



AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
MAY 9, 2023
6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Vacant, Jr. Alternate

Peter Braun, Board Member
Kim Gehrman, Board Member
Larry Saingilus, Sr. Alternate

ADMINISTRATION

Planning, Zoning, and Building Director, Iramis Cabrera Village Attorney Susan Garrett
Planning, Zoning, and Building Planner, Christian Melendez Deputy Village Clerk Jane R. Worth

Persons who need an accommodation to attend or participate in this meeting should contact the office of the Village Clerk at (561) 584-8200 at least three (3) business days before the event to request such assistance.

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Larry Saingilus, Sr. Alternate
Vacancy, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Planner, Christian Melendez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

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.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of March 15, 2023, Planning and Zoning Advisory Board Minutes:**
Motion for the approval of March 15, 2023, Planning and Zoning Advisory Board Meeting Minutes.
Staff: Jane Worth

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Residential Planned Development Site Plan (SPR23-03) with three (3) Waivers - Village of Valor - 2nd Avenue North:** Motion to recommend approval to Village Council of an application from Place Planning, agent for Village of Valor LTD, Applicant, for a Residential Planned Development Site Plan (SPR23-03) with waivers and conditions, for construction of two (2) buildings with four (4) stories for a total of fifty-four (54) units, within a 5.47 gross acre parcel, located in a vacant lot on 2nd Avenue North Parcel #70-43-44-20-01-098-0020.
Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Planner

OTHER BUSINESS

ADJOURNMENT

NEXT MEETING

Tuesday, June 13, 2023 @ 6:30 PM in the Village Council Chambers

If a person decides to appeal any decision made by the Council concerning any considered matter, they will need a record of the proceeding. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.

Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

II. Persons with Disabilities:

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: asaingilus@vpsfl.org
Phone: (561)584-8200 Ext. 8419

III. Complaint Procedures:

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8421



**PLANNING AND ZONING ADVISORY BOARD MEETING
MINUTES, COUNCIL CHAMBERS
226 CYPRESS LANE
VILLAGE OF PALM SPRINGS, FLORIDA
MARCH 15, 2023 AT 6:30 PM**

CALL TO ORDER

The meeting was called to order by Chairman Johnnie Tieche at 6:37 PM.

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Larry Saingilus, Sr. Alternate
Vacancy, Jr. Alternate

PZ&B Director, Iramis Cabrera
PZ&B Technician, Christian Melendez
Village Attorney Susan Garrett
Deputy Village Clerk Jane R. Worth

1. **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.**

There were no ex-parte communications.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

APPROVAL OF MINUTES

2. **Approval of October 11, 2022, Planning and Zoning Advisory Board Meeting Minutes:**
Motion to approve October 11, 2022 minutes from the Planning and Zoning Advisory Board Meeting.

Staff: Jane Worth, Deputy Village Clerk

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

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

3. **Resolution No. 2023-12 - Abandonment of a Portion of Dalinda Lane Right-of-Way:**
Recommendation of approval to the Village Council for the abandonment of Dalinda Lane which had been dedicated for public road purposes. The abandonment will not interfere

with the roadway system of the Village and is no longer necessary or needed by the public.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Oxygen Development is looking to expand its current facility at 1525 South Congress Avenue to bring its warehouse operations to the Village. The Village Council approved the proposed site plan during their regular meeting on January 12, 2023, to facilitate the expansion of its current site by 3.4 acres to add a 150,780-square-foot warehouse to the west of the existing building.

The proposed warehouse building will be located within the original site boundary, which is currently vacant and has a drainage lake. With this proposed project, the existing lake will be filled in and a new 1.66-acre lake and dry retention area will be provided. This area of the site currently features vacant land and residential uses owned by the applicant.

A condition of approval of the site plan is the abandonment of the northern 200 feet of the 40-foot-wide right-of-way of Dalinda Lane, which is located between four parcels owned by the applicant, and which is needed to accommodate the 1.66-acre lake, proposed at the southwest corner of the site, to provide drainage for the expanded site.

The subject right-of-way proposed for abandonment is generally located west of South Congress Avenue, east of Davis Road, and approximately 293' north of Forest Hill Boulevard. The abandonment area is approximately 8,000 square feet (0.1836 acres) in size and is a portion of improved right-of-way, platted with the name "Dalinda Lane", dedicated to the public as shown on the Plat Of Larkwood as recorded in Plat Book 23, Page 227, Palm Beach County Records.

Staff recommends that the Planning & Zoning Board make a finding that the right-of-way does not contribute to the roadway system and does not benefit the community as a whole. Village staff has obtained written confirmation from the utility companies that they do not object to the abandonment.

Director Cabrera informed the Board in December 2022 that the Site Plan had been presented before them for the Oxygen Development. Director Cabrera stated the portion of Dalinda Lane of 200 ft. had to be abandoned. The staff did not have any objection to the abandonment.

Mr. Marty R. A. Minor, of Urban Design Studio, agent for the Applicant, Oxygen Development, stated that the houses along Lone Pine Way belong to residents. Mr. Minor stated there is no frontage on Forest Hill Boulevard owned by Oxygen. Mr. Hughes asked if DaLinda Lane was going to be open. Mr. Minor stated it was not going to be open, and the delivery trucks would come in off Congress Avenue as they always have.

Chairman Tieche asked the public or the Board for any comments. Hearing none, a motion for approval of Resolution No. 2023-12 was made by Mr. Hughes and seconded by Mr. Braun. The motion carried 5-0.

FISCAL IMPACT:

The abandonment of the street will facilitate the development project recently approved under Resolution 2023-03 for the construction of a 150,780 square foot warehouse building, thereby increasing the value of the property.

4. **Resolution No. 2023-13 - Preliminary Plat - Oxygen Development II - 1525 South Congress**

Avenue: Recommendation of approval to the Village Council for a preliminary plat to re-plat the Oxygen parcels into a unified plat, which is generally located west of South Congress Avenue, east of Davis Road, and north of Forest Hill Boulevard.

Staff: Iramis Cabrera, PZB Director

SUMMARY: Mr. Marty R. A. Minor from Urban Design Studio, has filed a preliminary plat to re-plat the Oxygen Development plat as recorded in Plat Book 112 page 179 of Public Records of Palm Beach County, Florida. The applicant is proposing to join eight (8) parcels of land together with the abandoned right-of-way of Dalinda Lane totaling 17.826 acres into a unified plat consistent with the site plan approved by the Village Council (Resolution 2023-03 - January 12, 2023).

Together with the plat application, the applicant has submitted the following requests:

1. Dedication, to the Village, of a 50'-wide Right-Of-Way in order to extend/re-route Lone Pine Way to grant access to the property located on the west side of the project.
2. Release of a 20'-wide drainage easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 1,593 square feet).
3. Release of a 20'-wide drainage easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 1,679 square feet).
4. Release of a 20'-wide drainage easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 400 square feet).
5. Release of a 20'-wide irrigation easement as recorded in Plat Book 112, Page 179 of Public Record of Palm Beach County, Florida (approximately 1,534 square feet).

The Village's Surveyor, Craven Thompson & Associates Inc., has reviewed the proposed plat and has determined that it complies with Chapter 177, F.S. - Platting Regulations.

The Village Council will consider the proposed plat during their April 13, 2023 meeting.

If approved, a final plat will be presented to the Village Council for consideration. The recording of the plat is required prior to the issuance of a certificate of occupancy for the new warehouse building.

Director Cabrera stated before the Board was the preliminary plat to re-plat the Oxygen Development plat. The applicant was proposing to join eight (8) parcels of land together with the abandoned right-of-way of Dalinda Lane, totaling 17.826 acres into a unified plat consistent with the site plan approved by the Village Council (Resolution 2023-03 on January 12, 2023). Currently, the right of way on Lone Pine Way is being dedicated to the Village.

Chairman Tieche asked the public or the Board for any additional comments on Resolution No. 2023-13. Hearing none, a motion to recommend approval of Resolution No. 2023-13 was made by Mr. Lashells and seconded by Ms. Gehrman. The motion carried, 5-0.

FISCAL IMPACT:

There is no direct fiscal impact from the proposed preliminary plat; however, it will assist in facilitating the development of the property.

OTHER BUSINESS

Deputy Clerk stated the Visioning Workshop has been rescheduled to Tuesday, March 28, 2023. Mr. Hughes stated he would be out of town on that date. There were five (5) confirmed that would attend the meeting.

ADJOURNMENT

Hearing no further business, Chairman Tieche adjourned the meeting at 6:48 PM.

ATTEST:

Johnnie Tieche, Chairman

The undersigned is the Deputy Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on **March 15, 2023**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **May 9, 2023**.

Jane R. Worth, Deputy Village Clerk

NEXT REGULAR MEETING:

Tuesday, June 15, 2023 @ 6:30 PM in the Village Council Chambers

If a person decides to appeal any decision made by this Board with respect to any matter considered at this meeting, they will need a record of the proceeding, and that for such purpose they 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.



Village of Palm Springs

Staff Report

AGENDA DATE: May 9, 2023

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Residential Planned Development Site Plan (SPR23-03) with three (3) Waivers - Village of Valor - 2nd Avenue North

SUMMARY: Place Planning, agent for Village of Valor LTD (“Applicant”), is requesting a Residential Planned Development (RPD) Site Plan (SPR23-03) with three waivers, for the construction of two (2) buildings with four (4) stories for a total of fifty-four (54) units, within 5.47 gross acres parcel, located in a vacant lot on 2nd Avenue North Parcel #70-43-44-20-01-098-0020.

The buildings will provide fifty-four (54) units of affordable housing for low-income military veterans and their families, many of whom were either previously homeless or at risk of being homeless. This will aid in their housing stability and, through Stand Down, will provide a wide range of counseling services customized to each resident. Services available to residents include therapy and counseling, childcare (off-site), financial assistance, paid job training and placement, and transportation for those who cannot drive or have no vehicles. The proposed facility will consist of two (2) buildings containing 54 multi-family units, support services, common areas, space for bicycle parking, a pool, and a recreational facility on a 5.47 acre parcel.

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 accompany an application for site plan approval of planned development.

The applicant is requesting three (3) waivers for the proposed RPD site plan:

1. Relief from Sec. 34-1064 to allow an increase of 12’5” in building height from the permitted 35’ to allow 47’5” for the proposed buildings.
2. Relief from Sec. 34-1329 (b) to allow a reduction in the required parking spaces from 169 to 117 spaces.
3. Relief from Sec. 34-766 (1) to allow a minimum lot area of 5.47 acres (238,273 sf) instead of the 11.46 acres (499,500 sf) minimum requirement for 54 units.

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 5.47 gross acre parcel could not only support a maximum of 26 dwelling units rather than the proposed fifty-four (54) 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-four (54) units.

The Planning, Zoning, and Building Staff does not object to the Residential Planned Development Site Plan with three(3) waivers and recommends conditional approval of the proposed development subject to 32 conditions.

FISCAL IMPACT:

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

ATTACHMENTS:

1. Exhibit A Staff Report
2. Applicant Justification Statement
3. Site Plan, Landscape Plans, Architectural Plans, Civil Plans and Letters
4. Color Rendering
5. Aerial and Location Maps



PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Village of Valor Residential Planned Development Site Plan

Application Summary			
Applicant / Petitioner	Village of Valor LTD	Submittal Date	October 24, 2022
Reference Name	Village of Valor	Case Number	SPR23-03
		Parcel Control No	70-43-44-20-01-098-0020
Location	Vacant lot on 2 nd Avenue North	Site Area	4.67 net acres (5.47 gross acreage)
P&Z Bd Meeting	May 9, 2023	Council Meeting	June 8, 2023
Requests			
Proposed Use(s)	Residential Planned Development Site Plan (SPR23-03) with three waivers, for a construction of two (2) 4 stories building with a total of fifty-four (54) units, within 5.47 gross acres parcel.		
Number of Buildings	2 Buildings 4 Stories		
Waivers	1. The applicant is requesting a waiver relief from Sec. 34-1064 to allow an increase of 12’5” in building height from the permitted 35’ to allow 47’5” for the proposed buildings. 2. The applicant is requesting a waiver relief from Sec. 34-1329 (b) to allow a reduction in the required parking spaces from 169 required to 117 spaces. 3. The applicant is requesting a waiver relief from Sec. 34-766 (1) to allow a minimum lot area of 5.47 acres (238,273 sf) instead of the 11.46 acres (499,500 sf) minimum requirement for 54 units.		
Parking			
Code	Required	Provided	Meets Requirement
Total Parking	Total of 169 parking needed. 2.5/ DU + 25% for guest	117 Parking spaces	No* (requesting a waiver)
Setbacks			
Code	Required Minimum	Proposed	Meets Requirement
Front yard (South)	25’	198.7 feet	Yes
Rear yard (North)	20’	85.5 feet	Yes
Side yard (East & West)	20’	Southwest 86.4 feet, Northwest 96.8 feet, Southeast 84.2 feet, Northeast 171.7 feet	Yes
Site Characteristics			
Existing Use	Vacant lot	Proposed Use	Residential Multiple Family
Existing Zoning	Multiple-Family Residential, RM	Proposed Zoning	Residential Multiple-Family (RM)
Existing Future Land Use	Medium Density	Proposed Future Land Use	Medium Density Residential
Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	Existing Use	Future Land Use	Zoning District
North	Residential	Unknown Unincorporated PBC	Unknown Unincorporated PBC
South	Self-Storage facility & vacant lot	High Density Residential & Commercial	Residential Multi-Family (RM) & Commercial General (CG)

East	Vacant lot	Unknown Unincorporated PBC	Unknown Unincorporated PBC
West	Residential	Unknown Unincorporated PBC	Unknown Unincorporated PBC
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the new residential 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 2014-29: Annexation

In December 2014 the property was voluntarily annexed into the Village of Palm Springs and designated with the Land Development as Residential Multiple-Family zoning district and Future Land Use Medium Density.

- Resolution 2015-14: Site Plan

On March 12, 2015, the Village Council approved a Site Plan (SPR15-04) for construction of a residential planned development consisting of 48 multi-family rental units to serve Veterans that need assistance assimilating back into mainstream society.

- Construction Board of Adjustment and Appeals considered the request to reduce the finished floor elevation from 15' to 13.6' at its February 17, 2015 meeting, and conditionally approved the Variance PSV15-06 with four (4) conditions:
 1. During formal civil plan review, the applicant shall submit calculations that support the proposed finished floor elevation will be well above the 100 year, 3 day flood routed elevation.
 2. A perimeter berm shall be provided as required by the VPS Engineer after civil plan review and final drainage calculations.

3. Prior to land alteration or issuance of a building permit, the applicant shall submit copies of SFWMD and LWDD permits that support the reduced finished floor elevation.
 4. Property owner shall execute a Hold Harmless & Indemnification Agreement acceptable to the Village Attorney pertaining to the reduced floor elevation.
- LDB Order: Site Plan Amendment to revise the common amenities previously approved.

On March 8, 2016, the Land Development Board approved a development order supporting the elimination of the clubhouse and the pool previously approved and in place of these amenities a splash pad, playground area and a play lawn was approved as part of the amended site plan.

II. Comprehensive Plan Consistency

- The subject property's Zoning and Future Land Use designation are Multiple-Family and Medium Density Residential, respectively. The gross acreage of the property allows up to 54 dwelling units at the maximum intensity of the land use category (10 dwelling units per acre).
- The proposed residential project fulfills Village effort to maximize the use of properties.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1: Height:

The maximum allowable building height for residential planned development is three stories or 35 feet; whichever is higher. The applicant is requesting a waiver relief from Sec. 34-1064 to allow the max building height from 35' to 47'5". The applicant is requesting an increase of 12'5" in building height for the apartment building.

Waiver #2: Parking:

The Village Code requires a total of 2.5 parking spaces per unit plus 25% of the total required parking for guests. The applicant is requesting a waiver relief from Sec. 34-1329(b) to allow a reduction on the required 169 parking spaces to 117 spaces.

Waiver #3: Lot Size:

The applicant is requesting a waiver relief from Sec. 34-766 (1); to allow a minimum lot area of 5.47 acres instead of the 11.46 acres minimum requirement for 54 units. The applicant is requesting an overall density of 9.9 units per gross acre and a total of 54 units, which is allowed at the maximum intensity of the Medium Density Land Use.

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: Building Height: The proposed waiver to allow an additional story and approximately 12'5" of height, would enable building setbacks of over 80' from the property lines where only 20' is required, and enabling the inclusion of 57% open space where only 35% is required, and as such approval of this waiver would not be injurious to the area involved or to the public health, safety, and welfare of the City's citizens.

Waiver 2: Number of Parking Spaces: The proposed waiver to allow less than the required spaces in the Village of Palm Springs code reflects the actual project parking demand, where the Village Code attempts to address worse-case scenario for extended family units which are common in many parts of this community.

However, the residents at the Village of Valor will not reflect that extended family condition, and furthermore because the residents will be low-income many will not have personal vehicles and will rely on public transportation. As such approval of this waiver will not be injurious to the area or detrimental to public health, safety, and welfare as it is consistent with the purpose of the Village off-street parking code Section 34-1326 which states that "It is the intent of this division that all uses permitted or allowed as special exceptions instituted after the effective date of the ordinance from which this division is derived shall be provided with adequate off-street parking facilities for the use of occupants, patrons, visitors and employees, and such uses shall be subject to the minimum requirements and regulations established in this division."

Waiver 3: Lot size: This waiver is a request to reduce the required lot area per dwelling unit as provided in Section 34-766(1), and which is consistent with the Medium Density Residential future land use designation. In requesting this waiver, the Village of Valor also proposes to consolidate units within 2 buildings thus enabling an increase in the building setbacks and provision of recreation and open spaces.

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

Waiver 1: Building Height: The approval of this waiver will allow for an excess of open space, far exceeding the 35% minimum required for multi-family zoned developments, so that there is 53.7% of open space on the property once developed. Additionally, the minimum setback required for a dwelling housing multiple families in an RM zoned district is 20 feet on the interior side and rear, and 25 feet on the corner side and front. The proposed development has a minimum setback, 84.3 feet on one side, all others are greater than this with the greatest being a setback of 170.8 feet.

Waiver 2: Number of Parking Spaces: The approval of this waiver will allow for an excess of open space, far exceeding the 35% minimum required for multi-family zoned developments, so that there is 53.7% of open space on the property once developed. Additionally, the minimum setback required for a dwelling housing multiple families in an RM zoned district is 20 feet on the interior side and rear, and 25 feet on the corner side and front. The proposed development has a minimum setback, 84.3 feet on one side, all others are greater than this with the greatest being a setback of 170.8 feet.

Waiver 3: Lot size: The approval of this waiver will allow for an excess of open space, far exceeding the 35% minimum required for multi-family zoned developments, so that there is 53.7% of open space on the property once developed. Additionally, the minimum setback required for a multiple family dwelling in an RM zoned district is 20 feet on the interior side and rear, and 25 feet on the corner side and front. The proposed development has a minimum setback, 84.3 feet on one side, all others are greater than this with the greatest being a setback of 170.8 feet.

- 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: Building Height: this is an infill site in an existing urban area that has no valuable natural resources however through the granting of this waiver, the increase in open space to 53.% also allows for a 0.83 ac pond on the eastern side of the property, increasing the amount of natural areas, landscape areas and open spaces.

Waiver 2: Number of Parking Spaces: this is an infill site in an existing urban area that has no valuable natural resources however through the granting of this waiver, the increase in open space to 53.% also allows for a

0.83 ac pond on the eastern side of the property, increasing the amount of natural areas, landscape areas and open spaces.

Waiver 3: Lot size: this is an infill site in an existing urban area that has no valuable natural resources however through the granting of this waiver, the increase in open space to 53.% also allows for a 0.83 ac pond on the eastern side of the property, increasing the amount of natural areas, landscape areas and open spaces.

- 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: Building Height: With the increased building height, a large pond at 0.83ac can be added to the facility, offering tranquility and increased wildlife with the preservation of open areas.

Waiver 2: Number of Parking Spaces: With the decreased number of parking spaces, we are allowing for greater recreational area as well as increased utilization of the provided public transit opportunities. As such, the decrease in parking spaces has increased public benefit through preservation of open areas.

Waiver 3: Lot size: The reduction of lot size per dwelling unit required by Section 34-766(1) would allow for a greater number of dwelling units, allowing for a greater number of individuals and families which could be helped by the Village of Valor, demonstrating a great benefit to the community through greater utilization of the proposed program.

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

Waiver 1: Building Height: As the increase in building height allows for greater setbacks to be present in the site plan and construction of the build, this allows for additional screening of the facility, composed of additional plant life and water features. Only adding to the beauty and secluded feel of the area, though the facility will be directly adjacent to other single-family residences.

Waiver 2: Number of Parking Spaces: With the decreased number of parking spaces to reflect actual demand, the project allows for greater recreational area and includes the required landscape buffer areas adjacent to the neighboring residential uses.

Waiver 3: Lot size: The reduction of lot size per dwelling unit required by Section 34-766(1) will have no impact on the screening and buffering to screen adjacent properties as they are to be included within the proposed two (2) residential buildings on the property, which with the increased setback allowances an approval of waiver 1, regarding building height, would allow the screening and buffering would be greater than required.

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

Waiver 1: Building Height: The purpose behind the request for additional building height is to consolidate units into 2 buildings, increase open space on the property for increased recreational activity, which enable Stand Down to better serve the residents, provide a better design that enhances the quality of life for those residents.

Waiver 2: Number of Parking Spaces: The purpose behind the request for a decrease in parking spaces is due to the composition of residents in the Village of Valor and to reflect actual demand that is not accommodated in the Village code.

Waiver 3: Lot size: The reduction of lot size per dwelling unit required by Section 34-766(1) to allow for greater number of dwelling units is to increase the number of families and individuals and provide better service to area veterans.

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

Waiver 1: Building Height: The request to waive building height and allow for a total building height of 47'5" is consistent with other nearby multifamily developments. Consolidation of units within 2 buildings and allowance for building height waiver enables increased setbacks to adjacent single-family uses and increases compatibility.

Waiver 2: Number of Parking Spaces: Nearby multifamily projects are located in unincorporated Palm Beach County or in the City of Lake Worth Beach. Palm Beach County land development code requires parking for multifamily projects at a ratio of 1.75 spaces per unit plus 1 guest space for every 4 units. For this project, the county code would require 109 parking spaces.

This City of Lake Worth Beach land development code requires 1.5 parking spaces for 1-Bedroom units and 1.75 parking spaces for 2-Bedroom units. For this project, the city code would require approximately 90 parking spaces. Consequently, this request for waiver to parking requirements is consistent with other nearby projects developed in Palm Beach County or City of Lake Worth Beach.

Waiver 3: Lot size: Nearby multifamily projects are located in unincorporated Palm Beach County or in the City of Lake Worth Beach. Palm Beach County land development. The Palm Beach County Future Land Use map identifies the nearby multifamily properties as HR-12 with a maximum density of 12 unit per acre.

The City of Lake Worth Beach designates the nearby areas as Mixed-Use West with a maximum allowable density of 30 units per acre. Consequently, the request for additional density on the subject site is consistent with existing and potential uses.

- h. 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.

Waiver 1: Building Height: The requested waiver is not for minimum common amenity area requirements and, if approved, will serve as a means to increase the amount of common amenity area in square footage throughout the property. This would be done by decreasing the footprint of land on which dwelling units are placed, allowing for greater open space, which is proposed to be used for additional parking and common amenity areas.

Waiver 2: Number of Parking Spaces: The requested waiver is not for minimum common amenity area requirements and, if approved, will serve as a means to increase the amount of common amenity area in square footage throughout the property. This would be done by decreasing the footprint of land on which dwelling units are placed, allowing for greater open space, which is proposed to be used for additional parking and common amenity areas.

Waiver 3: Lot size: The reduction of lot size per dwelling unit required by Section 34-766(1) has no impact on the minimum common amenity area as the proposed increase in units will be enclosed in two buildings should waiver 1 for building height be approved.

- i. 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.

Waiver 1: Building Height: This waiver is to request an increase in the maximum allowable height for the proposed residential dwellings from 35 ft, or three (3) floors, to 47'5" and four (4) floors. The required setbacks for an RM zoning district are far less than what we are proposing (see table below). The minimum 108.5 percent increase in setbacks with the increased building height will allow for no adverse impacts to the adjacent properties.

<i>Required minimum</i>		<i>Proposed minimum</i>
<i>Front (street)</i>	<i>25 ft</i>	<i>199.1 ft</i>
<i>Side (interior)</i>	<i>20 ft</i>	<i>85.8 ft</i>
<i>Side (corner)</i>	<i>25 ft</i>	<i>84.3 ft</i>
<i>Rear</i>	<i>20 ft</i>	<i>85.5 ft</i>

Waiver 2: Number of Parking Spaces: This request is not involved in building height and is in compliance with the required minimum setbacks.

Waiver 3: Lot size: This request is not involved in building height and is in compliance with the required minimum setbacks.

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 54 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 east side of the Village on 2nd Avenue North.
- 2) The property is located within the Lake Worth Road District CRA.
- 3) Except for one property to the South side where is zoned Commercial General, surrounding properties are commonly zoned for residential uses.
- 4) Available public transportation on Lake Worth Road are existing within less than 1000 feet 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

Although this relates to one of the general conditions identified in the Finding of Necessity and refers primarily to the overall district need for public improvements to utilities, this project will extend new water and wastewater service lines to the site and will provide a new water distribution and wastewater collection system for this development, that will assist the CRA to address this goal.

II. Expanding Job Development and Economic Growth

The Village of Valor is a residential project and as such will not create jobs, the project will provide services to its residents through the Stand Down program including financial assistance, paid job training and placement that will assist the CRA to address this goal.

III. Enhancing Public Safety

Through the development of this vacant property, establishment of a permanent presence in the area, installation of site lighting, buffers and fencing along the properties to the north and west, development of the Village of Valor will assist the CRA to address this goal.

IV. Increasing and Maintaining Workforce Housing

The Village of Valor is a residential development that will be affordable to its residents, and by including financial assistance, paid job training and placement to its residents, the project will assist the CRA to address this goal.

V. Advancing the Partnership with Palm Beach County

Through the development of this site which will put the property into active use and address findings of blight that are identified in the CRA plan, this project will also help to address the issues identified in the Palm Beach County Urban Redevelopment Area (URA) including overcoming problems with public safety, crime, vacancies, economic deterioration, and declining conditions as identified in the CRA Plan, and will assist the CRA to address this goal.

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

The conditions identified in the CRA plan as the conditions of blight specified in the Florida Statutes including defective street layout, faulty lot layout, inadequate and outdated building density patterns, higher incidence of crime, higher rates of emergency service calls and conditions of land which prevent free alienability.

In this case, development of the Village of Valor will be consistent with applicable codes and standard engineering practices for the construction of infrastructure and buildings to serve the residents, and will include new building construction and enhancements to the property through landscaping and other related improvements. The project will be an enhancement to the area helping to address conditions such as inadequate infrastructure, higher crime and emergency call rates, and will help the area to improve.

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

The CRA strategies for addressing blight conditions include investment in public facilities and infrastructure, and expansion of economic development opportunities which includes improvement to housing conditions and targeted development. By developing this vacant site with units affordable to its residents and by providing related services, the Village of Valor project will assist the CRA to address identified blighting influences and improve the community.

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) The applicant is responsible for acquiring 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.

- 3) Civil/Utility plans shall be approved by the Village's Engineer.
- 4) The project is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
- 5) The proposed development is located in the Airport Regulated Area Zone 1 & 3 for Lantana Airport and located within the Airport Regulated area Zone 1 for PBIA. A Notice Criteria form shall be submitted to the Federal Aviation Administration (FAA) to determine if the proposed development will require the applicant to submit for FAA review.
- 6) Accordingly with the School District there will be no negative impact on the School District of Palm Beach County.
- 7) The project is located within the Palm Beach County Water Utility Service area and Lake Worth Electric service area.
- 8) The proposed site generates less than 100 gross peak hour trips which per PBC Traffic Performance Standards, Code Article 12, a formal review of the Traffic Impact Studies is not required.

VII. Environmental Issues:

The subject property is located within a special flood hazard area due to its proximity to the E4 Canal. The applicant is proposing to exceed the minimum finished floor elevation required by the flood zone.

VIII. Community Outreach/ Notification

- The subject property was posted on May 2, 2023.
- Public Notification letters were mailed to all property owners within 300-foot radius of subject property on May 1, 2023.
- Staff have 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 24, 2022 depicts the following:

- Application for A Residential Planned Development Site Plan approval with 3 waivers for the construction of 54 four-story rental apartments units within 2 buildings.
 1. Site Plan dated received October 24, 2022 revised and resubmitted on April 25, 2023.
 2. Landscape plans dated received October 24, 2022 revised and resubmitted on April 25, 2023.
 3. Engineering plans dated received October 24, 2022 revised and resubmitted on April 25, 2023.
 4. Architectural plans dated received October 24, 2022 revised and resubmitted on April 25, 2023.
 5. Photometric plan dated received October 24, 2022 revised and resubmitted on March 27, 2023.
 6. Boundary survey.
 7. Traffic study.
 8. Project narrative and Justification Statement of proposed use.
 9. Drainage calculations.
 10. Common amenities detailed plan.
 11. Rendering.
 12. Colored site plan.

X Recommendation

The applicant is proposing to develop the 5.47-acre parcel with the construction of 54 four-story rental apartments within two buildings, which they intend to operate as a rental community. The proposed 2 buildings are configured with 26 units two bedrooms and two bathrooms, and 28 units with three bedrooms with two bathrooms.

The proposed residential Multi-Family project provides internal sidewalk connections between the common amenities (pool, sports court, pickleball, chickee hut and walking trail) and the buildings to facilitate pedestrian

circulation and safety. The proposed project provides open spaces creating common areas for passive/leisure activities. The proposed use does not significantly reduce light and air on adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

In addition, the project exceeds some of the minimum 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	83,395 sf (1.91 acres)	2.37 acres (126,959 sf) (53.3% of gross area)
40% maximum lot coverage	95,309 S.F.	22,304 (10 %)
20% of the 35% dedicated to common amenities	16,679 sf	73,193 sf (30.7 %)

The Planning, Zoning and Building Staff has conducted a review of the application and found the proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code. Staff considers this application as an Amendment to the previous Site Plan approval and recommend approval subject to the following thirty-two 32 conditions below:

1. Site Plan approval is valid for 24 months of Village Council approval.
2. Per Palm Beach County Roads, restriping of the median gore area on 2nd Avenue may be required but will handle that during the right of way permitting phase for the proposed driveway connection.
3. A Notice Criteria form shall be submitted to the Federal Aviation Administration (FAA) to determine if the proposed development will require the applicant to submit for FAA review. The determination letter shall be provided to the Village **at time of permitting**.
4. Per Palm Beach Department of Airports request, each perspective tenant 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 lease agreement or real estate contract. The condition will become inclusive in the agreement/contract's conditions and shall be noted in subsequent contracts.
5. Civil Utility Plans shall be reviewed and approved by the Village Engineer and Palm Beach County Water Utility **at time of permitting**.
6. The proposed flagpole shall not exceed the 25' height maximum permitted.
7. The proposed flag shall be in compliance with the Village code Section 34-291.
8. **At time of permitting** provide load calculations and voltage requirements, including the electrical riser diagram with wire, size and number of sets of wires, per Lake Worth Electric Service.
9. **Prior to the issuance of a Certificate of Occupancy**, a final electrical inspection will be required by the Lake Worth Electric.
10. A bus shelter shall be provided within the project as per Palm Beach Schools District request. Location and design shall be reviewed and approved by the Village and School district **at time of permitting**.
11. Lease documents shall restrict tenants to a maximum of 1 vehicle for two-bedrooms units and 2 vehicles for three-bedroom units. Evidence of this shall be provided with the annual renewal of the Village Business Rental License. Staff recommends approval of the requested waiver for a parking reduction, in consideration of Applicant's agreement to limited tenants to 1 and 2 vehicles respectively.
12. A Unity of Control document shall be provided **prior to Certificate of Occupancy** that cannot be modified or terminated without Village approval, to restrict the planned development to rental units unless otherwise approved through a site plan amendment that considers parking needs for condominium or co-op units.
13. In accordance with Section 34-684(2) and 34-1062 of the Village's Code of Ordinance, the Village finds that a residential planned development comprised of 54 rental units ("the project") that is leased, managed and used by a for-profit corporate entity authorized to do business in the State of Florida is consistent with the goals, objectives and policies of the Village's Comprehensive Plan, the Land Development and Zoning regulations and all other portions of the Village's Code and is unlikely to create a detrimental impact on surrounding properties. Accordingly, the site plan approval for a residential planned development, with waivers from standards of the Village Code, is specific to a for-profit corporate entity authorize to do

- business in the state of Florida. If the project ceases to be leased, managed and/or used by a for-profit corporate entity authorized to do business in the State of Florida, the site plan approval for the residential planned development with waivers will be rendered null and void and without any further force or effect and without any further action of the Village. A new site plan for a residential planned development with waivers from standards of the Village's Code will be required for the project prior to it being leased, managed or used, in whole or in part, by any person or entity that is not a for-profit corporate entity authorized to do business in the State of Florida. This restriction is specially intended to apply to any and all partners, successors, assigns, transferees, executors and heirs of the owner, the property and/or project, in whole or in part, and specifically prohibits the leasing, management and/or use of the Project, in whole or in part, by a single individual, a not for-profit entity or a governmental or quasi-governmental entity without first obtaining a new site plan approval for a residential planned development with waivers from the Village.
14. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include provisions of on-site security at the operator's sole expense.
 15. The dumpster provider including the construction dumpster shall be Waste Pro USA who is under franchise Agreement with the Village. No drains to sanitary sewer are permitted in the dumpster pad.
 16. A six (6) ft. construction fence shall be installed around the perimeter of the construction site prior to commencement of any site work or construction activity and shall remain through substantial completion. A silt barrier shall be installed in addition to the fence.
 17. A stabilized surface shall be provided at all time during construction for access by emergency vehicles.
 18. A copy of the NPDES Notice of Intent for Generic Permit shall be submitted to the Land Development Department at time of permitting.
 19. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise at time of permitting, as needed.
 20. Landscaped areas shall be irrigated. New irrigation systems shall be maintained separately from potable water distribution systems, and shall include rain sensor shut-off mechanisms.
 21. A pre-construction meeting shall be scheduled with the Village Planning, Zoning and Building Department prior to commencement of any construction activity. Permits are required from the Planning, zoning and 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.
 22. All new electric shall be underground.
 23. A silt barrier shall be installed around the perimeter of the property prior to commencement of any site work or construction activity and shall remain through substantial completion.
 24. The Landscaping shall be certified by the Landscape Architect upon completion and prior to Certificate of Occupancy.
 25. Plants installed shall conform to or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the Grades and standards for Nursery Plants, Part I and II, prepared by the State Department of Agriculture and Consumer Services.
 26. Any sidewalk broken or damaged during construction shall be replaced by the contractor prior to CO.
 27. The civil engineer of record shall certify the site construction prior to Certificate of Occupancy.
 28. 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. A determination shall be made at time of pre-construction conference with Planning, Zoning and Building Director.
 29. Permits are required from the Planning, Zoning and Building Department prior to commencing any construction.
 30. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
 31. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs.
 32. At the time of CO, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.

VILLAGE OF VALOR JUSTIFICATION STATEMENT

This Justification Statement is submitted as support documentation for the Village of Valor development applications in The Village of Palm Springs, FL on behalf of Faith*Hope*Love*Charity, Inc. (FHLC) and Stand Down. The Village of Valor includes construction of fifty-four (54) affordable residential units for low-income veterans and their families, office spaces for resident support services, common areas and amenities for the residents to be located on a vacant parcel on 2nd Ave North in the Village of Palm Springs, Florida.

Background/Proposal

- Parcel Control Number: 70-43-44-20-01-098-0020
- Zoning: RM (Residential Multi-Family)
- Land Use Designation: Median Density Residential

Village of Valor will provide fifty-four (54) units of affordable housing to low-income military veterans and their families many of whom were either previously homeless or at-risk of being homeless. This will aid in their housing stability and, through Stand Down, will provide a wide range of counseling services customized to each resident. Services available to residents will include therapy and counseling, childcare (off-site), financial assistance, paid job training and placement, and transportation for those that cannot drive or have no vehicles. The proposed facility will consist of two (2) buildings, containing a total of 54 multi-family units, support services, common areas, space for bicycle parking, a pool, and a recreational facility on a 5.47 acre parcel.

This application respectfully requests approval of the project site plan for the above-described project, as well as a request for residential planned development to include waivers to allow the number of parking spaces needed for this project, and for building height, and overall residential density.

This project was previously approved on March 12th, 2015. The prior approval included one (1) four-story apartment building and 18 two-story townhome units for a total of 48 units. The facility also included 96 parking spaces, for a density of 2 spaces per unit, and 48 bicycle parking spots, for a density of 1 space per unit, counseling and support services, as well as recreational amenities. Additionally, the project was previously approved for three (3) waivers which approved the following:

- Waiver 1 – Building Height. Section 34-1064; an increase of 12' 5" in building height from the permitted 35' to allow 47' 5" for the proposed buildings.
- Waiver 2 – Number of Parking Spaces. Section 34-1329(b); a reduction in required parking spaces of 169 to 117 spaces.

- Waiver 3 – Number of Unit. Section 34-766(1); a waiver from the minimum lot area per dwelling unit to reduce from the requirement for 15,000 square foot per unit and 9,500 square feet per unit for each unit thereafter, to allow a minimum gross lot area of 4,412 square feet per unit.

Note that, at the time, according to Village Staff although a waiver for lot area should have been approved, it was not caught by the Village and was approved for the requested density without it. During the prior approval process another approval was additionally accepted those being resolution No. 2016-27 wherein a Site Plan Amendment was approved to Site Plan (SPR15-04), which had originally approved with conditions and grant for three waivers; to eliminate the clubhouse and pool and proposed a splash pad and playground instead; as part of the 2nd Avenue North parcel, on the west side of E4 Canal.

The revised project is redesigned to include two (2) of the same four-story building which was previously approved, providing a total of fifty-four (54) units, the buildings have been located centrally on the property to reduce impacts on neighboring residential development, the entry road has been adjusted to better align with 2nd Avenue North, with a more efficient double-loaded parking area terminating in a cul-de-sac of sufficient turning radii to accommodate all service and emergency vehicles. The project also includes outdoor recreational facilities, a pathway around the lake area for the use and enjoyment of the residents.

Construction and operation of the Village of Valor will be an asset to the community both from a perspective of development of the vacant property as well as providing valuable services to veterans and their families who have bravely served our country. The newly developed site will encourage other area improvements, reduce the incidents of activities reported by local law enforcement, and will enhance the physical appearance of the community. The services provided will provide housing to homeless veterans or those that are at-risk of being homeless, provide job counseling and placement to help make them more productive in the community, and will be a benefit to the community by doing so.

Analysis

Following is the analysis of this project's compliance with the Village of Palm Springs Land Development Code for the proposed residential planned development, related waivers and RM zoning district regulations.

Section 34-1061: Purpose

The purpose of this subdivision is to permit development of projects consisting of residential, commercial or industrial, or any combination of residential, industrial and commercial uses, as permitted herein, within a single development under a unified development plan. As a permitted use in any zoning district, the intent of providing for planned development is to allow greater flexibility in design and development standards relative to specific dimensional regulations, encourage ingenuity and originality in subdivision and site design while preserving open space to serve recreational, scenic and other public service purposes, ensure compatibility of new

development with the surrounding area, and facilitate the provision of mixed uses including housing types and housing cost levels within the same project.

Response: *The Village of Valor's purpose is consistent with Sec. 34-1061, listed above by providing affordable housing and support services to homeless veterans and their families or those that are at-risk of homelessness in a recreationally rich facility. The project proposes consolidation of all units into two (2) buildings to increase open space which includes an 0.8 acre pond with walking accessible trail, the project is not only serving the community of veterans and their families within the area, but also beautifying the scenery by creating habitat for local wildlife. The housing and services will be within buildings similar to those of nearby multi-family residences and as such complies with the RM zoning district and provides a service to the community and Village of Palm Springs as a whole.*

Section 34-1062: Objectives of a planned development

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

Response: *The Village of Valor proposal includes a unique mix of residential development for low-income veterans and their families that includes resident amenities and services that are consistent with the character of the existing multifamily development, and through the use of substantial building setbacks as well as landscape buffering and screening will not adversely affect the neighboring properties or character of the Village. The development of this site will create a vibrant part of the community whereas the vacant land could be the location of undesirable activities thus fostering and generating strong and positive relationships within the community.*

- (b) 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: *Surrounding developments include multifamily, single-family housing units, and commercial/warehousing. The site plan design of the Village of Valor has given careful consideration to the existing neighboring sites by centralizing the buildings and providing ample setbacks to reduce the impact of multifamily adjacent to single-family, and creates a quality and attractive well-landscape entryway along 2nd Avenue North that will be an enhancement to the community.*

- (c) To enhance landscape open space and streetscapes.

Response: *The proposed landscaping plan creates a significantly improved streetscape along 2nd Avenue North and throughout the site using a combination of trees and palms, large and medium shrubs and a variety of groundcovers. The*

streetscape and entirety of the site will include a mix of Live Oaks, Crepe Myrtles, Silver Buttonwoods, Dahoon Holly, Orange Geiger Tree, Royal Palms, Sabal Palms, Washingtonia Palms and Christmas Palms. This broad mix of landscape materials will add beautiful color as well as verticality and lush vegetation to the public streetscape, driveway and parking area, pathways and building areas, and all open spaces and recreation areas of the site, creating an element of private and quiet seclusion on-site and will be a substantial enhancement to the surrounding community.

- (d) 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 proposed site plan arranges buildings and site improvements to minimize building coverage and maximize open spaces for peaceful walks, landscape buffers and other open spaces, buildings are sited to reduce impacts on neighboring properties and the support services will provide job training and other assistance to its' residents.*

As an affordable housing project for low-income veterans and their families, the units are proposed to be a mix of two- and three-bedroom. Many of the residents will either be recently homeless or at-risk of homelessness, and as such many of which do not have a personal vehicle, and will be provided bus/transit passes to utilize Palm Tran and/or will be able to avail themselves of bus transportation provided by Stand Down. As such these residents will not present the same parking issue as many extended families do in other residential properties in the Village of Palm Springs. Consequently, where the Village Parking Requirement is 2.5 spaces per unit plus 25% for guest spaces, the maximum anticipated for the residents at Village of Valor is 1 space for two-bedroom units and 2 spaces for three-bedroom units. In addition, the on-site support services will include offices for the administrative personnel at Stand Down, Executive Director, Deputy Director and Finance Director. Consequently, the total anticipated parking demand is approximately 81 spaces where a total of 117 spaces are provided.

Site lighting will be provided to ensure safety and security for the parking areas, walkways throughout the site and adjacent to the buildings.

Section 34-1063: Performance Standards

The permitted, accessory, and special exception uses shall be those of the underlying land development district. Property development regulations and supplemental regulations shall be the same as provided for in the applicable land development district, except as modified in this subdivision or as approved for deviation through the waiver process provided for herein.

- (a) *Minimum design requirements.* Design standards can transform the image of the village. Specific design-based criteria applied throughout the community can help achieve stated objectives.

Every site-specific condition cannot be anticipated. The stated design requirements are minimum development standards established to promote consistency and quality, and need to be interpreted in light of particular site-specific circumstances or conditions.

Standards:

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

Response: *The sidewalk system at the Village of Valor is connected to the sidewalk in 2nd Avenue North, and provides interconnection from the public street to the buildings, recreation areas and open spaces. It is not on both sides of the driveway because sidewalk is not needed or desired in the landscape buffer area.*

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

Response: *This standard is not applicable because this is all one parcel currently.*

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

Response: *This standard is not applicable because there is only one curb cut for the project, and adjacent parcels are already developed.*

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

Response: *This standard is not applicable as the adjacent parcels are developed.*

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

Response: *There is sufficient parking to provide more than the number of spaces needed for the residents that will live at the Village of Valor. As described above, most of the residents will be low-income veterans and their families that are previously homeless or at-risk of homelessness, and as such many will not have personal vehicles and will rely on public transportation and/or van service provided by Stand Down.*

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

Response: *The site and parking lot lighting will meet all of the Village requirements. This will include providing safe and secure bollard-style or low-level pedestrian areas that will provide adequate lighting for use by the residents while being in scale with the pedestrian environment.*

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

Response: *The open spaces and common areas for this project will benefit from the units being consolidated into two structures. Each structure will have common areas on the first level that will lead out of the building to a pathway system that interconnects the units with the pool area, recreation spaces and passive recreation around the pond. The total open space area accounts for 53.7% of the overall site.*

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

Response: *There are no disconnects in the project sidewalk and pathway system. The system connects the public sidewalk in 2nd Avenue North with the residential units, as well as all of the open space and recreation amenities.*

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

Response: *The landscape plan shows buildings setback sufficiently from the sidewalks to provide for lush landscaping between the buildings and the sidewalks, between the buildings and the pool area, and between the buildings and adjacent uses.*

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

Response: *This standard is not applicable as there is no ability to provide streetscaping.*

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

Response: *Stand Down will provide van transportation for residents if needed, and there is ample space for drop-off and pick-up of residents in the parking area. The buildings and site are also interconnected with the public sidewalk which will provide access to public trans routes on Congress Avenue and Lake Worth Road, as well as school bus stops as needed.*

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

Response: *The proposed buildings are centered on the site and have a property line setback of between 84' and 96' depending on the location to respect the existing scale and location of adjacent residential development.*

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

Response: *The structures are designed specifically to accommodate the proposed residents inclusive of two- and three-bedroom units with public spaces and amenities for those residents and will be constructed using concrete block and stucco.*

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

Response: *As noted above, the buildings will be constructed using concrete block and stucco, and the adjacent uses will be buffered with landscaping and opaque fencing.*

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

Response: *The Village of Valor project residents will rely on public transportation, van transportation provided by Stand Down, and their own personal vehicles. The traffic study included in this application evaluates existing traffic volumes in the area, and projected traffic volumes from this project without consideration to the use of public and van transportation. The conclusions of the traffic study are that this project complies with the Traffic Performance Standards of Palm Beach County.*

(b) *Development standards.*

- (1) Planned developments shall meet all applicable regulations and requirements set forth in this article, and others set forth in the code including, but not limited to, division 9 development standards, section 62-42 Location and Screening of Commercial Containers, article III Landscaping, and division 8 Off-Street Parking and Loading, unless granted a waiver per section 34-1063(c).
- (2) In the layout and design of the proposed planned development, the applicant shall consider, and the land development board and village council shall review for, the provision of adequate light and air, traffic circulation, drainage patterns, pedestrian

safety, emergency vehicle access and all other provisions normally provided for by the area and dimension regulations.

Response: *The Village of Valor is in compliance with the development standards set forth in the above section, providing for adequate lighting air, traffic circulation, drainage patterns, pedestrian safety, emergency vehicle access, and considerations to neighbors as previously listed. The following section describes the waivers requested and provides written justification for each.*

(c) *Waivers.*

- (1) The use of innovative and creative techniques and concepts may require one or more waivers from the strict interpretation of the Village Land Development Code and applicable code provisions related to lot size, frontages, setbacks, lot coverage, parking design standards, and other requirements, may be granted for good cause shown and shall be demonstrated to be in harmony with the purpose objectives and performance standards of the subdivision. Waivers may not be requested from density intensity and open space (excluding common amenity areas) limitations.
- (2) Waivers may be granted by the village council, following advisory recommendations by the land development board. All requests for waivers shall be identified on the site plan and shall accompany an application for site plan approval of a planned development.

Response: *The Village of Valor project requests three (3) waivers. They are as follows:*

- *Waiver 1 – Building Height.* *Section 34-766(11) allows a maximum building height of three stories or 35 feet, and 34-1064(b) allows 35 feet.*

The Village of Valor is requesting four stories, and a building height as defined by Section 1-2 of the Village Code of 47' 5". Per Section 1-2 building height shall be measured the average height level between the eaves and roof ridge or peak with gable, hip or gambrel roofs. As noted on the elevation sheets A2.1a and A2.1b, the average height is 47' 5" and a waiver of 12' 5" is requested.

- *Waiver 2 – Number of Required Parking Spaces.* *Section 34-1329(1)b requires 2.5 parking spaces per unit plus 25% additional for guest parking in multifamily developments. Section 34-34-1329(5)a requires 1 space for every 200 square feet for office uses.*

The Village of Valor includes 54 units at 2.5 per unit (or 135 spaces) plus 25% (or 34 spaces) for a total of 169 spaces. The Village of Valor is proposing a total of 117 parking spaces, and a waiver of 66 spaces. Although because residents are low-income and many will not have personal vehicles, this enables the Village of Valor to allocate 1 parking space for every 2-bedroom unit, 2 parking spaces for

every 2-bedroom unit, plus 4 additional spaces for the office/administrative use, and leaves a surplus of 32 spaces for guest use.

- **Waiver 3 – Number of Units.** *The Future Land Use Map designates this site as Medium Density Residential with an allowable density range of 5.81 to 10 units per acre. The zoning map designates this property as RM, Residential Multiple-Family, and section 34-761 allows a gross density not to exceed 19.0 units per acre for multiple-family developments. However, contrary to section 34-761, Section 34-766(1) requires a minimum of 15,000 square feet for three dwelling units and for each additional unit thereafter 9,500 square feet of lot area shall be required, and utilizing this calculation the subject site is limited to a total of 26 units at a density of 4.75 units per acre, which is actually less than the allowable density of 5.8 units per acre for single-family in Section 34-741.*

The Village of Valor is proposing 54 units with a lot area of 4,412 which is a density of 10 units per acre as permitted by the Medium Density Residential future land use designation and substantially less than that which is permitted by Section 34-761 for the RM zoning district. This is a waiver to allow 28 additional units than are permitted under Section 34-766(1) while remaining consistent with Section 34-761.

(3) Waivers shall be submitted in writing and shall address the following criteria:

- a. The request is in harmony with and is consistent with the purpose of 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 – Building Height: *The proposed waiver to allow an additional story and approximately 12'5" of height, would enable building setbacks of over 80' from the property lines where only 20' is required, and enabling the inclusion of 57% open space where only 35% is required, and as such approval of this waiver would not be injurious to the area involved or to the public health, safety, and welfare of the City's citizens.*

Waiver 2 – Number of Parking Spaces: *The proposed waiver to allow less than the required spaces in the Village of Palm Springs code reflects the actual project parking demand, where the Village Code attempts to address worse-case scenario for extended family units which are common in many parts of this community.*

However, the residents at the Village of Valor will not reflect that extended family condition, and furthermore because the residents will be low-income many will not have personal vehicles and will rely on public transportation. As such approval of this waiver will not be injurious to the area or

detrimental to public health, safety, and welfare as it is consistent with the purpose of the Village off-street parking code Section 34-1326 which states that "It is the intent of this division that all uses permitted or allowed as special exceptions instituted after the effective date of the ordinance from which this division is derived shall be provided with adequate off-street parking facilities for the use of occupants, patrons, visitors and employees, and such uses shall be subject to the minimum requirements and regulations established in this division."

Waiver 3 – Number of Dwelling Units: *This waiver is a request to reduce the required lot area per dwelling unit as provided in Section 34-766(1), and which is consistent with the Medium Density Residential future land use designation. In requesting this waiver, the Village of Valor also proposes to consolidate units within 2 buildings thus enabling an increase in the building setbacks and provision of recreation and open spaces.*

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

Waiver 1 – Building Height: *The approval of this waiver will allow for an excess of open space, far exceeding the 35% minimum required for multi-family zoned developments, so that there is 53.7% of open space on the property once developed. Additionally, the minimum setback required for a dwelling housing multiple families in an RM zoned district is 20 feet on the interior side and rear, and 25 feet on the corner side and front. The proposed development has a minimum setback, 84.3 feet on one side, all others are greater than this with the greatest being a setback of 170.8 feet.*

Waiver 2 – Number of Parking Spaces: *The approval of this waiver will allow for an excess of open space, far exceeding the 35% minimum required for multi-family zoned developments, so that there is 53.7% of open space on the property once developed. Additionally, the minimum setback required for a dwelling housing multiple families in an RM zoned district is 20 feet on the interior side and rear, and 25 feet on the corner side and front. The proposed development has a minimum setback, 84.3 feet on one side, all others are greater than this with the greatest being a setback of 170.8 feet.*

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proposed development has a minimum setback, 84.3 feet on one side, all others are greater than this with the greatest being a setback of 170.8 feet.

- 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 – Building Height: *this is an infill site in an existing urban area that has no valuable natural resources however through the granting of this waiver, the increase in open space to 53.% also allows for a 0.83 ac pond on the eastern side of the property, increasing the amount of natural areas, landscape areas and open spaces.*

Waiver 2 – Number of Parking Spaces: *this is an infill site in an existing urban area that has no valuable natural resources however through the granting of this waiver, the increase in open space to 53.% also allows for a 0.83 ac pond on the eastern side of the property, increasing the amount of natural areas, landscape areas and open spaces.*

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- d. The request demonstrates public benefit to be derived, including but not limited to such benefits as dedication of right 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 – Building Height: *With the increased building height, a large pond at 0.83ac can be added to the facility, offering tranquility and increased wildlife with the preservation of open areas.*

Waiver 2 – Number of Parking Spaces: *With decreased number of parking spaces, we are allowing for greater recreational area as well as increased utilization of the provided public transit opportunities. As such, the decrease in parking spaces has increased public benefit through preservation of open areas.*

Waiver 3 – Number of Dwelling Units: *The reduction of lot size per dwelling unit required by Section 34-766(1) would allow for a greater number of dwelling units, allowing for a greater number of individuals and families which could be helped by the Village of Valor, demonstrating a great*

benefit to the community through greater utilization of the proposed program.

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

Waiver 1 – Building Height: *As the increase in building height allows for greater setbacks to be present in the site plan and construction of the build, this allows for additional screening of the facility, composed of additional plant life and water features. Only adding to the beauty and secluded feel of the area, though the facility will be directly adjacent to other single-family residences.*

Waiver 2 – Number of Parking Spaces: *With decreased number of parking spaces to reflect actual demand, the project allows for greater recreational area and includes the required landscape buffer areas adjacent to the neighboring residential uses.*

Waiver 3 – Number of Dwelling Units: *The reduction of lot size per dwelling unit required by Section 34-766(1) will have no impact on the screening and buffering to screen adjacent properties as they are to be included within the proposed two (2) residential buildings on the property, which with the increased setback allowances an approval of waiver 1, regarding building height, would allow the screening and buffering would be greater than required.*

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

Waiver 1 – Building Height: *The purpose behind the request for additional building height is to consolidate units into 2 buildings, increase open space on the property for increased recreational activity, which enable Stand Down to better serve the residents, provide a better design that enhances the quality of life for those residents.*

Waiver 2 – Number of Parking Spaces: *The purpose behind the request for a decrease in parking spaces is due to the composition of residents in the Village of Valor and to reflect actual demand that is not accommodated in the Village code.*

Waiver 3 – Number of Dwelling Units: *The reduction of lot size per dwelling unit required by Section 34-766(1) to allow for greater number of dwelling units is to increase the number of families and individuals and provide better service to area veterans.*

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

Waiver 1 – Building Height: The request to waive building height and allow for a total building height of 47’5” is consistent with other nearby multifamily developments. Consolidation of units within 2 buildings and allowance for building height waiver enables increased setbacks to adjacent single-family uses and increases compatibility.

Waiver 2 – Number of Parking Spaces: Nearby multifamily projects are located in unincorporated Palm Beach County or in the City of Lake Worth Beach. Palm Beach County land development code requires parking for multifamily projects at a ratio of 1.75 spaces per unit plus 1 guest space for every 4 units. For this project, the county code would require 109 parking spaces.

This City of Lake Worth Beach land development code requires 1.5 parking spaces for 1-Bedroom units and 1.75 parking spaces for 2-Bedroom units. For this project, the city code would require approximately 90 parking spaces. Consequently, this request for waiver to parking requirements is consistent with other nearby projects developed in Palm Beach County or City of Lake Worth Beach.

Waiver 3 – Number of Dwelling Units: Nearby multifamily projects are located in unincorporated Palm Beach County or in the City of Lake Worth Beach. Palm Beach County land development. The Palm Beach County Future Land Use map identifies the nearby multifamily properties as HR-12 with a maximum density of 12 unit per acre.

The City of Lake Worth Beach designates the nearby areas as Mixed-Use West with a maximum allowable density of 30 units per acre. Consequently, the request for additional density on the subject site is consistent with existing and potential uses.

- h. 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.

Waiver 1 – Building Height: The requested waiver is not for minimum common amenity area requirements and, if approved, will serve as a means to increase the amount of common amenity area in square footage throughout the property. This would be done by decreasing the footprint of land on which dwelling units are placed, allowing for greater open space, which is proposed to be used for additional parking and common amenity areas.

Waiver 2 – Number of Parking Spaces: *The requested waiver is not for minimum common amenity area requirements and, if approved, will serve as a means to increase the amount of common amenity area in square footage throughout the property. This would be done by decreasing the footprint of land on which dwelling units are placed, allowing for greater open space, which is proposed to be used for additional parking and common amenity areas.*

Waiver 3 – Number of Dwelling Units: *The reduction of lot size per dwelling unit required by Section 34-766(1) has no impact on the minimum common amenity area as the proposed increase in units will be enclosed in two buildings should waiver 1 for building height be approved.*

- i. 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.

Waiver 1 – Building Height: *This waiver is to request an increase in the maximum allowable height for the proposed residential dwellings from 35 ft, or three (3) floors, to 47’5” and four (4) floors. The required setbacks for an RM zoning district are far less than what we are proposing (see table below). The minimum 108.5 percentage increase in setbacks with the increased building height will allow for no adverse impacts to the adjacent properties.*

	<i>Required minimum</i>	<i>Proposed minimum</i>
<i>Front (street)</i>	<i>25 ft</i>	<i>199.1 ft</i>
<i>Side (interior)</i>	<i>20 ft</i>	<i>85.8 ft</i>
<i>Side (corner)</i>	<i>25 ft</i>	<i>84.3 ft</i>
<i>Rear</i>	<i>20 ft</i>	<i>85.5 ft</i>

Waiver 2 – Number of Parking Spaces: *This request is not involved in building height, and is in compliance with the required minimum setbacks.*

Waiver 3 – Number of Dwelling Units: *This request is not involved in building height, and is in compliance with the required minimum setbacks.*

Section 34-1064: Residential planned developments

- (A) *Density.* Density requirements for residential planned developments, or “RPD”, shall be the same as provided for the application future land use designation and cannot be waived.

Response: *The Village of Valor is in conformity with the Medium Density designation on the Village of Palm Springs Future Lane Use Map which allows a density range of 5.81 to 10.0 units per acres and the proposed density is 9.9 units per gross acre.*

- (B) *Building height.* Maximum building height for residential planned developments shall be the same as allowed in the applicable land development district, or 35 feet, whichever is higher.

Response: *Acknowledged that the maximum height is 35' without approval of a waiver. The proposed building height is 47'5" and 4 stories thus necessitating the request for a waiver as noted above.*

- (C) *Minimum acreage requirement.* Residential planned developments shall be no less than three acres.

Response: *The Village of Valor site consists of 4.67 net acres and 5.47 gross acres which exceeds the 3 acre minimum.*

- (D) *Required open space and common amenity area.*

- a. Common amenity area to all lots shall be provided as specified in this section and shall be used for parks, playgrounds or other recreational purposes.

Response: *Common amenity areas within this facility are proposed for both passive and active recreation. Recreational facilities include a pool and clubhouse, pickleball court and sport courts, all located within the Village of Valor facility for the use of its residents.*

- b. No more than 40 percent of the residential units within a planned development shall be issued certificates of completion/occupancy until the required common amenity area improvements have been completed in their entirety and open for use and accessible to the residents.

Response: *An RM zoned multi-residential development, in which all residential developments are housed within a single, continuous, structure, can and will only be approved once the entire structure is completed, not excluding common amenity areas and other recreational sites held within the facility. As such, Sec. 34-1064(d)2 is not applicable in this instance.*

- c. 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.

- i. The village council shall have the right to determine what improvements, if any, are necessary to ensure the enjoyment, uses, safety, and general welfare of the occupants of the proposed development, and as such may require open space in excess of the percentage requirements contained herein if substantial portions of the applicant's open space is in nonusable areas or of such a nature as it is deemed by the village council as not meeting the recreational needs of the occupants of the residential planned development.
- ii. In determining what open space and recreational improvements will be necessary, the applicant and the village council shall consider the population to be served, availability and service capabilities of existing public recreation facilities in the village, and the general physical characteristics of the residential planned development site.

Response: A total of 53.7 percent of the total (gross) space is open space, including 30.7 percent which has been dedicated to common amenity area. Both are well within the required amount of open and common amenity spaces. Additionally, these spaces have been designed to best suit the needs of the residents of the Village of Valor, through proximity and programs offered through the FHLC. Any improvements required by the Village Council will be incorporated into the project design.

- d. The village shall require that title to the common amenity areas be placed in a form of common ownership by residents of the planned development, such as a duly constituted and legally responsible community association, cooperative or similar entity. Such instrument shall be binding upon the owner and all successors and assigns, and shall constitute a covenant running with the land.

Response: The project site, buildings, and all common open spaces and amenity areas within the Village of Valor will be owned, managed and maintained by the Village of Valor, LTD.

- e. Maintenance of common amenity areas and facilities. A program for maintenance of all common areas, including open space and recreational facilities, parking areas, utility sites, etc., shall be submitted to the village prior to issuance of a certificate of occupancy. The submission shall include formation of associations, agreements, contracts, deed restrictions, sureties or other legal instruments to guarantee the installation and continued maintenance of such common areas and facilities in draft form at time of preliminary plat approval. All legal instruments shall be recorded in the Public Records of Palm Beach County at time of final plat approval.

Response: *The project site, buildings, and all common open spaces and amenity areas within the Village of Valor will be owned, managed and maintained by the Village of Valor, LTD.*

(E) *Specific residential planned development standards.*

- a. *Setbacks.* Setbacks shall be measured from the property lines of the entire planned development.
 - i. Front (Street) – 25 feet.
 - ii. Side (Interior) – 20 feet.
 - iii. Side (Corner) – 25 feet.
 - iv. Rear – 20 feet.

Response: *Existing setbacks surrounding the facility are shown as needing to be no less than 20-25 feet, dictated by the location of the setback (interior side and rear at 20 feet, front and corner side at 25 feet). The facility has a minimum setback of 84.3 feet, far exceeding the stated required setbacks for a multi-family dwelling of 3 stories (or 35 feet, whichever is taller).*

- b. *Lot coverage.* All structures and their accessory buildings within the planned development shall have a maximum lot coverage of 40 percent, based on net area of individual lots.

Response: *Lot coverage, based on the net area of the lot, totals in 10.5 percent, which is below the stated requirement of 40 percent within a RM zoned, medium density residential, parcel.*

- c. *Access to off-street parking spaces.* Off-street parking spaces that serve each group of townhouses or each condominium/apartment building shall be located as close as possible to such group or building in an effort to provide direct access to the residential units.

Response: *Parking within the facility is located directly in front of and next to the residential dwellings, for ease of access for both residents and emergency services. Additionally, bicycle parking spots are provided with easy access to the residents.*

- d. *Platting requirements.* In single-family and zero-lot line residential planned developments each dwelling unit shall be located on its own platted lot. If access for a common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space/common amenity areas and facilities as provided in section 34-1064(e) above. The plat shall indicate the lot lines and easements.

Response: *The Village of Valor is under single-ownership unlike single-family or zero-lot line developments and as such, these platting requirements are not applicable in this instance.*

- e. ***Ownership and encumbrance.*** A certification of ownership and encumbrance, together with a written option of counsel representing the developer establishing that the developer has unified control of the concerned lands and the unrestrictive right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of such regulations, shall be submitted to the village attorney prior to final plat approval. Title to an individual lot or unit shall not pass until a certificate of occupancy is obtained, and no individual lot or unit shall be sold without completely constructed units thereon. A preexisting unit shall be required to meet all requirements of this section, and no preexisting unit shall be conveyed without first having obtained a certificate of occupancy and use.

Response: *As noted above, the platting requirements are not applicable to this project and no conveyance of individual lots or parcels is proposed.*

- f. ***Zero-lot line developments.*** The minimum separation between zero lot line units shall be ten feet. The wall of the dwelling located on the lot line shall have no windows, doors, air conditioning units or any other type of openings; provided, however, that atriums or courts shall be permitted on the zero lot line side when the court or atrium is enclosed by three walls of the dwelling unit, one of which is a solid wall of the lease eight feet in height, which shall be provided on the zero lot line. The wall shall be constructed of the same material as exterior walls of the unit.

A perpetual four-foot maintenance easement shall be provided on the lot adjacent to the zero lot line property line. The easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs may penetrate the easement on the adjacent lot a maximum of 24 inches, but the roof shall be designed so that water runoff from the dwelling placed on the lot line is limited to the easement area.

Response: *The Village of Valor is a multifamily rental development, not a zero-lot line development and as such this section is not applicable.*

Section 14 – Consistency with Palm Springs CRA Community Redevelopment Plan CRA District: Lake Worth Road CRA District.

Note that per email correspondence with Christian Melendez, the CRA Plan Adopted on December 3, 2019 was utilized for the response to this section of the Unified Development Application.

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

Response: *Page 2 of the 2019 Redevelopment Plan includes the following five key goals.*

I. Improve utilities and infrastructure.

Response: Although this relates to one of the general conditions identified in the Finding of Necessity and refers primarily to the overall district need for public improvements to utilities, this project will extend new water and wastewater service lines to the site and will provide a new water distribution and wastewater collection system for this development, that will assist the CRA to address this goal.

II. Expanding Job Development and Economic Growth.

Response: The Village of Valor is a residential project and as such will not create jobs, the project will provide services to its residents through the Stand Down program including financial assistance, paid job training and placement that will assist the CRA to address this goal.

III. Enhance Public Safety

Response: Through the development of this vacant property, establishment of a permanent presence in the area, installation of site lighting, buffers and fencing along the properties to the north and west, development of the Village of Valor will assist the CRA to address this goal.

IV. Increasing and Maintaining Workforce Housing

Response: The Village of Valor is a residential development that will be affordable to its residents, and by including financial assistance, paid job training and placement to its residents, the project will assist the CRA to address this goal.

V. Advancing the Partnership with Palm Beach County

Response: Through the development of this site which will put the property into active use and address findings of blight that are identified in the CRA plan, this project will also help to address the issues identified in the Palm Beach County Urban Redevelopment Area (URA) including overcoming problems with public safety, crime, vacancies, economic deterioration, and declining conditions as identified in the CRA Plan, and will assist the CRA to address this goal.

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

Response: The conditions identified in the CRA plan as the conditions of blight specified in the Florida Statutes including defective street layout, faulty lot layout, inadequate and outdated building density patterns, higher incidence of crime, higher rates of emergency service calls and conditions of land which prevent free alienability.

In this case, development of the Village of Valor will be consistent with applicable codes and standard engineering practices for the construction of infrastructure and buildings to serve the residents, and will include new building construction and enhancements to the property through landscaping and other related improvements. The project will be an enhancement to the area helping to address conditions such as inadequate infrastructure, higher crime and emergency call rates, and will help the area to improve.

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

Response: The CRA strategies for addressing blight conditions include investment in public facilities and infrastructure, and expansion of economic development opportunities which includes improvement to housing conditions and targeted development. By developing this vacant site with units affordable to its residents and by providing related services, the Village of Valor project will assist the CRA to address identified blighting influences and improve the community.



LOCATION MAP

Owner:
Village of Valor, LTD
3175 S. Congress Avenue, Suite 310
Palm Springs, FL 33461

Site Data:

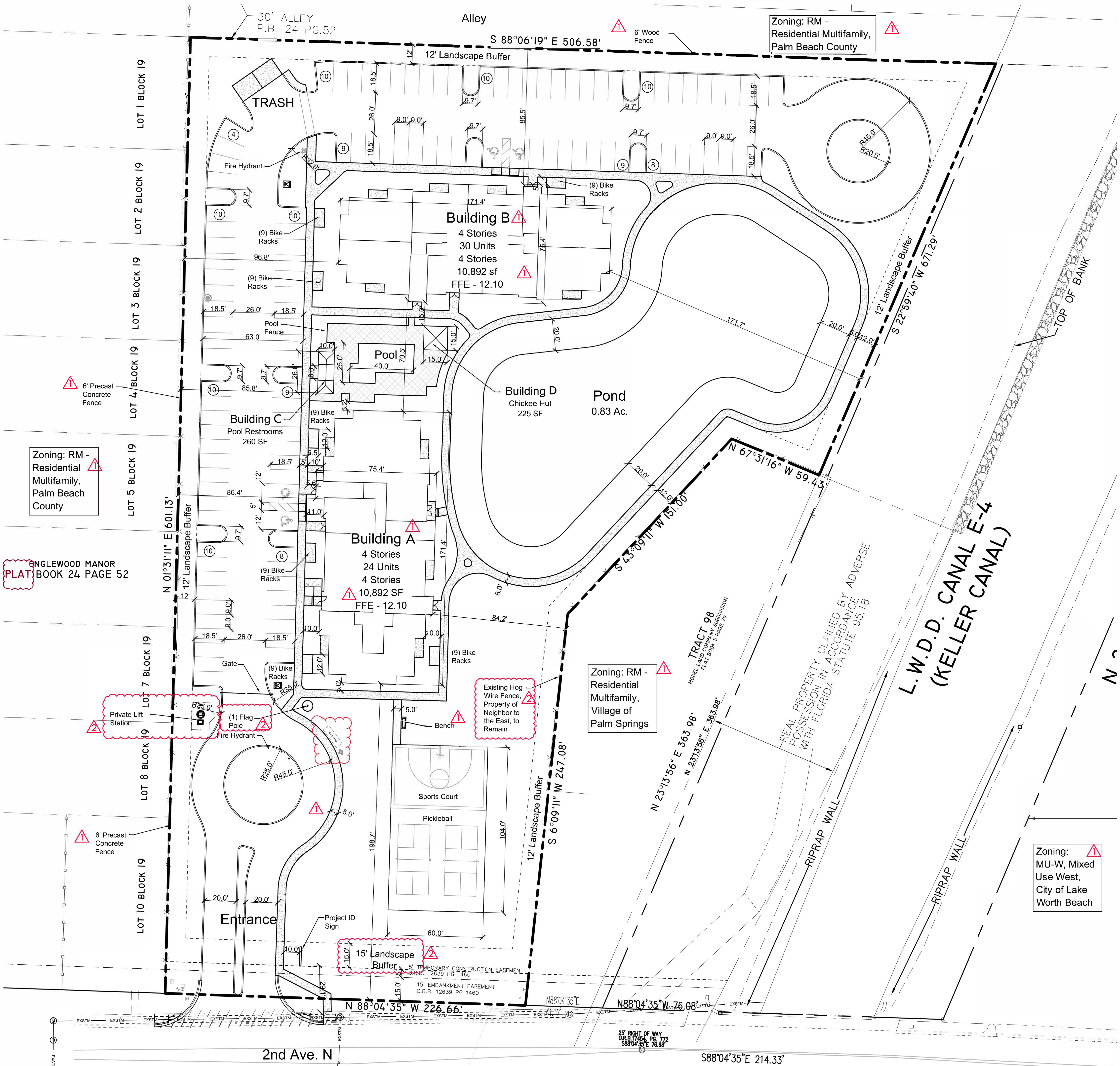
Project Name:	Village of Valor
Current Zoning:	RM - Multiple-family Residential
Proposed Zoning:	RM - Multiple-family Residential
Future Land Use:	Medium Density Residential
Gross Project Area:	238,273 SF (5.47 Ac.)
Net Project Area:	203,328 SF (4.67 Ac.)
Proposed Use:	Multi Family Residential
Lot Coverage:	22,304 sf (11.0%)
Bldg A Residential	10,892 sf
Bldg B Residential	10,892 sf
Bldg C Pool Restrooms	260 sf
Bldg D Chickee Hut	225 sf
Impervious Area:	97,190 sf (47.8% of Net Area)
Pervious Area:	106,138 sf (52.2% of Net Area)
Recreation Area:	73,193 sf (30.7% of Gross Area)
Open Space:	126,959 sf (53.3% of Gross Area)
Total Number of Units:	54
Gross Density:	9.9 DU/Ac.
Parking Spaces Required:	169 Spaces
2.5 Spaces/Unit	135 Spaces
Guest (25%)	34 Spaces
Parking Spaces Provided:	117 Spaces
Proposed Building Height:	4 Stories / 47'5"
Building Setbacks:	
Front	Required 25' Proposed 198.7'
Rear	20' 85.5'
Side (interior)	20' 84.2'
Side (corner)	25' N/A

Waivers:

Waiver 1 - Building Height. Section 34-1064; an increase in height of 12'-5" from 35' to 47'5".

Waiver 2 - Number of Parking Spaces. Section 34-1329(b); a reduction in required parking spaces of 169 to 117 spaces.

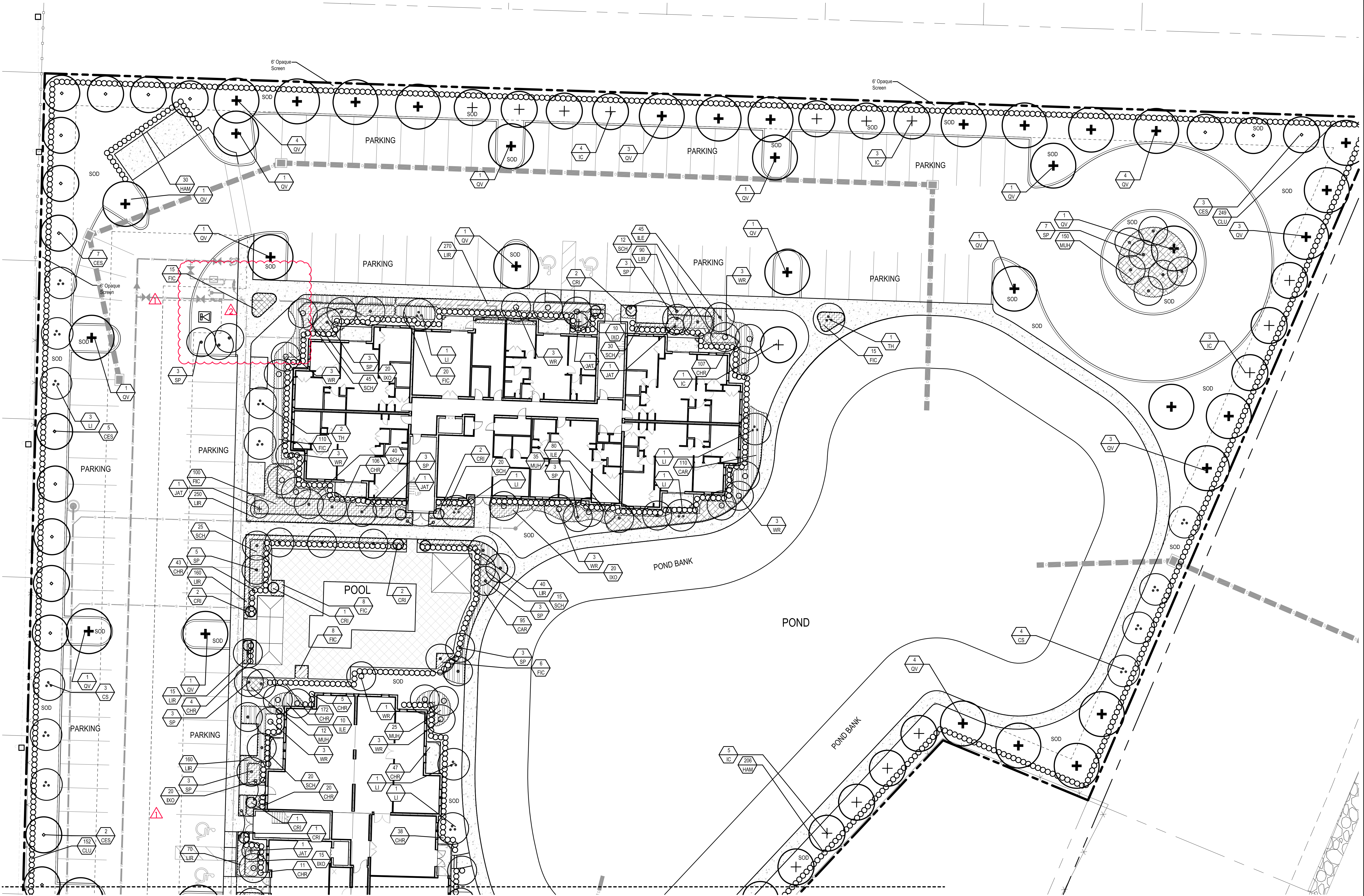
Waiver 3 - A waiver from the minimum lot area per dwelling unit to reduce from the requirement for 15,000 square foot per unit and 9,500 square feet per unit for each unit thereafter, to allow a minimum gross lot area of 4,412 square feet per unit.



SITE PLAN

file name:
plot date:
drawn by:

LANDSCAPE PLAN



file name:
plot date:
drawn by:



PLANT SCHEDULE

QUANTITY		BOTANICAL NAME <i>COMMON NAME</i>	SPECIFICATIONS	SPACING	NATIVE	DROUGHT TOLERANT
TREES AND PALMS						
AM	5	Adonidia merrilli <i>Christmas Palm</i>	6' C.T. Single Trunk	As shown	N	H
CES	25	Conocarpus erectus 'Cericeus' <i>Silver Buttonwood</i>	12' ht., 5' spr., 2" cal.	As shown	Y	H
CS	10	Cordia sebestena <i>Orange Geiger Tree</i>	12' ht., 5' spr., 2" cal.	As shown	Y	H
IC	22	Ilec cassine <i>Dahoon Holly</i>	12' ht. x 5' spr., 2" cal, full	As shown	Y	H
LI	23	Lagerstroemia indica <i>Crape Myrtle</i>	12' ht. x 5' spr., 2" cal, full	As shown	N	H
QV	55	Quercus virginiana <i>Live Oak</i>	12' ht. x 5' spr., 2" cal, full	As shown	Y	H
RE	3	Roystonea elata Royal Palm	6' g.w., heavy butts, full	As shown	Y	H
SP	56	Sabal palmetto <i>Sabal Palm</i>	8' ct. - 14' ct., staggered	As shown	Y	H
TH	4	Tabebuia heterophylla <i>Pink Trupet Tree</i>	12' ht. x 5' spr., 2" cal., full crown	As shown	N	H
WR	34	Washingtonia robusta <i>Washingtonia Palm</i>	8' ct. - 14' ct., staggered	As shown	N	H
LARGE AND MEDIUM SHRUBS						
CHR	764	Chrysobalanus icaco Cocoplum	24" ht. x 18" spr., full	24" o.c.	Y	H
CLU	550	Clusia guttifera <i>Small Leaf Clusia</i>	24" ht. x 18" spr., full	24" o.c.	Y	H
CRI	18	Crinum asiaticum <i>Crinum Lily</i>	#15, 36" oh., full, pink & white flower	As shown	N	M
HAM	384	Hamelia patens <i>Firebush</i>	24" ht. x 18" spr., full	24" o.c.	Y	H
IXO	169	Ixora 'Maui Red' <i>Ixora</i>	24" ht.x 18" spr.,	24" o.c.	N	H
JAT	10	Jatropha integrerrima Jatropha	#15, 36" oh., full	As Shown	N	H
SMALL SHRUBS, GROUNDCOVERS AND VINES						
CAR	230	Carissa macrocarpa 'Emerald Blanket' Carissa	#3,	18" o.c.	N	H
FIC	585	Ficus microcarpa 'Green Island' <i>Green Island Ficus</i>	12" ht. x 14" spr.	24" o.c.	N	H
ILE	205	Ilex vomitoria 'Nana' <i>Dwarf Yaupon Holly</i>	#3, 12"-14" spr., full	24" o.c.	N	H
JUN	170	Juniperus 'Parsonii' <i>Parson's Juniper</i>	#3, 12"-14" spr., full	24" o.c.	N	H
LIR	1,395	Liriope muscari 'Big Blue' <i>Big Blue Liriope</i>	#1, 10"-12"spr., full	12" o.c.	N	H
MUH	422	Muhlenbergia capillaris <i>Muhly Grass</i>	#3, 12"-14" spr., full	24" o.c.	Y	H
SCH	320	Schefflera arboricola "Trinette" <i>Dwarf Variegated Schefflera</i>	#3, 18" ht. x 18" spr., full	24" o.c.	N	H
TRA	140	Trachelospermum asiaticum 'Minima' <i>Dwarf Asiatic Jasmine</i>	#1, 4" ht x 14" spr., full	18" o.c.	N	H
SOD		St. Augustine "Floratam"	Floratam	Solid Sod	N	L

Notes:

1. All lawn and grassed areas noted as "sod" shall receive Stenotaphrum secundatum - St. Augustine Floritam solid sod as required.

2. All groundcover areas, shrubs, and tree rings shall receive a minimum of 3" of an approved commercial grade cypress mulch and Pine straw mulch if indicated on the landscape plans.

3. All plant material shall conform to the standards for Florida #1 or better as given in "Grades and Standards for Nursery Plants," unless otherwise noted.

4. The owner will supply all proposed plant material with 100% irrigation (automatic) coverage (with 50% overlap minimum) within ten days of initial installation.

5. All plant hole backfill to be a sandy loam top soil. Use 2 parts of existing soil, 1 part topsoil and 1 part organic compost for backfill.

6. Tabularized fertilizer shall be provided for all trees, palms, and shrubs and shall be equal to Agriform planting tablets (20-10-5) 21 gram, applied in conformance with the manufacturer's specifications.

7. In the event of discrepancy, the planting plan shall take precedence over the plant list.

8. All plant material and construction methods shall conform to all applicable landscape ordinances and Design Guidelines.

9. Plant all trees and palms high (2"-6") above finished grade.
10. The Landscape Architect may inspect trees and shrubs whether at place of growth or at site before planting, for compliance with the requirements for genus, species, variety, size and quality. Landscape Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

11. No substitutions will be acceptable. If specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with the proposal for use of equivalent material.

12. Contractor to confirm any underground utility locations.

13. Provide root barrier whenever tree is closer then 10' to any underground

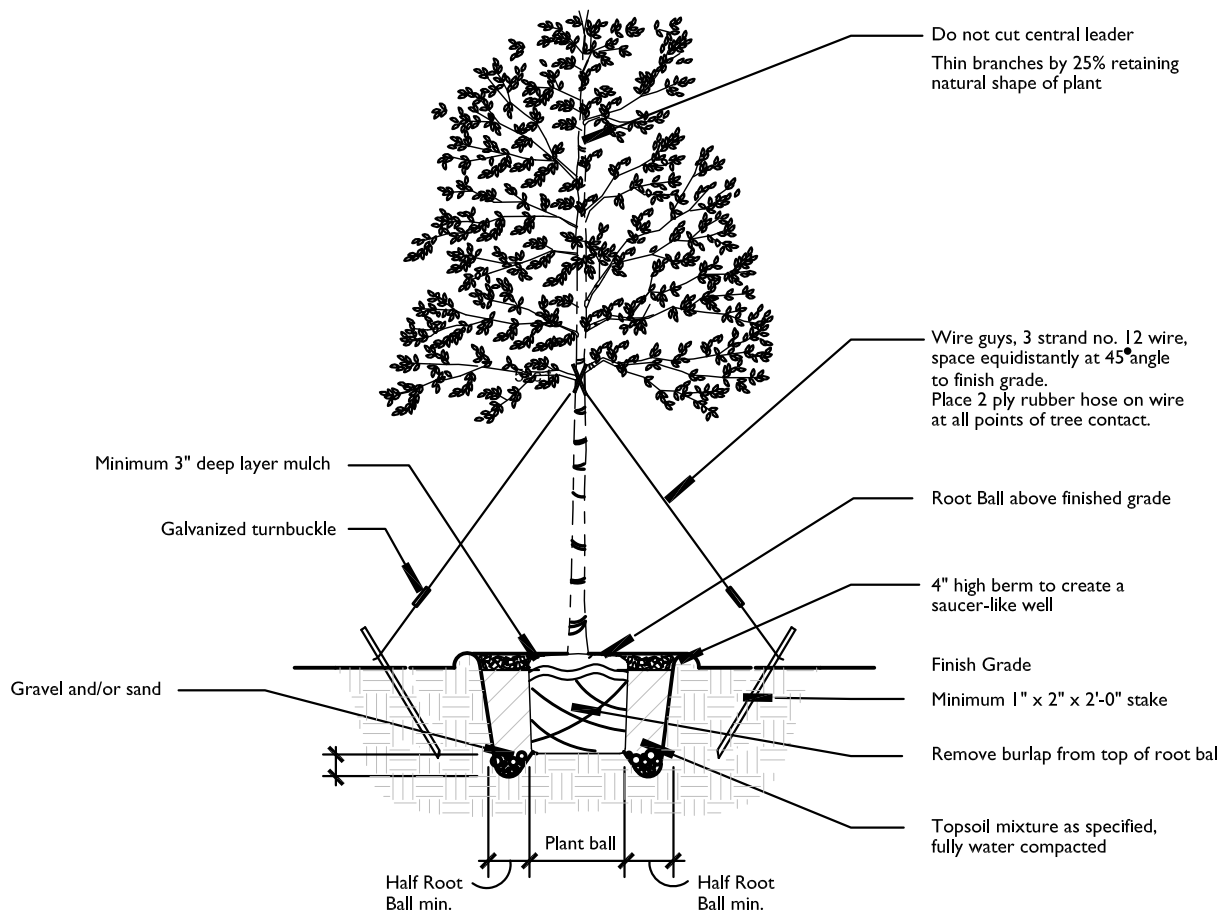


PLANT LIST & DETAILS

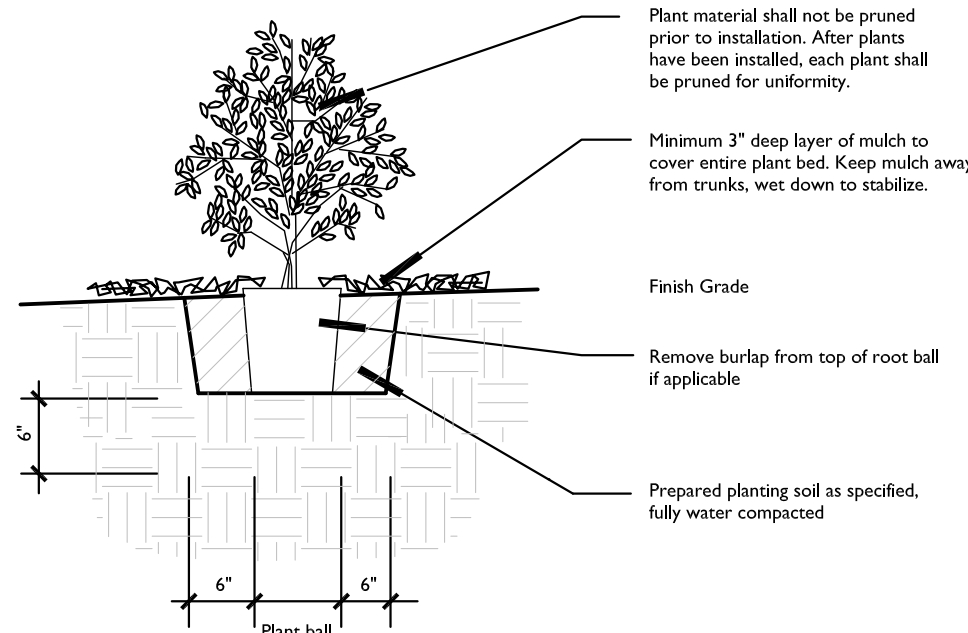
Landscape Requirements:

Net Project Area:	Required	Provided:
		203,328 SF (4.67 Ac.)
Tree Requirement:		
Trees(1 Tree/1,500 sf)	136 Trees	172 Trees
VUA Area:		
Parking:		
Landscape Area (20sf/Pkg Spot)		
117 spaces x 20 =	2,340 sf	3,482 sf
Trees (1 Tree/Island):	17 Trees	17 Trees

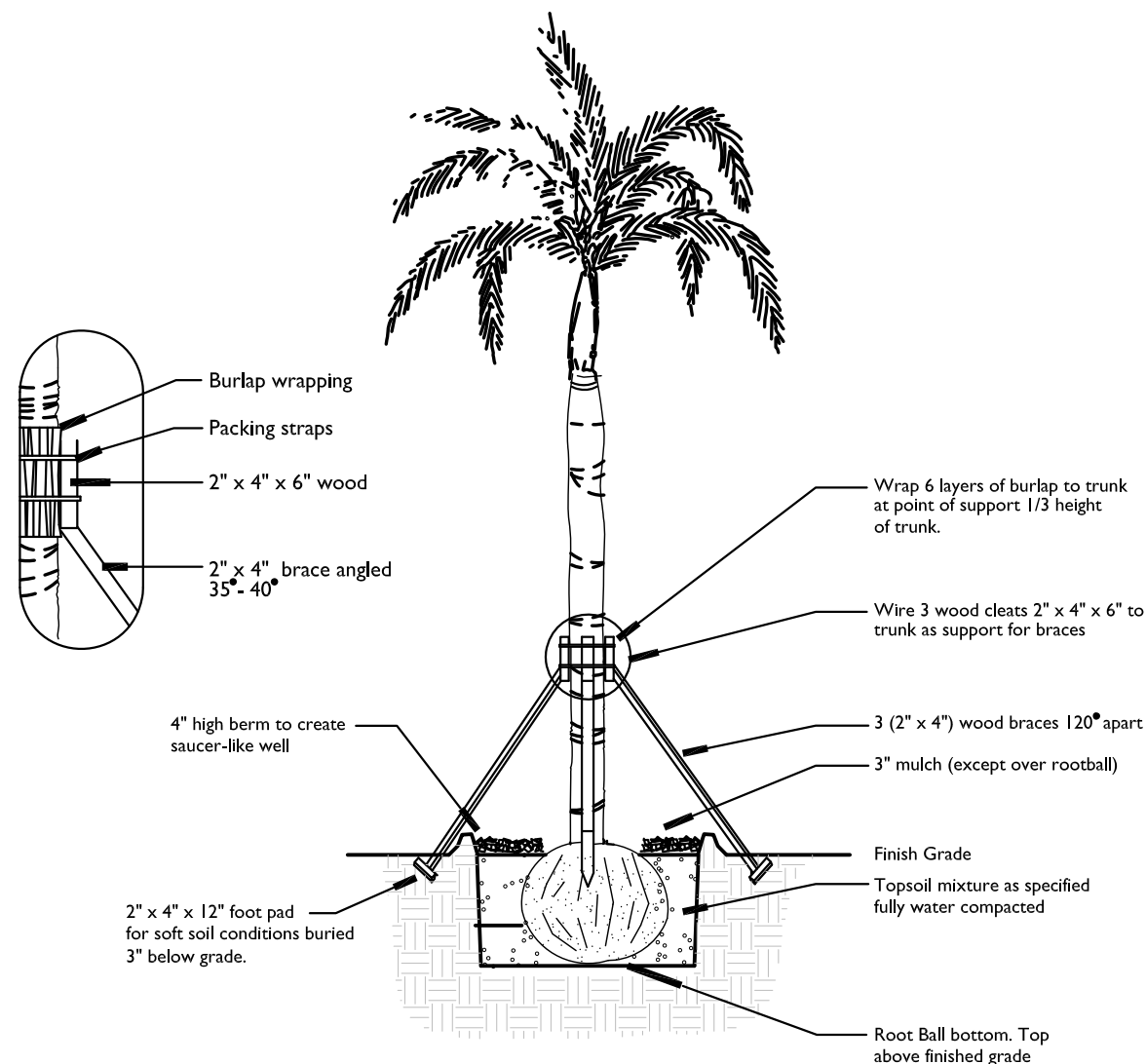
Perimeter Buffers:		
South Buffer - 228 lf less 51 lf Driveway = 177 lf		
Category 6 Buffer (adjacent to local road), Overhead Powerlines		
Trees required: (1 tree/20 lf)	9 Trees	9 Trees
3' Ht. Hedge, 2 Tiers		
West Buffer - 601 lf		
Category 2 Buffer (adjacent to Residential), Overhead Powerlines		
Trees required: (1 tree/20 lf)	30 Trees	30 Trees
3' Ht. Hedge		
North Buffer - 507 lf		
Category 2 Buffer (adjacent to Residential)		
Trees required: (1 tree/20 lf)	26 Trees	26 Trees
3' Ht. Hedge		
East Buffer - 719 lf		
Category 2 Buffer (adjacent to Residential)		
Trees required: (1 tree/20 lf)	36 Trees	38 Trees
3' Ht. Hedge		
Foundation Plantings		
Applicable Frontage:		
Bldg 1 (171 lf. applicable x 25%)	43 lf.	149 lf (87%)
Bldg 2 (236 lf. applicable x 25%)	59 lf.	224 lf (96%)
Bldg 3 (26 lf applicable x 25%)	7 lf.	18 lf (69%)
Native Requirements:		
Required: 40% of vegetation		
Native plants required (5,599 x 0.4)	2,240 Plants	2,496 (44.6%)



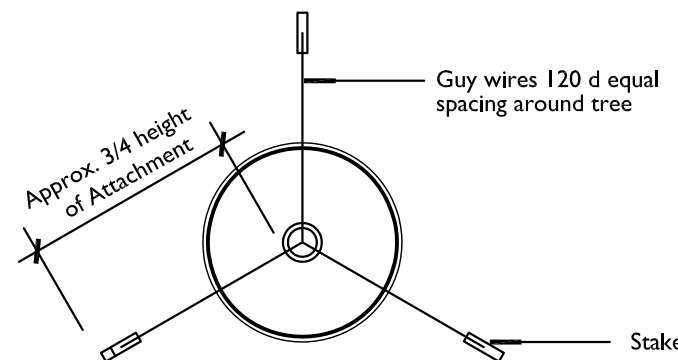
TYPICAL LARGE TREE PLANTING DETAIL
NOT TO SCALE



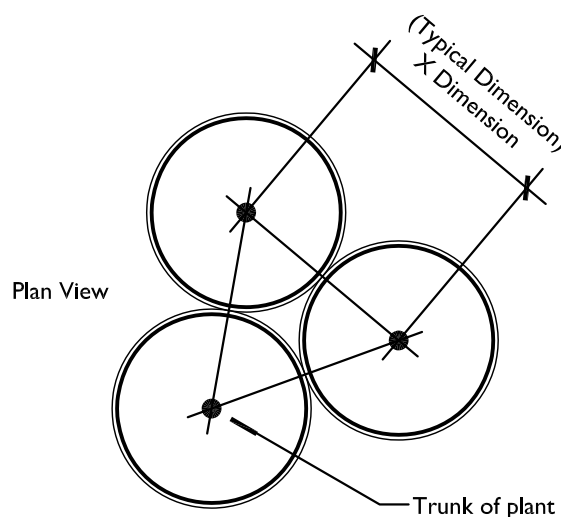
TYPICAL SHRUB PLANTING DETAIL
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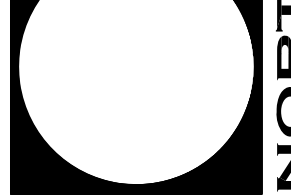
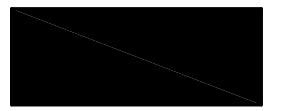
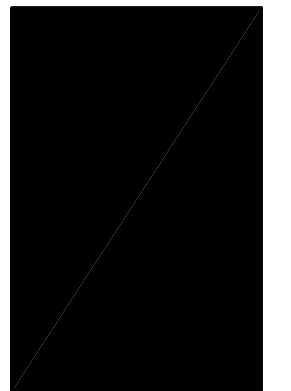
TYPICAL LARGE PALM PLANTING DETAIL
NOT TO SCALE



TYPICAL TREE GUYING DETAIL
NOT TO SCALE



TYPICAL PLANT SPACING DETAIL
NOT TO SCALE



file name:
plot date:
drawn by:

LANDSCAPE SPECIFICATIONS

ABBREVIATED SPECIFICATIONS (SEE SUPPLEMENTAL SPECIFICATION BOOKLET)

IN ADDITION TO THE FOLLOWING ABBREVIATED SPECIFICATIONS, A MORE DETAILED SET OF SPECIFICATIONS IS ATTACHED TO THESE CONSTRUCTION DRAWINGS AND SHOULD BE REVIEWED. THE SPECIFIC SECTIONS INCLUDE THE FOLLOWING:

- SECTION 32 01 90 OPERATION AND MAINTENANCE
- SECTION 32 09 00 PLANTING
- SECTION 32 96 00 TRANSPLANTING

A. QUALITY ASSURANCE

- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES, WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.
- INSPECTION: THE LANDSCAPE ARCHITECT MAY INSPECT TREES AND SHRUBS WHETHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO FURTHER INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INJURIES AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS;" UNLESS OTHERWISE NOTED.
- FURNISH BALLED AND BUR LAPPED (BBB) TREES, EXCEPT CONTAINER-GROWN PLANTS MAY BE FURNISHED IF INDICATED IN THE PLANT LIST.
- REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. MAKE REPLACEMENTS DURING GROWTH SEASON FOLLOWING END OF WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD UNLESS, IN OPINION OF LANDSCAPE ARCHITECT, IT IS ADVISABLE TO EXTEND WARRANTY PERIOD FOR A FULL GROWING SEASON.
- ANOTHER INSPECTION WILL BE CONDUCTED AT END OF EXTENDED WARRANTY PERIOD, IF ANY TO DETERMINE ACCEPTANCE OR REJECTION. ONLY ONE REPLACEMENT (PER TREE, SHRUB OR PLANT) WILL BE REQUIRED AT END OF WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH SPECIFIED REQUIREMENTS.

B. DELIVERY, STORAGE AND HANDLING

- SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING.
- DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

C. SOIL AMENDMENTS

- MULCH FOR TREES, SHRUBS, OR PLANTS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS OR PLANTS AND NOT TO BE WORKED INTO THE EXISTING SOIL, AND CONSISTING OF SHREDDED NON-CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED OVER ALL SHRUBS AND GROUND COVER AREAS FOR A FULL 3" DEPTH.
- COMMERCIAL FERTILIZER: FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREEFLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET 6% NITROGEN, 6% PHOSPHOROUS, 6% POTASSIUM REQUIREMENTS.
 - FOR TREE PITS, SHRUB BEDS, AND GROUND COVER BEDS, BACKFILL MIXTURE SHALL CONSIST OF 2 PARTS EXISTING SOIL MIXED WITH 1 PART TOPSOIL AND 1 PART ORGANIC MATERIAL. ADD 10#4 SLOW RELEASE FERTILIZER WITH 35% - 50% NITROGEN DERIVED FROM NATURAL ORGANIC MATERIAL OR APPROVED EQUAL. BACKFILL MIX SHALL BE THOROUGHLY MIXED PRIOR TO PLANTING.
 - A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD).
 - AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1 INCH OF TREE TRUNK CALIPER.
 - MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.
- POSITION PLANT IN THE HOLE. BACK FILL HALFWAY UP THE ROOTBALL, PLACE TABLET(S) BESIDE THE ROOT BALL ABOUT ONE INCH FROM ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF THE HOLE. COMPLETE BACKFILL, TAMP AND WATER.
- FERTILIZE SABAL PALMS BY MIXING 10 POUNDS OF "MILORGANITE" ACTIVATED SEWAGE SLUDGE WITH CLEAN SAND.
- FERTILIZE LAWNS. PROVIDE FERTILIZER WITH PERCENTAGE OF NITROGEN REQUIRED TO PROVIDE NOT LESS THAN ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET OF LAWN AREA AND NOT LESS THAN FOUR PERCENT PHOSPHORIC ACID AND TWO PERCENT POTASSIUM. PROVIDE NITROGEN IN A FORM THAT WILL BE AVAILABLE TO LAWN DURING INITIAL PERIOD OF GROWTH, AT LEAST 50 PERCENT OF NITROGEN TO BE ORGANIC FORM.

D. GRASS MATERIALS

- PROVIDE STRONGLY ROOTED SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/- 1/4") EXCLUDING TOP GROWTH AND THATCH NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED (VIALBE, NOT DORMANT).
- PROVIDE SOD OF UNIFORM PAD SIZES WITH MAXIMUM 5% DEVIATION IN EITHER LENGTH OR WIDTH. BROKEN PADS OR PADS WITH UNEVEN ENDS WILL NOT BE ACCEPTABLE. SOD PADS INCAPABLE OF SUPPORTING THEIR OWN WEIGHT WHEN SUSPENDED VERTICALLY WITH FIRM GRASP ON UPPER 10% OF PAD WILL BE REJECTED.

E. MISCELLANEOUS LANDSCAPE MATERIALS

STAKES AND GUYS: PROVIDE STAKES AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOTHOLES AND OTHER DEFECTS. PROVIDE WIRE TIES AND GUYS OF 2-STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE NOT LIGHTER THAN 12 GRAMS WITH TURNBUCKLES OR GUY WIRES WITH WIRE TIGHTENING ARRANGEMENT. PROVIDE NOT LESS THAN 1/2" DIAMETER RUBBER OR PLASTIC HOSE, CUT TO REQUIRED LENGTHS AND OF UNIFORM COLOR, MATERIAL AND SIZE TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES. PROVIDE BRIGHTLY COLORED RIBBON TIED TO GUY WIRES AS A WARNING INDICATOR.

F. PREPARATION OF PLANTING SOIL

- BEFORE MIXING PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIAL.
- MIX SPECIFIED SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL AT RATES SPECIFIED. DELAY MIXING OF FERTILIZER IF PLANTING WILL NOT FOLLOW PLACING OF PLANTING SOIL WITHIN A FEW DAYS.
- FOR PIT AND TRENCH TYPE BACKFILL, MIX PLANTING SOILS PRIOR TO BACKFILLING, AND STOCKPILE AT SITE.

G. PREPARATION FOR PLANTING LAWNS

- LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF SIX INCHES. REMOVE STONES OVER 1/2 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEIOUS MATTER. LIMIT PREPARATION TO AREAS, WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.
- SPREAD TOP SOIL TO MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES AND ELEVATIONS SHOWN AFTER LIGHT SOILING AND NATURAL SETTLEMENT. ADD SPECIFIED SOIL AMENDMENTS AND MIX THOROUGHLY INTO UPPER SIX INCHES OF TOPSOIL.
- MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE MOISTURE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.
- RESTORE LAWN AREAS TO SPECIFIED CONDITION IF ERODED OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO PLANTING.
- PREPARATION ON UNCHANGED GRADES: WHERE LAWNS ARE TO BE PLANTED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATING, OR STRIPPING OPERATIONS, PREPARE SOIL FOR LAWN PLANTING AS FOLLOWS:
 - TILL TO A DEPTH OF NOT LESS THAN SIX INCHES, APPLY SOIL AMENDMENTS AND INITIAL FERTILIZERS AS SPECIFIED, REMOVE HIGH AREAS AND FILL IN DEPRESSIONS, TILL SOIL TO A HOMOGENOUS MIXTURE OF FINE TEXTURE FREE OF LUMPS, CLODS, STONES, ROOTS AND OTHER EXTRANEIOUS MATTER.
 - PRIOR TO PREPARATION OF UNCHANGED AREAS, REMOVE EXISTING GRASS, VEGETATION AND TURF, DISPOSE OF SUCH MATERIAL OUTSIDE OF OWNER'S PROPERTY. DO NOT TURN OVER SOIL BEING PREPARED FOR LAWNS.

H. PREPARATION OF PLANTING BEDS:

- LOOSEN SUBGRADE OF PLANTING BED AREAS TO A MINIMUM DEPTH OF 6" USING A CULTIMULCHER OR SIMILAR EQUIPMENT. REMOVE STONES OVER 1/2" IN ANY DIMENSION, AND STICKS, STONES, RUBBISH AND OTHER EXTRANEIOUS MATTER.
- EXCAVATE PITS, BEDS, AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. IN AREAS AROUND PARKING AND ROADWAYS REMOVE EXCESS SHELL ROCK UP TO 3" FROM ROAD SURFACE AND BACKFILL WITH PLANTING SOIL.
- DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
- FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.

I. PLANTING TREES AND SHRUBS:

- SET CONTAINER GROWN STOCK AS SPECIFIED FOR BALLED AND BURLAPPED STOCK EXCEPT CUT CANS ON 2 SIDES WITH AN APPROVED CAN CUTTER, REMOVE BOTTOMS OF WOODEN BOXES AFTER PARTIAL BACKFILLING SO AS NOT TO DAMAGE ROOT BALLS. PLANT ALL TREES AND PALMS 2' - 6" ABOVE FINISHED GRADE.
- MULCH PITS, TRENCHES AND PLANTED AREAS: PROVIDE NOT LESS 3" THICKNESS OF SETTLED MULCH AND WORK INTO TOP OF BACKFILL AND FINISH LEVEL WITH ADJACENT FINISH GRADES.
- EXCAVATE PITS OR TRENCH TO ONE AND ONE HALF (1-1/2) TIME DIAMETER OF BALLS OR CONTAINERS, OR ONE FOOT WIDER THAN SPREAD OF ROOTS AND THREE INCHES DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF TOPSOIL IN BOTTOM BEFORE PLACING PLANTS. BACK FILL AROUND PLANTS WITH TOPSOIL, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS.
- PRUNE, THIN OUT AND SHAPE TREES AND SHRUBS IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT, DO NOT CUT TREE LEADERS, AND REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES, IF ANY. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER AND NOT REMOVE MORE THAN 15 PERCENT OF BRANCHES.
- GUY AND STAKE TREE IN THREE DIRECTIONS WITH GALVANIZED WIRE, THROUGH FLEXIBLE HOSE CHAFING GUARDS, WITH WOODEN STAKE ANCHORS IMMEDIATELY AFTER PLANTING.

J. SODDING NEW LAWNS

- LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING. DO NOT PLANT DORMANT SOD.
- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK FROM BOARDS TO AVOID DAMAGE TO SUBGRADE OR SOD. TAMP OR ROLL LIGHTLY TO ENSURE CONTACT WITH SUBGRADE. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD, REMOVE EXCESS TO AVOID SMOTHERING OF ADJACENT GRASS.
- WATER SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

K. PLANTING GROUND COVER

- DIG PIT AND BACKFILL WITH PLANTING SOIL. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A LIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER. WATER THOROUGHLY AFTER PLANTING, TAKING CARE NOT TO COVER CROWNS OF PLANTS WITH WET SOILS.
- SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT.
- MULCH AREAS BETWEEN GROUND COVER PLANTS, PLACE NOT LESS THAN 3" THICK AFTER SETTLED. LIFT PLANT FOLIAGE ABOVE MULCH.
- DURING PERIODS OF HOT SUN AND WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS.

L. MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF FINAL ACCEPTANCE FROM THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATIONS OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

M. GENERAL NOTES:

- THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION (AUTOMATIC) COVERAGE (WITH 50% OVERLAP MINIMUM) WITHIN TEN DAYS OF INITIAL INSTALLATION. CITY WATER TO BE USED FOR IRRIGATION.
- IN THE EVENT OF DISCREPANCY, THE PANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

N. CLEANUP AND PROTECTION

DURING LANDSCAPE WORK, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.

O. INSPECTION AND ACCEPTANCE

- WHEN LANDSCAPE WORK IS COMPLETED, INCLUDING MAINTENANCE, LANDSCAPE ARCHITECT WILL, UPON REQUEST, MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY.
- LANDSCAPE WORK MAY BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO LANDSCAPE ARCHITECT, PROVIDED WORK OFFERED FOR INSPECTION IS COMPLETE, INCLUDING MAINTENANCE.
- WHERE INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY LANDSCAPE ARCHITECT AND FOUND TO BE ACCEPTABLE. REMOVE REJECTED PLANTS AND MATERIALS PROMPTLY FROM PROJECT SITE.

P. WARRANTY

- WARRANTY PLANTS AGAINST UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS, AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL, AS FOLLOWS:
 - SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS
 - TREES & PALMS FOR ONE YEAR
- REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

Q. CONTAINER GROWN STOCK:

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

R. PLANT MATERIALS:

- PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION.
- ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.
- SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
- ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS.
- TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
- WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.
- PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

S. MEASUREMENTS:

- SHADE TREES:
 - HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY.
 - SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK.
 - MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.
- SHRUBS:
 - HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS.
 - SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS.
 - MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.
 - TREE CALIPER SIZE SHALL BE MEASURED AT 6 INCHES ABOVE GRADE UP TO AND INCLUDING 4 INCH CALIPERS, AND 12 INCHES ABOVE GRADE FOR LARGER CALIPER TREES.
- PALMS:
 - CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.
 - OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.
 - PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

END OF SECTION

PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN
RESEARCH

REDD+ASSOCIATES

DATE: 10.06.2022

REV:

SCALE: NO SCALE

VILLAGE OF VALOR

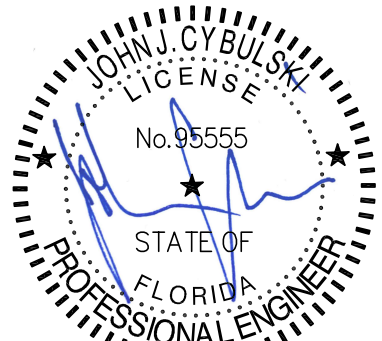
PRELIMINARY SITE PLAN

LP-4

SHEET NORTH

600 SANDTREE DRIVE | SUITE 202A | PALM BEACH GARDENS, FLORIDA 33403 | 561.863.2500 | ALL RIGHTS RESERVED

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VILLAGE OF VALOR

2ND AVENUE
LAKEWORTH, FL 33461

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NOTE:
1. ALL BIDDERS SHALL VISIT THE
BECOME FAMILIAR WITH THE EXISTING
AND REQUIREMENTS OF THE
SHALL NOTIFY THE ARCHITECT OF ANY
AND OMISSIONS SUBSEQUENTLY
THE CONTRACT
2. THE CONTRACT DOCUMENTS ARE
OF THE DRAWINGS AND THE PROJECT
THEIR ENTIRETY. THE INFORMATION IN
DOCUMENTS IS DEPENDENT
COMPLEMENTARY OF EACH
SEPARATION OF THE CONTRACT
SHALL NOT BE PERMITTED. IF THE
CHOOSSES TO SEPARATE THE
DO SO AT THEIR OWN RISK AND
5 ADDITIONALLY, SEE GENERAL
A

4. THE CLIENT ACKNOWLEDGES THE
(ARCHITECT) DRAWINGS AND
INCLUDING ALL DOCUMENTS ON
MEDIA AS INSTRUMENTS OF THE
(ARCHITECT) PROFESSIONAL
CLIENT SHALL NOT REUSE OR MAKE OR
TO BE MADE ANY MODIFICATION
DRAWINGS AND SPECIFICATIONS
PRIOR WRITTEN AUTHORIZATION
CONSULTANT (ARCHITECT). THE CLIENT
TO WAIVE ANY CLAIM AGAINST THE
(ARCHITECT) ARISING FROM ANY
TRANSFER, REUSE OR MODIFICATION
DRAWINGS AND
5. ARCHITECT CANNOT WARRANT THE
OF DATA CONTAINED HEREIN ANY USE OR
OF ORIGINAL OR ALTERED CADD
MATERIALS BY THE USER OR OTHER
WITHOUT THE REVIEW AND WRITTEN
OF THE ARCHITECT SHALL BE AT THE
OF THE USER. FURTHERMORE, USER
DEFEND, INDEMNIFY, AND HOLD
HARMLESS FROM ALL CLAIMS,
DAMAGES, LOSSES, EXPENSES, AND
FEES ARISING OUT OF THE
REUSE OF THESE
6. THESE DRAWINGS AS PART OF THE
DOCUMENTS ARE DIAGRAMMATIC AND
INTENDED TO DEFINE EXACT
LOCATIONS OR CODIFIED
DRAWINGS SHALL NOT BE SCALED.
STATE AND LOCAL CODE
OTHER APPLICABLE CODE
SHALL BE VERIFIED BY AND ARE THE
RESPONSIBILITY OF THIS
INFORMATION WHICH DIRECTLY
ANY OF THESE CODES OR ANY
FOUND IN THE CONTRACT DOCUMENTS
BROUGHT TO THE ATTENTION OF THE
ARCHITECT.

SCHEMATIC DESIGN

PROJECT DATE: 04/24/2023
PROJECT #: 22129

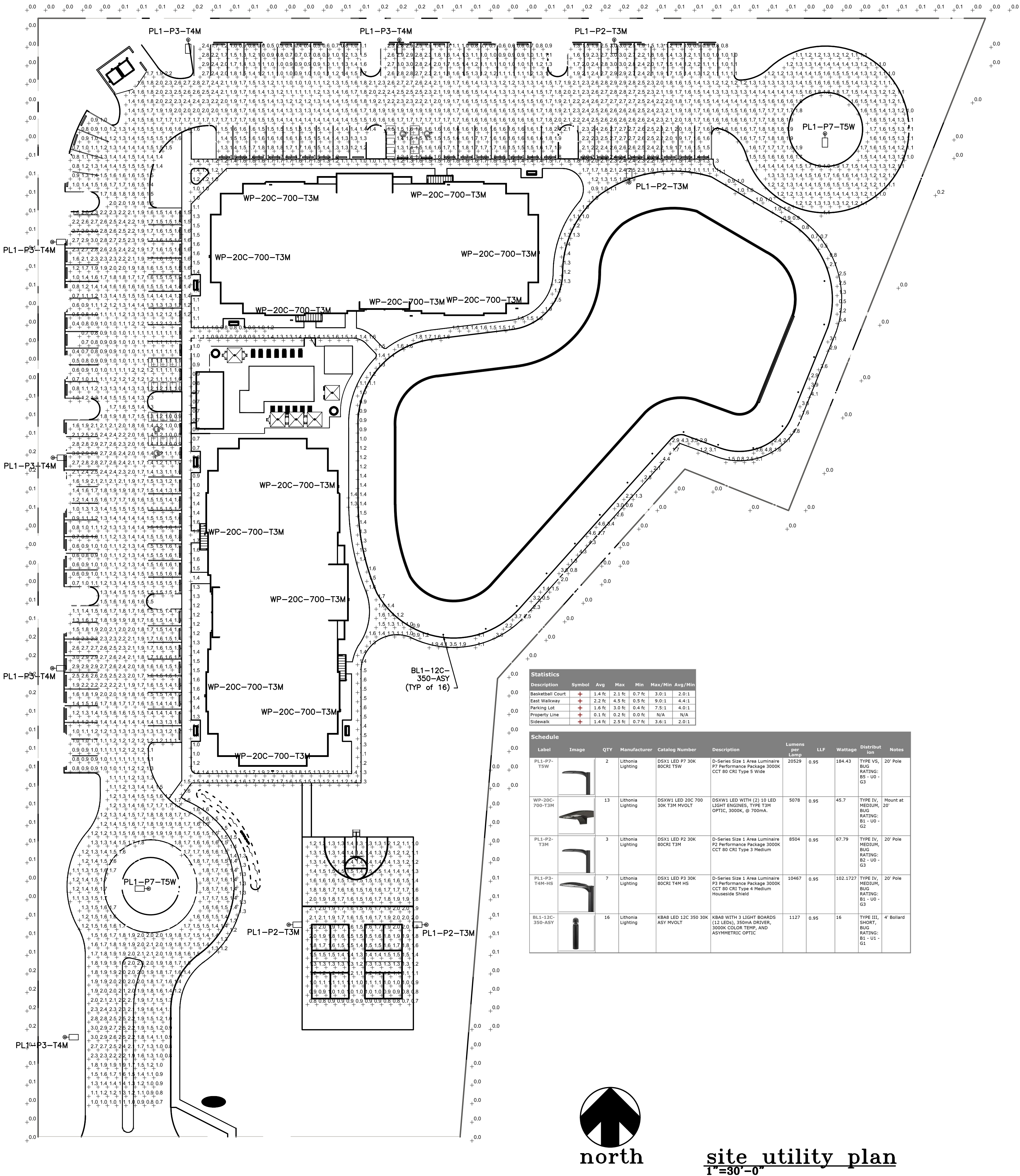
#	Description	Date
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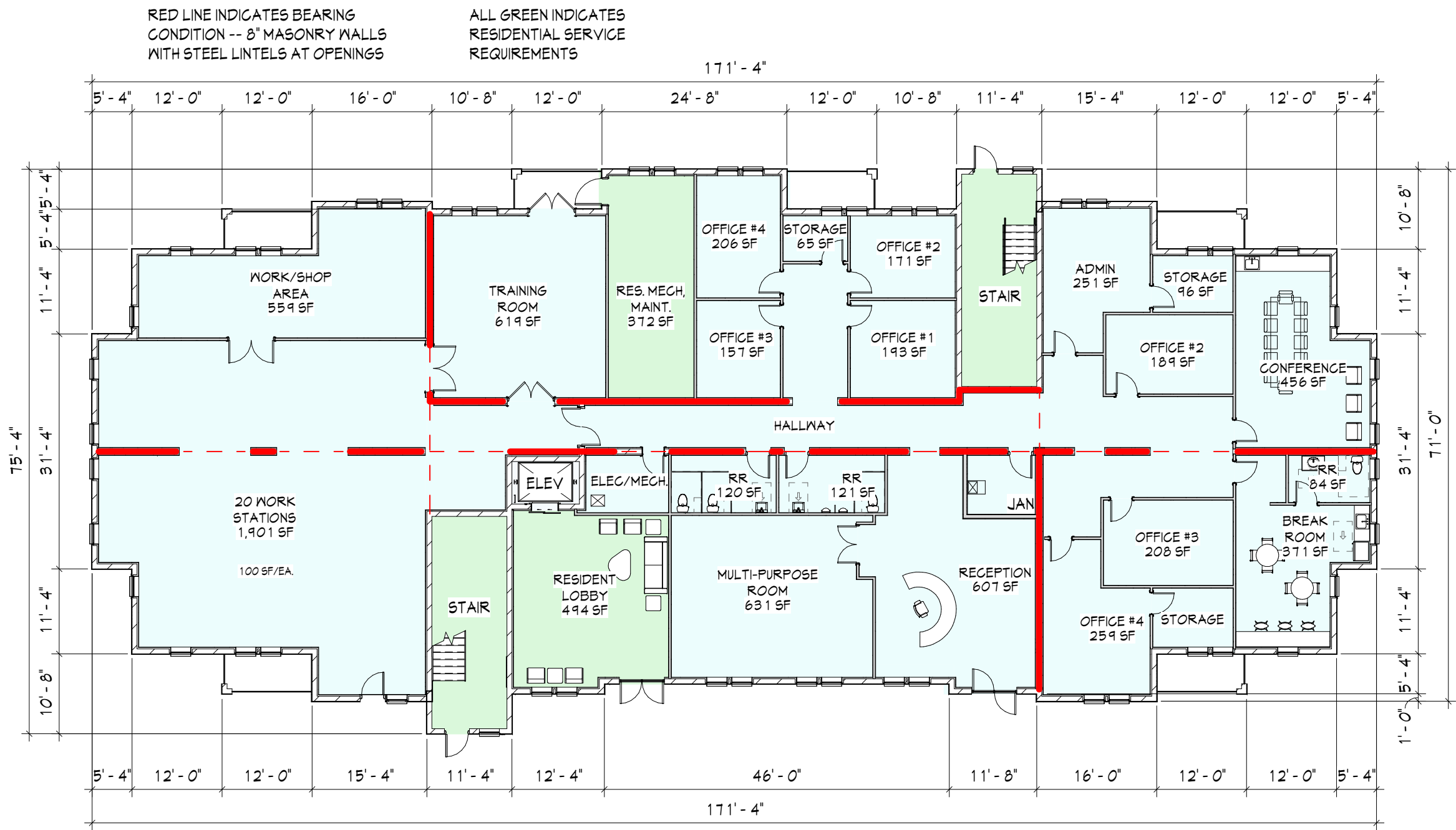
ELECTRICAL
SITE UTILITY
PLAN

ES101

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SCHEMATIC
DESIGN

DATE: 04/24/2023
PROJECT #: 22129

FIRST FLOOR
PLAN - BLDG A

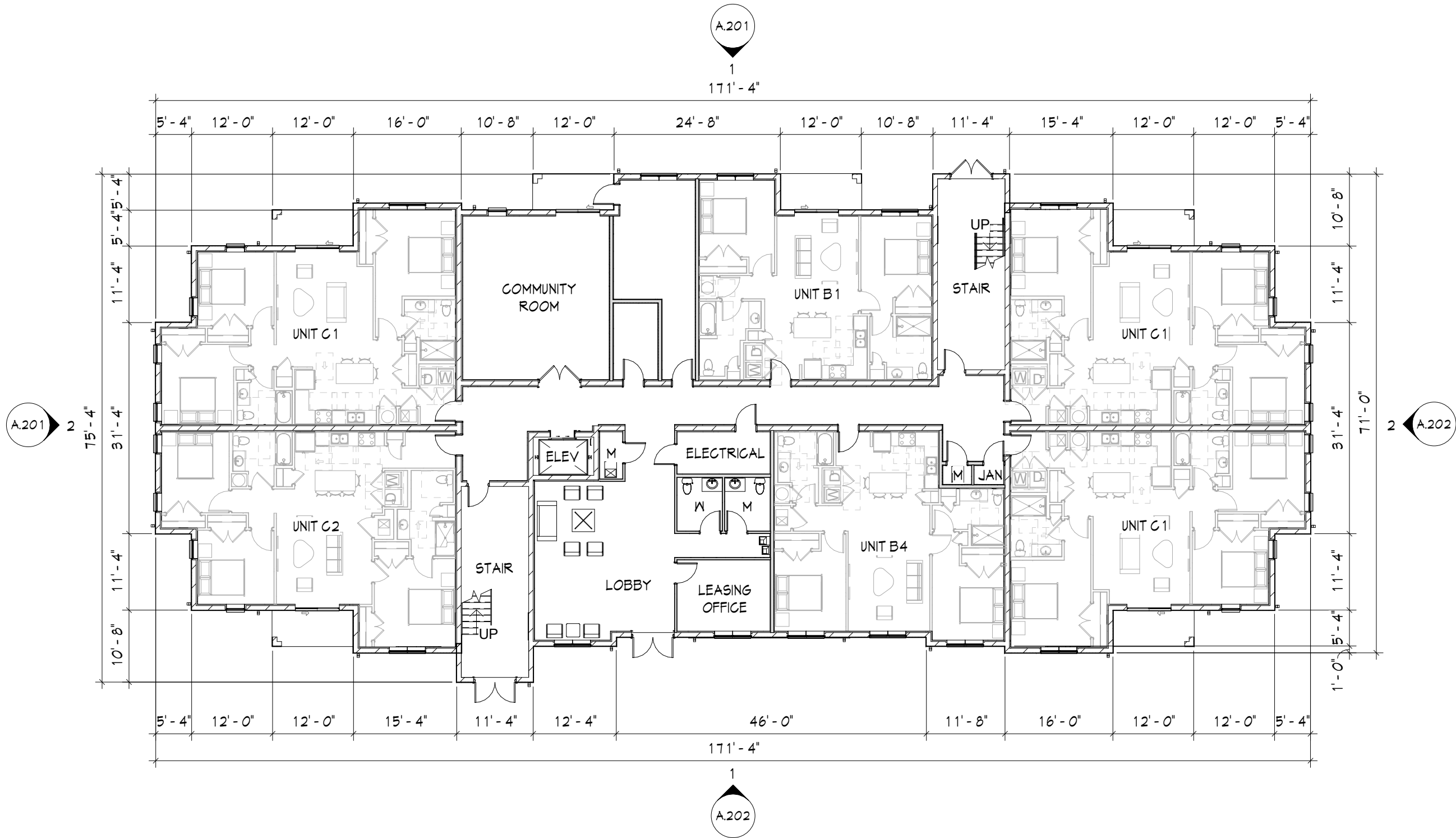
A1.1a

FIRST FLOOR PLAN - BLDG A 1/16" = 1'-0"

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DATE: 04/24/2023
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FIRST FLOOR
PLAN - BLDG B

A1.1b

FIRST FLOOR PLAN - BLDG B

1/16" = 1'-0"

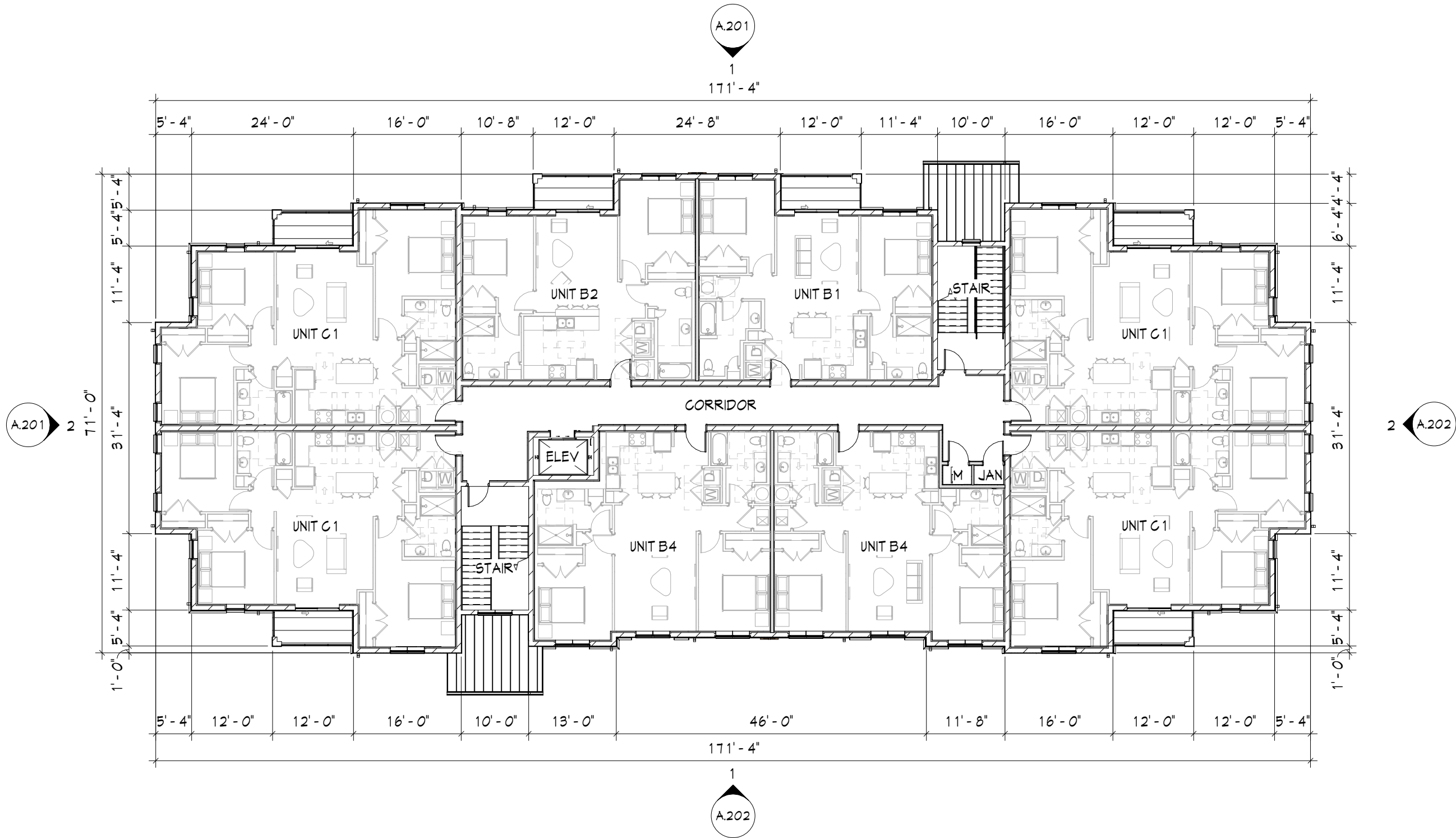
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DATE: 04/24/2023
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SECOND FLOOR
PLAN

A1.2

SECOND FLOOR PLAN - BLDG A&B 1/16" = 1'-0"

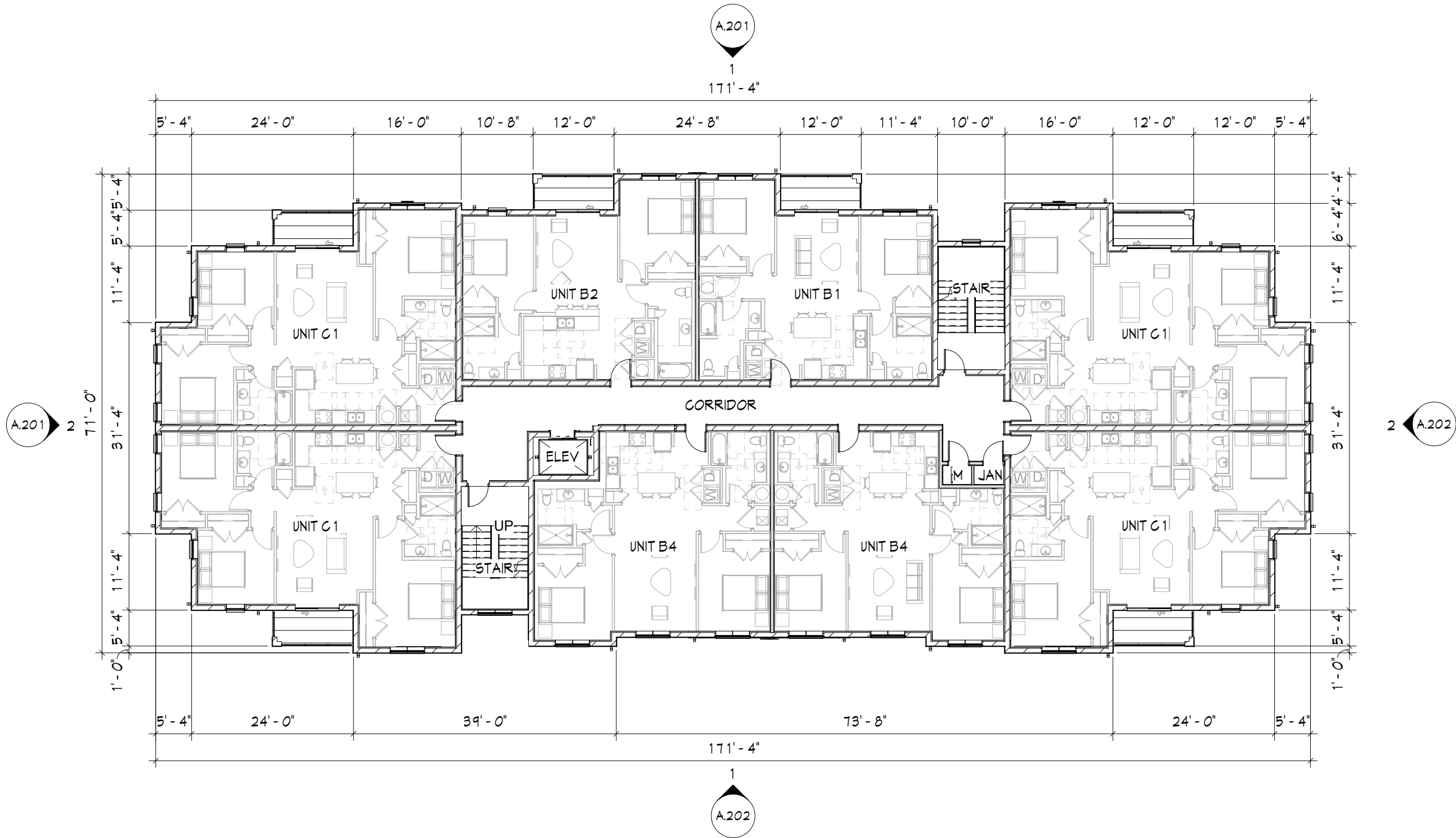
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THIRD FLOOR
PLAN

A1.3

THIRD FLOOR PLAN - BLDG A&B 1/16" = 1'-0"

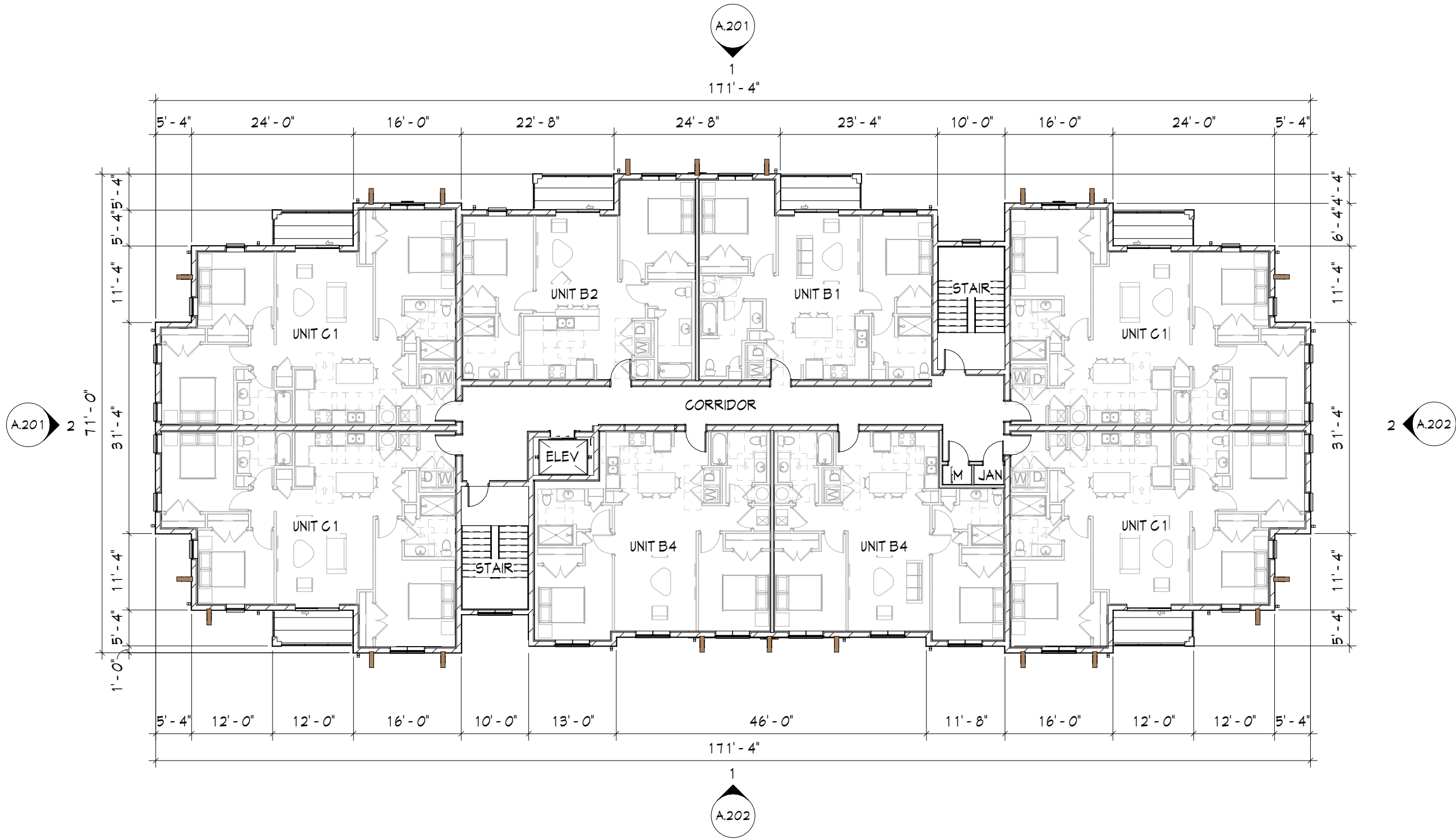
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DATE: 04/24/2023
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FOURTH FLOOR
PLAN

A1.4

FOURTH FLOOR PLAN - BLDG A&B 1/16" = 1'-0"

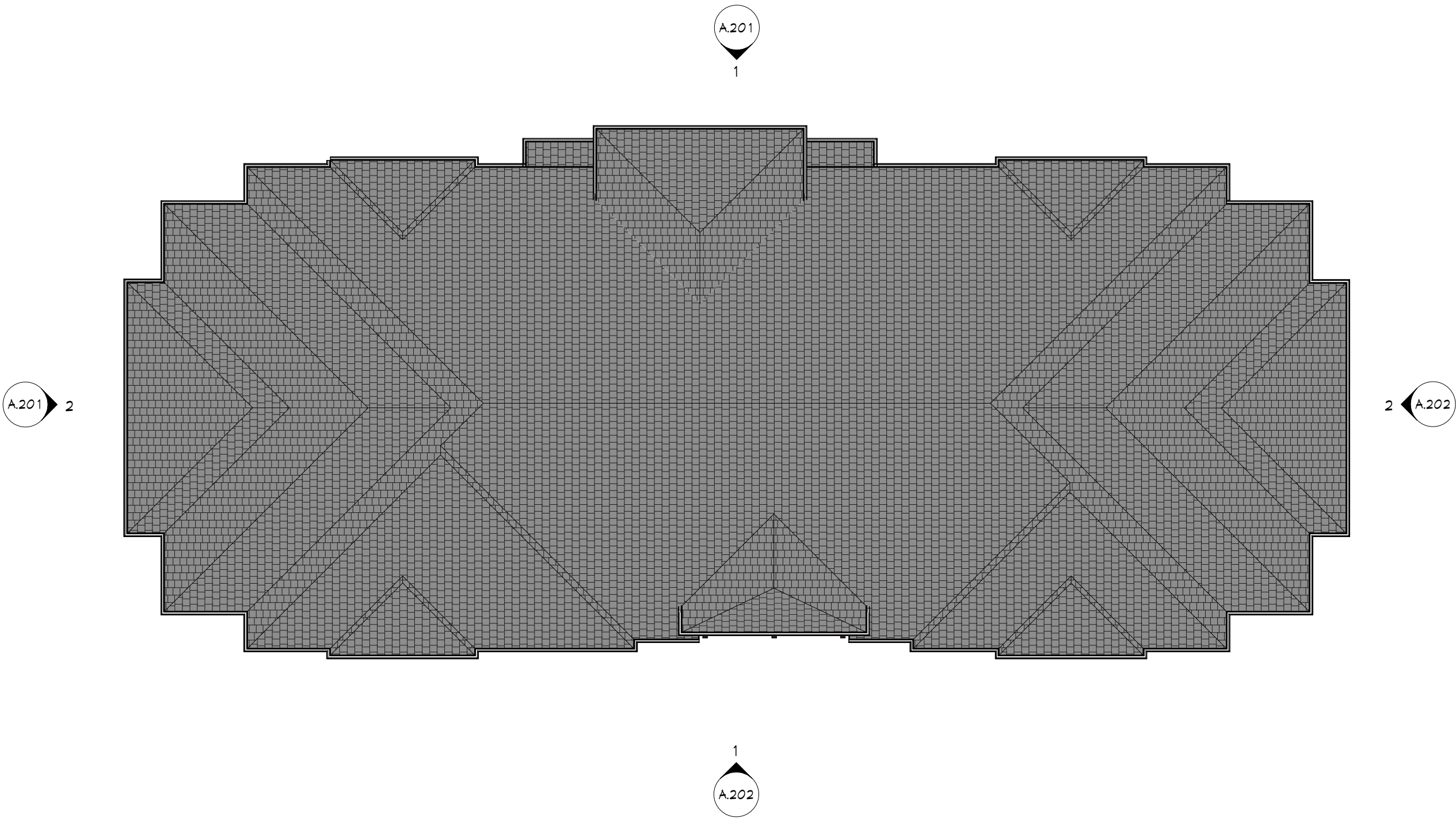
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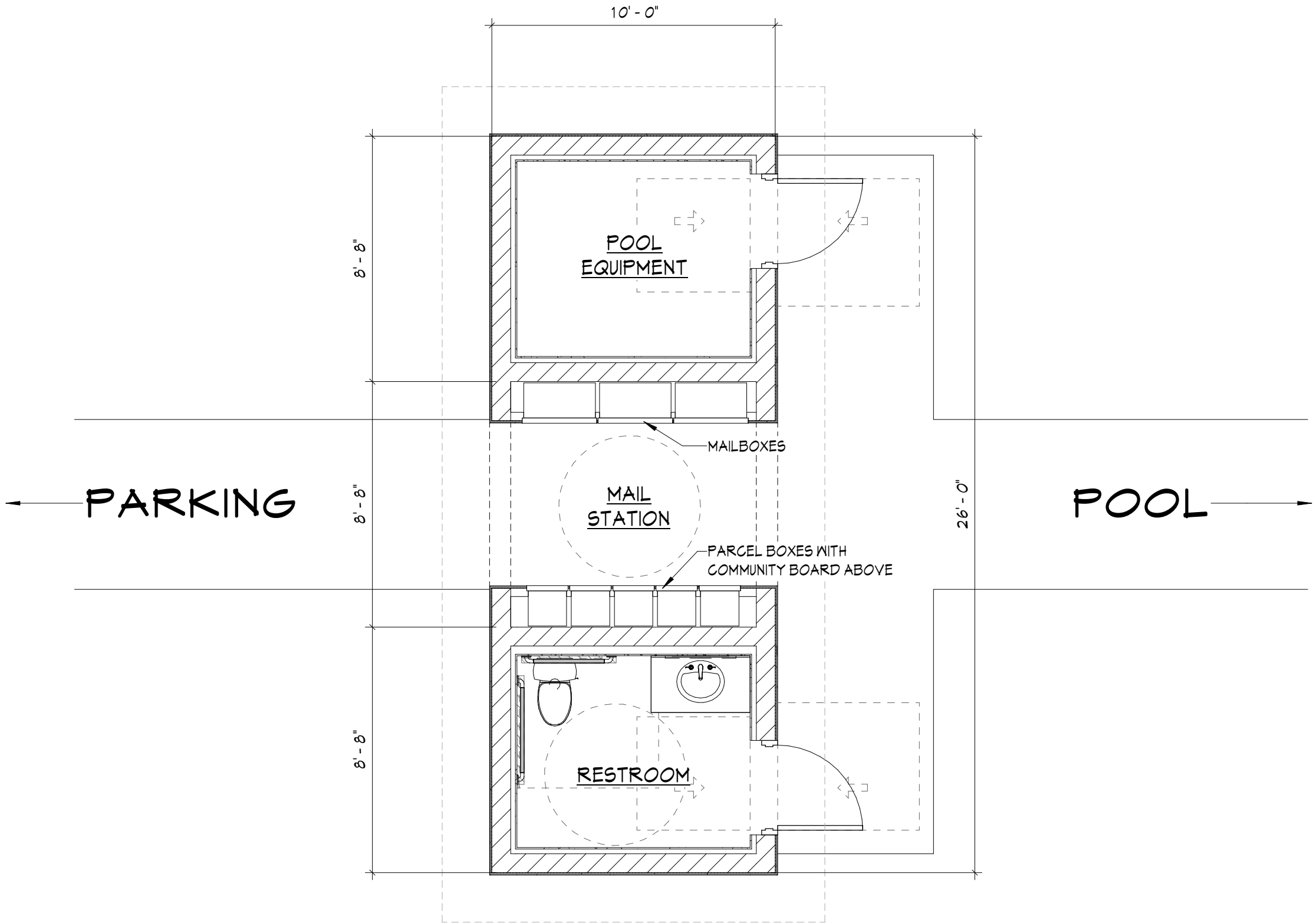
BUILDING ROOF
PLAN

A1.5

ROOF PLAN 1/16" = 1'-0"

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DESIGN

DATE: 12/12/2022
PROJECT #: 22129

POOL BUILDING

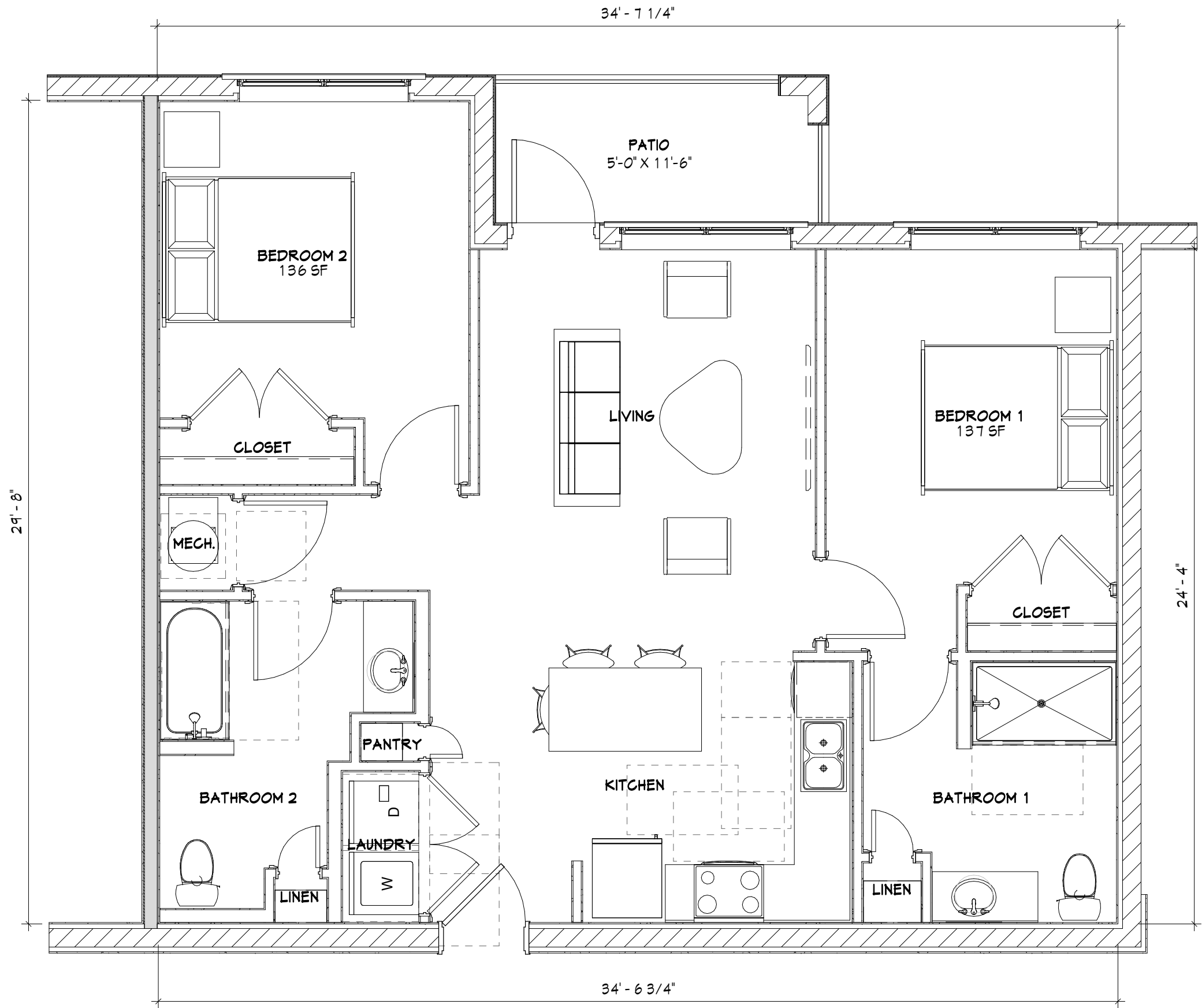
A1.6

1
A1.6

POOL BUILDING
1/4" = 1'-0"

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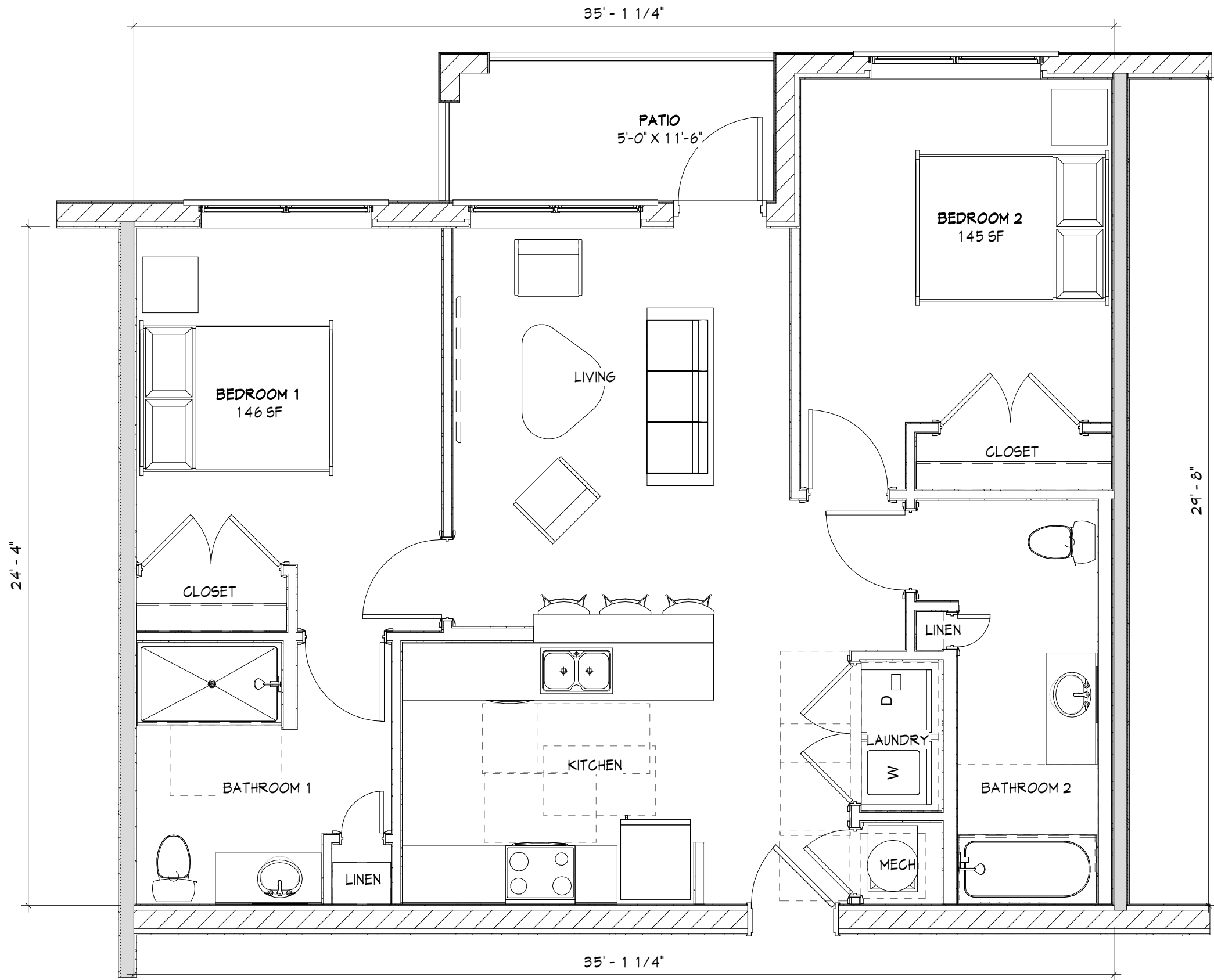
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DESIGN

DATE: 04/24/2023
PROJECT #: 22129

ENLARGED
UNIT PLAN - B1

A3.1

UNIT B1 1/4" = 1'-0"
1,003 GSF



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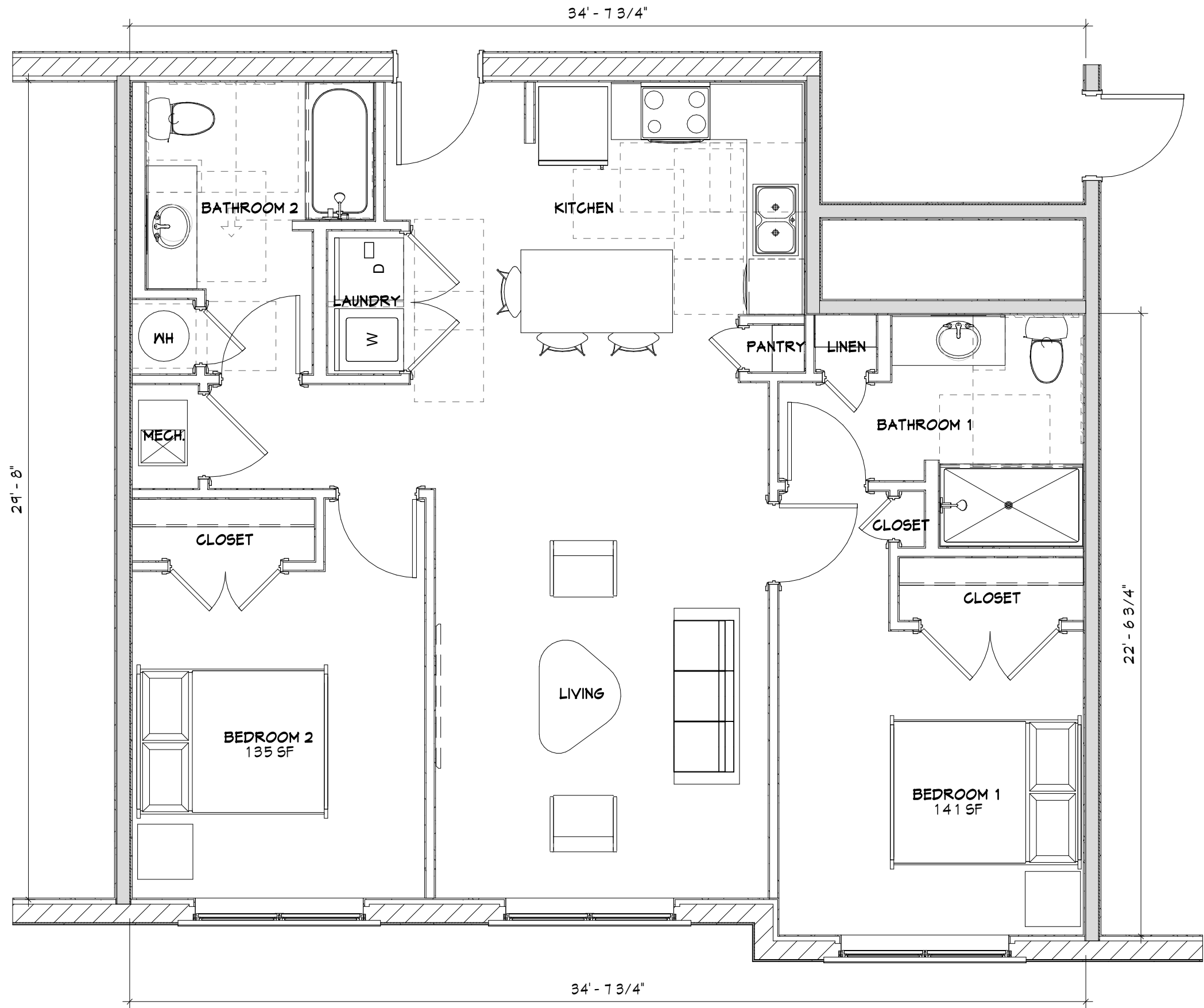
ENLARGED
UNIT PLAN - B2

A3.2

UNIT B2 11X17 1/4" = 1'-0"

1,025 GSF

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ENLARGED
UNIT PLAN - B4

A3.3

UNIT B4 1/4" = 1'-0"
1,048 GSF

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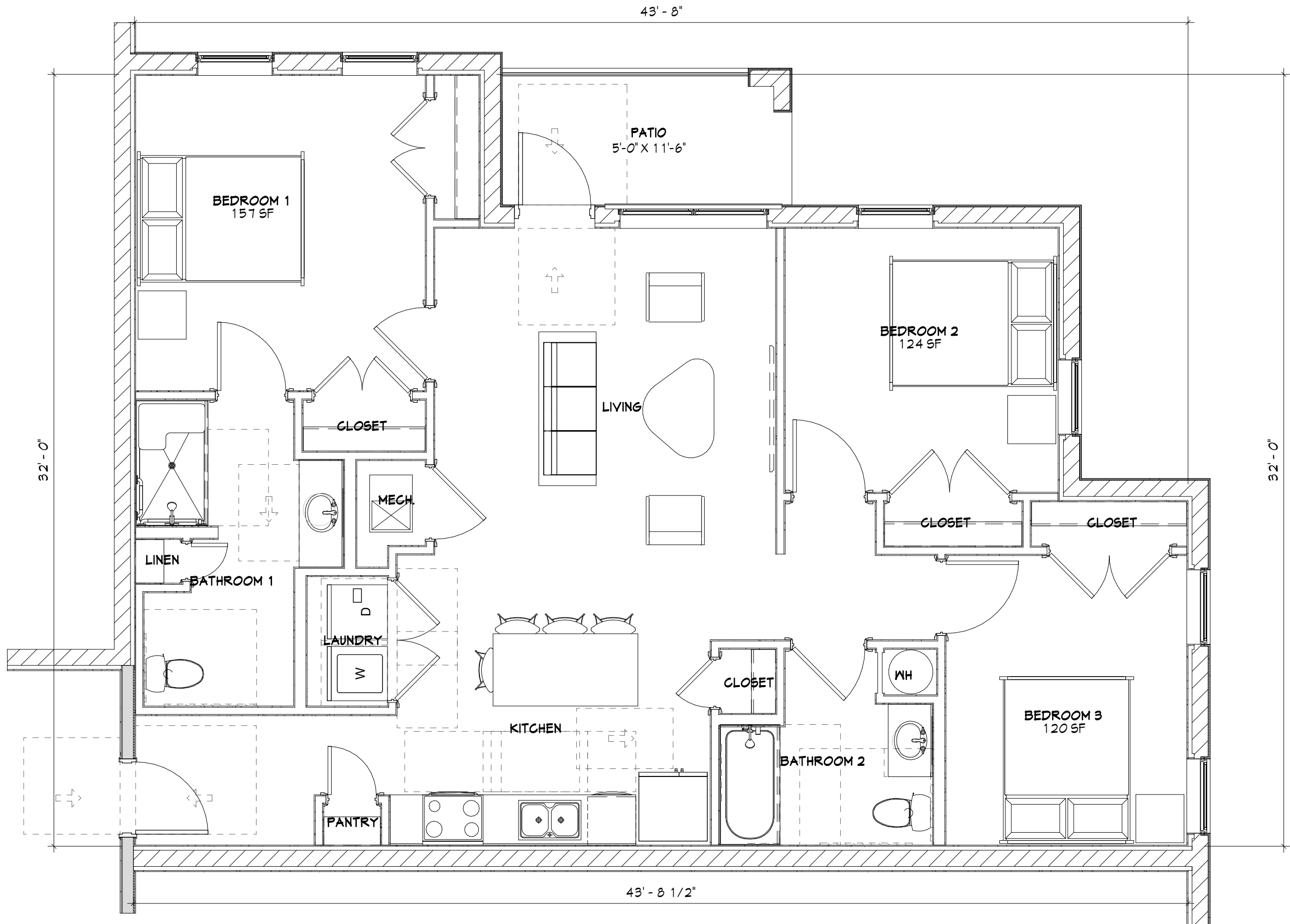
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DESIGN

DATE: 04/24/2023
PROJECT #: 22129

ENLARGED
UNIT PLAN - C1

A3.4

UNIT C1 1/4" = 1'-0"
1,245 GSF



VILLAGE OF VALOR

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DESIGN

DATE: 04/24/2023
PROJECT #: 22129

ENLARGED
UNIT PLAN - C2

A3.5

UNIT C2 - TYPE A 1/4" = 1'-0"

1,245 GSF

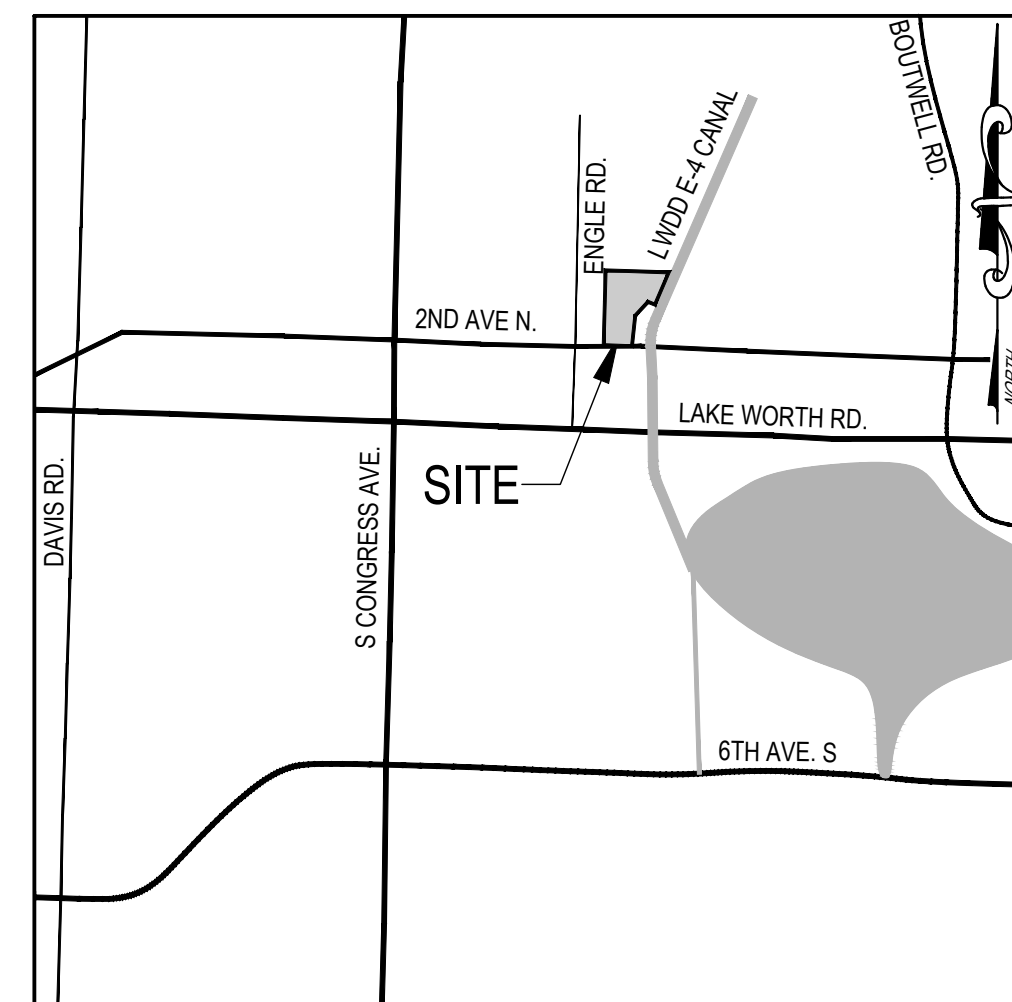
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CIVIL ENGINEERING PLANS
FOR
VILLAGE OF VALOR
WEST
PALM SPRINGS, FLORIDA

OWNER:



VILLAGE OF VALOR, LTD
3175 S. CONGRESS AVENUE, SUITE 310
PALM SPRINGS, FLORIDA 33461
TEL: 561-968-1612
INFO@VILLAGEOFVALOR.ORG



SEC 20. - TWP. 44S - RGE. 43E
LOCATION MAP
 N.T.S.



INDEX OF SHEETS

No.	DESCRIPTION	DATE	REV
C0.0	COVER SHEET	02/16/23	1
C0.1	GENERAL NOTES	10/20/22	0
C0.2	GENERAL NOTES	10/20/22	0
C1.1	SITE DEMOLITION & EROSION CONTROL PLAN	10/20/22	0
C2.1	SIGNING, STRIPING & GEOMETRIC PLAN	04/24/23	2
C3.1	PAVING, GRADING & DRAINAGE PLAN	04/24/23	2
C4.1	PAVING, GRADING & DRAINAGE DETAILS	10/20/22	0
C4.2	PAVING, GRADING & DRAINAGE DETAILS	10/20/22	0
C4.3	PAVING, GRADING & DRAINAGE DETAILS	10/20/22	0
C5.1	POTABLE WATER & SANITARY SEWER PLAN	04/24/23	2
C5.2	OFFSITE POTABLE WATER & SANITARY SEWER PLAN	04/24/23	2
C6.1	SANITARY SEWER PROFILES	02/16/23	1
C7.1	POTABLE WATER #1 STANDARD DETAILS	10/20/22	0
C7.2	POTABLE WATER #2 STANDARD DETAILS	10/20/22	0
C7.3	POTABLE WATER #3 STANDARD DETAILS	10/20/22	0
C7.4	POTABLE WATER #4 STANDARD DETAILS	10/20/22	0
C7.5	WASTEWATER #1 STANDARD DETAILS	10/20/22	0
C7.6	WASTEWATER #2 STANDARD DETAILS	10/20/22	0
C7.7	WASTEWATER #3 STANDARD DETAILS	10/20/22	0
C7.8	WASTEWATER #4 STANDARD DETAILS	10/20/22	0
C7.9	WASTEWATER #5 STANDARD DETAILS	10/20/22	0
C8.1	MOPS PRIVATE SEWER PUMP STATION	02/16/23	1



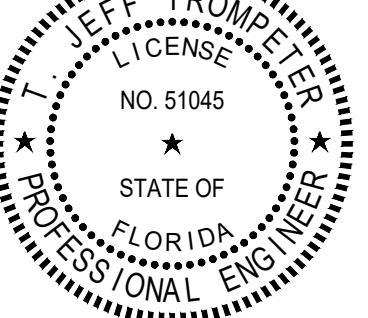
SHELBORNE

VILLAGE OF VALOR

PALM SPRINGS, FL

APPROVED BY:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
T. JEFF TROMPETER, P.E. ON THE DATE ADJACENT TO THE
SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE SIGNATURE
MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.



CDI PROJECT NO.
14414-03

DATE: 10/20/2022

DESIGNED: CDI

DRAWN: CDI

[illegible]

COVER SHEET

C0.0

COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.

2. BUILDINGS. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS MAY STILL BE UNDER DESIGN AND/OR REVIEW. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE BUILDING DOCUMENTS ARE FINALIZED AND PERMITTED.

3. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.

4. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.

5. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.

6. ELEVATIONS. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

7. SITE PLAN. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.

8. SURVEY. REFER TO SURVEY PREPARED BY CAULFIELD & WHEELER, INC. FOR ADDITIONAL INFORMATION.

9. BENCHMARK. REFER TO SURVEY BY CAULFIELD & WHEELER, INC. FOR BENCHMARK LOCATIONS AND ELEVATIONS.

10. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4779)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.

11. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. 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.

12. EXISTING UTILITIES. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING UTILITIES SHOWN ON THE PLANS OR FOR ANY EXISTING UTILITIES THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS OF EXISTING UTILITIES. ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDER IN A TIMELY MANNER TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY CAUSED DUE TO THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. ALL COSTS ASSOCIATED WITH VERIFICATION, PROTECTION OF EXISTING SYSTEMS OR CONNECTION TO THOSE SYSTEMS AS IDENTIFIED ON THE PLANS SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

13. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.

14. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

15. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.

16. REQUIRED PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS. PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT INCLUDE:

17. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.

18. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.

19. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.

20. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.

21. SHOP DRAWINGS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT DATA, MATERIAL SPECIFICATIONS AND OTHER INFORMATION REGARDING CONSTRUCTION MATERIALS AND STRUCTURES AS REQUESTED BY THE OWNER, ENGINEER OR JURISDICTIONAL AGENCY. SHOP DRAWINGS MUST BE NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. DO NOT REPRODUCE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT WILL NOT BE CONSIDERED A SHOP DRAWING.

A. BY SUBMITTAL OF ANY SHOP DRAWINGS OR CATALOG DATA, BEARING AN APPROVAL STAMP, THE CONTRACTOR REPRESENTS THAT IT HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, DIMENSIONS, CATALOG NUMBERS AND SIMILAR DATA, OR WILL DO SO, AND THAT IT HAS CHECKED AND COORDINATED EACH ITEM WITH OTHER APPLICABLE APPROVED SHOP DRAWINGS AND THE CONTRACTOR'S REQUIREMENTS.

B. SHOP DRAWINGS AND CATALOG DATA SUBMITTED WITHOUT THE CONTRACTOR'S STAMP OF APPROVAL WILL BE RETURNED TO THE CONTRACTOR WITHOUT REVIEW. APPROVAL OF SHOP DRAWINGS, SAMPLES, OR CATALOG DATA BY THE ENGINEER SHALL NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS.

C. ANY PROPOSED SUBSTITUTE OR EQUAL TO THE THAT SHOWN ON THE CONTRACT DOCUMENTS SHALL BE ACCOMPANIED BY CALCULATIONS SUBSTANTIATING EQUIVALENCY. SHOP DRAWINGS WITH SUBSTITUTE MATERIALS NOT ACCOMPANIED BY CALCULATIONS WILL BE RETURNED WITHOUT REVIEW.

D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER IN WRITING OF ANY DISCREPANCIES.

E. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

22. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.

23. RECORD DRAWINGS. RECORD DRAWINGS SHALL BE SUBMITTED IN SUFFICIENT QUANTITIES AS REQUIRED BY THE OWNER, ENGINEER AND JURISDICTIONAL AGENCIES TO COMPLETE THE CLOSE-OUT OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH ADEQUATE RECORD DRAWING INFORMATION, WHICH HAS BEEN PREPARED BY A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA. THE SURVEYOR SHALL SIGN AND SEAL THE RECORD DRAWINGS. THE FOLLOWING SHALL BE THE MINIMUM REQUIREMENTS FOR RECORD DRAWING INFORMATION:

A. THE WORDS "RECORD DRAWINGS" SHALL BE WRITTEN IN BOLD LETTERS IN A CONSPICUOUS PLACE. NO RUBBER STAMP ON PLANS OR MYLARS SHALL BE ACCEPTED.

B. ANY SIGNIFICANT CHANGES IN ALIGNMENT, PIPE CONFLICTS, LOCATION OF STORM MANHOLES, CATCH BASINS, ETC. SHALL BE SHOWN TO SCALE ON RECORD DRAWINGS. THE "PROPOSED" ALIGNMENT, ETC. SHALL BE CROSSED OUT.

C. THE DRAWINGS SHALL BE LEGIBLE AND THE AS-BUILT DIMENSIONS EASY TO IDENTIFY.

D. DATA FOR ALL STRUCTURES (RIM, INVERTS), PIPE SLOPES, AND PIPE LENGTHS AS CONSTRUCTED SHALL BE SHOWN ON THE PLAN SHEET NEXT TO "PROPOSED" DIMENSIONS. THE "PROPOSED" NUMBERS SHALL BE CROSSED OUT IF THE ASBUILT CONDITION IS THE SAME AS THE PROPOSED INFORMATION, THEN THE PROPOSED INFORMATION WILL BE CROSSED OUT AND THE ASBUILT DATA WRITTEN.

E. PERIMETER BERM ELEVATIONS ADJACENT TO THE PROPERTY LINES SHALL BE PROVIDED EVERY 200 LINEAR FEET MINIMUM.

24. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

BACKFLOW PREVENTION ASSEMBLY	RPZ
BUFFER EASEMENT	B.E.
BUTTERFLY VALVE	BFV
CLEANOUT	CO
CONCRETE	CONC.
CONTROL WATER ELEVATION	C.W.E.
CORRUGATED ALUMINUM PIPE	CAP
DOUBLE CHECK DETECTOR ASSEMBLY	DCDA
EXISTING	EXIST. / EX
FIRE HYDRANT	FH
GATE VALVE	GV
LAKE MAINTENANCE EASEMENT	L.M.E.
MANHOLE	MH
MINIMUM	MIN.
POLYVINYL CHLORIDE	PVC
PROPOSED	PROP.
PROPERTY LINE	P/L
RAINWATER LEADER	RWL
REINFORCED CONCRETE PIPE	RCP
RIGHT-OF-WAY	R/W
SANITARY	SAN
SERVICE	SVC
SIZE DIAMETER RATIO	SDR
STORM	STM
STORM MANHOLE	SMH
TYPICAL	TYP
UNKNOWN	UNK
UTILITY EASEMENT	U.E.
WATER	WTR
WATERMAIN	WM



PALM SPRINGS, FL

CDI PROJECT NO. 14414-03	
DATE:	10/20/2022
DESIGNED:	CDI
DRAWN:	CDI

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SITE DEMOLITION AND EROSION CONTROL NOTES

1. **SITE ACCESS:** SUITABLE STABILIZED ROADS ARE TO BE PROVIDED DURING CONSTRUCTION FOR FIRE AND PARAMEDICAL ACCESS.
2. **SITE:** CONTRACTOR ACCEPTS THE SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE & STRIPING SHALL BE INCLUDED IN THE BID PRICE.
3. **EROSION CONTROL:** THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION AND TURBIDITY BARRIERS PRIOR TO AND DURING CONSTRUCTION TO PREVENT VIOLATION OF STATE WATER QUALITY STANDARDS FOR OFFSITE DISCHARGES. THESE BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED. REFERENCE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDICES 102, 103 AND 106 FOR TYPICAL INSTALLATION DETAILS.
4. **FILTER FABRIC:** FILTER FABRIC SHALL BE INSTALLED ON ALL CATCH BASIN GRATES AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
5. **ADJACENT IMPACTS:** CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
6. **SILT FENCES:** SILT FENCES SHALL BE INSTALLED AND MAINTAINED AROUND ALL CLEARING PERIMETERS.
7. **SITE CLEARING:** CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS AND OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

GEOMETRIC, SIGNING, AND STRIPING NOTES:

1. **DIMENSIONS.** ALL DIMENSIONS TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
2. **REFERENCES.** WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), FDOT TRAFFIC DESIGN STANDARDS (LATEST EDITION), MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) (LATEST EDITION) AND THE PALM BEACH COUNTY TYPICALS FOR PAVEMENT MARKINGS, SIGNING & GEOMETRICS (LATEST EDITION). ALL REFERENCES ARE INCORPORATED INTO THE PLAN DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE REFERENCES.
3. **PARKING LOT STRIPING.** ALL PARKING STALL STRIPING SHALL BE TRAFFIC PAINT AND CONFORM TO THE RESPECTIVE JURISDICTIONAL AUTHORITY REQUIREMENTS.
4. **ROADWAY STRIPING.** ALL ROADWAY STRIPING, DOUBLE YELLOW STRIPING & STOP BARS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH THE RESPECTIVE JURISDICTIONAL AUTHORITY REQUIREMENTS.
5. **BUILDING TIES AND DIMENSIONS.** BUILDING TIES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY WITH ARCHITECTURAL PLANS. BUILDINGS SHOWN ON THESE DRAWINGS MAY NOT REFLECT MINOR ARCHITECTURAL REVISIONS AND SHOULD NOT BE RELIED UPON FOR STAKING OF BUILDINGS. CONTRACTOR SHOULD OBTAIN LATEST ARCHITECTURAL INFORMATION AND ESTABLISH GEOMETRIC DATA FOR STAKING. SHOULD THE CONTRACTOR IDENTIFY A CONFLICT BETWEEN THE ARCHITECTURAL INFORMATION AND THESE DRAWINGS, NOTIFY THE ENGINEER IN WRITING.
6. **MAINTENANCE OF TRAFFIC.** CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A PROPER TRAFFIC MAINTENANCE AND CONTROL PLAN IN ACCORDANCE WITH REGULATORY STANDARDS. INCLUDED WILL BE THE LABOR, EQUIPMENT AND MATERIALS REQUIRED TO IMPLEMENT THAT PLAN. ALL WORK MUST BE DONE IN ACCORDANCE WITH AGENCY REQUIREMENTS AND ANY REQUIRED PERMITS OR APPROVALS MUST BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR.

PAVING, GRADING, AND DRAINAGE NOTES:

1. **REFERENCES.** WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FOOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FDOT INDICES ARE INCORPORATED AS PLAN REFERENCES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF THE FDOT INDICES.
2. **SITE FAMILIARIZATION.** PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFFSITE AND MATERIALS TO BE DISPOSED OF OFFSITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFFSITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
3. **SITE FILL BALANCE.** IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
4. **RESTORATION.** ALL DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER AS DETERMINED BY THE ENGINEER, OWNER AND RESPECTIVE JURISDICTIONAL AUTHORITY.
5. **HORIZONTAL CONTROL AND LAYOUT.** CONTRACTOR/OWNER SHALL COORDINATE WITH A REGISTERED SURVEYOR TO LAY OUT LINE, GRADES, STRUCTURES, LOT CORNERS, ETC. AS NECESSARY TO CONSTRUCT THE PROPOSED FACILITIES IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. BENCH MARKS SHALL BE ESTABLISHED BY A REGISTERED SURVEYOR. BENCH MARKS SHALL BE PERMANENT AND EASILY ACCESSIBLE AND MAINTAINED AND REPLACED IF DISTURBED OR DESTROYED. HORIZONTAL CONTROL SHALL SIMILARLY BE ESTABLISHED AND MAINTAINED.
6. **CLEARING, GRADING AND DISPOSAL.** CLEARING AND GRADING SHALL CONFORM TO SECTION 110 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CLEARING SHALL BE CONTAINED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE OWNER AND/OR HIS REPRESENTATIVE. ALL ROOTS, STUMPS, OR OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 18" BELOW NATURAL GRADE OR DESIGN GRADE WHICHEVER IS LOWER. ALL DEBRIS SHALL BE REMOVED FROM THE AREA AND BE DISPOSED OF LEGALLY.
7. **EXCAVATION AND EMBANKMENT.** ALL EXCAVATION AND EMBANKMENT SHALL CONFORM TO THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
8. **EARTHWORK.** NO SEPARATE PAYMENT SHALL BE PROVIDED TO THE CONTRACTOR FOR EARTHWORK ASSOCIATED WITH THIS CONTRACT. ALL COSTS ASSOCIATED WITH SITE PREPARATION NECESSARY TO EXECUTE THE WORK SET FORTH IN THE CONTRACT SHALL BE INCLUDED IN THE BID.
9. **EXCESS MATERIAL.** ANY EXCESS MATERIAL REMAINING UPON COMPLETION OF CONSTRUCTION SHALL BE REMOVED TO AN ACCEPTABLE LOCATION AT THE EXPENSE OF THE CONTRACTOR. AT THE OWNER'S OPTION, A LOCATION MAY BE IDENTIFIED FOR MATERIAL STOCK PILING OR THE OWNER MAY INSTRUCT THE CONTRACTOR TO REMOVE THE EXCESS MATERIAL IN WHICH CASE THE CONTRACTOR IS TO LEGALLY DISPOSE OF ALL MATERIALS OFFSITE.
10. **FINISHED SITE GRADING.** THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING OF THE SITE TO WITHIN ± 0.1 FOOT OF ALL THE PROPOSED FINISHED GRADE ELEVATIONS THROUGHOUT THE PROJECT SITE AS DEPICTED ON THE PLANS. ELEVATIONS OF CONSTRUCTED FACILITIES, I.E. ROADWAYS, DRAINAGE, ETC. ARE TO BE AS INDICATED ON THE PLANS UNLESS APPROVED DIFFERENTLY IN WRITING.
11. **BUILDING AREAS.** ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.
12. **LANDSCAPE AREAS.** ALL LANDSCAPE ISLANDS SHALL CONTAIN SUITABLE LANDSCAPE MATERIAL FOR LANDSCAPE INSTALLATION. ALL LANDSCAPE AREAS SHALL BE SUITABLY SLOPED TO PROVIDE POSITIVE DRAINAGE.
13. **SOD AREAS.** ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED SOD/SEED GRADE. CONTRACTOR TO GRADE AREAS RECEIVING SOD LOWER TO ACCOMMODATE SOD THICKNESS.
14. **UNSUITABLE MATERIALS.** WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AND AREA DETERMINED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 98 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ANY UNSTABLE SOIL AND/OR SOIL CONTAINING ORGANIC MATERIAL ENCOUNTERED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO MUCK, SILT, SLUDGE, AND MARL SHALL BE REMOVED AND SHALL BE REPLACED BY MATERIAL ACCEPTABLE TO THE ENGINEER. IF ANY ROCK, HARDPAN, ETC. IS ENCOUNTERED DURING CONSTRUCTION OF ANY ITEMS, THE REMOVAL AND BACKFILL REQUIRED SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION OF THAT ITEM AND NO SEPARATE PAYMENT WILL BE MADE.
15. **GRADING.** GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 3H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING.
16. **ELEVATIONS.** ELEVATIONS GIVEN ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES UNLESS OTHERWISE NOTED.
17. **POSITIVE DRAINAGE.** CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION CAN BE MADE.
18. **ADA AREAS.** PAVEMENT GRADES AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED A 12H:1V SLOPE. SIDEWALK RAMPS SHALL BE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE OR IF INDICATED OTHERWISE ON THE PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE JURISDICTIONAL AUTHORITY FOR FORM BOARD AND PRE-POUR INSPECTIONS PRIOR TO ANY CONCRETE INSTALLATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND BUILDING CODE STANDARDS.
19. **ASPHALT MIX DESIGN.** BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.
20. **ROADWAY CONSTRUCTION.** ALL ROADWAY CONSTRUCTION AND MATERIAL SHALL CONFORM TO THE APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. ALL SUBBASE, BASE COURSE, PRIME COAT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS (LATEST EDITION).

PAVING, GRADING & DRAINAGE NOTES CONTINUED:

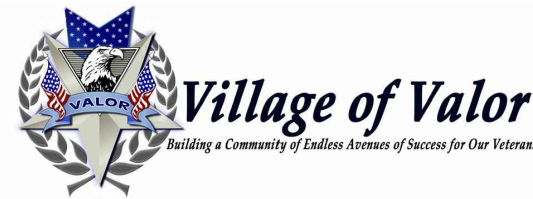
1. DRAINAGE STRUCTURES. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS PER THE PLANS AND IN CONFORMANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL GRATES SHALL BE SECURED TO THE DRAINAGE STRUCTURE WITH A CHAIN AND EYEBOLT.
22. PIPE LENGTHS. PIPE LENGTHS SHOWN ON THE PLANS REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS.
23. PIPE INSTALLATION. PIPE TRENCH SHALL BE DRY WHILE PIPE IS BEING LAID AND TO BE BEDDED PER DETAIL AND IN CONFORMANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). ALL CORRUGATED PIPES SHALL BE INSTALLED WITH MAXIMUM LENGTHS IN ORDER TO MINIMIZE JOINTS.
24. PIPE TRENCHES. PIPE TRENCHES TO BE EXCAVATED AND BACKFILLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
25. DRAINAGE PIPING. ALL DRAINAGE PIPES TO BE HP-HDPE OR REINFORCED CONCRETE PIPE (RCP) UNLESS NOTED OTHERWISE ON THE PLANS (I.E. ROOF DRAINS - PVC, OUTFALLS - CAP, ETC.). RCP ONLY IN LWDD RIGHT-OF-WAY.
26. REINFORCED CONCRETE PIPE (RCP). REINFORCED CONCRETE PIPE (RCP) SHALL BE PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. INSTALLATION OF RCP SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS (LATEST EDITION).
27. CORRUGATED ALUMINUM PIPE (CAP). CAP SHALL CONFORM WITH THE REQUIREMENTS OF AASHTO M-196 AND WITH THE FDOT SPECIFICATIONS (LATEST EDITION). CAP TO BE HELICAL (SPIRAL FLOW). ALL CONNECTION BANDS, FOR CORRUGATED PIPES, SHALL BE CORRUGATED, LAP-TYPE, IN CONFORMANCE WITH AASHTO M-16, AND TO BE WATERIGHT BY USING A GASKET AT LEAST SIX (6) INCHES WIDE. ALL JOINTS ON STORM SEWER PIPE SHALL BE MADE UP WITH ONE-HALF INCH NEOPRENE, ALL BANDS SHALL HAVE THE SAME CORRUGATION DESIGN AS THE PIPE. THE WIDTH OF THE BANDS SHALL BE AS FOLLOWS: 12 INCH WIDE UP TO 48 INCH DIAMETER PIPE AND 24 INCH WIDE OVER 48 INCH DIAMETER PIPE. THE REQUIREMENTS OF FDOT DM06036 WILL BE ADHERED TO WITH ANNUAL BANDING OF JOINTS REQUIRED.
28. ROOF DRAIN PIPING. ALL ROOF DRAIN PIPING (OUTSIDE THE BUILDING) TO BE PVC SCHEDULE 35 OR 40 UNLESS OTHERWISE NOTED. ALL FITTINGS REQUIRED TO MAKE A FULLY OPERATIONAL DRAINAGE SYSTEM MAY NOT BE SHOWN ON THE PLANS. ALL FITTINGS AND MATERIALS REQUIRED TO COMPLETE THE PROJECT ARE TO BE INCLUDED IN THE CONTRACTOR'S BID.
29. DRAINAGE CONNECTIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE CONNECTIONS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED. SWALES, DITCHES, LAKES, ETC. SHALL BE RESTORED TO THEIR ORIGINAL DESIGN CROSS SECTION AND SODDED. SUCH REMOVAL AND RESTORATION SHALL BE TO THE POINT OF LEGAL POSITIVE OUTFALL.
30. DRAINAGE JOINT WRAPPING. ALL DRAINAGE PIPE JOINTS TO BE WRAPPED IN FILTER FABRIC PER FDOT INDEX 280. THE FIRST JOINT OF PIPE ENTERING OR LEAVING A DRAINAGE STRUCTURE SHALL BE WRAPPED WITH FILTER FABRIC PER FDOT SPECIFICATIONS.
31. DRAINAGE LAMPING. ALL DRAINAGE SYSTEMS SHALL BE PUMPED DOWN BELOW ONE-THIRD OF THE DIAMETER OF THE PIPE (FROM THE INVERT) AND LAMPED AS A REQUIREMENT OF THE FINAL DRAINAGE INSPECTION.
32. SUBGRADE. SUBBASE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE. SUBGRADE SHALL BE AS SHOWN ON THE PLANS AND TO BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.
33. UNDER PAVEMENT UTILITIES AND CONDUITS. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF ANY KIND, INCLUDING IRRIGATION AND ELECTRICAL CONDUITS, THAT WILL REMAIN UNDER THE PROPOSED PAVEMENT OR WITHIN 10 FEET OF ITS EDGES SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE BASE.
34. SOIL STABILIZATION. THE SOILS REQUIRE PROPER SOIL STABILIZATION MIX DESIGNS AND STRINGENT QUALITY CONTROL OF FIELD MIXING APPLICATION ON THE DESIGN MIX IN ORDER TO OBTAIN AN EFFECTIVE STABILIZED SOIL. CONSTRUCTION SPECIFICATIONS SHOULD REQUIRE THAT THE SOIL BE SAMPLED AND MIX DESIGN(S) PREPARED AND TESTED BY A CERTIFIED TESTING LAB. THE MIX DESIGN SHOULD BE SPECIFIED OR OTHERWISE PREPARED AND TESTED BY A TESTING LAB. THE MIX DESIGN SHOULD BE SPECIFIED OR OTHERWISE ADMINISTERED CLOSELY DURING FIELD INSTALLATIONS OR CONSTRUCTION, INCLUDING PERFORMANCE OF FREQUENT LAB TESTS. STABILIZED SUBGRADE SHALL, AT A MINIMUM, BE TESTED TO MEET A MINIMUM OF LBR 40 VALUE OR FBV 50 AS STATED ON THE PLANS.
35. BASE. BASE SHALL BE AS SHOWN ON SECTION AND SHALL BE COMPACTED TO 98 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 UNLESS OTHERWISE NOTED ON THE PLANS.
36. ASPHALT TACK AND PRIME COATS. PRIME COAT SHALL BE APPLIED AT THE RATE OF 0.15 GALLONS PER SQUARE YARD. WHERE REQUIRED, TACK SHALL BE APPLIED AT THE RATE OF 0.08 GALLONS PER SQUARE YARD.
37. UTILITIES BY OTHERS. AT NO ADDITIONAL COST TO THE OWNER, THE CONTRACTOR SHALL PROVIDE ACCESS AND ALLOW FOR COORDINATION SERVICES TO ACCOMMODATE UTILITIES, CONDUIT AND/OR SLEEVE CONSTRUCTION BY OTHERS. ANY UTILITIES, CONDUITS AND/OR SLEEVES INSTALLED BY OTHERS AND DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
38. CURB TRANSITIONS. ALL EXPOSED ENDS OF CURB SHALL TRANSITION TO FINISHED GRADE PER FDOT INDEX 300.
39. CONCRETE. ALL CONCRETE (CURBS, SIDEWALKS, STRUCTURES, ETC.) SHALL BE 3,000 PSI CONCRETE (MINIMUM 28 DAY COMPRESSIVE STRENGTH) UNLESS OTHERWISE SPECIFIED.
40. REINFORCING STEEL. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A-615 AND HAVE A TENSILE STRENGTH OF 60,000 PSI OR AS OTHERWISE NOTED.
41. FIELD REVIEWS. FIELD REVIEWS OF CONSTRUCTED FACILITIES WILL BE REQUIRED DURING THE CONSTRUCTION PROCESS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO THE REQUESTED TIME FOR REVIEW OF THE COMPLETED ITEMS. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY TO ACCOMMODATE THE FIELD REVIEW. THESE REVIEWS INCLUDE BUT ARE NOT LIMITED TO:
- A. DRAINAGE PIPE AND STRUCTURE REVIEW
 - B. SUBGRADE REVIEW
 - C. CURB REVIEWS
 - D. BASE REVIEWS
 - E. PUMP OUT AND LAMPING OF DRAINAGE SYSTEM
 - F. ASPHALT REVIEWS
 - G. SEMI-FINAL AND FINAL REVIEWS
42. COMPLETENESS FOR REVIEW. FACILITIES MUST BE COMPLETED PRIOR TO SCHEDULING THE FIELD REVIEW. IF A FIELD REVIEW FAILS TO MEET THE AGENCY REQUIREMENTS AND AN ADDITIONAL REVIEW IS REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE TO PAY ANY FEES ASSOCIATED WITH THE ADDITIONAL REVIEW.
43. TESTING. TESTING OF CONSTRUCTION MATERIALS AND/OR CONSTRUCTED FACILITIES WILL BE REQUIRED AS OUTLINED IN THE GOVERNING SPECIFICATIONS AS NECESSARY TO MEET THE REQUIREMENTS OF THE JURISDICTIONAL AGENCIES. ALL TESTING IS TO BE DONE BY A FLORIDA LICENSED TESTING LABORATORY. THE CONTRACTOR IS TO SUBMIT ALL REQUIRED TESTS ON UTILITY EMBANKMENT, BACKFILL, SUBGRADE, BASE AND SURFACE COURSE MATERIAL TO THE ENGINEER PRIOR TO ANY REQUEST FOR PAYMENT. IF ANY TESTS FAIL TO MEET THE SPECIFICATIONS, THE CONTRACTOR, AT ITS EXPENSE, SHALL CORRECT ALL DEFICIENT WORK AND SUBMIT TEST RESULTS INDICATING COMPLIANCE WITH THESE SPECIFICATIONS PRIOR TO ANY REQUEST FOR PAYMENT.
44. DENSITY TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.
45. VERTICAL DISTRIBUTION OF DENSITY TESTING. NUCLEAR DENSITY COMPACTION TESTS ARE TO BE TAKEN ON EVERY LIFT PLACED (12" MAXIMUM THICKNESS), STARTING WITH THE SOIL AT THE SPRINGLINE OF THE UTILITY OR AT THE BASE OF ANY STRUCTURE AND PROCEEDING UPWARD TO GRADE AT THE LOCATIONS DEFINED BY THE HORIZONTAL DISTRIBUTION OF DENSITY TESTING NOTE. IF THICKER LIFTS ARE APPROVED AND IMPLEMENTED, DENSITY TESTING SHALL BE PERFORMED VIA DIG DOWNS TO SUFFICIENT DEPTH TO TEST EACH 12 INCHES FOR THE FULL THICKNESS OF LIFT.
46. HORIZONTAL DISTRIBUTION OF DENSITY TESTING. DENSITY TESTING SHALL BE PERFORMED AT THE FOLLOWING MINIMUM LOCATIONS WITH HORIZONTAL SPACING PER THE VERTICAL DISTRIBUTION OF DENSITY TAKING NOTE. MORE SPECIFICALLY:
- A. PIPE TRENCHES - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 150 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF A PIPE INSTALLATION, AND BETWEEN EACH SET OF STRUCTURES SEPARATED BY LESS THAN 150 FEET. HOWEVER, NO FEWER THAN TWO TESTS TO BE TAKEN. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LAYER, STARTING WITH THE FIRST TEST PERFORMED AT THE PIPE SPRINGLINE (COVERING THE 12" LAYER BELOW SPRINGLINE ELEVATION).
 - B. STRUCTURES - TESTS SHALL BE PERFORMED AT EACH MANHOLE OR DRAINAGE STRUCTURE. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12 INCH BACKFILL LIFT, STARTING WITH THE FIRST TEST PERFORMED AT THE BASE OF THE STRUCTURE (COVERING THE 12" LAYER BELOW BASE ELEVATION).
 - C. SUBGRADE - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 2,000 SQUARE FEET OR LESS OF PARKING AREA. NO LESS THAN THREE (3) TESTS MINIMUM.
 - D. BASE ROCK - TESTS SHALL BE PERFORMED AT RANDOMLY SELECTED LOCATIONS WITHIN EACH 300 FOOT INTERVAL (MAXIMUM) ALONG THE LENGTH OF THE ROADWAY, SIDEWALK, OR PATHWAY AND EVERY 2,000 SQUARE FEET OR LESS OF PARKING AREA. NO LESS THAN THREE (3) TESTS MINIMUM.
 - E. ROAD CROSSINGS - TESTS SHALL BE PERFORMED FOR EACH 12 INCH LIFT WITHIN ANY OPEN CUT ROAD CROSSING LOCATION WITHIN EACH 150 FOOT INTERVAL. NO LESS THAN TWO (2) TESTS MINIMUM.
47. TACTILE SURFACES - IF REQUIRED, ALL TACTILE SURFACES SHALL COMPLY WITH ALL APPLICABLE CODES AND REQUIREMENTS INCLUDING BUT NOT LIMITED TO, THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) INDEX 522-002 AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

WATER AND SANITARY SEWER NOTES:

1. AVAILABILITY OF SYSTEMS FOR ASBUILT MEASUREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL WATER MAIN BENDS, VALVES, HYDRANTS, TEES AND SERVICE TAPS AVAILABLE TO FACILITATE DIRECT PHYSICAL MEASUREMENT OF RECORD DRAWING INFORMATION. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, AND SURVEYOR TO OBTAIN RECORD DRAWING MEASUREMENTS SO AS NOT TO ENDANGER THE GENERAL PUBLIC OR CREATE DELAY IN THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM WRITTEN NOTICE.
2. SYSTEM CLEANING. CONTRACTOR SHALL THOROUGHLY CLEAN ALL SANITARY AND DRAINAGE GRABBY SYSTEMS TO FACILITATE MEASUREMENT OF RECORD DRAWING INFORMATION. CLEANING SHALL BE PERFORMED PRIOR TO "PRE-LAMPING" INSPECTIONS BY ENGINEER. CONTRACTOR SHALL ALSO HAVE ALL MANHOLE RIMS INSTALLED PRIOR TO PRE-LAMPING.
3. WATER MAINS. ALL WATER MAINS TO BE PVC C-90, CLASS 200 UNLESS OTHERWISE NOTED ON THE PLANS OR SPECIFICATIONS. ALL LINES FROM THE WATER MAIN TO A FIRE HYDRANT TO BE DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED ON THE PLANS. ALL LINES FROM THE WATER MAIN TO A FIRE LINE BACKFLOW TO BE DUCTILE IRON PIPE (DIP) UNLESS OTHERWISE NOTED ON THE PLANS.
4. FIRE LINES. ALL FIRE LINES DOWN STREAM OF THE FIRE LINE BACKFLOW DEVICE TO BE C-900, DR-14 UNLESS OTHERWISE NOTED ON THE PLANS. FIRELINE BACKFLOW DEVICES TO BE EQUIPPED WITH TAMPER SWITCHES PER PALM BEACH COUNTY FIRE MARSHAL REQUIREMENTS. CONTRACTOR TO PROVIDE NECESSARY ELECTRICAL LINES, CONDUIT, POSTS, STANDS, ETC. AS REQUIRED TO MAKE A COMPLETE SYSTEM.
5. WATER SERVICE LINES. ALL WATER SERVICE LINES TO BE PVC SCHEDULE 40 OR HDPE POLY 3408 UNLESS NOTED OTHERWISE ON THE PLANS.
6. SANITARY SEWER LINES. ALL SANITARY SEWER GRAVITY MAINS LESS THAN 12" IN DEPTH TO BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.
7. MINIMUM PIPE DEPTHS. ALL PRESSURE PIPE TO BE INSTALLED AT MIN .36" COVER FROM FINISHED GRADE.
8. VALVES. ALL VALVES ARE TO BE CONSTRUCTED COMPLETELY IN GRASSED AREAS UNLESS SHOWN OTHERWISE ON THE PLANS. NO VALVES SHALL BE CONSTRUCTED WITHIN THE SIDEWALK, CURB OR PARKING STALLS.
9. FIRE HYDRANTS. ALL FIRE HYDRANTS SHALL BE CONSTRUCTED COMPLETELY IN GRASSED AREAS WITH NO LESS THAN 7" NOR MORE THAN 12 FEET FROM THE EDGE OF PAVEMENT (PROTECTIVE BOLLARDS REQUIRED FOR FIRE HYDRANTS CLOSER THAN 7' FROM EDGE OF PAVEMENT OR AS SHOWN ON THE DRAWINGS & APPROVED BY THE FIRE RESCUE AND/OR WATER UTILITIES DEPARTMENTS).
10. EXISTING UTILITIES IMPACTED. ALL EXISTING VALVES AND MANHOLES IMPACTED BY CONSTRUCTION OF THIS PROJECT SHALL BE ADJUSTED IN ACCORDANCE WITH THE UTILITY SPECIFICATIONS.
11. FIELD VERIFICATION. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
12. PIPE COLOR INFUSION. ALL WATER MAINS (BLUE), FORCE MAINS (GREEN), AND RECLAIM WATER MAINS (PURPLE) SHALL BE P.V.C. (C-900) COLORED DURING INFUSION PROCESS, UNLESS A DIFFERENT MATERIAL IS OTHERWISE NOTED.
13. HORIZONTAL SEPARATION FROM DRAINAGE. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
14. MAGNETIC TAPE. MAGNETIC TAPE IS REQUIRED FOR PVC WATER MAINS, FORCE MAINS, AND RECLAIM WATER MAINS AND SHALL BE 6" WIDE, IMPRINTED WITH 2" HIGH LETTERING READING "CAUTION - WATER MAIN BURIED BELOW", "CAUTION - FORCE MAIN BURIED BELOW" OR "CAUTION - RECLAIM WATER MAIN BURIED BELOW", AS REQUIRED.
15. TESTING. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW PALM BEACH COUNTY WATER UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS LATEST EDITION.
16. VERTICAL PIPE SEPARATIONS. ALL WATER MAINS TO CROSS OVER SANITARY SEWER SERVICES, WHERE 12" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATER MAIN SHALL BE CENTERED ON THE CROSSING AND THE SEWER SERVICE SHALL BE C-900, SDR-18. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE.
17. STATE PLANE COORDINATES FOR RECORD DRAWINGS. ALL RECORD DRAWINGS SHALL BE DRAWN IN THE STATE PLANE COORDINATE SYSTEM. STATE PLANE COORDINATES ARE REQUIRED FOR ALL AS-BUILT UTILITY OBJECTS AS REQUIRED BY THE UTILITIES DEPARTMENT.
18. ASBUILT DATABASE. AS-BUILT DATA BASE SHALL BE PROVIDED WITH RECORD DRAWING SUBMITTALS AS REQUIRED BY THE UTILITIES DEPARTMENT.
19. WATER MAIN DUCTILE IRON PIPE (DIP). ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. APPROVED PAINT: INDIURON, AQUANAUT 5082 ALASKAN BLUE (ONE COAT, 3 MILS DRY FILM THICKNESS APPLIED WITH 1/2" NAP MEDIUM ROLLER).
20. MANHOLE LOCATIONS. ALL MANHOLES SHALL BE LOCATED IN THE CROWN OF ROAD OR IN THE CENTER OF THE TRAVEL LANE.
21. PIPE COLORS. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE. SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF PIPE. FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.329(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
22. FIRE HYDRANTS. ALL FIRE HYDRANT FLANGE GRADES ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR TO FIELD ADJUST AS REQUIRED TO MEET UTILITY DEPARTMENT CRITERIA.
23. DOUBLE CHECK DETECTOR ASSEMBLIES. THE DOUBLE CHECK DETECTOR ASSEMBLIES ARE REQUIRED TO HAVE TAMPER SWITCHES PER THE PALM BEACH COUNTY FIRE MARSHAL. CONTRACTOR TO COORDINATE DISCIPLINES TO PROVIDE FULL FUNCTIONAL SYSTEM INCLUDING ELECTRICAL REQUIREMENTS.

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SHELBORNE

VILLAGE OF VALOR

PALM SPRINGS, FL

APPROVED BY:

T. Jeff Trompeter, State of Florida, Professional Engineer, License No. 51045

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CDI PROJECT NO.
14414-03

DATE: 10/20/2022

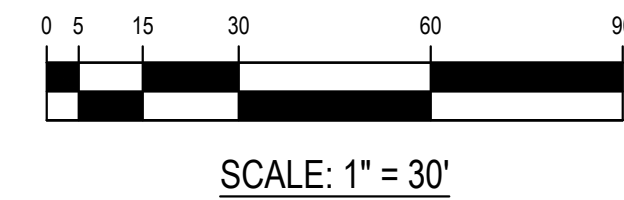
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DRAWN: CDI

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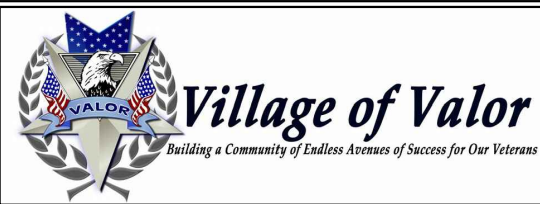
GENERAL NOTES

C0.2



EXISTING WATERMAIN
EXISTING SANITARY SEWER
EXISTING FORCEMAIN
EXISTING STORM DRAINAGE
PROPOSED SILT FENCE

1. PROTECT ALL EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL AREAS TO BE DEMOLISHED ARE TO BE REMOVED IN THEIR ENTIRETY. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND TO COMPLY WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY NOT BE REUSED FOR PROPOSED BASE COURSE UNLESS CERTIFIED BY THE GEOTECHNICAL ENGINEER THAT IT MEETS THE REQUIRED SPECIFICATIONS. IT MAY BE USED FOR SUBGRADE STABILIZATION.
6. REFER TO LANDSCAPE PLANS FOR ALL RELOCATION/REMOVAL OF LANDSCAPING AND TREES.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOP DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.).
8. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES DURING THE ENTIRE COURSE OF CONSTRUCTION UNLESS OTHERWISE COORDINATED WITH AND APPROVED BY AFFECTED UTILITY PROVIDERS AND CUSTOMERS.
9. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND ASBUILT DATA AVAILABLE AT TIME OF DESIGN.



SHELBORNE

VILLAGE OF VALOR

PALM SPRINGS, FL

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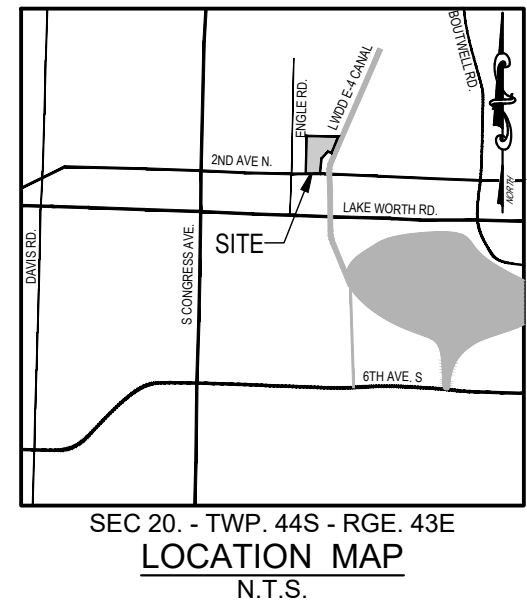
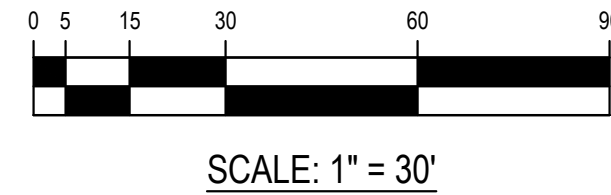
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SITE DEMOLITION & EROSION CONTROL PLAN

C1.0



LEGEND

PROPOSED PAVEMENT

PROPOSED CONCRETE

UTILITY EASEMENT

BUFFER EASEMENT

STOP SIGN & 2' STOP BAR
(THERMO.)

STOP SIGN (R1-1)

HANDICAP (FTP-20-06) & \$250
FINE SIGN (FTP-22-06)

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
2. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 522 AND 406, 405.2 THROUGH 405.5 & 405.10 OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION



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SIGNING, STRIPING, & GEOMETRIC PLAN

C2.1



VILLAGE OF VALOR

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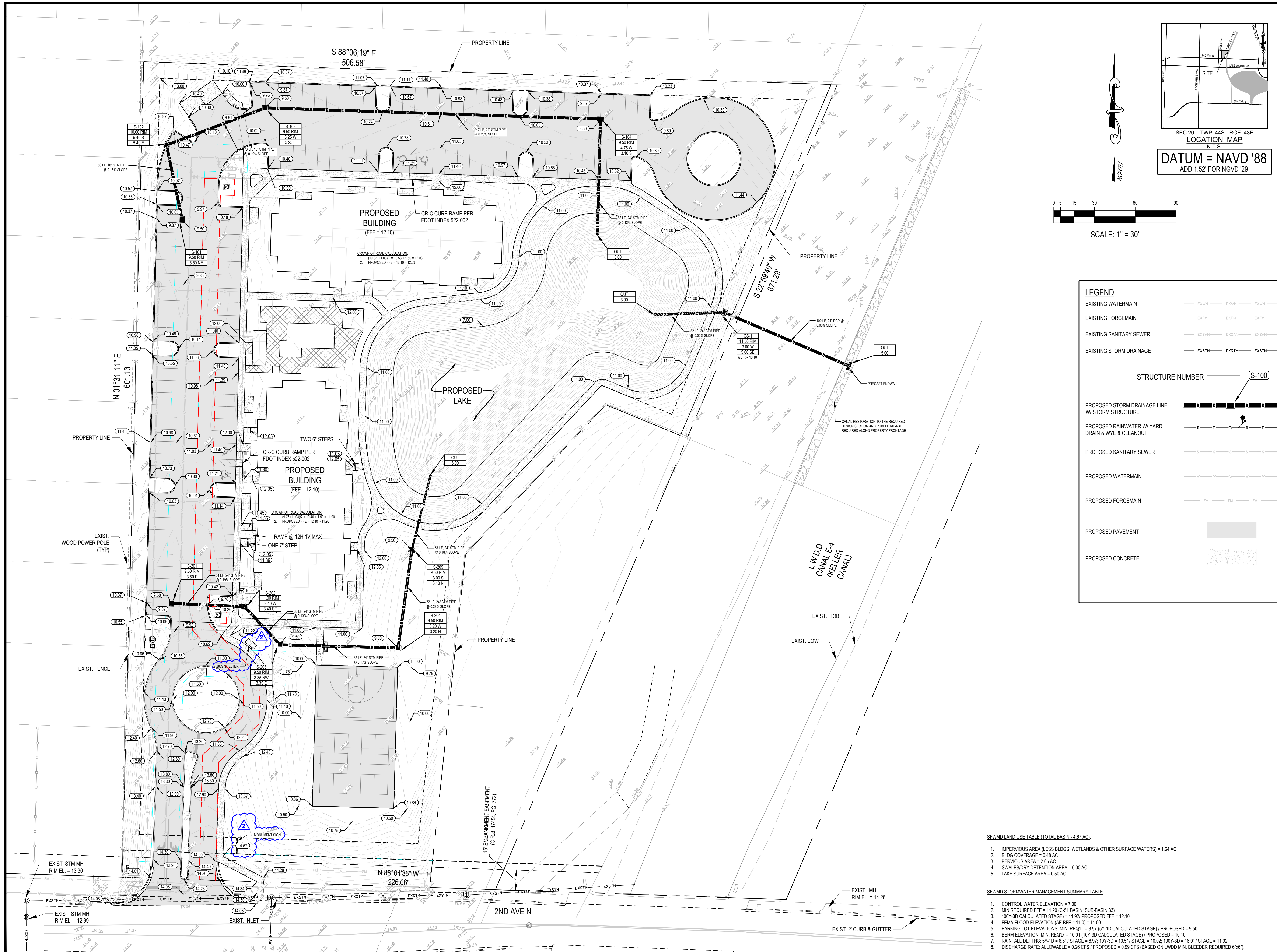
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14414-03

DATE:	10/20/2022
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PAVING, GRADING & DRAINAGE PLAN

C3.1





VILLAGE OF VALOR

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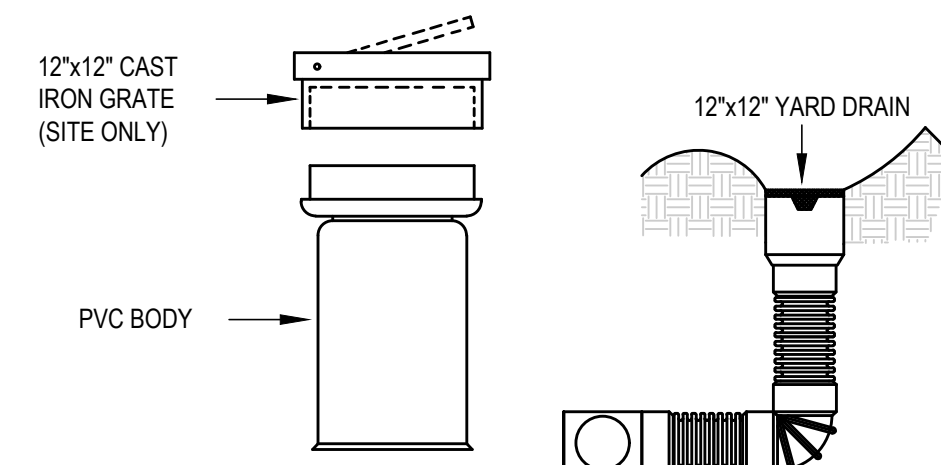
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C4.3

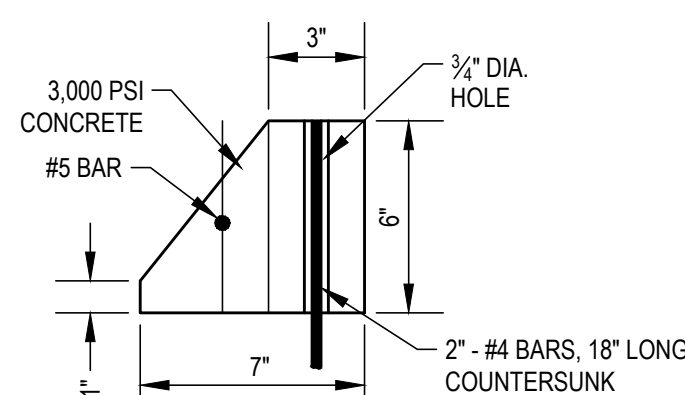


ADS YARD DRAIN DETAILS
N.T.S.

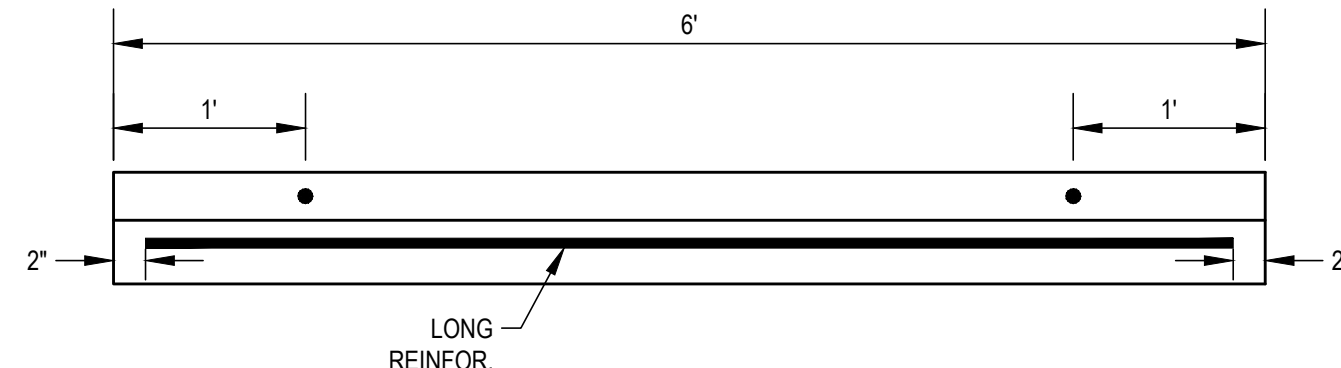
- NOTES:**
1. ALL FITTINGS AND/OR BENDS MAY NOT BE FULLY DETAILED. CONTRACTOR TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.
 2. PROVIDE FITTINGS, REDUCERS, ETC. AS REQUIRED FOR ALL TIE-INS TO BUILDINGS POOL EQUIPMENT, ETC.
 3. COORDINATE ALL STRUCTURES & PIPING WITH SITE ELECTRICAL, POOL PIPING, FOOTERS, ETC. TO ENSURE CLEARANCES AND CONSTRUCTIBILITY PRIOR TO BIDDING & SHOP DRAWING SUBMITTALS.
 4. GROUT CRANS TO BE 12" SQUARE GRAS (ZURN Z610, Z675, Z676 OR SIMILAR).
 5. DECK DRAIN COVGRATE COLOR TO MATCH DECK SURFACE AS SELECTED BY DESIGN TEAM/OWNER. SAMPLE TO BE PROVIDED TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
 6. DECK DRAINAGE PIPING TO BE HP-HDPE, PVC SCH40 OR PVC SDR-35.

- NOTES:
1. USE NYOPLAST INLET & INLET GRATES OR EQUAL. SEE DRAWING NO. 7001-110-194 AND 7001-110-038 FOR REFERENCE DIMENSIONS ARE FOR REFERENCE ONLY.
 2. ACTUAL DIMENSIONS MAY VARY.
 3. DIMENSIONS ARE IN INCHES.
 4. GRATE HAS LIGHT DUTY RATING.
 5. QUALITY. MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05.
 6. SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.

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PROFILE VIEW
(ENLARGED)



PLAN VIEW

N.T.S.	DETAIL	N.T.S.	DETAIL
CONCRETE WHEEL STOP DETAIL	18	TYPICAL YARD DRAIN GRATE	19

GENERAL SPECIFICATIONS

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY, ETCHED,
DEGREASED WITH #1200 ALODINE FINISH WITH #3877
GREEN DIAMOND GRADE BACKGROUND AND EQUAL
DIMENSIONS - 9" & 12" MIN. H. 24" 30" 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5"
 LOWERCASE & 9" UPPERCASE WITH 6.75"
 LOWERCASE SERIES 'B' #3870 DIAMOND GRADE
 (SILVER) OR EQUAL - SUFFIX - 4.5".

POST: SQUARE POST PER FDOT INDEX 11860

BRACKETS SHALL BE ATTACHED FIRMLY ON
STANDARD SQUARE TUBE POSTS BY MEANS OF (2)
 $\frac{5}{16}$ " DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD - (DIAMOND GRADE

LOCATION: ONE PER INTERSECTION AS INDICATED
ON THE PLANS.

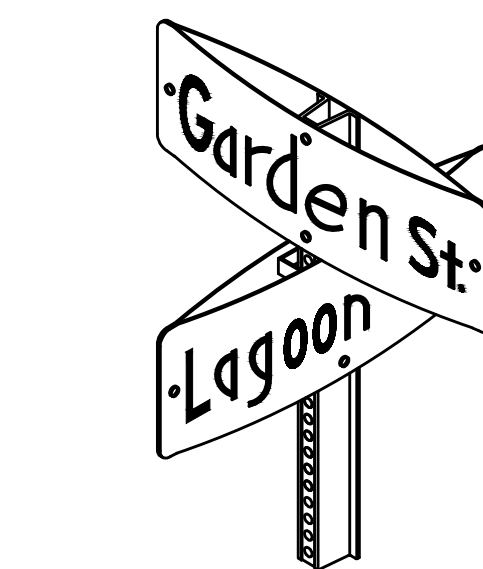
POLICY: 9" BLADES WITH 6" UPPERCASE WITH 4.5" LOWERCASE LETTER FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH.

12" BLADES WITH 9" UPPERCASE WITH 6.75"
LOWERCASE LETTER FOR:
- THOROUGHFARE ROADS FOUR LANES OR WIDER
- TWO OLANE ROADS WITH A POSTED SPEED LIMIT
OF 45 MPH OF MORE.

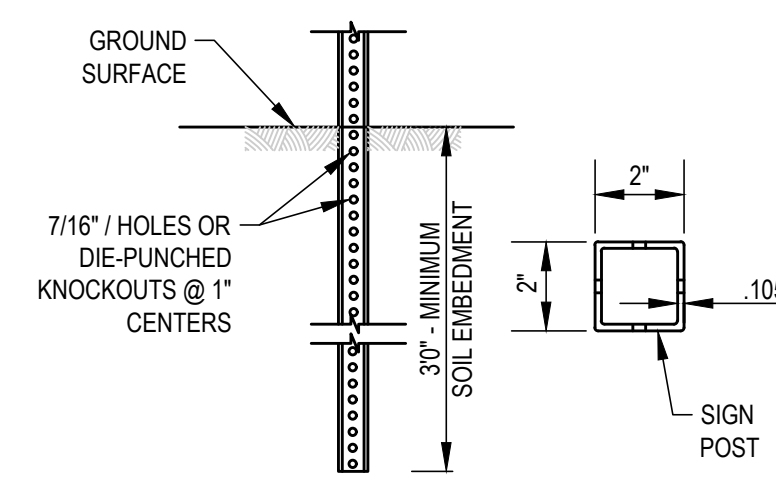
ONLY ONE BLADE WILL BE INSTALLED AT
INTERSECTION WITH THOROUGHFARE ROAD
INDICATING THE SIDE STREET NAME.

N.T.S.

TYPICAL STREET/STOP SIGN

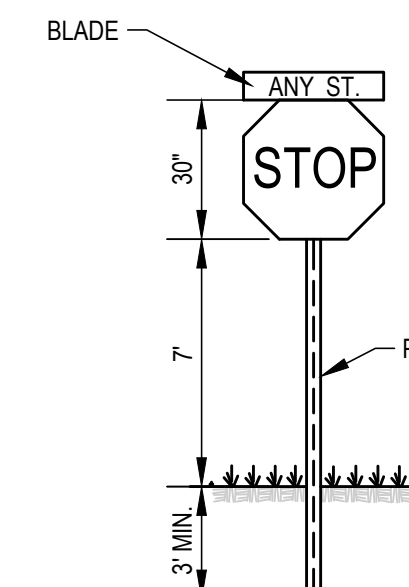


ISOMETRIC VIEW



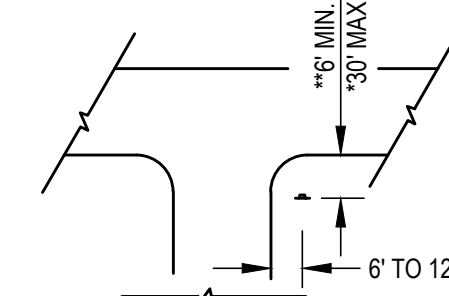
ELEVATION

STEEL SQUARE TUBE POST DETAILS

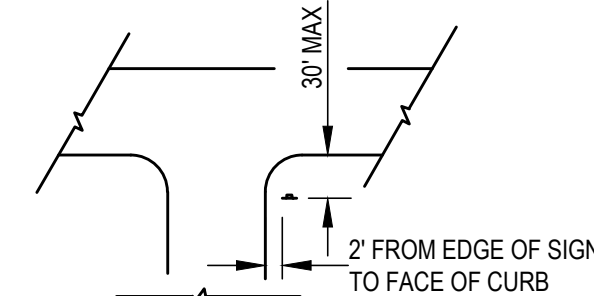


UNCURBED SECTION

CURBED SECTION



** FROM THROUGH LANE



TYPICAL STOP SIGN PLACEMENT

N.T.S.	DETAIL	
TYPICAL STREET/STOP SIGN	20	



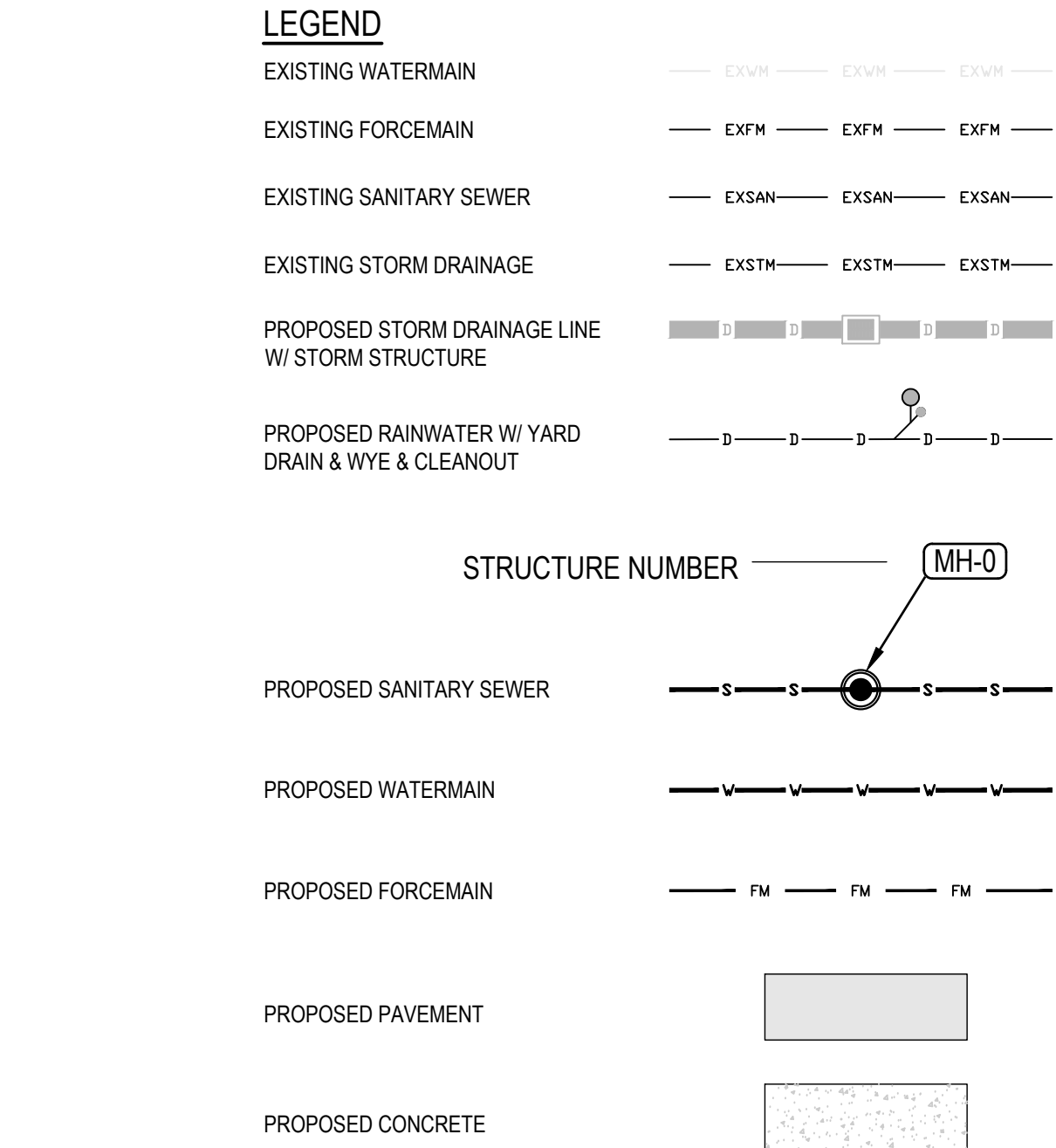
VILLAGE OF VALOR

APPROVED BY:

CDI PROJECT NO.

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C5.1



NOTES:

1. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND AS-BUILT DATA AVAILABLE AT TIME OF DESIGN.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOP DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION ON ONE SIDE OF CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.).
3. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES DURING THE ENTIRE COURSE OF CONSTRUCTION UNLESS OTHERWISE COORDINATED WITH AND APPROVED BY AFFECTED UTILITY PROVIDERS AND CUSTOMERS.

RECORD DRAWING NOTES:

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

HYDRANT & HYDRANT SECURITY EQUIPMENT NOTES

1. FIRE HYDRANT SHALL BE EQUIPPED WITH A SET OF AFC "CAPTIVATOR" SECURITY CAPS. THE CAPS SHALL BE CHAINED TO THE HYDRANT BODY AND INSTALLED PRIOR TO ISSUANCE OF "CONSTRUCTION WATER RELEASE" CERTIFICATION. A SCHEDULED INSPECTION BY PCWDW IS REQUIRED TO VERIFY THE INSTALLATION AND OPERATION OF THE CAPS.
2. PLEASE NOTE THAT THE SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL CONTACT PCWDW INSPECTOR FOR ASSISTANCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSES.
3. ALL NEW FIRE HYDRANTS ARE TO BE INSTALLED SO THE PUMPER NOZZLE IS 5.0' MIN WITH RAISED CURB OR 6.0' MIN WITHOUT RAISED CURB AND 12.0' MAX FROM THE EDGE OF PAVEMENT.

GENERAL WATER NOTES:

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

GENERAL LANDSCAPE NOTE:

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



VILLAGE OF VALOR

APPROVED BY:

CDI PROJECT NO.

DATE: 10/20/2022

DESIGNED: CDI

DRAWN: CDI

OFFSITE POTABLE WATER & SANITARY SEWER PLAN

C5.2



1. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND AS-BUILT DATA AVAILABLE AT TIME OF DESIGN.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOW DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL CONFIRMATION DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION OR ANTICIPATED CONSTRUCTION (HORIZONTAL & VERTICAL LOCATIONS, PIPE SIZES, ETC.).
3. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES DURING THE ENTIRE COURSE OF CONSTRUCTION UNLESS OTHERWISE COORDINATED WITH AND APPROVED BY AFFECTED UTILITY PROVIDERS AND CUSTOMERS.

RECORD DRAWING NOTES:

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

HYDRANT & HYDRANT SECURITY EQUIPMENT NOTES:

1. FIRE HYDRANT SHALL BE EQUIPPED WITH A SET OF AFC "CAPTIVATOR" SECURITY CAPS. THE CAPS SHALL BE CHAINED TO THE HYDRANT BODY AND INSTALLED PRIOR TO ISSUANCE OF "CONSTRUCTION WATER RELEASE CERTIFICATION". A SCHEDULED INSPECTION BY PBCWDV IS REQUIRED TO VERIFY THE INSTALLATION AND OPERATION OF THE CAPS.
2. ALL FIRE HYDRANT SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL CONTACT THE PBCWDV INSPECTOR FOR ASSISTANCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSES.
3. ALL NEW FIRE HYDRANTS ARE TO BE INSTALLED SO THE PUMPER NOZZLE IS 5.0' MIN WITH RAISED CURB OR 6.0' MIN WITHOUT RAISED CURB AND 12.0' MAX FROM THE EDGE OF PAVEMENT.

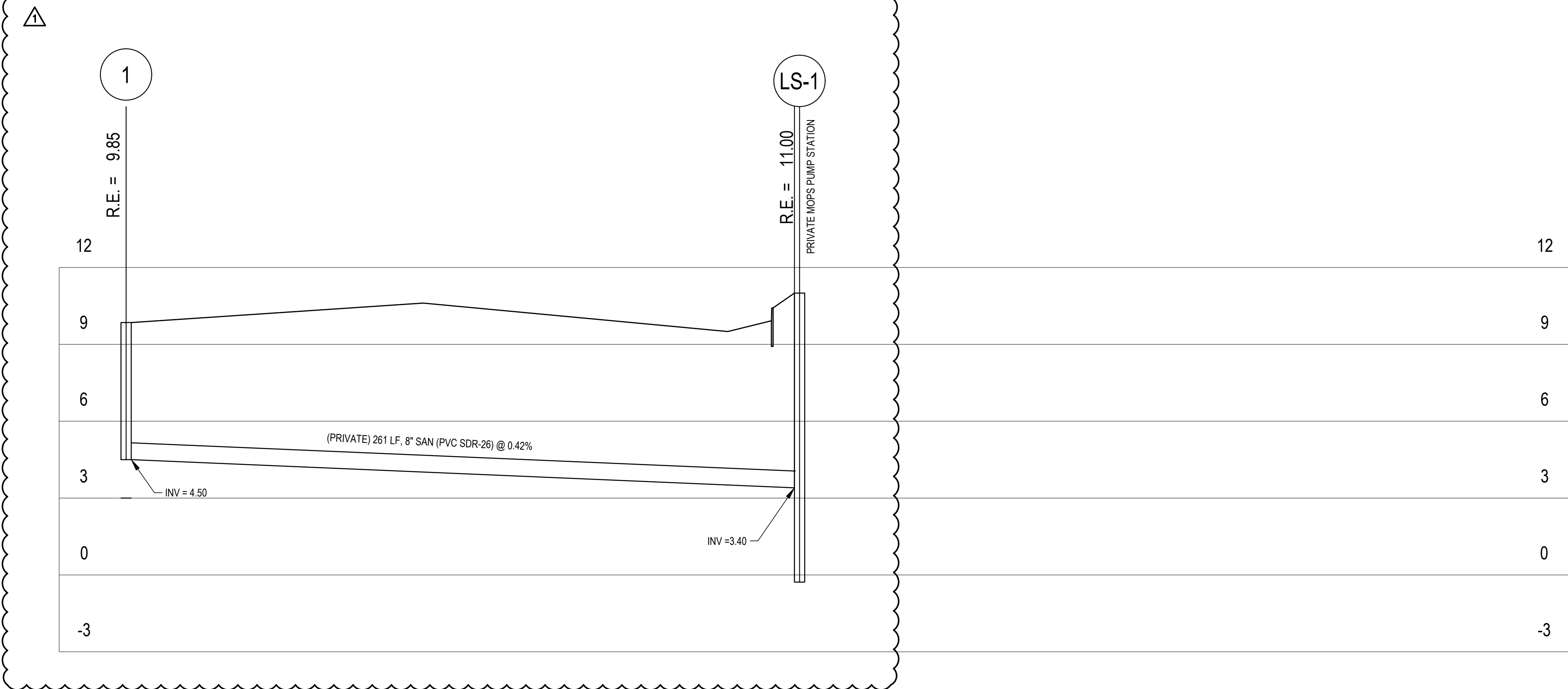
GENERAL WATER NOTES:

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

GENERAL LANDSCAPE NOTE:

1. IF ANY NEW LANDSCAPE MATERIALS ARE INSTALLED AS PART OF THIS PROJECT THEN SOO ONLY WITH NO SHRUBS AND/OR TREES ARE TO BE INSTALLED WITHIN 5' OF ANY WATER METER AND WITHIN 7' OF ANY FIRE HYDRANT. TREES CANNOT BE INSTALLED WITHIN 10' OF A WUD WATER MAIN WITHOUT PRIOR PCBWD APPROVAL AND THE INSTALLATION OF A ROOT BARRIER. ALSO IF ANY EXISTING TREES ARE LESS THAN 10" MINIMUM OF ANY NEW WATER MAIN A ROOT BARRIER IS REQUIRED TO BE INSTALLED OR TREE RELOCATED/REMOVED.

ADD 1.52' FOR NGVD '29



NOTES:

1. CONTRACTOR IS ADVISED THAT THE EXISTING UTILITIES SHOWN ARE BASED ON SURVEY AND AS-BUILT DATA AVAILABLE AT TIME OF DESIGN.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO SHOP DRAWING SUBMITTAL AND/OR COMMENCEMENT OF CONSTRUCTION. PROVIDE WRITTEN CONFIRMATION/DIAGRAMS OF ALL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION ON BOTH HORIZONTAL AND VERTICAL LOCATIONS. (PIPE SIZES, ETC.)
3. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND SUPPORT THESE EXISTING UTILITIES AND MAINTAIN CONTINUOUS SERVICE OF ALL UTILITIES DURING THE ENTIRE COURSE OF CONSTRUCTION UNLESS OTHERWISE COORDINATED WITH AND APPROVED BY AFFECTED UTILITY PROVIDERS AND CUSTOMERS.

RECORD DRAWING NOTES:

1. RECORD DRAWINGS SHALL BE PREPARED IN THE STATE PLANE COORDINATE SYSTEM.
2. ALL UTILITY FEATURES SHALL BE SHOWN IN THEIR AS-BUILT LOCATION.
3. STATE PLANE COORDINATES SHALL BE DISPLAYED ON RECORD DRAWINGS FOR ALL FEATURES SPECIFIED IN PBCWUD STANDARDS.
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2. PLEASE NOTE THAT THE SECURITY CAPS CAN ONLY BE REMOVED USING SPECIAL WRENCHES. THE CONTRACTOR SHALL REQUEST A PBCWUD INSPECTOR FOR ASSISTANCE IF ACCESS TO THE HYDRANT IS REQUIRED FOR FLUSHING OR TESTING PURPOSES.
3. ALL NEW FIRE HYDRANTS ARE TO BE INSTALLED SO THE PUMPER NOZZLE IS 5' 0" MIN WITH RAISED CURB OR 6' 0" MIN WITHOUT RAISED CURB AND 12' 0" MAX FROM THE EDGE OF PAVEMENT.

GENERAL WATER NOTES:

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2. ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE COLORED TAPE IMPRINTED WITH ONE AND ONE HALF (1 1/2) INCH HIGH LETTERING READING "CAUTION WATER LINE BELOW" AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE. THE WORDING SHALL OCCUR EVERY THREE (3) FEET.
3. ALL WATER SERVICE BRASS FITTINGS ARE REQUIRED TO BE LEAD FREE.
4. ALL EXISTING PBCWUD FACILITIES (IE. VALVES) TO BE OPERATED BY PBCWUD PERSONNEL ONLY.

GENERAL LANDSCAPE NOTE:

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



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SHELBORNE

VILLAGE OF VALOR

PALM SPRINGS, FL

APPROVED BY:

T. Jeff Trompeter, State of Florida, Professional
Engineer, License No. 51045

This item has been digitally signed and sealed by T
Jeff Trompeter, P.E., on the date indicated here.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

CDI PROJECT NO.
14414-03

DATE: 10/20/2022

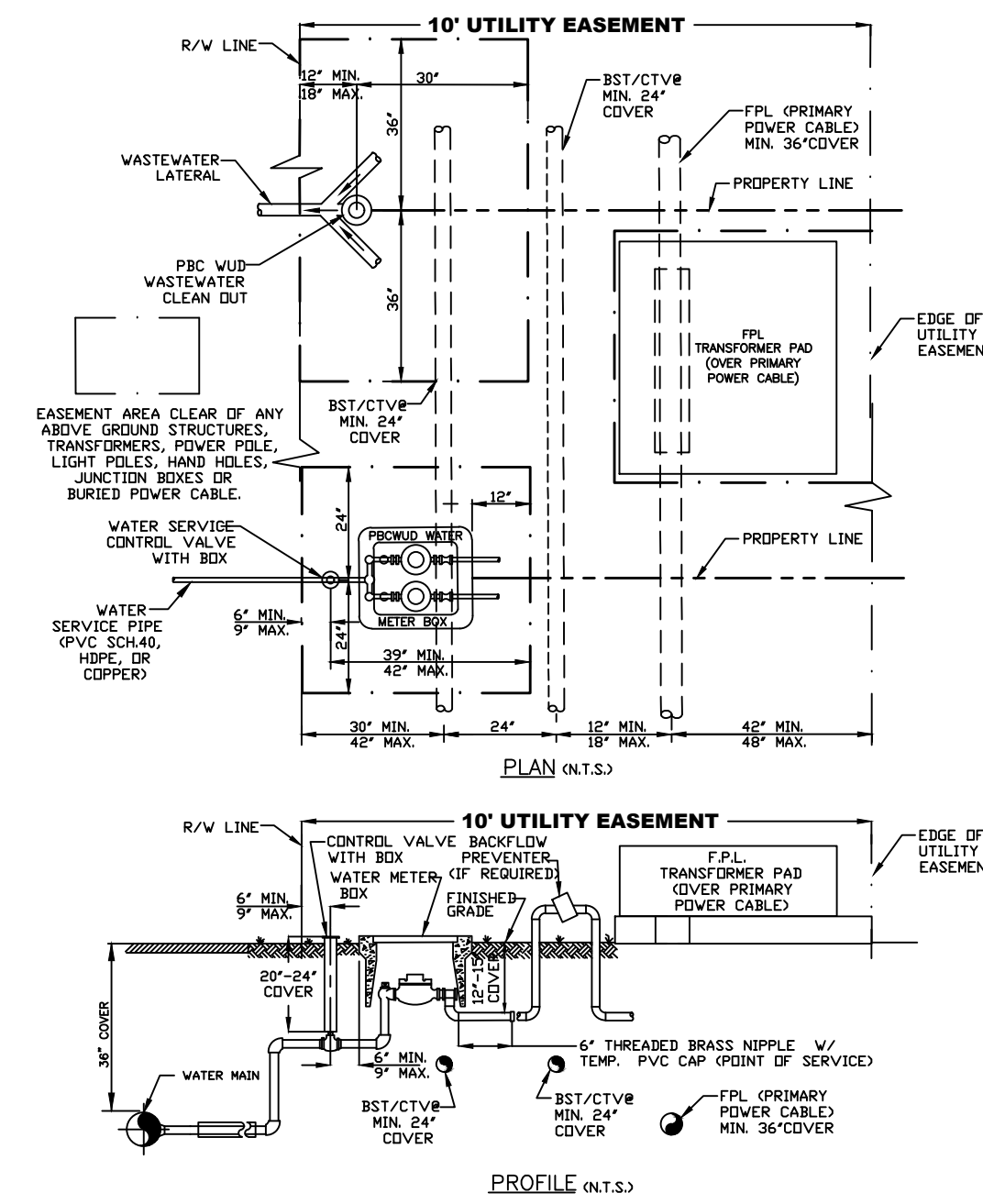
DESIGNED: CDI

DRAWN: CDI

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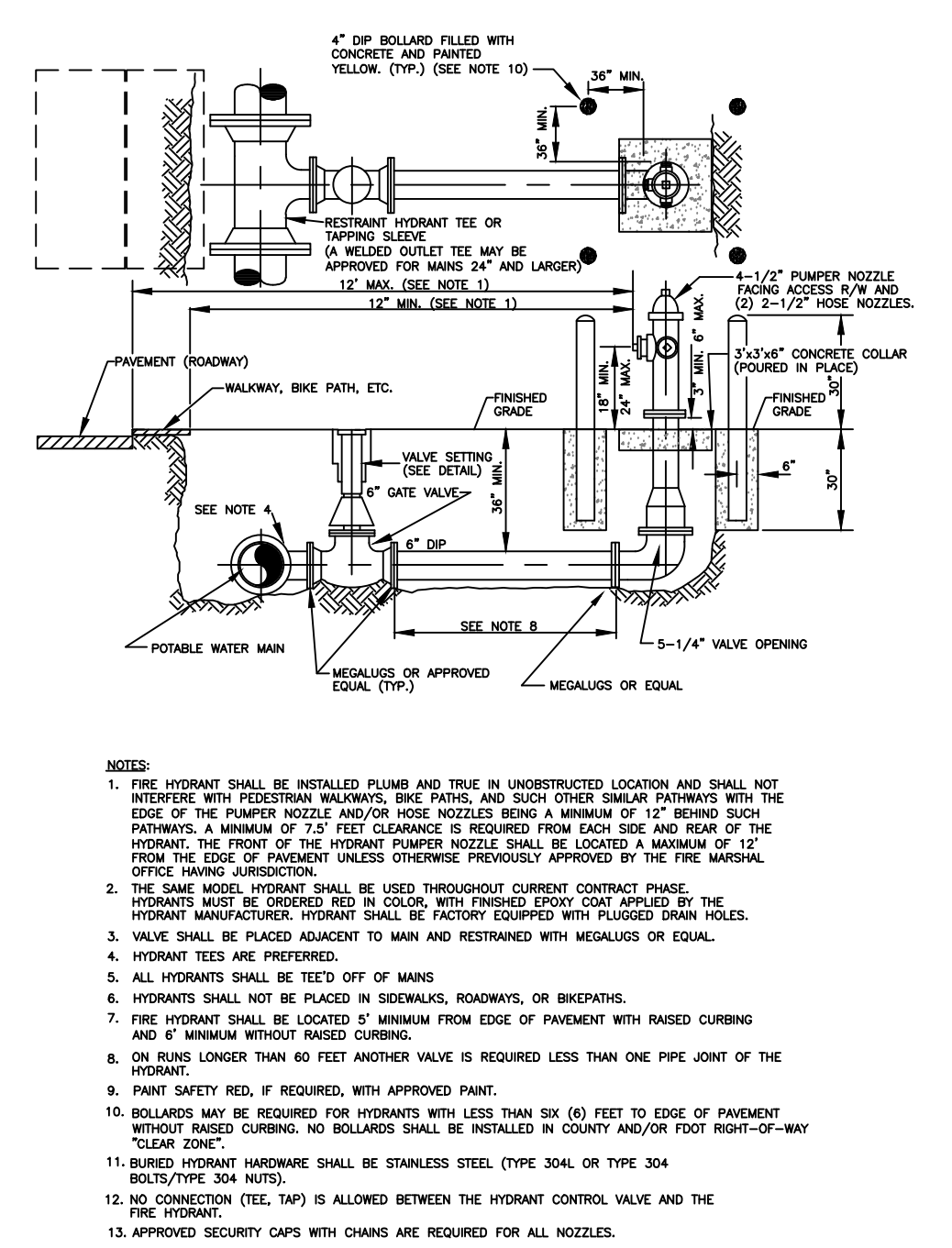
SANITARY SEWER PROFILES

C6.1



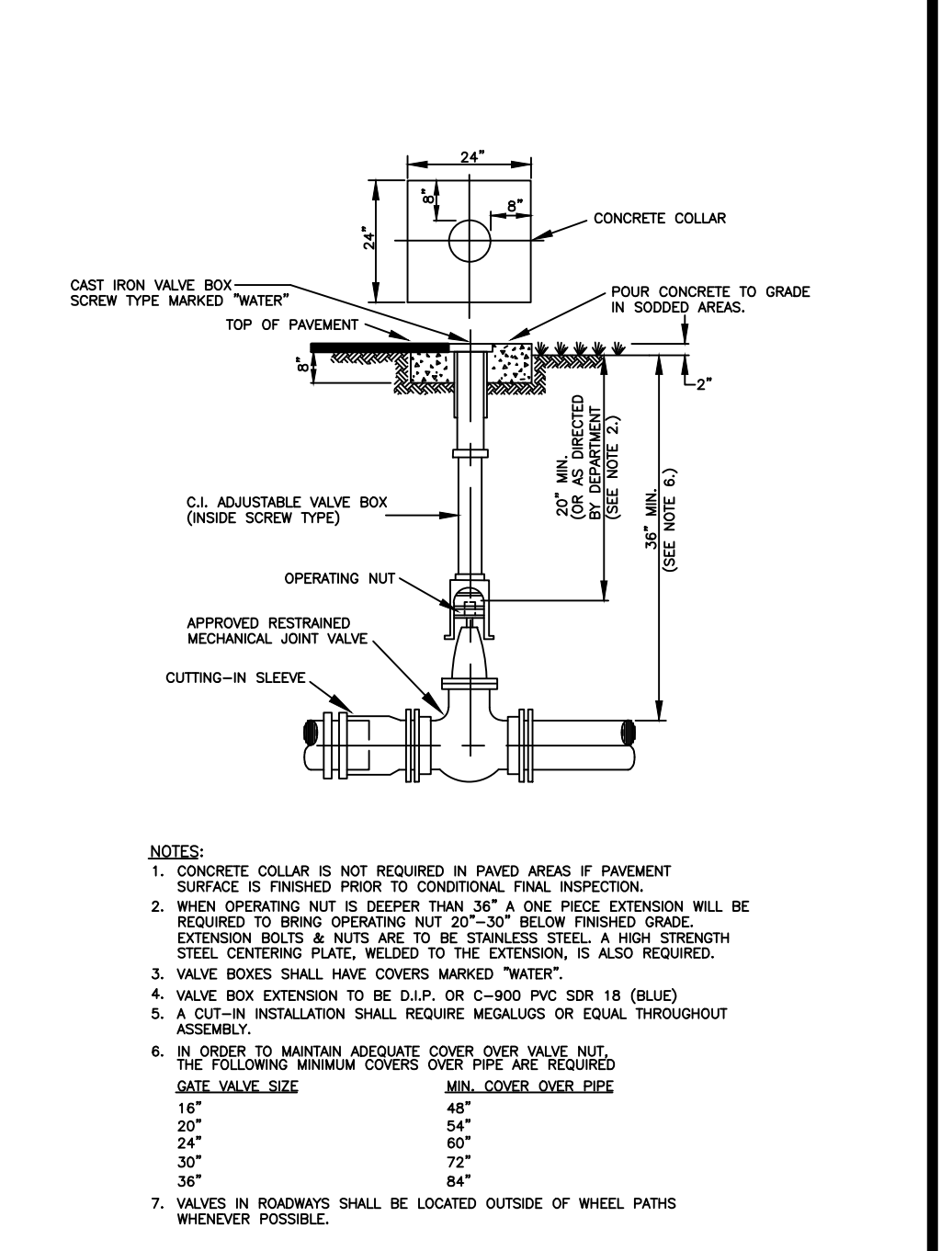
- NOTES:
1. THE DETAIL WAS DEVELOPED IN COLLABORATION WITH UTILITY COMPANIES SUPPLYING VARIOUS UTILITY SERVICES TO P&C/VUD CUSTOMERS.
 2. THE DIMENSIONS SHOWN SHALL SERVE AS A GENERAL GUIDELINE TO INSTALL UTILITIES WITHIN A 10' WIDE UTILITY EASEMENT PARALLEL TO A RIGHT-OF-WAY.
 3. THE PARTICIPATING UTILITIES PLEDGE TO OBSERVE, FOLLOW, AND ENFORCE THE INSTALLATION PARAMETERS SHOWN ON THIS DETAIL.

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



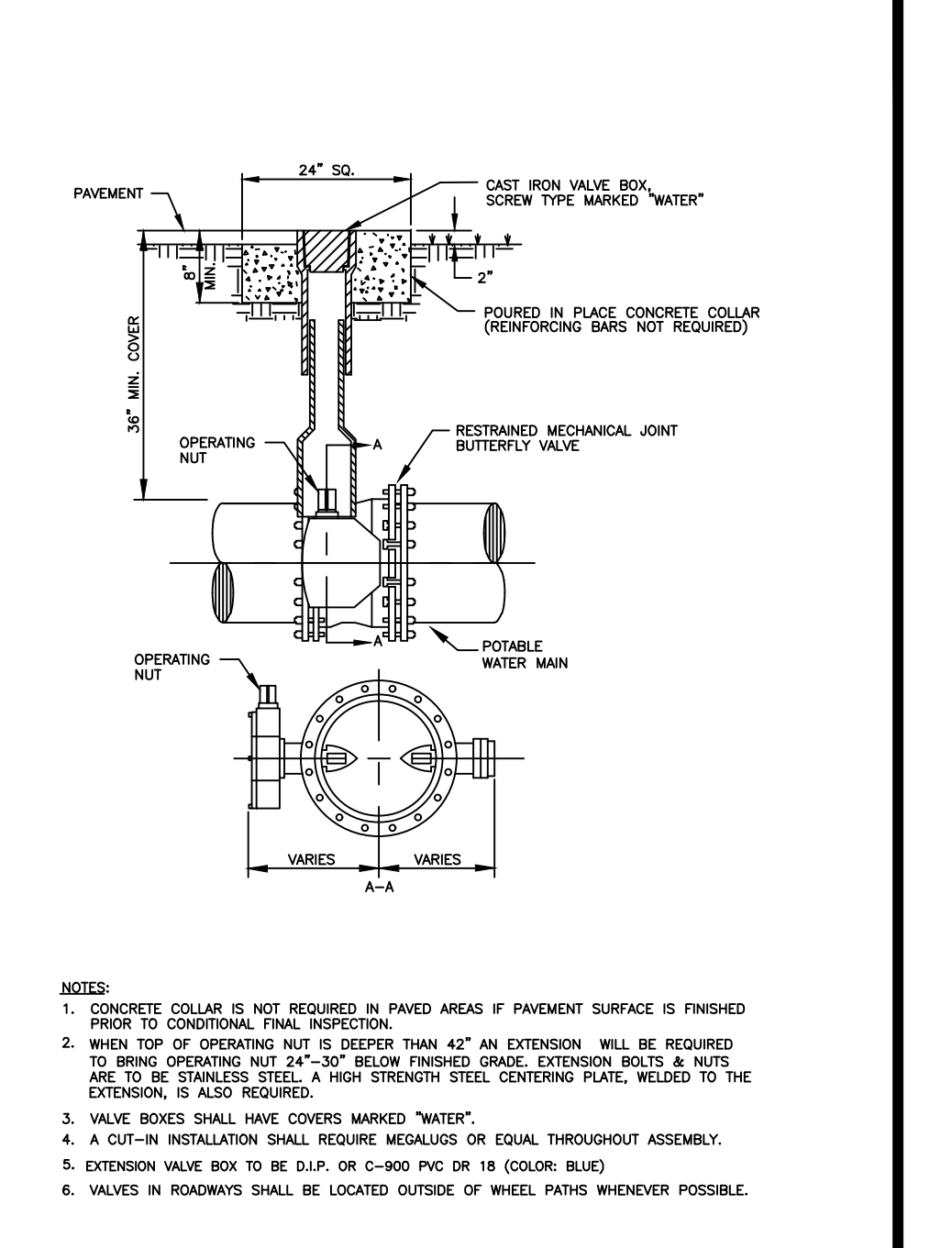
- NOTES:
1. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE IN UNRESTRICTED LOCATION AND SHALL NOT INTERFERE WITH PEDESTRIAN WALKWAYS, DRIVE PAVES, AND SUCH OTHER SIMILAR PAVEMENT SURFACES.
 2. THE SAME MODEL HYDRANT SHALL BE USED THROUGHOUT CURRENT CONTRACT PHASE.
 3. OFFICE WALKWAY ADJUNCTION.
 4. THE SAME MODEL HYDRANT SHALL BE USED THROUGHOUT CURRENT CONTRACT PHASE.
 5. HYDRANT MANUFACTURER, HYDRANT SHALL BE FACTORY EQUIPPED WITH PLUGGED DRAIN HOLES.
 6. HYDRANT TIES ARE PREFERRED.
 7. VALVE SHALL BE PLACED ADJACENT TO MAIN AND RESTRAINED WITH MEDALUS OR EQUAL.
 8. HYDRANT TIES ARE PREFERRED.
 9. ALL HYDRANTS SHALL BE TIED OFF OF MAINS.
 10. HYDRANTS SHALL NOT BE PLACED IN SECONDARY ROADWAYS, OR BIKWAYS.
 11. FIRE HYDRANT SHALL BE LOCATED 3' MINIMUM FROM EDGE OF PAVEMENT WITH RASSED CURBING AND 6' MINIMUM WITHOUT CURBING.
 12. BOLLARDS MAY BE REQUIRED FOR HYDRANTS WITH STEEL TIES (6) FEET TO EDGE OF PAVEMENT WITHOUT RASSED CURBING. NO BOLLARDS SHALL BE INSTALLED IN CURB AND/OR FOOT RIGHT-OF-WAY "COLLAR ZONE".
 13. BOLLARD HYDRANT MANUFACTURER SHALL BE STAINLESS STEEL (TYPE 304, OR TYPE 304 BOLTS/TYPE 304 NUTS).
 14. NO CORROSION (TEE, TWP) IS ALLOWED BETWEEN THE HYDRANT CONTROL VALVE AND THE FIRE HYDRANT.
 15. APPROVED SECURITY CAPS WITH CHAINS ARE REQUIRED FOR ALL NOZZLES.

TYPICAL FIRE HYDRANT INSTALLATION WITH BOLLARDS DETAIL



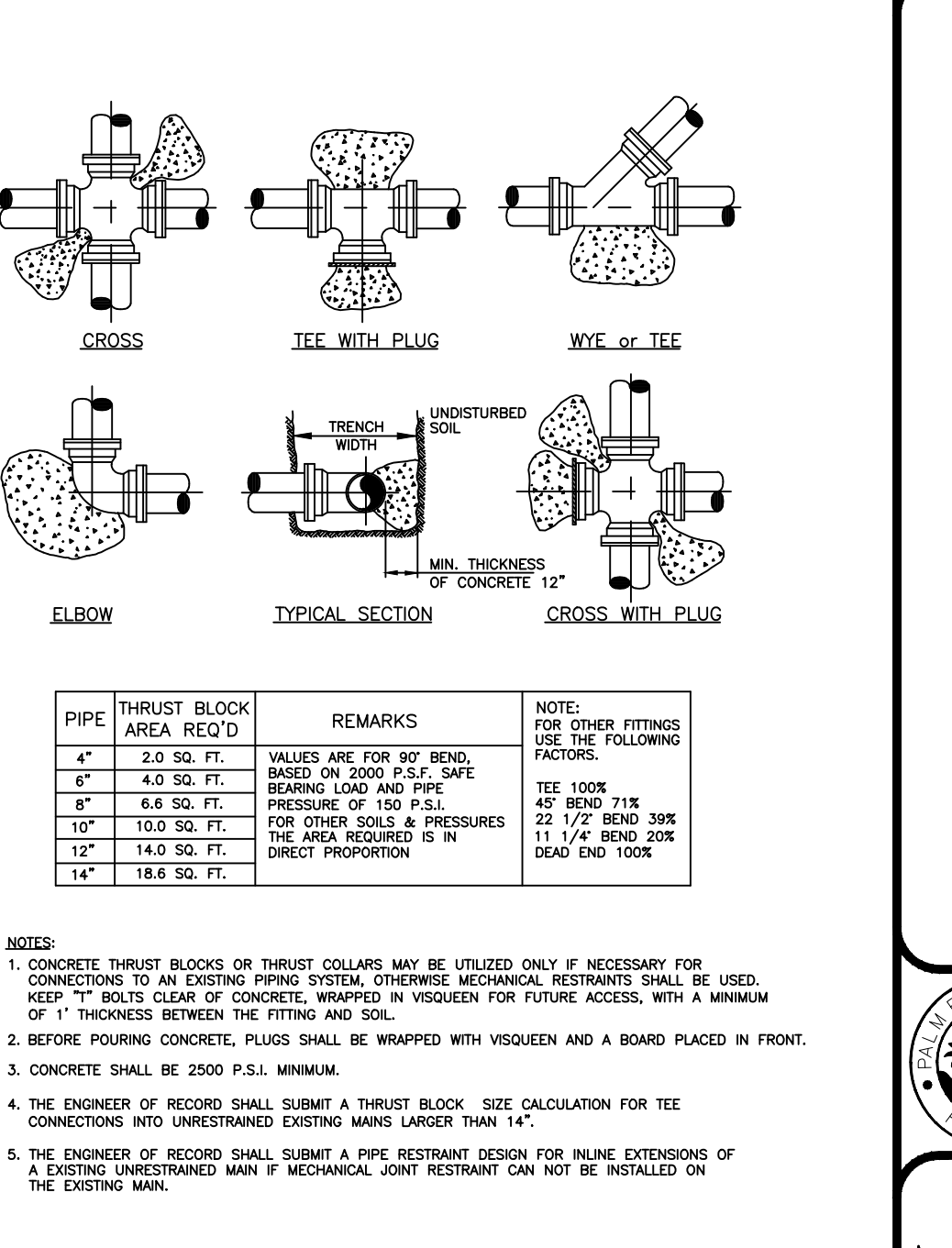
- NOTES:
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
 2. WHEN OPERATING NUT IS DEEPER THAN 36" A ONE PIECE EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 20"-30" BELOW FINISHED GRADE.
 3. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL, CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
 4. A CUT-IN INSTALLATION SHALL REQUIRE MEDALUS OR EQUAL THROUGHOUT ASSEMBLY.
 5. IN ORDER TO MAINTAIN ADEQUATE COVER OVER VALVE NUT, THE FOLLOWING MINIMUM COVERS OVER PIPE ARE REQUIRED:
 6. GATE VALVE SIZE MIN. COVER OVER PIPE
 7. VALVES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS WHENEVER POSSIBLE.

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



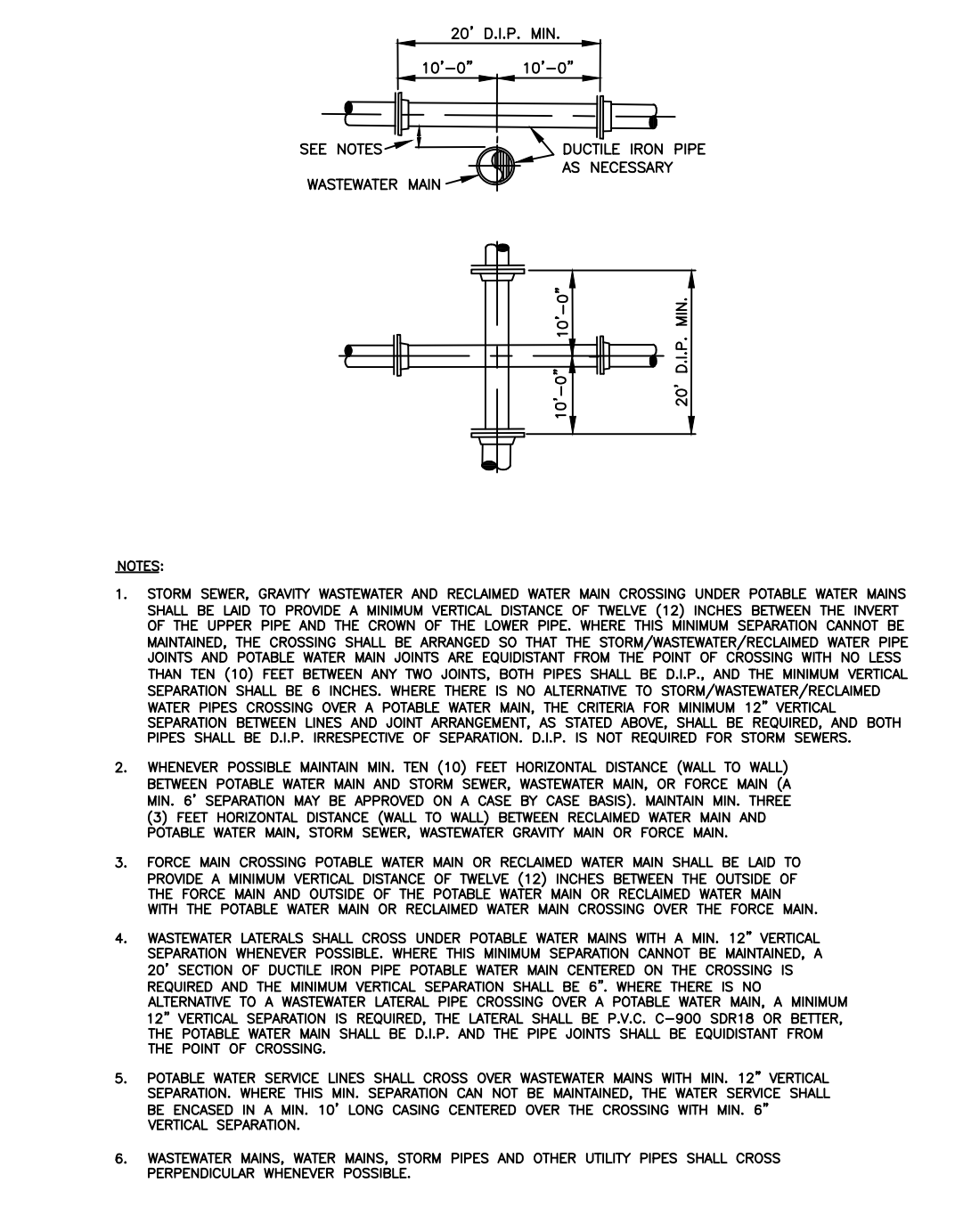
- NOTES:
1. CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
 2. WHEN TOP OF OPERATING NUT IS DEEPER THAN 42" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"-30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL, CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
 3. VALVE BOXES SHALL HAVE COVERS MARKED "WATER".
 4. A CUT-IN INSTALLATION SHALL REQUIRE MEDALUS OR EQUAL THROUGHOUT ASSEMBLY.
 5. EXTENSION VALVE BOX TO BE D.I.P. OR C-800 PVC SDR 18 (BLUE).
 6. VALVES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS WHENEVER POSSIBLE.

POTABLE WATER MAIN TYPICAL BUTTERFLY VALVE SETTING



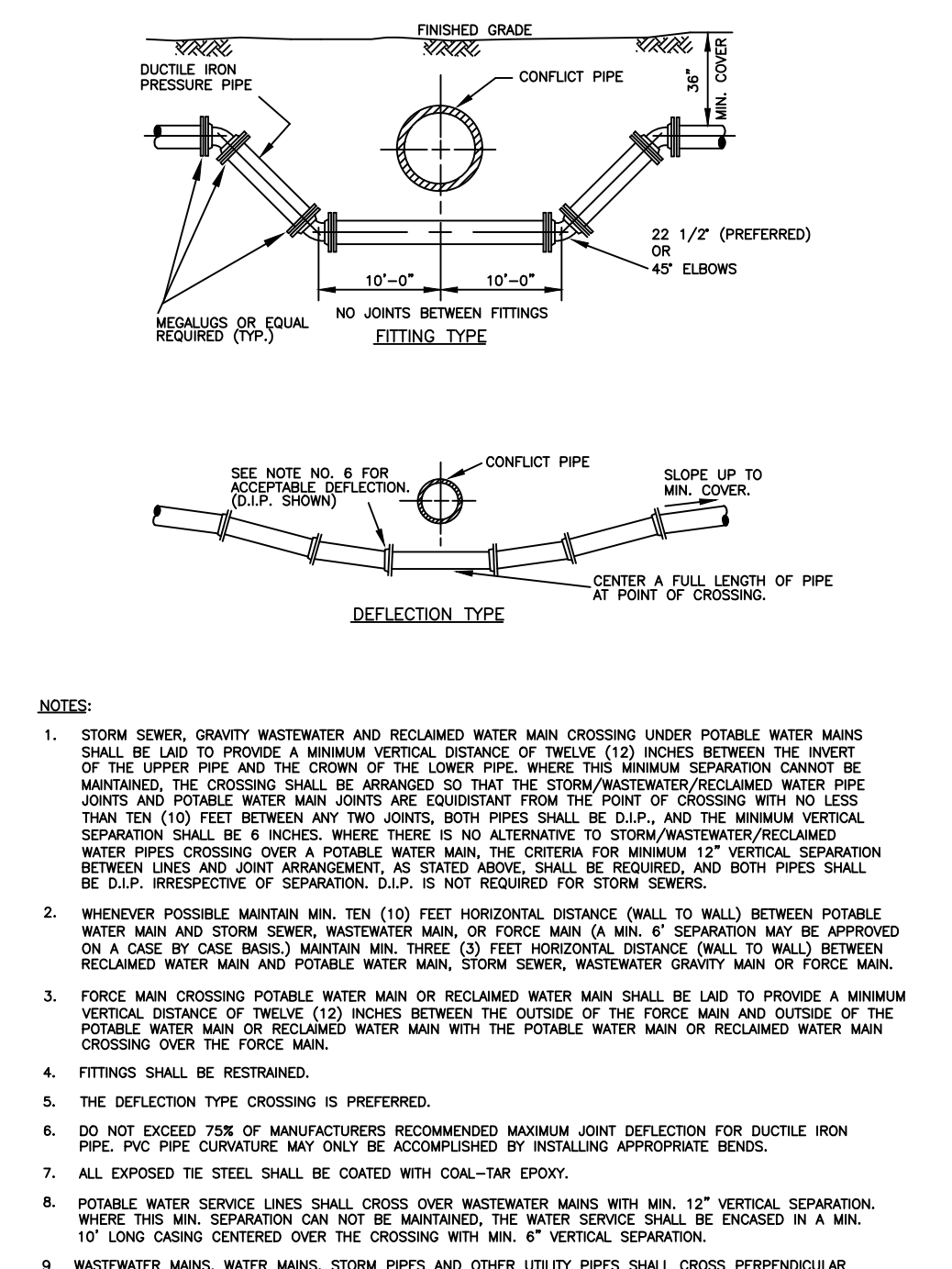
- NOTES:
1. CONCRETE THRUST BLOCKS OR THRUST COLLARS MAY BE UTILIZED ONLY IF NECESSARY FOR CONNECTIONS TO AN EXISTING PIPING SYSTEM. OTHERWISE MECHANICAL RESTRAINTS SHALL BE USED. KEEP 1" MIN. CLEAR OF CONCRETE, WRAPPED IN VEGGIDEN FOR FUTURE ACCESS, WITH A MINIMUM OF 1" THICKNESS BETWEEN THE FITTING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

TYPICAL THRUST BLOCKS FOR PRESSURE PIPE



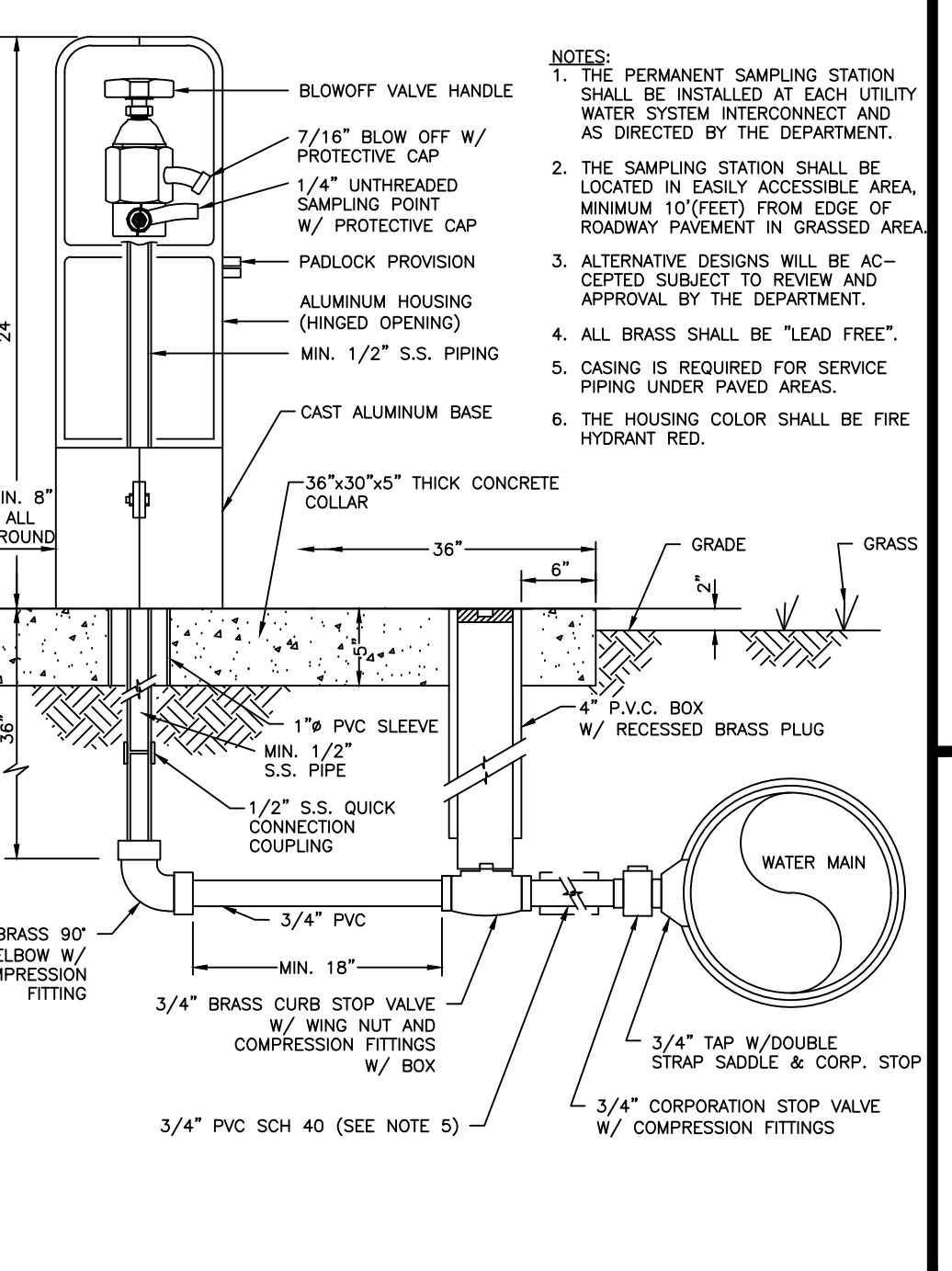
- NOTES:
1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS. BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES, WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN. THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P., RESPECTIVE OF SEPARATION, D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
 2. WHENEVER POSSIBLE MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN (A MIN. 6" SEPARATION MAY BE APPROVED ON A CASE BY CASE BASIS). MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
 3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
 4. WASTEWATER LATERALS SHALL CROSS UNDER POTABLE WATER MAINS WITH A MIN. 12" VERTICAL SEPARATION WHENEVER POSSIBLE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, A 20" SECTION OF DUCTILE IRON PIPE POTABLE WATER MAIN CENTERED ON THE CROSSING IS REQUIRED AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6" WHERE THERE IS NO ALTERNATIVE TO A WASTEWATER LATERAL PIPE CROSSING OVER A POTABLE WATER MAIN. A MINIMUM 12" VERTICAL SEPARATION IS REQUIRED. THE LATERAL SHALL BE P.V.C. C-800 SDR18 OR BETTER. THE POTABLE WATER MAIN SHALL BE D.I.P. AND THE PIPE JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING.
 5. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MIN. 12" VERTICAL SEPARATION. WHERE THIS MIN. SEPARATION CANNOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10" LONG CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.
 6. WASTEWATER MAINS, WATER MAINS, STORM PIPES AND OTHER UTILITY PIPES SHALL CROSS PERPENDICULAR WHENEVER POSSIBLE.

POTABLE WATER, WASTEWATER MAIN AND STORM SEWER CONFLICT



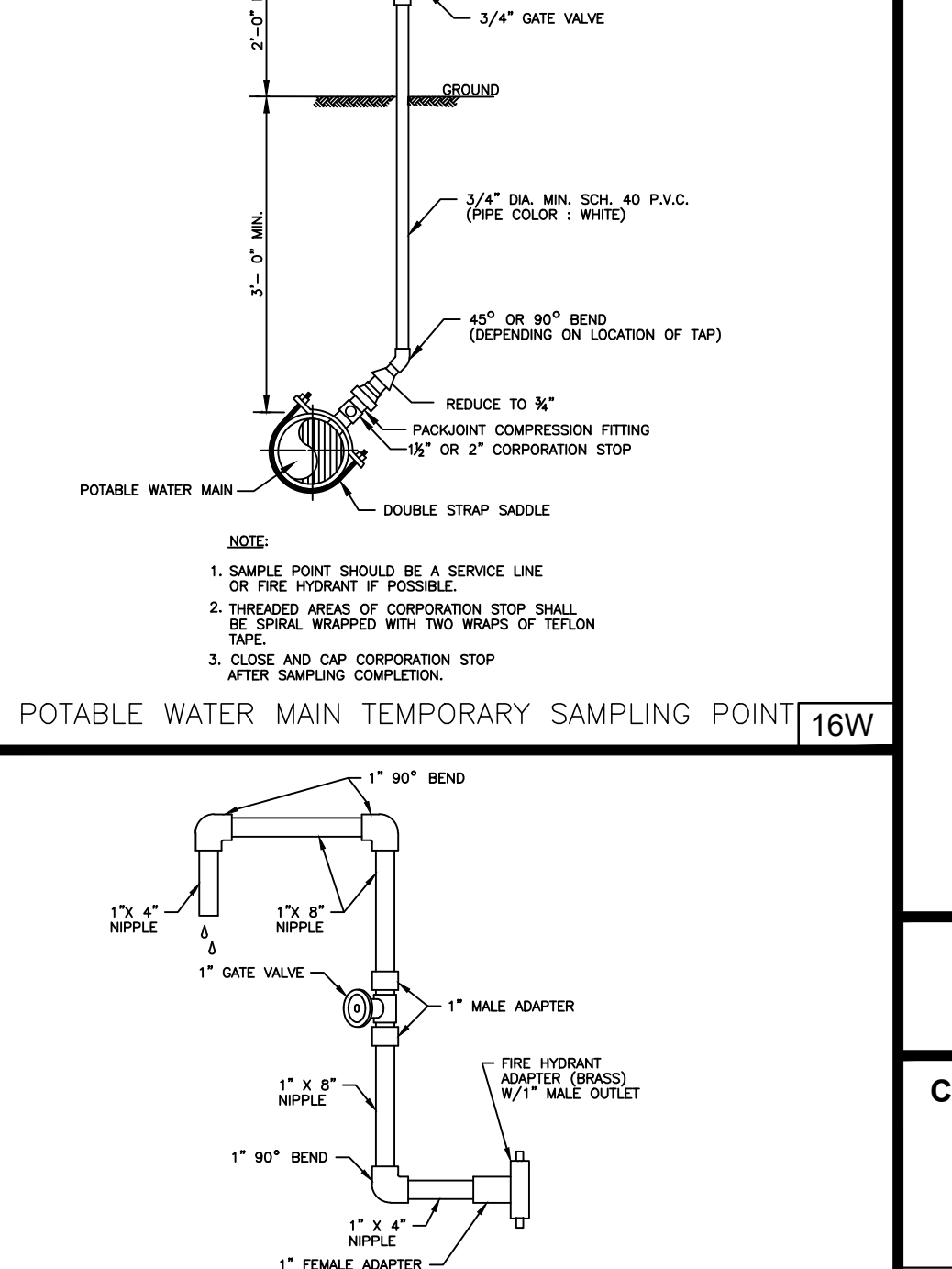
- NOTES:
1. STORM SEWER, GRAVITY WASTEWATER AND RECLAIMED WATER MAIN CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/WASTEWATER/RECLAIMED WATER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS. BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE 6 INCHES, WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/RECLAIMED WATER PIPES CROSSING OVER A POTABLE WATER MAIN. THE CRITERIA FOR MINIMUM 12" VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P., RESPECTIVE OF SEPARATION, D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
 2. WHENEVER POSSIBLE MAINTAIN MIN. TEN (10) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN POTABLE WATER MAIN AND STORM SEWER, WASTEWATER MAIN, OR FORCE MAIN (A MIN. 6" SEPARATION MAY BE APPROVED ON A CASE BY CASE BASIS). MAINTAIN MIN. THREE (3) FEET HORIZONTAL DISTANCE (WALL TO WALL) BETWEEN RECLAIMED WATER MAIN AND POTABLE WATER MAIN, STORM SEWER, WASTEWATER GRAVITY MAIN OR FORCE MAIN.
 3. FORCE MAIN CROSSING POTABLE WATER MAIN OR RECLAIMED WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN WITH THE POTABLE WATER MAIN OR RECLAIMED WATER MAIN CROSSING OVER THE FORCE MAIN.
 4. FITTINGS SHALL BE RESTRAINED.
 5. THE DEFLECTION TYPE CROSSING IS PREFERRED.
 6. DO NOT EXCEED 70% OF MANUFACTURERS RECOMMENDED MAXIMUM JOINT DEFLECTION FOR DUCTILE IRON PIPE. P.V.C. PIPE CURVATURE MAY ONLY BE ACCOMPLISHED BY INSTALLING APPROPRIATE BENDS.
 7. ALL EXPOSED STEEL SHALL BE COATED WITH COAL-TAR EPOXY.
 8. POTABLE WATER SERVICE LINES SHALL CROSS OVER WASTEWATER MAINS WITH MIN. 12" VERTICAL SEPARATION. WHERE THIS MIN. SEPARATION CANNOT BE MAINTAINED, THE WATER SERVICE SHALL BE ENCASED IN A MIN. 10" LONG CASING CENTERED OVER THE CROSSING WITH MIN. 6" VERTICAL SEPARATION.
 9. WASTEWATER MAINS, WATER MAINS, STORM PIPES AND OTHER UTILITY PIPES SHALL CROSS PERPENDICULAR WHENEVER POSSIBLE.

POTABLE WATER MAIN / FORCE MAIN PRESSURE PIPE CONFLICT DETAIL



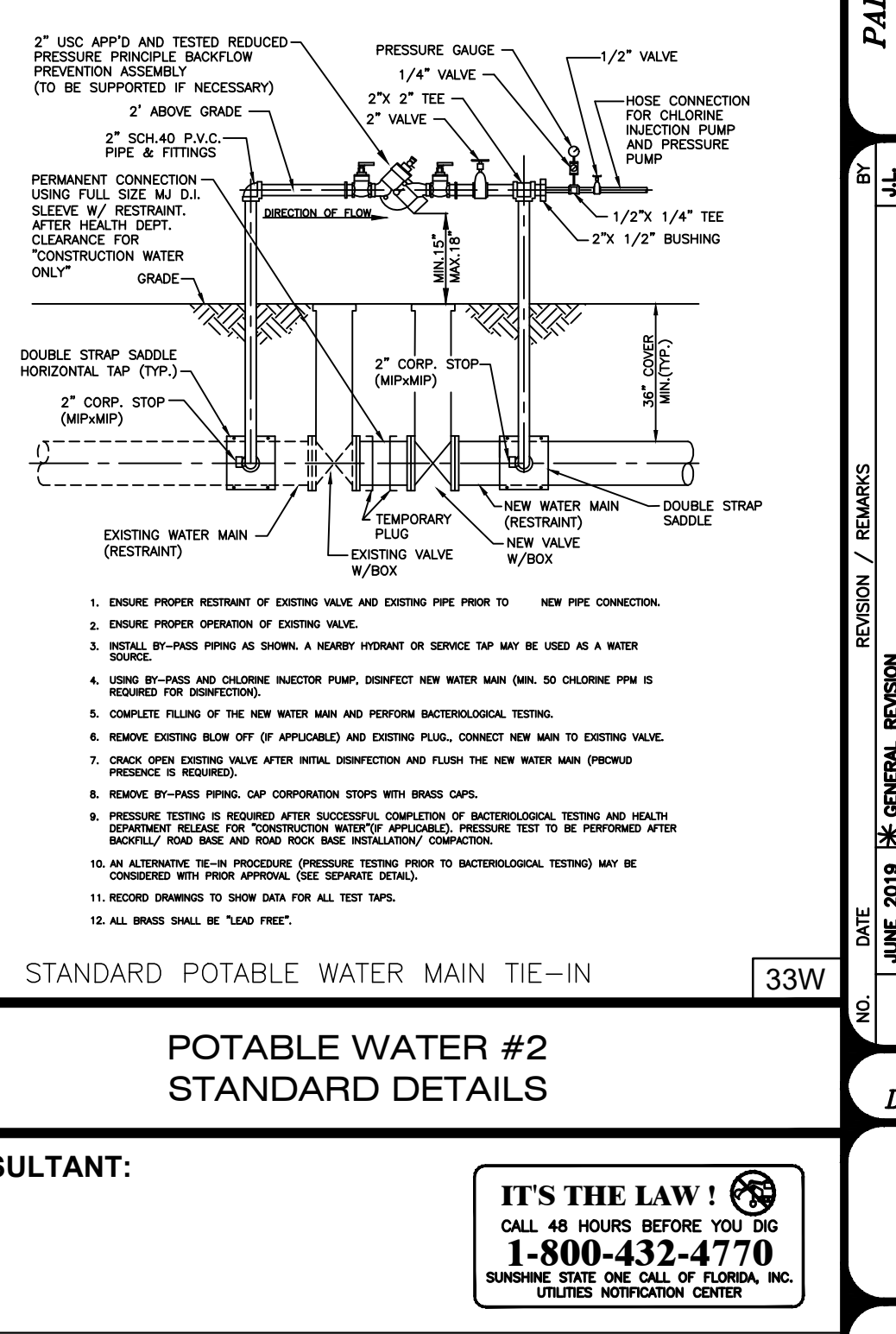
- NOTES:
1. THE PERMANENT SAMPLING STATION SHALL BE INSTALLED AT EACH UTILITY WATER SYSTEM INTERCONNECT AND AS DIRECTED BY THE DEPARTMENT.
 2. THE SAMPLING STATION SHALL BE LOCATED IN EASILY ACCESSIBLE AREA, MINIMUM 10' FEET FROM EDGE OF ROADWAY PAVEMENT IN GRASSED AREA.
 3. ALTERNATIVE DESIGNS WILL BE ACCEPTED SUBJECT TO REVIEW AND APPROVAL BY THE DEPARTMENT.
 4. ALL BRASS SHALL BE "LEAD FREE".
 5. CASING IS REQUIRED FOR SERVICE PIPING UNDER PAVED AREAS.
 6. THE HOUSING COLOR SHALL BE FIRE HYDRANT RED.

PERMANENT SAMPLING POINT



- NOTES:
1. USE HYDRANT WRENCH ONLY.
 2. ALL PIPES AND FITTINGS SCH. 40 P.V.C. (PIPE COLOR: WHITE).

POTABLE WATER MAIN FIRE HYDRANT SAMPLING POINT



- NOTES:
1. ENSURE PROPER RESTRAINT OF EXISTING VALVE AND EXISTING PIPE PRIOR TO NEW PIPE CONNECTION.
 2. ENSURE PROPER OPERATION OF EXISTING VALVE.
 3. BOLLARD BY-PASS PIPING AS SHOWN, A HEAVY HYDRANT OR SERVICE TAP MAY BE USED AS A WATER SOURCE.
 4. USE BY-PASS AND CHLORINE INJECTION PUMP, TESTED NEW WATER MAIN ONLY. NO CHLORINE PIPE IS REQUIRED FOR PERMANENT.
 5. COMPLETE FLUSH OF THE NEW WATER MAIN AND PROPER BACKWASHING, TESTING.
 6. REMOVE EXISTING BLOW OFF OF APPLICABLE AND EXISTING VALVE, CONNECT THE NEW WATER MAIN (PROVIDE PRESSURE IS REQUIRED).
 7. CHECK OTHER EXISTING VALVE AFTER INITIAL DISINFECTION AND FLUSH THE NEW WATER MAIN (PROVIDE PRESSURE IS REQUIRED).
 8. REMOVE BY-PASS PIPING. CAP CONNECTION STOPS WITH BRASS CAPS.
 9. PRESSURE TESTING IS REQUIRED AFTER SUCCESSFUL COMPLETION OF BACTERIOLOGICAL TESTING AND HEALTH DEPARTMENT RELEASE FOR CONSTRUCTION WATERS. APPLICABLE PRESSURE TEST TO BE PERFORMED AFTER CONNECTION.
 10. AN ALTERNATE 10-10 PROCEDURE (PRESSURE TESTING PRIOR TO BACTERIOLOGICAL TESTING) MAY BE CONSIDERED WITH PRIOR APPROVAL. (SEE SEPARATE DETAIL).
 11. RECORD DRAWING TO SHOW DATA FOR ALL TEST TAPS.
 12. ALL BRASS SHALL BE "LEAD FREE".

STANDARD POTABLE WATER MAIN TIE-IN



- NOTES:
1. USE HYDRANT WRENCH ONLY.
 2. ALL PIPES AND FITTINGS SCH. 40 P.V.C. (PIPE COLOR: WHITE).

POTABLE WATER #2 STANDARD DETAILS

PROJECT NO.
00-000

PROJECT NAME
SHELBORNE



PALM BEACH COUNTY
WATER UTILITIES DEPARTMENT
P.O. BOX 16097
WEST PALM BEACH, FL 33416
(561) 498-6000

APPROVED BY:

DATE: 10/20/2022

DESIGNED: CDI

DRAWN: CDI

STD DETAILS

SHEET NUMBER

0 OF 0

SEAL

Feb 16, 2023

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www.civil-design.com
Registry No. 9664



SHELBORNE

VILLAGE OF VALOR

PALM SPRINGS, FL

APPROVED BY:

DATE: 10/20/2022

DESIGNED: CDI

DRAWN: CDI

STD DETAILS

SHEET NUMBER

0 OF 0

SEAL

Feb 16, 2023

POTABLE WATER #2
STANDARD DETAILS

C7.2



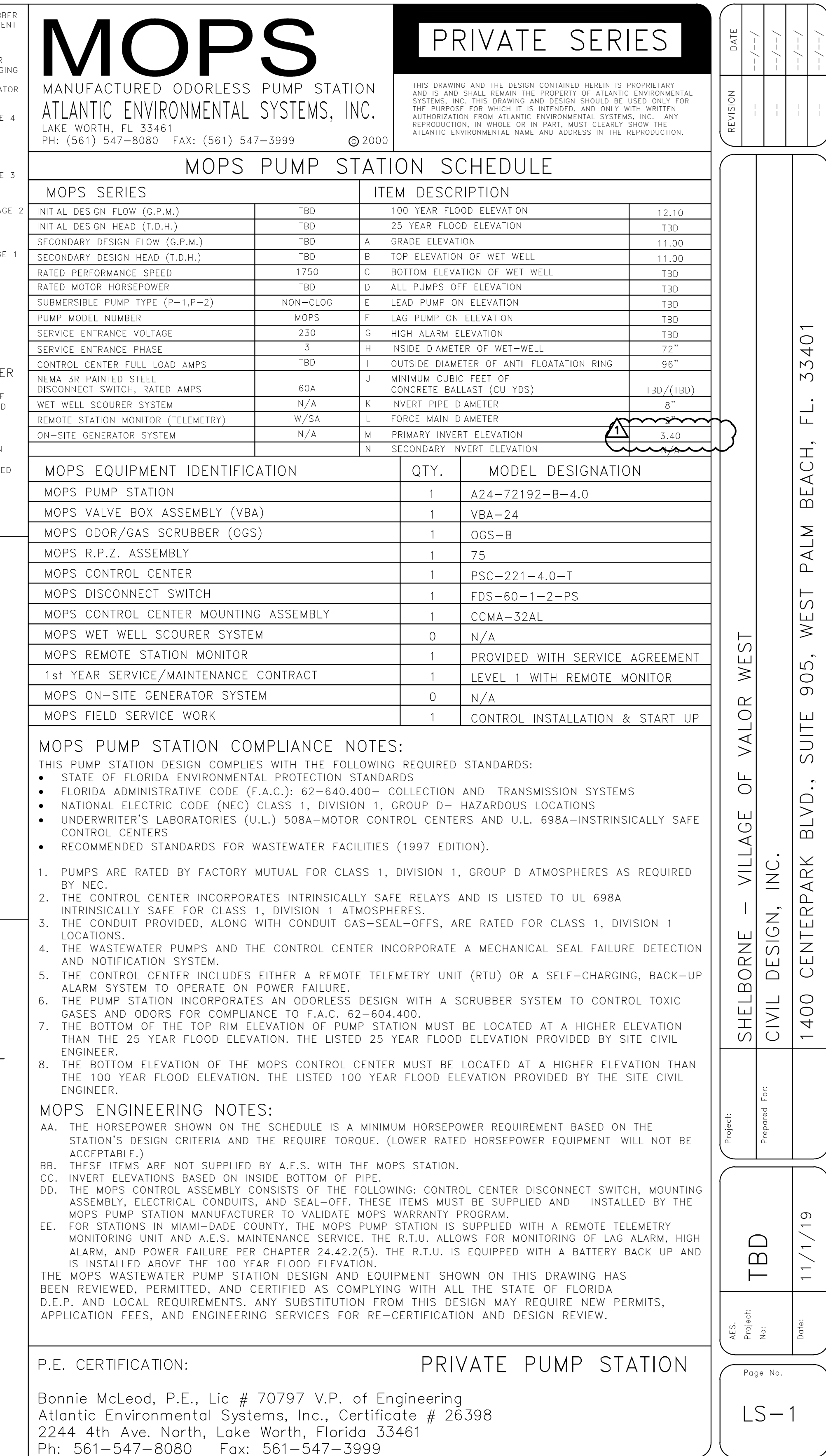
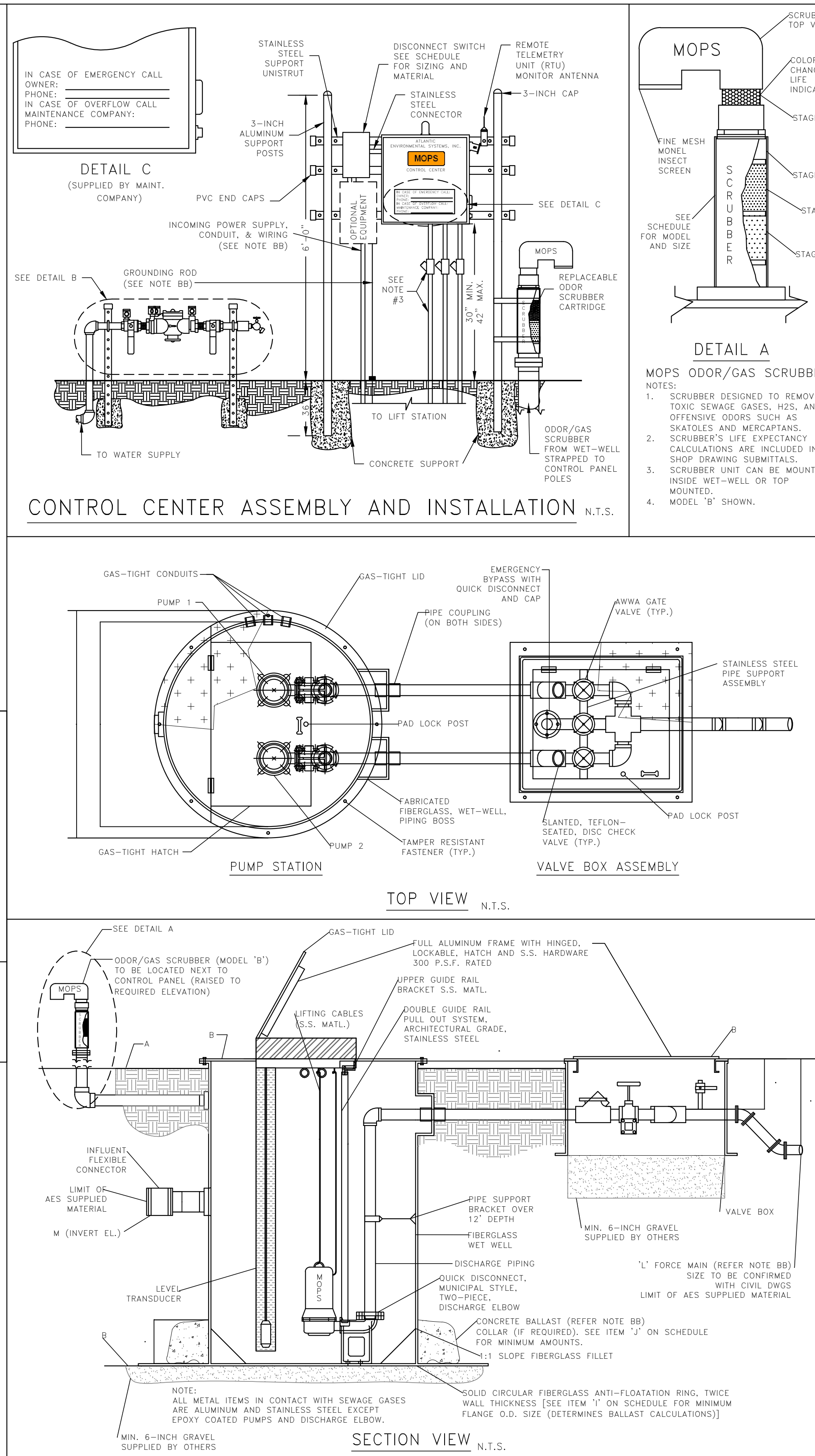
CONSULTANT:

P.O.Box 16097
West Palm Beach, FL 334

SHEET
NUMBER

C7.8

C7.9

[illegible]

April 17, 2023

To: Iramis Cabrera, VPS Planning, Zoning & Building Director

From: Tara Bamber, PE 

**Re: Village of Valor on 2nd Ave. N.
Site Plan Approval Letter (Updated)
Engenuity Group Project No. 6001.135**

We reviewed the following which we received through WeTransfer on 3-29-23:

1. Civil Plan, 23 sheets, revised 02-16-23, by Civil Design, Inc.
2. Site Plan, 1 sheet (SP-1), revised 03-13-23, by Redd & Associates.
3. Landscape Plan, 4 sheets (LP-1 to LP-4), revised 03-13-23, by Redd & Associates.
4. Boundary Survey, 2 sheets, revised 01-28-23, by Caulfield & Wheeler, Inc.
5. Justification Statement, 20 sheets.
6. Unified Development Application, 5 sheets, dated 03-27-23, by VPS.

We recommend Site Plan approval with the following conditions:

1. Per the revised Landscape Plan,
 - a. Conflict between water main connection and Live Oak at the southeast property line.
 - b. Review separation between sanitary sewer pipe and Live Oaks in the medians.
 - c. Review separation between the drainage pipes and Live Oaks at the northwest parking corner.
2. Provide cross sections at the perimeter of the property.
3. Provide revised Drainage Report per Site Plan changes.
4. Provide permits from applicable agencies including, but not limited to, LWDD, PBCWUD, PBC Land Development, PBC Fire Rescue, etc.
5. Additional comments may be asked at time of Civil Plan review.

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

**Cc: Lisa Tropepe, PE
Chris Melendez**



13081 S. MILITARY TRAIL
DELRAY BEACH, FLORIDA 33484-1105

Board of Supervisors
James M. Alderman
Stephen Bedner
Carrie P. Hill
Jeffrey P. Phipps, Sr.
John I. Whitworth III
Executive Director
Tommy B. Strowd, P.E.
District Counsel
Mark A. Perry, P.A.

October 28, 2022

Chris Melendez
Planning, Zoning, & Building Department
Village of Palm Springs
226 Cypress Lane
Palm Springs, Florida 33461-1604

Re: VILLAGE of VALOR (west side E-4 Canal)
NW Quad of 2nd Avenue and E-4 Canal
Tract 98, MODEL LAND COMPANY SECTION 20/44/43, PB 5, PG 79
LWDD Equalizer No 4 Canal; LWDD Project No. RI-22-0059 & 15-9647P.01

Mr. Melendez:

- This petition is located on the west side of Lake Worth Drainage District's (LWDD) Equalizer No. 4 Canal.
- LWDD has no comments regarding the proposed site & landscape plans dated October 6, 2022.
- LWDD obtained canal cross-sections from the petition on the east side of the E-4 Canal, and therefore canal cross-sections will not be required on this project.
- LWDD has a sufficient berm width for canal maintenance on the west side of the E-4 Canal, and therefore no additional right-of-way will be required to be conveyed.
- This petition will require an outfall connection permit from LWDD prior to construction.
- LWDD has no objection to the referenced petition.

Thank you for the opportunity to review and comment. If you have any questions or concerns please contact me.

Sincerely,

A handwritten signature in black ink that reads "David A. Bends". The signature is written in a cursive, flowing style.

David A. Bends, P.S.M.
Project Surveyor

Village of Valor Apartments - 2nd Ave North

WR

Wesley Jolin R. <WJolin@pbcgov.org>

To:

- Iramis Cabrera;
- Christian Melendez Berrios

Tue 4/4/2023 9:13 AM

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No fire rescue site comments. Plans are being routed back to Palm Springs. Thank you.

Wesley Jolin, IAAI-CFI®

Fire Safety Specialist

Palm Beach County Fire Rescue

wjolin@pbcgov.org

561.233.2695

2300 North Jog Road: Suite 1E-40

West Palm Beach FL 33411

RE: Village of Valor - 2nd Avenue N - 2nd Submittal

JP

Jakub Pajak <jpajak@LakeWorthBeachfl.gov>

To:

- Christian Melendez Berrios;
- Jean St. Simon <jssimon@lakeworthbeachfl.gov>

Cc:

• Iramis Cabrera
Tue 4/4/2023 9:52 AM

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Hi Christian,

In the written response I noticed the following:

- Provide a ten foot utility easement along the west side of the buildings, starting on the north side of the bike racks of building II, head South, and stop at the power pole on the south side of 2nd Avenue North.

Response: Per email correspondence with Jean St. Simons at the City of Lake Worth Beach Utilities, the proposed easement configuration and location of transformers is approved. The location and configuration of the easement is shown on the civil sheets C3.1 and C5.1, and landscape sheets LP-1 and LP-2.

However I do not see the easement identified in C3.1 and C5.1.

Additional comments apply:

1. Prior to the issuance of a building permit, the following actions shall be completed:
 - a. Provide load calculations and voltage requirements, including the electrical riser diagram with wire size and number of sets of wire.
 - b. Provide the meter bank locations.
2. Prior to the issuance of a Certificate of Occupancy, the following actions shall be completed:
 - a. A final electrical inspection will be required.

Thank you.

Jakub Pajak

Engineering Distribution Electrical Engineer | Electric Utility Department

City of Lake Worth Beach
1900 2nd Avenue North
Lake Worth Beach, FL 33461
V:561-273-6907
Jpajak@lakeworthbeachfl.gov
www.lakeworthbeachfl.gov
<https://lakeworthbeachfl.gov/social-media/>

City Operating Hours

Monday – Friday 8:00 am – 5:00 pm

“We are LAKE WORTH BEACH. A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees.”

RE: Village of Valor - 2nd Avenue N - 2nd Submittal

WC

Will Carey <WCarey@pbcgov.org>

To:

• Christian Melendez Berrios

Cc:

- Iramis Cabrera;
- Quazi Bari <QBari@pbcgov.org>;
- Carlos Bojorge <CBojorge@pbcgov.org>;
- Jonathan DeLaura <JDeLaura@pbcgov.org>

Wed 3/29/2023 1:56 PM

VOV Site Plan 2023-03-13 set.pdf



2. Written Response to Staff Comments.pdf



2 attachments (6 MB) □ Save all to OneDrive - Village of Palm Springs, FL - GCC □ Download all

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and are confident the content is safe.

Hello Christian,

PBC Roadway has no objections to the proposed site plan. Ultimate right of way for 2nd Ave appears to already be accounted for along the property. Restriping of the median gore area on 2nd Ave may be required but we'll handle that during the right of way permitting phase for the proposed driveway connection.

Standard disclaimer, this review is not a TPS review. That will have to be done separately by the applicant.

Regards,
Will



Will Carey, PE

Special Projects Section Mgr., [Roadway Production Division](#)
Palm Beach County Engineering & Public Works Dept.
(561) 684-4183 / wcarey@pbcgov.org / Mon-Fri 9am to 6pm

RE: Village of Valor - 2nd Avenue N - 2nd Submittal

Wil Hicks <whicks@pbia.org>

To: Christian Melendez Berrios

Cc: Iramis Cabrera

Tue 4/18/2023 6:24 PM

Hello,

The proposed residential development “Village of Valor” is seeking to construct approximately two Multi-Family four (4) story buildings located on 2nd Ave N. in Palm Springs. From the description provided to the Department, the properties are located east of Congress Ave. and north of Lake Worth Rd. within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport. It also appears the proposed development is located in the Airport Regulated Area Zone 1 & 3 for Lantana Airport. In accordance with Article 16, Chapter B, Section 1, C.1. any penetration of Zone 1 must fill out the Notice Criteria form located on the FAA website at the link <https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>. The Notice Criteria Tool analysis will determine if the proposed development will require the applicant to submit for FAA review. If the applicant is not required to submit for FAA review, please provide a copy of the results to Department of Airports. Any project with height concerns must comply with FAA regulations. If it is required per Notice Criteria Tool analysis, the applicant must 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.

Residential occupants on occasion will observe aircraft arriving at and departing from Palm Beach County Park Airport. In accordance with the provision of Article 16, each residential perspective tenant and purchaser within the ALUNZ must be informed and disclosed of the following prior to a real estate contract that may eventually transfer ownership in real property. The condition will become inclusive in the contract’s conditions and shall be noted in subsequent contracts.

THIS COMMUNITY IS LOCATED WITHIN THE FLIGHT PATH OF THE PALM BEACH COUNTY PARK (“LANTANA AIRPORT”) AND WILL BE SUBJECT TO AIRCRAFT NOISE AT VARYING LEVELS, VIBRATIONS, ODORS, FUMES AND OTHER IMPACTS FROM AIRCRAFT OPERATIONS CONDUCTED AT, ABOVE OR WITHIN THE VICINITY OF THE LANTANA AIRPORT.

Please contact me with any concerns.

Thank you,
Wil Hicks
Technical Services Coordinator
561-471-7491

Re: Village of Valor - 2nd Avenue N - 2nd Submittal

鲐

Flag for follow up.

鲐

You replied on Wed 4/5/2023 12:55 PM

Flag for follow up. You replied on Wed 4/5/2023 12:55 PM

MO

Michael Owens <michael.owens.1@palmbeachschools.org>

To:

- Christian Melendez Berrios

Cc:

- Iramis Cabrera;
- Venetrice Jackson <venetrice.jackson@palmbeachschools.org>

Tue 4/4/2023 1:32 PM

facebook-logo-square-1_28604fbf-0763-4767-9e25-1c92ad84c614.png

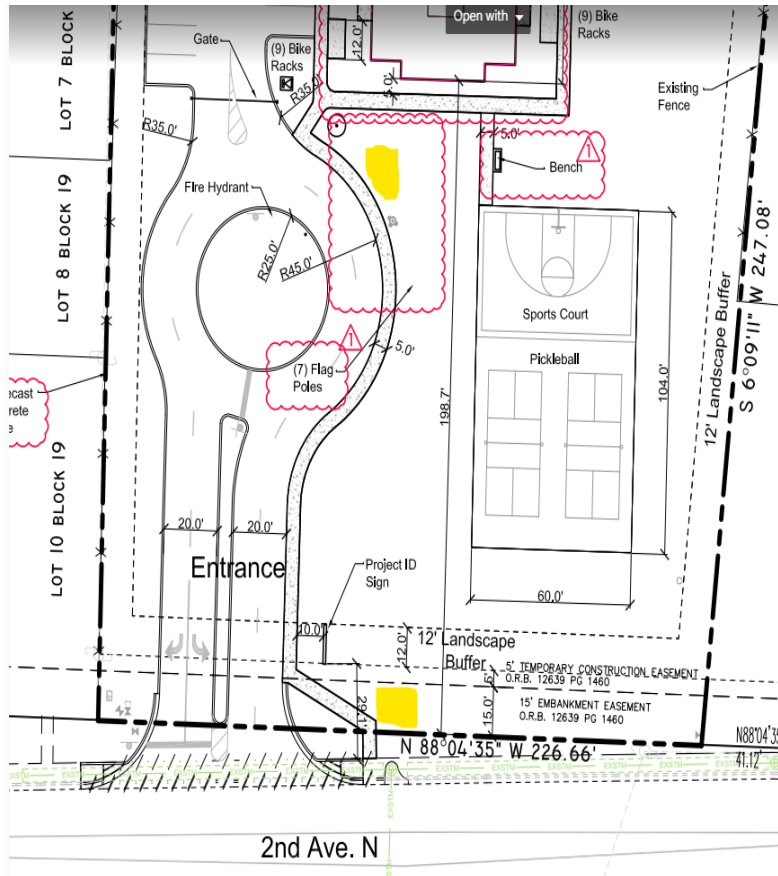
4 KB



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Christian:

Good afternoon. I have spoken with District Transportation staff regarding the placement of a school bus shelter for this site. Staff would like for the applicant to provide a shelter. Please look at the snip below:



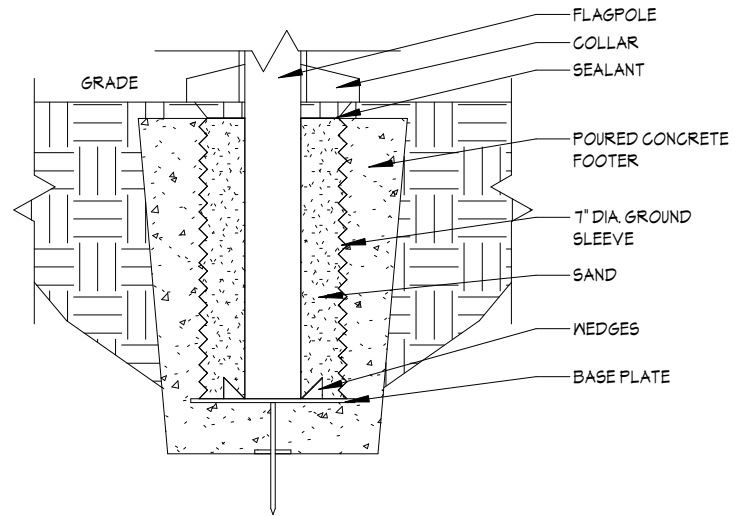
Do you think a shelter could be placed within that 15' embankment easement as shown? There may be prohibitions insofar as what kind of structures can be placed within. If that is not allowed, perhaps the area near the project sign outside of the 12' landscape buffer may work.

Please contact me with your thoughts. Thank you.

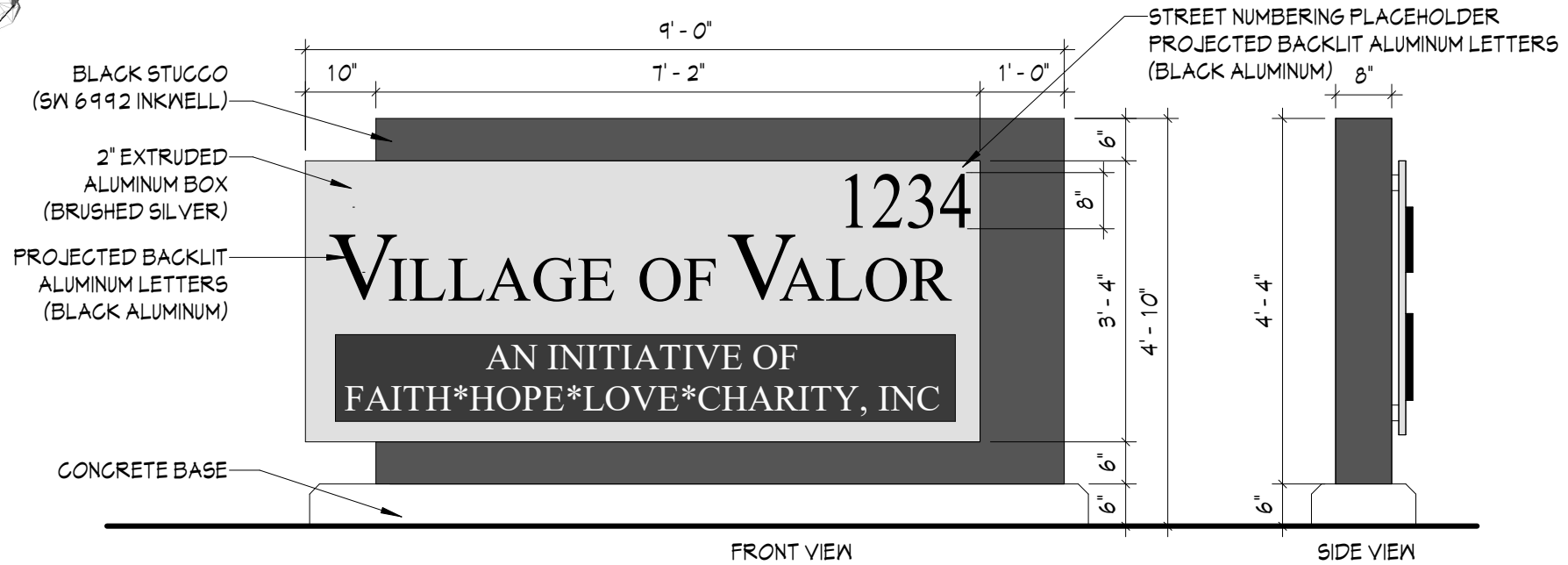
Michael C. Owens, MPA
 Senior Planner, Planning & Intergovernmental Relations
 Division of Facilities Management
 School District of Palm Beach County - North County Support Center
 3661 Interstate Park Road North, Suite 200
 Riviera Beach, FL 33404
 PHONE 561.882.1938 FAX 561.882.1942 CELLULAR 561.342.1608

Michael.Owens.1@palmbeachschools.org
www.palmbeachschools.org/planning

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2
A.01
FLAGPOLE DETAIL
1/2" = 1'-0"

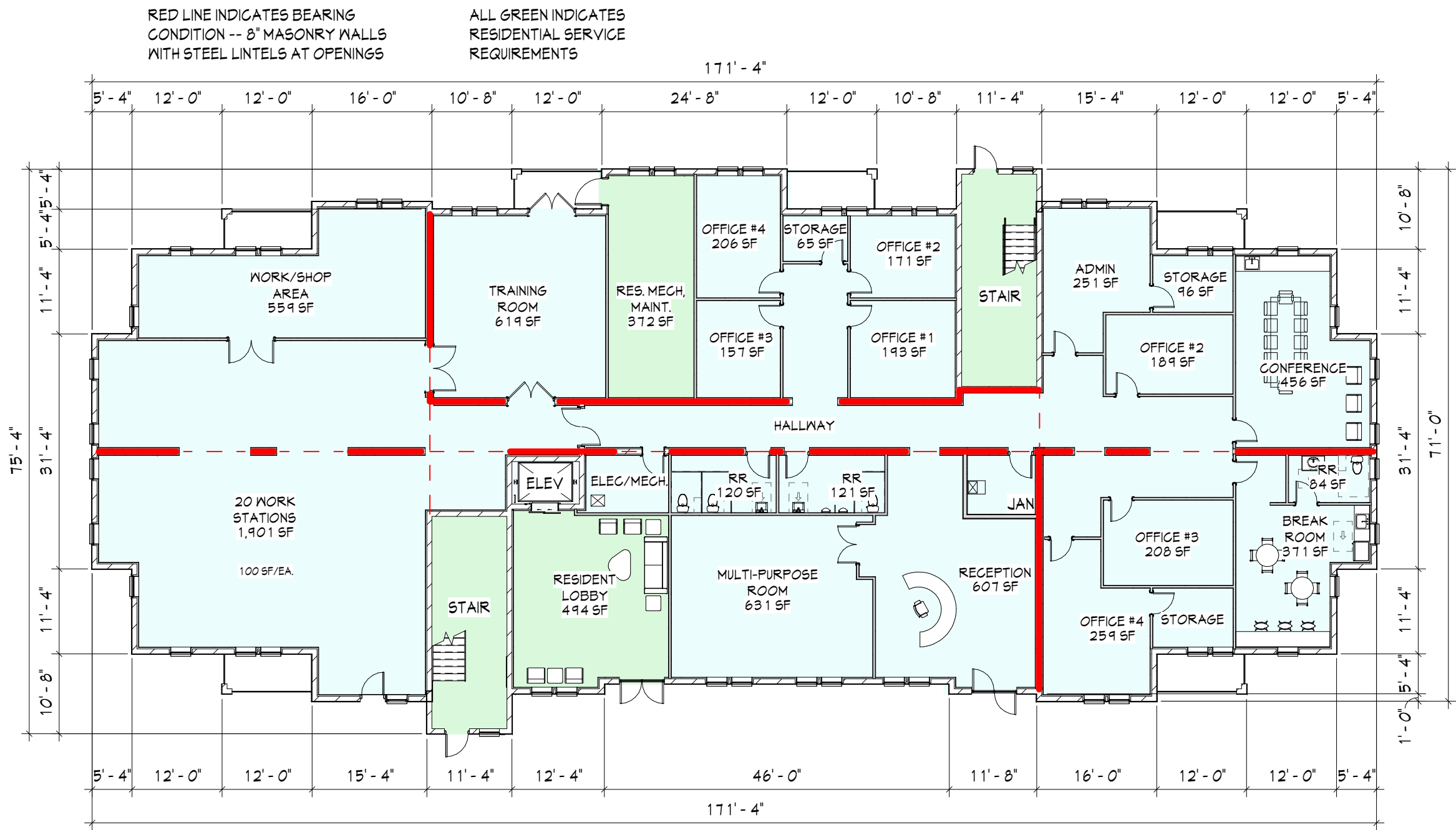


A
A.01
ENTRANCE MONUMENT SIGN
1/2" = 1'-0"

SCHEMATIC
DESIGN

DATE: 04/24/2023
PROJECT #: 22129

PRELIMINARY
SITE PLAN / SITE
SIGNAGE
A.01



2ND AVE N
LAKE WORTH, FL 33461

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SCHEMATIC
DESIGN

DATE: 04/24/2023
PROJECT #: 22129

FIRST FLOOR
PLAN - BLDG A

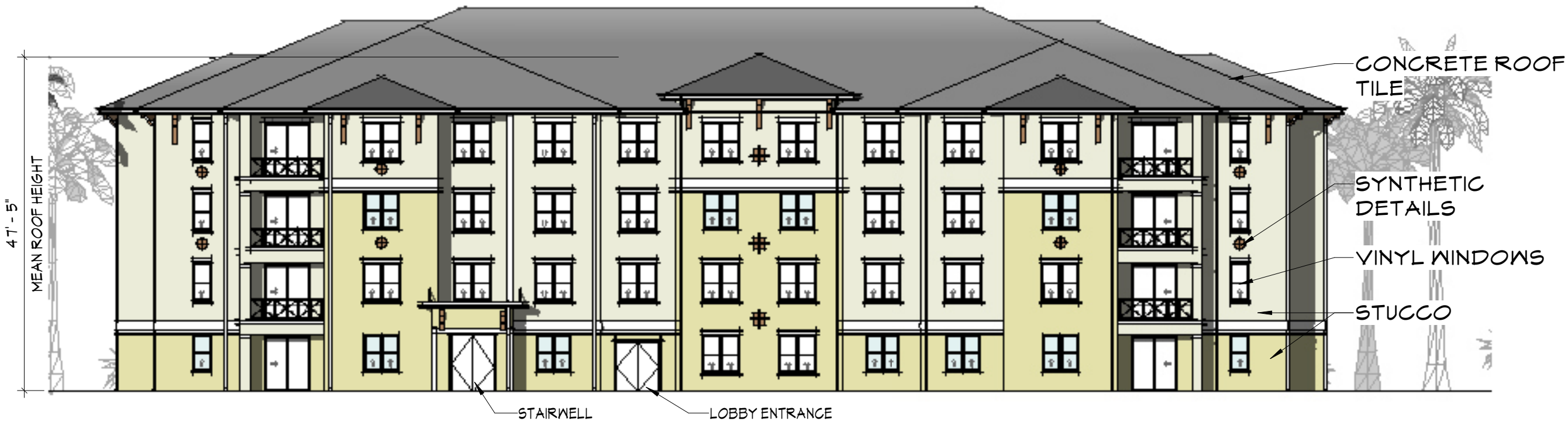
A1.1a

FIRST FLOOR PLAN - BLDG A 1/16" = 1'-0"



BACK ELEVATION 11X17 1/16" = 1'-0"

BUILDING 'A' - EAST ELEVATION
BUILDING 'B' - NORTH ELEVATION



FRONT ELEVATION 11X17 1/16" = 1'-0"

BUILDING 'A' - WEST ELEVATION
BUILDING 'B' - SOUTH ELEVATION

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SCHEMATIC
DESIGN

DATE: 04/24/2023
PROJECT #: 22129

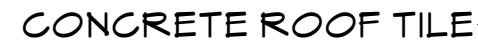
BUILDING
ELEVATIONS

A2.1a



-  -STUCCO (SKIP TROWEL)
SHERWIN WILLIAMS SW 1668
PINEAPPLE CREAM
-  -STUCCO (SKIP TROWEL)
SHERWIN WILLIAMS SW 1666
VENETIAN YELLOW
-  -STUCCO (SKIP TROWEL)
SHERWIN WILLIAMS SW 7005
PURE WHITE

BUILDING 'A' - NORTH ELEVATION
BUILDING 'B' - EAST ELEVATION



VINYL WINDOWS

47' - 5"

MEAN ROOF HEIGHT

STUCCO

BUILDING 'A' - SOUTH ELEVATION
BUILDING 'B' - WEST ELEVATION

SCHEMATIC DESIGN

DATE: 04/24/2023
PROJECT #: 22129

BUILDING ELEVATIONS

A2.1b

VILLAGE OF PALM SPRINGS
Village of Valor



 Parcels

0 125 250 500 Feet

DATE: 5/1/2023



VILLAGE OF PALM SPRINGS
Village of Valor



-  Village of Valor West
-  Village Limits

0 125 250 500 Feet

DATE: 5/1/2023

