AGENDA
LAND DEVELOPMENT BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
NOVEMBER 15, 2016
6:30 PM

CALL TO ORDER

ROLL CALL

Chairman Ronald Wong
Vice Chairman Johnnie Tieche
Ralph Lashells
Richard Hughes
James Mandigo
Peter Braun, Sr. Alternate
Bonni Funt, Jr. Alternate

Land Development Director Kim Glas-Castro
Land Development Planner Iramis Cabrera
Village Attorney Brian Cabrera
Deputy Village Clerk Jane R. Worth

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

ORDER OF BUSINESS

PUBLIC HEARINGS

<u>REGULAR AGENDA</u>

NOTE: CLERK TO ASCERTAIN IF THERE ARE ANY EX PARTE COMMUNICATIONS TO BE DISCLOSED DURING QUASI JUDICIAL DISCUSSIONS. CLERK TO SWEAR IN WITNESSES FOR TESTIMONY

1. Ordinance 2016-21 - Amendment to Chapter 34 "Land Development", Article III "Landscaping", Division 4 "Maintenance", Article VI "Land Use", Division 1 "Generally", Division 6 "District Regulations", Subdivision II "RS Residential Single-Family", and Division 7 "Supplemental District Regulations", Subdivision 1 "In General".

2. Land Development Board Order #2016-100 - An application submitted by, Place Planning & Design, Inc., agent for the owner Dream Builders Construction, Inc. ("Applicant") for a Variance (PSV16-04) from Section 34-766(5) of the Code of Ordinance to allow a reduced minimum lot depth of 90 feet in lieu of the required 100 feet for a residential lot located at 1898 Prairie Road.

3. Resolution No. 2016-77 - Preliminary Plat - Prairie Lane Subdivision.

4. Land Development Board Order #2016-101 and Resolution No. 2016-78 - An application submitted by CPH, agent for McDonalds ("Applicant") for Site Plan (SPR16-04), and Special Exception Use (PSSE16-05) for construction of 3,905 square foot fast food restaurant with two drive-thru lanes, to be located at 3015 Forest Hill Boulevard, at Four Florida Shopping Center (Forest Hill Center).

5. Resolution 2016-79 - An application submitted by Land Research Management, Inc., agent for the owner, Equity One, Inc., ("Applicant") requesting a Minor Site Plan Amendment (SPR 16-08) and concurrently requesting a Special Exception Use (PSSE 16-04), to allow a 3,400 square foot restaurant within a tenant bay at Greenwood Shopping Center, for the Commercial General District property located at 1756 South Congress Avenue.

6. Resolution 2016- 80 - Forest Hill Center Preliminary Plat (replat).

OTHER BUSINESS

7. 2017 Land Development Board Meeting Calendar

ADJOURNMENT

NEXT LAND DEVELOPMENT BOARD MEETING
TUESDAY, DECEMBER 13, 2016 AT 6:30 P.M.

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at 965-4010 at least 3 days prior to the meeting in order to request such assistance.

Village of Palm Springs

Staff Report

AGENDA DATE: November 15, 2016

DEPARTMENT: Land Development

ITEM #1: Ordinance No. 2016-21 – Village Code Amendments

SUMMARY: The Land Development Department is requesting the Land Development Board to consider amending the Village Code to provide clarification in district standards, codify Department policies and practices that are not currently within the Code, and/or to enhance Code Enforcement Division's ability to enforce development order conditions and annexation agreements. The intent of these revisions is to protect open space and pervious areas to prevent flooding, to protect trees and required landscaping, to improve the aesthetics of our commercial corridors by restricting accessory site elements, such as bollards, utility cabinets, and vending machines, and to enhance enforcement mechanisms. These code amendments will assist the Village in its objectives to promote economic (re-)development, encourage more attractive commercial corridors, and maintain value of residential properties.

The proposed amendments are within several articles of the Land Development Regulations, and can be summarized as follows:

- Clarification of the maximum imperious area allowed on RS and RM properties, which includes driveways, patios, swimming pools, etc.;
- Codification of the driveway setback, which has been required through permitting as a matter of policy;
- Supplemental regulations on accessory site elements, such as vending machines, utility facilities and bollards ,which have been required through site plan review as a matter of policy;
- Remedial action required for illegal tree removal and improper pruning, which has been required as a matter of policy; and
- Clarification that conditions of approval, site plan requirements, and annexation agreements are enforceable through the code compliance process.

The Land Development Board workshopped the proposed amendments at their October 10th meeting and provided direction which is incorporated into the proposed language.

FISCAL IMPACT:
The proposed request does not have a fiscal impact to the Village.

ATTACHMENTS:
1. Proposed Ordinance No. 2016-21

ORDINANCE NO. 2016-21

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING ITS CODE OF ORDINANCES BY AMENDING CHAPTER 34 "LAND DEVELOPMENT", ARTICLE III "LANDSCAPING", DIVISION 4 "MAINTENANCE", SECTION 34-224 "REPLACEMENT OF VEGETATION" AND SECTION 34-226 "PRUNING TREES", TO PROVIDE FOR REPLACEMENT OF REQUIRED TREES; ARTICLE VI "LAND USE", DIVISION 1 "GENERALLY", SECTION 34-572 "VIOLATIONS", TO CLARIFY VIOLATIONS; DIVISION 6 "DISTRICT REGULATIONS", SUBDIVISION II "RS RESIDENTIAL SINGLE-FAMILY", SECTION 34-746 "PROPERTY DEVELOPMENT REGULATIONS" AND SUBDIVISION III "RM RESIDENTIAL MULTIPLE-FAMILY", SECTION 34-766 "PROPERTY DEVELOPMENT REGULATIONS", TO CLARIFY MAXIMUM IMPERVIOUS AREA AND DRIVEWAY SETBACKS; SUBDIVISION V "CG COMMERCIAL GENERAL", SECTION 34-828 "SUPPLEMENTAL REGULATIONS", TO ADD SUPPLEMENTAL REGULATIONS RELATED TO VENDING MACHINES; DIVISION 7 "SUPPLEMENTAL DISTRICT REGULATIONS", SUBDIVISION 1 "IN GENERAL", SECTION 34-881 "LANDSCAPING AND PAVING", TO CLARIFY DRIVEWAY SETBACKS; SECTION 34-892 "ACCESSORY USES, BUILDINGS AND STRUCTURES", TO ADD STANDARDS FOR ACCESSORY USES AND IMPROVEMENTS; SUBDIVISION II "RECREATIONAL VEHICLES, COMMERCIAL VEHICLES AND SIMILAR VEHICLES", SECTION 34-914 "PARKING IN SINGLE-FAMILY RESIDENTIAL LAND USE DISTRICTS; USE OF PORTABLE STORAGE CONTAINERS AND ROLL-OFF DUMPSTERS IN ALL ZONING DISTRICTS", TO CLARIFY MAXIMUM IMPERVIOUS AREA; PROVIDING FOR CODIFICATION, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Palm Springs ("Village") has regulations in place at Chapter 34 of the Village Code of Ordinances regarding development or improvements of land; and

WHEREAS, the Village desires to amend the existing regulations to clarify property standards, promote open space and pervious area, protect aesthetics, provide standards for accessory uses and improvements to property, and promote proper pruning and preservation of mature tree canopy within the Village; and

WHEREAS, the Land Development Board has found this ordinance to be consistent with the Village's Comprehensive Plan and recommended approval; and

WHEREAS, the Village Council has reviewed the recommended ordinance and has determined that it is in the best interests and general welfare of the Village to adopt this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The foregoing recitals are incorporated herein as true and correct findings of fact of the Village Council, and serve as a basis for adoption of this Ordinance.

Section 2. Chapter 34 "Land Development", Article III "Landscaping", Division 4 "Maintenance", Section 34-224 "Replacement of vegetation", is hereby amended as follows:

Sec. 34-224. - Replacement of vegetation.

Any vegetation, including a tree, shall be replaced with plants of the same or similar species and size if it dies or becomes diseased, is removed without a Village permit, or is subject of tree abuse, including hatracking. Where such dead/abused vegetation is within a required landscape buffer, or within an existing area of native vegetation preserved under a landscaping plan, and where replacement in kind is impractical due to the size or other characteristics of the trees/native vegetation, a revised landscaping plan shall be submitted and approved prior to replacement of all or part of the required trees and/or native vegetation. In such case, replacement of the trees/native vegetation should be designed to provide the same quality of buffering and tree canopy as was provided by the trees/native vegetation. If the site cannot support the total number of required replacement trees as determined herein, the Village may permit the owner to mitigate by donating excess trees to the village for planting on public lands at the owner's expense; by contributing to the village the monies equivalent to such required replacement trees per the most recent edition of *Valuation of Landscape Trees, Shrubs, and Other Plants: A Guide to the Methods and Procedures for Appraising Amenity Plants* , prepared by the council of tree and landscape appraisers and published by the international society of arboriculture; or by permitting the required replacement trees to be placed upon other lands owned by the same property owners.

Section 3. Chapter 34 "Land Development", Article III "Landscaping", Division 4 "Maintenance", Section 34-226 "Pruning Trees", is hereby amended as follows:

Sec. 34-226. – Pruning trees.

Trees may be pruned in order to allow for healthy uniform growth, but may not be severely pruned for such nongrowth related purposes as improving visibility of signs or other features. Severely cutting back lateral branches or hatracking is prohibited.

Such tree abuse is subject to remedial action, including replacement of the damaged tree(s) with a tree(s) of like caliper and species per Section 34-224, and may be subject of fines per Section 2-235. Pruning shall be performed in accordance with the latest standards of the National Arborist Association. Removal of limbs or foliage which presents a hazard to structures or power lines is permitted, but shall be limited to the degree of pruning necessary to accomplish the removal of the hazard. Where a tree or other vegetation poses public health and safety problems, such as blocking visibility at an entrance or street intersection or removal of hazards to a power line, the tree should be replaced with a more appropriate species.

Section 4. Chapter 34 "Land Development", Article VI "Land Use", Division 1 "Generally", Section 34-572 "Violations", is hereby amended as follows:

Sec. 34-572. - Violations.

~~(a) Any person who violates this article or fails to comply with any of its requirements shall be guilty of an offense.~~

~~(b) The owner or tenant of any building, structure or premises, or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in or maintains such violation may be found guilty of a separate offense.~~

~~(c) Nothing contained in this section shall prevent the village from taking such other lawful action as is necessary to prevent or remedy any violations.~~

Any violation or non-compliance of any provision of Chapter 34 or any violation or non-compliance with any order, license, permit, annexation agreement, site/landscape plan, approval, or any condition placed on any permit or any approval, issued by the council, a board or administratively shall be deemed a violation of this code and shall be subject to the village's code compliance process as well as any other legal action available to the village including, but not limited to, injunctive relief.

Section 5. Chapter 34 "Land Development", Article VI "Land Use", Division 6 "District Regulations", Subdivision II "RS Residential Single-Family", Section 34-746 "Property development regulations", is hereby amended as follows:

Sec. 34-746. – Property development regulations.

….

(9) Minimum side yard (interior): 7.5 feet, except utility sheds as set forth in section 34-892(d) and driveways as set forth in section 34-881.

(10) Minimum side yard (corner): 25 feet, except utility sheds as set forth in section 34-892(d) and driveways as set forth in section 34-881.

….

(12) Maximum impervious or semi-impervious surface: 60 percent

….

Section 6. Chapter 34 "Land Development", Article VI "Land Use", Division 6 "District Regulations", Subdivision III "RM Residential Multiple-Family", Section 34-766 "Property development regulations", is hereby amended as follows:

Sec. 34-766. – Property development regulations.

….

(9) Minimum side yard (interior):15 feet, except for utility sheds as set forth in section 34-892(d) and driveways as set forth in section 34-881.

(10) Minimum side yard (corner):20 feet, except for utility sheds as set forth in section 34-892(d) and driveways as set forth in section 34-881.

….

(12) Maximum impervious or semi-impervious surface: 55 percent

….

Section 7. Chapter 34 "Land Development", Article VI "Land Use", Division 6 "District Regulations", Subdivision V "CG Commercial General", Section 34-828 "Supplemental regulations" is hereby amended as follows:

Sec. 34-828 – Supplemental Regulations

….

(d) *Vending Machines.* Vending machines, including ice boxes and propane tank dispensers, are encouraged to be accommodated inside the building. Outside placement of such machines shall be screened from public view with landscaping or a solid barrier, in a manner that maintains clear access, and shall be depicted on a Village-approved site plan.

(e) ~~(d)~~ Additional requirements for the CG commercial general land development district shall be as set forth in Division 7 of this article.

Section 8. Chapter 34 “Land Development”, Article VI “Land Use”, Division 7 “Supplemental District Regulations”, Subdivision I “In General”, Section 34-881 “Landscaping and paving”, is hereby amended as follows:

Sec. 34-881. - Landscaping and paving.

Landscaping requirements for residential, commercial and other allowable uses shall conform to the requirements established in article III of this chapter. The maximum area of impervious and semi-pervious parking surface in the front yard of any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway in which event, the maximum area of impervious and semi-pervious parking surface shall be 60 percent of the front yard. Driveways shall be setback a minimum of three feet (3’) from side yards to accommodate sodded or landscaped pervious area along the perimeter of each parcel between the driveway and the property line.

Section 9. Chapter 34 “Land Development”, Article VI “Land Use”, Division 7 “Supplemental District Regulations”, Subdivision I “In General”, Section 34-892 “Accessory uses, buildings and structures”, is hereby amended as follows:

Sec. 34-892. - Accessory uses, buildings and structures.

….

(e) *Bollards.* Access barriers, pedestrian protection devices, and vehicle guards, all commonly referred to as “bollards” shall be comprised of decorative or ornamental posts that complement the architectural style, material and/or color of the principal structure.

(f) *Utility/Mechanical Equipment Boxes.* All mechanical equipment and utility facilities shall be screened from view with landscaping, fence or walls. Equipment boxes that cannot be fully screened shall be wrapped with a decorative vinyl wrap. Corner properties located at a signalized intersection shall include the traffic control box in the aesthetic program. The design of vinyl wraps shall be approved by the Land Development Director, and shall not include commercial messages or logos.

Section 10. Chapter 34 “Land Development”, Article VI “Land Use”, Division 7 “Supplemental District Regulations”, Subdivision II “Recreational Vehicles, Commercial Vehicles and Similar Vehicles”, Section 34-914 “Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts”, is hereby amended as follows:

Sec. 34-914. - Parking in single-family residential land use districts; use of portable storage containers and roll-off dumpsters in all zoning districts.

……

(f) The maximum area of impervious and semipervious parking surface in the front yard in any residential zoning district, shall be 40 percent, unless the front yard shall contain a semicircular driveway, in which event, the maximum area of impervious and semipervious parking surface shall be 60 percent of the front yard. Paver blocks set in sand shall only be considered as 25 percent pervious and 75 percent impervious. See Section 34-881 also.

….

Section 11. Codification. This ordinance shall be codified in the Code of Ordinances of the Village of Palm Springs, Florida.

Section 12. Repeal of Conflicting Ordinances. All ordinances, resolutions or parts of ordinances and resolutions in conflict with this Ordinance are hereby repealed.

Section 13. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 14. Effective Date. This Ordinance shall become effective immediately upon adoption.

Council Member _____, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member _____, and upon being put to a vote, the vote was as follows:

	Aye	Nay	Absent
BEV SMITH, MAYOR	☐	☐	☐
JONI BRINKMAN, VICE MAYOR	☐	☐	☐
PATTI WALLER, MAYOR PRO TEM	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐

LIZ SHIELDS, COUNCIL MEMBER ☐ ☐ ☐

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the _____ day of _____, 2016.

VILLAGE OF PALM SPRINGS, FLORIDA

BY:_____
BEV SMITH, MAYOR

First Reading:_____

Second Reading:_____

ATTEST:

BY: _____
SUSAN M. CALJEAN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

LAND DEVELOPMENT STAFF REPORT

SUBJECT: Variance to allow minimum lot depth of 90.14’ in lieu of 100’ minimum required- Prairie Lane

Application Summary			
Applicant / Petitioner	Dream Builders Construction, Inc	**Submittal Date**	09/22/2016
Parcel Control No	70-43-44-08-23-011-0010	**Case Number**	PSV 16-04
Location	1898 Prairie Road (one lot to be subdivide into two single family lots)	**Site Area**	0.44 acres
LDB Meeting	November 15, 2016	**Council Meeting**	N/A

Requests	
Proposed Use	Single family home

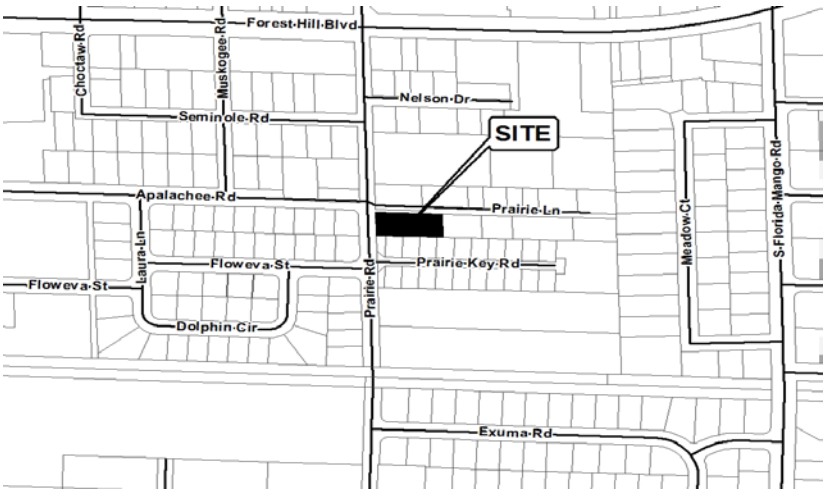
Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking (Auto)	2	Two cars garage plus driveway	Yes

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front yard	25’	25’	Yes
Rear yard	12.5’	13.37’ (lot A) 14.16’ (Lot B)	Yes
Side interior	7.5’	32.61’ (Lot A) 26.45’ (Lot B)	Yes
Side corner (only Lot A)	25’	25’	Yes

Site Characteristics			
Existing Use	Vacant lot	**Proposed Use**	Single family home
Zoning	Residential Multiple-Family	**Existing Future Land Use**	Low density residential
Existing Lot dimensions	215.40’ width by 90.14’ depth	**Proposing lots dimensions**	2 Lots (A & B): 107.70’ width by 90.14’ depth each

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Residential multi- family	Low density residential	Residential multiple-family
South	Residential single family	Low density residential	Residential multiple-family
East	Residential single family	Low density residential	Residential multiple-family
West	Residential multi- family	Low density residential	Residential multiple-family

Recommendation
Land Development Staff recommends approval based on compatibility with surrounding properties.



I Site History

The property was voluntarily annexed into the Village of Palm Springs on April, 2001 by Ordinance No. 2001-14, and designated with the Land Development (zoning) district of Residential Multiple-Family and Future Land Use category of Low Density Residential. At the time of the annexation there was an existing single family residence which it was demolished on August, 2005, since then the lot has been vacant.

II Neighborhood Compatibility

The subject property's Zoning and Future Land Use designations are Residential Multiple-family (RM) and Low Density Residential, respectively. The proposed variance to allow a construction of a single family home is compatible with surrounding properties.

III Variance Requested

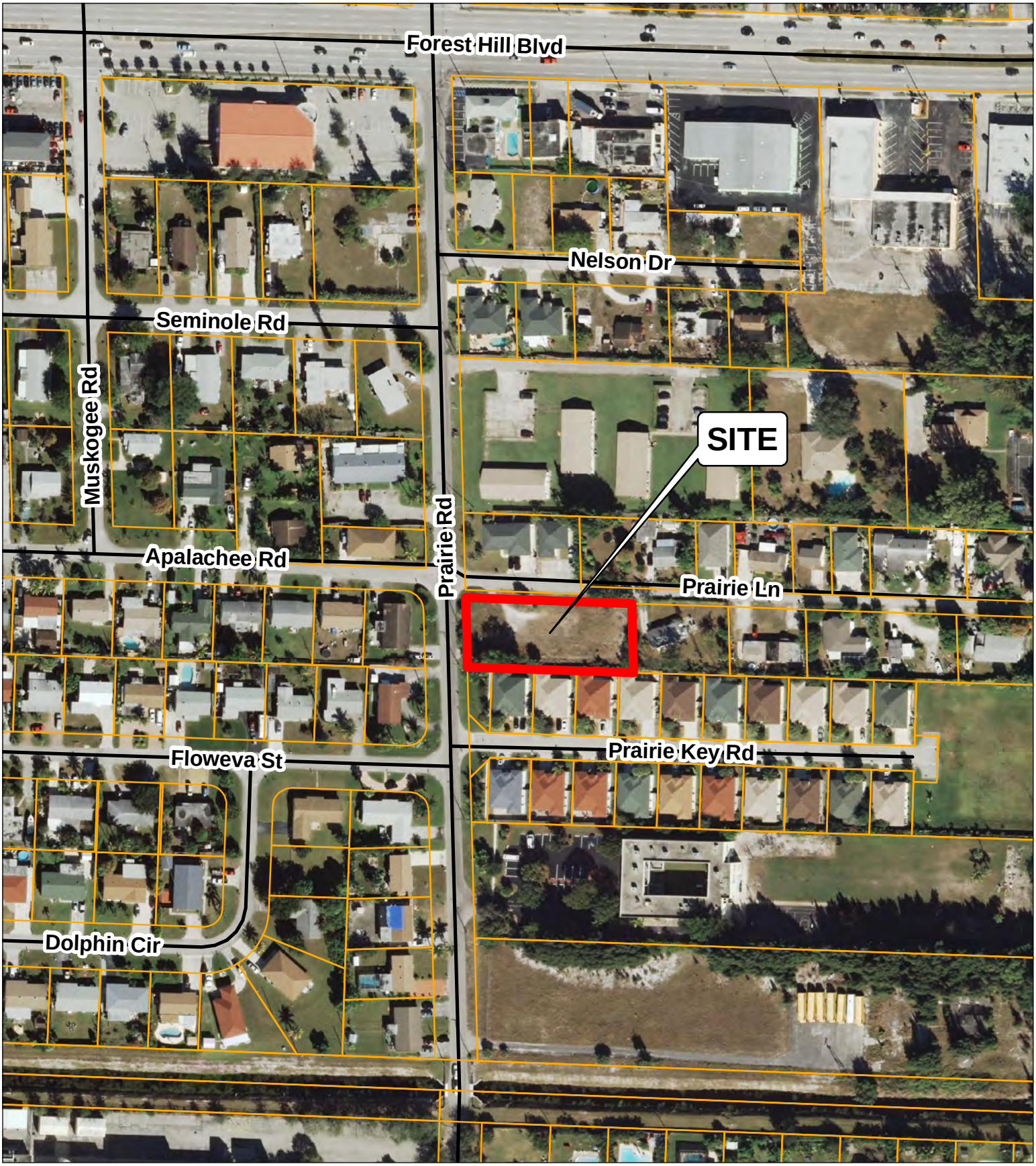
The subject property is located on the South side of Prairie Lane and on the East side of Prairie Road. The area is designated Residential Multiple-Family zoning district and Low Density Residential Future Land Use. The property dimensions are 90.14 feet depth by 215.40 feet width. The applicant is requesting a variance from Section 34-766(5) of The Village of Palm Springs Land Development Regulations to allow a minimum lot depth of 90.14 feet in lieu of 100 feet minimum required.

IV Recommendation

Land Development Staff has conducted a review of the application, and found the proposed Variance is comparable with surrounding developed properties that have same lot depth (90.14'). The property has special condition and circumstances which are peculiar to the land and do not result from actions of the applicant. Granting the variance requested will not confer on the applicant any special privilege and would not deprive the applicant of rights commonly enjoyed by other properties in the same land development district. Staff considers that this is the minimum variance that will make possible the reasonable use of the land, will be in harmony with the general intent and purpose of the variance requested and will not be injurious to the area involved or otherwise detrimental to the public welfare.

VILLAGE OF PALM SPRINGS

Prairie Lane Subdivision Plat



Property to be Subdivided

0 75 150 300 Feet

DATE: 10/24/2016

N W E S

VILLAGE OF PALM SPRINGS

Prairie Lane Subdivision Plat

Property to be Subdivided

Village Limits

0 75 150 300 Feet

DATE: 10/24/2016

N W E S

PLACE
Planning & Design

700 US Highway One, Suite C
North Palm Beach, FL 33408
561-863-2722

September 22, 2016

Iramis Cabrera, Planner
Village of Palm Springs, Land Development Department
226 Cypress Lane
Palm Springs, FL 33461

Re: Prairie Lane Subdivision

Ms. Cabrera,

In follow-up from our discussion and correspondence, this letter and the attachments are respectfully submitted in support of application for preliminary plat, minor site plan approval (two single-family homes) and variance for lot depth. Attached are the following:

- Unified Development Application;
- Survey, Preliminary Plat
- Preliminary Site Plan, Floor Plan and Elevations
- Site Photographs
- Warranty Deed and Title Commitment
- Radius map, property owner list and self-addressed stamped envelopes for public notice

The attached narrative addresses the criteria for granting a variance and is provided for your review. Your consideration in this matter is sincerely appreciated.

Sincerely,

Corey W. O'Gorman, AICP
President
/co
Attachments

Variance Criteria

That special conditions and circumstances exist which are peculiar to the land, structure or building involved, that are not applicable to other parcels of land, structures, or buildings in the same zoning district.

> The subject property is Lot 11 of Palm Acres Tract Number 4, an unrecorded subdivision. When the lot was originally created the dimensions were 100' deep and 240' wide. Subsequent to creation of the lot, 25' was dedicated for Prairie Road, and 10' was dedicated for Prairie Lane, resulting in the overall property dimensions of 90' deep and 215' wide. There are no other lots in this area with identical conditions.

That the special conditions and circumstances do not result from the actions of the applicant.

> The creation of this parcel and subsequent right-of-way dedications occurred prior to acquisition of the property by the current owner, and as such did not result from the actions of the applicant.

That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

> Granting this variance would allow the construction two single-family homes. Development in this zoning district consists of single-family homes and duplexes similar in development intensity and scale, and granting this variance would not confer any special privilege.

That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.

> Literal interpretation would prevent development of single-family homes, and would deprive the applicant of any reasonable use of this land.

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

> As it is impossible to increase the lot depth of the parcel, granting this variance is the minimum necessary to make any use of this land.

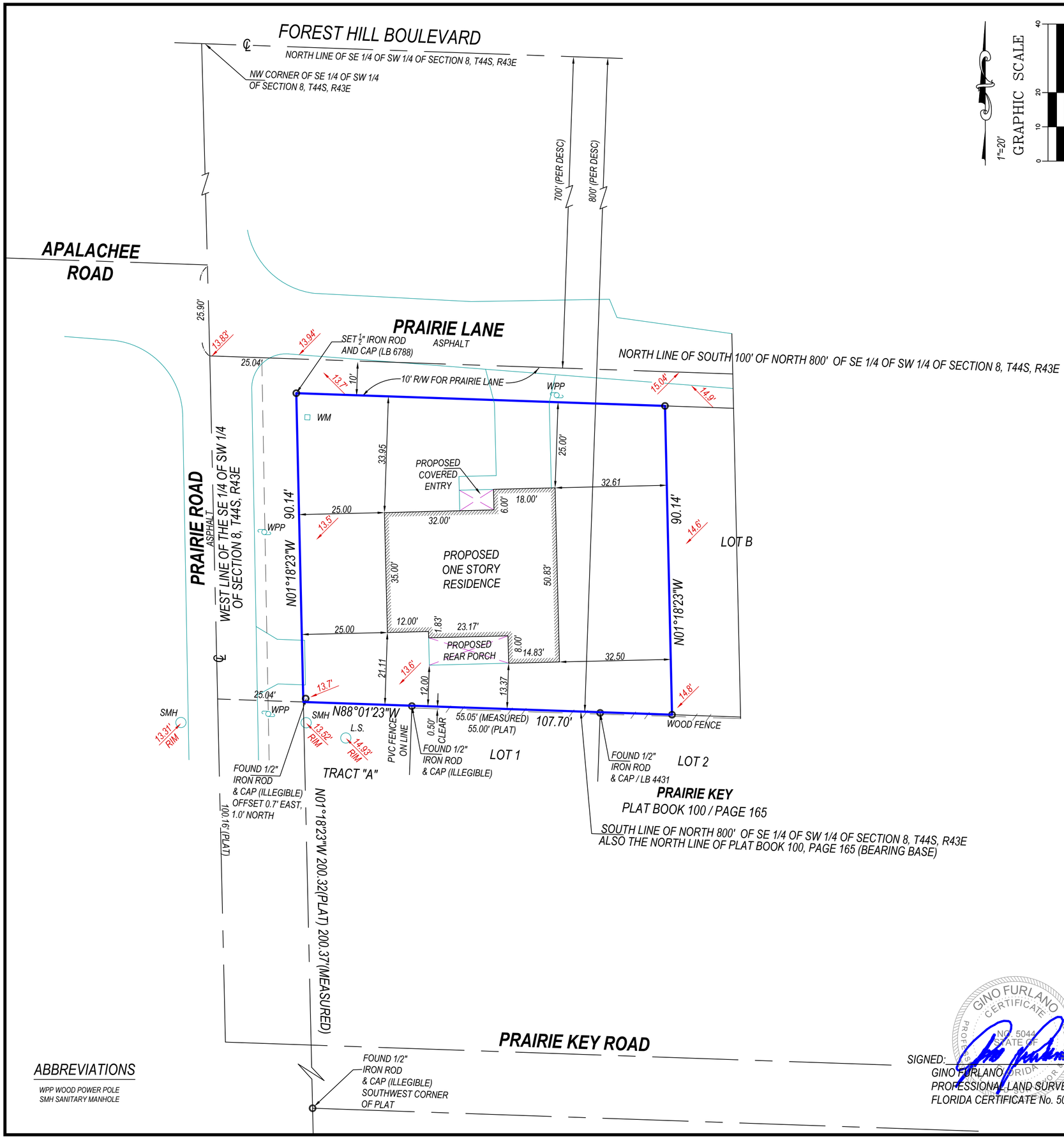
That the granting of the variance will be in harmony with the general intent and purpose of this chapter.

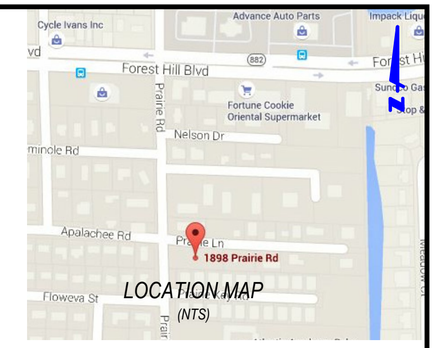
As the subject request is just for lot depth and the proposed development of two homes will meet all other lot and building requirements, granting this variance will be in harmony with the purpose and intent of this code.

That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

As all other lot and building requirements will be met for development of this site, granting the variance will not injurious to the area nor will it be detrimental to the public welfare.

DEAD
END
FOR
SALE
BY OWNER





PROPERTY ADDRESS:

1898 PRAIRIE ROAD
PALM SPRINGS, FL 33406

FLOOD ZONE: "B"
Panel No: 120192 0165 B
Date: OCTOBER 15, 1982

CERTIFIED TO:

1. HUMBERTO NIETO

LEGAL DESCRIPTION:
LOT A, PLAT OF PRAIRIE LANE ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK____, PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "PRAIRIE KEY" ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
11. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD'29) AND REFERENCE NGS BENCHMARK "S 616" ELEVATION 27.37' (NAVD'88).

ABBREVIATIONS

WPP WOOD POWER POLE
SMH SANITARY MANHOLE

SIGNED: _____
GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

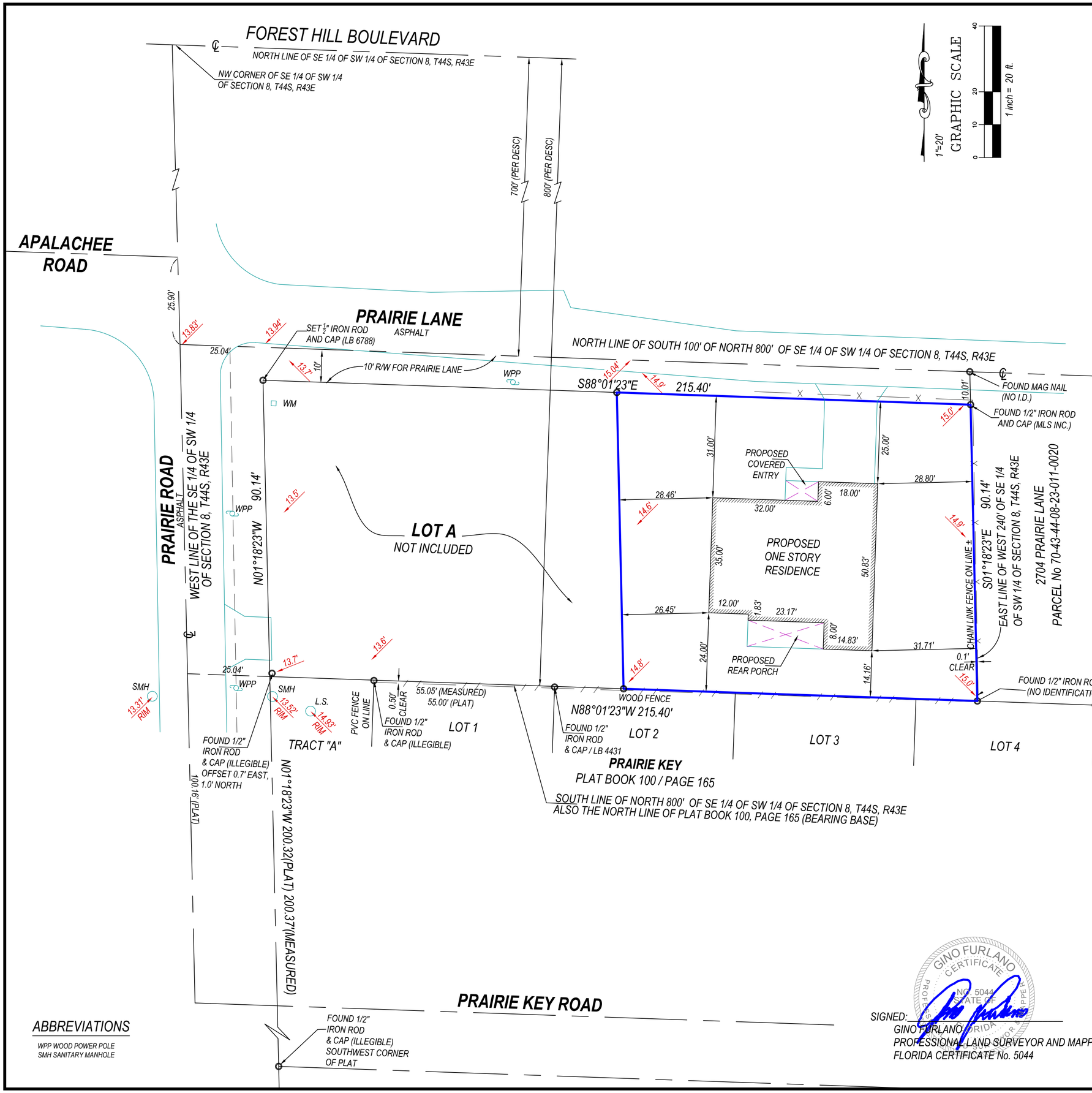
GINO FURLANO CERTIFICATE NO. 5044 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER

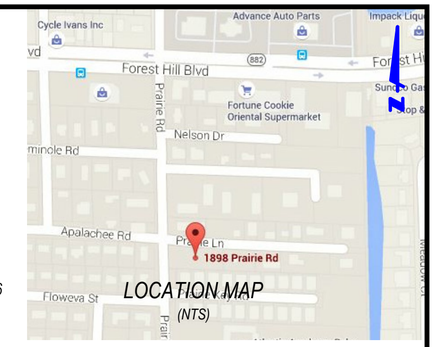
JOB#	PURPOSE	FIELD	DRAFT	DATE
S16050420	LOT A SITE PLAN		CD	08-22-16
	BOUNDARY SURVEY	JPM	CD	05-25-16

CONSTRUCTION LAYOUT SURVEY

PM SURVEYING
LICENSED BUSINESS No. 6788

4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094





PROPERTY ADDRESS:

1898 PRAIRIE ROAD
PALM SPRINGS, FL 33406

FLOOD ZONE: "B"
Panel No: 120192 0165 B
Date: OCTOBER 15, 1982

CERTIFIED TO:

1. HUMBERTO NIETO

LEGAL DESCRIPTION:

LOT B, PLAT OF PRAIRIE LANE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK ____ PAGE _____, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYORS' NOTES:

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6788.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY APPROXIMATE.
10. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF "PRAIRIE KEY" ACCORDING TO THE PLAT RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
11. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD'29) AND REFERENCE NGS BENCHMARK "S 616" ELEVATION 27.37' (NAVD'88).

ABBREVIATIONS

WPP WOOD POWER POLE
SMH SANITARY MANHOLE

SIGNED:
GINO FURLANO
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 5044

GINO FURLANO CERTIFICATE NO. 5044 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

JOB#	PURPOSE	FIELD	DRAFT	DATE
S16050420	LOT B SITE PLAN		CD	08-22-16
	BOUNDARY SURVEY	JPM	CD	05-25-16

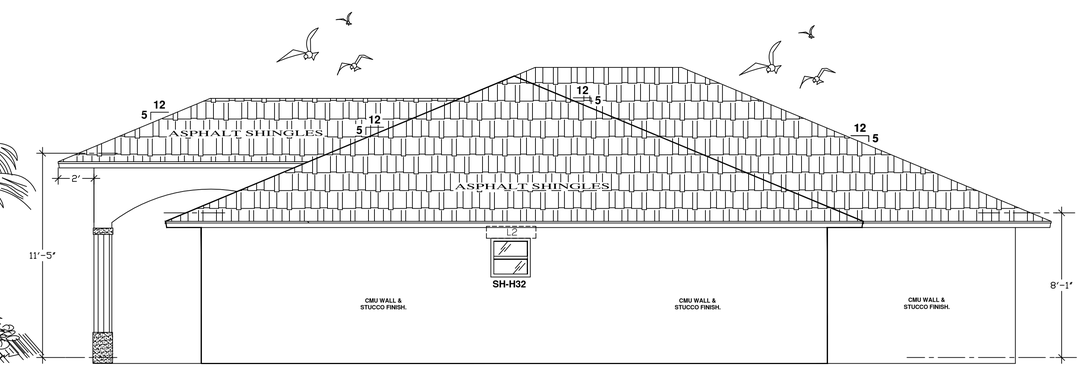
CONSTRUCTION LAYOUT SURVEY

PM SURVEYING
LICENSED BUSINESS No. 6788

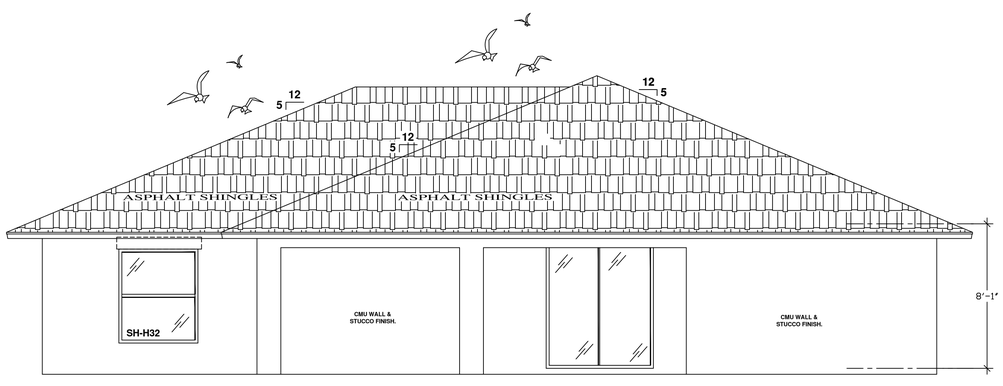
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764
FAX 561-478-1094

GD DRAFTING CORP.

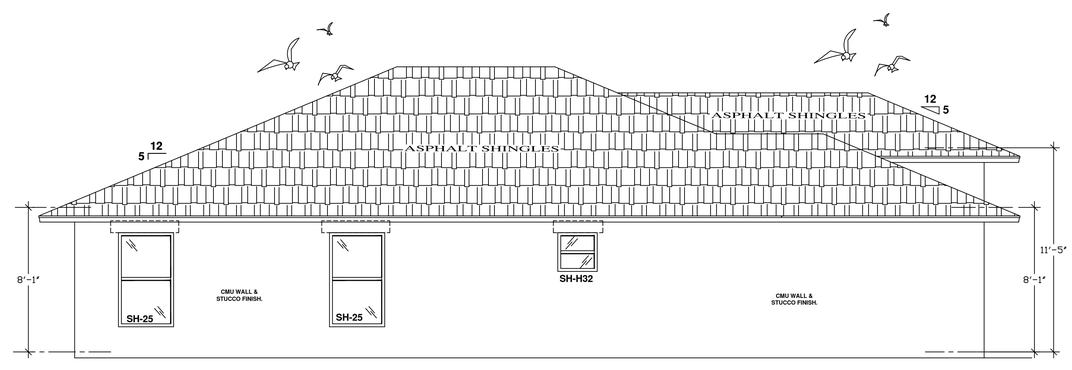
FRONT VIEW
SCALE: 1/4"=1'-0"



RIGHT VIEW
SCALE: 1/4"=1'-0"



REAR VIEW
SCALE: 1/4"=1'-0"



LEFT VIEW
SCALE: 1/4"=1'-0"

DATE: AUGUST 2016

SCALE: AS SHOWN

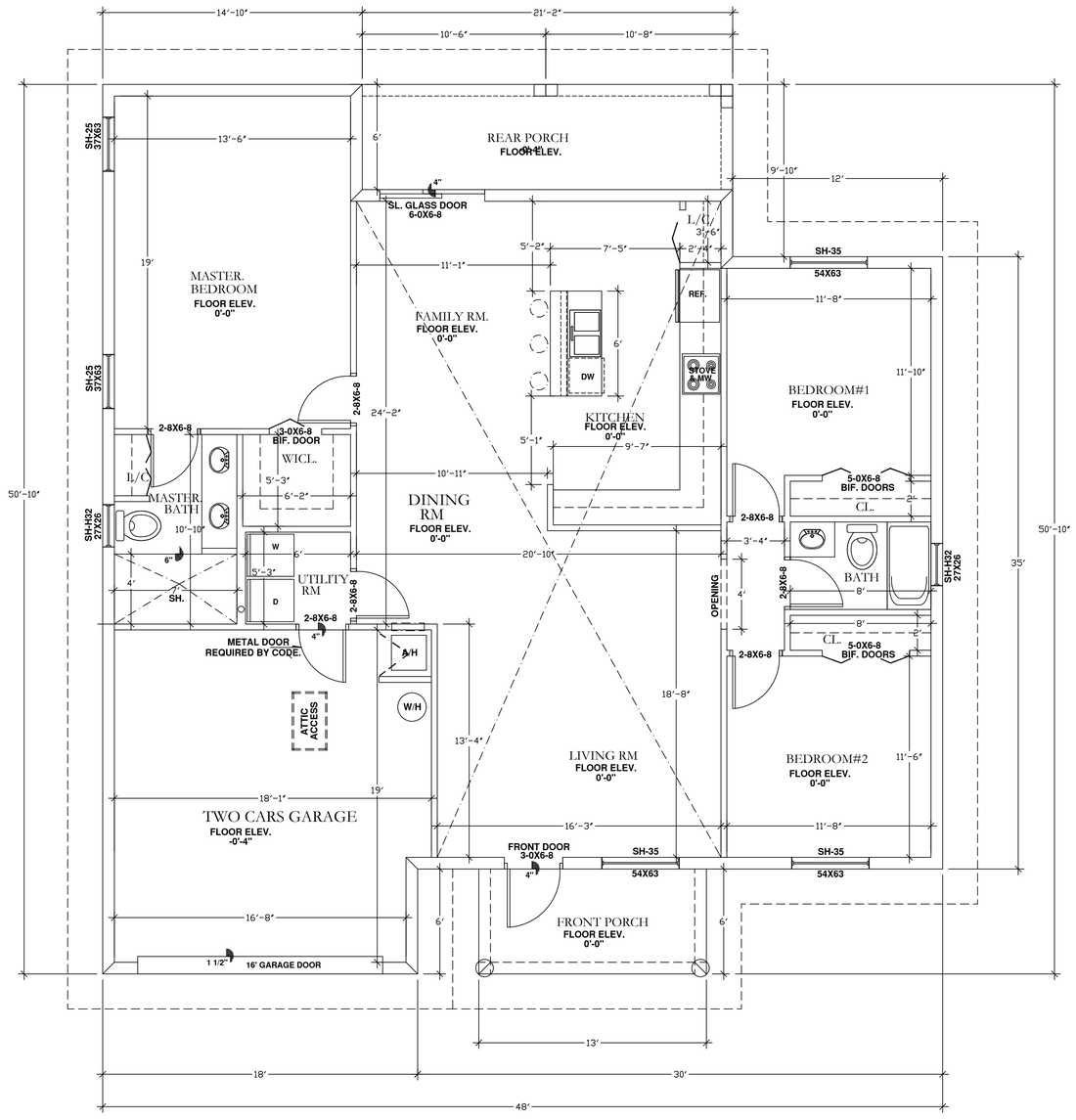
GOARCH DRAFTING CORP.
dwg by: C. Arocha
561-818-5171

DREAM BUILDERS CONSTRUCTION

REVISIONS

NO.	DATE	COMMENTS

2-2



PLAN VIEW

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

SQUARE FOOTAGE:

AREA UNDER A/C.	1641.0	SQ. FT.
FRONT PORCH	78.0	SQ. FT.
REAR PORCH	127.0	SQ. FT.
TWO CARS GARAGE	375.0	SQ. FT.
TOTAL SQFT.	2221.0	SQ. FT.

GD DRAFTING CORP.

DATE:
AUGUST 2016

SCALE: AS SHOWN

GOARCH DRAFTING CORP.
dwg by: C. Arocha
561-818-5171

DREAM BUILDERS CONSTRUCTION

REVISIONS

NO.	DATE	COMMENTS

1-2

Village of Palm Springs

Staff Report

AGENDA DATE: November 15, 2016

DEPARTMENT: Land Development

ITEM #3: Resolution No. 2016-77 - Preliminary Plat – Prairie Lane – 1898 Prairie Road

SUMMARY: Dream Builders Construction, Inc, owner of the property, has filed the preliminary plat to subdivide the lot into two separate lots. While the RS district typically requires lots to have a minimum lot depth of 100 feet, a Variance has being applied for to allow a lot dimension of 90.14 feet in lieu of the district standards. Village staff is recommending the approval of the Variance to facilitate a "lot split" resulting in two buildable single-family residential lots.

The Village's Surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it is in compliance with Chapter 177, F.S.- Platting Regulations.

The Village Council will consider the preliminary plat at their December 8th meeting.

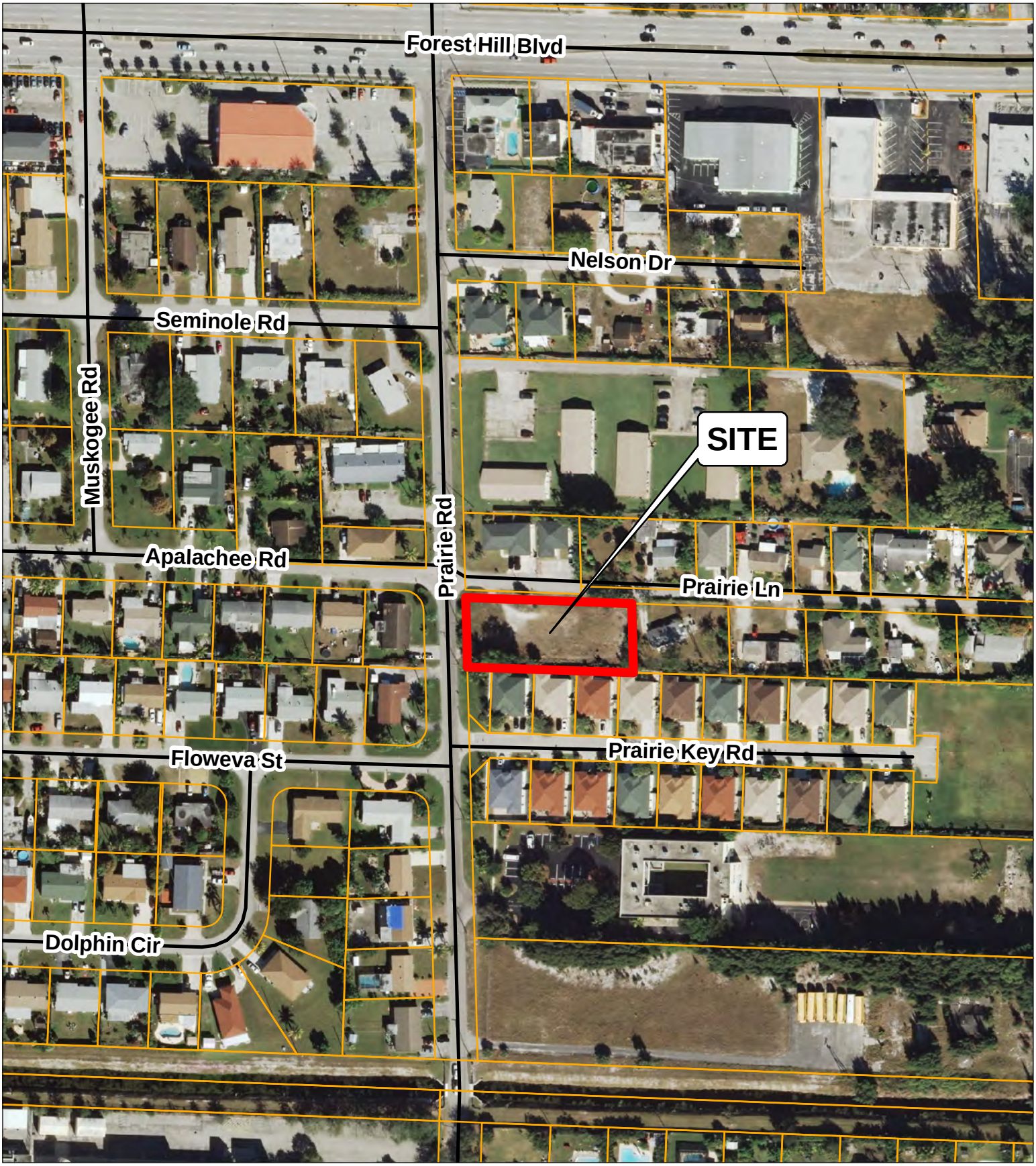
If approved, a final plat will be presented to the Village Council for consideration. Recordation of the final plat is required prior to issuance of a Certificate of Occupancy for the two single family homes.

FISCAL IMPACT:
There is no direct fiscal impact of the proposed plat.

ATTACHMENTS:
1. Preliminary Plat
2. Village surveyor's Review Letter- Engenuity Group
3. Aerial and Location Maps
4. Staff Report

VILLAGE OF PALM SPRINGS

Prairie Lane Subdivision Plat



Property to be Subdivided

0 75 150 300 Feet

DATE: 10/24/2016

N W E S

VILLAGE OF PALM SPRINGS

Prairie Lane Subdivision Plat

Property to be Subdivided

Village Limits

0 75 150 300 Feet

DATE: 10/24/2016

N W E S

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.

October 26, 2016

Ms. Kim Glas-Castro, Land Development Director
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
(Via E-Mail: kglas-castro@vpsfl.org)

RE: Plat of Prairie Ln
Fourth Plat Review
Engenuity Group Project No. 6001.04.12

Dear Ms. Glas-Castro:

This is the fourth review of this Plat. This review is done for compliance with Chapter 177, Florida Statutes and the Village of Palm Spring's requirements. All of our previous comments have been adequately addressed. The Plat is now in compliance with Chapter 177, Florida Statutes. We can therefore recommend that the Village of Palm Springs approve the Plat.

Please do not hesitate to contact our office if you need any further assistance.

Very truly yours,

Kevin M. Beck, P.S.M.
Director of Surveying

cc: Iramis Cabrera via e-mail

1280 NORTH CONGRESS AVENUE, SUITE 101 WEST PALM BEACH, FL 33409 T 561.655.1151 F 561.832.9390 WWW.ENGENUITYGROUP.COM

PRAIRIE LANE

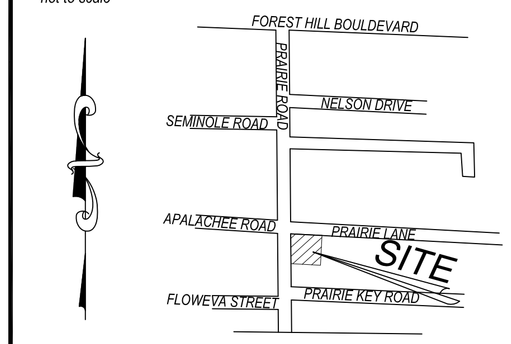
BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF THE
SOUTHWEST ONE QUARTER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA.

AUGUST 2016

LYING IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA
(ZONING PROJECT NUMBER: 6001.04.12)

SHEET 1 OF 2

VICINITY SKETCH
not to scale



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT _____
THIS _____ DAY OF
_____ , 201__
AND DULY RECORDED IN PLAT
BOOK _____
ON PAGE _____
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY

BY: _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DREAM BUILDERS CONSTRUCTION, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON AS "PRAIRIE LANE", BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF THE SOUTHWEST ONE QUARTER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST, OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 100 FEET OF THE WEST 240 FEET OF THE NORTH 800 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE WEST 25 FEET AND THE NORTH 10 FEET THEREOF. (ALSO KNOWN AS PART OF LOT 11, PALM ACRES TRACT NO. 4 UNRECORDED).
AND BEING FURTHER DESCRIBED AS:
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, THENCE ALONG THE SOUTH OF SAID SECTION PROCEED S87°36'42"E A DISTANCE OF 1325.80 FEET; THENCE PROCEED N01°18'23"W A DISTANCE OF 553.59 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 800 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, AND THE POINT OF BEGINNING; THENCE CONTINUE N01°18'23"W ALONG THE EAST LINE OF PRAIRIE ROAD, A DISTANCE OF 90.14 FEET TO THE SOUTH LINE OF PRAIRIE LANE, BEING A 20 FEET WIDE RIGHT-OF-WAY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S88°01'23"E A DISTANCE OF 215.40 FEET TO A POINT ON THE EAST LINE OF THE WEST 240 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE S01°18'23"E A DISTANCE OF 90.14 FEET TO THE SOUTH LINE OF THE NORTH 800 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE PROCEED N88°01'23"W ALONG SAID LINE A DISTANCE OF 215.40 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF PRAIRIE ROAD, AND THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 20_____.

DREAM BUILDERS CONSTRUCTION, INC.
A FLORIDA CORPORATION

WITNESS: _____ BY: _____
JOSE H. NIETO, PRESIDENT

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSE H. NIETO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DREAM BUILDERS CONSTRUCTION, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID FLORIDA CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20___.

_____ _____
MY COMMISSION NO.: SIGNATURE OF NOTARY PUBLIC

_____ _____
MY COMMISSION EXPIRES: PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

WE, LAW OFFICE OF _____, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN _____; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS _____ DAY OF _____ 20___. BY:_____
(NAME AND TITLE)

SURVEYOR AND MAPPER CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES,HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA.

DATED THIS _____ DAY OF _____ 20___. _____
GINO FURLANO, PSM
FLORIDA CERTIFICATE NO. LS 5044

APPROVAL- VILLAGE OF PALM SPRINGS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA, THIS _____ DAY OF _____, 20____.

BY:_____ ATTEST BY: _____
BEV SMITH, MAYOR SUSAN CALJEAN, VILLAGE CLERK

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE VILLAGE OF PALM SPRINGS, FLORIDA. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS _____ DAY OF _____ 20___. _____
KEVIN M BECK, PSM
ENGENUITY GROUP, INC.
FLORIDA CERTIFICATE NO. LS6168

SURVEYOR'S NOTES:

* NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN, AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

* RESTRICTION ON OBSTRUCTION OF EASEMENTS:
NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

* IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORTY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

* TABULAR AREA:
TOTAL = 19385.27 SQ. FT. OR 0.445 ACRES

* THE NORTH LINE OF PRAIRIE KEY, PLAT BOOK 100, PAGE 165, PALM BEACH COUNTY PUBLIC RECORDS BEARS N88°01'23"W, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.

* DISTANCES ARE IN U.S. SURVEY FOOT 1' x 3.2808333= 1 METER

* PREPARING SURVEYOR & MAPPER STATEMENT:
THIS INSTRUMENT WAS PREPARED BY GINO FURLANO,
P.S.M. # 5044, STATE OF FLORIDA,
IN AND FOR THE OFFICES OF PM SURVEYING, AT
4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415.
CERTIFICATE OF AUTHORIZATION LB #6788

* ABBREVIATIONS:
PSM = FLORIDA LICENSED SURVEYOR & MAPPER
LB = LICENSED BUSINESS
PB = PLAT BOOK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
SQ. FT. = SQUARE FEET
PRM = PERMANENT REFERENCE MONUMENT
LS= LICENSED SURVEYOR
ID= IDENTIFICATION

CORPORATION SEAL

REVIEWING SURVEYORS SEAL

VILLAGE OF PALM SPRINGS SEAL

SURVEYOR'S SEAL

PM SURVEYING
LB # 6788
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL. 33415
(561) 478-7764 FAX 478-1094
VISIT US AT PMSURVEYING.NET

JOB # 16050420

PRAIRIE LANE

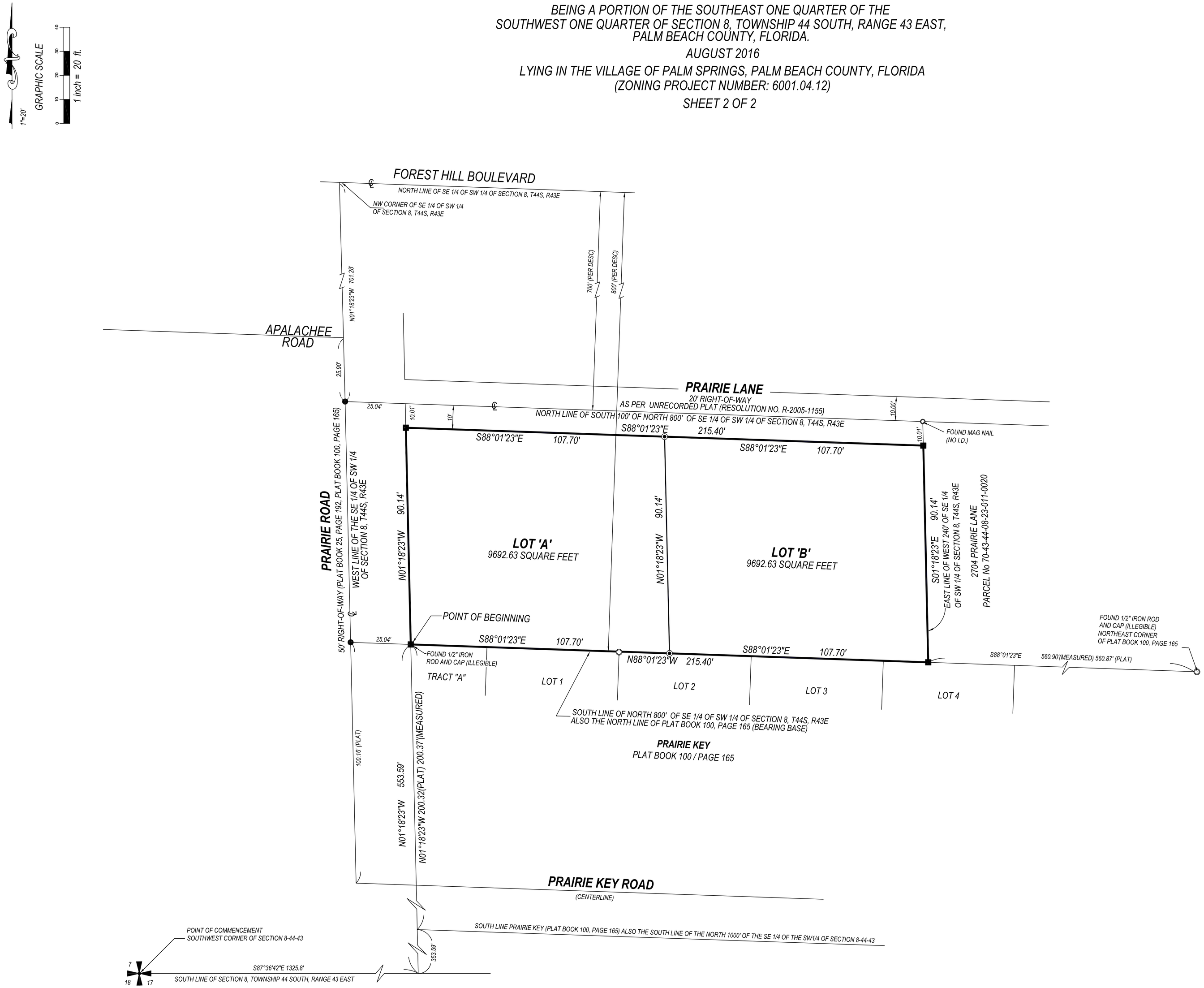
BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF THE
SOUTHWEST ONE QUARTER OF SECTION 8, TOWNSHIP 44 SOUTH, RANGE 43 EAST,
PALM BEACH COUNTY, FLORIDA.

AUGUST 2016

LYING IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA
(ZONING PROJECT NUMBER: 6001.04.12)

SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR
RECORD AT _____
THIS _____ DAY OF
_____ , 201__
AND DULY RECORDED IN PLAT
BOOK _____
ON PAGE _____
SHARON R. BOCK,
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: _____



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PG = PAGE
SQ. FT. = SQUARE FEET
PRM = PERMANENT REFERENCE MONUMENT
LS= LICENSED SURVEYOR
ID= IDENTIFICATION

LEGEND

- SET 4"x 4" CONCRETE MONUMENT AND BRASS DISK "LB 6788"
- SET 1/2" IRON ROD AND CAP "LB 6788"
- SET 'MAG' NAIL AND DISK "LB 6788"
- FOUND 4"x 4" CONCRETE MONUMENT (PERMANANT REFERENCE MONUMENT)
- FOUND NAIL AND DISK/ FOUND IRON ROD

PM SURVEYING
LB # 6788
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL. 33415
(561) 478-7764 FAX 478-1094
VISIT US AT PMSURVEYING.NET
JOB # 16050420

LAND DEVELOPMENT STAFF REPORT

SUBJECT: Special Exception Uses and Site Plan application – McDonald's @ Forest Hill Center.

Application Summary			
Applicant	McDonald's USA, LLC	**Submittal Date**	12/21/2015
Reference Name	McDonald's Forest Hill	**Case Number**	**SPR16-04/ PSSE-16-05**
		Parcel Control No	70-43-44-07-36-005-0000
Location	3015 Forest Hill Boulevard	**Site Area**	±0.99 acres
LDB Meeting	November 15, 2016	**Council Meeting**	December 8, 2016

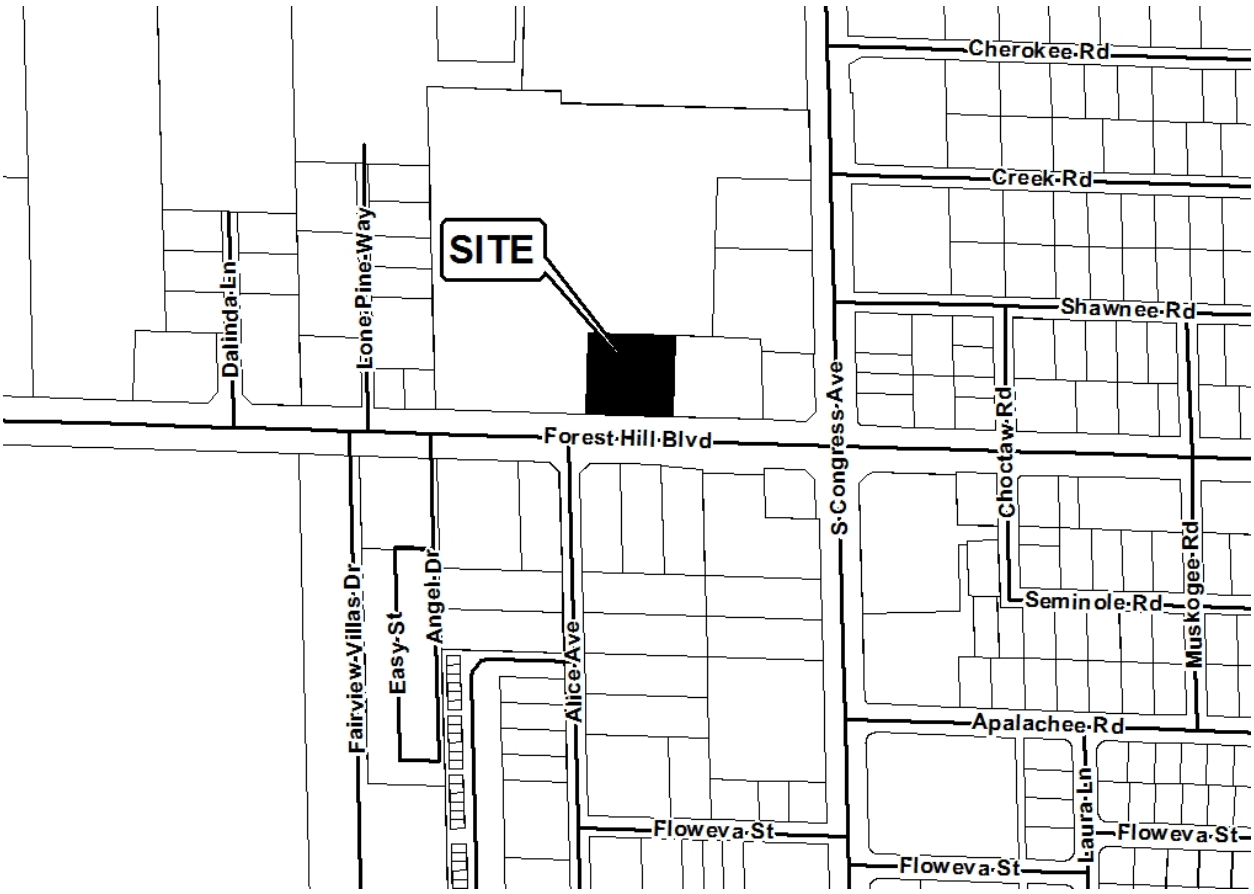
Requests	
Proposed Use(s)	Special Exception Use to allow 3,905 fast food restaurant with two drives- thru lanes.
Number of Buildings	1 building (3,905 s.f.)
Variances	**LAND DEVELOPMENT BOARD CONSIDERATION:** **PSV16-05** Requesting a Variance relief from Section 34-162 to allow 5 feet landscape buffer adjacent to Forest Hill. **PSV16-06** Requesting a Variance relief from Section 34-162 to allow an irregular buffer around the dumpster with a minimum width of 2 feet. **COUNCIL CONSIDERATION:** **PSV16-07** Requesting a Variance relief from Section 34-274 to allow 33 square feet in sign face area, on each menu board signs. **PSV16-08** Requesting a Variance relief from Section 34-891 to operate 24 hours a day, seven days a week. **PSV16-09** Requesting a Variance relief from Section 34-328 to allow building wall signage on the building faces facing East, West and North which face surrounding shopping center.

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	78	36 (on leased area) 717 (sharing parking within shopping center) Note: overall parking has been reduced based on parking generation analysis dated 8/23/2016 prepared by CPH.	Yes (based on sharing parking within entire center)
Parking (Bicycle)	Rack to hold 4 bikes	1 rack to hold up to 4 bikes	Yes

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front yard (South side)	50'	71.54'	Yes
Rear yard (North side)	20'	82.17'	Yes
Side yard (East side)	15'	61.31'	Yes
Side yard (West side)	15'	66.06'	Yes

Site Characteristics			
Existing Use	Commercial retail/ office building vacant to be demolished	**Proposed Use**	New fast food restaurant
Zoning	Commercial General (CG)	**Existing Future Land Use**	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Oxygen cosmetics manufacturing	Light Industrial	Commercial General (CG)
South	WAWA gas station under construction; Congress Auto parts and daycare facility	Commercial	Commercial General (CG)
East	7 Eleven gas station & Commercial office businesses	Commercial	Commercial General (CG)
West	Auto repair facility and residential homes	Commercial & Medium Density Residential	Commercial General (CG) & Residential Multiple-Family
Recommendation			
Land Development Staff recommends conditional approval of the new fast food restaurant, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.			



I Site History

- Ordinance 2004-13: Annexation
  The property was voluntarily annexed into the Village of Palm Springs in May, 2004, and designated with the Land Development as Commercial General zoning districts and future land use Commercial. At the time of the annexation there was an agreement (Resolution 2004-26) to allow shared access and parking between the property and the main shopping center.
- Resolution 2007-81: Site Plan and Special Exception
  On December, 2007 the Village Council approved the Special Exception Use and concurrently a Site Plan to allow 3,000 square foot cultural organization to be located at 3101 Forest Hill Boulevard, one of the tenant bays of the shopping center.
- Resolution 2009-27: Special Exception and Site Plan
  On April, 2009 the Village Council adopted above Resolution for a 10 foot extension to an existing 117 foot cellular tower to accommodate the co-location of an additional antenna and additional ground equipment shelter.
- Resolution 2009-32: Final Plat
  On April, 2009 the Village Council approved the final plat to subdivide the existing shopping center parcel into 5 tracts, plus a Water Management Tract.
- Resolution 2009-72: Special Exception
  On September, 2009 the Village Council approved an Special Exception Use to allow a place of worship at 3111 Forest Hill Boulevard within a tenant bay of the Commercial Shopping Center.

II Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use designation are Commercial and Commercial General (CG), respectively. The proposed special exception use of a fast food restaurant is consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III Variances Requested

- The applicant is requesting a Variance **(PSV16-05)** from the Village Regulation Section 34-162 to allow 5 feet landscape buffer adjacent to Forest Hill.

The applicant contends that the proposed McDonald's site is currently a developed retail parcel within the Forest Hill Center. The proposed site is designed to avoid impacts to the existing utility infrastructure, while maintaining the width of the cross access drive aisle along the northern property limits, and to allow adequate vehicular circulation on-site. The request for a 5' wide southern landscape buffer is in line with what other adjacent parcels to the East and West within the shopping center currently providing along Forest Hill. The applicant's full justification is attached hereto.

Staff <u>supports</u> the applicant's request to allow 5 feet landscape buffer along Forest Hill to be in harmony with the Commercial center in consideration of the mitigation (additional landscaping) that is being provided at the entry driveway.

- The applicant is requesting a Variance (**PSV16-06)** from the Village Regulation Section 34-162 to allow an irregular buffer around the dumpster with a minimum width of 2 feet.

The applicant contends that the proposed dumpster location is in the most feasible place on the site that will accommodate refuse truck pick-up and minimize visibility of the enclosures from the public right-of-way. The irregular buffer proposed on the site will allow for hedge in the green area surrounding the enclosure. The applicant's full justification is attached hereto.

Staff supports the applicant's request to allow irregular landscaped buffer around the dumpster due to the existing configuration of the Commercial center.

III Neighborhood Compatibility

1) The proposed project is located on the North side of Forest Boulevard West of south Congress Avenue, within Flour Florida Shopping Center.
2) The existing center has several different retails, offices and restaurant establishments occupying the suites.
3) Some properties on the West side are residential.
4) A new WAWA gas station is under construction on the Southwest corner of Forest Hill Boulevard and South Congress Avenue.
5) Properties on the North, East and South are Commercial General.

IV Regulatory Issues:

- The site plan conforms to the property development standards of the CG district.
    1) Proposed project plan generally meets required site development regulation.
    2) The Forest Hill driveway shall be modified to be right-out only configuration.
    3) The separator median in the driveway needs to be modified to provide FDOT-compliant as well as an enhanced landscaped entry to mitigate for the requested landscape buffer variance.
    4) The proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
    5) Permits from all applicable permitting agencies, including Lake Worth Drainage District, South Florida Water Management District, PBC Water Utility Department, PBC Department of Health and Florida Department of Transportation.
    6) Traffic Analysis approval letter from the Village Traffic Engineering consultant shall be obtained.
    7) Permit from FDOT is required prior to construction.
- Replat of the outparcels is required.

V Environmental Issues:

There are no environmental (wetlands, floodplains, etc) issues identified.

VI Community Outreach/ Notification

- The subject property was posted on October 26, 2016.
- Public Notification letters were mailed to all property owners within 300 foot radius of subject property on October 24, 2016.
- Legal advertisement was published in the paper on October 27, 2016.
- Staff has not received any inquiries or comments as a result of the notices.

VII Proposed Development Plan Details

The petitioner's development plans dated received on December 21, 2015 depicts the following:

- Application for site and Development Plan approval for a new 5,636 square foot convenience and restaurant building, and 4,582 square foot canopy with 6 fuel pumps.
    1. Site Plan, dated December 21, 2015 revised and resubmitted on October 18, 2016.
    2. Landscape plans dated December 21, 2015 revised and resubmitted on October 18, 2016.
    3. Engineering plans dated December 21, 2015 revised and resubmitted on October 18, 2016.
    4. Architecture plan dated December 21, 2015 revised and resubmitted on September 20, 2016.
    5. Photometric plan dated December 21, 2015 revised and resubmitted on October 18, 2016.
    6. Boundary survey dated October 1, 2016.
    7. Justification statement of proposed use.
    8. Stormwater management report dated December 21, 2015 revised and resubmitted on March 24, 2016.
    9. Color rendering.
    10. Sign package

VIII Recommendation

Land Development Staff has conducted a review of the application and found the proposed Special Exception use to be consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed fast food restaurant is generally consistent with the Land Development and zoning regulation and all other portions of the code. The proposed special exception use does not significantly reduce light and air adjacent properties, and would not be deterrent to surrounding properties. The new project does not negatively impact natural systems. With the improvement on the Forest Hill driveway, potential negative impacts on public facilities and the project's compatibility with the character and use of the surrounding properties are mitigated.

Staff is concerned about the existing configuration of the Forest Hill driveway that provides left turns onto Forest Hill and traffic flow experiencing a delay at existing condition. Staff is highly recommending the reconfiguration of the driveway to be right-out only to mitigate the existing traffic operations. The reconfigured driveway will allow for a newly landscaped entry feature.

Land Development Staff recommends conditional approval of the Special Exception uses and Site Plan for the new 3,905 square foot of fast food restaurant with two drives- thru subject to the following twenty-eight (28) conditions below:

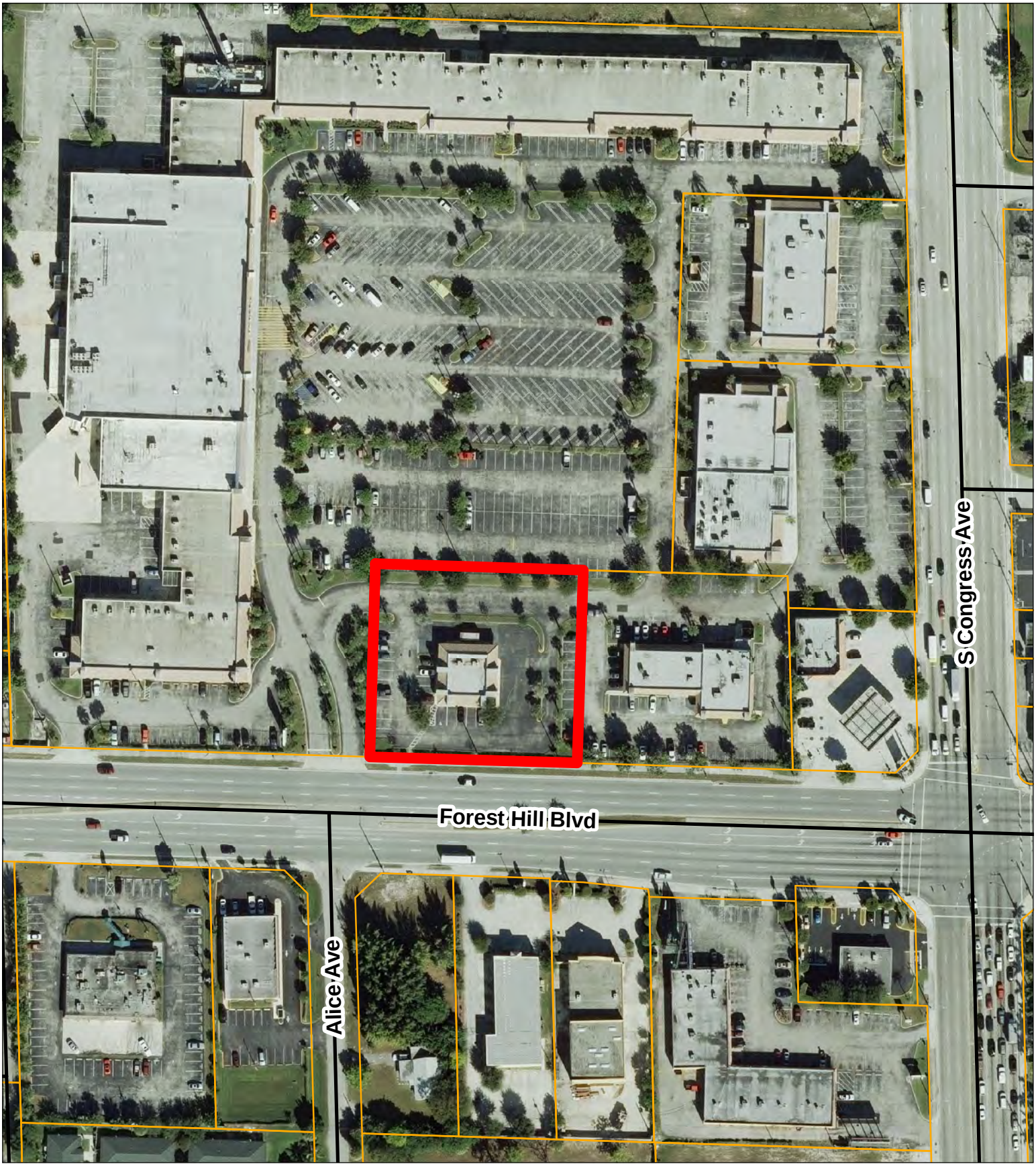
1. Build out date December 31, 2017.

2. The special exception approval for the restaurant use shall be implemented within 18 months of Council approval.
3. Forest Hill driveway modifications for a right-out only configuration shall be completed **prior to Certificate of Occupancy**.
4. Traffic Impact study shall be revised and approved by the Village Traffic Engineer Consultant **prior to Council consideration**; see comments to be addressed below:
   i) Trip distribution percentages included in Appendix E do not match the percentages used on Tables 2A, 2B, 3A and 3B. Correct tables to match the trip distribution maps.
   ii) Provide significance calculation for all links within I mile radius.
   iii) Explain differences in project traffic percentages shown on Tables 2A and 2B as compared to the percentages shown on Tables 3A and 3B.
   iv) The FDOT letter is outdated. Provide an updated letter.
   v) Provide information on site occupancy during the driveway volume data collection. Adjust driveway volumes as necessary.
   vi) Update the analysis of the intersection of Alice avenue/Driveway 1/Forest Hill Boulevard to include the following, at a minimum:
      - Address site occupancy as it relates to the counts.
      - Provide queuing analysis of Forest Hill Boulevard left turn lanes.
      - Include approved WAWA traffic.
      - Use left + thru for Median Type with 1 vehicle storage
      - Provide calculations for Proportion time Blocked.
5. No bollards approved as part of this site plan application.
6. An 8.5' x 20' easement shall be dedicated Palm Tran **prior to issuance of building permit**.
7. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Water Utility Department **at time of permitting**.
8. Mechanical equipment and above-ground infrastructure shall be screened from view.
9. Final Plat shall be approved **prior to issuance of building permit**, and recorded prior to issuance of the Certificate of Occupancy.
10. Copies of the LWDD, FDOT, SFWMD, PBC Water Utility Department and PBC Department of Health permits shall be provided to the Village **at the time of permitting**.
11. Landscape plans shall be revised consistent with the modified driveway configuration, and shall provide an enhanced entry feature to serve as mitigation for the landscape buffer variance **prior to Council consideration.**
12. Landscape plans shall be revised to add a flowering shrub, such as Crepe Myrtles, to the perimeter buffer and foundation planting **prior to Council consideration**.
13. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include provisions of on-site security at the operator's sole expense.
14. Trees/palms slated for removal and destruction shall be offered to the Village for relocation to a public property. Property owners shall provide at least 60 days' notice to the Village and grant the Village permission to enter the property and relocate any trees approved for removal.
15. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
16. Landscaped areas shall be irrigated (including but not limited to buffer, islands, planter boxes, etc.). New irrigation systems shall be maintained separately from potable water distribution systems, and shall include rain sensor shut-off mechanisms.

17. A pre-construction meeting shall be scheduled with the Village Land Development Department prior to commencement of any construction activity. Permits are required from the Land Development Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect at the time of permitting.
18. All electric shall be underground.
19. A silt barrier shall be installed around the perimeter of the property prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
20. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy.
21. Plants installed shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the Grades and standards for Nursery Plants, Part I and II, prepared by the State Department of Agriculture and Consumer Services.
22. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
23. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
24. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time of pre-construction conference with Land Development Director.
25. Permits are required from the Land Development Department prior to commencing any construction or renovation.
26. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
27. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
28. At the time of CO, the petitioner shall provide the Land Development Department with electronic copies of as-builts.

VILLAGE OF PALM SPRINGS

McDonalds on Forest Hill Boulevard



McDonalds

0 75 150 300 Feet

DATE: 8/23/2016

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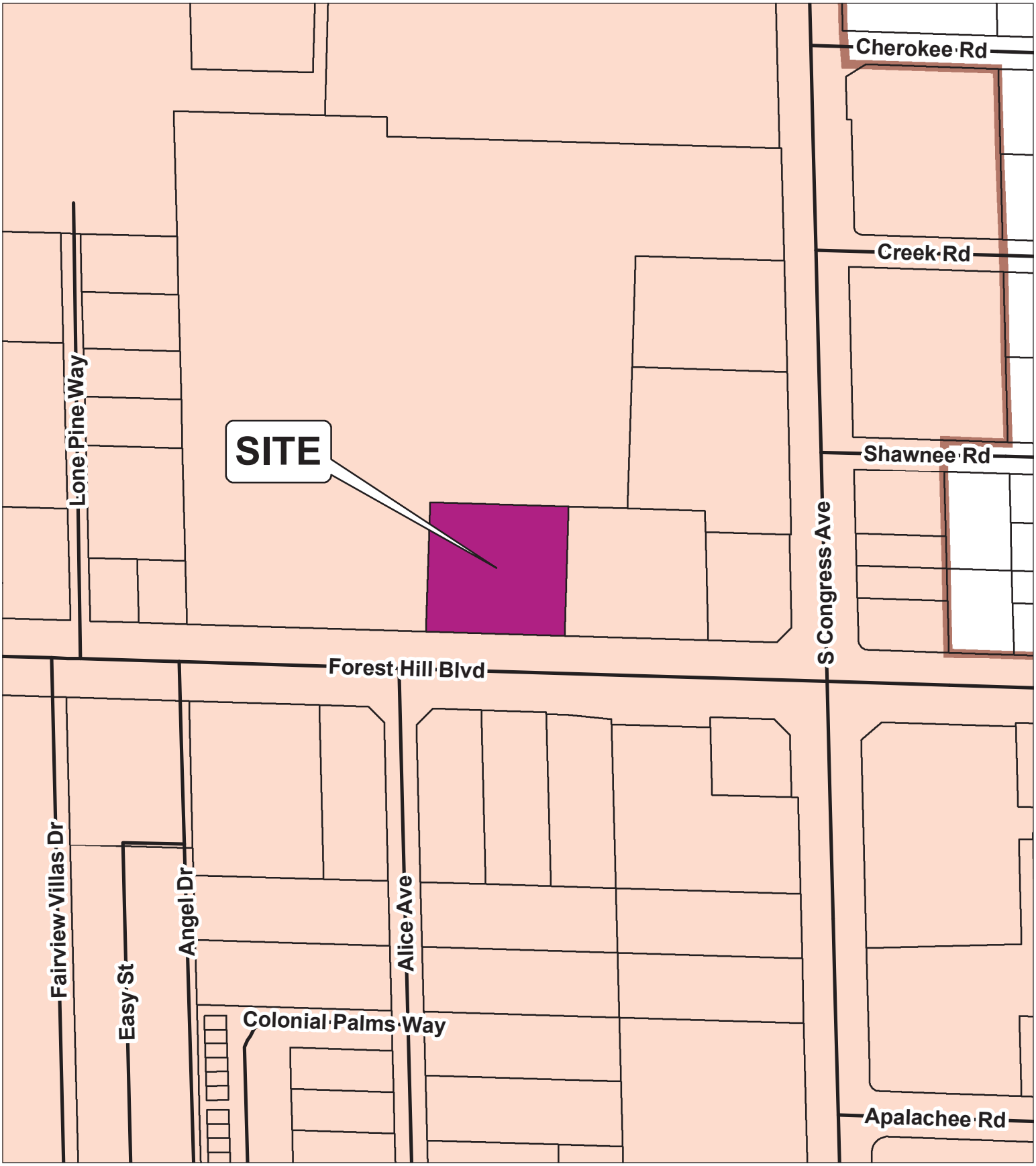
VILLAGE OF PALM SPRINGS

McDonalds on Forest Hill Boulevard



McDonalds

Village Limits

0 125 250 500 Feet

DATE: 8/23/2016

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CONSTRUCTION PLANS FOR

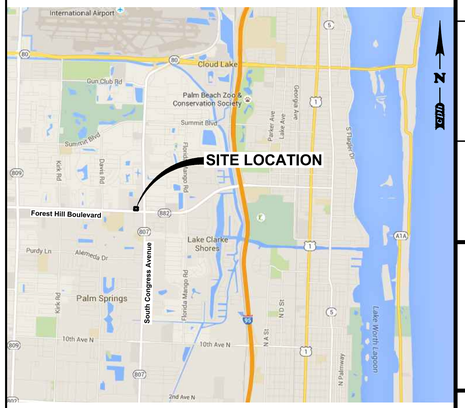
McDonald's®

3015 FOREST HILL BLVD.
PALM SPRINGS, FLORIDA
PARCEL ID: 70-43-44-07-36-005-0000
STORE No. 009-2599

LOCATION MAP

PALM BEACH COUNTY, FLORIDA
SECTION 7-TOWNSHIP 44 SOUTH-RANGE 43 EAST

1" = 4,500'



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8845 N. MILITARY TRAIL, SUITE 100
PALM BEACH GARDENS, FLORIDA 33410
(561) 478-4440

DEVELOPER
McDONALD'S USA, LLC
10150 HIGHLAND MANOR DR. SUITE 470
TAMPA, FLORIDA 33610
ATTN.: TIM CHESS
(772) 486-4190

ENGINEER
CPH, INC.
1860 OLD OKEECHOBEE ROAD, SUITE 102
WEST PALM BEACH, FLORIDA 33409
ATTN.: STEVEN M. LIPOFSKY, P.E.
(561) 459-2096

SURVEYOR
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATTN.: PAUL J. KATREK, PSM

ARCHITECT
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATTN.: JOHN A. BAER, AIA, NCARB, LEED AP

GEOTECHNICAL
UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
(407) 423-0504
ATTN.: ANDREW S. WILDEROTTER, P.E.

LANDSCAPE ARCHITECT
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATTN.: JAMES K. WINTER, RLA

UTILITY PROVIDERS

ELECTRIC
FLORIDA POWER & LIGHT
810 CHARLOTTE AVENUE
WEST PALM BEACH, FLORIDA 33401
(561) 616-1634
ATTN.: CARLOS HENAL

TELEPHONE
AT&T FLORIDA
2021 SOUTH MILITARY TRAIL
WEST PALM BEACH, FLORIDA 33415
(561) 357-6462
ATTN.: JOHNNY REGIS

WATER & SEWER
PALM BEACH COUNTY WATER UTILITIES DEPARTMENT
9045 JOG ROAD
BOYNTON BEACH, FLORIDA 33437-2502
(561) 493-6122
ATTN.: ADAM GALICKI

APPROVAL AGENCIES

PALM SPRINGS
PLANNING, BUILDING & ZONING
226 CYPRESS LANE
PALM SPRINGS, FLORIDA 33437
(561) 965-4016

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
SOUTHEAST DISTRICT OFFICE
3301 GUN CLUB ROAD, MSC7210-1
WEST PALM BEACH, FLORIDA 33406
(561) 681-6600

WATER MANAGEMENT DISTRICT
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
801 SANSBURYS WAY
ROYAL PALM BEACH, FLORIDA 33411
PHONE: (561) 791-4100

LAKE WORTH DRAINAGE DISTRICT
13081 S. MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484
PHONE: (561) 498-5363

LEGAL DESCRIPTION

Legal Description: □ER A□ENT□ILE NO□L1□□□□□□ORE□□T HILL□W□B□LC □□□□□□□

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VICINITY MAP

INDEX OF SHEETS

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	C-2	GENERAL NOTES
	C-2A	GENERAL NOTES
	C-3	BOUNDARY AND TOPOGRAPHIC SURVEY
	C-3A	BOUNDARY AND TOPOGRAPHIC SURVEY
	C-3B	OVERALL SITE PLAN (REFERENCE)
	C-4	STORMWATER POLLUTION PREVENTION PLAN
	C-5	STORMWATER POLLUTION PREVENTION DETAILS
	C-6	DEMOLITION PLAN
	C-7	SITE DIMENSION PLAN
	C-7A	TRUCK TURN ENVELOPE
	C-8	GRADING AND STORM DRAINAGE PLAN
	C-9	COMPOSITE UTILITY PLAN
	C-10	GENERAL DETAILS
	C-11	McDONALD'S DETAILS
	C-12	POTABLE WATER STANDARD DETAILS
	C-13	WASTEWATER STANDARD DETAILS
	C-14	SIGN PLAN AND DETAILS
	LP-1	LIGHTING PLAN
	L-1	LANDSCAPE PLAN
	L-2	LANDSCAPE NOTES AND DETAILS
	TR-1	TREE RETENTION PLAN
(X)	IR-1	IRRIGATION PLAN
(X)	IR-2	IRRIGATION NOTES AND DETAILS

(X) = NOT INCLUDED IN THIS SUBMITTAL

NOTES

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NOTICE
THE SIZE OF THESE PLANS MAY HAVE BEEN SLIGHTLY ALTERED BY REPRODUCTION PROCESSES, THIS MUST BE CONSIDERED WHEN SCALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

McDONALD'S PROJECT CODE: 009-2599

No.	Date	Revision	By
	4/20/16	PER VILLAGE OF PALM SPRINGS COMMENTS	SML

Designed by:	CDP
Drawn by:	CDP
Checked by:	JTP
Approved by:	SML
Scale:	AS SHOWN
Date:	Mar. 2016
Job No.:	M29880

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Plans Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

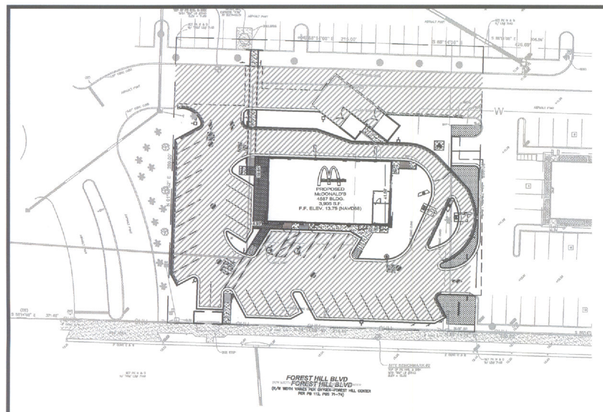
JUSTIN T. POLK, P.E.
61810

COVER SHEET

McDonald's®
FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

Sheet No.
C-1

J:\M29880\Civil\DWG\Design1 M29880-COVER.dwg May 18, 2016 - 11:45am slipofsky



N.T.S.

VEHICULAR USE AREA PLAN

VEHICULAR USE AREA	22,379 S.F.
REQUIRED LANDSCAPE AREA	2,280 SF (10%)
PROPOSED LANDSCAPE AREA	2,992.85 SF (13%)

LEGEND

VEHICULAR USE AREA

FOUNDATION PLANTING

FOUNDATION PLANTING

SEC. 34-164. - REQUIRED FOUNDATION PLANTINGS.

(A) FOR NON-RESIDENTIAL AND MULTI-FAMILY PROPERTIES ONE ACRE OR MORE, AT LEAST 25 PERCENT OF THE LINEAR FEET OF BUILDING FACADE FACING A STREET SHALL BE PLANTED WITH TREES, SHRUBS OR HEDGES. AT LEAST ONE TREE OR CLUSTER OF THREE PALMS SHALL BE INSTALLED FOR EACH 30 LINEAR FEET, OR FRACTION THEREOF, OF APPLICABLE FACADE. THE FOUNDATION PLANTING AREA SHALL BE A MINIMUM OF FIVE FEET WIDE.

(B) FOR NON-RESIDENTIAL AND MULTI-FAMILY PROPERTIES LESS THAN ONE ACRE, A FIVE FOOT REDUCTION IN THE WIDTH OF A REQUIRED RIGHT-OF-WAY BUFFER MAY BE GRANTED BY THE LAND DEVELOPMENT DIRECTOR BASED ON MERIT FOR PROVIDING FOUNDATION PLANTING. AT LEAST 25 PERCENT OF THE LINEAR FEET OF BUILDING FACADE FACING A STREET SHALL BE PLANTED WITH TREES, SHRUBS OR HEDGES. AT LEAST ONE TREE OR CLUSTER OF THREE PALMS SHALL BE INSTALLED FOR EACH 30 LINEAR FEET, OR FRACTION THEREOF, OF APPLICABLE FACADE. THE FOUNDATION PLANTING AREA SHALL BE A MINIMUM OF FIVE FEET WIDE.
(ORD. N O. 2013-11, §3, 7-11-2013.)

PROVIDED:
253.32 L.F. X 25% = 63.33 L.F. REQUIRED
89.44 L.F. PROVIDED

NATIVE PERCENT

TOTAL PLANTS	2541
NATIVE PLANTS	1475
% NATIVE	58.0

OVERALL TREE REQUIREMENTS:

SEC. 72-837 AREA TREE PROTECTION REQUIREMENTS
15% OF THE SF OF ANY DEVELOPMENT SHALL BE DESIGNATED
FOR THE PROTECTION OF TREES INCLUDING SPECIMEN & BUFFER TREES

15% OF DEVELOPMENT= 773,946 X 15% = 116,091.90 OF REQUIRED AREA
TREE PROTECTION 122,310.78 SF = PROPOSED AREA TREE PROTECTION

SEC.72-838 MINIMUM TREE COVERAGE REQUIREMENTS
1 TREE/2500 SF OF LOT AREA
TOTAL LOT AREA: 773,946 S.F.
773,946/2500 = 309.5 MINIMUM TREES REQUIRED
TREES PROPOSED = 369
TREES PRESERVED = 184

SECTION 5-10(e)
MINIMUM (5) TREE SPECIES REQUIRED
(9)SPECIES PROPOSED

LANDSCAPE SETBACKS

	REQUIRED	PROVIDED
NORTH:	10'	0'
WEST:	10'	11.05' (AVG.)
EAST:	10'	0.89'
SOUTH:	15'	5'

REQUIRED LANDSCAPING
SEC. 34-161 (b)(2)
1 TREE/2500 S.F. = 43,000 S.F. / 2500=
17.2 TREES REQUIRED
PROVIDED:
8 TREES SAVED
12 TREES RELOCATED
TOTAL 20 SAVED

WEST REPLACEMENT BUFFER
SEC. 34-162(b)(2)

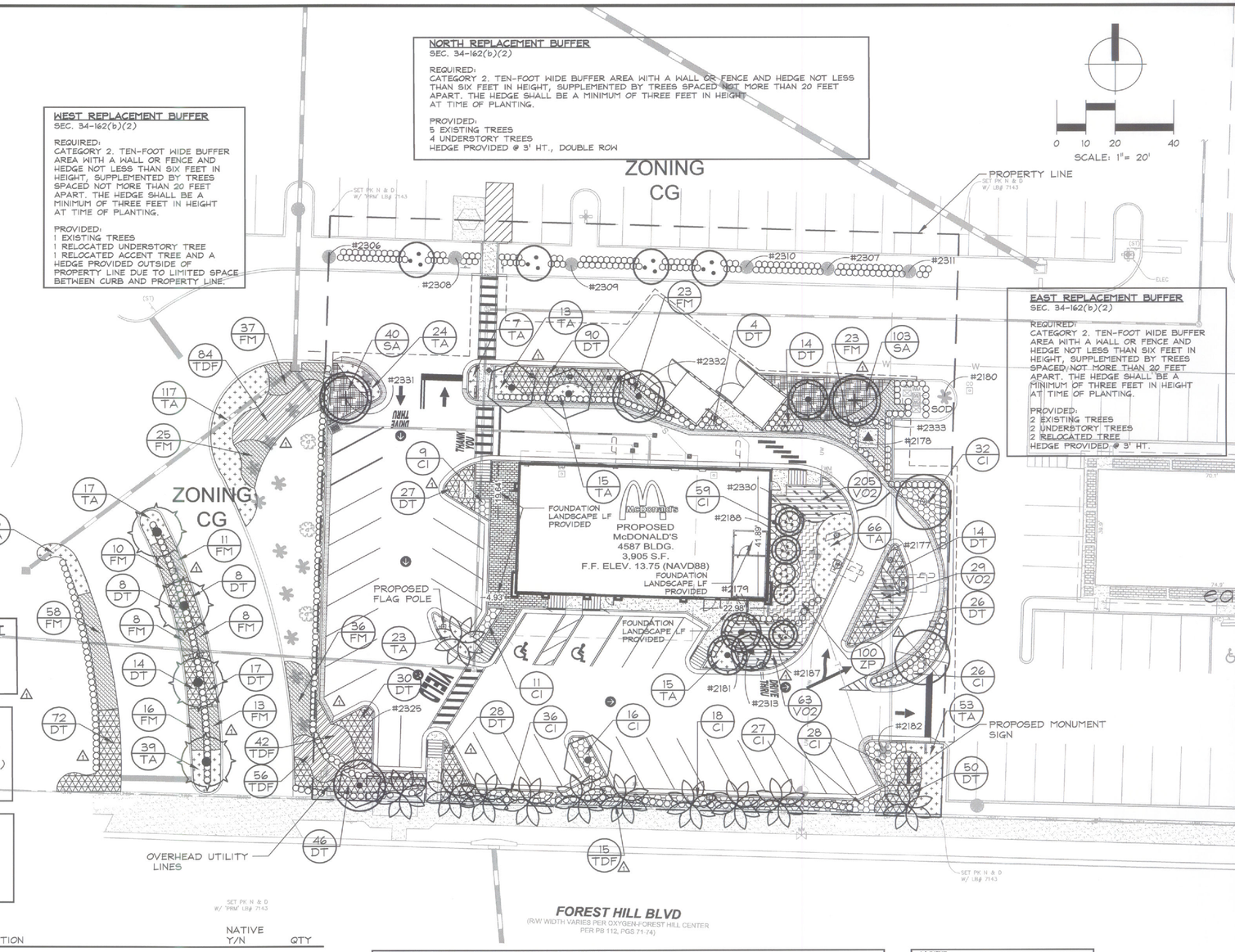
REQUIRED:
CATEGORY 2. TEN-FOOT WIDE BUFFER AREA WITH A WALL OR FENCE AND HEDGE NOT LESS THAN SIX FEET IN HEIGHT, SUPPLEMENTED BY TREES SPACED NOT MORE THAN 20 FEET APART. THE HEDGE SHALL BE A MINIMUM OF THREE FEET IN HEIGHT AT TIME OF PLANTING.

PROVIDED:
1 EXISTING TREES
1 RELOCATED UNDERSTORY TREE
1 RELOCATED ACCENT TREE AND A HEDGE PROVIDED OUTSIDE OF PROPERTY LINE DUE TO LIMITED SPACE BETWEEN CURB AND PROPERTY LINE.

NORTH REPLACEMENT BUFFER
SEC. 34-162(b)(2)

REQUIRED:
CATEGORY 2. TEN-FOOT WIDE BUFFER AREA WITH A WALL OR FENCE AND HEDGE NOT LESS THAN SIX FEET IN HEIGHT, SUPPLEMENTED BY TREES SPACED NOT MORE THAN 20 FEET APART. THE HEDGE SHALL BE A MINIMUM OF THREE FEET IN HEIGHT AT TIME OF PLANTING.

PROVIDED:
5 EXISTING TREES
4 UNDERSTORY TREES
HEDGE PROVIDED @ 3' HT., DOUBLE ROW



EAST REPLACEMENT BUFFER
SEC. 34-162(b)(2)

REQUIRED:
CATEGORY 2. TEN-FOOT WIDE BUFFER AREA WITH A WALL OR FENCE AND HEDGE NOT LESS THAN SIX FEET IN HEIGHT, SUPPLEMENTED BY TREES SPACED NOT MORE THAN 20 FEET APART. THE HEDGE SHALL BE A MINIMUM OF THREE FEET IN HEIGHT AT TIME OF PLANTING.

PROVIDED:
2 EXISTING TREES
2 UNDERSTORY TREES
2 RELOCATED TREE
HEDGE PROVIDED @ 3' HT.

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	NATIVE Y/N	QTY
TREES					
AM	DOUBLE CHRISTMAS PALM	ADONIDIA MERRILLI	12' HT., 5' CT., FIELD GROWN, DOUBLE TRUNK	NO	11
BS	GUMBO LIMBO	BURSERA SIMARUBA	2" CAL., 12' MIN. HT.	YES	2
LI	CRAPE MYRTLE	LAGERSTROEMIA INDICA	2" CAL., 12' MIN. HT.	NO	3
CE	BUTTONWOOD	CONOCARPUS ERECTUS	2" CAL., 12' MIN. HT.	YES	5
SP	CABBAGE PALM	SABAL PALMETTO	12' MIN. HT.	YES	4
	RELOCATED OAK TREE				
	RELOCATED CABBAGE PALM				
	RELOCATED CRAPE MYRTLE				
	RELOCATED BUTTONWOOD				
EX	EXISTING TREES				
SHRUBS					
CG	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	7 GAL., 30' MIN. HT., 18" SPRD., 24" O.C.	YES	465
GROUNDCOVER					
SA	DWARF SCHEFFLERA	SCHEFFLERA ARBORICOLA 'TRINETTE'	3 GAL., 18" MIN. HT., 24 O.C.	NO	157
FM	GREEN ISLAND FICUS	FICUS MICROCARPA 'GREEN ISLAND'	1 GAL., 12" MIN. HT., 24" O.C.	NO	268
DT	VARIEGATED FLAX LILY	DIANELLA TASMANICA 'VARIEGATA'	1 GAL., 12" MIN. HT., 24" O.C.	NO	448
VO2	MRS. SCHILLERS DELIGHT	VIBURNUM OBOVATUM	3 GAL., 12" MIN. HT., 24" O.C.	YES	297
CI	RED TIP COCOPLUM	CHRYSOBALANUS ICACO 'RED TIP'	3 GAL., 14" MIN. HT., 24" O.C.	YES	262
TA	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL., FULL, 24" O.C.	YES	417
TDF	DWARF FAKAHATCHEE GRASS △	TRIPSACUM FLORIDIANA	1 GAL., FULL, 24" O.C.	NO	197
ZP	COONTIE △	ZAMIA PUMILA	3 GAL., 15" HT., 15" SPRD., 24" O.C.	YES	100
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY.		

FOREST HILL BLVD. REPLACEMENT BUFFER
SEC. 34-162(B)(5)

REQUIRED:
CATEGORY 5. FIFTEEN-FOOT WIDE BUFFER AREA WITH A HEDGE NOT LESS THAN THREE FEET IN HEIGHT, SUPPLEMENTED BY TREES SPACED NOT MORE THAN 20 FEET APART. THE HEDGE SHALL BE A MINIMUM OF THREE FEET IN HEIGHT AT TIME OF PLANTING. THE REQUIRED HEDGE SHALL CONTAIN A MINIMUM OF TWO DIFFERENT MAINTAINED LEVELS OR TIERS. THE REQUIRED HEDGE SHALL BE INSTALLED IN A NON-LINEAR (MEANDERING) MANNER. IF DESIRED, ONLY A DECORATIVE METAL FENCE SHALL BE UTILIZED.

PROVIDED:
215 L.F./20 = 11 TREES REQUIRED
11 PALMS PROVIDED
HEDGE PROVIDED @ 3' HT.
GROUNDCOVER PROVIDED

NOTE

PROVIDE MIN. 10' SEPARATION OR 7' SEPARATION W/ USE OF BARRIER MATERIAL FOR ALL TREES NEAR UTILITY LINES (TYP.). REFER TO DETAIL ON SHEET L-2.

NOTE:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A RAIN SENSOR.

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REGISTERED LANDSCAPE ARCHITECT LICENSE NUMBER LA1000011 STATE OF FLORIDA
Jamie K. Vollmer, RLA
Oct 18, 2016

No.	Date	Revision	By
△	8/18/16	PER VILLAGE OF PALM SPRINGS COMMENTS	MDS

Designed by:	MDS
Drawn by:	ARS/JM
Checked by:	MDS
Approved by:	JKW
Scale:	AS SHOWN
Date:	OCT. 2016
Job No.:	M29880

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Lndscp. Lic. No. LC0000296

LANDSCAPE PLAN

McDonald's®
FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

Sheet No.
L-1

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LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
9. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
10. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
11. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper.
12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
13. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
14. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
15. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
16. All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing 8' lodge poles per tree planting details.
17. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
18. Sod shall be of a species specified on the drawings and originate from a commercial turf grower. It shall be a dense stand of live turf, reasonably free of weeds, well matted with grass roots in rectangles 12 inch by 24 inch or in 12 inch wide rolls in a length consistent with the equipment and methods used to handle the rolls and place the sod. Any netting contained within the sod shall be certified by the manufacturer to be bio-degradable. The soil and root mat shall be a minimum of 1-1/2 inch thick and must hold together during placement. Sod shall be place adjacent to one another to avoid gaps and overlaps. Joints shall be staggered between the rows. Sod placed on slopes exceeding 3:1 shall be pinned with turf staples. Sod turf, shall have been mowed a minimum of one week prior to cutting and delivery, so that the length of the turf is no longer than 4 inches at time of delivery. Place sod within 48 hours of cutting the sod. The sod shall be kept moist throughout the 48 hour period to maintain the health and viability of the sod. Submit a letter of certification to the Owner's CEI Representative, at time of delivery, as to the source of the sod, the time it was cut, the species and cultivar provided, last mowing date, and that the sod is free of fire ants. Sod which has been cut for longer than 48 hours after being cut shall not be used unless specifically authorized by Owner's CEI Representative.
It shall be the Contractor's responsibility to measure and determine the exact quantity of sod required for a complete job at the time of bidding or providing a price quote. The Owner shall not be responsible for additional cost due to the Contractor's under estimating of the quantity of sod for the original bid area.
19. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
20. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
21. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of Bidding.
22. Mulch - All plant beds shall be top dressed with 4" shredded hardwood mulch (or approved equal).
23. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
24. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

GUARANTEE AND REPLACEMENT:

All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.

25. TOPSOIL

Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.

26. UNSUITABLE SUBSOILS

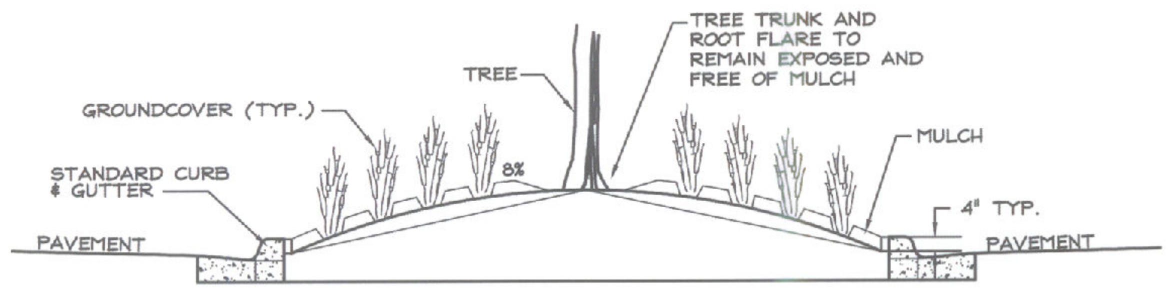
Locations containing unsuitable subsoil shall be treated by one or more of the following:

A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

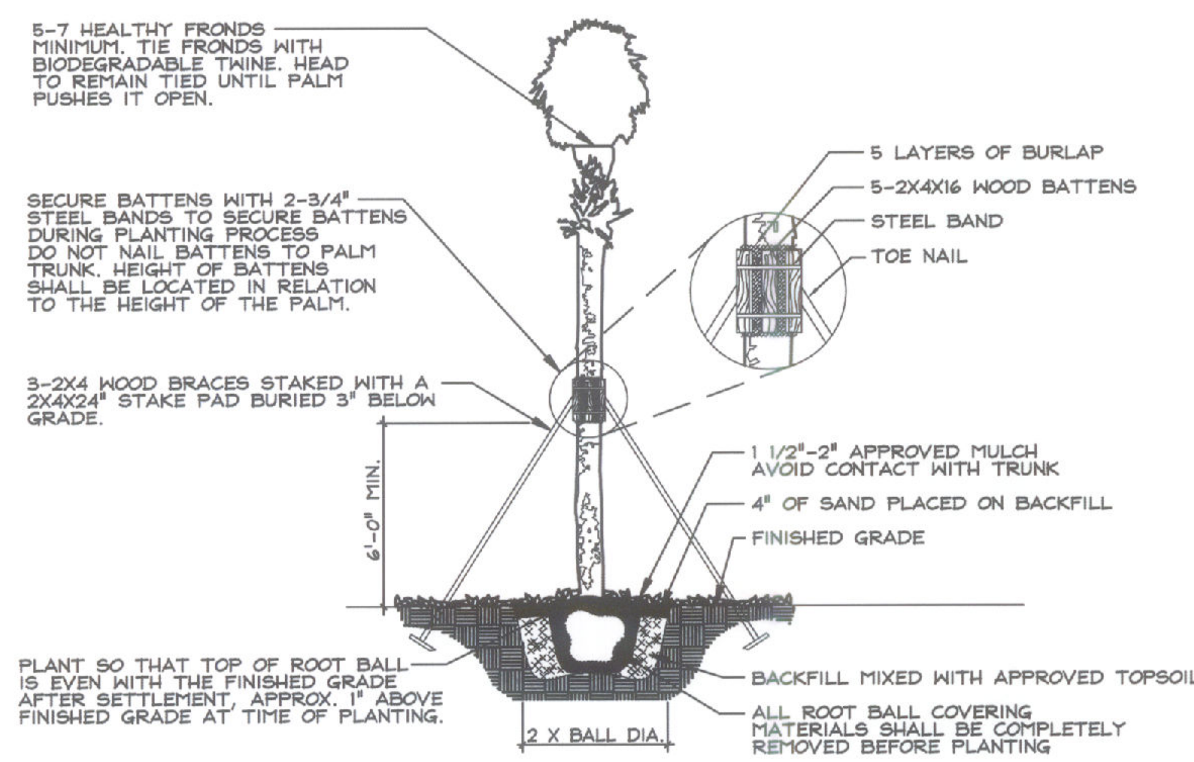
C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.



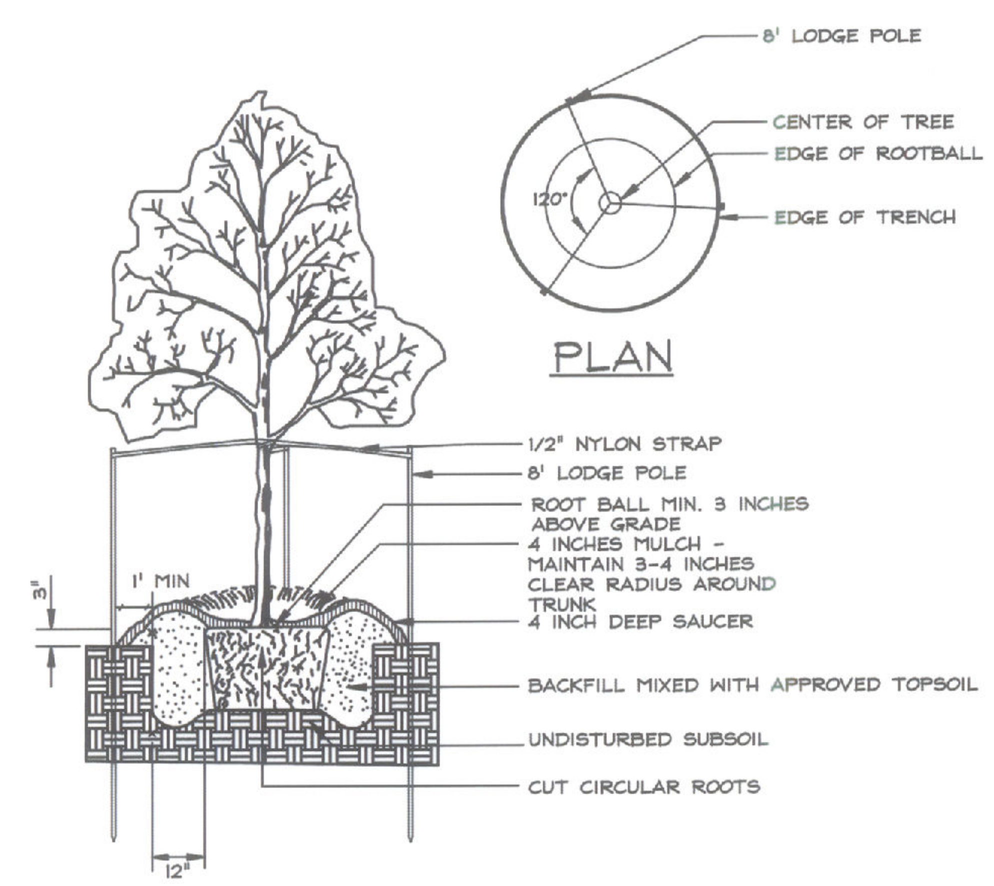
TYPICAL LANDSCAPE ISLANDS

NTS



PALM STAKING DETAIL

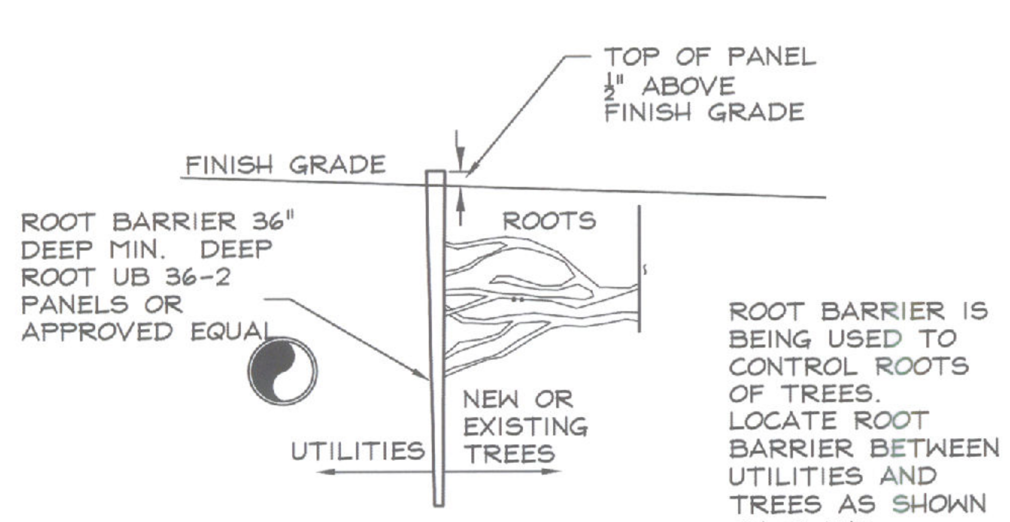
N.T.S.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

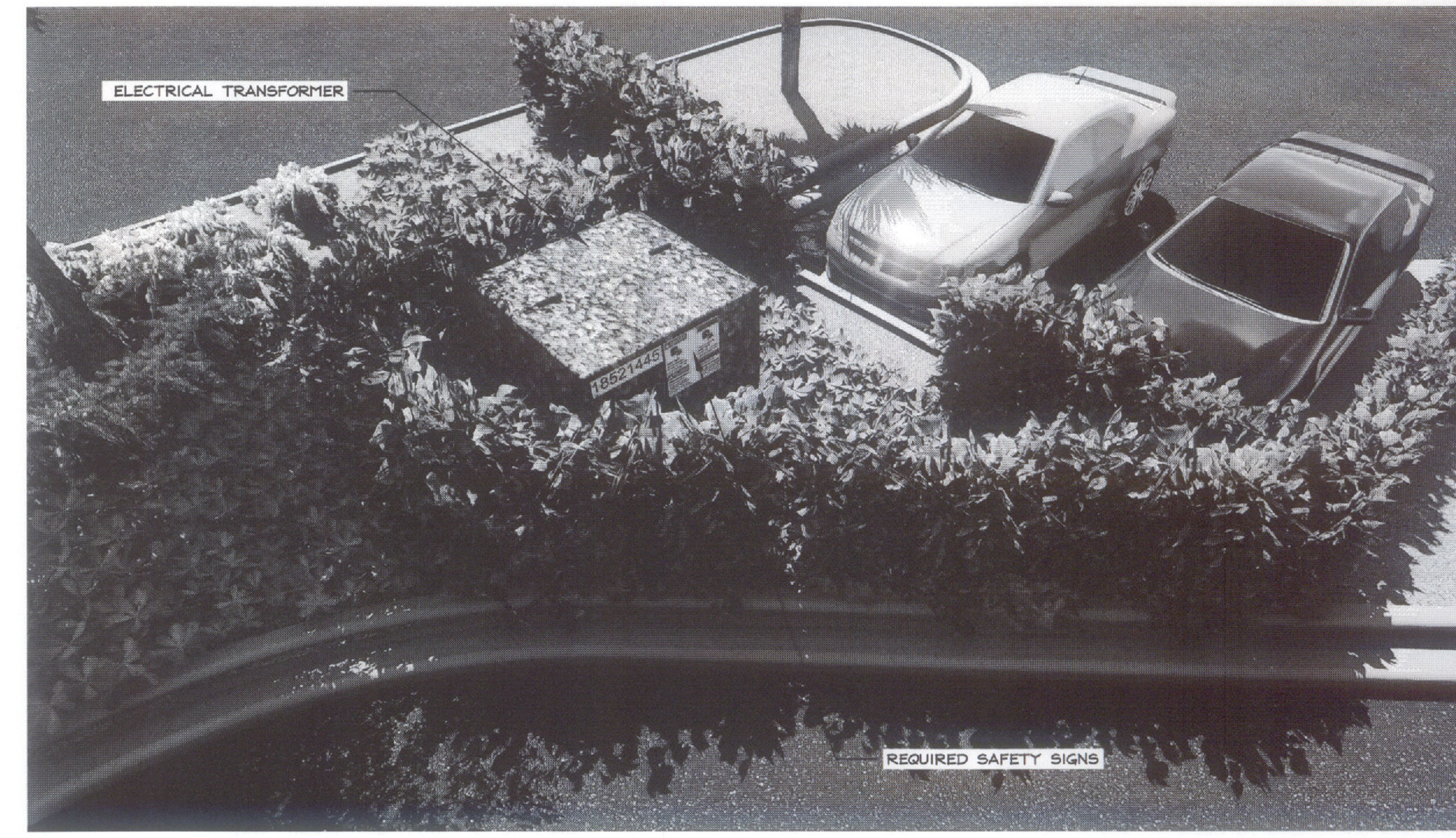
CONTAINER TREE PLANTING DETAIL

N.T.S.



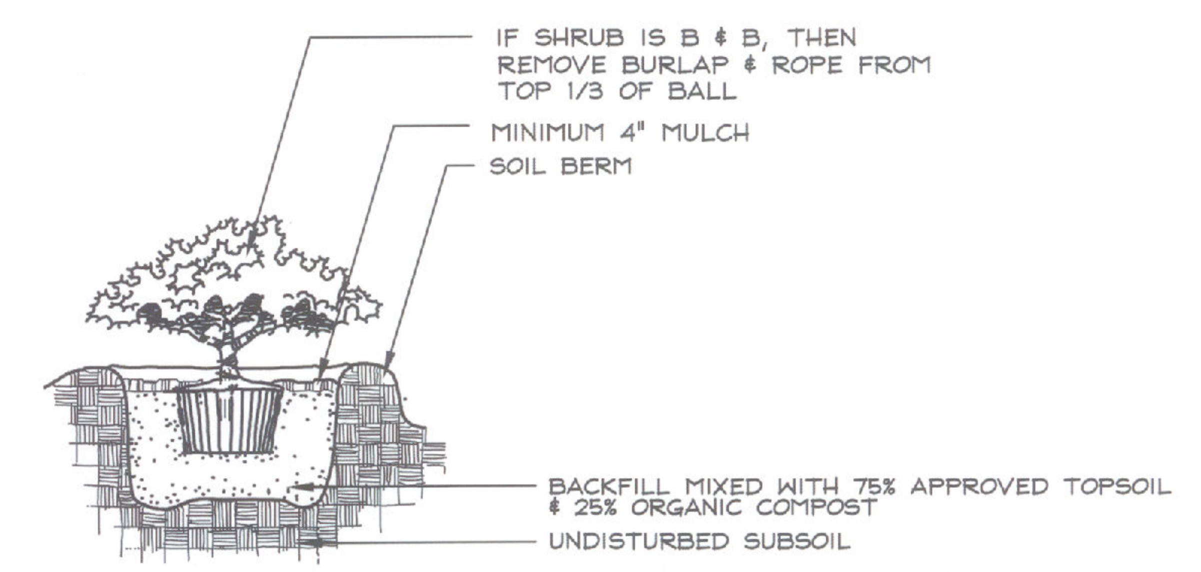
ROOT BARRIER DETAIL

N.T.S.



ELECTRICAL TRANSFORMER IMPROVEMENT RENDERING

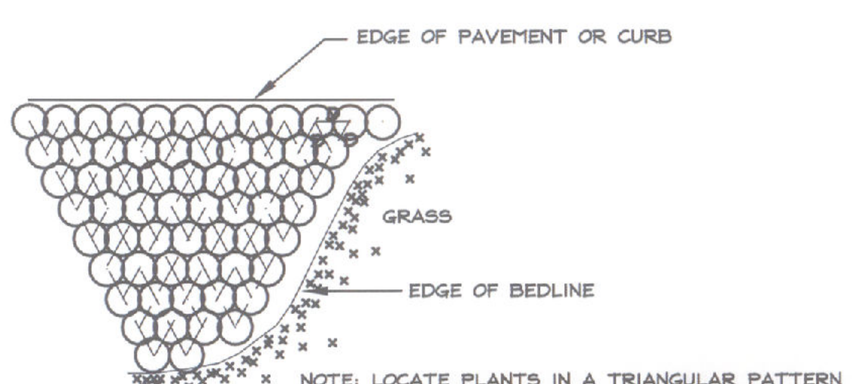
NTS



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB PLANTING DETAIL

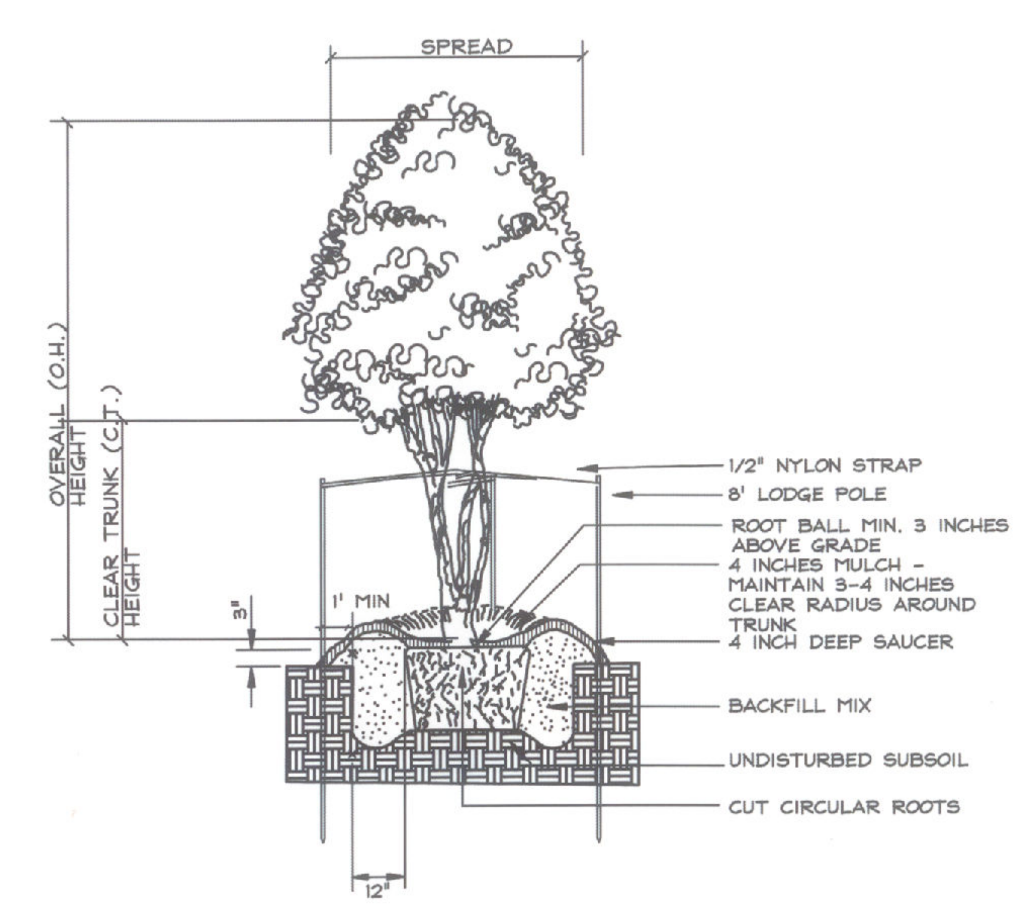
NTS



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

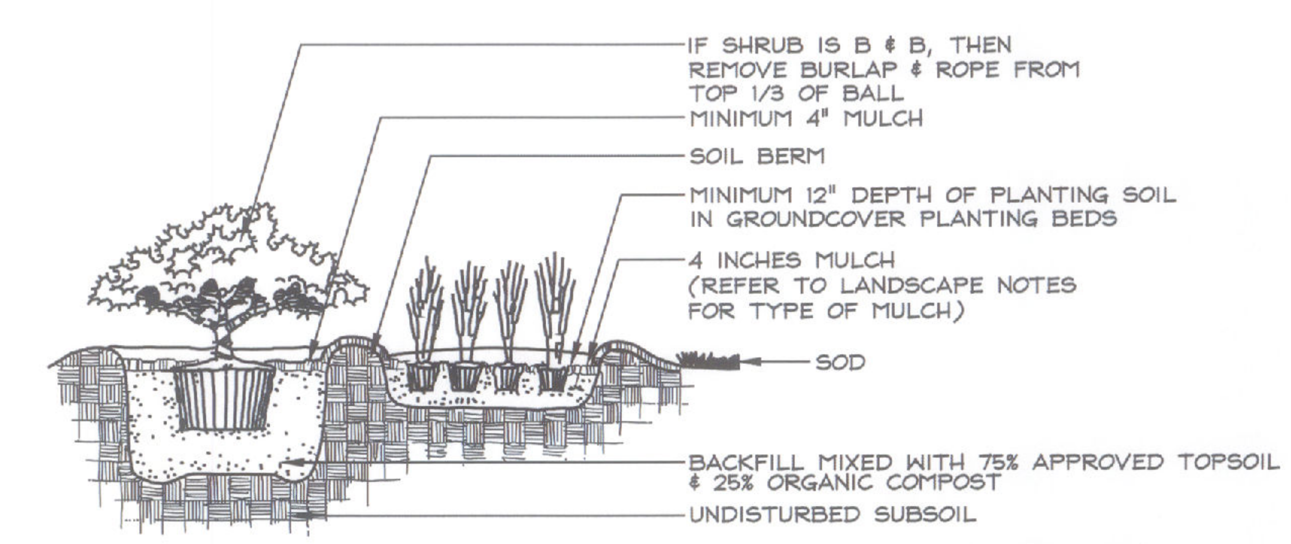
SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.



MULTI-TRUNK CONTAINER TREE PLANTING DETAIL

NTS



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

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REGISTERED LANDSCAPE ARCHITECT JAMES K WINTER LA 0000911 STATE OF FLORIDA
James K. Winter, RLA
LA0000911
Oct 18, 2016

No.	Date	Revision	By
1	8/18/16	PER VILLAGE OF PALM SPRINGS COMMENTS	MDS
2			
3			
4			
5			
6			
7			

Designed by:	MDS
Drawn by:	ARS/JM
Checked by:	MDS
Approved by:	JKW
Scale:	NTS
Date:	OCT. 2016
Job No.:	M29880

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Lndscp. Lic. No. LC0000298

LANDSCAPE NOTES AND DETAILS

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FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

Sheet No.

L-2

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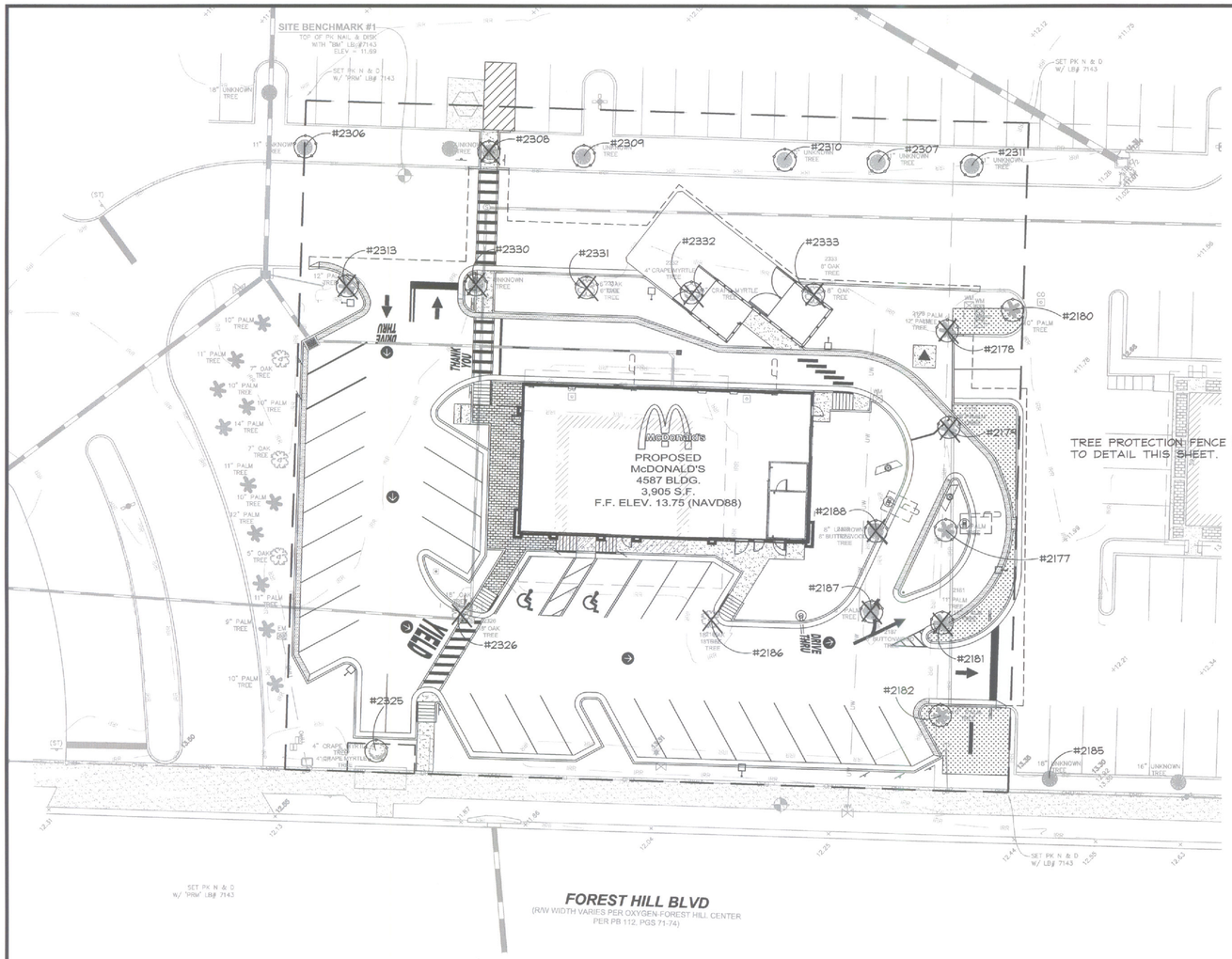


EXISTING TREE DATA

TREE NUMBER	INCHES	DESCRIPTION	DISPOSITION
2177	10	PALM	SAVED
2178	12	PALM	RELOCATED
2179	9	PALM	RELOCATED
2180	10	PALM	SAVED
2181	11	PALM	RELOCATED
2182	10	PALM	SAVED
2185	18	MAHOGANY	OFFSITE
2186	18	OAK	REMOVED
2187	8	PLUM	RELOCATED
2188	8	BUTTONWOOD	RELOCATED
2306	11	BUTTONWOOD	SAVED
2307	11	BUTTONWOOD	SAVED
2308	10	BUTTONWOOD	RELOCATED
2309	12	BUTTONWOOD	SAVED
2310	10	BUTTONWOOD	SAVED
2311	11	BUTTONWOOD	SAVED
2312	18	UNKNOWN	OFFSITE
2313	12	PALM	RELOCATED
2314	10	PALM	OFFSITE
2315	11	PALM	OFFSITE
2316	10	PALM	OFFSITE
2317	10	PALM	OFFSITE
2318	14	PALM	OFFSITE
2319	11	PALM	OFFSITE
2320	10	PALM	OFFSITE
2321	12	PALM	OFFSITE
2322	11	PALM	OFFSITE
2323	9	PALM	OFFSITE
2324	10	PALM	OFFSITE
2325	4	CRAPE MYRTLE	SAVED
2326	18	OAK	REMOVED
2327	5	OAK	OFFSITE
2328	7	OAK	OFFSITE
2329	7	OAK	OFFSITE
2330	6	BUTTONWOOD	RELOCATED
2331	6	OAK	RELOCATED
2332	4	CRAPE MYRTLE	RELOCATED
2333	8	OAK	RELOCATED

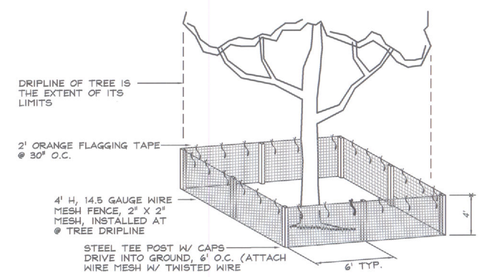
TREES REMOVED - 2 (36")
TREES SAVED - 10 (99")
TREES RELOCATED - 10 (84")

TOTAL SAVED TREES = 20 (183")

0 10 20 40
SCALE: 1" = 20'

TREE REMOVAL
SEC. 34-223(C)

(C) IN CONJUNCTION WITH DEVELOPMENT OR REDEVELOPMENT, TREES/PALMS SLATED FOR REMOVAL AND DESTRUCTION SHALL BE OFFERED TO THE VILLAGE FOR RELOCATION TO A PUBLIC PROPERTY. PROPERTY OWNERS SHALL PROVIDE AT LEAST 60 DAYS' NOTICE TO THE VILLAGE AND GRANT THE VILLAGE PERMISSION TO ENTER THE PROPERTY AND RELOCATE ANY TREES APPROVED FOR REMOVAL.



TREE PROTECTION DETAIL

N.T.S.

TREE BARRICADE APPROVAL
OBTAIN CITY APPROVAL OF TREE BARRICADES PRIOR TO BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENTS

TREE PROTECTION NOTES:

1. Four (4) foot high 14.5 guage wire 2"x2" mesh fencing shall be installed encompassing the drip line of each tree, or one foot in diameter for each inch of trunk diameter, whichever is greater. When surveyed fencing shall be moved to the edge of the tree protection area (TPA) as indicated on plans and be maintained through completion of construction.
2. Where the TPA occurs within 10 feet of the tree trunk, a trenching device shall be used to sever tree roots. Root raking shall not occur before roots have been cleanly severed.
3. All equipment and/or materials are prohibited within the TPA. Including but not limited to cement wash-out, chemicals, fuel or equipment servicing.
4. Grade changes shall not occur within the TPA. No fill shall be added, removed or stored within the TPA with exception of prescribed potting soil (see item 10).
5. Brush and weeds occuring within the TPA shall be cleared by hand or utilizing only the mower of a light wheeled farm tractor (less than 60 hp). During such activities soil profiles shall not be disturbed.
6. Roto-tilling, disking, root raking or other clearing methods that disturb the soil profile are expressly prohibited.
7. Utility lines and/or irrigation lines shall not occur within the TPA.
8. Saved trees shall be pruned to remove dead and damaged wood, correct structural defects and to provide access and visibility.
9. Pruning shall be completed under direct observation by the Designated Forester of CPH Engineers, Inc. or owner designated ISA certified arborist and be accomplished by an arborist with five years or more experience pruning live oaks to ISA standards. Arborist must obtain approval from the owner prior to commencement of pruning activities. Two week advance notification is required.
10. Landscaping within TPA shall not disturb existing soil profiles. Eight inches of potting soil shall be imported and evenly spread to provide a planting medium within TPA.

TREE LEGEND

- = TREE TO BE REMOVED
- = TREE TO BE SAVED
- = TREE TO BE RELOCATED

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JAMES KEITH WEIR, RLA LA0000911 Oct 18, 2016

No.	Date	Revision	By
1	8/18/16	PER VILLAGE OF PALM SPRINGS COMMENTS	MDS

Designed by:	MDS
Drawn by:	ARS/JM
Checked by:	MDS
Approved by:	JKW
Scale:	1" = 20'
Date:	OCT. 2016
Job No.:	M29880

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TREE RETENTION PLAN

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FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

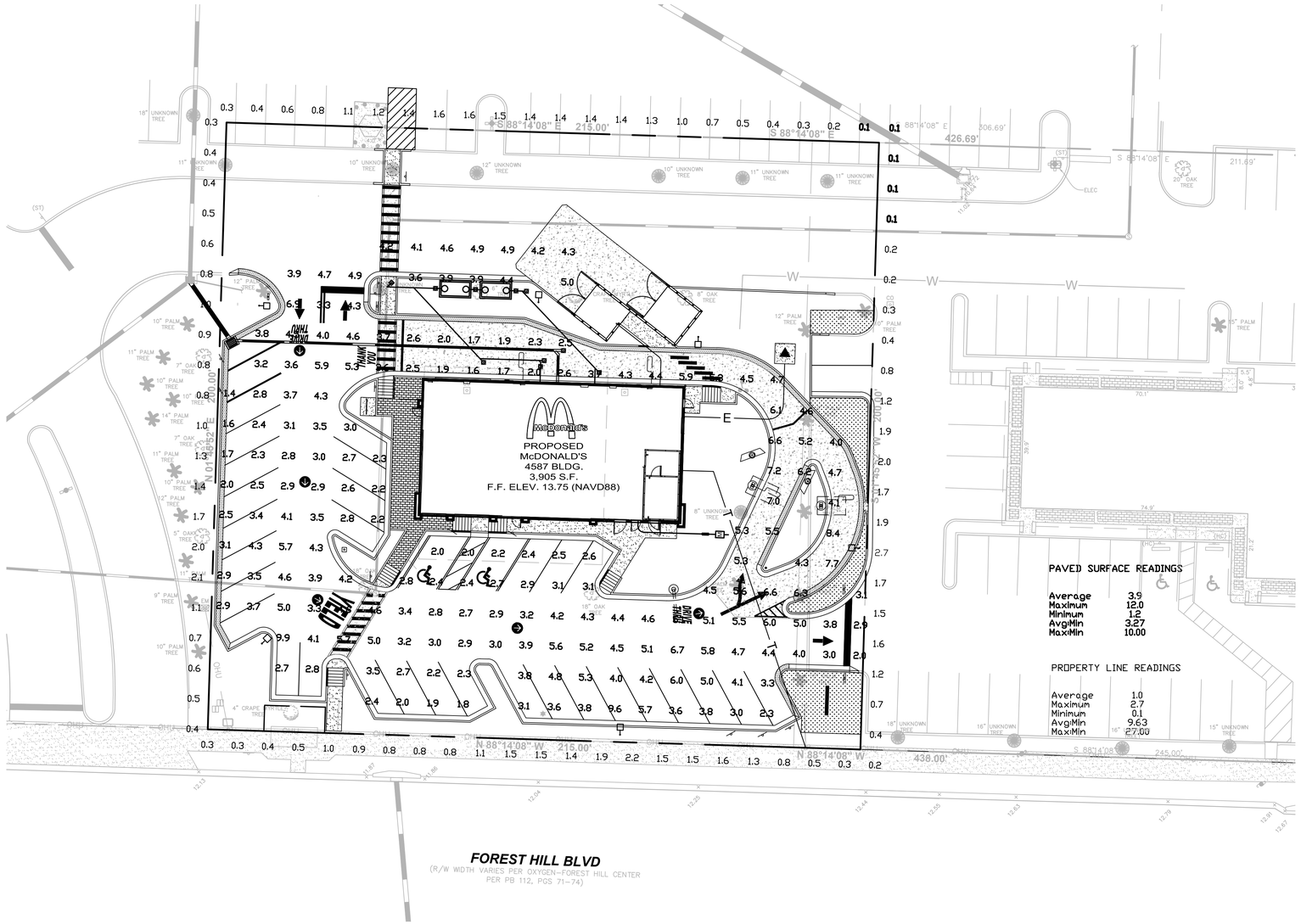
Sheet No.
TR-1

J:\M29880\Landscape\DWG\Preliminary\Design\Plans\M29880-LSP.dwg Oct 18, 2016 - 11:37am jmartinez

DRWG. NO. 1PCP31588A

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



LP-1

** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	TENON TOP FITTERS	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY	WIND LOAD	ALLOWED EPA
VP-L-96NB-280-5k-T4-UNV-RA-**		6	SGL	6	TTFVIPER	6	1.00	25'	0.95	CONCRETE BY OTHERS	6		

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

NOTES:

SCALE 1' = 20' 0'	DATE	NEXT ASSEMBLY	REF. DRWGS.
DRAWN BY MW	8/4/16		
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHOP ORDER		MATERIAL	
PROJECT NO.			

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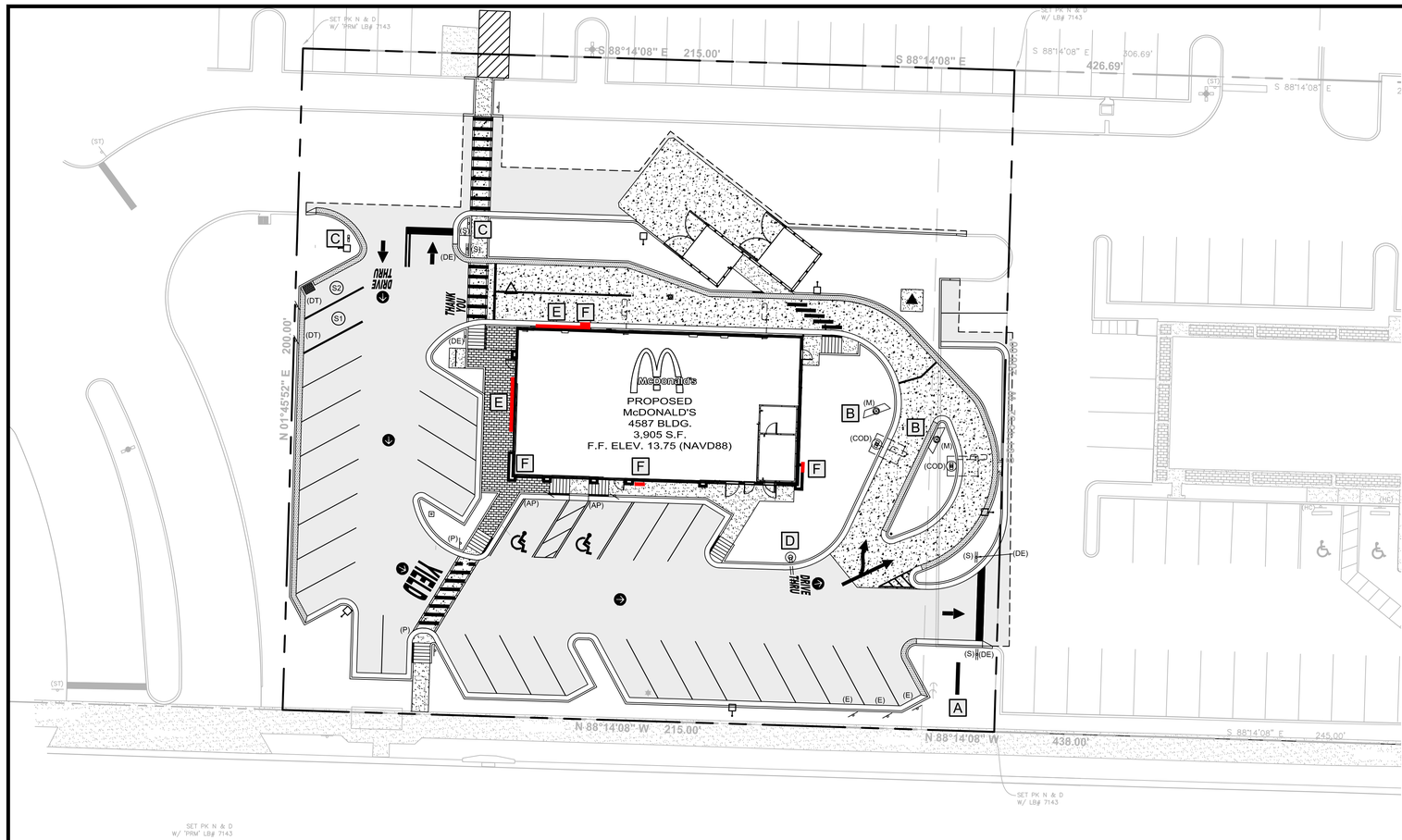
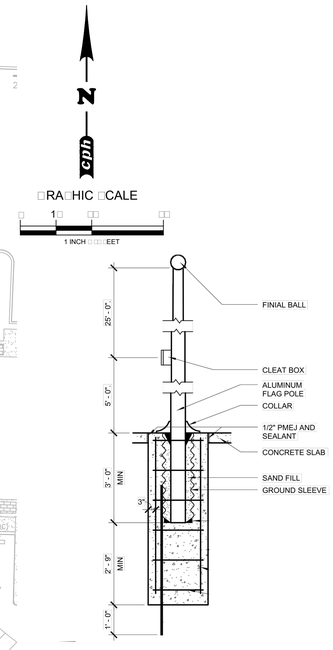
POINT-BY-POINT FOOTCANDLE PLOT FOR
- McDONALD'S -
FOREST HILL & CONGRESS
PALM SPRINGS, FL

DRAWING NUMBER
1PCP31588A





12 GROUND MOUNTED FLAGPOLE
N.T.S.

LEGEND

A	PROPOSED NEW DIGITAL MONUMENT SIGN WITH PLEXIGLAS PANELS, ILLUMINATED
B	PROPOSED DIGITAL MENU BOARD, ILLUMINATED
C	PROPOSED NEW 3 SQ. FT. DIRECTIONAL, ILLUMINATED
	PROPOSED WELCOME POINT GATEWAY
E	PROPOSED NEW 24" ILLUMINATED WORDMARK BUILDING SIGN, ILLUMINATED
	PROPOSED NEW 36" ILLUMINATED ARCH BUILDING SIGN, ILLUMINATED

SPECIFICATIONS

1. MONUMENT SIGN SPECIFICATIONS
   MAX. HEIGHT: 8 FEET
   MAX. AREA: 1 SQUARE FOOT FOR EACH LINEAL FOOT OF BUILDING FRONTAGE ALONG FOREST HILL BLVD, OR 1 SQUARE FOOT PER LINEAL FOOT OF STREET FRONTAGE, WHICHEVER IS GREATER

MENU BOARD
   MAX. HEIGHT: 7 FEET
   MAX. AREA: 45 SQ. FT.

3. DIRECTIONAL SIGN SPECIFICATIONS
   MAX. HEIGHT: 3 FEET
   MAX. AREA: 3 SQ. FT.

WALL BUILDING SIGNS SPECIFICATIONS
   MAXIMUM HEIGHT MORE THAN 1 FOOT TO THE PRIMARY FRONTAGE, FACING FOREST HILL BLVD
   MAXIMUM AREA CALC: 1 SQ. FT. PER LINEAL FT. OF BUILDING FRONTAGE
   ALLOWABLE SIGN AREA = 196.19 SF
   PROPOSED SIGN AREA = 10.875 SF

ECONOMY AREA FRONTAGE, FACING HOLLOWAY CENTER
   MAXIMUM AREA CALC: 1 SQ. FT. PER LINEAL FT. OF BUILDING FRONTAGE
   ALLOWABLE SIGN AREA = 50.74 SF
   PROPOSED SIGN AREA = 10.875 SF

c. ECONOMY AREA FRONTAGE, NORTH, FACING HOLLOWAY CENTER
   MAXIMUM AREA CALC: 1 SQ. FT. PER LINEAL FT. OF BUILDING FRONTAGE
   ALLOWABLE SIGN AREA = 98.09 SF
   PROPOSED SIGN AREA = 43.715 SF

d. ECONOMY AREA FRONTAGE, WEST, FACING HOLLOWAY CENTER
   MAX AREA 1 SQ. FT. PER LINEAL FT. OF BUILDING FRONTAGE
   ALLOWABLE SIGN AREA = 50.74 SF
   PROPOSED SIGN AREA = 32.84 SF

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No	Date	Revised	Drawn	Checked
1	Mar. 2016	PER VILLAGE & McDONALD'S COMMENTS	JT	C
2		PER VILLAGE OF PALM SPRINGS COMMENTS	JT	C

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Lndscp. Lic. No. LC0000298

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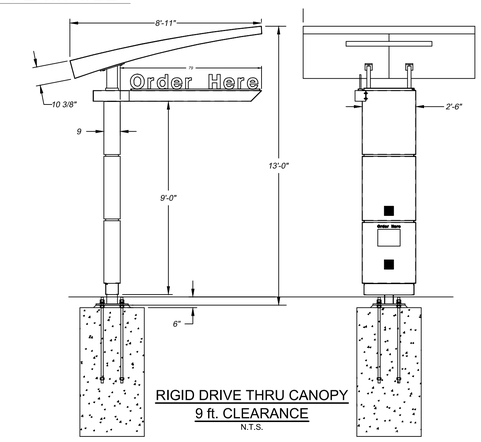
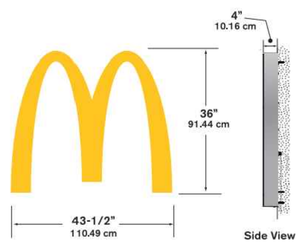
SIGN PLAN AND DETAILS

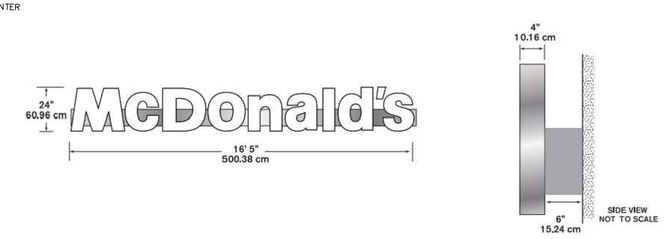
McDonald's
FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

Sheet No.
C-14

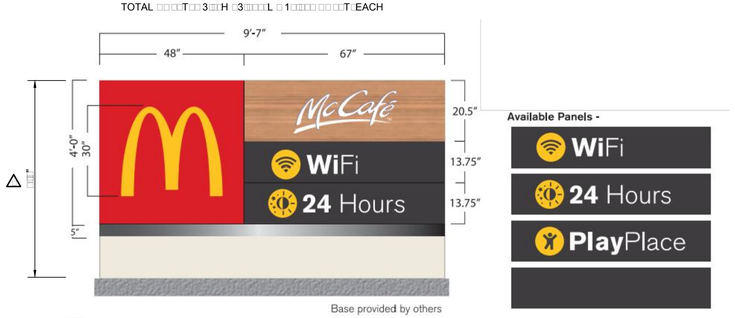




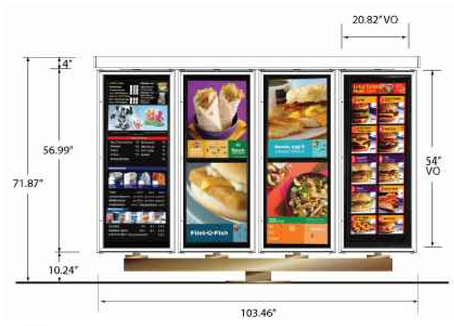
NEXT GEN 36" ILLUMINATED ARCH
SIGN AREA CALCULATION
TOTAL 3 SQ. FT. EACH



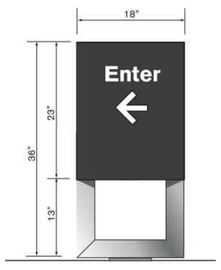
E NEXT GEN 24" ILLUMINATED WORDMARK BUILDING SIGN
SIGN AREA CALCULATION
TOTAL 1 SQ. FT. EACH



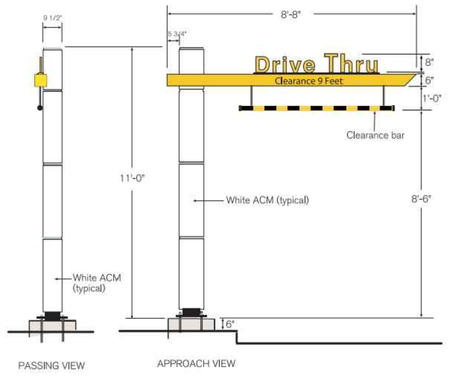
A NEXT GEN MONUMENT SIGN WITH FEATURE PANELS
SIGN AREA CALCULATION
TOTAL 33 SQ. FT.



B OPO OUTDOOR MENU BOARD 4-COLUMN
SIGN AREA CALCULATION
TOTAL 31.3 SQ. FT. EACH

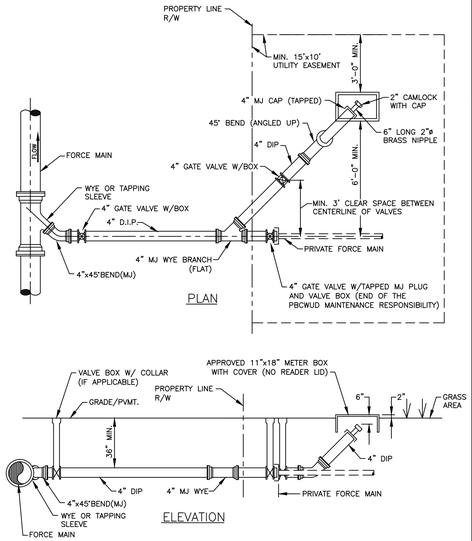


C NEXT GEN 3 SQ. FT. DIRECTIONAL
SIGN AREA CALCULATION
TOTAL 1 SQ. FT. EACH



WELCOME POINT GATEWAY

McDONALD'S PROJECT CODE

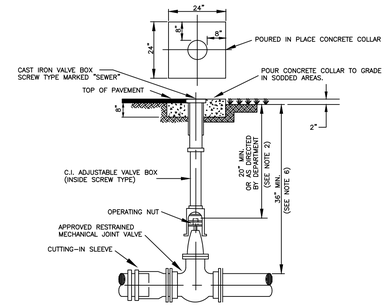


NOTE:

1. THE FLUSHING CONNECTION SHALL BE LOCATED IN GRASS AREA.
2. ALL 4" PIPES SHALL BE RESTRAINED.

CONNECTION OF PRIVATE FORCE MAIN
UNDER 4" IN DIAMETER

3□□



NOTES:

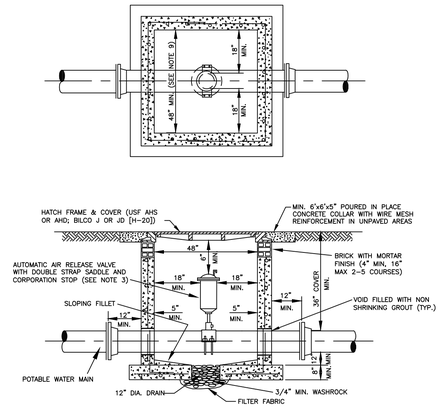
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
2. WHEN OPERATING NUT IS DEEPER THAN 36" A ONE PIECE EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 20"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL. A HIGH STRENGTH STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
3. VALVE BOXES SHALL HAVE COVERS MARKED "SEWER".
4. EXTENSION VALVE BOX TO BE D.I.P. OR C-900 PVC DR 18 (COLOR: GREEN).
5. A CUT-IN INSTALLATION SHALL REQUIRE MEGALUGS OR EQUAL THROUGHOUT ASSEMBLY.
6. IN ORDER TO MAINTAIN ADEQUATE COVER OVER VALVE NUT, THE FOLLOWING MINIMUM COVERS OVER PIPE ARE REQUIRED:

GATE VALVE SIZE	MIN. COVER OVER PIPE
16"	48"
20"	54"
24"	60"
30"	72"
36"	84"

7. PIPE SHALL BE RESTRAINED ON BOTH SIDES OF THE VALVE AS REQUIRED.
8. VALVES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS WHENEVER POSSIBLE.

TYPICAL FORCE MAIN GATE VALVE SETTING
AND CUT-IN DETAIL

3□□



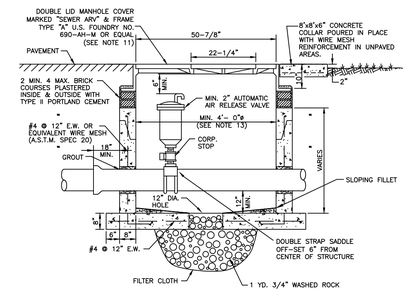
NOTES:

1. 4000 P.S.I. TYPE II CONCRETE
2. VAULT SHALL BE PRECAST WITH STEEL REINFORCING. SHOP DRAWING IS REQUIRED.
3. AIR RELEASE VALVE SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED. FORCE MAINS REQUIRE 2" MIN.
4. ALL OPENINGS SHALL BE SEALED WITH WATERPROOF NON-SHRINKING GROUT.
5. OTHER VAULT AND COVER DESIGNS MAY BE USED UPON SUBMITTAL AND APPROVAL OF SHOP DRAWINGS.
6. COAT INSIDE WITH AN APPROVED CORROSION BARRIER SYSTEM.
7. DUCTILE IRON PIPE IS REQUIRED THROUGH THE VAULT. NO PIPE JOINTS WITHIN THE VAULT.
8. THREADED AREAS OF CORPORATION STOP SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
9. LARGER VAULTS WILL BE REQUIRED FOR PIPES LARGER THAN 12"

PIPE SIZE	MIN. VAULT SIZE
16"-24"	4'W x 5'L
30"-42"	4'W x 6'L

FORCE MAIN AIR RELEASE VALVE AND VAULT
OUTSIDE OF R/W, NON-TRAFFIC AREAS
OUTSIDE OF R/W

3□□



NOTES:

1. PRECAST CONCRETE TYPE # 4000 P.S.I. A SHOP DRAWING IS REQUIRED.
2. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
3. LIFT HOLES ARE PERMITTED.
4. ALL PIPE HOLES SHALL BE PRECAST OR CORE-DRILLED.
5. MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH A.S.T.M. C-478 LATEST STANDARD.
6. COAT INSIDE WITH AN APPROVED PROTECTIVE CORROSION BARRIER SYSTEM.
7. CONCRETE COLLAR REQUIRED WHEN MANHOLE IS OUTSIDE OF PAVEMENT, SEE DETAIL.
8. AIR RELEASE VALVE SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED (2"MIN.).
9. DUCTILE IRON PIPE IS REQUIRED THROUGH THE MANHOLE. NO PIPE JOINTS INSIDE THE MANHOLE.
10. THREADED AREAS OF CORPORATION STOP SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
11. FOR PIPES 12" AND SMALLER, AN ALTERNATIVE DESIGN WITH APPROVED 32" DIAMETER HINGED MANHOLE COVERS WILL BE CONSIDERED.
12. LARGER MANHOLES WILL BE REQUIRED FOR PIPES LARGER THAN 12"

PIPE SIZE	MIN. MANHOLE DIAMETER
16"-24"	60"
30"-42"	72"

FORCE MAIN AIR RELEASE VALVE AND MANHOLE
IN PAVED AREAS AND ROAD R/W

□□□

MIN. LENGTH OF PIPE (FEET) TO BE RESTRAINED

(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PVC PIPE, RELEASE 3.1, AND DIPRA THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

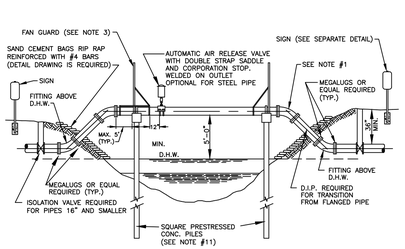
FITTING TYPE		PIPE SIZE											
		4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"
90° HORIZ. BEND		14	20	25	30	35	45	54	62	73	84	93	101
45° HORIZ. BEND		6	8	11	13	15	19	22	26	30	35	38	42
22.5° HORIZ. BEND		3	4	5	6	7	9	11	12	15	17	18	20
11.25° HORIZ. BEND		1	2	3	3	4	4	5	6	7	8	9	10
90° VERT. OFFSET	UPPER BEND	29	41	53	64	74	95	115	134	160	185	207	228
	LOWER BEND	7	10	13	16	19	25	30	35	42	49	56	62
45° VERT. OFFSET	UPPER BEND	12	19	24	29	34	39	48	56	66	77	86	94
	LOWER BEND	3	4	6	7	8	10	12	15	18	20	23	26
22.5° VERT. OFFSET	UPPER BEND	6	9	12	14	17	19	23	27	32	37	41	45
	LOWER BEND	1	2	4	4	4	5	6	7	8	10	11	12
11.25° VERT. OFFSET	UPPER BEND	3	4	6	7	8	9	11	13	16	18	20	22
	LOWER BEND	1	1	1	2	2	2	3	3	4	5	5	6
PLUG (DEAD END)		32	45	59	70	83	107	129	151	160	185	207	228
IN-LINE VALVE		32	45	45	45	45	55	65	80	85	95	105	115
TEE (BRANCH RESTRAINT)	4"X #	23	–	–	–	–	–	–	–	–	–	–	–
	6"X #	21	35	–	–	–	–	–	–	–	–	–	–
	8"X #	18	34	47	–	–	–	–	–	–	–	–	–
	10"X #	16	32	46	58	–	–	–	–	–	–	–	–
	12"X #	13	30	44	57	69	–	–	–	–	–	–	–
	16"X #	7	26	41	55	67	90	–	–	–	–	–	–
	20"X #	1	21	38	52	65	88	109	–	–	–	–	–
	24"X #	1	16	34	49	62	86	108	129	–	–	–	–
	30"X #	1	8	28	44	58	83	106	127	154	–	–	–
	36"X #	1	1	22	39	54	80	103	124	153	179	–	–
	42"X #	1	1	15	33	49	77	100	122	151	177	201	–
	48"X #	1	1	7	27	44	73	97	120	149	200	222	
REDUCER (LARGER PIPE RESTRAINT)	6"X #	23	–	–	–	–	–	–	–	–	–	–	–
	8"X #	38	25	–	–	–	–	–	–	–	–	–	–
	10"X #	57	43	24	–	–	–	–	–	–	–	–	–
	12"X #	72	60	44	41	–	–	–	–	–	–	–	–
	16"X #	99	90	78	75	45	–	–	–	–	–	–	–
	20"X #	123	116	107	105	81	45	–	–	–	–	–	–
	24"X #	146	140	132	131	111	82	45	–	–	–	–	–
	30"X #	157	153	148	141	133	113	87	56	–	–	–	–
	36"X #	182	179	175	169	163	147	126	101	56	–	–	–
	42"X #	205	202	199	194	189	175	150	136	100	54	–	–
	48"X #	226	224	221	217	213	201	187	169	138	98	53	–

NOTES:

1. THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
   SOIL TYPE-SAND — TEST PRESSURE-150 PSI — DEPTH OF BURY-3'
   TRENCH TYPE-3 — SAFETY FACTOR- 1.5 — VERTICAL OFFSET-3'
   MINIMUM PIPE LENGTH ALONG TEE RUN-5'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.
5. MULTIPLY PIPE LENGTH BY 1.4 FOR POLYETHYLENE ENCASED PIPE.
6. RESTRAINED PIPE LENGTHS EQUAL TO AN "INLINE VALVE" CONDITION ARE REQUIRED AT EACH END OF A TRANSITION FROM HDPE PIPE TO OTHER PIPE MATERIALS.
7. DESIGN ENGINEER IS RESPONSIBLE FOR PROPER RESTRAINT PIPE LENGTH SIZING FOR THE PROJECT.

MECHANICAL THRUST RESTRAINT MINIMUM PIPE LENGTHS
(FORCE MAINS)

□1□



NOTES:

1. ALL EXPOSED PIPE SHALL BE DUCTILE IRON OR PREFABRICATED STEEL WITH FLANGED FITTINGS AND PROFILED GASKETS. RETAINER GLANDS AND UNIFLANGE TYPE FITTINGS ARE NOT TO BE SUBSTITUTED FOR FLANGED FITTINGS. PREFABRICATED STEEL PIPE MAY INCORPORATE WELDED ON LONG RADIUS UPPER BENDS. PREFABRICATED FLANGED PIPE SHALL BE FACTORY TESTED.
2. SPAN LENGTHS AS REQUIRED BY PERMITTING AGENCY
3. FAN GUARDS ARE REQUIRED. SEE FAN GUARD/PILE CAP DESIGN DETAILS, FOR ADDITIONAL REQUIREMENTS. ACCESS PLATFORM AND GATE REQUIRED ON ARV SIDE ONLY.

4A. ALL EXPOSED PIPING SHALL BE PAINTED AS SPECIFIED IN THE APPROVED MATERIAL LIST.

4B. ALL HARDWARE SHALL BE PAINTED WITH COAL-TAR EPOXY.

5. PIPE SHALL BE CRADLED ON ⅜" THICK NEOPRENE. (DUROMETER GRADE 50) CURRENT FDOT STANDARDS APPLY. NEOPRENE IS REQUIRED AT ALL STRAPS INSTALLED OVER STEEL PIPE. NEOPRENE SHALL EXTEND 1" BEYOND THE EDGES OF CRADLE AND STRAPS.
6. TIE-DOWN STRAPS MUST PROPERLY FIT AND SECURE PIPE IN CRADLE.
7. PIPE CRADLE IN CAP SHALL CONTACT ⅓ CIRCUMFERENCE OF PIPE. (SEE FAN GUARD DETAIL)
8. SHOW EXISTING CANAL CROSS SECTION, ULTIMATE CANAL SECTION, AND RELEVANT ELEVATIONS AND DISTANCES ON A TO SCALE DETAIL DRAWING.
9. PILE LIFT CABLE SHALL BE REMOVED BELOW SURFACE; HOLE SHALL BE FILLED WITH EPOXY CEMENT.
10. THREADED AREAS OF BRASS FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
11. THE PILES AND CAP DESIGN SHALL BE SHOWN ON TO SCALE SIGNED AND SEALED DETAIL DRAWINGS. MIN. 12"x12" TYPE 1A FLORIDA DOT INDEX PILES ARE REQUIRED. PILE PENETRATION BELOW CANAL BOTTOM SHALL BE 15' MINIMUM. MINIMUM LOAD CAPACITY OF 20 TONS PER PILE IS REQUIRED (FDOT STANDARDS APPLY). SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED.
12. PREFABRICATED STEEL PIPE SHALL HAVE WELDED ON BEARING PADS EXTENDING MIN. 1" BEYOND PIPE CRADLE. THE PADS SHALL BE INSTALLED BY STEEL PIPE MANUFACTURER PRIOR TO PAINTING.
13. FORCE MAIN CROSSINGS OVER BODIES OF WATER MAY BE SUBJECT TO A D.E.P. "NOTICED GENERAL ENVIRONMENTAL RESOURCE PERMIT" (NGP)

TYPICAL FORCE MAIN AERIAL CANAL CROSSING –
SINGLE PIPE (SINGLE PILES)

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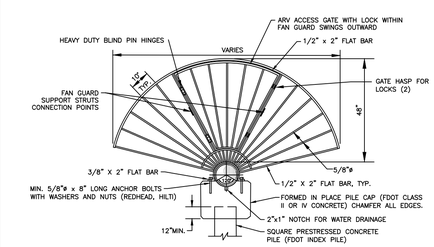

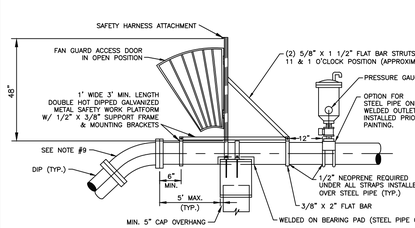

NOTES:

1. FAN GUARDS SHALL BE PLACED AT EACH END OF CANAL CROSSING.
2. HARDWARE SHALL BE PAINTED WITH COAL TAR EPOXY.
3. FANGUARD WITH HARDWARE SHALL BE FABRICATED FROM DOUBLE HOT DIPPED GALVANIZED STEEL.
4. SHOP DRAWINGS FOR FANGUARDS, CAPS, AND PILES MUST BE SUBMITTED TO PBCWUD FOR REVIEW AND APPROVAL PRIOR TO PRE-CONSTRUCTION MEETING.
5. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. MIN. 2" CONCRETE COVER OVER ALL STEEL.
6. SEE "TYPICAL CANAL CROSSING DETAIL" FOR ADDITIONAL REQUIREMENTS.
7. NO WELDING OF REBAR TO REBAR OR REBAR TO PILE STRANDS SHALL BE ALLOWED.
8. DESIGN DRAWINGS ARE REQUIRED.
9. LONG RADIUS WELDED ON UPPER BENDS ARE ACCEPTABLE FOR STEEL PIPE.
10. IF A PILE/CAP STEEL CONNECTION IS REQUIRED BY DESIGNING ENGINEER, MIN. (4) #8 REINFORCEMENT BARS SHALL BE DRILLED AND DOWELED (EPOXIED) MIN. 16" DEEP INTO THE PILE AND TIED WITH THE CAP STEEL.
11. ACCESS PLATFORM AND GATE REQUIRED ON ARV SIDE ONLY.

FAN GUARD/ PILE CAP DESIGN –
SINGLE PIPE (SINGLE PILES)

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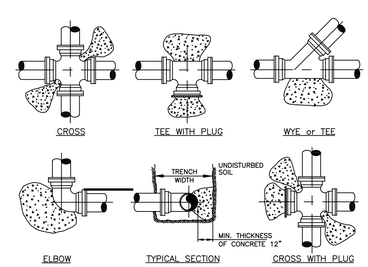

PIPE	THRUST BLOCK AREA REQ'D	REMARKS	NOTE: FOR OTHER FITTINGS USE THE FOLLOWING FACTORS.
4"	2.0 SQ. FT.	VALUES ARE FOR 90° BEND, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. FOR OTHER SOILS & PRESSURES THE AREA REQUIRED IS IN DIRECT PROPORTION	TEE 100% 45° BEND 71% 22 1/2° BEND 39% 11 1/4° BEND 20% DEAD END 100%
6"	4.0 SQ. FT.		
8"	6.6 SQ. FT.		
10"	10.0 SQ. FT.		
12"	14.0 SQ. FT.		
14"	18.6 SQ. FT.		

NOTES:

1. CONCRETE THRUST BLOCKS OR THRUST COLLARS MAY BE UTILIZED ONLY IF NECESSARY FOR CONNECTIONS TO AN EXISTING PIPING SYSTEM. OTHERWISE MECHANICAL RESTRAINTS SHALL BE USED. KEEP "T" BOLTS CLEAR OF CONCRETE, WRAPPED IN VISQUEEN FOR FUTURE ACCESS, WITH A MINIMUM OF 1' THICKNESS BETWEEN THE FITTING AND SOIL.
2. BEFORE POURING CONCRETE, PLUGS SHALL BE WRAPPED WITH VISQUEEN AND A BOARD PLACED IN FRONT.
3. CONCRETE SHALL BE 2500 P.S.I. MINIMUM.
4. THE ENGINEER OF RECORD SHALL SUBMIT A THRUST BLOCK SIZE CALCULATION FOR TEE CONNECTIONS INTO UNRESTRAINED EXISTING MAINS LARGER THAN 14".
5. THE ENGINEER OF RECORD SHALL SUBMIT A PIPE RESTRAINT DESIGN FOR INLINE EXTENSIONS OF A EXISTING UNRESTRAINED MAIN IF MECHANICAL JOINT RESTRAINT CAN NOT BE INSTALLED ON THE EXISTING MAIN.

TYPICAL THRUST BLOCKS FOR PRESSURE PIPING

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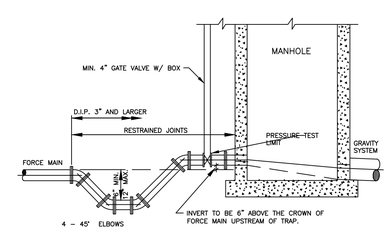

NOTES:

1. FORCE MAIN TO ENTER MANHOLE AS CLOSE AS POSSIBLE TO 180° TO GRAVITY OUTLET.
2. THE INVERT LEVEL OF FORCE MAIN AT POINT OF ENTRY SHALL BE 6" ABOVE OUTFLOW INVERT OF MANHOLE.
3. CORE ENTRY ONLY INTO EXISTING MANHOLES.
4. TRAP TO BE LOCATED PRIOR TO DROP INTO MANHOLE AND OUTSIDE OF PAVED AREAS.
5. USE TWO 45° ELBOWS PAST TRAP IF ELEVATION DROP IS REQUIRED TO ENTER MANHOLE.
6. CAST-IN OR FIELD INSTALLED FLOW CHANNEL IS REQUIRED.
7. MANHOLE WALL TO BE COATED WITH AN APPROVED SOLID THERMOPLASTIC CAST-IN CORROSION BARRIER SYSTEM.
8. TRAP JOINTS TO BE RESTRAINED.

FORCE MAIN ENTERING MANHOLE

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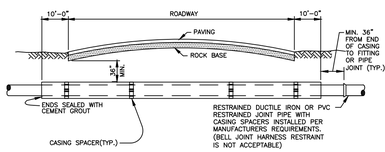

CARRIER PIPE SIZE	STEEL CASING INSIDE DIAMETER (MIN)	MINIMUM WALL THICKNESS (SEE NOTE 2)
4"	12"	.188
6"	14"	.250
8"	20"	.250
10"	20"	.250
12"	24"	.250
14"	24"	.250
16"	30"	.312
18"	30"	.312
20"	36"	.372
24"	42"	.500
30"	48"	.500
36"	54"	.625
42"	60"	.625
48"	72"	.625

NOTE:

1. A TO-SCALE PROFILE DRAWING FOR EACH UTILITY MAIN JACK AND BORE IS REQUIRED. ALL RELEVANT DATA MUST BE SHOWN (LENGTH AND SIZE OF CASING, PIPE CONFLICTS, ELEVATIONS, ETC.)
2. THICKER WALL CASINGS AND LARGER COVER OVER CASING MAY BE REQUIRED BY THE RIGHT-OF-WAY OWNER.
3. STEEL CASING SHALL BE COATED OUTSIDE WITH COAL TAR EPOXY (MIN. 16 MILS DFT).
4. PIPE IN CASING SHALL BE PULLED TO FULLY ENGAGE RESTRAINT.

WASTEWATER MAIN CASING INSTALLATION

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WASTEWATER #5
STANDARD DETAILS

CONSULTANT:

Xre□W□W□□ □TAN□AR□ □ETAIL□□□T□□□□1□W□□□□N□HINE LO□O□d□□

DESIGNED BY: WUD

DRAWN BY: WUD CADD
CHECKED BY: A. GALICKI
APPROVED BY: WUD

Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416-6097

Aug 18, 2016

PROJECT NO.
00-000

McDONALD'S
FOREST HILL & CONGRESS

PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561)493-6000

NO.	DATE	REVISION / REMARKS	BY
	FEB. 2015	GENERAL REVISION	A.G.
	MAY 2016	GENERAL REVISION	A.G.

STD DETAILS

SHEET NUMBER
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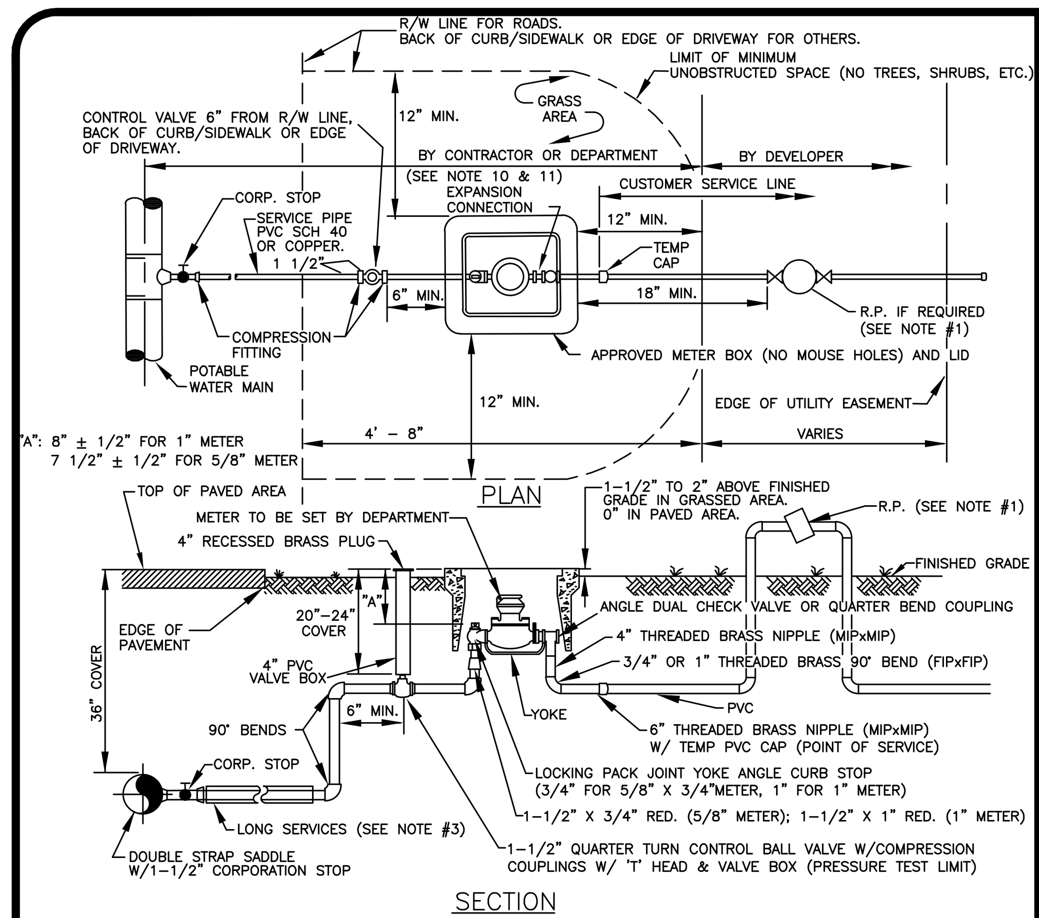

NOTES:

1. ALL NON–RESIDENTIAL SERVICES, SERVICES FOR ALL BUILDINGS OVER THREE STORIES, AND RESIDENTIAL SERVICES WITH INDIVIDUALLY METERED RECLAIMED WATER SERVICE TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN METER BOX AND ANY OBSTRUCTION.
3. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS USE MIN. 3" DIAMETER BLACK IRON, PVC SCH 40 OR HDPE SDR 9 CASING. CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT. END OF CASING TO BE SEALED WITH CEMENT. CASING SHALL BE COLOR–CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS ON SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 10' APART
5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE..
6. COPPER SHALL BE "TYPE K" CONTINUOUS AND SUITABLE FOR UNDERGROUND SERVICE WITH FLARED CONNECTIONS. PVC SHALL BE SCH. 40 PIPE WITH SCH 80 PVC FITTINGS. ALL BRASS SHALL BE "LEAD FREE".
7. MAXIMUM SERVICE LENGTH IS 100' TO METER.
8. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
9. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
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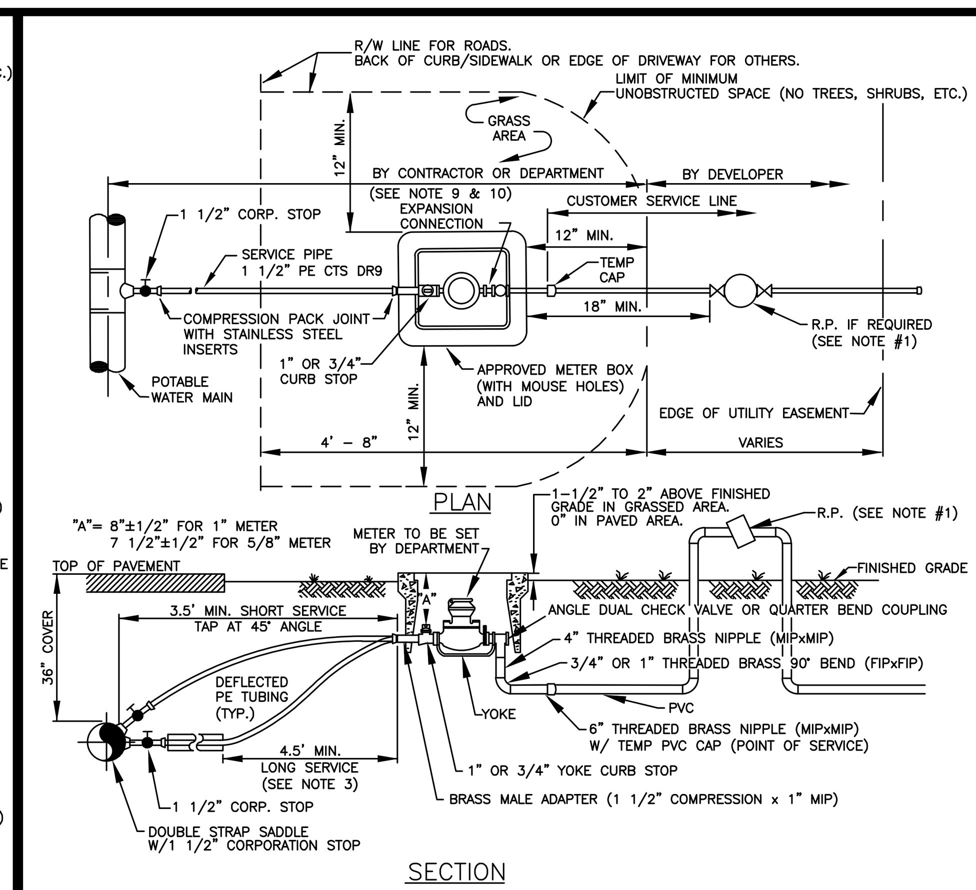
13. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
14. A 12" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MIN. 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER SERVICE SINGLE 5/8" X 3/4" & 1" METER INSTALLATION DETAIL (PVC)

1W



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8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
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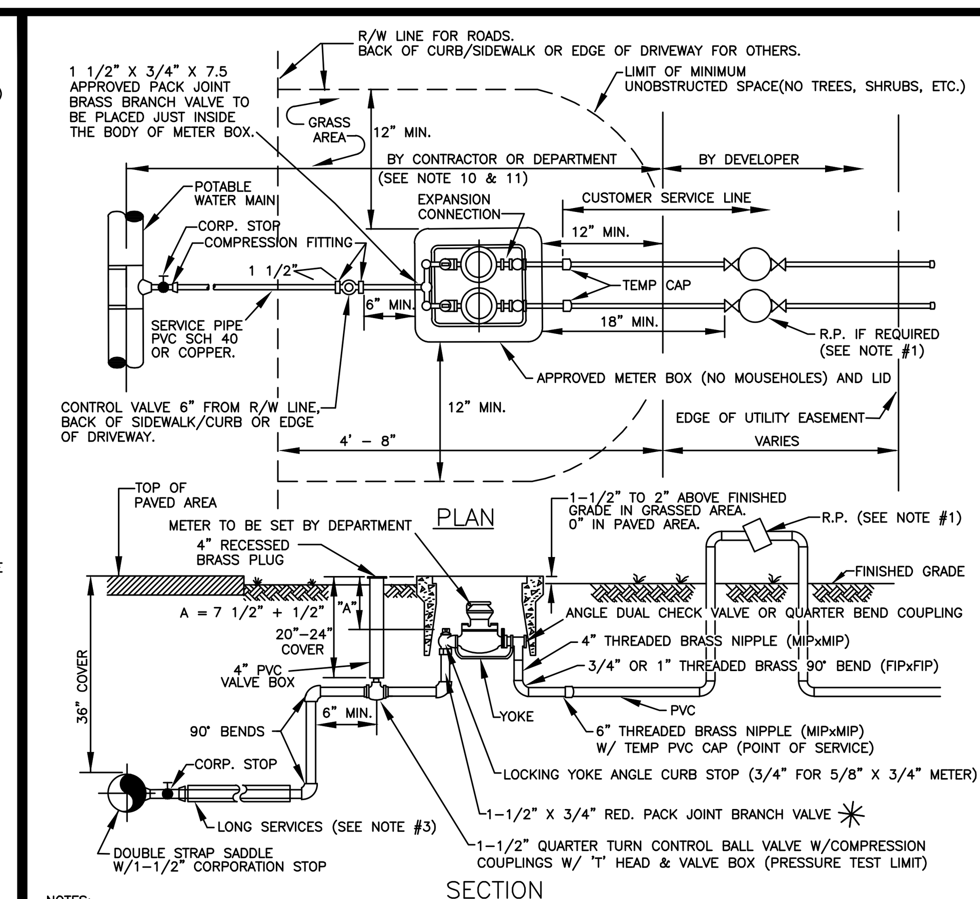
12. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
13. A 12" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MIN. 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER SERVICE SINGLE 5/8" X 3/4" & 1" METER INSTALLATION DETAIL (POLYETHYLENE)

□W



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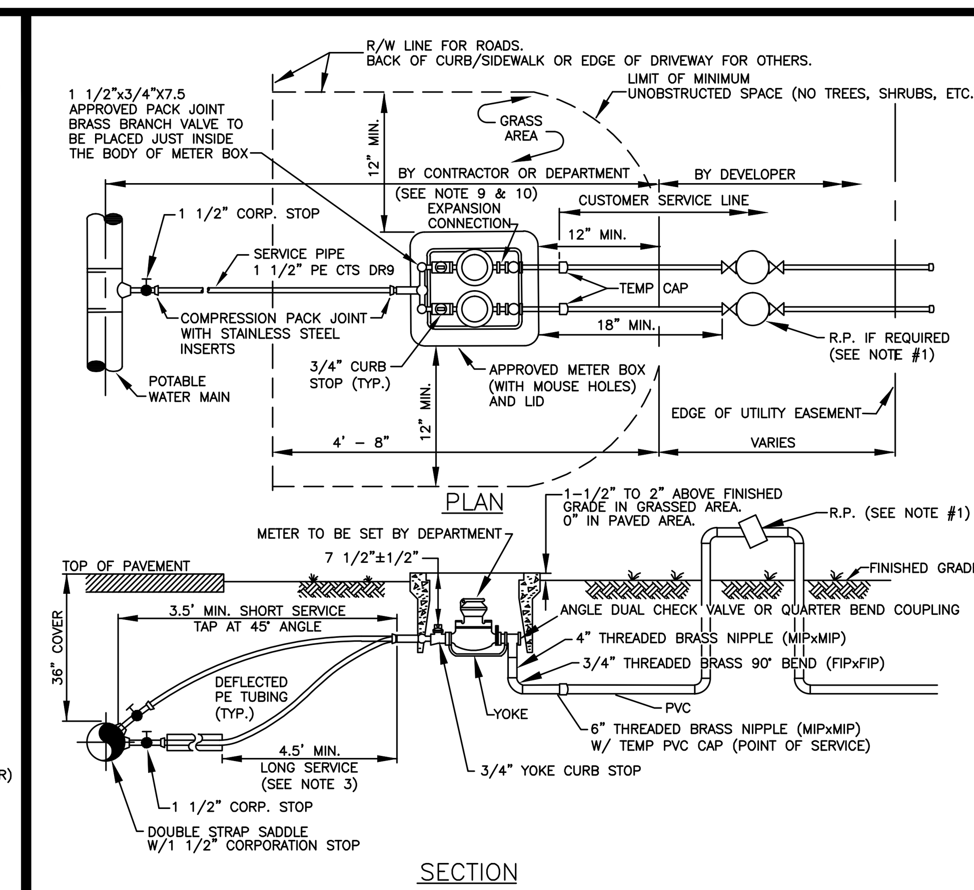
13. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
14. A 12" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER SERVICE DUAL 5/8" X 3/4" METER INSTALLATION DETAIL (PVC)

3W



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6. MAXIMUM SERVICE LENGTH IS 100' TO METER.
7. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
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POTABLE WATER SERVICE DUAL 5/8" X 3/4" METER INSTALLATION DETAIL (POLYETHYLENE)

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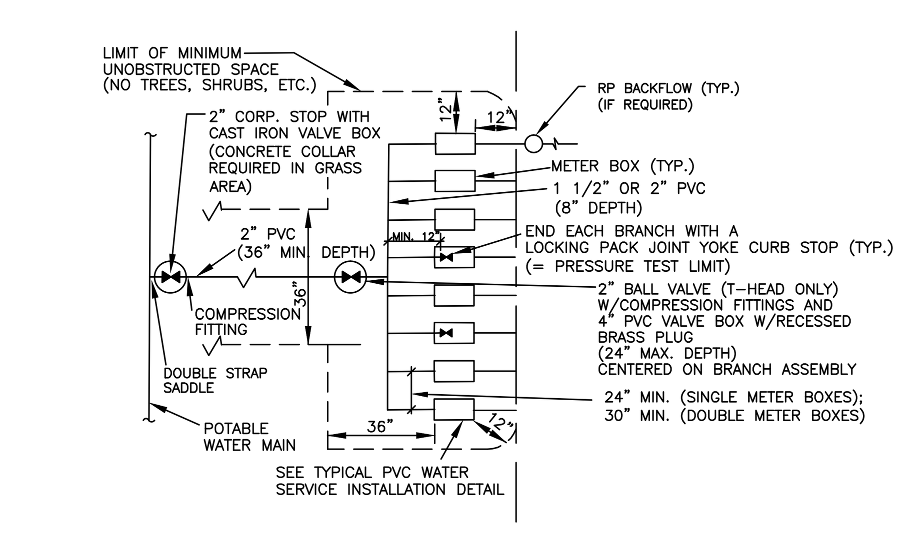

1. SERVICE PIPING LARGER THAN 2" WILL NOT BE ACCEPTED. FOR SERVICE LINE UNDER PAVEMENT USE 4" SCH.40 PVC, BLACK IRON PIPE OR HDPE SDR9 CASING.
2. METER LOCATION MUST CORRESPOND TO UNIT/BAY CONFIGURATION TO AVOID SERVICE LINE CROSSINGS.
3. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
   A. – FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
   – DRIVEWAY OR SIDEWALK IS IN PLACE
   B. "MINIMUM UNOBSTRUCTED SPACE" (AS SHOWN) IS PROVIDED.
   C. REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED THE INITIAL TEST.
4. TYPICAL SERVICE INSTALLATION DETAILS APPLY.
5. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR SERVICE INSTALLATION BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
6. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
7. MAX. (8) 5/8" METERS OR MAX. (4) 1" METERS MAY BE CONNECTED TO A SINGLE 2" SERVICE LINE.
8. PLEASE NOTE THAT ADDITIONAL UNOBSTRUCTED SPACE WILL BE REQUIRED FOR THE INSTALLATION OF A BACKFLOW PREVENTERS (IF REQUIRED).

POTABLE WATER TYPICAL CONNECTION FOR MULTIPLE SERVICES

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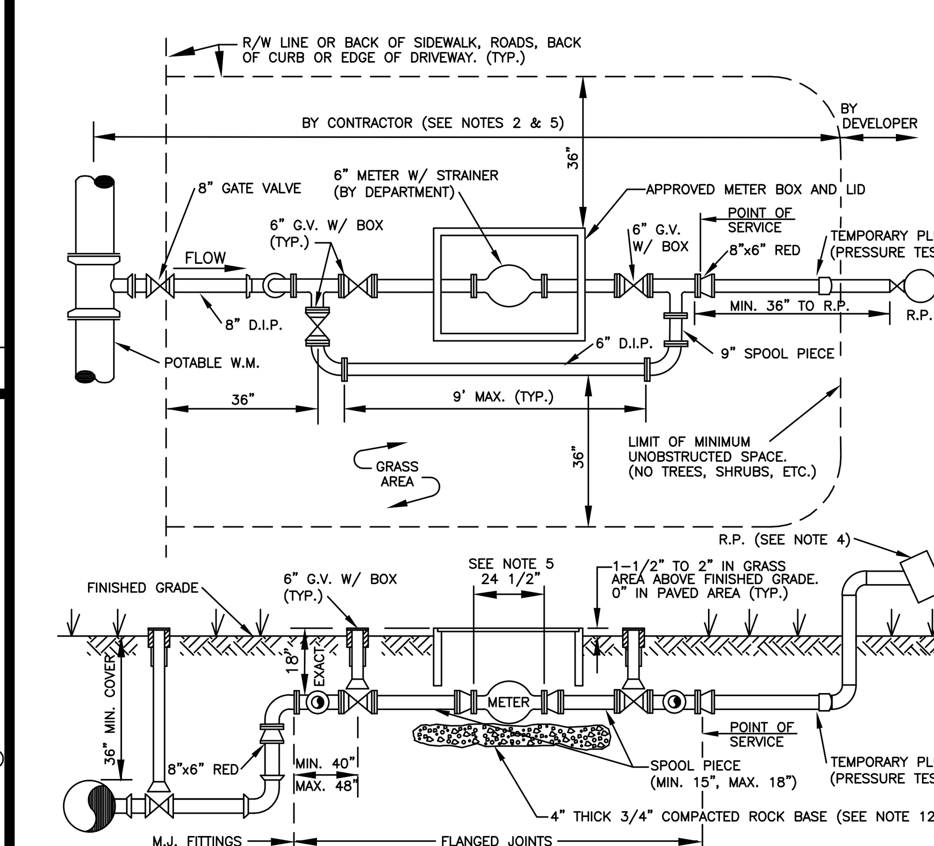

NOTES:

1. ALL SERVICE PIPING SHALL BE 6" DUCTILE IRON WITH 6" GATE VALVES WITH VALVE BOXES AND CONCRETE COLLARS (IF APPLICABLE).
2. ONLY APPROVED METER BOXES SHALL BE USED. THE BOX SHALL BE PROVIDED BY CUSTOMER AND PLACED ABOVE GROUND NEAR THE METER LOCATION. PROPERTY OWNER SHALL EXCAVATE THE METER BOX AREA, EXPOSE THE BYPASS PIPING, THEN INSTALL THE BOX AND BACKFILL THE AREA AFTER METER INSTALLATION.
3. APPROVED RESTRAINED FLANGED ADAPTERS ARE REQUIRED.
4. ALL SERVICES TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
5. WATER METER SHALL BE INSTALLED BY THE DEPARTMENT. LAYING LENGTH OF THE METER TO BE CONFIRMED PRIOR TO SERVICE INSTALLATION.
6. SERVICE COMPONENTS SHALL BE CONSTRUCTED FOR THE METER TO BE INSTALLED "TRUE" AND "PLUMB" AND TO ALLOW METER READING THROUGH THE METER READER LID.
7. THE ENTIRE ASSEMBLY (WITHOUT METER/SPOOL PIECES AS SHOWN) SHALL BE PRESSURE TESTED AS REQUIRED.
8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
   A. –FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
   –DRIVEWAY OR SIDEWALK IS IN PLACE
   B. "MINIMUM UNOBSTRUCTED SPACE" (AS SHOWN) IS PROVIDED. MIN. 12" VERTICAL SEPARATION IS REQUIRED TO OTHER UTILITIES.
   C. REQUIRED BACKFLOW PREVENTION ASSEMBLY IS INSTALLED AND HAS PASSED THE INITIAL TEST.
9. BYPASS PIPING SHALL BE INSTALLED ON THE RIGHT SIDE OF METER IN DIRECTION OF FLOW UNLESS OTHERWISE APPROVED BY COUNTY.
10. ALL HARDWARE FOR FLANGED CONNECTIONS (BOLTS, ETC.) TO BE STAINLESS STEEL.
11. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
12. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.
13. THIS DESIGN IS NOT APPLICABLE FOR BULK WATER SERVICE CONNECTIONS.

POTABLE WATER 6" METER INSTALLATION

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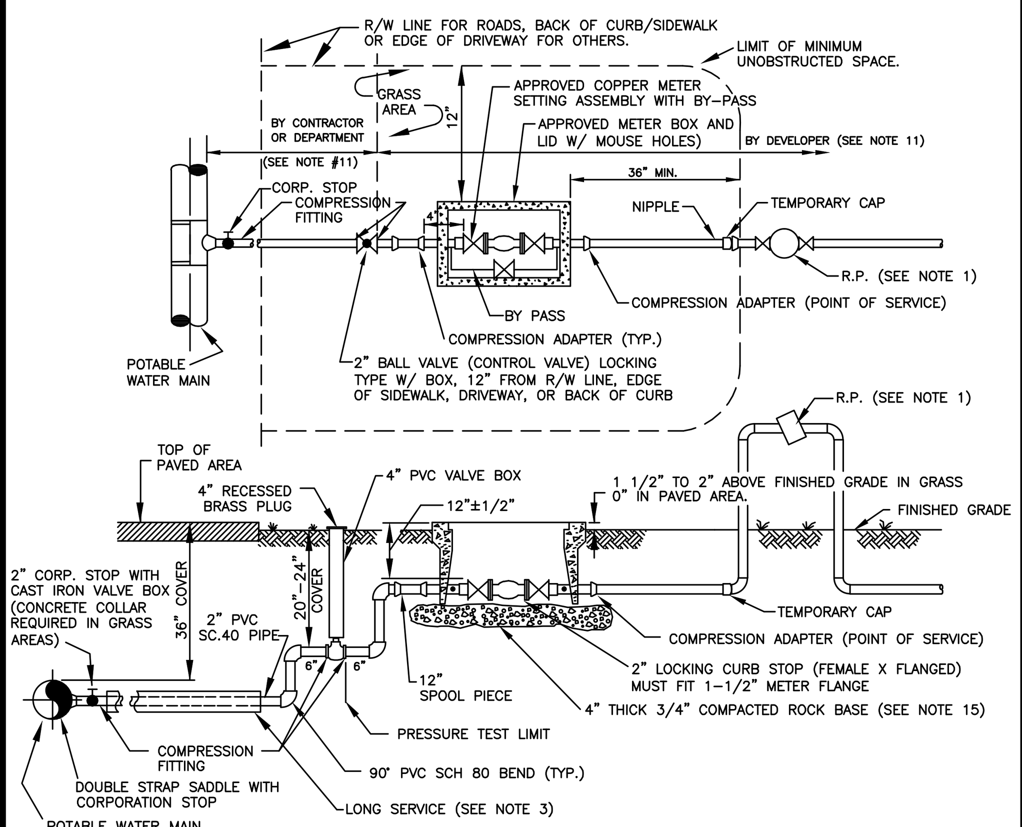

NOTES:

1. ALL SERVICES TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN METER BOX/BYPASS AND ANY OBSTRUCTION.
3. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS, USE MIN. 4" DIAMETER BLACK IRON, PVC SCH 40, OR HDPE SDR 9 CASING. CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT. CASING TO BE SEALED WITH CEMENT. CASING SHALL BE COLOR–CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS SPACED BETWEEN 18" AND 48" SHALL BE OFFSET TO EACH SIDE OF THE MAIN. TAPS ON THE SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 10' APART.
5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE.
6. MAXIMUM SERVICE LENGTH IS 100' TO METER.
7. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
   A. –FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
   –DRIVEWAY OR SIDEWALK IS IN PLACE
   B. "MINIMUM UNOBSTRUCTED SPACE" (AS SHOWN) IS PROVIDED. MIN. 12" VERTICAL SEPARATION IS REQUIRED TO OTHER UTILITIES.
   C. REQUIRED BACKFLOW PREVENTION ASSEMBLY IS INSTALLED AND HAS PASSED THE INITIAL TEST.
9. SERVICE COMPONENTS SHALL BE CONSTRUCTED FOR THE METER TO BE INSTALLED "TRUE" AND "PLUMB" AND TO ALLOW METER READING THROUGH THE METER READER LID.
10. APPROVED COPPER METER SETTING ASSEMBLY REQUIRED.
11. METER TO BE INSTALLED BY THE DEPARTMENT. THE PIPING BEYOND THE CONTROL VALVE SHALL BE INSTALLED BY THE DEVELOPER OR THE DEPARTMENT, DEPENDING ON THE TYPE OF SERVICE INSTALLATION REQUESTED.
12. ALL HARDWARE FOR FLANGED CONNECTIONS (BOLTS, ETC.) TO BE STAINLESS STEEL.
13. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
14. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
15. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER 1 1/2" METER INSTALLATION

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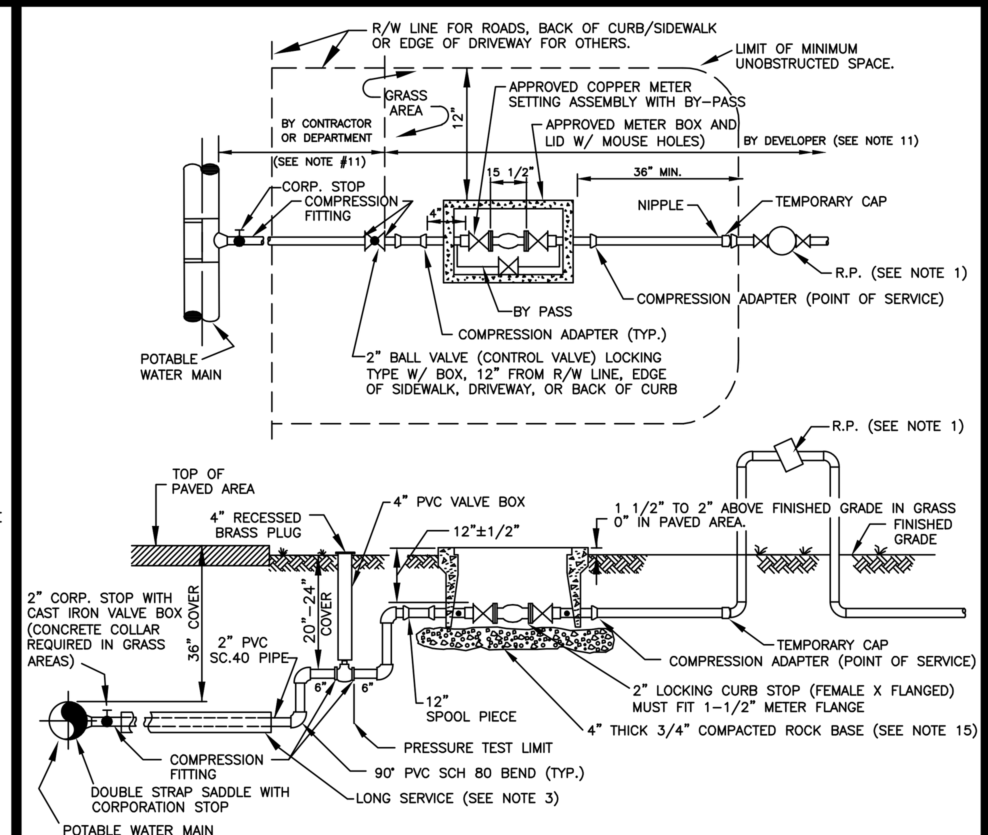

NOTES:

1. ALL SERVICES TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN METER BOX/BYPASS AND ANY OBSTRUCTION.
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5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE.
6. MAXIMUM SERVICE LENGTH IS 100' TO METER.
7. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
   A. –FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
   –DRIVEWAY OR SIDEWALK IS IN PLACE
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   C. REQUIRED BACKFLOW PREVENTION ASSEMBLY IS INSTALLED AND HAS PASSED THE INITIAL TEST.
9. SERVICE COMPONENTS SHALL BE CONSTRUCTED FOR THE METER TO BE INSTALLED "TRUE" AND "PLUMB" AND TO ALLOW METER READING THROUGH THE METER READER LID.
10. APPROVED COPPER METER SETTING ASSEMBLY REQUIRED.
11. METER TO BE INSTALLED BY THE DEPARTMENT. THE PIPING BEYOND THE CONTROL VALVE SHALL BE INSTALLED BY THE DEVELOPER OR THE DEPARTMENT, DEPENDING ON THE TYPE OF SERVICE INSTALLATION REQUESTED.
12. ALL HARDWARE FOR FLANGED CONNECTIONS (BOLTS, ETC.) TO BE STAINLESS STEEL.
13. THREADED AREAS OF CORPORATION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
14. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
15. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER 2" METER INSTALLATION

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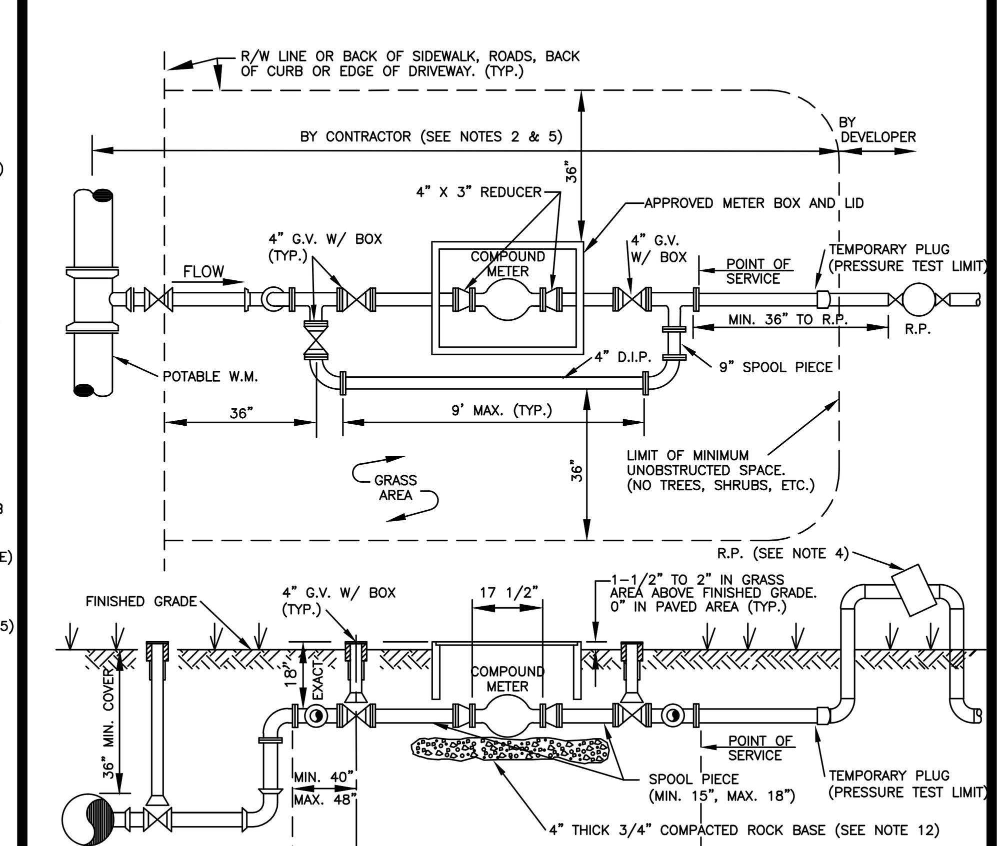

NOTES:

1. ALL SERVICE PIPING SHALL BE 4" DUCTILE IRON WITH 4" GATE VALVES WITH VALVE BOXES AND CONCRETE COLLARS (IF APPLICABLE).
2. ONLY APPROVED METER BOXES SHALL BE USED. THE BOX SHALL BE PROVIDED BY CUSTOMER AND PLACED ABOVE GROUND NEAR THE METER LOCATION. PROPERTY OWNER SHALL EXCAVATE THE METER BOX AREA, EXPOSE THE BYPASS PIPING, THEN INSTALL THE BOX AND BACKFILL THE AREA AFTER METER INSTALLATION.
3. APPROVED RESTRAINED FLANGED ADAPTERS ARE REQUIRED. PLACE 4"x3" FLANGED REDUCERS AS SHOWN ON DETAIL.
4. ALL SERVICES TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.). THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
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8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
   A. –FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
   –DRIVEWAY OR SIDEWALK IS IN PLACE
   B. "MINIMUM UNOBSTRUCTED SPACE" (AS SHOWN) IS PROVIDED. MIN. 12" VERTICAL SEPARATION IS REQUIRED TO OTHER UTILITIES.
   C. REQUIRED BACKFLOW PREVENTION ASSEMBLY IS INSTALLED AND HAS PASSED THE INITIAL TEST.
9. BYPASS PIPING SHALL BE INSTALLED ON THE RIGHT SIDE OF METER IN DIRECTION OF FLOW UNLESS OTHERWISE APPROVED BY COUNTY.
10. ALL HARDWARE FOR FLANGED CONNECTIONS (BOLTS, ETC.) TO BE STAINLESS STEEL.
11. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
12. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER 3" METER INSTALLATION

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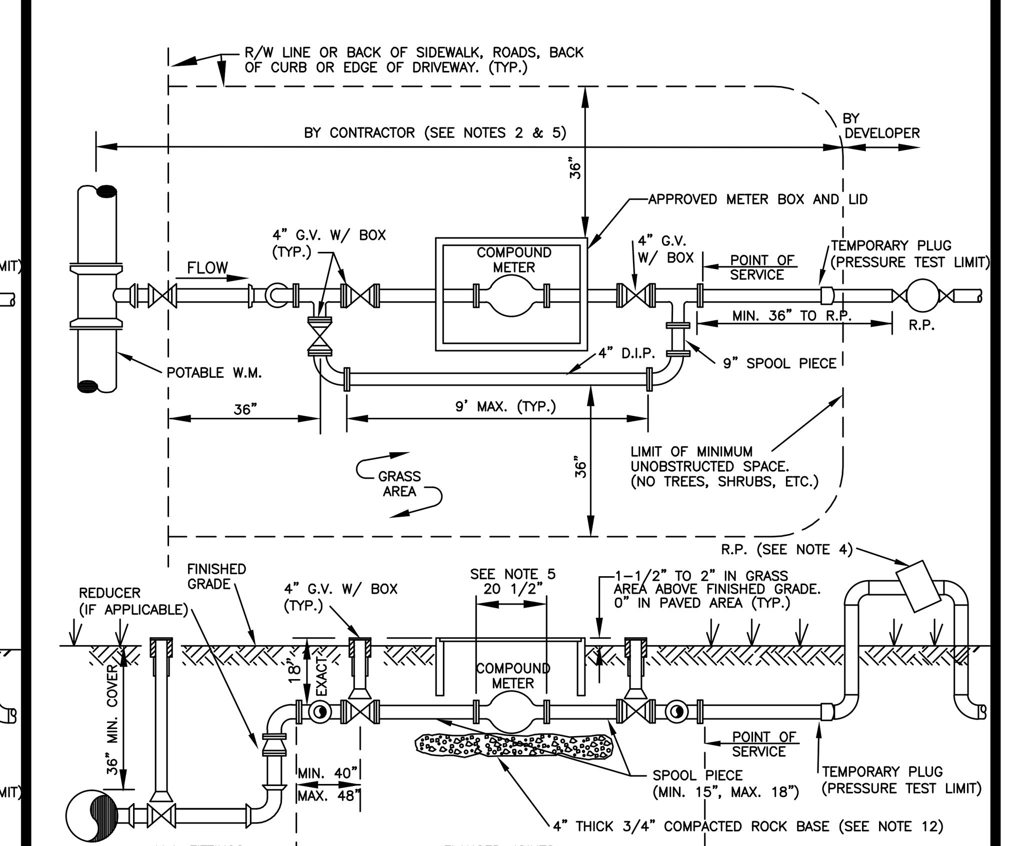

NOTES:

1. ALL SERVICE PIPING SHALL BE 4" DUCTILE IRON WITH 4" GATE VALVES WITH VALVE BOXES AND CONCRETE COLLARS (IF APPLICABLE).
2. ONLY APPROVED METER BOXES SHALL BE USED. THE BOX SHALL BE PROVIDED BY CUSTOMER AND PLACED ABOVE GROUND NEAR THE METER LOCATION. PROPERTY OWNER SHALL EXCAVATE THE METER BOX AREA, EXPOSE THE BYPASS PIPING, THEN INSTALL THE BOX AND BACKFILL THE AREA AFTER METER INSTALLATION.
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   B. "MINIMUM UNOBSTRUCTED SPACE" (AS SHOWN) IS PROVIDED. MIN. 12" VERTICAL SEPARATION IS REQUIRED TO OTHER UTILITIES.
   C. REQUIRED BACKFLOW PREVENTION ASSEMBLY IS INSTALLED AND HAS PASSED THE INITIAL TEST.
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11. METER BOXES IN NON–GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
12. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER 4" METER INSTALLATION

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POTABLE WATER #1 STANDARD DETAILS

CONSULTANT:

IT'S THE LAW !
CALL 48 HOURS BEFORE YOU DIG
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
UTILITIES NOTIFICATION CENTER

DESIGNED BY: WUD
DRAWN BY: **WUD CADD**
CHECKED BY: **A. GALICKI**
APPROVED BY: WUD

Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416–6097

PROJECT NO. 00–000

McDONALD'S FOREST HILL & CONGRESS

PALM BEACH COUNTY WATER UTILITIES DEPARTMENT P.O. BOX 16097 WEST PALM BEACH, FL 33416 (561)493–6000

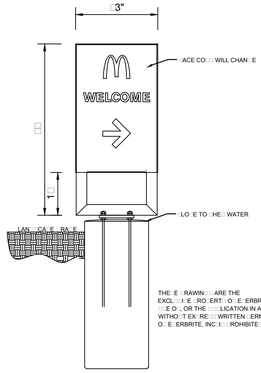
NO.	DATE	REVISION / REMARKS	BY
	FEB. 2015	GENERAL REVISION	A.G.
	NOV. 2015	GENERAL REVISION	A.G.

STD DETAILS

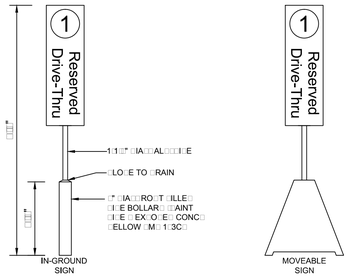
SHEET NUMBER C–12 OF 0

SEAL

Aug 18, 2016



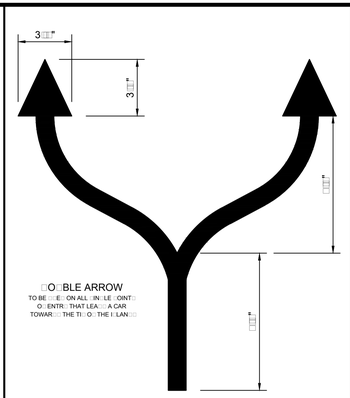
McDONALD'S ENTER/EXIT SIGN
N.T.S.



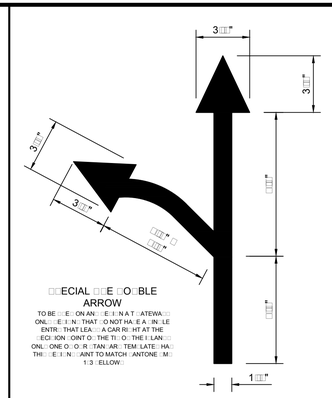
PULL FORWARD SIGNS ARE ONLY TO BE ORDERED THROUGH McDONALD'S APPROVED SIGNAGE VENDORS.

RECOMMENDATION IS TO USE PERMANENT IN-GROUND BASE AS FIRST CHOICE WHENEVER POSSIBLE. THE BASE OF THE SIGN HAS TO BE POSITIONED FREE AND CLEAR OF ANY ACCESSIBLE RAMPS AND NOT CREATE A BARRIER IN ALLOWING PROPER ADA CLEARANCES FOR CUSTOMER ACCESS TO THE BUILDING. COORDINATE ALL REQUIRED IN-GROUND INSTALLATION WORK WITH QUALIFIED GC; STANDARD INSTALLATION DETAILS WILL BE PROVIDED BY SIGNAGE VENDORS FOR REFERENCE.

DRIVE-THRU PARKING SIGN
N.T.S.



TYPICAL PAVEMENT MARKINGS
N.T.S.



TYPICAL PAVEMENT MARKINGS
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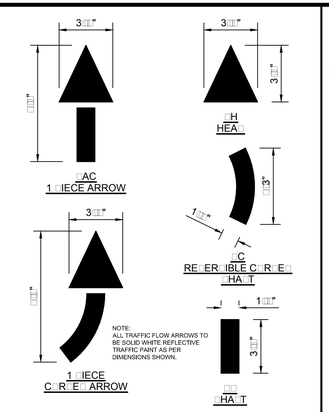

TYPICAL PAVEMENT MARKINGS
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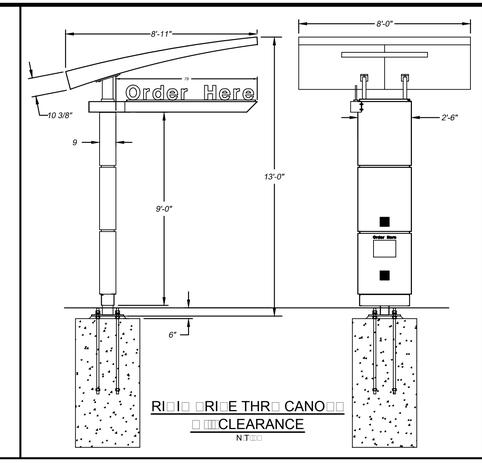

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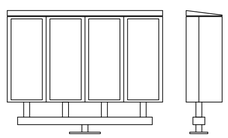
MEN BOARD NOTE

MEN BOARD TO CONFORM TO ALM RINLAND ELEVATION MENT CO E



DRIVE THRU MENU BOARD
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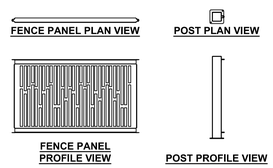
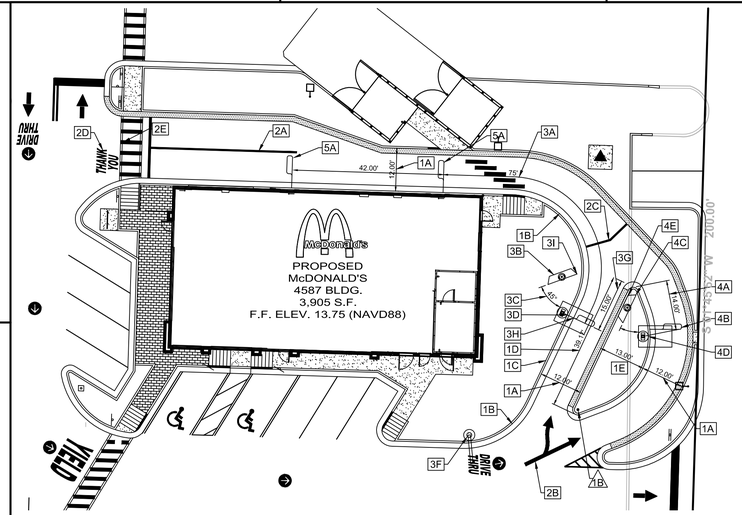


WAUSAU TILE ALUMINUM FENCE PANEL McDONALD'S PATTERN
Size: 55" x 1" x 32" high
Weight: 45 Lbs.
Material: Powder coated aluminum
Powder Coating Colors:
Silk Gray - RAL7044; Beige Gray - RAL7006;
Bronze; Black

ALUMINUM RAILING DETAIL
N.T.S.



DRIVE THRU CONCRETE PAVEMENT
1" = 20'-0"

SIDE BY SIDE DRIVE-THRU

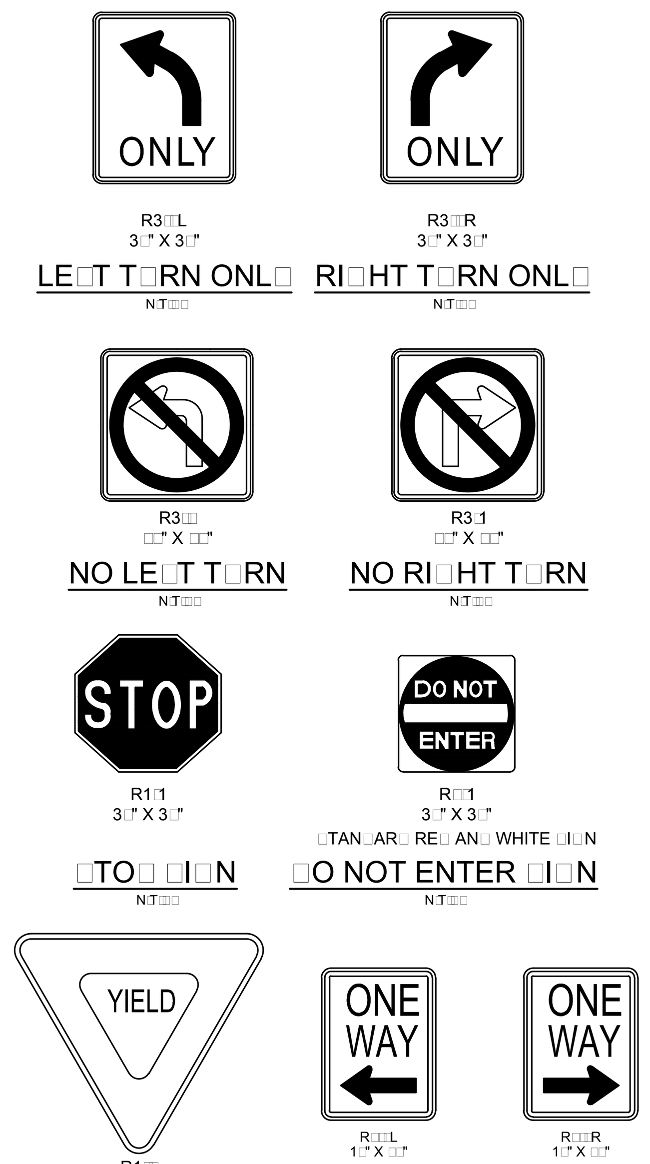
1 DRIVE THRU LANE: BOX INDICATOR / CREDIT CARD READER

1A THE MINIMUM RADIUS OR ALL INSIDE DRIVE THRU CURVES TO BE 1.00' MINIMUM

1B THE MINIMUM RADIUS OF THE OUTSIDE DRIVE THRU CURVE TO BE 1.00' MINIMUM

1C DRIVE THRU LANE CROSSING PARKING LANE TO BE A TRAFFIC HAZARD AND SHOULD BE AVOIDED WHENEVER POSSIBLE. THE LENGTH OF THE DRIVE THRU LANE CROSSING PARKING LANE SHOULD BE MINIMIZED. THE BETTER

1 THE OVERALL LENGTH OF THE CROSSING DRIVE THRU LANE SHOULD BE 3.00' MINIMUM. THE LENGTH OF THE INTERSECTION LANE FROM THE COMMON ALIGNMENT POINT TO THE CENTER OF THE FIRST PARKING SPACE ALONG THE DRIVE THRU LANE SHOULD BE 42.00' MINIMUM. THE CROSSING DRIVE THRU LANE SHOULD BE PERPENDICULAR TO THE PARKING LANE. THE INTERSECTION ANGLE SHOULD BE 90° WITH A MINIMUM ALLOWABLE ANGLE OF 75°. THE INTERSECTION ANGLE MUST



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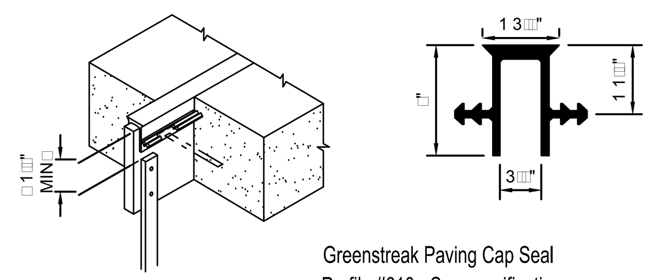

Greenstreak Paving Cap Seal Profile #610 - See specifications for additional information.

T□□ICAL EX□AN□ION JOINT
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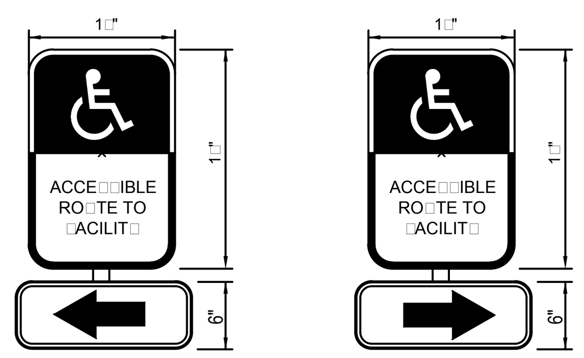

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NOTE□
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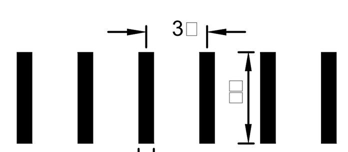

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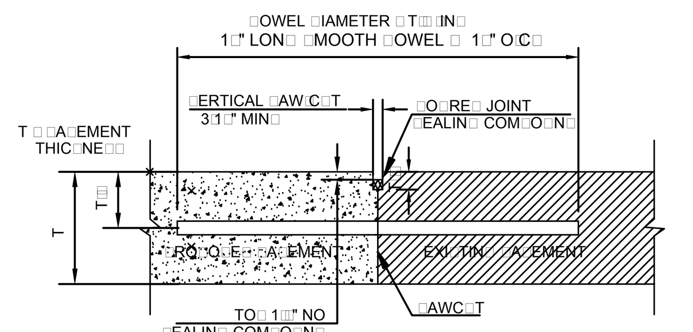
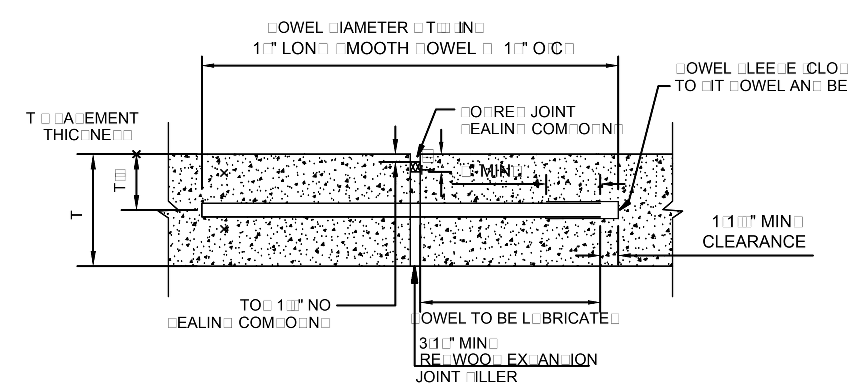


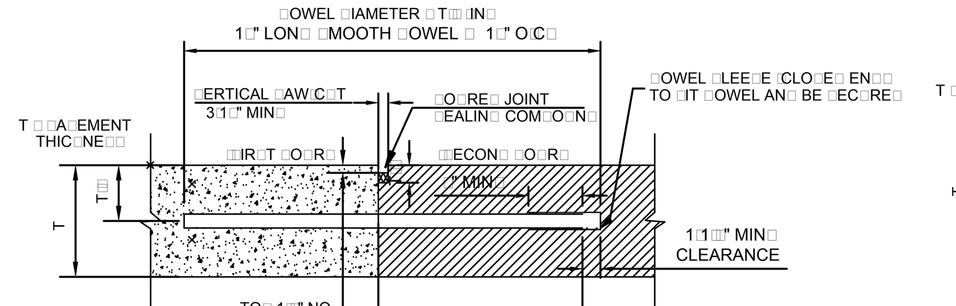
NOTE□
1□□OWEL BAR□ □HALL BE □RILLE□ INTO □A□EMENT HORI□ONTALL□ B□ □□E O□ A MECHANICAL RI□□
□□□RILLIN□ B□ HAN□ I□ NOT ACCE□TABLE, □□□HIN□ □OWEL BAR□ INTO □REEN CONCRETE I□ NOT ACCE□TABLE□

B□TT JOINT



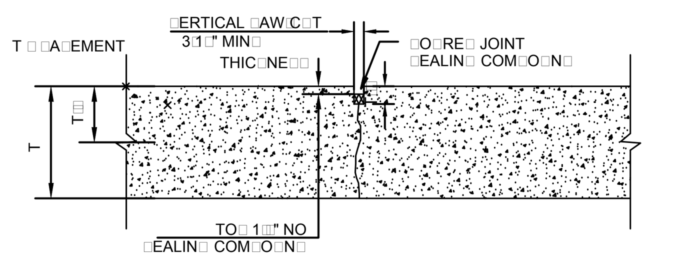
NOTE□
1□□OWEL□ □HALL BE □□□□ORTE□ B□ AN A□□RO□E□ □E□ICE□

TRAN□□ER□E EX□AN□ION JOINT



NOTE□
1□□OWEL□ □HALL BE □□□□ORTE□ B□ AN A□□RO□E□ □E□ICE□

CON□TR□CTION JOINT

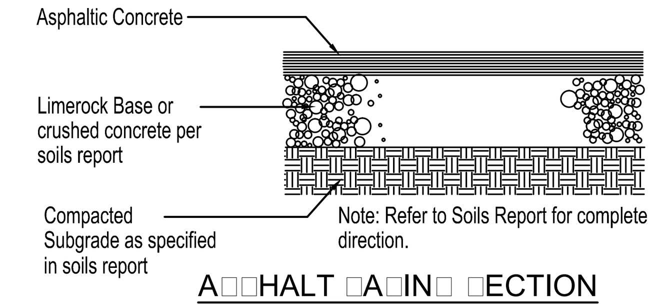


CONTRACTION JOINT

CONCRETE JOINT □ETAIL□
N□T□□□

DIMENSION & TYPE

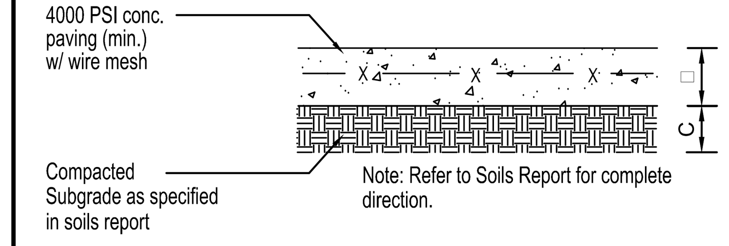
	A	B	C
Drive Aisle	2"	6"	12"
Parking	2"	6"	12"



A□□HALT □A□IN□ □ECTION
N□T□□□

DIMENSION & TYPE

Concrete Section	C	D	
Loading/Dumpster	12"	6"	
Drive-thru	12"	6"	



CONCRETE □A□IN□ □ECTION
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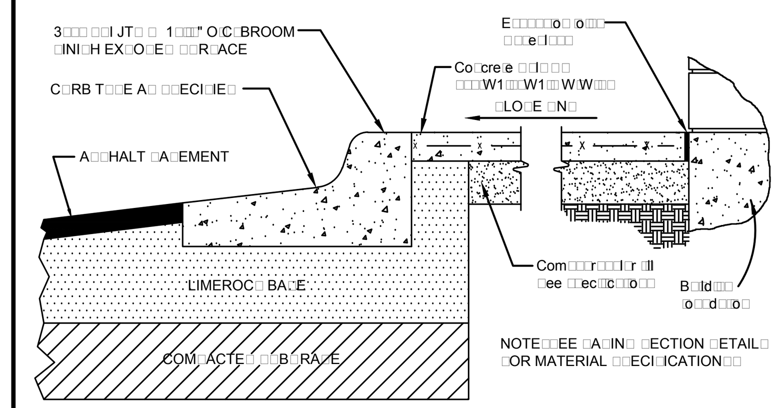
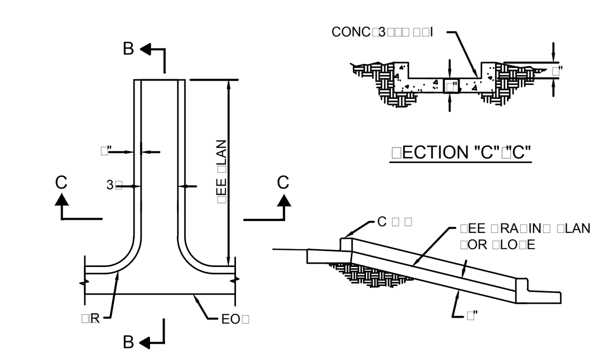


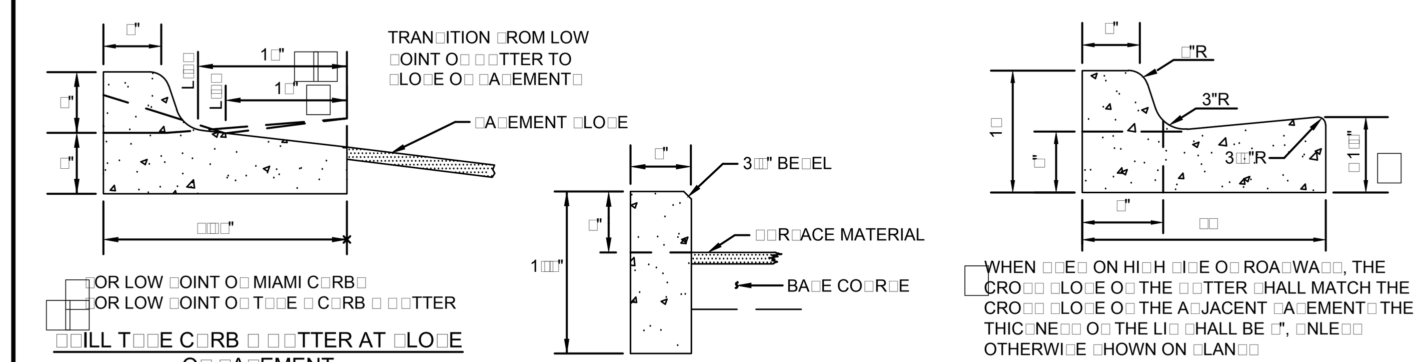
NOTE□□EE □A□IN□ □ECTION □ETAIL□ □OR MATERIAL □□ECI□ICATION□□

T□□ICAL WAL□ □ECTION
N□T□□□



CONCRETE□□□ □A□ COM□RE□□ION □TREN□TH, 3,□□□ □□□I, □" THIC□ MINIM□M W□□X□W1□□XW1□□WW□□

□L□ME □ETAIL
N□T□□□



□OR LOW □OINT O□ MIAMI C□RB□
□OR LOW □OINT O□ T□□E □ C□RB □ □□TTER
□□ILL T□□E C□RB □ □□TTER AT □LO□E O□ □A□EMENT

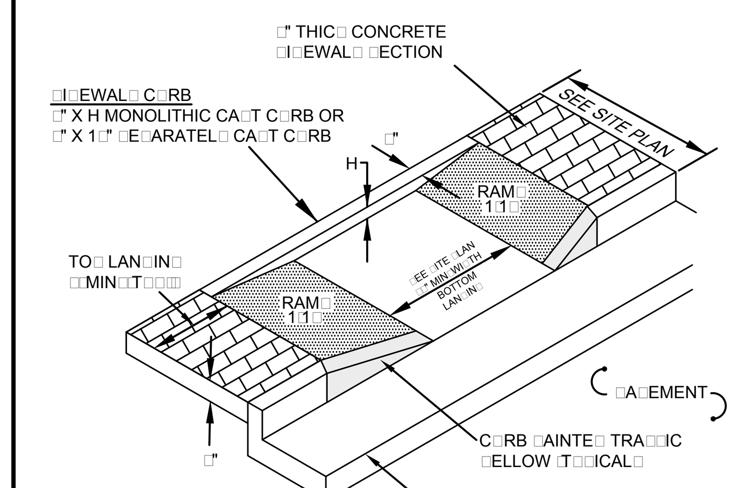
□ERTICAL C□RB

WHEN □□E□ ON HI□H □I□E O□ ROA□WA□□, THE CRO□□ □LO□E O□ THE □□TTER □HALL MATCH THE CRO□□ □LO□E O□ THE A□JACENT □A□EMENT□THE THIC□NE□□ O□ THE LI□ □HALL BE □", □NLE□□ OTHERWI□E □HOWN ON □LAN□□

□TAN□AR□ CONCRETE C□RB □ □□TTER

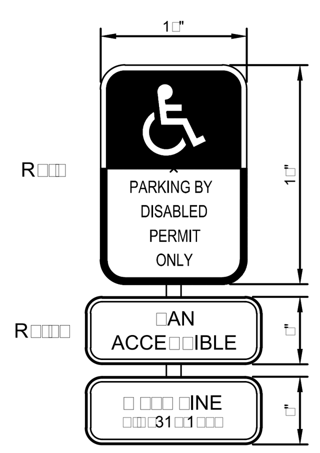
□ENERAL NOTE□□
1□THE CONCRETE □OR C□RB□ □HALL BE □E□ARTMENT O□ TRAN□□ORTATION CLA□□ "I" CONCRETE, AN□ HA□E A COM□RE□□I□E □TREN□TH O□ 3,□□□ □□I□
□□ALL C□RB□ □HALL HA□E CONTRACTION JOINT□ AN□ □HALL BE CON□TR□CTE□ AT INTER□AL□ NOT TO EXCEE□ 1□□□" ON CENTER□ □OR ALL C□RB□□

CONCRETE C□RB AN□ □□TTER □ETAIL□
N□T□□□



□□OT IN□EX 3□□ CR□C□

□I□EWAL□ ACCE□□IBLE RAM□ T□□E A
N□T□□□

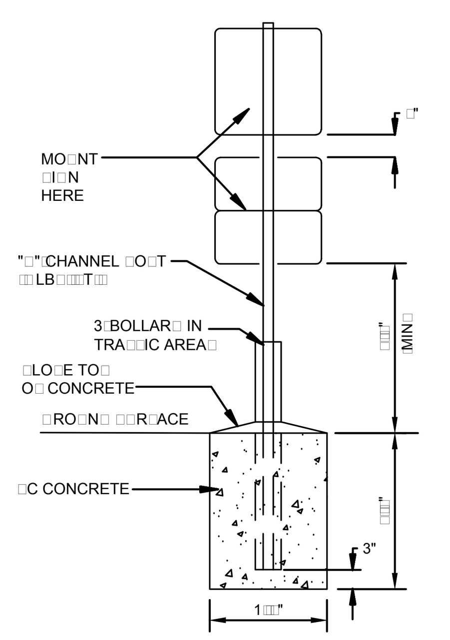


R□□□
R□□□□

□I□N□ □□E□ A□ □ER □LORI□A □TAT□TE□
□T□ □□ □ER □□ 31□1□□□, □□ 31□1□□□

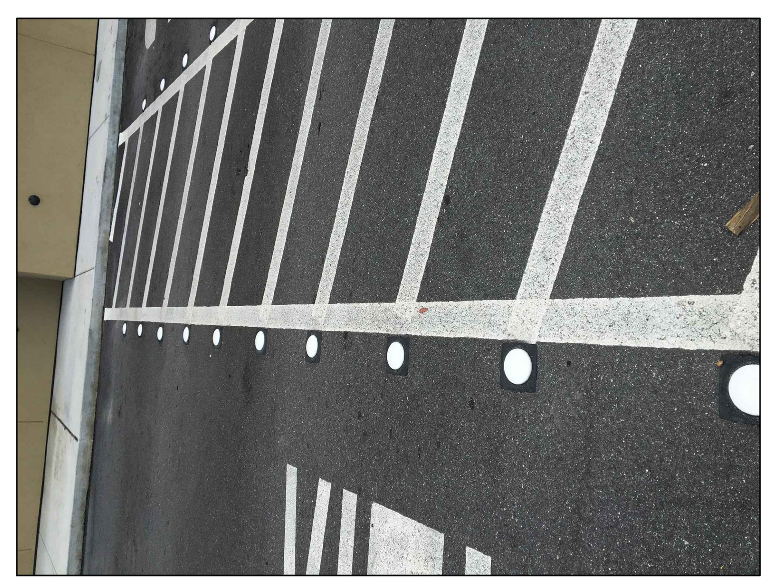
1□ ALL LETTER□ ARE 1" □ERIE□ "C" □ER M□TC□
□□ TO□ □ORTION O□ □I□N □HALL HA□E RE□LECTORI□E□ □EN□INEERIN□ □RA□E□BL□E BAC□□RO□N□ WITH WHITE RE□LECTORI□E□ LE□EN□ □ BOR□ER□
3□ BOTTOM □ORTION O□ □I□N □HALL HA□E A RE□LECTORI□E□ □EN□INEERIN□ □RA□E□WHITE BAC□□RO□N□ WITH BLAC□ O□A□□E LE□EN□ □ BOR□ER
□□ □INE NOTI□ICATION □I□N □HALL HA□E A RE□LECTORI□E□ □EN□INEERIN□ □RA□E□WHITE BAC□□RO□N□ WITH BLAC□ O□A□□E LE□EN□ □ BOR□ER
□□ ONE □1□□I□N RE□□IRE□ □OR EACH □AR□IN□ □□ACE□
□□ IN□TALLATION HEI□HT O□ LOWE□T □I□N □HALL HA□E A MINIM□M O□ □□□" CLEARANCE TO □INI□H □RA□E

ACCE□□IBLE □I□N
N□T□□□

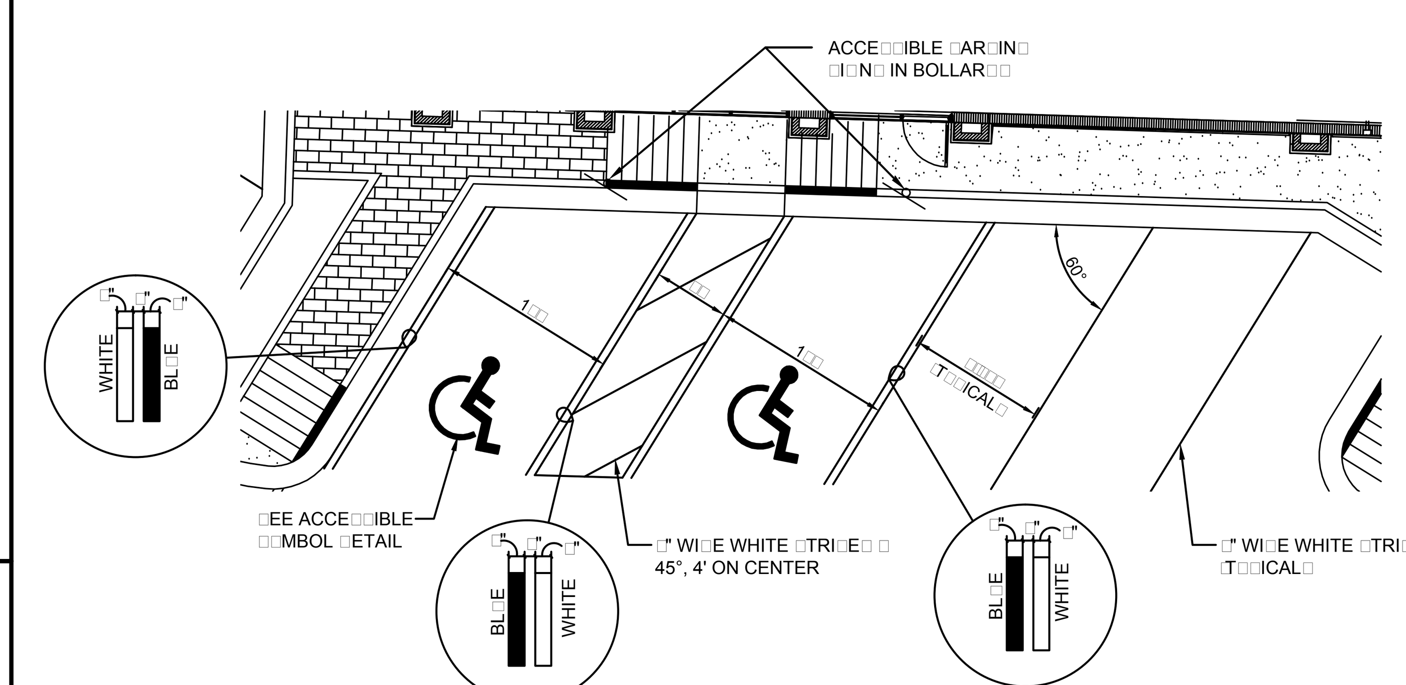


NOTE□
ALL □I□N□ □HALL COM□L□ WITH □□□□□E□ARTMENT O□ TRAN□□ORTATION, □E□ERAL HI□HWA□ A□MINI□TRATION□□ "MAN□AL ON □NI□ORM TRA□□IC CONTROL □E□ICE□", LOCAL CO□E□ AN□ A□ □□ECI□IE□□ MO□NT □I□N□ TO □O□T IN ACCOR□ANCE WITH MAN□□ACT□RER□□ IN□TR□CTION□□

□TAN□AR□ □I□N BA□E
N□T□□□

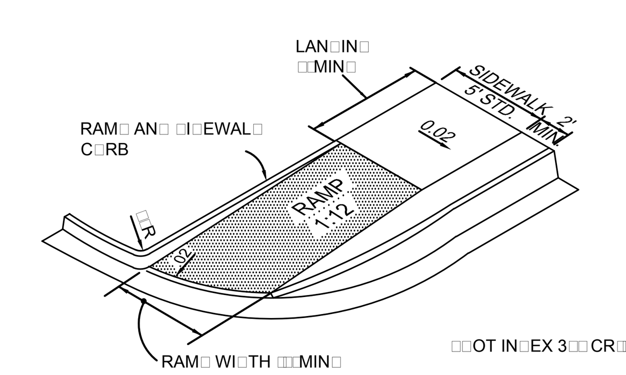


RAI□E□ EMBE□□E□ WHITE □E□E□TRIAN △
WARNIN□ □OME□ □ETAIL



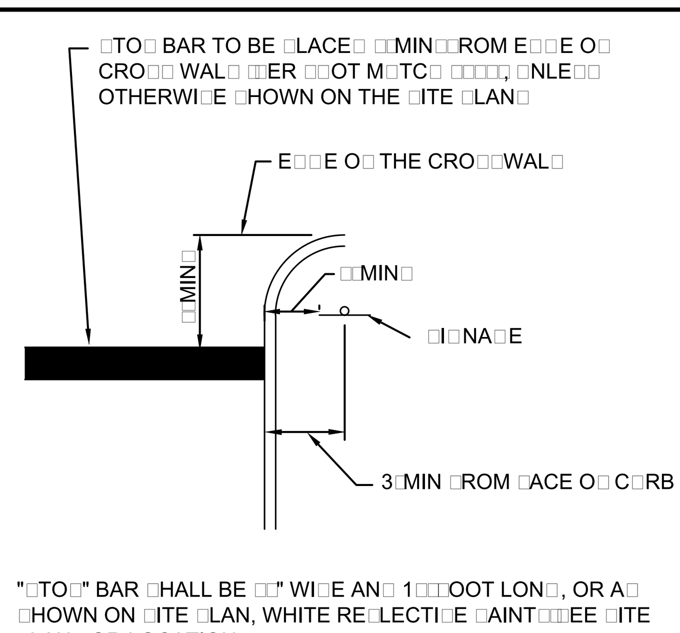
□EE ACCE□□IBLE □□MBOL □ETAIL
□" WI□E WHITE □TRI□E□ □ 45°, 4' ON CENTER
□" WI□E WHITE □TRI□E □T□□ICAL□

□TAN□AR□ □AR□IN□ □ETAIL △
□CALE□1" □ 1□□



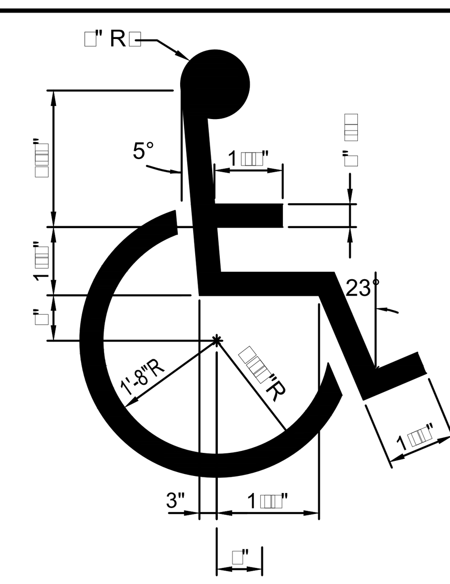
□□OT IN□EX 3□□ CR□□□

□I□EWAL□ ACCE□□IBLE RAM□ T□□E B
N□T□□□



"□TO□" BAR □HALL BE □□" WI□E AN□ 1□□□OOT LON□, OR A□ □HOWN ON □ITE □LAN, WHITE RE□LECTI□E □AINT□□□EE □ITE □LAN □OR LOCATION□□

□TO□ BAR □ETAIL WITH □I□NA□E
N□T□□□



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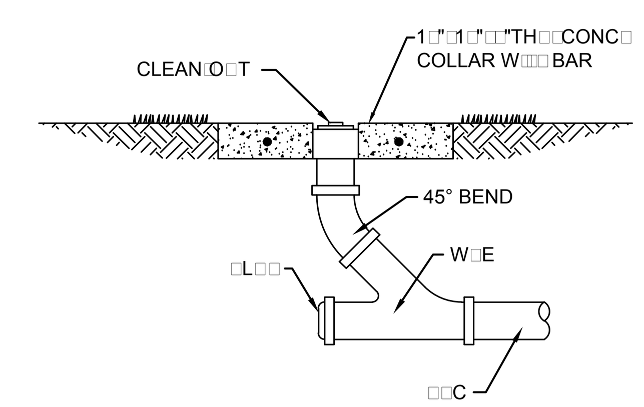
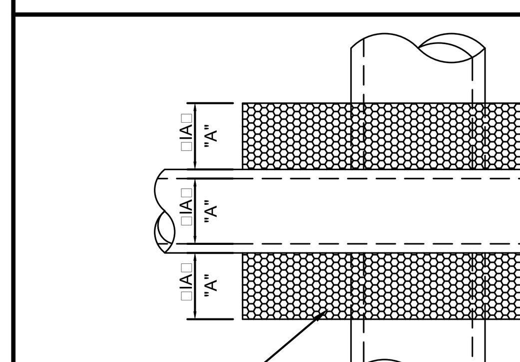
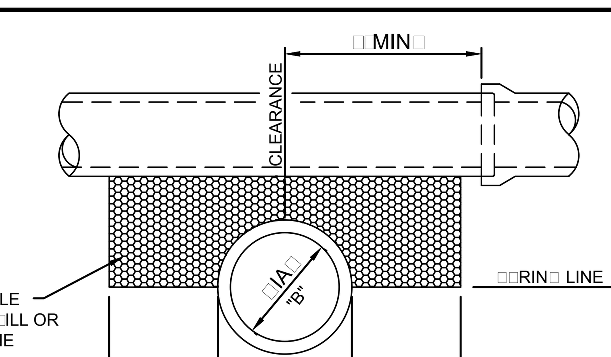


T□□ICAL CLEAN□O□T
N□T□□□

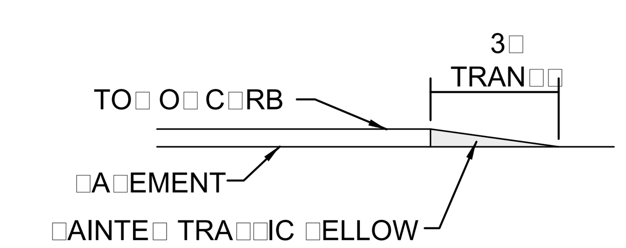


PLAN VIEW



SECTION

□I□E CRO□□IN□ □ETAIL
□□OR LE□□ THAN 1□" CLEARANCE□



ELE□ATION □IEW

NO□E □OWN C□RB □ETAIL
N□T□□□

Mc□ONAL□□□ □ROJECT CO□E□□□□□□□□□

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61810

No□	□□□e	Re□□□o□	B□
1	□□□□1□□	PER VILLAGE OF PALM SPRINGS COMMENTS	JT□
	□□□1□1□	PER VILLAGE OF PALM SPRINGS COMMENTS	JT□
3			

□e□□□ed □□□	C□□
□r□□□ □□□	C□□
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□c□le□	As Shown
□□□e□	Mar. 2016
Jo□ No□□□	M□□□□□
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Plans Prepared By:
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Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
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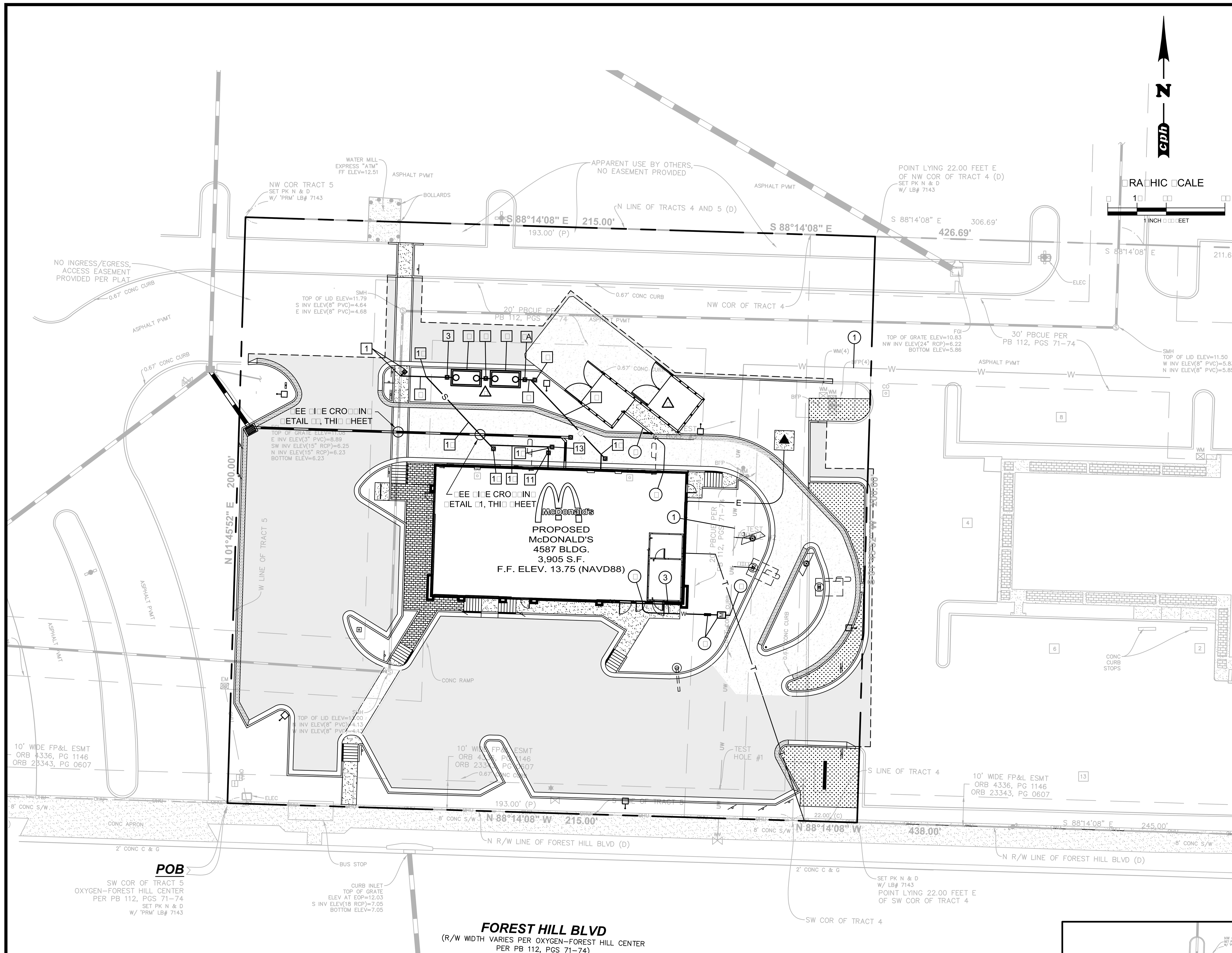
Lndscp. Lic. No. LC0000298

GENERAL DETAILS

McDonald's®
FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

□□ee□No□
C-10

J□M□□□□□C□l□W□□e□□□1□M□□□□□□EN□ET□d□□Oc□1□, □□1□ □1□□□□m c□□□er



POTABLE WATER SCHEDULE

1	EXI□TIN□ □" WATER MAIN □IEL□ □ERI□□□
□	CONNECT TO EXI□TIN□ WATER MAIN WITH □" TA□ □ □" COR□ORATION □TO□ A□TER □I□IN□ECTION, TE□TIN□ □ A□ENC□ A□□RO□AL
3	□RO□O□E□ □" □CH □□ □□C WATER □ER□ICE LINE
□	□RO□O□E□ 1□1□" □OME□TIC WATER METER W □1□1□" □O□BLE CHEC□ B□□□□
□	□RO□O□E□ □" □CH □□ □□C WATER LINE TO CONNECT TO B□IL□IN□ □RE□ER TO ARCHITECT □LAN□□
□	□RO□O□E□ 3□" □CH □□ □□C WATER LINE TO TERMINATE W□ HO□E BIBB
□	□RO□O□E□ 3□" □CH □□ □□C WATER LINE TO CONNECT TO B□IL□IN□ □RE□ER TO ARCHITECT □LAN□□

SANITARY SEWER LINE SCHEDULE

1	□IEL□ □ERI□□ AN□ CONNECT TO EXI□TIN□ □" □ANITAR□ □EWER MAIN WITH CLEANO□T □ER □BCW□□ T□□ICAL WA□TEWATER □ER□ICE CONNECTION (8" INV. 4.54±) (6" CLEANOUT INV. 4.63±)
□	1□L□□□□ □" □AN □EWER □□□C□□ □□□□□
3	□" IN□LINE CLEAN O□T
□	□RO□O□E□ □REA□E TRA□ □1,□□□ □ALLON MIN□□O□T□LOW IN□□□□□□ IN□LOW IN□□□□1□
□	□L□□□□ □" □AN □EWER □□□C□□ □□□□□ WITH □" IN□LINE CLEANO□T
□	□RO□O□E□ □REA□E TRA□ □1,□□□ □ALLON MIN□□O□T□LOW IN□□□3□□ IN□LOW IN□□□□□□
□A	□" IN□LINE CLEANO□T
□	□L□□□□ □" □AN □EWER □□□C□□ □□□□□
□	□" W□E W□CLEAN O□T, IN□□□□□□
□	3□L□□□□ □" □AN □EWER □□□C□□ □□□□□
1□	□" CLEAN O□T IN□□□□□□ □LOCATE□ □□O□T□I□E O□ BL□□, RE□TO ARCH□ □LAN□ □OR CONTIN□ATION□
11	□" CLEAN O□T, IN□□□□□□ □LOCATE□ □□O□T□I□E O□ BL□□□RE□TO ARCH□ □LAN□ □OR CONTIN□ATION□
1□	□L□□□□ □" □AN □EWER □□□C□□ □□□□□
13	□" W□E W□CLEAN O□T, IN□□□□□□
1□	□□L□□□□ □" □AN □EWER □□□C□□ □□□□□
1□	□" W□E W□CLEAN O□T, IN□□□ □□□□
1□	3□□□ □" □AN □EWER □□□C□□ □□3□
1□	6" WYE, INV. 5.24±

UTILITY LEGEND

—□—	□RO□O□E□ □EWER
—W—	□RO□O□E□ WATER LINE
—E—	□RO□O□E□ ELECTRIC □ER□ICE
—T—	□RO□O□E□ TELE□HONE □ER□ICE
▲	□RO□O□E□ ELECTRIC TRAN□□ORMER□□A□ TRAN□□ORMER TO BE ENCA□E□ IN □ECORATI□E WRA□□

GENERAL UTILITY NOTES

1□ □EE CO□ER □HEET □OR A LI□T O□ □TILIT□ COM□ANIE□□
□□ □ENERAL CONTRACTOR I□ TO COOR□INATE WITH A□□RO□RIATE □TILIT□ COM□ANIE□ □RIOR TO CON□TR□CTION, A□J□□TMENT OR RELOCATION O□ EXI□TIN□ □TILITIE□ A□ □E□I□NATE□ ON □LAN□□
3□ THE CONTRACTOR □HALL NOTI□□ THE □TILIT□ A□THORIT□ IN□□ECTOR□ □□HO□R□ BE□ORE CONNECTIN□ TO AN□ EXI□TIN□ LINE□
□□ □RAWIN□□ □O NOT □□R□ORT TO □HOW ALL EXI□TIN□ □TILITIE□□EXI□TIN□ □TILITIE□ □HALL BE □ERI□IE□ B□ THE CONTRACTOR □RIOR TO NEW □TILIT□ LINE□ BEIN□ IN□TALLE□□
□□ THE CONTRACTOR I□ □□ECI□ICALL□ CA□TIONE□ THAT THE LOCATION AN□□OR ELE□ATION O□ EXI□TIN□ □TILITIE□ A□ □HOWN ON THE□E □LAN□ I□ BA□E□ ON RECOR□□ O□ THE □ARIO□□ □TILIT□ COM□ANIE□ AN□, WHERE □O□□IBLE, MEA□□REMENT□ TA□EN IN THE □IEL□□THE IN□ORMATION I□ NOT TO BE RELIE□ ON A□ BEIN□ EXACT OR COM□LETE□THE CONTRACTOR M□□T CALL THE A□□RO□RIATE □TILIT□ COM□AN□ AT LEA□T □□HO□R□ BE□ORE AN□ EXCA□ATION TO RE□□E□T EXACT □IEL□ LOCATION O□ □TILITIE□□IT □HALL BE THE RE□□ON□IBILIT□ O□ THE CONTRACTOR TO RELOCATE ALL EXI□TIN□ □TILITIE□ WHICH CON□LICT WITH THE □RO□O□E□ IM□RO□EMENT□ □HOWN ON THE □LAN□□
□□ CONTRACTOR I□ RE□□ON□IBLE □OR RE□AIR□ O□ □AMA□E TO AN□ EXI□TIN□ □TILIT□ □□RIN□ CON□TR□CTION AT NO CO□T TO THE OWNER□
□□ CONTRACTOR □HALL RE□ER TO ARCHITECT□RAL □LAN□ AN□ □□ECI□ICATION□ □OR ACT□AL LOCATION O□ ALL □TILIT□ ENTRANCE□ TO INCL□□E □ANITAR□ □EWER LATERAL□, □OME□TIC AN□ □IRE □ROTECTION WATER □ER□ICE, ELECTRICAL, TELE□HONE AN□ □A□ □ER□ICE□CONTRACTOR □HALL COOR□INATE IN□TALLATION O□ □TILITIE□, IN □□CH A MANNER A□ TO A□OI□ CON□LICT AN□ A□□□RE □RO□ER □E□TH□ ARE ACHIE□E□ A□ WELL A□ COOR□INATIN□ WITH □TILIT□ RE□□IREMENT□ A□ TO LOCATION AN□ □CHE□□LIN□ □OR TIE□IN□□CONNECTION□ □RIOR TO CONNECTIN□ TO EXI□TIN□ □TILITIE□□
□THE TO□ ELE□ATION O□ MANHOLE□ CON□TR□CTE□ IN □A□E□ AREA□ □HALL MATCH □INI□HE□ □RA□E□THE TO□ ELE□ATION O□ MANHOLE□ CON□TR□CTE□ IN □RA□□E□ AREA□ □HALL BE □" ABO□E □INI□HE□ □RA□E □□NLE□□ NOTE□ OTHERWI□E□□
□□ ALL MANHOLE□ CON□TR□CTE□ WITHIN □A□E□ AREA□ □HALL BE IN□TALLE□ WITH TRA□□IC BEARIN□ RIN□□ AN□ CO□ER□□
1□□ALL CLEAN□O□T□ WITHIN THE □A□EMENT AREA □HALL BE IN□TALLE□ WITH TRA□□IC BEARIN□ □ART□ A□ A□□LICABLE□
11□CONTRACTOR □HALL □RO□T ARO□N□ ALL □I□E ENTRANCE□ TO □ANITAR□ □EWER MANHOLE□ WITH NON□□HRIN□IN□ □RO□T TO A□□□RE CONNECTION I□ WATER TI□HT□
1□□ALL CONCRETE □OR ENCA□EMENT □HALL HA□E A MINIM□M COM□RE□□I□E □TREN□TH O□ 3□□□ □□□I□AT □□ □A□□□
13□CONTRACTOR □HALL □RO□I□E ALL A□□□RTENANCE□ □□CH A□ CHEC□ □AL□E□, BAC□□LOW □RE□ENTER□, ETC□, A□ RE□□IRE□ B□ □O□ERNIN□ A□THORITIE□□
1□□ALL WATER, □ORCE MAIN AN□ □ANITAR□ □EWER LINE□ □HALL HA□E A MINIM□M O□ 3□O□ CO□ER□ □E WATER □ER□ICE MA□ BE RE□□CE□ TO □□WHEN NECE□□AR□□
1□□CONTRACTOR □HALL COOR□INATE IN□□ECTION ON ALL □TILITIE□, WITH A□□RO□RIATE A□THORITIE□ □RIOR TO CO□ERIN□ TRENCHE□ □□RIN□ IN□TALLATION□
1□□CON□TR□CTION □HALL COM□L□ WITH ALL □O□ERNIN□ CO□E□ AN□ RE□□IREMENT□□
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□□□THE CONTRACTOR □HALL RECO□NI□E AN□ ABI□E B□ ALL O□HA EXCA□ATION □A□ET□ □TAN□AR□□, INCL□□IN□ THE □LORI□A TRENCH □A□ET□ ACT □□□□□□, LAW□ O□ □LORI□A□□ AN□ MATERIAL, CON□TR□CTION METHO□□, OR MATERIAL CO□T TO COM□L□ WITH THE□E LAW□ □HALL BE INCI□ENTAL TO THE CONTRACT□
□1□ALL □ILL MATERIAL I□ TO BE IN □LACE AN□ COM□ACTE□ BE□ORE IN□TALLATION O□ □RO□O□E□ □TILITIE□□
□□□CONTRACTOR TO LOCATE LI□HT □OLE□ AN□ □IXT□RE□ A□ IN□ICATE□□CONTRACTOR TO B□IL□ NEW □OLE BA□E AN□ □T□B CON□□IT AN□ WIRE A□ NEE□E□□
□3□CONTRACTOR M□□T □TO□ O□ERATION AN□ NOTI□□ THE OWNER □OR □RO□ER □IRECTION I□ AN□ EN□IRONMENTAL OR HEALTH RELATE□ CONTAMINATE I□ ENCO□NTERE□ □□RIN□ EXCA□ATION□
□□□ALL WATER MAIN□, □IRE WATER MAIN□ AN□ □ER□ICE□ □HALL BE TE□TE□, A□□RO□E□ AN□ □I□IN□ECTE□ IN ACCOR□ANCE WITH □TILIT□ COM□AN□ RE□□IREMENT□ □RIOR TO CONNECTION TO M□NICI□AL □□□TEM□
□□□THE MINIM□M HORI□ONTAL □E□ARATION BETWEEN THE CLO□E□T TWO □OINT□ O□ THE WATER AN□ □EWER LINE I□ □IX □□□EET, OR MINIM□M □ERTICAL □E□ARATION BETWEEN THE CLO□E□T TWO □OINT□ O□ THE WATER O□ER □EWER LINE I□ 1□ INCHE□□
□□□CHA□TER □□3□□1 O□ THE □LORI□A □TAT□TE□ RE□□IRE□ THAT AN EXCA□ATOR NOTI□□ ALL □A□ □TILITIE□ A MINIM□M O□ TWO □□WOR□IN□ □A□□ □RIOR TO EXCA□ATIN□□
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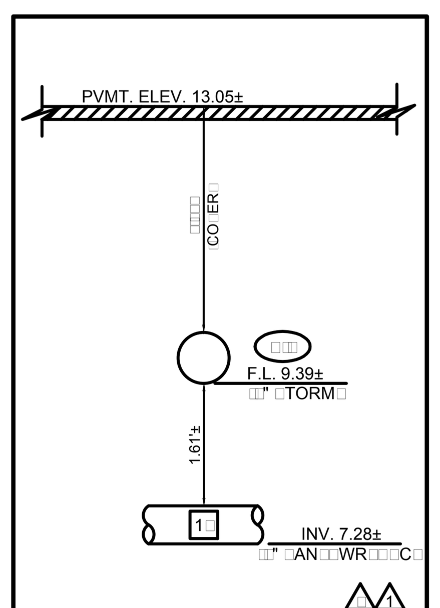
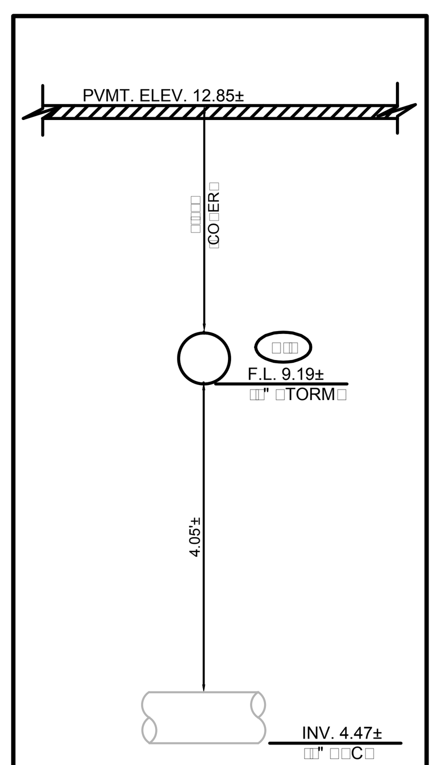
3□TO□O□RA□HIC IN□ORMATION □E□ICTE□ IN THE□E □LAN□ I□ RE□ERENCE□ TO THE NORTH AMERICAN □ERTICAL □AT□M O□ 1□□□ □NA□□□□□□OR THI□ LOCATION, NA□□□□ ELE□ATION□ ARE 1□□□□ □EET LOWER THAN N□□□□□ ELE□ATION□□

DATUM CONVERSION FACTOR

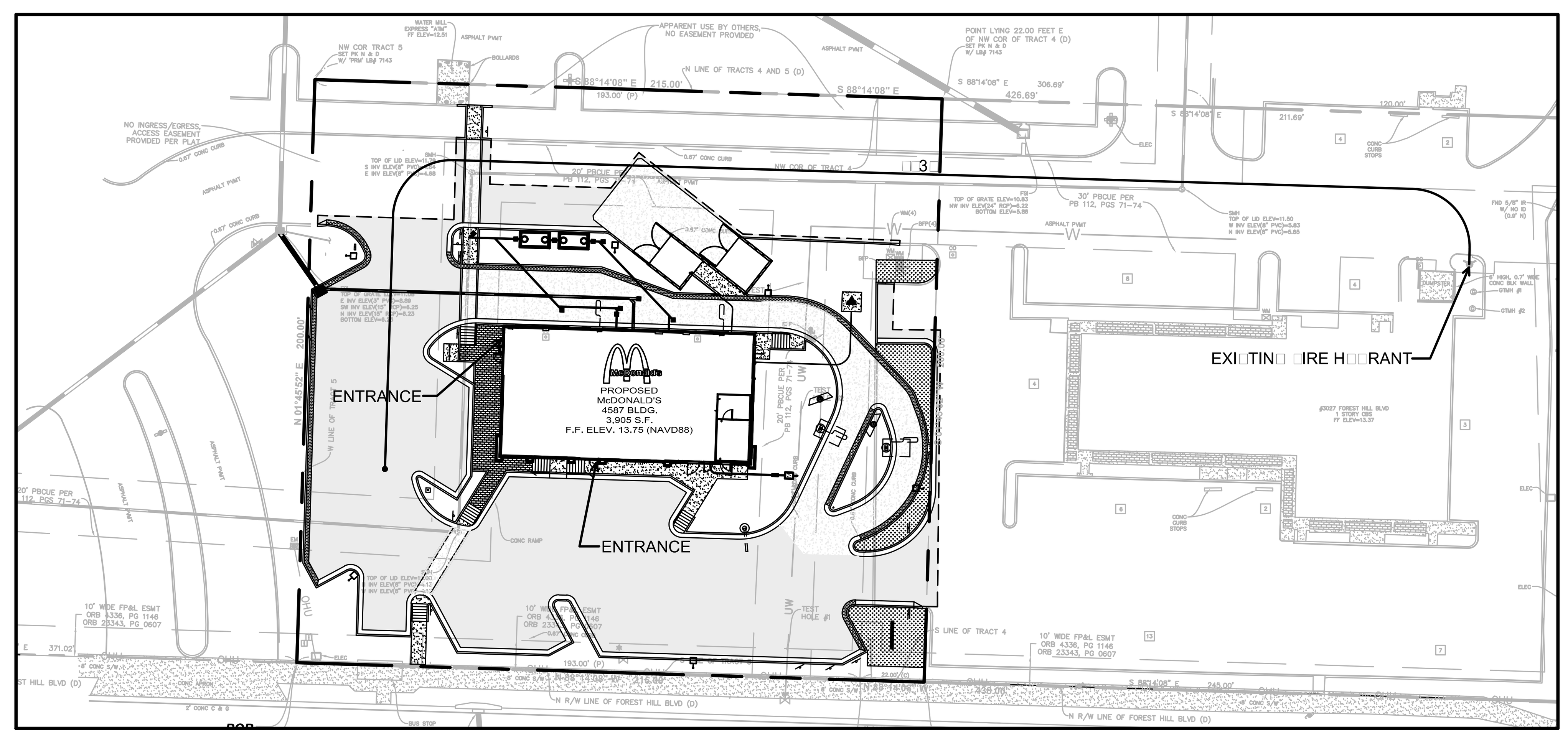
ELEVATION NAVD88 + 1.509' = ELEVATION NGVD29



PIPE CROSSING DETAIL #1
□CALE□1" □ □□



PIPE CROSSING DETAIL #2
□CALE□1" □ □□



FIRE HOSE LAY DISTANCE
□CALE□1" □ □□□

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No.	Date	Revision	By
1	□□□□1□	PER VILLAGE OF PALM SPRINGS COMMENTS	JT□
□	□1□1□	MODIFY DUMPSTER ENCLOSURE	JT□
3	□1□1□	PER VILLAGE OF PALM SPRINGS COMMENTS	JT□
□	□□□1□	PER VILLAGE & McDONALD'S COMMENTS	JT□

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□□e□	Mar. 2016
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Lndscp. Lic. No. LC0000298

COMPOSITE UTILITY PLAN

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PALM SPRINGS / FLORIDA

Mc□ONAL□□□ □ROJECT CO□E□□□□□□□□□

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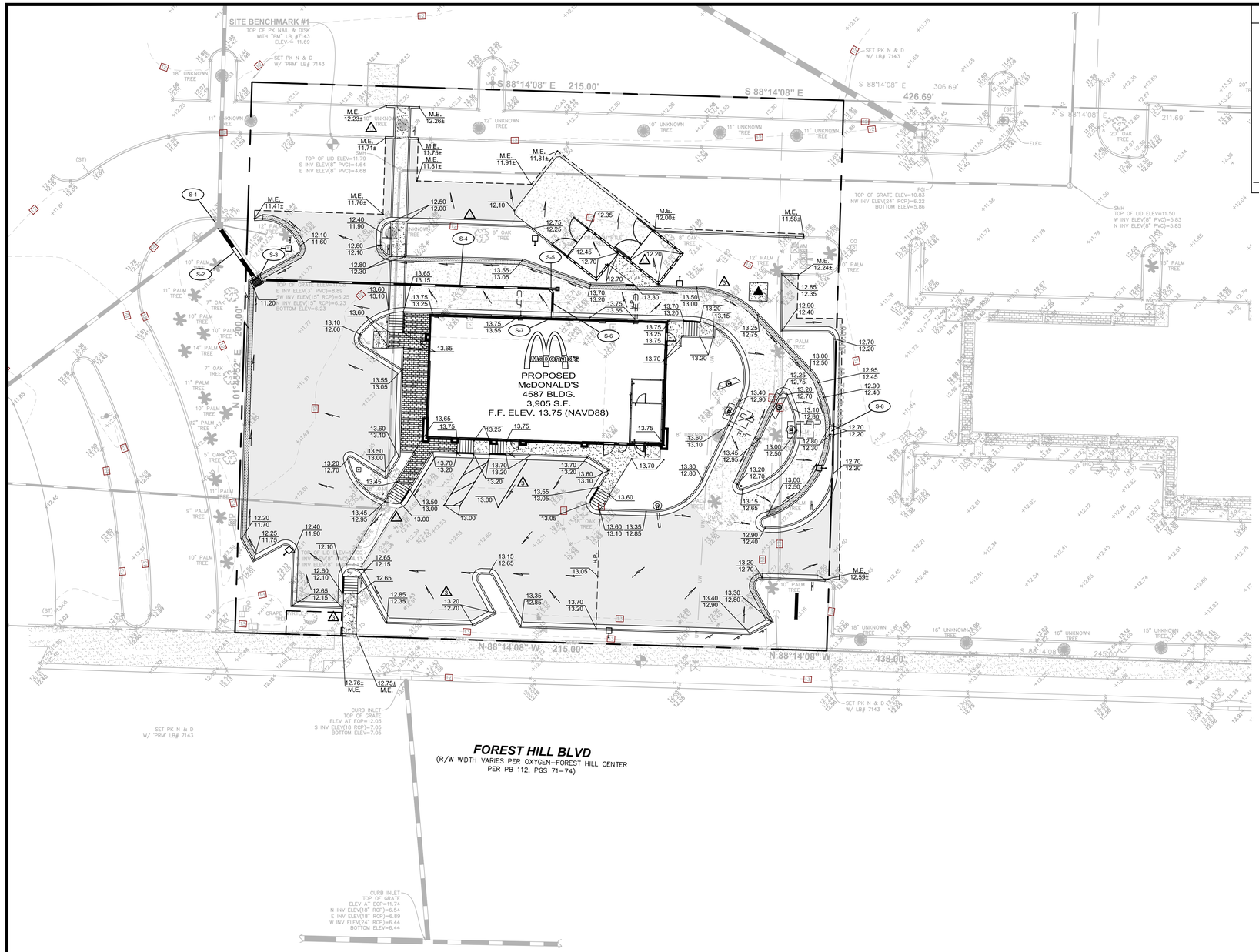

LEGEND

- T.W. X.XX / E X.XX — PROPOSED ELEVATION
- X.XX — PROPOSED ELEVATION
- X.XX — PROPOSED ELEVATION
- M.E. X.XX± — MATCH EXISTING ELEVATION / BOTTOM OF CURB ELEVATION
- HP — PROPOSED HIGH POINT
- PROPOSED RAINBIRD ELEVATION
- PROPOSED STORM INLET
- PROPOSED CURB & GUTTER
- PROPOSED CLEANOUT
- PROPOSED FENCE

GENERAL GRADING NOTES

1. PRIOR TO ANY EMOLITION OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES WHERE SHOWN ON LANDSCAPE PRIOR TO ANY EXCAVATION OR STORING MATERIALS ON SITE. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PERIOD. THE SEDIMENTATION CONTROL MEASURES AND EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY. THE CONTRACTOR SHALL ALSO PROTECT INLETS AND OTHER SITE ASSETS FROM SEDIMENTATION DURING PROTECTION AND RETAILED IN ACCORDANCE WITH EXISTING NO.1.

2. THE CONTRACTOR SHALL CONSTRUCT PROVIDING STABILIZATION MEASURES AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON LANDSCAPE PLANS. THE CONTRACTOR SHALL MAINTAIN SUCH MEASURES UNTIL LANDSCAPING IS INSTALLED ON A SUFFICIENTLY DEVELOPED PLANTING SEASON.

3. FOLLOWING COMPLETION OF CONSTRUCTION AND COMPLETE STABILIZATION OF POTENTIAL EROSION AREAS, THE CONTRACTOR SHALL REMOVE SEDIMENTATION CONTROL MEASURES AND CLEAN AND RESTORE AREAS AFFECTED BY THE CONSTRUCTION ACTIVITIES AND STABILIZATION IN THE STORMWATER SYSTEM SHALL BE COMPLETED. FAILURE TO PROVIDE PRIOR TO CERTIFICATION OF COMPLETION.

4. ALL WORK OVER WITHIN ANY ROADWAY RESTORED IN SEPARATE PERMIT IS SEPARATE BY THE PALM BEACH COUNTY PUBLIC WORKS DEPARTMENT.

5. HAVING COMPLETED THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP COMMUNITY PANEL NO. 1 1 1 1 B, EFFECTIVE OCTOBER 1, 1 THE SUBJECT PROPERTY AREAS TO LIE IN ZONE A, WHICH ARE AREAS DETERMINED TO BE AREAS WHICH ARE SPECIAL FLOOD HAZARD AREA IN NATE B 1 EAR FLOOD WITH BASE FLOOD ELEVATIONS ACTE A 13 FEET IN AN LIE IN ONE B, WHICH ARE AREA BETWEEN LIMITS OF THE 1 EAR FLOOD AN EAR FLOOD OR CERTAIN AREAS SUBJECT TO 1 EAR FLOOD IN WITH A AREA FEET THE FLOOD THAN ONE FOOT OR WHERE THE CONTRIBUTING RAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD

6. THIS PROJECT IS EN IN A PROPOSAL BY THE FLORIDA WATER MANAGEMENT DISTRICT

7. CONTRACTOR SHALL REVIEW EXISTING ANY CONFLICTING ELEVATIONS PRIOR TO CONSTRUCTION

8. CONTRACTOR SHALL EXISTING FLOW LINE RAINAGE FLOW AWAY FROM BUILDING AND THAT A MINIMUM FLOW EXISTS AT LEAST 1 IN THE DIRECTION OF RAINAGE FLOW IN INDICATE CAN BE ACHIEVED

9. TO PROVIDE HISTORIC INFORMATION REGARDING THE REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1 NA OR THIS LOCATION, NA ELEVATION ARE 1 FEET LOWER THAN N ELEVATION

PROPOSED STORM SEWER SCHEDULE

1	CORE BORE CONNECT TO EXISTING INLET PROVIDE FLEXIBLE CONNECTION PROVIDE WATERTIGHT CONNECTION REMOVE EXISTING 3" CAP AND SEAL CONNECTION POINT WITH WATER TIGHT SEAL
	3 1.7 STORM INLET 1
3	TYPE "C" INLET PER POINT IN EX No 3 TO ELEV 11 E 1 * ROOF RAIN N.W 3 1.7 STORM INLET
	1 1.7 STORM INLET 1 1
	1.7 WYE WITH CLEANOUT, 1 TOP ELEV. 13.23±
	1 1.7 STORM INLET
	ROOF RAIN CONNECTION TO BLDG 1 11 PER TO ARCHITECT LANDSCAPE PLAN
	PROPOSED CONCRETE FLUME, PER DETAIL, SHEET C-1

PROPOSED STORM SYSTEM NOTES

1. ALL PIPE IN PLEASE ENSURE ECIFIED A "STORM PIPE" SHALL BE SELECTED FROM THOSE LISTED IN GENERAL NOTES STORM SEWER SYSTEM, SHEET C-1.
2. FOR INLET BOTTOM PIPE POINT IN EX NO
3. FOR SPECIAL DETAILS PIPE POINT IN EX NO 1
4. ALL RAINWATER PIPE TRACKS, INCLUDING CLEANOUTS, SHALL BE INSTALLED WITH TRACKING BEARING RATES, TOGETHER, AND CONFORM, ETC. APPLICABLE
5. ALL PROPOSED INLET RATES SHALL BE HYDRAULIC BEARING RESTRICTING FLOW FEEL
6. PIPE CROSSING AT THIS LOCATION HAS BEEN CALCULATED TO BE LESS THAN 1 " CLEARANCE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTION TO ENSURE JOINT BELL DO NOT ALIGN VERTICALLY AT CROSSING POINT ANY SPIGOT JOINT HAVE AT LEAST FEET HORIZONTAL CLEARANCE FROM CROSSING POINT PIPE IS CROSSING DETAIL, SHEET C-1

⚠ DATUM CONVERSION FACTOR

TO DORAHIC INFORMATION PERTINENT TO THE EXISTING RESERVENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1 NA OR THIS LOCATION, NA ELEVATION ARE 1 FEET LOWER THAN N ELEVATION

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1	1	JT	PER VILLAGE & McDONALD'S COMMENTS
1	1	JT	PER VILLAGE OF PALM SPRINGS COMMENTS
1	1	JT	PER VILLAGE OF PALM SPRINGS COMMENTS
		JT	MODIFY DUMPSTER ENCLOSURE
1	1	JT	PER VILLAGE OF PALM SPRINGS COMMENTS
		B	

Drawn by	C
Checked by	C
Approved by	JT
Date	ML
Scale	1"
Job No.	Mar. 2016
Sheet No.	M

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Lndscp. Lic. No. LC0000298

GRADING & STORM DRAINAGE PLAN

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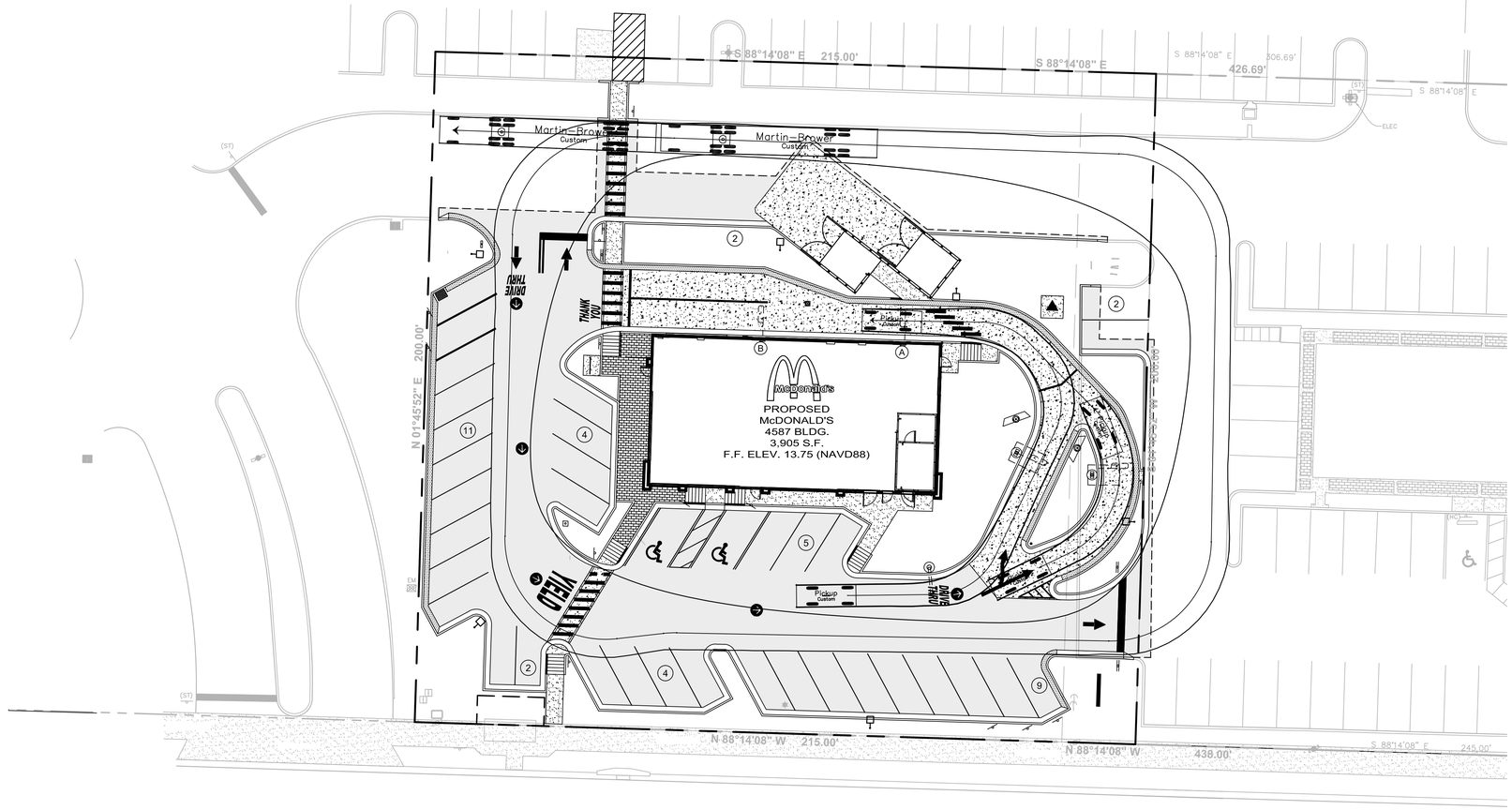
PALM SPRINGS / FLORIDA

Sheet No.

C-8



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GRAPHIC SCALE

1 INCH = 20 FEET

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No	Revision	By
1	PER VILLAGE OF PALM SPRINGS COMMENTS	ML

Drawn by: C.D.
Checked by: C.D.
Approved by: JT
Scale: 1" = 20'
Date: Mar. 2016
Job No.: M1

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TRUCK TURN ENVELOPE

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Sheet No.

C-7A

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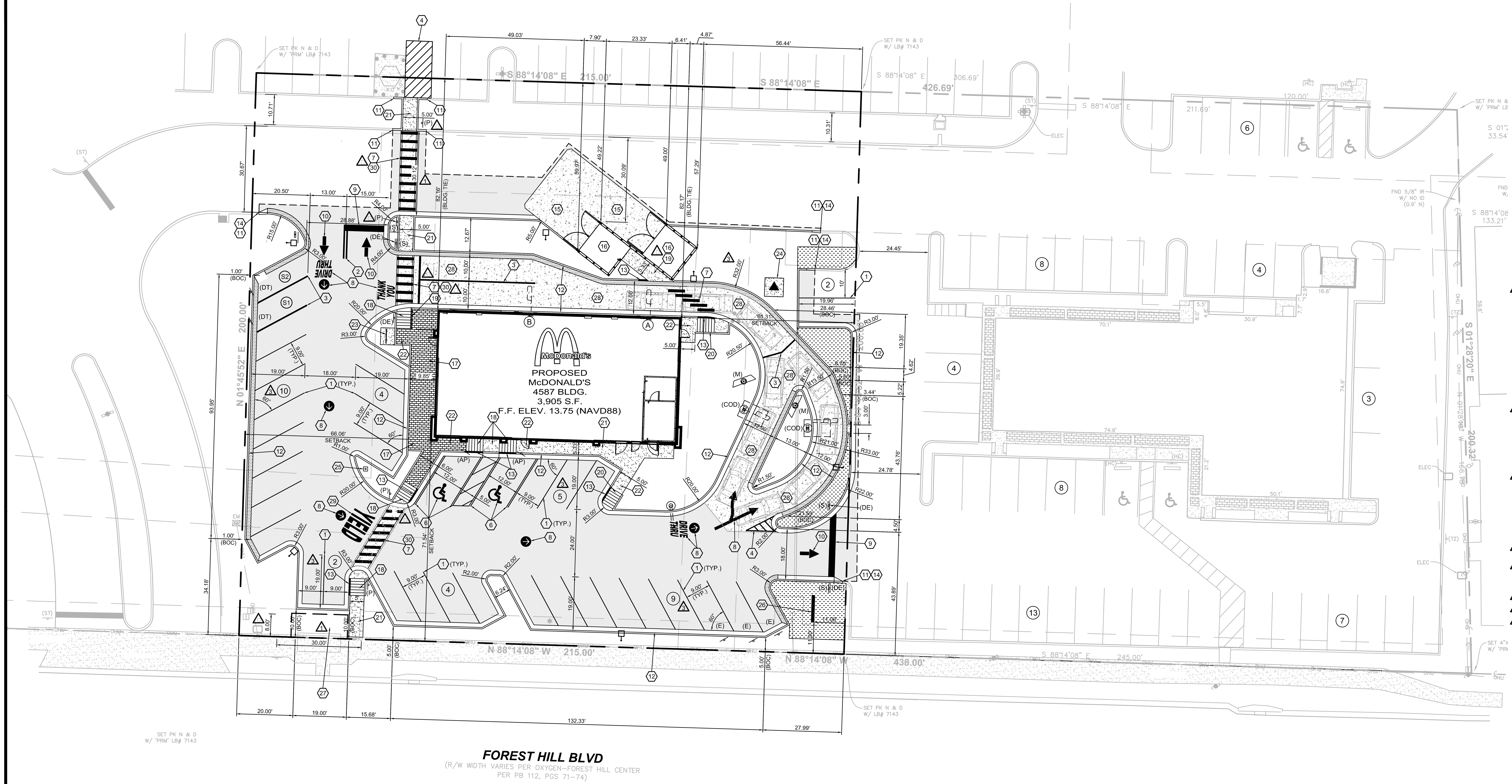

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KEYNOTES LEGEND

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3. □RO□O□E□ □□□L □□" □T□□□
□. PROPOSED SYSL/4", 2' O.C. @ 45° BOUNDED BY SYSL/4".
□. PROPOSED SWSL/4", 2' O.C. @ 45° BOUNDED BY SWSL/4".
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△ □□. □RO□O□E□ TRAN□□ORMER CONCRETE □A□ □□□□" X □□□□"□□TRAN□□ORMER TO BE ENCA□E□ IN □ECORATI□E WRA□□
△ □□. □RO□O□E□ □LA□ □OLE □ER Mc□ONAL□□□ □□ECI□ICATION□ □MAX HEI□HT 3□□□ONL□ AMERICAN □LA□ MA□ BE □LOWN□□
□□. □RO□O□E□ MON□MENT □I□N □□□HI□H MAX□□□
△ □□. □RO□O□E□ □□□□X □□□B□□ □HELTER EA□EMENT
△ □□. □RO□O□E□ HEA□□ □□T□ CONCRETE □A□EMENT □ALT□BI□ BLAC□□
△ □□. □RO□O□E□ □IEL□ ME□□A□E □AINTE□ ON □A□EMENT □ER □□OT IN□EX NO□ 1□3□□□
3□. □RO□O□E□ RAI□E□ EMBE□□E□ WHITE □E□E□TRIAN WARNIN□ □OME□□ □EE □ETAIL, □HEET C□1□□

SITE DATA

□TATEMENT O□ INTENT□
THE OWNER □RO□O□E□ TO CON□TR□CT A NEW 3,□□□ □□□Mc□ONAL□□□ □RI□E□THR□ RE□TA□RANT AN□ THE RE□□IRE□ □ITE □□□□ORT ELEMENT□ TO □ER□E IT□

□ITE A□□RE□□□	3□1□ □ORE□T HILL BL□□, □ALM □□RIN□□, □LORI□A		
□ARCEL I□□N□MBER□	□□□3□□□□□□3□□□□□□□□□ □ □□□3□□□□□□3□□□□□□□□□ □WE□TERN □□□		
□ITE TOTAL AREA□	43,000 S.F. (0.99 AC. ±)		
EXI□TIN□ LAN□ □□E□	RETAIL		
□RO□O□E□ LAN□ □□E□	□A□T □OO□ RE□TA□RANT WITH □RI□E□THR□		
MAX□B□IL□IN□ HEI□HT□	□□□MAX□		
TOTAL B□IL□IN□ AREA□	3,□□□ □□□□		

EXI□TIN□ AREA CALC□LATION□

B□IL□IN□ AREA□	1,□□□ □□□□	□3□1□ □
□ER□IO□□ AREA□	□,□1□ □□□□	□1□□□□ □
IM□ER□IO□□ AREA□	33,□□□ □□□□	□□□□□□ □
TOTAL□	□3,□□□ □□□□	□1□□□ □

□RO□O□E□ AREA CALC□LATION□ △△

B□IL□IN□ AREA□	3,□□□ □□□□	□□□□□ □
□ER□IO□□ AREA□	□,33□ □□□□	□□1□□1□ □
IM□ER□IO□□ AREA□	□□,□□□ □□□□	□□□□1□ □
TOTAL□	□3,□□□ □□□□	□1□□□ □

RE□□IRE□ □ER□IO□□ AREA□ 1□□ MINIM□M

B□IL□IN□ □ETBAC□□

	RE□□IRE□	□RO□I□E□
NORTH□	□□□	□□1□□
WE□T□	1□□	□□□□□
EA□T□	1□□	□1□31□
□O□TH□	□□□	□1□□□

LAN□□CA□E □ETBAC□□

	RE□□IRE□	□RO□I□E□
NORTH□	1□□	□□EXI□TIN□□
WE□T□	1□□	11□□□□A□□□
EA□T□	1□□	1□
□O□TH□	1□□	□□

□LOOR AREA RATIO□ □□□□□

□ONIN□□

□□BJECT □ITE□	C□ □COMMERCIAL □ENERAL
NORTH□	C□ □COMMERCIAL □ENERAL
EA□T□	C□ □COMMERCIAL □ENERAL
□O□TH□	□ORE□T HILL BO□LE□AR□
WE□T□	C□ □COMMERCIAL □ENERAL

□LOO□ □ONE□
HA□IN□ CON□□LTE□ THE NATIONAL □LOO□ IN□□RANCE □RO□RAM, □LOO□ IN□□RANCE RATE MA□ □□IRM□COMM□NIT□ □ANEL NO□1□□1□□ □1□□B, E□□ECTI□E □ATE OCTOBER 1□, 1□□□ THE □□BJECT □RO□ERT□ A□□EAR□ TO LIE IN □ONE A□, WHICH ARE AREA□ □ETERMINE□ TO BE AREA□ WHICH ARE □□ECIAL □LOO□ HA□AR□ AREA□ IN□N□ATE□ B□ 1□□ □EAR □LOO□ WITH BA□E □LOO□ ELE□ATION□ □E□ICTE□ A□ 13 □EET IN□□□ □□□AN□ LIE□ IN □ONE B, WHICH ARE AREA□ BETWEEN LIMIT□ O□ THE 1□□□□EAR □LOO□ AN□ □□□□□EAR □LOO□□OR CERTAIN AREA□ □□BJECT TO 1□□ □EAR □LOO□IN□ WITH A□ERA□E □E□TH□ LE□□ THAN ONE □OOT OR WHERE THE CONTRIB□TIN□ □RAINA□E AREA I□ LE□□ THAN ONE □□□ARE MILE□OR AREA□ □ROTECTE□ B□ LE□EE□ □ROM THE BA□E □LOO□□

GENERAL NOTES

1□ Mc□ONAL□□□ ROA□ □I□N AN□ BA□E ARE B□ THE □I□N CONTRACTOR□CON□□IT AN□ WIRIN□ ARE B□ THE □ENERAL CONTRACTOR□

□□ BA□E□, ANCHOR BOLT□, CON□□IT, AN□ WIRIN□ □OR ALL OTHER □I□N□ ARE B□ THE □ENERAL CONTRACTOR□

3□ 3□□" EM□T□ CON□□IT TO LOCATION□ □HOWN AT THE LOT □ERIMETER □OR LOT LI□HTIN□ I□ B□ THE □ENERAL CONTRACTOR□LI□HTIN□ □IXT□RE□, BA□E□, □OLE□, CON□□IT, AN□ WIRIN□ ARE B□ THE OWNER□O□ERATOR□

□□ BA□E□ □OR □LA□ □OLE□ ARE B□ THE □ENERAL CONTRACTOR□ANCHOR BOLT□ ARE B□ THE □LA□ □OLE □□□□LIER□

□□ THE CONTRACTOR □HALL COOR□INATE WITH ALL □TILIT□ COM□ANIE□ TO □ETERMINE EXACT □OINT O□ □ER□ICE CONNECTION AT EXI□TIN□ □TILIT□□RE□ER TO THE B□IL□IN□ ELECTRICAL AN□ □L□MBIN□ □RAWIN□□ □OR □TILIT□ □ER□ICE ENTRANCE LOCATION□, □I□E□, AN□ CIRC□ITIN□□

□□ ALL ELE□ATION□ □HOWN ARE IN RE□ERENCE TO THE BENCHMAR□ AN□ M□□T BE □ERI□IE□ B□ THE □ENERAL CONTRACTOR AT □RO□N□BREA□□

□□ □INI□H WAL□ AN□ C□RB ELE□ATION□ □HALL BE □" ABO□E □INI□H □A□EMENT□

□□ ALL LAN□□CA□E AREA□ □HALL BE RO□□H □RA□E□ TO □" BELOW TO□ O□ ALL WAL□□ AN□ C□RB□□□INI□H □RA□IN□, LAN□□CA□IN□, AN□ □□RIN□LER □□□TEM□ ARE B□ THE OWNER□O□ERATOR□

□□ LOT LI□HTIN□ CONCRETE □OOTIN□□ TO CON□ORM WITH THE □OIL□ RE□ORT RECOMMEN□ATION□ □OR THI□ □ARTIC□LAR □ITE□

1□□□ EE □HEET C□11 □OR ALL Mc□ONAL□□□ □ETAIL□□

11□□LA□□OLE TO BE LI□HTE□ AT NI□HT□

1□□□IMEN□ION□ □HOWN ARE TO THE □ACE O□ C□RB □NLE□□ □HOWN □BOC□WHICH IN□ICATE□ BAC□ O□ C□RB□

13□ALL C□RBE□ RA□II ARE TO BE 1□□AN□ 3□□NLE□□ OTHERWI□E NOTE□□

1□□ALL □I□N□ □HALL HA□E A □□" MIN□CLEARANCE □ROM □INI□H □RA□E TO BOTTOM O□ LOWE□T □I□N MO□NTE□ ON □O□T□

1□□ALL □TRI□IN□ □HALL BE IN CON□ORMANCE WITH LOCAL A□ENC□ RE□□IREMENT□□

1□□A□J□□T ALL MANHOLE RIN□□ AN□ CLEAN O□T CO□ER□ TO BE □L□□H WITH □INI□HE□ □RA□E□ALL □ART□ TO BE TRA□□IC BEARIN□ □AA□HTO H□□□LOA□IN□□□

1□□EN□□RE ACCE□□IBILIT□ □TIC□ER□ ARE □LACE□ ON ALL A□□LICABLE □OOR□□

1□□EN□□RE □□EECH□HEARIN□ IM□AIRE□ □I□NA□E I□ □RO□I□E□ AT CO□, CA□HIER WIN□OW □ □RE□ENTER WIN□OW□

1□□TRAN□ITION□ TO BE □L□□H ALL ALON□ THE ACCE□□IBLE RO□TE□CONTRACTOR □HALL EN□□RE THE MAXIM□M CON□TR□CTE□ LE□EL TRAN□ITION AT E□ER□ JOINT □OE□ NOT EXCEE□ THE MAXIM□M ALLOWABLE □N□ER THE A□A A□TER □ETTLEMENT, EX□AN□ION, CONTRACTION, ETC□CHAN□E□ IN LE□EL O□ 1□" HI□H MAXIM□M □HALL BE □ERMITTE□ TO BE □ERTICAL□CHAN□E□ IN LE□EL BETWEEN 1□" HI□H MINIM□M AN□ 1□" HI□H MAXIM□M □HALL BE BE□ELE□ WITH A □LO□E NOT □TEE□ER THAN 1□□

□□□ILL EX□AN□ION □CONTROL JOINT WITH EXTERIOR □RA□E CONCRETE EX□AN□ION JOINT CA□L□IN□□ □ILL ENTIRE LEN□TH O□ JOINT □□CH THAT AN□ CHAN□E IN ELE□ATION □OE□ NOT EXCEE□ 1□" IN ELE□ATION □ROM THE A□JACENT CONCRETE □□R□ACE□ WHEN CA□L□IN□ HA□ C□RE□□ □OR JOINT□ WITH □OI□□ □EE□ER THAN 1□", IN□TALL CONTIN□O□□ □IBERBOAR□ EX□AN□ION JOINT □ILLER BELOW CA□L□IN□ TO □□□□ORT CA□L□IN□ ABO□E□

PAVING SPECIFICATION

□MINIM□M □" TOTAL COM□ACTE□ A□□HALT THIC□NE□□□

THE □ENERAL CONTRACTOR □HALL □RO□I□E MC□ONAL□□□ WITH □TR□CT□RALL□ AN□ CO□METICALL□ □O□N□ □RI□EWA□ AN□ □AR□IN□ AREA□ ACCOR□IN□ TO THE □OLLOWIN□ □□ECI□ICATION□□ALL □□B□BA□E □OIL, □ILL AN□ BAC□□ILL AREA□ □HALL BE COM□ACTE□ IN ACCOR□ANCE WITH THE □OIL□ RE□ORT□THE BA□E MATERIAL □HALL CON□I□T O□ □" MINIM□M COM□ACTE□ THIC□NE□□ CR□□HE□ LIMEROC□ □□□OT A□□RO□E□ WITH LBR □ 1□□□□LACE□ AN□ COM□ACTE□ TO □□□ O□ THE MAXIM□M MO□I□IE□ □ROCTOR □R□ □EN□IT□ □A□TM □□1□□□□AA□HTO T□1□□□□ALTERNATE BA□E MATERIAL□ MA□ BE □□E□ BA□E□ □□ON RECOMMEN□ATION□ O□ THE □OIL□ EN□INEER AN□ A□□RO□AL O□ THE MC□ONAL□□□ □ROJECT MANA□ER□ALL A□□HALT □HALL BE □TATE O□ □LORI□A □□ECI□IC□ATION T□□E □□III MO□I□IE□ WITH A MIN□"MAR□HALL □IEL□ □TABILIT□ TE□T" O□ 1,□□□ LB□□ AN□ MINIM□M COM□ACTE□ THIC□NE□□ O□ □□"□□ALL TE□TIN□ □HALL BE □ONE B□ A COM□AN□ A□□RO□E□ B□ THE MC□ONAL□□□ □ROJECT MANA□ER□□AI□ COM□AN□ □HALL BE □IRECTL□ RE□□ON□IBLE TO AN□ □HALL CON□I□ER MC□ONAL□□□ A□ IT□ ONL□ CLIENT □OR THI□ □ROJECT□THE LOCATION□ O□ ALL TE□T□ □HALL BE □ELECTE□ B□ THE MC□ONAL□□□ □ROJECT MANA□ER□THE □□B□BA□E □HALL BE TE□TE□ IN □O□R □□□ LOCATION□ □OR BEARIN□ □AL□E AN□ COM□ACTION□THE BA□E □HALL BE TE□TE□ IN □O□R □□□LOCATION□ □OR THIC□NE□□ AN□ COM□ACTION□THE A□□HALT □HALL BE TE□TE□ IN □O□R □□□LOCATION□ □OR THIC□NE□□, T□□E AN□ □TABILIT□□ALL THE TE□TIN□ □OR EACH □RECE□IN□ MATERIAL M□□T BE □ATI□□ACTOR□ BE□ORE EACH □□CCE□□I□E MATERIAL I□ IN□TALLE□□MC□ONAL□□□ □HALL BE NOTI□IE□ O□ THE TE□T RE□□LT□ O□ ALL TE□T□ AN□ RE□TE□T□□WHEN A TE□T □AIL□ OR WHEN, IN THE O□INION O□ THE MC□ONAL□□□ □ROJECT M□R□AN□□OR CON□TR□CTION M□R□THE IN□TALLATION I□ □N□ATI□□ACTOR□, REME□IAL TE□TIN□ AN□□OR REME□IAL CORRECTI□E MEA□□RE□ □HALL BE □ONE AT THE □ENERAL CONTRACTOR□□ EX□EN□E AN□ □HALL BE INCL□□E□ IN HI□HER C□□□□

NOTE: McDONALD'S ENGINEER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE, G.C. WILL BE CHARGED.

UTILITY INFORMATION

□TILIT□	LOCATION
□ANITAR□ □EWER	MAIN ALON□ WE□T AN□ NORTH □I□E□ O□ □RO□ERT□
WATER	METER □ B□□ AT THE NORTHEA□T CORNER O□ □RO□ERT□
RECLAIM WATER	N□A
□TORM □EWER	□T□B O□T ON THE NORTHWE□T CORNER O□ □RO□ERT□
ELECTRIC	O□ERHEA□ LINE ALON□ □O□TH □I□E O□ □RO□ERT□
□A□	N□A

SURVEY INFORMATION

□RE□ARE□ B□□	C□H, INC□ □□□WE□T □□LTON □TREET □AN□OR□, □LORI□A 3□□□1 □□□□□3□□□□□□1 ATTN□□A□L J□□ATRE□, □□M
□ATE□	□ECEMBER 31, □□1□

McDONALD'S PARKING INFORMATION

TOTAL □□ACE□ RE□□IRE□ **78**	□AR□IN□ RE□□IRE□ □□A□T □OO□ RE□TA□RANT□□ △△ 1 □□ACE □ER □□ □□□□O□ B□IL□IN□ AREA 3,□□□ □□□ □ □□ □□ACE□ RE□□IRE□
TOTAL □□ACE□ □RO□I□E□ □TRACT □□ **36** △	30 PROPOSED SPACES: 9' X 19' STANDARD @ 60° 2 PROPOSED SPACES: 9' X 19' STANDARD @ 90° 2 EXISTING SPACES: 10' X 19' STANDARD @ 90° 2 PROPOSED SPACES: 12' X 19' ACCESSIBLE @ 60°

SHOPPING CENTER PARKING INFORMATION △△

TOTAL □□ACE□ RE□□IRE□ **750***	□NOTE□RE□□IRE□ □AR□IN□ □□ACE□ TA□EN □ROM O□ERALL □ITE □LAN □OR □ORE□T HILL CENTER OBTAINE□ □ROM □ALM BEACH CO□NT□□□ EXI□TIN□ CENTER□13□,□1 □□□□□□□□ □ □□□ □□ACE□ RE□□IRE□ □RO□O□E□ CENTER□13□,3□1 □□□□□□□□ □ □□□ □□ACE□ RE□□IRE□ □RO□O□E□ Mc□ONAL□□□3,□□□ □□□□□□□ □ □□ □□ACE□ RE□□IRE□ TOTAL □□ACE□ RE□□IRE□□□□□ RE□□IRE□
TOTAL □□ACE□ □RO□O□E□ △**717**△	EXI□TIN□ □□ACE□□ □1□ RETAIL □□ACE□ TO BE REMO□E□□ 33 □RO□O□E□ Mc□ONAL□□□ □□ACE□□ 3□ TOTAL □□ACE□ □RO□O□E□ □ □1□

△ * ALLOWABLE REDUCTION TO THE PARKING STALL REQUIREMENTS BASED ON PARKING GENERATION ANALYSIS DATED AUGUST 23, 2016 AS PREPARED BY CPH, INC. ON FILE WITH THE VILLAGE OF PALM SPRINGS

SITE LEGEND

Symbol	Description
	□ □RO□O□E□ □RI□E□THR□ □ATEWA□ BAR
□M□	□ □RO□O□E□ MEN□ BOAR□
CO□□	□ □RO□O□E□ C□□TOMER OR□ER □I□□LA□ □□EA□ER
	□ □RO□O□E□ □ETECTOR LOO□
□□□□	□ □RO□O□E□ □RE□□ELL BOAR□
	□ □RO□O□E□ CONCRETE □A□EMENT
	□ □RO□O□E□ A□□HALT □A□EMENT
□□□L□□"	□ □IN□LE □ELLOW □OLI□ LINE □□" WI□E
□□□L□□"	□ □IN□LE □ELLOW □OLI□ LINE □□" WI□E
□W□L□□"	□ □IN□LE WHITE □OLI□ LINE □□" WI□E
□□□L□□"	□ □O□BLE □ELLOW □OLI□ LINE □□" WI□E
(A)	□ □RO□O□E□ OR□ER WIN□OW
(B)	□ □RO□O□E□ □RE□ENTER WIN□OW
(C)	□ □RO□O□E□ □ORWAR□ □RE□ENTER WIN□OW
(X)	□ □RO□O□E□ □AR□IN□ CO□NT
(□1)	□ □RO□O□E□ RE□ER□E□ □RI□E□THR□ □AR□IN□ □□ACE
□A□	□ ACCE□□IBLE □AR□IN□ □I□N □□T□□□□
□□E□	□ □O NOT ENTER □I□N □R□□1□
□□□	□ □TO□ □I□N □R1□1□
□RT□	□ RI□HT T□RN ONL□ □I□N □R3□□R□
□NL□	□ NO LE□T T□RN □I□N □R3□□□
□□T□	□ RE□ER□E□ □RI□E□THR□ □AR□IN□ □I□N
□E□	□ □EM□LO□EE ONL□ □AR□IN□ □I□N
△ □□□	□ □LE□ LIT □E□E□TRIAN CRO□□IN□ □I□N
	□ Mc□ONAL□□□ □IRECTIONAL □I□N
	□ □RO□O□E□ LI□HT □IXT□RE

△ DATUM CONVERSION FACTOR

TO□O□RA□HIC IN□ORMATION □E□ICTE□ IN THE□E □LAN□ I□ RE□ERENCE□ TO THE NORTH AMERICAN □ERTICAL □AT□M O□ 1□□□ □NA□□□□□□□OR THI□ LOCATION, NA□□□□ ELE□ATION□ ARE 1□□□□ □EET LOWER THAN N□□□□□ ELE□ATION□□

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Lndscp. Lic. No. LC0000298

SITE DIMENSION PLAN

McDonald's
FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

□□ee□No□
C-7

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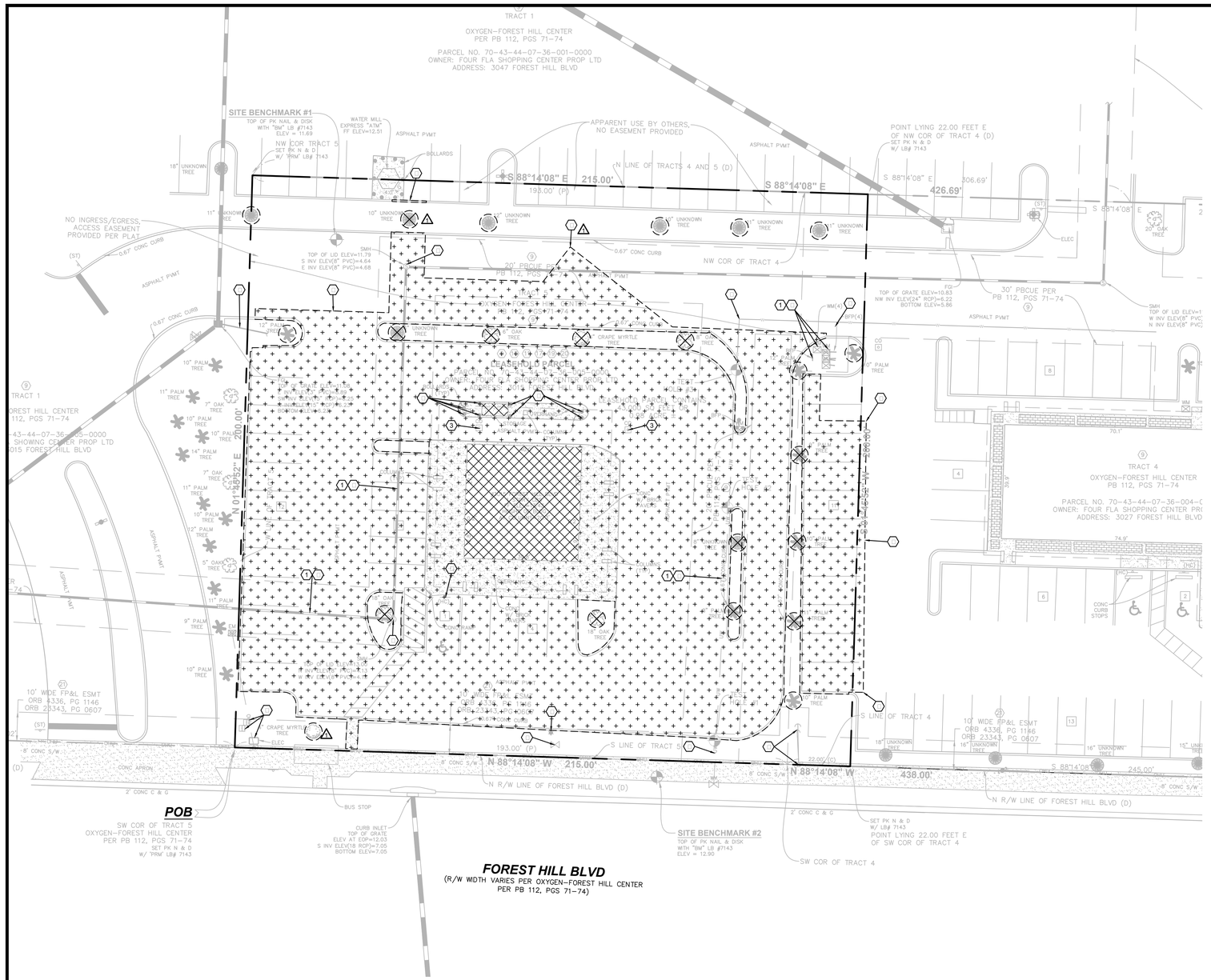

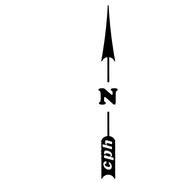

KEYNOTES LEGEND

1. CONTRACTOR TO PROTECT AND MAINTAIN EXISTING UTILITIES
2. CONTRACTOR TO PROTECT AND MAINTAIN EXISTING UTILITIES
3. EXISTING UTILITY TO BE REMOVED
4. ALL EXISTING LIGHT POLES ON SITE TO BE REMOVED
5. EXISTING DUMPSTER TO BE REMOVED
6. EXISTING BOLLARD TO BE REMOVED
7. LIMIT OF DEMOLITION. REMOVAL
8. REMOVE EXISTING STORM INLET IN ACCORDANCE WITH GRADING AND DRAINAGE PLAN

DEMOLITION LEGEND

- DEMOLITION AND REMOVAL TO BE DEMOLISHED AND REMOVED
- BUILDING TO BE DEMOLISHED AND REMOVED
- CONTRACTOR TO PROTECT AND MAINTAIN
- TREE TO BE REMOVED. RELOCATED PER LANDSCAPE PLAN

DEMOLITION NOTES

1. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY OR PRIOR TO THE START OF ANY DEMOLITION ACTIVITY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON SITE LOCATIONS OF EXISTING UTILITIES.

2. CHAPTER 3 OF THE FLORIDA STATE RESIDENTIAL CODE THAT AN EXCAVATOR NOTIFY ALL APPLICABLE UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING.

3. THE CONTRACTOR SHALL REMOVE ALL MATERIALS, LABOR, EQUIPMENT AND OTHER ITEMS NECESSARY FOR THE OPERATION OF DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND AS DESCRIBED HEREIN.

4. THE CONTRACTOR SHALL REQUIRE TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED AND BRIEF DESCRIPTION OF THE STRUCTURES INCLUDED FOR THE CONTRACTOR CONVENIENCE ONLY.

5. THE FOLLOWING LIST OF STRUCTURES INVOLVED DEMOLITION INCLUDES FOR THE CONTRACTOR CONVENIENCE ONLY. THE DRAWINGS INDICATE THE GOALS OF DEMOLITION WHERE DEMOLITION REQUIRED.

   A. DEMOLITION AND REMOVAL OF EXISTING CONCRETE BLOCK BUILDING.
   B. DEMOLITION AND REMOVAL OF EXISTING ON SITE ASPHALT, CONCRETE DRIVEWAY AND CURBING TO LIMIT OF SHOWN.
   C. REMOVAL OF EXISTING ON SITE ABOVE GROUND UTILITIES, INCLUDING REMOVAL AND DISPOSAL OF EXISTING UTILITIES AS SHOWN ON PLAN.

6. PRIOR TO REMOVAL OF ANY DEMOLITION, CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE CITY. CONTRACTOR MUST COMPLETELY DRAIN THE SYSTEM TO AN APPROVED SANITATION TANK OR DISPOSAL AT AN APPROVED LOCATION AND IN ACCORDANCE WITH LOCAL STATE REQUIREMENTS.

7. ALL DEMOLITION WORK SHALL BE COMPLETED. REMOVED DEBRIS AND DUMPED MUST BE COMPLETELY REMOVED FROM THE SITE. CONTRACTOR SHALL USE ADEQUATE PROTECTIVE MATERIALS OR BILLING THE SAFE AREA. ALL DEBRIS SHALL BE DISPOSED CLEAN LINE AND AS PER LOCAL STANDARDS. SHALL BE PLACED IN LOCKED LIST. NOT EXCEEDING 7" IN THICKNESS AND COMPACTED TO AT LEAST DISPOSE THE MOBILIZE PROCTOR MAXIMUM PRESSURE.

8. ALL EXISTING STRUCTURES, PAVEMENTS, LABELS, DISMANTLING, STRUCTURES, AND OTHER EXISTING SEAT REMOVED AND INDICATED ON THE DRAWINGS TO BE REMOVED. SHALL BE REMOVED AND REMOVED. BY THE CONTRACTOR. REMOVED NO STRUCTURE DEBRIS TANTIALLY A WHOLE. EMOLISHED COMPLETELY ON THE REMIED.

9. ALL EXISTING SEWER, LINES AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR ANY THE ONLY OBSTACLE THAT MAY OCCUR ON THE SITE. EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND AND ANTICIPATE SEAT RESPONSIBLE NOTICE TO ALL UTILITY COMPANIES RESPONSIBLE FOR CONTROL AND REMOVAL OF ALL SEWER LINES AND CABLE LINES BEFORE PROCEEDING WITH THE WORK.

10. ELECTRICAL, TELEPHONE, CABLE AND OTHER CABLE LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL SITE ATE TIME SHALL BE PROVIDED OR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS A NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

11. PROVIDE ADEQUATE PROTECTION OR SERVICE AND PROVIDE ALL TIME EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO SERVICE AND PROVIDE ALL INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDING STREETS AND UNLESS SHALL NOT BE BLOCKED BY DEBRIS AND EQUIPMENT.

12. AIR HAMMER OR OTHER SIMILAR NOISE WILL BE PERMITTED ON EXTERIOR WORK.

13. CONTRACTOR MUST TO OPERATION AND NOTIFY THE OWNER OR PROVIDE DIRECTION IN AND ENVIRONMENTAL OR HEALTH RELATED CONTAMINATED ENCOUNTERED DURING THE DEMOLITION EXCAVATION PROCEED.

14. REMOVE AND DISPOSE ALL OTHER REBBLE, REBBLE, AND DEBRIS PROPERLY COMPLY WITH ALL APPLICABLE LAWS AND REGULATIONS OF ERNING AUTHORITY AND OTHER WASTE AND DEBRIS.

15. A. REMOVAL:
   A. WHERE EXISTING EMENT IS TO BE REMOVED, AWC, TTHE PROPERTY LINE AND ADJACENT PROPERTY OR IRONMENT AND TRAFFIC WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT PROPERTY. CONSTRUCTION REQUIRE DISTURBANCE OR THE AWC, PROCEED BACK FROM THE RALELE EQUIPMENT PRIOR TO RESTORATION.

   B. WHERE EXISTING A EMENT, CURB, CURB AND GUTTER, DEWAL, RIEWA, OR ALLEY TTER REMOVED OR THE OR RIGHT OF EQUIPMENT CONSTRUCTION IMPROVEMENT. BOX CULVERT, DIE, INLET, MANHOLE, AND RTENANCE, ACILITIES OR STRUCTURE, ETC. SHALL BE REPLACED AND REPLACEMENT OR BETTER CONDITION THAN THE ORIGINAL CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, LIES, AND OTHER EQUIPMENT ARE REQUIRED.

16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE PROPERTY AND PROVIDE ALL TIME RIGHT EMOLITION OF THE EXISTING FACILITIES.

17. PERMITTING IT IS THE CONTRACTOR RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING OR EMOLITION PROCEEDING REQUIRED BY ANY ENCIES AND CALL ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING EMOLITION WORK.

18. IT IS THE CONTRACTOR SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF EMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK OR THE PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISIT AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THE DOCUMENTS ALL REQUIREMENTS PRIOR TO BIDDING SHALL BE PROVIDED HT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING.

19. PRIOR TO EMOLITION OCCURRING, ALL EROSION CONTROL DEVICE ARE TO BE INSTALLED.

20. THE CONTRACTOR SHALL COORDINATE WITH OWNER PRIOR TO COMMENCEMENT OF ANY WORK ACTIVITY REMOVAL AND OR RELOCATION OF ALL EXISTING PLANT TO BE CONSTRUCTED. THE LANDSCAPE CONTRACTOR SHALL THE RESPONSIBILITY OF THE TREWORK CONTRACTOR TO COORDINATE EMOLITION ACTIVITIES WITH THE LANDSCAPE CONTRACTOR. THE CONTRACTOR RESPONSIBLE OR REMOVING AND RESTORING TREES. A INDICATE BY THE OWNER.

21. CONTRACTOR SHALL LIMIT ALL EMOLITION ACTIVITY TO THAT AREA DELINEATED IN THE DRAWING. ALL OTHER EXISTING UTILITIES INCLUDING STORM RAINAGE, ALL ELECTRIC, TELEPHONE, WATER SEWER SHALL BE PROTECTED.

22. A SEPARATE EMOLITION PERMIT IS REQUIRED FOR THE EMOLITION OF THE ACTUAL BUILDING.

23. ALL EXISTING LIGHT POLES ON SITE TO BE REMOVED AND PROPERLY LABELED.

24. CONTRACTOR MAY LIMIT AWC, T AREA EMENT REMOVAL TO ONLY THOSE AREA WHERE IT IS REQUIRED HOWN ON THE SHEET BUT IN ANY AMAGE IS INCURRED ON ANY OF THE PROPERTIES OR IN ANY EMENT, DIEWAL, ETC THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT REMOVAL AND REPAIR.

LANDSCAPING NOTE

SEE LANDSCAPE PLAN FOR PROTECTION AND REMOVAL OF EXISTING VEGETATION.

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1	PER VILLAGE & McDONALD'S COMMENTS	JT	B
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Lndscp. Lic. No. LC0000298

DEMOLITION PLAN

McDonald's
FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

Sheet No.
C-6

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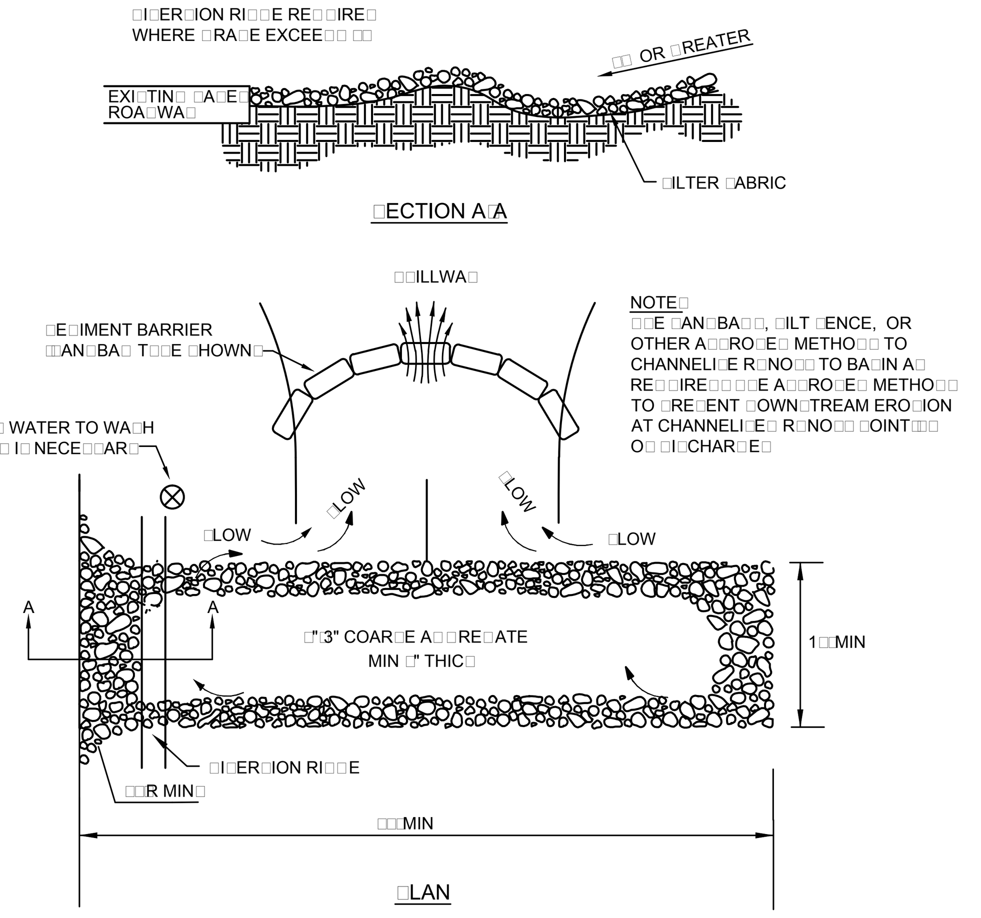

NOTE□□

1□THE ENTRANCE □HALL BE MAINTAINE□ IN A CON□ITION THAT WILL □RE□ENT TRAC□IN□ OR □LOWIN□ O□ □E□IMENT ONTO □□BLIC RI□HT□O□□WA□□THI□ MA□ RE□□IRE TO□ □RE□□IN□ RE□AIR AN□□OR CLEANO□T O□ AN□ MEA□□RE□ □□E□ TO TRA□ □E□IMENT□

□□WHEN NECE□□AR□, WHEEL□ □HALL BE CLEANE□ □RIOR TO ENTRANCE ONTO □□BLIC RI□HT□O□□WA□□

3□WHEN WA□HIN□ I□ RE□□IRE□, IT □HALL BE □ONE ON AN AREA □TABILI□E□ WITH CR□□HE□ □TONE THAT □RAIN□ INTO AN A□□RO□E□ □E□IMENT TRA□ OR □E□IMENT BA□IN□

TEMPORARY CONSTRUCTION EXIT DETAIL

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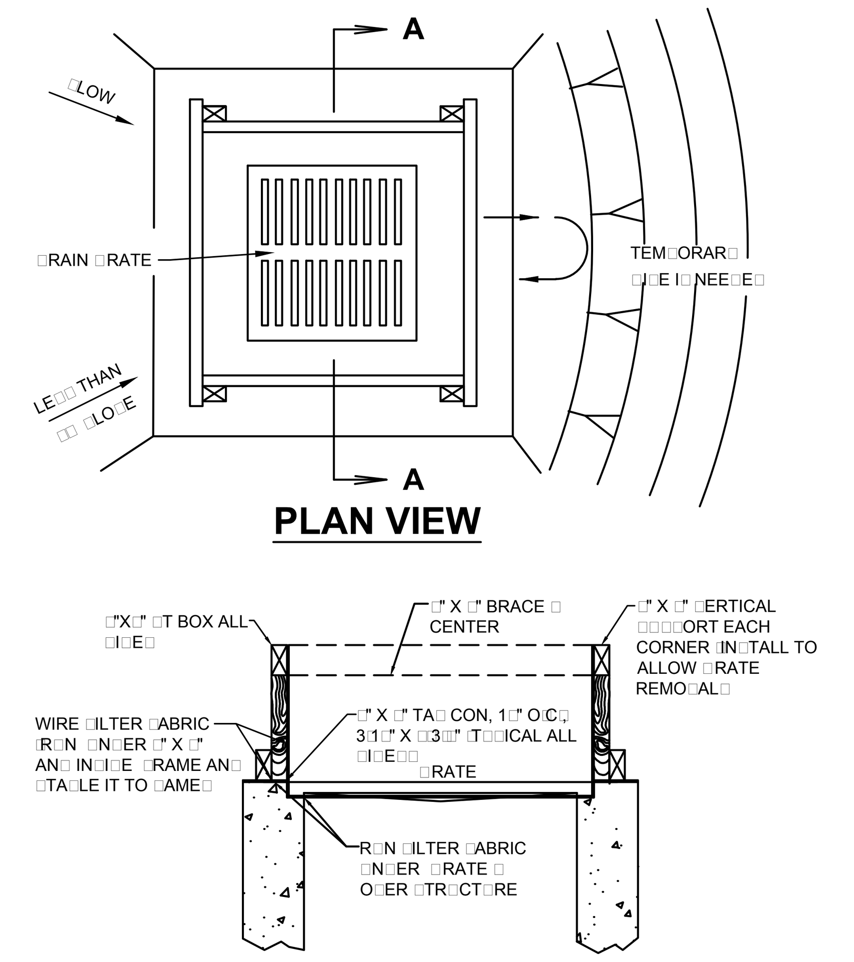

NOTE□□

1□□RO□ INLET □E□IMENT BARRIER□ ARE TO BE □□E□ □OR □MALL, NEARL□ LE□EL □RAINA□E AREA□□LE□□ THAN □□ □□

□□THE TO□ O□ THE □RAME □□ON□IN□ HEI□HT□M□□T BE WELL BELOW THE □RO□N□ ELE□ATION □OWN□LO□E TO □RE□ENT R□NO□□ □ROM B□□A□□IN□ THE INLET□A TEM□ORAR□ □I□E MA□ BE NECE□□AR□ ON THE □OWN□LO□E □I□E O□ THE □TR□CT□RE□

3□ □A□TEN □RAMIN□ TO □TR□CT□RE TO ALLOW □RATE REMO□AL□

□□LEA□E EX□O□E□ E□□E TO ALLOW □OR □A□IN□ TO □RA□E

FILTER FABRIC INLET PROTECTION DETAIL

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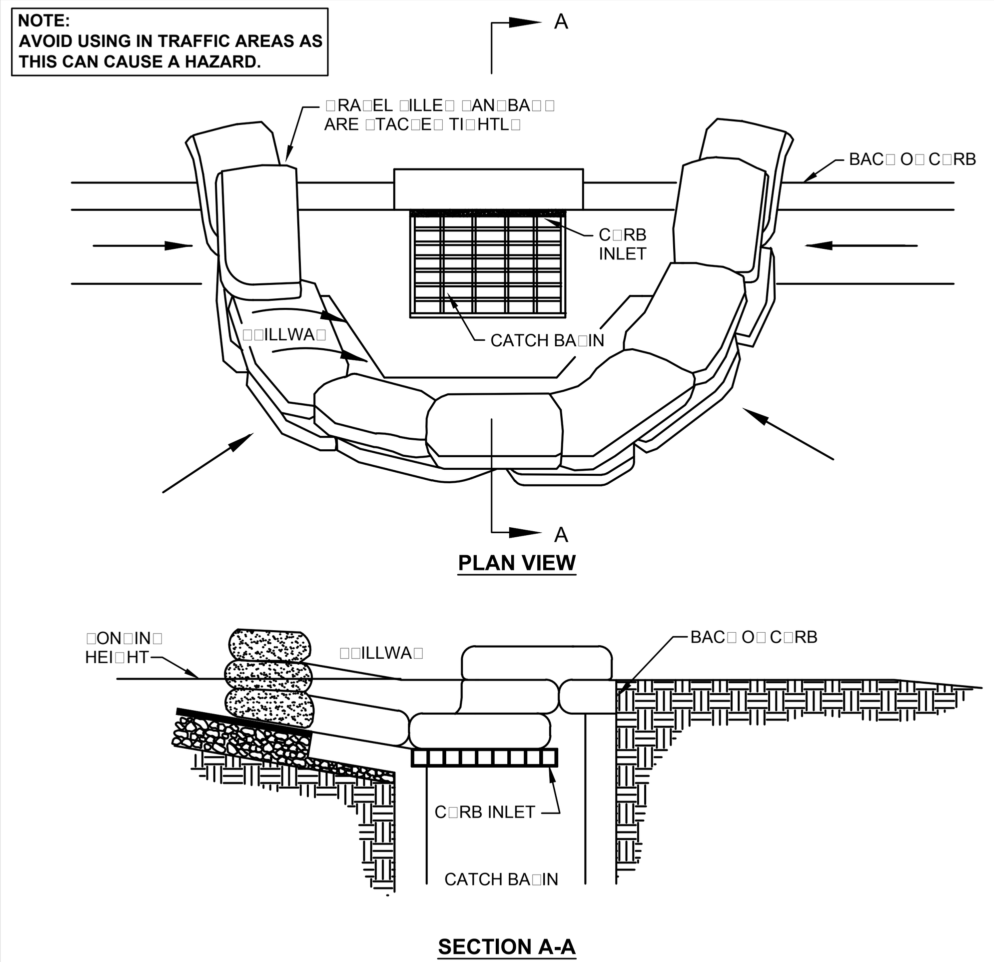
NOTE:
AVOID USING IN TRAFFIC AREAS AS THIS CAN CAUSE A HAZARD.



NOTE□□

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3□LEA□E ONE □AN□BA□ □A□ IN THE TO□ ROW TO □RO□I□E A □□ILLWA□ □OR O□ER□LOW□

□□IN□□ECT BARRIER□ AN□ REMO□E □E□IMENT A□ NECE□□AR□□□E□IMENT AN□ □RA□EL M□□T BE REMO□E□ □ROM THE TRA□ELE□ WA□ IMME□IATEL□□

CURB INLET PROTECTION DETAIL

N□T□□

CONTRACTOR / SUBCONTRACTOR CERTIFICATION TABLE

THI□ □W□□□ M□□T CLEARL□ I□ENTI□□, □OR EACH MEA□□RE I□ENTI□IE□ WITHIN THE □W□□□, THE CONTRACTOR□□□OR □□BCONTRACTOR□□□WHO WILL IM□LEMENT EACH MEA□□RE□ALL CONTRACTOR□□AN□ □□BCONTRACTOR□□I□ENTI□IE□ IN THE □W□□□ M□□T □I□N THE □OLLOWIN□ CERTI□ICATION□

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN."

N□me □□□□□□re	T□le	Com□□□□N□me, Addre□□ □□d □□o□e N□m□er	□□e

NOTE□CONTRACTOR TO A□□ □HEET□ TO CERTI□ICATION TABLE A□ NECE□□AR□□

SWPPP IMPLEMENTATION LOG

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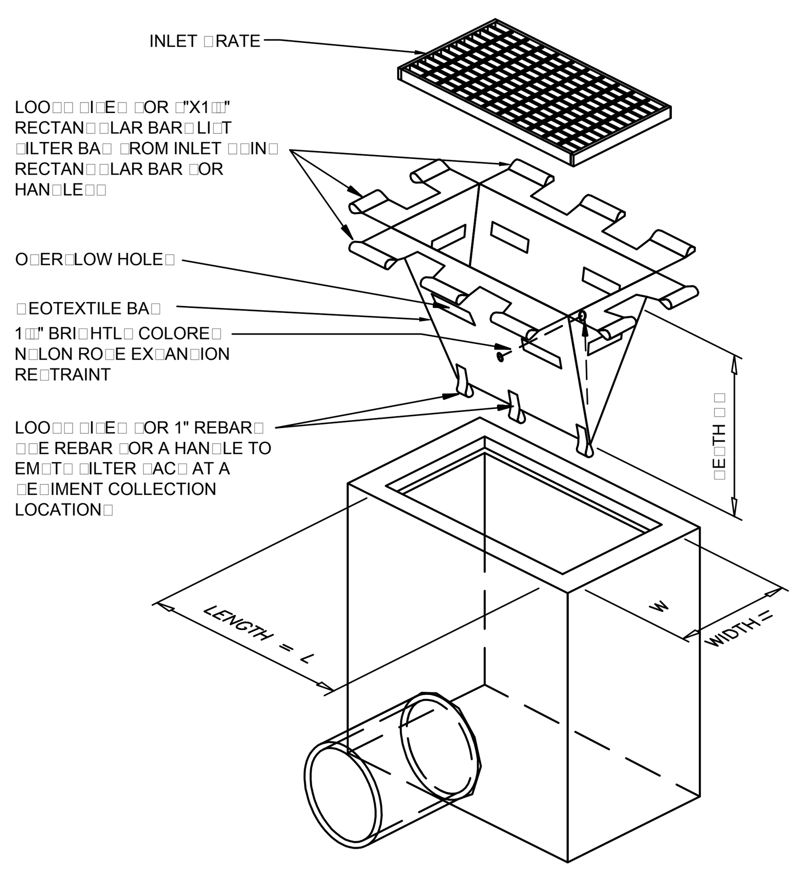
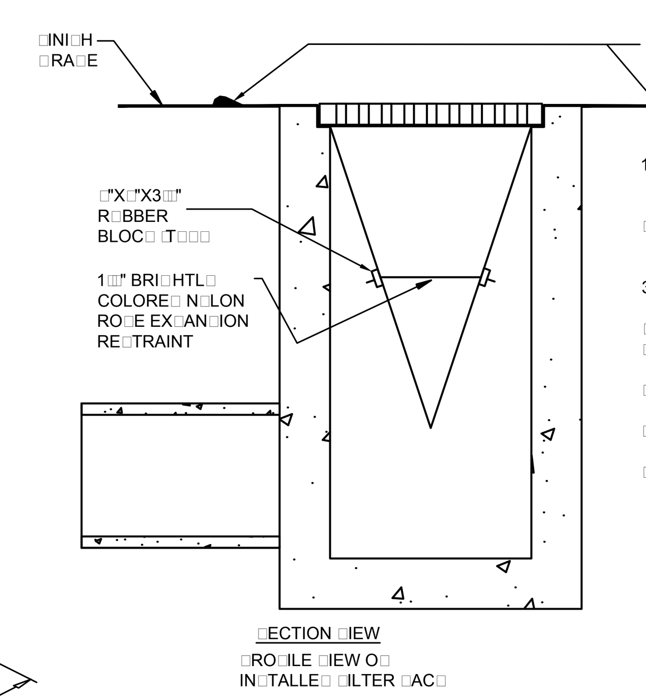
CAUTION: BAGGED INLET PROTECTION REQUIRES ADDITIONAL MAINTENANCE TO ENSURE THAT THE BMP FUNCTIONS PROPERLY AND DOES NOT CAUSE FLOODING.





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3□ □LACE AN OIL A□□ORBENT □A□ OR □ILLOW O□ER INLET □RATE WHEN OIL □□ILL□ ARE A CONCERN□
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□□ THE LEN□TH, "L", O□ THE □ILTER □AC□ □HALL MATCH THE IN□I□E LEN□TH O□ THE □RATE□ INLET BOX□
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GEOTEXTILE BAG INLET PROTECTION DETAIL

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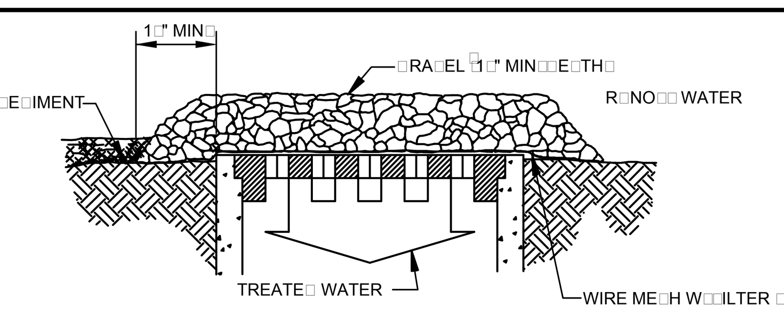

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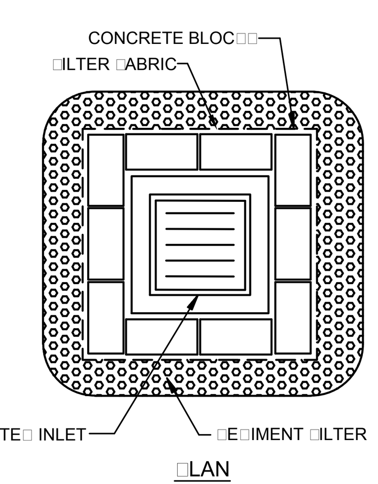
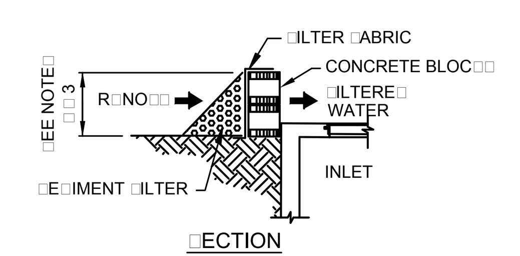
□□RA□EL □HALL BE □"□3" CLEAN □TONE

GRAVEL & WIRE MESH INLET SEDIMENT FILTER

N□T□□

NOTE:
AVOID USING IN TRAFFIC AREAS AS THIS CAN CAUSE A HAZARD.

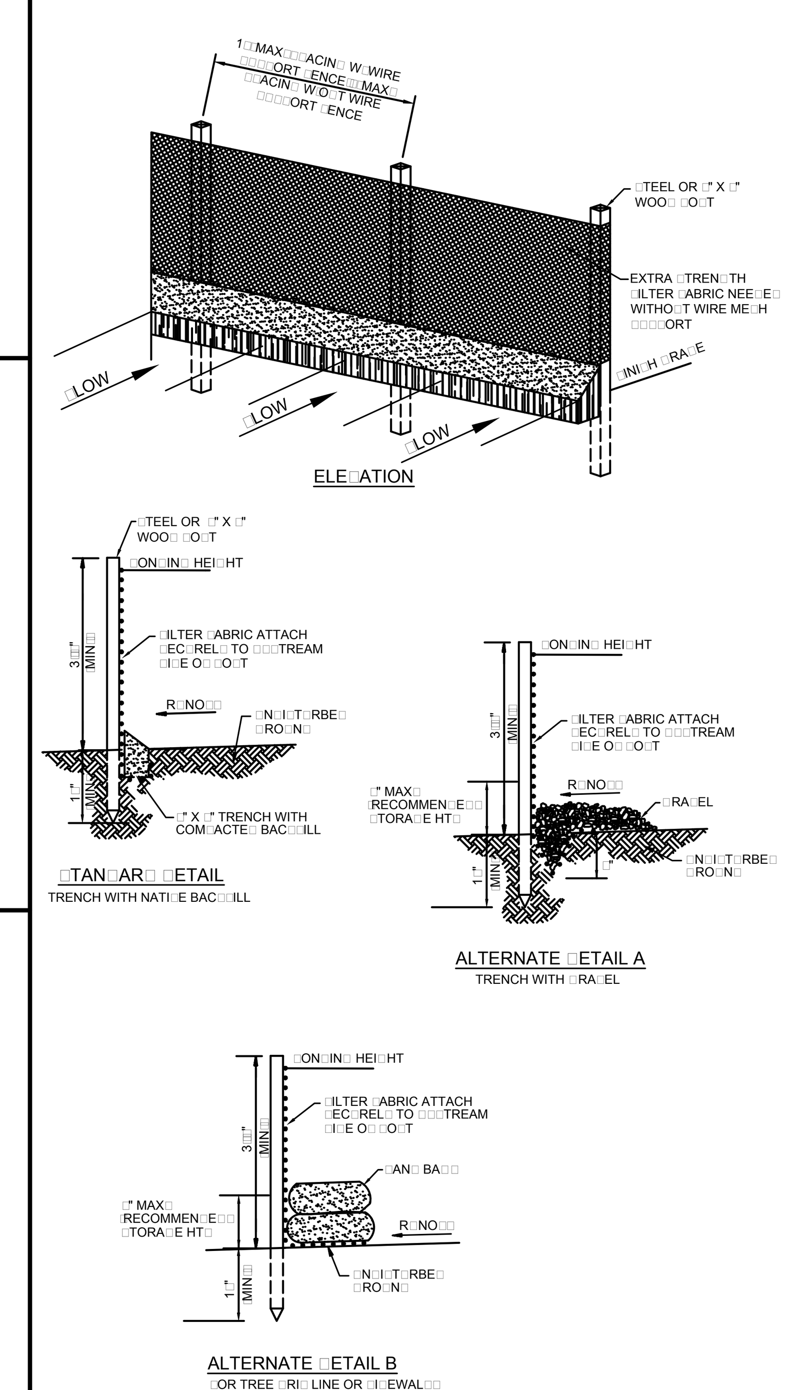




1□□LACE CONCRETE BLOC□□ IN A □IN□LE ROW ARO□N□ □ERIMETER O□ INLET ON THEIR □I□E□, WITH EN□□ O□ A□JACENT BLOC□□ AB□TTIN□□
□□HEI□HT O□ BARRIER □ARIE□□□□E □TAC□□ O□ □INCH, □INCH, OR 1□" BLOC□□□MIN□
3□HEI□HT O□ BARRIER 1□" AN□ MAX□HEI□HT O□ □□" □LACE □ILTER □ABRIC O□ER □ERTICAL □ACE O□ CONCRETE BLOC□□□
□□THE □E□IMENT □ILTER □HALL BE AN□ NON□ERO□IBLE MATERIAL □□CH A□ LOO□E ROC□, BRO□EN CONCRETE THAT WILL □LOW THE □LOW O□ THE WATER AN□ ALLOW IT TO □ILTER THRO□□H AN□ O□ER THE MATERIAL BE□ORE ENTERIN□ THE INLET□

BLOCK AND AGGREGATE INLET SEDIMENT FILTER

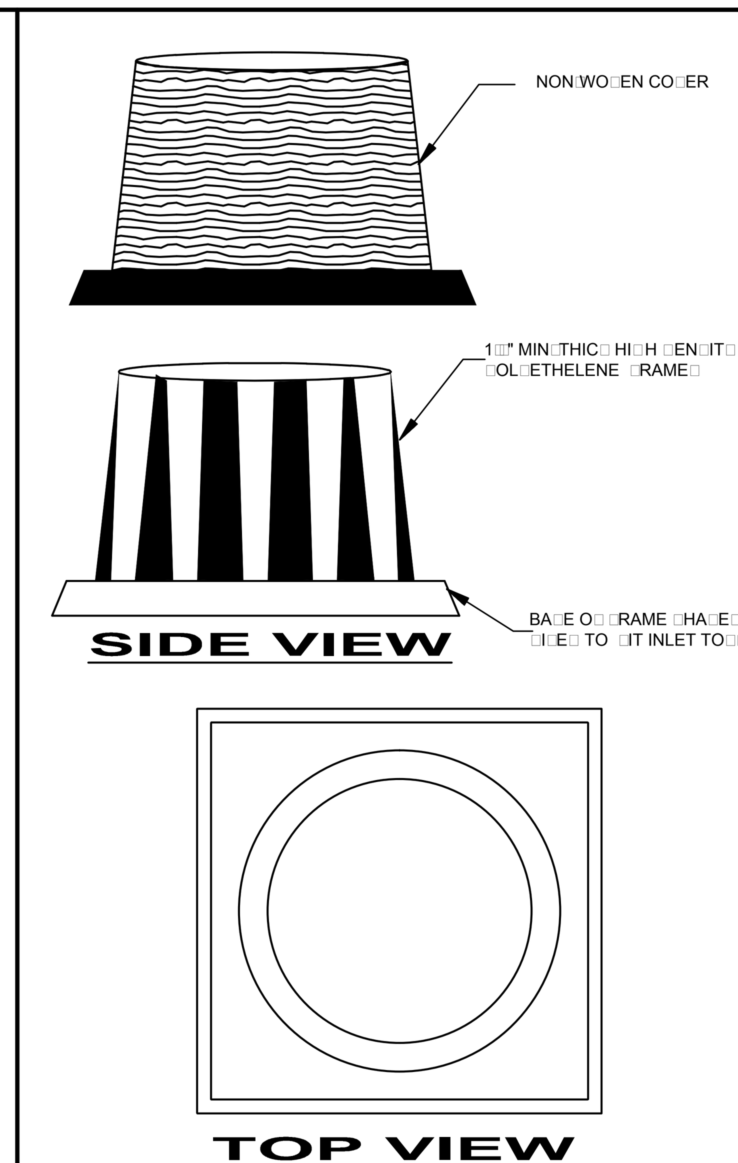
N□T□□



NOTE□□
1□IN□□ECT AN□ RE□AIR □ENCE A□TER EACH □TORM E□ENT AN□ REMO□E □E□IMENT WHEN NECE□□AR□□
□□REMO□E□ □E□IMENT □HALL BE □E□O□ITE□ TO AN AREA THAT WILL NOT CONTRIB□TE □E□IMENT O□□□ITE AN□ CAN BE □ERMANENTL□ □TABILI□E□□
3□□ILT □ENCE □HALL BE □LACE□ ON □LO□E CONTO□R□ TO MAXIMI□E □ON□IN□ E□□ICIENC□□

SEDIMENTATION / SILT FENCE

N□T□□



TYPICAL CONSTRUCTION SEQUENCE FOR DOME FRAME & COVER

1□EXCA□ATE A□□ROXIMATEL□ □" TO □" BELOW THE TO□ O□ THE INLET □TR□CT□RE□

□□□LACE THE □RAME ONTO THE INLET □TR□CT□RE, EN□□RIN□ □RO□ER □EATIN□ O□ □RAME TO □TR□CT□RE□

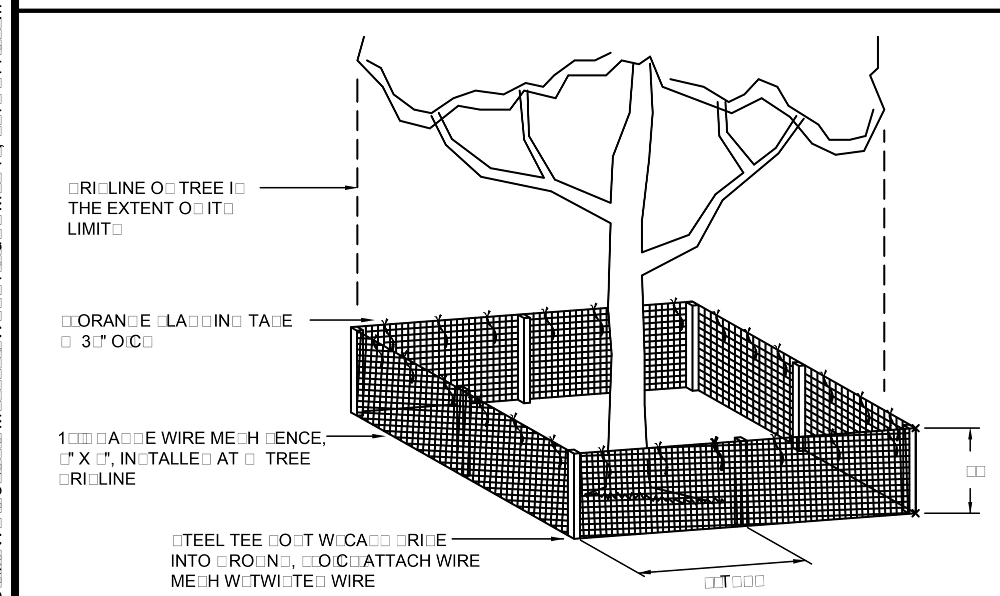
3□□LI□E THE CO□ER O□ER THE □RAME□

□□□ILL THE CO□ER □OC□ET□ WITH □OIL, □□□ □RA□EL OR E□□I□ALENT□THE CO□ER □OC□ET□ □HO□L□ BE COM□LETEL□ □ILLE□ TO EN□□RE A □OO□ □EAL BETWEEN THE □RO□N□ AN□ INLET □TR□CT□RE□

□□BAC□ □ILL ARO□N□ THE □RAME AN□ CO□ER A□□EMBL□ I□ NOT RE□□IRE□ TO COM□LETE IN□TALLATION□HOWE□ER, BAC□□ILLIN□ MA□ BE NECE□□AR□ TO COM□LETE EXCA□ATION RE□□IREMENT□ □OR THE □ITE□

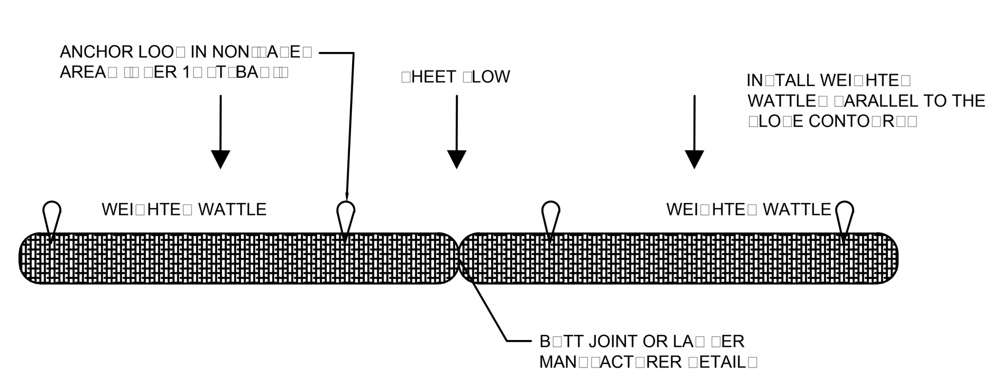
DOMED INLET PROTECTION (PREFABRICATED)

N□T□□



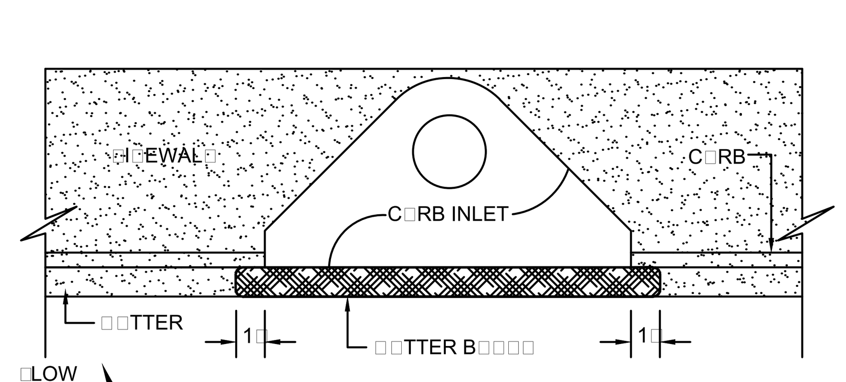
TREE PROTECTION DETAIL

N□T□□



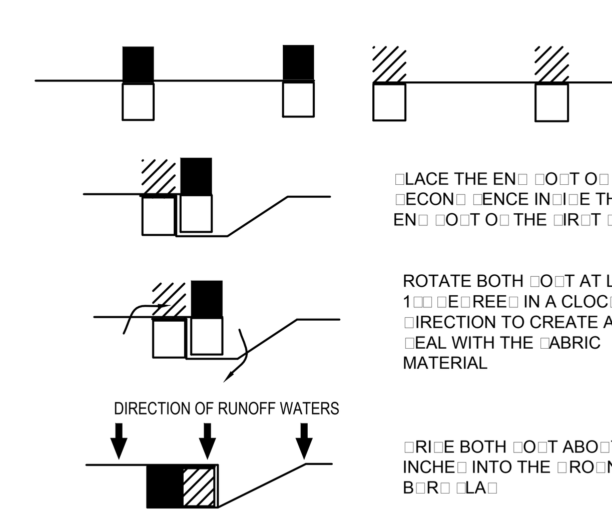
WEIGHTED WATTLE DETAIL

N□T□□



CURB INLET PROTECTION DETAIL

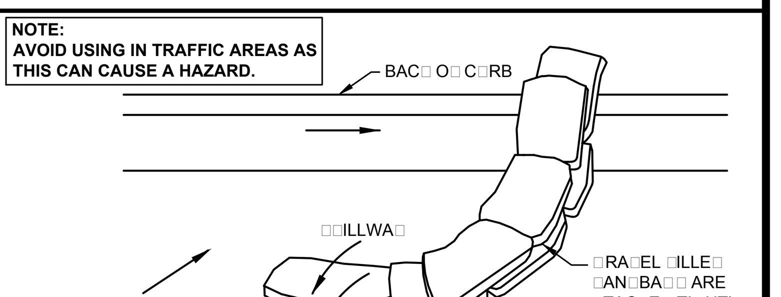
N□T□□



ATTACHING TWO SILT FENCES

N□T□□

NOTE:
AVOID USING IN TRAFFIC AREAS AS THIS CAN CAUSE A HAZARD.



NOTE□□

1□□LACE C□RB T□□E □E□IMENT BARRIER□ ON □ENTL□ □LO□IN□ □TREET □E□MENT□ WHERE WATER CAN □ON□ AN□ ALLOW □E□IMENT TO □E□ARATE □ROM R□NO□□□

□□□AN□BA□□ O□ EITHER B□RLA□ OR WO□EN □EOTEXTILE □ABRIC, ARE □ILLE□ WITH □RA□EL, LA□ERE□ AN□ □AC□E□ TI□HTL□□

3□TA□ER TO ONE □AN□BA□ TO □RO□I□E A □□ILLWA□ □OR O□ER□LOW□

□□IN□□ECT BARRIER□ AN□ REMO□E □E□IMENT A□ NECE□□AR□□□E□IMENT AN□ □RA□EL M□□T BE REMO□E□ □ROM THE TRA□ELE□ WA□ IMME□IATEL□□

CURB LINE PROTECTION DETAIL

N□T□□

Mc□ONAL□□□ □ROJECT CO□E□□□□□□□□

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61810

No□	□□e	Re□□□o□	B□
1	□□□□1□	PER VILLAGE OF PALM SPRINGS COMMENTS	□ML

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STORMWATER POLLUTION PREVENTION DETAILS

McDonald's®

FOREST HILL & CONGRESS PALM SPRINGS / FLORIDA

□□ee□No□

C-5

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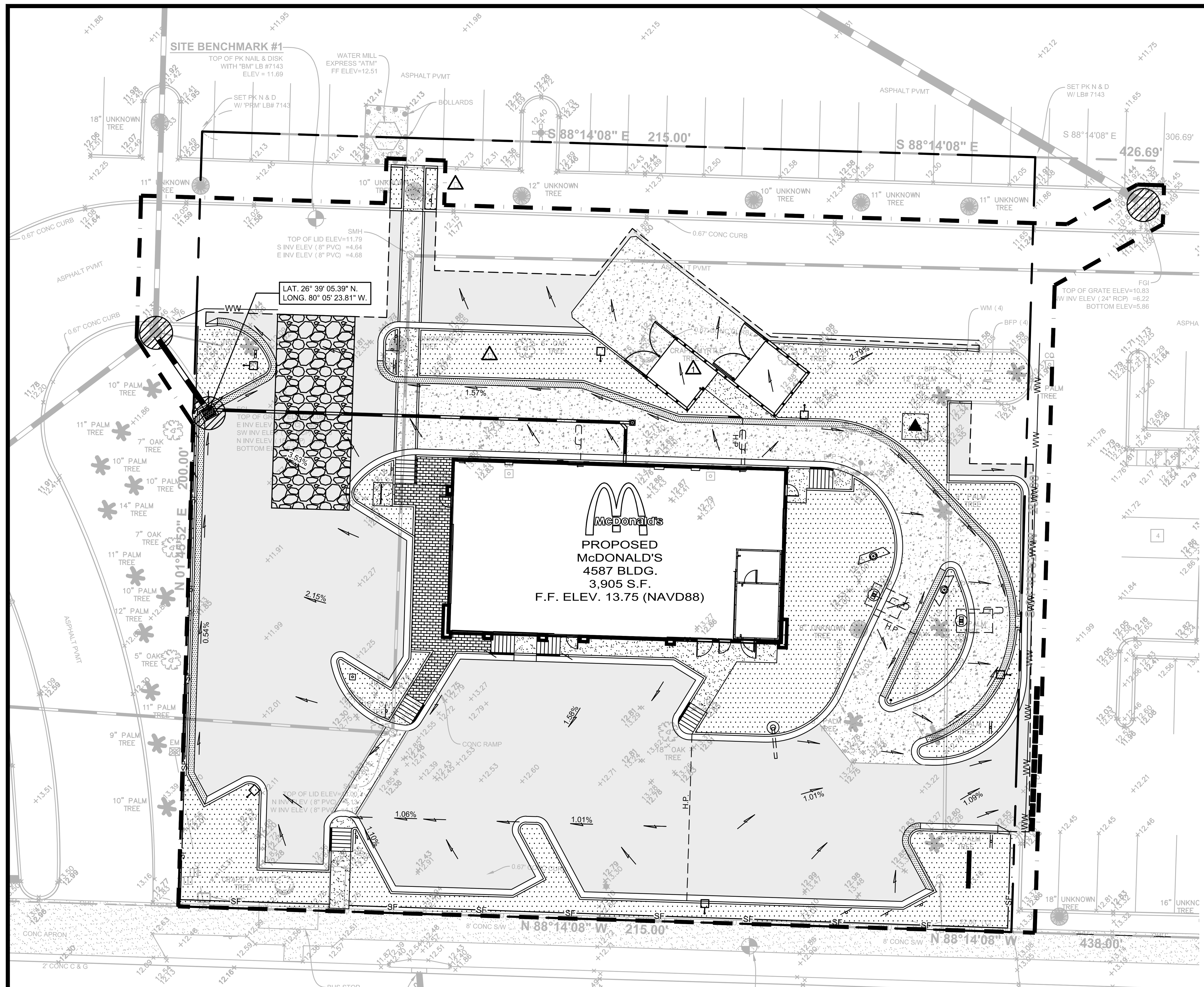

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1 INCH □ □□ □EET

LEGEND

- □IRECTION O□ □LOW
- □LO□E O□ □LOW
- LIMIT□ O□ □I□T□RBANCE
- TEM□ORAR□ □TABILI□E□ CON□TR□CTION ENTRANCE
- □ERMANENT □EE□IN□ □E□ETATION
- TEM□ORAR□ □ILT □ENCE
- WEI□HTE□ WA□□LE
- □RO□O□E□ INLET □ROTECTION
- □RO□O□E□ BARRICA□E

SEQUENCE OF CONSTRUCTION

THE CONTRACTOR □HALL □OLLOW THE □E□□ENCE O□ CON□TR□CTION A□ □E□CRIBE□ BELOW□I□ THE CONTRACTOR □IN□□ THAT THE □E□□ENCE NEE□□ TO BE MO□I□IE□, THE CONTRACTOR □HALL CONTACT THE CEC □OR □□RTHER □IRECTION□THE IN□TALLATION OR REMO□AL O□ BM□□, EARTH □I□T□RBANCE, □RA□IN□, TEM□ORAR□ □TABILI□ATION AN□ □ERMANENT □TABILI□ATION □HALL BE IMME□IATEL□ NOTE□ IN THE □W□□□ IM□LEMENTATION LO□ AN□ ON THE □ITE MA□□THE CONTRACTOR □HALL □I□T□RB ONL□ THO□E AREA□ NECE□□AR□ TO IN□TALL THE BM□□ □NTIL □IRECTE□ IN THE □E□□ENCE TO BE□IN CLEARIN□ AN□ □R□BBIN□ O□ERATION□□ALL TEM□ORAR□ BM□□ □HALL BE RE□AIRE□ AN□ MAINTAINE□ □NTIL □TABILI□ATION HA□ OCC□RRE□ AN□ THERE I□ NO RI□□ O□ □I□CHAR□E, THEN THE□ □HALL BE REMO□E□□

1□ □O□T A CO□□ O□ THE NOI OR LETTER □ROM □□E□ CON□IRMIN□ CO□ERA□E □N□ER THE □ENERIC □ERMIT, AN□ THE NAME AN□ □HONE N□MBER O□ THE CONTRACTOR□□ RE□RE□ENTATI□E RE□□ON□IBLE □OR ERO□ION AN□ □E□IMENTATION CONTROL IN□TALLATION AN□ MAINTENANCE ON A □□HO□R BA□I□□
□□ IN□TALL □ERIMETER CONTROL□ IMME□IATEL□ □OWN□TREAM O□ THE □LANNE□ LOCATION O□ THE CON□TR□CTION EXIT□
3□ IN□TALL □TABILI□E□ CON□TR□CTION EXIT□
□□ IN□TALL REMAININ□ □ERIMETER CONTROL□□
□□ IN□TALL TEM□ORAR□ □AR□IN□ AN□ □TORA□E AREA□ □TRAILER, □AR□IN□, LA□ □OWN, □ANITAR□ □ACILITIE□, WHEEL WA□H, CONCRETE WA□HO□T, MA□ON□ AREA, □□EL AN□ MATERIAL □TORA□E CONTAINER□, □OLI□ WA□TE CONTAINER□, ETC□□
□□ BE□IN □EMOLITION, CLEARIN□ AN□ □R□BBIN□ O□ERATION□ A□ A□□LICABLE□
□□ BE□IN CON□TR□CTION O□ B□IL□IN□ □A□ AN□ □TR□CT□RE□□
□□ TEM□ORARIL□ □EE□, IMME□IATEL□ AN□ THRO□□HO□T CON□TR□CTION, □EN□□E□ AREA□ THAT WILL BE INACTI□E □OR □□A□□ OR MORE□
□□ IN□TALL □TILITIE□, □N□ER□RAIN□, □TORM □EWER□, C□RB□ AN□ □□TTER□□
1□□IN□TALL INLET □ROTECTION ARO□N□ ALL □TORM □EWER □TR□CT□RE□ A□ EACH INLET □TR□CT□RE I□ IN□TALLE□□
11□□ERMANENTL□ □TABILI□E AREA□ TO BE □E□ETATE□ A□ THE□ ARE BRO□□HT TO □INAL □RA□E□
1□□□RE□ARE □ITE □OR □A□IN□□
13□□A□E □ITE□
1□□IN□TALL A□□RO□RIATE INLET □ROTECTION □E□ICE□ □OR □A□E□ AREA□ A□ WOR□ □RO□RE□□E□□
1□□COM□LETE □RA□IN□ AN□ IN□TALL □ERMANENT □TABILI□ATION O□ER ALL AREA□□
1□□REMO□E ALL TEM□ORAR□ ERO□ION AN□ □E□IMENT CONTROL □E□ICE□ □ONL□ I□ □ITE I□ □TABILI□E□□□
1□□□□BMIT NOTICE O□ TERMINATION □NOT□ONCE ALL CON□TR□CTION I□ COM□LETE AN□ ALL AREA□ ARE □TABILI□E□ □ER □LAN□

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□□□l□□ed I□□□ec□or□□□		
M□□□□e□□□ce □er□o□□el□		

T□e co□□r□c□or □□□ll com□le□e □□□□ □□□le de□□□□□□□ □□e □□d□□d□□l□ o□ □□e □torm□□□er □e□m □□d □□e□r re□□o□□□□□l□□e□□

ACREAGE SUMMARY	
TOTAL SITE AREA	0.99 AC.
ON-SITE DISTURBED AREA	0.94 AC.
OFF-SITE DISTURBED AREA	0.01 AC.
TOTAL DISTURBED AREA	0.95 AC.

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STORMWATER POLLUTION PREVENTION NOTES

THI□ □LAN HA□ BEEN □RE□ARE□ TO EN□□RE COM□LIANCE WITH R□LE□ O□ THE □LORI□A □E□ARTMENT O□ EN□IRONMENTAL □ROTECTION, CHA□TER 1□□□□□AC AN□ THE □O□TH □LORI□A WATER MANA□EMENT □I□TRICT□

SITE DESCRIPTION
A□ □ITE LOCATION□
THE □ITE I□ LOCATE□ AT 3□1□ □ORE□T HILL BL□□□, □ALM BEACH CO□NT□, □LORI□A

B□ □ITE CON□ITION□ □ ACTI□ITIE□ NARRATI□E□
THE EXI□TIN□ CON□ITION O□ THE □ITE I□ □E□ELO□E□ WITH AN EXI□TIN□ RE□TA□RANT□THE □ITE WILL REMAIN AT A□□ROXIMATEL□ THE □AME □RA□E AN□ HA□E NO MAJOR E□□ECT ON AB□TTIN□ □RO□ERTIE□□

WETLANDS/BUFFERS
NO WETLAN□□ OR B□□□ER□ ARE A□□OCIATE□ WITH THI□ □ROJECT□

SWPPP INTENT
THE INTENT O□ THI□ □W□□□ I□ TO COM□L□ WITH THE INTENT O□ THE □ENERIC □ERMIT AN□ TO □RE□ENT THE RELEA□E O□ □OIL□, TRA□H, CHEMICAL□, TOXIN□ AN□ OTHER □OLL□TANT□, B□ WATER , AIR, □EHICLE TRAN□□ORT OR OTHER MEAN□ THAT CAN IM□ACT □TORM WATER □□ALIT□□THE CONTRACTOR □HALL OBTAIN A CO□□ O□ THE □ENERIC □ERMIT AN□ RETAIN ON□ITE □OR □□T□RE RE□ERENCE□THE CONTRACTOR □HALL REA□ AN□ □N□ER□TAN□ THE □ERMIT, AN□ EN□□RE THAT THE BM□□ ARE IN□TALLE□ AN□ THE EXEC□TION O□ THE WOR□ I□ □ER□ORME□ TO MEET THE INTENT O□ THE □ENERIC □ERMIT AN□ THE □W□□□□

POTENTIAL SOURCES OF POLLUTION
THE □OTENTIAL □O□RCE□ O□ □OLL□TION THAT MA□ REA□ONABL□ BE EX□ECTE□ TO A□□ECT THE □□ALIT□ O□ □TORM WATER □I□CHAR□E A□□OCIATE□ WITH CON□TR□CTION ACTI□IT□ INCL□□E□ □E□IMENT, □E□TICI□E□, □ERTILI□ER, □LA□TER, CLEANIN□ □OL□ENT□, A□□HALT, CONCRETE, □L□E, A□HE□I□E□, □AINT□, C□RIN□ COM□O□N□□, WOO□ □RE□ER□ATI□E□, H□□RA□LIC OIL □L□I□□, □A□OLINE, □IE□EL □□EL AN□ □ERO□ENE□

GENERAL NOTES
A□IT I□ THE CONTRACTOR□□ RE□□ON□IBILIT□ TO □ILE "NOTICE O□ INTENT TO □□E □ENERIC □ERMIT □OR □TORMWATER □I□CHAR□E □ROM CON□TR□CTION ACTI□ITIE□" □□E□ □ORM □□□□1□3□□□□□B□OR LATE□T □ER□ION□TO □□E□ TO THE □OLLOWIN□ A□□RE□□ OR THRO□□H THE □□E□ ON□LINE □□□TEM AT LEA□T TWO □□□□A□□ BE□ORE COMMENCEMENT O□ CON□TR□CTION□

N□□E□ □TORMWATER NOTICE□ CENTER, M□ □□□1□ □LORI□A □E□ARTMENT O□ EN□IRONMENTAL □ROTECTION, □□□□ BLAIR □TONE ROA□, TALLAHA□□EE, □LORI□A 3□3□□□□□□□

THE CONTRACTOR □HALL □□BMIT A NOTICE O□ TERMINATION □NOT□WITHIN 1□ CALEN□AR □A□□ A□TER THE □ITE HA□ ACHIE□E□ □INAL □TABILI□ATION □IE□ALL □I□T□RBE□ □OIL□ AT THE □ITE HA□E BEEN □INAL □TABILI□E□□, TEM□ORAR□ BM□□ HA□E BEEN REMO□E□, AN□ □TORMWATER □I□CHAR□E□ A□□OCIATE□ WITH CON□TR□CTION ACTI□IT□ □ROM THE □ITE A□THORI□E□ B□ THE □ERMIT HA□E BEEN ELIMINATE□□

AN EN□IRONMENTAL RE□O□RCE □ERMIT, □ERMITTE□ THRO□□H □O□TH □LORI□A WATER MANA□EMENT □I□TRICT, HA□ BEEN OBTAINE□ □OR THI□ □ROJECT□ □ERMIT N□MBER □3□□□□1□□□, I□□□E□ NO□EMBER 1□,1□3□

M□□ O□ERATOR NAME □I□ AN□□□□EACHTREE □LA□A

THE CONTRACTOR □HALL □RO□I□E A CO□□ O□ THE NOI AN□ □□B□E□□ENT NOT OR THE AC□NOWLE□□EMENT LETTER□ □OR THE NOI OR NOT TO THE M□□WITHIN □□A□□ O□ RECEI□T□THE CONTRACTOR □HALL AL□O COOR□INATE WITH THE M□□TO EN□□RE THAT ALL □□ECI□IC RE□□IREMENT□ ARE MET□

B□WHERE □RACTICAL, □TORMWATER □HALL BE CON□E□E□ B□ □WALE□□□WALE□ □HALL BE CON□TR□CTE□ A□ □HOWN ON □LAN□□

C□ERO□ION CONTROL MEA□□RE□ □HALL BE EM□LO□E□ TO MINIMI□E T□RBI□IT□ O□ □□R□ACE WATER□ LOCATE□ □OWN□TREAM O□ AN□ CON□TR□CTION ACTI□IT□□WHILE THE □ARIO□□ MEA□□RE□ RE□□IRE□ WILL BE □ITE □□ECI□IC, THE□ □HALL BE EM□LO□E□ A□ NEE□E□ IN ACCOR□ANCE WITH THE □OLLOWIN□□

I□ IN □ENERAL, ERO□ION □HALL BE CONTROLLE□ AT THE □□RTHE□T □RACTICAL □□□TREAM LOCATION□
II□NEW AN□ EXI□TIN□ □TORMWATER INLET□ AN□ O□T□ALL □TR□CT□RE□ □HALL BE □ROTECTE□ □□RIN□ CON□TR□CTION□□ROTECTION MEA□□RE□ □HALL BE EM□LO□E□ IMME□IATEL□ A□ RE□□IRE□ □□RIN□ THE □ARIO□□ □TA□E□ O□ CON□TR□CTION□
III□□ERIMETER ERO□ION CONTROL □E□ICE□ □HALL REMAIN IN □LACE □NTIL □INAL □ITE □TABILI□ATION HA□ BEEN E□TABLI□HE□

□□CLEARIN□ AN□ □R□BBIN□ O□ERATION□ □HALL BE CONTROLLE□ □O A□ TO MINIMI□E □N□ROTECTE□ ERO□IBLE AREA□ EX□O□E□ TO WEATHER□□ENERAL ERO□ION CONTROL BM□□ □HALL BE EM□LO□E□ TO MINIMI□E □OIL ERO□ION AN□ O□□□ITE □E□IMENTATION□WHILE THE □ARIO□□ TECHNI□□E□ RE□□IRE□ WILL BE □ITE AN□ □LAN □□ECI□IC, THE□ □HO□L□ BE EM□LO□E□ □RIOR TO AN□ CON□TR□CTION ACTI□IT□□

E□THE CONTRACTOR □HALL □□RNI□H, IN□TALL □ER THE □E□□ENCE O□ CON□TR□CTION, MAINTAIN AN□ □□B□E□□ENTL□ REMO□E, ALL NECE□□AR□ TEM□ORAR□ BM□□□THE CONTRACTOR WILL □□RNI□H AN□ IN□TALL ALL NECE□□AR□ □ERMANENT BM□□□

□□THE CONTRACTOR □HALL A□J□□T, A□□ OR MO□I□□ BM□□ A□ NECE□□AR□ TO COM□L□ WITH THE INTENT O□ THE □ENERIC N□□E□ □ERMIT AN□ THE □W□□□ □OR NO A□□ITIONAL COM□EN□ATION□THE CONTRACTOR □HALL CON□□LT WITH THE CEC □RIOR TO A□J□□TIN□, A□□IN□ OR MO□I□□IN□ BM□□ THAT A□□ECT THE H□□RA□LIC□ O□ THE □ITE OR BE□ORE A□□IN□ BM□□ NOT □ETAILE□ IN THE □W□□□□

□□THE CONTRACTOR I□ A□□I□E□ THAT THE CONTRACT □RAWIN□□ ONL□ IN□ICATE ERO□ION, □E□IMENT, AN□ T□RBI□IT□ CONTROL□ AT LOCATION□ □ETERMINE□ IN THE □E□I□N □ROCE□□□ HOWE□ER, THE CONTRACTOR I□ RE□□IRE□ TO □RO□I□E AN□ A□□ITIONAL CONTROL□ NECE□□AR□ TO □RE□ENT THE □O□□IBILIT□ O□ □ILTIN□ AN□ A□JACENT LOWLAN□ □ARCEL OR RECEI□IN□ WATER□

H□ERO□ION AN□ □E□IMENT CONTROL MEA□□RE□ ARE TO BE □LACE□ □RIOR TO, OR A□ THE □IR□T □TE□ IN CON□TR□CTION□THE CONTRACTOR I□ RE□□ON□IBLE □OR COM□L□IN□ WITH ALL ERO□ION CONTROL MEA□□RE□ □HOWN ON THE □LAN□□THE ERO□ION CONTROL □□□TEM □E□CRIBE□ WITHIN THE CON□TR□CTION □OC□MENT□ □HO□L□ BE CON□I□ERE□ TO RE□RE□ENT THE MINIM□M ACCE□TABLE □TAN□AR□□ □OR THI□ □ROJECT□A□□ITIONAL ERO□ION CONTROL MEA□□RE□ MA□ BE RE□□IRE□ □E□EN□ENT □□ON THE □TA□E O□ CON□TR□CTION, THE □E□ERIT□ O□ THE RAIN□ALL E□ENT AN□□OR A□ □EEME□ NECE□□AR□ A□ A RE□□LT O□ ON□ITE IN□□ECTION□ B□ THE OWNER, THEIR RE□RE□ENTATI□E□, OR THE A□□LICABLE J□RI□□ICTIONAL A□THORITIE□□THE□E A□□ITIONAL MEA□□RE□ □I□ NEE□E□□□HALL BE IN□TALLE□ AT NO A□□ITIONAL CO□T TO THE OWNER□IT □HO□L□ BE NOTE□ THAT THE MEA□□RE□ I□ENTI□IE□ ON THI□ □LAN ARE ONL□ □□□□□E□TE□ BE□T MANA□EMENT □RACTICE□ □BM□□□□THE CONTRACTOR □HALL □RO□I□E □OLL□TION □RE□ENTION AN□ ERO□ION CONTROL MEA□□RE□ A□ □□ECI□IE□ IN □□OT IN□EXE□ □1□□THRO□□H □1□□AN□ A□ NECE□□AR□ □OR EACH □□ECI□IC A□□LICATION□IT I□ THE CONTRACTOR□□ □LTIMATE RE□□ON□IBILIT□ TO A□□□RE THAT THE □TORMWATER □I□CHAR□E □ROM THE □ITE □OE□ NOT EXCEE□ THE TOLERANCE□ E□TABLI□HE□ B□ AN□ O□ THE A□□LICABLE J□RI□□ICTIONAL A□THORITIE□□

I□ THE CONTRACTOR □HALL □EE□ THE □W□□□ C□RRENT AT ALL TIME□□THE CONTRACTOR □HALL □I□N AN□ □ATE AN□ CHAN□E□ TO THE □W□□□ AN□ □EE□ THEM A□ ATTACHMENT□ TO THE ORI□INAL □LAN□ WHENE□ER AN□ O□ THE □OLLOWIN□ E□ENT□ OCC□R, THE CONTRACTOR □HALL □□□ATE THE □W□□□ WITHIN □□A□□□
I□THERE I□ A CHAN□E IN □E□I□N, CON□TR□CTION O□ERATION OR MAINTENANCE THAT HA□ A □I□NI□ICANT E□□ECT ON THE □I□CHAR□E □ROM THE □ROJECT
II□THERE I□ A NEW □I□CHAR□E □OINT O□R O□T□ALL
III□THERE I□ A CHAN□E IN THE LOCATION O□ A □I□CHAR□E □OINT O□ O□T□ALL
I□□AN IN□□ECTION RE□EAL□ THAT BM□□ ARE INE□□ECTI□E AT ELIMINATIN□ OR MINIMI□IN□ □OLL□TANT□ IN THE □TORMWATER □I□CHAR□E□ □ROM THE □ITE□
□□THERE I□ A NEW □□BCONTRACTOR IM□LEMENTIN□ AN□ □ORTION O□ THE □W□□□
□I□A RELEA□E CONTAININ□ A HA□AR□O□□ □□B□TANCE IN AN AMO□NT E□□AL TO OR □REATER THAN A RE□ORTABLE □□ANTIT□ OCC□R□ □□RIN□ A □□HO□R □ERIO□

J□ THE CONTRACTOR □HALL EN□□RE THAT THE CONTRACTOR AN□ ALL □□BCONTRACTOR□ RE□□ON□IBLE □OR IM□LEMENTIN□ □W□□□ CONTROL MEA□□RE□ □ILL O□T THE CONTRACTOR □ □□BCONTRACTOR CERTI□ICATION TABLE INCL□□E□ IN THI□ □W□□□□

□□THE CONTRACTOR □HALL COM□LETE THE CON□TR□CTION □E□□ENCE TABLE INCL□□IN□ IN THI□ □W□□□ □RIOR TO □ROCEE□IN□ WITH THE IN□TALLATION O□ BM□ AN□ □RIOR TO □RO□N□ □I□T□RBIN□ ACTI□ITIE□□THE CONTRACTOR □HALL COM□LETE THE TABLE WITH ANTICI□ATE□ □ATE□ IN WHICH THE BM□ WILL BE □TILI□E□ OR THE ACTI□IT□ WILL OCC□R□

STABILIZATION
A□□TABILI□ATION MEA□□RE□ □HALL BE INITIATE□ IMME□IATEL□ IN □ORTION□ O□ THE □ITE WHERE CON□TR□CTION ACTI□ITIE□ HA□E TEM□ORARIL□ OR □ERMANENTL□ CEA□E□ AN□ WILL REMAIN □N□I□T□RBE□ □OR □□A□□ OR MORE□□TABILI□E B□ CO□ERIN□ WITH A□E□□ATE AMO□NT□ O□ M□LCH O□ER □EE□ AN□ □ERIO□ICALL□ WATER TO □ROMOTE AN□ MAINTAIN □ROWTH O□ THE TEM□ORAR□ □RO□N□CO□ER, OR B□ THE □□E O□ AN A□□RO□RIATE ALTERNATI□E BM□□

B□□ERMANENT □OIL ERO□ION CONTROL MEA□□RE□ □OR ALL □LO□E□, CHANNEL□, □ITCHE□ OR AN□ □I□T□RBE□ LAN□ AREA□ □HALL BE COM□LETE□ IMME□IATEL□ A□TER □INAL □RA□IN□□WHEN IT I□ NOT □O□□IBLE TO □ERMANENTL□ □ROTECT A □I□T□RBE□ AREA IMME□IATEL□ A□TER □RA□IN□ O□ERATION□, TEM□ORAR□ ERO□ION CONTROL MEA□□RE□ □HALL BE IN□TALLE□□ALL TEM□ORAR□ □ROTECTION □HALL BE MAINTAINE□ □NTIL □ERMANENT MEA□□RE□ ARE IN □LACE AN□ E□TABLI□HE□□

C□ALL □RA□□ □LO□E□ CON□TR□CTE□ □TEE□ER THAN □H□1□ □HALL BE □O□□E□ IMME□IATEL□ A□TER □INAL □RA□E I□ E□TABLI□HE□□

DUST CONTROL
A□BARE EARTH AREA□ □HALL BE WATERE□ □□RIN□ CON□TR□CTION A□ NECE□□AR□ TO MINIMI□E THE TRAN□□ORT O□ □□□ITI□E □□□T□IN NO CA□E □HALL □□□ITI□E □□□T BE ALLOWE□ TO LEA□E THE □ITE □N□ER CON□TR□CTION□

B□A□ RE□□IRE□ A□TER COM□LETION O□ CON□TR□CTION, BARE EARTH AREA□ □HALL BE □E□ETATE□□

C□AT AN□ TIME BOTH □□RIN□ AN□ A□TER □ITE CON□TR□CTION THAT WATERIN□ AN□□OR □E□ETATION ARE NOT E□□ECTI□E IN CONTROLLIN□ WIN□ ERO□ION AN□□OR TRAN□□ORT O□ □□□ITI□E □□□T, OTHER METHO□□ A□ ARE NECE□□AR□ □OR □□CH CONTROL □HALL BE EM□LO□E□□THE□E METHO□□ MA□ INCL□□E ERECTION O□ □□□T CONTROL □ENCE□□I□ RE□□IRE□, □□□T CONTROL □ENCE□ □HALL BE CON□TR□CTE□ IN ACCOR□ANCE WITH THE □ETAIL □OR A □ILT □ENCE EXCE□T THE MINIM□M HEI□HT □HALL BE □ □EET□

WASTE MANAGEMENT
A□THE CONTRACTOR □HALL EN□□RE THAT ALL WA□TE AN□ □EBRI□ ARE MANA□E□ □AIL□ □□CH THAT THE□ WILL NOT IM□ACT □TORMWATER OR LEA□E THE □ERMITTE□ AREA, AN□ □I□□O□E□ O□ □RO□ERL□ IN ACCOR□ANCE WITH A□□LICABLE □TATE, LOCAL AN□ □E□ERAL RE□□LATION□□

B□THE CONTRACTOR □HALL EN□□RE THAT ALL CHEMICAL□, OIL□, □□EL□, HA□AR□O□□ WA□TE, □NI□ER□AL WA□TE AN□ TOXIC □□B□TANCE□ ARE □RO□ERL□ MANA□E□ AN□ □I□□O□E□ O□ IN ACCOR□ANCE WITH A□□LICABLE □TATE, LOCAL AN□ □E□ERAL RE□□LATION□□ THE CONTRACTOR □HALL EN□□RE THAT WA□TE I□ NOT □I□CHAR□E□ □ROM THE □ITE, AN□ □OE□ NOT IM□ACT □TORMWATER OR □RO□N□WATER□

C□THE CONTRACTOR □HALL □RO□I□E A□□RO□RIATE AN□ A□E□□ATE WA□HO□T □ACILITIE□ TO EN□□RE THAT CHEMICAL□ AN□ WA□TE I□ NOT □I□CHAR□E□ □ROM THE □ITE, AN□ □O NOT IM□ACT □TORMWATER OR □RO□N□WATER□ □E□□CONCRETE□MA□ONR□ WA□HO□T, □AINT WA□HO□T, EI□□, ETC□□ THE CONTRACTOR □HALL CLEAN □□ □□ILL□ □ROM□TL□ AN□ EN□□RE THAT WA□HO□T AREA□ ARE □RO□ERL□ MAINTAINE□ TO □RO□I□E A□E□□ATE □OL□ME TO □RE□ENT O□ER□LOW□

□□THE CONTRACTOR □HALL □RO□I□E A□E□□ATE □ANITAR□ □ACILITIE□ □OR □ITE □ER□ONNEL, MAINTAIN THRO□□HO□T CON□TR□CTION, AN□ □RO□I□E □OR □RO□ER □I□□O□AL IN ACCOR□ANCE WITH A□□LICABLE □TATE, LOCAL AN□ □E□ERAL RE□□LATION□□ □ANITAR□ □ACILITIE□ □HALL BE □RO□ERL□ □ECRE□ TO □RE□ENT TI□□IN□□

E□A □□ILL CONTROL AN□ CONTAINMENT □IT □CONTAININ□ □OR EXAM□LE, AB□ORBENT MATERIAL □□CH A□ □ITT□ LITTER OR □AW□□□T, ACI□, BA□E, NE□TRALI□IN□ A□ENT, BROOM□, □□□T □AN□, MO□□, RA□□, □LO□E□, □O□□LE□, □LA□TIC AN□ METAL TRA□H CONTAINER□, ETC□□HALL BE □RO□I□E□ AT THE CON□TR□CTION □ITE AN□ IT□ LOCATION□□□HALL BE I□ENTI□IE□ WITH LE□IBLE □I□NA□EAN□ □HOWN ON THE □ITE MA□□□
A□THE □□ILL CONTROL AN□ CONTAINMENT □IT □HALL BE O□ □□□□ICIENT □□ANTITIE□ AN□ A□□RO□RIATE CONTENT TO CONTAIN A □□ILL □ROM THE LAR□E□T ANTICI□ATE□ □IECE O□ E□□I□MENT AN□ □ROM THE LAR□E□T ANTICI□ATE□ □□ANTITIE□ O□ □RO□□CT□ □TORE□ ON THE □ITE AT AN□ □I□EN TIME□
B□CONTENT□ □HALL BE IN□□ECTE□ □□RIN□ THE □TORMWATER IN□□ECTION□

□□WHEN A □□ILL O□ RE□ORTABLE □□ANTITIE□ I□ □I□CO□ERE□ ON THE □ITE, THE CONTRACTOR □HALL CLEAN □□ ALL □□ILLE□ MATERIAL□ AN□ □I□□O□E O□ IN ACCOR□ANCE WITH A□□LICABLE LAW□ AN□ RE□□LATION□□ THE CONTRACTOR □HALL NOTI□□ THE A□□RO□RIATE A□THORITIE□ IN ACCOR□ANCE WITH A□□LICABLE LAW□ AN□ RE□□LATION□, THE OWNER AN□ □ROJECT EN□INEER□ THE CONTRACTOR □HALL RETAIN CLEAN□□ IN□ORMATION A□ WELL A□ □I□□O□AL MANI□E□T□ WITH THEIR □W□□□□

MATERIALS MANAGEMENT, AND EQUIPMENT STAGING AND MAINTENANCE
A□EXCA□ATE□ MATERIAL □HALL NOT BE □E□O□ITE□ IN LOCATION□ WHERE IT CO□L□ BE WA□HE□ AWA□ B□ HI□H WATER OR □TORM WATER R□NO□□□ □TOC□□ILE□ MATERIAL □HALL BE CO□ERE□ OR ENCIRCLE□ WITH □E□IMENT CONTAINMENT □E□ICE□□

B□HEA□□ CON□TR□CTION E□□I□MENT □AR□IN□ AN□ MAINTENANCE AREA□ □HALL BE □E□I□NE□ TO □RE□ENT OIL, □REA□E, AN□ L□BRICANT□ □ROM ENTERIN□ □ITE □RAINA□E □EAT□RE□ INCL□□IN□ □TORMWATER COLLECTION AN□ TREATMENT □□□TEM□□ CONTRACTOR□ □HALL □RO□I□E BROA□ □I□E□ OR □ILT □CREEN□ ARO□N□, AN□ □E□IMENT □□M□□ WITHIN, □□CH AREA□ A□ RE□□IRE□ TO CONTAIN □□ILL□ OR OIL, □REA□E, L□BRICANT□, OR OTHER CONTAMINANT□□ CONTRACTOR □HALL HA□E A□AILABLE, AN□ □HALL □□E, AB□ORBENT □ILTER □A□□ TO CLEAN □□ □□ILL□ IMME□IATEL□ A□TER AN□ OCC□RRENCE□

C□THE CONTRACTOR □HALL EN□□RE THAT ALL TOXIC □HA□AR□O□□ □□B□TANCE□ AN□ CHEMICAL□ ARE □RO□ERL□ □TORE□, O□T O□ THE WEATHER, AN□ □□E□ IN ACCOR□ANCE WITH MAN□□ACT□RER□□ RECOMMEN□ATION□□ THE CONTRACTOR □HALL EN□□RE THAT THE□E □RO□□CT□ ARE □TORE□ AN□ □□E□ IN □□CH A MANNER THAT WILL NOT NE□ATI□EL□ IM□ACT □TORMWATER, □RO□N□WATER OR □ROTECTE□ □□ECIE□□

□□THE CONTRACTOR □HALL EN□□RE THAT ALL MATERIAL□, E□□I□MENT, □EBRI□, WA□TE, TRAILER□, AN□ OTHER □□□□ORT RELATE□ ITEM□ ARE CONTAINE□ WITHIN THE □ERMITTE□ LIMIT□ O□ □I□T□RBANCE□ THE CONTRACTOR □HALL EN□□RE THAT THE □TORA□E AN□ □□E O□ □□CH ITEM□ □OE□ NOT NE□ATI□EL□ IM□ACT □TORMWATER OR □RO□N□WATER□

OFFSITE VEHICLE TRACKING
A□THE CONTRACTOR □HALL EN□□RE THAT THE CON□TR□CTION EXIT I□ □□E□ B□ ALL □EHICLE□ AN□ E□□I□MENT ENTERIN□ OR LEA□IN□ THE JOB□ITE□THE CONTRACTOR □HALL MONITOR AN□ MAINTAIN THE CON□TR□CTION EXIT TO EN□□RE THAT NO □OIL□ ARE TRAC□E□ O□□□ITE B□ TIRE□ OR TRAC□□, AN□ THAT NO □OIL□ ARE □□ILLE□ B□ TR□C□□ OR E□□I□MENT LEA□IN□ THE □ITE□ ALL TRAC□E□ OR □□ILLE□ □OIL□ □HALL BE □HO□ELE□ OR □WE□T □ROM THE ROA□WA□ AN□ RET□RNE□ TO THE □ITE□ WATER □HALL NOT BE □□E□ TO CLEAN THE □OIL□ □ROM THE ROA□WA□ □NLE□□ THE WATER AN□ □OIL□ ARE RECO□ERE□ B□ THE □□E O□ A □AC□□M TR□C□ OR □IMILAR □E□ICE□

FERTILIZERS, HERBICIDES AND PESTICIDES
A□THE CONTRACTOR □HALL EN□□RE THAT ALL □ERTILI□ER□, HERBICI□E□, □E□TICI□E□ AN□ □IMILAR □RO□□CT□ ARE □RO□ERL□ □TORE□, O□T O□ THE WEATHER, AN□ A□□LIE□ IN ACCOR□ANCE WITH MAN□□ACT□RER□□ RECOMMEN□ATION□□THE CONTRACTOR □HALL EN□□RE THAT THE□E □RO□□CT□ ARE □□E□ IN □□CH A MANNER THAT WILL NOT NE□ATI□EL□ IM□ACT □TORMWATER, □RO□N□WATER OR □ROTECTE□ □□ECIE□□

B□N□TRIENT□ □HALL BE A□□LIE□ ONL□ AT RATE□ NECE□□AR□ TO E□TABLI□H AN□ MAINTAIN □E□ETATION□

INSPECTIONS AND MAINTENANCE
A□THE CONTRACTOR □HALL IN□□ECT BM□□ □IE□□I□CHAR□E LOCATION□, CON□TR□CTION EXIT, □ERIMETER CONTROL□, INLET □ROTECTION, □TABILI□ATION, ERO□ION CONTROL, □OC□MENTATION, WA□TE □I□□O□AL AREA□, MATERIAL □TORA□E AREA□, ETC□□TO EN□□RE THAT BM□□ ARE NOT CA□□IN□ OR CONTRIB□TION TO □IOLATION□ O□ WATER □□ALIT□ □TAN□AR□□ OR RE□□LTIN□ IN O□□□ITE □E□IMENTATION□EN□□RE THAT BM□□ ARE IN□TALLE□, MAINTAINE□ AN□ O□ERATIN□ CORRECTL□ AN□ E□□ECTI□EL□□EN□□RE THAT BM□□ A□□OCIATE□ WITH □TORA□E AN□ WA□TE □I□□O□AL AREA□ ARE BEIN□ □□E□ AN□ MAINTAINE□ □RO□ERL□□EN□□RE THAT THE CON□TR□CTION EXIT I□ □□NCTION □RO□ERL□ TO □RE□ENT O□□□ITE TRAC□IN□ O□ □E□IMENT□EN□□RE THAT ERO□ION □RE□ENTION MEA□□RE□ ARE MAINTAINE□ TO □RE□ENT □I□IBLE ERO□ION O□ □I□T□RBE□ AREA□ AN□ □E□IMENTATION AT THE □I□CHAR□E □OINT□□AN□ □ETERMINE I□ CON□TR□CTION ACTI□ITIE□ HA□E ALTERE□ THE E□□ECTI□ENE□□ O□ BM□□□IN□□ECTION□ M□□T BE COM□LETE□ AT LEA□T ONCE E□ER□ □E□EN □□CALEN□AR □A□□, AN□ WITHIN □□HO□R□ A□TER A RAIN□TORM O□ □□□□ INCHE□ OR □REATER E□EN I□ IT RAIN□ ON THE WEE□EN□ OR A HOLI□A□□

B□THE CONTRACTOR □HALL RE□ORT ALL IN□□ECTION □IN□IN□□ AN□ CORRECTI□E ACTION□ TA□EN A□ A RE□□LT O□ THE IN□□ECTION □□IN□ THE □TORMWATER □OLL□TION □RE□ENTION □LAN IN□□ECTION RE□ORT □ORM □RO□I□E□ B□ □□E□ OR AN E□□I□ALENT □ORM□ IN□□ECTION RE□ORT□ □HALL BE □I□NE□ B□ THE IN□□ECTOR AN□ A RE□□ON□IBLE A□THORIT□ A□ □E□INE□ B□ THE □ERMIT□ IN□□ECTION RE□ORT□ □HALL BE MAINTAINE□ WITH THE □W□□□□ THE IN□□ECTOR M□□T BE A □□ALI□IE□ ERO□ION AN□ □E□IMENT CONTROL IN□□ECTOR A□ □E□INE□ B□ THE □LORI□A □E□ARTMENT O□ EN□IRONMENTAL □ROTECTION□

C□AN□ MAINTENANCE, RE□AIR AN□ NECE□□AR□ RE□I□ION□ TO BM□ ITEM□ □HALL BE A□□RE□□E□ IN A TIMEL□ MANNER, B□T IN NO CA□E LATER THAN □CALEN□AR □A□□ □OLLOWIN□ THE IN□□ECTION OR I□ENTI□ICATION O□ THE I□□□E□ □NLE□□ OTHERWI□E □□ECI□IE□, ACC□M□LATE□ □E□IMENT□ □HO□L□ BE REMO□E□ BE□ORE THE□ REACH ONE□HAL□ O□ THE CA□ACIT□ O□ THE CONTROL □E□ICE□

ALLOWABLE NON-STORMWATER DISCHARGES
THE □ENERIC □ERMIT □OR □TORMWATER □I□CHAR□E□ A□□OCIATE□ WITH CON□TR□CTION ACTI□ITIE□ □ROHIBIT MO□T NON□□TORMWATER □I□CHAR□E□ □□RIN□ THE CON□TR□CTION □HA□E□ CERTAIN □I□CHAR□E□ ARE ALLOWE□ B□ THE □ERMIT, □RO□I□E□ A□□RO□RIATE BM□□ ARE □TILI□E□ AN□ THE □I□CHAR□E □OE□ NOT CA□□E OR CONTRIB□TE TO A □IOLATION O□ WATER □□ALIT□ □TAN□AR□□□ALLOWABLE NON□□TORMWATER □I□CHAR□E□ THAT OCC□R □□RIN□ CON□TR□CTION ON THI□ □ROJECT □ER □ART 3□□O□ THE □ENERIC □ERMIT ARE□
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RETENTION OF RECORDS
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REFERENCES
THE CON□TR□CTION □LAN□ AN□ □□ECI□ICATION□ □OR JOB □M□□□□□A□ □RE□ARE□ B□ C□H, INC□ON MARCH □3, □□1□ ARE HEREB□ RE□ERENCE□ AN□ MA□E A □ART O□ THI□ □LAN□

NOTE□
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CON□TR□CTION □E□□ENCIN□ TABLE

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61810

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1	□□□□1□1□	MODIFY DUMPSTER ENCLOSURE	JT□
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STORMWATER POLLUTION PREVENTION PLAN

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PALM SPRINGS / FLORIDA

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C-4

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GENERAL BUILDING & PARKING REQUIREMENT DATA

LOCALS: BAY NO.	SIZE	SQ. FT.
1 & 2	40 X 70	2,800
3	20 X 70	1,400
4	25 X 70	1,750
5	15 X 70 (-81)	989
6	20 X 60	1,200
7	20 X 60	1,200
8	20 X 60	1,200
9	10 X 60	600
10 & 11	Irregular	6,020
12	22.5 X 70	1,575
13 & 14	40 X 75	3,000
15	20 X 75	1,500
16	20 X 75 (-81)	1,419
17	30 X 60	1,800
18	15 X 60	900
19	25 X 60	1,500
20	15 X 60	900
21	20 X 60	1,200
22	20 X 60	1,200
23	15 X 60	900
24	20 X 60	1,200
25	20 X 60	1,200
26	20 X 60	1,200
27	20 X 60	1,200
28	20 X 70	1,400
29	20 X 70	1,400
30	20 X 70	1,400
31	25 X 70	1,750
32	25 X 70	1,750
33	20 X 60	1,200
34	20 X 60	1,200
35	20 X 60	1,200
36	20 X 60	1,200
37	20 X 60	1,200
38	20 X 60	1,200
39	20 X 60	1,200
40	20 X 60	1,200
41	13.5 X 70	945
42, 43, 44, 45	86 X 70	6,020
TOTAL LOCALS SQUARE FOOTAGE		62,118

*Limity Outlet

MAJORS: NAME	SIZE	SQ. FT.
SUPER X DRUGS	73.5 X 137	10,069
WINN DIXIE SUPERMARKET	260 X 175 (+1974)	46,024
TOTAL MAJORS SQUARE FOOTAGE*		56,093

BUILDING B BAY NO.	SIZE	SQ. FT.
46	40 X 80	3,200
47	40 X 80	3,200
48	40 X 80 (-13A)	3,062
49	40 X 80	3,200
TOTAL BUILDING B SQUARE FOOTAGE*		12,662
BUILDING C		1,600

BUILDING D BAY NO.	SIZE	SQ. FT.
50	20 X 65	1,300
51	20 X 65	1,300
52	20 X 65 (-41.16)	1,258.84
53	20 X 65 (-41.16)	1,258.84
54	20 X 65	1,300
55	20 X 65	1,300
56	20 X 65	1,300
TOTAL BUILDING D SQUARE FOOTAGE*		8,017.68
TOTAL BUILDING E SQUARE FOOTAGE*		6,200.00
NET G.L.A.*		146,990.68
MINUS EXTERIOR WALLS*		-9,279.00
MISC. METER ROOMS, TRANSFORMER ENCLOSURE, HALLWAY AT REAR BAY 15 & 16, etc.	382.3	
TOTAL G.L.P.A. FOOTAGE*		144,079.98 SF
PARKING SPACES REQUIRED**		718
PARKING SPACES PROVIDED		718

** MUPD parking reduction bonus – Sect. 6.8.E.7.b(3) – ULDC (# parking spaces reduced by 15%)

77,755 SQ FT REQUESTED USE

Site Data

LEASED TRACT INFO	Portion Number	81-95C
	LEASE PARCEL AREA	0.06 AC.
	Name of Project	Atlantic Coast Tower, Forest Hill CENTER
	Proposed Use	133' Monopole Communication Tower
PARENT TRACT INFO	Future Land Use Designation	C/8
	Zoning District	MUPD (CG/SE)
	Section, Township, Range	S7, T44S, R43E
	Property Control Numbers	00-43-44-07-13-000-0050 00-43-44-07-00-000-5030

Parent Tract

Gross Land Area	850,726.8 Gross Square Feet	19.53 Acres
Leased Land Area	34,738.25 Gross Square Feet	
Net Land Area	815,988.55 Net Square Feet	
Net Lot Coverage	138,286 ~~138,961~~ / 850,726.8 - 34,738.25 = ~~16.6%~~ 16.9%	
Maximum net floor area	138,286 ~~138,961~~ Gross Square Feet Excluding Leased Area Structure	
Parking Required (1space/200 s.f.)	750 ~~759~~ Spaces	
Parking Provided	720 ~~718~~ Spaces	

* TWO SPACES REMOVED BECAUSE OF TOWER / WATER MILL EXPRESS

Building Height Information

Area	Max. Top of Roof	Min. Top of Parapet
Local Bays	15'-4"	18'-2"
Drug Store	18'-5"	26'-0"
Grocery Store	23'-3"	28' & 32'
Bldg. "B"	Existing (+/- 15')	16'-2"
Bldg. "C"	15'-4"	18'-2"
Bldg. "D"	15'-4"	18'-2"

All buildings one story except Drug and Grocery stores that have mezzanine

Allowable reduction to the parking stall requirements based in Parking Generation Analysis dated August 23, 2016 as prepared by CPH, Inc. on file with the Village of Palm Springs.

APPROVED FOR INFORMATION ONLY 11-08-00

Pg. 2 of 2 was revised. Nothing was changed on this sheet, except date & exhibit changed to stay consistent w/ page 2.

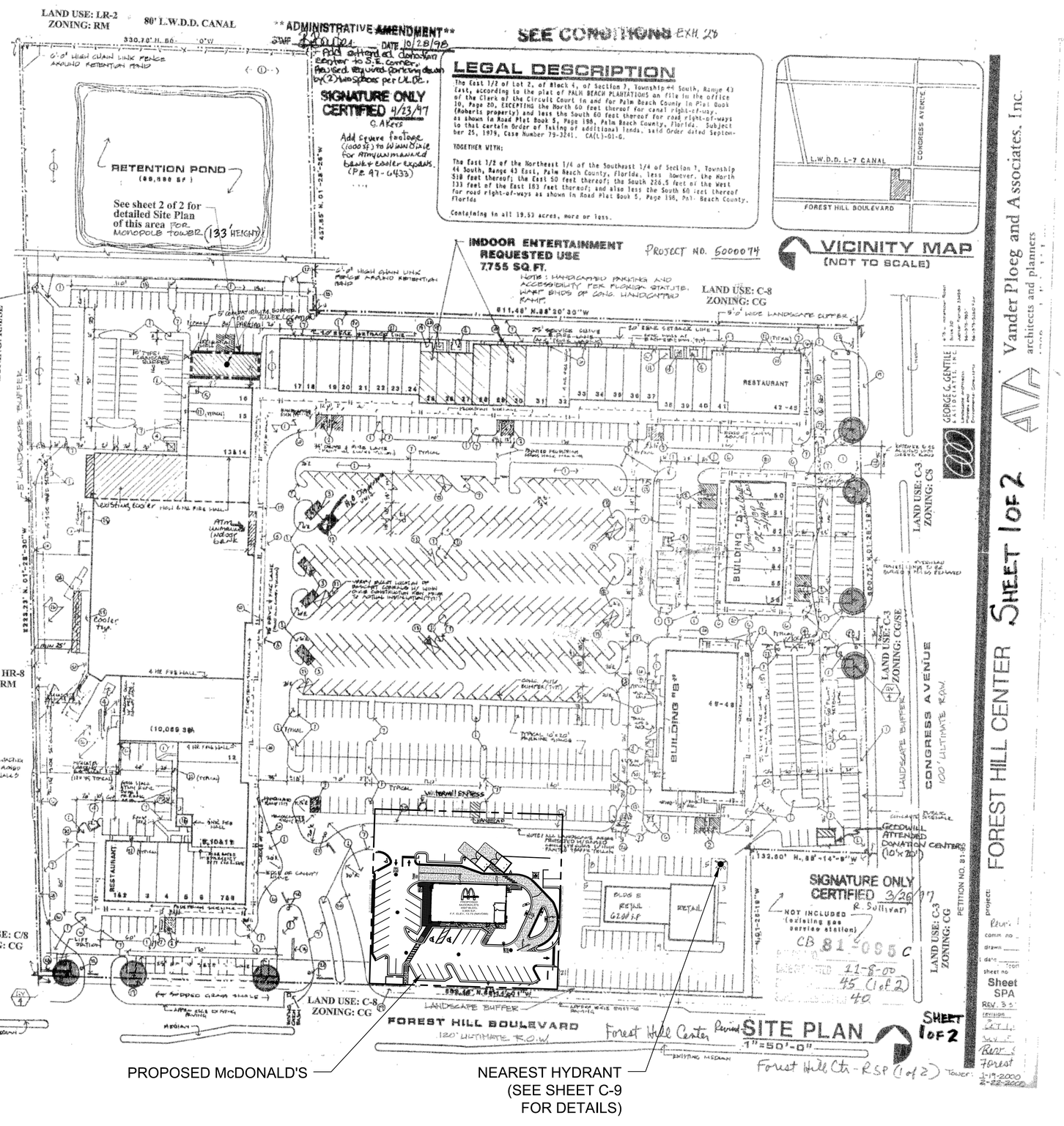
PLAN APPROVED AT 6/28/00 DRC

ADMINISTRATIVE AMENDMENT STAFF DATE 4-07-04 SITE WATERMILL

ADMINISTRATIVE AMENDMENT DATE 12/9/03 Show water mill Express on siteplan.

N

GRAPHIC SCALE 1 INCH = FEET



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JUSTIN T. POLK, P.E. 61910

C:	JM:	1"	Aug. 2016
A:	JT:		

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Lndscp. Lic. No. LC0000298

OVERALL PLAZA SITE PLAN

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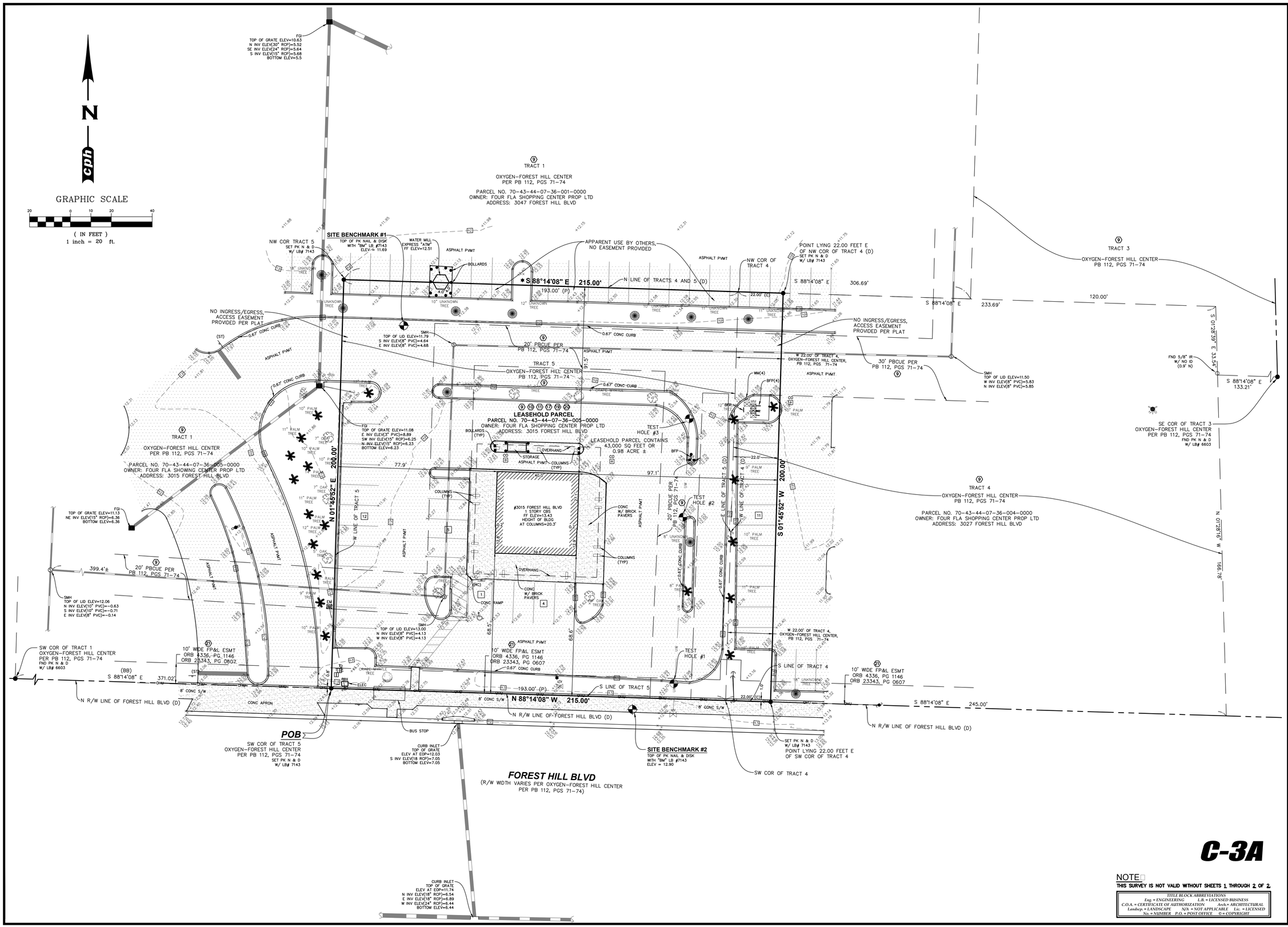
PALM SPRINGS / FLORIDA

Sheet SPA

C-3B



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No.	Date	Revision	By
1	9/21/15	ADDED TEST HOLES AND WATER LINE	PJK

Field Crew:	E.H.
Drawn by:	J.T.F.
Checked by:	R.L.R.
Approved by:	P.J.K.
Scale:	N/A
Date:	12/31/14
Job No.:	M29880
File:	M29880.dwg

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BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)

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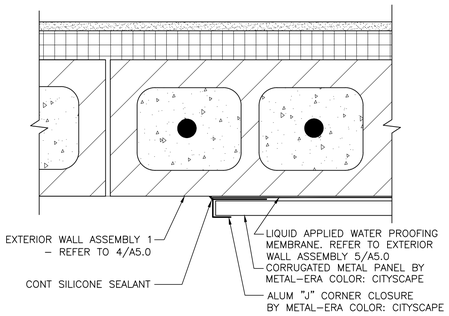
L/C 009-2599
FOREST HILL & CONGRESS
SECTION 7-TOWNSHIP 44 SOUTH-RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

C-3A

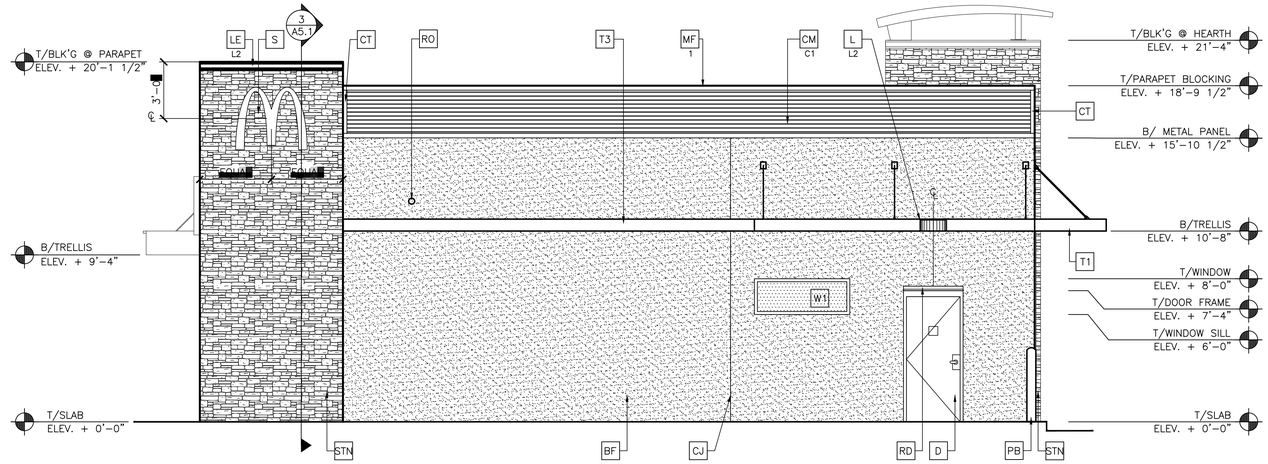
Sheet No.
2
of 2

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

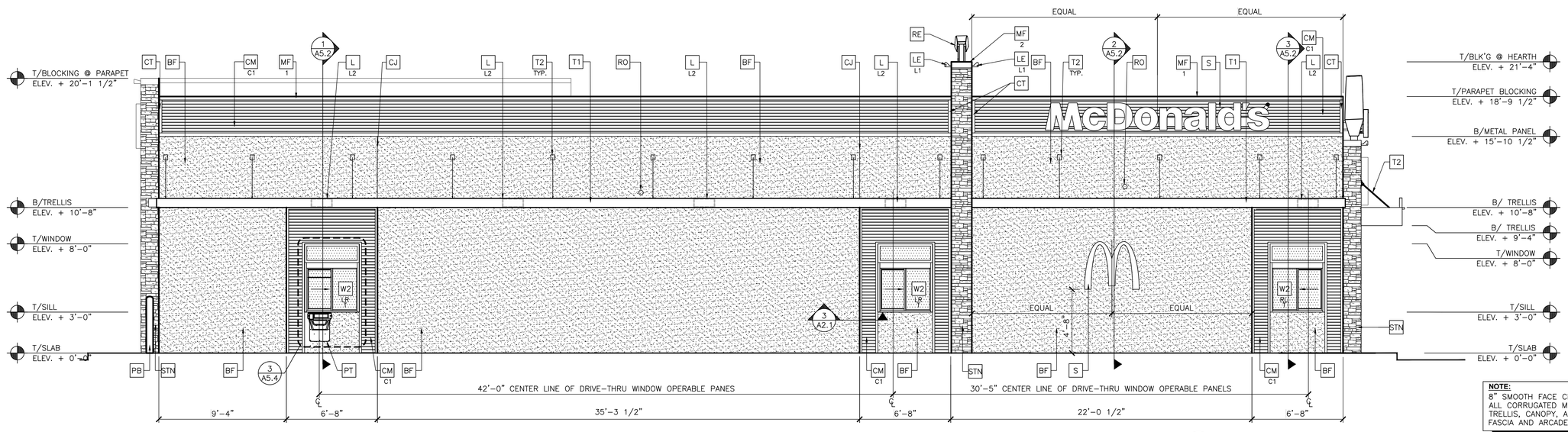
TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscp. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT



3 / A2.0 **DETAIL AT CORRUGATED PANEL**
3" = 1'–0"



1 / A2.1 **EAST ELEVATION**
1/4" = 1'–0"



2 / A2.1 **NORTH ELEVATION**
1/4" = 1'–0"

NOTE:
8" SMOOTH FACE CMU BEHIND ALL CORRUGATED METAL PANELS, TRELLIS, CANOPY, ALUM WALL FASCIA AND ARCADE LOCATIONS

ROOF OVERFLOW DRAIN NOTE:
DO NOT LOCATE ABOVE LIGHT FIXTURES

KEY NOTES:

- BF — STUCCO FINISH, LIGHT TEXTURE COLOR: BENJAMIN MOORE ALEXANDRIA BEIGE BM–HC–77
- C1 — ALUMINUM CANOPY SYSTEM – (COLOR: GOLD)
- C2 — ALUMINUM CANOPY TIE–BACK SYSTEM
- CJ — CONTROL JOINT – SEE DETAIL 7/A4.1
- CM — .040" CORRUGATED ALUMINUM "S" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK – SEE 4/A5.0
  COLOR: C1 = "CITYSCAPE" BY METAL–ERA
- CT — .040", 3x3 ALUMINUM CORNER TRIM BY METAL–ERA – COLOR: CITY–SCAPE
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- FB — CO2–CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- GR — GUARD RAIL – SEE SITE PLAN FOREXACT LOCATION AND LENGTH
- L — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
  L1 –L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1 – LED LIGHT:
  L1 = UP AND DOWN FIXTURE
  L2 = DOWN ONLY FIXTURE
  L3 = INTERGRAL CANOPY FIXTURE
  L4 = UP ONLY FIXTURE
- ML — METAL LETTERING – BY OTHERS
- MF — ALUMINUM FASCIA – COLOR TO MATCH CORRUGATED PANEL – SEE 1/A5.4
  1 – TYPE
  1 = PRE–FAB ANCHOR TYPE FASCIA
  2 = PRE–FAB CUSTOM ARCADE FASCIA
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR ##WPT DT2000 CMU CALL 1–888–743–7435 TO ORDER
- RE — ROOF CAP ELEMENT BY OTHERS
- RD — ALUMINUM RAIN DIVERTER – PAINTED
- RO — ROOF OVERFLOW DRAIN PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- STN — CULTURED STONE BY BORAL McD APFW BLEND
- T1 — ALUMINUM TRELLIS SYSTEM
- T2 — TRELLIS TIE–BACK SYSTEM
- T3 — ALUMINUM TRELLIS 2" X 8" WALL FASCIA SYSTEM
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – HIGH IMPACT, SEE ASSEMBLY NOTES SHEET A5.0
- W2 — DRIVE–THRU WINDOW BY READY ACCESS, 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN ELECTRONIC RELEASE
  XX — SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT

ROOF OVERFLOW DRAIN NOTE:
DO NOT LOCATE ABOVE LIGHT FIXTURES

REV	DATE	DESCRIPTION	BY
–			–

JOHN A. BAKER AIA
REGISTERED ARCHITECT
STATE OF FLORIDA
A893193
EXPIRATION 8/31/2016

PREPARED BY:
gph
A FULL SERVICE A & E FIRM
Architects
Engineers
Environmental
Landscape Architects
M.E.P.
Planners
Surveyors
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DRAWN BY	BI/JS
STD ISSUE DATE	2016–05
REVIEWED BY	MDS/JAB
DATE ISSUED	06–23–16

TITLE: 2014 STANDARD BUILDING 4587 – MASONRY

DESCRIPTION: 8" MASONRY LOAD BEARING WALLS; STEEL JOIST ROOF FRAMING; STUCCO EXTERIOR FINISH – STONE ARCADE / ENTRY

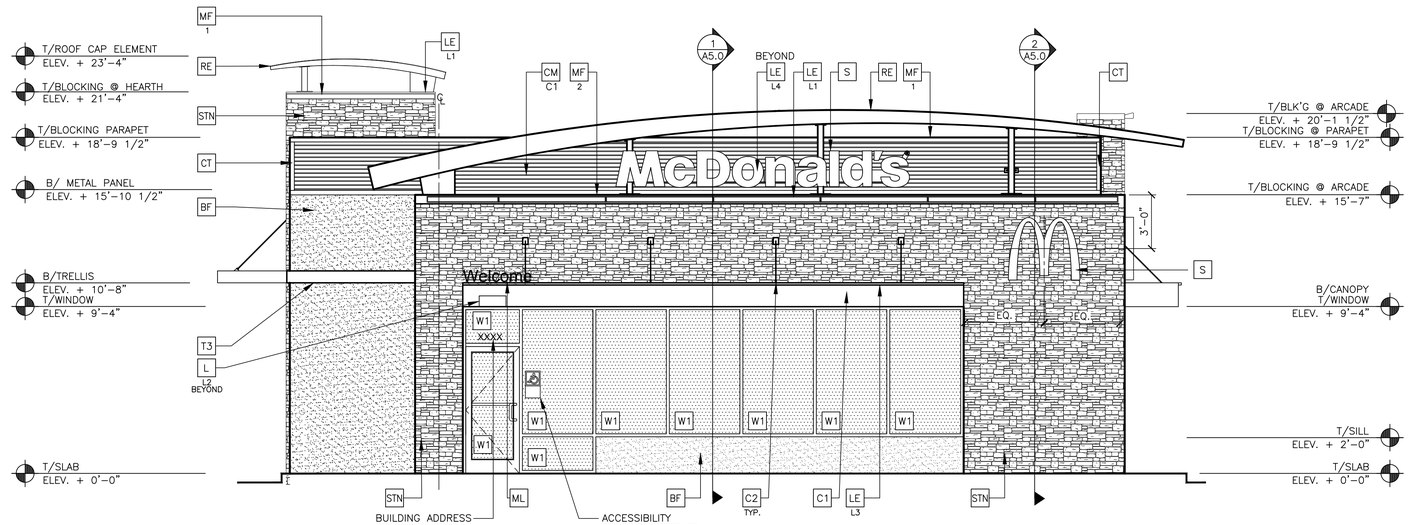
SITE ID: 009–2599

SITE ADDRESS: McDONALD'S FOREST HILL – M29880, 3015 FOREST HILL BLVD, PALM SPRINGS, FL 33406

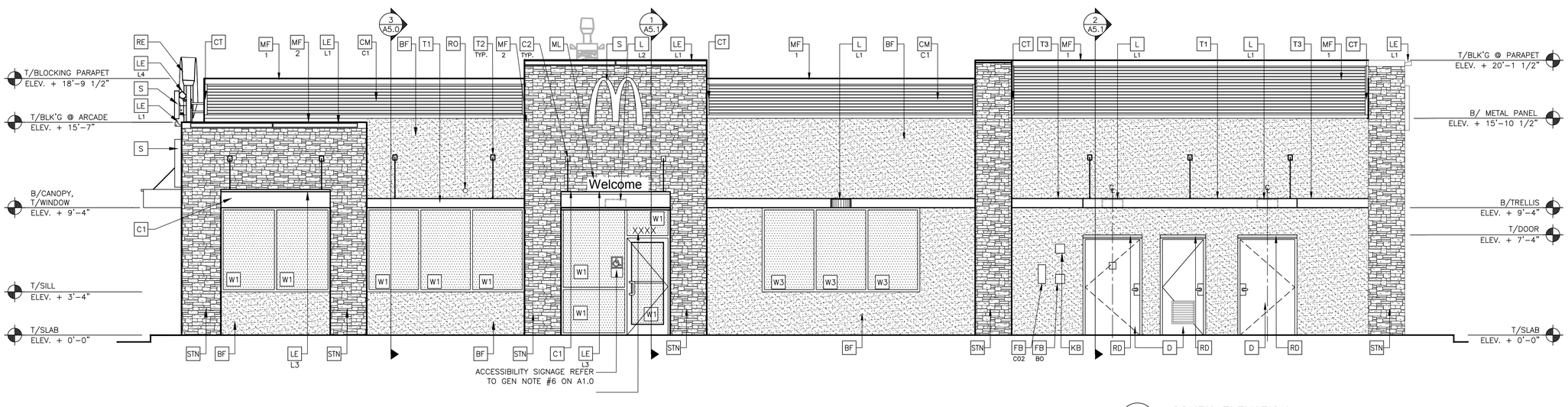
SHEET NO. A2.1
EXTERIOR ELEVATIONS

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

J:\M29880\Architecture\01_Architectural\092599_Permit_2016-06-23_Building_10_M29880_A2.1 Exterior Elevations.dwg Aug 18, 2016 – 10:44am jlambert



1 A2.0 **WEST ELEVATION**
1/4" = 1'-0"



2 A2.0 **SOUTH ELEVATION**
1/4" = 1'-0"

KEY NOTES:

BF STUCCO FINISH, LIGHT TEXTURE
COLOR: BENJAMIN MOORE
ALEXANDRIA BEIGE BM-HC-77

C1 ALUMINUM CANOPY SYSTEM – (COLOR: GOLD)

C2 ALUMINUM CANOPY TIE-BACK SYSTEM

CJ CONTROL JOINT – SEE DETAIL 7/A4.1

CM .040" CORRUGATED ALUMINUM "S" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK – SEE 4/A5.0
C1 COLOR:
C1 = "CITYSCAPE" BY METAL-ERA

CT .040", 3x3 ALUMINUM CORNER TRIM BY METAL-ERA – COLOR: CITY-SCAPE

D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL

FB
CO2-CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER

GR GUARD RAIL – SEE SITE PLAN FOREXACT LOCATION AND LENGTH

KB KNOX BOX. LOCATED AT A HEIGHT OF NOT LESS THAN 6 FEET AND NOT MORE THAN 8 FEET ABOVE FINAL GRADE. INSTALL PER MANUFACTURES SPECIFICATIONS.

L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
L1 -L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE

LE ACCENT LIGHTING – SEE ELECTRICAL
L1 – LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
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L4 = UP ONLY FIXTURE

ML METAL LETTERING – BY OTHERS

MF ALUMINUM FASCIA – COLOR TO MATCH CORRUGATED PANEL – SEE 1/A5.4
1 – TYPE
1 = PRE-FAB ANCHOR TYPE FASCIA
2 = PRE-FAB CUSTOM ARCADE FASCIA

PB PIPE BOLLARD – PAINTED YELLOW

PT (RMHC) COIN COLLECTOR
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CALL 1-888-743-7435 TO ORDER

RE ROOF CAP ELEMENT BY OTHERS

RD ALUMINUM RAIN DIVERTER – PAINTED

RO ROOF OVERFLOW DRAIN PIPE PAINT TO MATCH SURROUNDING MATERIAL

S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.

STN CULTURED STONE BY BORAL McD APFW BLEND

T1 ALUMINUM TRELLIS SYSTEM

T2 TRELLIS TIE-BACK SYSTEM

T3 ALUMINUM TRELLIS 2" X 8" WALL FASCIA SYSTEM

W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – HIGH IMPACT, SEE ASSEMBLY NOTES SHEET A5.0

W2 DRIVE-THRU WINDOW BY READY ACCESS, 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN ELECTRONIC RELEASE
XX
SLIDE DIRECTION: RL = RIGHT TO LEFT
LR = LEFT TO RIGHT

W3 EXTERIOR WINDOW ASSEMBLY – TEMPERED SPANDREL GLASS – HIGH IMPACT, SEE ASSEMBLY NOTES SHEET A5.0

ROOF OVERFLOW DRAIN NOTE:
DO NOT LOCATE ABOVE LIGHT FIXTURES

REV	DATE	DESCRIPTION	BY
–			–

JOHN A. BAKER AIA
Licensed Architect
STATE OF FLORIDA
No. 7143
REGISTRATION
8/18/2016
A993193
REGISTERED ARCHITECT

A FULL SERVICE A & E FIRM
Architects
Engineers
Environmental
Landscape Architects
M.E.P.
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Traffic Engineers
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DRAWN BY	STD ISSUE DATE
BT/JS	2016-05
REVIEWED BY	DATE ISSUED
MDS/JAB	06-23-16

TITLE
2014 STANDARD BUILDING
4587 – MASONRY

DESCRIPTION
8" MASONRY LOAD BEARING WALLS
STEEL JOIST ROOF FRAMING
STUCCO EXTERIOR FINISH – STONE ARCADE / ENTRY

SITE ID 009-2599
SITE ADDRESS McDONALD'S FOREST HILL – M29880
3015 FOREST HILL BLVD, PALM SPRINGS, FL 33406

SHEET NO. **A2.0**
EXTERIOR ELEVATIONS

J:\M29880\Architecture\01_Architectural\092599_Permit_2016-06-23_Building_09_M29880_A2.0 Exterior Elevations.dwg Aug 18, 2016 – 10:44am jlambert

NOTE: THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
FOR
McDonald's®
L/C 009-2599
AT
FOREST HILL & CONGRESS
LYING IN
SECTION 7-TOWNSHIP 44 SOUTH-RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA

SCHEDULE B-II PER FIRST AMERICAN TITLE INSURANCE COMPANY AGENT FILE NO. L140549 EFFECTIVE DATE NOVEMBER 26 , 2014 AT 8:00 A.M.

(9) RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF OXYGEN-FOREST HILL CENTER, AS RECORDED IN PLAT BOOK 112, PAGE(S) 71-74, AS MODIFIED BY THAT PARTIAL RELEASE OF EASEMENT RECORDED IN BOOK 23427, PAGE 854, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

(10) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER TERMS AND PROVISIONS, INCLUDING PROVISIONS FOR PRIVATE CHARGES AND/OR ASSESSMENTS, AS CONTAINED IN THAT DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND SERVITUDES FOR FOREST HILL SHOPPING CENTER, MADE BY H.J. BROWN PROPERTIES MANAGEMENT, INC., A FLORIDA CORPORATION, AS THE GENERAL PARTNERSHIP OF FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DATED APRIL 10, 2009, RECORDED ON APRIL 13, 2009 IN OFFICIAL RECORDS BOOK 23174, PAGE 993.
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

(11) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER TERMS AND PROVISIONS, INCLUDING PROVISIONS FOR PRIVATE CHARGES AND/OR ASSESSMENTS, AS CONTAINED IN THAT RECIPROCAL ACCESS EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, BY AND BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, AND OXYGEN HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED APRIL 21, 2009, RECORDED ON APRIL 28, 2009 IN BOOK 23200, PAGE 117.
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

(12) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER TERMS AND PROVISIONS, INCLUDING PROVISIONS FOR PRIVATE CHARGES AND/OR ASSESSMENTS, AS CONTAINED IN THAT WATER MANAGEMENT AGREEMENT BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP AND OXYGEN HOLDINGS, LLC, DATED APRIL 20, 2009, RECORDED ON APRIL 28, 2009 IN BOOK 23200, PAGE 129.
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

13. TERMS AND PROVISIONS OF THAT PALM BEACH COUNTY REMOVAL AGREEMENTS FOR FUTURE RIGHT OF WAY RECORDED IN BOOK 3077, PAGE 865 AND IN BOOK 3077, PAGE 867.
(AFFECTS SITE – AS TO EASEMENT PARCELS – NOT PLOTTABLE – NO LEGAL PROVIDED)

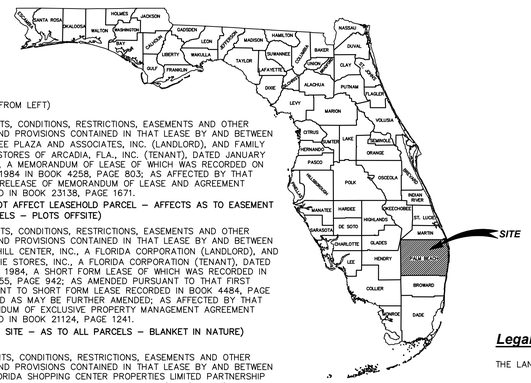
14. EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY, RECORDED IN BOOK 4219, PAGE 1248.
(DOES NOT AFFECT LEASEHOLD PARCEL – AFFECTS AS TO EASEMENT PARCELS – PLOTS OFFSITE)

15. EASEMENT GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT BY INSTRUMENT RECORDED IN BOOK 5547, PAGE 1438.
(DOES NOT AFFECT LEASEHOLD PARCEL – AFFECTS AS TO EASEMENT PARCELS – PLOTS OFFSITE)

16. TERMS AND PROVISIONS OF THAT STANDARD DEVELOPERS AGREEMENT, RECORDED IN BOOK 8960, PAGE 1239.
(DOES NOT AFFECT LEASEHOLD PARCEL – AFFECTS AS TO EASEMENT PARCELS – PLOTS OFFSITE)

(17) EASEMENT GRANTED TO THE COUNTY OF PALM BEACH BY INSTRUMENT RECORDED IN BOOK 9164, PAGE 946.
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

(CONTINUED RIGHT)



(CONTINUED FROM LEFT)

18. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER TERMS AND PROVISIONS CONTAINED IN THAT LEASE BY AND BETWEEN PEACHTREE PLAZA AND ASSOCIATES, INC. (LANDLORD), AND FAMILY DOLLAR STORES OF ARCADIA, FLA., INC. (TENANT), DATED JANUARY 30, 1984, A MEMORANDUM OF LEASE OF WHICH WAS RECORDED ON JUNE 5, 1984 IN BOOK 4258, PAGE 803; AS AFFECTED BY THAT PARTIAL RELEASE OF MEMORANDUM OF LEASE AND AGREEMENT RECORDED IN BOOK 23138, PAGE 1671.
(DOES NOT AFFECT LEASEHOLD PARCEL – AFFECTS AS TO EASEMENT PARCELS – PLOTS OFFSITE)

(19) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER TERMS AND PROVISIONS CONTAINED IN THAT LEASE BY AND BETWEEN FOREST HILL CENTER, INC., A FLORIDA CORPORATION (LANDLORD), AND WINN-DIXIE STORES, INC., A FLORIDA CORPORATION (TENANT), DATED JUNE 27, 1984, A SHORT FORM LEASE OF WHICH WAS RECORDED IN BOOK 4355, PAGE 942; AS AMENDED PURSUANT TO THAT FIRST AMENDMENT TO SHORT FORM LEASE RECORDED IN BOOK 4484, PAGE 1777, AND AS MAY BE FURTHER AMENDED; AS AFFECTED BY THAT MEMORANDUM OF EXCLUSIVE PROPERTY MANAGEMENT AGREEMENT RECORDED IN BOOK 21124, PAGE 1241.
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

(20) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND OTHER TERMS AND PROVISIONS CONTAINED IN THAT LEASE BY AND BETWEEN FOUR FLORIDA SHOPPING CENTER PROPERTIES LIMITED PARTNERSHIP (OWNER), AND ATLANTIC COAST TOWER, INC. (ACT/TENANT), DATED JULY 7, 1999, A SHORT FORM LEASE OF WHICH WAS RECORDED ON APRIL 20, 2001 IN BOOK 12474, PAGE 645; AS AFFECTED AND ENCUMBERED BY THE FOLLOWING: (A) MEMORANDUM OF AGREEMENT (SUB-LEASE), RECORDED IN BOOK 12543, PAGE 1282; (B) PCS SITE AGREEMENT, RECORDED IN BOOK 13187, PAGE 619, AS PARTIALLY RELEASED IN BOOK 23134, PAGE 1528; (C) MEMORANDUM OF ANTENNA SITE AGREEMENT, RECORDED IN BOOK 12228, PAGE 1794; (D) MEMORANDUM OF ANTENNA SITE AGREEMENT, RECORDED IN BOOK 22881, PAGE 1298; AND, (E) AMENDED AND RESTATED MORTGAGE, FIXTURE FILING AND ASSIGNMENT OF LEASES AND RENTS RECORDED IN BOOK 20842, PAGE 1618, AS ASSIGNED IN BOOK 20842, PAGE 1645, AND AS AMENDED IN BOOK 22993, PAGE 92 AND IN BOOK 23879, PAGE 802.
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

(21) EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED IN BOOK 23343, PAGE 607.
(AFFECTS SITE – AS TO ALL PARCELS – BLANKET IN NATURE)

22. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).

NOTE FOR INFORMATIONAL PURPOSES ONLY: NOTICE OF LIEN PROHIBITION, RECORDED IN BOOK 18403, PAGE 373, AS AMENDED IN BOOK 22373, PAGE 163; AND AS PARTIALLY RELEASED IN BOOK 23174, PAGE 737.

NOTE FOR INFORMATIONAL PURPOSES ONLY: NOTICE OF ENVIRONMENTAL RESOURCE OR SURFACE WATER MANAGEMENT PERMIT, RECORDED IN BOOK 23242, PAGE 421.

NOTE: ALL OF THE RECORDING INFORMATION CONTAINED HEREIN REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED. ANY REFERENCE HEREIN TO A BOOK AND PAGE IS A REFERENCE TO THE OFFICIAL RECORD BOOKS OF SAID COUNTY, UNLESS INDICATED TO THE CONTRARY.

Abbreviation Legend:

(A)	– ACTUAL
A/C	– AIR CONDITIONER
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING
ADA	– AMERICANS WITH DISABILITIES ACT
ALTA	– AMERICAN LAND TITLE ASSOCIATION
APPROX	– APPROXIMATE
ARV	– AIR RELEASE VALVE
AVE	– AVENUE
AVG	– AVERAGE
(BB)	– BEARING BASIS
BFP	– BACK FLOW PREVENTER
BLK	– BLOCK
BLDG	– BUILDING
BLVD	– BOULEVARD
BM	– BENCH MARK
BOC	– BACK OF CURB
BOW	– BACK OF WALK
BSL	– BUILDING SETBACK LINE
BWF	– BARBED WIRE FENCE
C-X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS
(C)	– CALCULATED
C	– CHORD
CATV	– CABLE TELEVISION RISER
CB	– CHORD BEARING
CBS	– CONCRETE BLOCK STRUCTURE
C.C.R.	– CERTIFIED CORNER RECORD
C&G	– CURB & GUTTER
CI	– CATCH INLET
C/L	– CENTERLINE
CLF	– CHAIN LINK FENCE
CM	– CONCRETE MONUMENT
CMP	– CORRUGATED METAL PIPE
CO	– CLEANOUT
CONC	– CONCRETE
COR	– CORNER
CRPP	– CORRUGATED PLASTIC PIPE
CUE	– COUNTY UTILITY EASEMENT
CWS	– CROSSWALK SIGNAL
Δ	– DELTA
(D)	– DESCRIPTION
DB	– DEED BOOK
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES
DE	– DRAINAGE EASEMENT
DEPT	– DEPARTMENT
DIP	– DUCTILE IRON PIPE
DR	– DRIVE
D/U	– DRAINAGE AND UTILITY EASEMENT
(E)	– ENGINEERING PLAN
EJB	– ELECTRIC JUNCTION BOX
EL	– UNDERGROUND ELECTRICAL LINES
ELEC	– ELECTRIC
ELEV	– ELEVATION
ELLIP	– ELLIPTICAL
EOI	– END OF INFORMATION
EOP	– EDGE OF PAVEMENT
FB	– FIELD BOOK
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION
FF	– FINISH FLOOR
FGI	– FLAT GRATE INLET
FGLP	– FIBERGLASS LIGHT POLE
FHYD	– FIRE HYDRANT
FM	– FORCE MAIN
FND	– FOUND
FP&L	– FLORIDA POWER AND LIGHT
(G)	– GRID (STATE PLANE)
GL	– UNDERGROUND GAS LINES
GOV'T	– GOVERNMENT
GPR	– GROUND PENETRATING RADAR
GTMH	– GREASE TRAP MANHOLE
HDPE	– HIGH DENSITY POLYETHYLENE PIPE
HWF	– HOG WIRE FENCE
ID	– IDENTIFICATION
ICV	– IRRIGATION CONTROL VALVE
INFO	– INFORMATION
INV	– INVERT
IP	– IRON PIPE
IP&C	– IRON PIPE & CAP
IR	– IRON ROD
IR&C	– IRON REBAR & CAP
IRR	– IRRIGATION
L	– ARC LENGTH
LB#	– LICENSED BUSINESS NUMBER
LP	– LIGHT POLE
(M)	– MEASURED
MB	– MAP BOOK
MBX	– MAILBOX
MES	– MITERED END SECTION
MH	– MANHOLE
MLP	– METAL LIGHT POLE
MPH	– MILES PER HOUR
MPP	– METAL POWER POLE
N/A	– NOT APPLICABLE
NAVD	– NORTH AMERICAN VERTICAL DATUM
NAD	– NORTH AMERICAN DATUM
NG	– NATURAL GROUND
NGS	– NATIONAL GEODETIC SURVEY
NGVD	– NATIONAL GEODETIC VERTICAL DATUM
N & D	– NAIL AND DISK
NO.	– NUMBER
NR	– NON-RADIAL
NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NT	– NON-TANGENT
NTS	– NOT TO SCALE
OD	– OUTSIDE DIAMETER
ORB	– OFFICIAL RECORDS BOOK
OR	– OFFICIAL RECORDS
OUL	– OVERHEAD UTILITY LINES
OTL	– OVERHEAD TRAFFIC LINES
(P)	– PLAT
PB	– PLAT BOOK
PBCUE	– PALM BEACH COUNTY UTILITY EASEMENT
PC	– POINT OF CURVATURE
PCC	– POINT OF COMPOUND CURVATURE
PCP	– PERMANENT CONTROL POINT
PFF	– PROPOSED FINISHED FLOOR
PG	– PAGE
PGS	– PAGES
PI	– POINT OF INTERSECTION
PK	– PARKER KAYLON
POB	– POINT OF BEGINNING
POC	– POINT OF COMMENCEMENT
POL	– POINT ON LINE
PP	– POWER POLE
PRC	– POINT OF REVERSE CURVATURE
PRM	– PERMANENT REFERENCE MONUMENT
PSM	– PROFESSIONAL SURVEYOR & MAPPER
PT	– POINT OF TANGENCY
PVC	– POLYVINYL CHLORIDE PIPE
PVMT	– PAVEMENT
R43E	– RANGE 43 EAST
R	– RADIUS
RAD	– RADIAL
RCP	– REINFORCED CONCRETE PIPE
REC	– RECOVERED
REV	– REVISION
RP	– RADIUS POINT
R/W	– RIGHT-OF-WAY
RLS	– REGISTERED LAND SURVEYOR
RP	– RADIUS POINT
RWL	– UNDERGROUND RECLAIM WATER LINE
RWM	– RECLAIMED WATER METER
SE	– SPECIAL EASEMENT
SEC 7	– SECTION 7
SMH	– SANITARY SEWER MANHOLE
(SP)	– STATE PLANE
SQ	– SQUARE
SQ FT	– SQUARE FEET
ST	– STREET
STMH	– STORM DRAINAGE MANHOLE
S/W	– SIDEWALK
TB	– TANGENT BEARING
T44S	– TOWNSHIP 44 SOUTH
TELE	– TELEPHONE
TL	– OVERHEAD TRAFFIC SIGNAL LINES
TOB	– TOP OF BANK
TOE	– TOE OF SLOPE
TR	– TELEPHONE RISER
TRANS	– TRANSFORMER PAD
TSB	– TRAFFIC SIGNAL BOX
TSSP	– TRAFFIC SIGNAL SUPPORT POLE
TVL	– UNDERGROUND CABLE TV LINES
(TYP)	– TYPICAL
UE	– UTILITY EASEMENT
UNK	– UNKNOWN
UTL	– UNDERGROUND TELEPHONE LINES
W/	– WITH
WL	– UNDERGROUND WATER LINE
WLP	– WOOD LIGHT POLE
WM	– WATER METER
WP	– WORK PROGRAM
WPF	– WOOD POST FENCE
WPP	– WOOD POWER POLE
WV	– WATER VALVE

Line Legend:
NOT TO SCALE

1	= 1 FOOT CONTOURS
5	= 5 FOOT CONTOURS
	= ADJOINER PROPERTY LINES
X X	= BARBED WIRE FENCE
	= BROKEN LINE
	= BURIED CABLE
	= BURIED CABLE TELEVISION
	= BURIED ELECTRIC
	= BURIED FIBER OPTICS
	= BURIED GAS
	= BURIED RECLAIMED WATER LINE
	= BURIED SANITARY LINES
	= BURIED SANITARY SEWER FORCE MAIN LINE
TC	= BURIED TRAFFIC CONTROL
	= BURIED TELEPHONE LINE
	= BURIED WATER LINES
	= CENTER LINE R/W
	= CHAIN LINK FENCE
	= EASEMENT LINES (EXISTING)
	= EASEMENT LINES (PROPOSED)
	= EDGE OF WATER LINES
	= EXISTING DRAINAGE PIPES
	= EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
FW	= FIRE WATER MAIN LINES
	= HOT WATER SUPPLY LINES
	= IRRIGATION LINES
OTL	= OVERHEAD TRAFFIC LINES
	= OVERHEAD UTILITY LINES
	= RAILROAD TRACKS
	= RIGHT-OF-WAY LINES
	= SECTION LINES
	= STONE WALL LINES
	= TOP OF BANK LINES
	= TOE OF SLOPE LINES
	= TREE LINES
	= TRAVERSE LINES
	= UNKNOWN BURIED LINES
//	= VINYL FENCE
	= WOOD FENCE
	= WETLAND LINE

Legal Description:
(PER AGENT FILE NO. L140549 FOREST HILL-WPB-LC 09-2599)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PALM BEACH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (LEASEHOLD)

TRACT 5 AND THE WEST 22.00' OF TRACT 4, OXYGEN-FOREST HILL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 71-74 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 5, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (RIGHT-OF-WAY WIDTH VARIES), THENCE NORTH 01°45'52" EAST ALONG THE WEST LINE OF SAID TRACT 5 A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88°14'08" EAST ALONG THE NORTH LINE OF SAID TRACT 5 AND THE NORTH LINE OF SAID TRACT 4 A DISTANCE OF 215.00 FEET TO A POINT LYING 22.00 FEET EAST OF THE NORTHWEST CORNER OF SAID TRACT 4; THENCE SOUTH 01°45'52" WEST A DISTANCE OF 200.00 FEET TO THE SOUTH LINE OF SAID TRACT 4, SAID POINT LYING 22.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID TRACT 4, SAID POINT ALSO LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID TRACT 4 AND TRACT 5, NORTH 88°14'08" WEST, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (EASEMENT)

THOSE CERTAIN NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 HEREINABOVE, AS CREATED AND DESCRIBED UNDER ITEMS 1, 2, 3, 5, 6 AND 7 ON THE PLAT OF OXYGEN-FOREST HILL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 71-74 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DEPICTED THEREON AND FOR THE PURPOSES THEREIN EXPRESSED; AS MODIFIED BY THAT PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 23427, PAGE 854, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

(LARGE PORTIONS OF EASEMENTS INDICATED HEREON LIE OFFSITE, AND ARE NOT SHOWN, SEE OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74.)

PARCEL 3: (EASEMENT)

THOSE CERTAIN NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 HEREINABOVE, AS CREATED BY THAT DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND SERVITUDES FOR FOREST HILL SHOPPING CENTER, MADE BY H.J. BROWN PROPERTIES MANAGEMENT, INC., A FLORIDA CORPORATION, AS THE GENERAL PARTNER OF FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DATED APRIL 10, 2009, RECORDED ON APRIL 13, 2009 IN OFFICIAL RECORDS BOOK 23174, PAGE 993, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

(LARGE PORTIONS OF EASEMENTS INDICATED HEREON LIE OFFSITE, AND ARE NOT SHOWN, SEE OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74)

PARCEL 4: (EASEMENT)

THOSE CERTAIN NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 HEREINABOVE, AS CREATED BY THAT RECIPROCAL ACCESS EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS, BY AND BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND OXYGEN HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DATED APRIL 21, 2009, RECORDED ON APRIL 28, 2009 IN OFFICIAL RECORDS BOOK 23200, PAGE 117, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

(LARGE PORTIONS OF EASEMENTS INDICATED HEREON LIE OFFSITE, AND ARE NOT SHOWN,SEE OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74)

PARCEL 5: (EASEMENT)

THOSE CERTAIN NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 HEREINABOVE, AS CREATED BY THAT WATER MANAGEMENT AGREEMENT BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP AND OXYGEN HOLDINGS, LLC, DATED APRIL 20, 2009, RECORDED ON APRIL 28, 2009 IN OFFICIAL RECORDS BOOK 23200, PAGE 129, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

(LARGE PORTIONS OF EASEMENTS INDICATED HEREON LIE OFFSITE, AND ARE NOT SHOWN, SEE OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74)

Symbol Legend:
NOT TO SCALE

ARV	– AIR RELEASE VALVE
	– BORING HOLE LOCATION
CTV	– CABLE TV RISER
	– CENTRAL ANGLE
	– CONCRETE
CO	– CLEAN OUT
	– CONCRETE MITERED END SECTION
	– CONCRETE RIP RAP
	– CONCRETE UTILITY POLE
21	– COUNTY ROAD SYMBOL
	– DUAL SUPPORT SIGN
E	– ELECTRICAL MANHOLE
EJB	– ELECTRICAL JUNCTION BOX
	– ELECTRIC OUTLET
	– ELECTRIC RISER
	– FIRE HYDRANT
	– FLOOD LIGHT
	– FOUND CONCRETE MONUMENT (AS NOTED)
	– FOUND IRON PIPE (AS NOTED)
	– FOUND IRON REBAR (AS NOTED)
GV	– GAS VALVE
	– GRATE INLET
	– GREASE TRAP MANHOLE
	– GUY ANCHOR
	– HANDICAP PARKING SPACE
	– INTERSTATE SYMBOL
IV	– IRRIGATION CONTROL VALVE
	– CONCRETE LIGHT POLE
	– LIGHT POLE
	– LIGHT POLE (DUAL)
	– LIGHT POLE (TRIPLE)
	– LIGHT POLE (QUAD)
	– MAILBOX
MW	– MONITOR WELLS
	– NAIL & DISC (AS NOTED)
	– FOUND/SET NAIL (AS NOTED)
	– BRICK PAVERS
	– GARBAGE CAN
PBX	– PULL BOX (AS NOTED)
2	– PARKING SPACES (2)
3	– REVISION NUMBER (3)
RWM	– RECLAIMED WATER METER
RWV	– RECLAIMED WATER VALVE
	– ROOF DRAIN
S	– SANITARY SEWER MANHOLE
SV	– SANITARY SEWER VALVE
8	– SCHEDULE B ITEM NUMBER (8)
	– GROUND LIGHT
	– SECTION CORNER
	– 4" X 4" CM LB #7143
	– 5/8" IR&C LB #7143
	– SIGN
	– SITE BENCH MARK
S	– STORM SEWER MANHOLE
	– STRIPING (DIRECTIONAL)
	– TELEPHONE CABLE RISER
T	– TELEPHONE MANHOLE
TJB	– TELEPHONE JUNCTION BOX
	– TEST HOLE
	– TRAFFIC SIGNAL BOX
	– TRAFFIC SIGNAL SUPPORT POLE
W	– WATER METER
WS	– WATER SERVICE
	– WATER SPIGOT
WS	– WATER SPRINKLER
WV	– WATER VALVE
W	– WELL
	– WETLAND FLAG
	– WOOD UTILITY POLE
U	– UNKNOWN MANHOLE
	– CONCRETE PAVERS
	– DETECTABLE WARNING AREA
	– CONCRETE LIGHT POLE (DUAL)
	– CONCRETE LIGHT POLE (TRIPLE)
	– CONCRETE LIGHT POLE (QUAD)
	– UNKNOWN RISER
	– VENT (AS NOTED)
	– WIRE HEIGHTS (SEE CHART)

Sign Legend:
NOT TO SCALE

(R1)	– ROW NUMBER SIGN
(B)	– BUS STOP SIGN
(DNE)	– DO NOT ENTER SIGN (R5-1)
(HC)	– HANDICAP SIGN
(KR)	– KEEP RIGHT SIGN
(LTO)	– LEFT TURN ONLY
(ME)	– MEDIAN SIGN
(ND)	– NO DUMPING SIGN
(NL)	– NO LEFT TURN SIGN (R3-2)
(NLI)	– NO LITTERING SIGN
(FL)	– NO PARKING FIRE LANE SIGN
(NOR)	– NO RIGHT TURN SIGN (R3-1)
(NOT)	– NO TRUCKS (R5-2)
(NP)	– NO PARKING SIGN
(1W)	– ONE WAY SIGN (R6-2)
(PE)	– PEDESTRIAN CROSSING SIGN
(RTO)	– RIGHT TURN ONLY
(SL)	– SPEED LIMIT SIGN
(ST)	– STOP SIGN (R1-1)
(SS)	– STREET SIGN
(TZ)	– TOW AWAY ZONE SIGN
(TE)	– TRUCK ENTRANCE SIGN
(U)	– UNKNOWN SIGN
(WL)	– WEIGHT LIMIT SIGN
(WW)	– WRONG WAY SIGN
(Y)	– YIELD SIGN

Reference Material

1) OXYGEN-FOREST HILL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 71-74 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2) PALM BEACH PLANTATIONS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 20 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

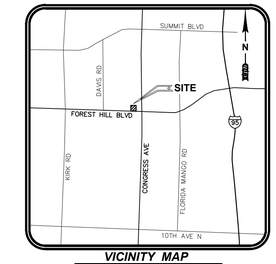
Parking Table

STANDARD SPACES =	32
ACCESSIBLE HANDICAP SPACES =	1
TOTAL SPACES =	33

C-3

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch.= ARCHITECTURAL
Landscape. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT



VICINITY MAP
NOT TO SCALE

Survey Notes:

1. "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
2. "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
3. THE TWO SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.005' WHICH MEETS THE ALLOWABLE CLOSURE OF 0.019'. THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL #DL101-C AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE (NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)) AND SAID ELEVATIONS ARE BASED ON VERTICAL CONTROL BENCHMARKS SUPPLIED BY FLORIDA DEPARTMENT OF TRANSPORTATION AS FOLLOWS:

   a) DESIGNATION # DOT BCL14 – AT STATION 377+88.03 OFFSET -63.70' LEFT, A CONCRETE MONUMENT WITH A FDOT BRASS DISK STAMPED "822/93/04/C14". FDOT R/W MAP ROAD NO. 882, PALM BEACH COUNTY PROJECT ID# 229817-1-52-017.

   ELEVATION = 12.010

   b) DESIGNATION # DOT BCL15 – AT STATION 399+59.41 OFFSET -61.36' LEFT, A CONCRETE MONUMENT WITH A FDOT BRASS DISK STAMPED "822/93/04/C15". FDOT R/W MAP ROAD NO. 882, PALM BEACH COUNTY PROJECT ID# 229817-1-52-017.

   ELEVATION = 12.870

   SITE BENCHMARKS ARE AS SHOWN ON SHEET 2 OF 2.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 2 OF 2.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 12/31/14; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON, FOR PARCEL 1 (LEASEHOLD PARCEL)
6. THE "LEGAL DESCRIPTION" HEREON IS PER TITLE, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING ALONG THE NORTH R/W LINE OF FOREST HILL BOULEVARD, ACCORDING TO OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74, AS BE

□□ □□E O□ WEL□E□, □□□E□, OR OTHERWI□E RE□TRAINE□ JOINT□ □OR EITHER □I□ELINE□

3□ □□E O□ WATERTI□HT CA□IN□ □I□E OR CONCRETE ENCA□EMENT AT LEA□T □O□R INCHE□ THIC□ □OR EITHER □I□E□

B□ WHERE A WATER MAIN I□ LE□□ THAN THREE □EET HORI□ONTALL□ □ROM ANOTHER □I□ELINE OR WHERE A WATER MAIN CRO□□E□ ANOTHER □I□ELINE LE□□ THAN THE RE□□IRE□ MINIM□M □E□ARATION□

1□ □□E O□ □I□E OR CA□IN□ □I□E, HA□IN□ HI□H IM□ACT □TREN□TH (AT LEA□T E□□AL TO □□□ INCH THIC□ □□CTILE IRON □I□E), OR CONCRETE ENCA□EMENT AT LEA□T □O□R INCHE□ THIC□ □OR THE WATER MAIN AN□ □OR THE OTHER □I□ELINE I□ THE OTHER □I□ELINE CON□E□□ WA□TEWATER OR RECLAIME□ WATER□

WATER AN□ RECLAIME□ WATER □I□TRIB□TION □□□TEM□

1□ THE ENTIT□ THAT WILL O□ERATE AN□ MAINTAIN THE WATER AN□ RECLAIME□ WATER □□□TEM□ □HOWN ON THE□E □LAN□ I□ Mc□ONAL□□□ AN□ □ALM BEACH CO□NT□□THE CONTRACTOR □HALL MEET ALL THE RE□□IREMENT□ O□ THO□E ENTITIE□□

□□ ALL WATER AN□ RECLAIME□ MAIN □I□E □HALL BE EITHER □□CTILE IRON OR □□C, □NLE□□ OTHERWI□E IN□ICATE□ ON THE □RAWIN□□□

3□ IN□TALL ALL WATER AN□ RECLAIME□ MAIN□ AT A MINIM□M 3□ INCHE□ O□ CO□ER□

□□ B□RIE□ □□CTILE IRON □I□E □HALL CON□ORM WITH AN□I□AWWA C1□□A□1□□ AN□ C1□1□A□1□1, AN□ □HALL HA□E A MINIM□M WOR□IN□ □RE□□□RE O□ 1□□ □□I□B□RIE□ □I□E □HALL COM□L□ WITH THE □OLLOWIN□ □RE□□□RE CLA□□ □IC□□E□I□NATION□ □NLE□□ OTHERWI□E IN□ICATE□ ON THE □RAWIN□□□A□1□" □IAMETER AN□ □MALLER □ □C 3□□□B□1□" THRO□□H □□" □IAMETER □ □C □□□□C□3□" THRO□□H □□" □IAMETER □ □C □□□□

□□ EXPOSED PIPE 4” AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA□AN□I C11□□A□1□1□, AN□ □HALL HA□E A MINIM□M WOR□IN□ □RE□□□RE O□ 1□□ □□I□□LAN□E□ □I□E □HALL COM□L□ WITH THE □OLLOWIN□ THIC□NE□□ CLA□□ □TC□□E□I□NATION□ □NLE□□ OTHERWI□E IN□ICATE□ ON THE □RAWIN□□□A□□" □IAMETER □TC □□□B□□" THRO□□H □□" □IAMETER □TC □3

□□ □□CTILE IRON □I□E AN□ □ITTIN□□ WITHIN 1□ □EET O□ □A□ MAIN□ □HALL HA□E AN □MIL □OL□ETH□LENE WRA□ IN ACCOR□ANCE WITH AN□I□AWWA C1□□A□1□□

□□ □□C □I□E □" □1□" □HALL CON□ORM TO AWWA C□□□□ □I□E 1□" □3□" □HALL CON□ORM TO AWWA C□□□□ □I□E □HALL CON□ORM TO A□TM □1□□□, T□□E I, □RA□E I, □□□□ □□I □E□I□N □TRE□□, AN□ □HALL BE NATIONAL □ANITATION □E□ERATION □N□□□A□□RO□E□□ □I□E □HALL BE CLA□□ □3□ □□R1□□WITH MAR□IN□□ ON EACH □ECTION □HOWIN□ CON□ORMANCE TO THE ABO□E □□ECI□ICATION□□ JOINT□ □HALL BE R□BBER □A□□ETE□ CON□ORMIN□ TO AWWA C□□□OR C□□□ THE BELL □HALL BE INTE□RAL WITH THE □I□E AN□ O□ E□□AL OR □REATER □RE□□□RE RATIN□□THE BELL O□ □I□E AN□ □ITTIN□□ □□IN□ □□□H□ON JOINT□ □HALL HA□E AN INTE□RAL □ROO□E TO RETAIN THE □A□□ET IN □LACE□

□□ ALL □ITTIN□□ □HALL BE MAN□□ACT□RE□ O□ □□CTILE IRON, CON□ORMIN□ TO AN□I□AWWA C11□□A□1□1□ OR AN□I□AWWA C1□3□A□1□□3□ALL □□LL BO□□ □C11□A□1□1□□□ITTIN□□ □HALL BE □RE□□□RE RATE□ TO □□□ □□I, MINIM□M□ALL COM□ACT □ITTIN□□ □C1□3□A□1□□3□□HALL BE □RE□□□RE RATE□ TO 3□□ □□I, MINIM□M□

□□ ALL □□CTILE IRON □I□E AN□ □ITTIN□□ □HALL BE LINE□ AN□ COATE□□INTERIOR LININ□ □HALL BE □TAN□AR□ THIC□NE□□ CEMENT MORTAR LININ□ □ER AN□I□AWWA C1□□A□1□□EXTERIOR COATIN□ □OR B□RIE□ □I□E AN□ □ITTIN□□ □HALL BE A □ETROLE□M A□□HALTIC COATIN□ IN ACCOR□ANCE WITH AN□I□AWWA C11□□A□1□1□□ EXTERIOR COATIN□ O□ EX□O□E□ □I□E AN□ □ITTIN□□ □HALL BE □ACTOR□ A□□LIE□ R□□T INHIBITIN□ E□OX□ □RIMER, MINIM□M 3 MIL□ □R□ □ILM THIC□NE□□□A□TER IN□TALLATION, EXTERIOR □□R□ACE□ □HALL BE □AINTE□ WITH A TWO COAT □□□TEM□THE □IR□T COAT □INTERME□IATE COAT□□HALL BE □□□1□□MIL □□T TNEMEC COLOR HI□B□IL□ E□OXOLINE II □ERIE□ N□□OR A□□RO□E□ E□□AL, AN□ THE □INAL COAT □HALL BE □□□3□□MIL □□T TNEMEC EN□□RA□HIEL□ □ERIE□ □3 OR A□□RO□E□ E□□AL□THE □INAL COAT □AINT COLOR □HALL BE A□ □ELECTE□ B□ THE LOCAL □TILIT□□

1□□ MECHANICAL AN□ □□□H ON JOINT□ □OR □□CTILE IRON □I□E AN□ □ITTIN□□ □HALL BE R□BBER □A□□ETE□, CON□ORMIN□ TO AN□I□AWWA C111□A□1□11□L□BRICANT□ OTHER THAN THAT □□RNI□HE□ B□ THE □I□E MAN□□ACT□RER WITH THE □I□E □HALL NOT BE □□E□□

11□ RE□TRAINE□ JOINT□ □OR □□CTILE IRON □I□E BELL JOINT□ □HALL BE AMERICAN □A□T □RI□ □A□□ET, MCWANE □□RE □RI□ 3□□ □A□□ET, □□□□I□E □IEL□ LO□ 3□□ □A□□ET, OR EBAA IRON ME□A L□□ □ERIE□ 11□□H□□RE□TRAINE□ JOINT□ □OR □□CTILE IRON □I□E AN□ □ITTIN□ MECHANICAL JOINT□ □HALL BE EBAA IRON ME□A L□□ □ERIE□ 11□□, □TAR □RI□ □ERIE□ 3□□□, OR T□LER □NION T□□□□RI□ □ERIE□ TL□□LOC□IN□ BELL JOINT RE□TRAINT □HALL BE AMERICAN □LEX RIN□ JOINT, AMERICAN LO□□RIN□ JOINT, OR □□□□I□E TR□□LEX□ RE□TRAINE□ JOINT□ □OR □□C □I□E MECHANICAL JOINT□ □HALL BE T□LER □NION □ERIE□ □□□□ T□□ □RI□ TL□, JCM □□R□□RI□ BELL RE□TRAINER, □OR□ □NI□□LAN□E □ERIE□ 1□□□ CIRCLE LOC□, OR EBAA IRON ME□A L□□ □ERIE□ □□□□□□□ RE□TRAINE□ JOINT□ □OR □□C □I□E □□□H ON JOINT□ □HALL BE EBAA IRON ME□A L□□ □ERIE□ 1□□□ OR □ERIE□ 1□□□ □C□□□ □□C□, □ERIE□ □□□□ □C□□□ □□C□, □OR□ □NI□□LAN□E □ERIE□ 13□□, OR □MITH□BLAIR BELL□LO□ □ERIE□ 1□□□□I□E JOINT□ □HALL BE RE□TRAINE□ □□□TREAM AN□ □OWN□TREAM O□ □ITTIN□□ IN ACCOR□ANCE WITH THE MAN□□ACT□RER□□ RE□□IREMENT□ OR THE TABLE □HOWN IN THE □RAWIN□□, WHICHE□ER I□ □REATER□

1□□ POLYETHYLENE PIPE AND TUBING USED FOR SERVICE LINES ½-3 INCH DIAMETER SHALL BE □OL□ETH□LENE IN ACCOR□ANCE WITH AWWA C□□1, □TAN□AR□ CO□E □E□I□NATION □E □□1□, □□R □ □O□T□I□E □IAMETER BA□E□ □IMEN□ION RATIO□, □□□ □□I□ □I□E □HALL BE COLOR CO□E□ BL□E □□OTABLE WATER□OR □□R□LE □RECLAIME□ WATER□□ □I□E AN□ □ITTIN□□ □HALL BE N□□ A□□RO□E□ □OR THE □□A□E TO WHICH THE□ ARE TO BE A□□LIE□□JOINT□ IN □□R□R □E □I□E □HALL BE B□TT HEAT □□□ION OR □OC□ET HEAT □□□ION T□□E□ □ITTIN□□ □HALL BE MAN□□ACT□RE□ O□ THE □AME MATERIAL A□ THE □I□E AN□ □HALL BE O□ THE □AME □□R OR LE□□□ □RO□I□E A□A□TER□ A□ RE□□IRE□ TO JOIN □E □I□E TO □I□E, □ITTIN□□ AN□ E□□I□MENT O□ OTHER MATERIAL□□

13□ □ER□ICE □A□□LE□ □HALL MEET THE RE□□IREMENT□ O□ AWWA C□□□ AN□ □HALL CON□I□T O□ E□OX□ COATE□ □□CTILE IRON BO□IE□ IN ACCOR□ANCE WITH A□TM A□3□, WITH □O□BLE □TAINLE□□ □TEEL □TRA□□, BOLT□, WA□HER□ AN□ N□T□□ □TAINLE□□ □TEEL □HALL BE T□□E 3□□, AN□ N□T□ ARE TO BE TE□LON COATE□□THE □□CTILE IRON BO□□ I□ TO BE □□□ION BON□E□ N□LON COATE□, MINIM□M THIC□NE□□ 1□ MIL□, O□TLET O□ □A□□LE I□ TO HA□E N□T THREA□□□ □ER□ICE □A□□LE□ □HALL BE MAN□□ACT□RE□ B□ □OR□, M□ELLER, OR □MITH□BLAIR□

1□□ ALL □ER□ICE□ □HALL INCL□□E THE □OLLOWIN□□C□RB □TO□□, □NION□ A□ RE□□IRE□, COR□ORATION □TO□□□CON□ORMANCE WITH AWWA C□□□AN□ C□□1 I□ RE□□IRE□□THE CONTRACTOR □HALL C□T "W" IN THE TO□ C□RB O□EACH WATER □ER□ICE AN□ A "□" AT ALL □AL□E LOCATION□□C□T W□□ AN□ □□□ □HALL BE HI□HLI□HTE□ WITH BL□E □AINT□

1□□ □NLE□□ OTHERWI□E NOTE□ IN THE □LAN□, THE □TILIT□ COM□AN□ □HALL □RO□I□E AN□ IN□TALL WATER METER□ AN□ RECLAIME□ WATER METER□□CONTRACTOR □HALL CON□TR□CT WATER □ER□ICE AN□ RECLAIME□ WATER □ER□ICE TO THE COR□ORATION □TO□□

1□□ □NLE□□ OTHERWI□E IN□ICATE□ OR □□ECI□IE□, ALL □AL□E□ TWO INCHE□ AN□ □MALLER □HALL BE ALL BRA□□ OR BRON□E□□AL□E□ O□ER TWO INCHE□ □HALL BE IRON BO□□, □□LL□ BRON□E OR BRON□E MO□NTE□□

1□□ □AL□E□ □INCHE□ AN□ LAR□ER □HALL BE LINE□ AN□ COATE□□B□RIE□ AN□ EX□O□E□ □AL□E□ □HALL BE COATE□ IN□I□E AN□ O□T WITH A R□□T INHIBITIN□ E□OX□ □RIMER, □OLLOWE□ B□ AN E□OX□ COATIN□ MEETIN□ THE RE□□IREMENT□ O□ AWWA C□□□, A□□LIE□ AT THE □ACTOR□□THE INTERIOR O□ □AL□E□ WITH A CA□T IRON OR □□CTILE IRON BO□□ □HALL BE COATE□ WITH AN E□OX□ □ROTECTI□E COATIN□ MEETIN□ N□□ INTERNATIONAL □TAN□AR□ □1 AN□ AWWA C□□□□A□TER IN□TALLATION, EXTERIOR □□R□ACE□ □HALL BE □AINTE□ WITH A TWO COAT □□□TEM□THE □IR□T COAT □INTERME□IATE COAT□ □HALL BE □□□1□□ MIL □□T TNEMEC COLOR HI□B□IL□ E□OXOLINE II □ERIE□ N□□ OR A□□RO□E□ E□□AL, AN□ THE □INAL COAT □HALL BE □□□3□□ MIL □□T TNEMEC EN□□RA□HIEL□ □ERIE□ □3 OR A□□RO□E□ E□□AL□THE □INAL COAT □AINT COLOR □HALL BE A□ □ELECTE□ B□ THE LOCAL □TILIT□□

1□□ ALL □AL□E□ 1□" AN□ □MALLER □HALL BE □ATE □AL□E□ □NLE□□ OTHERWI□E IN□ICATE□ ON THE □RAWIN□□□ □ATE □AL□E□ 3 INCHE□ TO 1□INCHE□ □HALL CON□ORM TO AWWA C□□□OR AWWA C□1□□THE □AL□E□ □HALL BE IRON BO□□, CA□T IRON □□LL□ ENCA□□□LATE□ MOL□E□ R□BBER WE□□E COM□L□IN□ WITH A□TM □□□□□, NON□RI□IN□ □TEM WITH O□RIN□ □EAL□□ □AL□E□ □HALL O□EN CO□NTERCLOC□WI□E□

1□□ TA□□IN□ □LEE□E□ ARE TO BE 1□□□ T□□E 3□□ □TAINLE□□ □TEEL AN□ □TAINLE□□ □TEEL O□TLET, A□ MAN□□ACT□RE□ B□ JCM OR A□□RO□E□ E□□AL□TA□□IN□ □AL□E□ □HALL BE RE□ILIENT □EATE□ □ATE □AL□E□ AN□ □HALL CON□ORM TO THE RE□□IREMENT□ O□ AWWA C□□□□TA□□IN□ □AL□E□ □HALL BE AMERICAN □LOW CONTROL □ERIE□ □□□□, CLOW □ERIE□ □□□1□□, OR M□ELLER □ERIE□ A□3□1□

□□□ □AL□E□ 1□" AN□ LAR□ER □HALL BE B□TTER□L□ □AL□E□□B□TTER□L□ □AL□E□ □HALL MEET OR EXCEE□ THE □E□I□N □TREN□TH, TE□TIN□ AN□ □ER□ORMANCE RE□□IREMENT□ O□ AWWA C□□□, CLA□□ 1□□□ □AL□E BO□□ □HALL BE MECHANICAL JOINT EN□ T□□E □AL□E CON□TR□CTE□ O□ CA□T IRON OR □□CTILE IRON□□I□C □HALL BE ONE □IECE CA□T □E□I□N WITH NO EXTERNAL RIB□ TRAN□□ER□E TO □LOW□□I□C □HALL BE CA□T IRON OR □□CTILE IRON□THE RE□ILIENT □EAT □HALL MATE WITH A 3□□OR 31□ □TAINLE□□ □TEEL □□R□ACE□

□1□ □AL□E □EAT□ □HALL BE MECHANICALL□ RETAINE□, AN□ MA□ BE IN□TALLE□ ON EITHER THE BO□□ OR □I□C□O□RIN□ □EAT□ ON □AL□E □I□C□ ARE □NACCE□TABLE□□EAT□ □OR □AL□E□ 1□" □IAMETER AN□ LAR□ER □HALL BE □□LL□ □IEL□ RE□LACEABLE WITHO□T THE □□E O□ □□ECIAL TOOL□□O□ERATOR□ O□ THE ENCLO□E□ TRA□ELIN□ N□T T□□E □HALL BE □RO□I□E□ □NLE□□ OTHERWI□E IN□ICATE□□

□□□ ALL B□RIE□ □AL□E□ □HALL BE □RO□I□E□ WITH A□J□□TABLE □AL□E BOXE□ A□□ROXIMATEL□ □INCHE□ IN □IAMETER WITH A MINIM□M THIC□NE□□ O□ 3□1□ INCH CA□T IRON□BOXE□ □HALL BE O□ □□□□ICIENT LEN□TH TO O□ERATE ALL □AL□E□ B□RIE□ IN THE □RO□N□, CON□I□TIN□ O□ BA□E, CENTER □ECTION, AN□ TO□ □ECTION WITH CO□ER□□AL□E BOXE□ LOCATE□ IN □N□A□E□ AREA□ □HALL BE □LI□ T□□E □E□I□N TO □ERMIT MO□EMENT O□ THE TO□ □ECTION WITHO□T TRAN□MITTIN□ □ORCE□ ONTO THE □AL□E BO□□□ □AL□E BOXE□ CA□T INTO CONCRETE OR A□□HALT □□R□ACIN□ □HALL HA□E BRA□□ CO□ER□□ALL □AL□E BOX CO□ER□ □HALL BE INTERNALL□ CHAINE□ TO □AL□E BOXE□ WITH AN A□□ROXIMATEL□ 1□INCH □AL□ANI□E□ CHAIN□□AL□E BOX CO□ER□ □HALL BE CA□T WITH THE INSCRIPTION "WATER" OR “RECLAIMED WATER”

□3□ □□C □I□E□ □HALL BE COLOR CO□E□ BL□E □WATER MAIN□□OR □□R□LE □RECLAIME□ WATER MAIN□□AN□ STENCILED (0.75-INCH LETTERING ON THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION) “POTABLE WATER MAIN” OR “RECALIMED WATER MAIN” AS APPLICABLE.

□□□ IN□TALL I□ENTI□ICATION TA□E ALON□ ALL □□CTILE IRON □I□E AN□ □□C □I□E, MINIM□M THIC□NE□□ □ MIL□, WI□TH □INCHE□, LETTER □I□E 1 INCH□ A□□L□ TA□E TO □□R□ACE O□ □I□E, CONTIN□O□□L□ EXTEN□IN□ □ROM JOINT TO JOINT□TA□E COLOR AN□ LETTERIN□ □HALL BE BLAC□ □RINTIN□ ON BL□E BAC□□RO□N□ □WATER MAIN□□, BLAC□ □RINTIN□ ON □□R□LE BAC□□RO□N□ □RECLAIME□ WATER MAIN□□ □LACE TA□E A□ □OLLOW□□□" □□" □I□E □CENTER ALON□ TO□ HAL□ O□ □I□E□1□" □1□" □I□E □□LACE ALON□ BOTH □I□E□ O□ THE TO□ HAL□ O□ □I□E□□□" □I□E AN□ LAR□ER □□LACE ON BOTH □I□E□ O□ TO□ HAL□ O□ □I□E WITH A THIR□ □TRI□ CENTERE□ ALON□ TO□ HAL□ O□ □I□E□

□□□ IN□TALL WARNIN□ TA□E ALON□ ALL □I□ELINE□, □LACE□ □ □EET ABO□E □I□E□TA□E □HALL BE □INCH WI□E □IN□L CONTIN□O□□ TA□E□TA□E □HALL BE COLORE□ BL□E □WATER MAIN□□OR □□R□LE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED “CAUTION: WATER MAIN BURIED BELOW”, OR “CAUTION: RECLAIMED WATER MAIN BURIED BELOW”, AS APPLICABLE.

□□□ IN□TALL LOCATIN□ WIRE ALON□ ALL □□C □I□ELINE□□WIRE □HALL BE COLOR□CO□E□ 1□ □A□□E CONTIN□O□□ IN□□LATE□ WIRE□ COLOR CO□IN□ □HALL BE □IMILAR TO WARNIN□ TA□E COLOR□□IN□TALL LOCATOR WIRE ALON□ ALL □RE□□□RI□E□ □I□ELINE□ □" AN□ LAR□ER□LOO□ WIRE INTO ALL □AL□E BOXE□□LOO□IN□ TO OCC□R E□ER□ □□□ □EET MINIM□M□WHERE THERE ARE NO □AL□E BOXE□ TO ALLOW LOO□IN□, □RO□I□E ACCE□□ BOXE□ □ER CIT□ RE□□IREMENT□□CHEC□ WIRE □OR ELECTRICAL CONTIN□IT□□

□□□ ALL CHAN□E□ IN □IRECTION □HALL BE MA□E WITH □ITTIN□□ OR A□□RO□E□ JOINT □E□LECTION□ BEN□IN□ O□ □I□E, EXCE□T CO□□ER AN□ □OL□ETH□LENE, I□ □ROHIBITE□□JOINT □E□LECTION □HALL NOT EXCEE□ □□□ O□ THE MAN□□ACT□RER□□ RECOMMEN□E□ MAXIM□M □E□LECTION□

□□□ TE□T □ROCE□□RE□ □HALL BE A□□RO□E□ B□ THE EN□INEER□ALL TE□T□ □HALL BE MA□E IN THE □RE□ENCE O□ THE EN□INEER AN□ □TILIT□□NOTI□□ THE EN□INEER AN□ THE □TILIT□ COM□ANIE□ AT LEA□T □□HO□R□ BE□ORE AN□ WOR□ I□ TO BE IN□□ECTE□ OR TE□TE□□

□□□ □RO□I□E ALL E□□I□MENT □OR TE□TIN□□INCREMENT□ ON □A□E□ □□E□ □OR LOW □RE□□□RE AIR TE□TIN□ □HALL BE O□ □CALE□ TO THE NEARE□T □1 □□I□ □A□E□, □□M□□, AN□ HO□E□ □HALL BE IN □OO□ WOR□IN□ OR□ER WITH NO NOTICEABLE LEA□□□

3□□ ALL □ER□ICE LINE□ □HALL BE COM□LETE□ □RIOR TO TE□TIN□, AN□ ARE □□BJECT TO THE □AME TE□TIN□ RE□□IREMENT□ A□ THE MAIN LINE□

31□ THE □E□□ENCE O□ TE□TIN□ AN□ □I□IN□ECTION □HALL BE A□ □OLLOW□□1□CON□□CT □RE□□□RE AN□ LEA□A□E TE□TIN□□□□□ER□ORM □L□□HIN□ □ER □TILIT□ RE□□IREMENT□ AN□ AWWA C□□1□3□□I□IN□ECT THE WATER MAIN, INCL□□IN□ □AL□E□ AN□ □ITTIN□□□AN□ □□□ECHLORINATE AN□ □L□□H A□TER □I□IN□ECTION□

3□□ A□□L□ H□□RO□TATIC TE□T □RE□□□RE O□ 1□□ □□I □WATER MAIN□□, □□□ □□I □□IRE MAIN□□, OR 1□□ □□I □RECLAIME□ WATER MAIN□□□OR 1□MIN□TE□ AN□ □OR □□CH A□□ITIONAL □ERIO□ NECE□□AR□ □OR THE EN□INEER TO COM□LETE THE IN□□ECTION O□ THE LINE □N□ER TE□T□□□O NOT EXCEE□ □I□E MAN□□ACT□RER□□ □□□□E□TE□ TIME □□RATION AT THE TE□T □RE□□□RE□I□ □E□ECT□ ARE NOTE□, RE□AIR□ □HALL BE MA□E AN□ THE TE□T RE□EATE□ □NTIL ALL □ART□ O□ THE LINE WITH□TAN□ THE TE□T □RE□□□RE□

33□ A□□L□ LEA□A□E TE□T □RE□□□RE O□ 1□□ □□I □WATER MAIN□□, □□□ □□I □□IRE MAIN□□OR 1□□ □□I □RECLAIME□ WATER MAIN□□□MAINTAIN □RE□□□RE AT A MAXIM□M □ARIATION O□ □□ □□RIN□ THE ENTIRE LEA□A□E TE□T□THE □□RATION O□ THE LEA□A□E TE□T □HALL BE TWO HO□R□ MINIM□M, AN□ □OR □□CH A□□ITIONAL TIME NECE□□AR□ □OR THE EN□INEER TO COM□LETE IN□□ECTION O□ THE □ECTION O□ LINE □N□ER TE□T□LEA□A□E MEA□□REMENT□ □HALL NOT BE □TARTE□ □NTIL A CON□TANT TE□T □RE□□□RE HA□ BEEN E□TABLI□HE□□THE LINE LEA□A□E □HALL BE MEA□□RE□ B□ MEAN□ O□ A WATER METER IN□TALLE□ ON THE □□□□L□ □I□E O□ THE □RE□□□RE □□M□□

3□□ NO LEA□A□E I□ ALLOWE□ IN EX□O□E□ □I□IN□, B□RIE□ □I□IN□ WITH □LAN□E□, THREA□E□, OR WEL□E□ JOINT□ OR B□RIE□ NON□□OTABLE □I□IN□ IN CON□LICT WITH □OTABLE WATER LINE□□

3□□ TE□TE□ □ECTION□ O□ B□RIE□ □I□IN□ WITH □LI□T□□E OR MECHANICAL JOINT□ WILL NOT BE ACCE□TE□ I□ IT HA□ A LEA□A□E RATE IN EXCE□□ O□ THAT RATE □ETERMINE□ B□ THE □ORM□LA L □ □□□□1□□□□□ WHERE L □MAXIM□M □ERMI□□IBLE LEA□A□E RATE, IN □ALLON□ □ER HO□R, THRO□□HO□T THE ENTIRE LEN□TH O□ LINE BEIN□ TE□TE□□□ □LEN□TH O□ LINE TE□TE□ □IN □EET□□□ □NOMINAL INTERNAL □IAMETER □IN INCHE□□O□ THE □I□E□AN□ □ □THE □□□ARE ROOT O□ THE ACT□AL □RE□□□RE IN □□I□ ON ALL JOINT□ IN THE TE□TE□ □ORTION O□ THE LINE□THI□ ACT□AL □RE□□□RE □HALL BE □ETERMINE□ B□ □IN□IN□ THE □I□□ERENCE BETWEEN THE A□ERA□E ELE□ATION O□ ALL TE□TE□ □I□E JOINT□ AN□ THE ELE□ATION O□ THE □RE□□□RE □A□□E AN□ A□□IN□ THE □I□□ERENCE IN ELE□ATION HEA□ TO THE A□THORI□E□ TE□T □RE□□□RE□

3□□ ALL A□□ARENT LEA□□ □I□CO□ERE□ WITHIN ONE □EAR □ROM THE □ATE O□ □INAL ACCE□TANCE O□ THE WOR□ B□ THE OWNER □HALL BE LOCATE□ AN□ RE□AIRE□ B□ CONTRACTOR, RE□AR□LE□□ O□ THE TOTAL LINE LEA□A□E RATE□

3□□ □RIOR TO □I□IN□ECTION, CON□□CT □□LL □IAMETER □L□□HIN□ O□ □I□ELINE IN □ECTION□ IN OR□ER TO REMO□E AN□ □OLI□□ OR CONTAMINATE□ MATERIAL THAT MA□ HA□E BECOME LO□□E□ IN THE □I□E□

3□□ OBTAIN A MINIM□M □L□□HIN□ □ELOCIT□ O□ □□□ □EET □ER □ECON□ □ER AWWA C□□1□

3□□ ALL TA□□ RE□□IRE□ □OR □L□□HIN□ AN□ THE TEM□ORAR□ OR □ERMANENT RELEA□E O□ AIR A□ NEE□E□ □OR □L□□HIN□ □HALL BE □RO□I□E□ B□ THE CONTRACTOR□

□□□ □I□IN□ECT ALL □OTABLE WATER LINE□, □IRE LINE□, □AL□E□, □ITTIN□□, H□□RANT□□THE WATER MAIN □I□IN□ECTION AN□ BACTERIOLO□ICAL □AM□LIN□ AN□ METHO□□ O□ □I□IN□ECTION □OR ALL WATER CONTAINMENT □E□ICE□ AN□ □I□IN□ □□□TEM□ □HALL CON□ORM TO AWWA C□1□THE □I□CHAR□E LOCATION□ □OR THE CHLORINATE□ WATER □HALL BE A□□RO□E□ B□ THE OWNER□NE□TRALI□E THE CHLORINE RE□I□□AL B□ MEAN□ O□ A RE□□CIN□ A□ENT IN ACCOR□ANCE WITH AWWA C□□1□

□1□ ALL □I□IN□ECTION WOR□ □HALL BE ACCE□TABLE TO THE □TATE HEALTH A□THORIT□□I□ AN□ RE□□IREMENT□ O□ THI□ □ECTION ARE IN CON□LICT WITH RE□□IREMENT□ O□ THE A□THORIT□ □OR □I□IN□ECTION, THO□E O□ THE A□THORIT□ □HALL □O□ERN□ALL BACTERIOLO□ICAL TE□TIN□ □HALL BE □ER□ORME□ B□ A □TATE CERTI□IE□ LABORATOR□ CONTRACTE□ B□ THE CONTRACTOR□□RO□ER CHAIN O□ C□□TO□□ □ROCE□□RE□ M□□T BE □OLLOWE□ AN□ □AM□LE□ □HALL ONL□ BE COLLECTE□ B□ CERTI□IE□ LABORATOR□ □ER□ONNEL□CO□IE□ O□ ALL TE□TIN□ RE□□LT□ AN□ ALL RELATE□ CORRE□□ON□ENCE □ROM THE TE□TIN□ LAB □HALL BE □□BMITTE□ TO THE OWNER, □TILIT□, AN□ EN□INEER□

□ANITAR□ □EWER □□□TEM□

1□ THE ENTIT□ THAT WILL O□ERATE AN□ MAINTAIN THE □EWER □□□TEM □HOWN ON THE□E □LAN□ I□ Mc□ONAL□□□ AN□ □ALM BEACH CO□NT□□THE CONTRACTOR □HALL MEET ALL THE RE□□IREMENT□ O□ THO□E ENTITIE□□

□□ □□C □EWER □I□E □HALL BE T□□E □□M □□C □I□E CON□ORMIN□ TO A□TM □3□3□AN□ □HALL BE □□R 3□ □OR □" THRO□□H 1□", AN□ A□TM □ □□□, WALL THIC□NE□□ T□1, □OR □I□E 1□" THRO□□H □□"□

3□ IN□TALL ALL □EWER MAIN□ AT A MINIM□M 3□INCHE□ O□ CO□ER□

□□ JOINT□ □HALL MEET THE RE□□IREMENT□ O□ A□TM □3□1□ □□IN□ R□BBER □A□□ET□ CON□ORMIN□ TO A□TM □□□□□

□□ □ITTIN□□ □HALL CON□ORM TO THE □AME RE□□IREMENT□ A□ THE □I□E□ □RO□I□E A□A□TER□ A□ RE□□IRE□ TO JOIN □□C □I□E TO □I□E, □ITTIN□□ AN□ E□□I□MENT O□ OTHER MATERIAL□□□OL□ENT CEMENT □HALL BE A□ RECOMMEN□E□ B□ THE □I□E MAN□□ACT□RER□

□□ □□C □EWER □I□E □HALL BE COLOR CO□E□ □REEN, □TENCILE□ "□EWER LINE" □□" LETTERIN□ ON TWO □I□E□ O□ THE □I□E IN AT LEA□T THREE AREA□ □ER □I□E □ECTION□□

□□ IN□TALL A□HE□I□E I□ENTI□ICATION TA□E ALON□ □I□ELINE□TA□E □HALL BE MINIM□M THIC□NE□□ □MIL□, WI□TH □INCHE□, LETTER □I□E 1 INCH□ TA□E COLOR AN□ LETTERIN□ □HALL BE "□EWER LINE", BLAC□ □RINTIN□ ON □REEN BAC□□RO□N□□ □LACE TA□E A□ □OLLOW□□□" □□" □I□E □CENTER ALON□ TO□ HAL□ O□ □I□E□1□" □1□" □I□E □□LACE ALON□ BOTH □I□E□ O□ THE TO□ HAL□ O□ □I□E□□□" □I□E AN□ LAR□ER □ □LACE ON BOTH □I□E□ O□ TO□ HAL□ O□ □I□E WITH A THIR□ □TRI□ CENTERE□ ALON□ TO□ HAL□ O□ □I□E□

□□ IN□TALL WARNIN□ TA□E ALON□ ALL □EWER □I□ELINE□□TA□E □HALL BE □INCH WI□E □IN□L CONTIN□O□□ TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED “CAUTION: SEWER BURIED BELOW”. INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.

□□ CONNECTION□ TO EXI□TIN□ □EWER □HALL BE CON□□CTE□ IN □□CH A MANNER THAT THE EXI□TIN□ □EWER REMAIN□ IN O□ERATION□ □RO□I□E B□ □A□□ □□M□IN□ O□ EXI□TIN□ □LOW□ OR COLLECT AN□ LE□ALL□ □I□□O□E O□ EXI□TIN□ □EWER □LOW A□ NEE□E□ TO ACCOMMO□ATE CON□TR□CTION WHILE □EE□IN□ EXI□TIN□ □EWER IN □ER□ICE□

1□□ □RIOR TO IN□□ECTION□ AN□ TE□TIN□, CLEAN ALL IN□TALLE□ LINE□ AN□ MANHOLE□□TE□T □ROCE□□RE□ □HALL BE A□□RO□E□ B□ THE EN□INEER□ALL TE□T□ □HALL BE MA□E IN THE □RE□ENCE O□ THE EN□INEER AN□ □TILIT□□NOTI□□ THE EN□INEER AN□ THE □TILIT□ COM□ANIE□ AT LEA□T □□ HO□R□ BE□ORE AN□ WOR□ I□ TO BE IN□□ECTE□ OR TE□TE□□

11□ □RO□I□E ALL E□□I□MENT □OR TE□TIN□□INCREMENT□ ON □A□E□ □□E□ □OR LOW □RE□□□RE AIR TE□TIN□ □HALL BE O□ □CALE□ TO THE NEARE□T □1 □□I□ □A□E□, □□M□□, AN□ HO□E□ □HALL BE IN □OO□ WOR□IN□ OR□ER WITH NO NOTICEABLE LEA□□□

1□□ ALL □ER□ICE LATERAL□ □HALL BE COM□LETE□ □RIOR TO TE□TIN□, AN□ ARE □□BJECT TO THE □AME TE□TIN□ RE□□IREMENT□ A□ THE MAIN LINE□

13□ □RO□I□E LI□HT □O□RCE AN□ MIRROR□ □OR LAM□IN□ O□ □EWER□AN□ □EWER IN WHICH THE □IRECT LI□HT O□ A LAM□ CANNOT BE □IEWE□ IN EITHER □IRECTION, □□LL CIRCLE, BETWEEN A□JACENT MANHOLE□ □HALL BE CON□I□ERE□ □N□ATI□□ACTOR□, □NLE□□ THE LINE I□ □E□I□NE□ WITH HORI□ONTAL □E□LECTION□, AN□ □HALL BE RE□AIRE□ B□ THE CONTRACTOR WITHO□T A□□ITIONAL COM□EN□ATION□

1□□ CON□□CT LOW □RE□□□RE AIR TE□TIN□ □□□ □□I INITIAL □RE□□□RE□O□ IN□TALLE□ □EWER □I□IN□ IN ACCOR□ANCE WITH A□TM □1□1□□MAXIM□M ALLOWABLE LEA□A□E I□ □□□□1□C□BIC □EET □ER MIN□TE □ER □□□ARE □OOT INTERNAL □□R□ACE AREA BEIN□ TE□TE□□ALLOWABLE AIR □RE□□□RE □RO□ □□RIN□ THE TE□T I□ □□□ □□I□□MINIM□M RE□□IRE□ TE□T TIME □□RATION□I□A□□" □I□E □1 MIN □3 □EC□B□□" □I□E □ □MIN □□ □EC, OR □□□□□X LEN□TH O□ □I□E TE□TE□, WHICHE□ER I□ □REATER□C□□" □I□E □3 MIN □□ □EC, OR □□□□□X LEN□TH O□ □I□E TE□TE□, WHICHE□ER I□ □REATER□□□1□" □I□E □ □MIN □3 □EC, OR 1□1□□X LEN□TH O□ □I□E TE□TE□, WHICHE□ER I□ □REATER□E□1□" □I□E □ □MIN □□ □EC, OR 1□□□□X LEN□TH O□ □I□E TE□TE□, WHICHE□ER I□ □REATER□

1□□ CON□□CT LEA□A□E TE□TIN□ O□ MANHOLE□ B□ □L□□□IN□ IN□ERT□ AN□ □ILLIN□ MANHOLE WITH WATER□ALLOWABLE WATER □RO□ IN MANHOLE TO BE □IEL□ □ETERMINE□ B□ □TILIT□ AN□ EN□INEER□ MINIM□M TE□T □□RATION I□ 1 HO□R□

1□□ CON□□CT □E□LECTION TE□TIN□ O□ □I□ELINE A□TER THE □INAL BAC□□ILL HA□ BEEN IN □LACE AT LEA□T 3□ □A□□□MAXIM□M ALLOWABLE □I□E □E□LECTION I□ □□ □MEA□□RE □E□LECTION B□ MAN□ALL□ □□LLIN□ A MAN□REL THRO□□H THE □I□E□THE MINIM□M MAN□REL O□TER □IAMETER □HALL BE IN ACCOR□ANCE WITH THE FOLLOWING: 6” SEWER = 5.45” MANDREL; 8” SEWER = 7.28” MANDREL; 10” SEWER = 9.08” MANDREL; 12” SEWER = 10.79” MANDREL; 15” SEWER = 13.20” MANDREL; 18” SEWER = 16.13” MANDREL; 21” SEWER = 19.00” MANDREL; 24” SEWER = 21.36” MANDREL; 27” SEWER = 24.06” MANDREL.

1□□ □E□LECTION TE□TIN□ I□ CON□I□ERE□ □ATI□□ACTOR□ I□ THE MAN□REL CAN BE □□LLE□ B□ HAN□ THRO□□H THE □I□E BEIN□ TE□TE□□I□ THE MAN□REL CANNOT BE □□LLE□ THRO□□H THE □I□E, RE□LACE OR CORRECT THE □I□E AN□ RETE□T □NTIL TE□TIN□ I□ □ATI□□ACTOR□□ AN□ □I□E REMO□E□ OR CORRECTE□ □□E TO □AILIN□ □E□LECTION TE□TIN□ □HALL AL□O BE RE□TE□TE□ □OR LEA□A□E□

PRECAST STRUCTURES AND APPURTENANCES

1□ ALL MANHOLE□ □HALL BE □RECA□T CON□TR□CTION□THE MINIM□M □I□E □IAMETER O□ MANHOLE□ □HALL BE □□" □OR □EWER LINE□ □1" IN □IAMETER OR LE□□□INTE□RALL□ CA□T □TE□□ WITHIN □RECA□T □TR□CT□RE□ ARE NOT ALLOWE□□

□□ BA□E□ □HALL BE ONE□□IECE □RECA□T BA□E □ECTION□ CON□I□TIN□ O□ INTE□RALL□ CA□T □LAB, BOTTOM RIN□ □ECTION AN□ CONCRETE □LOW CHANNEL□□BA□E □ECTION□ □HALL HA□E INTE□RAL IN□ERT□ WITH □A□□ET□ TO MATCH THE □I□E□THE CONTRACTOR □HALL BE RE□□ON□IBLE □OR □ETERMININ□ ALL IN□ERT AN□LE□□ □RO□I□E O□TLET □T□B□ WITH JOINT□ TO MATCH THE □I□E□

3□ RI□ER□ □HALL BE □RECA□T REIN□ORCE□ CONCRETE □ER A□TM C□□□, MAN□□ACT□RE□ □□IN□ □□L□ATE RE□I□TANT CEMENT □A□TM C1□□, T□□E II□□RI□ER□ □HALL BE □□□INCH □IAMETER □NLE□□ OTHERWI□E IN□ICATE□ AN□ □HALL HA□E A MINIM□M WALL THIC□NE□□ O□ □INCHE□□

□□ □A□□ET□ □OR □EATIN□ □RECA□T □ECTION□ □HALL BE COL□ A□HE□I□E □RE□ORME□ □LA□TIC □A□□ET□ CON□ORMIN□ TO □□OT □□ECI□ICATION □□□□□, □NLE□□ OTHERWI□E IN□ICATE□□

□□ □NLE□□ OTHERWI□E IN□ICATE□, CONE TO□ □ECTION□ □HALL BE □RECA□T, ECCENTRIC T□□E WITH □□INCH □IAMETER TO□ O□ENIN□ CON□ORMIN□ TO A□TM C□□□□ □RO□I□E □INCH MINIM□M THIC□NE□□ □LAT □LAB TO□□ WITH ECCENTRIC □□INCH □IAMETER O□ENIN□, □NLE□□ OTHERWI□E IN□ICATE□□

□□ □RO□I□E A □LEXIBLE WATERTI□HT □EAL O□ THE □I□E TO THE MANHOLE□CONNECTION O□ CONCRETE □I□E TO THE MANHOLE □HALL BE MA□E WITH NON□□HRIN□ METALLIC □RO□T□CONNECTION O□ □□CTILE IRON OR □□C □I□E TO THE MANHOLE □HALL □RO□I□E A WATERTI□HT CONNECTION □ER A□TM C□□3□ WHERE CONNECTOR□ ARE □□E□, THE□ □HALL BE IN□TALLE□ IN THE MANHOLE WALL B□ ACTI□ATIN□ THE EX□AN□IN□ MECHANI□M IN □TRICT ACCOR□ANCE WITH THE RECOMMEN□ATION O□ THE CONNECTOR MAN□□ACT□RER□THE □□E O□ A□HE□I□E□ OR L□BRICANT□ □OR IN□TALLATION O□ R□BBER CONNECTOR□ I□ □ROHIBITE□□

□□ □RAME□ AN□ CO□ER□ □HALL BE □RE□ IRON □ER A□TM A□□, CLA□□ 3□B AN□ □HALL BE □□□□O□N□R□ T□□E □□□A□, TRA□□IC BEARIN□ □AA□HTO H□□□LOA□IN□□, □NLE□□ OTHERWI□E NOTE□ IN THE □RAWIN□□□ CA□TIN□□ □HALL BE □MOOTH, CLEAN, □REE □ROM BLI□TER□, BLOWHOLE□, AN□ □HRIN□A□E□RAI□E□ LETTERING ON COVERS SHALL BE "STORM", “SEWER”, OR AS DETAILED ON THE DRAWINGS.

□□ □RO□I□E INLET□, □RAME□, AN□ □RATE□ IN ACCOR□ANCE WITH □ETAIL□ ON THE □RAWIN□□□ALL □RAME□ AN□ INLET □RATE□ □HALL BE □RO□□CT□ O□ □□□□O□N□R□ □ MAN□□ACT□RIN□ COR□ORATION, OR E□□AL□

□□ ALL INLET □RATE□ □HALL BE □EC□RE□ B□ CHAIN AN□ E□EBOLT TO THE TO□ O□ THE □TR□CT□RE□

1□□ MANHOLE COATIN□□ AN□ □INI□HE□ □HALL BE□

A□ □ANITAR□ □EWER MANHOLE INTERIOR □BIT□MINO□□ E□OX□ COATIN□, MINIM□M □R□ □ILM THIC□NE□□ □1□ MIL□□

B□ INTERIOR O□ MANHOLE□ WHICH RECEI□E □ORCE MAIN □I□CHAR□E □INTE□RALL□ ATTACHE□ INTERIOR LINER, □□LL HEI□HT, □IBER□LA□□ LINER□LINER THIC□NE□□ TO BE IN ACCOR□ANCE WITH THE □RAWIN□□□

C□ EXTERIOR □BIT□MINO□□ E□OX□ COATIN□, MINIM□M □R□ □ILM THIC□NE□□ □1□MIL□□

11□ A□□B□ILT IN□ORMATION □HALL INCL□□E ALL RIM, TO□ AN□ IN□ERT ELE□ATION□ □OR ALL □RECA□T □TR□CT□RE□□

STORM SEWER SYSTEMS

1□ ALL □TORM □EWER □I□E □HALL BE REIN□ORCE□ CONCRETE □I□E □RC□□□NLE□□ OTHERWI□E IN□ICATE□ ON THE □RAWIN□□□RO□N□ CONCRETE □I□E □HALL COM□L□ WITH A□TM C□□□ELLI□TICAL CONCRETE □I□E □HALL COM□L□ WITH A□TM C□□□□ □I□E JOINT□ □HALL COM□L□ WITH A□TM C□□3 AN□ □□OT □□ECI□ICATION □ECTION □3□, AN□ R□BBER □A□□ET□ □HALL COM□L□ WITH □□OT □□ECI□ICATION □ECTION □□□□MINIM□M CO□ER O□ER THE □I□E, INCL□□IN□ CO□ER O□ER THE BELL O□ THE □I□E WHERE A□□LICABLE, □HALL BE 3□INCHE□□

□□ RC□ □I□E □HALL NOT BE □HI□□E□ □ROM MAN□□ACT□RER □NTIL THE COM□RE□□I□E □TREN□TH O□ THE □I□E HA□ REACHE□ □□□□ □□I AN□ A MINIM□M O□ □ □A□□ HA□E □A□□E□ □INCE THE MAN□□ACT□RIN□ OR RE□AIR O□ THE □I□E HA□ BEEN COM□LETE□□

3□ CORR□□ATE□ □OL□ETH□LENE □I□E AN□ □ITTIN□□ □INCH THRO□□H 1□INCH □IAMETER □HALL COM□L□ WITH AA□HTO M□□□, T□□E □□ □I□E 1□INCH THRO□□H □□INCH □IAMETER □HALL COM□L□ WITH AA□HTO M□□□, T□□E □, AN□ A□TM □□3□□□ □I□E □□INCH THRO□□H □□INCH □IAMETER □HALL COM□L□ WITH □□OT □□ECI□ICATION □ECTION □□□ □CLA□□ II □I□E□AN□ □HALL COM□L□ WITH AA□HTO M□□□□ □IR□IN MATERIAL □OR THE □RO□□CTION O□ □I□E AN□ □ITTIN□□ □HALL BE HI□H □EN□IT□ □OL□ETH□LENE CON□ORMIN□ TO THE MINIM□M RE□□IREMENT□ O□ CELL CLA□□I□ICATION □□□□□□C □OR □INCH THRO□□H 1□INCH □IAMETER□ AN□ □3□□□□C □OR 1□INCH THRO□□H □□INCH □IAMETER□ □ER A□TM □33□□□THE 1□INCH THRO□□H □□INCH □IR□IN □I□E MATERIAL □HALL COM□L□ WITH THE NOTCHE□ CON□TANT LI□AMENT□□TRE□□ □NCL□□TE□T A□ □□ECI□IE□ IN A□TM □□3□□□BELL JOINT□ □OR □INCH THRO□□H 1□ INCH □IAMETER □I□E □HALL BE □□□H□ON □LEE□E□BELL JOINT□ □OR 1□INCH THRO□□H □□INCH □IAMETER □I□E □HALL BE INTE□RALL□ □ORME□ ON □I□E□ □I□E JOINT□ □HALL BE WATERTI□HT □ER A□TM □3□1□□ □A□□ET□ □HALL BE IN□TALLE□ B□ □I□E MAN□□ACT□RER AN□ □HALL COM□L□ WITH A□TM □□□□□

□□ □N□ER□RAIN □I□E □HALL BE □ER□ORATE□ □OL□□IN□L CHLORI□E □I□E IN ACCOR□ANCE WITH A□TM □□□□□ □ILTER □ABRIC □N□ER□RAIN □OC□ □HALL BE T□□E □□3 IN ACCOR□ANCE WITH □□OT IN□EX NO□1□□□

□□ ALL □I□E JOINT□ □HALL BE WRA□□E□ WITH □ILTER □ABRIC□□ILTER □ABRIC □HALL BE IN ACCOR□ANCE WITH □□OT IN□EX NO□1□□, T□□E □□3, A□O□□□□□1□□□IN□TALL IN ACCOR□ANCE WITH □□OT IN□EX NO□□□□□ □RO□I□E MINIM□M 1□" O□ERLA□□□

□□ IN□TALL □OL□ETH□LENE □I□E IN ACCOR□ANCE WITH A□TM □□3□1□BAC□□ILL AN□ COM□ACT E□ENL□ ON EACH □I□E TO □RE□ENT □I□□LACEMENT□MINIM□M CO□ER O□ER □OL□ETH□LENE □I□E □HALL BE A□ □OLLOW□□A□□I□E □N□ER □LEXIBLE □A□EMENT, RI□I□ □A□EMENT, OR □N□A□E□ AREA□ WHERE BE□□IN□ I□ □□ITABLE □OIL□ A□ □E□INE□ IN THE □ENERAL NOTE□□MINIM□M CO□ER □HALL BE 3□INCHE□ OR ONE □I□E □IAMETER, WHICHE□ER I□ □REATER□B□□I□E □N□ER □LEXIBLE □A□EMENT, RI□I□ □A□EMENT, OR □N□A□E□ AREA□ WHERE BE□□IN□ I□ MAN□□ACT□RE□ A□□RE□ATE□ CLA□□ 1A OR 1B A□ □E□INE□ IN A□TM □□3□1□MINIM□M CO□ER □HALL BE 3□INCHE□ OR ONE □I□E □IAMETER, WHICHE□ER I□ □REATER□

□□ IN□TALL □N□ER□RAIN□ IN ACCOR□ANCE WITH □□OT □□ECI□ICATION □ECTION □□□□IN□TALL CLEANO□T□ A□ □HOWN ON THE □RAWIN□□□

□□ □RIOR TO IN□□ECTION□ AN□ TE□TIN□, CLEAN ALL IN□TALLE□ LINE□ AN□ □TR□CT□RE□□

□□ ALL □TORM □I□E □HALL BE □□BJECTE□ TO LEA□A□E TE□TIN□□WHEN THE □RO□N□ WATER LE□EL I□ ABO□E THE TO□ O□ THE □I□E, AN IN□ILTRATION TE□T □HALL BE □ER□ORME□ B□ □EALIN□ O□□ A LEN□TH O□ □I□E AN□ MEA□□RIN□ THE □E□TH O□ □LOW O□ER A MEA□□RIN□ WEIR, OR B□ □□M□IN□ THE IN□ILTRATE□ WATER INTO CONTAINER□ □OR MEA□□REMENT□TE□T□ □HALL BE CON□□CTE□ □OR A MINIM□M O□ □O□R HO□R□□IN□ILTRATION LEA□A□E □HALL NOT EXCEE□ 1□□ □ALLON□ □ER □□HO□R□, □ER INCH □IAMETER, □ER MILE O□ □I□E□WHEN THE □RO□N□ WATER LE□EL I□ BELOW THE TO□ O□ THE □I□E, THE □I□E □HALL BE TE□TE□ □OR LEA□A□E B□ EX□ILTRATION□EX□ILTRATION LEA□A□E TE□T □HALL CON□I□T O□ I□OLATIN□ THE □ARTIC□LAR □ECTION, □ILLIN□ WITH WATER TO A □OINT □ □EET ABO□E THE TO□ O□ THE □I□E AT THE □□□ER MANHOLE OR INLET, AN□ ALLOWIN□ IT TO □TAN□ NOT LE□□ THAN □O□R HO□R□□THE □ECTION □HALL THEN BE RE□ILLE□ WITH WATER □□ TO THE ORI□INAL LE□EL AN□ A□TER TWO HO□R□ THE □RO□ IN WATER □□R□ACE □HALL BE MEA□□RE□□THE COM□□TE□ LEA□A□E □HALL NOT EXCEE□ 1□□ □ALLON□ □ER INCH □IAMETER, □ER □□HO□R□, □ER MILE O□ □I□E□

PAVING, SIDEWALKS, AND CURBING

1□ MATERIAL□ AN□ CON□TR□CTION METHO□□ □OR THE ROA□WA□ AN□ □A□IN□ CON□TR□CTION □HALL BE IN ACCOR□ANCE WITH THE □LORI□A □E□ARTMENT O□ TRAN□□ORTATION □TAN□AR□ □□ECI□ICATION□ □OR ROA□ AN□ BRI□□E CON□TR□CTION, LATE□T E□ITION□

□□ ROA□WA□ □A□IN□, BA□E, AN□ □□B□RA□E THIC□NE□□E□ □HALL BE IN ACCOR□ANCE WITH □ETAIL□ ON THE□E □RAWIN□□□MATERIAL □TABILIT□ AN□ □EN□IT□ RE□□IREMENT□ ARE A□ □OLLOW□□

A□ T□□E □□ □TR□CT□RAL CO□R□E □□□1□□□

B□ LIMEROC□ BA□E□MINIM□M LBR O□ 1□□, □LACE□ IN □" MAXIM□M LI□T□, COM□ACTE□ TO A MINIM□M □EN□IT□ O□ □□□ O□ THE MO□I□IE□ □ROCTOR □R□ □EN□IT□ □AA□HTO T□1□□□□CONTRACTOR MA□ □□B□TIT□TE A□□HALT BA□E CO□R□E T□□E 3 □MIN□TABILIT□ O□ 1□□□ LB□□AT NO A□□ITIONAL CO□T, □RO□I□E□ □TR□CT□RAL N□MBER E□□AL□ OR EXCEE□□ THAT O□ THE □□ECI□IE□ LIMEROC□ BA□E□

C□ □□B□RA□E□□TABILI□E TO A MIN□LBR O□ □□, COM□ACT TO A MINIM□M □EN□IT□ O□ □□□ O□ THE MO□I□IE□ □ROCTOR □R□ □EN□IT□ □AA□THO T□1□□□□CONTRACTOR MA□ □□B□TIT□TE LIMEROC□ SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL (“FLOWABLE FILL”), F'C (28 □A□□□ 1□□□1□□ □□I AT NO A□□ITIONAL CO□T, □RO□I□E□ THE □TR□CT□RAL N□MBER E□□AL□ OR EXCEE□□ THAT O□ THE □□ECI□IE□ □□B□RA□E□

3□ □I□EWAL□□ ARE TO BE CON□TR□CTE□ IN THE AREA□ A□ □HOWN ON THE CON□TR□CTION □LAN□□THE □I□EWAL□ □HALL BE CON□TR□CTE□ O□ □" O□ CONCRETE WITH A □□□□A□ COM□RE□□ION □TREN□TH O□ 3□□□ □□I□JOINT□ □HALL BE EITHER TOOLE□ OR □AW C□T AT A □I□TANCE O□ 1□□HAN□ICA□□E□ RAM□□ □HALL BE □RO□I□E□ AT ALL INTER□ECTION□ AN□ □HALL BE IN ACCOR□ANCE WITH THE □LORI□A ACCE□□IBILIT□ CO□E □OR B□IL□IN□ CON□TR□CTION, LATE□T E□ITION□

□□ C□RBIN□ □HALL BE CON□TR□CTE□ WHERE NOTE□ ON THE CON□TR□CTION □LAN□□CONCRETE □OR C□RB□ □HALL BE □□OT CLA□□ "1" CONCRETE WITH A □□□□A□ COM□RE□□ION □TREN□TH O□ 3□□□ □□I□ALL C□RB□ □HALL HA□E □AW C□T CONTRACTION JOINT□ AN□ □HALL BE CON□TR□CTE□ AT INTER□AL□ NOT TO EXCEE□ 1□□□" ON CENTER□CON□TR□CTION O□ C□RB□ □HALL BE IN CON□ORMANCE WITH □□OT □TAN□AR□ □□ECI□ICATION□ □OR ROA□ AN□ BRI□□E CON□TR□CTION □LATE□T E□ITION□□ECTION □□□ AN□ □ETAIL□ □RO□I□E□ ON THE CON□TR□CTION □LAN□□

□□ □IEL□ COM□ACTION □EN□IT□, □TABILIT□, AN□ THIC□NE□□ TE□TIN□ □RE□□ENCIE□ O□ □□B□BA□E, BA□E, AN□ A□□HALT □HALL BE TE□TE□ ONCE E□ER□ 3□□ LINEAR □EET O□ □A□IN□ □ER □□□□T WI□E □TRI□, □TA□□ERE□ LE□T, CENTER AN□ RI□HT O□ CENTERLINE□WHERE LE□□ THAN 3□□LINEAR □EET O□ □□B□BA□E, BA□E, AN□ A□□HALT I□ □LACE□ IN ONE □A□, □RO□I□E MIN□O□ ONE TE□T □OR EACH □ER □A□□ CON□TR□CTION AT A LOCATION □E□I□NATE□ B□ THE EN□INEER□ A□□HALT EXTRACTION □RA□ATION □HALL BE TE□TE□ □ROM □RAB □AM□LE□ COLLECTE□ ONCE E□ER□ 1□□□ □□ □ARE □AR□□ O□ A□□HALT □ELI□ERE□ TO THE □ITE □OR A MINIM□M O□ ONCE □ER □A□□

PAVING TIMING REQUIREMENTS

1□ IN□TALL □□B□RA□E AN□ BA□E CO□R□E MATERIAL□ WITHIN □□HO□R□ O□ THE REMO□AL□O□EN C□TTIN□ O□ EXI□TIN□ □A□EMENT CON□I□TIN□ O□ □TREET□, □RI□EWA□□, OR □I□EWAL□□IN□TALL □INAL □□R□ACE CO□R□E□ WITHIN 1□ □A□□ A□TER REMO□AL O□ EXI□TIN□ □A□EMENT□

□□ AREA□ TO RECEI□E A□□HALT □HALL RECEI□E ERO□ION CONTROL MEA□□RE□ NO LATER THAN □□HO□R□ A□TER ACCE□TANCE O□ BA□E CO□R□E□TEM□ORAR□ ERO□ION CONTROL CON□I□T□ O□ □LACEMENT O□ A BIT□MINO□□ □RIME COAT AN□ □AN□IN□ THE □□R□ACE□ □ERMANENT ERO□ION CONTROL CON□I□T□ O□ □LACEMENT O□ THE □TR□CT□RAL CO□R□E□

3□ AREA□ TO RECEI□E CONCRETE □A□IN□ □HALL BE EITHER □ROTECTE□ WITH A LA□ER O□ □□OT COAR□E A□□RE□ATE MATERIAL OR □HALL BE □A□E□ WITHIN □□HO□R□ O□ ACCE□TANCE O□ THE □□B□RA□E□

SIGNS AND PAVEMENT MARKINGS

1□ ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE “MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES” AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC □E□I□N □TAN□AR□□□ □TAN□AR□ IN□EX NO□11□□□, 11□□□, 11□□□, 11□□3, 11□□□, 11□□□, 1□3□□, 1□3□□, 1□3□□, 1□3□□, AN□ 1□3□□ A□□L□□ □ENERALL□, ALL MAR□IN□□ □HALL CON□ORM TO THE □OLLOWIN□□□" E□□E LINE□, □" LANE LINE□, □" □IN□LE CENTERLINE□, AN□ □" □O□BLE LINE □ATTERN□, □NLE□□ OTHERWI□E NOTE□ ON THE □LAN□□

□□ ALL □A□EMENT MAR□IN□□ □HALL BE THERMO□LA□TIC WITH RAI□E□ □A□EMENT MAR□ER□ □T□□E □11 □□" X □"□□RAI□E□ □A□EMENT MAR□ER□ ARE TO BE IN□TALLE□ IN ACCOR□ANCE WITH THE□E □LAN□ AN□ □□OT IN□EX NO□1□3□□□

3□ □AR□IN□ □TALL □A□EMENT MAR□IN□□ □HALL BE □AINTE□□ □AINT □HALL MEET THE RE□□IREMENT□ O□ □□OT □□ECI□ICATION □ECTION □□1, NON□RE□LECTI□E WHITE TRA□□IC □AINT□

□□ ALL ROA□WA□ TRA□□IC □I□N□ □HALL BE MAN□□ACT□RE□ □□IN□ HI□H INTEN□IT□ RETRORE□LECTI□E MATERIAL□□THE BAC□ O□ ALL □INI□HE□ □ANEL□ □HALL BE □TENCILE□ WITH THE □ATE O□ □ABRICATION, THE □ABRICATOR□□ INITIAL□, AN□ THE NAME O□ THE □HEETIN□ IN THREE□INCH LETTER□□

□□ INTERNAL □ITE TRA□□IC □I□N□ ARE NOT RE□□IRE□ TO BE RETRORE□LECTI□E□

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□□ □RIOR TO □INAL □A□EMENT MAR□IN□ IN□TALLATION, A TWO WEE□ C□RE TIME O□ THE A□□HALT I□ RE□□IRE□□

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Designed by:	CDP
Drawn by:	CDP
Checked by:	JTP
Approved by:	SML
Scale:	NONE
Date:	Mar. 2016
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GENERAL NOTES

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PALM SPRINGS / FLORIDA

Sheet No.
C-2A

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.

2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR AND DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHT OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. CPH, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.

5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. CPH, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.

6. THE CONTRACTOR SHALL SUBMIT (□) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.

8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE AS PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS. (DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS.) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.

9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTION OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.

10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.

11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.

12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, FLUSH ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.

2. THE LOCATION, MATERIAL TYPE, AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE 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 CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.

3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.

4. SEE COVER SHEET FOR UTILITIES THAT HAVE PREVIOUSLY INDICATED THAT THEY MAY HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION AREA.

5. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.

7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.

8. THE CONTRACTOR SHALL FIELD LOCATE ALL WATER AND SEWER SERVICES AND LATERALS WITHIN THE PROPOSED CONSTRUCTION AREA PRIOR TO CONSTRUCTION AND ADJUST THE PROPOSED CONSTRUCTION AS NEEDED TO ACCOMMODATE THESE EXISTING LINES.

9. TYPICAL DETAILS AND PROPOSED CONSTRUCTION AS SHOWN ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE PROPOSED CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDED IT COMPLIES WITH THE PROJECT SPECIFICATIONS AND APPROVAL IS RECEIVED FROM THE ENGINEER. WHERE SUCH PROPOSED REVISIONS DEVIATE FROM THE FDEP CONSTRUCTION PERMIT, THEN SUCH REVISIONS WILL ALSO REQUIRE APPROVAL FROM FDEP.

10. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, SIZE, MATERIAL TYPE, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWINGS, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

11. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (□□) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER AT LEAST THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.

2. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN ACAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, ADDED TO THE ACAD FILES OF THE CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER, AND CERTIFIED, SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR WHO WILL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND ELEVATIONS.

3. THE X, Y AND Z LOCATION BASED ON THE COORDINATE SYSTEM FLORIDA EAST ZONE STATE PLANE COORDINATE FEET NAD 83, OF ALL VALVES (CENTER OF PIPE), MANHOLES, INLETS, VALVE BOXES (GRADE), HYDRANTS (GRADE), BLOW OFFS (GRADE), SAMPLE POINTS (GRADE) AND METER BOXES (GRADE) ETC. SHALL BE CLEARLY SHOWN. ACCEPTABLE POSITION ACCURACY SHALL BE SUB-METER OR BETTER FOR COMPATIBILITY WITH GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE VERTICAL DATUM USED SHALL BE NAVD 88 UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION PLANS.

4. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOPS AND INVERT ELEVATIONS.

   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.

   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHT-OF-WAYS.

   D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.

   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.

   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.

   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.

   H. UTILITY PIPELINE TIES HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY □□□ FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.

   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY □□□ FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. (FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.)

   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.

   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.

   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.

   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

5. RECORD DRAWINGS ARE TO BE PREPARED BY THE CONTRACTOR, CERTIFIED BY THE CONTRACTOR'S LICENSED SURVEYOR, AND DELIVERED TO THE ENGINEER FOR REVIEW. THE ENGINEER WILL REVIEW THE DRAWINGS FOR COMPLETENESS IN ACCORDANCE WITH THE REQUIREMENTS OF THESE NOTES WITHIN SEVEN (□) FULL WORKING DAYS. FOR PRELIMINARY REVIEW, SUBMITTAL IN ACAD AND PDF FORMAT IS SUFFICIENT AND SIGNED AND SEALED COPIES ARE NOT NECESSARY. FINAL SUBMITTAL OF COMPLETE RECORD DRAWINGS SHALL CONSIST OF ONE SET SIGNED AND SEALED BY THE CONTRACTOR'S LICENSED SURVEYOR PLUS ACAD AND PDF FILES OF THE RECORD DRAWINGS DELIVERED TO THE ENGINEER. IF THE DRAWINGS ARE FOUND TO BE INCOMPLETE OR INACCURATE, THE DRAWINGS WILL BE RETURNED TO THE CONTRACTOR FOR CORRECTION.

6. IN CASES WHERE THE OWNER DETERMINES PARTIAL CLEARANCES FROM PERMITTING AGENCIES ARE BENEFICIAL TO THE OWNER FOR COMPLETED PORTIONS OF THE PROJECT, PROVIDE PRELIMINARY RECORD DRAWINGS (ACAD FORMAT) TO THE ENGINEER FOR ITS USE IN PREPARING THE PARTIAL CLEARANCE APPLICATIONS FOR THE OWNER.

7. COMPLETE RECORD DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED RECORD DRAWINGS PLUS ENGINEER ADDED INFORMATION.

8. COMPLETE SIGNED AND SEALED RECORD DRAWINGS ARE REQUIRED TO BE DELIVERED TO THE OWNER PRIOR TO FINAL INSPECTION OF THE PROJECT. FINAL INSPECTION WILL ONLY BE SCHEDULED UPON RECEIPT OF SIGNED AND SEALED RECORD DRAWINGS THAT HAVE BEEN REVIEWED BY THE ENGINEER AND DELIVERED BY THE ENGINEER TO THE OWNER.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (MOT) PLAN PRIOR TO CONSTRUCTION. THE MOT PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE MOT PLAN AND INSTALLED TRAFFIC CONTROL MEASURES SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. IN GENERAL, ROADWAY AND DRIVEWAY LANE CLOSURES ARE PROHIBITED DURING CONSTRUCTION UNLESS SPECIFICALLY DETAILED ON THESE PLANS. IN THE EVENT IT IS DETERMINED THAT ROADWAY AND DRIVEWAY LANE CLOSURES WILL BE ALLOWED, THE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN □:□□ A.M. AND □:□□ P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED MOT.

2. ALL TRAFFIC CONTROL MEASURES SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. □□□ AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL TRAFFIC CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 1□ FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN □ FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. □□□ AND □□□.

9. TYPE I OR TYPE II BARRICADES AT □□ FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENT UNTIL SUCH PAVEMENT ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER AND REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.

4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION: TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 1□ FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION: TREES AND SHRUBS TO REMAIN OUTSIDE A 1□ FOOT WIDE PATH, CENTERED ON THE PIPELINE.

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD.

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN □" IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 1□" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

DEWATERING

1. DESIGN AND PROVIDE A DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE A DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF □ FEET BELOW EXCAVATION. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.

2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEADS.

3. DEWATERING DISCHARGE FROM THE SITE SHALL COMPLY WITH ALL NPDES GENERAL PERMIT REQUIREMENTS AND STATE WATER QUALITY STANDARDS. PROVIDE ALL TESTING AND PERMITTING REQUIRED AND COMPLY WITH ALL TREATMENT OR DISPOSAL METHODS REQUIRED TO MEET ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.

4. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED □ PPM.

5. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1□" PUMP VOLUTE, 1□□,□□□ GPD TOTAL (□□ HOUR (1 DAY) DEWATERING), AND 3□1,□□□,□□□ GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

6. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, PIPE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.

7. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICES.

GRADING

1. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED RIDING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.

3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE-GRADER OPERATIONS.

4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 1□ FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADES. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADES.

5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES REESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (F.S. 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.

3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.

4. FIELD DENSITY TESTING FREQUENCIES: A. ONE TEST FOR EACH 1□,□□□ SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM □ TESTS EACH LAYER. B. ONE TEST FOR EACH 1□□ SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES. C. ONE TEST FOR EACH 3□□ LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH. D. ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL. E. ONE TEST PER 1□□□ SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF □ TESTS.

5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE:

   A. ACCEPTABLE MATERIALS: AASHTO M1□□ CLASSIFICATION A-1, A-3, A-□-□, (ASTM D□□□□ CLASSIFICATION GW, GP, SM, SP, SW, SP-SM) UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORT. NO MORE THAN 1□% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER □□□ SIEVE.

   B. UNACCEPTABLE MATERIALS: AASHTO M1□□ CLASSIFICATION A-□-□, A-□-□, A-□, A-□, A-□, A-□, A-□ (ASTM D□□□□ CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT) UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORT.

6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.

7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.

8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.

9. SHEETING, SHORING, AND BRACING USED FOR THE SUPPORT OF EXCAVATIONS OVER □□ FEET DEEP SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF FLORIDA.

10. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.

11. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF □ FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.

12. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.

13. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE.

14. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF □ INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 1□ INCH LOOSE DEPTH.

15. MINIMUM DENSITY REQUIREMENT (ASTM D1□□□ OR AASHTO T1□□): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = □□ PERCENT. BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = □□ PERCENT. BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = □□ PERCENT. BACKFILL AND FILL PLACED IN ALL OTHER AREAS = □□ PERCENT.

RIPRAP

1. ALL RIPRAP CONSTRUCTION SHALL MEET THE REQUIREMENTS OF SECTION □3□ OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

UTILITY SEPARATION REQUIREMENTS

1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

   A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAINS.

   B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWERS.

   C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

   A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 1□ INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS.

   B. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 1□ INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.

3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.

4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:

   A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER.

   B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.

   C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.

5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION FEATURES TO BE CONSIDERED FOR COST EVALUATION WITH NO GUARANTEE THEY WILL BE APPROVED FOR IMPLEMENTATION WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS. EXCEPTIONS FROM MEETING THE PIPE SEPARATION REQUIREMENTS, WITHOUT MITIGATION, SHALL BE ALLOWED ONLY BY FDEP IF TECHNICAL OR ECONOMIC JUSTIFICATIONS FOR EACH EXCEPTION PROVIDED BY THE ENGINEER ARE ACCEPTABLE TO FDEP AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER AND APPROVAL FROM FDEP ON A CASE BY CASE BASIS. ALL POSSIBLE MEASURES TO ACHIEVE COMPLIANCE WITH THE PIPE SEPARATION REQUIREMENTS SHALL BE CONSIDERED FIRST ALONG WITH DESIGN CHANGES TO MEET THE REQUIREMENTS BEFORE THE ENGINEER SUBMITS A JUSTIFICATION OF AN EXCEPTION TO FDEP FOR APPROVAL. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER AND APPROVAL BY FDEP COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO ADDITIONAL COST.

   A. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:

      1. USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.

McDONALD'S PROJECT CODE: 009-2599

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JUSTIN T. POLK, P.E. 61810

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Designed by:	CDP
Drawn by:	CDP
Checked by:	JTP
Approved by:	SML
Scale:	NONE
Date:	Mar. 2016
Job No.:	M29880

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Plans Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

GENERAL NOTES

McDonald's®
FOREST HILL & CONGRESS
PALM SPRINGS / FLORIDA

Sheet No.
C-2

J:\M29880\Civil\DWG\Design\1 M29880-COVER.dwg May 18, 2016 - 11:46am slipofsky

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ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.

November 9, 2016

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE

Re: McDonald's - Forest Hill Blvd
Land Development Review Comments
Engenuity Group Project No. 6001.17

Based on the Village Staff, Traffic Consultant (PTC) and Applicant meeting on 10-19-16, we recommend site plan approval with the folloing conditions:

1. Trip distribution percentages included in Appendix E do not match the percentages used on Tables 2A, 2B, 3A and 3B. Correct the tables to match the trip distribution maps.

2. Provide significance calculation for all links within 1 mile radius.

3. Explain differences in project traffic percentages shown on Tables 2A and 2B as compared to the percentages shown on Tables 3A and 3B.

4. The FDOT letter is outdated. Provide an updated letter.

5. Provide information on site occupancy during the driveway volume data collection. Adjust driveway volumes as necessary.

6. Update the analysis of the intersection of Alice Avenue / Driveway 1 / Forest Hill Boulevard to include the following , at a minimum:
   - Address site occupancy as it relates to the counts.
   - Provide queuing analysis of Forest Hill Boulevard left turn lanes.
   - Include approved Wawa traffic.
   - Use Left + Thru for Median Type with 1 vehicle storage.
   - Provide calculations for Proportion Time Blocked.

Based on the plans received through WeTranfser on 11-2-16 for the above referenced project:

1. Response to Comments Letter dated 10-18-16 by CPH
2. Construction Plans, Sheets C-1 to C-14, L-1, L-2, TR-1, & LP-1 by CPH

We recommend Site Plan approval with the following condition:

1. Provide permits from all applicable permitting agencies, including Lake Worth Drainage District, South Florida Water Management District, PBC Water Utility Department, PBC Department of Health, Florida Department of Transportation, etc.

The applicant needs to always meet Village code and although there may not be a comment in this letter, please make sure you meet code or any other applicable documents or Village requirements.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Kimberly Glas-Castro
Lisa Tropepe, PE
Andrea Troutman, PE

cph

McDonalds Forest Hill

McDonalds Forest Hill

1860 Old Okeechobee Road
Suite 102
West Palm Beach, FL 33409
Phone: 561.459.2096
Fax: 305.274.4807

October 21, 2016

Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

RE: McDonald's Forest Hill
Dumpster Landscape Buffer Variance Request Narrative

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-162 which requires a five-foot (5') Category 1 buffer adjacent to the trash dumpster. The request is to reduce the required buffer adjacent to the proposed dumpster enclosure to allow for an irregular buffer with a minimum dimension of approximately two-feet (2').

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

a) That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
Response: The proposed McDonald's site is currently a developed retail parcel within the Forest Hill Center. The site is encumbered with platted utility easements and an unplatted cross access drive aisle along the northern portion of the property which limit the placement of the proposed dumpster enclosure. The proposed dumpster enclosure has been located to avoid impacts to the existing utility infrastructure, while maintaining the width of the cross access drive aisle along the northern property limits. In order to provide for the above, McDonald's is requesting to allow an irregular shaped landscaped buffer adjacent to the dumpster enclosure.

b) That the special conditions and circumstances do not result from the actions of the applicant.
Response: The existing platted utility easements have been in place since the mid-1980's and the existing unplatted cross access drive aisles have been in place since the Forest Hill Center was originally constructed.

c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Response: The proposed dumpster location is in the most feasible place on the site that will accommodate refuse truck pick-up and minimize visibility of the enclosures from the public right-of-way. The irregular buffer proposed on the site plan will allow for a hedge in the green area surrounding the enclosure.

d) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
Response: A five-foot (5') buffer adjacent to the proposed dumpster enclosure would obstruct the proposed drive-thru circulation and reduce the existing cross access drive aisle width along the norther portion of the site.

e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
Response: The proposed dumpster has been located so as to maintain existing cross access traffic circulation and avoid impacts to the existing platted utility easements.

f) That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
Response: An irregular shaped buffer containing hedges is proposed in the green areas surrounding the proposed dumpster enclosures, which is in harmony with the general intent of the code.

g) That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
Response: The proposed buffer width reduction adjacent to the dumpster enclosures will provide adequate drive-thru traffic circulation and will maintain the existing cross access drive aisle width on the northern portion of the site (+/-30' wide). Additionally, refuse truck pick-up will occur with the truck approaching the dumpsters in the direction of traffic flow within the existing drive aisle, minimizing potential conflicts with vehicles traveling in the opposite direction.

Sincerely,

CPH, Inc.

Justin Polk, P.E., LEED AP
Vice President/Associate

1860 Old Okeechobee Road
Suite 102
West Palm Beach, FL 33409
Phone: 561.459.2096
Fax: 305.274.4807

October 21, 2016

Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

RE: McDonald's Forest Hill
Front Landscape Buffer Variance Request Narrative

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to request a variance from Code Section 34-162 which requires a fifteen-foot (15') Category 5 buffer for nonresidential uses adjacent to an Arterial ROW. The request is to reduce the required southern buffer adjacent to Forest Hill Blvd. to five-feet (5').

Chapter 34, Section 34-603 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the variance request. This statement should be predicated on the objectives presented in Section 34-603(f)(1) of the Code. The statement must include comments on each of the following individually:

a) That special condition and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same land development district.
Response: The proposed McDonald's site is currently a developed retail parcel within the Forest Hill Center. The site is encumbered with platted utility easements and an unplatted cross access drive aisle along the northern portion of the property which limit the size and placement of the proposed building, associated parking areas and drive aisles. The proposed site is designed to avoid impacts to the existing utility infrastructure, while maintaining the width of the cross access drive aisle along the northern property limits, and to allow adequate vehicular circulation on-site. In order to provide for the above, McDonald's is requesting to allow a 5' wide landscaped buffer which would allow for reasonable use of the site.

b) That the special conditions and circumstances do not result from the actions of the applicant.
Response: The existing platted utility easements have been in place since the mid-1980's and the existing unplatted cross access drive aisles have been in place since the Forest Hill Center was originally constructed.

c) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same land development district.

Response: The request for a 5' wide southern landscape buffer is in-line with what other adjacent parcels to the east and west within the shopping center are currently providing along Forest Hill Blvd.

d) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same land development district under the terms of this chapter and would work unnecessary and undue hardship on the applicant.
Response: A fifteen-foot (15') required front buffer adjacent to Forest Hill Blvd. would cause undue hardship to the site in that adequate drive aisle width and drive-thru bypass lanes providing for on-site vehicular circulation would not be able to be provided, especially since the proposed site plan maintains the existing width of the cross access drive aisle on the northern portion of the site (+/-30' wide).

e) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
Response: The proposed site has been designed to maximize the flow of on-site traffic circulation and maintain existing cross access traffic circulation. Increasing the front (south) buffer from the five-foot (5') proposed width adjacent to Forest Hill Blvd. would cause a reduction in the southern 24' wide drive aisle width and the loss of at least one (1) parking stall along the western property boundary.

f) That the granting of the variance will be in harmony with the general intent and purpose of this chapter.
Response: The proposed five-foot (5') buffer will contain trees and a continuous meandering hedge.

g) That such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
Response: The reduction in buffer to 5' wide will result in a similar buffer to the adjacent shopping center parcels to the east and west. The proposed plantings within the 5' buffer will include a continuous hedge along with new trees.

Sincerely,
CPH, Inc.

Justin Polk, P.E., LEED AP
Vice President/Associate

1860 Old Okeechobee Road
Suite 102
West Palm Beach, FL 33409
Phone: 561.459.2096
Fax: 305.274.4807

October 21, 2016

Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

RE: McDonald's Forest Hill
Special Exception Request Narrative

The purpose of this narrative is to supplement the Village of Palm Springs Land Development Department Unified Development Application to develop the proposed site as a "Fast Food Restaurant with Drive-Thru." This proposed use within the CG zoning district requires a special exception approval.

Chapter 34, Section 34-608 of the Code of Ordinances, Village of Palm Springs, requires a statement of special reasons or basis for the special exception request. This statement should be predicated on the criteria and factors as set forth in Section 34-608(b) of the Code. The statement must include comments on each of the following individually:

(1) The proposed special exception use is consistent with goals, objectives, and policies of the village's comprehensive plan.
Response: In accordance with Village of Palm Springs 2019 Comprehensive Plan, Chapter I Future Land Use Element, Objective B, the proposed McDonald's Restaurant will serve the needs of residents and will be conveniently located along an arterial roadway. In accordance with Objective E, the proposed development will result in a net decrease in impervious surfaces, which will reduce the quantity of stormwater runoff originating from the site. In accordance with Objective F, acceptable levels of service are maintained along adjacent roadway segments and existing shopping center driveways.

(2) The proposed special exception is consistent with the land development and zoning regulations and all other portions of this Code.
Response: The proposed site complies with the minimum building setbacks, building height, number of parking spaces for vehicles and bicycles, minimum open space and maximum building coverage. A buffer variance is also being sought as part of this project to allow for a reduction of the required 15' buffer to a 5' buffer adjacent to Forest Hill Blvd.

(3) The proposed special exception use is compatible with the character and use (existing and future) of the surrounding properties in its function; hours of operation, type and amount of traffic to be generated; building location, mass, height and setback; and other relevant factors peculiar to the proposed special exception use and the surrounding property.
Response: The special exception use as a Restaurant with Drive-Thru is compatible with the surrounding shopping center which is commercial and fronts on arterial roadways (Forest Hill Blvd. & Congress Ave.). The proposed building location is setback a greater distance from Forest Hill Blvd. and the building height is within requirements for the CG zoning district. A variance for hours of operation is also being sought as part of this project to allow for 24-hour operation and off-peak hour deliveries.

(4) The establishment of the proposed special exception use in the identified location does not create a concentration or proliferation of the same or similar type of special exception use, which may be deemed detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.
Response: There are no other fast food restaurants with drive-thru lanes within the shopping center. The closest known McDonald's within the Village of Palm Springs is approximately 2.0 miles south of the subject site on the west side of Congress Ave.

(5) The proposed special exception use does not have a detrimental impact on surrounding properties based on:
a. The number of persons anticipated to be using, residing, or working on the property as a result of the special exception use;
Response: The proposed change of use of the site from a Jewelry Store to a McDonald's Restaurant would result in a net daily increase in vehicle trips totaling 1,078, including internal capture from the shopping center, which in turn would increase exposure to the shopping center. Roadway level of service analysis has indicated acceptable levels of service for the adjacent roadway segments with the addition of this project.

b. The degree of noise, odor, visual, or other potential nuisance factors generated by the special exception use; and
Response: The proposed development is not anticipated to cause noise, odor, visual or other nuisances. Garbage will be contained within new dumpster enclosures with regular pick-up by a local refuse company.

c. The effect on the amount and flow of traffic within the vicinity of the proposed special exception use.

Response: The proposed development will increase daily trips from existing conditions, however, an acceptable level of service for the existing shopping center driveways and surrounding roadway segments is maintained.

(6) That the proposed special exception use:

a. Does not significantly reduce light and air to adjacent properties.

Response: The proposed one-story building height of 19'-9 ½" to the parapet top (23'-4" to the top of architectural treatments) complies with the property development regulations for the CG zoning district and would not reduce air or light to adjacent properties.

b. Does not adversely affect property values in adjacent areas.

Response: The proposed development will improve the property and thus would not adversely affect property values in adjacent areas.

c. Would not be deterrent to the improvement, development or redevelopment of surrounding properties in accord with existing regulations.

Response: The proposed development would not deter improvement or development of surrounding properties.

d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.

Response: The proposed development would result in a decrease in impervious area of 1,818 sq. ft. (0.042 acres) and thus increase open space on-site. Impacts to parks or other public facilities is not proposed.

e. Provides pedestrian amenities, including, but not limited to, benches, trash receptacles, and/or bicycle parking.

Response: The proposed site development includes pedestrian access to the Forest Hill Blvd. right-of-way and bicycle parking. Trash receptacles will be provided within the restaurant and new dumpster enclosures are provided on-site.

Sincerely,
CPH, Inc.

Justin Polk, P.E., LEED AP
Vice President/Associate

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Robert M. Brown
Attorney
Mark A. Perry, P.A.

March 29, 2016

Iramis Cabrera
Land Development
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

Re: McDONALD'S – 3015 FOREST HILL BLVD.
West of Congress Avenue; North side of Forest Hill Blvd.
FOREST HILL CENTER, Tract 5
70-43-44-07-36-005-0000
Not Adjacent to LWDD Canal
LWDD Project No. 16-

Dear Ms. Cabrera:

This petition is located south of Lake Worth Drainage District's (LWDD) Lateral No 7 Canal but not adjacent to the same.

This petition will require permit(s) or a modification to an existing permit(s) from LWDD prior to construction. Please contact LWDD's Engineering Department regarding the drainage permit.

LWDD has no objection to the certification of the referenced petition.

Thank you for giving us the opportunity to review and comment on this petition. If you have any questions or concerns please contact me.

Sincerely,

Nicole A. Smith
Right-of-Way Permit Coordinator

Department of Engineering and Public Works

P.O. Box 21229

West Palm Beach, FL 33416-1229

(561) 684-4000

FAX: (561) 684-4050

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September 30, 2016

Iramis Cabrera
Planner
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

RE: McDonald's in the Forest Hill Center
Project #: 151209
TRAFFIC PERFORMANCE STANDARDS REVIEW

Dear Iramis:

The Palm Beach County Traffic Division has reviewed the **McDonald's in the Forest Hill Center** Traffic Statement prepared by CPH, Inc. revised September 15, 2016, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Village of Palm Springs
Location:	In the shopping plaza located at the northwest quadrant of Forest Hill Blvd and Congress Ave intersection
PCN #:	70-43-44-07-36-005-0000
Existing Uses:	1,636 SF of general commercial – to be demolished
Proposed Uses:	3,906 SF of fast food restaurant with drive thru
Access:	Using the existing driveways of the shopping plaza
New Net Daily Trips:	988
New PH Trips:	90 AM (46/44) and 65 PM (34/31)
Build-Out:	December 31, 2017

Based on our review, the Traffic Division has determined the proposed development meets the Traffic Performance Standards of Palm Beach County. Based on our review, we found that the project main driveway on Forest Hill Boulevard, especially the SBL egress traffic in the AM, is experiencing a delay at existing condition, and the additional project trip will further deteriorate the Level of Service. We suggest the Village to consider converting the driveway as right-in/right-out to improve the traffic operations. While we recommend modification of a driveway on a FDOT maintained facility, we acknowledge that this project holds an approved pre-application from FDOT which allows the existing design, and we further acknowledge the FDOT has jurisdiction authority over this road.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 684-4030 or email to qyuan@pbcgov.org.

Sincerely,

Quan Yuan, P.E.
Professional Engineer
Traffic Division

QY:ap
ec: Addressee
Sandra Gorman, P.E., Senior Traffic Engineer – CPH, Inc.
Quazi Bari, P.E., Professional Engineer – Traffic Division
Steve Bohovsky, Technical Assistant III - Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MMT\MUNICIPALITIES\APPROVALS\2015\151209 - MCDONALDS.DOC

Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

5601 Mariner Street
Suite 240
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

August 23, 2016

Ms. Kim Glas-Castro, AICP LEED AP
Land Development Director
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Ph: (561) 965-46016

RE: McDonald's Restaturant- Forest Hill & Congress
Palm Springs, Florida
CPH Job No: M29880

Dear Ms.Glas-Castro,

As requested, a parking generation analysis has been performed for the proposed McDonald's outparcel in Forest Hill Center in Palm Springs, Florida. The parking analysis has been requested to determine if the proposed parking modification will have an impact on the parking requirements for the overall property. The proposed project is anticipated to increase the overall parking onsite from 714 spaces to approximately 720 spaces.

Several sources were used to determine if there is adequate parking on site. Based on the calculations requested by the City, approximately 5 spaces are required per 1000 square feet gross floor area of the shopping center. The existing shopping center is approximately 134,381 square feet. This would make the minimum parking requirement 672 spaces for the shopping center alone. The proposed McDonald's is 3,905 square feet, and based upon the City parking requirement of 20 spaces per 1,000 square feet, another 78 spaces would be required.

It should be noted that the parking requirement for the proposed McDonald's was calculated separately based upon the request of City staff. Typically, outparcels are considered part of the overall shopping center for parking calculations to account for shared parking and internal capture between the various uses.

Table 1 summarizes number of parking spaces based upon the City's requested calculations.

Table 1-Number of Required Parking Spaces per City Calculation

Land Use	Size (KSF)	Rate (Per KSF)	Total Number of Required Spaces
Shopping Center	134.381	5	672
McDonald's	3.905	20	78
		Total	**750**

ITE's *Parking Generation 4th Edition* was used to identify the potential parking demand for similar land uses to see if the proposed 720 parking spaces would be adequate for the existing shopping center and proposed McDonald's. ITE's land use description for Land Use Code 820 – Shopping Center indicates that the shopping centers used in the data analaysis contained "non-merchandising facilities such as office buildings, movie theaters, restaurants, post offices, banks" and other non-retail specific uses. The land use description also points out that the data includes outparcels which are "typically drive-in banks, retail stores, restaurants or small offices." Because this variety of uses is included in the Shopping Center land use category, no adjustments need to be made for internal capture between uses or shared parking.

Table 2 summarizes the parking generation estimated for the project using the 4th Edition of *ITE Parking Generation* for the Shopping Center land use category for both the average and 85th percentile conditions. The calculation was based upon the square footage of the overall shopping center plus the proposed McDonald's.

Table 2-ITE Parking Generation-4th Edition: Shopping Center

Land Use	Size (KSF)	Time Period	Average Rate (per KSF)	Average Peak Period Parking Demand	85th Percentile Rate (per KSF)	85th Percentile Parking Demand
Shopping Center 820	138.286	Weekday	2.55	353	3.16	437
		Saturday	2.87	397	3.4	470

As shown in **Table 1 and Table 2,** parking demand based on *ITE Parking Generation* is less than the number of parking spaces required by the City.

The City also requested to see a breakdown of the existing shopping center by uses. A parking calculation was also performed based upon the individual uses in the shopping center for both Weekday and Weekend conditions.

It should be noted that several of these land uses have different peak operating times and days, therefore an overall parking reduction for shared parking and internal capture between uses should be considered. However, to be conservative, no reduction for shared parking or internal capture was applied. A detailed breakdown of each individual use is attached. The summary of the calculations is included in **Table 3**.

Table 3a-Weekday ITE Parking Generation-4th Edition: Various Uses

Land Use	Size (KSF)	Time Period	Average Rate (per KSF)	Average Peak Period Parking Demand	85th Percentile Rate (per KSF)	85th Percentile Parking Demand
Office Building 701	12.22	Weekday	2.47	30	2.98	36
Medical/Dental Office 730	13.579	Weekday	3.2	43	4.27	58
High Turnover Restaurant 932	10.45	Weekday	13.3	139	17.4	182
Church 560	5.889	Weekday	N/A	N/A	N/A	N/A
Shopping Center 820	92.243	Weekday	2.55	235	3.16	291
Fast Food with Drive Through 934	3.905	Weekday	9.98	39	15.13	59
			Total	**487**		**627**

Table 3b-Weekend ITE Parking Generation-4th Edition: Various Uses

Land Use	Size (KSF)	Time Period	Average Rate (per KSF)	Average Peak Period Parking Demand	85th Percentile Rate (per KSF)	85th Percentile Parking Demand
Office Building 701	12.22	Weekend	N/A	N/A	N/A	N/A
Medical/Dental Office 730	13.579	Weekend	N/A	N/A	N/A	N/A
High Turnover Restaurant 932	10.45	Weekend	16.3	170	20.4	213
Church 560	5.889	Sunday	8.37	49	14.38	85
Shopping Center 820	92.243	Weekend	2.87	265	3.4	314
Fast Food with Drive Through 934	3.905	Weekend	8.7	34	12.9	50
			Total	**518**		**662**

Based upon the calculations performed for the individual uses in the shopping center, ITE estimates that the 720 proposed parking spaces are anticipated to be adequate to accommodate the proposed McDonald's and the existing shopping center. **Table 4** compares the results of the various calculations.

Table 4 – Parking Calculation Comparison

Scenario	Parking Required	% of code requirement	% of proposed parking
City Parking Code	750	-	-
Proposed Parking Provided	720	96%	-
ITE – Shopping Center Average Weekday	353	47%	49%
ITE – Shopping Center Average Weekend	397	53%	55%
ITE – Shopping Center 85th Percentile Weekday	437	58%	61%
ITE – Shopping Center 85th Percentile Weekend	470	63%	65%
ITE – Various Uses Average Weekday	487	65%	68%
ITE - Various Uses Average Weekend	518	69%	72%
ITE – Various Uses 85th Percentile Weekday	627	84%	87%
ITE – Various Uses 85th Percentile Weekend	662	88%	92%

Based upon the calculations, the averate and 85th percentile parking demand is less than both the City requirements and the parking proposed. Therefore, it is anticipated that the 720 proposed parking spaces will be adequate to accommodate the existing shopping center and proposed McDonald's. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
CPH, Inc.

Sandra L. Gorman, P.E.
Senior Traffic Engineer

Forest Hill Center Tenants as of August 15 2016

Tenant Name	Use	Square Footage	ITE Land Use Code
Ministerio G12 Nueva Jerusalem	Church	5889	560
PAE Professional Services	Processing Center	6400	701
Partnership Realty	Office	3220	701
Affordable Driving & Traffic	School	1400	701
Golden Communications, LLC	Office	1200	701
Town Care Dental Partnership	Dental Office	3382	730
Lake Clarke Shores Dialysis Center	Medical Office	6020	730
Partners in Health	Medical Office	1207	730
Quest Diagnostic Clinical Lab	Medical Office	2970	730
Jesus Gonzales	Barber Shop	1000	820
Falliance LLC	Laundromat	3601	820
Presidente Supermarket	Grocery Store	45573	820
Family Dollar	Retail	10652	820
Nghia Nguyen dba Saigon Nails	Nail Salon	1500	820
Santa Fe Investment Corp.	Shoe Store	3389	820
Superstar Sporting Goods	Retail	2800	820
Vacant	N/A	23728	820
Thong Punchang	Restaurant	3200	932
Palm Springs Pizza	Restaurant	4300	932
Wu Garden, LLC	Restaurant	1200	932
Subway Sandwich Shops	Restaurant	1750	932
McDonald's	Restaurant	3905	934

Summary By Land Use

ITE Land Use Code	Square Footage
560 - Church	5889
701 - General Office	12220
730 - Medical/Dental Office	13579
820 - Retail	92243
932 - High Turnover Restaurant	10450
934 - Fast Food Restaurant with Drive Through	3905
Total	138286

LAND DEVELOPMENT STAFF REPORT

SUBJECT: Greenwood Shopping Center- Special Exception Use to allow a restaurant within the tenant bay addressed 1756 South Congress Avenue.

Application Summary			
Applicant	Equity One, Inc	**Submittal Date**	9/23/2016
Reference Name	Greenwood Shopping Center	**Case Number**	**SPR 16-08/ PSSE 16-04**
		Parcel Control No	70-42-44-13-00-000-5100
Location	1756 South Congress Avenue	**Site Area**	11.54 acres
LDB Meeting	November 15, 2016	**Council Meeting**	December 8, 2016

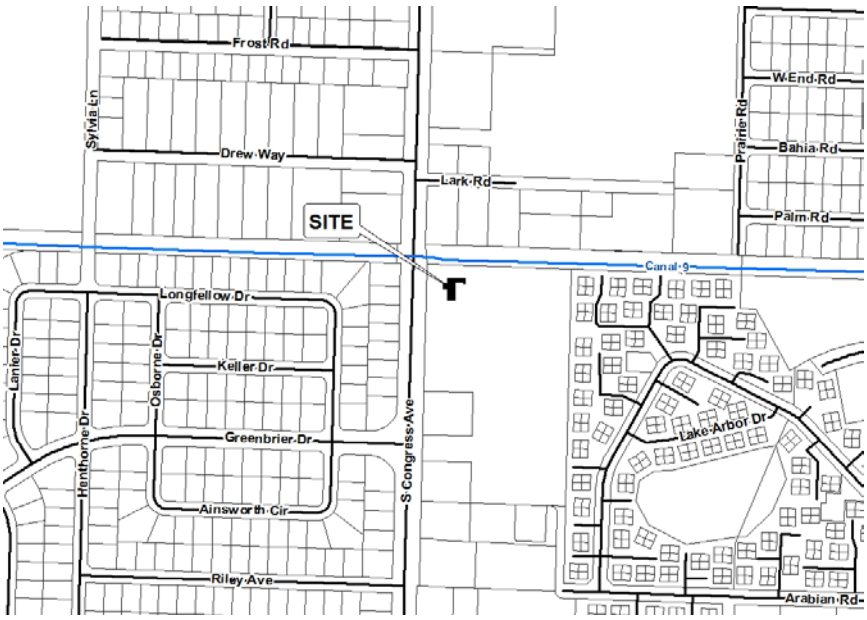
Requests	
Proposed Use (s)	Special Exception to allow a restaurant
Number of Units	1 unit 3,400 square foot

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	51 spaces	629 entire plaza	Yes (sharing parking with the other tenants on the plaza)

Site Characteristics			
Existing Use	Vacant	**Proposed Use**	Sit-down Restaurant
Zoning	Commercial General	**Existing Future Land Use**	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Congress Town Center, Trinity Temple, Radiant Leather Care	Commercial & High Density Residential	Commercial General & Residential Multiple-Family, RM
South	Congress Professional Center	Commercial	Commercial General, CG
East	Lakewood Residential Development	Medium Density Residential	Residential Multiple-Family, RM
West	Single Family Residential	Low Density Residential	Single Family Residential, RS

Recommendation
Land Development Staff recommends conditional approval of the new 3,400 square foot restaurant as a special exception use, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.



I Site History

- Resolution 93-11; Site Plan.
  The Property was approved for the development of Greenwood Shopping Center on May 27, 1993. Since that time the shopping center has been the subject of several site plan amendments to expand the existing Publix, relocate an ATM and create a police substation on the property.
- Resolution 2014-51; Site Plan Amendment (SPR 14-06) and Special Exception Use (PSSE 14-04).
  On September 11, 2014 the Village Council approved with conditions the site plan and special exception use for the interior renovations of a 2,600 square foot Prescribed Pediatric Extended Care Facility, serving 39 special needs children, to be located in two bays of the Greenwood Shopping Center.
- Resolution 2016-60; Site Plan and Special Exception Use to allow 2,856 square foot sit-down restaurant on one of the tenant bays.

II Comprehensive Plan Consistency

- The subject property's Future Land Use and Zoning designations are Commercial and Commercial General (CG), respectively. The proposed Special Exception Use of restaurant is consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III Neighborhood Compatibility

1) The proposed use as a restaurant will be the same as the previous use within this bay.
2) Proposed restaurant has a reduction in area (754 sq.ft.) for the same previous use.
3) The proposed use as a restaurant is consistent with the commercial uses adjacent to the property.
4) The business hours, type and amount of traffic would be similar to the commercial uses surrounding the property.
5) The proposed restaurant is located in a commercial shopping center where several different retails, offices and restaurants are occupying the suites.

IV Regulatory Issues:

- Since the previous and proposed use are the same high turnover sit-down restaurants, there are no change in the daily traffic AM peak hour or PM peak hour traffic for traffic concurrency.
- The Special Exception Use conforms the standards of the CG district.

VI Community Outreach/ Notification

- The subject property was posted on October 26, 2016.
- Public Notification letters were mailed to all property owners within 300 foot radius of subject property on October 26, 2016.
- Legal advertisement was published in the paper on October 20, 2016.
- Staff has not received any inquiries or comments as a result of the notices.

VII Proposed Development Plan Details

The petitioner's development plans dated received on September 23, 2016 depicts the following:

- Application for Special Exception Use for a new 3,400 square foot restaurant within a commercial shopping center.
    1. Site Plan, dated September 23, 2016 revised and resubmitted on October 25, 2016.
    2. Floor plan, dated September 23, 2016 revised and resubmitted on October 25, 2016.
    3. Justification statement of proposed use.

VIII Recommendation

The Greenwood Shopping Center contains a mix of retail, restaurant, office and bank uses. There are a total of 629 parking spaces that serve the shopping plaza. The proposed restaurant would be located in an existing in-line retail/restaurant area in bay 1756, using a total of 3,400 square foot in the North line portion of the plaza. The occupancy of the restaurant use within this in-line retail is not projected to change the trip generation characteristics of the site and no additional traffic impacts are projected.

Land Development staff has conducted a review of the application and found the proposed Special Exception Use to be consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed restaurant is generally consistent with the Land Development and zoning regulation and all other portions of the code. The proposed Special Exception Use does not significantly reduce light and air adjacent properties, and would not be a deterrent to surrounding properties. The new use does not impact natural system or public facilities and is compatible with the character and use of the surrounding properties in its function.

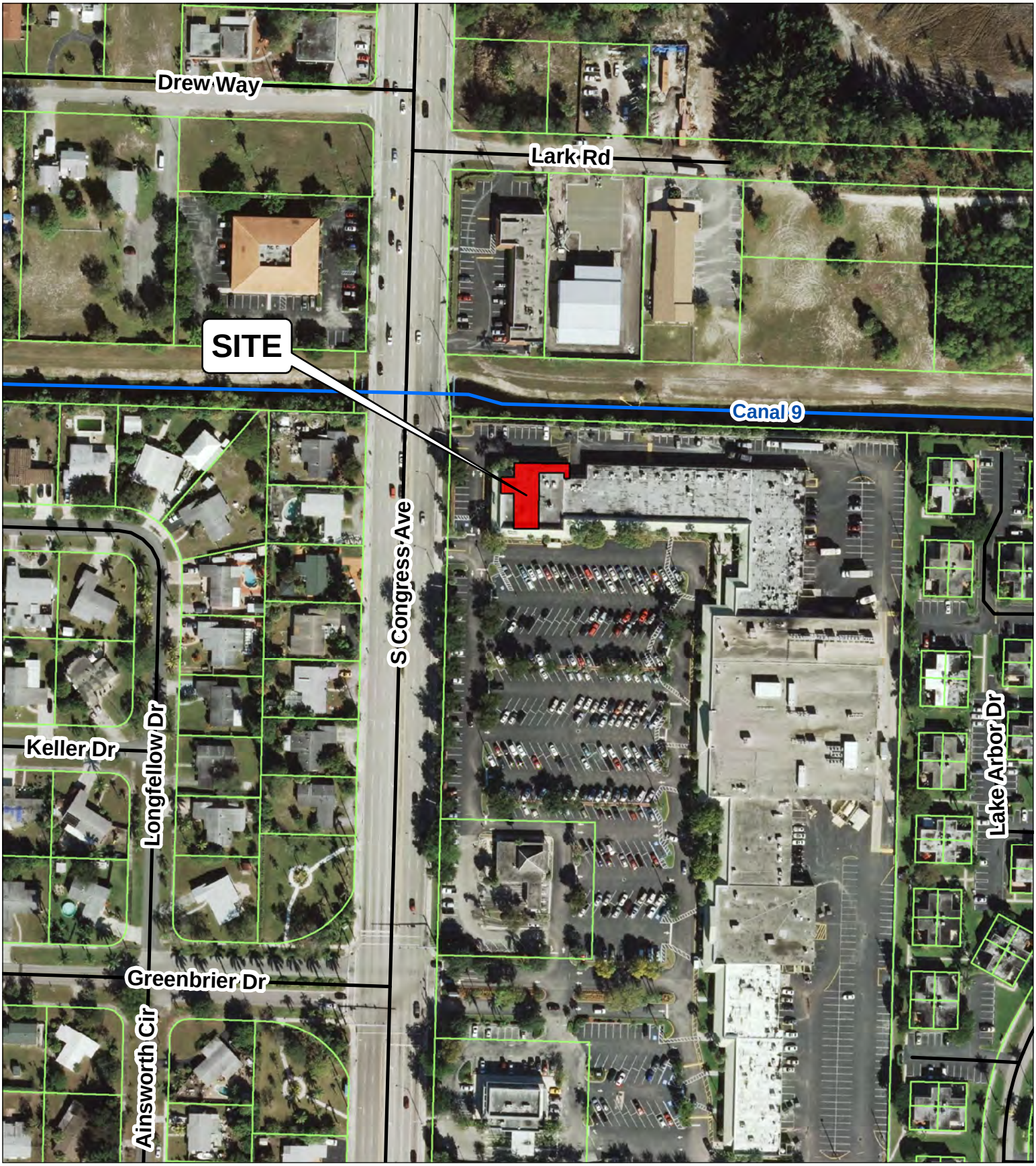
Land Development Staff recommends conditional approval of the special Exception Use for the restaurant subject to the following 18 conditions below:

1. The prior approval (Resolution 2016-60) is superseded by this approval and shall become null and void.
2. The Special Exception must be in effect within 18 months of the final action of the Village Council.
3. No live entertainment shall be permitted without subsequent Village approvals.
4. Hours of operations shall be in accordance with the Village hour of operations regulations.

5. Restaurant use is limited to 3,400 s.f. of floor area and maximum of 153 seats.
6. Deliveries shall occur through the rear of the building, not obstructing traffic circulation and shall not commence prior 8:00 am or continue later than 9:00 pm.
7. Pedestrian amenities, including, but not limited to, benches, trash receptacles and/or bicycle rack are required **prior to occupancy**.
8. Copy of the annual food permit from Florida Department of agriculture and Consumer Services shall be provided to the Village along with the inspection report.
9. Grease trap (size, capacity and installation) will be evaluated and inspected by The Land Development Department during interior build out work is performed.
10. A Business Tax Receipt must be obtained at the Village and Palm Beach County Tax Collector office prior to commencing operation of business.
11. Any construction or renovation activity shall obtain permits from The Village of Palm Springs and be constructed in accordance with the FBC edition in effect at the time of permitting.
12. Any sign shall be accordance with the Village regulations and a permit must be obtained prior to any sign installation.
13. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include provisions of on-site security at the operator's sole expense.
14. The dumpster provider, including the construction dumpster, shall be Republic Services who is under franchise Agreement with the Village. No drains to sanitary sewer are permitted in the dumpster pad. The location of the refuse and recycling dumpsters shall be coordinated with Village staff, Equity One, and Republic Services **prior to issuance of the Certificate of Completion**.
15. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
16. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
17. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
18. At the time of CO, the petitioner shall provide the Land Development Department with electronic copies of as-builts.

VILLAGE OF PALM SPRINGS

Amigos Restaurant



Amigos Restaurant

0 100 200 400 Feet

DATE: 10/18/2016

N W E S

VILLAGE OF PALM SPRINGS

Amigos Restaurant

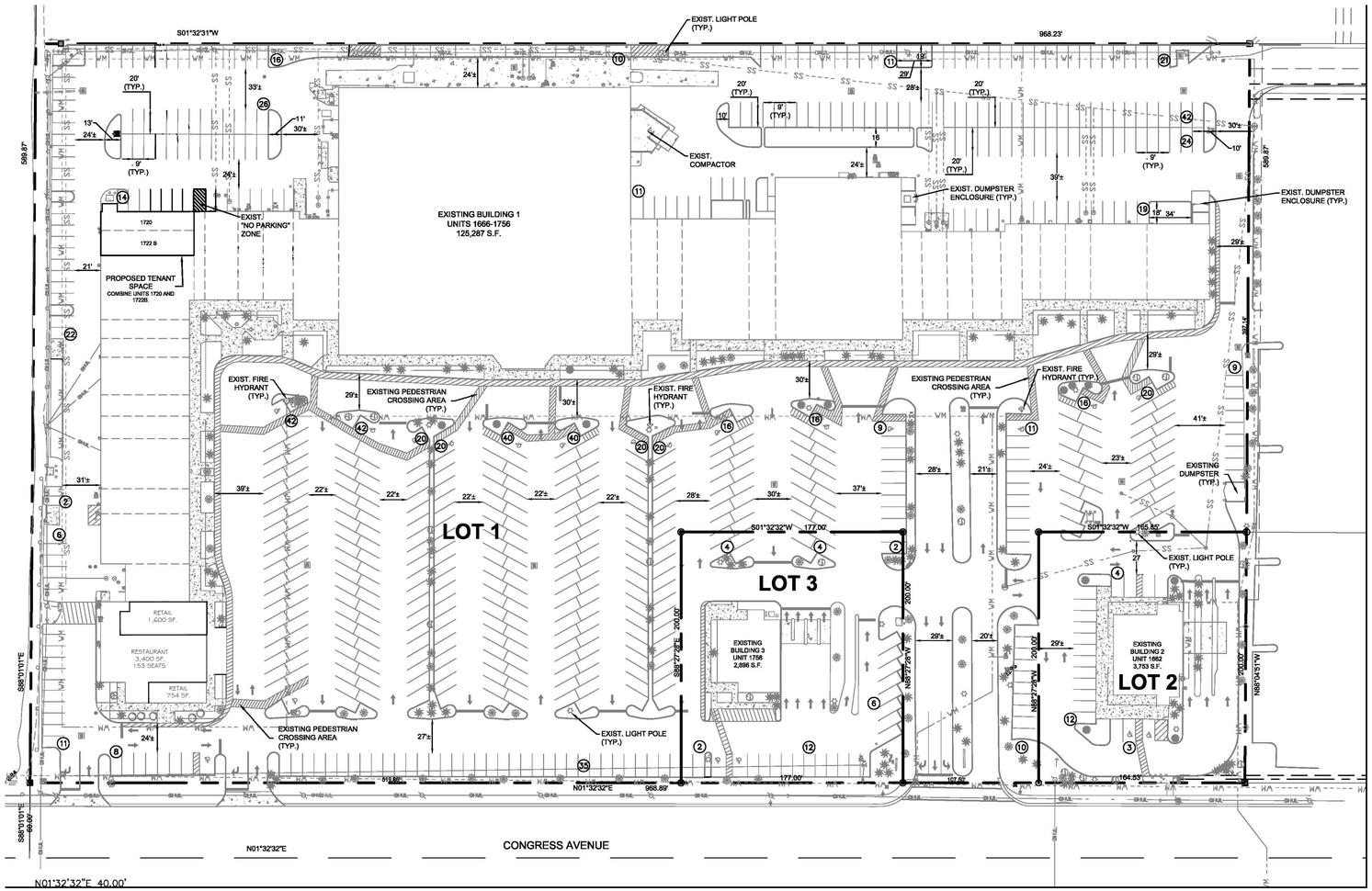
Amigos Restaurant

Village Limits

0 100 200 400 Feet

DATE: 10/18/2016

N W E S



SITE INFO

OWNER/DEVELOPER: EQUITY ONE, INC.
1600 NE MIAMI GARDENS DR.
NORTH MIAMI BEACH, FL 33179
(305) 947-2664

ENGINEER/SURVEYOR: BOWMAN CONSULTING GROUP, LTD.
7881 SW ELLIPSE WAY
STUART, FLORIDA 34997
(772) 283-1413

PCN/ ADDRESS:

70-43-44-17-62-000-0010
70-43-44-17-62-000-0020
70-43-44-17-62-000-0030
1662-1758 S. CONGRESS AVE.
PALM SPRINGS, FL 33461

LEGAL DESCRIPTION:

ALL OF THE PLAT OF "GREENWOOD SHOPPING CENTRE" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 116, PAGE 53, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURROUNDING EXISTING LAND USE, FUTURE LAND USE, AND ZONING

NORTH — CONGRESS TOWN CENTER, CONCRETE SERVICES, TRINITY TEMPLE
COMMERCIAL & HIGH DENSITY RESIDENTIAL
COMMERCIAL GENERAL, CG & MULTI-FAMILY RESIDENTIAL, RM

SOUTH — CONGRESS PROFESSIONAL CENTER
COMMERCIAL
COMMERCIAL GENERAL, CG

EAST — LAKEWOOD RESIDENTIAL DEVELOPMENT
MEDIUM DENSITY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL, RM

WEST — SINGLE FAMILY RESIDENTIAL
LOW DENSITY RESIDENTIAL
SINGLE FAMILY RESIDENTIAL, RS

APPROVED ADMINISTRATIVE VARIANCES

- ELIMINATE THE EASTERN PROPERTY LINE LANDSCAPE BUFFER. (#201200431)
- REDUCE THE REQUIRED LANDSCAPE BUFFER WIDTH FOR THE NORTHERN AND SOUTHERN PROPERTY LINES. (#201200431)
- ELIMINATE THE REQUIRED LANDSCAPE TERMINAL ISLANDS THROUGHOUT THE BUILT SHOPPING PLAZA. (201200432)

APPROVED SPECIAL EXCEPTIONS

- BAYS 1720 & 1722B : APPROVED AS A CHILD CARE FACILITY OCCUPIED BY A LICENSED PRESCRIBED PEDIATRIC CHILD CARE CENTER (PSSE14-04) WITH VARIANCE TO ELIMINATE OUTDOOR PLAY AREA (PSV14-12)

SITE NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, ORDINANCES AND/OR STANDARDS.

LEGEND

- (20) NUMBER OF PARKING SPACES
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING DRAINAGE INLET
- EXISTING TREES
- OHUL — EXISTING OVERHEAD UTILITY LINE
- EXISTING CONCRETE

SITE DATA:

LAND USE:	= COMM COMMERCIAL		
ZONING:	= CG COMMERCIAL GENERAL		
BUILDING SETBACKS:	= 50' FRONT, 30' REAR, 15' SIDE, 25'SIDE CORNER		
BUILDING HEIGHT:	= 45' MAX.		
TOTAL SITE AREA	= 571,312 S.F.	13.12 AC.	
PARENT TRACT (LOT 1)	= 502,874 S.F.	11.54 A.C.	100%
IMPERVIOUS AREA	= 452,556 S.F.	10.39 A.C.	90%
- TOTAL BUILDINGS (SEE NOTE 1.)	= 126,529 S.F.	2.91 A.C.	25%
- BUILDING 1	= 126,529 S.F.	2.91 A.C.	
- BUILDING 2			
- BUILDING 3 (SEE NOTE 2.)			
- PVMT/CONC AREA	= 320,939 S.F.	7.36 A.C.	64%
- LATERAL CANAL No. 9	= 5,088 S.F.	0.11 A.C.	1%
PERVIOUS AREA	= 50,318 S.F.	1.15 A.C.	10%
- OPEN AREA	= 50,318 S.F.	1.15 A.C.	10%
OUTPARCEL (LOT 2)	= 33,038 S.F.	0.76 A.C.	100%
IMPERVIOUS	= 28,776 S.F.	0.66 A.C.	87%
- BUILDING AREA	= 3,753 S.F.	0.09 A.C.	12%
- PVMT/CONC AREA	= 25,023 S.F.	0.57 A.C.	75%
PERVIOUS AREA	= 4,262 S.F.	0.10 A.C.	13%
- OPEN AREA	= 4,262 S.F.	0.10 A.C.	13%
OUTPARCEL (LOT 3)	= 35,400 S.F.	0.82 A.C.	100%
IMPERVIOUS	= 29,947 S.F.	0.59 A.C.	85%
- BUILDING AREA	= 2,896 S.F.	0.07 A.C.	9%
- PVMT/CONC AREA	= 27,051 S.F.	0.62 A.C.	76%
PERVIOUS AREA	= 5,453 S.F.	0.13 A.C.	15%
- OPEN AREA	= 5,453 S.F.	0.13 A.C.	15%

PARKING CALCS:

PARKING CALCS:	EXISTING	PROPOSED
PARENT TRACT (LOT 1)		
- BUILDING 1 (SEE NOTE 1.)	(1/200) 125,322 S.F. / 200 = 627 SPACES	RESTAURANT: 1/3 SEATS @ 153 SEATS = 51 SPACES
- BUILDING 3		
- BUILDING 2 (SEE NOTE 2.)		
TOTAL SPACES REQUIRED	627 SPACES	
TOTAL SPACES PROVIDED	629 SPACES	
REQUIRED HANDICAP PARKING (PER A.D.A. REQUIREMENTS)	13 SPACES	
PROVIDED HANDICAP PARKING	16 SPACES	
OUTPARCEL (LOT 2)		
- BUILDING 2	(1/200) 3,793 S.F. / 200 = 19 SPACES	
TOTAL SPACES REQUIRED	19 SPACES	
TOTAL SPACES PROVIDED	19 SPACES	
REQUIRED HANDICAP PARKING (PER A.D.A. REQUIREMENTS)	1 SPACES	
PROVIDED HANDICAP PARKING	2 SPACES	
OUTPARCEL (LOT 3)		
- BUILDING 3 (SEE NOTE 2.)	(1/200) 4,500 S.F. / 200 = 23 SPACES	
TOTAL SPACES REQUIRED	23 SPACES	
TOTAL SPACES PROVIDED	30 SPACES	
REQUIRED HANDICAP PARKING (PER A.D.A. REQUIREMENTS)	1 SPACES	
PROVIDED HANDICAP PARKING	2 SPACES	

SITE CHARACTERISTICS & PARKING CALCULATION NOTES:

1.) THE TOTAL IMPERVIOUS AREA BUILDING 1 (UNITS 1666-1756) INCLUDES 1,207 S.F. OF COVERED HALLWAY. THIS HALLWAY AREA (1,207 S.F.) IS NOT INCLUDED IN THE BUILDING AREA FOR PARKING CALCULATIONS.

2.) THE BUILDING AREA OF 2,896 S.F. FOR BUILDING 3 (UNIT 1758) IS THE IMPERVIOUS FOOTPRINT. THE 4,500 S.F. BUILDING AREA IS THE GROSS AREA USED FOR PARKING REQUIREMENTS.

3.) THE BUILDING AREA FOR THE PROPOSED RESTAURANT WITHIN BUILDING 1 - 3,400 SF. (153 SEATS)
PARKING FOR RESTAURANT - 1/ 3 SEATS @ 153 SEATS = 51 SPACES

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING, SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

GRAPHIC SCALE
50' 0 25' 50' 100' 200'
(IN FEET)
1 inch = 50' ft.

Planning & Development CONSULTANTS
354 Cypress Drive #6, Tequesta, FL 33469
Phone: 561-222-9284/Fax: 561-348-9491

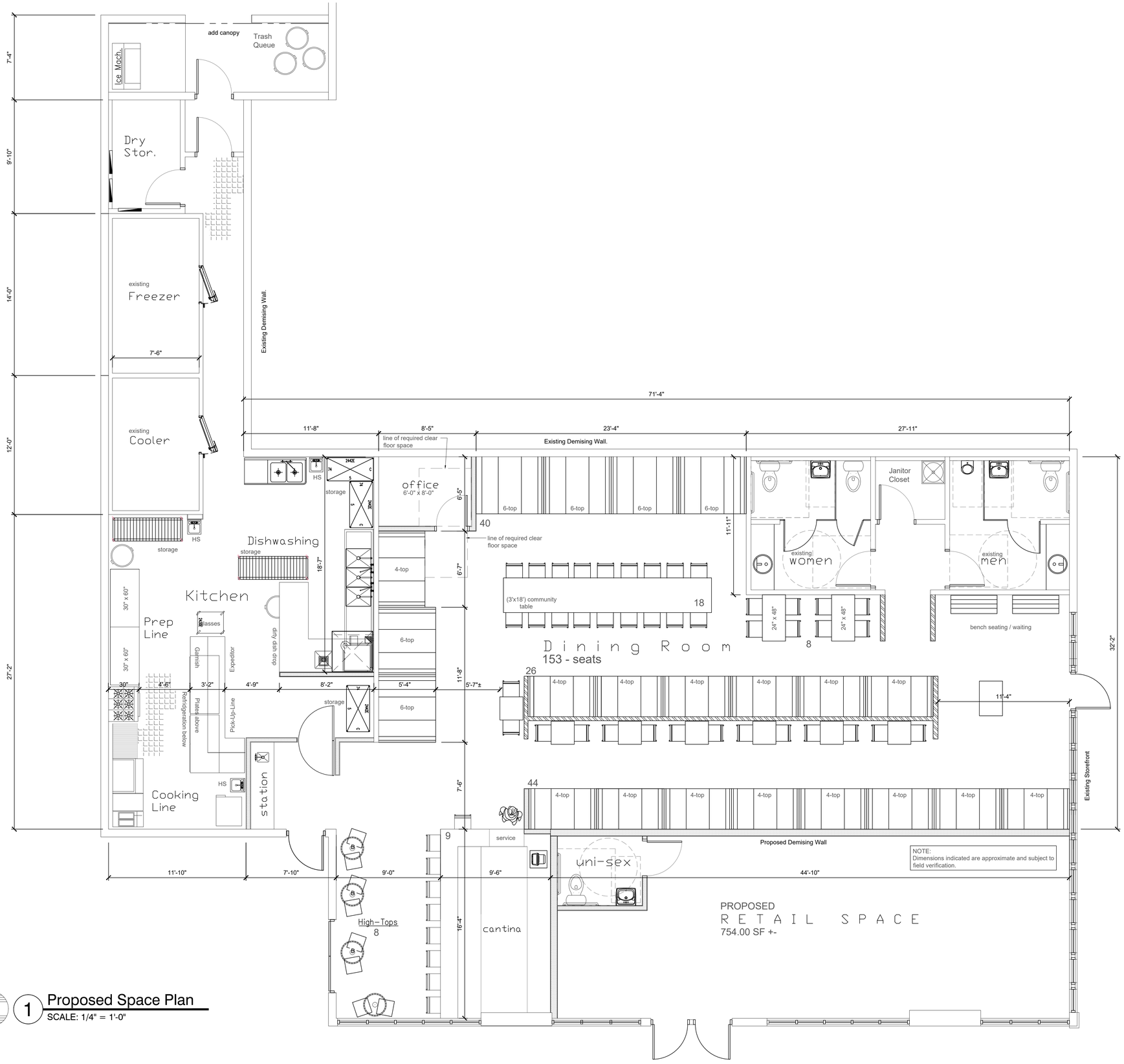
Site Plan
GREENWOOD SHOPPING CENTER
Village of Palm Springs, Florida

NORTH

Scale: 1" = 50'-0"

Designed: JGH
Drawn: JGH
Approved: N/A
Date: 05.25.16
Job no. XX-XXX
Revisions: 06.14.16
06.30.16
09.22.16
09.27.16

Sheet No.
SP-1
JOB NO. xx-xxx



1 Proposed Space Plan
SCALE: 1/4" = 1'-0"

wha design
9867 S.W. 184 Street
palmetto bay,
florida
33157
v. **305.443.3100**
f. 305.259.3986
License Number: **AA26002436**

architect of record:
William Arthur
License Number: **AA0012074**

seal

design associate:
truiz

These plans and specifications are the exclusive property of WHA Design. Any reproduction, modification, disclosure, and/or use of these materials (or any portion thereof) without WHA Design's prior written consent is strictly prohibited.

EQY EQUITY ONE

project information:
Amigos Restaurant
1756 S. Congress Avenue
Palm Springs, FL 33461
owners information:
EQUITY ONE, INC

project history:

project information:
date: 09.28.16
project number: 16-54

sheet title:
Space Plan C-3

sheet number:
A1.0

file:
a1.0-floor_plan.dwg

JUSTIFICATION STATEMENT

According to Palm Beach County Property Appraiser records, The Greenwood Shopping Center was initially constructed in 1982. The latest approved site plan which was reviewed pursuant to a Special Exception request to allow a 2,856 sq. ft., 150-seat restaurant was approved on July 28, 2016 (PSSE 16-05). Other recent approvals include a Special Exception request to allow a child day care center which was approved in 2014 (PSSE 14-04). A concurrent variance was granted to eliminate the outdoor play area for the day care (PSV 14-12).

Administrative variances are also noted on the plan which provided relief from the requirement for internal landscape islands (201200432), the elimination of the eastern perimeter buffer (201200431) and a reduction in the buffer width for the northern and southern perimeter buffers (201200431).

The owners of the shopping center are requesting Special Exception and Minor Site Plan approval to allow a quality, sit-down restaurant to occupy 3,400 sq. ft. sq. ft. of space within the center pursuant to Section 34-824. The proposed location of the restaurant within the center was previously occupied by a Friendly's restaurant. The request is required because the former\restaurant vacated the premises more than 6 months ago. The proposed space is located at the northwest corner of the plaza, facing South Congress Avenue.

Restaurant seating of 153 is being proposed and the floor plan/submitted with this request depicts the interior seating layout.. The restaurant is proposing to serve alcoholic beverages and will close each evening by 11:00 pm in accordance with Village requirements (Sec 14-61).

The Greenwood Shopping Center has a wide variety of tenant uses which is common to large shopping center and planned commercial developments. The existing site plan indicates a total of 629 parking spaces which serve the various retail, office and other commercial uses in the center.

Revised: October 24, 2016

OCT 25 2016

EQUITY ONE

1550 NE Miami Gardens Drive | Suite 200
North Miami Beach, FL 33179
305.672.1234
www.equityone.com

November 7, 2016

Kim Glas-Castro, Director
Village of Palm Springs Land Development
226 Cypress Lane
Palm Springs, FL 33461

Dear Ms. Glas-Castro,

Equity One, as Landlord and Owner of Greenwood Shopping Center in Palm Springs, Florida, requests to substitute the prior restaurant approval at 1710 South Congress Avenue, Palm Springs, Florida 33461 with 1756 South Congress Avenue, Palm Springs, Florida 33461.

Thank you,

JOHN G. THIRKELL
Director of Leasing

EQUITY ONE
1550 NE Miami Gardens Drive, Suite 200
North Miami Beach, FL 33179
jthirkell@equityone.com
O| 786.528.1454
M| 814.659.7052

SPACE AVA
1756

FIRE LANE

Village of Palm Springs

Staff Report

AGENDA DATE: November 15, 2016

DEPARTMENT: Land Development

ITEM #6: Resolution No. 2016-80 Preliminary Plat – Plaza At Forest Hill- Oxygen-Forest Hill Center– Four Florida Shopping Center

SUMMARY: CPH agent for the propose tenant, McDonald's, has filed the preliminary plat to replat Tracts 4 and 5, part of the Oxygen-Forest Hill Center plat as recorded in Plat Book 112, pages 71 through 74. These are existing outparcels within the commercial shopping center. (Note: McDonald's is undergoing Site Plan review with a proposal for a 3,905 square foot fast food restaurant with 2 drive-thrus).

The applicant is proposing to enlarge Tract 5 and reduce the size of Tract 4 to allow more land area for the proposed McDonald's lease area. From a planning and zoning perspective, Forest Hill Center is a single development project with a unified site plan; therefore the re-creation of an outparcel does not require compliance with standards of the CG zoning district for a stand-alone parcel.

The Village's Surveyor, Engenuity Group, has reviewed the proposed plat and has determined that it is in compliance with Chapter 177, F.S.- Platting Regulations.

The Village Council will consider the preliminary plat at their December 8th meeting.

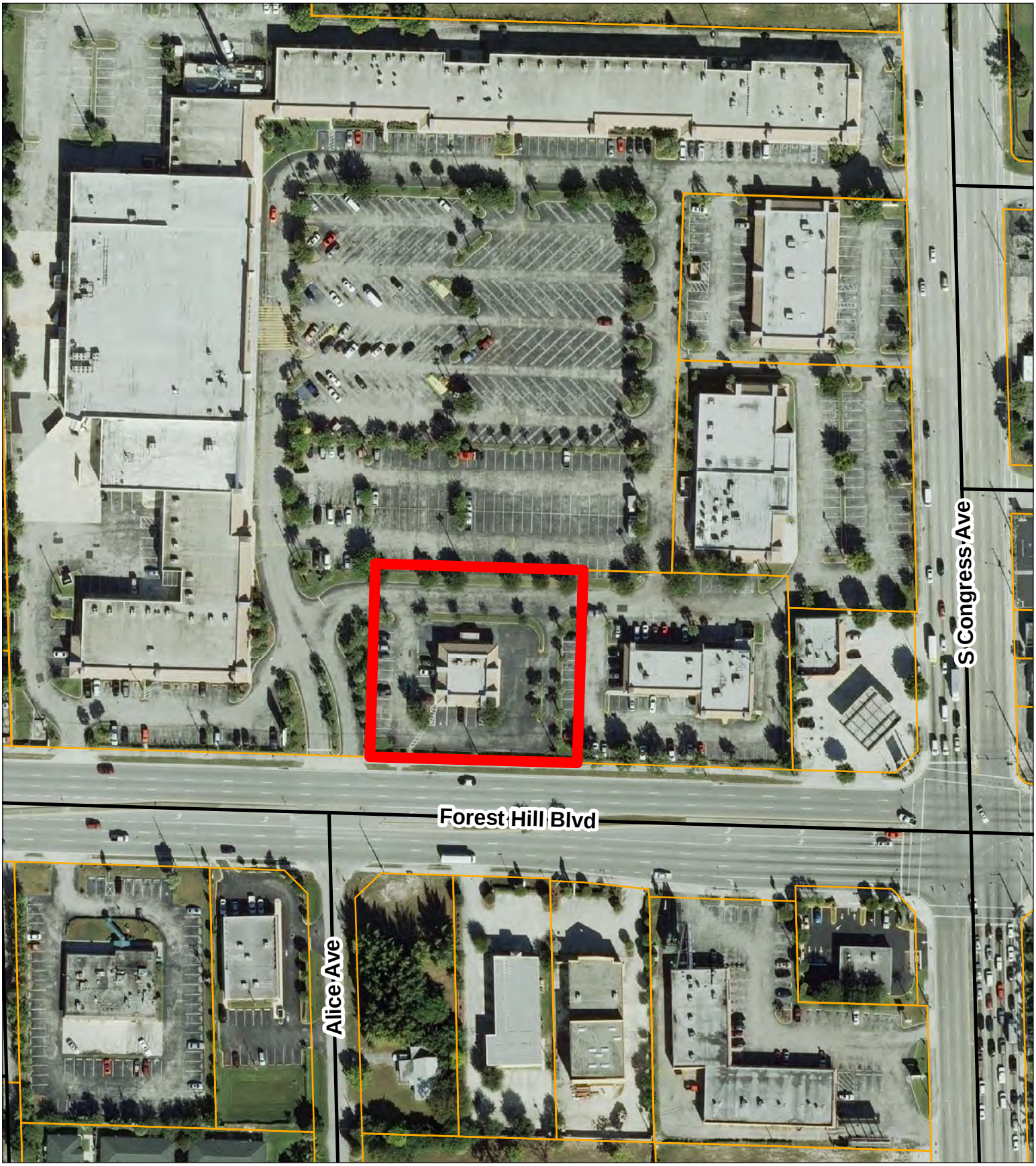
If approved, a final plat will be presented to the Village Council for consideration. Recordation of the final plat is required prior to issuance of a building permit for the work to be performed on the commercial general lot.

FISCAL IMPACT:
The reconfigured parcel, currently under the same ownership, won't have a direct fiscal impact on the Village.

ATTACHMENTS:
1. Preliminary Plat
2. Village surveyor's Review Letter- Engenuity Group
3. Aerial and Location Maps

VILLAGE OF PALM SPRINGS

McDonalds on Forest Hill Boulevard



McDonalds

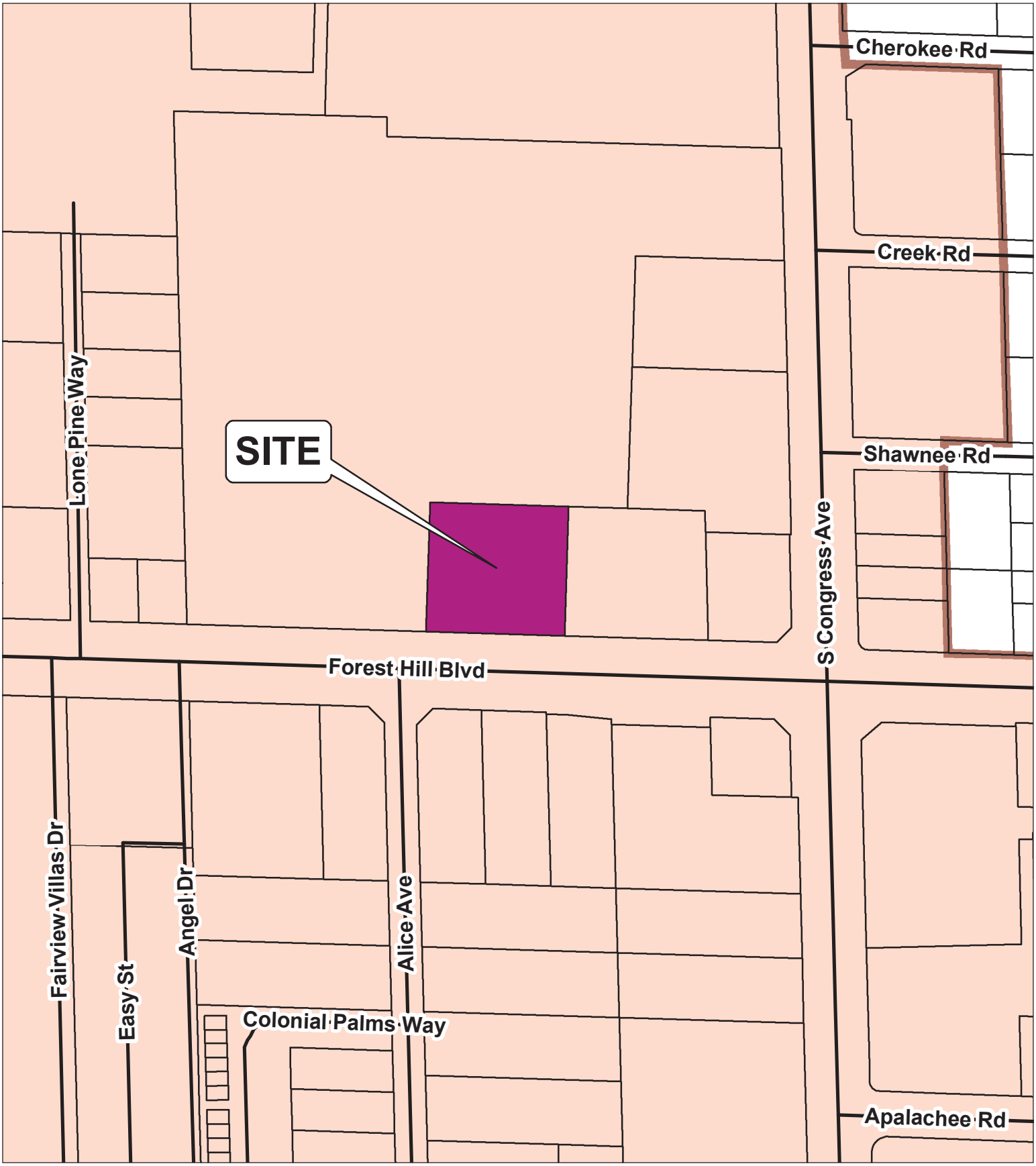
0 75 150 300 Feet

DATE: 8/23/2016

N
W E
S

VILLAGE OF PALM SPRINGS

McDonalds on Forest Hill Boulevard



McDonalds

Village Limits

0 125 250 500 Feet

DATE: 8/23/2016

N W E S

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS SURVEYORS GIS MAPPERS

C. ANDRE RAYMAN, P.S.M.
KEITH B. JACKSON, P.E.
LISA A. TROPEPE, P.E.

September 7, 2016

Ms. Kim Glas-Castro
Land Development Director
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
(*Via E-Mail: kglas-castro@vpsfl.org)*

RE: Plaza at Forest Hill
Third Plat Review
Engenuity Group Project No. 6001.04.06

Dear Ms. Glas-Castro:

This is the third review of this Plat. This review is done for compliance pursuant to Chapter 177, Florida Statutes and the Village of Palm Spring's approved Plat language. All of our previous comments have been adequately addressed. The survey is now in compliance with Chapter 177, Florida Statutes.

If you have any questions, please do not hesitate to contact me.

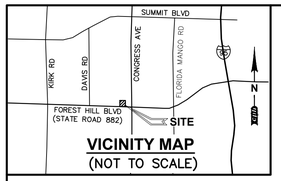
Very truly yours,

Kevin M. Beck, P.S.M.
Director of Survey

KMB/kv

cc: Iramis Cabrera

1280 NORTH CONGRESS AVENUE, SUITE 101 WEST PALM BEACH, FL 33409 T 561.655.1151 F 561.832.9390 WWW.ENGENUITYGROUP.COM



VICINITY MAP
(NOT TO SCALE)

PLAZA AT FOREST HILL

BEING A REPLAT OF TRACT 4 AND TRACT 5 OF OXYGEN-FOREST HILL CENTER, AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74, AND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 – (407)322-6841
LICENSED BUSINESS NO. 7143

DESCRIPTION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, ORGANIZED UNDER THE LAWS OF THE STATE OF DELAWARE AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PLAZA AT FOREST HILL; BEING A REPLAT OF TRACT 4 AND TRACT 5 OF OXYGEN-FOREST HILL CENTER, AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74, AND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA LOCATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, BEING ALL OF TRACT 5 AND TRACT 4, OXYGEN-FOREST HILL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY MOST CORNER OF SAID TRACT 1, OXYGEN-FOREST HILL CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (STATE ROAD 882)(RIGHT-OF-WAY WIDTH VARIES); THENCE NORTH 01°45'52" EAST ALONG THE EAST LINE OF SAID TRACT 1 A DISTANCE OF 200.00 FEET; THENCE SOUTH 88°14'08" EAST ALONG THE SOUTHERLY LINE OF TRACT 1 AND TRACT 3 OF SAID PLAT, A DISTANCE OF 426.69 FEET; THENCE DEPARTING SAID SOUTHERLY LINE SOUTH 01°28'16" EAST A DISTANCE OF 200.32 FEET TO A POINT LYING ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD; THENCE ALONG THE SAID NORTH RIGHT-OF-WAY LINE NORTH 88°14'08" WEST, A DISTANCE OF 438.00 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PALM BEACH COUNTY UTILITY EASEMENT:

THE PALM BEACH COUNTY UTILITY EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, IT'S SUCCESSORS AND ASSIGNS. FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS OTHER CORPORATE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,

THIS ____ DAY OF _____ 2016.

FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP

BY: H J BROWN FLORIDA PROPERTIES
MANAGEMENT, INC. A FLORIDA CORPORATION

SIGNED AND SEALED IN
THE PRESENCE OF:

_____ By: _____
WITNESS (SIGNATURE) CATHERINE NELSON BROWN
Its: PRESIDENT

_____
PRINTED OR TYPED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME PERSONALLY APPEARED _____CATHERINE NELSON BROWN_____ WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, A LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED PARTNERSHIP AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATION, AND THAT SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED PARTNERSHIP AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2016 WHEREOF.

My Commission Expires: _____

_____
SIGNATURE OF NOTARY PUBLIC
PRINTED NAME: _____

NOTARY PUBLIC, STATE OF _____

NOTICE

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

TITLE CERTIFICATION:

STATE OF _____Florida_____

COUNTY OF _____Broward_____

I/WE, FIRST AMERICAN TITLE INSURANCE COMPANY , DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: ___/_____/_____ BY: _____

PRINT NAME: ASHLEY LOWDER_____

TITLE: VICE PRESIDENT_____

REVIEWING SURVEYOR'S APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

REVIEWING SURVEYOR: _____
KEVIN M. BECK
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS# 6168, STATE OF FLORIDA

APPROVALS

VILLAGE OF PALM SPRINGS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA THIS ___ DAY OF _____, 2016.

BY: _____ ATTESTED BY: _____
BEV SMITH, MAYOR SUSAN CALJEAN, VILLAGE CLERK

VILLAGE ENGINEER
THIS PLAT IS HEREBY APPROVED FOR RECORD DATED THIS ___ DAY OF _____, 2016.

BY: _____
LISA A TROPEPE

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, ACCORDING TO OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74, AS BEING N 88°14'08" W.
2. ■ DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
3. ● DENOTES A SET PERMANENT REFERENCE MONUMENT PK NAIL AND DISC STAMPED "LB 7143 P.R.M." UNLESS OTHERWISE NOTED.
4. ↘ DENOTES A CHANGE IN DIRECTION.
5. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE DENOTED AS (R).
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
7. ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
8. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), USING CONTROL POINTS FROM TABULATION SHEETS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION, FINANCIAL PROJECT NO. 229817-1-52-01, DATED NOVEMBER 15, 2004.
   a) POINT NAME # "BLC 14" =
      N 843484.172 FEET, E 951165.663 FEET
   b) POINT NAME # "BLC 18" =
      N 844841.975 FEET, E 959489.453 FEET
9. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR A PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

ABBREVIATION LEGEND:

(BB)	–	BEARING BASIS
©	–	COPYRIGHT
CM	–	CONCRETE MONUMENT
C	–	CHORD DISTANCE
(C)	–	CALCULATED
CCR	–	CERTIFIED CORNER RECORD
CB	–	CHORD BEARING
Δ	–	DELTA (CENTRAL ANGLE)
ESMT	–	EASEMENT
FATIC	–	FIRST AMERICAN TITLE INSURANCE COMPANY
F.D.O.T.	–	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	–	FOUND
FPC	–	FLORIDA POWER CORPORATION
HWY	–	HIGHWAY
ID	–	IDENTIFICATION
IR&C	–	IRON REBAR & CAP
L	–	ARC LENGTH
LB#	–	LICENSED BUSINESS NUMBER
MB	–	MAP BOOK
N & D	–	NAIL AND DISK
NO.	–	NUMBER
ORB	–	OFFICIAL RECORDS BOOK
PC	–	POINT OF CURVATURE
PCC	–	POINT OF COMPOUND CURVATURE
PG	–	PAGE
PGS	–	PAGES
PI	–	POINT OF INTERSECTION
PK	–	PARKER KALON
POB	–	POINT OF BEGINNING
POL	–	POINT ON LINE
PRM	–	PERMANENT REFERENCE MONUMENT
PRC	–	POINT OF REVERSE CURVATURE
PT	–	POINT OF TANGENCY
PUE	–	PUBLIC UTILITY EASEMENT
R	–	RADIUS
R/W	–	RIGHT-OF-WAY
R43E	–	RANGE 43 EAST
SEC 7	–	SECTION 7
T44S	–	TOWNSHIP 44 SOUTH
US	–	UNITED STATES
#	–	NUMBER
W/	–	WITH

10. THIS PLAT IS SUBJECT TO THE FOLLOWING MATTERS AS LISTED ON CERTIFICATE OF TITLE INFORMATION FOR THE FILING OF A SUBDIVISION PLAT FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.:1062-3521162:

A. PUBLIC UTILITY EASEMENT GRANTED TO B. W. SIMPKINS, AS TRUSTEE UNDER THE B.W. SIMPKINS TRUST AGREEMENT DATED OCTOBER 4, 1976 AND F. A. SHERIFF, AS TRUSTEE UNDER THE F. A. SHERIFF TRUST AGREEMENT DATED AUGUST 2, 1986 RECORDED AUGUST 19, 1985 IN OFFICIAL RECORDS BOOK 4628, PAGE 203, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

B. EASEMENT GRANTED TO THE COUNTY OF PALM BEACH RECORDED MARCH 14, 1996 IN OFFICIAL RECORDS BOOK 9164, PAGE 946, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET)

C. PLAT OF OXYGEN-FOREST HILL CENTER, AS RECORDED FEBRUARY 13, 2009 IN PLAT BOOK 112, PAGES 71 THROUGH 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

D. RECIPROCAL ACCESS EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS BY AND BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP AND OXYGEN HOLDINGS, LLC RECORDED APRIL 28, 2009 IN OFFICIAL RECORDS BOOK 23200, PAGE 117, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

E. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JULY 20, 2009 IN OFFICIAL RECORDS BOOK 23343, PAGE 607, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

F. EASEMENT GRANTED TO FLORIDA PUBLIC UTILITIES COMPANY RECORDED MAY 13, 2015 IN OFFICIAL RECORDS BOOK 27532, PAGE 1168, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (BLANKET)

G. RESTRICTIONS, CONDITIONS AND BUILDING SET BACK LINES, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 UNITED STATES CODE 3604(C), SET FORTH IN THOSE DEEDS FROM KENYON RIDDLE AND KATHRYN RIDDLE, HIS WIFE AS FOLLOWS:

I) DEED RECORDED APRIL 1, 1946 IN DEED BOOK 756, PAGE 560 AND CORRECTIVE DEED RECORDED JULY 1, 1954 IN DEED BOOK 1058, PAGE 633, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

II) DEED RECORDED MARCH 7, 1947 IN DEED BOOK 800, PAGE 375, CORRECTIVE DEED RECORDED NOVEMBER 9, 1954 IN DEED BOOK 1070, PAGE 519 AND CORRECTIVE DEED RECORDED NOVEMBER 9, 1954 IN DEED BOOK 1070, PAGE 521, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

III) DEED RECORDED DECEMBER 3, 1947 IN DEED BOOK 829, PAGE 148 AND CORRECTIVE DEED RECORDED JUNE 3, 1955 IN DEED BOOK 1095, PAGE 692, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

IV) DEED RECORDED DECEMBER 3, 1948 IN DEED BOOK 861, PAGE 412 AND CORRECTIVE DEED RECORDED NOVEMBER 9, 1954 IN DEED BOOK 1070, PAGE 519, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

H. NOTICE OF LIEN PROHIBITION BY FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP RECORDED APRIL 13, 2005 IN OFFICIAL RECORDS BOOK 18403, PAGE 373, AS AMENDED BY NOTICE OF LIEN PROHIBITION (AMENDED TO CHANGE ADDRESS OF LESSOR) RECORDED JANUARY 9, 2008 IN OFFICIAL RECORDS BOOK 22373, PAGE 163, AS AFFECTED BY PARTIAL RELEASE OF NOTICE OF LIEN PROHIBITION RECORDED APRIL 13, 2009 IN OFFICIAL RECORDS BOOK 23174, PAGE 737, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

I. DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS, AND SERVITUDES FOR FOREST HILL SHOPPING CENTER RECORDED APRIL 13, 2009 IN OFFICIAL RECORDS BOOK 23174, PAGE 993, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

J. WATER MANAGEMENT AGREEMENT BETWEEN FOUR FLORIDA SHOPPING CENTERS PROPERTIES LIMITED PARTNERSHIP AND OXYGEN HOLDINGS, LLC RECORDED APRIL 28, 2009 IN OFFICIAL RECORDS BOOK 23200, PAGE 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

K. NOTICE OF ENVIRONMENTAL RESOURCE OF SURFACE WATER MANAGEMENT PERMIT RECORDED MAY 21, 2009 IN OFFICIAL RECORDS BOOK 23242, PAGE 421, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, PAUL J. KATREK BEING A LICENSED AND REGISTERED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON MAY 12, 2016, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON, AND THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA.

Dated _____

Signature _____

Name _____ Reg.No. 6233
Paul J. Katrek
Professional Surveyor and Mapper
Florida Registration No. 6233

REVIEWING SURVEYOR'S SEAL | VILLAGE ENGINEER SEAL | CORPORATE SEAL | VILLAGE OF PALM SPRINGS SEAL | SURVEYOR'S SEAL

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PLAZA AT FOREST HILL

BEING A REPLAT OF TRACT 4 AND TRACT 5 OF OXYGEN-FOREST HILL CENTER, AS RECORDED IN PLAT BOOK 112, PAGES 71 THROUGH 74, AND LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST
VILLAGE OF PALM SPRINGS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
Paul J. Katrek
OF
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771 – (407)322-6841
LICENSED BUSINESS NO. 7143

LINE TABLE:

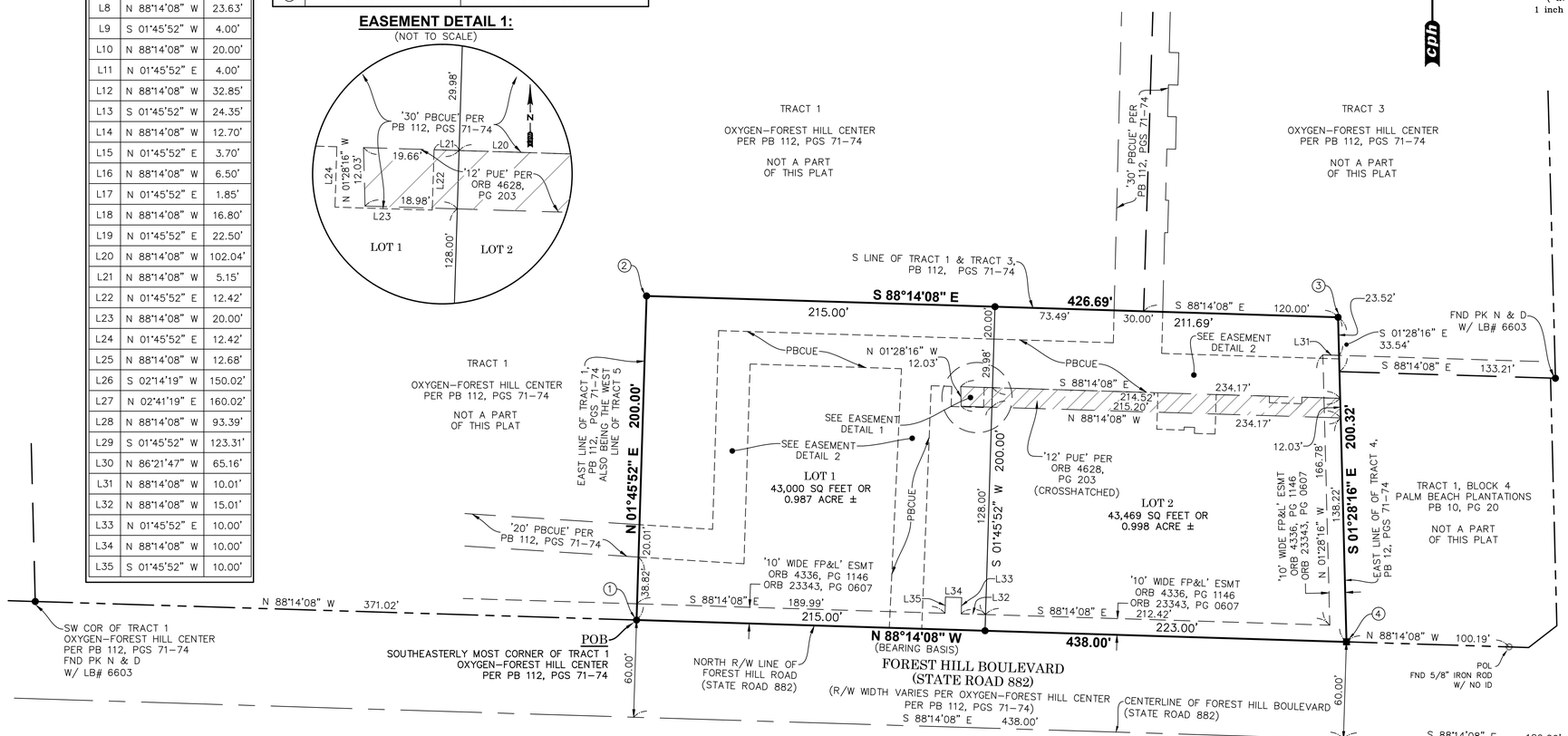
LINE	BEARING	LENGTH
L1	S 86°21'47" E	45.15'
L2	N 01°45'52" E	122.65'
L3	S 88°14'08" E	169.88'
L4	S 88°14'08" E	73.60'
L5	N 01°26'18" E	20.00'
L6	S 01°26'18" W	25.65'
L7	S 88°14'08" E	109.51'
L8	N 88°14'08" W	23.63'
L9	S 01°45'52" W	4.00'
L10	N 88°14'08" W	20.00'
L11	N 01°45'52" E	4.00'
L12	N 88°14'08" W	32.85'
L13	S 01°45'52" W	24.35'
L14	N 88°14'08" W	12.70'
L15	N 01°45'52" E	3.70'
L16	N 88°14'08" W	6.50'
L17	N 01°45'52" E	1.85'
L18	N 88°14'08" W	16.80'
L19	N 01°45'52" E	22.50'
L20	N 88°14'08" W	102.04'
L21	N 88°14'08" W	5.15'
L22	N 01°45'52" E	12.42'
L23	N 88°14'08" W	20.00'
L24	N 01°45'52" E	12.42'
L25	N 88°14'08" W	12.68'
L26	S 02°14'19" W	150.02'
L27	N 02°41'19" E	160.02'
L28	N 88°14'08" W	93.39'
L29	S 01°45'52" W	123.31'
L30	N 86°21'47" W	65.16'
L31	N 88°14'08" W	10.01'
L32	N 88°14'08" W	15.01'
L33	N 01°45'52" E	10.00'
L34	N 88°14'08" W	10.00'
L35	S 01°45'52" W	10.00'

STATE PLANE COORDINATES SCHEDULE

	NORTHING	EASTING
①	843411.1183	953404.9180
②	843611.0202	953411.1814
③	843597.6575	953837.6621
④	843397.4014	953842.7031

EASEMENT DETAIL 1:

(NOT TO SCALE)

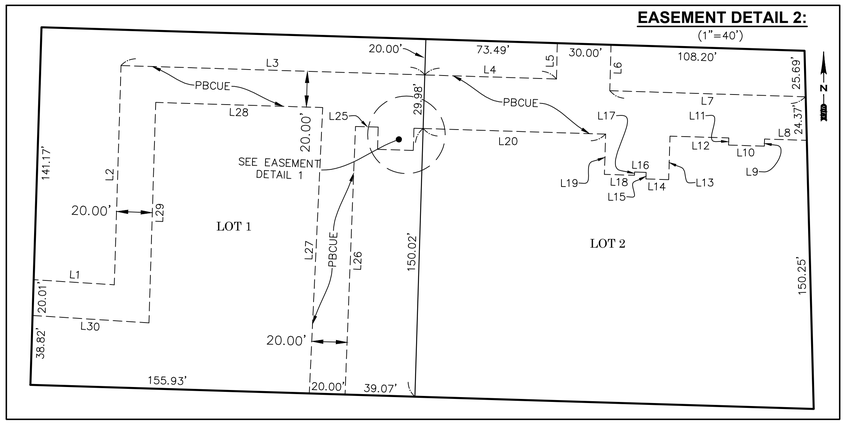


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

EASEMENT DETAIL 2:

(1"=40')



ABBREVIATION LEGEND:

(BB)	–	BEARING BASIS
©	–	COPYRIGHT
CM	–	CONCRETE MONUMENT
C	–	CHORD DISTANCE
(C)	–	CALCULATED
CCR	–	CERTIFIED CORNER RECORD
CB	–	CHORD BEARING
Δ	–	DELTA (CENTRAL ANGLE)
ESMT	–	EASEMENT
FDOT	–	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	–	FOUND
FP&L	–	FLORIDA POWER AND LIGHT
HWY	–	HIGHWAY
ID	–	IDENTIFICATION
IR&C	–	IRON REBAR & CAP
L	–	ARC LENGTH
LB#	–	LICENSED BUSINESS NUMBER
N & D	–	NAIL AND DISK
NO.	–	NUMBER
ORB	–	OFFICIAL RECORDS BOOK
PB	–	PLAT BOOK
PBCUE	–	PALM BEACH COUNTY UTILITY EASEMENT
PC	–	POINT OF CURVATURE
PCC	–	POINT OF COMPOUND CURVATURE
PG	–	PAGE
PGS	–	PAGES
PI	–	POINT OF INTERSECTION
PK	–	PARKER KALON
POB	–	POINT OF BEGINNING
POL	–	POINT ON LINE
PRM	–	PERMANENT REFERENCE MONUMENT
PRC	–	POINT OF REVERSE CURVATURE
PUE	–	PUBLIC UTILITY EASEMENT
PT	–	POINT OF TANGENCY
R	–	RADIUS
R/W	–	RIGHT-OF-WAY
R43E	–	RANGE 43 EAST
SEC 7	–	SECTION 7
T44S	–	TOWNSHIP 44 SOUTH
US	–	UNITED STATES
#	–	NUMBER
W/	–	WITH

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD, ACCORDING TO OXYGEN-FOREST HILL CENTER, PLAT BOOK 112, PAGES 71-74, AS BEING N 88°14'08" W.
2. ■ DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4 INCH BY 4 INCH CONCRETE MONUMENT WITH "LB 7143 P.R.M." CAP UNLESS OTHERWISE NOTED.
3. ● DENOTES A SET PERMANENT REFERENCE MONUMENT PK NAIL AND DISC STAMPED "LB 7143 P.R.M." UNLESS OTHERWISE NOTED.
4. ⌐ DENOTES A CHANGE IN DIRECTION.
5. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE DENOTED AS (R).
6. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
7. ERROR OF CLOSURE DOES NOT EXCEED 1 FOOT IN 10,000 FEET.
8. STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), USING CONTROL POINTS FROM TABULATION SHEETS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION, FINANCIAL PROJECT NO. 229817-1-52-01, DATED NOVEMBER 15, 2004.
   a) POINT NAME # "BLC 14" = N 843484.172 FEET, E 951165.663 FEET
   b) POINT NAME # "BLC 18" = N 844841.975 FEET, E 959489.453 FEET
9. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR A PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

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2017 Application and Hearing Schedule

Original Submittal Deadline*	Deadline for Technical Sufficiency	Land Development Board Hearing	Deadline to Submit Revised Plans Per LDB Requirements*	Village Council Hearing	Village Council Hearing (2nd Reading, if applicable)
25-Nov	22-Dec	10-Jan	20-Jan	9-Feb	9-Mar
23-Dec	19-Jan	14-Feb	17-Feb	9-Mar	13-Apr
27-Jan	21-Feb	14-Mar	24-Mar	13-Apr	11-May
24-Feb	21-Mar	11-Apr	21-Apr	11-May	8-Jun
24-Mar	18-Apr	9-May	19-May	8-Jun	13-Jul
28-Apr	23-May	13-Jun	23-Jun	13-Jul	10-Aug
26-May	20-Jun	11-Jul	21-Jul	10-Aug	14-Sep
23-Jun	18-Jul	8-Aug	18-Aug	14-Sep	12-Oct
28-Jul	22-Aug	12-Sep	22-Sep	12-Oct	9-Nov
25-Aug	19-Sep	10-Oct	20-Oct	9-Nov	14-Dec
22-Sep	24-Oct	14-Nov	17-Nov	14-Dec	11-Jan
27-Oct	21-Nov	12-Dec	21-Dec	11-Jan	8-Feb
22-Nov	19-Dec	9-Jan	19-Jan	8-Feb	8-Mar
* Earlier submittal recommended (no later than 4:00 pm on 4th Friday of each month unless holiday requires earlier submittal)	3 weeks prior to hearing		3 weeks prior to hearing		2nd Thurs of month

Note: A formal pre-application meeting is required prior to submittal. In order to schedule a pre-app meeting, plans must be forwarded in .pdf format at least two weeks prior to the desired meeting date to allow the technical reviewers time for initial review.