRATES SHALL BE SECURED IN ACCORDANCE WITH FDOT INDEX NO 201.
5. PIPES - DRAINAGE PIPES SHALL CONFORM WITH THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
6. REINFORCING STEEL - ALL REINFORCING STEEL SHALL CONFORM TO ASTM A- 615 SPECIFICATIONS.

PAVING AND DRAINAGE - CONTINUED

- 7. CONCRETE - CONCRETE SHALL DEVELOP A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.
8. PIPE BACKFILL - PIPE BACKFILL SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS. PIPE BACKFILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO NOT LESS THAN 100% MAXIMUM DENSITY AS DEFINED BY AASHTO T-180.
9. TRAFFIC CONTROL DEVICES - ALL TRAFFIC CONTROL DEVICES, PAVEMENT MARKINGS AND SIGNS SHALL BE AS DEFINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (MUTCD), PALM BEACH COUNTY TYPICAL #T-P-18 AND/OR THE CURRENT FDOT SPECIFICATIONS, WHERE APPLICABLE. THERMOPLASTIC MATERIAL SHALL BE USED FOR FINAL PAVEMENT MARKINGS EXCEPT PARKING SPACES. IF PAVER BRICKS ARE USED IN MARKED PAVEMENT, BRICKS OF APPROPRIATE COLOR AND CONTRAST SHALL BE USED IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL. PAINT MAY BE USED FOR TEMPORARY STRIPING.
10. WHERE CONNECTIONS TO AN EXISTING DRAINAGE SYSTEM ARE PROPOSED, SAID EXISTING DRAINAGE STRUCTURES AND LINES SHALL BE CLEANED OF ALL SILT AND OTHER DEBRIS PRIOR TO SAID CONNECTIONS BEING MADE, AND WHERE THE EXISTING DRAINAGE SYSTEM INCLUDES DITCHES, SAID DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.
11. ALL HANDICAP ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD. HANDICAP PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2) FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.
12. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT
13. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.
14. MINIMUM PERIMETER BERM ELEVATION SHALL BE EQUAL OR GREATER TO THE 25YEAR-3DAY PEAK STAGE ELEVATION 15.55 (NAVD88)

FIELD OBSERVATIONS AND TESTING

- 1. NOTIFICATION - THE CONTRACTOR SHALL NOTIFY THE ENGINEER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK. CALL "SUNSHINE ONE CALL" AT 1-800-432-4770 PRIOR TO ANY EXCAVATION.
2. THE UNDERGROUND CONTRACTOR SHALL SUBMIT ALL RECORD DATA, SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CURB AND PAVEMENT CONSTRUCTION. ANY NECESSARY ADJUSTMENTS AT THIS TIME SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DRAINAGE PIPES AND STRUCTURES SHALL BE INSPECTED BY THE ENGINEER AND COUNTY PRIOR TO BACKFILLING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN TO BELOW THE INVERT AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
4. ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.
5. THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS AND THE ASPHALT MIX AND DESIGN CRITERIA SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
6. PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE ENGINEER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 S.Y.
7. DENSITY TEST FOR PIPE TRENCHES SHALL BE TAKEN AT THE PIPE SPRING-LINE AND AT MAXIMUM ONE FOOT (1') LIFTS AS MEASURED FROM THE TOP OF PIPE. THE TESTS SHALL BE TAKEN AT A MAXIMUM SPACING OF EVERY 300 FEET MEASURED FROM THE STRUCTURE OR AT LEAST ONE TEST AT THE CENTER OF THE PIPE SEGMENT BETWEEN TWO STRUCTURES IF LESS THEN 300 FEET. TESTS SHALL BE TAKEN ON ALL SIDES WITHIN FIVE (5') OF EACH STRUCTURE. THE TEST LOCATION AT THE STRUCTURE SHALL BE ON ALTERNATING SIDES OF THE STRUCTURE WITH EACH LIFT TESTED. THE LOCATION AND DEPTH OF ALL TESTS SHALL BE CLEARLY INDICATED IN THE DESCRIPTION AREA ON THE TEST REPORT OR ILLUSTRATED IN A MAP.
8. TESTING - TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE ENGINEER, LAKE WORTH UTILITIES OR PERMITTING AGENCIES.

CLOSE OUT NOTES

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE FOLLOWING ACTIONS SHALL BE COMPLETED:
1. THE APPLICANT SHALL RESTORE THE RIGHT OF WAY TO A LIKE OR BETTER CONDITION. ANY DAMAGES TO PAVEMENT, CURBING, STRIPING, SIDEWALKS OR OTHER AREAS SHALL BE RESTORED IN KIND.
2. THE APPLICANT SHALL FINE GRADE AND SOD ALL DISTURBED AREAS WIT BAHIA SOD.
3. THE APPLICANT SHALL B ROOM SWEEP ALL AREAS OF THE AFFECTED RIGHT OF WAY AND REMOVE OF ALL SILT AND DEBRIS COLLECTED AS A RESULT OF CONSTRUCTION ACTIVITY.
4. ENSURE THE ENTIRE SURROUNDING OFF-SITE INFRASTRUCTURE INCLUSIVE OF THE ROADWAY, SIDEWALK, CURBING, STORMWATER SYSTEM PIPING AND STRUCTURES, VALVE BOXES, MANHOLES, LANDSCAPING, STRIPING, SIGNAGE, AND OTHER IMPROVEMENTS ARE IN THE SAME CONDITION AS PRIOR TO CONSTRUCTION.
5. ALL CONDITIONS OF APPROVAL SHALL BE SATISFIED UNDER THE JURISDICTION OF THE PUBLIC WORKS DEPARTMENT.

ABBREVIATIONS

Table with 2 columns: Abbreviation and Full Name. Includes BFP, BLDG, BOT, BV, CAP, CO, CR, CS, DBO, DCD, EL, EX, FDC, FF, FH, FL, FM, GR, GV, HC, HDPE, HP, I, INV, LME, MH, NAD, NGVD, PBC, PBCHD, PVC, P/L, RCP, RED, R/W, RPZ, SW, SAN, SP, STM, SW, TOB, TOP, TYP, UE, YD, WM.



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 886.909.2220 www.wgfl.com
Cert No. 6091 - LB No. 7055

Table with 4 columns: NO., DATE, DESCRIPTION, BY.

Table with 4 columns: CAD, JOB NO., DRAWN BY, CHECK BY, DATE.

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

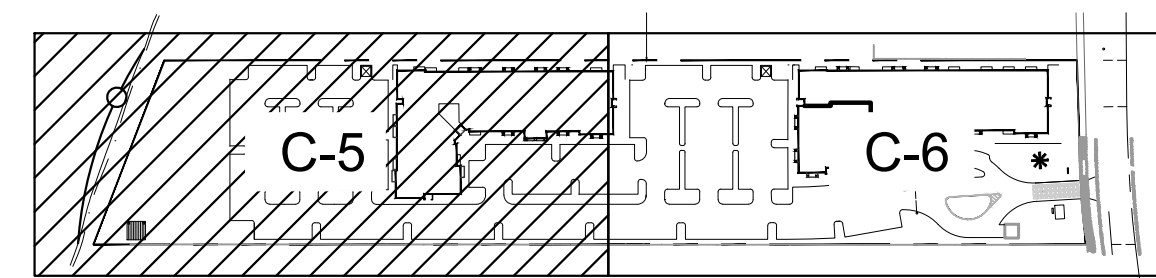
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
GENERAL NOTES

SHEET:
C-2



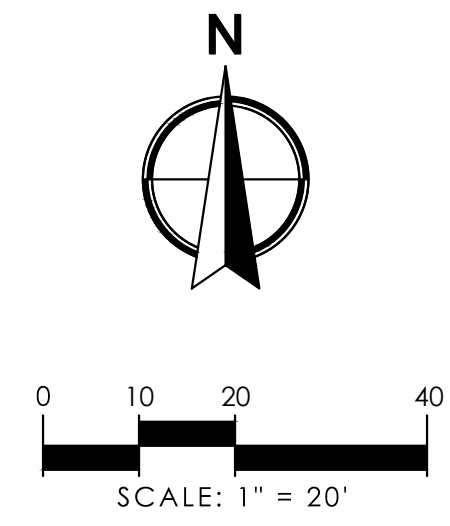
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KEY MAP



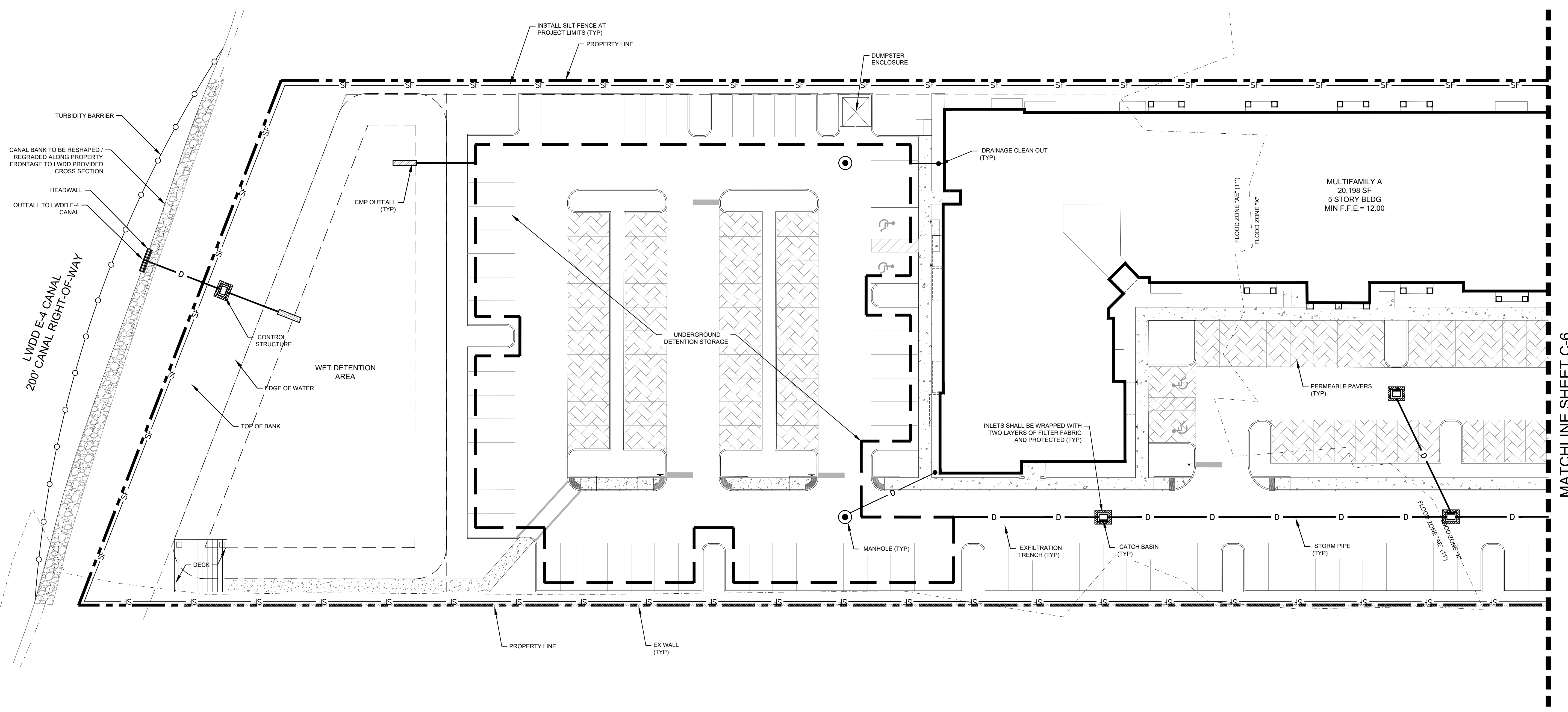
LEGEND

- PROPOSED SILT FENCE — SF —
- PROPOSED TURBIDITY BARRIER — ○ —
- PROPOSED DRAINAGE PIPE — D —
- EXISTING DRAINAGE PIPE — - - - D - - -
- DRAINAGE STRUCTURES — □ ○



NOTES

1. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING, ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE COUNTY OR ENGINEER.
2. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.
3. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.



IWGL
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CAD	JOB NO.	DRAWN BY	CHECK BY	DATE
627301-CASMP/DWG	6273.01	GAT	CJH	05-12-2021

ENGINEER OF RECORD
 TRAVIS D. DOUGLAS, PE
 PE# 88589

THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH
 STORMWATER POLLUTION PREVENTION PLAN

SHEET:
C-3

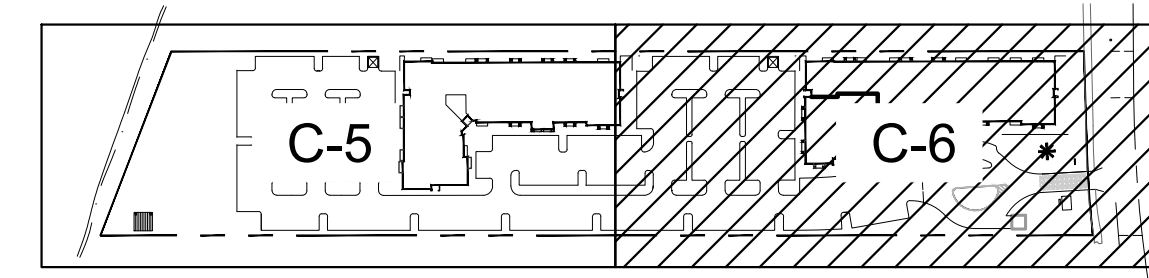
REVISIONS

NO.	DATE	DESCRIPTION

CAD: 627301-CASMP/DMG	JOB NO. 6273.01	DRAWN BY GAT	CHECK BY CJH	DATE 05-12-2021
ENGINEER OF RECORD TRAVIS D. DOUGLAS, PE PE# 88589				

THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH
 STORMWATER POLLUTION PREVENTION PLAN

KEY MAP

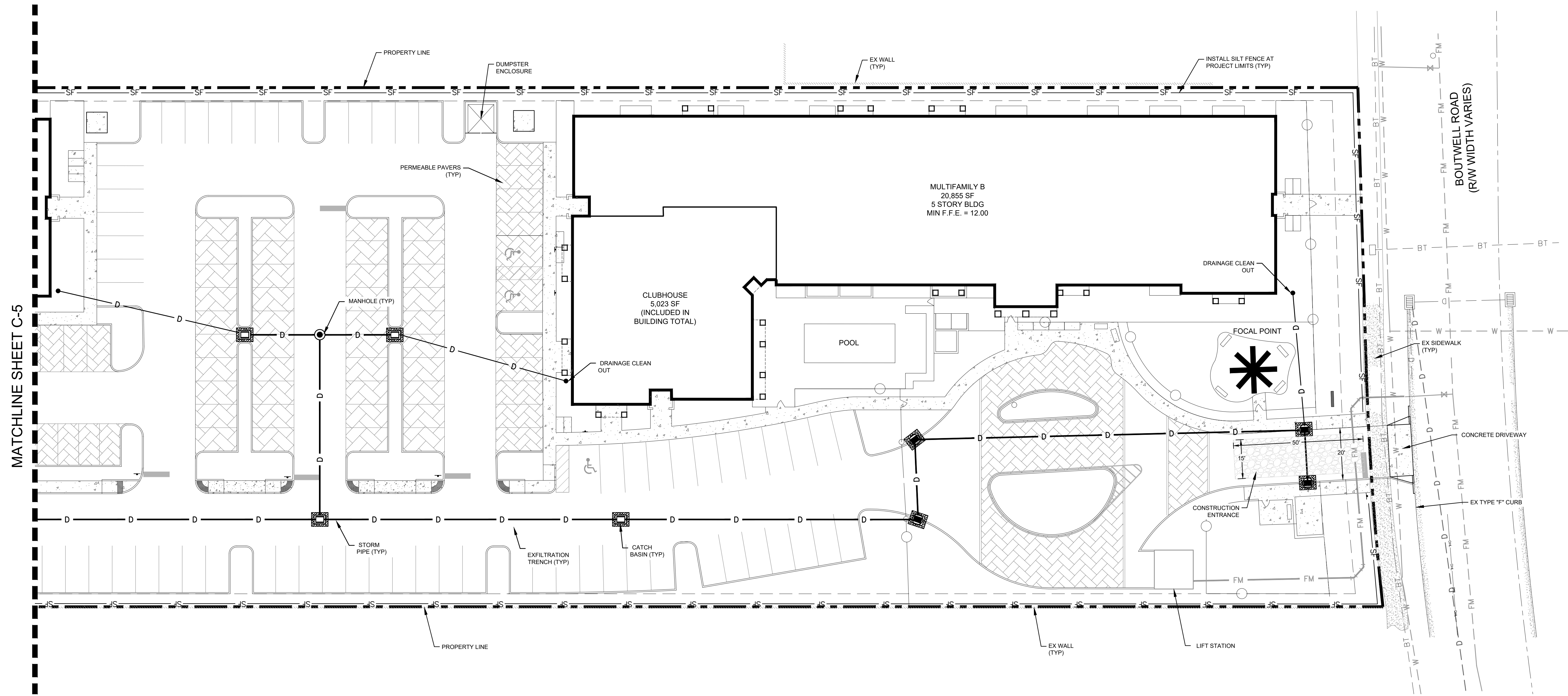
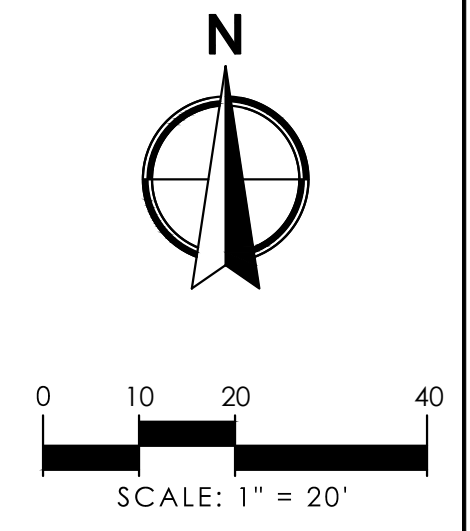


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- SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING. ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE COUNTY OR ENGINEER.
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- DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

LEGEND

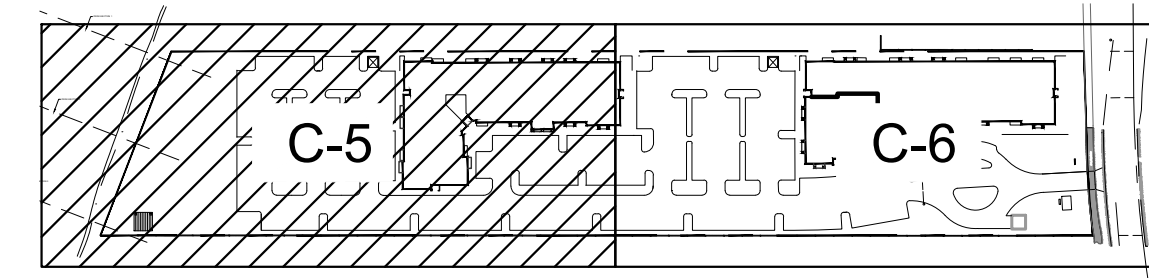
- PROPOSED SILT FENCE — SF —
- PROPOSED TURBIDITY BARRIER — O —
- PROPOSED DRAINAGE PIPE — D —
- EXISTING DRAINAGE PIPE — D —
- DRAINAGE STRUCTURES [Symbol: square with dot] [Symbol: circle with dot]



Travis Douglas P:202625721; 12002/Boutwell/Rev:04/21/21/CAD:627301-CASMP/DMG --- Plotted: 5/12/21 3:10:47 PM Owner: 5/12/21 2:46:57 PM

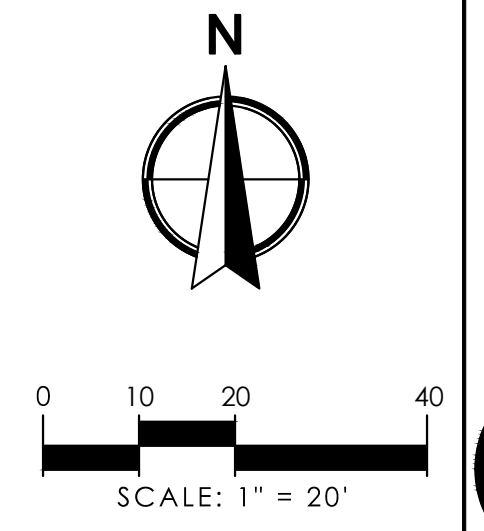
MATCHLINE SHEET C-5

KEY MAP



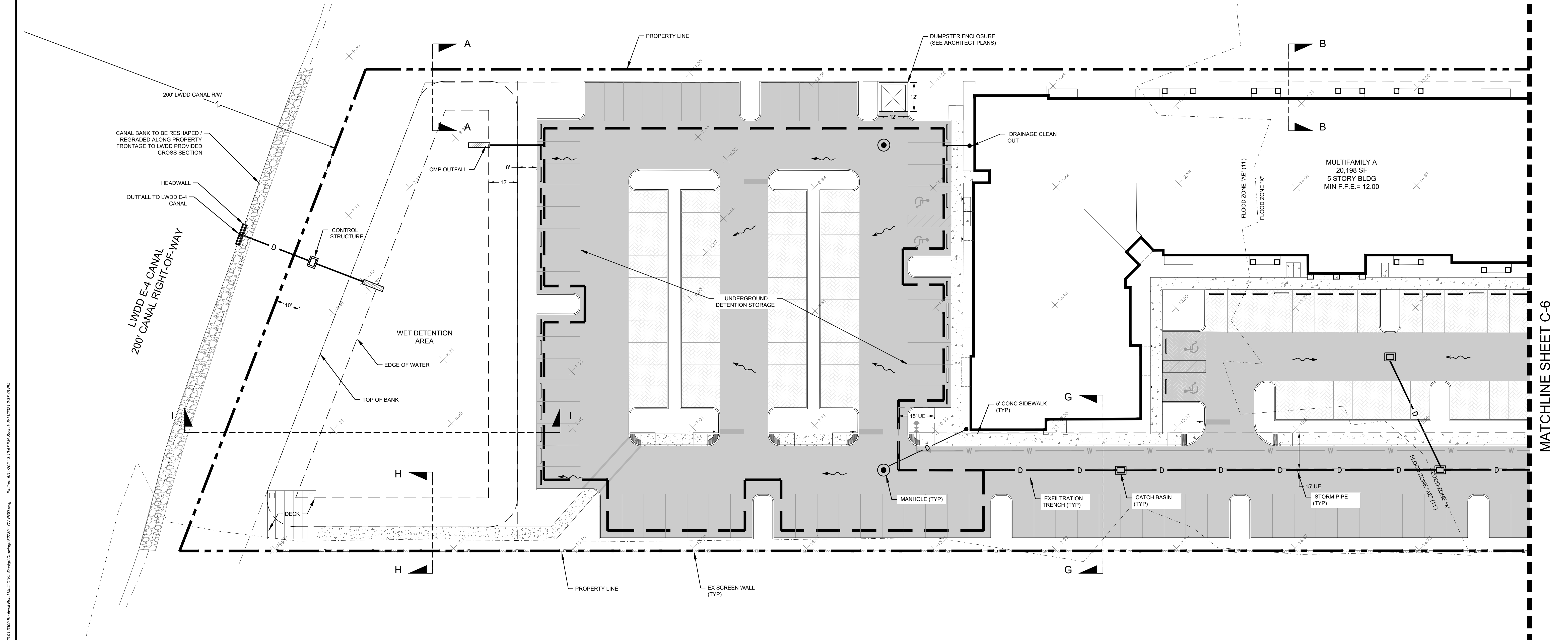
LEGEND

PERMEABLE PAVERS	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
STRUCTURE NUMBER	S-35
RIM/GRATE EL.	20.00
	13.50 N
	13.00 S
INVERT EL. AND DIRECTION	
PROPOSED WATER MAIN	
PROPOSED SEWER PIPE	
PROPOSED DRAINAGE PIPE	
PROPOSED FORCE MAIN	
PROPOSED BURIED ELECTRIC	
EXISTING WATER MAIN	
EXISTING GRAVITY SEWER	
EXISTING DRAINAGE PIPE	
EXISTING SEWER FORCE MAIN	
DRAINAGE STRUCTURES	
SANITARY MANHOLE	
FIRE HYDRANT	
FINISHED GROUND ELEVATION	(XX.XX)
EXISTING GROUND ELEVATION	+17.45
FLOW DIRECTION	



NOTES

- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
CONVERSION: NGVD29 = NAVD88+1.5'
- RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
- 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.



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REVISIONS	
NO.	DESCRIPTION

CAD: 627301-C4-PRODDWG	JOB NO: 6273.01	DRAWN BY: GAT	CHECK BY: CJH	DATE: 05-12-2021
ENGINEER OF RECORD TRAVIS D. DOUGLAS, PE PE# 88589				

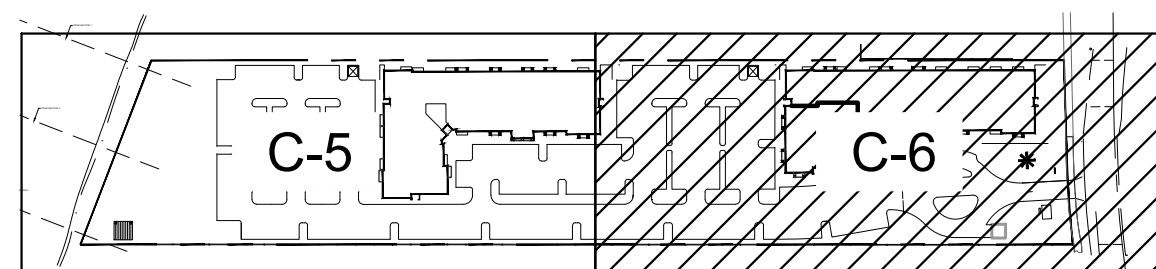
THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH

PAVING, GRADING AND DRAINAGE PLAN

SHEET:
C-5

Travis Douglas PE#88589 05/12/2021 11:10:27 AM Sheet: 51/2000 2:28:40 PM P:\DWG\CAD\Civil\Design\DWG\627301-C4-PRODDWG.dwg

KEY MAP

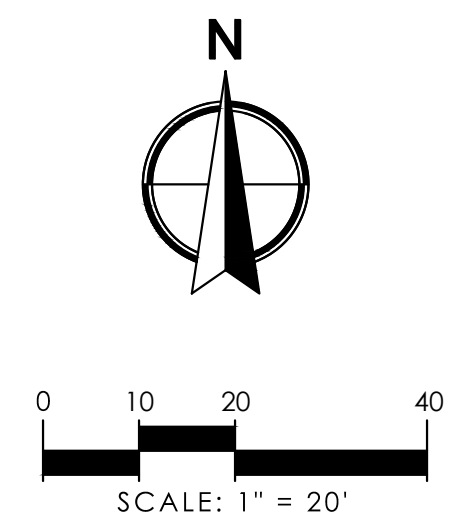


NOTES

- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
CONVERSION: NGVD29 = NAVD88+1.5'
- RIM ELEVATIONS ARE BASED ON PROPOSED FINISH GRADES. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS. ADJUSTMENTS ARE TO BE MADE BY THE CONTRACTOR WHEN THE BASE COURSE IS IN PLACE OR THE GRADING IS COMPLETE. COST OF ADJUSTING RIMS IS TO BE INCLUDED IN THE BASE BID.
- 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.

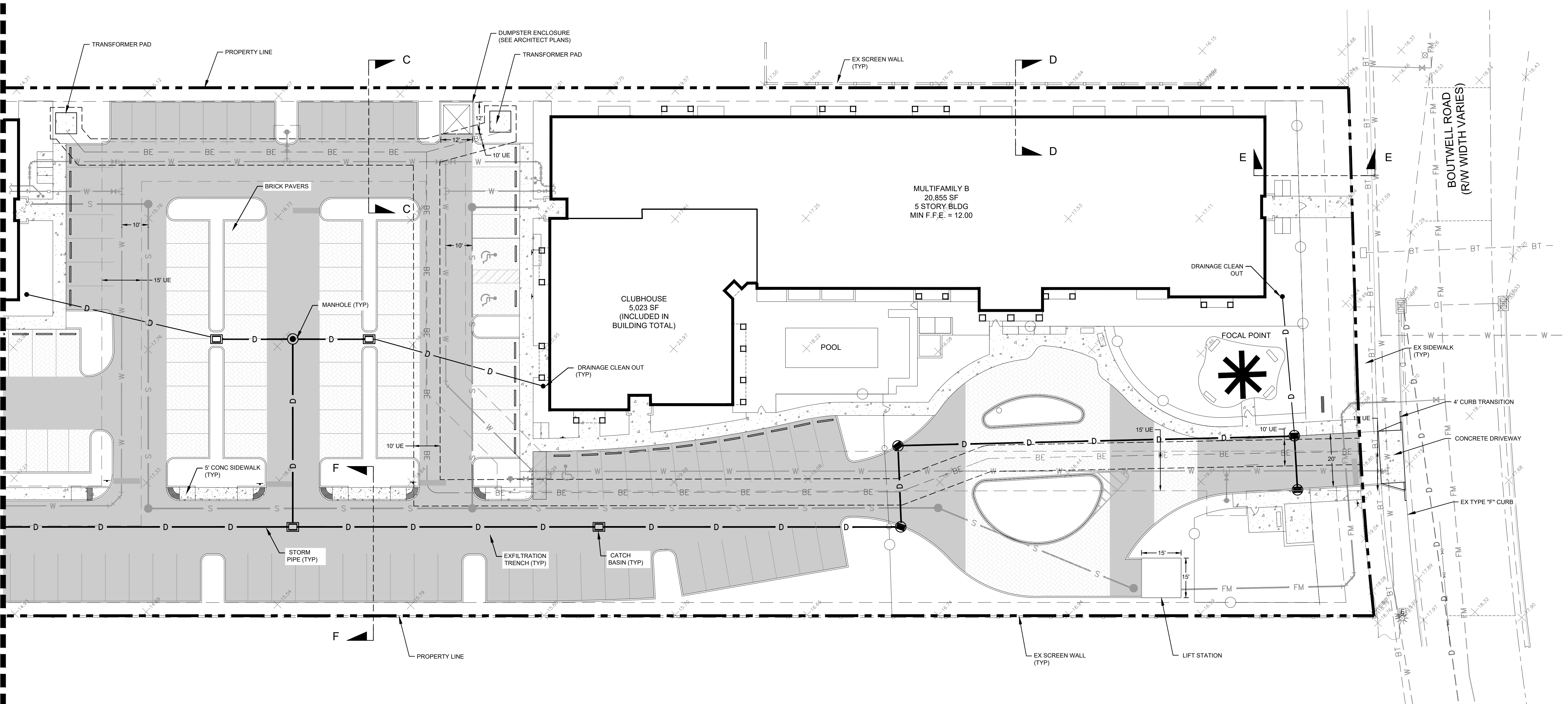
LEGEND

PERMEABLE PAVERS	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
STRUCTURE NUMBER	S-35
RIM/GRATE EL.	20.00
	13.50 N
	13.00 S
INVERT EL. AND DIRECTION	— W —
	— S —
	— D —
	— FM —
	--- BE ---
	--- W ---
	--- S ---
	--- D ---
	--- FM ---
PROPOSED WATER MAIN	— W —
PROPOSED SEWER PIPE	— S —
PROPOSED DRAINAGE PIPE	— D —
PROPOSED FORCE MAIN	— FM —
PROPOSED BURIED ELECTRIC	--- BE ---
EXISTING WATER MAIN	--- W ---
EXISTING GRAVITY SEWER	--- S ---
EXISTING DRAINAGE PIPE	--- D ---
EXISTING SEWER FORCE MAIN	--- FM ---
DRAINAGE STRUCTURES	
SANITARY MANHOLE	
FIRE HYDRANT	
FINISHED GROUND ELEVATION	(XX.XX)
EXISTING GROUND ELEVATION	+17.45
FLOW DIRECTION	



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MATCHLINE SHEET C-5



REVISIONS

NO.	DATE	DESCRIPTION

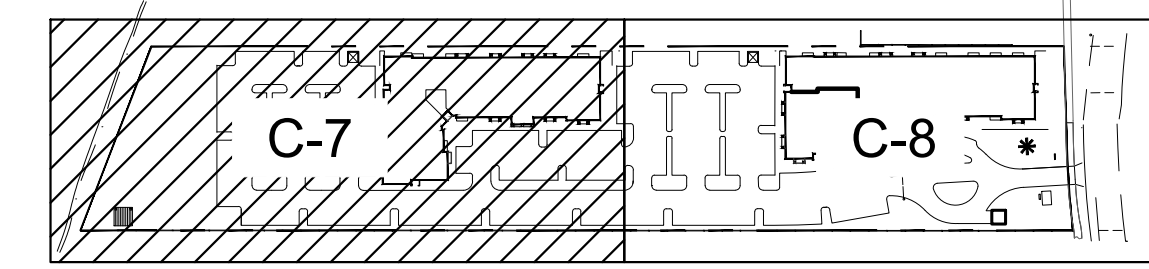
CAD: 6276104-P000/DWG	JOB NO. 6273.01	DRAWN BY GAT	CHECK BY C/JH	DATE 05-12-2021
ENGINEER OF RECORD				
TRAVIS D. DOUGLAS, PE				
PE# 88589				

THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH
 PAVING, GRADING AND DRAINAGE PLAN

SHEET:
C-6

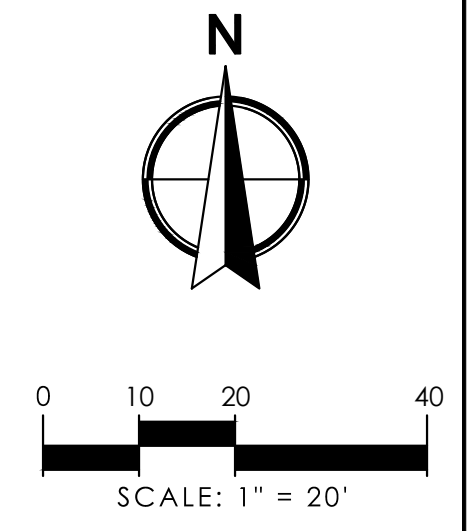
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KEY MAP



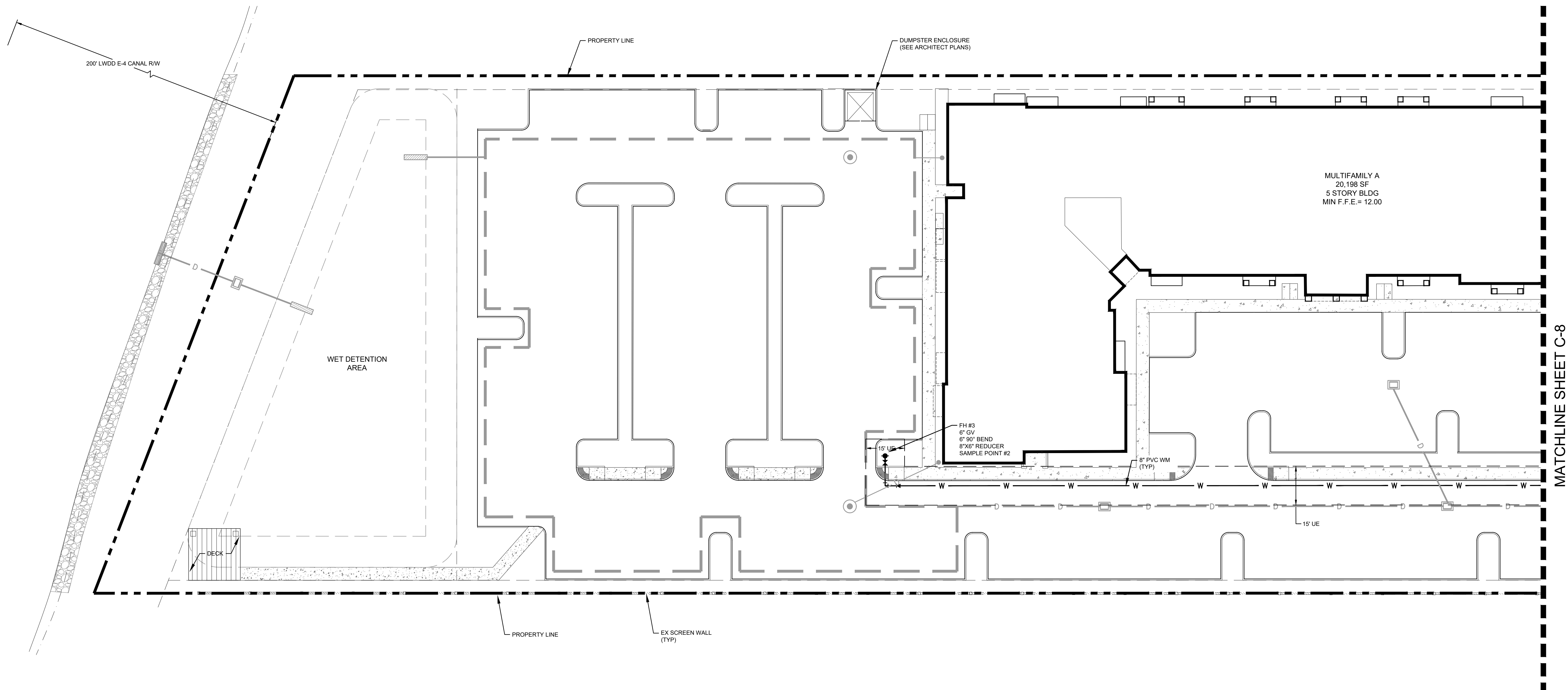
LEGEND

STRUCTURE NUMBER	MH-35
RIM/GRATE EL.	20.00
	13.50 N
	13.00 S
PROPOSED WATER MAIN	
PROPOSED SEWER PIPE	
PROPOSED DRAINAGE PIPE	
PROPOSED FORCE MAIN	
EXISTING WATER MAIN	
EXISTING GRAVITY SEWER	
EXISTING DRAINAGE PIPE	
EXISTING SEWER FORCE MAIN	
DRAINAGE STRUCTURE	
SANITARY MANHOLE	
FIRE HYDRANT	
SANITARY SERVICES	
WATER SERVICES	
DCDA	
RZP	
SAMPLE POINT	
FIRE DEPARTMENT CONNECTION	



NOTES

- ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONVERSION: NGVD29 = NAVD88+1.5'
- CONTRACTOR SHALL FIELD VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING WATER MAIN AND SANITARY SEWER PRIOR TO CONSTRUCTION.
- ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH PALM BEACH COUNTY WATER UTILITY DEPARTMENT.



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NO.	DATE	DESCRIPTION	BY

CAD: 627301-C4-W5.DWG	JOB NO: 6273.01	DRAWN BY: GAT	CHECK BY: C/JH	DATE: 05-12-2021
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ENGINEER OF RECORD
 TRAVIS D. DOUGLAS, PE
 PE# 88589

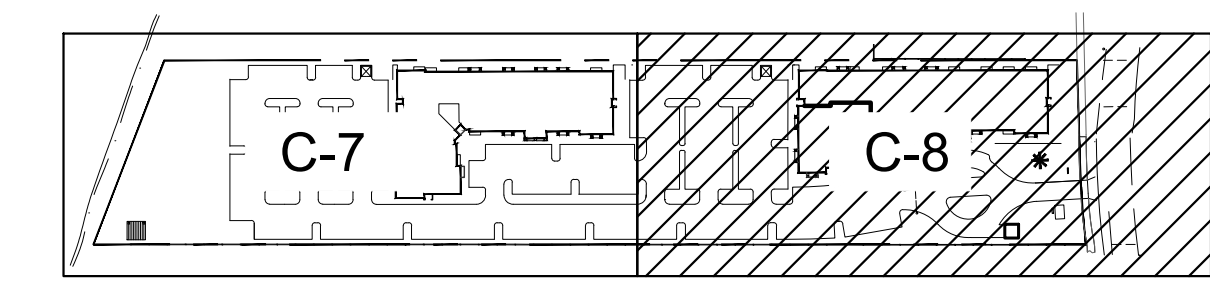
THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH
 WATER AND SEWER PLAN

SHEET:
 C-7

7/26/2021 11:16 AM
 P:\Projects\2021\Boutwell\3300 Boutwell\DWG\3300 Boutwell\Water Sewer\3300 Boutwell\3300 Boutwell - Water and Sewer.dwg
 PLOT: 5/12/2021 11:16 AM
 5/12/2021 11:16 AM

Title: DWG 21-111-1030-1030.dwg — Plotter: S112021 11.10 PM Server: S112021 11.10 AM Revit: S112021 11.10 AM

KEY MAP

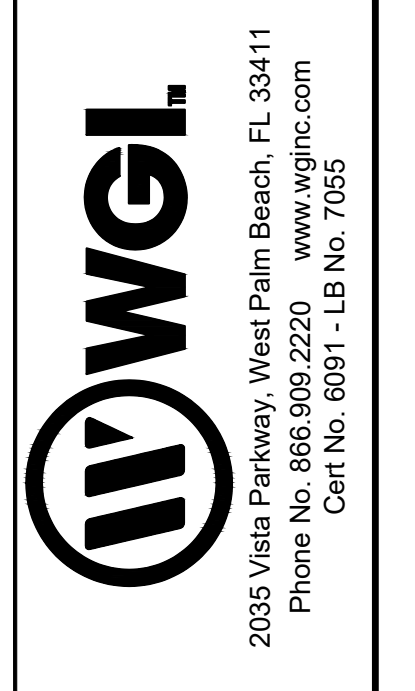
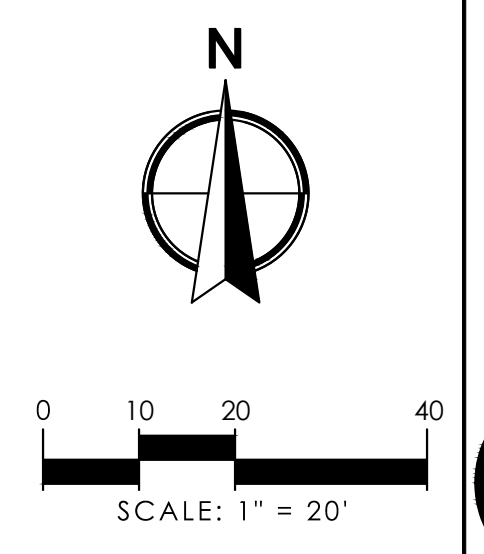


NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
CONVERSION: NGVD29 = NAVD88+1.5'
2. CONTRACTOR SHALL FIELD VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF EXISTING WATER MAIN AND SANITARY SEWER PRIOR TO CONSTRUCTION.
3. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH PALM BEACH COUNTY WATER UTILITY DEPARTMENT.

LEGEND

STRUCTURE NUMBER	MH-35	
RIM/GRATE EL.	20.00	
	13.50 N	
	13.00 S	
PROPOSED WATER MAIN	— W —	
PROPOSED SEWER PIPE	— S —	
PROPOSED DRAINAGE PIPE	— D —	
PROPOSED FORCE MAIN	— FM —	
EXISTING WATER MAIN	- - - W - - -	
EXISTING GRAVITY SEWER	- - - S - - -	
EXISTING DRAINAGE PIPE	- - - D - - -	
EXISTING SEWER FORCE MAIN	- - - FM - - -	
DRAINAGE STRUCTURE		
SANITARY MANHOLE		
FIRE HYDRANT		
SANITARY SERVICES		
WATER SERVICES		
DCDA		
RZP		
SAMPLE POINT		
FIRE DEPARTMENT CONNECTION		



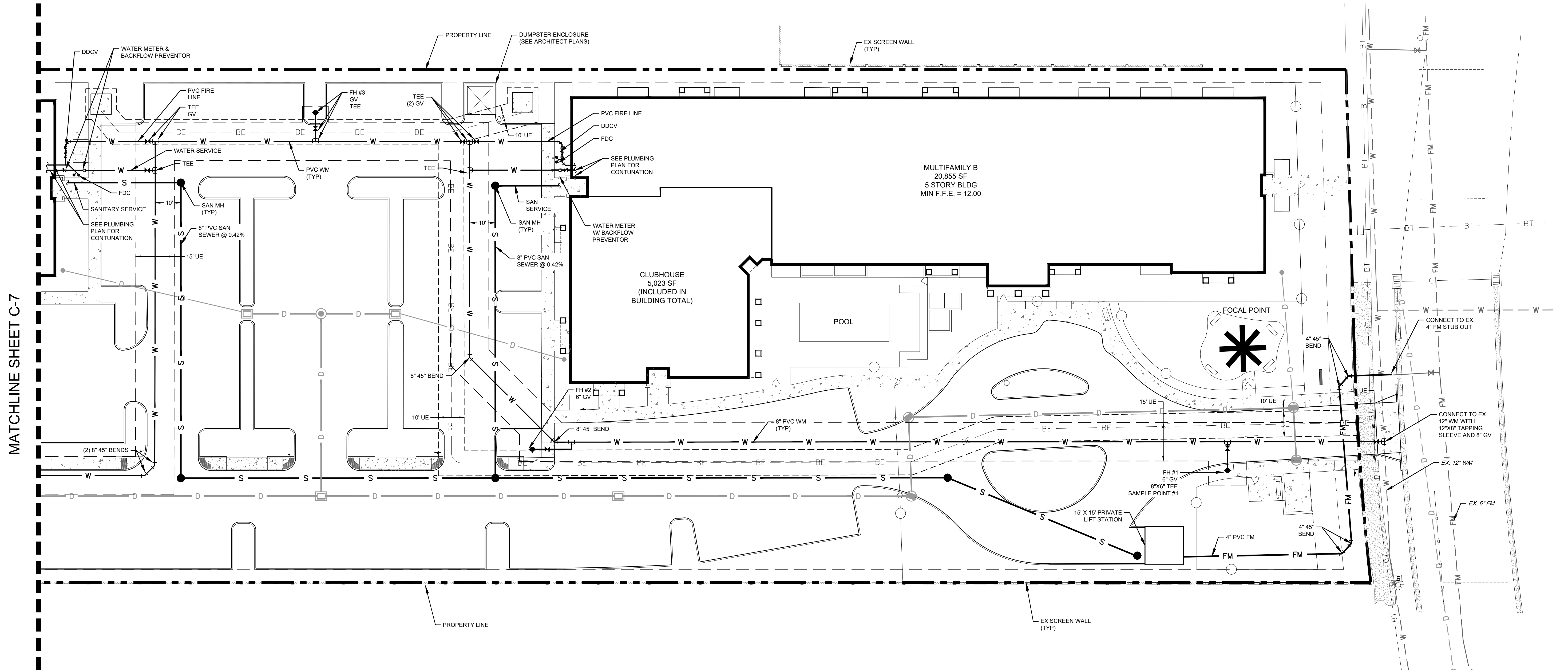
NO.	DATE	DESCRIPTION

CAD: 62730-04-WMS.DWG	JOB NO: 6273.01	DRAWN BY: GAT	CHECK BY: C/JH	DATE: 05-12-2021
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ENGINEER OF RECORD
 TRAVIS D. DOUGLAS, PE
 PE# 88589

THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH
WATER AND SEWER PLAN

SHEET:
C-8



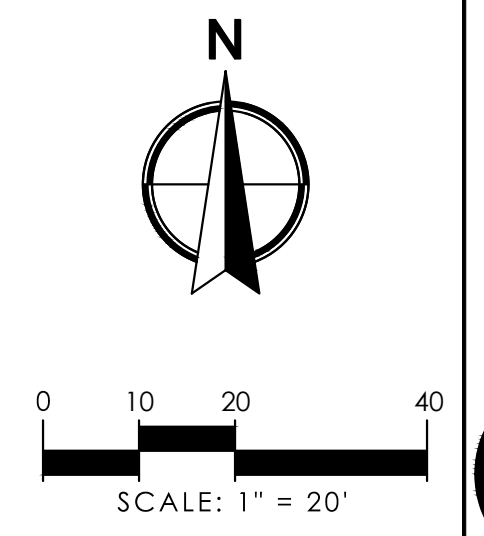
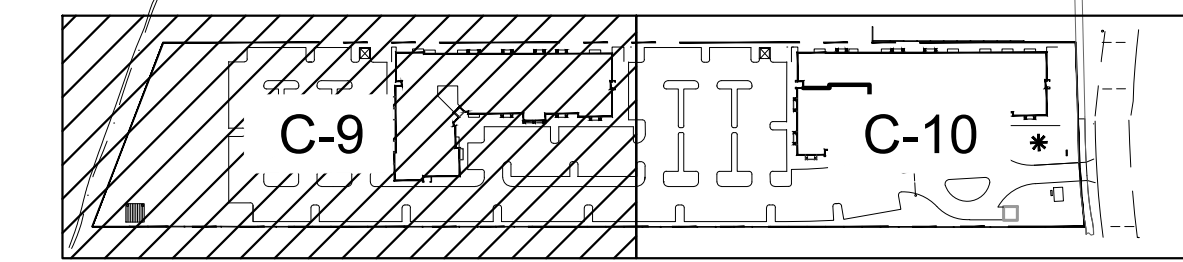
MATCHLINE SHEET C-7

PAVEMENT MARKING NOTES

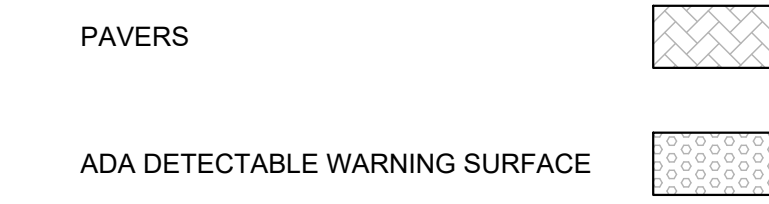
1. LETTER DESIGNATIONS USED IN THE PLANS TO INDICATE THE TYPE OF SIGN AND STRIPE TO BE PLACED ARE:
 - (A) = 24" SOLID WHITE & R1-1 STOP SIGN
 - (B) = 8" SOLID WHITE
 - (C) = 6" SOLID YELLOW
 - (D) = 6" DOUBLE YELLOW
 - (E) = R3-SR RIGHT TURN ONLY
 - (F) = BLUE RPM

2. ALL PAVEMENT MARKINGS, EXCEPT PARKING STRIPING, SHALL BE IN THERMOPLASTIC AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND FDOT STANDARD INDEX 711-001

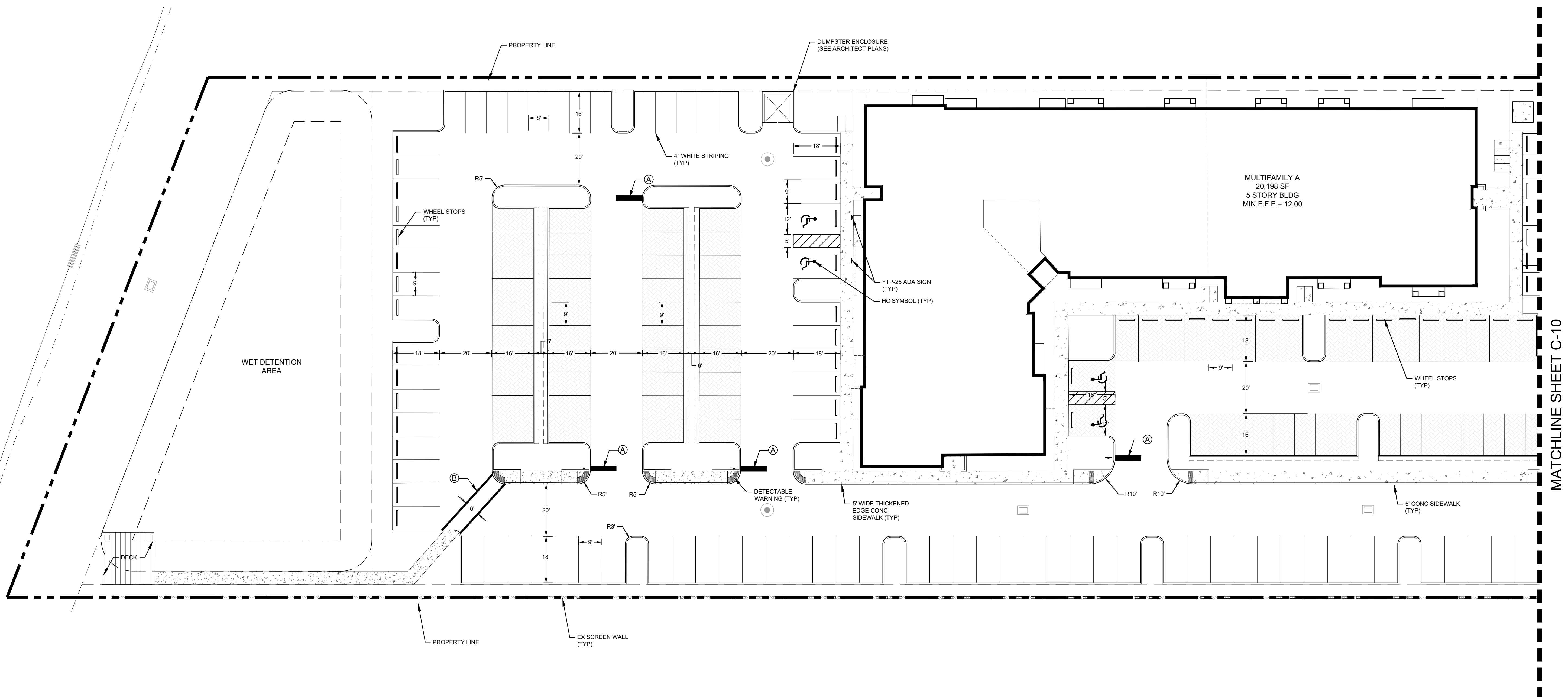
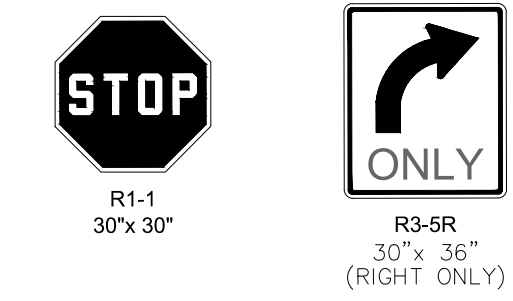
KEY MAP



LEGEND



SIGNS



MATCHLINE SHEET C-10

REVISIONS	
NO.	DATE DESCRIPTION

CAD	JOB NO.	DRAWN BY	CHECK BY	DATE
627301-CASMP.DWG	6273.01	GAT	CJH	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

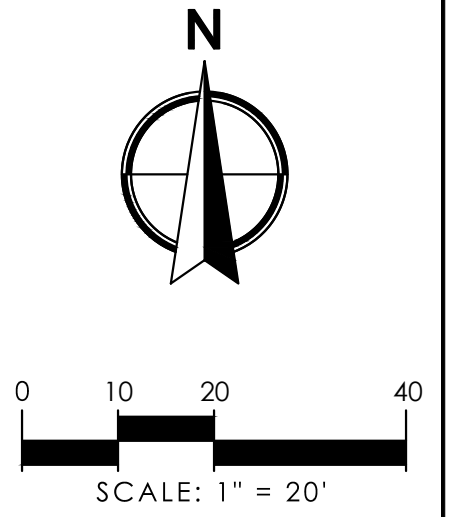
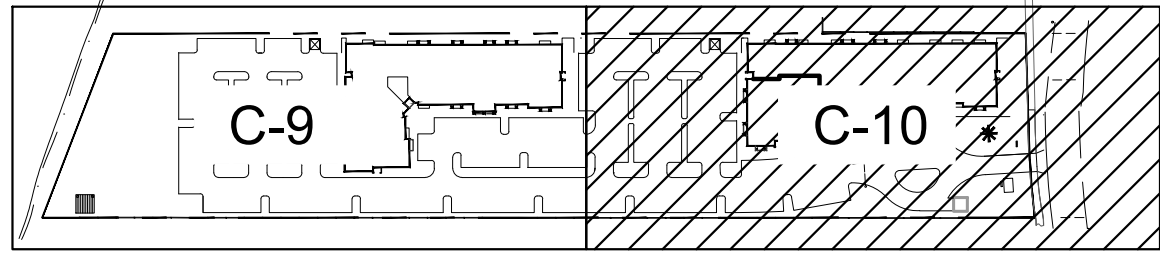
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
SIGNING AND PAVEMENT MARKING PLAN

SHEET:
C-9

PAVEMENT MARKING NOTES

- LETTER DESIGNATIONS USED IN THE PLANS TO INDICATE THE TYPE OF SIGN AND STRIPE TO BE PLACED ARE:
 - (A) = 24" SOLID WHITE & R1-1 STOP SIGN
 - (B) = 8" SOLID WHITE
 - (C) = 6" SOLID YELLOW
 - (D) = 6" DOUBLE YELLOW
 - (E) = R3-SR RIGHT TURN ONLY
 - (F) = BLUE RPM
- ALL PAVEMENT MARKINGS, EXCEPT PARKING STRIPING, SHALL BE IN THERMOPLASTIC AND IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND FOOT STANDARD INDEX 711-001

KEY MAP



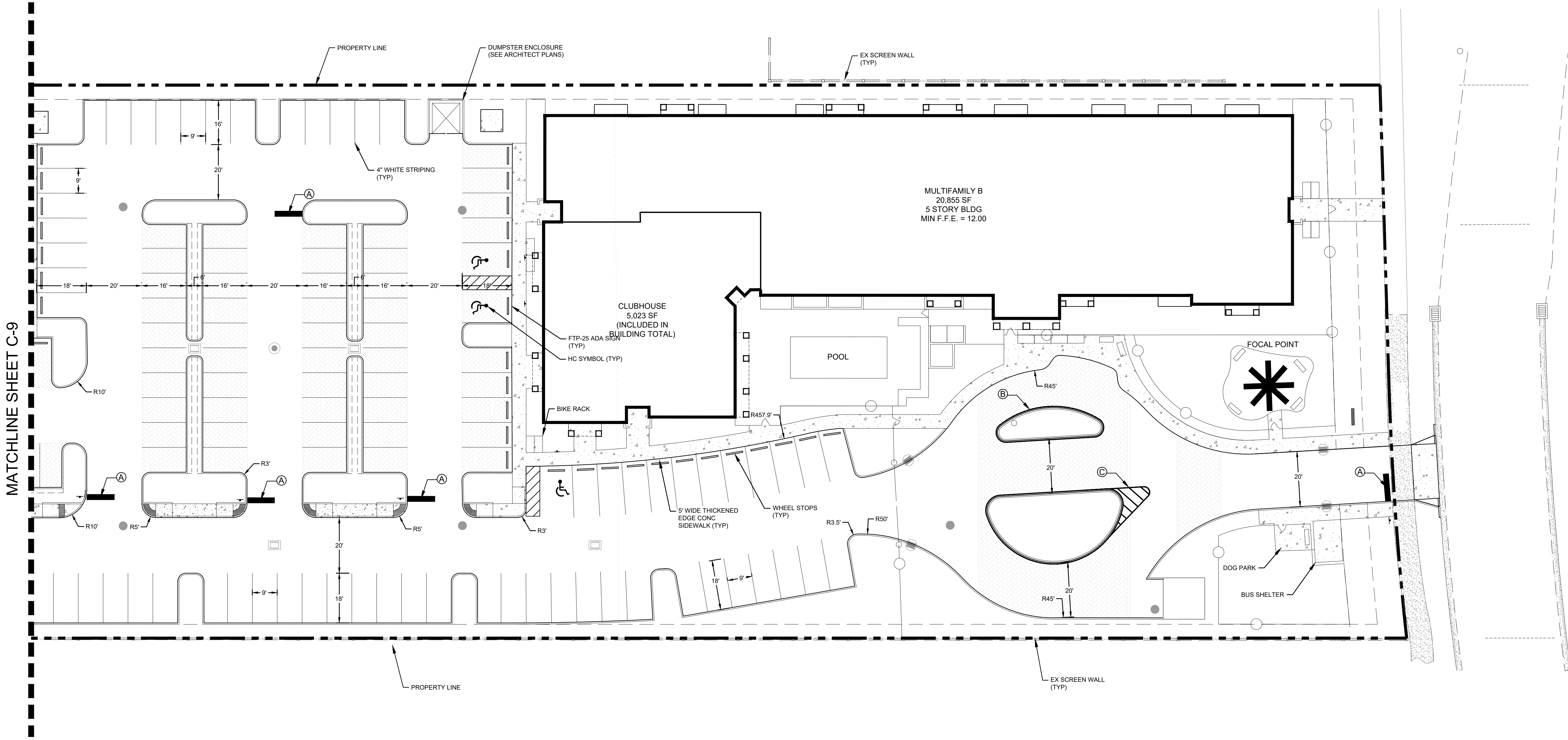
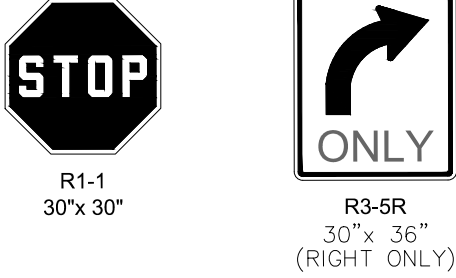
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LEGEND

PAVERS

ADA DETECTABLE WARNING SURFACE

SIGNS



MATCHLINE SHEET C-9

REVISIONS	
NO.	DATE DESCRIPTION

CAD: 62701-CASMP/DWG	JOB NO: 6273.01	DRAWN BY: GAT	CHECK BY: C/JH	DATE: 05-12-2021
ENGINEER OF RECORD TRAVIS D. DOUGLAS, PE PE# 88589				

THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH
 SIGNING AND PAVEMENT MARKING PLAN

SHEET:
C-10

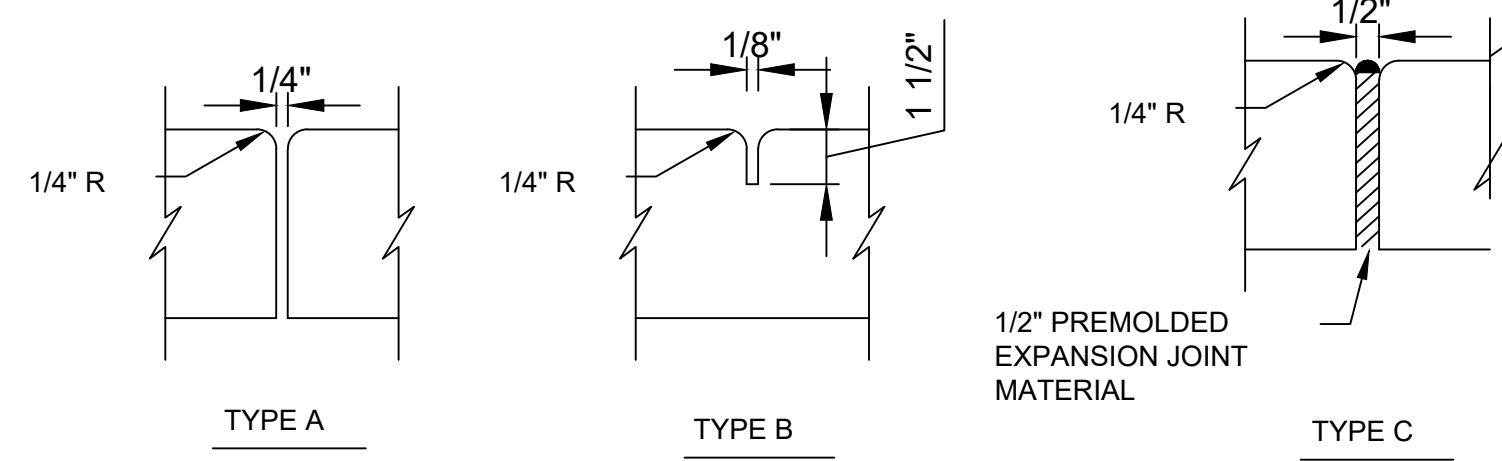
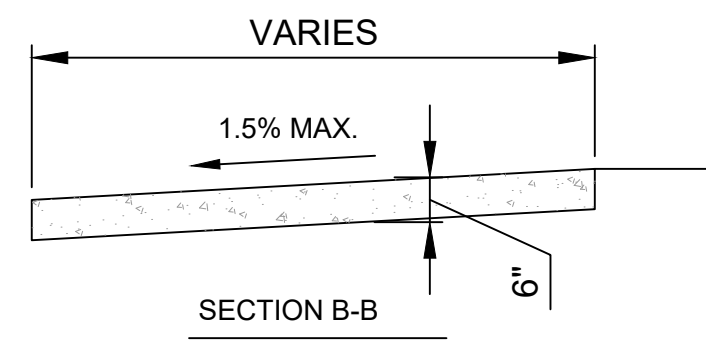
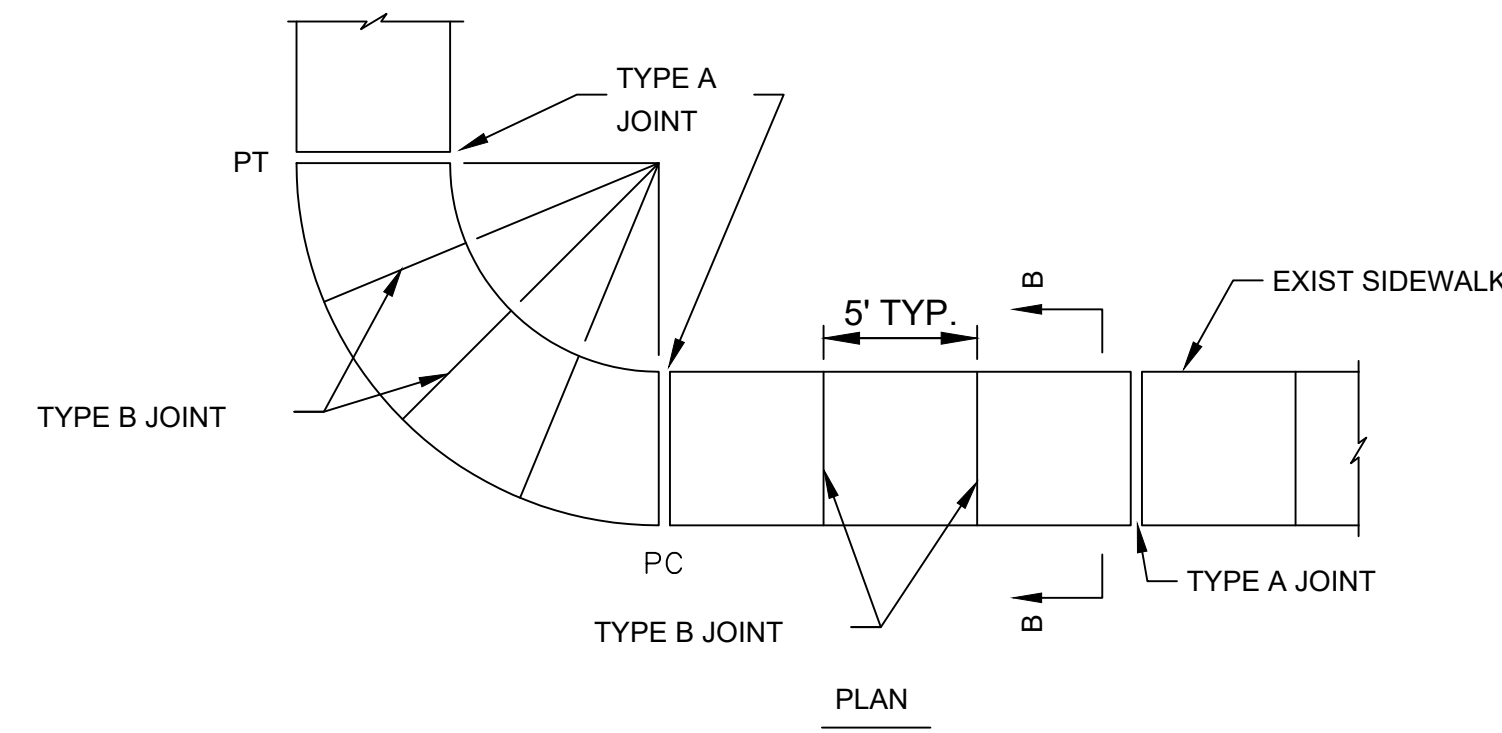
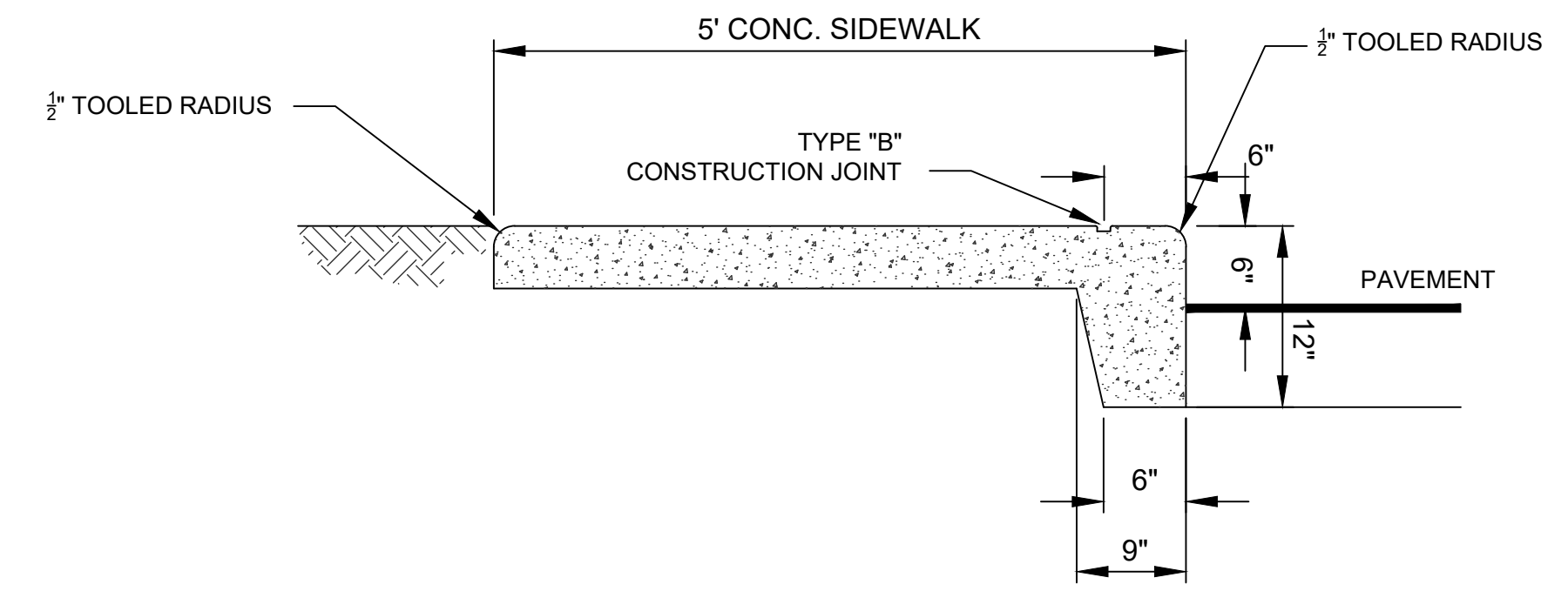


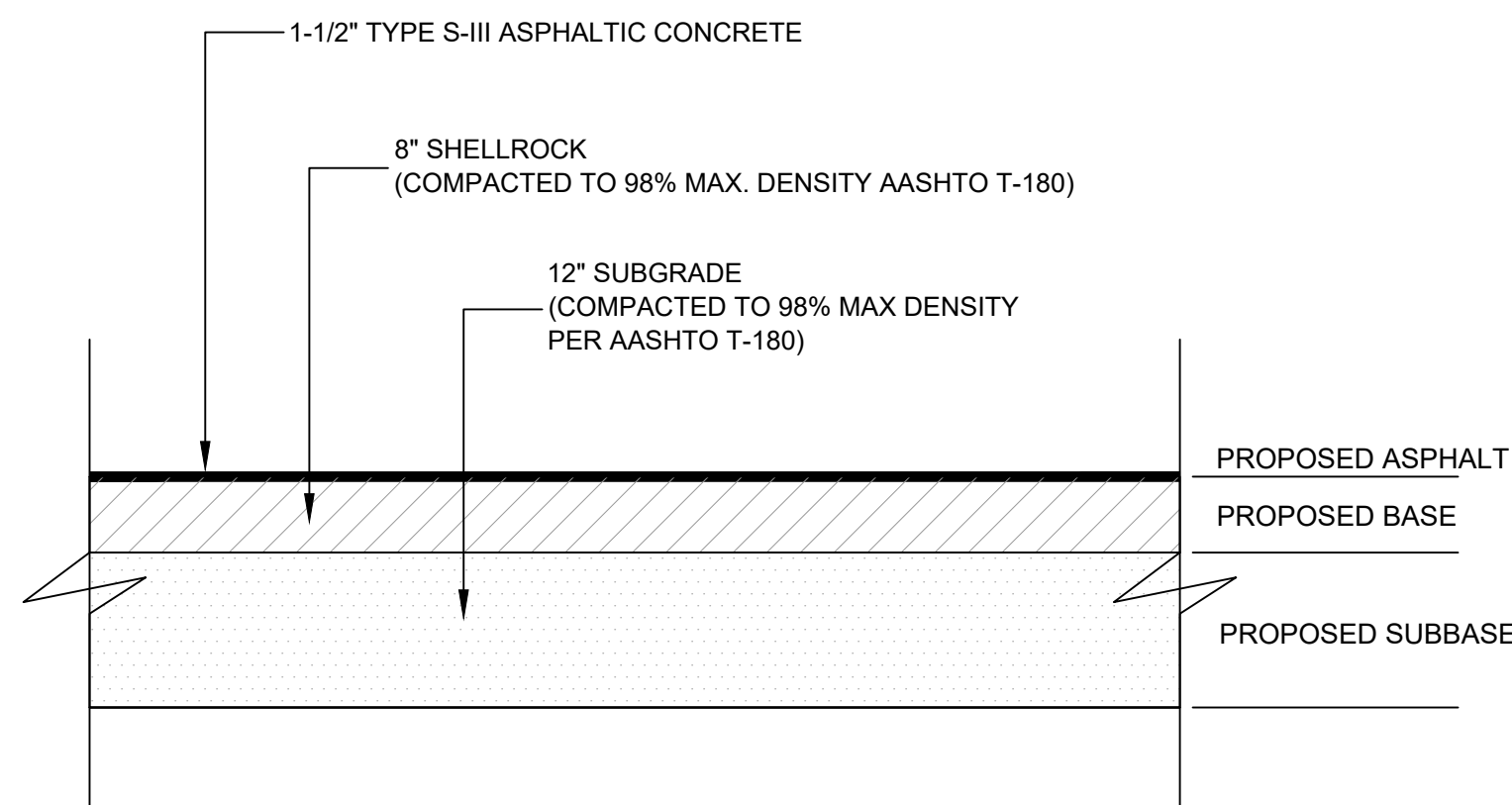
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
TYPE A	P.C. & P.T. OF CURVES, JUNCTION OF EXIST. & NEW SIDEWALK
TYPE B	5'-0" CENTER TO CENTER ON SIDEWALKS
TYPE C	WHERE SIDEWALK ABUTS CONCRETE CURB, DRIVEWAYS, & SIMILAR STRUCTURES

- NOTES:**
- SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN 3000 PSI @ 28 DAYS.
 - BASE TO BE 6" COMPACTED SOIL (NO VAPOR BARRIER)
 - SIDEWALKS TO BE BROOMED FINISHED WITH EVEN DUSTLESS SURFACE.
 - SIDEWALKS SHALL CONFORM TO F.D.O.T. STANDARD INDEX NO. 310, LATEST REVISION.

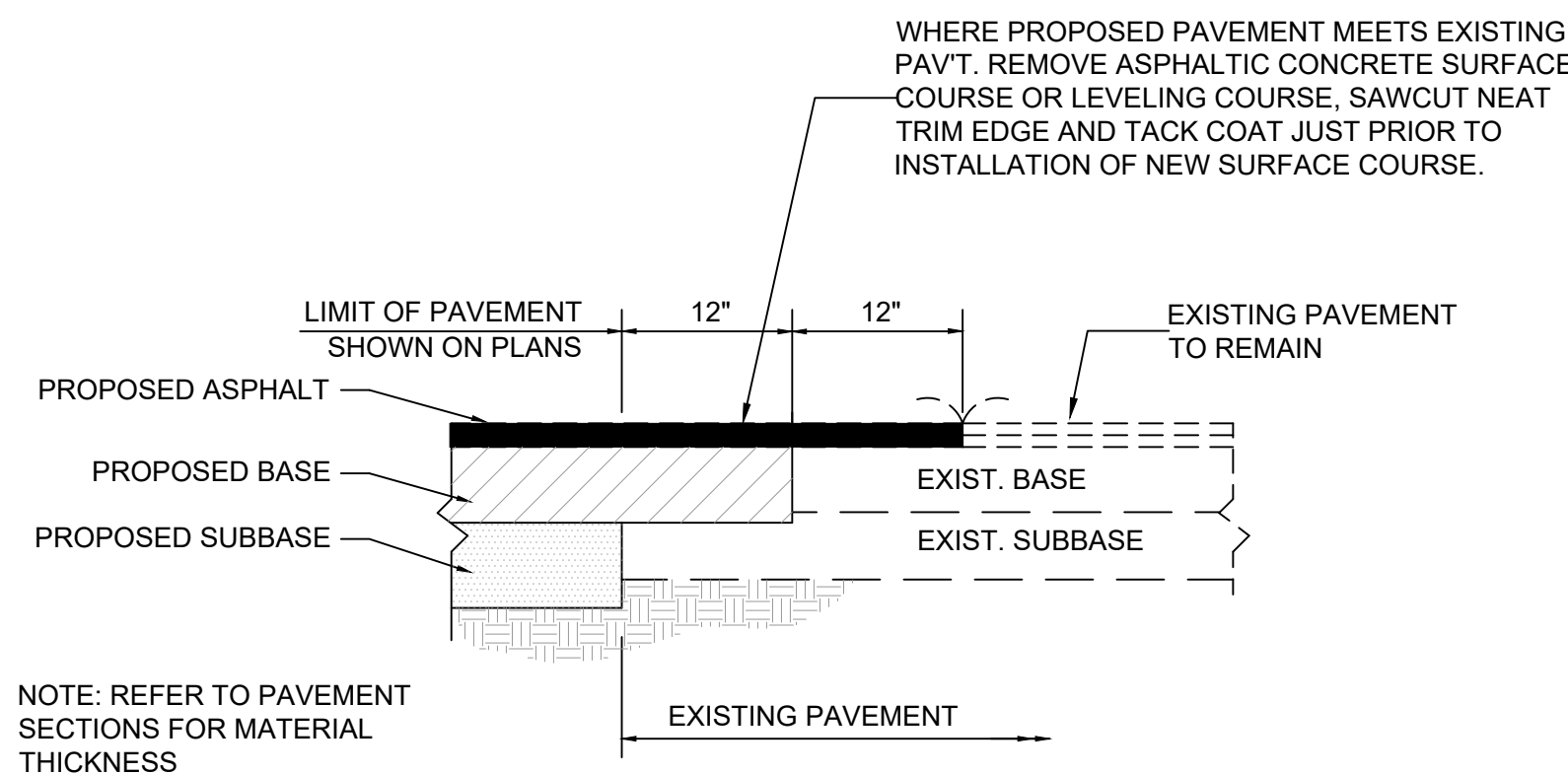
SIDEWALK CONSTRUCTION
SCALE: NONE



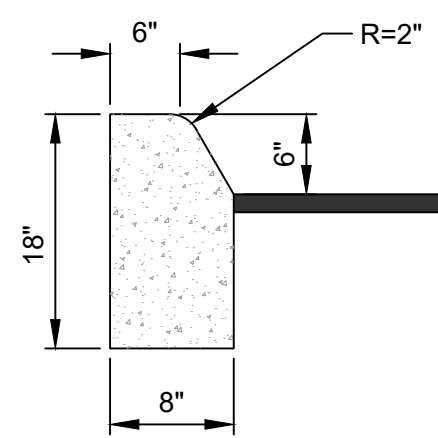
MONOLITHIC SIDEWALK
SCALE: NONE



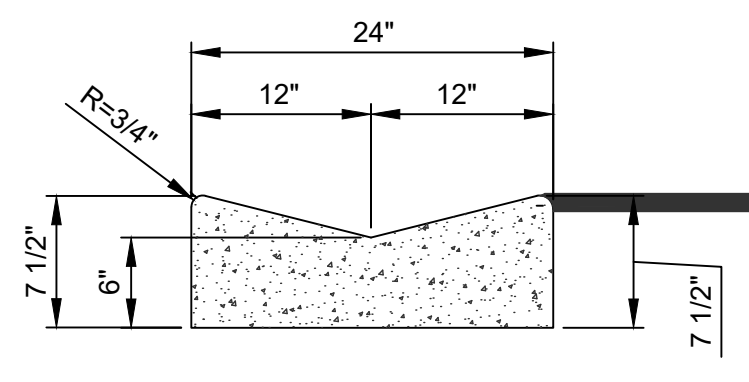
TYPICAL ASPHALT PAVEMENT SECTION
SCALE: NONE



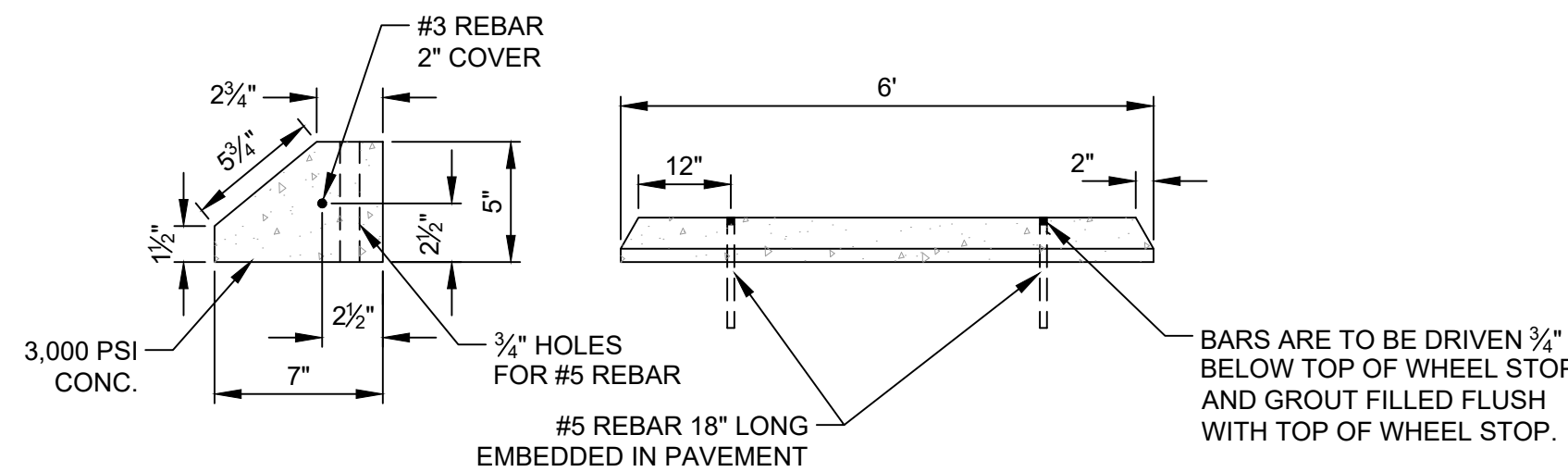
NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION
SCALE: NONE



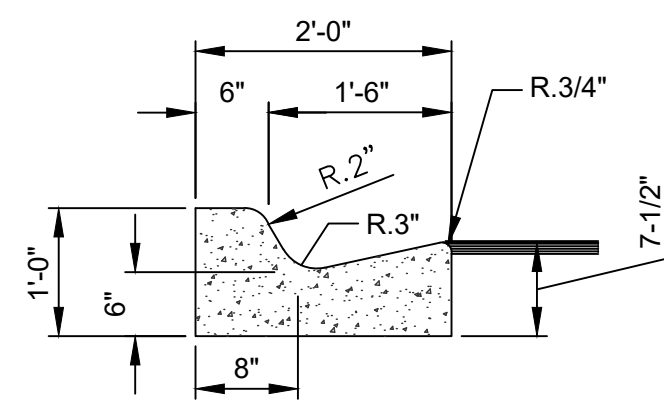
TYPE "D" CURB
SCALE: NONE



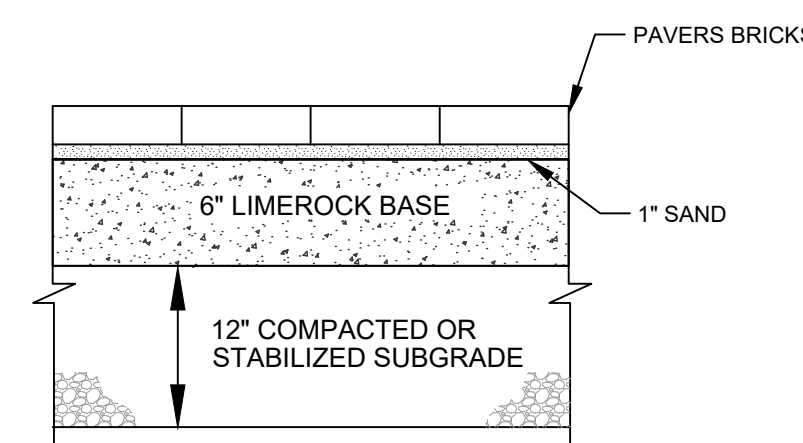
2' VALLEY GUTTER
SCALE: NONE



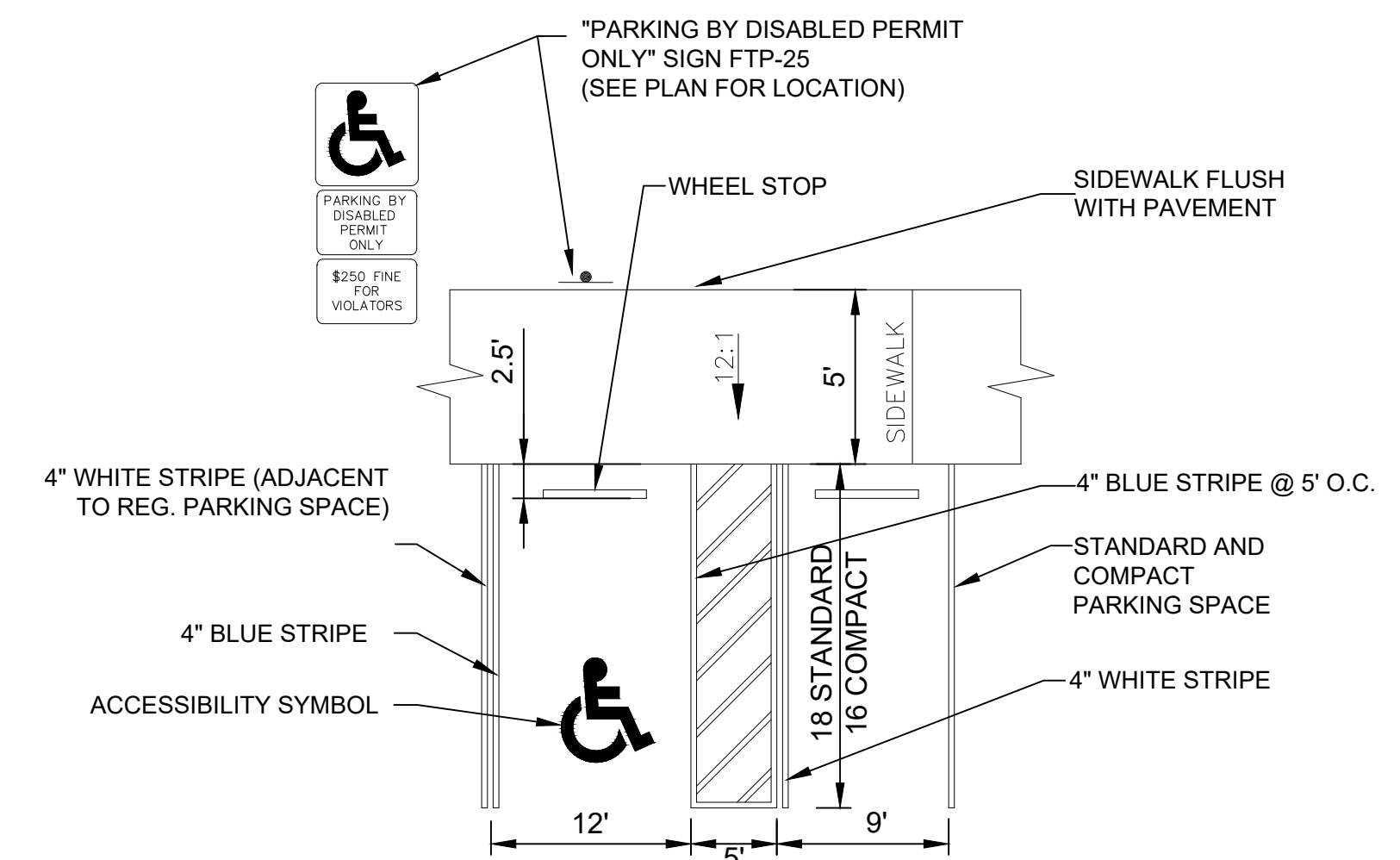
CONCRETE WHEEL STOP
SCALE: NONE



TYPE "F" CURB AND GUTTER
SCALE: NONE



PAVER BRICK SECTION
SCALE: NONE



HANDICAPPED PARKING
STANDARD AND COMPACT PARKING DETAIL
SCALE: NONE

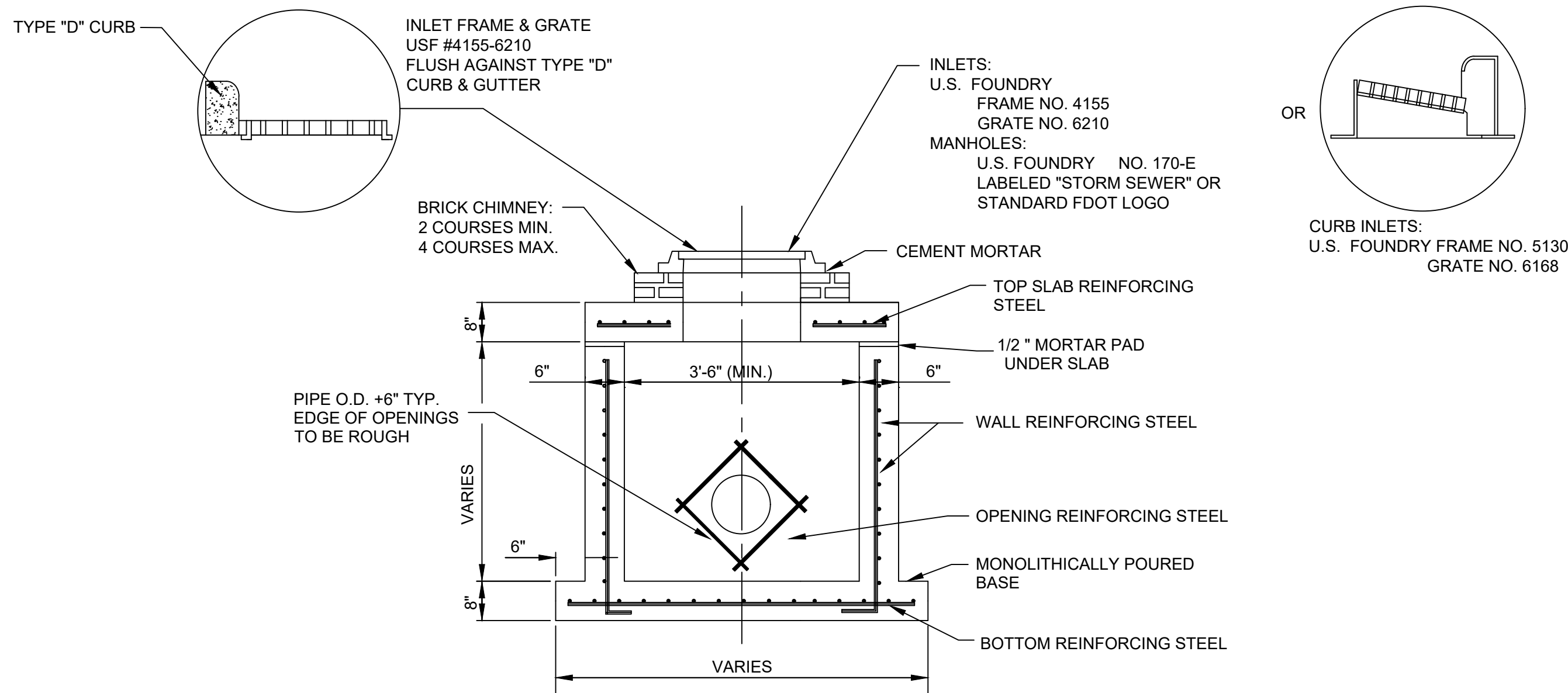
- NOTES:**
- REFER TO HARDSCAPE PLANS FOR PAVER BRICK TYPE, COLOR, AND SIZE INFORMATION.
 - SAND BEDDING SHALL BE WELL GRADED, CLEAN WASHED LIMESTONE SCREENINGS W/ 100% PASSING A #3 SIEVE AND A MAXIMUM 3% PASSING.

NO.	DATE	DESCRIPTION	REVISIONS	
			BY	DATE

CAD	627301-CV-FDD/DWG	JOB NO.	6273 01	DRAWN BY	GAT	CHECK BY	CJH	DATE	05-12-2021
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ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

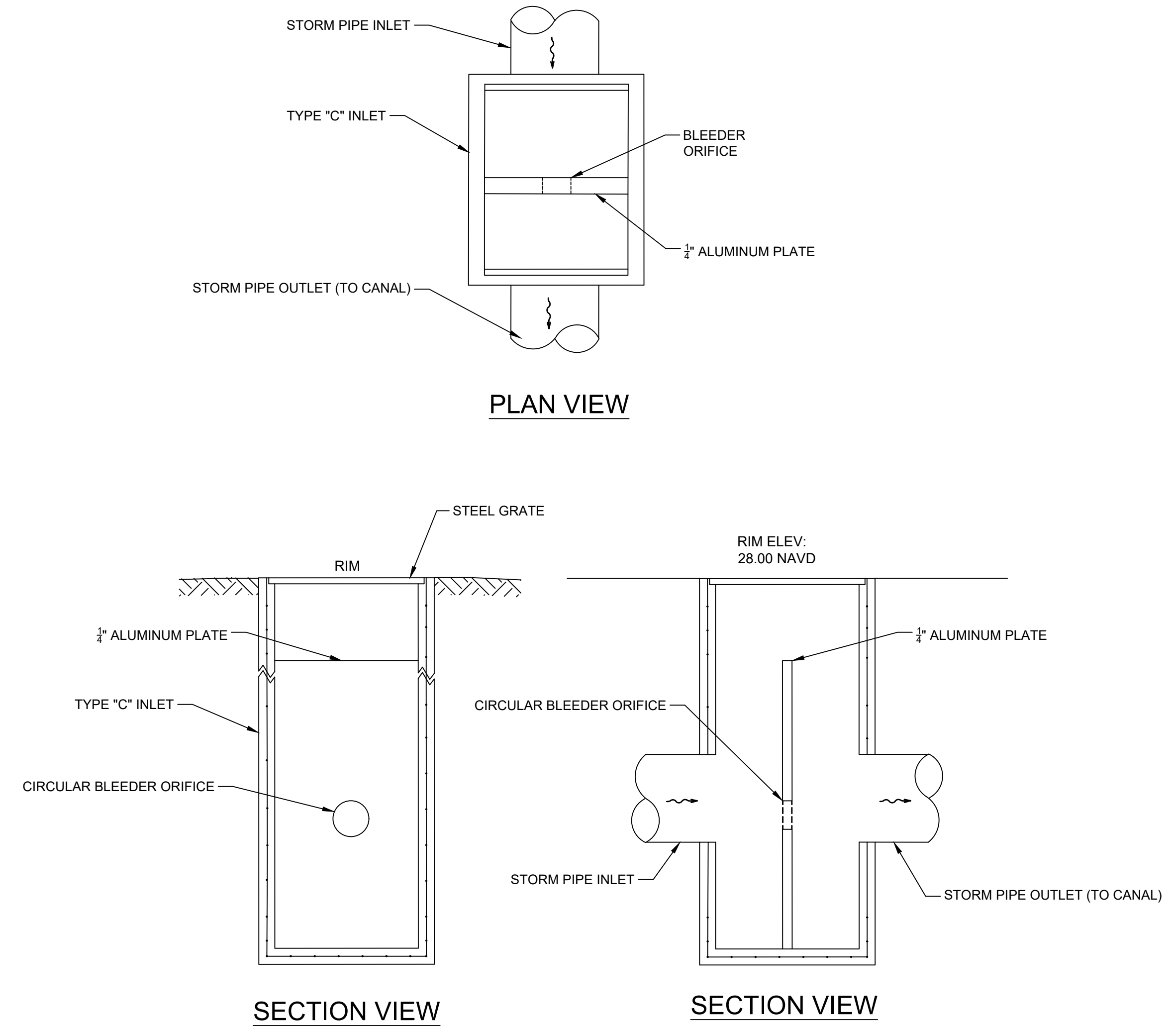
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
PAVING, GRADING AND DRAINAGE DETAILS



- NOTES:
- ALL INLET GRATES AND MANHOLE LIDS MUST HAVE LOCKING CHAINS (FDOT INDEX 201).
 - BEDDING MATERIAL SHALL BE HAND PLACED IN 6" LIFTS AND SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE DONE WITH APPROVED MATERIAL, CLEAN AND FREE OF ROCKS, MUCK AND OTHER DELETERIOUS MATTER AND COMPACTED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPERS TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
 - BACKFILL TO BE COMPACTED ALONG THE SIDES OF THE PIPE AND TO A POINT ONE FOOT ABOVE THE TOP OF THE PIPE TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
 - WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE THE REMAINING BACKFILL SHALL BE COMPACTED IN 6 INCH LAYERS AND COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. SEE PAVEMENT SPECIFICATIONS FOR COMPACTION AND STABILIZATION REQUIREMENTS OF SUBGRADE.
 - WHERE PAVEMENT WILL NOT BE CONSTRUCTED OVER THE PIPE THE REMAINING FILL SHALL BE COMPACTED IN 6 INCH LAYERS TO A DENSITY 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
 - THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.
 - ALL MANHOLES AND INLETS TO HAVE A MINIMUM SUMP OF 1'

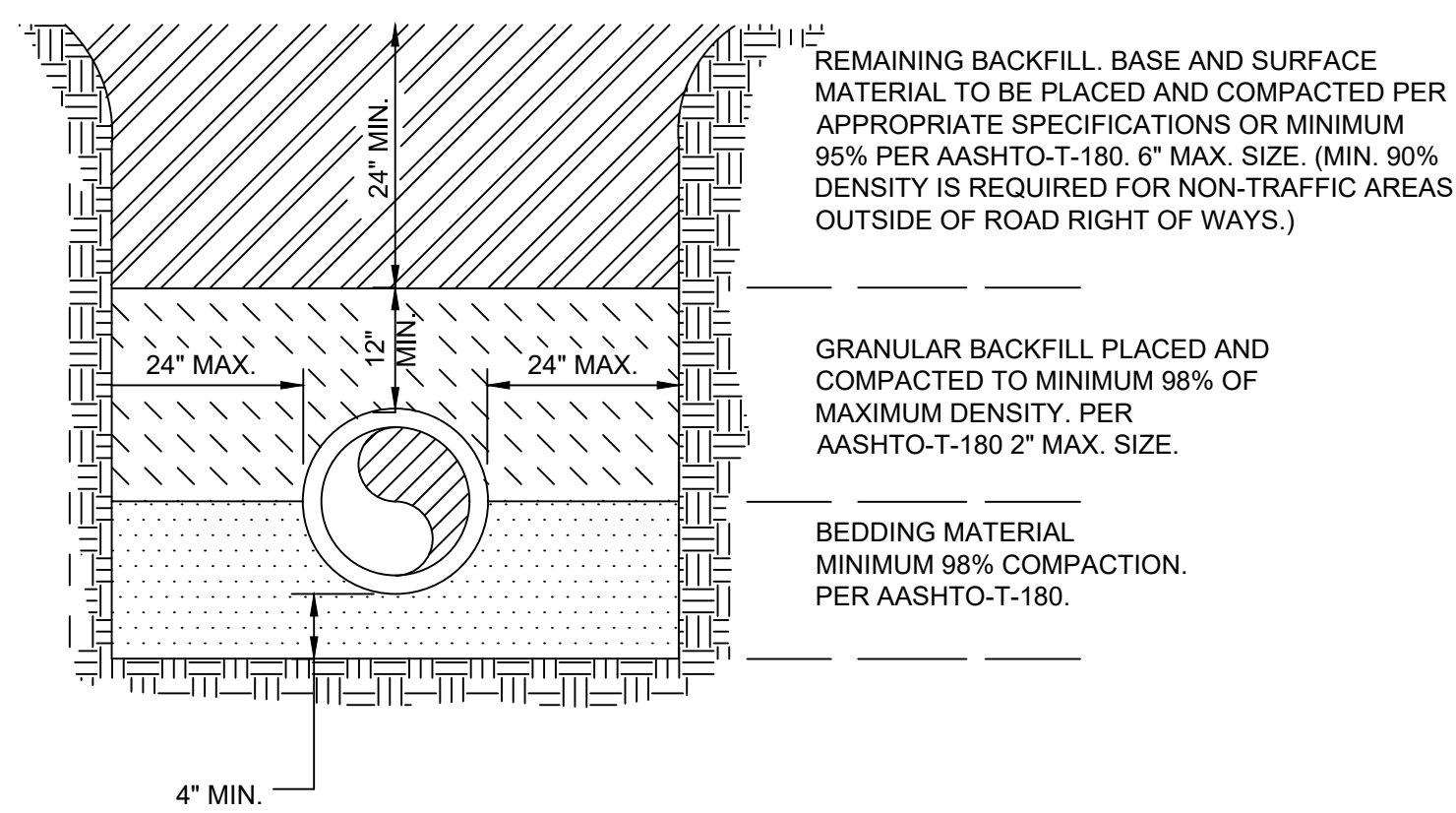
TYPICAL MANHOLE AND INLET DETAIL

SCALE: NONE



CONTROL STRUCTURE DETAIL

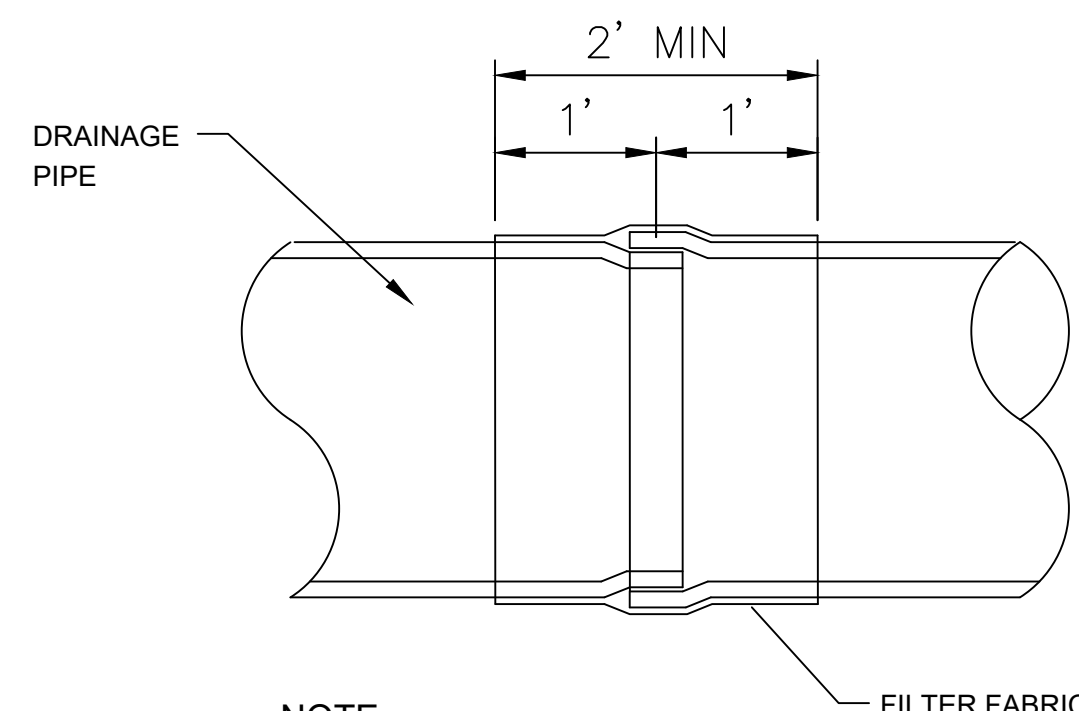
SCALE: NONE



- NOTES:
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 - DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS PER PIPE RUN ABOVE THE PIPE, OR AS DIRECTED BY THE INSPECTOR.
 - THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH STATE OF FLORIDA TRENCH SAFETY LAWS AND REGULATIONS.
 - THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.

TYPICAL TRENCH DETAIL

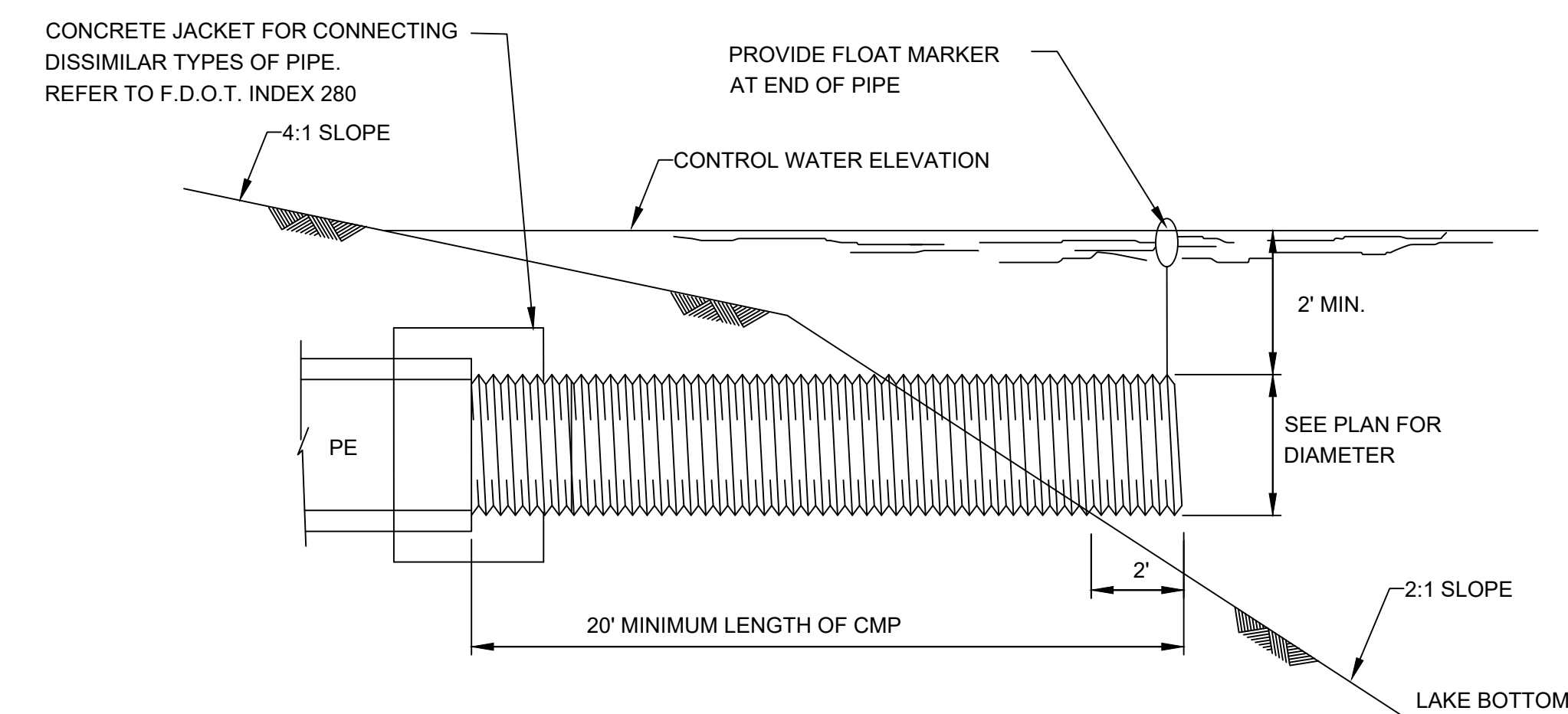
SCALE: NONE



NOTE:
FILTER FABRIC SHALL BE OVERLAPPED 2' MINIMUM AT ALL FABRIC JOINTS

FILTER FABRIC PIPE JOINT WRAP DETAIL

SCALE: NONE



- NOTES:
- CONTRACTOR SHALL FIELD-DETERMINE OUTFALL PIPE TO BE EXTENDED 2' MIN. PAST THE DEEP CUT LINE.
 - EACH OUTFALL PIPE SHALL HAVE A FULL 20' LENGTH OF CMP INTO THE LAKE.
 - EACH OUTFALL PIPE SHALL HAVE A BUOY ATTACHED TO THE END. THE BUOY, ROPE AND FITTINGS SHALL BE SUITABLE FOR MARINE USE AND EXPOSURE TO ULTRAVIOLET LIGHT. THE ROPE SHALL HAVE SUFFICIENT SLACK SO THE BUOY IS VISIBLE AT THE TOP OF BANK ELEVATION.

OUTFALL PIPE



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 888.909.2220 www.wgfl.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY	
			NO.	DATE

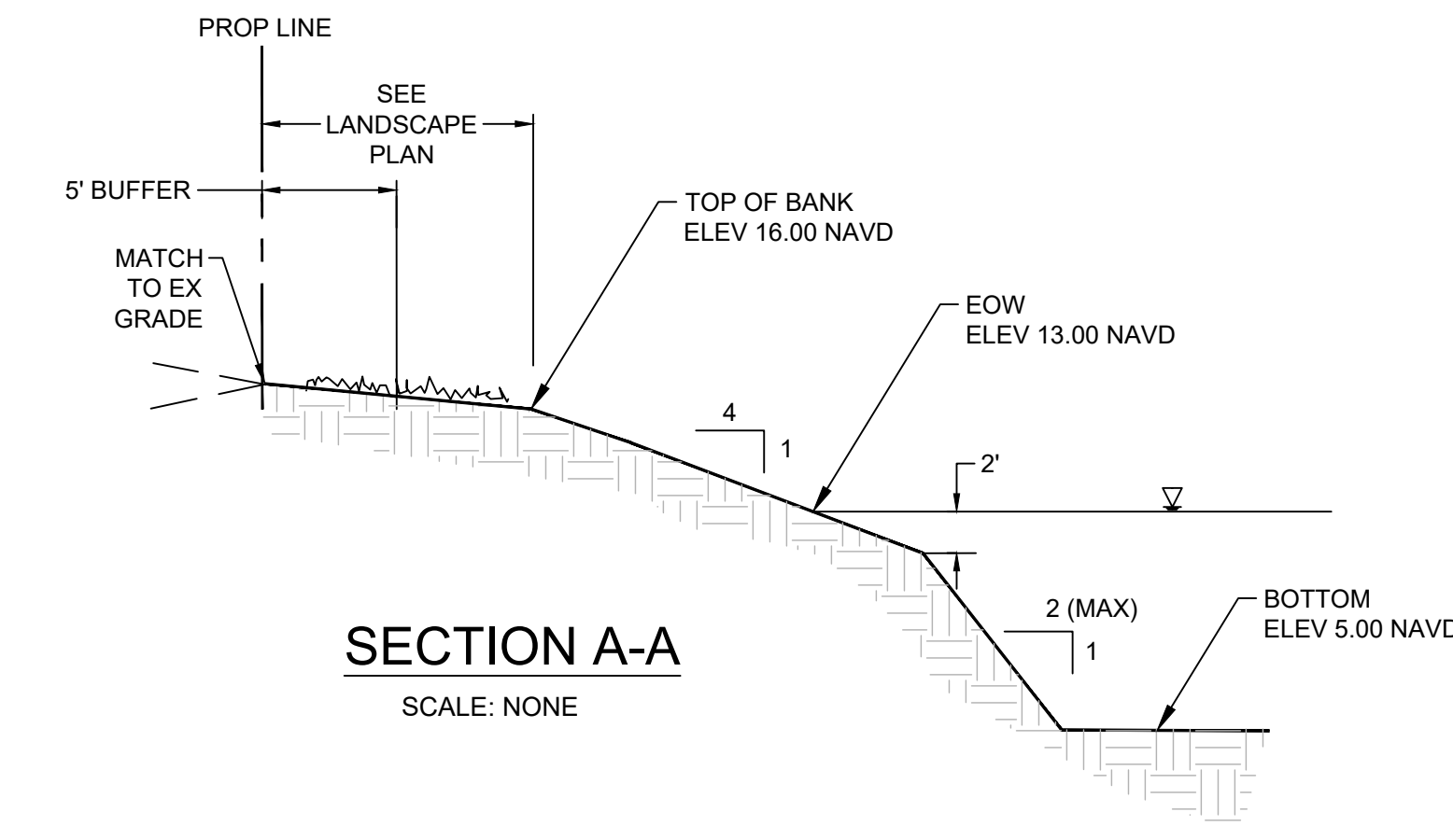
CAD	627301-CV-FDD/DWG	JOB NO.	6273 01	DRAWN BY	GAT	CHECK BY	CJH	DATE	05-12-2021
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ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

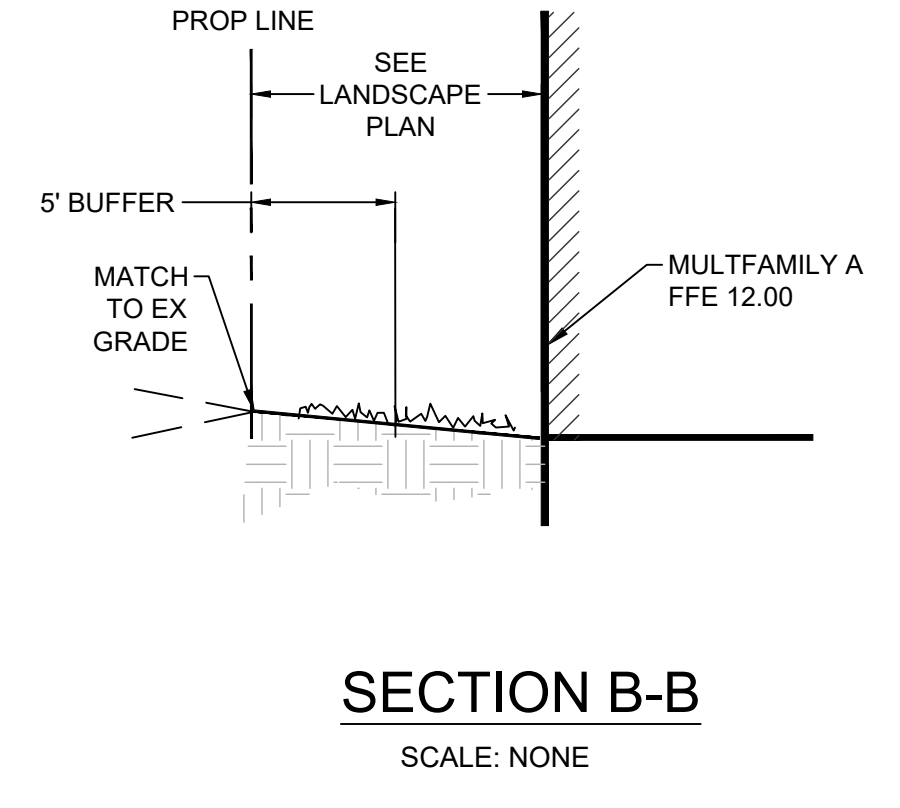
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
PAVING, GRADING AND DRAINAGE DETAILS

SHEET:
C-12

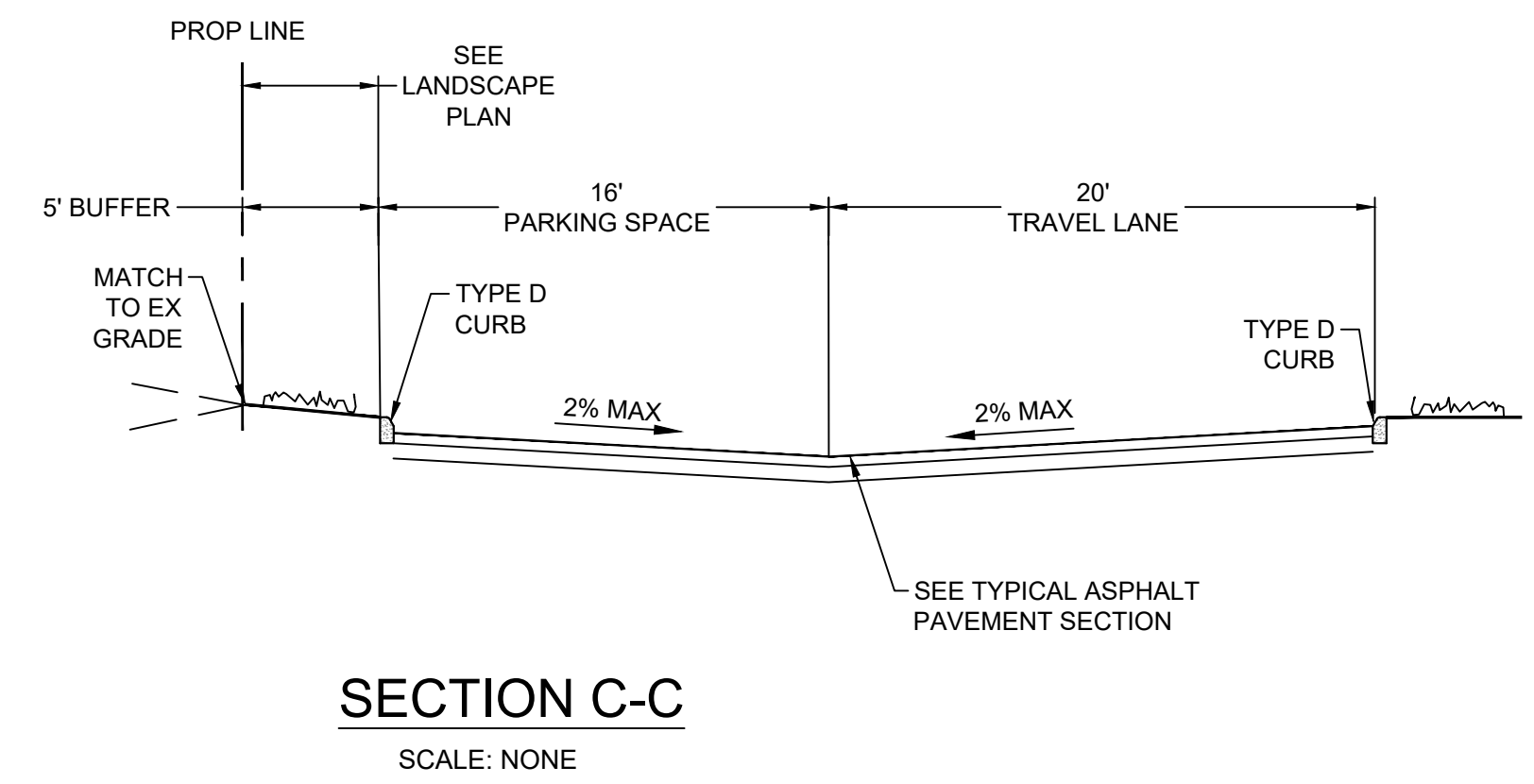
Travis Douglas PE 88589 05/12/2021 3:13:00 PM Sheet: 01/02/21 2:44:47 PM



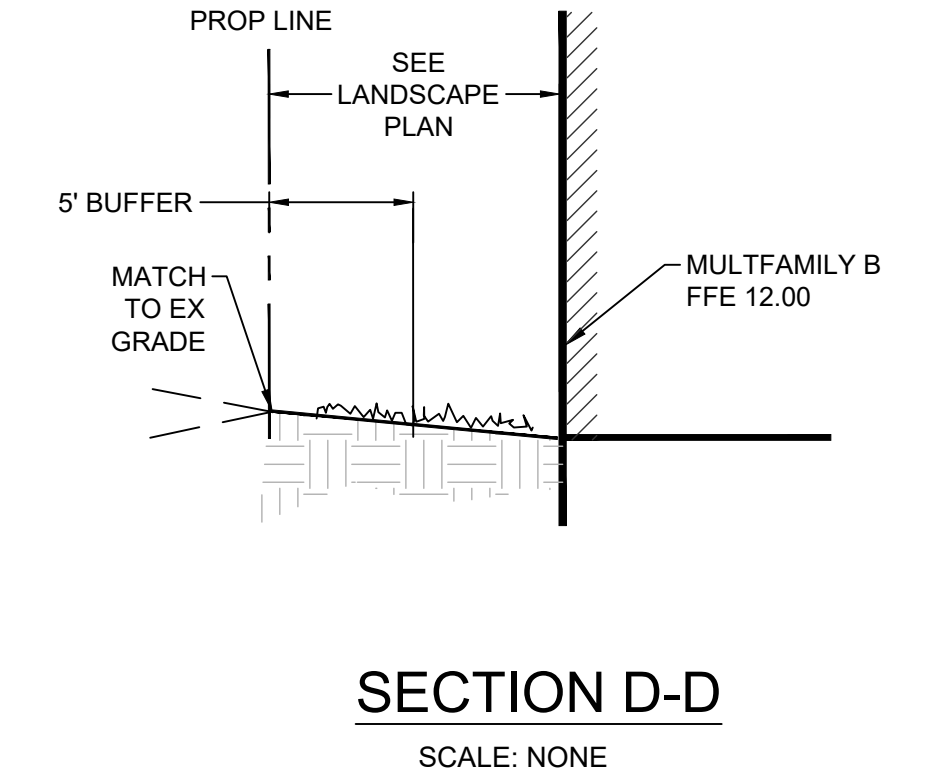
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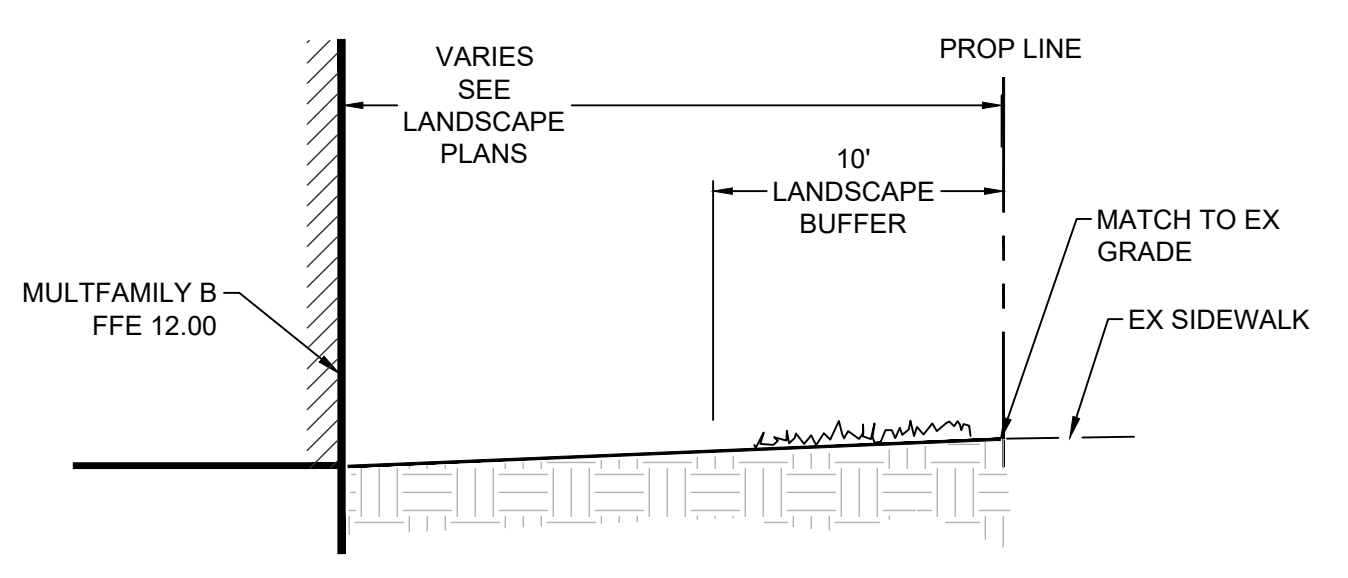
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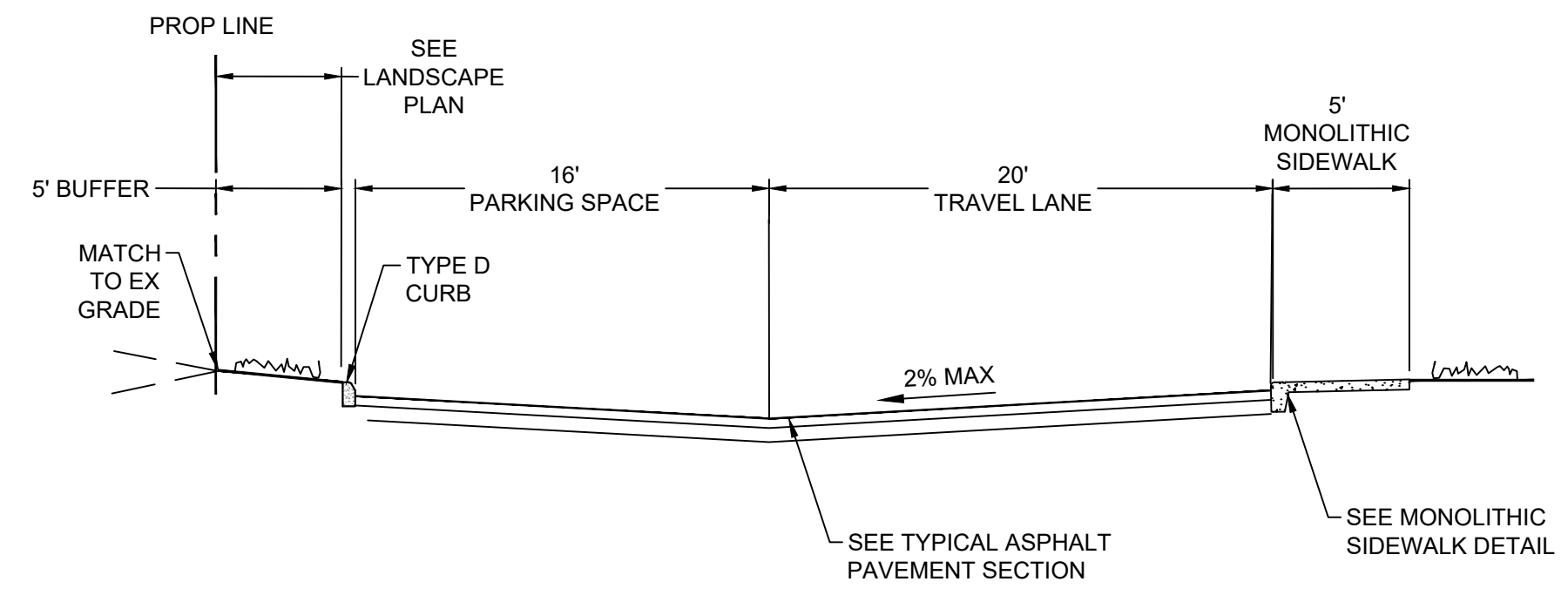
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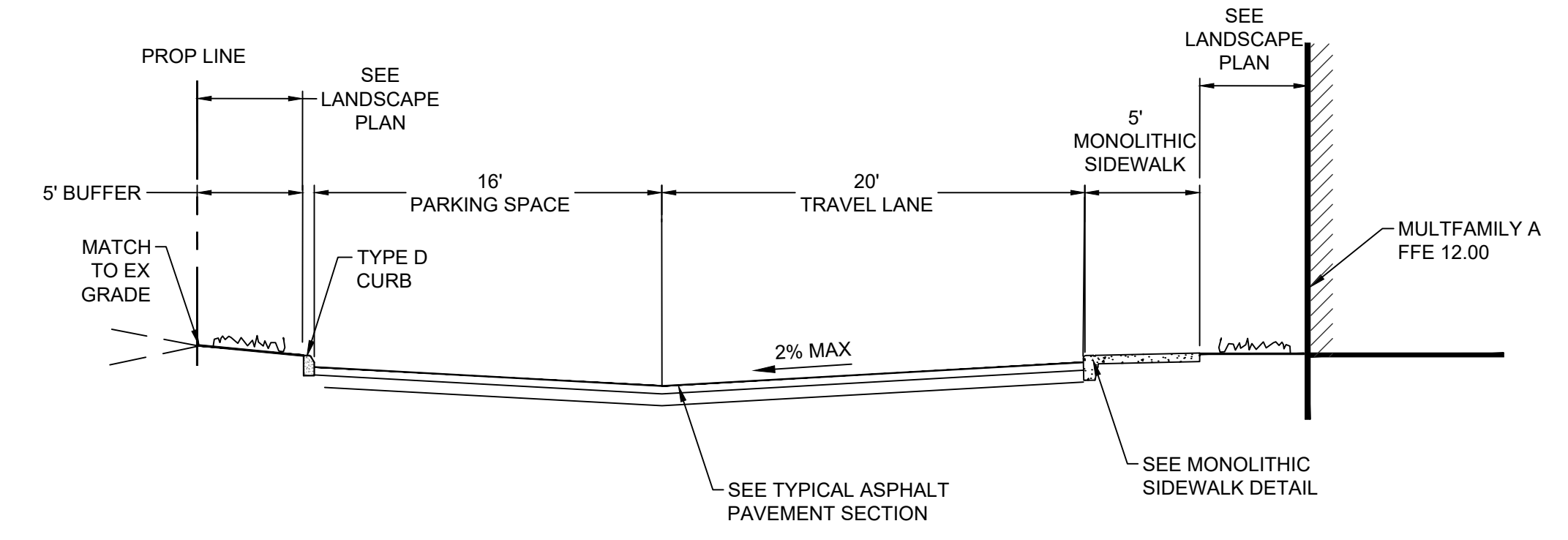
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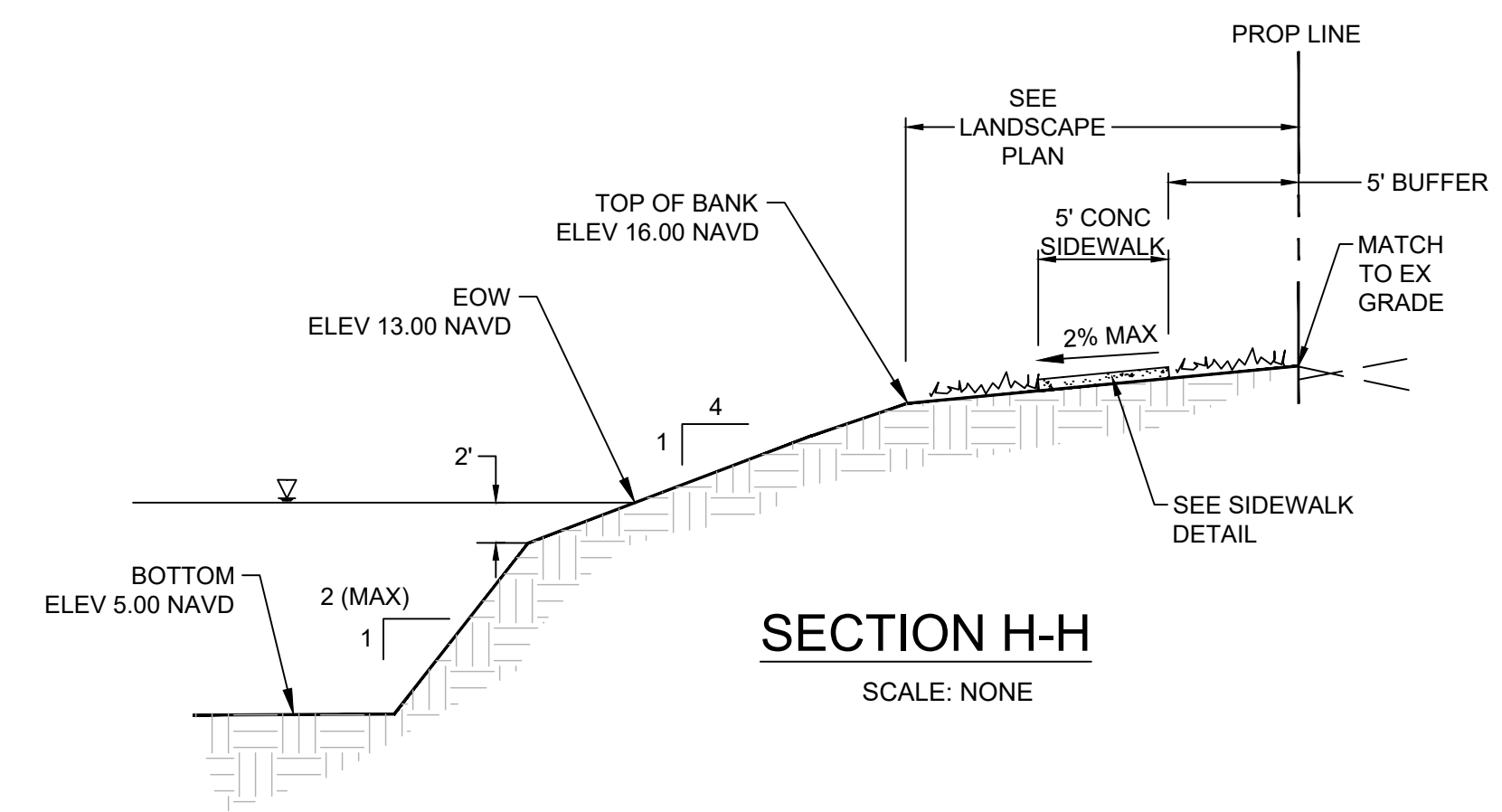
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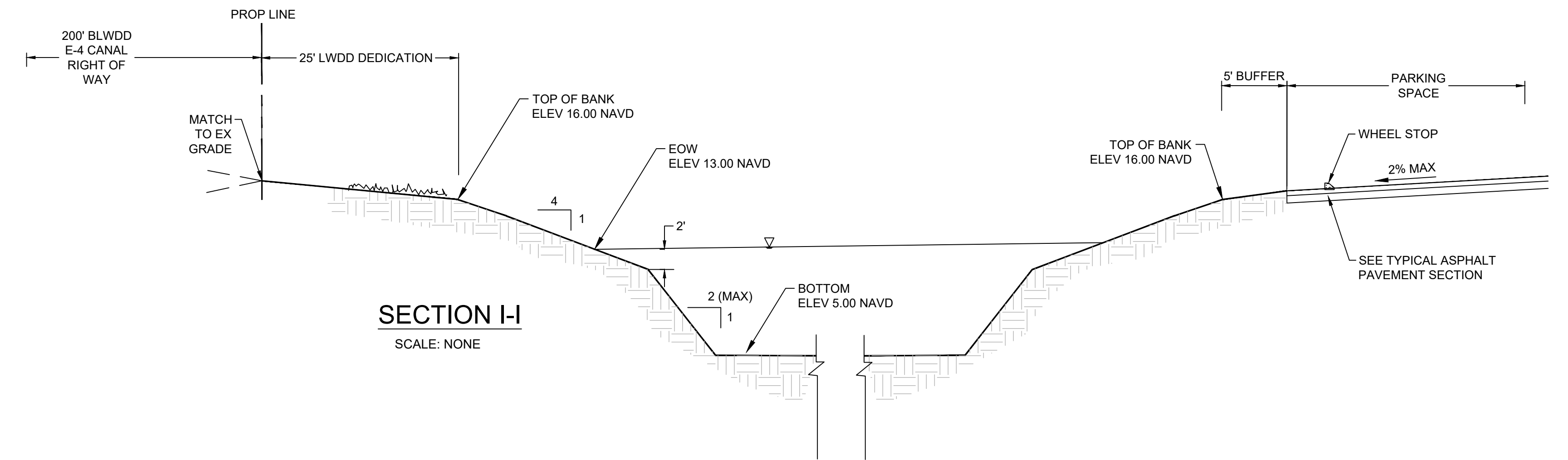
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SECTION G-G
SCALE: NONE



SECTION H-H
SCALE: NONE



SECTION I-I
SCALE: NONE

POND BANK ELEVATIONS NOT YET DETERMINED,
TO BE PROVIDED WITH ENGINEERING SUBMITTAL

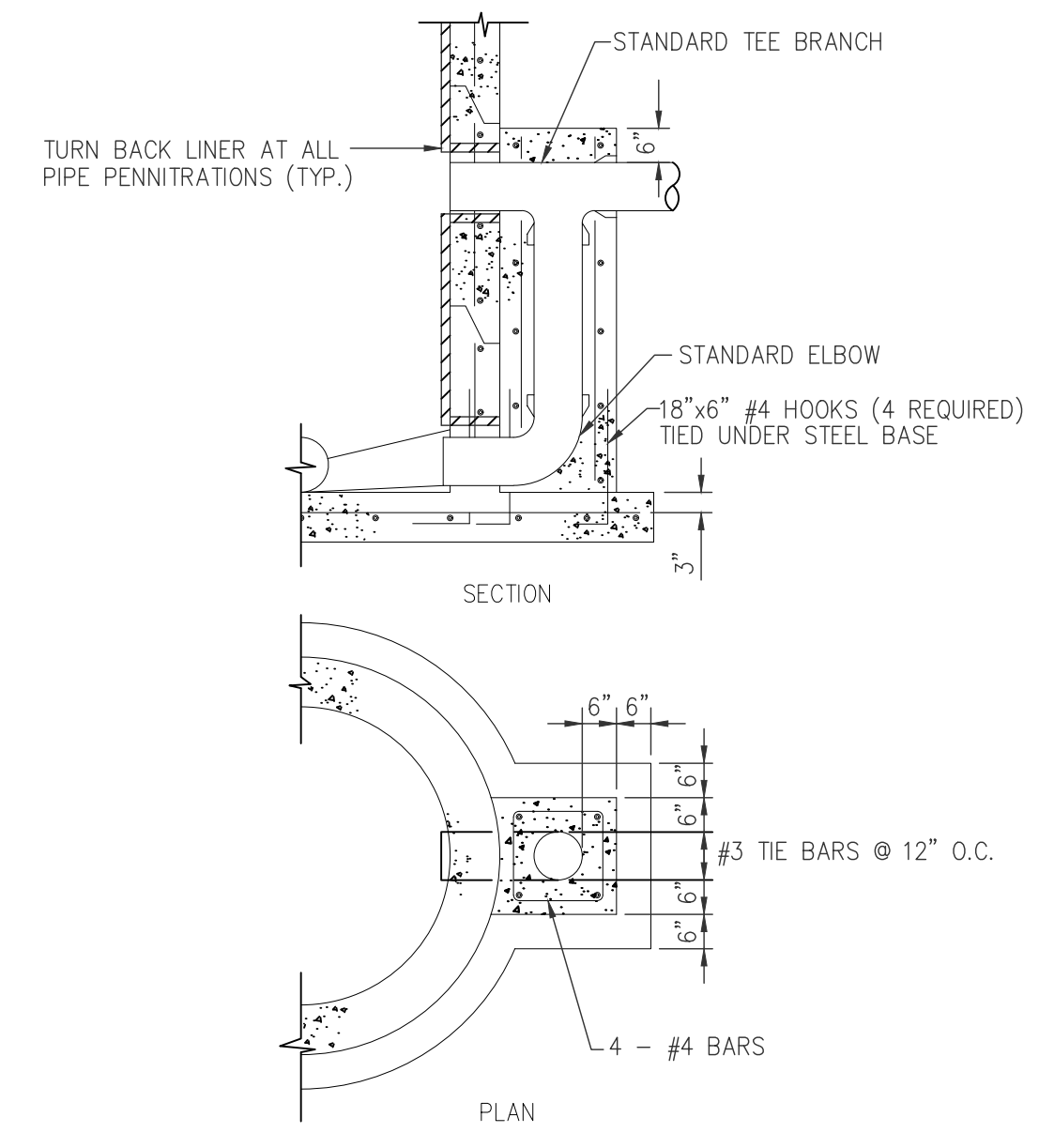
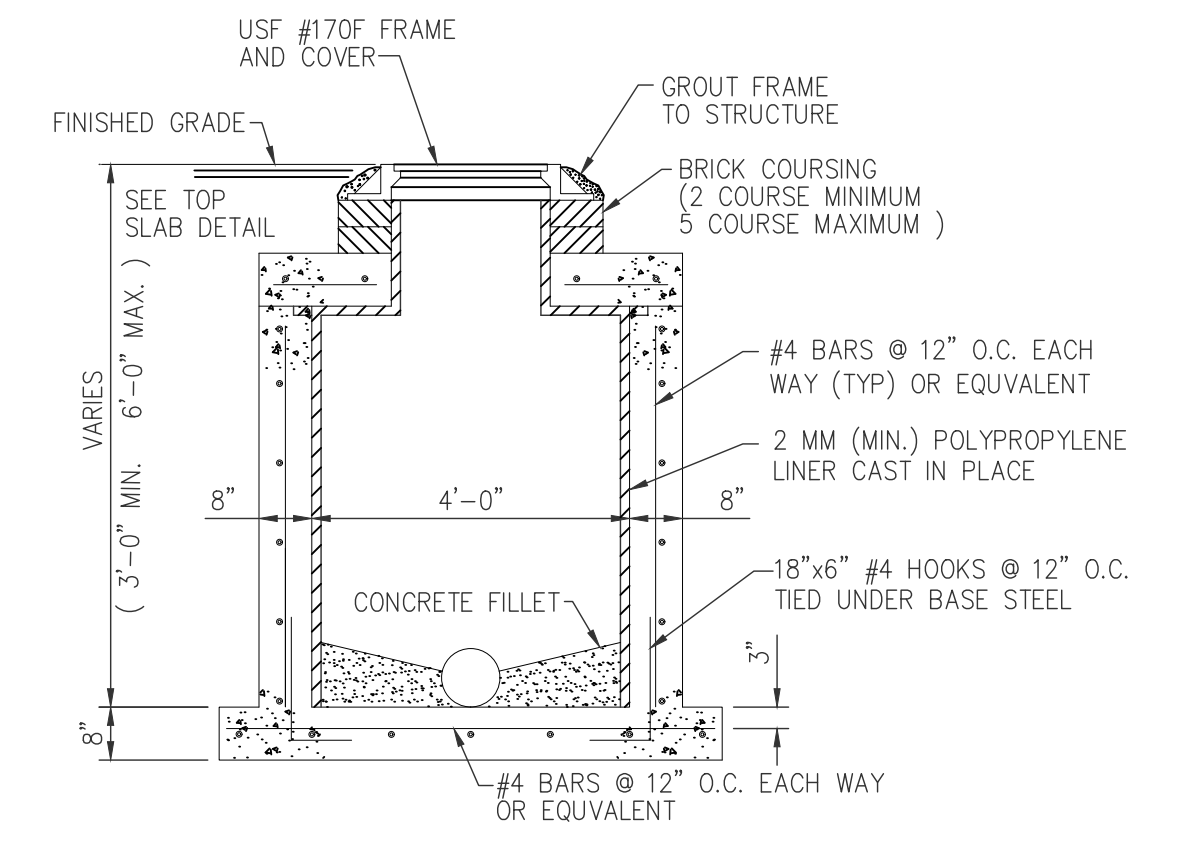
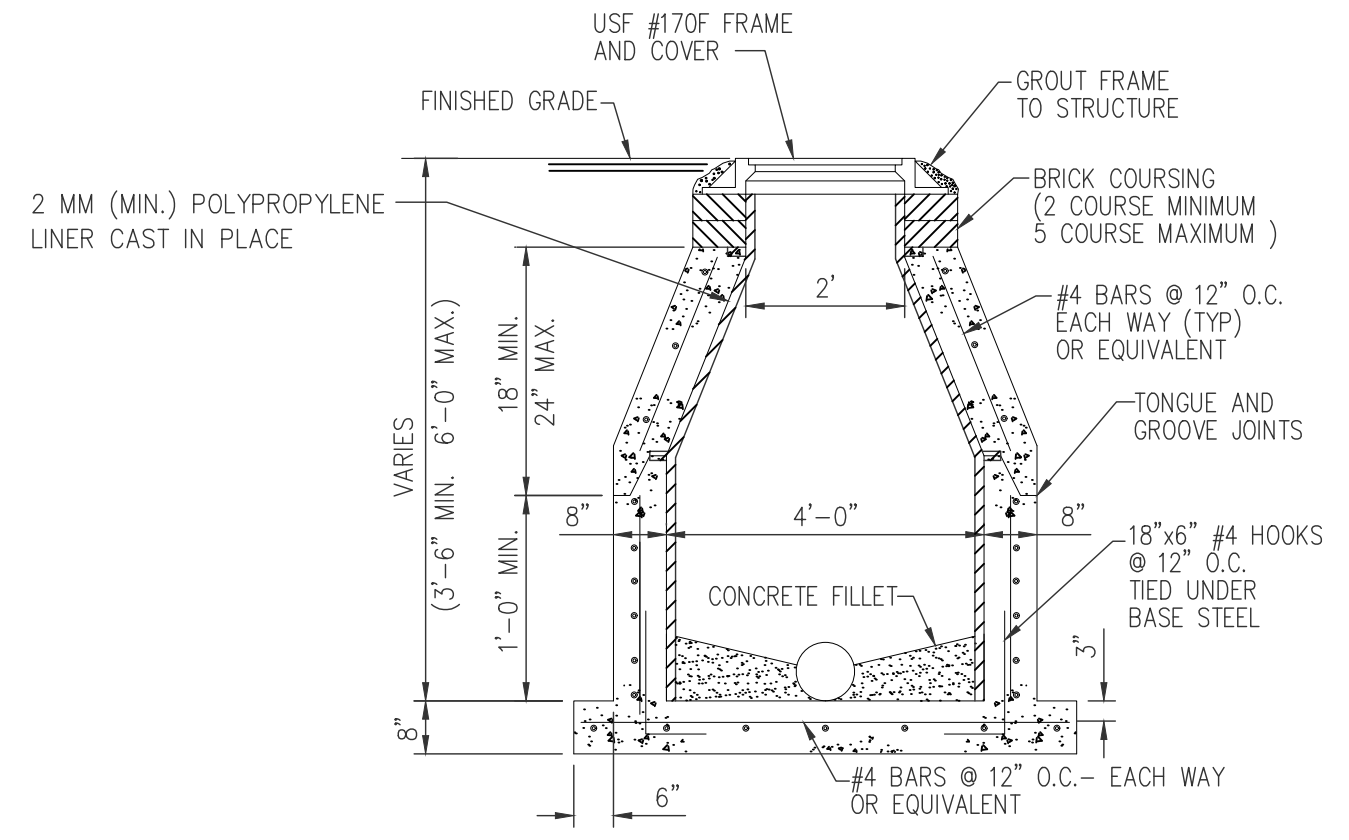
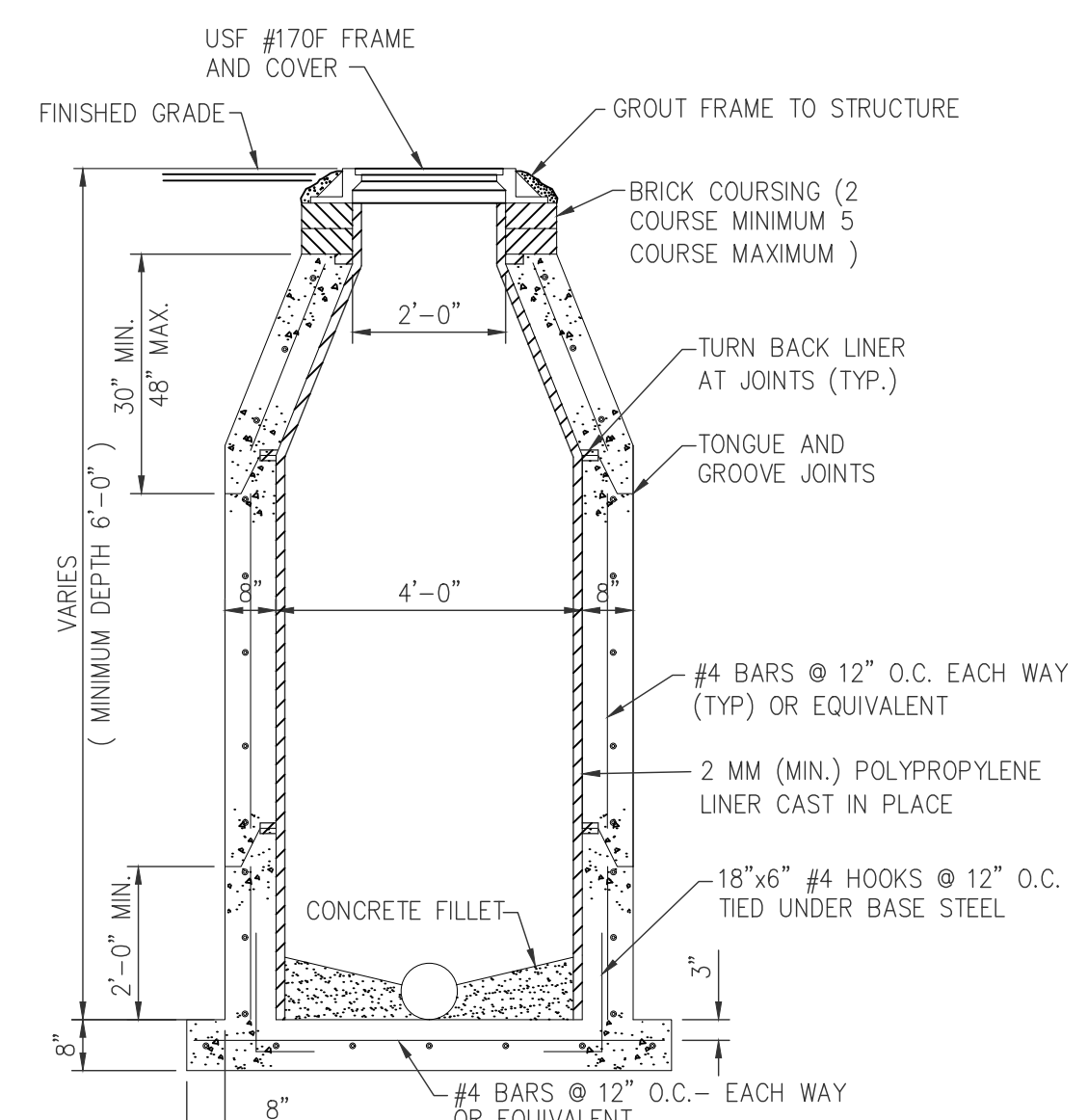
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	DATE	DESCRIPTION

CAD	JOB NO.	DRAWN BY	CHECK BY	DATE
627301-CP-ADDWG	6273.01	GAT	CJH	05-12-2021

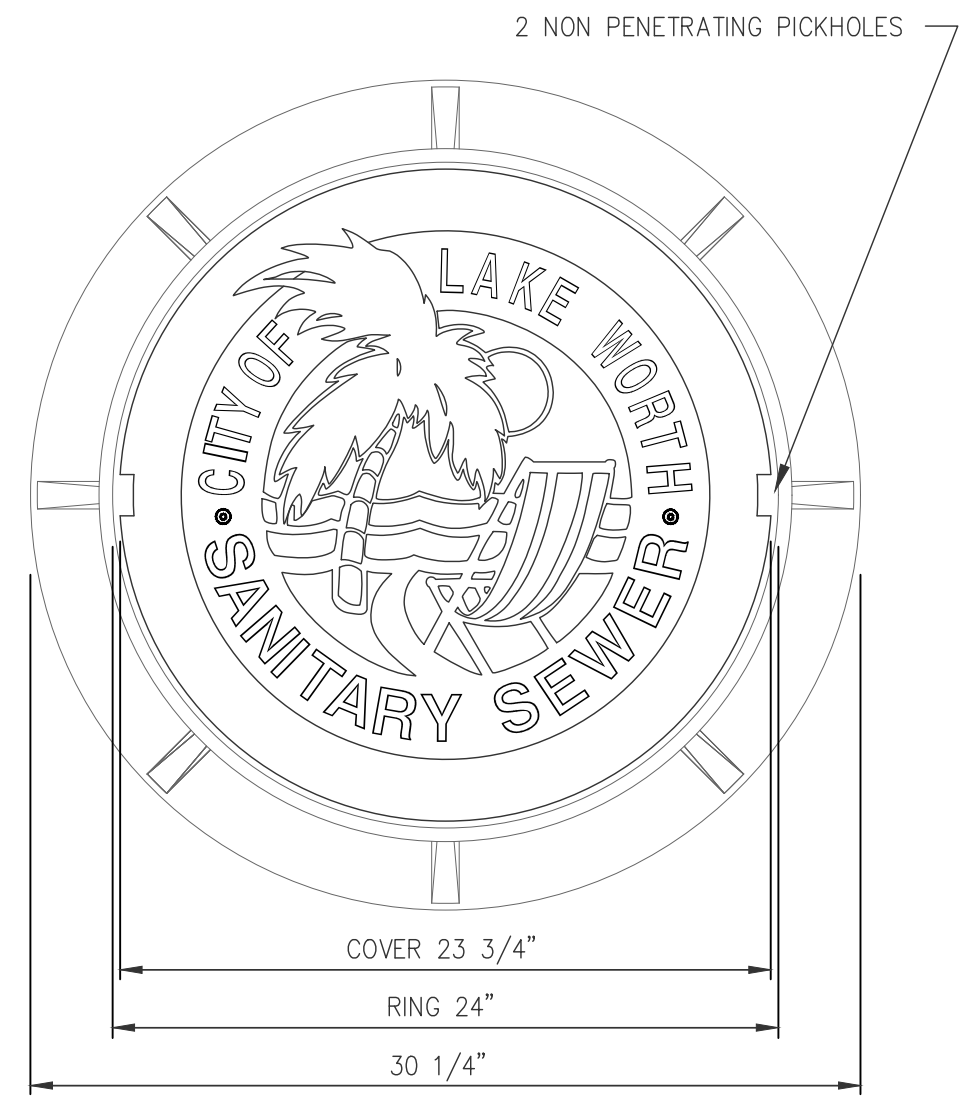
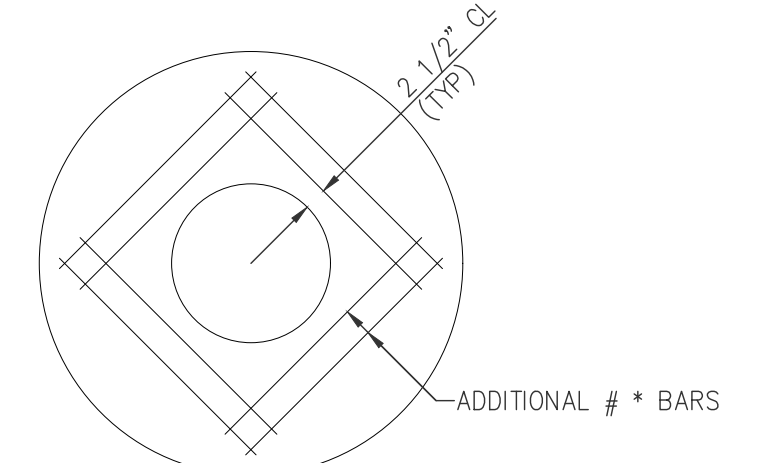
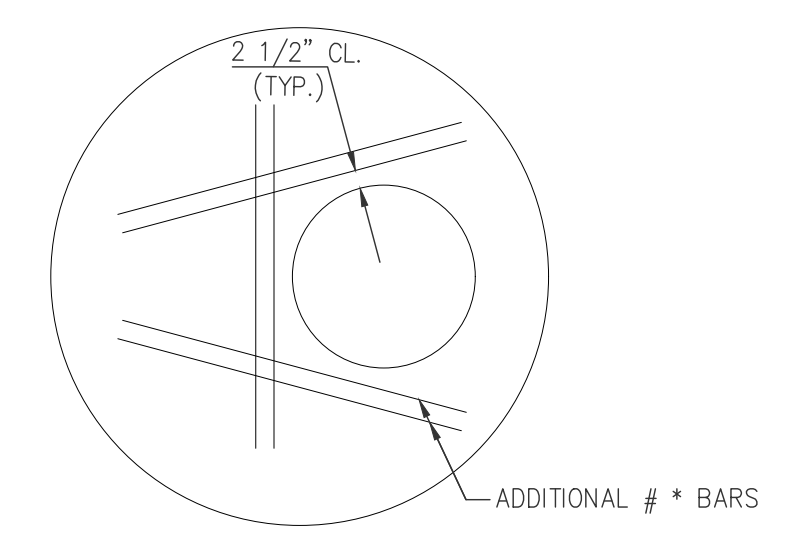
ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
PAVING, GRADING AND DRAINAGE DETAILS

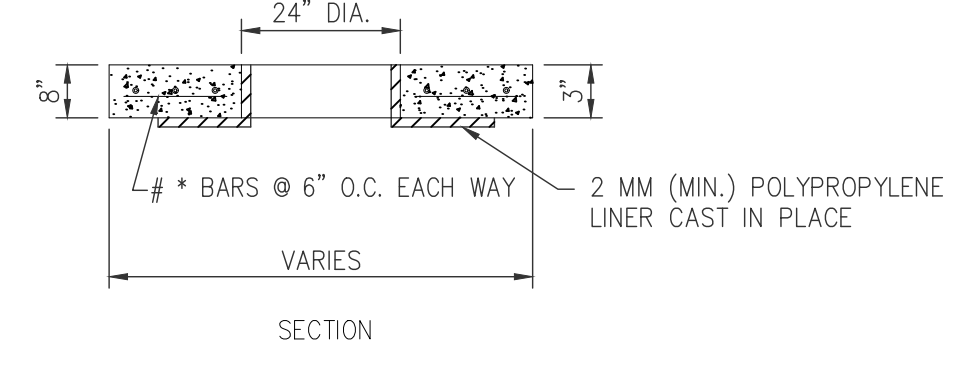
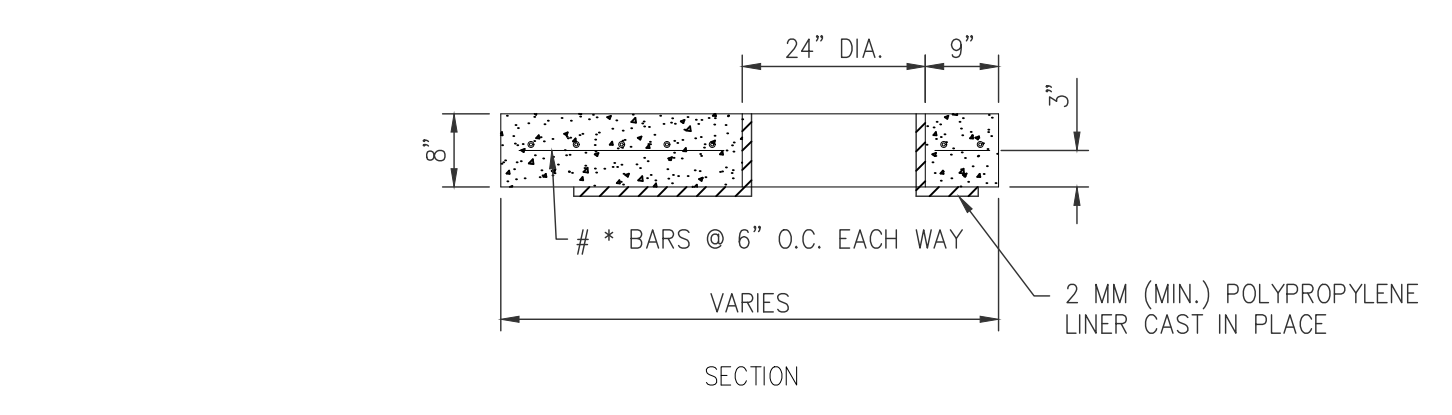
Travis Douglas PE 627301-CP-ADDWG - Revise: 5/12/2021 3:17:30 PM Saved: 5/12/2021 2:44:47 PM



1 STANDARD MANHOLE 1 SHALLOW MANHOLE 2 SHALLOW MANHOLE 3 DROP CONNECTION



NOTE: CITY TO DESIGNATE WHICH MANHOLE RING & COVER TO USE BASED ON LOCATION.

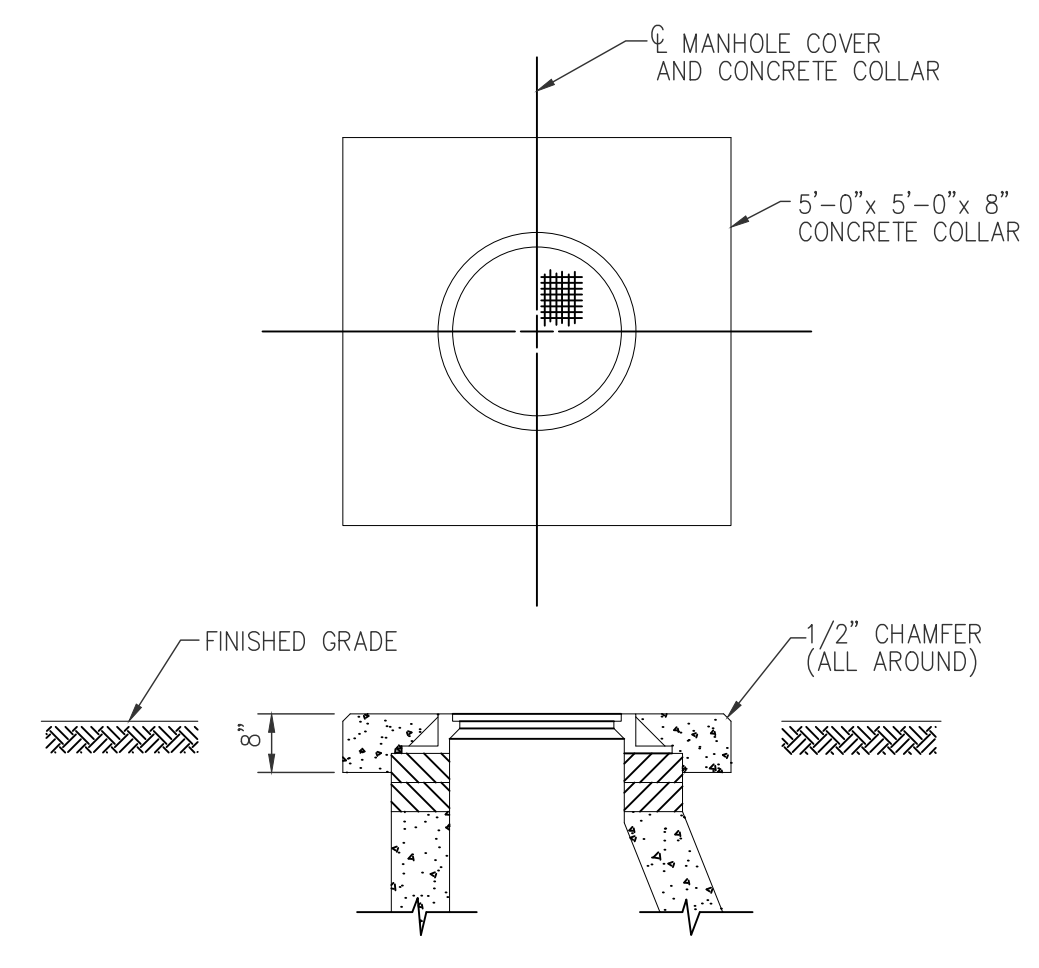
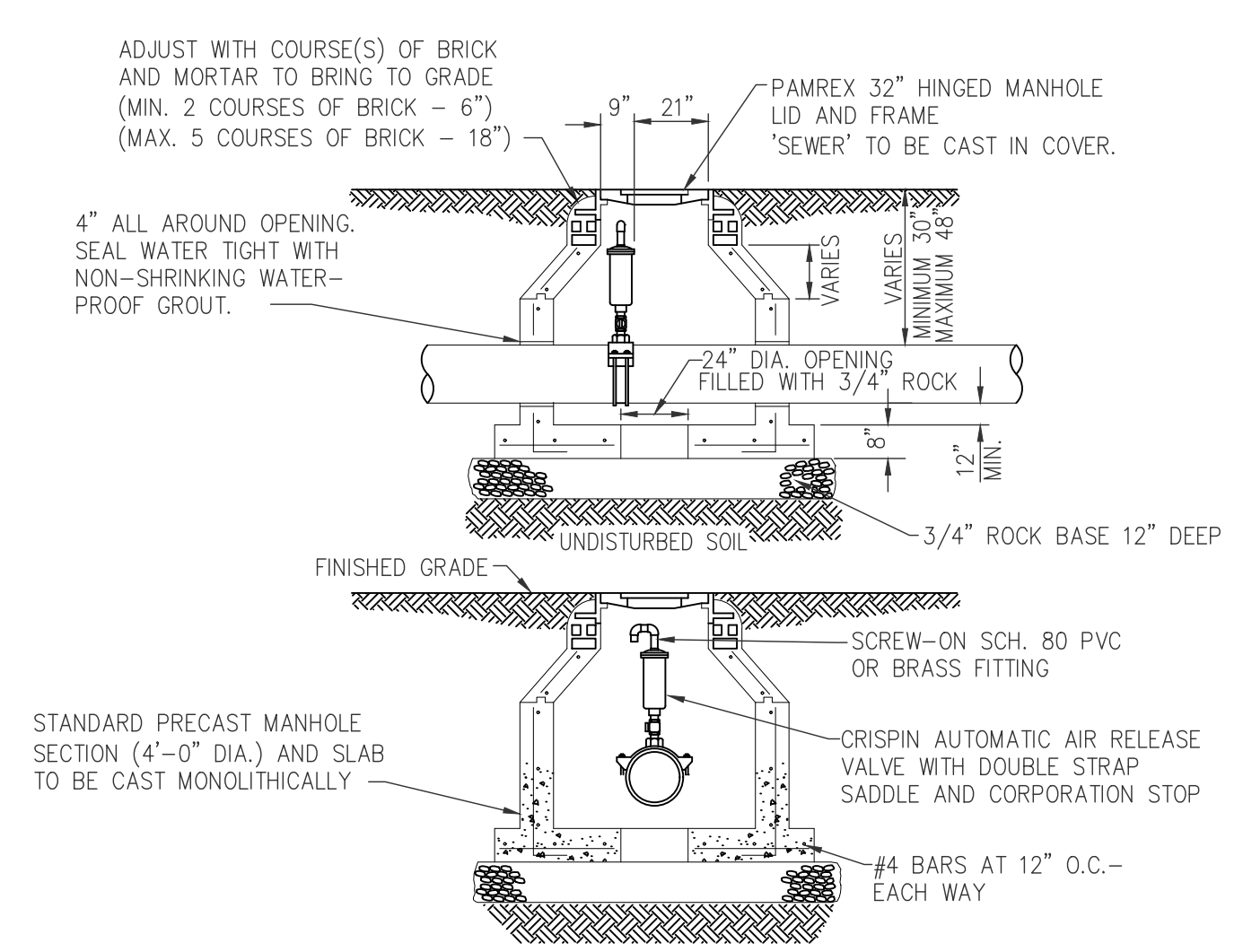
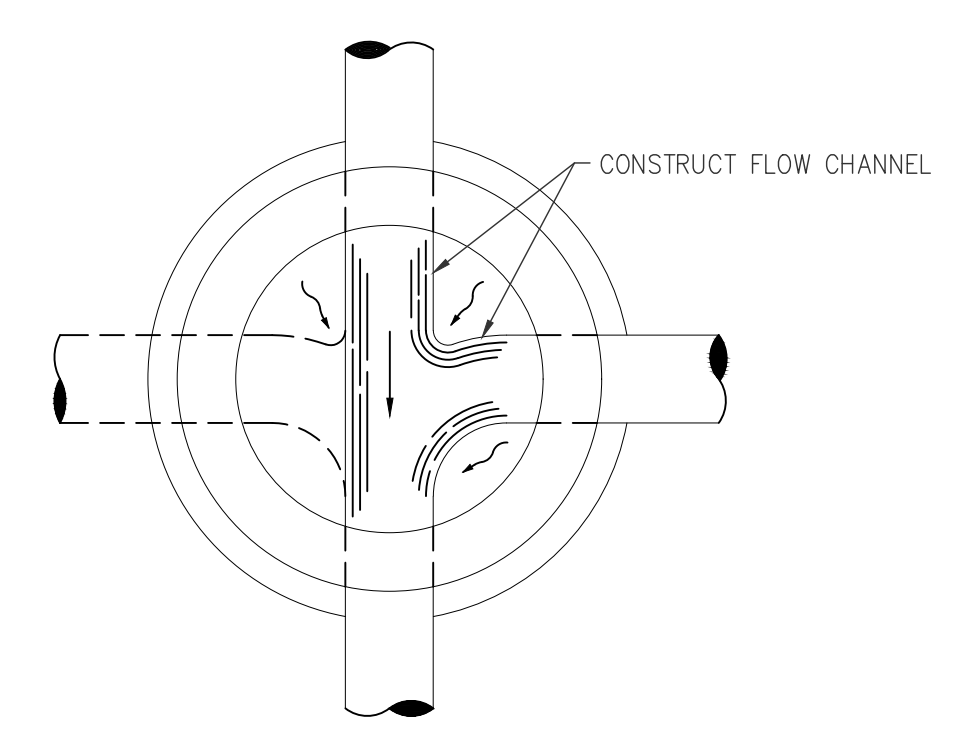


5 FLAT TOP SLAB

6 FLAT TOP SLAB

7 USF 170 RING & EU COVER

8 USF 750 RING & NH COVER



1. REINFORCING STEEL ON ALL CONCRETE STRUCTURES SHALL HAVE A MINIMUM COVER OF 3 INCHES.
2. BRICK COURSING ON MANHOLES SHALL BE PLASTERED WITH 1/2 INCH CEMENT MORTAR ON THE INSIDE AND OUTSIDE FACES.
3. THE DISTANCES AND CONTROLS SHOWN ON THE DRAWINGS REFER TO THE CENTERLINE OF THE MANHOLES.
4. COAT EXTERIOR AND INTERIOR SURFACES OF MANHOLES WITH KOPPERS 300-M OR EQUAL APPROVED BY THE ENGINEER. PROVIDE A MINIMUM DRY FILM THICKNESS OF 16 MILS. APPLY IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INTERIOR COATING SHALL BE FIELD APPLIED AFTER FINAL LAMPING AND REVIEW BY THE ENGINEER.
5. STEPS ARE REQUIRED IN MANHOLES GREATER THAN 3 FEET IN DEPTH. STEPS SHALL BE SPACED 16 INCHES ON CENTER AND SHALL BE POLYPROPYLENE PLASTIC COATED NO. 3 AS MANUFACTURED BY MA INDUSTRIES, INC. OR EQUAL APPROVED BY THE ENGINEER.
6. PVC FORCE MAIN PIPE SHALL BE WRAPPED WITH WIRE FOR LOCATING PURPOSES. A 14 GAUGE, THIN INSULATED, SOLID COPPER WIRE SHALL BE LAID IN THE PIPE TRENCH CONTINUOUS FROM VALVE BOX TO VALVE BOX. WIRE SHALL BE WRAPPED TWO TIMES AROUND EACH JOINT OF PIPE AND EXTENDED INSIDE EACH VALVE BOX TO ENABLE LOCATION DEVICES TO BE ATTACHED WITHOUT DIGGING UP THE VALVE BOX. WIRE CONNECTIONS SHALL BE MADE WITH COMMERCIAL CONNECTORS AND SEALED AGAINST MOISTURE WITH SCOTCH E-2 SEAL NO.2200 ELECTRICAL INSULATING PAD WITH VINYL BACKING.
7. DROP CONNECTIONS ON MANHOLES ARE REQUIRED WHENEVER AN INFLUENT SEWER IS LOCATED 2 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL.
8. CAST IRON MANHOLE COVERS SHALL HAVE THE WORD 'SANITARY' CAST IN THEM IN RAISED LETTERS.

9 MANHOLE BOTTOM FOR TWO OR MORE INFLUENT LINES

10 AIR RELEASE VALVE MANHOLE

11 CONCRETE COLLAR (REQUIRED WHEN MANHOLE IS OUT OF PAVEMENT)

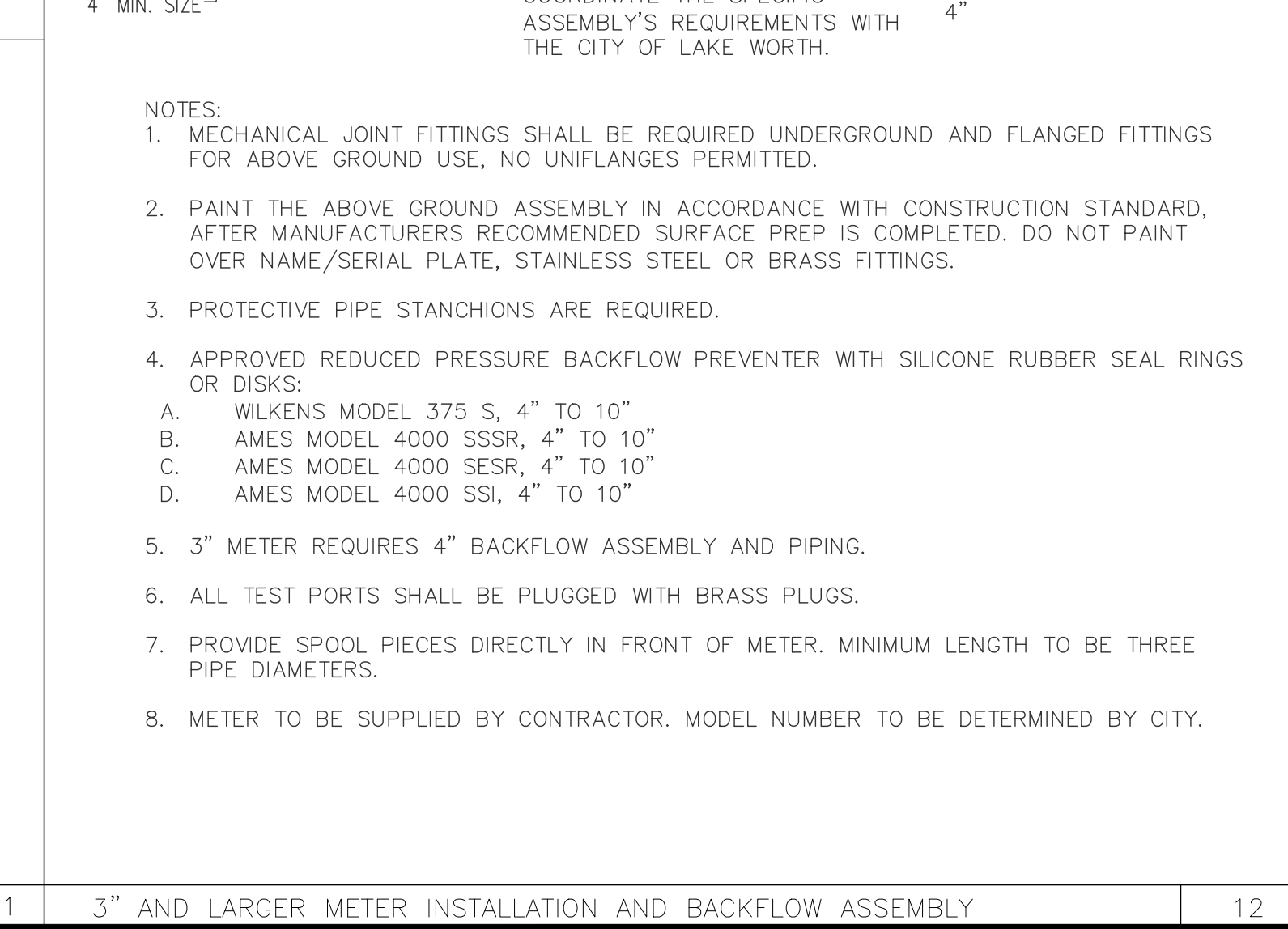
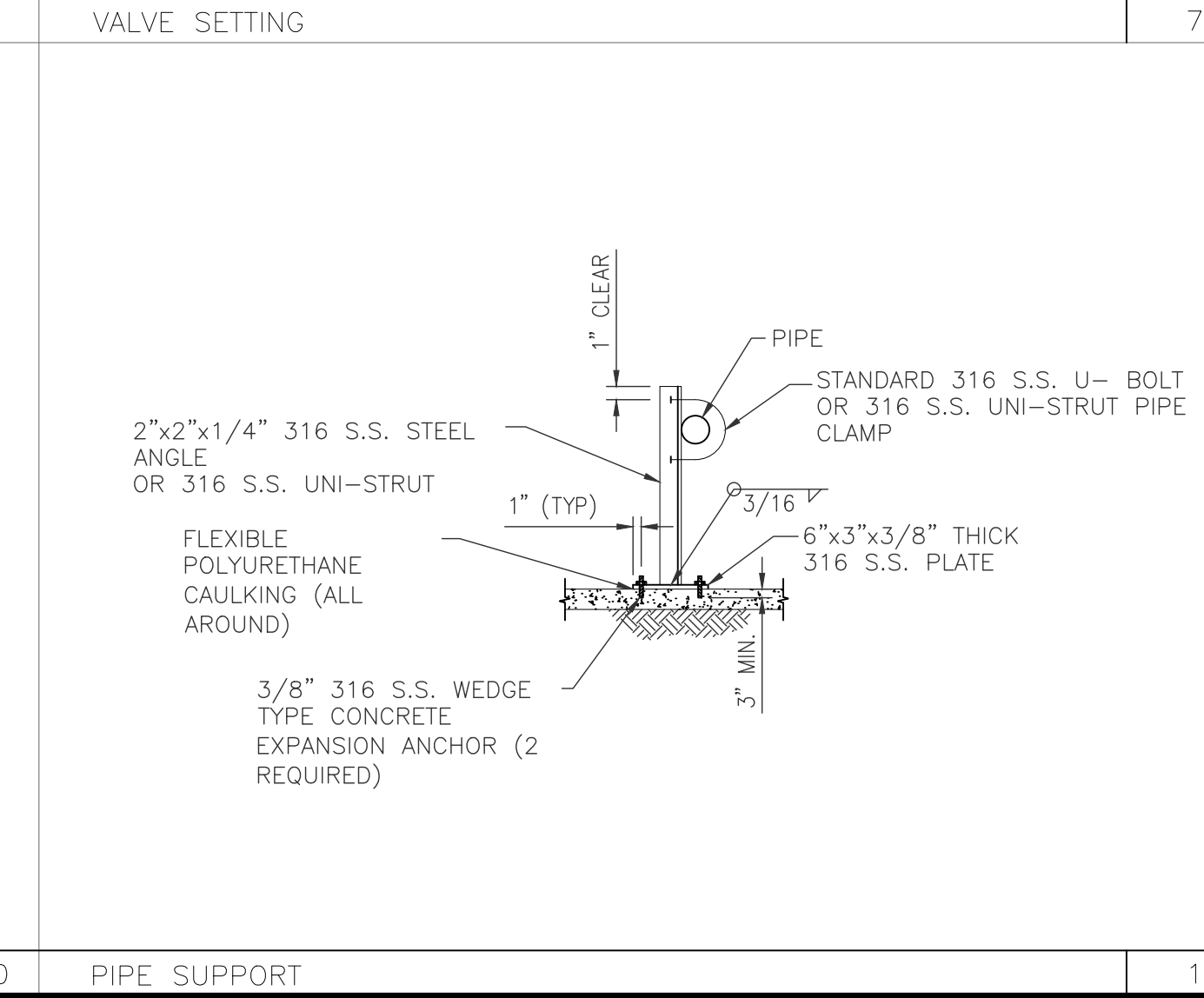
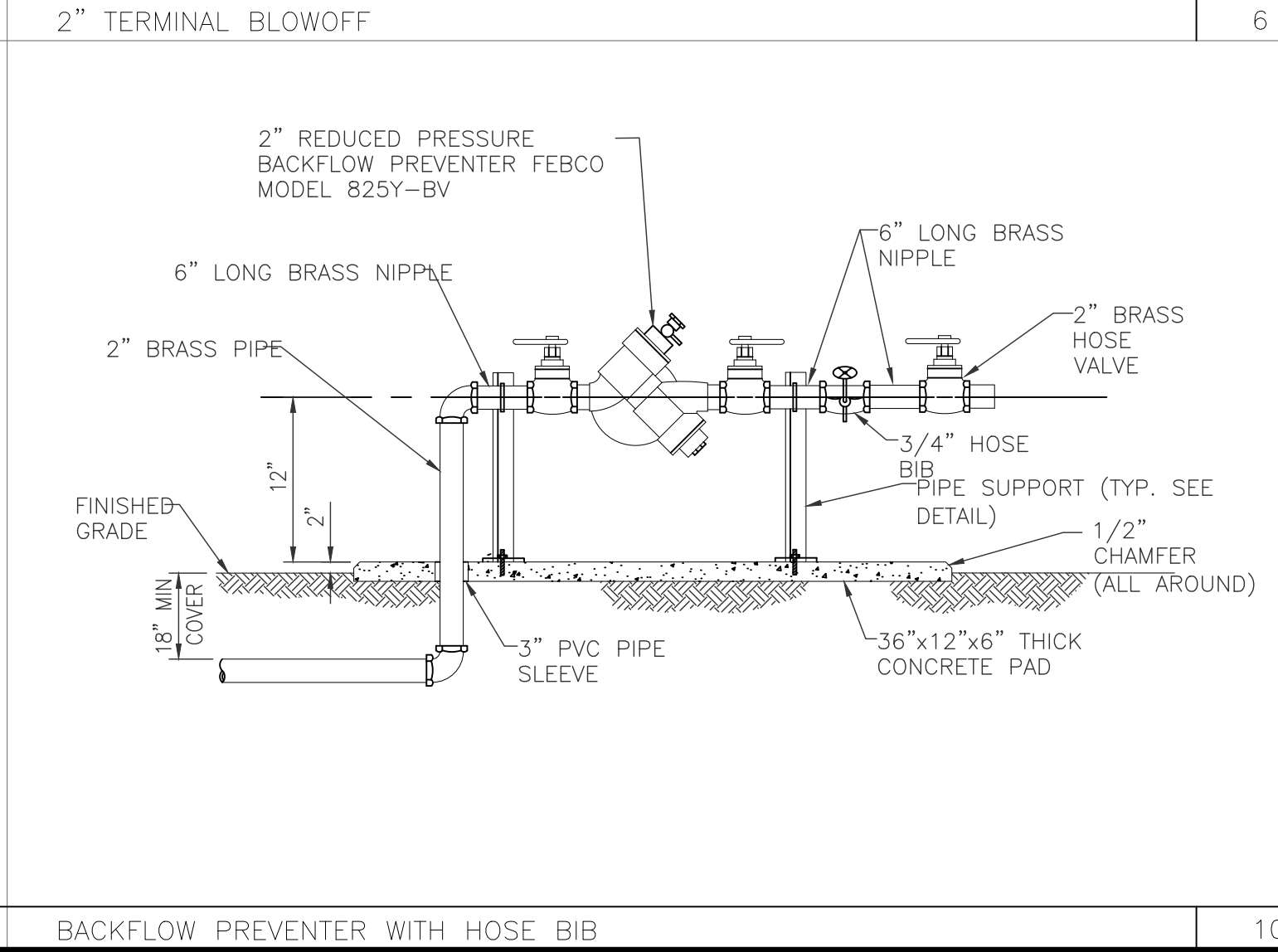
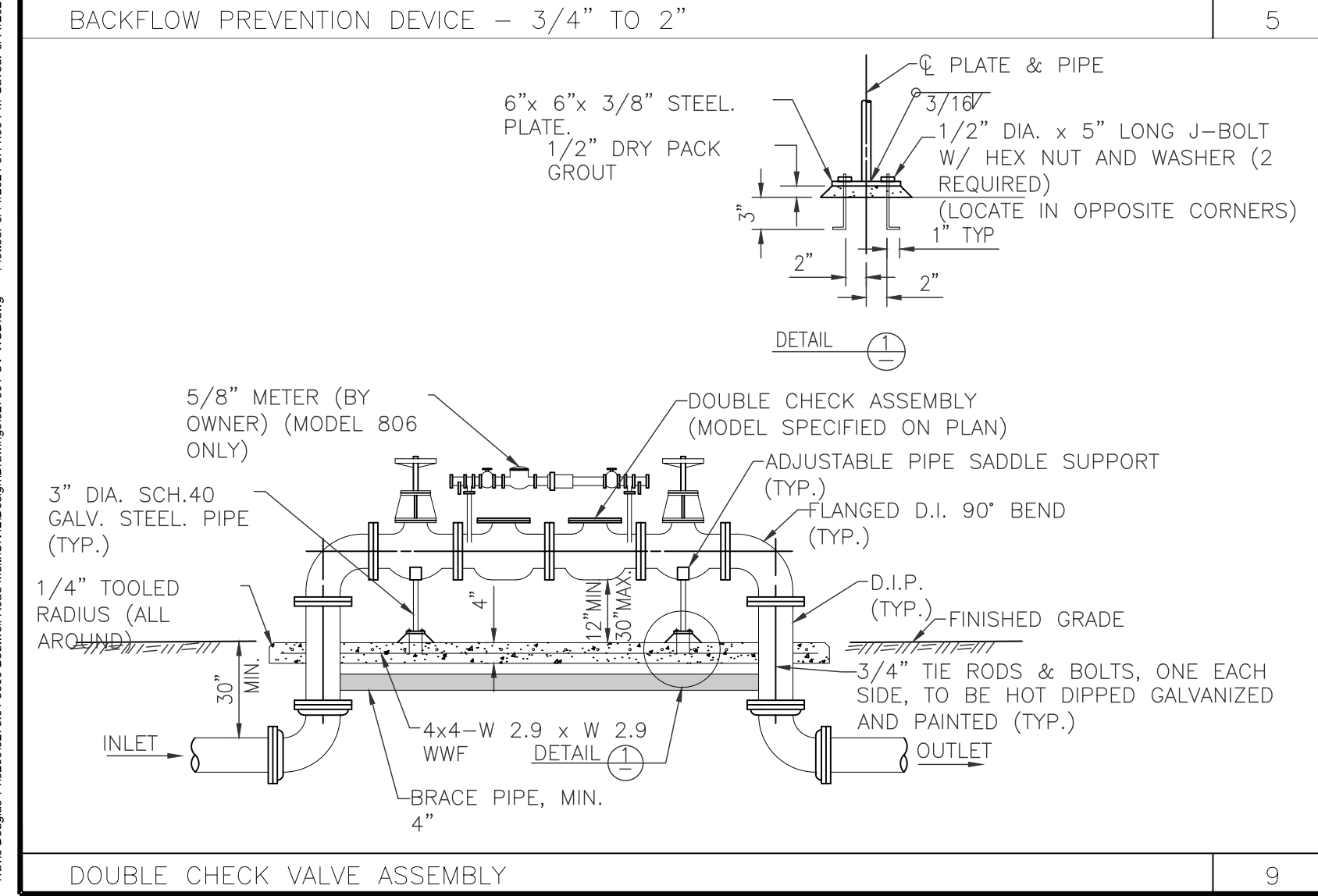
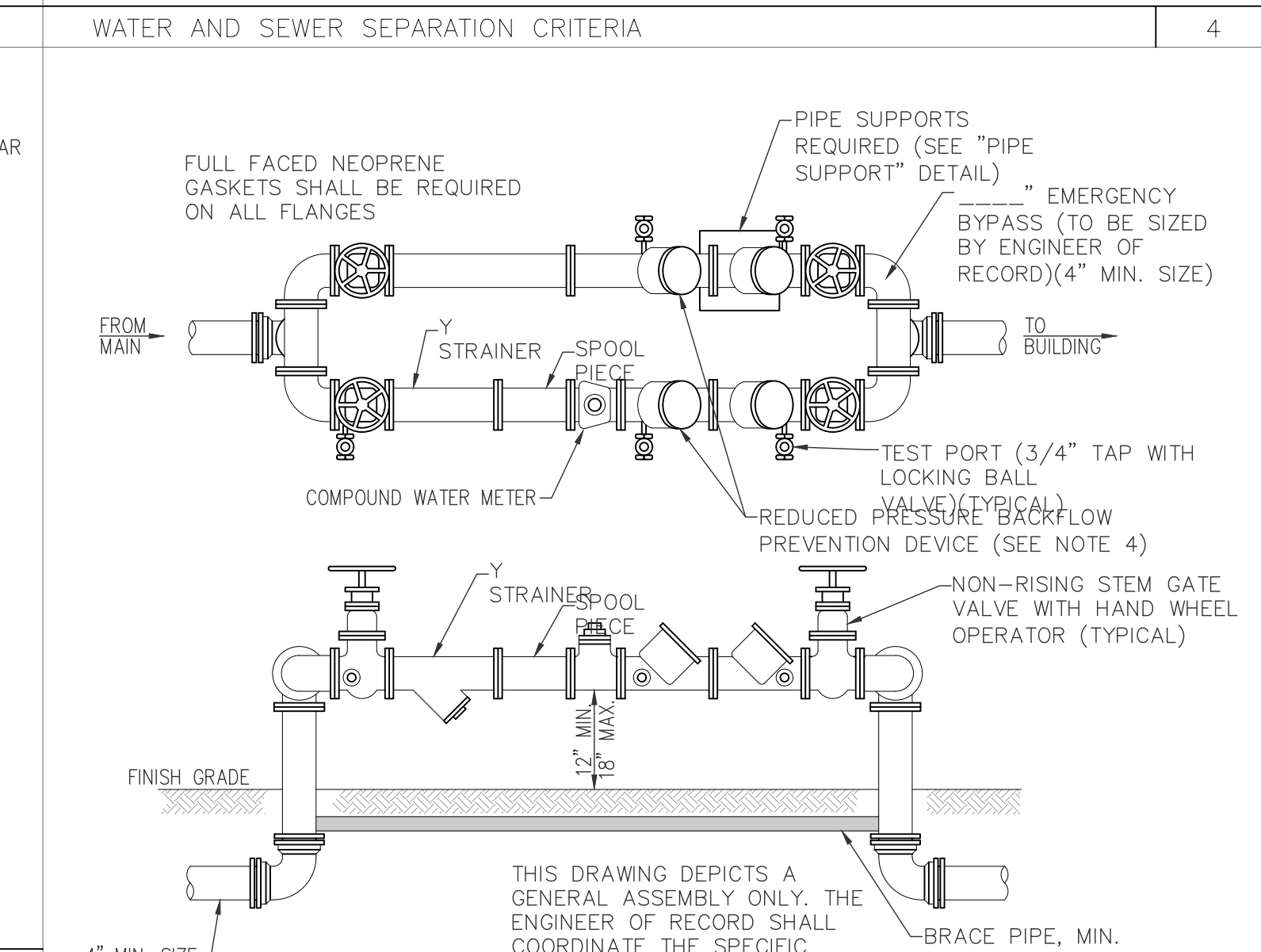
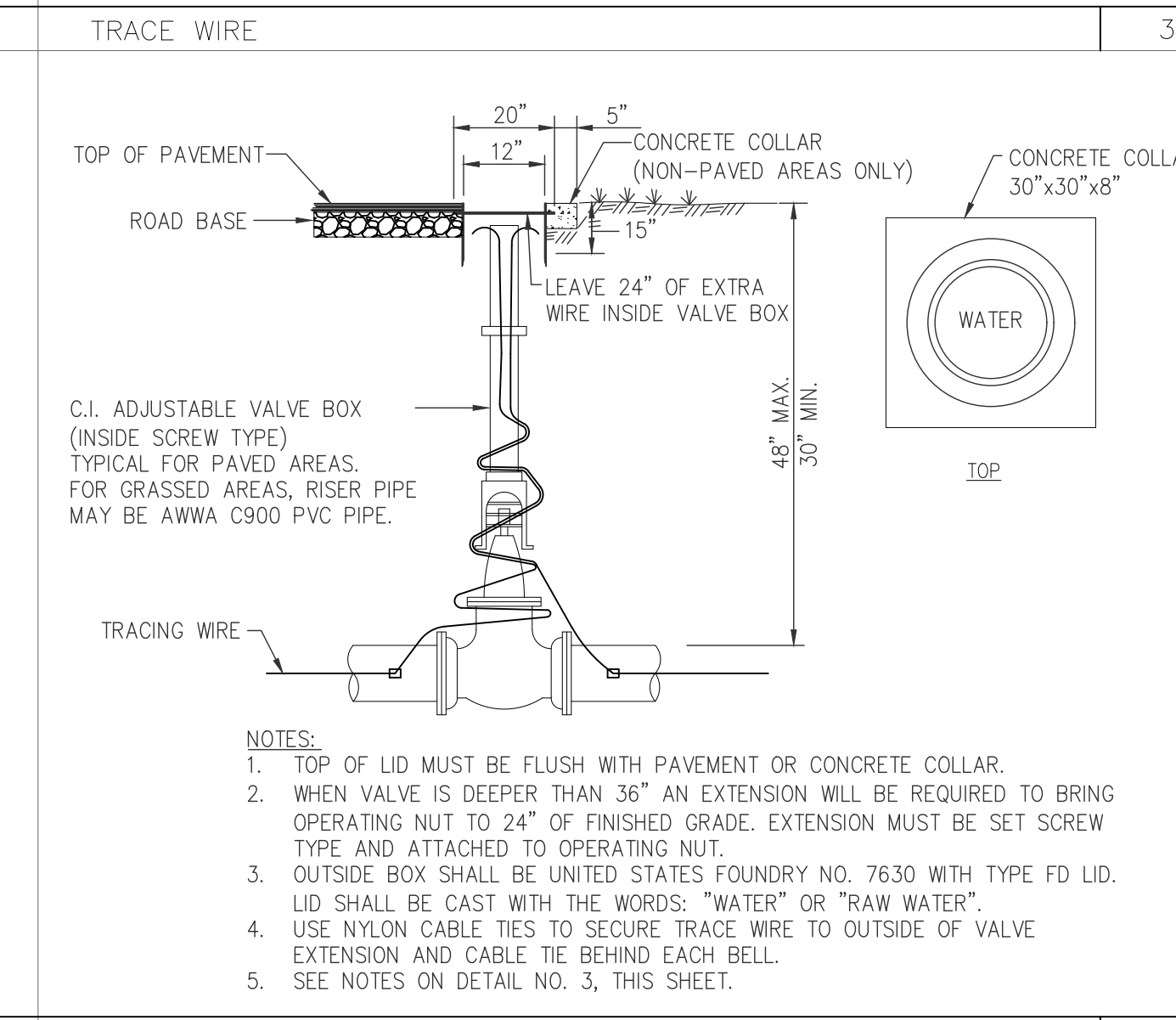
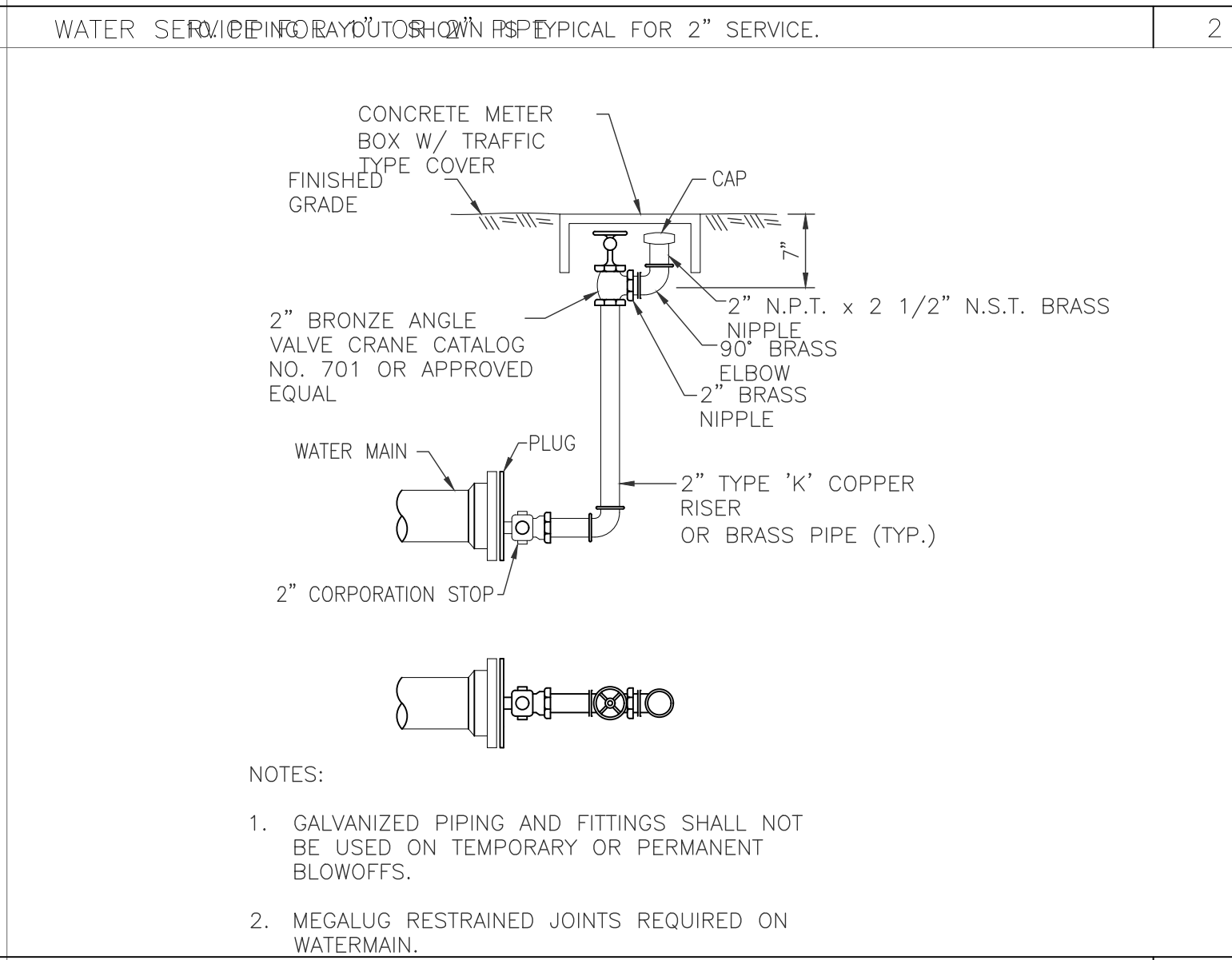
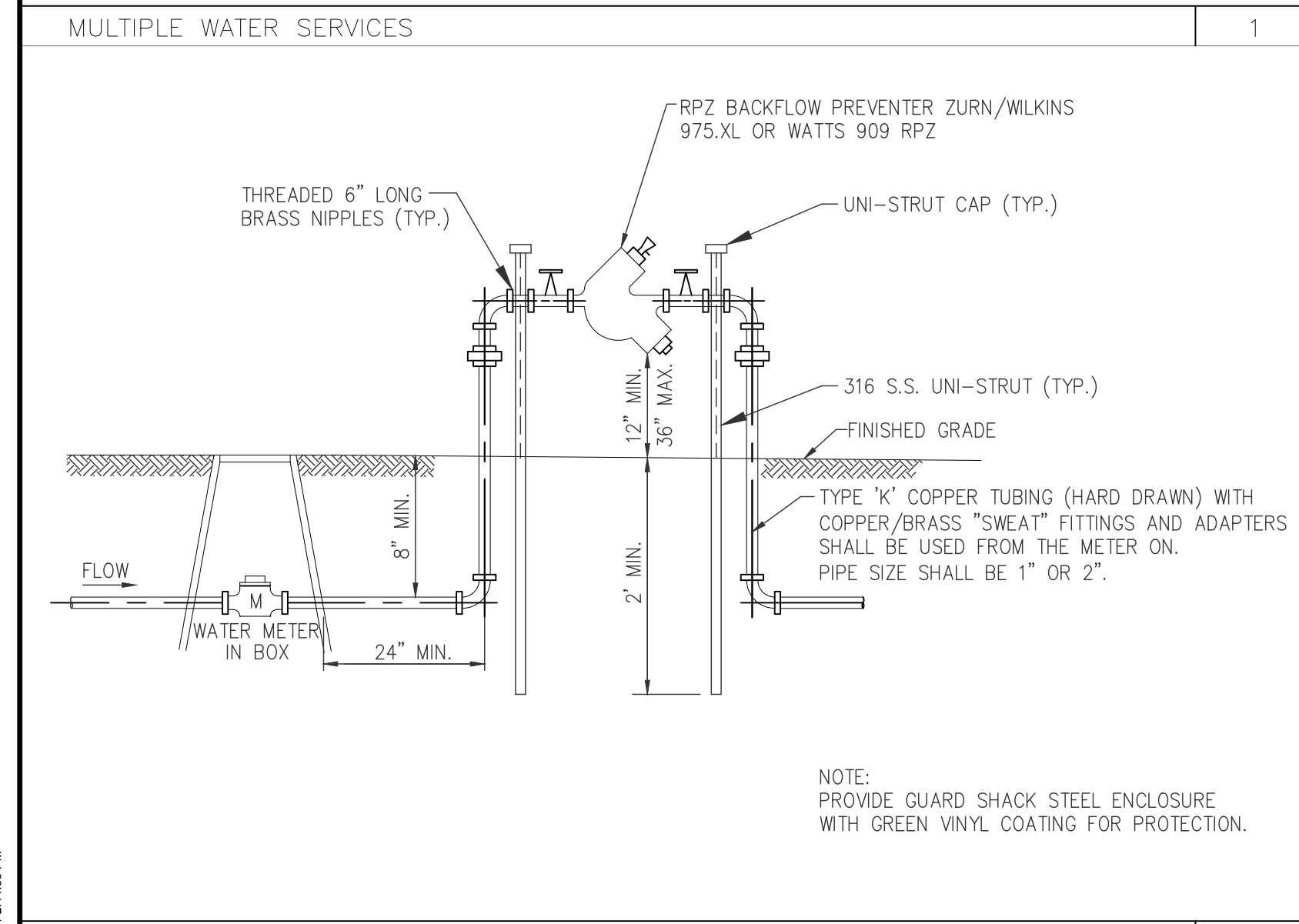
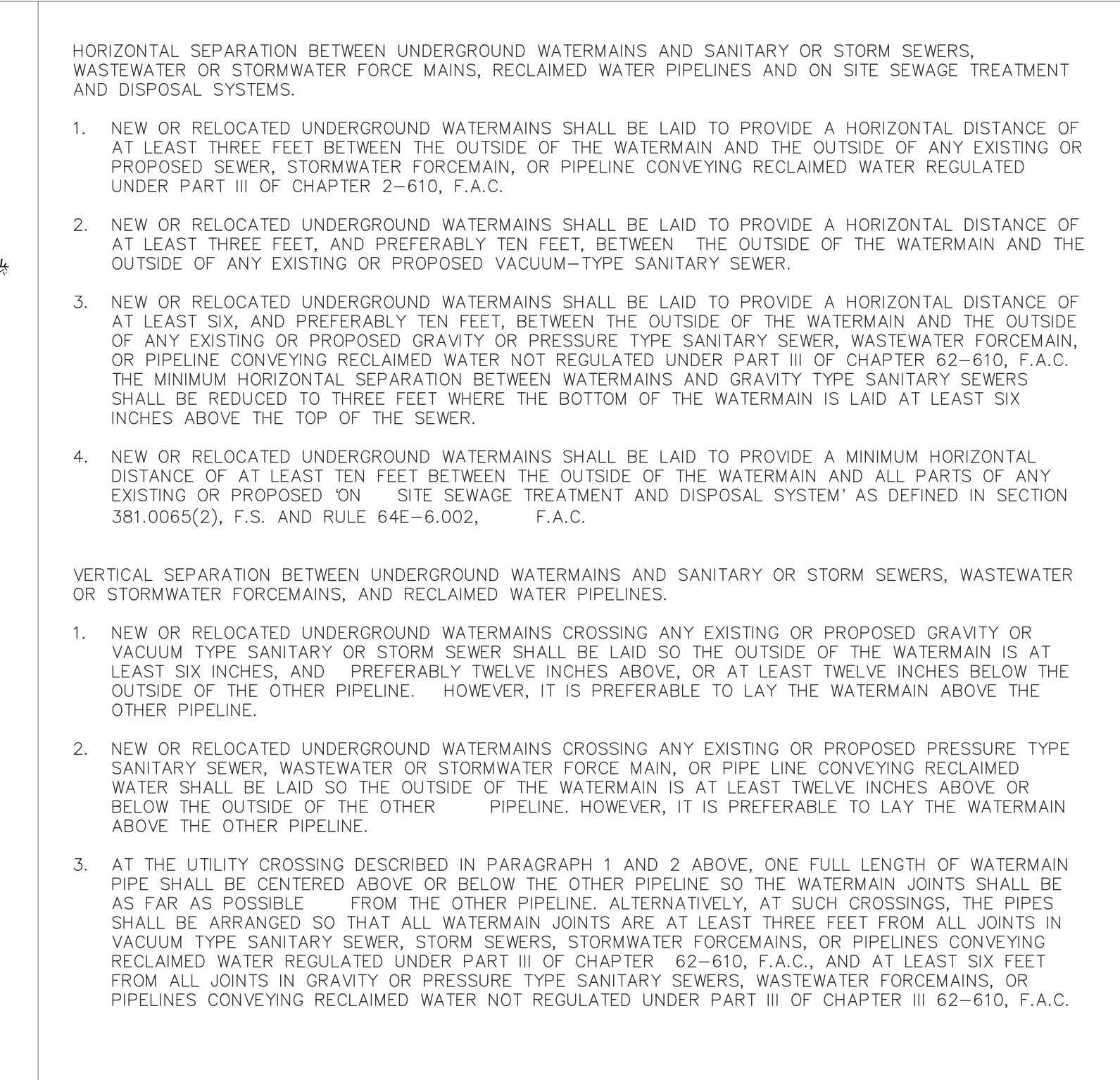
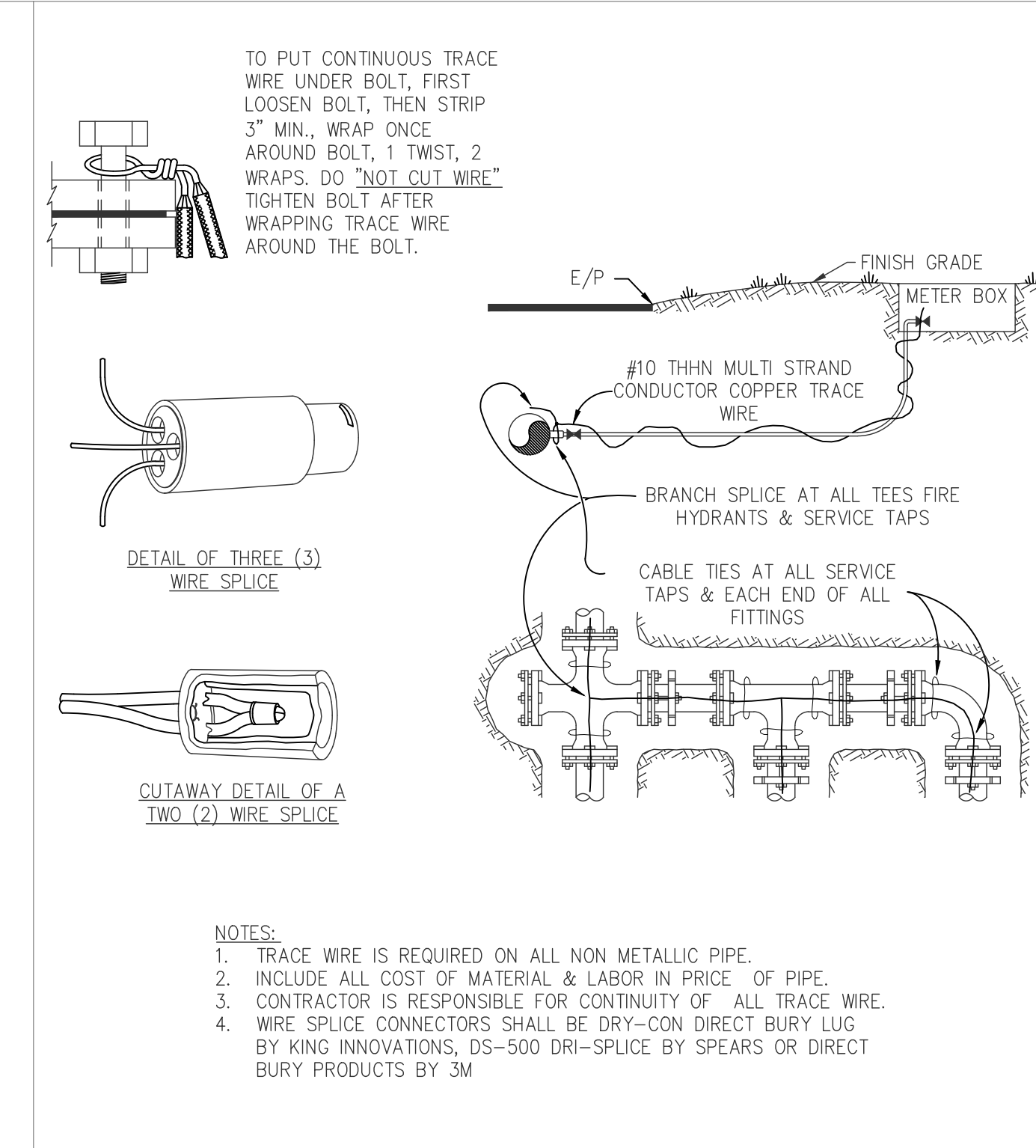
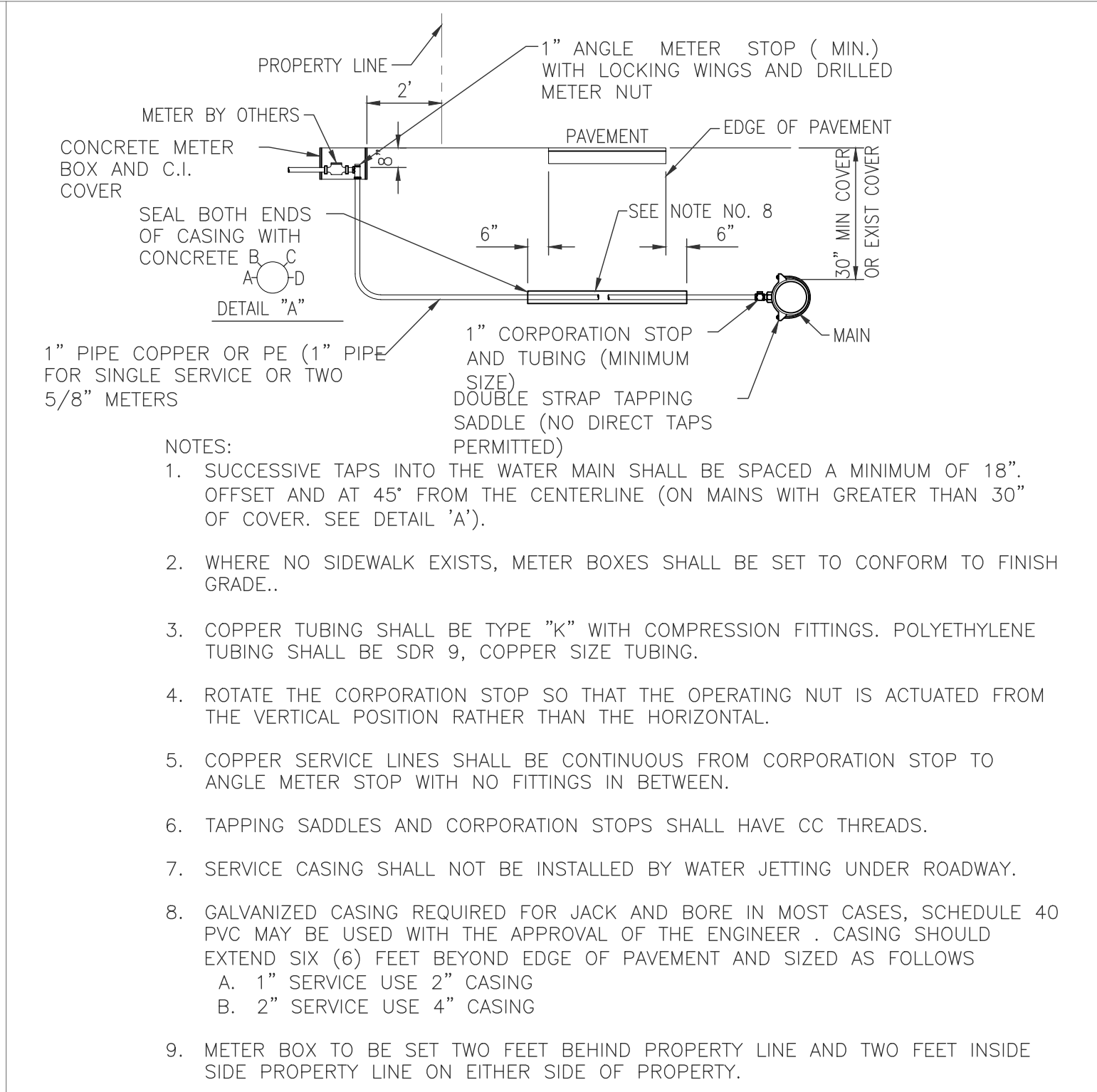
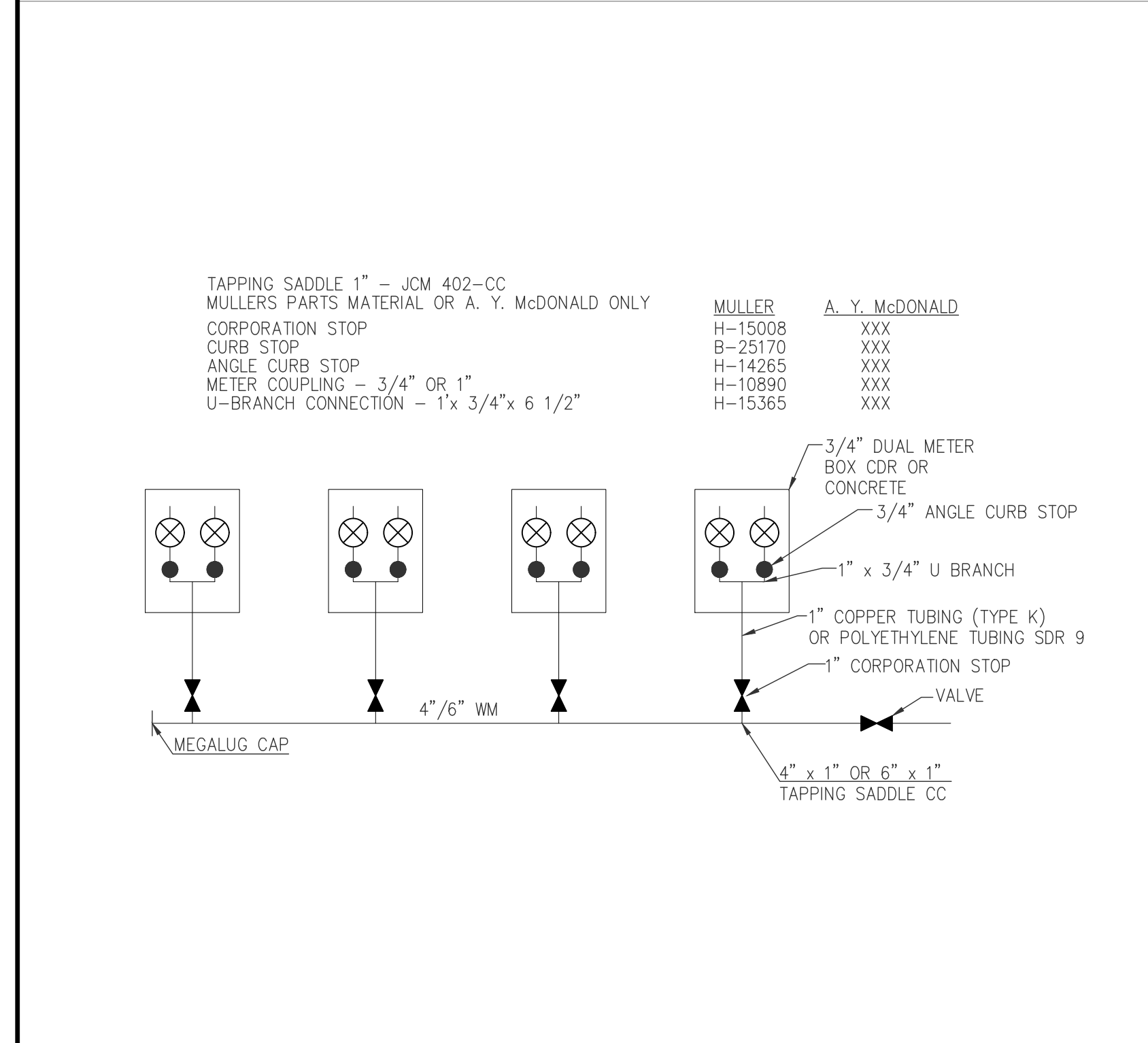
12 GENERAL NOTES

REVISIONS	
NO.	DATE DESCRIPTION

CAD	627301-CAVSD.DWG
JOB NO.	6273 01
DRAWN BY	GAT
CHECK BY	CJH
DATE	05-12-2021

ENGINEER OF RECORD
TRAVIS D. DOUGLAS, PE
PE# 88589

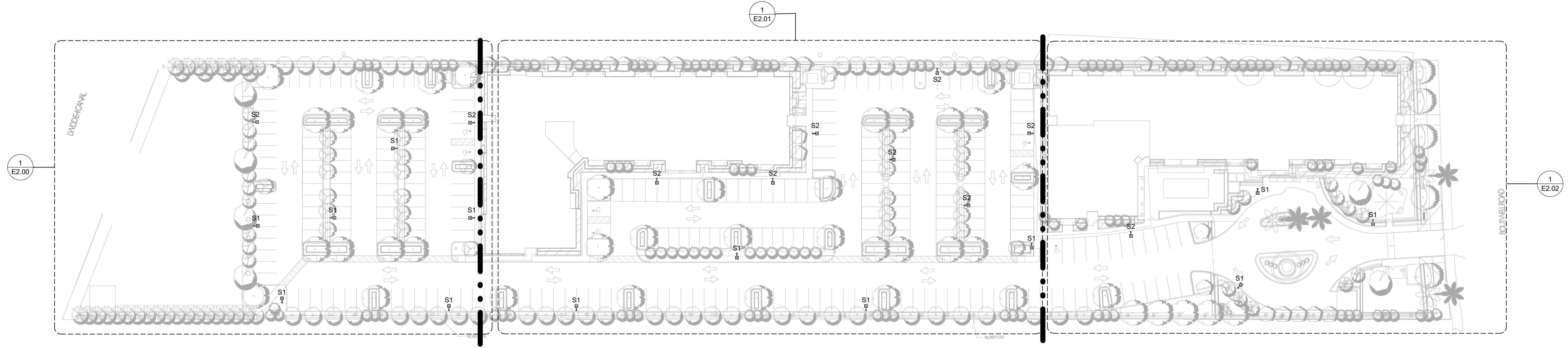
THE BEXLY AT BOUTWELL
3300 BOUTWELL ROAD
LAKE WORTH BEACH
WATER AND SEWER DETAILS



BY		NO.	DATE	DESCRIPTION	REVISIONS
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JOB NO.	6273.01				
DRAWN BY	GAT				
CHECK BY	CUH				
DATE	05-12-2021				
ENGINEER OF RECORD	TRAVIS D. DOUGLAS, PE				
PE#	88589				

THE BEXLY AT BOUTWELL
 3300 BOUTWELL ROAD
 LAKE WORTH BEACH
 WATER AND SEWER DETAILS

SHEET: C-17



1 OVERALL SITE PLAN
1" = 40'-0"

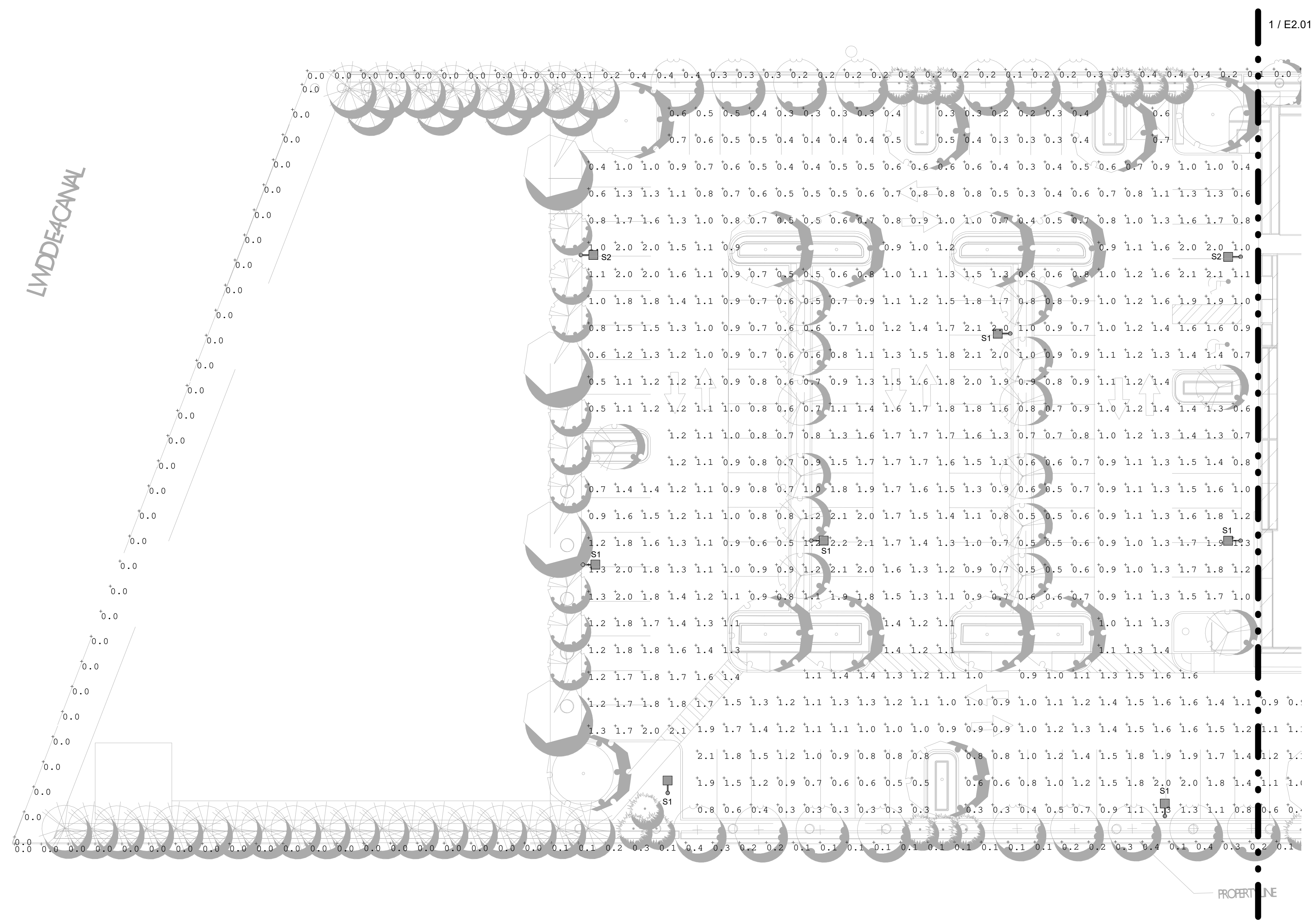
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NO.	DATE DESCRIPTION	

CAD	JOB NO.	DRAWN BY	CHECK BY	DATE
	6273.01			

ENGINEER OF RECORD

Professional Engineer Seal: CASEY RYAN SWELIEN, LICENSE No. 90074, STATE OF FLORIDA, PROFESSIONAL ENGINEER, 03/25/2021

3300 Boutwell Road
ELECTRICAL SITE PLAN



1 PHOTOMETRIC A
 1/16" = 1'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY

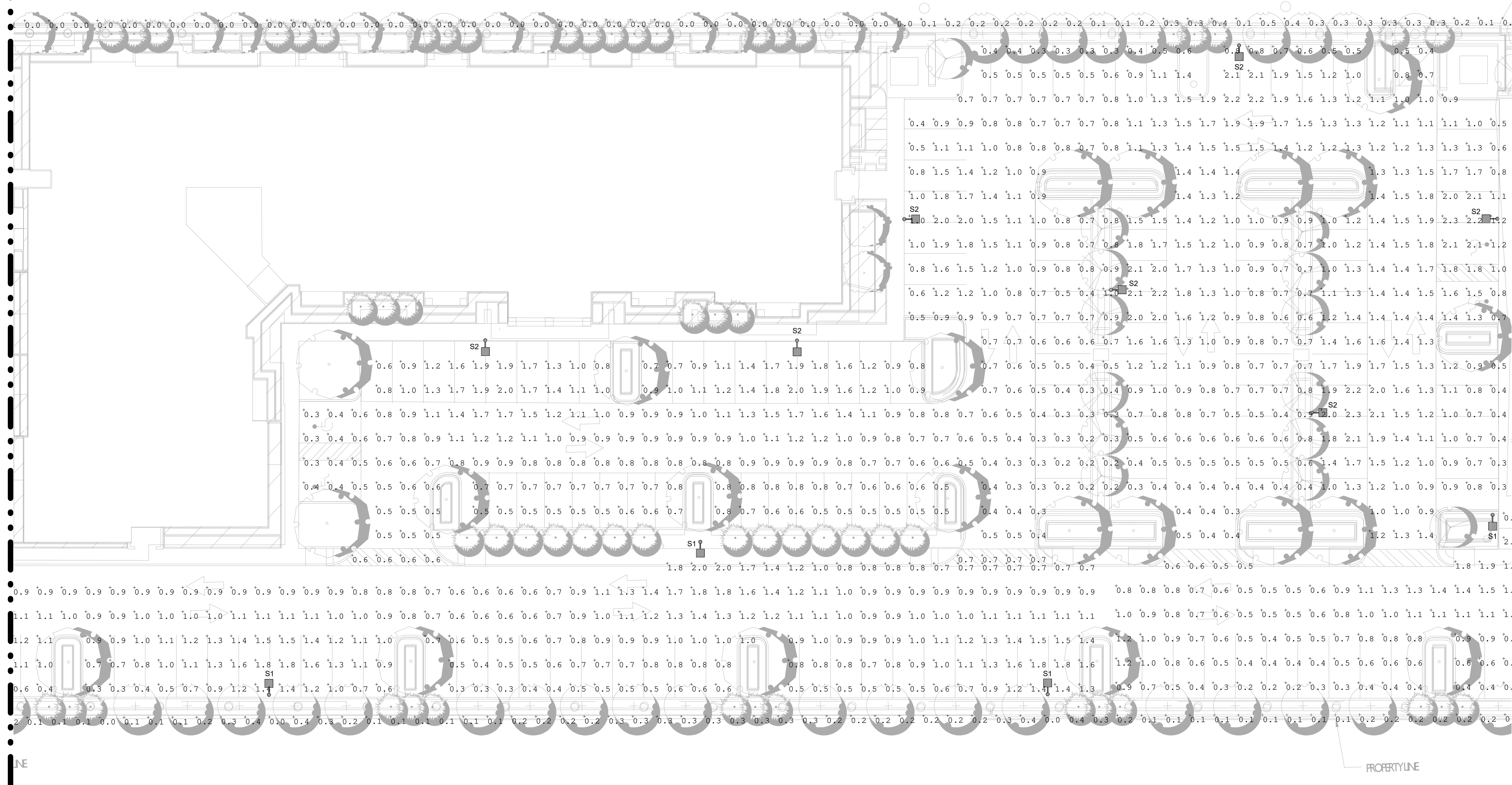
CAD	JOB NO. 6273.01
ENGINEER OF RECORD	DRAWN BY
	CHECK BY
	DATE

CASEY RYAN SWEENEY
 LICENSE
 No. 90074
 STATE OF
 FLORIDA
 PROFESSIONAL ENGINEER
 03/25/2021

3300 Boutwell Road
SITE LIGHTING PHOTOMETRIC A

1 / E2.00

1 / E2.02



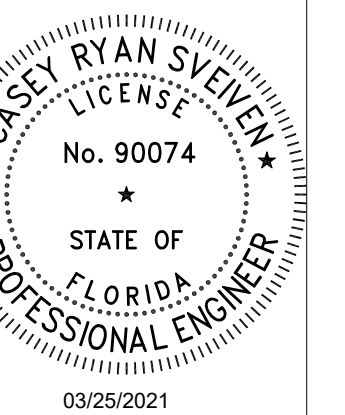
1 PHOTOMETRIC B
1/16" = 1'-0"



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.iwginc.com
Cert No. 6891 - LB No. 7055

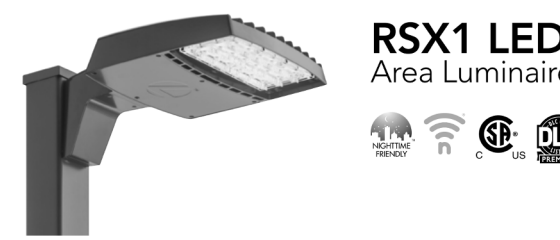
REVISIONS		
NO.	DATE	DESCRIPTION

CAD	JOB NO.	DRAWN BY	CHECK BY	DATE
	6273.01			



3300 Boutwell Road
SITE LIGHTING PHOTOMETRIC B

SHEET:
E2.01



RSX1 LED Area Luminaire

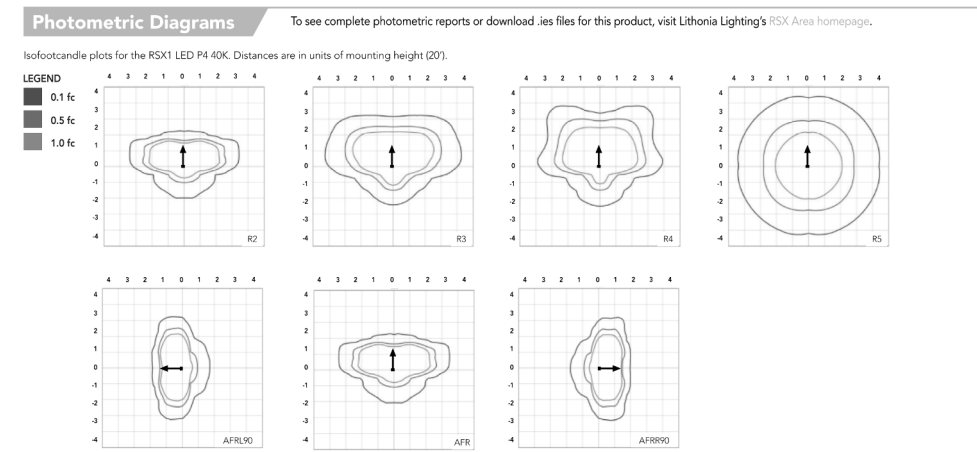
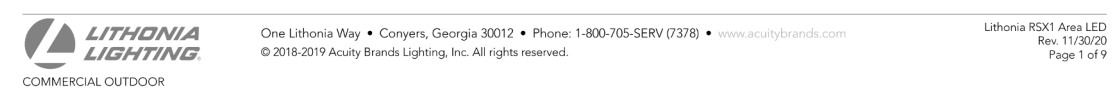
Specifications table with columns: EPA (E1600), Length, Width, Height, Weight (CPA mount)

S2 FIXTURE MOUNTED 25'-0" AFG

Introduction: The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price.

Ordering Information EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA ODBXO

Ordering Information table with columns: Series, Performance, Color Temperature, Distribution, Voltage, Mounting



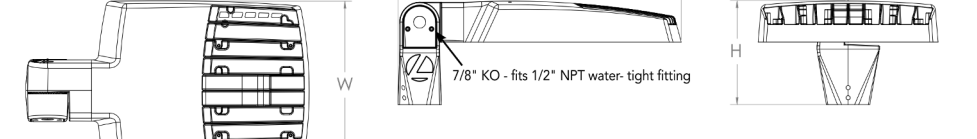
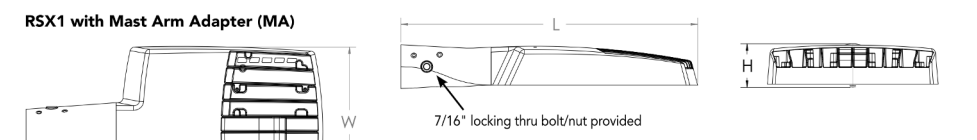
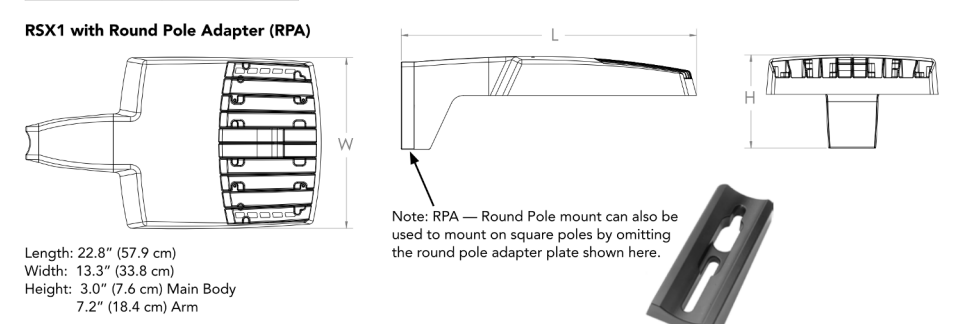
Performance Data

Performance Data table with columns: Lumen Multiplier, Electrical Load, Projected LED Lumen Maintenance

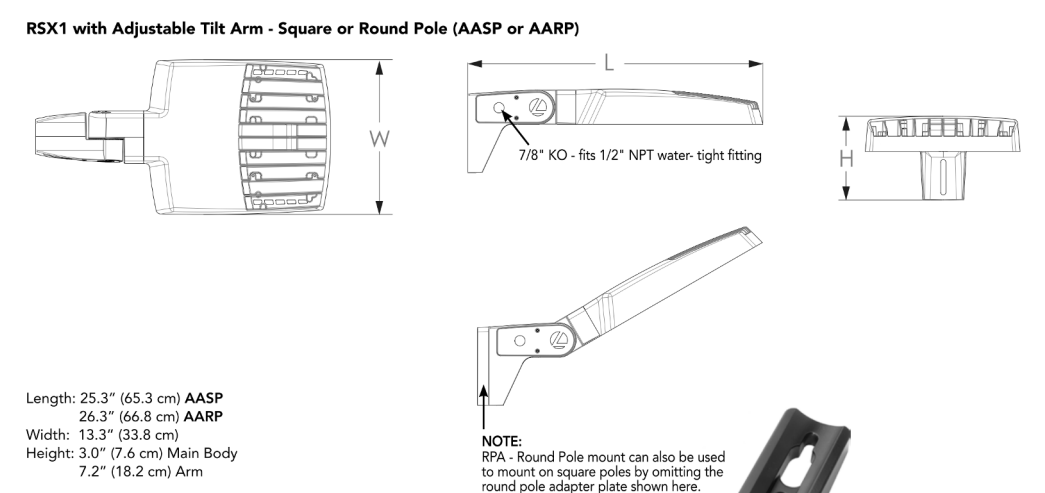


Dimensions & Weights

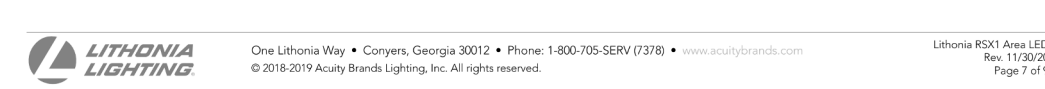
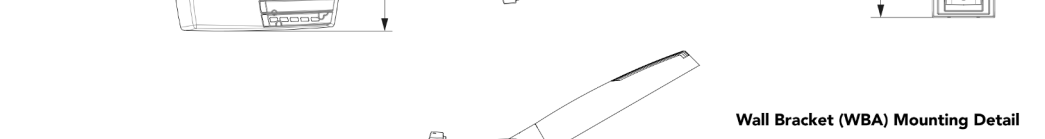
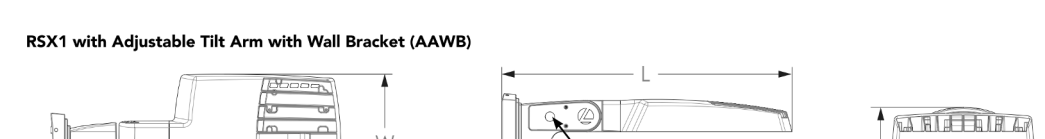
Table with columns: Luminaire Weight by Mounting Type, Dimensions



Dimensions

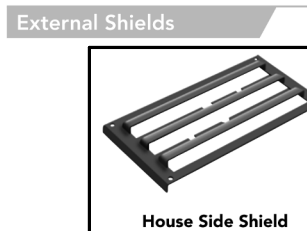


Notes: AASP: Requires 3.0" min. square pole for 1 at 90°, Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

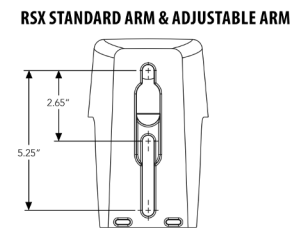
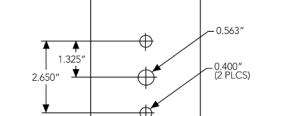
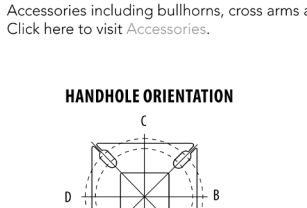


Ordering Information

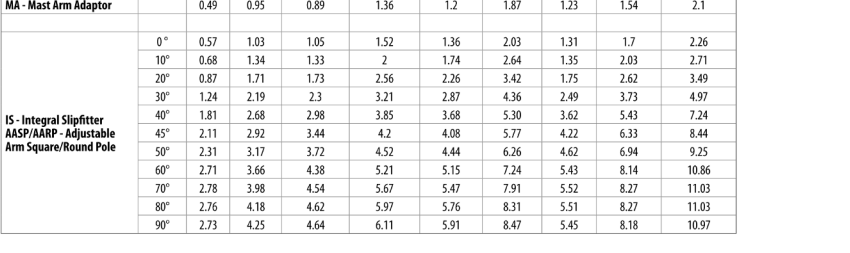
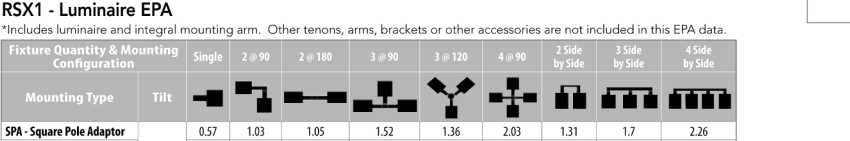
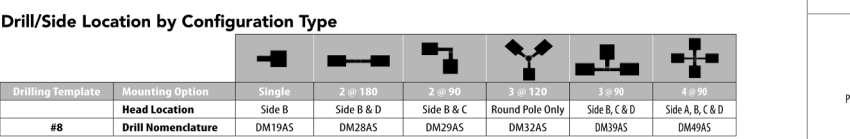
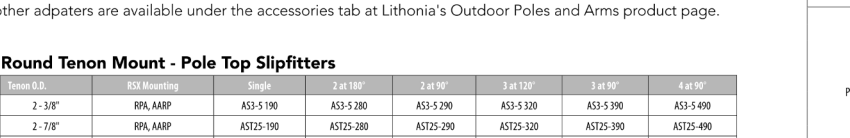
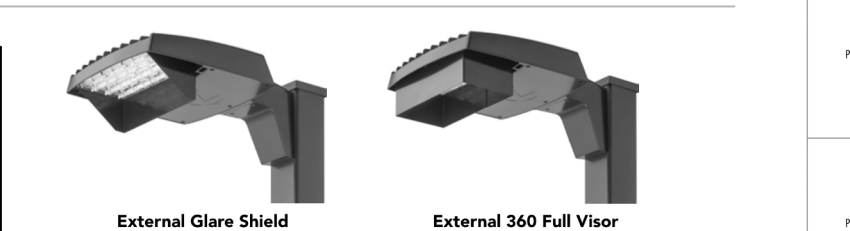
Accessories table with columns: Accessory, Description



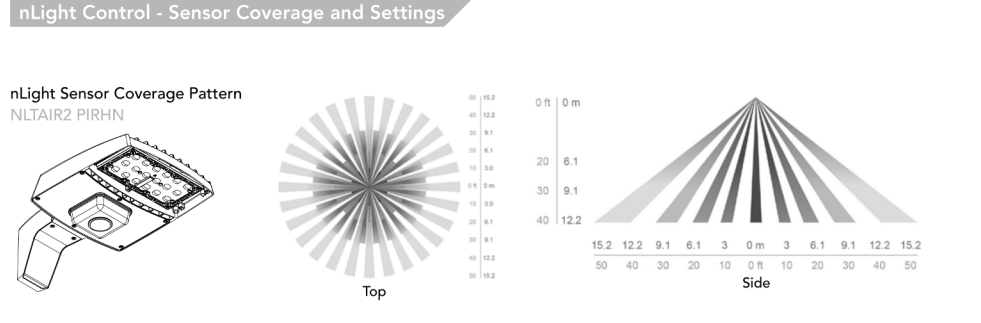
Pole/Mounting Information



Performance Data table with columns: Lumen Output, Electrical Load

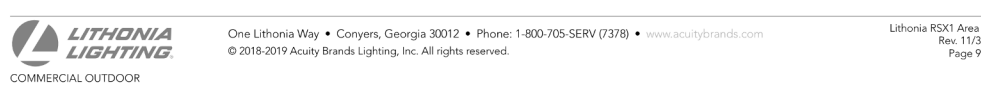


nLight Control - Sensor Coverage and Settings



FEATURES & SPECIFICATIONS

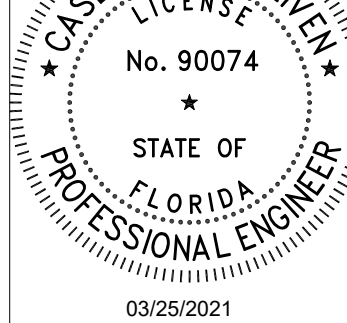
GENERAL USE: The RSX1 LED area luminaire is designed for general use in a variety of applications... LIGHT AIR CONTROLS: The RSX1 LED area luminaire is designed for use in environments where light air controls are required.



REVISIONS table with columns: NO., DATE, DESCRIPTION, BY

CAD, JOB NO., DRAWN BY, CHECK BY, DATE table

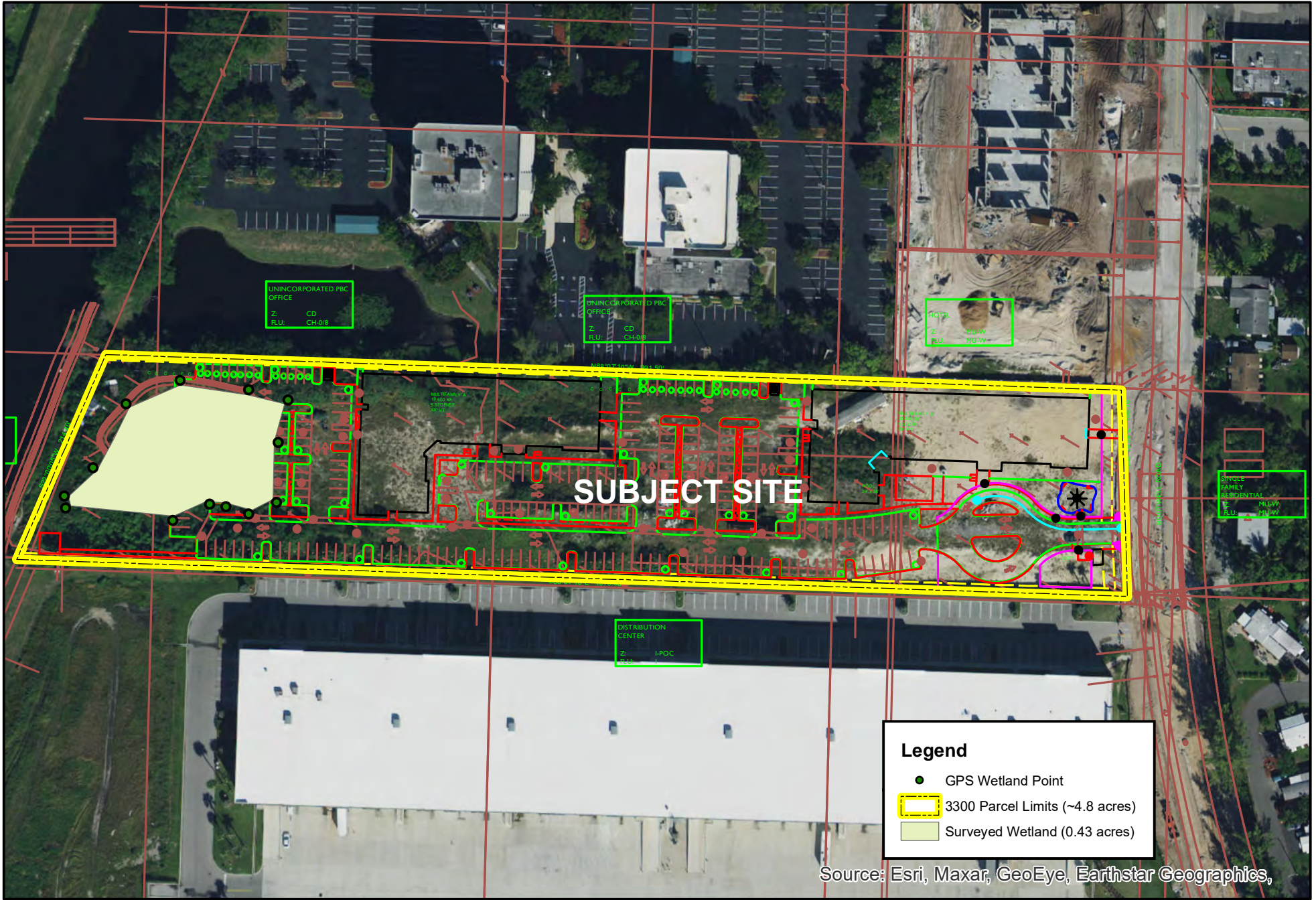
ENGINEER OF RECORD



03/25/2021

3300 Boutwell Road LIGHTING DIAGRAMS

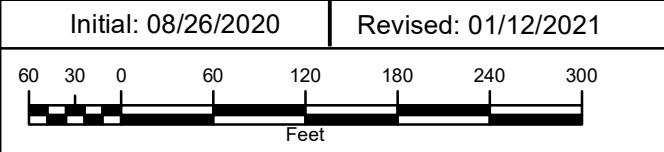
SHEET: E6.01



Legend

- GPS Wetland Point
- ▭ 3300 Parcel Limits (~4.8 acres)
- ▭ Surveyed Wetland (0.43 acres)

Source: Esri, Maxar, GeoEye, Earthstar Geographics,



J. J. Goldasich and Associates, Incorporated

Ecological Services
Natural System Analysis
DESIGN/PERMIT-BUILD-MAINTAIN

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Seagrass to Sawgrass

3300 Boutwell Road

Aerial Photograph with Wetland
Parcel and Adjacent Waterway
Palm Beach County, Florida

**SFWMD
Wetland
Limits
Map**