



**PLANNING AND ZONING ADVISORY BOARD AGENDA
ADVISORY/ COMMITTEE BOARD MEETING
Village Hall Council Chambers
226 Cypress Lane
Palm Springs, FL 33461
Tuesday, March 9, 2021
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 BOARD MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus

STAFF

Assistant Village Manager, Kimberly Glas-Castro, Planning , Zoning and Building Interim Director Planner, Iramis Cabrera, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES *Approval of Planning and Zoning Board Meeting Minutes of December 8, 2020*

5.1 Approval of Planning and Zoning Board Meeting Minutes - October 13, 2020

[1. October 13, 2020 Planning and Zoning Board Minutes](#)

5.2 Approval of Planning and Zoning Board Meeting Minutes - December 8, 2020

[1. December 8, 2020 Planning and Zoning Board Minutes](#)

5.3 Approval of Planning and Zoning Board Meeting Minutes - February 9, 2021 Minutes

1. February 9, 2021 - Planning and Zoning Board Minutes

6. **PUBLIC HEARING 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

7. **QUASI JUDICIAL PUBLIC HEARINGS**

- 7.1 Ordinance 2021-02 - Land Use Amendment and Rezoning (Small-Scale) - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road
1. Ordinance No. 2021-02 - Comprehensive Plan Amendment (Small Scale) 4063 Davis Road and 4090 Coconut Road.pdf
2. Applicant's Justification Statements
3. Informational- Proposed Site Plan, Landscape Plans, Building Elevations (informational Only)
4. Aerial, Location, FLU and Zoning Map
- 7.2 Resolution 2021-03 - Site Development Plan Amendment - Fontana Townhomes Residential Planned Development Site Plan (SPR21-02) - 4063 Davis Road and 4090 Coconut Road.
1. Resolution No. 2021-03 - Site Development Plan Amendment - 4063 Davis Road & 4090 Coconut Road - SPR21-02
2. Exhibit "A" Staff Report & Conditions of Approval
3. Project Narrative and Justification Statement
4. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
5. Color Site Plan and Color Rendering
6. Legal Descriptions
7. Aerial, Location, FLU and Zoning Maps

8. **ACTIONS AND REPORTS**

9. **ADJOURNMENT**

10. **NEXT MEETING - Tuesday, April 13, 2021 @ 6:30 PM**

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: March 9, 2021

DEPARTMENT: Administration

ITEM 5.1: Approval of Planning and Zoning Board Meeting Minutes - October 13, 2020

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

October 13, 2020 Planning and Zoning Board Minutes



**AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
OCTOBER 13, 2020
6:30 PM**

1. CALL TO ORDER

Chairman Johnnie Tieche called the meeting to order at 6:30 PM

2. ROLL CALL

BOARD

MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman and Larry Saingilus

Absent: James Mandigo

STAFF

Planning, Zoning and Building Director, Kimberly Glas-Castro, Planning, Zoning and Building Planner, Iramis Cabrera, Village Attorney Brian Shutt and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

Chairman Tieche led the Pledge of Allegiance.

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES

6. PUBLIC HEARING 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

Deputy Clerk Worth asked if there were any ex-parte communications. There were none from the Board. Deputy Clerk Worth swore in Village Attorney Brian Shutt, Director Kim Glas-Castro, Planer Iramis Cabrera, and Mr. Kevin McGinley.

1. Ordinance No. 2020-16 - Village Code Amendment - Chapter 34 - Gulfstream Road Overlay
[Proposed Ord. No. 2020-16 - Land Development Regulations - Gulfstream Road Overlay](#)

Approve

Director Glas-Castro informed the Board the Planning, Zoning & Building Department is proposing amendments to the Land Development Regulations to establish a Gulfstream Road Overlay in Subdivision XXV. The intent of the Gulfstream Road Overlay ("GRO") is to encourage residential redevelopment, to optimize utilization of residential property, and to create a neighborhood identity.

Property owners along Gulfstream Road are interested in redeveloping their residential properties. The area is characterized by large lots (0.5 – 1.15 acres in size) that are currently underutilized and are either vacant or developed with only a single-family residence. There is interest in additional density, however, the entire area between Davis Road (on the east) and Kirk Road (on the west), is designated with the Low Density Residential land use category.

Rather than consider land use changes on a parcel-by-parcel basis, which might lead to concerns about compatibility and "spot zoning", an overlay may be utilized to permit additional density in exchange for design considerations.

The proposed GRO (land development regulations and design requirements) was initially drafted by Gulfstream Road property owners and was workshopped with the Planning & Zoning Board on July 9, 2019.

Village staff has proposed various revisions to the property owners' suggested land development regulations and is moving forward as a staff-initiated effort.

The Gulfstream Road Overlay provides the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place,
- Clustering of multi-family dwelling units to allow aggregation of open space for common amenity area,
- Flexibility (no minimum) in lot area so long as maximum density not exceeded,

- Density bonus in consideration of high-quality design features (up to a maximum of ten (10) units per acre), and
- Standard parking, open space and landscape requirements are maintained.

The proposed GRO encompasses 20 parcels and a total of 13.94 acres. The area is designated with the Low Density Residential Land Use category, which allows up to 5.8 units per acre (or a maximum of 80 residential units for the area). If every property were to be redeveloped pursuant to the GRO allowances, and approved for the maximum eligible density (10 du/ac), the neighborhood would be comprised of 139 residential units (an increase of 59 units). The provisions do not require that parcels be aggregated (there would be no minimum lot size). The smallest lots of record are $\frac{1}{4}$ acre in size and have potential for a maximum of two (2) units (i.e., duplexes, stand-alone units, garage apartments, etc.) if the GRO is utilized.

The potential impacts of an additional 59 residential units are summarized below:

Maximum Potential Demand on Public Services/Facilities			
Public Facility/Service	Existing Land Use (5.8 du/ac) 80 dwelling units	Proposed Density Bonus (max. of 10 du/ac) 139 dwelling units	Increase in Demand
Roads (traffic)	81 pht	92 pht	+11 pht
Schools (students)	17 students	17 students	n/a
Potable Water	16,925 gpd	29,407 gpd	+12,482 gpd
Sanitary Sewer	28,000 gpd	34,750 gpd	+6,750 gpd
Solid Waste	1,377 lbs/day	2,392 lbs/day	+1,015 lbs/day
Parks	4,494 s.f.	7,811 s.f.	+3,316 s.f. (0.08 acres)

The objective of the GRO is to promote redevelopment of the Gulfstream Road neighborhood, creating a distinct character and identify. The potential density bonus (an additional 4.2 units per acre) would service as the mechanism to incentivize property owners and/or developers to assemble parcels and build new residences in Key West style. It is envisioned that this effort may result in additional neighborhood overlays being requested in the future.

The proposed overlay was discussed with the Village Council on September 10, 2020 and staff received direction to proceed.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney.

Mr. Kevin McGinley was present to answer any questions, he was not the applicant, but he was the originator.

The Board asked if the parking would remain with the code requirements and would there be any relief on the landscaping. Director Glas-Castro stated yes, they would still have to provide 2.5 spaces per unit and an additional 25% guest parking. She answered they would have to come before the Board for a variance. A hardship would have to be justified and that may be the same consideration too for the density bonus. The Board asked about the structural limits. Director Glas-Castro stated there would still be required for the 35 foot height limitation. Where would the 10% bonus for people without going up. She answered they were larger properties and underutilized. There is land there and potential for either two (2) duplexes or two (2) free standing homes. There would be a common aggregate area where there would be a tot lot, gazebos, grills, etc.

The Board asked Mr. McGinley who would be maintaining the common areas. Mr. McGinley stated they came up with a plan to make sure that it would work. There would have to be an Association. The Board asked how many lots would be tied into this project. Mr. McGinley stated the lots will be assembled. There was a question if there would be a dead end or would the roads loop. Mr. McGinley stated they would loop. The Board asked if they would-be single-family homes. Mr. McGinley stated they would be townhomes.

There was a question of who would have the last say regarding the architectural style. Director Glas-Castro stated the Key West style is a commonly known style. The regulations provide for the gables and if assistance is needed an architect would be called in, but the Council would have the final say. She proceeded to describe the proposed architectural design. Mr. McGinley asked if the architectural design prohibited satellite dishes. Director Glas-Castro stated she did not believe they were prohibited.

A Board Member asked if notices were sent to the residents around the proposed site. Director Glas-Castro confirmed they were. It was also asked what the percentage of actual vacant lots was. Mr. McGinley stated on the west side of Gulfstream there were vacant lots, but as you move forward on Gulfstream, there were structures.

A discussion continued regarding the possibility of variances; how soon would it get started if it passed. Mr. McGinley stated the applicant was very interested in getting the project moving.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Ordinance No. 2020-16 was made by Mr. Hughes and seconded by Mr. Braun. Motion carried 5-0

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Passed: 5 - 0

6.2 Ordinance No. 2020-17 - Comprehensive Plan Amendment - Gulfstream Road Overlay

[Proposed Ord. No. 2020-17 - Text Amendment - Comprehensive Plan Exhibit "A" - Gulfstream Road Overlay - comprehensive plan provisions](#)

Approve

The Planning, Zoning & Building Department is proposing text amendments to the Future Land Use Element to establish a Gulfstream Road Overlay. The intent of the Gulfstream Road Overlay ("GRO") is to encourage residential redevelopment, to optimize utilization of residential property, and to create a neighborhood identity.

Property owners along Gulfstream Road are interested in redeveloping their residential properties. The area is characterized by large lots (0.5 – 1.15 acres in size) that are currently underutilized and are either vacant or developed with only a single-family residence. There is interest in additional density, however, the entire area between Davis Road (on the east) and Kirk Road (on the west), is designated with the Low Density Residential land use category.

Rather than consider land use changes on a parcel-by-parcel basis, which might lead to concerns about compatibility and "spot zoning", an overlay approach may be utilized to permit additional density in exchange for design considerations.

The proposed GRO (land development regulations and design requirements) was initially drafted by Gulfstream Road property owners and was workshopped with the Planning & Zoning Board on July 9, 2019.

Village staff has proposed various revisions to the property owners' suggested land development regulations and is moving forward as a staff-initiated effort.

The Gulfstream Road Overlay provides the following:

- Use of Key West architectural style to establish a distinct neighborhood identity and create a sense of place,
- Clustering of multi-family dwelling units to allow aggregation of open space for common amenity area,

- Flexibility (no minimum) in lot area so long as maximum density not exceeded, Density bonus in consideration of high-quality design features (up to a maximum of ten (10) units per acre), and
- Standard parking, open space and landscape requirements are maintained.

The proposed GRO encompasses 20 parcels and a total of 13.94 acres. The area is designated with the Low Density Residential Land Use category, which allows up to 5.8 units per acre (or a maximum of 80 residential units for the area). If every property were to be redeveloped pursuant to the GRO allowances and approved for the maximum eligible density (10 du/ac), the neighborhood would be comprised of 139 residential units (an increase of 59 units). The proposed provisions do not require that parcels be aggregated (there would be no minimum lot size). The smallest lots of record are ¼ acre in size and have the potential for a maximum of two (2) units per lot (i.e., duplexes, stand-alone units, garage apartments, etc.) if the GRO is utilized.

The potential impacts of an additional 59 residential units are summarized below:

Maximum Potential Demand on Public Services/Facilities			
Public Facility/Service	Existing Land Use	Proposed Density Bonus	Increase
	(5.8 du/ac)	(max. of 10 du/ac)	in Demand
	80 dwelling units	139 dwelling units	
Roads (traffic)	81 pht	92 pht	+11 pht
Schools (students)	17 students	17 students	n/a
Potable Water	16,925 gpd	29,407 gpd	+12,482 gpd
Sanitary Sewer	28,000 gpd	34,750 gpd	+6,750 gpd
Solid Waste	1,377 lbs/day	2,392 lbs/day	+1,015 lbs/day
			+3,316 s.f.
Parks	4,494 s.f.	7,811 s.f.	(0.08 acres)

The objective of the GRO is to promote redevelopment of the Gulfstream Road neighborhood by creating a distinct character and identify. The potential density bonus (an additional 4.2 units per acre) would serve as the mechanism to incentivize property owners and/or developers to assemble parcels and build new residences in Key West style. It is envisioned that this effort may result in additional neighborhood overlays being requested in the future.

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

The proposed overlay was discussed with the Village Council on September 10, 2020 and staff received direction to proceed.

The proposed ordinance was prepared by the Planning, Zoning & Building Director and reviewed by the Village Attorney.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Ordinance No. 2020-17 was made by Mr. Lashells and seconded by Mr. Hughes. Motion carried 5-0

Motion: Ralph Lashells	Second: Richard Hughes	Vote: Motion Passed: 5 - 0

6.3 Ordinance No. 2020-18 - Village Code Amendment - Chapter 34 - Traffic Calming Measures

[Proposed Ordinance No. 2020-18 - Traffic Calming Palm Beach County TRAFFIC CALMING POLICY \(1997\)](#)
[PROPOSED Village Traffic Calming Policy \(summary\)](#)

Approve

Director Glas-Castro informed the Board the Code of Ordinances does not provide for "Special Assessments". The Planning, Zoning & Building department is requesting an amendment to the Village Code - Chapter 34 to create a new Article VII "Special Assessments" to establish procedures for residents to request that public infrastructure improvements (i.e., traffic calming measures, street lighting, streetscape, etc.) be paid through levy and collection of special assessments.

The proposed amendment includes:

1. A process for Village Council to levy and collect special assessments for capital improvements.
2. Ability for residents/property owners to request levy of special assessment to pay for desired infrastructure improvements that benefit the HOA or neighborhood.
3. Legal proceedings, including a requirement for a "Resolution of Necessity" and publication/notice to affected property owners.

The proposed ordinance was prepared by the Village Attorney and reviewed by the Planning, Zoning & Building Director, Finance Director, Public Service Director and Police Chief.

Village Attorney stated there were State Statutes under Chapter 170, and Chapter 197.136.32 that talk about the processes for special assessments. This would also be in place for possibly a beautiful assessment as an example.

The Board and Staff discussed how this would be handled and different types of procedures that might be a possibility.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Ordinance No. 2020-18 was made by Mr. Lashells and seconded by Mrs. Gehrman. Motion carried 5-0

Motion: Ralph Lashells	Second: Kim Gehrman	Vote: Motion Passed: 5 - 0

6.4 Ordinance No. 2020-19 - Village Code Amendment - Chapter 34 - Special Assessments

[Proposed Ordinance No. 2020-19 - Special Assessments.doc](#)

Approve

Director Glas-Castro informed the Board the Code of Ordinances does not provide for "Special Assessments". The Planning, Zoning & Building department is requesting an amendment to the Village Code - Chapter 34 to create a new Article VII "Special Assessments" to establish procedures for residents to request that public infrastructure improvements (i.e., traffic calming measures, street lighting, streetscape, etc.) be paid through levy and collection of special assessments.

The proposed amendment includes:

1. A process for Village Council to levy and collect special assessments for capital improvements.
2. Ability for residents/property owners to request levy of special assessment to pay for desired infrastructure improvements that benefit the HOA or neighborhood.
3. Legal proceedings, including a requirement for a "Resolution of Necessity" and publication/notice to affected property owners.

The proposed ordinance was prepared by the Village Attorney and reviewed by the Planning, Zoning & Building Director, Finance Director, Public Service Director and Police Chief.

Village Attorney Shutt stated there were State Statutes under Chapter 170, and Chapter 197.36.32 that talks about the processes for special assessments. As an example, this would be a process to provide a for a beauty assessment. This would be if residents came to the Council and said we want this to be implemented.

The Board and Staff discussed how this would be handled and different types of procedures that would go along with it.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Ordinance No. 2020-19 was made by Mr. Braun and seconded by Mr. Hughes. Motion carried 5-0

Motion: Peter Braun	Second: Richard Hughes	Vote: Motion Passed: 5 - 0

7. ACTIONS AND REPORTS

Attorney Shutt stated he really enjoyed working with everyone and he was sure he would be seeing us around.

Chairman Tieche stated he wanted to thank everyone for stepping up while he was out sick, it meant a lot.

Director Glas-Castro stated there were some site plans in for review, but they were not moving along.

8. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:45 p.m.

9. NEXT MEETING - Tuesday, November 10, 2020 @ 6:30 PM

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.

ATTEST:

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)



Village of Palm Springs

Executive Brief

AGENDA DATE: March 9, 2021

DEPARTMENT: Administration

ITEM 5.2: Approval of Planning and Zoning Board Meeting Minutes - December 8, 2020

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

December 8, 2020 Planning and Zoning Board Minutes



**AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
DECEMBER 8, 2020
6:30 PM**

1. CALL TO ORDER

Chairman Johnnie Tieche called the meeting to order at 630 PM

2. ROLL CALL BOARD MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Peter Braun, Kim Gehrman and Larry Saingilus

Absent: James Mandigo

STAFF

Planning, Zoning and Building Director, Kimberly Glas-Castro, Planning, Zoning and Building Planner, Iramis Cabrera, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

3. PLEDGE OF ALLEGIANCE

Chairman Johnnie Tieche led the Pledge of Allegiance.

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

5. MINUTES

6. PUBLIC HEARING

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

Deputy Clerk Worth asked if there were any ex-parte communications. There were none from the Board. Deputy Clerk Worth swore in Village Attorney Susan Garrett, Director Kim Glas-Castro, Planner Iramis Cabrera, Ms. Yvette Louka, Mr. Nader Gouban, Mr. Richard Cruz, and Mr. Nicholas Barone.

7. QUASI JUDICIAL PUBLIC HEARINGS

1. Resolution No.2021-01 - Site Plan (SPR20-08) and Five (5) Waivers - 3673 Coconut Road

[Proposed Resolution No. 2021-01 Residential Planned Development Site Plan SPR20-08](#)

[Exhibit "A" Staff Report](#)

[Project Narrative and Justification Statement](#)

[Site Plan, Landscape Plan, Architectural Plans, Civil Plans and Letters](#)

[Colored Site Plan and Renderings](#)

[Legal Description](#)

[Aerial Map and Location Map](#)

Approve

Planner Cabrera informed the Board, Mr. Kyle Cruz, agent for Creative Financing LLC ("Applicant and Owner"), is requesting a site development plan approval (SPR20-08) for a residential planned development (RPD) to construct 12 fee simple single-family dwelling units within 12 separate structures, zero lot lines, located on a 2.11 acres parcel at 3673 Coconut Road. Each dwelling unit includes a one-car garage with two additional parking spaces in the driveway, 3 bedrooms, 2 bathrooms, living room and a kitchen. The community will have two access driveways along the existing Coconut Road right-of-way. Amenities include picnic area with grills, tot lot, exercise area, walkway and a relax area with a fountain and benches.

Note: The Village Code - Section 34-1063(c) Waivers - provides that waivers may be granted by the Village Council following an advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of planned development.

The applicant is requesting five (5) waivers for the proposed RPD site plan:

1. Relief from Sec.34-1064(c) - Allow a residential planned development project to be developed on 2.11 acres property rather than the required 3 acres minimum
2. Relief from Sec.34-766(1) - Allow 12 single-family homes to be constructed on a 11 cres property rather than the required 2.3 acres minimum lot size
3. Relief from Sec.34-1328 - Allow a 22' wide drive aisle rather than the required 26' wide drive aisle for 2-way traffic
4. Relief from Sec.34-162(b)(3) - Allow a 4' wide landscape buffer rather than the required 10' wide along the west side of the property
5. Relief from Sec.34-1063(a)(1) - Allow one sidewalk along the driveway rather than the required sidewalks on both sides of the main driveway

Planning, Zoning & Building Staff does not object to the Residential Planned Development Site Plan with 5 waivers and recommends conditional approval of the

proposed development subject to forty-four (44) conditions, along with the voluntary monetary contribution, requested by the School District to mitigate school impacts.

Ms. Yvette Louka, representative, informed the Board the roads would be thru roads and not a dead end. Every house at the entrance will have a sidewalk. She also stated the waiver on the landscape, for the west side, there were a lot of old trees and they chose to preserve them. There will be a 4-foot buffer for plants. The owner is dedicating 10 feet to the right of way. That was another reason the buffer could not be added to the west side.

The Board asked how wide the roads were and about the parking. Ms. Louka stated the roads were 22 feet wide. Each house has a one (1) car garage and two (2) parking spaces. There are also parking spots on the west side of the Recreation area, which is in the center of the development. There are two (2) parking spots in the Recreation area for overflow parking. The Board was concerned about extra cars parking on the road. Ms. Louka stated it would be a violation to the Homeowners Association regulations. The cars would be towed if they violated the rules.

Mr. Richard Cruz, 1540 S.W. 4th Circle, answered the Boards question of who would be repairing the roads in twenty years and maintain the roads. He said there will be a Homeowners Association and the homeowners are charged a fee to help with this.

The Board also asked about the garages being used for parking only, and Ms. Louka stated that will be in the homeowner's agreement also. The Board also asked about the wood fence. Ms. Louka stated the metal was not allowed. The wood would give more privacy. The Board asked if the backyard would lead into the common area and was there a gate that separated each unit. Ms. Louka stated the gate would be in the fence. The owners would have a gate to access the recreation area.

The Board mentioned the garages depth did not match; they are completely opposite. Ms. Louka stated the updated plans submitted show the corrected measurements. Planner Cabrera stated the plans they had were dated November 12th. The Board, Planner Cabrera and Ms. Louka discussed the garages and the sizes. Trash cans were also mentioned as they were not on the plans. Ms. Louka stated they would be behind the fence.

Board members stated it was very good to see single family homes coming into the Village. This was a very nice development, and it was laid out well.

Mr. Nader Goubran, 217 Gazetta Way, stated the turn for the large trash trucks had been addressed with Staff twice to make sure they could make the turn. He also answered the Boards question regarding the types of windows that were in the houses. Mr. Goubran stated every house being built must be hurricane qualified per code.

Mr. Nicholas Barone, resident, 3633 Coconut Road, said he lived in the house north of the project. He wanted to know where the drainage would be, he did not want it going towards his property. Mr. Nader stated there was a retention pond on the property of the development. Mr. Barones second concern asked if there would be a privacy fence installed by the developer which would be his west property line. Ms. Louka stated there would be a six (6) foot fence all along the development. She also stated there was a calculation on the plans for the drainage. Mr. Barone also asked about the right of way. Director Glas-Castro stated the right of way dedication was along Coconut. Mr. Barone asked if they were going to replace his fence that was destroyed by the prior owner. Mr. Richard Cruz said he was not anticipating fixing his fence, as that was done over time. Mr. Barone and Mr Cruz decided to discuss this item after the meeting, as the Board stated this was not the jurisdiction of the Village.

Director Glas-Castro stated the plats will be fee simple, and they will come back before the Board for their approval. The Village Attorney and Staff will review and make sure that all the requirements and suggestions the Board has asked for will be included in them.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of the of Resolution No. 2021-01 was made by Mr. Hughes and seconded by Mr. Lashells. Motion carried 5-0

Motion: Richard Hughes	Second: Ralph Lashells	Vote: Motion Passed: 5 - 0

8. ACTIONS AND REPORTS

8.1 Ordinance No. 2021-01 - Village of Code Amendment - Chapter 10 - Buildings and Building Regulations

[Proposed Ordinance No. 2021-01 - Chapter One Amendments](#)
[PBC Building Code Advisory Board - Proposed Chapter One Amendments - Model Language](#)

Director Glas-Castro informed the Board this was within Chapter 10 which is not under the Board, but historically have been brought before them. Every three (3) years there is an opportunity to amend the Florida Building Code, there will be 2020 amendments going into effect January 1, 2020. She stated what is currently within the Ordinance it would be replaced with the current verbiage. Director Glas-Castro stated the changes that would be included. This was something that everyone was doing. Everyone (municipalities) was making similar amendments to their Chapter with the building code.

The Board did ask if it pertained to new construction or existing construction. She stated if someone replaced their roof, old construction or new, they would have to comply with the new code.

9. ADJOURNMENT

Hearing no further business, Chairman Tieche wished everyone a Merry Christmas and adjourned the meeting at 7:15 p.m.

10. NEXT MEETING - TUESDAY, JANUARY 12, 2021

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.

ATTEST:

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)



Village of Palm Springs

Executive Brief

AGENDA DATE: March 9, 2021

DEPARTMENT: Administration

ITEM 5.3: Approval of Planning and Zoning Board Meeting Minutes - February 9, 2021
Minutes

SUMMARY:

FISCAL IMPACT:

ATTACHMENTS:

February 9, 2021 - Planning and Zoning Board Minutes



AGENDA
PLANNING AND ZONING ADVISORY BOARD MEETING
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE
PALM SPRINGS, FL 33461
FEBRUARY 9, 2021
6:30 PM

1. CALL TO ORDER

The meeting held in the Council Chambers at Village Hall was called to order by Chairman Johnnie Tieche at 6:30 p.m.

2. ROLL CALL

BOARD MEMBERS

Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, James Mandigo, Peter Braun, Kim Gehrman and Larry Saingilus

STAFF

Assistant Village Manager Kimberly Glas-Castro, Planning, Zoning and Building Interim Director Iramis Cabrera, Village Attorney Susan Garrett and Deputy Village Clerk Jane R. Worth

2.1 Reorganization of the Planning and Zoning Board - Designating a New Chairman and Vice Chairman

3. PLEDGE OF ALLEGIANCE

4. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

Village Assistant Manager Glas-Castro pulled Item #2.1.

5. MINUTES

5.1 Approval of Planning and Zoning Board Meeting Minutes of July 14, 2020 [July 14, 2020 - Planning and Zoning Board Minutes](#)

Approve

A motion to accept the minutes was made by Mr. Lashells and seconded by Mr. Braun. Motion carried. 5 - 0

Motion: Richard Hughes	Second: Peter Braun	Vote: Motion Approve: 5 - 0

5.2 Approval of Planning and Zoning Board Meeting Minutes of November 10, 2020 [November 10, 2020 - Planning and Zoning Board Minutes](#)

Approve

A motion to accept the minutes was made by Mr. Lashells and seconded by Mr. Braun. Motion carried. 5 - 0

Motion: Ralph Lashells	Second: James Mandigo	Vote: Motion Approve: 5 - 0

6. **PUBLIC HEARING** *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*

7. **QUASI JUDICIAL PUBLIC HEARINGS**

7.1 Resolution No. 2021-02 - Site Development Plan Amendment - The Oaks II Mixed Use Planned Development Site Plan (SPR21-01) - 1212 South Congress Avenue [Res. No. 2021-02 Site Development Plan Amendment 1212 S. Congress Avenue \(SPR21-01\).docx](#) [Exhibit "A" Staff Report](#) [Project Narrative and Justification Statement](#) [Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters Warranty Deed](#) [Aerial Map and Location Map](#) [Color Site Plan and Color Rendering](#)

Interim Director Cabrera informed the Board the agent for Congress Oak Development II was requesting a Site Development Plan approval for the construction of a mixed-use development for the property located at 1212 S. Congress Avenue.

The applicant is requesting a site development plan amendment to facilitate the construction of a 48,556 square feet mixed use planned development project. The proposed amendment includes an increase of 11 beds and approximately 1000 square feet to the previous approved site plan for a total of 72-beds and 48,556 square foot Assisted Living Facility (ALF)

with 3,174 square feet of commercial space that is designed to serve the ALF residents and the public.

The applicant is changing the model from a combination of Independent and Memory Care to all Assisted Living and Memory Care to better serve the community needs of 2020. The square footage per unit decreased due to the elimination of the independent living units therefore creating the opportunity for more beds.

Additionally, the applicant proposed the following changes:

- New memory care courtyard
- Enlarged dumpster enclosure
- Elimination of loading zone
- Minor changes by dog area (the dog area is modified so that egress from the stair and first floor does not travel through the enclosed dog area)

The applicant is requesting a waiver to provide relief from Section 34-982(4) to allow an assisted living facility to be located 100' from a child day care facility rather than 1500' minimum required.

Ms. Rebecca Miller, agent for the Applicant Congress Oaks. One of the first things Ms. Miller wanted to say prior the presentation was that the Village has very good people representing them. They have been proactive and helpful and responsive. Leaders showing the path to a Palm Springs newbie. Ms. Miller has worked with many municipalities and this Staff was exceptional.

Ms. Miller stated the only reason they have come before the Board was the increase to the beds. There were very minimal changes that were being made to the site. She introduced Mr. Kevin Donahue, Architect, for any technical answers on the site. Market trends has changed and memory care is one of the most in demand types of assisted living. Ms. Miller continued to explain the changes that were presented to the Board. Ms. Miller stated there was more space inside the building for the residents that would be living there. The net bed increase was the major reason they were before the Board. She mentioned a Memory Care Garden for those living there, so they would have something that would relax their minds and have a good experience while being there. Ms. Miller stated they were ready to go and the start dates were pushed more in the future, they wanted to make sure they had all their permits and documentation ready.

The Board asked for information on the following:

1. What was the increased number of beds, what were the sizes of the beds and where did that space come from. Mr. Kevin Donahue, with Donahue Architect, stated the bed increase was eleven (11), there were one (1) and two (2) bedroom spaces. They were both five hundred seventy five square feet (575). There used to be a very large intake section

on the main floor, in order to receive deliveries, 4,000 sq. ft. That now has been enclosed, and there is more space inside for the residents.

2. What was the condition of the patients and is there a cure for the memory care? Mr. Donovan stated there forty-nine (49) units, nine (9) that are assisted living, the rest is memory care. Mr. Donovan stated as demands change over time, there might be more assisted living, it all depends how the census changes over time. Ms. Miller stated for the licensure perspective, they can not be bedridden. The residents need to be able to get out of bed if there is a reason to evacuate. Its a really nice place for the residents to have stimulation, and a comfortable place to live. She said if the Board went in to visit, they would see the goodness and services provided to the residents.
3. Why was the decision made that the project was reversed for more memory care? Ms. Miller stated the market warranted the decision. When the first proposal was brought forward, the market called for more assisted living, that is why it is 80% assisted, 20% memory care.

The Board continued discussing the amenities that would be offered, services the residents/patients would receive. Security, generators, dumpsters and fencing for the property.

Chairman Tieche asked the public or the Board for any additional comments. Hearing none, a motion to recommend approval of Resolution No. 2021-02, including the 42 conditions, was made by Mr. Lashells and seconded by Mr. Mandigo. Motion carried 4-1

Approved

Motion: Ralph Lashells	Second: Richard Hughes	Vote: Motion Passed: 5 - 0

8. ACTIONS AND REPORTS

Assistant Village Manager Glas-Castro informed every one of the following:

1. February 13, 2021 - Watch A Truck - public is also invited to bring any shredding, which there was no limit to the amount, as there will be a Shred A Truck also
2. Thursday, March 4, 2021 - CRA Employee and Consultants will have a Stakeholders Meeting
- Open House - Board Members welcome to come
3. Thursday, March 18, 2021 - 1:30 PM - Stakeholders Meeting for Transportation Mobility Study
- Board Members are welcome to come

Board Member Larry Saingilus stated in 2019, the Board approved the antenna to be built behind the storage unit on Lake Worth Road. He said there was also supposed to be a cover on that antenna. Interim Director Cabrera stated they would reach out to them. He also mentioned the bus stop where the new car wash was built on 10th Avenue North, it was supposed to be upgraded. Interim Director Cabrera stated they did get the permit and will be working on it.

Chairman Tieche stated there needs to be remarking done on the exit of the parking lot of the Greenwood Shopping Center off Congress. Assistant Village Manager Glas-Castro stated the property Regency Property Management would be contacted.

9. ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 7:20 PM

10. NEXT MEETING - TUESDAY, MARCH 9, 2021 @ 6:30 PM

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need an accommodation in order to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least 3 business days prior to the meeting in order to request such assistance.

Johnnie Tieche, Chairman

Jane R. Worth, Deputy Clerk

Approved by Board _____
(Date)



Village of Palm Springs

Executive Brief

AGENDA DATE: March 9, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.1: Ordinance 2021-02 - Land Use Amendment and Rezoning (Small-Scale) - Fontana Townhomes - 4063 Davis Road and 4090 Coconut Road

SUMMARY: Jerrod Purser, agent for Meritage Homes of Florida, Inc., is requesting a small-scale land use and zoning map amendment to facilitate a residential planned development project for the combination of the properties located at 4063 Davis Road and 4090 Coconut Road. The proposed development project would include 59 two-story fee simple townhomes within 9 buildings.

The combined properties are less than 10 acres in size (4.48 acres total) and are planned for residential use:

Existing Future Land Use	Proposed Future Land Use	Existing Zoning	Proposed Zoning
Urban Infill	High Density Residential	Urban Infill (UI)	Residential Multiple-Family

The Applicant is requesting that the property be designated with the Village's High Density future land use category, which would provide a maximum intensity of 89 residential dwelling units. The property was annexed into the Village of Palm Springs but Palm Beach County Future Land Use and Zoning designations were maintained until today's date.

The Future Land Use amendment and Rezoning process are accompanied by a Residential Planned Development Site Plan that is presented (within this item) for informational purposes. If the small-scale land use map and rezoning map amendments are approved on 2nd and final reading, the proposed site plan will be considered by the Village Council under a separate Resolution during May 13th meeting.

This request was submitted through the PBC Intergovernmental Plan Amendment Review Committee (IPARC) for intergovernmental review and no comments were received. IPARC is designated to provide coordination of proposed plan amendments, cooperation between affected local government and service providers and provides opportunities to resolve potential disputes only within the plan amendment process.

The Local Planning agency (LPA) will consider this item during their April 8, 2021 meeting.

The proposed Ordinance will be considered by the Village Council on 1st reading on April 8, 2021 and if it is approved, will be presented for 2nd and final reading on May 11, 2021.

FISCAL IMPACT:

The proposed land use change and rezoning is not expected to provide a direct fiscal impact to the Village; however, it would facilitate development that will increase the Village's property valuation and revenue.

ATTACHMENTS:

Ordinance No. 2021-02 - Comprehensive Plan Amendment (Small Scale) 4063 Davis Road and 4090 Coconut Road.pdf

Applicant's Justification Statements

Informational- Proposed Site Plan, Landscape Plans, Building Elevations (informational Only)

Aerial, Location, FLU and Zoning Map

ORDINANCE NO. 2021-02

(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 4.73 GROSS ACRE PARCEL LOCATED AT 4063 DAVIS ROAD AND 4090 COCONUT ROAD, AND BEING MORE FULLY DESCRIBED IN EXHIBIT “A” ATTACHED HERETO, FROM A LAND USE DESIGNATION OF “URBAN INFILL” TO A VILLAGE FUTURE LAND USE DESIGNATION OF “HIGH DENSITY RESIDENTIAL”; FURTHER CHANGING THE ZONING DESIGNATION FROM “URBAN INFILL (UI)” TO PROVIDE FOR A ZONING DESIGNATION OF “RESIDENTIAL MULTI-FAMILY (RM)” AND A PLANNED DEVELOPMENT SITE 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 4.73 gross acre parcels located at 4063 Davis Road and 4090 Coconut Road; and

WHEREAS, on December 21, 2017, Resolution 2017-49 the property located at 4090 Coconut Road was voluntarily annexed in the Village of Palm Springs, and the property located at 4063 Davis Road, was annexed via Interlocal Agreement with Palm Beach County on the same date; 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 April 8, 2021 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 "High Density Residential". 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 Multiple-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	☐	☐	☐
PATTI WALLER, VICE MAYOR	☐	☐	☐
GARY READY, MAYOR PRO TEM	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐
DOUG GUNTHER, 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 _____, 2021.

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



JUSTIFICATION STATEMENT
FLU Map Amendment | Rezoning | Site Plan (Planned Development)
Fontana Townhomes

Initial Submittal: October 7, 2020

Resubmittal: November 23, 2020; December 21, 2020; January 15, 2021

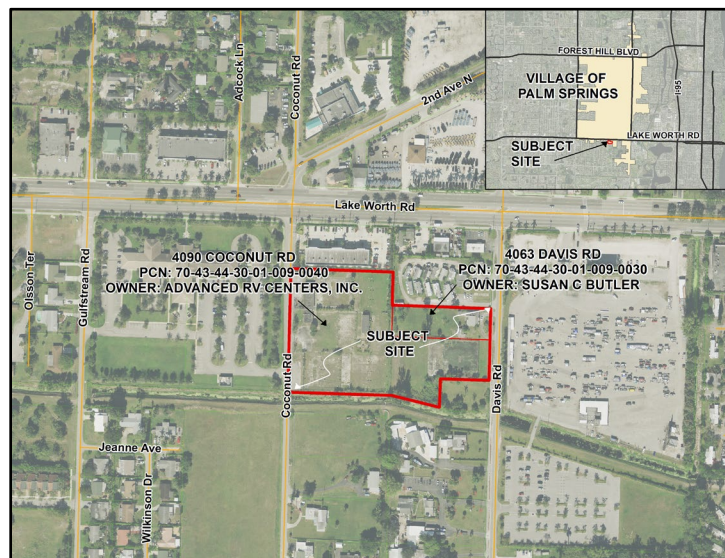
REQUEST

On behalf of Meritage Homes of South Florida, the Applicant, WGI is requesting approval of the following:

- 1) **Future Land Use Map Amendment** from unincorporated Palm Beach County Urban Infill (UI) Future Land Use designation to the Village of Palm Springs High Density Residential Future Land Use.
- 2) **Rezoning** from unincorporated Palm Beach County UI zoning district to the Village of Palm Springs Residential Multifamily (RM) zoning district as a residential planned development.
- 3) **Site Plan (Planned Development)** to allow a 59 unit fee-simple townhouse residential planned development.
 - **Waivers** from the following development standards allowed as part of Planned Development Performance Standards:
 - i. Drive aisle width adjacent to 90 degree parking.
 - ii. Number of sidewalks along a street.
 - iii. Minimum Lot Area
 - iv. Side Setback

SITE CHARACTERISTICS

The 4.73 acre subject site, known as “Fontana Townhomes”, is located approximately 0.1 miles south of the Davis Road and Lake Worth Road intersection on the west side of Davis Road. It is comprised of two parcels identified by Parcel Control Numbers (PCNs) 70-43-44-30-01-009-0030 and 70-43-44-30-01-009-0040. Both subject parcels retain an unincorporated Future Land Use (FLU) Designation of Urban Infill (UI) and are within the unincorporated UI Zoning district. While the parcels retain unincorporated FLU designations and zoning districts, they were recently annexed into the Village of Palm Springs and are thus under the jurisdiction of the Village of Palm Springs (herein referred to as “the Village”). The subject site is within the Palm Spring’s Community Redevelopment Agency (CRA) district boundary and can be further categorized under the Village’s Lake Worth Road CRA Subdistrict. The larger of the two parcels is a former recreational facility and is mostly vacant with numerous residual dilapidated facilities/structures remaining. The smaller of the two parcels is presently occupied by a single-family residential dwelling. A map has been provided below which identifies the subject sites location within the Village, as well as an adjacent parcels view which provides greater detail regarding the site characteristics and surrounding areas.



SURROUNDING PROPERTIES

The site is surrounded by a mix of uses, including a medical office, multifamily residential, single-family residential, and a flea-market/drive-in movie theater. The mix of surrounding uses adjacent to the subject site can generally be found to be consistent with the proposed development. A summary of the surrounding property information has been provided below.

	FLU Designation	Zoning District	Existing Use
North	CG (Village of Palm Springs)	CG (Village of Palm Springs)	Medical Office
	UI (Unincorporated)	UI (Unincorporated)	Mobile Home Park
South	MR-5 (Unincorporated)	RM (Unincorporated)	Vacant/Single-family Residential
East	CG (Village of Palm Springs)	CG (Village of Palm Springs)	Drive-in Movie Theater/Flea Market
West	MR-5 (Unincorporated)	PO (Unincorporated)	Government Center

DEVELOPMENT HISTORY

As previously mentioned, the subject site was recently annexed into the Village of Palm Springs. The annexation of the subject parcels was adopted in December 2017 and October 2019.

The largest of the two subject site parcels, is approximately four acres and was formerly a recreational facility. Palm Beach County (PBC) Petition Number 73-106, approved by Resolution No. 1973-429 by the PBC Board of County Commissioners (BCC) on August 7th, 1973 approved a Special Exception to allow a Tennis Recreation Facility. It is unclear how long the facility known as the *Lake Worth Racquet Club* was in operations and existed on the parcel, but aerial imagery and ownership information reflects that tennis facility site was no longer in operation by September 2000 as it was purchased by a Place of Worship entity, *Haitian Evangelical Crusade Association, Inc.* Subsequently, based on imagery, after the ownership change, many of the recreational facilities, such as tennis courts and a pool, were partially demolished but still remain on the site today in very poor condition.

According to PBC Planning & Zoning records, there were few inquiries to redevelop the tennis facility, but no formal requests were submitted.

The smaller of the two subject site parcels, is approximately 0.75 acres and presently accommodates a single family dwelling unit. No development history is associated with the single-family parcel other than the building information on file with the County, which indicates the home was built in 1946.

(This space is intentionally left blank.)

DISTRICT BOUNDARY CHANGES FUTURE LAND USE MAP AMENDMENT/REZONING

Pursuant to the review requirements provided in Section 34-602.-Land Development Board, the development proposal is consistent with said requirements as outlined below.

1. A statement of the petitioner's interest in the property to be rezoned, including a copy of the last recorded warranty deed. The following shall also be included, if applicable:

(a) If the interest is a joint and several ownership, a written consent to the rezoning petition by all parties of record.

(b) If the interest is a contract purchase, a copy of the purchase contract and written consent of the seller/owner.

(c) If an authorized agent is involved, a copy of the agency agreement or written consent of the principal/owner.

(d) If a lessee is involved, a copy of the lease agreement and written consent of the owner.

(e) If a corporation or other business entity is involved, the name of the officer or person responsible for the application and written proof that the representative has the delegated authority to represent the corporation or other business entity, or in lieu thereof, written proof that he is in fact an officer of the corporation.

Response: The Applicant has provided a copy of the Agency Agreement/written consent from the applicable property owners. A copy of the latest warranty deed applicable to each property owner has been provided for review.

2. A certified boundary survey by a surveyor registered in the state, at a scale prescribed by the village, containing the following:

(a) An accurate legal description of the property to be rezoned.

(b) A computation of the total acreage of the tract to the nearest one-tenth of an acre.

Response: A certified boundary survey by a surveyor registered in the state, at a scale prescribed by the Village has been provided as part of this land Use/district boundary change request. A legal description and computation of the total acreage of the tract to the nearest one-tenth of an acre have been provided within the survey.

3. The location of the subject parcel, plotted on an official base map, land development map or other acceptable map of the village.

Response: As identified on Page One of this Justification Statement, a location map of the subject site within the Village has been provided. Furthermore, a radius map and location maps have been included to further identify the location of the subject site.

4. A property owner's location drawing, showing all properties within 300 feet of the subject property and their relation to the subject parcel.

Response: As required by the Village to provide adjacent property owner information for Public Hearing applications/notices a location map showing all properties within 300 feet of the subject property and their relation to the subject site has been provided.

5. A statement of special reasons or the basis for the rezoning request, including the intended use of the property.

Response: As aforementioned, the subject parcels were recently annexed into the Village however they were never assigned a Village Land Use Designation or Zoning district. This request to allow a high density residential land use and RM zoning are necessary in order for the subject site to remain consistent with the surrounding area and to initiate any sort of development on the subject parcels.

6. A confirmation of the provisions of all necessary facilities and systems, and attested to by the applicant or authorized agent, for storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

Response: Due to the subject site being previously developed for an intense recreational facility, and also accommodating a residential dwelling unit, adequate provisions of all necessary facilities and systems will be achievable for the subject site.

As part of the required application, coordination has been initiated with the appropriate facilities and system providers in order to confirm adequate provisions can be provided to the subject site. Copies of all correspondence with providers has been included with this submittal, as well as any statements received.

7. Payment of a filing fee as established by the village.

Response: The filing fee associated with the Future Land Use Map Amendment and Rezoning portion of the request required by this section have been provided as part of this submittal.

CONSISTENCY WITH PALM SPRINGS CRA COMMUNITY REDEVELOPMENT PLAN

As aforementioned, the subject site is within the Palm Springs CRA, under the Lake Worth Road CRA subdistrict. Per the CRA Community Redevelopment Plan, new development applications must demonstrate consistency with the Plan. A description of the development's proposal consistency with the Community Redevelopment Plan can be found below.

1. Detailed Description of the Proposal's Consistency with Five (5) Key Goals of CRA

- I. Improving Utilities and Infrastructure**

Response: The development proposal will improve the Utilities and Infrastructure of the area, as improvements are necessary in order to construct the Townhouses.

- II. Expanding Job Development and Economic Growth**

Response: The development proposal will remain consistent with the CRA's key goal to expand job development and economic growth, as it will provide additional residents to supply the workforce and economy of the Village.

- III. Enhancing Public Safety**

Response: The development proposal will enhance public safety, as the subject site is currently abandoned and an ideal area for crime to occur due to its location adjacent to the LWDD canal and separation from Lake Worth Road. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

- IV. Increasing and Maintaining Workforce Housing**

Response: While Workforce Housing is not a component of this development proposal, the overall nature of the development program will create an equal opportunity for all Village residents to increase home-ownership. Townhouses offer an affordable entry level homeownership opportunity. More ideal than renting and more achievable than purchasing a single-family residential house, the development proposal will provide much needed home options for residents of the Village.

- **V. Advancing the Partnership with Palm Beach County**

Response: The development proposal will advance the partnership with Palm Beach County due to its location within the Hernden Park Countywide Community Revitalization Area (CCRT) neighborhood core area. The Countywide Community Revitalization Area's within Palm Beach County are overseen by the County's Office of Community Revitalization (OCR). This request will require the continued coordination with the County and surrounding Hernden Park residents to ensure the communities needs are met.

2. Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District.

Response: As evidenced by the Lake Worth Road subdistrict study, the Lake Worth Road subdistrict is currently subject to slum/and or blighted conditions. Some of the existing conditions include faulty lot layout in relation to usefulness, inadequate building density patterns, and incidence of crime in the area higher than in the remainder of the county or municipality. This proposal will improve all of the aforementioned negative existing conditions on the subject site and in turn have an effect on the immediately surrounding area.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

Response: The development proposal will assist in achieving strategies and objectives of the CRA as it addresses an existing blighted area within the Village. As evidenced by the subdistrict study, the Lake Worth Road subdistrict is subject to slum/and or blighted conditions. The subject site has sat abandoned for many years and allows for an incidence of crime in the area due to its ideal location next to the LWDD canal and separation from Lake Worth Road. Proposing a residential development such as the Fontana Townhomes development will assist in achieving the CRA's strategies to address blighted areas, by improving the area and discouraging criminal traffic.

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed 59 unit multi-family residential townhouse development:

Density

The maximum density for the RM zoning district is 19 DU/AC. The proposed development remains consistent with the district's density regulations as a density of 12.5 DU/AC is proposed.

Building Height

Pursuant to Section 34-1064, the maximum height for a building within the residential planned development district shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher. The proposed RM zoning district and residential planned development height regulation remain consistent with one another, as three stories or 35 feet. The subject site is in compliance with this requirement as the proposed buildings are no more than 35 feet in height.

Minimum Acreage Requirement

The Village's code requirements state that all Residential Planned Developments shall be no less than three acres. The subject site is compliant with this requirement as it is 4.73 acres in size.

Open Space and Common Amenity Area

Pursuant to Section 34-1064(d) of the Village Code, a residential planned development is required to provide a minimum amount of open space and common amenity area. The minimum total open space requirement for residential planned developments shall be 35 percent of the gross land area, of which 20 percent shall be common amenity area. Based on the standard for required open space, the 4.73 acre subject site is required to provide 1.65 acres of open space. The subject site currently exceeds the code requirement for open space as 2.09 acres or 44 percent of the gross land are proposed to remain as open space. Of the 1.65 acre open space requirement, at least 20 percent of this area must be provided as a common amenity area to all lots such as parks, playgrounds, or other recreational purposes. Based on the open space land area requirement of 1.65 acres the subject site is required to provide 0.31 acres of common amenity area for the proposed community. This requirement is adequately satisfied, as 0.31 acres of common amenity area is proposed central to the community.

Lot Coverage

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

Access

The subject site retains double frontage along Coconut Road and Davis Road. Two ingress/egress access points are proposed, one access point from Davis Road and another access point from Coconut Road. The two access points allow for increased circulation and flow of vehicular and pedestrian traffic throughout the subject site.

Buffering

Pursuant to Village Code *Article III, Section 34-162.-Required Landscaping*, in certain situations the Village requires landscaping around the perimeter of development parcels in order to create a buffer from adjoining land uses, streets and properties. The subject site is in compliance with this section of the Village's code as there is a 10 foot landscape buffer provided around the entirety of the subject site. This proposed perimeter buffer in conjunction with the adjacent properties' buffers will provide screening and will reduce the risk of any potential adverse impacts from the adjacent mobile home park and medical office developments to the north.

Waivers

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

CONFORMANCE WITH PLANNED DEVELOPMENT CODE

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

SEC. 41-1062 OBJECTIVES

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

Response:

The proposed residential planned development is in conformance with this objective as the requested residential density of 12.5 dwelling units per acre (DU/AC) is not out of character for the surrounding area. The site is located in close proximity to many commercial services which will provide immediate service to future residents and create a functional balance between non-residential and residential uses. Furthermore, it is compatible with the surrounding residential land use designations to the north, east, south, and west. Therefore, by allowing for the approval of the proposed 59 dwelling unit townhouse development, the Village's "Small Town Feel" will not be adversely impacted.

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

Response:

The site planning of the subject site took great consideration into the context of the development with the surrounding areas. The subject site's required dry detention areas and recreation area provide a great deal of open space and substantially less intensity, so they have been located adjacent to the southernmost property line which abuts residential on the opposite side of the LWDD L-12 Canal. This siting coupled with the canal along the southern property line provides for the utmost separation possible between the proposed townhouse development and neighboring single family residential.

3. To enhance landscaped open space and streetscapes.

Response: The development proposal is consistent with the aforementioned objective as areas of the subject site will exceed landscaping requirements for open space and streetscapes.

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

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

Response: The development proposal brings unique and creative solutions to new development, by remaining consistent with the aforementioned subobjectives. As previously mentioned, great consideration was given during the site planning of the subject site. The arrangement and spacing of buildings relative to open spaces was considered heavily to remain consistent with requirements such as the common amenity area requirements and to provide a better quality of living for future residents. Furthermore, the development proposal provides for a unique solution to develop a currently underutilized parcel by aggregating an adjacent single-family parcel rather than creating an enclave. As previously stated, the access drives have been located in a way to promote circulation and access of the unique double-frontage site. Each subobjective was weighed heavily as they relate to the specific subject site.

SEC. 34-1063 PERFORMANCE STANDARDS

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

Standards:

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

Response: The development proposal is proposing sidewalks along one side of the street to provide for a greater sense of open space and to utilize the subject site's potential to the greatest extent possible. The Planned Development code requires that sidewalks be required on both sides of the streets. While sidewalks are not provided on both sides of the streets, adequate pedestrian circulation and access throughout the subject site is still achieved through the use of a five foot wide sidewalk and crosswalks throughout. The proposal of one sidewalk rather than two is subject to a waiver.

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

Response: As aforementioned, consolidation of smaller parcels into a large, unified development project was incorporated into the planned development proposal. If the request were solely to develop the former tennis facility parcel, this would

result in an enclave of single-family residential. Therefore, the adjacent single-family lot is proposed to be consolidated with the larger parcel in order to provide a unified development and avoid any adverse impacts to the community.

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

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

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

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

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

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

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

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

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

Response: The required 0.31 community amenity area is proposed to remain as one whole area located central to the development. By aggregating the amenity area into one tract rather than multiple smaller tracts throughout the subject site, the land will sufficiently be used for active and passive/leisure activities.

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

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

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

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

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

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

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

Response: As coordinated with Palm Beach County School Board, a 10'x15' school bus shelter has been provided along Davis Road.

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

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

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

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

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

Response: As depicted in the site photos provided with this submittal, a masonry wall currently exists along the adjacent commercial property line to the north of the subject site. This wall is proposed to remain as is to provide further screening from the medical office use and to promote compatibility. As previously mentioned, a perimeter landscape buffer is proposed in conjunction with the neighboring medical office's landscape buffer to provide the utmost screening as possible.

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

Response: As aforementioned, the subject site is proposed to provide adequate vehicular circulation that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turn arounds. Rather than providing access along one road, access along both frontages of the double frontage subject site is provided to negate the increased need for dead-end streets and t-style turn arounds that is commonly found in development patterns today.

WAIVERS

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

Waiver	Subject	Code Section	Required	Proposed	Deviation
1.	Street width adjacent to 90 degree parking	Sec. 34-1328	26' wide drive aisle when adjacent to parking	20' wide drive aisle when adjacent to parking	-6'
2.	Sidewalk	Sec. 34-1063(a)(1)	Sidewalk along both sides of Street	Sidewalk along one side of street	Single-sided sidewalk
3.	Side Setback	Sec. 34-1064(e)(1)(b)	20'	15'	-5'
4.	Min. Lot Area	Sec. 34-766(1)	547,000 SF / 12.55 AC.	205,881 SF / 4.73 AC.	-341,119 SF / - 7.83 AC.

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

Waiver 1 Response: The request to allow a 20' wide drive aisle when adjacent to 90 degree parking is in harmony and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The majority of the subject site is compliant with the required drive aisle dimensions, however there are seven 90 degree parking spaces in a portion of the site which require a 26' wide drive aisle. This waiver will not be injurious to the area involved, as traffic can still safely maneuver into and out of the parking spaces.

Waiver 2 Response: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian connectivity will be provided.

Waiver 3 Response: The request to allow a reduced side setback is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. The subject area of this request is specific to lot 52, which is along the northern portion of the site. It is screened by the adjacent northern property by a 10' landscape buffer and existing 6' concrete wall. The request also applies to lots 14 and 15, along the southern portion of the site, adjacent to the LWDD L-12 Canal. These lots are screened by a 10' landscape buffer with a 5' vinyl fence.

Waiver 4 Response: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

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

Waiver 1 Response: The request to allow a reduced drive aisle width when adjacent to 90 degree parking results from innovative design in which other minimum standards are exceeded. The subject site is compliant with the required drive aisle width in all other areas.

Waiver 2 Response: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian continuity will be provided.

Waiver 3 Response: The request to allow a reduced side setback distance results from innovative design in which other minimum standards are exceeded. The areas of focus for the reduced side setback, currently propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

Waiver 4 Response: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The granting of the waiver request related to reduced drive aisle width will result in the preservation of valuable natural resources. A narrower street width equates to less impervious area, as a result this will help preserve valuable natural resources.

Waiver 2 Response: The granting of the waiver request will result in the preservation of valuable natural resources, including drainage and recharge areas, and natural areas. As aforementioned, by negating the requirement for an extra sidewalk, this will allow for increased pervious areas throughout the subject site.

Waiver 3 Response: The reduced side setback will result in the preservation of valuable natural resources. This will be achieved, as the reduced setback will allow for greater design freedom and allow for more opportunity to preserve natural resources.

Waiver 4 Response: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The request will demonstrate public benefits such as desirable site design techniques. By allowing for a narrower drive aisle adjacent to parking spaces, there is room for more pervious area and potential open spaces. This will create a more desirable community for future residents.

Waiver 2 Response: The request will demonstrate public benefits such as extension of pedestrian linkages outside of the project boundaries. The subject site is located in an ideal area with close proximity (less than 300 feet) to the Lake Worth Road Corridor. The proposed sidewalk network will connect to the existing Davis Road sidewalk and allow walkability to the surrounding areas and services.

Waiver 3 Response: The waiver request will demonstrate public benefits such as desirable site design techniques and right-of-way dedication to the LWDD L-12 Canal. By allowing for a reduced side setback, the subject site will have more design freedoms to provide increased open space and additional drainage.

Waiver 4 Response: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width in a specific portion of the site.

Waiver 2 Response: This waiver request is specific to the pedestrian sidewalks within the subject site and would not adversely impact adjacent properties. However, appropriate landscape buffering and screening is provided.

Waiver 3 Response: The waiver request will provide sufficient screening and buffering to screen adjacent uses from any adverse impacts created by the reduced side setback. This reduced setback is specific to two areas of the subject site, which propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

Waiver 4 Response: The waiver does not generate any adverse impacts related to adjacent properties, however, the Applicant will sufficiently screen and buffer the property.

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

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

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

Response: The request is consistent with the existing and potential land uses adjacent to the development site. A majority of the surrounding uses are residential communities which either provide one sidewalk or no sidewalks. There is a sidewalk along Davis Road which the subject site's sidewalk system will connect to. Overall, a waiver request for a decreased street width, single sidewalk, reduced side setback, and minimum lot area will not generate compatibility issues.

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

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

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

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

CONCLUSION

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



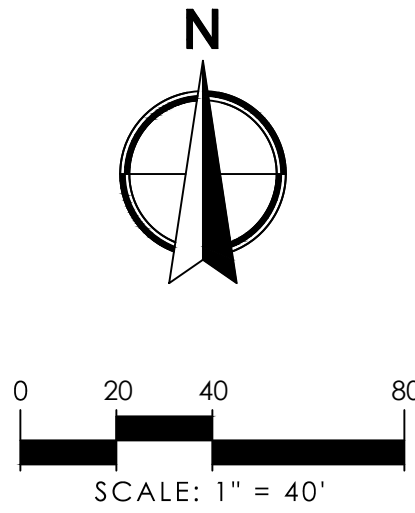
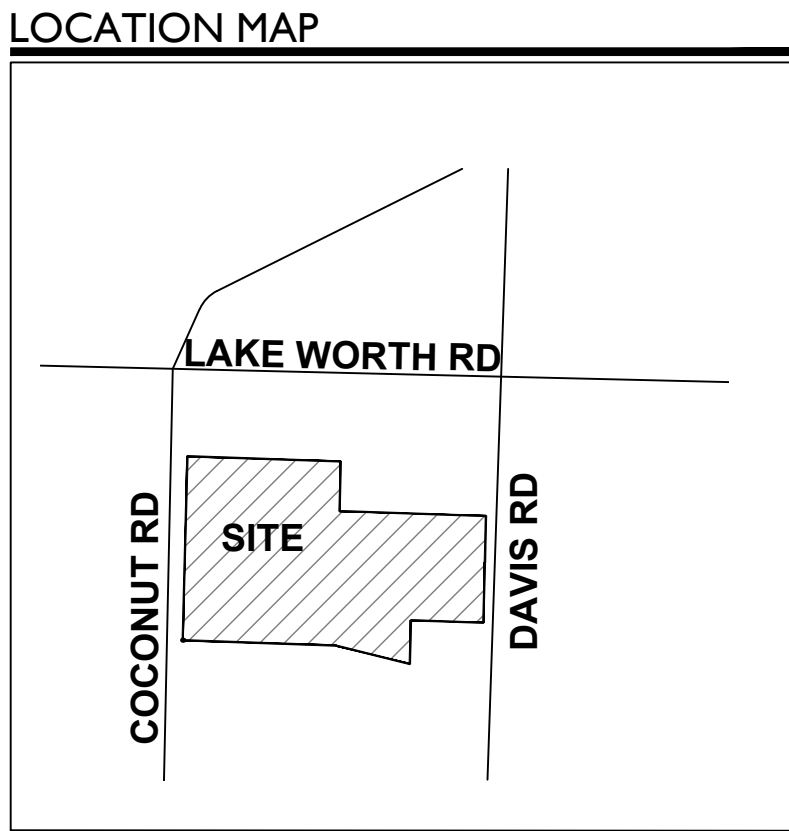
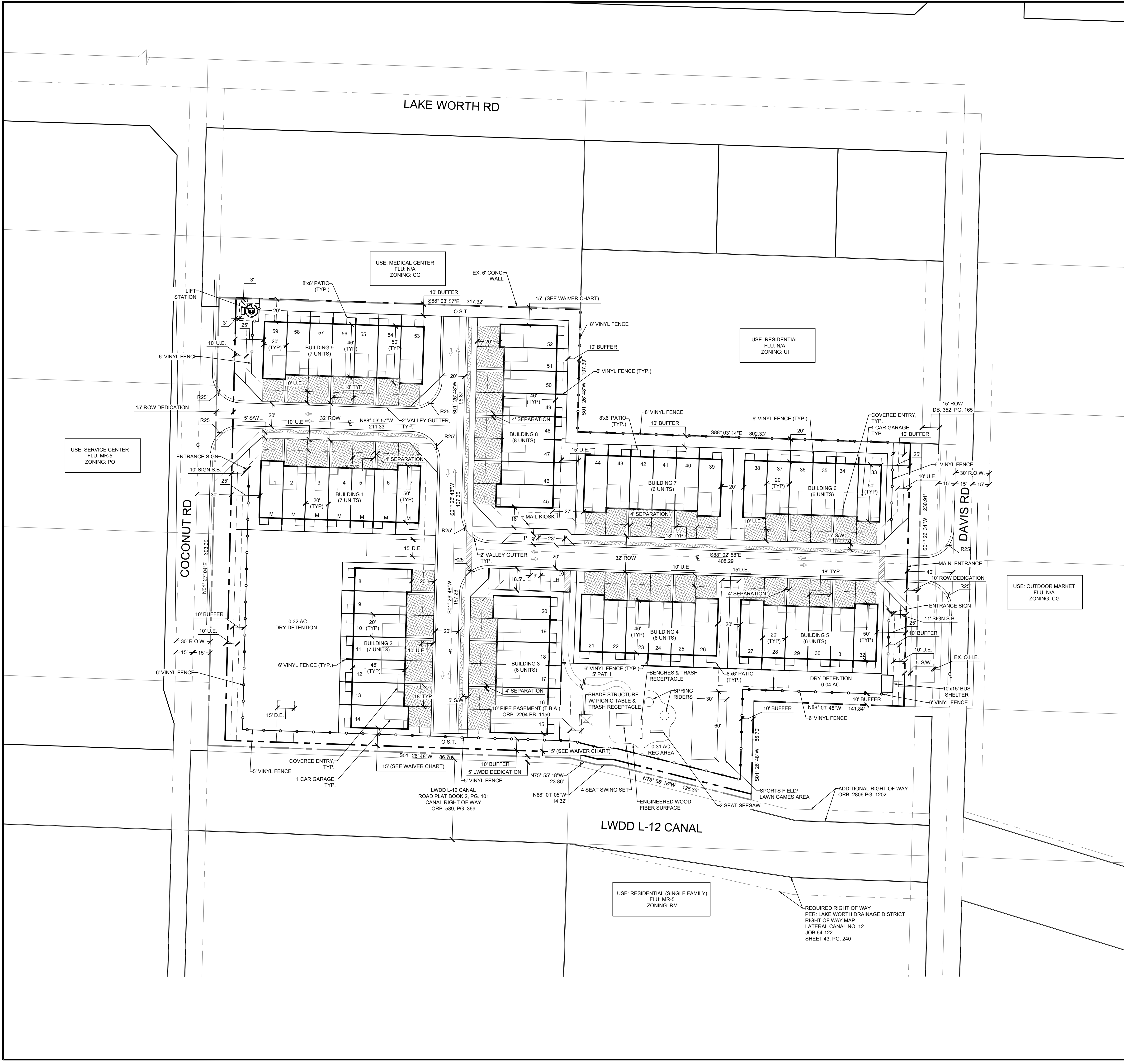
SITE DATA	
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC.(35%)
OPEN SPACE PROVIDED	1.87 AC.(41%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC.(20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.

Fontana Townhomes
Site Plan Graphic



SCALE: 1" = 30'-0"





SITE DATA

APPLICATION NAME	FONTANA TOWNHOMES
EXISTING LAND USE DESIGNATION (PBC)	UI
PROPOSED LAND USE DESIGNATION (VILLAGE)	HIGH DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (PBC)	UI
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-43-44-30-01-009-0040
	70-43-44-30-01-009-0030
EXISTING USE	SINGLE FAMILY/VACANT
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC.(35%)*
OPEN SPACE PROVIDED	1.87 AC.(41%)
PROPOSED PERVIOUS	2.23 AC.(47.1%)
PROPOSED IMPERVIOUS	2.50 AC.(52.9%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC.(20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.
TOTAL PARKING REQUIRED	185 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP/D.U.)	148 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	37 SP.
TOTAL PARKING PROVIDED	185 SP.
GARAGE SPACES	59 SP.
DRIVEWAY SPACES	118 SP.
GUEST SPACES	8 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	362
*CALCULATION BASED ON NET SITE AREA	

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOMES)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE INT.	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	20'	15''	N/A	N/A

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT.
** SEE WAIVER CHART

WAIVER CHART

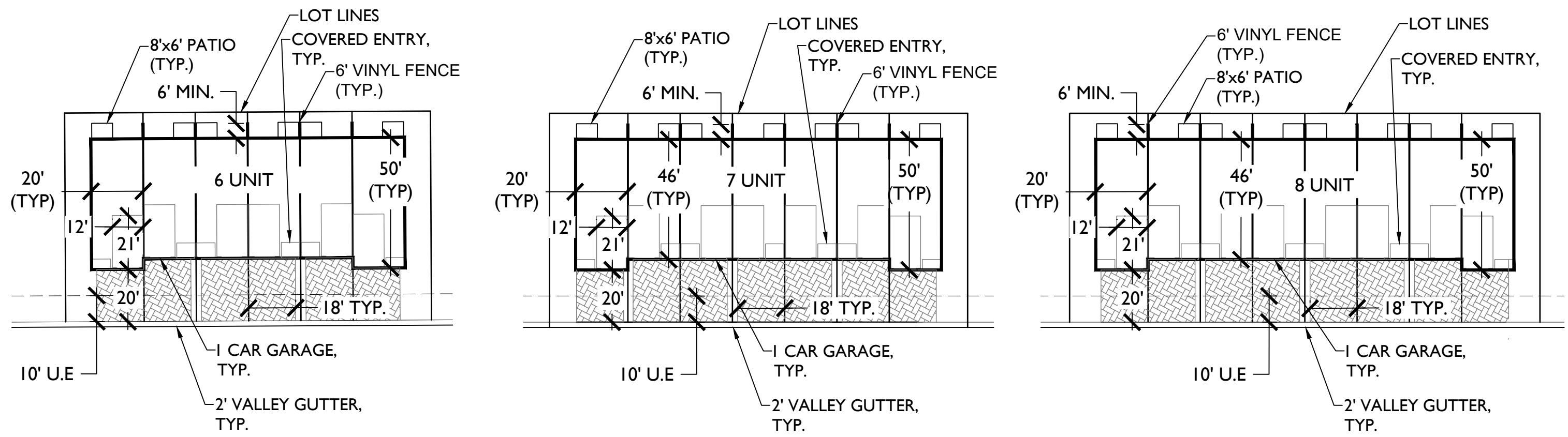
WAIVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
PARKING DRIVE AISLE	34-1328	26'	20'	-6'
SIDEWALK	34-1063(a)(1)	SIDEWALK ON BOTH SIDES OF STREET	SIDEWALK ON ONE SIDE OF STREET	SINGLE SIDEWALK
SIDE SETBACK	34-1064(e)(1)(b)	20'	15'	-5'
MIN. LOT AREA	34-766(1)	547,000 SF / 12.55 AC.	205,881 SF / 4.73 AC.	341,119 SF / 7.83 AC.

LEGEND

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

TYPICAL UNIT DETAILS

SCALE: NTS



ENTRANCE SIGN DETAIL

SCALE: NTS

SIGN REQUIREMENTS:

- MAXIMUM 8' SIGN HEIGHT.
- MAXIMUM 150' SQUARE FEET SIGN AREA.



OPEN SPACE PLAN EXHIBIT

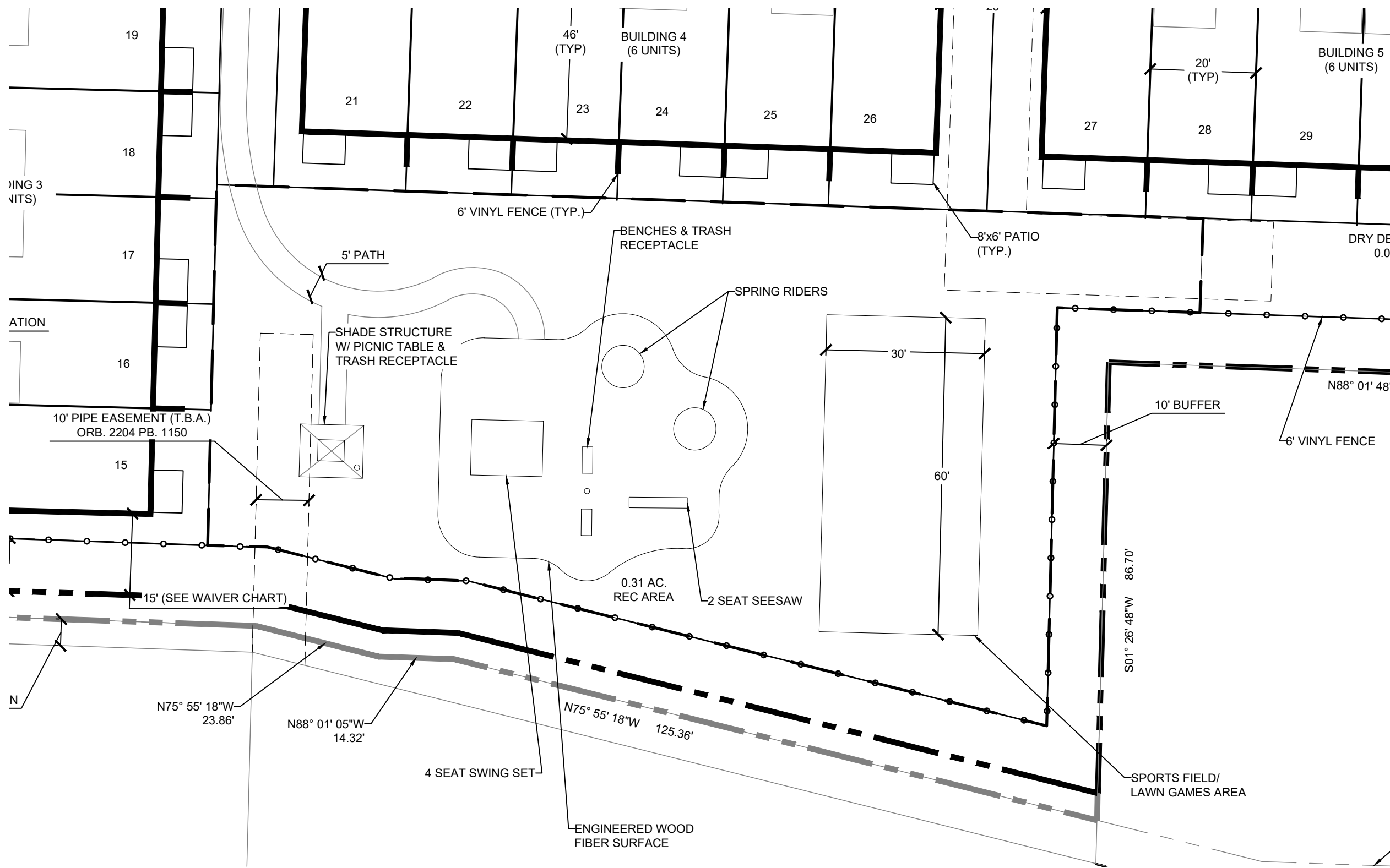
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REVISIONS				BY			
NO.	DATE	DESCRIPTION	CAD 540704-PL-SITEDWG	NO.	DATE	DESCRIPTION	CB
1	2020-10-07	INITIAL SUBMITTAL	JOB NO. 5407.01	1	2020-10-07	INITIAL SUBMITTAL	CB
2	2020-11-20	RESUBMITTAL	DRAWN BY R.C.	2	2020-11-20	RESUBMITTAL	CB
3	2020-12-22	RESUBMITTAL	CHECK BY J.P.	3	2020-12-22	RESUBMITTAL	CB
4	2020-12-22	RESUBMITTAL	DATE 8/27/2020	4	2020-12-22	RESUBMITTAL	CB
5	2020-12-24	RESUBMITTAL		5	2020-12-24	RESUBMITTAL	CB

REC. AREA DETAIL

SCALE: NTS



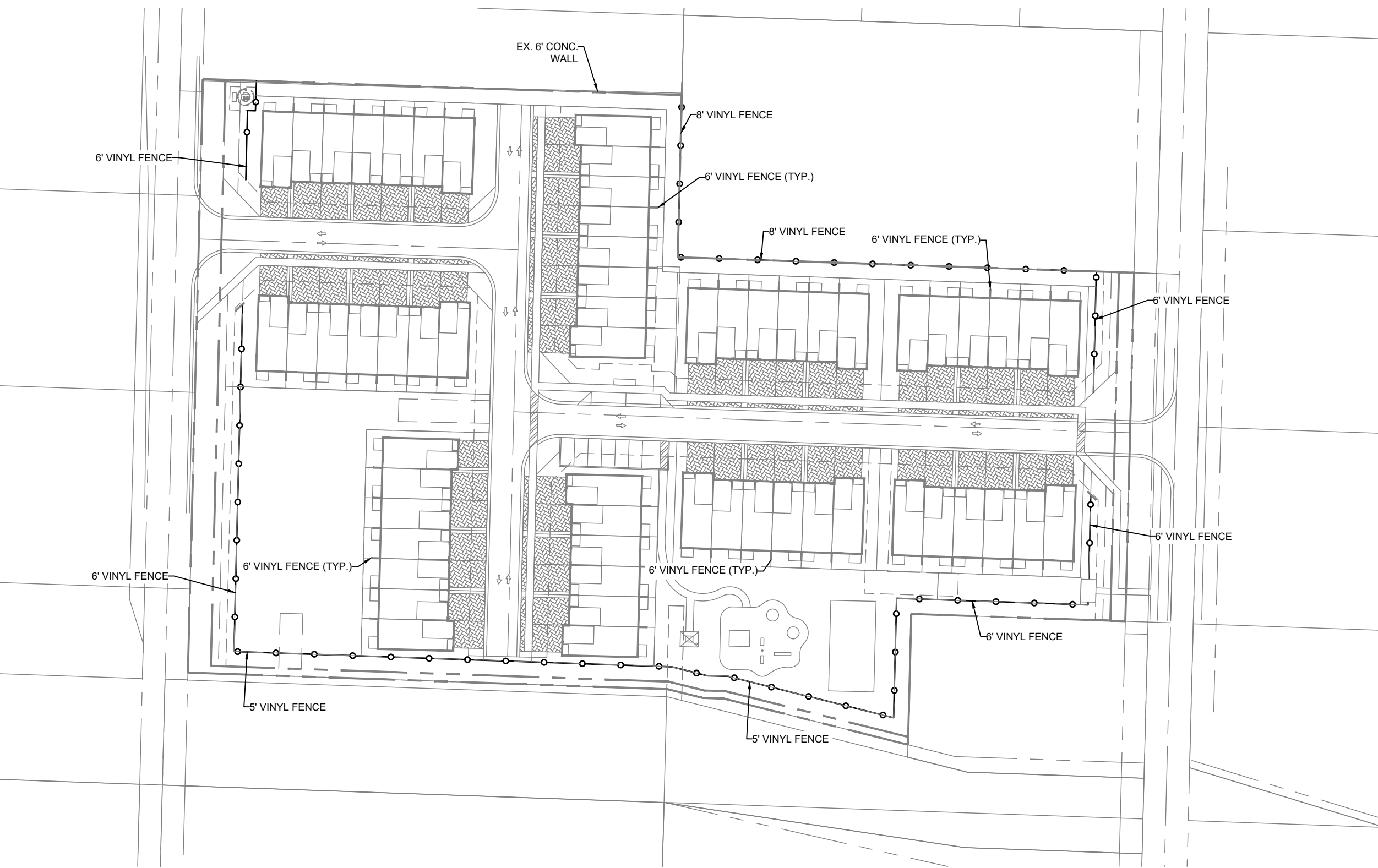
PERVIOUS / IMPERVIOUS PLAN EXHIBIT

SCALE: NTS



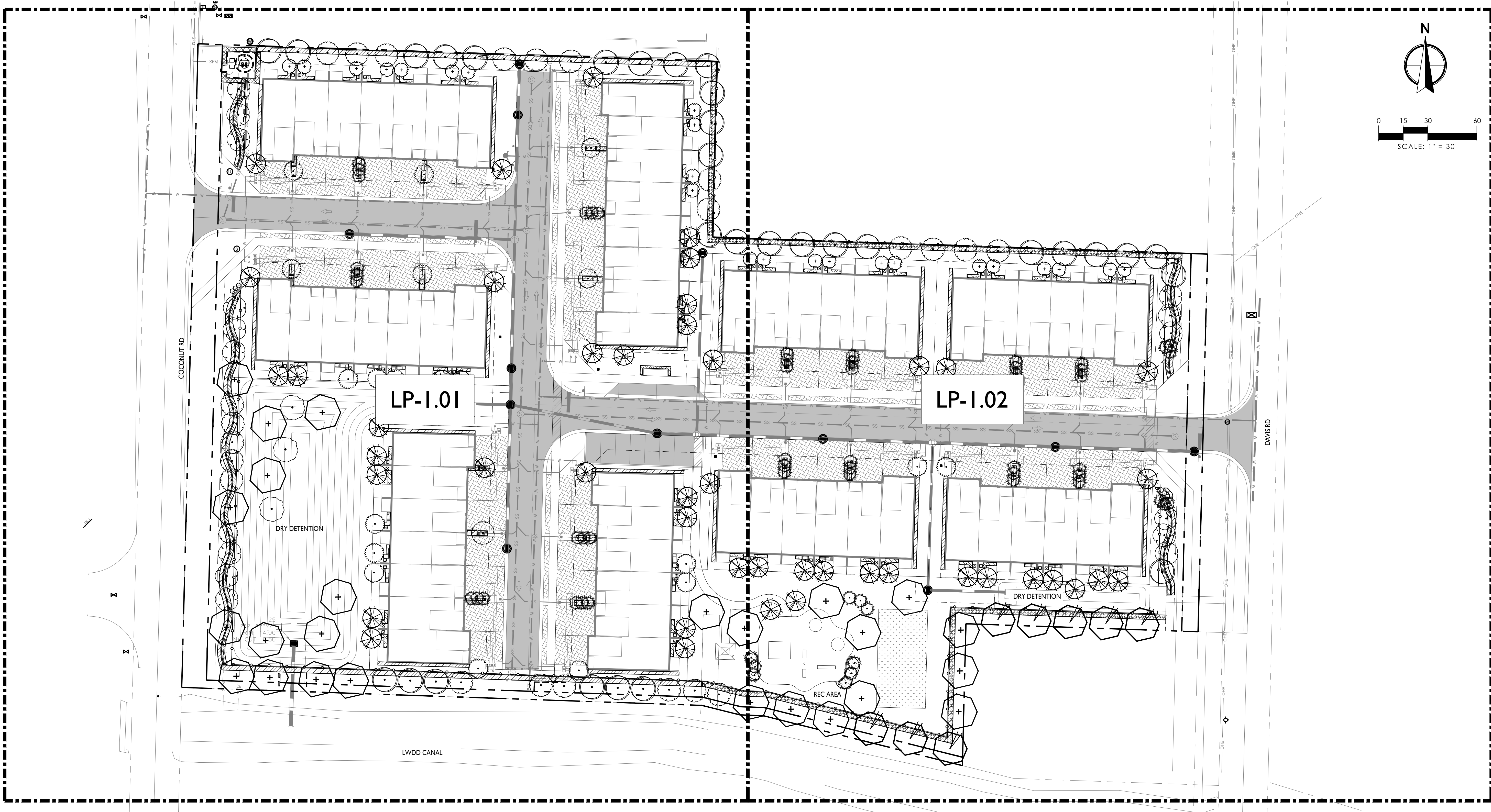
FENCE EXHIBIT DETAIL

SCALE: NTS

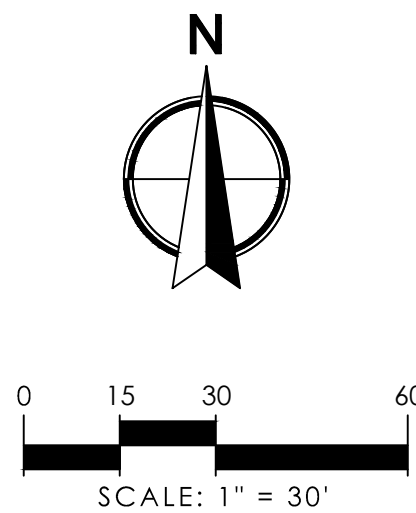
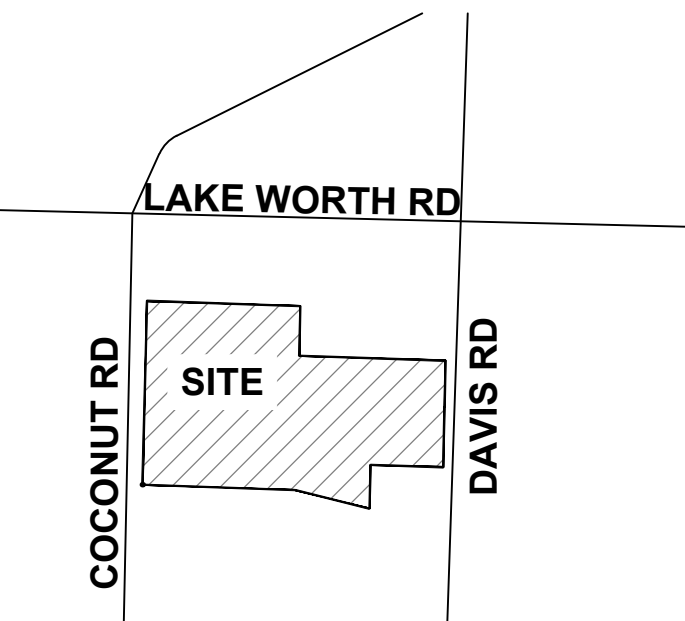


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	CHECK BY	J.P.	3	2020-12-22 RESUBMITTAL	CB
	DATE	8/27/2020	4	2021-01-20 RESUBMITTAL	CB
			5	2020-2-24 RESUBMITTAL	CB

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LOCATION MAP



DAVIS ROAD PROPERTY
PALM SPRINGS, FL

OVERALL LANDSCAPE PLAN

SHEET:
LP-1.00

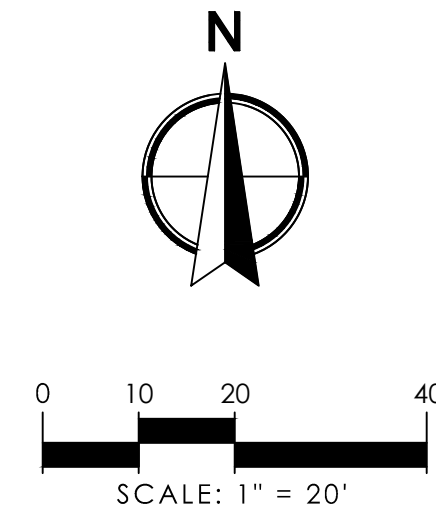
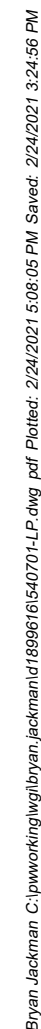
LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY
FL# LA6667274

CAD 54070-LPDWG
JOB NO. 5407.01
DRAWN BY BULC/DN
CHECK BY TM
DATE 10/07/2020

NO.	DATE	DESCRIPTION	REVISIONS	BY
1	11-20-2020	RESUBMITTAL		BJ
2	12-21-2020	RESUBMITTAL		BJ
3	01-15-2021	RESUBMITTAL		BJ
4	02-24-2021	RESUBMITTAL		BJ



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

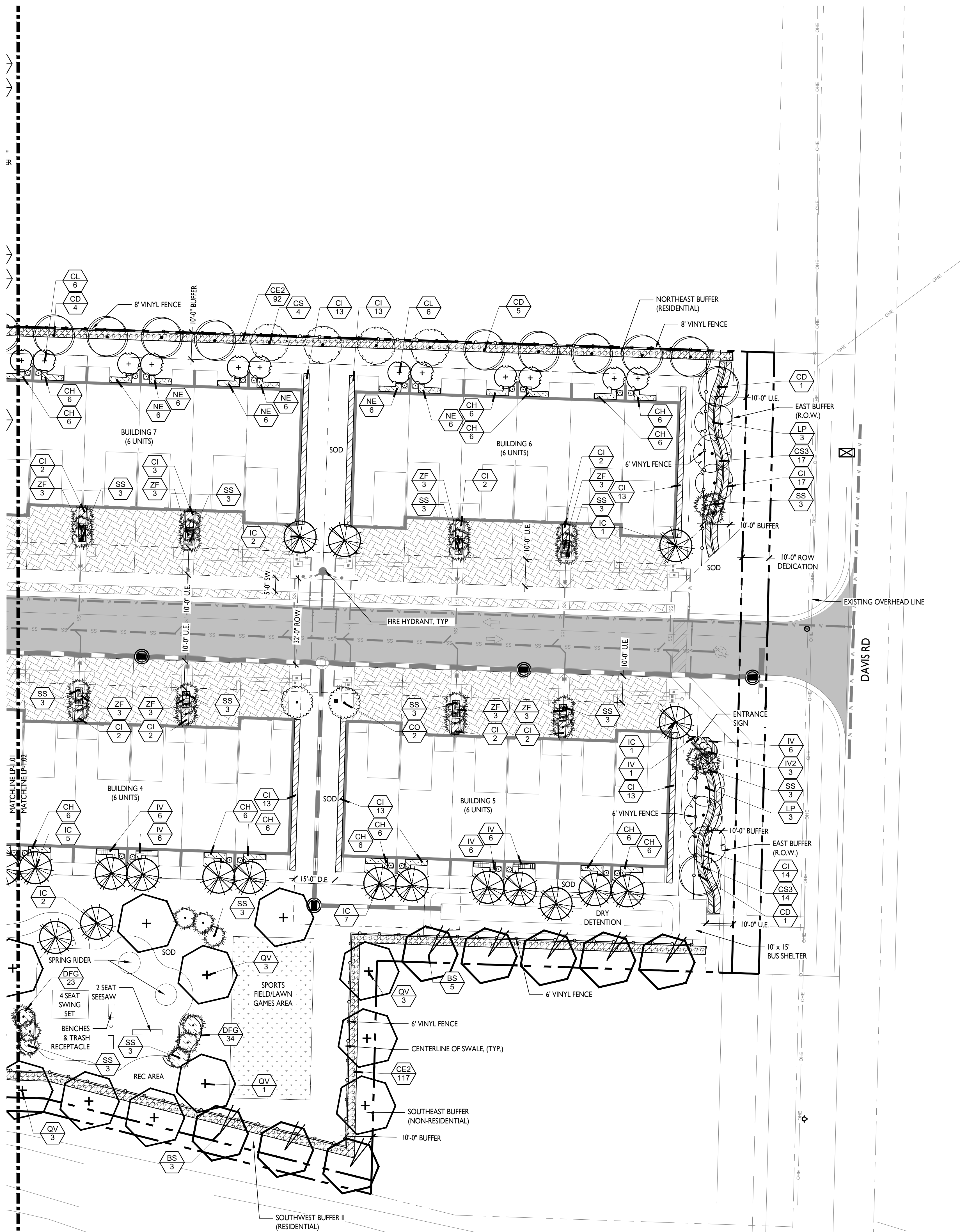
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DAVIS ROAD PROPERTY
PALM SPRINGS, FL

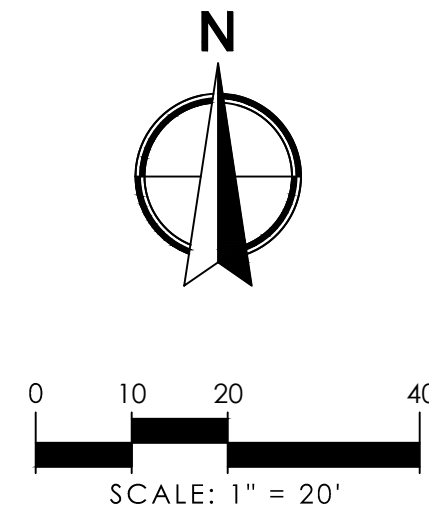
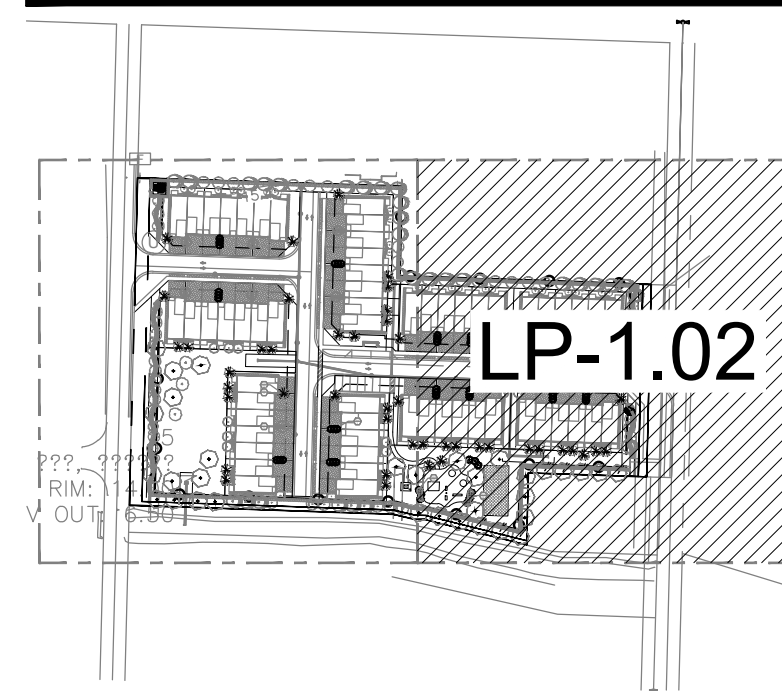
LANDSCAPE PLAN

SHEET:
LP-1.0

By: Ryan Jackson C:\projects\palm_springs\lp-1.02\lp-1.02.dwg Plot Date: 2/20/2021 5:08:07 PM Saved: 2/20/2021 3:59:56 PM



SHEET KEY MAP



LANDSCAPE REQUIREMENTS		
PALM SPRINGS, FLORIDA		
PERIMETER LANDSCAPING	REQUIRED	PROVIDED
LOCAL/ PRIVATE R.O.W. BUFFER		
CATEGORY 6 STANDARD - 10' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET AND A MEANDERING 3' HEDGE WITH 2 TIERS	WEST BUFFER 360 LF / 20' = 18 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS EAST BUFFER 200 LF / 20' = 10 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS	WEST BUFFER 18 TREES AND A MEANDERING 3' HEDGE WITH 2 TIERS EAST BUFFER 10 TREES AND 6 PALMS @ 3:1 AND A MEANDERING 3' HEDGE WITH 2 TIERS
RESIDENTIAL BUFFER		
CATEGORY 2 STANDARD - 10' BUFFER 1 CANOPY TREE PER 20 LINEAR FEET WALL/FENCE AND 4' HEDGE AT TIME OF PLANTING	NORTHEAST BUFFER 410 LF / 20' = 21 TREES SOUTHWEST BUFFER II 160 LF / 20' = 8 TREES	NORTHEAST BUFFER 21 TREES AND 4' HEDGE AT TIME OF PLANTING* SOUTHWEST BUFFER II 8 TREES AND 4' HEDGE AT TIME OF PLANTING* *WALL/FENCE IS NOT DEEMED NECESSARY FOR THESE SMALL PORTIONS OF THE SITE
NONRESIDENTIAL BUFFER		
NON-VEHICULAR USE AREAS - PERIMETER LANDSCAPING ALONG BOUNDARY 1 TREE PER 25 LF	NORTHWEST BUFFER 317 LF / 25' = 13 TREES SOUTHWEST BUFFER I 317 LF / 25' = 13 TREES SOUTHEAST BUFFER 225 LF / 25' = 9 TREES	NORTHWEST BUFFER 14 TREES SOUTHWEST BUFFER I 14 TREES SOUTHEAST BUFFER 8 TREES
INTERIOR LANDSCAPING	REQUIRED	PROVIDED
FOUNDATION PLANTING		
AT LEAST 1 TREE OR CLUSTER OF 3 PALMS SHALL BE INSTALLED FOR EACH 30 LF OF BUILDING FACADE FACING A STREET	6 UNIT BUILDING 120 LF / 30' = 4 TREES AT STREET FACADE FOR EACH BUILDING 7 UNIT BUILDING 140 LF / 30' = 5 TREES AT STREET FACADE FOR EACH BUILDING 8 UNIT BUILDING 160 LF / 30' = 6 TREES AT STREET FACADE FOR EACH BUILDING	6 UNIT BUILDING 4 TREES FOR EACH BUILDING (2 TREES AND 6 PALMS @ 3:1) 7 UNIT BUILDING MIN. 5 TREES FOR EACH BUILDING (4 TREES AND 3 PALMS @ 3:1) 8 UNIT BUILDING 6 TREES FOR EACH BUILDING (5 TREES AND 3 PALMS @ 3:1)
RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 2,500 SF OF A PARCEL USED FOR NON RESIDENTIAL PURPOSES	6 UNIT BUILDING 11,300 SF / 1,500 SF = 8 TREES FOR EACH BUILDING 7 UNIT BUILDING 12,540 SF / 1,500 SF = 9 TREES FOR EACH BUILDING 8 UNIT BUILDING 14,715 SF / 1,500 SF = 10 TREES FOR EACH BUILDING	6 UNIT BUILDING 10 TREES FOR EACH BUILDING (8 TREES AND 6 PALMS @ 3:1) 7 UNIT BUILDING 12 TREES FOR EACH BUILDING (11 TREES AND 3 PALMS @ 3:1) 8 UNIT BUILDING 14 TREES FOR EACH BUILDING (13 TREES AND 3 PALMS @ 3:1)
NON-RESIDENTIAL PARCEL - TREE PLANTING		
1 TREE PLANTED FOR EVERY 2,500 SF OF A PARCEL USED FOR NON RESIDENTIAL PURPOSES	WEST DETENTION AREA 19,141 SF / 2,500 SF = 8 TREES REC AREA 14,175 SF / 2,500 SF = 6 TREES EAST DRY DETENTION AREA 1,961 SF / 2,500 SF = 1 TREE	WEST DETENTION AREA 9 TREES REC AREA 11 TREES (8 TREES AND 9 PALMS @ 3:1) EAST DETENTION AREA 1 TREE

PLANT SCHEDULE OVERALL

TREES	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
BS	8	Gumbo Limbo	Bursera simaruba	YES	12' HT X 5' SPRD, MIN 2" CAL
CL	23	Spiny Fiddlewood	Citharexylum spinosum	YES	12' HT X 5' SPRD, 2" CAL, 5' CT
CD	31	Pigeon Plum	Coccoloba diversifolia	YES	12' HT X 5' SPRD, MIN 2" CAL
CE	3	Green Buttonwood	Conocarpus erectus	YES	12' HT X 5' SPRD, MIN 2" CAL
CS	24	Silver Buttonwood	Conocarpus erectus sericeus	YES	12' HT X 5' SPRD, MIN 2" CAL
CO	19	Orange Geiger Tree	Cordia sebestena	YES	12' HT X 5' SPRD, MIN 2" CAL
IC	47	Dahoon Holly	Ilex cassine	YES	12' HT X 5' SPRD, MIN 2" CAL
LP	15	Crape Myrtle	Lagerstroemia indica	NO	12' HT X 5' SPRD, MIN 2" CAL
QV	25	Southern Live Oak	Quercus virginiana	YES	12' HT X 5' SPRD, MIN 2" CAL
PALMS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
SS	57	Cabbage Palmetto	Sabal palmetto	YES	12' - 16' OAH, STAGGERED, BOOTED
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
IV2	6	Schilling's Dwarf Holly	Ilex vomitoria 'Schilling's Dwarf'	YES	36" HT X 36" SPRD, MOUNDS
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
CI	587	Cocoplum	Chrysobalanus icaco	YES	36" HT X 36" SPRD @ 36" O.C.
CH	143	Horizontal Cocoplum	Chrysobalanus icaco 'Horizontalis'	YES	18" HT X 18" SPRD @ 24" O.C.
CRN	16	Dwarf Clusia	Clusia fluminensis	YES	18" HT X 18" SPRD @ 24" O.C.
CE2	265	Green Buttonwood	Conocarpus erectus	NO	48" HT X 48" SPRD, @ 36" O.C.
CS3	99	Silver Buttonwood	Conocarpus erectus 'Sericeus'	YES	48" HT X 36" SPRD @ 36" O.C.
FG	3	Green Island Ficus	Ficus microcarpa 'Green Island'	NO	24" HT X 24" SPRD @ 24" O.C.
IV	103	Schilling's Dwarf Holly	Ilex vomitoria 'Schilling's Dwarf'	YES	24" HT X 24" SPRD, @ 24" O.C.
IR	19	Red Dwarf Ixora	Ixora chinensis 'Red Dwarf'	NO	24" HT X 24" SPRD, @ 30" O.C.
NE	54	Boston Fern	Nephrolepis exaltata	YES	18" HT. X 18" SPRD., @ 24" O.C.
PM	46	Podocarpus	Podocarpus macrophyllus	NO	4' HT, FULL TO BASE, @ 24" O.C.
SJ	55	Native Porterweed	Stachytarpheta jamaicensis	YES	10" HT X 10" SPRD, @ 24" O.C.
ZF	30	Coontie Palm	Zamia floridana	YES	24" HT X 24" SPRD, @ 30" O.C.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	NATIVE	REMARKS
PO	150	Baby Rubber Plant	Florida Peperomia obtusifolia	YES	8" HT X 6" SPRD @ 6" O.C.
DFG	57	Dwarf Fakahatchee Grass	Tripsacum floridanum	YES	18" HT. X 18" SPRD., @ 24" O.C.

FLORIDA ZOYSIAGRASS - ONLY TO BE USED IN SPORTS FIELD/LAWN GAMES AREA. CONTRACTOR TO VERIFY QUANTITY IN FIELD.

WGL

2035 Visa Parkway, West Palm Beach, FL 33411
Phone No. 888.909.2220 www.wgflc.com
Cert No. 6091 - LB No. 7055

BY

DATE

DESCRIPTION

REVISIONS

NO

DATE

DESCRIPTION

REVISIONS

CAD

DATE

DESCRIPTION

REVISIONS

JOB NO.

5407.01

DRAWN BY

BULC/DN

CHECK BY

TM

DATE

10/07/2020

LANDSCAPE ARCHITECT OF RECORD

TIFFANY DELYNN MAY

FL# LA6667274

DAVIS ROAD PROPERTY

PALM SPRINGS, FL

LANDSCAPE PLAN

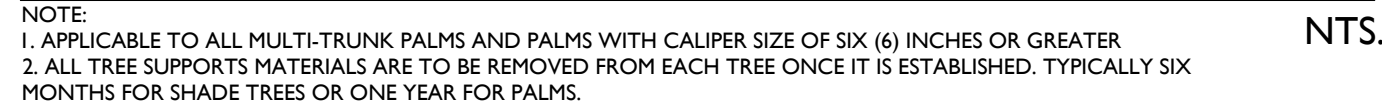
SHEET:

LP-1.02

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.

NTS.



1" OF SHREDDED MELALEUCA MULCH
PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.



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

NTS.



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 AND ETC.
2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY'S 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. TREE SPACING OR SPACING PLAN FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THE PLANS ARE 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 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 AND STRUCTURES TO BE COVERED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
6. IRRIGATION IS REQUIRED PROVIDING 100% PROTECTION SHALL HAVE A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.
7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

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

[illegible]

DAVIS ROAD PROPERTY
PALM SPRINGS, FL

LANDSCAPE DETAILS

SHEET:
LP-5.00



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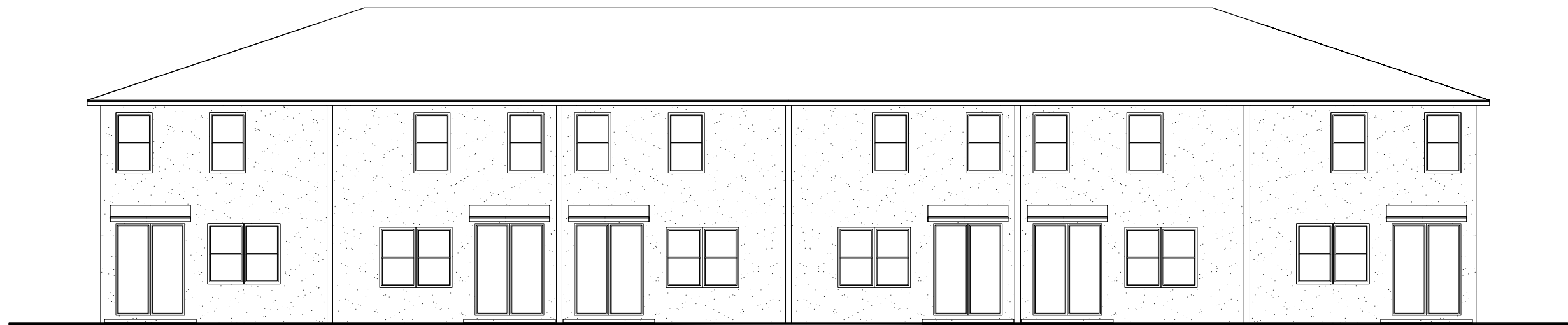
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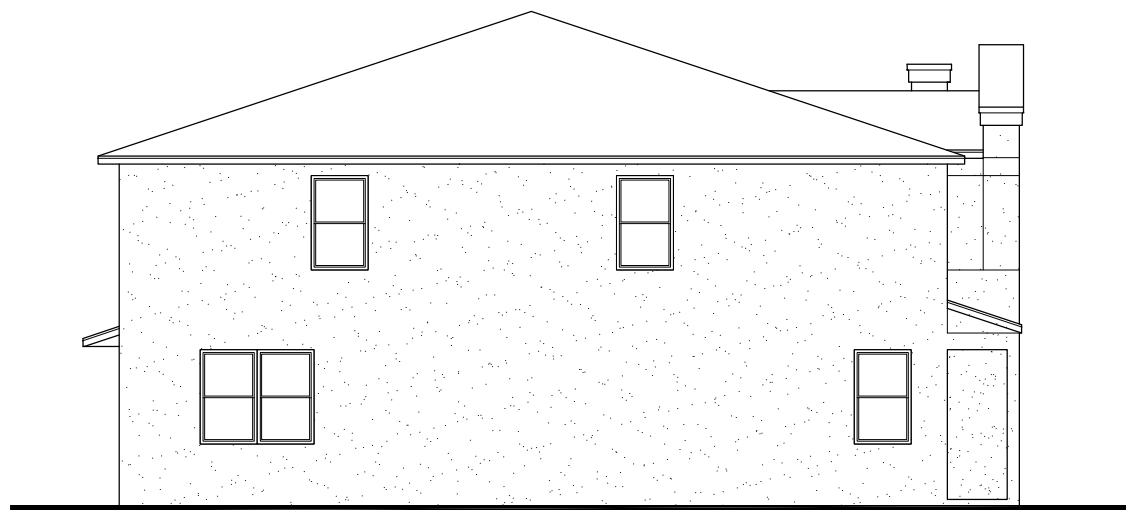
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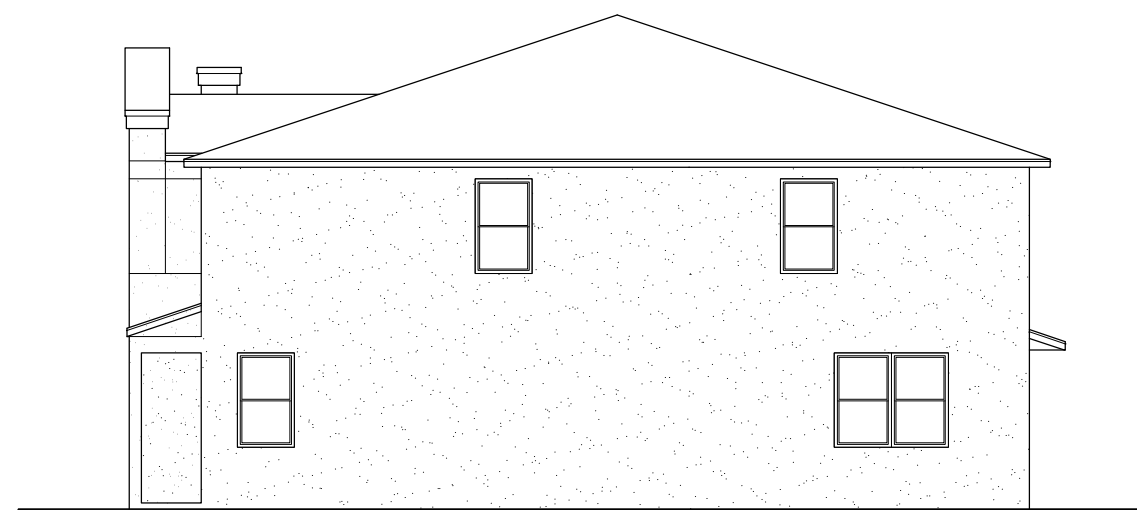
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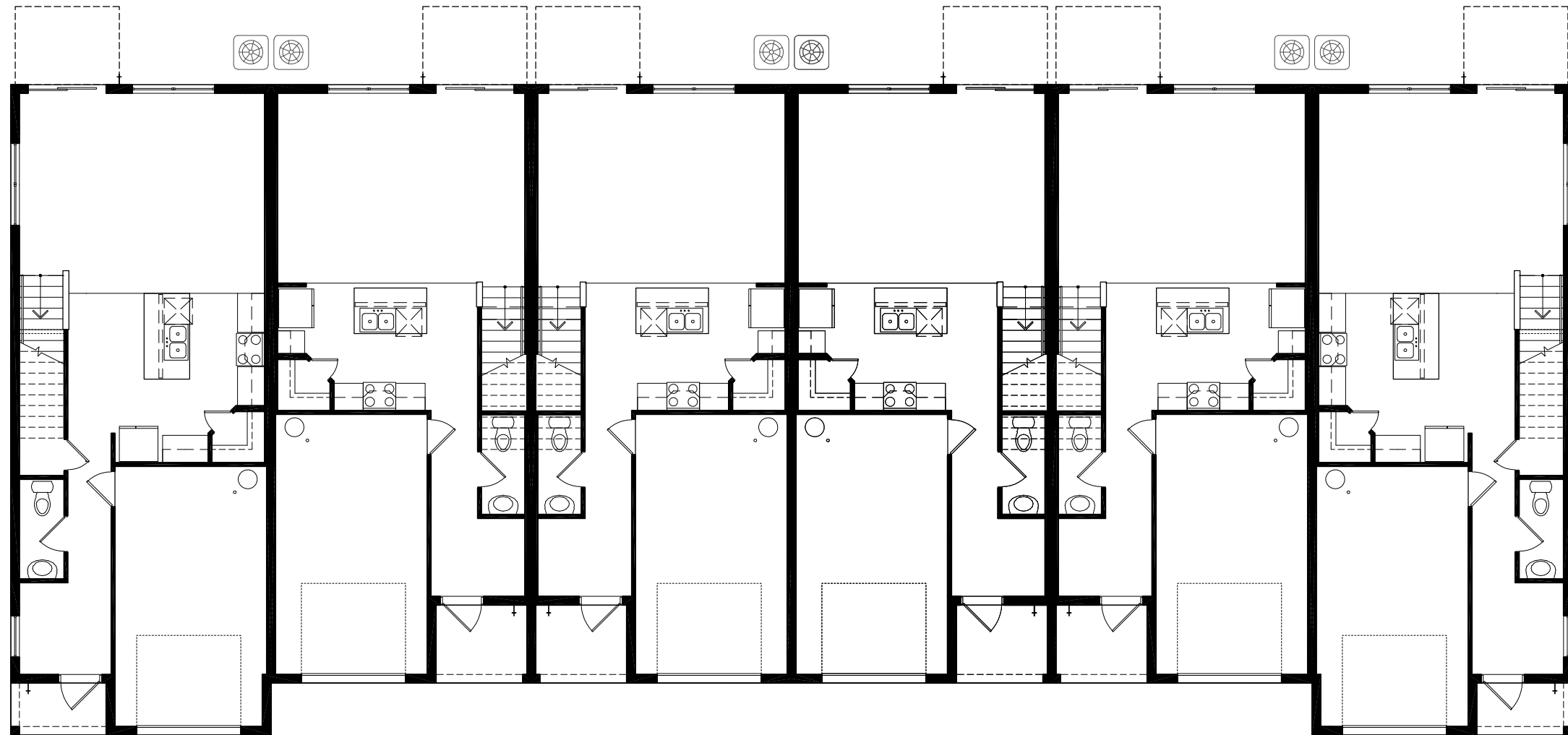
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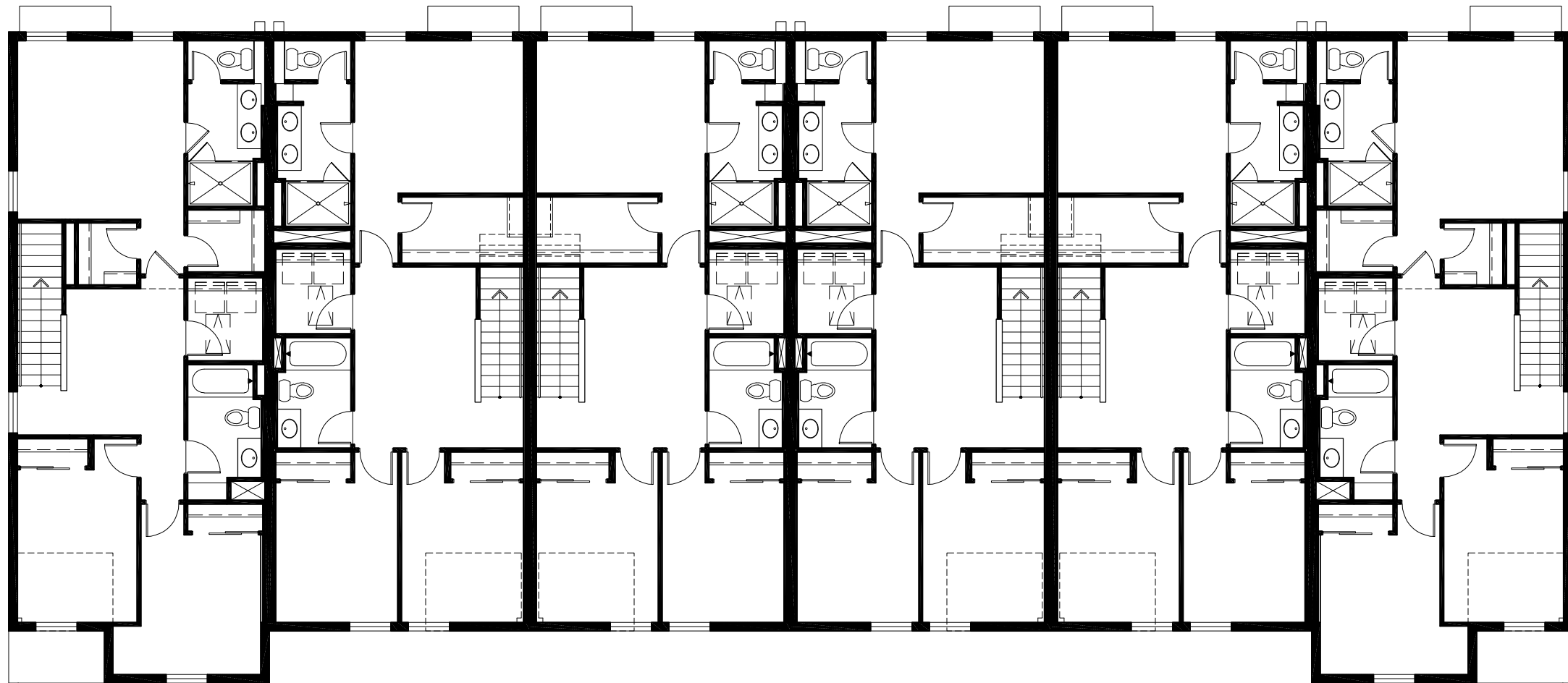
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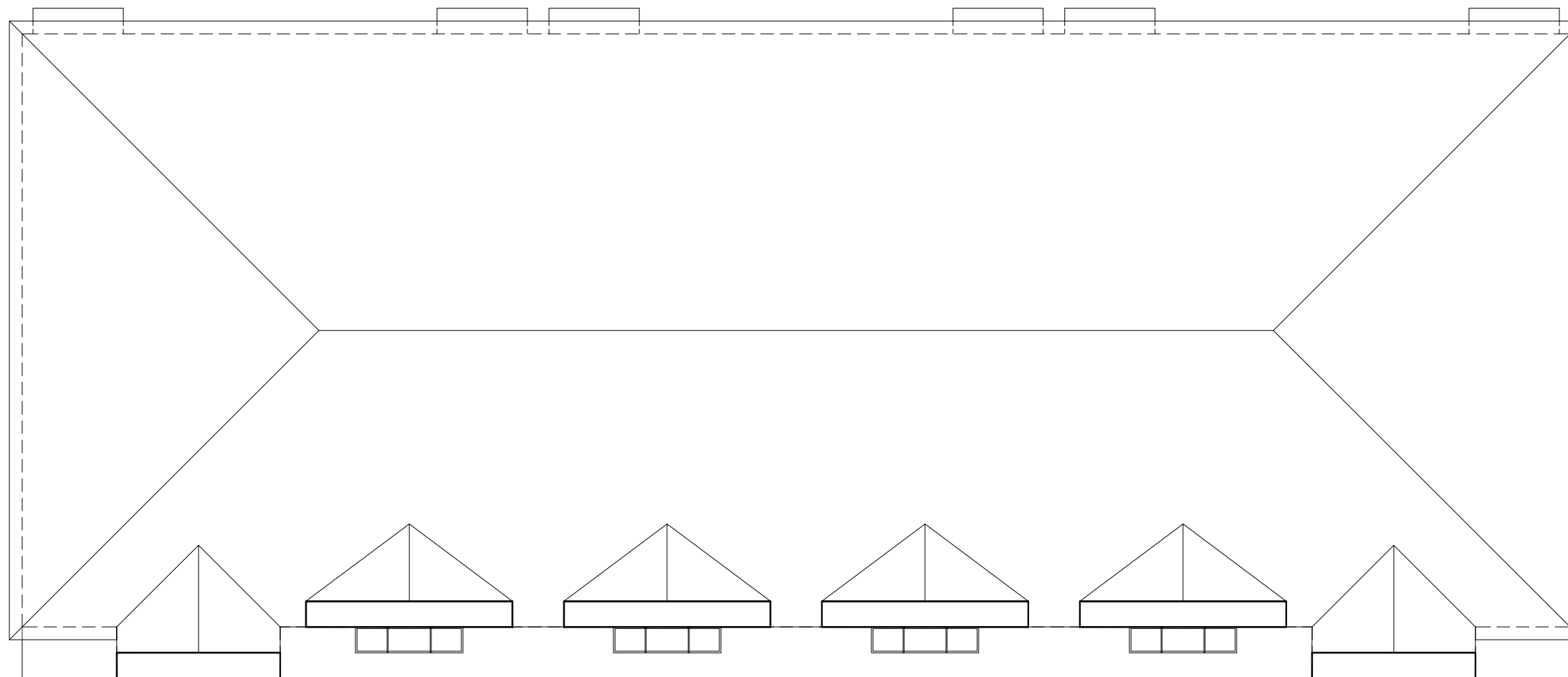
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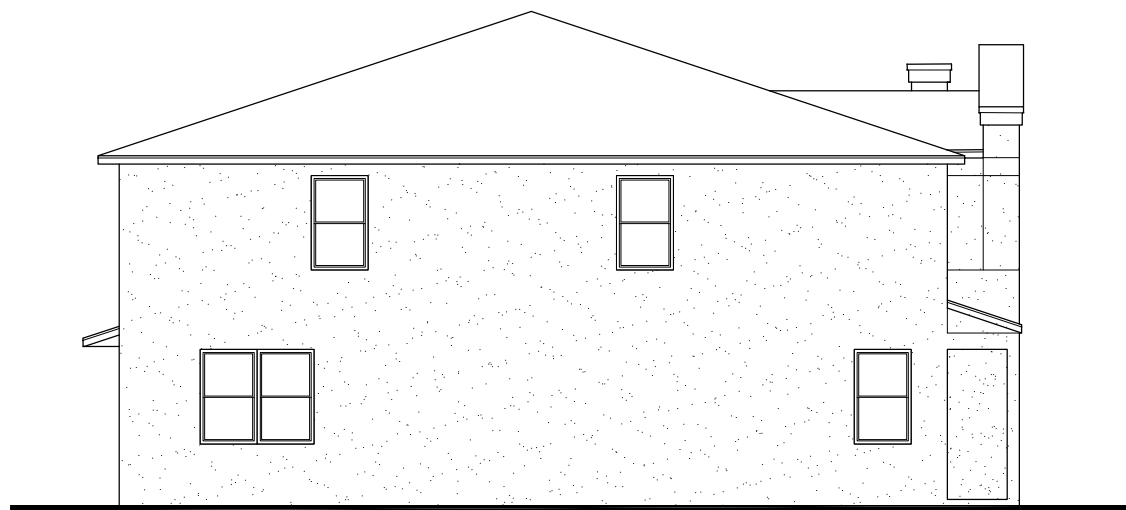
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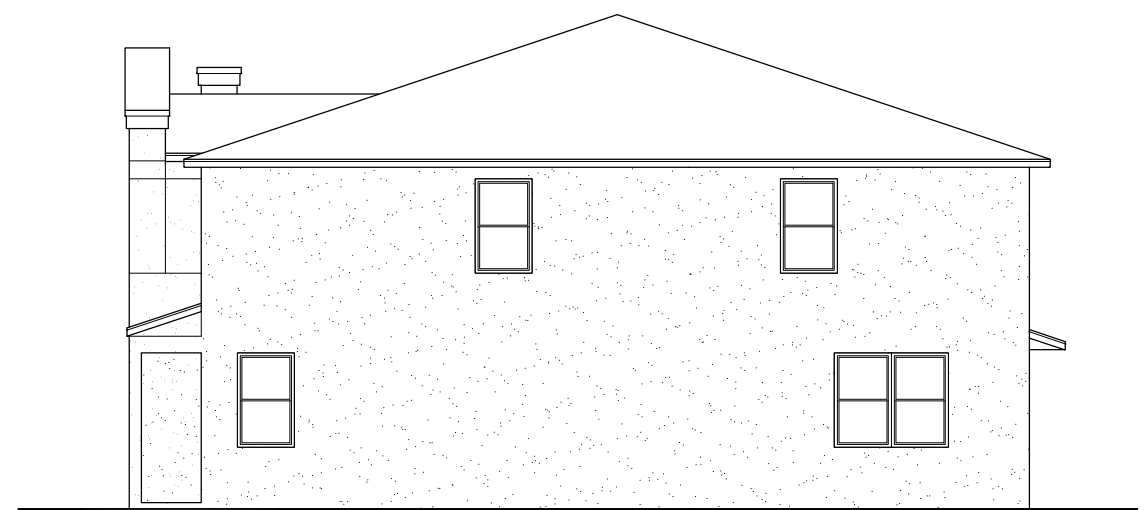
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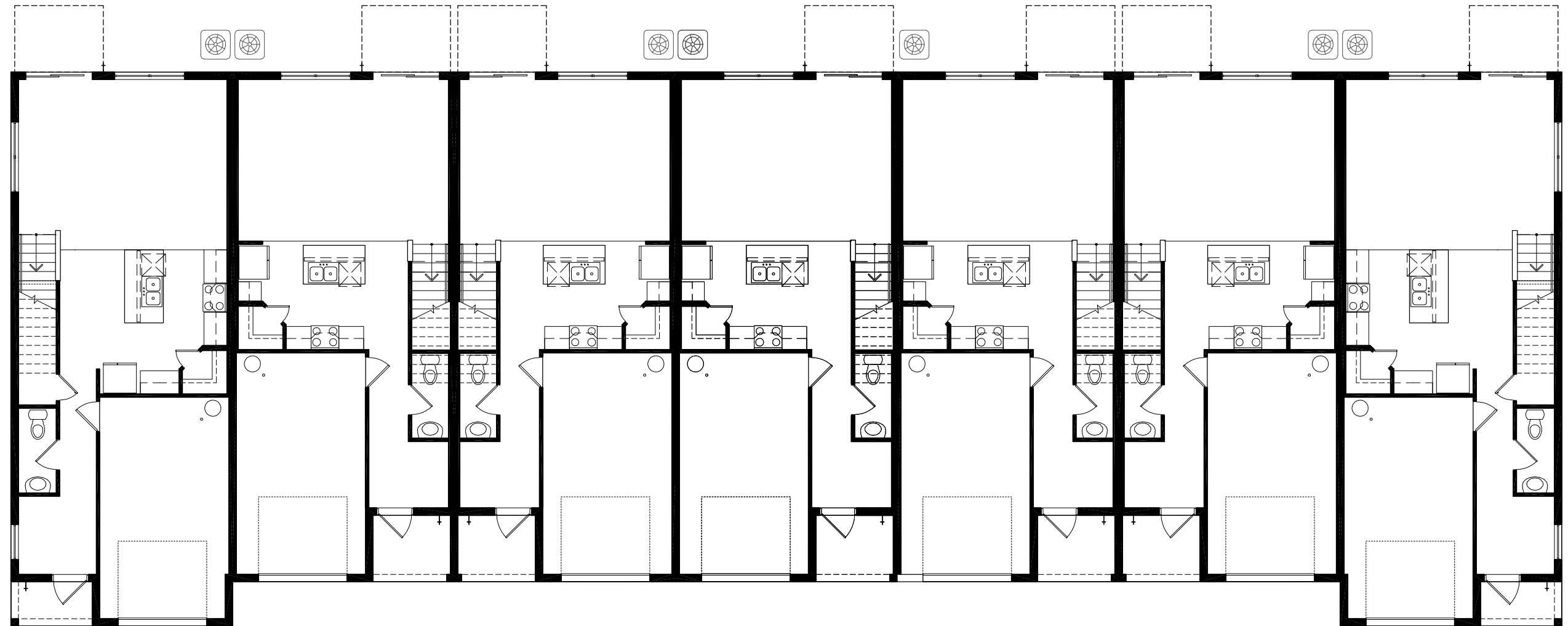
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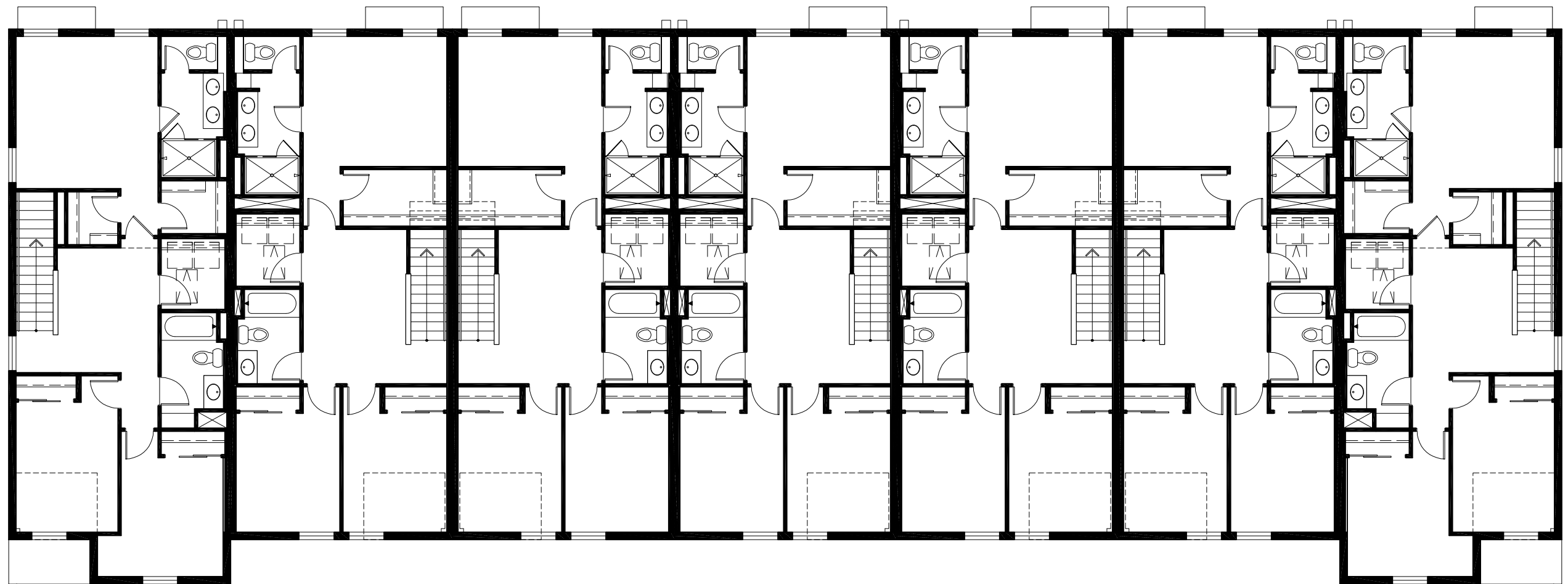
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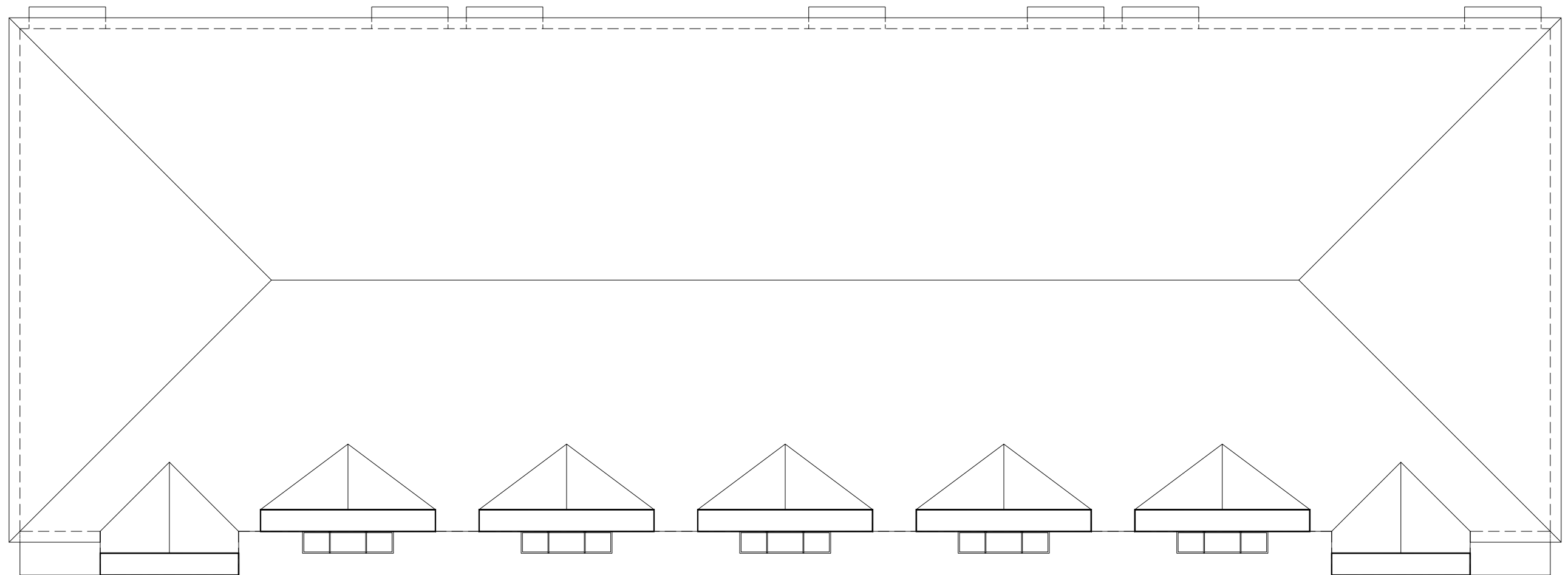
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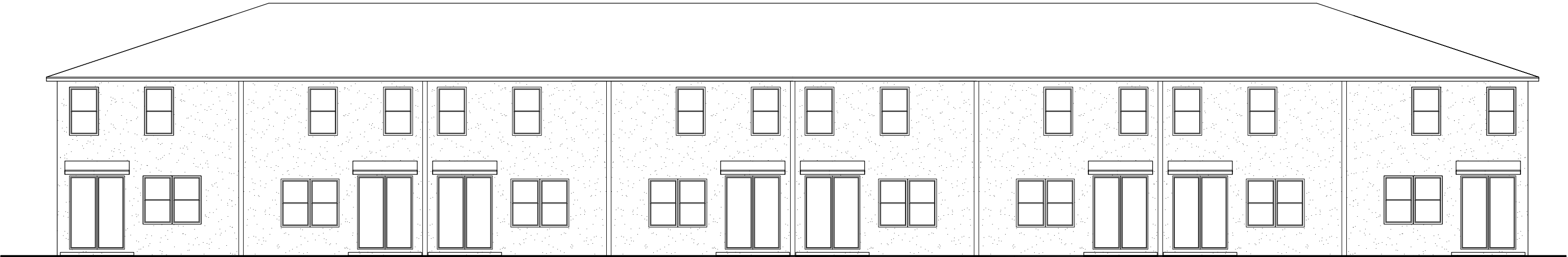
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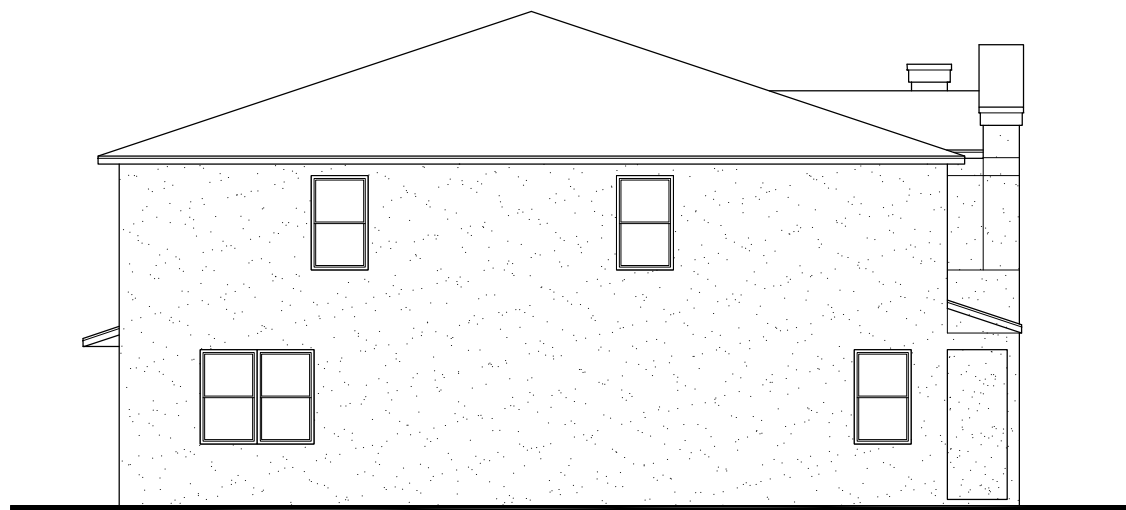
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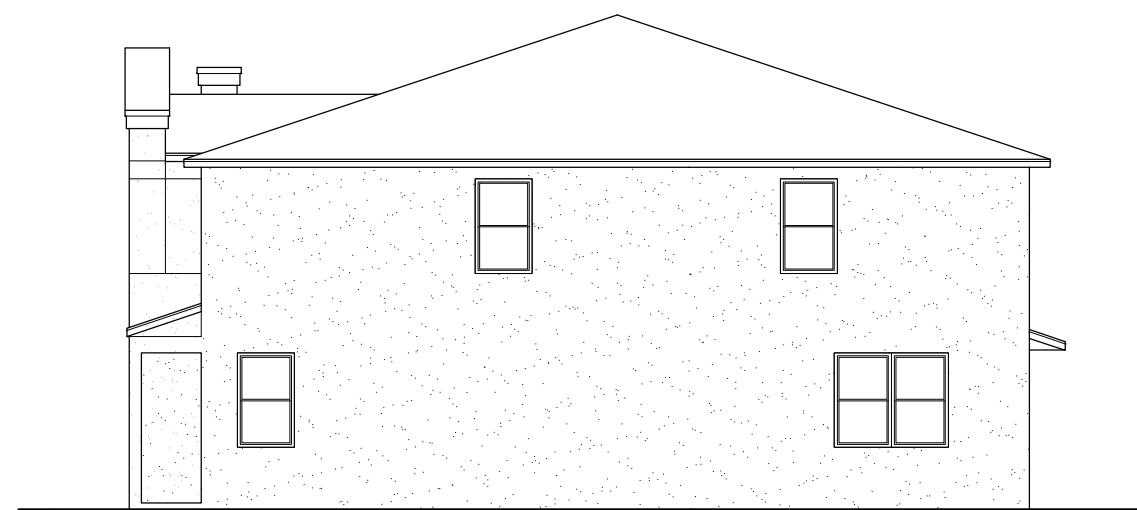
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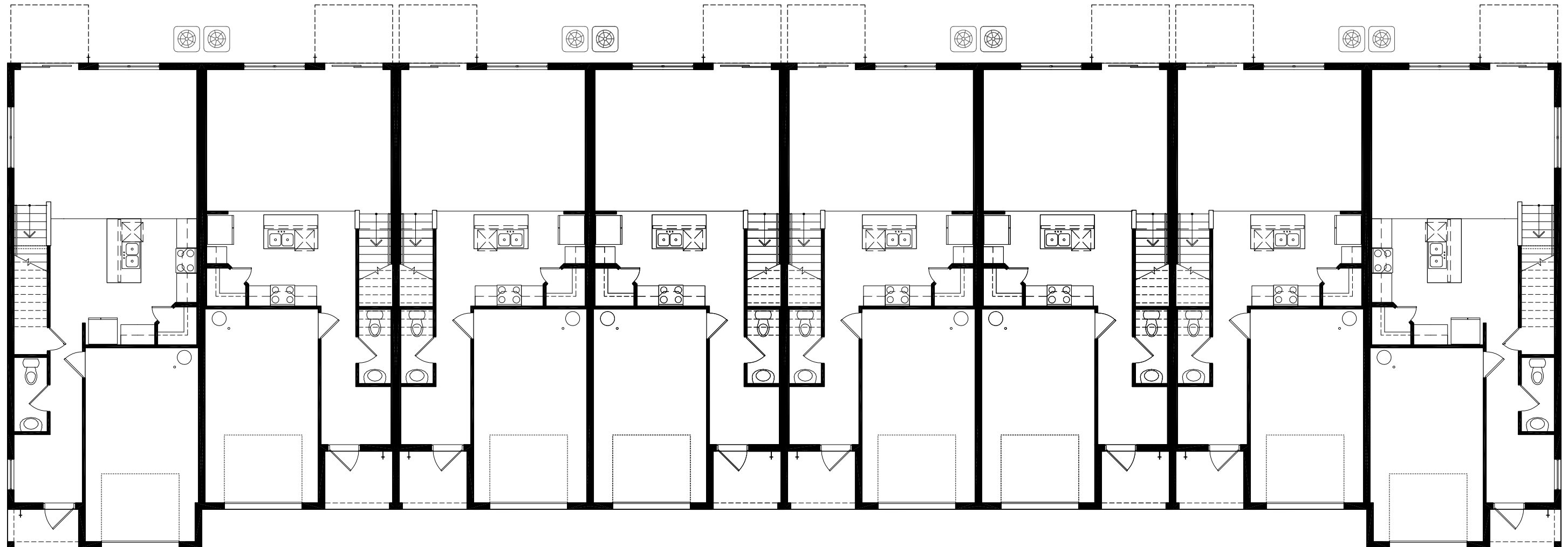
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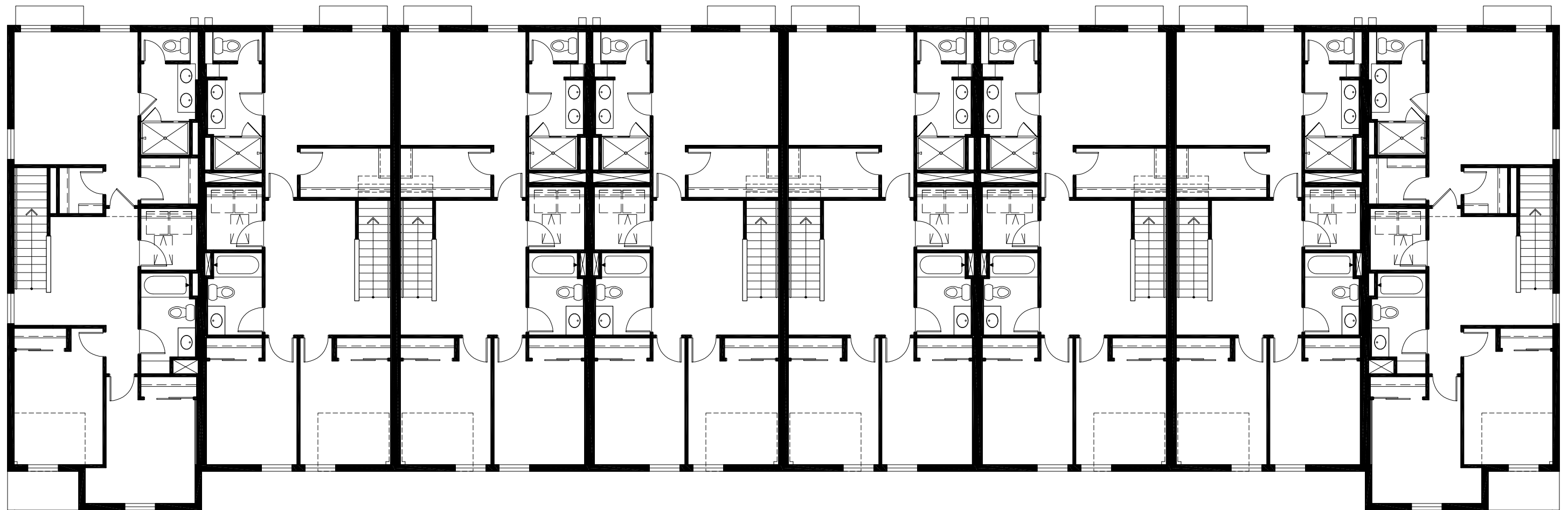
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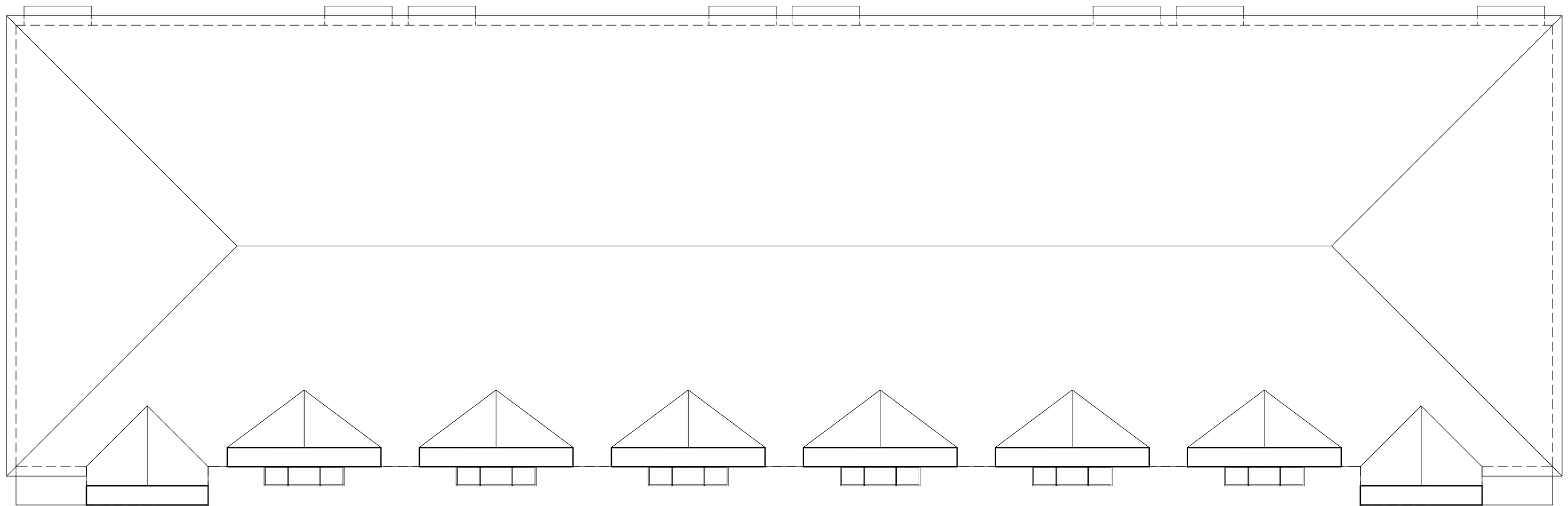
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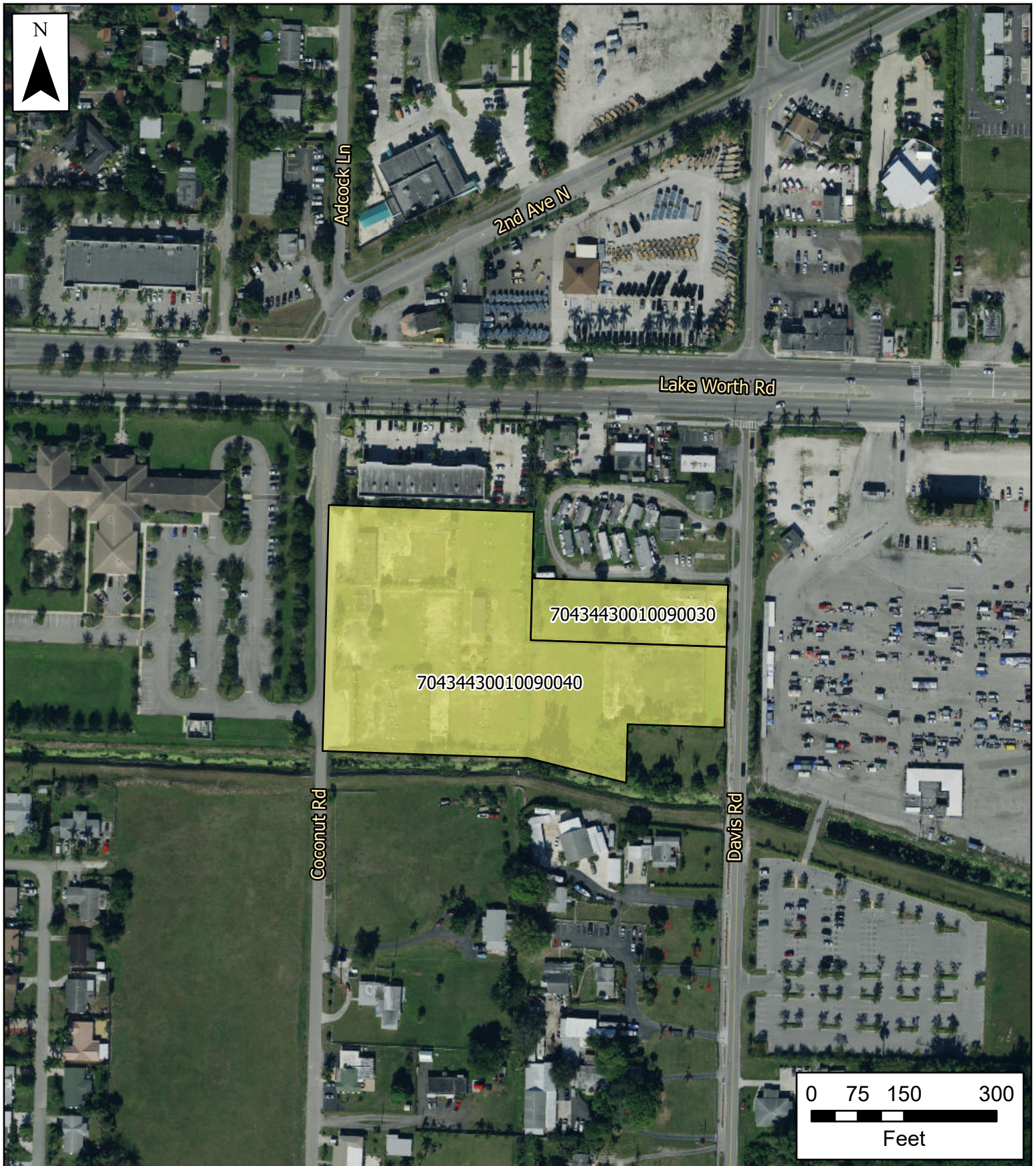
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Village of Palm Springs

Fontana Townhomes

 Property Boundary

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The Village of Palm Springs make no warranties, express or implied, as to the use of the licensed Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update

Data Source: Property boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



Adcock Ln

2nd Ave N

Lake Worth Rd

70434430010090030

70434430010090040

Coconut Rd

Davis Rd

0 75 150 300
Feet



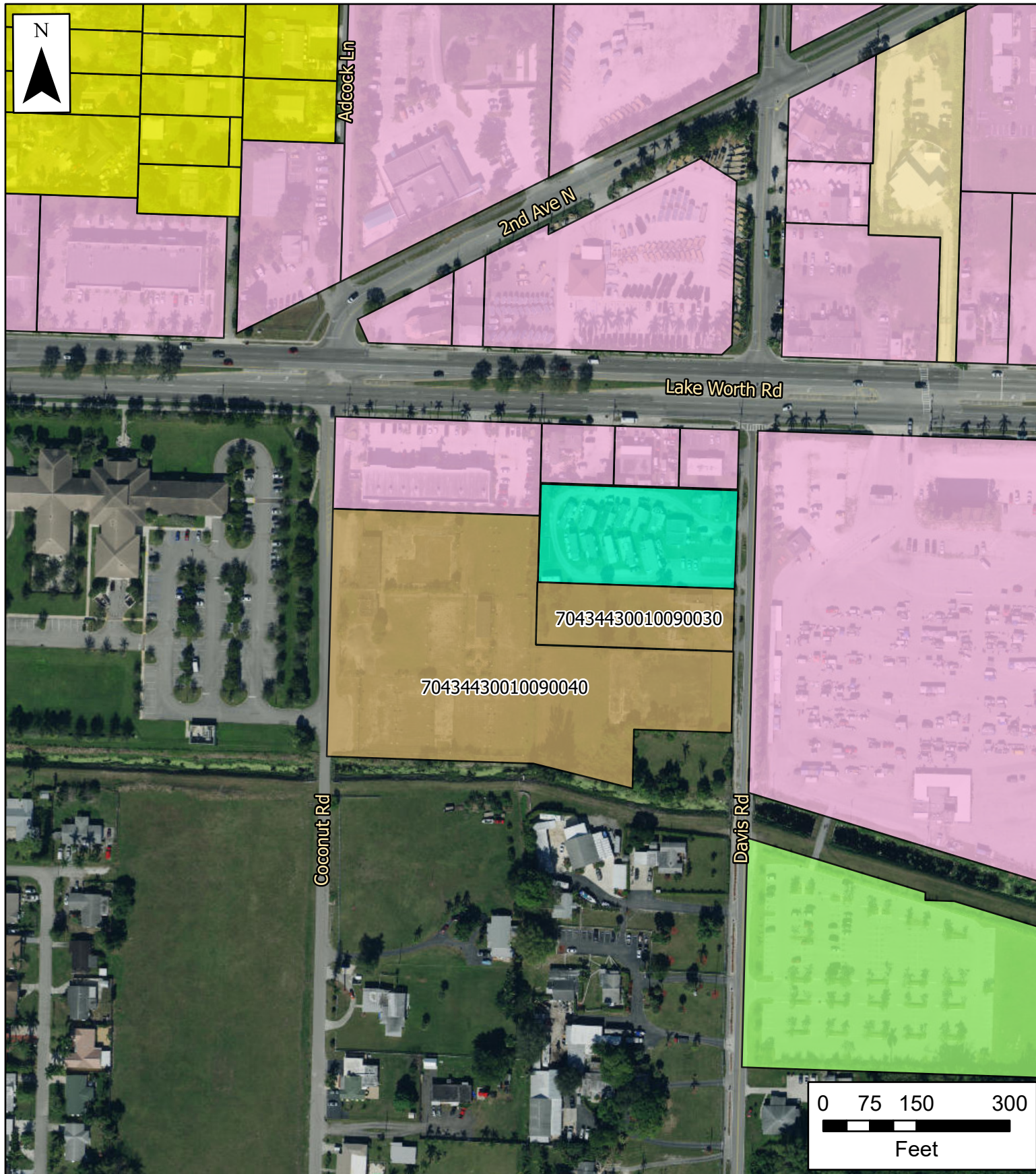
Village of Palm Springs

Fontana Townhomes

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Parcels
Property Boundary

Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

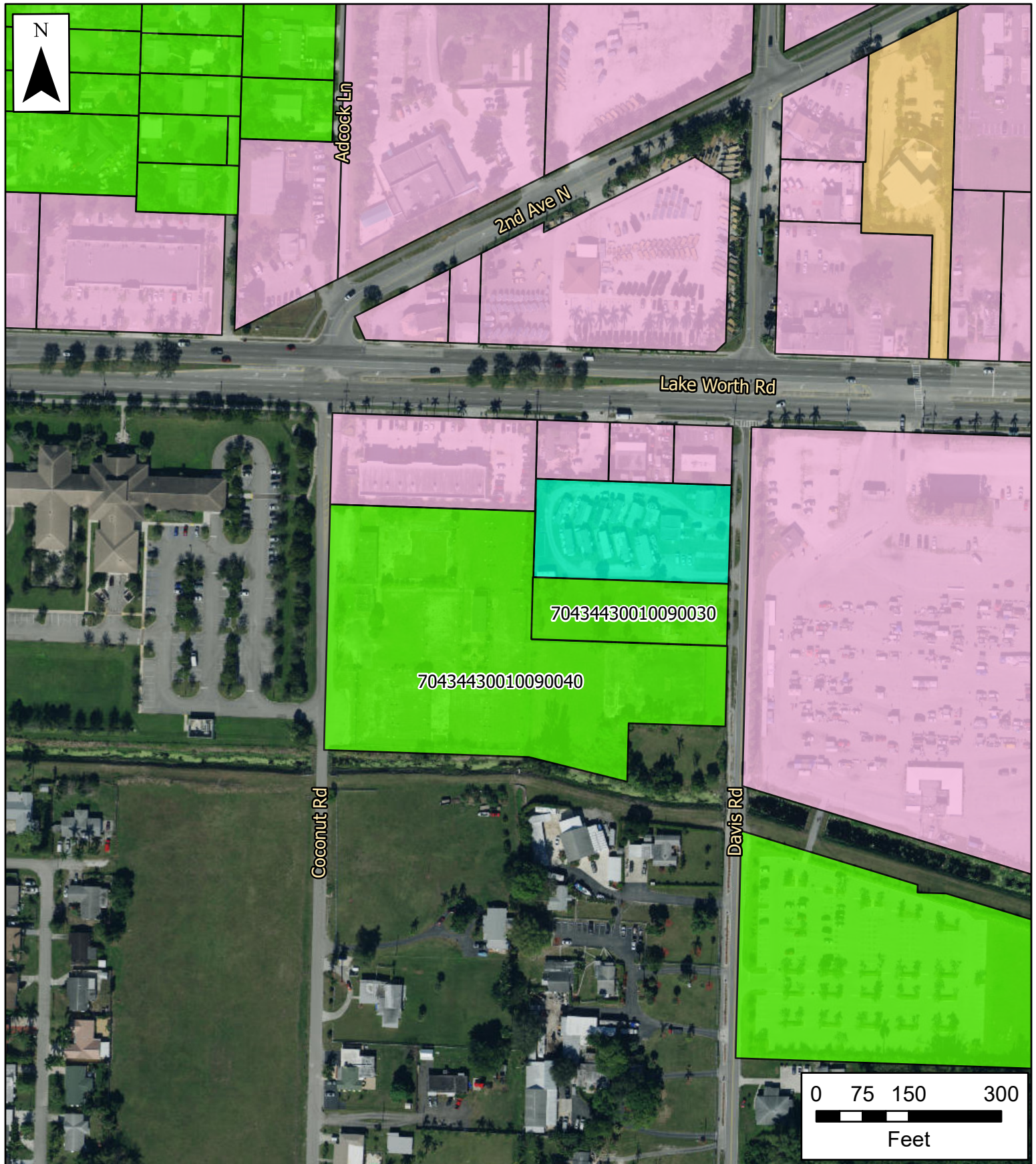
Fontana Townhomes

Future Land Use Map

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- Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Public Buildings and Facilities
- County FLU

Data Source: Parcels provided by Palm Beach County, FLU provided by the Village of Palm Springs



Village of Palm Springs

Fontana Townhomes

Zoning Map

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- County Zoning
- CG (Commercial General)
- G (Governmental)
- RM (Residential Multi-Family)

Data Source: Parcels provided by Palm Beach County, Zoning provided by the Village of Palm Springs



Village of Palm Springs

Executive Brief

AGENDA DATE: March 9, 2021

DEPARTMENT: Planning, Zoning & Building

ITEM 7.2:

Resolution 2021-03 - Site Development Plan Amendment - Fontana Townhomes Residential Planned Development Site Plan (SPR21-02) - 4063 Davis Road and 4090 Coconut Road.

SUMMARY:

Jerrold Purser, agent for Meritage Homes of Florida, Inc., is requesting site development plan approval (SPR2021-02) for a residential planned development project for the combination of the properties located at 4063 Davis Road and 4090 Coconut Road. The applicant is proposing to develop the 4.73 acres site with the construction of 59 two-story fee-simple townhomes. Each townhome will be three-bedroom home with a one car garage and a driveway with space for two cars.

The buildings will be configured with five (5) 6-townhome units, three (3) 7-townhome units and one (1) 8-townhome units, for a total of nine (9) buildings. The community will have two access driveways via the existing Davis Road and Coconut Road right-of-way. Amenities include a tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games.

Note: The Village Code - Section 34-1063(c) Waivers - provides that waivers may be granted by the Village Council following and advisory recommendation by the Planning & Zoning Board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of planned development.

The applicant is requesting four (4) waivers for the proposed RPD site plan:

1. Relief from Sec.34-1328 to allow a 20' wide drive aisle rather than 26' wide required.
2. Relief from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.
3. Relief from Sec.34-766(1) to allow the construction of 59 residential dwelling units within 4.73 acres rather than 12.55 acres minimum required within the RM district.
4. Relief from Sec.34-1064(1)(b) to allow a 15' side setback rather than 20' minimum required.

Note: Based on the property standards within the Residential Multi-Family (RM) zoning district (specifically the minimum lot area requirements) outlined in Village Code section 34-766(1), this proposed 4.73-acre parcel could only support a maximum of 23 dwelling units rather than the proposed fifty-nine (59) by the developer. The applicant is seeking one (1) waiver in order to obtain approval as a Residential Planned Development (RPD) and therefore the ability to maximize density on the property with fifty-nine (59) dwelling units.

The Applicant is requesting a Future Land Use Amendment and Rezoning which are subject of a separate agenda item. Approval of the Residential Planned Development site plan is dependent of the approval of the Land Use Amendment and Rezoning.

Based on the surrounding characteristics and the proposed residential use, staff does not object to the applicant proposed.

FISCAL IMPACT:

The proposed project is expected to increase the Village's assessed property valuation.

ATTACHMENTS:

Resolution No. 2021-03 - Site Development Plan Amendment - 4063 Davis Road & 4090 Coconut Road - SPR21-02

Exhibit "A" Staff Report & Conditions of Approval

Project Narrative and Justification Statement

Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters

Color Site Plan and Color Rendering

Legal Descriptions

Aerial, Location, FLU and Zoning Maps

RESOLUTION NO. 2021-03

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, REQUESTING (APPROVING/DENYING), WITH CONDITIONS, A SITE PLAN, (SPR21-02) FOR THE CONSTRUCTION OF A RESIDENTIAL PLANNED DEVELOPMENT PROJECT CONSISTING OF NINE (9) BUILDINGS (APPROXIMATELY 50,000 SQUARE FEET) WITH 59 TWO-STORY TOWNHOMES, LOCATED AT 4063 DAVIS ROAD & 4090 COCONUT ROAD AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, WGI, Agent for Meritage Homes of South Florida (“Applicant”) is requesting a Site Development Plan (SPR21-02) for a Residential Planned Development Project with four (4) waivers. The proposed project is ±4.73 gross acres (gross area) acres, located at 4063 Davis Road & 4090 Coconut Road; and

WHEREAS, WGI, Agent for Meritage Homes of South Florida, is requesting the following four (4) waivers:

- 1) Requesting a waiver from Sec.34-1328 to allow a 20’ drive aisle instead of 26’ required.
- 2) Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.
- 3) Requesting a waiver from Sec.34-766(1) to allow the construction of 59 residential dwelling units within 4.73 acres instead of 12.55 acres minimum required within the RM district.
- 4) Requesting a waiver from Sec.34-1064(1)(b) to allow a 15’ side setback instead of 20’ minimum required.

WHEREAS, the recommendation of the Planning, Zoning and Building Department is to approve this application, subject to staff report conditions; and

WHEREAS, the Village Council and Planning & Zoning Board has heard this matter in public session; has considered the presentation and other evidence presented by the Applicant; has received and considered the recommendations of the Village Staff; and has otherwise been fully informed regarding this matter.

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

Section 1. The Village Council having received and considered the request of WGI, Agent for Meritage Homes of Florida, Inc. (“Applicant”), for approval of Site Development Plan (SPR21-02) and four (4) waivers within the proposed Residential Planned Development.

Note: Within the proposed Site Development Plan Amendment, the Applicant is requesting four (4) waivers:

The Planning & Zoning Board (“Board”) considered these requests during their March 9, 2021 meeting and in light of the applicable legal criteria set forth in Chapter 34 of the Palm Springs Code and the sworn testimony and other evidence presented at public hearing, and the Board recommended approval of the application, finding that good cause for the waivers has been shown and they have been demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision based upon the criteria set forth in Palm Springs Code Section 34-1063(c).

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby adopts the findings of the Board and approves the said application as revised, with the staff report conditions attached hereto as Exhibit “A”, and which is incorporated herein by reference.**

OR

_____ **Having been otherwise fully apprised of the premises herein, the Village Council hereby rejects the Board findings and denies the application, finding that good cause for the waivers has NOT been shown and they have NOT been demonstrated to be in harmony with the purpose, objectives, and performance standards of this subdivision based upon the criteria set forth in Palm Springs Code Section 34-1063(c), for the following reason(s):**

Notwithstanding any exceptions, conditions or other approvals granted herein, the applicant must conform to all other applicable codes, ordinances, and laws whether stated herein or not.

Section 2. This Resolution shall take effect immediately upon adoption.

Resolution No. 2021-03 – Residential Planned Dev. Site Plan Fontana Townhomes – (SPR21-02) 4063 Davis Road & 4090 Coconut Road

Council Member _____ offered the foregoing resolution. Council Member _____ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, MAYOR	☐	☐	☐
PATTI WALLER, VICE MAYOR	☐	☐	☐
GARY M. READY, MAYOR PRO TEM	☐	☐	☐
DOUG GUNTHER, COUNCIL MEMBER	☐	☐	☐
JONI BRINKMAN, COUNCIL MEMBER	☐	☐	☐

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____ 2021.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: _____
BEV SMITH, MAYOR

ATTEST:

BY: _____
KIMBERLY M. WYNN, VILLAGE CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: _____
GLENN J. TORCIVIA, VILLAGE ATTORNEY



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Small-Scale Land Use Amendment, Rezoning and Site Development Plan (Residential Planned Development Site Plan with Waivers) - Fontana Townhomes – 4063 Davis Road & 4090 Coconut Road.

Application Summary			
Applicant / Petitioner	Meritage Homes of Florida, Inc.	Submittal Date	10/20/2020
Reference Name	Fontana Townhomes	Case Number	SPR21-02
		Parcel Control No	70-42-44-24-00-000-6070 & 70-43-44-30-01-009-0040
Location	Assembly of the properties 4063 Davis Rd & 4090 Coconut Road	Site Area	±4.73 gross acres ±4.48 net acres
P&Z B Meeting	March 9, 2021	Local Planning Agency	April 8, 2021
Council Meeting (after LPA, 1 st Reading)	April 8, 2021	Council Meeting (2 nd Reading)	May 13, 2021
Requests			
Proposed Use(s)	Small-Scale Land Use Amendment of the Future Land Use Map to change the land use from Urban Infill to High Density Residential, concurrent with Rezoning from Urban Infill (UI) to Residential Multiple- Family and a Planned Development Site Plan for construction of 59 two-story townhomes within nine buildings.		
Number of Buildings	9 Buildings (approximately 50,000 SF total)		
Waivers	1. Requesting a waiver from Sec.34-1328 to allow a 20' drive aisle instead of 26' required. 2. Requesting a waiver from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street. 3. Requesting a waiver from Sec.34-766(1) to allow the construction of 59 residential dwelling units within 4.73 acres instead of 12.55 acres minimum required within the RM district. 4. Requesting a waiver from Sec.34-1064(1)(b) to allow a 15' side setback instead of 20' minimum required.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 185 parking needed 2.5/ DU + 25% for guest	185 spaces total 59 garages spaces 118 driveway spaces (2 per unit) 8 guest spaces	Yes
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (East & West)	25'	25'	Yes
Rear yard (South)	20'	N/A (two frontage)	-
Side yard (North & South)	20'	15'	No* (waiver requested)
Site Characteristics			
Existing Use	Vacant lot & Single-Family Home	Proposed Use	Residential Multiple-family
Existing Zoning	Urban Infill (UI)	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Urban Infill	Proposed Future Land Use	High Density Residential

Proposed Density	12.5 du/acres (Maximum permitted on High Density Residential is 19 du/acre)		
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Mobile home park & medical office building	Urban Infill & Commercial	Urban Infill (UI) & Commercial General (CG)
South	Single Family Home & Vacant lot	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
East	Drive in theater – Swap Shop	Commercial	Commercial General (CG)
West	PBC Governmental office	Unknown Unincorporated Palm Beach County	Unknown Unincorporated Palm Beach County
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new residential high density planned development site plan, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan, compatibility with surrounding uses and generally consistent with the CRA Lake Worth Road District objectives.			



I. Site History

- Ordinance 2017-35: Annexation

The property located at 4090 Coconut Road, was voluntarily annexed into the Village of Palm Springs on December 21, 2017. Palm Beach County's Future Land Use and Zoning designations were maintained until today's date.

- Resolution 2017-49: Annexation

The property located at 4063 Davis Road, was annexed into the Village of Palm Springs via interlocal agreement with Palm Beach County, the agreement was executed by Palm Beach County on October 22, 2019, Village's Council approved the annexation on December 21, 2017. Palm Beach County's Future Land Use and Zoning designations were maintained until today's date.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Palm Beach County Urban Infill and Urban Infill (UI), respectively. The proposed small-scale land use amendment is to assign the Village's Future Land Use of High Density Residential. Concurrently, rezoning from the Palm Beach County zoning designation of Urban Infill to Residential Multiple-Family is requested, and is supported with a planned development site plan. All requests are consistent with goals, objectives and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: The applicant is requesting a waiver relief from Sec.34-1328 to allow a 20' wide drive aisle instead of 26' wide required.

Waiver #2: The applicant is requesting a waiver relief from Sec.34-1063(a)(1) to allow for one sidewalk on a street or primary driveway interconnected with other pedestrian ways instead of sidewalks on both sides of the main street.

Waiver #3: The applicant is requesting a waiver relief from Sec.34-766(1) to allow the construction of 59 residential dwelling units within 4.73 acres instead of 12.55 acres minimum required within the RM district.

Waiver #4: The applicant is requesting a waiver relief from Sec.34-1064(1)(b) to allow a 15' side setback instead of 20' minimum required.

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

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

Waiver 1: The request to allow a 20' wide drive aisle when adjacent to 90-degree parking is in harmony and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The majority of the subject site is compliant with the required drive aisle dimensions, however there are even 90-degree parking spaces in a portion of the site which require a 26' wide drive aisle. This waiver will not be injurious to the area involved, as traffic can still safely maneuver into and out of the parking spaces.

Waiver 2: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian connectivity will be provided.

Waiver 3: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

Waiver 4: The request to allow a reduced side setback is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. The subject area of this request is specific to lot 52, which is along the northern portion of the site. It is screened by the adjacent northern property by a 10' landscape buffer and existing 6' concrete wall. The request also applies to lots 14 and 15, along the southern portion of the site, adjacent to the LWDD L-12 Canal. These lots are screened by a 10' landscape buffer with a 5' vinyl fence.

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

Waiver 1: The request to allow a reduced drive aisle width when adjacent to 90-degree parking results from innovative design in which other minimum standards are exceeded. The subject site is compliant with the required drive aisle width in all other areas.

Waiver 2: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian continuity will be provided.

Waiver 3: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

Waiver 4: The request to allow a reduced side setback distance results from innovative design in which other minimum standards are exceeded. The areas of focus for the reduced side setback, currently propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

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

Waiver 1: The granting of the waiver request related to reduced drive aisle width will result in the preservation of valuable natural resources. A narrower street width equates to less impervious area, as a result this will help preserve valuable natural resources.

Waiver 2: The granting of the waiver request will result in the preservation of valuable natural resources, including drainage and recharge areas, and natural areas. As aforementioned, by negating the requirement for an extra sidewalk, this will allow for increased pervious areas throughout the subject site.

Waiver 3: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

Waiver 4: The reduced side setback will result in the preservation of valuable natural resources. This will be achieved, as the reduced setback will allow for greater design freedom and allow for more opportunity to preserve natural resources.

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

Waiver 1: The request will demonstrate public benefits such as desirable site design techniques. By allowing for a narrower drive aisle adjacent to parking spaces, there is room for more pervious area and potential open spaces. This will create a more desirable community for future residents.

Waiver 2: The request will demonstrate public benefits such as extension of pedestrian linkages outside of the project boundaries. The subject site is located in an ideal area with close proximity (less than 300 feet) to the Lake Worth Road Corridor. The proposed sidewalk network will connect to the existing Davis Road sidewalk and allow walkability to the surrounding areas and services.

Waiver 3: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

Waiver 4: The waiver request will demonstrate public benefits such as desirable site design techniques and right-of-way dedication to the LWDD L-12 Canal. By allowing for a reduced side setback, the subject site will have more design freedoms to provide increased open space and additional drainage.

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

Waiver 1: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width in a specific portion of the site.

Waiver 2: This waiver request is specific to the pedestrian sidewalks within the subject site and would not adversely impact adjacent properties. However, appropriate landscape buffering and screening is provided.

Waiver 3: The waiver does not generate any adverse impacts related to adjacent properties; however, the applicant will sufficiently screen and buffer the property.

Waiver 4: The waiver request will provide sufficient screening and buffering to screen adjacent uses from any adverse impacts created by the reduced side setback. This reduced setback is specific to two areas of the subject site, which propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

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

Waiver 1, 2, 3 & 4: Economic issues are not used as a justification for these requests.

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

Waiver 1, 2, 3 & 4: The request is consistent with the existing and potential land uses adjacent to the development site. A majority of the surrounding uses are residential communities which either provide one sidewalk or no sidewalks. There is a sidewalk along Davis Road which the subject site's sidewalk system will connect to. Overall, a waiver request for a decreased street width, single sidewalk, and a reduced side setback will not generate compatibility issues.

Staff supports the applicant's request based on the intent of the applicant to maximize the utilization of the land reducing the amount of impervious surface and consistency with the Village Comprehensive Plan

allowing for innovative designs. Although the acreage is below the minimum required for 59 residential dwelling units, the property can still be developed in the proposed manner without any adverse impact to the surrounding properties.

IV. Neighborhood Compatibility

- 1) The proposed project is located on the south side of Lake Worth Road between Coconut Road and Davis Road.
- 2) Surrounding properties are a mix of residential and commercial uses.
- 3) The property is located within the Lake Worth Road District CRA.
- 4) The Village Center is located within 1.5 miles.
- 5) A mix of different uses like general retails, restaurants, grocery supermarket and professional offices are located on the proximities along Lake Worth Road.
- 6) Available public transportation on Lake Worth Road and South Military Trail are existing within less than 1 mile from the property.

V. Consistency with Palm Springs Lake Worth Road District CRA

1. Detailed Description of the Proposal's Consistency with Five (5) Key Goals of CRA

I. Improving Utilities and Infrastructure

The development proposal will extend new Utilities and install new site-serving Infrastructure to the site, as improvements are necessary in order to construct the Townhouses.

II. Expanding Job Development and Economic Growth

The development proposal does not directly fulfill the CRA's key goal to expand job development and economic growth, but it will provide additional residents to supply the workforce and economy of the Village.

III. Enhancing Public Safety

The development proposal will enhance public safety, as the subject site is currently abandoned and an ideal area for vagrancy, illegal dumping and other criminal activities to occur due to its location adjacent to the LWDD canal and separation from Lake Worth Road. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

IV. Increasing and Maintaining Workforce Housing

While Workforce Housing is not a component of this development proposal, the overall nature of the development program will create an equal opportunity for all Village residents to increase homeownership. Townhouses offer an affordable entry level homeownership opportunity. More ideal than renting and more achievable than purchasing a single-family residential house, the development proposal will provide much needed home options for residents of the Village.

V. Advancing the Partnership with Palm Beach County

The development proposal will advance the partnership with Palm Beach County due to its location within the Hernden Park Countywide Community Revitalization Area (CCRT) neighborhood core area. The Countywide Community Revitalization Area's within Palm Beach County are overseen by the County's Office of Community Revitalization (OCR). This request will require the continued coordination with the County and surrounding Hernden Park residents to ensure the communities needs are met.

2. Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District.

As evidenced by the Lake Worth Road subdistrict study, the Lake Worth Road subdistrict is currently subject to slum/and or blighted conditions. Some of the existing conditions include faulty lot layout in relation to usefulness, inadequate building density patterns, and incidence of crime in the area higher than in the remainder of the county or municipality. This proposal will improve all of the aforementioned negative existing conditions on the subject site and in turn have an effect on the immediately surrounding area.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

The development proposal will assist in achieving strategies and objectives of the CRA as it addresses an existing blighted area within the Village. As evidenced by the subdistrict study, the Lake Worth Road subdistrict is subject to slum/and or blighted conditions. The subject site has sat abandoned for many years and allows for an incidence of crime in the area due to its ideal location next to the LWDD canal and separation from Lake Worth Road. Proposing a residential development such as the Fontana Townhomes development will assist in achieving the CRA's strategies to address blighted areas, by improving the area and discouraging criminal traffic.

VI. Regulatory Issues

- The site plan generally conforms to the property development standards of the Residential Planned Development.
 - 1) Proposed project plan generally meets required site development regulations.
 - 2) A High-Density Residential Land Use designation and rezoning to RM, shall be approved prior to consideration of the proposed Site Plan.
 - 3) The applicant is responsible to acquire all applicable permits from all regulatory agencies with jurisdiction over the project site, including but not limited to Palm Beach County, LWDD and the Village of Palm Springs.
 - 4) Civil/Utility plans shall be approved by the Village's Engineer.
 - 5) Proposed ROW dedications along the west, south and east shall be approved by PBC and LWDD respectively at time of Civil/Utility plan review.
 - 6) The project is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
 - 7) The proposed development is located within the Airport Regulated area Zone 3 & Zone 1 for PBIA and Lantana Airport
 - 8) The 10' pipe easement (ORB. 2204PB. 1150) shall be abandoned at time of Civil/Utility review.
 - 9) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
 - 10) Property shall be platted.

VII. Environmental Issues:

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

VIII. Community Outreach/ Notification

- The subject property was posted on February 26, 2021.
- Public Notification letters were mailed to all property owners within 300 feet radius of subject property on February 19, 2021.
- Legal advertisement was published in the paper on February 25, 2021 and will be re-advertise on March 25, 2021 and April 28, 2021.
- Staff has not received any inquiries or comments as a result of the notices.

IX. Proposed Development Plan Details

The petitioner's development plans dated received on October 20, 2020 depicts the following:

- Application for Small-Scale Land Use Amendment, Rezoning and Residential Planned Development Site Plan approval with 4 waivers for the construction of 59 two-story fee-simply townhomes within 9 buildings.
 1. Site Plan dated received October 20, 2020 revised and resubmitted on February 24, 2021.
 2. Landscape plans dated received October 20, 2020 revised and resubmitted on February 24,

- 2021.
3. Engineering plans dated received October 20, 2020 revised and resubmitted on January 15, 2021.
4. Architectural plans dated received October 20, 2020 revised and resubmitted on December 21, 2020.
5. Photometric plan dated received October 20, 2020 revised and resubmitted on December 21, 2020.
6. Boundary and topographic survey dated received October 20, 2020.
7. Traffic study.
8. Project narrative and Justification Statement of proposed use.
9. Drainage calculations dated received October 20, 2020 revised and resubmitted on December 21, 2020.
10. Common amenities detail plan.

X Recommendation

The applicant is proposing the development of the 4.73 acres parcel with the construction of 59 two-story fee-simple townhomes. The townhomes will be three-bedroom homes with a one car garage and a driveway with space for two cars. The buildings will be configured with five (5) 6-townhome units, three (3) 7-townhome units and one (1) 8-townhome units, for a total of nine (9) buildings. The community will have two access driveways via the existing Davis Road and Coconut Road right-of-way. Amenities include a tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed Residential Planned Development Site Plan to be consistent with goal, objectives and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed residential multi-family project provides internal sidewalk connections between the common amenities (tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games) and the buildings, to facilitate pedestrian circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

A respectively 15' and 10' wide right-of-way, along Coconut Road and Davis Road, is required to be dedicated to Palm Beach County to comply with county standards.

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

Land Development Regulations	Required	Proposed
35 percent of the gross land area for open space	68,302 sf (1.57 acres)	81,457 sf (1.87 acres)
40% maximum lot coverage	82,415 sf	50,000 sf

Planning, Zoning & Building Staff recommends approval of the Small-Scale Land Use Amendment and Rezoning. PZ&B Staff recommends conditional approval of the Residential Planned Development Site Plan with 4 waivers, for the construction of 59 two-story fee simple townhomes subject to the following forty-eight (48) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build out date December 31, 2025.
2. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBI, and a final determination letter shall be provided to the Village at time of permitting.

3. Per Palm Beach Department of Airports request, each perspective tenant and/or purchaser within the ALUNZ must be informed that occasionally will observe aircraft arriving at and departing from Palm Beach County Park Airport, and shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts. Condition shall be added into the HOA covenants/ deed restrictions document and provided to the Village at time of Platting.
4. The final plat shall be approved by the Village Council prior to issuance of a building permit.
5. The Final Plat shall be approved and recorded prior to any sales.
6. The common amenities (tot lot with playground equipment, a shade structure, picnic table and sports field for lawn games) shall be completed in their entirety, open for use and accessible to the residents, prior to the issuance of the 23rd Certificate of Occupancy (40% of the project)
7. The dedication of 10' and 15' along Davis Road and Coconut Road respectively via Right-of-way Deed to Palm Beach County free and clear of all encumbrances (to comply with county standards) shall be executed at time of platting.
8. An opaque fence shall be provided around the lift station supplemented with landscaping and details shall be provided at time of permitting.
9. A Utility/Civil Plan shall be approved by the Village Engineer and Palm Beach County Water Utility Department at time of permitting and shall be revised to match site plan.
10. Garages shall be used for parking only. The HOA covenants/ deed restrictions shall include prohibit the conversion of garages into habitable spaces or used as storage.
11. The HOA covenants/ deed restrictions shall prohibit the installation of any additional impervious or semi-impervious surface.
12. The HOA shall be responsible for all landscape maintenance, including mowing of private yards (this shall be included in the HOA documents).
13. The HOA covenants/deed restrictions shall prohibit the installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles anywhere inside the property. Parking of oversized vehicles that do not fit within the typical parking stall (9'x18.5') shall also be prohibited.
14. Any/all legal instrument recorded shall include deed restrictions on the lots as follows:
 - a. Garages shall remain as garages and shall not be converted to habitable space.
 - b. Only two vehicles shall be parked in the driveways overnight and shall not be permitted to park on or block any sidewalk or drive isles.
 - c. There shall be no screen enclosures or additions permitted including screening the rear patios.
 - d. There shall be no pools permitted.
 - e. Boats, RV'S, or recreational vehicles shall only be permitted if parked in the garage.
 - f. No additional impervious or semi-impervious surface.
15. Each perspective tenant and/or purchaser shall be advised of noise issued due to the Swap Shop.
16. The construction dumpster shall be only provided by Waste Pro USA who is under franchise Agreement with the Village.
17. Conditions of approval stated in Village Engineer's letter (Engenuity Group, Inc.) issued on January 11, 2021 shall be satisfied at time of Civil/Utility application review.
18. No parking shall be allowed, under any circumstances, along the drive isle. Residents and guest parking shall only occur within designated parking stalls, private driveways and private garages.
19. The 10' pipe easement shall be abandoned at time of platting.
20. At time of permitting, provide value of construction and number of construction jobs created to be included in CRA annual report.
21. A future signalized intersection at Davis Road and Lake Worth Road will facilitate access via the Davis Road project entrance – this entrance should be enhanced as the main ingress/egress for the project.
22. Any existing or proposed utility box/cabinet shall be screened from view, Staff recommends wrapping the cabinets/box with a match design accordingly with the existing/proposed location.
23. Any existing or proposed utility easement shall not overlap more than 5' the landscape buffer.
24. Proposed 6' Vinyl fence along Davis Road and Coconut Road ROW is not a preferable material by the Village, Staff recommends providing more durable/resistant material to prevent unwanted pedestrian

traffic.

25. The property owner shall post a notice of annual boundary school assignments for students from this development. The district will provide an 11' x 17' sign to be posted in a clear and visible location in all sales offices and models with the following:

“NOTICE TO HOMEBUYERS/TENANTS”

“school age children may not be assigned to the public school closest to their residences. School Board policies regarding overcrowding or other boundary policy decisions affect school boundaries. Please contact the Palm Beach School District Boundary Office at (561)434-8100 for the most current school assignment(s)”.

26. Photometric plans shall be approved by the Planning, Zoning and Building Department at time of permitting.
27. Landscaped areas shall be irrigated including but not limited to buffer, islands, planter boxes, etc.
28. The mail pickup and delivery system shall be approved by the United States Postal Service.
29. Irrigation plans shall be provided at the time of permitting. Non-potable water shall be used for the irrigation system per Village code.
30. Provide permits from all applicable permitting agencies, including but not limited to, Lake Worth Drainage District, PBC and Village of Palm Springs at the time of permitting.
31. 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.
32. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the PZB Department at time of permitting.
33. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
34. All mechanical equipment's and above-ground infrastructure shall be screened from view.
35. 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.
36. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting as needed.
37. All electric utilities shall be underground.
38. 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.
39. 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.
40. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
41. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy/Certificate of Completion of each improvement area.
42. Absolutely no occupancy, other than construction personnel, is permitted prior to TCO/CO.
43. Photometrics must be certified by an engineer prior to CO.
44. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
45. 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.
46. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
47. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
48. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

49. The School District has requested the Applicant offer a voluntary commitment to make a contribution of \$24,465.00 to the School District of Palm Beach County prior to issuance of a building permit, based on School Capacity Availability Determination letter issued on January 7, 2021.



JUSTIFICATION STATEMENT
FLU Map Amendment | Rezoning | Site Plan (Planned Development)
Fontana Townhomes

Initial Submittal: October 7, 2020

Resubmittal: November 23, 2020; December 21, 2020; January 15, 2021

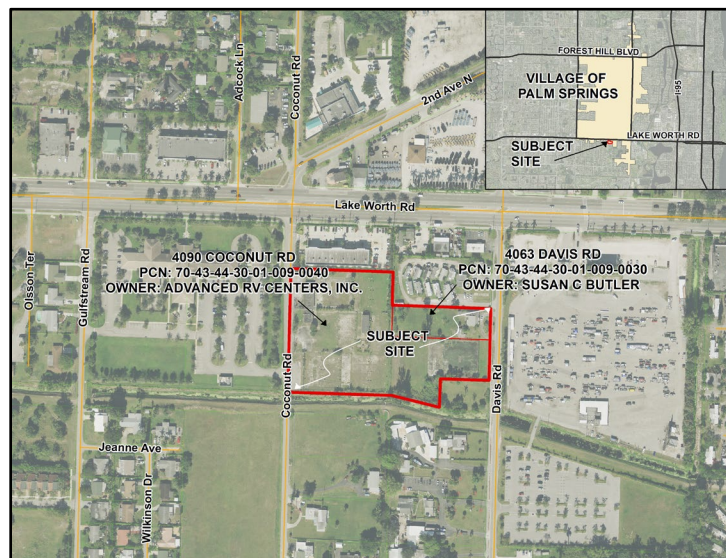
REQUEST

On behalf of Meritage Homes of South Florida, the Applicant, WGI is requesting approval of the following:

- 1) **Future Land Use Map Amendment** from unincorporated Palm Beach County Urban Infill (UI) Future Land Use designation to the Village of Palm Springs High Density Residential Future Land Use.
- 2) **Rezoning** from unincorporated Palm Beach County UI zoning district to the Village of Palm Springs Residential Multifamily (RM) zoning district as a residential planned development.
- 3) **Site Plan (Planned Development)** to allow a 59 unit fee-simple townhouse residential planned development.
 - **Waivers** from the following development standards allowed as part of Planned Development Performance Standards:
 - i. Drive aisle width adjacent to 90 degree parking.
 - ii. Number of sidewalks along a street.
 - iii. Minimum Lot Area
 - iv. Side Setback

SITE CHARACTERISTICS

The 4.73 acre subject site, known as “Fontana Townhomes”, is located approximately 0.1 miles south of the Davis Road and Lake Worth Road intersection on the west side of Davis Road. It is comprised of two parcels identified by Parcel Control Numbers (PCNs) 70-43-44-30-01-009-0030 and 70-43-44-30-01-009-0040. Both subject parcels retain an unincorporated Future Land Use (FLU) Designation of Urban Infill (UI) and are within the unincorporated UI Zoning district. While the parcels retain unincorporated FLU designations and zoning districts, they were recently annexed into the Village of Palm Springs and are thus under the jurisdiction of the Village of Palm Springs (herein referred to as “the Village”). The subject site is within the Palm Spring’s Community Redevelopment Agency (CRA) district boundary and can be further categorized under the Village’s Lake Worth Road CRA Subdistrict. The larger of the two parcels is a former recreational facility and is mostly vacant with numerous residual dilapidated facilities/structures remaining. The smaller of the two parcels is presently occupied by a single-family residential dwelling. A map has been provided below which identifies the subject sites location within the Village, as well as an adjacent parcels view which provides greater detail regarding the site characteristics and surrounding areas.



SURROUNDING PROPERTIES

The site is surrounded by a mix of uses, including a medical office, multifamily residential, single-family residential, and a flea-market/drive-in movie theater. The mix of surrounding uses adjacent to the subject site can generally be found to be consistent with the proposed development. A summary of the surrounding property information has been provided below.

	FLU Designation	Zoning District	Existing Use
North	CG (Village of Palm Springs)	CG (Village of Palm Springs)	Medical Office
	UI (Unincorporated)	UI (Unincorporated)	Mobile Home Park
South	MR-5 (Unincorporated)	RM (Unincorporated)	Vacant/Single-family Residential
East	CG (Village of Palm Springs)	CG (Village of Palm Springs)	Drive-in Movie Theater/Flea Market
West	MR-5 (Unincorporated)	PO (Unincorporated)	Government Center

DEVELOPMENT HISTORY

As previously mentioned, the subject site was recently annexed into the Village of Palm Springs. The annexation of the subject parcels was adopted in December 2017 and October 2019.

The largest of the two subject site parcels, is approximately four acres and was formerly a recreational facility. Palm Beach County (PBC) Petition Number 73-106, approved by Resolution No. 1973-429 by the PBC Board of County Commissioners (BCC) on August 7th, 1973 approved a Special Exception to allow a Tennis Recreation Facility. It is unclear how long the facility known as the *Lake Worth Racquet Club* was in operations and existed on the parcel, but aerial imagery and ownership information reflects that tennis facility site was no longer in operation by September 2000 as it was purchased by a Place of Worship entity, *Haitian Evangelical Crusade Association, Inc.* Subsequently, based on imagery, after the ownership change, many of the recreational facilities, such as tennis courts and a pool, were partially demolished but still remain on the site today in very poor condition.

According to PBC Planning & Zoning records, there were few inquiries to redevelop the tennis facility, but no formal requests were submitted.

The smaller of the two subject site parcels, is approximately 0.75 acres and presently accommodates a single family dwelling unit. No development history is associated with the single-family parcel other than the building information on file with the County, which indicates the home was built in 1946.

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DISTRICT BOUNDARY CHANGES FUTURE LAND USE MAP AMENDMENT/REZONING

Pursuant to the review requirements provided in Section 34-602.-Land Development Board, the development proposal is consistent with said requirements as outlined below.

1. A statement of the petitioner's interest in the property to be rezoned, including a copy of the last recorded warranty deed. The following shall also be included, if applicable:

(a) If the interest is a joint and several ownership, a written consent to the rezoning petition by all parties of record.

(b) If the interest is a contract purchase, a copy of the purchase contract and written consent of the seller/owner.

(c) If an authorized agent is involved, a copy of the agency agreement or written consent of the principal/owner.

(d) If a lessee is involved, a copy of the lease agreement and written consent of the owner.

(e) If a corporation or other business entity is involved, the name of the officer or person responsible for the application and written proof that the representative has the delegated authority to represent the corporation or other business entity, or in lieu thereof, written proof that he is in fact an officer of the corporation.

Response: The Applicant has provided a copy of the Agency Agreement/written consent from the applicable property owners. A copy of the latest warranty deed applicable to each property owner has been provided for review.

2. A certified boundary survey by a surveyor registered in the state, at a scale prescribed by the village, containing the following:

(a) An accurate legal description of the property to be rezoned.

(b) A computation of the total acreage of the tract to the nearest one-tenth of an acre.

Response: A certified boundary survey by a surveyor registered in the state, at a scale prescribed by the Village has been provided as part of this land Use/district boundary change request. A legal description and computation of the total acreage of the tract to the nearest one-tenth of an acre have been provided within the survey.

3. The location of the subject parcel, plotted on an official base map, land development map or other acceptable map of the village.

Response: As identified on Page One of this Justification Statement, a location map of the subject site within the Village has been provided. Furthermore, a radius map and location maps have been included to further identify the location of the subject site.

4. A property owner's location drawing, showing all properties within 300 feet of the subject property and their relation to the subject parcel.

Response: As required by the Village to provide adjacent property owner information for Public Hearing applications/notices a location map showing all properties within 300 feet of the subject property and their relation to the subject site has been provided.

5. A statement of special reasons or the basis for the rezoning request, including the intended use of the property.

Response: As aforementioned, the subject parcels were recently annexed into the Village however they were never assigned a Village Land Use Designation or Zoning district. This request to allow a high density residential land use and RM zoning are necessary in order for the subject site to remain consistent with the surrounding area and to initiate any sort of development on the subject parcels.

6. A confirmation of the provisions of all necessary facilities and systems, and attested to by the applicant or authorized agent, for storm drainage, water supply, sewage treatment, solid waste disposal, public safety protection, recreational and park areas, school sites and any other services, where applicable.

Response: Due to the subject site being previously developed for an intense recreational facility, and also accommodating a residential dwelling unit, adequate provisions of all necessary facilities and systems will be achievable for the subject site.

As part of the required application, coordination has been initiated with the appropriate facilities and system providers in order to confirm adequate provisions can be provided to the subject site. Copies of all correspondence with providers has been included with this submittal, as well as any statements received.

7. Payment of a filing fee as established by the village.

Response: The filing fee associated with the Future Land Use Map Amendment and Rezoning portion of the request required by this section have been provided as part of this submittal.

CONSISTENCY WITH PALM SPRINGS CRA COMMUNITY REDEVELOPMENT PLAN

As aforementioned, the subject site is within the Palm Springs CRA, under the Lake Worth Road CRA subdistrict. Per the CRA Community Redevelopment Plan, new development applications must demonstrate consistency with the Plan. A description of the development's proposal consistency with the Community Redevelopment Plan can be found below.

1. Detailed Description of the Proposal's Consistency with Five (5) Key Goals of CRA

- I. Improving Utilities and Infrastructure**

Response: The development proposal will improve the Utilities and Infrastructure of the area, as improvements are necessary in order to construct the Townhouses.

- II. Expanding Job Development and Economic Growth**

Response: The development proposal will remain consistent with the CRA's key goal to expand job development and economic growth, as it will provide additional residents to supply the workforce and economy of the Village.

- III. Enhancing Public Safety**

Response: The development proposal will enhance public safety, as the subject site is currently abandoned and an ideal area for crime to occur due to its location adjacent to the LWDD canal and separation from Lake Worth Road. The development of buffers, fencing, and additional landscape screening around the perimeter of the subject site will significantly decrease the chance of any crime occurring on this property in the future.

- IV. Increasing and Maintaining Workforce Housing**

Response: While Workforce Housing is not a component of this development proposal, the overall nature of the development program will create an equal opportunity for all Village residents to increase home-ownership. Townhouses offer an affordable entry level homeownership opportunity. More ideal than renting and more achievable than purchasing a single-family residential house, the development proposal will provide much needed home options for residents of the Village.

- **V. Advancing the Partnership with Palm Beach County**

Response: The development proposal will advance the partnership with Palm Beach County due to its location within the Hernden Park Countywide Community Revitalization Area (CCRT) neighborhood core area. The Countywide Community Revitalization Area's within Palm Beach County are overseen by the County's Office of Community Revitalization (OCR). This request will require the continued coordination with the County and surrounding Hernden Park residents to ensure the communities needs are met.

2. Proposal's effect on existing conditions (identified in CRA Community Redevelopment Plan) in the CRA District.

Response: As evidenced by the Lake Worth Road subdistrict study, the Lake Worth Road subdistrict is currently subject to slum/and or blighted conditions. Some of the existing conditions include faulty lot layout in relation to usefulness, inadequate building density patterns, and incidence of crime in the area higher than in the remainder of the county or municipality. This proposal will improve all of the aforementioned negative existing conditions on the subject site and in turn have an effect on the immediately surrounding area.

3. Proposal's ability to assist in achieving strategies and objectives of the Palm Springs CRA.

Response: The development proposal will assist in achieving strategies and objectives of the CRA as it addresses an existing blighted area within the Village. As evidenced by the subdistrict study, the Lake Worth Road subdistrict is subject to slum/and or blighted conditions. The subject site has sat abandoned for many years and allows for an incidence of crime in the area due to its ideal location next to the LWDD canal and separation from Lake Worth Road. Proposing a residential development such as the Fontana Townhomes development will assist in achieving the CRA's strategies to address blighted areas, by improving the area and discouraging criminal traffic.

DEVELOPMENT PROGRAM

The following outlines the development program for the proposed 59 unit multi-family residential townhouse development:

Density

The maximum density for the RM zoning district is 19 DU/AC. The proposed development remains consistent with the district's density regulations as a density of 12.5 DU/AC is proposed.

Building Height

Pursuant to Section 34-1064, the maximum height for a building within the residential planned development district shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher. The proposed RM zoning district and residential planned development height regulation remain consistent with one another, as three stories or 35 feet. The subject site is in compliance with this requirement as the proposed buildings are no more than 35 feet in height.

Minimum Acreage Requirement

The Village's code requirements state that all Residential Planned Developments shall be no less than three acres. The subject site is compliant with this requirement as it is 4.73 acres in size.

Open Space and Common Amenity Area

Pursuant to Section 34-1064(d) of the Village Code, a residential planned development is required to provide a minimum amount of open space and common amenity area. The minimum total open space requirement for residential planned developments shall be 35 percent of the gross land area, of which 20 percent shall be common amenity area. Based on the standard for required open space, the 4.73 acre subject site is required to provide 1.65 acres of open space. The subject site currently exceeds the code requirement for open space as 2.09 acres or 44 percent of the gross land are proposed to remain as open space. Of the 1.65 acre open space requirement, at least 20 percent of this area must be provided as a common amenity area to all lots such as parks, playgrounds, or other recreational purposes. Based on the open space land area requirement of 1.65 acres the subject site is required to provide 0.31 acres of common amenity area for the proposed community. This requirement is adequately satisfied, as 0.31 acres of common amenity area is proposed central to the community.

Lot Coverage

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

Access

The subject site retains double frontage along Coconut Road and Davis Road. Two ingress/egress access points are proposed, one access point from Davis Road and another access point from Coconut Road. The two access points allow for increased circulation and flow of vehicular and pedestrian traffic throughout the subject site.

Buffering

Pursuant to Village Code *Article III, Section 34-162.-Required Landscaping*, in certain situations the Village requires landscaping around the perimeter of development parcels in order to create a buffer from adjoining land uses, streets and properties. The subject site is in compliance with this section of the Village's code as there is a 10 foot landscape buffer provided around the entirety of the subject site. This proposed perimeter buffer in conjunction with the adjacent properties' buffers will provide screening and will reduce the risk of any potential adverse impacts from the adjacent mobile home park and medical office developments to the north.

Waivers

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

CONFORMANCE WITH PLANNED DEVELOPMENT CODE

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

SEC. 41-1062 OBJECTIVES

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

Response:

The proposed residential planned development is in conformance with this objective as the requested residential density of 12.5 dwelling units per acre (DU/AC) is not out of character for the surrounding area. The site is located in close proximity to many commercial services which will provide immediate service to future residents and create a functional balance between non-residential and residential uses. Furthermore, it is compatible with the surrounding residential land use designations to the north, east, south, and west. Therefore, by allowing for the approval of the proposed 59 dwelling unit townhouse development, the Village's "Small Town Feel" will not be adversely impacted.

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

Response:

The site planning of the subject site took great consideration into the context of the development with the surrounding areas. The subject site's required dry detention areas and recreation area provide a great deal of open space and substantially less intensity, so they have been located adjacent to the southernmost property line which abuts residential on the opposite side of the LWDD L-12 Canal. This siting coupled with the canal along the southern property line provides for the utmost separation possible between the proposed townhouse development and neighboring single family residential.

3. To enhance landscaped open space and streetscapes.

Response: The development proposal is consistent with the aforementioned objective as areas of the subject site will exceed landscaping requirements for open space and streetscapes.

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

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

Response: The development proposal brings unique and creative solutions to new development, by remaining consistent with the aforementioned subobjectives. As previously mentioned, great consideration was given during the site planning of the subject site. The arrangement and spacing of buildings relative to open spaces was considered heavily to remain consistent with requirements such as the common amenity area requirements and to provide a better quality of living for future residents. Furthermore, the development proposal provides for a unique solution to develop a currently underutilized parcel by aggregating an adjacent single-family parcel rather than creating an enclave. As previously stated, the access drives have been located in a way to promote circulation and access of the unique double-frontage site. Each subobjective was weighed heavily as they relate to the specific subject site.

SEC. 34-1063 PERFORMANCE STANDARDS

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

Standards:

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

Response: The development proposal is proposing sidewalks along one side of the street to provide for a greater sense of open space and to utilize the subject site's potential to the greatest extent possible. The Planned Development code requires that sidewalks be required on both sides of the streets. While sidewalks are not provided on both sides of the streets, adequate pedestrian circulation and access throughout the subject site is still achieved through the use of a five foot wide sidewalk and crosswalks throughout. The proposal of one sidewalk rather than two is subject to a waiver.

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

Response: As aforementioned, consolidation of smaller parcels into a large, unified development project was incorporated into the planned development proposal. If the request were solely to develop the former tennis facility parcel, this would

result in an enclave of single-family residential. Therefore, the adjacent single-family lot is proposed to be consolidated with the larger parcel in order to provide a unified development and avoid any adverse impacts to the community.

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

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

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

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

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

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

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

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

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

Response: The required 0.31 community amenity area is proposed to remain as one whole area located central to the development. By aggregating the amenity area into one tract rather than multiple smaller tracts throughout the subject site, the land will sufficiently be used for active and passive/leisure activities.

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

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

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

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

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

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

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

Response: As coordinated with Palm Beach County School Board, a 10'x15' school bus shelter has been provided along Davis Road.

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

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

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

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

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

Response: As depicted in the site photos provided with this submittal, a masonry wall currently exists along the adjacent commercial property line to the north of the subject site. This wall is proposed to remain as is to provide further screening from the medical office use and to promote compatibility. As previously mentioned, a perimeter landscape buffer is proposed in conjunction with the neighboring medical office's landscape buffer to provide the utmost screening as possible.

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

Response: As aforementioned, the subject site is proposed to provide adequate vehicular circulation that does not negatively impact existing roadway conditions, including avoidance of dead-end streets and t-style turn arounds. Rather than providing access along one road, access along both frontages of the double frontage subject site is provided to negate the increased need for dead-end streets and t-style turn arounds that is commonly found in development patterns today.

WAIVERS

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

Waiver	Subject	Code Section	Required	Proposed	Deviation
1.	Street width adjacent to 90 degree parking	Sec. 34-1328	26' wide drive aisle when adjacent to parking	20' wide drive aisle when adjacent to parking	-6'
2.	Sidewalk	Sec. 34-1063(a)(1)	Sidewalk along both sides of Street	Sidewalk along one side of street	Single-sided sidewalk
3.	Side Setback	Sec. 34-1064(e)(1)(b)	20'	15'	-5'
4.	Min. Lot Area	Sec. 34-766(1)	547,000 SF / 12.55 AC.	205,881 SF / 4.73 AC.	-341,119 SF / - 7.83 AC.

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

Waiver 1 Response: The request to allow a 20' wide drive aisle when adjacent to 90 degree parking is in harmony and is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code. The majority of the subject site is compliant with the required drive aisle dimensions, however there are seven 90 degree parking spaces in a portion of the site which require a 26' wide drive aisle. This waiver will not be injurious to the area involved, as traffic can still safely maneuver into and out of the parking spaces.

Waiver 2 Response: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian connectivity will be provided.

Waiver 3 Response: The request to allow a reduced side setback is consistent with the purpose and intent of the Village's Comprehensive Plan and Land Development Code, and will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. The subject area of this request is specific to lot 52, which is along the northern portion of the site. It is screened by the adjacent northern property by a 10' landscape buffer and existing 6' concrete wall. The request also applies to lots 14 and 15, along the southern portion of the site, adjacent to the LWDD L-12 Canal. These lots are screened by a 10' landscape buffer with a 5' vinyl fence.

Waiver 4 Response: The request to allow a reduced lot size from the required minimum lot requirements is outside of the Applicant's control and will not affect the public health safety, and welfare.

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

Waiver 1 Response: The request to allow a reduced drive aisle width when adjacent to 90 degree parking results from innovative design in which other minimum standards are exceeded. The subject site is compliant with the required drive aisle width in all other areas.

Waiver 2 Response: The request to allow a sidewalk along one side of the street where a sidewalk is required along both sides will not be injurious to the area involved or otherwise detrimental to the public health, safety, and welfare. As previously stated, this waiver will allow for greater flexibility in site design and adequate pedestrian continuity will be provided.

Waiver 3 Response: The request to allow a reduced side setback distance results from innovative design in which other minimum standards are exceeded. The areas of focus for the reduced side setback, currently propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

Waiver 4 Response: The request to allow a reduced lot size is not the result of innovative design. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The granting of the waiver request related to reduced drive aisle width will result in the preservation of valuable natural resources. A narrower street width equates to less impervious area, as a result this will help preserve valuable natural resources.

Waiver 2 Response: The granting of the waiver request will result in the preservation of valuable natural resources, including drainage and recharge areas, and natural areas. As aforementioned, by negating the requirement for an extra sidewalk, this will allow for increased pervious areas throughout the subject site.

Waiver 3 Response: The reduced side setback will result in the preservation of valuable natural resources. This will be achieved, as the reduced setback will allow for greater design freedom and allow for more opportunity to preserve natural resources.

Waiver 4 Response: The request to allow a reduced lot size will not result in preservation of valuable natural resources. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The request will demonstrate public benefits such as desirable site design techniques. By allowing for a narrower drive aisle adjacent to parking spaces, there is room for more pervious area and potential open spaces. This will create a more desirable community for future residents.

Waiver 2 Response: The request will demonstrate public benefits such as extension of pedestrian linkages outside of the project boundaries. The subject site is located in an ideal area with close proximity (less than 300 feet) to the Lake Worth Road Corridor. The proposed sidewalk network will connect to the existing Davis Road sidewalk and allow walkability to the surrounding areas and services.

Waiver 3 Response: The waiver request will demonstrate public benefits such as desirable site design techniques and right-of-way dedication to the LWDD L-12 Canal. By allowing for a reduced side setback, the subject site will have more design freedoms to provide increased open space and additional drainage.

Waiver 4 Response: The request to allow a reduced lot size does not demonstrate public benefits to be derived. The lot is predisposed to be smaller than the required minimum and is outside of the control of the applicant.

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

Waiver 1 Response: The request will not jeopardize the screening of the subject site as it relates to a decreased drive aisle width in a specific portion of the site.

Waiver 2 Response: This waiver request is specific to the pedestrian sidewalks within the subject site and would not adversely impact adjacent properties. However, appropriate landscape buffering and screening is provided.

Waiver 3 Response: The waiver request will provide sufficient screening and buffering to screen adjacent uses from any adverse impacts created by the reduced side setback. This reduced setback is specific to two areas of the subject site, which propose landscaping above code requirements and provide an existing 6' concrete wall and 5' vinyl fence.

Waiver 4 Response: The waiver does not generate any adverse impacts related to adjacent properties, however, the Applicant will sufficiently screen and buffer the property.

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

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

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

Response: The request is consistent with the existing and potential land uses adjacent to the development site. A majority of the surrounding uses are residential communities which either provide one sidewalk or no sidewalks. There is a sidewalk along Davis Road which the subject site's sidewalk system will connect to. Overall, a waiver request for a decreased street width, single sidewalk, reduced side setback, and minimum lot area will not generate compatibility issues.

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

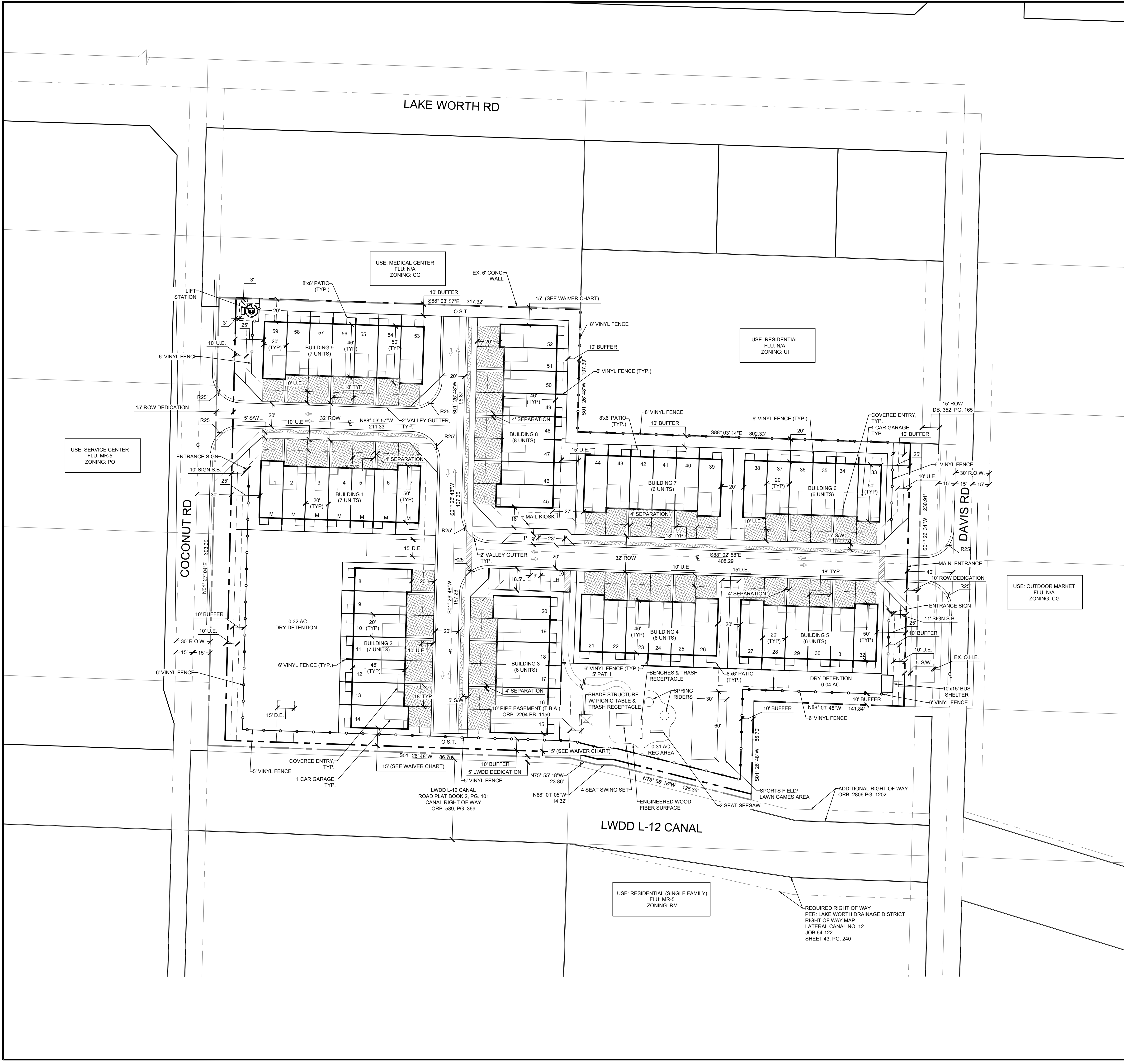
Response: This criterion is not applicable as a waiver is not requested from the common amenity area requirements. The development proposal provides adequate community amenity area.

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

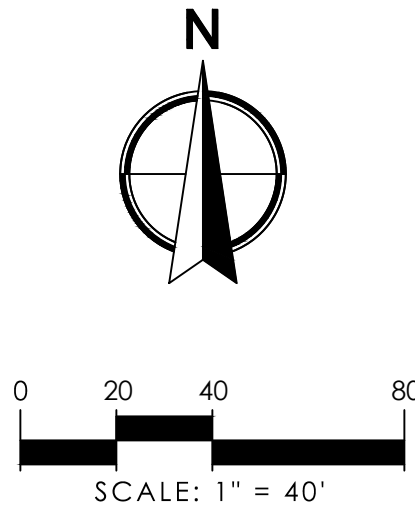
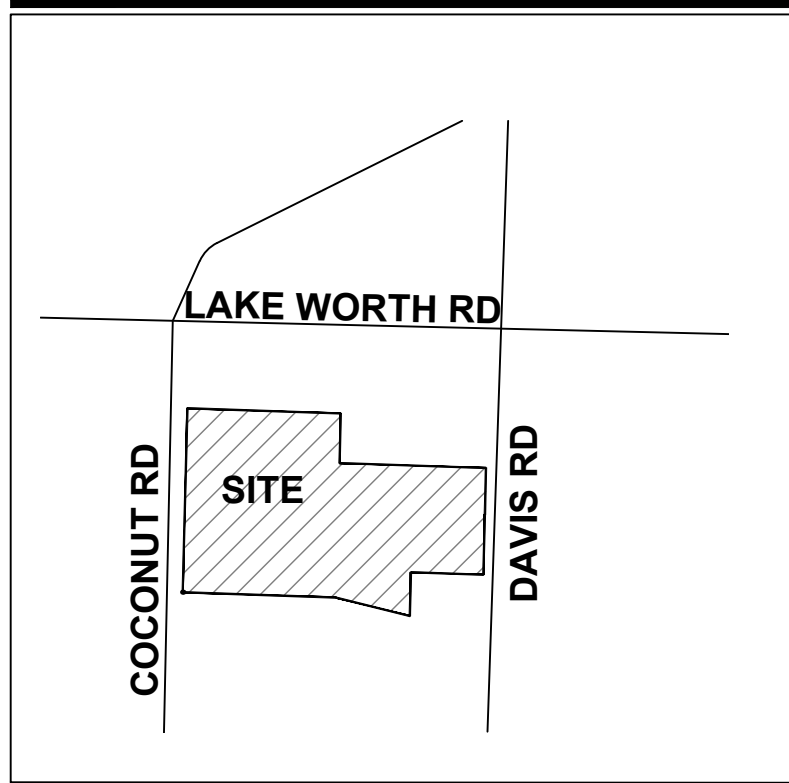
Response: This criterion is not applicable as a waiver is not requested from the height limitation requirements. The development proposal is currently under the maximum height threshold of three stories or 35 feet.

CONCLUSION

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



LOCATION MAP



SITE DATA

APPLICATION NAME	FONTANA TOWNHOMES
EXISTING LAND USE DESIGNATION (PBC)	UI
PROPOSED LAND USE DESIGNATION (VILLAGE)	HIGH DENSITY RESIDENTIAL
EXISTING ZONING DISTRICT (PBC)	UI
PROPOSED ZONING DISTRICT (VILLAGE)	RM/PUD
PCN	70-43-44-30-01-009-0040
	70-43-44-30-01-009-0030
EXISTING USE	SINGLE FAMILY/VACANT
PROPOSED USE	TOWNHOME RESIDENTIAL
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC.(35%)*
OPEN SPACE PROVIDED	1.87 AC.(41%)
PROPOSED PERVIOUS	2.23 AC.(47.1%)
PROPOSED IMPERVIOUS	2.50 AC.(52.9%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC.(20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.
TOTAL PARKING REQUIRED	185 SP.
RESIDENTIAL PARKING REQUIRED (2.5 SP/D.U.)	148 SP.
GUEST SPACES REQUIRED (25% OF REQ. SP.)	37 SP.
TOTAL PARKING PROVIDED	185 SP.
GARAGE SPACES	59 SP.
DRIVEWAY SPACES	118 SP.
GUEST SPACES	8 SP.
BUILDING HEIGHT	30' MAX
TRAFFIC ANALYSIS ZONE (TAZ)	362
*CALCULATION BASED ON NET SITE AREA	

PROPERTY DEVELOPMENT REGULATIONS (TOWNHOMES)

ZONING DISTRICT (RM)	MAX BLDG COVER	MIN. SETBACKS			
		FRONT	SIDE INT.	CORNER STREET	REAR
REQUIRED	40%	25'	20'	25'	20'
PROPOSED	24%	20'	15**	N/A	N/A

NOTE: PROPERTY DEVELOPMENT REGULATIONS TAKEN FROM PERIMETER OF DEVELOPMENT.
** SEE WAIVER CHART

WAIVER CHART

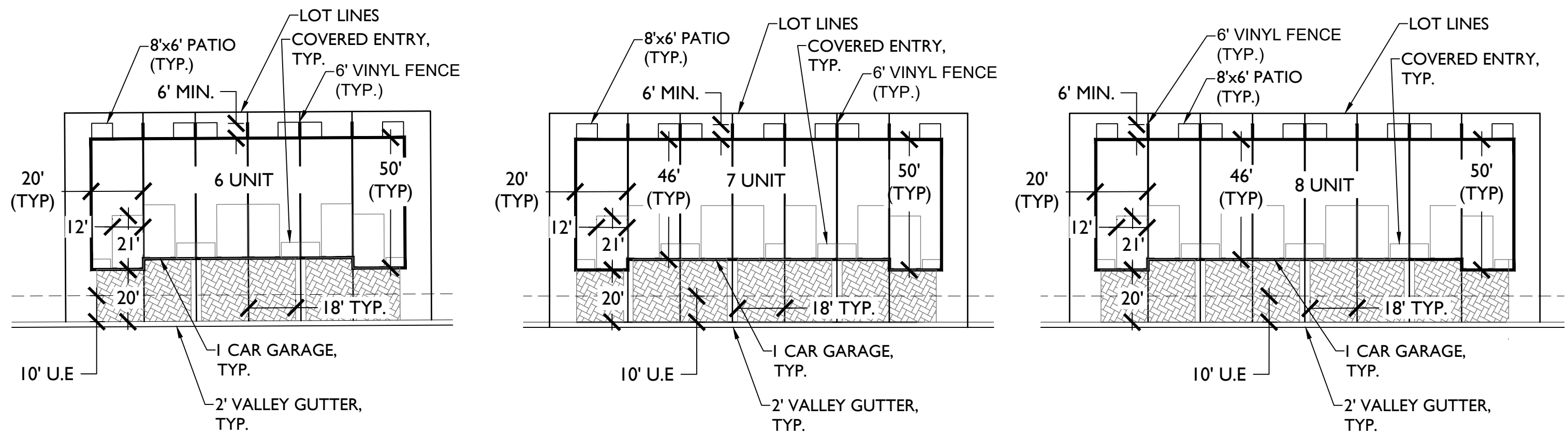
WAIVER SUBJECT	CODE SECTION	REQUIRED	PROPOSED	DEVIATION
PARKING DRIVE AISLE	34-1328	26'	20'	-6'
SIDEWALK	34-1063(a)(1)	SIDEWALK ON BOTH SIDES OF STREET	SIDEWALK ON ONE SIDE OF STREET	SINGLE SIDEWALK
SIDE SETBACK	34-1064(e)(1)(b)	20'	15'	-5'
MIN. LOT AREA	34-766(1)	547,000 SF / 12.55 AC.	205,881 SF / 4.73 AC.	341,119 SF / 7.83 AC.

LEGEND

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

TYPICAL UNIT DETAILS

SCALE: NTS

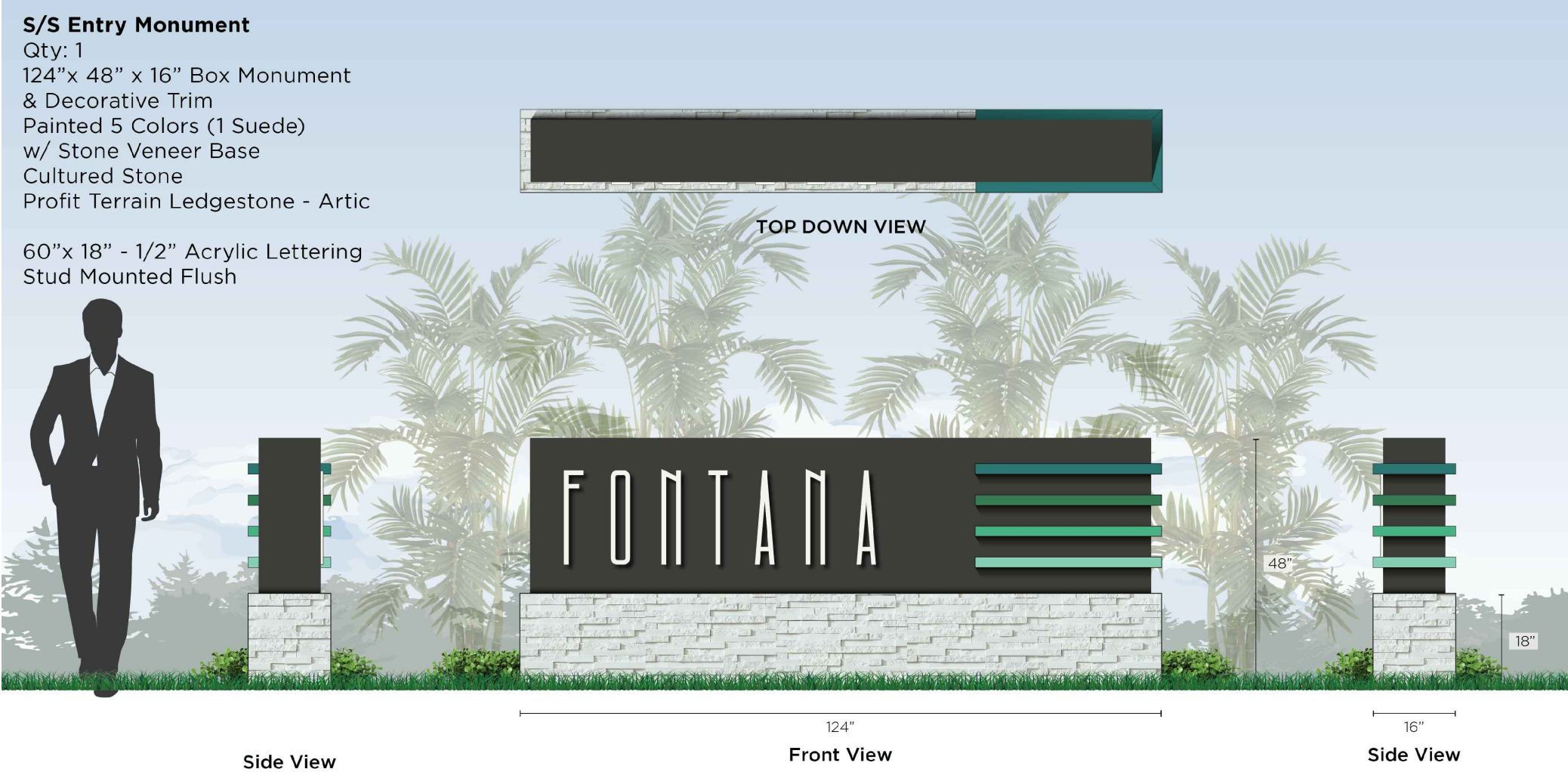


ENTRANCE SIGN DETAIL

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SIGN REQUIREMENTS:

- MAXIMUM 8' SIGN HEIGHT.
- MAXIMUM 150' SQUARE FEET SIGN AREA.



OPEN SPACE PLAN EXHIBIT

SCALE: NTS

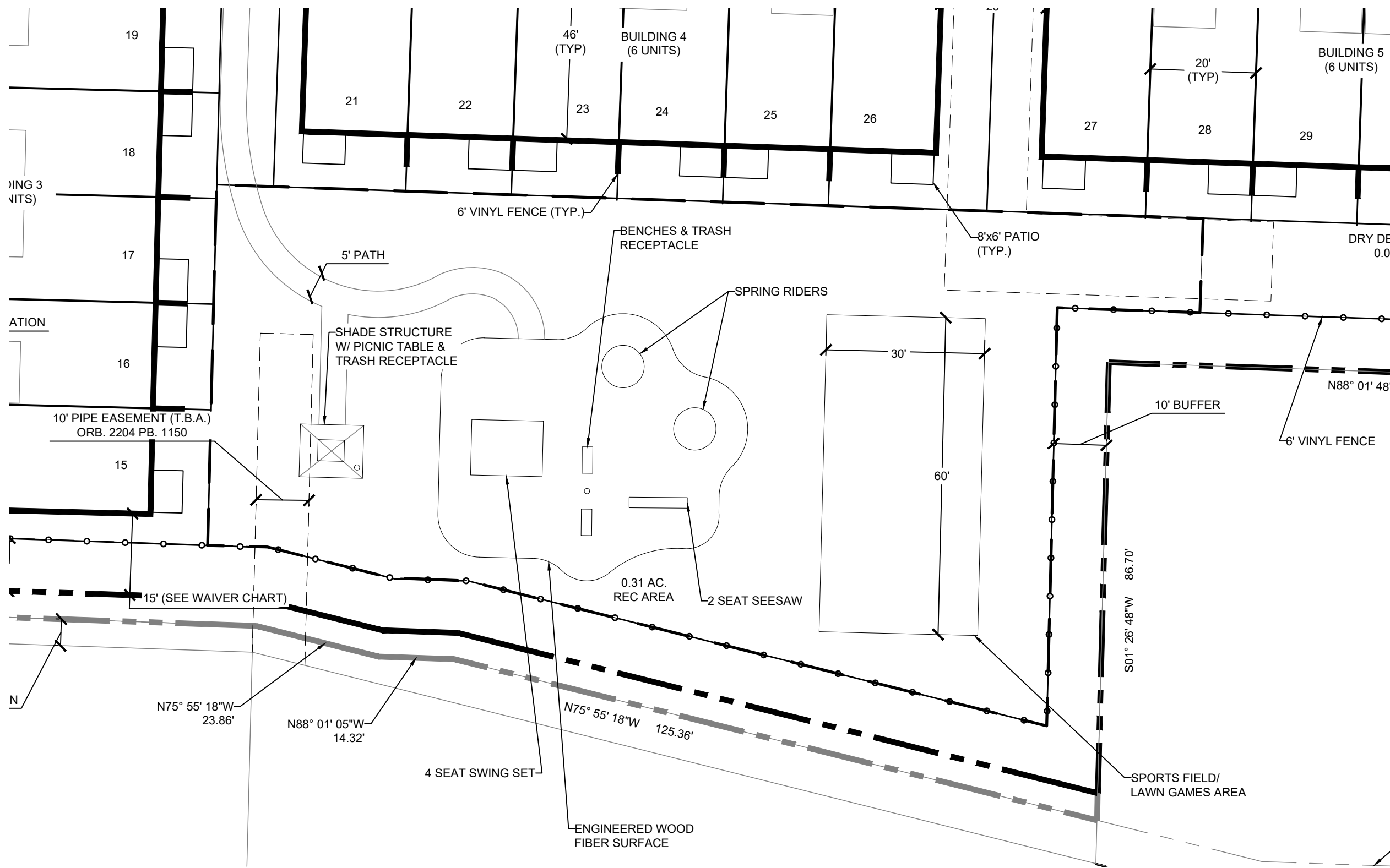


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NO.	DATE	DESCRIPTION	BY
1	2020-10-07	INITIAL SUBMITTAL	CB
2	2020-11-20	RESUBMITTAL	CB
3	2020-12-21	RESUBMITTAL	CB
4	2020-12-21	RESUBMITTAL	CB
5	2020-12-24	RESUBMITTAL	CB

CAD 540704-PL-SITEDWG	NO.	DATE	DESCRIPTION	BY
JOB NO. 5407.01	1	2020-10-07	INITIAL SUBMITTAL	CB
DRAWN BY R.C.	2	2020-11-20	RESUBMITTAL	CB
CHECK BY J.P.	3	2020-12-21	RESUBMITTAL	CB
DATE 8/27/2020	4	2020-12-21	RESUBMITTAL	CB
	5	2020-12-24	RESUBMITTAL	CB

REC. AREA DETAIL

SCALE: NTS



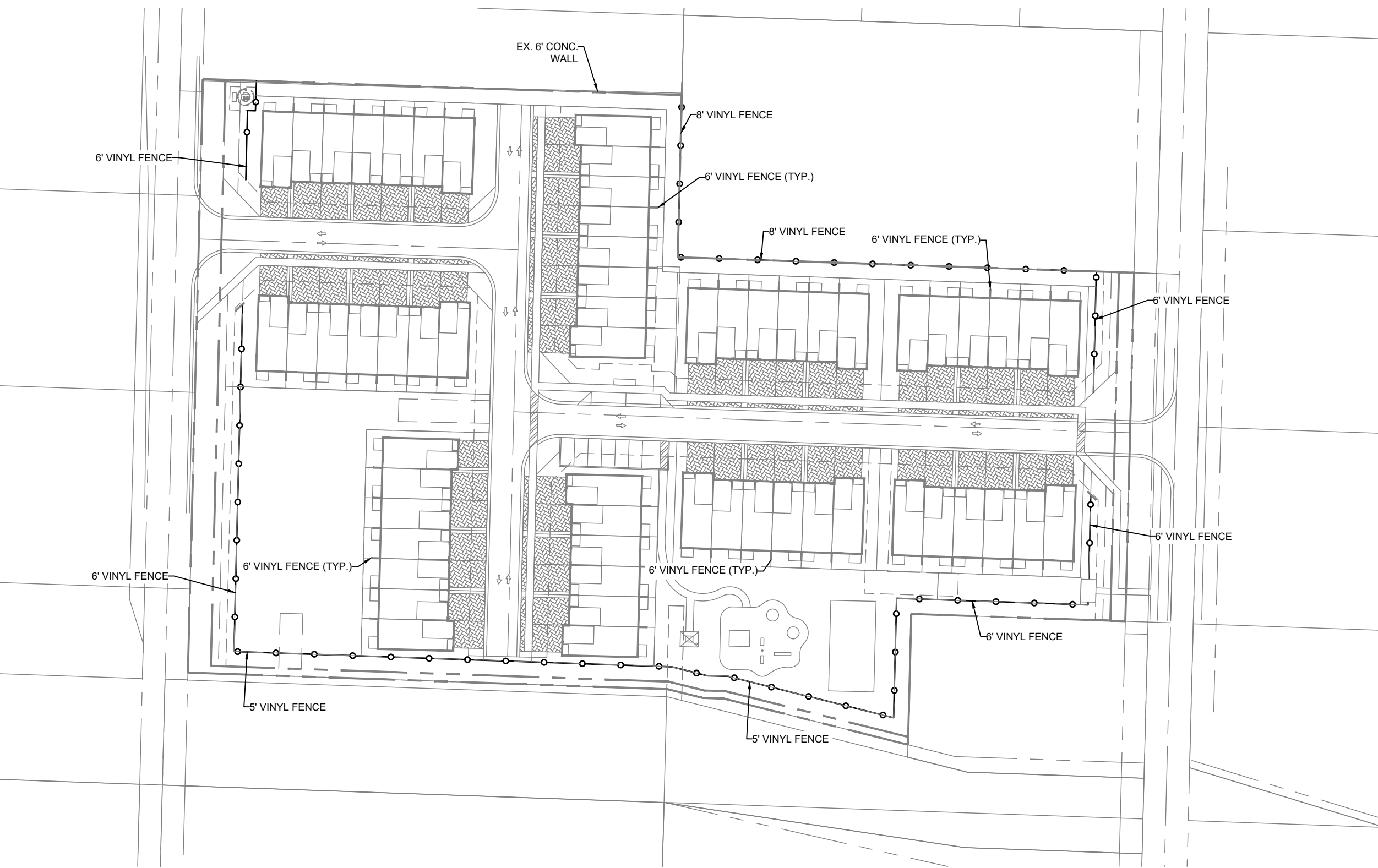
PERVIOUS / IMPERVIOUS PLAN EXHIBIT

SCALE: NTS



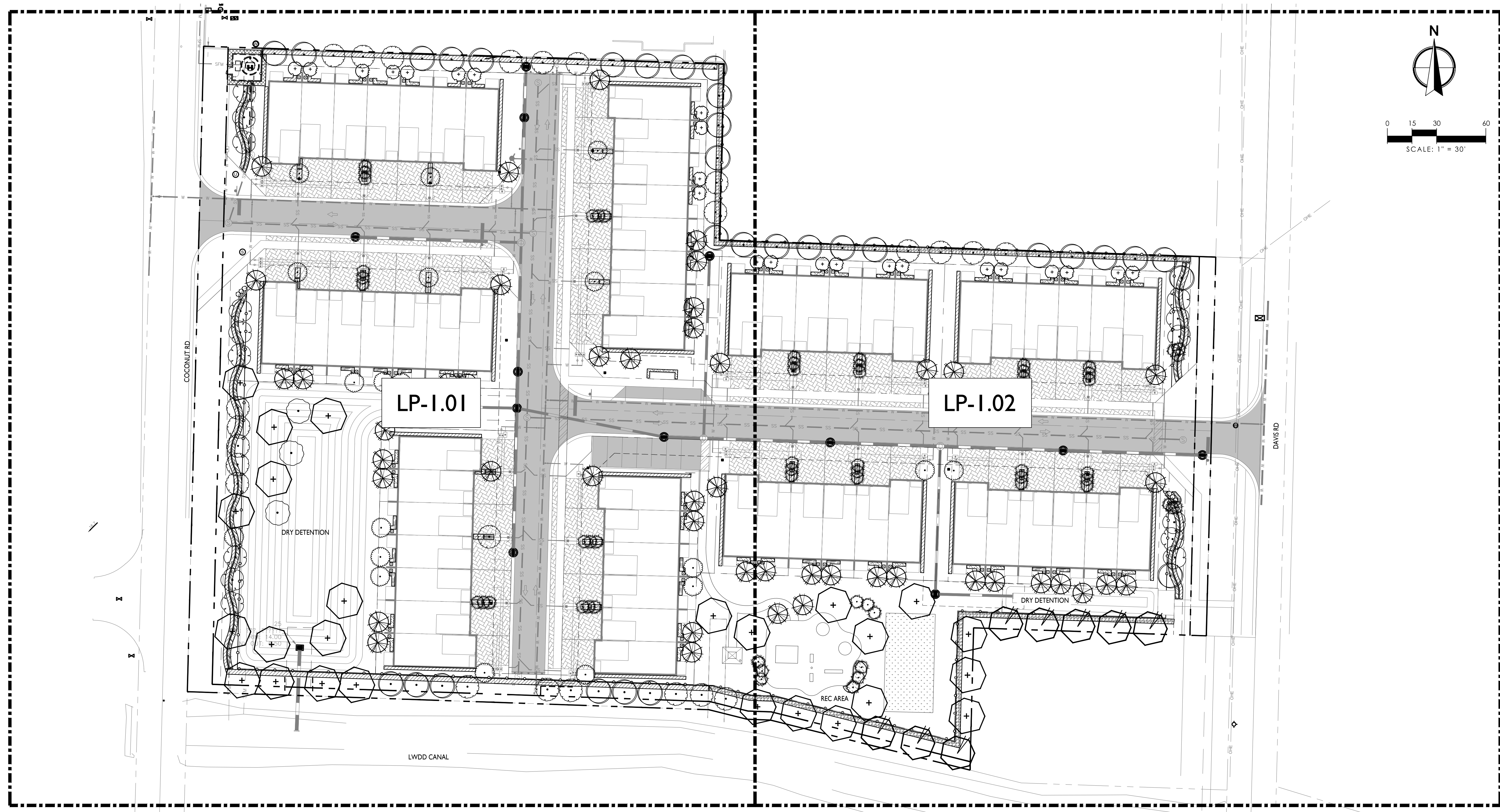
FENCE EXHIBIT DETAIL

SCALE: NTS



REVISIONS		BY
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2	2020-11-20	RESUBMITTAL
3	2020-12-21	RESUBMITTAL
4	2020-12-21	RESUBMITTAL
5	2020-2-24	RESUBMITTAL

CAD 540701-PL-SITEDWG	DATE	8/27/2020
JOB NO. 5407.01	DRAWN BY R.C.	CHECK BY J.P.



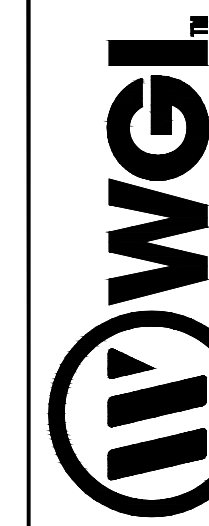
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2	12-21-2020	RESUBMITTAL	BJ	
3	01-15-2021	RESUBMITTAL	BJ	
4	02-24-2021	RESUBMITTAL	BJ	
CHECK BY		TM		
DATE		10/07/2020		

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY
FL# LA6667274

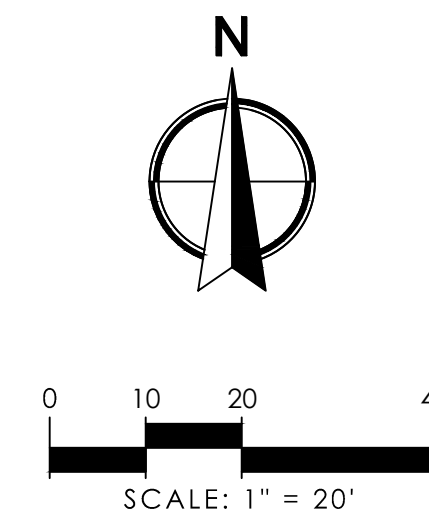
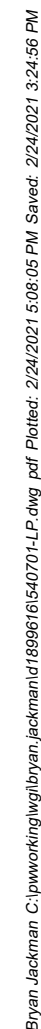
DAVIS ROAD PROPERTY
PALM SPRINGS, FL

OVERALL LANDSCAPE PLAN

SHEET:
LP-1.00



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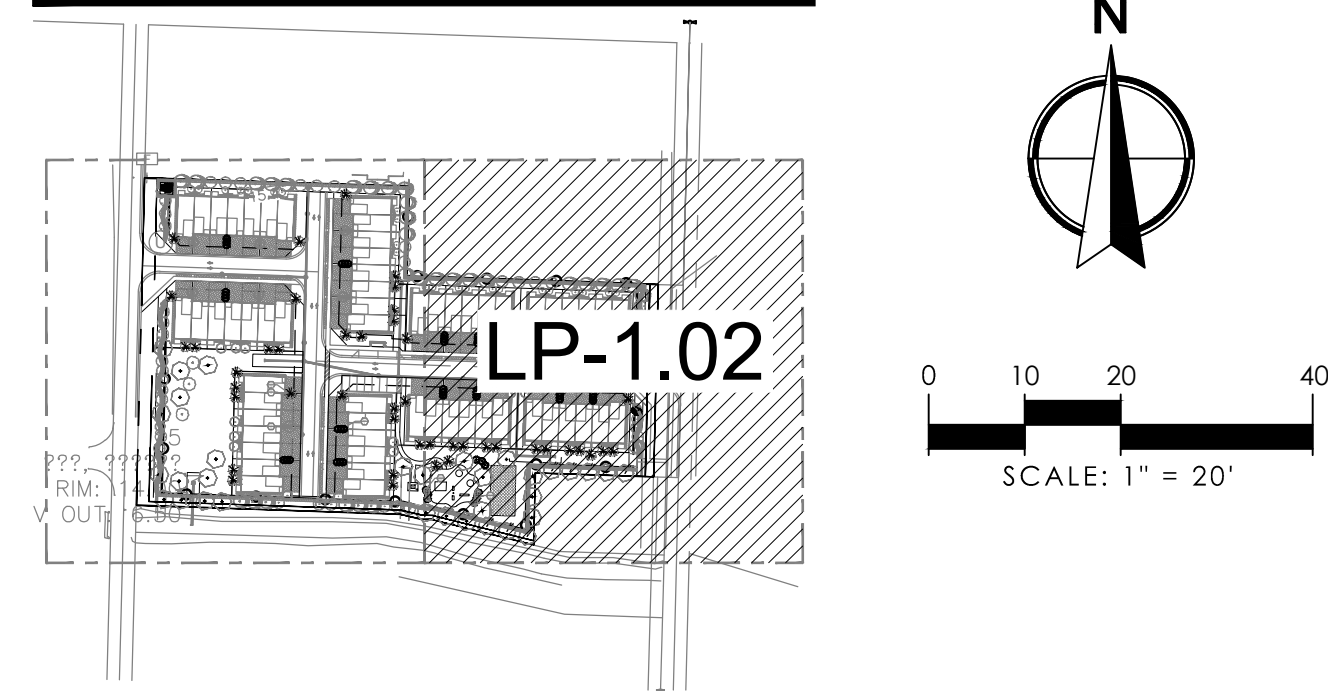
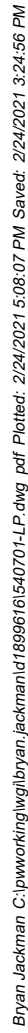


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	3	01-15-2021	RESUBMITTAL	BJ	
DRAWN BY B.J.L/C/D/N	4	02-24-2021	RESUBMITTAL	BJ	
CHECK BY TM					
DATE 10/07/2020					

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY
FL# LA6667274

FLORIDA ZOYSIAGRASS - ONLY TO BE USED IN SPORTS FIELD/LAWN
GAMES AREA. CONTRACTOR TO VERIFY QUANTITY IN FIELD.

SHEET:
LP-1.0



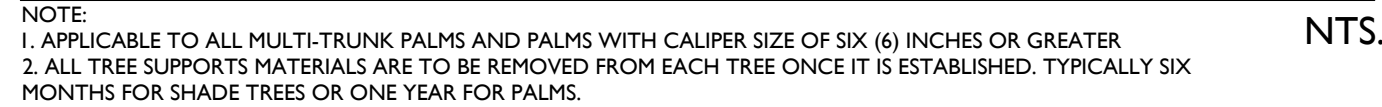
PLANT SCHEDULE OVERALL					
<u>TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>NATIVE</u>	<u>REMARKS</u>
BS	8	Gumbo Limbo	Bursera simaruba	YES	12' HT X 5' SPRD, MIN 2" CAL
CL	23	Spiny Fiddlewood	Citharexylum spinosum	YES	12' HT X 5' SPRD, 2" CAL, 5' C
CE	31	Pigeon Plum	Coccoloba diversifolia	YES	12' HT X 5' SPRD, MIN 2" CAL
CD	3	Green Buttonwood	Conocarpus erectus	YES	12' HT X 5' SPRD, MIN 2" CAL
CS	24	Silver Buttonwood	Conocarpus erectus sericeus	YES	12' HT X 5' SPRD, MIN 2" CAL
CO	19	Orange Geiger Tree	Cordia sebestena	YES	12' HT X 5' SPRD, MIN 2" CAL
IC	47	Dahoon Holly	Ilex cassine	YES	12' HT X 5' SPRD, MIN 2" CAL
LP	15	Crape Myrtle	Lagerstroemia indica	NO	12' HT X 5' SPRD, MIN 2" CAL
QV	25	Southern Live Oak	Quercus virginiana	YES	12' HT X 5' SPRD, MIN 2" CAL
<u>PALMS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>NATIVE</u>	<u>REMARKS</u>
SS	57	Cabbage Palmetto	Sabal palmetto	YES	12' - 16' OAH, STAGGERED, BOOTED
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>NATIVE</u>	<u>REMARKS</u>
IVR	6	Schilling's Dwarf Holly	Ilex vomitoria 'Schilling's Dwarf'	YES	36" HT X 36" SPRD, MOUNDS
<u>SHRUB AREAS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>NATIVE</u>	<u>REMARKS</u>
CI	587	Cocoplum	Chrysobalanus icaco	YES	36" HT X 36" SPRD X 36" O.C.
CH	143	Horizontal Cocoplum	Chrysobalanus icaco 'Horizontalis'	YES	18" HT X 18" SPRD @ 24" O.C.
CRN	16	Dwarf Clusia	Clusia fluminensis	YES	18" HT X 18" SPRD @ 24" O.C.
CE2	265	Green Buttonwood	Conocarpus erectus	NO	48" HT X 48" SPRD @ 36" O.C.
CS3	99	Silver Buttonwood	Conocarpus erectus 'Sericeus'	YES	48" HT X 36" SPRD @ 36" O.C.
FG	3	Green Island Ficus	Ficus microcapra 'Green Island'	NO	24" HT X 24" SPRD @ 24" O.C.
IV	103	Schilling's Dwarf Holly	Ilex vomitoria 'Schilling's Dwarf'	YES	24" HT X 24" SPRD @ 24" O.C.
IR	19	Red Dwarf Ixora	Ixora chinensis 'Red Dwarf'	NO	24" HT X 24" SPRD @ 30" O.C.
NE	54	Boston Fern	Nephrolepis exaltata	YES	18" HT. X 18" SPRD. @ 24" O.C.
PM	46	Podocarpus	Podocarpus macrophyllus	NO	4' HT. FULL TO BASE. @ 24" O.C.
SJ	55	Native Portweerd	Stachytarpheta jamaicensis	YES	10" HT X 10" SPRD. @ 24" O.C.
ZF	30	Coontie Palm	Zamia floridana	YES	10" HT X 24" SPRD. @ 30" O.C.
<u>GROUND COVERS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>NATIVE</u>	<u>REMARKS</u>
PO	150	Baby Rubber Plant	Florida Peperomia obtusifolia	YES	8" HT X 6" SPRD @ 6" O.C.
DFG	57	Dwarf Fakahatchee Grass	Tripsacum floridanum	YES	18" HT. X 18" SPRD. @ 24" O.C.

FLORIDA ZOYSIAGRASS - ONLY TO BE USED IN SPORTS FIELD/LAWN GAMES AREA. CONTRACTOR TO VERIFY QUANTITY IN FIELD.

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.

NTS.



1" OF SHREDDED MELALEUCA MULCH
PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL.



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

NTS.



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, ETC.
2. THE CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL, OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVE, 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. THE REQUIREMENT OF THIS PLAN IS FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN SPECIFICATIONS AND THE CONTRACTOR SHALL SHOW AN ATTEMPT TO ACCOMPLISH THAT SPECIFIED PLANT 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. UTILITY BOXES AND STRUCTURES TO BE COVERED 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 LIGHTS' (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.
8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.
11. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.
12. ALL PLANT MATERIAL TO BE FLORIDA GRADE #1 AT TIME OF INSTALLATION UNLESS OTHERWISE NOTED.

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

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	11-20-2020	RESUBMITTAL	B.J.
2	12-21-2020	RESUBMITTAL	B.J.
3	01-15-2021	RESUBMITTAL	B.J.
4	02-24-2021	RESUBMITTAL	B.J.

LANDSCAPE ARCHITECT OF RECORD
TIFFANY DELYNN MAY
FL# LA6667274

DAVIS ROAD PROPERTY
PALM SPRINGS, FL

LANDSCAPE DETAILS

SHEET:
LP-5.00



T163

T148

T148

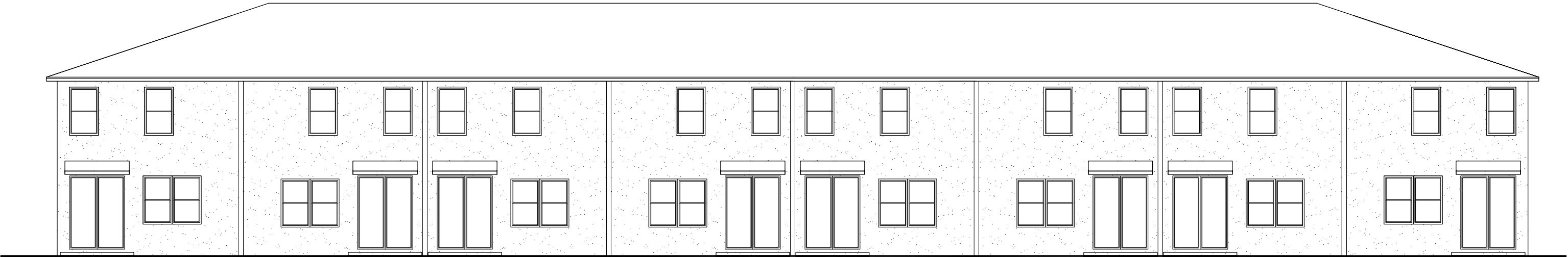
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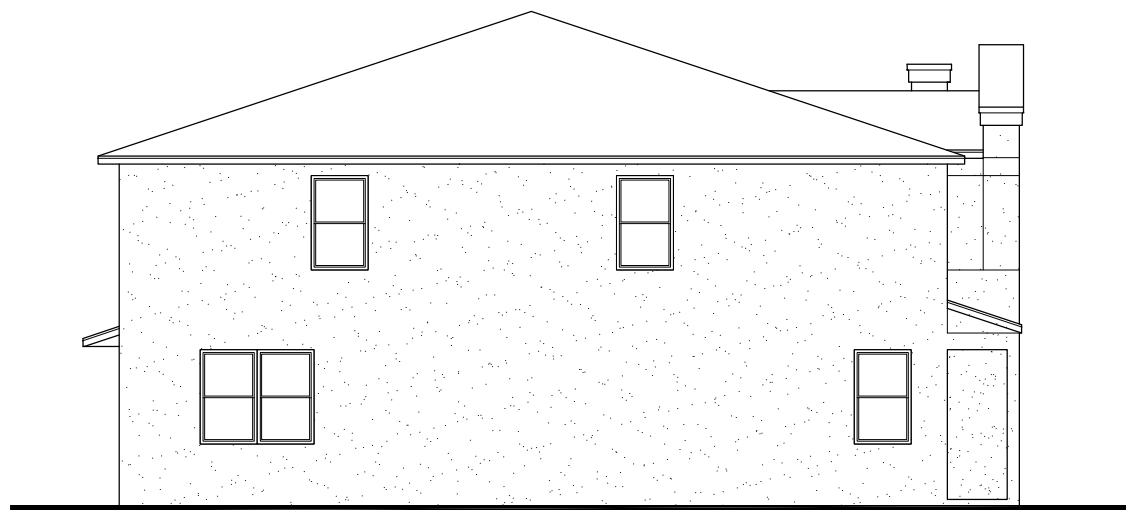
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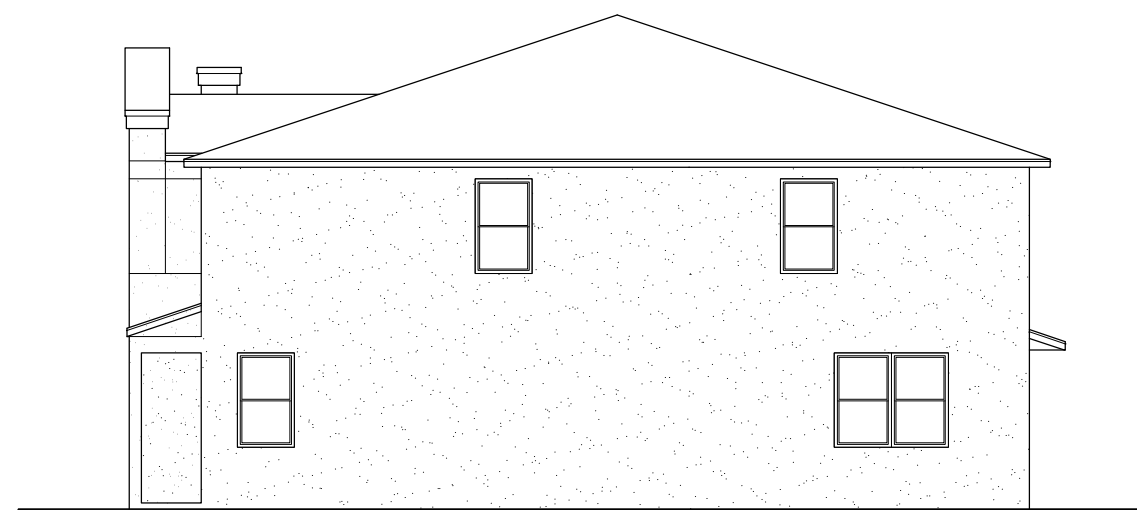
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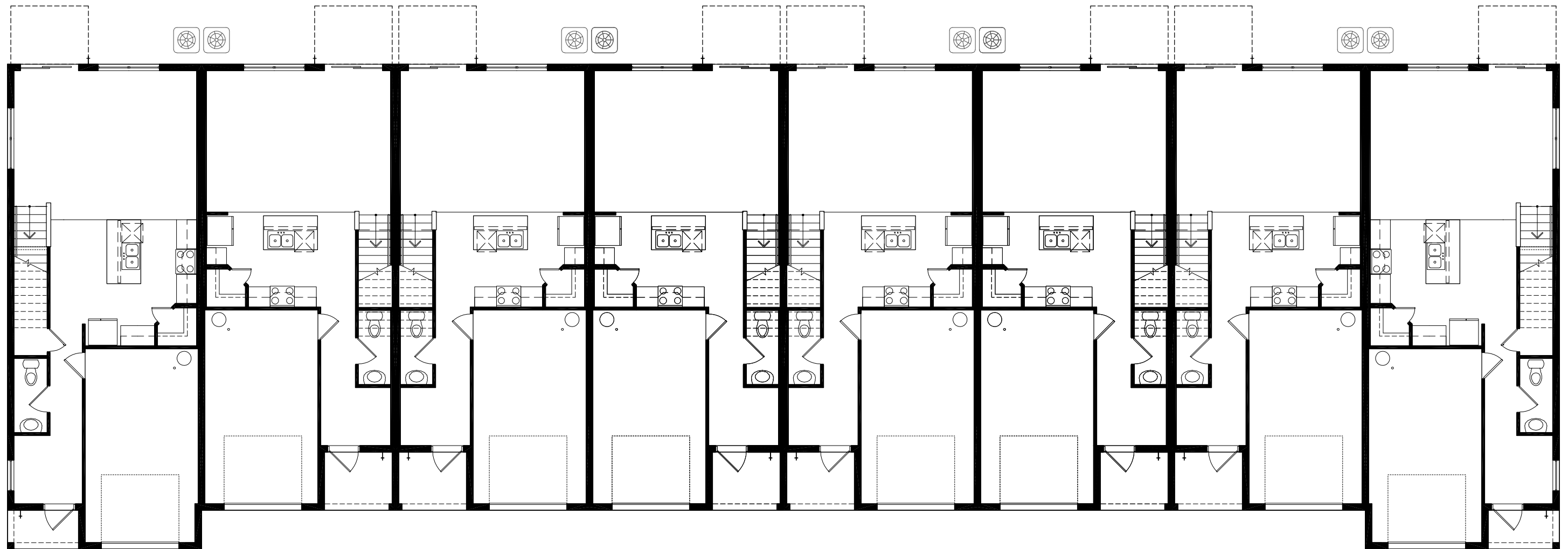
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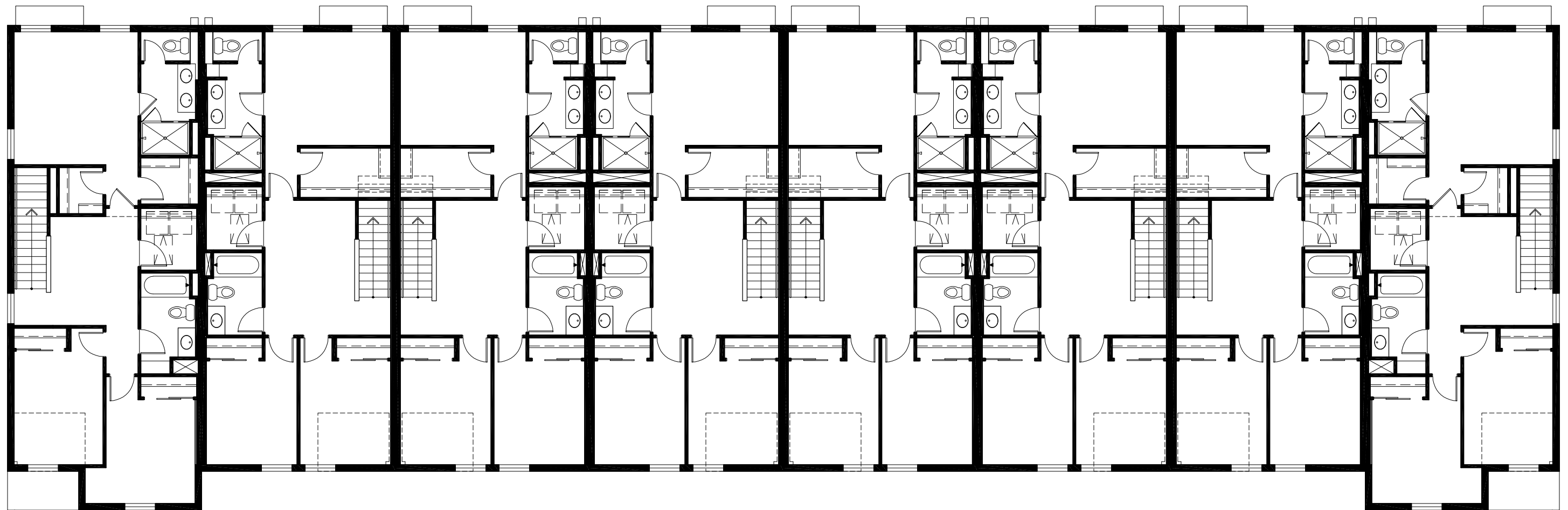
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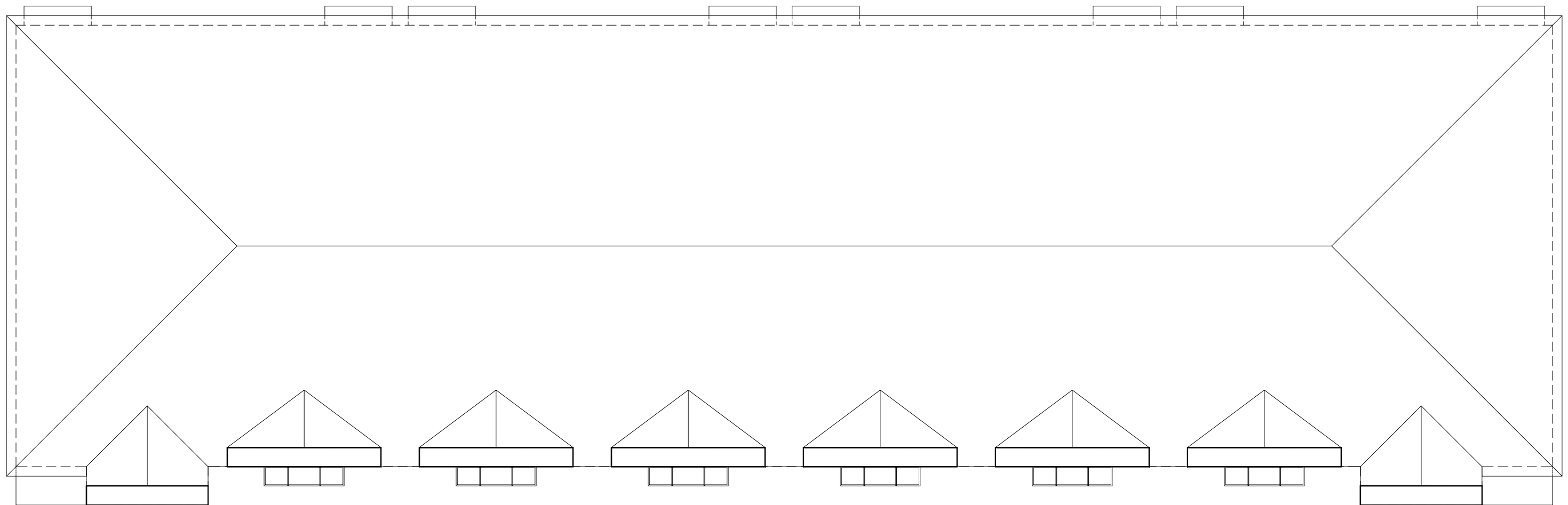
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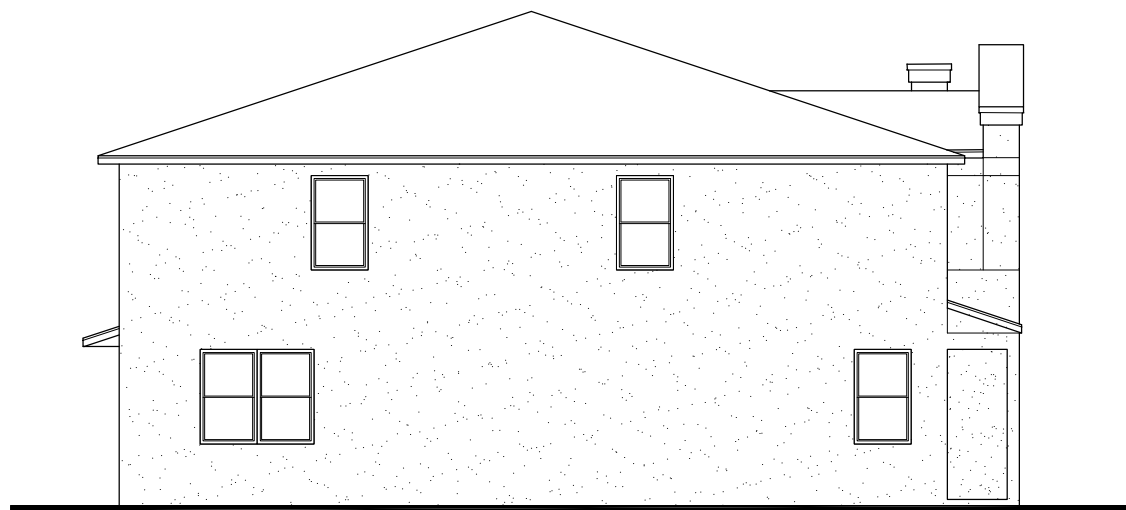
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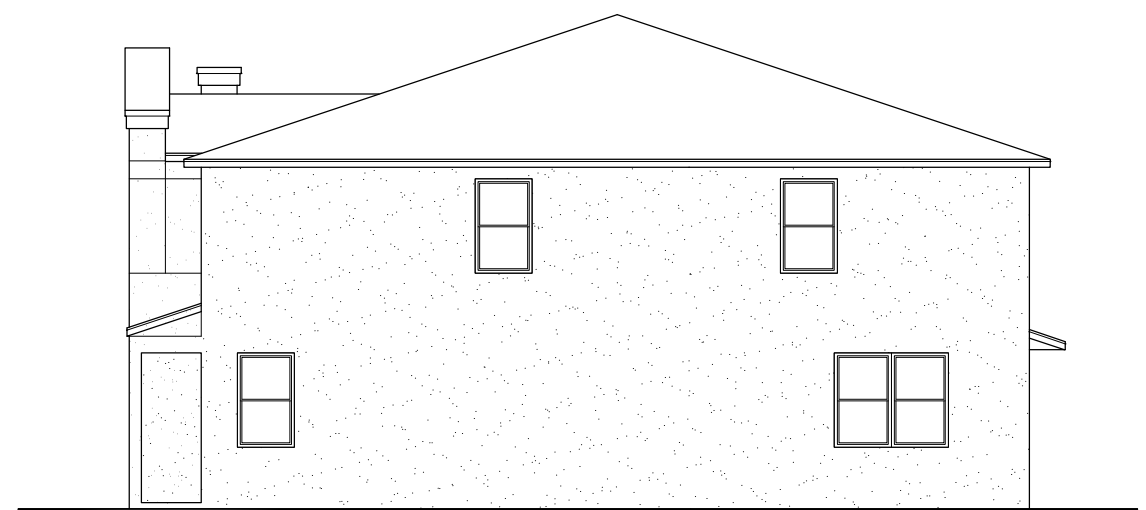
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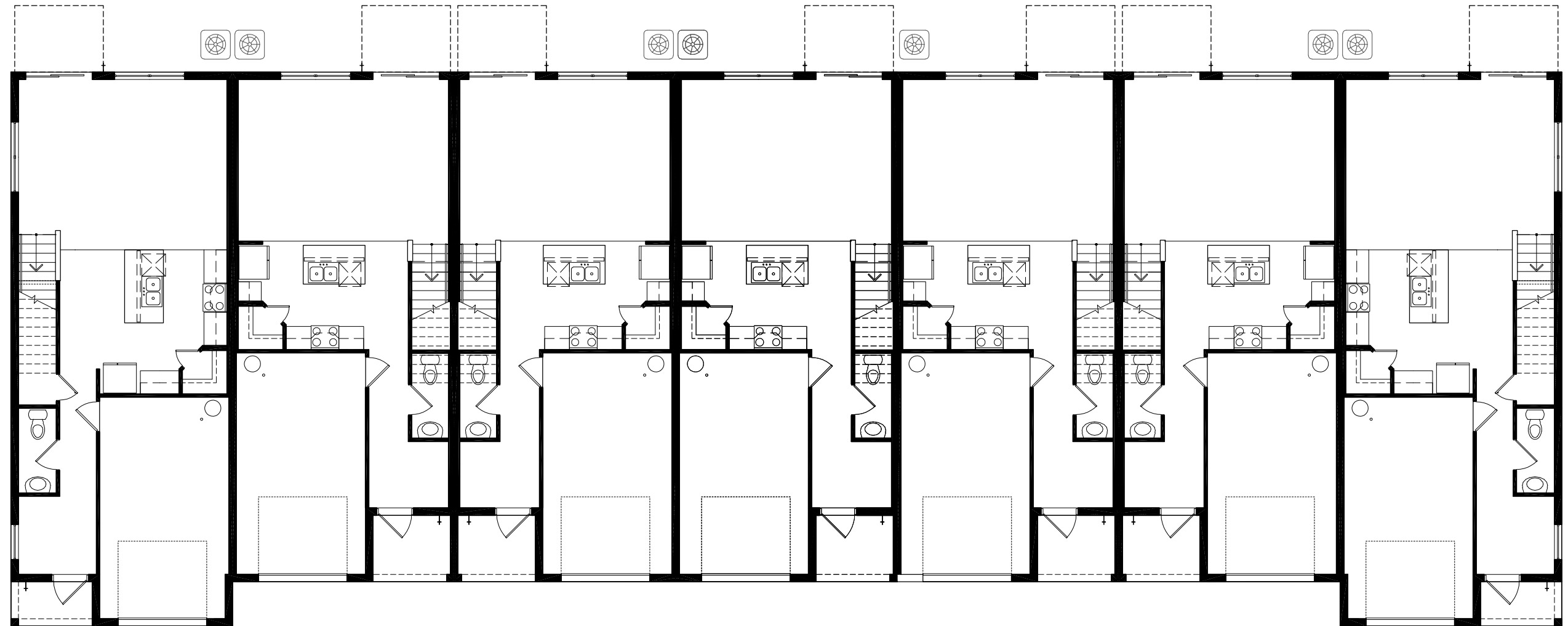
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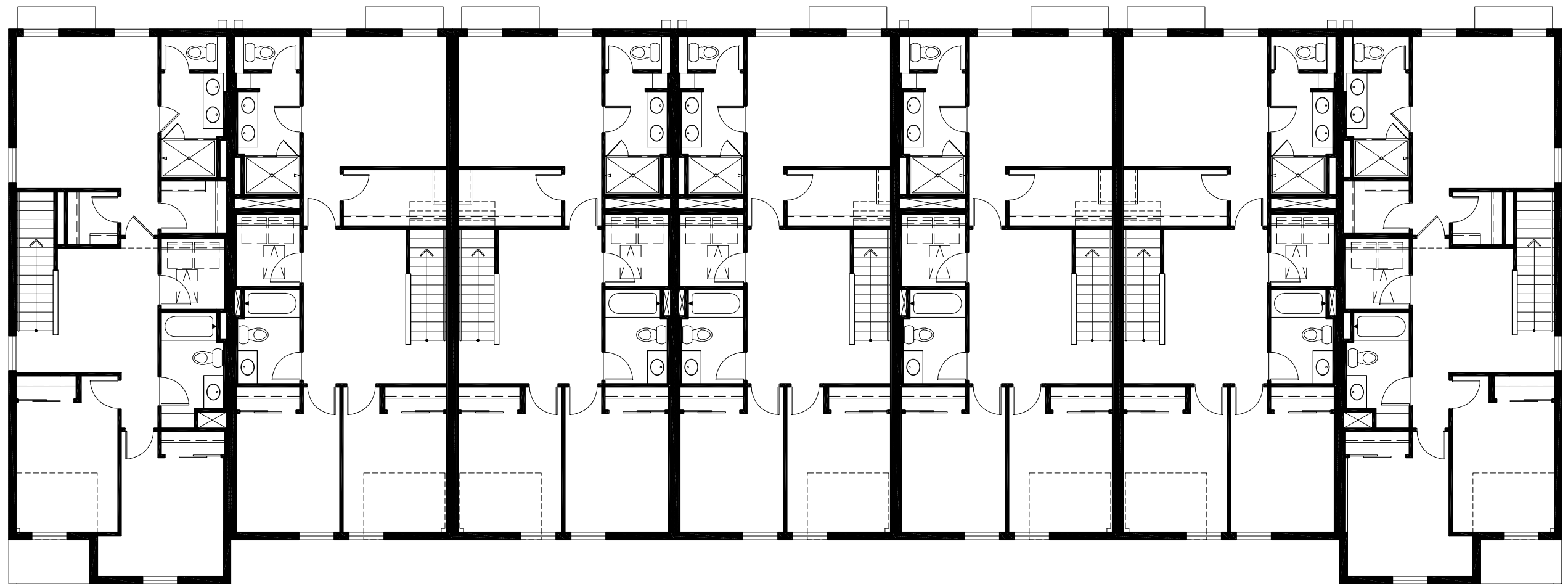
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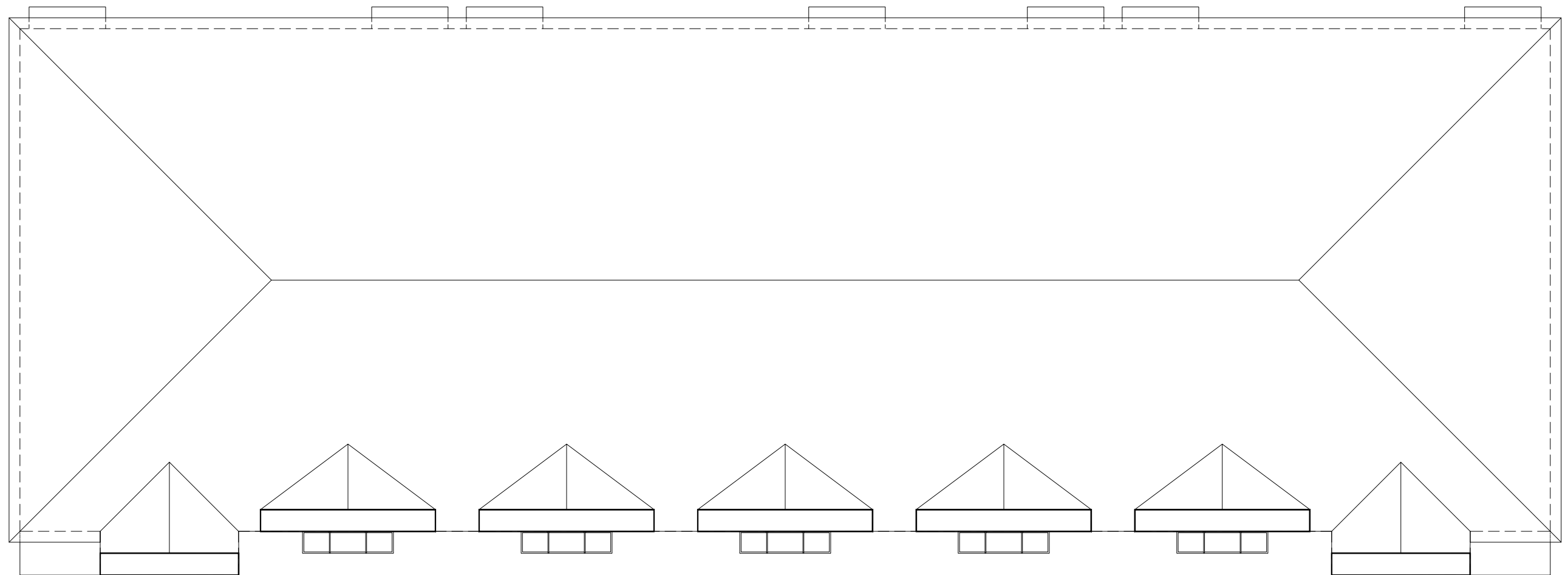
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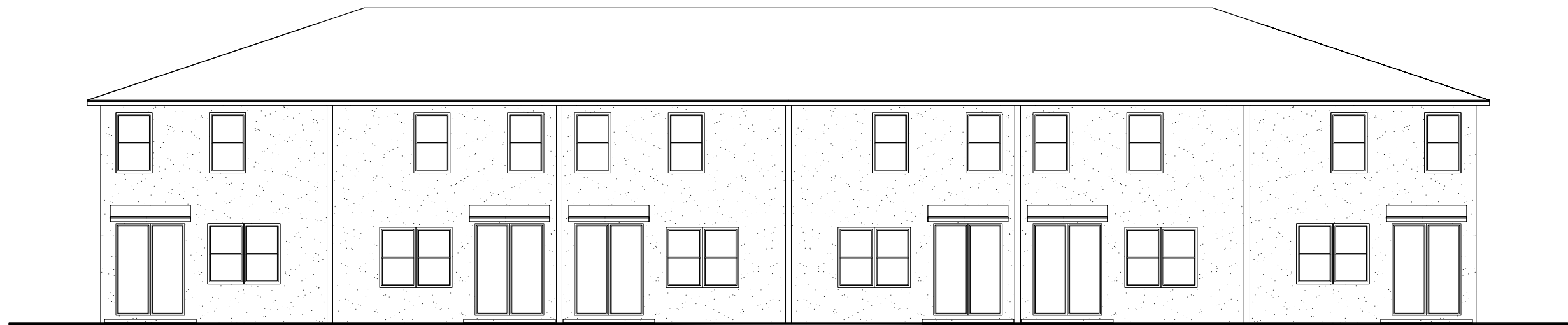
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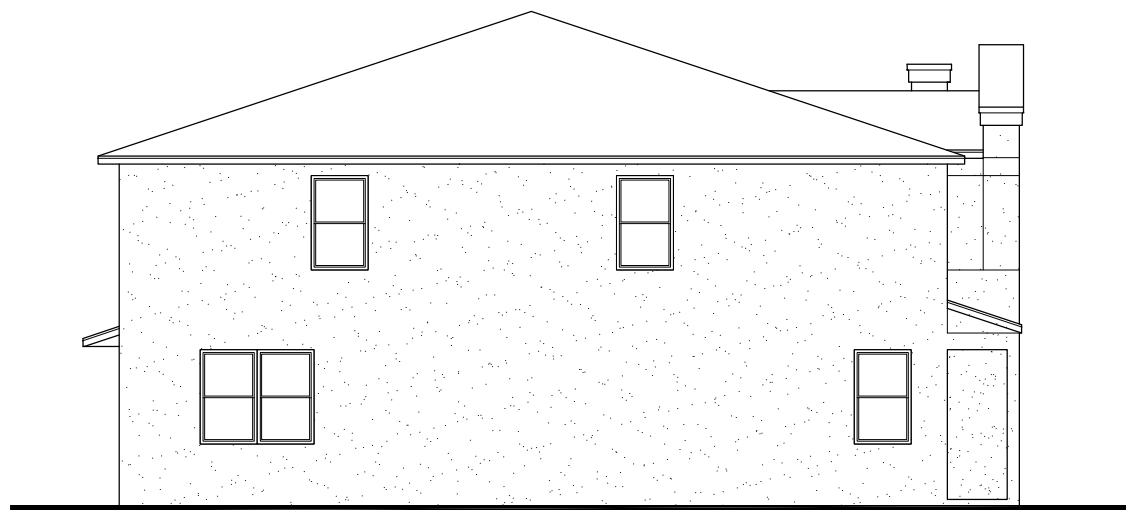
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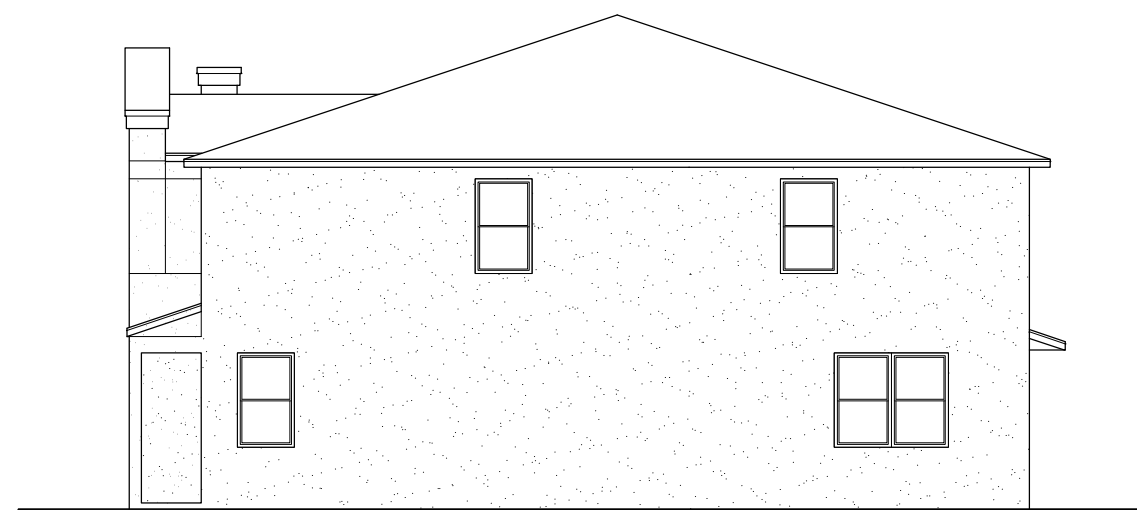
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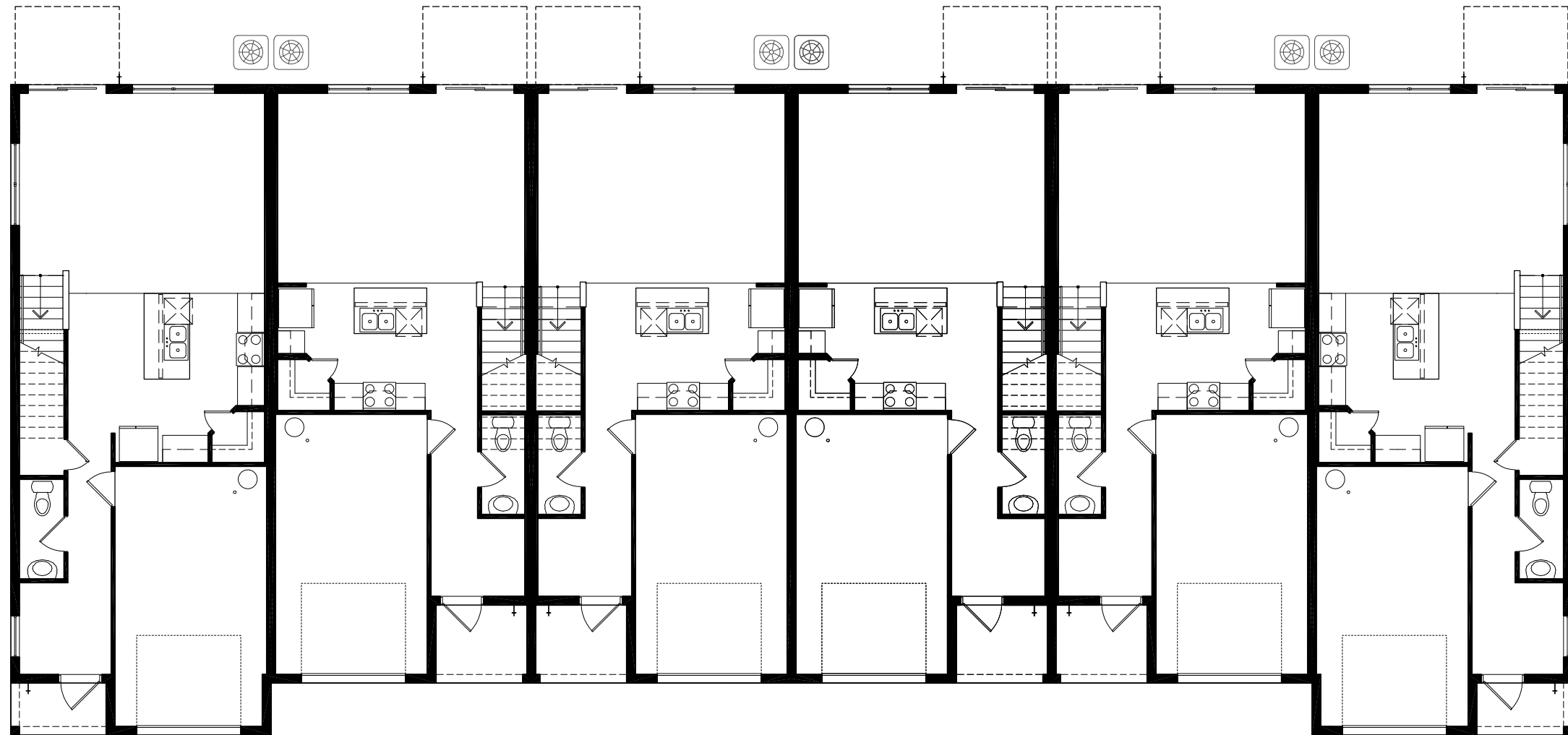
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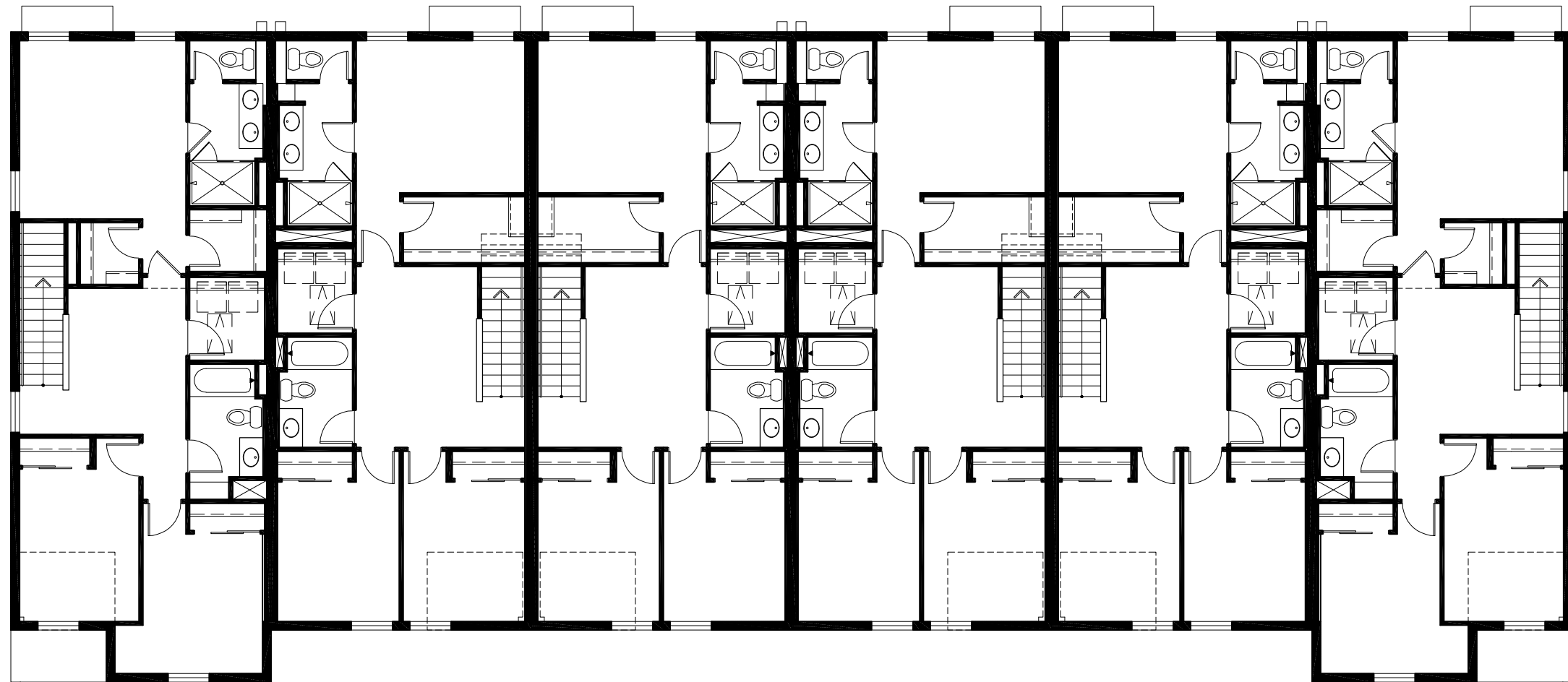
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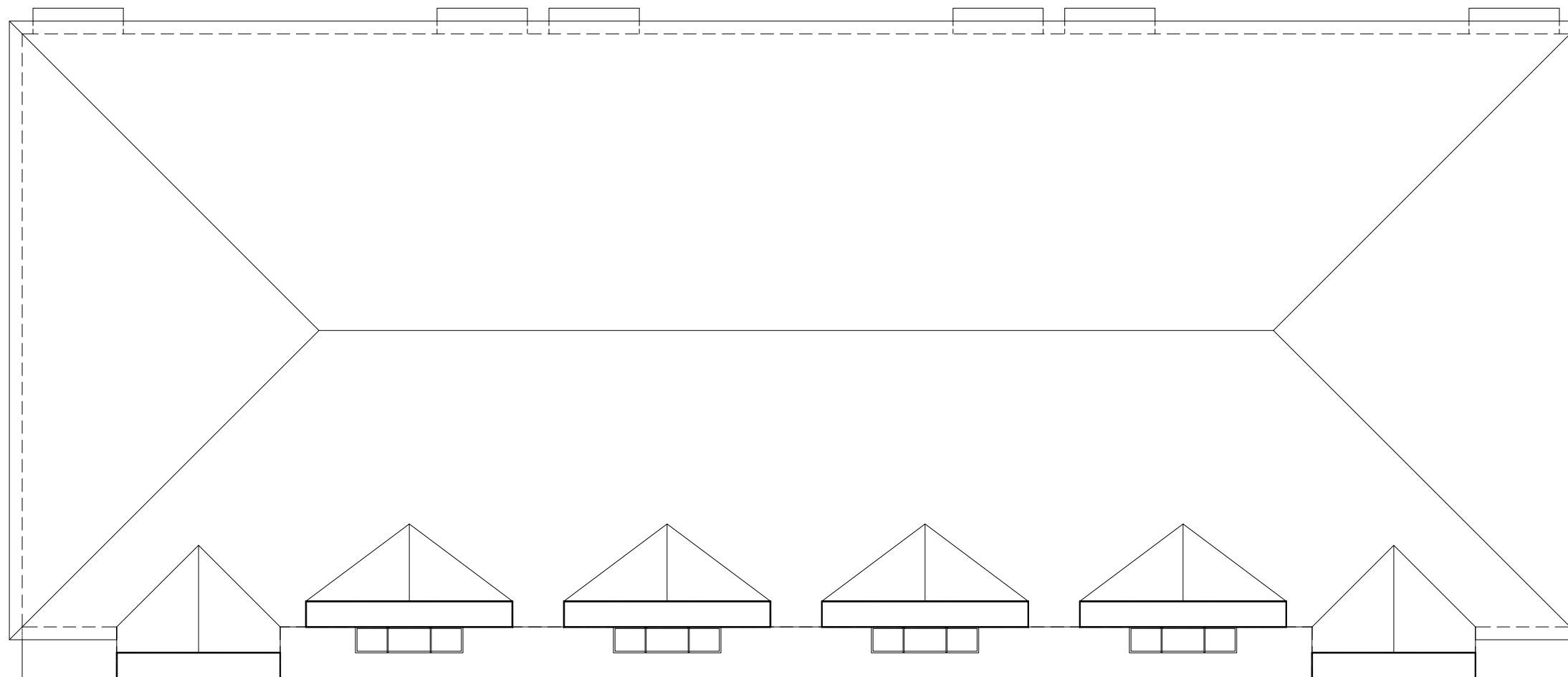
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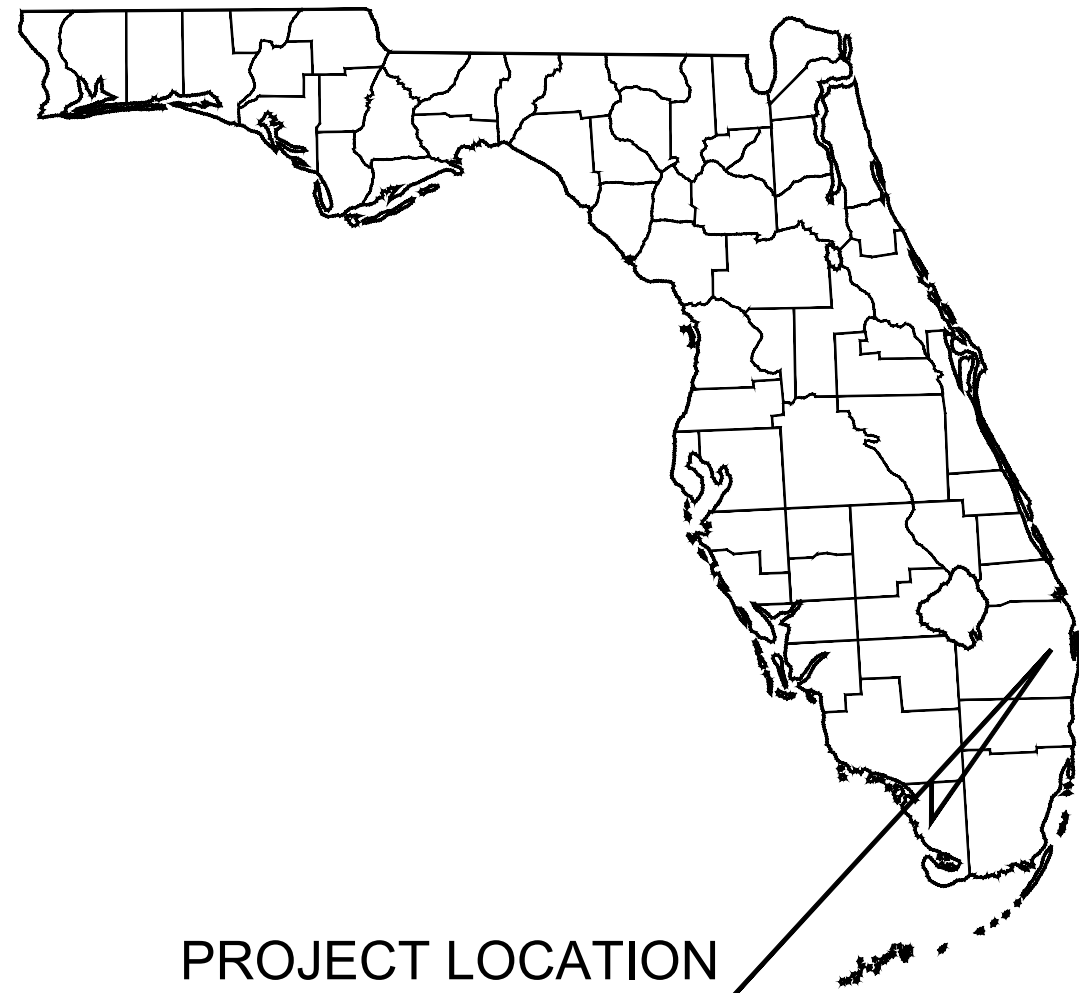
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Plotted By: Y. Yomai Sheet Self-FONTANA TOWNHOMES Layout: C0.00 COVER SHEET January 15, 2021 10:23:22am K:\bld-gm\149658011 - davis road\CADD\fontanahomes\C0.00 COVER SHEET.dwg
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PROJECT LOCATION
PALM BEACH COUNTY

PROJECT TEAM

DEVELOPER

MERITAGE HOMES – SOUTH FLORIDA DIVISION
1127 GATEWAY BLVD.
BOYNTON BEACH, FL 33426
PHONE: (561) 847-7517
CONTACT: DANTE FRAIEGARI

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1615 SOUTH CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: (561) 330-2545
CONTACT: MICHAEL D. SPRUCE, P.E.

PLANNER

WANTMAN GROUP, INC.
2035 VISTA PWKY
WEST PALM BEACH, FL 33411
PHONE: (561) 687-2220
CONTACT: JARROD PURSER

SITE DEVELOPMENT PLANS FOR FONTANA TOWNHOMES VILLAGE OF PALM SPRINGS, FL JANUARY 2021



VICINITY MAP
NOT TO SCALE
SECTION: 30 TOWNSHIP: 44 RANGE: 43E

4063 DAVIS RD
PALM SPRINGS, FL 33461-4601

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C1.00	GENERAL NOTES
C1.01	GENERAL NOTES
C2.00	DEMOLITION PLAN
C3.00	EROSION AND SEDIMENTATION CONTROL PLAN
C3.10	EROSION AND SEDIMENTATION CONTROL DETAILS
C4.00	HORIZONTAL CONTROL PLAN
C4.10	SITE DETAILS
C5.00	PAVING GRADING AND DRAINAGE PLAN
C5.01	CROSS SECTIONS PLAN
C5.10	PAVING GRADING AND DRAINAGE DETAILS
C6.00	UTILITY PLAN
C6.02	UTILITY PLAN – OFFSITE
1 OF 4	WUD – PWS-1
2 OF 4	WUD – PWS-2
3 OF 4	WUD – PWS-3
4 OF 4	WUD – PWS-4
1 OF 5	WUD – WW-1
2 OF 5	WUD – WW-2
3 OF 5	WUD – WW-3
4 OF 5	WUD – WW-4
5 OF 5	WUD – WW-5
C7.00	PHOTOMETRICS PLAN
C8.00	AUTOTURN PLAN
C8.01	AUTOTURN PLAN

PLANS ARE IN NAVD 1988 DATUM

Always call 811 two full business days before you dig to
have underground utilities located and marked.

Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE
ANTICIPATED. CONTRACTOR'S BID SHALL
INCLUDE CONSIDERATION FOR ADDRESSING THIS
ISSUE AND OBTAINING ALL NECESSARY PERMITS.

FONTANA
TOWNHOMES
PREPARED FOR
MERITAGE HOMES
VILLAGE OF PALM SPRINGS FLORIDA

COVER SHEET

KHA PROJECT
149658011
DATE
JAN 2021
SCALE AS SHOWN
DESIGNED BY YYY
DRAWN BY YYY
CHECKED BY MDS
DATE

LICENSED PROFESSIONAL
MICHAEL D. SPRUCE, P.E.
FLORIDA LICENSE NUMBER
52776

Kimley»Horn
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1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FL 33445
PHONE: (561) 330-2545 FAX: (561) 330-8175
WWW.KIMLEY-HORN.COM REGISTRY 696

No.	REVISIONS	DATE	BY
1	VILLAGE OF PALM SPRINGS COMMENTS	01/14/21	YYY
2	VILLAGE OF PALM SPRINGS COMMENTS	12/17/20	TWO

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 this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.	GENERAL CONSTRUCTION NOTES		EROSION CONTROL NOTES		MAINTENANCE		GENERAL NOTES																	
	1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL. 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION. 5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS. 6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER. 7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE REQUIRED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER. 11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS. 12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION. 13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER. 14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION. 15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES. 16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION. 17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID. 18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE. 19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS. 20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE. 21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE VILLAGE OF PALM SPRINGS STANDARD DETAILS		1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR. 2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS. 3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION. 4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER. 5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES. 6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT. 7. CONTRACTOR SHALL DEVOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. 8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED. 9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS. 10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE. 11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE. 12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. 13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED. 14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. 15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE. 17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS. 18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. 19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION. 20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION. 21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION, REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS. 22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW. 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.		1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING: 2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS. 3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. 4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE. 5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND. 6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.		3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK. 4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS. 5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. 6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE. 7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS, IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN. 8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING. 9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED. 10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT. 11. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL. IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT. 12. ALL POTABLE WATER PIPE OR PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SURFACE. WHITE OR BLACK PIPE SHALL BE USED FOR WATER MAINS INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPE WITH AN INTERNAL DIAMETER OR 24" OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE. 13. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6" DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6" OR ANSI/AWWA C-300-07, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 2151-8. CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM "N" VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. ALL CONTRACTOR 401 CEMENT EPOXY. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30" CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER. 14. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. 15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. 16. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.		(EQUATION $L = \frac{SD \cdot P}{148,000}$) L = ALLOWABLE LEAKAGE, GALLONS/HOUR S = LENGTH OF PIPE TESTED, FEET D = NOMINAL DIAMETER, INCHES P = AVERAGE TEST PRESSURE, LB/IN GAUGE		17. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 20 HOURS AFTER INSTALLATION AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA. 18. FOR 2 HOURS AT LINE PRESSURE AFTER THE 150 PSI TEST & DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. 19. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (4.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.	REVISIONS DATE BY No. REVISIONS DATE BY												
	Kimley»Horn		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S. CONGRESS AVE, SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-0000 FAX: 561-363-8175 WWW.KIMLEY-HORN.COM REGISTRY 696		LICENSED PROFESSIONAL		KHA PROJECT 149638011		DATE JAN 2021		SCALE AS SHOWN		DESIGNED BY YXY		DRAWN BY YXY		CHECKED BY MDS		MICHAEL D. SPRUCE, P.E.		FLORIDA LICENSE NUMBER 52776		DATE -----	
	FONTANA TOWNHOMES PREPARED FOR MERITAGE HOMES VILLAGE OF PALM SPRINGS FLORIDA		GENERAL NOTES		SHEET NUMBER		C1.00																	

TRENCH SAFETY ACT

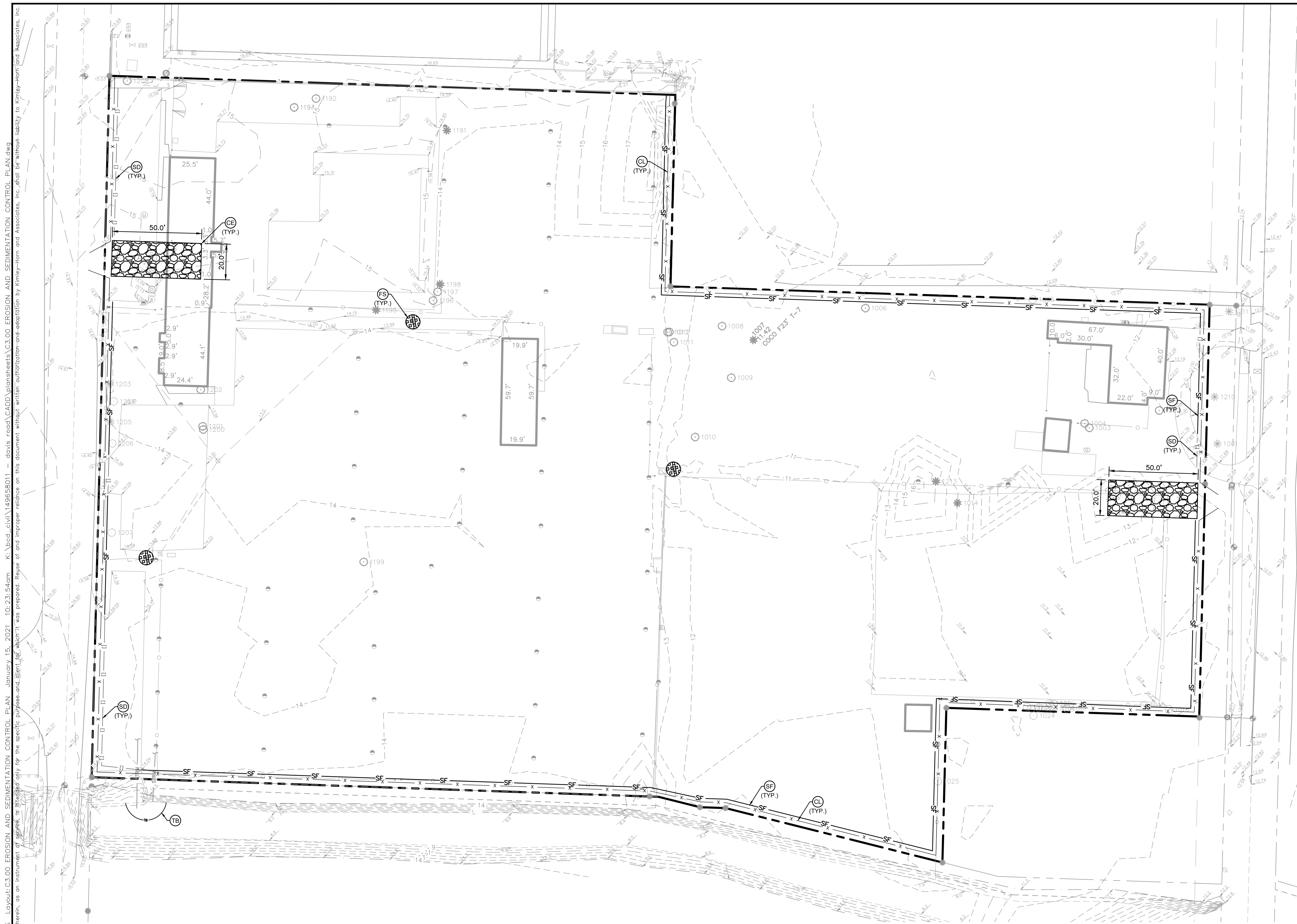
1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
 - A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
 - B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
 - C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NAVD 1988 DATUM.

MINIMUM REQUIRED AS-BUILT INFORMATION

- ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
2. STORM DRAINAGE:
- A. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
 - B. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
 - C. INVERTS OF ALL MITERED END SECTIONS
 - D. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES
 - E. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
 - F. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORM WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.
3. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
4. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
5. REVISIONS TO ELECTRICAL CIRCUITRY.
6. ACTUAL EQUIPMENT LOCATIONS.
7. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
8. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
9. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
10. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
11. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
12. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
13. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
14. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.
16. PRESSURE SYSTEMS (WATER):
- A. ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.
 - B. TOP OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS.
 - C. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
 - D. AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
 - E. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
 - F. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
 - G. ALL OTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS OF PALM BEACH COUNTY.
17. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
- A. SIZE AND MATERIAL OF CROSSING PIPES
 - B. TOP ELEVATION OF BOTTOM PIPE
 - C. BOTTOM ELEVATION OF TOP PIPE
 - D. FINISH SURFACE ELEVATION OVER UTILITY CROSSING

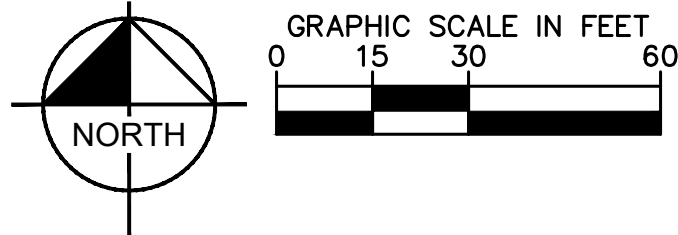
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PLANS ARE IN NAVD 1988 DATUM

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.



- ### LEGEND

	PROPERTY LINE
	(SF) SILT FENCE
	(SD) SILT DIKE
	(TB) TURBIDITY BARRIER
	(CL) CHAINLINK FENCE
	(FS) FILL SACK
	(GSF) GRAVEL CURB INLET SEDIMENT FILTER
	(CE) CONSTRUCTION ENTRANCE
	EXISTING CONTOUR ELEVATIONS
	PROPOSED CONTOUR ELEVATIONS
	EXISTING ELEVATION

EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. PERIMETER DITCHES AND PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO ALL DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE COVERED WITH A MATERIAL CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE, AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR THEIR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE STORM WATER SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERWAY IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER/OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY BACKING ONTO THE PAVED SURFACE. WHEN SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THE PROVISIONS SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN CHAPTER 12 OF THE 2012 ILLINOIS EROSION CONTROL, ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S REQUIREMENTS TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NO IRI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
 - A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
 - B. CONTRACTOR MUST HAVE A TRANSFERABLE SF610D Dewatering Permit.
 - C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.

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LICENSED PROFESSIONAL

MICHAEL D. SPRUCE, P.E.

FLORIDA LICENSE NUMBER
52776

DATE:

EROSION AND SEDIMENTATION CONTROL PLAN

FONTANA
TOWNHOMES
PREPARED FOR
MERITAGE HOMES

SHEET NUMBER
C3.00

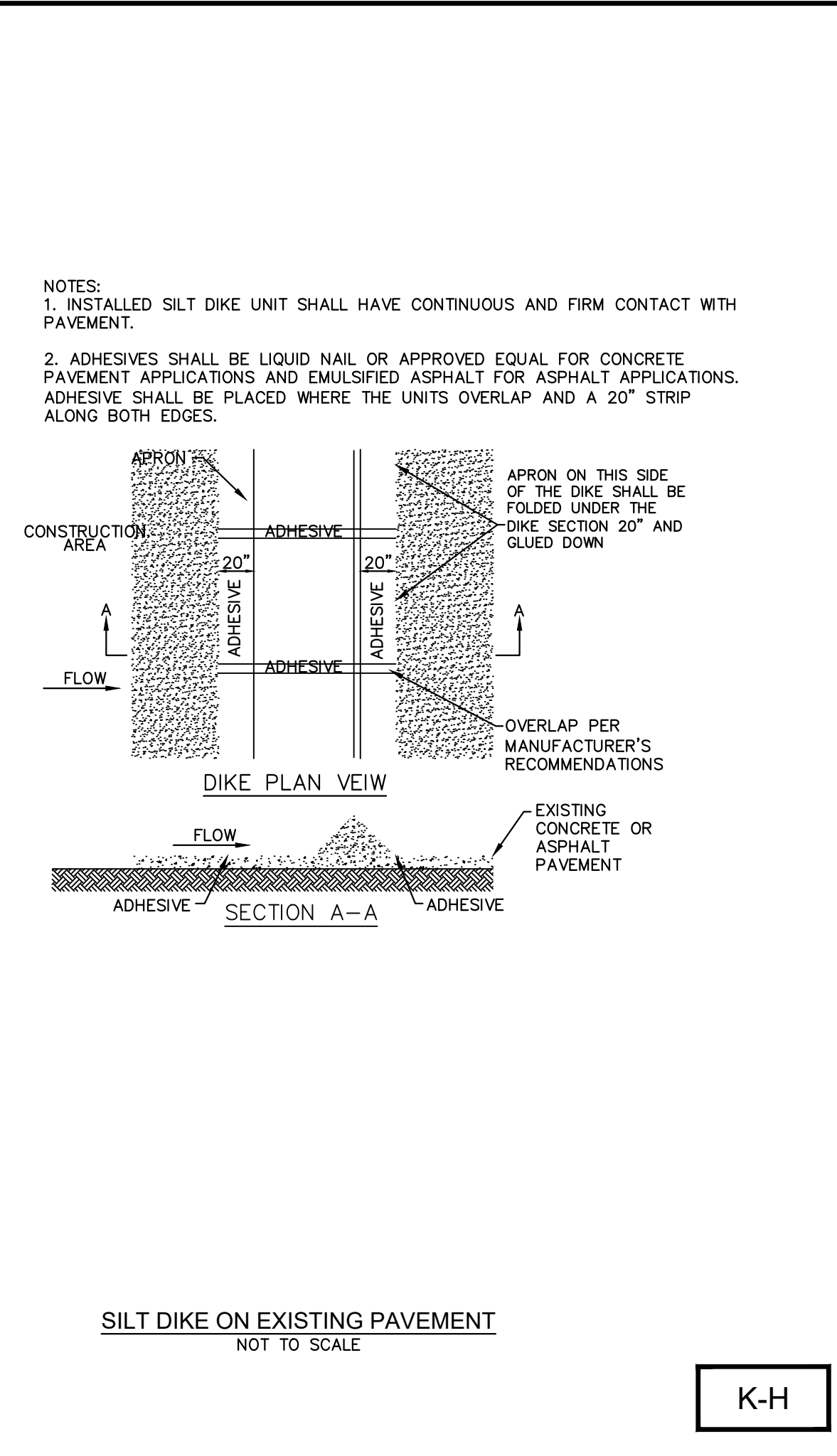
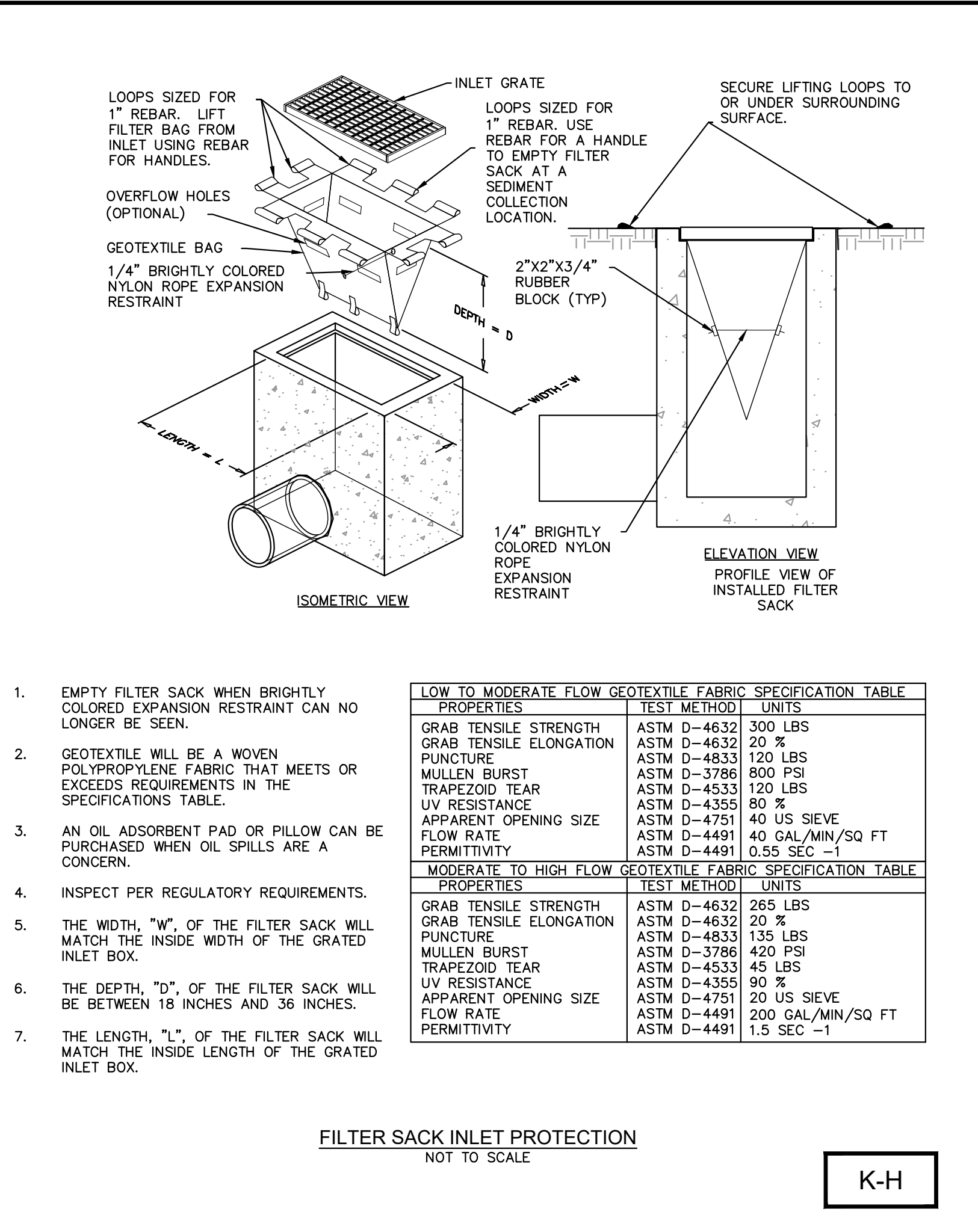
REVISIONS

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Layout: C3.10 EROSION AND SEDIMENTATION CONTROL DETAILS
January 15, 2021 10:23:58am
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SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE, TURBIDITY BARRIER AND INLET PROTECTION.
2. PERFORM CLEARING AND GRUBBING AND DEMOLITION.

PHASE 2:

1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
3. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. CONSTRUCT PROPOSED IMPROVEMENTS.
5. COMPLETE FINAL GRADING AND FINAL STABILIZATION.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES.

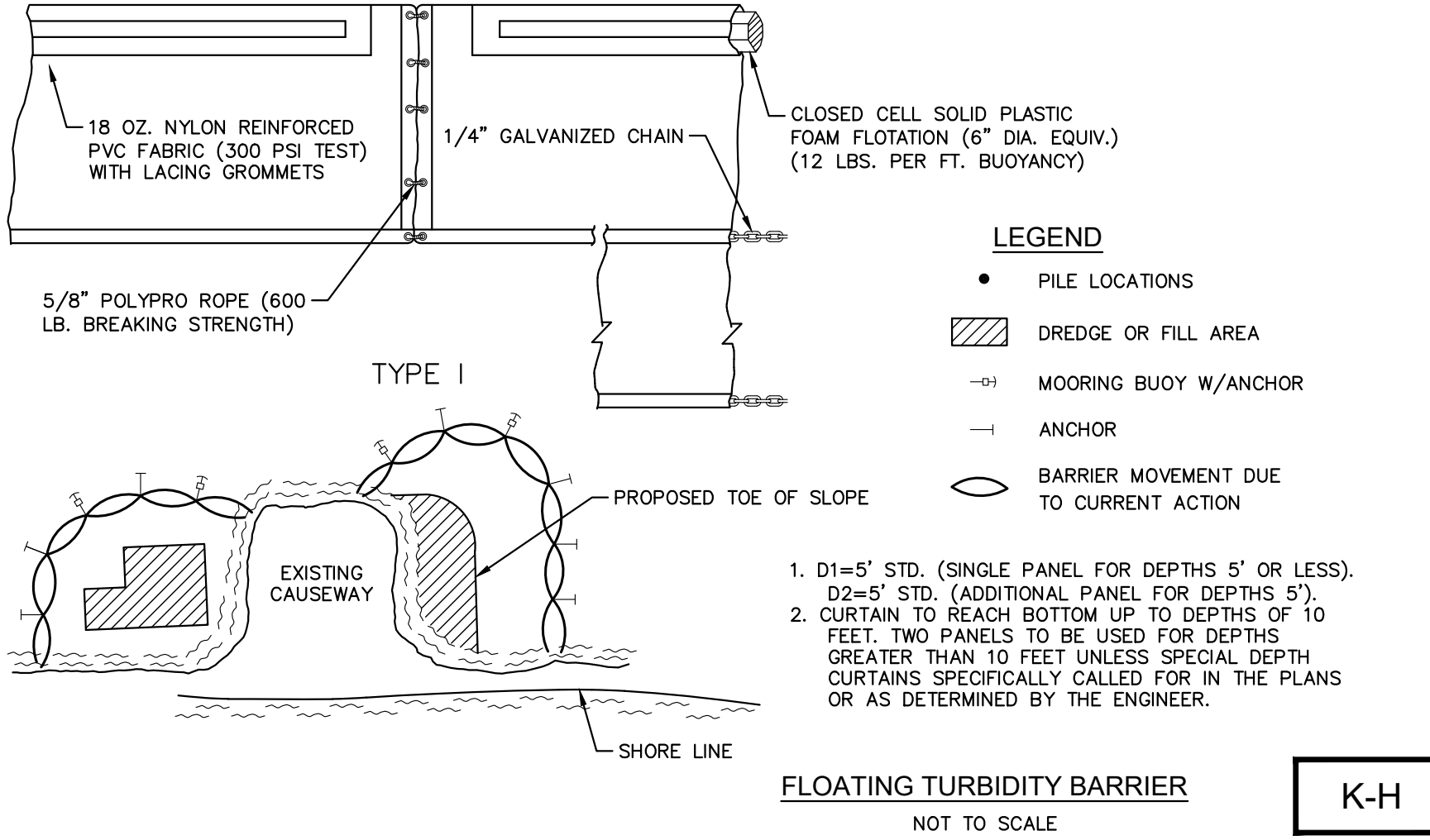
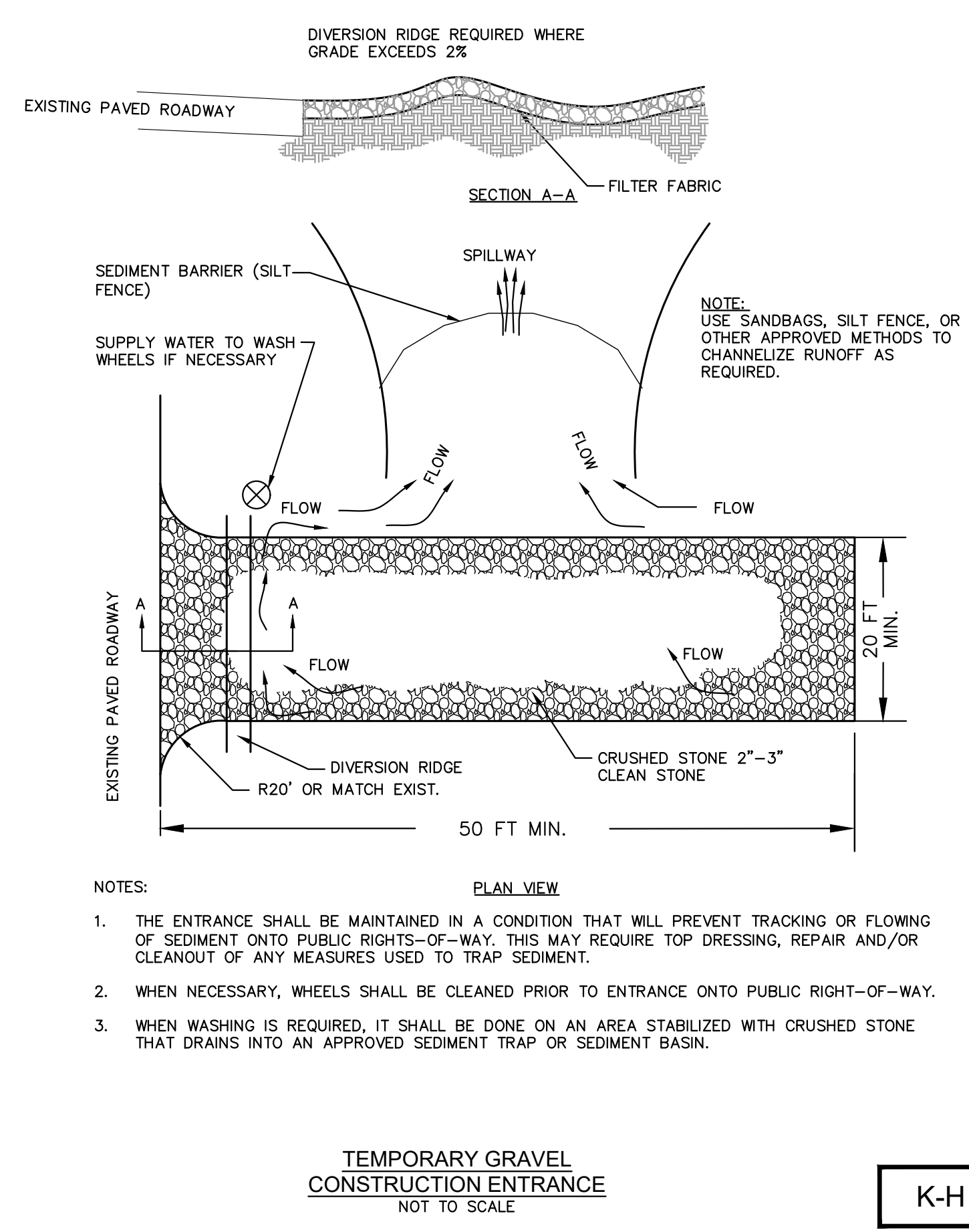
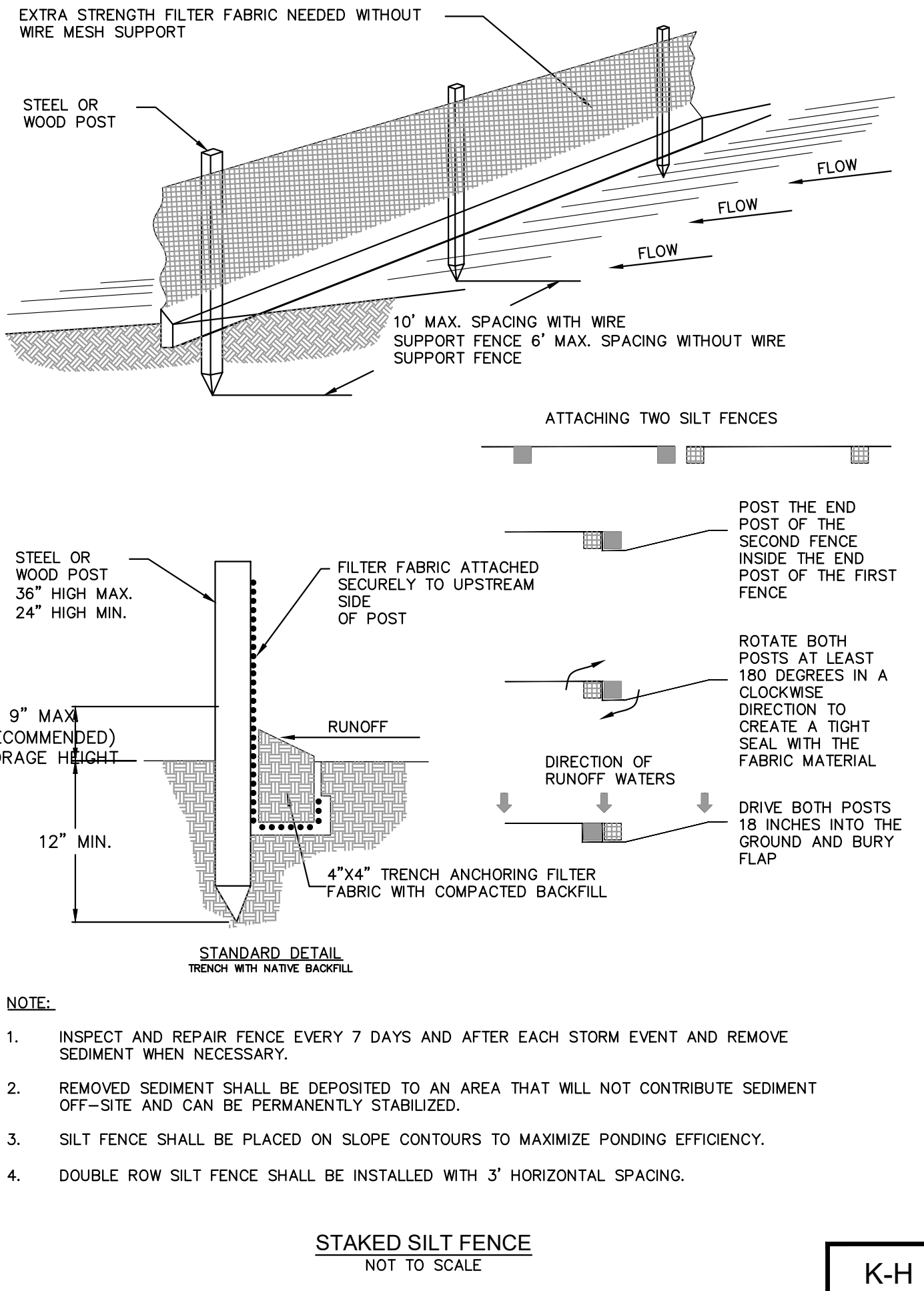
MAINTENANCE (ALL PHASES)

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITTEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY, THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

NOTES

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE S.M.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.



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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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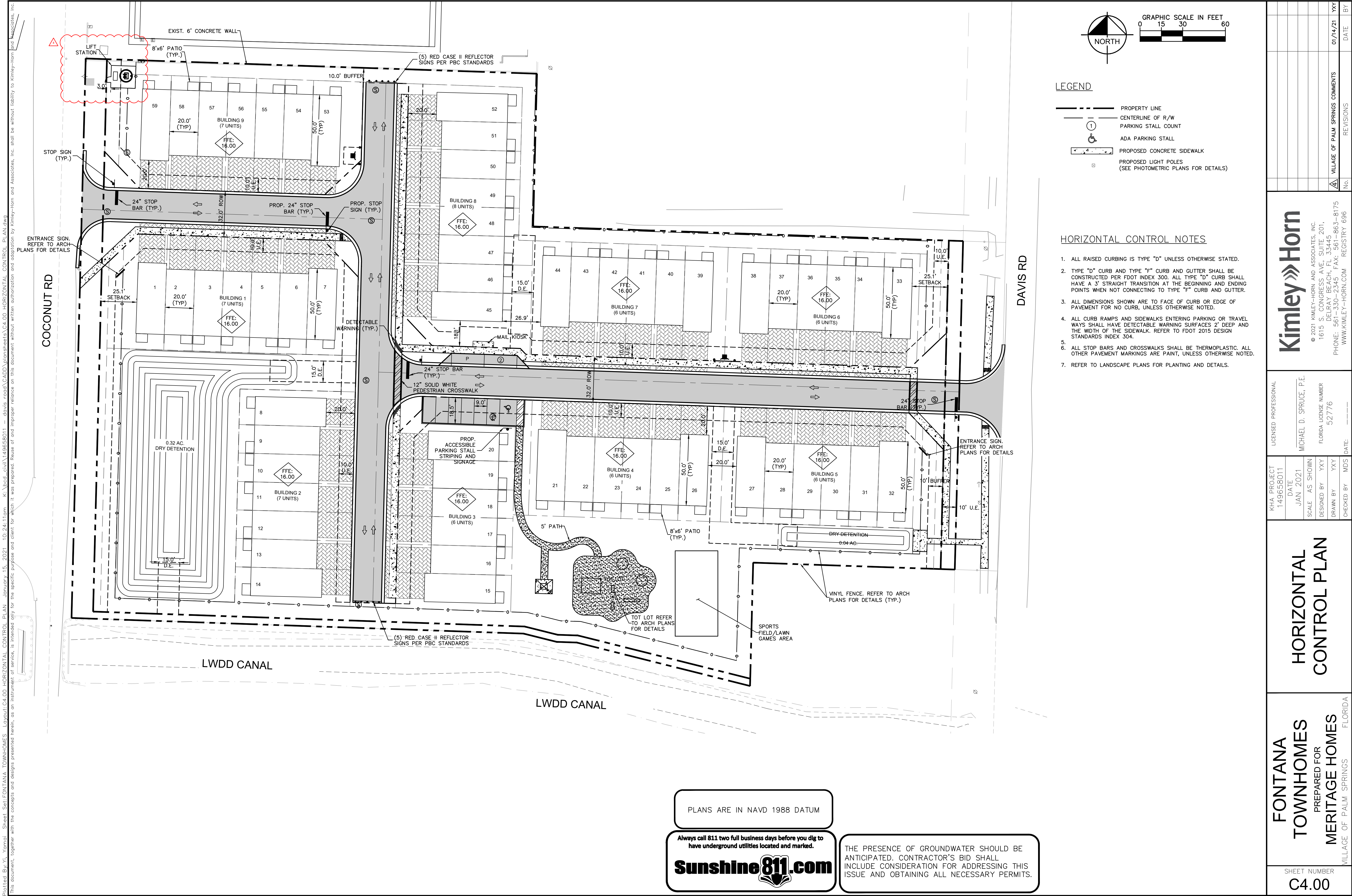
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EROSION AND SEDIMENTATION CONTROL DETAILS

FONTANA TOWNHOMES
PREPARED FOR
MERITAGE HOMES
VILLAGE OF PALM SPRINGS FLORIDA

SHEET NUMBER
C3.10

DATE: _____
BY: _____
REVISIONS: _____
No. _____



KHA PROJECT 149658011		DATE JAN 2021		SCALE AS SHOWN		DESIGNED BY YYY		DRAWN BY YYY		CHECKED BY MDS		DATE ---		LICENSED PROFESSIONAL MICHAEL D. SPRUCE, P.E.		FLORIDA LICENSE NUMBER 52776		REGISTRY 696	
HORIZONTAL CONTROL PLAN												VILLAGE OF PALM SPRINGS COMMENTS 01/14/21 YYY							
FONTANA TOWNHOMES PREPARED FOR MERITAGE HOMES												REVISIONS							
SHEET NUMBER C4.00												DATE BY							

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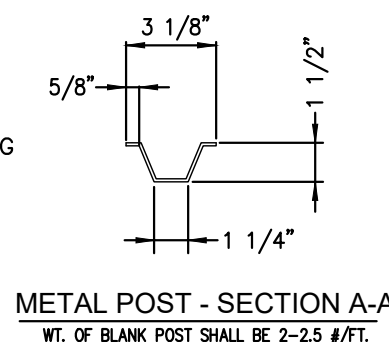
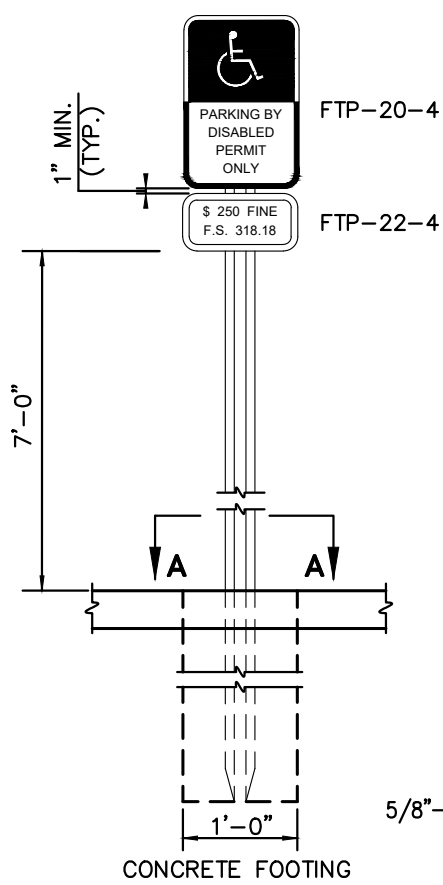
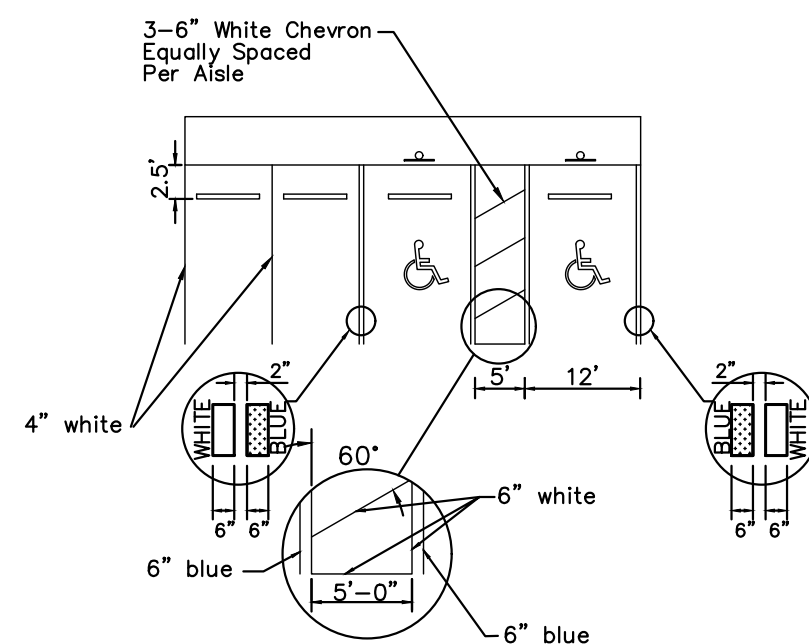
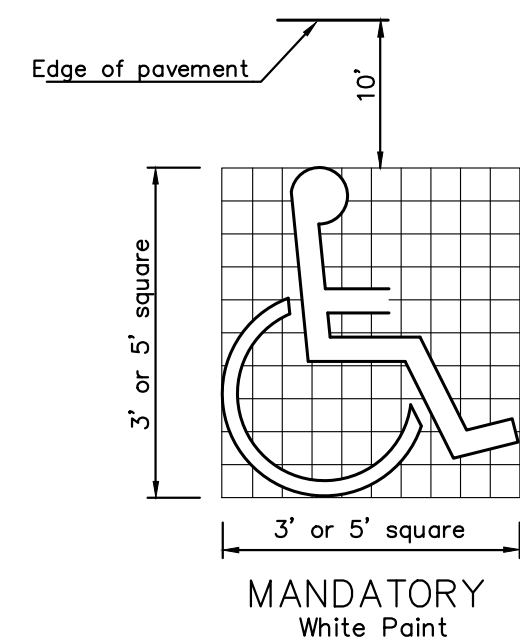
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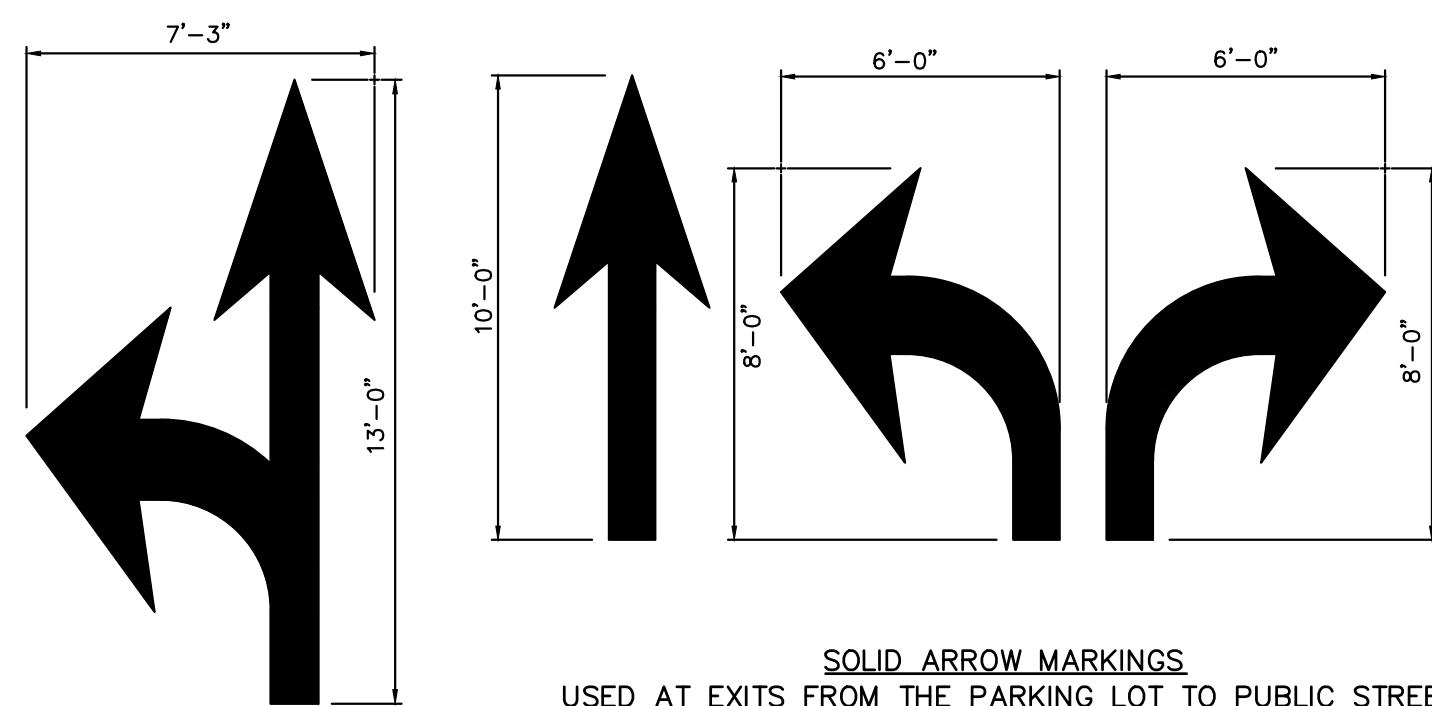


- NOTES:

1. STRIPING IS TO BE PAINT, CONFORMING WITH FDOT STANDARD INDEX 17346.
2. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
3. EACH SPACE SHALL HAVE FTP-20-4 AND FTP-22-4 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AND 12" DIA.
5. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM 12" AWAY FROM CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA STRIPING AND SIGNAGE
NOT TO SCALE

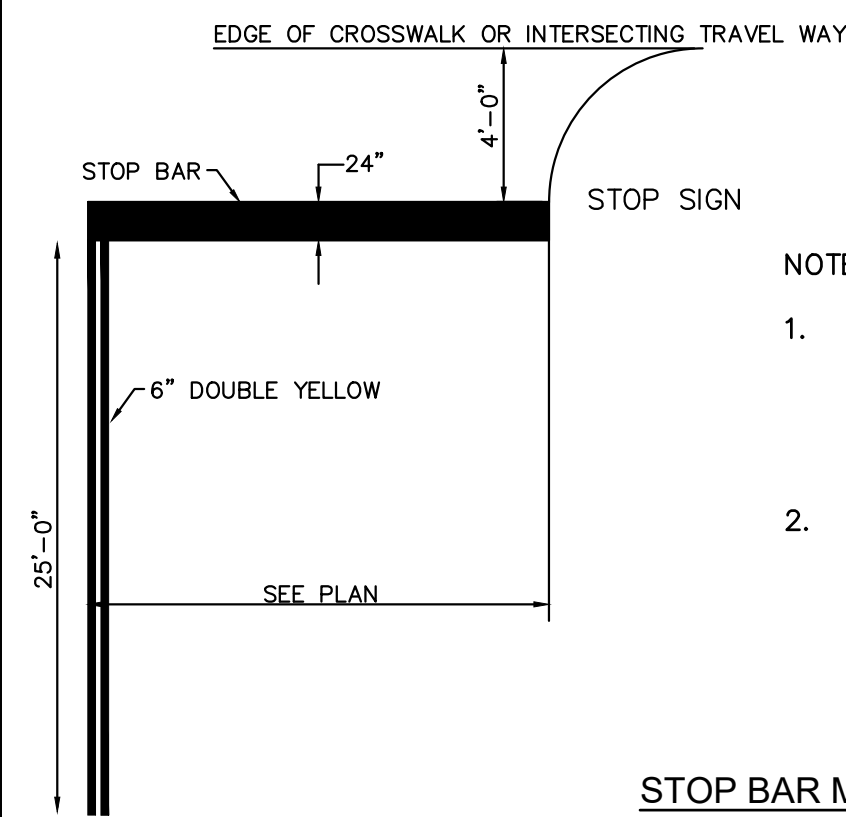
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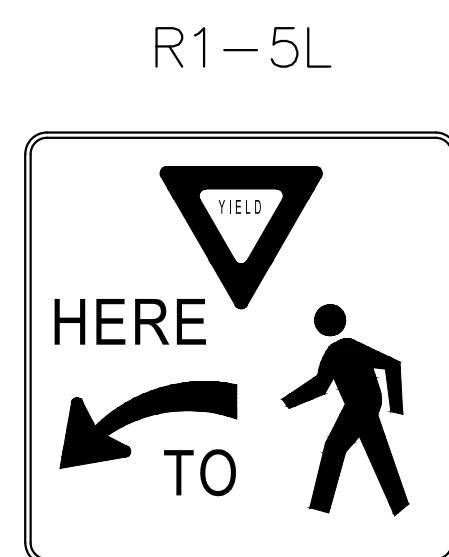
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- NOTES:

1. ARROWS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 38.20 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
2. THESE ARROWS ARE TO BE PAINTED RETROREFLECTIVE WHITE.
3. OPEN ARROWS SHALL CONSIST OF A 4" PERIMETER STRIPE.



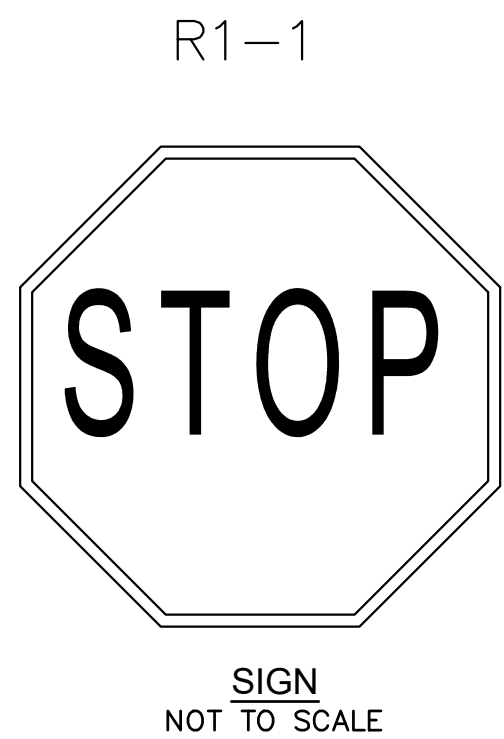
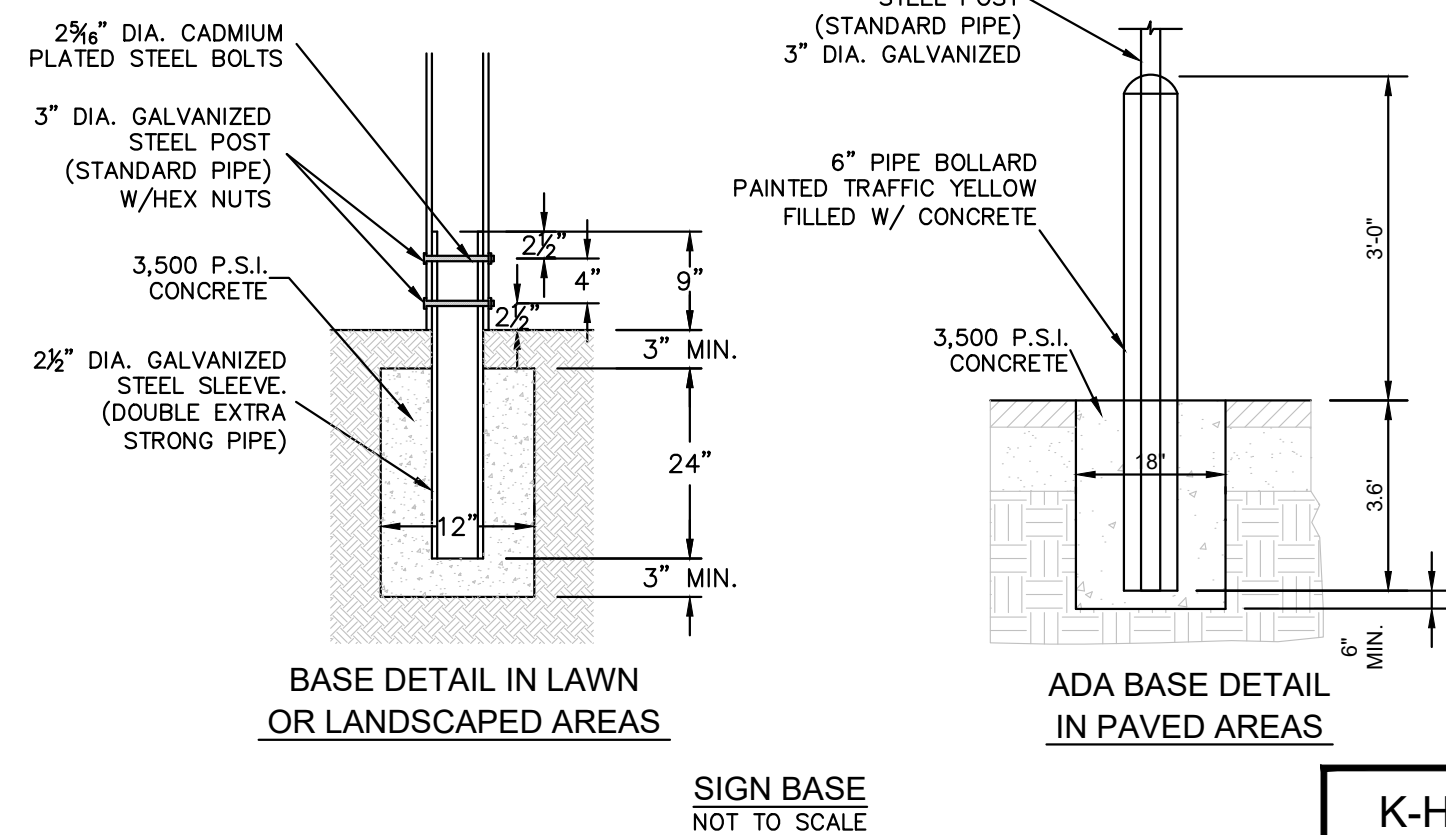
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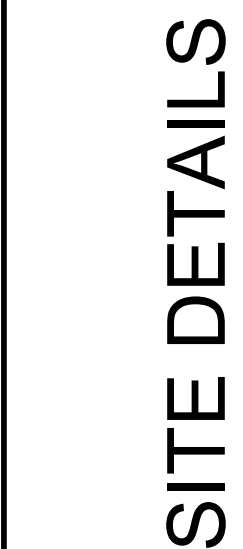
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**FONTANA
TOWNHOMES
PREPARED FOR
MERITAGE HOMES**

SHEET NUMBER
C4.10

LICENSED PROFESSIONAL

MICHAEL D. SPRUCE, P.E.

FLORIDA LICENSE NUMBER
52776

DATE:

KHA PROJECT
149658011

DATE _____

SCALE AS SHOWN

DESIGNED BY	YX
DRAWN BY	YX

CHECKED BY MD:

CHECKED BY MD:

CHECKED BY MD:

REVISIONS

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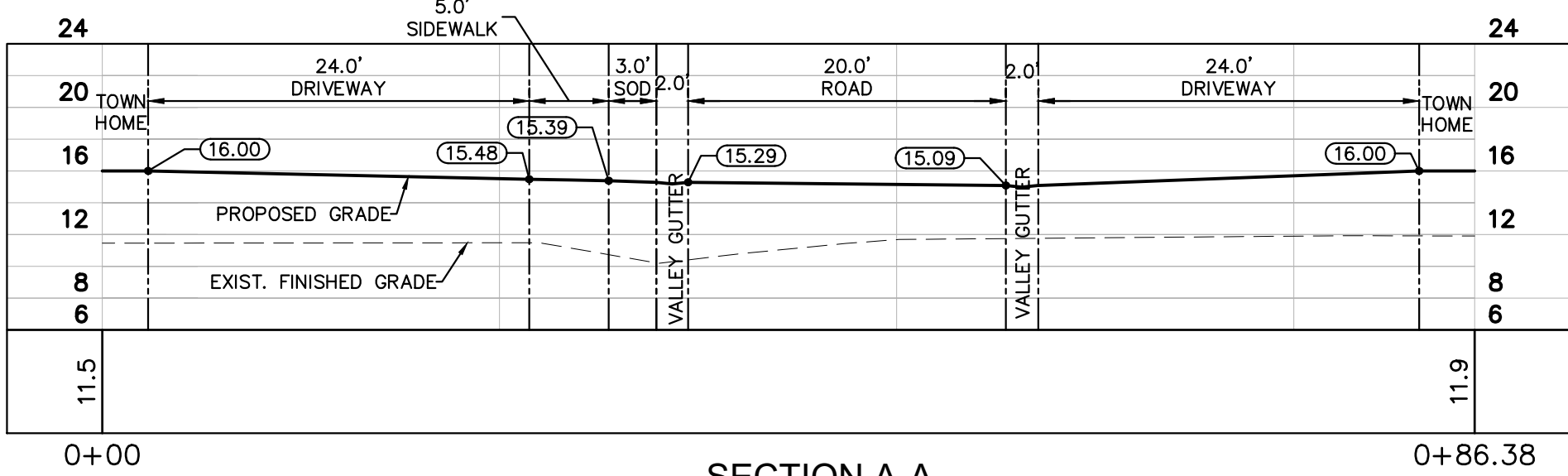
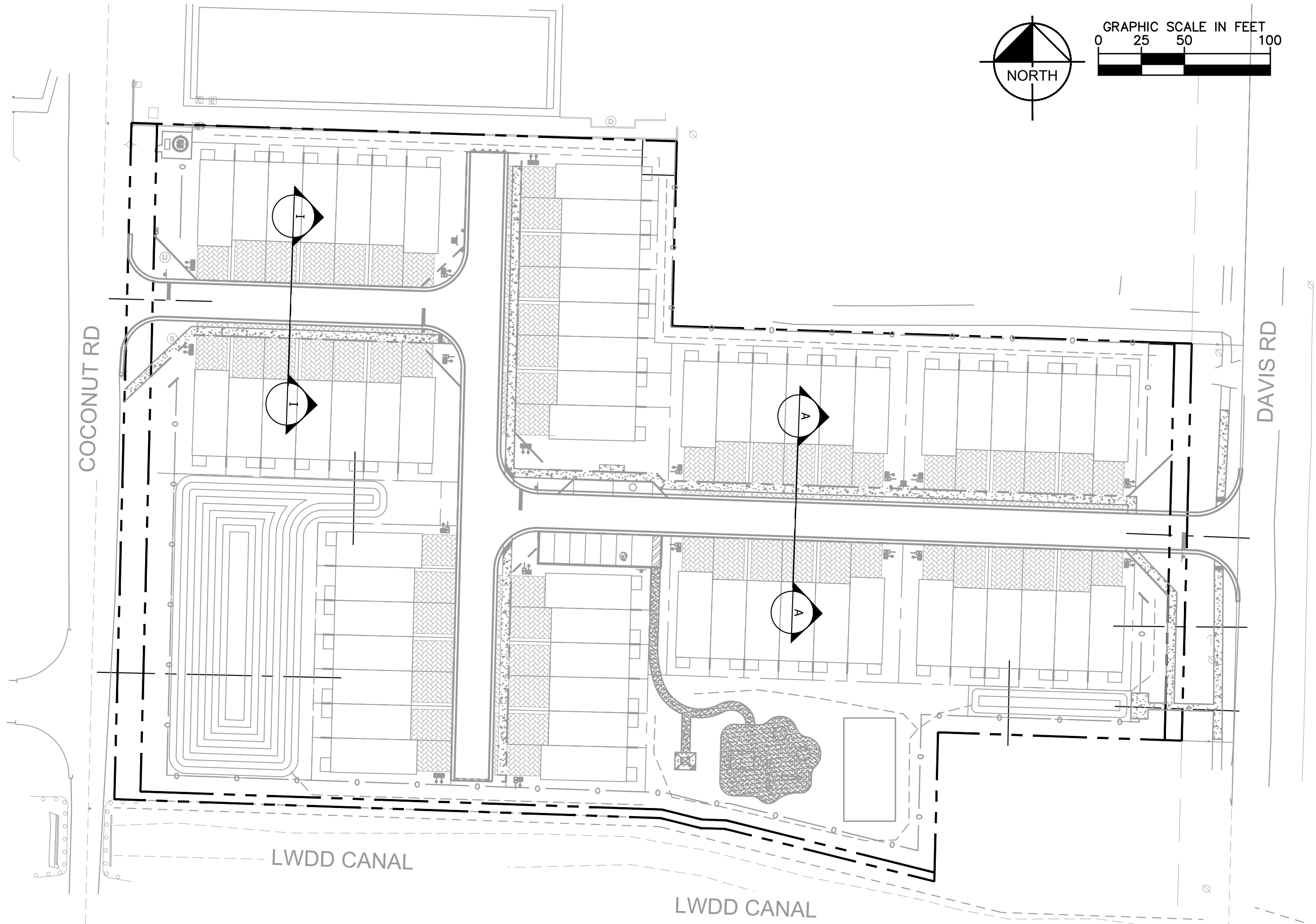
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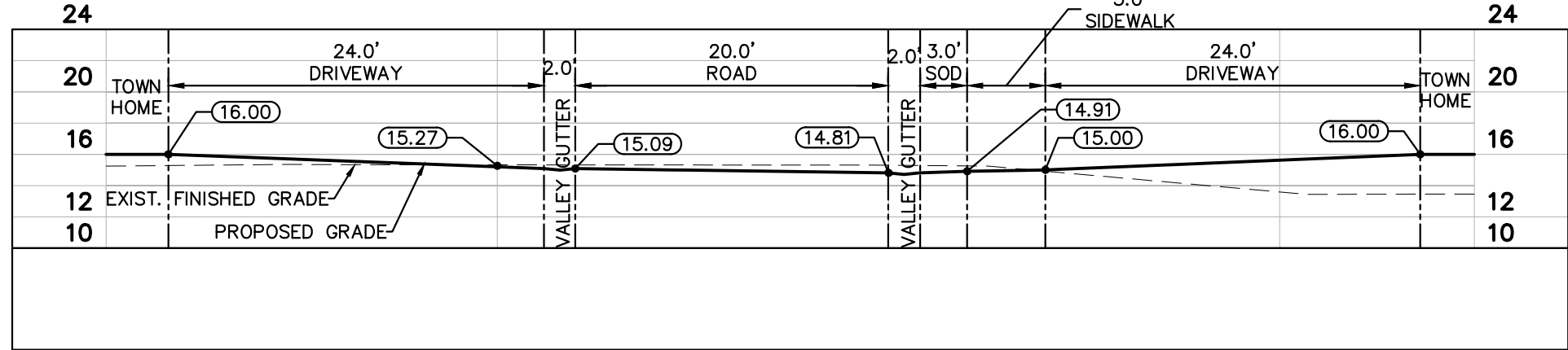
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SECTION A-A
ROAD CROSS SECTION EAST SIDE OF SITE



SECTION I-I
ROAD CROSS SECTION WEST SIDE OF SITE

FONTANA
TOWNHOMES
PREPARED FOR
MERITAGE HOMES
VILLAGE OF PALM SPRINGS FLORIDA

SHEET NUMBER
C5.01

CROSS SECTIONS
PLAN

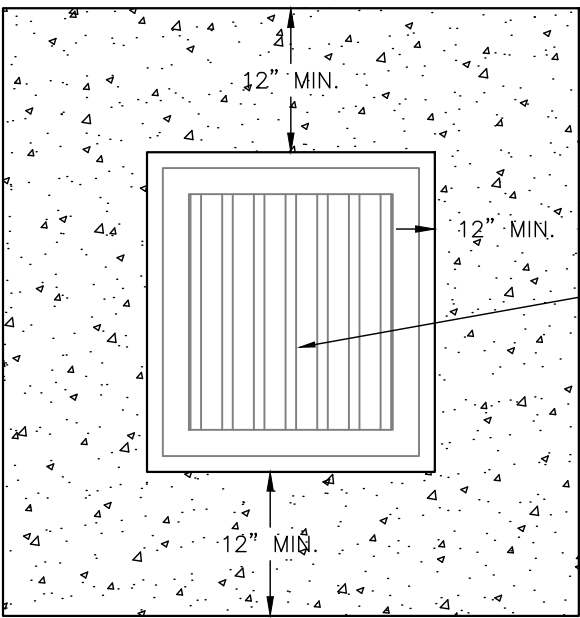
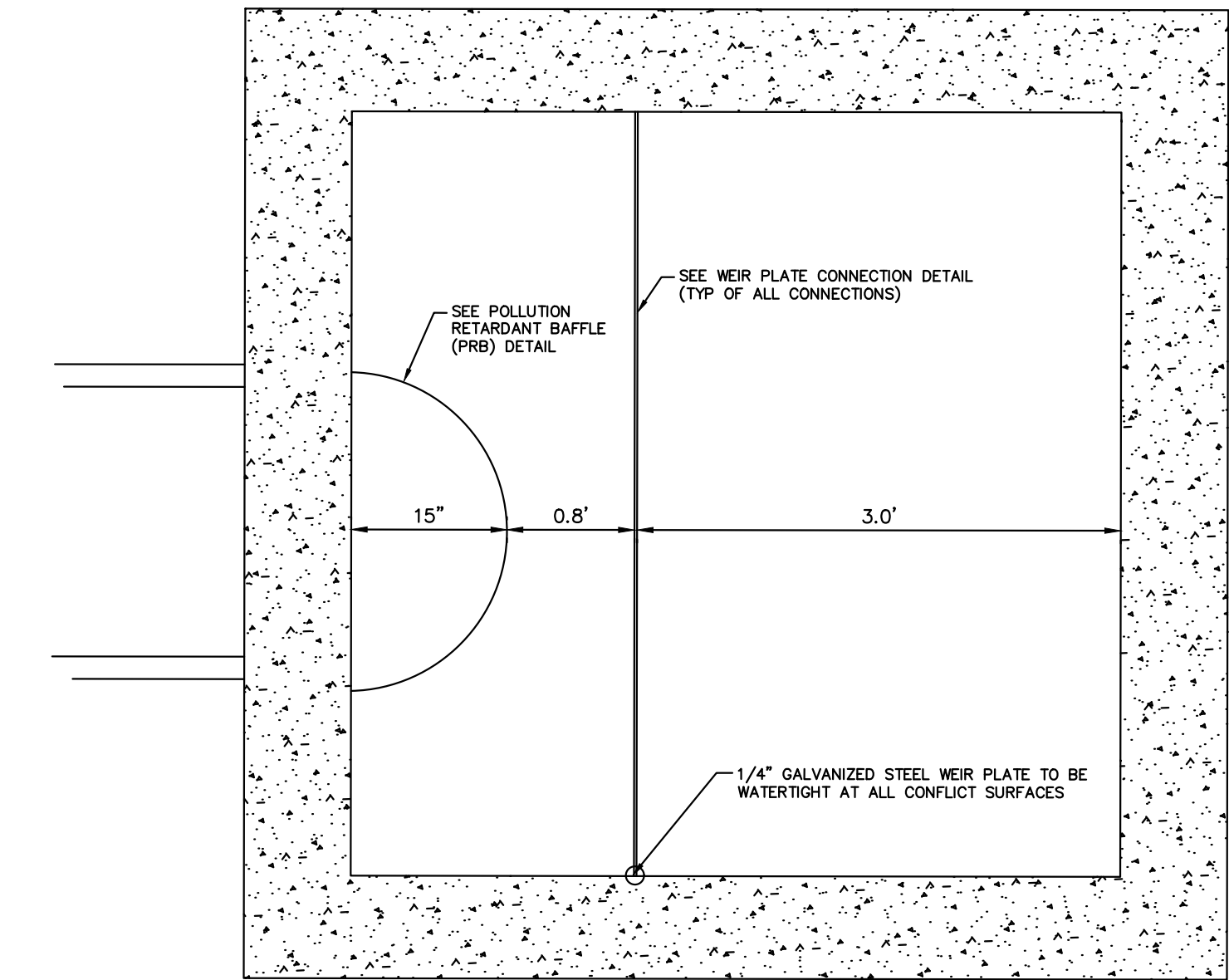
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PHONE: 561-330-0800 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY 696

VILLAGE OF PALM SPRINGS COMMENTS
12/17/20 TWO

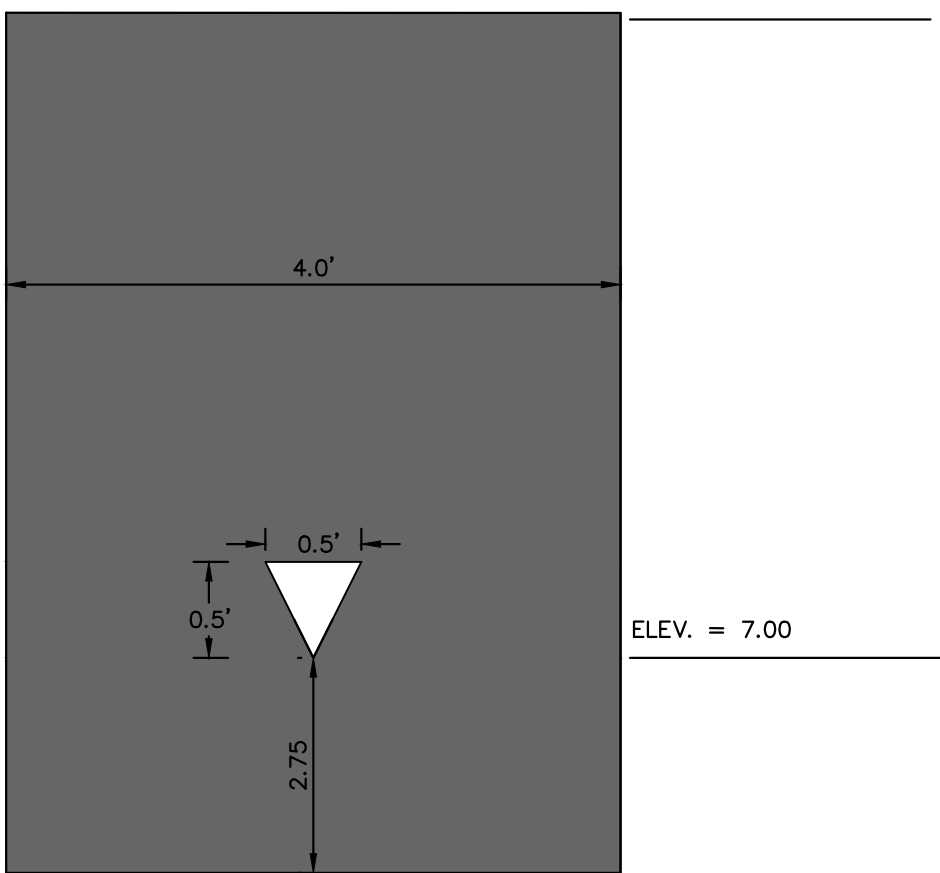
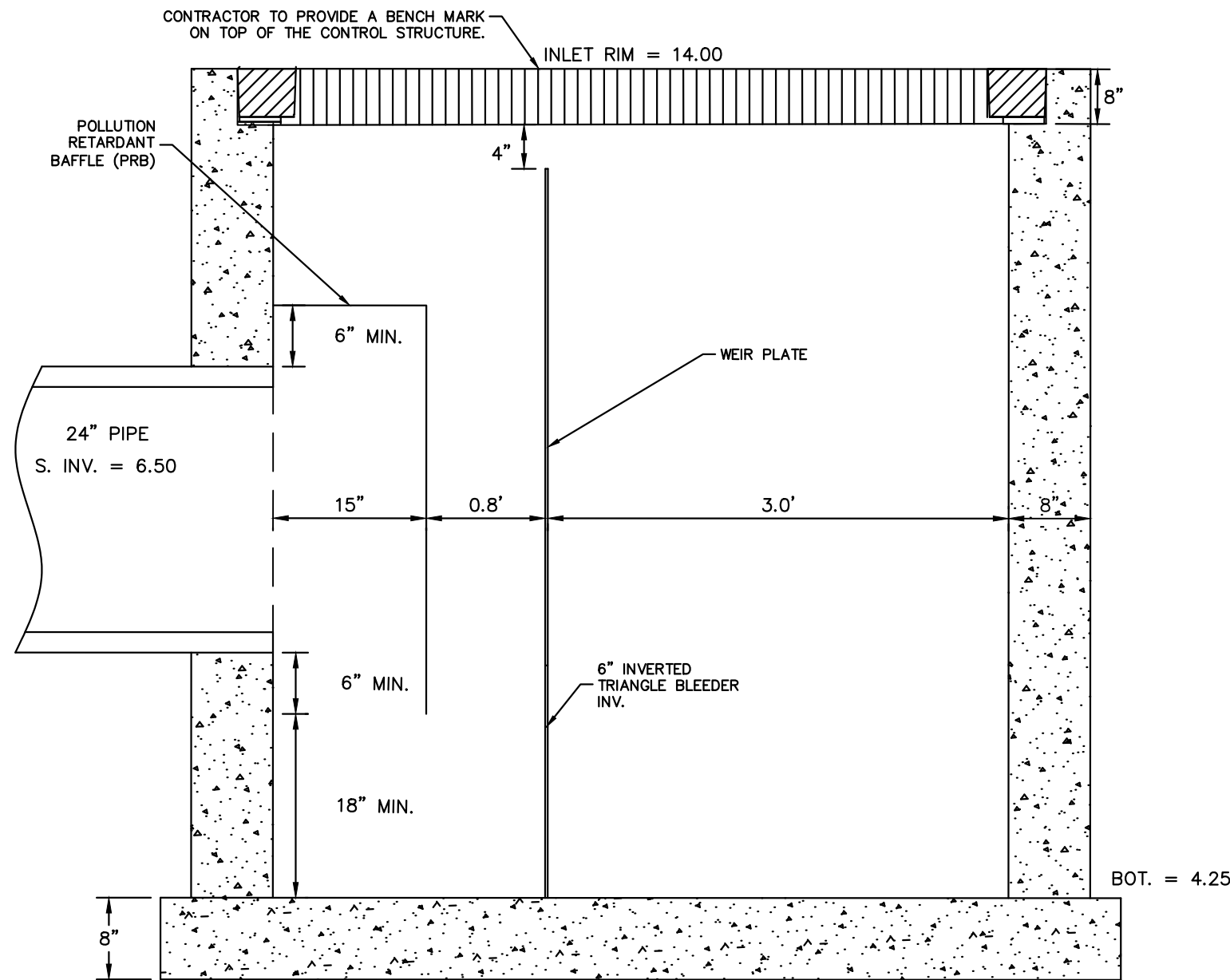
REVISIONS
No. DATE BY

Plotted By: Y. Yomai, Street Self-FONTANA TOWNHOMES, Layout: C5.10 PAVING GRADING AND DRAINAGE DETAILS, January 15, 2021, 10:25:05am, K:\bld-dwg\149658011 - davis road\CADD\plansheets\C5.00 PAVING GRADING AND DRAINAGE PLANS.dwg, This document, together with the concepts and designs presented herein, 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 Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

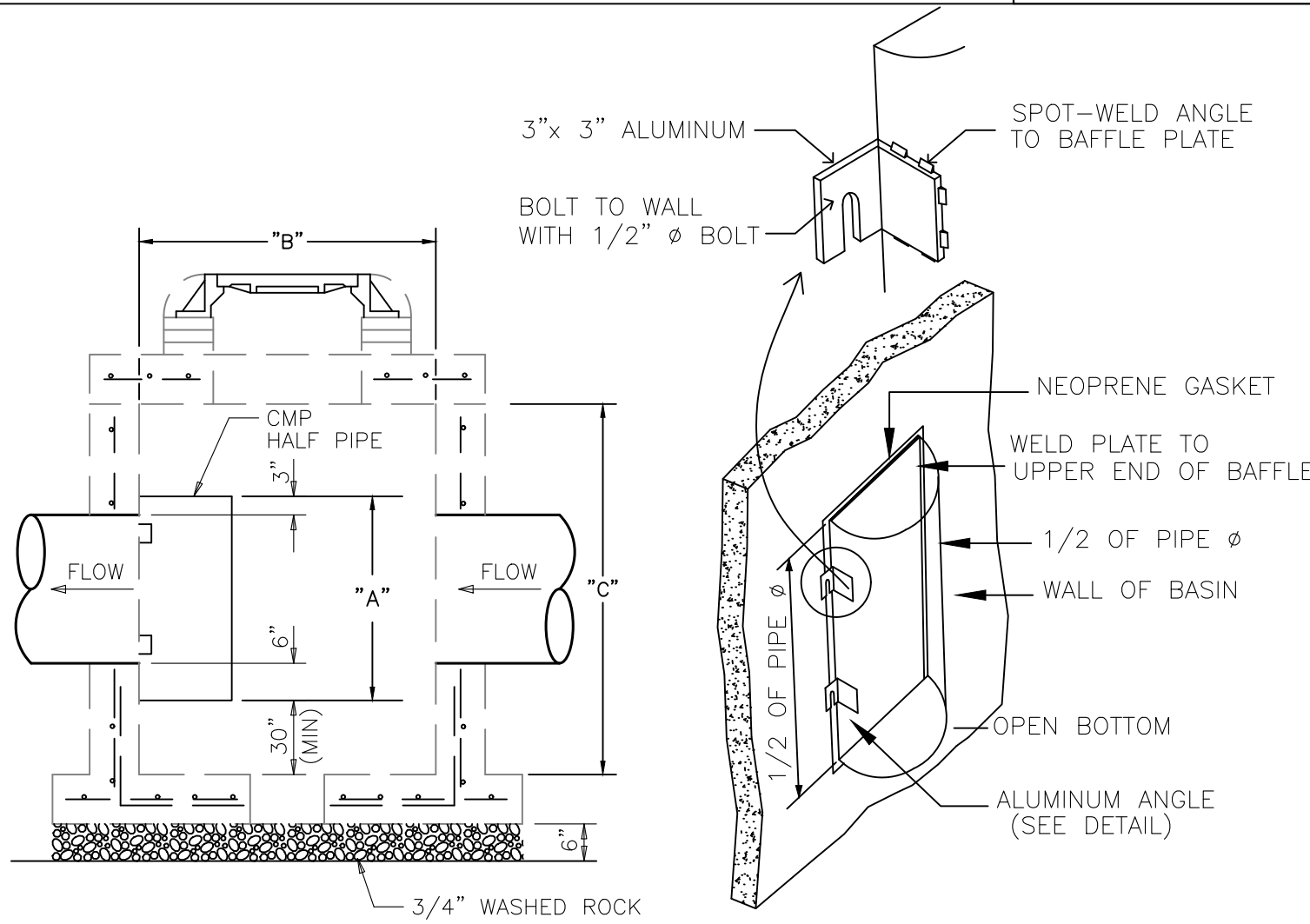


CATCH BASIN CONCRETE COLLAR
NOT TO SCALE

NOTES:
1. CONCRETE COLLAR SHALL HAVE POSITIVE DRAINAGE TOWARDS INLET CATCH BASIN.
SLOPE SHALL NOT EXCEED 1.0%.



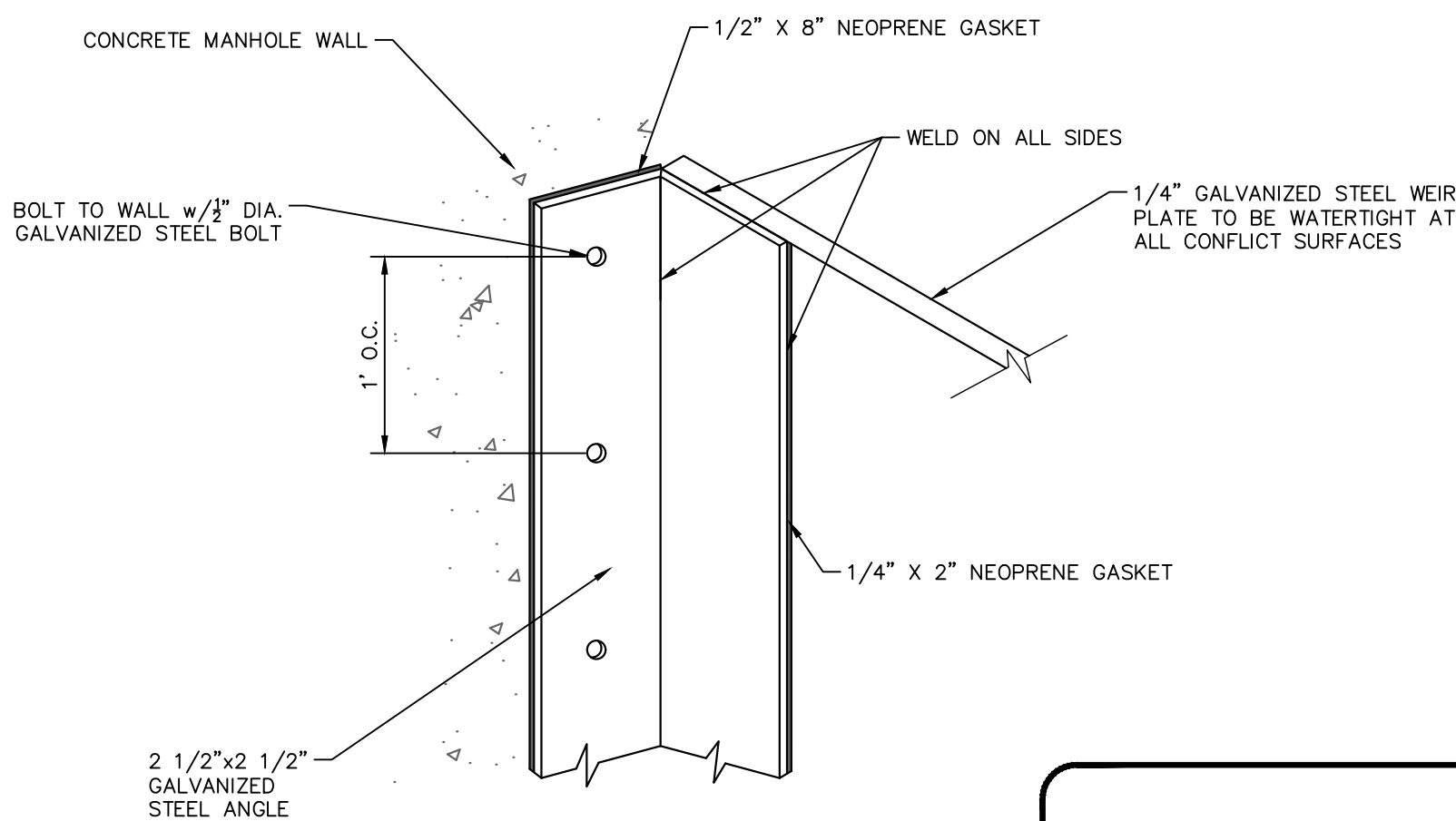
CONTROL STRUCTURE DETAIL
NOT TO SCALE



PIPE DIAMETER	BAFFLE SCHEDULE		
	"A"	"B"	"C"
15"	27"	24"	37"
18"	30"	24"	37"
24"	36"	36"	36"
30"	42"	36"	42"
36"	48"	42"	54"
42"	56"	56"	56"
48"	60"	48"	60"
60"	72"	72"	72"

- NOTES:
1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
 2. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
 3. FOR STRUCTURE'S CONSTRUCTION DIMENSIONS AND SPEC'S., SEE PRECAST CATCH BASIN DETAIL.
 4. WEEP HOLES ARE NOT PERMITTED IN WELDFIELD AREAS.

POLLUTION RETARDANT BAFFLE (PRB)
NOT TO SCALE



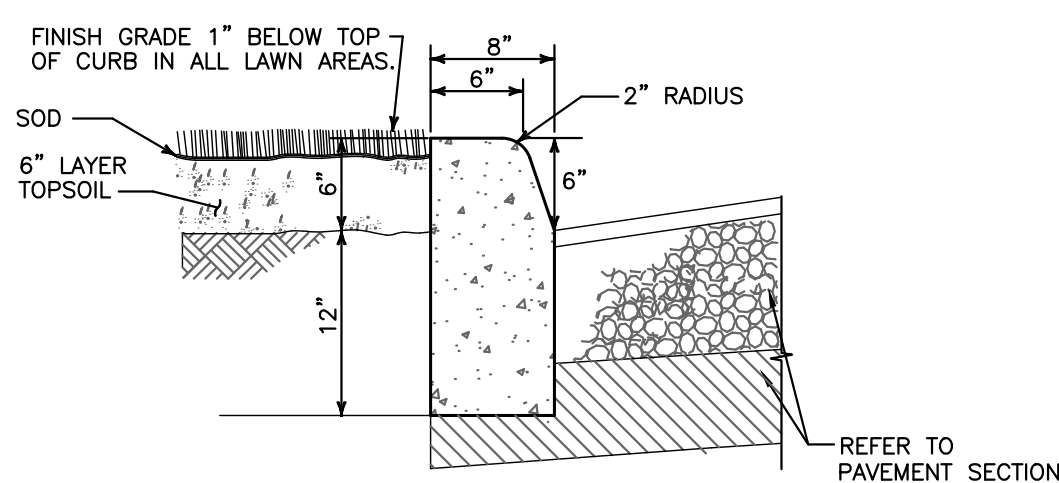
WEIR PLATE CONNECTION DETAIL
NOT TO SCALE

PLANS ARE IN NAVD 1988 DATUM

Always call 811 two full business days before you dig to have underground utilities located and marked.

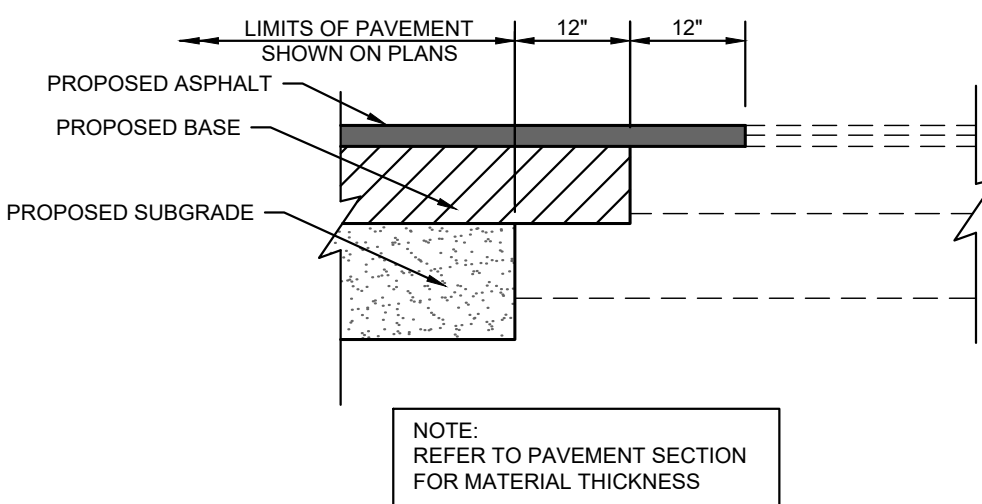
Sunshine811.com

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.



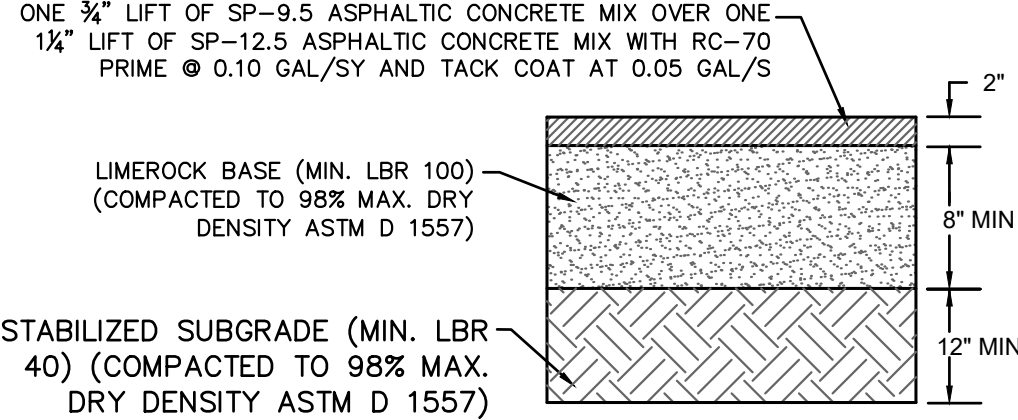
TYPE "D" CURB
NOT TO SCALE

K-H



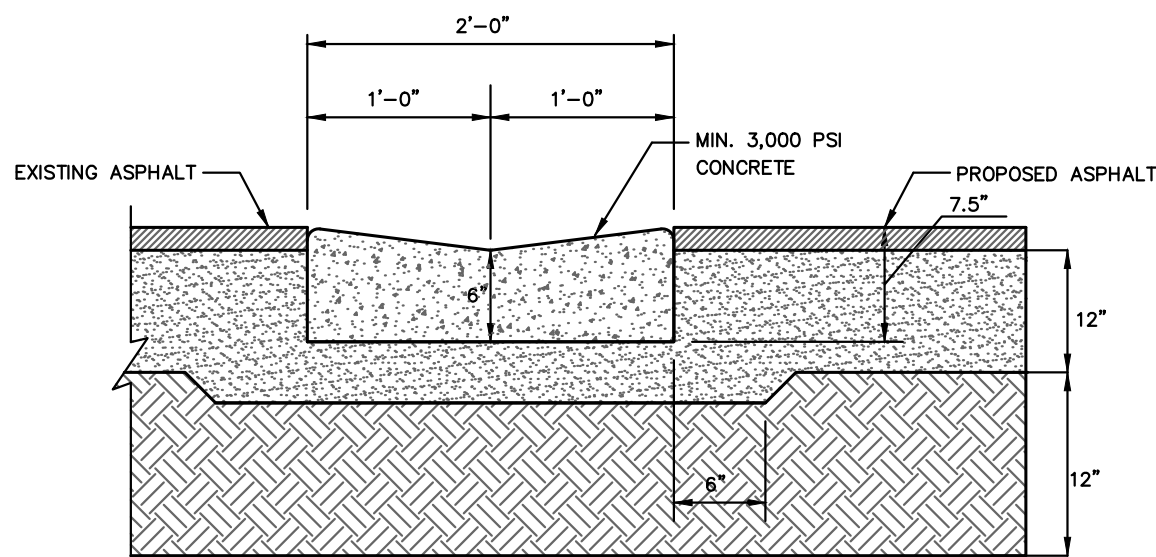
PAVEMENT MATCHING DETAIL
NOT TO SCALE

K-H



HEAVY DUTY ASPHALTIC CONCRETE
PAVEMENT SECTION
NOT TO SCALE

K-H



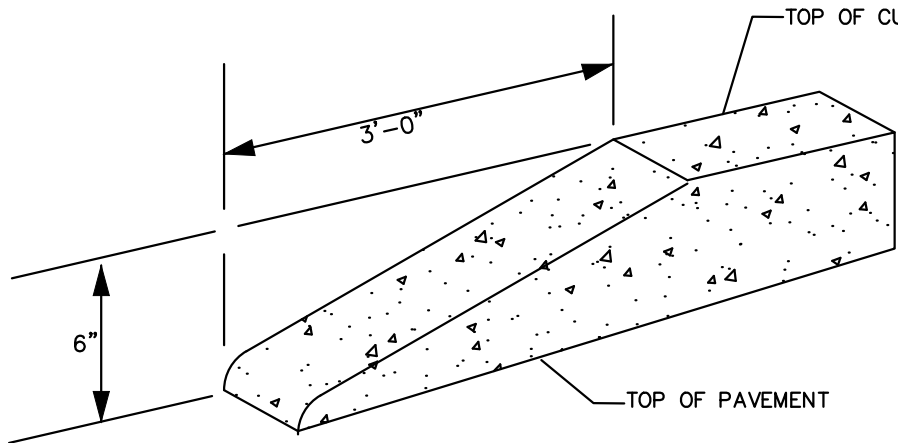
VALLEY GUTTER NOTES:

ALL TYPE "T" CURB ELEMENTS SHALL BE PLACED SO THAT THEY ARE ONE-QUARTER (1/4) INCH HIGHER THAN ADJACENT INLET FRAMES AND GRATES. CONCRETE SHALL HAVE A MINIMUM TWENTY-EIGHT (28) DAY STRENGTH OF 3000 P.S.I.

UNLESS OTHERWISE APPROVED, ALL CURB ELEMENTS SHALL HAVE A LIMEROCK FOUNDATION OR "PAD" WITH A MINIMUM LBR OF 100 AND MINIMUM CARBONATE CONTENT OF 70%. PADS SHALL BE AT LEAST FOUR (4) INCHES THICK, EXTENDING SIX (6) INCHES (MIN.) BEYOND THE EDGES OF THE CONCRETE. COMPACTED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-160. THE USE OF OTHER MATERIALS SHALL BE CONSIDERED ON A CASE BY CASE BASIS.

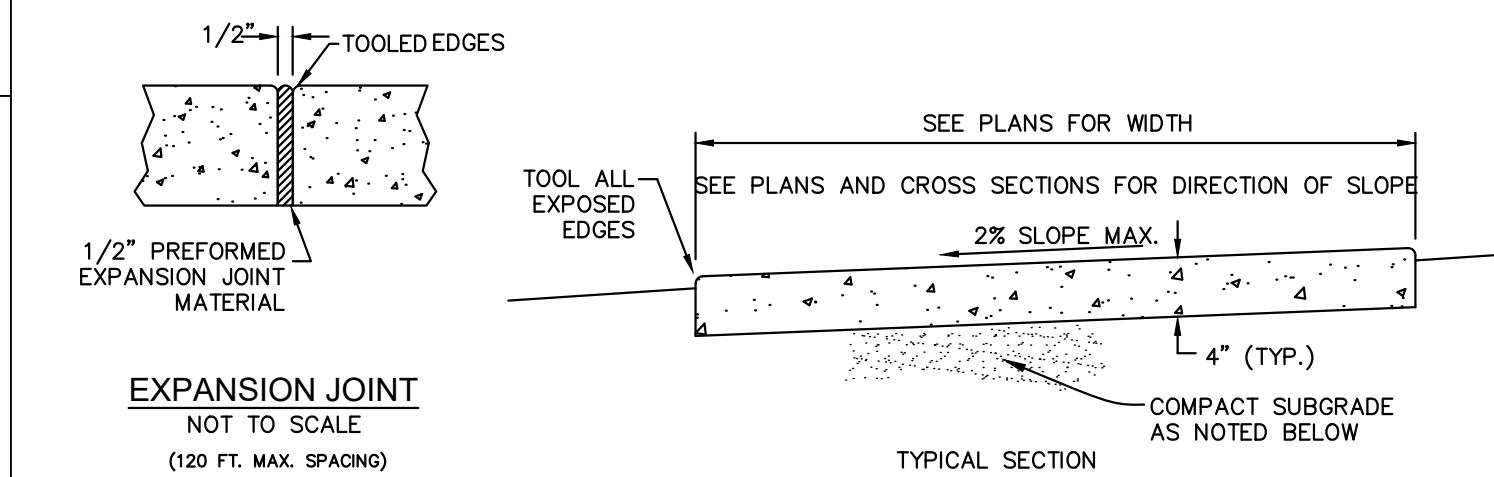
VALLEY GUTTER DETAIL
NOT TO SCALE

K-H

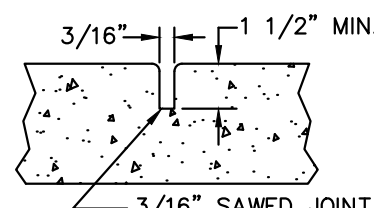


STANDARD CURB END
NOT TO SCALE

K-H



EXPANSION JOINT
NOT TO SCALE
(120 FT. MAX. SPACING)



CONTRACTION JOINT
NOT TO SCALE
(5 FT. MAX. SPACING)

- NOTES:
1. PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB, SIDEWALK, OR AT ANY OTHER RIGID STRUCTURE.
 2. EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
 3. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. (MIN.) @ 28 DAYS FOR SIDEWALKS.
 4. MINIMUM THICKNESS OF SIDEWALK SHALL BE AS NOTED ABOVE.
 5. FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W., COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

K-H

PAVING GRADING
AND DRAINAGE
DETAILS

FONTANA
TOWNHOMES
PREPARED FOR
MERITAGE HOMES

SHEET NUMBER
C5.10

LICENSED PROFESSIONAL
KHA PROJECT
149658011
DATE
JAN 2021
SCALE
AS SHOWN
DESIGNED BY
YXY
DRAWN BY
YXY
CHECKED BY
MDS
DATE

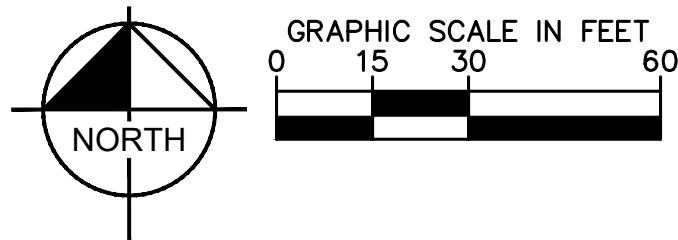
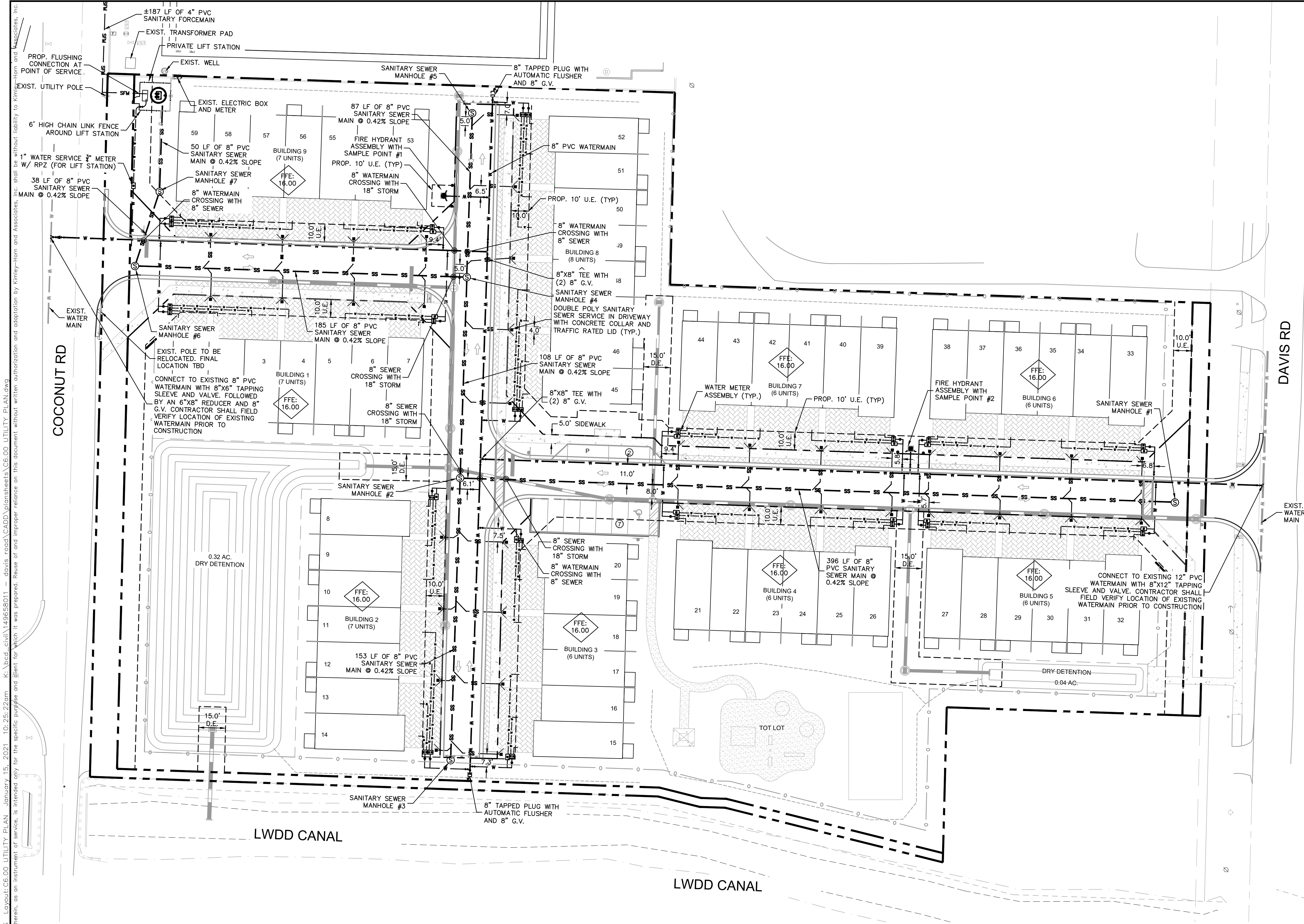
MICHAEL D. SPRUCE, P.E.
FLORIDA LICENSE NUMBER
52776

Kimley»Horn
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REVISIONS
No. DATE BY

1	12/17/20	TVC
2		
3		
4		
5		
6		
7		
8		
9		
10		

VILLAGE OF PALM SPRINGS COMMENTS



LEGEND

- PROPERTY LINE
- CENTERLINE OF R/W
- UTILITY CROSSING
- PROPOSED SANITARY FORCE MAIN PIPE
- PROPOSED SANITARY PIPE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE LINE PIPE
- PROPOSED WATER LINE PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED OVERHEAD LINE
- PROPOSED TELEPHONE LINE
- PROPOSED COMMUNICATIONS LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED UTILITY EASEMENTS
- EXISTING SANITARY FORCE MAIN PIPE
- EXISTING SANITARY PIPE
- EXISTING SANITARY MANHOLE
- EXISTING WATER PIPE
- EXISTING FIRE HYDRANT
- EXISTING OVERHEAD LINE
- EXISTING TELEPHONE LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING UTILITY EASEMENTS
- STORM PIPE (SEE PAVING, GRADING AND DRAINAGE PLANS)
- STORM AREA INLET
- STORM MANHOLE

UTILITY NOTES

- CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
- CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXISTING UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
- ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO PALM BEACH COUNTY WATER UTILITIES DEPARTMENT STANDARD DETAILS.
- NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT'S ENGINEER.
- NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10'-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY PALM BEACH COUNTY WATER UTILITIES DEPARTMENT'S ENGINEER.
- ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
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- ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 350 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
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ADDITIONAL UTILITY NOTES

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PLANS ARE IN NAVD 1988 DATUM

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

WATER MAIN AND FORCE MAIN ARE PUBLIC. SANITARY SEWER AND LIFT STATION ARE PRIVATE.

Kimley»Horn

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PHONE: 561-330-0868 FAX: 561-363-8175
WWW.KIMLEY-HORN.COM REGISTRY 696

KHA PROJECT 149638011

DATE JAN 2021

SCALE AS SHOWN

DESIGNED BY YXY

DRAWN BY YXY

CHECKED BY MDS

UTILITY PLAN

FONTANA TOWNHOMES
PREPARED FOR
MERITAGE HOMES
VILLAGE OF PALM SPRINGS FLORIDA

SHEET NUMBER
C6.00

REVISIONS
No. DATE BY

12/17/20
VILLAGE OF PALM SPRINGS COMMENTS



	PROPERTY LINE
	CENTERLINE OF R/W
	UTILITY CROSSING
SFM	PROPOSED SANITARY FORCE MAIN PIPE
SS	PROPOSED SANITARY PIPE
	PROPOSED SANITARY MANHOLE
F	PROPOSED FIRE LINE PIPE
W	PROPOSED WATER LINE PIPE
OHL	PROPOSED FIRE HYDRANT
T	PROPOSED OVERHEAD LINE
T	PROPOSED TELEPHONE LINE
	PROPOSED COMMUNICATIONS LINE
UE	PROPOSED UNDERGROUND ELECTRIC LINE
UE	PROPOSED UTILITY EASEMENTS
SFM	EXISTING SANITARY FORCE MAIN PIPE
SS	EXISTING SANITARY PIPE
	EXISTING SANITARY MANHOLE
W	EXISTING WATER PIPE
OHL	EXISTING FIRE HYDRANT
T	EXISTING OVERHEAD LINE
T	EXISTING TELEPHONE LINE
	EXISTING COMMUNICATIONS LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE
G	EXISTING GAS LINE
UE	EXISTING UTILITY EASEMENTS
	STORM PIPE (SEE PAVING, GRADING AND DRAINAGE PLANS)
	STORM AREA INLET
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- ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
- EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY PALM BEACH COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
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LICENSED PROFESSIONAL

MICHAEL D. SPRUCE, P.E.

FLORIDA LICENSE NUMBER

52776

CHECKED BY	MDS	DATE:

UTILITY PLAN - OFFSITE

**FONTANA
TOWNHOMES
PREPARED FOR
MERITAGE HOMES**

SHEET NUMBER
C6.02

VILLAGE OF PALM SPRINGS

No.	REVISIONS	DATE	BY

Plotted By: Yamao Sheet: Sat: FONTANA TOWNHOMES Layout: C6:02 UTILITY PLAN - OFFSITE January 15, 2021 10:25:23am K:\bdc-civil\149658011 - davis road\CADD\plansheets\C6.00 UTILITY PLAN.dwg
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ADDITIONAL UTILITY NOTES

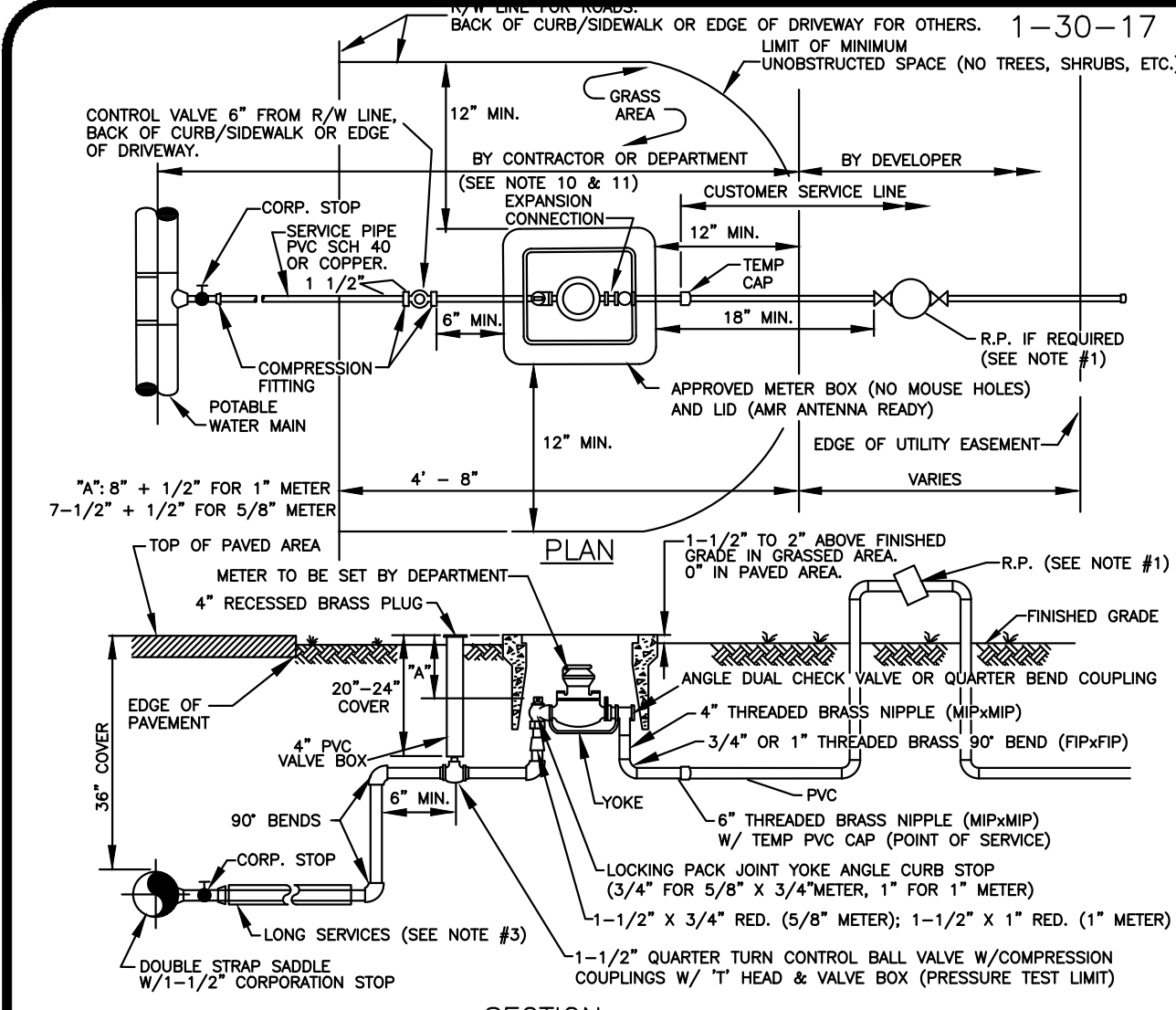
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3. LEAD FREE BRASS WATER WORKS PRODUCTS SHALL MEET THE REQUIREMENT OF ASMI/AWWA C800 AND THE MAXIMUM LEAD CONTENT OF S.3872 AND NSF 61 ANNEX G. THE MANUFACTURER'S DESIGNATION AS A LEAD FREE PRODUCT SHALL BE PERMANENTLY STAMPED OR CAST INTO THE PRODUCT'S BODY. EFFECTIVE JANUARY 1, 2013, ONLY LEAD FREE BRASS WATER WORKS PRODUCTS SHALL BE INSTALLED IN CONTACT WITH POTABLE WATER.
4. ALL PROPOSED BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVES SHALL BE USED CERTIFIED AND LEAD FREE.

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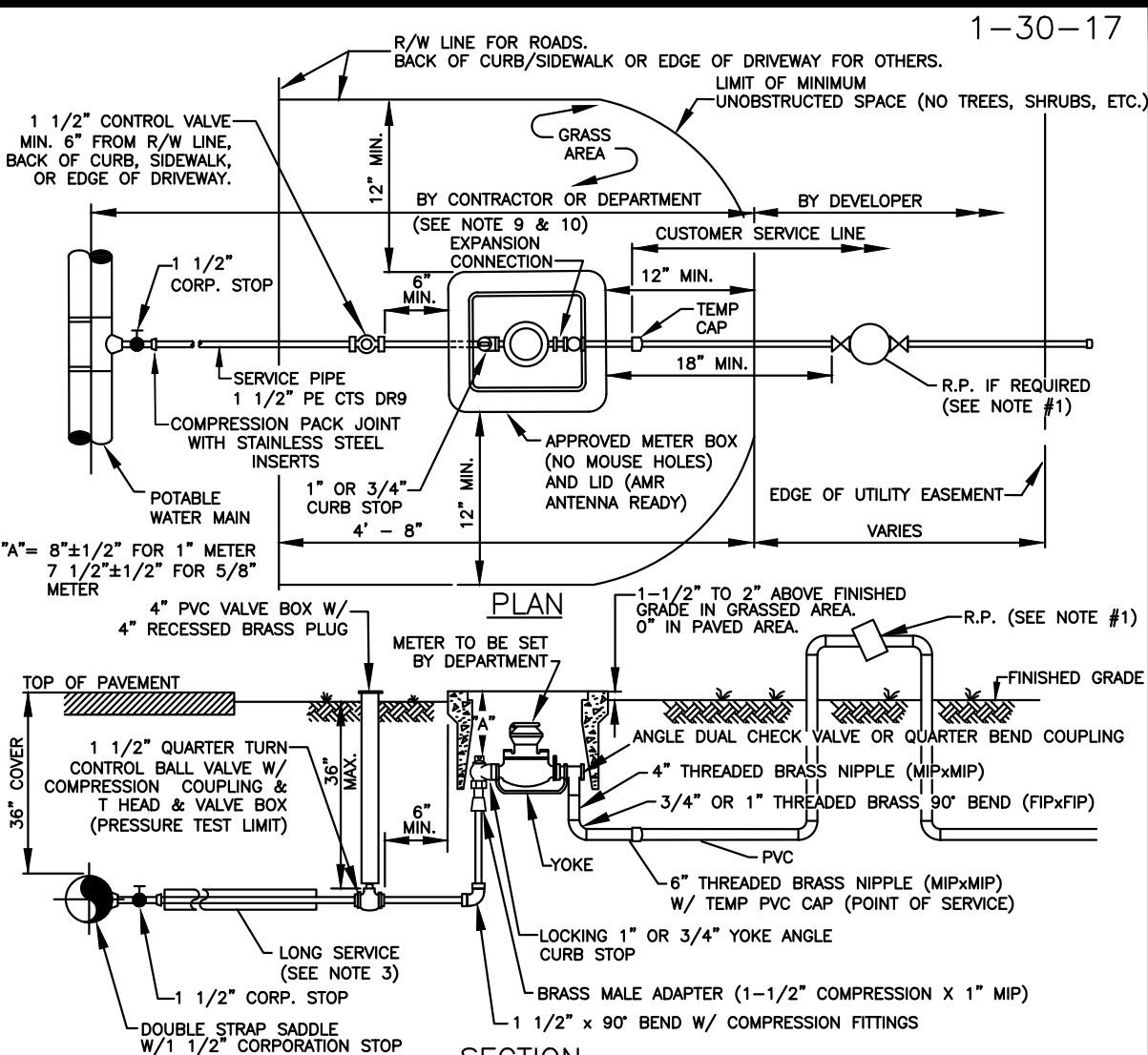


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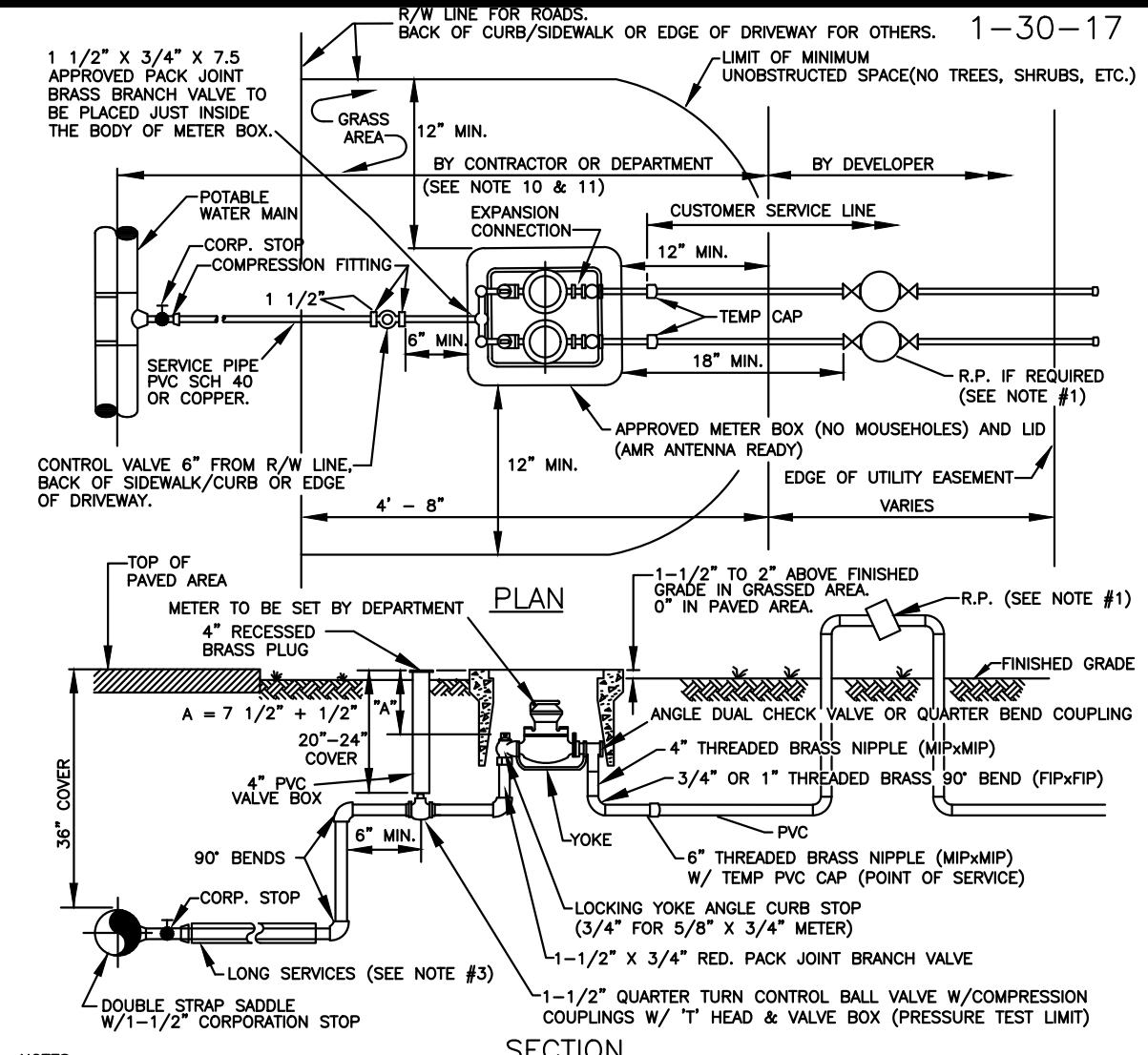
- NOTES:
1. ALL NON-RESIDENTIAL SERVICES, SERVICES FOR ALL BUILDINGS OVER THREE STORIES, AND RESIDENTIAL SERVICES WITH INDIVIDUALLY METERED RECLAIMED WATER SERVICE TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.), THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
 2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN METER BOX AND ANY OBSTRUCTION.
 3. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS USE MIN. 3" DIAMETER BLACK IRON, PVC SCH 40 OR HOPE SDR 9 CASING, CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT, END OF CASING TO BE SEALED WITH FOAM SEALANT; CASING SHALL BE COLOR-CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
 4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS ON SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 10' APART.
 5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE.
 6. COPPER SHALL BE "TYPE K" CONTINUOUS AND SUITABLE FOR UNDERGROUND SERVICE WITH FLARED CONNECTIONS. PVC SHALL BE SCH. 40 PIPE WITH SDR 90 FITTINGS. ALL BRASS SHALL BE "LEAD FREE".
 7. MAXIMUM SERVICE LENGTH IS 100' TO METER.
 8. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
 9. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
 - A. - FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
 - B. - DRIVEWAY OR SIDEWALK IS IN PLACE
 - C. - REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED THE INITIAL TEST.
 10. METER TO BE SET BY THE DEPARTMENT.
 11. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR INSTALLATION OF SERVICES BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
 12. THREADED AREAS OF CORROSION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
 13. METER BOXES IN NON-GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
 14. A 12" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MIN. 12" BEYOND THE METER BOX PERIMETER.

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



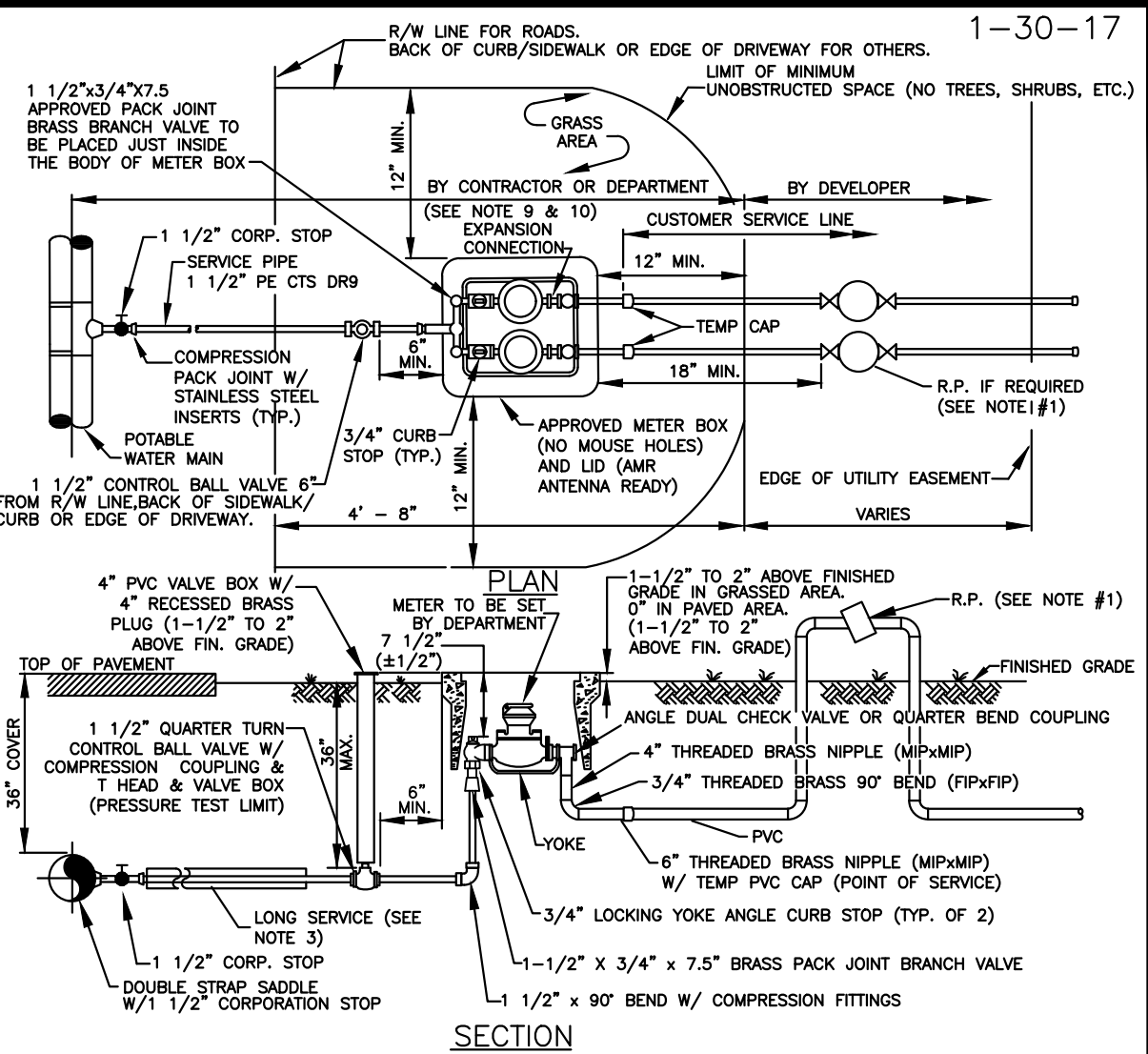
- NOTES:
1. ALL NON-RESIDENTIAL SERVICES, SERVICES FOR ALL BUILDINGS OVER THREE STORIES, AND RESIDENTIAL SERVICES WITH INDIVIDUALLY METERED RECLAIMED WATER SERVICE TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.), THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
 2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN METER BOX AND ANY OBSTRUCTION.
 3. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS USE MIN. 3" DIAMETER BLACK IRON, PVC SCH 40 OR HOPE SDR 9 CASING, CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT, END OF CASING TO BE SEALED WITH FOAM SEALANT; CASING SHALL BE COLOR-CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
 4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS ON SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 10' APART.
 5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE.
 6. MAXIMUM SERVICE LENGTH IS 100' TO METER.
 7. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
 8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
 - A. - FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
 - B. - DRIVEWAY OR SIDEWALK IS IN PLACE
 - C. - REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED THE INITIAL TEST.
 9. METER TO BE SET BY THE DEPARTMENT.
 10. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR INSTALLATION OF SERVICES BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
 11. THREADED AREAS OF CORROSION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
 12. METER BOXES IN NON-GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
 13. A 12" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MIN. 12" BEYOND THE METER BOX PERIMETER.
 14. STAINLESS STEEL INSERTS ARE REQUIRED FOR ALL COMPRESSION FITTINGS.

POTABLE WATER SERVICE SINGLE 5/8" X 3/4" & 1" METER INSTALLATION DETAIL (POLYETHYLENE) 2W



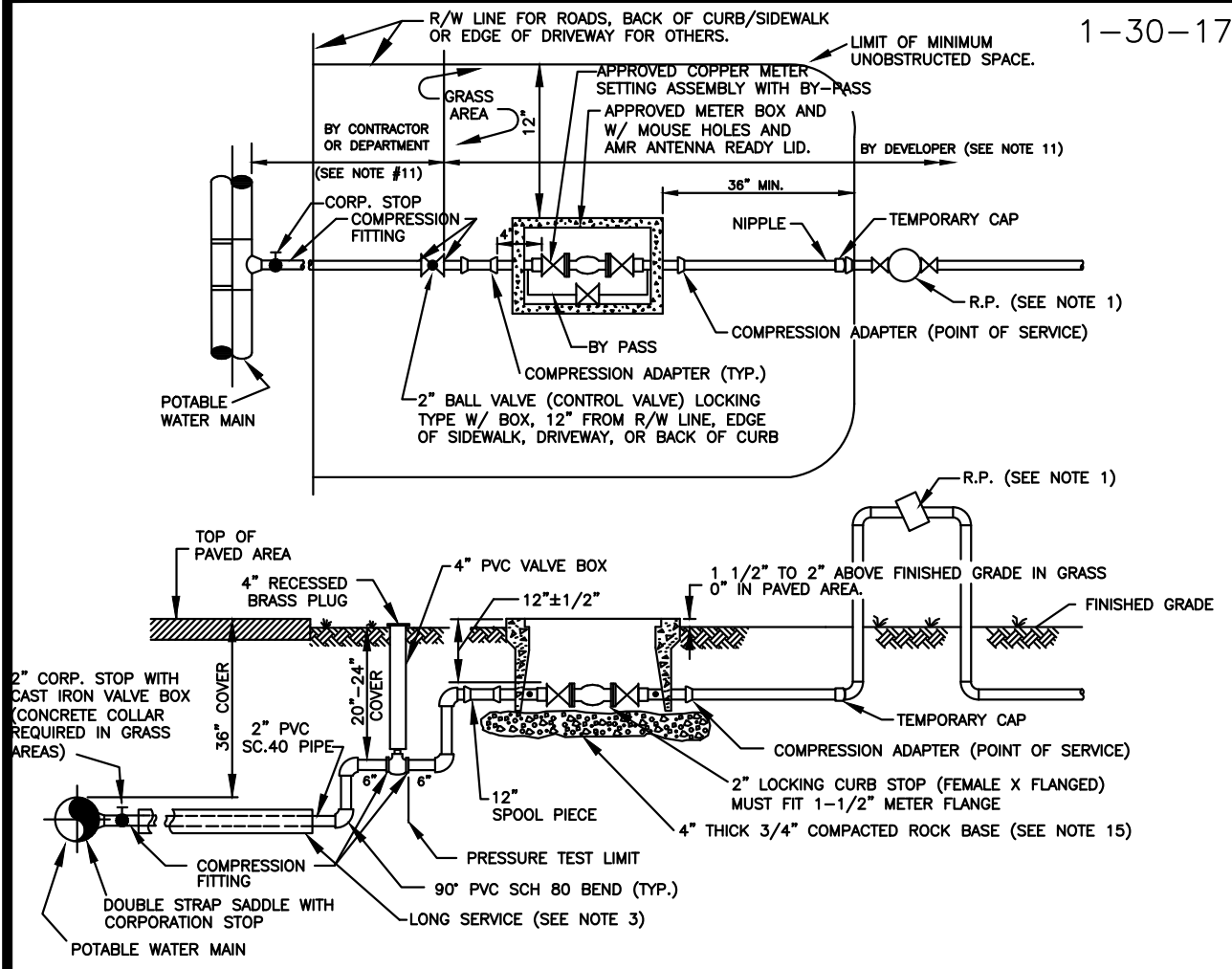
- NOTES:
1. ALL NON-RESIDENTIAL SERVICES, SERVICES FOR ALL BUILDINGS OVER THREE STORIES, AND RESIDENTIAL SERVICES WITH INDIVIDUALLY METERED RECLAIMED WATER SERVICE TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.), THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
 2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN METER BOX AND ANY OBSTRUCTION.
 3. FOR INSTALLATION OF SERVICES UNDER DRIVEWAYS AND ROADWAYS USE MIN. 3" DIAMETER BLACK IRON, PVC SCH 40 OR HOPE SDR 9 CASING, CASING SHALL EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT, END OF CASING TO BE SEALED WITH FOAM SEALANT; CASING SHALL BE COLOR-CODED BLACK, WHITE, BLUE, OR BLUE STRIPED.
 4. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS ON SAME SIDE OF A PVC PIPE SECTION SHALL BE MIN. 10' APART.
 5. METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS. SERVICE LINES AND TAPS SHALL NOT BE PLACED UNDER DRIVEWAYS WHENEVER POSSIBLE.
 6. COPPER SHALL BE "TYPE K" CONTINUOUS AND SUITABLE FOR UNDERGROUND SERVICE WITH FLARED CONNECTIONS. PVC PIPE SHALL BE SCH. 40 WITH SDR 90 PVC FITTINGS. ALL BRASS SHALL BE "LEAD FREE".
 7. MAXIMUM SERVICE LENGTH IS 100' TO METER.
 8. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 2" MAXIMUM SIZE.
 9. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
 - A. - FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
 - B. - DRIVEWAY OR SIDEWALK IS IN PLACE
 - C. - REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED THE INITIAL TEST.
 10. METER TO BE SET BY THE DEPARTMENT.
 11. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR INSTALLATION OF SERVICES BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
 12. THREADED AREAS OF CORROSION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
 13. METER BOXES IN NON-GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
 14. A 12" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED FOR METER BOXES OUTSIDE OF GRASS AREA. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

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



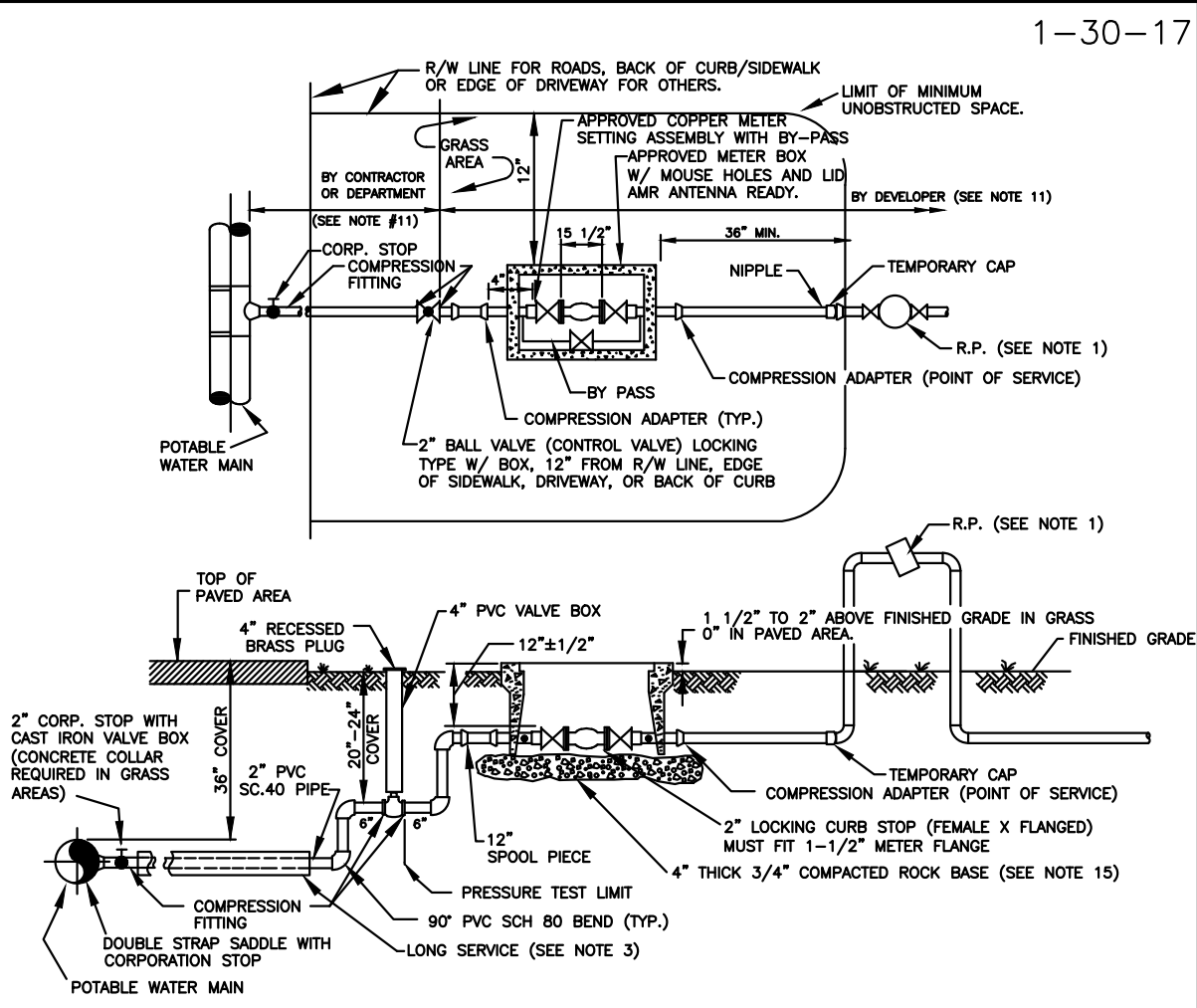
- NOTES:
1. ALL NON-RESIDENTIAL SERVICES, SERVICES FOR ALL BUILDINGS OVER THREE STORIES, AND RESIDENTIAL SERVICES WITH INDIVIDUALLY METERED RECLAIMED WATER SERVICE TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.), THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE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

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



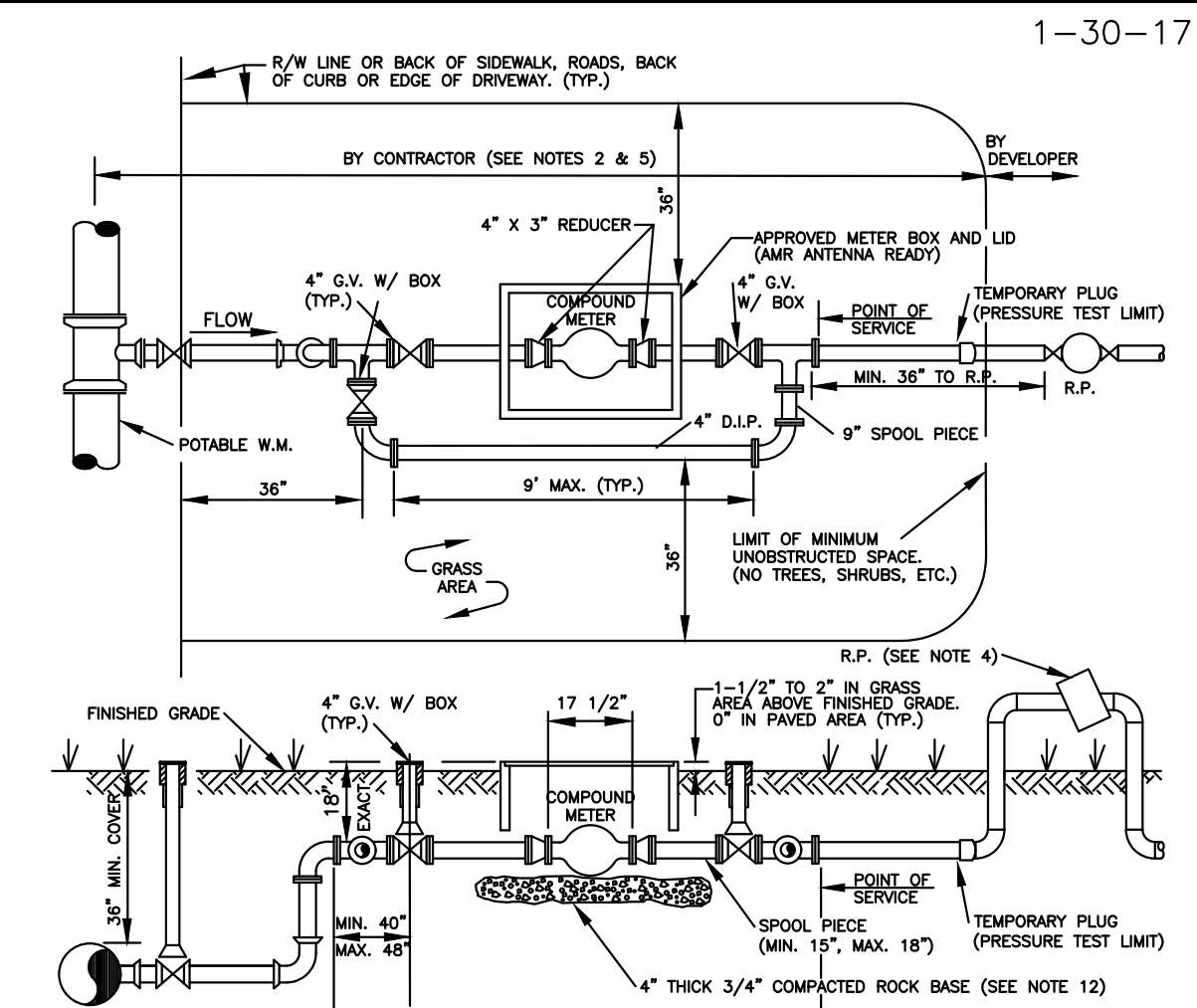
- NOTES:
1. ALL SERVICES TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.), THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
 2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN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

POTABLE WATER 1 1/2" METER INSTALLATION 6W



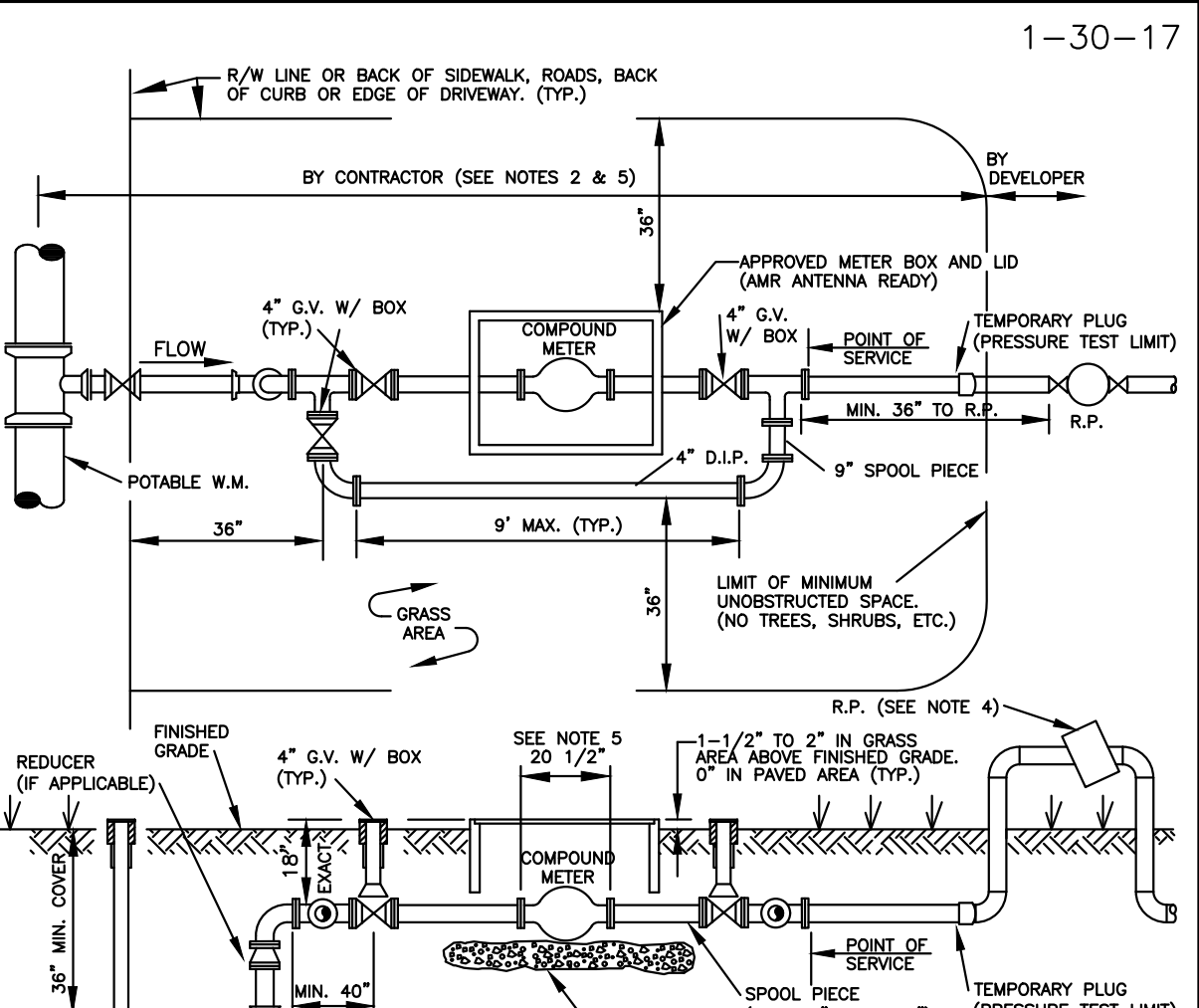
- NOTES:
1. ALL SERVICES TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.), THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
 2. 12" MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN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

POTABLE WATER 2" METER INSTALLATION 7W



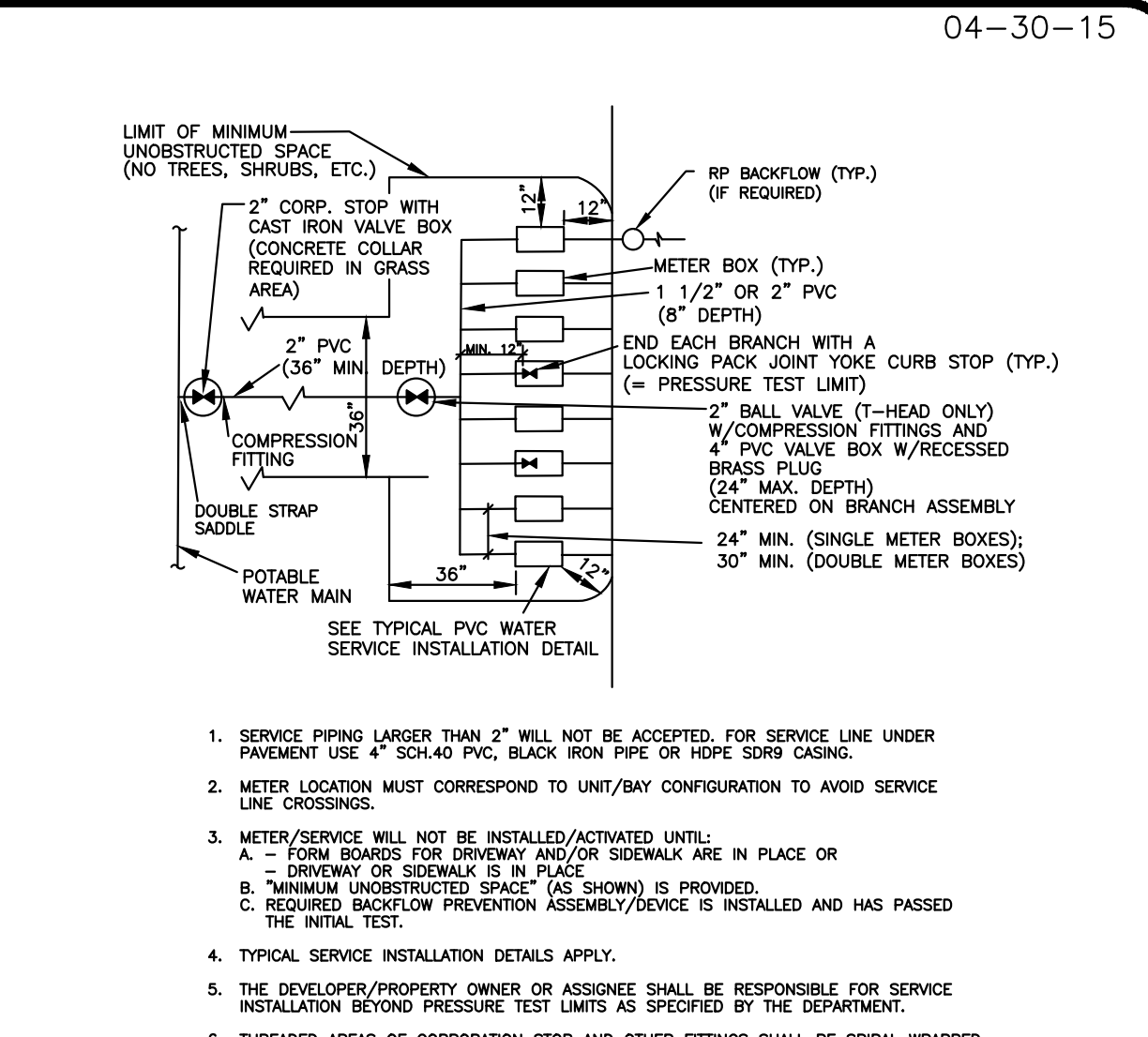
- NOTES:
1. ALL SERVICE PIPING SHALL BE 4" DUCTILE IRON WITH 4" GATE VALVES WITH VALVE BOXES AND CONCRETE COLLARS (F APPLICABLE).
 2. ONLY APPROVED METER BOXES SHALL BE USED. THE BOX SHALL BE PROVIDED BY CUSTOMER AND PLACED ABOVE GROUND NEAR THE METER AREA AFTER METER INSTALLATION.
 3. APPROVED RESTRAINED FLANGED ADAPTERS ARE REQUIRED. PLACE 4"x3" FLANGED REDUCERS AS SHOWN ON DETAIL.
 4. ALL SERVICES TO HAVE AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (R.P.), THE INITIAL TEST OF THE R.P. SHALL BE PERFORMED BY THE DEPARTMENT. THE R.P. SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF SERVICE.
 5. WATER METER SHALL BE INSTALLED BY THE DEPARTMENT. LAYING LENGTH OF THE METER TO BE CONFIRMED PRIOR TO SERVICE INSTALLATION.
 6. BYPASS PIPING SHALL BE CONSTRUCTED FOR THE METER TO BE INSTALLED "TRUE" AND "PLUMB" AND TO ALLOW METER READING THROUGH THE METER READER LID.
 7. THE ENTIRE ASSEMBLY (WITHOUT METER/SPOOL PIECES AS SHOWN) SHALL BE PRESSURE TESTED AS REQUIRED.
 8. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
 - A. - FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
 - B. - DRIVEWAY OR SIDEWALK IS IN PLACE
 - C. - REQUIRED BACKFLOW PREVENTION ASSEMBLY IS INSTALLED AND HAS PASSED THE INITIAL TEST.
 9. BYPASS PIPING SHALL BE INSTALLED ON THE RIGHT SIDE OF METER IN DIRECTION OF FLOW UNLESS OTHERWISE APPROVED BY COUNTY.
 10. ALL HARDWARE FOR FLANGED CONNECTIONS (BOLTS, ETC.) TO BE STAINLESS STEEL.
 11. METER BOXES IN NON-GRASS AREAS SHALL HAVE TRAFFIC RATED LIDS.
 12. A 4" THICK COMPACTED 3/4" ROCK BASE IS REQUIRED. THE BASE SHALL EXTEND MINIMUM 12" BEYOND THE METER BOX PERIMETER.

POTABLE WATER 3" METER INSTALLATION 8W



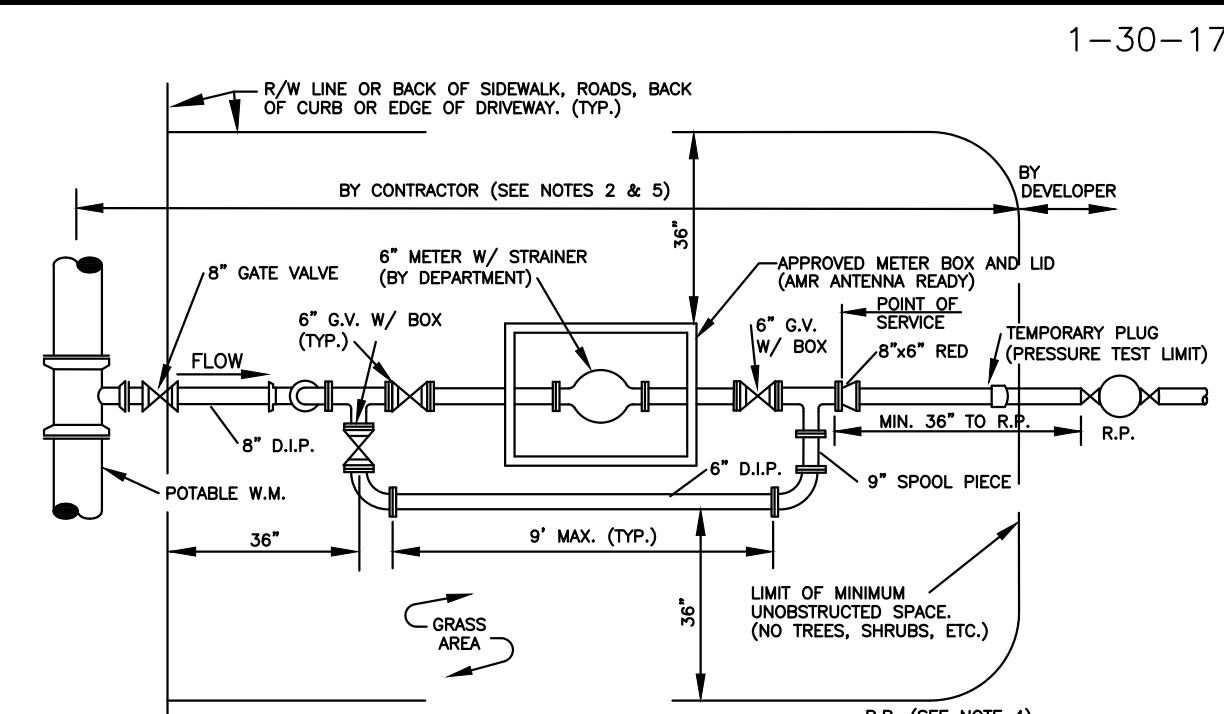
- NOTES:
1. ALL SERVICE PIPING SHALL BE 4" DUCTILE IRON WITH 4" GATE VALVES WITH VALVE BOXES AND CONCRETE COLLARS (F APPLICABLE).
 2. ONLY APPROVED METER BOXES SHALL BE USED. THE BOX SHALL BE PROVIDED BY CUSTOMER AND PLACED ABOVE GROUND NEAR THE METER AREA AFTER METER INSTALLATION.
 3. APPROVED RESTRAINED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

POTABLE WATER 4" METER INSTALLATION 9W



1. SERVICE PIPING LARGER THAN 2" WILL NOT BE ACCEPTED FOR SERVICE LINE UNDER PAVEMENT. USE 4" SCH 40 PVC, BLACK IRON PIPE OR HOPE SDR 9 CASING.
2. METER LOCATION MUST CORRESPOND TO UNIT/BAY CONFIGURATION TO AVOID SERVICE LINE CROSSINGS.
3. METER/SERVICE WILL NOT BE INSTALLED/ACTIVATED UNTIL:
 - A. - FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE OR
 - B. - DRIVEWAY OR SIDEWALK IS IN PLACE
 - C. - REQUIRED BACKFLOW PREVENTION ASSEMBLY/DEVICE IS INSTALLED AND HAS PASSED THE INITIAL TEST.
4. TYPICAL SERVICE INSTALLATION DETAILS APPLY.
5. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR SERVICE INSTALLATION BEYOND PRESSURE TEST LIMITS AS SPECIFIED BY THE DEPARTMENT.
6. THREADED AREAS OF CORROSION STOP AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO (2) WRAPS OF TEFLON TAPE. ALL BRASS SHALL BE "LEAD FREE".
7. MAX. (8) 5/8" METERS OR MAX. (4) 1" METERS MAY BE CONNECTED TO A SINGLE 2" SERVICE LINE.
8. PLEASE NOTE THAT INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY/DEVICE IS REQUIRED FOR THE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY/DEVICE (IF REQUIRED).

POTABLE WATER TYPICAL CONNECTION FOR MULTIPLE SERVICES 5W



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

POTABLE WATER 6" METER INSTALLATION 10W

POTABLE WATER #1 STANDARD DETAILS

CONSULTANT:

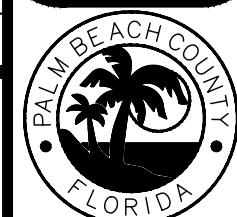
Kimley»Horn

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

MICHAEL D. SPRUCE, P.E.
52776
Palm Beach County
Water Utilities Department
P.O. Box 16097
West Palm Beach, FL 33416-6097

PROJECT NO.
149658011

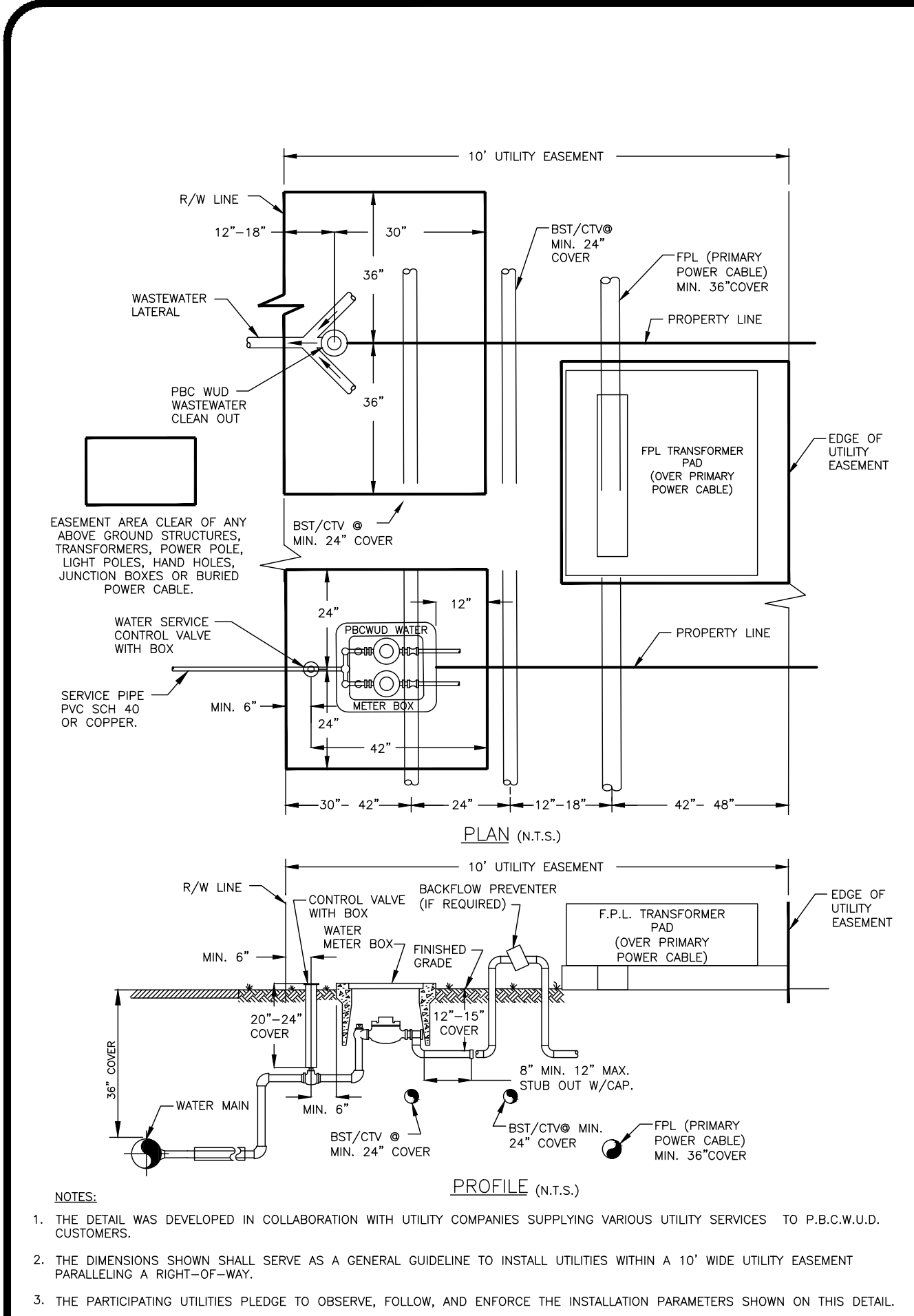
FONTANA TOWNHOMES
PREPARED FOR
MERITAGE HOMES



PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561)469-6000

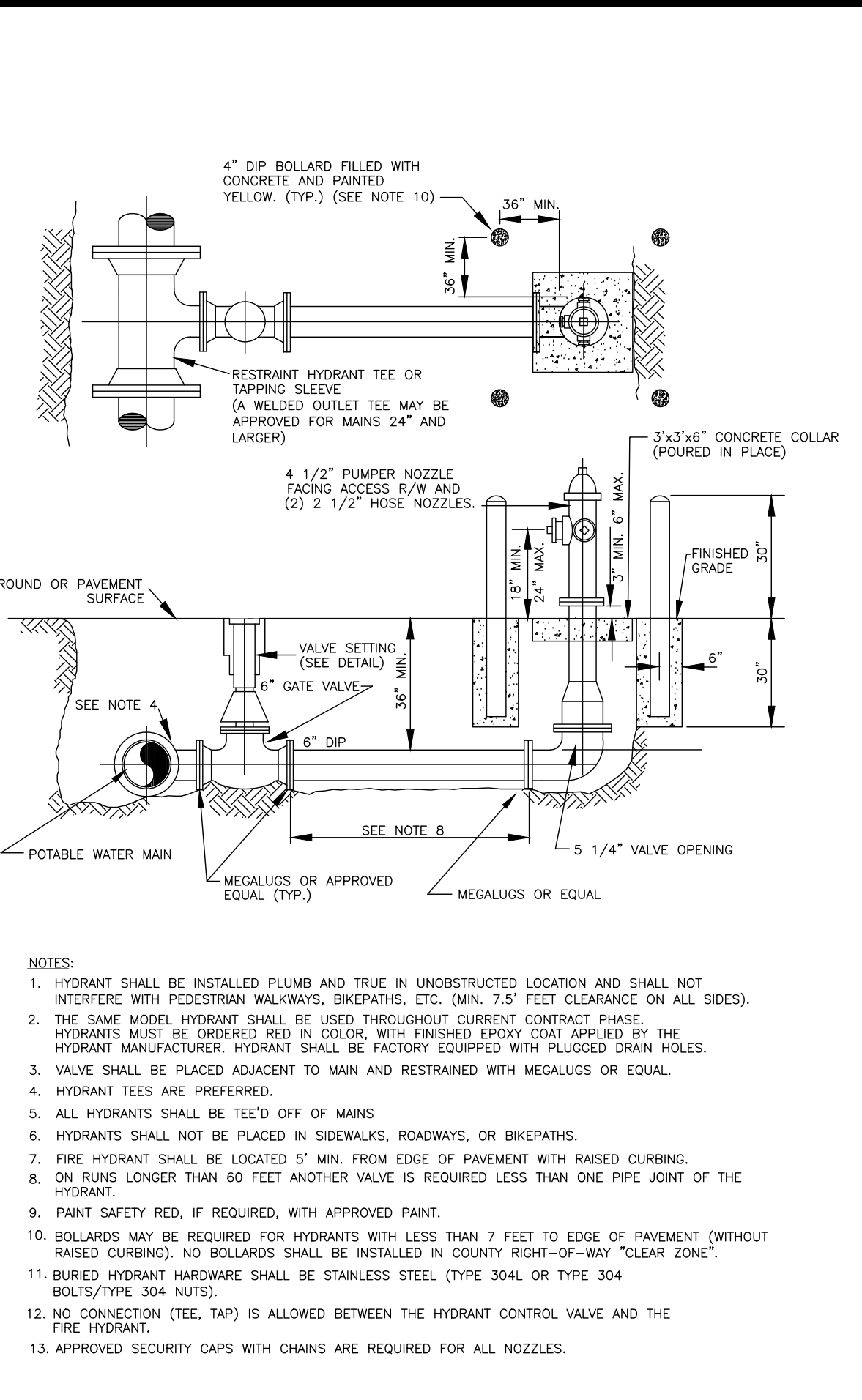
REVISION / REMARKS	DATE	NO.
1. GENERAL REVISION	JUNE 2019	1
2. FINAL PERMIT/CONS. PLANS	07/02/20	2
SHEET NUMBER	1	OF 4
SEAL		

Jun 15, 2021



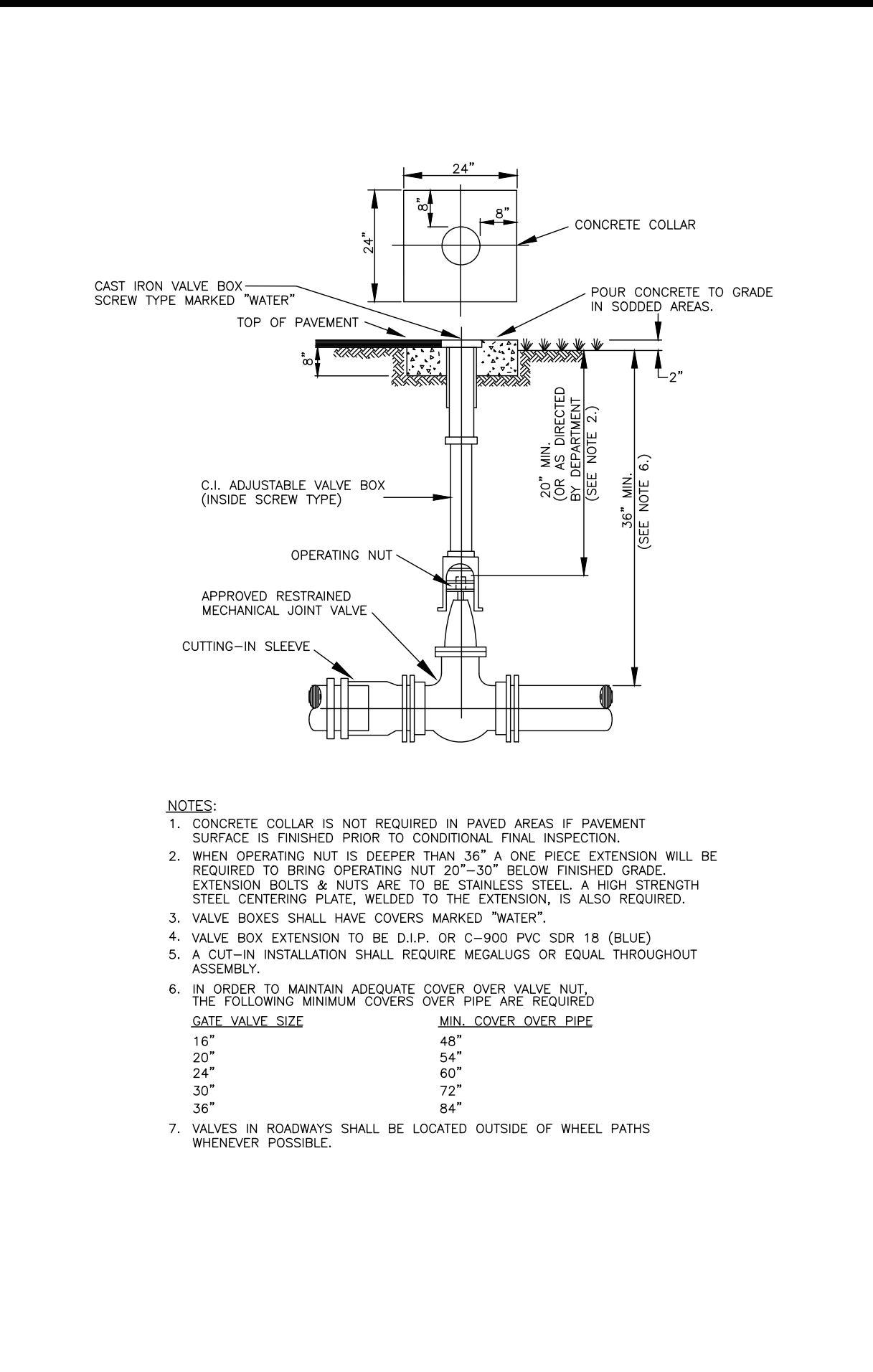
TYPICAL UTILITY INSTALLATION DETAIL IN A 10' UTILITY EASEMENT ADJACENT TO R/W

11W



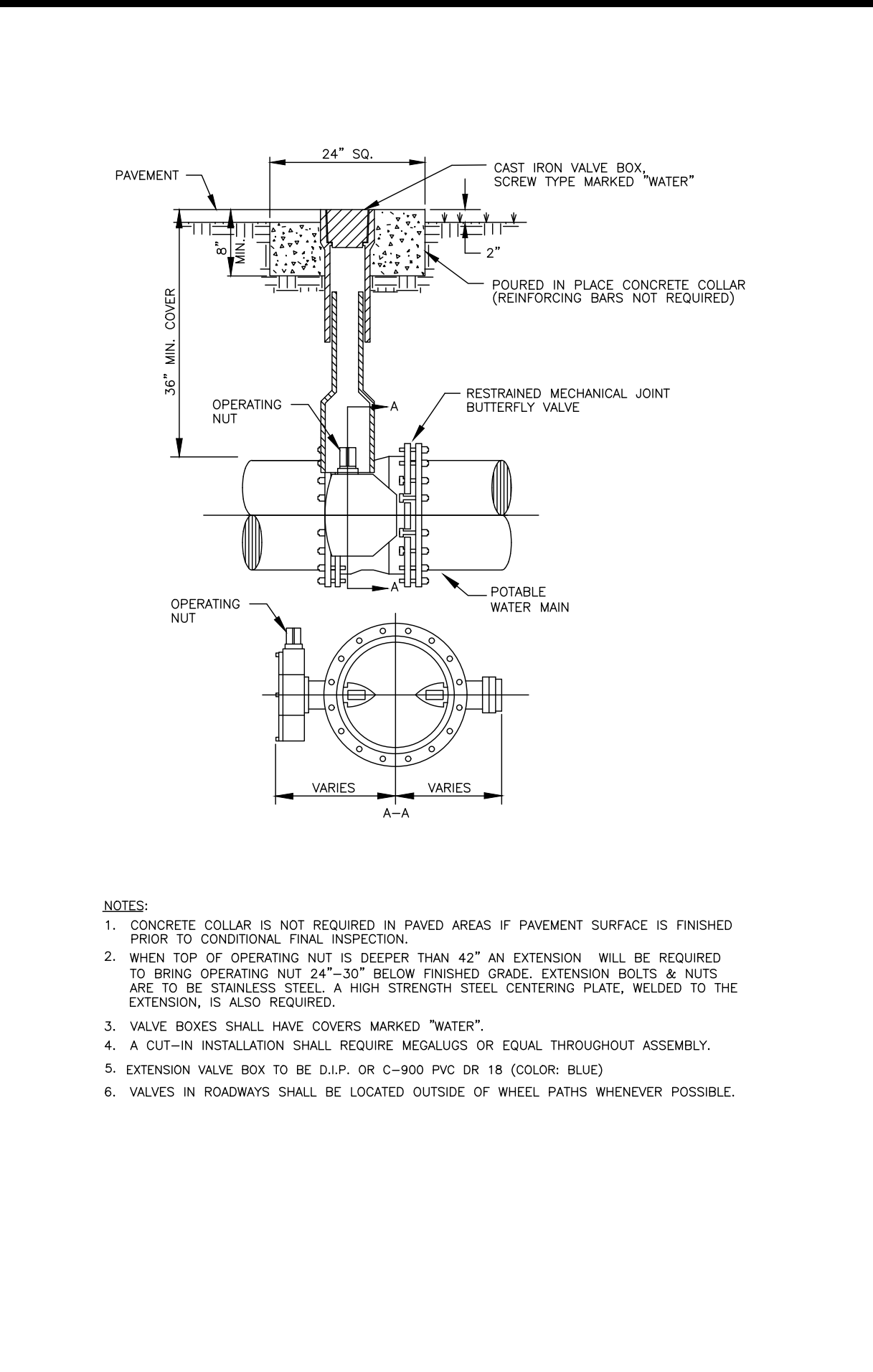
TYPICAL FIRE HYDRANT INSTALLATION WITH BOLLARDS DETAIL

12W



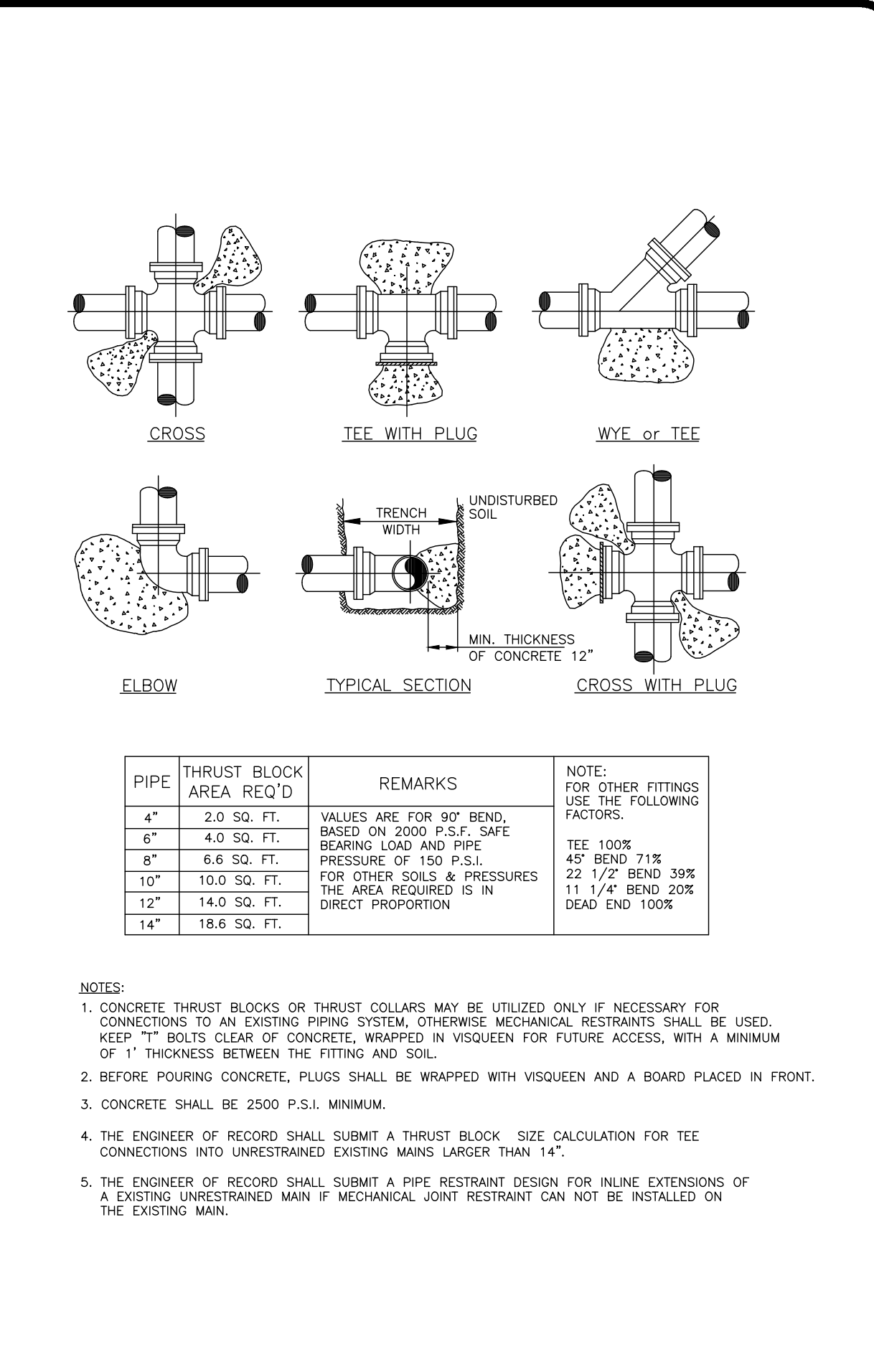
POTABLE WATER MAIN TYPICAL GATE VALVE SETTING AND MAIN CUT-IN DETAIL

13W



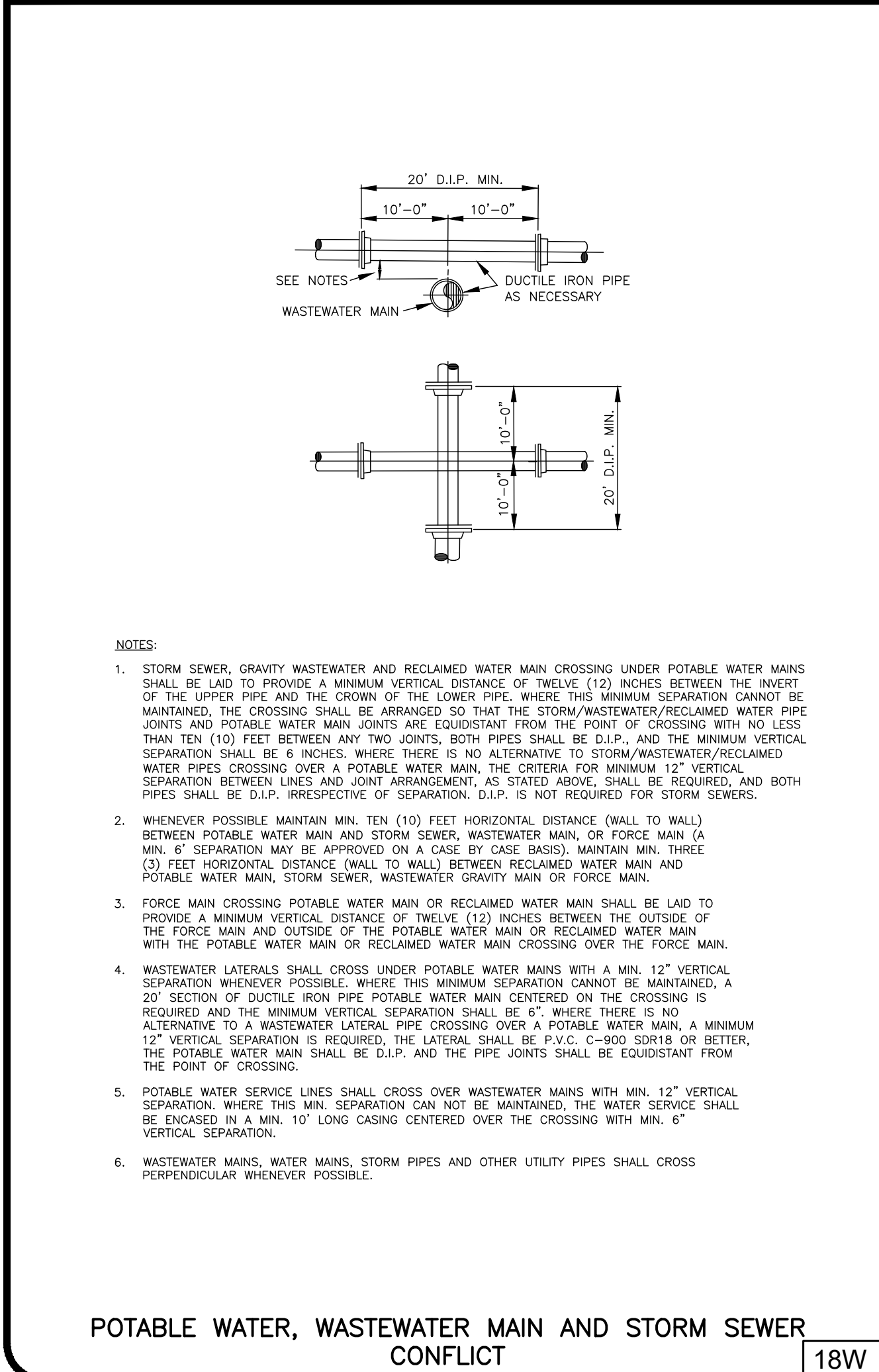
POTABLE WATER MAIN TYPICAL BUTTERFLY VALVE SETTING

14W



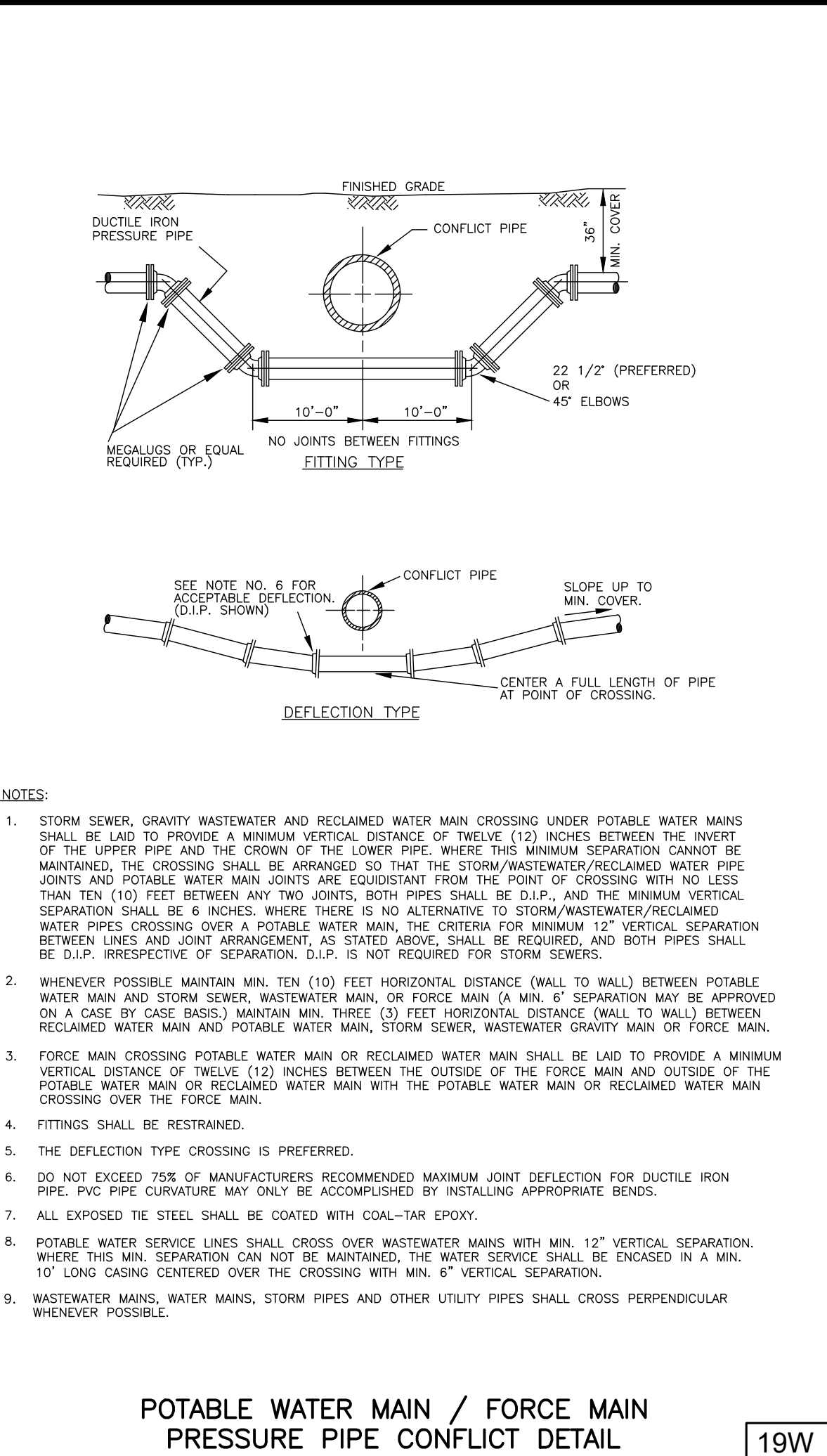
TYPICAL THRUST BLOCKS FOR PRESSURE PIPE

20W



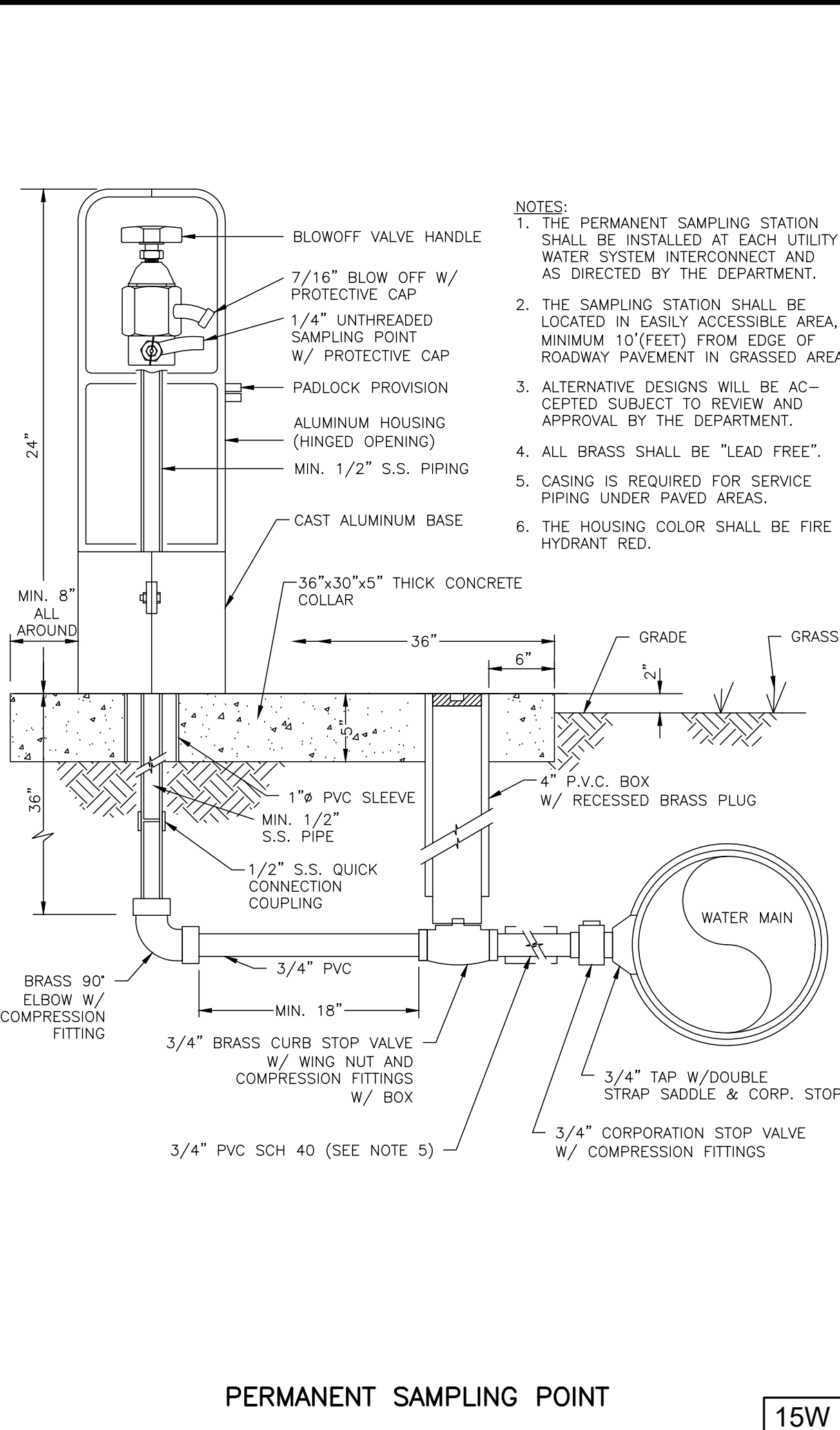
POTABLE WATER, WASTEWATER MAIN AND STORM SEWER CONFLICT

18W



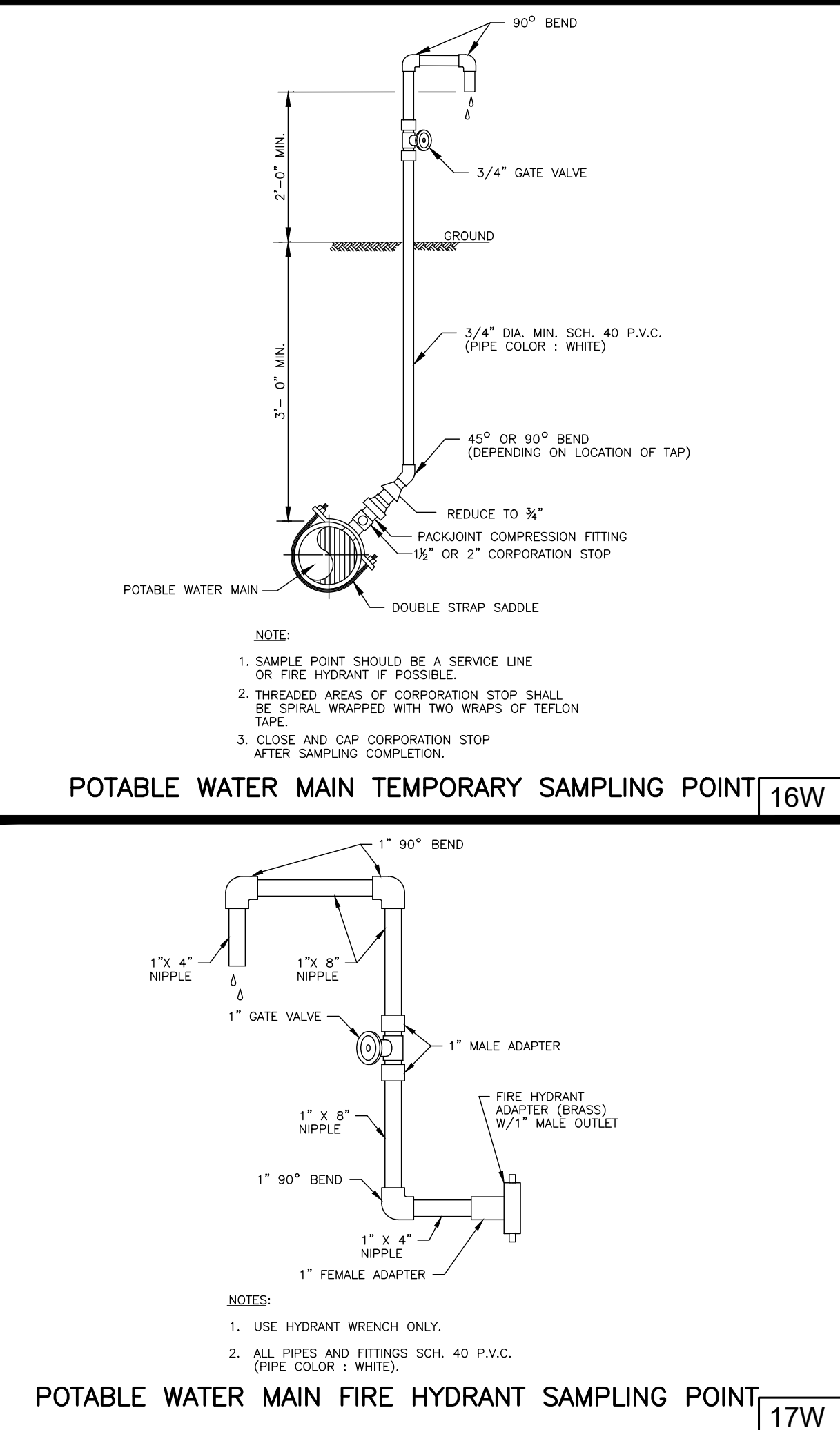
POTABLE WATER MAIN / FORCE MAIN PRESSURE PIPE CONFLICT DETAIL

19W



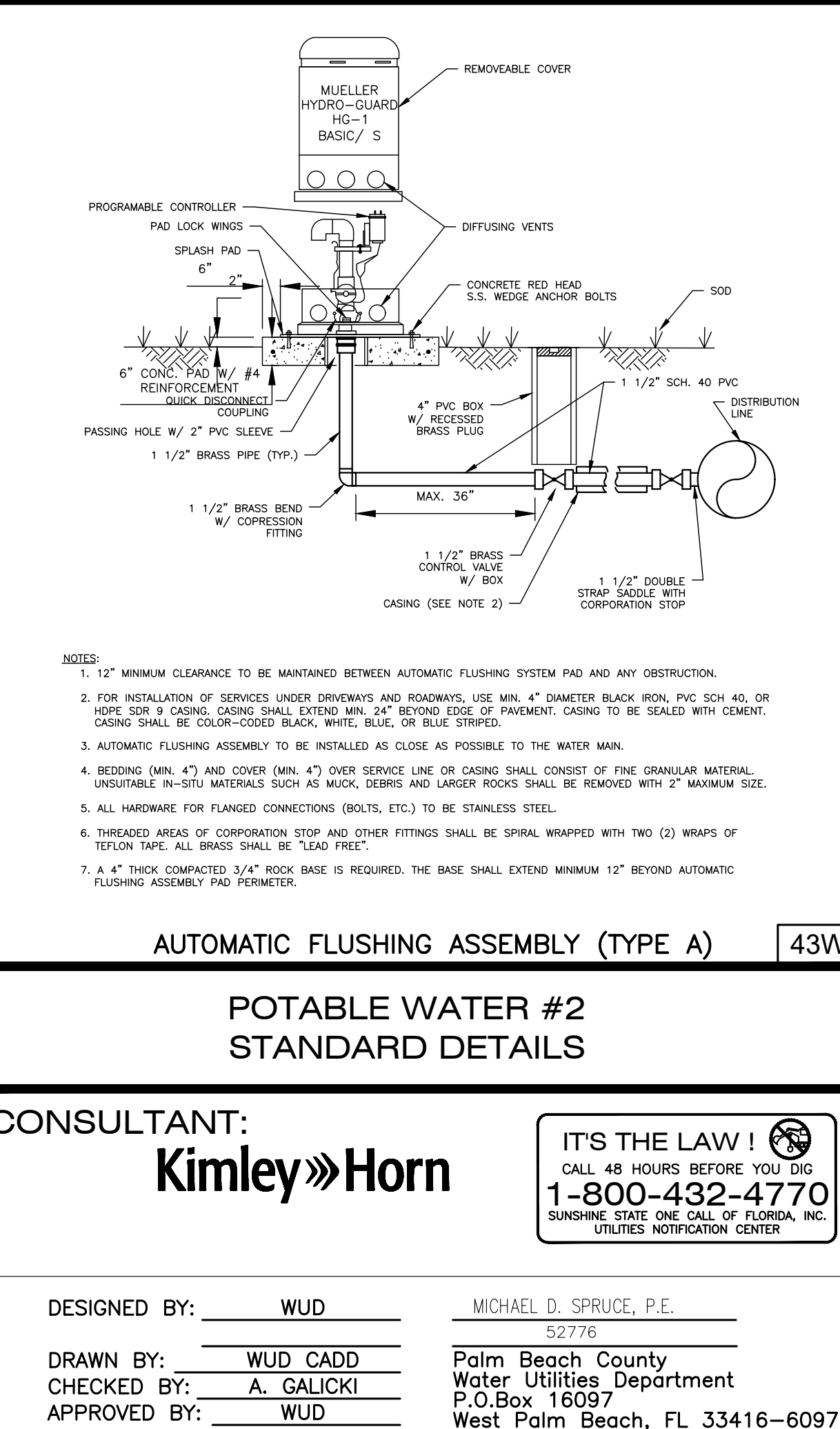
PERMANENT SAMPLING POINT

15W



POTABLE WATER MAIN FIRE HYDRANT SAMPLING POINT

17W



AUTOMATIC FLUSHING ASSEMBLY (TYPE A)

43W

POTABLE WATER #2 STANDARD DETAILS

CONSULTANT:
Kimley»Horn

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

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PROJECT NO.
149658011

FONTANA TOWNHOMES
PREPARED FOR
MERITAGE HOMES

PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561)493-8000

BY: J.L.L.
DATE: JUNE 2019
REVISION / REMARKS

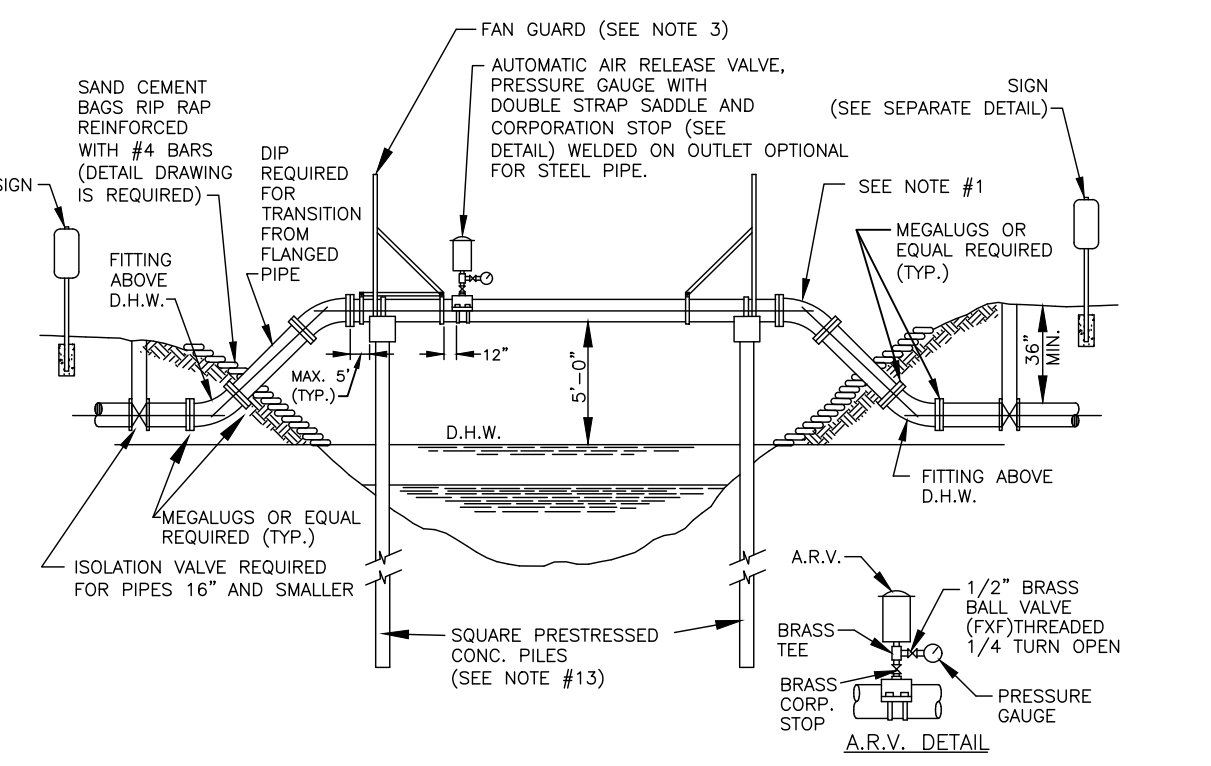
NO. DATE REVISION / REMARKS

1. JUNE 2019 GENERAL REVISION
2. 04/02/20 FINAL PERMIT/CONST. PLANS

STD DETAILS

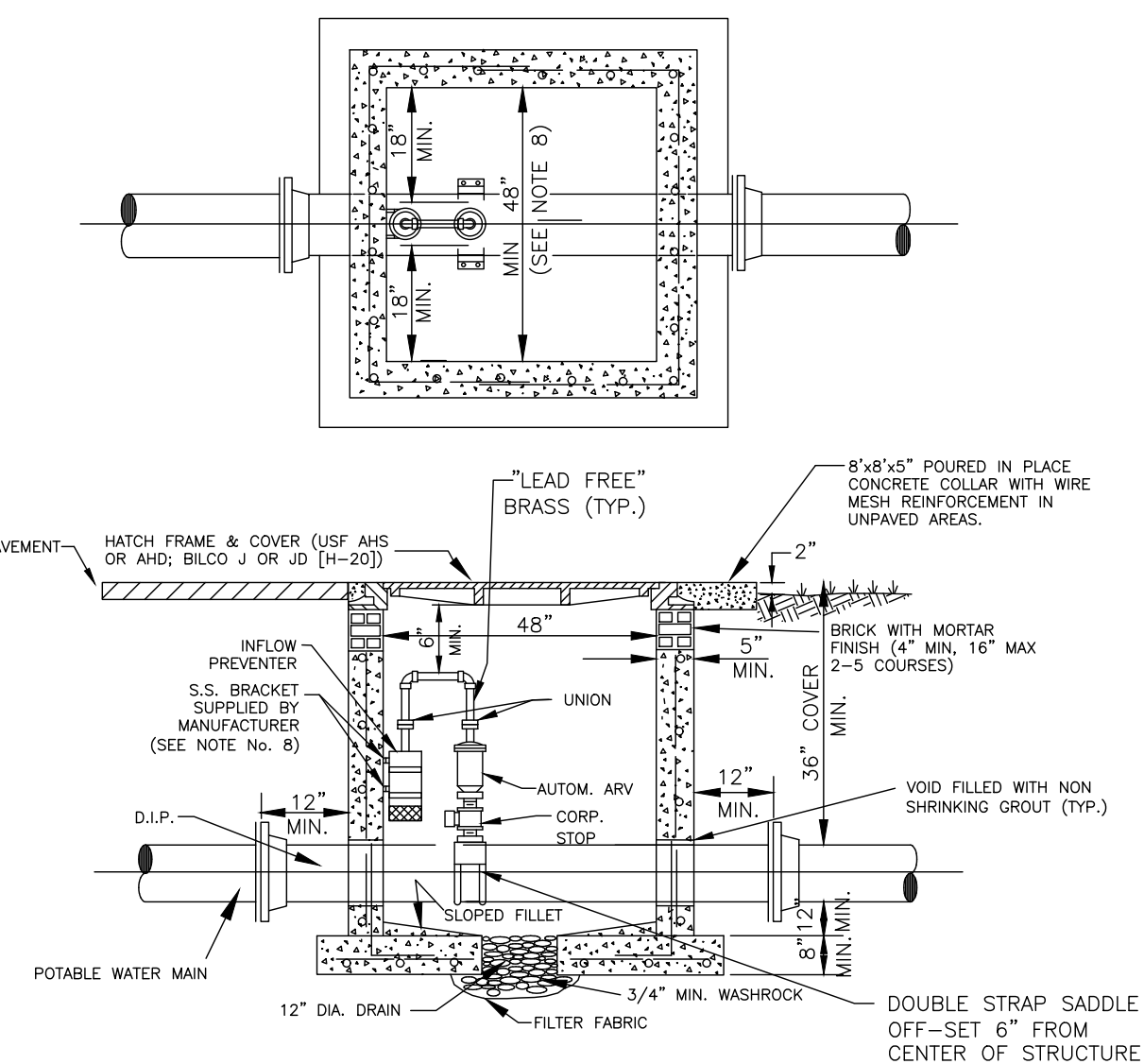
SHEET NUMBER
2
OF
4
SEAL

Jan 15, 2021



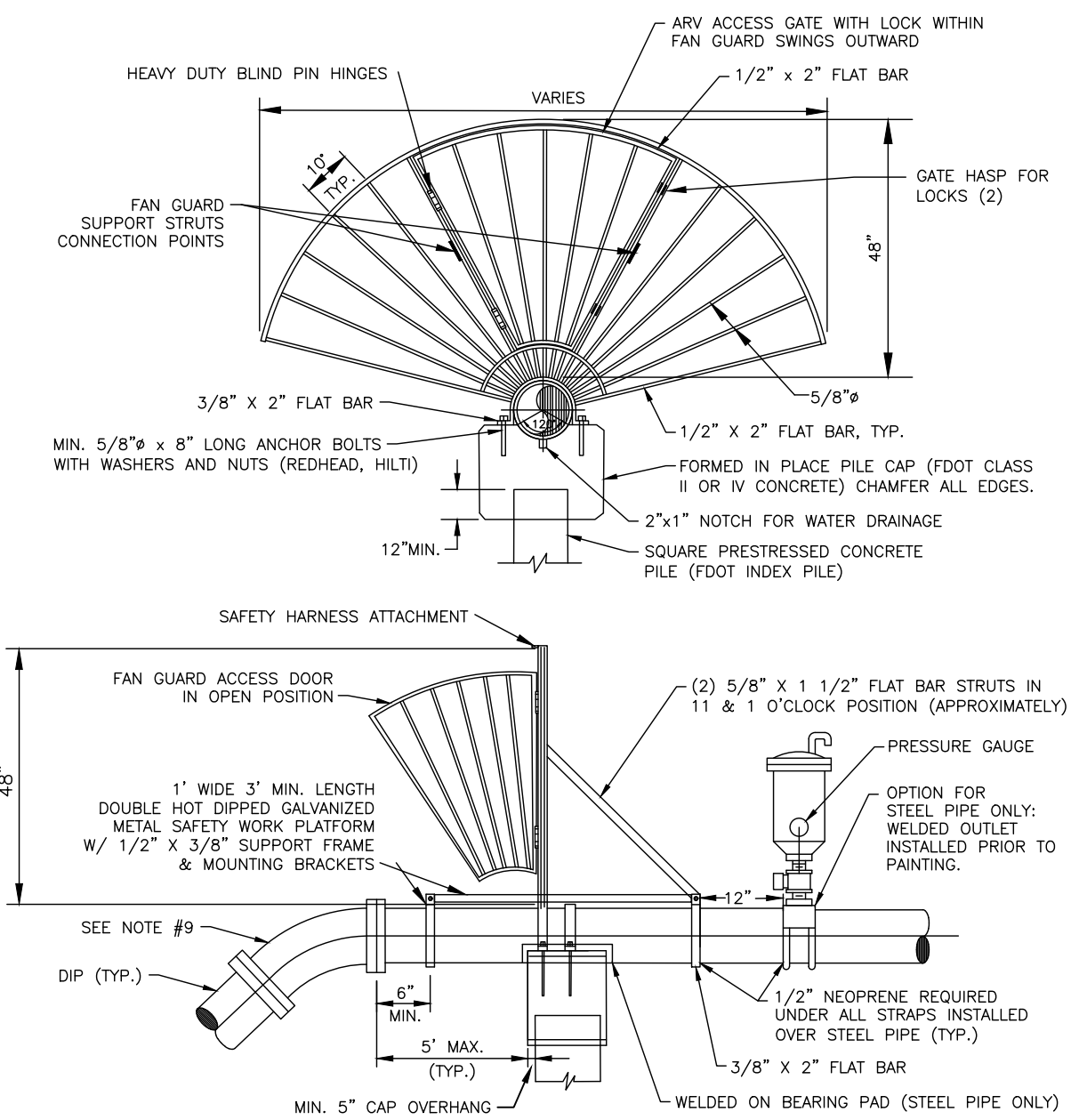
- NOTES:**
- ALL EXPOSED PIPE SHALL BE DUCTILE IRON OR PREFABRICATED STEEL WITH FLANGED FITTINGS AND PROFILED GASKETS. RETAINER GLANDS AND UNIFLANGE TYPE FITTINGS ARE NOT TO BE SUBSTITUTED FOR FLANGED FITTINGS. PREFABRICATED STEEL PIPE MAY INCORPORATE WELDED ON LONG RADIUS UPPER BENDS. PREFABRICATED FLANGED PIPE SHALL BE FACTORY TESTED.
 - SPAN LENGTHS AS REQUIRED BY PERMITTING AGENCY
 - FAN GUARDS ARE REQUIRED. SEE FAN GUARD/PILE CAP DESIGN DETAILS FOR ADDITIONAL REQUIREMENTS. ACCESS PLATFORM AND GATE REQUIRED ON ANY SIDE ONLY.
 - ALL EXPOSED PIPING SHALL BE PAINTED AS SPECIFIED IN THE APPROVED MATERIAL LIST.
 - ALL HARDWARE SHALL BE PAINTED WITH COAL-TAR EPOXY.
 - PIPE SHALL BE CRADLED ON 1/2" THICK NEOPRENE (DURUMETER GRADE 50). CURRENT FOOT STANDARDS APPLY. NEOPRENE IS REQUIRED AT ALL STRAPS INSTALLED OVER STEEL PIPE. NEOPRENE SHALL EXTEND MIN. 1" BEYOND THE EDGES OF CRADLE AND STRAPS.
 - TIE-DOWN STRAPS MUST PROPERLY FIT AND SECURE PIPE IN CRADLE.
 - PIPE CRADLE IN CAP SHALL CONTACT 3/4" CIRCUMFERENCE OF PIPE. (SEE FAN GUARD DETAIL)
 - SHOW EXISTING CANAL CROSS SECTION ULTIMATE CANAL SECTION AND RELEVANT ELEVATIONS AND DISTANCES ON A TO SCALE DETAIL DRAWING.
 - PILE LIFT CABLE SHALL BE REMOVED BELOW SURFACE; HOLE SHALL BE FILLED WITH EPOXY CEMENT.
 - THREADED AREAS OF BRASS FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
 - THE PRESSURE GAUGE SHALL FACE THE CLOSEST FAN GUARD.
 - THE PRESSURE GAUGE SHALL BE "ASHCROFT NO. 45-1009A" OR APPROVED EQUAL.
 - THE PILES AND CAP DESIGN SHALL BE SHOWN ON TO SCALE SIGNED AND SEALED DETAIL DRAWINGS. (MIN. 12"x12" TYPE 1A FLORIDA DOT INDEX PILES ARE REQUIRED.) PILE PENETRATION BELOW CANAL BOTTOM SHALL BE 15" MINIMUM. MINIMUM LOAD CAPACITY OF 10 TONS PER PILE IS REQUIRED (DOT STANDARDS APPLY). SIGNED AND SEALED SHOP DRAWINGS ARE REQUIRED.
 - STEEL PIPE SHALL HAVE WELDED ON BEARING PADS EXTENDING MIN. 1" BEYOND PIPE CRADLE THE PADS SHALL BE INSTALLED PRIOR TO PAINTING

POTABLE WATER MAIN TYPICAL AERIAL CANAL CROSSING - SINGLE PIPE (SINGLE PILES) 26W



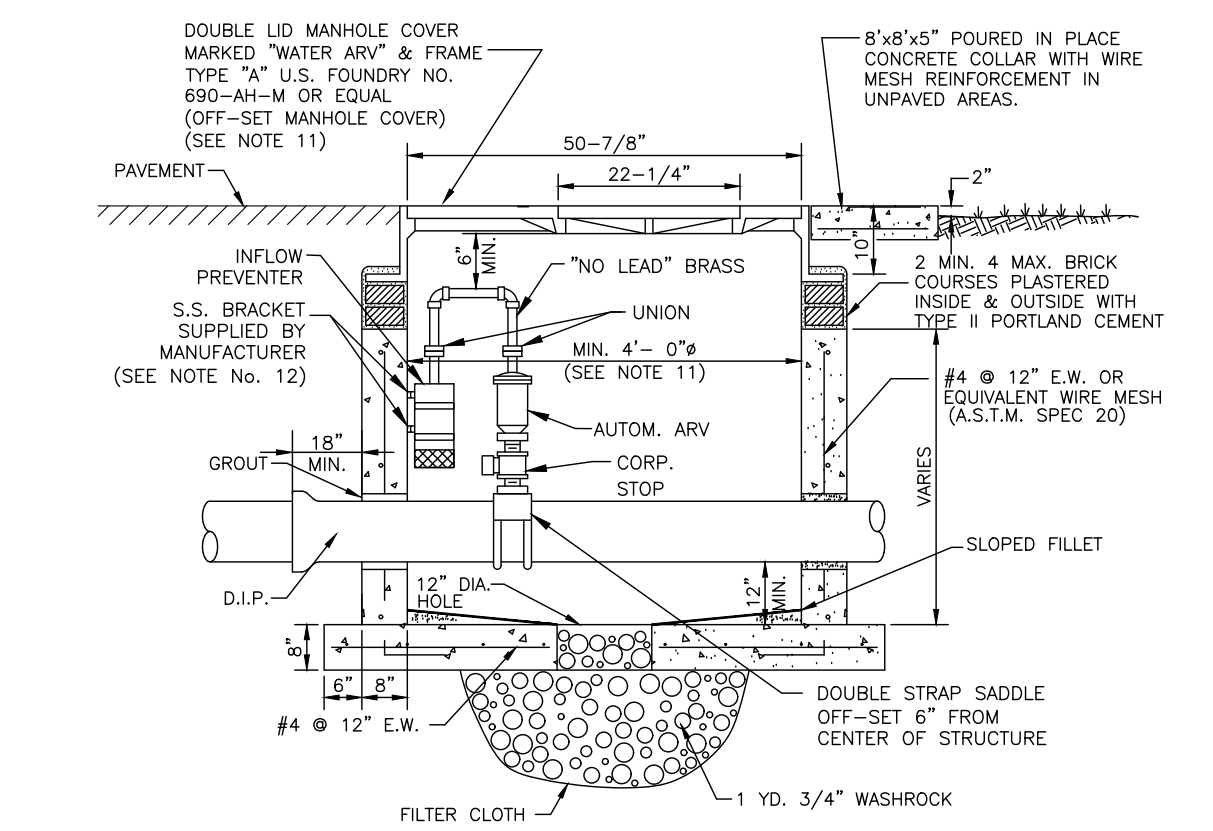
- NOTES:**
- 4000 P.S.I. TYPE II PRECAST CONCRETE WITH STEEL REINFORCEMENT. SHOP DRAWING IS REQUIRED
 - AIR RELEASE VALVE SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED. FORCE MAINS REQUIRE 2" MIN.
 - ALL OPENINGS SHALL BE SEALED WITH WATERPROOF NON-SHRINKING GROUT.
 - OTHER VAULT AND COVER DESIGNS MAY BE USED UPON SUBMITTAL AND APPROVAL OF SHOP DRAWINGS.
 - DUCTILE IRON PIPE IS REQUIRED THROUGH THE VAULT. NO PIPE JOINTS INSIDE OR WITHIN 12" OF THE VAULT.
 - THREADED AREAS OF BRASS FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
 - LARGER VAULTS WILL BE REQUIRED FOR PIPES LARGER THAN 12"
- PIPE SIZE**
- | PIPE SIZE | MIN. VAULT SIZE |
|-----------|-----------------|
| 16"-24" | 4'x5' |
| 30"-42" | 4'x6' |
8. SHOP DRAWINGS ARE REQUIRED FOR CUSTOM MADE BRACKETS

POTABLE WATER MAIN UNDERGROUND AIR RELEASE VALVE AND VAULT IN NON-TRAFFIC AREAS OUTSIDE OF ROAD R/W 28W



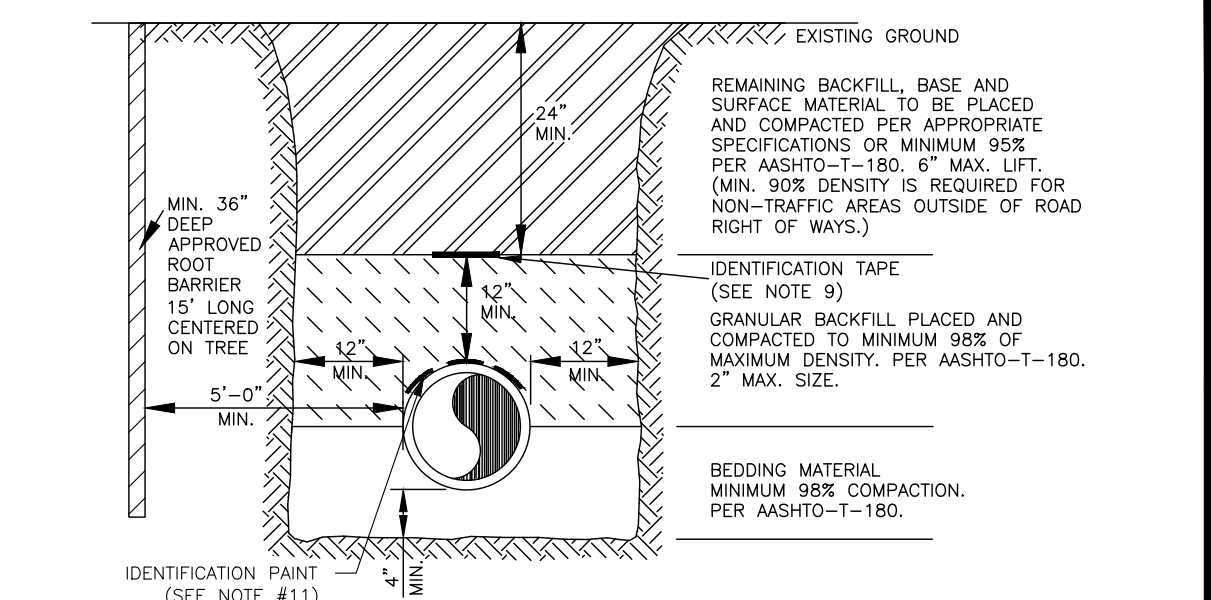
- NOTES:**
- FAN GUARDS SHALL BE PLACED AT EACH END OF CANAL CROSSING.
 - HARDWARE SHALL BE PAINTED WITH COAL TAR EPOXY.
 - FANGUARD WITH HARDWARE SHALL BE FABRICATED FROM DOUBLE HOT DIPPED GALVANIZED STEEL.
 - SHOP DRAWINGS FOR FANGUARDS, CAPS, AND PILES MUST BE SUBMITTED TO FPCROW FOR REVIEW AND APPROVAL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

FAN GUARD/ PILE CAP DESIGN SINGLE PIPE (SINGLE PILES) 27W

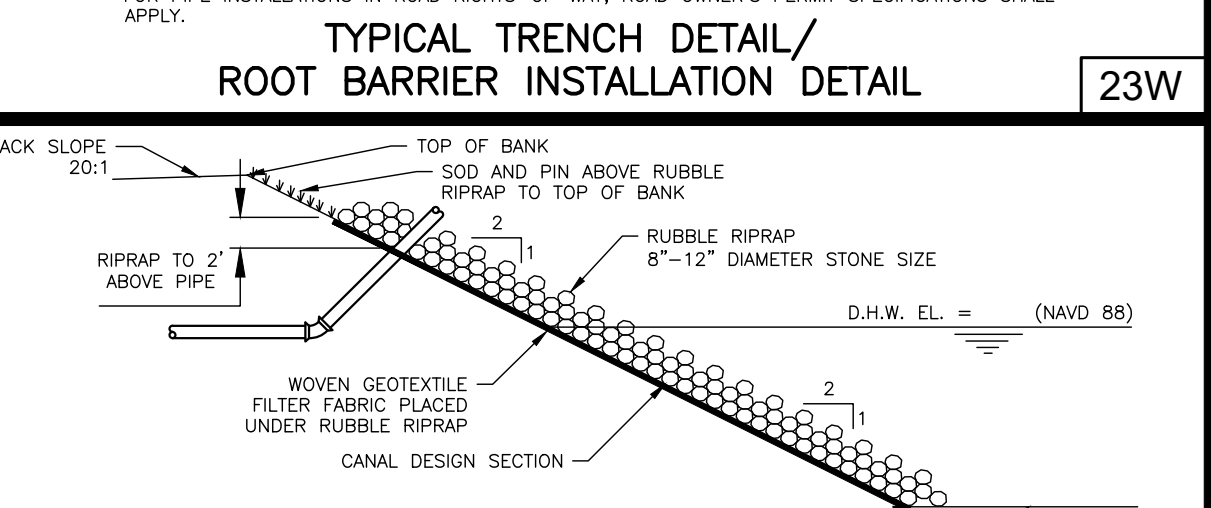


- NOTES:**
- PRECAST CONCRETE TYPE # 4000 P.S.I. A SHOP DRAWING IS REQUIRED.
 - ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
 - LIFT HOLES ARE PERMITTED.
 - ALL PIPE HOLES SHALL BE PRECAST OR CORE-DRILLED.
 - MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH A.S.T.M. C-478 LATEST STANDARD.
 - CONCRETE COLLAR REQUIRED WHEN MANHOLE IS OUTSIDE OF PAVEMENT. SEE DETAIL.
 - AIR RELEASE VALVE SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED. FORCE MAINS REQUIRE 2" MIN.
 - DUCTILE IRON PIPE IS REQUIRED THROUGH THE VAULT. NO PIPE JOINTS INSIDE OR WITHIN 18" OF THE MANHOLE.
 - THREADED AREAS OF BRASS FITTINGS SHALL BE SPIRAL WRAP WITH TWO WRAPS OF TEFLON TAPE.
 - FOR PIPES 12" AND SMALLER, AN ALTERNATIVE DESIGN WITH APPROVED 32" DIAMETER HINGED MANHOLE COVERS WILL BE CONSIDERED.
 - LARGER MANHOLES WILL BE REQUIRED FOR PIPES LARGER THAN 12"
- PIPE SIZE**
- | PIPE SIZE | MIN. MANHOLE DIAMETER |
|-----------|-----------------------|
| 16"-24" | 6'0" |
| 30"-42" | 7'2" |
12. SHOP DRAWINGS ARE REQUIRED FOR CUSTOM MADE BRACKETS

POTABLE WATER MAIN AIR RELEASE MANHOLE IN PAVED AREAS AND ROAD R/W 29W

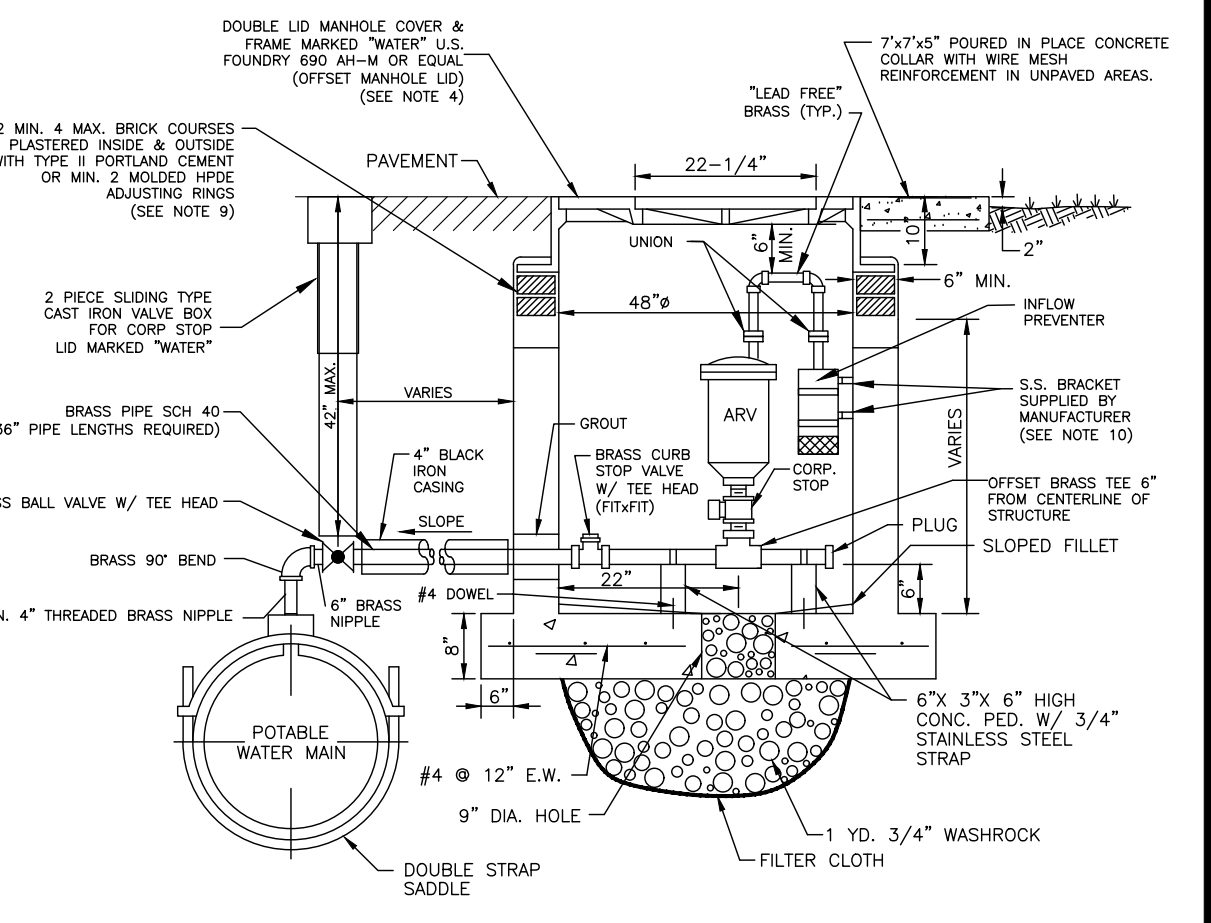


- NOTES:**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 - THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 - BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 - DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM. MINIMUM 1 SET OF TESTS FOR EACH WASTEWATER GRAVITY MAIN RUN, OR AS DIRECTED BY THE INSPECTOR.
 - THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 - SEE SEPARATE DETAILS FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT - OPEN CUT."
 - THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 - APPROVED MAGNETIC TAPE IS REQUIRED FOR: ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
 - ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
 - PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.
 - FOR PIPE INSTALLATIONS IN ROAD RIGHTS-OF-WAY, ROAD OWNER'S PERMIT SPECIFICATIONS SHALL APPLY.



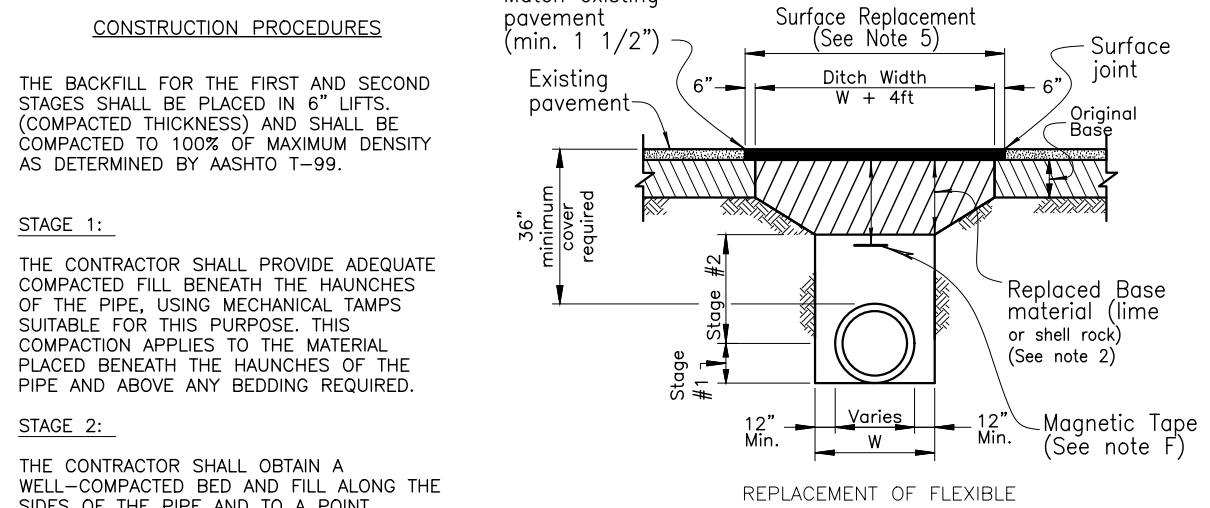
- NOTES:**
- RUBBLE RIPRAP TO MEET F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND F.O.D.T. DESIGN STANDARDS.
 - DUMP RUBBLE IN PLACE FORMING A COMPACT LAYER CONFORMING TO THE CANAL DESIGN SECTION SLOPE. ENSURE THAT RUBBLE DOES NOT SEGREGATE SO THAT SMALLER PIECES EVENLY FILL THE VOIDS BETWEEN LARGER PIECES.
 - ALTERNATIVE DESIGN WILL BE CONSIDERED, SUBJECT TO APPROVAL BY THE CANAL PROPERTY OWNER.

RUBBLE RIPRAP DETAIL 45W



- NOTES:**
- MONOLITHICALLY POURED STRUCTURE IS REQUIRED (ASTM C-478)
 - ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
 - ALL PIPE HOLES SHALL BE PRECAST OR CORE-DRILLED.
 - ALTERNATIVE DESIGN WILL BE CONSIDERED USING APPROVED 32" DIAMETER HINGED MANHOLE COVER
 - ARV, TAP AND PIPING TO BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED.
 - CONCRETE COLLAR REQUIRED IN UNPAVED AREAS.
 - SHOP DRAWING IS REQUIRED FOR REVIEW AND APPROVAL.
 - THREADED AREAS OF BRASS FITTINGS AND OTHER FITTINGS SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
 - IN LIEU OF BRICK WORK, APPROVED PRECAST CONCRETE ADJUSTING RINGS MAY BE USED. INSTALLATION SHALL FOLLOW MANUFACTURERS RECOMMENDATIONS.
 - SHOP DRAWINGS ARE REQUIRED FOR CUSTOM MADE BRACKETS
 - PIPE AND FITTINGS SHALL BE NO LEAD BRASS.

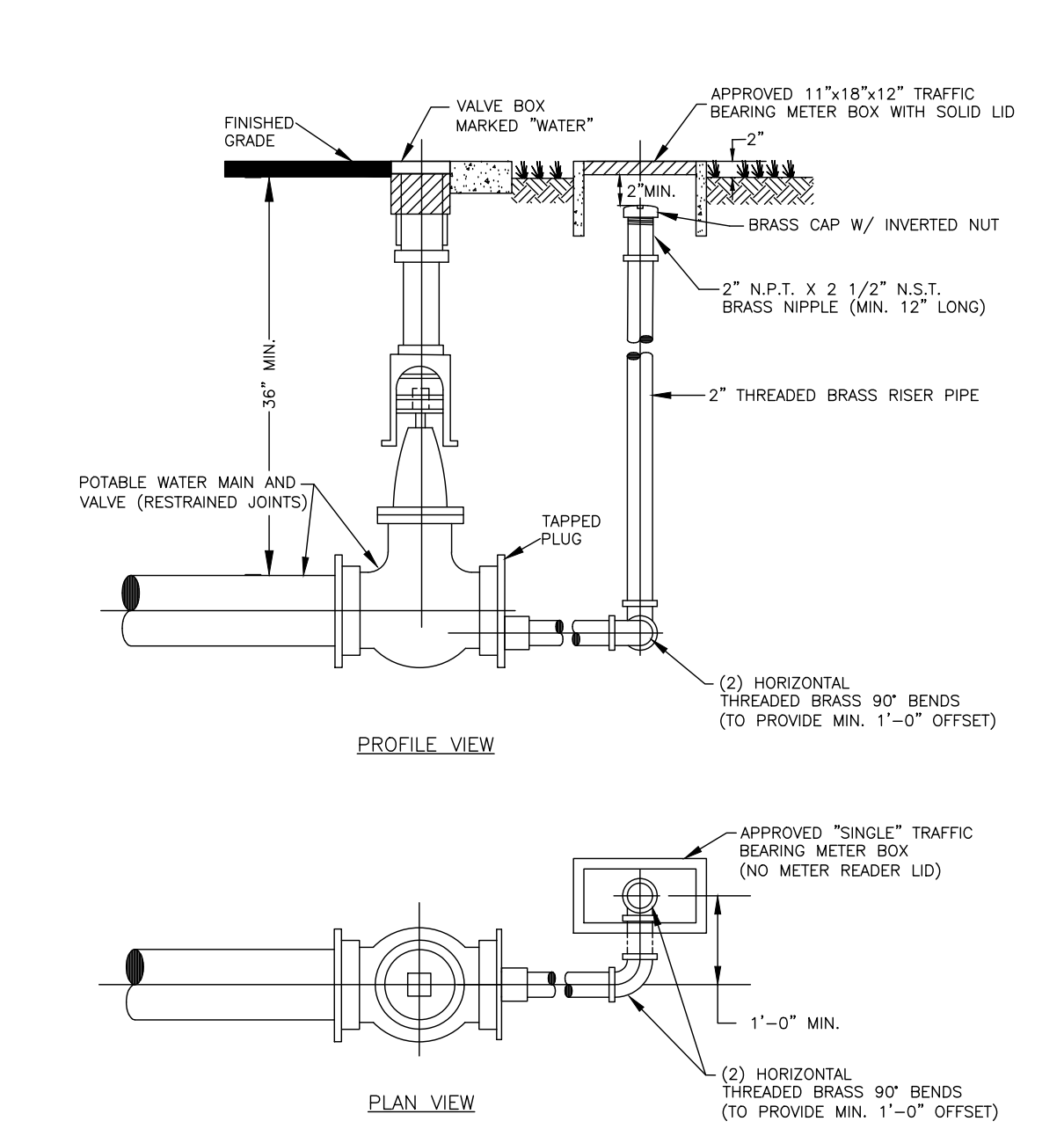
POTABLE WATER MAIN OFF-SET UNDERGROUND AIR RELEASE VALVE 30W



- CONSTRUCTION PROCEDURES**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
 - ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
 - BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
 - SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE OR 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
 - PIPE SHALL BE PLACED IN A DRY TRENCH.

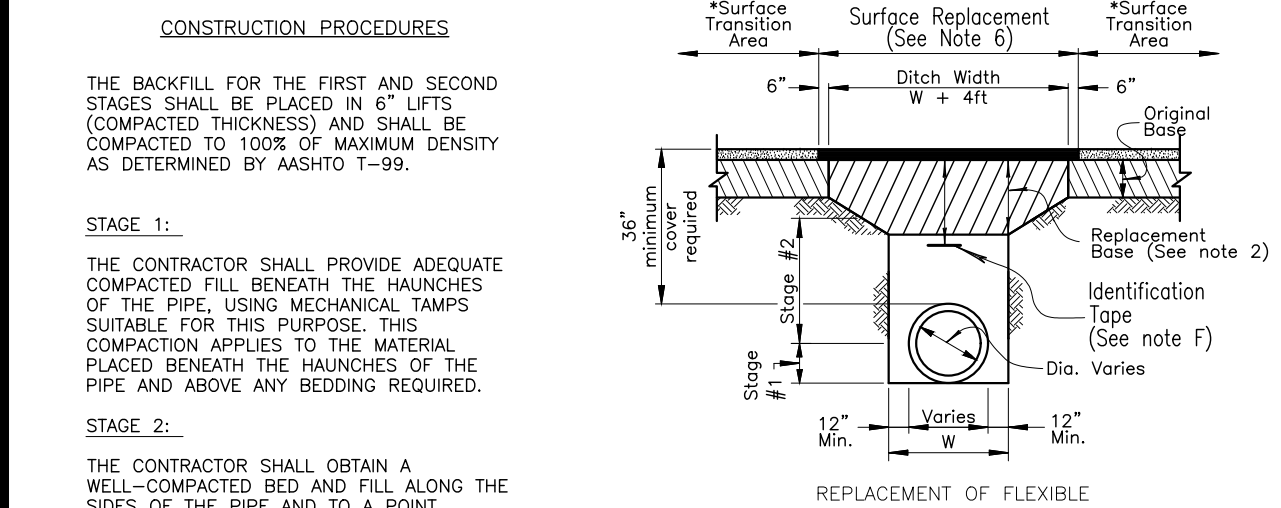
- GENERAL NOTES**
- ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PPW EL-0-3606.
 - DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
 - ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
 - IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.25" ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
 - FOR THE FINAL RESTORATION, THE ROAD SHALL BE MILLED AND RESURFACED WITH 1 1/2" (ONE AND A HALF INCH) OF SII OR SI ASPHALT SURFACE COURSE FOR A FULL LANE WIDTH ENCRoACHED BY THE TRENCH.
 - APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT PIPE INSTALLATION NON-THOROUGHFARE ROAD 24W



- NOTES:**
- BLOWOFF BOX TO BE LOCATED IN GRASS AREA, MIN. 2' FROM SIDEWALK OR PAVEMENT
 - PERMANENT DEAD ENDS SHALL INCLUDE AN APPROVED AUTOMATIC FLUSHING ASSEMBLY.
 - ALL BRASS SHALL BE "LEAD FREE"

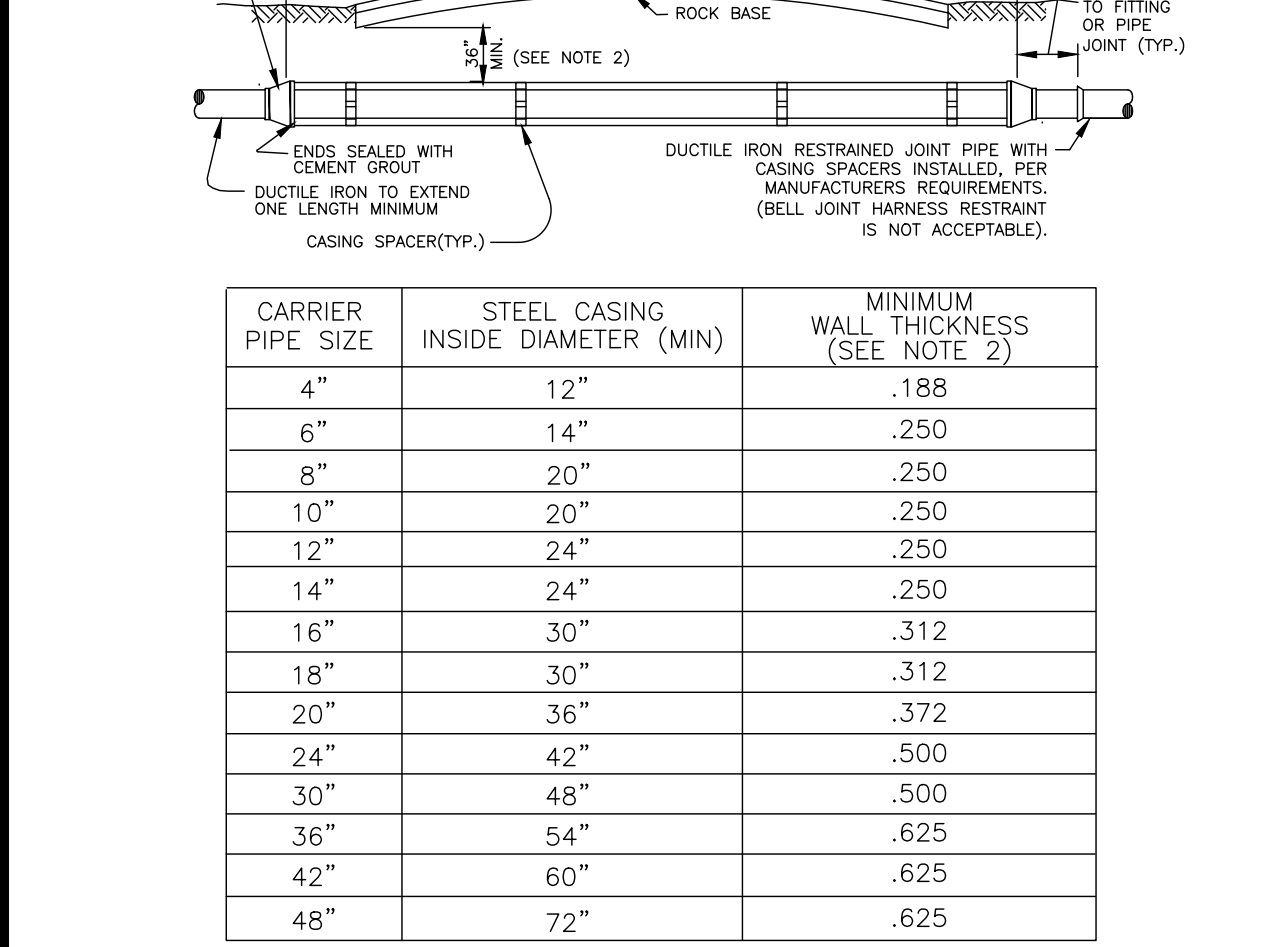
TYPICAL 2" TERMINAL BLOWOFF POTABLE WATER DISTRIBUTION MAINS 21W



- CONSTRUCTION PROCEDURES**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - REPLACED BASE MATERIAL OVER DITCH SHALL BE 16" MINIMUM FOR THOROUGHFARE PLAN ROADS.
 - ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
 - BASE MATERIAL (PER ROADWAY PRODUCTION DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
 - * SURFACE TRANSITION AREA (SEE PLANS FOR LOCATION). OVERLAY OR MILL/RESURFACE FOR A DISTANCE OF 50' ON BOTH SIDES OF THE OPEN CUT AND FOR A FULL LANE WIDTH.
 - 1" SII ASPHALTIC CONCRETE OVER 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
 - PIPE SHALL BE PLACED IN A DRY TRENCH.

- GENERAL NOTES**
- ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PPW EL-0-3606.
 - DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
 - ENGINEER-OF-RECORD WILL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
 - IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.25" ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
 - THE FINAL RESTORATION, THE ROAD SHALL BE MILLED/RESURFACED FOR A FULL LANE WIDTH OF THE TRAVEL LANES ENCRoACHED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 90 FT ON EACH SIDE OF THE TRENCH. THE PAVEMENT SHALL BE MILLED AND RESURFACED PER CONSTRUCTION NOTE 6.
 - APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT PIPE INSTALLATION THOROUGHFARE ROAD 25W



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

POTABLE WATER MAIN CASING INSTALLATION DETAILS 22W

POTABLE WATER #3 STANDARD DETAILS

CONSULTANT:
Kimley»Horn

DESIGNED BY: WUD MICHAEL D. SPRUCE, P.E.
52776

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

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Water Utilities Department
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West Palm Beach, FL 33416-6097

PROJECT NO. 149658011

FONTANA TOWNHOMES
PREPARED FOR
MERITAGE HOMES

PALM BEACH COUNTY
FLORIDA

PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
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BY: J.L.

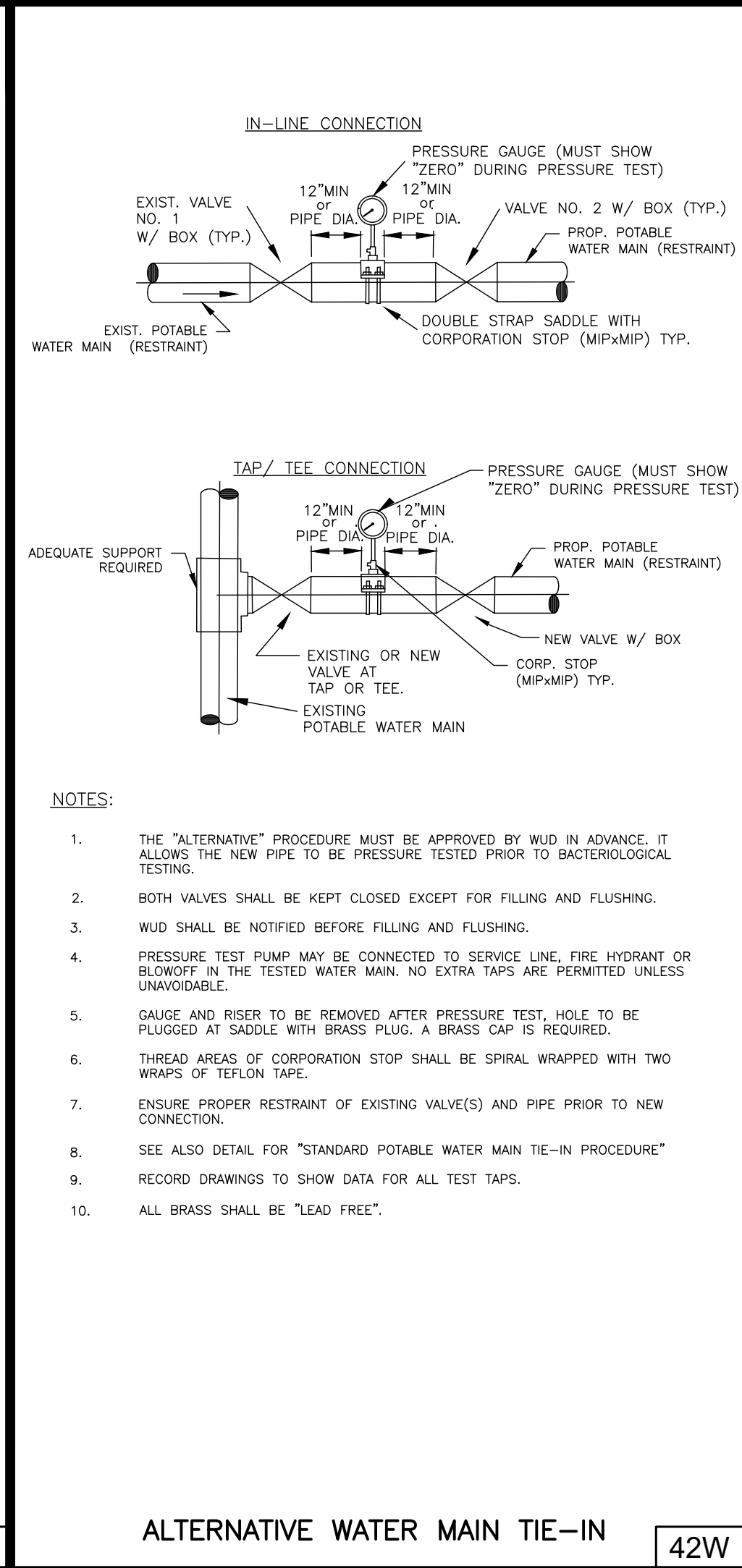
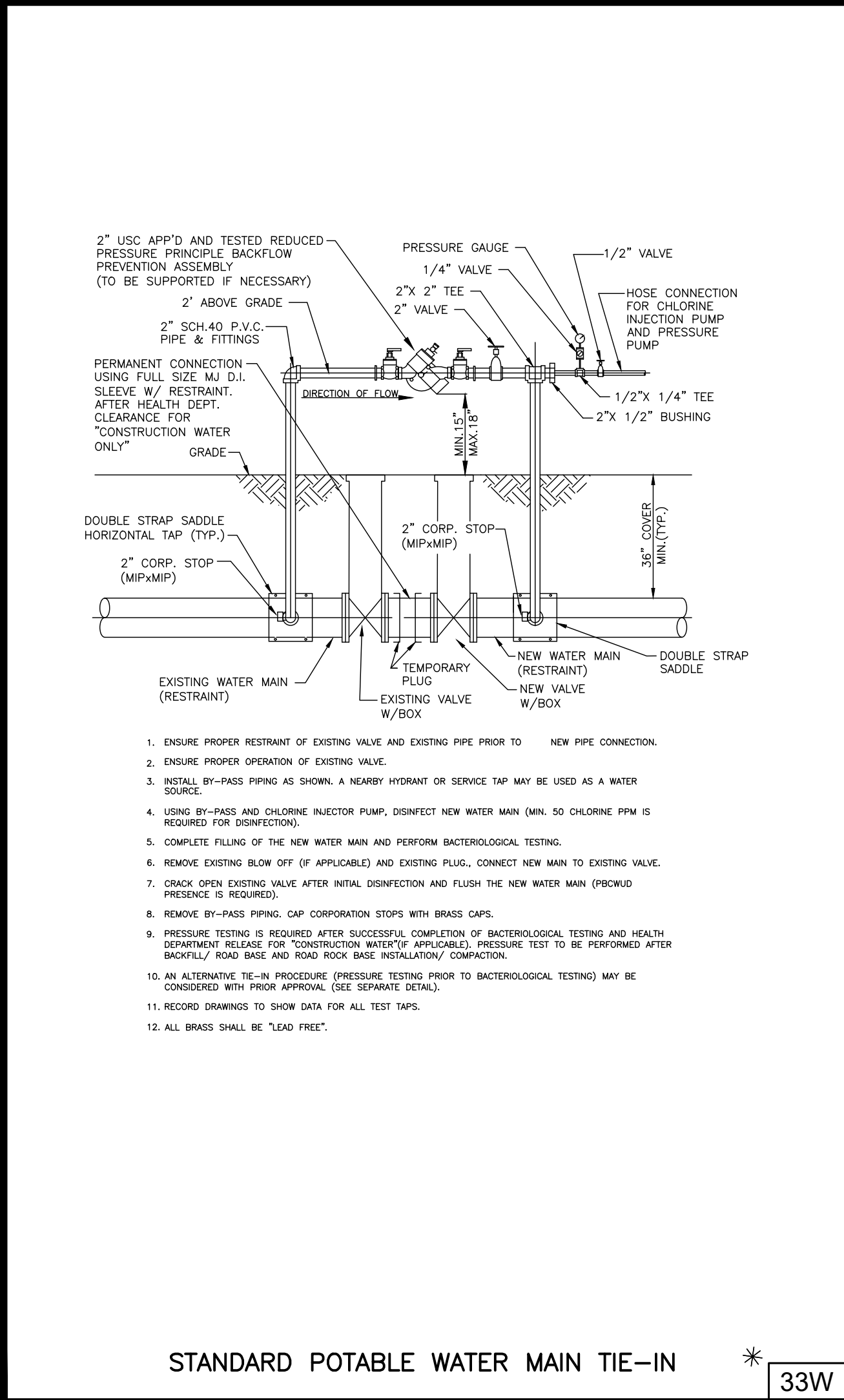
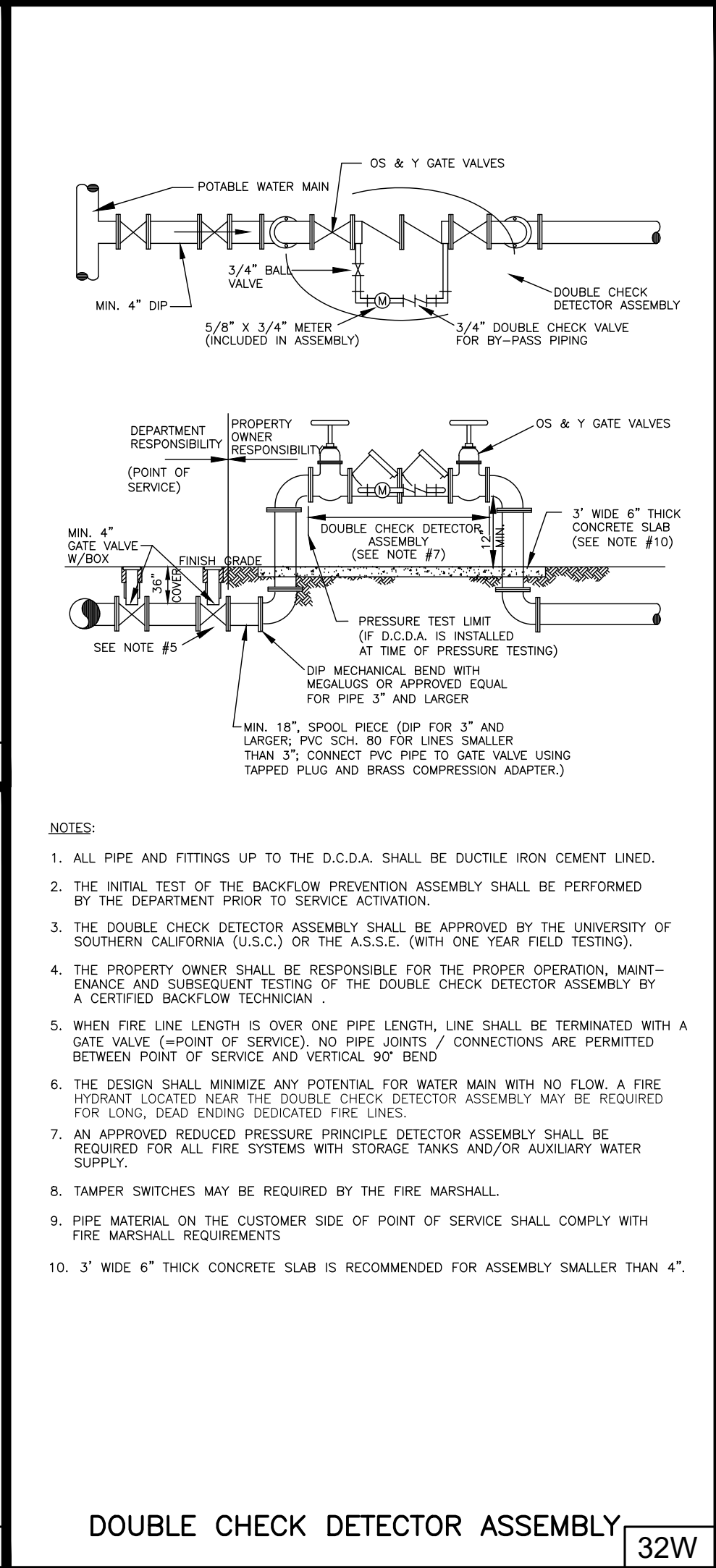
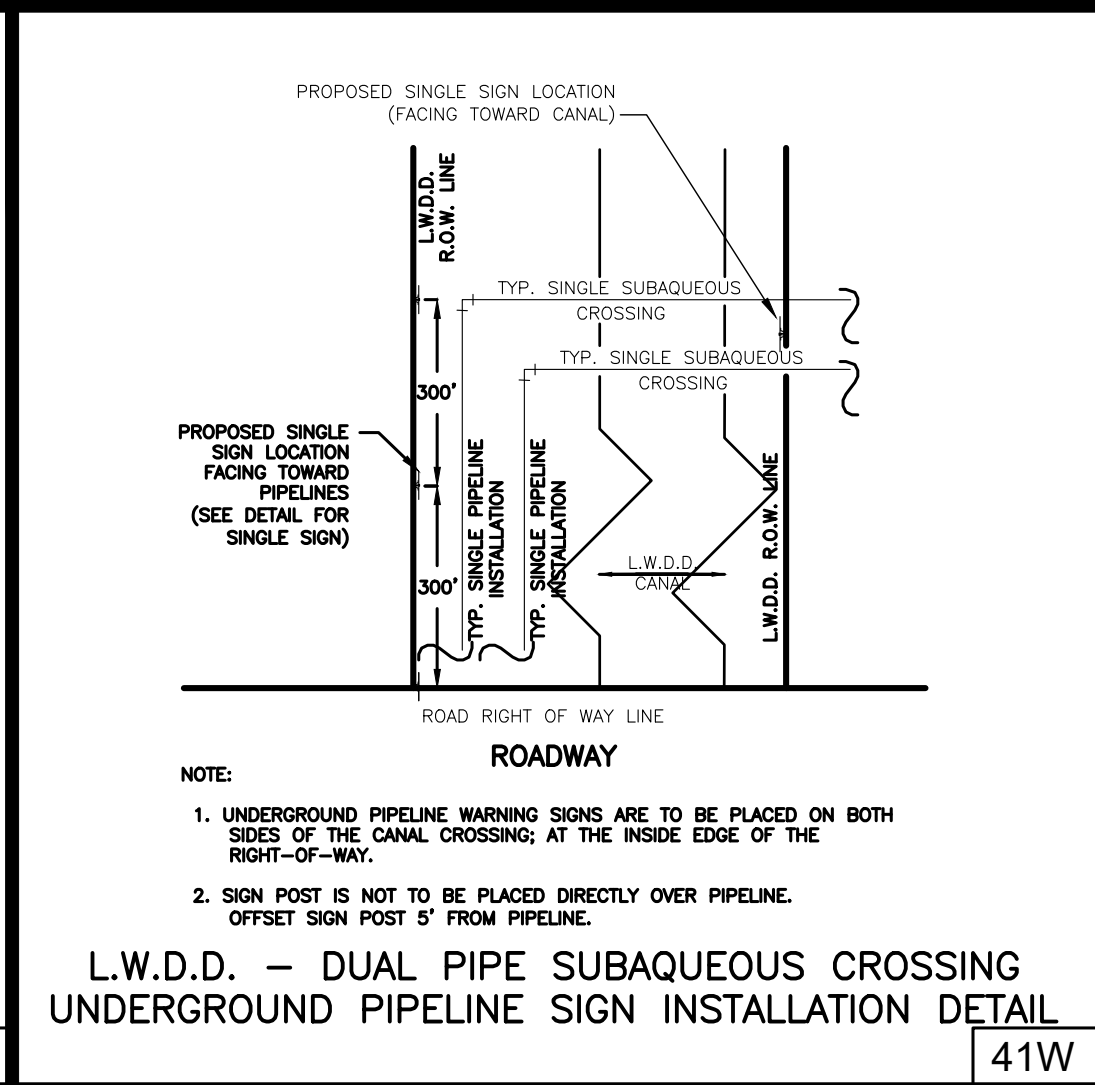
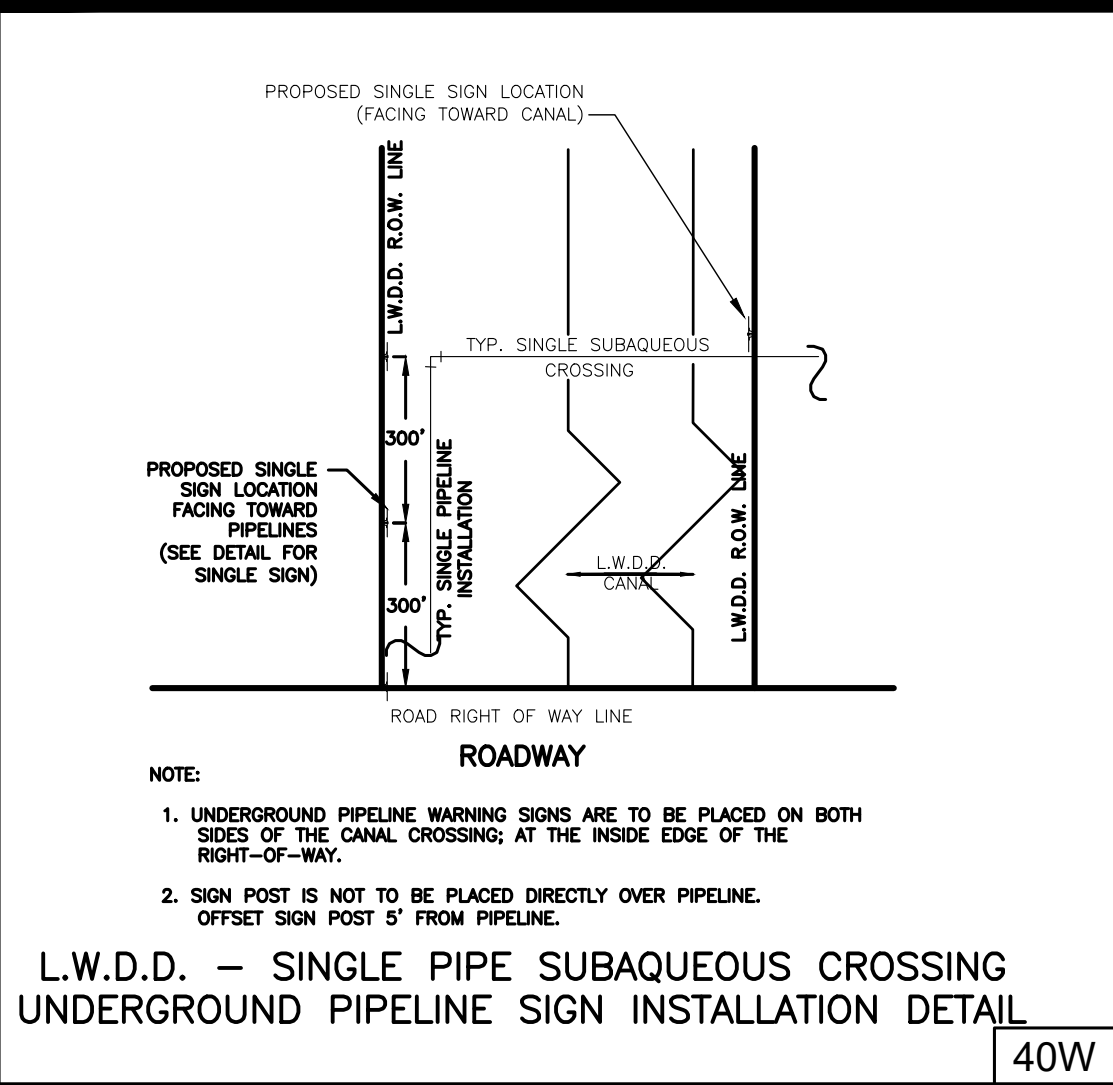
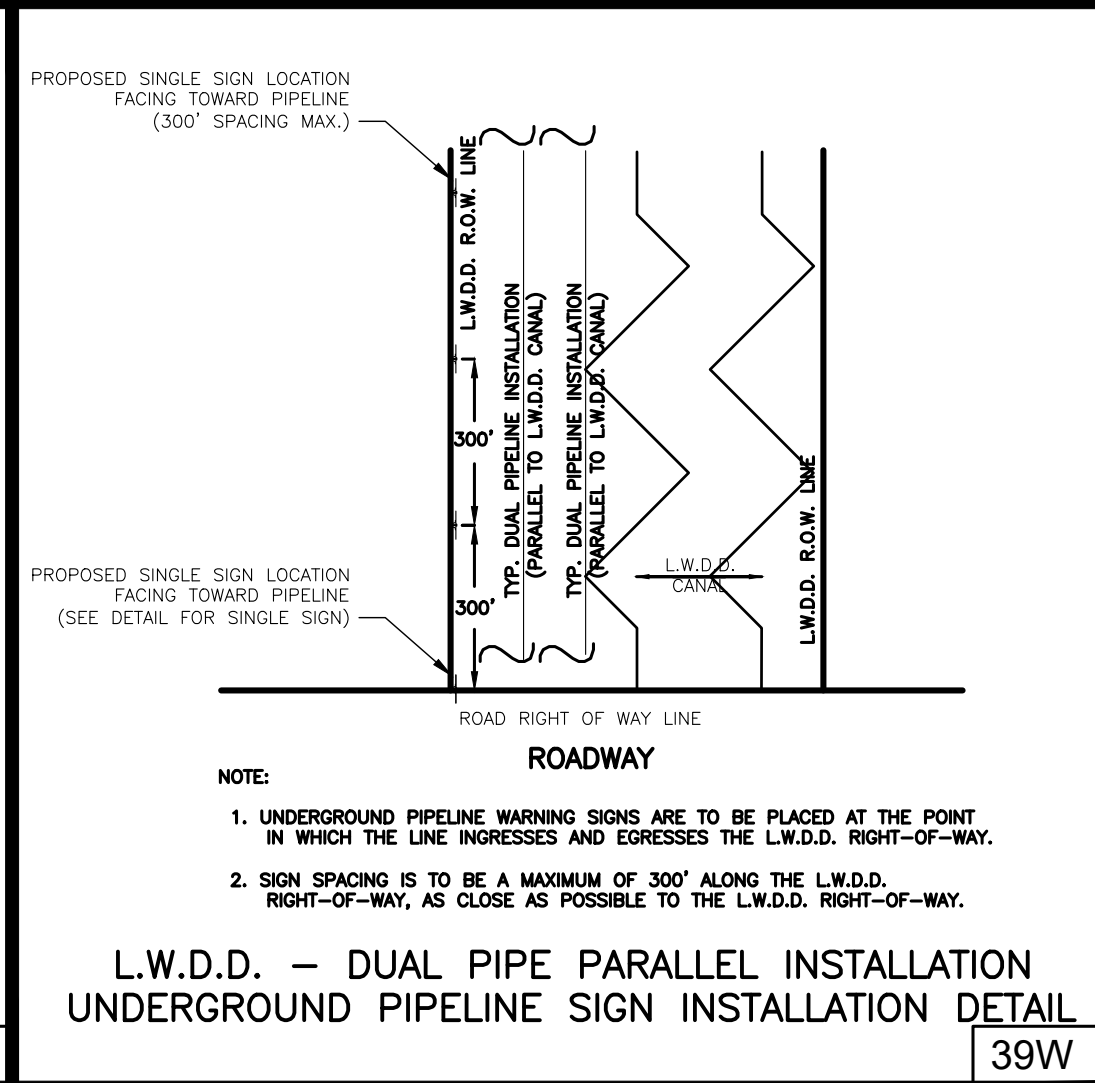
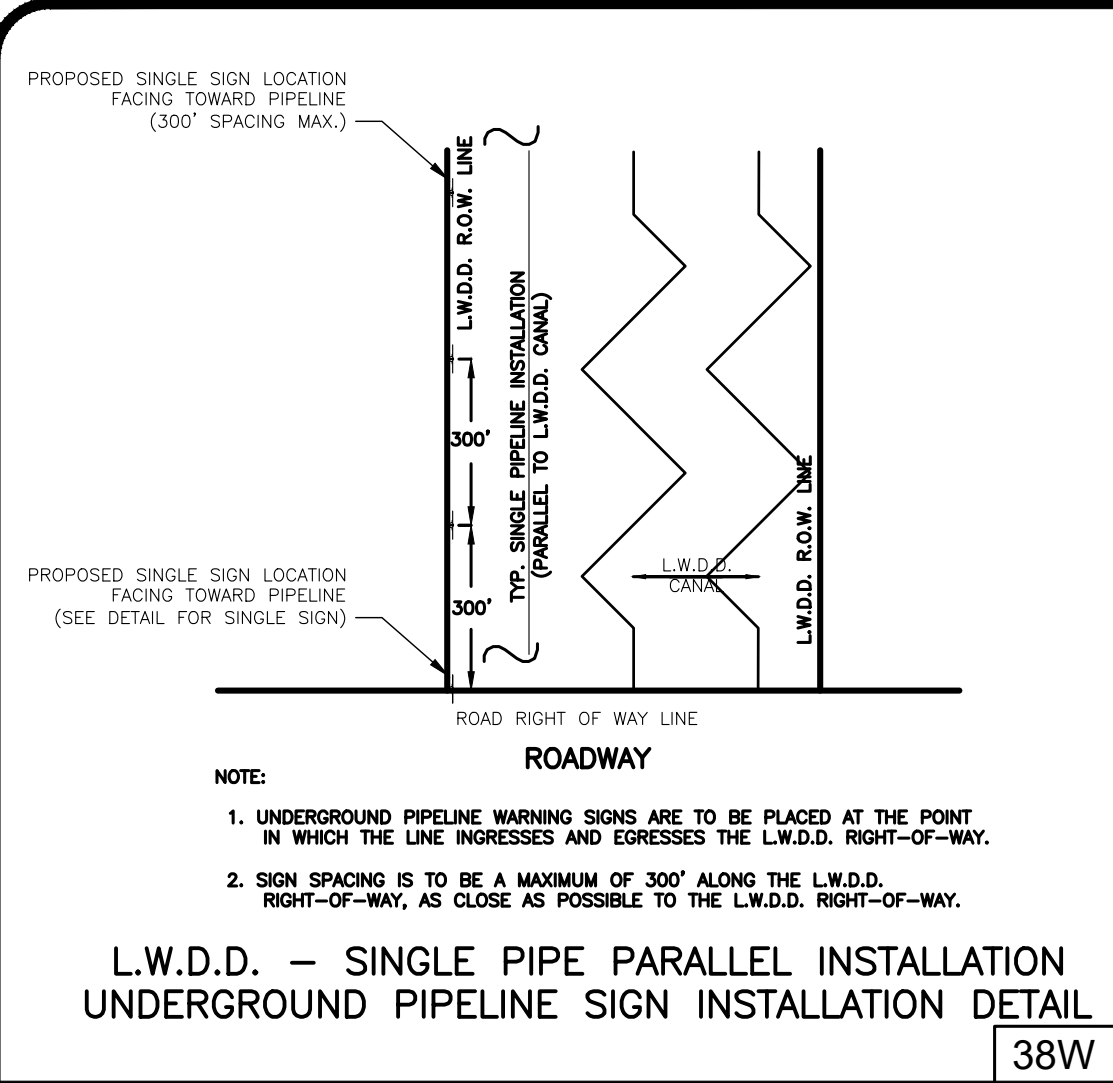
REVISION / REMARKS

NO.	DATE	REVISION
1	JUNE 2019	GENERAL REVISION
2	04/02/20	FINAL PERMIT/CONST. PLANS

STD DETAILS

SHEET NUMBER
3
OF
4
SEAL

Jan 15, 2021



DEFINITIONS

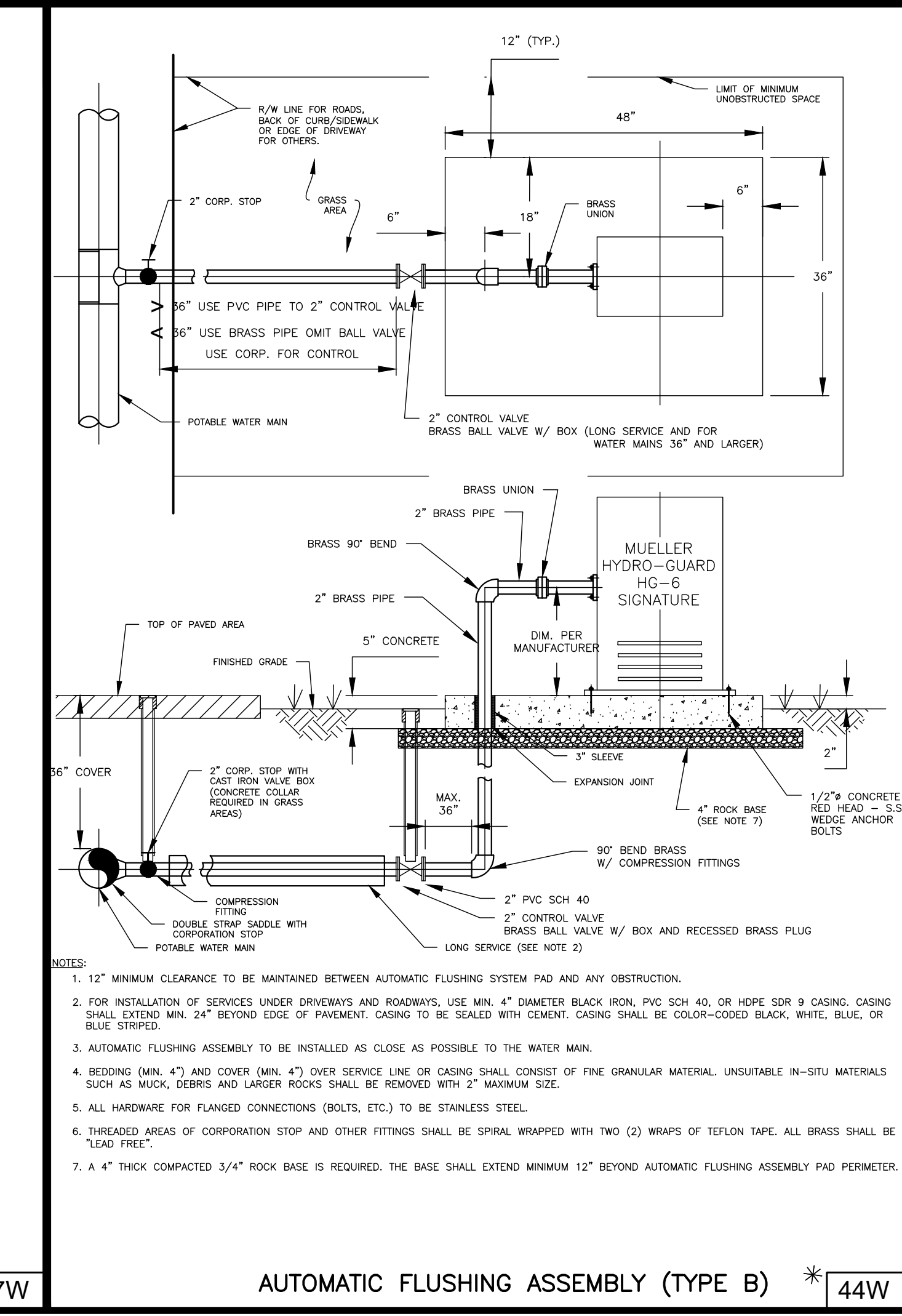
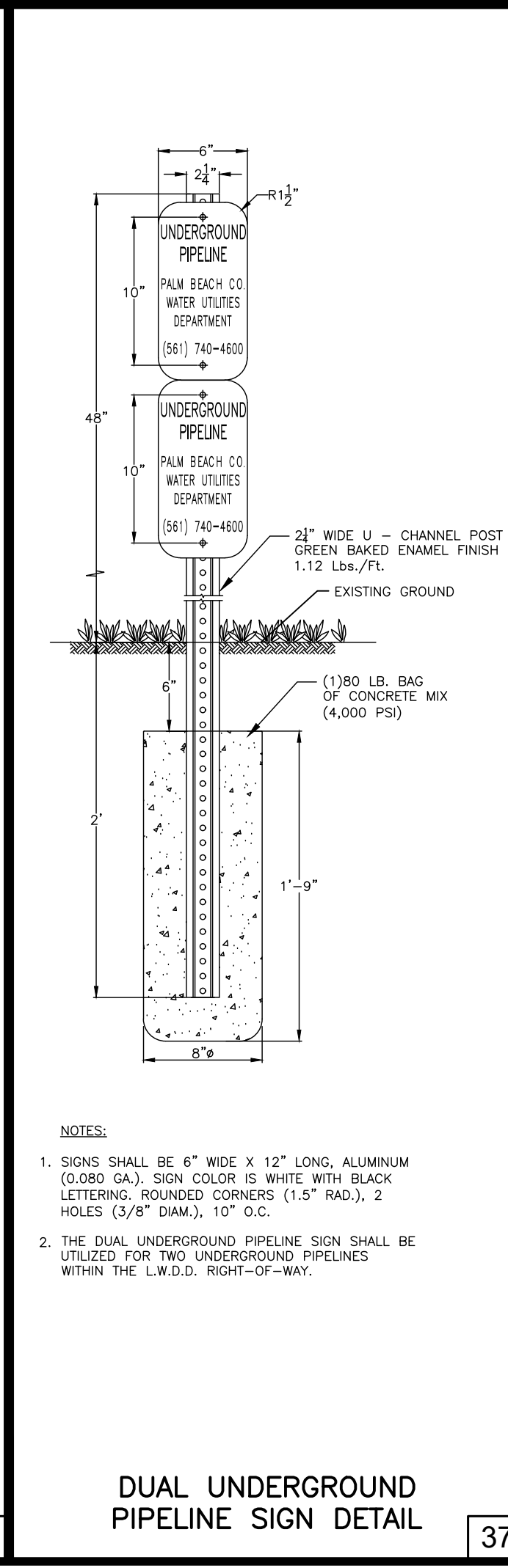
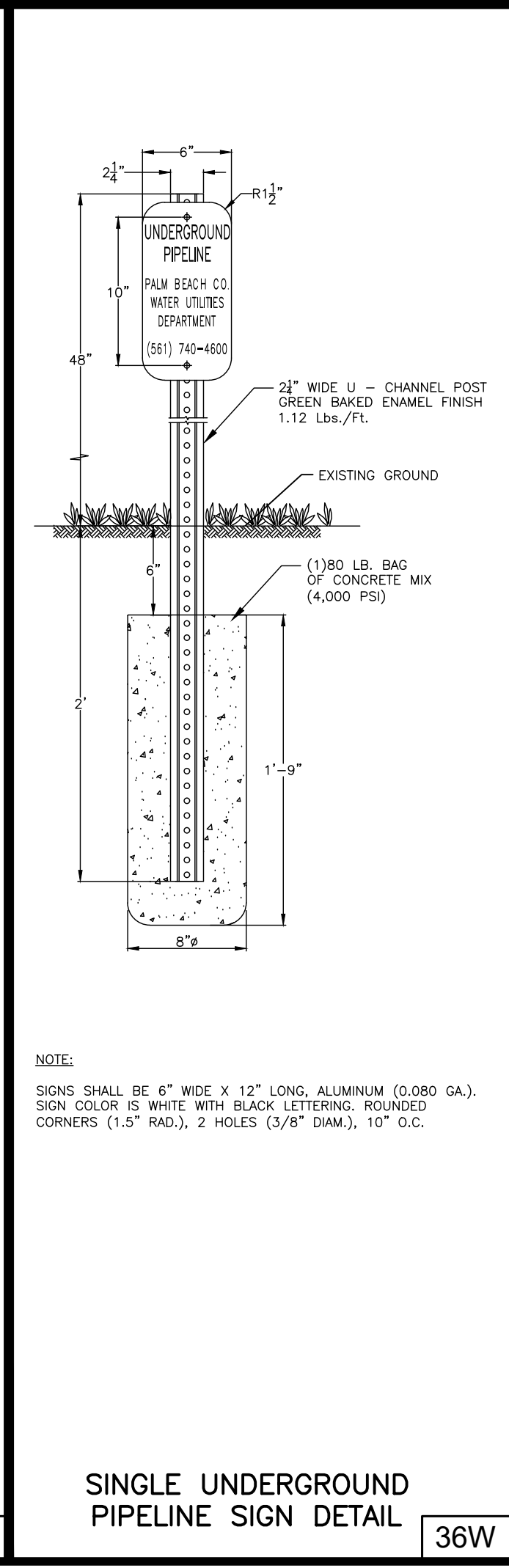
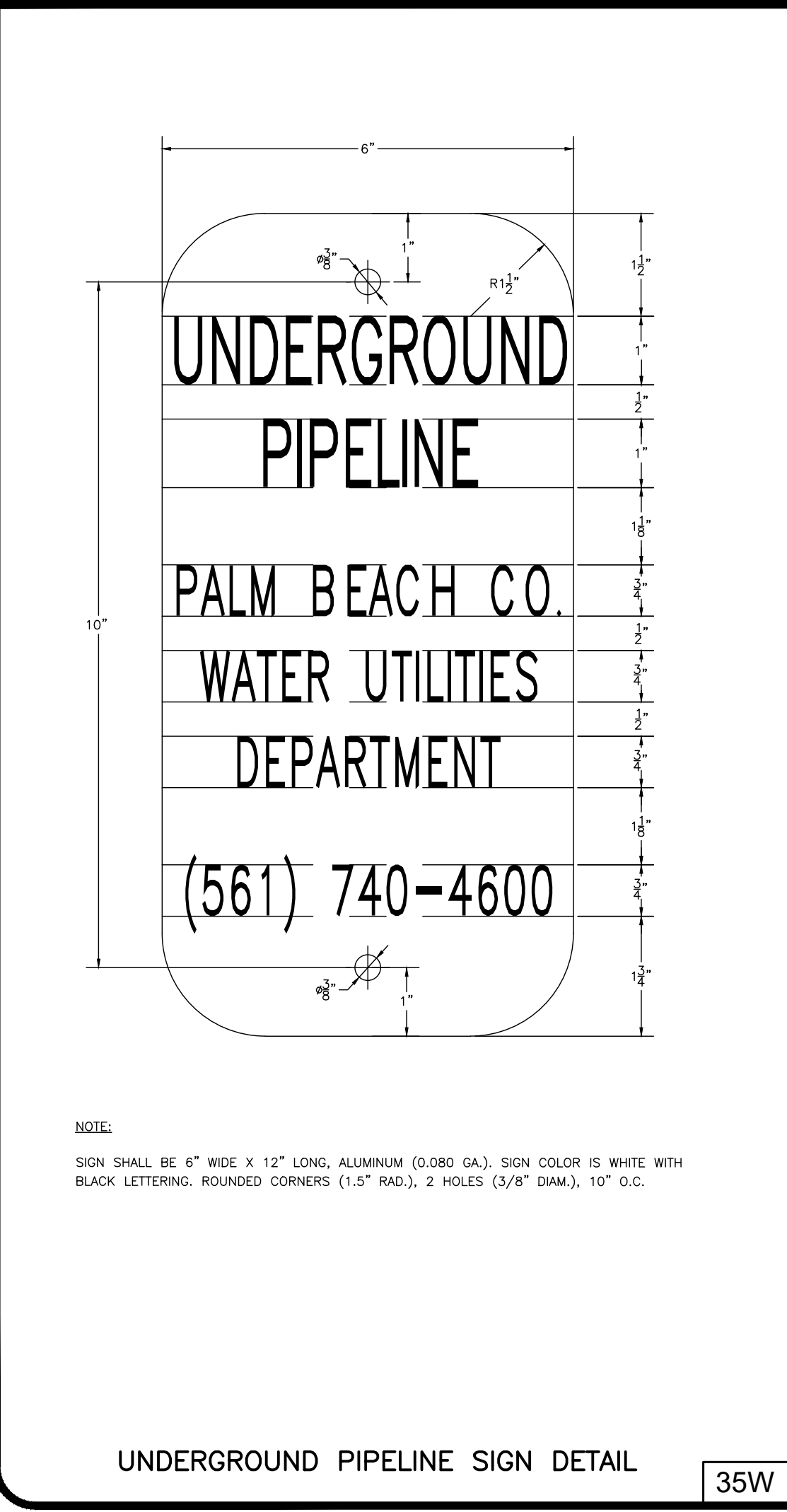
- DEPARTMENT - THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT.
- CONTRACTOR - UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.
- ENGINEER - ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION.

GENERAL NOTES

- A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER SYSTEM CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEPARTMENT, CONTRACTOR, ENGINEER AND OTHER INTERESTED PARTIES.
- ANY REVISIONS TO THE APPROVED PLANS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION MEETING. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
- FIVE (5) COPIES OF THE CURRENT APPROVED MATERIAL LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
- ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO PRECONSTRUCTION MEETING. (DOT, HEALTH DEPARTMENT, COUNTY ENGINEER, ETC.).
- THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON JOB SITE.
- ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED PRIOR TO CONSTRUCTION. SUBSTITUTE MATERIALS SHALL NOT BE APPROVED AFTER DELIVERY TO THE JOB SITE. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
- THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. APPROVAL OF DEVELOPMENT PLANS BY THE DEPARTMENT IN NO WAY IMPLIES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES TESTED THEREON. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE DEPARTMENT BY THE ENGINEER AND CONTRACTOR. THE CONTRACTOR SHALL CONFIRM AND INSTALL (IF NECESSARY) ADEQUATE MECHANICAL PIPE / JOINT RESTRAINT ON EXISTING PIPES PRIOR TO CONNECTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FROM ALL OTHER UTILITY FACILITIES.
- THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24-48 HOURS IN ADVANCE.
- NO CONNECTION TO OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING DEPARTMENT OWNED OR MAINTAINED MAIN OR STRUCTURE WITHOUT THE PRESENCE OF A DEPARTMENT INSPECTOR.
- FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS. CONFLICTS BETWEEN THE PRECEDING DOCUMENTS SHOULD BE CALLED TO THE ATTENTION OF THE DEPARTMENT FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE DEPARTMENT.
- UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

PRESSURE PIPE NOTES

- THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
- DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S APPROVED MATERIAL LIST. POTABLE WATER AND RECLAIMED WATER MAINS DIP SHALL BE CEMENT LINED. FORCE MAIN DIP SHALL BE CERAMIC EPOXY LINED.
- PVC PRESSURE PIPE SHALL BE C-900, SDR-18, 150 PSI.
- ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR APPROVED EPOXY LINING.
- POTABLE WATER, RECLAIMED WATER AND WASTEWATER FORCE MAIN VALVES 10 INCHES AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. TWELVE-INCH (12") OR LARGER FORCE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES OR ECCENTRIC PLUG VALVES (IF APPROVED IN ADVANCE BY DEPARTMENT). POTABLE WATER AND RECLAIMED WATER MAIN VALVES LARGER THAN 10 INCHES SHALL BE BUTTERFLY VALVES.
- ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT STANDARDS AND REGULATIONS.



MECHANICAL THRUST RESTRAINT
MINIMUM PIPE LENGTHS

NOTE:

- THE DATA IN THE ABOVE TABLE ARE BASED UPON THE FOLLOWING INSTALLATION CONDITIONS:
SOIL TYPE-SAND
TEST PRESSURE-150 PSI/200 PSI
DEPTH OF BURY-3'
TRENCH TYPE-TRENCH
SAFETY FACTOR-1.5
MINIMUM PIPE LENGTH ALONG TIE RUN-5'
2. THE RESTRAINED PIPE LENGTHS APPLY TO DUCTILE IRON AND PVC PIPE.
3. ALL JOINTS BETWEEN UPPER AND LOWER BENDS SHALL BE RESTRAINED.
4. RESTRAINED PIPE LENGTHS APPLY TO PIPE ON BOTH SIDES OF VALVES AND FITTINGS.
5. MULTIPLE PIPE LENGTH BY L&L FOR POLYETHYLENE ENCASED PIPE.
6. RESTRAINED PIPE LENGTHS EQUAL TO AN "IN-LINE VALVE" CONDITION ARE REQUIRED AT EACH END OF A TRANSITION FROM HOPE PIPE TO OTHER PIPE MATERIALS.
7. DESIGN ENGINEER IS RESPONSIBLE TO PROPERLY SIZE THE RESTRAINT PIPE LENGTHS FOR THE PROJECT

FITTING TYPE	PIPE SIZE															
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"	60"	72"	84"	96"
90° HORIZ. BEND	14	20	25	30	35	45	54	62	98	112	124	135	146	157	168	179
45° HORIZ. BEND	6	8	11	13	15	19	22	26	41	46	51	56	61	66	71	76
22.5° HORIZ. BEND	3	4	5	6	7	9	11	12	19	22	25	27	30	33	36	39
11.25° HORIZ. BEND	1	2	3	3	4	4	5	6	10	11	12	13	14	15	16	17
90° VERT. OFFSET	29	41	53	64	74	95	115	134	214	246	276	304	332	360	388	416
UPPER BEND	7	10	13	16	19	25	30	35	57	66	74	83	92	101	110	119
LOWER BEND	12	19	24	29	34	39	48	56	89	102	114	126	138	150	162	174
45° VERT. OFFSET	3	4	6	7	8	10	12	15	23	27	31	34	38	42	46	50
UPPER BEND	6	9	12	14	17	19	23	27	43	49	55	60	66	72	78	84
LOWER BEND	1	2	4	4	4	5	6	7	11	13	15	16	18	20	22	24
22.5° VERT. OFFSET	3	4	6	7	8	9	11	13	21	24	27	30	33	36	39	42
UPPER BEND	1	1	1	2	2	2	3	3	6	7	8	9	10	11	12	13
LOWER BEND	32	45	59	70	83	107	129	151	214	246	276	304	332	360	388	416
PLUG (DEAD END)	32	45	59	70	83	107	129	151	214	246	276	304	332	360	388	416
IN-LINE VALVE	32	45	59	70	83	107	129	151	214	246	276	304	332	360	388	416
TEE (BRANCH RESTRAINT)	47X # 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
67X # 21	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
87X # 18	34	47	-	-	-	-	-	-	-	-	-	-	-	-	-	-
107X # 16	32	46	58	-	-	-	-	-	-	-	-	-	-	-	-	-
127X # 13	30	44	57	69	-	-	-	-	-	-	-	-	-	-	-	-
167X # 7	26	41	55	67	90	-	-	-	-	-	-	-	-	-	-	-
207X # 1	21	38	52	65	88	109	-	-	-	-	-	-	-	-	-	-
247X # 1	16	34	49	62	86	108	129	-	-	-	-	-	-	-	-	-
307X # 1	8	28	44	58	83	106	127	208	-	-	-	-	-	-	-	-
367X # 1	1	22	39	54	80	103	124	206	240	-	-	-	-	-	-	-
427X # 1	1	15	33	49	77	100	122	205	239	270	-	-	-	-	-	-
487X # 1	1	7	27	44	73	97	120	203	238	269	298	-	-	-	-	-
67X # 23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
87X # 38	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
107X # 57	43	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-
127X # 72	60	44	41	-	-	-	-	-	-	-	-	-	-	-	-	-
167X # 99	90	78	75	45	-	-	-	-	-	-	-	-	-	-	-	-
207X # 123	116	107	105	81	45	-	-	-	-	-	-	-	-	-	-	-
247X # 146	140	132	131	111	82	45	-	-	-	-	-	-	-	-	-	-
307X # 209	204	197	188	177	153	116	75	-	-	-	-	-	-	-	-	-
367X # 243	236	233	226	217	196	168	135	74	-	-	-	-	-	-	-	-
427X # 273	270	265	259	252	234	211	183	133	72	-	-	-	-	-	-	-
487X # 301	298	294	289	283	268	249	226	183	131	71	-	-	-	-	-	-

POTABLE WATER MAIN PRESSURE TEST CRITERIA

31W

POTABLE WATER #4
STANDARD DETAILS

CONSULTANT:
Kimley»Horn

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

MICHAEL D. SPRUCE, P.E.
52776
Palm Beach County
Water Utilities Department
P.O. Box 16097
West Palm Beach, FL 33416-6097

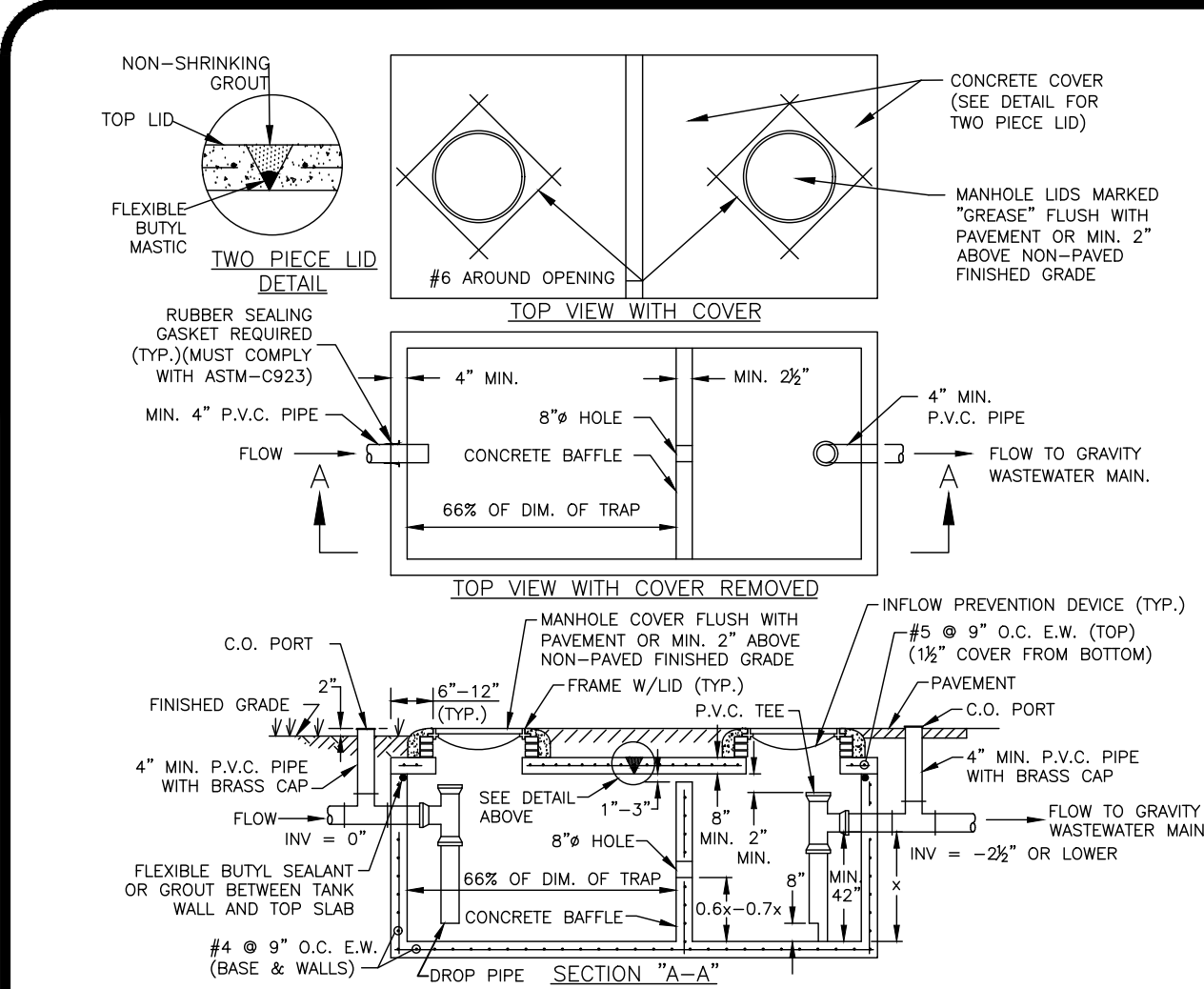
IT'S THE LAW !
CALL 48 HOURS BEFORE YOU DIG
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.
UTILITIES NOTIFICATION CENTER

REVISION / REMARKS

NO.	DATE	REVISION / REMARKS
1	JUNE 2018	GENERAL REVISION
2	04/02/20	FINAL PERMIT/CONST. PLANS

SHEET NUMBER
4 OF 4
SEAL

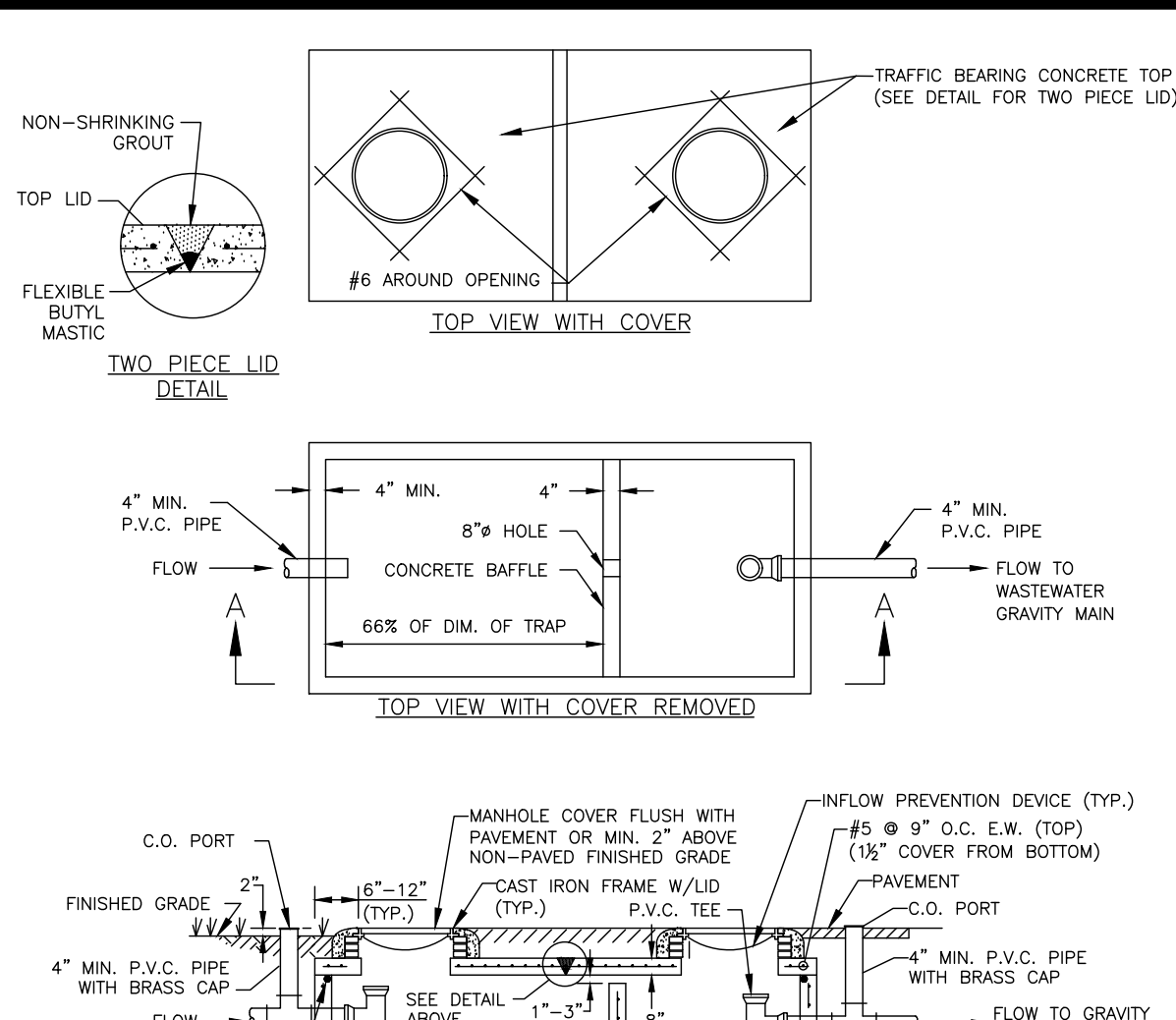
Jan 15, 2021



- NOTES:**
1. GREASE INTERCEPTORS SHALL BE WATER TIGHT AND SHALL BE BUILT OF PRE CAST CONCRETE WHICH HAS A DESIGN COMPRESSIVE STRENGTH OF MINIMUM 3000 PSI AFTER 28 DAYS CURE. THE DESIGN, SIZING AND CONSTRUCTION MUST CONFORM TO THIS STANDARD AND TO ALL RELEVANT HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO CHAPTER 64-6, FLORIDA ADMINISTRATIVE CODE. WALL AND SLAB THICKNESS SHOWN ARE MINIMUMS, AND SHALL BE DETERMINED BY THE OWNERS ENGINEER. THE CONCRETE BOX SHALL HAVE PRE CAST HOLES AND CAST-IN BOOTS WHENEVER POSSIBLE.
 2. THE OIL/GREASE INTERCEPTOR SHALL BE USED FOR APPLICATIONS EXCEEDING 25 GPM FLOW RATE, DETERMINED USING THE PLUMBING AND DRAINAGE INSTITUTE (PDI) G101 STANDARD. A DESIGN CALCULATION MUST BE SUBMITTED FOR APPROVAL WITH A SHOP DRAWING PRIOR TO THE PRE-CONSTRUCTION MEETING. FOR APPLICATIONS UP TO 25 GPM FLOW RATE (ONE MINUTE FLOW) OR 50 GPM (TWO MINUTE FLOW), AN APPROVED OUTLINE "GREASE TRAP" MAY BE USED, OTHER DESIGNS MAY BE CONSIDERED UPON SUBMITTAL AND APPROVAL OF SHOP DRAWINGS.
 3. INSPECTION PORTS (CLEAN OUTS) SHALL BE EASILY ACCESSIBLE FOR INSPECTION/SAMPLING.
 4. THE INTERCEPTOR AND CLEAN-OUTS SHALL BE LOCATED OUTDOORS AND IN NON-TRAFFIC AREA WHENEVER POSSIBLE. THE SURFACE SURROUNDING THE INTERCEPTOR SHALL BE SLOPED TO DRAIN STORM WATER AWAY FROM THE INTERCEPTOR.
 5. THE CAPACITY DETERMINATION FOR THE INTERCEPTOR IS THE RESPONSIBILITY OF THE OWNER/CUSTOMER. THE MINIMUM VOLUME OF ANY SINGLE INTERCEPTOR SHALL BE 750 GALLONS AND THE MAXIMUM VOLUME OF A SINGLE GREASE INTERCEPTOR SHALL BE 1250 GALLONS. WHEN THE REQUIRED EFFECTIVE CAPACITY OF THE GREASE INTERCEPTOR IS GREATER THAN 1250 GALLONS, INSTALLATION OF MULTIPLE GREASE INTERCEPTORS IN SERIES IS REQUIRED.
 6. NO BAFFLE IS REQUIRED IF THERE ARE MULTIPLE GREASE INTERCEPTORS INSTALLED IN SERIES. HOWEVER, CLEANOUT PORTS MUST BE INSTALLED AT EACH INTERCEPTOR.
 7. THE PROPERTY OWNER/CUSTOMER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE INTERCEPTOR.
 8. THE GREASE INTERCEPTOR SHALL NOT BE USED FOR THE PURPOSE OF INTERCEPTING SAND AND OIL FROM NON-FOOD HANDLING ESTABLISHMENTS.
 9. EACH FACILITY WITH AN OIL/GREASE INTERCEPTOR SHALL HAVE A SEPARATE (NOT SHARED) INTERCEPTOR AND SHALL BE INDIVIDUALLY METERED THROUGH THE DEPARTMENT.
 10. A "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE REQUIRED TO RECEIVE THE DRAINAGE FROM FIXTURES AND EQUIPMENT (SINKS, DISHWASHERS, FLOOR DRAINS, CAN WASH AREAS, ETC.) WITH GREASE LADEN WASTE LOCATED IN COMMERCIAL FOOD PREPARATION AREAS SUCH AS RESTAURANTS, HOTEL KITCHENS, HOSPITALS, SCHOOL KITCHENS, BARS, FACTORY CAFETERIAS, CLUBS, ETC.
 11. THE "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE LOCATED AS CLOSE AS PRACTICALLY POSSIBLE TO THE FIXTURES AND EQUIPMENT GENERATING GREASE.
 12. A "SOLIDS INTERCEPTOR" SHALL BE CONSIDERED TO BE INSTALLED UPSTREAM OF A "GREASE TRAP" WHERE SUBSTANTIAL AMOUNT OF SOLIDS FROM FOOD GRINDERS, DISPOSALS MAY BE PRESENT.
 13. MANHOLE COVER SHALL BE MACHINED TO ACCEPT INFLOW PREVENTOR.

OIL/ GREASE INTERCEPTOR

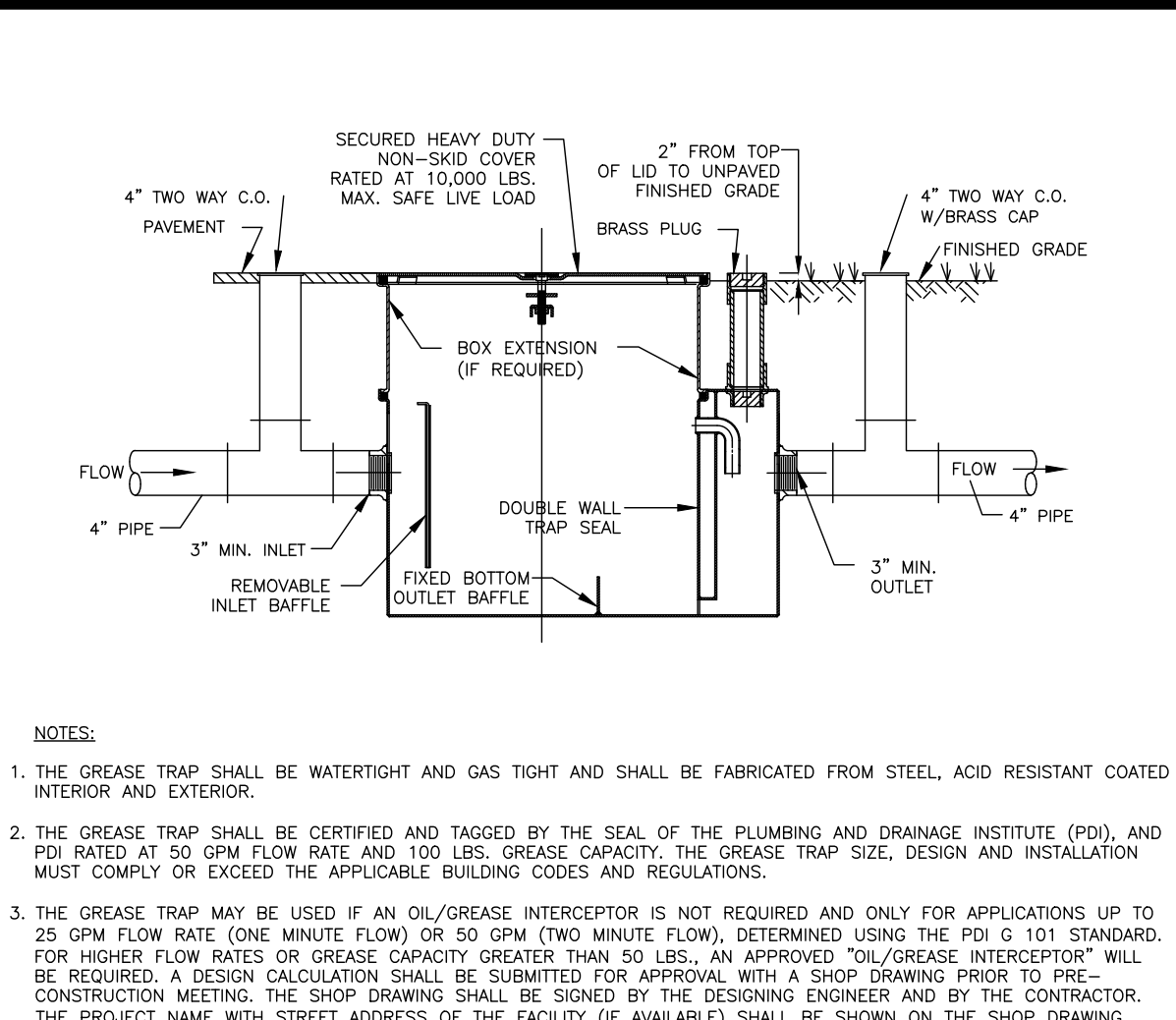
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- NOTES:**
1. SAND/OIL INTERCEPTORS SHALL BE WATER TIGHT AND SHALL BE BUILT OF PRECAST CONCRETE WHICH HAS A DESIGN COMPRESSIVE STRENGTH OF MINIMUM 3000 PSI AFTER 28 DAYS CURE. THE DESIGN, SIZING AND CONSTRUCTION MUST CONFORM TO THIS STANDARD AND TO ALL APPLICABLE BUILDING CODE AND HEALTH DEPARTMENT REQUIREMENTS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO CHAPTER 64-6, FLORIDA ADMINISTRATIVE CODE. WALL AND SLAB THICKNESS SHOWN ARE MINIMUMS, AND SHALL BE DETERMINED BY THE OWNERS ENGINEER. THE CONCRETE BOX SHALL HAVE PRECAST HOLES AND CAST-IN BOOTS WHENEVER POSSIBLE.
 2. SHOP DRAWINGS ARE REQUIRED PRIOR TO PRECONSTRUCTION MEETING. OTHER DESIGNS MAY BE USED UPON SUBMITTAL AND APPROVAL OF SHOP DRAWINGS.
 3. INSPECTION PORTS (CLEAN OUTS) SHALL BE EASILY ACCESSIBLE FOR INSPECTION/SAMPLING.
 4. THE INTERCEPTOR SHALL BE LOCATED IN GRASS AREA/NON-TRAFFIC AREA WHENEVER POSSIBLE. THE SURFACE SURROUNDING THE INTERCEPTOR SHALL BE SLOPED TO DRAIN STORM WATER AWAY FROM THE INTERCEPTOR.
 5. THE CAPACITY DETERMINATION FOR THE INTERCEPTOR IS THE RESPONSIBILITY OF THE OWNER/CUSTOMER. THE MINIMUM VOLUME OF A SAND/OIL INTERCEPTOR SHALL BE 750 GALLONS. WHEN THE REQUIRED EFFECTIVE CAPACITY OF THE SAND/OIL INTERCEPTOR IS GREATER THAN 750 GALLONS, INSTALLATION OF SINGLE COMPARTMENT SAND/OIL INTERCEPTORS IN SERIES IS REQUIRED.
 6. THE PROPERTY OWNER/CUSTOMER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE INTERCEPTOR.
 7. SAND/OIL INTERCEPTOR SHALL NOT BE USED FOR THE PURPOSE OF INTERCEPTION OF GREASE FROM FOOD HANDLING ESTABLISHMENTS.
 8. EACH FACILITY REQUIRED TO HAVE A SAND/OIL INTERCEPTOR SHALL HAVE A SEPARATE INTERCEPTOR AND SHALL BE INDIVIDUALLY METERED THROUGH THE DEPARTMENT.
 9. MANHOLE LIDS SHALL BE MACHINED TO ACCEPT INFLOW PREVENTOR.

SAND/ OIL INTERCEPTOR

* 2S



- NOTES:**
1. THE GREASE TRAP SHALL BE WATER TIGHT AND GAS TIGHT AND SHALL BE FABRICATED FROM STEEL, ACID RESISTANT COATED INTERIOR AND EXTERIOR.
 2. THE GREASE TRAP SHALL BE CERTIFIED AND TAGGED BY THE SEAL OF THE PLUMBING AND DRAINAGE INSTITUTE (PDI), AND PDI RATED AT 50 GPM FLOW RATE AND 100 LBS. GREASE CAPACITY. THE GREASE TRAP SIZE, DESIGN AND INSTALLATION MUST COMPLY OR EXCEED THE APPLICABLE BUILDING CODES AND REGULATIONS.
 3. THE GREASE TRAP MAY BE USED IF AN OIL/GREASE INTERCEPTOR IS NOT REQUIRED AND ONLY FOR APPLICATIONS UP TO 25 GPM FLOW RATE (ONE MINUTE FLOW) OR 50 GPM (TWO MINUTE FLOW), DETERMINED USING THE PDI G 101 STANDARD. FOR HIGHER FLOW RATES OR GREASE CAPACITY GREATER THAN 50 LBS., AN APPROVED "OIL/GREASE INTERCEPTOR" WILL BE REQUIRED. A DESIGN CALCULATION SHALL BE SUBMITTED FOR APPROVAL WITH A SHOP DRAWING PRIOR TO PRE-CONSTRUCTION MEETING. THE SHOP DRAWING SHALL BE SIGNED BY THE DESIGNING ENGINEER AND BY THE CONTRACTOR. THE PROJECT NAME WITH STREET ADDRESS OF THE FACILITY (IF AVAILABLE) SHALL BE SHOWN ON THE SHOP DRAWING. OTHER DESIGNS MAY BE USED UPON APPROVAL OF SHOP DRAWINGS.
 4. THE GREASE TRAP SHALL BE LOCATED OUTDOORS, EASY ACCESSIBLE FOR MAINTENANCE AND SAMPLING, PREFERABLY IN GRASS AREA NOT IN TRAFFIC AREA, PARKING SPACES OR SIDEWALKS. THE SURFACE SURROUNDING THE GREASE TRAP SHALL BE SLOPED TO DRAIN STORM WATER AWAY FROM THE GREASE TRAP.
 5. THE GREASE TRAP SHALL NOT BE USED FOR THE PURPOSE OF INTERCEPTING SAND AND OIL FROM NON-FOOD HANDLING ESTABLISHMENTS.
 6. THE PROPERTY OWNER/CUSTOMER SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE GREASE TRAP.
 7. EACH FACILITY WITH A GREASE TRAP SHALL BE INDIVIDUALLY METERED THROUGH THE DEPARTMENT.
 8. EACH FACILITY WHICH IS REQUIRED TO INSTALL A GREASE TRAP SHALL HAVE A SEPARATE (NOT SHARED) GREASE TRAP.
 9. INSPECTION PORTS (TWO-WAY CLEAN OUTS) SHALL BE EASILY ACCESSIBLE FOR INSPECTION AND SAMPLING.
 10. A "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE REQUIRED TO RECEIVE THE DRAINAGE FROM FIXTURES AND EQUIPMENT (SINKS, DISHWASHERS, FLOOR DRAINS, CAN WASH AREAS, ETC.) WITH GREASE LADEN WASTE LOCATED IN COMMERCIAL FOOD PREPARATION AREAS SUCH AS RESTAURANTS, HOTEL KITCHENS, HOSPITALS, SCHOOL KITCHENS, BARS, FACTORY CAFETERIAS, CLUBS, ETC.
 11. THE "GREASE TRAP" OR "OIL/GREASE INTERCEPTOR" SHALL BE LOCATED AS CLOSE PRACTICALLY POSSIBLE TO THE FIXTURES AND EQUIPMENT GENERATING GREASE.
 12. GREASE TRAPS SHALL BE EQUIPPED WITH DEVICES TO CONTROL THE RATE OF FLOW, SO THE RATE OF THE FLOW DO NOT EXCEED 25 GPM. THE FLOW CONTROL DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE CODE AND MANUFACTURER'S INSTRUCTIONS.
 13. A "SOLIDS INTERCEPTOR" SHALL BE CONSIDERED TO BE INSTALLED UPSTREAM OF A "GREASE TRAP" WHERE SUBSTANTIAL AMOUNT OF SOLIDS FROM FOOD GRINDERS, DISPOSALS MAY BE PRESENT.

GREASE TRAP

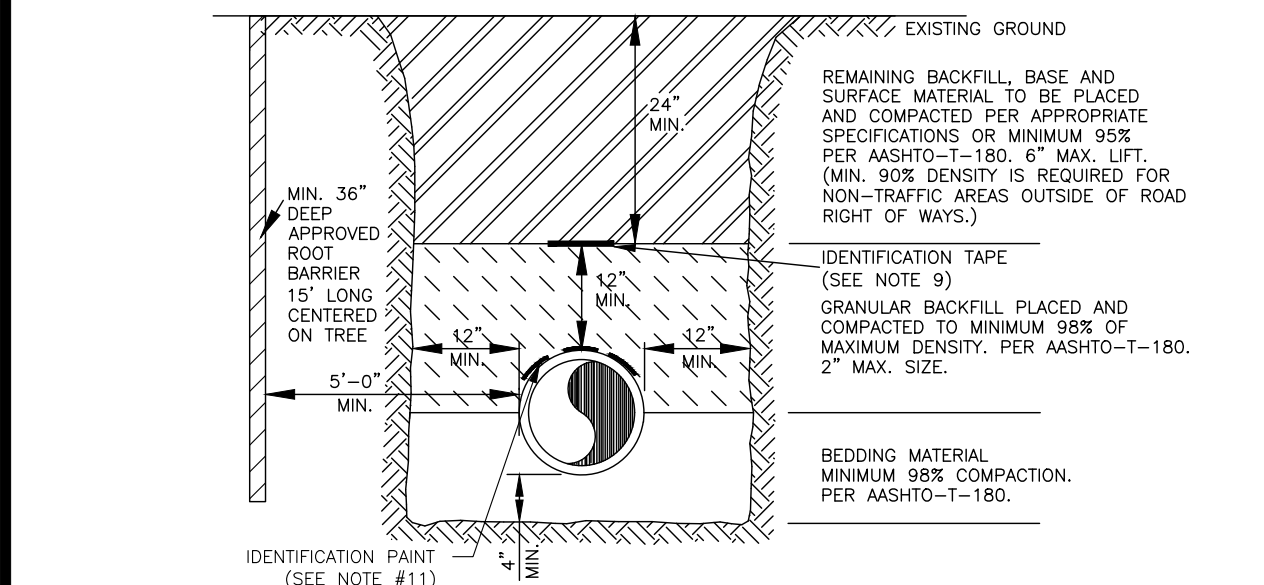
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POTABLE WATER, WASTEWATER MAIN AND STORM SEWER CONFLICT

4S

POTABLE WATER MAIN/FORCE MAIN PRESSURE PIPE CONFLICT

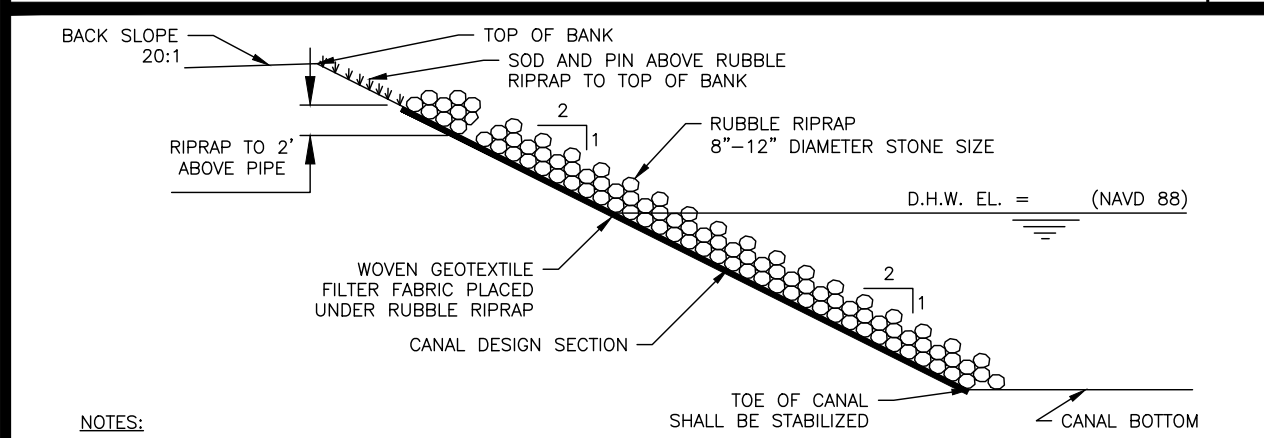
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- NOTES:**
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED LIMEROCK 3/8" - 7/8" SIZING, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGE ROCK, MUCK AND DEBRIS.
 5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM. MINIMUM 1 SET OF TESTS FOR EACH WASTEWATER GRAVITY MAIN RUN, OR AS DIRECTED BY THE INSPECTOR.
 6. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
 7. SEE SEPARATE DETAILS FOR "PIPE INSTALLATION UNDER EXISTING PAVEMENT - OPEN CUT".
 8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
 9. APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
 10. ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
 11. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE). GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.
 12. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF PERMITTED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.
 13. FOR PIPE INSTALLATIONS IN ROAD RIGHTS-OF-WAY, ROAD OWNER'S PERMIT SPECIFICATIONS SHALL APPLY.

TYPICAL TRENCH DETAIL RUBBLE RIPRAP INSTALLATION

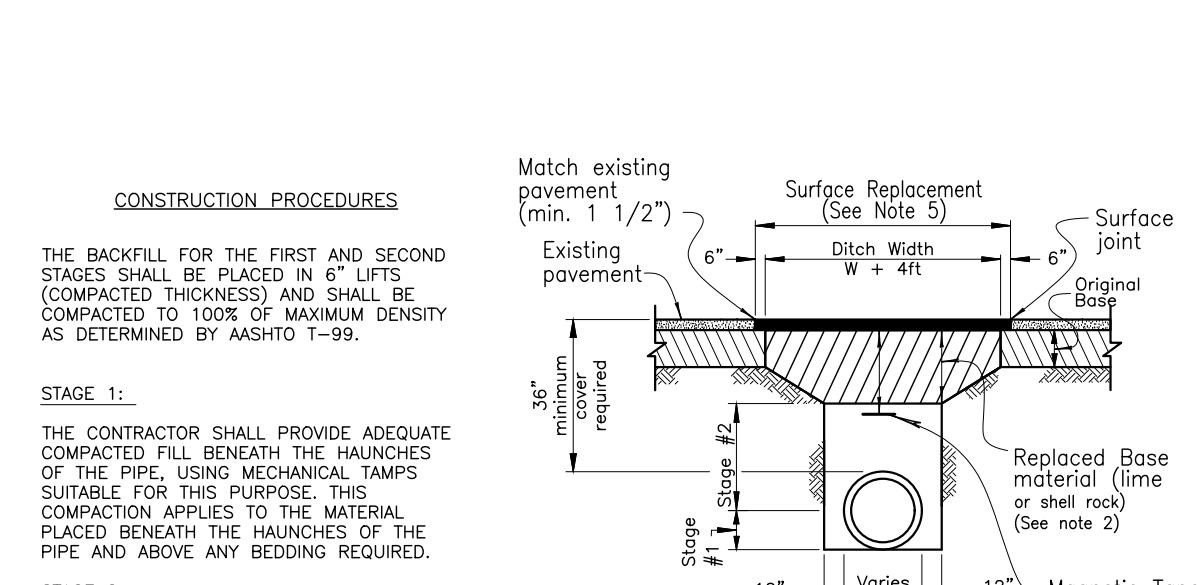
8S



- NOTES:**
1. RUBBLE RIPRAP TO MEET F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND F.D.O.T. DESIGN STANDARDS.
 2. DUMP RUBBLE IN PLACE FORMING A COMPACT LAYER CONFORMING TO THE CANAL DESIGN SECTION SLOPE. ENSURE THAT RUBBLE DOES NOT SEGREGATE SO THAT SMALLER PIECES EVENLY FILL THE VOIDS BETWEEN LARGER PIECES.
 3. ALTERNATIVE DESIGN WILL BE CONSIDERED, SUBJECT TO APPROVAL BY THE CANAL PROPERTY OWNER.

RUBBLE RIPRAP DETAIL

83S



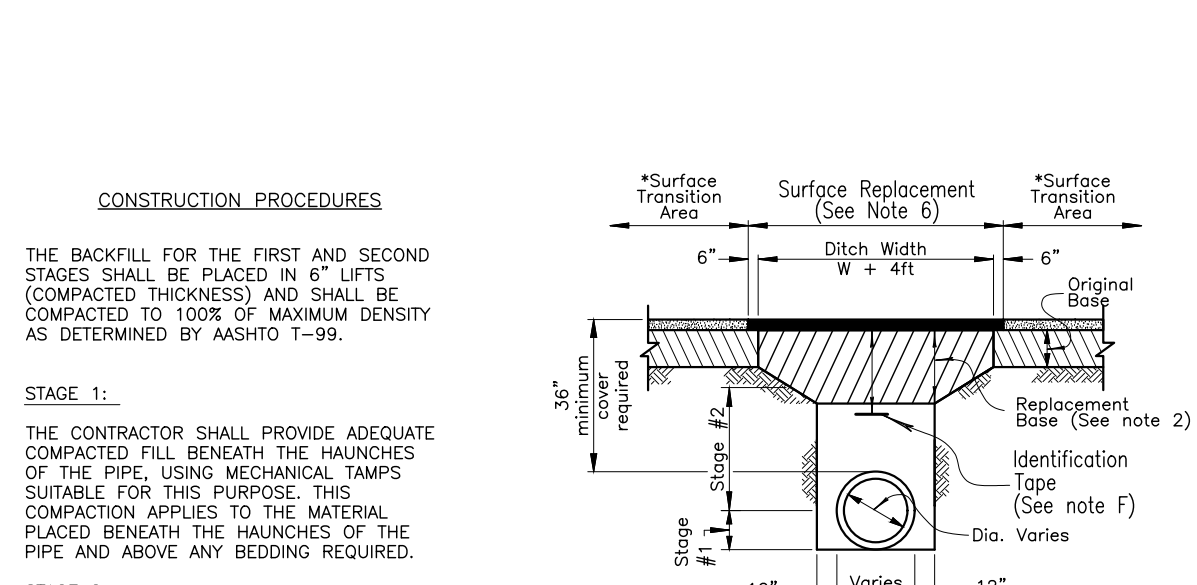
- CONSTRUCTION PROCEDURES**
- STAGE 1:
- THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.
- STAGE 2:
- THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.
- CONSTRUCTION NOTES**
- 1) BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - 2) REPLACED BASE MATERIAL (PER LAND DEVELOPMENT DESIGN STANDARDS) OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE OR 12" MINIMUM, WHICHEVER IS GREATER.
 - 3) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
 - 4) BASE MATERIAL SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
 - 5) SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE OR 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
 - 6) PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

- ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PP# EL-0-360S.
- DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
- ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
- IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.25" ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
- FOR THE FINAL RESTORATION, THE ROAD SHALL BE MILLED AND RESURFACED WITH 1-1/2" (ONE AND A HALF INCH) OF SIL OR SI ASPHALT SURFACE COURSE FOR A FULL LANE WIDTH ENCROACHED BY THE TRENCH.
- APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
- CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT PIPE INSTALLATION NON-THOROUGHFARE ROAD

6S



- CONSTRUCTION PROCEDURES**
- STAGE 1:
- THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED BED BENEATH THE HAUNCHES OF THE PIPE USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.
- STAGE 2:
- THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.
- CONSTRUCTION NOTES**
- 1) BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - 2) REPLACED BASE MATERIAL OVER DITCH SHALL BE 16" MINIMUM FOR THOROUGHFARE PLAN ROADS.
 - 3) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
 - 4) BASE MATERIAL (PER ROADWAY PRODUCTION DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY.
 - 5) * SURFACE TRANSITION AREA (SEE PLANS FOR LOCATION) OVERLAY OR MILL/RESURFACE FOR A DISTANCE OF 50' ON BOTH SIDES OF THE OPEN CUT AND FOR A FULL LANE WIDTH.
 - 6) 1" SI ASPHALTIC CONCRETE OVER 1 1/2" SI ASPHALTIC CONCRETE WITH RC-70 PRIME COAT AT 0.10 GAL/SQ. YD.
 - 7) PIPE SHALL BE PLACED IN A DRY TRENCH.

GENERAL NOTES

- ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PP# EL-0-360S.
- DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
- ENGINEER-OF-RECORD WILL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
- IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.25" ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAYS PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
- THE FINAL RESTORATION, THE ROAD SHALL BE MILLED/RESURFACED FOR A FULL LANE WIDTH OF THE TRAVEL LANES ENCROACHED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 50 FT ON EACH SIDE OF THE TRENCH. THE PAVEMENT SHALL BE MILLED AND RESURFACED PER CONSTRUCTION NOTE 6.
- APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
- CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT PIPE INSTALLATION THOROUGHFARE ROAD

7S

PRESSURE TEST CRITERIA FOR WASTEWATER MAINS IN WELL FIELD AND FORCE MAIN

10S

- I. FORCE MAINS AND GRAVITY WASTEWATER MAINS WITHIN WELLFIELD PROTECTION ZONE**
- PRESSURE TEST PROCEDURE TO FOLLOW THE CURRENT AWWA C-600 STANDARD (150psi, (2) HOUR DURATION).
- THERE SHALL BE NO PRESSURE DROP IN THE PIPE DURING THE TEST ("ZERO" FILL-UP TOLERANCE).

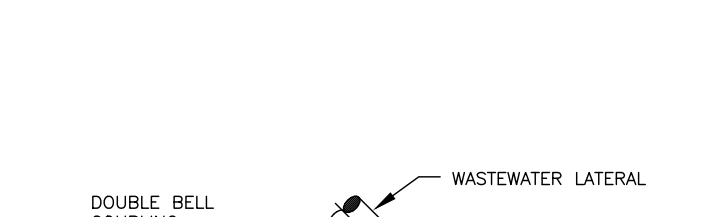
- II. FORCE MAINS OUTSIDE OF WELLFIELD PROTECTION ZONE**
- MAXIMUM QUANTITY OF WATER (GALLONS PER HOUR) THAT MAY BE SUPPLIED TO MAINTAIN PRESSURE WITHIN 5 P.S.I. OF THE SPECIFIED TEST PRESSURE (MECHANICAL OR PUSH-ON JOINT, 18 FT. NOMINAL LENGTHS, PER 1000 FT. OF PIPE)

AWG. TEST PRESSURE (PSI)	2	3	4	6	8	10	12	14	16	18	20	24	30	36	42	48
150	0.10	0.14	0.18	0.27	0.37	0.46	0.55	0.64	0.73	0.83	0.92	1.10	1.38	1.65	1.93	2.20

FORMULA BASIS: $L = \frac{(S) \times (D)}{(P)^2} \times \frac{(P)^2}{2} \times 1/2$

L = MAXIMUM QUANTITY OF WATER TO BE ADDED (GALLONS PER HOUR)
S = LENGTH OF PIPE TESTED (FEET)
D = DIAMETER OF PIPE (INCHES)
P = TEST PRESSURE (P.S.I.)

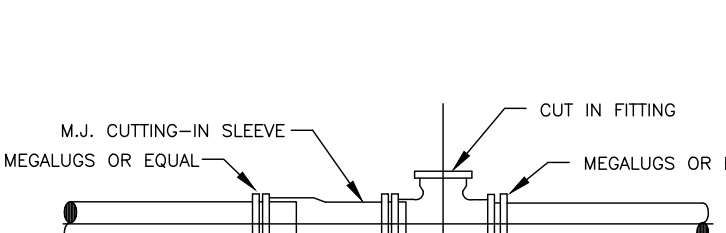
- NOTES:**
1. TO OBTAIN THE MAXIMUM QUANTITY OF WATER FOR PIPE WITH 20 FT. NOMINAL LENGTHS, MULTIPLY THE QUANTITY CALCULATED FROM THE TABLE BY 0.9
 2. THE MAXIMUM QUANTITY OF ADDED WATER FOR A PIPELINE IS CALCULATED BY MULTIPLYING THE QUANTITY PER HOUR AS OBTAINED FROM THE ABOVE TABLE, BY THE DURATION OF THE TEST IN HOURS AND BY THE TOTAL LENGTH OF THE LINE BEING TESTED DIVIDED BY 1,000. IF THE LINE UNDER TEST CONTAINS SECTIONS OF VARIOUS DIAMETERS, THE MAXIMUM QUANTITY ADDED WILL BE THE SUM OF THE COMPUTED QUANTITIES FOR EACH SIZE.
 3. MAXIMUM TEST LENGTH = 2,500 FEET PER SECTION.
 4. THIS STANDARD SHALL REFLECT ANY REVISION OF AWWA C-600. HOWEVER, THE MAXIMUM QUANTITY OF WATER ADDED SHALL NOT EXCEED 50% OF THE RECOMMENDED LIMIT PER APPLICABLE AWWA C-600 STANDARD.
 5. STANDARD TEST PRESSURE = 150 P.S.I.
 6. PRESSURE TEST DURATION TO BE MIN. 2 HOURS.



- WASTEWATER SYSTEM STANDARD CUT-IN DETAILS**
- DOUBLE BELL COUPLING
- CUT IN WYE
- MAX. 1/4" GAP (TYP.)
- FLOW
- GRAVITY WASTEWATER MAIN

NOTE:

DUCTILE IRON FITTINGS (WYE, TEE, SLEEVES) ARE REQUIRED FOR DUCTILE IRON AND/OR C-900 PVC MAIN.



DUCTILE IRON-MECHANICAL JOINT (FORCE MAIN)

M.J. CUTTING-IN SLEEVE

CUT IN FITTING

MEGALUGS OR EQUAL

MEGALUGS OR EQUAL ARE REQUIRED THROUGHOUT ASSEMBLY.

- NOTE:**
- MEGALUGS OR EQUAL ARE REQUIRED THROUGHOUT ASSEMBLY.

WASTEWATER #1 STANDARD DETAILS

9S

WASTEWATER #1 STANDARD DETAILS

CONSULTANT:

Kimley»Horn

1615 S. CONGRESS AVE., SUITE 200, DELRAY BEACH, FL 33445
PHONE: 561-330-2240 FAX: 561-330-2245
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APPROVED BY: WUD

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

PROJECT NO. 149658011

FONTANA TOWNHOMES

PREPARED FOR **MERITAGE HOMES**

PALM BEACH COUNTY

WATER UTILITIES DEPARTMENT

P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561)495-6000

DATE: 04/02/20

REVISION / REMARKS

NO. DATE DESCRIPTION

1 04/02/20 GENERAL REVISION

2 04/02/20 FINAL PERMIT/CONST. PLANS

STD DETAILS

SHEET NUMBER **1 OF 5**

SEAL

Jun 15, 2021

NO.	DATE	REVISION / REMARKS
1	JUNE 2019	GENERAL REVISION
2	04/02/20	FINAL PERMIT/CONST. PLANS

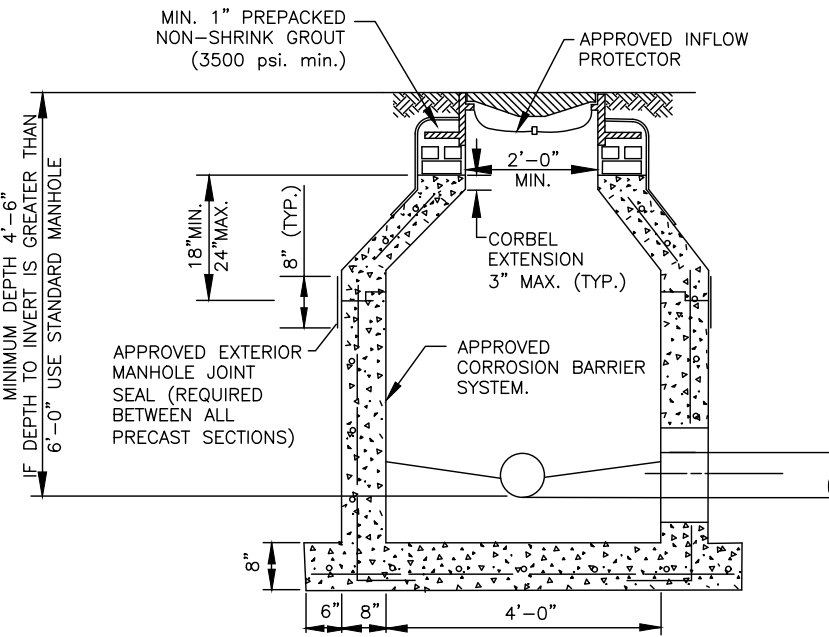
STD
DETAILS

SHEET
NUMBER
2
OF
5
SEAL

- DEFINITIONS**
- DEPARTMENT – THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT.
 - CONTRACTOR – UTILITY CONTRACTOR AND ALL UTILITY SUBCONTRACTORS.
 - ENGINEER – ENGINEER RESPONSIBLE FOR INSPECTION AND CERTIFICATION.
- PROCEDURE**
- A PRE-CONSTRUCTION MEETING IS TO BE HELD PRIOR TO DELIVERY OF MATERIALS AND INITIATION OF ANY POTABLE WATER, RECLAIMED WATER AND/OR WASTEWATER SYSTEM CONSTRUCTION. THE MEETING SHALL BE ATTENDED BY THE DEPARTMENT, CONTRACTOR, ENGINEER AND OTHER INTERESTED PARTIES.
 - ANY REVISIONS TO THE APPROVED PLANS SHALL BE CALLED TO THE ATTENTION OF THE DEPARTMENT PRIOR TO THE PRE-CONSTRUCTION MEETING. REVISED PLANS MUST BE APPROVED PRIOR TO THE MEETING.
 - FIVE (5) COPIES OF THE CURRENT APPROVED MATERIAL LIST AND ALL NECESSARY SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO SCHEDULING OF THE PRE-CONSTRUCTION MEETING.
 - ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO PRECONSTRUCTION MEETING. (DOT, HEALTH DEPARTMENT, COUNTY ENGINEER, ETC.).
 - THE CONTRACTOR SHALL MAINTAIN A CURRENT APPROVED SET OF CONSTRUCTION PLANS ON JOB SITE.
 - ALL MATERIALS SUPPLIED SHALL CONFORM TO PRODUCT LIST AND SHOP DRAWINGS AS APPROVED PRIOR TO CONSTRUCTION. SUBSTITUTE MATERIALS SHALL NOT BE APPROVED AFTER DELIVERY TO THE JOB SITE. ALL REQUESTS FOR MATERIAL SUBSTITUTION SHALL BE APPROVED PRIOR TO DELIVERY OF THESE MATERIALS TO THE JOB SITE.
 - THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. APPROVAL OF DEVELOPMENT PLANS BY THE DEPARTMENT IN NO WAY IMPLIES VERIFICATION OF THE ACCURACY OF THOSE PLANS OR FEATURES DEPICTED THEREON. ANY DISCREPANCY IN OR VARIATION FROM THE APPROVED PLANS IS TO BE BROUGHT TO THE ATTENTION OF THE DEPARTMENT BY THE ENGINEER AND CONTRACTOR. THE CONTRACTOR SHALL CONFIRM AND INSTALL (IF NECESSARY) ADEQUATE MECHANICAL PIPE / JOINT RESISTANT ON EXISTING PIPES PRIOR TO CONNECTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING LOCATIONS FROM ALL OTHER UTILITY FACILITIES.
 - THE CONTRACTOR OR ENGINEER SHALL SCHEDULE INSPECTIONS AND TESTS A MINIMUM OF 24-48 HOURS IN ADVANCE.
 - NO CONNECTION TO OR ANY OTHER CONSTRUCTION SHALL BE PERFORMED ON AN EXISTING DEPARTMENT OWNED OR MAINTAINED MAN OR STRUCTURE WITHOUT THE PRESENCE OF A DEPARTMENT INSPECTOR.
 - FACILITIES PROPOSED HEREIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND THE DEPARTMENT'S MINIMUM STANDARDS. CONFLICTS BETWEEN THE PRECEDING DOCUMENTS SHOULD BE CALLED TO THE ATTENTION OF THE DEPARTMENT FOR RESOLUTION. DEVIATIONS FROM THE APPROVED PLANS MUST BE APPROVED IN ADVANCE BY THE DEPARTMENT.
 - UPON COMPLETION OF CONSTRUCTION, A FINAL INSPECTION SHALL VERIFY PROPER ADHERENCE TO ALL FACETS OF THE PLANS AND SPECIFICATIONS.

- PRESSURE PIPE NOTES**
- THERE SHALL BE 36" MINIMUM COVER FROM FINISHED GRADE TO TOP OF PIPE.
 - DUCTILE IRON PIPE (DIP) THICKNESS SHALL CONFORM TO THE DEPARTMENT'S APPROVED MATERIAL LIST. POTABLE WATER AND RECLAIMED WATER MAINS DIP SHALL BE CEMENT LINED. FORCE MAIN DIP SHALL BE CERAMIC EPOXY LINED.
 - PVC PRESSURE PIPE SHALL BE C-900, SDR-18, 150 PSI.
 - ALL FITTINGS SHALL BE DUCTILE IRON WITH MECHANICAL JOINTS AND CEMENT OR APPROVED EPOXY LINING.
 - POTABLE WATER, RECLAIMED WATER AND WASTEWATER FORCE MAIN VALVES 10 INCHES AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES. TWELVE-INCH (12") OR LARGER FORCE MAIN VALVES SHALL BE RESILIENT SEAT GATE VALVES OR ECCENTRIC PLUG VALVES (IF APPROVED IN ADVANCE BY DEPARTMENT). POTABLE WATER AND RECLAIMED WATER MAIN VALVES LARGER THAN 10 INCHES SHALL BE BUTTERFLY VALVES.
 - ALL TRENCHING, PIPE-LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTION MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND HEALTH DEPARTMENT STANDARDS AND REGULATIONS.

- GRAVITY SEWER NOTES**
- MANHOLES AND OTHER CASTINGS SHALL BE INSPECTED BY THE DEPARTMENT BEFORE PLACEMENT AND BEFORE APPLICATION OF THE CORROSION BARRIER SYSTEM (IF APPLICABLE).
 - ALL OPENINGS IN PRECAST MANHOLES SHALL BE CAST AT TIME OF MANUFACTURE OR CURED IN FIELD.
 - ALL MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE, AND SHALL REST ON A FIRM, CAREFULLY GRADED SUBGRADE, WHICH SHALL PROVIDE UNIFORM BEARING UNDER BASE.
 - PVC WASTEWATER GRAVITY PIPE SHALL CONFORM TO ASTM D-3034, SDR 26 WITH PVC SDR 30 FITTINGS, OR PVC C-900 SDR 18, PIPE AND FITTINGS, WITH PUSH-ON RUBBER GASKET JOINTS.
 - D.I.P. GRAVITY SEWER PIPE SHALL BE PRESSURE CLASS 350, EPOXY LINED.
 - THE COMPLETED GRAVITY WASTEWATER SYSTEM SHALL BE INSPECTED BY THE DEPARTMENT TO VERIFY ALIGNMENT AND INTEGRITY. THERE SHALL BE NO LEAKAGE. ALL MAINS SHALL BE LAMPED, SHOWING A FULL CIRCLE OF LIGHT, DURING THESE INSPECTIONS. THE MAIN SHALL BE CLEAN AND DRY.



NOTE:
ALL STANDARD MANHOLE NOTES AND DETAILS ARE APPLICABLE.

SHALLOW MANHOLE

14S

WASTEWATER #2 STANDARD DETAILS

CONSULTANT:

Kimley»Horn

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CHECKED BY: A. GALICKI
APPROVED BY: WUD
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Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416-6097

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NOTES:

- PRECAST CONCRETE TYPE II 4000 P.S.I. CALCEAREOUS AGGREGATE REQUIRED (MIN. COCO3 CONTENT: 65% IN LARGE AGGREGATE, 50% IN CONCRETE SCREENING).
- INSTALL APPROVED JOINT SEALANT AT ALL RISER JOINTS WITH GROUT ON INSIDE AND OUTSIDE. MANHOLE SHOP DRAWINGS SHALL INCLUDE THE SIZE AND PLACEMENT OF JOINT SEALANT. AN APPROVED JOINT PRIMER SHALL BE APPLIED BY THE PRECASTER (TONGUE SECTION ONLY).
- ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF NON-SHRINKING GROUT.
- FLOW CHANNELS SHALL BE PRECAST OR FIELD CONSTRUCTED TO DIRECT INFILTRANT INTO FLOW STREAM. (SEE DETAIL).
- LIFT HOLES ARE PERMITTED.
- ALL PIPE HOLES SHALL BE PRECAST OR CORE - DRILLED.
- A. FOR PVC PIPE ENTERING MANHOLE WITH PRECAST HOLES USE THE APPROVED, PRECASTED FLEXIBLE MANHOLE SLEEVE FOR THE APPROPRIATE PIPE DIAMETER AND DIMENSION RATIO. DOUBLE BANDING IS REQUIRED FOR FLEXIBLE MANHOLE SLEEVE.
B. CONNECTION TO A MANHOLE WITH A CORE DRILLED HOLE SHALL BE MADE USING A 5" MIN. PVC C800 DR 18 AND THE APPROVED PVC-MANHOLE ADAPTER. THE ADAPTER SHALL NOT EXTEND MORE THAN 1" INTO THE MANHOLE.
C. THE INSIDE AND OUTSIDE SPACE BETWEEN PIPE AND MANHOLE WALL SHALL BE FILLED WITH GROUT.
- INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FEET. MAX. 6" INSIDE DROP IS PERMITTED FOR MANHOLES WITH 3 OR MORE INVERTS AND MANHOLES WITH A CHANGE IN FLOW DIRECTION OF MORE THAN 45 DEGREES.
- 8" DIAMETER PIPE: 15" HOLE FOR PVC - 10" DIAMETER PIPE: 17" HOLE FOR PVC.
- MANHOLE FABRICATION SHALL BE IN ACCORDANCE WITH ASTM C-478, LATEST STANDARD.
- MINIMUM 5 FEET IS REQUIRED BETWEEN OUTSIDE OF MANHOLE AND A SERVICE WYE.
- MANHOLES TO BE COATED INSIDE WITH AN APPROVED CORROSION BARRIER SYSTEM. SOLID THERMOPLASTIC CAST-IN LINER IS REQUIRED FOR LAST MANHOLE PRIOR TO LIFT STATION, MANHOLES DEEPER THAN 14 FT., MANHOLES WITH OUTSIDE DROP, AND MANHOLES WITH A FORCE MAIN CONNECTION. (SEE APPROPRIATE DETAILS).
- APPROVED INFLOW PROTECTORS ARE REQUIRED.
- MANHOLES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS.
- SPECIAL PRE-APPROVED GROUT IS REQUIRED FOR PRECAST STRUCTURES WITH ANTIMICROBIAL ADMIXTURE.

STANDARD MANHOLE

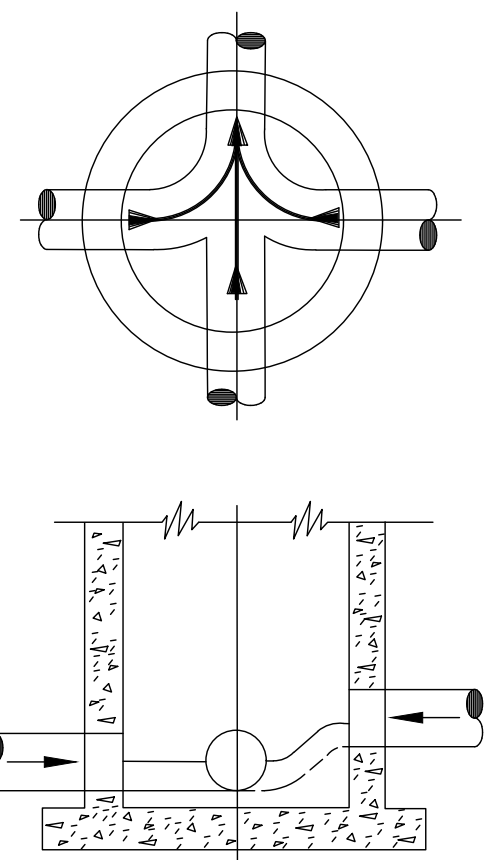
13S

SHALLOW MANHOLE

14S

DROP CONNECTION PRECAST MANHOLE

15S



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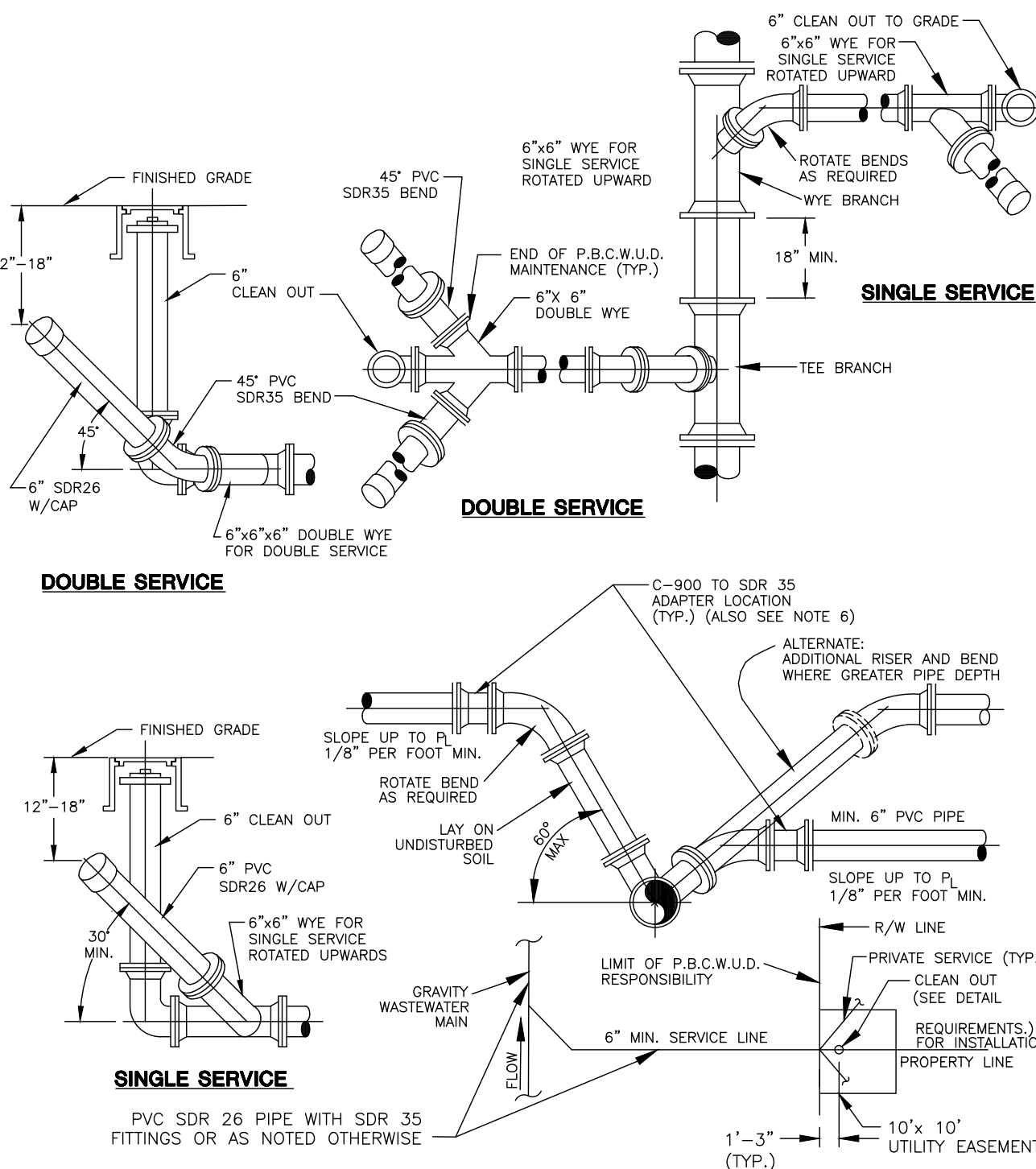
- PROPERLY SHAPED INVERT CHANNELS AND SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
- SERVICE LATERALS SHALL NOT ENTER MANHOLES UNLESS SPECIFIED ON PLANS AND THEN MUST BE TREATED AS MAINS (ELEVATIONS SHOWN, PRECAST HOLE, FLOW CHANNEL).
- APPROVED PRECAST POLYPROPYLENE OR FIBER REINFORCED POLYMER (FRP) FLOW CHANNELS WITH INTEGRATED PIPE INVERTS (SEE SEPARATE DETAILS), PRECAST CONCRETE FLOW CHANNELS, OR FIELD INSTALLED CONCRETE FLOW CHANNELS ARE REQUIRED.
- SIDEWALLS OF FLOW CHANNELS SHALL BE AT LEAST HALF OF PIPE HEIGHT AT ALL POINTS.
- NO INSIDE DROP LARGER THAN 6" SHALL BE ALLOWED WITH 3 OR 4 INVERTS AND MANHOLES WITH A CHANGE OF DIRECTION OF FLOW OF MORE THAN 45 DEGREES.
- THE FIELD APPLIED CORROSION BARRIER SYSTEM SHALL BE INSTALLED AFTER INVERT CHANNEL CONSTRUCTION UNLESS PRECAST THERMOPLASTIC BASELINER IS USED. THE FIELD APPLIED CORROSION BARRIER MAY NOT BE APPLIED TO THE FLOW CHANNEL.

INVERT FLOW CHANNELS

16S

GRAVITY SEWER MANHOLE FRAME & COVER

17S



NOTES:

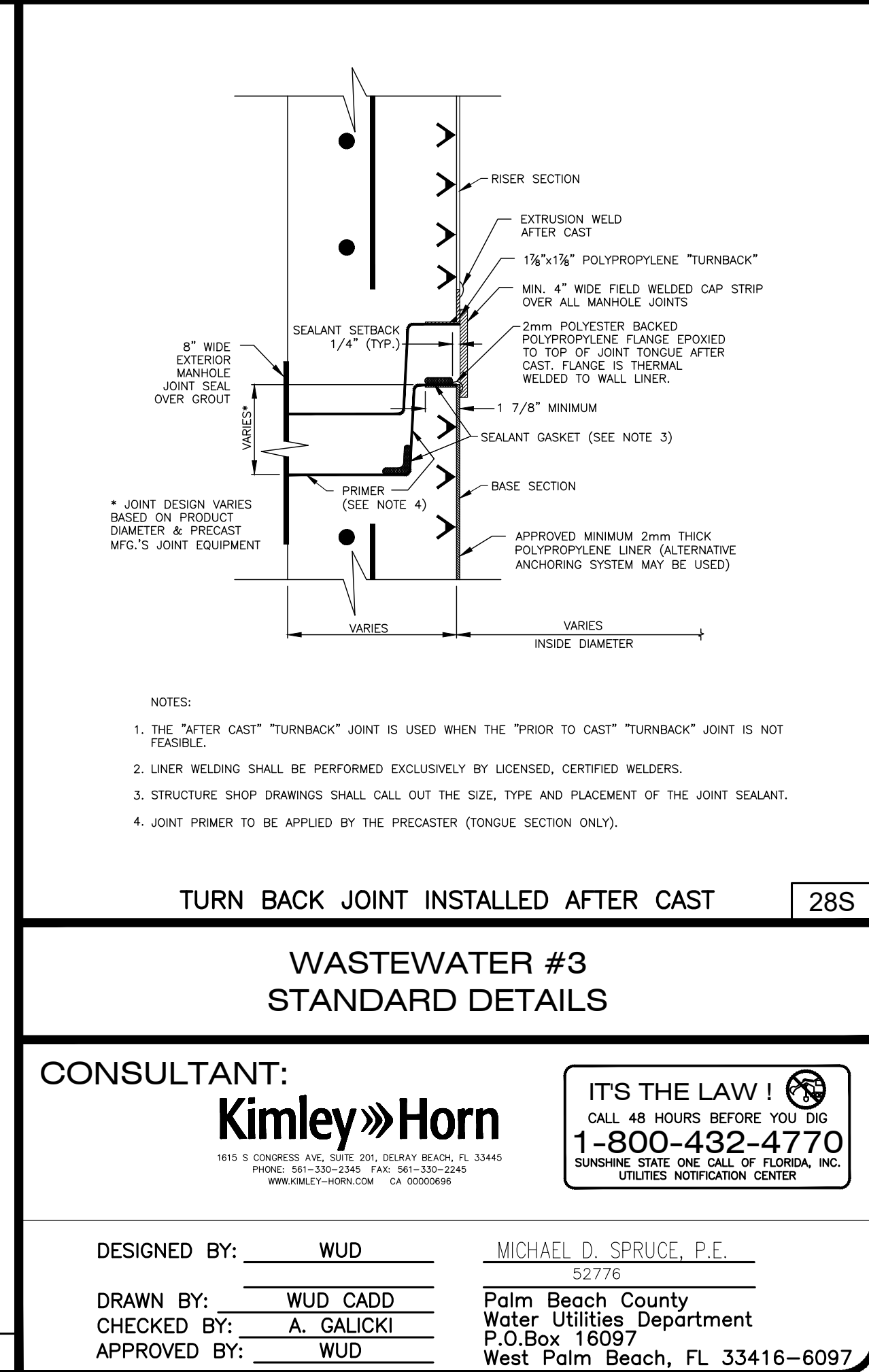
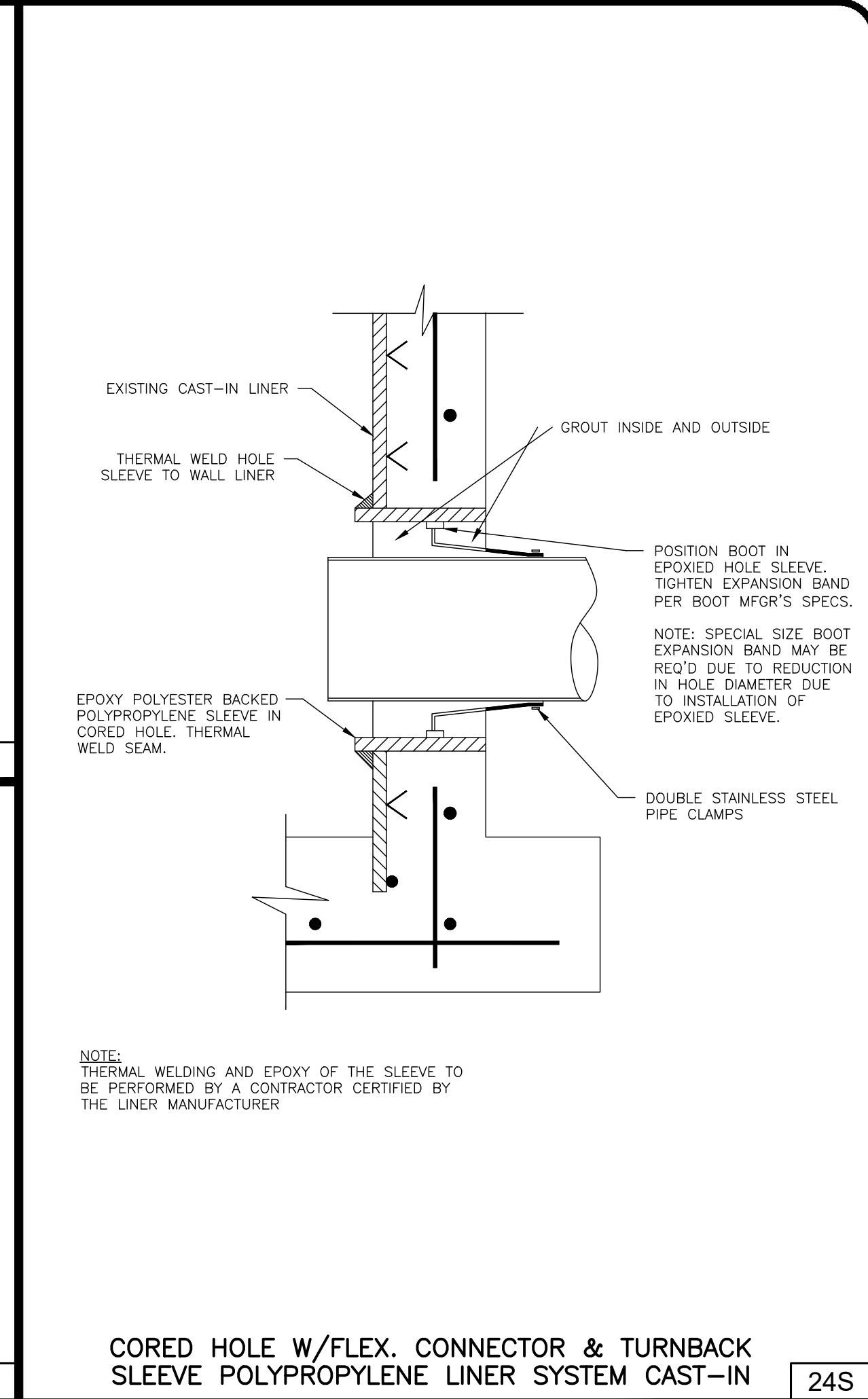
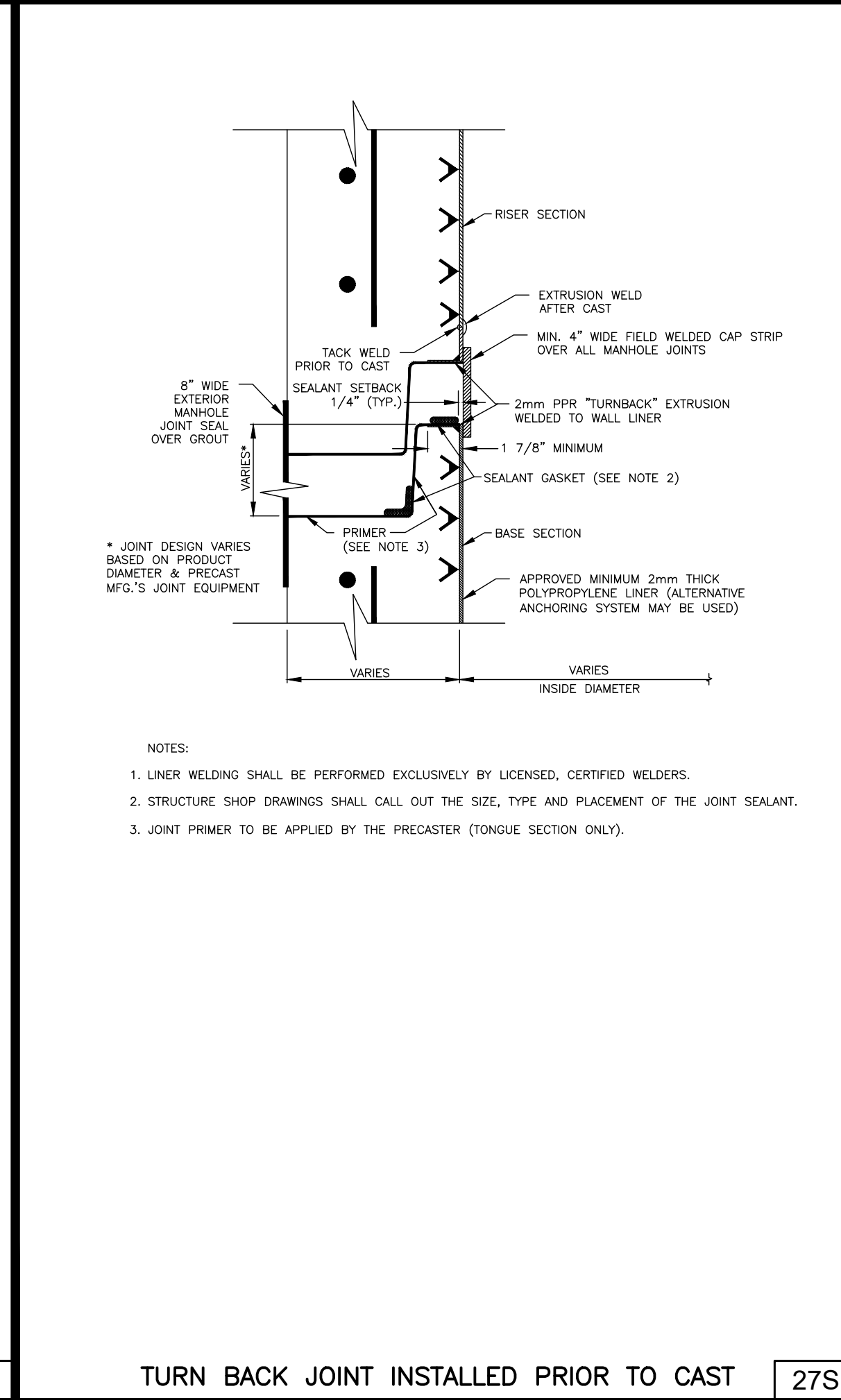
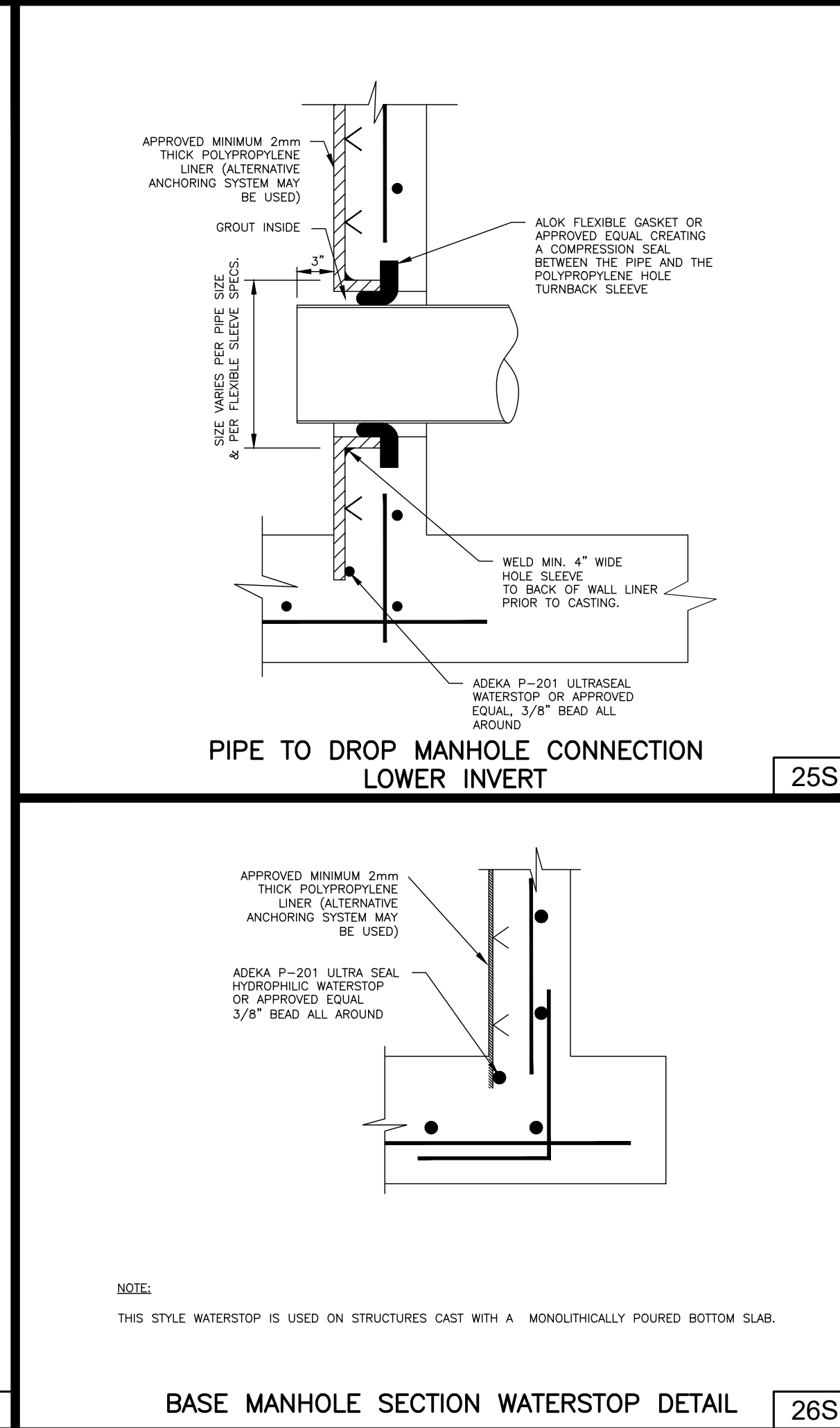
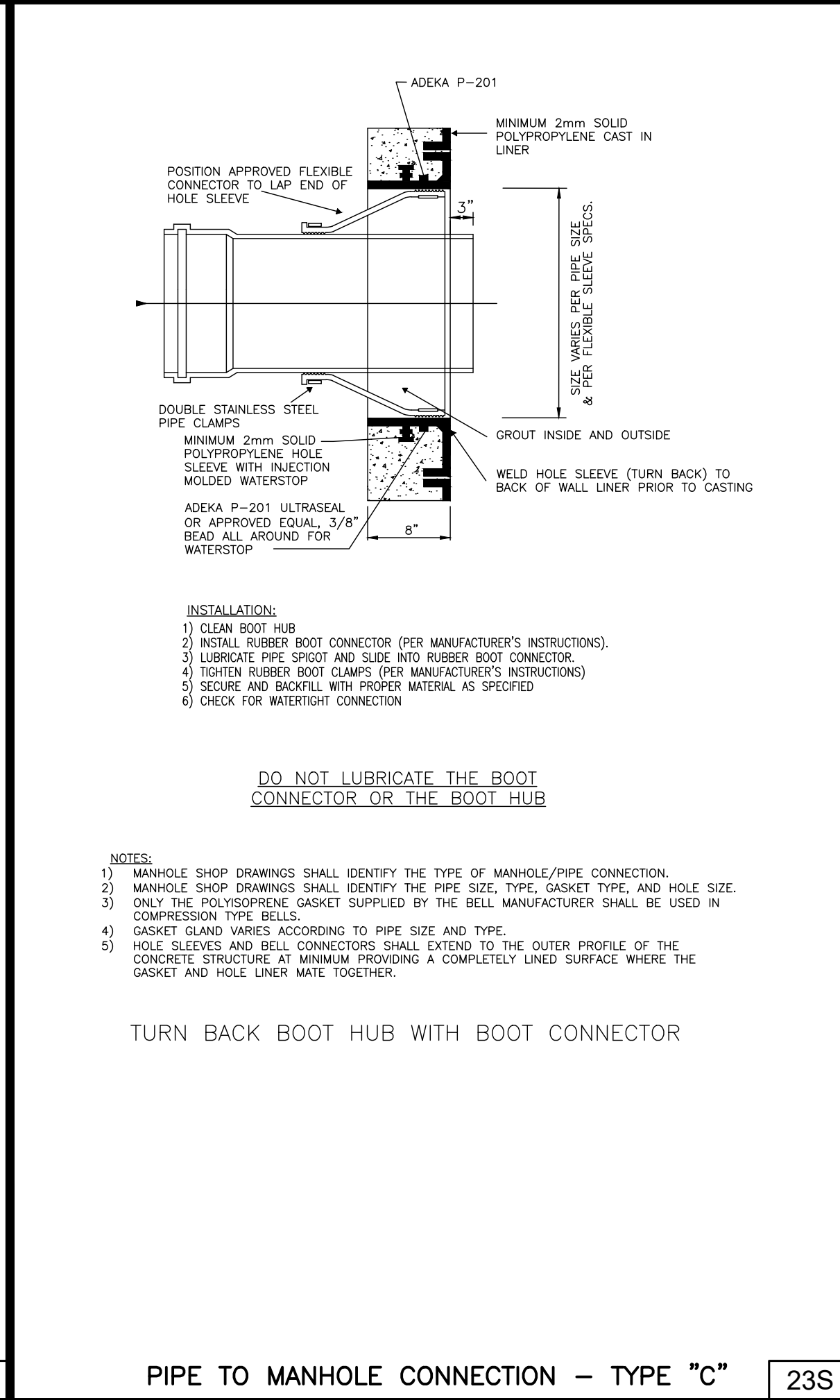
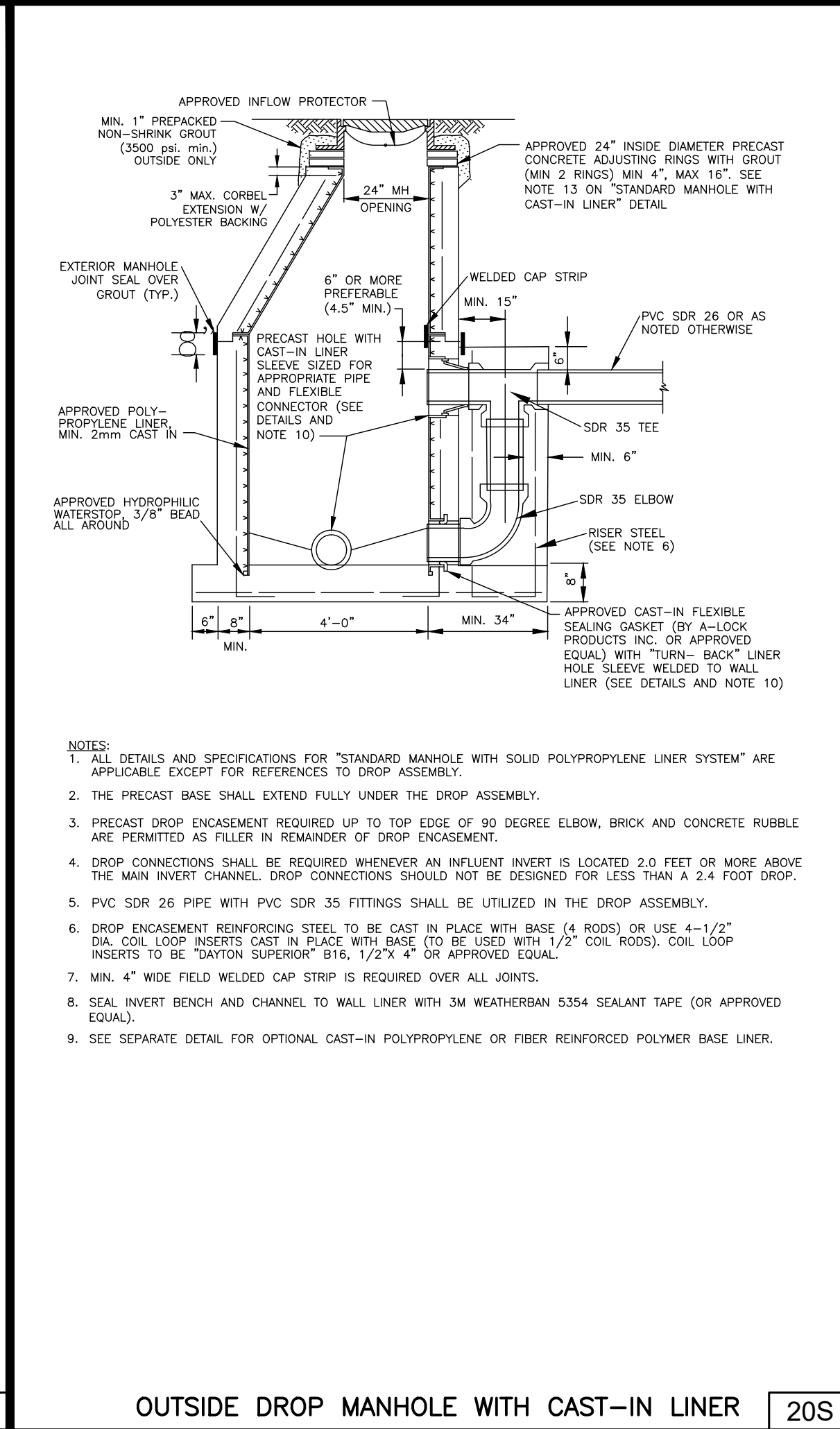
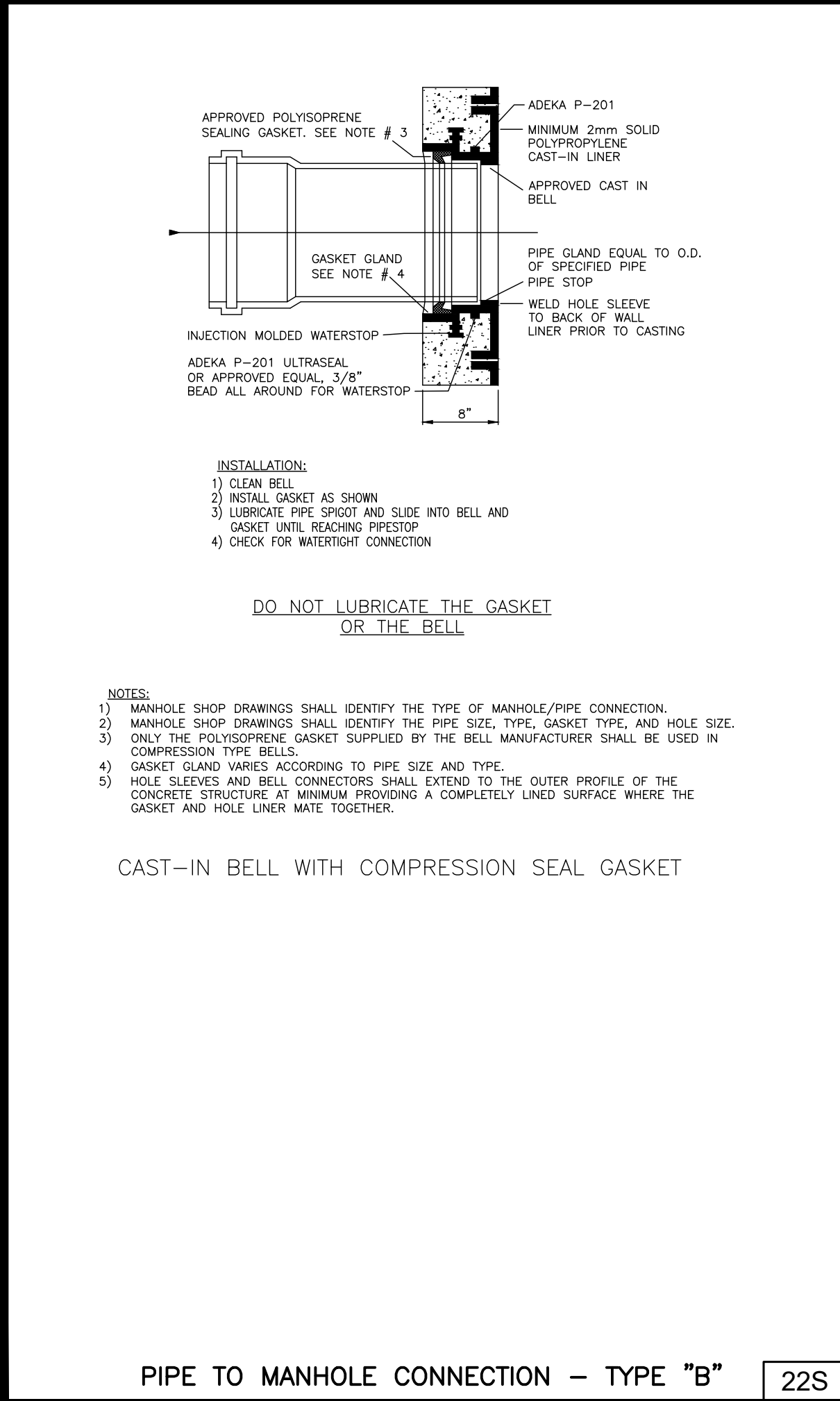
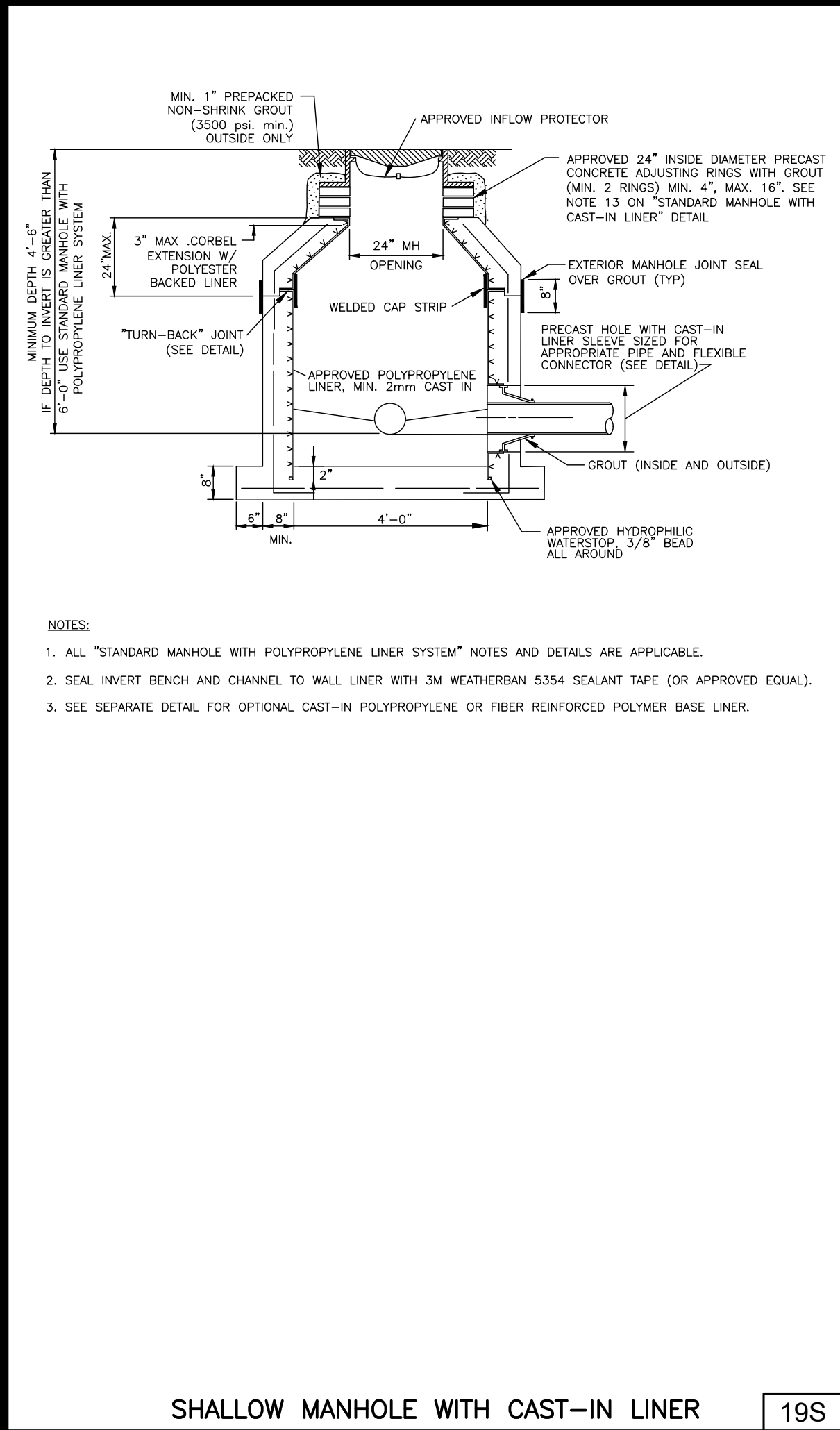
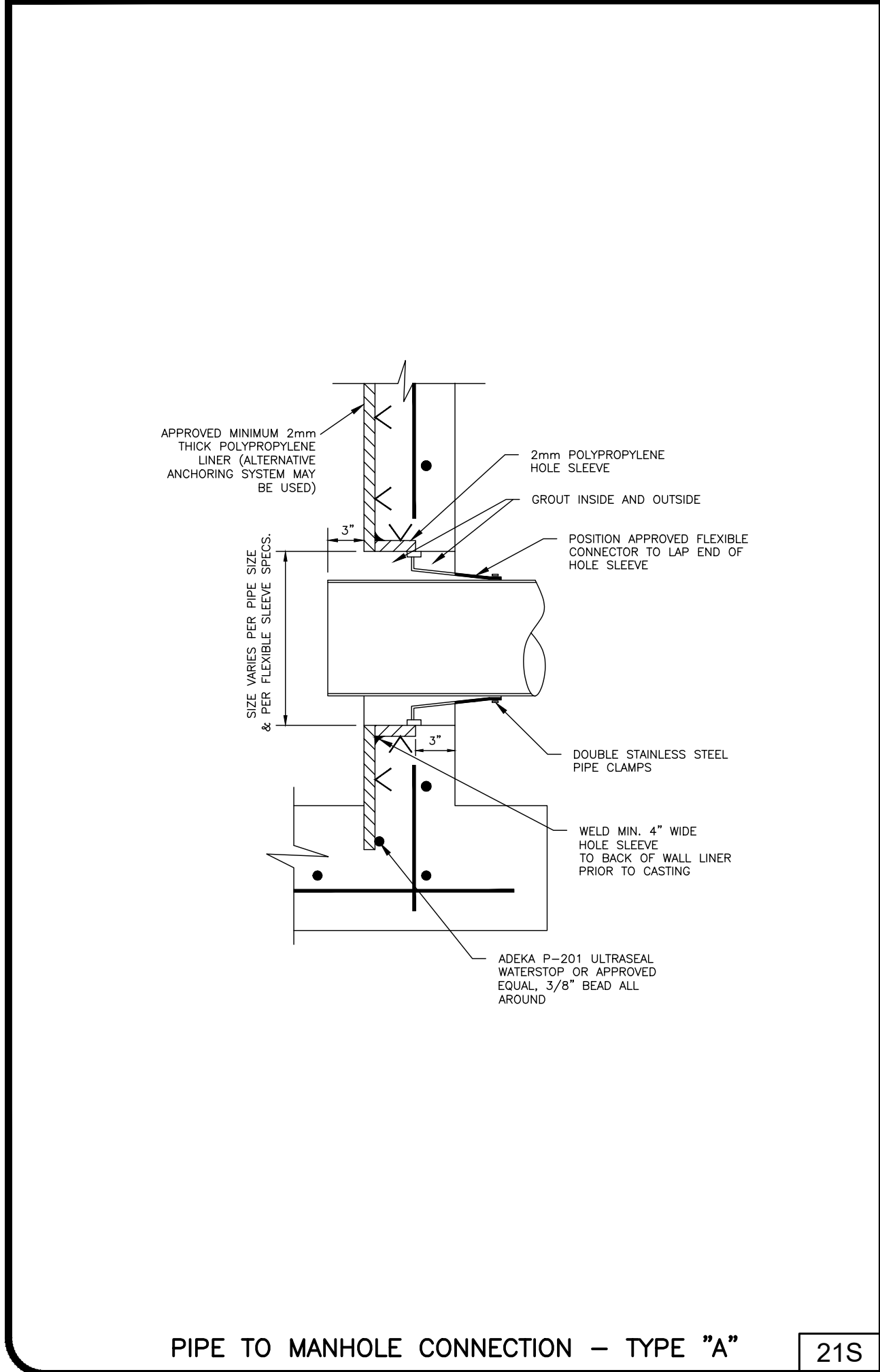
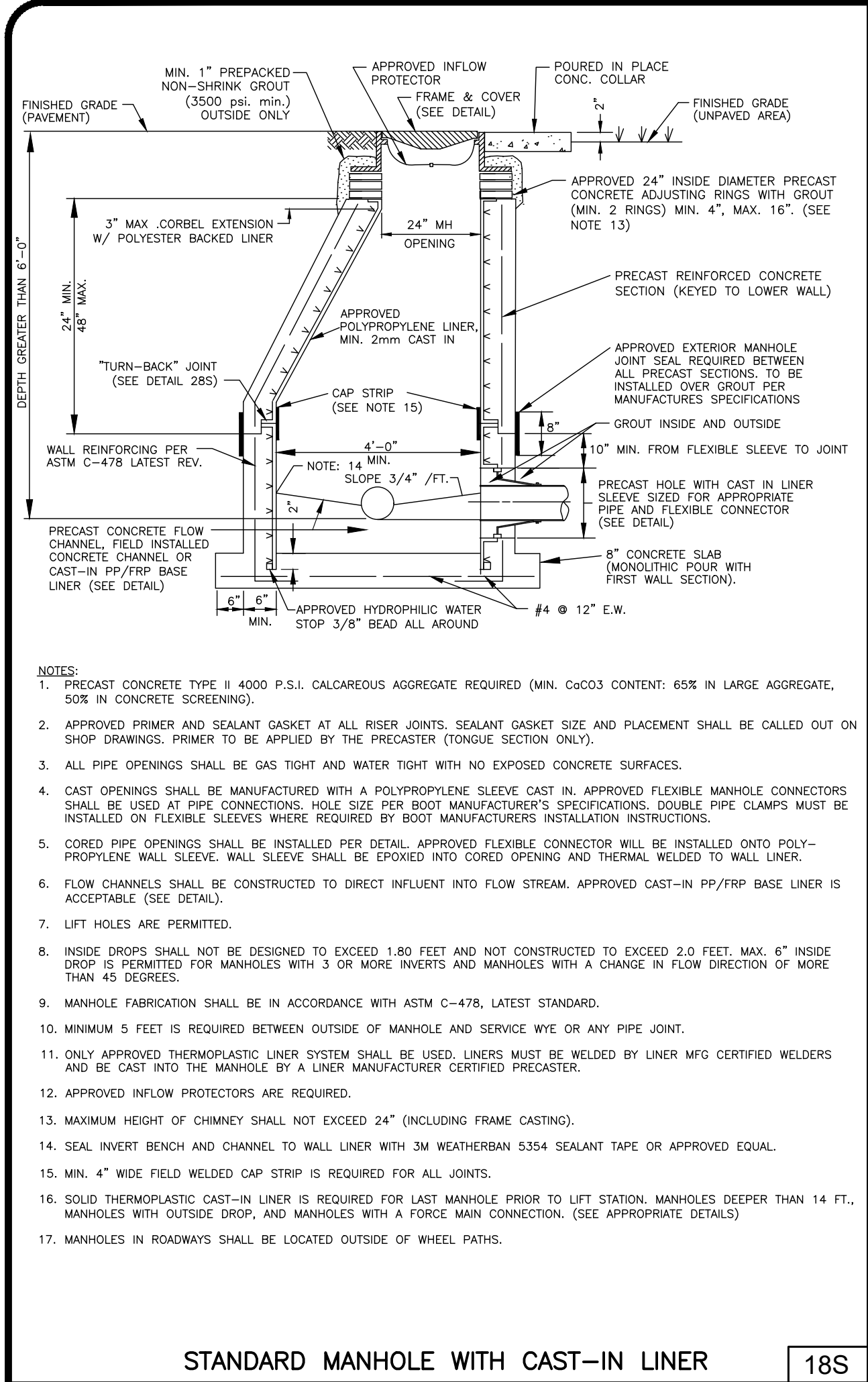
- MIN. 3" AND 5" MAX. DEPTH IS REQUIRED, UNLESS PLANS SHOW OTHERWISE, FOR SERVICE LATERAL WYE AT THE CLEAN OUT ENDING P.B.C.W.U.D. OWNERSHIP AND MAINTENANCE RESPONSIBILITY.
- CLEAN OUT IS TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSTALLATION.
- WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
- CLEAN OUTS DESIGNATING THE END OF THE DEPARTMENT'S MAINTENANCE RESPONSIBILITY SHALL BE LOCATED WITHIN AN UTILITY EASEMENT OR RIGHT-OF-WAY DEDICATED FOR UTILITIES.
- THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEAN OUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.
- SEE MINIMUM SEPARATION STATEMENT FOR P.V.C. C-900 SDR 18 PIPE MATERIAL REQUIREMENTS AT WASTEWATER LATERAL/POTABLE WATER MAIN CROSSINGS.
- ALONG STREETS WITH ADJACENT NON-EXCLUSIVE UTILITY EASEMENT, THE CLEANOUT ENDING PBCWUD MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED 1'-3" INTO THE UTILITY EASEMENT.
- MIN. 3" HORIZONTAL SEPARATION MUST BE MAINTAINED BETWEEN CLEANOUTS AND EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHTPOLES, TRANSFORMERS, POWER POLES.

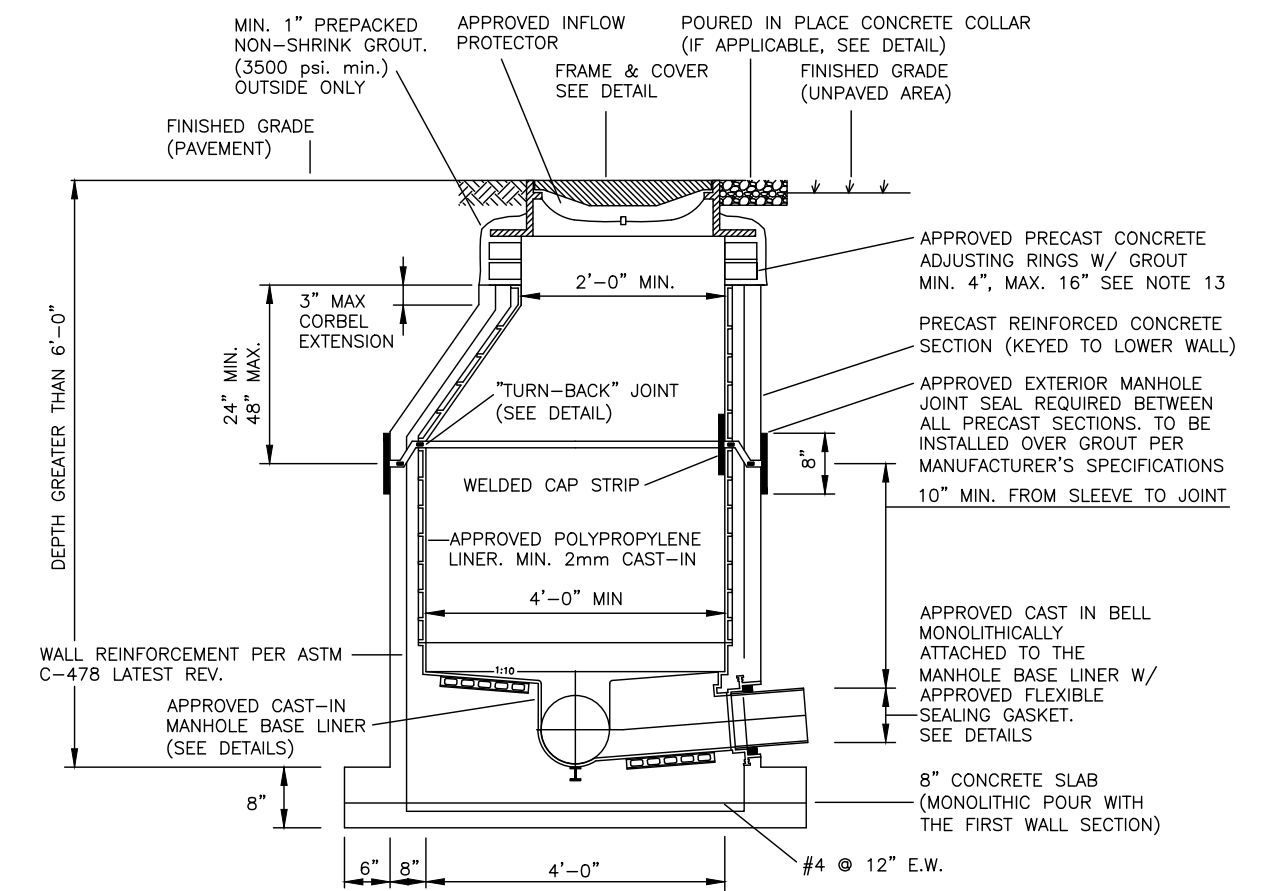
TYPICAL WASTEWATER SERVICE CONNECTION

12S

TYPICAL CLEANOUT INSTALLATION

11S



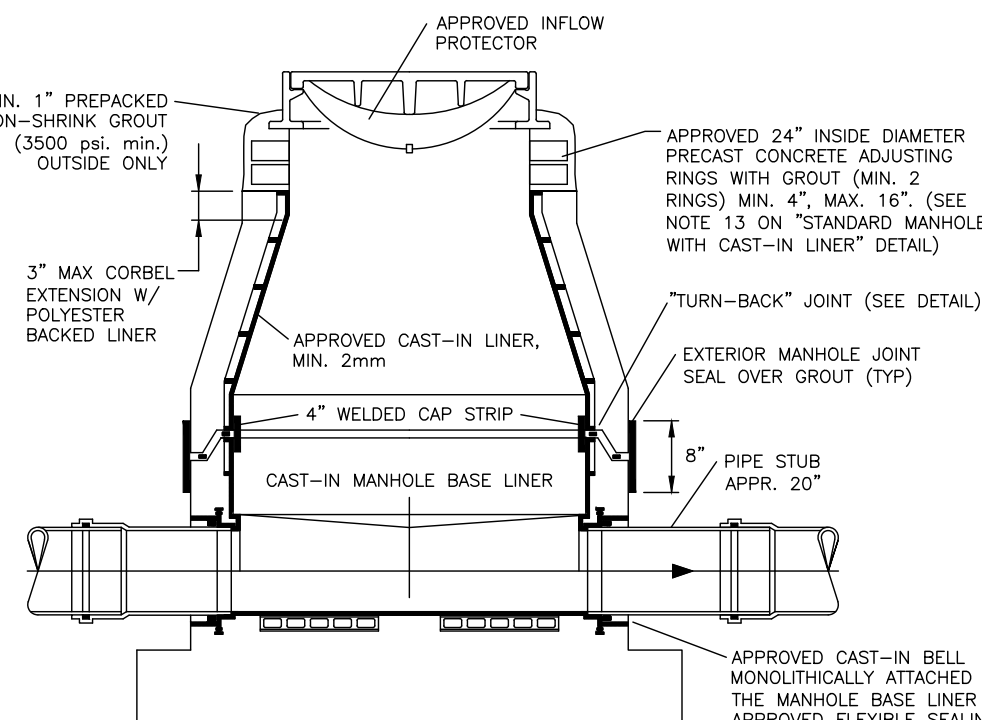
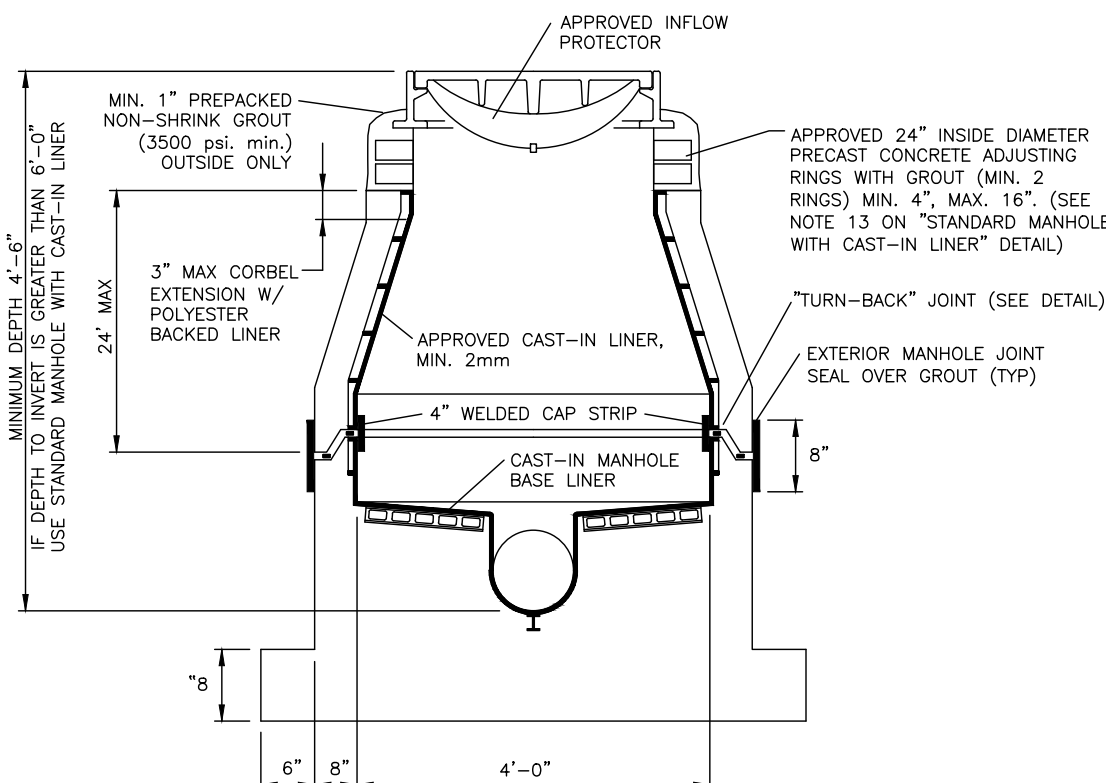


NOTES:

1. PRECAST CONCRETE TYPE II 4000 P.S.I. CALCEAREOUS AGGREGATE REQUIRED (MIN. Cc03 CONTENT: 65% IN LARGE AGGREGATE, 50% IN CONCRETE SKELETON).
2. RUB'R NEX (RU 106) OR APPROVED EQUAL AT ALL RISER JOINTS. SIZES TO BE SPECIFIED ON SHOP DRAWINGS.
3. ALL PIPE OPENINGS SHALL BE GAS TIGHT AND WATER TIGHT WITH NO EXPOSED CONCRETE SURFACES.
4. CAST OPENINGS SHALL BE MANUFACTURED WITH A POLYPROPYLENE SLEEVE CAST IN. APPROVED FLEXIBLE MANHOLE CONNECTORS SHALL BE USED AT PIPE CONNECTIONS. HOLE SIZE PER BOOT MANUFACTURER'S SPECIFICATIONS. DOUBLE PIPE CLAMPS MUST BE INSTALLED ON FLEXIBLE SLEEVES WHERE REQUIRED BY BOOT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. CORED PIPE OPENINGS SHALL BE INSTALLED PER DETAIL. APPROVED FLEXIBLE CONNECTOR WILL BE INSTALLED ONTO POLY-PROPYLENE WALL SLEEVE. WALL SLEEVE SHALL BE EPOXIED INTO CORED OPENING AND THERMAL WELDED TO WALL LINER. BY LICENSED CONTRACTOR.
6. FLOW CHANNELS SHALL DIRECT INFLUENT INTO FLOW STREAM. (SEE DETAIL.)
7. LIFT HOLES ARE PERMITTED.
8. INSIDE DROPS SHALL NOT BE DESIGNED TO EXCEED 1.80 FEET AND NOT CONSTRUCTED TO EXCEED 2.0 FEET. MAX. 6\"/>

STANDARD MANHOLE WITH CAST-IN LINER AND BASE LINER

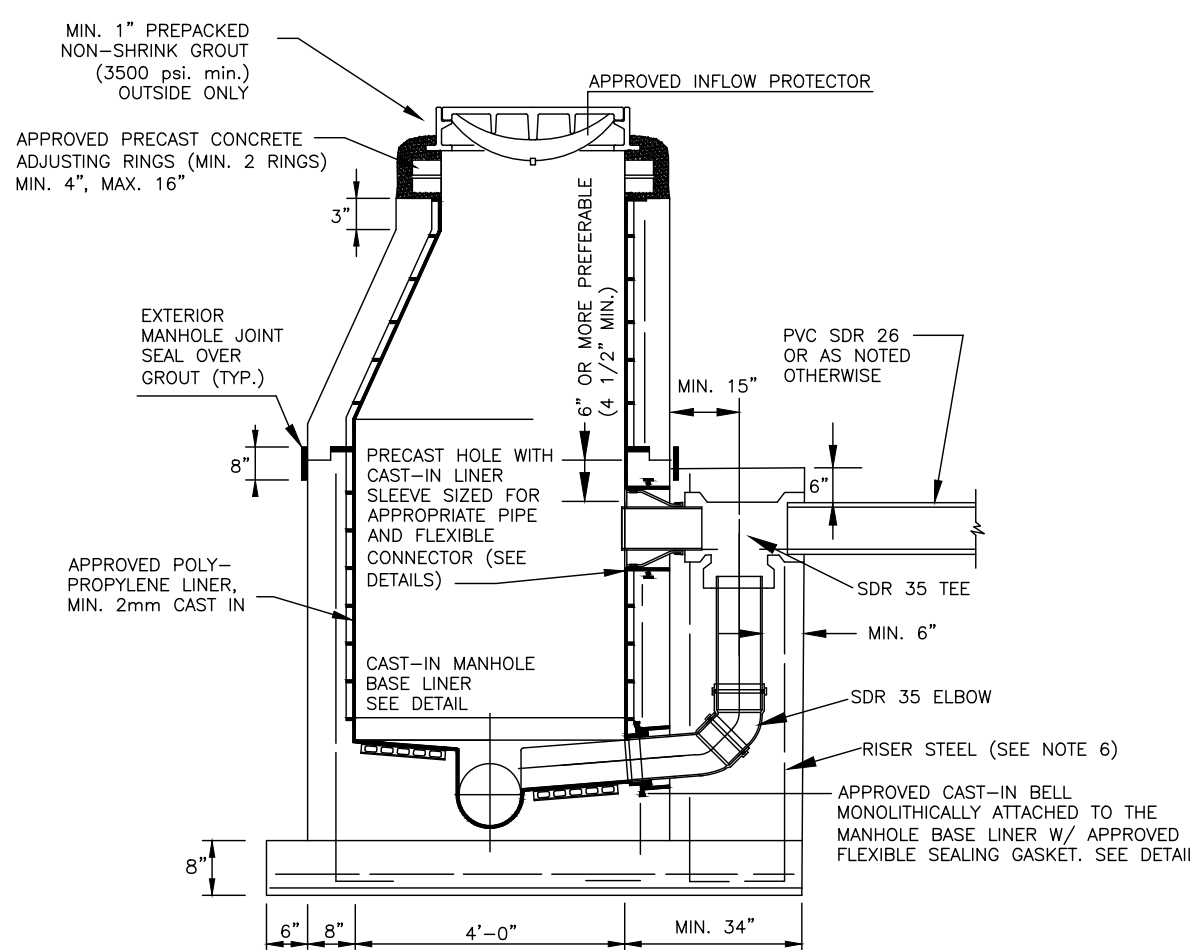
29S



NOTE: ALL CORRESPONDING STANDARD MANHOLE NOTES AND DETAILS SHALL APPLY.

SHALLOW MANHOLE WITH CAST-IN LINER AND BASE LINER

30S

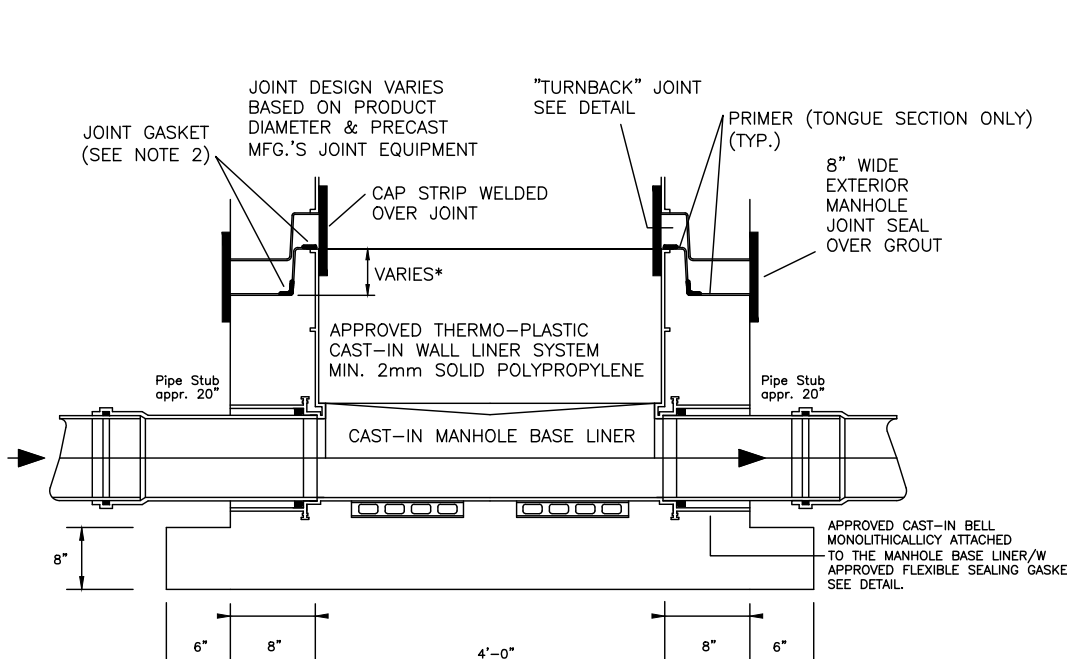


NOTES:

1. ALL DETAILS AND SPECIFICATIONS FOR "STANDARD MANHOLE WITH SOLID POLYPROPYLENE LINER SYSTEM" ARE APPLICABLE EXCEPT FOR REFERENCES TO DROP ASSEMBLY.
2. THE PRECAST BASE SHALL EXTEND FULLY UNDER THE DROP ASSEMBLY.
3. PRECAST DROP ENCASEMENT REQUIRED UP TO TOP EDGE OF 90 DEGREE ELBOW, BRICK AND CONCRETE RUBBLE ARE PERMITTED AS FILLER IN REMAINDER OF DROP ENCASEMENT.
4. DROP CONNECTIONS SHALL BE REQUIRED WHENEVER AN INFLUENT INVERT IS LOCATED 2.0 FEET OR MORE ABOVE THE MAIN INVERT CHANNEL. DROP CONNECTIONS SHOULD NOT BE DESIGNED FOR LESS THAN A 2.4 FOOT DROP.
5. PVC SDR 26 PIPE WITH PVC SDR 35 FITTINGS SHALL BE UTILIZED IN THE DROP ASSEMBLY.
6. DROP ENCASEMENT REINFORCING STEEL TO BE CAST IN PLACE WITH BASE (4 RODS) OR USE 4-1/2\"/>

OUTSIDE DROP MANHOLE WITH CAST-IN LINER AND BASE LINER

31S

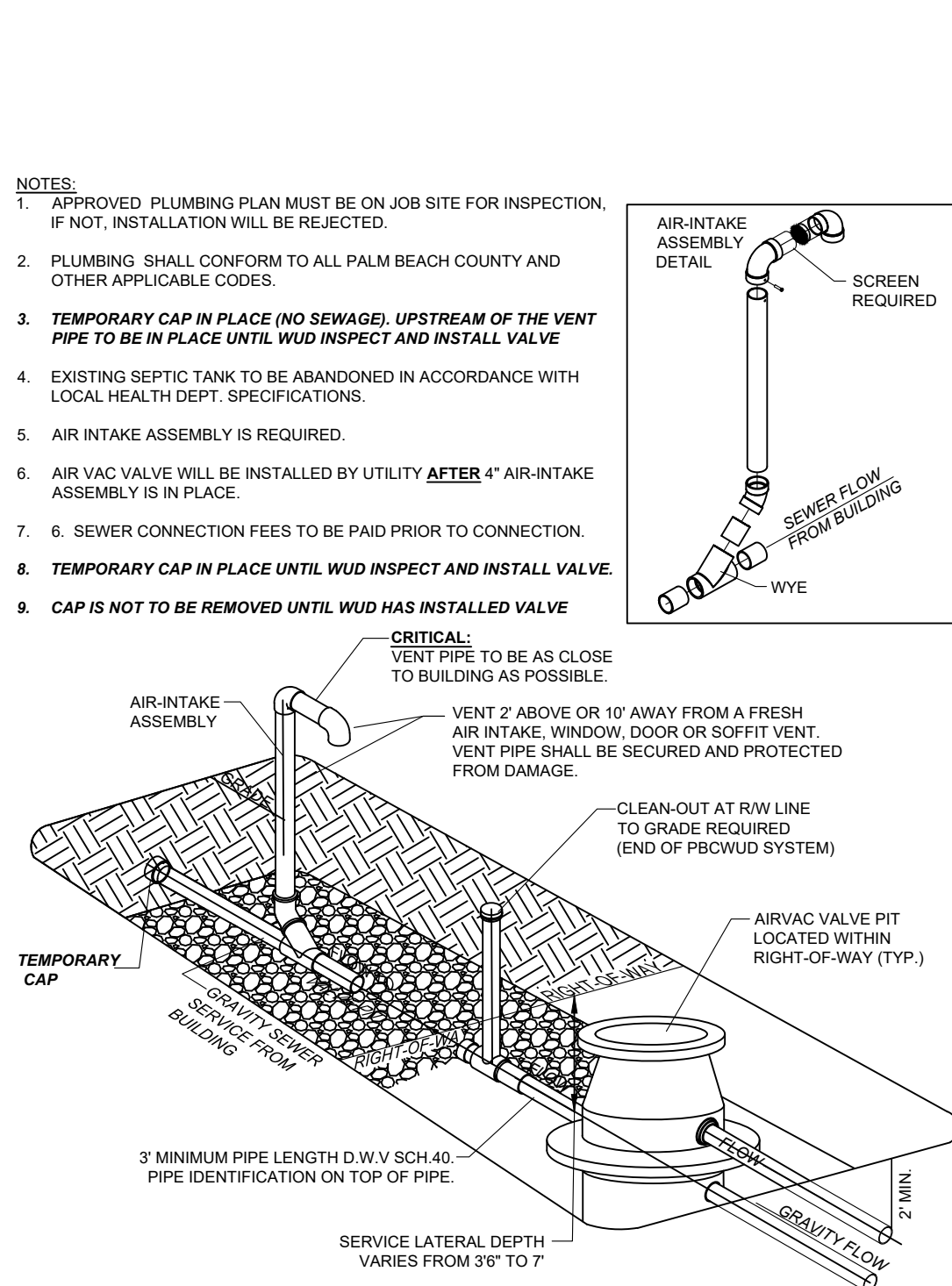


NOTES:

1. LINER WELDING SHALL BE PERFORMED EXCLUSIVELY BY LICENSED, CERTIFIED WELDERS.
2. SHOP DRAWINGS SHALL CALL OUT THE SIZE, TYPE AND POSITIONING OF THE APPROVED JOINT SEALANT.
3. PRIMER TO BE APPLIED BY THE PRECASTER (TONGUE SECTION ONLY).

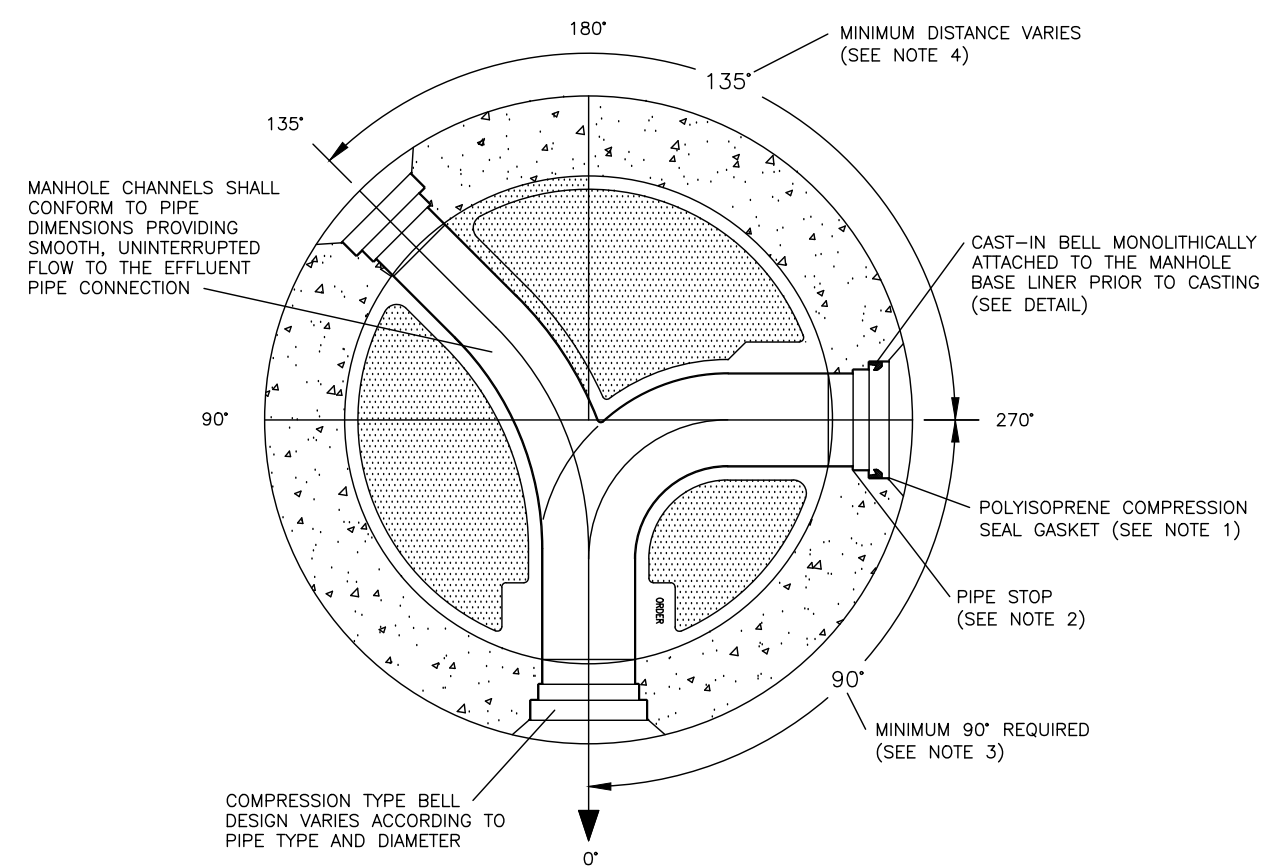
MANHOLE BASE SECTION

32S



TYPICAL WASTEWATER SERVICE INSTALLATION FOR VACUUM SEWER SYSTEM

82S

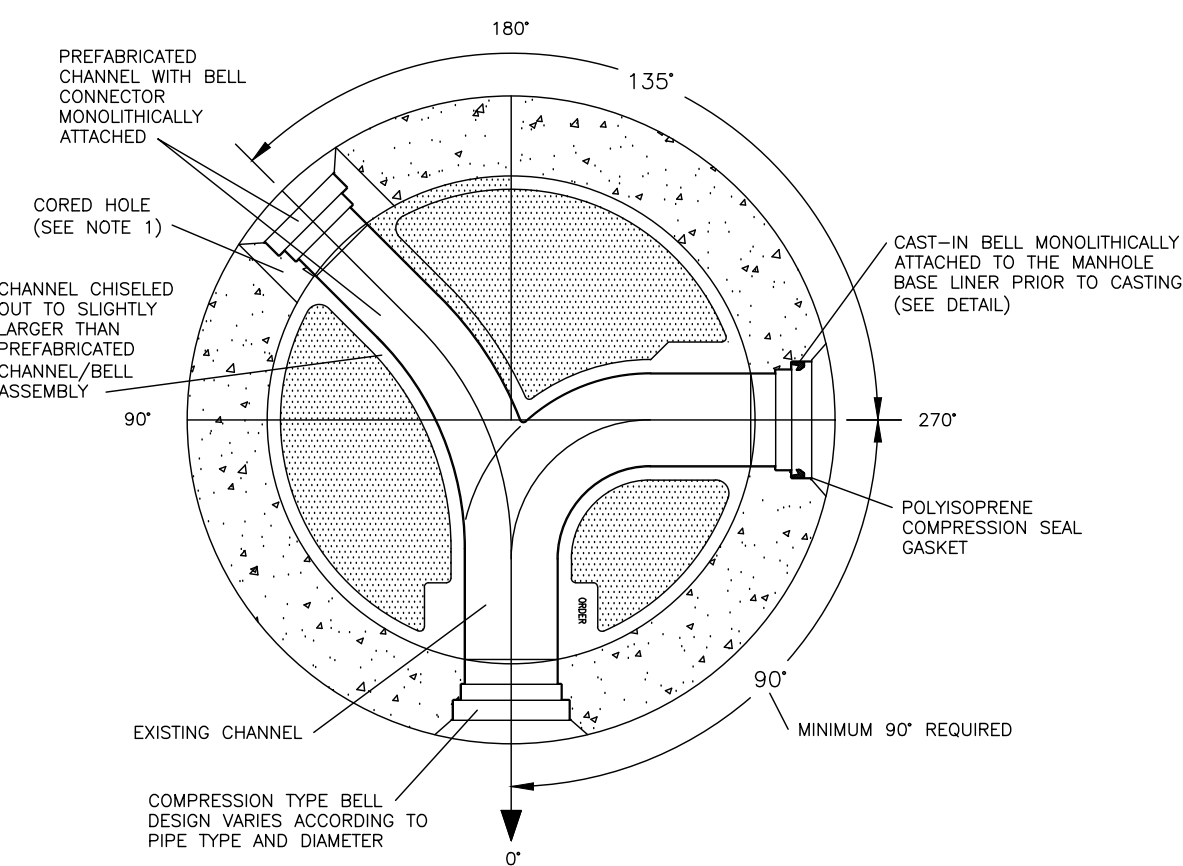


NOTES:

1. ONLY THE POLYISOPRENE GASKET PROVIDED BY THE MANHOLE BASE LINER MANUFACTURER SHALL BE USED IN COMPRESSION TYPE BELLS.
2. CONNECTION PIPES SHALL BE INSERTED COMPLETELY INTO THE BELL CONNECTOR FLUSH WITH THE PIPE STOP PROVIDING A SMOOTH TRANSITION FROM PIPE TO MANHOLE BASE LINER CHANNEL.
3. MINIMUM OF 90 DEGREES BETWEEN INCOMING, LEFT OR RIGHT OF OUTGOING PIPE. DISTANCE BETWEEN CONNECTIONS MAY VARY ACCORDING TO MANHOLE DIAMETER, PIPE SIZE AND TYPE.
4. MINIMUM DISTANCE BETWEEN INFLUENT PIPE CONNECTIONS MAY VARY AND SHALL BE SPECIFIED BY THE LINER MANUFACTURER ACCORDING TO MANHOLE AND/OR PIPE DIAMETER AND TYPE.

FLOW CHANNEL/PIPE CONNECTION TO NEW CAST-IN BASE LINER

33S

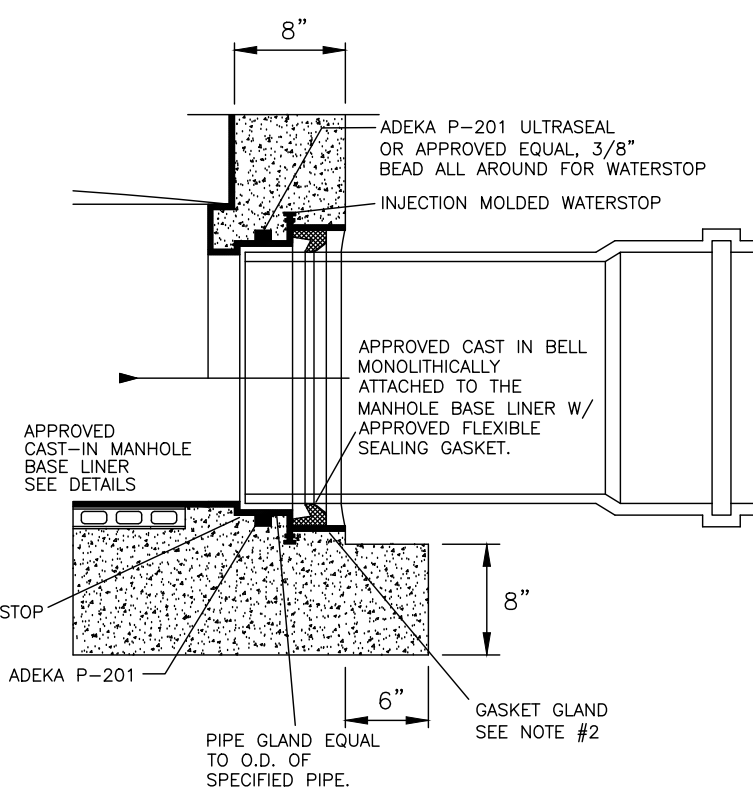


NOTES:

1. CORED OPENING AND CHANNEL DIAMETER PER CHANNEL/BELL MANUFACTURER REQUIREMENTS. SIZES SHALL BE SPECIFIED ON SHOP DRAWING.
2. ONLY AN APPROVED CHANNEL/BELL ASSEMBLY PROVIDED BY THE BASE LINER MANUFACTURER SHALL BE USED.
3. CHANNEL/BELL ASSEMBLY MUST BE COMPLETELY GROUTED IN PLACE USING AN APPROVED CEMENT.
4. UPON "SETTING" OF GROUT, THE NEW CHANNEL/BELL ASSEMBLY MUST BE JOINED TO THE EXISTING MANHOLE BASE LINER BY EITHER THERMO-PLASTIC WELDING OR FIP PATCH AS SPECIFIED BY BASE LINER MANUFACTURER.

FLOW CHANNEL/ PIPE CONNECTION TO EXISTING CAST-IN BASE LINER

34S



INSTALLATION:

1. CLEAN BELL REMOVING ANY EXCESS CONCRETE SLURRY OR DIRT INSIDE BELL.
2. INSTALL GASKET AS SHOWN.
3. LUBRICATE PIPE SPOUT AND SLIDE INTO BELL AND GASKET UNTIL REACHING PIPE STOP.
4. CHECK FOR WATERTIGHT CONNECTION. (VACUUM TESTING OR OTHER APPROVED METHOD).

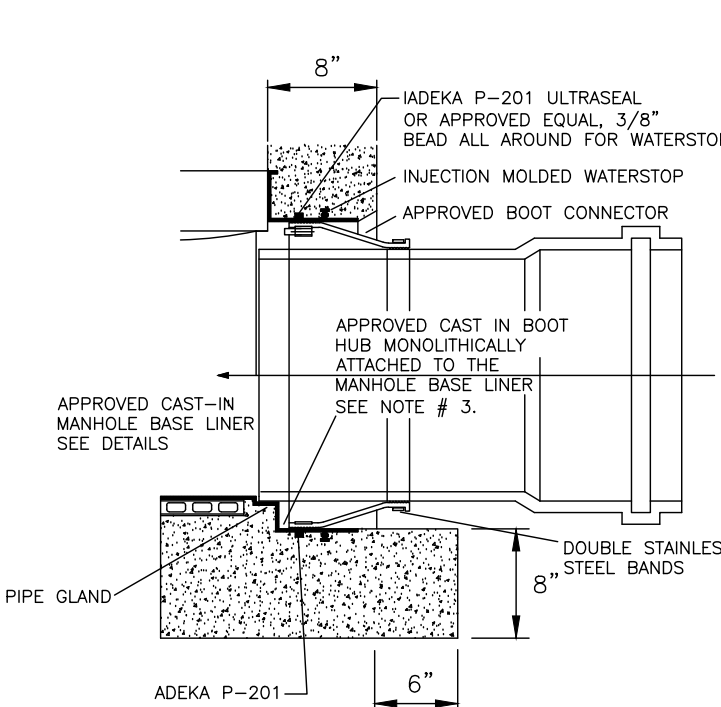
DO NOT LUBRICATE THE GASKET OR THE BELL

NOTES:

1. MANHOLE SHOP DRAWINGS SHALL IDENTIFY THE TYPE OF MANHOLE/PIPE CONNECTION.
2. ONLY THE POLYISOPRENE GASKET SUPPLIED BY THE BELL MANUFACTURER SHALL BE USED IN COMPRESSION TYPE BELLS.
3. BOOT HUB VARIES ACCORDING TO GASKET MANUFACTURER'S SPECIFICATION FOR SPECIFIC PIPE SIZE AND TYPE.
4. MANHOLE SHOP DRAWINGS MUST IDENTIFY THE PIPE SIZE, TYPE, GASKET TYPE AND HOLE SIZE.

PIPE TO MANHOLE CONNECTION DETAIL TYPE "A" (GASKET)

35S



INSTALLATION:

1. CLEAN BOOT HUB REMOVING ANY EXCESS CONCRETE SLURRY OR DIRT INSIDE BELL.
2. INSTALL RUBBER BOOT CONNECTOR (PER MANUFACTURER'S INSTRUCTIONS). WEDGE STYLE EXPANDER BOLTS MUST BE ALIGNED WITH THE "TOP" OF BOOT HUB ACCESS NOTCH.
3. PRE-MITER PIPE END AS REQUIRED TO PREDETERMINED PIPE DEFLECTION ANGLE. MERELY "DE-BURR" PIPE END - DO NOT CHAMFER OR BEVEL PIPE END.
4. LUBRICATE SPOUT; ORIENT PIPE MITER; SLIDE INTO RUBBER BOOT CONNECTOR; "HOME" PIPE TO BASE LINER CHANNEL END; DEFLECT PIPE AS REQUIRED. INSPECT MANHOLE BASE INTERIOR FOR CHANNEL/PIPE INVERT ALIGNMENT AND SEAL TIGHTEN RUBBER BOOT CLAMP (PER MANUFACTURER'S INSTRUCTIONS).

1. CHECK FOR WATERTIGHT CONNECTION; (VACUUM TESTING OR OTHER APPROVED METHOD).

DO NOT LUBRICATE THE GASKET OR THE BELL

NOTES:

1. MANHOLE SHOP DRAWINGS SHALL IDENTIFY THE TYPE OF MANHOLE/PIPE CONNECTION.
2. ONLY THE POLYISOPRENE GASKET SUPPLIED BY THE BELL MANUFACTURER SHALL BE USED IN COMPRESSION TYPE BELLS.
3. BOOT HUB VARIES ACCORDING TO GASKET MANUFACTURER'S SPECIFICATION FOR SPECIFIC PIPE SIZE AND TYPE.
4. MANHOLE SHOP DRAWINGS MUST IDENTIFY THE PIPE SIZE, TYPE, GASKET TYPE AND HOLE SIZE.

PIPE TO MANHOLE CONNECTION TYPE "B" (BOOT)

36S

FORCE MAIN ENTERING MANHOLE

43S

WASTEWATER #4 STANDARD DETAILS

CONSULTANT:

Kimley»Horn

1615 S. CONGRESS AVE., SUITE 301, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-330-2345
WWW.KIMLEY-HORN.COM CA 00000996

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UTILITIES NOTIFICATION CENTER

DESIGNED BY: WUD

MICHAEL D. SPRUCE, P.E.

DRAWN BY: WUD CADD

52776

CHECKED BY: A. GALICKI

Palm Beach County

APPROVED BY: WUD

Water Utilities Department

P.O.Box 16097
West Palm Beach, FL 33416-6097

PROJECT NO.
149658011

FONTANA TOWNHOMES
PREPARED FOR
MERITAGE HOMES



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

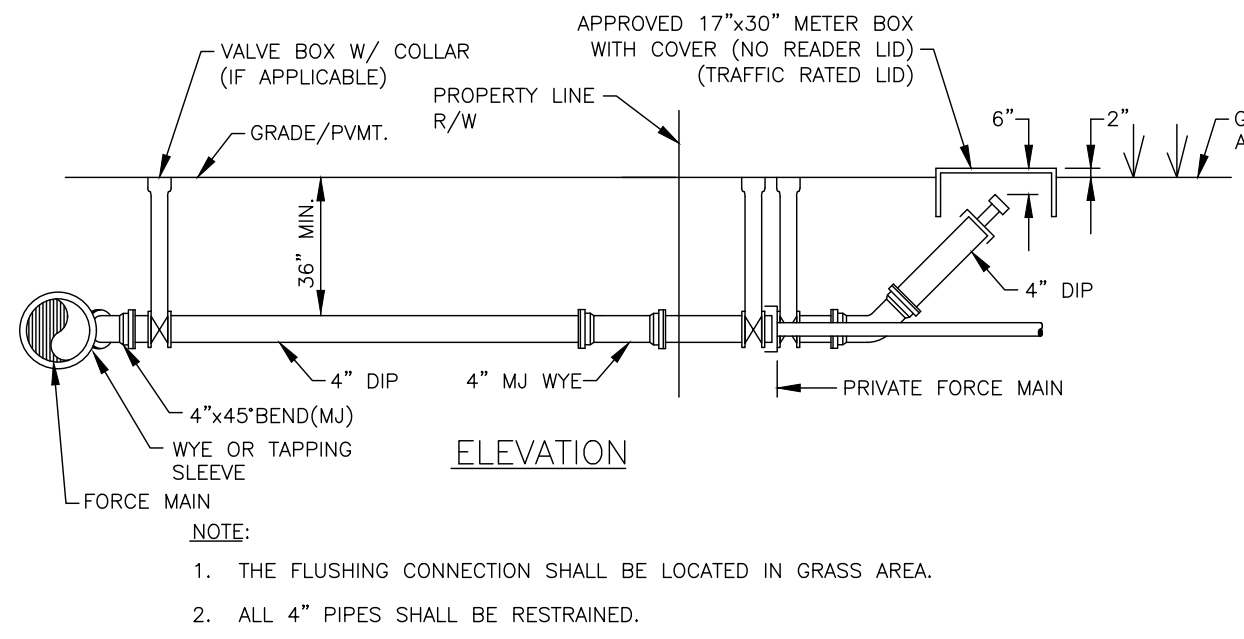
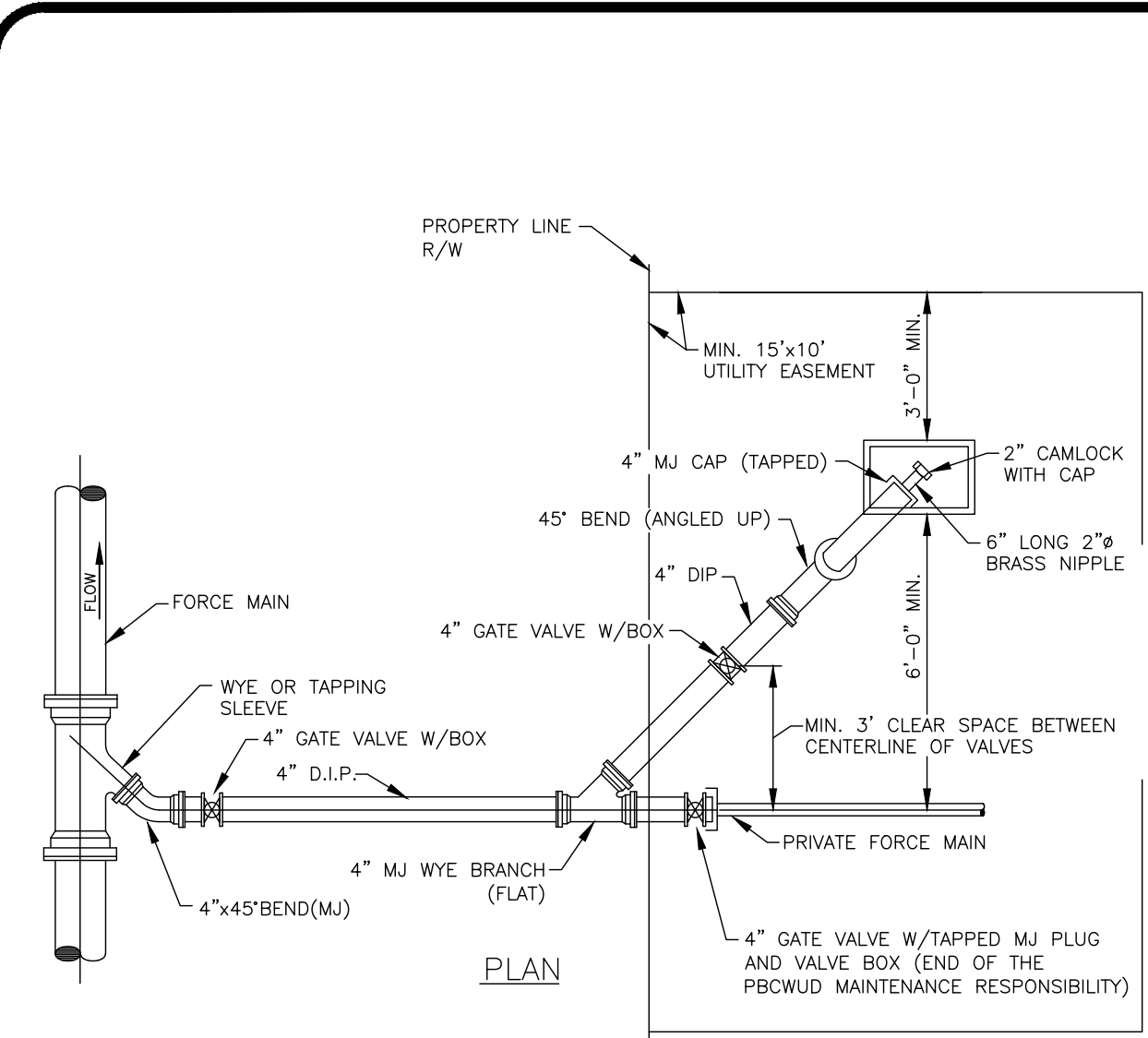
NO.	DATE	REVISION / REMARKS
1	JUL 2019	GENERAL REVISION
2	04/02/20	FINAL PERMIT/CONST. PLANS

STD DETAILS

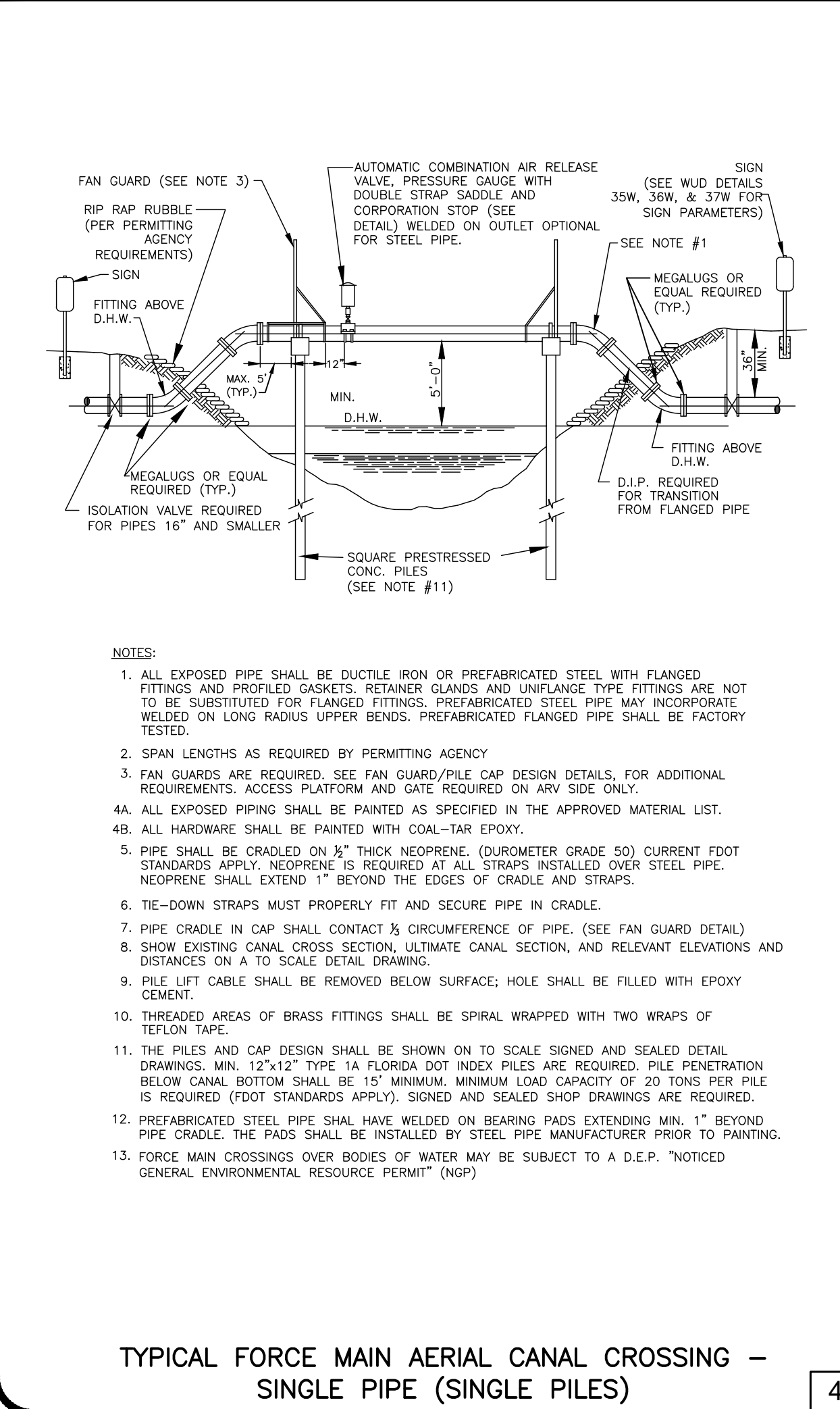
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4 OF 5

SEAL

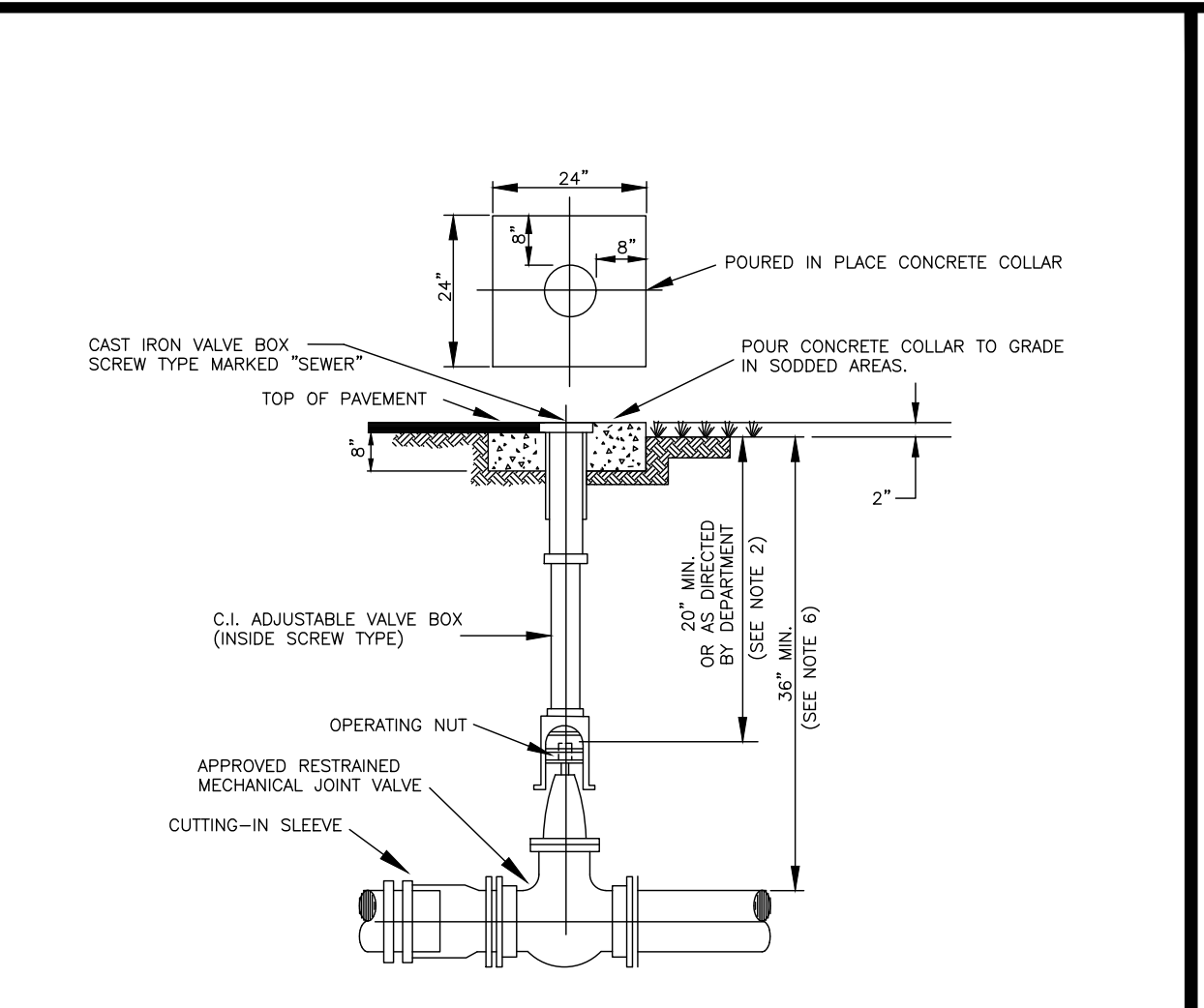
Jan 15, 2021



CONNECTION OF PRIVATE FORCE MAIN UNDER 4" IN DIAMETER

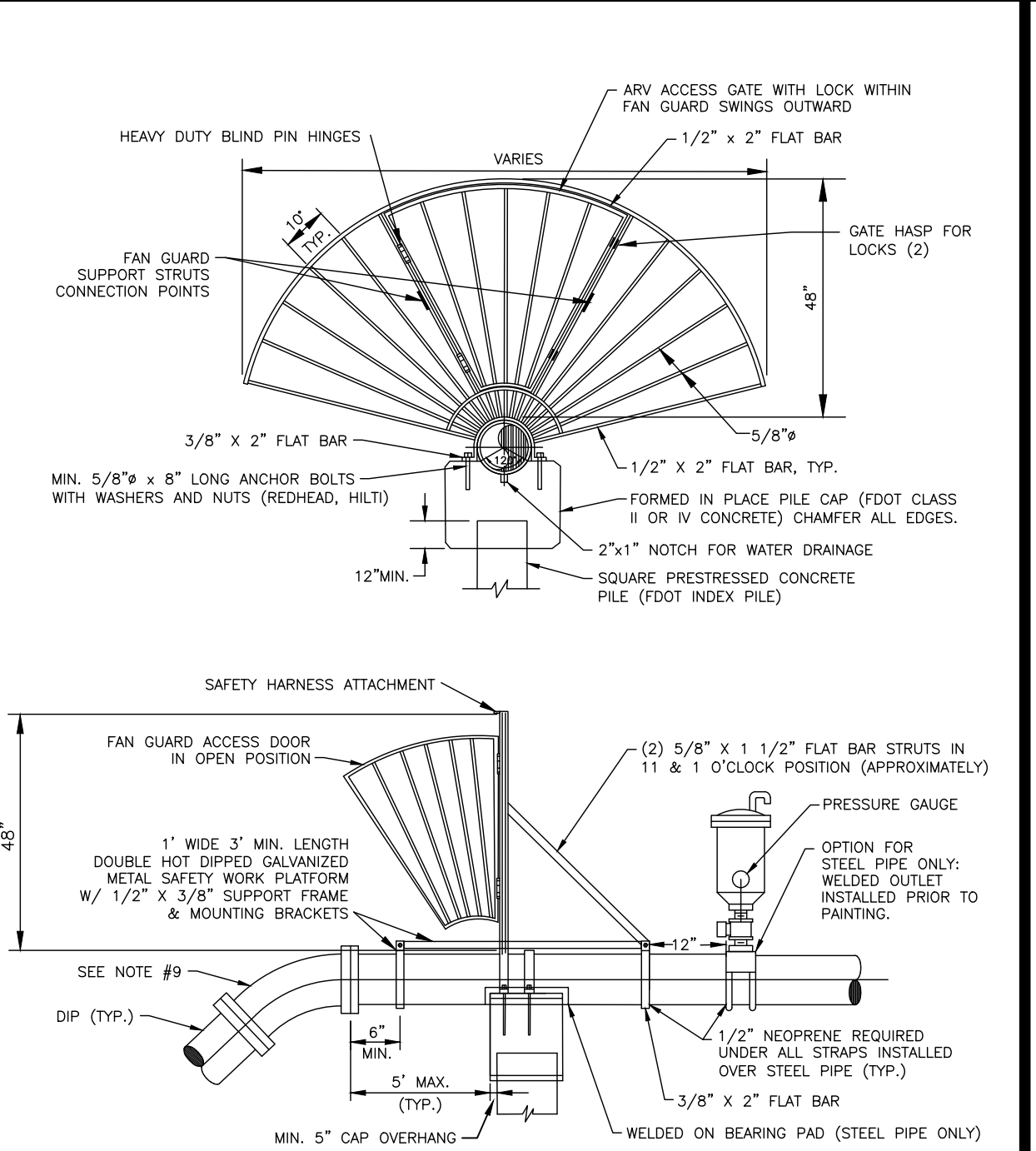


TYPICAL FORCE MAIN AERIAL CANAL CROSSING - SINGLE PIPE (SINGLE PILES)



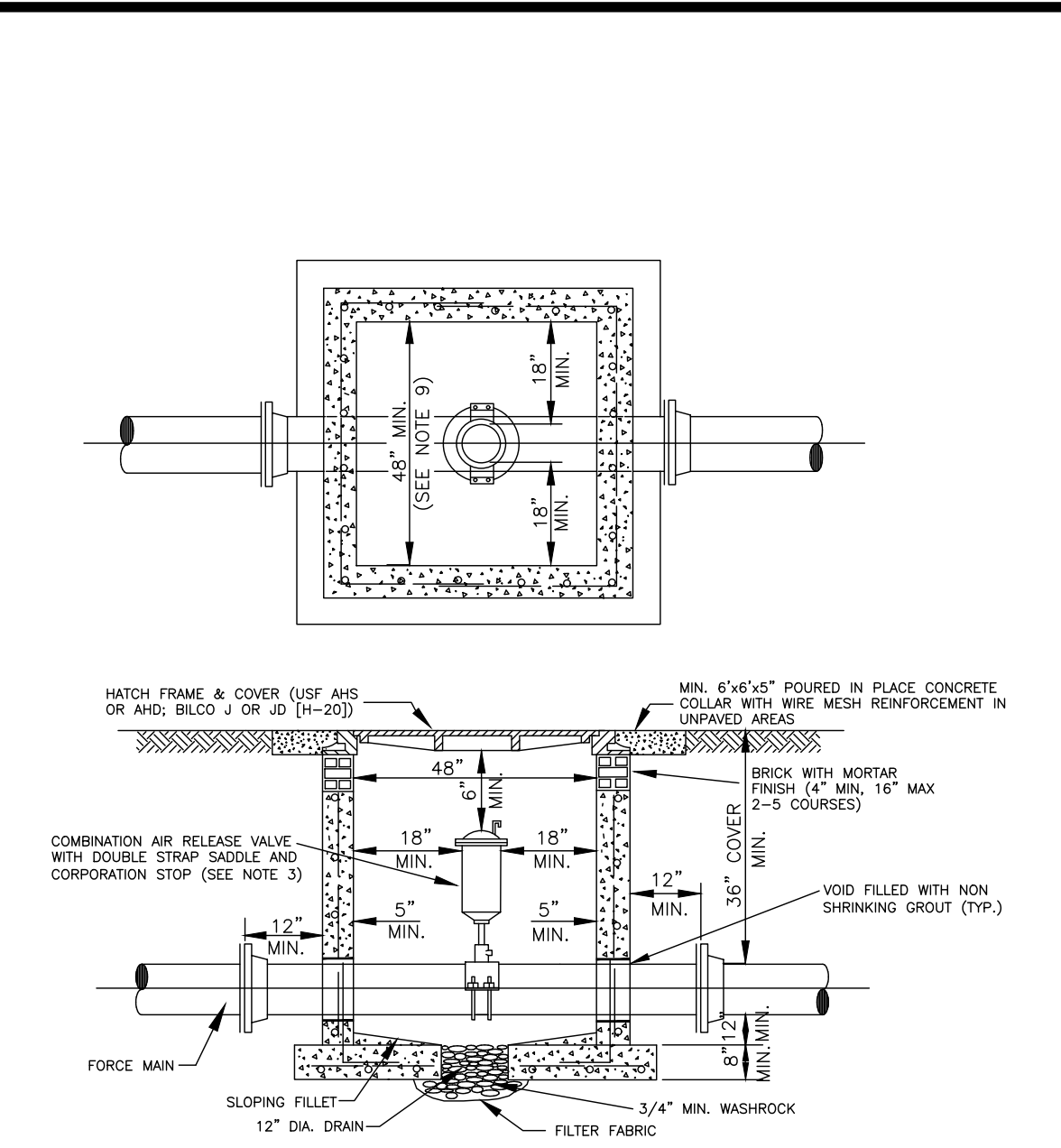
- NOTES:
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
 2. WHEN OPERATING NUT IS DEEPER THAN 36" A ONE PIECE EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 20"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL. A HIGH STRENGTH STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
 3. VALVE BOXES SHALL HAVE COVERS MARKED "SEWER".
 4. EXTENSION VALVE BOX TO BE D.I.P. OR C-900 PVC OR 18" (COLOR: GREEN).
 5. A CUT-IN INSTALLATION SHALL REQUIRE MEGALUGS OR EQUAL THROUGHOUT ASSEMBLY.
 6. IN ORDER TO MAINTAIN ADEQUATE COVER OVER VALVE NUT, THE FOLLOWING MINIMUM COVERS OVER PIPE ARE REQUIRED:
- | GATE VALVE SIZE | MIN. COVER OVER PIPE |
|-----------------|----------------------|
| 16" | 48" |
| 20" | 54" |
| 24" | 60" |
| 30" | 72" |
| 36" | 84" |
7. PIPE SHALL BE RESTRAINED ON BOTH SIDES OF THE VALVE AS REQUIRED.
 8. VALVES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS WHENEVER POSSIBLE.

TYPICAL FORCE MAIN GATE VALVE SETTING AND CUT-IN DETAIL



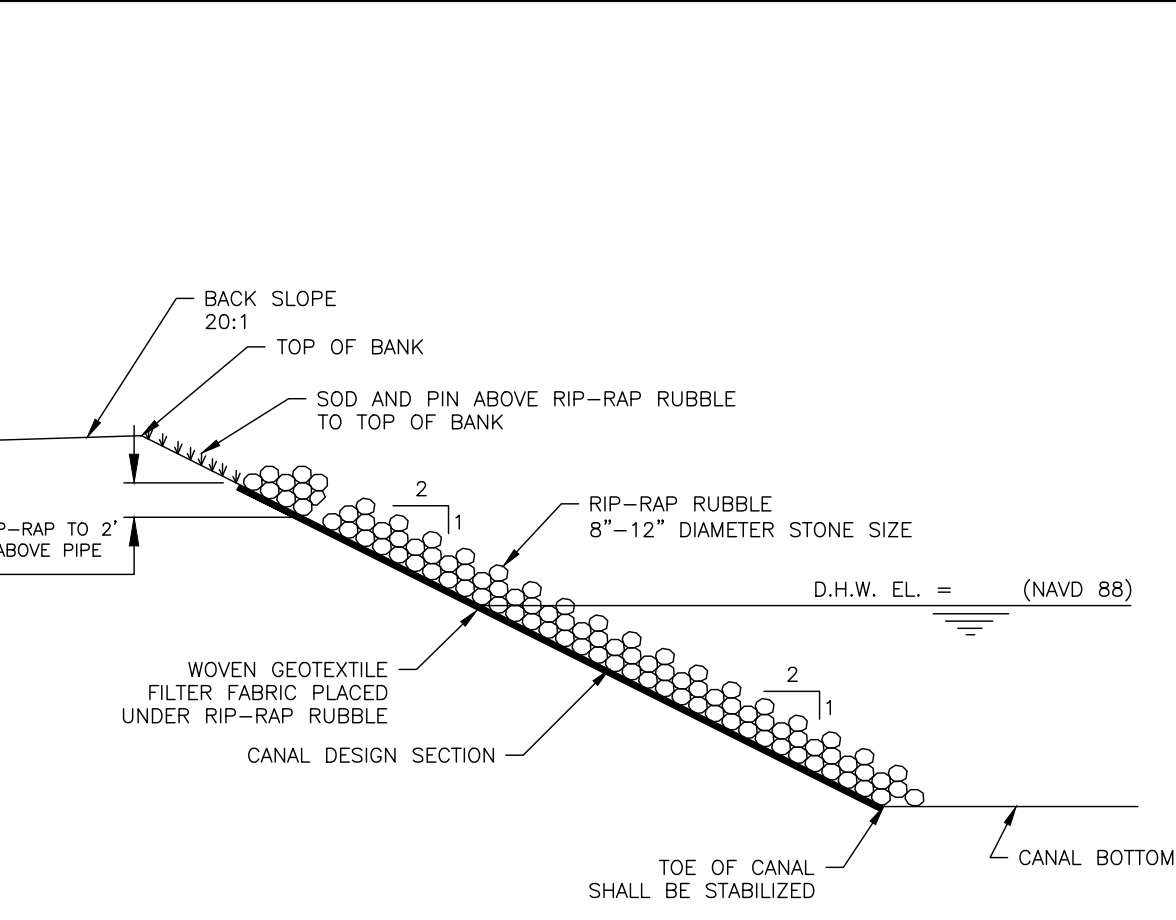
- NOTES:
1. FAN GUARDS SHALL BE PLACED AT EACH END OF CANAL CROSSING.
 2. HARDWARE SHALL BE PAINTED WITH COAL TAR EPOXY.
 3. FANGUARD WITH HARDWARE SHALL BE FABRICATED FROM DOUBLE HOT DIPPED GALVANIZED STEEL.
 4. SHOP DRAWINGS FOR FANGUARDS, CAPS, AND PILES MUST BE SUBMITTED TO PBCWUD FOR REVIEW AND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

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



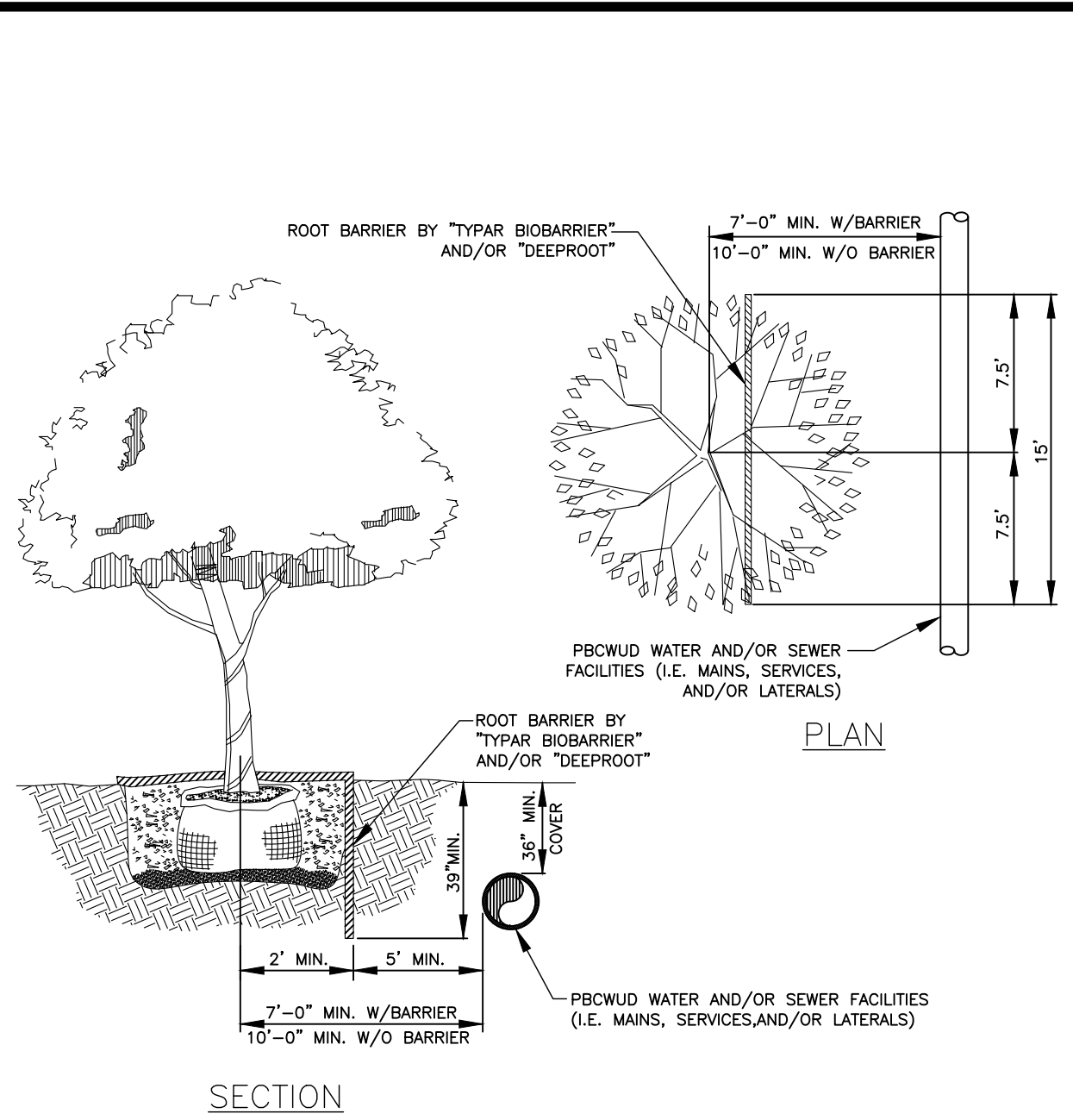
- NOTES:
1. 4000 P.S.I. TYPE II CONCRETE.
 2. VAULT SHALL BE PRECAST WITH STEEL REINFORCING. SHOP DRAWING IS REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO VAULT CONSTRUCTION AND/OR INSTALLATION.
 3. COMBINATION AIR RELEASE VALVE (ARV) SHALL BE TYPE AND SIZE APPROPRIATE FOR SERVICE INTENDED, ALTHOUGH A 2" MINIMUM SIZED ARV IS REQUIRED ON FORCE MAIN INSTALLATIONS.
 4. ALL ORDNISMS SHALL BE SEALED WITH WATERPROOF NON-SHRINKING GROUT.
 5. ALTERNATE VAULT AND COVER DESIGN MAY BE USED PROVIDED ALTERNATE VAULT AND/OR COVER SHOP DRAWINGS WERE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO THE VAULT AND/OR COVER BEING INSTALLED.
 6. COAT INSIDE WITH AN APPROVED CORROSION BARRIER SYSTEM.
 7. DUCTILE IRON PIPE IS REQUIRED THROUGH THE VAULT. NO PIPE JOINTS WITHIN THE VAULT.
 8. THREADED AREAS OF CORROSION STOP SHALL BE SPIRAL WRAPPED WITH TWO WRAPS OF TEFLON TAPE.
 9. LARGER VAULTS WILL BE REQUIRED FOR PIPES LARGER THAN 12"
- | PIPE SIZE | MIN. VAULT SIZE |
|-----------|-----------------|
| 16"-24" | 4'W x 5'L |
| 30"-42" | 4'W x 6'L |

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



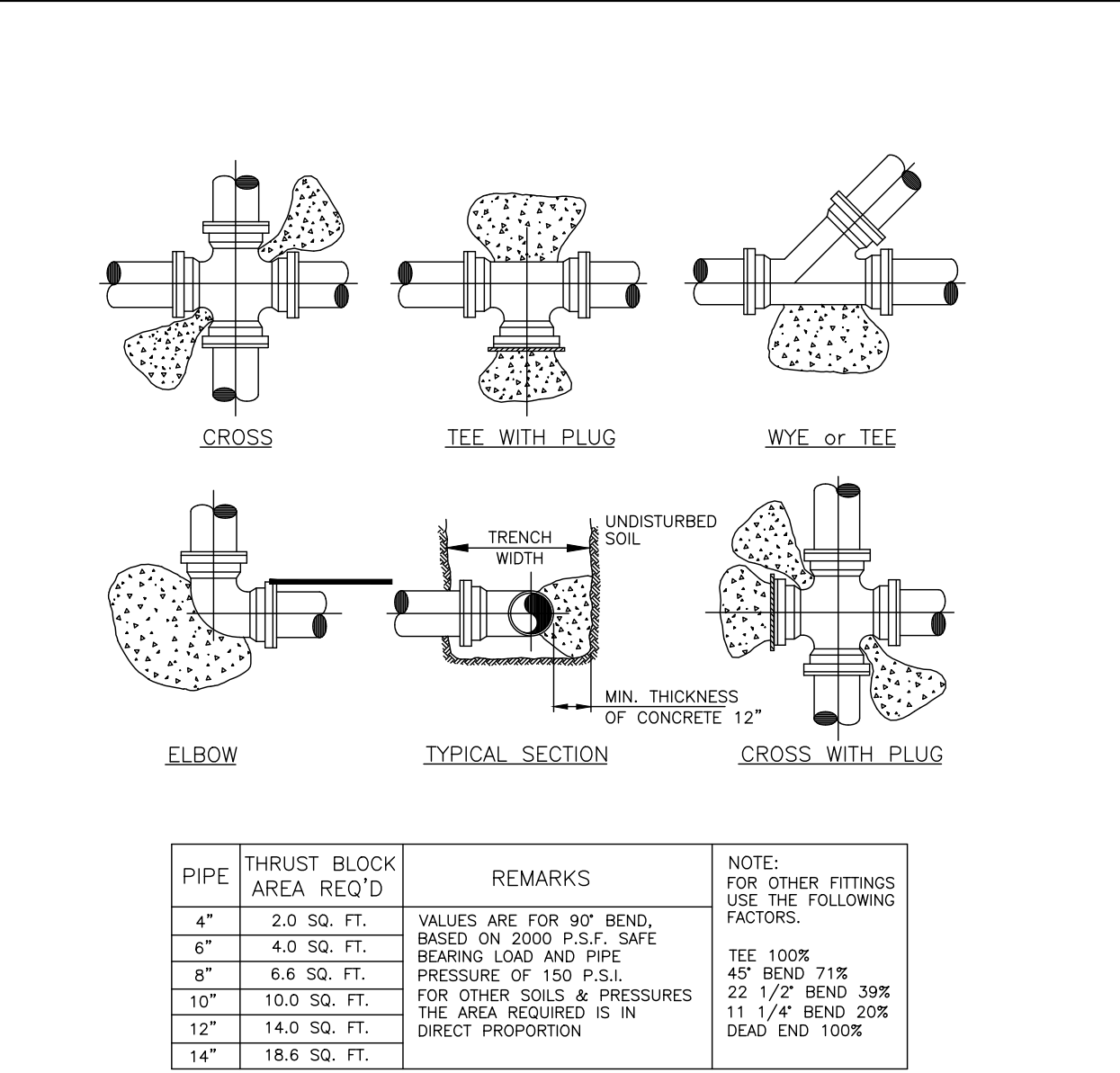
- NOTES:
1. RIP-RAP RUBBLE AND ITS INSTALLATION MUST MEET CANAL OWNERSHIP SPECIFICATIONS AND PERMITTING REQUIREMENTS.
 2. DUMP RUBBLE IN PLACE FORMING A COMPACT LAYER CONFORMING TO THE CANAL DESIGN SECTION SLOPE. ENSURE THAT RUBBLE DOES NOT SEGREGATE SO THAT SMALLER PIECES EVENLY FILL THE VOIDS BETWEEN LARGER PIECES.
 3. AN ALTERNATIVE DESIGN WILL BE CONSIDERED AND MUST RECEIVE PRIOR APPROVAL FROM THE CANAL PROPERTY OWNER.

RIP-RAP RUBBLE DETAIL



- NOTES:
1. 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. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.
 2. TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. HOWEVER, IN NO CASE SHALL A TREE ENCRATCH INTO A PBCUE WITHOUT PRIOR DEPARTMENT APPROVAL.

LANDSCAPE AND ROOT BARRIER DETAIL



- NOTES:
1. CONCRETE THRUST BLOCKS OR THRUST COLLARS MAY BE UTILIZED ONLY IF NECESSARY FOR CONNECTIONS TO AN EXISTING PIPING SYSTEM, OTHERWISE MECHANICAL RESTRAINTS SHALL BE USED. KEEP 1" BOLTS CLEAR OF CONCRETE, WRAPPED IN VISQUEEN FOR FUTURE ACCESS, WITH A MINIMUM OF 1" THICKNESS BETWEEN THE FITTING AND SOIL.
 2. BEFORE POURING CONCRETE, PLUGS SHALL BE WRAPPED WITH VISQUEEN AND A BOARD PLACED IN FRONT.
 3. CONCRETE SHALL BE 2500 P.S.I. MINIMUM.
 4. THE ENGINEER OF RECORD SHALL SUBMIT A THRUST BLOCK SIZE CALCULATION FOR TEE CONNECTIONS INTO UNRESTRAINED EXISTING MAINS LARGER THAN 14".
 5. THE ENGINEER OF RECORD SHALL SUBMIT A PIPE RESTRAINT DESIGN FOR INLINE EXTENSIONS OF AN EXISTING UNRESTRAINED MAIN IF MECHANICAL JOINT RESTRAINT CAN NOT BE INSTALLED ON THE EXISTING MAIN.
- | PIPE | THRUST BLOCK AREA REQ'D | REMARKS | NOTE: FOR OTHER FITTINGS USE THE FOLLOWING FACTORS: |
|------|-------------------------|---|---|
| 4" | 2.0 SQ. FT. | VALUES ARE FOR 90° BEND, BASED ON 2000 P.S.I. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. | TEE 100% |
| 6" | 4.0 SQ. FT. | | 45° BEND 71% |
| 8" | 6.8 SQ. FT. | | 22 1/2° BEND 39% |
| 10" | 10.0 SQ. FT. | | 11 1/4° BEND 20% |
| 12" | 14.0 SQ. FT. | | DEAD END 100% |
| 14" | 18.6 SQ. FT. | | |

TYPICAL THRUST BLOCKS FOR PRESSURE PIPING

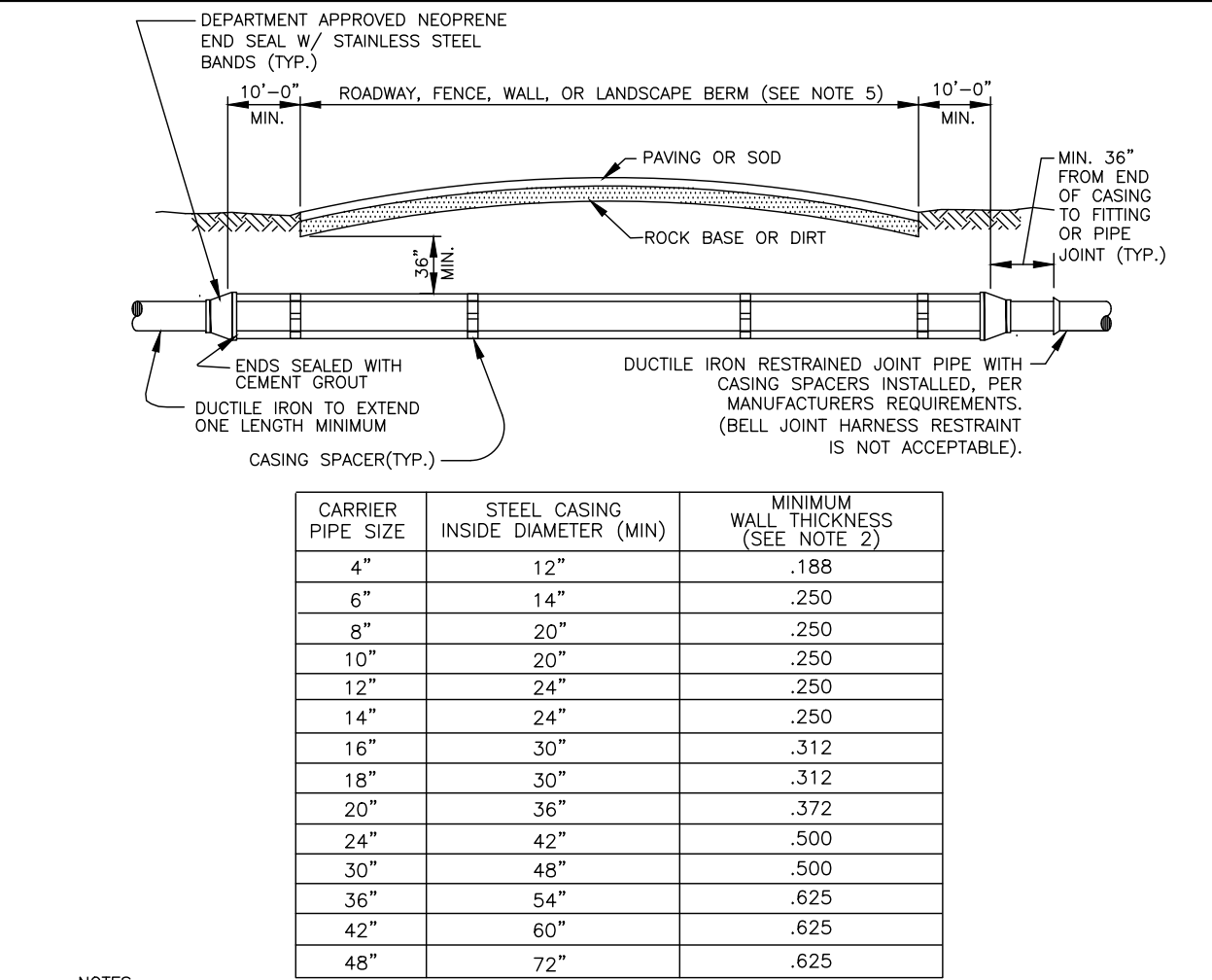
MIN. LENGTH OF PIPE (FEET) TO BE RESTRAINED
(SOURCES: EBAA IRON RESTRAINT LENGTH CALCULATION PROGRAM FOR PWC PIPE, RELEASE 3.1, AND DUCTILE THRUST RESTRAINT FOR DUCTILE IRON PIPE, RELEASE 3.2)

FITTING TYPE	PIPE SIZE											
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"	42"	48"
90° HORIZ. BEND	14	20	25	30	35	45	54	62	73	84	93	101
45° HORIZ. BEND	8	11	13	15	19	22	26	30	35	38	42	
22.5° HORIZ. BEND	3	4	5	6	7	9	11	12	15	17	18	20
11.25° HORIZ. BEND	1	2	3	3	4	4	5	6	7	8	9	10
90° VERT. OFFSET	29	41	53	64	74	95	115	134	160	185	207	228
45° VERT. OFFSET	7	10	13	16	19	25	30	35	42	49	56	62
22.5° VERT. OFFSET	12	19	24	29	34	39	48	56	66	77	86	94
11.25° VERT. OFFSET	3	4	6	7	8	10	12	15	18	20	23	26
PLUG (DEAD END)	32	45	59	70	83	107	129	151	160	185	207	228
IN-LINE VALVE	32	45	45	45	45	55	65	80	85	95	105	115
TEE (BRANCH RESTRAINT)	4" x # 23	-	-	-	-	-	-	-	-	-	-	-
	6" x # 21	35	-	-	-	-	-	-	-	-	-	-
	8" x # 18	34	47	-	-	-	-	-	-	-	-	-
	10" x # 16	32	46	58	-	-	-	-	-	-	-	-
	12" x # 13	30	44	57	69	-	-	-	-	-	-	-
	16" x # 7	26	41	55	67	90	-	-	-	-	-	-
	20" x # 1	21	38	52	65	86	109	-	-	-	-	-
	24" x # 1	16	34	49	62	86	108	129	-	-	-	-
	30" x # 1	8	28	44	58	83	106	127	154	-	-	-
	36" x # 1	1	22	39	54	80	103	124	153	179	-	-
REDUCER (LARGER PIPE RESTRAINT)	42" x # 1	1	15	33	49	77	100	122	151	177	201	-
	48" x # 1	1	7	27	44	73	97	120	149	176	200	222
	6" x # 23	-	-	-	-	-	-	-	-	-	-	-
	8" x # 38	25	-	-	-	-	-	-	-	-	-	-
	10" x # 57	43	24	-	-	-	-	-	-	-	-	-
	12" x # 72	60	44	41	-	-	-	-	-	-	-	-
	16" x # 99	90	78	75	45	-	-	-	-	-	-	-
	20" x # 123	116	107	105	81	45	-	-	-	-	-	-
	24" x # 146	140	132	131	111	82	45	-	-	-	-	-
	30" x # 157	153	148	141	133	113	87	56	-	-	-	-
36" x # 182	179	175	169	163	147	126	101	56	-	-	-	
42" x # 205	202	199	194	189	175	150	138	100	54	-	-	
48" x # 226	224	221	217	213	201	187	169	138	98	53	-	

NOTES:

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

MECHANICAL THRUST RESTRAINT MINIMUM PIPE LENGTHS (FORCE MAINS)



- NOTES:
1. A PROFILE DRAWING TO SCALE FOR EACH JACK AND BORE, DIRECTIONAL DRILL, OR DIRECT BURIED INSTALLATION IS REQUIRED TO BE APPROVED BY THE DEPARTMENT PRIOR TO INSTALLATION. IF A SPLIT CASING IS REQUIRED THEN SHOP DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE DEPARTMENT PRIOR TO CONSTRUCTION AND/OR 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 DFT) AND BE PAINTED WITH A 4" MINIMUM WIDE CONTINUOUS STRIPE, COLOR CODED TO MATCH THE CASING, ALONG THE TOP AXIS OF THE CASING.
 4. PIPE IN CASING SHALL BE PULLED TO FULLY ENGAGE RESTRAINT.
 5. STEEL CASING IS REQUIRED FOR ALL WASTEWATER MAIN INSTALLATIONS UTILIZING JACK AND BORE CONSTRUCTION AND WHEN MAINS ARE INSTALLED UNDER FENCES, WALLS, OR LANDSCAPE BERMS. WHEN THE CASING IS INSTALLED UNDER FENCES, WALLS, OR LANDSCAPE BERMS IT SHALL BE CENTERED ON THE PREVIOUS BARRIER AND IS REQUIRED TO EXTEND 10' MINIMUM PAST BARRIER ON EACH SIDE UNLESS OTHERWISE PREVIOUSLY APPROVED BY THE DEPARTMENT.

WASTEWATER MAIN CASING INSTALLATION

WASTEWATER #5 STANDARD DETAILS

CONSULTANT:

Kimley»Horn

1615 S COMBES AVE. SUITE 300, DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-330-2245
WWW.KIMLEY-HORN.COM CA 0000066

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

DESIGNED BY: WUD

DRAWN BY: WUD CADD

CHECKED BY: A. GALICKI

APPROVED BY: WUD

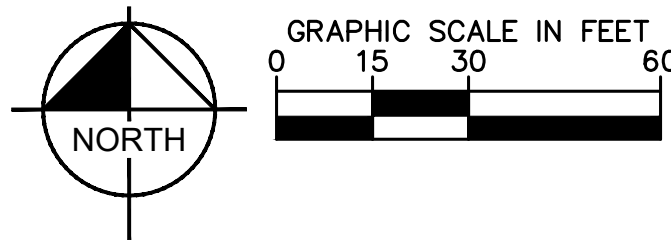
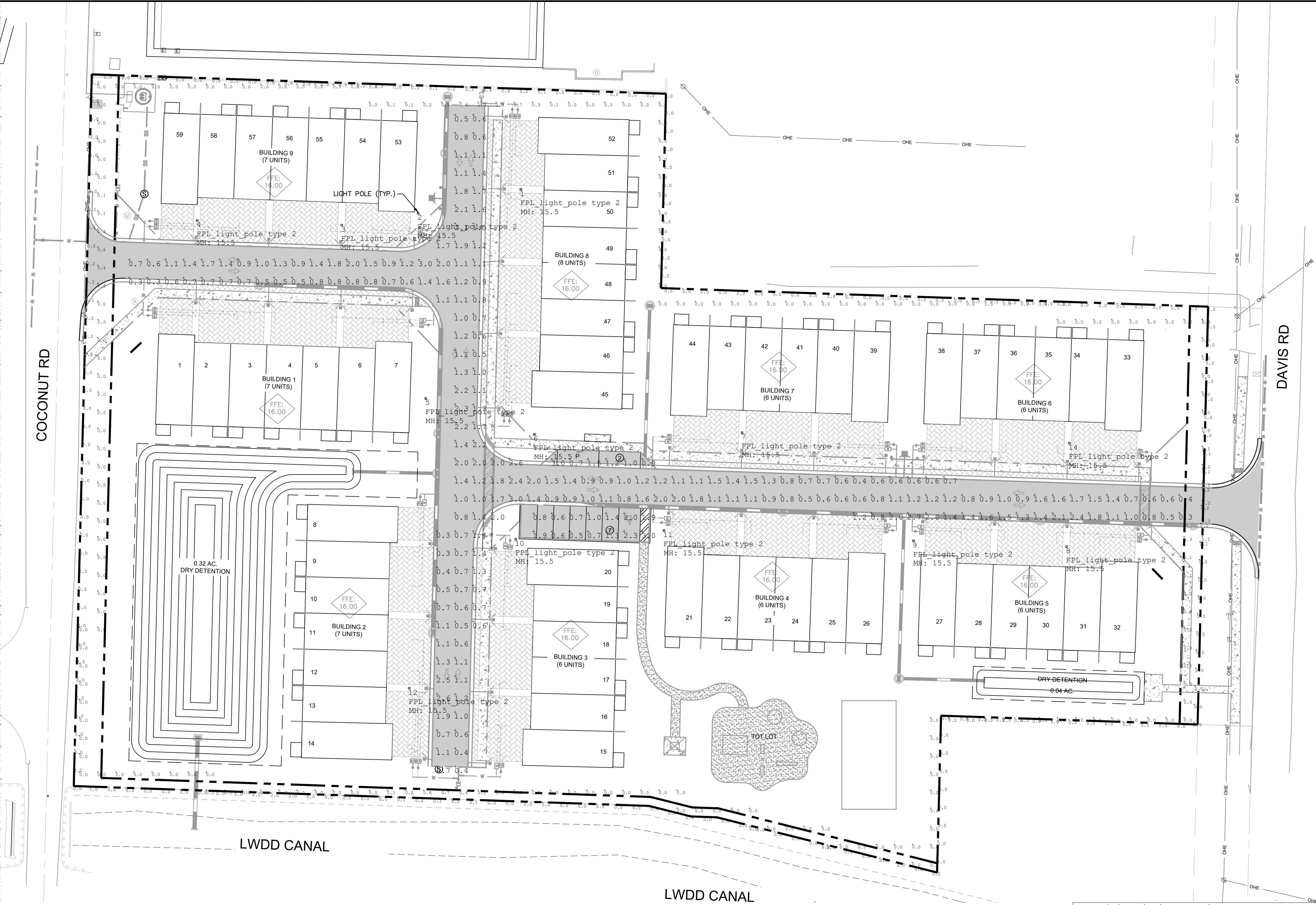
MICHAEL D. SPRUCE, P.E.
52776
Palm Beach County
Water Utilities Department
P.O.Box 16097
West Palm Beach, FL 33416-6097

BY: J.L.

REVISION / REMARKS

NO.	DATE	REVISION	REMARKS
1	JUNE 2019	GENERAL REVISION	
2	04/02/20	FINAL PERMIT/CONST. PLANS	

Plotted By: Y. Yomol Sheet Self-FONTANA TOWNHOMES Layout: C4.00 HORIZONTAL CONTROL PLAN January 15, 2021 10:27:42am K:\bcd_civil\149658011 - davis road\CADD\plansheets\C7.00 PHOTOMETRICS PLAN.dwg
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LEGEND

- PROPERTY LINE
- LIGHTING POLE WITH SINGLE FIXTURE, TOWN & COUNTRY POST TOP (EPT) 1ST GENERATION, 120-277 VOLTAGE, 07 LUMEN OUTPUT, ASYMMETRIC HO, NONE REFRACTOR, 3000K LED COLOR TEMP, ANSI C136.417-PIN DIMMING PE SOCKET CONTROL, POLE MOUNTED IN BLACK.
- INITIAL LUMENS PER LAMP = 6,980
NUMBER OF POLES = 13

LIGHTING NOTES

- LUMINAIRE SHALL BE AS INDICATED PER LEGEND, DETAILS AND NOTES.
- ALL WIRING SHALL BE UNDERGROUND, 24" MIN. CONDUIT BURIAL DEPTH.
- LOCATION OF LUMINAIRES SHALL BE A MINIMUM OF 3' FROM ALL UTILITIES.

WINDLOAD NOTES

ALL POLE INSTALLATIONS SHALL BE SUITABLE FOR 170 MPH WIND WITH APPROPRIATE GUST FACTOR PER APPLICABLE ZONE OF INSTALLATION AS DEFINED IN THE FLORIDA BUILDING CODE. THE CONTRACTOR SHALL INCLUDE WITH THE SHOP DRAWING SUBMITTAL, A POLE WIND LOADING CALCULATION SIGNED AND SEALED BY A STRUCTURAL ENGINEER REGISTERED IN FLORIDA SHOWING THAT THE PROPOSED INSTALLATIONS WILL MEET THE GIVEN WIND LOADING REQUIREMENT.

Luminaire Schedule							
Symbol	Qty	Label	Tag	LLF	Description	Lum. Watts	BUG Rating
□	13	GE TRADITIONAL CARRIAGE	FPL_light_pole type 2	0.950	EPTT01_07DN30 -120-277V	73	B2-U0-G2

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking area	Illuminance	Fc	1.35	3.0	0.5	2.70	6.00	
ROADWAY	Illuminance	Fc	1.17	3.0	0.3	3.90	10.00	
PROPERTY LINE VERT RESIDENT	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	
PROPERTY LINE VERT NON RESIDENT	Illuminance	Fc	0.06	1.3	0.0	N.A.	N.A.	
PROPERTY LINE HORIZ RESIDENT	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	
PROPERTY LINE HORIZ_NON RESIDENT	Illuminance	Fc	0.03	0.4	0.0	N.A.	N.A.	

PLANS ARE IN NAVD 1988 DATUM

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

Expanded Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	GE TRADITIONAL CARRIAGE	950691.667	831028.556	15.5	180
2	GE TRADITIONAL CARRIAGE	950634.907	831015.388	15.5	0.028
3	GE TRADITIONAL CARRIAGE	950592.692	831008.925	15.5	270
4	GE TRADITIONAL CARRIAGE	950512.906	831011.447	15.5	271.867
5	GE TRADITIONAL CARRIAGE	950639.194	830913.14	15.5	0
6	GE TRADITIONAL CARRIAGE	950699.126	830893.283	15.5	270
7	GE TRADITIONAL CARRIAGE	950813.863	830894.233	15.5	267.686
8	GE TRADITIONAL CARRIAGE	950993.11	830831.272	15.5	88.831
9	GE TRADITIONAL CARRIAGE	950908.536	830834.421	15.5	90
10	GE TRADITIONAL CARRIAGE	950688.859	830835.344	15.5	179.091
11	GE TRADITIONAL CARRIAGE	950770.721	830840.085	15.5	88.191
12	GE TRADITIONAL CARRIAGE	950630	830753	15.5	0
14	GE TRADITIONAL CARRIAGE	950994.606	830888.362	15.5	267.686

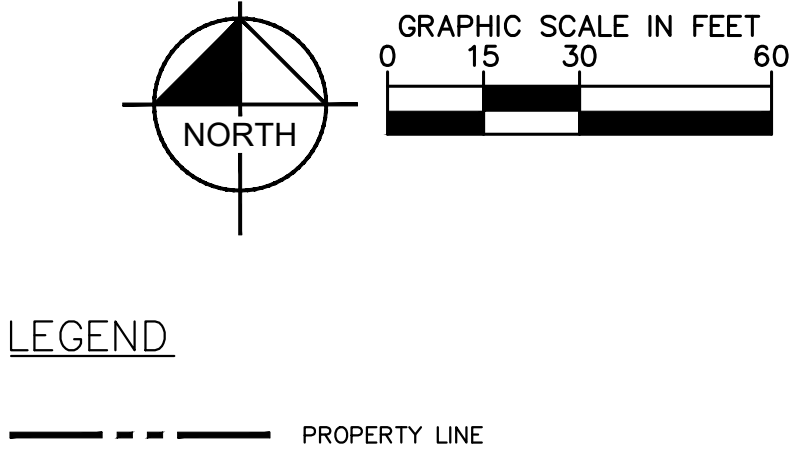
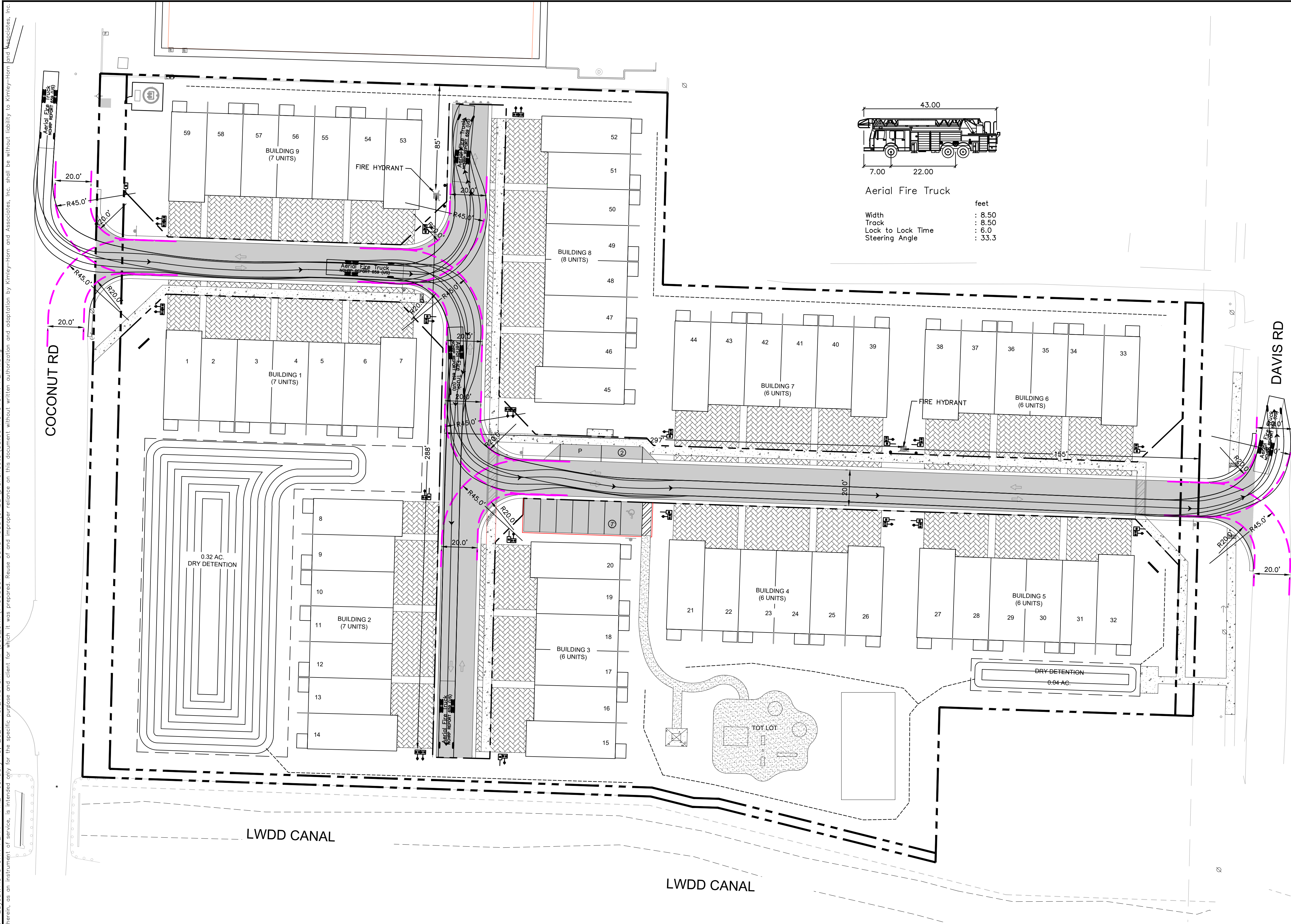
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

KHA PROJECT 149658011		LICENSED PROFESSIONAL	NICHOLAS J. CLAVELLO, P.E.	
DATE JAN 2021	SCALE AS SHOWN	DESIGNED BY YXY	FLORIDA LICENSE NUMBER 84366	
DRAWN BY YXY	CHECKED BY MDS	DATE		
FONTANA TOWNHOMES		PHOTOMETRICS PLAN		
PREPARED FOR MERITAGE HOMES		VILLAGE OF PALM SPRINGS FLORIDA		
SHEET NUMBER C7.00		REVISIONS	DATE	BY
		No.		

Kimley»Horn

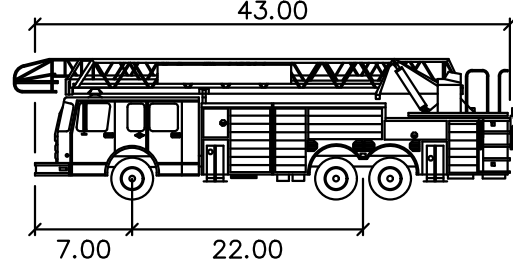
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DELRAY BEACH, FL 33445
PHONE: 561-330-0800 FAX: 561-363-8175
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LEGEND
----- PROPERTY LINE

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



Aerial Fire Truck

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

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

FONTANA TOWNHOMES
PREPARED FOR
MERITAGE HOMES
VILLAGE OF PALM SPRINGS FLORIDA

AUTOTURN PLAN

KHA PROJECT 149658011
DATE JAN 2021
SCALE AS SHOWN
DESIGNED BY YXY
DRAWN BY YXY
CHECKED BY MDS

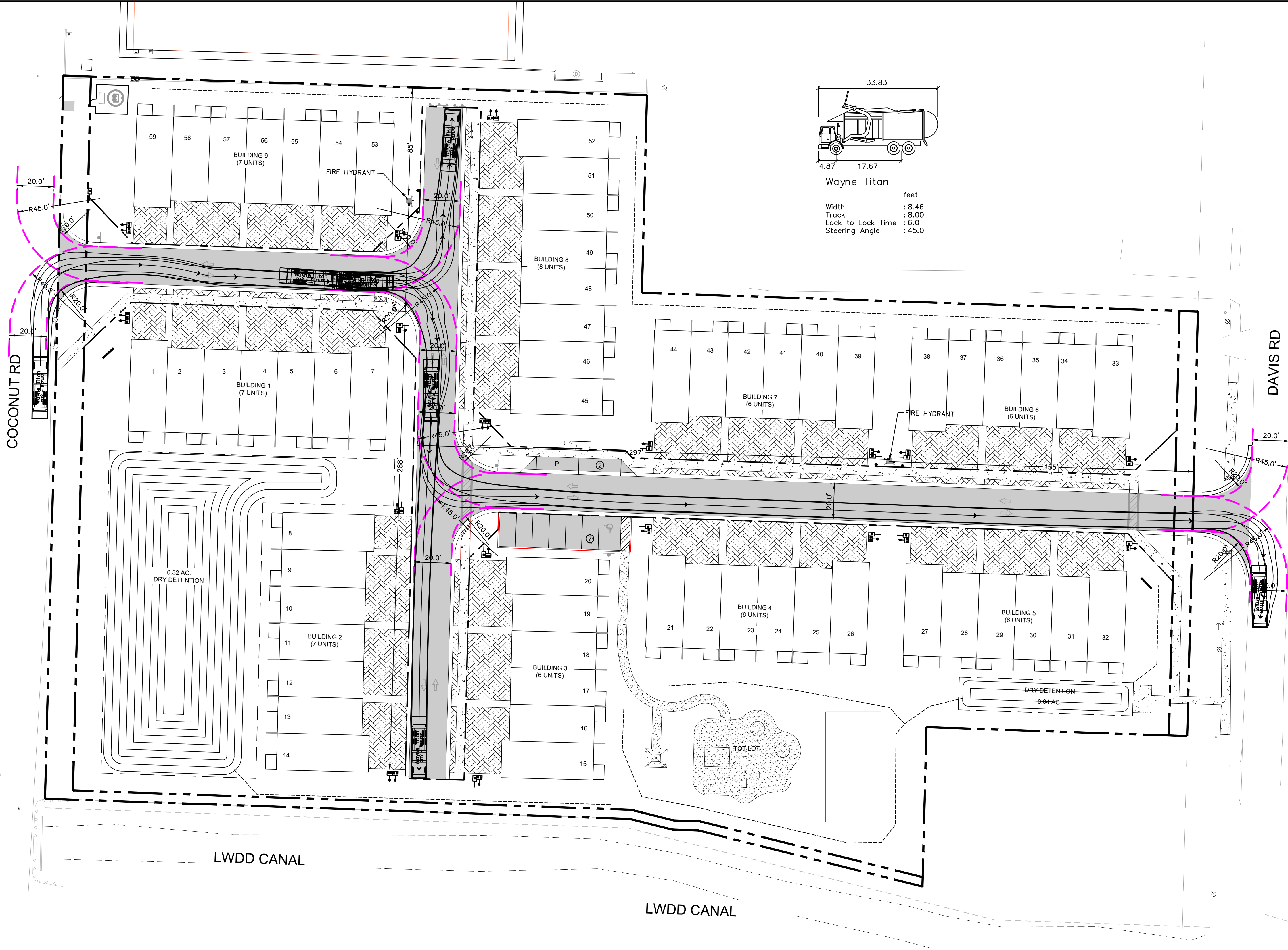
LICENSED PROFESSIONAL
MICHAEL D. SPRUCE, P.E.
FLORIDA LICENSE NUMBER 52776

Kimley»Horn
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DELRAY BEACH, FL 33445
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No.	REVISIONS	DATE	BY

SHEET NUMBER
C8.00

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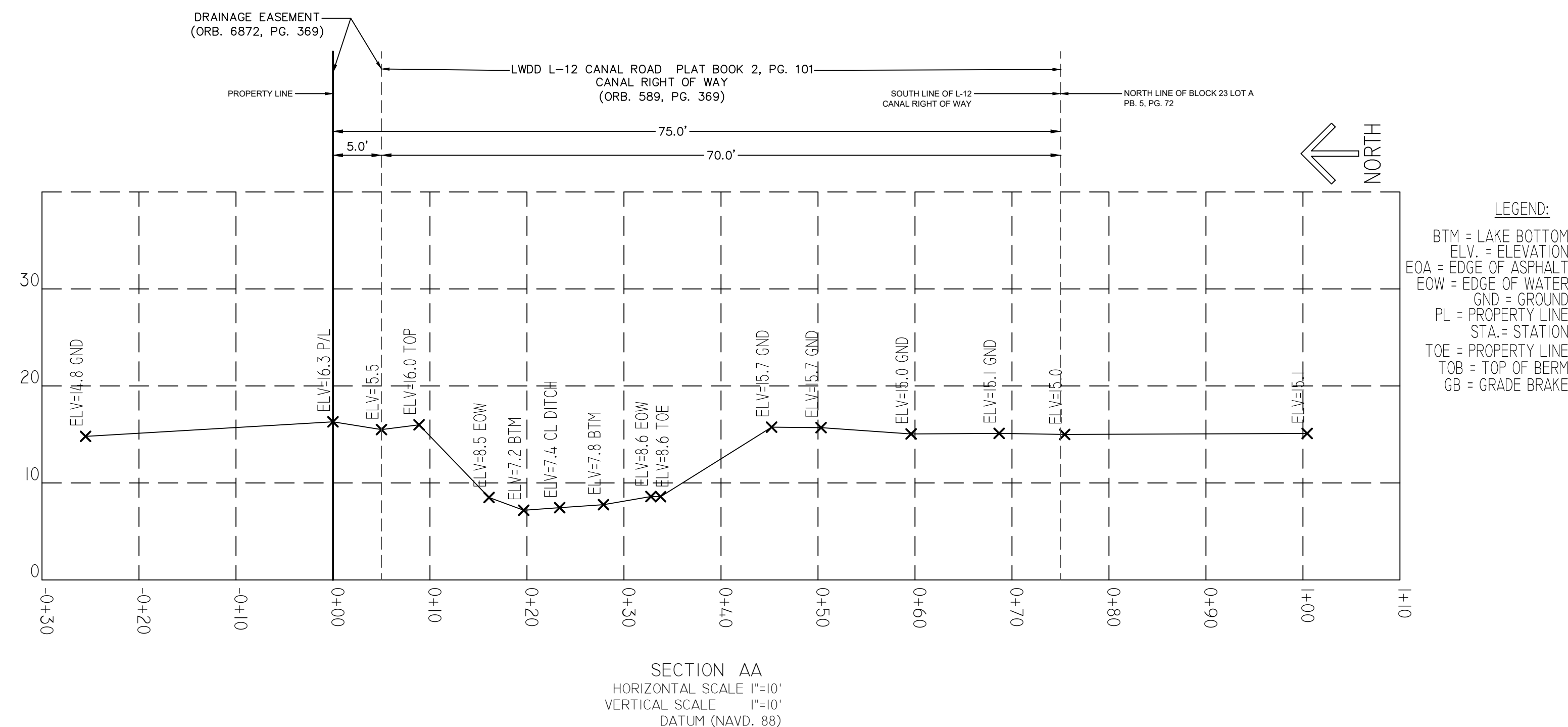
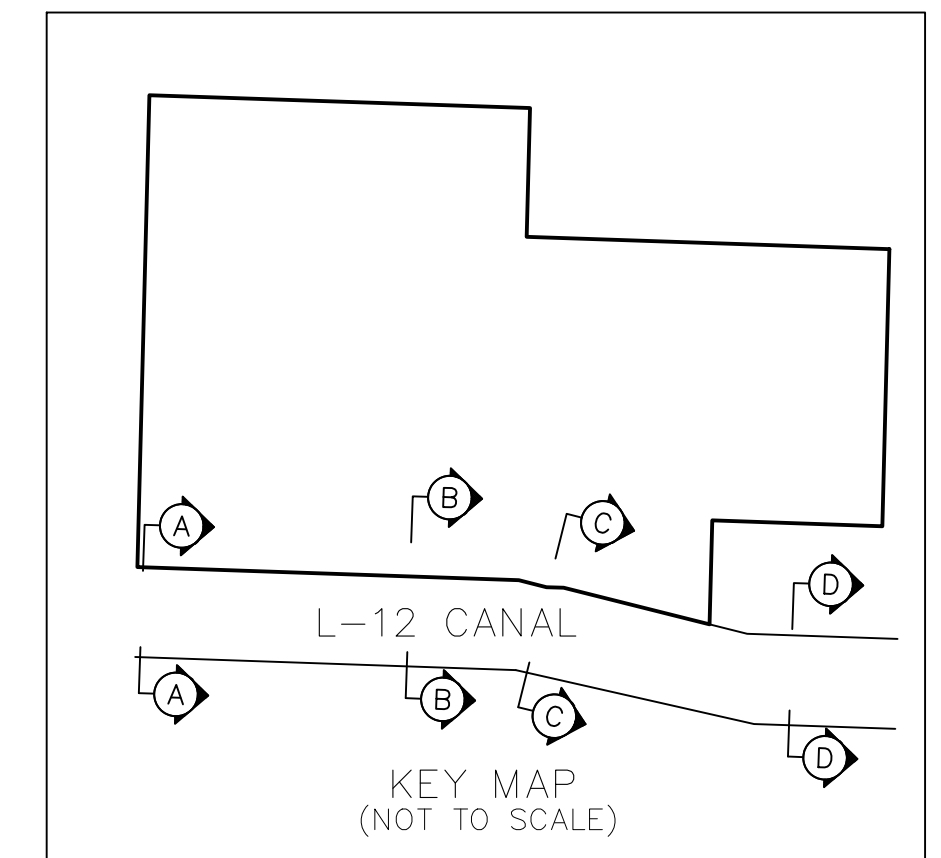
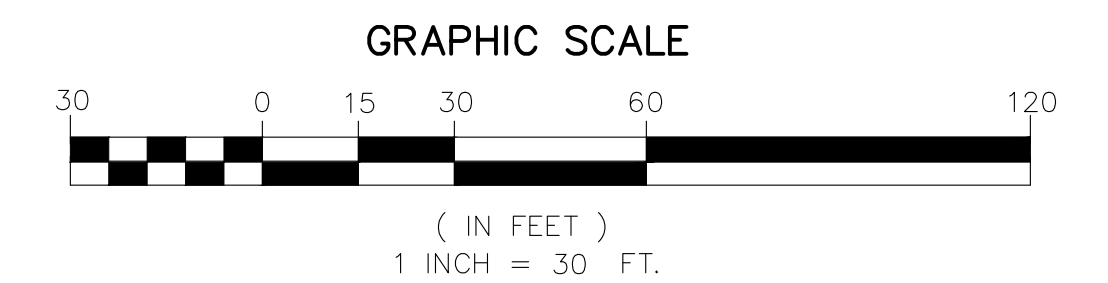
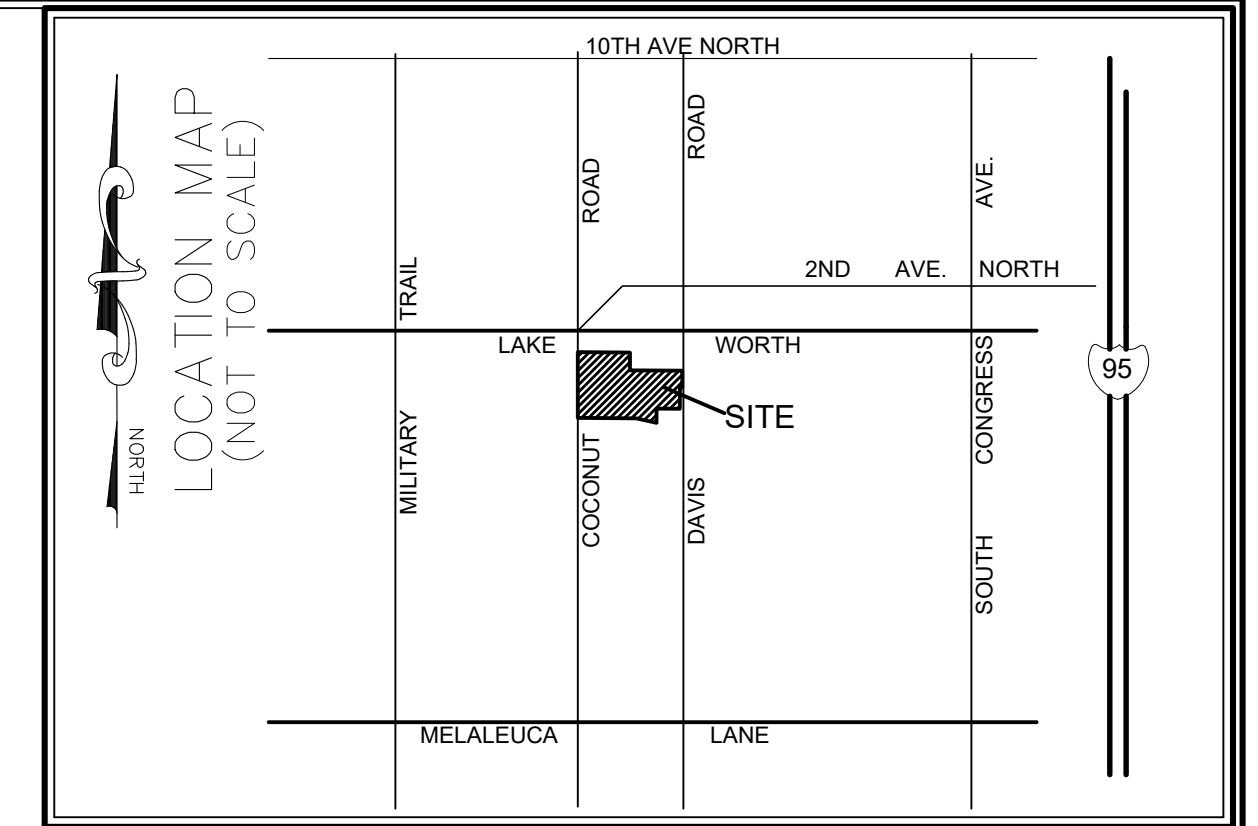
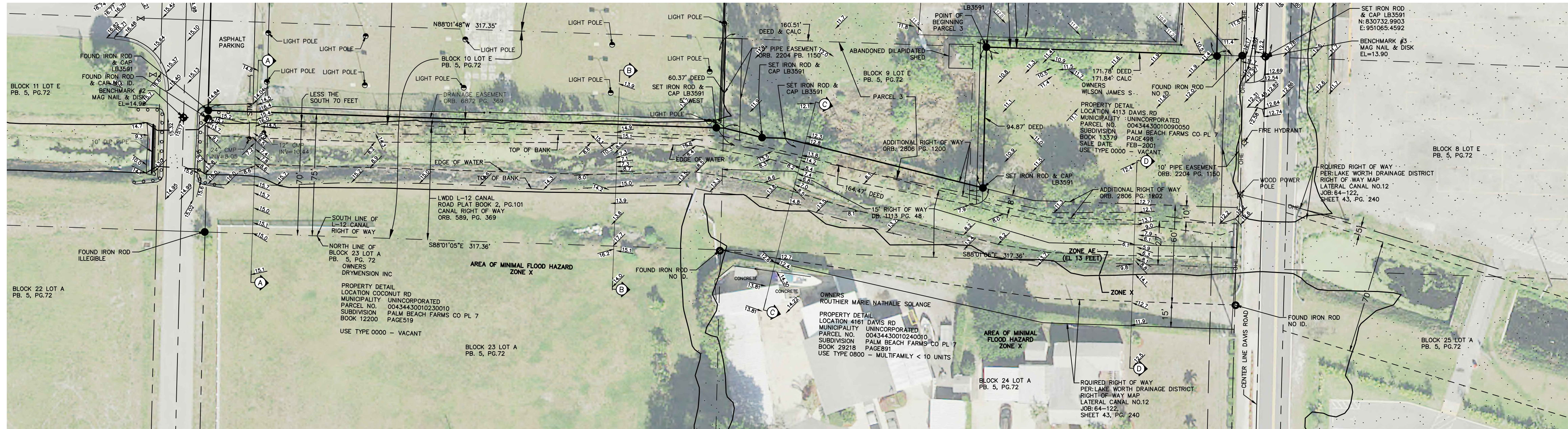
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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

FONTANA TOWNHOMES PREPARED FOR MERITAGE HOMES VILLAGE OF PALM SPRINGS FLORIDA	AUTOTURN PLAN		KHA PROJECT 149658011		LICENSED PROFESSIONAL		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 1615 S. CONGRESS AVE., SUITE 201, DELRAY BEACH, FL 33445 PHONE: 561-330-0800 FAX: 561-363-8175 WWW.KIMLEY-HORN.COM REGISTRY 696		No.		REVISIONS		DATE		BY	
	SHEET NUMBER C8.01		DATE JAN 2021		SCALE AS SHOWN		MICHAEL D. SPRUCE, P.E.		FLORIDA LICENSE NUMBER 52776							

S NORTH



1. THIS SURVEY & REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
4. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 12099C0776 F; DATE: OCTOBER 05, 2017; AND FLOOD ZONE: "AE"; (EL 13 FEET) COMMUNITY PANEL NO. 12099C0776 F; DATE: OCTOBER 05, 2017.
7. BENCHMARK ORIGIN DESCRIPTION: PALM BEACH COUNTY BENCHMARK S104. ELEVATION = 14.074 (NAVD88).

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 28, 2020. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING • LAND PLANNING
LANDSCAPE ARCHITECTURE • SURVEYING
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33433
PHONE (561)-392-1991 / FAX (561)-452-1452

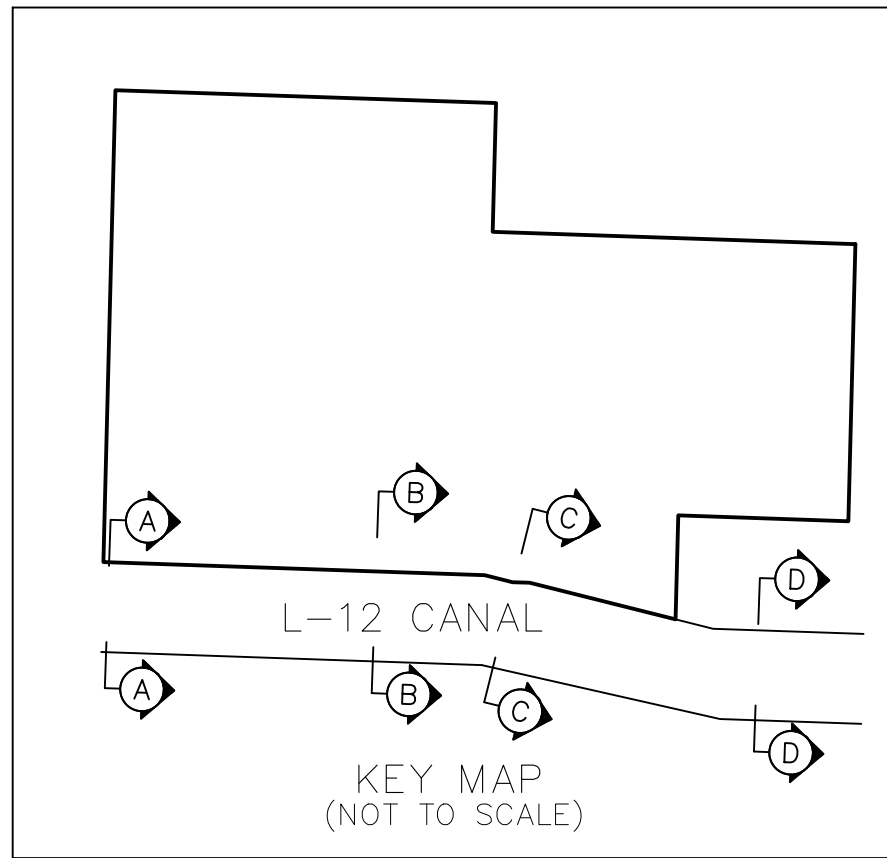
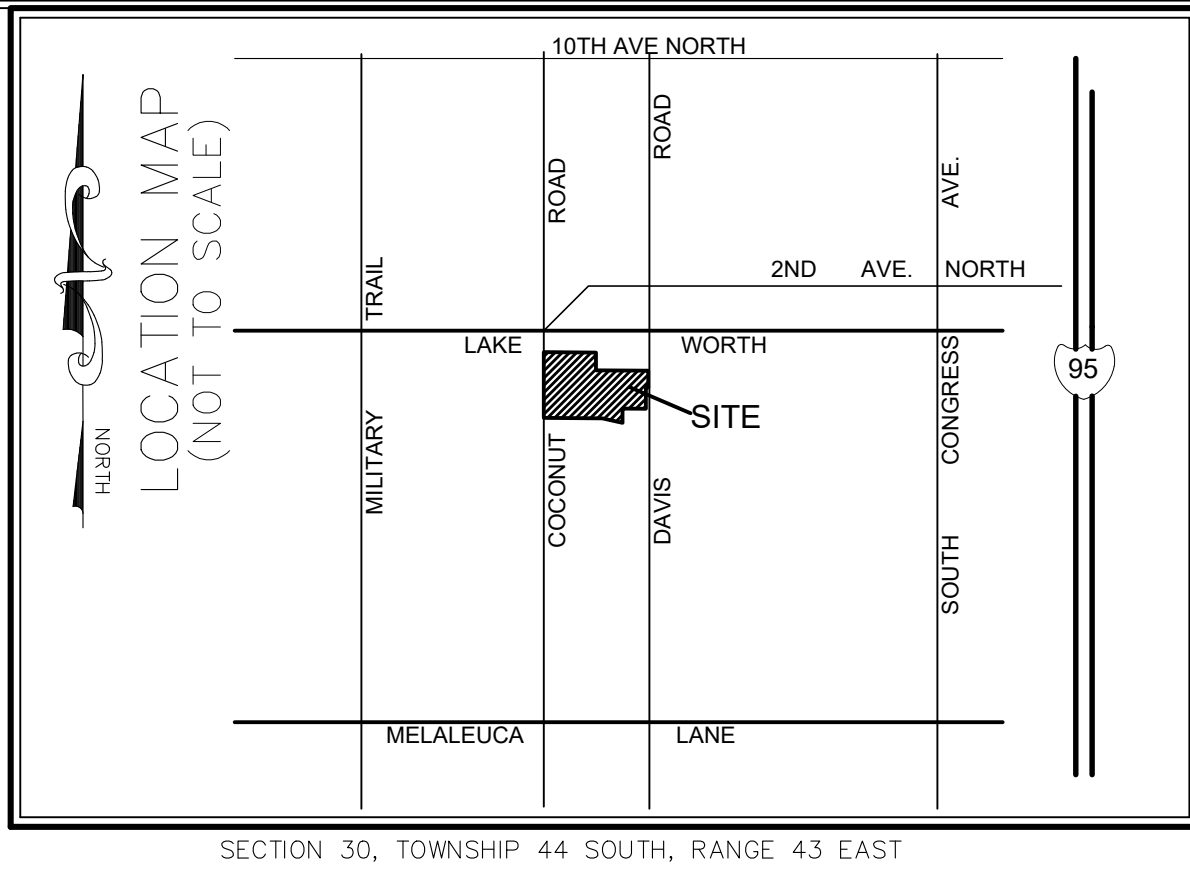
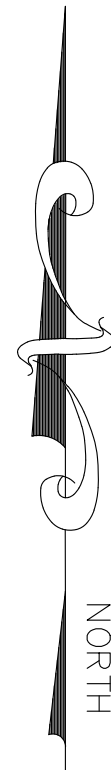
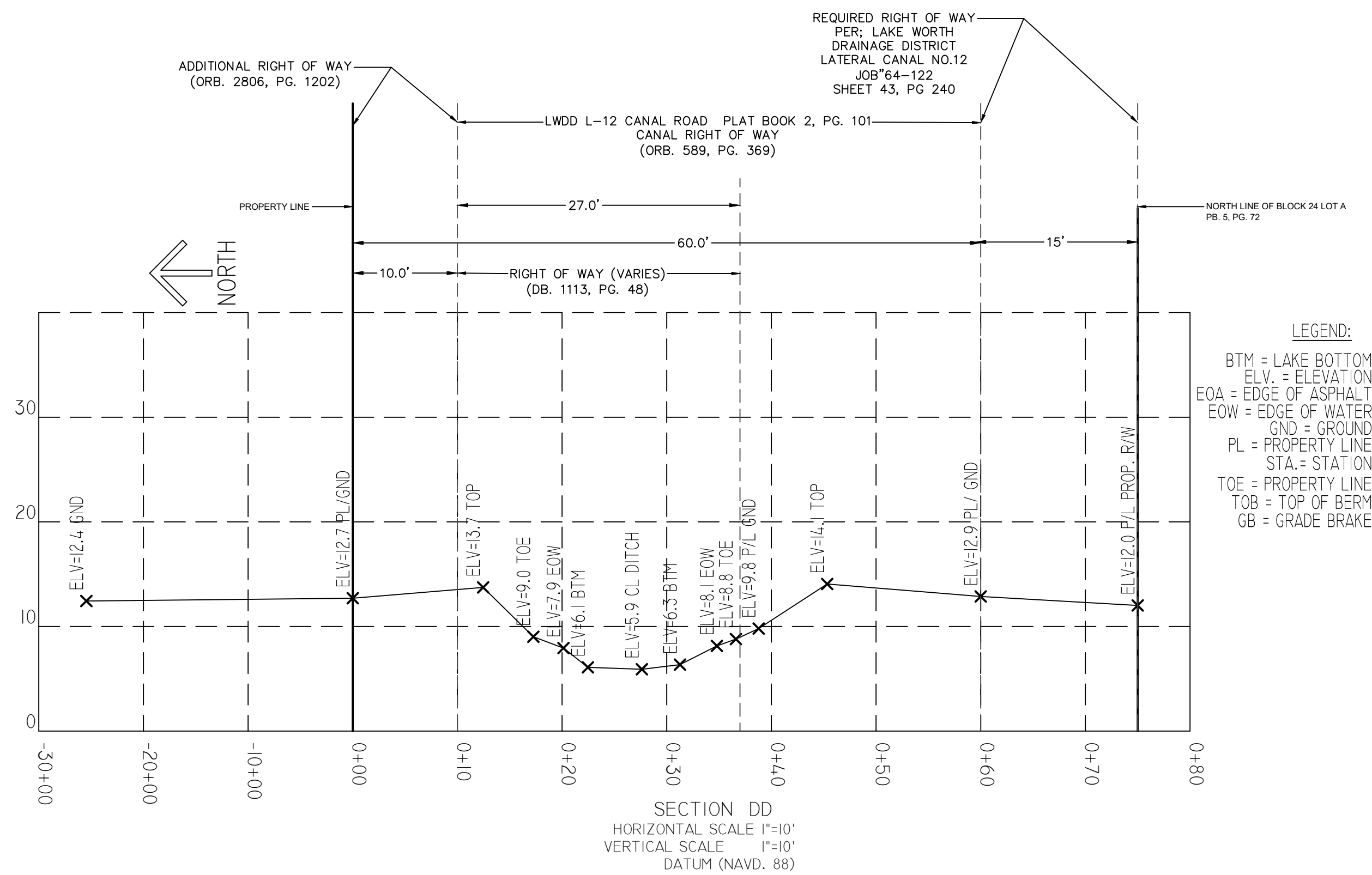
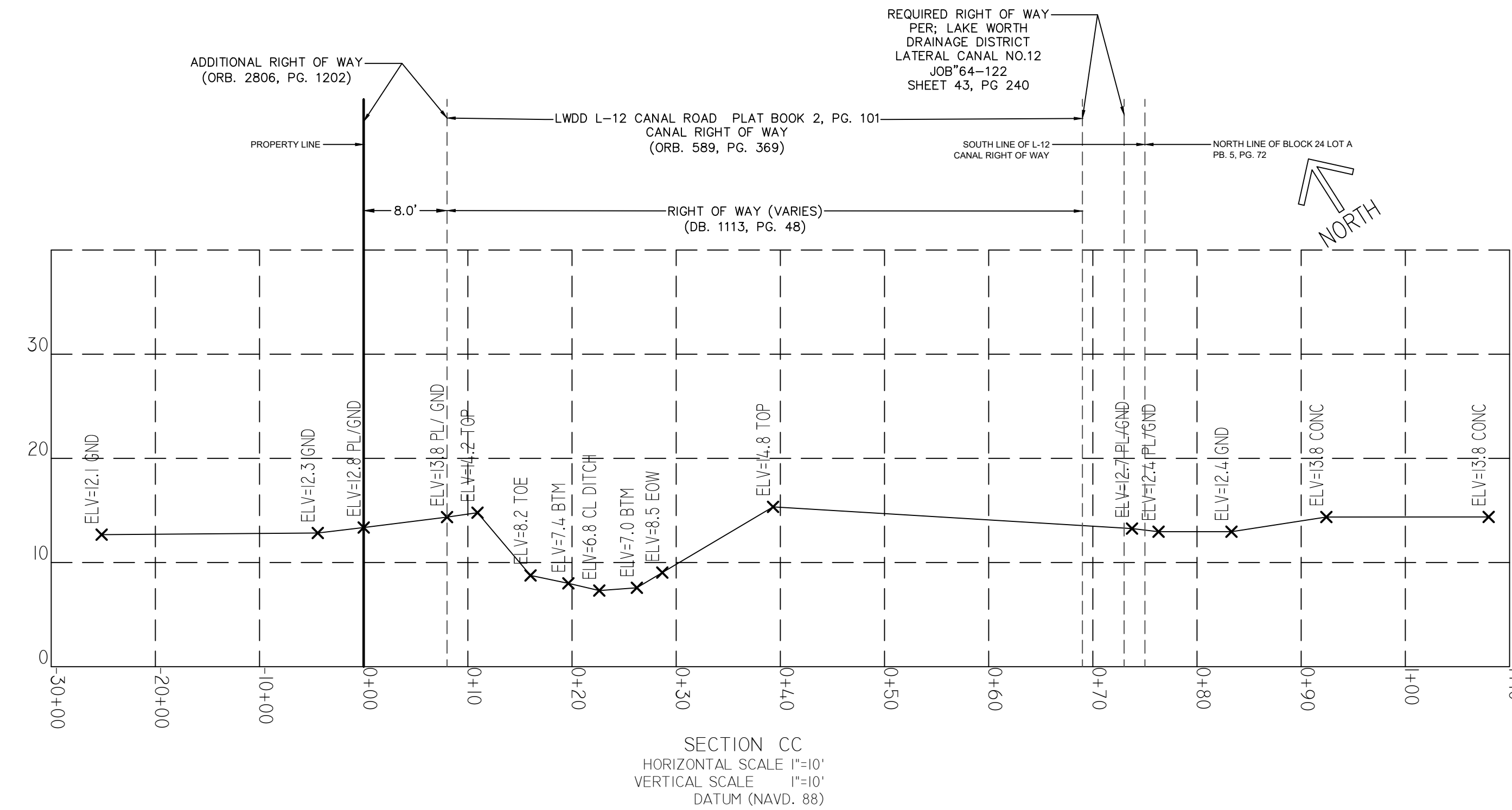
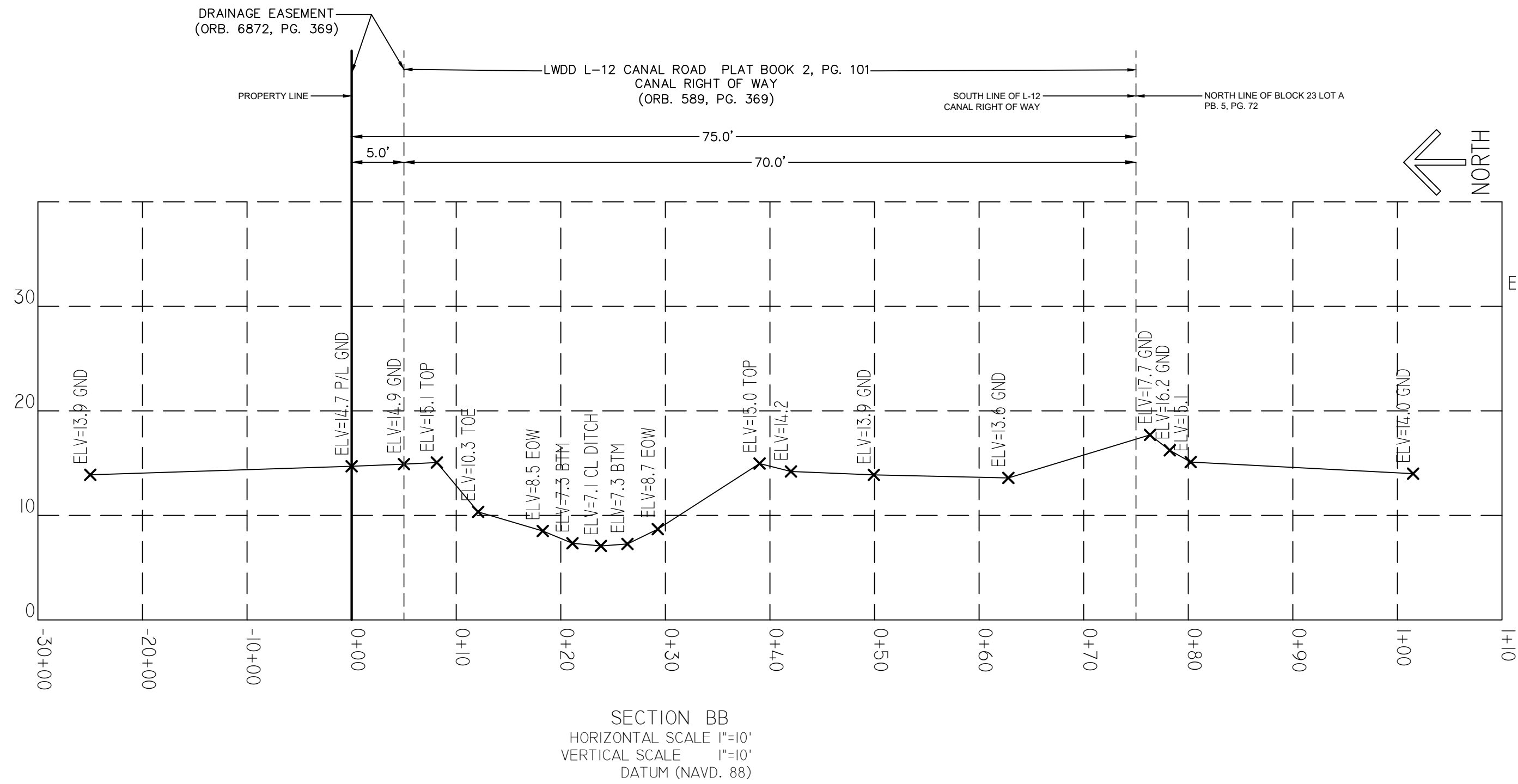
SPECIFIC PURPOSE SURVEY L-12 CANAL

DATE	10/28/20
DRAWN BY	AMS
F.B./ PG.	ELEC
SCALE	SHOWN

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 8883
SHT.NO. 1
OF 2 SHEETS

SPECIFIC PURPOSE SURVEY

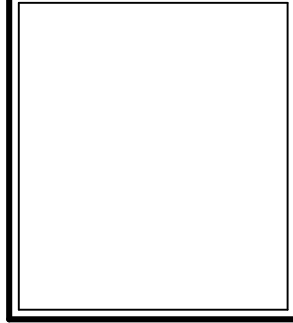


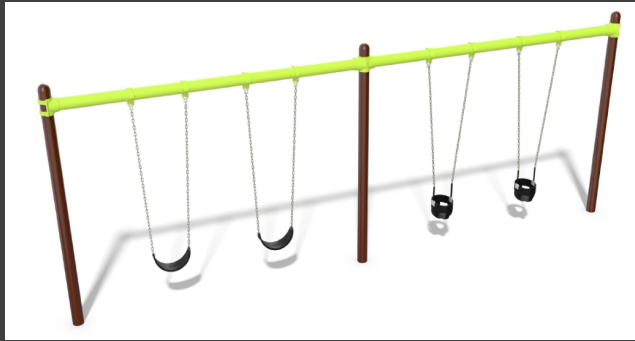
REMOVED TOPO ELEVATIONS	08/03/20	AMS	BY
REVISIONS	DATE		
FILE NAME	C:\WORK\883	941	ACM\2020255

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BOCA RATON, FLORIDA 33433
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SPECIFIC PURPOSE SURVEY L-12 CANAL

DATE	10/28/20
DRAWN BY	AMS
F.B./ PG.	ELEC
SCALE	SHOWN





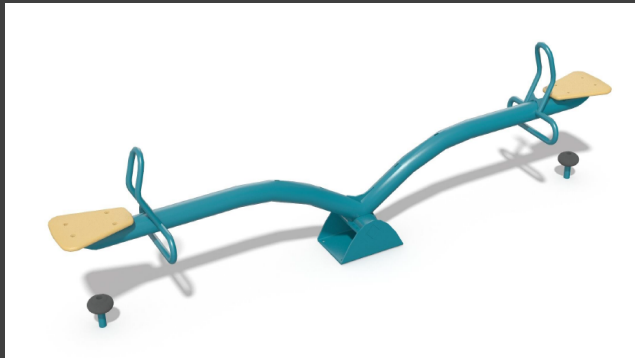
Swing Set



Spring Rider



Spring Rider



Seesaw

Proposed Playground Equipment

**Plaza Steel Strap 36 Gallon Trash Receptacle
w/ Rain Bonnet Lid**
398-8002
QTY: 2
Matte Black
SKU# 398-8002



Proposed Site Furnishings



Plaza Strap Metal Bench w/ Backrest
QTY: 2
Size: 6'
Matte Black
Surface Mounted
SKU# 398-8000



**10-Bike Double-Sided
Grid Bike Rack**
QTY: 1
Powder Coat Black
SKU# 398-6035

Bench, Trash Receptacle, & Bike Rack Typical



Shade Structure



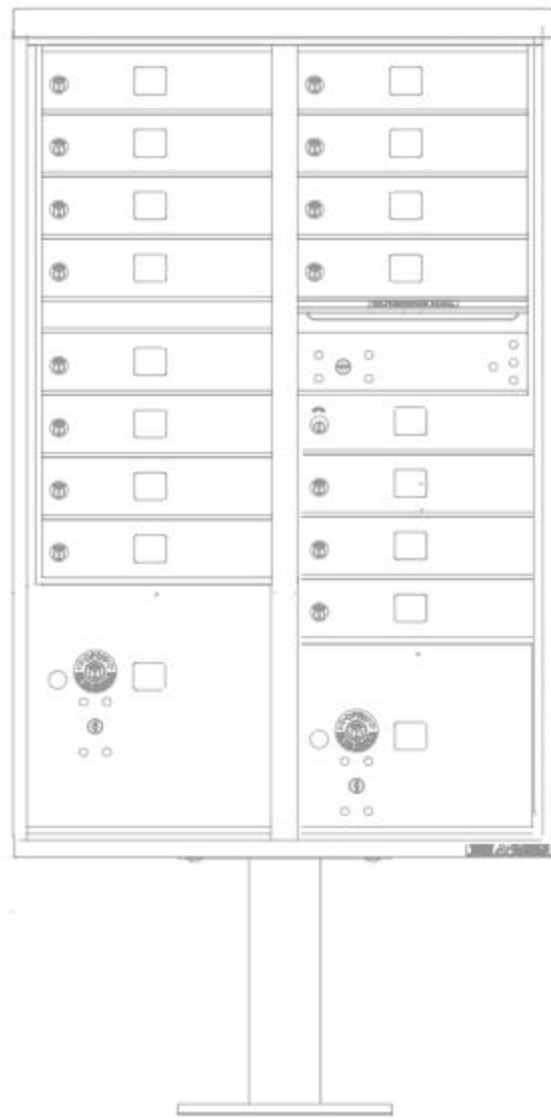
Picnic Table with Trash Receptacle.



Vinyl Fence, Typical. Please see FSBP.1 and Fencing exhibit on RP.2 for height & dimensions.



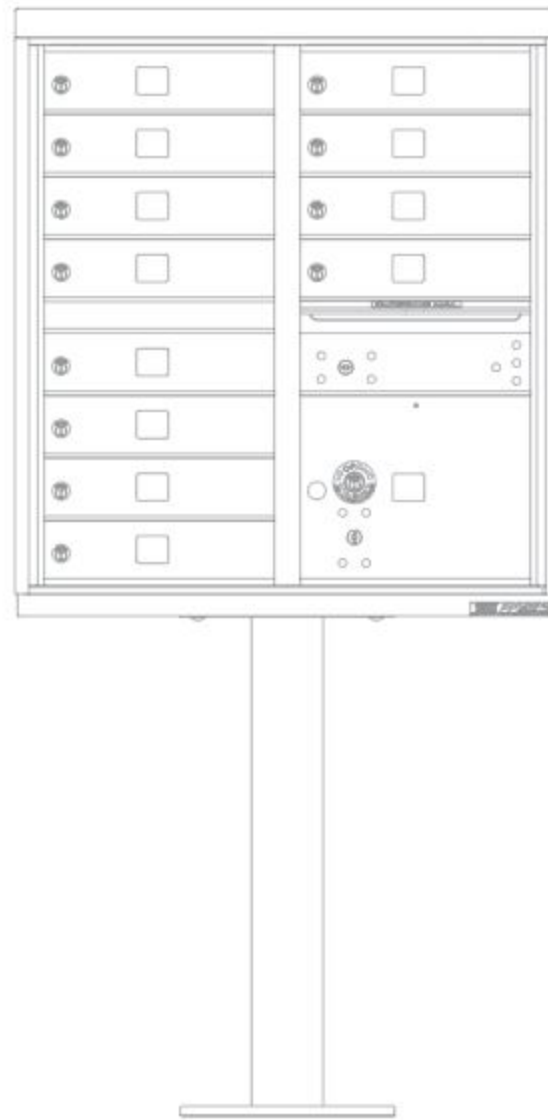
Sports and Lawn Games Field. Please see Rec Area detail on sheet RP-2 and Landscape Plans for details.



16 Door Vital Standard - 1570-16

Qty: 8

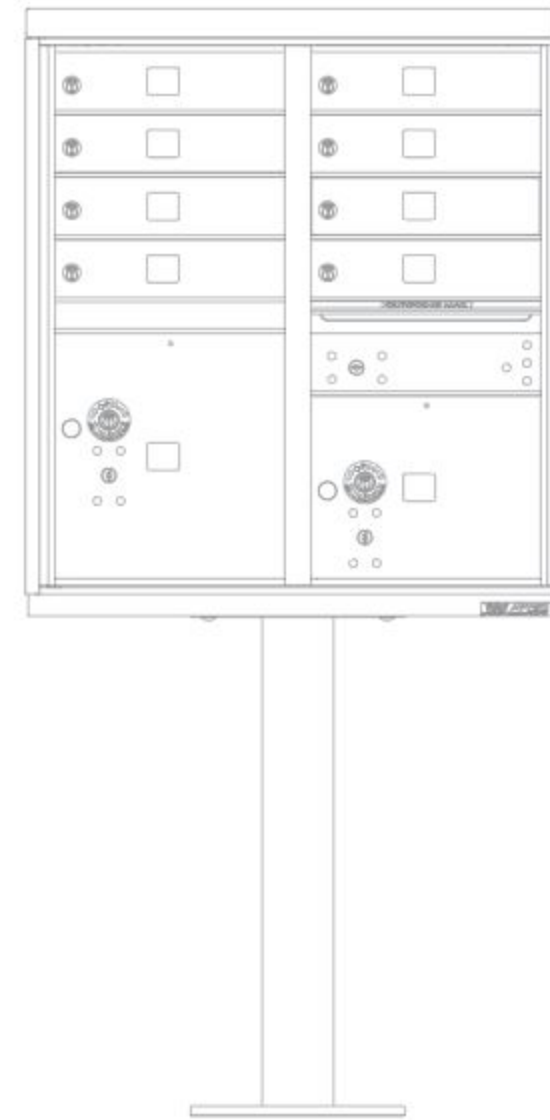
2 Parcel Locker/1 Mail Slot
Sequentially Numbered



12 Door Vital Standard - 1570-12

Qty: 1

1 Parcel Locker/1 Mail Slot
Sequentially Numbered



8 Door Vital Standard - 1570-8

Qty: 1

2 Parcel Locker/1 Mail Slot
Sequentially Numbered



Black

MEASUREMENTS FOR PAD CALCULATED USING RADIUS TURN REQUIREMENTS AS DEFINED BY USPS CLUSTER BOX DEVELOPERS GUIDE (APPENDIX D G1-2-0 E-E3), ACCESSIBLE ROUTE DEFINED BY AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (APPENDIX A TO PART 1191 - SECTION 4.3).

wo.271751 v.03.05.20

Meritage Homes - West Palm - Enclave At Magnolia Park

CBU Pad

MAIL KIOSKS (TYP.)





Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

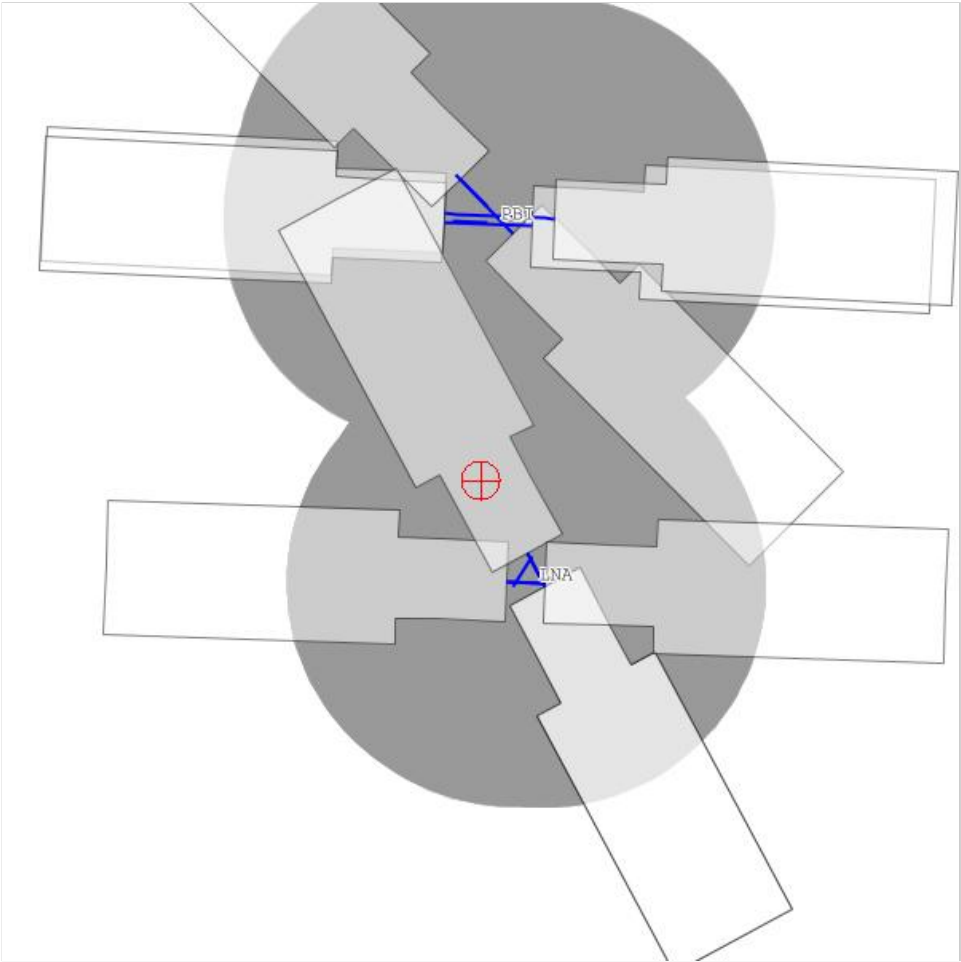
Latitude:	26 Deg	36 M	58.3 S	N ▼
Longitude:	80 Deg	05 M	54.1 S	W ▼
Horizontal Datum:	NAD83 ▼			
Site Elevation (SE):	16 (nearest foot)			
Structure Height :	25 (nearest foot)			
Traverseway:	No Traverseway ▼ (Additional height is added to certain structures under 77.9(c)) User can increase the default height adjustment for Traverseway, Private Roadway and Waterway			
Is structure on airport:	☒ No ☐ Yes			

Results

You exceed the following Notice Criteria:

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

The FAA requests that you file



The site is approximately 4.72 acres in size. The proposed improvements include the construction of new residential townhomes, 0.38 acres of dry detention area (8.05% of the site), 0.31 acres of recreational grassed area (6.57% of the site) and other associated infrastructure.

Stormwater management for quality and quantity control, prior to discharge, is required for the development. Stormwater treatment is per the rules of the South Florida Water Management District (SFWMD), Lake Worth Drainage District (LWDD), and Village of Palm Springs. The discharge design to the LWDD L-12 canal will be based on a pre vs post condition for the 25 year-3 day storm event since this site currently discharges to LWDD. Attached are preliminary calculations for the site for the 10 year – 1 day, 25 year – 3 day and the 100 year – 3 day storm events.

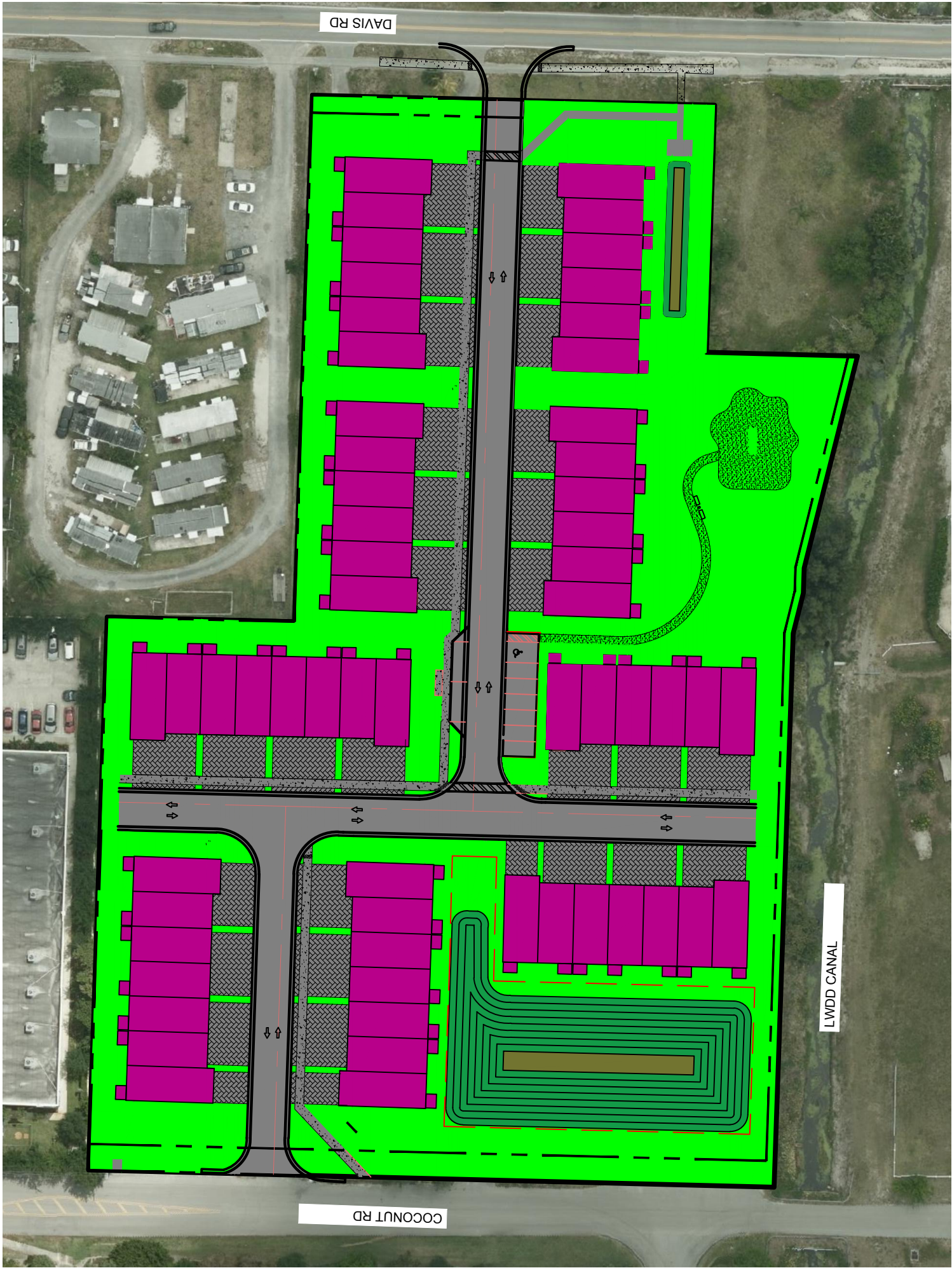
The project will be designed to comply with all South Florida Water Management District, Lake Worth Drainage District and Village of Palm Springs, and other applicable stormwater management requirements.

Please feel free to call me at (561) 330-2345 or mike.spruce@kimley-horn.com with any questions or concerns you might have, or should you require additional information.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Michael D. Spruce, P.E.
Project Manager, Civil Engineer
FL PE #52776
CA 00000696



DAVIS RD

COCONUT RD

LWDD CANAL

Land Use + Soil Storage Calculations

Fontana Townhomes
Project No: 149658011

Designed by: YXY
Checked by: MDS
Date: 12/16/2020

Existing Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		1.09
Building	0.15	
Garages		
Asphalt / Sidewalk / Other Imp.	0.94	
Lake		0.00
Lake Surface		
Lake Banks		
Pervious Area		3.63
Dry Detention Bottom		
Dry Detention Banks		
Landscaping	3.63	
Total Area		4.72

Proposed Land Use

Description	Sub-Area (ac)	Area (ac)
Impervious Area		2.64
Building	1.34	
Garages		
Asphalt / Sidewalk / Other Imp.	1.30	
Lake		0.00
Lake Surface		
Lake Banks		
Pervious Area		2.08
Dry Detention Bottom	0.04	
Dry Detention Banks	0.31	
Landscaping	1.73	
Total Area		4.72

Land Use + Soil Storage Calculations

Fontana Townhomes
Project No: 149658011

Designed by: YXY
Checked by: MDS
Date: 12/16/2020

Soil Storage

	Existing	Proposed	DATUM
Wet Season Water Table / Control Elevation	7.00	7.00	NAVD 1988
Soil Storage Capability (Coastal, Flatwoods, Depressional)	Flatwoods	Flatwoods	
Average Site Elevation (Dry Detention Bottom)		8.00	NAVD 1988
Average Depth to Water Table (Dry Detention Bottom)		1.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)		0.45	in
Soil Storage (S) Over the Site (Dry Detention Bottom)		0.03	in
Average Site Elevation (Dry Detention Banks)		11.00	NAVD 1988
Average Depth to Water Table (Proposed Land Use)		4.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)		6.75	in
Soil Storage (S) Over the Site (Proposed Land Use)		0.03	in
Average Site Elevation (Landscaping)	12.50	14.00	NAVD 1988
Average Depth to Water Table (Landscaping)	5.50	7.00	ft
Soil Storage Capability (Flatwoods, w/ 25% reduction)	6.75	6.75	in
Soil Storage (S) Over the Site (Landscaping)	5.19	2.47	in
Soil Storage (S) Over the Site (Entire Site)	5.19	2.54	in
Curve Number (CN) Based on Soil Storage (S)	65.8	79.7	

Site Stage-Storage - Existing

Fontana Townhomes	YXY	Stage Step Interval:	1
Project No: 149658011	12/16/2020	Start Stage Elevation:	7.00

Storage Type Area (ac) Avg Low Elev. Avg High Elev.	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	Total Area
	L	V	L	V	L	L	
	0.936	0.000	0.000	0.000	0.000	3.628	4.564
	14.00					11.00	
	15.00					14.00	

Stage	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	TOTAL CUM, AC-FT
7.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
8.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
9.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
10.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
11.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000
12.00	0.000	0.000	0.000	0.000	0.000	0.605	0.605
13.00	0.000	0.000	0.000	0.000	0.000	2.419	2.419
14.00	0.000	0.000	0.000	0.000	0.000	5.443	5.443
15.00	0.468	0.000	0.000	0.000	0.000	9.071	9.539
16.00	1.403	0.000	0.000	0.000	0.000	12.699	14.103
17.00	2.339	0.000	0.000	0.000	0.000	16.328	18.667
18.00	3.274	0.000	0.000	0.000	0.000	19.956	23.230
19.00	4.210	0.000	0.000	0.000	0.000	23.585	27.794
20.00	5.145	0.000	0.000	0.000	0.000	27.213	32.358
21.00	6.081	0.000	0.000	0.000	0.000	30.841	36.922
22.00	7.016	0.000	0.000	0.000	0.000	34.470	41.486

Water Quality Calculations - Existing

Fontana Townhomes
Project No: 149658011

Designed by: YXY
Checked by: MDS
Date: 12/16/2020

I. LAND USE:

1	Building	0.15 ac.	3.25%
2	Garages	0.00 ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	0.94 ac.	19.83%
4	Lake Surface	0.00 ac.	0.00%
5	Lake Banks	0.00 ac.	0.00%
6	Dry Detention Bottom	0.00 ac.	0.00%
7	Dry Detention Banks	0.00 ac.	0.00%
8	Landscaping	3.63 ac.	76.92%
Total =		4.72 ac.	100%

Total overall impervious surface with building = 23.08%

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

- If a wet detention system, then whichever is the greater of the following:
 - The first inch of runoff from the entire project site.
 - The amount of 2.5 inches times the percent impervious for the project site.
- Exfiltration trench requires the volume required for the wet detention system.

III. WATER QUALITY COMPUTATIONS:

- Compute the first inch of runoff from the entire developed project site:
$$= 1.00 \text{ inch} \times 4.72 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.393 \text{ ac-ft for the first inch of runoff}}$$
- Compute 2.5 inches times the percent impervious for the developed project site:
 - Site area for water quality pervious / impervious calculations only:
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 4.72 \text{ acres} - (0.00 \text{ acres} + 0.15 \text{ acres})$$

$$= \underline{4.56 \text{ acres of site area for water quality calculations}}$$
 - Impervious area for water quality pervious / impervious calculations only:
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 4.56 \text{ acres} - 3.63 \text{ acres}$$

$$= \underline{0.94 \text{ acres of impervious area for water quality calculations}}$$
 - Percentage of impervious area for water quality:
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 0.94 \text{ acres} / 4.564 \text{ acres} \times 100\%$$

$$= \underline{20.50 \% \text{ Impervious}}$$
 - For 2.5 inches times the percentage of impervious area:
$$= 2.5 \text{ inches} \times 20.50 \%$$

$$= \underline{0.51 \text{ inches to be treated}}$$
 - Compute volume required for quality detention:
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.51 \text{ inches} \times (4.72 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.20 \text{ ac-ft required for detention storage}}$$
- The first inch of runoff from the entire developed site = 0.393 ac-ft
2.5 inches times the percentage of impervious area = 0.201 ac-ft

The volume of 0.393 ac-ft controls

TR-55 Volume Calculations - Existing

Fontana Townhomes
Project No: 149658011

Designed by: YXY
Checked by: MDS
Date: 12/16/2020

Existing Land Use

	<u>10 year/24 hours</u>	<u>25-year /72 hours</u>	<u>100-year /72 hours</u>
Potential Maximum Retention (S) (in)	5.19	5.19	5.19
Rainfall (P) (in)	7.8	12.5	16
Total Site Drainage Area (A) (ac)	4.72	4.72	4.72
Runoff (Q) (in)	3.82	7.89	11.11
Volume of Runoff (V _r) (ac-ft)	1.50	3.10	4.37

Stage - Storage Existing

Stage (elev., ft)	Site Storage (ac-ft)			
7.00	0.000			
8.00	0.000			
9.00	0.000			
10.00	0.000			
11.00	0.000			
12.00	0.605			
13.00	2.419			
14.00	5.443			
15.00	9.539			

Summary Stages

	Existing Stage (ft)	Criteria
10 year/24 hours	11.47	Min. Road Crown
25-year /72 hours	11.51	Min. Perim. Berm
100-year /72 hours (No Discharge)	13.64	Min. Finished Floor

Equations Used (from Technical Release 55)

$$S = (1000/CN)^{-10}$$

$$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$$

$$V_r \text{ (ac-ft)} = (Q)(A)/12$$

Site Stage-Storage - Proposed

Fontana Townhomes

Project No: 149658011

YXY

12/16/2020

Stage Step Interval:

1

Start Stage Elevation:

7.00

Storage Type Area (ac) Avg Low Elev. Avg High Elev.	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks		Landscaping	Total Area
	L	V	L	V	L	L	L	
	1.300	0.000	0.000	0.040	0.310		1.730	3.380
	13.90			8.00	8.00		14.00	
	16.00				14.00		15.65	

TOTAL								
Stage	Impervious Area	Lake Surface	Lake Banks	Dry Detention Bottom	Dry Detention Banks	Landscaping	CUM, AC-FT	
7.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
8.00	0.000	0.000	0.000	0.000	0.000	0.000	0.000	
9.00	0.000	0.000	0.000	0.040	0.026	0.000	0.066	
10.00	0.000	0.000	0.000	0.080	0.103	0.000	0.183	
11.00	0.000	0.000	0.000	0.120	0.233	0.000	0.353	
12.00	0.000	0.000	0.000	0.160	0.413	0.000	0.573	
13.00	0.000	0.000	0.000	0.200	0.646	0.000	0.846	
14.00	0.003	0.000	0.000	0.240	0.930	0.000	1.173	
15.00	0.375	0.000	0.000	0.280	1.240	0.524	2.419	
16.00	1.365	0.000	0.000	0.320	1.550	2.033	5.268	
17.00	2.665	0.000	0.000	0.360	1.860	3.763	8.648	
18.00	3.965	0.000	0.000	0.400	2.170	5.493	12.028	
19.00	5.265	0.000	0.000	0.440	2.480	7.223	15.408	
20.00	6.565	0.000	0.000	0.480	2.790	8.953	18.788	
21.00	7.865	0.000	0.000	0.520	3.100	10.683	22.168	
22.00	9.165	0.000	0.000	0.560	3.410	12.413	25.548	

Water Quality Calculations - Proposed

Fontana Townhomes
Project No: 149658011

Designed by: YXY
Checked by: MDS
Date: 12/16/2020

I. LAND USE:

1	Building	1.34 ac.	28.39%
2	Garages	0.00 ac.	0.00%
3	Asphalt / Sidewalk / Other Imp.	1.30 ac.	27.54%
4	Lake Surface	0.00 ac.	0.00%
5	Lake Banks	0.00 ac.	0.00%
6	Dry Detention Bottom	0.04 ac.	0.85%
7	Dry Detention Banks	0.31 ac.	6.57%
8	Landscaping	1.73 ac.	36.65%
Total =		4.72 ac.	100%

Total overall impervious surface with building = 55.93%

II. WATER QUALITY CRITERIA:

Quality standards shall be provided during a 3 year, 1 hour storm event for one of the following three combinations:

- If a wet detention system, then whichever is the greater of the following:
 - The first inch of runoff from the entire project site.
 - The amount of 2.5 inches times the percent impervious for the project site.
- Exfiltration trench requires the volume required for the wet detention system.

III. WATER QUALITY COMPUTATIONS:

- Compute the first inch of runoff from the entire developed project site:
$$= 1.00 \text{ inch} \times 4.72 \text{ acres} \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.393 \text{ ac-ft for the first inch of runoff}}$$
- Compute 2.5 inches times the percent impervious for the developed project site:
 - Site area for water quality pervious / impervious calculations only:
$$= \text{Total Project} - (\text{Lake Area} + \text{Buildings})$$

$$= 4.72 \text{ acres} - (0.00 \text{ acres} + 1.34 \text{ acres})$$

$$= \underline{3.38 \text{ acres of site area for water quality calculations}}$$
 - Impervious area for water quality pervious / impervious calculations only:
$$= \text{Site area for water quality} - \text{Pervious area}$$

$$= 3.38 \text{ acres} - 2.08 \text{ acres}$$

$$= \underline{1.30 \text{ acres of impervious area for water quality calculations}}$$
 - Percentage of impervious area for water quality:
$$= \text{Impervious area for water quality} / \text{Site area for water quality} \times 100\%$$

$$= 1.30 \text{ acres} / 3.380 \text{ acres} \times 100\%$$

$$= \underline{38.46 \% \text{ Impervious}}$$
 - For 2.5 inches times the percentage of impervious area:
$$= 2.5 \text{ inches} \times 38.46 \%$$

$$= \underline{0.96 \text{ inches to be treated}}$$
 - Compute volume required for quality detention:
$$= \text{Inches to be treated} \times (\text{Total Site Area} - \text{Lake Area})$$

$$= 0.96 \text{ inches} \times (4.72 \text{ acres} - 0.000 \text{ acres}) \times (1 \text{ foot} / 12 \text{ inches})$$

$$= \underline{0.38 \text{ ac-ft required for detention storage}}$$
- The first inch of runoff from the entire developed site = 0.393 ac-ft
2.5 inches times the percentage of impervious area = 0.378 ac-ft

The volume of 0.393 ac-ft controls

TR-55 Volume Calculations - Proposed

Fontana Townhomes
Project No: 149658011

Designed by: YXY
Checked by: MDS
Date: 12/16/2020

Volume Required

	<u>10 year/24 hours</u>	<u>25-year /72 hours</u>	<u>100-year /72 hours</u>
Potential Maximum Retention (S) (in)	2.54	2.54	2.54
Rainfall (P) (in)	7.8	12.5	16
Total Site Drainage Area (A) (ac)	4.72	4.72	4.72
Runoff (Q) (in)	5.408	9.895	13.309
Volume of Runoff (V _r) (ac-ft)	2.127	3.892	5.235

Stage - Storage Proposed

Stage (elev., ft)	Site Storage (ac-ft)			
7.00	0.00			
8.00	0.00			
9.00	0.07			
10.00	0.18			
11.00	0.35			
12.00	0.57			
13.00	0.85			
14.00	1.17			
15.00	2.42			
16.00	5.27			
17.00	8.65			
18.00	12.03			

Summary Quality

Required Min Water Quality to Meet:	0.393 ac-ft
Water Quality Volume Met at Stage:	11.18 ft

Summary Stages

	Proposed Stage (ft)	Existing Stage (ft)	Criteria
10 year/24 hours	13.34	11.47	Min. Road Crown
25-year /72 hours	14.01	11.51	Min. Perim. Berm
100-year /72 hours (No Discharge)	15.99	13.64	Min. Finished Floor

Summary Discharges

	Proposed Discharge (cfs) from modeling	Existing Discharge (cfs) from modeling		
25-year/72 hours	14.18	34.27		

Equations Used (from Technical Release 55)

$$S = (1000/CN) - 10$$

$$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$$

$$V_r \text{ (ac-ft)} = (Q)(A)/12$$

Summary

Fontana Townhomes
Project No: 149658011

Designed by: YXY
Checked by: MDS
Date: 12/16/2020

Stage Summary

Design Storm	Proposed Stage (ft)	Existing Stage (ft)	Criteria
10 year/24 hours	13.34	11.47	Min. Road Crown
25-year /72 hours	14.01	11.51	Min. Perim. Berm
100-year /72 hours (No Discharge)	15.99	13.64	Min. Finished Floor

Finished Floor Elev. Summary

Criteria	Min. FF Elev.
FEMA Flood Map - ZONE AE	13.00
ASCE/SEI 24-05 (Cat III, BFE + 1')	14.00
Design 100-year/3-day (No Disch) Elev	15.99
Governing Finish Floor Elevation	15.99

Quality Summary

Required Min Water Quality to Meet:	0.393 ac-ft controls	
Water Quality Volume Met at Stage:	11.18 ft	
Quality Provided Through Exfiltration:	0 ac-ft	
Exfiltration Trench Used:	0 ft	
Exfiltration Trench Dimensions:	Width (ft) = 0.00	Depth (ft) = 0.00

Discharges Summary

	Proposed Discharge (cfs) from modeling	Existing Discharge (cfs) from modeling		
25-year/72 hours	14.18	34.27		

Project Name: Fontana Townhomes
 Reviewer: Michael D. Spruce, P.E.
 Project Number: 149658011

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;1800 hr Duration: 90 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 24 hr
 Design Frequency: 10 year
 1 Day Rainfall: 7.8 inches
 Area: 4.72 acres
 Ground Storage: 2.57 inches
 Time of Concentration: 0.16 hours
 Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
8.00	0.00
9.00	0.07
10.00	0.18
11.00	0.35
12.00	0.57
13.00	0.85
14.00	1.17
15.00	2.42
16.00	5.27
17.00	8.65

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	7.00
90.00	7.00

Structure: 1

From Basin: Onsite

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 13 ft NGVD, Length = 4 ft

Bleeder: Inv-Tri, Invert Elev = 7 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 2 ft, Manning's n = 0.013, Length = 51 ft

US Invert Elev = 7 ft NGVD, DS Invert Elev = 7 ft NGVD, flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.08	0.00	0.00	0.00	7.00	7.00
2.00	0.16	0.00	0.00	0.00	7.00	7.00
3.00	0.25	0.00	0.00	0.00	7.00	7.00
4.00	0.35	0.00	0.00	0.00	7.00	7.00
5.00	0.48	0.00	0.00	0.00	7.00	7.00
6.00	0.65	0.06	0.00	0.00	8.02	7.00
7.00	0.84	0.19	0.00	0.01	8.05	7.00
8.00	1.07	0.34	0.51	0.03	8.07	7.00
9.00	1.33	0.54	0.53	0.07	8.10	7.00
10.00	1.66	0.82	0.58	0.11	8.27	7.00
11.00	2.10	1.41	0.73	0.17	8.79	7.00
12.00	5.12	19.80	1.33	0.25	12.20	7.00
13.00	5.98	2.67	3.41	0.51	13.29	7.00
14.00	6.38	1.57	1.97	0.71	13.12	7.00
15.00	6.63	1.02	1.43	0.84	13.00	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	6.86	1.02	1.42	0.96	12.88	7.00
17.00	7.00	0.61	1.39	1.07	12.67	7.00
18.00	7.14	0.62	1.36	1.19	12.44	7.00
19.00	7.29	0.62	1.33	1.30	12.23	7.00
20.00	7.43	0.62	1.30	1.41	12.02	7.00
21.00	7.52	0.41	1.26	1.51	11.72	7.00
22.00	7.61	0.41	1.21	1.61	11.41	7.00
23.00	7.71	0.41	1.17	1.71	11.11	7.00
24.00	7.80	0.41	1.12	1.81	10.79	7.00
25.00	7.80	0.00	1.04	1.90	10.30	7.00
26.00	7.80	0.00	0.93	1.98	9.73	7.00
27.00	7.80	0.00	0.79	2.05	9.08	7.00
28.00	7.80	0.00	0.59	2.10	8.30	7.00
29.00	7.80	0.00	0.00	2.12	7.00	7.00
30.00	7.80	0.00	0.00	2.12	7.00	7.00
31.00	7.80	0.00	0.00	2.12	7.00	7.00
32.00	7.80	0.00	0.00	2.12	7.00	7.00
33.00	7.80	0.00	0.00	2.12	7.00	7.00
34.00	7.80	0.00	0.00	2.12	7.00	7.00
35.00	7.80	0.00	0.00	2.12	7.00	7.00
36.00	7.80	0.00	0.00	2.12	7.00	7.00
37.00	7.80	0.00	0.00	2.12	7.00	7.00
38.00	7.80	0.00	0.00	2.12	7.00	7.00
39.00	7.80	0.00	0.00	2.12	7.00	7.00
40.00	7.80	0.00	0.00	2.12	7.00	7.00
41.00	7.80	0.00	0.00	2.12	7.00	7.00
42.00	7.80	0.00	0.00	2.12	7.00	7.00
43.00	7.80	0.00	0.00	2.12	7.00	7.00
44.00	7.80	0.00	0.00	2.12	7.00	7.00
45.00	7.80	0.00	0.00	2.12	7.00	7.00
46.00	7.80	0.00	0.00	2.12	7.00	7.00
47.00	7.80	0.00	0.00	2.12	7.00	7.00
48.00	7.80	0.00	0.00	2.12	7.00	7.00
49.00	7.80	0.00	0.00	2.12	7.00	7.00
50.00	7.80	0.00	0.00	2.12	7.00	7.00
51.00	7.80	0.00	0.00	2.12	7.00	7.00
52.00	7.80	0.00	0.00	2.12	7.00	7.00
53.00	7.80	0.00	0.00	2.12	7.00	7.00
54.00	7.80	0.00	0.00	2.12	7.00	7.00
55.00	7.80	0.00	0.00	2.12	7.00	7.00
56.00	7.80	0.00	0.00	2.12	7.00	7.00
57.00	7.80	0.00	0.00	2.12	7.00	7.00
58.00	7.80	0.00	0.00	2.12	7.00	7.00
59.00	7.80	0.00	0.00	2.12	7.00	7.00
60.00	7.80	0.00	0.00	2.12	7.00	7.00
61.00	7.80	0.00	0.00	2.12	7.00	7.00
62.00	7.80	0.00	0.00	2.12	7.00	7.00
63.00	7.80	0.00	0.00	2.12	7.00	7.00
64.00	7.80	0.00	0.00	2.12	7.00	7.00
65.00	7.80	0.00	0.00	2.12	7.00	7.00
66.00	7.80	0.00	0.00	2.12	7.00	7.00
67.00	7.80	0.00	0.00	2.12	7.00	7.00
68.00	7.80	0.00	0.00	2.12	7.00	7.00
69.00	7.80	0.00	0.00	2.12	7.00	7.00
70.00	7.80	0.00	0.00	2.12	7.00	7.00
71.00	7.80	0.00	0.00	2.12	7.00	7.00
72.00	7.80	0.00	0.00	2.12	7.00	7.00
73.00	7.80	0.00	0.00	2.12	7.00	7.00
74.00	7.80	0.00	0.00	2.12	7.00	7.00
75.00	7.80	0.00	0.00	2.12	7.00	7.00
76.00	7.80	0.00	0.00	2.12	7.00	7.00
77.00	7.80	0.00	0.00	2.12	7.00	7.00
78.00	7.80	0.00	0.00	2.12	7.00	7.00
79.00	7.80	0.00	0.00	2.12	7.00	7.00
80.00	7.80	0.00	0.00	2.12	7.00	7.00
81.00	7.80	0.00	0.00	2.12	7.00	7.00
82.00	7.80	0.00	0.00	2.12	7.00	7.00
83.00	7.80	0.00	0.00	2.12	7.00	7.00
84.00	7.80	0.00	0.00	2.12	7.00	7.00
85.00	7.80	0.00	0.00	2.12	7.00	7.00
86.00	7.80	0.00	0.00	2.12	7.00	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
87.00	7.80	0.00	0.00	2.12	7.00	7.00
88.00	7.80	0.00	0.00	2.12	7.00	7.00
89.00	7.80	0.00	0.00	2.12	7.00	7.00
90.00	7.80	0.00	0.00	2.12	7.00	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	3.93	12.60	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	13.34	12.60	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	2.12	0.00	2.12	0.00	0.00	0.00

Project Name: Fontana Townhomes
 Reviewer: Michael D. Spruce, P.E.
 Project Number: 149658011

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;1800 hr Duration: 90 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 25 year
 3 Day Rainfall: 12.5 inches
 Area: 4.72 acres
 Ground Storage: 2.57 inches
 Time of Concentration: 0.16 hours
 Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
8.00	0.00
9.00	0.07
10.00	0.18
11.00	0.35
12.00	0.57
13.00	0.85
14.00	1.17
15.00	2.42
16.00	5.27
17.00	8.65

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	7.00
90.00	7.00

Structure: 1

From Basin: Onsite

To Basin: Offsite1

Structure Type: Gravity

Weir: Sharp Crested, Crest Elev = 13 ft NGVD, Length = 4 ft

Bleeder: Inv-Tri, Invert Elev = 7 ft NGVD, Height = 0.5 ft

Width = 0.5 ft

Default Coefs: Weir Coef = 2.5, Orifice Coef = 0.6

Pipe: Diameter = 2 ft, Manning's n = 0.013, Length = 51 ft

US Invert Elev = 7 ft NGVD, DS Invert Elev = 7 ft NGVD, flap gate

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
0.00	0.00	0.00	0.00	0.00	7.00	7.00
1.00	0.06	0.00	0.00	0.00	7.00	7.00
2.00	0.11	0.00	0.00	0.00	7.00	7.00
3.00	0.17	0.00	0.00	0.00	7.00	7.00
4.00	0.22	0.00	0.00	0.00	7.00	7.00
5.00	0.28	0.00	0.00	0.00	7.00	7.00
6.00	0.34	0.00	0.00	0.00	7.00	7.00
7.00	0.39	0.00	0.00	0.00	7.00	7.00
8.00	0.45	0.00	0.00	0.00	7.00	7.00
9.00	0.50	0.00	0.00	0.00	7.00	7.00
10.00	0.56	0.01	0.00	0.00	8.00	7.00
11.00	0.62	0.02	0.00	0.00	8.02	7.00
12.00	0.67	0.03	0.00	0.00	8.05	7.00
13.00	0.73	0.04	0.00	0.01	7.00	7.00
14.00	0.78	0.05	0.00	0.01	8.02	7.00
15.00	0.84	0.05	0.00	0.02	7.00	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
16.00	0.90	0.06	0.00	0.02	8.03	7.00
17.00	0.95	0.07	0.00	0.02	7.00	7.00
18.00	1.01	0.08	0.00	0.03	7.00	7.00
19.00	1.06	0.08	0.00	0.03	8.06	7.00
20.00	1.12	0.09	0.00	0.04	8.05	7.00
21.00	1.18	0.10	0.00	0.05	8.04	7.00
22.00	1.23	0.10	0.00	0.06	8.04	7.00
23.00	1.29	0.11	0.00	0.07	8.05	7.00
24.00	1.34	0.11	0.49	0.08	8.00	7.00
25.00	1.42	0.17	0.00	0.09	8.02	7.00
26.00	1.51	0.18	0.00	0.11	7.00	7.00
27.00	1.59	0.19	0.50	0.12	8.04	7.00
28.00	1.67	0.20	0.50	0.14	8.04	7.00
29.00	1.75	0.21	0.51	0.16	8.04	7.00
30.00	1.83	0.22	0.00	0.17	8.00	7.00
31.00	1.91	0.22	0.00	0.19	8.02	7.00
32.00	2.00	0.23	0.00	0.21	8.06	7.00
33.00	2.08	0.24	0.50	0.23	8.04	7.00
34.00	2.16	0.24	0.00	0.25	8.02	7.00
35.00	2.24	0.25	0.50	0.27	8.02	7.00
36.00	2.32	0.25	0.00	0.29	8.02	7.00
37.00	2.40	0.26	0.50	0.31	8.03	7.00
38.00	2.49	0.26	0.00	0.33	8.04	7.00
39.00	2.57	0.27	0.51	0.36	8.05	7.00
40.00	2.65	0.27	0.50	0.38	8.02	7.00
41.00	2.73	0.28	0.00	0.40	8.04	7.00
42.00	2.81	0.28	0.00	0.42	8.01	7.00
43.00	2.89	0.28	0.51	0.45	8.05	7.00
44.00	2.98	0.29	0.50	0.47	8.03	7.00
45.00	3.06	0.29	0.49	0.50	8.01	7.00
46.00	3.14	0.29	0.00	0.51	8.06	7.00
47.00	3.22	0.30	0.00	0.54	8.05	7.00
48.00	3.30	0.30	0.00	0.56	8.04	7.00
49.00	3.39	0.34	0.50	0.60	8.02	7.00
50.00	3.49	0.34	0.51	0.62	8.06	7.00
51.00	3.60	0.42	0.51	0.66	8.06	7.00
52.00	3.72	0.49	0.52	0.69	8.09	7.00
53.00	3.87	0.63	0.54	0.73	8.15	7.00
54.00	4.07	0.79	0.60	0.78	8.33	7.00
55.00	4.30	0.94	0.68	0.83	8.61	7.00
56.00	4.56	1.11	0.77	0.89	8.98	7.00
57.00	4.87	1.35	0.85	0.96	9.31	7.00
58.00	5.26	1.67	0.94	1.04	9.79	7.00
59.00	5.78	2.46	1.05	1.12	10.37	7.00
60.00	9.34	26.42	7.04	1.32	13.58	7.00
61.00	10.36	3.37	5.01	2.07	13.43	7.00
62.00	10.83	1.96	2.41	2.33	13.18	7.00
63.00	11.12	1.27	1.61	2.48	13.06	7.00
64.00	11.40	1.26	1.43	2.61	13.00	7.00
65.00	11.56	0.76	1.41	2.72	12.83	7.00
66.00	11.73	0.76	1.39	2.84	12.64	7.00
67.00	11.89	0.76	1.36	2.95	12.46	7.00
68.00	12.06	0.76	1.34	3.06	12.29	7.00
69.00	12.17	0.51	1.31	3.17	12.06	7.00
70.00	12.28	0.51	1.27	3.28	11.78	7.00
71.00	12.39	0.51	1.23	3.38	11.50	7.00
72.00	12.50	0.51	1.19	3.48	11.24	7.00
73.00	12.50	0.00	1.12	3.58	10.79	7.00
74.00	12.50	0.00	1.03	3.66	10.27	7.00
75.00	12.50	0.00	0.92	3.74	9.68	7.00
76.00	12.50	0.00	0.79	3.81	9.04	7.00
77.00	12.50	0.00	0.58	3.87	8.25	7.00
78.00	12.50	0.00	0.00	3.88	8.06	7.00
79.00	12.50	0.00	0.00	3.88	8.06	7.00
80.00	12.50	0.00	0.00	3.88	8.06	7.00
81.00	12.50	0.00	0.00	3.88	8.06	7.00
82.00	12.50	0.00	0.00	3.88	8.06	7.00
83.00	12.50	0.00	0.00	3.88	8.06	7.00
84.00	12.50	0.00	0.00	3.88	8.06	7.00
85.00	12.50	0.00	0.00	3.88	8.06	7.00
86.00	12.50	0.00	0.00	3.88	8.06	7.00

Time (hr)	Cumulative Rainfall (in)	Instant Runoff (cfs)	Current Discharge (cfs)	Cumulative Discharge (acre-ft)	Head Water Stage (ft NGVD)	Tail Water Stage (ft NGVD)
87.00	12.50	0.00	0.00	3.88	8.06	7.00
88.00	12.50	0.00	0.00	3.88	8.06	7.00
89.00	12.50	0.00	0.00	3.88	8.06	7.00
90.00	12.50	0.00	0.00	3.88	8.06	7.00

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)
1	14.18	60.20	0.00	0.00

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	14.01	60.20	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	3.88	0.00	3.88	0.00	0.00	0.00

Project Name: Fontana Townhomes
 Reviewer: Michael D. Spruce, P.E.
 Project Number: 149658011

Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;1800 hr Duration: 90 hr
 Time Step: 0.2 hr, Iterations: 10

Basin 1: Onsite

Method: Santa Barbara Unit Hydrograph
 Rainfall Distribution: SFWMD - 3day
 Design Frequency: 100 year
 3 Day Rainfall: 16.0001 inches
 Area: 4.72 acres
 Ground Storage: 2.57 inches
 Time of Concentration: 0.16 hours
 Initial Stage: 7 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
7.00	0.00
8.00	0.00
9.00	0.07
10.00	0.18
11.00	0.35
12.00	0.57
13.00	0.85
14.00	1.17
15.00	2.42
16.00	5.27
17.00	8.65

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Onsite	15.98	73.40	7.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Onsite	5.22	0.00	0.00	0.00	5.22	0.00



**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229

(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com



**Palm Beach County
Board of County
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

December 15, 2020

Christopher W. Heggen, P.E.
Kimley-Horn
1920 Wekiva Way, Suite 200
West Palm Beach, FL 33411

**RE: Fontana Townhomes
Project #: 201006
Traffic Performance Standards Review (Revised)**

Dear Mr. Heggen:

The Palm Beach County Traffic Division has reviewed the **Fontana Townhomes** Traffic Impact Statement, revised December 9, 2020, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	East side of Coconut Rd, about 200 feet south of Lake Worth Rd
PCN:	70-43-44-30-01-009-0040 & 70-43-44-30-01-009-0030
Access:	One full access driveway connection onto Coconut Rd and onto Davis Rd <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	One Single Family Home
Proposed Uses:	Redevelop the site with: Low-rise Multi-Family Residential = 59 DU
New Daily Trips:	422
New Peak Hour Trips:	26 (6/20) AM; 32 (20/12) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network and therefore, **meets** the Traffic Performance Standards of Palm Beach County.

The following site related comment should be addressed:

1. Dedicate Right-of-Way 30 feet from the centerline on Coconut Rd and 40 feet from the centerline on Davis Rd along the property frontage. This dedication will need to be free and clear of all encumbrances.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The

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Affirmative Action Employer"*



Christopher W. Heggen, P.E.
December 15, 2020
Page 2

project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, E.I. on behalf of
Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Kim Glas-Castro, Director, Land Development Department, Village of Palm Springs
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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THE SCHOOL DISTRICT OF
PALM BEACH COUNTY, FL

KRISTIN K. GARRISON
DIRECTOR

WANDA F. PAUL, M.Ed., MBA
CHIEF OPERATING OFFICER

PLANNING AND INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK RD. N., STE 200
RIVIERA BEACH, FL. 33404

PHONE: 561-434-8020 / FAX: 561-357-1193
WWW.PALMBEACHSCHOOLS.ORG/PLANNING

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	Submittal Date	01/07/2021		
	SCAD No.	20121501D – D. O.		
	FLU /Rezoning/D.O. No.	202001093 – Village of Palm Springs		
	PCN No. / Address	70-43-44-30-01-009-0030(0040) / 4090 Coconut Road		
	Development Name	Fontana Townhomes		
	Agent Name	Jerrod Purser		
	SAC No.	210B		
	Proposed Unit No. & Type	59 Multi-Family Units		
Impact Review		Palm Springs Elementary School	Lake Worth Middle School	Lake Worth High School
	New Students Generated	7	3	4
	Capacity Available	-37	44	61
	Utilization Percentage	104%	97%	98%
School District Staff's Recommendation	Based on the findings and evaluation of the proposed development, there will be negative impact on the public school system. Therefore, if the proposed development is approved by the Village Council, School District staff recommends the following condition to mitigate such impacts. In order to address the school capacity deficiency generated by this proposed development at the District elementary school level, the property owner shall contribute \$24,465 to the School District of Palm Beach County prior to the issuance of first building permit. This school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on April 16, 2019.			
Validation Period	1) This determination is valid from 01/11/2021 to 01/10/2022 or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to 01/10/2022 or this determination will expire automatically on 01/10/2022.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

Joyce C. Cai, Senior Planner

Print Name & Title

January 11, 2021

Date

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, Planner, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

January 11, 2021

To: Iramis Cabrera, Village of Palm Springs Planner

From: Tara Bamber, PE 

**Re: Fontana Townhomes
Site Plan Approval Letter
Engenuity Group Project No. 6001.106**

We have received the following through WeTransfer on 12-30-20:

1. Site Development Plans, 24 sheets, dated December 2020, by Kimley Horn.
2. Site Plan, 1 sheet (SP-1), revised 12-21-20, by WGI.
3. Landscape Plan, 5 sheets (LP-1.00, LP-1.01, LP-1.02, LP-5.00, LP-6.00), revised 12-21-20, by WGI.
4. Drainage Statement, 19 sheets, dated 12-18-20, by Kimley Horn.
5. PBC Traffic Performance Standard Review (Revised), 2 sheets, dated 12-15-20
6. Justification Letter, 12 sheets, resubmitted 12-21-20, by WGI.
7. Response Letter, 2 sheets, dated 12-21-20, by WGI.

We recommend Site Plan approval with the following condition:

1. Provide cross sections at the perimeter of the property.
2. Verify the placement of the weir in the control structure.
3. Verify the any construction activities will not impact the properties to the north and south adjacent to Davis Road as they are in an AE Flood Zone.
4. Provide permits from applicable agencies including, but not limited to, LWDD, SFWMD, PBCWUD, PBC Fire Rescue, etc.
5. Additional comments may be asked at time of Civil/Utility Plan review.

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

**Cc: Kim Glas-Castro
Lisa Tropepe, PE**

10/26/2020

We have no comments. Thanks Iramis.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section

Planning & Environmental Management - FDOT District Four

p: (954) 777-4663 f: (954) 677-7892

a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33309

e: lhymowitz@dot.state.fl.us w: www.DOT.state.fl.us



**Teleworking, 8-4:45 Monday through Friday,
can be reached by e-mail or by phone (954-777-4663)**

1/8/2021

Iramis,

I reviewed the revised plans and they are acceptable for site plan approval.

In the response letter WGI indicates they included documentation regarding coordination with LWDD regarding the auto flusher. I was not able to locate this documentation.

The applicant will be required to submit plans to PBCWUD for plan approval. This process can begin anytime.

Thank you

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33413

Phone (561) 493-6116

JMichels@pbcwater.com

1/5/2021

Hello,

Per the results of the Notice Criteria tool, It is required the applicant fill out Form 7460, Notice of Actual Construction or Alteration. Form 7460 is available online on FAA website at the link <https://oeaaa.faa.gov>. FAA will perform an aeronautical study to determine if the proposed development will be a hazard to air navigation. Once FAA has provided a decision, the applicant must provide DOA a copy of their results with their application. FAA 7460 application process time is pending, it may take several months. Please contact FAA to determine the application process time.

The FAA results must be provided to DOA prior to commencement of subject construction.

Please contact me with any concerns.

Thank you

Wil Hicks

12-3-2020

After review of the survey and canal cross sections with Dave Lindley, and changes made, LWDD has no objection to the certification of this petition.

LWDD will not require additional right-of-way as originally discussed. While it would be beneficial to LWDD to obtain an additional 5 feet, LWDD will not require the property owner to convey an easement.

Thank you.

Anne H. Perry

Anne Perry | Right-of-Way Specialist

Lake Worth Drainage District | 13081 Military Trail | Delray Beach, Florida 33484

Direct Line | 561.819.5577 | Main Line 561.498. 5363 | Fax | 561.495.9694



Please consider the environment before printing this email.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

1/4/2020

No comment.

From: Iramis Cabrera <icabrera@vpsfl.org>
Sent: Wednesday, December 30, 2020 3:23 PM
To: Pedro Segovia <PSEGOVIA@pbcgov.org>
Subject: Fontana Townhomes

***** Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. *****

Hi Pedro,

Can you please review attached revised site plan and let me know if you have any comments?

Thank you and happy new year!!

*Iramis Cabrera
Planner
Village of palm springs
Planning, Zoning & Building Department
561-965-4016
icabrera@vpsfl.org*

11/24/2020

PBC

Hello Iramis,

No comments on revised submittal. As a reminder, applicant will still need to fill out a right of way dedication package per our website. The separate instruments for right of way dedication on Coconut Rd and David Rd will need to be approved by our right of way section prior to any right of way permits being issued.

Best Regards,
Will



Will Carey, PE

[Roadway Production Division](#)

Palm Beach County Engineering & Public Works Dept.

(561) 684-4183 / wcarey@pbcgov.org / Mon-Fri 9am to 6pm



1/8/2021

Iramis,

I reviewed the revised plans and they are acceptable for site plan approval.

In the response letter WGI indicates they included documentation regarding coordination with LWDD regarding the auto flusher. I was not able to locate this documentation.

The applicant will be required to submit plans to PBCWUD for plan approval. This process can begin anytime.

Thank you

Jackie Michels, P.E.

Project Manager

Palm Beach County Water Utilities

8100 Forest Hill Blvd.

West Palm Beach, Florida 33413

Phone (561) 493-6116

JMichels@pbcwater.com



Village of Palm Springs
Land Development Department
226 Cypress Lane, Palm Springs, FL 33461
(561) 965-4016 Fax (561) 439-4132

LETTER OF TRANSMITTAL

To: Tom Ceccarelli/Frank Castro
Pedro Segovia

Date: 12/30/2020

Fontana Townhomes – Site Plan
3rd submittal 12-30-2020

RE: 4063 Davis Rd and 4090 Coconut Rd –PUD Site Plan

Attached are:

x Prints

☐ Report

☐ Other _____

☐ Reproducibles

☐ Specifications

☐ Correspondence

☐ Applications

COPIES	DATE	DESCRIPTION
1	12/21/2020	Site Plan Package/ Civil Plans/Architecturals

Transmitted:

☐ For Approval

☐ For Revisions

☐ Other _____

☐ As Requested

☐ For Your Use

xxxx For Review and Comment

REMARKS:

Upon review, please forward any comments regarding the attached materials to me.. Should you have any questions regarding the attached materials, do not hesitate to contact me at (561) 434-5090 or icabrera@vpsfl.org. Thank you for your assistance.

Signed: Iramis Cabrera

SUGGESTION:

- INSTALLATION OF BARRIER TO PREVENT UNWANTED TRAFFIC / PEDESTRIANS DURING SWAP SHOP HOURS
- ALSO ADVISE OF NOISE ISSUES DUE TO SWAP SHOP
12/30/21



SITE DATA	
GROSS SITE AREA	4.73 AC.
NET SITE AREA	4.48 AC.
TOTAL PROPOSED UNITS (TOWNHOME)	59 D.U.
GROSS DENSITY	12.5 D.U./AC.
OPEN SPACE REQUIRED	1.57 AC. (35%)
OPEN SPACE PROVIDED	1.87 AC. (41%)
COMMON AMENITY REQUIRED/PROVIDED	0.31 AC. (20% OF OPEN SPACE)
DRY DETENTION AREA	0.36 AC.

Fontana Townhomes
Site Plan Graphic



SCALE: 1" = 30'-0"



SCHEME 1 of 3

**DRIFT OF
MIST
SW 9166**

**ALPACA
SW 7022**

**IRON ORE
SW 7069**

**EXTRA
WHITE
SW 7006**

ACTUAL COLOR MAY VARY FROM ON-SCREEN PRESENTATION

SCHEME 2 of 3

**DRIFT OF
MIST
SW 9166**

**PASSIVE
SW 7064**

**IRON ORE
SW 7069**

**EXTRA
WHITE
SW 7006**



ACTUAL COLOR MAY VARY FROM ON-SCREEN PRESENTATION

SCHEME 3 of 3

**DRIFT OF
MIST
SW 9166**

**NORTH
STAR
SW 6246**

**IRON ORE
SW 7069**

**EXTRA
WHITE
SW 7006**



ACTUAL COLOR MAY VARY FROM ON-SCREEN PRESENTATION



LEGAL DESCRIPTION

PARCEL 1:

LOT D, LESS THE EAST 15 FEET FOR ROAD RIGHT-OF-WAY IN BLOCK 9, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5. PAGE 72. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

LOT B, LESS THE NORTH 53 FEET THEREOF; ALL OF LOTS C AND D; AND LOT E, LESS THE SOUTH 70 FEET THEREOF, ALL IN BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK1 PAGE 72. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

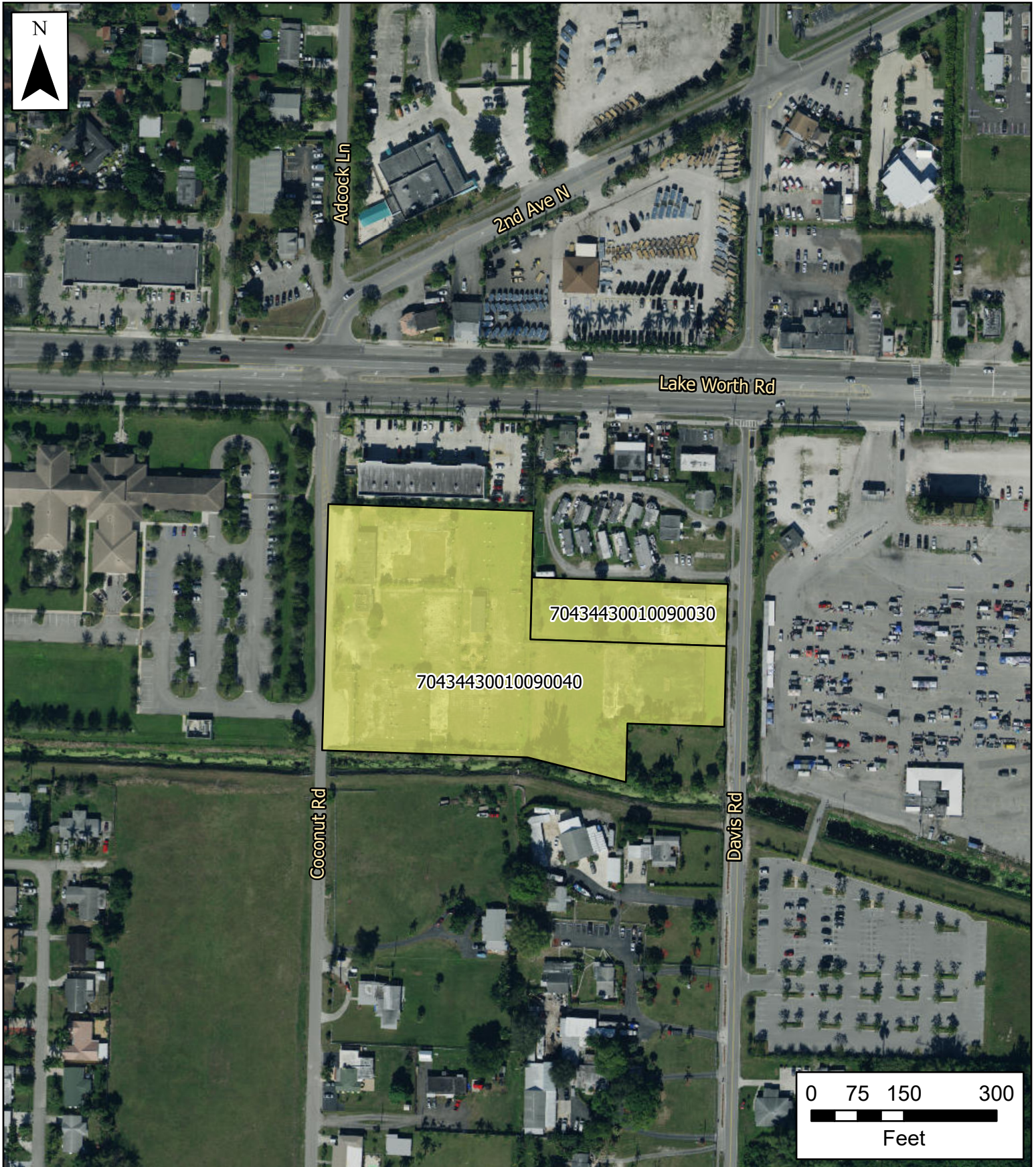
PARCEL 3:

PREMISES KNOWN AS THE WESTERLY 160.51 FEET OF LOT E, BLOCK 9, LYING NORTH OF THE LAKE WORTH DRAINAGE DITCH LATERAL CANAL L-12, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO.7, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 5, PAGE 72. AND MORE PARTICURLAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, SAID POINT ALSO BEING IN THE CENTER LINE OF DAVIS ROAD; THENCE RUNNING, SOUTH 01 DEGREES 50 MINUTES 55 SECONDS WEST 546.70 (DEED) 546.85, (CALC_ FEET TO A POINT; THENCE RUNNING NORTH 87 DEGREES 38 MINUTES 05 SECONDS WEST 171.78 (DEED), 171.74 (CALC) FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS PARCEL BEING DESCRIBED; THENCE, NORTH 87 DEGREES 38 MINUTES 05 SECONDS WEST 160.51 FEET TO AN IRON PIPE; THENCE, SOUTH 01 DEGREEES 51 MINUTES 22 SECONDS WEST 60.37 FEET TO AN IRON PIPE; THENCE, SOUTH 75 DEGREES 31 MINUTES 34 SECONDS EAST 164.47 FEET ALONG THE NORTH RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DITCH LATERAL CANAL L-12 TO AN IRON PIPE; THENCE, NORTH 01 DEGREES 51 MINUTES 22 SECONDS EAST 94.87 FEET TO THE POINT AND PLACE OF BEGINNING.

LOT C LESS THE NORTH 30 FEET THEREOF, BLOCK 9, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 37 PEGE(S) 72, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 205,881 SQUARE FEET OR 4.726 ACRES.



Village of Palm Springs

Fontana Townhomes

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

 Property Boundary

Data Source: Property boundary provided by Palm Beach County, World Imagery Basemap provided by ESRI Online Services.



Adcock Ln

2nd Ave N

Lake Worth Rd

70434430010090030

70434430010090040

Coconut Rd

Davis Rd

0 75 150 300
Feet



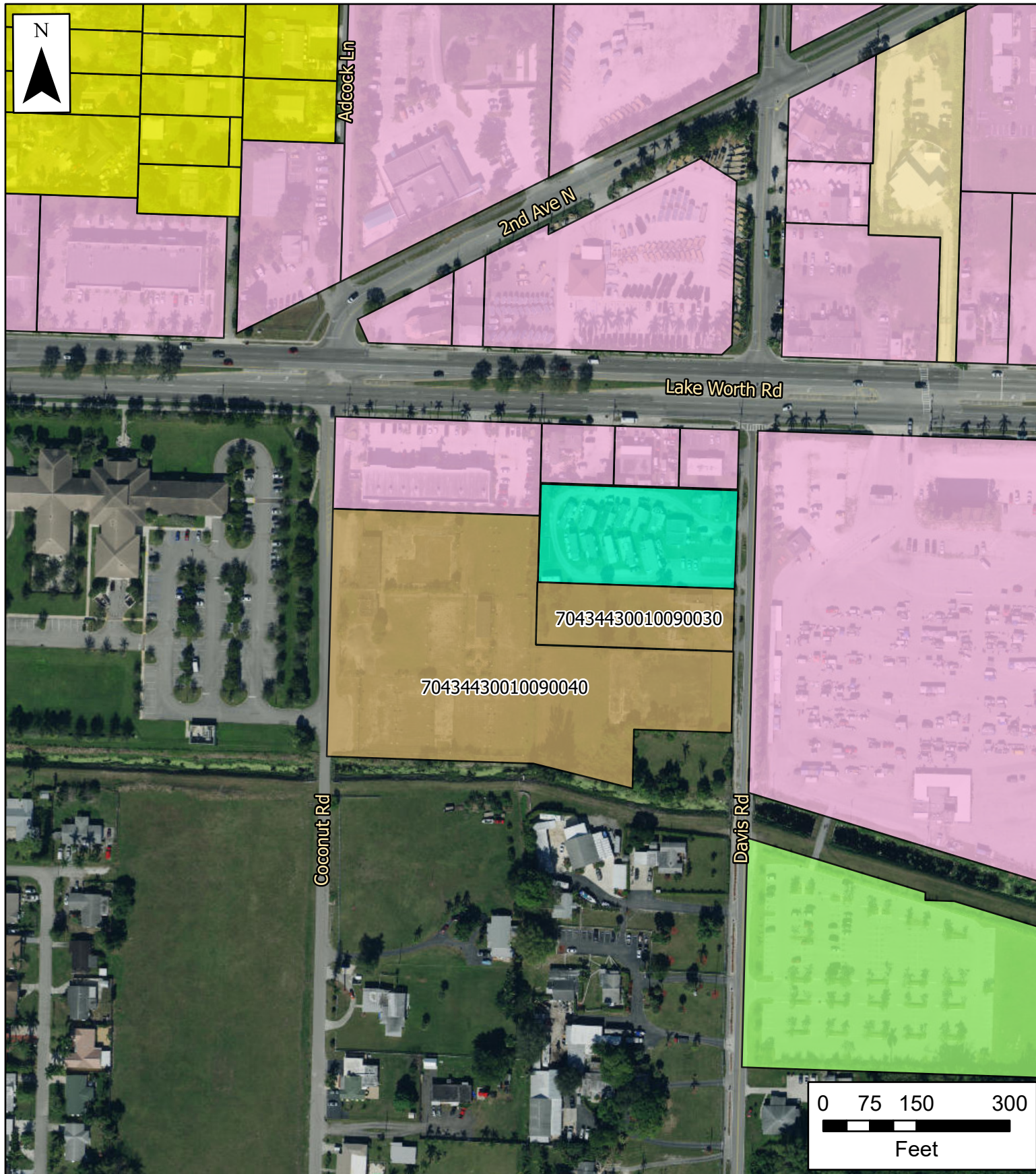
Village of Palm Springs

Fontana Townhomes

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Parcels
Property Boundary

Data Source: Parcels provided by Palm Beach County



Village of Palm Springs

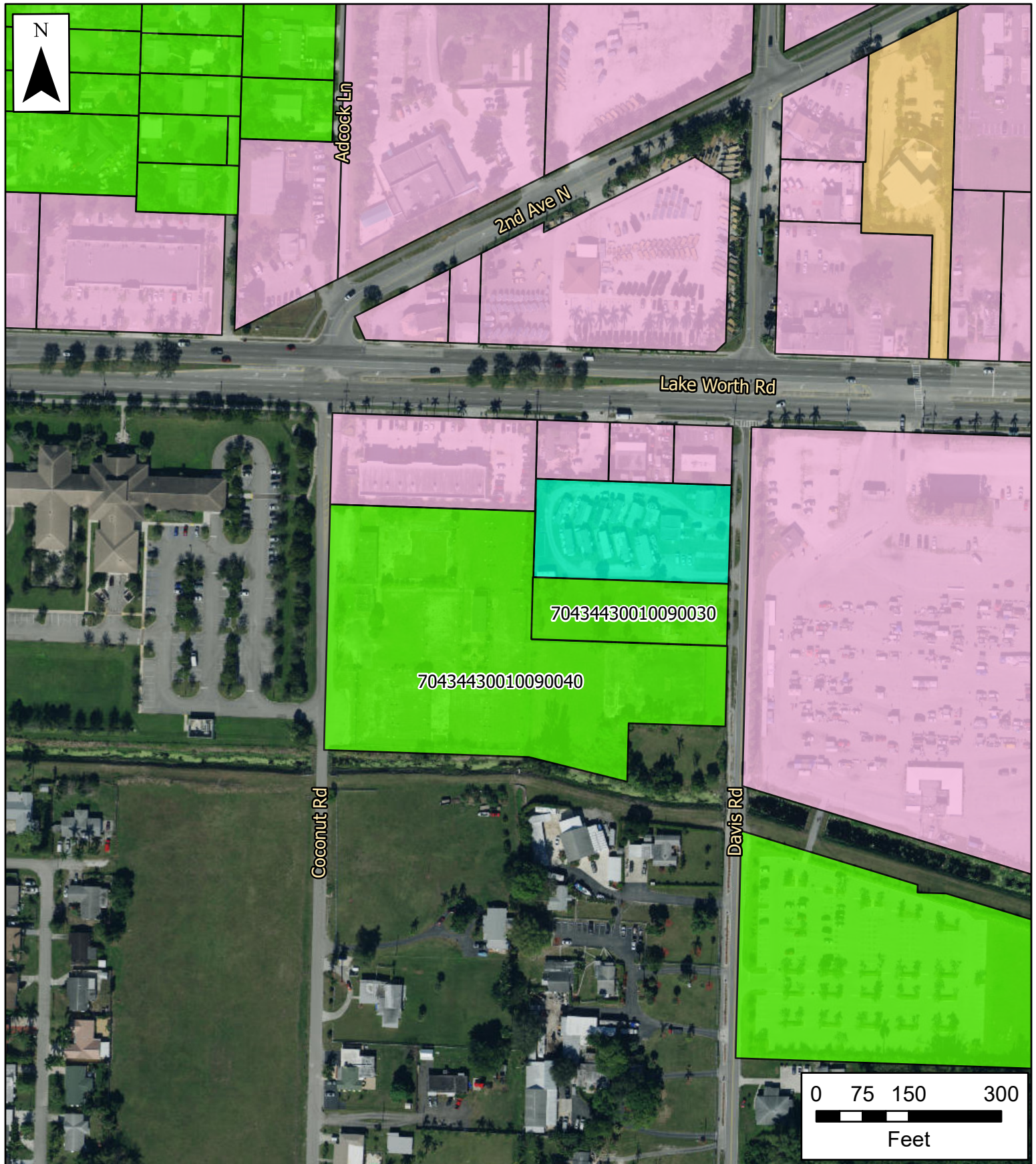
Fontana Townhomes

Future Land Use Map

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- Commercial
- High Density Residential
- Low Density Residential
- Medium Density Residential
- Public Buildings and Facilities
- County FLU

Data Source: Parcels provided by Palm Beach County, FLU provided by the Village of Palm Springs



Village of Palm Springs

Fontana Townhomes

Zoning Map

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- County Zoning
- CG (Commercial General)
- G (Governmental)
- RM (Residential Multi-Family)

Data Source: Parcels provided by Palm Beach County, Zoning provided by the Village of Palm Springs