



**PLANNING AND ZONING ADVISORY BOARD AGENDA
REGULAR MEETING**

**Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, January 14, 2020
6:30 PM**

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 three (3) business days prior to the meeting in order to request such assistance.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA**
- 5. MINUTES**
- 6. PUBLIC HEARINGS**

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

 - 6.1 Ordinance No. 2020-02 - Voluntary Annexation - 2623 10th Avenue North and 900 Lynnwood Drive
[Ord No. 2020-02 - Voluntary Annex Only 2623 10th Avenue North and 900 Lynnwood Drive.doc](#)
[Exhibit A - Parcel Spreadsheet](#)
[Voluntary Annexation Applications](#)
[Palm Beach County Annexation Information Sheet](#)
[Palm Beach County Letter Confirming County's Annexation Review Process](#)
[Aerial Location Map](#)

7. QUASI JUDICIAL PUBLIC HEARINGS

- 7.1 Ordinance No. 2020-03 - Land Use and Rezoning (Small-Scale) - 2623 10th Avenue North and 900 Lynnwood Drive

[Ord No. 2020-03 Land Use Amendment and Rezoning - 2623 10th Avenue North and 900 Lynnwood Drive.doc](#)

[Exhibit A - Parcel Spreadsheet](#)

[Proposed Annexation Letter from Palm Beach County - 2623 10th Avenue North and 900 Lynnwood Drive](#)

[Aerial Location, Future Land Use and Zoning Maps](#)

- 7.2 Planning & Zoning Board Order No.2020-01 - Minor Site Plan SPR 20-01- Ashyla Property - 2949 2nd Avenue North

[Exhibit "A" - PZB Staff Report](#)

[Project Narrative](#)

[Site Plan, Landscape Plans, Engineering Plans and Approval Letter](#)

[Property Photos](#)

[Aerial and Location Maps](#)

[Planning & Zoning Board Order 2019-01.pdf](#)

8. ACTIONS AND REPORTS

9. ADJOURNMENT

**NEXT MEETING
FEBRUARY 11, 2020**

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 verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.



Village of Palm Springs

Executive Brief

AGENDA DATE: January 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 6.1: Ordinance No. 2020-02 - Voluntary Annexation - 2623 10th Avenue North and 900 Lynnwood Drive

SUMMARY: Mr. Nelson Tiburcio, property owner and applicant, is requesting voluntary annexation of his property into the Village of Palm Springs in accordance with Section 171.044, Florida Statutes. The two parcels (2623 10th Avenue North and 900 Lynnwood Drive) are located at the southeast corner of 10th Avenue North and Lynnwood Drive and total 0.5972 acres.

The property is currently vacant and the applicant has the intention of proposing multi-family dwelling units in the near future.

Note: See the attached table and map.

Village staff finds the annexation to be in compliance with Chapter 171, Florida Statutes, as the proposed annexation is compact, contiguous to the Village boundaries and will be developed for urban purposes, per statutory annexation criteria. The subject property is located within the Village's adopted future annexation area and served with urban services by the City of Lake Worth Beach Water Utilities Department.

Palm Beach County issued a letter on December 20, 2019 indicating that there are no concerns with the annexation and that the proposed annexation is consistent with State Statutes.

FISCAL IMPACT:

The assessed value of the two vacant parcels totals \$135,000 and will contribute to the Village's overall property values. The planned multi-family residences will further contribute to the Village's overall property values.

ATTACHMENTS:

Ord No. 2020-02 - Voluntary Annex Only 2623 10th Avenue North and 900 Lynnwood Drive.doc

Exhibit A - Parcel Spreadsheet

Voluntary Annexation Applications

Palm Beach County Annexation Information Sheet

Palm Beach County Letter Confirming County's Annexation Review Process

Aerial Location Map

ORDINANCE NO. 2020-02

(VOLUNTARY ANNEXATION)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ANNEXING TWO PARCELS OF LAND TOTALING 0.5972 ACRES; OWNED MR. NELSON TIBURCIO, LOCATED AT 2623 10th NORTH AND 900 LYNNWOOD DRIVE RESPECTIVELY, AND MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR AN AMENDMENT TO THE CORPORATE LIMITS OF THE VILLAGE OF PALM SPRINGS, FLORIDA; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR ADVERTISING; AND PROVIDING THAT THIS ORDINANCE SHALL BE FILED WITH THE CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, AND FLORIDA DEPARTMENT OF STATE UPON ADOPTION.

WHEREAS, the Petitioner(s), Mr. Nelson Tiburcio property owner, have petitioned for the annexation of the properties located at 2623 10th Avenue North and 900 Lynnwood Drive, more particularly described in **Exhibit "A"**, attached hereto and made a part hereof, has requested that the Village of Palm Springs annex said land into the corporate limits of the Village; and

WHEREAS, the Village Council of the Village of Palm Springs finds that said land is contiguous with the corporate limits of the Village of Palm Springs, creates no enclaves and the Village of Palm Springs can effectively provide police and sanitary services to said land, all in compliance with the terms and requirements of Chapter 171, Florida Statutes, and the Village of Palm Springs Code; and

WHEREAS, development of said lands upon annexation shall be in accordance with the regulatory requirements of Palm Beach County, until such time as the Village's Comprehensive Land Use Plan shall be amended to include said annexed land; and

WHEREAS, the Village Council has considered the request for annexation and a proposed annexation agreement with the Petitioner, and has also considered the recommendation of Village Staff; and

Ordinance No. 2020-02 - Voluntary Annexation of 2623 10th Avenue North and 900 Lynnwood Drive

WHEREAS, the Village Council has determined that granting the request for annexation 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; that said Property is contiguous and reasonably compact with the corporate limits of the Village of Palm Springs, creates no enclaves, pockets or finger areas in serpentine patterns and otherwise meets all requirements set forth in section 171.043, Florida Statutes, for annexation. Further, the Village Council finds the Village can effectively provide police, fire, and sanitary services to the Property, all in compliance with the terms and requirements of Chapter 171, Florida Statutes, and the Village of Palm Springs Code.

Section 2. Annexation. The Village Council has determined that development of the Property upon annexation shall be in accordance with the regulatory requirements of Palm Beach County, until such time as the amendment to the Village Comprehensive Land Use Plan shall become effective. That the Property more particularly described in **Exhibit "A"**, is hereby annexed into and shall be within the corporate limits of the Village of Palm Springs, Florida, and that same shall henceforth be a part of said Village as if the Property was originally a part of the Village of Palm Springs.

Section 3. Directions to the Village Clerk. The Village Clerk is hereby authorized and directed to forthwith cause the boundaries as set forth in the Village Charter to

Ordinance No. 2020-02 - Voluntary Annexation of 2623 10th Avenue North and 900 Lynnwood Drive

be amended and codified. The Village Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court, the Department of State and other agencies in accordance with Florida Statute Section 171.044.

Section 4. Advertising. This Ordinance shall not be passed until the same has been advertised for two (2) consecutive weeks in a newspaper of general circulation in the Village of Palm Springs, Florida, as required by Section 171.044, Florida Statutes.

Section 5. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 6. 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 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVERLY SMITH, MAYOR	☐	☐	☐
JONI BRINKMAN, VICE MAYOR	☐	☐	☐
PATTI WALLER, MAYOR PRO TEM	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐

Ordinance No. 2020-02 - Voluntary Annexation of 2623 10th Avenue North and 900
Lynnwood Drive

GARY READY, COUNCIL MEMBER

☐ ☐ ☐

The Mayor thereupon declared this Ordinance approved and adopted by the Village
Council of the Village of Palm Springs, Florida, on second reading, the _____ day of ____
_____ 2020.

First Reading: _____

Second Reading: _____

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: _____
GLEN J. TORCIVIA, VILLAGE ATTORNEY

<u>OWNER NAME</u>	<u>PBC L/U</u>	<u>ZONING</u>	<u>ADDRESS</u>	<u>Street</u>	<u>PCN #</u>	<u>ACRES</u>	<u>Site Devl</u>	<u>Assd Value</u>	<u>Fl Zone</u>	<u>Zip Code</u>
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Nelson Tiburcio	Medium Density Residential (5 du/ac)	RH	2623	10th Avenue North	434420010390010	0.4419	vacant	\$105,000.00	X	33461
Nelson Tiburcio	Medium Density Residential (5 du/ac)	RH	900	Lynnwood Drive	434420080000010	0.1553	vacant	\$30,000.00	X	33461

0.5972

\$135,000.00



APPLICATION FOR VOLUNTARY ANNEXATION

Property Owner(s)/Agent*: Nelson Tiburcio

*If corporation or other business entity, the name of the officer or person who maintains authority to represent and execute application.

Address (Property Location): 900 Lynnwood Drive

Address (Correspondence)*: 12481 Equine Lane, Wellington, FL 33414

*All agendas, letters, and other materials will be mailed.

Property Tax #: 00-43-44-20-08-000-0010

*May attached legal description as separate sheet.

Existing Use: vacant Estimated Household population/occupancy: 0

PBC Land Use: Medium Residential - 5 PBC Zoning: RH

OWNER'S AUTHORIZATION

Under the provisions for Voluntary Annexation, Florida Statutes 171.044, requires that the application for annexation must bear the signature of the owner/agent of the property. The authority authorizing a person other than the owner to sign the application must be attached and accompany this application (refer to attached affidavit).

It is understood by the property owner/agent that by signing this agreement is hereby providing written consent to the Stormwater Management Assessment, Garbage Assessment and any other Assessment Fees levied by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197. This consent is a written covenant running with the land. This agreement shall be recorded in the Public Records of Palm Beach County, Florida. The property owner/agent and all subsequent transferees, grantees, heirs, successors, and assigns of the property owner shall be bound by this written consent to the Stormwater Management Assessment, Garbage Assessment and any other Assessment Fees levied by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197.

The property owner/agent agrees that this Application for Voluntary Annexation into the Village of Palm Springs shall be irrevocable by the property owner/agent, their heirs and assigns, and it shall be binding on any future assigns and/or purchasers. It is the property owner's/agent's intent that this Application for Voluntary Annexation shall be binding on all successor title holders of said property.

Owner/Agent: Nelson Tiburcio

Printed

Co-Owner/Agent: _____ Printed

Signature

Signature

Street Address: 12481 Equine Lane

Street Address

City, State, Zip Code

City, State, Zip Code

Telephone #

Fax #

Telephone #

Fax #

Email Address

Email Address

State of Florida

NOTARY

County of Palm Beach

On this, the 7th day of Oct., 2019, before me a notary public, the undersigned officer, personally appeared Nelson Tiburcio, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal



Laura M. Buzzetta
Notary Public

Property Detail

Location Address	900 LYNNWOOD DR
Municipality	UNINCORPORATED
Parcel Control Number	00-43-44-20-08-000-0010
Subdivision	LYNNWOOD HOMESITES IN
Official Records Book	14392
Sale Date	NOV-2002
Legal Description	LYNNWOOD HOMESITES LT 1

Owner Information

Owners	Mailing address
TIBURCIO NELSON	12481 EQUINE LN
	WELLINGTON FL 33414 3507

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2002	\$63,500	14392 / 00910	WARRANTY DEED	TIBURCIO NELSON
APR-2001	\$55,000	12452 / 00012	WARRANTY DEED	LEDERER KARL F &

Exemption Information

No Exemption information available

Property Information

Number of Units	0
*Total Square Feet	0
Acres	0.1553
Use Code	0000 - VACANT
Zoning	RH - Multi-Family (High Density) (00-UNINCORPORATED)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$0	\$0	\$0
Land Value	\$30,000	\$31,938	\$27,773
Total Market Value	\$30,000	\$31,938	\$27,773

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019	2018	2017
Assessed Value	\$25,256	\$22,960	\$20,873
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$25,256	\$22,960	\$20,873

Taxes

Tax Year	2019	2018	2017
Ad Valorem	\$482	\$454	\$412
Non Ad Valorem	\$50	\$50	\$48
Total tax	\$532	\$504	\$460



APPLICATION FOR VOLUNTARY ANNEXATION

Property Owner(s)/Agent*: Nelson Tiburcio

*If corporation or other business entity, the name of the officer or person who maintains authority to represent and execute application.

Address (Property Location): 2623 10th Avenue North

Address (Correspondence)*: 12481 Equine Lane, Wellington, FL 33414

*All agendas, letters, and other materials will be mailed.

Property Tax #: 00-43-44-20-01-039-0010

*May attached legal description as separate sheet.

Existing Use: vacant Estimated Household population/occupancy: 0

PBC Land Use: Medium Residential - 5 PBC Zoning: RH

OWNER'S AUTHORIZATION

Under the provisions for Voluntary Annexation, Florida Statutes 171.044, requires that the application for annexation must bear the signature of the owner/agent of the property. The authority authorizing a person other than the owner to sign the application must be attached and accompany this application (refer to attached affidavit).

It is understood by the property owner/agent that by signing this agreement is hereby providing written consent to the Stormwater Management Assessment, Garbage Assessment and any other Assessment Fees levied by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197. This consent is a written covenant running with the land. This agreement shall be recorded in the Public Records of Palm Beach County, Florida. The property owner/agent and all subsequent transferees, grantees, heirs, successors, and assigns of the property owner shall be bound by this written consent to the Stormwater Management Assessment, Garbage Assessment and any other Assessment Fees levied by the Village pursuant to its ordinances and Florida Statutes, Chapters 170 and 197.

The property owner/agent agrees that this Application for Voluntary Annexation into the Village of Palm Springs shall be irrevocable by the property owner/agent, their heirs and assigns, and it shall be binding on any future assigns and/or purchasers. It is the property owner's/agent's intent that this Application for Voluntary Annexation shall be binding on all successor title holders of said property.

Owner/Agent: Nelson Tiburcio Co-Owner/Agent: _____ Printed

Signature _____ Printed

Street Address: 2623 10th Avenue North Street Address

City, State, Zip Code Wellington FL 33414 City, State, Zip Code

Telephone # (888) 436-7782 Telephone # Fax #

Email Address nelson.tiburcio22@gmail.com Email Address

NOTARY

State of Florida

County of Palm Beach

On this, the 7th day of Oct, 2019, before me a notary public, the undersigned officer, personally appeared Nelson Tiburcio, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.



Laura M. Buzzetta
Notary Public

Property Detail

Location Address 2623 10TH AVE N

Municipality UNINCORPORATED

Parcel Control Number 00-43-44-20-01-039-0010

Subdivision MODEL LAND CO

Official Records Book 14392

Page 910

Sale Date NOV-2002

Legal Description 20-44-43 MODEL LAND CO SUB E 110 FT OF S 190 FT OF N 200 FT OF TR 39 /LS
R/W OF 10TH AVE AS IN OR1172P16/

Owner Information

Owners

TIBURCIO NELSON

Mailing address

12481 EQUINE LN
WELLINGTON FL 33414 3507

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2002	\$63,500	14392 / 00910	WARRANTY DEED	TIBURCIO NELSON
APR-2001	\$55,000	12452 / 00012	WARRANTY DEED	LEDERER KARL F &

Exemption Information

No Exemption information available

Property Information

Number of Units 0

*Total Square Feet 0

Acres 0.4419

Use Code 0000 - VACANT

Zoning RH - Multi-Family (High Density) (00-UNINCORPORATED)

Appraisals

Tax Year	2019	2018	2017
Improvement Value	\$0	\$0	\$0
Land Value	\$105,000	\$95,815	\$83,318
Total Market Value	\$105,000	\$95,815	\$83,318

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019	2018	2017
Assessed Value	\$75,768	\$68,880	\$62,618
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$75,768	\$68,880	\$62,618

Taxes

Tax Year	2019	2018	2017
Ad Valorem	\$1,555	\$1,362	\$1,236
Non Ad Valorem	\$0	\$0	\$48
Total tax	\$1,605	\$1,412	\$1,284

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



AFFIDAVIT

State of Florida

County of Palm Beach

Before me, this day 7th day of Oct 2019, personally appeared Nelson Tiburcio who, being duly sworn, deposes and says that;

1. He/She is the fee simple owner of the following described property, to wit:
(Give legal description)

Two Parcels: 00-43-44-20-01-039-0010 and 00-43-44-20-08-000-0010

(Attach additional pages if needed)

2. He/She desires annexation to the Village of Palm Springs, Florida.

3. He/She has appointed himself to act as agent in his/her behalf to accomplish the above.

4. He/She affirms and certifies that he/she understands and agrees to comply with the Village of Palm Springs Land Development Code. He/She further certifies that the statements, plans, and all information submitted as a part of this annexation application are true and correct to the best of his/her knowledge. Further, he/she understands that this application and attachments become part of the Official Records of The Village of Palm Springs, Florida, and are not returnable. He/She also understands that the application fees are ~~non-refundable~~.

[Signature]
Signature of Owner
Affiant

Sworn to and subscribed before me

Laura M. Buzzetta
Notary Public, State of Florida at Large

My Commission Expires: March 22, 2020



Property Detail

Location Address	2623 10TH AVE N
Municipality	UNINCORPORATED
Parcel Control Number	00-43-44-20-01-039-0010
Subdivision	MODEL LAND CO
Official Records Book	14392
Sale Date	NOV-2002
Legal Description	20-44-43 MODEL LAND CO SUB E 110 FT OF S 190 FT OF N 200 FT OF TR 39 /LS R/W OF 10TH AVE AS IN OR1172P16/

Owner Information

Owners	Mailing address
TIBURCIO NELSON	12481 EQUINE LN WELLINGTON FL 33414 3507

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2002	\$63,500	14392 / 00910	WARRANTY DEED	TIBURCIO NELSON
APR-2001	\$55,000	12452 / 00012	WARRANTY DEED	LEDERER KARL F &

Exemption Information

No Exemption information available

Property Information

Number of Units	0
*Total Square Feet	0
Acres	0.4419
Use Code	0000 - VACANT
Zoning	RH - Multi-Family (High Density) (00-UNINCORPORATED)

Appraisals

Tax Year	2019 P	2018	2017
Improvement Value	\$0	\$0	\$0
Land Value	\$105,000	\$95,815	\$83,318
Total Market Value	\$105,000	\$95,815	\$83,318
P = Preliminary All values are as of January 1st each year			

Assessed and Taxable Values

Tax Year	2019 P	2018	2017
Assessed Value	\$75,768	\$68,880	\$62,618
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$75,768	\$68,880	\$62,618

Taxes

Tax Year	2019 P	2018	2017
Ad Valorem	\$1,555	\$1,362	\$1,236
Non Ad Valorem	\$50	\$50	\$48
Total tax	\$1,605	\$1,412	\$1,284

Property Detail

Location Address	900 LYNNWOOD DR
Municipality	UNINCORPORATED
Parcel Control Number	00-43-44-20-08-000-0010
Subdivision	LYNNWOOD HOMESITES IN
Official Records Book	14392
Sale Date	NOV-2002
Legal Description	LYNNWOOD HOMESITES LT 1

Owner Information

Owners	Mailing address
TIBURCIO NELSON	12481 EQUINE LN WELLINGTON FL 33414 3507

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2002	\$63,500	14392 / 00910	WARRANTY DEED	TIBURCIO NELSON
APR-2001	\$55,000	12452 / 00012	WARRANTY DEED	LEDERER KARL F &

Exemption Information

No Exemption information available

Property Information

Number of Units	0
*Total Square Feet	0
Acres	0.1553
Use Code	0000 - VACANT
Zoning	RH - Multi-Family (High Density) (00-UNINCORPORATED)

Appraisals

Tax Year	2019 P	2018	2017
Improvement Value	\$0	\$0	\$0
Land Value	\$30,000	\$31,938	\$27,773
Total Market Value	\$30,000	\$31,938	\$27,773

P = Preliminary

All values are as of January 1st each year

Assessed and Taxable Values

Tax Year	2019 P	2018	2017
Assessed Value	\$25,256	\$22,960	\$20,873
Exemption Amount	\$0	\$0	\$0
Taxable Value	\$25,256	\$22,960	\$20,873

Taxes

Tax Year	2019 P	2018	2017
Ad Valorem	\$482	\$454	\$412
Non Ad Valorem	\$50	\$50	\$48
Total tax	\$532	\$504	\$460

**Palm Beach County
Annexation Information Sheet**

Please submit the following information regarding each proposed annexation:

Annexation Name	Tiburcio Voluntary Annexation
Annexation Type	Voluntary
Acres	0.5972 acres total (2 parcels)
Location	SE corner of 10th Avenue North and Lynnwood Drive
Existing Use	Vacant
Proposed Use	Multi-family Residential
County Future Land Use	MR-5
County Zoning	RH
City Future Land Use	Medium Density Residential
City Zoning	Multi-Family Residential (RM)
First Reading (<i>if known</i>)	February 13, 2020
Second Reading (<i>if known</i>)	March 12, 2020
Ordinance Num. (<i>if known</i>)	
Location Map	(Attached)
Parcel Control Numbers	434420010390010 434420080000010



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

December 20, 2019

Kim Glas-Castro, AICP LEED AP
Land Development Director
Village of Palm Springs
226 Cypress Lane, Village Hall
Palm Springs, FL 33461



RE: Proposed Annexation Tiburcio Nelson Properties, 2020-70-001

Dear Ms. Glas-Castro:

Thank you for providing the County advance notice and the opportunity to review the annexation summarized below.

Name	Description
Tiburcio Nelson Properties 2020-70-001	Acres: 0.59 Location: Southeast corner of 10 th Ave N and Lynnwood Dr. 1st Reading: 1/9/2020 2nd Reading: 2/13/2020

The proposed annexation was processed through the County's Annexation Review Process. County staff and service delivery agencies reviewed the proposed annexation. After review, County staff has not identified any inconsistencies with Chapter 171, Florida Statutes. The proposed annexation is located within the County's Urban Redevelopment Area (URA) and the Revitalization, Redevelopment and Infill Overlay (RRIO). There are county owned and maintained roads, which will not be annexed nor will have the operation and maintenance transferred to the Village.

The County remains consistent in our efforts to work cooperatively with the Village on resolving annexation challenges. Please contact Ed Nessenthaler at 561-233-5328 for questions regarding the URA and RRIO. For any other comments or questions, please contact me at 561-233-5332.

Sincerely,

Patricia Behn
Planning Director

cc: The Honorable Dave Kerner, Mayor & District 3 Commissioner
Patrick W. Rutter, Assistant County Administrator
Ramsay Bulkeley, PZ&B Executive Director
Kevin Fischer, Deputy Planning Director, PBC
Bob Banks, AICP, Chief Land Use County Attorney

Scott A. Stone, Assistant County Attorney
Rich Reade, Village Manager, Palm Springs
Ed Nessenthaler, Senior Planner, PBC
Stephanie Gregory, Senior Planner, PBC

t:\planning\intergovernmental\annexations\2020 fiscal year\letters\ps-tiburcio nelson properties - dec.2019.docx



Village of Palm Springs

Annexation of Parcels
10th Ave N and Lynnwood Dr
Location Map

Proposed Annexation
 Village Limits

Data Source: Property Boundary provided by Palm Beach County, Village Limits provided by the Village of Palm Springs, Basemap imagery provided by ESRI Online Services.

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.



Village of Palm Springs

Executive Brief

AGENDA DATE: January 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Ordinance No. 2020-03 - Land Use and Rezoning (Small-Scale) - 2623 10th Avenue North and 900 Lynnwood Drive

SUMMARY: The proposed ordinance would amend the land use and zoning designation for the 0.5972-acre property located at 2623 10th Avenue North and 900 Lynnwood Drive (southeast corner of 10th Avenue North and Lynnwood Drive), which is being considered for voluntary annexation during the March 12, 2020 Council meeting (Ordinance No. 2020-02).

Concurrent with the annexation of the property, the Village is initiating the small scale land use and zoning changes from Palm Beach County designations to Palm Springs designations. The property is less than 10 acres in size (0.5972 acres) and is currently vacant and is planned for urban use:

Existing PBC Future Land Use	Proposed Village Future Land Use	Existing PBC Zoning	Proposed Village Zoning
PBC - Medium Density Residential (MR5)	Residential Medium Density	PBC Residential High (RH)	Residential Multi-Family (RM)

Note: See attached table and maps. Additionally, the parcel will be subject of a forthcoming development proposal by the applicant for multi-family residential use.

FISCAL IMPACT:

The proposed land use and rezoning amendments are not expected to affect the Village's property tax revenue; however, they will assist in facilitating the development of the property.

ATTACHMENTS:

Ord No. 2020-03 Land Use Amendment and Rezoning - 2623 10th Avenue North and 900 Lynnwood Drive.doc

Exhibit A - Parcel Spreadsheet

Proposed Annexation Letter from Palm Beach County - 2623 10th Avenue North and 900 Lynnwood Drive

Aerial Location, Future Land Use and Zoning Maps

ORDINANCE NO. 2020-03

(SMALL SCALE LAND USE AMENDMENT & REZONING)

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 THE 0.5972-ACRE PARCEL LOCATED AT 2623 10th AVENUE NORTH AND 900 LYNNWOOD DRIVE, AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, FROM A LAND USE DESIGNATION OF "MEDIUM DENSITY RESIDENTIAL (MR5)" TO A VILLAGE FUTURE LAND USE DESIGNATION OF "RESIDENTIAL MEDIUM DENSITY"; FURTHER CHANGING THE ZONING DESIGNATION FROM "RESIDENTIAL HIGH" TO PROVIDE FOR A ZONING DESIGNATION OF "RESIDENTIAL MULTI-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 and zoning designations for the 0.5972-acre parcel located at 2623 10th Avenue North and 900 Lynnwood Drive, which is being considered for voluntary annexation (Ordinance No. 2020-02); and

WHEREAS, the Village will initiate the small-scale land use and zoning changes from the existing Palm Beach County designation. The subject properties are less than 10 acres in size; 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 12, 2020 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 amendments and re-zoning designations; and

WHEREAS, the Village Council has determined that granting the request for land use amendments and rezoning 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 "Residential Medium Density". Until such time as the appeal period expires, (if challenged, the new zoning 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. Zoning. Concurrent with said small-scale land use amendments, the Land Development (Zoning) District designations on the official Village of Palm Springs Zoning Map shall be established as "Residential Multi-Family (RM)" more particularly designated in **Exhibit "A"**, subject to the approval and appeal period stated in Section 2, above.

Section 4. Directions to the Village Clerk. The Village Clerk is hereby authorized and directed to forthwith cause the designations of the zoning of the properties described in the attached "**Exhibit A**", as set forth in Section 3 of this Ordinance, on the official Village of Palm Springs Zoning Map.

Section 5. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Section 6. 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 7. Effective Date. This Ordinance shall become effective immediately upon adoption.

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

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEVERLY SMITH, MAYOR	☐	☐	☐
JONI BRINKMAN, VICE MAYOR	☐	☐	☐
PATTI WALLER, MAYOR PRO TEM	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐
GARY READY, 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 _____ day of _____, 2020.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEVERLY 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

<u>OWNER NAME</u>	<u>PBC L/U</u>	<u>ZONING</u>	<u>ADDRESS</u>	<u>Street</u>	<u>PCN #</u>	<u>ACRES</u>	<u>Site Devl</u>	<u>Assd Value</u>	<u>Fl Zone</u>	<u>Zip Code</u>
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Nelson Tiburcio	Medium Density Residential (5 du/ac)	RH	2623	10th Avenue North	434420010390010	0.4419	vacant	\$105,000.00	X	33461
Nelson Tiburcio	Medium Density Residential (5 du/ac)	RH	900	Lynnwood Road	434420080000010	0.1553	vacant	\$30,000.00	X	33461

0.5972

\$135,000.00



**Department of Planning,
Zoning & Building**

2300 North Jog Road
West Palm Beach, FL 33411-2741
(561) 233-5000

Planning Division 233-5300
Zoning Division 233-5200
Building Division 233-5100
Code Enforcement 233-5500
Contractors Certification 233-5525
Administration Office 233-5005
Executive Office 233-5228
www.pbcgov.com/pzb



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Hal R. Valeche

Gregg K. Weiss

Mary Lou Berger

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

December 20, 2019

Kim Glas-Castro, AICP LEED AP
Land Development Director
Village of Palm Springs
226 Cypress Lane, Village Hall
Palm Springs, FL 33461



RE: Proposed Annexation Tiburcio Nelson Properties, 2020-70-001

Dear Ms. Glas-Castro:

Thank you for providing the County advance notice and the opportunity to review the annexation summarized below.

Name	Description
Tiburcio Nelson Properties 2020-70-001	Acres: 0.59 Location: Southeast corner of 10 th Ave N and Lynnwood Dr. 1st Reading: 1/9/2020 2nd Reading: 2/13/2020

The proposed annexation was processed through the County's Annexation Review Process. County staff and service delivery agencies reviewed the proposed annexation. After review, County staff has not identified any inconsistencies with Chapter 171, Florida Statutes. The proposed annexation is located within the County's Urban Redevelopment Area (URA) and the Revitalization, Redevelopment and Infill Overlay (RRIO). There are county owned and maintained roads, which will not be annexed nor will have the operation and maintenance transferred to the Village.

The County remains consistent in our efforts to work cooperatively with the Village on resolving annexation challenges. Please contact Ed Nessenthaler at 561-233-5328 for questions regarding the URA and RRIO. For any other comments or questions, please contact me at 561-233-5332.

Sincerely,

Patricia Behn
Planning Director

cc: The Honorable Dave Kerner, Mayor & District 3 Commissioner
Patrick W. Rutter, Assistant County Administrator
Ramsay Bulkeley, PZ&B Executive Director
Kevin Fischer, Deputy Planning Director, PBC
Bob Banks, AICP, Chief Land Use County Attorney

Scott A. Stone, Assistant County Attorney
Rich Reade, Village Manager, Palm Springs
Ed Nessenthaler, Senior Planner, PBC
Stephanie Gregory, Senior Planner, PBC

t:\planning\intergovernmental\annexations\2020 fiscal year\letters\ps-tiburcio nelson properties - dec.2019.docx



Village of Palm Springs

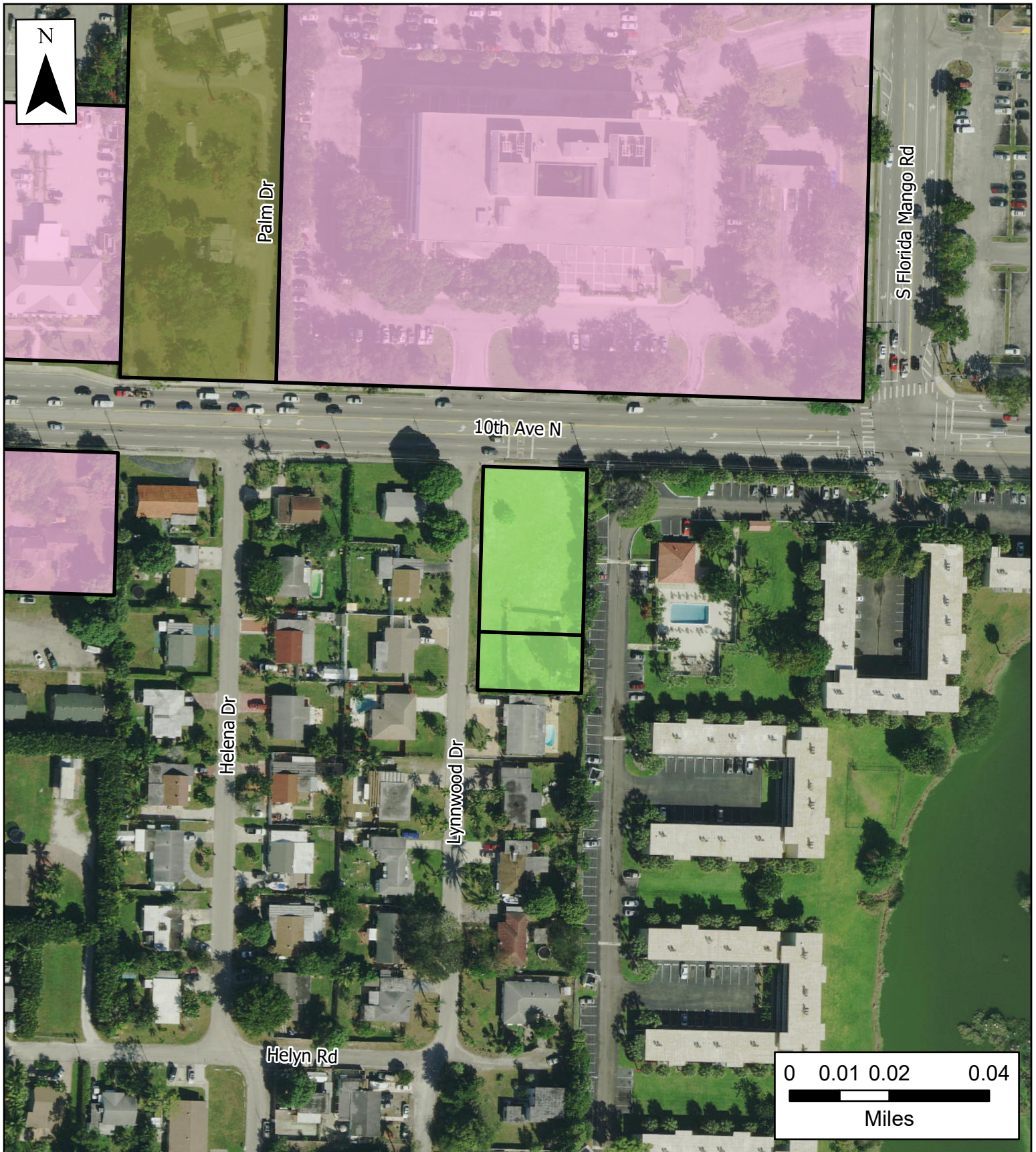
Annexation of Parcels
10th Ave N and Lynnwood Dr

Location Map

- ▭ Proposed Annexation
- ▭ Village Limits

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: Property Boundary provided by Palm Beach County, Village Limits provided by the Village of Palm Springs, Basemap imagery provided by ESRI Online Services.



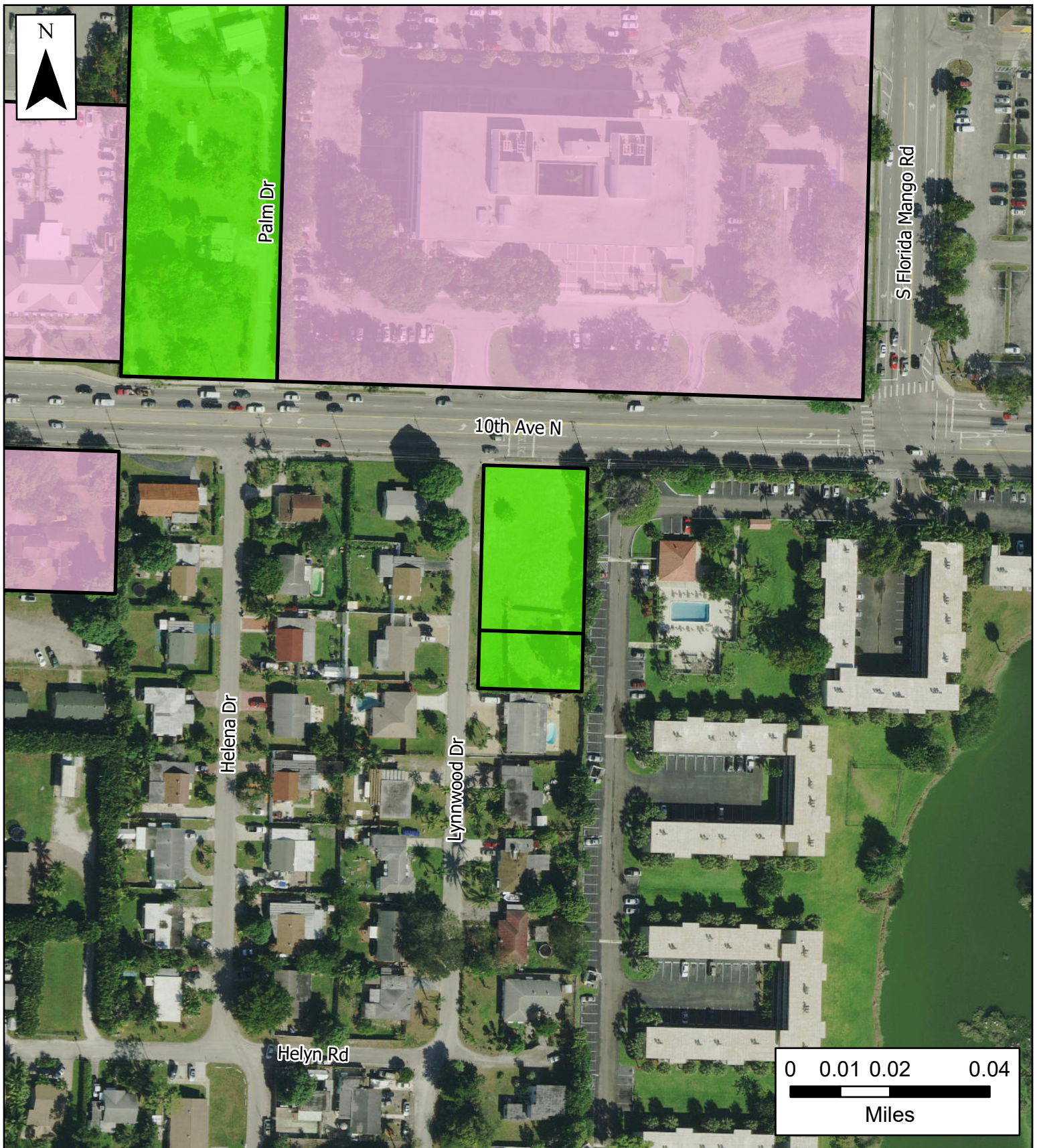
Village of Palm Springs

Annexation of Parcels
10th Ave N and Lynnwood Dr
Future Land Use Map

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.

- Medium Density Residential
- High Density Residential
- Commercial

Data Source: FLU provided by the Village of Palm Springs, Basemap imagery provided by ESRI Online Services.



Village of Palm Springs

Annexation of Parcels
10th Ave N and Lynnwood Dr

Zoning Map

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.

- CG (Commercial General)
- RM (Residential Multiple-Family)

Data Source: Zoning provided by the Village of Palm Springs, Basemap imagery provided by ESRI Online Services.



Village of Palm Springs

Executive Brief

AGENDA DATE: January 14, 2020

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2: Planning & Zoning Board Order No.2020-01 - Minor Site Plan SPR 20-01-Ashyla Property - 2949 2nd Avenue North

SUMMARY: Sarah L. Glauber from Modern Custom Design, LLC, agent for Ashyla Properties, LLC (owner and applicant) is requesting a minor site plan approval to re-establish the commercial use of the existing Commercial General property that was vacated by the former wine distribution business in 2017.

A minor site plan is being requested for approval in order to bring the property into conformance with Village Code regulations, to the extent possible, with the Commercial General (CG) zoning district.

The proposed site plan provides for the following improvements:

- 1) Enhancement to the landscaping buffers
- 2) Removal of the barbed wire on the chain-link fence
- 3) Replacement of the existing chain-link fence adjacent to 2nd Avenue North right-of-way with a decorative fence
- 4) Re-stripping parking lot
- 5) Improvement to the drainage system
- 6) New ADA ramp from ADA parking spaces to the building
- 7) A new CMU dumpster enclosure to house trash and recycling material
- 8) New water line to provide fire sprinklers to the building

The property is proposed to be used by Comcast Cable as a contractor's distribution center which is a permitted use within the CG district.

Staff has conducted a review of the application and recommends conditional approval of the minor site plan based on consistency with the Village's Land Development Regulations and to

facilitate the use of the property for the proposed Comcast cable contractor.

FISCAL IMPACT:

There is no direct fiscal impact of the proposed minor site plan.

ATTACHMENTS:

Exhibit "A" - PZB Staff Report

Project Narrative

Site Plan, Landscape Plans, Engineering Plans and Approval Letter

Property Photos

Aerial and Location Maps

Planning & Zoning Board Order 2019-01.pdf



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Plan – 2949 2nd Avenue North – Ashyla Properties, LLC.

Application Summary			
Applicant / Petitioner	Ashyla Properties, LLC	Submittal Date	7/26/2019
Reference Name	Ashyla Property	Case Number	SPR20-01
		Parcel Control No	70-43-44-20-01-103-0010
Location	2949 2 nd Ave N	Site Area	±1.23 acres
P&Z Bd Meeting	January 14, 2020		
Requests			
Proposed Use(s)	Minor Site Plan to bring the property up to Village Code standards, to the extent possible, to be consistent with the Commercial General zoning district.		
Number of Buildings	Existing	Proposed	
	1 existing building (8,217 sf)	Maintain the existing building (8,217 sf)	
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 12 parking needed 1/200 @ 1,500 sf = 8 spaces 1/2000 @ 6,717 sf = 4 spaces	12 spaces	Yes
Setbacks			
Code	Required Minimum	Existing	Meets Requirement
Front yard (South)	50'	193.5'	Yes
Rear yard (North)	20'	71.3'	Yes
Side yard (East)	15'	13.1'	Existing non-conforming
Side yard (West)	15'	16.4'	Yes
Site Characteristics			
Existing Use	Comcast cable contractor facility	Proposed Use	Comcast cable contractor facility
Existing Zoning	Commercial General (CG)	Proposed Zoning	Commercial General (CG)
Existing Future Land Use	Commercial	Proposed Future Land Use	Commercial
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Burger King fast food restaurant	Commercial	Commercial General (CG)
South	WAWA gas station and vacated commercial building	Commercial	Commercial General (CG)
East	Residential and outdoor storage	Unknown - Unincorporated Palm Beach County	Unknown - Unincorporated Palm Beach County
West	Commercial center and vacant lot	Commercial	Commercial General (CG)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of a minor site plan with the intent of bringing the property up to Village Code standards, to the extent possible without creating hardships, consistent with the Commercial General zoning district, finding the applicant's request consistent with allowances of the Land Use category.			



I. Site History

- Ordinance 2004-38: Annexation

The property was annexed into the Village of Palm Springs on August 26, 2004 designated with the Land Development as Commercial General zoning district and Future Land Use Category of Commercial. At the time of the annexation there was an existing light manufacturing granite and tile company.

- Resolution 2007-59: Special Exception Use

The Village Council approved above Resolution on August 23, 2007 to allow the use of the property for a wine storage and distribution business.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed minor site plan to bring the property up to code standards, to the extent possible is consistent with goals, objectives and policies of the Village's Comprehensive Plan. The proposed use of the property as a Comcast cable contractor is consistent with the Commercial General zoning district.

III. Neighborhood Compatibility

- 1) All surrounding properties are generally zoned Commercial General.
- 2) The proposed Minor Site Plan maintains the use of the property as commercial.
- 3) The proposed Comcast cable contractor is compatible with surrounding properties.

IV. Regulatory Issues

- The applicant's proposal generally complies with the Village of Palm Springs Land Development Regulations.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue, PBCWUD and Village of Palm Springs are required prior to any construction/renovations work commence.
 - 3) The Civil/Utility plans shall be approved by the Village's Engineer and the PBCWUD.

V. Environmental Issues:

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

VI. Community Outreach/ Notification

- The subject property was posted on January 2, 2020.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on December 23, 2019.
- Legal advertisement was published in the paper on January 9, 2020.
- Staff has not received any inquiries or comments as a result of the notices.

VII. Proposed Development Plan Details

The petitioner's development plans dated received on July 26, 2019 depicts the following:

- Application for a Minor Site Plan approval to re-establish the commercial use and to bring the property up to code standards, to the extent possible.
 1. Site Plan dated received on July 26, 2019 revised and resubmitted on December 3, 2019.
 2. Landscape plans dated received on July 26, 2019 revised and resubmitted on December 3, 2019.
 3. Engineering plans dated received on July 26, 2019 revised and resubmitted on December 3, 2019.
 4. Irrigation plans dated received on December 3, 2019.
 5. Boundary survey.
 6. Proposed project narrative.

VIII. Recommendation

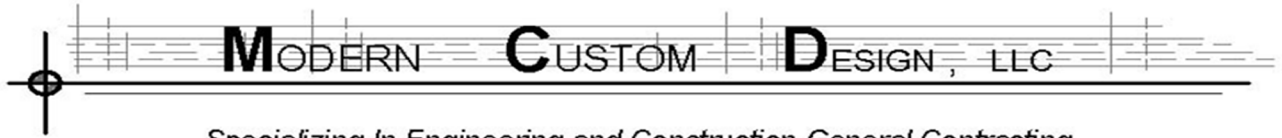
The applicant is proposing to re-establish the commercial use of the existing Commercial General property that was vacated by the former wine distribution business in 2017. A minor site plan is being requested for approval in order to bring the property up to code, to the extent possible, to be consistent with the Commercial General district regulations.

The proposed site plan provides enhancement to the landscaping buffers, replacement of the existing chain-link fence adjacent to 2nd Avenue North right-of-way with a decorative fence, re-stripping parking lot, improvement to the drainage system and a dumpster enclosure.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be generally consistent with the land development and zoning regulations and all other portions of the code. Staff recommends conditional approval of the Minor Site Plan to allow the proposed Comcast cable contractor to utilize the property, based on the applicant's compliance with Village Land Development Regulations and compatibility with zoning district, subject to the following twenty-eight (28) conditions below:

1. The Minor Site Plan expires two years from approval if the proposed improvements are not constructed within that timeframe.
2. Details of the proposed decorative metal fence shall be provided and approved by the Planning, Zoning and Building Department at time of permitting.
3. Commercial vehicles parked overnight on premises shall be screened from view.
4. St. Augustine grass shall be use on sodded areas adjacent to the 2nd Ave North right-of-way.
5. The barbed wire shall be removed from the fence at time of permitting.
6. Parking area shall be re-stripped prior to issuance the Certificate of Use.
7. A root barrier shall be provided on trees that are within 12' of utility lines.
8. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
9. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
10. Irrigation plans shall be provided at time of permitting. Non-potable water shall be used for the irrigation system per Village code.
11. Provide permits from all applicable permitting agencies, including but not limited to, PBC Fire Rescue, PBCWUD, PBC Land Development Department and Village of Palm Springs at time of permitting.
12. 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.
13. All mechanical equipment's and above-ground infrastructure shall be screened from view.
14. 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.
15. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
16. All electric utilities shall be underground.
17. 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.
18. 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.
19. Trees/palms slated for removal and destruction shall be offered to the Village for relocation to a public property. Property owners shall provide at least 60 days' notice to the Village and grant the village permission to enter the property and relocate any trees approved for removal.
20. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
21. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to issuance the Certificate of Use.
22. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Use.
23. The civil engineer of record shall certify the site construction prior to Certificate of Use.
24. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at time

- of pre-construction conference with Planning Zoning and Building Director.
25. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 26. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 27. At the time of Certificate of Use the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



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1859 South Patrick Drive, #111, Indian Harbour Beach, FL 32937

December 31, 2019

Iramis Cabrera
Planner
Planning, Zoning & Building Department
Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461
(561) 965-4016

RE: Ashyla Properties – Project Narrative
Minor Site Plan and Utility/Civil Plan Review
Project Location: 2949 2nd Ave North, Palm Springs, FL 33461

Dear Ms. Cabrera:

As requested, this Project Narrative has been prepared to describe the proposed improvements for Ashyla Properties located at 2949 2nd Ave North in Palm Springs. The existing, previously vacant commercial property is proposed for use as a Comcast Cable distribution center. As indicated by Village of Palm Springs (VPS) staff, the existing grandfathering has expired, and a minor site plan is being applied for to bring the property up to VPS Code standards to the extent possible.

The building has been recently painted beige, and a deteriorated area of the parking lot near the building was recently repaired. The parking area is being restriped for proposed parking, including two (2) ADA parking spaces. An ADA ramp is proposed adjacent to the ADA parking spaces. Near the southwest corner of the property, a CMU enclosure is proposed to house trash and recycling dumpsters. The enclosure will be landscaped with a 5'-wide buffer area. The existing barbed wire on the chainlink fence has been removed, and the portion of the chainlink fence and gates along 2nd Ave North will be removed and replaced with a decorative metal fence and gates.

Landscaping improvements have been designed by the Landscape Architect, JBD Design, Inc., and are proposed along the perimeter of the property including the installation of hedges, palms, oaks, and buttonwood trees along the property fenceline. North of the proposed dumpster enclosure, a proposed FDC will be buffered with a hedge similar to the enclosure. An existing planter near the front of the building will be improved with new landscaping. The landscaping will be irrigated through a non-potable well that will be installed on the property.

Modern Custom Design, LLC
Ashyla Properties – Project Narrative
Minor Site Plan and Utility/Civil Plan Review
Project Location: 2949 2nd Ave North, Palm Springs, FL 33461

A new water line for the building's proposed fire sprinklers is to be installed along the west side of the property. The existing water main along the south side of 2nd Ave North will be tapped, and a 6" D.I.P. line will be installed under 2nd Ave North. As required by the Palm Beach County (PBC) Utility Department, 2nd Ave North will require an open cut to install the proposed water line. A new gate valve will be installed on the southwest corner of the property, outside of the fenceline. An easement will be created from the 2nd Ave North Right-of-Way line to encompass the gate valve. A DDC Back Flow Preventer will be installed inside of the fence line, and a 6" C-900 DR-14 PVC line will extend to the building to supply water to the sprinklers. A Fire Department Connection (FDC) will be located north of the dumpster enclosure with fire lane striping designating the "No Parking" restrictions in front of the FDC, as requested by the Palm Beach County Fire Marshall.

The utility linework has been approved under PBC Utility Permit WUD #19-574. The required Right-of-Way (ROW) permit has been submitted to, and is currently under review by, the PBC Land Development Department. Traffic Control for the utility work will be as per the PBC Land Development ROW permit.

If you have any questions, please feel free to contact me at (352) 246-4223.

Sincerely,



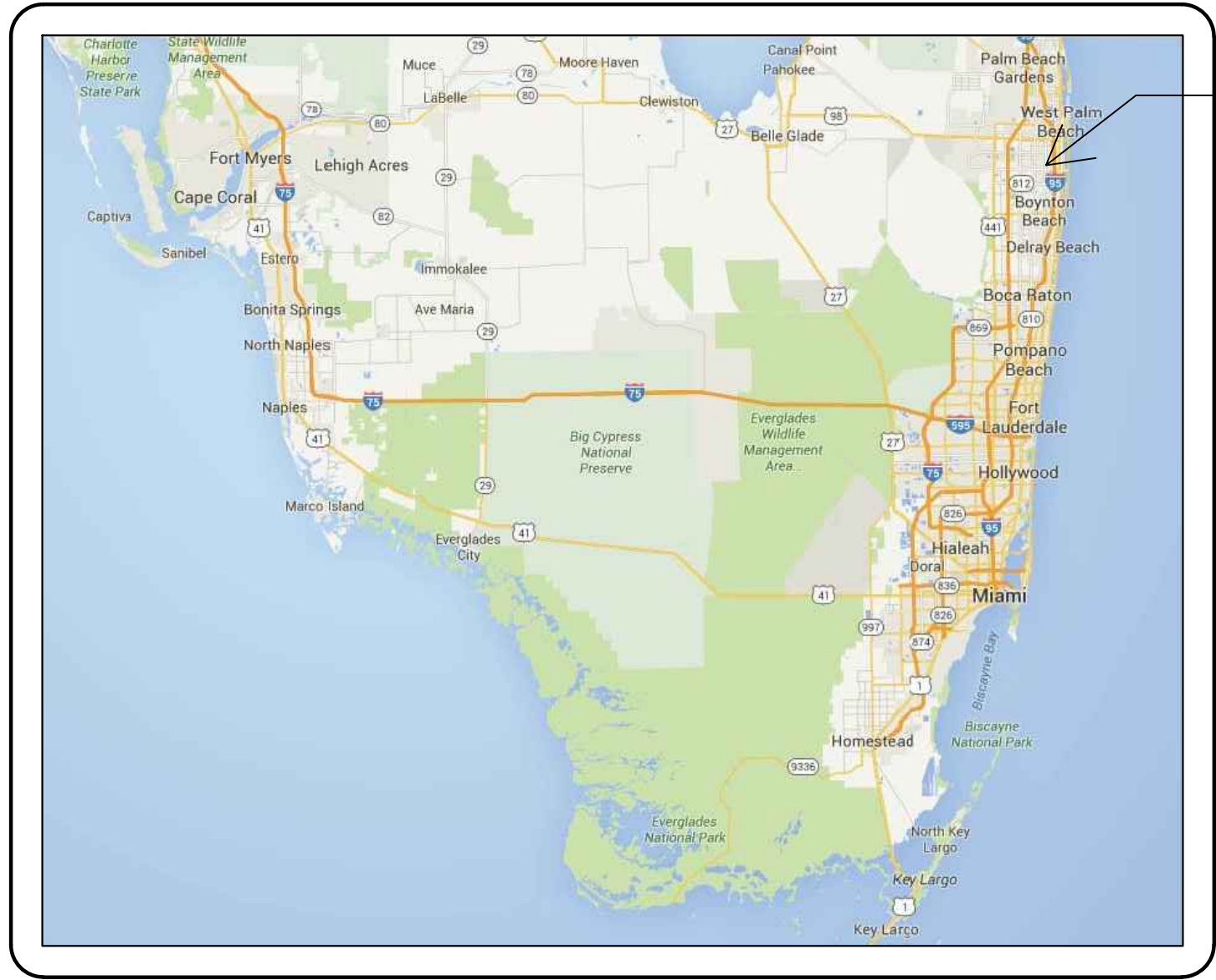
Sarah L. Glauber, P.E.

Florida P.E. License No. 73907
Expiration Date: February 28, 2021
Telephone: (352) 246-4223
Email: sglauber@mcdllccontracting.com
Modern Custom Design, LLC
Certificate of Authorization (CA) License No. 30321

Drawing name: L:\0001-PROJECTS\MOD\021-EASTMAN-ASHYLA PROPERTY\001-DWG\SITE PLAN_CITY PERMIT.dwg CO&G Nov 18, 2019 2:20pm by: This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Modern Custom Design, LLC shall be without liability to Modern Custom Design, LLC.

COMMERCIAL PROPERTY 2949 2nd AVENUE NORTH PALM SPRINGS, FL 33461

PROPOSED SITE PLAN MODIFICATION PACKAGE



KEY MAP

ASHYLA PROPERTIES, LLC
3705 BELLVUE AVENUE
LAKE WORTH, FL 33461

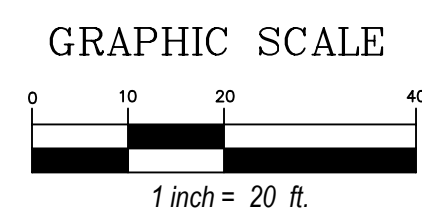
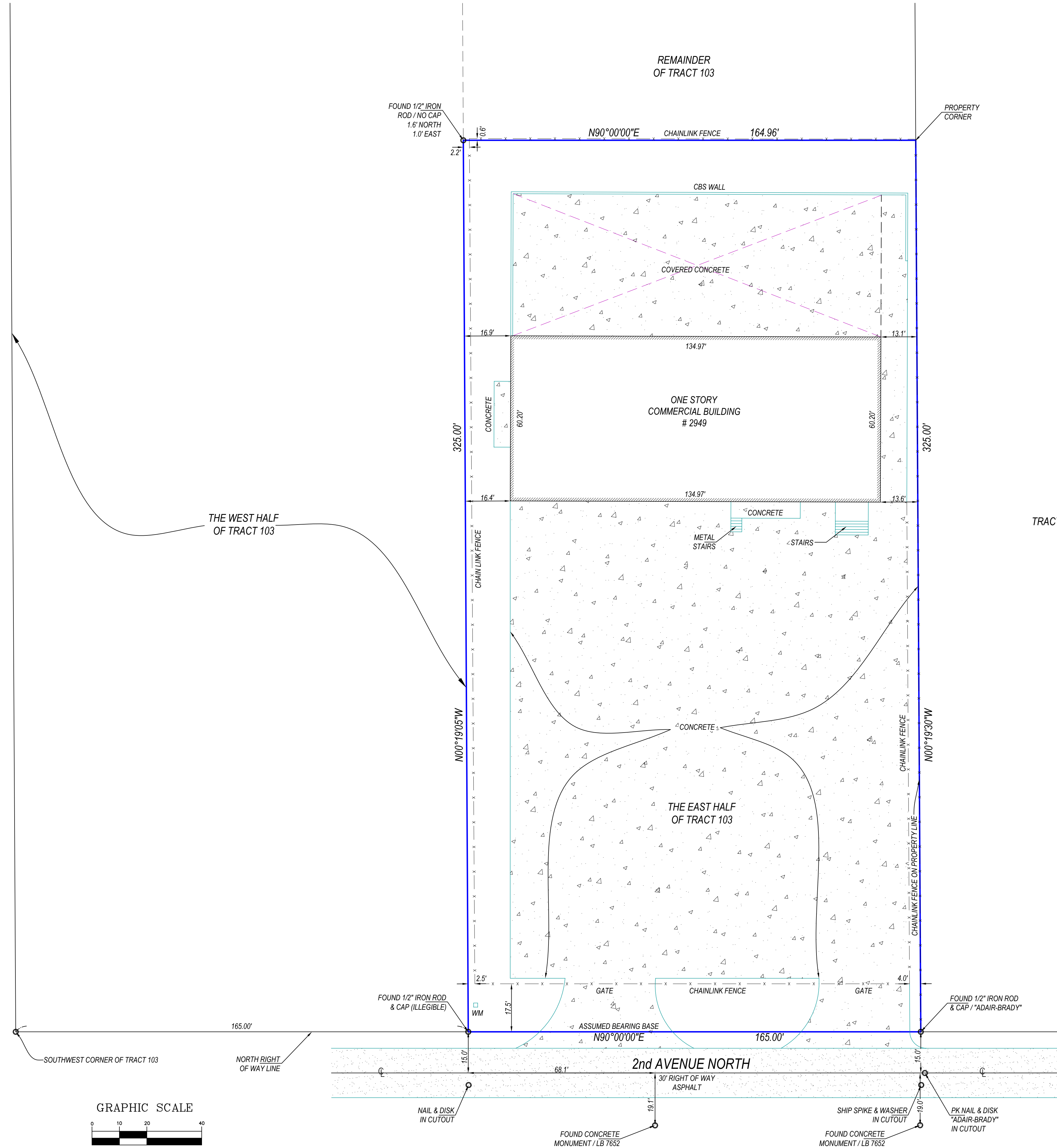
PROJECT
LOCATION



INDEX OF SHEETS

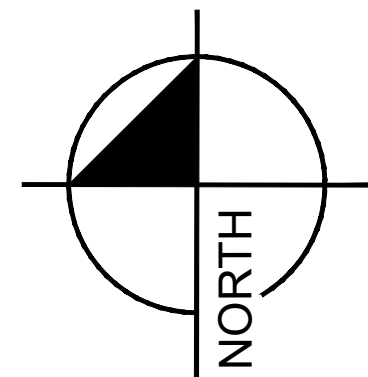
COV	COVER
SUV	BOUNDARY SURVEY
C-1	SITE PLAN MODIFICATION
C-2	ADA RAMP LAYOUT AND SECTIONS
U-1	WATER SUPPLY LINE LAYOUT PLAN
U-2	FIRE SUPPLY LINE LAYOUT PLAN (ZOOM-IN)
U-3	PROFILE AND DETAILS
U-4	POTABLE WATER #3 STANDARD DETAILS
U-5	POTABLE WATER #2 STANDARD DETAILS
TCP-1	TRAFFIC CONTROL PLAN EASTBOUND CLOSURE
TCP-2	TRAFFIC CONTROL PLAN WESTBOUND CLOSURE
LP-1	LANDSCAPING PLAN
LP-2	DETAILS
LP-3	GENERAL NOTES
IRR-1	IRRIGATION PLAN
IRR-2	IRRIGATION DETAILS
IRR-3	IRRIGATION SPECIFICATION

ASHLA PROPERTIES, LLC		COVER SHEET		ASHLA PROPERTIES, LLC	
PALM SPRINGS, FL 33461				PALM SPRINGS, FL 33461	
DATE		NOV. 2019		DATE	
PROJECT NO.		20180028		PROJECT NO.	
SHEET NUMBER		COV		SHEET NUMBER	
PALM BEACH COUNTY		FLORIDA		PALM BEACH COUNTY	
SCALE		DESIGNED BY		SCALE	
AS NOTED		SLG		AS NOTED	
PROFESSIONAL LICENSE NUMBER		DRAWN BY		PROFESSIONAL LICENSE NUMBER	
73907		BBG		73907	
CHECKED BY		SLG		CHECKED BY	
C.A. Lic. No. 30321		C.A. Lic. No. 30321		C.A. Lic. No. 30321	
REVISIONS		REVISIONS		REVISIONS	
DATE		DATE		DATE	
BY		BY		BY	
MODERN CUSTOM DESIGN, LLC		MODERN CUSTOM DESIGN, LLC		MODERN CUSTOM DESIGN, LLC	
5105 Palm Drive		5105 Palm Drive		5105 Palm Drive	
Melbourne Beach, FL 32951		Melbourne Beach, FL 32951		Melbourne Beach, FL 32951	
PHONE: 352-246-4223		PHONE: 352-246-4223		PHONE: 352-246-4223	
M		D		M	
C		C		C	
LLC		LLC		LLC	

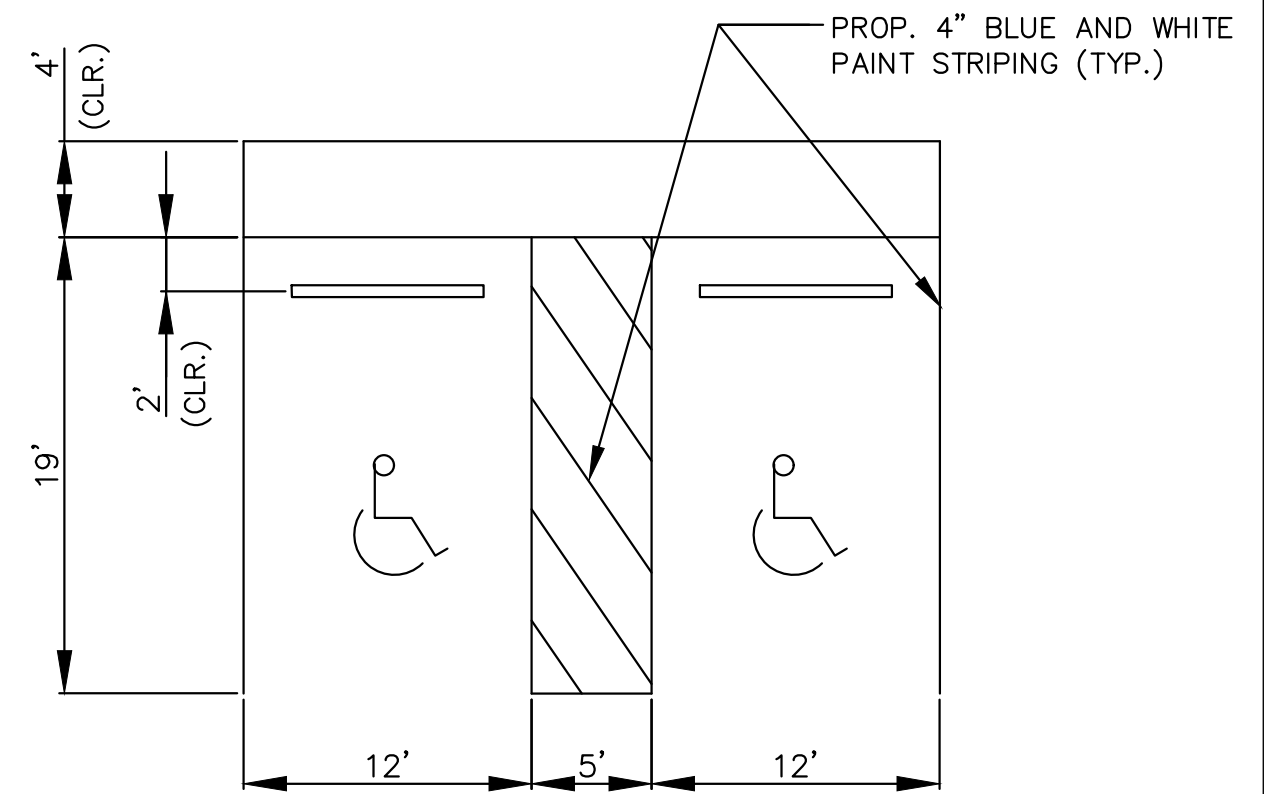


SIGNED: _____

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

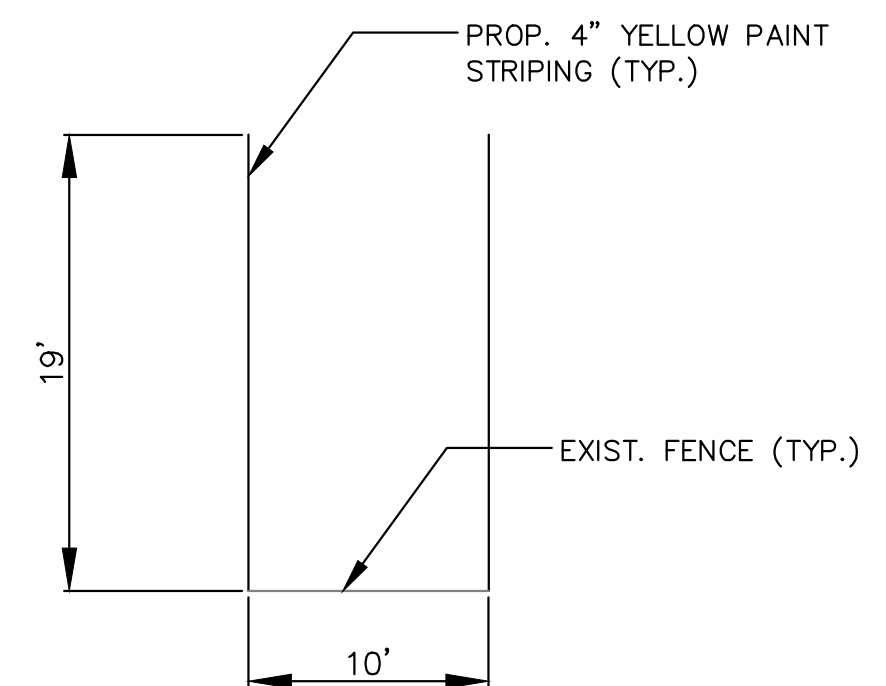


SITE DATA TABLE:
SITE IS A TOTAL OF 53,617 S.F. OR 1.2 ACRES
IMPERVIOUS AREA= 43,164 S.F. OR 1.0 ACRES
PERVIOUS AREA= 0.2 ACRES OR 10,453 S.F.
19.5% OF THE TOTAL LOT IS PERVIOUS



DISABLED PARKING STALL DETAIL

SCALE: N.T.S



TYPICAL PARKING STALL DETAIL

SCALE: N.T.S

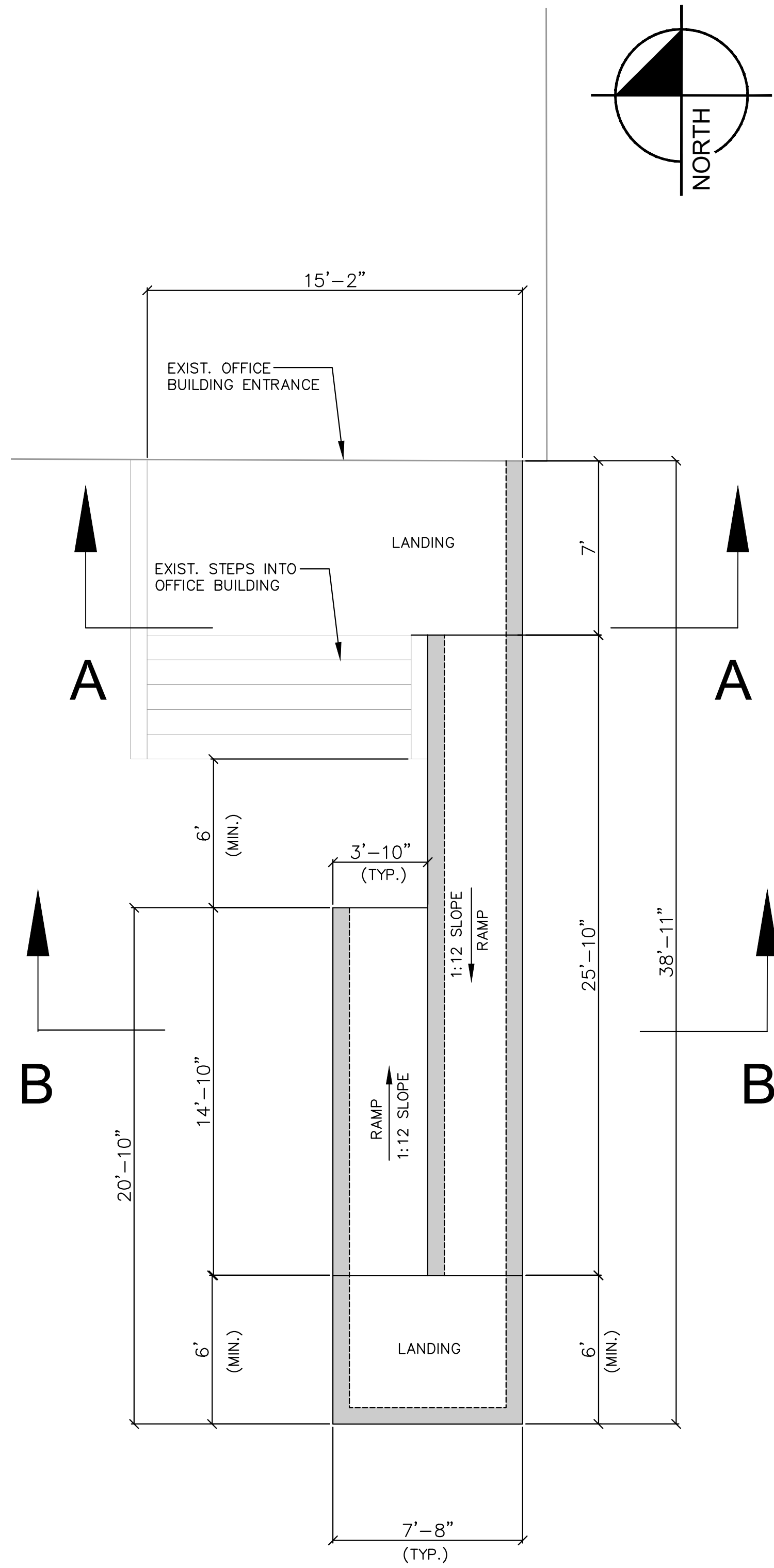
- * **NOTE:**
1. FOR EXISTING CONDITIONS PLEASE REFERENCE THE ATTACHED BOUNDARY SURVEY.
 2. THE ZONING FOR THIS PROPERTY IS TO BE COMMERCIAL GENERAL. ZONING FOR ADJACENT PROPERTIES ON THE NORTH, WEST, AND SOUTH SIDES IS COMMERCIAL GENERAL. ZONING FOR THE ADJACENT PROPERTIES ON THE EAST SIDE IS URBAN INFILL. LANDSCAPE BUFFERS SHALL BE PROVIDED TO THE EXTENT POSSIBLE. NON-CONFORMING LANDSCAPE BUFFER WIDTHS AS ARE SHOWN ON THE PLAN.
 3. THE TENANT DOES NOT INTEND TO INSTALL ANY NEW SIGNAGE OTHER THAN THAT REQUIRED FOR THE FIRE LANE.
 4. THERE ARE NO PROPOSED BIKE RACK OR BENCHES TO BE INSTALLED.
 5. THE EXISTING HEIGHT OF THE BUILDING IS 22'-4".
 6. THE PROPOSED FIRE LINE CONNECTION, FDC, AND OPEN CUT AT 2ND AVE NORTH SHALL BE CONSTRUCTED AS PERMITTED BY PALM BEACH COUNTY UTILITIES AND PALM BEACH COUNTY LAND DEVELOPMENT. REFER TO REFERENCE SHEETS U-1 THRU U-5. THE FDC SHALL HAVE LANDSCAPING ON THREE SIDES, EXCLUDING THE EAST SIDE FOR PBC FIRE ACCESS.
 7. VEHICLES WILL NOT ENTER THE BACK OF THE PROPERTY WITH THE EXCEPTION OF A FORKLIFT AS NEEDED FOR TRUCK SERVICE.
 8. LOCATION OF EXISTING SANITARY AND WATER LINES ARE UNAVAILABLE. ALL LANDSCAPING AND WATER LINES WILL BE HAND-DUG AND FIELD ADJUSTED AS NECESSARY. 811 WILL BE CALLED PRIOR TO BEGINNING ANY EXCAVATION.
 9. PLEASE NOTE THE BUILDING HAS BEEN PAINTED BEIGE.
 10. THE ENTIRE FRONT EXISTING CHAINLINK FENCE AND GATES SHALL BE REMOVED AND REPLACED WITH AN APPROVED DECORATIVE METAL FENCE.
 11. COMMERCIAL VEHICLES PARKED OVERNIGHT SHALL BE PARKED IN A MANNER THAT SCREENS THEM FROM PUBLIC VIEW TO THE EXTENT POSSIBLE. A KNOX PADLOCK SHALL BE PROVIDED AT THE SLIDING GATES FOR FIRE DEPARTMENT ACCESS.
 12. ALL PROPOSED MECHANICAL EQUIPMENT AND ABOVE-GROUND INFRASTRUCTURE SHALL BE SCREENED FROM VIEW WITH LANDSCAPING, FENCE, OR WALLS.

SITE PLAN

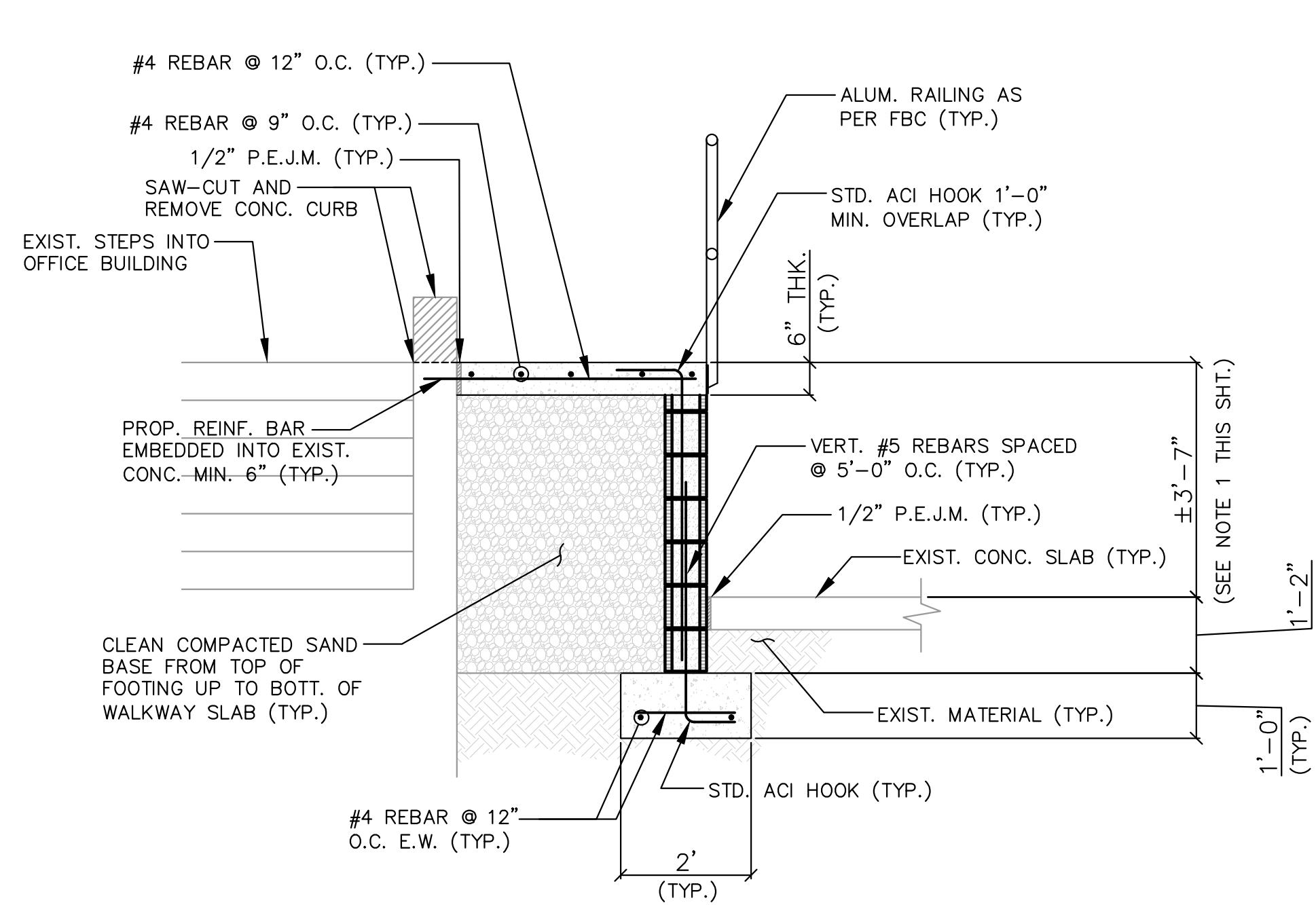
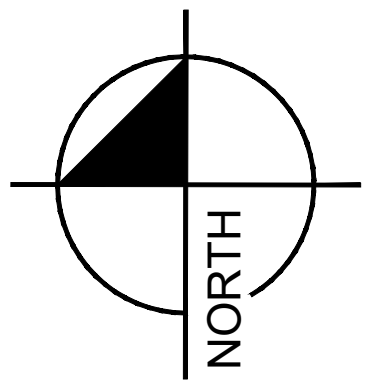
SCALE: 1:20

C-1	SHEET NUMBER	PROJECT NO. 20180028	DATE NOV. 2019	ASHLYA PROPERTIES, LLC PALM SPRINGS, FL 33461	SITE PLAN MODIFICATIONS	SCALE AS NOTED	SARAH L. GLAUBER, P.E.	MODERN CUSTOM DESIGN, LLC 5105 Palm Drive Melbourne Beach, FL 32951 PHONE: 352-246-4223										
						DESIGNED BY SLG	PROFESSIONAL LICENSE NUMBER 73907							C.A. Lic. No. 30321	SLG	REVISIONS	DATE	BY
						DRAWN BY BBG												
						CHECKED BY												
						SLG												

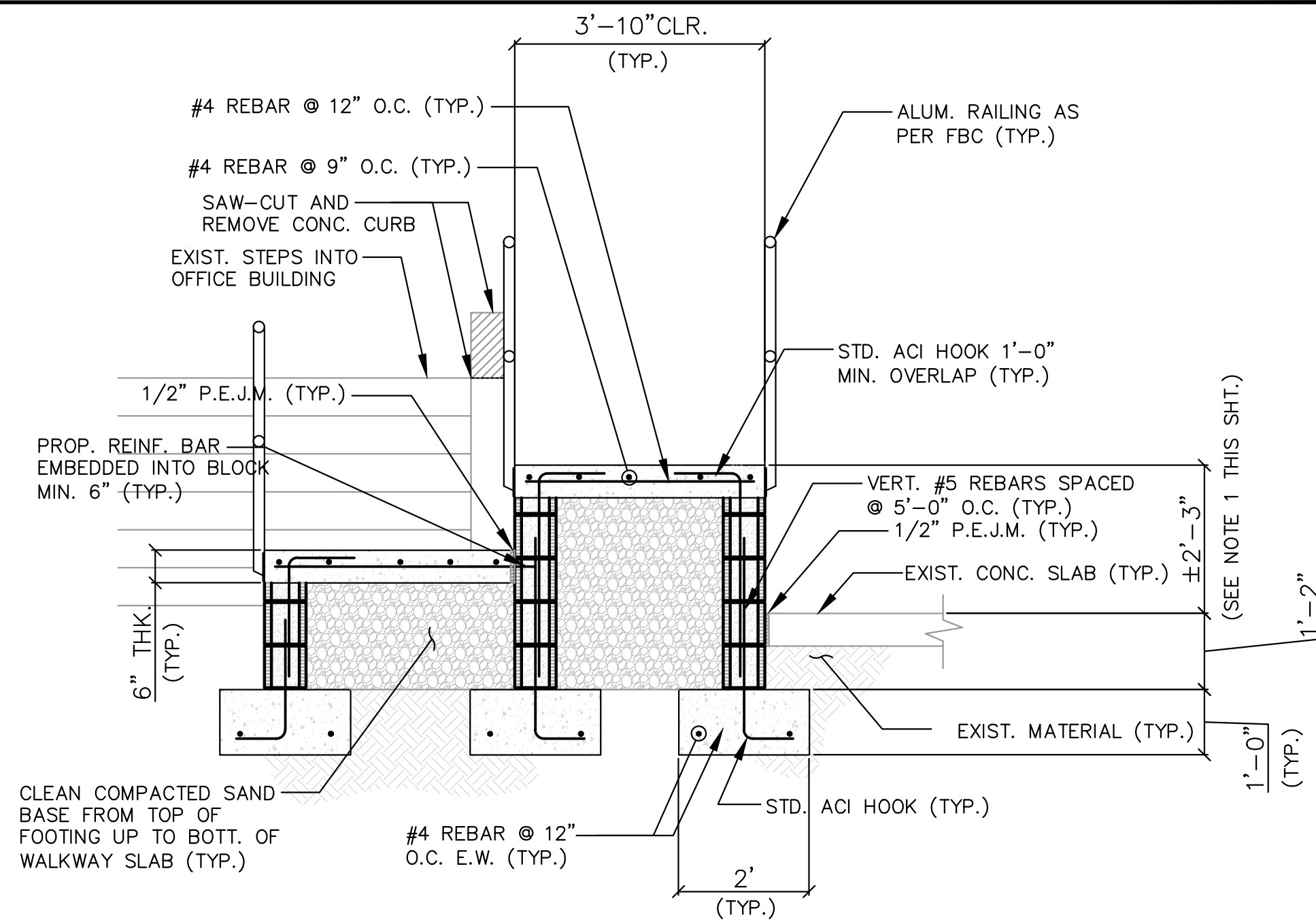
Drawing name: L:\0001-PROJECTS\MOD\021-EASTMAN-ASHYLA PROPERTY\001-DWG\SITE PLAN_QTY PERMIT.dwg Nov 11, 2019 9:20pm by: LASQUIT-SECTIONS
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Modern Custom Design, LLC shall be without liability to Modern Custom Design, LLC.



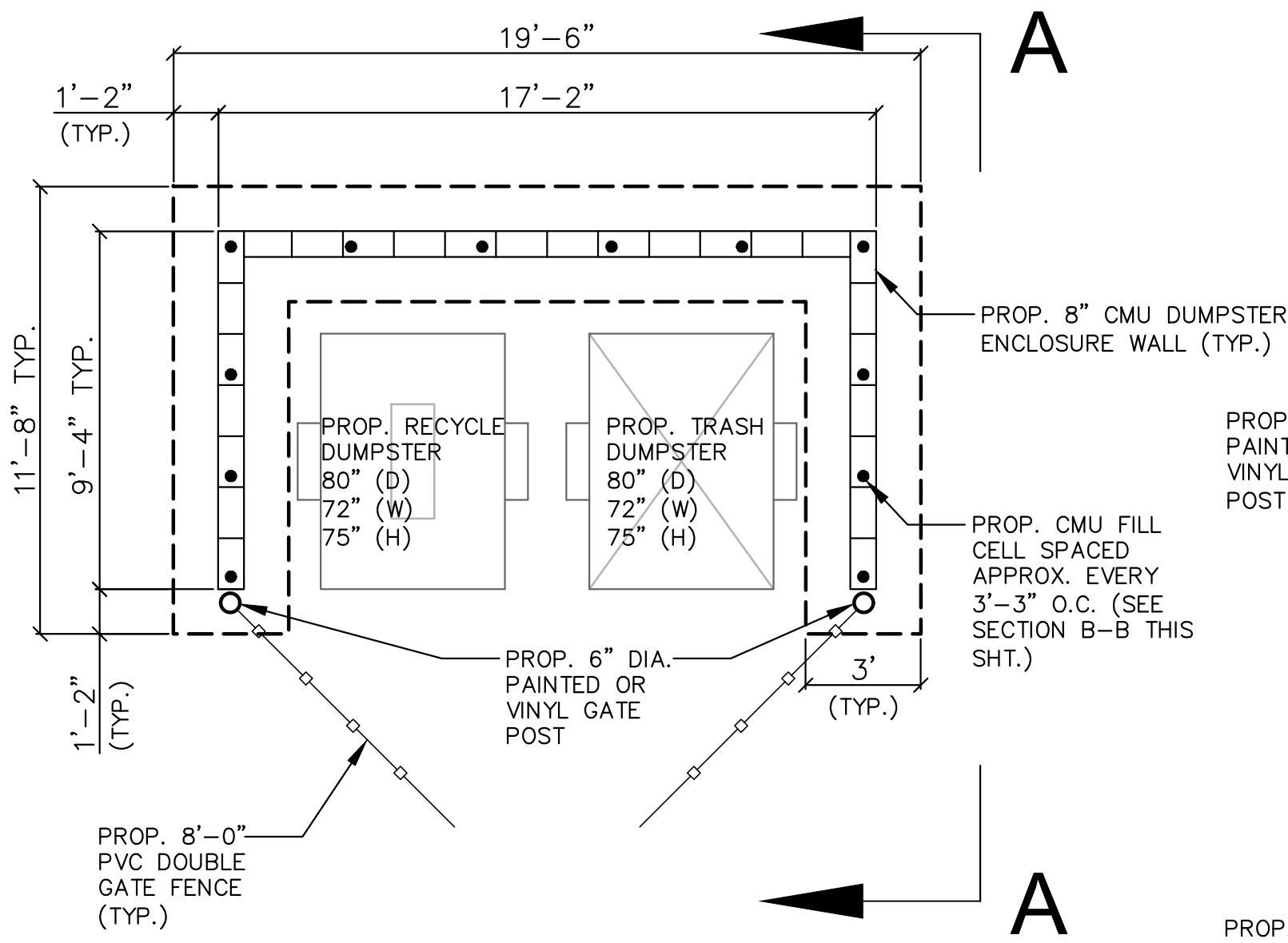
ADA RAMP LAYOUT PLAN
SCALE: 1:4



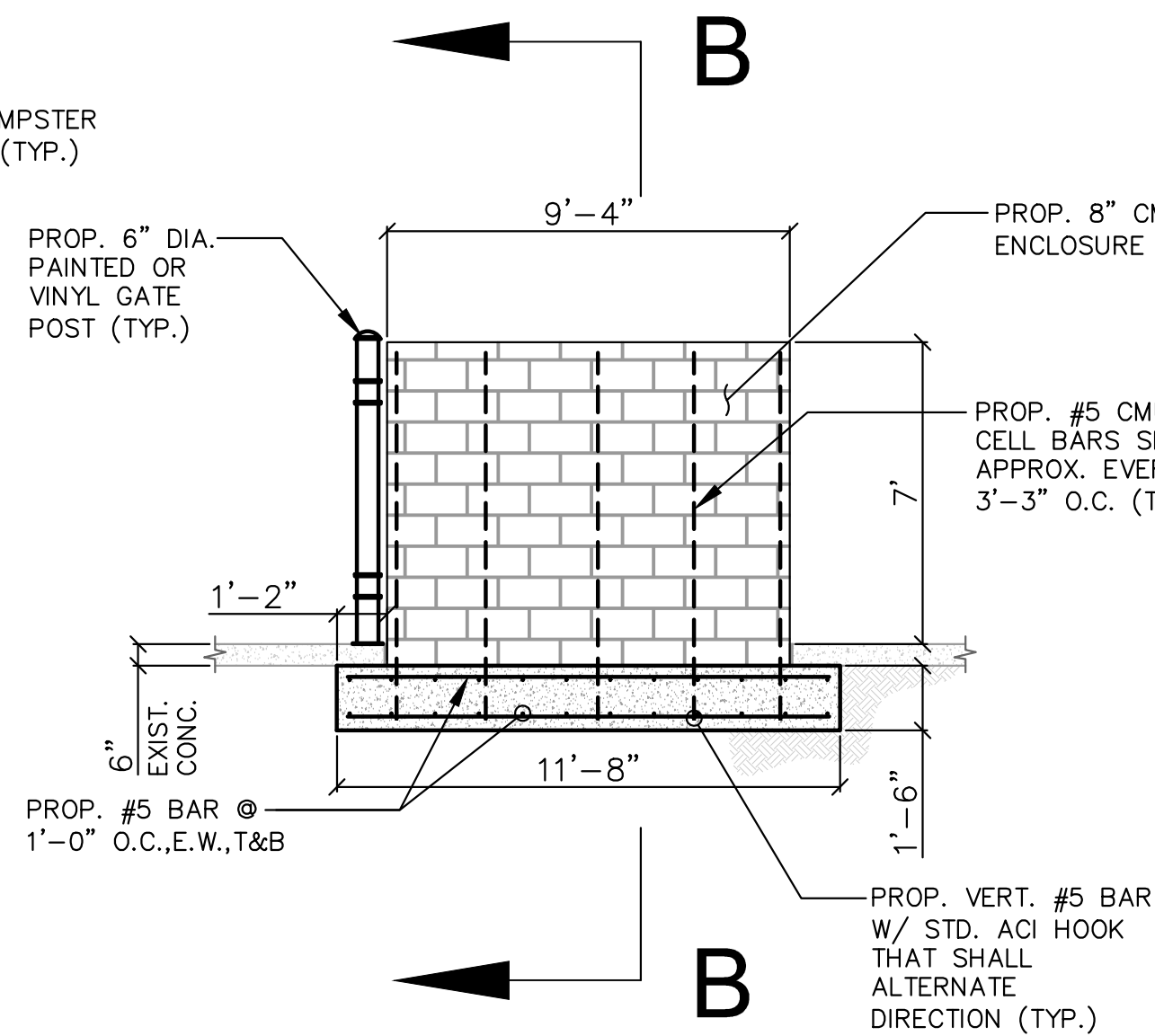
SECTION A-A
SCALE: 1:2



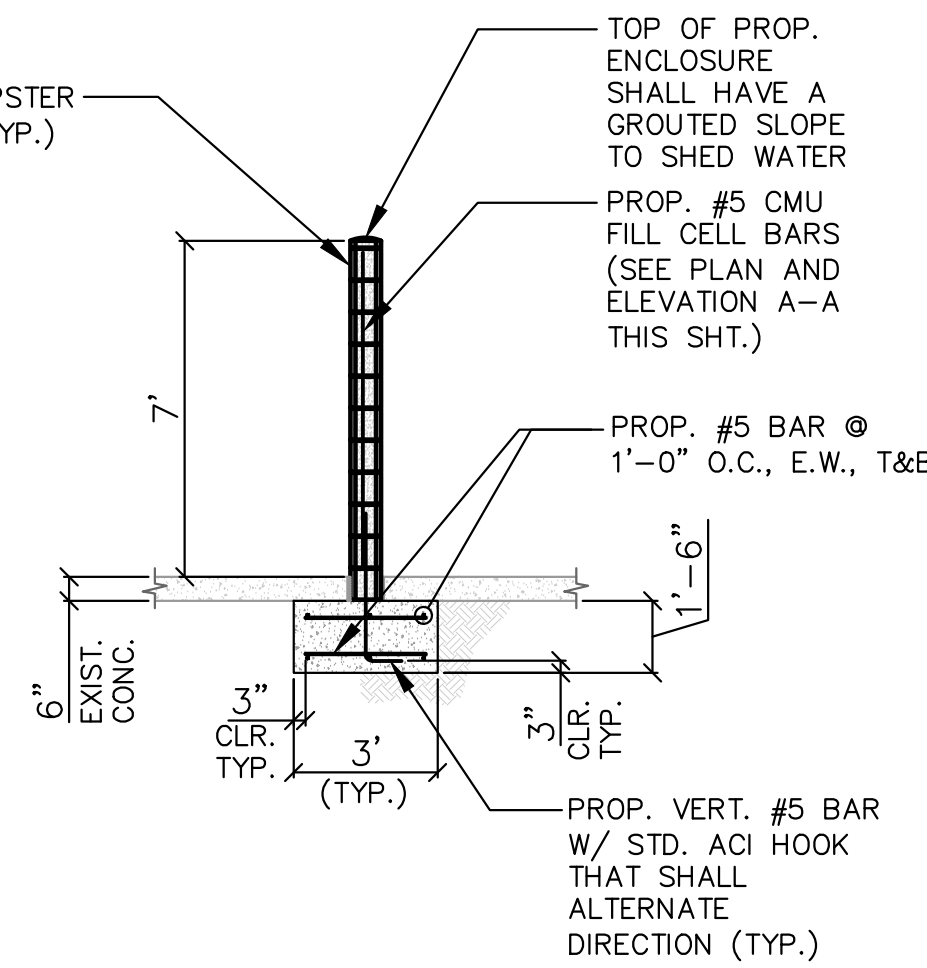
SECTION B-B
SCALE: 1:2



DUMPSTER ENCLOSURE PLAN
SCALE: 1:4



ELEVATION A-A
SCALE: 1:4



SECTION B-B
SCALE: 1:4

* NOTE:

- 1.) THE CONTRACTOR SHALL FIELD VERIFY AND MAKE MINOR ADJUSTMENT AS NECESSARY.
- 2.) THE RAMP SHALL BE CONSTRUCTED IN ACCORDANCE WITH FBC 11-4.8.

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SITE BLØ Nov 02, 2019 9:00pm by:

- 1.) PRIOR TO THE COMMENCEMENT OF ANY WORK, THE EXISTING UTILITIES SHALL BE LOCATED AND SHALL BE HAND DUG AT CROSSINGS. ALL UTILITIES MUST BE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2.) SEE TRENCH DETAILS ON SHEET U-4 FOR PROCEDURES ON PREPARING THE TRENCHES ON BOTH PAVED AND UNPAVED AREAS AND FOR RESTORATION PROCEDURES INCLUDING THE MILL AND OVERLAY OF THOROUGHFARE ROADS FOR A MINIMUM WIDTH OF 50' FROM EACH SIDE OF THE TRENCH.
- 3.) SEWAGE SYSTEMS, STORM SEWERS OR SANITARY SYSTEMS HAVE BEEN LOCATED OR WERE OBSERVED IF DISCOVERED WITHIN THE PROJECT AREA, THE WATER MAIN WILL BE LOCATED TO PROVIDE HORIZONTAL AND VERTICAL CLEARANCES IN ACCORDANCE WITH FAC RULE 62-555.314.
- 4.) A KNOX PADLOCK SHALL BE PROVIDED AT ALL SLIDING GATES FOR FIRE DEPARTMENT ACCESS.

- 1.) RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
- 2.) ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
- 3.) STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWUD STANDARDS.
- 4.) STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS AS REQUIRED BY PBCWUD.

- 1.) ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
- 2.) ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE BLUE CODED TAPE IMPRINTED WITH ONE AND ONE HALF (1 1/2") INCH HIGH LETTERING READING "CAUTION - WATER LINE BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDING SHALL OCCUR EVERY THREE (3) FEET.
- 3.) ALL EXISTING PBCWUD FACILITIES (I.E. VALVES) TO BE OPERATED BY PBCWUD PERSONNEL ONLY.

1.) IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT, THEN SO ONLY WITH NO SHRUBS AND/OR TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WUD WATER MAIN WITHOUT PRIOR PBCWUD APPROVAL, AND THE INSTALLATION OF A ROOT BARRIER. ALSO, IF ANY EXISTING TREES ARE LESS THAN 10' MINIMUM OF ANY NEW WATER MAIN, A ROOT BARRIER IS REQUIRED TO BE INSTALLED OR THE TREE SHALL BE RELOCATED/REMOVED.

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THE CROWN OF THE PIPE. THE
CT.
) TO BE OPERATED BY PBCWUD

ALLED AS PART OF THIS
AND/OR TREES ARE TO BE
P WITHIN 7.5' OF ANY FIRE
IN 10' OF A WUD WATER MAIN
INSTALLATION OF A ROOT
LESS THAN 10' MINIMUM OF
REQUIRED TO BE INSTALLED OR

EXIST. CBS WALL

COVERED CONC. AREA

EXISTING COMMERCIAL BUILDING
2949 2nd. AVE. NORTH
PALM SPRINGS, FL 33461

CONC. WALKWAY
AND STEPS

CONC. PARKING AREA

PROP. FDC

4" WIDE YELLOW THERMOPLASTIC STRIPING TEXT
SHALL READ "NO PARKING FIRE LANE" IN 1'-0"
TALL THERMOPLASTIC PAINTED LETTERS.

DOUBLE SLIDE
GATE

DOUBLE SLIDE
GATE

178'±

6" C-900 DR-14 PVC

190'±

137'

DIST. OF PROP. FDC TO EXIST. FIRE HYDRANT

NO
PARKING
FIRE
LANE

R7-6-9
(SEE NOTE 1
THIS SHT.)

EXIST. WATER METER AND
DOUBLE 2" SUPPLY (TYP.)

WATER METER INFO:
ACCUANT # 1000783545
SERIAL # 1543676584

EOP

30'

6"

EXIST. FIRE HYDRANT

EXIST. 8" PVC
WATER MAIN (TYP.)

PROP. WATER SUPPLY LINE AND
FITTINGS (SEE SHT. U-2 FOR DETAIL)

6" D.I.P

57'±

6"

R.O.W LINE (AS PER PBC

FOR REFERENCE ONLY

EXIST. CBS WALL

COVERED CONC. AREA

EXISTING COMMERCIAL BUILDING
2949 2nd. AVE. NORTH
PALM SPRINGS, FL 33461

Diagram illustrating a parking area layout. A wavy arrow points downwards, and a straight arrow points downwards and to the right. The text "PARKING AREA" is written above the straight arrow.

PARKING AREA

ARROWS (TYP.)

4. DOUBLE S

EXIST. WATER METER AND
DOUBLE 2" SUPPLY (TYP.)

WATER METER INFO:
ACCOUANT # 1000783545
SERIAL # 1543676584

EOP

EXIST. 8" PVC ———
WATER MAIN (TYP.)
WUD AS-BUILT 2383

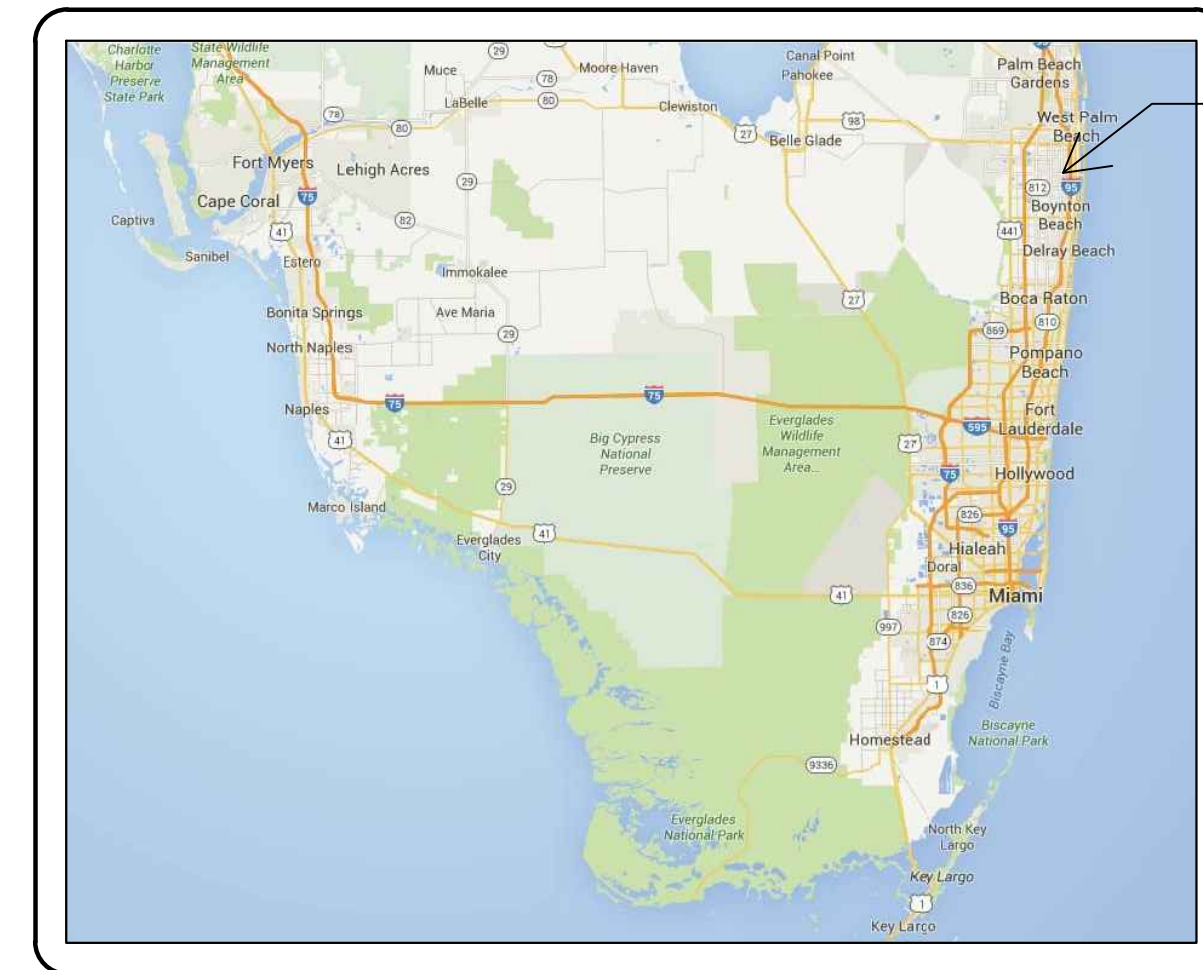
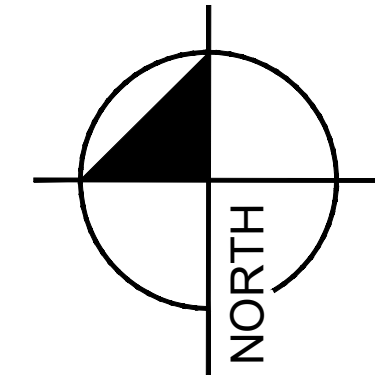
PROP. WATER SUPPLY LINE AND
FITTINGS (SEE SHT. U-2 FOR DETAIL
AND SHT. U-3 FOR PROFILE)

1

1

©

PLAN
SCALE: 1:20



PROJECT
LOCATION

LOCATION MAP

SEC. 20, TWP 44S, RGE 43E

PBCUE RECORDED IN:
ORB_____PGE_____

SHEET NUMBER	DATE 2019	ASHLYA PROPERTIES, LLC PALM SPRINGS, FL 33461	WATER SUPPLY LINE LAYOUT PLAN	SCALE AS NOTED	SARAH L. GLAUBER, P.E.	MODERN CUSTOM DESIGN, LLC	1	REVISED FOR PER LAND ACQUISITION REVIEW COMMENTS	11-1-19
	PROJECT NO. 20180028			SIGNED BY		5105 Palm Drive Melbourne Beach, FL 32951 PHONE: 352-246-4223			
				DRAWN BY BBG	PROFESSIONAL LICENSE NUMBER 73907	 			
		PALM BEACH COUNTY FLORIDA		CHECKED BY					
				SLG			No.	REVISIONS	DATE BY

MODERN CUSTOM DESIGN, LLC

SARAH L. GLAUBER, P.E.

SCALE
AS NOTED

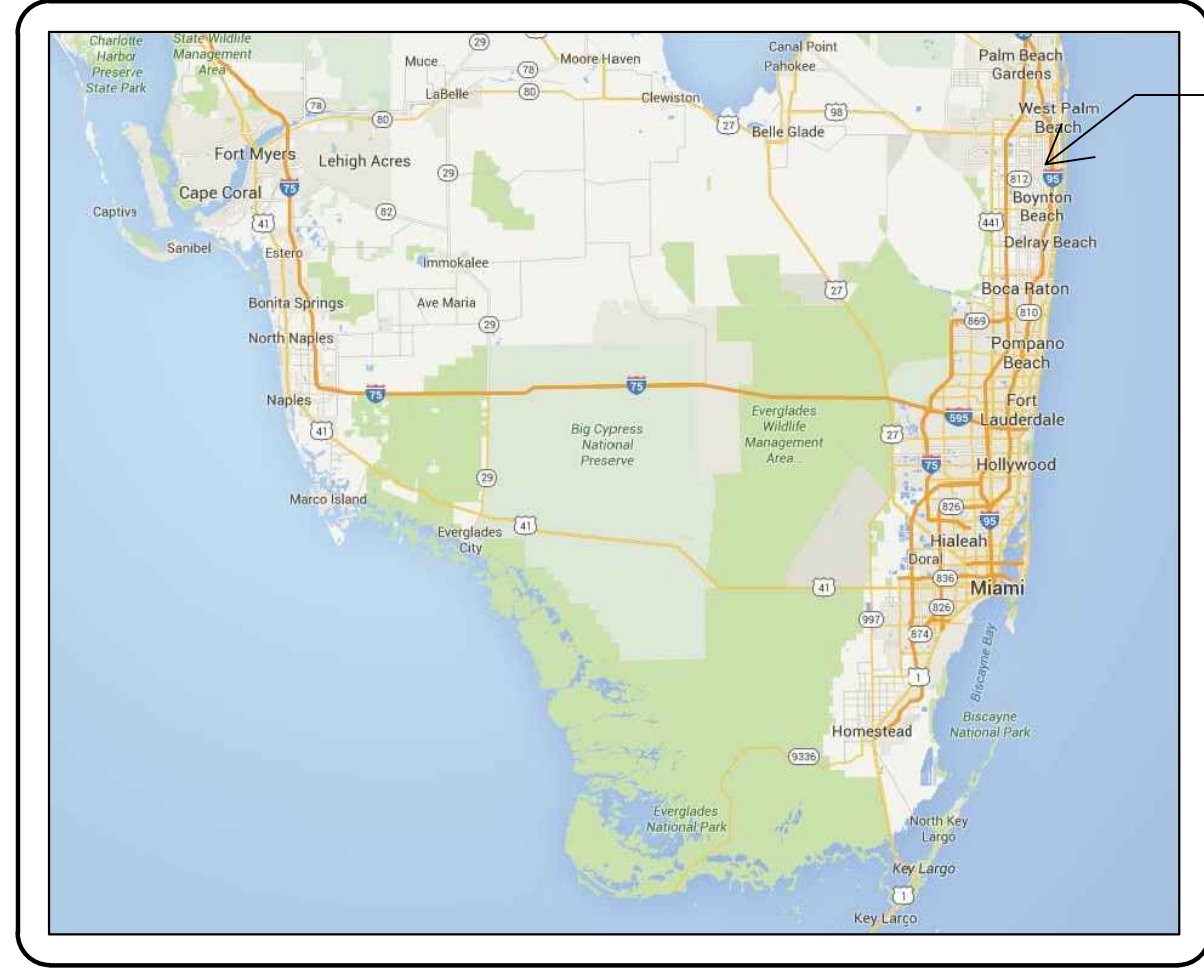
WATER SUPPLY LINE LAYOUT PLAN

ASHYLA PROPERTIES, LLC
PALM SPRINGS, FL 33461

DATE JUNE 2019
PROJECT NO. 20180028
SHEET NUMBER U-1

C.A. Lic. No. 303

Drawing name: L:\0001-PROJECTS\MOD\021-EASTMAN-ASHLYA-PROPERTY\001-DWG\SITE PLAN_FIRE LINE.dwg ZOOMSCALE PLN Nov 02, 2019 9:25pm by: This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Modern Custom Design, LLC shall be without liability to Modern Custom Design, LLC.



LOCATION MAP

SEC. 20, TWP 44S, RGE 43E

PBCUE RECORDED IN:
ORB _____ PGE _____

PROJECT LOCATION

LINE DENOTES EXIST. FENCE (TYP.)

WESTERN PROPERTY LINE (REFERENCE BOUNDARY SURVEY SUBMITTED WITH THIS PACKAGE)

EXIST. WATER METER AND DOUBLE 2" SUPPLY (TYP.)

WATER METER INFO:
ACCOUNT # 1000783545
SERIAL # 1543676584

R.O.W LINE (REFERENCE BOUNDARY SURVEY SUBMITTED WITH THIS PACKAGE) (TYP.)

APPROX. LOCATION OF S.B.T. CONDUIT (SEE NOTE 1 SHT. U-1)

EXIST. EOP

50'
(PROP. MILL AND OVERLAY SURFACE TRANSITION)

0'
(PROP. SURFACE REPLACEMENT)

50'
(PROP. MILL AND OVERLAY SURFACE TRANSITION)

GENERAL NOTES:

- 1.) THE PLAN SHEETS WITHIN THIS PACKAGE ARE NOT A DESIGN FOR THE FIRE SPRINKLER SYSTEM. THIS CIVIL PLAN SET IS ONLY TO LAYOUT THE LOCATION OF THE UTILITIES FROM THE CITY'S TAP-IN POINT TO THE PROPERTY LINE. ALL COMPONENTS AND DESIGNS RELATED TO THE FIRE SPRINKLER SYSTEM HAVE BEEN DESIGNED BY RBK FIRE SYSTEMS, INC. AND DETAILED WITHIN THEIR PLAN SET.
- 2.) PROPOSED UTILITY EASEMENT SHALL BE RECORDED UPON COMPLETION OF THE PROJECT.
- 3.) SEE TRENCH DETAILS ON SHEET U-4 FOR PROCEDURES ON PREPARING THE TRENCHES ON BOTH PAVED AND UNPAVED AREAS AND FOR RESTORATION PROCEDURES INCLUDING THE MILL AND OVERLAY OF THOROUGHFARE ROADS FOR A MINIMUM WIDTH OF 50' FROM EACH SIDE OF THE TRENCH.

RECORD DRAWING NOTES:

- 1.) RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
- 2.) ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
- 3.) STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWUD STANDARDS.
- 4.) STATE PLANE COORDINATES SHALL BE SHOWN ON PROPERTY CORNERS AS REQUIRED BY PBCWUD.

GENERAL WATER NOTES:

- 1.) ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND IS LOCATED ALONG THE TOP OF THE PIPE.
- 2.) ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE BLUE CODED TAPE IMPRINTED WITH ONE AND ONE HALF (1 1/2") INCH HIGH LETTERING READING "CAUTION - WATER LINE BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDING SHALL OCCUR EVERY THREE (3) FEET.
- 3.) ALL EXISTING PBCWUD FACILITIES (I.E. VALVES) TO BE OPERATED BY PBCWUD PERSONNEL ONLY.

GENERAL LANDSCAPE NOTES:

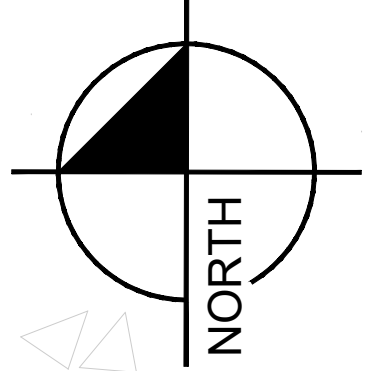
- 1.) IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT, THEN SOD ONLY WITH NO SHRUBS AND/OR TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7.5' OF ANY FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WUD WATER MAIN WITHOUT PRIOR PBCWUD APPROVAL, AND THE INSTALLATION OF A ROOT BARRIER, ALSO, IF ANY EXISTING TREES ARE LESS THAN 10' MINIMUM OF ANY NEW WATER MAIN, A ROOT BARRIER IS REQUIRED TO BE INSTALLED OR THE TREE SHALL BE RELOCATED/REMOVED.



SARAH L. GLAUBER, STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE #73907. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SARAH L. GLAUBER, P.E. ON 11/2/2019 USING AN SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST VERIFIED ON ANY ELECTRONIC COPIES.

ENLARGED PLAN

SCALE: 1:4



DOUBLE SLIDE GATE ENTRANCE

PROP. 6" DDC BACK FLOW PREVENTER AND GATE VALVE DESIGNED BY OTHERS (SEE NOTE 1)

PROP. 22'x7' PBCUE (SEE NOTE 2 THIS SHT)

EDGE OF CONC. PARKING AREA (TYP.)

6" G.V. #2 END OF PBC WUD RESPONSIBILITY AND MAINTENANCE

6" C-900 DR-14 PVC

6" D.I.P.

6" D.I.P.

15'

57'±

6" D.I.P.

6" D.I.P.

6" D.I.P.

6" D.I.P.

6" D.I.P.

6" D.I.P.

6" D.I.P.

FOR PROFILE SEE SHT. U-3. SEE NOTE 3 THIS SHT. FOR TRENCH DETAILS.

JUMPER PER WUD STANDARD DETAIL 33W WITH SAMPLE POINT #1 SEE SHEET U-5 FOR DETAILS.

8"x6" TAPPING SLEEVE W/ 6" G.V. #1

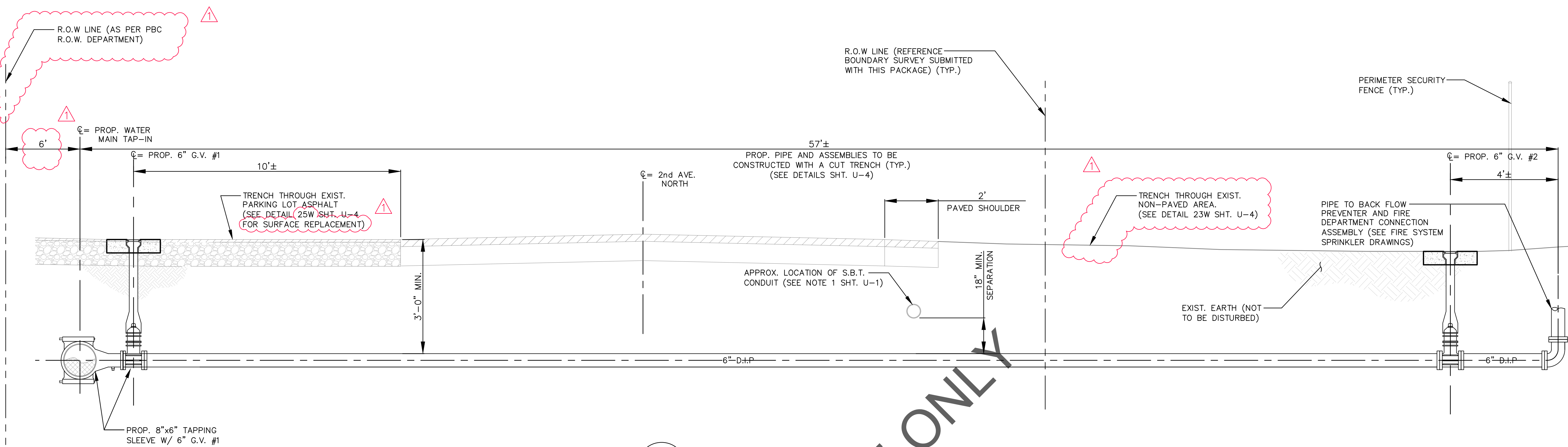
EXIST. 8" PVC WATER MAIN (TYP.) WUD AS-BUILT #2383

1	REVISED PER PBC WUD REQUIREMENT REVIEW COMMENTS	11-1-19	SLG
MODERN CUSTOM DESIGN, LLC			
5105 Palm Drive Melbourne Beach, FL 32951 PHONE: 352-246-4223			
C.A. Lic. No. 30321			
SARAH L. GLAUBER, P.E.			
PROFESSIONAL LICENSE NUMBER 73907			
SCALE	AS NOTED	DESIGNED BY	SLG
DRAWN BY	BEG	CHECKED BY	SLG
FIRE SUPPLY LINE LAYOUT PLAN (ENLARGED)			
ASHLYA PROPERTIES, LLC PALM SPRINGS, FL 33461			
PALM BEACH COUNTY FLORIDA			
DATE JUNE 2019			
PROJECT NO. 20180028			
SHEET NUMBER U-2			
REVISIONS			
No.	DATE	BY	

WUD #19-574

Drawing name: L:\0001-PROJECTS\MOD\021-EASTMAN-ASHYLA PROPERTY\001-DWG\SITE PLAN_FIRE LINE.dwg CROSSECTION Nov. 02, 2019 9:08pm by:

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A
U-2
TAP-IN TO BACKFLOW PREVENTER PROFILE
SCALE: 1:2

NOTE:
PROFILE DENOTES UTILITY LAYOUT
WITH A WESTERLY VIEW

ROAD AND BRIDGE (R&B) GENERAL NOTES:

- 1.) IF, DURING THE PROPOSED CONSTRUCTION/CROSSING, ANY EXISTING PB COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY, PB COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THAN LIKE CONDITION AND TO PB COUNTY/FDOT STANDARDS.
- 2.) ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MIN. AND 50' IN EITHER DIRECTION (THOROUGHFARE) OR 25' MIN. RESTORATION (NON-THOROUGHFARE). IF ANY ADDITIONAL LANES ARE AFFECTED FOR ANY REASON DURING CONSTRUCTION, PB COUNTY R&B WILL REQUIRE THE ADDITIONAL LANES TO BE RESTORED TO LIKE OR BETTER THAN LIKE CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES.
- 3.) IF PB COUNTY SIDEWALK/PATHWAY/C&G/AND/OR ADA FACILITIES ARE AFFECTED, PB COUNTY R&B WILL REQUIRE RESTORATION OF A MINIMUM OF 10' AND TO BE LIKE OR BETTER THAN LIKE CONDITION PER FDOT/PB COUNTY STANDARDS. SIDEWALKS WILL BE RESTORED BY REPLACING TWO FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED AT A CONTROL JOINT AND THREE FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED BETWEEN CONTROL JOINTS. NO PARTIAL JOINTS ACCEPTED (PER SITUATION).

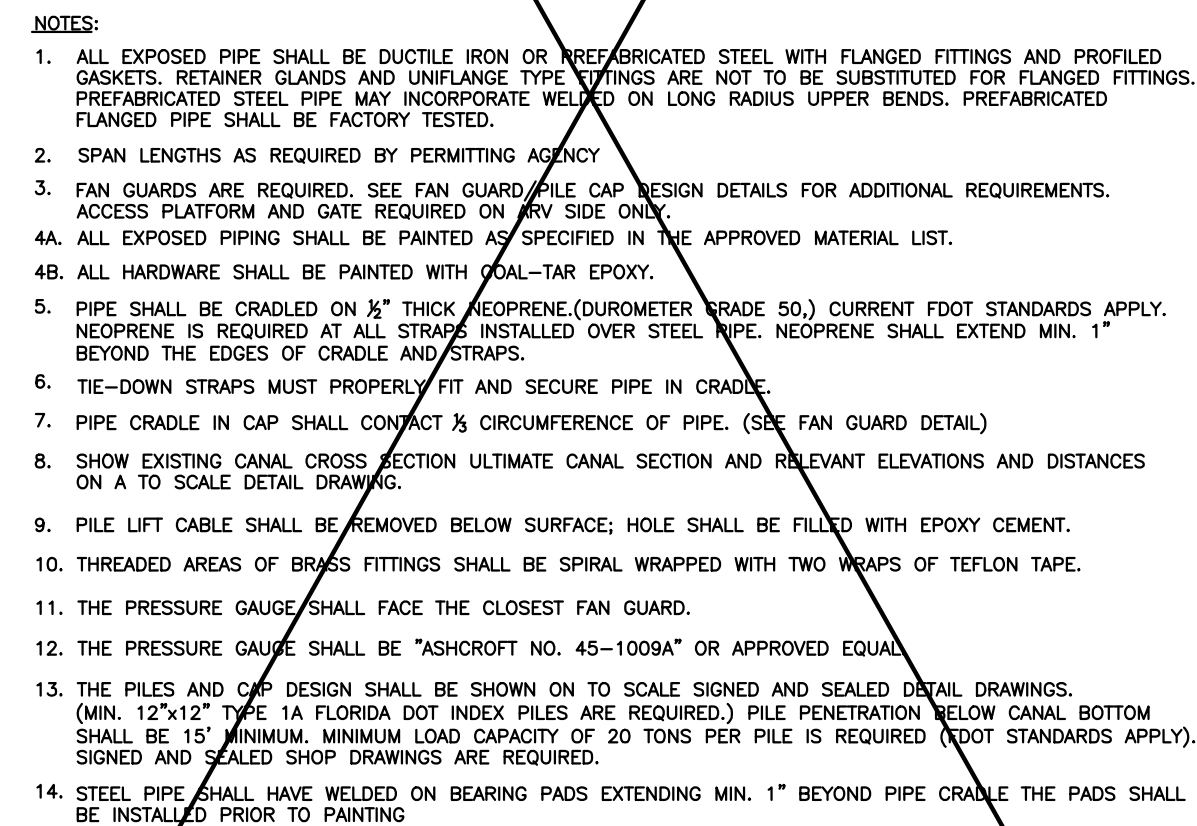
TRAFFIC DIVISION NOTES:

- 1.) CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION, IF WORK IS BEING DONE WITHIN TEN (10) FEET OF ANY SIGNAL EQUIPMENT.
- 2.) ANY DAMAGE TO PBC-TRAFFIC ITS FACILITIES CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY. PALM BEACH COUNTY RESERVES THE RIGHT TO DETERMINE IF DAMAGED FACILITIES WILL BE REPAIRED OR REPLACED. PBC-TRAFFIC ITS CONTACT IS DANNY RODRIGUEZ 561-681-4365.

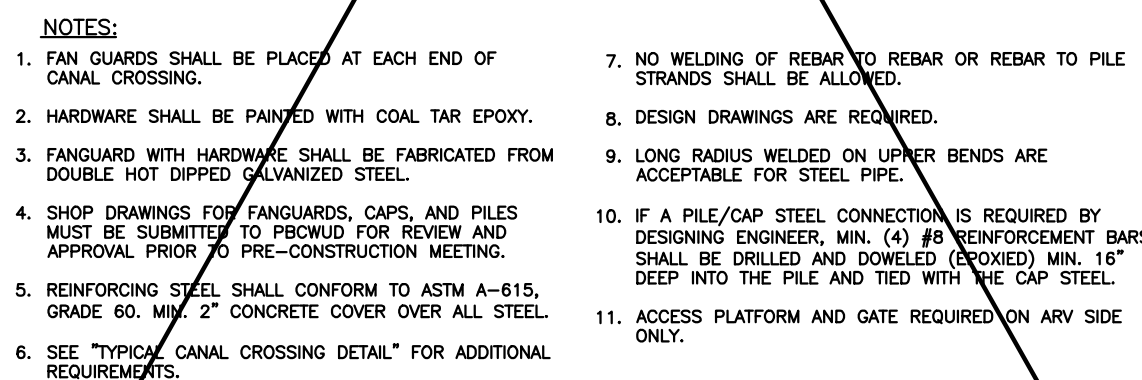
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WUD #19-574

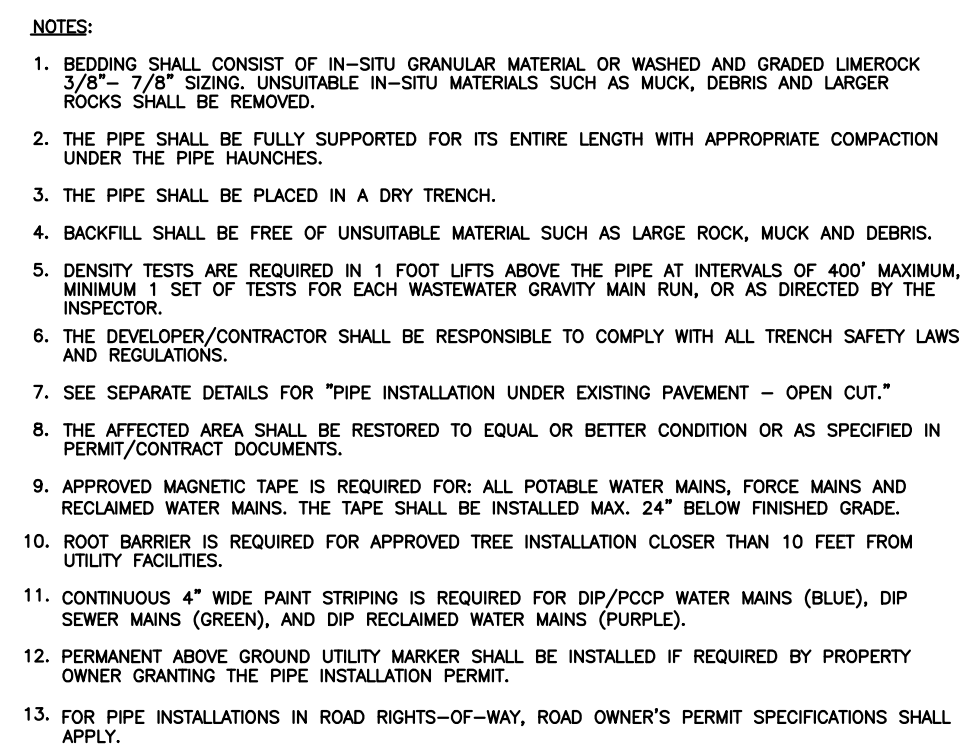
1	REVISED PER PBC LAND DEVELOPMENT REVIEW COMMENTS	11-1-19	SLG
MODERN CUSTOM DESIGN, LLC			
5105 Palm Drive Melbourne Beach, FL 32951 PHONE: 352-246-4223			
C.A. Lic. No. 30321			
SARAH L. GLAUBER, P.E.		PROFESSIONAL LICENSE NUMBER 73907	
SCALE AS NOTED	DESIGNED BY SLG	DRAWN BY BBG	CHECKED BY SLG
PROFILE AND DETAILS			
ASHYLA PROPERTIES, LLC PALM SPRINGS, FL 33461		FLORIDA PALM BEACH COUNTY	
DATE JUNE 2019		PROJECT NO. 20180028	
SHEET NUMBER U-3		REVISIONS	
		DATE	BY



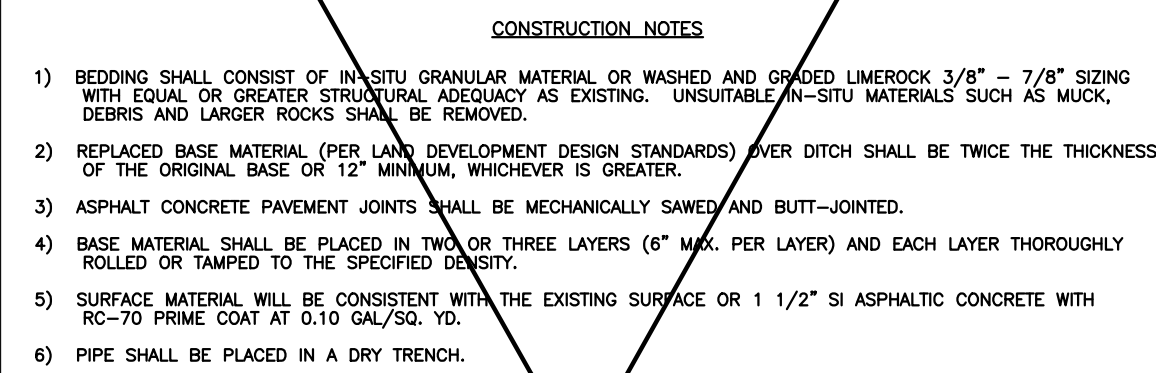
* 26W



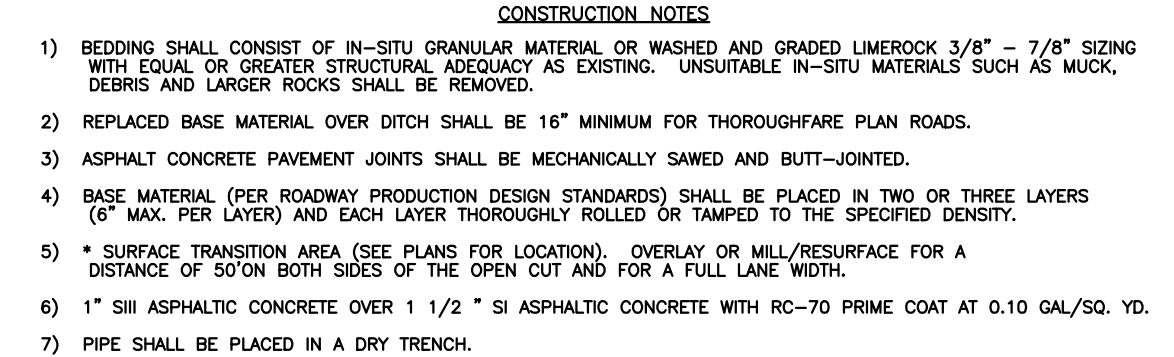
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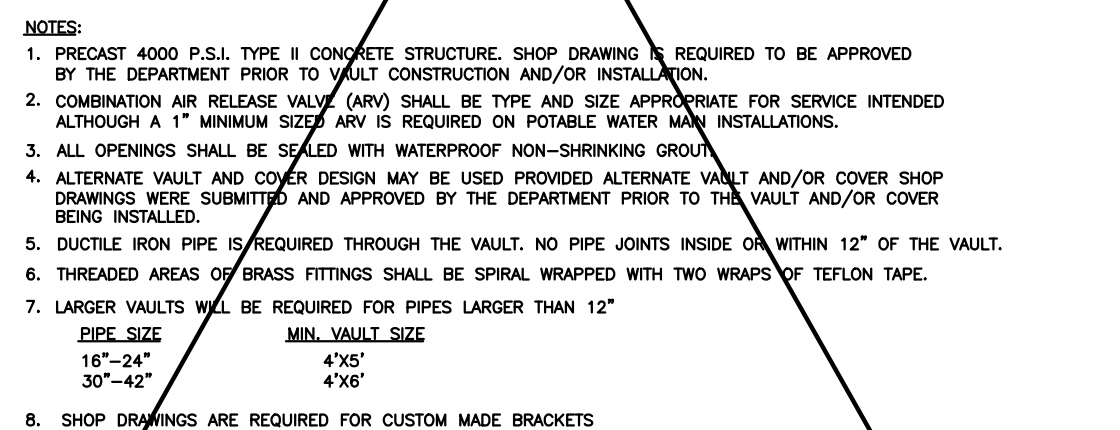
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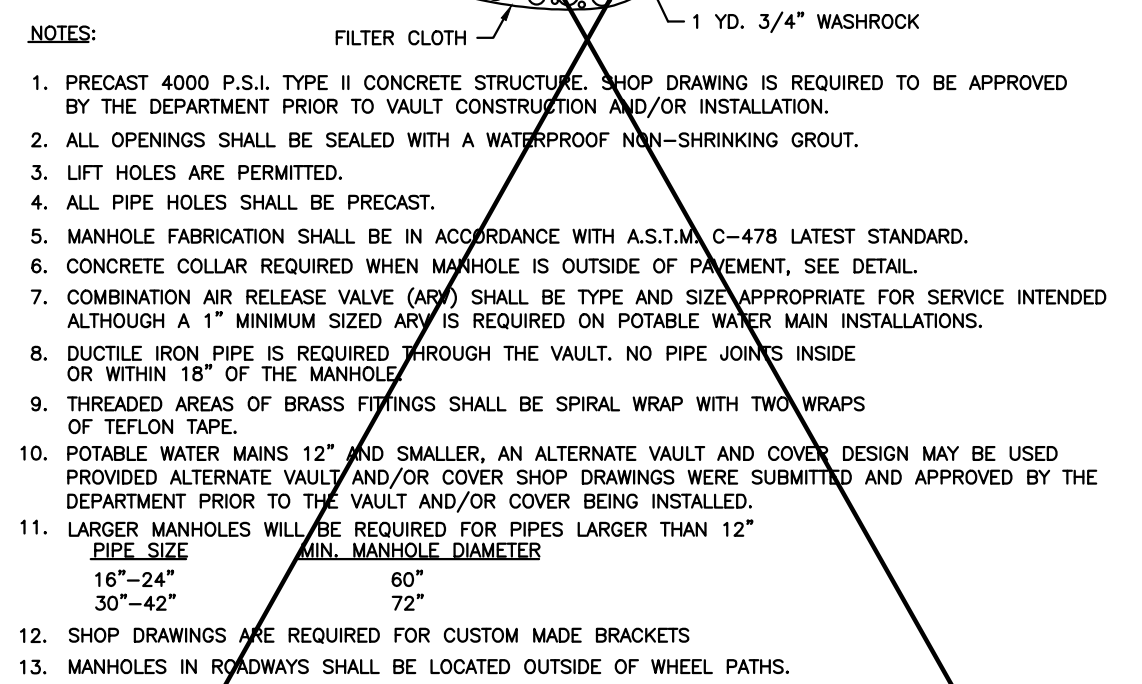
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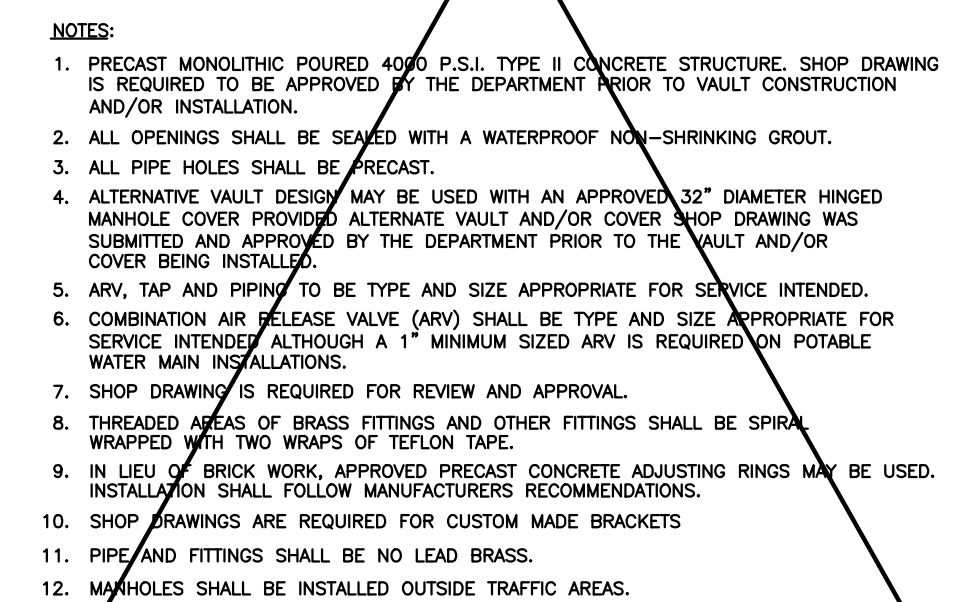
25W



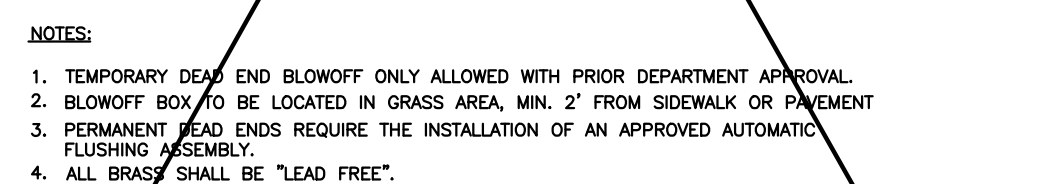
W 28W



29W



30W



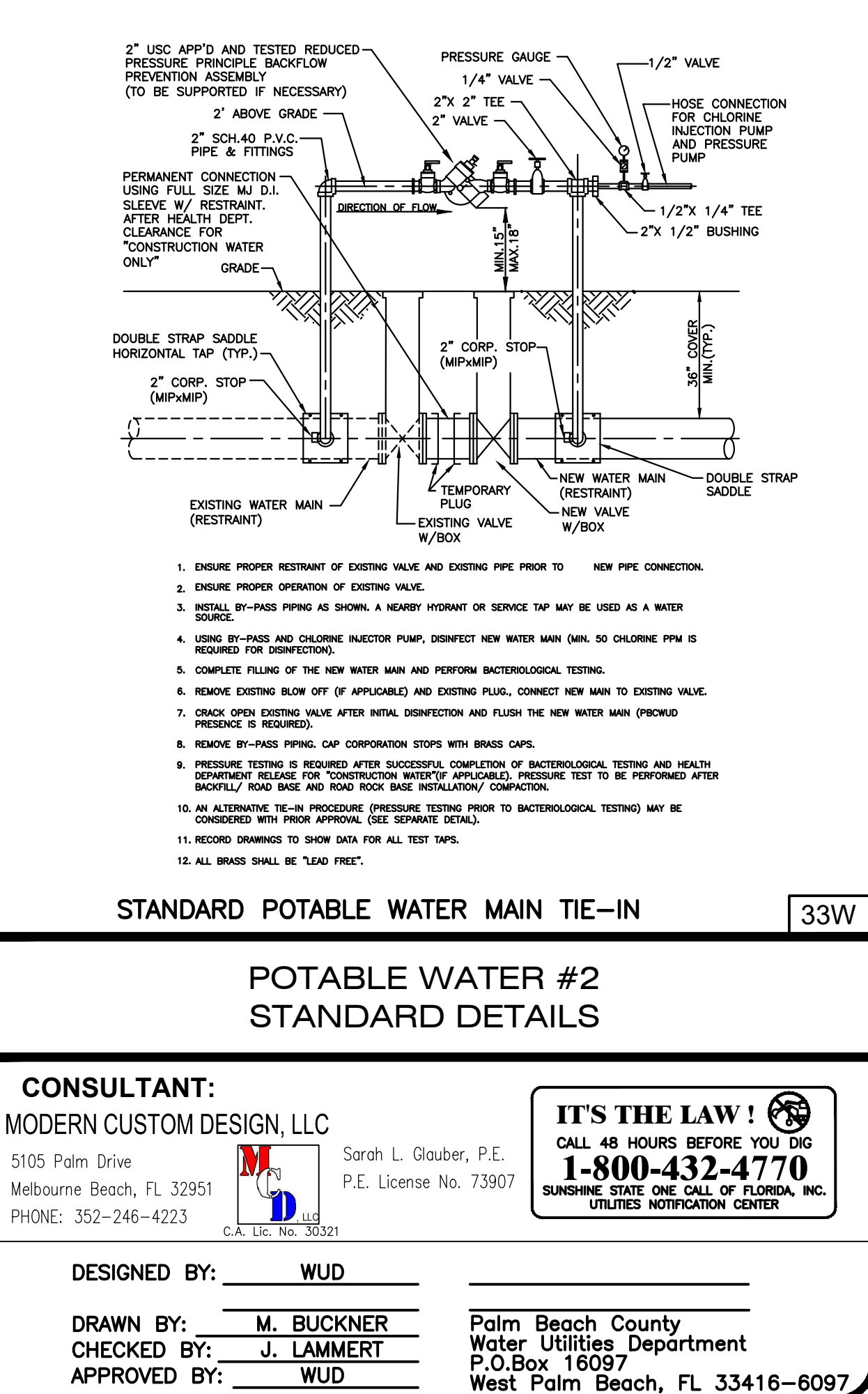
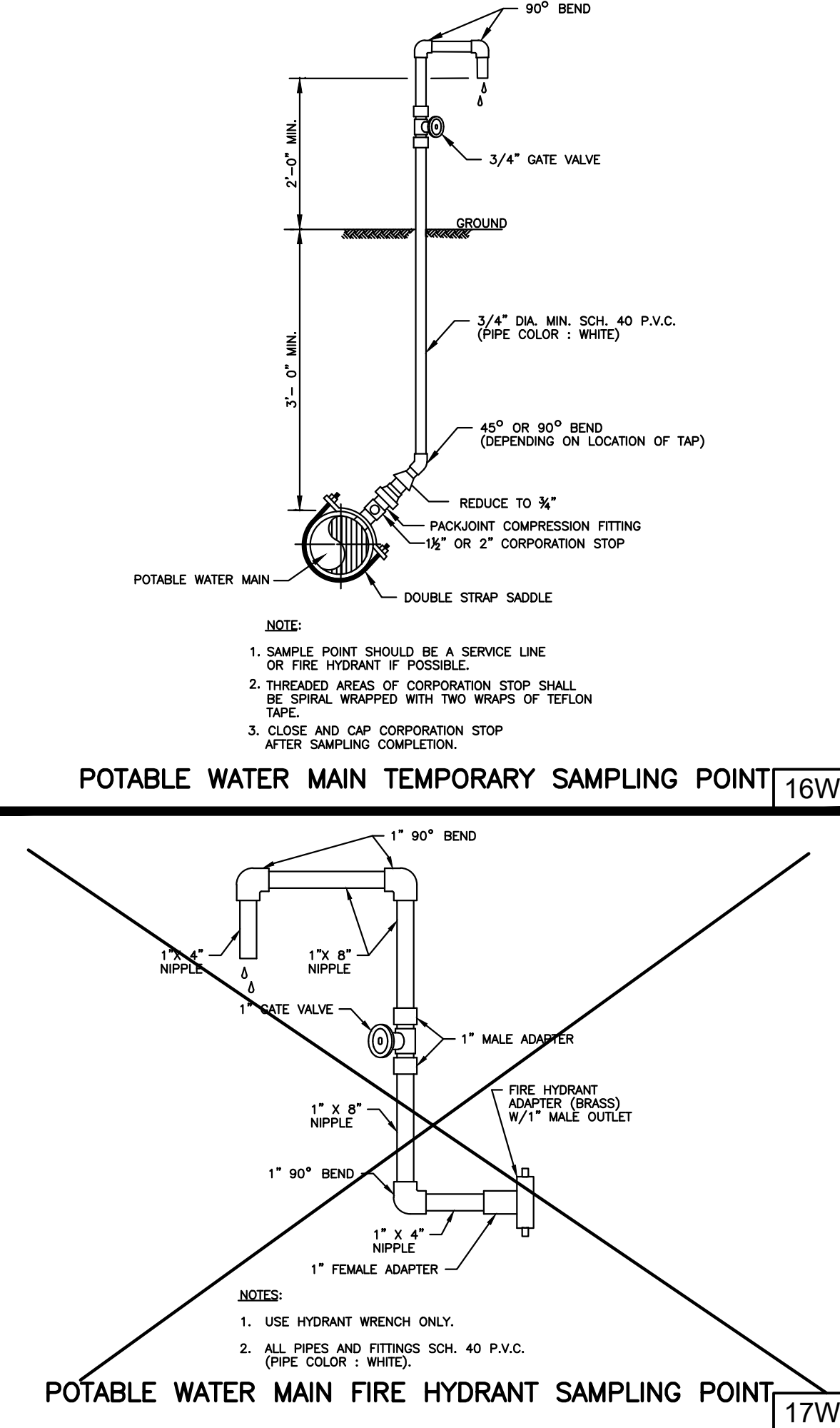
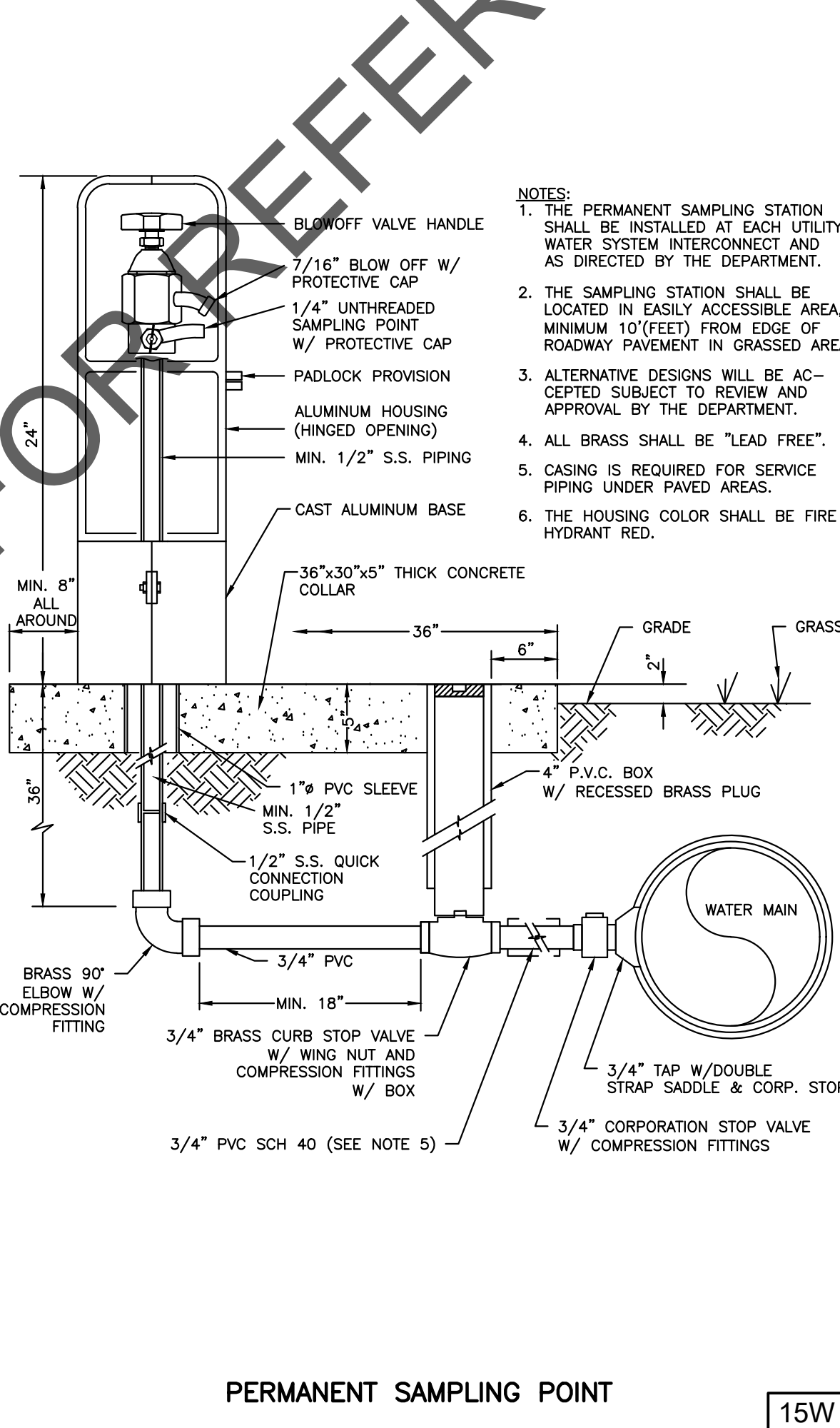
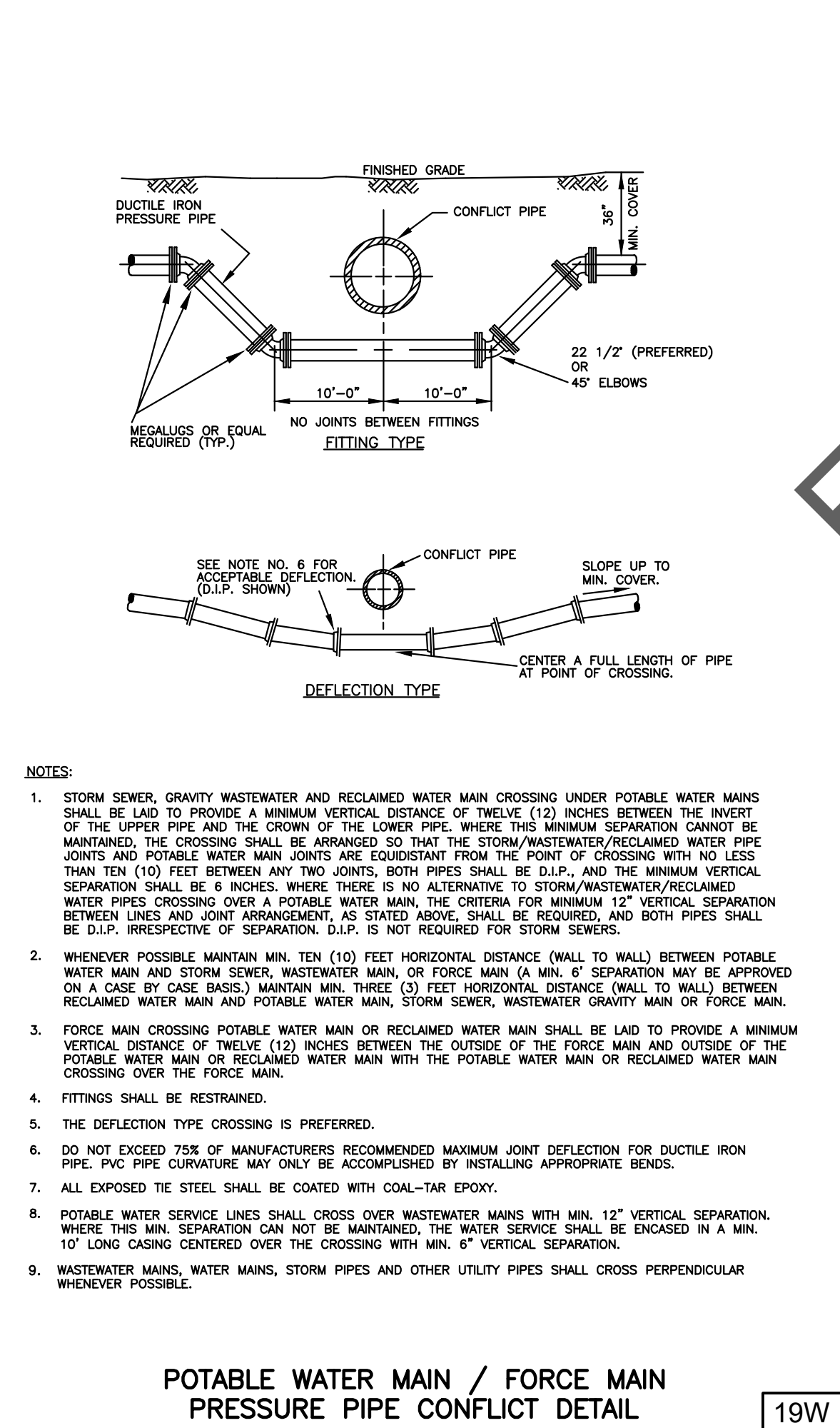
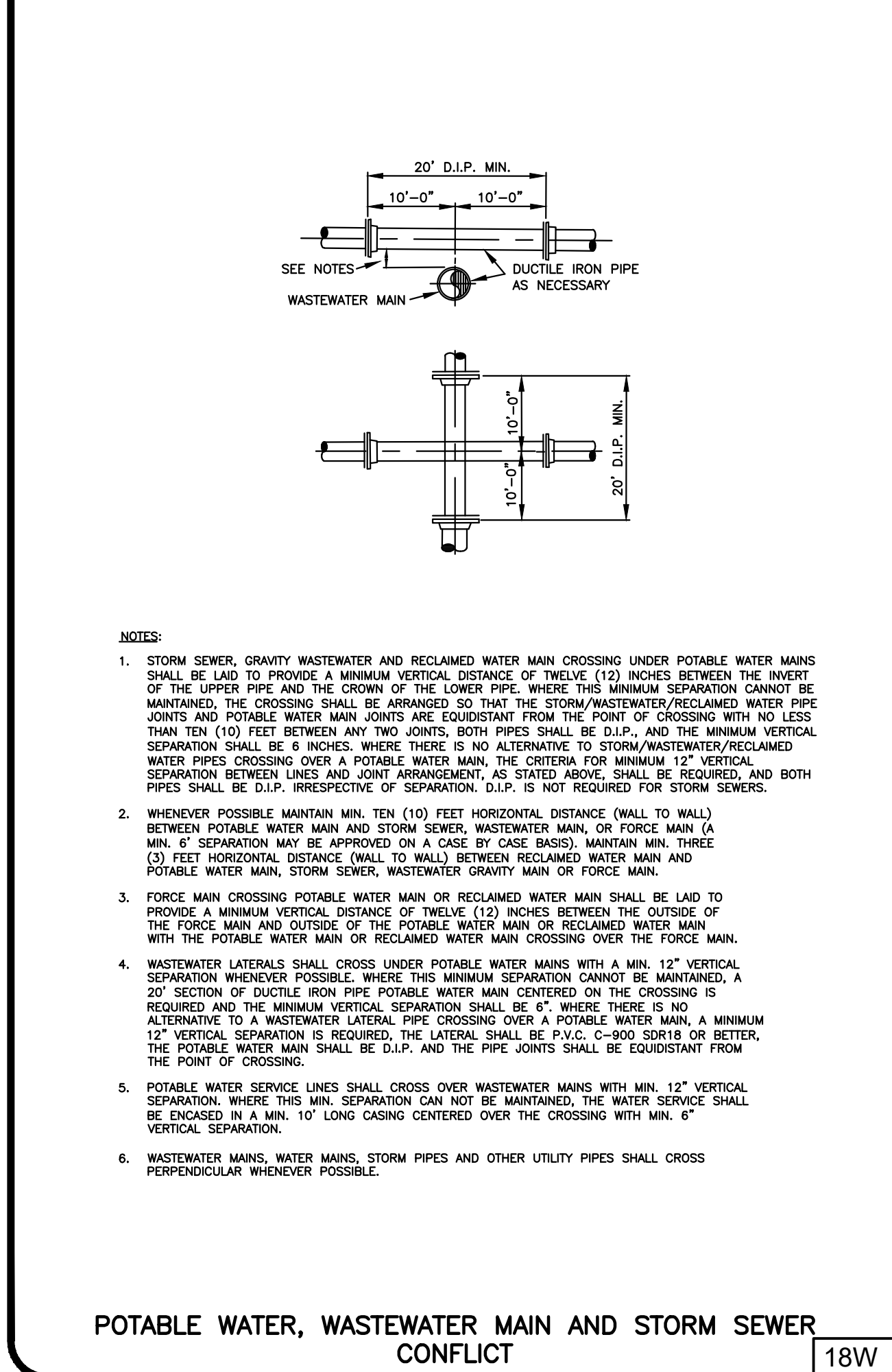
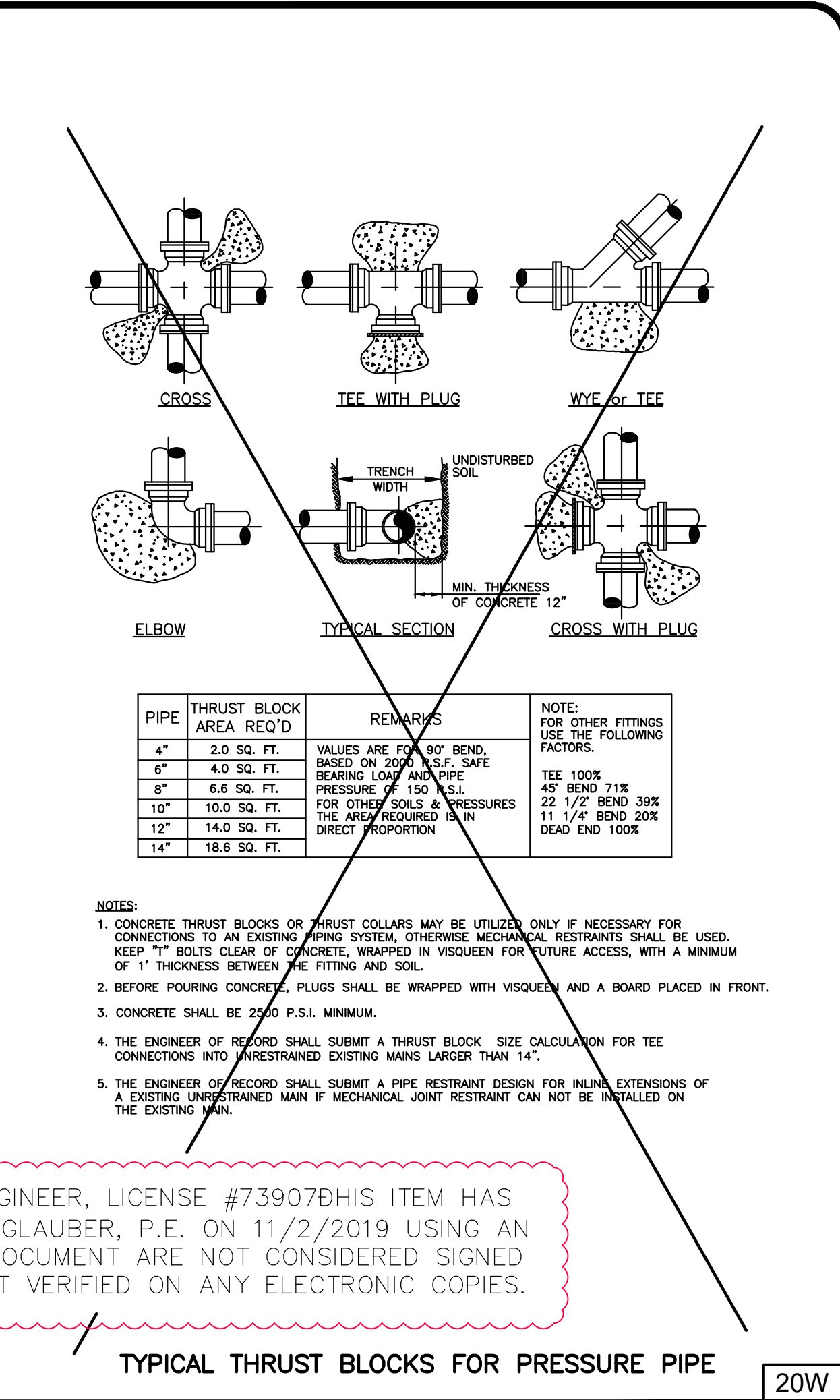
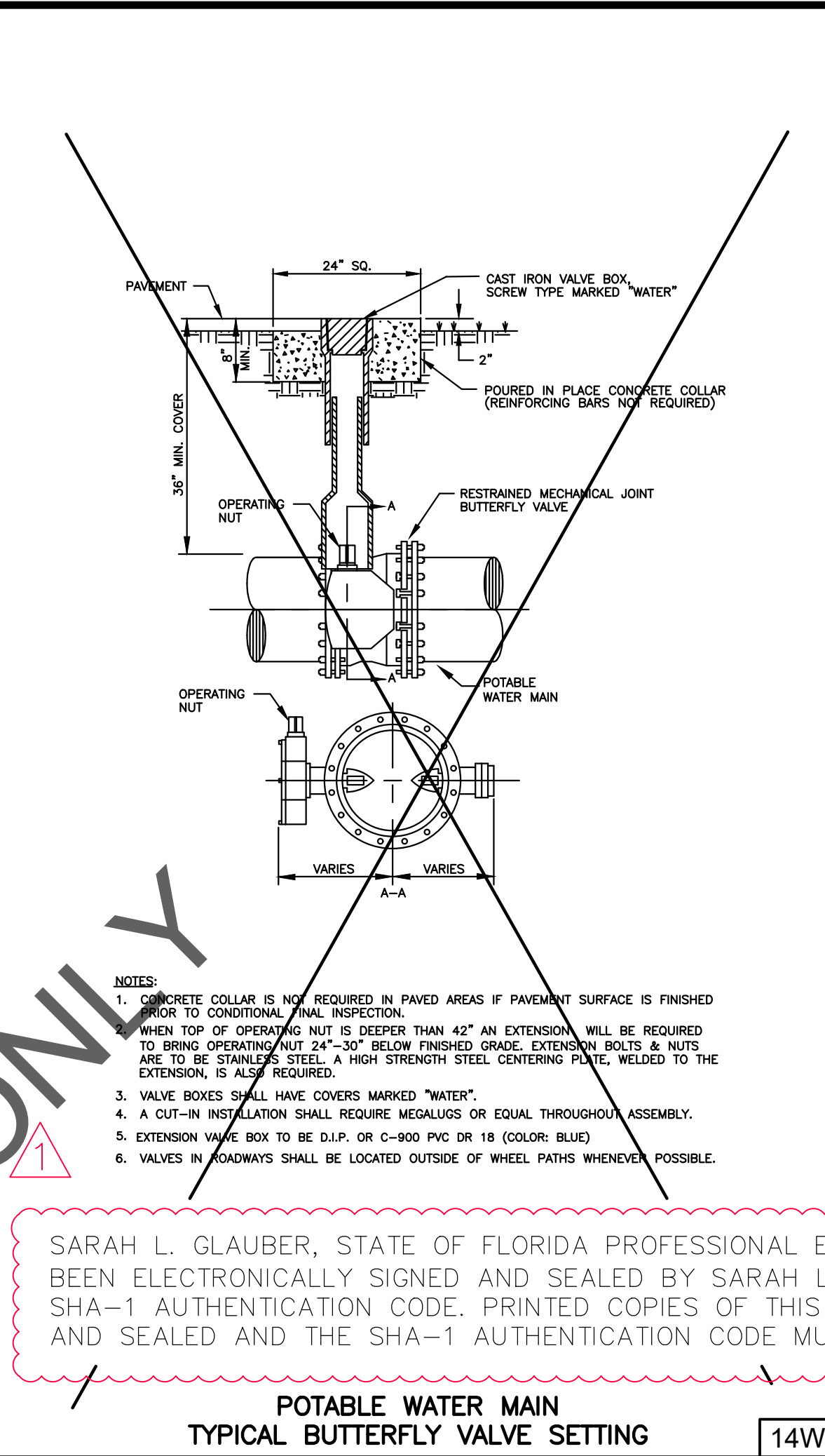
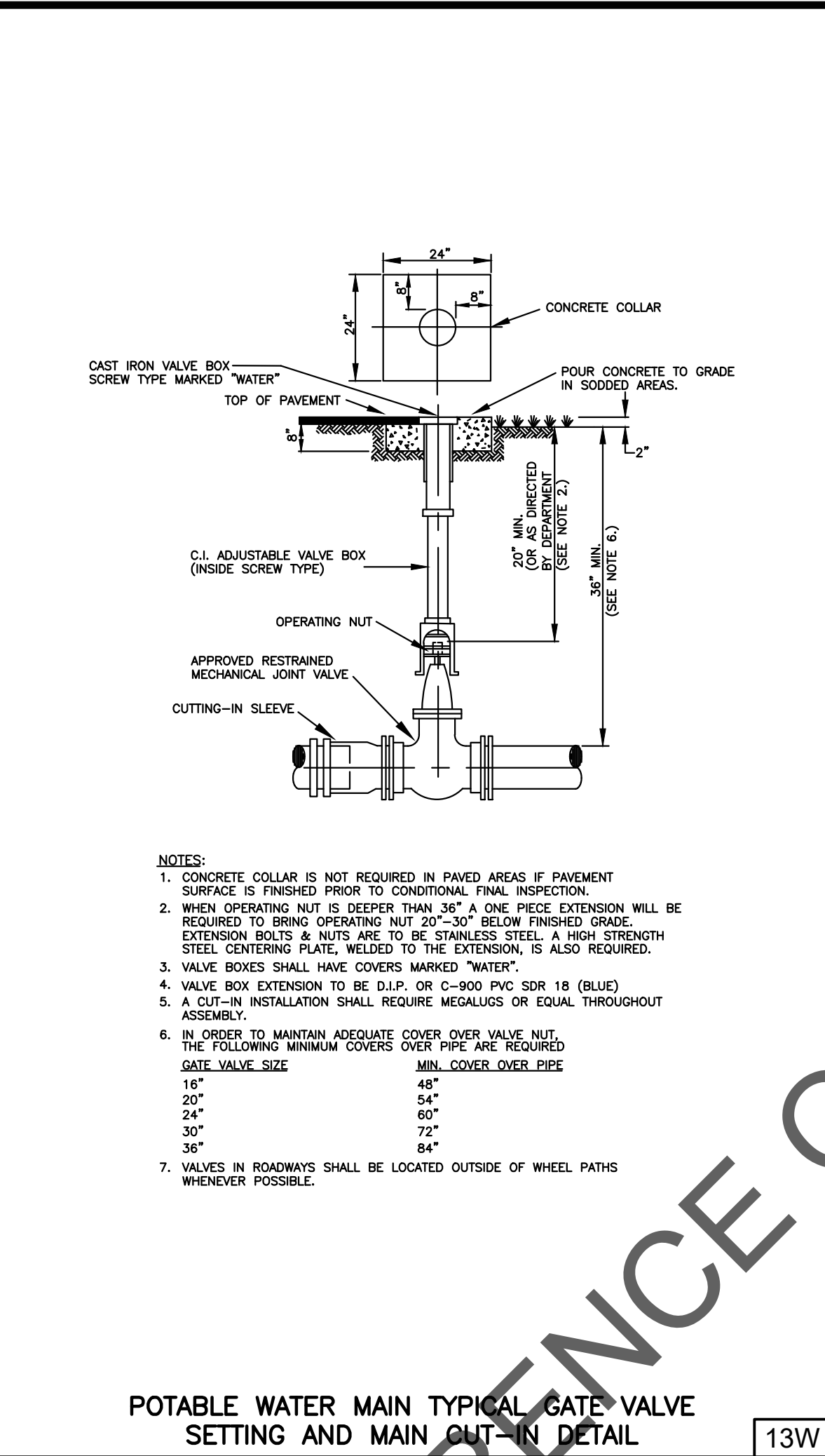
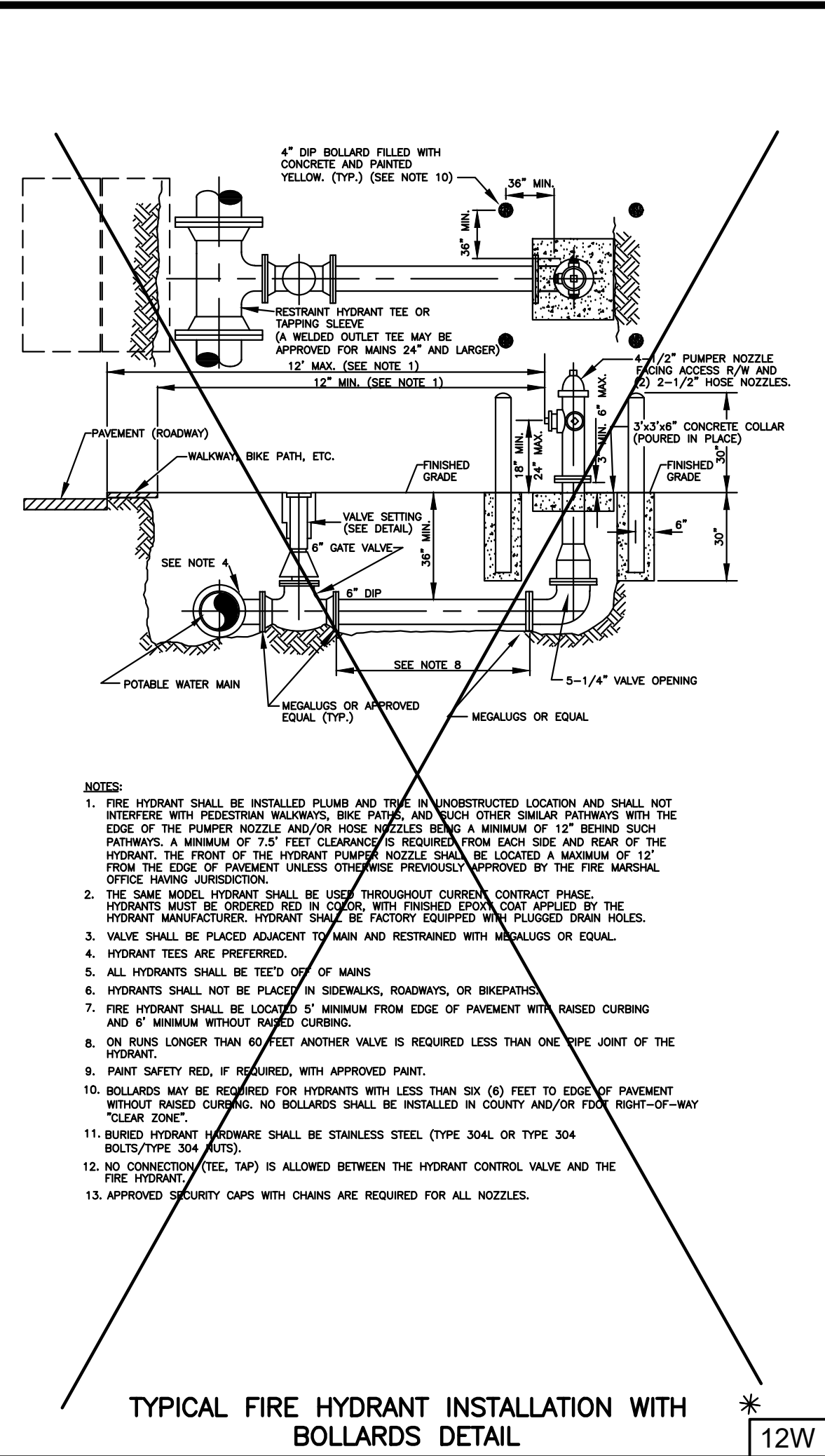
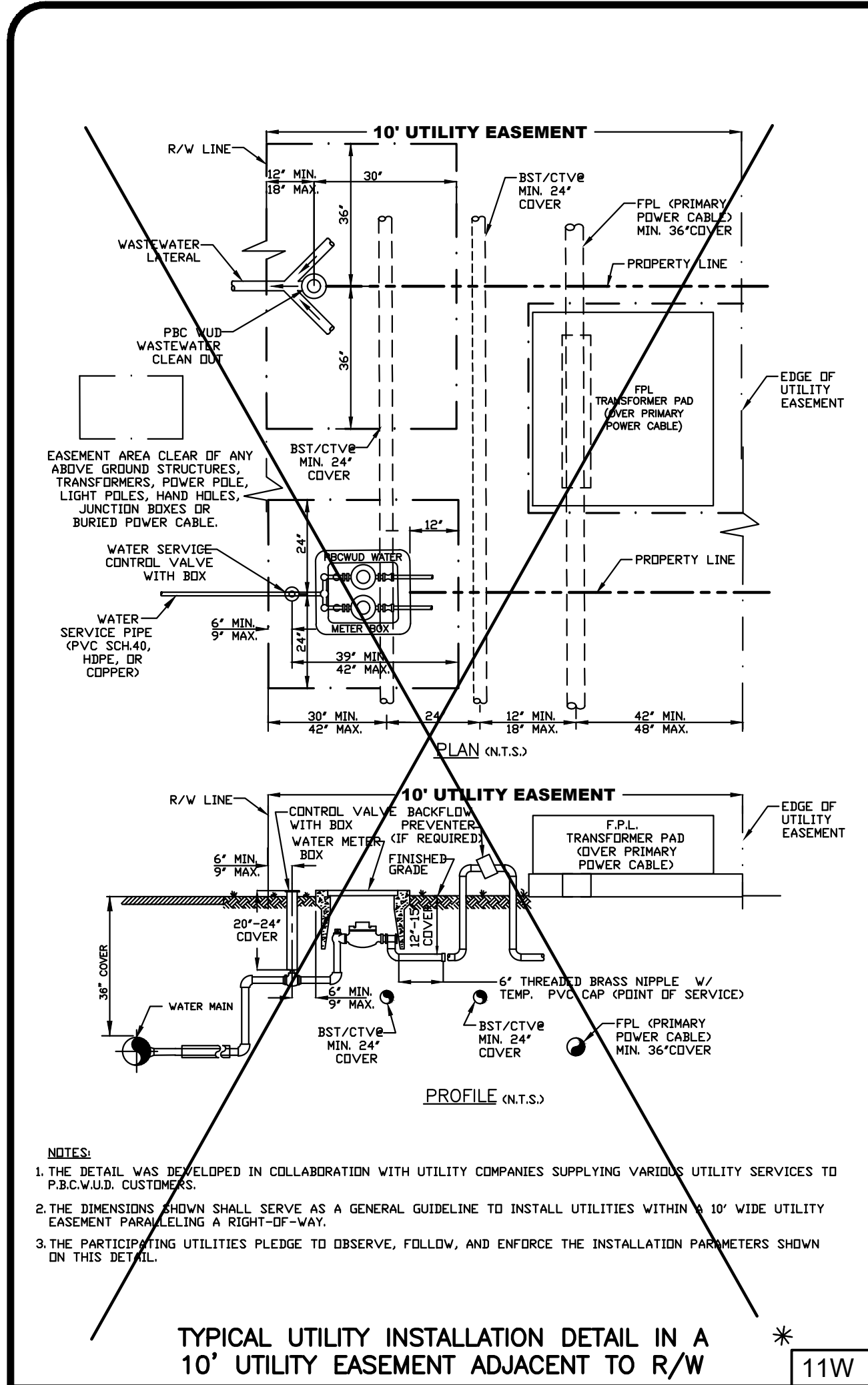
21W

NOTES:

1. A PROFILE DRAWING TO SCALE FOR EACH JACK AND BORE, DIRECTIONAL DRILL, OR DIRECT BURRED INSTALLATION IS REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO INSTALLATION. A SPLIT CHARGE IS REQUIRED WHEN SHOT DRILLINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION AND INSTALLATION.
2. THICKER WALL CASINGS AND LARGER COVER OVER CASING MAY BE REQUIRED BY THE RIGHT-OF-WAY OWNER.
3. STEEL CASING SHALL BE COATED OUTSIDE WITH COAL TAR EPoxy (MIN. 16 MILS THK) AND BE PAINTED WITH A 4" MINIMUM THICKNESS CONTINUOUS COAT OF COLOR COORDINATE WITH THE COLOR OF THE EXISTING CASING.
4. PIPE IN CASING SHALL BE PULLED TO FULLY ENGAGE JOINT.
5. ALL CASING SHALL BE INSTALLED UNDER TENSILE LOAD. ALL TILTING, JACK AND BORE CONSTRUCTION AND WHEN BARS ARE INSTALLED UNDER TENSION, WALLS, OR LANDSCAPE BERMS, WHEN THE CASING IS INSTALLED UNDER TENSILE LOAD OR ON A SLOPE, SHALL BE PROTECTED BY A MINIMUM 12" THICKNESS OF SOIL TO EXTEND 10' MINIMUM PAST BARBER, ON EACH SIDE UNLESS OTHERWISE PREVIOUSLY APPROVED BY THE DEPARTMENT.

22W

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



PROJECT NO.
00-000

ASHLYA PROPERTIES, LLC

PALM BEACH COUNTY

PALM BEACH COUNTY

WATER UTILITIES DEPARTMENT

P.O. BOX 16097

WEST PALM BEACH, FL 33416

(561) 493-6000

BY: J.L.G.

DATE: 11-1-19

REVISION / REMARKS

NO.

DATE

REVISION

REMARKS

STD DETAILS

SHEET NUMBER

U-5

OF

0

SEAL

ing name: L:\0001-PROJECTS\WCD\021-EASTMAN-ASHLEYA PROPERTY\001-DWG\SITE PLN_FIRE LINE.dwg TOP1 SL\Nov 02, 2019 6:42pm by: This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and stipulation by Modern Custom Design, LLC shall be without liability to Modern Custom Design, LLC.



 This Certifies that
Bryan B. Glauber

Has Completed a Florida Department of Transportation Approved
Transportation Traffic Control (TTC) Advanced (Refreshers) Course.

Date Expires: 09/07/2021 Certificate # 352223
Instructor: Ronald C. Appel FDOT Provider # 134

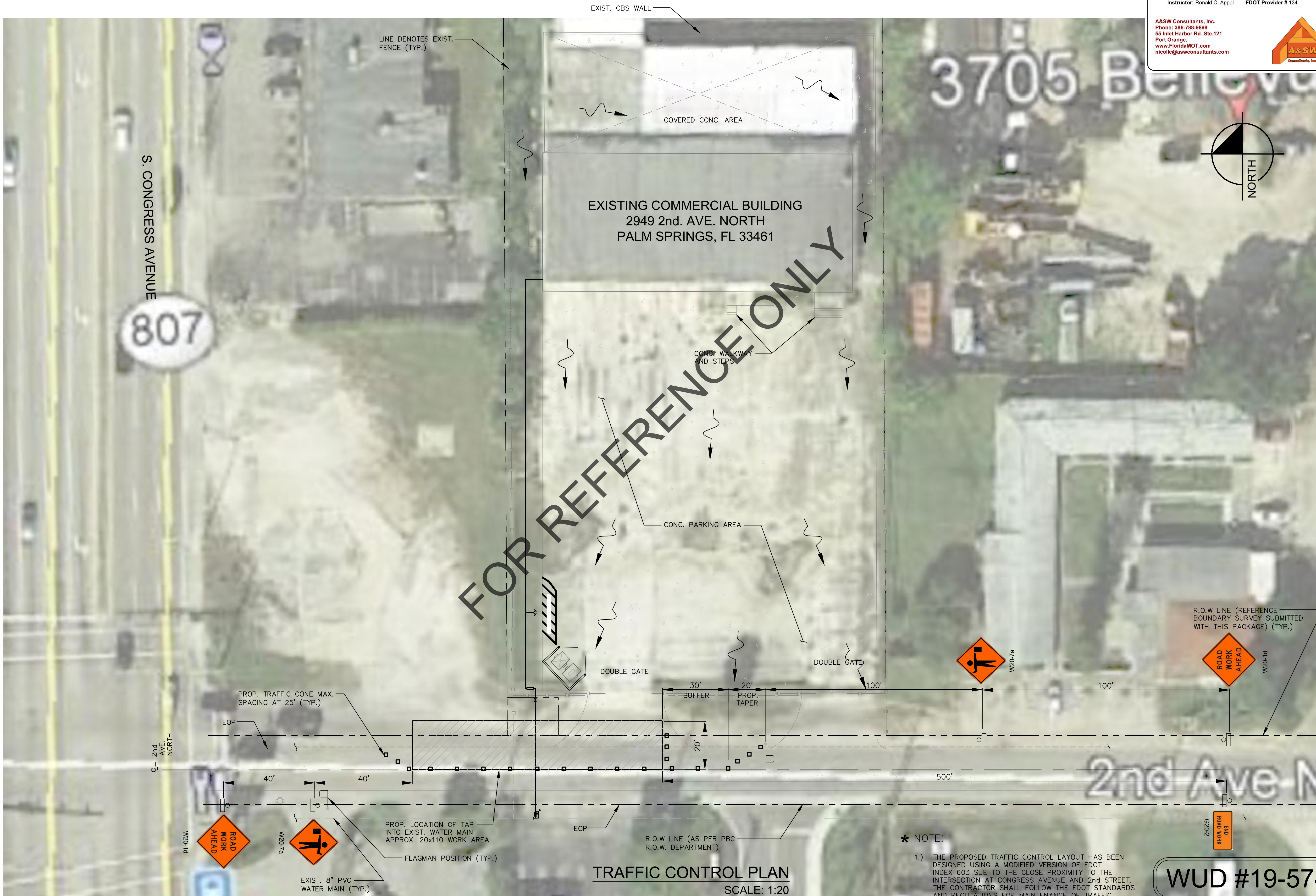
A&S W Consultants, Inc.
Phone: 386-788-8989
55 Inlet Harbor Rd. Ste.121
Port Orange,
www.FloridaMOT.com
nicollet@a&swconsultants.com

 **A&S W**
Professionality, Inc.

[illegible]

Drawing name: L:\0001-PROJECTS\MOD\021-EASTMAN-ASHYLA PROPERTY\001-DWG\SITE PLAN_FIRE LINE.dwg TCP2SLNov 02, 2019 6:42pm by:

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This Certifies that
Bryan B. Glauber
Has Completed a Florida Department of Transportation Approved
Temporary Traffic Control (TTC) Advanced (Refresher) Course.
Date Expires: 09/07/2021
Instructor: Ronald C. Appel

Certificate # 32223
FDOT Provider # 134

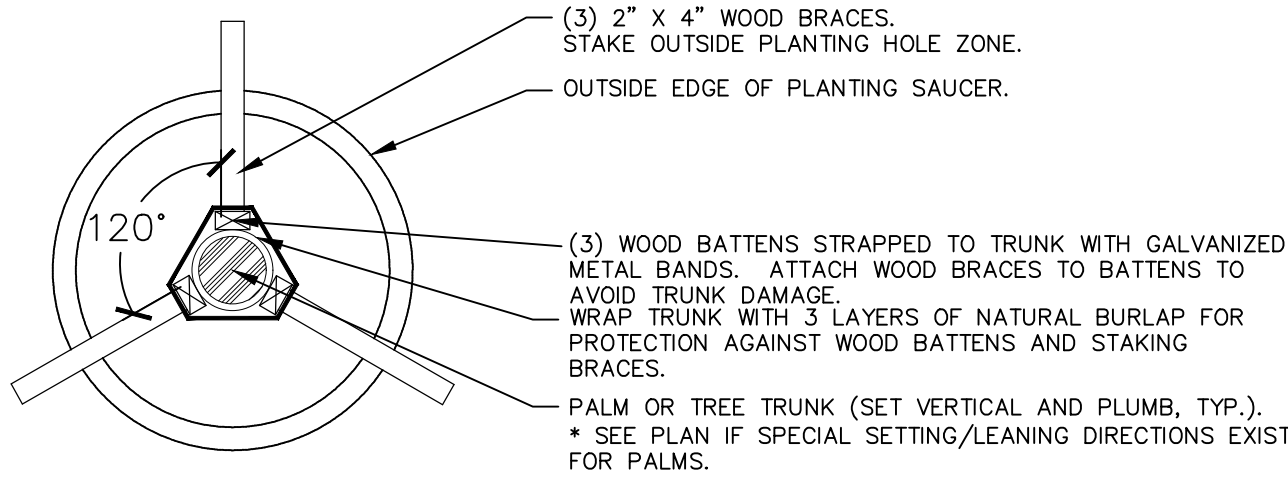


A&SW Consultants, Inc.
Phone: 386-788-8899
55 Inlet Harbor Rd. Ste.121
Port Orange
www.FloridaMOT.com
nicolle@aswconsultants.com

DATE		DATE	BY
PROJECT NO.		20180028	
SHEET NUMBER		TCP-2	
TRAFFIC CONTROL PLAN		WESTBOUND CLOSURE	
ASHYLA PROPERTIES, LLC		PALM SPRINGS, FL 33461	
MODERN CUSTOM DESIGN, LLC		5105 Palm Drive Melbourne Beach, FL 32951 PHONE: 352-246-4223	
SCALE		AS NOTED	
DESIGNED BY		SLG	
DRAWN BY		BEG	
CHECKED BY		SLG	
REVISIONS		No.	
C.A. Lic. No. 30321			

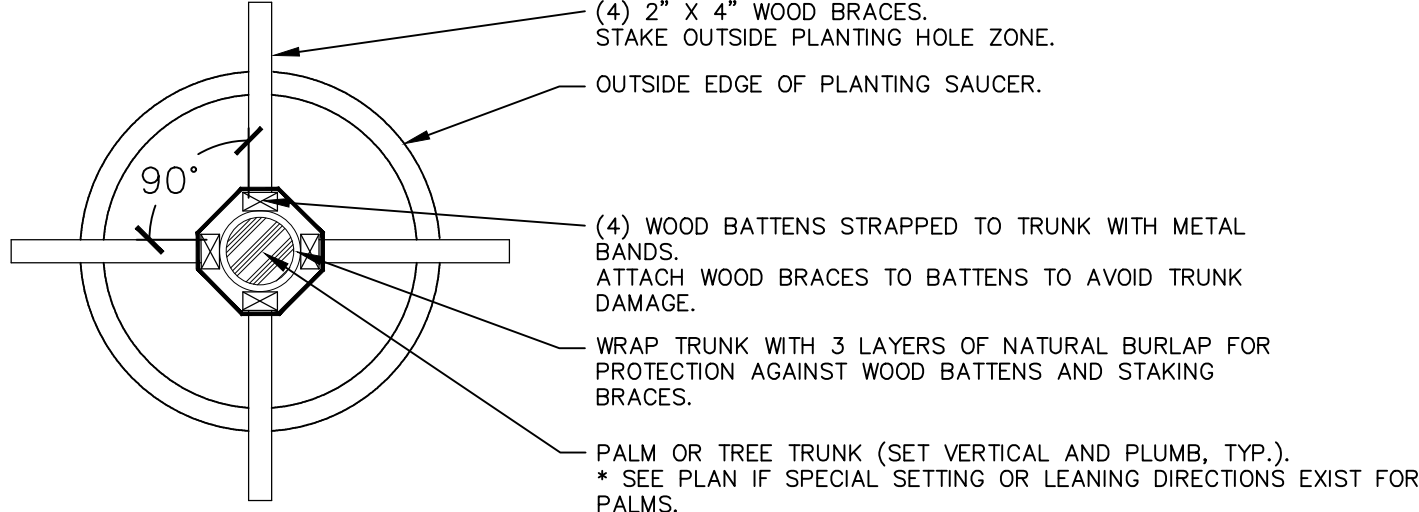
SMALL PALM STAKING PLAN

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.

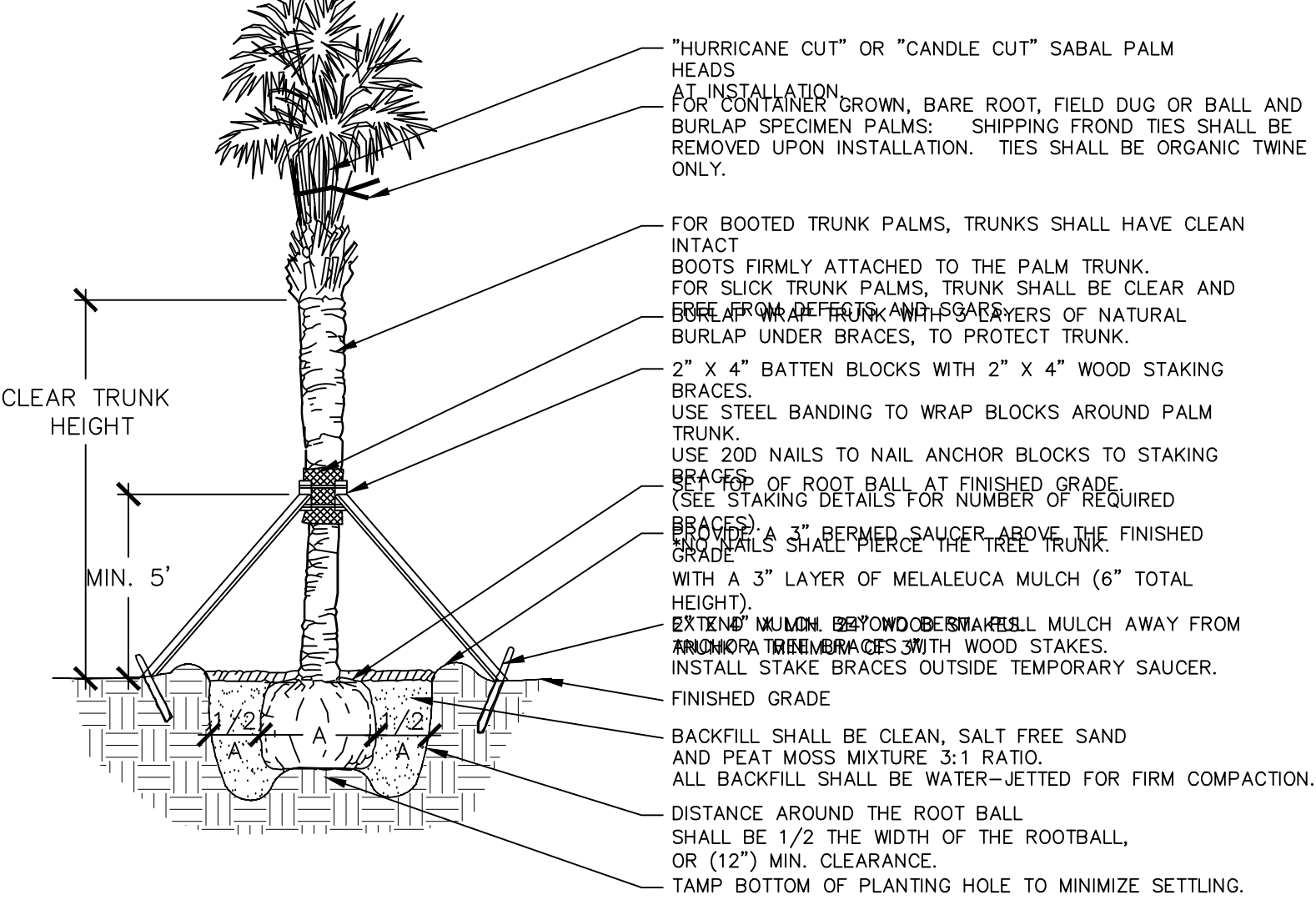


LARGE PALM OR TREE STAKING PLAN

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.

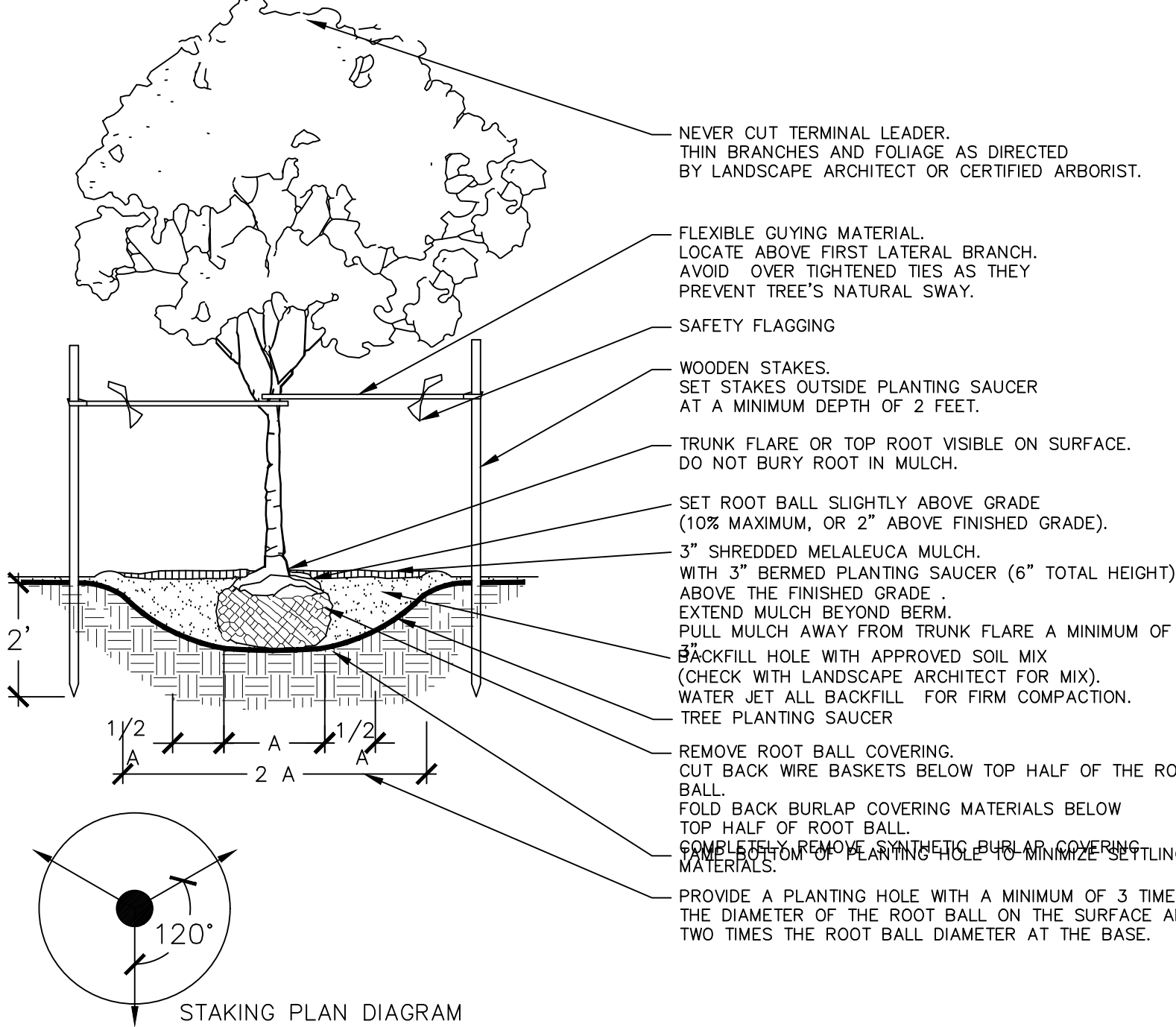


PALM PLANTING DETAIL

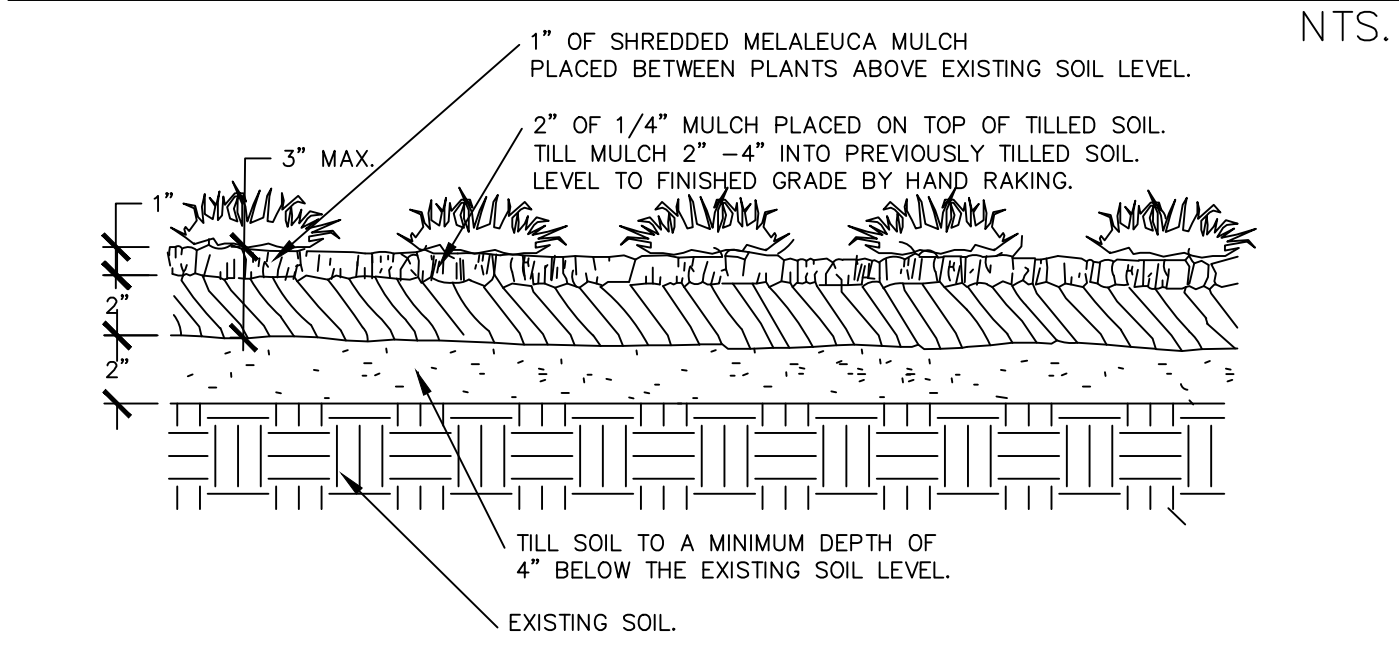


TREE PLANTING DETAIL

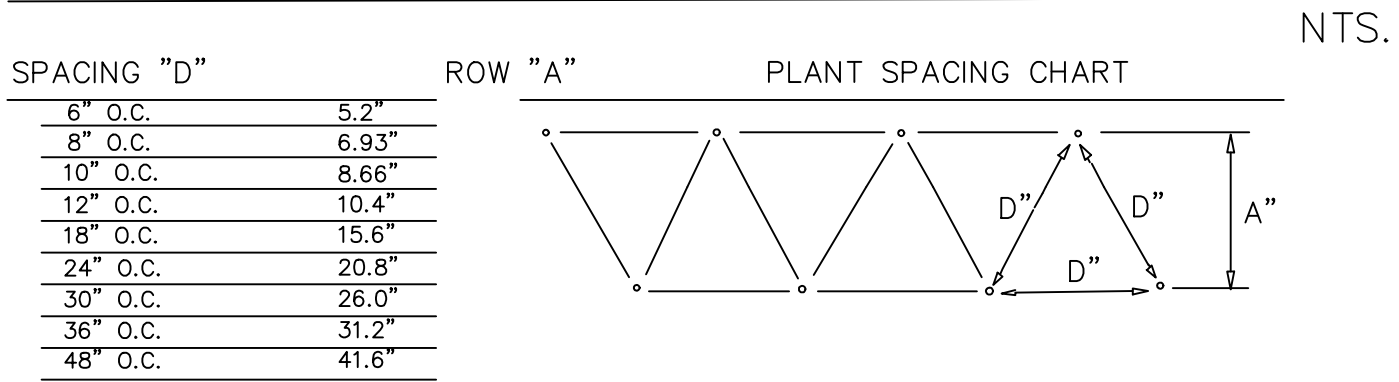
NOTE:
1. ALL TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX MONTHS TO ONE YEAR AFTER PLANTING FOR SHADE TREES.



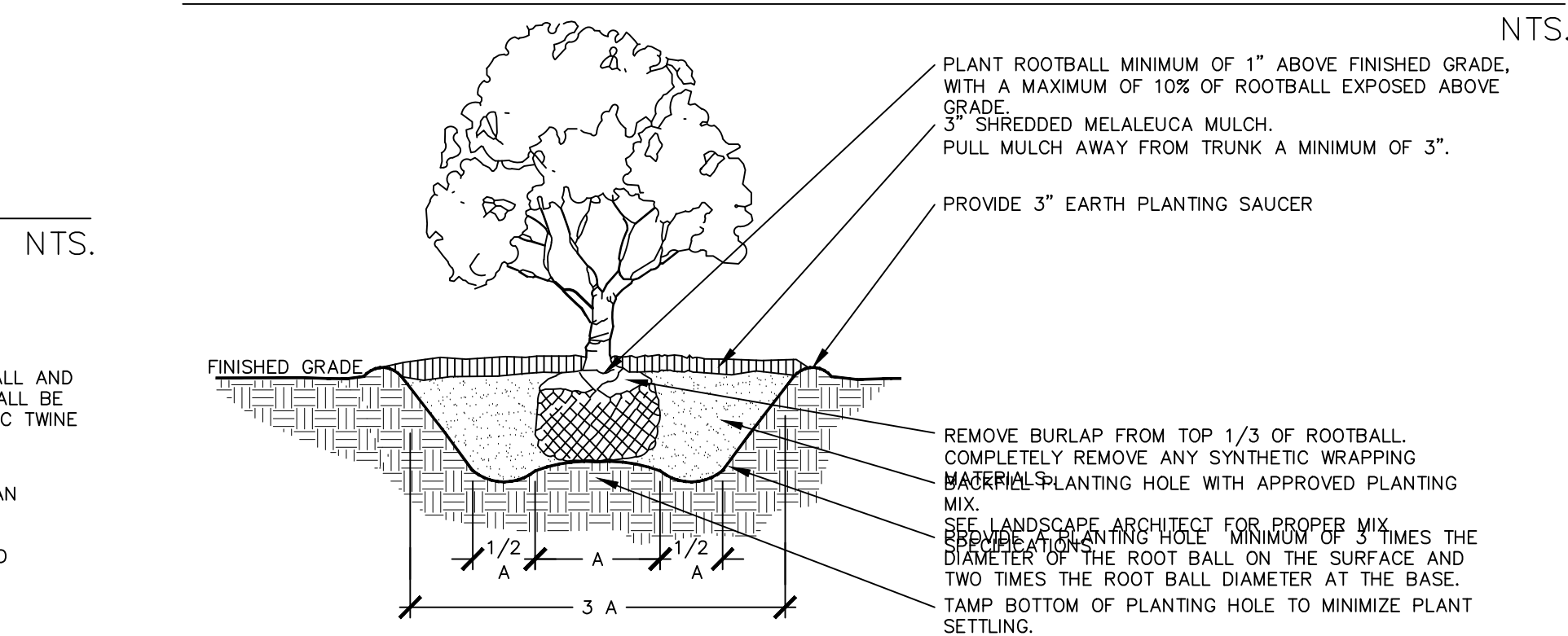
GROUNDCOVER DETAIL



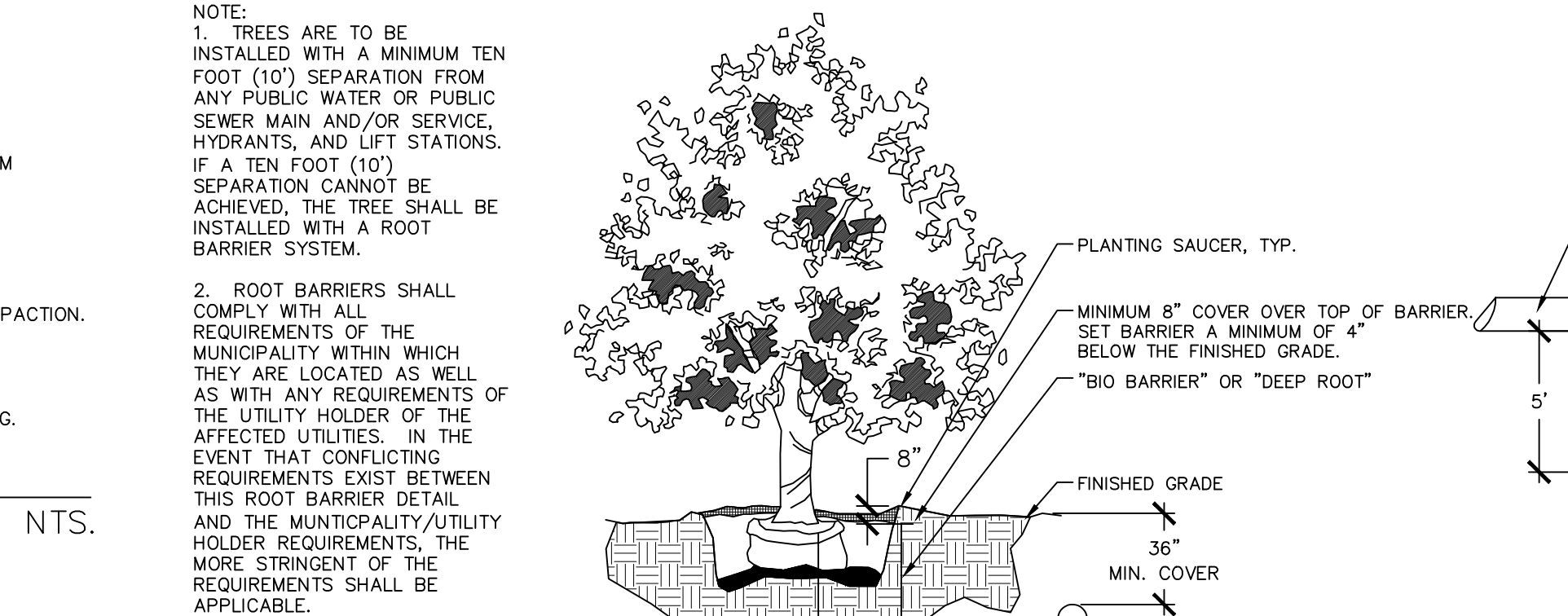
PLANT SPACING DETAIL



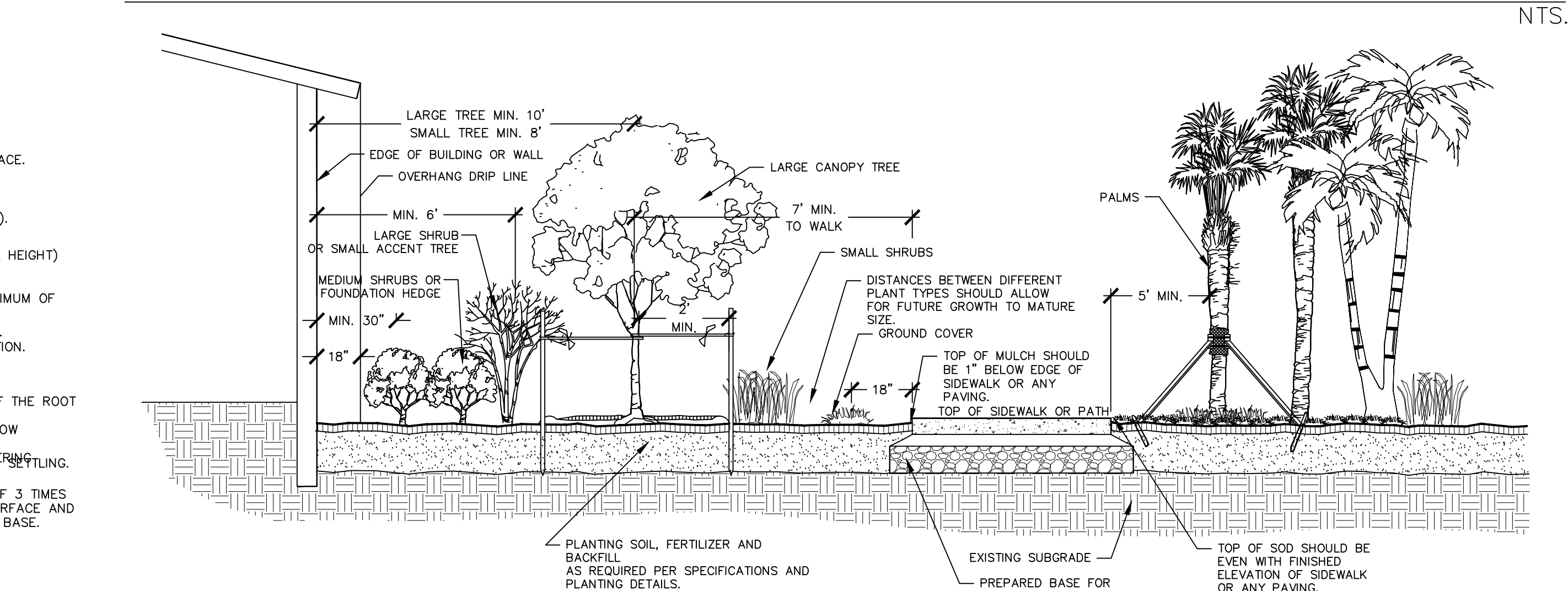
SHRUB PLANTING DETAIL



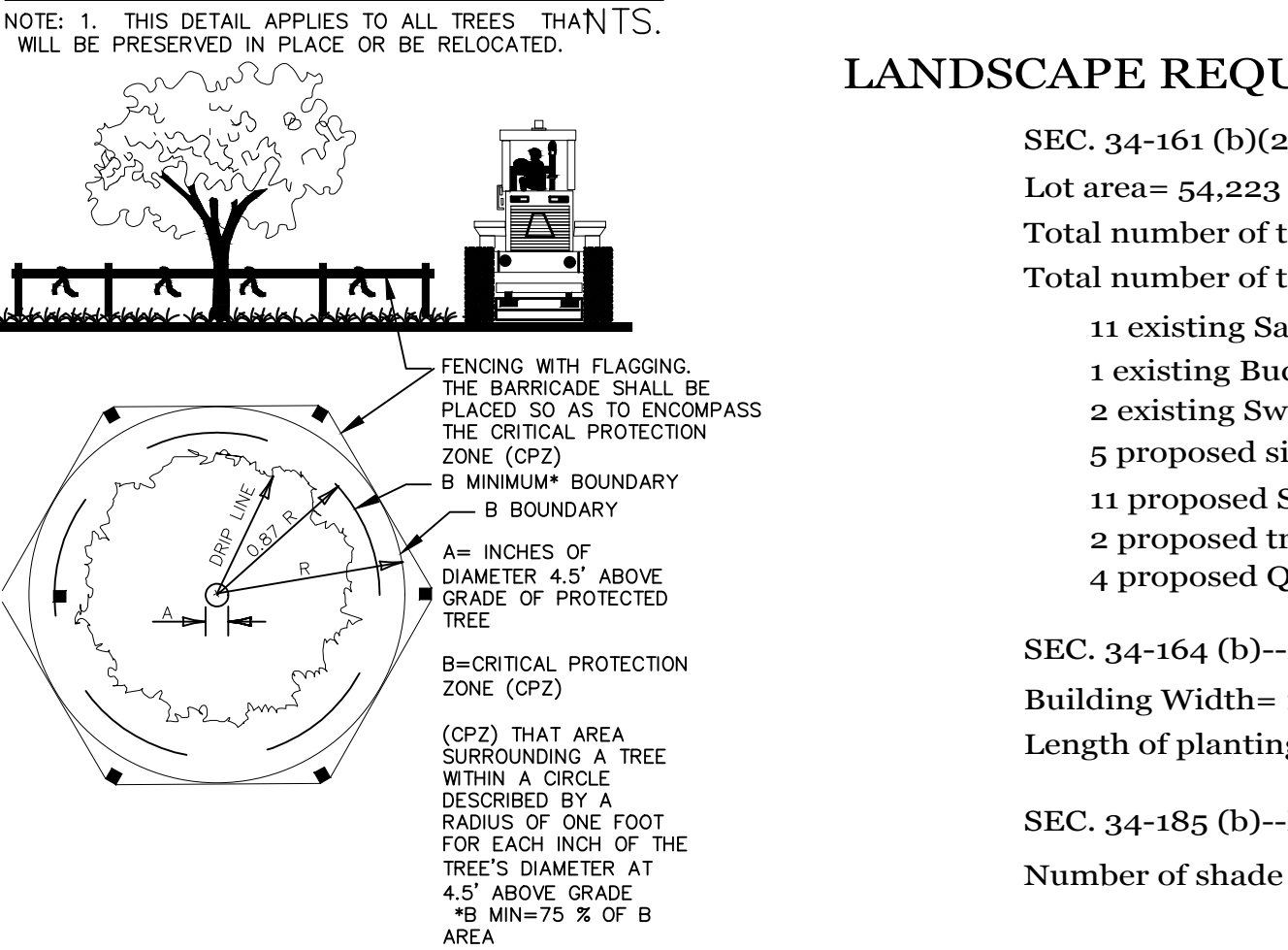
ROOT BARRIER DETAIL



TYPICAL PLANTING DIAGRAM



TREE PROTECTION DETAIL



LANDSCAPE REQUIREMENTS AS PER CHAPTER 34, ARTICLE III--LANDSCAPING

SEC. 34-161 (b)(2)--One tree shall be preserved or planted for every 2,500 sf of parcel.

Lot area= 54,223 sf

Total number of trees required on lot= 22

Total number of trees provided (existing and proposed)=36

- 11 existing Sabal palmetto (Cabbage Palm)
- 1 existing Bucida buceras (Black Olive)
- 2 existing Swetenia mahogany (Mahogany)
- 5 proposed silver buttonwood trees (Conocarpus erectus 'Serecius')
- 11 proposed Sabal palmetto (Cabbage Palm)
- 2 proposed triple adonidia merrillii (Christmas Palm)
- 4 proposed Quercus virginiana (Live Oak)

SEC. 34-164 (b)--Minimum of 25% of front facade to be planted with shrubs and / or trees

Building Width= 135'

Length of planting strip at front of building provided= 34' (25.1%)

SEC. 34-185 (b)--Minimum of 50% of required trees must be shade trees

Number of shade trees applied to tree requirement= 12

SEC. 34-186--Minimum of 50% of required trees must be native species

Number of native trees provided (including existing)= 33 (91.6%)

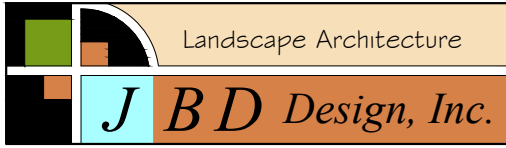
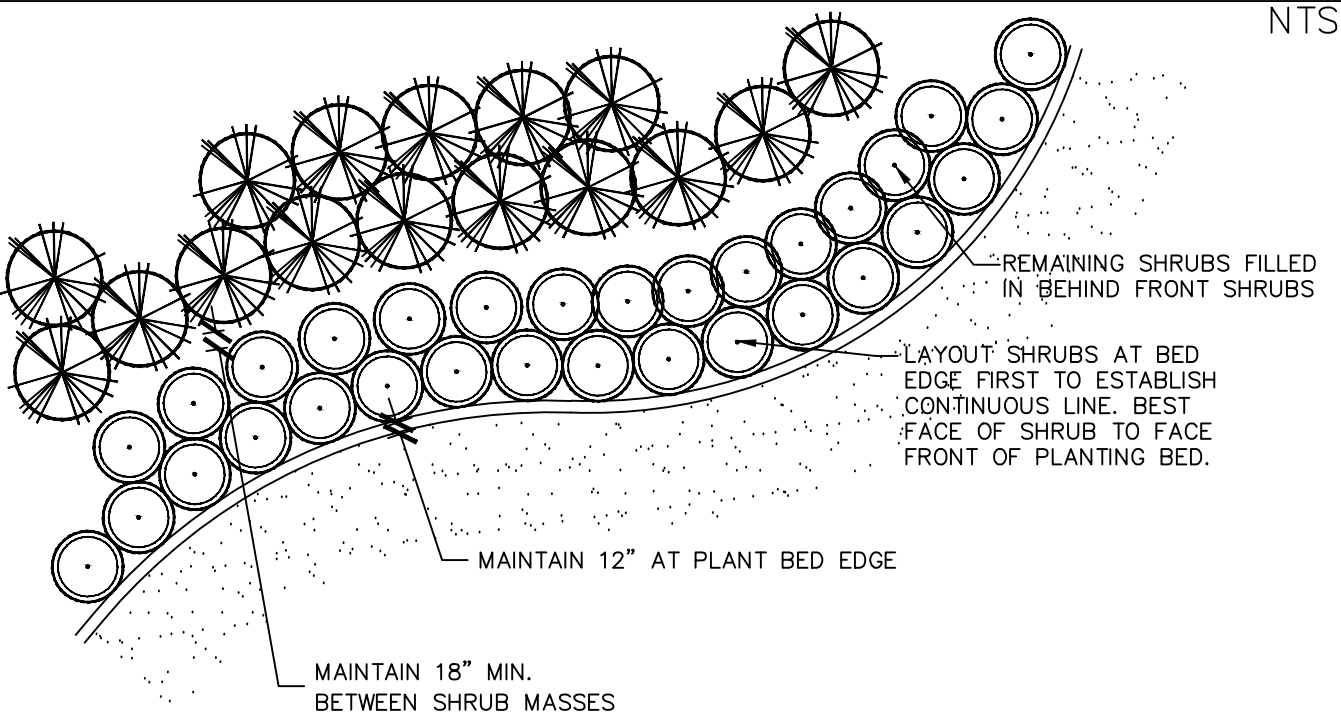
PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS
AM3	2	Adonidia merrillii	Christmas Palm	12' overall height/ TRIPLE TRUNK/ full, dense crowns
AT	6	Schefflera arboricola 'Trinette'	Variegated Dwarf Schefflera	3 gallon, full,dense/ 18"x18'/ 24" on center spacing
CES	5	Concarpus erectus 'Sericus'	Silver Buttonwood	12' overall height x 8' min. spread/1.5" min. caliper/ 5' c.t. / NATIVE
CG15	133	Clusia guttifera	Small Leaf Clusia	15 gallon/ full, dense to base/ 5' min. Height x 4' spread
CG7	272	Clusia guttifera	Small Leaf Clusia	7 gallon, full, dense to base/ 30"-36" min. Height x 30" spread/ 36" on center (NATIVE)
LSB	60	Liriope "Super Blue"	Super Blue Liriope	1 gallon, full,dense/ 10"x10'/ 12" on center
QV	4	Quercus virginiana	Live Oak	14' overall height x 8' min. spread/ 2.5" min cal @ 4'/ 5' c.t./ full, dense canopy (NATIVE)
SOD		Up to 6726 square feet		St. Augustine Floritam
SP	11	Sabal palmetto	Cabbage Palm	12'-14' c.t. (see plan)/ slick trunk. (NATIVE)

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.

SHRUB AND GROUNDCOVER PLANTING DETAIL



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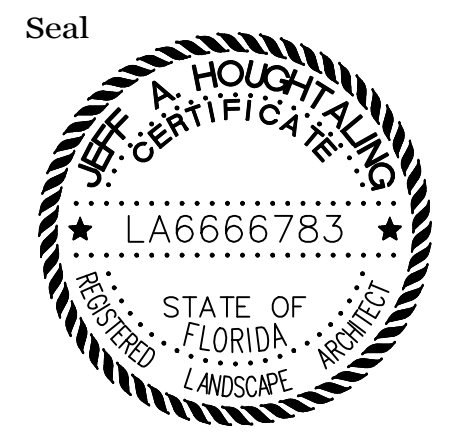
2949 2ND AVE. NORTH
VILLAGE OF PALM SPRINGS, FLORIDA

Revisions By
11-26-19 site plan updates JH

Drawn Reviewed
JH JH

Date Scale
7-24-19

Project No.
19-026



Sheet No.

LP-2

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 obtained prior to the removal, relocation, or installation of plant materials indicated within the contract 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. Standard Third, The Staff of the L.H. Bailey Hortorium, 1978, 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

- 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.
- 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 applicable regulatory agency requirements for 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 Coarse 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 manufacturer's particle size analysis, and the pH analysis and provide a description and source location for the contract 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, unsound, 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 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 material shall be permitted in writing if the landscape architect approves. 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-Desiccant
1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect.
2. 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 by the drawings as balled and burlapped shall be 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 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 by 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 approval at the site. Material 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.
4. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy.
5. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clean and free from defects and scars.
6. 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 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. Sod shall be laid in place and not rolled or compacted at the site 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.
4. 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.
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 quinquervia tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the 3/4" diameter and 1 1/2" in length. Mulch shall be free of weed 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.
- 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 other applicable codes. Root barriers shall be an emulsion specifically manufactured for 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 material. 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 silt 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. 60 (0.25 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.
- 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. Trees, 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 degree angle.
2. 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.
3. Maintain all required angles of repose of the adjacent soil and materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures.
4. 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, place 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 the 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, and areas 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 walks, 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 filled area from traffic and other loads until the filled subgrade to become compacted.
4. In the event that the filled 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 topsoil at a minimum 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 the soil in the areas of 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. In the event that the soil becomes compacted, the contractor shall install soil 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 the area that becomes overcompacted. 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 be finished and built up to the 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 excavated 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 the tree's growth). In the event that the roots are damaged, the bare-root trees shall be cut back to 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 place the baskets from around the top hole of bales. Do not cut burlap under the 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 strides 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.
- B. Alternate methods of guying or staking may be employed with the approval of the Landscape Architect.
- C. 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 provided 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, watersprouts, 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 ragged bark.
- 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, lightening and repairing guys and stakes, resetting plants to proper grade or upright position, restoring the planting area, and other work 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 install and maintain an irrigation system that provides adequate water to the plants. The contractor shall use water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handhled 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 expense 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 be notified 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 unacceptable condition during and within the warranty period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips 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 to 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 of the plants. If the contractor determines that the plants are in need of maintenance, they shall be advised 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.



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2949 2ND AVE. NORTH

VILLAGE OF PALM SPRINGS, FLORIDA

Revisions

By

11-26-19 site plan updates

JH

Drawn

Reviewed

JH

Date

Scale

7-24-19

Project No.

19-026

Seal

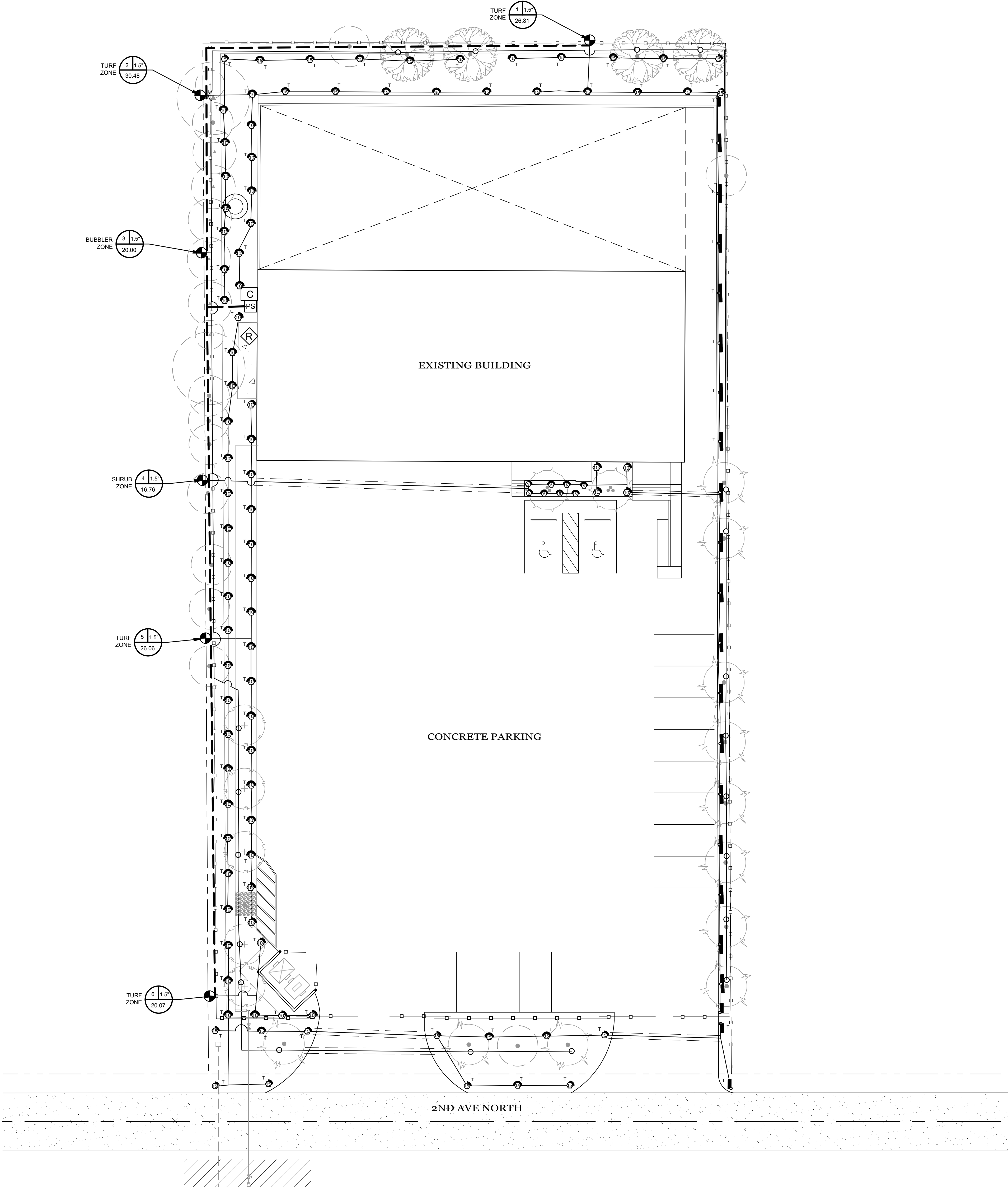
STATE OF FLORIDA

REGISTERED LANDSCAPE ARCHITECT

LA6666783

Sheet No.

LP-3



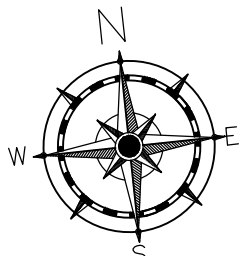
GENERAL NOTES:

1. CONTRACTOR TO VISIT SITE AND REVIEW PLANS PRIOR TO SUBMITTING A PROPOSAL TO OWNER. CONTRACTOR SHALL VERIFY SITE INFORMATION, AND BRING ANY DISCREPANCIES WITHIN THE PLANS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING A PROPOSAL.
2. THESE PLANS WERE PREPARED BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF DESIGN.
3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES BEFORE WORK COMMENCES AND SHALL PROTECT ALL UNDERGROUND/ABOVE GROUND UTILITIES AND EXISTING CONDITIONS TO REMAIN DURING CONSTRUCTION.
4. THIS PLAN NOT COMPLETE WITHOUT ALL IRRIGATION SHEETS IN SET INCLUDING THIS IRRIGATION PLAN, IRRIGATION DETAIL, AND IRRIGATION SPECIFICATIONS.
5. IRRIGATION CONTRACTOR TO COORDINATE WITH MEP ENGINEER AND GENERAL CONTRACTOR TO COORDINATE POWER NEEDS FOR AUTOMATIC CONTROLLER AND POINT SOURCE CONNECTION PRIOR TO PROJECT CONSTRUCTION. THIS MUST BE DONE BEFORE PROJECT CONSTRUCTION BEGINS SO PROPER CALCULATIONS CAN BE DETERMINED AND PROPER INFRASTRUCTURE FOR IRRIGATION AND ELECTRICAL REQUIREMENTS ARE PROVIDED BEFORE PAVING OCCURS. AS PART OF THE SCOPE OF THIS WORK, IRRIGATION CONTRACTOR SHALL PROVIDE SYSTEM COMPLETE AS SPECIFIED HEREIN, AND AS REQUIRED FOR PROPER PERFORMANCE TO PROVIDE 100% (HEAD-TO-HEAD) IRRIGATION COVERAGE OF ALL PERVIOUS PLANTED AREAS.
6. THE SCOPE OF WORK INTENDED WHEN BIDDING ON THESE IRRIGATION PLANS IS TO PROVIDE A COMPLETE, COMPLIANT, SAFE, FULLY-OPERATIONAL, INSTALLED IRRIGATION SYSTEM ACCORDING TO THE DESIGNED IRRIGATION SYSTEM HEREIN. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL COMPONENTS, APPROVALS, AND WORKMANSHIP TO MAKE THE SYSTEM FUNCTION PROPERLY.
7. ALL PIPE BENEATH PAVING SHALL BE PLACED INSIDE OF A SLEEVE. SLEEVING SHALL BE SCHEDULE 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN THE SUPPLY LINE(S) CONTAINED. ALL SLEEVES SHALL BE INSTALLED SO THAT TOP OF PIPE IS A MIN. OF 12" BELOW FINISHED GRADE OF PAVEMENT OR AS REQUIRED BY CODE.
8. ALL AUTOMATIC RAINBIRD VALVES SHALL BE INSTALLED IN A FIBERGLASS BOX AND SHALL BE ARRANGED FOR EASY ADJUSTMENT AND ACCESS. THE FLOW ADJUSTMENT FEATURE OF EACH VALVE SHALL BE UTILIZED TO BALANCE OPERATING PRESSURES THROUGHOUT THE SYSTEM. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE AND SHALL INSURE PERCOLATION THROUGH THE BOX.
9. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL OR REGIONAL REQUIREMENTS OR RESTRICTIONS, SPECIFICALLY AS SET FORTH BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT FOR RESIDENTIAL HOME IRRIGATION AND ALLOWABLE ESTABLISHMENT PERIODS FOR NEW LANDSCAPES. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
10. IRRIGATION PLAN IS SCHEMATIC. IRRIGATION CONTRACTOR TO ADJUST TO FIELD CONDITIONS AND INACCURACIES THAT ARE INHERENT WITH DRAWINGS AT 1/8"SCALE. IRRIGATION CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR ANY SUBSTANTIAL CHANGES THAT WOULD NOT CONFORM TO THE INTENT OF THE IRRIGATION PLANS. NO SUBSTITUTIONS IN MANUFACTURER MATERIALS WILL BE ACCEPTED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO ORDERING, PLANNING, OR INSTALLATION.
11. ALL MAIN AND LATERAL PIPING RUNS TO HAVE SOLVENT WELD JOINTS.
12. USE RAINBIRD ESP-RZX SERIES 6-STATION INDOOR OR OUTDOOR WALL MOUNT CONTROLLER OR APPROVED EQUAL. MOUNT IN UTILITY ROOM OR TO WALL IN INCONSPICUOUS LOCATION.
13. SYSTEM WAS DESIGNED BASED ON ASSUMPTION OF AT LEAST 50 PSI FROM NEW IRRIGATION METER. SYSTEM WAS DESIGNED TO EQUALLY DISTRIBUTE GPM FLOW RATE AND PRESSURE EQUALLY TO ENDS OF SITE FROM POINT OF CONNECTION AND PIPE SIZES WERE CALCULATED BASED ON USE OF CLASS 200 LATERAL PVC PIPES AND SCHEDULE 40 MAIN LINE.
14. IRRIGATION CONTRACTOR TO PROVIDE OWNER WITH AN AS-BUILT DRAWING, IF DIFFERENT FROM IRRIGATION PLAN, THAT SHOWS THE LOCATION OF PIPE RUNS AND SLEEVES BENEATH PAVEMENT, AND ANY OTHER CHANGES OR MODIFICATIONS THAT MAY ASSIST THE OWNER AND THE OWNER'S MAINTENANCE STAFF IN MAINTAINING THE SYSTEM IN THE FUTURE.
15. CONTRACTOR TO INSTALL ONE 5' FLOOD BUBBLER NOZZLE AT EACH TREE OR PALM OVER 12' IN HEIGHT FOR DISTRIBUTION OVER ROOT SYSTEM.
16. ALL EQUIPMENT INSTALLED NEEDS TO BE APPROVED FOR USE WITH RECLAIMED WATER (PURPLE COLORED COMPONENTS)

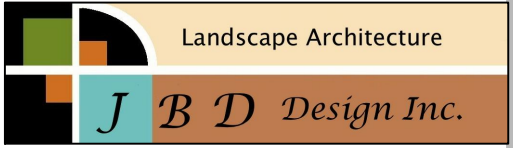
LEGEND

- RAINBIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND ONE RAIN SENSOR TRANSMITTER.
- PUMP STATION
- RAINBIRD RZX61 6 STATION CONTRACTOR GRADE CONTROLLER, INDOOR FOR RESIDENTIAL AND LIGHT COMMERCIAL USE
- RAINBIRD PEB ELECTRIC REMOTE CONTROL VALVE
- 1-1/2" SCHEDULE 40 PVC MAIN LINE PIPE. LOCATION OF MAINLINE SHOWN ON PLAN IS DIAGRAMMATIC AND DOES NOT REPRESENT ACTUAL LOCATION. IRRIGATION CONTRACTOR SHALL LOCATE PIPE TO NOT CONFLICT WITH LANDSCAPING AND UTILITIES
- IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 ONLY LATERAL TRANSITION PIPE SIZES 1/2" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE
- PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18" BEYOND EDGES OF PAVING OR CONSTRUCTION.
- ZONE VALVE # SIZE G.P.M. IRRIGATION ZONE CALLOUT

NOTE: PLANS ARE DIAGRAMMATIC AND DRAWN FOR CLARITY OF DESIGN. CONTRACTOR TO ADJUST FINAL LAYOUT AND LINE LOCATIONS TO AVOID ABOVE GROUND CONFLICTS AND TREES



0 05 10 20
SCALE: 1/16"=1'-0"



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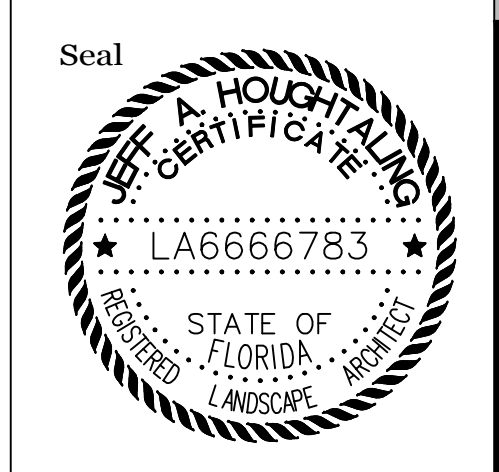
2049 2ND AVENUE NORTH
PALM SPRINGS, FLORIDA

Revisions	By
Revisions	By

Drawn	Reviewed
JH	

Date	Scale
11-26-19	1/6"=1'-0"

Project No.
19-026



Sheet No.
IRR-1

SPRINKLER AND NOZZLE SCHEDULE			
SYMBOL	DESCRIPTION	G.P.M.	THROW
20	 RAINBIRD 1800-1300AF FLOOD BUBBLER ON FIXED RISER WITH A PA-80 ADAPTER.	1.0	5'
2	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 5Q MPR SPRAY NOZZLE	.10	5'
6	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 5H MPR SPRAY NOZZLE	.20	5'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 5F MPR SPRAY NOZZLE	.41	5'
	 RAINBIRD 1806 PRS OR 1812 PRS(SEE CRITERIA IN NOTES) WITH 6" VARIABLE ARC SPRAY NOZZLE	VARIES	6'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 8Q MPR SPRAY NOZZLE	.26	8'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 8H MPR SPRAY NOZZLE	.52	8'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 8F MPR SPRAY NOZZLE	1.05	8'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 8" VARIABLE ARC SPRAY NOZZLE	VARIES	8'
4	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 10Q MPR SPRAY NOZZLE	.39	10'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 10H MPR SPRAY NOZZLE	.79	10'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 10F MPR SPRAY NOZZLE	1.58	10'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 10" VARIABLE ARC SPRAY NOZZLE	VARIES	10'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12Q MPR SPRAY NOZZLE	.65	12'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12T MPR SPRAY NOZZLE	.87	12'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12H MPR SPRAY NOZZLE	1.30	12'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12TQ MPR SPRAY NOZZLE	1.95	12'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12F MPR SPRAY NOZZLE	2.60	12'
	 RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 12" VARIABLE ARC SPRAY NOZZLE	VARIES	12'
11	 T RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15Q TURF SPRAY ON 6" POP-UP	.92	15'
	 T RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15T MPR SPRAY NOZZLE	1.23	15'
22	 T RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15H TURF SPRAY ON 6" POP-UP	1.85	15'
	 T RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15TQ MPR SPRAY NOZZLE	2.78	15'
	 T RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15F MPR SPRAY NOZZLE	3.70	15'
	 T RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15" VARIABLE ARC SPRAY NOZZLE	VARIES	15'
1	 15LCS RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15LCS STRIP SERIES SPRAY NOZZLE	.49	4X15'
	 15RCS RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15RCS STRIP SERIES SPRAY NOZZLE	.49	4X15'
11	 15SST RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15SST STRIP SERIES SPRAY NOZZLE	1.21	4X30'
	 9SST RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 9SST STRIP SERIES SPRAY NOZZLE	1.73	9X18'
	 T RAINBIRD 1806 5 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.10	5'
	 T RAINBIRD 1806 5 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.20	5'
	 T RAINBIRD 1806 5 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.80	5'
7	 T RAINBIRD 1806 10 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.39	10'
48	 T RAINBIRD 1806 10 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.79	10'
	 T RAINBIRD 1806 10 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	1.58	10'
	 T RAINBIRD 1806 12 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.65	12'
	 T RAINBIRD 1806 12 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	1.30	12'
	 T RAINBIRD 1806 12 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	2.60	12'
	 RAINBIRD 1812-5 SERIES STREAM BUBBLER ON 12" POP UP / QUARTER CIRCLE	.25	5'
	 RAINBIRD 1812-5 SERIES STREAM BUBBLER ON 12" POP UP / HALF CIRCLE	.50	5'
	 T RAINBIRD 1806 8 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.26	8'
	 T RAINBIRD 1806 8 SERIES MPR (SEE CRITERIA IN NOTES) TURF SPRAY WITH 6" POP-UP	.52	8'
1	 T 15LCS RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15LCS STRIP SERIES TURF SPRAY ON 6" POP-UP	.49	4X15'
2	 T 15RCS RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15RCS STRIP SERIES TURF SPRAY ON 6" POP-UP	.49	4X15'
8	 T 15SST RAINBIRD 1806 PRS OR 1812 PRS (SEE CRITERIA IN NOTES) WITH 15SST STRIP SERIES TURF SPRAY ON 6" POP-UP	1.21	4X30'

DEPTH OF COVERAGE

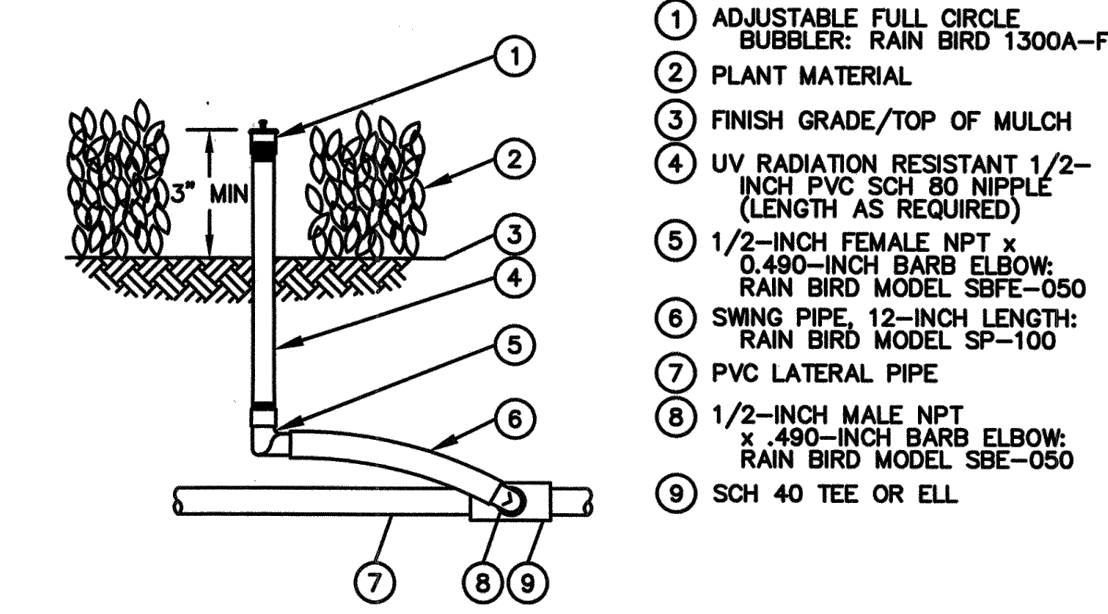
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SLEEVING DETAILS

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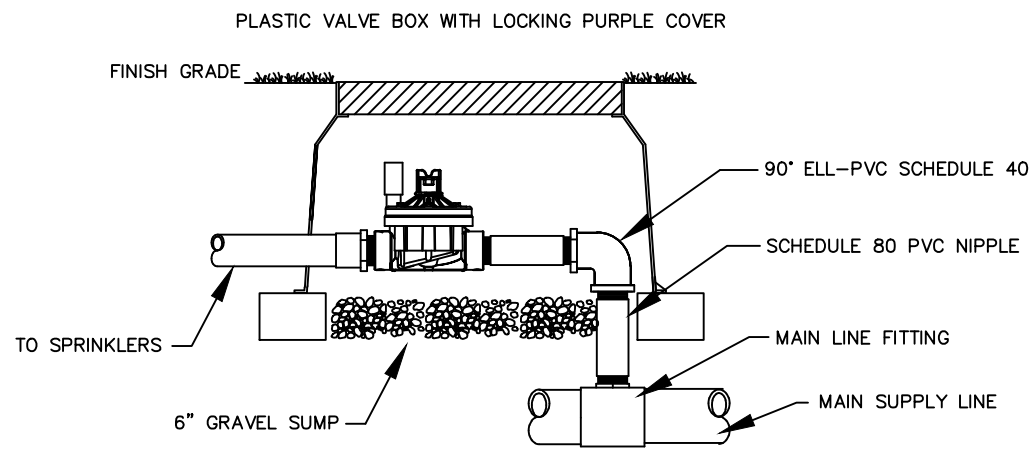
2 HP PUMP STATION AND ENCLOSURE

NTS



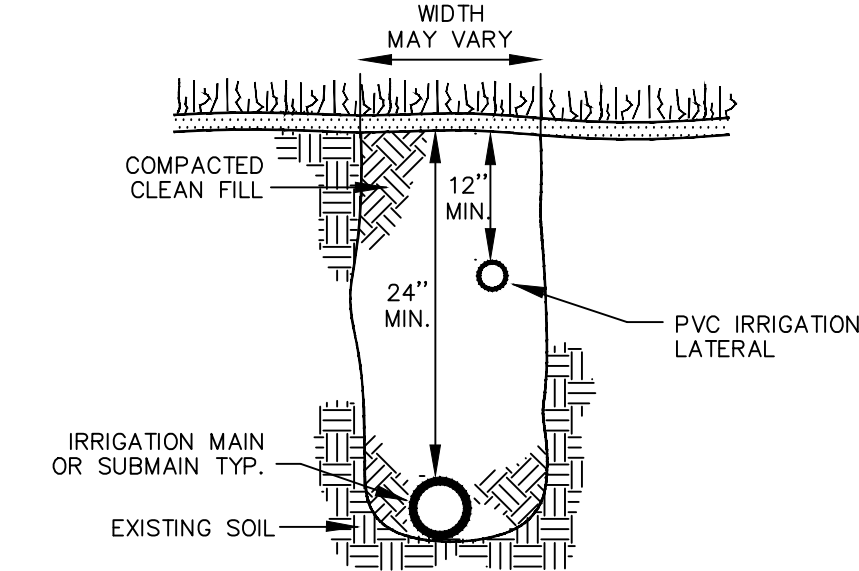
FULL CIRCLE BUBBLER

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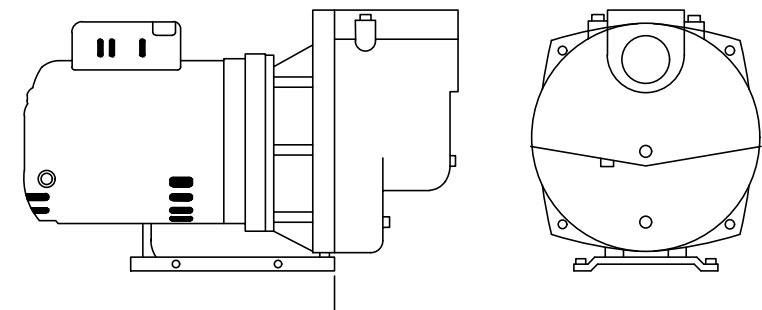
RAINBIRD PESB SERIES CONTROL VALVE

NTS



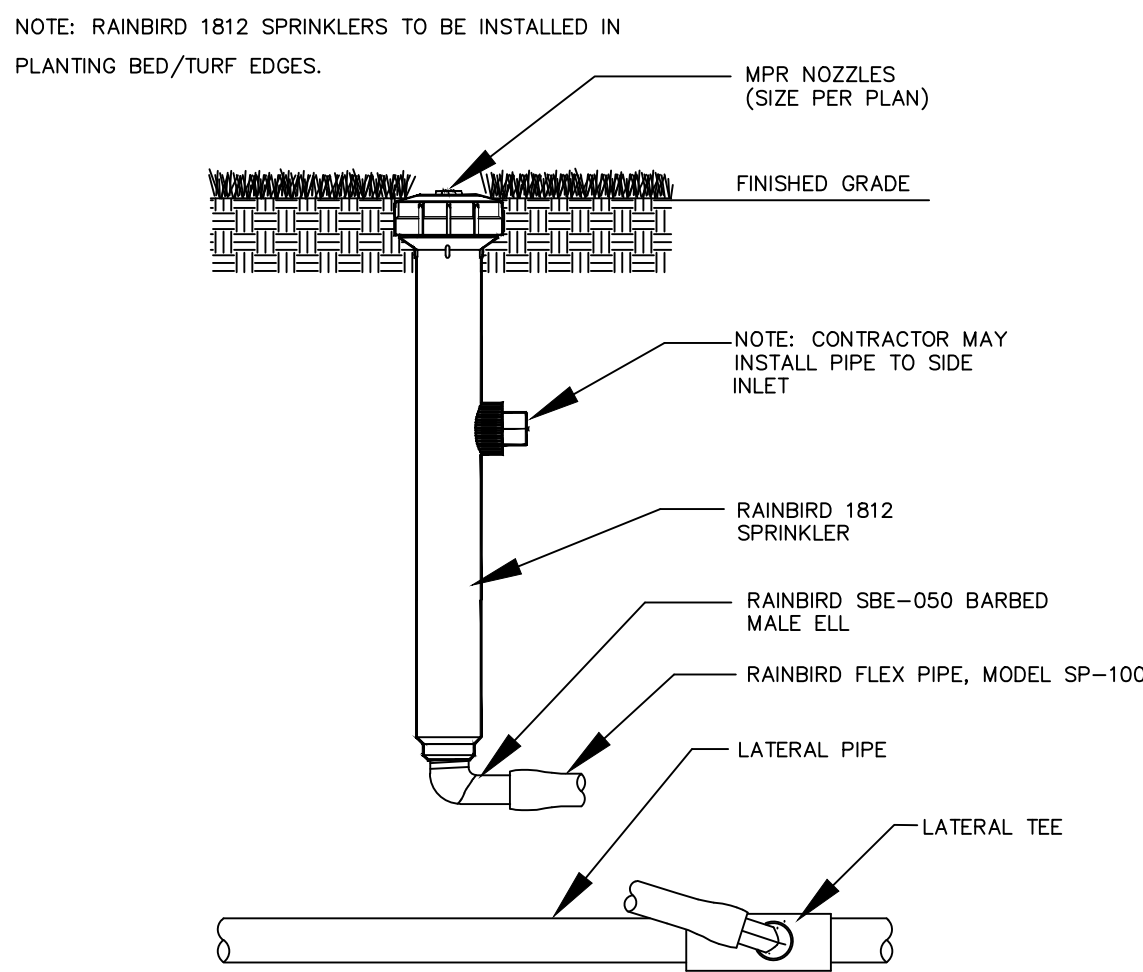
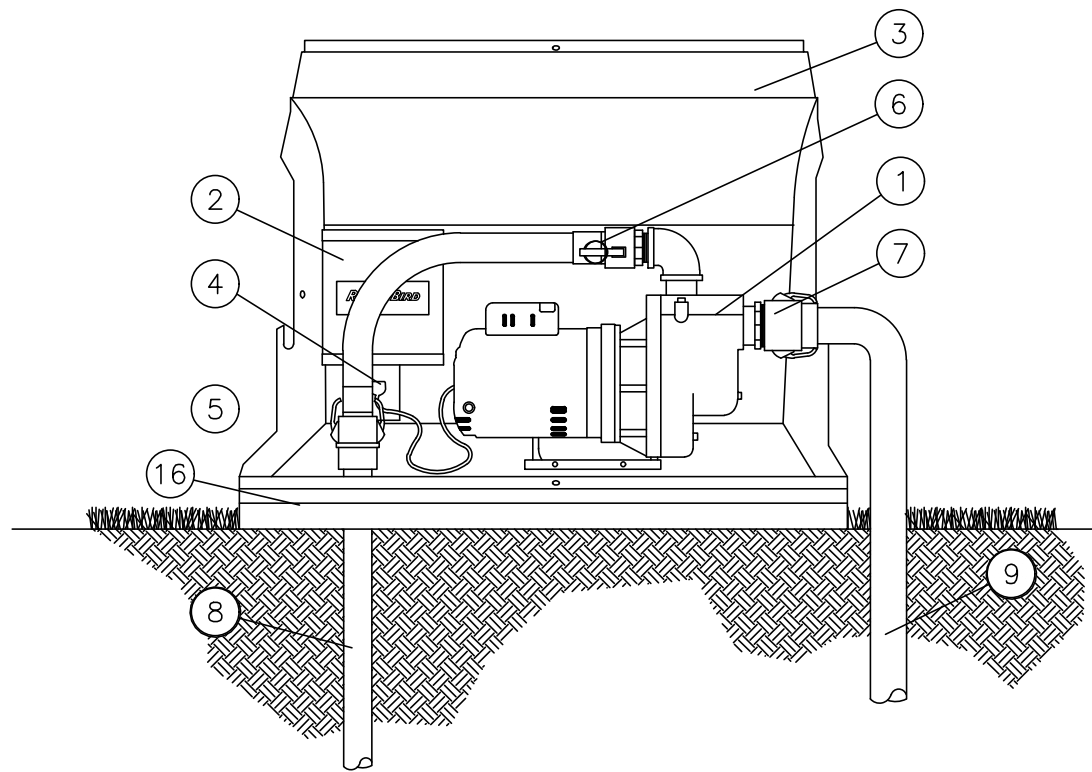
TRENCHING DETAIL

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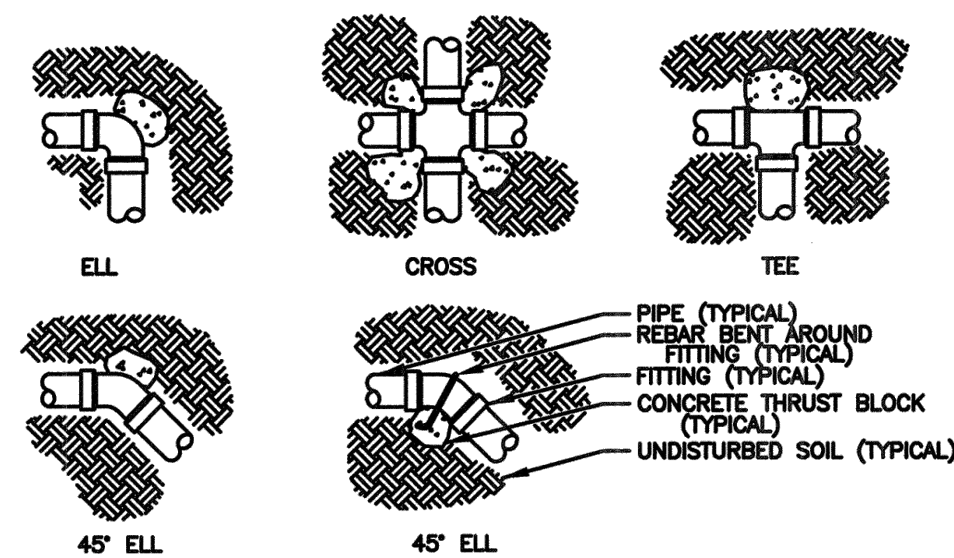
2 HP HEAVY DUTY PUMP

- FRANKLIN ELECTRIC SELF-PRIMING, 2 HP SINGLE PHASE CENTRIFUGAL IRRIGATION PUMP OR EQUAL
- ESP-LX BASIC 24-STATION CONTROLLER
- VENTILATED SECURABLE ENCLOSURE
- 230 VOLT MAIN POWER PLUG WITH QUICK DISCONNECTING PIGGY-TAIL CORD
- 1-1/2" PVC ADAPTER
- QUICK DISCONNECTING COUPLING
- QUICK DISCONNECTING COUPLING
- 1-1/2" DISCHARGE LINE
- 2" SUCTION LINE
- COOLING LOUVRES
- PADLOCK HASP
- ENCLOSURE TOP COVER
- INTAKE/DISCHARGE HOLE (BOTH SIDES)
- #1" KNOCK OUT FOR 3/4" CONDUITS (BOTH SIDES)
- ENCLOSURE BASE
- 4" 3000 PSI CONCRETE PAD ON COMPACTED AGGREGATE BASE



RAINBIRD 1812 SPRINKLER

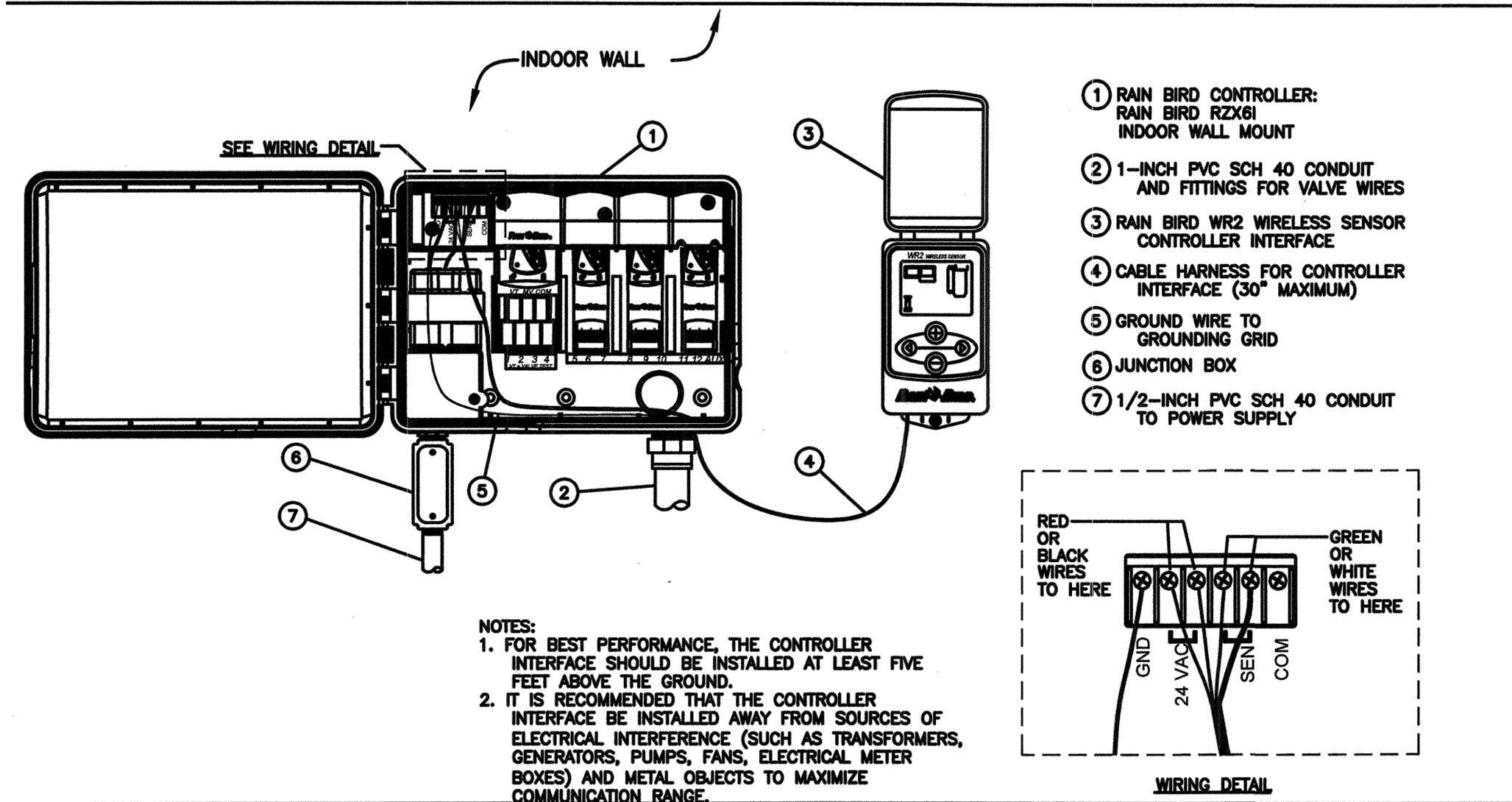
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- NOTES:
- SUPPLY LINES 3-INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
 - SEE SPECIFICATIONS FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

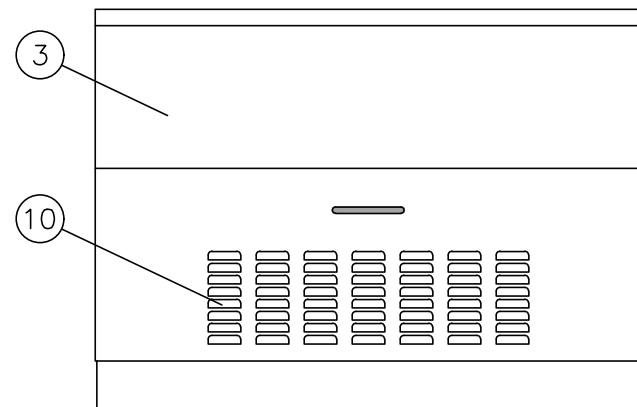
THRUST BLOCKS

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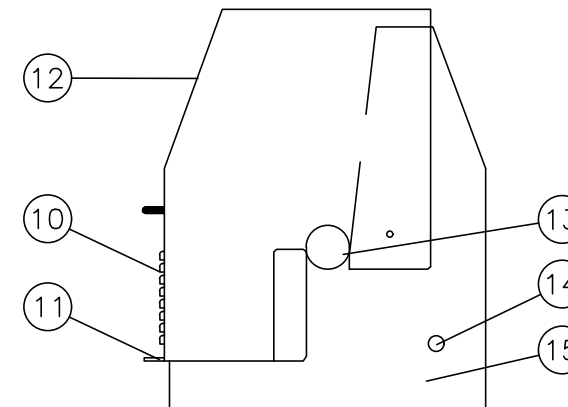
CONTROLLER AND RAIN SENSORS

NTS



FRONT

ENCLOSURE



SIDE

IRRIGATION DETAILS

REFER TO SHEET IRR-3 FOR SPECIFICATIONS



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2949 2ND AVENUE NORTH
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Revisions By

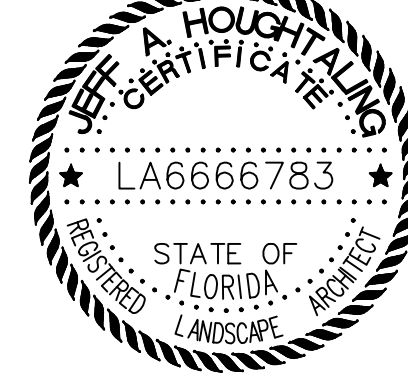
Drawn JH Reviewed

Date 11-26-19

Scale

Project No. 19-026

Seal



Sheet No.

IRR-2

IRRIGATION SPECIFICATIONS

- A. EXTENT:
- INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
- (1) TRENCHING AND BACKFILL
(2) INSTALL AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM COMPLETE
(3) TESTING OF ALL SYSTEMS TO VERIFY THAT THEY ARE OPERATING CORRECTLY
(4) PREPARATION OF "AS-BUILT" DRAWINGS
(5) PROVIDE NEW SOURCE FOR EXISTING IRRIGATION PUMP STATIONS/SYSTEM THAT ARE LOCATED ON NEW DEVELOPMENT SITE
- B. GENERAL:
1. PERMITS AND FEES: CONTRACTOR TO OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED BY THE CONTRACTOR AS REQUIRED. UPON COMPLETION OF THE WORK, CONTRACTOR SHALL FURNISH DOCUMENTATION, TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT, THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE PLAN SET, ORDINANCES AND CODE REQUIREMENTS.
2. APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING, EXCEPT WHERE OTHERWISE NOTED. WHEREVER THE TERMS "APPROVED BY THE LANDSCAPE ARCHITECT" OR "APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD" ARE USED, THEY SHALL MEAN THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD, WHICH IS THE LANDSCAPE ARCHITECT WHOSE NAME, STATE LICENSE NUMBER, AND SEAL APPEAR ON THE DRAWINGS.
3. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT, PRIOR TO COMMENCEMENT OF ANY WORK.
4. COORDINATION: THE IRRIGATION CONTRACTOR SHALL COORDINATE AND COOPERATE WITH OTHER CONTRACTORS ON THE PROJECT SITE TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE, AND TO COORDINATE CRITICAL ITEMS THAT NEED TO BE ADDRESSED AS PART OF THESE PLANS.
- A. THE IRRIGATION CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CONDITIONS AT THE PROJECT SITE. SUBMISSION OF HIS PROPOSAL TO PERFORM THE WORK SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER AND CONSTRUCTION REPRESENTATIVE FOR INSTRUCTION. FAILURE TO NOTIFY THE OWNERS WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERETO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.
- B. THE IRRIGATION PLAN IS DIAGRAMMATIC. THE IRRIGATION CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO COMPENSATE FOR SITE CONDITIONS AT HIS SOLE EXPENSE. FOR GRAPHICAL CLARITY, HEADS AND LINES MAY NOT BE SHOWN IN TRUE, SCALED LOCATIONS. VERIFY NO CONFLICTS EXIST WITH PUMP STATION LOCATION IN FIELD AND ADJUST AS NECESSARY TO AVOID CONFLICT AND AS APPROVED BY LANDSCAPE ARCHITECT.
5. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE IRRIGATION CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT NEW AND EXISTING SITE ELEMENTS AND IMPROVEMENTS. THE IRRIGATION CONTRACTOR SHALL REPAIR ALL DAMAGES TO THE PROJECT SITE CAUSED BY HIS OPERATION AT HIS SOLE EXPENSE UNLESS PRE-APPROVED OTHERWISE.
6. THE LANDSCAPE ARCHITECT OF RECORD RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED, IF DEEMED NECESSARY, BY THE OWNER OR OWNER'S CONSTRUCTION REPRESENTATIVE ON A CASE-BY-CASE BASIS.
7. THE OWNER OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ALL WORK OR MATERIALS THAT DO NOT CONFORM TO THE PLANS AND CONTRACT DOCUMENTS. REJECTED WORK OR MATERIAL SHALL BE REMOVED AND CORRECTED BY THE IRRIGATION CONTRACTOR PER THE CONTRACT DOCUMENTS AT THE TIME DIRECTED BY THE OWNER'S CONSTRUCTION REPRESENTATIVE OR THE LANDSCAPE ARCHITECT.
8. WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE.
9. "AS-BUILT" IRRIGATION DRAWINGS: THE IRRIGATION CONTRACTOR SHALL PREPARE "AS-BUILT" DRAWINGS, IN A REPRODUCTIVE FORMAT, THAT SHOWS THE LOCATIONS, SIZES, AND FINAL CONFIGURATIONS OF THE IRRIGATION SYSTEM COMPONENTS. LOCATION OF IRRIGATION SYSTEM COMPONENTS WILL BE DEFINED BY A MINIMUM OF TWO DIMENSIONS FROM PERMANENT REFERENCE POINTS ON THE SITE. "AS-BUILT" DRAWINGS WILL INDICATE THE SIZE, MATERIAL AND MANUFACTURER'S NAME, CATALOG AND NUMBER FOR SYSTEM COMPONENTS WITH REFERENCES TO SUBSTITUTIONS, IF APPLICABLE, THAT WERE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD. THE "AS-BUILT" DRAWINGS SHALL BE DELIVERED TO THE OWNER'S REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK.

10. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK. FINAL ACCEPTANCE DOCUMENTS SHALL INCLUDE COPIES OF ANY WRITTEN APPROVALS BY LANDSCAPE ARCHITECT OF RECORD FOR ANY CHANGES, SUBSTITUTIONS, OR DEVIATIONS FROM MATERIALS HEREIN.
11. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. THE GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY, AND CONTRACTOR SHALL BEAR ALL ASSOCIATED COSTS. ALL MATERIALS THAT CARRY EXTENDED MANUFACTURER'S WARRANTIES SHALL EXTEND BEYOND THE ONE-YEAR PERIOD AND FOR THE FULL TIME OFFERED BY THE MANUFACTURER, BUT CONTRACTOR MAY NOT BE RESPONSIBLE FOR THE WORK INVOLVED WITH REPLACEMENT OR REPAIR AS PART OF THIS CONTRACT.
- C. MATERIALS:
1. GENERAL: ALL MATERIALS THROUGHOUT THE NEW SYSTEM SHALL BE NEW AND IN UNDAMAGED, FULLY OPERABLE CONDITION.
2. PVC PIPING: ALL MAIN LINE PIPE SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELD CONNECTORS. LATERAL (CIRCUIT) PIPE SHALL BE SDR 21, 200 PSI PVC PIPE WITH SOLVENT WELD JOINTS. PVC PIPE SHALL BE NSF APPROVED TYPE 1, GRADE 1 PVC COMPOUND CONFORMING TO ASTM D1785 AS MANUFACTURED BY SPEARS, LASCO, OR EQUAL. INTAKE PIPE SHALL BE DR17 HDPE HEAT-FUSED PIPE.
3. PLASTIC FITTINGS: SCH. 40 POLYVINYL CHLORIDE (PVC), AS MANUFACTURED BY SPEARS, LASCO, OR EQUAL.
4. SOLVENT CEMENT: MANUFACTURED FOR PVC PIPE PLUMBING AND IRRIGATION USES, OF PROPER CONSISTENCY(NON-VISCOUS AND NO GELLING), AND COLOR.
5. PVC PRIMER: USE A COLORED, PVC PRIMER FOR SOLVENT WELD CONNECTIONS PRIOR TO SOLVENT WELD APPLICATION AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. AUTOMATIC CONTROLLER: RAINBIRD ESP-RZX 6 STATION CONTROLLER
7. CONTROL WIRING: 600 VOLT UF-LIL COPPER WIRE APPROVED FOR DIRECT BURIAL APPLICATIONS. MINIMUM WIRE SIZE: 14 GAUGE.
8. SLEEVES FOR PIPING AND CONTROL WIRING: SCH. 40 POLYVINYL CHLORIDE (PVC) PIPE. SIZES AS SHOWN ON PLANS, OR MINIMUM OF TWICE DIAMETER OF PIPE INSIDE SLEEVE
9. SPRINKLER HEADS: RAINBIRD SPRINKLER HEADS AND NOZZLES, HUNTER ROTOR HEADS AND NOZZLES. SEE SPRINKLER HEAD AND LEGEND ON IRRIGATION DETAILS PAGE.
10. MANUAL VALVES: MANUAL VALVES SHALL BE INSTALLED BETWEEN MAIN LINE AND AUTOMATIC ZONE VALVES FOR MAINTENANCE, REPAIR, AND MAIN LINE PRESSURE TESTING. BALL OR GATE VALVES SHALL BE MIN. OF LINE SIZE (SIZE SPECIFIED ON OUTPUT SIDE OF ZONE VALVE), AND SHALL HAVE BRASS INTERNAL COMPONENTS.
- D. WORKMANSHIP:
1. LAY OUT WORK AS ACCURATELY AS POSSIBLE AS DEPICTED ON THE DRAWINGS. ADJUST LAYOUT FOR EFFICIENCY AND ACCURACY IN THE FIELD AS SHOWN DIAGRAMMATICALLY ON PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL AREAS SHOWN TO RECEIVE IRRIGATION ON THE PLANS. THE IRRIGATION PLANS ARE DIAGRAMMATIC, HOWEVER SPACING CALCULATIONS WERE PROVIDED TO PRODUCE 100%, HEAD-TO-HEAD IRRIGATION COVERAGE. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN SYSTEM COMPONENTS AND LAYOUT TO COMPENSATE FOR PROJECT SITE CONDITIONS, AND SHALL BEAR ALL COSTS.
3. ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM OR SUBSTITUTION OF MODEL OR MANUFACTURER OF COMPONENTS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OF RECORD PRIOR TO COMMENCEMENT OF WORK.
- E. INSTALLATION:
1. EXCAVATION AND TRENCHING:
- A. PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK INCLUDED UNDER THIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., TO A COMPARABLE PRE-DAMAGE CONDITION, SUBJECT TO APPROVAL BY THE OWNER.
- B. TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 6 INCHES BETWEEN PARALLEL PIPE LINES. TRENCHES FOR PIPE LINES SHALL BE MADE OF SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE TO TOP OF PIPES AS FOLLOWS, UNLESS OTHERWISE NOTED ON PLANS:
- 1) 18" MINIMUM COVER OVER MAIN LINES
- 2) 12" MINIMUM COVER OVER LATERAL LINES
2. PIPE LINE ASSEMBLY:
- A. INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL. PLACE NO CLOSER THAN 12 INCHES TO WALK EDGES, BUILDINGS AND WALLS.

- B. PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS, AND FITTINGS SHALL BE THOROUGHLY CLEANED AND FREE OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT.
- C. MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS AND PIPE JOINT COMPOUNT ON THREADS.

3. SPRINKLER HEADS:

- A. INSTALL ALL SPRINKLERS AS DETAILED ON DRAWINGS AND PER MANUFACTURER'S INSTRUCTIONS.

- B. DO NOT SCALE PLANS FOR EXACT HEAD LOCATION.

4. CLOSING OF PIPE AND FLUSHING LINES:

- A. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.

- B. THOROUGHLY FLUSH OUT ALL IRRIGATION LINES BEFORE INSTALLING HEADS AND VALVES.

5. HYDROSTATIC MAINLINE TESTING:

- A. REQUEST THE PRESENCE OF THE OWNER IN WRITING AT LEAST 48 HOURS IN ADVANCE OF TESTING.

- B. TESTING TO BE ACCOMPLISHED AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE OWNER.

- C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.

- D. APPLY A CONTINUOUS AND STATIC WATER PRESSURE OF 125 PSI WHEN WELDED PLASTIC JOINTS HAVE CURED AT LEAST 12 HOURS AND WITH THE LATERAL EXTENSIONS CAPPED OR MANUAL VALVES ARE CLOSED. AS FOLLOWS:

- 1) MAIN LINES AND LATERAL LINES TO BE TESTED FOR 3 HOURS. SOLVENT WELD PIPE SHOULD HOLD PRESSURE APPLIED. FOR O-RING GASKET PIPE, THE ALLOWABLE LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:
- IN WHICH:
L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S=LENGTH OF PIPE TESTED IN FEET
D=PIPE DIAMETER IN INCHES
P=AVERAGE TEST PRESSURE IN PSI GUAGE

$$\frac{L=SD(P)}{133200}$$

- E. IF NECESSARY, REPAIR LEAKS RESULTING FROM TESTS.
F. UPON COMPLETION OF THE SUCCESSFUL TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.

6. AUTOMATIC CONTROLLERS:

- A. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE AS DEPICTED ON PLAN TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.

7. AUTOMATIC CONTROL WIRING: INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSIBLE.

- A. INSTALL CONTROL WIRES AT LEAST 12" BELOW FINISH GRADE. LAY TO THE SIDE OF THE MAIN LINE WHERE POSSIBLE. PROVIDE LOOPED SLACK AT VALVES AND SNAKE. TIE WIRES IN BUNDLES IN TRENCH TO ALLOW FOR CONTRACTION OF WIRES AT INTERVALS. PROVIDE AT LEAST 20' LENGTH OF EXCESS WIRE PER ZONE. PROVIDE AT LEAST 4 SPARE WIRE RUNS TO SOUTHWESTERNMOST END POINT OF MAIN LINE AS SPARE WIRE FOR FUTURE US. PROVIDE AT LEAST ONE SPARE WIRE RUN TO SOUTHEASTERNMOST END POINT OF MAIN LINE AS SPARE FOR FUTURE USE.

- B. CONTROL WIRE SPLICES WILL BE ALLOWED ONLY RUNS OVER 1000 FT.

- C. ALL WIRING PASSING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED IN SCH. 80 PVC EXTENDING BEYOND EDGES OF PAVING BY AT LEAST 8 INCHES.

8. BACKFILL AND COMPACTING:

- A. AFTER SYSTEM IS OPERATING AND REQUIRED TESTS AND INSPECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES WITH CLEAN SOIL, FREE OF RUBBISH, STONES, AND OTHER HARD DEBRIS.
- B. BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 90% DENSITY.
- C. BACK FILL AND COMPACTED AREAS WILL BE COVERED WITH CLEAN SOIL TO MEET SURROUNDING GRADE AND/OR EXISTING EDGE CONDITIONS.

F. CLEAN-UP:

1. REMOVE ALL DEBRIS AND CLEAN AREAS RESULTING FROM WORK OF THIS SECTION PRIOR TO FINAL INSPECTION.

NOTE:

THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100%, HEAD-TO-HEAD IRRIGATION COVERAGE.

THE CONTRACTOR SHALL RUN (1) ADDITIONAL SET OF ZONE VALVE WIRES TO THE END OF THE MAIN LINE FOR FUTURE USE AS SPECIFIED IN THE SPECIFICATIONS, SECTION E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING THE ELECTRICAL SERVICE CONNECTIONS BETWEEN THE POWER SUPPLY AND THE PUMP STATION.

THE FINAL LOCATION OF ALL COMPONENTS SHALL BE APPROVED BY THE OWNER.



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2949 2ND AVENUE NORTH
PALM SPRINGS, FLORIDA

Revisions	By
Drawn JH	Reviewed
Date 11-26-19	Scale
Project No. 19-026	
Seal 	
Sheet No. <i>IRR-3</i>	

December 16, 2019**To: Iramis Cabrera, Village of Palm Springs Planner****From: Tara Bamber, PE****Re: 2949 2nd Avenue North
Minor Site Plan & Civil Utility Review
Engenuity Group Project No. 6001.75**

We have received the following on 12-5-19 through WeTransfer for the above reference project:

1. Proposed Site Plan, 11 sheets (COV, SUV, C-1-C-2, U-1- U-5, TCP-1- TCP-2), dated Nov. 2019, signed and sealed 11-19-19, by Modern Custom Designs, Inc.
2. Landscape Plan, 3 sheets (LP-1, LP-2, LP-3), revised 11-26-19, by JBD Designs, Inc.
3. Resubmittal Response Letter, 4 sheets, dated 11-26-19, by Modern Custom Designs, Inc.

We recommend Site Plan & Civil/Utility approval with the following conditions:

1. Provide permit from all applicable permitting agencies, including, but not limited to, PBC Land Development.

If you should have any questions, please give me a call at 561-655-1151.

Cc: Lisa Tropepe, PE
Kim Glas-Castro











2949

xfinitytv



2949





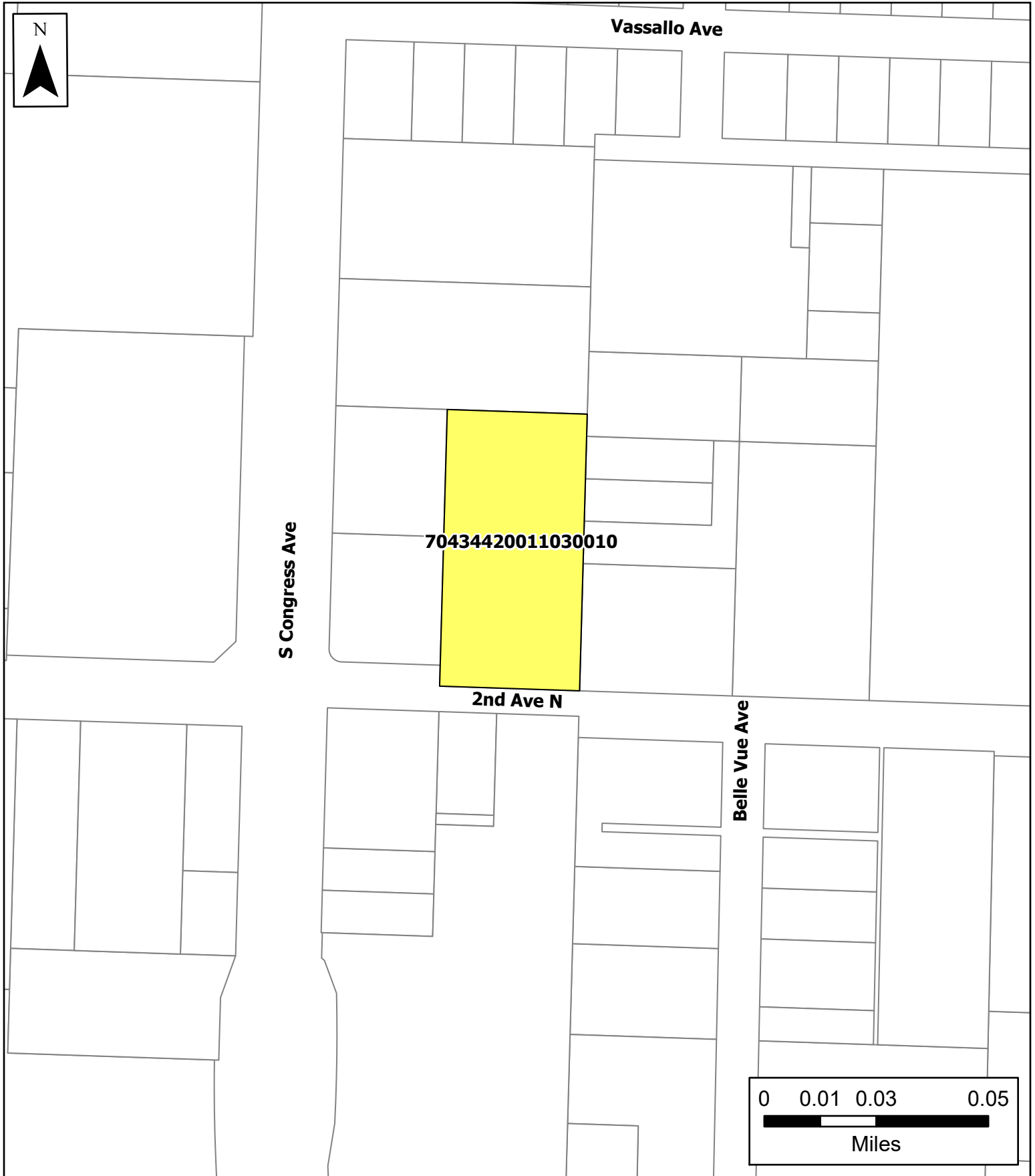
Village of Palm Springs

2949 2nd Ave North

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.

 2949 2nd Ave North

Data Source: Property Boundary provided by Palm Beach County, Basemap imagery provided by ESRI Online Services.



Village of Palm Springs

2949 2nd Ave North

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-  2949 2nd Ave North
-  Parcels

Data Source: Parcels provided by Palm Beach County.

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2020-01
MINOR SITE PLAN (SPR20-01)

Ashyla Properties, LLC
2949 2nd Avenue North
Palm Springs, FL 33461

Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Board ("The Board") on January 14, 2020. The Board, having considered the evidence presented by the parties; and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the minor site plan application.
2. The above Applicant(s) are the owners of the property legally described as: 2949 2nd AVENUE NORTH - MODEL LAND CO SUB E 1/2 OF TR 103 (LESS N 300 FT) - 70-43-44-20-01-103-0010
3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.
4. The Village's Land Development Code Sections 34-602, 34-682 and 34-692 requires the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village comprehensive development plan.
0707
5. The Applicant proposes to bring the property up to Village Code standards, to the extent possible, to be consistent with the Commercial General zoning district.
6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida this 14th day of JANUARY, 2020 .

ATTEST:

Jane Worth, Deputy Village Clerk

Chairman – Planning and Zoning Board

Copies furnished to:

Ashyla Properties, LLC, 2949 2nd Avenue North, Palm Springs, FL 33461

Sarah L. Glauber, P.E., Modern Custom Design, LLC, 1859 South Patrick Drive, #111, Indian Harbour Beach, FL 32937

Kim Glas-Castro, Planning, Building & Zoning Director, 226 Cypress Lane, Palm Springs, FL 33461

PLANNING AND ZONING ORDER NO. 2020-01
MINOR SITE PLAN (SPR20-01)

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209,
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