



# CITY OF DELRAY BEACH

## DEPARTMENT OF PUBLIC WORKS

434 S Swinton AVENUE • DELRAY BEACH • FLORIDA 33444 • (561) 243-7295



# Engineering Plan Review Requirements

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## Single Family Home

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In order to allow a smooth and timely approval of your application, please provide the following information at the time of submittal:

- Provide most recent signed and sealed survey with grades extending at least 10' outside all property lines.
- Provide site plan page indicating location of city's sewer cleanout, water meter, driveways, road centerline elevation, finished floor elevation, setbacks, etc.
- Provide civil drawings with acceptable scales of 1"=10, 1"=20, or 1"=30 which will include the following: Centerline of the roadway including right of way width, water meter/water service location, sewer lateral/cleanout location, city's water main /gravity sewer location, spot elevations for drainage review including drainage calculations, Pollution Prevention Plan, details page per comment, cross sections from Right of Way of adjacent property at "ALL" property lines driveways including widths to city standards, sidewalks per city standard if constructing connecting to existing or per City Engineer determination, etc.
- Provide signed and sealed drainage report indicating the proposed system's ability to meet storm water requirements in accordance with the South Florida Water Management District regulations per LDR Section 2.4.3 (D) (8). In addition, the surface water management system needs to be designed in accordance with LDR Section 6.1.9 for a minimum of a 10 yr./24 hr. storm event. Please do a Pre-vs-Post analysis on a volume basis utilizing the SCS runoff calculation  $Q = (P-0.2S)^2/(P+0.8S)$ . The system may not discharge more in the post-condition than the Pre-condition.
- Provide 5' minimum drainage setback for pervious buffer at all property lines.
- Provide square footage of impervious area.
- Per LDR 7.1.3 (B) (2)-Provide survey indicating finished floor elevations 18" above centerline of roadway. If finished floor elevation is less than 18" above the centerline of the adjacent roadway, but above the 100 year storm or national flood insurance minimum elevations, then a letter from a professional engineer certifying the drainage conditions have been investigated and the proposed flood elevations are above the flooding level.
- Please submit a pollution prevention plan (silt fence highlighted and indicated around and at the property line with any other environmental control devices needed) on a civil plan, site plan, and/or survey presently submitted per LDR 4.6.17 and provide 2 copies. The city details (D 11.0 thru D 13.0) can be found online at: <https://www.delraybeachfl.gov/government/city-departments/public-works/city-standards-and-details>
- Provide all relative City of Delray Beach Current Standard Construction Details for all roadway work including paving/stripping/curbing, driveway aprons, sidewalks, water/sewer connections, swale replacement, pollution prevention plan, etc. on a separate details page the same size of the site and or civil pages (MODIFIED, NON-CITY, OR ANY DEVIATION FROM THE CITY'S STANDARD CONSTRUCTION DETAILS WILL NOT BE ACCEPTED). Please refer to: <https://www.delraybeachfl.gov/government/city-departments/public-works/city-standards-and-details> for all applicable and updated details needed.
- Per LDR 6.1.3 "Sidewalks" : New residential dwellings are required to either construct a 5' concrete sidewalk or pay the sidewalk in-lieu fee. If desired, an In-Lieu Fee payment of \$XXX.XX for (XX) feet of

sidewalk length (from property line to property line per survey) @ \$54/ LF can be made by check to the City of Delray Beach, and delivered to the Public Works Department.

- Applicants are responsible to ensure compliance with FPL and OSHA rules for separation from overhead or underground power lines.
- Please note any damage to the city's right of way, not limited to and including alleys, sidewalks, and streets will be the sole responsibility of the permittee to repair or replace at the discretion of the city.
- Please wait for all departments to comment before delivering corrections to prevent delays in processing your application.