VILLAGE OF NORTH PALM BEACH
PLANNING COMMISSION
AGENDA
TUESDAY, August 3, 2021
COUNCIL CHAMBERS- 501 US Hwy 1
6:30 P.M.

Cory Cross, Chair
Donald Solodar, Vice Chair
Thomas Hogarth, Member
Jonathan Haigh, Member
Kathryn DeWitt, Member
Scott Hicks, Member
Nathan Kennedy, Member

Jeremy Hubsch, AICP, Community Development Director
Alex Ahrenholz, AICP, Principal Planner
McKenna West, Planner
Len Rubin, Village Attorney

Meeting backup available for the current Planning Commission meeting at:
http://fl-northpalmbeach.civicplus.com/DocumentCenter/Index/195

Archived meeting backup can be found at:
http://www.npbweblink.com/WebLink/Browse.aspx?startid=147916&dbid=0

Join Zoom Meeting
https://us02web.zoom.us/j/7362139551

Meeting ID: 736 213 9551
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+13017158592,,7362139551# US (Washington DC)
+13126266799,,7362139551# US (Chicago)

Dial by your location
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 929 436 2866 US (New York)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
888 475 4499 US Toll-free
877 853 5257 US Toll-free
Meeting ID: 736 213 9551

Meeting Password: Planning!

I. ROLL CALL

II. APPROVAL OF MINUTES

A. Regular Meeting Minutes, July 13, 2021 (moved to September agenda)

III. DECLARATION OF EX PARTE COMMUNICATIONS

IV. QUASI JUDICIAL MATTERS / PUBLIC HEARING

Village Attorney to swear in all persons speaking.

A. SITE PLAN AND APPEARANCE REVIEW

1. **2021-1403- DocMJ Signage**

   Application by Kauffs on behalf of Physician Compassionate Care, LLC, d/b/a DocMJ, requesting site plan and appearance review approval for the installation of a new acrylic panel sign with vinyl graphics.

2. **2021-0733 517 Northlake Façade Update**

   Application by Tektonica on behalf of HNK LLC requesting site plan and appearance review approval for building façade changes and paint colors.

B. ORDINANCES

1. **2021-0688 Prosperity Village**

   An application submitted by Cotleur & Hearing on behalf of Prosperity Village Development, LLC requesting a PUD and Subdivision of 3 vacant parcels into 12 single family lots.

2. **Village-initiated amendment to Village Code section 45-36(R)(2)**

   Ordinance allowing electrical service to formerly developed vacant lots for the sole purpose of operating an irrigation system**.**

3. **Vacation Rentals Ordinance**

   Village-initiated comprehensive regulatory scheme establishing a registration and inspection program for all vacation rentals within the Village.

V. ADMINISTRATION MATTERS

A. Staff Updates

B. Commission Member Comments

VI. ADJOURNMENT

All members of the public are invited to appear at the public hearing, which may be continued from time to time, and be heard with respect to this matter.

If a person decides to appeal any decision made with respect to any matter considered at the subject meeting, he or she will need to ensure that a verbatim record of the proceedings is made, which shall include the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). In accordance with the Americans with Disabilities Act, any person who may require special accommodation to participate in this meeting should contact the Village Clerk's Office at 841-3355 at least 72 hours prior to the meeting date.

This agenda represents the tentative agenda for the scheduled meeting of the Planning Commission. Due to the nature of governmental duties and responsibilities, the Planning Commission reserves the right to make additions to, or deletions from, the items contained in this agenda.

Village of North Palm Beach
Department of Community Development
420 U.S. HIGHWAY ONE, SUITE 21 • NORTH PALM BEACH, FLORIDA 33408
561-882-1156 • FAX 561.841.8242 • WWW.VILLAGE-NPB.ORG

DATE: August 3, 2021

TO: Planning Commission

THRU: Jeremy Hubsch, AICP, Community Development Director

FROM: McKenna West, Planner

RE: DocMJ Sign
August 3, 2021 Meeting
P&Z# 2021-1406

I. APPLICATION

Location:	793 Northlake Boulevard
PCN:	68-43-42-17-00-000-5070
Request:	Application by Physician Compassionate Care, LLC, d/b/a DocMJ requesting site plan and appearance review approval for the installation of a new acrylic panel sign with vinyl graphics.

II. SUMMARY OF REQUEST

The property is approximately 0.4 acres and includes a 5,500 square foot building that was constructed in 1961. It is a multiple tenant building, with a wide range of uses, including a tailor, barber, restaurant, and more. The applicant is proposing new vinyl graphics installed onto an existing illuminated cabinet wall sign. The business owner provides direct patient access to medical marijuana recommendations, and therefore, is considered a medical office or clinic. There is no dispensing of marijuana on site, which is a prohibited use.

The current Future Land Use (FLU) and current Zoning designations for the property are summarized in the table below.

Future Land Use (FLU) Designation	Zoning Designation
Commercial	C-NB Commercial Northlake Boulevard

The following table summarizes the uses, FLU designations, and zoning districts of the surrounding properties:

	Existing Use	FLU	Zoning
North	Residential	Low Density Residential	R1 Single-family
East	Commercial	Commercial	C-NB Commercial Northlake Blvd
South	Commercial	Commercial	(Lake Park)
West	Commercial	Commercial	C-NB Commercial Northlake Blvd

III. APPLICABLE CODE OF ORDINANCES – STAFF REVIEW

The application as proposed is consistent with the Village Code of Ordinances. The following table shows staff analysis for the proposed request.

Code Section	Required	Proposed	Comment/Analysis
Sec. 6-115. C.2.d **Building Sign**	1 building sign	1 building sign	- Approximately 310 sq. ft. façade
	Maximum mounting height: 18 feet	Mounted to a height of 13 feet___	
	Maximum size: 7% of building facade	5.9% of the building façade	

Sec. 45-39. - Medical marijuana treatment center dispensing facilities.
Medical marijuana treatment center ***dispensing facilities*** shall be prohibited within the corporate limits of the village.

Sec. 45-2. – Definitions.
Medical marijuana *treatment center dispensing facility*. A retail facility established by a licensed medical marijuana treatment center that sells or dispenses marijuana, products containing marijuana, or related supplies, but does not engage in any other activity related to the preparation, wholesale storage, distribution, transfer, cultivation, or processing of any form of marijuana, marijuana products, or related supplies.

Medical *or dental office or clinic* means a facility providing health care services to the public by physicians, dentists, chiropractors, osteopaths, physical therapists, nurses, acupuncturists, podiatrists, optometrists, psychiatrists, veterinarians, or others who are duly licensed to practice their respective medical or dental profession in the State of Florida, as well as those technicians and assistants who are acting under the supervision and control of a licensed health care practitioner. These uses shall not include establishments where patients are lodged overnight and are subject to additional regulations regarding the dispensing of controlled substances set forth in section 45-36.S

Office or clinic, medical or dental – Permitted Use under C-NB District Regulations, Per Sec. 45-35.3, Article 4, Table 4-1

Sec. 6-36. - Powers and duties of planning commission concerning the appearance code.
The planning commission shall have the following powers and duties:

(1) To hold public hearings on and make recommendations for amendments to the appearance plan.

(2) To consult with and cooperate with other committees and village departments, and any other municipal or governmental bodies on matters affecting the appearance of the village.

(3) To study exterior design drawings, landscape and site plans and materials for any proposed public buildings, public works or other public improvements and to make recommendations to the council or village manager as to the architectural or aesthetic aspects thereof.

(4) To study and review preliminary and final plats and make recommendations to the village council.

(5) To hold site plan and appearance review hearings, when required, and to issue or deny site plan and appearance approval for multiple-dwelling, commercial, mixed-use, and industrial buildings pursuant to the provisions of this division and the appearance plan in Appendix A of this code.

Sec. 6-58. - Action of planning commission.
Upon consideration of an application, the planning commission shall issue site plan and appearance approval upon a finding that the plan conforms to the village appearance plan and other applicable land development regulations. This approval may contain special conditions in response to unusual aspects of the application or to ensure that the approval carries out Village policies and code without undue permitting delays. If the planning commission determines that these criteria are not met, the planning commission may provide such advice, counsel, suggestions and recommendations as it may deem necessary to guide the prospective applicant in the development of a plan which would comply with the requirements and purposes of the appearance plan and other village land development regulations.

Sec. 6-59. - Approval by planning commission.
No building or other permit, otherwise required under the ordinances of the village, shall be approved by the community development director except upon the granting of site plan and appearance approval by the planning commission, or on appeal, approval by the Village Council (see section 6-35). The foregoing requirements shall not preclude the issuance of permits without such approval if the community development director determine that any of the following apply: Permits for single-family dwellings, permits for a village-owned facility, no external architectural features as defined in section 6-31, and any deviation from valid site plan and appearance approval are minor and not substantial.

CODE OF ORDIANCES APPENDIX A, SECTION IV CRITERIA FOR APPEARANCE

The purpose of these criteria is to establish a checklist of those items which affect the physical aspect of the Village environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects which are observed by the public.

These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the Village.

E **SIGNS**

1. Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.
2. Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs.
3. Identification signs of a prototype design shall conform to the criteria for building and ground signs.
4. Materials used in signs shall have good architectural character and be harmonious with building design and surrounding landscape.
5. Every sign shall have good scale in its design and in its visual relationship to buildings and surroundings.
6. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided. Lighting shall be harmonious with the design. If external spot or floor lighting is used, it shall be arranged so that light source is shielded from view.
7. The sign provisions of the North Palm Beach Village Code shall be part of the criteria of this subsection.

G **MAINTENANCE—PLANNING AND DESIGN FACTORS**

1. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
2. Materials and finishes shall be selected for their durability and wear as well as for their beauty.

   Proper measures and devices shall be incorporated for protection against the elements, neglect, damage and abuse.

3. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Such configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

H **FACTORS FOR EVALUATION**

The following factors and characteristics relating to a development, and which affect appearance, will govern the Appearance Board's evaluation of a design submission after the Board has been advised by the Office of the Building Official that the plan conforms to Village ordinances:

LOGIC OF DESIGN

EXTERIOR SPACE UTILIZATION

ARCHITECTURAL CHARACTER

ATTRACTIVENESS

MATERIAL SELECTION

HARMONY AND COMPATIBILITY

CIRCULATION—VEHICULAR AND PEDESTRIAN

MAINTENANCE ASPECTS

IV. CONCLUSION & FINDING OF FACT

In Staff's analysis, the proposed application has been found to be consistent with the Appearance Code and other zoning requirements. Should the Planning Commission determine that the Applicant has met the necessary prerequisites for the granting of a site plan and appearance approval, staff recommends the Commission include the following conditions as a part of their order:

1. Obtain a sign permit for the scope of work as provided herein.

118.36 in

22.22 in

DOCMJ

Copy Measurements

268.45 in

166.36 in

Proposed

Existing

Village of North Palm Beach
Department of Community Development
420 U.S. HIGHWAY ONE, SUITE 21 • NORTH PALM BEACH, FLORIDA 33408
561-882-1156 • FAX 561.841.8242 • WWW.VILLAGE-NPB.ORG

DATE: August 3, 2021

TO: Planning Commission

FROM: Jeremy Hubsch, AICP, Community Development Director

RE: 517 Northlake Façade Update

August 3, 2021 Meeting
P&Z# 2021-0733

I. APPLICATION

Location:	517 Northlake Boulevard.
PCN:	68-43-42-16-07-000-0190
Request:	Application by Tektonica on behalf of HNK LLC requesting site plan and appearance review approval for building façade changes and paint colors.

II. SUMMARY OF REQUEST

The applicant is a dentist and is requesting approval of a new façade and paint colors for the existing building at 517 Northlake Boulevard, in accordance with Chapter 6, Article III Appearance Code. The one-story building was constructed in 1967 and is 4,335 square feet. The building is red brick with beige like stucco columns and accents. The applicant is seeking to stucco over all of the existing brick, paint the building PPG Pacific Pearl, and add a new stucco parapet approximately three feet above the existing parapet.

Since the July Planning Commission meeting, the applicant has redesigned the building parapet extension. The applicant has also provided color renderings of the proposed design, so that staff and the Planning Commission can better determine what the final product will look like.

The current Future Land Use (FLU) and current Zoning designations for the property are summarized in the table below.

Future Land Use (FLU) Designation	Zoning Designation
Commercial	C-NB Northlake Boulevard commercial district

The following table summarizes the uses, FLU designations, and zoning districts of the subject parcels and surrounding properties:

	Existing Use	FLU	Zoning
North	Earman River	N/A	N/A
East	Commercial	Commercial	C-NB Northlake Boulevard commercial district
South	Northlake Boulevard	N/A	N/A
West	Commercial	Commercial	C-NB Northlake Boulevard commercial district

III. APPLICABLE CODE OF ORDINANCES

Sec. 6-36. - Powers and duties of planning commission concerning the appearance code.
The planning commission shall have the following powers and duties:

- To hold public hearings on and make recommendations for amendments to the appearance plan.
- To consult with and cooperate with other committees and village departments, and any other municipal or governmental bodies, on matters affecting the appearance of the village.
- To study exterior design drawings, landscape and site plans and materials for any proposed public buildings, public works, or other public improvements and to make recommendations to the council or village manager as to the architectural or aesthetic aspects thereof.

- To study and review preliminary and final plats and make recommendations to the village council.
- **To hold site plan and appearance review hearings, when required, and to issue or deny site plan and appearance approval for multiple-dwelling, commercial, mixed-use, and industrial buildings pursuant to the provisions of this division and the appearance plan in Appendix A of this Code.**

IV. APPEARANCE CODE – APPEARANCE PLAN REVIEW CRITERIA

Sec. 6-58. - Action of planning commission.
Upon consideration of an application, the planning commission shall issue a certificate of appropriateness to the community development department upon a finding that the plan conforms to the village appearance plan and that the proposed building or structure is appropriate to, and compatible with, the character of the immediate neighborhood and will not cause a substantial depreciation in property values. If the planning commission determines that these criteria are not met, the planning commission shall provide such advice, counsel, suggestions and recommendations on matters pertaining to aesthetics as it may deem necessary to guide the prospective applicant in the development of a plan which would comply with the requirements and purposes of the appearance plan. If preliminary hearings have been held on the project for which application is being made, and preliminary approval has been issued by the planning commission as provided in section 6-56, the planning commission shall issue a certificate of appropriateness immediately, provided that the final drawings, plans and material as presented comply in all respects with the preliminary presentation upon which the preliminary approval was based.

Sec. 6-59. - Approval by planning commission.
The planning commission shall issue a certificate of appropriateness upon a concurring vote of at least three (3) members. No building or other permit, otherwise required under the ordinances of the village, for the erection, construction, alteration or repair of any building or structure in a multiple- dwelling, commercial or public zoning district shall be approved by the community development director except upon the granting of a certificate of appropriateness by the planning commission. The foregoing requirements shall not preclude the issuance of a building permit without such certificate if the community development director shall determine that no external architectural feature as defined in section 6-31 is involved in the work for which the building permit is sought.
CODE OF ORDIANCES APPENDIX A, SECTION IV CRITERIA FOR APPEARANCE
The purpose of these criteria is to establish a checklist of those items which affect the physical aspect of the Village environment. Pertinent to appearance is the design of the site, building and structures, planting, signs, street hardware, and miscellaneous other objects which are observed by the public.
These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the Village.

B **RELATIONSHIP OF BUILDING AND SITE TO ADJOINING AREA**

1. Adjacent buildings of different architectural styles or characteristics may be made more compatible by such means as screens, site breaks, and materials.
2. Attractive landscape transitions to adjoining properties are encouraged.
3. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
4. Buildings shall have similar scale to those in the surrounding area except where redevelopment at higher intensities is anticipated in a particular zoning district.

D **BUILDING DESIGN**

1. **Specific architectural styles are not mandated or banned, but the village encourages new buildings to reflect or evolve the distinct local character exemplified by the North Palm Beach Country Club Clubhouse, Village Hall and the Public Safety Building. This character is derived from local and regional examples including Anglo-Caribbean architecture, Florida vernacular, and masonry modern.**
2. Evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
3. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
4. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.
   a. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways and adjoining properties.
   b. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided.
   c. Materials shall be of durable quality.
   d. In any design in which the structural frame is exposed to view, the structural materials shall meet the other criteria for materials.
5. Building components—such as windows, doors, eaves, and parapets—shall have good proportions and relationship to one another.
6. The village discourages walls without windows; all-glass walls; and facades without visual interest or with entrances that are concealed or absent.
7. Colors shall be harmonious, with bright or brilliant colors used only for accent.
8. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways, including waterways, service alleys, and adjoining properties.
9. Exterior lighting shall be part of the architectural concept. Fixtures, standards and all exposed accessories shall be harmonious with building design.
10. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from public ways, including waterways, service alleys, and adjoining properties, using materials as stated in criteria for equipment screening.
11. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest.

In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

12. Inappropriate, incompatible, bizarre, and exotic designs shall be avoided.
13. The provisions of the North Palm Beach Village Code in regard to bulk regulations and standards, and those portions of the Village Code which directly affect appearance, shall be part of the criteria of this subsection.

G **MAINTENANCE—PLANNING AND DESIGN FACTORS**

1. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
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HARMONY AND COMPATIBILITY

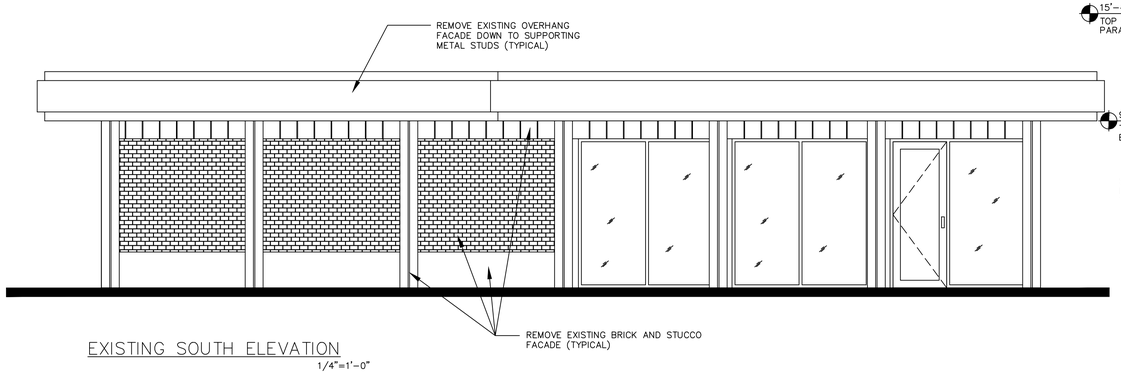
CIRCULATION—VEHICULAR AND PEDESTRIAN

MAINTENANCE ASPECTS

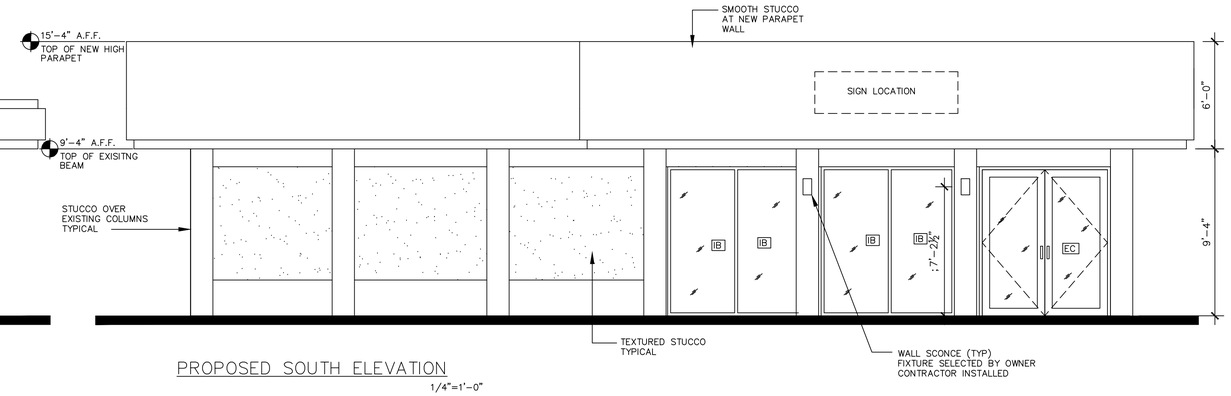
V. <u>CONCLUSION & FINDING OF FACT</u>

In Staff's analysis, the proposed application has been found to be consistent with the Appearance Code and other zoning requirements. Should the Planning Commission determine that the Applicant has met the necessary prerequisites for the granting of a site plan and appearance approval, staff does not propose any conditions.

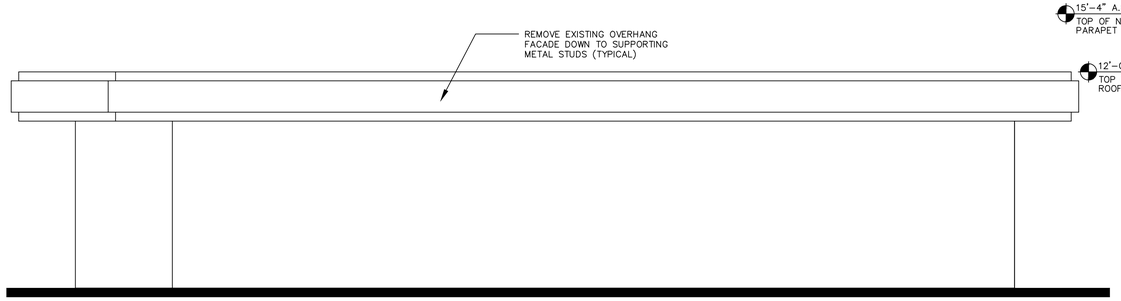
517



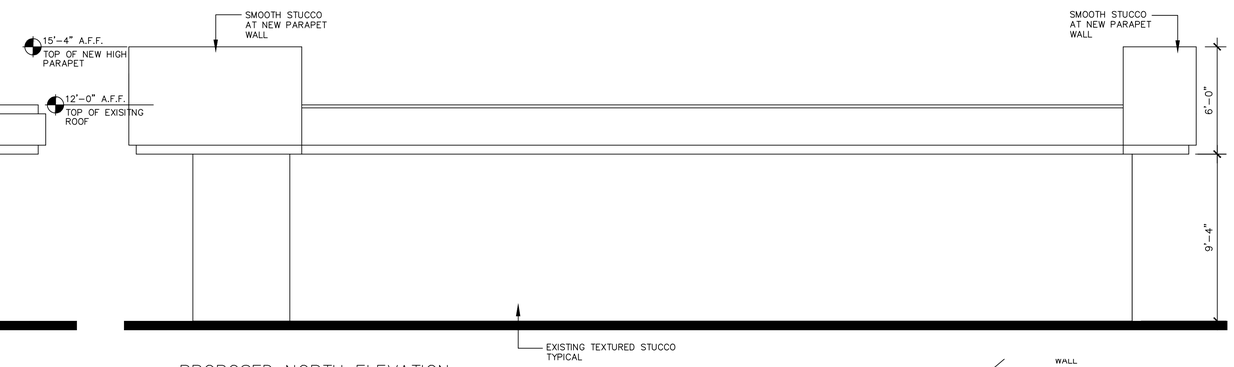
EXISTING SOUTH ELEVATION
1/4"=1'-0"



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



EXISTING NORTH ELEVATION
1/4"=1'-0"

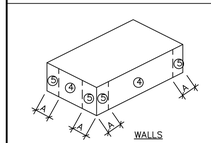


PROPOSED NORTH ELEVATION
1/4"=1'-0"

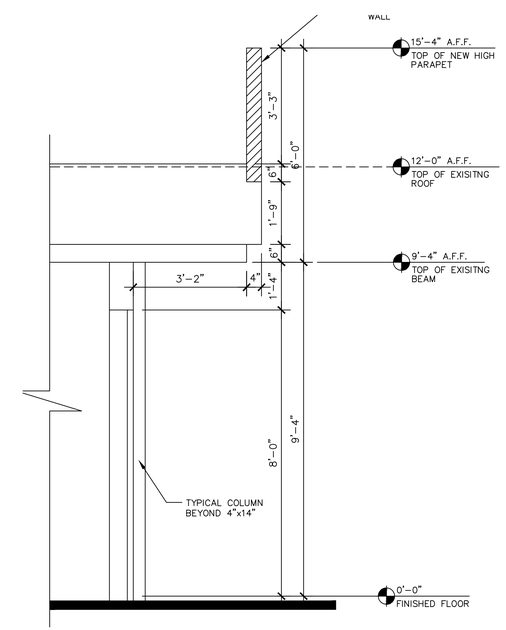
COMPONENT AND CLADDING PRESSURE ZONES
PER TABLE 301.2(2) 2020 FBC PARAGRAPH 301.7.1.7

CORNER DISTANCE, A= 4 FEET IN ALL CASES

PRESSURE ZONES
VULT=170 MPH
VASD = 132 MPH



I.D.	EFFECTIVE WIND AREA (FEET) SQ.	
	INTERIOR ZONE 4	
IA	UP TO 20	+37.8/ -41.0
IB	20-50s.f.	+36.1/ -39.3
IC	51-100s.f.	+33.9/ -37.1
ID	100 + s.f.	+32.1/ -35.3
	EXTERIOR ZONE 5	
I.D.	EFFECTIVE WIND AREA (FEET) SQ.	
EA	UP TO 20	+37.8/ -50.6
EB	20-50s.f.	+36.1/ -47.3
EC	51-100s.f.	+33.9/ -42.7
ED	100 + s.f.	+32.1/ -39.5



TYPICAL PROFILE @ EXTERIOR WALL
1/2"=1'-0"

JAMES C. PAINE, JR.
ARCHITECT
FIRM LIC. #0009524
2831A EXCHANGE CT.
WEST PALM BEACH
FLORIDA 33409
(561) 346-4685
PAINEJ@BELLSOUTH.NET

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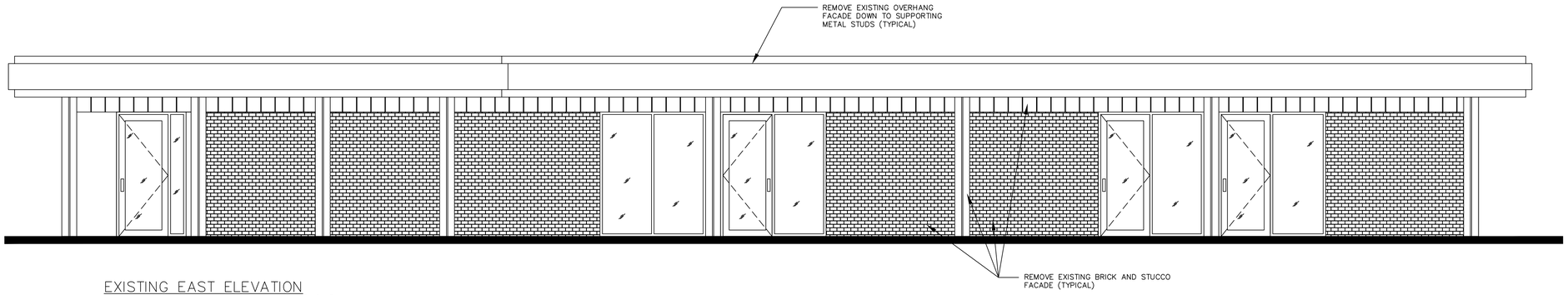
Interior tenant improvements for:
HNK, LLC - FACADE RENOVATION
517 NORTH LAKE BLVD.
NORTH PALM BEACH, FLORIDA

REVISIONS:
△ 07-23-2021 REVISE PER ARCH REV. COMMENT

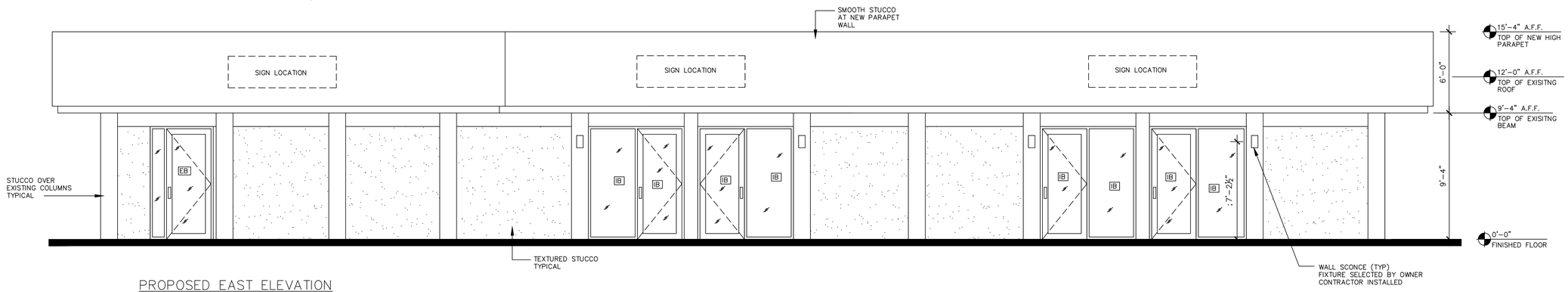
STATE OF FLORIDA
JAMES C. PAINE, JR.
AR9524
LICENSED ARCHITECT

DATE: 04-06-2021
SCALE: AS NOTED
FILE BY: A. SLACK
JOB #: 20-0705E

SHEET
3.1
4 OF 8 SHEETS



EXISTING EAST ELEVATION
1/4"=1'-0"

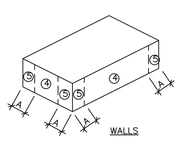


PROPOSED EAST ELEVATION
1/4"=1'-0"

COMPONENT AND CLADDING PRESSURE ZONES
PER TABLE 301.2(2) 2020 FBC PARAGRAPH 301.7.1.7

CORNER DISTANCE, A= 4 FEET IN ALL CASES

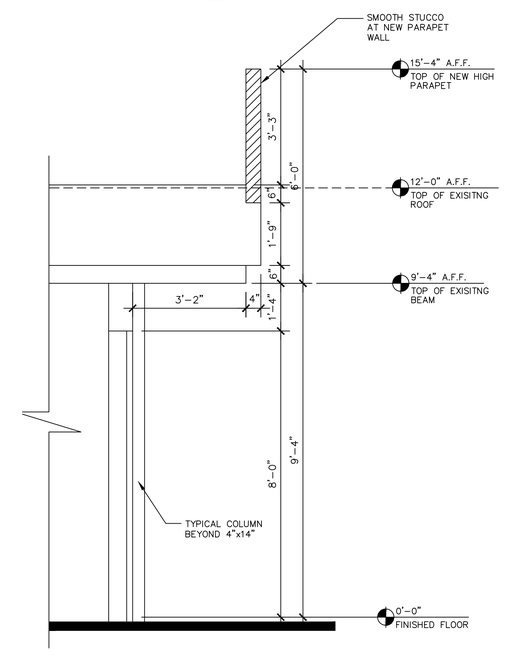
PRESSURE ZONES
VULT=170 MPH
VASD = 132 MPH



WALLS

I.D.	EFFECTIVE WIND AREA (FEET) SQ.	INTERIOR ZONE 4
IA	UP TO 20	+37.8/ −41.0
IB	20−50s.f.	+36.1/ −39.3
IC	51−100s.f.	+33.9/ −37.1
ID	100 + s.f.	+32.1/ −35.3

I.D.	EFFECTIVE WIND AREA (FEET) SQ.	EXTERIOR ZONE 5
EA	UP TO 20	+37.8/ −50.6
EB	20−50s.f.	+36.1/ −47.3
EC	51−100s.f.	+33.9/ −42.7
ED	100 + s.f.	+32.1/ −39.5



TYPICAL PROFILE @ EXTERIOR WALL
1/2"=1'-0"

JAMES C. PAINE, JR.
ARCHITECT
FIRM LIC. #0009524
2831A EXCHANGE CT.
WEST PALM BEACH
FLORIDA 33409
(561) 346-4685
PAINEJ@BELLSOUTH.NET

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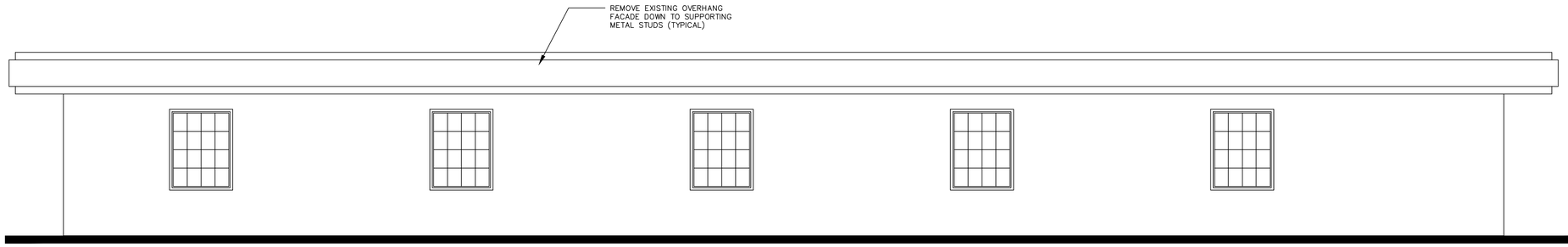
Interior tenant improvements for:
HNK, LLC - FACADE RENOVATION
517 NORTH LAKE BLVD.
NORTH PALM BEACH, FLORIDA

REVISIONS:
△ 07-23-2021 REVISE PER ARCH REV. COMMENT

STATE OF FLORIDA
JAMES C. PAINE, JR.
AR9524
REGISTERED ARCHITECT

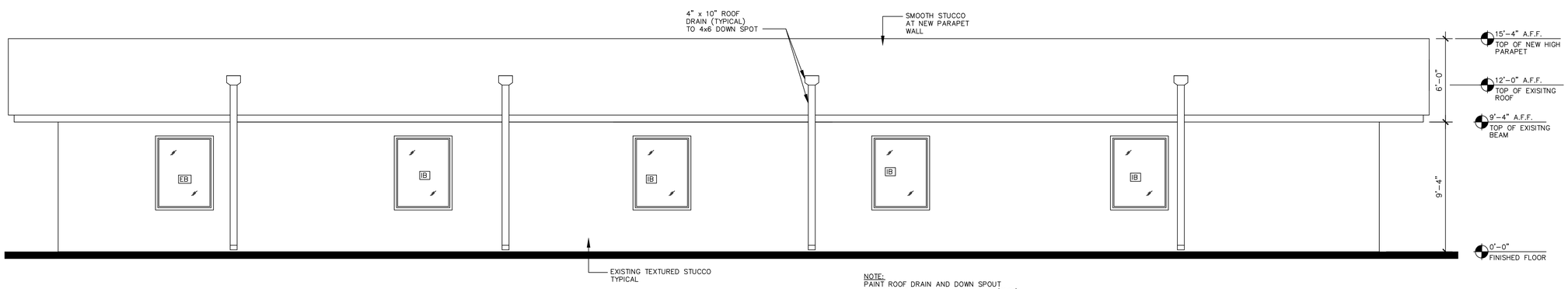
DATE: 04-06-2021
SCALE: AS NOTED
FILE BY: A. SLACK
JOB #: 20-0705E

SHEET
3.2
5 OF 8 SHEETS



EXISTING WEST ELEVATION

1/4"=1'-0"



NOTE:
PAINT ROOF DRAIN AND DOWN SPOUT
THE SAME COLOR AS THE BUILDING (TYP.)

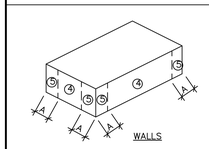
PROPOSED WEST ELEVATION

1/4"=1'-0"

COMPONENT AND CLADDING PRESSURE ZONES
PER TABLE 301.2(2) 2020 FBC PARAGRAPH 301.7.1.7

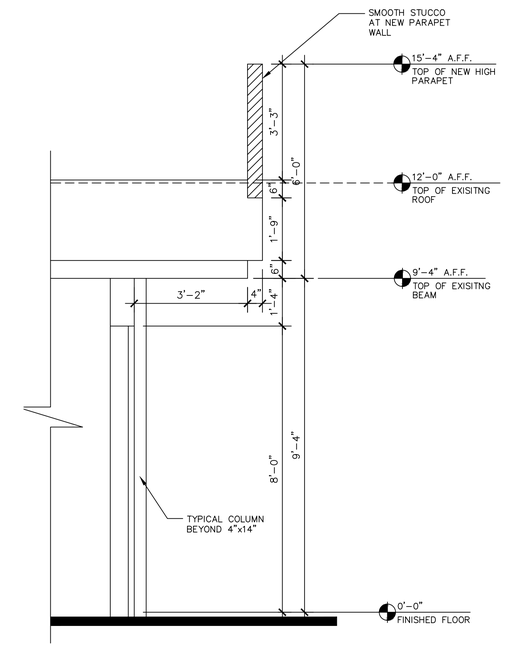
CORNER DISTANCE, A= 4 FEET IN ALL CASES

PRESSURE ZONES
VULT=170 MPH
VASD = 132 MPH



WALLS

I.D.	EFFECTIVE WIND AREA (FEET) SQ.	
	INTERIOR ZONE 4	
IA	UP TO 20	+37.8/ -41.0
IB	20-50s.f.	+36.1/ -39.3
IC	51-100s.f.	+33.9/ -37.1
ID	100 + s.f.	+32.1/ -35.3
	EXTERIOR ZONE 5	
I.D.	EFFECTIVE WIND AREA (FEET) SQ.	
EA	UP TO 20	+37.8/ -50.6
EB	20-50s.f.	+36.1/ -47.3
EC	51-100s.f.	+33.9/ -42.7
ED	100 + s.f.	+32.1/ -39.5



TYPICAL PROFILE @ EXTERIOR WALL

1/2"=1'-0"

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STATE OF FLORIDA
JAMES C. PAINE, JR.
AR9524
LICENSED ARCHITECT

DATE: 04-06-2021
SCALE: AS NOTED
FILE BY: A. SLACK
JOB #: 20-0705E

SHEET
3.3
6 OF 8 SHEETS

Village of North Palm Beach
Department of Community Development
420 U.S. HIGHWAY ONE, SUITE 21 • NORTH PALM BEACH, FLORIDA 33408
561-882-1156 • FAX 561.841.8242 • WWW.VILLAGE-NPB.ORG

DATE: July 29, 2021

TO: Planning Commission

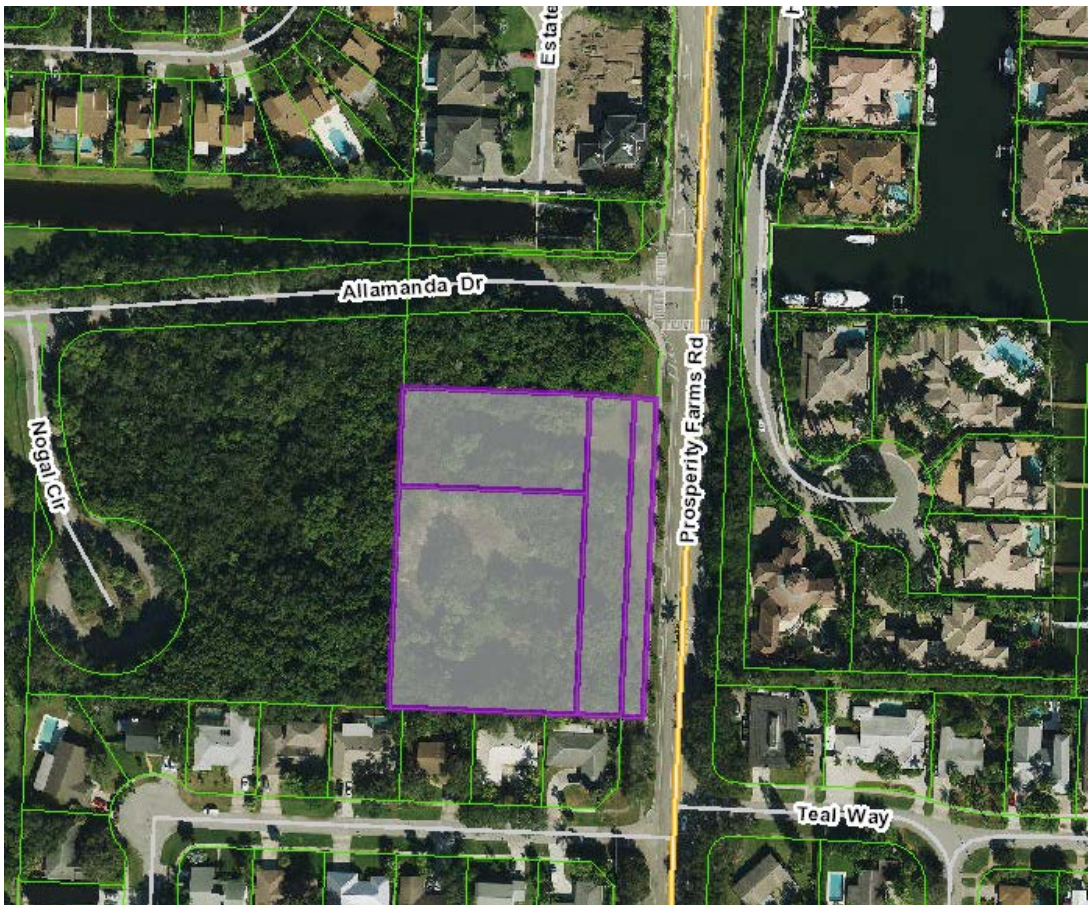
VIA: Jeremy Hubsch, AICP, Community Development Director

FROM: Alex Ahrenholz, AICP, Principal Planner

RE: Prosperity Village — Subdivision/ PUD
August 3, 2021 Meeting — P&Z# 2021-0688

I. APPLICATION

Location:	10401 Prosperity Farms Rd. SW corner of Allamanda Dr and Prosperity Farms Rd
PCN:	68434208000007140;68434208000007160; 68434208000007210; 68434208000005030
Request:	An application submitted by Cotleur & Hearing on behalf of Prosperity Village Development LLC for a Subdivision, Planned Unit Development and Preliminary plat approval for 12 single family lots.



II. HISTORY

The property is approximately 2.34 total acres with a Low-Density Residential Future Land Use (FLU) designation and an R-1 Single Family Zoning designation. The property previously contained a single-family home that was demolished several years ago. Numerous attempts have been made to develop the property in recent years. The property was approved for a 14-unit single family development by the Planning Commission in 2007; however, the development was never constructed.

In 2009, an Applicant sought to construct an approximately 25,000 square foot office building. This proposal included additional parking on an adjacent parcel to the north that is owned by the City of Palm Beach Gardens, but located within the Village. Ultimately, this proposal never proceeded to Village Council for final approval. In 2015, a proposal for a 34,443 square foot assisted living facility with 56 rooms and 68 beds was denied. Finally, in 2019, an application for 12 single-family homes and 8 townhomes was recommended for approval by the Planning Commission and then never made it to Village Council before the application was withdrawn.

As one of the few remaining vacant parcels within North Palm Beach, the property was included in the Village Master Plan in 2016. The Village Master Plan envisioned the site being used for residential use, with the following qualities:

1. Development clustered to preserve most major trees;
2. Houses that face the street with vehicular access in the rear;
3. The concept plan has a block structure that provides more than one way in and out of the project to allow traffic to disperse.
4. Consideration of a small coffee shop or corner store, which could provide an amenity to this portion of Prosperity Farms Road.

The concept plan shown in the Village Master Plan was for a project with 15 houses at 2,700 SF at a density of 5.9 units per acre, or 14 homes with a corner coffee shop and outdoor seating (The concept plan can be found in Attachment A). The coffee shop was considered for a parcel of land that is adjacent to the applicant's land.

III. REQUEST & PROPERTY INFORMATION

The applicant is requesting to subdivide the four vacant parcels into a 12-unit single-family gated neighborhood. A landscape buffer will be provided along Prosperity Farms Rd and utilize the existing access point approximately 1/8 mile south of the Allamanda intersection. The applicant is subdividing the lots, developing the streets and infrastructure, then each lot will be sold off individually for custom home construction. The buildings will follow a proposed development design criteria for styling, finishes and massing. The site plan also reflects the setbacks and lot sizes for each parcel that require waivers to the current R-1 Zoning District.

August 3rd Planning Commission Updates:

This project was presented at the July 13th planning commission meeting and is being brought back with slight changes. The commissioners had various concerns that resulted in tabling the item until they could be addressed or resolved. The first issue dealt with the grading to the adjacent properties. The updated plans have lowered the grade of the houses and the swale ends consistent with the adjacent grades. To preserve the trees, small walls (6-18 inches) are proposed to prevent any fill from needing to go over the existing roots. The wall cross sections can be found on engineering sheets C-16 and C-17.

Stacking on to Prosperity Farms Road was addressed and there is enough room for two cars as shown on engineering sheet C-20. The auto turn analysis previously provided was compliant with the Village of North Palm Beach standards and the Florida Fire Prevention Code. Palm Beach Gardens Fire Department raised concerns over the ability to make the turns, so the applicant provided slightly more room by reducing the landscape median at the entrance.

During the discussions of the previous meeting, staff has proposed to add three (3) new conditions of approval. The first was added as condition 7 in regards to the height differential between the crown of road and the home site elevations as required by the Florida Building Code. The next was added as condition 18 to prevent gopher tortoises from coming under the fence to the subject site. The final new condition, number 19, was added after discussions with the US Postal Service to locate a central mailbox for the community.

Two conditions of approval were amended as requested by the applicant and agreed to by staff. Condition 5 was amended to preserve the landscape median on Prosperity Farms Rd. that the County has proposed to remove. Condition 16 was amended for the timing of the site work during permitting at the applicant's request.

The only change to the attachments of this staff report was the addition of the comment responses in attachment B. The submittal document file includes unedited design criteria and rendering flipbook, but the site, landscape, and engineering plans have been updated to reflect the changes described in Attachment B.

A summary of the changes the applicant has made to the plans, per the comments given at the July 13th meeting, can be found in Attachment B.

Future Land Use (FLU) Designation	**Zoning Designation**
Low Density Residential	R-1 Single Family Dwelling District

The following table summarizes the uses, FLU designations, and zoning districts of the surrounding properties:

	Zoning	**Future Land Use**	**Existing Use**
EAST	R1 Single Family	Low Density Residential	Single Family Residential (across Prosperity Farms Rd)
NORTH	R1 Single Family	Low Density Residential	Vacant (owned by City of Palm Beach Gardens)
SOUTH	R1 Single Family	Low Density Residential	Single Family Residential
WEST	P/I Preserve	Conservation	Vacant (City of Palm Beach Gardens)

IV. PUBLIC INPUT AND NOTICES

Public Notices: The sign was posted on the property on June 20, 2021 for the proposed application. The legal ad was advertised in the Palm Beach Post on July 6, 2021 and courtesy notices were mailed to property owners within 500ft of the subject site on June 25, 2021 for the July 13, 2021 Planning Commission meeting

A public meeting was conducted by the applicant with members of the adjacent neighborhoods on May 20th in the Obert room of the Village Library. The residents in attendance were generally supportive of the project, particularly compared to the most recent proposal, which had more units and required a Future Land Use Amendment to increase density. There were some comments related to the design that resulted in some changes to the site plan layout and ultimately led to the preservation of more oak trees along the property lines.

Since the City of Palm Beach Gardens owns property within 500 feet of the site, they were notified of the proposed PUD. A letter was sent by Palm Beach Gardens staff with concerns of buffering the preserve area and creating more space for fire truck turn around (see Attachment C).

V. ANALYSIS OF APPLICANT'S REQUEST

A. Subdivision

The property is currently comprised of four unplatted parcels. The applicant is proposing to subdivide them into twelve (12) lots ranging in size from 4,739 SF to 7,286 SF. The Low Density Residential land use designation permits up to 5.8 units per acre. With a total of 2.34 acres, there are a maximum of thirteen (13) homes allowed. The homeowner's association will maintain the main entrance, road, and perimeters of the development.

The preliminary plat has been submitted for review per Section 36-10, which requires Planning Commission recommendations to the Village Council for final approval. Subsection 5 specifies that "particular attention shall be given to the arrangement, location and width of streets, their relation to the topography of the land, water supply, sewage disposal, drainage, lot sizes and arrangement, the present or future development of adjoining lands, and the requirements of the comprehensive plan and zoning ordinance."

"Following the hearing on the preliminary plat, the planning commission shall recommend to the village council one (1) of the following actions:

1. Issue a certificate of preliminary plat approval.
2. Issue a certificate of conditional plat approval, subject to any necessary modifications which shall be noted on the preliminary plat or attached to it in writing.
3. Disapproval of the preliminary plat or any portion thereof, stating the reasons for disapproval in writing. The subdivider may reapply for preliminary plat approval in accordance with provisions of this section.

B. Planned Unit Development (PUD) with Waivers

The proposed development does not meet five (5) of the current regulations of the R1 zoning district, thus necessitating waivers, which are allowed through the PUD process per Section 45-51. Per Section 45-35.1, the intent of a PUD is to allow: "an added degree of flexibility in the placement and interrelationship of the buildings and uses within the planned unit development, together with the implementation of new design

concepts." The Planning Commission is required to study the impact of the waivers and make recommendations to the Village Council for final approval.

Analysis of Waivers Requested:
The applicant is requesting five waivers from code provisions in the table and further described in detail below:

Code Section	Required	Proposed	Waiver Request	Comments/Analysis
Section 24-27 C Lot Size	7,500 SF minimum lot area	4,739 SF	2,707 SF	**Staff: proposed smaller than typical lot sizes for the village to maximize the amount of homes allowed in low-density residential land use.**
Section 24-27 D Building Setbacks	Front- 25' Rear- 20' Side-10' Side Street-20'	Front- 20' Rear- 10' Side-5' Side Street-8'	Front- 5' Rear- 10' Side-5' Side Street-12'	**Staff: smaller setbacks to account for the smaller lot sizes which will allow a typical new construction home to be accommodated.**
Section 24-27C-Lot Width	75' Minimum lot width	50'	25'	**Staff: In conjunction with the smaller lot sizes overall.**
Section 25-2 & 45-36.B Pool setback	7.5'	5'	2.5'	**Staff: This waiver would require the 2.5 ft walk around to be provided in the drainage easement**
Section 45-36D Fence height	4' high within front setback	6' high within setback from ROW	2'	**Staff: This waiver would only apply to the fence within the ROW landscape buffer**

1. Waiver for lot size reduction
    a. The applicant has 2.34 acres of land with an underlying future land use designation of 5.8 units per acre allowable. A maximum of thirteen (13) units are permitted on the property given the current lot sizes allowed in the code, but this does not take into account the streets, entrance and setback provided from the roadway. In order to provide these necessary functions and maintain the density, the applicant had to reduce the lot sizes. Lot 10 is proposed to be the smallest at 4,739 SF and the largest will be 7,286 SF.

2. Waiver for building setbacks
    a. With the reduction of the lot sizes, building setbacks must also be reduced to maintain a normal sized home for the area. The lots will still maintain 30% pervious surfaces after accounting for the driveway and the pool.
3. Waiver for lot width
    a. This waiver runs concurrently with the lot size reduction. Lot widths are proposed to be reduced to fit all of the lots into the development. The smallest of the lots will be 50 ft wide.
4. Waiver for pool setback
    a. Pools are required a rear setback of 7.5 feet in the rear and 5 feet on the sides. The reduced setback in the rear is partly due to the reduced lot sizes and building setbacks. With a rear setback of 10 feet, only 5 feet of pool area would be permitted. A reduced pool setback provides some design flexibility. Plus, the rear of each property will abut either a natural

area, right-of-way or another lot in this community, therefore an adverse impact to the existing homes on Pepperwood is not foreseen as the side setbacks will remain in place.

5. Waiver for higher fence along Prosperity Farms Rd.
    a. Six (6) foot powder coated black aluminum picket fence is proposed along the back of the landscape buffer. Four (4) foot fences are permitted, but 6-foot fences are installed along Prosperity Farms Rd for both the Harbour Isles and Prosperity Harbor neighborhoods.

C. Site Plan Analysis

a. Traffic Analysis

According to the traffic statement prepared by Kimley-Horn, there are 120 daily trips anticipated with a total of 9 ingress/egress during the morning peak hour and 13 ingress/egress during the evening peak hour. This level of traffic exempts the development from requiring concurrency with Palm Beach County Traffic Division. Additionally, it is small enough to not require a turn lane either from the North or South.

b. Site Design

The proposed neighborhood utilizes an existing curb cut to along Prosperity Farms Rd. Though there have been past discussions of creating an additional entrance to Allamanda Dr, the City of Palm Beach Gardens owns the property to the immediate north and designated it as conservation. Therefore, the site only faces one street and needed to utilize a unique design for cars to navigate to each lot. The main entrance will have an unguarded gate with a call box for guests. A separate knox box will be available for police and fire to answer emergency calls as necessary.

The lots were oriented to have the rear of each property face the preserve areas and none of the backyards of the homes will face the existing homes on Pepperwood Circle. According to the applicant, the lots were designed to be of varying sizes to encourage different types of architecture which eliminates “cookie cutter” development.

c. Easements

There is an existing Seacoast Utility Authority (SUA) easement along Prosperity Farms road that will remain and another easement that is obsolete which will be abandoned. SUA has requested a 20-foot easement to the proposed lift station which will run along the southern property line. The north and west property lines will have a four (4) foot drainage easement which will provide drainage for the neighborhood. Though in individual properties, it will be dedicated in the plat, recorded into the declaration of covenants and maintained by the homeowner’s association. A 10-foot utility easement is also proposed in the front of every yard which will include the gas line, water and sewer.

d. Landscaping

The existing site is largely undeveloped, with a small clearing where a single family home was previously located. An environmental assessment was provided for the property with the previously denied assisted living facility application in 2014 (Attachment D). That assessment declared the 2.3-acre site as “disturbed lands”, which is to say that there are no significant environmental habitats (wetlands, scrub, etc). The report stated, “that the vegetation within this parcel is comprised of a combination of native plants, cultivated landscape and invasive exotic species and some of the natives have been planted here as opposed to being naturally occurring.” The report further states that “oak and cabbage palm are the predominate native species” and that “Invasive, exotic Brazilian pepper dominates the midstory layer”.

Section 36-38.1 of the Village Code of Ordinances details the process for land clearing and vegetation protection. All native vegetation is required to be preserved whenever possible. The applicant is proposing to preserve eight live oaks along the perimeters and relocate three live oaks to the entrance island. The landscape architect determined that the large oaks were of lower quality which did not necessitate preserving or relocating. The Village sought the opinion of an independent arborist, who conducted a report which detailed the quality of the seven largest oak trees (>20 inch diameter trunks) (Attachment E). The report found that all of the trees were of poor or fair condition with the highest rated one at about 40% viability.

D. Appearance Plan Compliance

Sec. 6-36. - Powers and duties of planning commission concerning the appearance code.
The planning commission shall have the following powers and duties:

1. To hold public hearings on and make recommendations for amendments to the appearance plan.
2. To consult with and cooperate with the planning and zoning advisory board, the beautification committee and other village departments, and any other municipal or governmental bodies on matters affecting the appearance of the village.
3. To study exterior design drawings, landscape and site plans and materials for any proposed public works or public improvements and to make recommendations to the council or village manager as to the architectural or aesthetic aspects thereof. De Minimis
4. To study and review preliminary and final plats and make recommendations to the planning and zoning advisory board and the village council.
5. To hold hearings, when required, on the issuance of certificates of appropriateness as provided in section 6-59, in connection with questions pertaining to applications for building permits and to issue or deny such certificates pursuant to the provisions of such section 6-59.

Sec. 6-58. - Action of planning commission.
Upon consideration of an application, the planning commission shall issue a certificate of appropriateness to the community development department upon a finding that the plan conforms to the village appearance plan and that the proposed building or structure is appropriate to, and compatible with, the character of the immediate neighborhood and will not cause a substantial depreciation in property values. If the planning commission determines that these criteria are not met, the planning commission shall provide such advice, counsel, suggestions and recommendations on matters pertaining to aesthetics as it may deem necessary to guide the prospective applicant in the development of a plan which would comply with the requirements and purposes of the appearance plan. If preliminary hearings have been held on the project for which application is being made, and preliminary approval has been issued by the planning commission as provided in section 6-56, the planning commission shall issue a certificate of appropriateness immediately, provided that the final drawings, plans and material as presented comply in all respects with the preliminary presentation upon which the preliminary approval was based.

Sec. 6-59. - Approval by planning commission.
The planning commission shall issue a certificate of appropriateness upon a concurring vote of at least three (3) members. No building or other permit, otherwise required under the ordinances of the village, for the erection, construction, alteration or repair of any building or structure in a multiple-dwelling, commercial or public zoning district shall be approved by the community development director except upon the granting of a certificate of appropriateness by the planning commission. The foregoing requirements shall not preclude the issuance of a building permit without such certificate if the

community development director shall determine that no external architectural feature as defined in section 6-31 is involved in the work for which the building permit is sought.

According to the applicant's justification statement, the project is meeting the intent of the appearance plan. Their descriptions of each section have been provided in the attached design criteria.

Section 45-35.1. IV.-Action of planning commission

A. After a study of an application for a planned unit development and the required public hearing, the planning commission shall make a recommendation to the village council to approve, approve as modified, or reject the application based upon the following standards:

1. The proposed use or uses shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.

2. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use or uses, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood nor conflict with the normal traffic of the neighborhood. In applying this standard, the commission shall consider, among other things: convenient routes for pedestrian traffic, particularly of children; the relationship of the proposed project to main traffic thoroughfares and to street and road intersections; and, the general character and intensity of the existing and potential development of the neighborhood. In addition, where appropriate, the commission shall determine that noise, vibration, odor, light, glare, heat, electromagnetic or radioactive radiation, or other external effects, from any source whatsoever which is connected with the proposed use, will not have a detrimental effect upon neighboring property or the neighboring area in general.

3. The location and height of buildings, the location, nature and height of walls and fences, and the nature and extent of landscaping of the site shall be such that they will not hinder or discourage the proper development and use of adjacent land and buildings nor impair the value thereof.

4. The standards of density and required open space in the proposed project are at least equal to those required by this ordinance in the zoning district in which the proposed project is to be located, except as may be permitted for key redevelopment sites through subsection 45-35.1.VIII

5. There shall be no uses within the proposed project which are not permitted uses in the zoning district in which the proposed project is to be located. *Exception*: Mixed uses may be allowed if the existing zoning district usage is commercial. The mixed uses shall only be residential and mercantile or residential and business.

B. The commission may recommend such changes or modifications in the proposed plan as are needed to achieve conformity to the standards as herein specified. The reasons for the changes or modifications shall be included in the recommendation.

C. The commission shall not recommend the project unless it finds that all of the standards as herein specified have been met. If there are minor modifications to the provisions of this chapter, the commission may recommend its approval at the same time. It shall also, where it deems appropriate and necessary, recommend to the village council those conditions to be imposed upon the project, its operation, or both, that are needed to assure adherence to the aforesaid standards.

V. CONCLUSION

Staff has analyzed the application to the requirements of the Village Code of Ordinances and recommend approval of the subdivision, planned unit development with waivers and preliminary plat. If the Planning Commission decides to approve the application, staff recommends the addition of the following conditions of approval to the development order:

Proposed Conditions of Approval

1. Electric entry gate shall match the gate shown in the renderings provided.
2. Drainage easement shall be recorded with the final plat in the swale area shown along the western and northern property lines. This easement shall be maintained by the homeowners association and limit the installation of permanent structures and impervious surfaces in this space.
3. Landscape buffer shown on the south side shall be recorded as an easement, maintained by the HOA and recorded in the declaration of covenants and final plat. Owner shall not encroach into the easement with physical structures nor remove any of the vegetation. If any trees or shrubs are removed during construction they shall be replaced.
4. Irrigation plans shall be provided before approval of the infrastructure permit.
5. Applicant shall receive driveway access approval from Palm Beach County Traffic Division prior to building permit issuance. The Applicant shall attempt to preserve the existing median on Prosperity Farms Road during the County permitting process.
6. Prior to issuance of site development permit ensure that the storm water management report identifies whether the site will be bermed to contain the 25 year storm, or if the stormwater attenuation will be based on a predevelopment versus post development analysis for the SFWMD 25 year storm discharge criteria.
7. Prior to approval of final civil plans, a five (5) percent slope shall be provided from the crown of road to the front building foundation as an approved method of diverting water away from the foundation.
8. Five (5) percent of the value of the land shall be paid to the Village in lieu of providing public use space per Section 36-23. b. Valuation shall be defined as the fair market value of the required land, said fair market value to be appraised on the basis of the value of platted land without improvements.
9. Prior to issuance of permits for vertical construction, final plat shall be approved by Village Council per the process outlined in Section 36-14 of the Village Code of Ordinances.
10. All infrastructure, including but not limited to fire hydrants, street lights, storm drains, etc. Proposed on the approved site plan shall be maintained by the homeowner's association.
11. Prior to issuance of first permit of vertical construction, a copy of the Declaration of Covenants and Restrictions shall be submitted to the Community Development Department and Village Attorney for approval and review of compliance with the conditions of approval.
12. Prior to the issuance of the first infrastructure permit, Applicant shall provide the Village with a performance bond, letter of credit, escrow agreement or other acceptable surety agreement in a form

and in an amount approved by the Village Attorney to assure completion of on-site roadways, drainage and utility improvements. As improvements are completed and accepted by the Village, the amount of the performance bond, letter of credit, escrow agreement or other acceptable surety may be reduced by a proportionate amount as determined by the Village Manager in consultation with the Village Engineer.

13. If any significant archeological resources are found on site during development and construction, the Applicant shall notify Village staff and following the procedures outlined in Section 21-104 of the Village Code of Ordinances.
14. The Applicant shall relocate and preserve existing native trees shown on the approved tree disposition plan. If the oak trees do not survive relocation or preservation, they shall be replaced with ranch grown oaks that are the largest caliper that is reasonably available from local nurseries.
15. Any and all Gopher Tortoises located on site shall be relocated offsite in accordance with Florida Fish and Wildlife (FWC) requirements and procedures.
16. Vertical building construction permits shall not be approved until the Building Official determines the underground water mains and fire hydrants are installed, completed, and in service at a satisfactory level.
17. All residential units shall be constructed in conformance with the approved Design and Diversity Criteria.
18. Green vinyl chain-link fence shown on west and north property lines shall be set 2 ft in ground to prevent gopher tortoises from adjacent properties entering the site.
19. Centralized mailbox facility shall be provided at the request of the US Postal Service. Applicant shall provide location on site plan prior to issuance of vertical construction permits.
20. The Applicant shall be bound by all oral and written representations made both on the record and as part of the application process irrespective of whether such representations are included as formal conditions.
21. The conditions of approval shall be binding on the Applicant and its successors in interest and assigns and a violation of such conditions shall constitute a violation of the Village Code of Ordinances and may be enforced by the Village as set forth in Article VI, Chapter 2 of the Village Code or as otherwise authorized by law.

Attachments

A. 2016 Citizens' Master Plan Concept
B. Response to Comments
C. Letter from City of Palm Beach Gardens
D. Environmental Assessment
E. Independent Arborist Report

Infill Development at Allamanda Drive

The empty site at the corner of Allamanda Drive and Prosperity Farms Road is available for redevelopment. A recent proposal for an assisted living facility was rejected as too intense for the site. The development illustrated in the master plan is consistent with the density and use recently constructed at the Estates project to the north. The infill pattern illustrated provides the following qualities:

1. Development is clustered to preserve most major trees;
2. Houses face the street with vehicular access in the rear;
3. The concept plan has a block structure that provides more than one way in and out of the project to allow traffic to disperse.
4. An option is illustrated to incorporate a small coffee shop or corner store, which could provide an amenity to this portion of Prosperity Farms Road.

***Top Right**:* A plan with 15 houses 2,700 SF each, with a site density of 5.9 du/ac.

Above: An option with 14 houses and a corner coffee shop with outdoor patio seating.

Right: A similar residential development in Coral Gables with houses facing the street, parking in the rear, and a shared pool.

Prosperity Village Project Resubmittal Clarifications
July 27, 2021

City of Palm Beach Gardens

1. New Auto Turn Models have been produced for both the Village of NPB and the City of Palm Beach Gardens Fire Rescue Departments. Also, the inland center island West of the entrance gates has been made smaller.
2. A car stacking plan at the entrance to the property off Prosperity Farms Road has been produced and it demonstrates that the resident owners have gate access even when other vehicles are stacked at the call box
3. Amazon, UPS and Fed Ex deliveries will have a code attributed to the orders that they will be delivering to the respective residents' homes which will be entered into the access gate digital pad for community access. As for subcontractor access each will have their own code issued to them by each resident.
4. The trash collection for this community will be done in accordance with the Village of NPB Codes.
5. "Click2 Enter" hardware will be installed at the front entrance which will be utilized by all life safety agencies.
6. Revised swale drawings with sections have been revised to ensure that the storm water from our project does not migrate to surrounding properties. Also, modular block retaining walls have been designed and identified in certain areas of these swales and in some instances act as tree wells too.
7. All USPS mailboxes for this community will be located along the street at each residence.

Village of North Palm Beach

1. The applicant will petition Palm Beach County to have the existing landscape island located on Prosperity Farms Road to remain in place.
2. The applicant will be using the 10-2 Rule on the SFWMD Permit application which will expedite the permitting process.
3. An updated landscaping plan is submitted.
4. Waiver for the 30-day plat waiting period and do it right after the final approval by the Village of NPB.
5. Request that the property owners can apply for their building permits ahead of time, but they will not be able to vertical until the designed fire hydrants on the property are fully functional.
6. The existing Drainage Easement Abandonment will be processed by the property owner head of the applicant or in conjunction with the applicant. This is the last parcel drainage easement left on Prosperity Farms Road between PGA Blvd and Northlake Blvd.

PALM BEACH Gardens

MEMORANDUM

CITY OF PALM BEACH GARDENS

TO:	Jeremy Hubsch, AICP, Community Development Director Village of North Palm Beach
THROUGH:	Peter Hofheinz, AICP, Assistant Director of Planning and Zoning
CC:	Natalie Crowley, AICP, Director of Planning and Zoning
DATE:	July 9, 2021
FROM:	Christopher Yerkes, Planner CY
SUBJECT:	Proposed Prosperity Village development at Prosperity Farms Road and Allamanda Drive adjacent to City owned property.

The City has received Public Notice of a Zoning Change petition going to the Planning Commission hearing in the Village of North Palm Beach on July 13, 2021. The petition is for a zoning change from Low Density Residential to Low Density Residential with a PUD overlay to build 12 dwelling units on 2.335 acres. Several waivers are requested as well.

The proposed development would consist of 12 single family custom homes with the main access from Prosperity Farms Road. The home lots will vary in size and the architecture will consist of Modern, Coastal Modern, and Florida Contemporary.

The City reviewed a previously proposed application and provided comments on August 1, 2019. The proposed site plan consisted of 12 single family homes and two 4-unit townhomes. Please see updated comments regarding the revised site plan.

The City has the following objections and comments on the proposed development. The City requests the petition be revised accordingly.

1. No buffer is proposed against the City of Palm Beach Gardens-owned property to the west that is designated as a gopher tortoise preserve. The project needs to provide a buffer on their own property.

2. No buffer is proposed against the City of Palm Beach Gardens-owned property to the north. The project needs to provide a buffer on their own property.

3. The Palm Beach Gardens Fire Department requires R-20 turn radii to adequately accommodate fire equipment. The proposed plan does not indicate the turn radii. The proposed design impacts the ability of fire/rescue personnel to access the dwelling units effectively if required by the Automatic Aid Agreements between governments.

4. The Palm Beach Gardens Fire Department requires the roadways to be at least 20' wide and the dead-end turnarounds must be 60' to adequately accommodate fire equipment. The proposed design impacts the ability of fire/rescue personnel to access the dwelling units effectively if required by the Automatic Aid Agreements between governments.

5. The two fire hydrants appear to be placed well and should be adequate if they have a minimum flow of 1,000 gpm.

6. Has the applicant identified Best Management Practices for construction to protect gopher tortoises on site or other conservation items?

7. The proposed site plan contains limited open space or recreation facilities for residents.

SILVER FLORIDA PROPERTIES
NORTH PALM BEACH PARCEL

ENVIRONMENTAL ASSESSMENT REPORT

Prepared by:

EW CONSULTANTS, INC.
601 Heritage Drive, Suite 124
Jupiter, Florida 33458
561-623-5475

October 2014

I. INTRODUCTION

EW Consultants, Inc., conducted an environmental assessment of the approximately 2.3-acre parcel in September, 2014. The parcel is comprised of undeveloped land in Section 8, Township 42 South, Range 43 East, Village of North Palm Beach, Palm Beach County, Florida (Figures 1 and 2). The property is bordered on the north by Allamandra Drive and a vacant strip of land, on the east by Prosperity Farms Rd, on the south by single-family homes, and on the west by undeveloped land. The subject property had previously been developed with a single residential home which was demolished in late 2008 (Figures 5A and 5B).

II. METHODS

Prior to the site visit, maps from the Natural Resources Conservation Service generated from USDA-NRCS certified data (Version 8, Dec. 30, 2013) were reviewed to determine topographic features and site soil mapping units. Copies of the most current (2014) Palm Beach County aerial photographs of the parcel were obtained and reviewed to determine potential locations of environmental features.

Pedestrian transects of the parcel were conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, and jurisdictional wetland areas. The survey was also conducted to note any occurrence of listed plant or animal species and vegetative communities which would require protection or identification under the North Palm Beach *Land clearing; vegetation and wildlife protection and preservation* ordinance, Article V, Sec. 36-38.1.

The *Guide to the Natural Communities of Florida* (Florida Natural Areas Inventory 1990) provides classification of natural communities of Florida and was used in this investigation. Approximate location of vegetative community cover type boundaries and other features of the site were mapped. Vegetative communities were identified in accordance with *Florida Land Use Cover and Forms Classification Systems Handbook* (Florida Department of Transportation 1999) (FLUCFCS).

Vegetation protection in North Palm Beach is mandated under Article V. – Enforcement Provisions, Section 36-38.1 of the Ordinance. The Ordinance objectives are to preserve existing native plant communities, limit removal of existing native vegetation and promote the removal of exotic plant species.

Wetland protection is mandated under federal, state, and local regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as “those areas that are

inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of Engineers Wetlands Delineation Manual* (USAE Waterways Experiment Station Environmental Laboratory 1987) and the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* (USAE Research and Development Center 2008). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert *et al.* 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

Listed species of wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission May 2011) and regulated plants are listed in *Preservation of Native Flora of Florida*, Chapter 5B-40 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). A series of pedestrian transects were conducted across the property to determine the presence of any listed species.

III. RESULTS

A. Soils

The soils on the site are mapped as Basinger-Urban Land Complex and Arents-Urban Land Complex, 0 to 5 percent slopes (Attachment 1). A description of these soil types in their natural condition is listed below. This description is based upon the general characteristics for the soil type illustrated in the *Soils Survey of Palm Beach County Area, Florida* and is not necessarily indicative of the exact characteristics of the parcel.

1. Basinger-Urban Land Complex (99.1%): Consisting of Basinger fine sand and Urban land. About 50-70 percent of this complex is open land. These areas are made up of nearly level, poorly drained Basinger soils that have been modified in most places by spreading about 15 inches of fill material on the original surface. The original soil below the fill material is Basinger find sand. About 20 to 40 percent of the acreage is covered by structures. The rest of the complex is Pompano, Myakka, and Immokalee soils, which have about 15 inches of fill material on the surface, and Basinger, Placid, and Anclote soils in depressions, which have up to 20 inches of fill material spread on the surface.

2. Arents-Urban Land Complex, 0 to 5 percent slopes (0.1%): This complex consists of nearly level, somewhat poorly drained, sand soils and urban land.

The soils formed in thick layers of sandy fill material that were placed over low, wet mineral soils to make the areas suitable for urban use.

B. Vegetative Communities

Vegetative communities on the parcel were mapped using FLUCFCS (Figure 3). The vegetative communities are described as follows:

740 Disturbed Lands –2.3 acres

The vegetation within this parcel is comprised of a combination of native plants, cultivated landscape and invasive exotic species and does not represent any one intact native community. It appears cultivated species and some of the natives have been planted here as opposed to being naturally occurring. Although native tree species dominate the canopy strata in those areas where canopy exists, exotic and nuisance species dominate the subcanopy and groundcover levels. Laurel oak and cabbage palm are the predominate native tree species occupying the canopy level with bald cypress and sea grape to a much lesser extent. Various cultivated species also comprise a significant amount of the canopy. Invasive, exotic Brazilian pepper dominates the midstory layer in this vegetative community. The groundcover is actively maintained and mostly comprised of grasses and weeds in areas that are mowed, and various ferns and weeds in those areas that are not.

C. Listed Species

No plant species listed as protected by federal, state, or local environmental regulatory agencies, nor any signs of such plants were observed on the parcel during the environmental assessment.

Gopher tortoise (*Gopherus polyphemus*) burrows were however observed on the property during this assessment. Gopher tortoises are listed as a State-designated Threatened Species and are protected by state law, Chapter 68A-27, Florida Administrative Code. A total of ten burrows were located during this assessment. If impacts to gopher tortoise burrows cannot be avoided, a permit must be obtained from Florida Fish and Wildlife Conservation Commission (FWC) to relocate tortoises to an on-site or off-site preservation area. Based on FWC guidelines, a gopher tortoise survey will need to be conducted within 90 days prior to any clearing or work within the tortoise habitat area.

Non-listed wildlife observed includes mourning dove, red-winged black bird, golden-orb spiders and raccoon scat.

D. Wetlands

No state or federally regulated wetlands were observed on the property. The site soils and vegetation are typical of upland habitats and no hydrological indicators were observed on the property.

IV. SUMMARY

A. Vegetative Communities

The North Palm Beach Code of Ordinances defines environmentally sensitive lands and native upland vegetative communities that require preservation, protection, or mitigation. Because of the disturbed nature of the property due to previous development, the vegetative composition on this property is not considered to be that of an intact native plant community. The subcanopy and groundcover strata comprises a dominance of exotic and nuisance species, and large portions of the property are also subjected to regular mowing and other maintenance.

The Ordinance however, requires that native trees and other vegetation be incorporated into the site plan or relocated to the greatest extent practicable. A tree survey is recommended to locate the native trees and assist in site planning. Replacement of native trees and vegetation may be required where preservation or relocation is not practical.

B. Listed Species

Burrows for gopher tortoises, a State-designated Threatened Species were observed on this parcel. The tortoises must be either preserved with a 25-foot buffer and protective fencing, or relocated prior to clearing and development of the property. An FWC permit is required for relocation of gopher tortoises. No other listed species were observed.

C. Wetlands

There were no areas which would be considered jurisdictional wetlands by the State or Federal agencies. A site meeting with the SFWMD and CE may be required to confirm the absence of jurisdictional wetlands.

EW Consultants, Inc. can assist in addressing all of the above topics by conducting pre-permit application meetings with environmental regulatory agencies, preparing permit applications in cooperation with planners and engineers, and defining options that will assist in achieving a development site plan for the parcel.

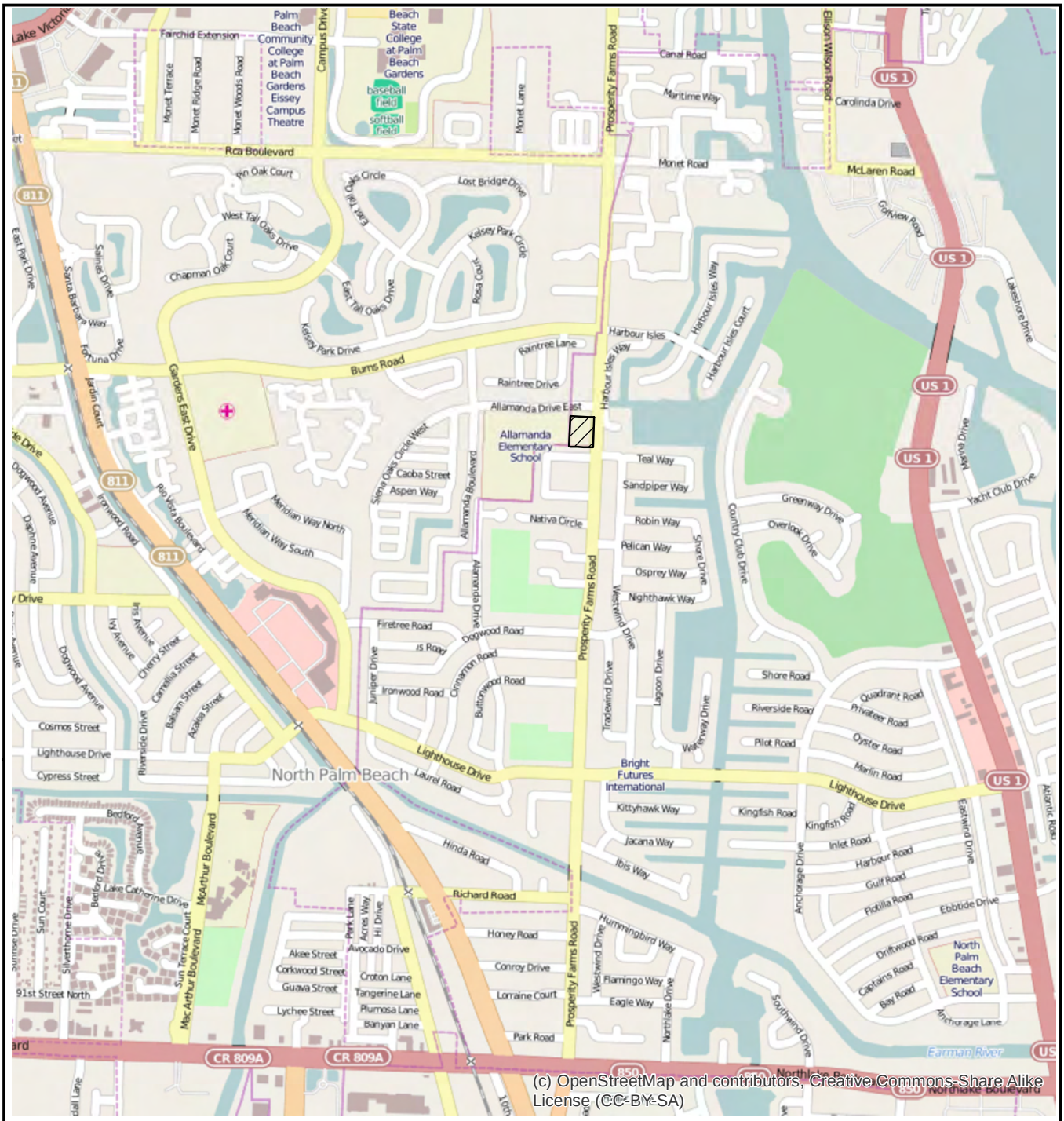
APPENDIX A

Maps and Figures:

Figure 1: Location Map
Figure 2: Quad Map
Figure 3: Aerial Photograph
Figure 4: FLUCFCS Map
Figure 5A: Historical Aerial Photograph (2006)
Figure 5B: Historical Aerial Photograph (2009)

Attachment:

Soils Report



LEGEND

- SITE (2.3+/- AC)

0 2,000 Feet

N

SILVER FLORIDA PROPERTIES
NPB PARCEL
LOCATION MAP

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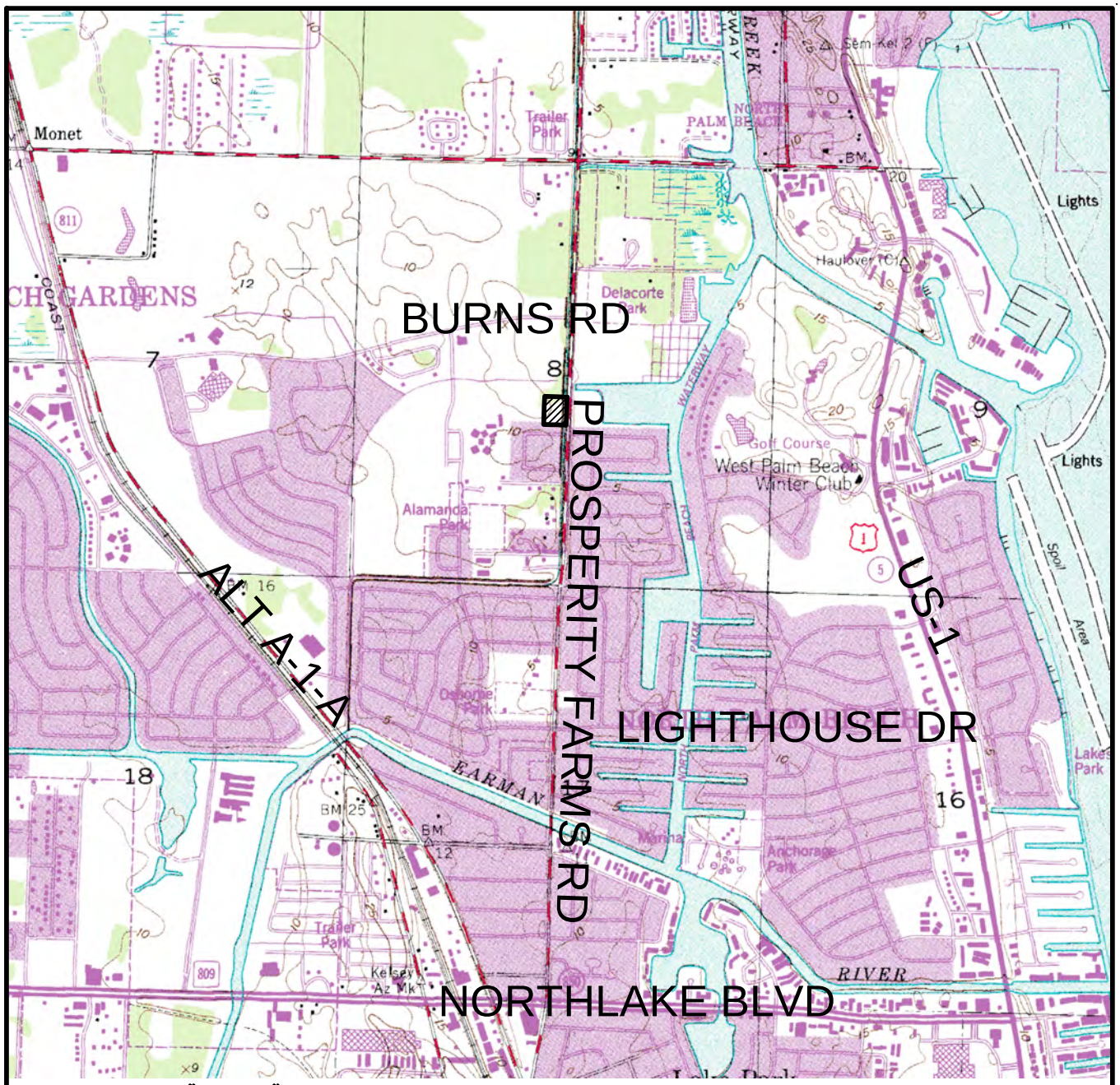
FIGURE

1



USGS QUAD MAP "JUPITER", SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA, LATITUDE 26°49'43" LONGITUDE –80°04'24"

LEGEND

- SITE (2.3± AC)

0 2000
SCALE IN FEET

SILVER FLORIDA PROPERTIES
NPB PARCEL

QUAD MAP

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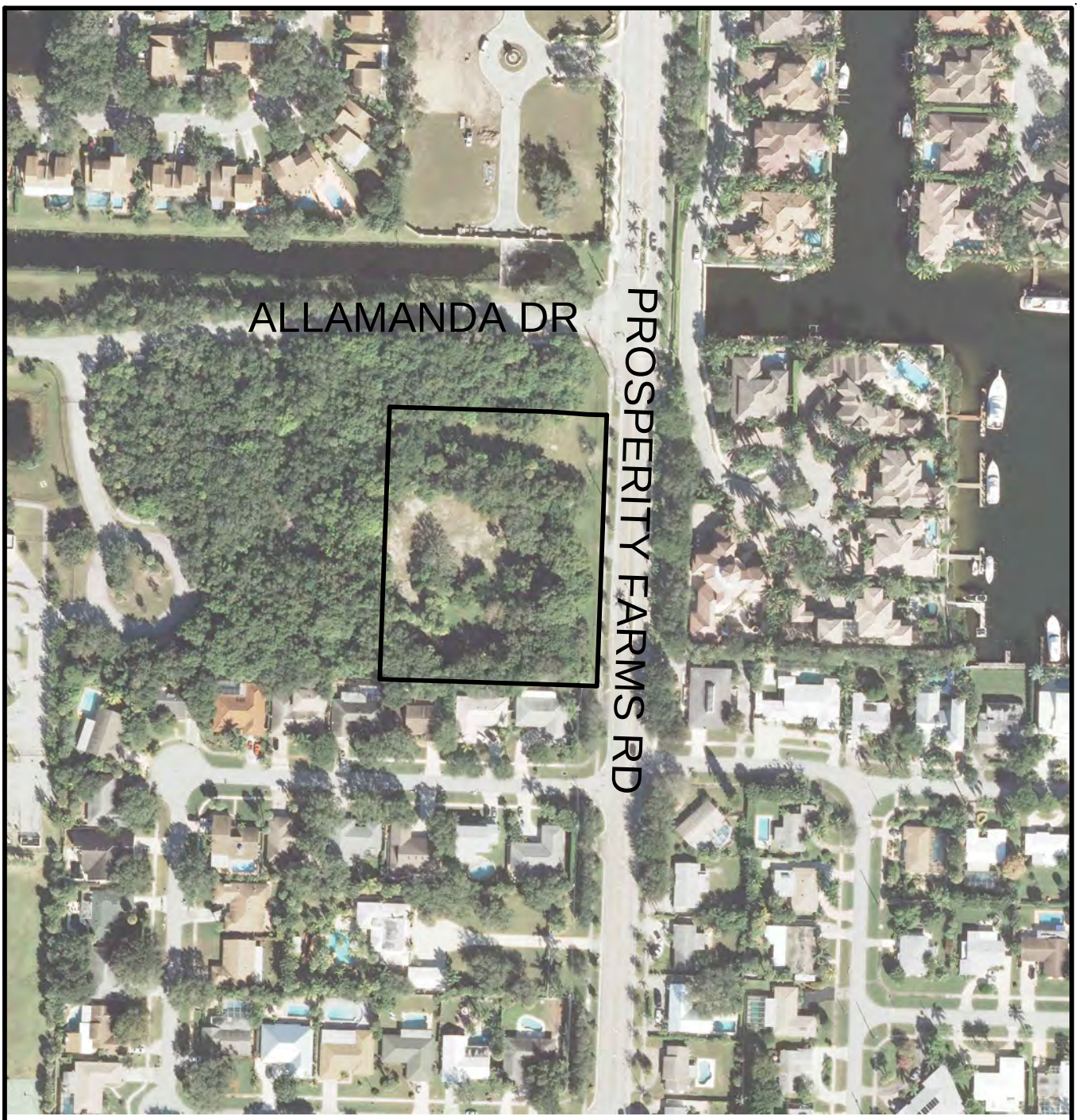
FIGURE

2

Silver Florida Properties NPB Parcel.dwg QUAD



PALM BEACH COUNTY AERIAL DATED 2013

0 200
SCALE IN FEET

SILVER FLORIDA PROPERTIES
NPB PARCEL

AERIAL

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FIGURE
3

Silver Florida Properties NPB Parcel.dwg AERIAL

PALM BEACH COUNTY AERIAL DATED 2013

0 50
SCALE IN FEET

LEGEND
740 - DISTURBED LANDS (2.3± AC)

SILVER FLORIDA PROPERTIES
NPB PARCEL

FLUCFCS MAP

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FIGURE
4

Silver Florida Properties NPB Parcel.dwg FLUCFCS

FDOT AERIAL DATED 2006

0 200
SCALE IN FEET

SILVER FLORIDA PROPERTIES
NPB PARCEL

2006 AERIAL

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FIGURE
5A

Silver Florida Properties NPB Parcel.dwg 2006 AERIAL

PALM BEACH COUNTY AERIAL DATED 2009

0 200
SCALE IN FEET

SILVER FLORIDA PROPERTIES
NPB PARCEL

2009 AERIAL

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FIGURE
5B

Silver Florida Properties NPB Parcel.dwg 2009 AERIAL

CONSULTING ARBORIST, INC.

Arboriculture Tree Report

10401 Prosperity Farms Rd, Village of NPB, Fl.

Name: Village of North Palm Beach
Attn: Alex Ahrenholz, AICP
420 U.S. Highway 1, Suite 21
North Palm Beach, Fl. 33408

Date: July 2, 2021
Phone:(561) 882-1156
Cell: (561)
Email: aahrenholz@village-npb.org,

Prepared by: John Sutton
International Society of Arboriculture Certified Arborist

Certification of Performance

I, John Sutton, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That Sutton Consulting Arborist, Inc. acts as an independent tree, and landscape consultant. This firm has no prospective or current interest in the property evaluated or interest/bias with respect to the parties involved.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by Sutton Consulting Arborist, Inc. It is for use by the client named only.

Report

I. Introduction

This is a vacant parcel. My assignment is to evaluate the 7 specific native trees for health, condition.

II. Property Involved

The property involved is known as 10401 Prosperity Farms Rd, Village of NPB, Fl.

III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions, species, take pictures of subjects, tag trees for identification that corresponds with the report. Tools used was a camera, diameter tape, probe, and rubber mallet.

IV. Limiting Conditions

This "Arboriculture Report" is a "Limited visual assessment" and includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property. We did not evaluate and make no evaluation or conclusions regarding any other part of the landscape or other items of this property.

Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.

2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided be others.

3. Loss or alteration of any part of this report invalidates the entire report.

4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

Limitations of Tree Risk Assessment

1. Tree risk assessment is limited in scope to the specific risk of interest and does not include all risk.

2. Tree risk assessment considers significant known and/or assigned targets and visible or detectable tree conditions.

3. Tree risk assessment represents the condition of the tree and site at the time of inspection.

4. Not all defects are detectable and not all failures are predictable.

5. The time frame for risk categorization should not be considered a "guarantee period" for the risk assessment.

6. Only those trees specified in the scope of work were assessed and assessments were performed within the limitations specified.

7. Any tree, whether it has visible weaknesses or not, will fail if the forces applied exceed the strength of the tree or its parts.

V. Discussion

Trees provide numerous benefits to those living and working in the urban environment, these benefits increase with tree size and age. However, older, and larger trees are also more likely to drop branches or cause root conflicts on the sites they inhabit. In managing these trees, tree owners must recognize the tree benefits and risks.

A landscape is not a forest, woods, or other wild habitat. It is intended to be a planned and controlled environment. Trees can cause considerable damage to structures when not planted in the right locations based on species and mature size. Trees should be planted with adequate green space for mature tree size both above and below ground in-order to prevent conflicts with structures above and below ground. The appearance and value of residential landscapes suffer, and the property devaluates due to poor tree selection and placement.

Poorly planned landscapes also give rise to possible property damage, bodily injury and other negative circumstances and unnecessary expenses

Professionally designed and professionally maintained landscape, plants, shrubs, and trees traditionally stabilize and/or increase property values.

Trees growing in groups depend on each member of the group for stability of their root systems, wind breaks and shade. They work as one unit and appear as one from an aerial view. The loss of one or more from the group can and does have a detrimental effect on health, stability as well as aesthetics.

Most tree roots grow out horizontally from the tree in the top 6-12 inches of soil. A mature tree's roots can spread 2-3 times the diameter of the tree's crown or canopy.

Critical Root Zone (CRZ)

For existing trees, there is a minimum amount of area, above (for the trunk and crown) and below ground (for soil health and the root system vitality) that is required to protect trees and preserve tree health. This area is identified as the Critical Root Zone (CRZ) and is generally agreed to be equivalent to the soil area below ground and the space above ground defined by the tree's dripline, or the greatest extent of the branches. Significant risk of catastrophic failure exists if structural roots within this given radius are destroyed or severely damaged. Limits of disruption are based upon tree diameter (DBH) at 4.5 feet above the ground. We define the

Critical Root Zone for all trees as the circular area above and below ground with a radius equivalent to the greater of 6 feet or 1.0 feet for every inch in trunk diameter at 4.5 feet above the ground. For example, a tree with a trunk diameter (DBH) of 10 inches has a CRZ of 10 feet (10 inches x 1.0) around the tree. While the radius of the CRZ is 10 feet, the diameter of the entire CRZ is 20 feet.

Generally, the full Perimeter (PCRZ) is considered the optimum amount of root protection for a tree. (The ICRZ is identified as the inner half of the CRZ radius). As root impact occurs within the PCRZ, greater post care will be required for the tree to remain alive and stable. The absolute maximum disturbance allowed must still leave the ICRZ undisturbed if the tree is to have any chance of survival.

The CRZ (Critical Root Zone) is calculated at 1" of root for each inch of trunk diameter at or near breast height (dbh). This gives the radius of the CRZ.

Example:

Tree Diameter	CRZ	Tree Diameter	CRZ
2" diameter	2' radius	16" diameter	16' radius
4" diameter	4' radius	20" diameter	20' radius
6" diameter	6' radius	24" diameter	24' radius
10" diameter	10' radius	30" diameter	30' radius
12" diameter	12' radius	40" diameter	40' radius

The CRZ of a tree, also called the "tree protection zone", is often defined as an imaginary circle on the ground that corresponds with the "dripline" of the tree. However, the dripline is very irregular and misleading, so the trunk diameter is referred to.

This is a generally accepted method for measuring CRZ, root systems do vary in depth and spread based on size of tree, soil quality, water table, species, and other related factors such as root obstructions.

Hazard tree

A tree identified as a likely source of harm. For a tree to be considered a hazard it needs a target. A target being something to harm should it fail or parts of it fail. All trees with a target present a hazard to some degree. I have used a hazard evaluation form to try and quantify the likelihood of tree failure and the severity of the consequences to assist in mitigating identified hazards within these trees. Trees develop faults as they grow, as they mature these faults become weaker and failure occurs. There are some treatments that can reduce or eliminate some faults such as trimming or cabling and other faults where there is no reasonable way to mitigate the risk they create, and removal is the only option.

Overall tree risk ratings; Low, Moderate, High, Extreme

Tree trimming

As trees grow in the landscape it is not uncommon for structural deficiencies to develop unless structure pruning is performed throughout the years leading up to tree maturity. Structural deficiencies such as co-dominate leaders with inclusions are the most common points of failure. I recommend removing hazardous trees (red paint dot on tree trunk) and mitigating the hazards some trees create due to poor structure using acceptable arboriculture practices. Acceptable practices used may be one of the following methods or a combination of, removing or reducing leaders/branches with poor unions, cabling and or bolting to reduce risk of failure.

Please see links below for more information.
https://hort.ifas.ufl.edu/woody/structural-pruning-flash.shtml and https://wwv.isa-arbor.com/events/conference/proceedings/2013/GILMAN_Structural%20Pruning.pdf

Restricted soil space. If rooting area is restricted by structures, soil compaction, impermeable soil layers, excessive soil water, or a high-water table, the root system may not develop well enough to adequately anchor the tree.

Tree risk

Trees or parts of trees may fail and cause injury to people or property. It is important to evaluate trees for risk. While all trees have the potential to fail, only a small number hit something or someone (a target). There is no such thing as a completely "safe" tree.

Tree risk assessment has a unique set of terms with specific meanings. Definitions of all specific terms may be found in the International Society of Arboriculture's Best Management Practice for Tree Risk Assessment. Definitions of some of these terms used in this report are as follows:
The likelihood of failure maybe categorized as imminent meaning that failure has started or could occur at any time; probable meaning that failure may be expected under normal weather conditions within the next 3 years; possible meaning that failure could occur, but is unlikely under normal weather conditions during that time frame; and improbable meaning that failure is not likely under normal weather conditions, and may not occur in severe weather conditions during that time frame.
The likelihood of the failed tree part impacting a target may be categorized as high meaning that a failed tree or tree part will most likely impact a target; medium meaning that a failed tree or tree part may or may not impact a target with equal likelihood; low meaning that the failed tree or tree part is not likely to impact a target and very low meaning that the chance of a failed tree or tree part impacting the target is remote.
The Likelihood of Failure and Impact is defined by Table 1, the Likelihood Matrix:

Matrix I. Likelihood Matrix

Likelihood of Failure	**Likelihood of Impacting Target**			
	Very Low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

The consequences of a known target being struck may be categorized as severe meaning that impact could involve serious personal injury or death, damage to high value property, or disruption to important activities; significant meaning that the impact may involve personal injury, property damage of moderate to high value, or considerable disruption; minor meaning that impact could cause low to moderate property damage small disruptions to traffic or a communication utility, or minor injury; and negligible meaning that impact may involve low value property damage, disruption that can be replaced or repaired, and do not involve personal injury.
Targets are people, property, or activities that could be injured, damaged or disrupted by a tree failure.
Levels of assessment 1) Limited visual assessments are conducted to identify obvious defects. 2) Basic assessments are visual inspections done by walking around the tree looking at the site, buttress roots, trunk and branches. It may include the use of simple tools to gain information about the tree or defects. 3). Advanced assessments are performed to provide detailed information about specific tree parts, defects, targets of site conditions. Drilling to detect decay is an advanced assessment technique.
Tree Risk Ratings are terms used to communicate the level of risk rating. They are defined in Table 2, the Risk Rating Matrix, as a combination of Likelihood and Consequences: Overall tree risk rating is the highest individual risk identified for the tree. The residual risk is the level of risk the tree should pose after the recommended mitigation. Mitigation priority 1 is defined as mitigation activities that should be e scheduled prior to the next growing season. Mitigation Priority 2 can be scheduled on the next routine maintenance cycle.

Matrix II. Risk Rating Matrix

Likelihood of Failure & Impact	**Consequences of Failure**			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Ganoderma
Certain diseases of trees weaken their structure and create a hazardous situation where serious damage could result from falling limbs or the toppling of the entire tree.
It is imperative that arborists, landscapers, and grounds maintenance personnel recognize the signs that a particular tree may present a real hazard.

Fungi, in most cases, are involved in tree diseases that result in the tree becoming a hazard. The activity of these fungi often follows this pattern:

1. A wound occurs through pruning, wind damage, lawn mower injury, excavation for buildings, curbs, or sidewalks, and trenching for water and gas lines, as well as other activities of man.
2. The fungus enters the wound and causes a discoloration of the wood. Or, a fungus begins to rot roots directly with no wound required for entry.

3. Enzymes produced by the fungus decay the wood to release nutrients for the fungus, greatly weakening the wood fibers.
4. Wood of the internal portions of the trunk or limbs loses strength. Or, the root structure is so weakened that physical support is greatly reduced. Limbs die giving the crown of the tree an asymmetrical shape. Small twigs and branches may litter the ground under the tree.
5. The fungus begins to reproduce by forming a mushroom, conk, or shelf-like structure (fruiting structure in which spores are formed) directly on the limbs, trunk, butt, root flares or on roots at some distance from the base of the tree.
6. Larger limbs die and may fall. In the case of root rot, the entire tree may topple in a windstorm.

Symptoms and Management

A tree with slowed growth, branch dieback, smaller than normal leaves or needles, excessive cone or seed set, premature autumn leaf coloration, or severe winter twig kill may be exhibiting early symptoms of a disease. Nothing can be done for the tree once it is infected. Nor is it likely that the fungus can be completely eliminated from the soil or general area around the tree once the tree is removed.

A tree with fungal fruiting structures on several limbs, the trunk, buttress, or roots should be removed promptly if it is in a location where property damage may occur, or people or pets could be struck by falling limbs or the falling tree. If most of the tree appears healthy, any single branches with fungal fruiting structures should be removed promptly, regardless of the identity of the fungus present. https://extension.psu.edu/tree-diseases-that-create-hazards

Managing Tree Risk:
An arborist can help you manage the trees on your property and can provide treatments that may help reduce the risk associated with certain trees. An arborist familiar with tree risk assessment may suggest one or more of the following:

Remove the target. While a home or a nearby power line cannot be moved, it is possible to move picnic tables, cars, landscape features, or other possible targets to prevent them from being hit by a falling tree.

Prune the tree. Remove the defective branches of the tree. Because inappropriate pruning may weaken a tree, pruning work is best done by an ISA Certified Arborist.

Cable and bracing the tree or tree part. Providing physical support for weak branches and stems to reduce the potential of failure. Such supports do not guarantee against failure.

Remove the tree. Trees with unacceptable levels of risk are best removed. If possible, plant a new tree that is appropriate for the space as a replacement.

Recognizing and reducing tree risk not only increases the safety of persons and property, but also improves the tree's health and may increase its longevity!

VI. Conclusions and Recommendations

These trees are in poor condition, ganoderma and major decay in large branches are to main concern.

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
3	Live oak	*Quercus virginiana*	29.25	30%	DBL trunk, co-canopy/ sub canopy, crack in leader, south side, ganoderma, basil mushrooms, large dead branches
4	Live oak	*Quercus virginiana*	53	30%	co-canopy, ganoderma, multi attachments, large dead branches, large leader twisted & plane shear
6	Live oak	*Quercus virginiana*	28	20%	co-canopy, large dead branches, ganoderma
15	Live oak	*Quercus virginiana*	30	40%	co-canopy, large dead branches, heavy with vine, hallows in scaffold
17	Live oak	*Quercus virginiana*	28.75	40%	co-canopy, large dead branches, ganoderma multi attachments, heavy with vine
28	Live oak	*Quercus virginiana*	38	30%	co-canopy, large dead branches ganoderma multi attachments, heavy vine
29	Live oak	*Quercus virginiana*	45	10%	co-canopy, large dead branches, ganoderma

Glossary of Terms

Codominant – nearly equal size stems.

Consequences – effects or outcome of an event. In tree risk assessment, consequences include personal injury, property damage, or disruption of activities due to the event.

Defect – an imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Drip line – imaginary line defined by the branch spread of a single plant or group of plants.

Event – occurrence of a particular set of circumstances. In tree risk assessment, a tree or tree part impacting a target.

Failure (tree failure) – breakage of stem, branch, roots, or loss of mechanical support in the root system.

Harm – personal injury or death, property damage, or disruption of activities.

Hazard – situation or condition that is likely to lead to loss, personal injury or death, property damage, or disruption of activities, a likely source of harm. In relation to trees, a hazard is the tree part(s) identified as a likely source of harm.

Hazard tree – a tree identified as a likely source of harm.

Included bark (inclusion) – bark that is embedded between a branch and its parent stem, or between codominant stems, decreases the strength of the attachment.

Impact – striking a target or causing a disruption that affects activities.

Lean – angle of the trunk.

Likelihood – the chance of an event occurring. In the context of tree failures, the term may be used to specify: 1) the chance of a tree failure occurring; 2) the chance of impacting a specified target; 3) the combination of the likelihood of a tree failing and the likelihood of impacting a specified target.

Mitigation – in tree risk management, the process for reducing risk.

Risk – the combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk is the likelihood of a conflict or tree failure occurring and affecting a target, and the severity of the associated consequences – personal injury, property damage, or disruption of activities.
Risk analysis – the systematic use of information to identify sources and to estimate the risk.

Risk assessment – the process of risk identification, analysis, and evaluation.
Risk evaluation – the process of comparing the assessed risk against given risk criteria to determine the significance of the risk.

Risk management – the application of policies, procedures, and practices used to identify, evaluate, mitigate, monitor, and communicate tree risk.

Risk matrix – a tool for ranking and displaying risk by assigning ratings for consequences and likelihood.

Structural defect – feature, condition, or deformity of a tree that indicates a weak structure or instability that could contribute to tree failure.

Target (risk target) – people, property, or activities that could be injured, damaged, or disrupted by a tree.

Target zone – the area a tree or branch is likely to land if it were to fail.

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
3	Live oak	*Quercus virginiana*	29.25	30%	DBL trunk, co-canopy/ sub canopy, crack in leader, south side, ganoderma, basil mushrooms, large dead branches

Please see pictures below.

Ganoderma

Ganoderma right side of trunk at ground level.

Ganoderma

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
4	Live oak	*Quercus virginiana*	53	30%	co-canopy, ganoderma, multi attachments, large dead branches, large leader twisted & plane shear

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
6	Live oak	*Quercus virginiana*	28	20%	co-canopy, large dead branches, ganoderma

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
15	**Live oak**	***Quercus virginiana***	**30**	**40%**	**co-canopy, large dead branches, heavy with vine, hallows in scaffold**

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
17	Live oak	*Quercus virginiana*	28.75	40%	co-canopy, large dead branches, ganoderma multi attachments, heavy with vine

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
28	**Live oak**	***Quercus virginiana***	**38**	**30%**	**co-canopy, large dead branches ganoderma multi attachments, heavy vine**

Tree #	Common name	*Scientific name*	DBH	Condition	Gen. Notes
29	Live oak	*Quercus virginiana*	45	10%	co-canopy, large dead branches, ganoderma

Possible ganoderma in roots.

Ganoderma

Ganoderma.

Please feel free to contact me should you have any questions.

In Support

_____John Sutton_____ Date: 7/4/21

John Sutton/Sutton Consulting Arborist
ISA Certified Arborist #SO-0326A

Sutton Consulting Arborist is staffed by professional Arborists, Horticulturists, and Landscape Inspectors. We utilize associates with expertise in their fields to provide the most accurate, efficient and useful information available to clients. We stand behind our work and can additionally answer any questions or fulfill needs for additional information or services.

CATALFUMO

Prosperity

VILLAGE

NORTH PALM BEACH, FLORIDA

Cotleur & Hearing

07/06/2021

PROSPERITY VILLAGE

North Palm Beach, Florida

CATALFUMO

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North

SITE PLAN

07/06/2021

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SITE PLAN

07/06/2021

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North Palm Beach, Florida

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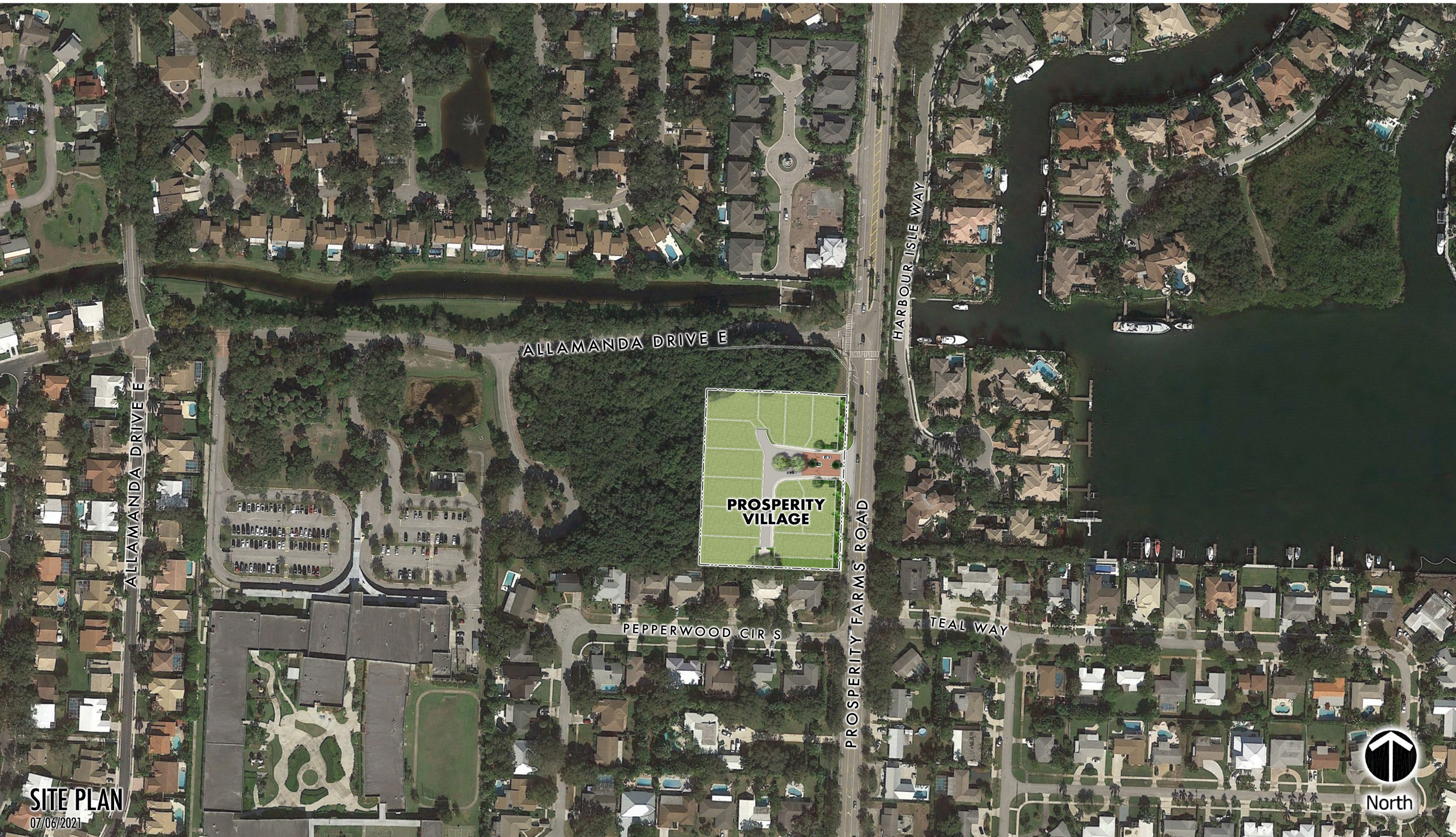

SITE PLAN

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North Palm Beach, Florida

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SITE PLAN

07/06/2021

North

PROSPERITY VILLAGE

North Palm Beach, Florida

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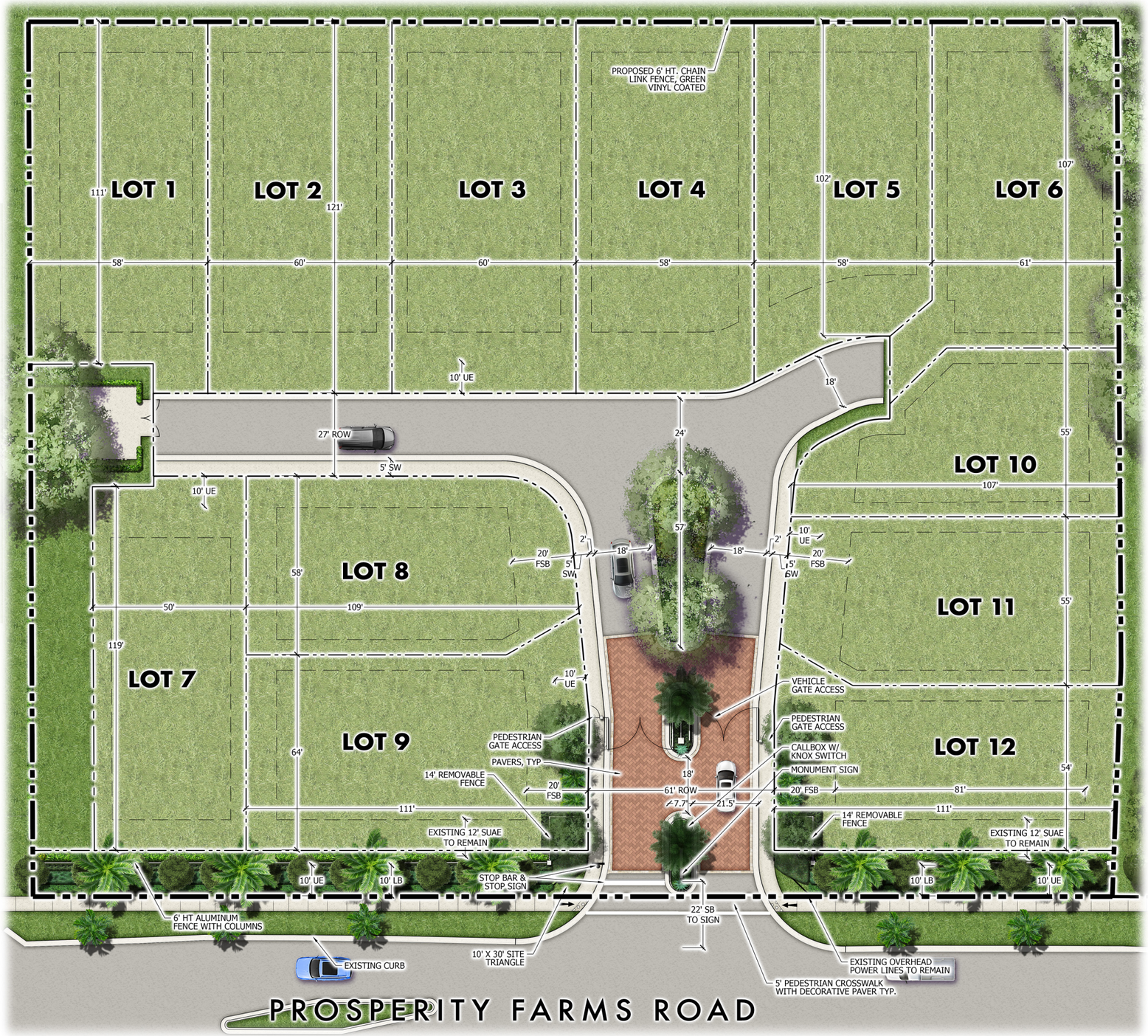

North

SITE PLAN

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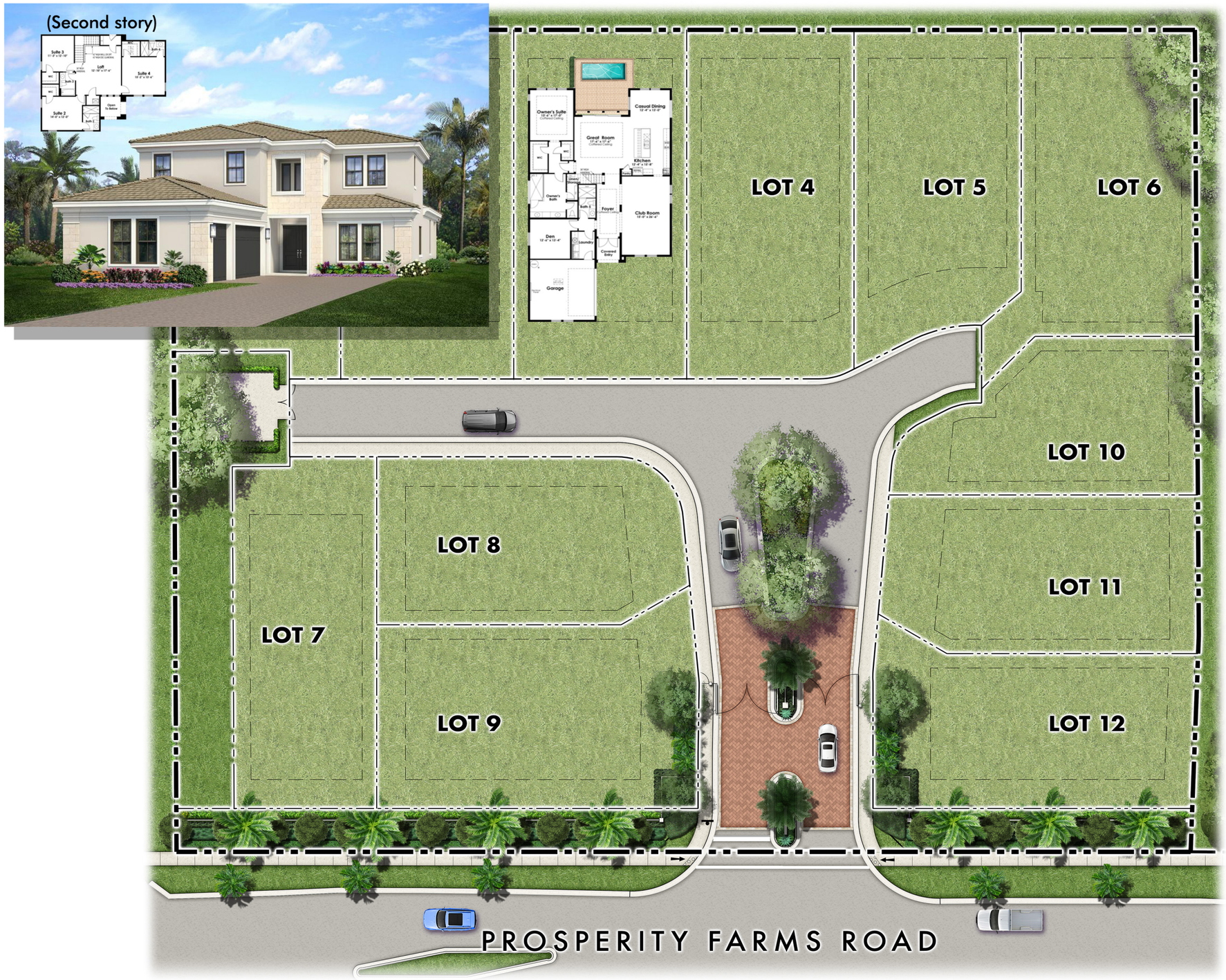

SITE PLAN

07/06/2021

PROSPERITY VILLAGE

North Palm Beach, Florida

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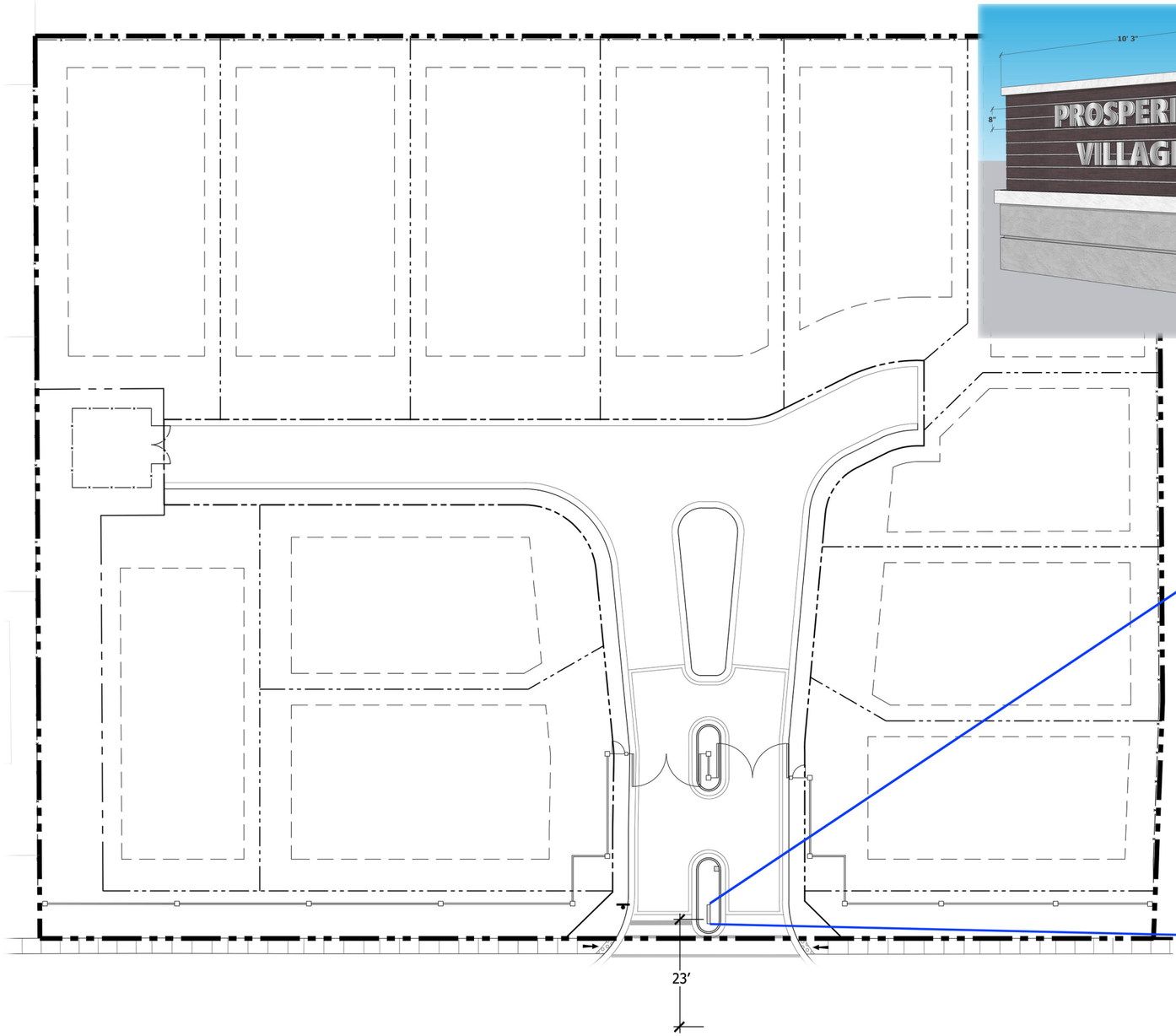
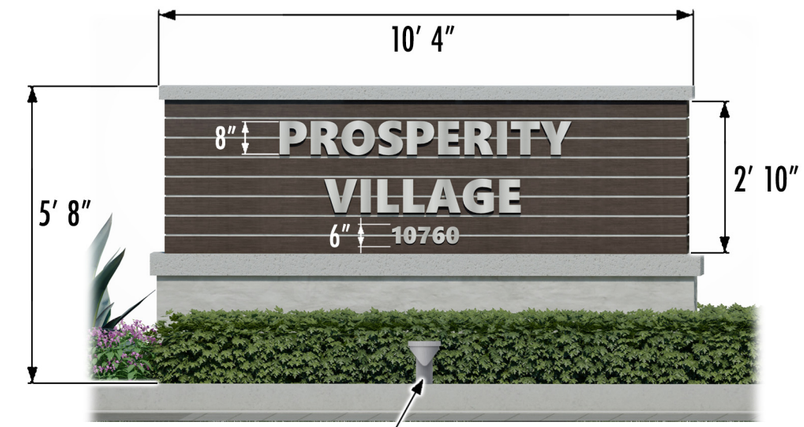




GROUND MOUNTED LANDSCAPE LIGHTING
[1 PER SIDE]

SIGN TEXT -
Dimensional aluminum lettering

BASE - Painted stucco finish
CAP - Painted stucco finish or cast stone

WOOD - KNOTWOOD Aluminum cladding system - Kwila

SIGN PLAN

07/06/2021

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

PROSPERITY VILLAGE

Site Plan Review
Justification Statement
April 7, 2021
Revised June 24, 2021

INTRODUCTION

On behalf of the Applicant, Prosperity Village Development, LLC, Cotleur & Hearing is requesting site plan approval and planned unit development approval for 12 single-family dwelling lots on the west site of Prosperity Farms Road.

PROJECT CONTACT

Cotleur & Hearing
Attn: Donaldson Hearing/David Milledge
1934 Commerce Lane, Suite 1
Jupiter, Florida 33458
Office (561) 747-6336
Direct (561) 406-1002
Fax (561) 747-1377

Prosperity Village Development, LLC
Attn: Dan Catalfumo
4001 Design Center Drive, Suite 110
Palm Beach Gardens, FL 33410
Office (561) 694-3000

Email: dhearing@cotleur-hearing.com; dmilledge@cotleur-hearing.com

HISTORY

This site has no previous village approvals; however, it did have a single-family residence which was demolished in 2008.

REQUEST

1. Rezoning from R-1 to R-1 with an underlying PUD
2. Site Plan approval for the proposed neighborhood consisting of 12 residential dwelling lots.

Surrounding Land Use and Zoning

The current zoning of R-1 and future land use of low-density residential (LDR) are adequate to provide the proposed single-family use and the proposed density of 12 units. However, to provide flexibility towards the standard zoning development standards, Applicant is requesting a PUD to achieve better overall design for the proposed neighborhood.

DIRECTION	ZONING DESIGNATION	FUTURE LAND USE DESIGNATION	EXISTING USE
EAST	R-1 (PUD)	LDR	Residential
NORTH	R-1	LDR	Preserve Area
SOUTH	R-1	LDR	Residential
WEST	P/I (PBG)	CONS (PBG)	Preserve Area

Overview of Request

Within the R-1 zoning district, single-family dwellings with accessory buildings customarily incident thereto, are permitted. The purpose of this request is to provide greater flexibility in designing a small, 12 lot subdivision through the creation of a Planned Unit Development (PUD).

Part of the request to include an underlying PUD is to provide relief from the typical setback requirements, reduction in the minimum lot size, and reduction in minimum lot width. Relief from such development standards will allow a lot configuration which would allow sidewalks and a central tree-island in the middle of the neighborhood. Pursuant to code section 45-35.1, creating the PUD adds a degree of flexibility in the placement and interrelationship of the buildings and uses within the PUD with implementation of new design concepts. The proposed 12 lot neighborhood will not have a negative impact on the surrounding areas. Rather, the project would help with limiting the number of tear-downs happening in other neighborhoods by giving prospective owners a place to build a new custom home.

Project Description

This 2.33-acre site is generally surrounded by residential uses with preserve areas immediately to the west and north of the property. A resident or guest would access the neighborhood from a single access point off Prosperity Farms Road. Adjacent to the road, an aluminum fence with decorative columns is provided within a substantial landscape buffer. The entrance into the community has a callbox and an escape turn-around before entering through the gate in order to reduce conflicts and prevent unnecessary stacking. The callbox would include a Knox switch and Click 2 Enter module to allow emergency services to gain access to the neighborhood. Residents would use an RFID or similar technology to bypass the callbox and enter the site. Once entering the gate, a vehicle would enter onto a one-way circle roadway network which would lead back to Prosperity Farms Road through the exiting gate. USPS, FedEx, UPS, DHL, and Amazon will be given specific codes to use at the callbox to allow for expediate access into the neighborhood. These codes will be identified on mailing labels and will renewed every 30 days. City personal, including garbage collection, will have a dedicated code, as well, to further provide convenience.

With the exception of Lots 2 & 3, all of the lots have unique dimensions with the smallest lot being 60’ x 107’ and the largest lot being 70’ x 139’. These varying lots will provide a variety of designs and layouts to the neighborhood which is in stark contrast to typical “cookie-cutter” neighborhood.

Immediately south of the project is the Pepperwood Circle neighborhood (“Pepperwood”) which consists of 1- and 2-story homes. Lots 1 and 7 would be the only two properties abutting Pepperwood. While these houses may be up to 2 stories in height, it should be noted that a building located on Lot 1 would be 47 feet from the house located at 2537 Pepperwood Circle which is a 2-story building. A potential house on Lot 7 would be over 53 feet from the house located at 2511 Pepperwood Circle due to a SUA easement along the southern property line. The proposed project and Pepperwood are both single-family residential neighborhoods and are inherently compatible, let alone the fact that these is considerable distance between the existing residences and the proposed buildings and that 2-story buildings already exist along Pepperwood Circle.

The proposed lots will all have yard drains which connect to the neighborhood’s main drainage infrastructure. With a maximum proposed impervious area of 70%, the proposed yard drains would provide proper drainage of these lots and the overall neighborhood.

This neighborhood's design will be regulated through the enclosed design guidelines. These guidelines require architecture styles of *Modern, Coastal Modern,* and *Florida Contemporary.* The guidelines provide broad development standards for such matters as driveway widths and configurations, fences and gates, uses, pools, generators, accessory structures, and landscaping. These guidelines further explain the process of neighborhood approval before any permits can be sought from the Village. In addition to these guidelines, a color and material exhibit will be provided from which any custom home must adhere to. This further creates a cohesive yet unique neighborhood.

Please see the enclosed traffic analysis for the proposed use. Based on the current zoning district and a theoretical development of 12 single family homes, this potential development would create 120 daily trips with 9 net AM peak and 13 net PM peak-hour trips. As reflected on the traffic analysis for the purposed project, this project has a de minimis impact on traffic.

Moreover, this project would satisfy the desire for infill development at the corner of Prosperity Farms Road and Allamanda Drive as described in the new Village Master Plan. It should be noted that although the master plan envisions pedestrian connectivity from the project to Allamanda Drive by way of a pathway through the preserve area, the City of Palm Beach Gardens had previously objected to such a pedestrian pathway.

Gopher Tortoises

It has been identified that this property may have the presence of Gopher Tortoises and therefore Applicant will follow the Florida Wildlife Commission's (FWC) Gopher Tortoise Permitting Guidelines wherein any located burrows will be flagged and classified. Proper permits from FWC will be obtained by Applicant, if necessary, for the relocation of any Gopher Tortoises to a long-term protected recipient sites consistent with FWC's guidelines.

Village Master Plan

Within the Village's Master Plan, the southwest corner of Allamanda Drive and Prosperity Farms Road envisions infill development consistent with Applicant's proposal. This southwest corner includes the preserve area owned by the City of Palm Beach Gardens and the project site. The master plan calls out four qualities:

1) Development is clustered to preserve most major trees;

   Applicant is proposing to relocate trees of significance to a dedicated tree island which would be the crown jewel of the neighborhood. It would be the focal point as a resident enters the community and would be easily visible from Prosperity Farms Road.

2) Houses face the street with vehicular access in the rear;

   The proposed plan provides for a traditional approach to lot configuration and building placement. Having vehicular access in the rear reduces the useability of a backyard and creates additional road surfaces throughout the neighborhood.

3) Block pattern to disperse traffic flows;

   Unlike the Master Plan, Applicant does not own the preserve area and therefore has a smaller land area than envisioned by the Master Plan. With

a smaller land area, a block pattern could not be achieved, however, Applicant has proposed a lot layout to allow for an intuitive traffic pattern.

4) Optional small commercial outparcel.

Applicant is not proposing a commercial aspect to this development, nor is such commercial element consistent with or compatible to the surrounding residential properties.

Sec. 45-35.1 – Planned Unit Development

The statement of intent describing the district requires a minimum of 1 acre and provides a degree of flexibility in the placement and interrelationship of the buildings and uses within the planned unit development, together with the implementation of new design concepts. This site is implementing a unique design for the better placement of residential lots on the site to fully utilize the property. The request to be a PUD does not increase the density of the site. Additionally, it does not restrict the open space, air, or light that would be provided in other zoning districts. There are only three items not meeting the code requirements of the R-1 district, which is the setback requirements, the minimum lot width and minimum lot size.

WAIVER REQUESTS UNDER PUD

Pursuant to Section 45-35.1II(A)(2), below please find specific waivers and the intent behind such requests:

WAIVER TABLE			
CODE SECTION	***REQUIRED***	***PROPOSED***	***WAIVER REQUEST***
Section 24-27D – Building Setbacks	Front – 25’ Rear – 20’ Side – 10’ Side Street – 20’	Front – 20’ Rear – 10’ Side – 5’ Side Street – 8’	-5’ (Front) -10’ (Rear) -5’ (Side) -12’ (Side Street)
Section 24-27C – Lot Width	75’ minimum lot width	50’	-25’
Section 24-27C – Lot Area	7,500 SF minimum lot area	4,793	-2,707 SF
Section 25-2 & 45-36B - Pool Setback	7.5'	5'	-2.5'
Section 45-36(D) - Fence Setback/Height	4' height within front setback	6' height within front setback of subdivision only	+2'

1. **Minimum Lot Width – Section 24-27C**

Village code for the R-1 zoning district requires homes to have a minimum 75' lot width. The proposed lot widths range from 54' to 70' which will still allow for large homes to be built on each lot. The smaller lot widths will allow for a quaint, village-feel within the neighborhood.

2. **Minimum Lot Area – Section 24-27C**
   Per village code, the minimum building site area (also known as lot area) for each single-family dwelling shall be 7,500 SF. Prosperity Village will have varying lot sizes which will range from 7,286 SF to 4,793 SF. While some lots have a uniform size, the majority of the lot sizes will be unique amongst each other. This allows for different architectural styles and footprints and clearly breaks the mold of a typical standardized neighborhood where all lots are identical.

3. **Building Setback – Section 45-27D**
   The specific setback requirements pursuant to the R-1 zoning district require a front setback of 25', rear setback of 20', side setback of 10', and a side-street setback of 20'.

   Applicant is proposing setbacks as follows: 20' front setback; 10' rear setback; 5' side setback; and 8' side-street setback. This request is in tandem with the other waiver requests found above. With smaller lots, the standard setbacks account for a larger percentage of the lot which is no longer buildable. Smaller setbacks allow for more of a small village-feel and a sense of belonging.

4. **Pool Setback – Section 25-2 & 45-36(B)**
   The proposed project is unique in that it has a preserve area on two sides of the property. This area provides substantial buffering from the surrounding uses and as such the required 7.5' setback for pools is not warranted. Applicant proposes a 5' setback to provide greater flexibility in the design of an owner's pool on their lot. Pools are mainstay in Florida so Applicant wants to ensure the backyards of each lot could accommodate a pool.

5. **Fence Setback/Height – Section 45-36(D)**
   Section 45-36(D) permits only a 4' fence within the front yard or side yard for a corner lot. Applicant is proposing a 6' fence along Prosperity Farms Road. This proposed fence would be 10' from the neighbor's property line and over 17' from edge of pavement of Prosperity Farms Road. This proposal is consistent with other gated neighborhood's within the Village.

CONCLUSION

The proposed neighborhood will provide custom home builders and future residents the opportunity to be part of a cohesive yet unique neighborhood. The project is not requesting additional density, however, is seeking waivers to properly layout the proposed residential lots in a logical and efficient manner. We look forward to the delivering an amazing project which will serve as a beautiful addition to this one-of-a-kind village.

Design & Diversity Criteria

PROSPERITY VILLAGE

07.07.2021

INTRODUCTION

Prosperity Village will offer customizable homes with minimum three (3) different style options. A color and materials board has been created which allows a few hundred total possible color combinations between wall color, trim, door, and roof. This criterion serves as a foundation to assist buyers with their design customization with a focus resulting in the highest level of quality and aesthetics.

DIVERSITY CRITERIA

Varying elevation styles and floorplans shall be utilized in order to promote variation between homes and avoid monotonous development.

1. No more than two dwelling units having the same elevation theme (Coastal Modern, Florida Contemporary, Modern) shall be built adjacent to one another.
2. All roofing will be flat concrete tile with color options throughout.
3. Example below are of styles and color and variants of heights.
4. Windows shall be all impact glass. No hurricane shutters allowed.
5. Garage doors will be textured and painted neutral or stained with accent.

Massing Transection Diagram

DESIGN MODIFICATIONS

Buyers wishing to build and customize their homes shall submit the following information to the HOA for approval:

1. Approval from the Design Review Board (DRB)
2. Black and white floor plan
3. Black and white elevations
4. Colored elevations identifying colors from the approved color board
5. Typical landscape plan (conforming to the minimum criteria)
6. Cover letter demonstrating the proposed customization meets the minimum requirements and intent of the Design Guidelines.

General Criteria

HEIGHT
No home may exceed two (2) stories or 30 feet in height measured to the median height of a sloped roof or top of a parapet. Roof appurtenances (e.g. chimney, architectural element, etc.) are an exception to the height limitation.

IMPERVIOUS AREA
No lot shall have more than 70% of impervious area.

USE
All lots are restricted to single-family detached residential use, designed for and occupied by one (1) family. All homes must be a minimum of 2,800 SF under air. No more than one (1) home may be built on a lot. Buildings accessory to the use of a home may be erected provided they are not used as a dwelling unit and comply with all setbacks and these Design Standards.

SETBACKS
No structure shall be erected or constructed on any lot within the following minimum building setback areas set forth in Community Setback Chart as approved on the site plans on file with the Village of North Palm Beach.

FENCES AND GATES
All fences and gates, unless otherwise provided below, must be black decorative aluminum, galvanized steel picket, or wrought iron and shall be designed as an extension of the architecture. Examples of acceptable fences are below. No other fence material is permitted. Fences and gates shall not unreasonably block preserve views of adjacent Lots. No fence shall be constructed within the front building setback as set forth within the Development Standards. Side yard fences are permitted to be within the side yard setback. No fence shall be constructed on a lot with a height of more than six (6') feet above finished lot grade. Decorative features, including but not limited to pedestrian archways, lighting, and pillars may exceed this height requirement but shall be no greater than eight (8') feet in height. Lots directly abutting wooded areas and the south development boundary, along the rear property line, are permitted to utilize green colored vinyl chain link fence on the rear property boundary.

DRIVEWAYS

Driveways shall be constructed in such a manner so that the flare of the driveway at the adjoining street curb, gutter or pavement does not extend beyond straight-line projection of the side property line of the lot served by the driveway. Driveways shall be a minimum of 20' wide for 2-car driveways and a minimum of 30' wide for 3-car driveways, unless there is a 1-car side-loaded garage as shown in Figure C below. All garages shall be attached to the principle structure. Driveways shall be constructed with decorative pavers consistent with the selections identified on the "Color & Material Board." Plain concrete, asphalt, mulch, gravel, or Chattahoochee stone are prohibited.

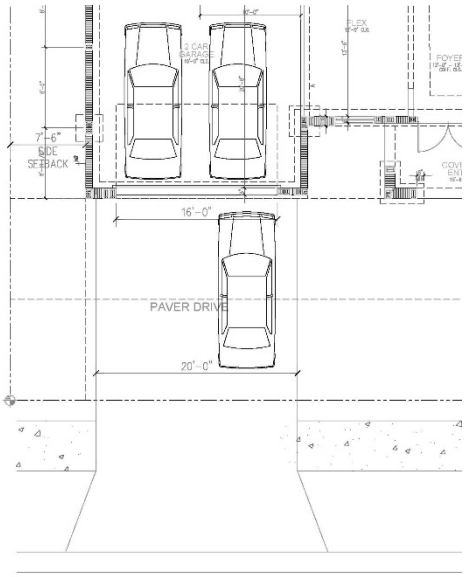


Figure A: Front Loaded 2-Car Garage

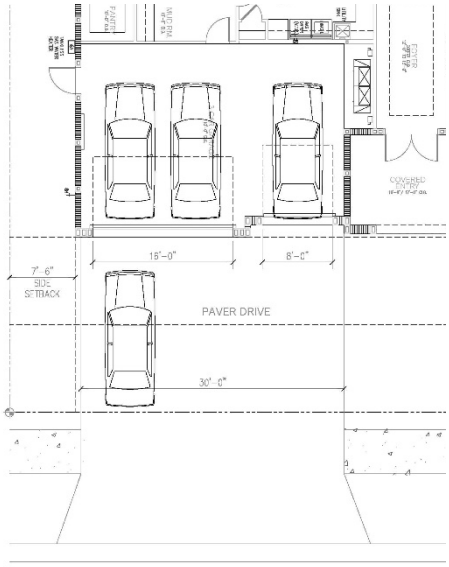
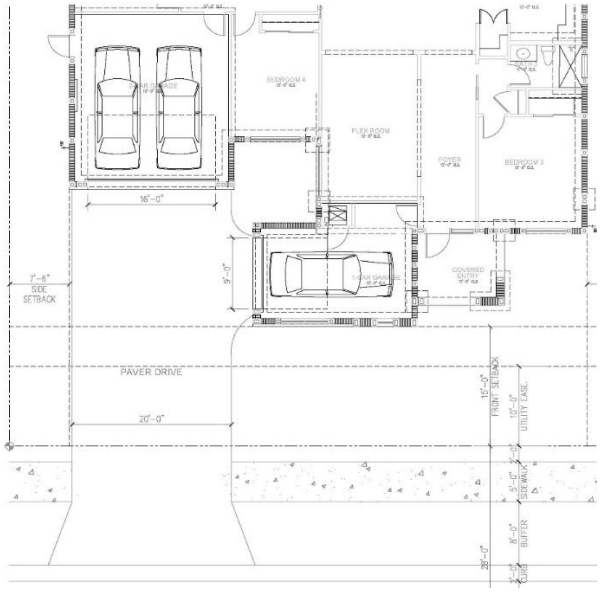


Figure B: Front Loaded 3-Car Garage



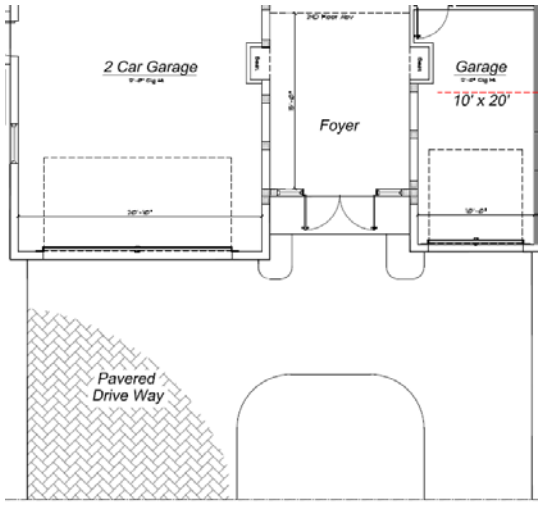


Figure C: Front Loaded 2-Car Garage and Side-Loaded 1-Car Garage Combination

Figure D: Front Loaded 2-Car Garage and Front Loaded 1-Car Garage Combination

ABOVE-GROUND STORAGE TANKS OR POOLS
No above-ground storage tanks or pools shall be allowed.

ACCESSORY STRUCTURES AND ENCLOSURES
All accessory structures, including but not limited to, cabanas, BBQs, covered patios, and screen enclosures shall be compatible with the principal structure in both material and configuration, while maintaining required setbacks and standards outlined in the Development Standards. All screen material shall be black.

GENERATORS
No generators shall be visible from an adjacent lot, common areas, or a street. Generators shall be located adjacent the exterior of the home and shall be screened with a wall or landscape material. All standby generators shall be fuel by natural gas.

MAILBOXES
All mailboxes shall be provided within the front yard of each lot in accordance with USPS regulations. The community will not provide a centralized mailbox location. All mailboxes shall be approved by the Architectural Committee.

GARBAGE
Garbage receptacles shall be stored within the garage or placed on the site of the house, provided the garbage receptable has sufficient screening either by an opaque fence or landscape material so that it is not visible from the road or from another neighbor.

Architectural Guidelines

PRODUCT TYPES
One-story and two-story homes will be utilized throughout the community. All homes must be a minimum of 2,800 SF under air and have a minimum of 2 car garage.

ELEVATIONS
Elevation styles include variations of Florida Contemporary, Coastal Modern, and Modern styles. Each style and its elements are defined below.

Homes located on corner lots, key locations as identified on the approved site plan located on lots 8, 9, 10, and 12, shall include additional architectural and additional landscape treatments on the elevation facing the side street.

1. *Florida Contemporary* is defined as a style which utilizes classical elements in a clean and contemporary fashion with quoins and stacked stone accents.

   Elements within the Florida Contemporary style can include
   - Raised entry portico feature with contemporary detailing and stone veneer
   - Deep overhang
   - Medium pitched roof with textured concrete tile
   - Contemporary molding detail
   - Stone veneer
   - Wood veneer
   - Contemporary garage door
   - Contemporary front door
   - Contemporary light fixtures
   - Decorative stucco detailing
   - Large glass panels with horizontal mullions
   - Contemporary molding under overhang
   - Color contrast between walls and banding, windowsills, and moldings
   - Recesses in the wall plane

2. *Coastal Modern* is defined as a style which utilizes British West Indies colonial architectural elements in a modern style.

   Elements within the Coastal Modern style shall include a minimum of six (6) for standard lots and a minimum of ten (10) for lots with enhanced side and/or rear elevations:
   - Raised entry portico feature with louvers and outriggers
   - Deep overhangs with outriggers
   - High pitched roof with slate textured concrete roof tile
   - Outriggers
   - Water table
   - Shutters
   - 8” raised stucco headers
   - Coastal/BWI style garage doors
   - Coastal/BWI style front door
   - Coastal/BWI style light fixtures
   - Vertical casement-look windows with shutters
   - Brackets under overhang
   - Color contrast between walls and the banding, windowsills, and molding
   - Wainscoting
   - Recesses
   - Headers

3. *Modern* is defined as a style which utilizes wood and stone veneer on simple architectural massing to present a clean contemporary look. Simple architectural massing is the exterior wall massing which is expressed with wood and stone veneer to give texture and character.

   Elements within the Modern style shall include a minimum of six (6) for standard lots and a minimum of ten (10) for lots with enhanced side and/or rear elevations:
   - Raised entry portico feature with modern details and stone veneer
   - Deep overhang
   - Low pitch roof with smooth concrete roof tiles
   - Articulated soffit – the raised band under the soffit where the overhang and the wall meet and is used to create a simple decorative transition element
   - Stone veneer
   - Wood veneer
   - Modern garage door
   - Modern front door
   - Modern light fixtures
   - Simple massing
   - Large fixed glass panels
   - Raised stucco panels and banding under overhang
   - Projections
   - Overhangs
   - Color contrast between walls, banding, and recesses

COLORS

All exterior colors, including original and future color must be in compliance with the approved color palette for the community based on the color and materials board. There are a significant number of wall colors, trim colors, door colors, and roof colors to choose from to allow diversity for the community yet still provide a consistent neighborhood feel. No two (2) homes with the same exterior wall color shall be located side by side.

VARIED LINES AND SCALE

The mass and scale of all buildings shall be visually diverse and appealing through the use of architectural detailing, reveals, windows, patio walls, balconies and varied elevations of roof lines.

BUILDING FINISHES

Finishes Permitted:

- Painted Stucco
- Natural stone, pre-cast stone, faux stone
- Wood mixed with CBS and Stucco
- Shingle siding and board and batten siding mixed with CBS with Stucco.
- Brick

Finishes NOT Permitted:

- Unfinished concrete block
- Reflective or mirrored glass
- Raw aluminum
- Hardboard or particle board

ROOFS

A variety of plantation slate and plantation smooth roof options and colors have been determined within the color and materials board. The roof pitch shall be determined by the style of home.

1. Florida Contemporary: 5/12 roof pitch
2. Coastal Modern: 6/12 roof pitch
3. Modern: 5/12 roof pitch

Patio, loggia, or lanai roofs shall be designed with architectural detailing to match that of the Home.

LIGHTING

The following examples of wall-mounted lights and color options can be used based on the style selected:

If lighting options are discontinued, new fixtures can be selected that are consistent with the style and intent of the provided options.

1. Florida Contemporary: Samples

Location: Main door on side elevation
Hinkley Lighting, Inc.
Small Wall Mount Lantern 1220TT/1220BZ
Colors: Titanium or Bronze

Location: Front elevation on sides of garage
Hinkley Lighting, Inc.
Medium Wall Mount Lantern 1224TT/1224BZ
Colors: Titanium or Bronze

2. Coastal Modern:

Location: Main door on side elevation
Hinkley Lighting, Inc.
Small Wall Mount Lantern 1000OZ/1000SI
Colors: Satin Nickel or Oil Rubbed Bronze

Location: Front elevation on sides of garage
Hinkley Lighting, Inc.
Large Outdoor Wall Mount Lantern 1005OZ/1000SI
Colors: Satin Nickel or Oil Rubbed Bronze

3. Modern:

Location: Main door on side elevation
Hinkley Lighting, Inc.
Small Wall Mount Lantern 2850TT/2850BZ
Colors: Titanium or Bronze

Location: Front elevation on sides of garage
Hinkley Lighting, Inc.
Medium Wall Mount Lantern 2854TT/2854BZ
Colors: Titanium or Bronze

ROOF VENTS AND CHIMNEYS

All roof-mounted vents or stacks shall be painted to match the color of the roof and be placed on back side of roofs. All chimney stacks shall be the same color as the body of the house. All chimneys shall be capped with either a tile or copper roof and accented with stucco and banding. Each shall be consistent with the style of the structure.

REQUIRED GAS APPLIANCES

All homes, at minimum, shall have the following natural gas appliances: One (1) on-demand hot water device (e.g. tankless water heater), one (1) gas range; one (1) gas dryer.

SWIMMING POOLS, SPAS AND HOT TUBS

The design and location of all swimming pools, spas, and hot tubs must be approved in accordance with the setbacks provided for in Development Standards. Direct drainage of water from swimming pools, spas, or hot tubs into any common area, water feature, or adjacent lot shall not be permitted.

General Criteria for Landscaping of Custom Lots

STREET TREES AND PALMS

The developer shall install the minimum street trees or palms per the applicable site plan approval by the City of North Palm Beach. Site conditions will be considered by developer and the Design Review Board (DRB) regarding the positioning of these trees. The developer shall be required to verify the location of all utilities and required offsets.

TYPICAL LOT LANDSCAPING

Owners are encouraged to customize their lot landscaping. As a minimum, the standards below must be met.

Plant Type	Size	Description	* Min Quantity Per Lot
SHADE TREES	12' HT X 5' SPRD	FULL AND DENSE, FL #1 GRADE	1
FLOWERING / ACCENT TREES	5'-10' HT X 2.5'-4' SPRD	FULL AND DENSE, FL #1 GRADE	1
PALMS (SINGLE TRUNK)	10'-18' OA HT	FL #1 GRADE	2
PALMS (DOUBLE TRUNK)	10'-18' OA HT	FL #1 GRADE	1
PALMS (TRIPLE TRUNK)	10'-18' OA HT	FL #1 GRADE	1
ACCENT SHRUBS	7-25 GAL	FL #1 GRADE	3
SHRUBS / HEDGES	7-25 GAL	FL #1 GRADE	44
GROUND COVERS	1-3 GAL MIN, 24" OA HT MIN, 36" OC	FL #1 GRADE	34

*These quantities are intended as a guide for keeping a standard in the community, special lot circumstances may require alternative compliance.

PROSPERITY VILLAGE

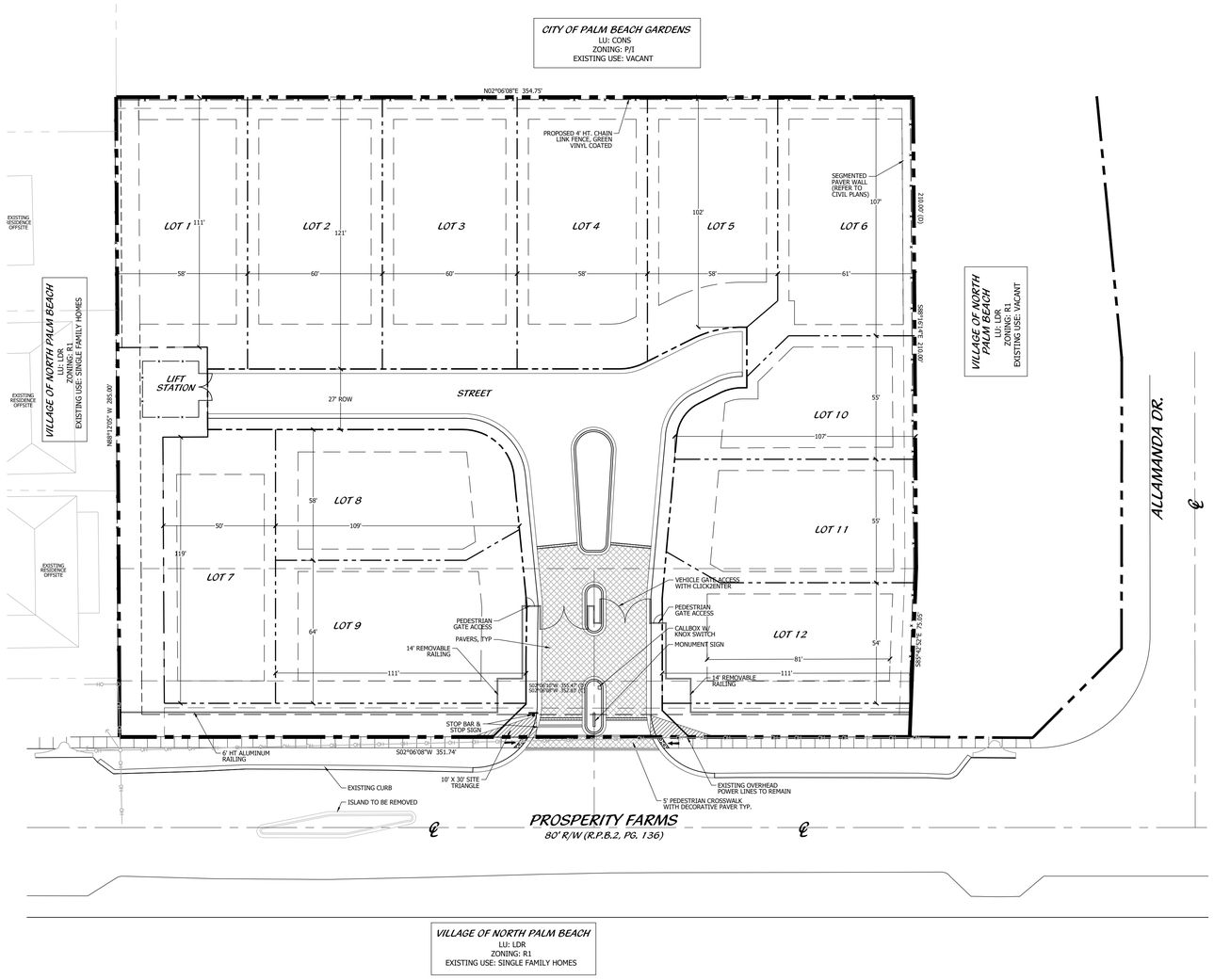
LEGAL DESCRIPTION

PARCEL 1:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY,FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;START AT THE 1/4 SECTION CORNER ON THE SOUTH LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST; THENCE RUN IN A NORTHERLY DIRECTION 1335.2 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEPST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE RUN IN A WESTERLY DIRECTION PARALLELING THE SOUTH LINE OF SECTION 8, A DISTANCE OF 50 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH PARALLELING THE QUARTER SECTION LINE A DISTANCE OF 667.6 FEET TO A CONCRETE MONUMENT; THENCE RUN IN A NORTHERLY DIRECTION A DISTANCE OF 245 FEET PARALLELING THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION TO THE POINT OF BEGINNING; THENCE RUN IN A WESTERLY DIRECTION A DISTANCE OF 210 FEET PARALLELING THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT; THENCE RUN NORTH A DISTANCE OF 110 FEET PARALLELING THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT; THENCE RUN EAST A DISTANCE OF 210 FEET PARALLELING THE NORTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST 1/4 OF THE SOUTHWEST 114; THENCE RUN SOUTH A DISTANCE OF 110 FEET PARALLELING THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE POINT OF BEGINNING.

PARCEL 2:
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR THE PURPOSE OF THIS DESCRIPTION, THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, IS ASSUMED TO BEAR NORTH 02 DEGREES 06 MINUTES 1D SECONDS EAST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO; COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION B (CENTER OF SAID SECTION 8); THENCE SOUTH D2 DEGREES 06 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 312.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02 DEGREES 06 MINUTES 10 SECONDS WEST ALONG SAID EAST LINE OF SAID SOUTHWEST ¼ A DISTANCE OF 355.47 FEET TO THE NORTHEAST CORNER OF THE PLAT OF PEPPERWOOD, AS SAID PLAT IS RECORDED IN PLAT BOOK 33, PAGES 184 AND 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88 DEGREES 09 MINUTES 42 SECONDS WEST ALONG A PORTION OF THE NORTH LINE OF SAID PLAT OF PEPPERWOOD A DISTANCE OF 50.00 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 5034, PAGE 903, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE NORTH 02 DEGREES 06 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD BOOK 3833, PAGE 1152, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 357.61 FEET TO THE NORTH LINE OF SAID CERTAIN PARCEL DESCRIBED IN SAID DEED RECORDED IN OFFICIAL RECORD BOOK 3833, PAGE 1152; THENCE DEPARTING FROM SAID NORTH LINE, SOUTH 85 DEGREES 42 MINUTES 50 SECONDS EAST A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PARCEL OF LAND LYING, SITUATE AND BEING IN SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: START AT THE 1/4 SECTION CORNER ON THE SOUTH LINE OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, THENCE RUN IN A NORTHERLY DIRECTION 1335.2 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, THENCE RUN IN A WESTERLY DIRECTION, PARALLEL TO THE SOUTH LINE OF SECTION 8, A DISTANCE OF 50 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH PARALLEL TO THE 1/4 SECTION LINE, A DISTANCE OF 667.6 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING; THENCE RUN WEST, A DISTANCE OF 210 FEET, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT; THENCE RUN IN A NORTHERLY DIRECTION 245 FEET, PARALLEL TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT, THENCE RUN EAST A DISTANCE OF 210 FEET, PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN SOUTH A DISTANCE OF 245 FEET, PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 8, TO THE POINT OF BEGINNING

PARCEL 4:
A PARCEL OF LAND LYING IN THE SOUTHEAST *1/4* OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR THE PURPOSE OF THIS DESCRIPTION, THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, IS ASSUMED TO BEAR NORTH 02"06'10" EAST AND ALL BEARINGS RECITED HEREIN ARE RELATED THERETO; BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF PEPPERWOOD. AS RECORDED IN PLAT BOOK 33, PAGES 184 AND 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 12634, PAGE 1401 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA; SAID BEGINNING POINT ALSO LIES ON THE WEST LINE OF THE SOUTHEAST *1/4* OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST; THENCE NORTH 02'06'10" EAST ALONG THE WEST LINE OF THE SOUTHEAST *1/4.* OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST A DISTANCE OF 355.47 FEET TO A POINT; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 12634, PAGE 1401 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA: THENCE SOUTH 85'42'50" EAST ALONG THE PROLONGATION OF THE NORTH LINE OF THAT PARCEL DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 12634, PAGE 1401 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 25.02 FEET; THENCE SOUTH02"06'10" W ALONG A LINE THAT IS 25 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, A DISTANCE OF 354.40 FEET TO THE INTERSECTION WITH THE PROLONGATION OF THE NORTH LINE OF THE PLAT OF PEPPERWOOD, AS RECORDED IN PLAT BOOK 33, PAGES 184 AND 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE NORTH 88'09'42"W ALONG THE PROLONGATION OF THE NORTH LINE OF THE PLAT OF PEPPERWOOD, AS RECORDED IN PLAT BOOK 33, PAGES 184 AND 185, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.
(CONTAINING: 2.335 ACRES, MORE OR LESS)



SITE DATA

NAME OF PROJECT	PROSPERITY VILLAGE	
PROPERTY CONTROL NUMBERS	68-43-42-08-00-000-5030; -7140; -7160; -7210	
PETITION NUMBER	2021-0688	
EXISTING LAND USE	LDR	
EXISTING ZONING	R-1	
SITE AREA	**2.34 AC**	**101,730.15 SF**

BUILDING DATA

UNIT COUNTS	**DUs**
SINGLE FAMILY LOTS	12
TOTAL	**12**

DENSITY	**ALLOWED**	**PROVIDED**
	6 DU/AC	5.14 DU/AC

LAND USE	**SF**	**AC**	**%**
SINGLE FAMILY RESIDENTIAL LOTS	77,731.76	1.78	76.41%
VEHICULAR ROADS	11,220.54	0.26	11.03%
OPEN SPACE	6,108.64	0.14	6.00%
SIDEWALKS	2,096.29	0.05	2.06%
PUBLIC SPACE	4,572.91	0.10	4.50%
TOTAL	**101,730.15**	**2.34**	**100.00%**

PARKING DATA	**REQUIRED**	**PROVIDED**
SINGLE FAMILY PARKING (2 SP/DU)	24	24
TOTAL PARKING	**24**	**24**

SETBACKS	**REQUIRED**	**PROVIDED**
Front	25	20
Rear	20	10
Side	10	5
Side Street	20	10
Pool	7.5	5

GENERAL NOTES

RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS WITH DRIVE AISLES IN ACCORDANCE WITH ADA AND THE FLORIDA HANDICAP ACCESSIBILITY CODE.

ALL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF NORTH PALM BEACH OR WAIVERS SHALL BE SOUGHT FROM VILLAGE COUNCIL.

ALL SIDEWALKS SHALL BE A MINIMUM OF 5 FEET IN WIDTH.

THE BUILDING, LANDSCAPE AND LIGHTING DESIGN SHALL MAXIMIZE THE USE OF ACCEPTED DESIGN PRINCIPLES OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

THE PHOTOMETRIC PLAN WILL REFLECT LIGHTING VALUES IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF NORTH PALM BEACH.

ALL STREET LIGHTS AND PEDESTRIAN LIGHTS SHALL BE LED OR EQUIVALENT, AS APPROVED BY THE POLICE DEPARTMENT.

ALL ADA ACCESSIBLE RAMPS SHALL MEET THE FLORIDA ACCESSIBILITY GUIDELINES IN THE LATEST VERSION OF THE FLORIDA BUILDING CODE. ANY MODIFICATIONS SHALL BE APPROVED BY THE ENGINEER-OF-RECORD.

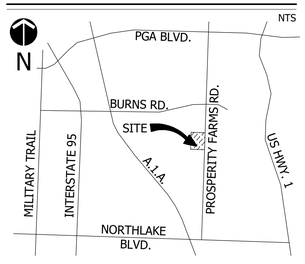
ALL PAVEMENT MARKING AND STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS, IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.

ALL LIGHT POLES SHALL BE POSITIONED IN A FASHION WHICH DOES NOT CONFLICT WITH TREE GROWTH THROUGH MATURITY.

LIGHT POLE FIXTURES SHOULD BE DESIGNED TO REDUCE LIGHT SPILLAGE AND LIGHT TRESPASS.

WHEN POSSIBLE TREE TRUNKS SHOULD BE TRIMMED UP TO 6 FEET AND BUSHES KEPT TO A MAXIMUM HEIGHT OF 3 FEET TO REDUCE HIDING PLACES AND MAXIMIZE NATURAL SURVEILLANCE.

LOCATION MAP



SHEET INDEX

SHEET 1	COVER PAGE
SHEET 2	SITE PLAN
SHEET 3	QUEUING PLAN
SHEET 4	SITE DETAILS
SHEET 5	TYPICAL SITE LAYOUT
SHEET 6	LANDSCAPE PLAN
SHEET 7	LANDSCAPE DETAILS
SHEET 8	TREE DISPOSITION PLAN

PROJECT TEAM

APPLICANT:
PROSPERITY VILLAGE DEVELOPMENT, LLC
4001 DESIGN CENTER DRIVE,
SUITE 110
PALM BEACH GARDENS, FL 33410
561.694.3000
CONTACT: DANIEL CATALFUMO

LANDSCAPE ARCHITECT/PLANNER:
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JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

ARCHITECTURAL CONSULTATION:
SPINA O'ROURKE + PARTNERS
ARCHITECTURAL AND INTERIOR DESIGN
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WEST PALM BEACH, FL 33401
561.684.6844

ENGINEER:
WGI
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
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CONTACT: CHRIS HOLMES

SURVEYOR:
LIDBERG LAND SURVEYING, INC.
LAND AND CONSTRUCTION SURVEYING
675 WEST INDIANTOWN ROAD, SUITE 200
JUPITER, FL 33458
561.746.8454
CONTACT: DAVID LIDBERG

COVER PAGE

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Jupiter, Florida 33458
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www.cotleurhearing.com
Lic# LC26000535

PROSPERITY VILLAGE
North Palm Beach, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	21-0303
DATE	04-07-21
REVISIONS	06-01-21
	06-24-21
	07-06-21
	07-28-21

July 28, 2021 10:01:33 a.m.
Drawing: 210303_SP.DWG

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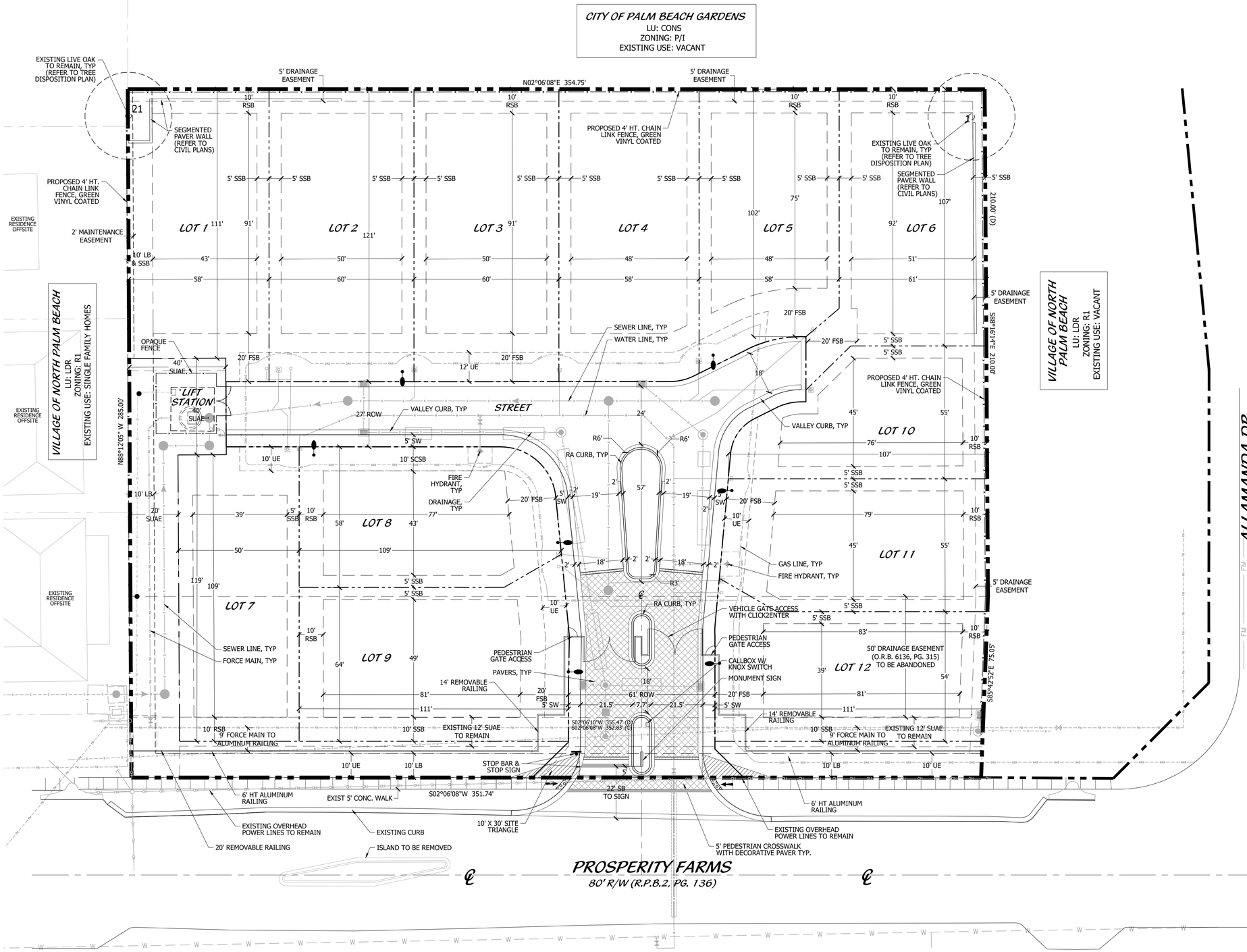
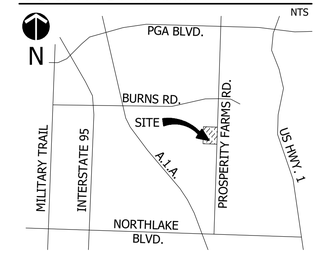


LOCATION MAP



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	ALLOWED	**PROVIDED**
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PARKING DATA	**REQUIRED**	**PROVIDED**
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TOTAL PARKING	**24**	**24**

SETBACKS	**REQUIRED**	**PROVIDED**
Front	25	20
Rear	20	10
Side	10	5
Side Street	20	10
Pool	7.5	5

WAIVER TABLE

CODE SECTION	REQUIRED	PROPOSED	WAIVER REQUEST
Section 24-27D – Building Setbacks	Front – 25' Rear – 20' Side – 10' Side Street – 20'	Front – 20' Rear – 10' Side – 5' Side Street – 8'	-5' (Front) -10' (Rear) -5' (Side) -12' (Side Street)
Section 24-27C – Lot Width	75' minimum lot width	50'	-25'
Section 24-27C – Lot Area	7,500 SF minimum lot area	4,793 SF	-2,707 SF
Section 25-2 & 45-36B Pool Setback	7.5'	5'	-2.5'
Section 25-36D - Fence Setback/Height	4' height within front setback	6' height within front setback of subdivision only	+2'

PROJECT TEAM

APPLICANT:
PROSPERITY VILLAGE DEVELOPMENT, LLC
4001 DESIGN CENTER DRIVE,
SUITE 110
PALM BEACH GARDENS, FL 33410
561.694.3000
CONTACT: DANIEL CATALFUMO

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
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SURVEYOR:
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LAND AND CONSTRUCTION SURVEYING
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CONTACT: DAVID LIDBERG

SITE PLAN

0' 10 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
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Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC26000535

PROSPERITY VILLAGE

North Palm Beach, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	21-0303
DATE	04-07-21
REVISIONS	06-01-21
	06-24-21
	07-06-21
	07-28-21

July 28, 2021 10:01:33 a.m.
Drawing: 210303_SP.DWG

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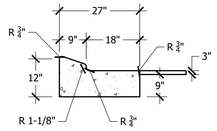
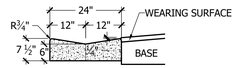
RA CURB DETAIL

NTS



VALLEY CURB DETAIL

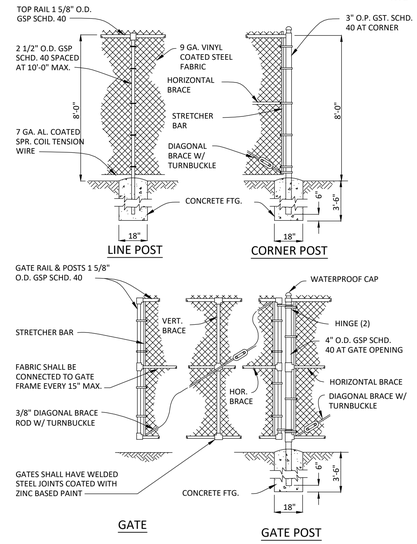
NTS



NOTE: SAWCUTS REQUIRED AT 10' CENTERS

LIFT STATION FENCE DETAIL

NTS



NOTES:

1. GATE TO BE SIZED PER REQUIREMENTS
2. VINYL COATED STEEL WOVEN WIRE FABRIC TO BE STRETCHED TAUT W/ STRETCHER BARS AND STRAPS AND FASTENED TOP & BOTTOM AND AT LINE POSTS WITH GALV. PIG RING TIES.
3. GATE TO BE SECURED OPEN WITH GATE STOP SET IN CONCRETE.
4. ALL RAILS, POSTS AND HARDWARE TO BE BLACK VINYL COATED.
5. WHERE POSTS COME IN CONTACT WITH CONCRETE THEY SHALL BE COATED WITH KOPPERS 300M OR APPROVED EQUAL.
6. GA. CALL-OUTS ARE FOR WIRE BEFORE VINYL COATING.
7. VERTICAL BLACK PVC FENCE SLATS REQUIRED.

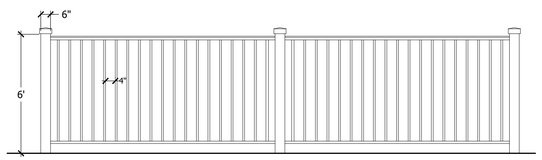
Fence Detail

AUGUST 26, 2020 (Rev A-15)

ALUMINUM RAILING DETAIL

6' POWDER COATED BLACK ALUMINUM

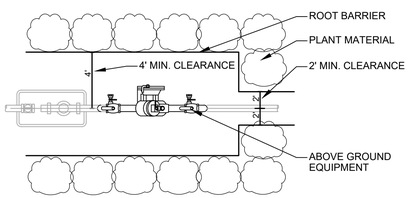
NTS



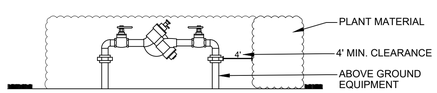
PLAN VIEW

ABOVE GROUND BACKFLOW PLANTING DETAILS

NTS



PLAN VIEW



SECTION VIEW

SITE DETAILS

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PROSPERITY VILLAGE

North Palm Beach, Florida

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July 28, 2021 10:01:33 a.m.
Drawing: 210303_SP.DWG

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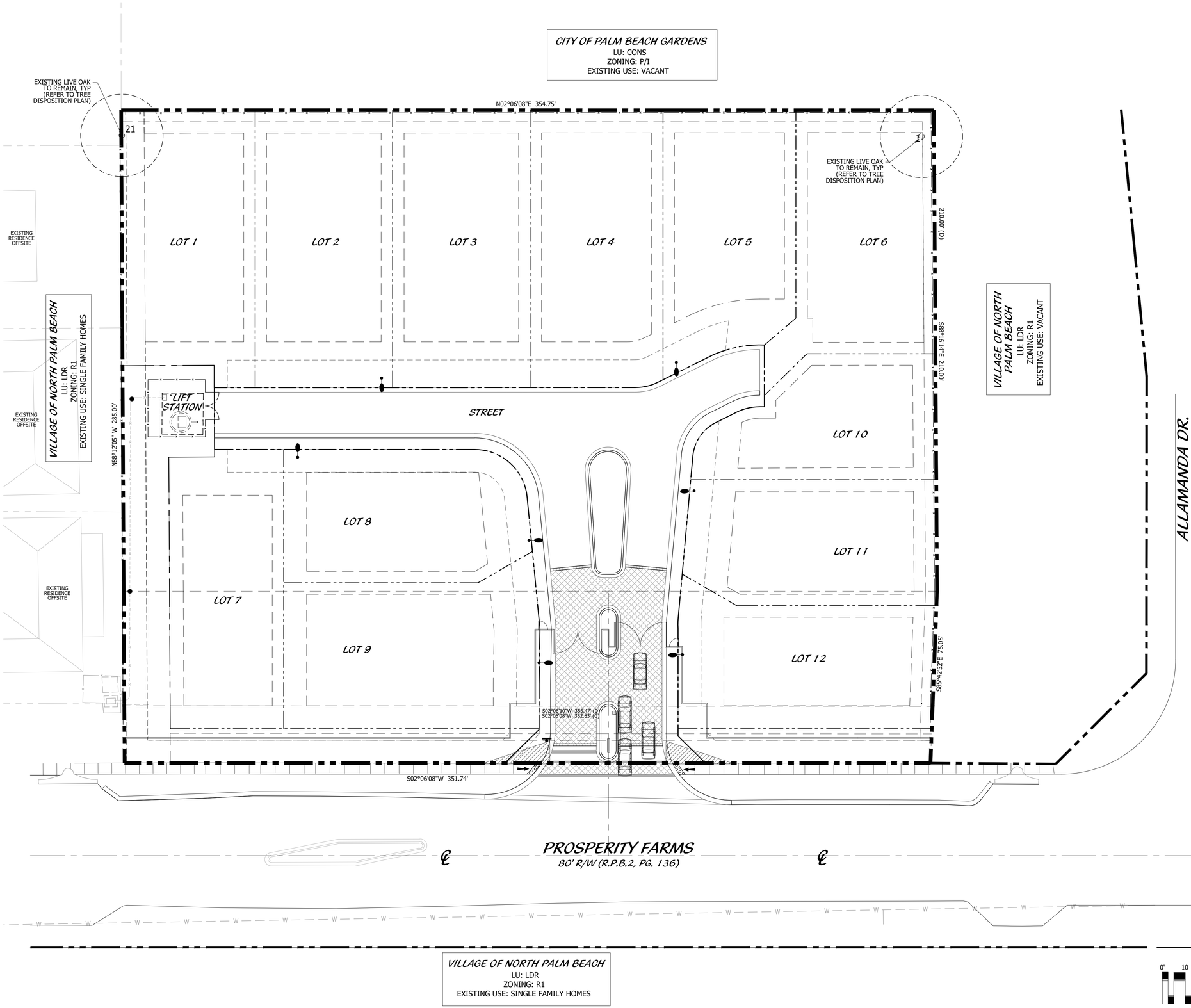
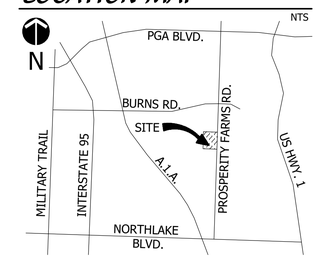


LOCATION MAP



PROJECT TEAM

APPLICANT:
PROSPERITY VILLAGE DEVELOPMENT, LLC
4001 DESIGN CENTER DRIVE,
SUITE 110
PALM BEACH GARDENS, FL 33410
561.694.3000
CONTACT: DANIEL CATALFUMO

LANDSCAPE ARCHITECT/PLANNER:
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561.746.8454
CONTACT: DAVID LIDBERG

QUEUE PLAN

0' 10 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

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PROSPERITY VILLAGE

North Palm Beach, Florida

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JOB NUMBER	21-0303
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	07-06-21
	07-28-21

July 28, 2021 10:01:33 a.m.
Drawing: 210303_SP.DWG

SHEET 3 OF 8

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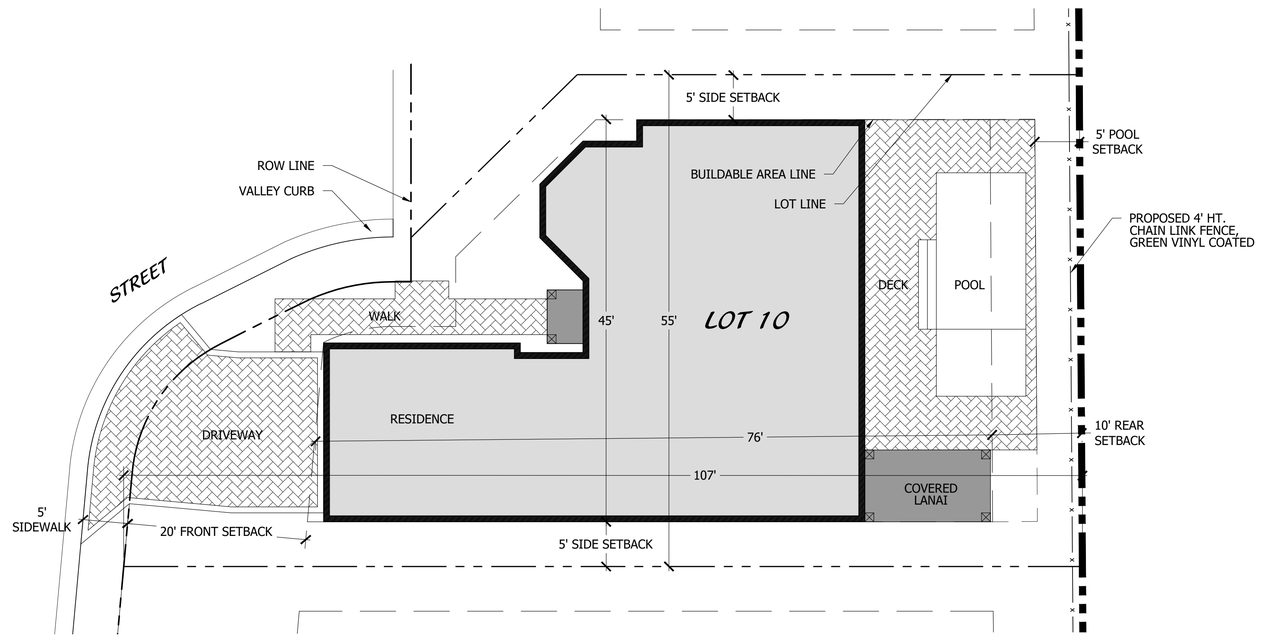
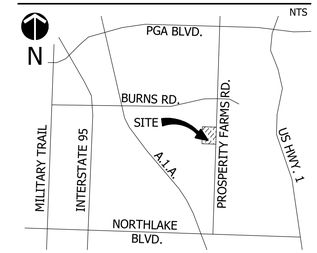


LOCATION MAP



TYPICAL LOT DATA

		REQUIRED	PROVIDED
SITE AREA:	4,793 SF		
RESIDENCE:	2,027 SF		
IMPERVIOUS AREA:	1,325 SF	70%	70%
PERVIOUS AREA:	1,441 SF	30%	30%

TYPICAL SITE LAYOUT

0' 4' 8' 16' 32' 64'

Scale: 1/4" = 1'-0"

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PROSPERITY VILLAGE

North Palm Beach, Florida

DESIGNED DEH
DRAWN JAE
APPROVED DEH
JOB NUMBER 18-0801
DATE 04-07-21
REVISIONS 05-19-21
07-06-21
07-28-21

July 28, 2021 9:05:07 a.m.
Drawing: 210303_SP-TYP.DWG

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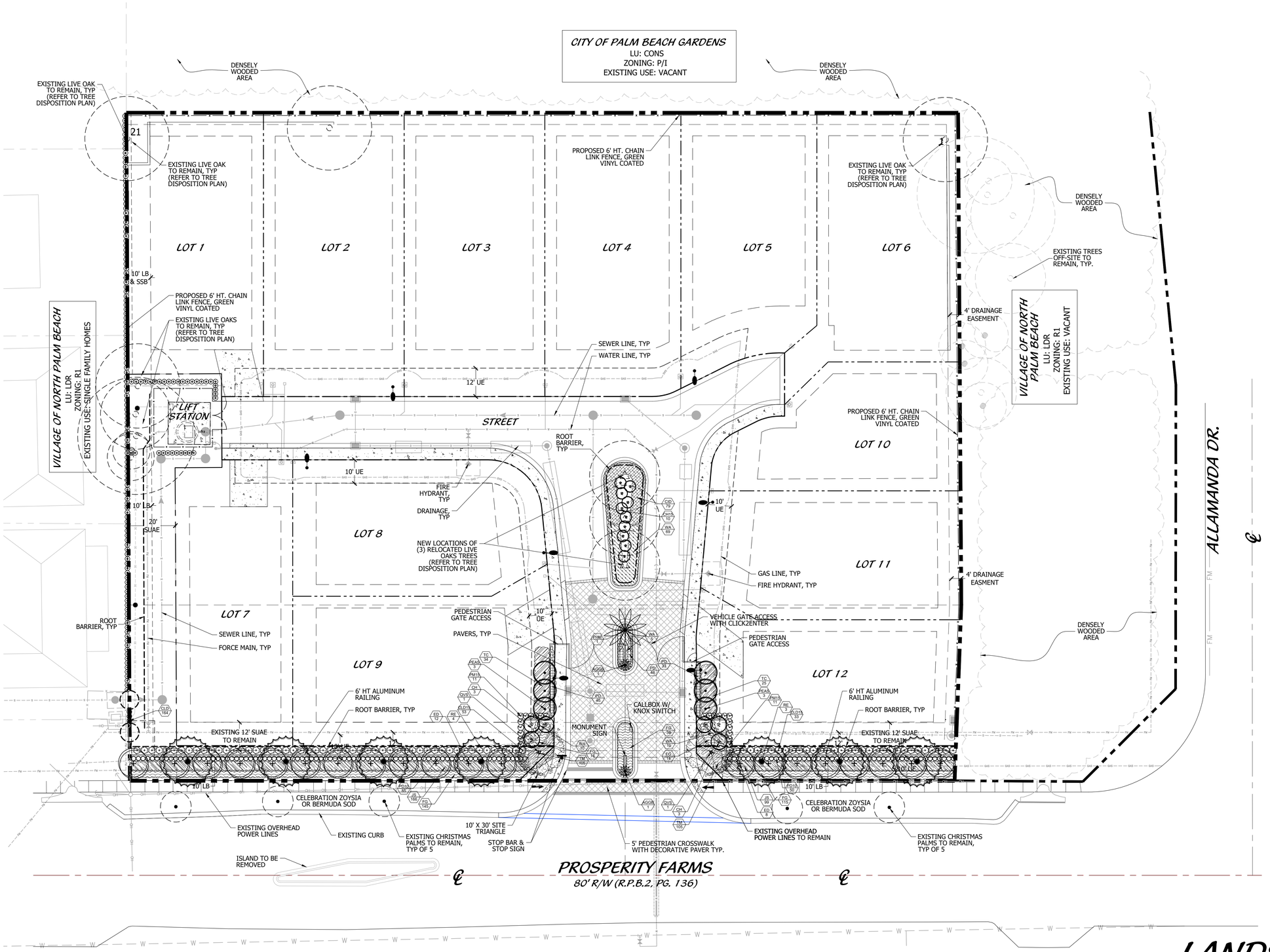
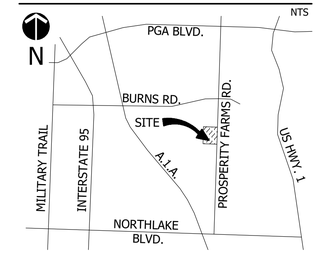


LANDSCAPE PLAN

Scale: 1" = 20'-0"

North

LOCATION MAP



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE RELOCATED ON SITE
- NEW LOCATION OF RELOCATED TREE
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO REMAIN

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PROSPERITY VILLAGE

North Palm Beach, Florida

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APPROVED	DEH
JOB NUMBER	21-0303
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REVISIONS	07-06-21
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July 28, 2021 10:04:50 a.m.
Drawing: 210303_LP.DWG

SHEET 6 OF 8

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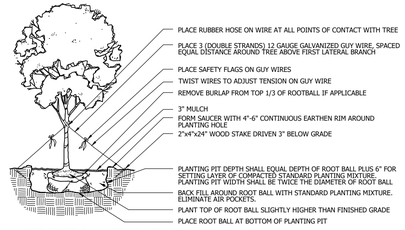
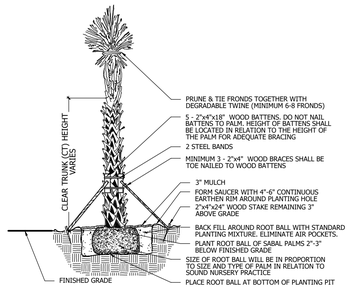
PLANTING DETAILS



LARGE TREE PLANTING DETAIL

NTS



PALM PLANTING DETAIL

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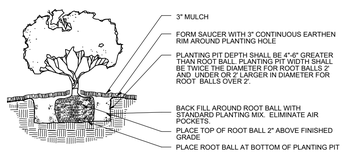
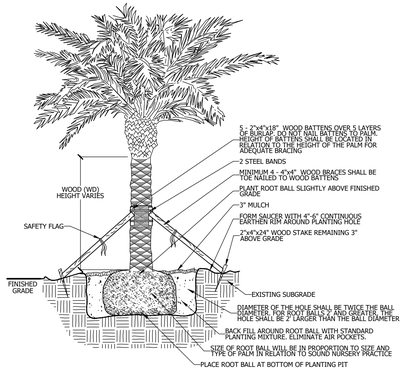


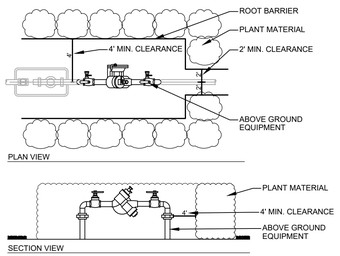
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



LARGE PALM PLANTING DETAIL

MEDJOOL, CANARY ISLAND, SYLVESTER DATE PALM, ETC. *NTS*



ABOVE GROUND BACKFLOW PLANTING DETAILS

NTS

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE VILLAGE OF NORTH PALM BEACH, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

LANDSCAPING PLACEMENT, WITH CONSIDERATION OF MATURATION, SHOULD NOT OBSTRUCT LIGHTING FIXTURES, THE VIEW THROUGH WINDOWS, OR BUILDING ADDRESSES.

LANDSCAPING OF THE LOWER CANOPY TREES SHOULD BE TRIMMED UP TO A MIN. HEIGHT OF 6'-0" THROUGH MATURATION TO INCREASE NATURAL SURVEILLANCE.

LANDSCAPING OF SHRUBBERY SHOULD BE TRIMMED TO A MAX. HEIGHT OF 36" AND MAINTAINED THROUGH MATURATION TO INCREASE NATURAL SURVEILLANCE.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF NORTH PALM BEACH LAND DEVELOPMENT REGULATIONS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING (EXCLUDING ANTENNAS). THE LANDSCAPING SHALL EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

ALL SOD WITHIN NEW LANDSCAPE AREAS SHALL BE STENOTAPHRUM SECUNDATUM 'FLORATAM' (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LIME ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 36". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF NORTH PALM BEACH.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL NEW LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS FOR HIS/HER WORK.

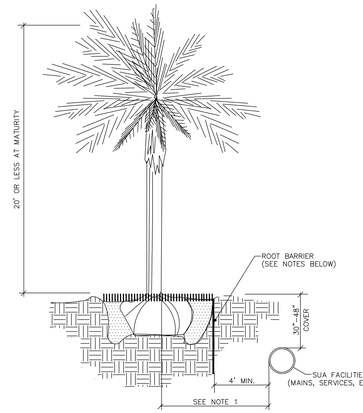
ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM ON SITE.

ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICT WITH THE EXISTING UTILITY, LIGHT POLES AND DRAINAGE LINES.

LANDSCAPE DATA

Table 45-87B Supplemental Landscape Points 150 Points Required	
SPECIMAN TREES	150
NATIVE TREES	48
LOW MAINTENANCE TREES	
LOW MAINTENANCE PALMS	
COURTYARDS AND PATIOS	0
MASSING OF LANDSCAPE	25
TRELLIS, ARBOR	0
SIDEWALK CONNECTION	25
TOTAL	**248**

ROOT BARRIER DETAILS

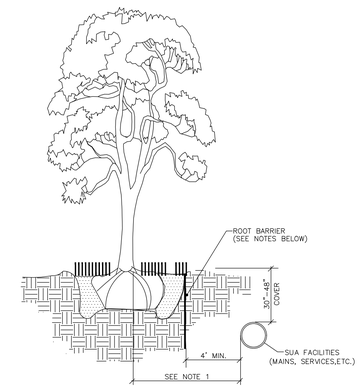


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 7' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4'MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.

Typical Shrub, Small Tree or Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. THIS DISTANCE SHALL BE 10' MINIMUM WITH ROOT BARRIER AND 15' MINIMUM IF NO ROOT BARRIER IS USED.
2. ALL ROOT BARRIERS SHALL BE 4' MINIMUM FROM ALL SEACOAST FACILITIES.
3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEACOAST AND INSPECTED BY SEACOAST PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS".
5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.
6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

Typical Canopy Tree, Large or Exotic Palm Tree with Root Barrier

AUGUST 26, 2020 (Rev C-16)

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 2:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
ED	20	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	65 GAL	3" CAL	12` - 14` HT	N	FULL & THICK CANOPY, STANDARD
QVS	2	QUERCUS VIRGINANA	SOUTHERN LIVE OAK	200 GAL	6"-7" CAL	18` - 20` OA	Y	FULL CANOPY, SPECIMAN

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
PEAS	6	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	N.A.	N.A.	10` CT	N	FULL CANOPY, SINGLE STRAIGHT TRUNK, MATCHED.

SMALL PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH15	10	CHAMAEROPS HUMILIS CERIFERA `SILVER SELECT`	SILVER EUROPEAN FAN PALM	15 GAL	N/A	3` OA HT	N	FULL CANOPY, MULTI TRUNK, FLORIDA FANCY, MIN 1` CT PER TRUNK
CH	6	CHAMAEROPS HUMILIS CERIFERA `SILVER SELECT`	SILVER EUROPEAN FAN PALM	45 GAL. OR F.G.	N/A	6` OA, MULTI TRUNK	N	FULL CANOPY, MULTI TRUNK, FLORIDA FANCY, MIN 1` CT PER TRUNK

SPECIMEN PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
PHM	1	PHOENIX DACTYLIFERA `MEDJOOL`	MEDJOOL DATE PALM	FIELD GROWN	N.A.	14` GW	N	STRAIGHT TRUNK, FULL CANOPY, DIAMOND CUT.
RE	7	ROYSTONEA REGIA	ROYAL PALM	FG	N/A	15` C.T.	Y	FULL CANOPY, FF, HEAVY CALIPER

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AGGB	2	AGAVE AMERICANA `GAINESVILLE BLUE`	GAINESVILLE BLUE CENTURY PLANT	FIELD GROWN	4` X 4`	A.S.	N	BLUE, FULL, SPECIMAN
CLD15	86	CLUSIA GUTTIFERA	CLUSIA	15 GAL	5` HT X 3` SPRD	3` OC	Y	FULL & THICK
CLD	164	CLUSIA GUTTIFERA	CLUSIA	3 GAL	2` X 2`	2` OC	Y	FULL & THICK
PD10	135	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	10 GAL	3` X 2`	2` OC	N	FULL, FLORIDA FANCY.
PM15	22	PODOCARPUS MAKII	PODOCARPUS	15 GAL.	4` HT., 2` SPRD	2` OC	N	FULL & THICK

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	79	CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	24" X 30"	24" OC	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
FG	327	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	24" OC	N	FULL & THICK
JS	265	JASMINUM VOLUBILE	WAX JASMINE	3 GAL	18" X 18"	24" OC	N	FULL & THICK
PD	121	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES`	DWARF PODOCARPUS	3 GAL	15" X 15"	18" OC	N	FULL, FLORIDA FANCY.
TC	59	TABERNAEMONTANA DIVARICATA	PINWHEEL JASMINE	3 GAL	24" X 24"	30" OC	N	FULL & THICK
TM	210	TRACHELOSPERMUM ASIATICUM `MINIMA	JASMINE MINIMA	3 GAL	6" X 12"	12" OC	N	FULL
WA	94	WRIGHTIA ANTIDYSENTERICA	ASIAN SNOW JASMINE	3 GAL	18" X 18"	18" OC	N	FULL & THICK

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LANDSCAPE DETAILS

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PROSPERITY VILLAGE
North Palm Beach, Florida

DESIGNED DEH
DRAWN JAE
APPROVED DEH
JOB NUMBER 21-0303
DATE 06-24-21
REVISIONS 07-06-21
07-28-21

July 28, 2021 10:04:50 a.m.
Drawing: 210303_LP.DWG

SHEET 7 OF 8

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TREE DISPOSITION CHART

TREE NUMBER	TREE	DBH (IN)	REMARKS	ACTION
1	LIVE OAK	21	FAIR QUALITY, CORRECTIVE PRUNING NEEDED	PRESERVE IN PLACE
2	LIVE OAK	10	POOR CONDITION, CANOPY,STRUCTURE AND HEALTH	REMOVE
3	LIVE OAK	21	45% ARBORIST RATING, VERY POOR CONDITION	REMOVE
4	LIVE OAK	67	40-45% ARBORIST RATING, VERY POOR CONDITION, HEAVY DECLINE, TRUNK ROT AND BLEEDING THROUGHOUT.	REMOVE
5	LIVE OAK	18	POOR CONDTION, TRUNK HAS SPIRAL FRACTURE, ONE SIDED CANOPY ROT APPARENT IN TRUNK	REMOVE
6	LIVE OAK	23	HEAVY CANOPY DECAY IN CANOPY AN D TRUNK. WOULD NOT SURVIVE RELOCATION	REMOVE
7	LIVE OAK	12	POOR CONDITION, CANOPY,STRUCTURE AND HEALTH	REMOVE
8	LIVE OAK	15	POOR CONDITION, CANOPY,STRUCTURE AND HEALTH	REMOVE
9	LIVE OAK	11	GOOD CONDITION, SMALL CALIPER	RELOCATE
10	LIVE OAK	14	POOR CONDITION,STRUCTURE AND HEALTH	REMOVE
11	LIVE OAK	15	POOR CONDITION,STRUCTURE AND HEALTH	REMOVE
12	LIVE OAK	16	POOR CONDITION,STRUCTURE AND HEALTH	REMOVE
13	LIVE OAK	17	POOR CONDITION, TOO CLOSE TO #14	REMOVE
14	LIVE OAK	19	POOR CONDITION, TOO CLOSE TO #13	REMOVE
15	LIVE OAK	32	POOR CONDITION, TRUNK ISSUES	REMOVE
16	LIVE OAK	30	GOOD CONDITION, SYMMETRICAL CANOPY	RELOCATE
17	LIVE OAK	28	45% ARBORIST RATING, VERY POOR CONDITION	REMOVE
18	LIVE OAK	21	FAIR TO POOR CONDITION, NOT VIABLE FOR RELOCATION POSSIBLE	PRESERVE IN PLACE IF POSSIBLE
19	LIVE OAK	20	HEAVIUY ONE SIDED CANOPY, NOT POSSIBLE TO RELOCATE	REMOVE
20	LIVE OAK	15	HEAVIUY ONE SIDED CANOPY, NOT POSSIBLE TO RELOCATE	REMOVE
21	LIVE OAK	18	FAIR TO GOOD CONDITION	PRESERVE IN PLACE
22	LIVE OAK	22	FAIR CONDITION, GOOD CANDIDATE FOR RELOCATION	RELOCATE
23	LIVE OAK	26	PRESERVE IN PLACE, RELOCATION OR REMOVAL WOULD CAUSE SIGNIFICANT OFF SITE DISTURBANCE	PRESERVE IN PLACE
24	LIVE OAK	14	PRESERVE IN PLACE, RELOCATION OR REMOVAL WOULD CAUSE SIGNIFICANT OFF SITE DISTURBANCE	PRESERVE IN PLACE
25	LIVE OAK	42	PRESERVE IN PLACE, RELOCATION OR REMOVAL WOULD CAUSE SIGNIFICANT OFF SITE DISTURBANCE	PRESERVE IN PLACE
26	LIVE OAK	6	PRESERVE IN PLACE, RELOCATION OR REMOVAL WOULD CAUSE SIGNIFICANT OFF SITE DISTURBANCE	PRESERVE IN PLACE
27	LIVE OAK	12	PRESERVE IN PLACE, RELOCATION OR REMOVAL WOULD CAUSE SIGNIFICANT OFF SITE DISTURBANCE	PRESERVE IN PLACE
28	LIVE OAK	29	POOR CONDITION, HEAVILY ONE SIDED CANOPY, NOT VIABLE FOR RELOCATION	REMOVE
29	LIVE OAK	42	POOR CONDITION, HEAVILY ONE SIDED CANOPY, NOT VIABLE FOR RELOCATION	REMOVE
30	LIVE OAK	10	VERY POOR QUALITY, CLUSTERED	REMOVE
31	LIVE OAK	12	VERY POOR QUALITY, CLUSTERED	REMOVE
32	LIVE OAK	5	VERY POOR QUALITY, CLUSTERED	REMOVE
33	LIVE OAK	4	VERY POOR QUALITY, CLUSTERED	REMOVE
34	LIVE OAK	21	VERY POOR QUALITY, CLUSTERED	REMOVE
35	LIVE OAK	10	VERY POOR QUALITY, CLUSTERED	REMOVE
36	LIVE OAK	16	POOR QUALITY, HEAVILY ONE SIDED CANOPY	REMOVE
	LIVE OAK		***3 RELOCATED OAKS, 8 PRESERVED IN PLACE, 25 REMOVALS***	

PALM NUMBER	PALM	DBH (IN)	REMARKS	ACTION
37	CABBAGE PALM	15	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
38	CABBAGE PALM	12	FAIR TO POOR CONDITION	REMOVE
39	CABBAGE PALM	13	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
40	CABBAGE PALM	11	FAIR TO POOR CONDITION	REMOVE
41	CABBAGE PALM	12	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
42	CABBAGE PALM	14	FAIR TO POOR CONDITION	REMOVE
43	CABBAGE PALM	13	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
44	CABBAGE PALM	12	FAIR TO POOR CONDITION	REMOVE
45	CABBAGE PALM	9	THIN TRUNK, FAIR TO POOR CONDITION	REMOVE
46	CABBAGE PALM	11	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
47	CABBAGE PALM	8	THIN TRUNK, FAIR TO POOR CONDITION	REMOVE
48	CABBAGE PALM	11	FAIR TO POOR CONDITION	REMOVE
49	CABBAGE PALM	11	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
50	CABBAGE PALM	11	FAIR TO POOR CONDITION	REMOVE
51	CABBAGE PALM	11	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
52	CABBAGE PALM	11	EVIDENCE OF TRUNK ROTTING/ DAMAGE, FAIR TO POOR CONDITION	REMOVE
53	CABBAGE PALM	10	FAIR TO POOR CONDITION	REMOVE
54	CABBAGE PALM	10	EVIDENCE OF TRUNK ROTTING/ DAMAGE, FAIR TO POOR CONDITION	REMOVE
55	CABBAGE PALM	9	THIN TRUNK, FAIR TO POOR CONDITION	REMOVE
56	CABBAGE PALM	10	FAIR TO POOR CONDITION	REMOVE
57	CABBAGE PALM	11	FAIR TO POOR CONDITION	REMOVE
58	CABBAGE PALM	11	FAIR TO POOR CONDITION	REMOVE
59	CABBAGE PALM	12	FAIR TO POOR CONDITION	REMOVE
60	CABBAGE PALM	13	FAIR TO POOR CONDITION	REMOVE
61	CABBAGE PALM	9	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
62	CABBAGE PALM	13	FAIR TO POOR CONDITION	REMOVE
63	CABBAGE PALM	10	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
64	CABBAGE PALM	13	FAIR TO POOR CONDITION	REMOVE
65	CABBAGE PALM	14	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
66	CABBAGE PALM	12	EVIDENCE OF TRUNK ROTTING/ DAMAGE, FAIR TO POOR CONDITION	REMOVE
67	CABBAGE PALM	10	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
68	CABBAGE PALM	10	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
69	CABBAGE PALM	14	EVIDENCE OF TRUNK ROTTING, FAIR TO POOR CONDITION	REMOVE
70	CABBAGE PALM	11	FAIR TO POOR CONDITION	REMOVE
71	CABBAGE PALM	14	FAIR TO POOR CONDITION	REMOVE
72	CABBAGE PALM	11	FAIR TO POOR CONDITION	REMOVE
73	SEAGRAPE	24	FAIR TO POOR CONDITION THIN CANOPY	REMOVE
	CABBAGE PALM		***35 REMOVALS. REPLACE WITH BETTER QUALITY SABAL PALMS PER LANDSCAPE PLAN.***	

TREE NUMBER	PALM	DBH (IN)	REMARKS	ACTION
74	SWEET GUM	6	NON- NATIVE	REMOVE
75	CEDAR	10	NON- NATIVE	REMOVE
76	CITRUS	7	NON- NATIVE	REMOVE
77	BLACK OLIVE	4	NON- NATIVE	REMOVE
78	JAVA PLUM	22	NON- NATIVE	REMOVE
79	JAVA PLUM	13	NON- NATIVE	REMOVE
80	JAVA PLUM	25	NON- NATIVE	REMOVE
81	BLACK OLIVE	5	NON- NATIVE	REMOVE
82	BLACK OLIVE	5	NON- NATIVE	REMOVE
83	MANGO	15	NON- NATIVE	REMOVE
84	BLACK OLIVE	5	NON- NATIVE	REMOVE
85	BLACK OLIVE	5	NON- NATIVE	REMOVE
86	JAVA PLUM	10	NON- NATIVE	REMOVE
87	RUBBER TREE	27	NON- NATIVE	REMOVE
88	FISHTAIL PALM	N/A CLUMP	NON- NATIVE	REMOVE
	NON NATIVE TREES/PALM		***14 NON NATIVE TREES REMOVED, 1 NON NATIVE PALM REMOVED***	

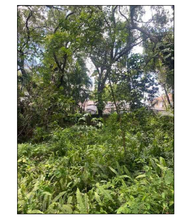
REPRESENTATIVE PHOTOS OF EXISTING TREE CONDITIONS

OAK TREE WITH POOR STRUCTURE / SPIRAL FRACTURE

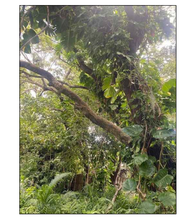
EXISTING CONDITIONS / SPARSE CANOPY

OAK TREE WITH ONE SIDED CANOPY, POOR STRUCTURE

OAK TREE WITH TRUNK BLEED, THIN CANOPY

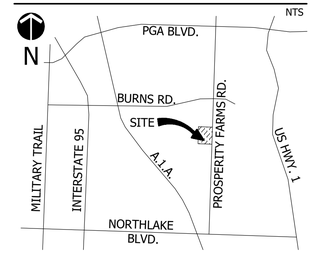


OAK TREE TO BE PRESERVED, NOTE PROXIMITY TO ADJACENT PROPERTY



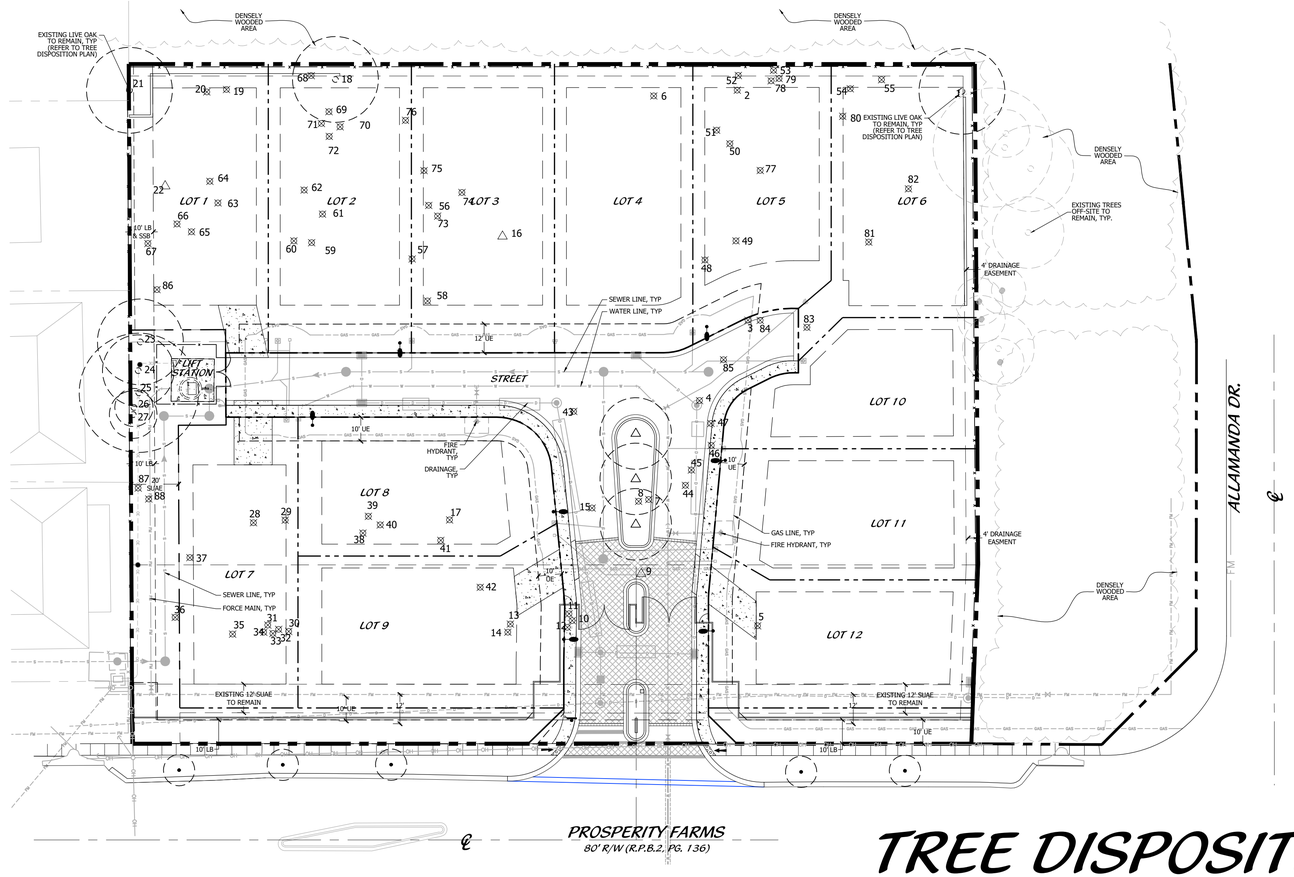
OAK TREE WITH TRUNK DECAY, ONE SIDED CANOPY, POOR STRUCTURE

LOCATION MAP



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE RELOCATED ON SITE
- NEW LOCATION OF RELOCATED TREE
- EXISTING TREE TO BE REMOVED
- EXISTING PALM TO REMAIN



TREE DISPOSITION PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

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PROSPERITY VILLAGE

North Palm Beach, Florida

DESIGNED	DEH
DRAWN	JAE
APPROVED	DEH
JOB NUMBER	21-0303
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SHEET 8 OF 8

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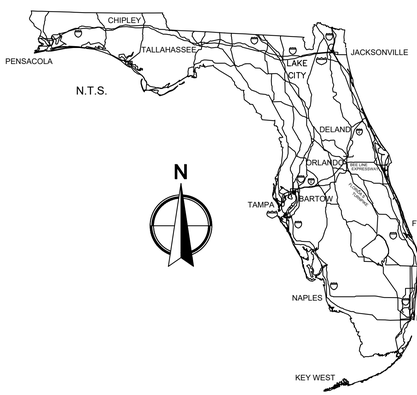
PROSPERITY VILLAGE

NORTH PALM BEACH, FLORIDA

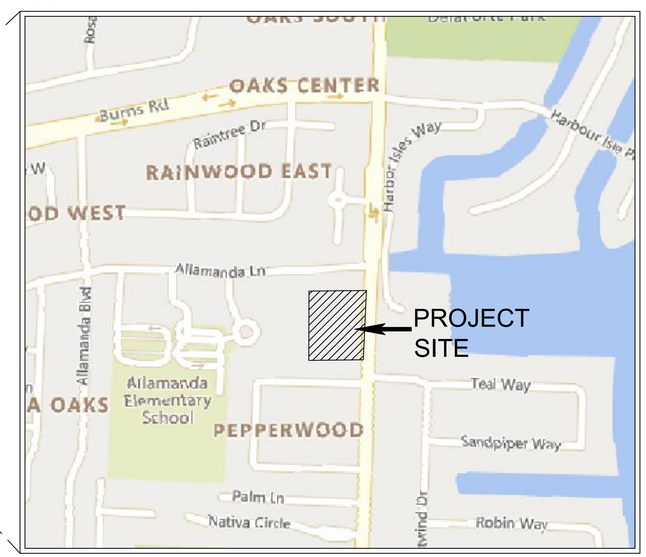
90% CONSTRUCTION PLANS

PREPARED FOR:
PROSPERITY VILLAGE DEVELOPMENT, LLC
4001 DESIGN CENTER DRIVE, SUITE 110
PALM BEACH GARDENS, FL 33410

CATALFUMO



LOCATION MAP



PROJECT LOCATED IN
SECTION 8 / TOWNSHIP 42 SOUTH / RANGE 43 EAST

PERMIT TRACKING

PERMITTING AGENCY	PERMIT NAME	PERMIT NUMBER	EXPIRATION DATE
VILLAGE OF NORTH PALM BEACH FIRE RESCUE	FIRE MARSHAL APPROVAL		
VILLAGE OF NORTH PALM BEACH	PAVING AND DRAINAGE PLAN APPROVAL		
SEACOAST UTILITY AUTHORITY	WATER AND SEWER PLAN APPROVAL		
PALM BEACH COUNTY HEALTH DEPARTMENT	WATER DISTRIBUTION PERMITS		
PALM BEACH COUNTY HEALTH DEPARTMENT	WASTEWATER COLLECTION PERMIT		
PALM BEACH COUNTY LAND DEVELOPMENT	RIGHT OF WAY PERMIT		
PALM BEACH COUNTY LAND DEVELOPMENT	UTILITY CONNECTION PERMIT		
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	10-2 SELF CERTIFICATION		
SOUTH FLORIDA WATER MANAGEMENT DISTRICT	WATER USE PERMIT		
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM		

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

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

CONVERSION: NAVD88 + 1.515 = NGVD29

811 Know what's below. Call before you dig.

CIVIL ENGINEERING SHEET INDEX

DRAWING NO	DESCRIPTION
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C-2	DEMOLITION PLAN
~~C-3~~	~~OFFSITE DEMOLITION PLAN~~
C-4	STORMWATER POLLUTION PREVENTION PLAN
C-5	PAVING, GRADING, AND DRAINAGE PLAN
~~C-6~~	~~OFFSITE PAVING, GRADING, AND DRAINAGE PLAN~~
C-7	WATER AND SEWER PLAN
C-8	SEWER PROFILE
~~C-9~~	~~JACK AND BORE PROFILE~~
C-10	SIGNING & PAVEMENT MARKING PLAN
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C-19	PBGFR AUTOTURN EXHIBIT
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C-22	WATER AND SEWER DETAILS
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PREPARED BY:
WGI
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:

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344
July 27, 2021

NO:	DATE:	DESCRIPTION:

DRAWN DATE:	7/27/21
DRAWN BY:	GAT
CHECKED BY:	CJH
PROJECT #:	6874.00

90% CONSTRUCTION PLANS

SHEET #:	TOTAL SHEETS
C-0	17

GENERAL NOTES

1. REGULATIONS - ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL 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.

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 PBCWUD 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 COUNTY.

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 SUA AND 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. ALL WATER SERVICES SHALL HAVE AN RPZ BFP DEVICE INSTALLED ON THE DISCHARGE SIDE OF THE METER.

13. VALVE BOX COVERS ARE NOT TO FALL WITHIN CURBS.

14. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.

15. ALL MANHOLE LIDS SHALL HAVE SUA LOGO INSCRIBED THEREON.

16. NO CONNECTIONS SHALL BE MADE TO ANY FIRE HYDRANT, WATER MAIN/FORCE MAIN WITHOUT FIRST OBTAINING PERMISSION FROM SUA.

17. PRESSURE TEST CRITERIA SHALL CONFORM TO PBCHD AND PBCWUD 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.

18. HORIZONTAL PIPE SEPARATION DIMENSIONS ARE FROM WALL TO WALL OF PIPES AND STRUCTURES UNLESS NOTED OR EXPLICITLY SHOWN.

19. PRESSURE FITTINGS TO BE RESTRAINED PER SUA SPECIFICATIONS.

20. ALL FENCES WITHIN THE SEACOAST UTILITY AUTHORITY EASEMENTS SHALL BE REMOVABLE.

PAVING AND DRAINAGE

1. SUBGRADE - SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180 (ASTM-D1557) 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/SY.

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 425-001.

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.

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, PBCWUD OR PERMITTING AGENCIES.

ROAD AND BRIDGE GENERAL NOTES

1. IF DURING THE PROPOSED CONSTRUCTION/CROSSING ANY EXISTING PB COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY PB COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THAN CONDITION AND TO PB COUNTY/FDOT STANDARDS.
2. ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MINIMUM, AND 50' IN EITHER DIRECTION (THOROUGHFARE) AND 25' MIN RESTORATION (NON-THOROUGHFARE).
3. IF ANY ADDITIONAL LANES ARE AFFECTED FOR ANY REASON DURING CONSTRUCTION, PB COUNTY R&B WILL REQUIRE THE ADDITIONAL LANES BE RESTORED TO LIKE OR BETTER CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES.
4. IF PB COUNTY SIDEWALK/PATHWAY/C&G/AND OR ADA FACILITIES ARE AFFECTED PB COUNTY R&B WILL REQUIRE RESTORATION OF A MINIMUM OF 10' AND TO BE LIKE OR BETTER THEN LIKE CONDITION PER FDOT/PB COUNTY STANDARDS.
5. SIDEWALKS WILL BE RESTORED BY REPLACING 2 FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED AT A CONTROL JOINT AND THREE FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED BETWEEN CONTROL JOINT. NOT PART JOINTS ACCEPTED.

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BOT	BOTTOM OF PIPE
BV	BUTTERFLY VALVE
CAP	CORRUGATED ALUMINUM PIPE
CO	CLEANOUT
CR	CURB RAMP
CS	CONTROL STRUCTURE
DBO	DESIGNED BY OTHERS
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DIP	DUCTILE IRON PIPE
EL	ELEVATION
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLANGE
FM	FORCE MAIN
GR	GRATE ELEVATION
GV	GATE VALVE
HC	HANDICAP ACCESSIBLE RAMP
HDPE	HIGH DENSITY POLYETHLENE PIPE
HP	HIGH POINT
I	INLET
INV	INVERT
LME	LAKE MAINTENANCE EASEMENT
MH	MANHOLE
NAD	NORTH AMERICAN DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PBC	PALM BEACH COUNTY
PBCHD	PALM BEACH COUNTY HEALTH DEPARTMENT
PBCWUD	PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
PVC	POLYVINLY CHLORIDE
P/L	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
RED	REDUCER
R/W	RIGHT OF WAY
RPZ	REDUCED PRESSURE ZONE
SW	SIDEWALK
SAN	SANITARY SEWER
SP	SAMPLE POINT
STM	STORM SEWER
SW	SIDEWALK
TOB	TOP OF BANK
TOP	TOP, TOP OF PIPE
TYP	TYPICAL
UE	UTILITY EASEMENT
YD	YARD DRAIN
WM	WATER MAIN

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Cert No. 6091 - LB No. 7055

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD 68740Q-CV-CON DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/27/21

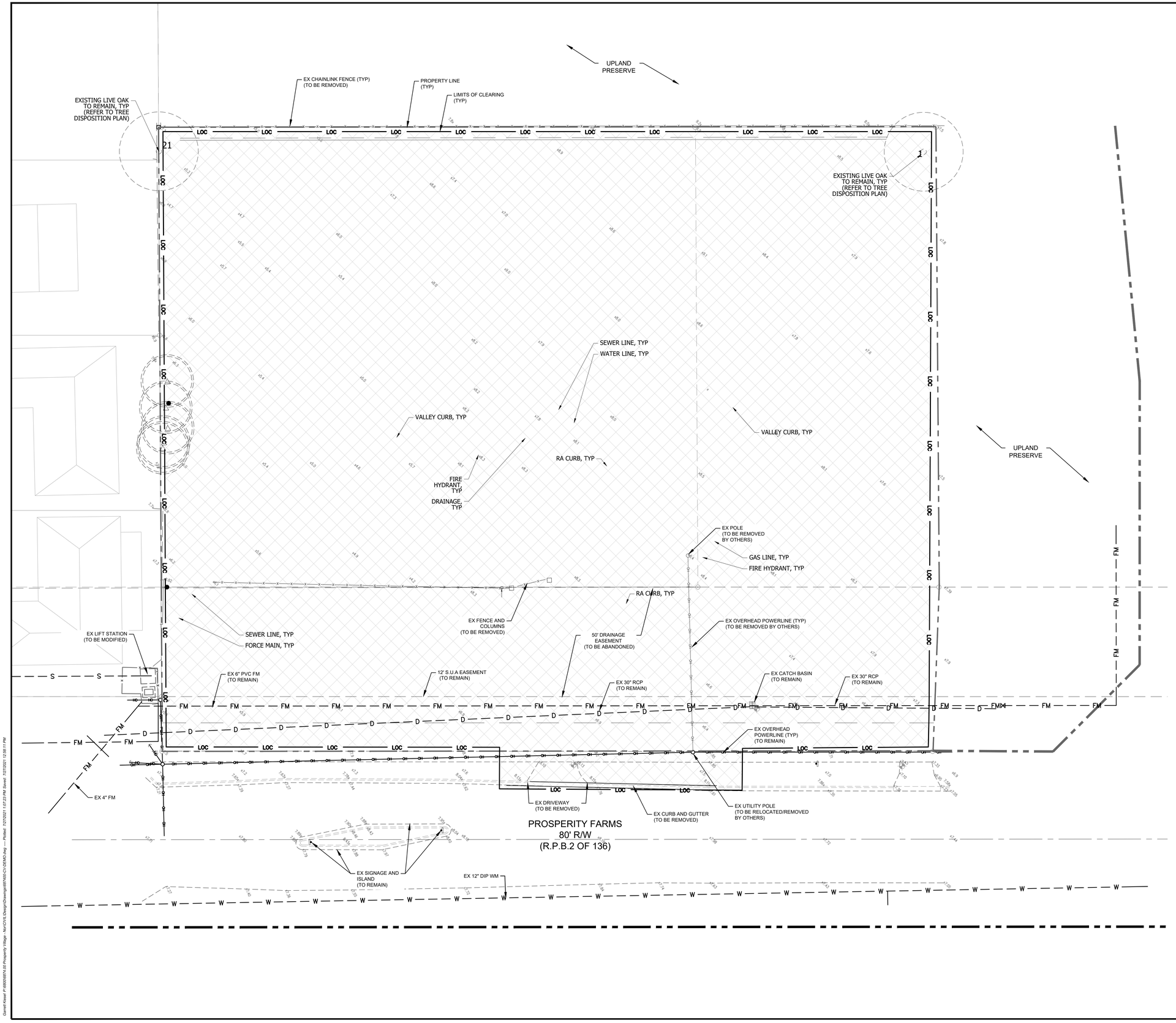
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

GENERAL NOTES

SHEET:
C-1

Garrett Kessel P:\68000\6874.00 Prosperity Village - Non\CIVIL\Design\Drawings\68740Q-CV-CON.dwg — Plotted: 7/27/2021 1:07:10 PM Saved: 7/27/2021 12:46:17 PM



0 10 20 40
SCALE: 1" = 20'

LEGEND

LIMITS OF CLEARING: REMOVE UNLESS OTHERWISE SPECIFIED: ASPHALT, PAVEMENT, CUBING, WHEEL STOPS AND UNSUITABLE MATERIALS	LOC
EXISTING OVERHEAD ELECTRIC	OH
EXISTING WATER MAIN	W
EXISTING GRAVITY SEWER	S
EXISTING FORCE MAIN	FM
EXISTING DRAINAGE PIPE	D
DRAINAGE STRUCTURES	
SANITARY MANHOLE	
EXISTING GROUND ELEVATION	+17.45

NOTES

1. ALL DEMOLITION ACTIVITY TO OCCUR STRICTLY WITHIN PROPERTY BOUNDARY.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
3. ELEVATION ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. ALL UTILITY REMOVAL WORK SHALL BE COORDINATED WITH CITY OF NORTH PALM BEACH PRIOR TO THE START OF WORK.
5. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL OR RELOCATION INFORMATION.
6. REFER TO ELECTRICAL PLAN BY OTHERS FOR SITE ELECTRIC REMOVAL/RELOCATION INFORMATION.

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CAD 68740D-CV-DEMO.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/21/21

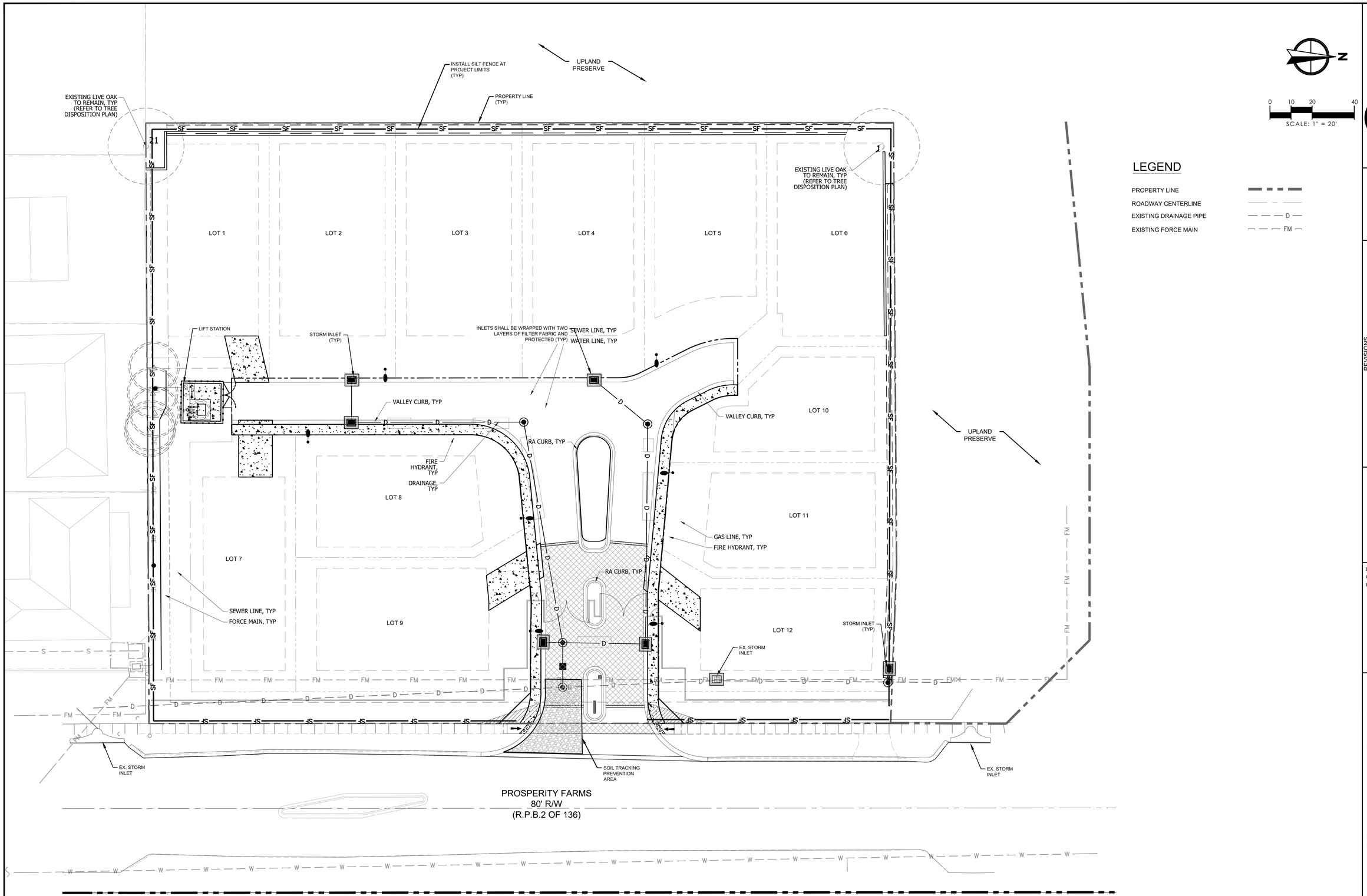
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

DEMOLITION PLAN

SHEET:
C-2

Garrett Kissel P:\68740\6874.00 Prosperity Village - Nor\CIVIL\Design\Drawings\68740D-CV-DEMO.dwg — Plotted: 7/27/2021 1:07:23 PM Saved: 7/27/2021 12:58:11 PM



LEGEND

PROPERTY LINE	
ROADWAY CENTERLINE	
EXISTING DRAINAGE PIPE	D
EXISTING FORCE MAIN	FM

N

0 10 20 40
SCALE: 1" = 20'

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

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		REVISIONS	

CAD 687400-CI-SWPP.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/12/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

STORMWATER POLLUTION PREVENTION PLAN

SHEET:
C-4

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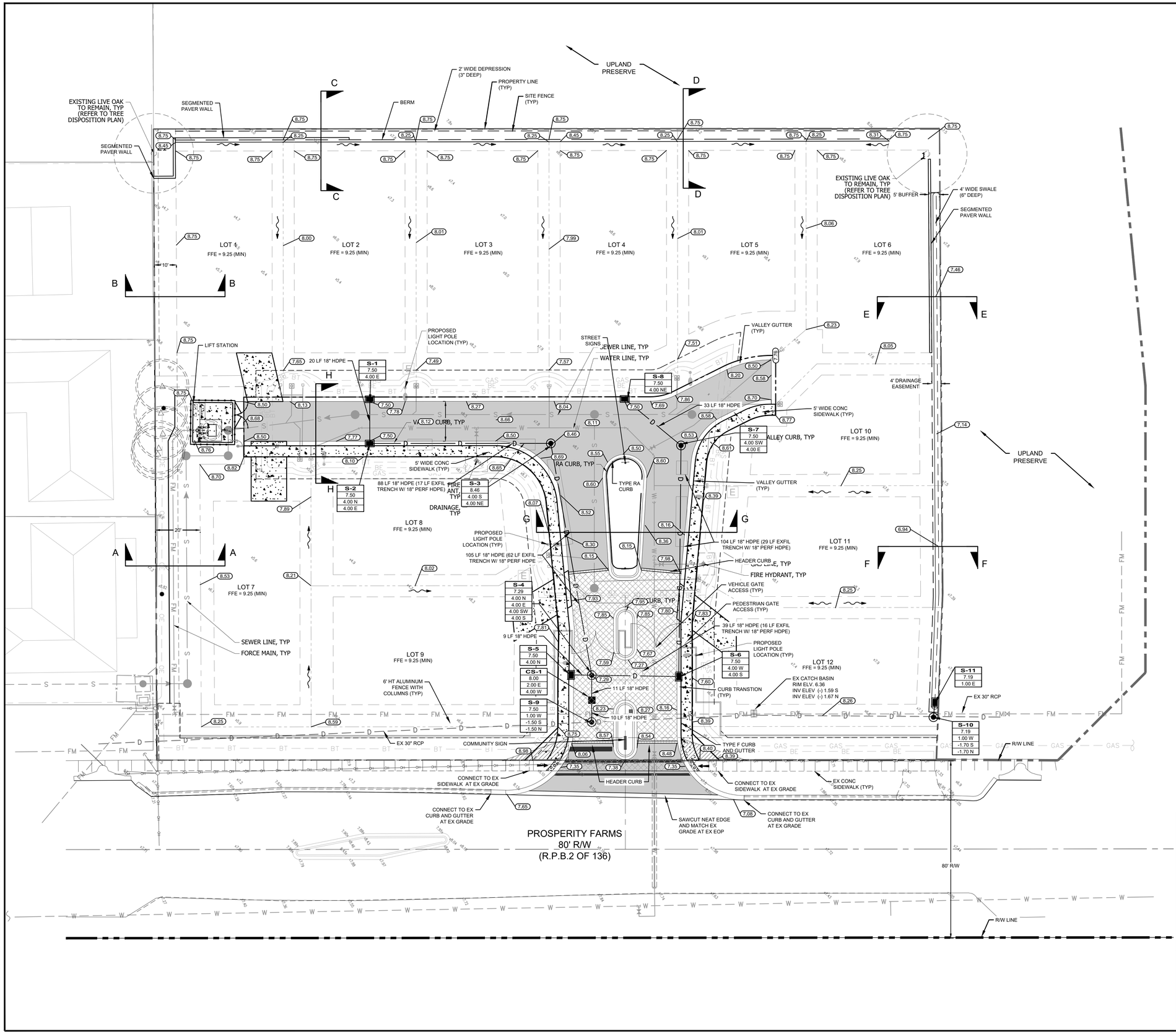

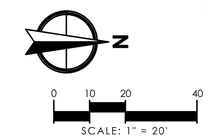

LEGEND

PAVERS	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
STRUCTURE NUMBER	S-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N / 13.00 S
PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
PROPOSED GAS MAIN	GAS
PROPOSED COMMUNICATION LINE	BFO
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	
PROPOSED ELECTRIC TRANSFORMER	E
LIGHT POLE	

NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
2. 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.
3. 5% MAX. LONGITUDINAL SLOPE AND 2% MAX. CROSS SLOPE ON ALL SIDEWALKS.

STRUCTURE TABLE

STRUCTURE NO.	STRUCTURE TYPE
CS-1	MANHOLE USF 170-E
S-1	DBI TYPE C USF 5105 STEEL GRADE
S-2	DBI TYPE C USF 5105 STEEL GRADE
S-3	MANHOLE USF 170-E
S-4	MANHOLE USF 170-E
S-5	DBI TYPE C USF 5105 STEEL GRADE
S-6	DBI TYPE C USF 5105 STEEL GRADE
S-7	MANHOLE USF 170-E
S-8	DBI TYPE C USF 5105 STEEL GRADE
S-9	MANHOLE USF 170-E
S-10	MANHOLE USF 170-E
S-11	DBI TYPE C USF 5105 STEEL GRADE

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JOB NO.	6874.00
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DATE	7/26/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE NORTH PALM BEACH, FLORIDA

PAVING, GRADING, AND DRAINAGE PLAN

SHEET:
C-5

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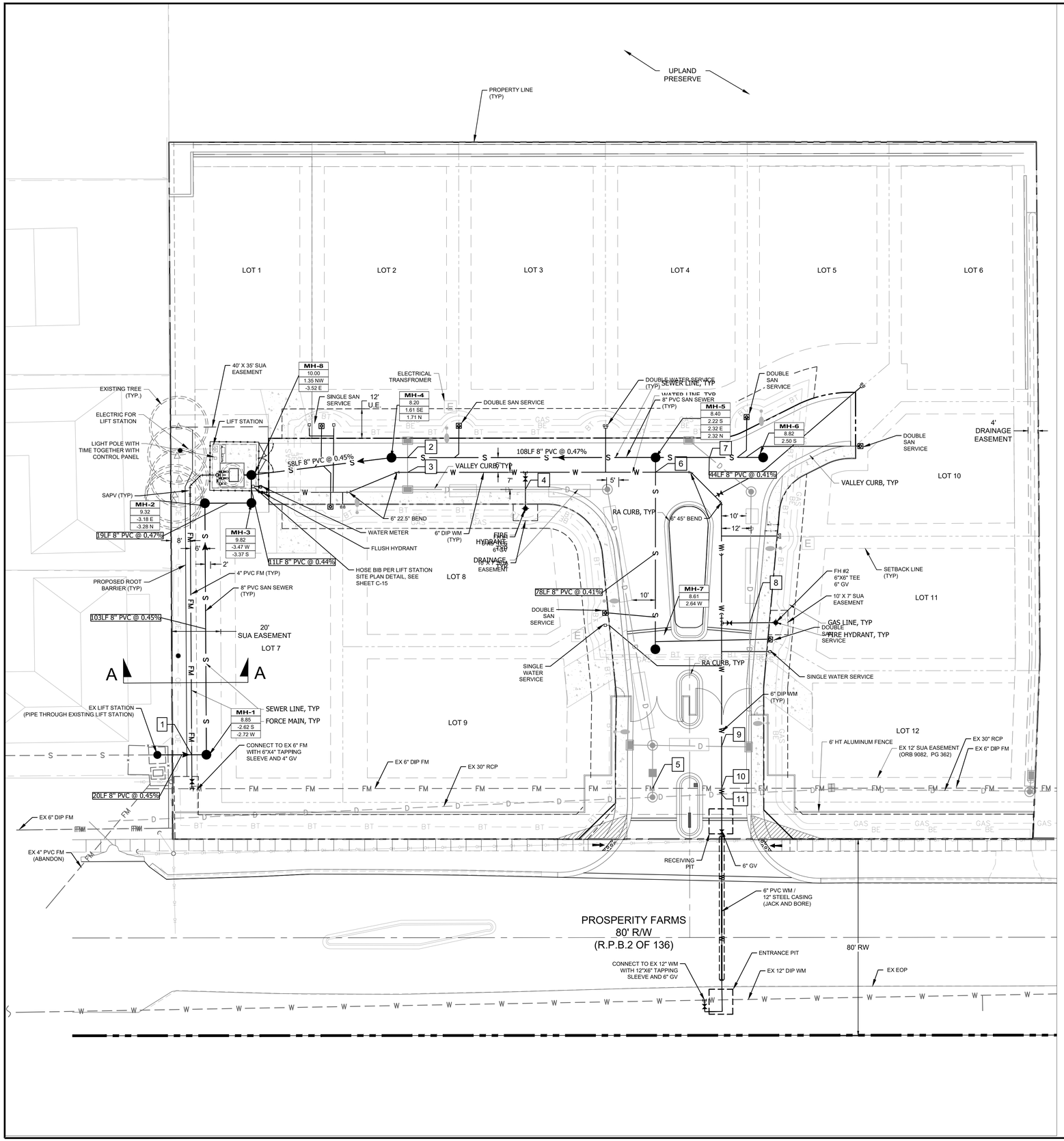


CONFLICT TABLE

1	4" PVC FM	4.48 BOP
	8" PVC SS	-1.83 TOP
2	18" HDPE STORM	3.83 BOP
	8" PVC SS	2.91 TOP
3	18" HDPE STORM	3.83 BOP
	6" DIP WM	2.81 TOP
4	18" HDPE STORM	3.83 BOP
	6" DIP WM	2.82 TOP
5	18" HDPE STORM	1.35 BOP
	6" EX FM DIP	5.19 TOP
6	6" DIP WM	4.65 BOP
	8" PVC SS	3.04 TOP
7	18" HDPE STORM	3.83 BOP
	8" PVC SS	3.10 TOP
8	18" HDPE STORM	3.83 BOP
	6" DIP WM	2.82 TOP
9	18" HDPE STORM	3.83 BOP
	6" DIP WM	-2.88 TOP
10	6" EX FM DIP	3.28 BOP
	6" DIP WM	-2.88 TOP
11	30" EX STORM	-1.88 BOP
	6" DIP WM	-2.88 TOP

N

0 10 20 40

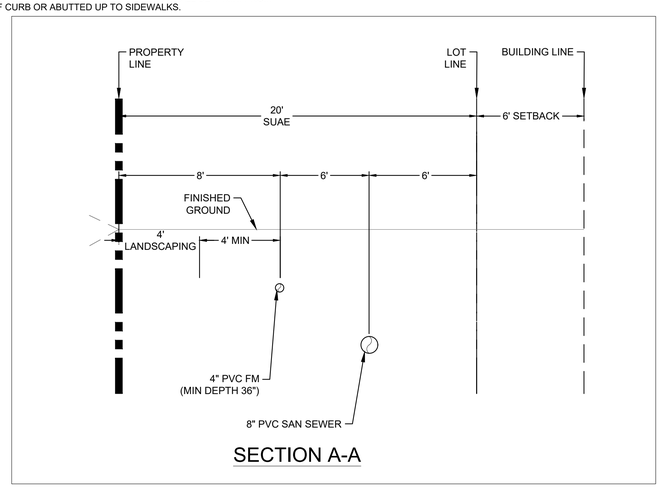
SCALE: 1" = 20'

LEGEND

STRUCTURE NUMBER	MH-35
RIM/GRATE EL.	20.00
INVERT EL. AND DIRECTION	13.50 N / 13.00 S
PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
PROPOSED GAS MAIN	GAS
PROPOSED COMMUNICATION LINE	BFO
PROPOSED BURIED ELECTRIC	BE
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	SP# XX
FIRE DEPARTMENT CONNECTION	
PROPOSED ELECTRIC TRANSFORMER	E

NOTES

1. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
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 IMPROVEMENT SHALL BE IN ACCORDANCE WITH SEACOAST UTILITY AUTHORITY.
4. WATER AND SEWER MAINS AND SERVICES SHALL CLEAR DRAINAGE MANHOLES AND INLETS BY A MINIMUM OF 5'.
5. UNLESS CALLED FOR IN THE PLANS, ALL WATER MAINS AND FORCE MAINS SHALL HAVE 36" MIN. COVER.
6. PROPOSED FM PIPE SHALL BE C-900 DR-14 PVC.
7. ALL FENCES WITHIN THE SEACOAST UTILITY AUTHORITY EASEMENTS SHALL BE REMOVABLE.
8. SANITARY CLEANOUTS AND WATER METERS SHALL BE 4' MIN. FROM BACK OF CURB OR ABUTTED UP TO SIDEWALKS.
9. SANITARY CLEANOUTS AND WATER METERS SHALL BE 4' MIN FROM DRY UTILITIES. ADDITIONAL INFORMATION CAN BE FOUND ON SHEET C-9
10. ROOT BARRIER SHALL BE REQUIRED FOR ALL WATER AND SEWER SERVICES TO LOTS 8, 9, 11, AND 12 THAT CROSS THE LANDSCAPE ISLAND



SECTION A-A

WGL
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JOB NO. 6874.00
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7/13/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

WATER AND SEWER PLAN

SHEET:
C-7

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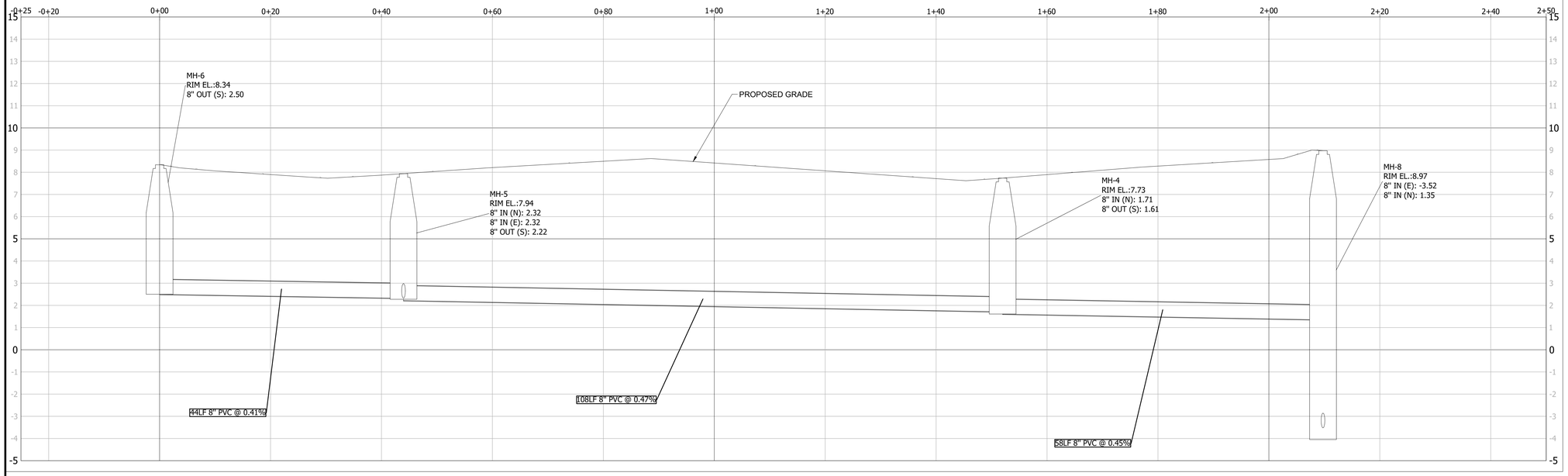
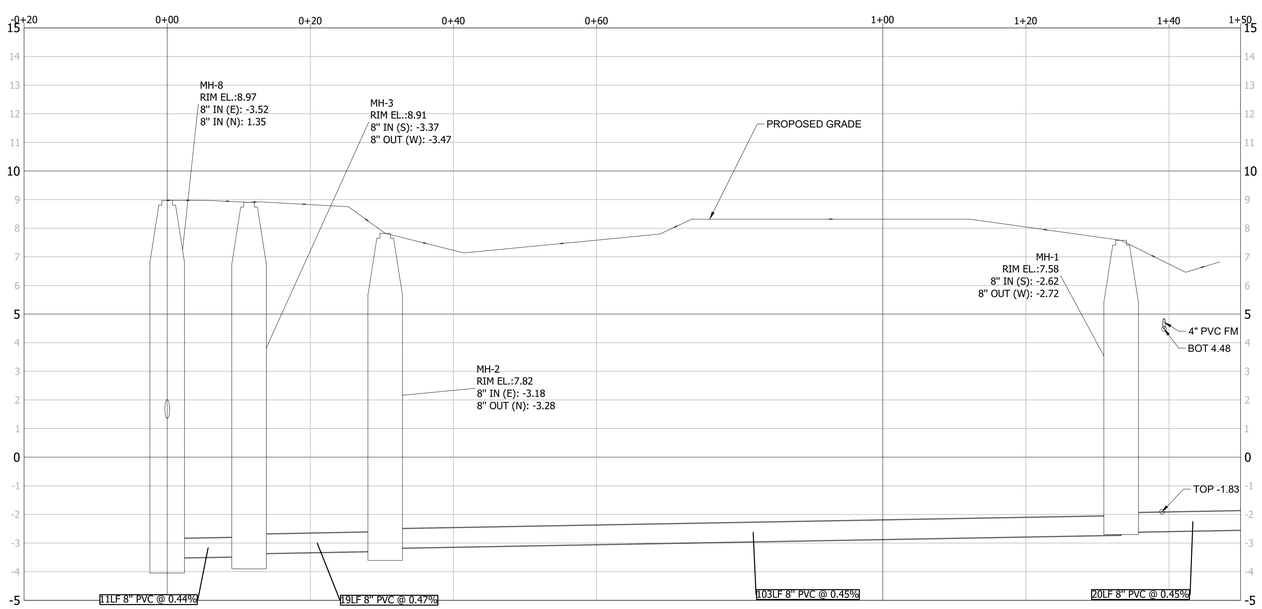
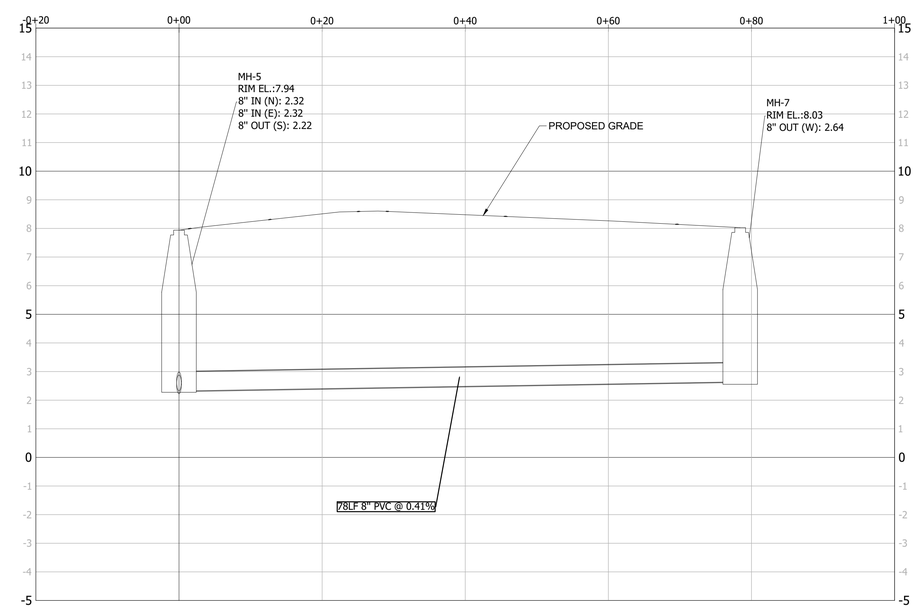
SANITARY SEWER PROFILE #1 (MH-6 TO MH-8)
STA: -0+25 TO STA: 2+50
HORIZ: 1"=20
VERT: 1"=5



SANITARY SEWER PROFILE #2 (MH-1 TO MH-8)
STA: -0+20 TO STA: 1+50
HORIZ: 1"=20
VERT: 1"=5



SANITARY SEWER PROFILE #3 (MH-7 TO MH-5)
STA: -0+20 TO STA: 1+00
HORIZ: 1"=20
VERT: 1"=5



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	7/13/21

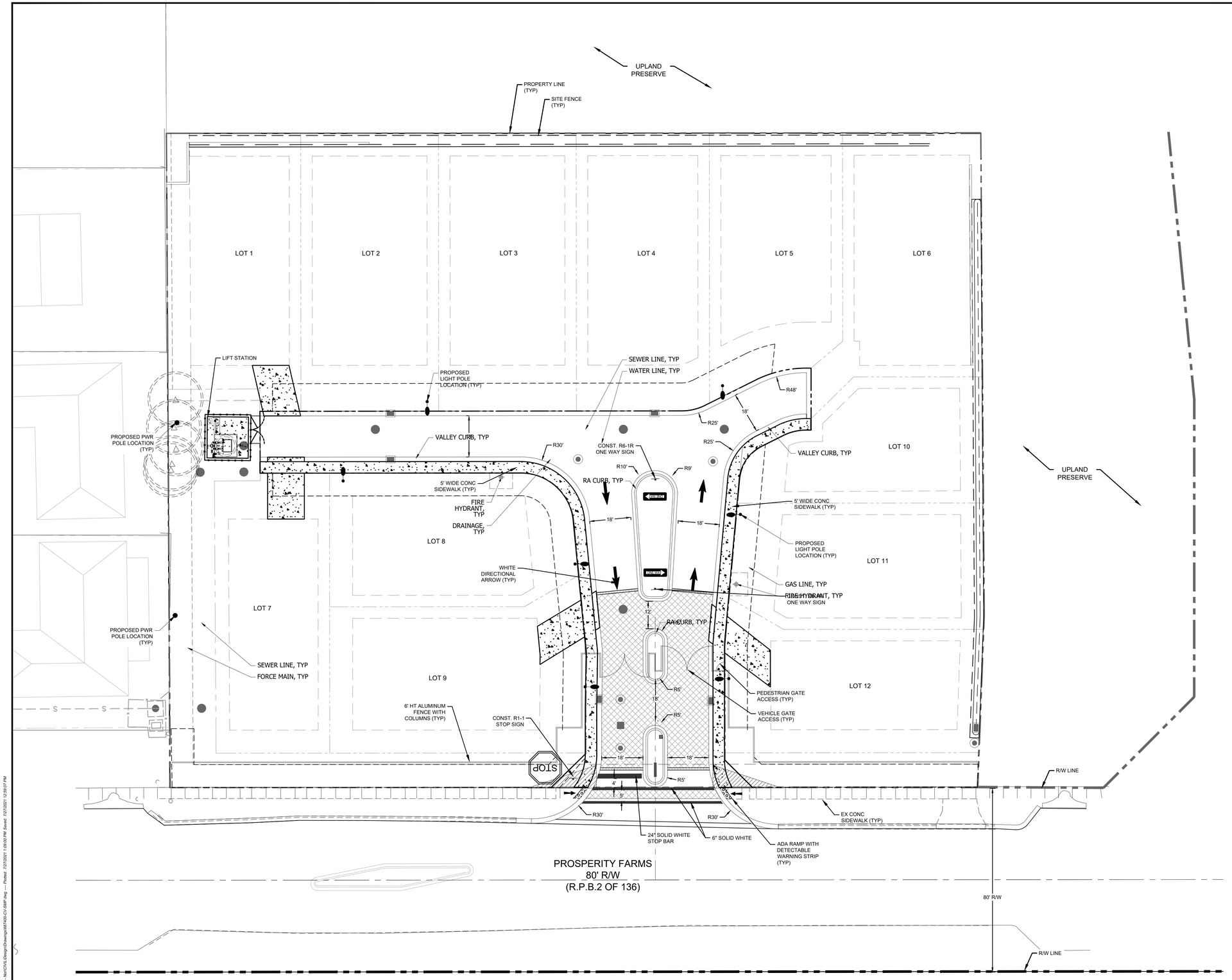
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

SEWER PROFILE

SHEET:
C-8

Garrett Kristel P:\6874\6874.00 Prosperity Village - Nor\CIVIL\Design\Drawings\6874\00-CIVIS.dwg — Plotted: 7/27/2021 1:08:44 PM Saved: 7/27/2021 1:05:57 PM



0 10 20 40
SCALE: 1" = 20'

LEGEND

PAVERS

CONCRETE PAVEMENT

ASPHALT PAVEMENT

LIGHT POLE

NOTES

1. PAVEMENT MARKINGS - ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE TRAFFIC DESIGN STANDARDS.

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JOB NO.	6874.00
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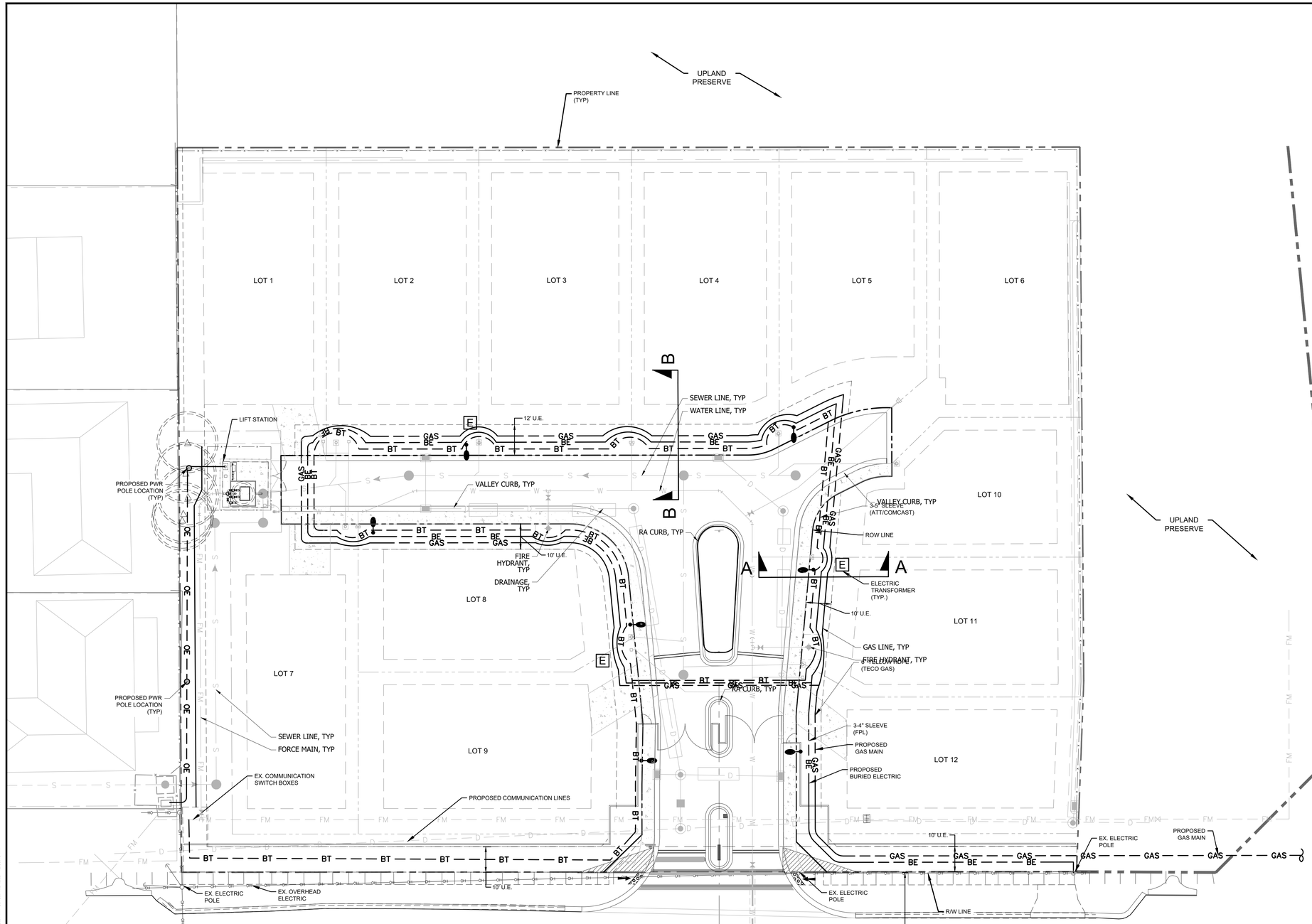
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

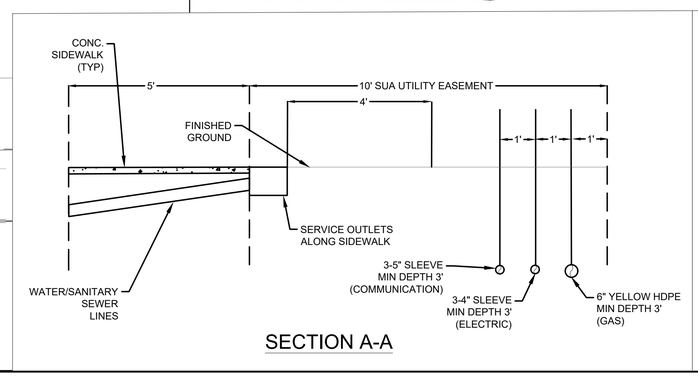
PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

SIGNING & PAVEMENT MARKING PLAN

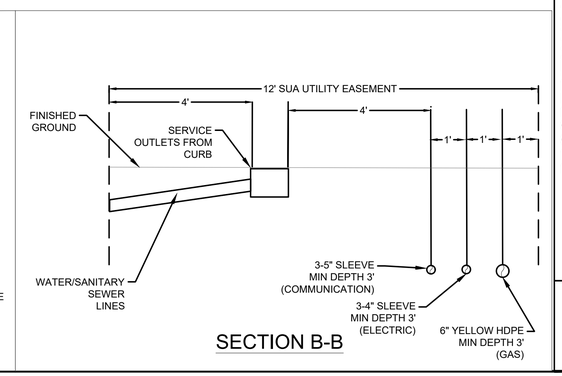
SHEET:
C-10

Garrett Kissel P:\6800\6874.00 Prosperity Village - North\CIVIL\Design\Drawings\687400-CV-SMP.dwg — Plotted: 7/27/2021 1:09:03 PM Saved: 7/27/2021 12:59:07 PM





SECTION A-A



SECTION B-B

N

0 10 20 40
SCALE: 1" = 20'

LEGEND

PROPOSED WATER MAIN	W
PROPOSED SEWER PIPE	S
PROPOSED DRAINAGE PIPE	D
PROPOSED FORCE MAIN	FM
PROPOSED GAS MAIN	GAS
PROPOSED COMMUNICATION LINE	BT
PROPOSED BURIED ELECTRIC	BE
EXISTING WATER MAIN	W
EXISTING GRAVITY SEWER	S
EXISTING DRAINAGE PIPE	D
EXISTING SEWER FORCE MAIN	FM
EXISTING ELECTRIC MAIN	OH
DRAINAGE STRUCTURES	
SANITARY MANHOLE	
FIRE HYDRANT	
PROPOSED ELECTRIC TRANSFORMER	E

UTILITY CONTACT INFORMATION

FLORIDA POWER AND LIGHT (ELECTRIC)
VAUGHN MONCRIEFFE 561-616-1617
VAUGHN.MONCRIEFFE@FPL.COM

TECO (GAS)
SHERRY HORTON 561-741-4710
SLHORTON@TECOENERGY.COM

AT &T (TELECOMMUNICATION)
VINCENT LIM 561-540-2639
VL4396@ATT.COM

COMCAST (TELECOMMUNICATION)
MARK MILFORD 561-882-4310
MARK_MILFORD@CABLE.COMCAST.COM

NOTES

1. THE CONDUIT LOCATIONS ARE CONCEPTUALLY LOCATED ON THIS PLAN TO ACCOMMODATE THE PROPOSED IMPROVEMENTS FINAL LOCATIONS AND SITE OF CONDUITS SHALL BE DETERMINED BY UTILITY PROVIDER.

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DATE 7/12/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

DRY UTILITY PLAN

SHEET:
C-12

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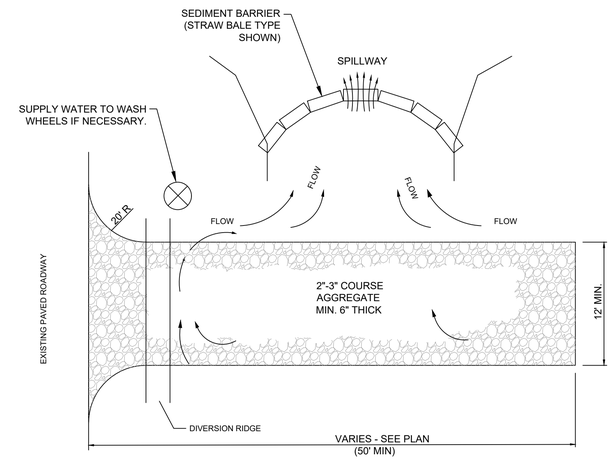
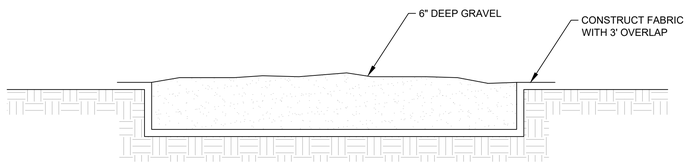


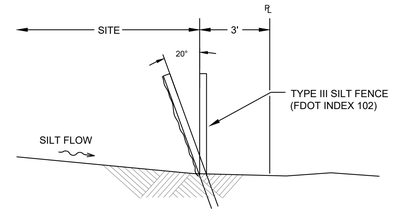
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OFANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



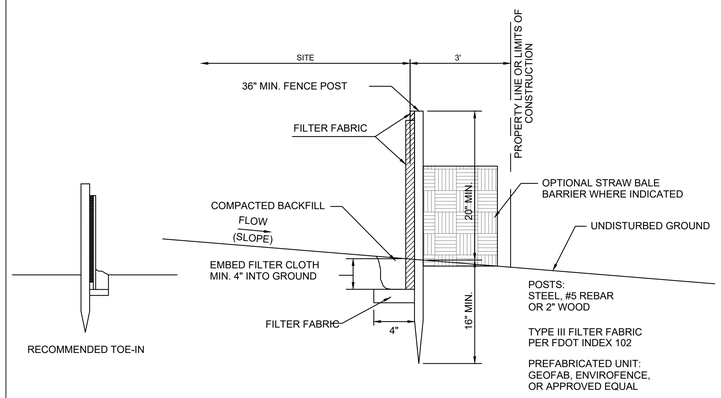
TEMPORARY CONSTRUCTION ENTRANCE

SCALE: NONE



SILT FENCE

SCALE: NONE



SILT FENCE INSTALLATION

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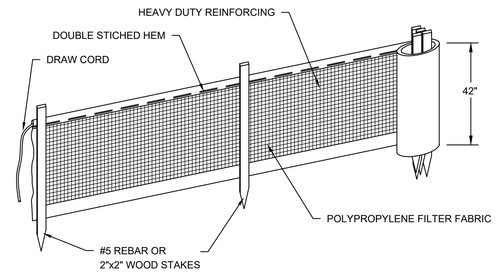
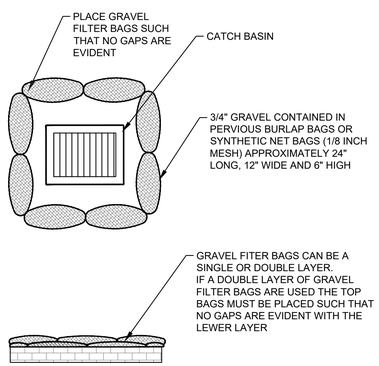


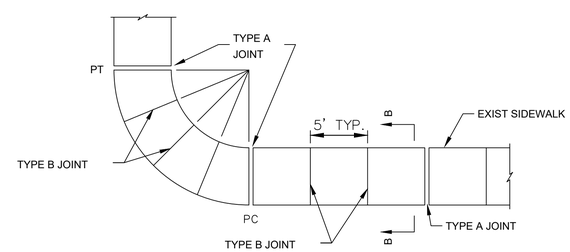
NOTES:

1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES SPACED EVERY 24" AT TOP AND BOTTOM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
4. SILT FENCE SHALL BE INSTALLED PER MANUFACTURES SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
6. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABILIZED.
7. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
8. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.

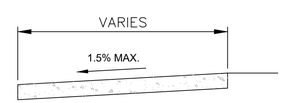


INLET PROTECTION DETAIL

SCALE: NONE



PLAN



SECTION B-B

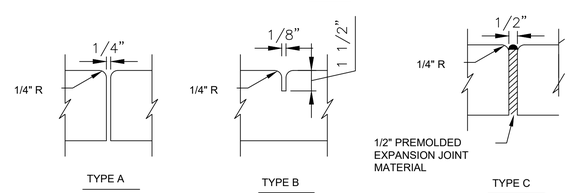


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
TYPE A	P.C. & P.T. OF CURVES, JUNCTION OF EXIST. & NEW SIDEWALK
TYPE B	5'-0" CENTER TO CENTER ON SIDEWALKS
TYPE C	WHERE SIDEWALK ABUTS CONCRETE CURB, DRIVEWAYS, & SIMILAR STRUCTURES

NOTES:

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

SIDEWALK CONSTRUCTION

SCALE: NONE

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
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NO.	DATE	DESCRIPTION	BY
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JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/27/21

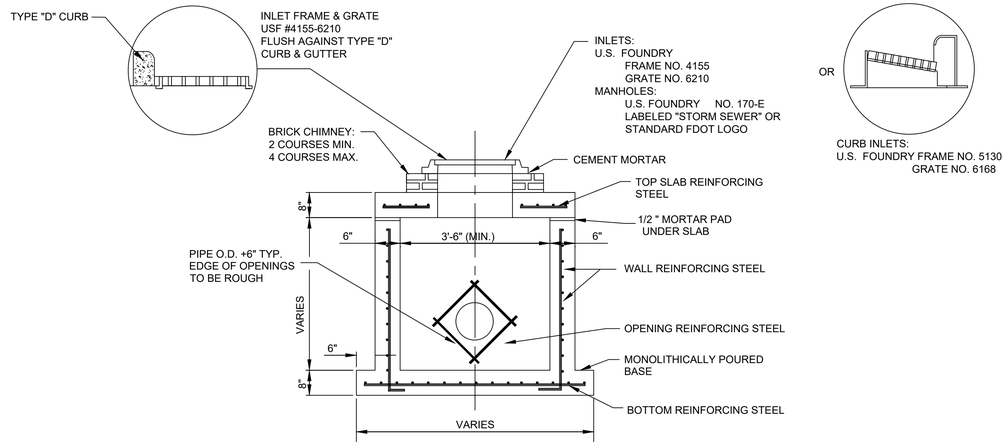
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

PAVING, GRADING, AND DRAINAGE DETAILS

SHEET:
C-13

Garrett Kokesh P:\68\6874.00 Prosperity Village - Nw\CIVIL\Design\Drawings\68740O-CV-PDD.dwg --- Plotted: 7/27/2021 1:09:48 PM; Saved: 7/27/2021 12:33:11 PM

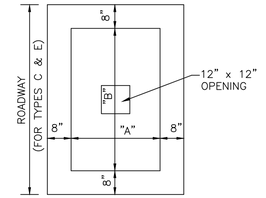


NOTES:

1. ALL INLET GRATES AND MANHOLE LIDS MUST HAVE LOCKING CHAINS (FDOT INDEX 201).
2. 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.
3. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
4. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL TRENCH SAFETY REGULATIONS.
10. ALL MANHOLES AND INLETS TO HAVE A MINIMUM SUMP OF 1'

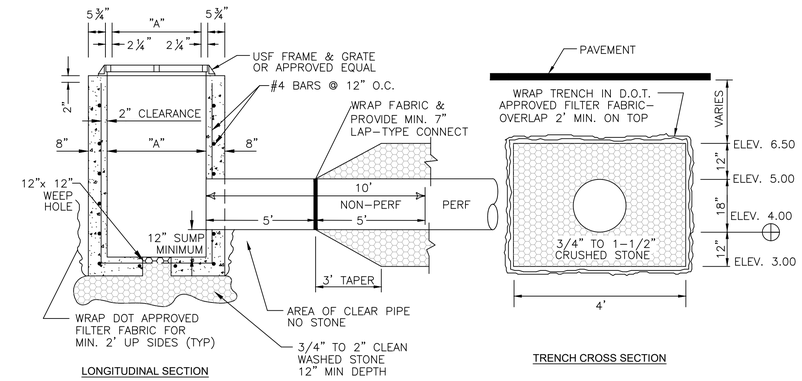
TYPICAL MANHOLE AND INLET DETAIL

SCALE: NONE



PLAN

TYPE INLET	DIMENSIONS		MAX. DIAM. PIPE	
	"A"	"B"	SHORT SIDE	LONG SIDE
"C"	2'-0"	3'-1"	18"	24"
"E"	3'-0"	4'-6"	24"	42"



LONGITUDINAL SECTION

TRENCH CROSS SECTION

NOTES:
COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 95% OF MAX. DRY DENSITY PER ASTM D-1557.

PROVIDE EYEBOLT PER F.D.O.T. INDEX 201

INLET NOTES

BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

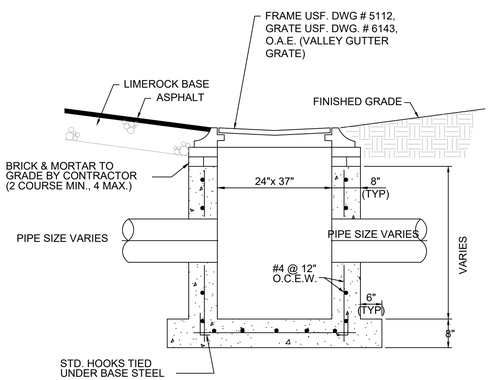
FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

GRATES: CAST IRON IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS. GRATES FOR TYPE "C" TO BE USF 6212 OR EQUAL. TYPE "E" TO BE USF 6290 OR EQUAL.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST-IN-PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

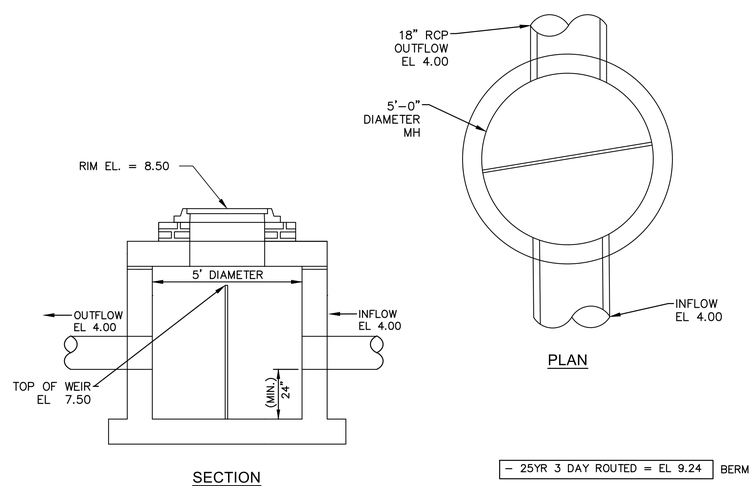
EXFILTRATION TRENCH DETAIL

SCALE: NONE



CATCH BASIN DETAIL (TYPE C)

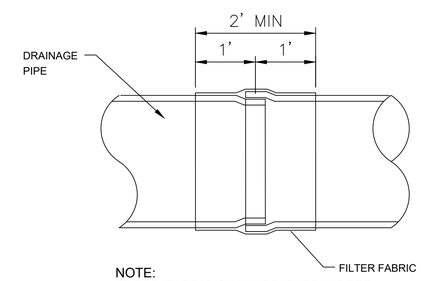
SCALE: NONE



SECTION

CS-1 CONTROL STRUCTURE DETAIL

SCALE: NONE



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

FILTER FABRIC PIPE JOINT WRAP DETAIL

SCALE: NONE

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Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

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		REVISIONS	

CAD 687400-CV-PDD.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/27/21

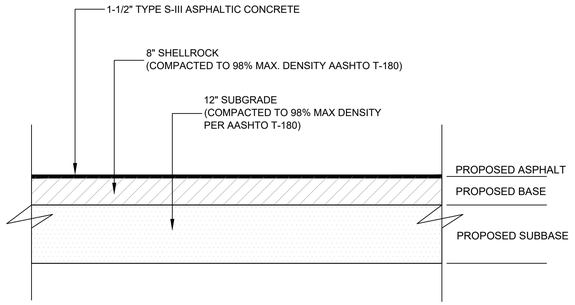
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

PAVING, GRADING, AND DRAINAGE DETAILS

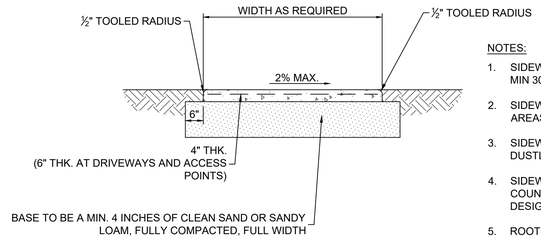
SHEET:
C-14

Garrett Kissel P:\6870\6874.00 Prosperity Village - NoCP\VL\Design\Drawings\687400-CV-PDD.dwg — Plotted: 7/27/2021 1:09:49 PM Saved: 7/27/2021 12:33:11 PM



TYPICAL ASPHALT PAVEMENT SECTION

SCALE: NONE

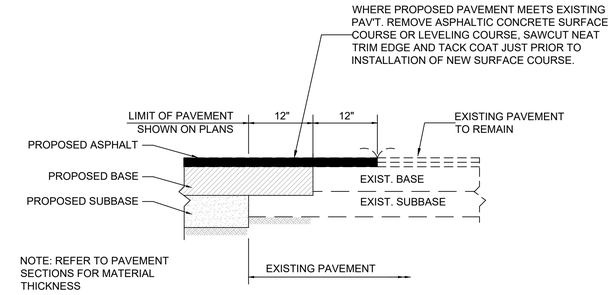


NOTES:

1. SIDEWALKS TO BE PORTLAND CEMENT CONCRETE, MIN 3000 PSI @ 28 DAYS.
2. SIDEWALK THICKNESS TO BE 6 INCHES MIN. IN ALL AREAS SUBJECT TO VEHICULAR TRAFFIC.
3. SIDEWALKS TO BE BROOMED FINISHED WITH EVEN DUSTLESS SURFACE.
4. SIDEWALKS SHALL CONFORM TO PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS DESIGN STANDARDS.
5. ROOT BARRIER REQUIRED WHEN LOCATED WITHIN 10' OF TREES.

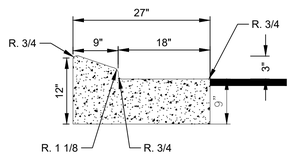
STANDARD SIDEWALK SECTION

SCALE: NONE



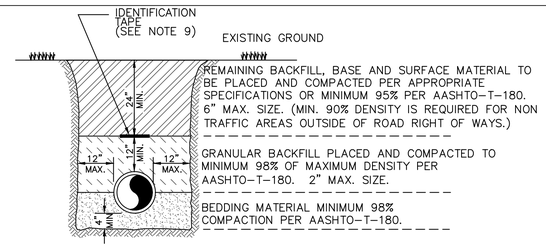
NEW PAVEMENT SECTION TO EXISTING PAVEMENT TRANSITION

SCALE: NONE



TYPE "RA" CURB

SCALE: NONE

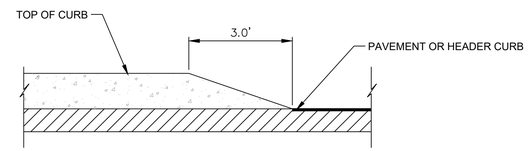


NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK $\frac{3}{8}$"-$\frac{7}{8}$" SIZING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCH, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTRIE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, MINIMUM 1 SET OF TESTS FOR EACH WASTERWATER GRAVITY MAIN RUN, OR AS DIRECTED BY THE INSPECTOR.
6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
7. SEE SEPARATE DETAIL FOR "PIPE INSTALLATION UNDER EXISITNG PAVEMENT-OPEN CUT."
8. THE AFFECTED AREA SHALL BE RESOTRED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
9. APPROVED MAGNETIC TAPE IS REQUIRED FOR: PVC POTABLE WATER MAINS, PVC FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.

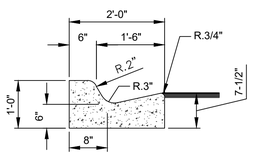
TRENCH UNDER EXIST GROUND

SCALE: NONE



3' CURB TRANSITION

SCALE: NONE

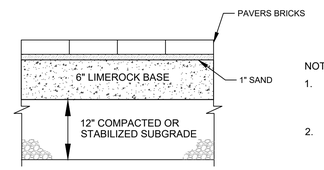


FEATHER ASPHALT 1/4" ABOVE LIP OF GUTTER (ON LOW SIDE OF ROAD ONLY)

NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" INSTEAD OF 7-1/2".

TYPE "F" CURB AND GUTTER

SCALE: NONE

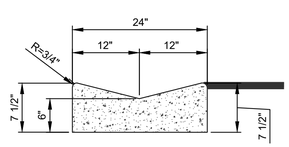


NOTES:

1. REFER TO HARDSCAPE PLANS FOR PAVER BRICK TYPE, COLOR, AND SIZE INFORMATION.
2. SAND BEDDING SHALL BE WELL GRADED, CLEAN WASHED LIMESTONE SCREENINGS W/ 100% PASSING A $\frac{3}{8}$" SIEVE AND A MAXIMUM 3% PASSING.

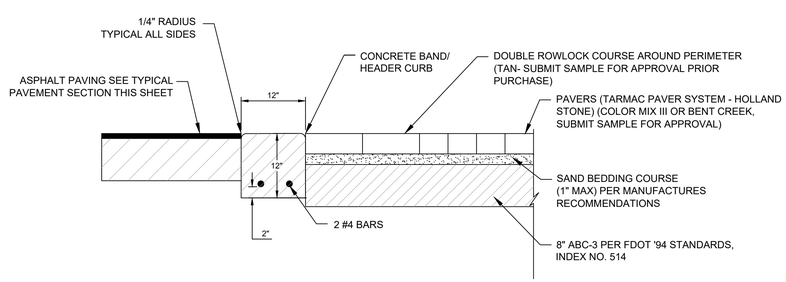
PAVER BRICK SECTION

SCALE: NONE



2' VALLEY GUTTER

SCALE: NONE



NOTE:
FOR ALL MATERIALS AND COMPACTION SPECIFICATIONS SEE TARMAC/PAVER SYSTEMS SPECIFICATIONS FOR SOLID CONCRETE INTERLOCKING PAVING UNITS OR APPROVED EQUAL. ALL PAVERS SHALL HAVE FULL DEPTH INTEGRAL COLOR.

ASPHALT TO PAVER DETAIL

SCALE: NONE

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REVISIONS

CAD 68740O-CV-PDD.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
	7/27/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

PAVING, GRADING, AND DRAINAGE DETAILS

SHEET:
C-15

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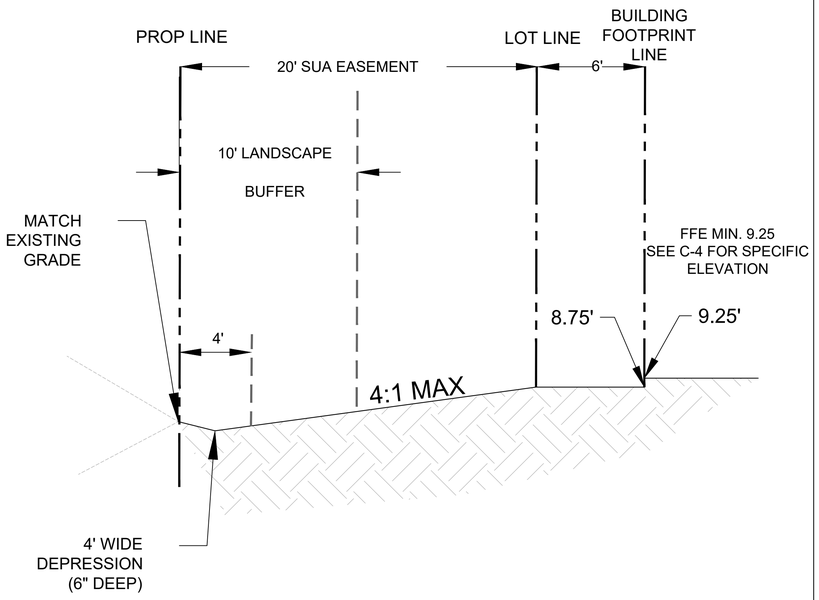
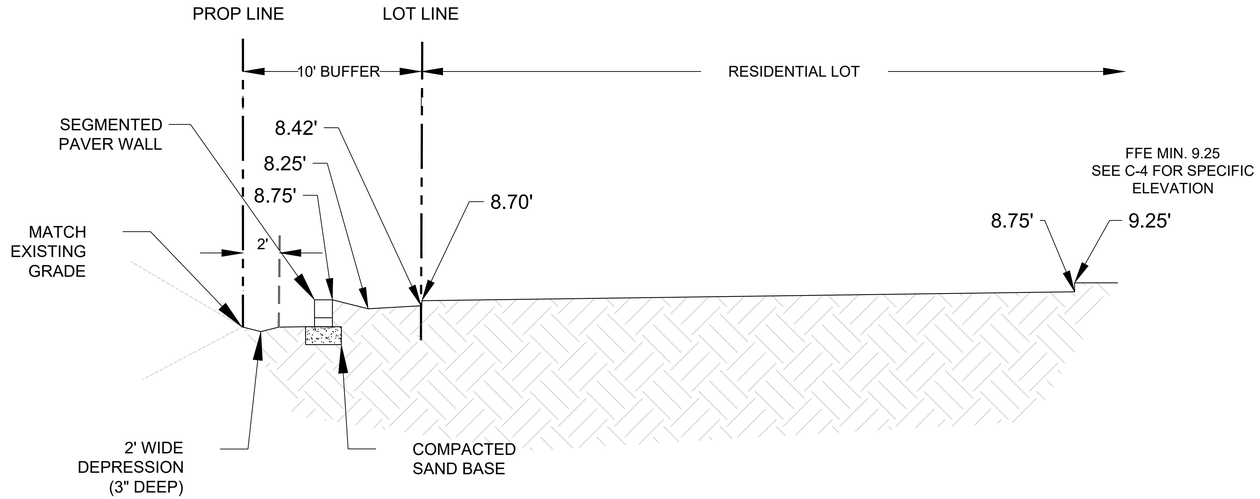


TYPICAL SECTION A-A

SCALE: 1:4



TYPICAL SECTION C-C

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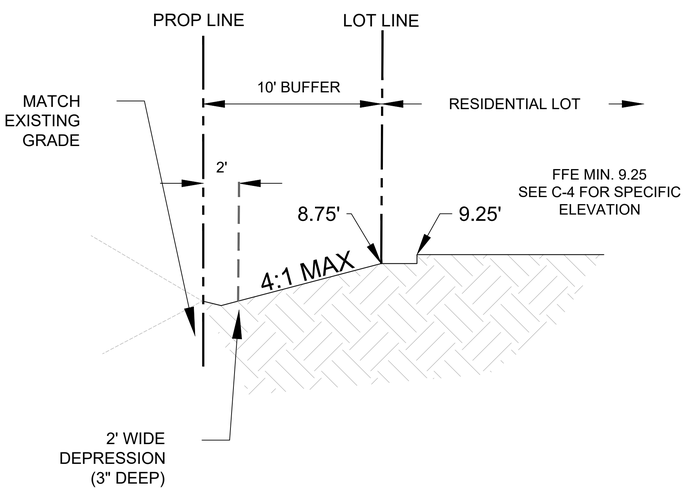
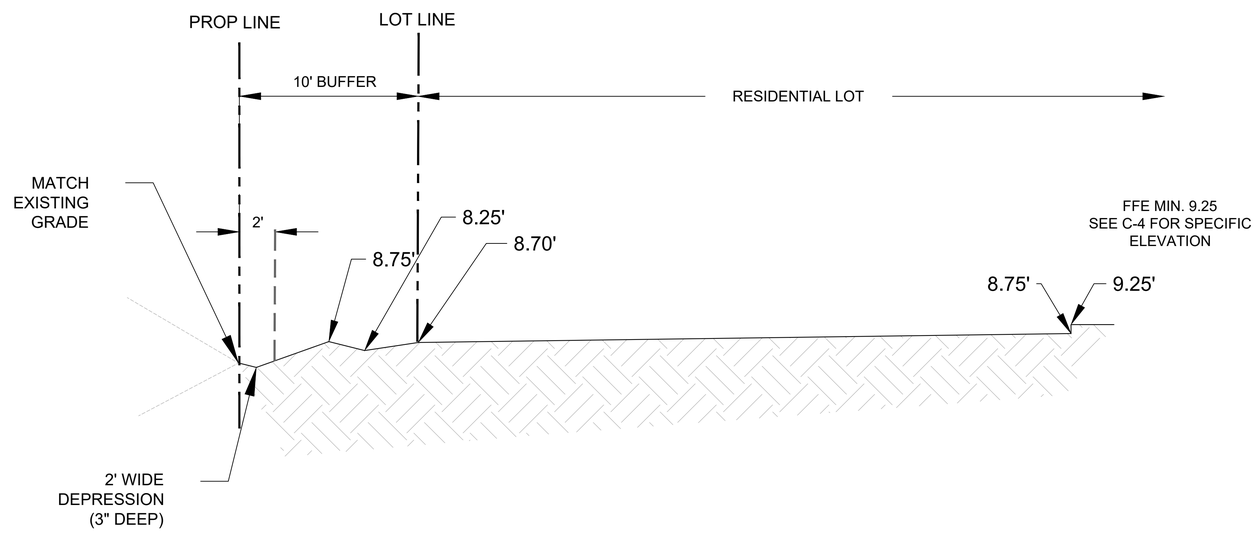


TYPICAL SECTION B-B

SCALE: 1:4



TYPICAL SECTION D-D

SCALE: 1:4

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CAD 68740-CV-PDD.DWG	
JOB NO.	6874.00
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CHECK BY	CJH
DATE	7/27/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

PAVING, GRADING, AND DRAINAGE DETAILS

SHEET:
C-16

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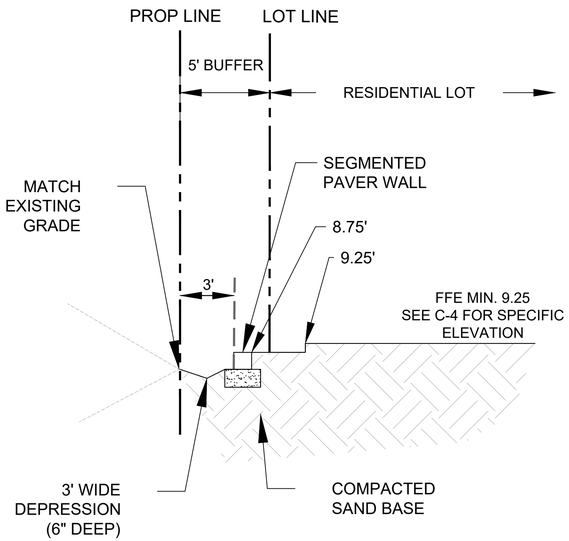

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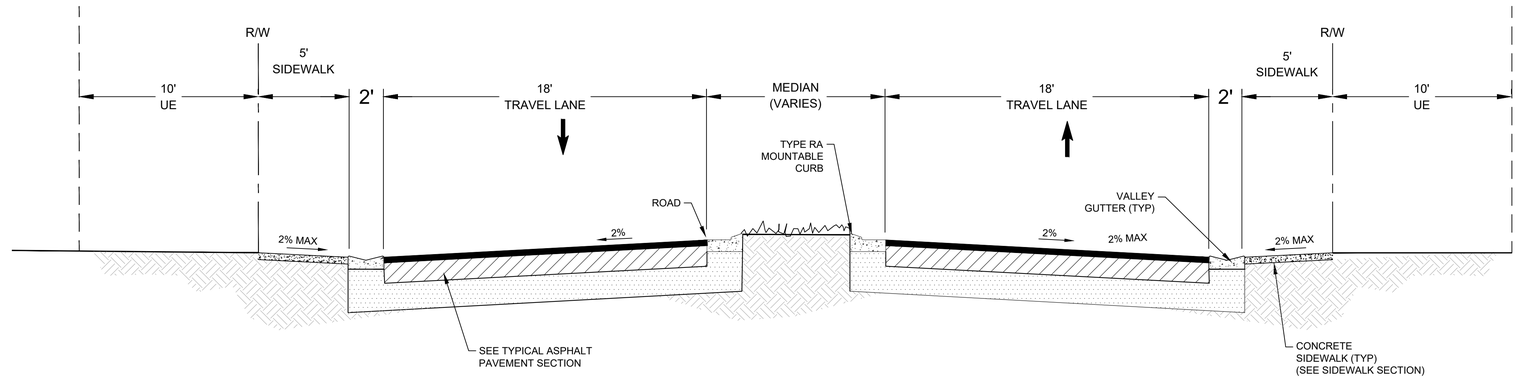
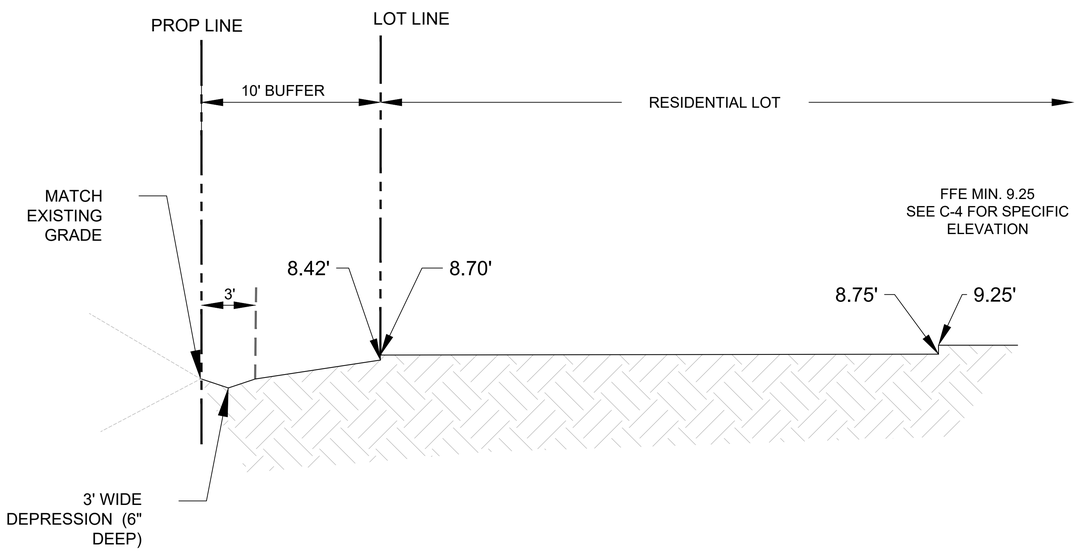
SCALE: 1:4



TYPICAL SECTION G-G

SCALE: 1:4



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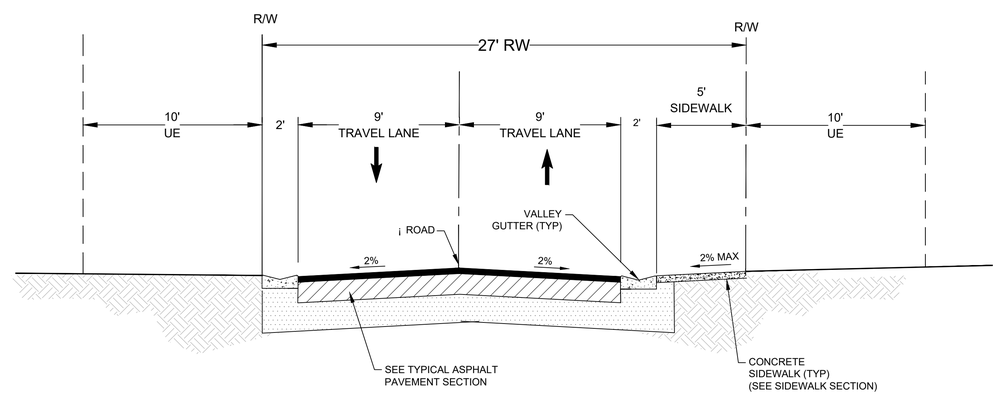

TYPICAL SECTION H-H

SCALE: 1:4

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JOB NO.	6874.00
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DATE	7/27/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

PAVING, GRADING, AND DRAINAGE DETAILS

SHEET:
C-17

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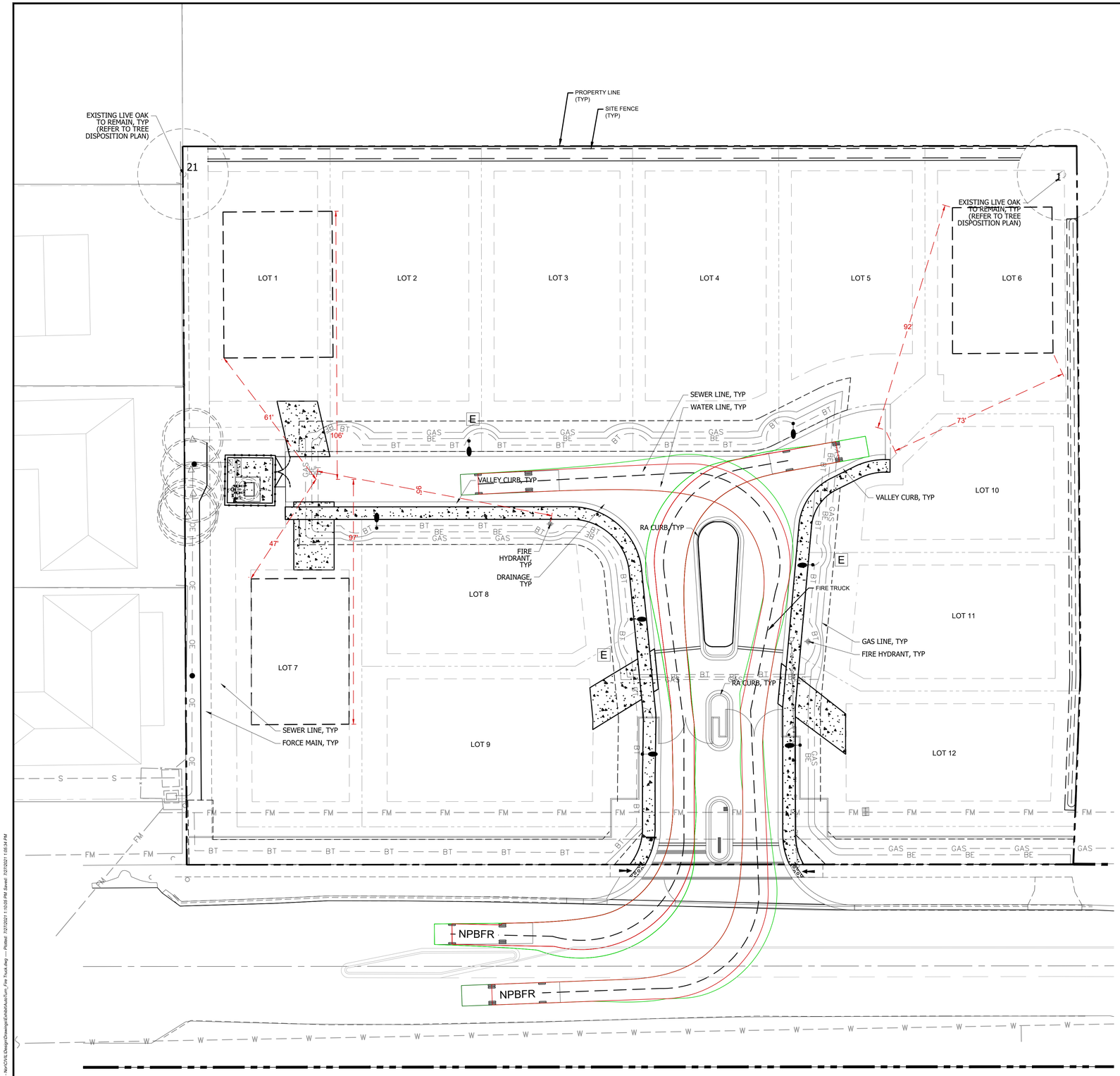

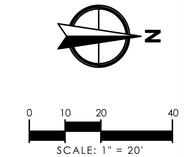

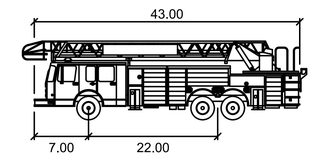

Aerial Fire Truck

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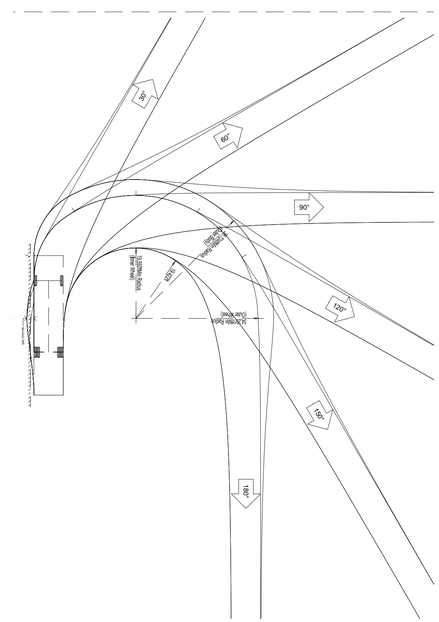
Track	:	8.50
Lock to Lock Time	:	6.0
Steering Angle	:	33.3



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NO.	DATE	DESCRIPTION	BY

REVISIONS

CAD AUTOTURN_FIRE TRUCK.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	9/10/2021
CONSTRUCTION PLANS	

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE

NPBFR AUTOTURN EXHIBIT

SHEET:
C-18

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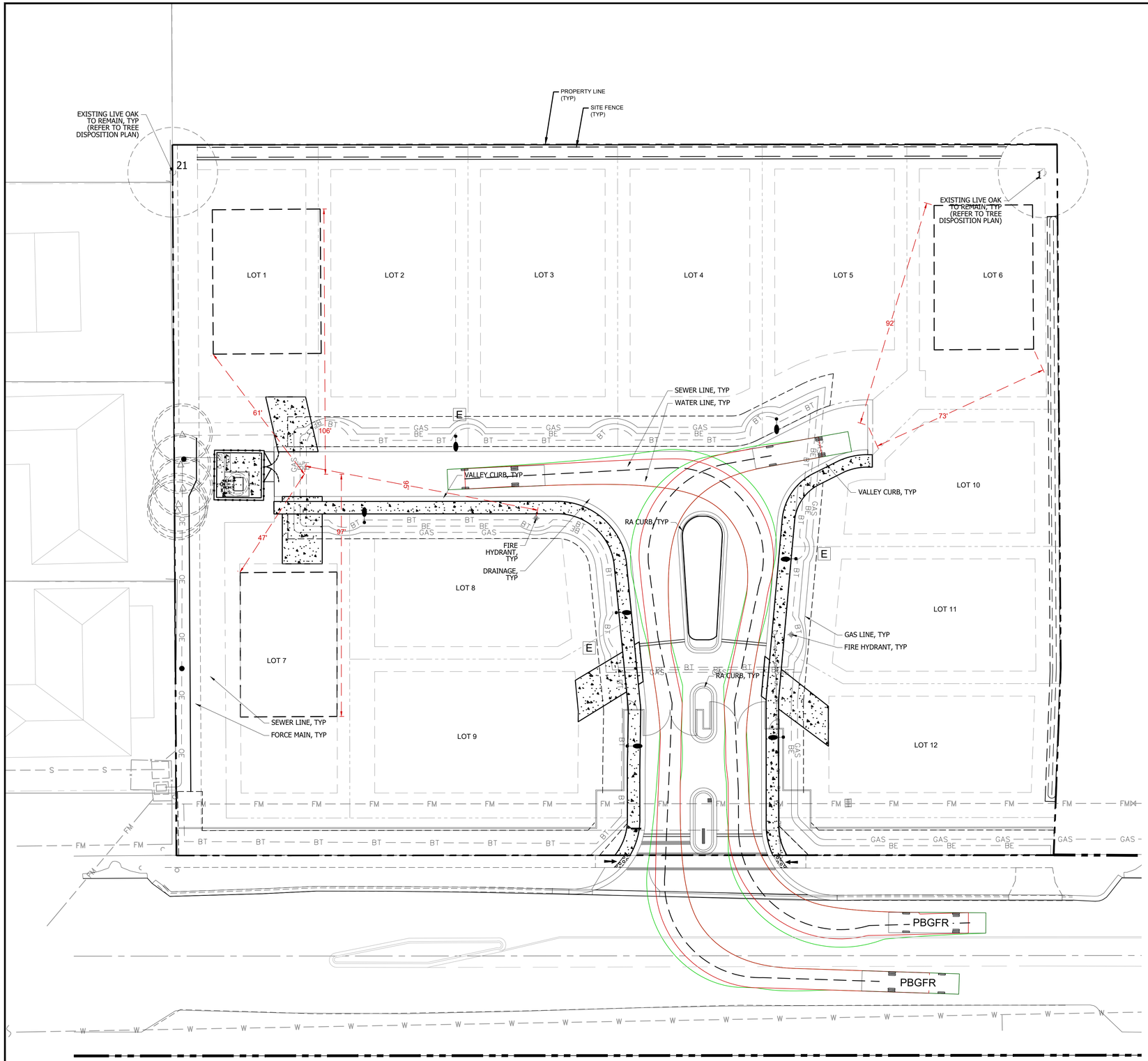

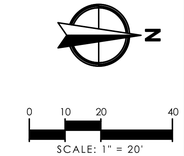

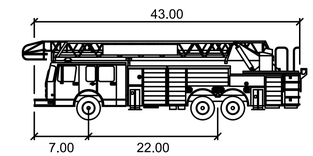

Aerial Fire Truck

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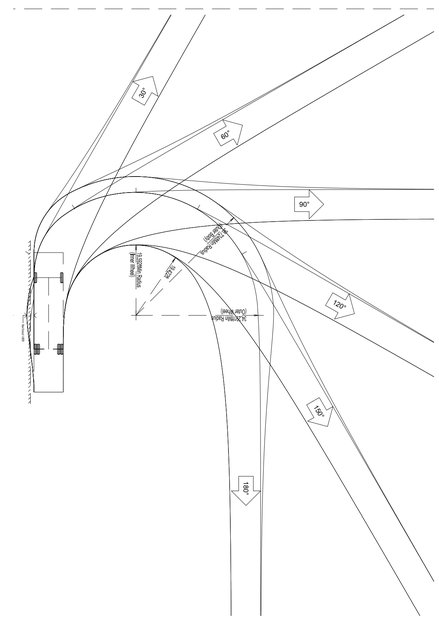
Track	:	8.50
Lock to Lock Time	:	6.0
Steering Angle	:	33.3



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

NO.	DATE	DESCRIPTION	BY
		REVISIONS	

CAD AUTOTURN_FIRE TRUCK.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	9/10/2021
CONSTRUCTION PLANS	

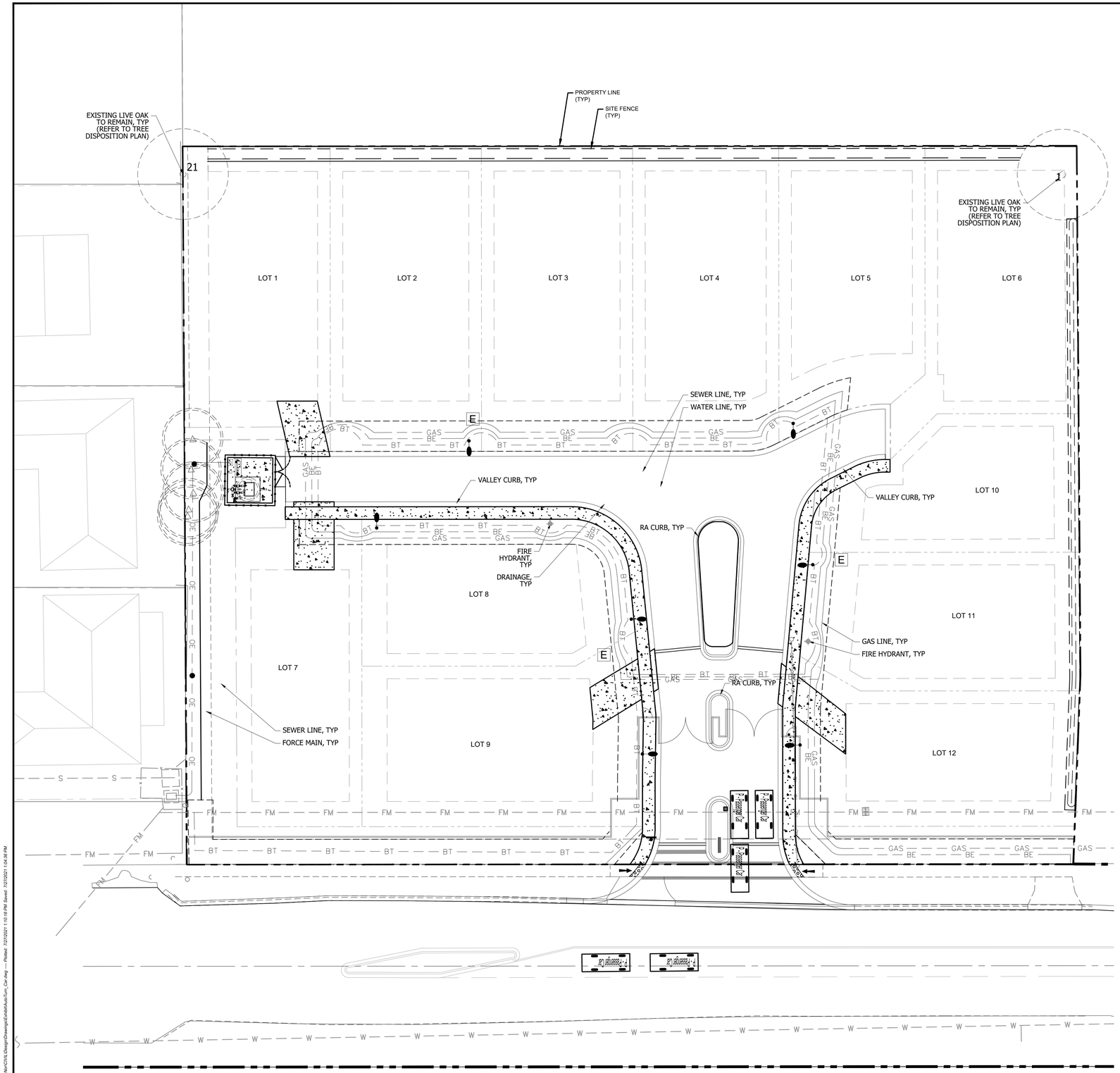
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

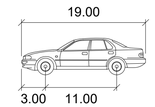
PROSPERITY VILLAGE

PBGFR AUTOTURN EXHIBIT

SHEET:
C-19

Garnet Kissel P:\6000\6874.00 Prosperity Village - North\CIVIL\Design\Drawings\Exhibit\AutoTurn_Fire Truck.dwg — Plotted: 7/27/2021 1:10:06 PM Saved: 7/27/2021 1:05:34 PM





P

	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.9

NOTES:

1. THIS PLAN IS FOR INFORMATIONAL USE ONLY

N

0 10 20 40

SCALE: 1" = 20'

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REVISIONS

CAD AUTOTURN_CAR.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	9/8/2021
	CONSTRUCTION PLANS

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE

AUTOTURN CAR EXHIBIT

SHEET:
C-20

Garrett Kiesel P:\6800\6874.00 Prosperity Village - Non\CIVIL\Design\Drawings\Exhibit\AutoTurn_Car.dwg — Plotted: 7/27/2021 1:10:18 PM Saved: 7/27/2021 1:04:36 PM

STANDARD WATER, RECLAIMED WATER AND SEWER SEPARATION STATEMENT

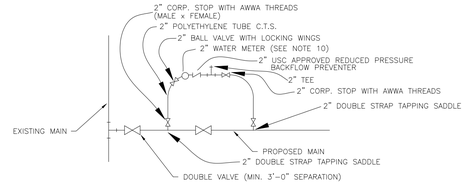
1. STORM SEWER, GRAVITY WASTEWATER, FORCE MAINS AND RECLAIMED WATER MAINS CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN GRAVITY SEWER OR STORM SEWER, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/GRAVITY SEWER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN SIX (6) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE SIX (6) INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/FORCE MAIN/RECLAIMED WATER MAINS CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM TWELVE (12) INCH VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION, IN ALL OF THE ABOVE CASES D.I.P. IS NOT REQUIRED FOR STORM SEWER PIPE.
2. FORCE MAINS CROSSING RECLAIMED WATER MAINS OR STORM SEWER SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE RECLAIMED WATER MAIN OR STORM SEWER AND THE RECLAIMED WATER MAIN SHALL CROSS OVER THE FORCE MAIN.
3. AT THE UTILITY CROSSING DESCRIBED IN ITEMS 1 AND 2 ABOVE, ONE FULL LENGTH OF DUCTILE IRON WATER MAIN PIPE SHALL BE CENTERED SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE JOINTS. WHERE THIS IS NOT POSSIBLE, JOINTS SHALL BE AT LEAST THREE (3) FEET FROM STORM SEWERS AND SIX (6) FEET FROM GRAVITY SEWER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS.
4. SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF TWELVE (12) INCHES. IF (12") VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATER MAIN SHALL BE D.I.P. AND THE SEWER SERVICE LATERAL SHALL BE C-900 SDR 18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED, THE WATER MAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR 18 OR BETTER.
5. MAINTAIN MINIMUM TEN (10) FEET HORIZONTAL DISTANCE BETWEEN POTABLE WATER MAIN OR FORCE MAIN, RECLAIMED WATER MAIN, STORM SEWER OR GRAVITY SEWER MAIN OR ON SITE SEWAGE DISPOSAL SYSTEMS. ADDITIONAL SEPARATION MAY BE REQUIRED AS OUTLINED IN SECTION II OF SUA STANDARDS.

Water, Reclaimed Water and Sewer and Separation Statement

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision B-18 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 2

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

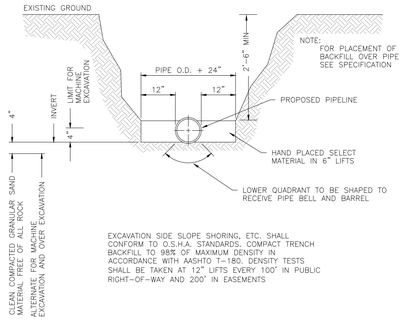
1. THIS METHOD SHALL BE COMPLIED WITH WHEN CONNECTING TO AN EXISTING WATER MAIN, (ONE THAT HAS ALREADY BEEN BACTERIOLOGICALLY CLEARED OR IS IN USE) WHETHER BY TEE AND VALVE OR BY CONTINUATION OF A PLUGGED STUB OUT WITH AN EXISTING GATE VALVE.
2. THESE REQUIREMENTS ARE BASED ON PALM BEACH COUNTY HEALTH DEPARTMENT REQUIREMENTS.
3. WHEN A TAPPING TEE AND VALVE IS INSTALLED, A PRESSURE/LEAKAGE TEST SHALL BE PERFORMED ON THE ASSEMBLY IN THE PRESENCE OF AN AUTHORIZED SUA REPRESENTATIVE PRIOR TO PERFORMING THE ACTUAL TAP.
4. DOUBLE VALVING PERMITS PHYSICAL CONNECTION TO AN EXISTING WATER MAIN WHEN USED IN CONJUNCTION WITH A BYPASS LINE.
5. A 2" BYPASS LINE (MAXIMUM) SHALL BE INSTALLED AS SHOWN BELOW PRIOR TO CANNON FLUSHING.
6. THE 2" TEE SHALL BE USED FOR FEEDING CHLORINE SOLUTION AND FOR ATMOSPHERIC VENT DURING PRESSURE/LEAKAGE TESTS.
7. UNDER NO CIRCUMSTANCES SHALL VALVES BE OPERATED WITHOUT AN AUTHORIZED SUA REPRESENTATIVE PRESENT.
8. ALL WATER MAINS SHALL BE FILLED WITH WATER UTILIZING JUMPER METER AND THEN BE THOROUGHLY CANNON FLUSHED IN ACCORDANCE WITH SEACOAST SPECIFICATIONS PRIOR TO PRESSURE/LEAKAGE TESTING. THE PROCEDURE SHALL BE DONE ONLY IN THE PRESENCE OF AN AUTHORIZED SUA REPRESENTATIVE.
9. FOLLOWING INITIAL CANNON FLUSHING, ALL WATER FOR PRESSURE/LEAKAGE TESTING AND BACTERIOLOGICAL CLEARANCES MUST BE DRAWN FROM THE BYPASS LINE WITH METER AND REDUCED PRESSURE BACKFLOW PREVENTER IN PLACE. THE 2" INCH WATER METER SHALL BE PROVIDED BY SUA UPON APPLICATION BY EITHER THE CONTRACTOR OR DEVELOPER. ALL WATER USED FOR THE CONSTRUCTION OF THE WATER AND SEWER MAINS SHALL BE PAID FOR BY THE ABOVE PARTIES PRIOR TO ANY SERVICE BEING PROVIDED. METER, BALL VALVE, REDUCED PRESSURE BACKFLOW PREVENTER AND TEE SHALL INSTALLED AT LEAST 18" ABOVE EXISTING GRADE, SUPPORTED, AND PROTECTED FROM DAMAGE. ANY DAMAGE SHALL BE APPLICANT'S RESPONSIBILITY AND SHALL BE CHARGED ACCORDINGLY.
10. EXCEPT DURING CANNON FLUSHING VALVES SHALL NOT BE OPENED UNTIL AFTER AN APPROVED PRESSURE/ LEAKAGE TEST, BACTERIOLOGICAL CLEARANCE, CERTIFICATION BY THE ENGINEER OF RECORD, RELEASE FROM THE PALM BEACH COUNTY HEALTH DEPARTMENT AND APPROVAL BY SUA.
11. DISINFECTION AND BACTERIOLOGICAL CLEARANCES SHALL COMPLY WITH CURRENT AWWA PROCEDURES, PALM BEACH COUNTY HEALTH DEPARTMENT, AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.



Tapping and Main Clearing Procedure

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision B-18 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 3

(PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

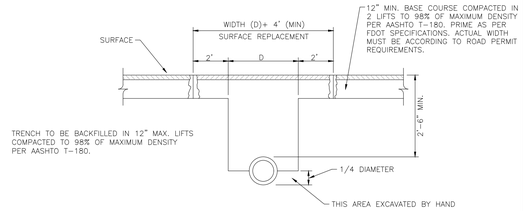


EXCAVATION SIDE SLOPE SHORING, ETC. SHALL CONFORM TO O.S.H.A. STANDARDS. COMPACT TRENCH BACKFILL TO 98% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T-180. DENSITY TESTS SHALL BE TAKEN AT 12" LIFTS EVERY 100' IN PUBLIC RIGHT-OF-WAY AND 200' IN EASEMENTS

CONTRACTOR SHALL AT ALL TIMES COMPLY WITH THE REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.

Standard Trenching Procedure

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision C-20 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 4



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE A MINIMUM OF TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE PLACED IN A MINIMUM OF 2 LIFTS AND THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE MATERIAL SHALL BE CONSISTENT WITH EXISTING SURFACE, WITH ASPHALT A MINIMUM OF 2" THICK.
5. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6") INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. ROAD CROSSINGS GREATER THAN 24 FEET IN WIDTH SHALL REQUIRE ONE ADDITIONAL TEST SITE FOR EACH ADDITIONAL 12 FEET OF PAVEMENT. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6 1/2") INCHES, THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACKFILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "THE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AT THE TIME THE PERMIT WAS ISSUED. ALL DENSITY TESTS SHALL BE COMPLETED AND ACCEPTED ON EACH LAYER PRIOR TO ADDITIONAL BACKFILLING. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO SUA UPON REQUEST, BACKFILL COMPACTION SHALL BE 98% OF MAXIMUM DENSITY PER AASHTO T-180.
6. ANY DAMAGE TO TRAFFIC SIGNALIZATION EQUIPMENT SHALL BE REPAIRED BY THE PALM BEACH TRAFFIC DIVISION AT THE CONTRACTORS EXPENSE.
7. THESE SPECIFICATIONS MAY BE SUPERSEDED BY THE PERMITTING AGENCY.
8. TEMPORARY ASPHALT OR CONCRETE PATCH MUST BE APPLIED THE SAME DAY AS THE BACKFILL.
9. TRAFFIC AREAS OR WHERE SAFETY TO THE PUBLIC IS AT ISSUE A TEMPORARY ASPHALT OR CONCRETE PATCH MUST BE IMMEDIATELY PLACED.

Pavement Replacement

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision A-15 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 5

PUSH ON JOINT PIPE RESTRAINT REQUIREMENTS AT FITTINGS, VALVES AND DEAD ENDS

PIPE SIZE	90° BEND	45° BEND	22½° BEND	11¼° BEND	REDUCER	VALVE	DEAD END	TEE
4"	54'	54'	36'	36'	54'	72'	72'	72'
6"	54'	54'	36'	36'	54'	72'	72'	72'
8"	54'	54'	36'	36'	54'	72'	72'	72'
10"	54'	54'	36'	36'	54'	108'	108'	108'
12"	72'	72'	54'	54'	72'	108'	108'	108'
14"	72'	72'	54'	54'	72'	108'	108'	108'
16"	72'	72'	54'	54'	72'	154'	154'	154'
18"	72'	72'	54'	54'	72'	154'	154'	154'
20"	90'	90'	54'	54'	90'	154'	154'	154'
24"	90'	90'	54'	54'	90'	172'	172'	172'
30"	90'	90'	54'	54'	90'	180'	180'	180'
36"	90'	90'	54'	54'	90'	270'	270'	270'
42"	108'	108'	54'	54'	108'	270'	270'	270'
48"	108'	108'	54'	54'	108'	270'	270'	270'
54"	108'	108'	54'	54'	108'	270'	270'	270'

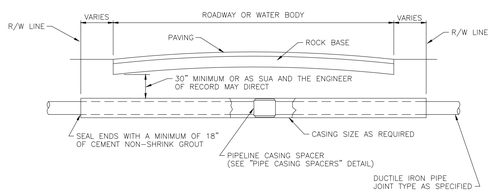
MINIMUM LENGTH OF PUSH ON JOINT PIPE WITH SPECIAL RESTRAINING GASKETS

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. ALL BURIED PRESSURE MAINS SHALL INCLUDE A RESTRAINED JOINT SYSTEM. THE CONTRACTOR SHALL USE A DUCTILE IRON RESTRAINING SYSTEM AS MANUFACTURED BY EBAA IRON, INC. (MEGALUG) OR APPROVED EQUAL FOR ALL MECHANICAL JOINT FITTINGS AND LOCKING GASKETS FOR PUSH-ON JOINT PIPE.
2. RESTRAINING LENGTHS SHOWN ARE THE MINIMUM LENGTH REQUIRED BASED ON A TEST PRESSURE OF 150 P.S.I.G. WITH A MINIMUM COVER OF 30".
3. THRUST BLOCKS, IN ADDITION TO THE ABOVE OUTLINED RESTRAINTS, SHALL ALSO BE REQUIRED AT ALL TIE-INS TO EXISTING LINES, ALL TAPPING TEES ON EXISTING LINES, ALL NEW HYDRANTS, ALL ABOVE-GROUND ASSEMBLIES 3" AND LARGER AND MAINS GREATER THAN 12" IN DIAMETER.
4. IF LENGTH BETWEEN MECHANICAL JOINT FITTINGS AND/OR VALVES IS LESS THAN THE MINIMUM LENGTHS SHOWN IN THIS TABLE, THE CONTRACTOR SHALL RESTRAIN THE ENTIRE LENGTH.
5. FOR ALL C900 PVC PIPE, ADD A SAFETY FACTOR OF 1.1 TO THE ABOVE LENGTHS

Pipe Restraint Table

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision C-20 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 6

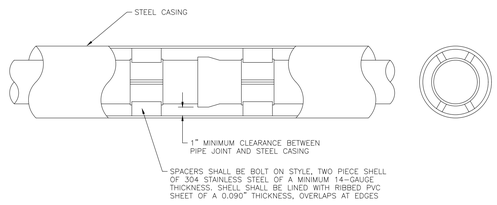


	NOMINAL PIPE SIZE	STEEL CASING	THICKNESS SCHEDULE
FAST GRIP OR FIELD LOK GASKET	4"	12"	.375
	6"	16"	.375
	8"	18"	.375
	10"	20"	.375
	12"	24"	.375
	14"	24"	.375
	16"	30"	.375
	18"	30"	.375
	20"	36"	.375
	24"	42"	.500
RESTRAINED MECHANICAL JOINT	30"	48"	.500
	36"	54"	.500
	42"	60"	.500
	48"	72"	.500

(PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

Steel Casing Installation

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision A-15 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 7

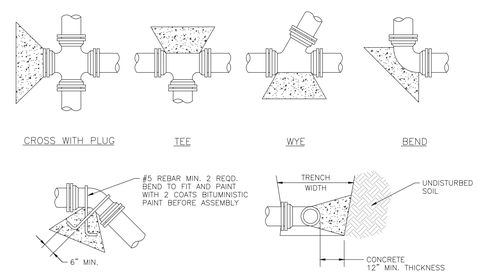


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. CARRIER PIPE FOR 4" THROUGH 24" DIAMETER PIPE WITHIN CASING SHALL BE RESTRAINT GASKET.
2. RESTRAINED MECHANICAL JOINTS SHALL BE USED FOR PIPE 30" DIAMETER AND ABOVE AND SHALL HAVE FACTORY WELDED RETAINING RINGS. AMERICAN RESTRAINED JOINT PIPE OR APPROVED EQUAL MAY BE USED.
3. FOR PIPE DIAMETERS 4" THROUGH 12" INSTALL STAINLESS STEEL PIPE CASING SPACERS 5' OR LESS FROM EACH END OF PIPE BUT NOT MORE THAN 10' APART (2 PER PIPE). FOR PIPE DIAMETERS 14" AND LARGER INSTALL STAINLESS STEEL PIPE CASING SPACERS 5' OR LESS FROM EACH END OF PIPE AND ONE CENTERED ON PIPE (3 PER PIPE)(CASCADE MFG. CO. OR APPROVED EQUAL).
4. PIPE CASING SPACERS SHALL BE CENTER POSITIONED.
5. ALTERNATE METHODS OF PIPE SUPPORT WITHIN THE CASING MUST BE APPROVED BY SUA PRIOR TO INSTALLATION.
6. SEAL ANULAR SPACE BETWEEN CASING AND PIPE WITH 18" MIN. OF NON-SHRINK GROUT MIX AND INSTALL RUBBER BOOT SEAL WITH STAINLESS STEEL BANDS AND CLAMPS

Pipe Casing Spacers

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision B-20 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 8



ALL THRUST BLOCKS SHALL BE FORMED, LAID FORMS SHALL BE INSPECTED BY SUA PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY SUA PRIOR TO COVER- ING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTIONS (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER CONCRETE SHALL HAVE 2500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS, AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUINE OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

(PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

PIPE	THRUST BLOCK SOIL BEARING AREA REQUIRED	PIPE	THRUST BLOCK SOIL BEARING AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALUES ARE FOR 90° BEND, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES.
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

Thrust Blocks

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision A-15 | DATE APPROVED: AUGUST 26, 2020 | DRAWING No. 9

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

NO.	DATE	DESCRIPTION	BY
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CAD 68740-CV-HRSD.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/26/21

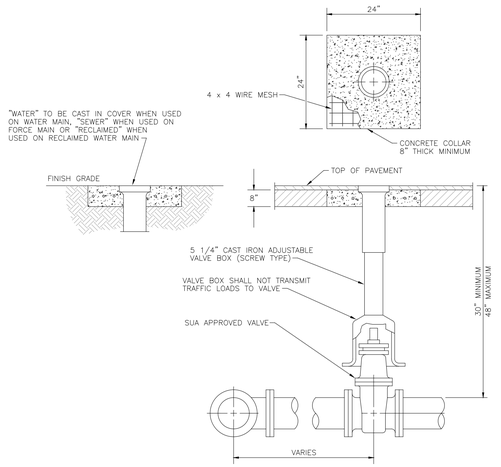
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

WATER AND SEWER DETAILS

SHEET:
C-21

Garnet Kissel P:\68\6874.00 Prosperity Village - North\CIVIL\Design\Drawings\68740-CV-HRSD.dwg ---- Plotted: 7/27/2021 1:10:29 PM Saved: 7/26/2021 4:00:38 PM

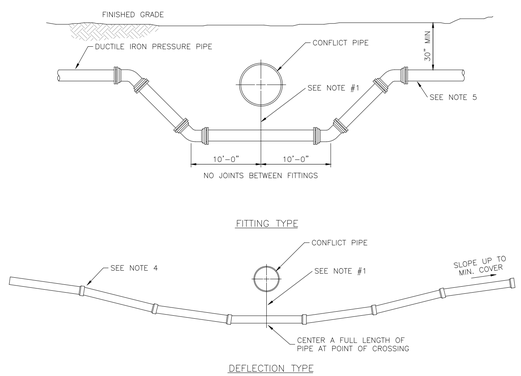


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. CONCRETE COLLAR MAY NOT BE REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO FINAL INSPECTION AND VALVE BOX LID IS AT FINISHED GRADE.
2. WHEN VALVE IS DEEPER THAN 48" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT TO 24" OF FINISHED GRADE.
3. TWO OF THE FOLLOWING FORMS OF RESTRAINT SHALL BE USED WHEN PIPE IS GREATER THAN 12".
   A) APPROVED MECHANICAL JOINT RESTRAINT (i.e. MEGALUG)
   B) TIE RODS AND NUTS EQUAL IN DIA. TO TEE BOLTS AND NUTS, COATED WITH KOP-COAT 300-M OR APPROVED EQUAL.

Typical Underground Valve Installation

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision A-15
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 10



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. FOR VERTICAL SEPARATION SEE "WATER, RECLAIMED WATER AND SEWER SEPARATION STATEMENT" DETAIL.
2. ONE OF THE FOLLOWING FORMS OF RESTRAINT SHALL BE USED FROM FITTING TO FITTING FOR PIPE SIZES UP TO AND INCLUDING 12", FOR PIPE SIZES GREATER THAN 12" BOTH FORMS OF RESTRAINT SHALL BE USED.
   A) APPROVED MECHANICAL JOINT RESTRAINT. (i.e. MEGALUG)
   B) TIE RODS AND NUTS EQUAL IN DIA. TO TEE BOLTS AND NUTS, COATED WITH KOP-COAT 300-M OR APPROVED EQUAL.
3. THE DEFLECTION TYPE CROSSING IS PREFERRED, BUT IN INSTANCES WHERE THE FITTING TYPE DEFLECTION IS USED, 22 1/2° BENDS ARE PREFERRED.
4. NEVER EXCEED 75% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION.
5. PIPE SHALL BE RESTRAINED FOR A MINIMUM DISTANCE OF 60' FROM EACH TOP DEFLECTION. SEE "PIPE RESTRAINT TABLE" DETAIL FOR ADDITIONAL RESTRAINT DISTANCES FOR PIPE GREATER THAN 12".
6. ALL JOINTS IN DEFLECTIONS SHALL BE AS-BUILT ON THE RECORD DRAWINGS

Pressure Pipe Deflection

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INSTALLATION PROTOCOL

1. ALL PIPE IS TO BE LAID IN A CLEAN DRY TRENCH.
2. ALL MUCK AND UNSUITABLE MATERIALS ENCOUNTERED IN TRENCH BOTTOM SHALL BE REMOVED AND REPLACED WITH COMPACTED GRANULAR MATERIAL TO 98% OF MAXIMUM DENSITY PER AASHTO T-180. PROCTOR AND DENSITY TEST RESULTS SHALL BE SUBMITTED TO EOR WITH A COPY TO AUTHORITY.
3. ALL BACKFILL SHALL BE PLACED IN 12 INCH LIFTS AND COMPACTED BY MECHANICAL MEANS TO 98% OF MAXIMUM DENSITY PER AASHTO T-180 OR AS OTHERWISE REQUIRED BY THE PERMITTING AGENCY.
4. UTILITIES CROSSING ROAD RIGHT-OF-WAY SHALL BE INSTALLED PRIOR TO ROAD CONSTRUCTION AND BACKFILLED AND COMPACTED WITHIN RIGHT-OF-WAY LIMITS IN STRICT ACCORDANCE WITH THE DIRECTIONS OF THE EOR AND REQUIREMENTS OF ALL AGENCIES OF JURISDICTION.
5. EMBEDMENT MATERIALS BELOW PIPE SHALL CONFORM TO UNIFIED SOIL CLASSIFICATION SYSTEM (U.S.C.S.) SOIL CLASSIFICATION CLASS I OR II AS NOTED IN ASTM D2321.
6. ALL LINES UNDER CONSTRUCTION SHALL BE PLUGGED WITH A WING PLUG, AND ALL PRESSURE PIPES ARE TO BE PLUGGED WITH A MECHANICAL PLUG OR CAP AT THE END OF THE WORKING DAY TO PREVENT GROUND WATER AND POTENTIAL CONTAMINANTS FROM ENTERING COMPLETED LINES AND LINES UNDER CONSTRUCTION.
7. ABOVE GROUND PIPING, INCLUDING BUT NOT LIMITED TO, AERIAL CROSSINGS, LIFT STATION PIPING, FIRE LINES, METER/BACKFLOW PREVENTION DEVICE ASSEMBLIES, ETC. SHALL BE FLANGED AND BE COATED IN THE FOLLOWING MANNER: BLAST CLEAN AND REMOVE ALL PAINT AND ANY LOOSE MATERIAL IN ACCORDANCE WITH NADF 500-3. BLASTING CLEANING SHALL BE PERFORMED USING NON-SILICA MEDIA. PAINT ALL EXTERIOR FERROUS METAL SURFACES. THE MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREPARATION, PRIMING, RE-COATING, ETC. SHALL BE STRICTLY FOLLOWED. DO NOT PAINT OR COAT ANY NAMEPLATES, BRASS OR STAINLESS STEEL SURFACES. CONTRACTOR SHALL USE THE FOLLOWING PAINT SYSTEM OR APPROVED EQUAL.
   TNEMEC
   A. PRIMER: TNEMEC-MODIFIED POLYAMIDOAMINE EPOXY #135 (3.0 TO 5.0 MILS DFT) ALUMINUM COLOR
   B. INTERMEDIATE COAT: TNEMEC-MODIFIED POLYAMIDOAMINE EPOXY (3.0 TO 5.0 MILS DFT) OFF WHITE COLOR
   C. FINISH COAT: SERIES 1074 ENDURA-SHIELD, DFT.
   THE FINISHED COAT OF PAINT SHALL BE GREEN IN COLOR FOR SANITARY SEWER, LAVENDER FOR RECLAIMED APPURTENANCES AND BLUE FOR POTABLE WATER APPURTENANCES.
8. ALL FLANGED PIPE SHALL BE CAULKED BETWEEN EACH FLANGE AND THREADS WITH SIKA 1 A URETHANE CAULK AFTER BLASTING AND PRIOR TO PRIMING.
9. ALL TIE RODS, BOLTS, NUTS, ETC. INSTALLED UNDERGROUND MUST BE COR TEN OR APPROVED EQUAL AND SHALL BE PAINTED WITH KOPPERS 300-M OR AN AUTHORITY APPROVED EQUAL. BRASS AND STAINLESS STEEL HARDWARE IS EXEMPT FROM THIS REQUIREMENT.
10. COATINGS AND LININGS DAMAGED DUE MISHANDLING OR OTHERWISE, MUST BE REPLACED. COATING AND LININGS DAMAGED DUE TO FIELD CUTTING SHALL BE REPAIRED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, CEMENT MORTAR AND POLYETHYLENE PIPE LININGS, PROTECTO 401, GALVANIZED COATINGS, PVC FENCE COATINGS AND OTHER TYPE COATINGS. APPROVAL MUST BE OBTAINED FROM AUTHORITY PRIOR TO PERFORMING COATING AND LINING REPAIRS. INSPECTIONS OF ALL REPAIRS ARE REQUIRED.
11. ALL STAINLESS STEEL NUTS, BOLTS AND HARDWARE REFERENCED IN THESE STANDARDS, SHALL BE SS 316 GRADE AND SHALL BE SO STAMPED BY THE MANUFACTURER TO VERIFY ALLOY. THE USE OF ANY OTHER STAINLESS STEEL ALLOY WILL REQUIRE SPECIFIC APPROVAL BY AUTHORITY. IN GENERAL, STAINLESS STEEL NUTS, BOLTS AND HARDWARE ARE REQUIRED IN AND AROUND LIFT STATIONS AND FOR FACILITIES INSTALLED OVER OR UNDER BRACKISH OR MARINE WATERS. THIS REQUIREMENT APPLIES TO FLANGE BOLTS AND NUTS ON FLANGED PIPING, MOUNTING BRACKETS, ALL THREAD ROD, ANCHOR BOLTS, WASHERS, CLAMPS AND OTHER MISCELLANEOUS HARDWARE. ANTI-GALLING COMPOUND ANTI-SEIZE LUBRICANT SHALL BE APPLIED TO THE THREADS OF ALL STAINLESS STEEL BOLTS PRIOR TO INSTALLATION.

    ANTI-SEIZE LUBRICANT SHALL BE GRAPHITE 50 ANTI-SEIZE BY LOCTITE CORPORATION, 1000 ANTI-SEIZE PASTE BY DOW CORNING OR 3M LUBE AND ANTI-SEIZE BY 3M.
12. ALL RUBBER AND SYNTHETIC ELASTOMERIC COMPONENTS OF PRODUCTS THAT COME IN CONTACT WITH POTABLE WATER SHALL BE MANUFACTURED WITH CHLORAMINE RESISTANT ELASTOMERS AND SHALL BEAR NSF APPROVAL.
13. ALL MAIN, INCLUDING FITTINGS, SHALL BE EASILY IDENTIFIABLE AS TO THEIR CONTENTS AND SHALL BE COLOR CODED OR MARKED USING THE UNIVERSAL COLOR CODE OF BLUE FOR WATER, GREEN FOR SEWER AND LAVENDER FOR RECLAIMED. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

Pipe Installation Protocol

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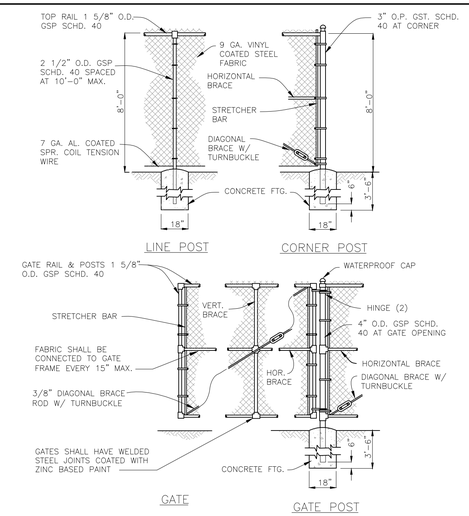

NOTES:

1. GATE TO BE SIZED PER REQUIREMENTS
2. VINYL COATED STEEL WOVEN WIRE FABRIC TO BE STRETCHED TAUT W/ STRETCHER BARS AND STRAPS AND FASTENED TOP & BOTTOM AND AT LINE POSTS WITH GALV. PIG RING TIES.
3. GATE TO BE SECURED OPEN WITH GATE STOP SET IN CONCRETE.
4. ALL RAILS, POSTS AND HARDWARE TO BE BLACK VINYL COATED.
5. WHERE POSTS COME IN CONTACT WITH CONCRETE THEY SHALL BE COATED WITH KOPPERS 300M OR APPROVED EQUAL.
6. GA. CALL-OUTS ARE FOR WIRE BEFORE VINYL COATING.
7. VERTICAL BLACK PVC FENCE SLATS REQUIRED.

Fence Detail

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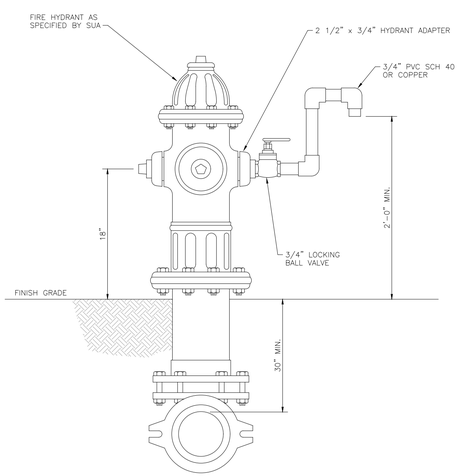

PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

Sample Point - Fire Hydrant

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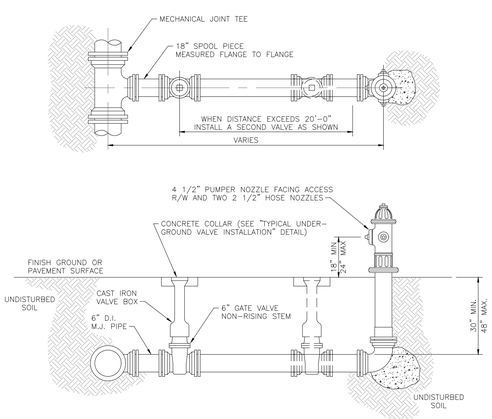

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. DRAINS OR WEEP HOLES ON HYDRANT BARREL SHALL BE PLUGGED.
2. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
3. THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
4. REFER TO EXHIBIT "D" SHOP SPECIFICATION LIST FOR ACCEPTABLE FIRE HYDRANTS.
5. TWO OF THE FOLLOWING FORMS OF RESTRAINT SHALL BE USED WHEN PIPE IS GREATER THAN 12".
   A) APPROVED MECHANICAL JOINT RESTRAINT (i.e. MEGALUG)
   B) TIE RODS AND NUTS EQUAL IN DIA. TO TEE BOLTS AND NUTS, COATED WITH KOP-COAT 300-M OR APPROVED EQUAL.

Typical Fire Hydrant Installation

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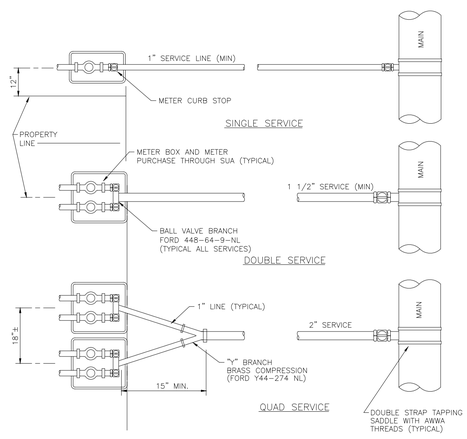

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. AUTHORIZED SERVICE LINE MATERIAL:
   A) TYPE "K" COPPER TUBING WITH COMPRESSION FITTINGS.
   B) POLYETHYLENE TUBING SDR 9, COPPER TUBE SIZE.
2. METER CURB STOP SHALL BE 1" MINIMUM.
3. 1" METER CURB STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. METER CURB STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. NO FITTINGS BETWEEN CORP STOP AND METER CURB STOP ALLOWED WHEN USING POLYETHYLENE TUBING.

Typical Water Service

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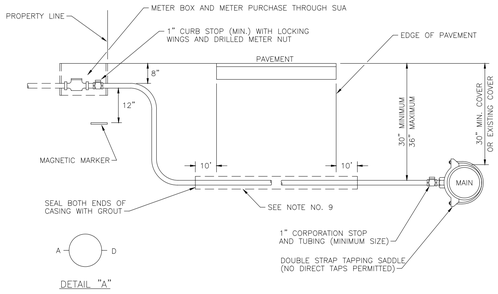

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. CASINGS SHALL BE REQUIRED FOR ALL LONG SIDE SERVICES.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT 90° FROM THE CENTERLINE AS SHOWN ON DETAIL "A".
3. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
4. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
5. POLYETHYLENE TUBING SHALL BE SDR 9, COPPER TUBE SIZE.
6. ROTATE THE CORPORATION STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL.
7. BOTH COPPER AND POLYETHYLENE TUBING SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN.
8. TAPPING SADDLES AND CORPORATION STOPS SHALL HAVE AWWA INLET THREADS.
9. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
10. GALVANIZED SCHEDULE 40 CASING REQUIRED FOR ANY INSTALLATION REQUIRING A JACK AND BORE , SCHEDULE 40 PVC MAY BE USED FOR AN OPEN CUT INSTALLATION WITH THE APPROVAL OF SUA, CASING SHOULD EXTEND TEN (10) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS:
    A.) 1" SERVICE USE 2" CASING
    B.) 1 1/2" SERVICE USE 3" CASING
    C.) 2" SERVICE USE 4" CASING

Typical Water Service Installation

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

CAD 6874OO-CIVIISD.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/26/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

WATER AND SEWER DETAILS

SHEET:
C-22

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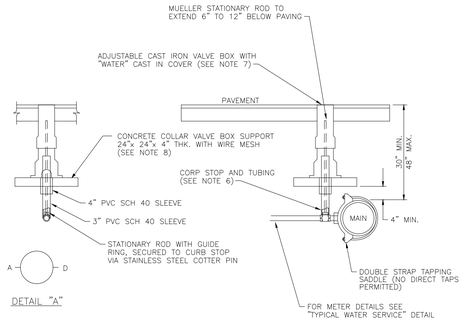

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT 90° FROM THE CENTERLINE AS SHOWN ON DETAIL "A".
2. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
3. POLYETHYLENE TUBING SHALL BE SDR 9, COPPER TUBE SIZE.
4. BOTH COPPER AND POLYETHYLENE TUBING SERVICE LINES SHALL BE CONTINUOUS FROM CURB STOP TO ANGLE METER STOP WITH NO FITTINGS IN BETWEEN.
5. TAPPING SADDLES TO HAVE AWWA THREADS.
6. CORPORATION STOP AT THE MAIN TO HAVE MALE AWWA THREADS ON ONE SIDE AND BE COMPRESSION ON THE OTHER SIDE.
7. VALVE BOX SHALL BE 5 1/4" CAST IRON SCREW TYPE ADJUSTABLE.
8. CONCRETE COLLAR VALVE BOX SUPPORT TO BE PLACED ON COMPACTED SOIL TO SUPPORT VALVE BOX SO THAT A MINIMUM OF 4 INCHES EXISTS BETWEEN THE BOTTOM OF THE CONCRETE COLLAR AND THE TOP OF THE WATER MAIN.

Water Service Tap Under Pavement

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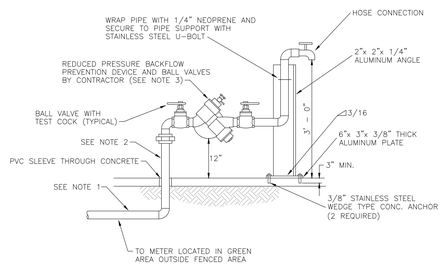

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. TYPE "K" COPPER TUBING (SOFT DRAWN).
2. BOTH RISERS SHALL BE TYPE "K" COPPER TUBING (HARD DRAWN) WITH COPPER/BRASS SOLDER FITTINGS AND ADAPTERS. ONLY LEAD FREE PIPE, FITTINGS, VALVES, SOLDER AND FLUX SHALL BE PERMITTED.
3. APPROVED BACKFLOW PREVENTION DEVICES WITH SILICONE RUBBER SEAL RINGS OR DISCS:
   A.) WATTS MODEL LF919 3/4" TO 2"
   B.) AMES MODEL LF400B 3/4" TO 2"
   C.) WILKINS 975 XL2 3/4" TO 2"
   D.) APOLLO MODEL RPLF 4A
4. BACKFLOW PREVENTION DEVICE SHALL BE EQUIPPED WITH BALL VALVES.
5. FOR PLACEMENT OF BACKFLOW ASSEMBLY WITHIN FENCED AREA SEE "TYPICAL LIFT STATION SITE PLAN" DETAIL.
6. BACKFLOW PREVENTION DEVICE SHALL BE SUPPORTED AT BOTH RISERS WITH ALUMINUM ANGLE AS SHOWN ABOVE. RISERS TO BE SECURED TO ANGLE WITH TYPE 304 SST MOUNTING HARDWARE AND NEOPRENE INSULATORS BETWEEN ALL DISSIMILAR METALS.

Lift Station Backflow Preventer Assembly

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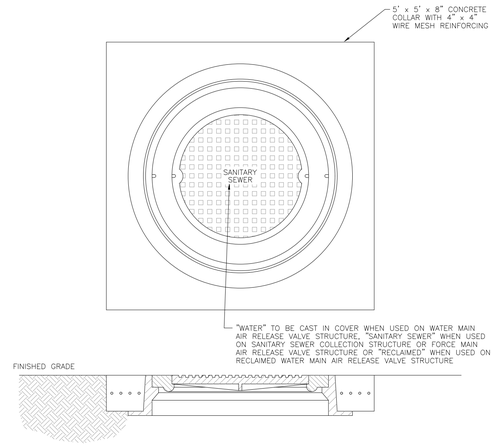

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. IN GREEN AREAS OR ANY AREA DEEMED TO HAVE QUESTIONABLE DRAINAGE, A WATER TIGHT MANHOLE INSERT SUCH AS "SEWER GUARD" OR APPROVED EQUAL WILL BE REQUIRED.
2. APPROVED MANHOLES (DOUBLE COVER TYPE):
   A) U.S. FOUNDRY MODEL No. 230-AB-M
   B) VULCAN FOUNDRY MODEL No. VM-101
3. CONCRETE COLLAR IS REQUIRED ONLY WHEN MANHOLE IS OUT OF PAVEMENT.

Manhole Frame and Cover (30" Opening)

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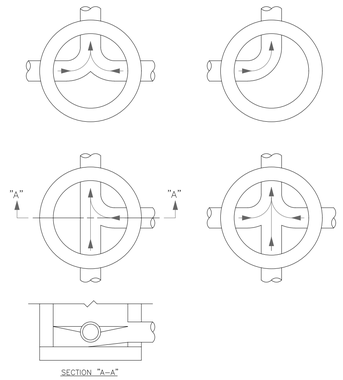

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

Flow Patterns for Invert Channels

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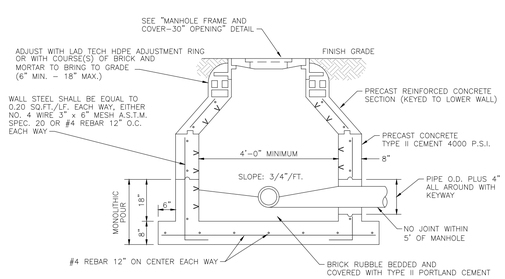

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. MANHOLES SHALL CONFORM TO A.S.T.M. C478.(MIN.)
2. WALL REINFORCEMENTS A.S.T.M. DESIGNATION A185-64.(LATEST REVISION)(MIN.)
3. IF TWO CAGES OF WIRE MESH ARE USED, ONE SHALL BE POSITIONED 3" FROM THE INSIDE SURFACE AND ONE 3" FROM THE OUTSIDE SURFACE. IF A SINGLE CAGE OR REBAR IS USED, IT SHALL BE CENTERED WITHIN WALL THICKNESS. NO EXPOSED STEEL SHALL BE PERMITTED.
4. LIFT HOLES THROUGH PRECAST STRUCTURE ARE PERMITTED.
5. A MINIMUM OF SEVEN DAYS CURE TIME IS REQUIRED PRIOR TO DELIVERY.
6. ALL PIPE HOLES SHALL BE PRECAST OR CORE DRILLED. OVERSIZED HOLES WILL BE REJECTED.
7. ANY VISIBLE REINFORCING WIRE, STEEL OR HONEYCOMBS SHALL BE CAUSE FOR REJECTION.
8. SEE TECHNICAL SPECIFICATIONS FOR BEDDING REQUIREMENTS.
9. "RAM-NEK" OR APPROVED EQUAL AT ALL RISER JOINTS (1/2" THICK WITH WIDTH AT LEAST 1/2 THE WALL THICKNESS) WITH GROUT ON INSIDE AND OUTSIDE.
10. ALL OPENINGS SHALL BE SEALED USING ONLY TYPE II PORTLAND CEMENT/SAND MORTAR AND POTABLE WATER FOR MUD WORK ON JOINTS, LIFTING HOLES, INVERTS, ETC. WHEN AN ACCELERATOR IS NECESSARY, "ANTI HYDRO" IS THE ONLY PRODUCT APPROVED.
11. BRICK MASONRY CONSTRUCTION TO BE STUCCOED WITH 3/4" TYPE II CEMENT INSIDE AND OUTSIDE, AND INSIDE TO BE COATED WITH TWO COATS OF KOPPERS 300 OR APPROVED EQUAL.
12. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM, AND COATED WITH TWO COATS OF KOPPERS 300 OR APPROVED EQUAL
13. INTERIOR OF ALL SANITARY MANHOLES SHALL HAVE AGRU SURE GRIP CONCRETE PROTECTIVE LINER INSTALLED AT THE TIME OF MANUFACTURING. SEE "AGRU SURE GRIP LINER DETAILS" DRAWING FOR ADDITIONAL AGRU SURE GRIP REQUIREMENTS.

Standard Precast Manhole

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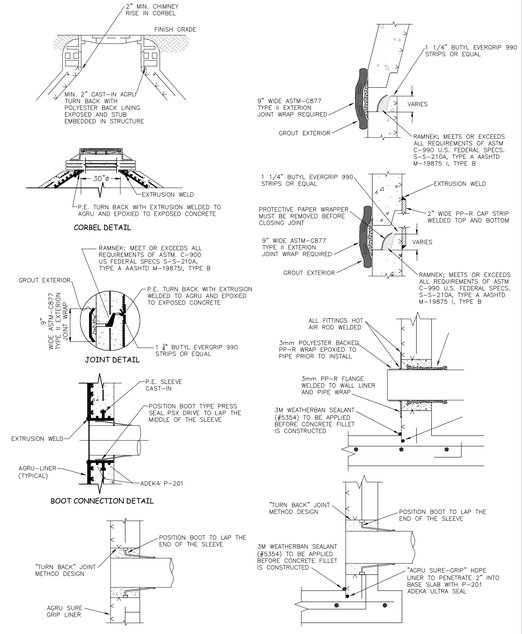

Agru Sure Grip Liner Details

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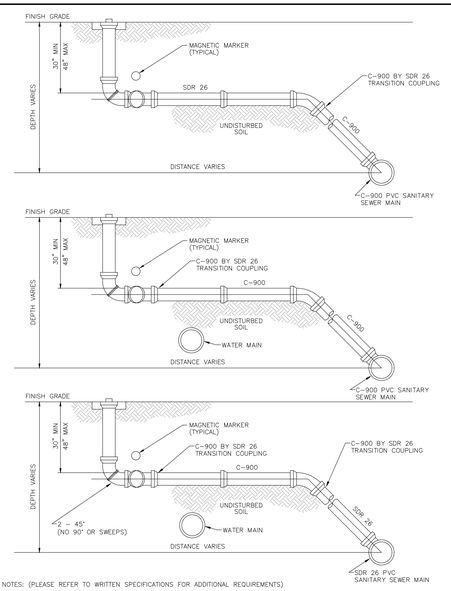
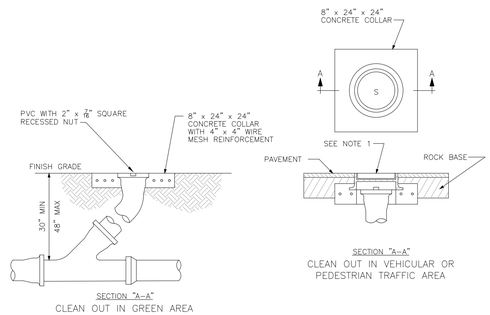


NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF TWELVE (12) INCHES. IF 12" VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATER MAIN SHALL BE D.I.P. AND THE SEWER SERVICE LATERAL SHALL BE C-900 SDR 18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED, THE WATER MAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR 18 OR BETTER.

C-900 Sewer Service Transition

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision C-20
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 58



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)

1. U.S. FOUNDRY NO. 7621 REVERSIBLE HANDHOLE RING AND COVER OR APPROVED EQUAL SHALL BE USED, COVER TO BE CAST WITH "S" IN THE CENTER.
2. CLEAN OUT REQUIRED ON ALL SERVICES AT PROPERTY LINE OR EASEMENT LINE WHERE APPLICABLE.
3. STANDARD WYE SHALL BE USED AT CLEAN OUT.

Sanitary Service Clean Out

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision C-20
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 59

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY

CAD 68740O-CV-HSD.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/26/21

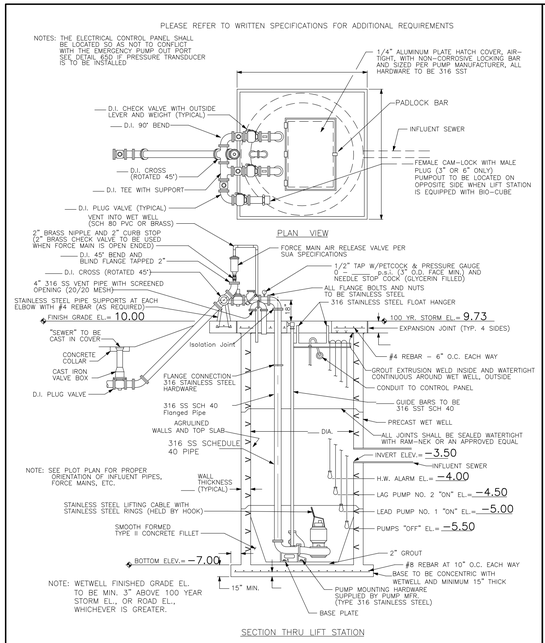
ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

WATER AND SEWER DETAILS

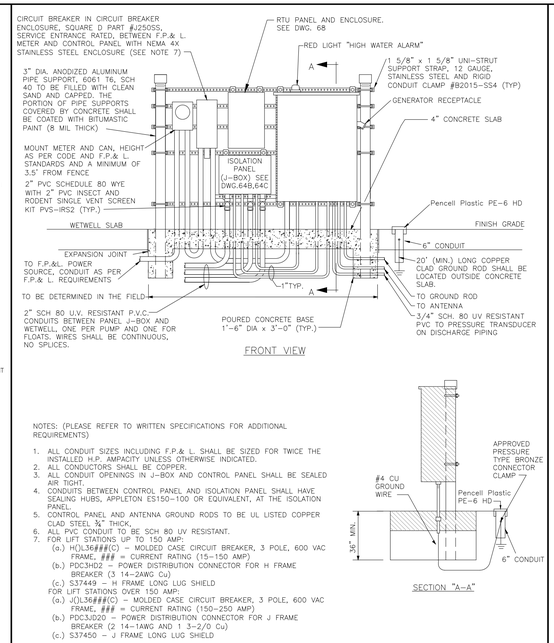
SHEET:
C-23

Garnet Kessel P:\68\0\6874.00 Prosperity Village - No\CIVIL\Design\Drawings\6874O0-CV-HSD.dwg ---- Plotted: 7/27/2021 1:10:32 PM Saved: 7/26/2021 4:00:38 PM



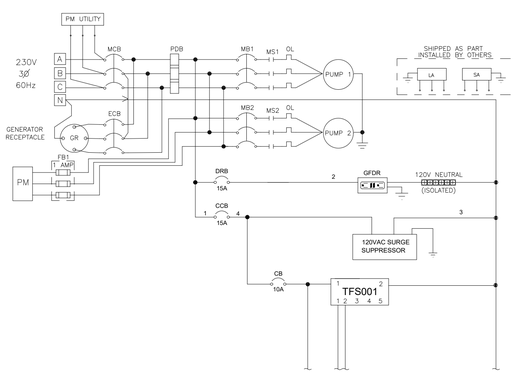
Lift Station Detail

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision D-19
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 63



Lift Station Control Panel (Single Door)

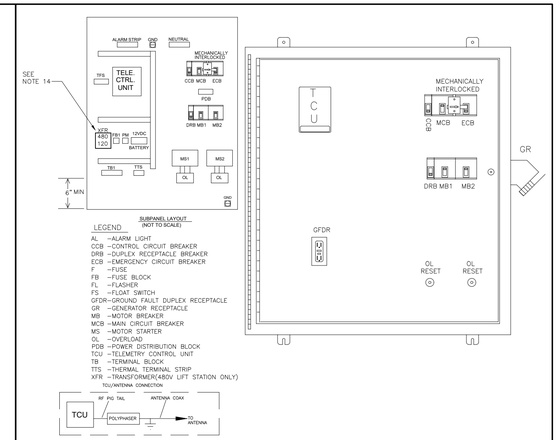
SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision D-20
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 64a



PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
NOTE 1 – MS1A AND MS2A ARE AUXILIARY RUN CONTACTS.

Lift Station Control Panel Schematic - Duplex - 230V/3PH

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision C-18
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 65.1a



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TELEMETRY CONTROL UNIT SUPPLIED WITH PANEL. (ANTENNA SUPPLIED BY OTHERS)
2. MINIMUM ENCLOSURE 42x30x10.
3. LEAVE MINIMUM 6" SPACE AT BOTTOM OF ENCLOSURE.
4. U.L. LABEL, SERVICE ENTRANCE RATED.
5. CONTROL WIRE TO BE AWG 14 MINIMUM.
6. LAMINATED SCHEMATIC TO BE 11X17.
7. PROVIDE ADEQUATE SPACE FOR 12V DC BATTERY REPLACEMENT.
8. OUTER DOOR REMOVED TO SHOW DEAD FRONT LAYOUT.
9. NEMA TYPE 12M 316 S.S. ENCLOSURE WITH CONTINUOUS HINGE.
10. INCLUDES 3 PT. LATCH. (NOT SHOWN) AND DOOR STOPS ON OUTER DOOR AND DEAD FRONT.
11. ALL HARDWARE TYPE 316 S.S.
12. TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER.
13. MOUNT RECEPTACLE IN GANG BOX TO PREVENT EXPOSURE OF LIVE CONDUCTORS AND CONTACTS.
14. 480/120 TRANSFORMER ONLY REQUIRED IN CONTROL PANELS WITH 480VAC SERVICE.

Lift Station Control Panel Dead Front Layout

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision C-16
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 65b

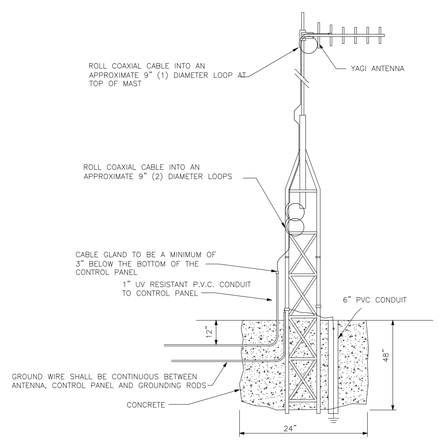
PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

LEGEND	NOMENCLATURE	MANUFACTURER		PART NUMBER
AL	ALARM LIGHT	FEDERAL SIGNAL		LP3P-120R
CCB	CONTROL BREAKER	SQUARE D	(X)	FAL 12###
CT1	CONTROL TRANSFORMER 480/120V	SQUARD D OR HEAVY DUTY		2000 VA
DR	DUPLEX RECEPTACLE (GFI)	HUBBELL		GFTR15SNAPWNA
DRB	RECEPTACLE BREAKER	SQUARE D	(X)	FAL 12015
ECB	EMERGENCY BREAKER	SQUARE D	(X)	THERMAL MAGNETIC MOLDED CASE
FB 1	FUSE X3	BUSSMAN-KTK		1 AMP WITH 600V FUSE BLOCKS
FB 2	FUSE X2	BUSSMAN-KTK		10 AMP WITH 600V FUSE BLOCKS
FB 2	FUSE	BUSSMAN-KTK		20 AMP WITH 250V FUSE BLOCK
F1 – F3	FUSE	BUSSMAN-MDL		1 AMP WITH 250V FUSE BLOCK
FS	FLOAT SWITCH	ANCHOR SCIENTIFIC		ROTO-FLOAT
GR 1	GENERATOR RECEPTACLE 100 AMP	APPLETON	(X)	ADR1034RS W/SPRING DOOR
GR 2	GENERATOR RECEPTACLE 200 AMP	APPLETON	(X)	AR20034RS
LA	LIGHTNING ARRESTOR	DELTA		LA303 (250V) OR LA603 (480V)
MB	MOTOR BREAKER	SQUARE D	(X)	THERMAL MAGNETIC MOLDED CASE WITH AUX CONTACT
MCB	MAIN BREAKER	SQUARE D	(X)	THERMAL MAGNETIC MOLDED CASE
M	MOTOR STARTER	SQUARE D	(X)	8536 SERIES
OL	OVERLOADS	SQUARE D	(X)	MELTING ALLOY WITH SO-4 AUX CONTACT
TCU	TELEMETRY CONTROL UNIT	DATA FLOW SYSTEMS	(X)	
PM	PHASE MONITOR	DIVERSIFIED		SLA-XXX-ALE
SA	SURGE ARRESTOR	SQUARE D		SDSA3650
TB	TERMINAL BOARD	MARATHON		200 SERIES
GL	GROUND LUG-2 CONDUCTOR	THOMAS & BETTS		ADR 21-21
GL	GROUND LUG-SINGLE CONDUCTOR	THOMAS & BETTS		ADR 21
TCV	TCV SNAP-IN KIT	DATA FLOW SYSTEMS	(X)	DFS-00392-008-09
PP	POLYPHASER	DATA FLOW SYSTEMS	(X)	DFS-00392-008-01
RC	RC SNUBBER	DATA FLOW SYSTEMS		DFS-007-C084
GR1A	ANGLE ADAPTER	APPLETON	(X)	AJA100
GR2A	ANGLE ADAPTER	APPLETON	(X)	AJA200

NOTE: EQUIVALENT MAY BE USED EXCEPT WHERE MARKED BY (X)

Lift Station Control Panel Material List

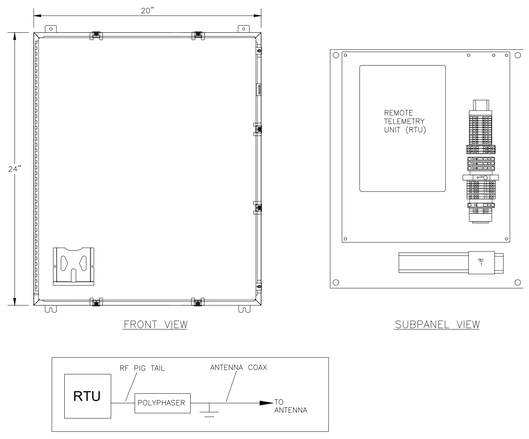
SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision B-15
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 66



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. ANTENNA HEIGHT SHALL CONFORM TO F.C.C. AND TELEMETRY MANUFACTURERS REQUIREMENTS AND SPECIFICATIONS.
2. TELEMETRY ANTENNA AND RELATED EQUIPMENT AS MANUFACTURED BY DATA FLOW SYSTEMS, INC. SHALL BE COMPATIBLE WITH EXISTING SUA TELEMETRY SYSTEM.
3. GROUND WIRE SHALL BE CONTINUOUS FROM FIRST GROUND ROD TO SERVICE DISCONNECT, TO CONTROL PANEL, TO ANTENNA BASE, TO SECOND GROUND ROD 6' TO 8' FROM FIRST GROUND ROD.
4. ANTENNA AND ROHN TOWER SHALL BE INSTALLED TO WITHSTAND 150 MPH WINDS.

Telemetry Antenna General Requirements

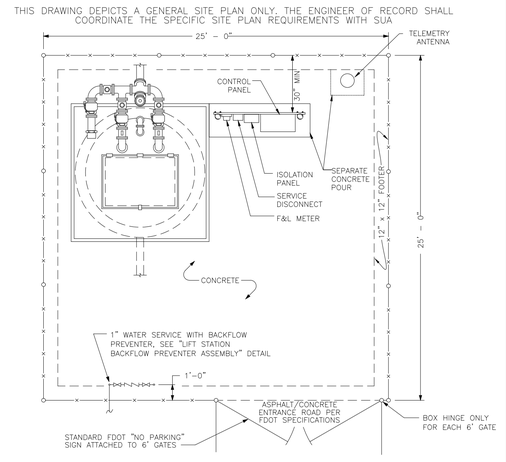
SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision E-20
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 67



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. TELEMETRY CONTROL UNIT SUPPLIED WITH PANEL. (ANTENNA SUPPLIED BY OTHERS)
2. MINIMUM ENCLOSURE 24x20x10.
3. LEAVE MINIMUM 6" SPACE AT BOTTOM OF ENCLOSURE.
4. CONTROL WIRE TO BE AWG 14 MINIMUM.
5. LAMINATED SCHEMATIC TO BE 11X17.
6. NEMA TYPE 4X 316 S.S. ENCLOSURE WITH CONTINUOUS HINGE.
7. ALL HARDWARE TYPE 316 S.S.
8. TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER.

Lift Station Remote Telemetry Unit (RTU) Panel Layout

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision A-20
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 68



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. COLLECTOR MANHOLE SHALL NOT BE PLACED IN TRAVEL LANE OR AREAS THAT WOULD LIMIT ACCESS.
2. GROUND COVER WITHIN FENCED AREA SHALL BE 6" THICK CONCRETE (4000psi) WITH A 12" x 12" FOOTER AND 6" x 6" WIRE MESH AND BE SLOPED IN SUCH A WAY TO PROMOTE RUNOFF AND PREVENT PUDDLING. FIBER CONCRETE SHALL NOT BE ALLOWED AS AN ALTERNATIVE TO WIRE MESH.
3. LANDSCAPING SHALL BE A MINIMUM OF 2' FROM FENCE. TREE PLACEMENT AND LANDSCAPING SHALL CONFORM TO SUA SETBACK REQUIREMENTS AND BE APPROVED BY SUA.
4. FENCE SHALL BE INSTALLED PER DETAIL 17.

Typical Lift Station Site Plan

SEACOAST UTILITY AUTHORITY
CONSTRUCTION STANDARDS AND DETAILS
Revision D-20
DATE APPROVED: AUGUST 26, 2020
DRAWING No. 69

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

REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD 6874OO-CJ-HSD.DWG	
JOB NO.	6874.00
DRAWN BY	GAT
CHECK BY	CJH
DATE	7/26/21

ENGINEER OF RECORD
CHRISTOPHER J. HOLMES, PE
PE# 66344

PROSPERITY VILLAGE
NORTH PALM BEACH, FLORIDA

WATER AND SEWER DETAILS

SHEET:
C-24

Garnet Kessel P:\6800\6874.00 Prosperity Village - No\CIVIL\Design\Drawings\6874OO-CJ-HSD.dwg — Plotted: 7/27/2021 1:10:35 PM Saved: 7/26/2021 4:00:38 PM

VILLAGE OF NORTH PALM BEACH
OFFICE OF THE VILLAGE ATTORNEY

TO: Members of the Planning Commission

FROM: Leonard G. Rubin, Village Attorney

DATE: August 3, 2021

SUBJECT: **RECOMMENDATION TO VILLAGE COUNCIL – Ordinance allowing electrical service to formerly developed vacant lots for the sole purpose of operating an irrigation system.**

In 2010, in part due to the then-existing economic conditions, the Village Council implemented standards for the continued maintenance, condition and use of formerly developed residential and commercial vacant lots as set forth in Section 45-36(R) of the Village Code of Ordinance. These standards require that vacant lots be covered with sufficient ground treatment consisting of living plants and non-living landscape materials (with non-living landscape materials limited to 20% of the total lot area). These standards further allow property owners to irrigate the vacant lot utilizing an irrigation system but prohibit electrical service for any purpose, including operation of such a system. At the time, the Village was primarily concerned with prohibiting electrical service to boats that may be moored adjacent to vacant lots.

The Village recently received Special Magistrate authorization to demolish a portion of the Camelot Motel and is negotiating the complete demolition of all of the structures on the site with the property owner. During these discussions, the property owner raised the viability/practicality of irrigating the property once the buildings are demolished without electrical service. Consequently, Staff is recommending the following amendment to Section 45-36(R)(2) of the Village Code (additional language underlined and deleted language ~~stricken through~~):

> The clearing and planting must be completed within thirty (30) days of the completion of the demolition of the principal structure. ~~While the property owner may irrigate the lot utilizing an irrigation system, electrical service to vacant lots shall be prohibited~~. Property owners may continue electrical service to vacant lots regulated by this section for the sole purpose of operating an irrigation system to irrigate living plant material. Electrical service for any other purpose shall be prohibited.

Recommendation:

Village Staff requests the Planning Commission's recommendation to Village Council on the attached Ordinance amending Section 45-36(R) of the Village Code to allow electrical service to formerly developed vacant lots for the sole purpose of operating an irrigation system.

ORDINANCE NO. 2021-____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING ARTICLE III, "DISTRICT REGULATIONS," OF APPENDIX C (CHAPTER 45) OF THE VILLAGE CODE OF ORDINANCES BY AMENDING SECTION 45-36(R) TO ALLOW ELECTRICAL SERVICE TO FORMERLY DEVELOPED LOTS FOR THE SOLE PURPOSE OF OPERATING AN IRRIGATION SYSTEM; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2010, in part due to the then-existing economic conditions, the Village Council implemented standards for the continued maintenance, condition and use of formerly developed residential and commercial vacant lots as set forth in Section 45-36(R) of the Village Code of Ordinances; and

WHEREAS, these standards required that vacant lots be covered with sufficient ground treatment consisting of living plants and non-living landscape material, provided that non-living landscaping material is limited to a maximum of twenty percent (20%) of the total lot area; and

WHEREAS, these standards further allowed the property owner to irrigate the lot using an irrigation system but prohibited electrical service to operate the system; and

WHEREAS, Village Staff recommended amending Section 45-36(R) of the Village Code to allow for electrical service to formerly developed vacant lots for the sole purpose of operating an irrigation system; and

WHEREAS, having considered the recommendation of the Planning Commission, the Village Council determines that the adoption of this Ordinance is in the best interests of the public health, safety and welfare of Village residents and property owners.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA as follows:

<u>Section 1.</u> The foregoing "whereas" clauses are hereby ratified as true and are incorporated herein.

<u>Section 2.</u> The Village Council hereby amends Article III, "District Regulations," of Appendix C (Chapter 45), "Zoning," of the Village Code of Ordinances by amending Section 45-36 to read as follows (additional language <u>underlined</u> and deleted language ~~stricken through~~):

* * *

R. *Formerly developed vacant lots.*

(1) *Applicability*. This section shall apply to all lots within the village where the principal structure has been demolished and no principal use currently exists on the property.

(2) *Ground treatment.* Vacant lots regulated by this section shall be cleared of construction material and debris, shall be properly graded and shall be covered with sufficient ground treatment. Existing ground treatment may be used to meet the requirements of this section.

a. Ground treatment may consist of any combination of living plants, such as grass, ground cover, shrubs, vines, hedges or trees and non-living landscape material such as rocks, pebbles, sand, mulch and decorative paving materials. Non-living landscape material shall be limited to a maximum of twenty percent (20%) of the total lot area.

b. Property owners are encouraged to adhere to xeriscape or "Florida Friendly" (as promulgated by the Florida Yards and Neighborhood Program) landscaping principles and utilize low-maintenance, drought-tolerant landscaping materials and practices.

c. The clearing and planting must be completed within thirty (30) days of the completion of the demolition of the principal structure. ~~While the property owner may irrigate the lot utilizing an irrigation system, electrical service to vacant lots shall be prohibited~~. Property owners may continue electrical service to vacant lots regulated by this section for the sole purpose of operating an irrigation system to irrigate living plant material. Electrical service for any other purpose shall be prohibited.

d. The property owner shall ensure that the property adequately drains so as to alleviate standing water.

(3) *Foundations, driveways and accessory structures.* Slab foundations and other structural features remaining from demolished structures must be removed from the lot. All accessory structures (including swimming pools), parking areas and driveways shall be removed from vacant lots, with the exception of seawalls, driveway aprons located within adjacent rights-of-way and irrigation systems. Swimming pools shall be removed or filled in accordance with all applicable building code requirements and state and local health department regulations.

(4) *Existing trees and vegetation*. All existing native and non-invasive trees and palms shall be preserved to the maximum extent possible.

All existing non-native and exotic species, as listed in the most current edition of the Florida Exotic Pest Plant Council's List of Invasive Plant Species, shall be removed from the lot.

(5) *Planting plan*. Simultaneously with the application for a demolition permit, the lot owner shall submit a planting plan to the community development department indicating the method of ground treatment and identifying existing trees and palms to be preserved and non-native and exotic species to be removed. The department shall not issue the demolition permit until the planting plan has been submitted and approved.

(6) *Maintenance*. The lot shall be maintained in accordance with the requirements of chapters 14 and 15 of the village code of ordinances. Maintenance shall terminate upon the commencement of active construction activities in accordance with a valid and active building permit. If construction activities cease for more than thirty (30) days or the building permit expires, a new planting plan shall be submitted and implemented.

(7) *Exemption.*

a. A lot owner shall be exempt from submitting a planting plan and demolishing the existing driveways, parking areas and accessory structures if the property will be redeveloped within one hundred and twenty (120) days of demolition, as evidenced by the submittal of an application for a building permit or other development approval at the time of demolition. The lot owner shall certify that the existing driveways, parking areas and accessory structures will be incorporated into the new construction plan or are necessary to facilitate future construction activities, whichever is applicable. Lot owners shall limit access to swimming pools remaining on vacant lots in accordance with the applicable building code requirements for new construction.

b. The exemption shall remain in place for so long as the permit or approval remains active, provided that active construction activities commence within the one hundred and twenty (120) day period. In order to qualify for the exemption, the lot owner shall submit an affidavit stating that the above requirements shall be met at the time the application for the demolition permit is submitted.

c. A property owner may apply for one extension of the exemption period for a period of time not to exceed sixty (60) days.

d. In the event: (i) construction activities do not commence within the one hundred and twenty (120) day period; (ii) the permits or other approvals facilitating redevelopment of the property expire; or (iii) construction activities commence and then cease for a period of more than thirty (30) days, the property owner shall comply with all requirements of subsections (2) through (6) above within thirty (30) days.

(8) *Existing docks or piers.* An existing dock or pier adjacent to a formerly developed vacant lot may remain subject to the following conditions:

a. The use of the dock or pier shall be limited to one vessel;

b. The dock or pier shall only be used for the personal enjoyment of the lot owner and shall not be rented or leased to any third party or used for any commercial purpose;

c. No sewer or electrical services to the dock or pier shall be permitted;

d. No live aboard vessels shall be permitted;

e. The upland portion of the lot shall not be used for storage, parking or any other accessory use or structure until the principal use or primary structure is completed; and

f. Access to the dock or pier may be restricted as provided in section 45-36(D-1) above.

(9) *Enforcement.* Violations of this section shall be enforced as code enforcement violations in accordance with article VI of chapter 2 of the village code of ordinances.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of the Village of North Palm Beach, Florida.

Section 4. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of this Ordinance.

Section 5. All ordinances or parts of ordinances and resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall take effect immediately upon adoption.

PLACED ON FIRST READING THIS _____ DAY OF _____, 2021.

PLACED ON SECOND, FINAL READING AND PASSED THIS ____ DAY OF _____, 2021.

(Village Seal) _____

MAYOR

ATTEST:

_____

VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____

VILLAGE ATTORNEY

VILLAGE OF NORTH PALM BEACH
OFFICE OF THE VILLAGE ATTORNEY

TO: Members of the Planning Commission

FROM: Leonard G. Rubin, Village Attorney

DATE: August 3, 2021

SUBJECT: **RECOMMENDATION TO VILLAGE COUNCIL – Ordinance requiring registration and inspection of Vacation Rentals**

The Village Council and Village Staff have received a number of complaints regarding the operation of vacation rentals within the Village. While Section 509.032(7)(b), Florida Statutes, prohibits the Village from eliminating vacation rentals or regulating their duration and frequency, the Village may require registration of vacation rentals and impose additional requirements on their operation. The purpose of this Ordinance is to preserve the integrity of the Village's residential areas and neighborhoods and corresponding property values, while also protecting the health, safety and welfare of Village residents and the occupants of such units.

The attached Ordinance provides a comprehensive regulatory scheme without violating the statutory preemption. Specifically, the draft Ordinance provides as follows:

1. Defines the term vacation rental.

2. Requires all vacation rentals to register with the Village by October 1, 2021.

3. Provides for submittal of a registration form accompanied by a fee to be determined by the Village Council (with a separate registration required for each vacation rental). The registration form must be accompanied by the following:

    A. A copy of the Village Business Tax Receipt;

    B. A copy of the State transient public lodging/vacation rental license;

    C. A copy of a certificate with the Department of Revenue for the collection of all applicable state taxes or proof that payment is arranged through a third party such as an on-line platform;

    D. Proof of establishment of an account with the Palm Beach County Tax Collector for payment of tourist development taxes or proof that payment is arranged through a third party such as an on-line platform.

    E. Copies of the required postings;

    F. A sample lease agreement; and

    G. A responsible party designation form.

4. Annual renewal is required by October 1st of each year.

5. Allows for inspections by the Village for compliance with the requirements of the Ordinance at the time of initial inspection and renewal (failure to allow inspection treated as violation of the Village Code).

6. Establishes minimum standards for each vacation rental including:

   A. Life/Safety Standards:

      (1) Compliance with Residential Swimming Pool Safety Act;

      (2) Smoke and carbon monoxide detection and notification system;

      (3) Fire extinguisher on each floor/level;

      (4) Battery powered emergency lighting for primary exit;

      (5) Clean and ventilated halls, entrances and stairways; and

      (6) Compliance with the fire safety requirements of Section 69A-43.018, Florida Administrative Code (one and two family dwellings, recreational vehicles and mobile homes).

   B. Maximum occupancy:

      Limits occupancy based on the Property Maintenance Code standards, provided, however, that in no event shall occupancy exceed two persons per bedroom plus two additional persons.

   C. Written or online lease agreement that includes the following information:

      (1) Maximum number of occupants;

      (2) Number of parking spaces, if applicable, and location of such parking space;

      (3) Names and ages of all persons occupying unit;

      (4) Dates of occupancy; and

      (5) Statement that occupants must comply with all evacuation orders.

   D. Parking:

      (1) If the vacation rental is a one or two family dwelling, occupants and visitors may only park vehicles on driveways, in carports, or an approved, stabilized parking areas (consisting of space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete pavers, gravel or similar material). Swale or street parking is not permitted.

(2) The number of vehicles parked at a vacation rental shall be limited to one vehicle per bedroom, plus one, not to exceed a total of five.

E. Designation of a responsible party over the age of eighteen to respond to routine inspections and any complaints and perform the following additional duties:

(1) Be available by phone 24 hours per day, seven days per week;

(2) Be able to come to the vacation rental within two hours to address any complaints/issues;

(3) Maintain a record of all lease agreements;

(4) Receive service of any legal notice for Ordinance violations;

(5) Monitor the vacation rental to ensure compliance with Village Code.

E. Requires that the following information be posted within the unit (on back of or next to main entrance door or on refrigerator):

(1) Name, address and telephone number of the responsible party;

(2) A notification that all trash be kept in garbage or trash cans or other approved garbage receptacle and all recyclables be kept in approved containers;

(3) Location of nearest hospital;

(4) Location of designated parking spaces/areas, if applicable;

(5) For units located within multi-family buildings more than two-stories in height, a building evacuation map shall be posted on or next to the interior portion of each bedroom door.

7. Non-compliance with Code requirements constitutes a violation of the Village Code and each day the violation exists shall constitute a separate and distinct violation. Violations may be enforced through issuance of Notice to Appear or through the Code Enforcement process.

The registration fee for vacation rentals shall be established by separate Resolution of the Village Council.

Recommendation:

Village Staff requests the Planning Commission's recommendation to Village Council on the attached Ordinance establishing a registration and inspection program for all vacation rentals within the Village.

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, AMENDING APPENDIX C (CHAPTER 45), "ZONING," OF THE VILLAGE CODE OF ORDINANCES BY ADOPTING A NEW SECTION 45-40, "VACATION RENTALS," PROVIDING FOR APPLICABILITY; PROVIDING FOR REGISTRATION AND INSPECTION; PROVIDING FOR VACATION RENTAL STANDARDS; PROVIDING FOR VIOLATIONS, ENFORCEMENT AND REMEDIES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, prior to 2011, Florida's municipalities were free to regulate local land use issues under the Home Rule Authority granted them by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, in 2011, the Florida Legislature, through the enactment of Chapter 2011-119, Laws of Florida, preempted the local regulation of a specific land use known as vacation rentals, thereby preventing municipalities from enacting new regulations necessary to address any consequential or negative impacts caused by vacation rentals; and

WHEREAS, in 2014, the Florida Legislature, through the enactment of Chapter 2014-71, Laws of Florida, rescinded the complete preemption of the regulation of vacation rentals, but specifically mandated that local laws, ordinances or regulations could not prohibit vacation rentals or regulate the duration or frequency of vacation rentals; and

WHEREAS, Chapter 2014-71, Laws of Florida, returned some local control back to municipalities to mitigate the effects of vacation rentals in an attempt to make them safer and more compatible with existing neighborhood regulations and to hold operators of such properties accountable for their proper operation; and

WHEREAS, the occupants of vacation rentals, due to the transient nature of such occupancy, are unfamiliar with local hurricane evacuation plans, the location of fire extinguishers, exit routes, pool and home safety features, and other similar safety measures that would ordinarily be provided to guests in traditional lodging establishments, i.e., hotels and motels; and

WHEREAS, if left unregulated, the occupants of vacation rentals located within established neighborhoods can disturb the quiet enjoyment of the neighborhood and create numerous secondary impacts, including noise, traffic, parking and a greater demand on public services; and

WHEREAS, traditional lodging establishments are typically restricted to commercial and other non-residentially zoned areas where intensity of use is separated from less busy and quieter residential uses; and

WHEREAS, like many other municipalities throughout the State of Florida, the Village of North Palm Beach wishes to impose standards both to provide for the safety and welfare of occupants of vacation rentals and to minimize any negative impacts caused by vacation rentals in residential areas, especially established single-family neighborhoods; and

WHEREAS, the Village of North Palm Beach desires vacation rentals that are safe, conform to the character of the community, provide positive impacts for tourism, do not detract from property values and achieve greater neighborhood compatibility; and

WHEREAS, the Village's enactment of regulations applicable to vacation rentals is necessary to preserve the integrity of residential areas and neighborhoods and corresponding property values, while also protecting the health, safety and welfare of residents, property owners, investors and transient occupants of the Village; and

WHEREAS, the Village's regulations are intended to supplement, not replace, any existing federal or state law or regulation or any existing controls within established residential units served by homeowner or condominium associations; and

WHEREAS, the Village's regulations neither prohibit vacation rentals nor restrict the duration or frequency of vacation rentals; rather they are intended to address life safety and compatibility concerns and the secondary effects of vacation rentals located within residential areas and neighborhoods; and

WHEREAS, as required by Section 21-12 of the Village Code of Ordinances, the Village's Planning Commission conducted a duly advertised public hearing on this Ordinance and provided its recommendation to the Village Council; and

WHEREAS, the Village Council determines that the adoption of this Ordinance benefits the public health, safety and welfare of the residents and citizens of the Village, as well as visitors to the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA as follows:

Section 1. The foregoing "Whereas" clauses are hereby ratified and incorporated herein.

Section 2. The Village Council hereby amends Article III, "District Regulations," of Appendix C (Chapter 45), "Zoning," of the Village Code of Ordinances by adopting a new Section 45-40 to read as follows:

Sec. 45-40. Vacation rentals.

(a) *Applicability.* The regulations set forth in this section shall apply to any building or structure utilized as a vacation rental within any Village zoning district. A vacation rental is a dwelling unit that is also a transient public lodging establishment, but is not a time share project. A transient public lodging establishment, as defined by section 509.013(4)(a), Florida Statutes, as amended, is any unit which is rented out to guests more than three (3) times in a calendar year for periods of less than thirty (30) days or one (1) calendar month, whichever is less, or which is advertised or held out the public as a place regularly rented to guests for periods less than thirty (30) days or one (1) calendar month, whichever is less.

(b) *Registration and inspection*

(1) *Registration required.* It shall be unlawful for any person or entity to operate a vacation rental within the corporate limits of the Village without first registering the vacation rental with the community development department in accordance with the requirements of this division. All existing vacation rentals shall be required to be registered by October 1, 2021.

(2) *Initial registration.* Every vacation rental owner or operator shall first register with the Village by submitting to the community development department a properly completed and notarized registration form, as prescribed by the Village, together with a registration fee in an amount established by resolution of the Village Council. A separate registration form shall be required for each vacation rental. The registration form shall be accompanied by the following:

a. A copy of the business tax receipt issued by the Village;

b. A copy of the Florida Department of Business and Professional Regulation license as a transient public lodging establishment/vacation rental;

c. A copy of the vacation rental's current and active certificate of registration with the Florida Department of Revenue for the purpose of collecting and remitting sales taxes, transient rental taxes and any other taxes required by law to be remitted, as applicable, or proof that payment is arranged through a third party such as an on-line platform;

d. Proof of the establishment of an account with the Palm Beach County Tax Collector for the payment of tourist development taxes or that payment is arranged through a third party such as an on-line platform;

e. Copies of the postings required by subsection (c)(5) below;

f. A copy of a sample lease agreement; and

g. A completed vacation rental responsible party designation, in the format prescribed by the Village, which includes the information required by subsection (c)(4) below.

(3) *Registration renewal.* After a vacation rental is initially registered, the registration shall be renewed by October 1st of each year through the execution of a renewal affidavit, in the format prescribed by the Village, and the payment of the renewal fee established by resolution of the Village Council.

(4) *Registration updates*. Any changes to the information or submittals included with the initial registration must be reported to the Village within thirty (30) days of the occurrence of such changes.

(5) *Incomplete registration/renewal*. If the registration form or renewal form submitted pursuant to this section is incomplete, the registrant shall be informed of such deficiency and shall have ten (10) days to correct the deficiency.

(6) *Inspection.* Inspection by the Village to verify compliance with the requirements of the division may be required subsequent to initial registration with the Village and annually after each renewal. Non-compliance with the requirements of this division discovered during any inspection shall be treated as a violation of the Village Code and be processed in accordance with subsection (d) below. Failure to allow the Village to inspect the vacation rental within twenty (20) days after the Village notifies the owner or responsible party that the Village is ready to conduct an inspection shall constitute a separate violation of the Village Code and be processed in accordance subsection (d) below.

(7) *Evidence of vacation rental operation*. Advertising, listing or posting a property on the internet, utilizing any mass communication medium or in any publication as being available for use as a vacation rental creates a rebuttable presumption that the owner or operator is utilizing the property as a vacation rental. Nothing set forth herein precludes the Village from presenting other forms of evidence of vacation rental operation.

(8) *False information*. It shall be unlawful for any person to give any false or misleading information in connection with the requirements and obligations set forth in this section.

(c) *Vacation rental standards.* No person or entity shall operate a vacation rental within the Village unless such vacation rental complies with the following standards:

(1) *Minimum life/safety requirements:*

a. *Swimming pool, spa and hot tub safety.* A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, as set forth in Chapter 515, Florida Statutes.

b. *Smoke and carbon monoxide (CO) detection and notification system.* If an interconnected and hard-wired smoke and carbon monoxide (CO) detection and notification system is not in place within the vacation rental, then one such system shall be required to be installed and maintained on a

continuing basis consistent with the requirements of Section R314, Smoke Alarms, and Section R315, Carbon Monoxide Alarms, of the Florida Building Code-Residential.

c. *Fire extinguisher*. A portable, multi-purpose dry chemical 2A:10B:C fire extinguisher shall be installed, inspected and maintained in accordance with NFPA 10 on each floor/level of the dwelling unit. The extinguisher(s) shall be installed on the wall in an open common area or in an enclosed space with appropriate markings visibly showing the location.

d. *Battery powered emergency lighting of primary exit.* Battery powered emergency lighting which provides illumination automatically in the event of any interruption of normal lighting shall be provided for a period of not less than one hour to illuminate the primary exit.

e. *Emergency egress and maintenance.* Halls, entrances and stairways within a vacation rental shall be clean and ventilated. Hall and stair runners shall be kept in good condition. Rails shall be installed on all stairways and around all porches and steps.

(2) *Maximum occupancy.* Each vacation rental dwelling unit shall comply with the occupancy limitations set forth in the Property Maintenance Code referenced in section 15-27 of this Code, provided, however, that in no event shall maximum occupancy of such dwelling unit exceed two persons per bedroom plus two additional persons.

(3) *Lease requirements.* There shall be a written or online lease, rental, tenant or other recorded agreement memorializing each vacation rental tenancy between the owner or responsible party and the occupant(s). The agreement shall, at a minimum, contain the following information:

a. The maximum number of occupants for the unit as specified in subsection (2) above;

b. The number of parking spaces associated with the vacation rental unit, if applicable, and the location of such spaces;

c. The names and ages of all persons who will be occupying the unit;

d. The dates of such occupancy; and

e. A statement that all occupants must evacuate from the vacation rental following any evacuation order issued by local, state or federal authorities.

The Village reserves the right to request and receive a copy of any vacation rental lease or rental agreement from the owner or responsible party at any time.

(4) *Parking*. All occupants of and visitors to a vacation rental must abide by all applicable parking regulations and park only in designated and/or approved areas.

a. If the vacation rental is a single-family home or duplex, occupants and visitors may only park vehicles on driveways, in garages or carports, on approved, stabilized parking areas (consisting of space that is covered and graded by semi-permeable or impervious materials such as asphalt, concrete, pavers, gravel or similar material), or on the street or swale area immediately adjacent to the vacation rental property. Occupants and visitors may not park on the street or swale area that abuts an adjacent dwelling.

b. The number of automobiles that may be parked at a vacation rental outside of a carport or garage shall be limited to one automobile per bedroom, plus one, not to exceed a total of five (5) automobiles.

(5) *Vacation rental responsible party.* Each vacation rental must designate a responsible party to respond to routine inspections as well as non-routine complaints and any other problems related to the operation of the vacation rental. The property owner may serve in this capacity or shall otherwise designate another person eighteen (18) years or older to perform the following duties:

a. Be available by telephone at the listed phone number twenty-four (24) hours per day, seven (7) days per week and be capable of handling any issues relating to the operation of the vacation rental;

b. If required, be willing and able to come to the vacation rental within two (2) hours following notification from an occupant, the owner, or the Village to address any issues relating to the operation of the vacation rental;

c. Maintain a record of all lease or rental agreements for the vacation rental;

d. Receive service of any legal notice on behalf of the owners for violation of the requirements set forth in this division; and

e. Otherwise monitor the vacation rental to ensure compliance with the requirements set forth in this division.

(6) *Minimum vacation rental information required postings.* The vacation rental shall be posted with the following information, either on the back of or next to the main entrance door or on the refrigerator:

a. The name, address and telephone number of the vacation rental responsible party;

b. A notification that all garbage or trash must be placed in a garbage or trash can or other approved garbage receptacle and that all recyclables must be placed in approved recyclable containers;

c. The location of the nearest hospital;

d. The location of designated parking spaces/areas, if applicable; and

e. For units located within multi-family buildings more than two (2) stories in height, a building evacuation map (at least 8½ inches by 11 inches) shall be posted on or next to the interior portion of the front door.

(6) *Other regulations.* Vacation rentals must comply with all other regulations, standards and requirements set forth in the Village Code of Ordinances, including, but not limited to, the requirements of Chapter 4 (Animals and Fowl), Chapter 6 (Buildings and Building Regulations), Chapter 14 (Health and Sanitation), Chapter 15 (Housing), Chapter 18 (Motor Vehicles and Traffic), Chapter 19 (Offenses and Miscellaneous Provisions) and Appendix C (Chapter 45) (Zoning).

(d) *Violations; remedies; enforcement.*

(1) *Violations*. Non-compliance with any provision of this division shall constitute a violation of the Village Code of Ordinances and each day the violation exists shall constitute a separate and distinct violation.

(2) *Remedies and enforcement*. Any violations of this division may be enforced pursuant to Section 1-8 of the Village Code of Ordinances, through the code enforcement process set forth in Chapter 2, Article

VI of the Village Code of Ordinances, or through any other manner authorized by law, including, but not limited to, injunctive relief.

(3) *No waiver*. A valid vacation rental registration shall not be construed as a waiver of any of the requirements contained within the Village Code of Ordinances or the Village's Comprehensive Development Plan nor shall such registration be construed as approval of a use or activity that would otherwise be illegal under Florida law or prohibited by the Florida Building Code or the Florida Fire Prevention and Life Safety Code.

Section 3. The provisions of this Ordinance shall become and be made a part of the Code of the Village of North Palm Beach, Florida.

Section 4. If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is for any reason held by a court of competent jurisdiction to be unconstitutional, inoperative or void, such holding shall not affect the remainder of the Ordinance.

Section 5. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 6. This Ordinance shall become effective immediately upon adoption

PLACED ON FIRST READING THIS _____ DAY OF _____, 2021.

PLACED ON SECOND, FINAL READING AND PASSED THIS _____ DAY OF _____, 2021.

(Village Seal) _____

MAYOR

ATTEST:

_____

VILLAGE CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

_____

VILLAGE ATTORNEY