AGENDA
LOCAL PLANNING AGENCY MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
MARCH 10, 2022
6:30 PM

COUNCIL

□ Mayor Bev Smith

□ Vice Mayor Gary M. Ready □ Mayor Pro Tem Doug Gunther

□ Council Member Joni Brinkman □ Council Member Patti Waller

ADMINISTRATION

□ Village Manager Michael Bornstein

□ Village Clerk Kimberly Wynn □ Village Attorney Glen Torcivia

ROLL CALL

CALL TO ORDER

AGENDA

Public Hearing for amending the Comprehensive Land Use Plan by revising the Future Land Use Map and amending the Official Land Development District Zoning Map of the Village by amending and rezoning the following properties in the Village of Palm Springs:

Motion	Second	Vote

1. Ordinance No. 2022-02 - Land Use Amendment (Small-Scale) - Belmont - 1591 Kirk Road (Quasi-Judicial Hearing)
   Staff: Iramis Cabrera, PZB Director

ADJOURNMENT

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 (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.

Village of Palm Springs

Staff Report

AGENDA DATE: March 10, 2022

DEPARTMENT: Planning, Zoning & Building

ITEM #1: Ordinance No. 2022-02 - Land Use Amendment (Small-Scale) - Belmont - 1591 Kirk Road

SUMMARY: Mr. Jerrod Purser, agent for D.R. Horton, Inc. ("Applicant"), is requesting a small-scale land use plan amendment on a 5.07-acre property to facilitate a multi-family (townhome) development project.

The proposed small-scale land-use change would be from the existing Palm Springs designation to the new Palm Springs designation. The property is less than 50 acres in size (5.07 acres) and planned for urban (residential) use:

Existing Village Future Land Use	Proposed Village Future Land Use
Other Public Facilities	Medium Density Residential (up to 10 du/ac)

The applicant is requesting that the property be designated with the Village's Medium-Density Residential future land use category (10 du/ac), which would allow up to a maximum intensity of 50 residential dwelling units. The property was annexed into the Village of Palm Springs in 2006 and assigned to the Village Residential Multiple-Family zoning district, and a Future Land Use designation of Other Public Facilities.

Note: The subject property is bound to the west and the north by Palm Beach County residential land use.

The applicant is concurrently requesting site plan approval (SPR22-03) and two (2) waivers for residential planned development (RPD) to construct 50 two-story fee-simple townhomes within nine (9) buildings. The proposed community would have access via Kirk Road, and amenities are expected to include playground equipment, picnic tables under a shade structure, and a trail path.

The applicant is requesting two (2) waivers for the proposed RPD site plan:

1. Relief from Sec. 34-1328 to allow a 20' wide drive aisle rather than the 26' wide required
2. Relief from Sec. 34-766(1) to allow the construction of 50 residential dwelling units within 5.07 acres rather than 10.59 acres.

The proposed site plan with waivers is presented (within this item) for informational purposes only (no action required at this time). If the proposed small-scale map amendment is approved on the 2nd and final reading, the proposed site plan will be considered by the Village Council under a separate

Resolution during the April 14, 2022 meeting.

The staff has identified the focal area of concern related to the project with the present traffic conditions at the northern section of the Kirk Road and Forest Hill Boulevard intersection, primarily because of peak traffic caused by the adjacent middle school. The main issue is the increased vehicular and pedestrian traffic during peak morning and afternoon school traffic. Palm Springs Middle School has an enrollment of 1,636 students, and the school session is from 9:30 a.m. to 4:05 p.m. The peak traffic times for this area range from 8:00 a.m. - 9:00 a.m. and 3:00 p.m. - 4:30 p.m. Kirk Road has hundreds of cars stacked for student drop off and pick up during these times. Hundreds of students cross the adjacent roads at the beginning of school and during dismissal. Officers estimate about 400 students exit the school. Many of them cross the street using the northern crosswalk to go to Dollar General, Cumberland Farms, and Woodhaven Plaza. During peak dismissal, the school staff stops vehicular traffic at the north crosswalk crossing for up to seven minutes, and crossing guards at the corner of Kirk and Forest Hill stop vehicular traffic for multiple twenty-second intervals. In addition, Palm Beach County added a second pedestrian crossing on Kirk Road north of the main intersection on Kirk and Forest Hill to alleviate crowding at the corner crossings. The end of the new crosswalk is too close to the driveway to access Dollar General. As a result, students crossing the street walk directly into traffic that turn left into Kirk since the lack of distance does not allow stacking. We believe the county could have averted this issue if the crosswalk were offset by a few feet further north away from the driveway access.

Note: The Village does not typically place conditions of approval on future land use map changes. The legislative decision as to the appropriateness of the land use, irrespective of potential development plans, is generally made with consideration to compatibility, impact on services, and need for the land use to fulfill village redevelopment and growth objectives.

The proposed request was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for intergovernmental review and no comments were received.

Note: IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local governments and service providers and provides opportunities to resolve potential disputes only within the plan amendment process.

The Planning & Zoning Board considered the requested land use plan amendment during their February 8, 2021 meeting and recommended denial. Board members expressed concerns regarding the number of units suggested, the density, and the amount of traffic generated from the new development.

The Village Council will consider this item during their March 10, 2022 meeting.

FISCAL IMPACT:

The property land use amendment is not expected to provide a direct fiscal impact on the Village; however, it would facilitate development that will increase the Village's property evaluation. In addition, this project would require various Village services that will result in increased expenditures on the Village.

ATTACHMENTS:

1. Proposed Ordinance No. 2022-02 - Small Scale Land Use Amendment - 1591 Kirk Road - Belmont
2. Exhibit "A" Staff Report & Conditions of Approval
3. Applicant Justification Statement
4. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
5. Color Plans

6. Traffic Conditions
7. Warranty Deed
8. Aerial, Location, FLU Maps

ORDINANCE NO. 2022-02
(SMALL SCALE LAND USE AMENDMENT)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE, PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, FOR A 5.07-ACRE PARCEL AND PLANNED FOR "MEDIUM DENSITY RESIDENTIAL" LOCATED AT 1591 KIRK ROAD, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FROM A FUTURE LAND USE DESIGNATION OF "OTHER PUBLIC FACILITIES" TO A FUTURE LAND USE DESIGNATION OF "MEDIUM DENSITY RESIDENTIAL"; THE ZONING DESIGNATION WILL REMAIN AS "RESIDENTIAL MULTIPLE- FAMILY (RM)" DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village has determined the need to amend the land use designation for a parcel less than 50 acres in size (5.07 acres) that is currently a church, and is currently proposed for "medium density residential" use located at 1591 Kirk Road; and

WHEREAS, the Village will initiate the small-scale land use from the existing Village of Palm Springs designations. The subject property is less than 50 acres in size; and

WHEREAS, there is a limitation of ten (10) dwelling units' maximum on the property; and

WHEREAS, the Village has adopted a Comprehensive Plan pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act (the "Act"); and

WHEREAS, the Village Council, sitting as the Village's Local Planning Agency (the "LPA") will consider this item on March 10, 2022, and their recommendation will be provided to the Council prior to consideration; and

WHEREAS, the Village Council has considered the request of Village Staff for small-scale land use amendment; and

WHEREAS, the Village Council has determined that granting the request for land use amendment serves a valid public purpose.

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

Section 1. Findings. The Village Council finds the above statements are true and correct and serve as a basis for consideration of this ordinance.

Section 2. Future Land Use. The Future Land Use designation in the Village's Comprehensive Land Use Plan for the lands described herein, as more particularly designated in **"Exhibit A"** shall be established as "Medium Density Residential" land use. Until such time as the appeal period expires, (if challenged, the new Future Land Use Designation is not effective until such time as the state land planning agency or the Administration Commission issues a final order of compliance) but not sooner than 31 days following the effective date of this ordinance, all development of said lands shall be subject to the requirement of the existing Village Land Use Plan, Zoning, and Subdivision Regulations.

Section 3. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 4. 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 5. Effective Date. This Ordinance shall become effective thirty-one (31) days from 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	□	□	□
GARY READY, VICE MAYOR	□	□	□
DOUG GUNTHER, MAYOR PRO TEM	□	□	□
PATTI WALLER, COUNCIL MEMBER	□	□	□
JONI BRINKMAN, 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, this _____2022.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

First Reading: _____

Second Reading:_____

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Small-Scale Future Land Use Amendment and Residential Plan Development Site Plan with Waivers
Belmont – 1591 Kirk Road

Application Summary			
Applicant / Petitioner	D.R. Horton, Inc. (Contract Purchaser) Jerrod Purser; WGI, Inc. (Agent)	**Submittal Date**	4/29/2021
Reference Name	Belmont	**Case Number**	**SPR22-03**
		Parcel Control No.	70-42-44-12-39-000-0020
Location	1591 Kirk Road	**Site Area**	± 6.12 gross acres ± 5.07 net acres
P&Z B Meeting	Tuesday, February 8, 2022	**Local Planning Agency**	Thursday, March 10, 2022
Council Meeting (after LPA, 1st Reading)	Thursday, March 10, 2022	**Council Meeting (2nd Reading)**	Thursday, April 14, 2022
Requests			
Proposed Use	Small-Scale Future Land Use Amendment to change the land use from Other Public Facilities to Medium Density Residential and Residential Planned Development Site Plan with waivers for the construction of 50 two-story fee-simple townhomes within nine (9) buildings.		
Number of Buildings	Nine (9) Buildings (approximately 93,764 S.F. total) Seven (7) six-unit buildings (approximately 78,848 S.F. total) Two (2) four-unit buildings (approximately 14,916 S.F. total)		
Waivers	1. Requesting a waiver from Sec. 34-1328 to allow a 20' parking drive aisle instead of the 26' parking drive aisle required. 2. Requesting a waiver from Sec. 34-766(1) to allow a minimum lot area of 5.07 acres (220,849 SF) instead of the 10.59 acres (461,500 SF) minimum requirement.		

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	**Total of 157 spaces needed** 2.5/ DU + 25% for guest	165 spaces total 50 One-Car Garages, 68 Driveway spaces, 47 guest spaces	Yes

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front Yard	25'	30'	Yes
Rear Yard	20'	20'	Yes
Side Yard	20'	20'	Yes

Site Characteristics			
Existing Use	Church	**Proposed Use**	Townhomes
Existing Zoning	Residential Multiple-Family (RM)	**Proposed Zoning**	Residential Multiple-Family (RM)
Existing Future Land Use	Other Public Facilities	**Proposed Future Land Use**	Medium Density Residential
Proposed Density	9.86 du/acres (Maximum permitted on Medium Density Residential is 10 du/acre)		

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	LWDD Canal	Unincorporated PBC	Unincorporated PBC
South	Retail	Commercial	Commercial General (CG)
East	Palm Springs Middle School	Education	Governmental (G)
West	Multi-Family Residences	Unincorporated PBC	Unincorporated PBC

Recommendation

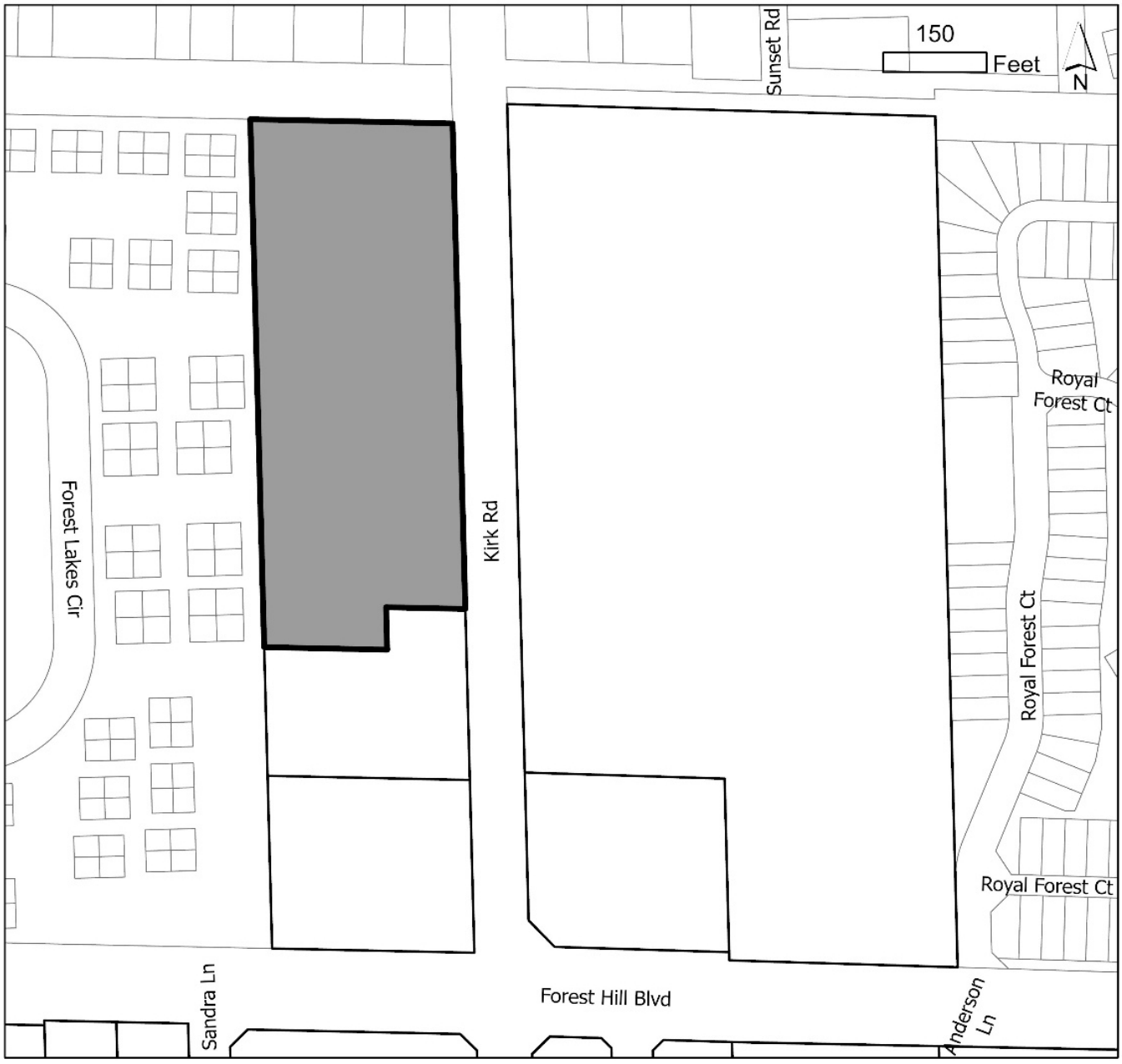
Staff has concerns regarding congestion issues due to high pedestrian traffic during the neighboring school's entry and dismissal. A second pedestrian crossing on Kirk Road was added crossing north of the main intersection on Kirk and Forest Hill to prevent jaywalking and alleviate crowding in the corner crossings. However, the end of the new crosswalk is too close to the driveway access to Dollar General. As a result, students crossing the street walk directly into traffic turning left into Kirk since the lack of distance does not allow stacking.

Staff highly recommends the following:

1) Adding a pedestrian crossing light at the secondary crossing or eliminating the secondary pedestrian crossing completely.
2) Designating the right exit lane, from the new community, a turn-right-only lane during school zone hours to reduce traffic conflicts during peak traffic hours (8:00 – 9:00 am and 3:00pm – 4:30 pm)

Even with the concerns outlined in this staff report, Planning, Zoning & Building Staff recommends conditional approval of the new residential medium density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.

The Planning and Zoning Board considered the application and recommended denial – motion carried 3-2.



I Site History

- Ordinance 2006-13: Annexation
  The property located at 1591 Kirk Road was annexed into the Village of Palm Springs on April 27, 2006. The property maintained Palm Beach County's Future Land Use Designation of Institutional and Palm Beach County's Zoning Designation of Residential Multi-Family/Medium Density with a Class A Conditional Use.

- Ordinance 2007-26: Future Land Use Map Amendment
  On February 28, 2008, the Village Council adopted the resolution to change the property's Future Land Use designation to Other Public Buildings and Zoning Designation to Residential Multiple Family.

- Ordinance 2014-02: Small Scale Land Use and Zoning
  The 0.77-acre southern vacant portion of the parcel was carved out with a FLU Map Amendment to Commercial and rezoning to Commercial General.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use Designation and Zoning are Other Public Facilities and Residential Multi-Family, respectively. The Future Land Use map designation change from Other Public Facilities to Medium Density Residential is requested and is supported with a planned development site plan. All requests are consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver from Sec. 34-1328 to allow a 20' parking drive aisle when adjacent to 90-degree parking instead of the 26' parking drive aisle required.

Waiver #2: The applicant is requesting a waiver relief from Sec. 34-766(1) to allow a minimum lot area of 220,849 square feet (5.07 acres) instead of the 461,500 square feet (10.59 acres) required for 50 dwelling units.

The applicant's full justification to the waivers is attached hereto.

a. <u>The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.</u>

Waiver 1: It is important to note that each driveway is designed with a proposed depth of 20 feet, which is longer by 2 feet from a standard 90-degree angle parking space.

The internal road has a 20-foot asphalt pavement, a 4-foot paver strip and a 2-foot curb/gutter along both sides of the road totaling 28 feet in width. Therefore, when comparing the internal road with townhouse units/driveways located on both sides of the street to a two-way drive aisle of a parking lot, with 90-degree angle parking spaces on both sides of the drive aisle, the proposed dimension measures 68 feet versus 62 feet as required for the parking lot.

The second scenario is where the proposed townhouse units/driveways abut an internal street with parking spaces located on the other side of the street. The proposed dimension of the internal street is 28 feet and exceeds the drive aisle dimension of 26 feet.

It is important to note that Section 34-1328 has a conflict between the dimensions for the aisle width for a 90-degree parking lot, the Table of 34-1328 indicated a 27-foot aisle width whereas the graphic for the 90- degree angle parking layout shows 26 feet aisle width is required, after consultation with Village Staff, the latter dimension is confirmed to be correct. Therefore, the request is to reduce the aisle width from 26 feet to 20 feet for those areas where 90-degree angle parking are located.

In addition to the proposed signage on speed limit; installation of speed tables and striping of crosswalks will provide a safe and environment for the residents of this development.

Since the aisle width reduction is internal to the development, by granting this waiver, it will not be injurious or detrimental to the public health, safety, and welfare.

Waiver 2: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

b. <u>The request results from innovative design in which other minimum standards are exceeded.</u>

Waiver 1: As mentioned in Criteria 1 above, the proposed townhouse planned development complies with the performance standards of a Residential Planned Development of Section 34-1063 – Performance Standards by:

a. providing sidewalks on both sides of the street; and will be interconnected with other pedestrian amenities and access to individual units.
b. utilizing existing curb cut to the Church and improve the northern access point as the main ingress/egress for the townhouse development.
c. providing adequate parking for both residents and guests.
d. providing pedestrian scale street lighting along internal sidewalks.
e. providing amenities that are in a central location of the development and will be accessible by a safe pedestrian circulation system.
f. providing landscape buffers along the perimeter of the planned development to address any potential impact.

As such, by complying with those applicable planned development performance standards, of which these performance standards are examples of innovative design and can be used as a guideline for an applicant to follow. Therefore, the Applicant is providing an innovative design for the overall development, and with the additional traffic calming components such as defining parking areas with decorative pavement; speed limit signage and speed tables, the minimum design standards are exceeded.

Waiver 2: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

c. <u>The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.</u>

Waiver 1: The granting of the waiver request related to reduced drive aisle width will result a lesser impervious area, and will provide a more efficient drainage system for the proposed development.

Waiver 2: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

d. <u>The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and use of desirable architectural, building, and site design techniques.</u>

Waiver 1: By allowing a narrower drive aisle adjacent to parking spaces, there is still sufficient area to provide safe vehicular maneuvering area and a sidewalk on both sides of the internal street, and therefore establishes a safe pedestrian circulation system that connects external to the public sidewalk along Kirk Road and Forest Hill Boulevard.

Waiver 2: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

e. <u>The request provides sufficient screening and buffering to screen adjacent uses from adverse impacts caused by the granting of a waiver.</u>

Waiver 1: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width which is internal to the planned development, and only in a specific portion of the site.

Waiver 2: The waiver does not generate any adverse impacts related to adjacent properties; however, the Applicant will sufficiently screen and buffer the property.

f. Economic issues may not be used to justify waivers.

Waivers 1 & 2: Economic issues are not used as a justification for these requests.

g. The request is compatible with existing and potential land uses adjacent to the development site.

Waivers 1 & 2: These requests are consistent with the existing and potential land uses adjacent to the development site. The surrounding uses to the north and west are residential communities. The request of a decreased drive aisle and decreased minimum lot area will not jeopardize the subject site's compatibility with the adjacent uses.

Staff supports the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan allowing for innovative designs. Although the acreage is below the minimum required for 50 residential dwelling units, the property can still be developed in the proposed manner without major any adverse impact to the surrounding properties.

Staff has concerns about congestion issues due to high pedestrian traffic during the neighboring school's entry and dismissal. Palm Beach County added a second pedestrian crossing on Kirk Road crossing north of the main intersection on Kirk and Forest Hill to prevent jaywalking and alleviate crowding in the corner crossings. However, the end of the new crosswalk is too close to the driveway access to Dollar General. As a result, students crossing the street walk directly into traffic turning left into Kirk since the lack of distance does not allow stacking. We believe the county could have adverted this issue if the crosswalk were offset a few feet further north away from the driveway access.

Staff have the following two conditions in reference to these concerns:

- *Adding a pedestrian crossing light at the secondary crossing or eliminating the secondary pedestrian crossing.*
- *Designating the right exit lane, from the new community, a turn-right-only lane during school zone hours to reduce traffic conflicts during peak traffic hours.*

IV. Neighborhood Compatibility

1) The proposed project is located on the west side of Kirk Road between Forest Hill Blvd and LWDD Canal L-7.
2) Surrounding properties to the north and west are mostly single family and multi-family residential dwellings.
3) A mix of different retail and professional services like general retail, restaurants, schools, and professional offices are located to the south and southwest within walking distance along Kirk Rd and Forest Hill Blvd.
4) The site is located about 1.05 miles northwest From Village Hall.
5) Palm Springs Middle School is located east across the street. The Summit Blvd branch of the Palm Beach County Library and the Palm Beach School District Fulton Holland Educational Services Center are other major sites located within a mile of the site.
6) Public transportation is available through Palm Tran bus stops along Kirk Road via route 60 and Forest Hill Blvd via route 46.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of a Residential Planned Development.
  1) Proposed project plan generally meets required site development regulations.

2) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, Lake Worth Drainage District, and the Village of Palm Springs.
3) Civil/Utility plans shall be approved by the Village's Engineer.
4) The proposed development is located within the Airport Regulated areas Zone 1 and Zone 3 for Palm Beach International Airport.
5) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
6) A negative impact on the School District of Palm Beach County public school system is expected with the proposed development.

VI. Environmental Issues:

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

VII. Community Outreach/Notification

- The subject property was posted on January 28, 2022.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on January 26, 2022.
- Legal advertisement was published in the paper on February 3, 2022 and will be re-advertised on March 31, 2022.
- Staff has not received any inquiries or comments because of the notices.

VIII. Proposed Development Plan Details

The petitioner's development plans received on April 23, 2021, depicts the following:

- Application for Residential Planned Development Site Plan approval with two (2) waivers for the construction of 50 two-story fee-simple townhomes within 9 buildings.
    1. Site Plan received on April 29, 2021. Last revised and resubmitted on January 13, 2022.
    2. Landscape plans received on April 29, 2021. Last revised and resubmitted on January 13, 2021.
    3. Engineering plan received on April 29, 2021. Last revised and resubmitted on January 13, 2021.
    4. Architectural plans received April 29, 2021 and January 25, 2022.
    5. Photometric plan received April 29, 2021. Revised and resubmitted on January 13, 2022.
    6. Boundary and topographic survey received April 29, 2021.
    7. Traffic study dated April 23, 2021 and received April 29, 2021. Revised October 20, 2021 and received November 5, 2021.
    8. Project narrative and Justification Statement of proposed use received April 29, 2021. Revised and resubmitted on January 13, 2022.
    9. Drainage Statement dated April 22, 2021 and received April 29, 2021.
    10. Conceptual Drainage Plan received April 29, 2021. Revised and resubmitted on January 13, 2022.

IX. Recommendation

The applicant is proposing the development of the 5.07-acre parcel with the construction of 50 two-story fee-simple townhomes within nine buildings.

The townhomes will be three-bedroom homes with a one car garage and a driveway with space for one or two cars. The buildings will be configured with seven (7) six-townhome structures and two (2) four-townhome structures, for a total of nine (9) buildings. The community will have one access driveway via the existing Kirk Road right-of-way on the northern segment of the property and only emergency access is proposed thru the southern drive aisle. Amenities include a tot lot, a shade structure with picnic tables, and a recreational open space.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed Residential Planned Development Site Plan to be consistent with goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. However, staff has concerns about congestion issues due to high pedestrian traffic during the neighboring school's entry and dismissal.

The proposed residential project provides internal sidewalk connections between the common amenities (tot lot, picnic area) and the buildings to facilitate pedestrian circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

In addition, the project exceeds some of the minimum requirements for a Planned Development as shown on the following table:

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	77,101 SF. (1.77 acres)	105,415 SF. (2.42 acres) (48%)
40% maximum lot coverage	88,340 S.F.	53,004 S.F. (24%)
2.5 Vehicle Parking Spaces per Dwelling Unit + 25 percent allocation for Guest Parking	157 Spaces	165 Spaces

PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with two (2) waivers, for the construction of 50 fee-simple townhomes within nine (9) buildings subject to the following forty-three (43) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2024.
2. The Final Plat shall be approved and recorded **prior to the issuance of any building permit**.
3. The common amenities shall be completed in their entirety, open for use and accessible to the residents, **prior to the issuance of the 8th Certificate of Occupancy** (40% of the project)
4. An opaque fence shall be provided around the lift station supplemented with landscaping and details shall be provided **at time of permitting**.
5. A pedestrian crossing light shall be added at the secondary pedestrian crossing or shall be eliminated.
6. Designate the right exit lane, from the new community, a turn-right-only lane during school zone hours to reduce traffic conflicts during peak traffic hours (8:00 – 9:00 am and 3:00pm – 4:30 pm).
7. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Utilities **at time of permitting.**
8. Details of the proposed black aluminum fence shall be provided to the PZB Department and shall be approved by the PZB Director **at time of permitting.**
9. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall prohibit the conversion of garages into habitable spaces or used as storage.
10. The HOA covenants/ deed restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
11. The legal instruments providing parking restrictions, shall be reviewed and approved by the Village Attorney and PZB Director **prior to issuance of the first building permit**.
12. Only two vehicles shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
13. No parking shall be allowed, under any circumstances, along the drive aisle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
14. The HOA shall be responsible for all landscape maintenance, including, but not limited to, mowing of private yards and trimming the trees around the entire perimeter.

15. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
16. Conditions of approval stated in Village Engineer's letter (Chen Moore and Associates) issued on January 24, 2022, shall be satisfied **at time of Civil/Utility application review**.
17. Any existing or proposed utility box/cabinet shall be screened from view, Staff recommends wrapping the cabinets/box with a match design accordingly with the existing/proposed location.
18. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
19. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

    "NOTICE TO HOMEBUYERS/TENANTS"

    "school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561) 434-8100 for the most current school assignment(s)".
20. Photometric plans shall be approved by the Planning, Zoning and Building Department **at time of permitting**.
21. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
22. The mail pickup and delivery system shall be approved by the United States Postal Service.
23. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per Village code.
24. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, Palm Beach County Water Utilities Department, Palm Beach County Roadway Production Division, and the Village of Palm Springs **at the time of permitting**.
25. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
26. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
27. A stabilized surface shall be provided at all times during construction for access by emergency vehicles.
28. All mechanical equipment's and above-ground infrastructure shall be screened from view.
29. 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 increased on-site security at the operator's sole expense.
30. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
31. All electric utilities shall be underground.
32. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building 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**.
33. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) 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.
34. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
35. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to Certificate of Occupancy/Certificate of Completion** of each improvement area.
36. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
37. Photometrics must be certified by an engineer **prior to CO**.
38. The civil engineer of record shall certify the site construction **prior to Certificate of Occupancy**.
39. 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 Planning Zoning and Building Director.
40. The General Contractor shall be on site during all construction activity in accordance with FS 489.1195.

41. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
42. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.
43. An updated School Capacity Availability Determination letter from the School District of Palm Beach County reflecting 50 residential units shall be provided prior to Village council consideration.

44. The School District has requested the Applicant offer a voluntary commitment to make a contribution of $54,888.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on June 23, 2021.

JUSTIFICATION STATEMENT
FLU Map Amendment | Site Plan (Planned Development)
Belmont
Initial Submittal: April 22, 2021
Revised: June 11, 2021; August 20, 2021; December 15, 2021

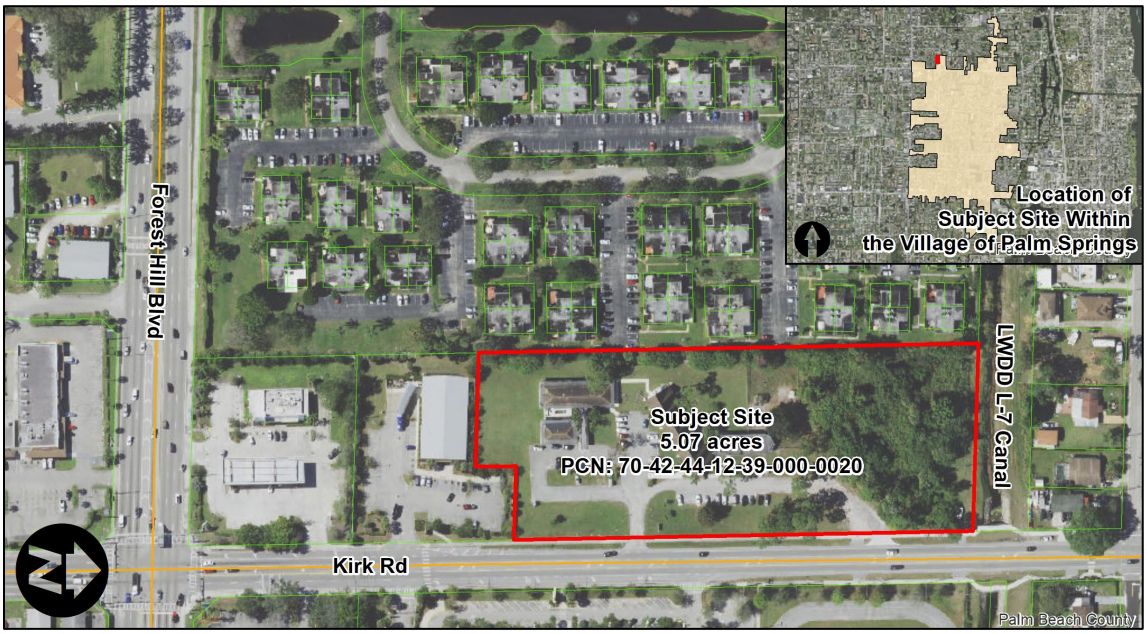
REQUEST

On behalf of D.R. Horton, Inc., the Applicant, WGI is requesting approval of the following:

1) **Future Land Use Map Amendment** from the Other Public Facilities Future Land Use designation to the Medium Density Residential Future Land Use designation.
2) **Site Plan (Planned Development)** to allow a 50-unit fee-simple townhome residential planned development.
   - **Waivers** from the following development standards allowed as part of Planned Development Performance Standards:
     i. Drive aisle width adjacent to 90-degree parking.
     ii. Minimum Lot Area

SITE CHARACTERISTICS

The 5.07-acre subject site, known as "Belmont", is located approximately 600 feet north of the Kirk Road and Forest Hill Boulevard intersection on the west side of Kirk Road. It is identified by Parcel Control Number (PCN) 70-42-44-12-39-000-0020 and has an existing address of 1591 Kirk Road. The subject site is under the jurisdiction of the Village of Palm Springs and has a Future Land Use (FLU) Designation of Other Public Facilities (UI) and is within the Residential Multiple Family (RM) Zoning district. The subject site is not within any of the Village of Palm Spring's overlay districts or within the Community Redevelopment Agency (CRA) district boundary. The subject site is currently being utilized as a Place of Worship use, with four buildings and its associated site elements. A large portion of the subject site is heavily vegetated. A map has been provided below which identifies the subject site's location within the Village, as well as an adjacent parcel's view which provides greater detail regarding the site characteristics and surrounding areas.



SURROUNDING PROPERTIES

The site is surrounded by a mix of uses, including a school, multifamily residential, single-family residential, and general retail. The mix of surrounding residential uses adjacent to the subject site can generally be found to be consistent with the proposed development. A summary of the surrounding property information has been provided below.

	FLU Designation	Zoning District	Existing Use
North	Medium Density Residential, 5 Units Per Acre (MR-5) (Unincorporated)	Multi-family Residential, Medium Density (RM) (Unincorporated)	Canal & Single-Family Residential
South	Commercial	General Commercial	Retail
East	Education	Governmental	Middle School
West	High Density Residential, 8 Units Per Acre (HR-8) (Unincorporated)	Multi-family Residential, Medium Density (RM) (Unincorporated)	Multi-Family Residential

North: Immediately north of the subject site is the Lake Worth Drainage District (LWDD) L-7 Canal. The L-7 Canal Right-Of-Way (ROW) provides 85 feet of separation from a single-family residential community further north on the other side of the canal. This community is within unincorporated Palm Beach County and retains a FLU designation of MR-5 and zoning district of RM.

South: South of the subject site is a Dollar General convenience store. The property is identified by a FLU designation of Commercial and is within the General Commercial zoning district.

East: To the east of the subject site is the Palm Springs Community Middle School. The property is identified by an Education FLU designation and is within the Governmental zoning district.

West: West of the subject site is the Forest Lakes community. This multi-family residential community is comprised of quadplexes, approximating 228 dwelling units. This community is within unincorporated Palm Beach County and retains a FLU designation of High Density Residential, 8 units per Acre and is within the multi-family residential zoning district.

DEVELOPMENT HISTORY

As previously mentioned, the subject site currently accommodates a Place of Worship, known as Lutheran Church of the Holy Cross. This church was initially approved by Palm Beach County in the late 1960s and has been in operation since. The subject site was voluntarily annexed into the Village of Palm Springs in 2006 under Ordinance Number 2006-13. No other development approvals since the subject site's annexation into the Village have taken place.

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed 50-unit multi-family residential townhouse development:

Density

Pursuant to Section 34-761, the maximum density for the RM zoning district is 19 DU/AC. The proposed 50 townhouse development on the 5.07-acre site will yield a density of 9.86 DU/AC, and is consistent with the district's density regulations.

Building Height

Pursuant to Section 34-1064, the maximum height for a building within the residential planned development district shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher. The proposed RM zoning district and residential planned development height regulation remain consistent with one another, as three stories or 35 feet. The subject site is in compliance with this requirement as the proposed buildings are two stories with a 20' maximum height to Top of Beam (TOB).

Minimum Acreage Requirement
Pursuant to Section 34-1064(c), all Residential Planned Developments shall be no less than three acres. The subject site is compliant with this requirement as it is 5.07 acres in size. However, it should be noted that per Section 34-766(1), the RM zoning district requires a Minimum Lot Area regulation based on dwelling units, which would require the subject site to be 11.25 acres [15,000 SF for three dwelling units & 9,500 SF for each unit thereafter (50) = 490,000 SF or 11.25 acres].

Open Space and Common Amenity Area
Pursuant to Section 34-1064(d), a residential planned development is required to provide a minimum amount of open space and common amenity area. The minimum total open space requirement for residential planned developments shall be 35 percent of the gross land area, of which 20 percent shall be common amenity area. Based on the standard for required open space, the 5.07-acre subject site is required to provide 1.77 acres of open space. The subject site currently exceeds the code requirement for open space as 2.39 acres or 47 percent of the gross land are proposed to remain as open space. Of the 1.77-acre open space requirement, at least 20 percent of this area must be provided as a common amenity area to all lots such as parks, playgrounds, or other recreational purposes. Based on the open space land area requirement of 1.77 acres the subject site is required to provide 0.35 acres of common amenity area for the proposed community. This requirement is exceeded, as 0.38 acres of common amenity area is proposed central to the community. This amenity area accommodates a tot lot, shade structure and picnic tables.

Lot Coverage
Pursuant to Sec. 34-1064(e)(2), all structures within a Residential Planned Developments shall have a maximum lot coverage of 40%, based on the net area of individual lots. The development proposal is compliant with this requirement as none of the proposed lots exceed 40% lot coverage.

Access
The subject site has frontage along Kirk Road. The proposed site plan provides ingress/egress to the site from a Kirk Road access point at the northern portion of the property. An emergency only stabilized access point to Kirk Road is provided at the southern portion of the subject site.

Buffering
Pursuant to Village Code Article III, Section 34-162.-Required Landscaping, in certain situations the Village requires landscaping around the perimeter of development parcels to create a buffer from adjoining land uses, streets and properties. The subject site is in compliance with this section of the Village's code as there is a landscape buffer provided around the entirety of the subject site. The proposed perimeter buffer varies in width from five feet to 15 feet.

North - A Category 6, 10-foot-wide landscape buffer is required along the northern property line. Pursuant to Section 34-162 – Required buffers, planting for Category 6 requires a hedge not less than three feet in height, with 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 be a minimum of two different maintained levels or tiers, and shall be installed in a non-linear (meandering) manner.

South - A five-foot-wide landscape buffer with a six-foot high opaque fence is being proposed along the southern property line. It should be noted that the retail use has an existing buffer and an opaque fence. Combined with the proposed 0.23-acre dry detention area and proposed landscape buffer, increased separation and screening for the proposed residential development will be provided.

East - A 15-foot-wide landscape buffer is proposed along the eastern boundary to provide screening of the subject site from the traffic associated with Kirk Road. The buffer will include a six-foot high aluminum fence and planting on both sides of the fence.

West - Although the property to the west of the subject site consists of a compatible multi-family residential community, a 10-foot-wide landscape buffer is being proposed with a six-foot high opaque fence to maximize screening and privacy between the adjacent existing residential units and the proposed units on the subject site.

Waivers
As provided in Subdivision IX.-Planned Developments, the proposed residential planned development is subject to greater flexibility in design and development standards relative to specific dimensional regulations, in order to encourage ingenuity and originality in subdivision and site design while preserving open space to serve recreational, scenic and other public services. Therefore, this Subdivision of the Village's code allows for waivers from certain criteria. The waivers requested for the subject site relate to drive-aisle width and the minimum lot area. The waiver details of the aforementioned requirements can be found within the subject site's *Conformance with Planned Development Code* section of this Justification Statement.

FUTURE LAND USE MAP AMENDMENT

This Justification Statement for the Future Land Use Map (FLUM) Amendment is provided to demonstrate that the proposed FLUM change is consistent and in compliance with the applicable Objectives and Policies of the Village's Comprehensive Plan, as follows.

Policy A.2

Encourage the development of planned developments (townhouse, zero lot line) projects as an alternative single family living style to accommodate the demand and to preserve the character of the Village, and incorporate regulations into the Village of Palm Springs' Comprehensive Zoning Ordinance.

Applicant's Response:

The proposed townhouse planned development will fulfill this policy as it will serve as a housing alternative to single family homes and will provide more affordable housing opportunities in the community. There is also a companion Site Plan application of which compliance with the Zoning ordinance will be demonstrated.

Policy A.3

Promote the location of multi-family residential development in areas with direct access to collector or arterial streets. The location of multi-family residential development shall be consistent with the high and medium density residential areas established on the Future land Use Map.

Applicant's Response:

The subject site is located approximately 600 feet north of the Kirk Road and Forest Hill Boulevard intersection on the west side of Kirk Road. The proposed access for the townhouse planned development is from Kirk Road, which is classified as an arterial street. As previously mentioned within the Surrounding Properties section of this Justification Statement, the subject site is surrounded by compatible residential uses to the north and west.

Objective F – Level of Service

Meet Level of Service standards for all public facilities and services facilitated by proposed future land uses at the time of, and concurrent with, land development and/or redevelopment of areas in Palm Springs.

Applicant's Response:

The proposed development will meet the required level of service standards, and the proposed concurrency for 50 townhouse units will be reviewed at the Site Plan Review process. See **II.** - **Justification Statement of Site Plan Review** of this document.

Policy G.2 – Density Analysis

Land Development standards for residential land use densities shall be as follows:
Low density residential – 0.1 to 5.80 residential units per gross acre; and
Medium density residential – 5.81 to 10.0 residential units per gross acre; and
High density residential – 10.01 to 19.0 residential units per gross acre.

Applicant's Response:

The proposed request to redesignate the subject site to Medium Density Residential FLU, will allow the development of the site at a density ranging from 5.81 to 10.00 units per gross acre. The applicant is requesting for 50 units which will result in a gross density of 9.86 du/ac.

Policy I.1 – Co-ordination with Other Agencies

As part of the site plan review process, coordinate requests for development orders, permits or project proposals, as appropriate, with adjacent municipalities, Metropolitan Planning Organization, Palm Beach County, Treasure Coast Regional Planning Council, Special Districts, South Florida Water Management District, and State and Federal Agencies.

Applicant's Response:

As part of the companion application, Site Plan review process, the applicant is submitting a Traffic Study prepared by JFO Group Inc., of which the Study indicated the coordination with Palm Beach County Traffic Division and explained how the request will be in compliance with Article 12 of the Unified Land Development Code on the Traffic Performance Standards as part of its traffic impact analysis.

Policy K.1 – Adequate Public Facilities

All land uses that have been developed or approved for development within the Village must be adequately served by existing public utilities and services before the Village may approve any new development, redevelopment, or annexations that would require use of these utilities and services. These utilities and services shall include the following for which the Village has set a Level of Service Standard, including: Water facilities; Sewer facilities; Drainage Facilities; Roadways; and Recreational facilities.

Applicant's Response:

Under these applications, the following documents have been submitted to demonstrate compliance with this Policy: Water facilities: Please see correspondence provided by Palm Beach County Water Utilities District stating that adequate potable water supply and sewage collection and treatment capacities are available to serve the proposed development. Sewer facilities: Please see correspondence provided by Palm Beach County Water Utilities District stating that adequate potable water supply and sewage collection and treatment capacities are available to serve the proposed development.

Drainage facilities: See Drainage Study prepared by Michael B. Schorah and Associates, Inc.

Roadways: See Traffic Study prepared by JFO Group Inc.

Recreational facilities: See Site Plan dated December 10, 2021 which shows 0.39-acre of on-site recreational amenities are provided for the residents.

Objective M - School

The Village shall continue to coordinate with Palm Beach County School Board on the location of new schools within land uses designated as Educational and Medium Density Residential.

Applicant's Response:

The School Capacity Availability Determination (SCAD) Letter was provided to the applicant and has been provided as part of this application, as required.

CONFORMANCE WITH PLANNED DEVELOPMENT CODE

As required by the Village's Development Application, demonstration must be provided that the proposed residential planned development is in conformance with the Planned Development Code Objectives and Performance Standards provided in Subdivision IX of the Village's Code. An outline of how the project conforms with standards has been provided below.

SEC. 41-1062 OBJECTIVES

The development proposal conforms with the Objectives for a Planned Development as outlined below.

1. ***To permit the creation of functional and unique residential, commercial and mixed-use developments that do not adversely impact the village's character and "small town feel".***

   Response: The proposed residential planned development is in conformance with this objective as the requested residential density of 9.86 DU/AC is not out of character for the surrounding area. The site is located in close proximity to many commercial services which will provide immediate service to future residents and create a functional balance between non-residential and residential uses. Furthermore, it is compatible with the surrounding residential land use designations to the west and north. Therefore, by allowing for the approval of the proposed 50 dwelling unit townhouse development, the Village's "Small Town Feel" will not be adversely impacted.

2. ***To promote building siting that takes into consideration the context of the development, the location of nearby uses, and the new development's compatibility with existing neighborhoods.***

Response: The site planning of the subject site took great consideration into the context of the development with the surrounding areas. Townhouses are a great transition between the commercial uses to the south and the single-family residential uses to the north. Furthermore, it is consistent with the adjacent multi-family residential use to the west. Regarding site design, the subject site's required dry detention areas have been located adjacent to the areas with greater chances of incompatibility along the east and south. Most of the townhouses proposed along the east are separated from Kirk Road by the 0.44-acre dry detention area, which is in addition to a 15' landscape buffer. The 0.22-acre dry detention area at the south of the property provides great separation of the proposed townhouses from the adjacent commercial uses.

3. ***To enhance landscaped open space and streetscapes.***

Response: The development proposal is consistent with the aforementioned objective as the open space and streetscape areas of the subject site will be enhance with landscaping, consistent with the Village's landscape requirements. Furthermore, areas of the development exceed the code requirements. No buffer is required along the south property line, however, a 5' wide buffer is proposed to ensure adequate screening is provided.

4. ***To bring unique and creative solutions to new development, the following elements should be considered in the context of the specific site, project and/or use:***

   a) Arrangement and spacing of buildings and open spaces;
   b) Ability to aggregate adjacent lots or parcels, and/or eliminate nonconformities;
   c) Location of access drive and sidewalks to promote circulation and access;
   d) Building coverage;
   e) Sufficient and convenient parking for uses and activities;
   f) Landscape buffers and screening mechanisms to enhance aesthetics and promote compatibility
   g) Adequate lighting for security and pedestrian/vehicular safety; and
   h) Development of large employment centers predominately of light industrial or high technology uses in underutilized corridors. The flexibility of design should promote revitalization of the primary commercial areas and an economic stimulus through job creation to the local economy as well.

Response: The development proposal brings unique and creative solutions to new development, by remaining consistent with the aforementioned subobjectives. As previously mentioned, great consideration was given during the site planning of the subject site. The arrangement and spacing of buildings relative to open spaces was considered heavily to remain consistent with requirements such as the common amenity area requirements and to provide a better quality of living for future residents. The pedestrian and vehicular circulation programs were designed specifically to promote safety for future residents. Each subobjective was weighed heavily as they relate to the specific subject site.

SEC. 34-1063 PERFORMANCE STANDARDS

The development proposal conforms with the performance standards for a Planned Development as outlined below.

Standards:

1. ***Sidewalks on both sides of a street or primary driveway, interconnected with other pedestrian-ways and/or providing access to each building.***

   Response: The development proposal is consistent with this performance standard as sidewalks are proposed on both sides of the proposed streets. Access is provided to each townhouse unit from the proposed sidewalk network. The sidewalk provides connection to Kirk Road to ensure the community is interconnected with the rest of the Village.

2. ***Consolidation of smaller parcels into a larger, unified development project.***

   Response: This is not applicable, as the subject site is one 5.07-acre parcel.

3. ***Consolidation of driveways to eliminate curb cuts, with reciprocal easements for access; provision of access from secondary streets and alleys.***

   Response: The consolidation of driveways has been provided as evidenced within the provided site plan. Access from secondary streets and alleys is not appropriate for the subject site as Townhouse units are proposed, and the size of the subject site does not allow for the use of alleys and secondary streets.

4. ***Shared parking arrangements to reduce impervious surfaces and promote efficient* use *of facilities.***

   Response: As required by the Village's Parking Code, the subject site provides guest parking accommodations throughout the subject site. These guest parking locations were intentionally planned to be central to the entire development to promote efficient use by lots. Furthermore, this consideration allows for reduced impervious area as guest parking is not over abundant and throughout all areas of the subject site.

5. ***Provision of sufficient parking to avoid on-street parking, unless designed with on-street spaces.***

   Response: The subject site retains sufficient parking for the residential units per the Village's Code requirement of 2.5 spaces per unit. Parking spaces are provided for guest parking spaces as required by Village Code; the total parking provided exceeds the requirement and is distributed throughout the development.

6. ***Pedestrian-scale street lighting along sidewalks and pedestrian ways.***

   Response: Street lighting will be provided along sidewalks and pedestrian-ways to create an appropriate pedestrian scale environment.

7. ***Aggregation of open space to create common areas of sufficient size for passive/leisure activities.***

   Response: The required 0.35-acre community amenity area (0.38-acre amenity area proposed) is proposed to remain as one whole area located central to the development. By aggregating the amenity area into one tract rather than multiple smaller tracts throughout the subject site, the land will sufficiently be used for active and passive/leisure activities.

8. ***Continuity of sidewalks and pathways where disconnects occur; and provision of sidewalks to usable open spaces, recreation amenities or public facilities.***

Response: As previously mentioned, crosswalks will be provided throughout the subject site to provide continuity of sidewalks and pathways where disconnects occur. The subject site has an extensive pedestrian circulation pattern which allows uninterrupted circulation from usable open spaces, recreation amenities, public facilities, and individual lots.

9. ***Residential setbacks that allow for a green, semi-private planting area between the sidewalk and house(s).***

Response: The provided setbacks are proposed to allow for a green, semi-private planting area between the sidewalk and houses. Appropriate foundation planting has been planned to be incorporated into the individual lots.

10. ***Promote streetscape where feasible, with maintenance agreements assigning responsibility to adjacent properties.***

Response: Streetscape is promoted throughout the subject site where feasible. This will be achieved through the use of pedestrian scale lighting, as previously mentioned, and by proposing appropriate landscaping to provide adequate streetscape. Maintenance agreements will be assigned through the use of HOA documents.

11. ***Create bus waiting areas for safety, for school buses or mass transit, as may be applicable.***

Response: As coordinated with Palm Beach County School Board, a 10'x15' school bus shelter has been provided at the main entrance of the community.

12. ***Building stepbacks or setbacks to respect existing scale and massing of adjacent neighborhoods and promote compatibility.***

Response: As aforementioned, the site was planned to provide the greatest amount of separation as possible from the most incompatible adjacent uses to the south and east. Much of the structures are massed closer to the northern and western boundary as the adjacent uses and structures are more compatible with the proposed townhouse structures.

13. ***Provision of original, self-confident building design, and prohibition of metal buildings.***

Response: Metal buildings are not proposed as part of this development proposal. Original, self-confident building design is provided as the townhouse buildings are proposed to be contemporary modern.

14. ***Buffers between differing uses to include a masonry wall and landscaping to promote compatibility.***

Response: As depicted in the site photos provided with this submittal, a vinyl fence currently exists along the adjacent commercial property line to the south of the subject site. This fence is proposed to remain as is to provide further screening from the retail use and to promote compatibility. As previously mentioned, a perimeter landscape buffer is proposed in conjunction with the neighboring retail landscape buffer to provide the utmost screening.

15. ***Adequate vehicular circulation, traffic maintenance and/or operational measures that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turnarounds.***

Response: The proposed development consists of three streets which will provide adequate vehicular circulation that will not negatively impact existing roadway conditions. While there are dead-end streets proposed, there is adequate room for vehicles to maneuver, and based on the proposed townhouse use these dead ends are not anticipated to have any negative impacts.

WAIVERS

Pursuant to the Planned Development Performance standards of the Village's Code, the Applicant may utilize waivers to promote the use of innovative and creative techniques and concepts. As previously mentioned, waivers are requested for the development proposal to allow relief from certain requirements. The waivers requested have been outlined within the table below and meet the waiver criteria as identified within this *Waivers* section.

Waiver	Subject	Code Section	Required	Proposed	Deviation
1.	Street width adjacent to 90-degree parking	Sec. 34-1328	26' wide drive aisle when adjacent to parking	20' wide drive aisle when adjacent to parking	-6'
2.	Min. Lot Area	Sec. 34-766(1)	490,000 SF / 11.25 AC.	220,849 SF / 5.07 AC.	-269,151 SF / -6.18 AC.

1. ***The request is in harmony with and is consistent with the purpose and intent of the Village's Comprehensive Plan and* Land *Development Code and that such waiver will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare.***

Waiver 1 Response: It is important to note that each driveway is designed with a proposed depth of 20 feet, which is longer by 2 feet from a standard 90-degree angle parking space.

The internal road has a 20-foot asphalt pavement, a 4-foot paver strip and a 2-foot curb/gutter along both sides of the road totaling 28 feet in width. Therefore, when comparing the internal road with townhouse units/driveways located on both sides of the street to a two-way drive aisle of a parking lot, with 90-degree angle parking spaces on both sides of the drive aisle, the proposed dimension measures 68 feet versus 62 feet as required for the parking lot.

The second scenario is where the proposed townhouse units/driveways abut an internal street with parking spaces located on the other side of the street. The proposed dimension of the internal street is 28 feet, and exceeds the drive aisle dimension of 26 feet.

It is important to note that Section 34-1328 has a conflict between the dimensions for the aisle width for a 90-degree parking lot, the Table of 34-1328 indicated a 27-foot aisle width whereas the graphic for the 90- degree angle parking layout shows 26 feet aisle width is required, after consultation with Village Staff, the latter dimension is confirmed to be correct. Therefore, the request is to reduce the aisle width from 26 feet to 20 feet for those areas where 90-degree angle parking are located.

In addition to the proposed signage on speed limit; installation of speed tables and striping of crosswalks will provide a safe and environment for the residents of this development.

Since the aisle width reduction is internal to the development, by granting this waiver, it will not be injurious or detrimental to the public health, safety and welfare.

Waiver 2 Response: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

2. The request results from innovative design in which other minimum standards are exceeded.

Waiver 1 Response: As mentioned in Criteria 1 above, the proposed townhouse planned development complies with the performance standards of a Residential Planned Development of Section 34-1063 – Performance Standards by:

a. providing sidewalks on both sides of the street; and will be interconnected with other pedestrian amenities and access to individual units;
b. utilizing existing curb cut to the Church, and improve the northern access point as the main ingress/egress for the townhouse development;
c. providing adequate parking for both residents and guests;
d. providing pedestrian scale street lighting along internal sidewalks;
e. providing amenities that are located in a central location of the development, and will be accessible by a safe pedestrian circulation system;
f. providing landscape buffers along the perimeter of the planned development to address any potential impact.

As such, by complying with those applicable planned development performance standards, of which these performance standards are examples of innovative design and can be used as a guideline for an applicant to follow. Therefore, the Applicant is providing an innovative design for the overall development, and with the additional traffic calming components such as defining parking areas with decorative pavement; speed limit signage and speed tables, the minimum design standards are exceeded.

Waiver 2 Response: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

3. The request demonstrates that granting of the waiver will result in preservation of valuable natural resources, including drainage and recharge areas, natural areas, etc.

Waiver 1 Response: The granting of the waiver request related to reduced drive aisle width will result a lesser impervious area, and will provide a more efficient drainage system for the proposed development.

Waiver 2 Response: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

4. The request demonstrates public benefits to be derived, including but not limited to such benefits as dedication of rights-of-way, extensions of pedestrian linkages outside of the project boundaries, preservation of open areas and* use *of desirable architectural, building, and site design techniques.

Waiver 1 Response: By allowing a narrower drive aisle adjacent to parking spaces, there is still sufficient area to provide safe vehicular maneuvering area and a sidewalk on both sides of the internal street, and therefore establishes a safe pedestrian circulation system that connects external to the public sidewalk along Kirk Road and Forest Hill Boulevard.

Waiver 2 Response: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

5. ***The request provides sufficient screening and buffering to screen adjacent* uses *from adverse impacts caused by the granting of a waiver.***

   Waiver 1 Response: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width which is internal to the planned development, and only in a specific portion of the site.

   Waiver 2 Response: The waiver does not generate any adverse impacts related to adjacent properties, however, the Applicant will sufficiently screen and buffer the property.

6. ***Economic issues may not be* used *to justify waivers.***

   Response: Economic issues are not used as a justification for these requests.

7. ***The request is compatible with existing and potential* land uses *adjacent to the development site.***

   Response: These requests are consistent with the existing and potential land uses adjacent to the development site. The surrounding uses to the north and west are residential communities. The request of a decreased drive aisle and decreased minimum lot area will not jeopardize the subject site's compatibility with the adjacent uses.

8. ***Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available in the immediate vicinity of the proposed development.***

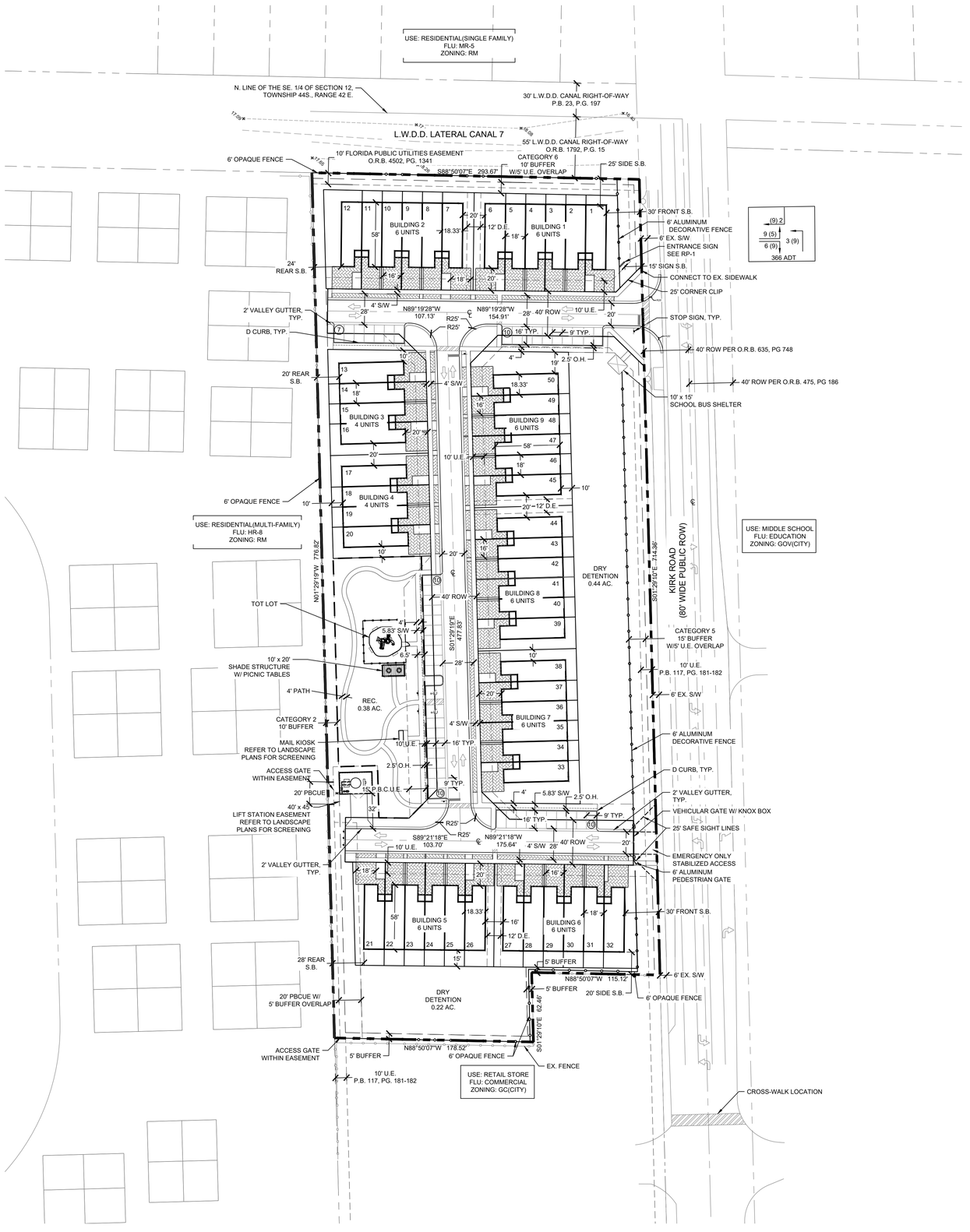
   Response: This criterion is not applicable as a waiver is not requested from the common amenity area requirements. The development proposal provides adequate community amenity area.

9. ***Waiver requests from maximum height limitations shall further demonstrate that the additional height will not adversely impact adjacent properties and appropriate setbacks are provided as building height increases.***

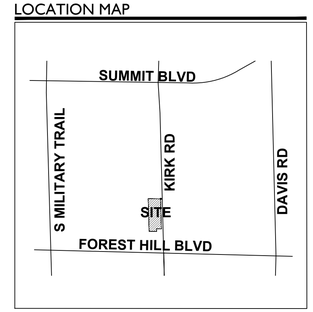
   Response: This criterion is not applicable as a waiver is not requested from the height limitation requirements. The development proposal is currently under the maximum height threshold of three stories or 35 feet.

CONCLUSION

Based on the above justification and attached information, the petitioner respectfully requests approval of the Future Land Use Map Amendment, and Site Plan to allow a Residential Planned Development application for the subject site.



LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME	BELMONT
EXISTING LAND USE DESIGNATION (VILLAGE)	OTHER PUBLIC FACILITIES
PROPOSED LAND USE DESIGNATION (VILLAGE)	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (VILLAGE)	RM
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-42-44-12-39-000-0020
EXISTING USE	CHURCH
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	5.07 AC.
TOTAL PROPOSED UNITS (TOWNHOUSE)	50 D.U.
GROSS DENSITY	9.86 D.U./AC.
OPEN SPACE REQUIRED	1.77 AC.(35%)
OPEN SPACE PROVIDED	2.42 AC.(48%)
PROPOSED PERVIOUS	2.51 AC.(49.51%)
PROPOSED IMPERVIOUS	2.56 AC.(50.49%)
COMMON AMENITY REQUIRED	0.35 AC.(20% OF OPEN SPACE)
COMMON AMENITY PROVIDED	0.38 AC.
DRY DETENTION AREA	0.66 AC. (13%)
TOTAL PARKING REQUIRED	157 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP./D.U.)	125 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	32 SP.
TOTAL PARKING PROVIDED	165 SP.
GARAGE SPACES	50 SP.
DRIVEWAY SPACES	68 SP.
GUEST SPACES	47 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	294

NOTE:
1. REFER TO CIVIL PLANS FOR UTILITIES, GRADING, SIGNAGE AND PAVEMENT MARKING.
2. REFER TO PHOTOMETRIC PLANS FOR LIGHTING LOCATIONS.

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOUSE) SEC.34-1064(e)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	30'	20'	N/A	20'

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT. PER SEC. 34-1064.

WAIVER CHART

WAIVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
MIN. LOT AREA	34-766(1)	490,000 SF / 11.25 AC.	220,849 SF / 5.07 AC.	-269,151 SF / - 6.18 AC.
PARKING DRIVE AISLE	34-1328	26'	20'	-6'

LEGEND

AC. = ACRES
℄ = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHANG EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S/W = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
TH = TOWNHOME
U.E. = UTILITY EASEMENT

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3	11-03-2021	RESUBMITTAL	
4	12-10-2021	RESUBMITTAL	

CAD 55810PL-SITEDWG
JOB NO. 5581.00
DRAWN BY R.C
CHECK BY J.P
DATE 11-03-2021

BELMONT
VILLAGE OF PALM SPRINGS

SITE PLAN

SHEET:
SP-1

Derek Buhre P:\55\05581.01 1901 Kirk Road - Land Dev\PLANS\ACAD\55810\PL-SITE.dwg pdf Plotted: 12/16/2021 10:17:02 AM Saved: 12/16/2021 9:58:09 AM

L.W.D.D. LATERAL CANAL 7

L.W.D.D. LATERAL CANAL 7

55' L.W.D.D. CANAL RIGHT-OF-WAY
O.R.B. 1792, P.G. 15

10' FLORIDA PUBLIC UTILITIES EASEMENT
O.R.B. 4502, PG. 1341

CATEGORY 6
10' BUFFER
W/5' U.E. OVERLAP

6' OPAQUE FENCE

S88°50'07"E 293.67'

25' SIDE S.B.

30' FRONT S.B.

6' ALUMINUM
DECORATIVE FENCE

6' EX. S/W

ENTRANCE SIGN
SEE RP-1

15' SIGN S.B.

CONNECT TO EX. SIDEWALK

25' CORNER CLIP

R25'

STOP SIGN, TYP.

40' ROW PER O.R.B. 635, PG 748

40' ROW PER O.R.B. 475, PG 186

10' x 15'
SCHOOL BUS SHELTER

10' U.E.
P.B. 117, PG. 181-182

CATEGORY 5
15' BUFFER
W/5' U.E. OVERLAP

BUILDING 2
6 UNITS

BUILDING 1
6 UNITS

BUILDING 3
4 UNITS

BUILDING 9
6 UNITS

BUILDING 4
4 UNITS

BUILDING 8
6 UNITS

24'
REAR S.B.

20' REAR
S.B.

4' S/W

2' VALLEY GUTTER,
TYP.

D CURB, TYP.

CATEGORY 2
10' BUFFER

6' OPAQUE FENCE

TOT LOT

N89°19'28"W
107.13'

N89°19'28"W
154.91'

N01°19'19"W 778.82'

S01°29'16"E 714.36'

40' ROW

DRY
DETENTION
0.44 AC.

KIRK ROAD
(80' WIDE PUBLIC ROW)

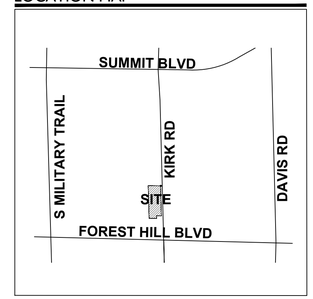
USE: RESIDENTIAL(MULTI-FAMILY)
FLU: HR-8
ZONING: RM

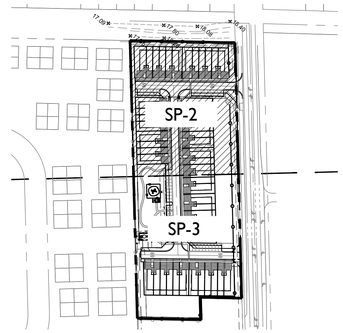
USE: MIDDLE SCHOOL
FLU: EDUCATION
ZONING: GOV(CITY)

SP-2
SP-3

(9) 3
9 (5)
3 (10)
6 (9)
388 ADT

LOCATION MAP





N

0 10 20 40
SCALE: 1" = 20'

LEGEND

AC. = ACRES
℄ = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
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1	6-15-2021	RESUBMITTAL	####

CAD 55810OP-L-SITEDWG	
JOB NO.	5581.00
DRAWN BY	R.C
CHECK BY	J.P
DATE	4-16-2021

BELMONT
VILLAGE OF PALM SPRINGS

SITE PLAN

SHEET:
SP-2

Derek Bulow P:\55\05581.01 1551 Kirk Road - Land Dev\PLANS\5581OP-R_SITE.dwg pdf Plotted: 12/16/2021 10:17:08 AM Saved: 12/16/2021 8:58:09 AM

SP-2
SP-3

N01°29'19"W 776.82'

TOT LOT

10' x 20' SHADE STRUCTURE W/ PICNIC TABLES

4' PATH

REC. 0.38 AC.

CATEGORY 2 10' BUFFER

MAIL KIOSK REFER TO LANDSCAPE PLANS FOR SCREENING

ACCESS GATE WITHIN EASEMENT

20' PBCUE

40' x 45' LIFT STATION EASEMENT REFER TO LANDSCAPE PLANS FOR SCREENING

15' P.B.C.U.E.

10' U.E.

2.5' O.H.

16' TYP.

9' TYP.

4' S/W

5.83' S/W

6.5'

28'

20'

10'

4'

32'

R25'

2' VALLEY GUTTER, TYP.

S89°21'18"E 103.70'

N89°21'18"W 175.64'

40' ROW

BUILDING 8
6 UNITS

BUILDING 7
6 UNITS

BUILDING 5
6 UNITS

BUILDING 6
6 UNITS

41
40
39
38
37
36
35
34
33
21
22
23
24
25
26
27
28
29
30
31
32

S01°29'19"E 417.83'

S01°29'19"E 774.2

KIRK ROAD
(80' WIDE PUBLIC ROW)

CATEGORY 5
15' BUFFER
W/5' U.E. OVERLAP

10' U.E.
P.B. 117, PG. 181-182

6' EX. S/W

6' ALUMINUM DECORATIVE FENCE

D CURB, TYP.

2' VALLEY GUTTER, TYP.

VEHICULAR GATE W/ KNOX BOX

25' SAFE SIGHT LINES

EMERGENCY ONLY STABILIZED ACCESS

6' ALUMINUM PEDESTRIAN GATE

18'

58'

18.33'

16'

12' D.E.

15'

30' FRONT S.B.

28' REAR S.B.

5' BUFFER

N88°50'07"W 115.12'

20' SIDE S.B.

6' EX. S/W

6' OPAQUE FENCE

20' PBCUE W/ 5' BUFFER OVERLAP

DRY DETENTION 0.22 AC.

ACCESS GATE WITHIN EASEMENT

N88°50'07"W 178.52'

S01°29'10"E 62.46'

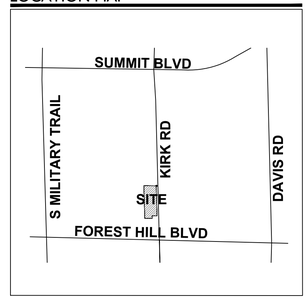
6' OPAQUE FENCE

EX. FENCE

10' U.E.
P.B. 117, PG. 181-182

USE: RETAIL STORE
FLU: COMMERCIAL
ZONING: GC(CITY)

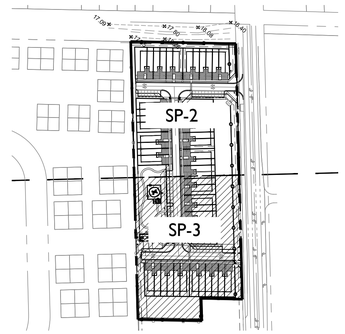
LOCATION MAP



N

0 10 20 40

SCALE: 1" = 20'



LEGEND

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JOB NO.	5581.00
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DATE	4-16-2021

BELMONT
VILLAGE OF PALM SPRINGS

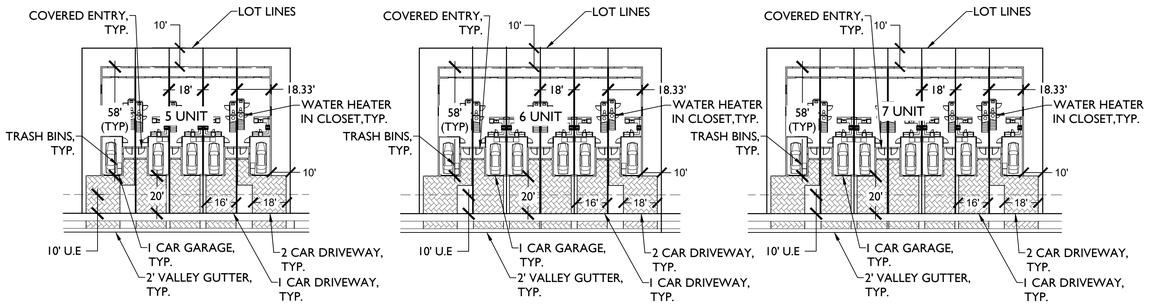
SITE PLAN

SHEET:
SP-3

Derek Bone P:\55055581.01 1581 Kirk Road - Land Dev\PLANS\55055100-PL-SITE.dwg pcf Plotted: 12/16/2021 10:17:18 AM Saved: 12/16/2021 8:58:09 AM

TYPICAL UNIT DETAILS

SCALE: NTS



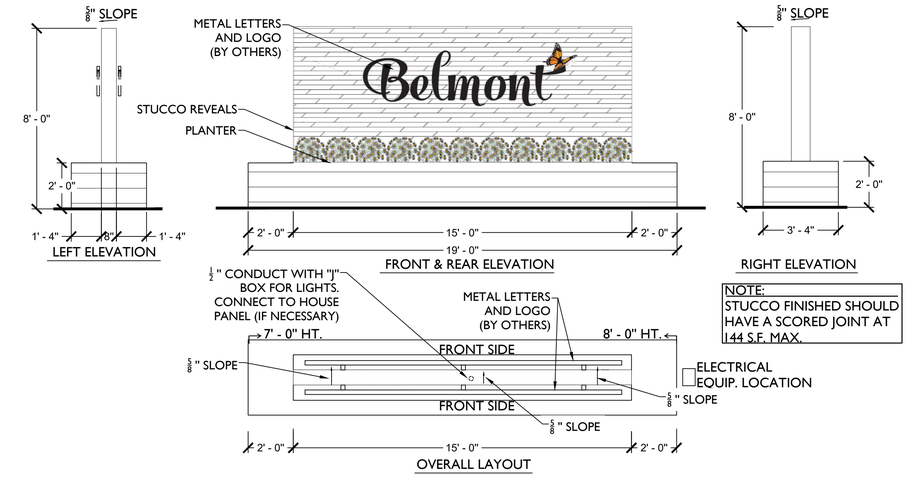
5 UNIT TYPICAL

6 UNIT TYPICAL

7 UNIT TYPICAL

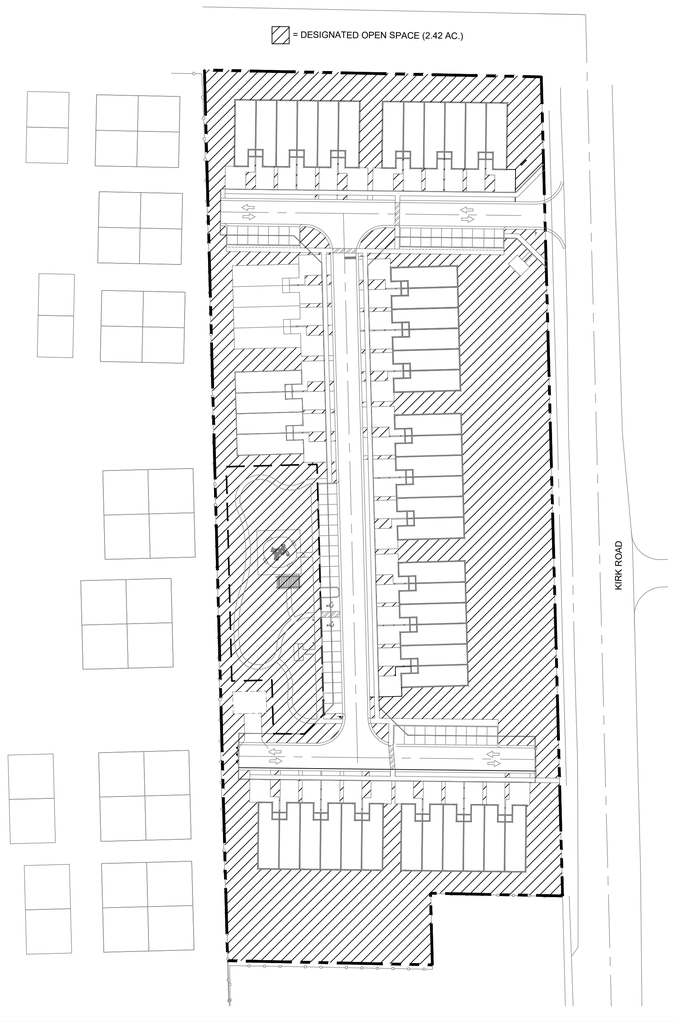
ENTRY SIGN DETAIL

SCALE: NTS



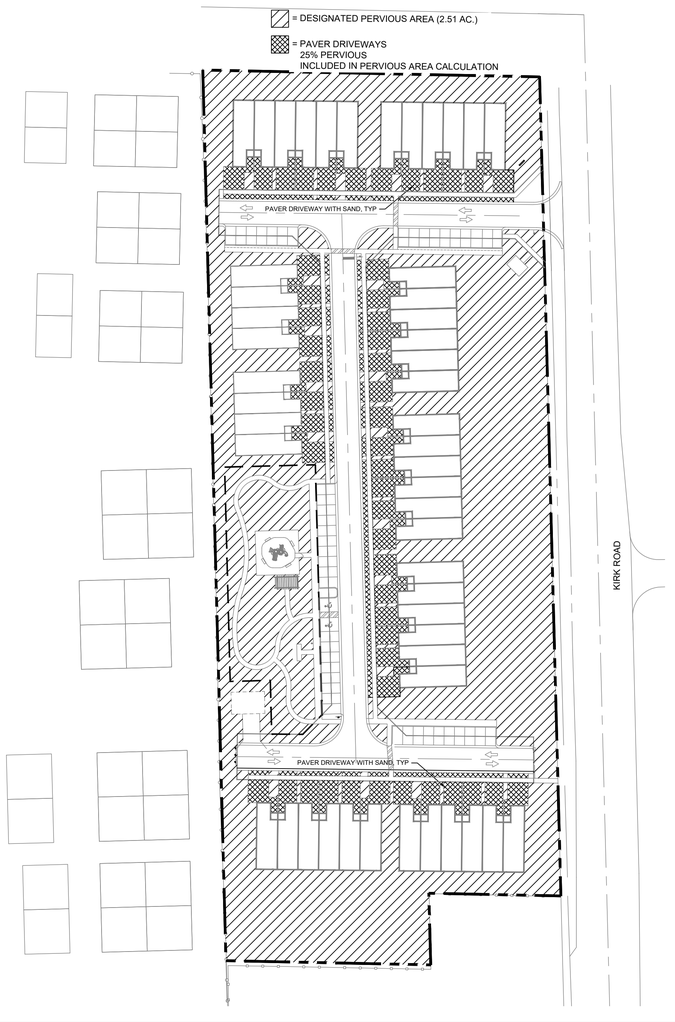
OPEN SPACE PLAN EXHIBIT

SCALE: NTS



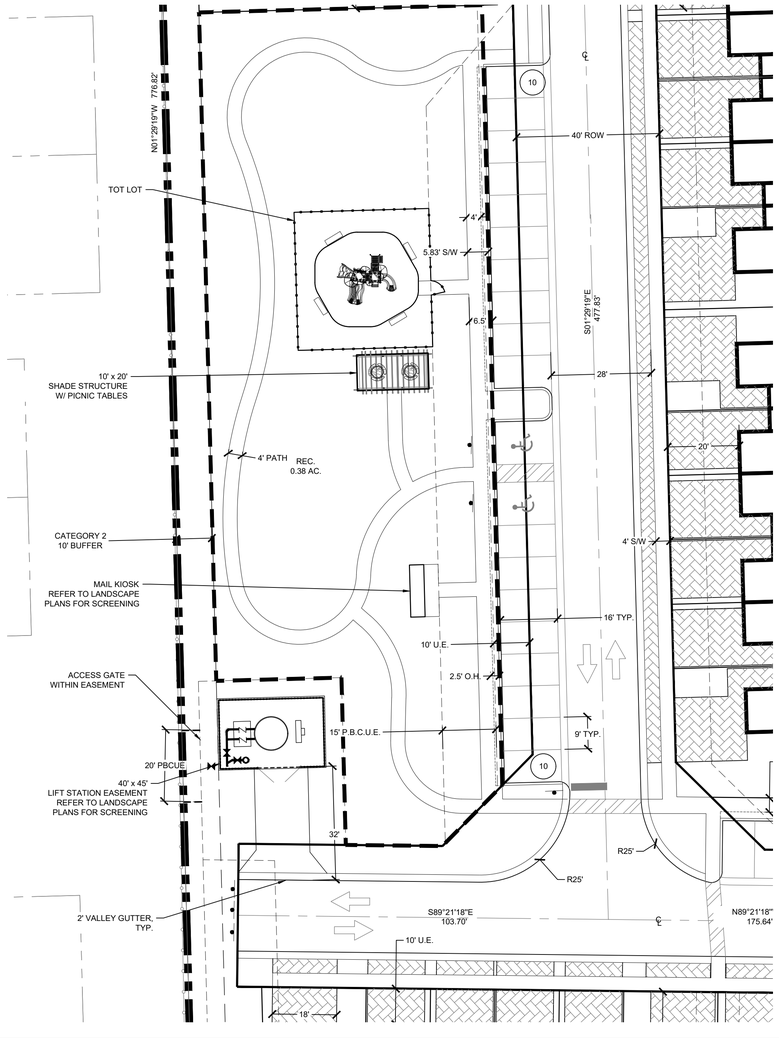
PERVIOUS / IMPERVIOUS PLAN EXHIBIT

SCALE: NTS



REC. AREA DETAIL

SCALE: NTS



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3	11-03-2021	RESUBMITTAL	
4	12-10-2021	RESUBMITTAL	

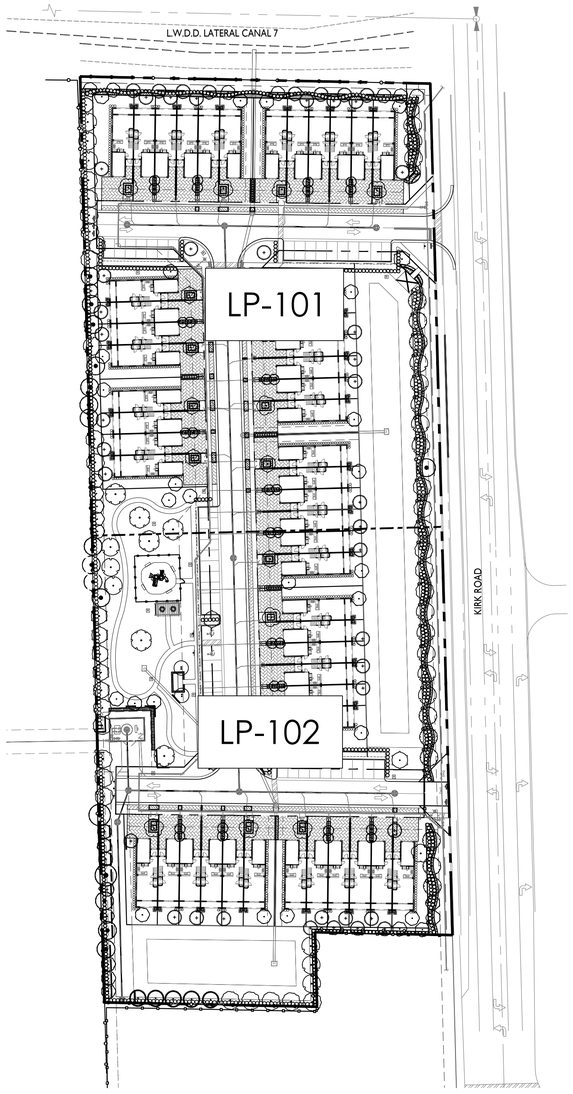
CAD 5581\DP\L-SITE.DWG	
JOB NO.	5581.00
DRAWN BY	R.C
CHECK BY	J.P
DATE	4-16-2021

BELMONT
VILLAGE OF PALM SPRINGS

REGULATING PLAN

SHEET:
RP-1

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LANDSCAPE REQUIREMENTS

PALM SPRINGS, FLORIDA

PERIMETER LANDSCAPING	REQUIRED	PROVIDED
NORTH BUFFER		
1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE AT TIME OF PLANTING WITH 2 TIERS	294 LF / 20 = 15 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	15 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS
EAST BUFFER		
CATEGORY 5 STANDARD - 15' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE AT TIME OF PLANTING WITH 2 TIERS	635 LF / 20 = 32 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	31 TREES AND 1 EX. TREE = 32 TREES MEANDERING 3' HEDGE WITH 2 TIERS
SOUTH BUFFER		
5' LANDSCAPE BUFFER 3 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	115 LF / 20 = 6 TREES 3' HEDGE AT TIME OF PLANTING	6 TREES AND 3' HEDGE AT TIME OF PLANTING
5' LANDSCAPE BUFFER 2 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	63 LF/20 = 4 TREES 3' HEDGE AT TIME OF PLANTING	4 TREES AND 3' HEDGE AT TIME OF PLANTING
5' LANDSCAPE BUFFER 1 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	179 LF/20 = 9 TREES 3' HEDGE AT TIME OF PLANTING	9 TREES AND 3' HEDGE AT TIME OF PLANTING
WEST BUFFER		
CATEGORY 2 STANDARD - 10' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 3' HEDGE AT TIME OF PLANTING	WEST BUFFER 777 LF / 20 = 39 TREES	WEST BUFFER 36 TREES & 3 EX. TREES = 39 TREES AND 3' HEDGE AT TIME OF PLANTING
INTERIOR LANDSCAPING	**REQUIRED**	**PROVIDED**
FOUNDATION PLANTING		
AT LEAST 1 TREE OR CLUSTER OF 3 PALMS SHALL BE INSTALLED FOR EACH 30 LF OF BUILDING FACADE FACING A STREET	4 UNIT BUILDING 73 LF/ 30 = 3 TREES AT STREET FACADE FOR EACH BUILDING 6 UNIT BUILDING 110 LF/ 30 = 4 TREES AT STREET FACADE FOR EACH BUILDING	4 UNIT BUILDING 3 TREES FOR EACH BUILDING (3 TREES AND 2 PALMS @ 3:1) 6 UNIT BUILDING 4 TREES FOR EACH BUILDING (3 TREES AND 4 PALMS @ 3:1)
RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 1,500 SF OF A PARCEL USED FOR RESIDENTIAL PURPOSES	4 UNIT BUILDING 8,115 SF / 1,500 SF = 6 TREES FOR EACH BUILDING 6 UNIT BUILDING 11,325 SF / 1,500 SF = 8 TREES FOR EACH BUILDING	4 UNIT BUILDING 7 TREES FOR EACH BUILDING (7 TREES AND 2 PALMS @ 3:1) 6 UNIT BUILDING 8 TREES FOR EACH BUILDING (8 TREES AND 4 PALMS @ 3:1)
NON-RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 2,500 SF OF A PARCEL USED FOR NON RESIDENTIAL PURPOSES	REC AREA 15,095 SF / 2,500 SF = 7 TREES	REC AREA 13 TREES & 2 PALMS

Know whats BELOW. CALL before you dig.
Call 811 two business days before digging

N

0 30 60 120
SCALE: 1" = 60'

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
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REVISIONS

NO	DATE	DESCRIPTION	BY
1	6/15/2021	RESUBMITTAL	BJ
2	8/26/2021	RESUBMITTAL	BJ
3	10/29/2021	RESUBMITTAL	BJ
4	12/14/2021	RESUBMITTAL	BJ

5581.00
BJ
TM
4/23/2021

LANDSCAPE ARCHITECT OF RECORD
TIFFANY D. MAY, PLA FL#6667274
JOB NO.
DRAWN BY
CHECK BY
DATE

BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
OVERALL LANDSCAPE PLAN

SHEET:
LP-100

Bryan Jackman P:\5500\5581.01 10th Ave Road - Land Dev\A\Drawings\Landscape\5581.00-LA.dwg ------ Plotted: 12/14/2021 6:02:04 PM Saved: 12/14/2021 8:35:07 PM

SHEET KEY MAP

LEGEND

TREE/ PALM TO PRESERVE

N

0 10 20 40

SCALE: 1" = 20'

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Cert No. 6091 - LB No. 7055

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2	8/26/2021	RESUBMITTAL	BJ
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4	12/14/2021	RESUBMITTAL	BJ

REVISIONS

LANDSCAPE ARCHITECT OF RECORD
TIFFANY D. MAY, PLA FL#6667274

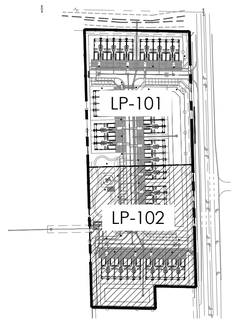
JOB NO.	5581.00
DRAWN BY	BJ
CHECK BY	TM
DATE	4/23/2021

BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE PLAN

SHEET:
LP-101

Bryan Jackman P:\5500\5581.01 1981 Kirk Road - Land Dv\LA\Drawings\Landscape\5581101-LA.dwg ---- Plotted: 12/14/2021 6:02:09 PM Saved: 12/14/2021 5:32:07 PM

SHEET KEY MAP



LEGEND

TREE/ PALM TO PRESERVE

MATCHLINE LP-101
MATCHLINE LP-102
TOT LOT
SHADE STRUCTURE W/ PICNIC TABLES
4' PATH
MAIL KIOSK
LIFT STATION
BUILDING 8 6 UNITS
BUILDING 7 6 UNITS
BUILDING 5 6 UNITS
BUILDING 6 6 UNITS
DRY DETENTION
DRY DETENTION
KIRK ROAD
CATEGORY 2 10'-0" LANDSCAPE BUFFER
CATEGORY 5 15'-0" LANDSCAPE BUFFER W/5' OVERLAP
CATEGORY 5 15'-0" LANDSCAPE BUFFER W/ 5' OVERLAP
10'-0" U.E.
15'-0" P.B.C.U.E.
12'-0" D.E.
20'-0" PBCUE
20'-0" PBCUE W/ 5' BUFFER OVERLAP
6' ALUMINUM DECORATIVE FENCE
EX. 6" W.M.
A.C. PAD, (TYP.)
20'-0" EMERGENCY ONLY STABILIZED ACCESS
ROOT BARRIER, (TYP.)
SIDEWALK, (TYP.)
LIGHT POLE, (TYP.)
FIRE HYDRANT, (TYP.)
EX. 8" W.M.
6' OPAQUE FENCE
6' ALUMINUM DECORATIVE FENCE
5'-0" LANDSCAPE BUFFER
EX. FENCE
PROPERTY LINE
SOD

N

0 10 20 40

SCALE: 1" = 20'

SHEET:
LP-102

BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE PLAN

NO	DATE	DESCRIPTION	BY
1	6/15/2021	RESUBMITTAL	BJ
2	8/26/2021	RESUBMITTAL	BJ
3	10/29/2021	RESUBMITTAL	BJ
4	12/14/2021	RESUBMITTAL	BJ

REVISIONS

LANDSCAPE ARCHITECT OF RECORD
TIFFANY D. MAY, PLA FL#6667274

JOB NO. 5581.00

DRAWN BY BJ

CHECK BY TM

DATE 4/23/2021

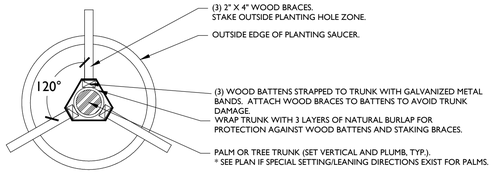
WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055

Bryan Jackman P:\5500\5581.01 1591 Kirk Road — Land Dv\LA\Drawings\Landscape\5581100-LA.dwg ——— Plotted: 12/14/2021 6:02:13 PM Saved: 12/14/2021 5:32:07 PM

SMALL PALM STAKING PLAN

NTS.

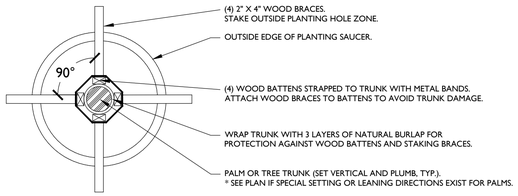
NOTE:
1. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES.
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



LARGE PALM OR TREE STAKING PLAN

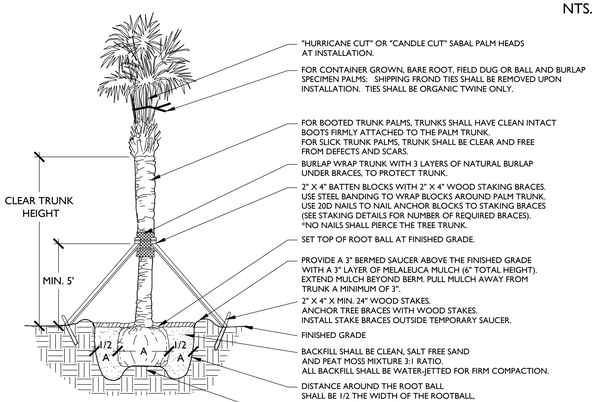
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NOTE:
1. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER
2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS FOR SHADE TREES OR ONE YEAR FOR PALMS.



PALM PLANTING DETAIL

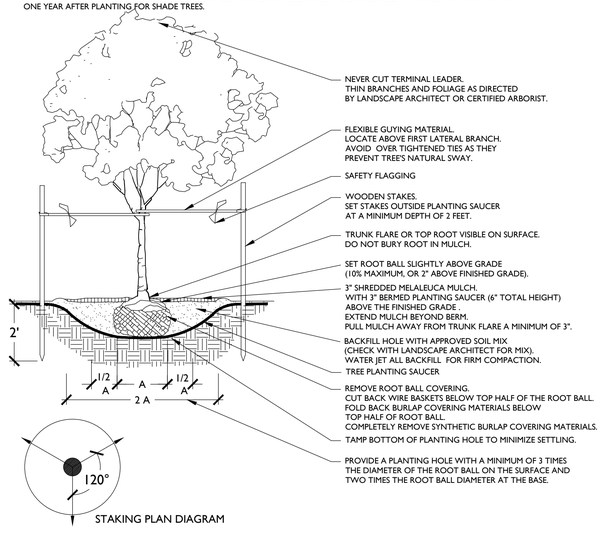
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TREE PLANTING DETAIL

NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.

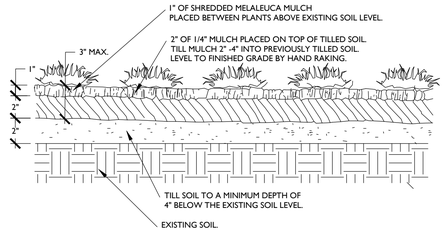
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STAKING PLAN DIAGRAM

GROUNDCOVER DETAIL

NTS.

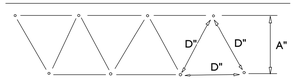


PLANT SPACING DETAIL

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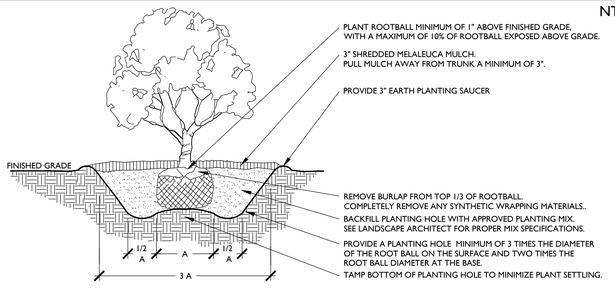
SPACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"

PLANT SPACING CHART



SHRUB PLANTING DETAIL

NTS.

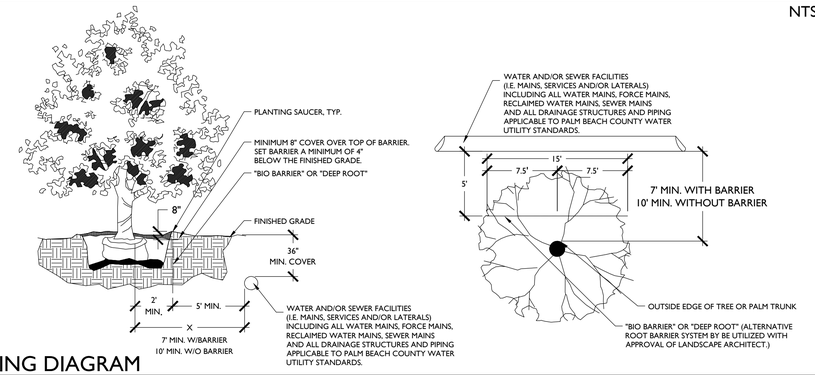


ROOT BARRIER DETAIL

NOTE:
1. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM.

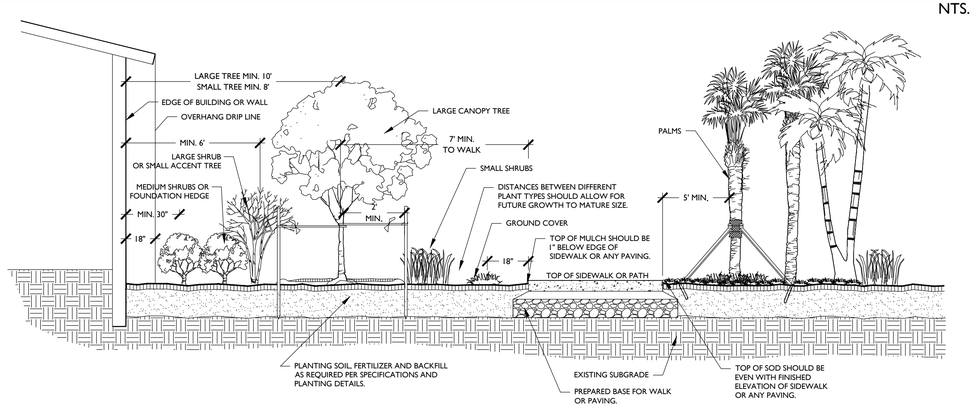
2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNICIPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.

NTS.



TYPICAL PLANTING DIAGRAM

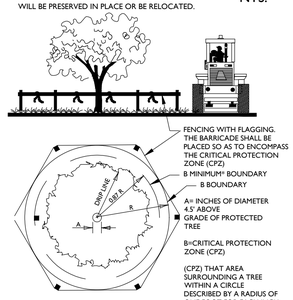
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TREE PROTECTION DETAIL

NOTE: 1. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.

NTS.



PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
BS	6	Gumbo Limbo	Bursera simaruba	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CR	12	Pitch Apple	Clusia rosea	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CD	23	Pigeon Plum	Coccoloba diversiolia	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CE	23	Green Buttonwood	Conocarpus erectus	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CS	46	Silver Buttonwood	Conocarpus erectus sericeus	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
CO	53	Orange Geiger Tree	Cordia sebestena	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
FB-E	11	Weeping Fig	Ficus benjamina	NO	EXISTING
IC	16	Dahoon Holly	Ilex cassine	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
LP	9	Crape Myrtle	Lagerstroemia indica	NO	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.
PE-E	2	Slash Pine	Pinus elliotti	YES	EXISTING
QV-E	2	Southern Live Oak	Quercus virginiana	YES	EXISTING
TD	5	Bald Cypress	Taxodium distichum	YES	12' HT. X 5' SPRD., MIN. 2" CAL., 5' C.T.

PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
PE2	32	Alexander Palm	Ptychosperma elegans	NO	12' C.T., 16' OA. HT.
VM	2	Montgomery Palm	Veitchia montgomeryana	NO	10'-12' OA. HT., DOUBLE TRUNK

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
AO	2	Giant Silver Bromeliad	Alcantarea odorata	NO	30" OA. HT., SPECIMEN
CI	267	Cocoplum	Chrysobalanus icaco	YES	36" HT. X 36" SPRD. @ 36" O.C.
CI2	415	Cocoplum	Chrysobalanus icaco	YES	24" HT. X 24" SPRD. @ 24" O.C.
CI3	147	Cocoplum	Chrysobalanus icaco	YES	48" HT. X 36" SPRD. @ 36" O.C.
CE2	60	Green Buttonwood	Conocarpus erectus	YES	36" HT. X 36" SPRD. @ 36" O.C.
CES	419	Silver Buttonwood	Conocarpus erectus `Sericeus`	YES	36" HT. X 36" SPRD. @ 36" O.C.
CES2	261	Silver Buttonwood	Conocarpus erectus `Sericeus`	YES	24" HT. X 24" SPRD. @ 24" O.C.
POD2	250	Shrubby Yew	Podocarpus macrophyllus `Maki`	NO	36" HT. X 12" SPRD. @ 12" O.C.

SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
AC	98	Dwarf Elephant Ear	Alocasia odora `California`	NO	18" HT. X 18" SPRD. @ 18" O.C.
CV1	43	Sloppy Painter Croton	Codiaeum variegatum `Sloppy Painter`	NO	18" HT. X 18" SPRD. @ 24" O.C.
IR	140	Dwarf Maui Ixora	Ixora chinensis `Maui Yellow`	NO	18" HT. X 18" SPRD. @ 24" O.C.
PM	47	Podocarpus	Podocarpus macrophyllus	NO	4` HT., FULL TO BASE, @ 24" O.C.
ZP	158	Coontie	Zamia pumila	YES	24" HT. X 24" SPRD. @ 24" O.C.

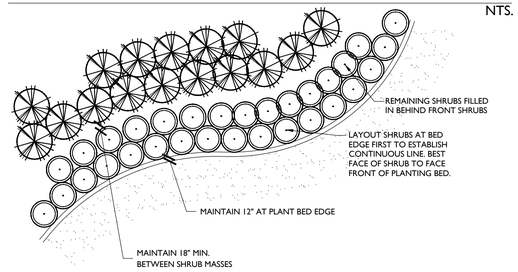
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
A	23	Annuals	Annuals	NO	12" HT. X 12" SPRD. @ 12" O.C. Mixed Seasonal Color, Full Pots
CF	23	Dwarf Clusia	Clusia fluminensis	NO	18" HT. X 18" SPRD. @ 18" O.C.
FG	408	Green Island Ficus	Ficus microcarpa `Green Island`	NO	12" HT. X 12" SPRD. @ 18" O.C.
ILV	1,108	Dwarf Schillings Holly	Ilex vomitoria `Schillings Dwarf`	YES	12" HT. X 12" SPRD. @ 12" O.C.
POD3	722	Dwarf Podocarpus	Podocarpus macrophyllus `Dwarf Pringles`	NO	12" HT. X 12" SPRD. @ 12" O.C.
TF	101	Dwarf Fakahatchee Grass	Tripsacum floridana	YES	18" HT. X 18" SPRD. @ 24" O.C.

LANDSCAPE NOTES:

1. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.
3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.
4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.
5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS.



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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/15/2021	RESUBMITTAL	BJ
2	8/09/2021	RESUBMITTAL	BJ
3	10/29/2021	RESUBMITTAL	BJ
4	12/14/2021	RESUBMITTAL	BJ

LANDSCAPE ARCHITECT OF RECORD
TIFFANY D. MAY, PLA FL#6667374

JOB NO.	5581.00
DRAWN BY	BJ
CHECK BY	TM
DATE	4/23/2021

BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE DETAILS

SHEET:
LP-500

Bryan Jackman P:\5000\5581.01 1501 Kirk Road - Land Dev\LA\Drawings\Landscape\LS5810-LA.dwg ------ Plotted: 12/14/2021 @ 8:28:18 PM Saved: 12/14/2021 @ 8:32:07 PM

Landscape Planting - Part I. General

I. Description of Work
A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.
B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.
C. All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.
D. Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

II. Applicable Standards
A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005.
C. Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.
D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.
E. National Arborist Association- Pruning Standards for Shade Trees
F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

III. Qualifications
A. Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect.
B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.

IV. Requirements of Regulatory Agencies
A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals
A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.
B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.
C. Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.
D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.
1. Provide a particle size analysis, including the following gradient of mineral content:

USDA Designation	Size in mm
Gravel	+2 mm
Very Course Sand	1-2 mm
Coarse Sand	0.5-1 mm
Medium Sand	0.25-0.5 mm
Fine Sand	0.1-0.25 mm
Very fine sand	0.05-0.1 mm
Silt	0.002-0.05 mm
Clay	smaller than 0.002

2. Provide a chemical analysis, including the following:
a. pH and buffer pH
b. Percentage of organic content by oven-dried weight.
c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.
d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.
e. Cation exchange capacity (CEC).
E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.
F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

VI. Utility Verification
A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement.

Part 2. Materials

I. Plants
A. Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug.
1. All plant names and descriptions shall be as defined in Hortus Third.
2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants.
3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.
B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.
C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.
1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.
D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.
E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.
F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.
G. Selection and Tagging
1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.
2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.
3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.
H. Anti-Desiccants
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.
I. Balled and Burlapped (B&B) Plant Materials
1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting.
J. Container Plants
1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.
2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.
K. Bareroot and Collected Plants
1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.
2. Bareroot material shall not be dug or installed after bud break or before dormancy.
3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.
L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.
M. Palms
1. Coconut Palms shall be grown from a certified seed.
2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting.
3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.
5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.
N. Sod
1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.
2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting.
3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.
O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.
P. Transportation and Storage of Plant Material
1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches.
2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.
3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.
4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.
Q. Mechanized Tree Spade Requirements
Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting
A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger than the ¾" diameter and 1½" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.
B. Peat: Shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.
C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved gravel stop as indicated on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.
Submit sample for approval.
D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable.
E. Planter Edging: Use only where specifically indicated on plans. Edging shall be the color black.
F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

III. Materials for Soil Amendment
A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.
1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened.
2. pH shall range between 4 and 7.0.
3. Submit manufacturer literature for approval.
B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.
C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.
1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.
2. Provide the following particle size distribution:

Sieve	Percentage Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95-100
No. 8 (2.36 mm)	80-100
No. 16 (1.18 mm)	50-85
No. 30 (0.60 mm)	25-60
No. 50 (0.30 mm)	10-30
No. 100 (0.15 mm)	2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.
E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.
F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer literature for approval.

IV. Planting Mix
A. Planting Mix
1. Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.
2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Component	Percent by Volume
Coarse Sand	75%
Peat	25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.
C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved.
D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting mix.
E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.
F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly
G. Protect the planting mix from erosion prior to installation.

Part 3. Execution

I. Excavation of Planted Areas
A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.
B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped.
1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb.
2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left uncovered or unprotected overnight.
C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the excavation.
1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.
2. Save the existing soil to be used as backfill around the tree.
3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.
D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.
E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect.

II. Installation of Planting Mix
A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.
B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix.
C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.
D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.
1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.
2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation contractors expense.
E. Till the subsoil into the bottom layer of topsoil or planting mix.
1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.
2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.
3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.
4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix.
F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil.
1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.
2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.
a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep.
b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.
c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.
d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil.
3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.
4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.
5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.
6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be filled and regraded.

III. Fine Grading
A. It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
B. Fill all dips and remove any bumps in the overall plane of the slope.
1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft).
2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).
3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding.
C. Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations
A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.
1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.
2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected.
B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the trunk as a lever in positioning or moving the tree in the planting area.
C. Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat. Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.
E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.
2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.
G. Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement.
1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the amendments are thoroughly mixed into the backfill.
2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.
3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.
I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
J. Remove all tags, labels, strings, etc. from all plants.
K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.
L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings.

V. Relocation of Existing Material:
A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures.
1. Select a healthy tree
2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning.
3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.
5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day.
7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.
9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

VI. Staking and Guying
A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.
C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings. Any tree that is not stable at the end of the warranty period shall be rejected.

VII. Pruning
A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.
C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching
A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.
B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines
A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.
B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.
C. Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds or other sources, at no additional cost to the owner when irrigation systems are unavailable.
F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance
A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection.
B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the work has been accepted.

XI. Acceptance in Part
A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

XII. Guarantee Period and Replacements
A. The guarantee period for trees and shrubs shall begin at the date of acceptance.
B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all guarantee periods terminate at one time.
D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.
G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

XIII. Final Inspection and Final Acceptance
At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

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

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	6/15/2021	RESUBMITTAL	BJ
2	8/26/2021	RESUBMITTAL	BJ
3	10/29/2021	RESUBMITTAL	BJ
4	12/14/2021	RESUBMITTAL	BJ

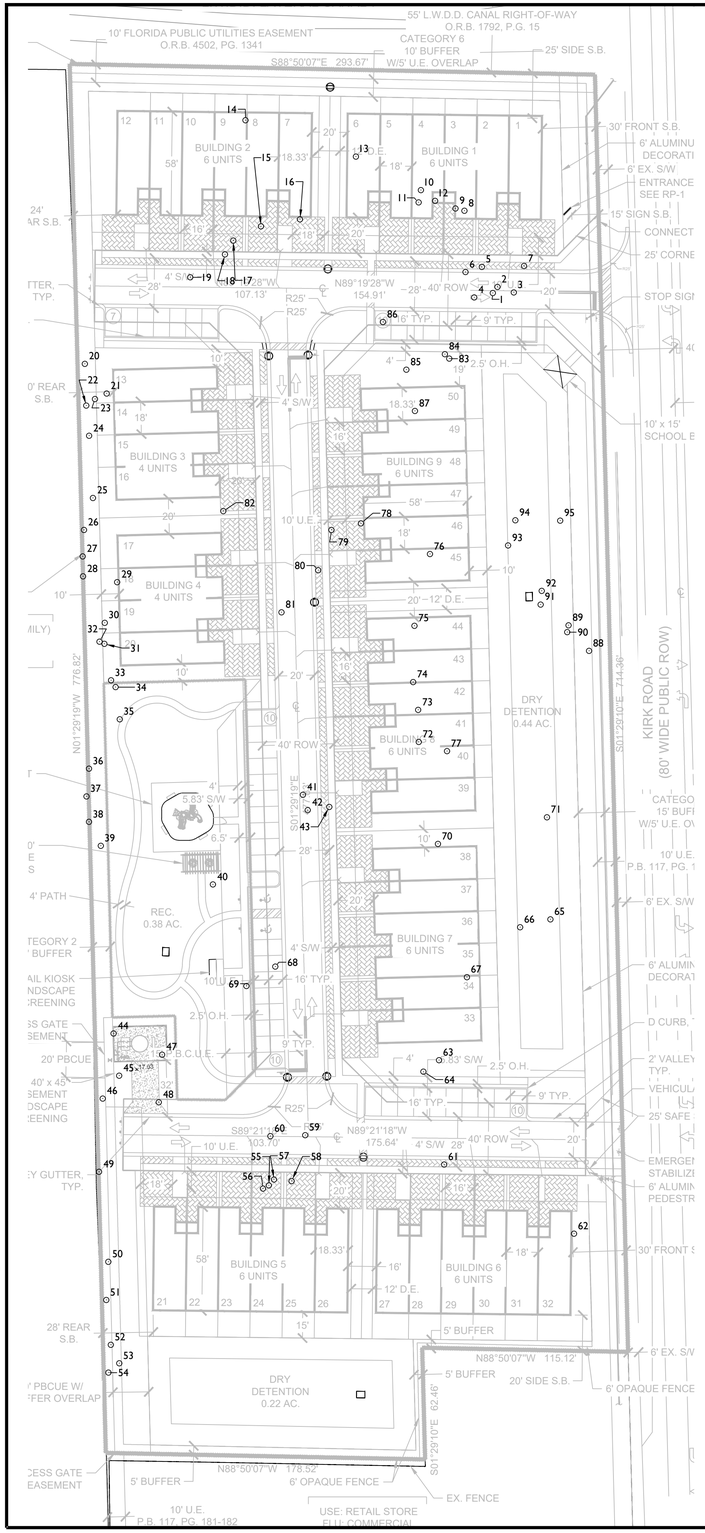
LANDSCAPE ARCHITECT OF RECORD
TIFFANY D. MAY, PLA FL#6667274

JOB NO.	5581.00
DRAWN BY	BJ
CHECK BY	TM
DATE	4/23/2021

BELMONT
VILLAGE OF PALM SPRINGS, FLORIDA
LANDSCAPE SPECIFICATIONS

SHEET:
LP-600

Bryan Jackman P:\5500\5581.01 16th Ave South - Land Dvlp\Working\Landscape\5581.01-LA.dwg ——— Plotted: 12/14/2021 @ 4:02:18 PM Saved: 12/14/2021 @ 3:32:07 PM



Tag #	Common Name	Scientific Name	DBH (inches)	Disposition	Notes
1	Sabal Palm	*Sabal palmetto*	16	Remove	Good
2	Sabal Palm	*Sabal palmetto*	16	Remove	Good
3	Sabal Palm	*Sabal palmetto*	14	Remove	
4	Live Oak	*Quercus virginiana*	6	Remove	
5	Live Oak	*Quercus virginiana*	6	Remove	
6	Live Oak	*Quercus virginiana*	9	Remove	
7	Slash Pine	*Pinus elliottii*	22	Remove	Good
8	Sabal Palm	*Sabal palmetto*	5	Remove	
9	Sabal Palm	*Sabal palmetto*	16	Remove	Vine intrusion
10	Sabal Palm	*Sabal palmetto*	12	Remove	
11	Sabal Palm	*Sabal palmetto*	10	Remove	
12	Sabal Palm	*Sabal palmetto*	12	Remove	
13	Slash Pine	*Pinus elliottii*	19	Remove	
14	Areca Palm	*Chrysalidocarpus lutescens*	8	Remove	
15	Sabal Palm	*Sabal palmetto*	12	Remove	
16	Sabal Palm	*Sabal palmetto*	18	Remove	
17	Sabal Palm	*Sabal palmetto*	16	Remove	
18	Sabal Palm	*Sabal palmetto*	10	Remove	
19	Sabal Palm	*Sabal palmetto*	14	Remove	
20	Weeping fig	*Ficus benjamina*	40	Preserve	
21	Sabal Palm	*Sabal palmetto*	16	Remove	
22	Slash Pine	*Pinus elliottii*	22	Preserve	
23	Areca Palm	*Chrysalidocarpus lutescens*	8	Remove	
24	Weeping fig	*Ficus benjamina*	10	Preserve	
25	Weeping fig	*Ficus benjamina*	38	Preserve	Growing into fence
26	Weeping fig	*Ficus benjamina*	24	Preserve	Growing into fence
27	Weeping fig	*Ficus benjamina*	14	Preserve	Growing into fence
28	Weeping fig	*Ficus benjamina*	14	Preserve	Growing into fence
29	Weeping fig	*Ficus benjamina*	5	Remove	
30	Weeping fig	*Ficus benjamina*	6	Remove	
31	Weeping fig	*Ficus benjamina*	7	Remove	
32	Weeping fig	*Ficus benjamina*	7	Remove	
33	Slash Pine	*Pinus elliottii*	20	Remove	Ficus intrusion
34	Weeping fig	*Ficus benjamina*	10	Remove	
35	Weeping fig	*Ficus benjamina*	5	Remove	
36	Weeping fig	*Ficus benjamina*	26	Preserve	Growing into fence
37	Weeping fig	*Ficus benjamina*	16	Preserve	Growing into fence
38	Weeping fig	*Ficus benjamina*	34	Preserve	Growing into fence
39	Weeping fig	*Ficus benjamina*	24	Preserve	Growing into fence
40	Slash Pine	*Pinus elliottii*	23	Remove	
41	Sabal Palm	*Sabal palmetto*	12	Remove	
42	Sabal Palm	*Sabal palmetto*	12	Remove	
43	Sabal Palm	*Sabal palmetto*	16	Remove	
44	Sabal Palm	*Sabal palmetto*	8	Remove	
45	Sabal Palm	*Sabal palmetto*	5	Remove	
46	Sabal Palm	*Sabal palmetto*	8	Remove	
47	Areca Palm	*Chrysalidocarpus lutescens*	10	Remove	
48	Slash Pine	*Pinus elliottii*	29	Remove	
49	Live Oak	*Quercus virginiana*	16	Preserve	Codominant, growing into fence
50	Live Oak	*Quercus virginiana*	16	Preserve	Growing into fence
51	Weeping fig	*Ficus benjamina*	22	Preserve	
52	Weeping fig	*Ficus benjamina*	28	Preserve	Growing into fence
53	Slash Pine	*Pinus elliottii*	14	Remove	Ficus intrusion
54	Weeping fig	*Ficus benjamina*	19	Preserve	Growing into fence
55	Christmas Palm	*Adonidia merrillii*	16	Remove	
56	Bottle Palm	*Hyophorbe lagenicaulis*	7	Remove	
57	Bottle Palm	*Hyophorbe lagenicaulis*	6	Remove	
58	Areca Palm	*Chrysalidocarpus lutescens*	12	Remove	
59	Areca Palm	*Chrysalidocarpus lutescens*	14	Remove	
60	Areca Palm	*Chrysalidocarpus lutescens*	14	Remove	
61	Live Oak	*Quercus virginiana*	4	Remove	
62	Weeping fig	*Ficus benjamina*	10	Remove	
63	Areca Palm	*Chrysalidocarpus lutescens*	5	Remove	
64	Areca Palm	*Chrysalidocarpus lutescens*	4.5	Remove	
65	Christmas Palm	*Adonidia merrillii*	6	Remove	Double
66	Christmas Palm	*Adonidia merrillii*	5	Remove	Double, one half is dead
67	Pygmy Date Palm	*Phoenix roebelenii*	5	Remove	Triplet
68	Christmas Palm	*Adonidia merrillii*	10	Remove	Double
69	Christmas Palm	*Adonidia merrillii*	9	Remove	
70	Queen Palm	*Syagrus romanzoffianum*	13	Remove	
71	Live Oak	*Quercus virginiana*	23	Remove	
72	Christmas Palm	*Adonidia merrillii*	6	Remove	
73	Christmas Palm	*Adonidia merrillii*	6	Remove	Triplet
74	Christmas Palm	*Adonidia merrillii*	5	Remove	Triplet
75	Christmas Palm	*Adonidia merrillii*	6	Remove	Triplet
76	Slash Pine	*Pinus elliottii*	19	Remove	
77	Slash Pine	*Pinus elliottii*	18	Remove	
77	Slash Pine	*Pinus elliottii*	18	Remove	
78	Slash Pine	*Pinus elliottii*	15	Remove	
79	Slash Pine	*Pinus elliottii*	15	Remove	
80	Live Oak	*Quercus virginiana*	14	Remove	
81	Live Oak	*Quercus virginiana*	23	Remove	
82	Slash Pine	*Pinus elliottii*	34	Remove	
83	Slash Pine	*Pinus elliottii*	17	Remove	
84	Sabal Palm	*Sabal palmetto*	12	Remove	
85	Sabal Palm	*Sabal palmetto*	16	Remove	
86	Sabal Palm	*Sabal palmetto*	14	Remove	
87	Slash Pine	*Pinus elliottii*	15	Remove	
88	Slash Pine	*Pinus elliottii*	14	Preserve	
89	Slash Pine	*Pinus elliottii*	12	Remove	
90	Slash Pine	*Pinus elliottii*	19	Remove	
91	Slash Pine	*Pinus elliottii*	16	Remove	
92	Slash Pine	*Pinus elliottii*	13	Remove	
93	Slash Pine	*Pinus elliottii*	15	Remove	
94	Slash Pine	*Pinus elliottii*	19	Remove	
95	Slash Pine	*Pinus elliottii*	17	Remove	
			Hardwoods Preserved:	17	

0 20 40 80
SCALE: 1" = 40'
NORTH

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

NO.	DATE	REVISIONS DESCRIPTION	BY
1	08/13/2021		KLN
2	10/26/2021		RMH
3	12/13/2021		KLN

CAD 5581.01_EV-MAPS.DWG
DRAWN/DESIGNED KLN
CHECKED/QC RMH
JOB NO. 5581.01
DATE 06/03/2021

PROJECT: BELMONT
TASK: TREE INVENTORY PLAN

SHEET: TI.1

Kirk Nelson P:\5500\5581.01 1591 Kirk Road – Lord Dr\DWG\CAD\5581.01_EV-MAPS.dwg ----- Plotted: 12/13/2021 4:11:27 PM Scale: 1:1 8/13/2021 8:23:25 AM

Calculation Summary - Horizontal

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line A	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line B	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
Prop Line C	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line D	Illuminance	Fc	0.02	0.1	0.0	N.A.	N.A.
Sidewalk A1	Illuminance	Fc	0.92	1.4	0.3	3.07	4.67
Sidewalk A2	Illuminance	Fc	1.31	2.0	0.9	1.46	2.22
Sidewalk A3	Illuminance	Fc	0.89	2.4	0.3	2.97	8.00
Sidewalk B1	Illuminance	Fc	1.32	2.1	0.8	1.65	2.63
Sidewalk B2	Illuminance	Fc	0.99	1.9	0.4	2.48	4.75
Sidewalk B3	Illuminance	Fc	1.16	2.0	0.4	2.90	5.00
Sidewalk Mail Kiosk	Illuminance	Fc	1.84	2.0	1.5	1.23	1.33
Sidewalk Park	Illuminance	Fc	0.96	2.2	0.3	3.20	7.33
Street A	Illuminance	Fc	0.93	1.8	0.3	3.10	6.00
Street B	Illuminance	Fc	1.00	1.9	0.3	3.33	6.33

Calculation Summary - Vertical @ 6 FT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Prop Line A Vert	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line B Vert	Illuminance	Fc	0.06	0.2	0.0	N.A.	N.A.
Prop Line C Vert	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Prop Line D Vert	Illuminance	Fc	0.03	0.2	0.0	N.A.	N.A.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	FIXTURE CATALOG NO.	LAMPS		FIXTURE WATTS	MOUNTING	REMARKS
			LAMP #	LAMP TYPE			
S1	GE CURRENT	EPTT-01-0-3-A-N-30-P	1	LED, 3000K, 3500 LUMENS	30 W	20' POLE 15' 6" MH	POST TOP LED FIXTURE.

(d) *Standards.*

(1) *Confinement.* All outdoor lighting shall utilize full cutoff luminaries per the Illuminating Engineering Society of North America (IESNA) definition of full cutoff which allows for zero percent of lumens above 90 degrees from nadir. No luminaries other than landscape lighting exempted per subparagraph (b)(3)d. above, shall be directed upwards to avoid urban sky glow.

(2) *Light trespass.* The maximum illumination at the property line of an adjoining residential parcel or public ROW is 0.33 horizontal and vertical foot-candles measured at six feet above grade level. Said illumination likewise measured at the property line of an adjoining non-residential parcel, shall not exceed 3.0 horizontal and vertical foot-candles measured at six feet above grade level.

(3) *Security lighting and time restrictions.*

a. Full cutoff luminaires shall be used for all security lighting and dusk-to-dawn area lighting.

b. Outdoor illumination, including, but not limited to, areas used for outdoor sales and display, eating, parking, assembly, service, storage of equipment and freight, loading and unloading, repair, maintenance, commercial activities, and industrial activities shall not continue after 11:00 p.m., or no more than one hour after active use of the area ceases, whichever is later, except for security lighting.

c. Security lighting shall be required for all active entrances to buildings, parking lots and access to buildings or parking lots. All security lighting shall maintain an average of 0.75 fc, a minimum of 0.3 fc and a maximum of 3 fc from dusk until dawn.

d. No outdoor recreational facility shall be illuminated after 11:00 p.m. except to conclude a scheduled and sanctioned recreational or sporting event by the Village or other authorized agency in progress prior to 11:00 p.m. The luminaries shall be extinguished after outdoor recreational events are completed and the site has been vacated.

1. *Exceptions.* Public recreational facilities that operate or are open to the public on a 24-hour basis.

e. Automatic timing devices with a photosensor or an astronomical timeclock, which control the hours of illumination shall be required for all parking lots, car dealerships/outdoor display lots and parking garages. These devices may remain on Eastern Standard Time throughout the year.

(4) *Illumination levels.* Table 34-1362(1), illumination levels, indicates the minimum and maximum illumination levels for specific site elements, as well as the maximum to minimum, and average to minimum ratios.

Table 34-1362(1): Illumination Levels

Outdoor Lighting	Maximum Illumination (1)	Minimum Illumination (1)	Max to Min Ratio	Average to Min Ratio
Buildings and Accessory Structures				
a. Pathway lighting (2)	5.0 (4)	-	-	-
b. Canopies, drive-thru and overhangs	30.0	3.0	10:1	2.5:1
Parking lots				
a. Multifamily residential	3.0	0.3	10:1	-
b. All others	12.0	1.0	12:1	3:1
Parking Structures				
a. Parking area	10.0	1.0	10:1	4:1
b. Ramps—Day	20.0	2.0	10:1	-
c. Ramps—Night	10.0	1.0	10:1	-
d. Entrance area—Day	50.0	5.0	10:1	-
e. Entrance area—Night	10.0	1.0	10:1	-
f. Stairways	-	10.0	-	-
Property Boundary	Refer to Light Trespass			
Specialty Lighting (3)				
a. Outdoor entertainment	Per IESNA Lighting Handbook			
b. Parks				
Other Lighting Types				
a. Outdoor display and storage for vehicle sales and rental.	40	1.0	15:1	4:1
b. Other outdoor display and storage Areas.	20	1.0	15:1	4:1
c. Outdoor work areas	20	1.0	15:1	4:1
Notes				

1. Measured in foot-candles.
2. Building or accessory mounted luminaries used to light parking lots shall comply with parking lot illumination levels.
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive isles, pathways, building and landscape lighting.
4. Fully shielded bollards not greater than 42 inches in height may be permitted up to 20 foot-candles.

LIGHTING SYMBOLS SCHEDULE

ALL SYMBOLS DO NOT NECESSARILY APPEAR ON THESE DRAWINGS

NOTES:
1. IF WALL MOUNTED FIXTURE PROJECTS 4" OR MORE FROM FINISHED WALL THERE SHALL BE 80" VERTICAL CLEARANCE A.F.F.
2. PROVIDE A SEPARATE REFERENCE CONDUCTOR FOR THE FIXTURES BATTERY PACK, FED FROM THE SAME CIRCUIT AS THE FIXTURE. THIS REFERENCE CONDUCTOR SHALL NOT ROUTE THROUGH ANY LOCAL SWITCH OR LIGHTING CONTROL RELAY. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE SWITCHED AS SHOWN ON PLANS, UNO. ALL FIXTURES WITH EMERGENCY BATTERY PACKS SHALL BE PROVIDED WITH INTEGRAL RED TEST BUTTON, UNO.

SYMBOL	DESCRIPTION	REMARKS
	2' x 4' LIGHT FIXTURE	
	2' x 2' LIGHT FIXTURE	
	1' x 4' LIGHT FIXTURE	
	LINEAR STRIP LIGHTING FIXTURE	NOTE 1
	DOWNLIGHT	
	WALL WASH/ADJUSTABLE DOWNLIGHT - ARROW INDICATED DIRECTION OF BEAM	
	LINEAR LIGHT WALL MOUNTED FIXTURE	NOTE 1
	WALL SCONCE	NOTE 1
	TRACK HEAD	
	PENDANT	
	EXIT SIGN - SINGLE FACE	NOTE 1
	EXIT SIGN - DUAL FACE	NOTE 1
	DUAL HEAD EMERGENCY LIGHT WITH INTEGRAL BATTERY PACK	NOTE 1
	SINGLE HEAD SITE AREA LUMINAIRE	
	DUAL HEAD SITE AREA LUMINAIRE	
	EXISTING SINGLE HEAD SITE AREA LUMINAIRE	
	EXISTING DUAL HEAD SITE AREA LUMINAIRE	
	BOLLARD	
	LANDSCAPE LUMINAIRE	
HG-1	WHERE SHOWN, INDICATES PANEL AND CIRCUIT SERVING ALL FIXTURES IN THE SAME ROOM.	
	TYPICAL FIXTURE EQUIPPED WITH EMERGENCY BATTERY BALLAST.	NOTE 2



ELECTRICAL ABBREVIATIONS

A	AMPERES	LTG	LIGHTING
ABV	ABOVE		
A/C	AIR CONDITIONING	MAX	MAXIMUM
ACT	ABOVE COUNTER TOP	MC	MECHANICAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AF	AMP FUSED	MCC	MOTOR CONTROL CENTER
AFG	ABOVE FINISHED GRADE	MCM	THOUSAND CIRCULAR MILS
AL	ALUMINUM	MDP	MAIN DISTRIBUTION PANEL
ARCH	ARCHITECT	MECH	MECHANICAL
ASB	ABOVE SPLASH BLOCK	MH	MANHOLE
ASC	ABOVE SUSPENDED CEILING	MIN	MINIMUM
ASD	ADJUSTABLE SPEED DRIVE	MISC	MISCELLANEOUS
AUTO	AUTOMATIC	MLO	MAIN LUG ONLY
AUX	AUXILIARY	MSB	MAIN SWITCHBOARD
ATS	AUTOMATIC TRANSFER SWITCH	MTD	MOUNTED
AWG	AMERICAN WIRE GAUGE		
		NEC	NATIONAL ELECTRICAL CODE
BFF	BELOW FINISH FLOOR	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
BLDG	BUILDING		
BFG	BELOW FINISHED GRADE	NEUT	NEUTRAL
		NF	NON FUSED
C	CONDUIT	NIC	NOT IN CONTRACT
C/B	CIRCUIT BREAKER	NL	NIGHT LIGHT
CCTV	CLOSED CIRCUIT TELEVISION	N.O.	NORMALLY OPEN
CCT	CIRCUIT	N.C.	NORMALLY CLOSED
CLG	CEILING	NO.	NUMBER
COL	COLUMN	NTS	NOT TO SCALE
COMB	COMBINATION		
CONC	CONCRETE	OC	OVER COUNTERTOP
CONST	CONSTRUCTION	OD	OUTSIDE DIAMETER
		OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
DFC	DOWN FROM CEILING		
DIA	DIAMETER	OH	OVERHEAD
DN	DOWN		
DWG	DRAWING	P	POLE
		PC	PLUMBING CONTRACTOR
EA	EACH	PF	POWER FACTOR
EC	ELECTRICAL CONTRACTOR	PH	PHASE
EF	EXHAUST FAN	PL	PROPERTY LINE
ELEC	ELECTRIC / ELECTRICAL	PNL	PANEL
EMER	EMERGENCY	PVC	POLYVINYL CHLORIDE
EMT	ELECTRICAL METALLIC TUBING		
EPO	EMERGENCY POWER OFF	RECPT	RECEPTACLE
EQUIP	EQUIPMENT	RE:	REFERENCE/REFER TO
EWC	ELECTRIC WATER COOLER	REQD	REQUIRED
EX	EXISTING	RGS	RIGID GALVANIZED STEEL
EXT	EXTERIOR	RM	ROOM
FA	FIRE ALARM	SCH	SCHEDULE
FACP	FIRE ALARM CONTROL PANEL	SPEC	SPECIFICATIONS
FLR	FLOOR/FLOORING	SVC	SERVICE
FXTR	FIXTURE		
		TEL	TELEPHONE
G	GROUND	TR	TAMPER RESISTANT
GC	GENERAL CONTRACTOR	TS	TRANSFER SWITCH
GD	GENERAL DUTY	TYP	TYPICAL
GEN	GENERATOR	TTB	TELEPHONE TERMINAL BOARD
GFI	GROUND FAULT INTERRUPT		
		UG	UNDERGROUND
HD	HEAVY DUTY	UL	UNDERWRITER'S LABORATORIES
HP	HORSEPOWER	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT		
HVAC	HEATING/VENTILATING/AIR CONDITIONING	V	VOLTS
		VA	VOLT - AMPERES
HW	HOT WATER	VSD	VARIABLE SPEED DRIVE
ID	INSIDE DIAMETER	W	WATTS
IG	ISOLATED GROUND	W/	WITH
IMT	INTERMEDIATE METAL	W/O	WITHOUT
		WP	WEATHER PROOF
J	JUNCTION BOX	WR	WEATHER RESISTANT
		WT	WEIGHT
KVA	KILOVOLT-AMPERES	WTR	WATER
KW	KILOWATTS	WW	WASTE WATER
KCMIL	THOUSAND CIRCULAR MILS		
		XFMR	TRANSFORMER

(3) *Exemptions.* The following uses shall be exempt to the extent listed below:

a. *Residential.* Single-family and multifamily dwellings up to two units shall not be subject to the requirements of this section.

b. *Street lights.* Street lights in any public ROW that meet the requirements of the appropriate public utility.

c. *Temporary lighting.* The temporary use of low wattage or low voltage lighting for public festivals, celebrations, and the observance of holidays are exempt from regulation except where they create a hazard or nuisance from glare.

d. *Landscape and accent lighting.* Landscape and accent lighting fixtures that comply with the Florida Building Code, Energy Conservation, 5th Edition, Section C4056, efficiency requirements shall be exempt. All exempt landscape and accent lighting fixtures must have a locking mechanism and a glare shield so that light is aimed, and remains aimed at the surface intended. Accent and landscape luminaries not exceeding 100 watts.

Location	Maximum Height	
	U/S Tier	Rural, Exurban and AGR Tiers
Buildings and Accessory Structures		
a. Buildings	25 feet or eave overhang, whichever is lower (unless required by the Florida Building Code)	
b. Accessory structures	10 feet	8 feet
Parking Lot		
a. Residential	20 feet	15 feet
b. Industrial	40 feet	-
c. Commercial, civic and institutional	30 feet, or equal to the height of the building up to a maximum of 40 feet	25 feet
Parking Structures		
a. Luminaires on top parking level.	20 feet or 25 feet (4)	15 feet
Property Boundary		
a. Luminaires within 100 feet of residential (2)	20 feet	15 feet
Specialty Lighting (3)		
a. Golf courses	Per IESNA Lighting Handbook	
b. Outdoor entertainment		
c. Parks		
Notes:		

1. For the purposes of this table, residential parcel shall include any residential use, or any vacant parcel with a residential land use designation.
2. The height of any lighting luminaire within 100 feet of a parcel with a residential use land use designation shall be limited in accordance with the height limitations of the adjacent residential land development district.
3. Applicable to outdoor recreation areas only, excluding areas such as parking lots, drive isles, pathways, building and landscape lighting.
4. Minimum setback shall be 45 feet from exterior edge of wall for all luminaries, except luminaries mounted to interior face of perimeter wall, which do not exceed the height of the perimeter wall.

ELECTRICAL SHEET LIST

SHEET NUMBER	SHEET NAME
E0.01	ELECTRICAL SYMBOLS
E1.00	ELECTRICAL SITE PLAN
E1.01	PHOTOMETRICS A
E1.02	PHOTOMETRICS B
E6.00	LIGHTING DIAGRAMS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALD BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED IN THE ELECTRONIC DOCUMENTS.

WGI, INC.
2035 VISTA PARKWAY
WEST PALM BEACH, FL 33411
CERT. NO. 6091
CASEY SVEIVEN, PE NO. 90074

PALM SPRINGS, FL. ORDINANCES DESIGN CRITERIA

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

NO.	DATE	DESCRIPTION	BY
1	8/20/21	COMMENT RESPONSE	ML
2	12/10/21	SITE PLAN REVISION	ML

CAD | JOB NO. 5581.00 | DRAWN BY ML | CHECK BY CS | DATE

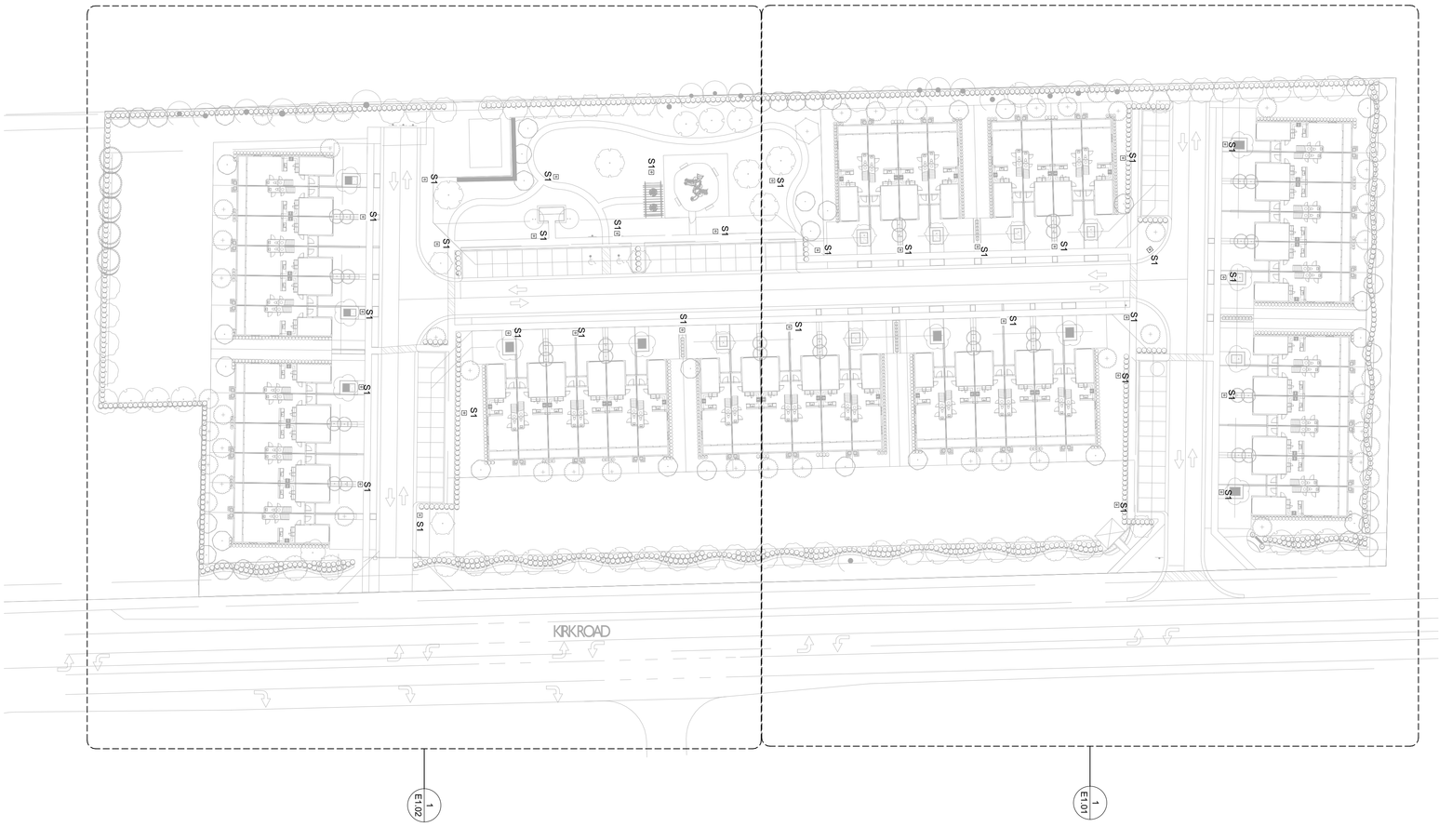
CASEY RYAN SVEIVEN LICENSE No. 90074 STATE OF FLORIDA PROFESSIONAL ENGINEER

KIRK ROAD
VILLAGE OF PALM SPRINGS

ELECTRICAL SYMBOLS

SHEET: E0.01

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



KIRK ROAD
VILLAGE OF PALM SPRINGS

ELECTRICAL SITE PLAN

SHEET: E1.00

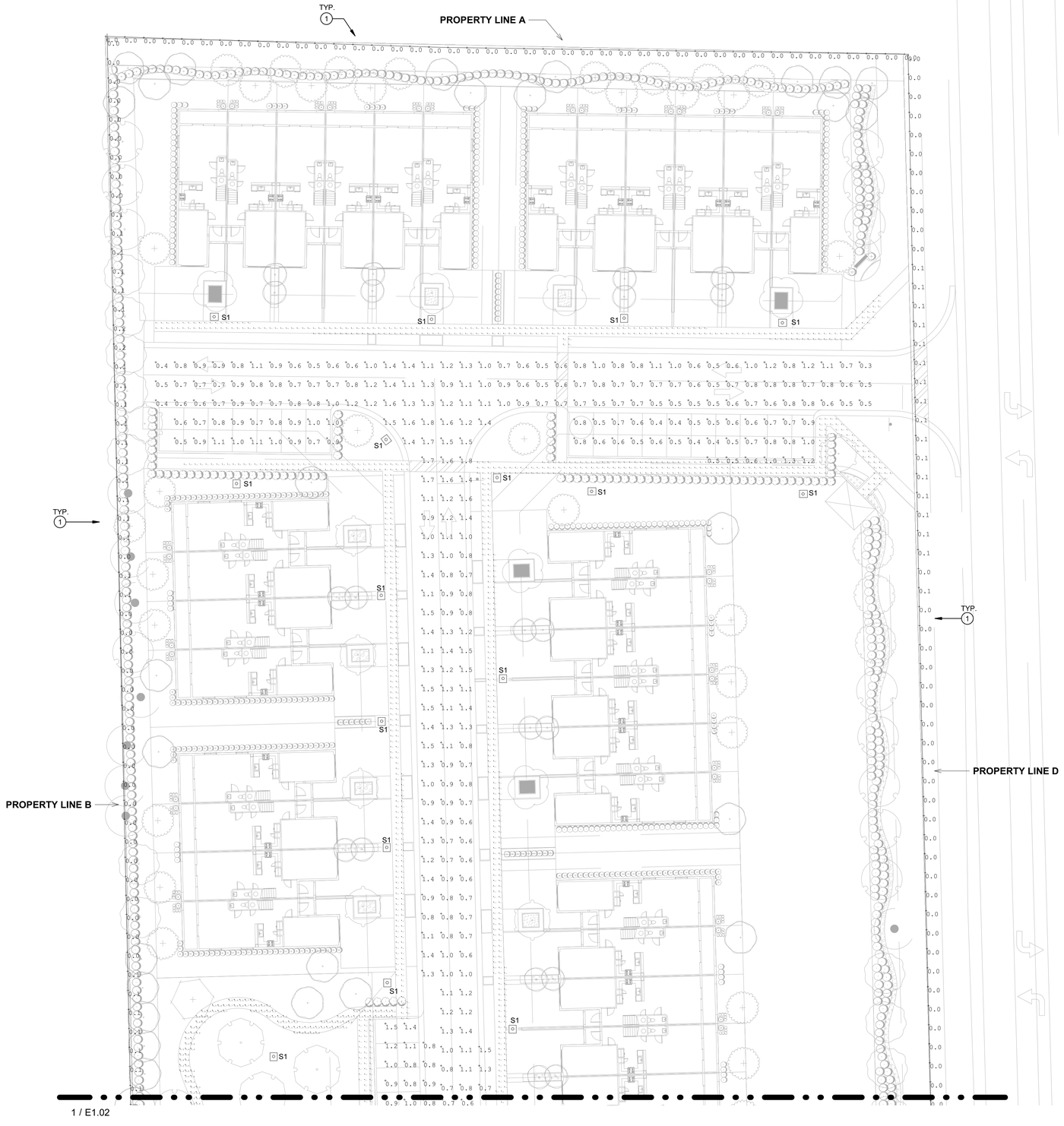
CASEY RYAN STATE OF FLORIDA PROFESSIONAL ENGINEER No. 90074 LICENSED

CAD	
JOB NO.	5581.00
DRAWN BY	ML
CHECK BY	CS
DATE	

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/20/21	COMMENT RESPONSE	ML
2	12/10/21	SITE PLAN REVISION	ML

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



KEYNOTES - E1.01

1 FOR VERTICAL PROPERTY LINE PHOTOMETRIC ANALYSIS AT 6 FEET, REFER TO SHEET E0.01.

1 PHOTOMETRICS A
1" = 20'-0"

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

NO.	DATE	DESCRIPTION	BY
1	8/20/21	COMMENT RESPONSE	ML
2	12/10/21	SITE PLAN REVISION	ML

REVISIONS

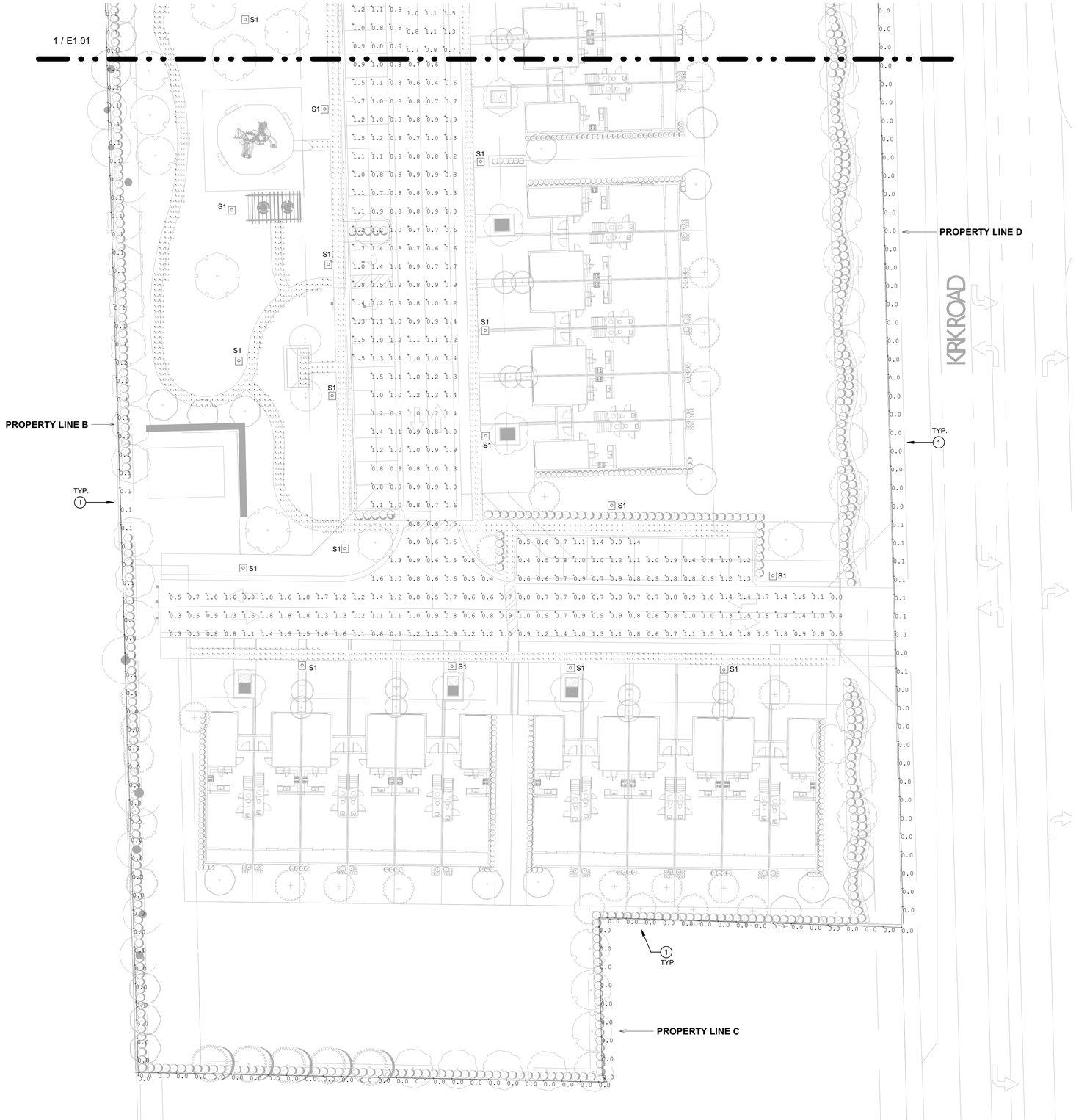
CAD	
JOB NO.	5581.00
DRAWN BY	ML
CHECK BY	CS
DATE	

CASEY RYAN SIVEN
LICENSE
No. 90074
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KIRK ROAD
VILLAGE OF PALM SPRINGS

PHOTOMETRICS A

SHEET:
E1.01



KEYNOTES - E1.02

1 FOR VERTICAL PROPERTY LINE PHOTOMETRIC ANALYSIS AT 6 FEET, REFER TO SHEET E0.01.

1 PHOTOMETRICS B
1" = 20'-0"

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

NO.	DATE	DESCRIPTION	BY
1	8/20/21	COMMENT RESPONSE	ML
2	12/10/21	SITE PLAN REVISION	ML

REVISIONS

CAD	
JOB NO.	5581.00
DRAWN BY	ML
CHECK BY	CS
DATE	

CASEY RYAN STEVENS
LICENSE
No. 90074
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KIRK ROAD
VILLAGE OF PALM SPRINGS

PHOTOMETRICS B

SHEET:
E1.02



Evolve®
LED Post Top
Town & Country (EPTT)

GE current
a Daintree company

FIXTURE S1

Ordering Number Logic
Town & Country Post Top (EPTT)



EPTT	01	0	03	A	N	30	X	P	XXXX	XXX

FAMILY
E = Evolve
P = Post Top
T = Town & Country
T = Traditional

GENERATION
01 = 1st Gen

VOLTAGE
0 = 120-277

LUMEN OUTPUT
A = Symmetric
B = Asymmetric
C = Symmetric HO
D = Asymmetric HO

DIST. CODE

REFRACTOR
A = Acrylic
P = Polycarbonate
N = None **
** Select **N** = None for IDA approved units

LED COLOR TEMP.
27 = 2700K**
30 = 3000K**
40 = 4000K
50 = 5000K
** Select 2700K or 3000K CCT for IDA approved units

CONTROLS
A = ANSI C136.41 7-pin dimming PE Socket
D = ANSI C136.41 7-pin dimming PE Socket w/Shorting Cap
E = ANSI C136.41 7-pin dimming PE Socket w/non-dimming PE
# Order Dimming/Control PE as a separate item.

MOUNTING ARM
P = Pole Mounted

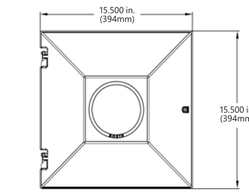
COLOR
DKBZ = Dark Bronze
BLCK = Black

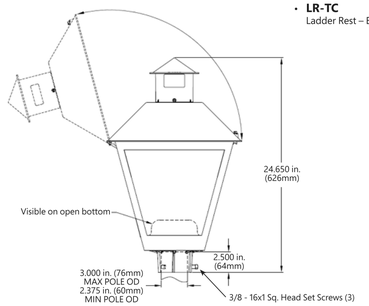
OPTIONS
L = Latch Canopy
P = Prewire with 6 Ft of 14/3 cable
R = Secondary 10kV/5kA Surge Protection
XXX = Special Options *
U = Dali Programmable*
*Compatible with LightGrid 2.0 nodes

LUMEN OUTPUT	DISTRIBUTION CODE	DESCRIPTION	REFRACTOR CODE	TYPICAL INITIAL LUMENS 4000K/WATTAGE 2700K	3000K	5000K	TYPICAL SYSTEM WATTAGE 120-277V	BUG RATING 2700K	3000K	4000K/ 5000K	IES FILE NAME 2700K	3000K	4000K	5000K
02	A	Symmetric	A	2650	2730	2840	26	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_02AA27_-120-277VIES	EPTT01_02AA30_-120-277VIES	EPTT01_02AA40_-120-277VIES	EPTT01_02AA50_-120-277VIES
03	A	Symmetric	A	3900	3200	3320	30	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_03AA27_-120-277VIES	EPTT01_03AA30_-120-277VIES	EPTT01_03AA40_-120-277VIES	EPTT01_03AA50_-120-277VIES
04	A	Symmetric	A	4460	4600	4793	44	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_04AA27_-120-277VIES	EPTT01_04AA30_-120-277VIES	EPTT01_04AA40_-120-277VIES	EPTT01_04AA50_-120-277VIES
05	A	Symmetric	A	5480	5650	5730	56	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_05AA27_-120-277VIES	EPTT01_05AA30_-120-277VIES	EPTT01_05AA40_-120-277VIES	EPTT01_05AA50_-120-277VIES
06	C	Symmetric HO	A	5490	5680	5900	56	B2-U3-G2	B3-U3-G3	B3-U3-G3	EPTT01_06CA27_-120-277VIES	EPTT01_06CA30_-120-277VIES	EPTT01_06CA40_-120-277VIES	EPTT01_06CA50_-120-277VIES
07	C	Symmetric HO	A	6720	6950	7380	73	B2-U4-G3	B3-U4-G3	B3-U4-G3	EPTT01_07CA27_-120-277VIES	EPTT01_07CA30_-120-277VIES	EPTT01_07CA40_-120-277VIES	EPTT01_07CA50_-120-277VIES
02	B	Asymmetric	A	2490	2560	2670	26	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_02BA27_-120-277VIES	EPTT01_02BA30_-120-277VIES	EPTT01_02BA40_-120-277VIES	EPTT01_02BA50_-120-277VIES
03	B	Asymmetric	A	2910	3000	3060	30	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_03BA27_-120-277VIES	EPTT01_03BA30_-120-277VIES	EPTT01_03BA40_-120-277VIES	EPTT01_03BA50_-120-277VIES
04	B	Asymmetric	A	3980	4100	4250	44	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_04BA27_-120-277VIES	EPTT01_04BA30_-120-277VIES	EPTT01_04BA40_-120-277VIES	EPTT01_04BA50_-120-277VIES
05	B	Asymmetric	A	4850	5000	5200	56	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_05BA27_-120-277VIES	EPTT01_05BA30_-120-277VIES	EPTT01_05BA40_-120-277VIES	EPTT01_05BA50_-120-277VIES
06	D	Asymmetric HO	A	5090	5300	5500	56	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_06DA27_-120-277VIES	EPTT01_06DA30_-120-277VIES	EPTT01_06DA40_-120-277VIES	EPTT01_06DA50_-120-277VIES
07	D	Asymmetric HO	A	6230	6485	6880	73	B2-U4-G3	B2-U4-G3	B2-U4-G3	EPTT01_07DA27_-120-277VIES	EPTT01_07DA30_-120-277VIES	EPTT01_07DA40_-120-277VIES	EPTT01_07DA50_-120-277VIES
02	A	Symmetric	P	2080	2140	2200	26	B1-U3-G1	B1-U3-G1	B1-U3-G1	EPTT01_02AP27_-120-277VIES	EPTT01_02AP30_-120-277VIES	EPTT01_02AP40_-120-277VIES	EPTT01_02AP50_-120-277VIES
03	A	Symmetric	P	2430	2500	2580	30	B1-U3-G1	B1-U3-G1	B1-U3-G1	EPTT01_03AP27_-120-277VIES	EPTT01_03AP30_-120-277VIES	EPTT01_03AP40_-120-277VIES	EPTT01_03AP50_-120-277VIES
04	A	Symmetric	P	3490	3600	3740	44	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_04AP27_-120-277VIES	EPTT01_04AP30_-120-277VIES	EPTT01_04AP40_-120-277VIES	EPTT01_04AP50_-120-277VIES
05	A	Symmetric	P	4270	4400	4590	56	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_05AP27_-120-277VIES	EPTT01_05AP30_-120-277VIES	EPTT01_05AP40_-120-277VIES	EPTT01_05AP50_-120-277VIES
06	C	Symmetric HO	P	4300	4400	4670	56	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_06CP27_-120-277VIES	EPTT01_06CP30_-120-277VIES	EPTT01_06CP40_-120-277VIES	EPTT01_06CP50_-120-277VIES
07	C	Symmetric HO	P	5260	5390	5840	73	B2-U4-G2	B3-U4-G2	B3-U4-G2	EPTT01_07CP27_-120-277VIES	EPTT01_07CP30_-120-277VIES	EPTT01_07CP40_-120-277VIES	EPTT01_07CP50_-120-277VIES
02	B	Asymmetric	P	1960	1960	2000	26	B1-U3-G1	B1-U3-G1	B1-U3-G1	EPTT01_02BP27_-120-277VIES	EPTT01_02BP30_-120-277VIES	EPTT01_02BP40_-120-277VIES	EPTT01_02BP50_-120-277VIES
03	B	Asymmetric	P	2230	2300	2340	30	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_03BP27_-120-277VIES	EPTT01_03BP30_-120-277VIES	EPTT01_03BP40_-120-277VIES	EPTT01_03BP50_-120-277VIES
04	B	Asymmetric	P	3200	3300	3380	44	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_04BP27_-120-277VIES	EPTT01_04BP30_-120-277VIES	EPTT01_04BP40_-120-277VIES	EPTT01_04BP50_-120-277VIES
05	B	Asymmetric	P	3880	4000	4170	56	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_05BP27_-120-277VIES	EPTT01_05BP30_-120-277VIES	EPTT01_05BP40_-120-277VIES	EPTT01_05BP50_-120-277VIES
06	D	Asymmetric HO	P	3940	4100	4330	56	B1-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_06DP27_-120-277VIES	EPTT01_06DP30_-120-277VIES	EPTT01_06DP40_-120-277VIES	EPTT01_06DP50_-120-277VIES
07	D	Asymmetric HO	P	4820	5020	5410	73	B2-U4-G3	B2-U4-G3	B2-U4-G3	EPTT01_07DP27_-120-277VIES	EPTT01_07DP30_-120-277VIES	EPTT01_07DP40_-120-277VIES	EPTT01_07DP50_-120-277VIES
02	A	Symmetric	N	2600	2900	3060	26	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_02AN27_-120-277VIES	EPTT01_02AN30_-120-277VIES	EPTT01_02AN40_-120-277VIES	EPTT01_02AN50_-120-277VIES
03	A	Symmetric	N	3400	3500	3580	30	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_03AN27_-120-277VIES	EPTT01_03AN30_-120-277VIES	EPTT01_03AN40_-120-277VIES	EPTT01_03AN50_-120-277VIES
04	A	Symmetric	N	4850	5000	5140	44	B2-U3-G2	B3-U3-G3	B3-U3-G3	EPTT01_04AN27_-120-277VIES	EPTT01_04AN30_-120-277VIES	EPTT01_04AN40_-120-277VIES	EPTT01_04AN50_-120-277VIES
05	A	Symmetric	N	5920	6100	6300	56	B3-U3-G3	B3-U3-G3	B3-U3-G3	EPTT01_05AN27_-120-277VIES	EPTT01_05AN30_-120-277VIES	EPTT01_05AN40_-120-277VIES	EPTT01_05AN50_-120-277VIES
06	C	Symmetric HO	N	5930	6180	6420	56	B3-U4-G3	B3-U4-G3	B3-U4-G3	EPTT01_06CN27_-120-277VIES	EPTT01_06CN30_-120-277VIES	EPTT01_06CN40_-120-277VIES	EPTT01_06CN50_-120-277VIES
07	C	Symmetric HO	N	7260	7560	8030	73	B3-U5-G3	B3-U5-G3	B3-U5-G3	EPTT01_07CN27_-120-277VIES	EPTT01_07CN30_-120-277VIES	EPTT01_07CN40_-120-277VIES	EPTT01_07CN50_-120-277VIES
02	B	Asymmetric	N	2630	2720	2770	26	B1-U3-G1	B1-U3-G1	B1-U3-G1	EPTT01_02BN27_-120-277VIES	EPTT01_02BN30_-120-277VIES	EPTT01_02BN40_-120-277VIES	EPTT01_02BN50_-120-277VIES
03	B	Asymmetric	N	3080	3180	3240	30	B1-U3-G1	B1-U3-G1	B1-U3-G1	EPTT01_03BN27_-120-277VIES	EPTT01_03BN30_-120-277VIES	EPTT01_03BN40_-120-277VIES	EPTT01_03BN50_-120-277VIES
04	B	Asymmetric	N	4370	4500	4640	44	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_04BN27_-120-277VIES	EPTT01_04BN30_-120-277VIES	EPTT01_04BN40_-120-277VIES	EPTT01_04BN50_-120-277VIES
05	B	Asymmetric	N	5430	5600	5730	56	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_05BN27_-120-277VIES	EPTT01_05BN30_-120-277VIES	EPTT01_05BN40_-120-277VIES	EPTT01_05BN50_-120-277VIES
06	D	Asymmetric HO	N	5470	5700	5950	56	B1-U3-G2	B1-U3-G2	B1-U3-G2	EPTT01_06DN27_-120-277VIES	EPTT01_06DN30_-120-277VIES	EPTT01_06DN40_-120-277VIES	EPTT01_06DN50_-120-277VIES
07	D	Asymmetric HO	N	6700	6980	7440	73	B2-U3-G2	B2-U3-G2	B2-U3-G2	EPTT01_07DN27_-120-277VIES	EPTT01_07DN30_-120-277VIES	EPTT01_07DN40_-120-277VIES	EPTT01_07DN50_-120-277VIES

Not DLC Listed

Product Dimensions
Town & Country Post Top (EPTT)





EPTT - Accessories

- **LSPR-TT**
  Perforated Shield for A/P Refractor design
- **LSSR-TT**
  Solid Shield for A/P Refractor design
- **LSPN-TT**
  Perforated Shield "Bare Aluminum" for Open Sided design
- **LSSN-TT**
  Solid Shield "Black" for Open Sided design
- **LR-TC**
  Ladder Rest – Black

DATA
- Approximate Net Weight: 14-18 lbs (6.2-8 kgs)
- Suggested Mounting Height: 8-18 ft. (2.5-5.5 M)
- Effective Projected Area: 1.6 sq ft. max (0.15 sq M max)

Product Features

The Evolve® LED Town & Country Post Top offers energy efficiency and quality of light in a classic look and style. The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare and improved lighting control. GE's unique optical technology effectively aims the light where needed.

The Town & Country post top can yield up to a 60-percent reduction in system energy compared with standard HID systems, depending on applications. This reliable system operates well in cold temperatures and offers more than 20 years of service life, reducing maintenance frequency and expense, based on a rated 100,000 hour life and 12 hours of operation per day.

Applications
- Roadway, site, area, and general lighting utilizing advanced LED optical system providing high uniformity, excellent vertical illuminance, reduced offsite visibility, and reduced on-site glare.

Housing
- Die-cast aluminum housing.
- Traditional lantern design.
- Cupola compatible with C136.10 PE's and Shorting Caps and LightGrid 2.0 node.

LED & Optical Assembly
- Structured LED array for optimized Roadway/Walkway photometric distributions.
- Utilizes high brightness 2700K, 3000K, 4000K and 5000K LEDs at 70 CRI typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance Tables
Projected Lxx per IES TM-21 at 25°C for reference:

LUMEN OUTPUT CODES	Lxx(10k)@Hours 25,000 hr	50,000 hr	60,000 hr
02, 03, 04, 05	L94	L89	L87
06	L97	L96	L96
07	L96	L94	L93

Note: Projected Lxx based on LM80 (10,000 hour testing). DOE Lighting Facts Verification Testing Tolerances apply to initial luminous flux and lumen maintenance measurements.

Lumen Ambient Temperature Factors:

Ambient Temp (°C)	Initial Flux Factor
10	1.02
20	1.01
25	1.00
30	0.99
40	0.98
45	0.97

Please refer to the DLC QPL website for the latest and most complete information. **www.designlights.org/QPL**

International Dark Sky Association listed. 2700K or 3000K must be selected to meet IDA certification and approval.

Ratings
- **Surge Protection:** per ANSI C136.2-2015
  - 6kV/3kA "Basic (40 Strikes)" – Standard (Driver Internal)
  - 10kV/5kA "Enhanced (40 Strikes)" – Secondary SPD, Option R
- **Safety:** cULus UL/cUL Listed. UL1598 listed, suitable for wet locations
- **Environmental:** Compliant with the materials restrictions of RoHS
- **EMI:** Title 47 CFR Part 15 Class A
- **Vibration:** 3.0G per ANSI C136.41-2010
- **Operating Temperature:** -40°C to 50°C
  - LM-79 testing in accordance with IESNA Standards.
  - LED optical enclosure rated IP65 per ANSI C136.25-2009

Electrical
- **Input Voltage:** 120-277V
- **Input Frequency:** 50/60Hz
- **Power Factor (PF)*:** ≥90
- **Total Harmonic Distortion (THD)*:** ≤20%

** System PF and THD specified at rated watts.*

Mounting
- Mounts to 2-3/8 to 3-inch (60-76mm) OD vertical tenon.

Construction & Finish
- **Housing:** Die cast enclosure
- Corrosion resistant polyester powder paint, minimum 2.0 mil. thickness.
- **Standard colors:** Black & Dark Bronze.
- RAL & custom colors available.

Controls
- **Dimming:** Standard 0-10V; Optional DALI
- **Sensors:** Photo-electric sensors (PE) available
- Supports LightGrid via 7-Pin C136.41 socket

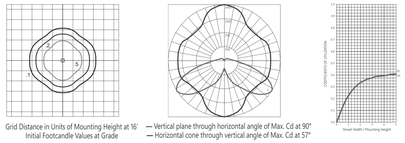
Accessories
- House Side Shields
- Ladder Rest

Warranty
- 5 Year Standard
- 10 Year Optional

Photometrics:
Town & Country Post Top (EPTT)

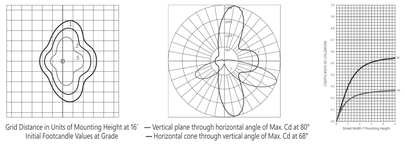
EPTT
120-277V
(05AA50)

5,730 Lumens
EPTT01_05AA50_-120-277VIES



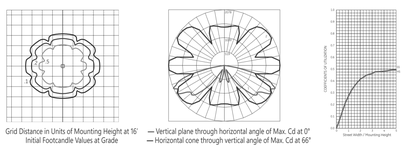
EPTT
120-277V
(05BA50)

5,200 Lumens
EPTT01_05BA50_-120-277VIES



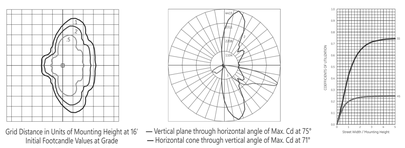
EPTT
120-277V
(05AN50)

6,300 Lumens
EPTT01_05AN50_-120-277VIES

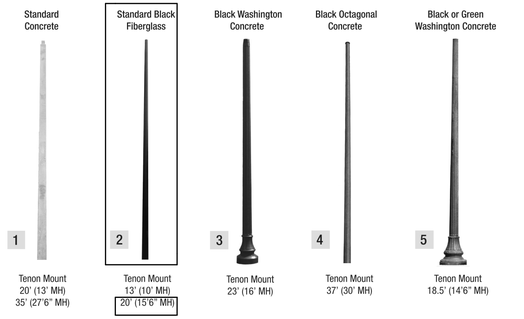


EPTT
120-277V
(05BN50)

5,730 Lumens
EPTT01_05BN50_-120-277VIES



POLES



*MH = Approximate Mounting Height

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.809.2220 www.wglnc.com
Cert No. 6091 - LB No. 7055

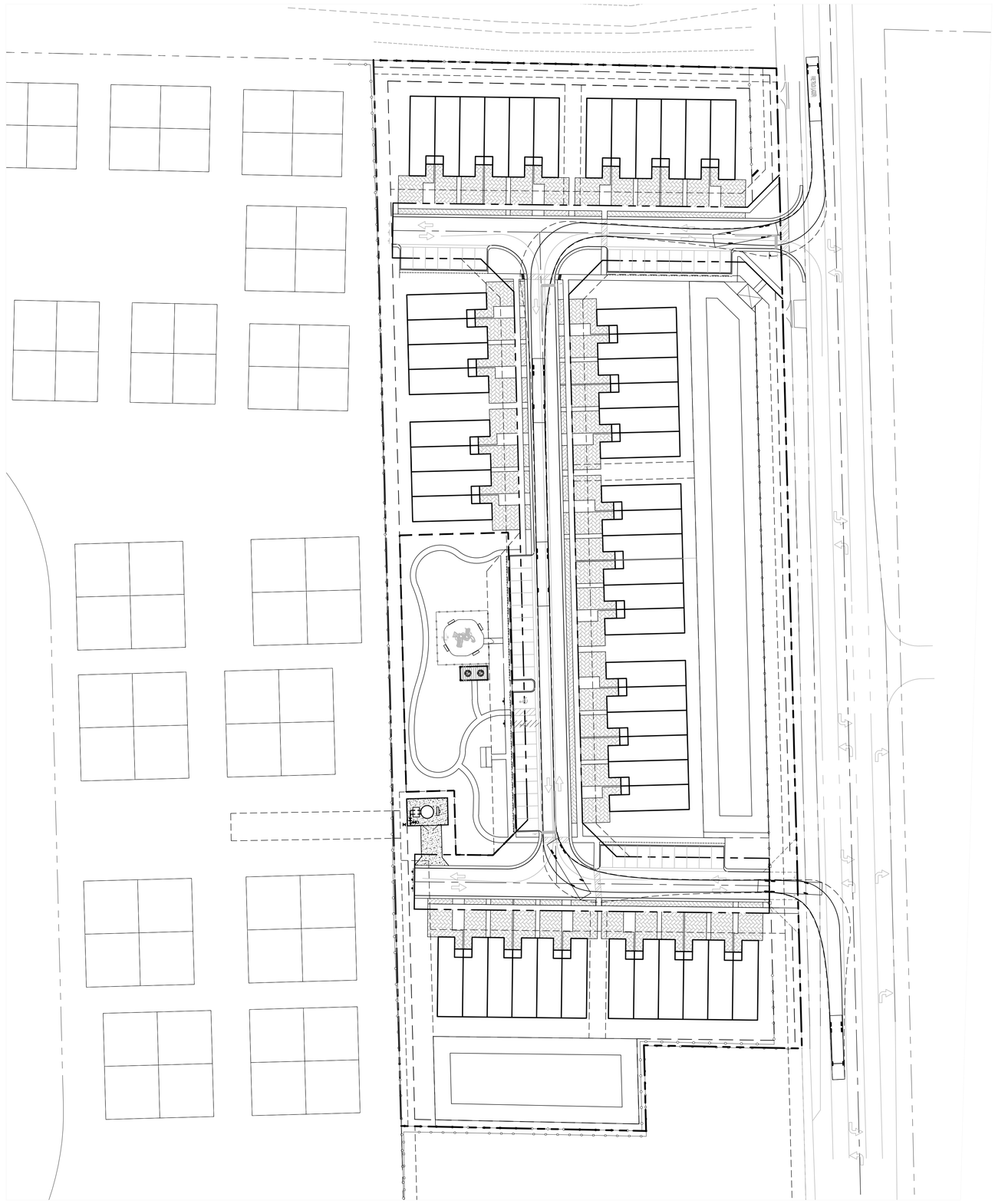
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1	8/20/21	COMMENT RESPONSE	ML
2	12/10/21	SITE PLAN REVISION	ML

CAD	JOB NO.	DRAWN BY	CHECK BY	DATE
	5581.00	ML	CS	

CASEY RYAN SLEVEN
LICENSE
No. 90074
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KIRK ROAD
VILLAGE OF PALM SPRINGS
LIGHTING DIAGRAMS

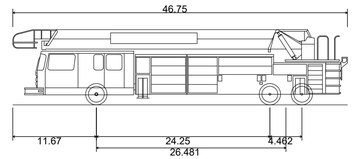
SHEET:
E6.00



GRAPHIC SCALE

0 20 40 80 120

(IN FEET)
1 INCH = 40 FT.



FIRE TRUCK (LADDER)	
Overall Length	46.750ft
Overall Width	9.000ft
Overall Body Height	10.519ft
Min Body Ground Clearance	0.950ft
Track Width	8.500ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	40.00°

811 Know what's **below.** **Call** before you dig.
www.callsunshine.com

MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS ◆ SURVEYORS ◆ DEVELOPMENT CONSULTANTS
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 www.schorah.com LB# 2438
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

REVISIONS

DRAWN/CHECKED: AMG / MHC
SCALE: 1" = 40'
DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FLORIDA LICENSE #47589
FOR MICHAEL B. SCHORAH AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT

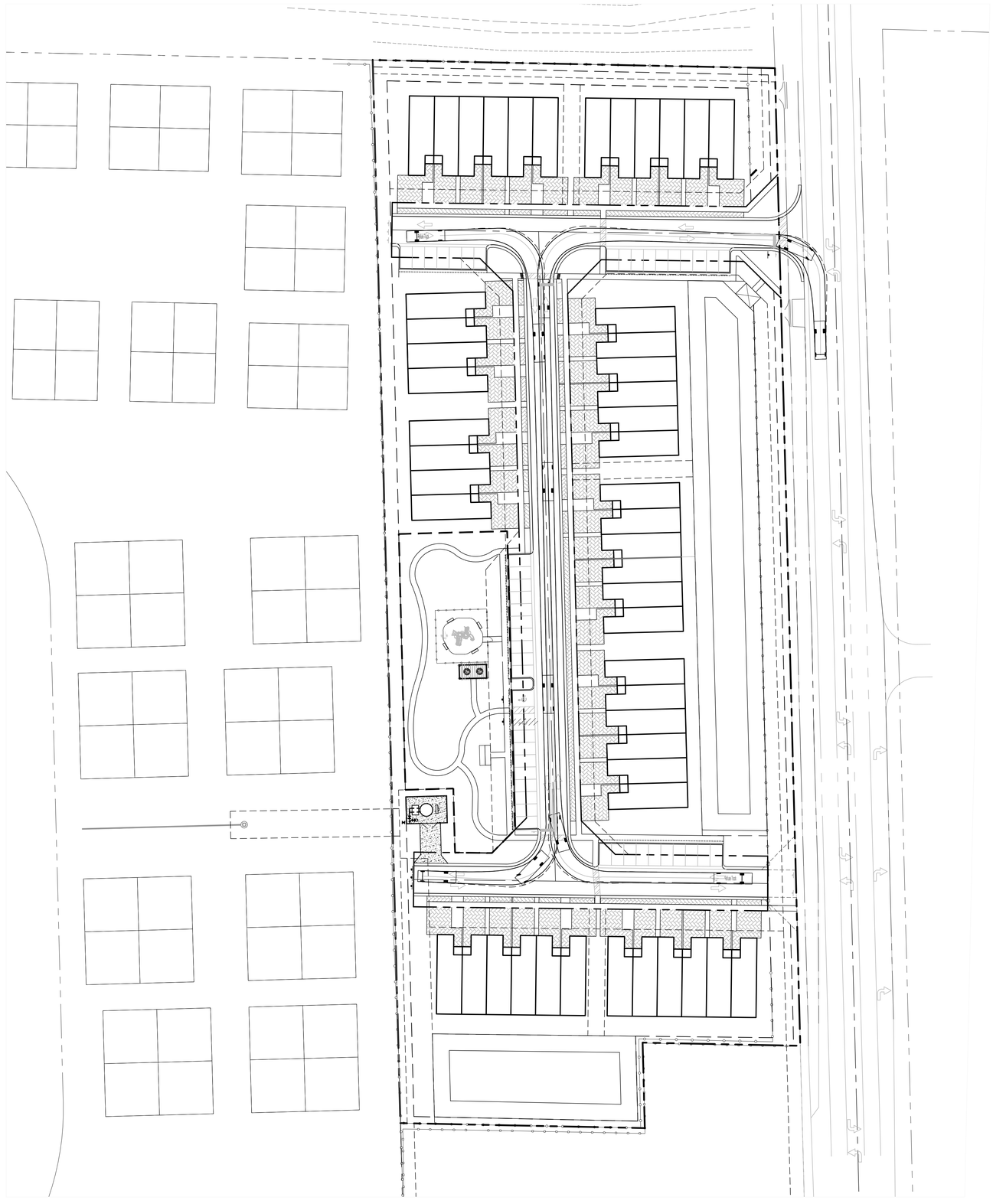
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JOB NO. 1715

SHEET NO. 1

OF 1

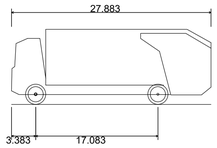
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GRAPHIC SCALE

0 20 40 80 120

(IN FEET)
1 INCH = 40 FT.



Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

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1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

REVISIONS

DRAWN/CHECKED: AMG / MHC
SCALE: 1" = 40'
DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FLORIDA LICENSE #47589
FOR MICHAEL B. SCHORAH AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT

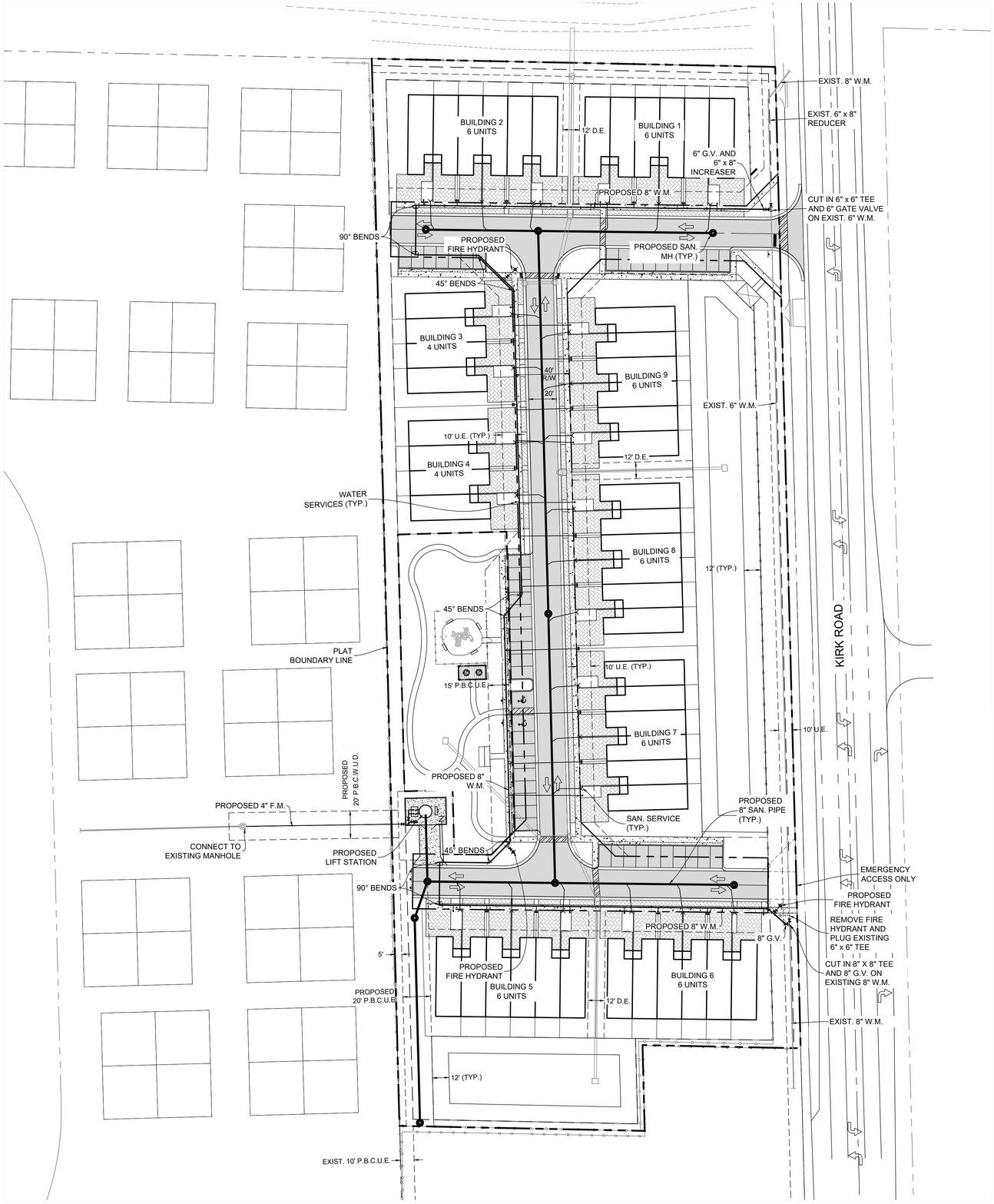
DESCRIPTION: VEHICLE TRACKING EXHIBIT (GARBAGE TRUCK)

JOB NO. 1715

SHEET NO. 1

OF 1

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DateTime : Mon, 06 Dec 2021 - 2:48pm



GRAPHIC SCALE

0 20 40 80 120

(IN FEET)
1 INCH = 40 FT.

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REVISIONS
8-16-21: REV. PER PALM SPRINGS
10-21-21: REV. PER PALM SPRINGS
12-2-21: REV. PER PALM SPRINGS

DRAWN/CHECKED: AMG / MHC
SCALE: 1" = 40'
DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FLORIDA LICENSE #47589
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT

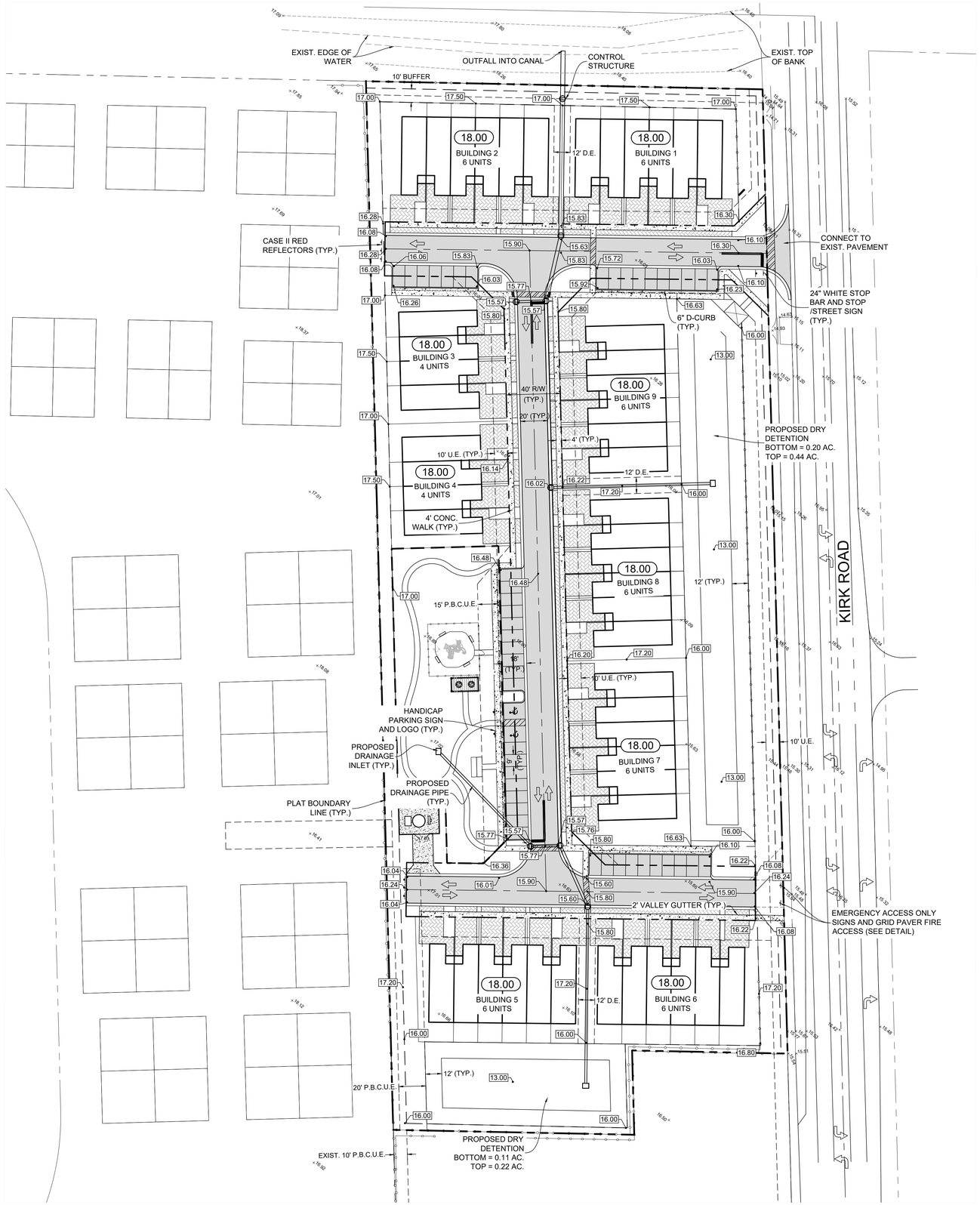
DESCRIPTION: CONCEPTUAL WATER AND SEWER PLAN

JOB NO. 1715

SHEET NO. 1
OF 1

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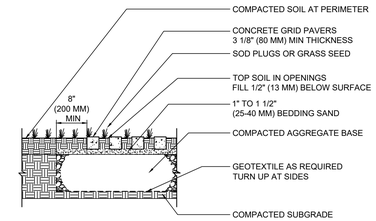
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Date\Time - Mon, 06 Dec 2021 - 10:33am



GRAPHIC SCALE

0 20 40 80 120

(IN FEET)
1 INCH = 40 FT.



CONCRETE GRID PAVER FIRE LANE DETAIL

NO SCALE

	WEARING SURFACE	BASE	SUB-GRADE
FIRE ACCESS	3-1/8" THICK CONCRETE GRID PAVERS ON 1" SAND BED	8" THICK BASEROCK COMPACTED TO 98% MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 IN TWO EQUAL LIFTS	12" THICK COMPACTED TO 98% MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180

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MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS ◆ SURVEYORS ◆ DEVELOPMENT CONSULTANTS
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 www.schorah.com LB# 2438
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

REVISIONS
8-16-21: REV. PER PALM SPRINGS
10-21-21: REV. PER PALM SPRINGS
12-2-21: REV. PER PALM SPRINGS

DRAWN/CHECKED: AMG / MHC
SCALE: 1" = 40'
DATE: APRIL 2021

MARTHA H. CARTER, P.E.
FLORIDA LICENSE #47589
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE:

PROJECT: BELMONT
DESCRIPTION: CONCEPTUAL PAVING AND DRAINAGE PLAN

JOB NO. 1715
SHEET NO. 1
OF 1

PathName: P:\1715 BELMONT\CIVIL\CAD\1715 DEV.dwg
Date\Time: Mon, 06 Dec 2021 - 10:31am

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BELMONT
PALM SPRINGS, FLORIDA
4-UNIT BUILDING TYPE A

4-UNIT BUILDING TYPE A

SHEET INDEX

	COVER SHEET	S-1	FOUNDATION PLAN
A-1	BUILDING PLANS	S-2	1ST LIFT BEAM PLAN
A-2	BUILDING ELEVATIONS	S-2.1	2ND FLOOR PLAN
CL-1	UNIT CL FLOOR PLANS/ELECTRICAL PLANS	S-3	TYPICAL STRUCTURAL DETAILS
AR-1	UNIT AR FLOOR PLANS/ELECTRICAL PLANS	S-4	2ND LIFT BEAM PLAN
AL-1	UNIT AL FLOOR PLANS/ELECTRICAL PLANS	S-5	TYPICAL STRUCTURAL DETAILS
CR-1	UNIT CR FLOOR PLANS/ELECTRICAL PLANS	S-6	ROOF FRAMING PLAN
D-1	TYPICAL DETAILS	S-7	TYPICAL STRUCTURAL DETAILS
D-2	TYPICAL DETAILS	M-1L	PLAN C MECHANICAL PLAN LEFT
P-1	PLUMBING PLAN	M-1R	PLAN C MECHANICAL PLAN RIGHT
P-2	PLUMBING PLAN	M-2L	PLAN A MECHANICAL PLAN LEFT
		M-2R	PLAN A MECHANICAL PLAN RIGHT

SITE & AREA CALCULATIONS

TOTAL BUILDING AREA	7,458 SQ.FT.
PROPOSED A/C AREA	5,956 SQ.FT.
PROPOSED NON A/C AREA	1,502 SQ.FT.
GARAGES	962 SQ.FT.
COVERED LANAI	388 SQ.FT.
ENTRY	152 SQ.FT.

BLDG. DESIGN DATA

CODES: FLORIDA RESIDENTIAL BLDG. CODE 2020 EDITION
NFPA FL. FIRE PREVENTION CODE 7TH ED.
NEC NATIONAL ELECTRIC CODE 2017
CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL
ADMINISTRATIVE CODE RULE 9B-3.0472
ACI 318-14,
ASTM 47th. ED.

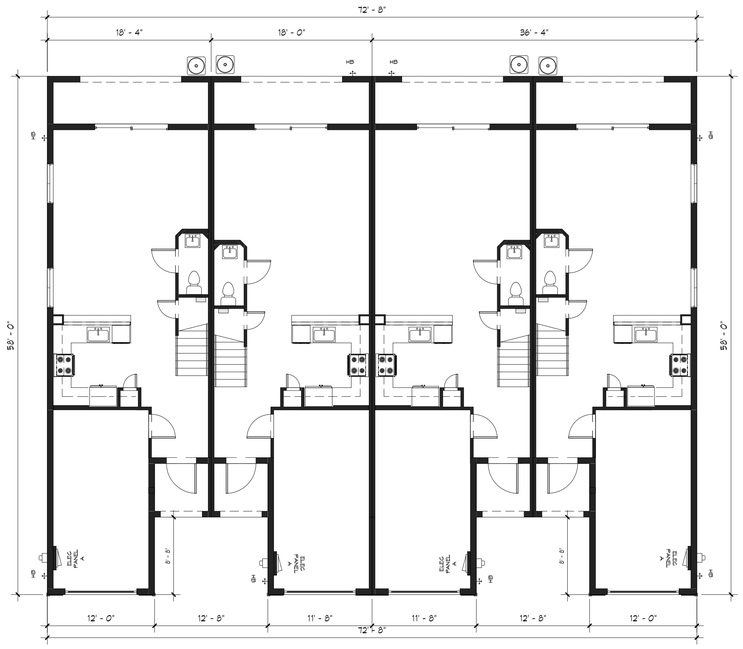
DESIGN CRITERIA

COUNTY	PLAM SPRINGS, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30
CONTRUCTION TYPE	"III B"UNPROTECTED

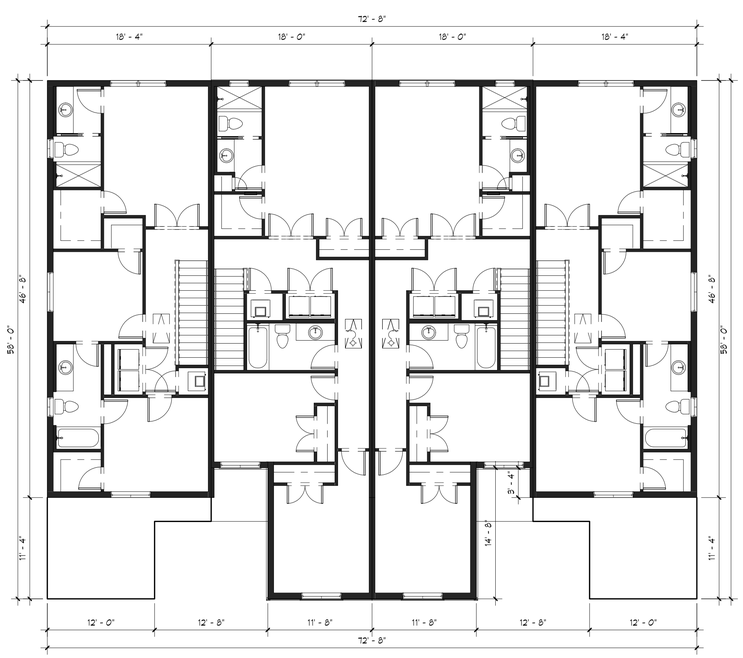
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SPECIALTY ENGINEERING CONSULTANTS, INC.

SPECIALTY ENGINEERING
CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE – BROWARD – PALM BEACH
FL. CA. #0002127
561 – 752 – 5440 OFFICE
561 – 752 – 5542 FAX



1 1st Flr
1/8" = 1'-0"



2 2nd Flr
1/8" = 1'-0"

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BUILDING PLANS

SHEET INFORMATION
4- UNIT BUILDING TYPE A

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

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BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.
SCALE
DATE 5/28/2021
RV'D. BY Checker
DRWN. BY Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A-1

UPPER ROOF VENT CALCULATION-PLAN A	
ATTIC AREA MAX.	1,000 S.F.
CALCULATE NET FREE VENT AREA: 1,000 S.F./150 = 6.67 S.F. (1 IN 150 RULED)	
CONVERT TO SQ. INCHES : 6.67 SF X 144 = 960 SQ.IN	
SOFFIT VENT 960 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 960 SQ.IN./LF = 960/36 = 27	

LOWER ROOF VENT CALCULATION-PLAN A	
ATTIC AREA MAX.	40 S.F.
CALCULATE NET FREE VENT AREA: 40 S.F./150 = .27 S.F. (1 IN 150 RULED)	
CONVERT TO SQ. INCHES : .27 SF X 144 = 38.4 SQ.IN	
SOFFIT VENT 38.4 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 38.4 SQ.IN./LF = 38.4/36 = 2	

UPPER ROOF VENT CALCULATION-PLAN C	
ATTIC AREA MAX.	900 S.F.
CALCULATE NET FREE VENT AREA: 900 S.F/150 = 6.0 S.F. (1 IN 150 RULED)	
CONVERT TO SQ. INCHES : 6 SF X 144 = 864 SQ.IN	
SOFFIT VENT 864 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 864 SQ.IN./LF = 864/36 = 24	

LOWER ROOF VENT CALCULATION-PLAN C	
ATTIC AREA MAX.	100 S.F.
CALCULATE NET FREE VENT AREA: 100 S.F./150 = 1.07 S.F. (1 IN 150 RULED)	
CONVERT TO SQ. INCHES : 1.07 SF X 144 = 153.6 SQ.IN	
SOFFIT VENT 153.6 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 153.6 SQ.IN./LF = 153.6/36 = 5	



2 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE
1/8" = 1'-0"



3 LEFT SIDE
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

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ELEVATIONS

SHEET INFORMATION
4- UNIT BUILDING TYPE A

PROJECT INFORMATION
BELMONT
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FILE NAME.	
SCALE	
DATE	5/28/2021
RVD. BY	Checker
DRWN. BY	Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A-2

ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
- JUNCTION BOX
- EXHAUST FAN
- TRACK LIGHTING FIXTURE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON-GARAGE DR OPENER
- PUSH BUTTON-GARAGE DR OPENER
- TIME SWITCH
- WEATHER PROOF SWITCH
- DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE 110/120
- QUADRUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- BREAKER PANEL
- ELECTRIC METER
- MAIN DISCONNECT PANEL
- DEDICATED DISCONNECT PANEL
- ROUTED WIRE
- TELEPHONE JACK
- TELEVISION JACK
- INTERCOM
- SECURITY SYSTEM
- CHIMES
- THERMOSTAT
- TIMER RELAY
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- PADDLE FAN
- SWITCH ACTIVATED RECEPTACLE
- WEATHER PROOF RECEPTACLE
- GROUND FAULT INTERRUPTER RECEPTACLE

GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 7TH EDITION,NEC 2017

1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11)
2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFIC IS REQUIRED) MUST BE ARC-FUALT, INCLUDING DINING RECEPTACLES (NEC 210.12)
3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8)
4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B)
5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8)
6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 6	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39478**	**watts**

Service Demand

General Load:

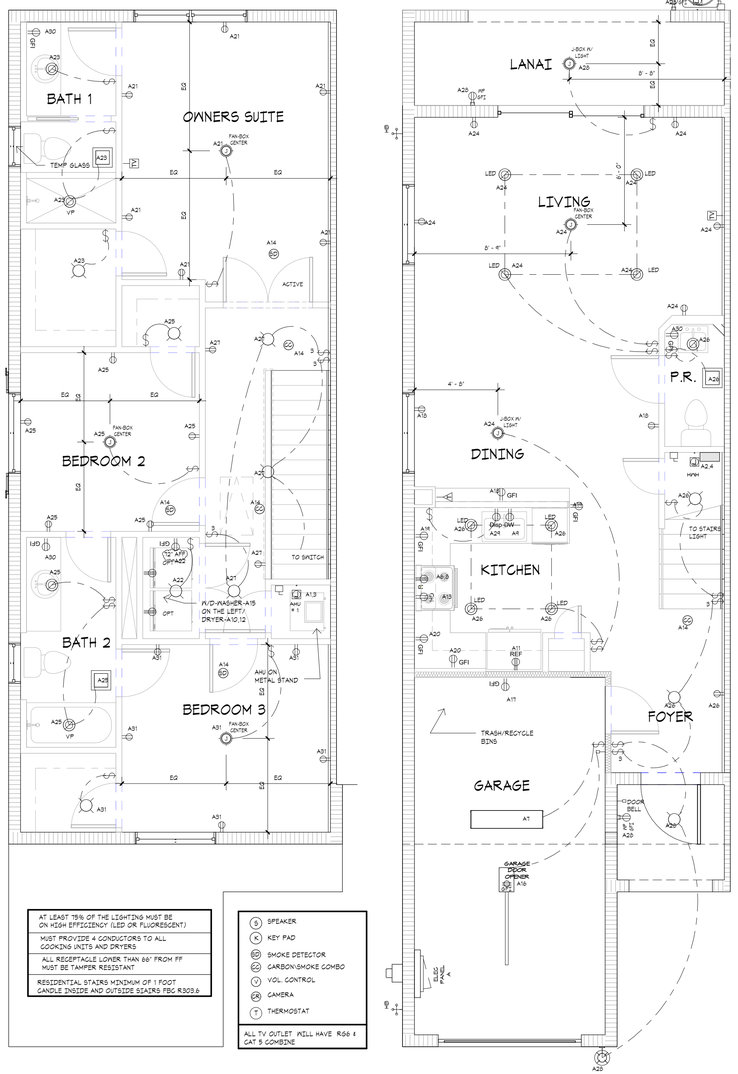
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11791.2	watts
Total General Load	**21791.2**	**watts**

HVAC Load:

10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	8000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
	Total HVAC Load	**8000**	**watts**

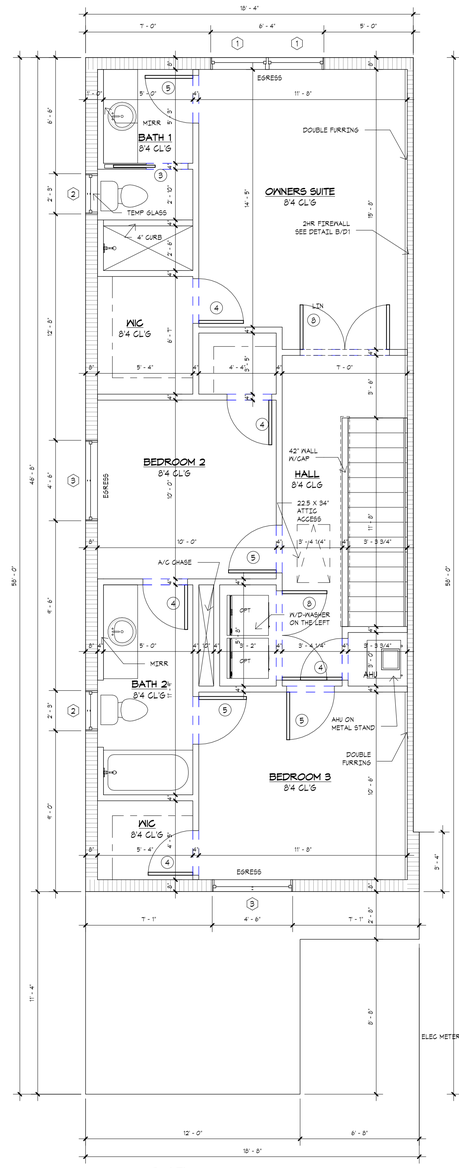
Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21791.2	watts	+	8000	watts	=	29791.2	watts

Calcuated Service Load		,	Service Voltage		=	Minimum Service Ampacity	
29791.2	watts	,	240	volts	=	124.13	amps

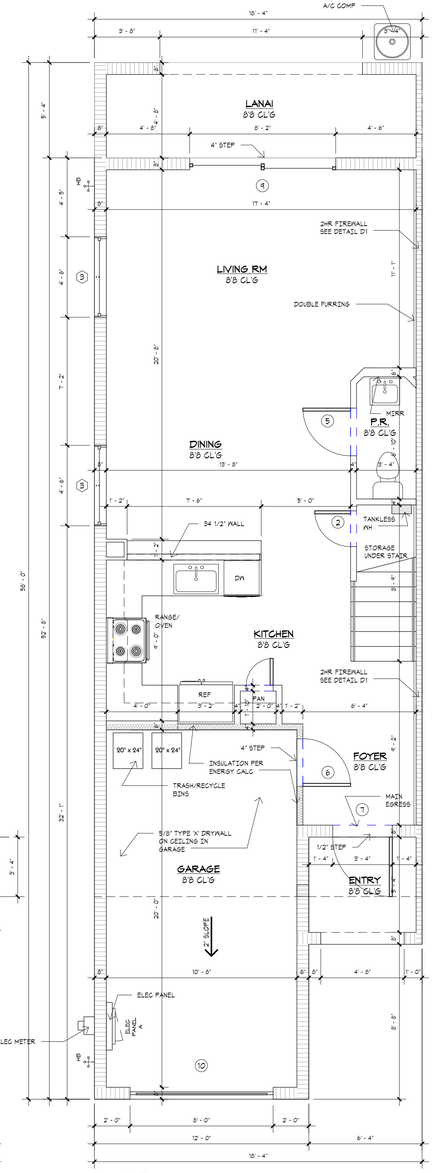


4 2ND FLR ELECTRIC
1/4" = 1'-0"

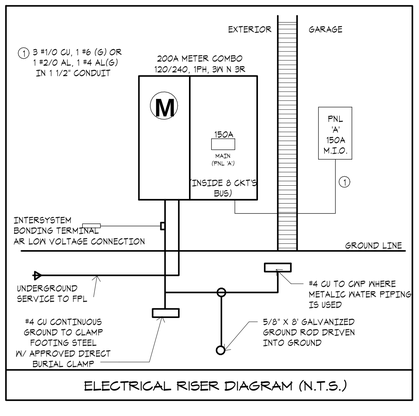
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
	1446 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
	380 SF
Grand total	1826 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	24S SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	24SSH	4
Grand total: 8				8

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN C
LEFT

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

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FILE NAME.
SCALE
DATE 5/28/2021
RVD. BY
DRWN. BY C.L.
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
CL-1

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ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
- JUNCTION BOX
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- 4 WAY SWITCH
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ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1769	sq. ft. @ 3 watts sq. ft	5307	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39307**	**watts**

Service Demand

General Load:

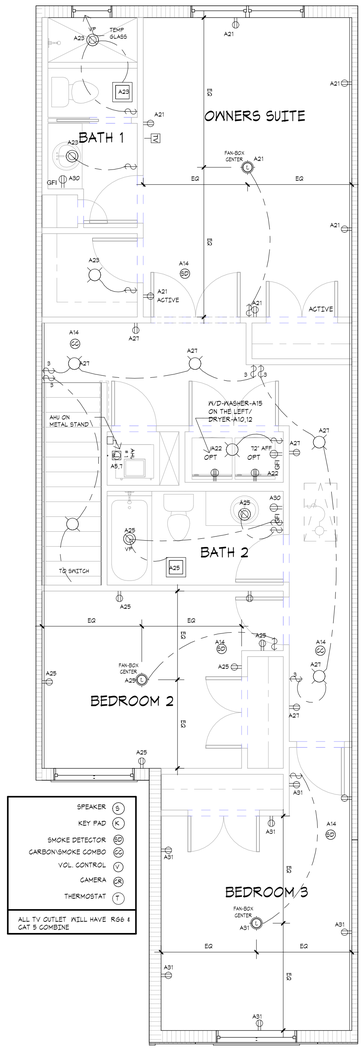
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11722.8	watts
Total General Load	**21722.8**	**watts**

HVAC Load:

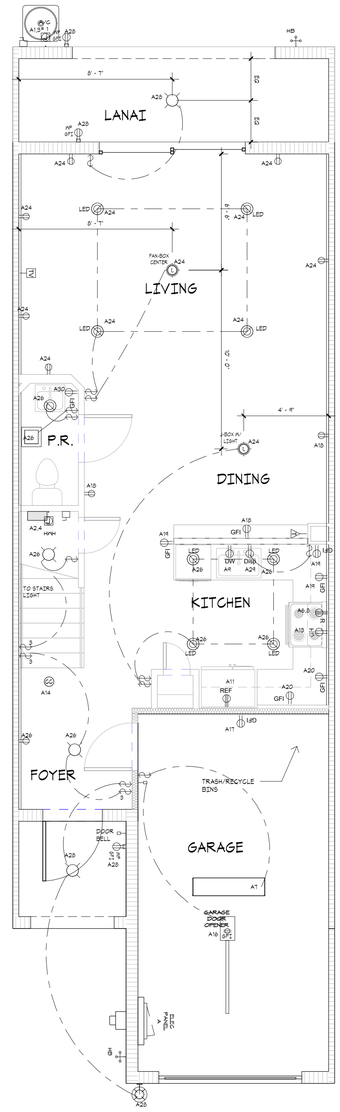
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	5000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
	Total HVAC Load	**5000**	**watts**

Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21722.8	watts	+	5000	watts	=	26722.8	watts

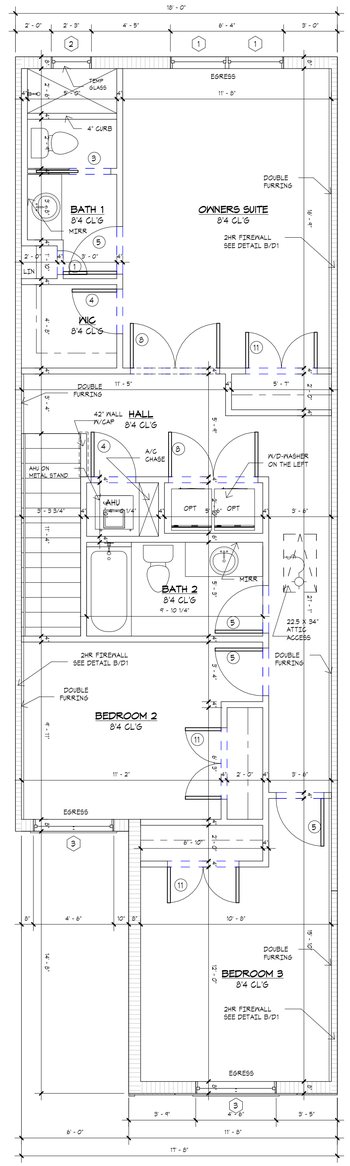
Calcuated Service Load		÷	Service Voltage		=	Minimum Service Ampacity	
26722.8	watts	÷	240	volts	=	111.35	amps



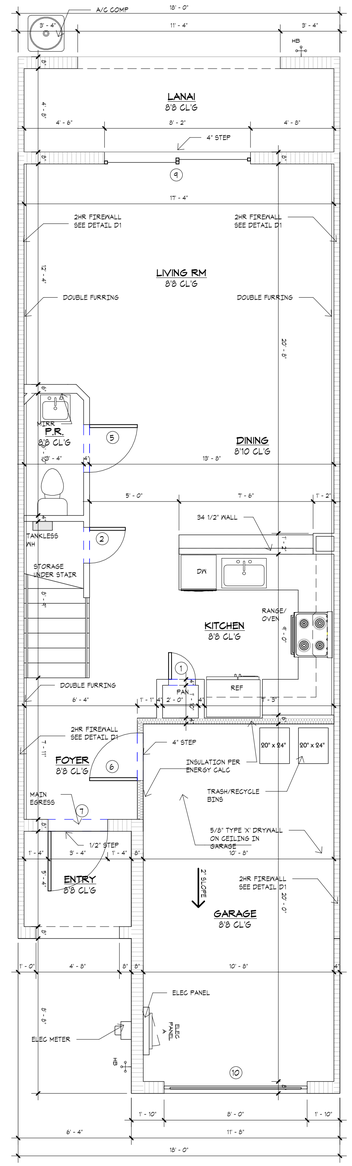
4 2ND FLR ELECTRIC
1/4" = 1'-0"



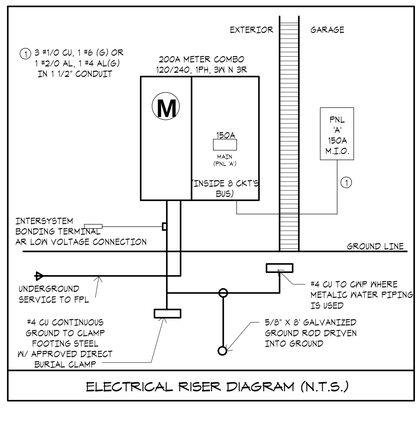
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	618 SF
2ND FLOOR LIVING AREA	914 SF
	1532 SF
GARAGE	237 SF
LANAI	96 SF
ENTRY	38 SF
	371 SF
Grand total	1903 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	24SSH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	1
3	4' - 6"	4' - 11"	34SSH	2
Grand total: 5				5

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 Interior Door	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	5-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8068 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
11	2-2068 INTERIOR DOOR	4' - 0"	6' - 8"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN A
RIGHT

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

D·R·HORTON
America's Builder
www.drhorton.com
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SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 5/28/2021

RVD. BY

DRWN. BY C.L.

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
AR-1

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ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
- JUNCTION BOX
- EXHAUST FAN
- TRACK LIGHTING FIXTURE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON-GARAGE DR OPENER
- PUSH BUTTON-GARAGE DR OPENER
- TIME SWITCH
- WEATHER PROOF SWITCH
- DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE 110/120
- QUADRUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- BREAKER PANEL
- ELECTRIC METER
- MAIN DISCONNECT PANEL
- DEDICATED DISCONNECT PANEL
- ROUTED WIRE
- TELEPHONE JACK
- TELEVISION JACK
- INTERCOM
- SECURITY SYSTEM
- CHIMES
- THERMOSTAT
- TIMER RELAY
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- PADDLE FAN
- SWITCH ACTIVATED RECEPTACLE
- WEATHER PROOF RECEPTACLE
- GROUND FAULT INTERRUPTER RECEPTACLE

GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 7TH EDITION,NEC 2020

1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11)
2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFIC IS REQUIRED) MUST BE ARC-FUALT, INCLUDING DINING RECEPTACLES (NEC 210.12)
3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8)
4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B)
5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8)
6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 6	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1769	sq. ft. @ 3 watts sq. ft	5307	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39307**	**watts**

Service Demand

General Load:

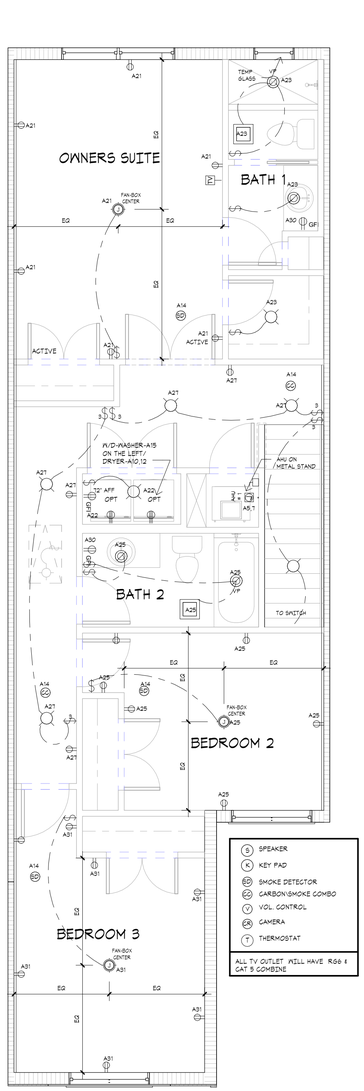
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11722.8	watts
Total General Load	**21722.8**	**watts**

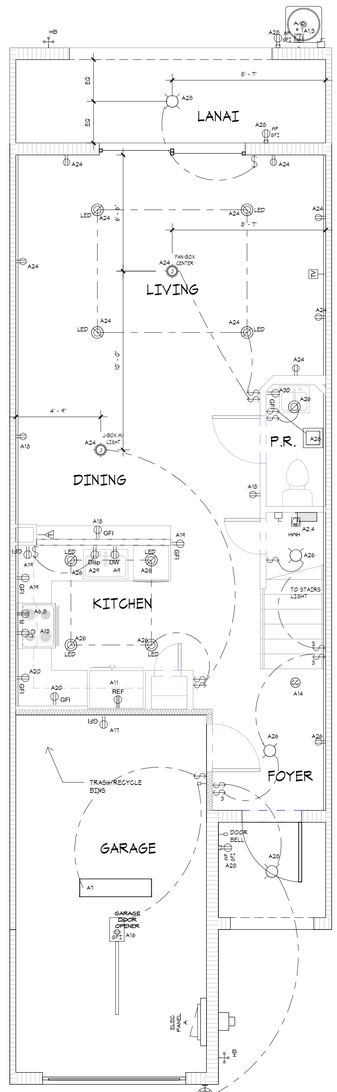
HVAC Load:

10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	5000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
	Total HVAC Load	**5000**	**watts**

Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21722.8	watts	+	5000	watts	=	26722.8	watts

Calcuated Service Load		,	Service Voltage		=	Minimum Service Ampacity	
26722.8	watts	,	240	volts	=	111.35	amps





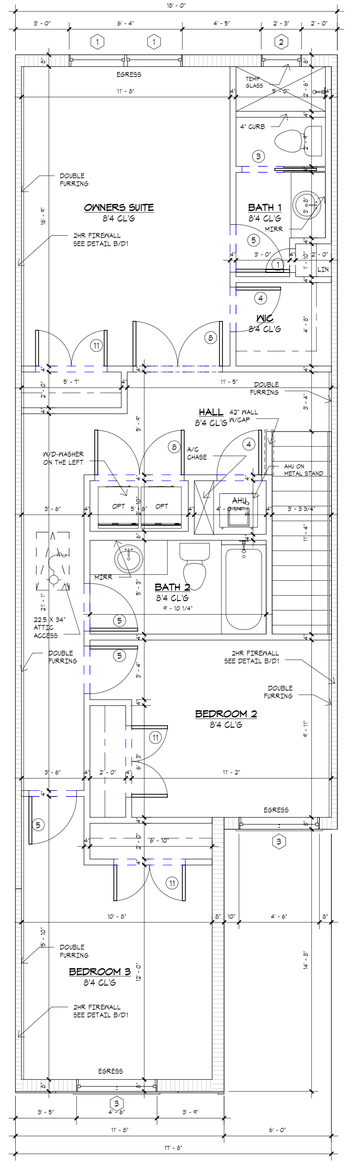
S	SPEAKER
K	KEY PAD
SD	SMOKE DETECTOR
SC	CARBON/SMOKE COMBO
V	VOL CONTROL
CA	CAMERA
T	THERMOSTAT

ALL TV OUTLET WILL HAVE RG6 & CAT 5 COMBINE

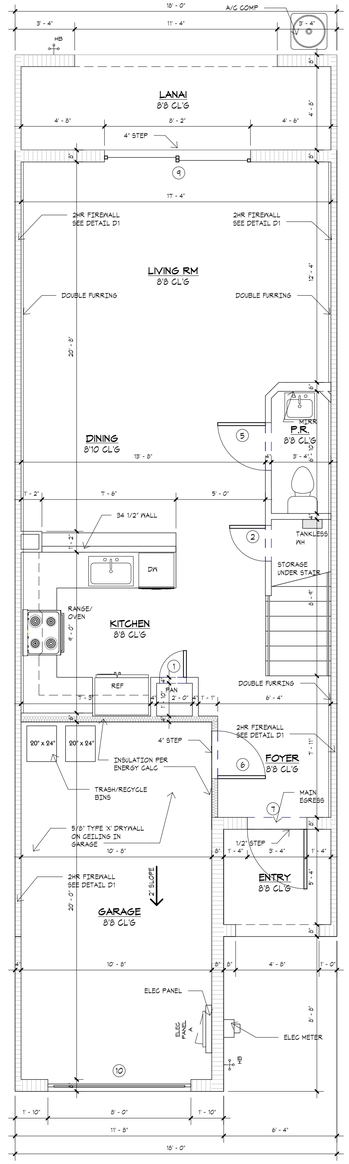
AT LEAST 75% OF THE LIGHTING MUST BE ON HIGH EFFICIENCY (LED OR FLUORESCENT)
MUST PROVIDE 4 CONDUCTORS TO ALL COOKING UNITS AND DRYERS
ALL RECEPTACLE LOWER THAN 66" FROM FF MUST BE TAMPER RESISTANT
RESIDENTIAL STAIRS MINIMUM OF 1 FOOT CANDLE INSIDE AND OUTSIDE STAIRS FBC R303.6

4 2ND FLR ELECTRIC
1/4" = 1'-0"

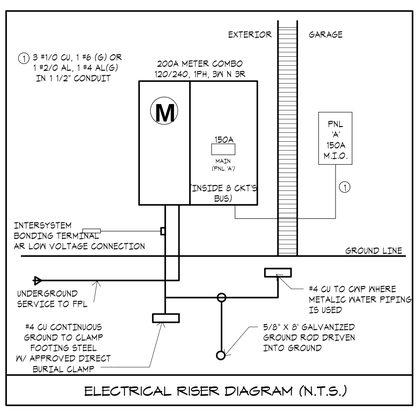
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
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9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
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11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	618 SF
2ND FLOOR LIVING AREA	914 SF
	1532 SF
GARAGE	237 SF
LANAI	96 SF
ENTRY	38 SF
	371 SF
Grand total	1903 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	2455H Egress	2
2	2' - 3"	3' - 3"	1/2 335H	1
3	4' - 6"	4' - 11"	3455H	2
Grand total: 5				5

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 Interior Door	1' - 8"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
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7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8068 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
11	2-2068 INTERIOR DOOR	4' - 0"	6' - 8"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN A
LEFT

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

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FILE NAME.

SCALE

DATE 5/28/2021

RVD. BY

DRWN. BY C.L.

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
AL-1

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ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
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- 4 WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON-GARAGE DR OPENER
- PUSH BUTTON-GARAGE DR OPENER
- TIME SWITCH
- WEATHER PROOF SWITCH
- DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE 110/120
- QUADRUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- BREAKER PANEL
- ELECTRIC METER
- MAIN DISCONNECT PANEL
- DEDICATED DISCONNECT PANEL
- ROUTED WIRE
- TELEPHONE JACK
- TELEVISION JACK
- INTERCOM
- SECURITY SYSTEM
- CHIMES
- THERMOSTAT
- TIMER RELAY
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- PADDLE FAN
- SWITCH ACTIVATED RECEPTACLE
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6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 6	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICRONAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
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21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
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25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39478**	**watts**

Service Demand

General Load:

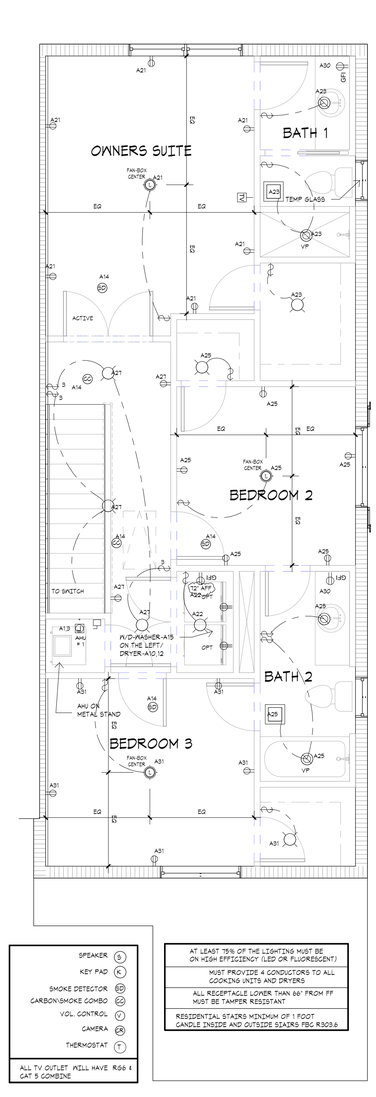
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11791.2	watts
Total General Load	**21791.2**	**watts**

HVAC Load:

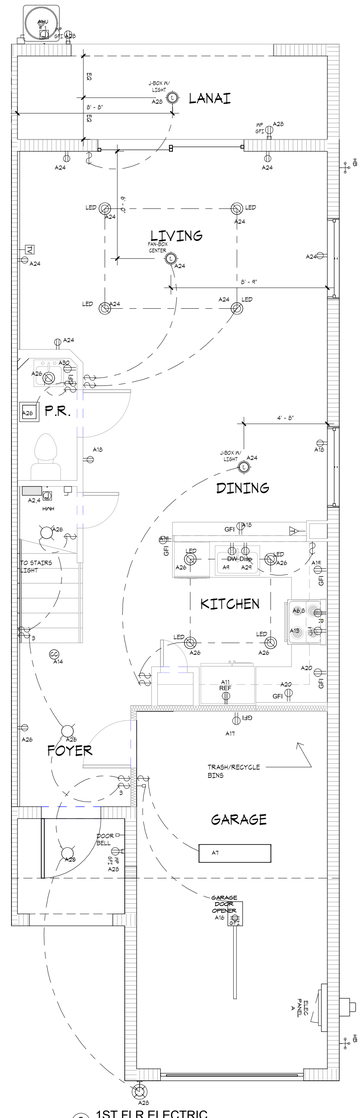
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	8000 watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0 watts
	Total HVAC Load	**8000 watts**

Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21791.2	watts	+	8000	watts	=	29791.2	watts

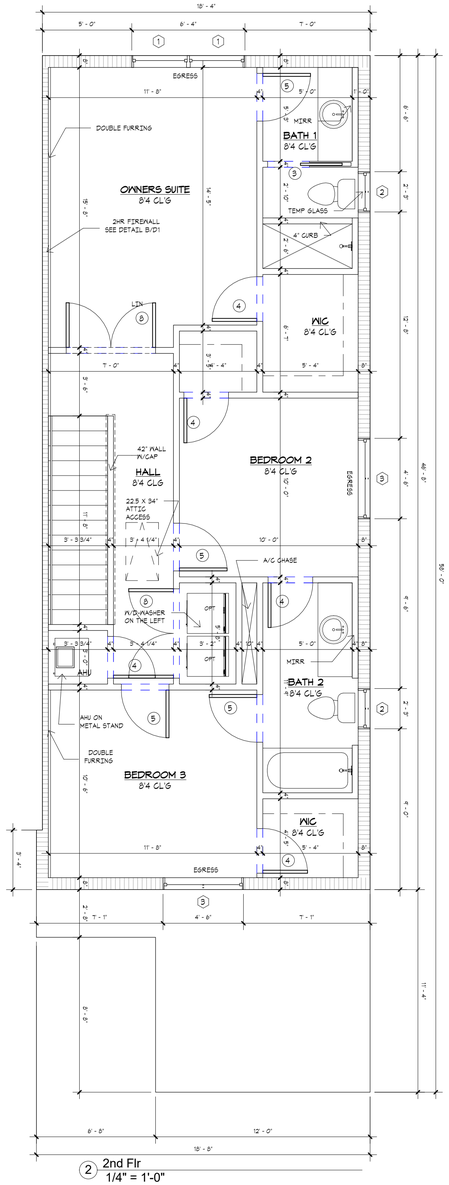
Calcuated Service Load		,	Service Voltage		=	Minimum Service Ampacity	
29791.2	watts	,	240	volts	=	124.13	amps



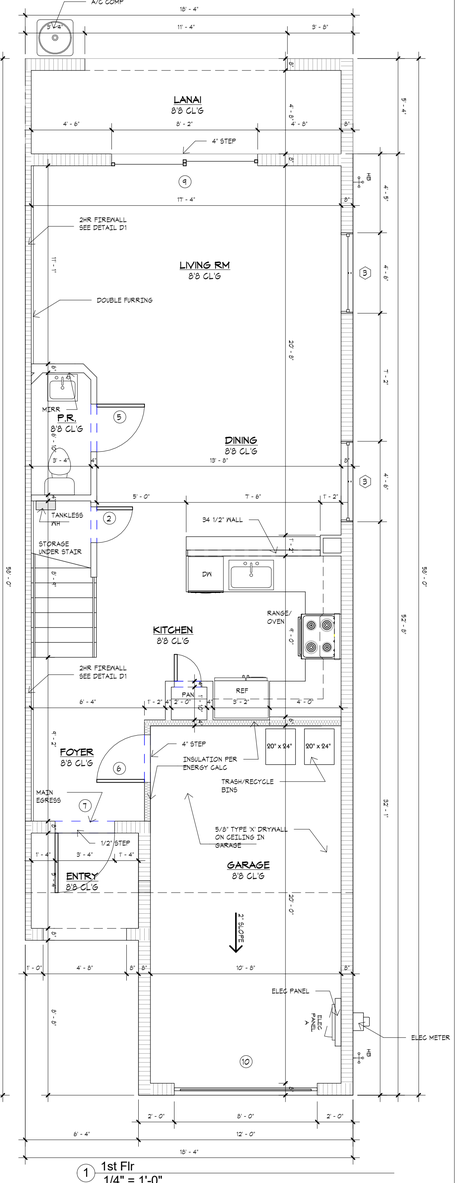
4 2ND FLR ELECTRIC
1/4" = 1'-0"



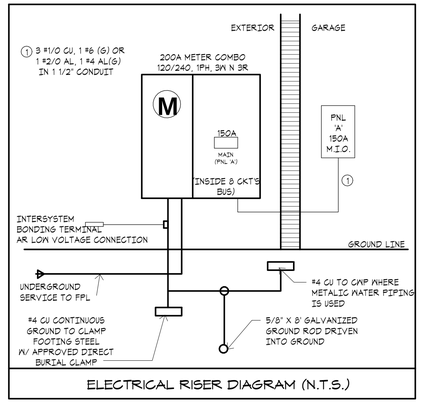
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
	1446 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
	380 SF
Grand total	1826 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 9"	3' - 9"	1/2 33SH	2
3	4' - 6"	4' - 11"	2455H	4
Grand total: 8				8

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX SGD	8' - 2"	8' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN C
RIGHT

PROJECT INFORMATION
DEERFIELD-27
DEERFIELD BEACH, FLORIDA

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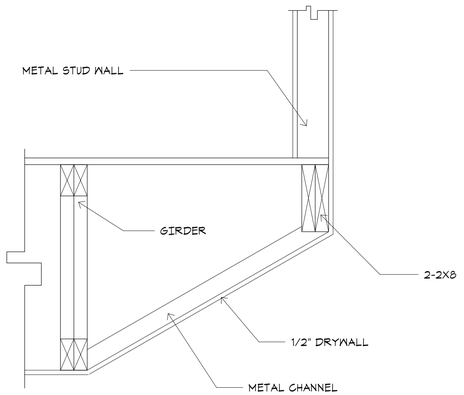
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FILE NAME.
SCALE
DATE 5/28/2021
RVD. BY
DRWN. BY C.L.
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

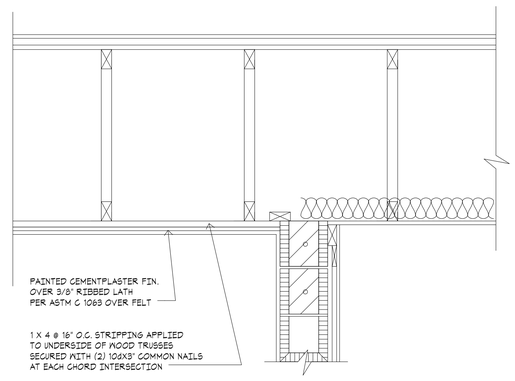
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CR-1

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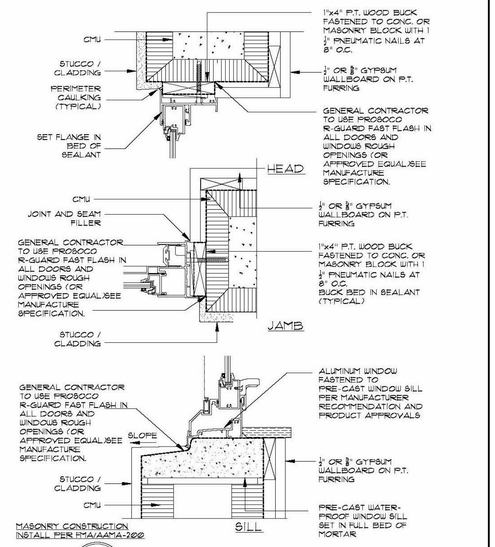
8 D1 STAIRS OPENING FRAMING DETAIL

7 D1

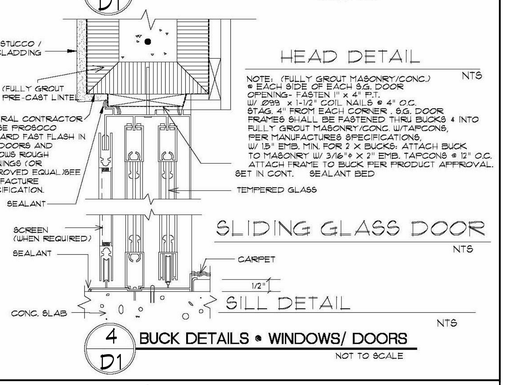


2 D1 LANAI AND ENTRY CEILING CLADDING

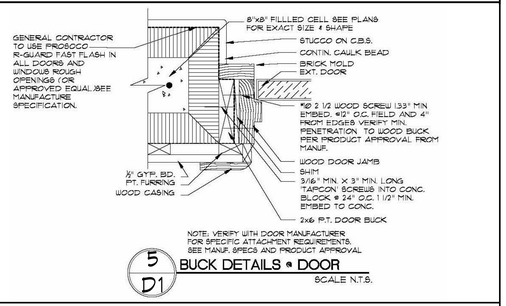
MASONRY CONSTRUCTION SEAL ALL OPENINGS WITH FLUID-APPLIED TO MEET AAMA 714 SPECIFICATION : INSTALL PER FMA/AAMA-200



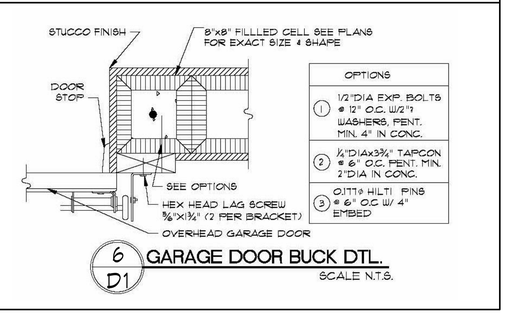
3 D1 BUCK DETAILS @ WINDOW
SCALE N.T.S.



4 D1 BUCK DETAILS • WINDOWS/ DOORS
NOT TO SCALE



5 D1 BUCK DETAILS • DOOR
SCALE N.T.S.



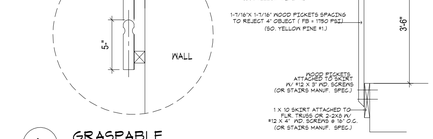
6 D1 GARAGE DOOR BUCK DTL.
SCALE N.T.S.

GUARDRAIL NOTES:

1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL REJECT PASSAGE OF 4" %%124 SPHERE.
2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
3. ALL HANDRAILING TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.

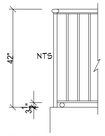
RAILING NOTES:

1. ALL RAILINGS TO MEET 200# IMPACT LOAD IN/ 50# / L.F. TOP RAIL AND 25# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.





WOOD HANDRAIL & GUARDRAIL TO BE DESIGNED IN ACCORDANCE TO SECTION 1608.2.2

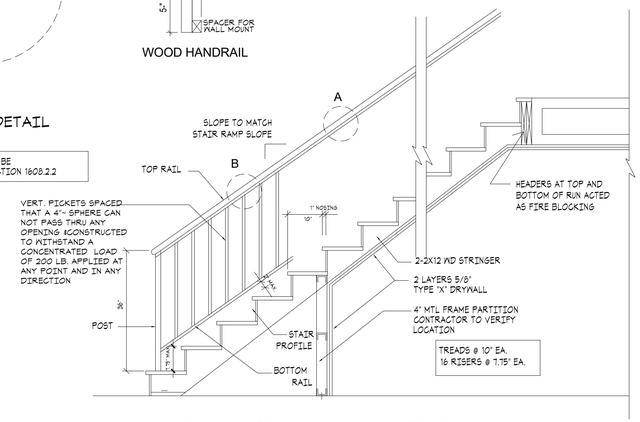


GUARDRAILS @ LANDINGS/BALCONIES:

BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL.

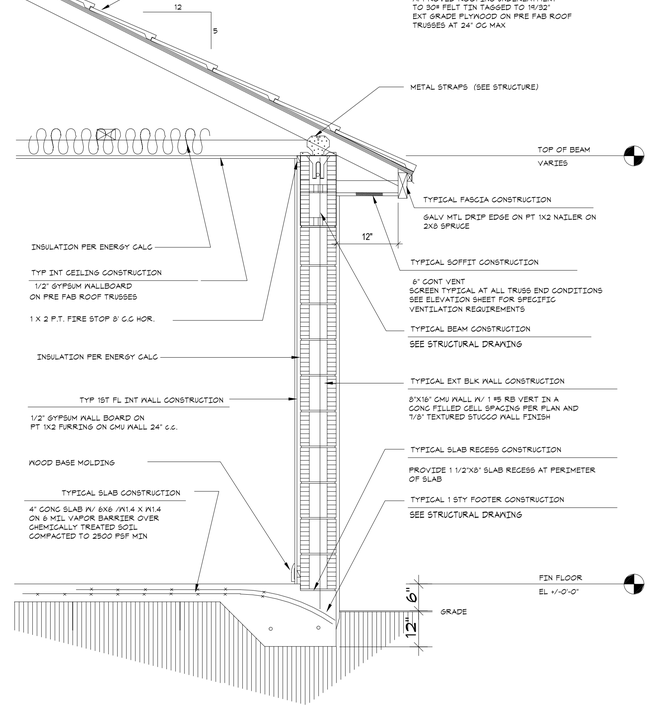
GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.

TYP. RAILING DETAIL @ LANDINGS/BALCONIES



STAIR SECTION & HANDRAIL DETAIL

9 D1 STAIRS DETAIL



1 D1 1 STORY TYPICAL WALL SECTION

TYPICAL DETAILS

SHEET INFORMATION

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

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PHM NYSE
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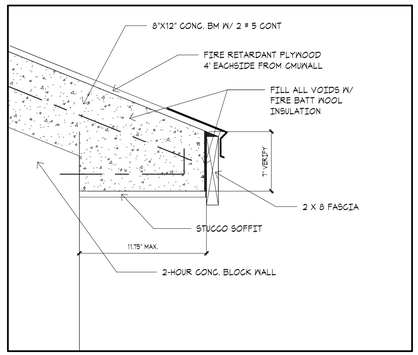
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NO	DATE	Description

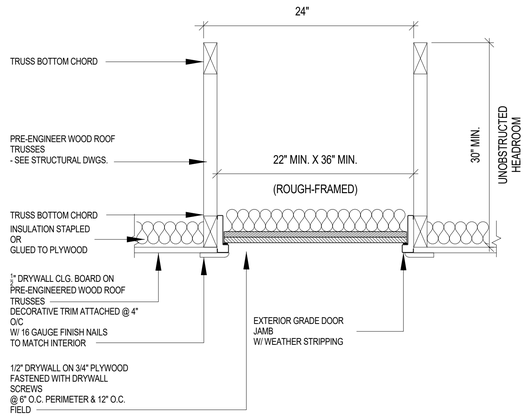
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D1

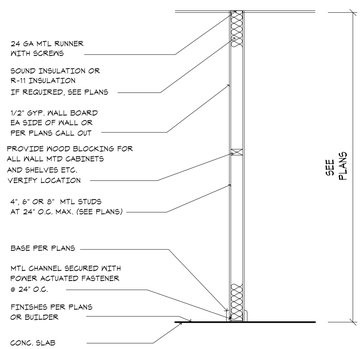
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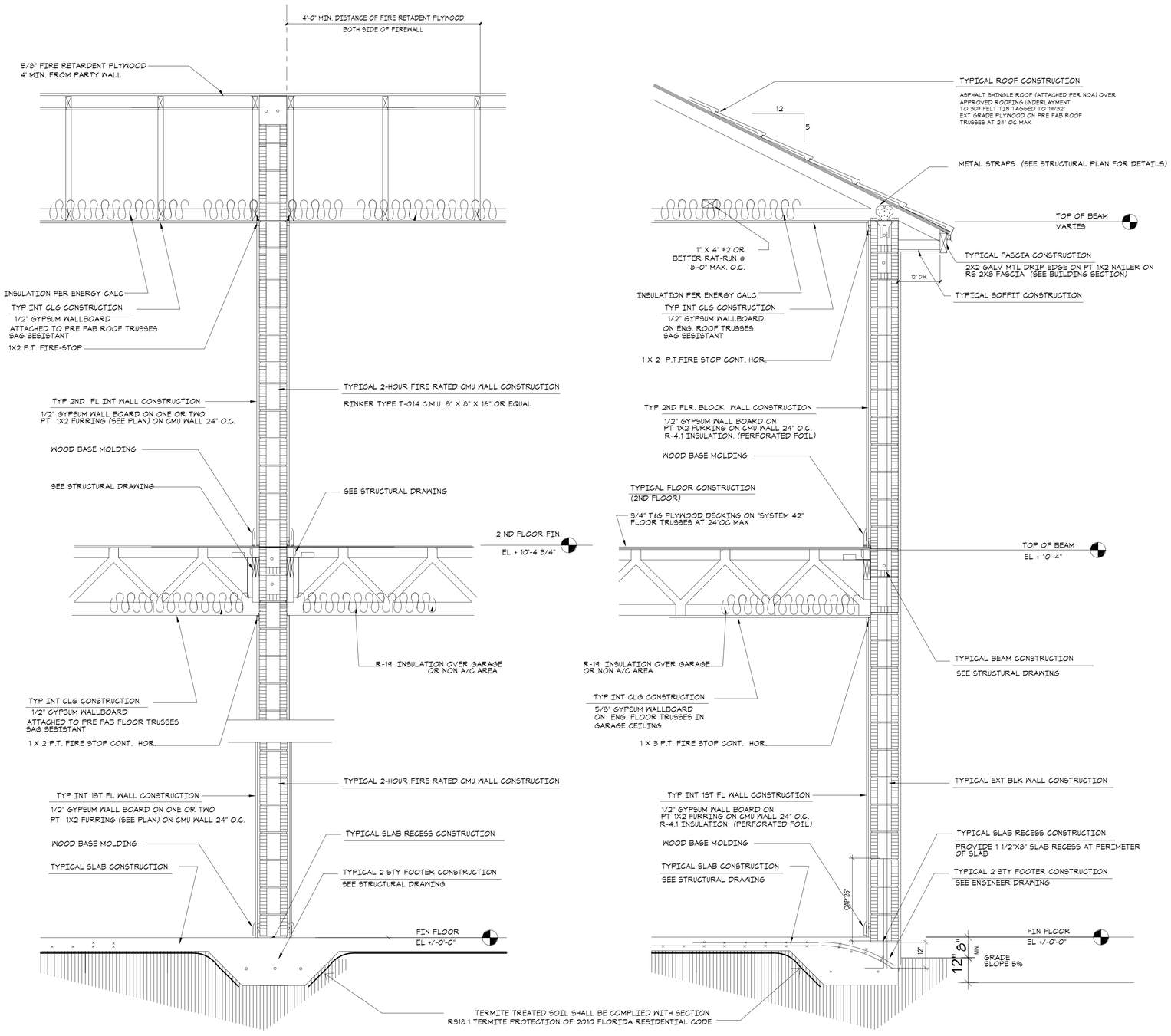
2 D2 FIRE RATED O.H. AT FIREWALL



3 D2 ATTIC ACCESS DETAIL



4 D2 INTERIOR NON-BEARING WALL DETAIL



1 D2 2 STORY TYPICAL WALL SECTION & FIREWALL DETAILS

TYP WALL SECTIONS

SHEET INFORMATION

PROJECT INFORMATION

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BELMONT
PALM SPRINGS, FLORIDA
4-UNIT BUILDING TYPE B

4-UNIT BUILDING TYPE B

SHEET INDEX

	COVER SHEET	S-1	FOUNDATION PLAN
A-1	BUILDING PLANS	S-2	1ST LIFT BEAM PLAN
A-2	BUILDING ELEVATIONS	S-2.1	2ND FLOOR PLAN
CL-1	UNIT CL FLOOR PLANS/ELECTRICAL PLANS	S-3	TYPICAL STRUCTURAL DETAILS
AR-1	UNIT AR FLOOR PLANS/ELECTRICAL PLANS	S-4	2ND LIFT BEAM PLAN
AL-1	UNIT AL FLOOR PLANS/ELECTRICAL PLANS	S-5	TYPICAL STRUCTURAL DETAILS
CR-1	UNIT CR FLOOR PLANS/ELECTRICAL PLANS	S-6	ROOF FRAMING PLAN
D-1	TYPICAL DETAILS	S-7	TYPICAL STRUCTURAL DETAILS
D-2	TYPICAL DETAILS	M-1L	PLAN C MECHANICAL PLAN LEFT
P-1	PLUMBING PLAN	M-1R	PLAN C MECHANICAL PLAN RIGHT
P-2	PLUMBING PLAN	M-2L	PLAN A MECHANICAL PLAN LEFT
		M-2R	PLAN A MECHANICAL PLAN RIGHT

SITE & AREA CALCULATIONS

TOTAL BUILDING AREA	7,458 SQ.FT.
PROPOSED A/C AREA	5,956 SQ.FT.
PROPOSED NON A/C AREA	1,502 SQ.FT.
GARAGES	962 SQ.FT.
COVERED LANAI	388 SQ.FT.
ENTRY	152 SQ.FT.

BLDG. DESIGN DATA

CODES: FLORIDA RESIDENTIAL BLDG. CODE 2020 EDITION
NFPA FL. FIRE PREVENTION CODE 7TH ED.
NEC NATIONAL ELECTRIC CODE 2017
CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL ADMINISTRATIVE CODE RULE 9B-3.0472
ACI 318-14.
ASTM 47th. ED.

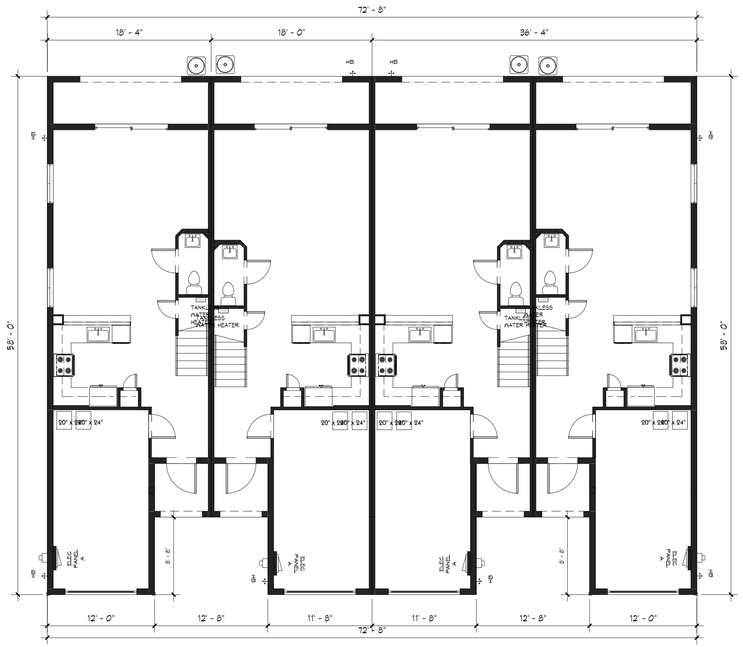
DESIGN CRITERIA

COUNTY	PLAM SPRINGS, FL
OCCUPANCY GROUP	R-3
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30
CONTRUCTION TYPE	"III B"UNPROTECTED

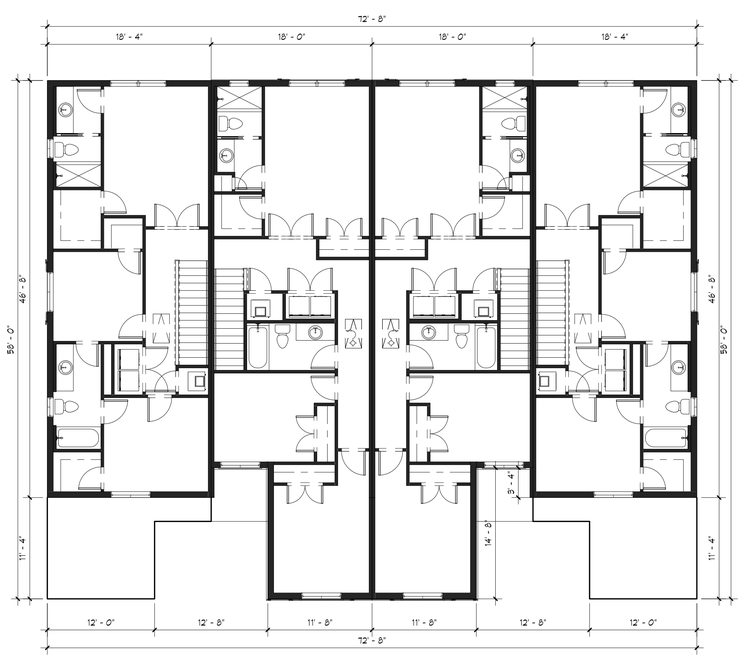
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1 1st Flr
1/8" = 1'-0"



2 2nd Flr
1/8" = 1'-0"

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BUILDING PLANS

SHEET INFORMATION
4- UNIT
BUILDING
TYPE B

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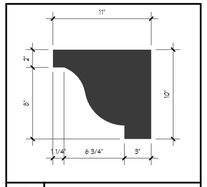
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SHEET #
A-1



1 BRACKET 1 : 8" W

UPPER ROOF VENT CALCULATION-PLAN A
ATTIC AREA MAX. 1,000 S.F.
CALCULATE NET FREE VENT AREA: 1,000 S.F/150 = 6.67 S.F. (1 IN 150 RULED)
CONVERT TO SQ. INCHES : 6.67 SF X 144 = 960 SQ.IN
SOFFIT VENT 960 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 960 SQ.IN./LF = 960/36 = 27

LOWER ROOF VENT CALCULATION-PLAN A
ATTIC AREA MAX. 40 S.F.
CALCULATE NET FREE VENT AREA: 40 S.F/150 = .27 S.F. (1 IN 150 RULED)
CONVERT TO SQ. INCHES : .27 SF X 144 = 38.4 SQ.IN
SOFFIT VENT 38.4 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 38.4 SQ.IN./LF = 38.4/36 = 2

UPPER ROOF VENT CALCULATION-PLAN C
ATTIC AREA MAX. 900 S.F.
CALCULATE NET FREE VENT AREA: 900 S.F/150 = 6.0 S.F. (1 IN 150 RULED)
CONVERT TO SQ. INCHES : 6 SF X 144 = 864 SQ.IN
SOFFIT VENT 864 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 864 SQ.IN./LF = 864/36 = 24

LOWER ROOF VENT CALCULATION-PLAN C
ATTIC AREA MAX. 100 S.F.
CALCULATE NET FREE VENT AREA: 100 S.F/150 = 1.07 S.F. (1 IN 150 RULED)
CONVERT TO SQ. INCHES : 1.07 SF X 144 = 153.6 SQ.IN
SOFFIT VENT 153.6 SQ.IN. : 6" CONT SCREEN VENT 6" CONT. VENT : 153.6 SQ.IN./LF = 153.6/36 = 5



2 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT SIDE
1/8" = 1'-0"



3 LEFT SIDE
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

I:\DR HORTON\BELMONT\BUILDING 4-PLEX-B.rvt

ELEVATIONS

SHEET INFORMATION
4- UNIT BUILDING TYPE B

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

D·R·HORTON America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.	
SCALE	
DATE	5/28/2021
RVD. BY	Checker
DRWN. BY	Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A-2

ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
- JUNCTION BOX
- EXHAUST FAN
- TRACK LIGHTING FIXTURE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON-GARAGE DR OPENER
- PUSH BUTTON-GARAGE DR OPENER
- TIME SWITCH
- WEATHER PROOF SWITCH
- DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE 110/120
- QUADRUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- BREAKER PANEL
- ELECTRIC METER
- MAIN DISCONNECT PANEL
- DEDICATED DISCONNECT PANEL
- ROUTED WIRE
- TELEPHONE JACK
- TELEVISION JACK
- INTERCOM
- SECURITY SYSTEM
- CHIMES
- THERMOSTAT
- TIMER RELAY
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- PADDLE FAN
- SWITCH ACTIVATED RECEPTACLE
- WEATHER PROOF RECEPTACLE
- GROUND FAULT INTERRUPTER RECEPTACLE

GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 7TH EDITION,NEC 2017

1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11)
2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFIC IS REQUIRED) MUST BE ARC-FUALT, INCLUDING DINING RECEPTACLES (NEC 210.12)
3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8)
4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B)
5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8)
6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 6	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39478**	**watts**

Service Demand

General Load:

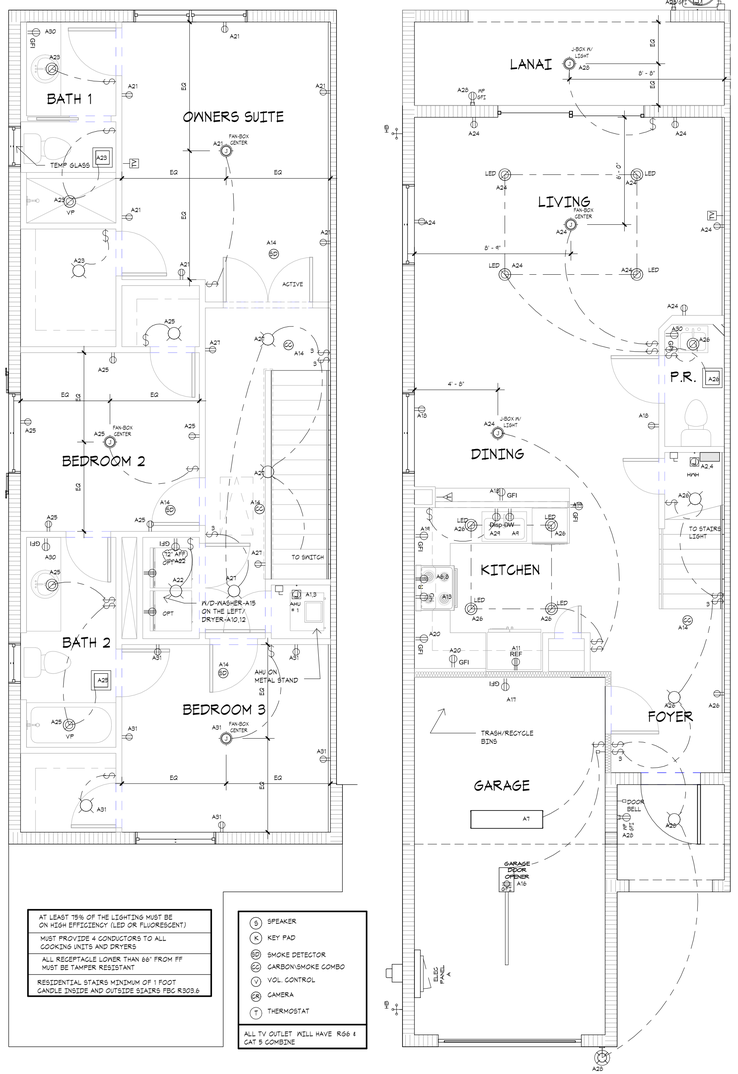
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11791.2	watts
Total General Load	**21791.2**	**watts**

HVAC Load:

10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	8000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
	Total HVAC Load	**8000**	**watts**

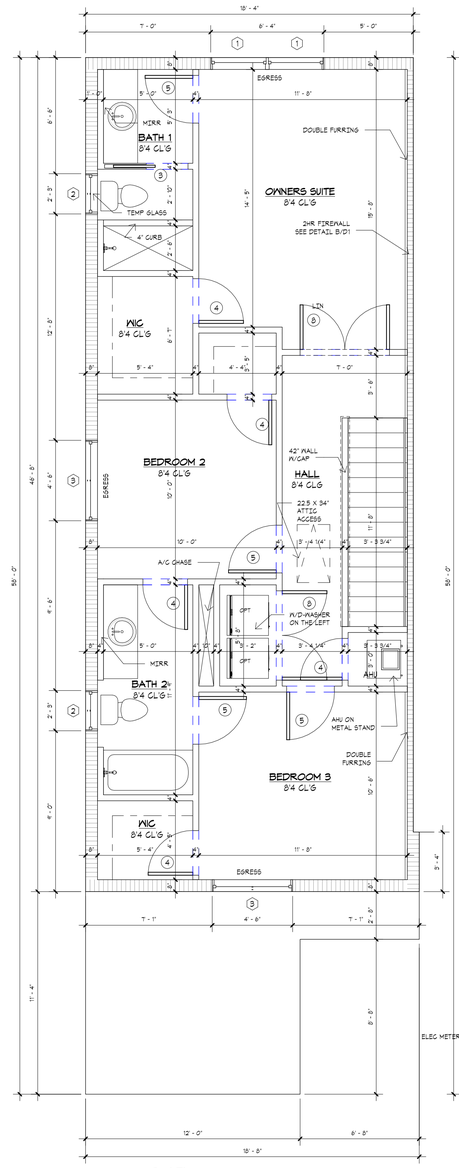
Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21791.2	watts	+	8000	watts	=	29791.2	watts

Calcuated Service Load		,	Service Voltage		=	Minimum Service Ampacity	
29791.2	watts	,	240	volts	=	124.13	amps

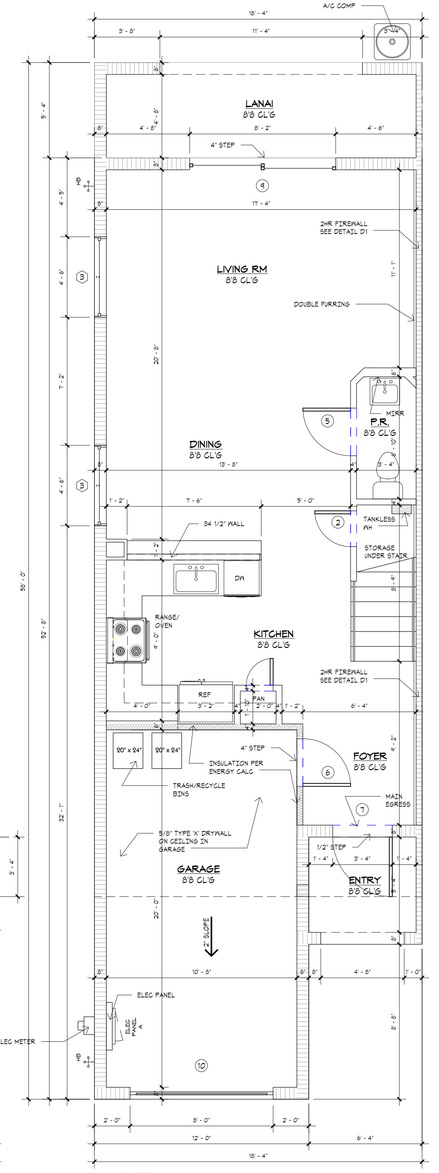


4 2ND FLR ELECTRIC
1/4" = 1'-0"

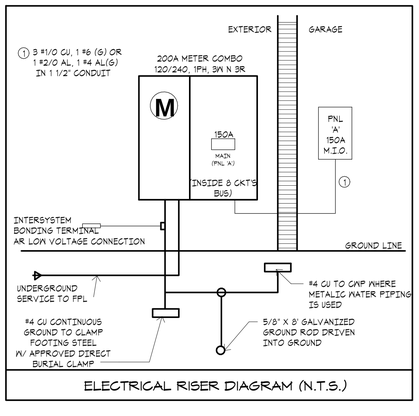
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
	1446 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
	380 SF
Grand total	1826 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	24S SH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	2
3	4' - 6"	4' - 11"	24SSH	4
Grand total: 8				8

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN C
LEFT

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

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FILE NAME.
SCALE
DATE 5/28/2021
RVD. BY
DRWN. BY C.L.
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
CL-1

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ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
- JUNCTION BOX
- EXHAUST FAN
- TRACK LIGHTING FIXTURE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON-GARAGE DR OPENER
- PUSH BUTTON-GARAGE DR OPENER
- TIME SWITCH
- WEATHER PROOF SWITCH
- DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE 110/120
- QUADRUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- BREAKER PANEL
- ELECTRIC METER
- MAIN DISCONNECT PANEL
- DEDICATED DISCONNECT PANEL
- ROUTED WIRE
- TELEPHONE JACK
- TELEVISION JACK
- INTERCOM
- SECURITY SYSTEM
- CHIMES
- THERMOSTAT
- TIMER RELAY
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- PADDLE FAN
- SWITCH ACTIVATED RECEPTACLE
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- GROUND FAULT INTERRUPTER RECEPTACLE

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4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B)
5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8)
6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 8	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
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19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1769	sq. ft. @ 3 watts sq. ft	5307	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39307**	**watts**

Service Demand

General Load:

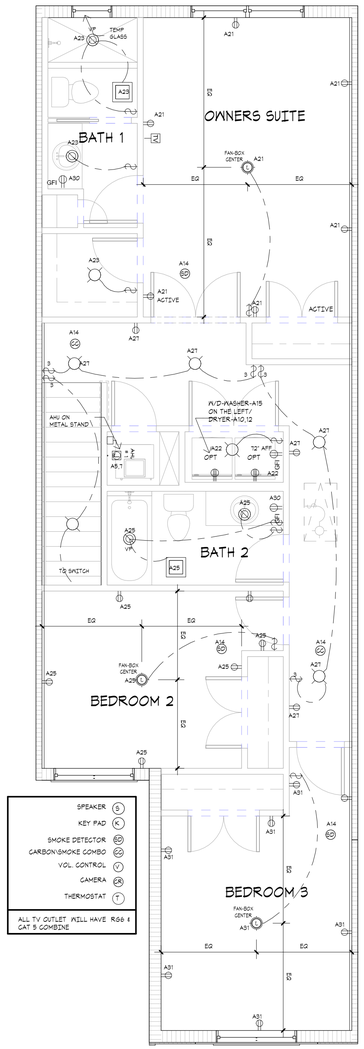
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11722.8	watts
Total General Load	**21722.8**	**watts**

HVAC Load:

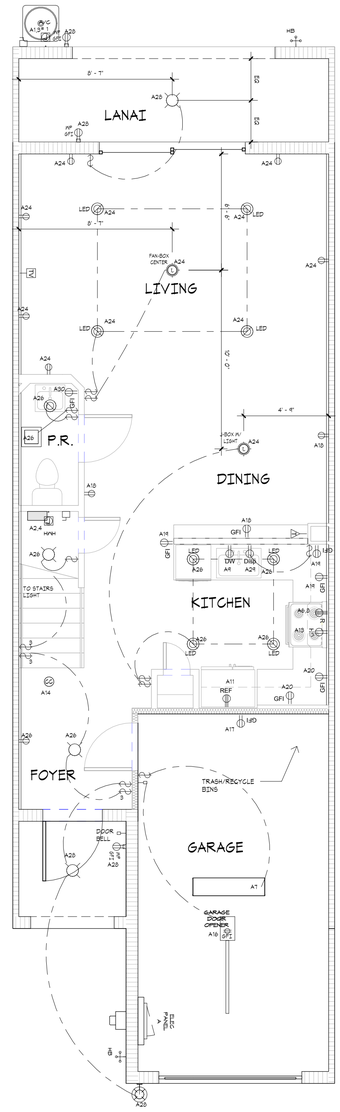
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	5000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
	Total HVAC Load	**5000**	**watts**

Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21722.8	watts	+	5000	watts	=	26722.8	watts

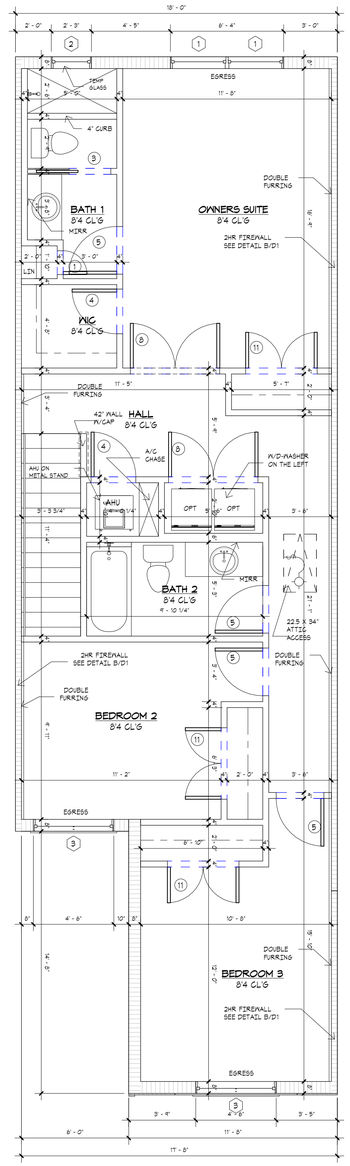
Calcuated Service Load		÷	Service Voltage		=	Minimum Service Ampacity	
26722.8	watts	÷	240	volts	=	111.35	amps



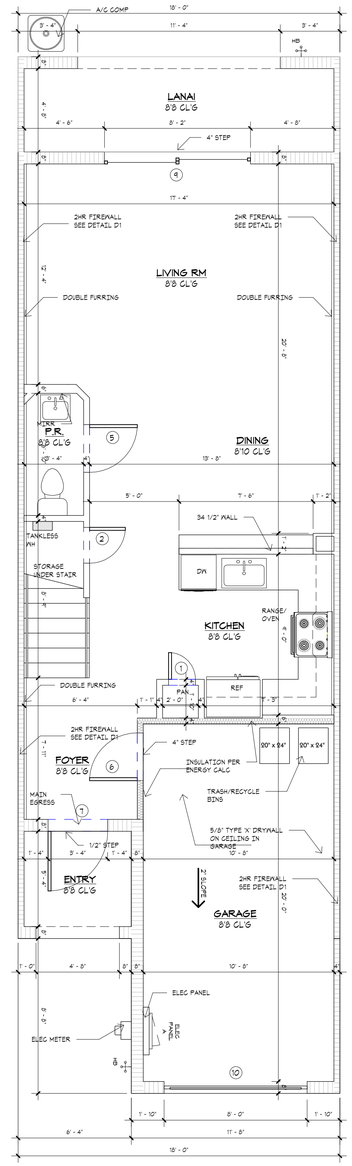
4 2ND FLR ELECTRIC
1/4" = 1'-0"



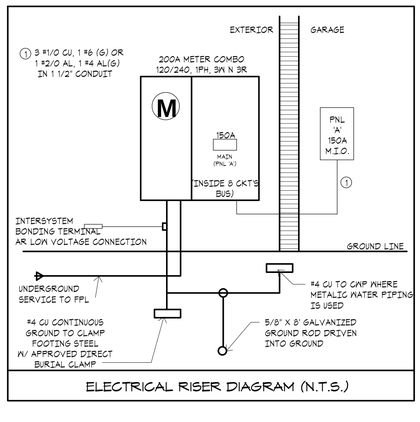
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	618 SF
2ND FLOOR LIVING AREA	914 SF
	1532 SF
GARAGE	237 SF
LANAI	96 SF
ENTRY	38 SF
	371 SF
Grand total	1903 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	24SSH Egress	2
2	2' - 3"	3' - 3"	1/2 33SH	1
3	4' - 6"	4' - 11"	34SSH	2
Grand total: 5				5

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 Interior Door	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	5-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8068 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
11	2-2068 INTERIOR DOOR	4' - 0"	6' - 8"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN A
RIGHT

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

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FILE NAME.

SCALE

DATE 5/28/2021

RVD. BY

DRWN. BY C.L.

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
AR-1

I:\DR HORTON\BELMONT\MASTER PLANS\PLAN-AR MASTER.rvt

ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
- JUNCTION BOX
- EXHAUST FAN
- TRACK LIGHTING FIXTURE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON-GARAGE DR OPENER
- PUSH BUTTON-GARAGE DR OPENER
- TIME SWITCH
- WEATHER PROOF SWITCH
- DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE 110/120
- QUADRUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- BREAKER PANEL
- ELECTRIC METER
- MAIN DISCONNECT PANEL
- DEDICATED DISCONNECT PANEL
- ROUTED WIRE
- TELEPHONE JACK
- TELEVISION JACK
- INTERCOM
- SECURITY SYSTEM
- CHIMES
- THERMOSTAT
- TIMER RELAY
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- PADDLE FAN
- SWITCH ACTIVATED RECEPTACLE
- WEATHER PROOF RECEPTACLE
- GROUND FAULT INTERRUPTER RECEPTACLE

GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 7TH EDITION,NEC 2020

1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11)
2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFIC IS REQUIRED) MUST BE ARC-FUALT, INCLUDING DINING RECEPTACLES (NEC 210.12)
3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8)
4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B)
5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8)
6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 6	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICROWAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1769	sq. ft. @ 3 watts sq. ft	5307	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39307**	**watts**

Service Demand

General Load:

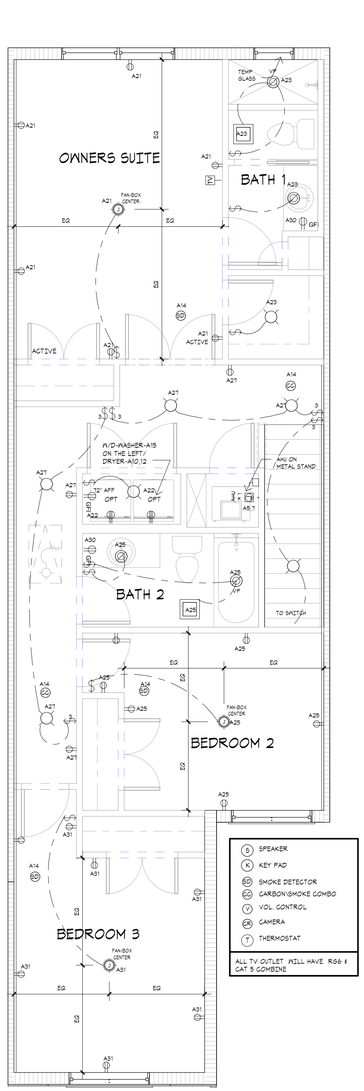
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11722.8	watts
Total General Load	**21722.8**	**watts**

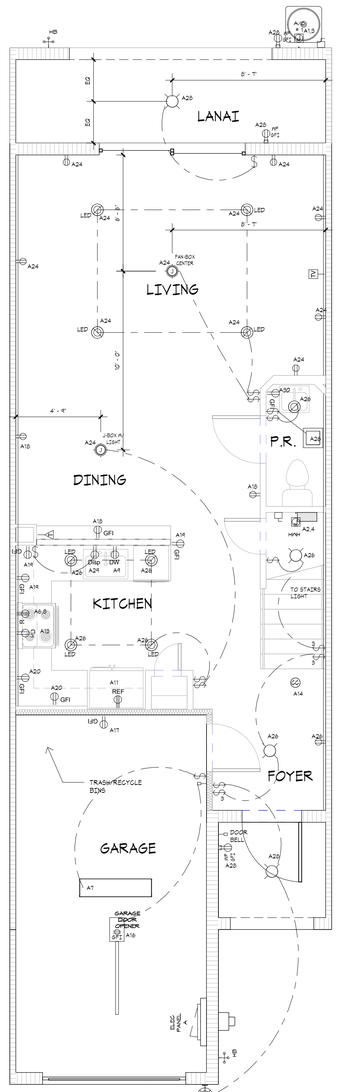
HVAC Load:

10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	5000	watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0	watts
	Total HVAC Load	**5000**	**watts**

Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21722.8	watts	+	5000	watts	=	26722.8	watts

Calcuated Service Load		,	Service Voltage		=	Minimum Service Ampacity	
26722.8	watts	,	240	volts	=	111.35	amps





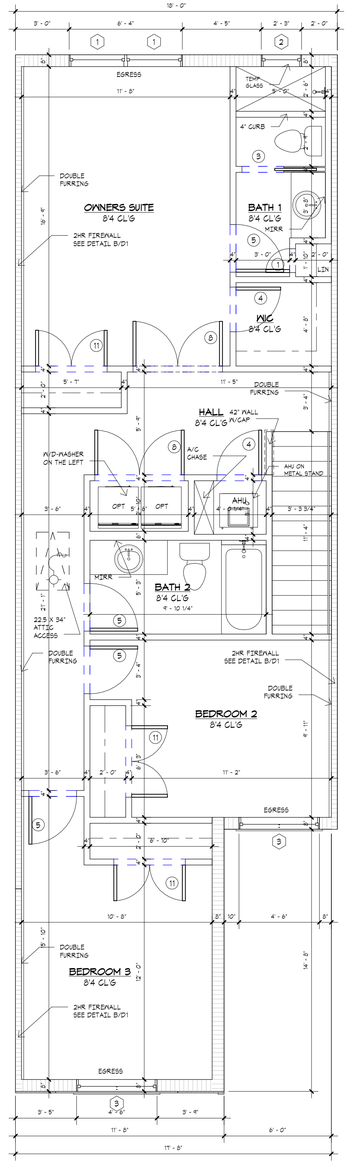
S	SPEAKER
K	KEY PAD
SD	SMOKE DETECTOR
SC	CARBON/SMOKE COMBO
V	VOL CONTROL
CA	CAMERA
T	THERMOSTAT

ALL TV OUTLET WILL HAVE RG6 & CAT 5 COMBINE

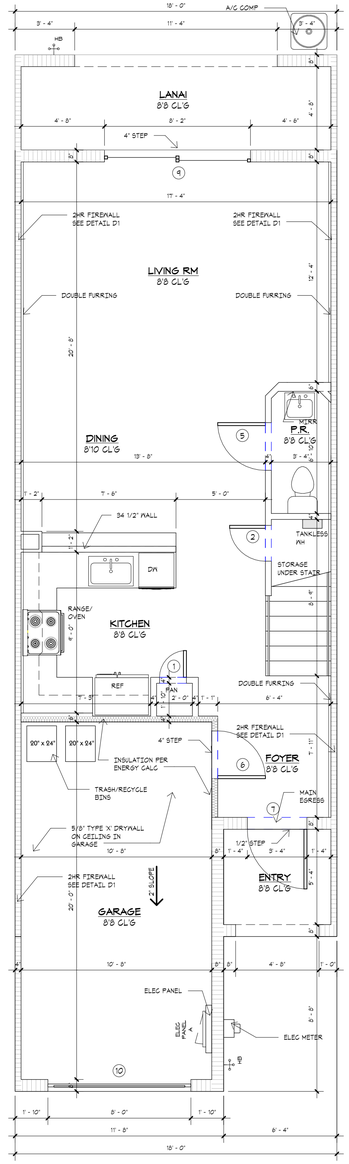
AT LEAST 75% OF THE LIGHTING MUST BE ON HIGH EFFICIENCY (LED OR FLUORESCENT)
MUST PROVIDE 4 CONDUCTORS TO ALL COOKING UNITS AND DRYERS
ALL RECEPTACLE LOWER THAN 66" FROM FF MUST BE TAMPER RESISTANT
RESIDENTIAL STAIRS MINIMUM OF 1 FOOT CANDLE INSIDE AND OUTSIDE STAIRS FBC R303.6

4 2ND FLR ELECTRIC
1/4" = 1'-0"

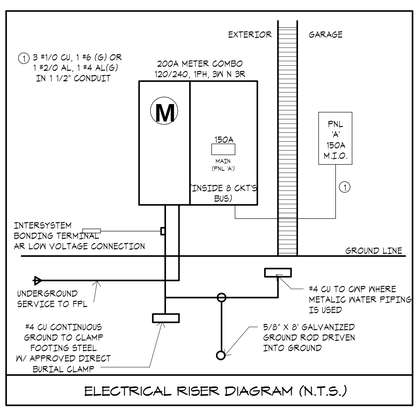
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	618 SF
2ND FLOOR LIVING AREA	914 SF
	1532 SF
GARAGE	237 SF
LANAI	96 SF
ENTRY	38 SF
	371 SF
Grand total	1903 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	2455H Egress	2
2	2' - 3"	3' - 3"	1/2 335H	1
3	4' - 6"	4' - 11"	3455H	2
Grand total: 5				5

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 Interior Door	1' - 8"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8068 XX SGD	8' - 2"	6' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
11	2-2068 INTERIOR DOOR	4' - 0"	6' - 8"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN A
LEFT

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.

SCALE

DATE 5/28/2021

RVD. BY

DRWN. BY C.L.

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
AL-1

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ELECTRICAL LEGEND

- SURFACE MOUNTED LIGHT
- WALL MOUNTED LIGHT
- RECESSED HIGH HAT
- RECESSED VAPOR PROOF LIGHT
- SURFACE MOUNTED FLUORESCENT FIXTURE
- RECESSECED FLUORESCENT FIXTURE
- HEAT LAMP/ EXHAUST FAN COMBINATION
- FLOOD LIGHT
- JUNCTION BOX
- EXHAUST FAN
- TRACK LIGHTING FIXTURE
- SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- PUSH BUTTON-GARAGE DR OPENER
- PUSH BUTTON-GARAGE DR OPENER
- TIME SWITCH
- WEATHER PROOF SWITCH
- DEDICATED RECEPTACLE
- DUPLEX RECEPTACLE 110/120
- QUADRUPLEX RECEPTACLE
- FLOOR RECEPTACLE
- BREAKER PANEL
- ELECTRIC METER
- MAIN DISCONNECT PANEL
- DEDICATED DISCONNECT PANEL
- ROUTED WIRE
- TELEPHONE JACK
- TELEVISION JACK
- INTERCOM
- SECURITY SYSTEM
- CHIMES
- THERMOSTAT
- TIMER RELAY
- SMOKE DETECTOR
- GARAGE DOOR OPENER
- PADDLE FAN
- SWITCH ACTIVATED RECEPTACLE
- WEATHER PROOF RECEPTACLE
- GROUND FAULT INTERRUPTER RECEPTACLE

GENERAL NOTES PER CODE IN EFFECT: FBC 2020, 7TH EDITION,NEC 2017

1. ALL RECEPTACLES TO BE TAMPER RESISTANT THROUGHOUT THE HOUSE (NEC 406.11)
2. ALL 15 AND 20-AMP LIGHTING AND RECEPTACLE CIRCUITS (EXCEPT WHERE GFIC IS REQUIRED) MUST BE ARC-FUALT, INCLUDING DINING RECEPTACLES (NEC 210.12)
3. ALL EXTERIOR RECEPTACLES WILL NEED TO BE WEATHER RESISTANT (NEC 406.8)
4. POOL PUMP/SPA MOTORS WILL REQUIRE GFCI PROTECTION (NEC 680.22 B)
5. GFI PROTECTION WILL BE REQUIRED FOR ALL GARAGE DOOR OPENERS (NEC 210.8)
6. GROUND BAR TO BE ADDED AT SERVICE ENTRANCE TO INTER SYSTEMS (NEC 250.94).

ELECTRICAL PANEL 'A'

NO	POLE TRIP	KVA	DESCRIPTION	WIRE	NO	POLE TRIP	KVA	DESCRIPTION	WIRE
1	2/60	5.0	AIR HANDLER	# 6	2	2/25	4.5	HOTWATER HEATER	#10
3					4				
5	2/50		A/C COMP.	# 6	6	2/50	12.0	RANGE/OVEN	#6
7					8				
9	1/20	1.0	DISH WASHER GFI	#12	10	2/30	5.0	DRYER	#10
11	1/20	1.0	REFRIGERATOR GFI	#12	12				
13	1/20	1.5	MICRONAVE/HOOD FAN	#12	14	1/20	1.5	SMOKE/CABON DETECTOR GFI (AF)	#12
15	1/20	1.5	WASHER GFI	#12	16	1/20	1.5	GARAGE DOOR OPENER GFI (AF)	#12
17	1/20		GENERAL LIGHTING GARAGE (AF)	#12	18	1/20	1.5	DINING ROOM REC (AF)	#12
19	1/20	1.5	SMALL APPLIANCES (AF)	#12	20	1/20	1.5	SMALL APPLIANCES (AF)	#12
21	1/15		GENERAL LIGHTING MASTER (AF)	#14	22	1/20		GENERAL LIGHTING LAUNDRY(AF)	#12
23	1/15		GENERAL LIGHTING MBATH (AF)	#14	24	1/15		GENERAL LIGHTING LIVING/DINING (AF)	#14
25	1/15		GENERAL LIGHTING BR2/BATH 2 (AF)	#14	26	1/15		GENERAL LIGHTING KITCHEN/FOYER/P.R.(AF)	#14
27	1/15		GENERAL LIGHTING HALLWAY (AF)	#14	28	1/15		EXTERIOR LIGHTING (AF)	#14
29	1/20	1.5	DISPOSAL GFI	#12	30	1/20		BATHROOM REC. (GFI)	#12
31	1/15		GENERAL LIGHTING BR3 (AF)	#14	32				
33					34				
35					36				
37					38				
39			SPARE		40			SPARE	
41			SPARE		42			SPARE	

1826	sq. ft. @ 3 watts sq. ft	5478	watts
3	Small Appliance Circuits @ 1500 watts ea. **(Minimum is 2)**	4500	watts
1	Laundry Circuit(s) @ 1500 watts ea. **(Minimum is 1)**	1500	watts
12000	Range **(Nameplate Rating)**	12000	watts
4500	Electric Water Heater	4500	watts
5000	Electric Clothes Dryer **(Enter larger: 5000 Watts or Nameplate Rating)**	5000	watts
1000	Dishwasher	1000	watts
1500	Disposal	1500	watts
1000	Refrigerator	1000	watts
1500	Microwave Oven	1500	watts
1500	Garage Door Opener	1500	watts
		0	watts
		0	watts
		0	watts
		0	watts
		0	watts
	Total Calculated Load (less HVAC)	**39478**	**watts**

Service Demand

General Load:

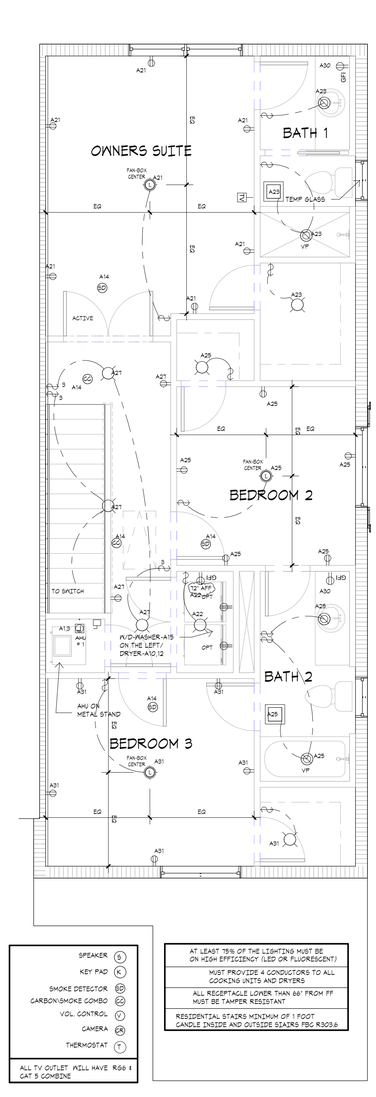
First 10kw of Total Calculated Load (less HVAC) @ 100%	10000	watts
Remainder of Total Calculated Load (less HVAC) @ 40%	11791.2	watts
Total General Load	**21791.2**	**watts**

HVAC Load:

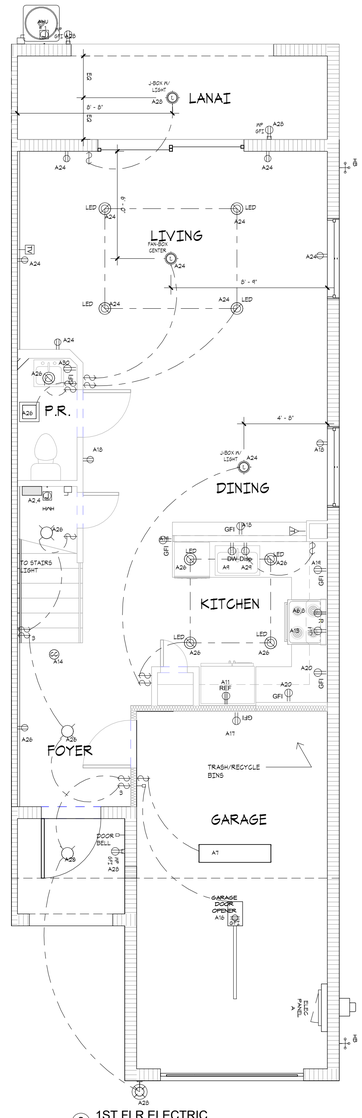
10000	Air Conditioning Load @ 100% (Volts X Amps = Watts)	8000 watts
	Furnace/Air Handler Load (Volts X Amps = Watts)	0 watts
	Total HVAC Load	**8000 watts**

Total General Load		+	Total HVAC Load		=	Calculated Service Load	
21791.2	watts	+	8000	watts	=	29791.2	watts

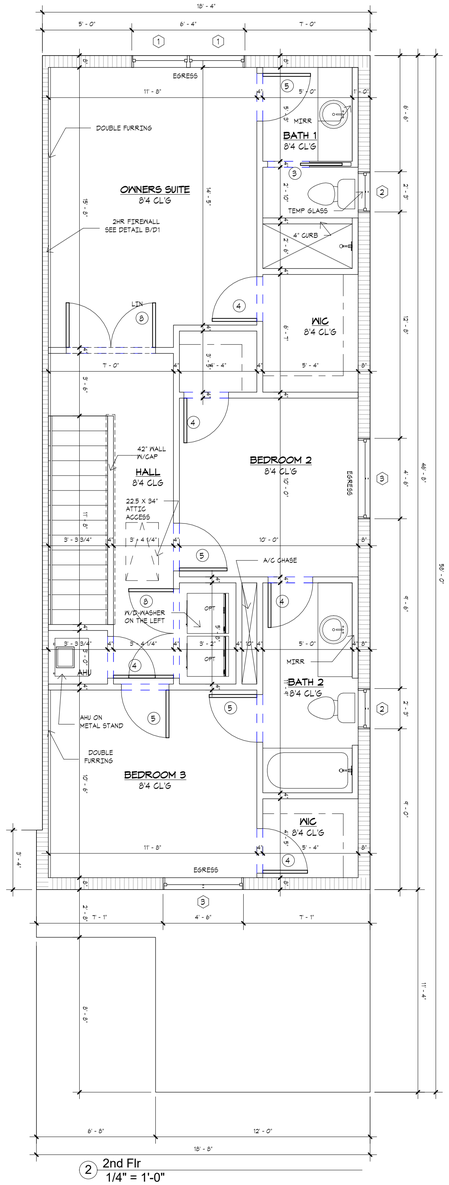
Calcuated Service Load		,	Service Voltage		=	Minimum Service Ampacity	
29791.2	watts	,	240	volts	=	124.13	amps



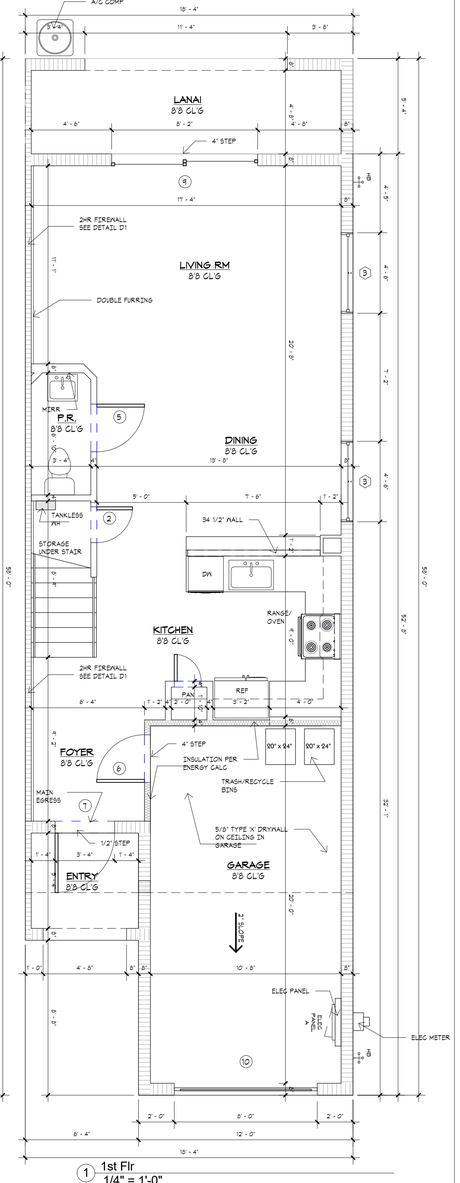
4 2ND FLR ELECTRIC
1/4" = 1'-0"



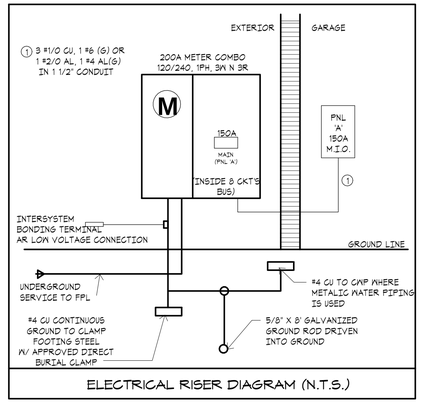
3 1ST FLR ELECTRIC
1/4" = 1'-0"



2 2nd Flr
1/4" = 1'-0"



1 1st Flr
1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM (N.T.S.)

GENERAL NOTES

1. ALL WINDOWS AND SLIDING DOOR GLASS SHALL BE : U-FACTOR = 0.54 AND SHGC = 0.65
2. OMITTED
3. DRYER MUST VENT TO OUTSIDE.
4. SET HOTWATER HEATER AT FIN. FLR. LEVEL
5. ALL MECHANICAL FANS MUST BE VENTED TO OUTSIDE.
6. ALL BATH ROOM FLOOR AND BASE SHALL BE IMPERVIOUS MATERIAL WHERE REQUIRED BY LOCAL BUILDING CODE.
7. HVAC CONTRACTOR TO PROVIDE ELECTRICAL BREAKERS IN AIR HANDLER.
8. ALL BATHROOM FIXTURE OUTLETS TO BE 86" AFF OR AS PER BUILDER SPECIFICATIONS.
9. PROVIDE RECEPTACAL FOR MICRO/HOOD FAN 65" A.F.F. CENTER RANGE SPACE.
10. SMOKE DETECTORS SHALL BE HARD WIRE 110V W/ BATTERY BACK UP. MULTIPLE DETECTORS SHALL BE INTERCONNECTED.
11. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT, AND 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" OFF THE FLOOR.

NOTE:
CONTRACTORS MUST VERIFY OPENINGS WITH DOORS AND WINDOWS MANUFACTURES.

AREA CALCULATION

Comments	Area
1ST FLOOR LIVING AREA	629 SF
2ND FLOOR LIVING AREA	817 SF
	1446 SF
GARAGE	244 SF
LANAI	98 SF
ENTRY	38 SF
	380 SF
Grand total	1826 SF

WINDOWS SCHEDULE

Mark	Rough Opening Width	Rough Opening Height	Description	Count
1	3' - 2"	4' - 11"	245 SH Egress	2
2	2' - 9"	3' - 9"	1/2 33SH	2
3	4' - 6"	4' - 11"	2455H	4
Grand total: 8				8

DOOR SCHEDULE1

Mark	Description	Rough Width	Rough Height	Finish Comment
1	1668 INTERIOR DOOR	1' - 6"	6' - 8"	
2	2068 INTERIOR DOOR	2' - 0"	6' - 8"	
3	2668 POCKET DOOR	2' - 6"	6' - 8"	
4	2668 INTERIOR DOOR	2' - 6"	6' - 8"	
5	2868 INTERIOR DOOR	2' - 8"	6' - 8"	
6	2868 SC DOOR TO GARAGE	2' - 8"	6' - 8"	20 MIN RATING/AUTO CLOSURE
7	3080 SC/MTL FRONT DOOR	3' - 4"	8' - 2"	
8	2-2668 INTERIOR DOOR	5' - 0"	6' - 8"	
9	8080 XX SGD	8' - 2"	8' - 8"	
10	8'0 x 8'0 Garage Door	8' - 0"	8' - 0"	
Grand total				

FLOOR/ELECT PLANS

SHEET INFORMATION
PLAN C
RIGHT

PROJECT INFORMATION
DEERFIELD-27
DEERFIELD BEACH, FLORIDA

D·R·HORTON
PHI Listed NYSE
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

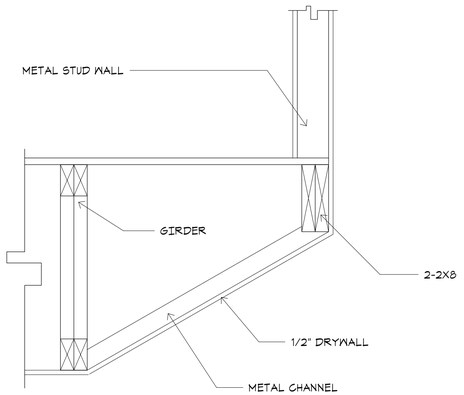
SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH FL. CA. #0009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.
SCALE
DATE 5/28/2021
RVD. BY
DRWN. BY C.L.
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

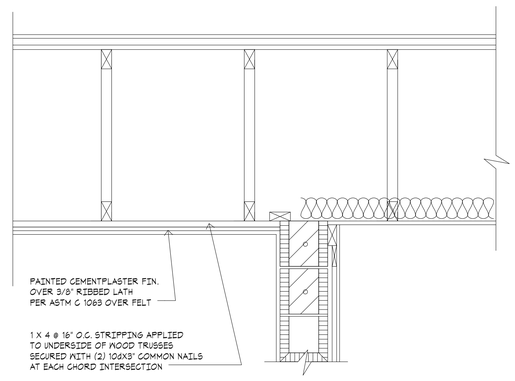
SHEET #
CR-1

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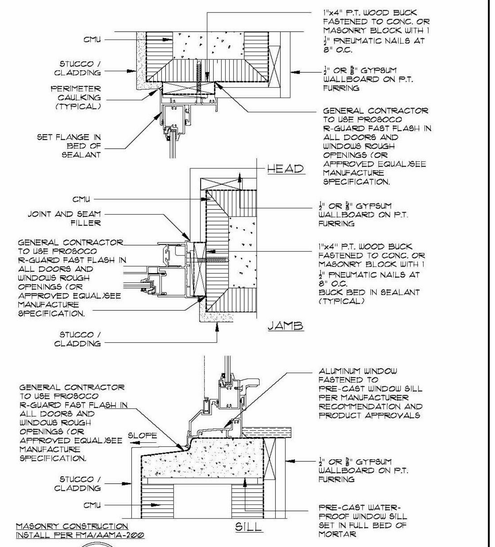
8 D1 STAIRS OPENING FRAMING DETAIL

7 D1

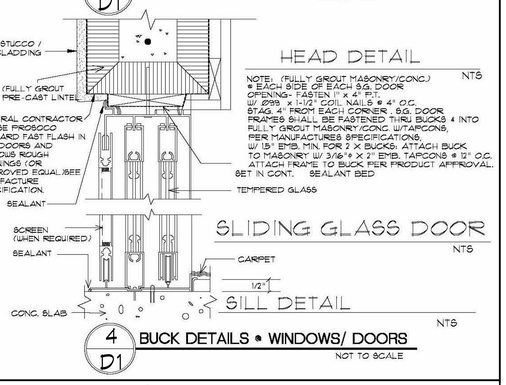


2 D1 LANAI AND ENTRY CEILING CLADDING

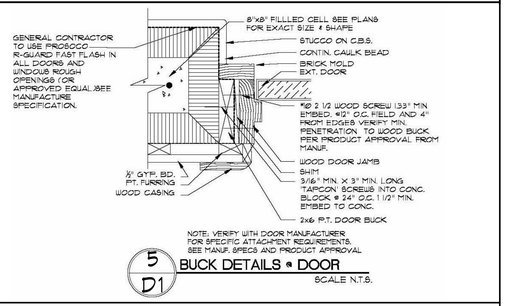
MASONRY CONSTRUCTION SEAL ALL OPENINGS WITH FLUID-APPLIED TO MEET AAMA 714 SPECIFICATION : INSTALL PER FMA/AAMA-200



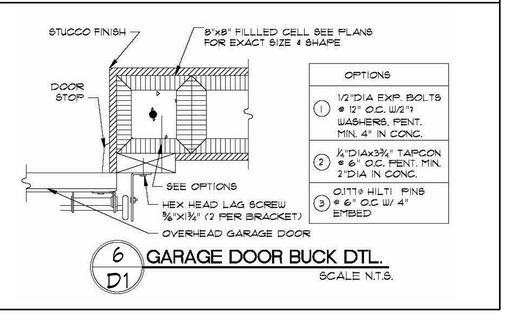
3 D1 BUCK DETAILS @ WINDOW
SCALE N.T.S.



4 D1 BUCK DETAILS • WINDOWS/ DOORS
NOT TO SCALE



5 D1 BUCK DETAILS • DOOR
SCALE N.T.S.



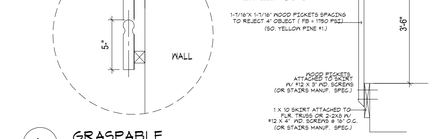
6 D1 GARAGE DOOR BUCK DTL.
SCALE N.T.S.

GUARDRAIL NOTES:

1. ALL OPEN GUARDRAILS SHALL HAVE VERT. PICKETS OR ORNAMENTAL FILLER BELOW TOP RAIL WHICH WILL REJECT PASSAGE OF 4" %%124 SPHERE.
2. BOTTOM RAIL CLEARANCE BETWEEN ADJACENT SURFACE NOT TO EXCEED 2" @ STAIR NOSING.
3. ALL HANDRAILING TO TERMINATE ON A POST OR RETURN INTO THE WALL. SEE PLAN FOR DESIGN / LAYOUT.

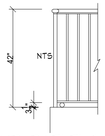
RAILING NOTES:

1. ALL RAILINGS TO MEET 200# IMPACT LOAD IN/ 50# / L.F. TOP RAIL AND 25# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
2. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.





WOOD HANDRAIL & GUARDRAIL TO BE DESIGNED IN ACCORDANCE TO SECTION 1608.2.2

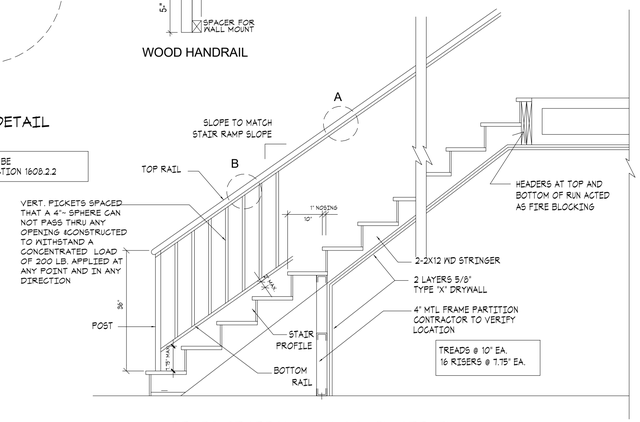


GUARDRAILS @ LANDINGS/BALCONIES:

BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL.

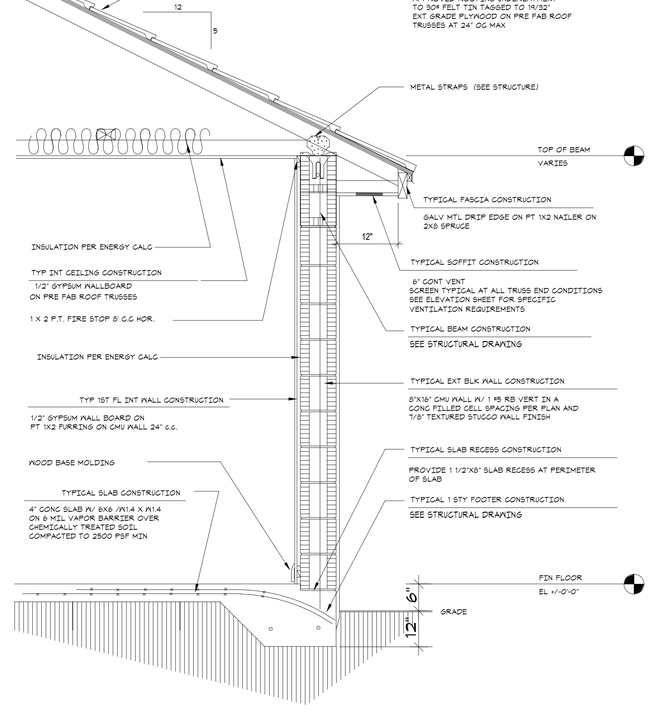
GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.

TYP. RAILING DETAIL @ LANDINGS/BALCONIES



STAIR SECTION & HANDRAIL DETAIL

9 D1 STAIRS DETAIL



1 D1 1 STORY TYPICAL WALL SECTION

TYPICAL DETAILS

SHEET INFORMATION

PROJECT INFORMATION
BELMONT
PALM SPRINGS, FLORIDA

D.R. HORTON
PHM NYSE
America's Builder
www.drhorton.com
6121 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

SPECIALTY ENGINEERING CONSULTANTS, Inc
1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426
DADE - BROWARD - PALM BEACH
FL. CA. #009217
561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

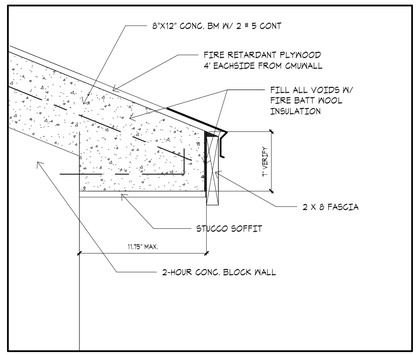
FILE NAME.	
SCALE	
DATE	5/28/2021
RVD. BY	Checker
DRWN. BY	Author

REVISION SCHEDULE		
NO	DATE	Description

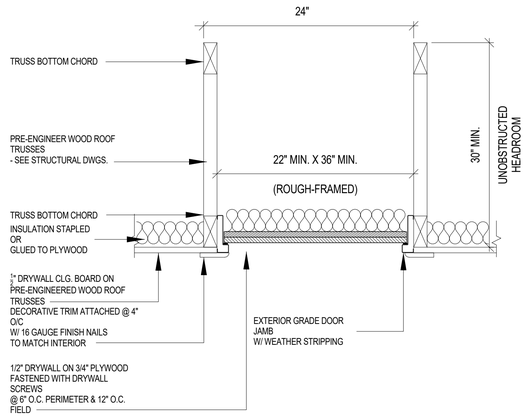
SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
D1

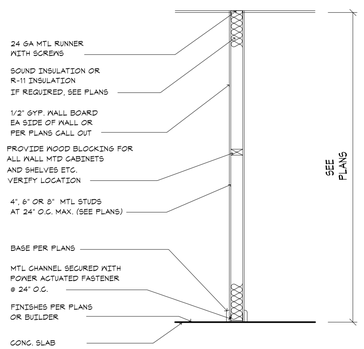
I:\DR HORTON\BELMONT\BUILDING 4-PLEX-D1.rvt



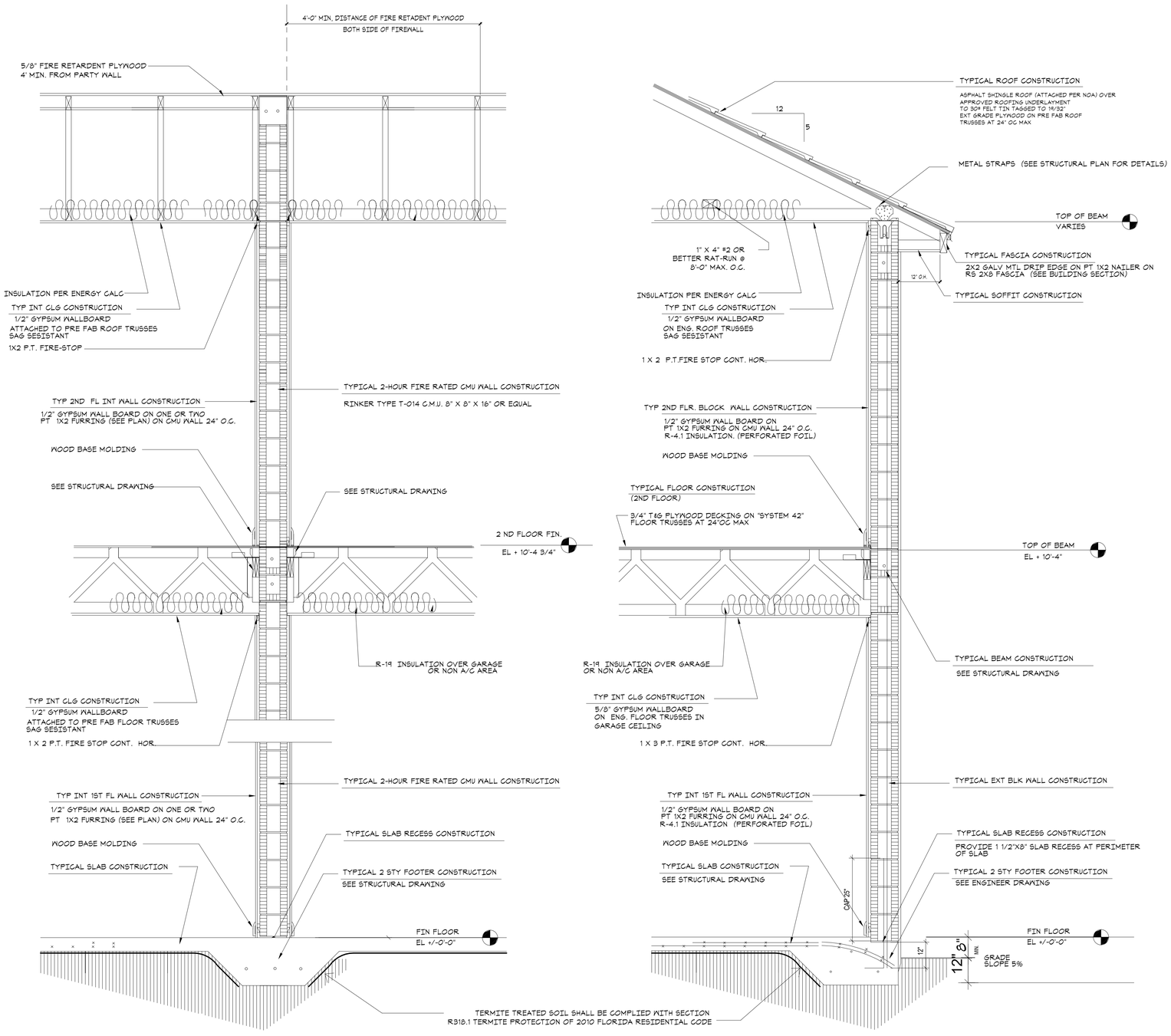
2 D2 FIRE RATED O.H. AT FIREWALL



3 D2 ATTIC ACCESS DETAIL



4 D2 INTERIOR NON-BEARING WALL DETAIL



1 D2 2 STORY TYPICAL WALL SECTION & FIREWALL DETAILS

TYP WALL SECTIONS

SHEET INFORMATION

PROJECT INFORMATION

BELMONT

PALM SPRINGS,
FLORIDA

D·R·HORTON
America's Builder
www.drhorton.com
6123 LYONS ROAD, COCONUT CREEK, FL 33073 Tel: (954) 949-3000 Fax: (954) 928-8921

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561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME.	
SCALE	
DATE	5/28/2021
RVD. BY	Checker
DRWN. BY	Author

REVISION SCHEDULE		
NO	DATE	Description

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
D2

I:\DR HORTON\BELMONT\BUILDING 4-PLEX-D1.rvt

Belmont

West Palm Beach



Belmont · Kirk Road, West Palm Beach, FL 33406 · drhorton.com

D.R. Horton is equal housing opportunity builder. This map is a schematic for exhibition purposes only and does not represent the exact location or configuration of site features, lot lines, easements, amenities, units, buildings or details shown thereon. All homesite sizes are approximate and may vary. All information on this map, including availability and delivery dates is subject to change without notice or obligation. Certified General Contractor License Number CGC059394

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DRAINAGE STATEMENT

BELMONT

Village of Palm Springs, Florida



December 2021

Prepared By:

Michael B. Schorah and Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
(561) 968-0080

Martha H. Carter, P.E.
Florida Registration No. 47589

Dated:

I. INTRODUCTION

D.R. Horton, Inc. is proposing to redevelop a site known as Lutheran Church – Kirk Road Lot 2 as a multifamily residential community. The site is generally located North of Forest Hill Boulevard on the west side of Kirk Road in the Village of Palm Springs. The site is bordered on the south by an existing retail parcel; on the west by an existing multi-family residential development; and on the north by the LWDD L-7 Canal. The development parcel is located in Section 12, Township 44 South, Range 42 East in Palm Beach County, Florida.

The purpose of this report is to identify general criteria for a practical and economical system to drain and control the stormwater runoff from the proposed development. These criteria will provide a design basis for a functional positive delay drainage system. The objective, based upon rainfall and durations for selected design storm events, is to provide a surface water management system that complies with regulatory criteria for site grading, finished road grades, finished floor protection, and post-development discharge. A review of the site drainage will involve identifying the requirements of the Village of Palm Springs, the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD)

II. EXISTING FACILITIES

The existing site currently contains church buildings, parking and green areas. Review of the Topographic Survey prepared by our office shows the parcel as having ground elevations ranging from approximately 15.0’ (NAVD) along Kirk Road to approximately 17.5’ (NAVD) along the west property boundary and the LWDD L-7 Canal. Runoff from the site either percolates into the ground or generally flows east toward Kirk Road.

Our review of South Florida Water Management District permit files found no previous Environmental Resource permits for the subject site.

III. PROPOSED DRAINAGE SYSTEM

The proposed development, as shown on the Conceptual Site Plan prepared by WGI, Inc., includes 50 multi-family townhome units, roadways, parking and an amenity site. The total area of this project is approximately 5.07 acres. Included in the Site Plan for the parcel are two dry detention areas that will provide water quality treatment and storm attenuation for the development. Discharge from the site will be routed north to a control structure and outfall into LWDD L-7 Canal.

Site drainage design and analysis will involve a review of water quality, quantity and flood protection criteria and a review of SFWMD C-51 Flood Plain criteria. The proposed project is located within Sub-Basin 31 of SFWMD C-51 Basin and subject to the specific criteria of that basin. The basin has an allowable discharge rate of 35 CSM and the 100-year flood stage of elevation 13.1' (NGVD) or 11.6' (NAVD). Soil storage and site storage, on a pre vs. post development basis, will be evaluated and addressed as part of this project.

IV. CONCLUSION

A preliminary analysis of the site drainage features, based on the Conceptual Site Plan and Topographic Survey Data, indicates that this site can be adequately drained and that a storm water management system capable of meeting the applicable regulatory requirements can be designed and permitted for this project.

J F O G R O U P I N C
Traffic Engineering • Transportation Planning

www.**jfogroupinc**.com

Revised November 29, 2021 *Sent via e-mail: KLNorthup@drhorton.com*
Revised October 20, 2021, August 17, 2021, April 23, 2021
April 8, 2021

Kristen L. Northup
Entitlements Manager
DR Horton Southeast Florida Division
6123 Lyons Road, Coconut Creek, Florida 33073
o: 954.949.3000 x 4261

Re: Belmont FKA Bella Sera – Traffic Concurrency
PCN 70-42-44-12-39-000-0020

Dear Kristen,

JFO Group Inc. has been retained to evaluate a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a site plan amendment application for the Belmont property to replace an existing 11,917 square foot Church with a 50-townhome development. Exhibit 1 includes a copy of a boundary survey for the site.

The site is located on the west side of Kirk Road, about 0.15 miles north of Forest Hill Boulevard in the Village of Palm Springs, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 70-42-44-12-39-000-0020. A copy of the property appraiser information for the site is included as Exhibit 2 while Exhibit 3 includes a copy of the proposed site plan for the project. Project buildout is expected in the year 2024.



Figure 1 : Project Location

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated March 2, 2020. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. Exhibit 4 includes a copy of the PBC trip generation rates.

According to provisions in Article 12 of the PBC ULDC – Section 3.B, if a structure or building has not been discontinued or abandoned for five (5) or more years prior to the time of the application, then the project is eligible for an existing use credit against project traffic. Exhibit 5 includes a 2016 aerial of the site.

Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the existing and proposed development. According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 287, 19 (3 In/16 Out) and 22 (15 In/ 7 Out) trips respectively. Therefore, according to Table 12.B.2.D-7 3A from the PBC – TPS and given the trip generation characteristics from Table 2, a ½-mile Radius of Development Influence (RDI) needs to be considered for traffic impact analysis.

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Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	Pass-By %	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Church	560	6.95	5%	60%	40%	0.33	45%	55%	0.49
Townhomes	220	7.32	0%	23%	77%	0.46	63%	37%	0.56

Table 2: Trip Generation

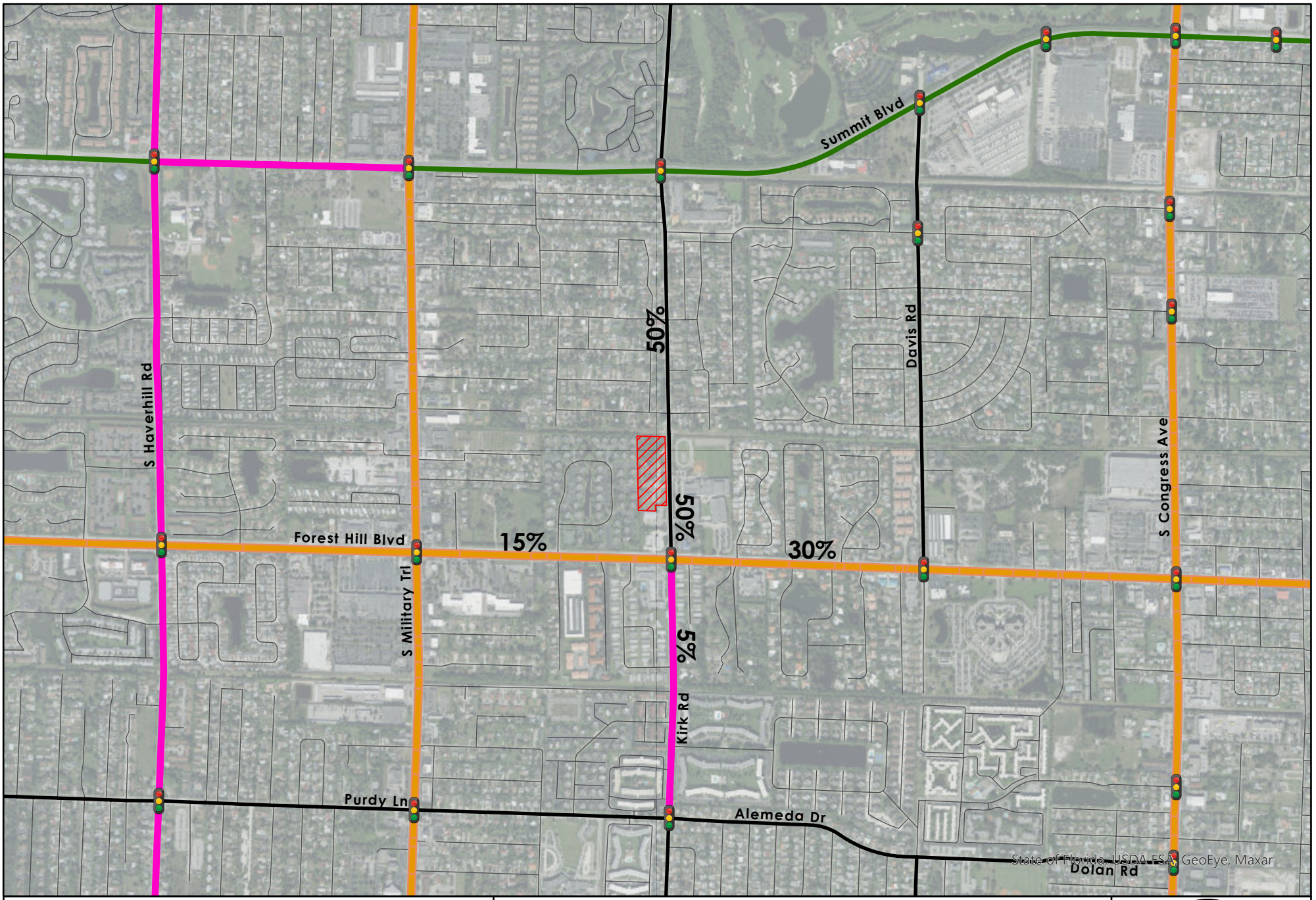
Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Church	11,917 SF	83	2	2	4	3	3	6
Pass-By	5%	4	0	0	0	0	0	0
Net Existing Traffic		**79**	**2**	**2**	**4**	**3**	**3**	**6**
PROPOSED DEVELOPMENT								
Townhomes	50 DUs	366	5	18	23	18	10	28
Net Proposed Traffic		**366**	**5**	**18**	**23**	**18**	**10**	**28**
Net Traffic		**287**	**3**	**16**	**19**	**15**	**7**	**22**

Figure 2 shows the project traffic assignment as well as the signalized intersections and roadway geometry within the RDI used to determine the functional classification of the impacted roadways. Table 3 includes the project impact within Test 1 RDI.

Table 3: Project Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Kirk Rd	Purdy Ln	Forest Hill Blvd	5	1	0.51	1.96	I	1,960	5%	1	0.05%
Kirk Rd	Forest Hill Blvd	Site	2	1	0.77	1.30	I	880	50%	8	0.91%
	Site	Summit Blvd							50%	8	0.91%
Forest Hill Blvd	Military Tr	Kirk Rd	6D	1	0.51	1.96	I	2,940	15%	2	0.07%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	2	1.00	2.00	II	2,680	30%	5	0.19%

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Number of Lanes

2 3 4 5 6 8

Project Site

0.1 0.05 0 0.1 0.2 0.3 0.4

Miles

Figure 2: Belmont Traffic Assignment

JFO GROUP INC

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles. Figure 2 provides Daily, AM and PM peak hour driveway volumes for the Belmont property. Based on the information presented in Figure 2, *PBC - TPS*, the *Land Development Design Standards Manual*, and the HCS Analyses included in Exhibit 6, additional turn lanes are not required at the project driveways.

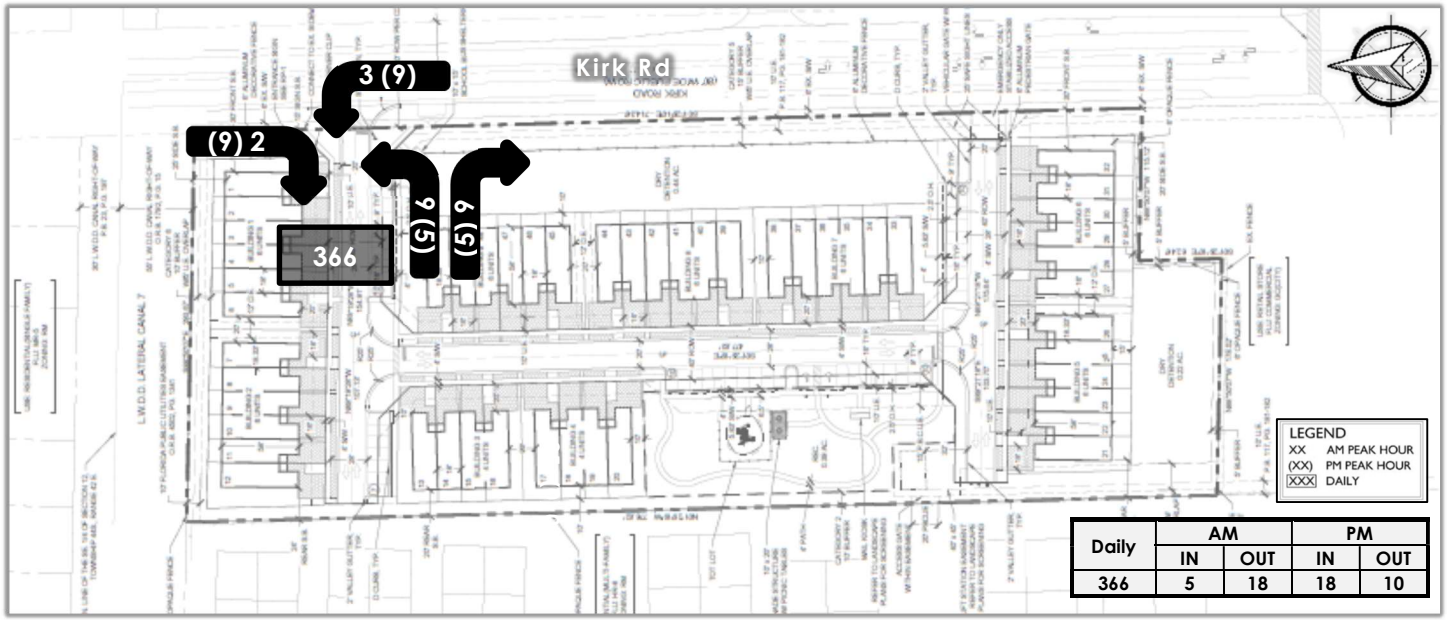


Figure 2: Project Driveway Volumes

Table 4 includes HCS analyses where the project connects to Kirk Road. As shown in Table 4, the existing roadway system can accommodate the proposed project traffic, see Exhibit 6.

Table 4: HCS Summary

MOEs	Eastbound				Westbound				Northbound				Southbound			
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
AM																
Volume (veh/h)	-	9	-	9	-	-	-	-	-	3	459	-	-	-	384	2
95% Queue Length	-	-	0.1	-	-	-	-	-	-	0.0	-	-	-	-	-	-
Control Delay	-	-	12.2	-	-	-	-	-	-	8.1	-	-	-	-	-	-
Level of Service	-	-	B	-	-	-	-	-	-	A	-	-	-	-	-	-
PM																
Volume (veh/h)	-	5	-	5	-	-	-	-	-	9	531	-	-	-	624	9
95% Queue Length	-	-	0.1	-	-	-	-	-	-	0.0	-	-	-	-	-	-
Control Delay	-	-	14.6	-	-	-	-	-	-	8.9	-	-	-	-	-	-
Level of Service	-	-	B	-	-	-	-	-	-	A	-	-	-	-	-	-

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Projects with more than three percent (3%) of the adopted LOS thresholds within the RDI as set forth in PBC ULDC *Table 12.B.C-4 2A: LOS E Link Service Volumes*, shall be included in Test 2. In addition, links outside the RDI on which net trips are greater than five percent (5%) of the LOS 'E' of the Link affected shall be included in Test 2.

Table 3 determines significance levels for LOS 'D' for the proposed project. Since all links included in Table 3 are impacted less than three percent (3%), and, since LOS 'E service volumes are the same or higher than LOS 'D', all links within the RDI will be impacted by the project with less than three percent (3%) of the adopted LOS thresholds determined for Test 2. As requested by the Village of Palm Springs on April 20, 2021 (See Exhibit 7), Table 5 includes Test 2 significance levels for LOS 'E'. Test 2 has been met.

Table 5: Test 2 Impact

Roadway	From	To	Ln	Number of Existing and Proposed Traffic Signals - 1	Length (miles)	Signalized intersections per mile	Class	LOS Capacity	Traffic Assignment	Project Traffic	Traffic Impact
Kirk Rd	Purdy Ln	Forest Hill Blvd	5	1	0.51	1.96	I	1,960	5%	1	0.05%
Kirk Rd	Forest Hill Blvd	Site	2	1	0.77	1.30	I	880	50%	8	0.91%
	Site	Summit Blvd							50%	8	0.91%
Forest Hill Blvd	Military Tr	Kirk Rd	6D	1	0.51	1.96	I	2,940	15%	2	0.07%
Forest Hill Blvd	Kirk Rd	Congress Ave	6D	2	1.00	2.00	II	2,830	30%	5	0.18%

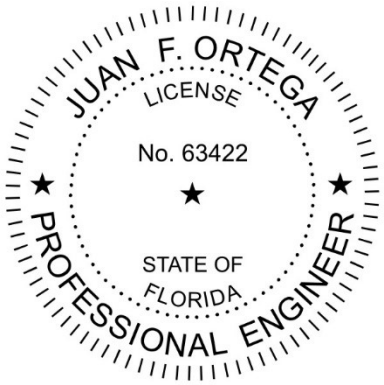
The proposed changes to the Belmont property have been evaluated following *PBC TPS - Article 12 of the PBC ULDC*. Exhibit 8 includes a preliminary PBC Access Management review approving the proposed driveway location on the south side of the project. However, the city prefers the project driveway on the north side of the project. Exhibit 9 includes County approval of the proposed driveway on the north side. Exhibit 10 includes a copy of the PBC TPS approval for the proposed project.

This analysis shows that the proposed request to replace an existing 11,917 square foot Church with a 50-townhome development will generate less than one percent (1%) of the adjacent roadway peak-hour peak-direction LOS in all links included within the PBC RDI. This analysis shows that the proposed development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in 2024.

Sincerely,

JFO GROUP INC
COA Number 32276

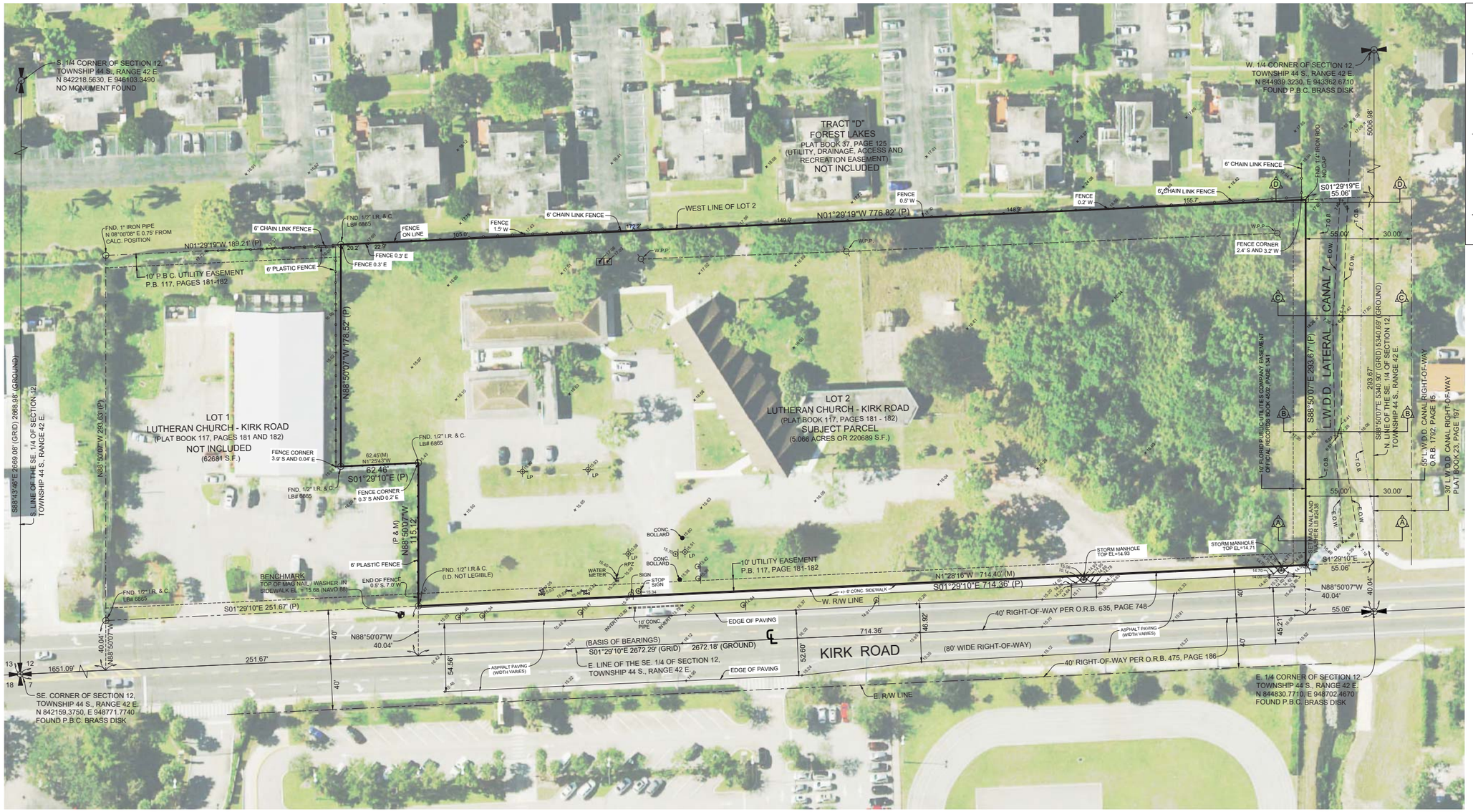
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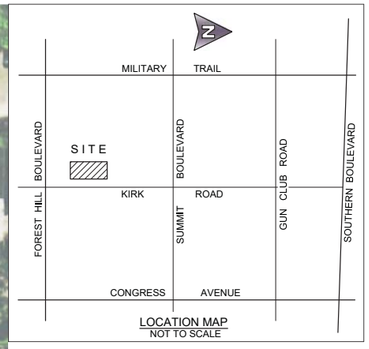


Enclosures:
Exhibit 1: Boundary Survey
Exhibit 2: Property Appraiser Information
Exhibit 3: Site Plan
Exhibit 4: Trip Generation Rates
Exhibit 5: 2016 Aerial
Exhibit 6: HCS Analyses
Exhibit 7: Village of Palm Springs Traffic Review
Exhibit 8: PBC Access Management Review
Exhibit 9: Driveway Location Memorandum
Exhibit 10: PBC TPS approval

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This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on November 29, 2021 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.





LOCATION MAP
NOT TO SCALE

LEGEND

ABBREVIATIONS

P.O.B.	=	POINT OF BEGINNING
C.M.	=	CONCRETE MONUMENT
R/W	=	RIGHT-OF-WAY
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
P.B.C.	=	PALM BEACH COUNTY
P.	=	PLAT
D.	=	DESCRIPTION
C.	=	CALCULATED
M.	=	MEASURED
C.& M.	=	CALCULATED AND MEASURED
P.& M.	=	PLAT AND MEASURED
LP	=	LIGHT POLE
PP	=	POWER POLE
FH	=	FIRE HYDRANT
W.M.	=	WATER METER
C.B.	=	CATCH BASIN
S.MH.	=	STORM MANHOLE
FPL	=	FLORIDA POWER AND LIGHT COMPANY
VG	=	VALLEY GUTTER
C&G	=	CURB AND GUTTER
U.E.	=	UTILITY EASEMENT
FD.	=	FOUND
I.R. & C.	=	IRON ROD & CAP
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
EL.	=	ELEVATION
W.P.P.	=	WOOD POWER POLE

SYMBOLS

- ● = SET 1/2" IRON ROD AND CAP STAMPED MBSA LB 2438
- ○ = FOUND 1/2" I.R.&C. STAMPED " LB 6865" OR AS NOTED
- ◉ = SET MAG NAIL AND WASHER "LB 2438"
- ℄ = CENTERLINE
- SAN = SANITARY SEWER MANHOLE
- SS = STORM MANHOLE
- CTV = CABLE RISER
- TEL = SOUTHERN BELL MANHOLE
- = CATCH BASIN
- = FIRE HYDRANT
- = GATE VALVE
- = UTILITY POLE AS SHOWN
- OH = OVERHEAD POWER LINE
- x 16.22 16.22 x = EXISTING ELEVATIONS
- = 1/4 SECTION CORNER
- = SECTION CORNER
- = SIGN

SURVEYOR NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 01°29'10" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO SURFACE OR SUBSURFACE IMPROVEMENTS, UTILITIES OR FOUNDATIONS ON OR ADJACENT TO SUBJECT PROPERTY LOCATED PER CLIENT'S REQUEST.
4. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12099C0588 F, FOR THE VILLAGE OF PALM SPRINGS, FLORIDA, DATED: 10/5/17.
5. THIS SURVEY WAS PERFORMED WITH A COMBINATION OF RTK GPS METHODS AND CONVENTIONAL OPTICAL SURVEY METHODS.
6. THE POSITIONAL TOLERANCE OF THE CORNER MONUMENTS SHOWN HEREON ARE EXPECTED TO BE LESS THAN, OR EQUAL TO 0.07'.
7. ALL BOUNDARY DIMENSIONS ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
8. EASEMENTS AS SHOWN HEREON ARE PER LUTHERAN CHURCH - KIRK ROAD PLAT (P.B. 117, PAGES 181-182), UNLESS OTHERWISE SHOWN.
9. THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD - MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION. (1' IN 7,500' ACCURACY)
10. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). BENCHMARK ORIGIN: FOUND PALM BEACH COUNTY BRASS DISK CONTROL STATION "FH 14" REFERENCE ELEVATION = 17.553 NAVD 88.

LEGAL DESCRIPTION

LOT 2, LUTHERAN CHURCH - KIRK ROAD, AS RECORDED IN PLAT BOOK 117, PAGES 181 AND 182, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 220,689 SQUARE FEET OR 5.066 ACRES MORE OR LESS.

THE BOUNDARY SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: _____

DATE OF LAST FIELD WORK: 2/1/2021

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5019
STATE OF FLORIDA

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM,NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000039295
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

GRAPHIC SCALE
0 20 40 80 120
(IN FEET)
1 INCH = 40 FT.

NO.	BY	DATE	REVISIONS

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 Forest Hill Boulevard, Suite 206
West Palm Beach, Florida 33406
Phone (561) 968-0080 Fax. (561) 642-9726

FIELD C.D./P.M	FIELD BOOK	SCALE 1" = 40'	SHEET NO. 1
CHECKED C.S.P.	PAGE ELECT.		
DRAWN L.C.B.	CADD FILE 1715 BD	DATE JANUARY, 2021	OF 2

BOUNDARY SURVEY
LOT 2
LUTHERAN CHURCH - KIRK ROAD

LB # 2438
FILE NO. 1715

Exhibit 1

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Property Detail

Location Address 1591 KIRK RD A
Municipality PALM SPRINGS
Parcel Control Number 70-42-44-12-39-000-0020
Subdivision LUTHERAN CHURCH KIRK ROAD
Official Records Book 29015 Page 1789
Sale Date APR-2017
Legal Description LUTHERAN CHURCH KIRK ROAD LT 2

Owner Information

Owners	Mailing address
FINESTRA HOLY CROSS LLC	5701 SWAYING PALM LN BOYNTON BEACH FL 33437 4227

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
APR-2017	$10	29015 / 01789	WARRANTY DEED	FINESTRA HOLY CROSS LLC

Exemption Information

No Exemption information available

Property Information

Number of Units
*Total Square Feet 11917
Acres 5.07
Use Code 7100 - RELIGIOUS
Zoning RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Appraisals

Tax Year	2020	2019	2018
Improvement Value	$745,549	$733,349	$731,492
Land Value	$287,849	$274,160	$266,175
Total Market Value	$1,033,398	$1,007,509	$997,667

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2020	2019	2018
Assessed Value	$1,033,398	$1,007,509	$997,667
Exemption Amount	$0	$0	$0
Taxable Value	$1,033,398	$1,007,509	$997,667

Taxes

Tax Year	2020	2019	2018
Ad Valorem	$21,460	$21,163	$20,450
Non Ad Valorem	$2,248	$2,308	$2,248
Total tax	$23,708	$23,471	$22,698

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA

Property Detail

Parcel Control Number: 70-42-44-12-39-000-0020 Location Address: 1591 KIRK RD A
Owners: FINESTRA HOLY CROSS LLC
Mailing Address: 5701 SWAYING PALM LN,BOYNTON BEACH FL 33437 4227
Last Sale: APR-2017 Book/Page#: 29015 / 1789 Price: $10
Property Use Code: 7100 - RELIGIOUS Zoning: RM - RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)
Legal Description: LUTHERAN CHURCH KIRK ROAD LT 2 Total SF: 11917 Acres 5.07

2020 Values (Current)

Improvement Value	$745,549
Land Value	$287,849
Total Market Value	$1,033,398
Assessed Value	$1,033,398
Exemption Amount	$0
Taxable Value	$1,033,398

All values are as of January 1st each year.

2020 Taxes

Ad Valorem	$21,460
Non Ad Valorem	$2,248
Total Tax	$23,708

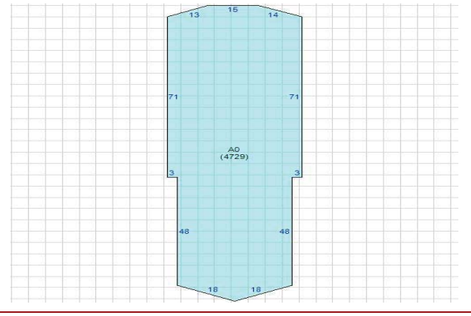
2021 Qualified Exemptions

No Details Found

Applicants

No Details Found

Building Footprint (Building 1)



Subarea and Square Footage (Building 1)

Description	Area Sq. Footage
RELIGIOUS	4729

Total Square Footage : 4729

Extra Features

Description	Year Built	Unit
Paving- Asphalt	1966	19020
Fence- Chain Link 6ft #11 Gaug	1966	230
Paving- Asphalt	1977	7950
Wall	1977	235
Screen Enclosure	1966	98

Unit may represent the perimeter, square footage, linear footage, total number or other measurement.

Structural Details (Building 1)

Description	
1. Year Built	1966
2. RELIGIOUS	4729

MAP

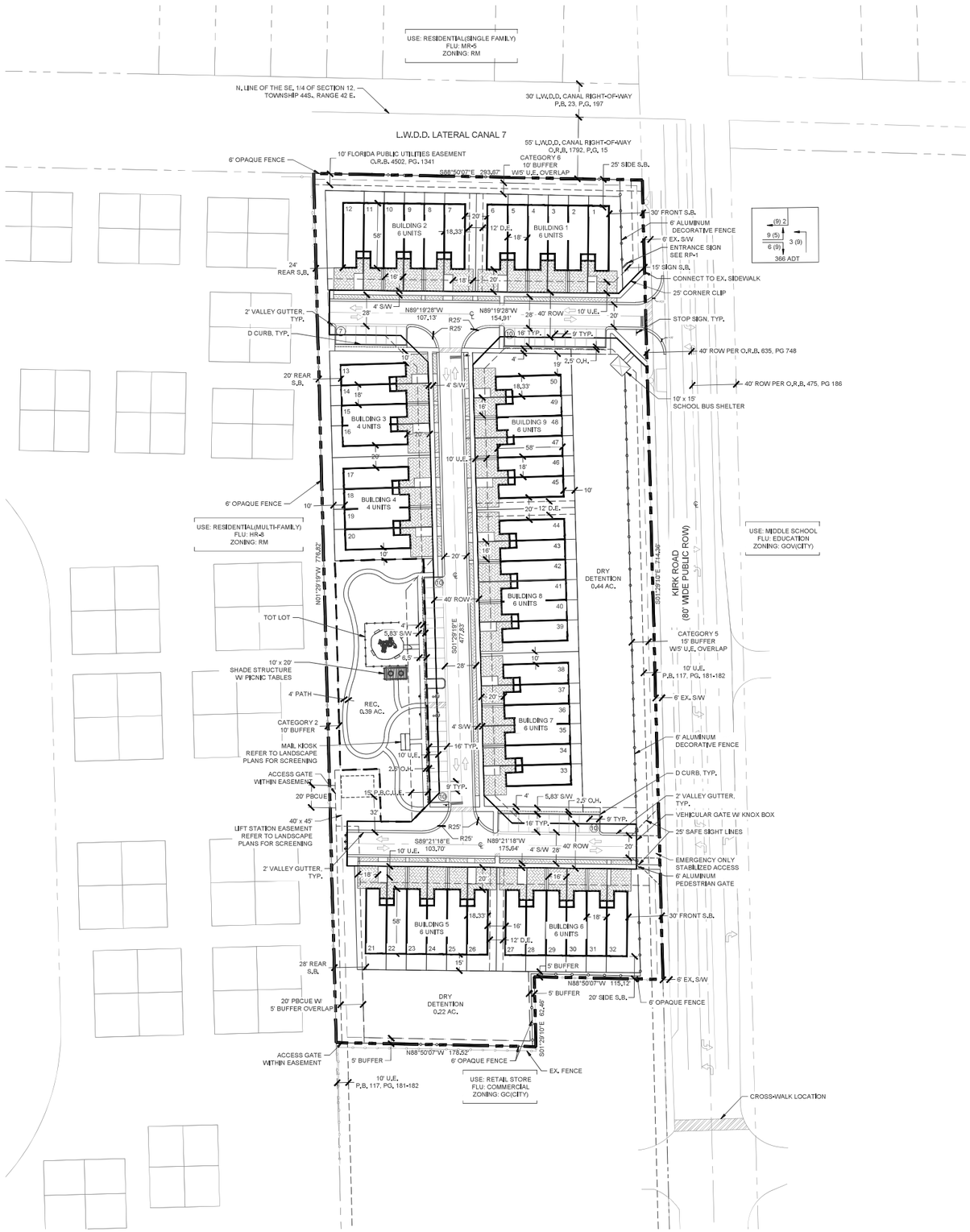


Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcgov.org/PAPA 3/31/2021

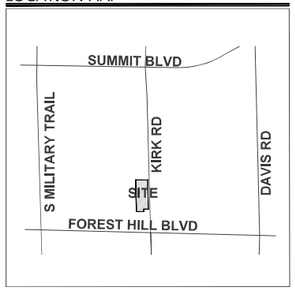
Owner: FINESTRA HOLY CROSS LLC PCN: 70424412390000020 1 of 1

Exhibit 2

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LOCATION MAP



N

0 25 50 100

SCALE: 1" = 50'

SITE DATA

APPLICATION NAME	BELMONT
EXISTING LAND USE DESIGNATION (VILLAGE)	OTHER PUBLIC FACILITIES
PROPOSED LAND USE DESIGNATION (VILLAGE)	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (VILLAGE)	RM
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-42-44-12-39-000-0020
EXISTING USE	CHURCH
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	5.07 AC.
TOTAL PROPOSED UNITS (TOWNHOUSE)	50 D.U.
GROSS DENSITY	9.86 D.U./AC.
OPEN SPACE REQUIRED	1.77 AC.(35%)
OPEN SPACE PROVIDED	2.42 AC.(48%)
PROPOSED PERVIOUS	2.31 AC.(45.6%)
PROPOSED IMPERVIOUS	x.xx AC.(xx.xx%)
COMMON AMENITY REQUIRED	0.35 AC.(20% OF OPEN SPACE)
COMMON AMENITY PROVIDED	0.38 AC.
DRY DETENTION AREA	0.66 AC. (13%)
TOTAL PARKING REQUIRED	157 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP./D.U.)	125 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	32 SP.
TOTAL PARKING PROVIDED	165 SP.
GARAGE SPACES	50 SP.
DRIVEWAY SPACES	68 SP.
GUEST SPACES	47 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	294

NOTE:
1. REFER TO CIVIL PLANS FOR UTILITIES, GRADING, SIGNAGE AND PAVEMENT MARKING.
2. REFER TO PHOTOMETRIC PLANS FOR LIGHTING LOCATIONS.

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOUSE) SEC.34-1064(e)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	30'	20'	N/A	20'

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT. PER SEC. 34-1064.

WAIVER CHART

WAIVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
MIN. LOT AREA	34-766(1)	490,000 SF / 11.25 AC.	220,849 SF / 5.07 AC.	-269,151 SF / - 6.18 AC.
PARKING DRIVE AISLE	34-1328	26'	20'	-6'

LEGEND

AC. = ACRES
℄ = CENTER LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
EX. = EXISTING
FLU = FUTURE LAND USE
M = MODEL UNIT
O.H.E. = OVERHANG EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
O.S.T. = OPEN SPACE TRACT
P = POSTAL DELIVERY PARKING
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
S.B. = SETBACK
S/W = SIDEWALK
S.F. = SQUARE FEET
T.B.A. = TO BE ABANDONED
TYP = TYPICAL
TH = TOWNHOME
U.E. = UTILITY EASEMENT

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	06-15-2021	RESUBMITTAL	#####
2	08-30-2021	RESUBMITTAL	
3	11-05-2021	RESUBMITTAL	

CAD: 5581.00-PL-SITE-1.DWG
JOB NO. 5581.00
DRAWN BY R.C
CHECK BY J.P
DATE 11-03-2021

BELMONT
VILLAGE OF PALM SPRINGS

SITE PLAN

SHEET:
SP-1

Dana Zuhe P:\5500\5581.01 1551 Kirk Road - Land Dev\PLANNING\5500\5581DPC-SITE 1.dwg -- Plotted: 11/29/2021 2:38:20 PM Saved: 11/29/2021 2:36:26 PM

Exhibit 3

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Palm Beach County Trip Generation Rates

(Effective with traffic studies submited to the County on or after 4/15/2019)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour In/Out	AM Peak Hour Rate/Equation	PM Peak Hour In/Out	PM Peak Hour Rate/Equation
Industrial	Light Industrial	110	1000 S.F.	4.96	10%	88/12	0.7	13/87	0.63
	Warehouse	150	1000 S.F.	1.74	10%	77/23	0.17	27/73	0.19
	Flex Space - IND FLU	PBC	1000 S.F.	7.86	10%	64/36	1.53	40/60	1.21
	Flex Space - COM FLU	PBC	1000 S.F.	29.67	45%	72/28	2.12	40/60	2.67
	Mini-Warehouse/SS	151	1000 S.F.	1.51	10%	60/40	0.1	47/53	0.17
Residential	Single Family Detached	210	Dwelling Unit	10	0%	25/75	0.74	63/37	Ln(T) = 0.96 Ln(X) + 0.20
	Multifamily Low-Rise Housing upto 2 story (Apartment/Condo/TH)	220	Dwelling Unit	7.32	0%	23/77	0.46	63/37	0.56
	Multifamily Mid-Rise Housing 3-10 story (Apartment/Condo/TH)	221	Dwelling Unit	5.44	0%	26/74	0.36	61/39	0.44
	55+ SF Detached	251	Dwelling Unit	4.27	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.7	0%	35/65	0.2	55/45	0.26
	Congregate Care Facility	253	Dwelling Unit	2.02	0%	60/40	0.07	53/47	0.18
	Assisted Living Facility	254	Beds	2.6	0%	63/37	0.19	38/62	0.26
Ldg	Hotel	310	Rooms	8.36	10%	59/41	0.47	51/49	0.6
Rec	Movie Theater	444	Seats	1.76	5%	N/A	0	55/45	0.09
	Health Club	492	1000 S.F.	32.93	5%	50/50	1.41	57/43	3.53
Institutional	Elementary School	520	Students	1.89	0%	54/46	0.67	48/52	0.17
	Middle/Junior School	522	Students	2.13	0%	54/46	0.58	49/51	0.17
	High School	530	Students	2.03	0%	67/33	0.52	48/52	0.14
	Private School (K-8)	534	Students	Use Private K-12 rate	0%	55/45	0.91	46/54	0.26
	Private School (K-12)*	536	Students	2.48	0%	61/39	0.80	43/57	0.17
	Church/Synagogue[a]	560	1000 S.F.	6.95	5%	60/40	0.33	45/55	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.72	10%	68/32	0.89	32/68	0.97
	Nursing Home	620	Beds	3.06	10%	72/28	0.17	33/67	0.22
Office	General Office (>5,000 SF GFA)	710	1000 S.F.	Ln(T) = 0.97 Ln(X) + 2.50	10%	86/14	T = 0.94(X) + 26.49	16/84	1.15
	Small Office Building (<=5,000 SF GFA)	712	1000 S.F.	16.19	10%	83/18	1.92	32/68	2.45
	Medical Office	720	1000 S.F.	34.8	10%	78/22	2.78	28/72	3.46
	Medical Office (Reduced)[b]	PBC	1000 S.F.	17.4	10%	78/22	1.39	28/72	1.73
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Trip Generation Rates - Mostly from ITE 10th Edition

Updated March 2, 2020

Exhibit 4

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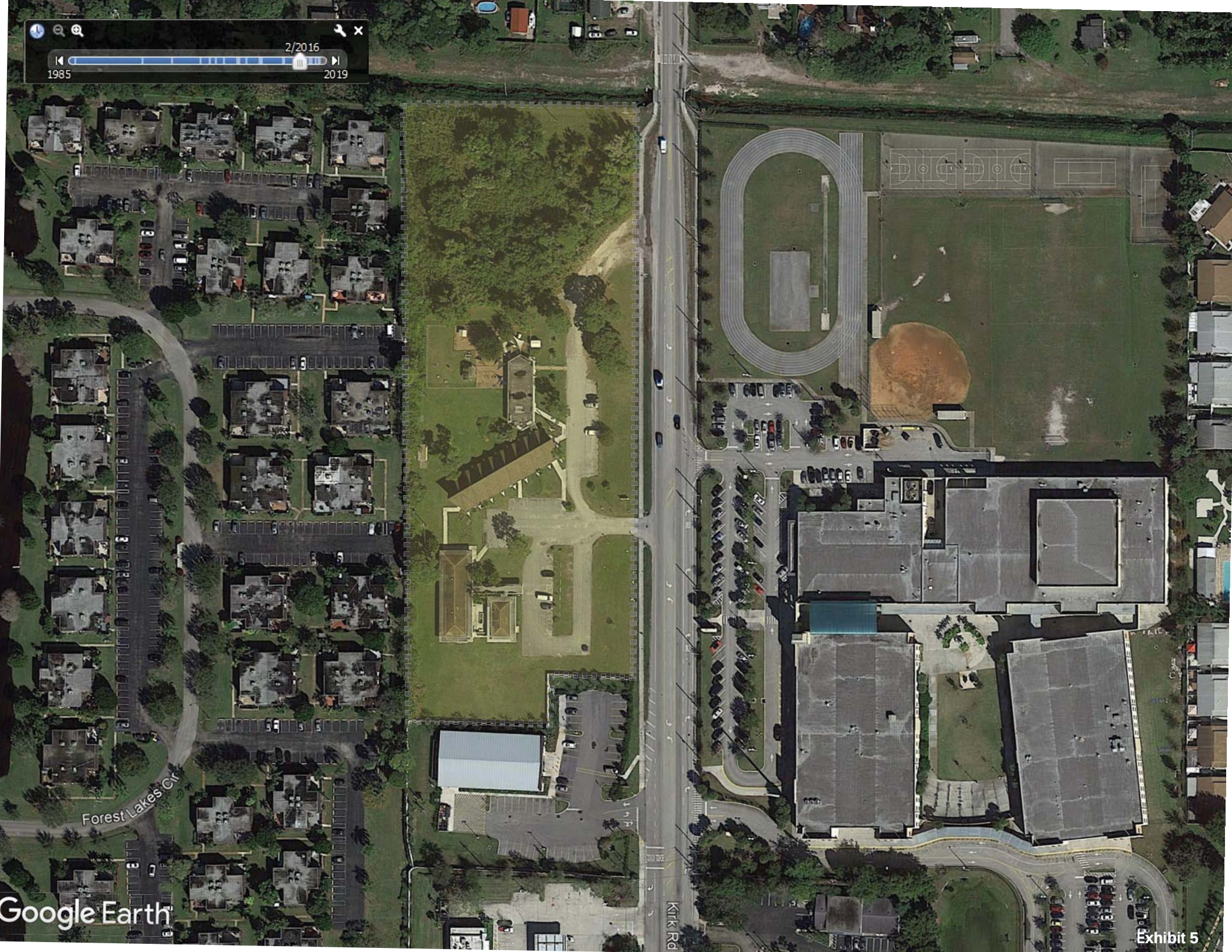
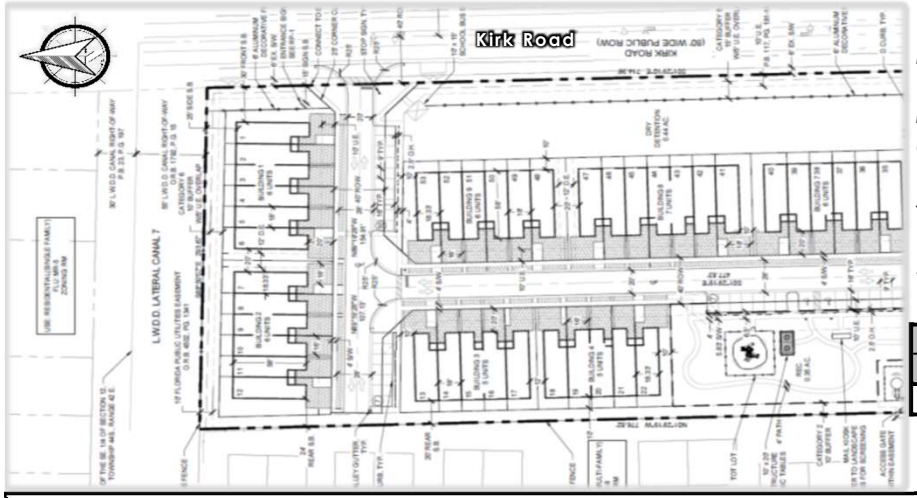


Exhibit 5

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Critical Movement Analysis

J F O G R O U P I N C
Traffic Engineering • Transportation Planning
www.jfogroupinc.com



Kirk Road & Project Driveway

Belmont (FKA Bella Sera)

Input Data

GR	=	1.00%
Peak Season	=	1.00
Traffic Count Year	=	2019
Buildout Year	=	2024
Years	=	5

AM Peak Hour		PM Peak Hour		Proposed Development	
In	Out	In	Out		
5	18	18	10	50	Townhomes

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 11-Mar-19	-	-	-	-	-	-	0	412	-	-	350	-
Peak Season Volume	-	-	-	-	-	-	0	412	-	-	350	-
2024 Historic Growth	-	-	-	-	-	-	0	433	-	-	368	-
Major Project Traffic	-	-	-	-	-	-	0	26	-	-	16	-
Major Project Traffic + 1% growth	-	-	-	-	-	-	0	459	-	-	384	-
% Project Traffic	50%	-	50%	-	-	-	50%	-	-	-	-	50%
Project Traffic Direction	OUT	-	OUT	-	-	-	IN	-	-	-	-	IN
Project Traffic	9	-	9	-	-	-	3	-	-	-	-	2
2024 Total Traffic	9	-	9	-	-	-	3	459	-	-	384	2

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 11-Mar-19	-	-	-	-	-	-	0	481	-	-	566	-
Peak Season Volume	-	-	-	-	-	-	0	481	-	-	566	-
2024 Historic Growth	-	-	-	-	-	-	0	506	-	-	595	-
Major Project Traffic	-	-	-	-	-	-	0	25	-	-	29	-
Major Project Traffic + 1% growth	-	-	-	-	-	-	0	531	-	-	624	-
% Project Traffic	50%	-	50%	-	-	-	50%	-	-	-	-	50%
Project Traffic Direction	OUT	-	OUT	-	-	-	IN	-	-	-	-	IN
Project Traffic	5	-	5	-	-	-	9	-	-	-	-	9
2024 Total Traffic[1]	5	-	5	-	-	-	9	531	-	-	624	9

HCS7 Two-Way Stop-Control Report

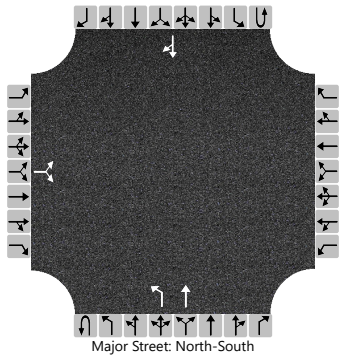
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	11/19/2021
Analysis Year	2024
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Belmont

Site Information

Intersection	Kirk Road and Project
Jurisdiction	PBC
East/West Street	Project Driveway
North/South Street	Kirk Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		9		9						3	459				384	2
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			19							3						
Capacity, c (veh/h)			519							1152						
v/c Ratio			0.04							0.00						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			12.2							8.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		12.2								0.1						
Approach LOS		B														

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HCS7 Two-Way Stop-Control Report

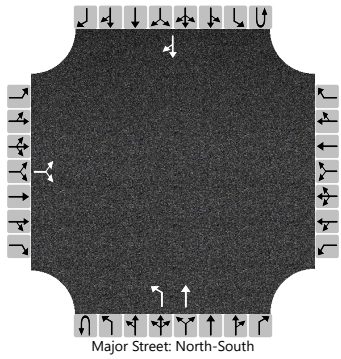
General Information

Analyst	JF
Agency/Co.	JFO GROUP INC
Date Performed	11/19/2021
Analysis Year	2024
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Belmont

Site Information

Intersection	Kirk Road and Project
Jurisdiction	PBC
East/West Street	Project Driveway
North/South Street	Kirk Road
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	1	1	0	0	0	1	0
Configuration			LR							L	T					TR
Volume (veh/h)		5		5						9	531				624	9
Percent Heavy Vehicles (%)		2		2						2						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.42		6.22						4.12						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.52		3.32						2.22						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			11							9						
Capacity, c (veh/h)			385							923						
v/c Ratio			0.03							0.01						
95% Queue Length, Q_{95} (veh)			0.1							0.0						
Control Delay (s/veh)			14.6							8.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		14.6								0.1						
Approach LOS		B														

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STN#	ROAD	FROM	TO	LANES	PK HR LOS	DAILY TRAFFIC VOLUMES 2014	2015	2016	2017	2018	2019 DAILY VOL	DATE	18-19 GR	3YR GR	2019 AM PEAK HOUR 2-WAY	NB/EB	SB/WB	2019 PM PEAK HOUR 2-WAY	NB/EB	SB/WB
5620	JOG RD	Normandy Ln	Linton Blvd	6D	2680	37154	38158	38400	40270	40135	41023	1/29/2019	2.21%	2.23%	3440	1258	2400	3371	1960	1411
5622	JOG RD	Linton Blvd	C-15 Canal	6D	2680	32592	33918	32872	32413	35976	36806	1/29/2019	2.31%	3.84%	3357	1293	2102	3242	1730	1517
6200	JOG RD	C-15 Canal	Clint Moore Rd	6D	2680	33388	33990	33328	32952	34776	37550	1/29/2019	7.98%	4.06%	3375	1355	2081	3289	1762	1595
6616	JOG RD	Clint Moore Rd	Yamato Rd	6D	2680	30831	35206		31179	32125	33944	1/29/2019	5.66%		2738	1105	1677	2918	1512	1406
6634	JOG RD	Yamato Rd	Potomac Rd	4D	1770	29399	33030		28608	29655	29528	2/4/2019	-0.43%		2593	1129	1602	2624	1379	1257
6618	JOG RD	Potomac Rd	Glades Rd	4D	1960	30558	33018		29792	30832	30487	2/4/2019	-1.12%		2751	1564	1217	2539	1127	1414
6420	JUDGE WINIKOFF RD	Sandpoint Ter	SR 7	4D	1960	10501	10464	9375	9590	9756	9693	1/8/2019	-0.65%	1.12%	1036	667	369	801	374	456
1404	JUPITER FARMS RD	Indiantown Rd	South of Indiantown	2	1140	10157	10366	11136	11257		13127	1/16/2019		5.64%	1087	732	386	1305	378	949
6417	KIMBERLY BLVD	SR-7	Lyons Rd	4D	1960	6067	6170	6267	6213	6321	6027	1/30/2019	-4.65%	-1.29%	440	248	207	509	243	270
3614	KIRK RD	Southern Blvd	Gun Club Rd	4D	1770	10460	10020	10468	11067	11400	11515	1/22/2019	1.01%	3.23%	1151	633	518	1116	641	510
3662	KIRK RD	Gun Club Rd	Summit Blvd	2	880	10512	10675	10759	11029	11376	10939	3/11/2019	-3.84%	0.55%	931	527	414	1081	527	557
3656	KIRK RD	Summit Blvd	Forest Hill Blvd	2	880	10082	9611	11093	10698	10833	10667	3/11/2019	-1.53%	-1.30%	762	412	350	1047	481	566
4208	KIRK RD	Forest Hill Blvd	Purdy Ln	5	1960	15933	16029	17223	17900	17337	17287	3/11/2019	-0.29%	0.12%	1269	837	492	1559	469	1110
4664	KIRK RD	Purdy Ln	10th Ave N	2	880	12617	12213	12939	13172	13864	13625	3/11/2019	-1.72%	1.74%	1072	446	626	1189	566	624
4630	KIRK RD	10th Ave N	Lake Worth Rd	2	880	9115	9240	9699	9470	9976	9287	2/4/2019	-6.91%	-1.44%	696	266	436	825	410	444
4652	KIRK RD	Lake Worth Rd	Melaleuca Ln	2	880	7187	6791	7859	7859	8269	7762	2/4/2019	-6.13%	-0.41%	569	309	260	765	355	428
5649	LAKE IDA RD	Hagen Ranch Rd	Jog Rd	2	880	7703	7536	8245	8622	8812	9182	1/22/2019	4.20%	3.65%	703	352	351	859	360	504
5653	LAKE IDA RD	Jog Rd	El Clair Ranch Rd	2	880	9485	10969	11308	12273	11274	12062	1/22/2019	6.99%	2.17%	918	430	488	1104	501	619
5651	LAKE IDA RD	El Clair Ranch Rd	Military Tr	2	880	11230	11682	12468	11777	12608	13552	1/22/2019	7.49%	2.82%	1030	573	457	1212	564	648

Input Data

ROAD NAME:	Kirk Rd	STATION:	3656	Report Created	
CURRENT YEAR:	2019	FROM:	Forest Hill Blvd		4/5/2021
ANALYSIS YEAR:	2024	TO:	Midpoint		
GROWTH RATE:	-1.30%	COUNT DATE:	3/11/2019		
		PSF:	1		

Link Analysis

Time Period		AM			PM			
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	762	412	350	1047	481	566		
Peak Volume	762	412	350	1047	481	566		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	762	412	350	1047	481	566		
Committed Developments							Type	% Complete
APEC Auto-Summit	11	5	5	9	5	5	NR	0%
CHS Properties	9	6	3	10	5	5	NR	52%
Abbey Park MUPD	0	0	0	0	0	0	NR	100%
Circus Trix	0	0	0	2	1	1	NR	25%
Forest Hill / Congress Pharmacy	2	1	1	10	5	5	NR	50%
PBIA Parcel F	9	7	2	10	3	7	NR	0%
Dollar General -Palm Springs	1	0	0	8	4	4	NR	65%
Palm Springs Apartments	1	1	0	2	1	1	Res	68%
WAWA - Forest Hill & Congress	0	0	0	0	0	0	NR	100%
2773 Public Charter School	11	6	5	2	1	1	NR	75%
Total Committed Developments	44	26	16	53	25	29		
Total Committed Residential	1	1	0	2	1	1		
Total Committed Non-Residential	43	25	16	51	24	28		
Double Count Reduction	0	0	0	1	0	0		
Total Discounted Committed Developments	44	26	16	52	25	29		
Historical Growth	-48	-26	-22	-66	-30	-36		
Comm Dev+1% Growth	83	47	34	105	50	58		
Growth Volume Used	83	47	34	105	50	58		
Total Volume	845	459	384	1152	531	624		
Lanes	2L							
LOS D Capacity	1480	880	880	1480	880	880		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	1570	880	880	1570	880	880		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

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Juan Ortega

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, April 21, 2021 5:50 PM
To: Juan Ortega
Cc: 'Kristen L Northup'
Subject: FW: [EXTERNAL] 1591 Kirk Rd

Juan,

Please see comments below from the Village on traffic.

Thanks.

Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | **561.537.4533** (direct)

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Tuesday, April 20, 2021 4:12 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Subject: FW: [EXTERNAL] 1591 Kirk Rd

FYI!!

See comments from traffic Engineer.

Thanks.

From: Thuha Nguyen <thuha.nguyen@viaplanning.com>
Sent: Tuesday, April 20, 2021 12:54 PM
To: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: [EXTERNAL] 1591 Kirk Rd

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Hi Iramis,

We completed the review of the traffic study. Below is our only comment:

- **Traffic: Please include "Test 2" as required by PBC TPS Article 12.**

I trust that the traffic report was sent to the County for their review, as the applicant noted to us on kick-off call. Please include the above comment with any other comments you have from other reviewers. Since the development passes Test 1, I don't think they will have any trouble passing Test 2.

As you can see from the site plan, they did move the entrance further south, away from the school's entrance. It seems that the curb cut to the north would need to be slightly moved to accommodate the emergency exit from the site.

Please let me know if you have any questions.

Thuha

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Thursday, April 15, 2021 4:20 PM
To: Thuha Nguyen <thuha.nguyen@viaplanning.com>
Subject: FW: [EXTERNAL] 1591 Kirk Rd

Attached is the traffic report for your review.

Thanks.

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Thursday, April 15, 2021 4:03 PM
To: Iramis Cabrera <icabrera@vpsfl.org>
Subject: RE: [EXTERNAL] 1591 Kirk Rd

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Hi Iramis,

Please see attached. Please note it is currently under review by the County. File is digitally signed, electronically sealed and set up for double side printing.

Thanks.

Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | **561.537.4533** (direct)

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Wednesday, April 14, 2021 2:27 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Subject: [EXTERNAL] 1591 Kirk Rd

Hi,

Can you please send me the traffic study for this project?

Thanks.

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www.vpsfl.org

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Juan Ortega

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Tuesday, August 17, 2021 12:48 PM
To: Jerrod Purser
Cc: Quazi Bari; Hanane Akif
Subject: FW: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs
Attachments: 558100-PL-SITE-RESD_SP1_pdf; IMG-2351_mov

Hi Jarrod,
The proposed driveway location looks acceptable to Traffic Division.

Bogdan Piorkowski, Senior Professional Engineer
Traffic Division – PBC Engineering & Public Works
2300 N Jog Rd, 3rd Floor
West Palm Beach, FL 33411
Phone (561) 684-4030
Email: BPiorkow@pbcgov.org

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, August 16, 2021 3:19 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

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Good afternoon Bogdan,

Please see attached site plan with entrance flipped to the south as discussed. The attached video on Kirk Road shows the crosswalk location just north of the Dollar General driveway access. The site plan has included this location. The distance of the crosswalk from our proposed entrance is approximately 205 ft.

Please advise if the entrance location is acceptable to PBC Traffic.

Thank you.
Jerrod

Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | **561.537.4533** (direct)

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, August 9, 2021 10:23 AM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Bogdan,

Yes, we've added the driveway location. I'll send the plan over prior to our meeting this afternoon.

Thanks.

WGI [wginc.com]

Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | **561.537.4533** (direct)

[linkedin.com] [facebook.com] [instagram.com] [youtube.com] [twitter.com]

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Monday, August 9, 2021 10:17 AM
To: Jerrod Purser <Jerrod.Purser@wginc.com>
Cc: Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Did you show location of school driveway as requested?
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, July 28, 2021 4:01 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

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Hi Bogdan,

I understand your request now, I'll work on that.

The Village director is out next week. **Do you both have availability the following week of 8/9?** Preferably Monday or Tuesday.

Thanks.

Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | **561.537.4533** (direct)

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Wednesday, July 28, 2021 3:01 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Per your email "We're proposing the entrance at the north end of the site, rather than aligned with the school entrance, in order to avoid school traffic and safety concerns".
Can you please show driveway/s location on the east side of Kirk Rd on sheet SP-1? Where is the school entrance shown on sheet SP-1?
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, July 28, 2021 1:32 PM
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

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Hi Bogdan,

Please see the project entrance clouded on attached. This is the only driveway access to/from Kirk Road. There's an emergency access only further south with gate and knox box.

Let me know if any further information needed.

Thank you.
Jerrod

Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | **561.537.4533** (direct)

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Wednesday, July 28, 2021 1:10 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Quazi Bari <QBari@pbcgov.org>
Subject: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
Can you please show driveway/s location on the east side of Kirk Rd on sheet SP-1?
I will be on short vacations starting tomorrow and will be back in the office on 8/4.
Bogdan

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Monday, July 26, 2021 1:58 PM
To: Quazi Bari <QBari@pbcgov.org>; Bogdan Piorkowski <BPiorkow@pbcgov.org>
Subject: Belmont (formerly Bella Sera) - Palm Springs

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Good afternoon Quazi and Bogdan,

The Village of Palm Springs has requested that we coordinate a meeting with you, regarding the attached TPS condition on this application. Also attached is the latest submitted site plan.

We're proposing the entrance at the north end of the site, rather than aligned with the school entrance, in order to avoid school traffic and safety concerns.

What times work for you, either this week or next? Would this week Thursday at 10:30am work as an option?

Thank you.
Jerrod

Jerrod Purser, PLA
Project Manager
2035 Vista Parkway
West Palm Beach, FL 33411
561.687.2220 | **561.537.4533** (direct)

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Juan Ortega

From: Bogdan Piorkowski <BPiorkow@pbcgov.org>
Sent: Thursday, October 14, 2021 4:35 PM
To: Jerrod Purser; Rogelio J. Perez Gonzalez; Quazi Bari; Iramis Cabrera; Frank Castro
Cc: Doug Murray; Juan Ortega; Kristen L Northup; Christopher M Gratz; Kimberly K. Glas-Castro
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hi Jerrod,
As stated in our previous email we prefer the driveway location to be closer to the southern border of your site. However, as discussed in our meeting yesterday the Village and local police force representative have a strong opinion that the new driveway should be located at the northern boundary of the site.
Therefore, based on the Village's and police representative knowledge of the local school related conditions along Kirk Rd. we are in agreement with the proposed driveway location as shown on your attached drawing.
Please let me know if you have additional questions.
Thank you,

Bogdan Piorkowski, Senior Professional Engineer
Traffic Division – PBC Engineering & Public Works
2300 N Jog Rd, 3rd Floor
West Palm Beach, FL 33411
Phone (561) 684-4030
Email: BPiorkow@pbcgov.org

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Wednesday, October 13, 2021 3:46 PM
To: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <doug.murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: RE: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

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Hi Bogdan,

Based on the Village's comments and concerns, can you confirm Traffic's acceptance of the entrance location to the north per attached?

Thank you.
Jerrod

Jerrod Purser, PLA
Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309

954.660.1660 | 561.537.4533 (direct) | 904.874.3483 (cell)

From: Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>
Sent: Tuesday, October 12, 2021 4:19 PM
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: [EXTERNAL] RE: Belmont (formerly Bella Sera) - Palm Springs

Hello,

Please see the revised statement.

From: Rogelio J. Perez Gonzalez
Sent: Tuesday, October 12, 2021 16:15
To: Jerrod Purser <Jerrod.Purser@wginc.com>; Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>; Kimberly K. Glas-Castro <kglas-castro@vpsfl.org>
Subject: RE: Belmont (formerly Bella Sera) - Palm Springs

Hello,

Per our last meeting, I attached the traffic conditions statement we prepared.

[gcc02.safelinks.protection.outlook.com]

Rogelio Perez
Planner
Planning, Zoning, & Building Department, Village of Palm Springs
(561) 584-8200 Ext. 8462
226 Cypress Lane | Palm Springs, Florida 33461-1604

From: Jerrod Purser <Jerrod.Purser@wginc.com>
Sent: Tuesday, October 12, 2021 14:44
To: Bogdan Piorkowski <BPiorkow@pbcgov.org>; Quazi Bari <QBari@pbcgov.org>; Iramis Cabrera <icabrera@vpsfl.org>; Rogelio J. Perez Gonzalez <rperezgonzalez@vpsfl.org>; Frank Castro <fcastro@vpsfl.org>
Cc: Doug Murray <Doug.Murray@wginc.com>; jortega@jfo.us; Kristen L Northup <KLNorthup@drhorton.com>; Christopher M Gratz <CMGratz@drhorton.com>
Subject: Belmont (formerly Bella Sera) - Palm Springs

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Hi All,

Please see attached latest site plan and comments from the Village for reference in today's meeting.

Thanks.
Jerrod

[gcc02.safelinks.protection.outlook.com]

Jerrod Purser, PLA
Project Manager
3230 W. Commercial Blvd, Suite 300
Fort Lauderdale, FL 33309
954.660.1660 | **561.537.4533** (direct) | **904.874.3483** (cell)

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500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900

chen moore and associates

Village of Palm Springs Development Review

DATE:	1/24/2022
DESCRIPTION:	Bella Sera – Townhomes
APPLICANT:	D.R. Horton (Contract Purchaser)
AGENT:	WGI, Inc., Jerrod Purser
OWNER:	Finestra Holy Cross LLC
APPLICATION TYPE:	Planned Development
REQUEST:	Future Land Use Map Amendment & Site Plan (Minor/Major/PD) Review
LOCATION:	1591 Kirk Road, Palm Springs, Florida
STAFF REVIEW:	**COMMENT LETTER #3**

The Engineering Department has the following comments:

Justification Statement

1) [Original Comment #1] Page 5, g) – When submitting photometric plans include light levels just beyond property on all sides. Include levels on all sidewalk and parking areas throughout the project and cut sheets on lights. Also, per Sec. 34-1364. - Outdoor lighting, a photometric plan should be included as part of the site plan package.
Applicant Response: Photometric Plans have been provided with the resubmittal.
Village Response: Revise plan to address following items: Several sidewalk values are below the allowable 0.75 fc, Provide light levels for Park, Bus Stop, and Mail Location. Confirm entrance lighting is available at entrances of buildings, that have a 0.75 fc or greater capacity. Revise location of lights to address other comments in photometric section of comments.
Applicant response: The average at all sidewalks has been increased to average 0.75 fc minimum. The average of the Park, Bus Stop and Mail Kiosk have increased to average 0.75 fc minimum. The residential building entrances fall under the exception 3A: " Single family and multifamily dwellings up to two units shall not be subject to requirements of this section"
Village Response: The proposed development exceeds minimum 2 unit per multi-family building described in this code section. Provide illuminate levels at building entrances on the photometric plan.

Previous Justification Statement comments not included herein have been addressed and/or satisfied.

Site Plan

2) [Original Comment # 8] The site plan does not clearly provide adequate information for review. Provide split sheets at a larger scale if necessary.
   a. Clearly dimension and call out the depth and width of the parking stalls, curbs/gutters, width of pavement, width of driveways, widths of possible parking overhangs, etc.
   b. Clearly call out, dimension and delineate all easements.
   c. Provide a different line type for the lot line and the building foundation line.
   d. Clearly identify and dimension dark solid line surrounding the ROW/street.
   e. Show and label proposed utilities and existing utilities to remain – both above and underground.

   Applicant Response: The proposed site plan identifies the necessary information required by the Village of Palm Springs. Depth and width of parking stalls, curbs/gutters, width of pavement, width of driveways, widths of parking overhangs have all been identified on the proposed site plan; All easements have been dimensioned and called out; Different line types are utilized for lot line and building footprint line; The ROW has been clearly identified and dimensioned.

   Village Response: The site plan does not identify the necessary information required per Code. See Code Sec. 34-685 for full information that shall be shown on the site plan. While the scale is large enough per this Code section, the plan is still difficult to read. While it's not required per Code to increase the scale – the suggestion to increase the scale of the site plan remains. This would likely eliminate the need for additional comments, clarification, provision of multiple exhibits, etc. and reduce the amount of time required for review.

   a) FFE is not provided.
   Applicant Response: The FFE for each building is provided on the conceptual engineering plans included with the resubmittal.
   Village Response: Please confirm that FFE is 18.00' NAVD.

   b) Are the streets publicly dedicated or privately dedicated and maintained?
   Applicant Response: The proposed streets are to be privately dedicated and maintained. A note has been added to sheet SP-1.
   Village Response: No such note has been provided on the site plan.

   c) The utilities shall be shown on the site plan.
   Applicant Response: For graphic clarity, the utilities and light fixtures have been shown along with the landscape on the landscape plans. Corresponding notes have been added to sheet SP-1.
   Village Response: There are notes directing the reviewer to the civil plans and the photometric plans, but not the landscape plans. Further, it's not appropriate to refer to the landscape plan for these elements. And, as they are provided on the landscape plan – there are several conflicts between the utilities and the lighting as well as other conflicts. These are not landscape issues and the landscape plan doesn't need to be

the document that governs and records these features. Please show these features on the site plan as well as the landscape plan.

- **There are multiple conflicts between fire hydrants and light fixtures.**
- **Lots 13, 33 and 50 show a lot line that appears to extend to the back of the common area sidewalk. That means that if these owners decide to fence their property, that they can put a fence directly against the sidewalk and fence in site lighting. It is recommend that these lot lines are adjusted and set back off the back of the sidewalk so that the common area landscape (hedge along sidewalks) and the lighting remains in the domain of the HOA.**

d) Light fixtures shall be located on the site plan.

Applicant Response: For graphic clarity, the utilities and light fixtures have been shown along with the landscape on the landscape plans. Corresponding notes have been added to sheet SP-1.

Village Response: Light fixtures and all other utilities, above ground and below, shall be shown on the site plan.

3) [Original Comment #17] A revised plat of property will be required for final review of rights-of-way and easements. All right-of-way and easement widths and dimensions shall be shown on the plat. The plat shall contain a statement that no buildings or any kind of construction, or trees or shrubs shall be placed on easements. Review Sec. 34-434 for additional requirements about utilities and commonly held property.

Applicant Response: Acknowledged

Village Response: An approved and recorded plat will be required prior to an approval being issued.

Applicant Response: Based on previous direction from Village PZB staff, the plat goes through a separate review and Village Council approval. Staff recommended this typically occurs after site plan approval. Code Section 34-439 states recording of the plat is required prior to issuance of building permits, but there's no mention of being recorded prior to site plan approval.

Village Response: Provide confirmation from Village PZB Staff of plat approval process and timeline as it relates to site plan approval.

Previous Site Plan comments not included herein have been addressed and/or satisfied

Regulating Plan

All previous comments relating to the Regulating Plan have been addressed and/or satisfied.

Drainage Statement

Previous Drainage Statement comments not included herein have been addressed and/or satisfied.

Utilities/Engineering/Etc

Previous Utilities/Engineering comments not included herein have been addressed and/or satisfied.

Landscape Plans

4) [Previously Comment #32] Private lot lines are shown throughout the landscape plan:
    a. In several locations, it appears that "public" landscape (i.e., portions of buffer plantings or hedges along sidewalks/parking) is placed on a private lot (within the lot lines extending from each townhome). Describe how this scenario potentially impacts ownership and maintenance of the landscape.
    b. Is there a potential for private yards to be fenced?

    Applicant Response: All landscape to be maintained by the HOA.
    Village Response: The comment has been partially addressed. Is there a potential for private yards to be fenced? If yes, there appears to be common area landscaping on private lots – for example, along sidewalks facing common parking spaces. Will access to private, fenced yards be allowed for maintenance by the HOA?
    Applicant Response: There will be an option for private yards to be fenced, but the HOA documents will include stipulations that the required landscape material may not be removed and will be maintained by owner.
    Village Response: Lots #13, 50, and 33 have lot lines that extend to common area sidewalks. As the lot lines are now, these owners could place a fence directly along a common area sidewalk and enclose common area landscaping and site lighting. It is recommended that these lot lines be adjusted so that common area landscape and site lighting remains completely within the common area property controlled by the HOA.

5) **[New comment] Show a minimum 7.5' clear zone surrounding all fire hydrants. This area shall be free from trees, shrubs, signage, site lighting and other vertical elements.**
6) **[New comment] At the southeastern ingress/egress it appears that two (2) fire hydrants are shown together. The fire hydrant proposed for removal shall not be shown on the landscape plan. Any and all existing site features to be removed shall not be shown on the landscape plan; only features to remain shall be shown.**
7) **[New comment] On the south property line, there appears to be a hedge that is contained between two (2) fence lines. Remove the decorative aluminum fence that runs along the south property line. Only the 6' height opaque fence is recommended.**

Previous Landscape Plan comments not included herein have been addressed and/or satisfied.

Photometric/Lighting Plan:

8) **[New comment] There are several lighting and utility conflicts present as noted above. (I.e. light fixture conflicts with fire hydrants). Correct these conflicts and resubmit amended lighting/photometric plan.**

Previous Photometric/Lighting Plan comments not included herein have been addressed and/or satisfied.

Applicant: In addition to any plan amendments, please provide written responses to the comments herein.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:



Brent Whitfield, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1160
Email: bwhitfield@chenmoore.com

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County Board of County Commissioners
Robert S. Weinroth, Mayor
Gregg K. Weiss, Vice Mayor
Maria G. Marino
Dave Kerner
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

January 24, 2022

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: Belmont
Project #: 220110 (previously 210409)
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated January 12, 2022, 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:	Palm Springs
Location:	West side of Kirk Road, about 0.15 miles north of Forest Hill Blvd
PCN:	70-42-44-12-39-000-0020
Access:	One full access driveway connection onto Kirk Road (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Church = 11,917 SF
Proposed Uses:	Redevelop the site with: Low-rise Multi-Family Residential = 50 DU
Project Daily Trips:	366
Project Peak Hour Trips:	23 (5/18) AM; 28 (18/10) PM
New Daily Trips:	287
New Peak Hour Trips:	19 (3/16) AM; 22 (15/7) PM
Build-out:	December 31, 2024

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and, therefore, **meets** the TPS of Palm Beach County.

Please note the receipt of a 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 County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

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 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:qg
ec:
Iramis Cabrera, Interim PZ&B Director, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2022\220110 - BELMONT.DOCXN

9-20-2021

Good morning,
I have no issues here.

Chris Schulle
Division Manager
Office # 561-688-8912
Fax # 561-688-8914
Cell # 772-216-4876

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Monday, September 20, 2021 11:04 AM
To: Christopher Schulle <cschulle@wasteprousa.com>
Subject: Belmont

Good morning,

Can you please review attached site plan and let me know if you have any comments?

Thanks.

Iramis Cabrera
PZ&B Director
226 Cypress Lane | Palm Springs, Florida 33461
Phone: 561.965.4016 Fax: 561.439.4132
Email: icabrera@vpsfl.org

6-21-2021

Good evening Iramis,

The proposed location for the mail kiosk is acceptable. I also reviewed the proposed address against our database. We do have it as a single business delivery point. Please advise if there was a pre-existing structure. If so, I would like to suggest assigning a different number.

Lastly, I would like to request the contact information of the builder or ownership of this project please.

Sincerely,

Nikki Rudershausen
United States Postal Service
Florida 3 District
Delivery Programs
Growth Management Coordinator
2200 NW 72ND AVE STE 222
Miami, Fl 33152-9321

Direct Line 305-470-0553
Fax Line 305-470-0554

When referring to specific project, please include the ZIP Code and project name in the subject line. Thank you ☺

From: Iramis Cabrera <icabrera@vpsfl.org>

Iramis:

Good morning. The site plan shows a location for a 10' by 15' school bus shelter and the project has been issued a SCAD letter. Please let me know if you need any condition language from me regarding the school bus shelter.

Thank you.

Michael C. Owens
Senior Planner, Planning & Intergovernmental Relations
Division of Facilities Management

LAKE WORTH DRAINAGE DISTRICT

13081 MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Jeffrey P. Phipps, Sr.
Harry Raucher
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
Attorney
Mark A. Perry, P.A.

April 1, 2021

Iramis Cabrera
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1699

Re: 1591 KIRK ROAD
MULTI-FAMILY DEVELOPMENT (Pulte Homes)
SE Quad of Kirk Road and LWDD's L-7 Canal
PCN: 70-42-44-12-39-000-0020
LWDD Canal No. L-7
LWDD Record No. RI-18-0011

Dear Ms. Cabrera:

This project is located on the south side of the L-7 Canal and is adjacent.

After reviewing the Survey including Canal Cross-Sections, LWDD not require additional right-of-way.

This project will require a drainage connect outfall permit from this District.

LWDD has no objection to the certification of this petition.

Sincerely,

Anne H. Perry

Anne H. Perry

9-7-2021

Iramis,
Based on the size of the lift station it appears that the lift station will be private. The civil plan should identify the lift station and onsite sanitary sewer as private.
As previously stated, if the lift station is private an agreement with property to the south regarding sanitary sewer will be required and indemnification agreement with PBCWUD will be required prior to PBCWUD plan approval. The easement to the property to the south would be dedicated to the property to the south not to PBCWUD.
A portion of the 8" watermain is shown within a 15' PBCUE. The watermain must be centered within a 20'PBCUE.
Meters cannot be installed within driveway
No trees or obstructions within 7.5 feet of fire hydrant (there appears to be a tree too close to the fire hydrant SE of the lift station)
Gate is required at location to the east where sanitary sewer crosses the property line

Thank you,

Jackie Michels, P.E.
Project Manager
Palm Beach County Water Utilities
8100 Forest Hill Blvd.
West Palm Beach, Florida 33413
Phone (561) 493-6116

1-24-2022

Hello Rogelio,

Issues:
No issues at this time.

Comments:
We may ask the applicant to adjust the curb return radii to tie into the adjacent inlet with a type F curb and stripe out the control radius as currently shown. This will need to be determined during right of way permit review. Note that we have ongoing issues with vehicles running off the pavement over flush header curbs causing erosion behind the back of curb.

Disclaimer:
Please not this courtesy review in advance of the PBC right of way permitting application is independent of Traffic Performance Standards (TPS) review and approval through PBC Traffic Division.

Regards,
Will

Will Carey, PE
Roadway Production Division
Palm Beach County Engineering & Public Works Dept.
(561) 684-4183 / wcarey@pbcgov.org / Mon-Fri 9am to 6pm



5/13/2021

No comments, thank you.

Yash Nagal
Senior Planner
Tel: 561 841-4238
ynagal@pbcgov.org
http://www.palmtran.org











BELMONT

12-10-2021

SITE PLAN RENDERING

DRAWN BY: AE
CHECKED BY: JP

N

0′ 25′ 50′ 100′

SCALE: 1″ = 50′-0″

WGI™

EXERCISE TRAIL

10' LANDSCAPE BUFFER

EXISTING LARGE SHADE TREES

LANDSCAPE FOR SCREENING

LIFT STATION

EVENT LAWN

LANDSCAPE BUFFER

TOT LOT

15' P.B.C.U.E

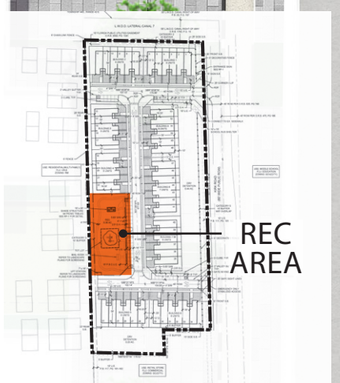
10' U.E.

MAIL KIOSK

BENCHES UNDER CANOPY TREES

LANDSCAPE FOR SCREENING

PICNIC AREA WITH 2 TABLES



LOCATION MAP

Belmont | Palm Springs, Florida

06-11-2021

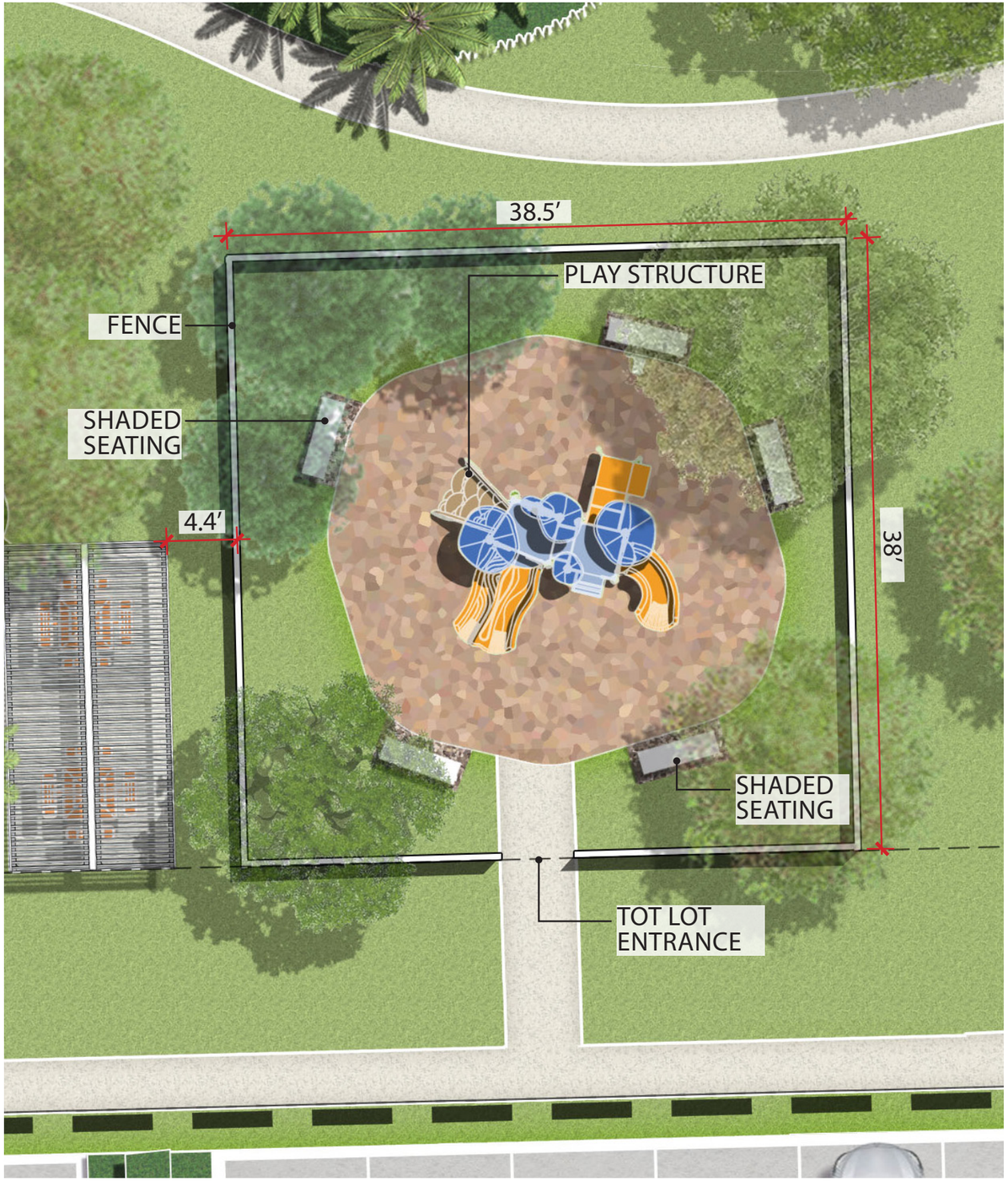
CONCEPTUAL SITE PLAN

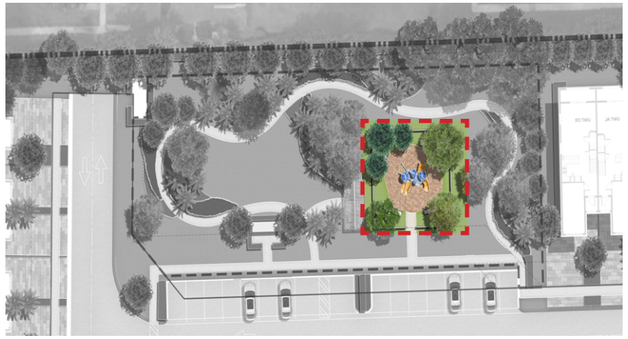
N

0' 10' 20' 40'

SCALE: 1" = 20'-0"

WGI





TOT LOT LOCATION



MANUFACTURER:

PLAYWORLD

350-1736

Age 2-12



Belmont | Palm Springs, Florida

06-11-2021

TOT LOT PLAN

N

0′ 4′ 8′ 16′

SCALE: 1/8″ = 1′-0″

MANUFACTURER:

WABASH VALLEY

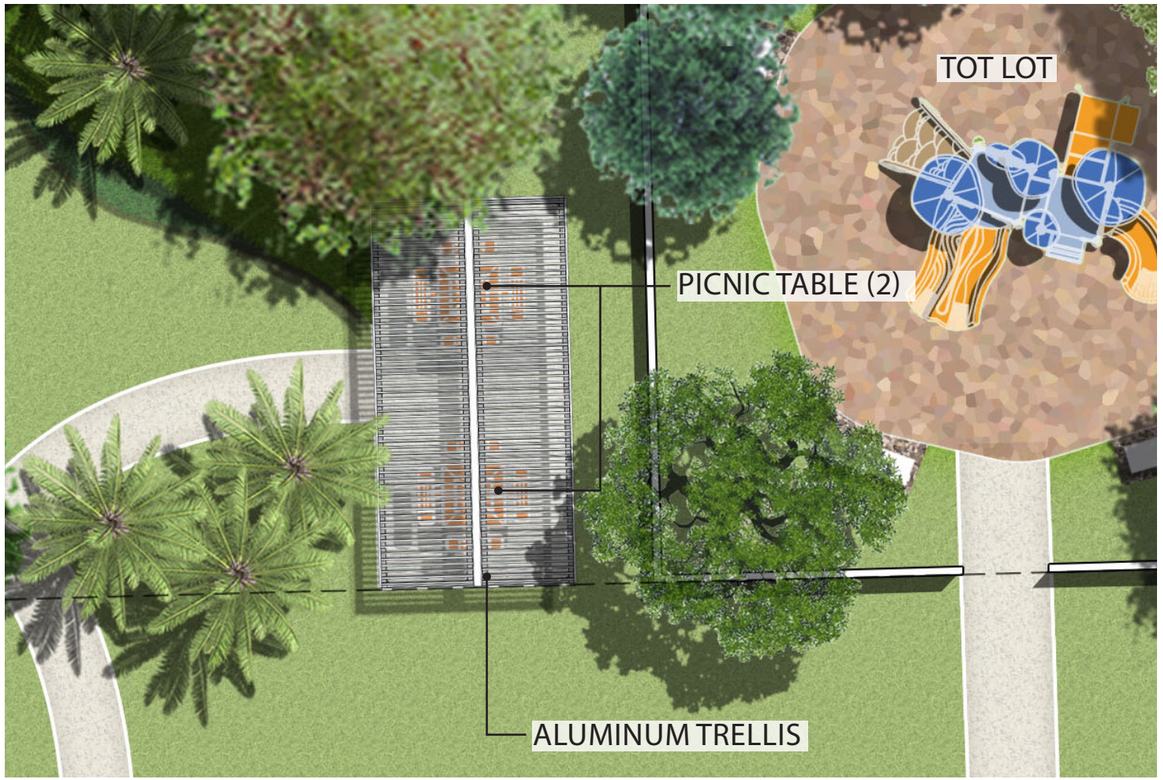
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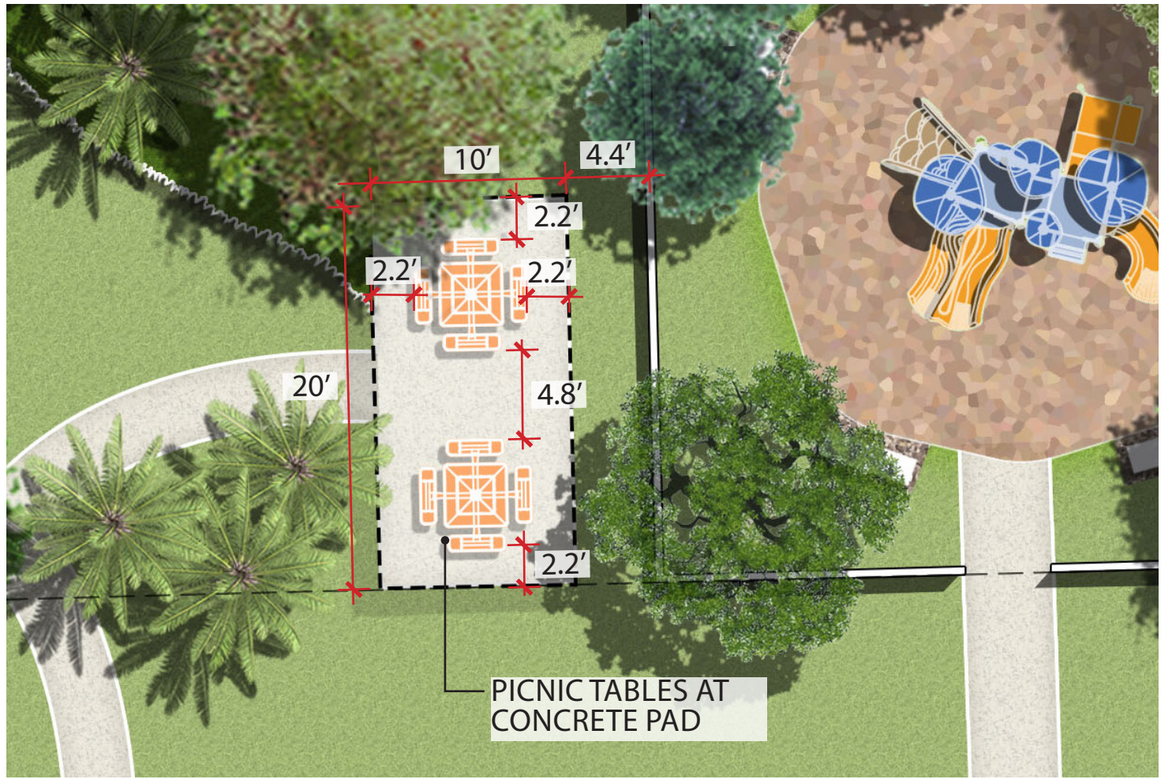


Table Top Color: Charcoal
Leg Color: Black
Seat Color: Charcoal
Mount: Surface
Size: 40 in. Square
Pattern: Diamond
Total of Picnic: 2



PICNIC TRELLIS LOCATION





Belmont | Palm Springs, Florida

06-11-2021

PICNIC TRELLIS PLAN AND FURNITURE SELECTION

N

0′ 4′ 8′ 16′

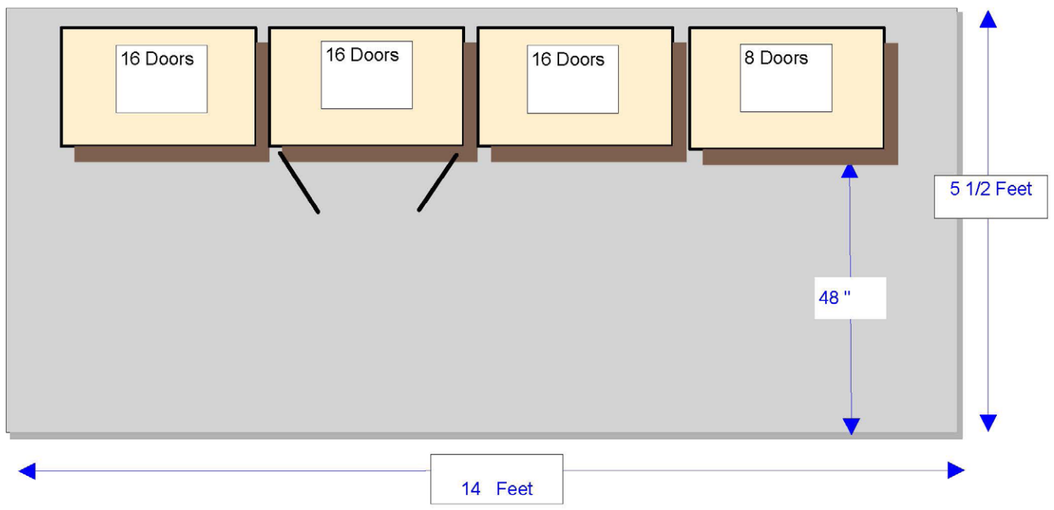
SCALE: 1/8″ = 1′-0″

Elevation 1



Prepared by: The Beautiful Mailbox Company
3 - 16 Door Units
1 - 8 Door Unit
TOTAL 56 Customer Doors

SUGGESTED SLAB LAYOUT





MAIL KIOSK LOCATION

TYPE III - 16 Door CBU



Type I - 8 Door CBU



Express HOMES
A D.R. Horton Company

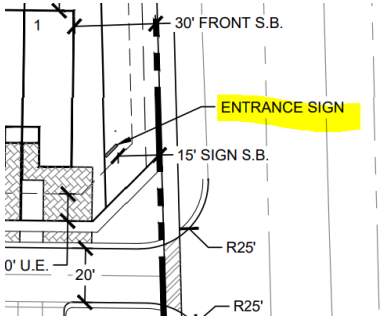
Belmont

West Palm Beach

ENTRY WALL



FRONT & REAR ELEVATION



STUCCO REVEALS

SW 7004
Snowbound

Natural Ledgestone Glacier White



Belmont · Kirk Road, West Palm Beach, FL 33406 · drhorton.com

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Express HOMES
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Belmont

West Palm Beach

COMMUNITY LOGO

Belmont

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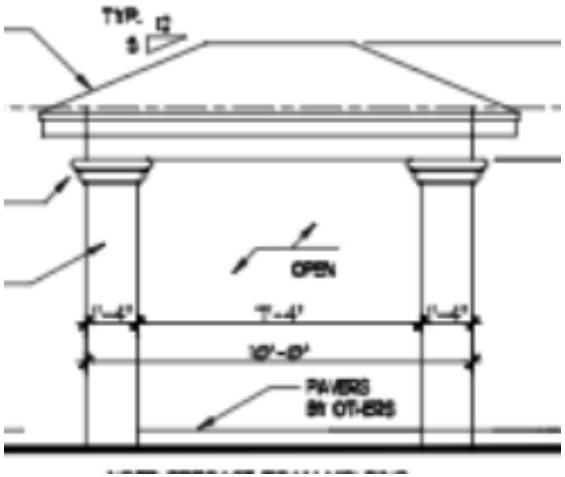
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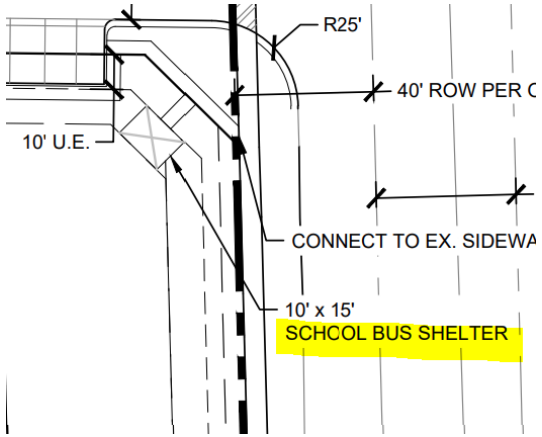
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Belmont

West Palm Beach

SCHOOL BUS SHELTER





COLUMN

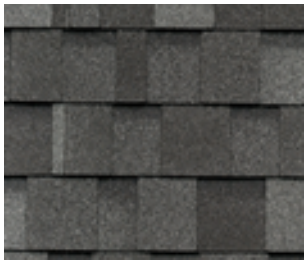
SW 7004
Snowbound

TRIM & FASCIA

SW 9165
Gossamer Veil

ROOF SHINGLE

COLOR HARVARD SLATE



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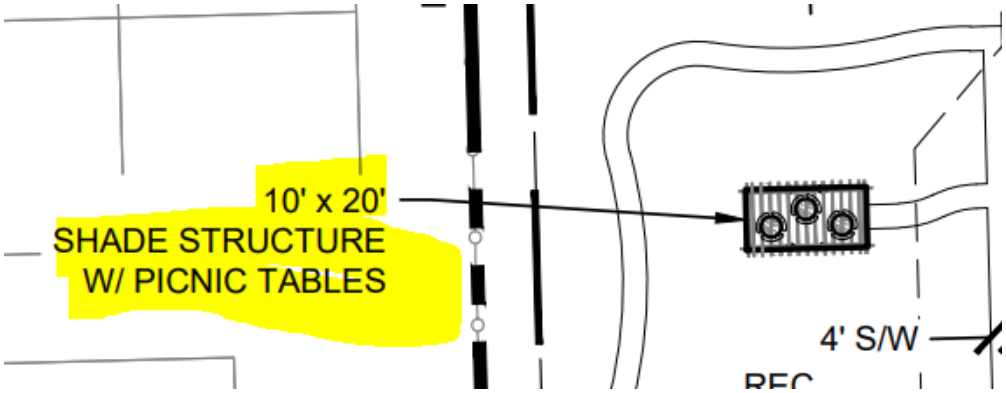
Belmont

West Palm Beach

TRELLIS & PICNIC AREA

Aluminum Trellis

- floor surface concrete



WABASH VALLEY

Model #: SG214D



Table Top Color: Charcoal
Leg Color: Black
Seat Color: Charcoal
Mount: Surface
Size: 40 in. Square
Pattern: Diamond
Total of Picnic: 3

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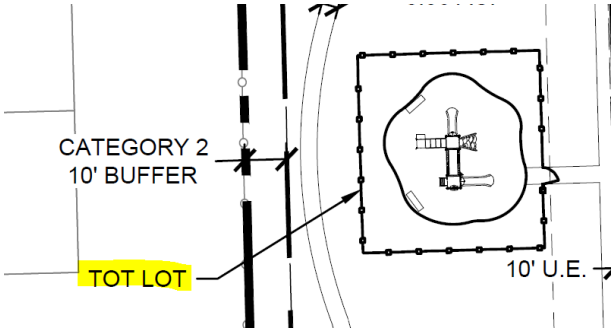
Belmont

West Palm Beach

Tot Lot

PLAYWORLD
The world needs play.







350-1736
Age 2-12

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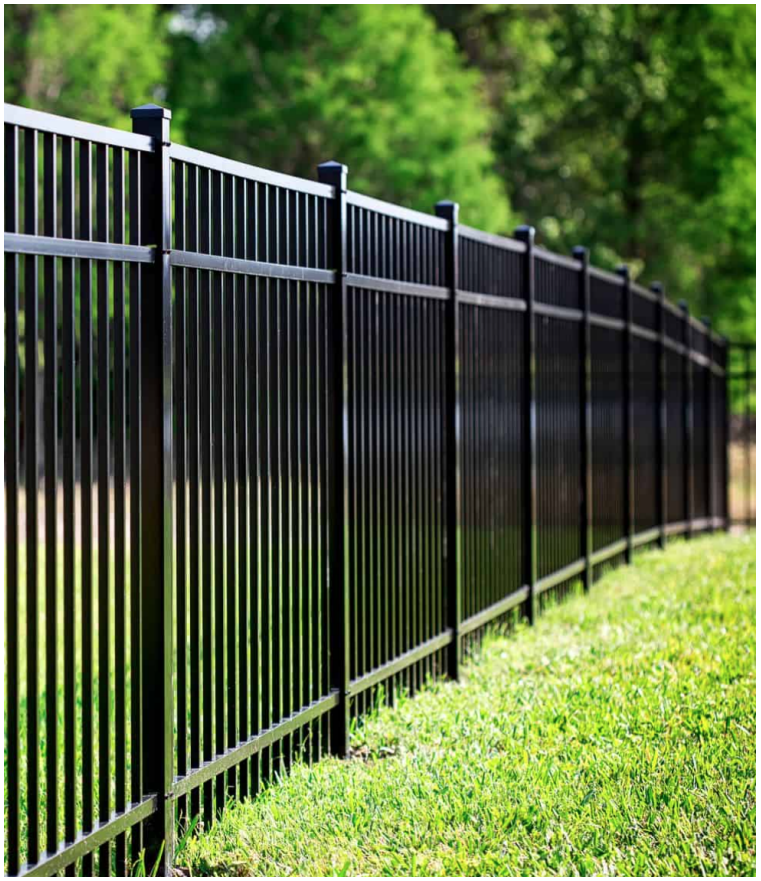
Express HOMES
A D.R. Horton Company

Belmont

West Palm Beach

Aluminum Rail Style
Per Section

Aluminum rail along Kirk Rd., with gates for the Emergency Fire Access, and also a Pedestrian Gate at the south emergency access



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AHEAD




DOLLAR GENERAL
1679






Forest Hill
FOREST AIR


STOP
AHEAD

DISCHARGING
OR LOADING
PASSENGERS
FROM TRAVEL
LANES PROHIBITED

ONLY
RIGHT LANE

SCHOOL BUS

I-ATT-WINDOWS

STEAM TIGHT
WINDOWS


STOP
SCHOOL BUS
ONLY
1-877-WINDOWS
STORM TIGHT WINDOWS
www.stormtightwindows.com
CRC046091


STOP
AHEAD


adidas


AHEAD


STOP
SCHOOL BUS
ONLY
RIGHT LANE





DISCHARGING
OR LOADING
PASSENGERS
FROM TRAVEL
LANES PROHIBITED


STOP

CFN 20170130372

OR BK 29015 PG 1789
RECORDED 04/13/2017 15:30:51
AMT 10.00
Doc Stamp 0.70
Palm Beach County, Florida
Sharon R. Bock,CLERK & COMPTROLLER
Pgs 1789 - 1790; (2pgs)

Prepared by and return to:
GARY WALK, ESQ.

Ciklin Lubitz & O'Connell
515 North Flagler Drive 20th Floor
West Palm Beach, FL 33401
561-832-5900
File Number: **13556-55449**
Will Call No.: 69mmi

This Deed is a Certified Copy

[Space Above This Line For Recording Data]

This Special Warranty Deed is a transfer of unencumbered real property without consideration and as such is subject to minimum documentary stamp tax under Florida Statutes Section 201.02(1)(a) and Florida Administrative Code Section 12B-4.014(2).

Special Warranty Deed

This Special Warranty Deed made as of the 1st day of April, 2017 between **THE LUTHERAN CHURCH OF THE HOLY CROSS, WEST PALM BEACH, FLORIDA, INC., a Florida not for profit corporation** whose post office address is **1591 Kirk Road, West Palm Beach, FL 33406**, grantor, and **FINESTRA-HOLY CROSS, LLC, a Florida limited liability company** whose post office address is **5701 Swaying Palm Lane, Boynton Beach, FL 33437**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Palm Beach County, Florida**, to-wit:

Lot 2 of LUTHERAN CHURCH - KIRK ROAD according to the Plat thereof as recorded in Plat Book 117, Page 181 of the public records of Palm Beach County, Florida.

Parcel Identification Number: 70-42-44-12-39-000-0020

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Gary Walk

Witness Name: Marilynn M Ives

THE LUTHERAN CHURCH OF THE HOLY CROSS, WEST PALM BEACH, FLORIDA, INC., a Florida not for profit corporation

By: Robert Emch
ROBERT EMCH, President

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 10 day of April, 2017 by ROBERT EMCH, President of THE LUTHERAN CHURCH OF THE HOLY CROSS, WEST PALM BEACH, FLORIDA, INC., a Florida not for profit corporation, on behalf of the corporation. He [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public, State of Florida at Large

My Commission Expires: _____

MARILYNN M. IVES
Notary Public - State of Florida
My Comm. Expires Apr 1, 2018
Commission # FF 074339
Bonded Through National Notary Assn.

This is not a certified copy

DoubleTime®



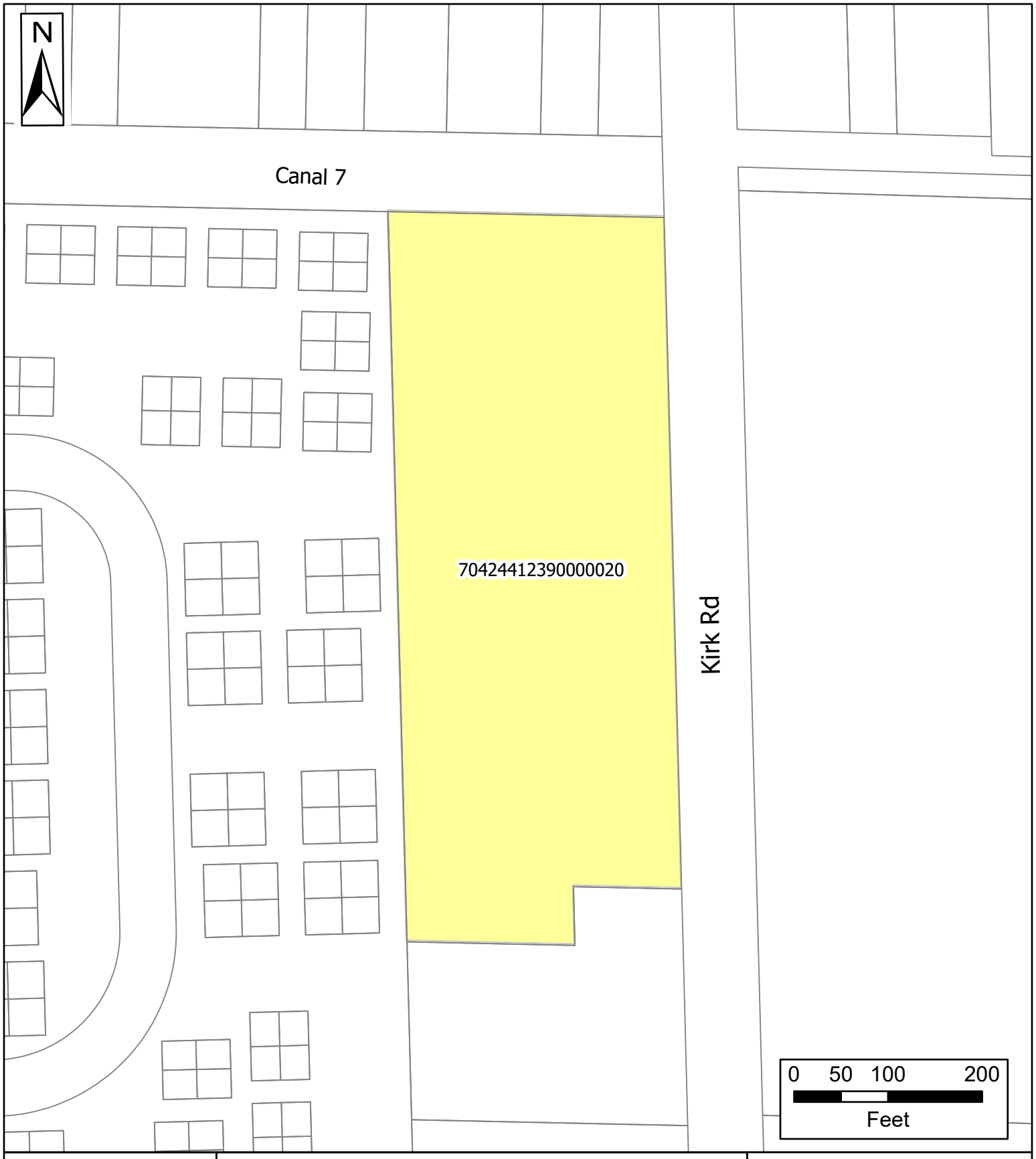
Village of Palm Springs

Kirk Road

Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose.The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Data Source: Tax Deed Parcels and Village Limits data provided by the Village of Palm Springs, Parcels provided by Palm Beach County, Basemap provided by ESRI World Imagery.



Village of Palm Springs

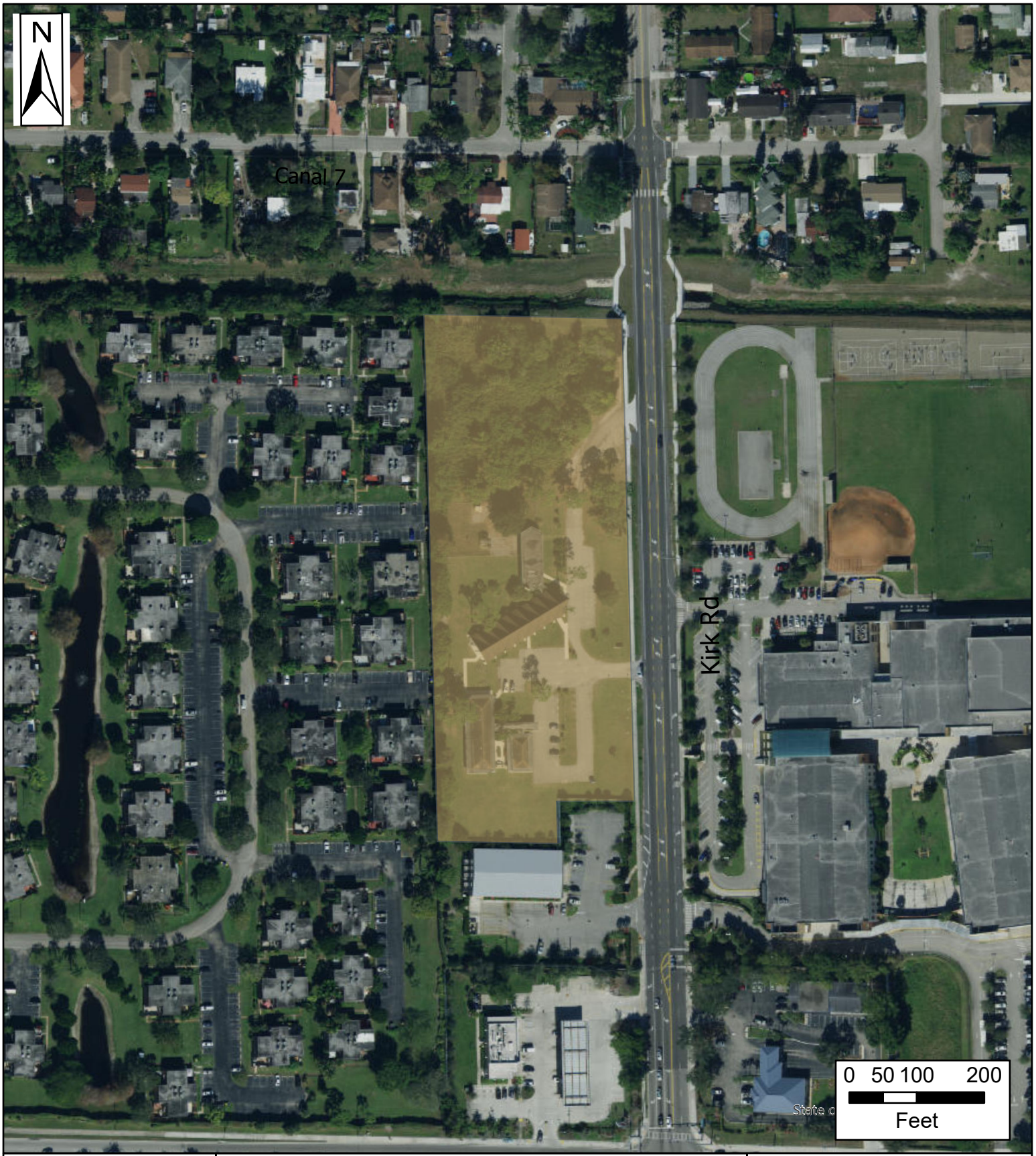
Kirk Road

Parcels

Property Boundary

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Village of Palm Springs

Kirk Road

Medium Density Residential

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