AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
JULY 8, 2025
6:30 PM

Johnnie Tieche, Chairman
Richard Hughes, Vice-Chairman
Ralph Lashells, Board Member
Ralph Wiles, Jr. Alternate
Peter Braun, Board Member
Kim Gehrman, Board Member
Brenda Browning, Sr Alternate

ADMINISTRATION

PZB Director Iramis Cabrera
PZB Planner Christian Melendez
Deputy Village Clerk Jane R. Worth
Village Attorney Christy Goddeau

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 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.

CALL TO ORDER

ROLL CALL

Chairman Johnnie Tieche
Vice Chairman Richard Hughes
Ralph Lashells
Peter Braun
Kim Gehrman
Brenda Browning, Sr. Alternate
Ralph Wiles, Jr. Alternate
PZ&B Director, Iramis Cabrera
PZ&B Planner, Christian Melendez
Village Attorney Christy Goddeau
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

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

2. **Planning & Zoning Board Order 2025-03 - Minor Site Development Plan *(SPR25-06)* - 3635 Gulfstream Road - Palm Springs 3-Unit Townhomes:** Motion to recommend approval of an application submitted Mr. Joseph Cuidar from Cornerstone Engineering Group, Inc., agent for Mr. Joseph Frantz ("Applicant") is requesting a Minor Site Development Plan approval (SPR25-06) for the construction of three residential dwelling units within a two-story townhome building on the Residential Multiple-Family property located at 3635 Gulfstream Road.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

3. **Site Development Plan Amendment (SPR25-07) - Village of Palm Springs - Utility Department - New Operations Building - 360 Davis Road:** Motion to recommend approval of an application submitted by Mr. Jess Sowards, AIA, and Jayson Hall on behalf of the Village of Palm Springs Utility Department ("Applicant"). Requesting approval for a Site Development Plan Amendment (SPR25-07) to allow the construction of a 22,670-square-foot operations building within the water treatment plant property located at 360 Davis Road.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

4. **Minor Site Development Plan (SPR25-08) 3715 Coconut Road – Coconut 3-Unit:** Motion to recommend approval of an application submitted by Consultants for Construction, Co., representing Saman Esmaeili ("Applicant"). The applicant is requesting a Minor Site Development Plan (SPR25-08) for the construction of three residential dwelling units in a one-story building, which will be built alongside an existing single-family home on the Residential Multiple-Family property located at 3715 Coconut Road.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR TUESDAY, AUGUST 12, 2025 @ 6:30 PM IN THE VILLAGE COUNCIL CHAMBERS

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. 8421

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. 8422

Village of Palm Springs

Staff Report

AGENDA DATE: July 8, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #2: Minor Site Development Plan - 3635 Gulfstream Road - Palm Springs 3-Unit Townhomes

SUMMARY: Cornerstone Engineering Group, Inc., agent for Joseph Frantz ("Applicant"), is requesting a Minor Site Development Plan (**SPR25-06**) for the construction of three residential dwelling units within a two-story townhome building on the Residential Multiple-Family property located at 3635 Gulfstream Road.

The 0.57-acre multifamily site is currently developed with two 450 square feet (each) residential single-family structures constructed in 1958, which the applicant is proposing to demolish and redevelop the property with the construction of three residential dwelling units within a two-story townhome structure and a parking area with a total of 3,168 square feet living space.

Each new unit will be configured with 3 bedrooms, an office space, a den room, 2.5 bathrooms, a kitchen with a dining room, a great room, each unit will be equipped with a washer and dryer, and each unit will have an outdoor patio. The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors.

The proposed site plan is consistent with the land use designation and generally meets land development regulations for a residential multiple-family (RM) zoning district.

Staff supports the applicant's request and recommends conditional approval based on consistency with the low-density allowances to permit a maximum of three residential dwelling units.

FISCAL IMPACT:
The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation.

ATTACHMENTS:
1. Planning & Zoning Board Order No. 2025-03 - Minor Site Development Plan Order - 3635 Gulfstream Road
2. Exhibit "A" - Staff Report & Conditions of Approval
3. Project Narrative
4. Site Plan, Landscape Plan and Letters
5. Color Renderings
6. Aerial and Location Maps

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2025-03
MINOR SITE DEVELOPMENT PLAN (SPR25-06)

Mr. Joseph Frantz
Palm Springs 3-Unit Townhomes
3635 Gulfstream Road
Palm Springs, FL 33461 **PCN: 70-43-44-19-11-003-0043**
Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on July 8, 2025. The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the minor site development plan application.

2. The above Applicant(s) are the owners of the property legally described as: **LAKEWOOD GARDENS PLAT 1 N 79.44 FT OF TR 4 & N 1/4 OF TR 6 BLK 3**

3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.

4. The Village's Land Development Code Sections 34-602, 34-682, and 34-692 require the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village's comprehensive development plan.

5. The Applicant proposes **to construct three (3) residential dwelling units within a two-story townhome building on a Residential Multiple-Family property:**

6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida, on this **8th** day of **July 2025**.

ATTEST:

_____	_____
Jane Worth	Johnnie Tieche
Deputy Village Clerk	Chairman – Planning and Zoning Advisory Board

Copies furnished to:

Mr. Joseph Frantz, 267 High Boulevard, Reading, Pennsylvania, 19607

Joseph Cuidar, 1000 W. Pembroke Road #311, Hallandale Beach, FL 33009

Iramis Cabrera, Planning, Building & Zoning Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan - 3635 Gulfstream Road – Palm Springs 3-Unit Townhomes

Application Summary			
Applicant / Petitioner	Cornerstone Engineering Group, INC	**Submittal Date**	9/3/2024
Reference Name	Palm Springs 3-Unit Townhomes	**Case Number**	**SPR25-06**
		Parcel Control No	70-43-44-19-11-003-0043
Location	3635 Gulfstream Road	**Site Area**	±0.57 acres
P&Z B Meeting	June 10, 2025	**2nd P&ZB Meeting**	July 8, 2025

Requests	
Proposed Use(s)	Minor Site Development Plan for the construction of 3 two-story townhomes.
Number of Buildings	1 Buildings (3,168 SF total)

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	**A total of 10 parking spaces are needed** 2.5/ DU + 25% for guest	11 spaces	Yes

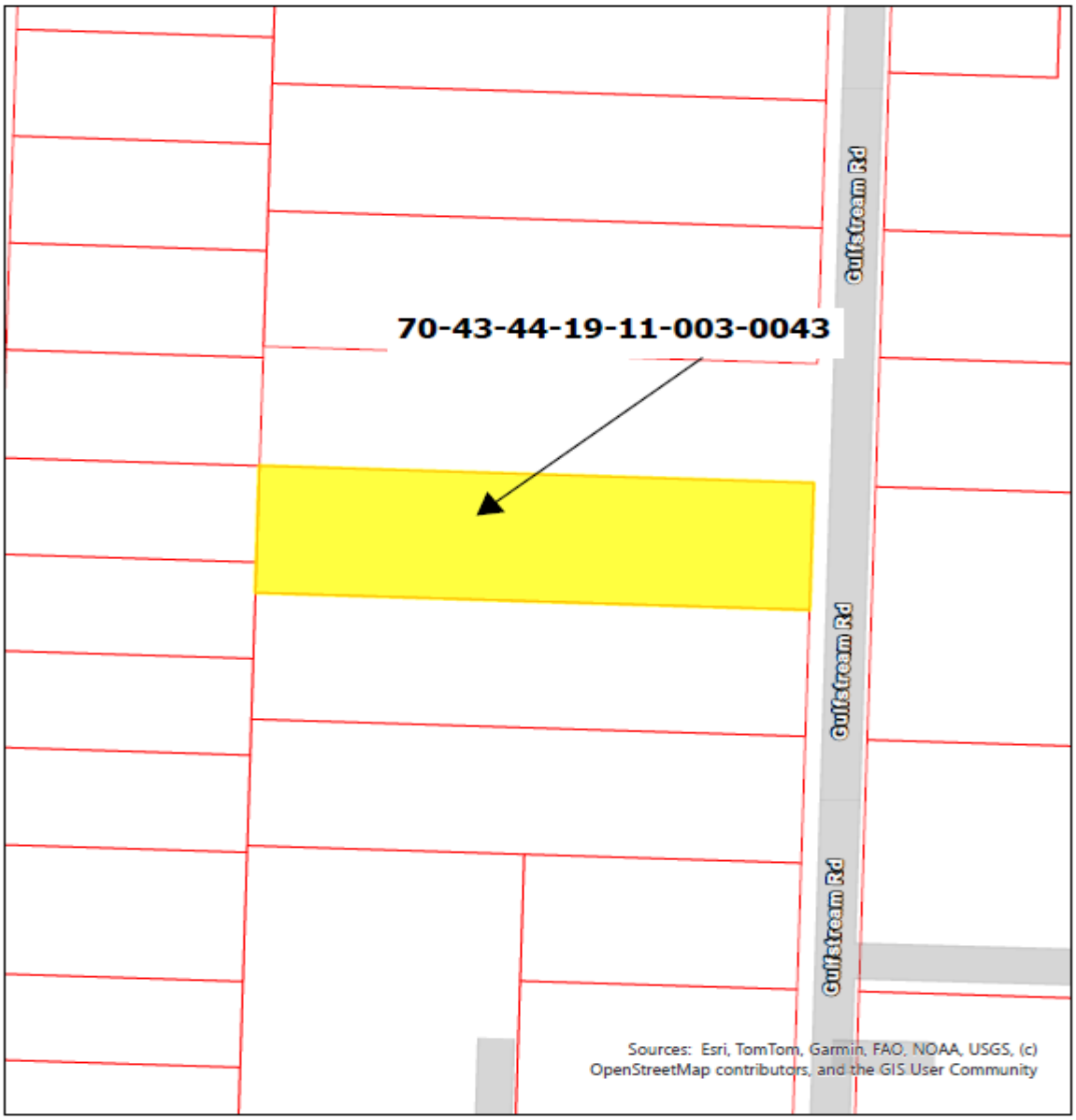
Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front yard (East)	25’	More than 100’	Yes
Rear yard (West)	25’	92’	Yes
Side yard (North)	15’	15’	Yes
Side yard (South)	15’	24.5’	Yes

Site Characteristics			
Existing Use	Residential (2 dwelling units)	**Proposed Use**	Residential (3 dwelling units)
Existing Zoning	Residential Multiple-Family (RM)	**Proposed Zoning**	Residential Multiple-Family (RM)
Existing Future Land Use	Low-Density Residential	**Proposed Future Land Use**	Low-Density Residential

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Residential single-family home	Low-Density Residential	Residential Multiple-Family (RM)
South	Residential single-family home	Low-Density Residential	Residential Multiple-Family (RM)
East	Residential Multiple-Family	Low-Density Residential	Residential Multiple-Family (RM)
West	Residential single-family homes	Low-Density Residential	Residential Multiple-Family (RM)

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the minor site development project to redevelop the property with the construction of three residential dwelling unit within one two-story townhome building, as depicted on the proposed site plan, based on its consistency with the Village Comprehensive Plan and compatibility with surrounding uses.

VILLAGE OF PALM SPRINGS
Palm Springs 3-Unit Townhome
3635 Gulfstream Road



I. Site History

- Ordinance 2014-31: Annexation

The property was annexed into the Village of Palm Springs on September 8, 2011, and designated with the Land Development as Residential Multi-Family zoning districts and a residential low-density Future Land Use.

The property is currently developed with two (2) detached residential structures, which are proposed to be demolished.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multi-Family (RM), respectively. The proposed minor site development plan to construct three residential dwelling units is supported by the Low Density (5.8 DU/acres). All requests are consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

1) The proposed project is located on Gulfstream Road between Canal Road and Lakewood Road.
2) Surrounding properties are generally residential uses.
3) The proposed Minor Site Development Plan maintains the use of the property as residential multi-family.
4) The total of 3 dwelling units is compatible with the surrounding properties.
5) Available public transportation on Lake Worth Road exists within less than 1 mile of the property.

IV. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM district.
  1) The proposed project generally meets the required site development regulations.
  2) The property is located within the Airport Land Use Noise Zone (ALUNZ) for Palm Beach County Park Airport.
  3) 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 and the Village of Palm Springs, prior to construction.
  4) Civil/Utility plans shall be approved by the Village's Engineer.
  5) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.

V. Environmental Issues:

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

VI. Community Outreach/ Notification

- The subject property was posted on May 29, 2025.
- Public Notification letters were mailed to all property owners within 300 feet of the subject property on May 29, 2025.
- Legal advertisement was published on the PBC website on May 28, 2025.
- Staff have not received any inquiries or comments as a result of the notices.

VII. Proposed Development Plan Details

The petitioner's development plans dated received on September 3, 2024, depict the following:

- Application for a Minor Site Development Plan approval for the construction of 3 residential dwelling units within one two-story townhome building.
  1. Site Plan received September 3, 2024, revised and resubmitted May 14, 2025.
  2. Landscape plans received September 3, 2024, revised and resubmitted May 14, 2025.
  3. Engineering plans dated September 3, 2024, revised and resubmitted May 14, 2025.
  4. Architectural plans.
  5. Photometric plans.
  6. Boundary and topographic survey.
  7. Project description and justification statement.
  8. Drainage calculations.

VIII. Recommendation

The applicant is requesting Minor Site Development Plan approval to develop the 0.57-acre multifamily parcel. The property is currently developed with two residential structures, which are proposed to be demolished, and the applicant is proposing to construct one (1) two-story townhome building with three (3) residential dwelling units for a total of 3,168 square feet of living space.

Each new unit will be configured with 3 bedrooms, an office space, a den room, 2.5 bathrooms, a kitchen with a dining room, a great room, each unit will be equipped with a washer and dryer, and each unit will have its outdoor yard patio. The project provides sidewalk connections from the parking lot to the residences and sufficient parking stalls for the residents and visitors.

Planning, Zoning & Building Staff has conducted a review of the application and found the proposed project to be consistent with goals, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code.

Staff recommend conditional approval of the Minor Site Development Plan to allow the construction of the multifamily residential project, based on the applicant's generally compliance with the Village Land Development Regulations and compatibility with zoning district, subject to the following thirty-two (32) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build-out date is December 31, 2030.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. The Finished Floor Elevation shall be at least 18" above the crown of the road.
4. A Utility/Civil plan shall be approved by the Village Engineer and Public Works Department **at the time of permitting.**
5. The 5' wide sidewalk needs to be provided within the right-of-way. Plans shall be revised at the time of permitting to reflect it. If a sidewalk is not to be constructed at this time, the applicant may elect to contribute an equal amount of funds to the Village's building fund to fund future sidewalk continuity projects at this location.
6. Before the issuance of a CO, the ROW shall be returned to a like or better condition, and all damages repaired accordingly. The applicant shall keep the ROW free from debris, materials, and equipment at all times. The applicant shall maintain compliance with NPDES regulations (silt fence, broom sweep daily, etc.). The curb cut apron in the right-of-way shall meet the standards and specifications of the Public Works Department.
7. Notice of Actual Construction or Alteration form shall be filled out (form 7460) to determine if the project will be a hazard to air navigation, according to PBIA, and a final determination letter shall be provided to the Village **at the time of permitting**.
8. Each prospective tenant within the ALUNZ must be informed that they will occasionally observe aircraft arriving at and departing from Palm Beach County Park Airport, and this shall be disclosed prior to a real estate contract. The condition will become inclusive in the contract's conditions and shall be noted in subsequent contracts.
9. The parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
10. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), **before the issuance of any Certificate of Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program. The installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
11. Utility easements shall not overlap more than 5' with any landscaped buffers.
12. A root barrier shall be provided on trees that are within 12' of utility lines.

13. Any existing or proposed utility box/cabinet shall be screened from view. Equipment boxes that cannot be fully screened shall be wrapped with a decorative vinyl wrap. Staff recommend wrapping the cabinet/box with an appropriate design for the existing/proposed location.
14. All mechanical equipment and above-ground infrastructure shall be screened from view.
15. Landscaped areas shall be irrigated, including but not limited to buffer, islands, planter boxes, etc.
16. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per the Village code.
17. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and Village of Palm Springs **at the time of permitting**.
18. The property owner shall register an Agent of Record, prior to issuance of a permit, to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
19. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures, as approved by the Police Chief, may include increased on-site security at the operator's sole expense.
20. The construction dumpster shall be provided only by Waste Pro USA, which is under a franchise Agreement with the Village.
21. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at the time of permitting** as needed.
22. All new electric utilities shall be underground.
23. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department prior to commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department prior to commencing any construction or renovation. The project shall be constructed in accordance with the FBC edition in effect **at the time of permitting**.
24. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) prior to commencement of any site work or construction activity, and a track pad shall be installed at the construction entrance(s), both of which shall remain through substantial completion.
25. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.
26. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to the Certificate of Occupancy/Certificate of Completion** of each improvement area.
27. Absolutely no occupancy, other than construction personnel, is permitted **prior to TCO/CO**.
28. The civil engineer of record shall certify the site construction **prior to the Certificate of Occupancy**.
29. The applicant may be required to provide a resident inspector for structural elements such as concrete pours in accordance with Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at the time of the pre-construction conference with Planning, Zoning and Building Department.
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.

33. The School District has requested the Applicant offer a voluntary commitment to make a contribution of $18,011.00 to the School District of Palm Beach County prior to issuance of a building permit, based on the School Capacity Availability Determination letter issued on March 21, 2025.

CORNERSTONE ENGINEERING GROUP, INC.
FL C.A. 31232
1000 W Pembroke Rd #311
Hallandale Beach, FL 33009

05/16/2025

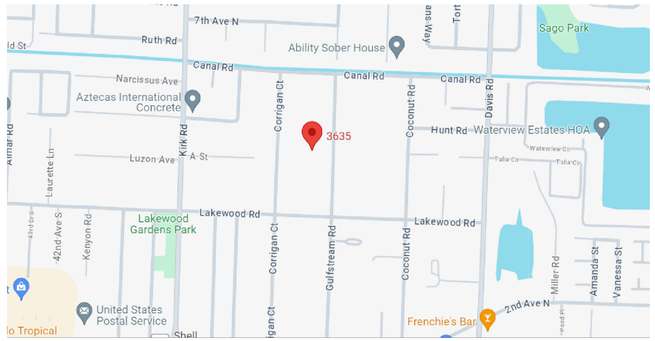
Re: 3635 Gulfstream Rd
Palm Springs, FL 33461

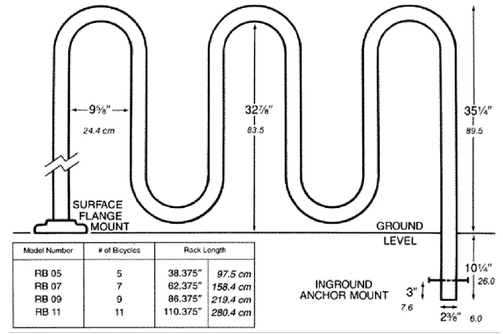
Project Narrative:

To whom it may concern,

The scope of this project shall be to demolish (2) existing one-story CBS construction structure, accessory structures, existing driveway and septic tank and drainfield to prepare for new proposed two-story 3-unit CBS Townhome construction along with new parking area for require parking. The project shall be in conformity with the existing Village of Palm Springs municipal zoning code and current version of the Florida Building Code as well as other supplemental codes required.

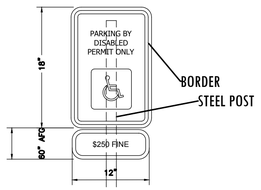
VICINITY MAP



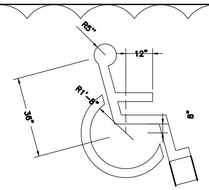


Model Number	# of Bicycles	Rack Length	
RB 05	5	38.375"	97.5 cm
RB 07	7	62.375"	158.4 cm
RB 09	9	86.375"	219.4 cm
RB 11	11	110.375"	280.4 cm

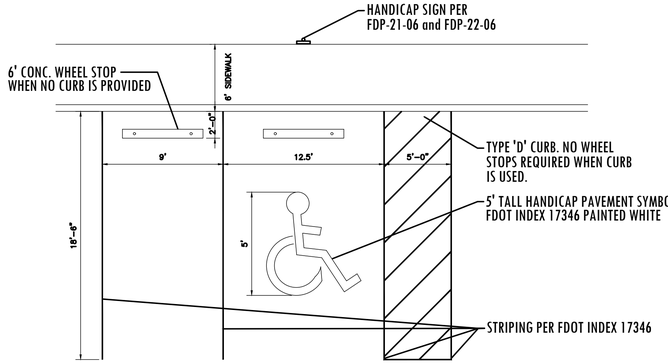
BIKE RACK DETAIL
SCALE: N.T.S.



HANDICAP SIGN PER FDP-21-06 and FDP-22-06



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS



TYP. HANDICAP PARKING SPACE DETAIL
SCALE: NOT TO SCALE

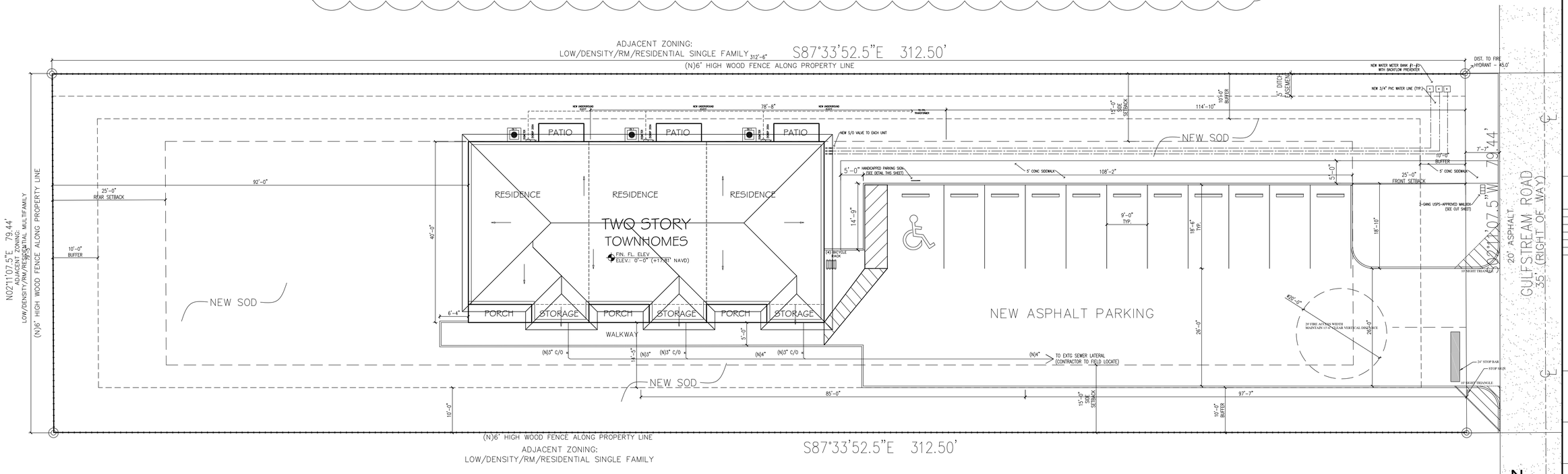
HANDICAP PARKING SPACES SHALL MEET ALL STATE, FEDERAL AND LOCAL CODES.

PALM SPRINGS TOWNHOMES		
Proposed Use:		Residential
Residential Dwelling Units:		3
Zoning:	RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)	
Property Use Code:	0800—MULTIFAMILY < 5 UNITS	
Acres:		0.57
FOLIO:	70-43-44-19-11-003-0043	

ZONING STANDARDS	Required	Proposed
t area, minimum (sq ft) 3 UNITS	15,000	24,825
15,000 s.f. for (3) dwelling units + 9,500 s.f. per additional units		
Density, maximum (5.3 du/ac)	3 max	3
Lot coverage, maximum (%)	40%	35%
Pervious area (sq ft)		14,270
Impervious area, maximum (%)	55%	43%
LOT WIDTH, MINIMUM	80'	79'-5"
LOT DEPTH, MINIMUM	100'	316'-6"
Height, maximum (ft)	35	29
Front yard setback, minimum (ft)	25	25
Side Yard Setback, minimum (ft)	15	15
Rear yard setback, minimum (ft)	25	46
Open Space, minimum	20%	63%
Onsite Trash	Yes	Yes
Internal Access Road , minimum (ft)	26	26

ADDITIONAL APPLICABLE STANDARDS	
Vehicular Use Area Buffer (South), minimum (ft)	10

PARKING REQUIREMENTS	
Parking Space Dimensions	18.5' x 9'
2.5 Parking Space/DU	
3 UNITS X 2.5 =	8
Guest Parking Spaces (additional 25% of total)	2
Total Parking Spaces	10



PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

N

CORNERSTONE ENGINEERING GROUP, INC
1000 W. PEMBROKE RD #311
HALLANDALE BEACH, FL 33009
FL C.A. 31230
954-655-1204

Any information indicated on this Drawing is for use on this Project and this Location only, and is not to be used by, or disclosed to, any person, firm, or corporation, without written permission of C.E.G., Inc. If used for any other reason, the user is immediately liable to C.E.G., Inc.

PROPOSED 3-UNIT TOWNHOMES

JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	J.P.C.	12/27/2024
2	J.P.C.	03/03/2025
3	J.P.C.	03/20/2025

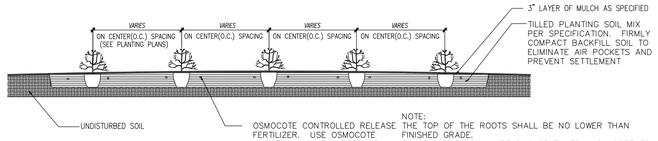
SEAL

VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
09/09/2024

PROJECT NO.
24-0418

SHEET
SP-1.0



TYPICAL SMALL SHRUB / GROUNDCOVER PLANTING DETAIL

N.T.S.

GENERAL PLANTING NOTES

- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", 2ND EDITION: FEBRUARY 1998, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THERETO.
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH A 100% AUTOMATIC IRRIGATION SYSTEM.
- ALL LANDSCAPING AND IRRIGATION SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED AND PROPER PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS DESCRIBED.
- SPECIFICATIONS OF PLANT MATERIALS AS FOLLOWS: SPREAD–INDICATES AVERAGE SPREAD TO MIDPOINT; HEIGHT (O.A.)–INDICATES OVERALL HEIGHT FROM TOP OF ROOT BALL TO MIDPOINT OF CURRENT SEASON'S GROWTH; C.T.–INDICATES CLEAR TRUNK MEASUREMENT TO FIRST BRANCHING; FT. OF WOOD–INDICATES MEASUREMENT ON PALMS FROM TOP OF BALL TO TOP OF STALKS.
- ALL TREES SHALL BE PROPERLY GUYED AND STAKED AT THE TIME OF PLANTING TO ENSURE PROPER ESTABLISHMENT.
- HEDGES SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN.
- THE PLANTING SOIL FOR ALL PLANTING AREAS SHALL BE COMPOSED OF A MINIMUM OF 30% MUCK OR HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. THE MINIMUM SOIL DEPTH SHALL BE FOUR INCHES IN ALL HEDGE AND MASS PLANTING BEDS AND 1/2 CU. YD. PER TREE. PALMS TO BE PLANTED IN CLEAN SAND AND 50%%% PEAT. PROVIDE 2" OF PLANTING SOIL UNDER SOD.
- A MINIMUM OF THREE INCHES OF SHREDDED PINE BARK MULCH SHALL BE INSTALLED AROUND EACH TREE PLANTING, INCLUDING PALM TREES, AND THROUGHOUT HEDGE AND SHRUB PLANTINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN QUANTITY COUNT. ANY DISCREPANCY BETWEEN DRAWINGS AND PLANT LIST SHALL BE CONSIDERED AS CORRECT ON THE DRAWINGS.

LANDSCAPE REQUIREMENTS:
(C) Single Family Standards

	REQUIRED	PROVIDED
(1)Residential land use. One tree shall be planted or preserved for every 1,500 square feet, or fraction thereof, of a parcel used for residential purposes, excluding only areas of vegetation required to be preserved by law and preservation areas.	24,825 SF = 17 TREES REQ.	17 PROPOSED (9) TREES (8) PALMS

LANDSCAPE SCHEDULE

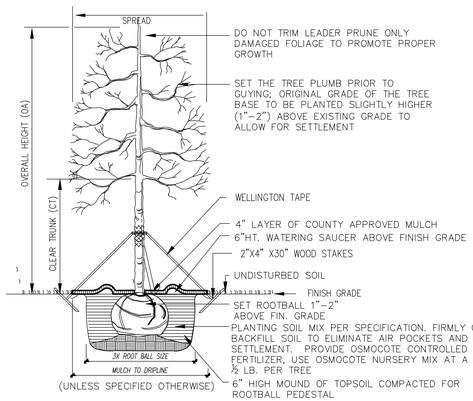
TREES & PALMS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
BA	1	BULNESIA ARBOREA	12' HT. X 5' SPR. X 5' C.T., 2" CAL.
		VERAWOOD	F.G.
CE*	3	Conocarpus erectus	14'-16' HT. X 7' SPR, 3" CAL., 5' C.T.
		GREEN BUTTONWOOD	F.G., FULL, SINGLE MAIN LEADER
CES*	3	Conocarpus erectus 'Sericeus'	10'-12' HT. X 7' SPR, 3" CAL., 5' C.T.
		SILVER BUTTONWOOD	F.G., FULL, SINGLE MAIN LEADER
PS	2	Phoenix sylvestris 'ROBUSTA'	8' C.T., HEAVY TRUNKS, LARGE FULL CROWNS
		ROBUST WILD DATE PALM	
VM	4	Veitchia montgomeryana	6' C.T., HEAVY TRUNKS, LARGE FULL CROWNS
		Montgomery Palm	
RER*	4	Roystonea elata	24' G.W.
		ROYAL PALM	

*DENOTES FLORIDA NATIVE PLANT

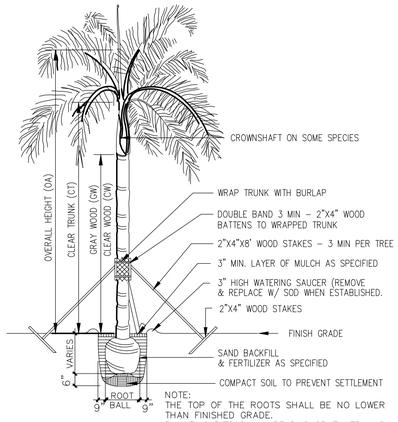
SHRUBS & GROUNDCOVERS

CLU	12	Clusia guttifera	SMALL LEAF CLUSIA	24" HT. x 18" SPR. / 3 GALLONS / 2' O.C.
AD	20	Asparagus densiflorus 'Myers'	FOXTAIL FERN	15" HT. x 15" SPR. / 3 GALLONS/ 18" O.C.
BAHIA SOD		Paspalum notatum flugge	BAHIA GRASS	SOLID EVEN SOD PIECES - 100% COVERAGE
ST. AUG. SOD		Stenotaphrum secundatum	ST. AUGUSTINE GRASS	20' PERIMETER OF BLDG ONLY - 100% COVERAGE



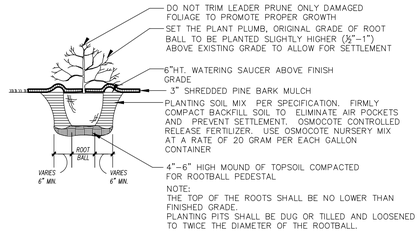
SINGLE TRUNK TREE PLANTING DETAIL

N.T.S.



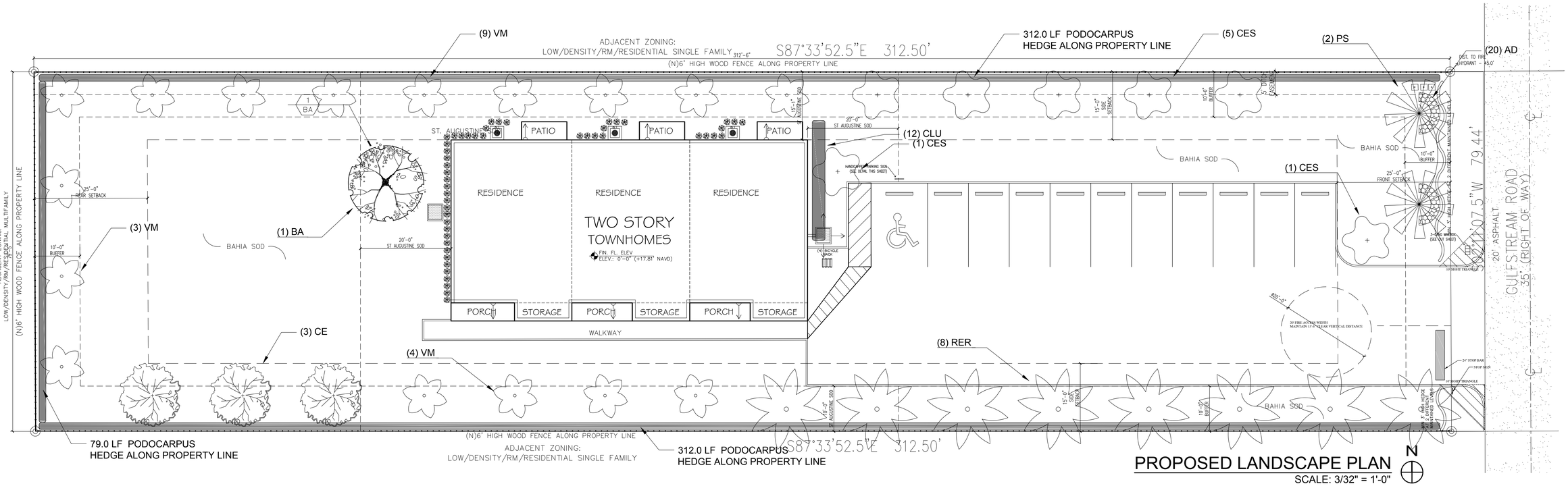
TYPICAL PALM PLANTING DETAIL

N.T.S.



TYPICAL SHRUB /GROUNDCOVER PLANTING DETAIL

N.T.S.



PROPOSED LANDSCAPE PLAN

SCALE: 3/32" = 1'-0"

CORNERSTONE ENGINEERING GROUP, INC
1000 W. PEMBROKE RD #311
HALLANDALE BEACH, FL 33009
FL C.A. 31232
954-655-1204

Any information indicated on this Drawing is for use on this Project and this Location only, and is not to be used by, or disclosed to, any person, firm, or corporation, without written permission of C.E.G., Inc. If used for any other reason, the user is immediately liable to C.E.G., INC.

PROPOSED 3-UNIT TOWNHOMES

JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
01	J.P.C.	12/27/2024
02	J.P.C.	03/03/2025
03	J.P.C.	03/20/2025

SEAL

VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
09/09/2024

PROJECT NO.
24-0418

SHEET
L-1.0

CORNERSTONE
ENGINEERING GROUP, INC
1000 W. PEMBROKE RD #311
HALLANDALE BEACH, FL 33009
FL C.A. 31232
954-655-1204

Any information indicated on this Drawing is for use on this Project and this Location only, and is not to be used by, or disclosed to, any person, firm, or corporation, without written permission of C.E.G., Inc. If used for any other reason, the user is immediately liable to C.E.G., Inc.

PROPOSED 3-UNIT TOWNHOMES

JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE

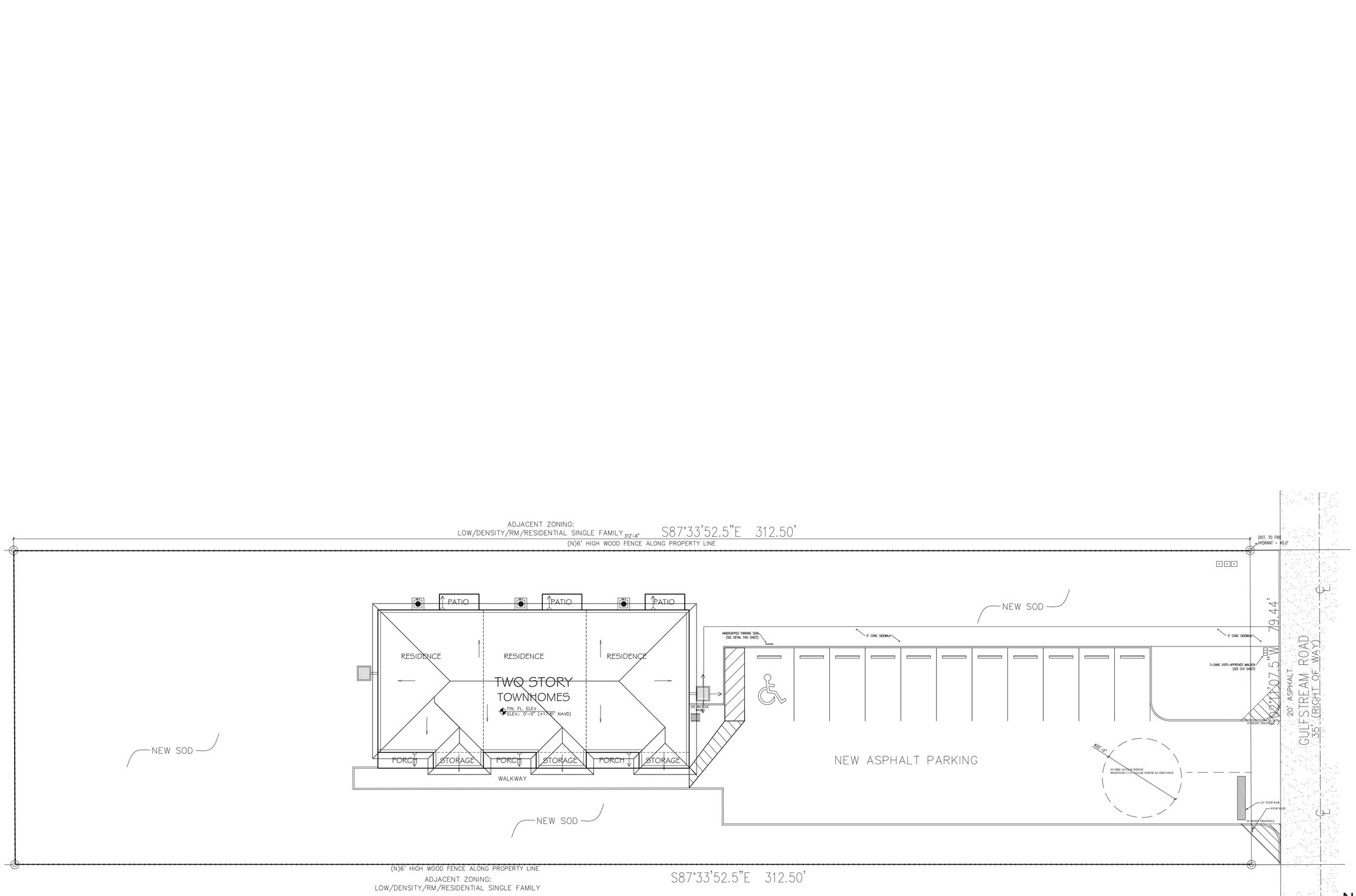
SEAL

VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
08/13/2024

PROJECT NO.
24-0418

SHEET
SP-3.0



PROPOSED PAVING PLAN

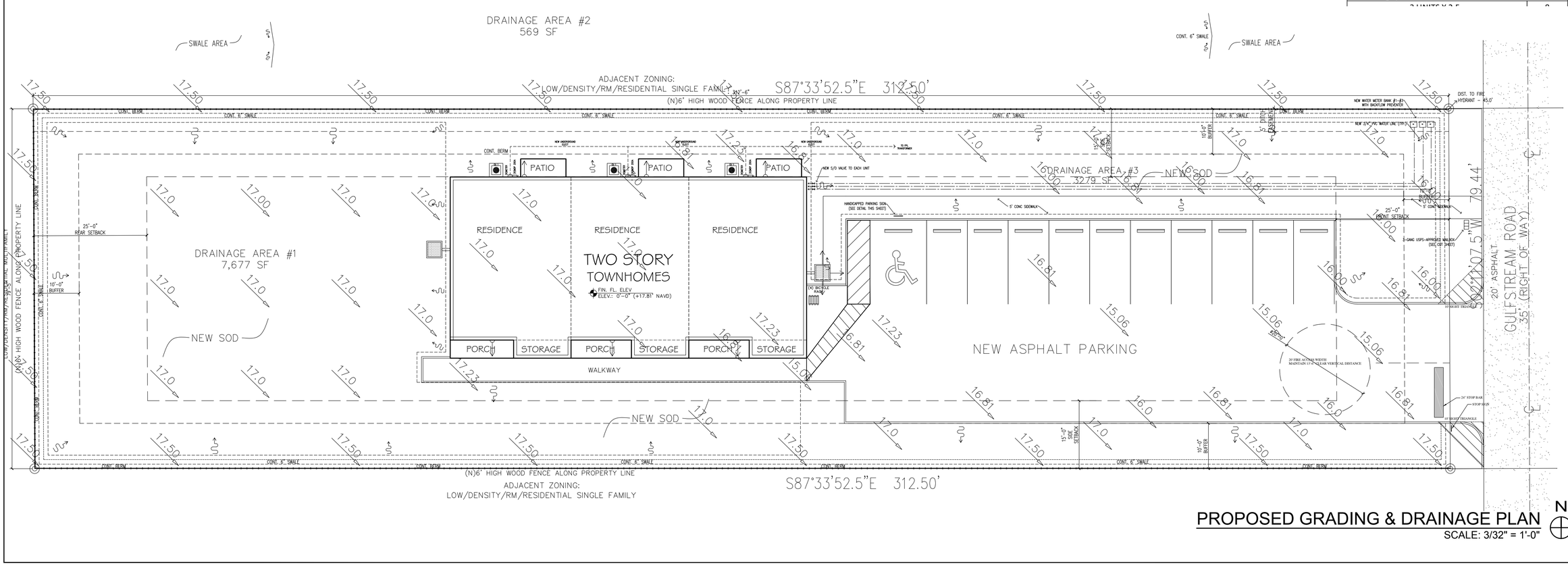
SCALE: 3/32" = 1'-0"

PALM SPRINGS TOWNHOMES	
Proposed Use:	Residential
Residential Dwelling Units:	3
Zoning:	RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)
Property Use Code:	0800—MULTIFAMILY < 5 UNITS
Acres:	0.57
FOLIO:	70-43-44-19-11-003-0043

ZONING STANDARDS	Required	Proposed
Lot area, minimum (sq ft) 3 UNITS	15,000	24,825
15,000 s.f. for (3) dwelling units + 9,500 s.f. per additional units		
Density, maximum (5.3 du/ac)	3 max	3
Lot coverage, maximum (%)	40%	35%
Pervious area (sq ft)		14,270
Impervious area, maximum (%)	55%	43%
LOT WIDTH, MINIMUM	80'	79'-5"
LOT DEPTH, MINIMUM	100'	316'-6"
Height, maximum (ft)	35	29
Front yard setback, minimum (ft)	25	25
Side Yard Setback, minimum (ft)	15	15
Rear yard setback, minimum (ft)	25	46
Open Space, minimum	20%	63%
Onsite Trash	Yes	Yes
Internal Access Road , minimum (ft)	26	26

ADDITIONAL APPLICABLE STANDARDS	
Vehicular Use Area Buffer (South), minimum (ft)	10

PARKING REQUIREMENTS	
Parking Space Dimensions	18.5' x 9'
2.5 Parking Space/DU	



PROPOSED GRADING & DRAINAGE PLAN

SCALE: 3/32" = 1'-0"

N

CORNERSTONE ENGINEERING GROUP, INC
1000 W. PEMBROKE RD #311
HALLANDALE BEACH, FL 33009
FL C.A. 31232
954-655-1204

Any information indicated on this Drawing is for use on this Project and this Location only, and is not to be used by, or disclosed to, any person, firm, or corporation, without written permission of C.E.G., Inc. If used for any other reason, the user is immediately liable to C.E.G., Inc.

PROPOSED 3-UNIT TOWNHOMES

JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	J.P.C.	12/27/2024

SEAL

VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
08/30/2024

PROJECT NO.
24-0418

SHEET
SP-2.0

CORNERSTONE
ENGINEERING GROUP, INC
1000 W. PEMBROKE RD #311
HALLANDALE BEACH, FL 33009
FL C.A. 31232
954-655-1204

Any information indicated on this Drawing is for use on this Project and this Location only, and is not to be used by, or disclosed to, any person, firm, or corporation, without written permission of C.E.G., Inc. If used for any other reason, the user is immediately liable to C.E.G., Inc.

PROPOSED 3-UNIT TOWNHOMES

JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	J.P.C.	12/27/2024

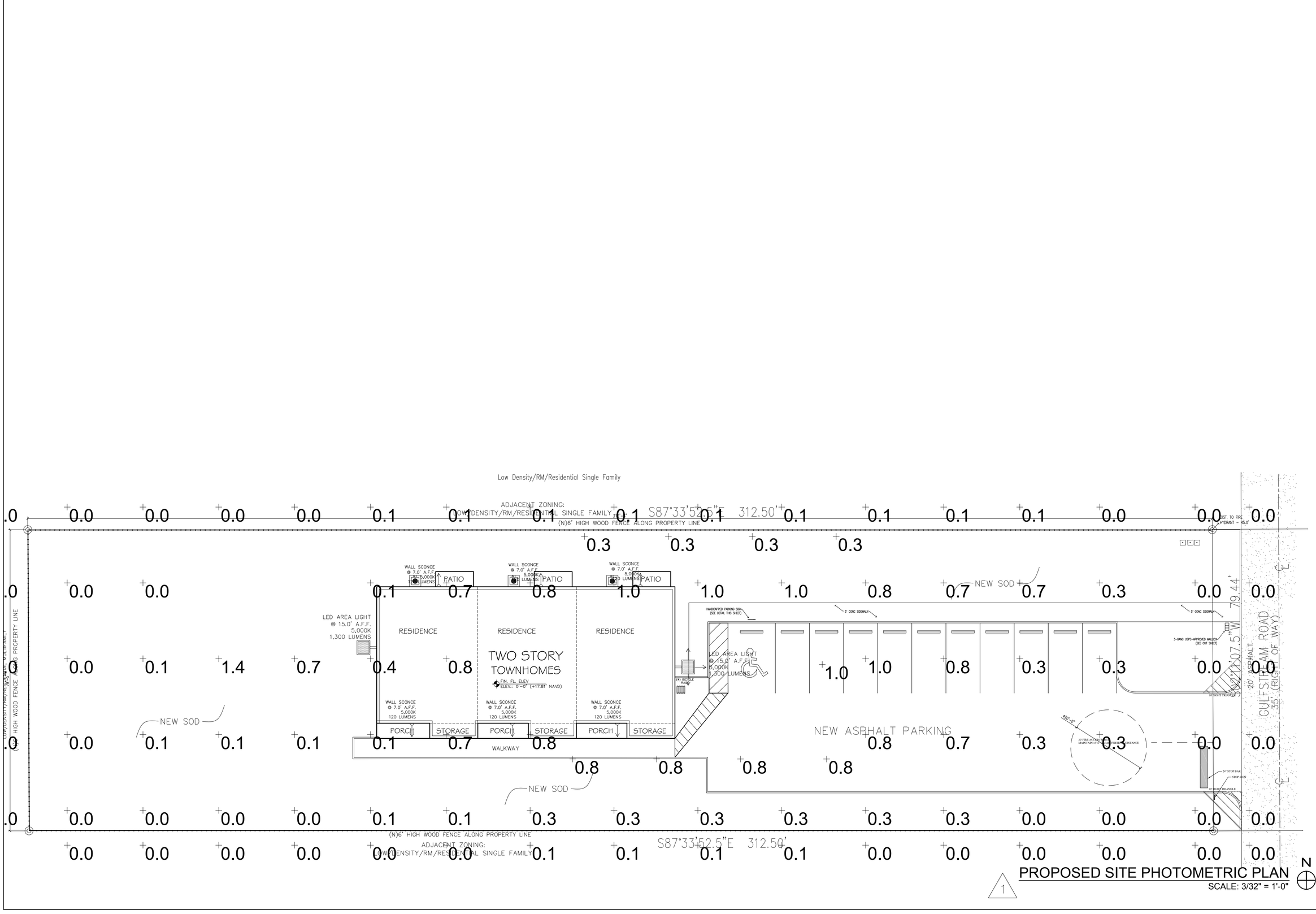
SEAL

VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
09/09/2024

PROJECT NO.
24-0418

SHEET
SP-4.0

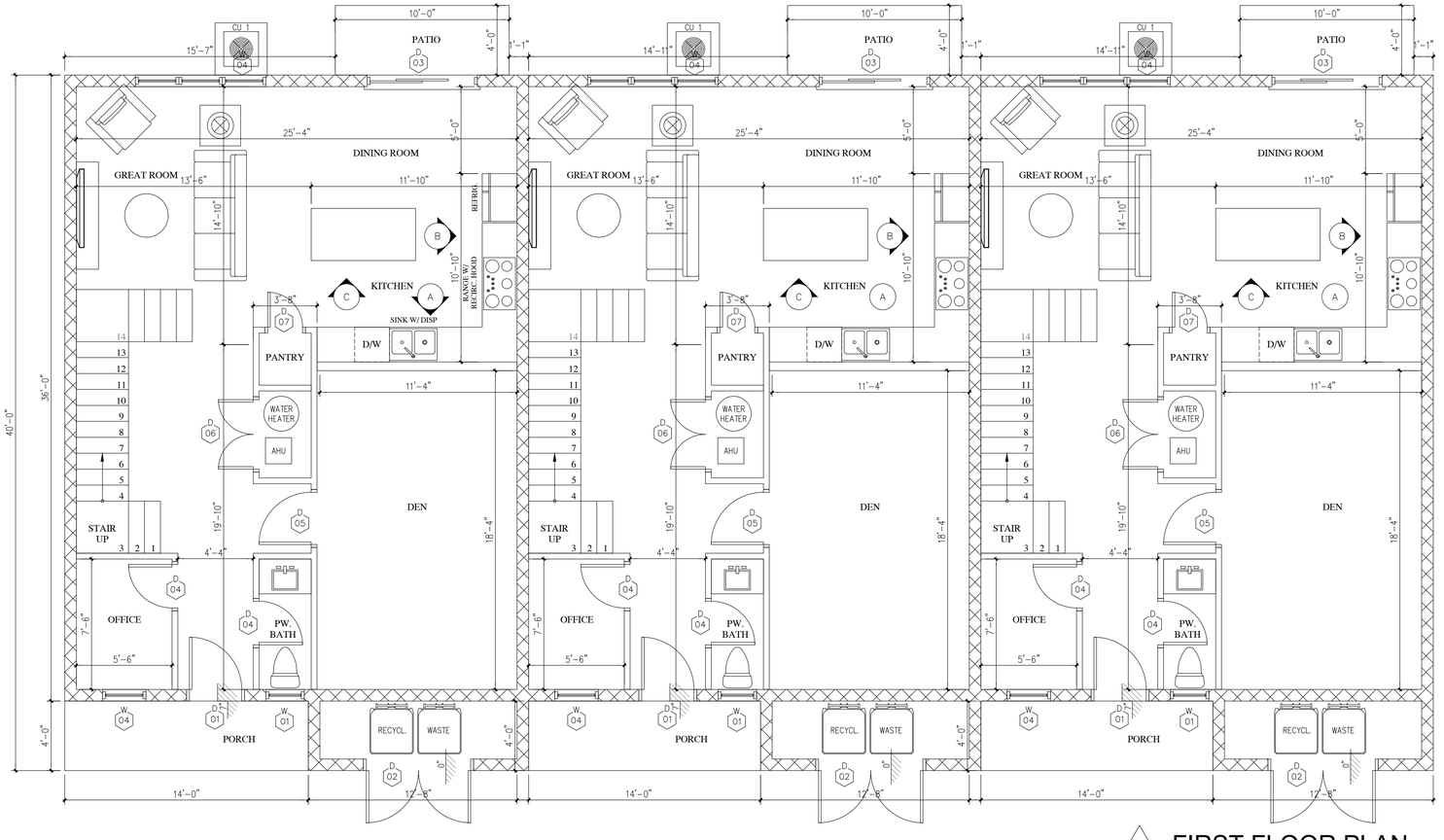


1 PROPOSED SITE PHOTOMETRIC PLAN
SCALE: 3/32" = 1'-0"

EXTERIOR OPENING SCHEDULE													
MARK	QTY.	Type	STYLE	SIZE		NOTES	WINDOW APP NO.	MULLION	MULLION NOA	MULL BAR SIZE	MULL PRESSURE	MAX. NOA PRESSURE	CALCULATED WIND PRESSURE	LOCATION
				W(IN.)	H(IN.)									
W01	1	MG-200	SH	26.5	38	BATH	FL20352.2	N	-	-	-	+70/-90		4
W02	1	MG-200	SH	30	63	EGRESS	FL20352.2	N	-	-	-	+55/-60		4
W03	2	MG-200	SH	30	63	EGRESS	FL20352.2	Y	23-0913.05	2"x4"	+/-137.4	+55/-60		4
D01	1	MASONITE	SWING	36	96	ENTRY	FL22363.5	N	-	-	-	+50/-50		4
D02	1	CLOPAY	OVERHEAD	192	84	GARAGE	23-0928.47	N	-	-	-	+50/-58		5
D03	1	MG-1000	SGD	72	83	SGD	FL19092.2	N	-	-	-	+55/-60		4

GLASS NOTES
U-FACTOR =
SHGC =

INTERIOR DOOR SCHEDULE						
MARK	QTY.	Type	FINISH	SIZE		NOTES
				W(IN.)	H(IN.)	
D04	SEE PLAN	SWING	PAINTED	30	80	-
D05	SEE PLAN	SWING	PAINTED	36	80	SELF-CLOSING
D06	SEE PLAN	DBL. SWING	PAINTED	48	80	-
D07	SEE PLAN	SWING	PAINTED	24	80	-
D08	SEE PLAN	SLIDING	PAINTED	72	80	-
D09	SEE PLAN	SWING	PAINTED	36	80	-
D10	SEE PLAN	DBL. BIFOLD	PAINTED	72	80	-



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

CORNERSTONE ENGINEERING GROUP, INC
1000 W. PEMBROKE RD #311
HALLANDALE BEACH, FL 33009
FL C.A. 31232
954-655-1204

Any information indicated on this Drawing is for use on this Project and this Location only, and is not to be used by, or disclosed to, any person, firm, or corporation, without written permission of C.E.G., Inc. If used for any other reason, the user is immediately liable to C.E.G., Inc.

PROPOSED 3-UNIT TOWNHOMES

JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	J.P.C.	03/03/2025

SEAL

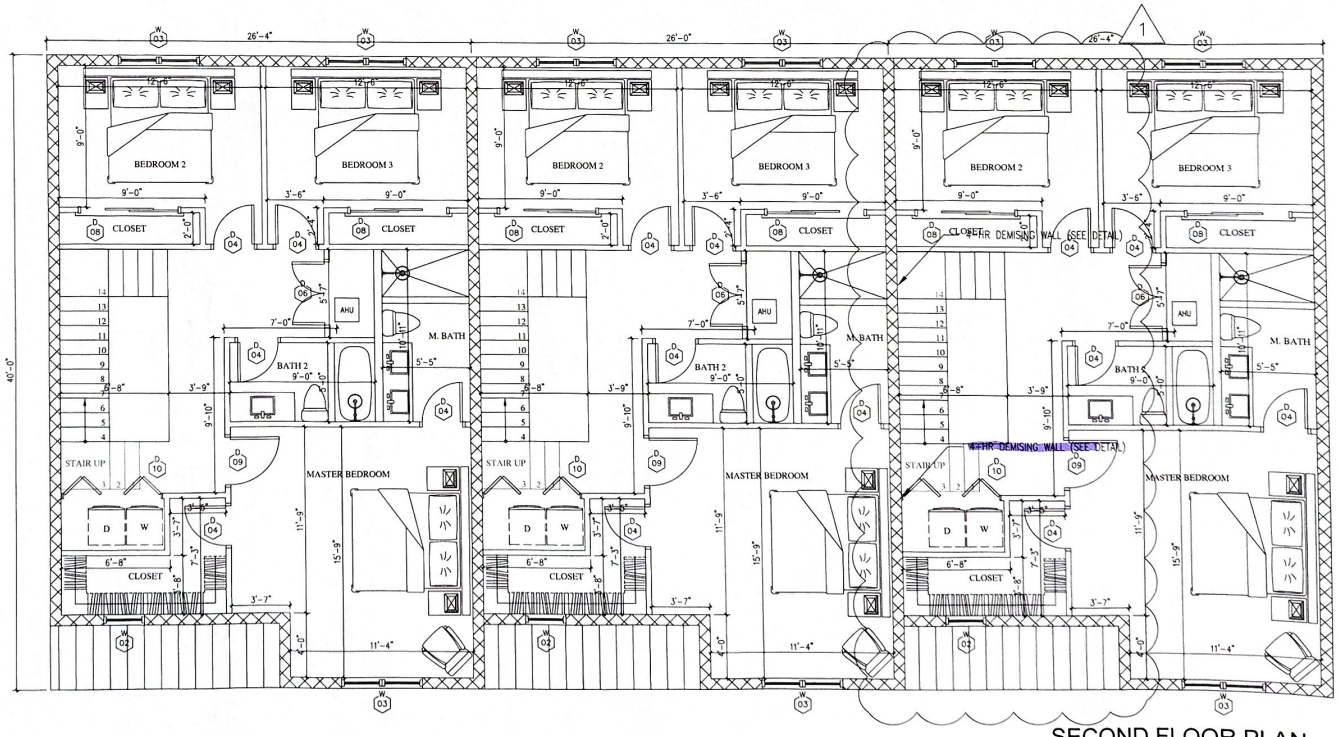
VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
06/03/2024

PROJECT NO.
24-0418

SHEET
A-1.0

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE
MAY 01 2025
WITH PALM BEACH COUNTY FIRE CODE. COMPLIANCE IS THE RESPONSIBILITY OF THE PERMIT APPLICANT.
REVIEWER
CIVIL PLAN REVIEW ONLY



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CORNERSTONE ENGINEERING GROUP, INC.
1000 W. PEMBROKE RD. #121
HALLANDALE BEACH, FL 33009
FL C.A. 31232
954-655-1004

Any information indicated on this Drawing is for use on this Project and this Location only, and is not to be used by, or disclosed to, any person, firm, or corporation, without written permission of C.E.G., Inc. If used for any other reason, the user is immediately liable to C.E.G., Inc.

PROPOSED 3-UNIT TOWNHOMES

JOSEPH FRANTZ
3635 GULFSTREAM ROAD
PALM SPRINGS, FL 33461

DRAWN BY: J.P.C.
CHECKED BY: V.L.C.

NO.	REVISION/ISSUE	DATE
1	J.P.C.	04/23/2025

SEAL

VANDIN CALITU, P.E.
FL. REG. NO. 57982

DATE
06/03/2024

PROJECT NO.
24-0418

SHEET
A-2.0

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

May 7, 2025

Bryan G. Kelley, P.E.
Simmons & White, Inc.
2581 Metrocentre Blvd, Suite 3
West Palm Beach, FL 33407

RE: 3635 Gulfstream Road
Project #: 250421
Traffic Performance Standards (TPS) Review

Dear Mr. Kelley:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated April 23, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	Westside of Gulfstream Road, Approximately 0.36 miles north of Lake Worth Road
PCN:	70-43-44-19-11-003-0043
Access:	One existing full access driveway connection onto Gulfstream Road (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Multifamily Low-rise Residential = 2 DUs
Proposed Uses:	Multifamily Low-rise Residential = 3 DUs
Net Daily Trips:	7 (Proposed – Existing)
Net Peak Hour Trips:	0 (0/0) AM; 1 (0/1) PM (Proposed – Existing)
New Daily Trips:	20
New Peak Hour Trips:	1 (0/1) AM; 2 (1/1) PM
Build-out:	December 31, 2030

Based on our review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project meets the Traffic Performance Standards.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above or as approved by the City. The County traffic concurrency approval is

subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
ec: Addressee
Iramis Cabrera, Director of Planning, Zoning & Building, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\250421 3635 GULFSTREAM ROAD.DOCX;

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW. PALM BEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	**Submittal Date**	03/18/2025		
	SCAD No.	**25031701F – FLU**		
	FLU /Rezoning/D.O. No.	AP24-0049 – Village of Palm Springs		
	PCN No. / Address	70-43-44-19-11-003-0043 / 3635 Gulfstream Rd.		
	Development Name	**3635 Gulfstream Rd**		
	Owner / Agent Name	Frantz Joseph / Calin C Nartea		
	SAC No.	200B		
	Proposed Amendment	**Maximum Three (3) Residential Units**		
Impact Review		**Palm Springs** Elementary School	**L. C. Swain** Middle School	**John I Leonard** High School
	New Students Generated	**1**	1	1
	Capacity Available	**-123**	6	**-157**
	Projected Utilization	**112%**	100%	**105%**
School District Staff's Recommendation	**Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Village Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.** In order to address the school capacity deficiency generated by this proposed development at the District **elementary** and **high school level**, the property owner shall contribute a total of **$18,011.00** to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). The contribution amount may be adjusted to reflect the actual unit number and type during the Development Order process. Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from **03/21/2025** to **03/20/2026** or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to **03/20/2026** or this determination will expire automatically on **03/20/2026**.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

Joyce Cai

School District Representative Signature

March 21, 2025

Date

Joyce C. Cai, Senior Planner

Print Name & Title

joyce.cai@palmbeachschools.org

Email Address

CC: Iramis Cabrera, PZB Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

Memo

Village of Palm Springs – Planning, Zoning & Building

To: Iramis Cabrera

From: David T. Harden

CC:

Date: May 20, 2025

Re: AP24-0049 Palm Springs 3-UnitTownhome – Resubmittal 3

Comments: Only the following comments remain open.

General Submittal Requirements

1. As Evidence of Ownership, a recorded warrant deed, a title policy, or attorney's opinion is required. The Closing Agreement submitted is not satisfactory. A copy of the deed to Mr. Frantz is available through the Palm Beach County Property Appraiser's web site.
2. The notice requirement listed under **Additional Requirements for Public Hearing Applications** will need to be completed at the appropriate time.

Section 10 - Site Plan

1. 5.d. The survey needs to include a Title Commitment Policy and number. Please provide an updated survey containing this information.







VILLAGE OF PALM SPRINGS
Palm Springs 3-Unit Townhome
3635 Gulfstream Road

N



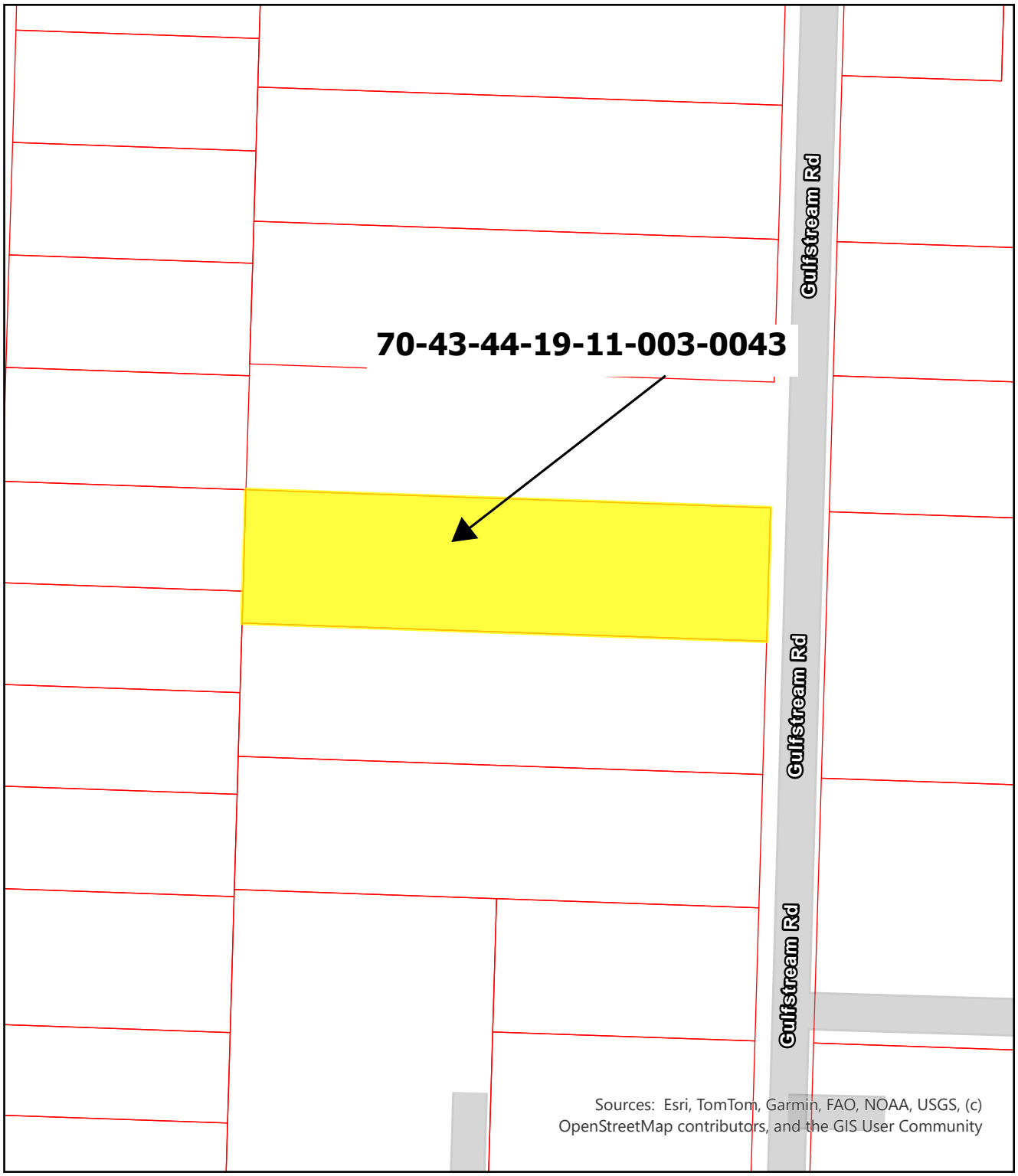
Legend

- Parcels
- Proposel Parcel

Date: 5/19/2025

0 40 80 160 Feet

VILLAGE OF PALM SPRINGS
Palm Springs 3-Unit Townhome
3635 Gulfstream Road



Legend

- Parcels
- Proposel Parcel

Date: 5/19/2025

0 40 80 160 Feet

Village of Palm Springs

Staff Report

AGENDA DATE: July 8, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #3: Site Development Plan Amendment (SPR25-07) - Village of Palm Springs - Utility Department - New Operations Building - 360 Davis Road

SUMMARY: Mr. Jess Sowards, AIA & Jayson Hall, on behalf of the Village of Palm Springs Utility Department ("Applicant"), are requesting a Site Development Plan Amendment approval (SPR25-07) to allow the construction of a 22,670 square-foot building designated for the operations building within the water treatment plant property located at 360 Davis Road.

The Village of Palm Springs Utility Department is planning to make improvements in the Utility EOC Operations Building at the Main Water Treatment Plant. The services generally consist of a two-story building for the Utility Department's Emergency Operations Center and Operations Building on the existing water utilities site.

The project includes the following demolitions:

1. Demolition of the existing Water Treatment Plant Office.
2. Demolition of the existing generator enclosure, fuel tank, fuel dispenser, and fuel storage building.
3. Demolition of existing Metal Building (one-story maintenance metal building).

The proposed operations building will be designed to accommodate the personnel of the water treatment plant and store essential components for water treatment operations. Additionally, the facility will provide storage for the VAC trucks utilized in the treatment processes.

The proposed operations building is approximately 22,670 gross square feet in total and includes:

- Office space within a two-story building with approximately 11,818 square feet.
- Water plant parts storage.
- Truck bays.
- And a mezzanine area of approximately 8,851 square feet.

Note: The mezzanine serves as overflow storage for water treatment plant parts.

Site improvements include enhancements to the impervious surfaces with new landscape islands, additional parking, a new generator enclosure, and the relocation of the fuel dispenser.

Staff reviewed the proposed Site Development Plan Amendment and found the proposed expansion to be generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

The proposed project is generally consistent with the Land Development and Zoning Regulations and all other portions of the code.

The Planning, Zoning, and Building Staff supports the applicant's request and recommends conditional approval to facilitate improvements in the utility emergency operations center for the water treatment plant.

FISCAL IMPACT:
Funding to support the project is available within the FY 2025 and FY 2026 Budgets - Water and Sewer Enterprise Fund.

ATTACHMENTS:
1. Exhibit "A" Staff Report and Conditions of Approval
2. Project Narrative
3. Site Plan Landscape Plans and Engineering Plans
4. Architectural Plans
5. Site Photos
6. Aerial and Location Maps

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Development Plan Amendment - New Operations Building – 360 Davis Road

Application Summary			
Applicant / Petitioner	Currie Sowards Aguila Architects	**Submittal Date**	5/25/2025
Reference Name	Operations Building at the Main Water Treatment Plant	**Case Number**	**SPR25-07**
		Parcel Control No	70-43-44-18-09-090-0010
Location	360 Davis Road	**Site Area**	± 4.50 acres
P&Z B Meeting	July 8, 2025	**Council Meeting**	August 21, 2025
Requests			
Proposed Use(s)	Site Development Plan Amendment to allow the construction of a new 22,670 two-story operations building.		

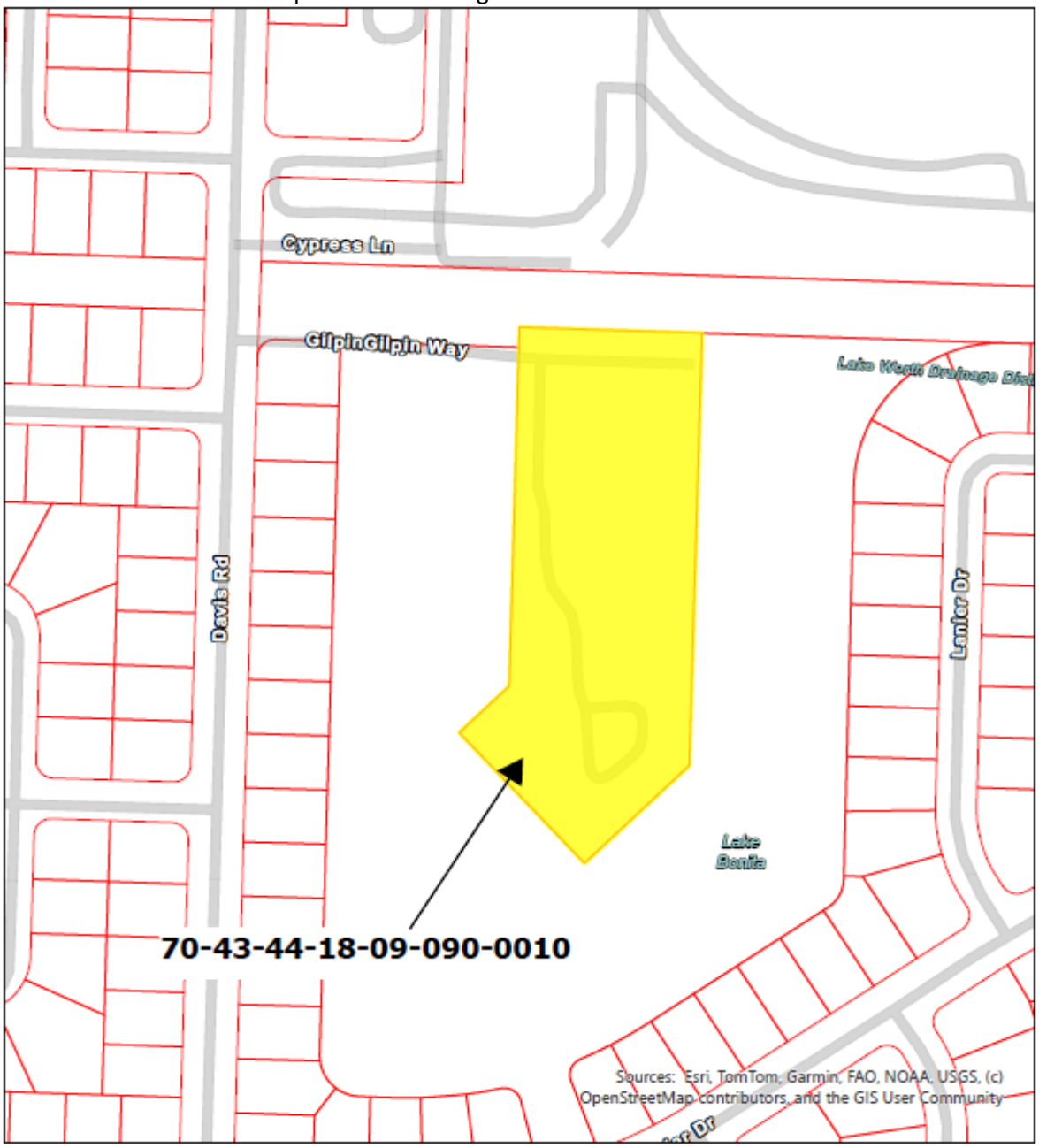
Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Overall Parking	66 Total 1/200 S.F. @ 12,541 S.F. = 63 parking spaces required 1/2000 S.F. @ 5,525 = 3 parking spaces required	77 proposed	Yes

Site Characteristics			
Existing Use	Public Utilities Operations Building	**Proposed Use**	Public Utilities Operations Building
Existing Zoning	Governmental (G)	**Existing Future Land Use**	Institutional

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Village Hall	Institutional	Governmental (G)
South	Lake	Conservation	Residential Single-Family (RS)
East	Lake	Conservation	Residential Single-Family (RS)
West	Lake	Conservation	Residential Single-Family (RS)

Recommendation
Planning, Zoning & Building Staff recommends conditional approval for the proposed construction of the new Operations Building for the Utilities Department on a Governmental property, as depicted on the proposed site plan, based on consistency with the Village Comprehensive Plan and compatibility with surrounding uses.

Site Development Plan Amendment - Operations Building – 360 Davis Road



I. Site History

In 1957, the Village of Palm Springs was granted a charter by the State to become a municipality out of 700 acres of pastureland. The former Boutwell Dairy raised and kept over 1,000 Guernsey cows at its peak, operating out of a barn facility. This barn served as the Village's first government building and is currently the Community Reformation Church at 153 Henthorne Drive.

By August of 1958, there were 800 modern homes in the first section, with neatly landscaped and paved streets with sidewalks. The Village's first Census was in 1960, and a population of 2,503 residents was recorded. The population today is over 27,000 residents.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation is Institutional, and the Zoning designation is Governmental (G), respectively. The proposed use is permitted, and it is generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. With the proposed project, the property will be revitalized, and improvements to the exterior of the building will create a beneficial visual impact on the neighborhood.

III. Regulatory Issues

- The site plan generally conforms to the property development standards of the G district.

1) The proposed project plan generally meets the required site development regulations.
2) Permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and the Village of Palm Springs, are required before any construction commences.

IV. Environmental Issues:

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

V. Community Outreach/ Notification

- The subject property was posted on June 25, 2025.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property.
- Legal advertisement was published on the PBC website on June 25, 2025.
- Staff have not received any inquiries or comments as a result of the notices.

VI. Proposed Development Plan Details

The petitioner's development plans dated received on April 25, 2025, depict the following:

- An application submitted for a Site Development Plan Amendment to allow the construction of a new two-story operations building within the Government property.
    1. Site Plan received April 25, 2025, revised and resubmitted on June 16, 2025.
    2. Landscape Plans received April 25, 2025.
    3. Architectural plans received April 25, 2025.
    4. Engineering Plans received on June 16, 2025.
    5. Photometric Plans.
    6. Justification Statement of the proposed use.

VII. Recommendation

The Village of Palm Springs Utility Department is planning to make improvements in the Utility EOC Operations Building at the Main Water Treatment Plant. The services generally consist of a two-story building for the Utility Department's Emergency Operations Center and Operations Building on the existing water utilities site.

The project consists of the demolition of the existing building located in the southwest of the property and replacing it with the construction of a new operations building within the same area, removing the small building on the northwest side and replacing it with additional parking areas and impervious grass areas.

Demolitions will include:

1. Demolition of the existing Water Treatment Plant Office
2. Demolition of the existing generator enclosure, fuel tank, fuel dispenser, and fuel storage building.
3. Demolition of existing metal building (one-story maintenance metal building).

The new proposed operations building will be designed to serve the water treatment plant staff and house their water treatment plant parts. Additionally, it will house their VAC trucks.

The proposed operations building is approximately 22,670 gross square feet in total and includes:

- Office space within 2-story areas with approximately 11,818 square feet.
- Water plant parts storage, truck bays, and mezzanine are approximately 8,851 square feet.

Site Development Plan Amendment - Operations Building – 360 Davis Road
The mezzanine serves as overflow storage for water treatment plant parts. Site improvements include enhancements to the impervious surfaces with new landscape islands, additional parking, a new generator enclosure, and a new fuel dispenser location.

Staff reviewed the proposed Site Development Plan Amendment and found the proposed project to be generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and Zoning Regulations and all other portions of the code.

Planning, Zoning, and Building Staff recommends conditional approval of the Site Plan Amendment, subject to the following thirteen (13) conditions below:

1. The Site plan approval is valid within 24 months of Council approval.
2. Proposed landscape upgrading shall be concluded **prior to the Certificate of Occupancy**.
3. NPDES standards are to be followed, and the site is to be kept free from silt and debris.
4. A demolition permit must be obtained from the Village's Planning, Zoning & Building department.
5. Provide permits from all applicable permitting agencies **at the time of permitting,** including but not limited to the Village of Palm Springs and the Palm Beach County Fire Department
6. The construction dumpster shall be provided only by Waste Pro USA, which is under a franchise Agreement with the Village.
7. The existing vegetation buffer along the west side shall be maintained to continue providing privacy for the adjacent residential area.
8. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc. Non-potable water shall be used for the irrigation system per the Village code.
9. Photometric plans shall be approved by the Planning, Zoning & Building Department **at the time of permitting**.
1. A Utility/Civil Plan shall be approved by the Village Engineer **at the time of permitting.**
2. Verify utility and easement locations to ensure that there are no conflicts with landscaping, and revise **at the time of permitting** as needed.
3. Any proposed wall signs shall be reviewed and approved by the Planning, Zoning, and Building Department **at the time of permitting**.
4. The General Contractor shall register an Agent of Record before the issuance of a permit to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
5. 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 and/or Fire Chief. Such additional security measures, as approved by the Police Chief and/or Fire Chief, may include increased on-site security at the operator's sole expense.
6. Any off-site construction staging area shall be approved by the property owner. Approval shall be received by the Village for review and approval **before staging**.
   Note: A temporary use agreement would be required if it exceeded more than 60 days.
7. All new electric utilities shall be underground.
8. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CC**.
9. The Landscaping shall be certified by the Landscape Architect upon completion and **before CC or CO.**
10. Absolutely no occupancy, other than construction personnel, is permitted **before TCC/CC**.
11. The applicant may be required to provide a resident inspector for structural elements such as concrete pours per FBC. Determination shall be made at the time of the pre-construction conference with the Planning, Zoning, and Building Department.
12. The General Contractor shall have a supervisor onsite during any construction activity per FS 489.1195.
13. **At the time of CC**, the petitioner shall provide the Planning, Zoning, and Building Department with electronic copies of as-builts.

CURRIE SOWARDS AGUILA architects

Jess M. Sowards, AIA, LEED AP, Principal
José (JJ) F. Jaramillo, AIA, LEED AP, Principal
Keith A. Beal, Principal

April 23, 2025

Project: VILLAGE OF PALM SPRINGS – UTILITIES EOC OPERATIONS BUILDING AT MAIN WTP
Architect Project No: 240205

PROJECT NARRATIVE

The Site Plan Amendment will include the following demolition of existing building and site items at existing Water Treatment Plant:
1. Demolition of existing Water Treatment Plant Office
2. Demolition of existing generator enclosure, fuel tank, fuel dispenser and fuel storage building.
3. Demolition of existing Metal Building(One Story Maintenance Metal Building).

The new proposed Operations Building located at metal building locations will be designed to serve the Water Treatment Plant Staff and house their water treatment plant parts. The operations building will also house their VAC trucks. The proposed operations building is approximately 22,670 gross square feet. The office area is a 2-Story office space which is approximately 11,818 square feet. The water plant parts storage, truck bays and mezzanine is approximately 8,851 square feet. The mezzanine serves as overflow storage for water treatment plant parts. The proposed operations building is an essential facility

The new proposed site improvements to the west include (2) new landscape island and additional parking. Just to the east of the new parking lot adjacent to the existing filter building will be new proposed generator enclosure.

To the north east corner there will be a proposed new fuel dispenser location.

CURRIE SOWARDS AGUILA architects

Jess M. Sowards, AIA, LEED AP, Principal
José N. Aguila, AIA, LEED AP, Principal
Jose F. Jaramillo, AIA, LEED AP, Principal
Keith A. Beal, Principal

Project Name: Village of Palm Springs Operations Building and Site Improvements
Project Address: 360 Davis Road,
Project City: Palm Springs, FL
CSA Project # 240205

Record Number # AP25-0027
ISSUED: 06-13-2025

Brief Description: A new fuel station, landscape island and light pole added to northwest parking lot.

	ARCHITECTURAL
A1.02	A new fuel station and island have been added to the northwest parking lot.
	CIVIL
C-01	A new fuel station and island have been added to the northwest parking lot.
	LANDSCAPE
LP-1	A new fuel station and island have been added to the northwest parking lot.
	ELECTRICAL
ES-1.1	Fuel station, island and light pole added to northwest parking lot. Photometrics have been updated due to new light pole added north of the new fuel station.

VILLAGE OF PALM SPRINGS UTILITIES OPERATIONS BUILDING AT MAIN WTP

SITE PLAN AMENDMENT SUBMITTAL



ARCHITECTURE		
Sheet Number	**Sheet Name**	**Current Revision**
A0.00	COVER	1
A1.01	SITE DEMOLITION PLAN	
A1.02	OVERALL SITE PLAN	2
A1.03A	20 YARD DUMPSTER PLAN/DETAILS	
A1.03B	4 YARD DUMPSTER PLAN/DETAILS	
A2.01	OVERALL FIRST AND SECOND FLOOR PLAN	
A3.01	BUILDING ELEVATION	
A3.01A	ENLARGED BUILDING ELEVATION	
A3.01B	ENLARGED BUILDING ELEVATION	
A3.01C	ENLARGED BUILDING ELEVATION	
A3.02	COLORED BUILDING ELEVATIONS	
A3.03	WEST VEGETATION EXHIBIT	
A3.03A	FRONT ENTRY RENDERING	
A3.03B	NORTH FACADE RENDERING	
A3.03C	STORAGE AREA RENDERING	
A3.03D	COVERED PICNIC AREA RENDERING	

CIVIL		
Sheet Number	**Sheet Name**	**Current Revision.**
C-01	OVERALL SITE PLAN	
C-02	PAVING AND GRADING - PARTIAL PLAN (SHEET 1)	
C-03	PAVING AND GRADING - PARTIAL PLAN (SHEET 2)	
C-04	PAVING AND GRADING - PARTIAL PLAN (SHEET 3)	
C-05	PAVING AND GRADING - PARTIAL PLAN (SHEET 4)	
C-06	DRAINAGE STRUCTURES	
C-07	STRIPING PLAN AND DETAILS	
CD-01	STANDARD DETAILS - CIVIL (SHEET 1)	
CD-02	STANDARD DETAILS - CIVIL (SHEET 2)	
CD-03	STANDARD DETAILS - CIVIL (SHEET 3)	
CD-04	STANDARD DETAILS - CIVIL (SHEET 4)	

LANDSCAPE		
Sheet Number	**Sheet Name**	**Current Revision.**
L102	LANDSCAPE PLAN	

ELECTRICAL		
Sheet Number	**Sheet Name**	**Current Revision.**
ES1.1	SITE LIGHTING PLAN PHOTOMETRICS	
ES1.2	BUILDING SIGN LIGHTING PHOTOMETRICS	

1



VICINITY MAP NTS

ARCHITECT
CURRIE SOWARDS AGUILA ARCHITECTS

185 NE 4TH AVE., SUITE 101
DELRAY BEACH, FL 33483
T: (561) 276-4951
F: (561) 243-8184

MEP
THOMPSON & YOUNGROSS ENGINEERING CONSULTANTS

902 CLINTMOORE ROAD #142
BOCA RATON, FL, 33487
T: (561) 274-0200

CIVIL
CHA CONSULTING INC.

4700 RIVERSIDE DRIVE SUITE 100
CORAL SPRINGS, FL, 33067
T: (954) 510-4700

LANDSCAPE
AGTLAND
LANDSCAPE ARCHITECTURE

132 NORTH SWINTON AVENUE
DELRAY BEACH, FL, 33444
T: (561) 276-5050

CURRIE SOWARDS AGUILA architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA · JESS M SOWARDS · AR0013205 · REGISTERED ARCHITECT

JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE
1	SPA COMMENT	5/29/25

SITE PLAN AMENDMENT SUBMITTAL 04|11|2025

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
COVER

DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER A0.00

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
6/13/2025 3:59:01 PM

SITE PLAN SYMBOLS LEGEND

TYPE	DESCRIPTION
	EXIST. SITE
	NEW WORK
	CENTERLINE
	PROPERTY LINE
	PROPERTY CORNER
	EXPANSION JOINT
	CONTROL JOINT
	NEW CHAINLINK FENCE
	EXIST. CHAINLINK FENCE
	NEW *OTHER* FENCE
	LANDSCAPE
	NEW CONC. WALKWAYS

PARKING DATA

PARKING-GOVERNMENT/WAREHOUSE FACILITIES(Sec. 34-1329-3)

BUILDINGS	USE	AREA	PARKING RATIO	REQUIRED PARKING
EXISTING LAB/SCADA BUILDING	GOVERNMENTAL	384 SF	1/200 GROSS SF	2 SPACES
	WAREHOUSE	1,905 SF	1/2000 GROSS SF	1 SPACE
NEW WTP OPERATIONS BUILDING	GOVERNMENTAL	12,541 SF	1/200 GROSS SF	63 SPACES
	WAREHOUSE	5,525 SF	1/2000 GROSS SF	3 SPACES
TOTAL PARKING REQUIRED				69 SPACES
TOTAL PARKING PROVIDED				72 SPACES /2

SITE DATA

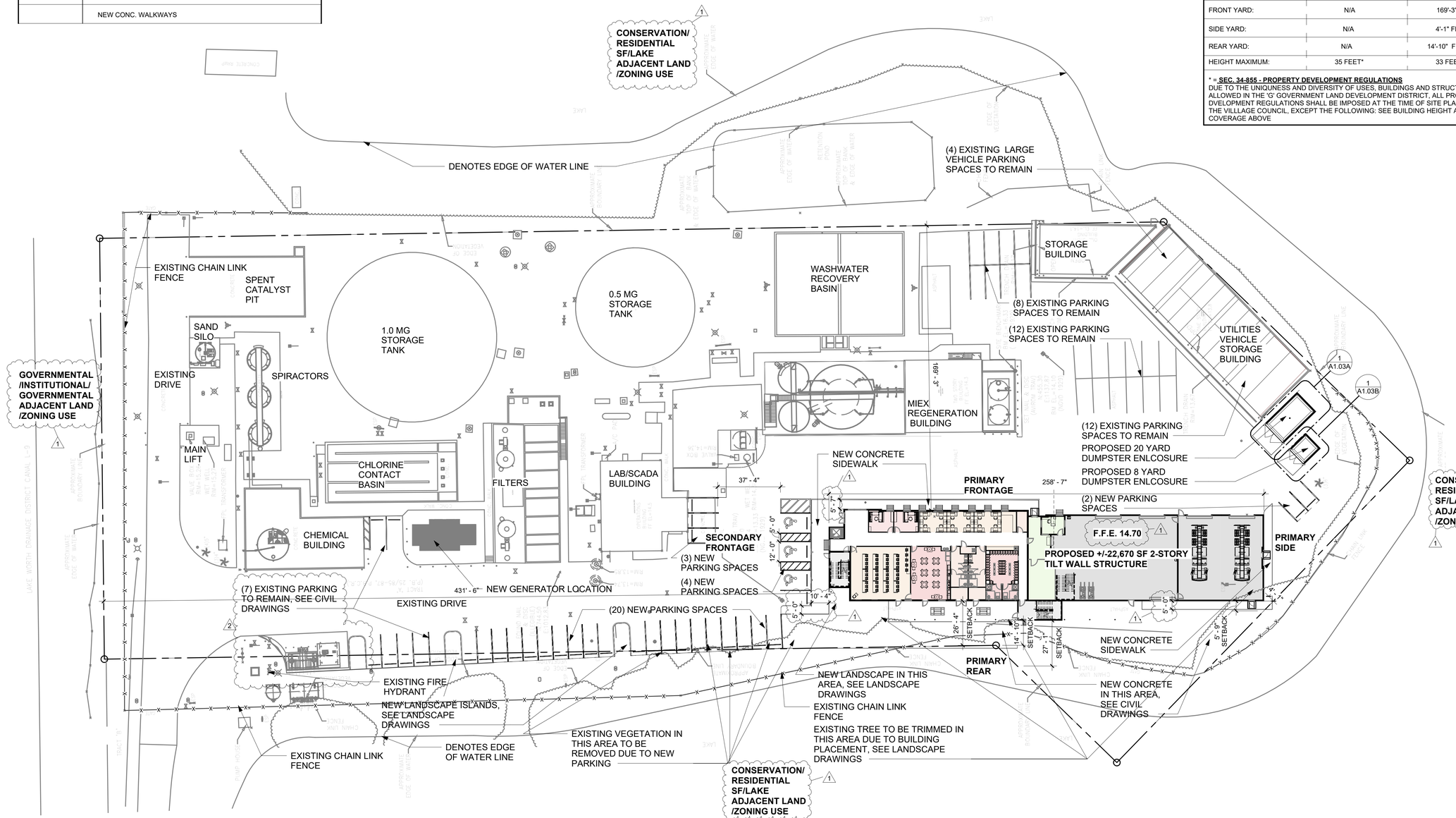
LAND USE:	I-INSTITUTIONAL
ZONING CLASSIFICATIONS:	G-GOVERNMENT
TOTAL SITE AREA:	±196,000 SF (4.50 ACRES)
FLOOD ZONE:	AE

	EXISTING	NEW
NEW STRUCTURE FOOTPRINT:	--------	14,739 SF
LOT AREA:	196,000 SQ.FT (45% MAX)	NO CHANGE
LOT WIDTH:	777'-1" FEET	NO CHANGE
IMPERVIOUS AREA:	136,250 SF(3.13 ACRES)(70%)	129,844 SF (66%)
PERVIOUS AREA:	59,750 SF(1.37 ACRES) (30%)	66,156 SF (34%)
LOT COVERAGE:MAX (45%*)	44,657 SF(1.03 ACRES)(23%)	49,780 SF(1.14 ACRES)(25.4%)

SETBACKS-GOVERNMENT/INSTITUTIONAL FACILITIES

SETBACKS	REQUIRED	PROVIDED
FRONT YARD:	N/A	169'-3" FEET
SIDE YARD:	N/A	4'-1" FEET
REAR YARD:	N/A	14'-10" FEET
HEIGHT MAXIMUM:	35 FEET*	33 FEET

* = **SEC. 34-855 - PROPERTY DEVELOPMENT REGULATIONS**
DUE TO THE UNIQUNESS AND DIVERSITY OF USES, BUILDINGS AND STRUCTURES ALLOWED IN THE 'G' GOVERNMENT LAND DEVELOPMENT DISTRICT, ALL PROPERTY DVELOPMENT REGULATIONS SHALL BE IMPOSED AT THE TIME OF SITE PLAN REVIEW BY THE VILLLAGE COUNCIL, EXCEPT THE FOLLOWING: SEE BUILDING HEIGHT AND LOT COVERAGE ABOVE



1 A1.02 **OVERALL SITE PLAN**
1" = 30'-0"

0 15' 30'

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
6/13/2025 3:59:03 PM

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT
JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE
1	SPA COMMENT	5/29/25
2	OWNER REVISION	6/13/25

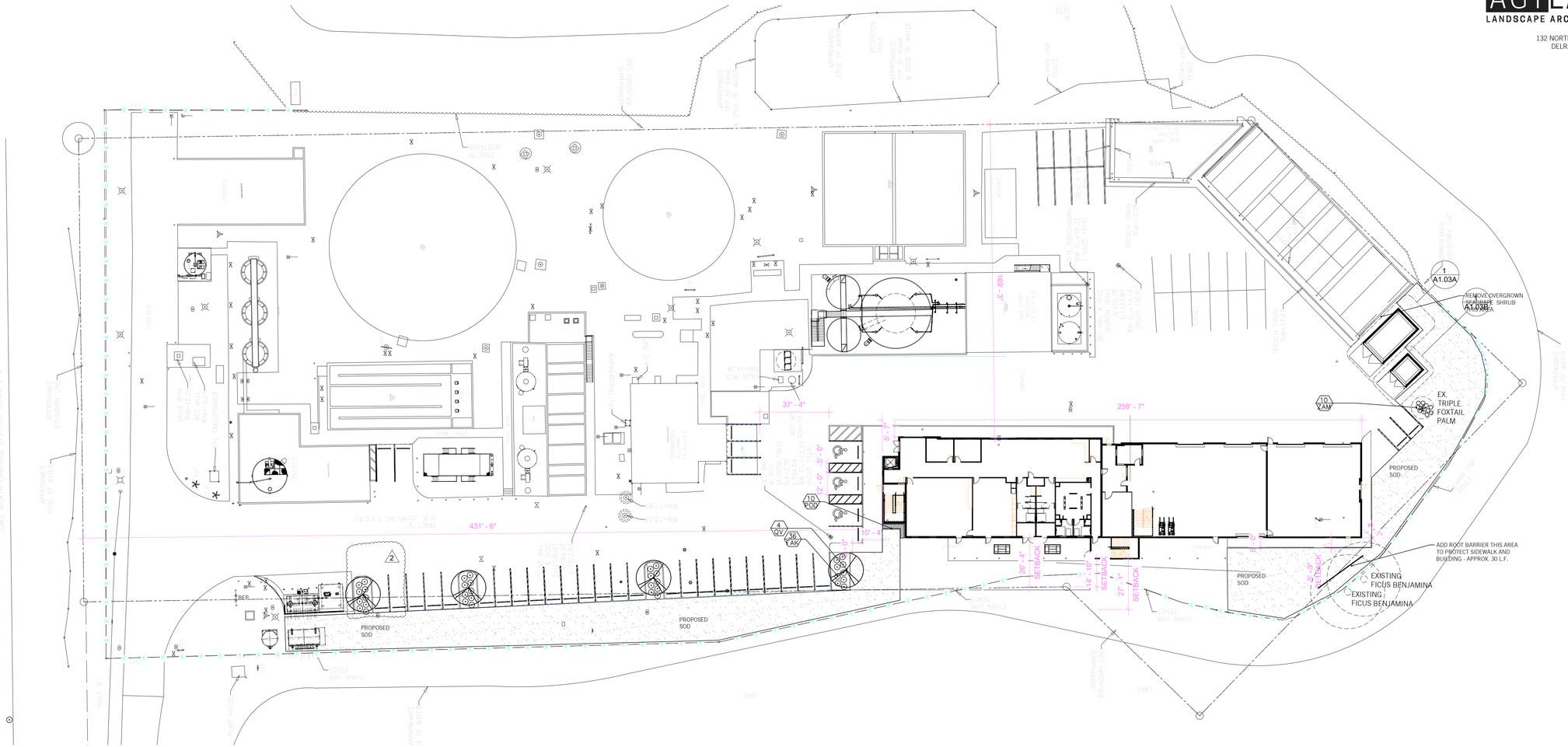
SITE PLAN AMENDMENT SUBMITTAL

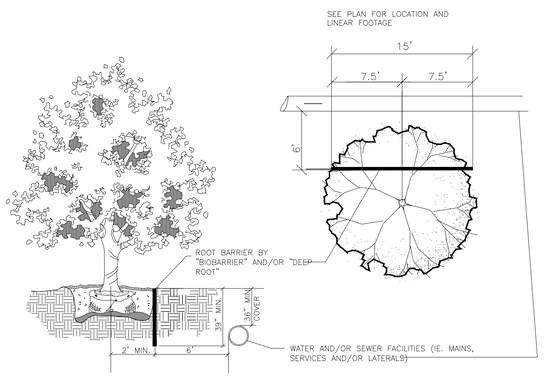
THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
OVERALL SITE PLAN

DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER A1.02

04|11|2025





ROOT BARRIER DETAIL

NOTES

All plant material to be Florida #1 or better.
Sod to be St. Augustine 'Floratam', contractor to determine quantity.
All sod and landscape to receive 100% coverage from automatic irrigation system using approved water source.
Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.
Mulch, topsoil, and fertilizer to be applied according to specifications.

SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size in conformity with the Florida Nurserymen's Grades and Standards 2015, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.

PLANT LISTS: Quantities, sizes, and location of plants will be determined by plan and plant lists. Size of plant shall take precedent over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for verification of actual quantities called for on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the bid.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Trees and palms shall be planted with a min. of 8" topsoil (50% muck, 50% sand) on sides and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of topsoil worked into the top 6' of existing soil.

FERTILIZER: Palm and Tropical fertilizer (12-4-12) or approved equal shall be applied after planting and prior to mulching per manufacturers recommended application rates.

MULCH: All trees shall be mulched with 3" of approved shredded mulch in a 3 foot dia. circle. All shrubs and groundcover beds shall be mulched with 3" of approved shredded mulch in beds shown on plan or in beds 3' wide for hedges. Mulch should be Grade 'A' unless otherwise approved.

PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted away from overhangs so as not to impede the natural growth habit. Sabal Palms are to be planted directly in sand. If necessary, excavate through any compacted building subgrade to undisturbed soil and backfill with planting soil.

WATERING: All plant material shall be watered in thoroughly after installation so as to remove all air pockets. B&B material shall be watered every day for a minimum one week period and thereafter so as to keep continually moist until final acceptance of the landscape installation. Contractor shall notify owner of other watering requirements after installation.

GUYING: All trees 8' or taller shall be guyed or staked to provide ample support such that the material will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Guying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.

SOD: Sod shall be dense, green, and well rooted, and free of debris, weeds, objectionable grasses, disease, or injurious insects. A complete 6-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.

PLANT LIST

TREES AND PALMS

KEY	QTY	PLANT AND SPECIFICATION
2 N ** QV	4	Quercus virginiana (Live Oak) 12'-14' ht., 6'-8' spr., 6' c.t., 2.5" DBH., full, matched

SHRUBS AND GROUNDCOVERS

2 N **	TRI	36	Tripsacum floridana (Dwarf Native Fakahatchee Grass) 30" ht., 30" spr., full clump
N **	ZAM	10	Zamia floridana (Coontie) 20" ht., 20" spr., full clump, matched
	POD	10	Podocarpus spp. (Podocarpus Hedge) 30" ht., 20" spr., full 24" o.c.
	SOD		St.Augustine or to match existing Contractor to determine areas to be sodded and quantity.
	MULCH		3" of Non-Cypress Mulch, dark brown Contractor to determine quantity.

** DENOTES DROUGHT TOLERANT
N DENOTES NATIVE SPECIES

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

SCALE: 1"=30'-0"
0 30' 60'

AGTLAND
LANDSCAPE ARCHITECTURE
132 NORTH SWINTON AVENUE
DELRAY BEACH, FL 33444
T (561) 276-5050
www.agtland.com

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION
SEAL

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE
1	SPA COMMENT	5/29/25
2	OWNER REVISION	

SITE PLAN AMENDMENT SUBMITTAL
04|11|2025

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
LANDSCAPE PLAN

DATE 04|11|2025
DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER LP-1

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.

VILLAGE OF PALM SPRINGS

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMPS		VOLTS	DIM TYPE	MOUNTING	REMARKS
				Type	Total Wattage				
SA	GARDCO	ECF-S-48L-1A-NW-G2-AR-4-UNV-CM50-IMRI7-HIS-FINISH/PTF2-1-90-FINISH/CC35/DAH.25/MTG HT	LED SITE ASSEMBLY	LED/4K	159	UNV	0-10V	POLE	
SG	INSIGHT	ME-MO-40K-2060-EA12"-48-VOLT-DIM-FINISH-CW-CRF	4' LED SIGN LIGHT ON 1FT ARM	LED/4K	9W/LF	UNV	0-10V	WALL	REQUIRES ARM OFF WALL 12"
W	GARDCO	GWS-A01-840-T4M-UNV-CM50-FINISH	LED SMALL WALL PACK	LED/4K	10	UNV	0-10V	WALL	
W2	GARDCO	GWM-A10-840-T4M-UNV-CM50-FINISH	LED MEDIUM WALL PACK	LED/4K	45	UNV	0-10V	WALL	

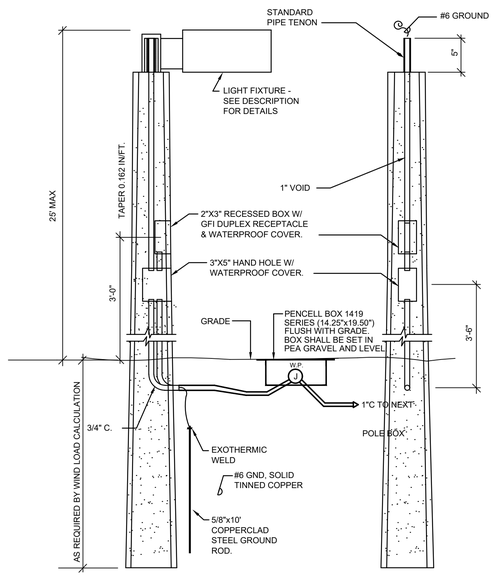
LIGHTING SCHEDULE NOTES:

1. CONTACT SESCO LIGHTING (PATTY ROSSIELLO) @ 561-632-4192 OR prossiello@sescolighting.com
2. THE ABOVE FIXTURE SCHEDULE IS PREDICATED ON PERFORMANCE AND IS DESIGNED TO MEET CERTAIN AESTHETIC CRITERIA. ALL ALTERNATIVE SELECTIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL TEN (10) DAYS PRIOR T
3. SUBMITTAL MUST INCLUDE ITL CERTIFIED PHOTOMETRIC FILES FOR REVIEW OF EQUALITY.
4. APPROVED EQUIVALENTS ACCEPTED WITH PRIOR APPROVAL

SESCO LIGHTING

Luminaire Schedule						
Symbol	Qty	Label	Description	Lum. Watts	LLF	Lum. Lumens
	6	SA	GARDCO#: ECF-S-48L-1A-NW-G2-4-HIS / POLE MTD AT 25' AFG	158.7	0.900	16372
	18	W	GARDCO#: GWS-A01-740-T4M / WALL MTD AT 9' AFG	10.2	0.900	1714
	13	W2	GARDCO#: GWM-A10-840-T4M / WALL MTD AT 16' AFG	45	0.900	6690

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE ADDITION	Illuminance	Fc	3.19	10.5	1.0	3.19	10.50



NOTE:
POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE MEET THE FOLLOWING FBC WIND LOAD CRITERIA:

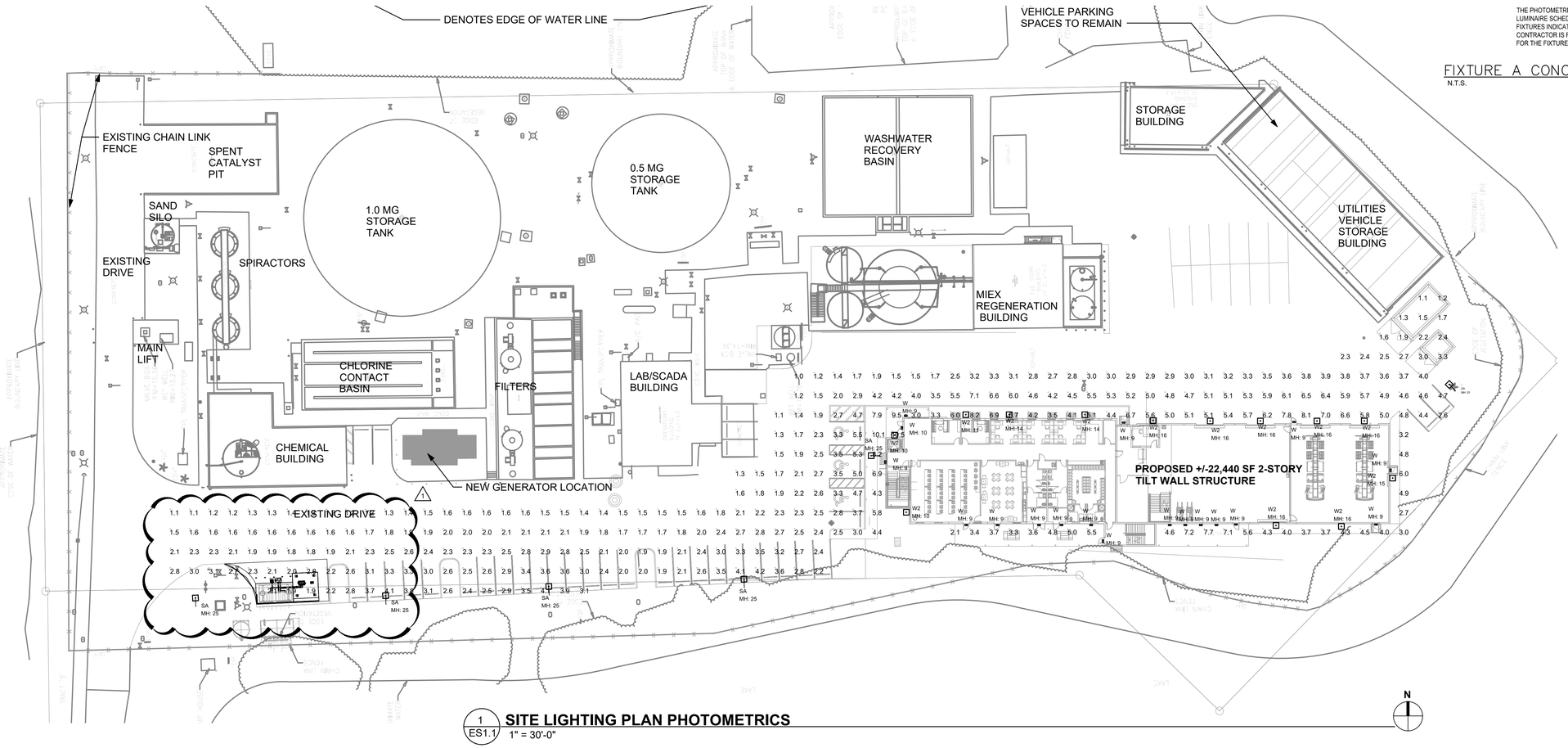
Vult = 215 MPH (3 SECOND GUST)
Vasd = 170 MPH (3 SECOND GUST)

POLE SUPPLIER SHALL PROVIDE SIGNED & SEALED CALCULATIONS BY A FLORIDA STATE REGISTERED ENGINEER.

POLE LOCATION: SET BACK CENTER-LINE OF POLE SHALL BE 42 INCHES FROM THE CENTER-LINE OF PARKING STANDARD WHERE POSSIBLE. LOCATION OF ALL POLES MUST BE COORDINATED WITH ALL TRADES TO INSURE NO INTERFERENCES.

THE PHOTOMETRICS SHOWN ARE BASED ON LIGHT FIXTURES INDICATED ON THE LUMINAIRE SCHEDULE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIXTURES INDICATED. IF THE CONTRACTOR SUBSTITUTES FIXTURES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POINT-BY-POINT CALCULATIONS FOR THE FIXTURES BEING SUBMITTED FOR APPROVAL.

FIXTURE A CONCRETE DIRECT BURIAL POLE DETAIL
N.T.S.



1 ES1.1 **SITE LIGHTING PLAN PHOTOMETRICS**
1" = 30'-0"

CURRIE SOWARDS AGUILA architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

SPA
BIDS
PERMIT
CONSTRUCTION

SEAL

ANDREW L. YOUNGBLOOD LICENSE NO. 51758 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT TITLE

VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE
1	SPA COMMENT	5/29/25
2	OWNER REVISION	

SITE PLAN AMENDMENT

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

SITE LIGHTING PLAN PHOTOMETRICS

DATE 04/10/2025 | DRAWN BY AJY

JOB NUMBER 240205/25052

DRAWING NUMBER

ES-1.1

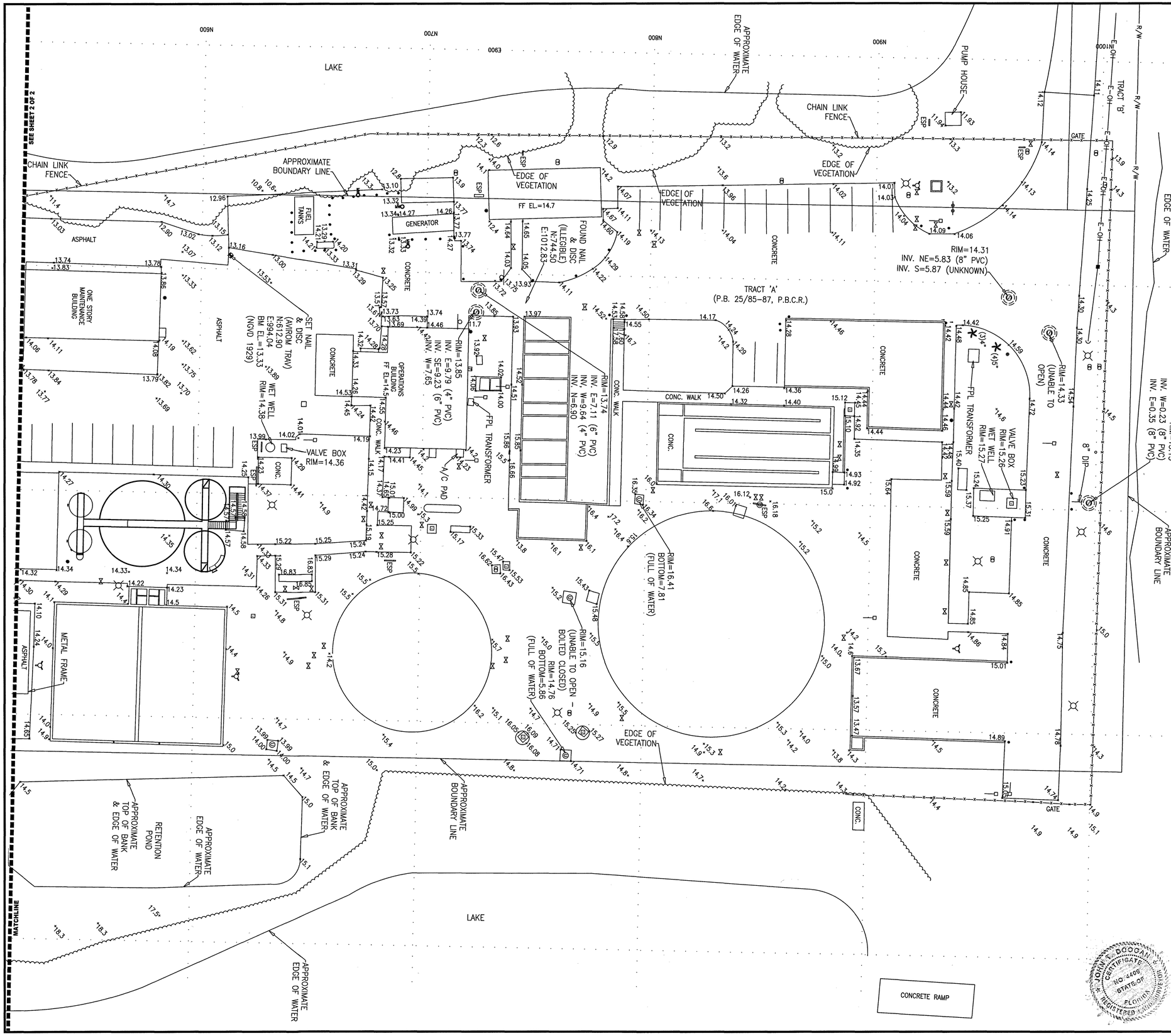
04/10/2025

HVAC
PLUMBING
ELECTRICAL

COMPLY WITH THE MINIMUM APPLICABLE BUILDING CODE.

CERTIFICATE of AUTHORIZATION NO. 25996

902 Clint Moore Road, Suite 142
Boca Raton, Florida 33487
E-MAIL: TEC@TECFLA.COM
TEL: 561-274-0220
FAX: 561-274-0222
WWW.TECFLA.COM



N O R T H

SCALE : 1"=20'

0 20 40

GRAPHIC SCALE IN FEET
SCALE: 1"=20'

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was provided by the Client.
4. No underground improvements were located.
5. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
6. Benchmark Description: Site Benchmark provided by client, as shown, Elevation = 16.33 (NGVD 1929).
7. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
8. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
9. The common name of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
10. Abbreviation Legend: A/C = Air Conditioner; B.M. = Benchmark; CONC. = Concrete; EL. = Elevation; ESP = Electric Service Panel; F.B. = Field Book; FF = Finished Floor; FPL = Florida Power & Light Company; L.B. = Licensed Business; NGVD = National Geodetic Vertical Datum; E-OH = Overhead Wires; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor.

LEGEND

- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CLEAN OUT
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- ELECTRIC SERVICE BOX
- 0.00 EXISTING ELEVATION
- FLAG POLE
- GUY ANCHOR
- LIGHT POLE
- MW MONITORING WELL
- OVERHEAD WIRES
- SANITARY MANHOLE
- SEWER VALVE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- TELEPHONE SERVICE BOX
- UNKNOWN MANHOLE
- UNKNOWN VALVE
- VAULT
- WATER METER
- PALM

LAND DESCRIPTION:

Tract 'A', VILLAGE OF PALM SPRINGS PLAT NO. 5, according to the Plat thereof, as recorded in Plat Book 25, Pages 85–87, of the Public Records of Palm Beach County, Florida.

Said lands lying in the Village of Palm Springs, Palm Beach County, Florida.

CERTIFICATION:

I HEREBY CERTIFY that the attached Topographic Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Topographic Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 12/18/2024

NOT VALID WITHOUT SHEETS 1 AND 2

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

JOHN T. DOOGAN CERTIFICATE NO. 4409 STATE OF FLORIDA REGISTERED

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.aviromsurveying.com LB# 3300

©2024 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

AVIROM & ASSOCIATES INC. ESTABLISHED 1978

REVISIONS	DATE	F.B./PG.	BY	CK'D
ADDED TREE COMMENTS	12/18/2024			

TOPOGRAPHIC SURVEY
VILLAGE OF PALM SPRINGS
WATER TREATMENT PLANT
360 DAVIS ROAD
(P.B. 25, PGS. 85-87, P.B.C.R.)
VILLAGE OF PALM SPRINGS
PALM BEACH COUNTY, FLORIDA

SCALE:	1" = 20'
DATE:	11/05/2024
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	2233
PG.	25-33
SHEET:	1 OF 2

JOB #: 3734-170

LEGEND

- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CLEAN OUT
- CONCRETE UTILITY POLE
- DOUBLE DETECTOR CHECK VALVE
- ELECTRIC SERVICE BOX
- 0.00 EXISTING ELEVATION
- FLAG POLE
- GUY ANCHOR
- LIGHT POLE
- MW MONITORING WELL
- OVERHEAD WIRES
- SANITARY MANHOLE
- SEWER VALVE
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- TELEPHONE SERVICE BOX
- UNKNOWN MANHOLE
- UNKNOWN VALVE
- VAULT
- WATER METER
- PALM

NOT VALID WITHOUT SHEETS 1 AND 2

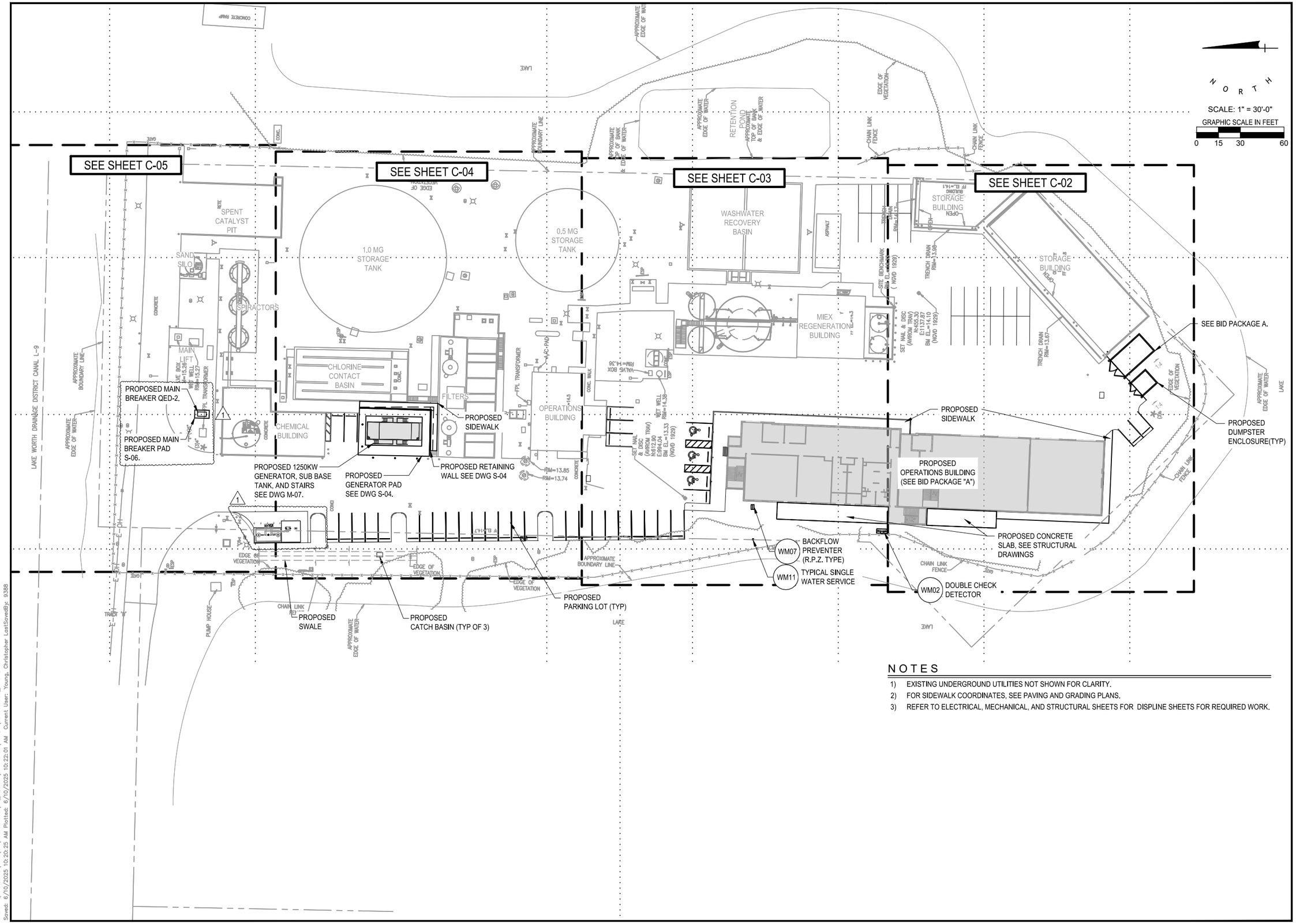
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROMSURVEY.com

©2024 AVIROM & ASSOCIATES, INC., all rights reserved. This plan, as an instrument of service is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.

REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED PER COMMENTS	12/18/2024	SKETCH		

TOPOGRAPHIC SURVEY
VILLAGE OF PALM SPRINGS
WATER TREATMENT PLANT
360 DAVIS ROAD
(P.B. 25, PGS. 85-87, P.B.C.R.)
VILLAGE OF PALM SPRINGS
PALM BEACH COUNTY, FLORIDA

SCALE:	1" = 20'	F.B. / PG.	SKETCH
DATE:	11/05/2024	BY:	W.R.E.
CHECKED:	J.T.D.	F.B.	2233 PG. 25-33
JOB #:	3734-170	SHEET:	2 OF 2



NOTES

1) EXISTING UNDERGROUND UTILITIES NOT SHOWN FOR CLARITY.
2) FOR SIDEWALK COORDINATES, SEE PAVING AND GRADING PLANS.
3) REFER TO ELECTRICAL, MECHANICAL, AND STRUCTURAL SHEETS FOR DISPLINE SHEETS FOR REQUIRED WORK.

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS BUILDING AT MAIN WTP

BAR IS 1-INCH LONG AT FULL SCALE.

DOUGLAS K. HAMMANN, P.E.
FLORIDA PE #50589

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date
1	OWNER REVISION	SB	CY	6/9/2025

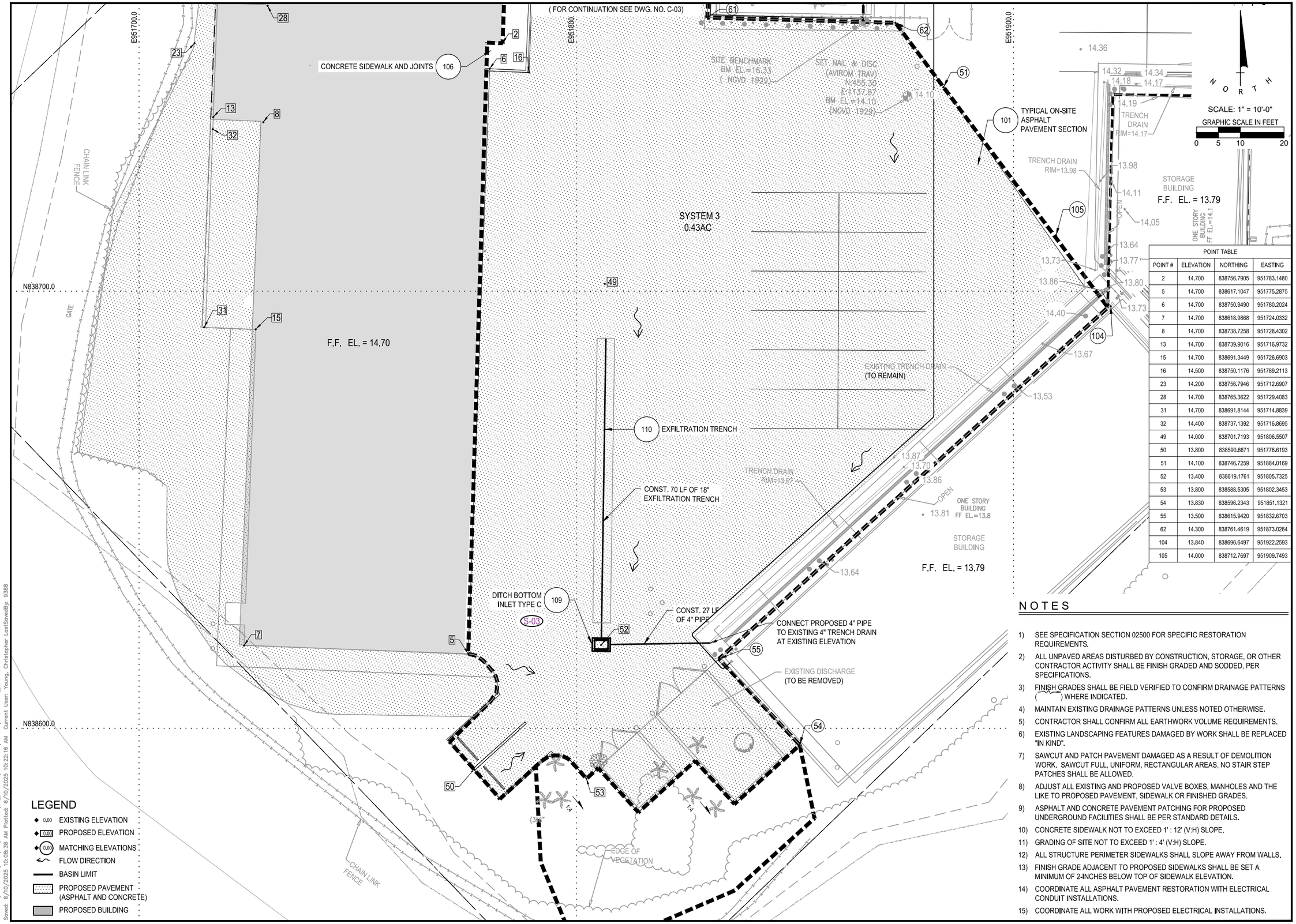
OVERALL SITE PLAN

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
C.YOUNG	C.YOUNG	D.K.HAMMANN
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
C-01
Sheet 1 of 12

File: V:\PROJECTS\ANY\X7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_C-01.DWG
Saved: 6/10/2025 10:20:25 AM Plotted: 6/10/2025 10:22:01 AM Current User: Young, Christopher LastSavedBy: 9388



LEGEND

- 0.00 EXISTING ELEVATION
- 0.00 PROPOSED ELEVATION
- (0.00) MATCHING ELEVATIONS
- FLOW DIRECTION
- BASIN LIMIT
- PROPOSED PAVEMENT (ASPHALT AND CONCRETE)
- PROPOSED BUILDING

POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
2	14.700	838756.7905	951783.1480
5	14.700	838617.1047	951775.2875
6	14.700	838750.9490	951780.2024
7	14.700	838618.9868	951724.0332
8	14.700	838738.7258	951728.4302
13	14.700	838739.9016	951716.9732
15	14.700	838691.3449	951726.6903
16	14.500	838750.1176	951789.2113
23	14.200	838756.7946	951712.6907
28	14.700	838765.3622	951729.4083
31	14.700	838691.8144	951714.8839
32	14.400	838737.1392	951716.8695
49	14.000	838701.7193	951806.5507
50	13.800	838590.6671	951776.6193
51	14.100	838746.7259	951884.0169
52	13.400	838619.1761	951805.7325
53	13.800	838588.5305	951802.3453
54	13.830	838596.2343	951851.1321
55	13.500	838615.9420	951832.6703
62	14.300	838761.4619	951873.0264
104	13.840	838696.6497	951922.2593
105	14.000	838712.7697	951909.7493

NOTES

1) SEE SPECIFICATION SECTION 02500 FOR SPECIFIC RESTORATION REQUIREMENTS.
2) ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION, STORAGE, OR OTHER CONTRACTOR ACTIVITY SHALL BE FINISH GRADED AND SODDED, PER SPECIFICATIONS.
3) FINISH GRADES SHALL BE FIELD VERIFIED TO CONFIRM DRAINAGE PATTERNS (~~~) WHERE INDICATED.
4) MAINTAIN EXISTING DRAINAGE PATTERNS UNLESS NOTED OTHERWISE.
5) CONTRACTOR SHALL CONFIRM ALL EARTHWORK VOLUME REQUIREMENTS.
6) EXISTING LANDSCAPING FEATURES DAMAGED BY WORK SHALL BE REPLACED "IN KIND".
7) SAWCUT AND PATCH PAVEMENT DAMAGED AS A RESULT OF DEMOLITION WORK. SAWCUT FULL, UNIFORM, RECTANGULAR AREAS, NO STAIR STEP PATCHES SHALL BE ALLOWED.
8) ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLES AND THE LIKE TO PROPOSED PAVEMENT, SIDEWALK OR FINISHED GRADES.
9) ASPHALT AND CONCRETE PAVEMENT PATCHING FOR PROPOSED UNDERGROUND FACILITIES SHALL BE PER STANDARD DETAILS.
10) CONCRETE SIDEWALK NOT TO EXCEED 1' : 12' (V:H) SLOPE.
11) GRADING OF SITE NOT TO EXCEED 1' : 4' (V:H) SLOPE.
12) ALL STRUCTURE PERIMETER SIDEWALKS SHALL SLOPE AWAY FROM WALLS.
13) FINISH GRADE ADJACENT TO PROPOSED SIDEWALKS SHALL BE SET A MINIMUM OF 2-INCHES BELOW TOP OF SIDEWALK ELEVATION.
14) COORDINATE ALL ASPHALT PAVEMENT RESTORATION WITH ELECTRICAL CONDUIT INSTALLATIONS.
15) COORDINATE ALL WORK WITH PROPOSED ELECTRICAL INSTALLATIONS.

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS BUILDING AT MAIN WTP

BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ, P.E.
FLORIDA LICENSE No. 76984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

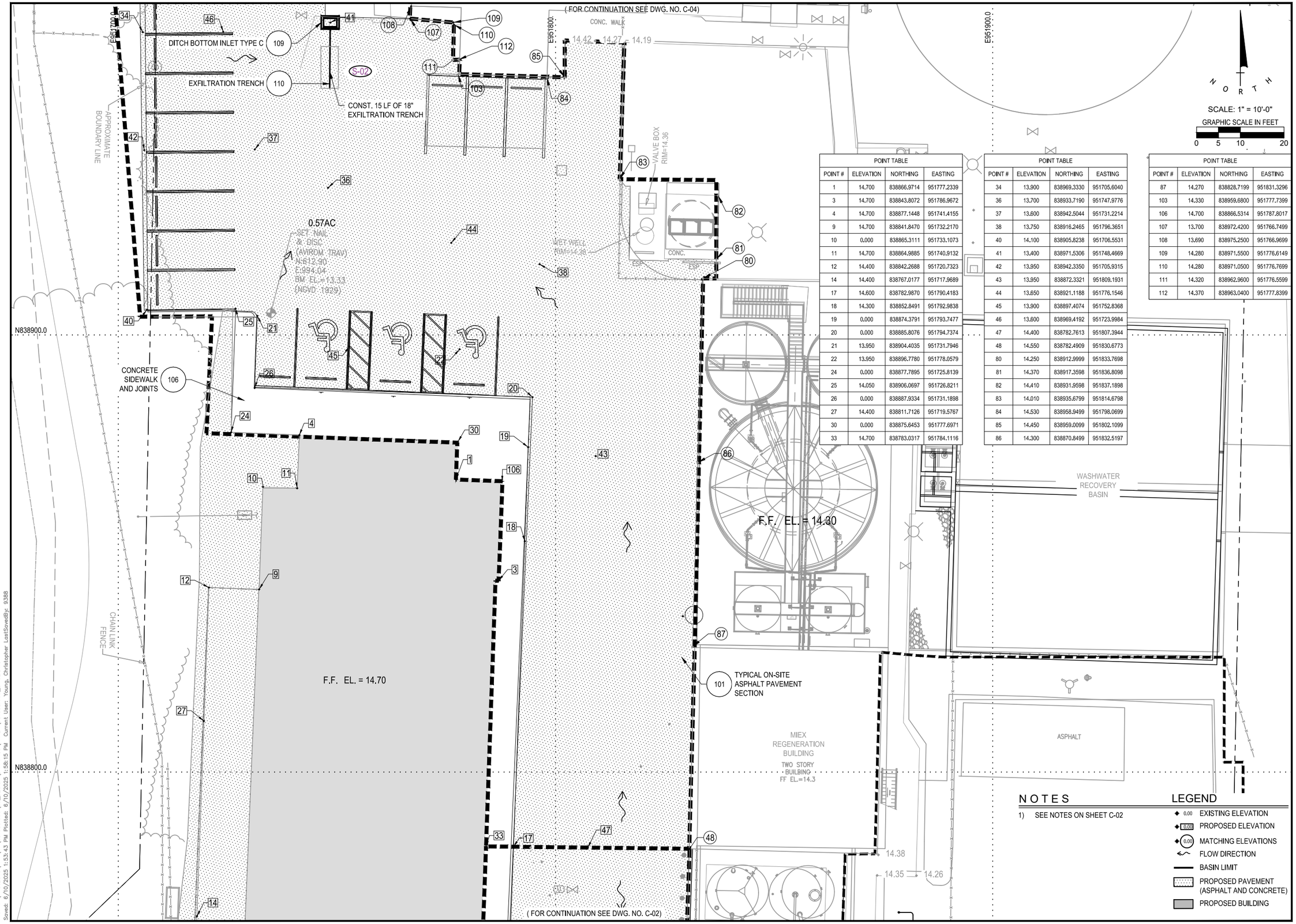
PAVING AND GRADING - PARTIAL PLAN (SHEET 1)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
C-02
Sheet 2 of 12

File: V:\PROJECTS\ANYV\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_C-02.DWG
Saved: 6/10/2025 10:08:38 AM Plotted: 6/10/2025 10:22:16 AM Current User: Young, Christopher LastSavedBy: 9388



POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
1	14.700	838866.9714	951777.2339
3	14.700	838843.8072	951786.9672
4	14.700	838877.1448	951741.4155
9	14.700	838841.8470	951732.2170
10	0.000	838865.3111	951733.1073
11	14.700	838864.9885	951740.9132
12	14.400	838842.2688	951720.7323
14	14.400	838767.0177	951717.9689
17	14.600	838782.9870	951790.4183
18	14.300	838852.8491	951792.9838
19	0.000	838874.3791	951793.7477
20	0.000	838885.8076	951794.7374
21	13.950	838904.4035	951731.7946
22	13.950	838896.7780	951778.0579
24	0.000	838877.7895	951725.8139
25	14.050	838906.0697	951726.8211
26	0.000	838887.9334	951731.1898
27	14.400	838811.7126	951719.5767
30	0.000	838875.6453	951777.6971
33	14.700	838783.0317	951784.1116

POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
34	13.900	838969.3330	951705.6040
36	13.700	838933.7190	951747.9776
37	13.600	838942.5044	951731.2214
38	13.750	838916.2465	951796.3651
40	14.100	838905.8238	951706.5531
41	13.400	838971.5306	951748.4669
42	13.950	838942.3350	951705.9315
43	13.950	838872.3321	951809.1931
44	13.650	838921.1188	951776.1546
45	13.900	838897.4074	951752.8368
46	13.600	838969.4192	951723.9984
47	14.400	838782.7613	951807.3944
48	14.550	838782.4909	951830.6773
80	14.250	838912.9999	951833.7698
81	14.370	838917.3598	951836.8098
82	14.410	838931.9598	951837.1898
83	14.010	838935.6799	951814.6798
84	14.530	838958.9499	951798.0699
85	14.450	838959.0099	951802.1099
86	14.300	838870.8499	951832.5197

POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
87	14.270	838828.7199	951831.3296
103	14.330	838959.6800	951777.7399
106	14.700	838866.5314	951787.8017
107	13.700	838972.4200	951766.7499
108	13.690	838975.2500	951766.9699
109	14.280	838971.5500	951776.6149
110	14.280	838971.0500	951776.7699
111	14.320	838962.9600	951776.5599
112	14.370	838963.0400	951777.8399

NOTES

1) SEE NOTES ON SHEET C-02

LEGEND

- 0.00 EXISTING ELEVATION
- 0.00 PROPOSED ELEVATION
- 0.00 MATCHING ELEVATIONS
- FLOW DIRECTION
- BASIN LIMIT
- PROPOSED PAVEMENT (ASPHALT AND CONCRETE)
- PROPOSED BUILDING

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ, P.E.
FLORIDA LICENSE No. 76984
STATE OF FLORIDA PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

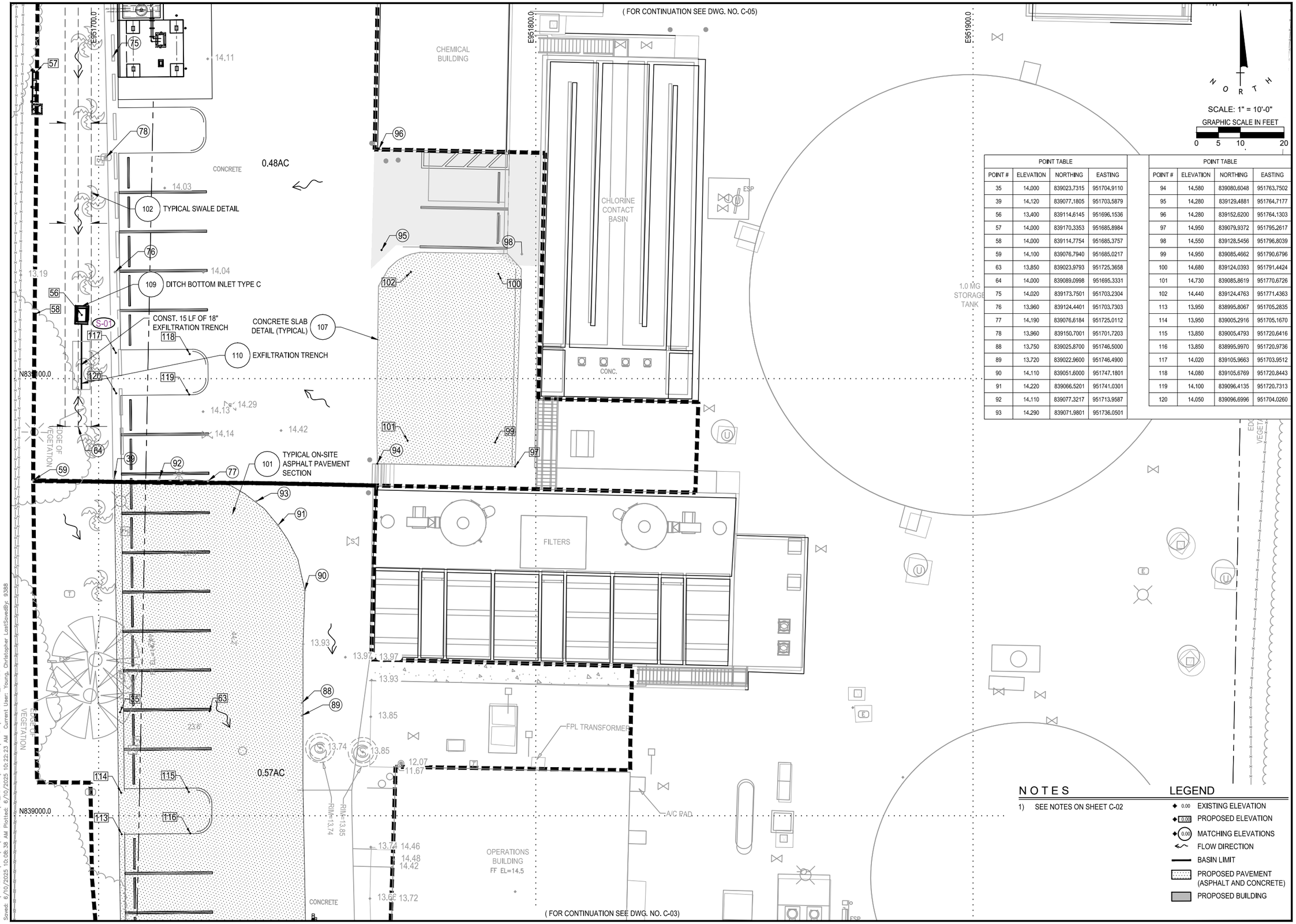
PAVING AND GRADING - PARTIAL PLAN (SHEET 2)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
C-03
Sheet 3 of 12

File: V:\PROJECTS\ANY\Y7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_C-02.DWG
Saved: 6/10/2025 1:53:43 PM Plotted: 6/10/2025 1:58:15 PM Current User: Young, Christopher LastSavedBy: 9388



POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
35	14.000	839023.7315	951704.9110
39	14.120	839077.1805	951703.5879
56	13.400	839114.6145	951696.1536
57	14.000	839170.3353	951685.8984
58	14.000	839114.7754	951685.3757
59	14.100	839076.7940	951685.0217
63	13.850	839023.9793	951725.3658
64	14.000	839089.0998	951695.3331
75	14.020	839173.7501	951703.2304
76	13.960	839124.4401	951703.7303
77	14.190	839076.6184	951725.0112
78	13.960	839150.7001	951701.7203
88	13.750	839025.8700	951746.5000
89	13.720	839022.9600	951746.4900
90	14.110	839051.6000	951747.1801
91	14.220	839066.5201	951741.0301
92	14.110	839077.3217	951713.9587
93	14.290	839071.9801	951736.0501

POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
94	14.580	839080.6048	951763.7502
95	14.280	839129.4881	951764.7177
96	14.280	839152.6200	951764.1303
97	14.950	839079.9372	951795.2617
98	14.550	839128.5456	951796.8039
99	14.950	839085.4662	951790.6796
100	14.680	839124.0393	951791.4424
101	14.730	839085.8619	951770.6726
102	14.440	839124.4763	951771.4363
113	13.950	838995.8067	951705.2835
114	13.950	839005.2916	951705.1670
115	13.850	839005.4793	951720.6416
116	13.850	838995.9970	951720.9736
117	14.020	839105.9663	951703.9512
118	14.080	839105.6769	951720.8443
119	14.100	839096.4135	951720.7313
120	14.050	839096.6996	951704.0260

NOTES

1) SEE NOTES ON SHEET C-02

LEGEND

- 0.00 EXISTING ELEVATION
- 0.00 PROPOSED ELEVATION
- (0.00) MATCHING ELEVATIONS
- FLOW DIRECTION
- BASIN LIMIT
- PROPOSED PAVEMENT (ASPHALT AND CONCRETE)
- PROPOSED BUILDING

(FOR CONTINUATION SEE DWG. NO. C-03)

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS BUILDING AT MAIN WTP

BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ, P.E.
FLORIDA LICENSE No. 76984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

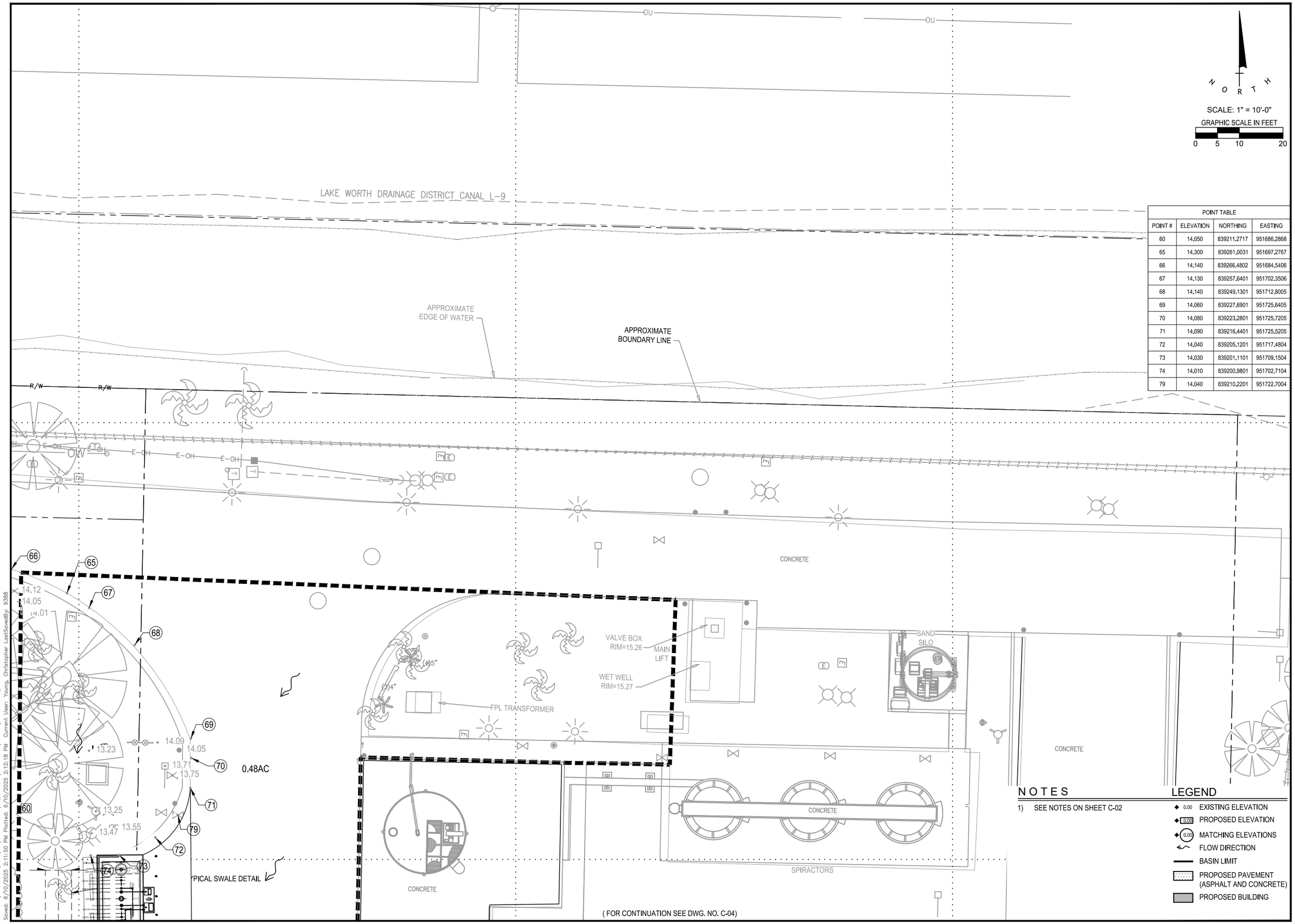
PAVING AND GRADING - PARTIAL PLAN (SHEET 3)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
C-04
Sheet 4 of 12

File: V:\PROJECTS\ANY\X7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_C-02.DWG
Saved: 6/10/2025 10:08:38 AM Plotted: 6/10/2025 10:22:23 AM Current User: Young, Christopher LastSavedBy: 9388



POINT TABLE			
POINT #	ELEVATION	NORTHING	EASTING
60	14.050	839211.2717	951686.2868
65	14.300	839261.0031	951697.2767
66	14.140	839266.4802	951684.5406
67	14.130	839257.6401	951702.3506
68	14.140	839249.1301	951712.8005
69	14.060	839227.6901	951725.6405
70	14.080	839223.2801	951725.7205
71	14.090	839216.4401	951725.5205
72	14.040	839205.1201	951717.4804
73	14.030	839201.1101	951709.1504
74	14.010	839200.9801	951702.7104
79	14.040	839210.2201	951722.7004

NOTES

1) SEE NOTES ON SHEET C-02

LEGEND

- 0.00 EXISTING ELEVATION
- [0.00] PROPOSED ELEVATION
- (0.00) MATCHING ELEVATIONS
- FLOW DIRECTION
- BASIN LIMIT
- PROPOSED PAVEMENT (ASPHALT AND CONCRETE)
- PROPOSED BUILDING

(FOR CONTINUATION SEE DWG. NO. C-04)

File: V:\PROJECTS\AHY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_C-02.DWG
Saved: 6/10/2025 2:11:50 PM Plotted: 6/10/2025 2:12:18 PM Current User: Young, Christopher LastSavedBy: 9388

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ, P.E.
FLORIDA LICENSE No. 76984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

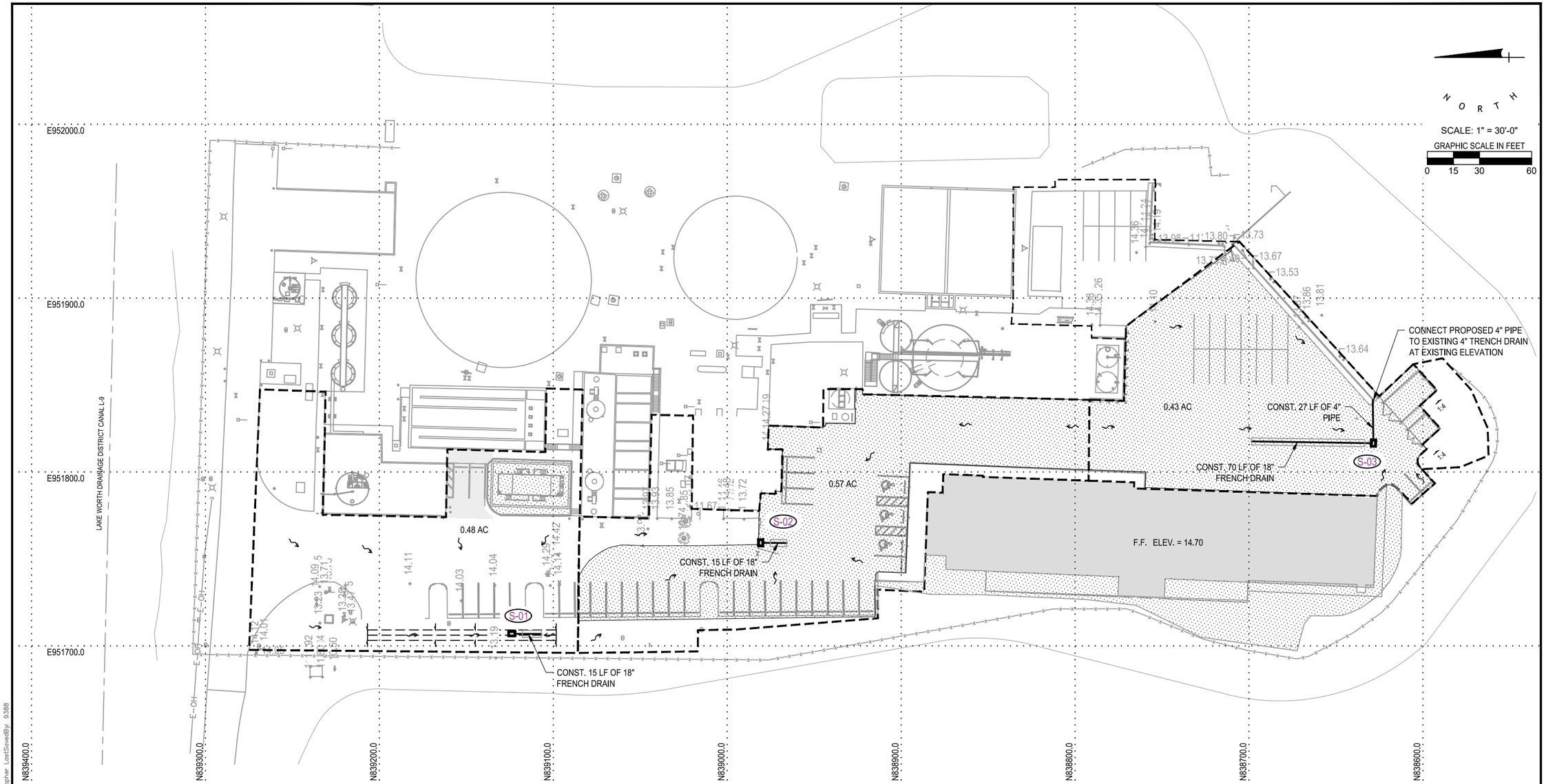
No.	Submittal / Revision	Apv	By	Date

PAVING AND GRADING - PARTIAL PLAN (SHEET 4)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
C-05
Sheet 5 of 12



NOTES

1) SEE GENERAL NOTES ON SHEET G-03.

LEGEND

- 0.00 EXISTING ELEVATION
- 0.00 PROPOSED ELEVATION
- (0.00) MATCHING ELEVATIONS
- FLOW DIRECTION
- BASIN LIMIT
- PROPOSED PAVEMENT (ASPHALT AND CONCRETE)
- PROPOSED BUILDING

S-01

DITCH BOTTOM INLET TYPE C
(H-20 RATED)
W/ TYPE II SKIMMER (S)
INDEX No : 425-052, 443-002
EASTHING : 951696.2641
NORTHING : 839114.6961
RIM EL. = 13.40
FL EL. = 8.90 (S) (18" FD)
SUMP = 4.0'
BOTTOM EL. = 4.90

S-02

DITCH BOTTOM INLET TYPE C
(H-20 RATED)
W/ TYPE II SKIMMER (S)
INDEX No : 425-052, 443-002
EASTHING : 951748.4581
NORTHING : 838971.5670
RIM EL. = 13.40
FL EL. = 8.9 (S) (18" FD)
SUMP = 4.0'
BOTTOM EL. = 4.90

S-03

DITCH BOTTOM INLET TYPE C
(H-20 RATED)
W/ TYPE II SKIMMER (N)
INDEX No : 425-052, 443-002
EASTHING : 951696.2641
NORTHING : 839114.6961
RIM EL. = 13.40
FL EL. = 8.90 (N) (18" FD)
FL EL. = 12.15 (E) (4")
SUMP = 4.0'
BOTTOM EL. = 4.90

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ, P.E.
FLORIDA LICENSE No. 76984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

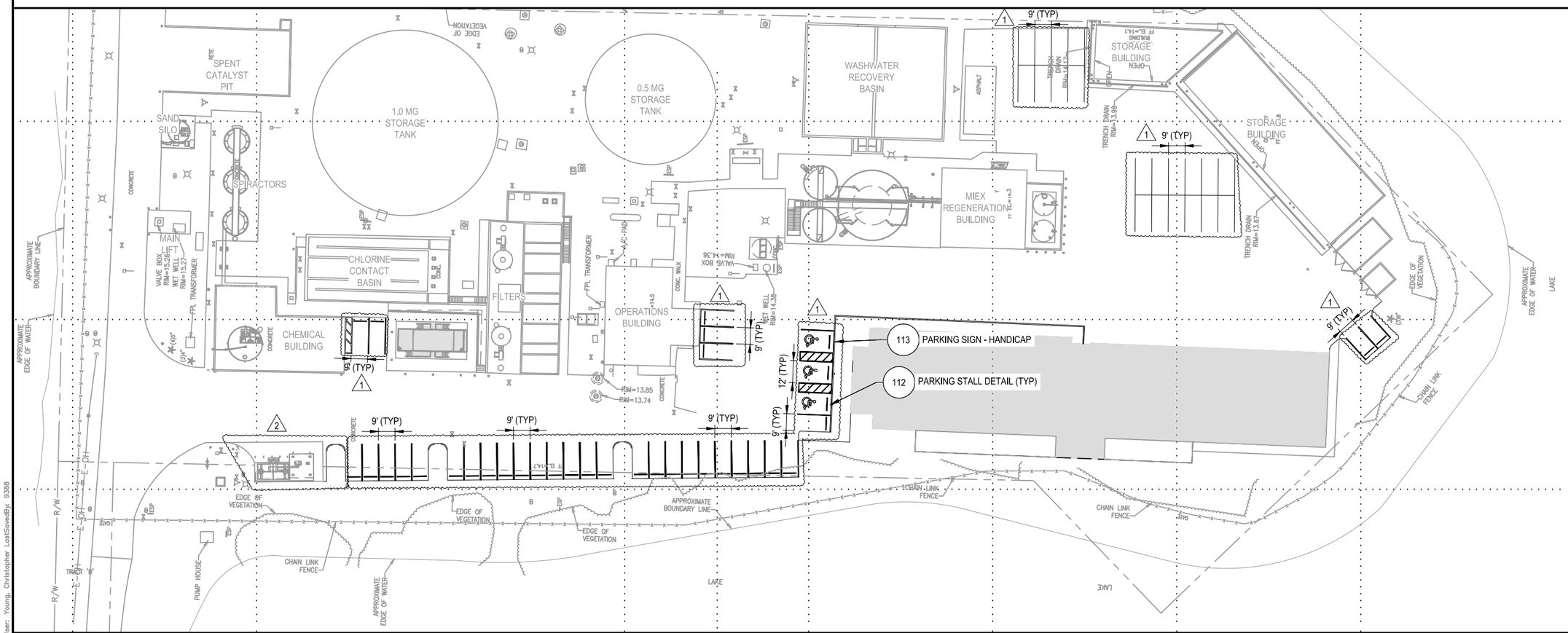
DRAINAGE PLAN

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
C-06
Sheet 6 of 12

File: V:\PROJECTS\ANY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_C-06.DWG
Saved: 6/10/2025 2:03:39 PM Plotted: 6/10/2025 2:04:07 PM Current User: Young, Christopher LastSavedBy: 9388



Drawing Copyright © 2024

4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

NORTH

SCALE: 1" = 30'-0"

GRAPHIC SCALE IN FEET

0 15 30 60

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS BUILDING AT MAIN WTP

1"

BAR IS 1-INCH LONG AT FULL SCALE.

DOUGLAS K. HAMMANN, P.E.
FLORIDA PE # 50589

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date
2	OWNER REVISION	SB	CY	6/9/2025
1	SPA COMMENT	SB	CY	6/3/2025

STRIPING PLAN AND DETAILS

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
C.YOUNG	C.YOUNG	D.K.HAMMANN
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

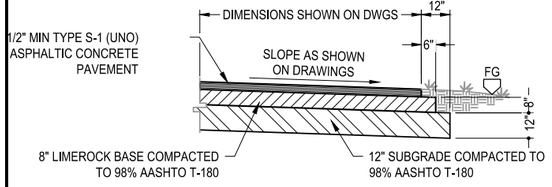
Drawing No.:

C-07

Sheet 7 of 12

File: V:\PROJECTS\ANY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_C-07.DWG
Saved: 6/9/2025 4:43:07 PM Plotted: 6/10/2025 10:22:51 AM Current User: Young, Christopher LastSavedBy: 9388

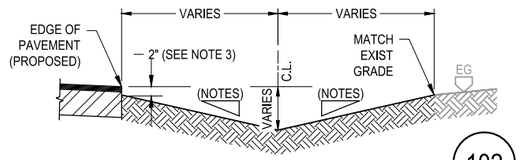
NOTES:
1) PAVEMENT AND BASE SHALL BE AS SPECIFIED IN 02510 - ASPHALTIC PAVEMENT AND BASE.
2) 1-1/2" TYPE S-1 TYPICAL UNLESS NOTED OTHERWISE (UNO) ON DRAWINGS.



TYPICAL ON-SITE ASPHALT PAVEMENT SECTION

101

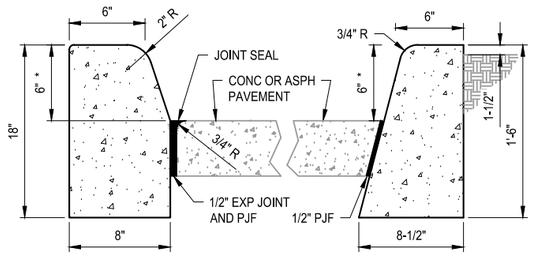
NOTES:
1) UP SLOPE OF SWALE MAY VARY TO MATCH EXISTING GRADE.
2) THE TOP OF SOD ELEVATION AT EDGE OF PAVEMENT SHALL BE NO GREATER THAN THE FINAL EDGE OF PAVEMENT ELEVATION.
3) THE PARABOLIC END OF THE SWALE SHALL HAVE SAME SLOPE AND PAVEMENT EDGE REQUIREMENTS AS SHOWN TO MATCH EXISTING DRIVEWAYS. TOP OF EXISTING SOD TO BE EQUAL TO OR LOWER THAN THE ADJACENT SWALED PAVEMENT ELEVATION.
4) ON-SITE SWALE WIDTHS SHALL BE AS NOTED ON DRAWINGS.
5) MINIMUM SWALE SLOPE SHALL BE AS NOTED ON DRAWINGS, BUT IN NO INSTANCE SHALL SLOPES EXCEED 3:1 (H:V).

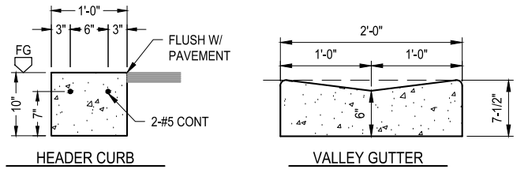


TYPICAL SWALE DETAIL

102

NOTES:
1) EXPANSION JOINT, PRE-FORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.
2) CONCRETE SHALL BE CURB MIX 3000 PSI MIN AT 28 DAYS.
3) 1/2" PJF REQD ONLY FOR CONCRETE PAVEMENT.
4) PROVIDE SAWCUT JOINT FOR CURBS AT 10'-0" O.C. MAX.
5) * = 6" OR MATCH EXISTING CURB HEIGHT.
6) PROVIDE SUBGRADE OF 6" COMPACTED LIMEROCK TYPICAL, UNLESS NOTED OTHERWISE.

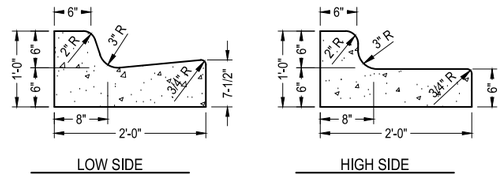




CONCRETE CURB DETAILS

103

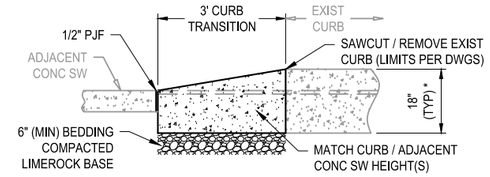
NOTES:
1) WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE NOTED ON PLANS.
2) CONCRETE SHALL BE 3000 PSI AS SPECIFIED IN SECTION 02630 - CONCRETE SIDEWALKS, DRIVES AND CURBS.



TYPE "F" CONCRETE CURB & GUTTER

104

NOTES:
1) EXPANSION JOINT, PRE-FORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.
2) * = 18" OR MATCH EXISTING CURB HEIGHT.
3) PROVIDE SAWCUT JOINTS FOR CURBS AT 10'-0" CENTERS MAXIMUM.
4) TRANSITION TYPICAL AT OPPOSITE SIDE.

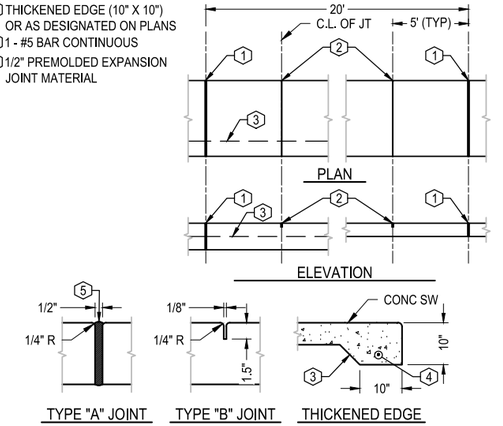


CURB TRANSITION

105

NOTES:
1) TYPE "A" JOINTS SHALL BE USED ON SIDEWALKS @ 20' CENTERS TYPICAL, POINTS OF CURVATURE AND POINTS OF TANGENCY AT CURVES.
2) TYPE "A" JOINTS SHALL BE USED AT JUNCTIONS OF EXIST AND NEW SIDEWALKS AND WHERE SIDEWALK ABUTS CONC CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
3) TYPE "B" JOINTS SHALL BE USED ON SIDEWALKS @ 5' CENTERS.
4) SIDEWALKS SHALL BE 4" THICK EXCEPT AT DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
5) SIDEWALKS WIDTH SHALL BE AS INDICATED ON DRAWINGS.
6) WHERE EXIST SIDEWALK IS DISTURBED / DAMAGED BY WORK, RESTORATION LIMITS SHALL BE FULL SIDEWALK WIDTH TO FIRST JOINT EITHER SIDE OF DISTURBED / DAMAGED AREA.

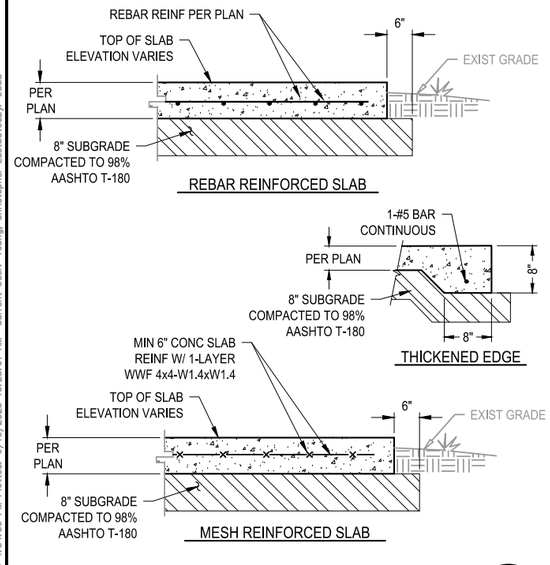
KEY NOTES
1 JOINT TYPE "A"
2 JOINT TYPE "B"
3 THICKENED EDGE (10" X 10") OR AS DESIGNATED ON PLANS
4 1 - #5 BAR CONTINUOUS
5 1/2" PREMOLDED EXPANSION JOINT MATERIAL



CONCRETE SIDEWALK / JOINTS

106

NOTES:
1) CONCRETE SHALL BE 3,000 PSI AS SPECIFIED IN SECTION 02630-CONCRETE SIDEWALKS, DRIVES AND CURBS.
2) WHERE SLAB ABUTTS ADJACENT CONCRETE OR STRUCTURE, PROVIDE 1/2" THICK ASPHALTIC EXPANSION MATERIAL JOINT.
3) PROVIDE 8-INCH THICKENED EDGE WHERE INDICATED ON PLANS. REMESH / REBAR SHALL EXTEND INTO THICKENED EDGE TYPICAL.

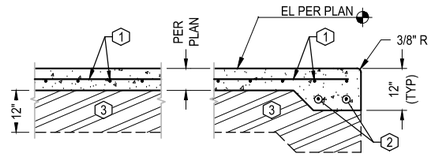


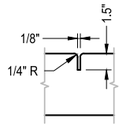
CONCRETE SLAB DETAIL (TYPICAL)

107

NOTES:
1) CONCRETE SHALL BE 4,000 PSI MIX AS SPECIFIED IN SECTION 03300-CONCRETE.
2) FINISH SHALL BE TYPE S-4 AS SPECIFIED IN SECTION 03300-CONCRETE.
3) PROVIDE EQUALLY SPACED CONTRACTION JOINTS @ 25' MAXIMUM SPACING.
4) THICKENED EDGES SHALL BE PROVIDED AT LOCATIONS SHOWN ON DRAWINGS.
5) PROVIDE PREMOLDED JOINT FILLER, PER SPECIFICATION SECTION 03251, AT ALL PAVEMENT OBSTRUCTIONS AND AT ALL LOCATIONS WHERE PAVEMENT ABUTTS STRUCTURES, SIDEWALKS OR OTHER PAVEMENTS.

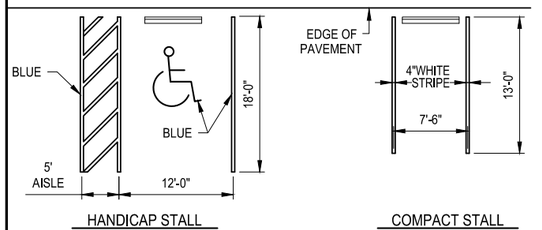
KEY NOTES
1 #4 BARS @ 15" OC EW MID-DEPTH (UNO)
2 2 - #5 CONTINUOUS (BOTTOM)
3 12" SUBGRADE COMPACTED TO 98% AS PER ASTM D-1557





(HEAVY EQUIPMENT)
CONCRETE PAVING

108



1
PARKING STALL DETAIL

112

NOTE:
1) MOUNT 7'-0" ABOVE PAVED SURFACE.



PARKING SIGN - HANDICAP

113

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

DOUGLAS K. HAMMANN, P.E.
FLORIDA PE # 50589

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date
1	SPA COMMENT	SB	CY	6/5/2025

STARDARD DETAILS - CIVIL (SHEET 1)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
C.YOUNG	C.YOUNG	D.K.HAMMANN
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
CD-01
Sheet 8 of 12

File: V:\PROJECTS\ANY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_CD-01.DWG
Saved: 6/9/2025 4:54:36 PM Plotted: 6/10/2025 10:23:01 AM Current User: Young, Christopher LastSavedBy: 9388

NOTES:

1) ALL PIPE AND FITTINGS UP TO THE D.C.D.A. SHALL BE DUCTILE IRON CEMENT LINED.

2) THE INITIAL TEST OF THE BACKFLOW PREVENTION ASSEMBLY SHALL BE PERFORMED BY A CERTIFIED BACKFLOW TECHNICIAN. THE SUCCESSFUL TEST REPORT SHALL BE PROVIDED TO THE VILLAGE PRIOR TO THE FIRE LINE BEING PLACED INTO SERVICE.

3) THE DOUBLE CHECK DETECTOR ASSEMBLY SHALL BE APPROVED BY THE UNIVERSITY OF SOUTHERN CALIFORNIA (U.S.C.) OR THE A.S.S.E. (WITH ONE YEAR FIELD TESTING).

4) WHEN FIRE LINE LENGTH IS OVER ONE PIPE LENGTH, LINE SHALL BE TERMINATED WITH A GATE VALVE (=POINT OF SERVICE). NO PIPE JOINTS / CONNECTIONS ARE PERMITTED BETWEEN POINT OF SERVICE AND VERTICAL 90° BEND.

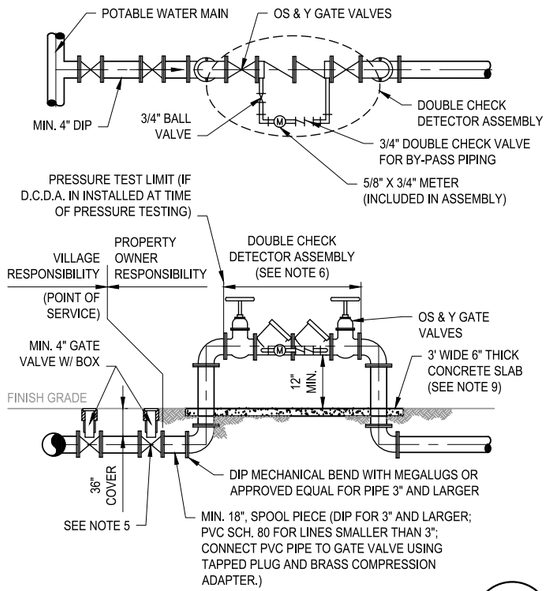
5) THE DESIGN SHALL MINIMIZE ANY POTENTIAL FOR WATER MAIN WITH NO FLOW. A FIRE HYDRANT LOCATED NEAR THE DOUBLE CHECK DETECTOR ASSEMBLY MAY BE REQUIRED FOR LONG, DEAD ENDING DEDICATED FIRE LINES.

6) AN APPROVED REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY SHALL BE REQUIRED FOR ALL FIRE SYSTEMS WITH STORAGE TANKS AND/OR AUXILIARY WATER SUPPLY.

7) TAMPER SWITCHES MAY BE REQUIRED BY THE FIRE MARSHALL.

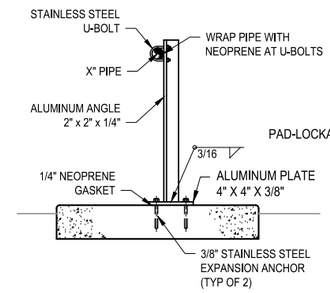
8) PIPE MATERIAL ON THE CUSTOMER SIDE OF POINT OF SERVICE SHALL COMPLY WITH FIRE MARSHALL REQUIREMENTS.

9) 3' WIDE 6" THICK CONCRETE SLAB IS RECOMMENDED FOR ASSEMBLY SMALLER THAN 4".



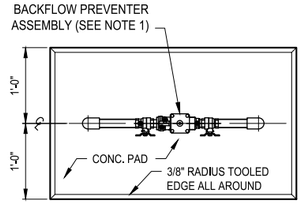
WM02

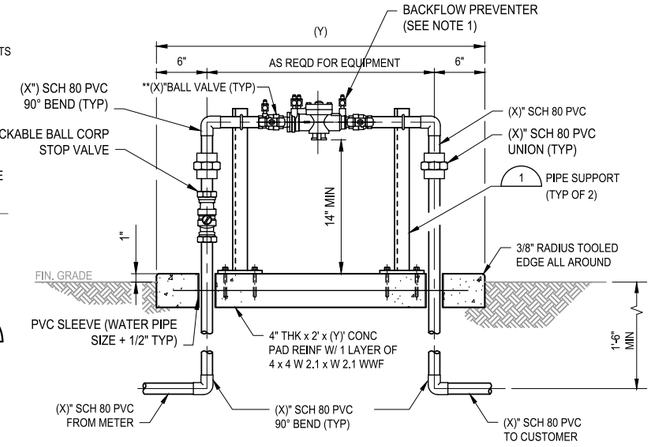
DOUBLE CHECK DETECTOR ASSEMBLY



DETAIL 1

SCALE: NTS



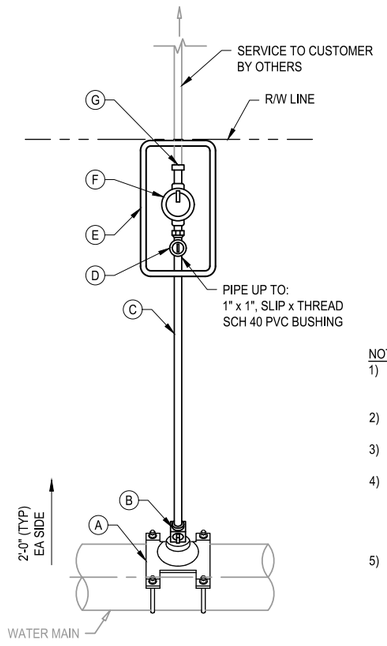


NOTES:

1. BACKFLOW PREVENTER SHALL BE RPZ TYPE AS SPECIFICED AND USC APPROVED.
2. ** PROVIDED BY BACKFLOW MANUFACTURER.
3. (X)" = SERVICE SIZE 1" THROUGH 2".
4. EXPOSED PVC PIPE SHALL BE PAINTED PER STANDARD SPECIFICATIONS.
5. CONTRACTOR TO SECURE PLUMBING PERMIT WITH THE LOCAL BUILDING DEPARTMENT.

WM07

BACKFLOW PREVENTER 1" - 2"(R.P.Z. TYPE)



LEGEND

- (A) MAIN X 1" CC TAP DOUBLE BALE SERVICE SADDLE, SMITH BLAIR 313
- (B) 1" CORPORATION STOP, FORD F1000-4-Q-NL
- (C) 1" AWWA C901, SDR9, PE 4710, BLUE POLY PIPE, 250 PSI
- (D) KEYED METER STOP 5/8" CTS COMPRESSION X 5/8", FORD BA43-242W
- (E) NDS SINGLE 12" STANDARD BOX, #D1200 B/O W/ SINGLE PLASTIC LID AND CAST IRON READER # D1200
- (F) 5/8" MASTER METER (PROVIDED/INSTALLED BY VILLAGE)
- (G) 5/8" x 3/4" METER TAIL AND 3/4" SCH 40 PVC FEMALE ADAPTER. (PROVIDED/INSTALLED BY VILLAGE)

NOTES:

1) LOCATION OF WATER SERVICES SHALL BE DETERMINED IN THE FIELD BY OWNER OR RESIDENT PROJECT REPRESENTATIVE.

2) SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE 18" CENTERS (MIN).

3) MINIMUM COVER FOR SERVICE LINES SHALL BE 2'-0".

4) ALL BRASS COMPONENTS THAT COME IN CONTACT WITH POTABLE WATER SHALL MEET NSF/ANSI STANDARD 61, ANNEX G AND/OR NSF/ANSI STANDARD 372 AS APPLICABLE. BRASS ALLOY SHALL NOT CONTAIN MORE THAN 0.25% LEAD BY WEIGHT.

5) WATER SERVICE ARE NOT TO BE INSTALLED UNDER DRIVEWAYS OR SIDEWALKS.

WM11

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

DOUGLAS K. HAMMANN, P.E.
FLORIDA PE # 50589

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date
1	SPA COMMENT	SB	CY	6/5/2025

STARDARD DETAILS - CIVIL (SHEET 2)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
C.YOUNG	C.YOUNG	D.K.HAMMANN
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
CD-02
Sheet 9 of 12

File: V:\PROJECTS\ANY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_CD-01.DWG
Saved: 6/9/2025 4:54:36 PM Plotted: 6/10/2025 10:35:32 AM Current User: Young, Christopher LastSavedBy: 9388

GENERAL NOTES:

1. Work this Index with Index 425-001 and Index 425-010.

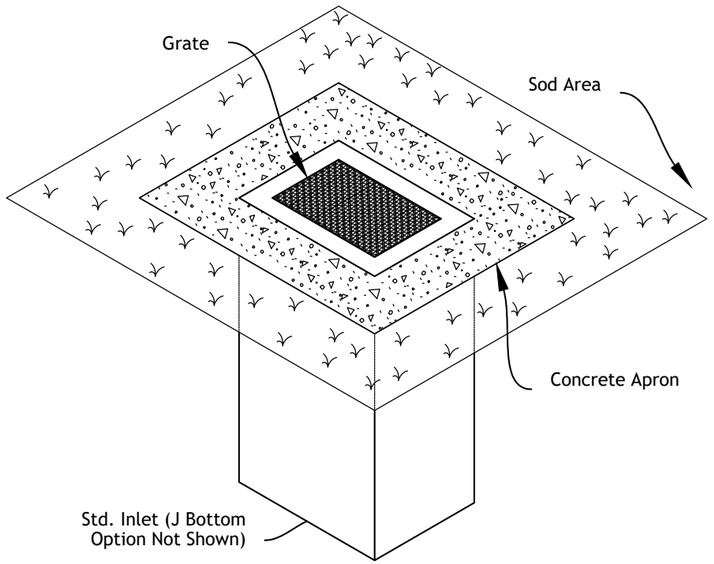
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¼" radius.

3. All reinforcing is Grade 60 bars with 2" minimum. cover unless otherwise noted. Cut or bend bars for 1½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.

4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.

5. Quantities are for informational and estimating purposes only.

6. Slots are not permitted on sides with grate seats.



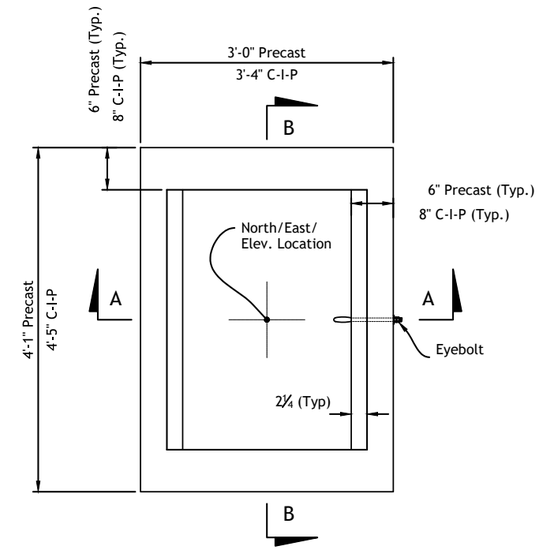
DITCH BOTTOM INLET TYPE C

109

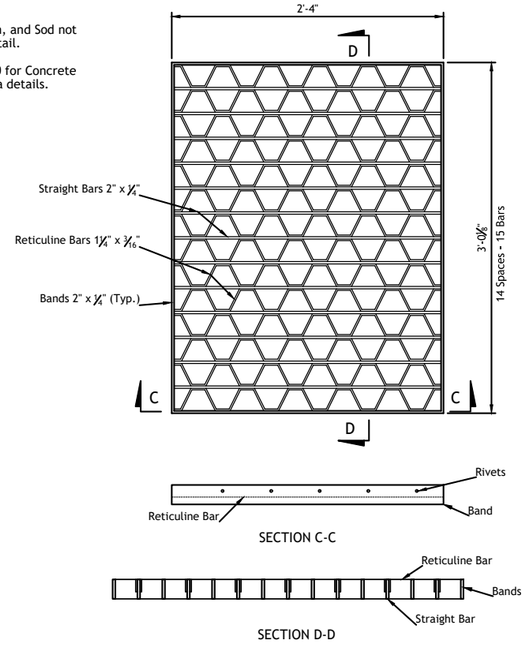
TABLE 1 HORIZONTAL WALL REINFORCING SCHEDULE				
DEPTH	SCHEDULE	AREA	MAX. SPACING	
			BARS	WWF
0' - 15'	A12	0.20	12"	8"

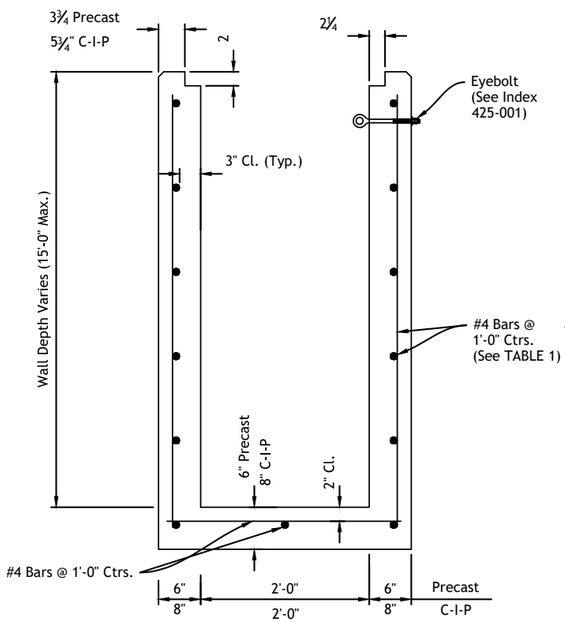
NOTES:

1. Grate, Concrete Apron, and Sod not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Sodded Area details.

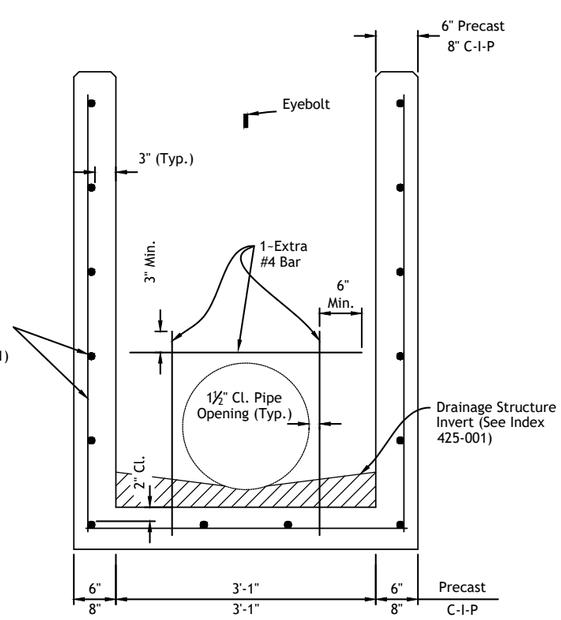


PLAN





SECTION A-A
(Pipe Opening Not Shown)



SECTION B-B
(Pipe Opening Shown)

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON RUIZ P.E.
FLORIDA P.E. LICENSE
No. 76984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

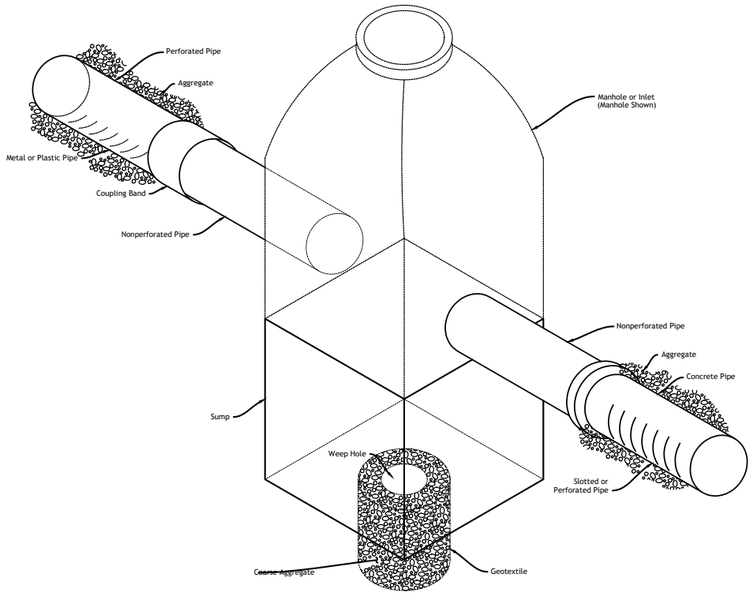
STARDARD DETAILS - CIVIL (SHEET 3)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

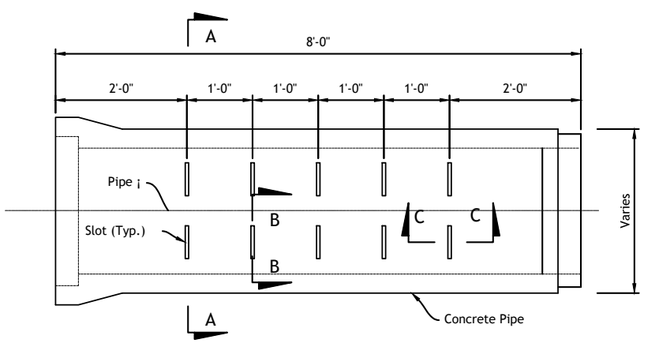
Drawing No.:
CD-03
Sheet 10 of 12

File: V:\PROJECTS\ANY\X7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_CD-01.DWG
Saved: 6/10/2025 1:27:49 PM Plotted: 6/10/2025 1:58:38 PM Current User: Young, Christopher LastSavedBy: 9388



FRENCH DRAIN ASSEMBLY

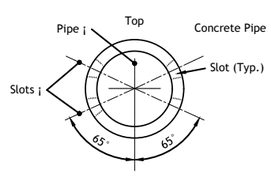
ROUND PIPE		
Pipe Size	Slot Cut	
	Opening (C)	
	Min.	Max.
15"	12"	14"
18"	12"	14"
24"	16"	18"
30"	16"	18"
36"	22"	24"
42"	22"	24"
48"	22"	24"
54"	24"	26"
60"	24"	26"
66"	24"	26"
72"	24"	26"



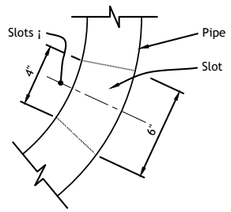
SIDE VIEW

NOTES:

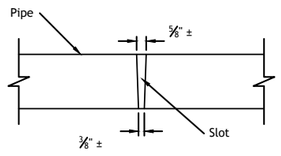
1. 2'-0" for 8'-0" joints of pipe; 2'-6" for 12'-0" joints of pipe
2. A curved cut is acceptable provided the control dimension is maintained.



15" to 30"
SECTION A-A



SECTION B-B



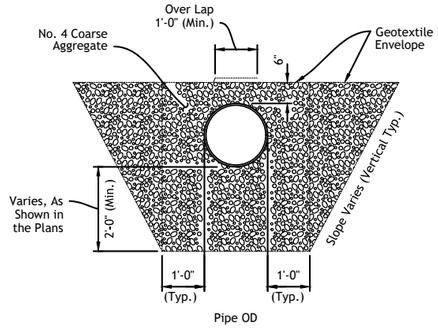
SECTION C-C

EXFILTRATION TRENCH

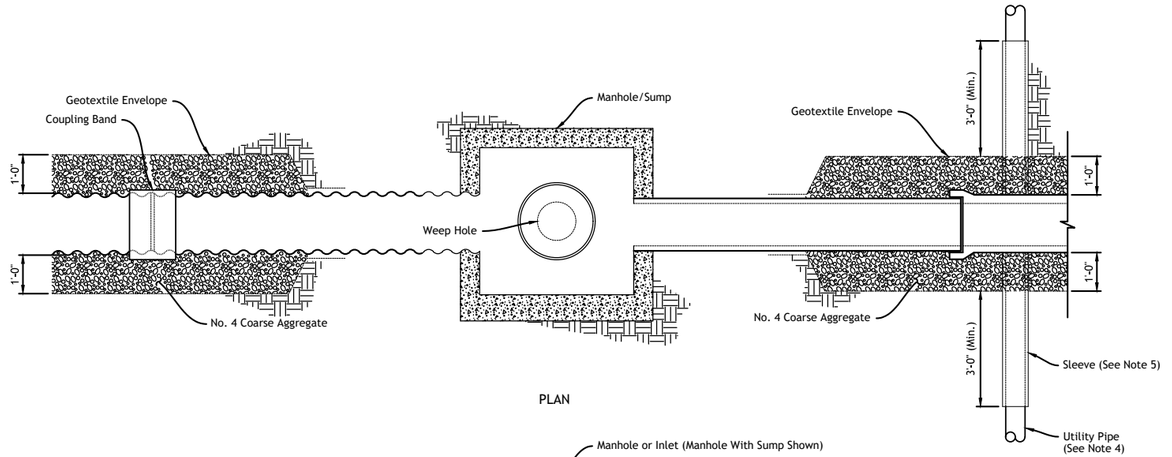
110

NOTES:

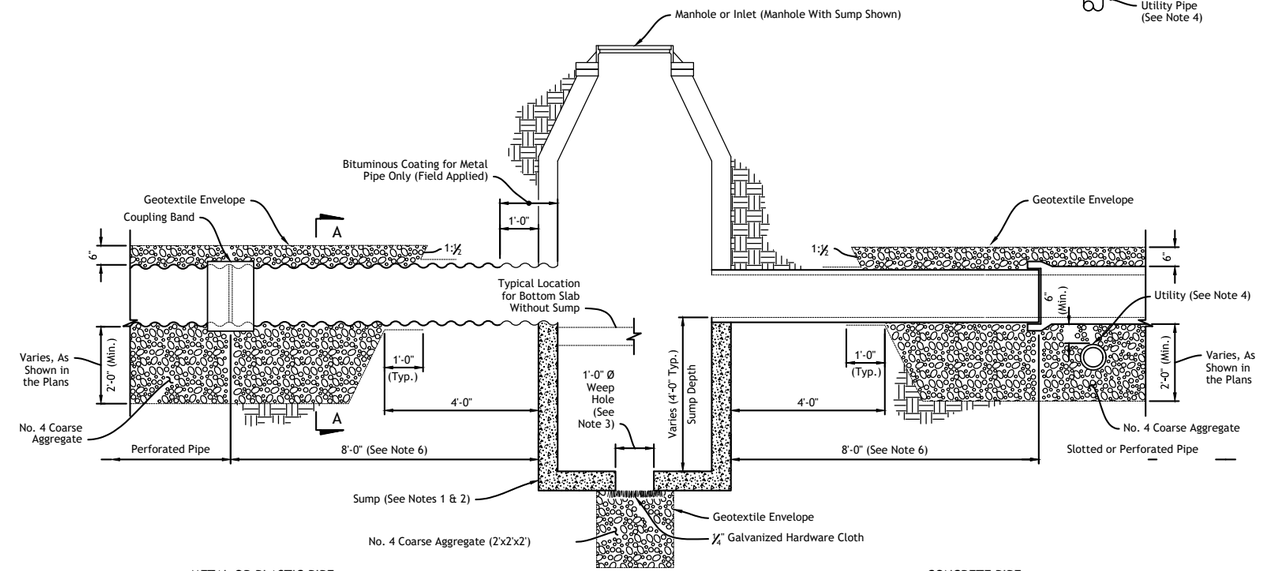
1. Construct sumps unless excluded in the Plans.
2. For additional sump bottom information see Index 425-001.
3. Construct weep holes only where called for in the Plans.
4. Only cast and ductile iron sanitary sewer, or cast iron, ductile and steel water mains will be allowed to pass directly through french drain (without sleeve).
5. Use only steel, cast or ductile iron sleeves.
6. No slots or perforations.



SECTION A-A



PLAN



METAL OR PLASTIC PIPE — CONCRETE PIPE

ELEVATION

Drawing Copyright © 2024

4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ P.E.
FLORIDA P.E. No. 76984
FLORIDA LICENSE No. 76984 STATE OF FLORIDA PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

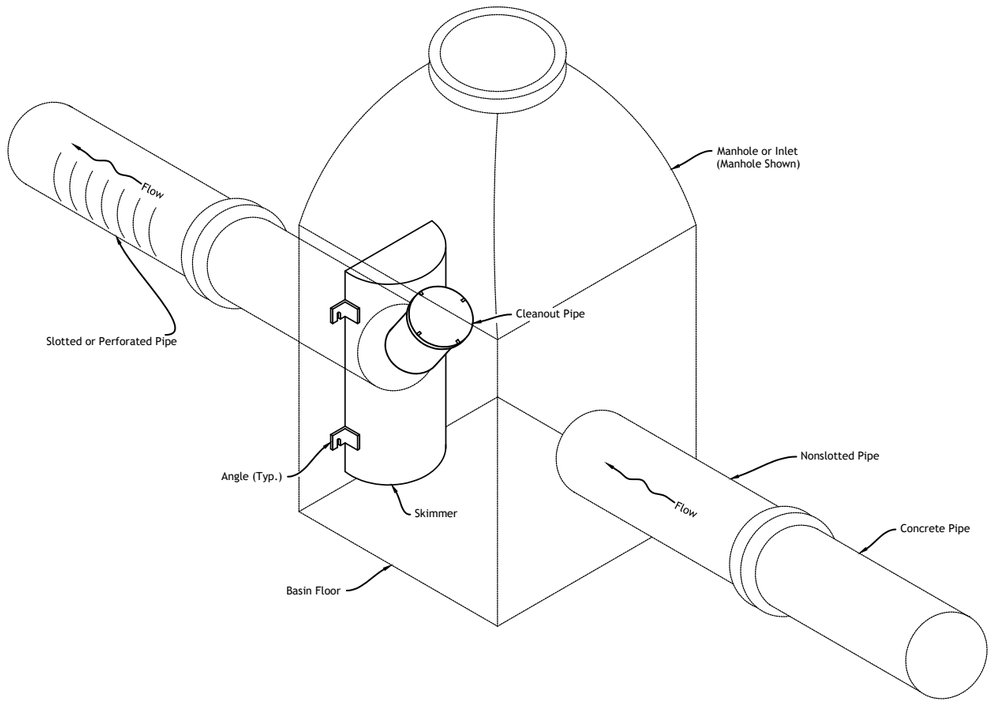
STARDARD DETAILS - CIVIL (SHEET 4)

SITE PLAN AMENDMENT

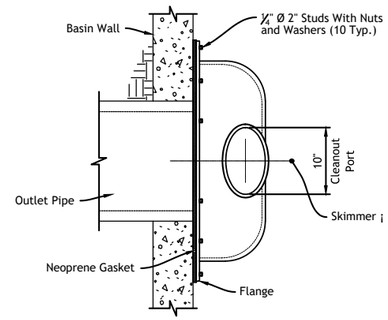
Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:
CD-04
Sheet 11 of 12

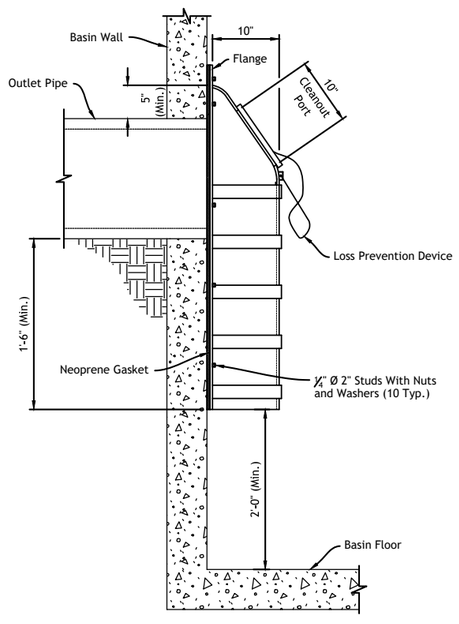
File: V:\PROJECTS\ANY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_CD-01.DWG
Saved: 6/10/2025 1:27:49 PM Plotted: 6/10/2025 1:58:39 PM Current User: Young, Christopher LastSavedBy: 9388



SKIMMER FOR FRENCH DRAIN OUTLETS ASSEMBLY



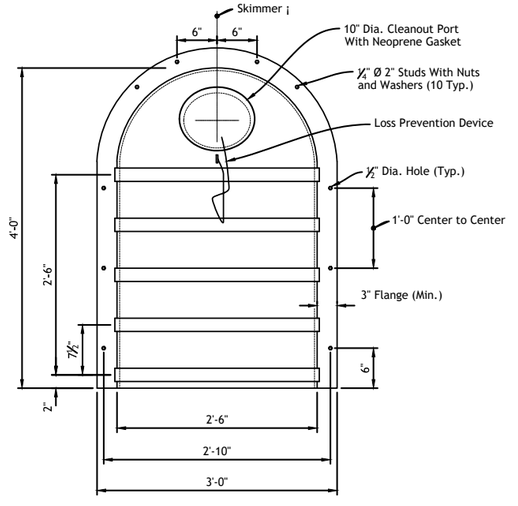
PLAN



SIDE ELEVATION

NOTE:

Install a gasket for the cleanout with either a threaded screw-in lid or a lid secured by four stainless steel quick-release latches.



FRONT ELEVATION

TYPE II DETAILS

SKIMMER TYPE II

111

File: V:\PROJECTS\ANY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\081588.000_CD-01.DWG
Saved: 6/10/2025 1:27:49 PM Plotted: 6/10/2025 1:58:40 PM Current User: Young, Christopher LastSavedBy: 9388

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ P.E.
FLORIDA P.E. No. 76984

FLORIDA LICENSED PROFESSIONAL ENGINEER
No. 76984
STATE OF FLORIDA

IT IS A VIOLATION OF LAW FOR ANYONE, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

STARDARD DETAILS - CIVIL
(SHEET 5)

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
4-10-2025	081588.000	AS SHOWN

Drawing No.:

CD-05

Sheet 12 of 12



UTILITIES AND OPERATIONS BUILDING AT MAIN WATER TREATMENT PLANT DRAINAGE REPORT

City of Palm Springs

CHA Project Number: 081588.000

April 2025

ANGELA M. BARON-RUIZ
LICENSE
No. 76984
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by

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.

Prepared for:
The Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

Prepared by:
CHA Consulting, Inc.
8935 NW 35th Lane, Suite 200
Doral, FL 33172
Phone: (305) 592-7283

This document is intended for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. Any dissemination, distribution, or copying of this document is strictly prohibited.

TABLE OF CONTENTS

1.0 INTRODUCTION 2
1.1 Project Description 2
1.2 Project Location 2
1.3 Project Datum 2
1.4 Scope of Work 2
2.0 EXISTING CONDITIONS 2
2.1 Soils 3
2.2 Groundwater 3
2.3 Wetlands 3
2.4 Floodplain 3
2.5 Existing Drainage Conditions 3
2.6 Contaminated Areas 4
3.0 DESIGN CRITERIA 4
3.1 Water Quality Treatment Criteria 4
3.2 Water Quantity and Runoff Attenuation Criteria 4
3.3 Permitting Requirements 7
4.0 HYDRAULIC ANALYSIS 4
4.1 ICPR Modeling 4
4.1.1 Basin Area 5
4.1.2 Nodes 5
5.0 PROPOSED DRAINAGE IMPROVEMENTS 5
5.1 Water Quality Treatment 6
5.2 Pre-Development vs. Post-Development Runoff Analysis 6
6.0 OPERATION AND MAINTENANCE PLAN 7
7.0 CONCLUSION 7

LIST OF EXHIBITS

Exhibit 1 Location Map
Exhibit 2 Drainage Maps and Erosion Control Plan
Exhibit 3 Soils Report
Exhibit 4 Geotechnical Report
Exhibit 5 Wetlands Map
Exhibit 6 Floodplain
Exhibit 7 Contaminated Areas Map

LIST OF APPENDICES

Appendix A Water Calculations
Appendix B Meeting Minutes
Appendix C Pre-Development Conditions ICPR Model Results
Appendix D Post-Development Conditions ICPR Model Results
Appendix E Operations and Maintenance Plan

1.0 INTRODUCTION

1.1 Project Description

The Village of Palm Springs is planning to make improvements in the Utilities EOC Operations Building at the Main WTP. The services generally consist of a two-story building for the Utility Department's Emergency Operations Center and Operations Building on the existing water utilities site.

The task consists of the demolition of the existing building in the southwest and the construction of a new operations building in the same footprint, remove the small building on the northwest side and replace for parking lots, and turn into impervious areas small grass areas on the North side of the project for be used as parking lots as well.

1.2 Project Location

The improvements in the Utilities EOC Operations Building will be constructed on an approximately 5.2-acre parcel of land located in the heart of Palm Springs at 360 Davis Road characterized for a flat terrain with an urbanized watershed. Refer to **Exhibit 1** for the Location Map.

1.3 Project Datum

The primary vertical datum for this project is NGVD 29.

1.4 Scope of Work

The scope of this task consists of:

- Preparation of design plans consisting of:
  - Grading and drainage plan
  - Drainage Details Sheet
  - Erosion Control Plan
- Water Quality treatment calculations to meet the required pre-treatment volume from the additional impervious area resulting from the removal of the building.
- Runoff attenuation calculations for the additional impervious area resulting from the removal of the building.

2.0 EXISTING CONDITIONS

The project area consists of the essential components of a water treatment plant, as well as administrative buildings connected by access roads and parking areas.

An analysis of the existing drainage system was performed based on elevations obtained from the survey and field visits that helped to better understand the existing drainage patterns and drainage conditions.

Four drainage systems were identified throughout the project, establishing four discharge points based on minimum elevations and flow direction. Systems one and two discharge freely into Bonita Lake without any treatment or drainage structure, and systems three and four discharge into a dry pond and into a trench drain respectively. Refer to **Exhibit 2**

2.1 Soils

The site consists of the soils listed below as mapped by the United States Department of Agriculture, Natural Resources Conservation Service. Refer to **Exhibit 3** for the Soils Report.

5 – Arents-Urban land complex, organic substratum

These soils are described as nearly level, somewhat poorly drained sandy soils that were either dredged from nearby waterways or imported from other areas and used for fill material. The areas were formerly organic marshes and swamps that were filled with a heterogeneous overburden material for urban land use. Refer to **Exhibit 4** corresponding to the Geotechnical Report for more details.

2.2 Groundwater

The groundwater level used in this preliminary stormwater analysis were obtained from the Geotechnical Report prepared by Nutting Engineers of Florida, Inc. The level was encountered at an approximate depth of four to five feet below the existing ground surface levels. For more information, refer to **Exhibit 4** corresponding to the Geotechnical Report.

2.3 Wetlands

The project area is surrounded by the Bonita Lake, however the runoff produced by the additional impervious area will remain within the project area without considering any outfall. Refer to **Exhibit 5** for the Wetlands Map.

2.4 Floodplain

The facilities are located inside the Special Flood Hazard Areas per the FEMA Flood Map classified as AE zone (Base Flood Elevations Determined). The finished floor elevation for the proposed building was adjusted considering this elevation. Refer to **Exhibit 6** for the FEMA Flood Insurance Rate Map.

2.5 Existing Drainage Conditions

This project is part of the facilities of a treatment plant, within which no drainage structures were identified. Approximately 230 linear feet of trench drain located in the southeastern area of the project appear to be the only collection system in the site. The remainder areas are assumed to drain directly into Lake Bonita as runoff.

2.6 Contaminated Areas

In function of the Ground Water Contamination Areas map from DEP, the project area is not located within or close to a contaminated site. Refer to **Exhibit 7** for the Contaminated Areas Map.

3.0 DESIGN CRITERIA

Florida Environmental of Environmental Protection (FDEP) and the City Palm Springs have jurisdiction over this project. Our team met with the FDEP SE District office on January 15, 2025, to determine the specific Environmental Resource Permit requirements and the design criteria for the stormwater system. Refer to **Appendix B** for the meeting minutes. The following subsections outline the anticipated design requirements as they apply to this project.

3.1 Water Quality Treatment Criteria

The calculation was performed for both criteria, the first inch of additional runoff from the developed project and for the 2.5 inches multiplied by the percentage of impermeability, the latter giving the most unfavorable calculation.

- 2.5 inches times the percentage imperviousness from the additional contributing area shall be treated in the proposed French drain systems. Refer to **Appendix A** for the water quality treatment calculations for pre- and post-development conditions.

3.2 Water Quantity and Runoff Attenuation Criteria

Storm Event	Rainfall Depth (inch)	Source	Design Feature	Jurisdiction
25-Year/72-Hour	13.2”	NOAA Atlas 14 Rainfall Data	Volume Discharge	FDEP

4.0 HYDRAULIC ANALYSIS

4.1 ICPR Modeling

The Advanced Interconnected Pond Routing (AdICPR) computer model (Version 4.05) was used to evaluate the existing and proposed drainage systems. The AdICPR computer model is a hydrodynamic model developed by Streamline Technologies, Inc. and simulates hydrologic and hydraulic conditions by generating runoff hydrographs and dynamically routing these hydrographs through stormwater management systems. This computer model is highly known by all Environmental Agencies (FDEP and SFWMD). This method generates runoff hydrographs using the following hydrologic parameters.

1. Basin areas
2. Curve numbers (CN)
3. Percent directly connected impervious area (DCIA)

4. Rainfall depth
5. Rainfall distributions
6. Times of concentration (TOC)

The following subsections describe these parameters in detail and how they were applied in the project hydrologic modeling.

4.1.1 Basin Area

The basin area is the surface area encompassed by the overall project site and is associated with a given node in the network. The area was subdivided into impervious and pervious.

4.1.2 Nodes

In AdICPR, nodes were used to simulate the project site and the receiving groundwater table.

The project site was modeled as a Stage-Volume node encompassing the total storage for the project area. The receiving groundwater node was modeled as a boundary node with uniform tailwater. It was necessary to place a surface discharge node to model system 4, which will not be modified.

5.0 PROPOSED DRAINAGE IMPROVEMENTS

The proposed drainage involves a collection and conveyance system consisting of ditch bottom inlets and 18" French drains. For the post-development conditions, a drainage system consisting of four basins with boundaries similar to the existing drainage patterns is proposed, in order to avoid significant changes in grading and minimize disruption to the existing patterns.
Below is a summary of the proposed improvements in each of the systems:

- System 1: Located north of the project, consists of a ditch bottom inlet with 15 ft of French Drain, with the purpose of treating and mitigating the additional runoff generated by the replacement of green areas with parking lots. A drainage swale to convey runoff to the proposed inlet is proposed on the west side of the basin.
- System 2: Located in the central area of the project. Consists of a ditch bottom inlet with 15 ft of French drain treat and attenuate the runoff.
- System 3: The system three located southwest of the project, currently consists of a small pond that receives the runoff from this area. It is proposed to eliminate the pond and build a ditch bottom inlet with 70 ft of French Drain to meet the water quality and quantity criteria. The existing trench drain currently discharging into the pond will be connected to the proposed DBI.
- System 4: The fourth system is located southwest of the project area. The drainage area for System 4 remains the same as in the Pre-Development condition, discharging freely into Bonita Lake. Since no site improvements are anticipated within System 4, no drainage upgrades will be implemented in that area.

Refer to **Exhibit 2** for the Proposed Drainage and Erosion Control Plan.

5.1 Water Quality Treatment

Water quality treatment for the 2.5 inches times the percentage of imperviousness will be provided with the French Drain proposed in systems one, two and three. The conditions of system four will not be modified. The following table summarizes the additional water quality treatment volume requirements established by FDEP, along with the treatment capacity provided by the proposed system:

Criteria	System	Treatment Volume Required 2.5 Inches x % Imperviousness (ac-ft)	Treatment Volume Provided (ac-ft)	Treatment Method
SFWMD	1	0.017	0.022	French Drain
SFWMD	2	0.000	0.020	French Drain
SFWMD	3	0.090	0.101	French Drain
SFWMD	4	0.000	0.000	-

5.2 Pre-Development vs. Post-Development Runoff Analysis

The pre-development conditions of the project area were compared with the post-development conditions for the 25-Year/72-Hour storm event. As shown in the tables below, the proposed drainage system does not generate runoff leaving the site in the systems 1, 2 and 3, significantly improving the conditions in the area. Refer to **Appendix C** and **Appendix D** for the pre-development and post development conditions ICPR model results.

Storm Event	System	Pre-Development		Link BASIN_OFFSITE Discharge (cfs)
		Warning Stage	Peak Stage	
25-Year/72-Hour	1	13.10	13.32	1.59
25-Year/72-Hour	2	13.10	13.33	1.69
25-Year/72-Hour	3	12.50	13.41	2.72
25-Year/72-Hour	4	13.40	13.52	0.62

Storm Event	System	Post-Development		Link BASIN_OFFSITE Discharge (cfs)
		Warning Stage	Peak Stage	
25-Year/72-Hour	1	13.40	11.24	0.00
25-Year/72-Hour	2	13.40	11.59	0.00
25-Year/72-Hour	3	13.40	10.35	0.00
25-Year/72-Hour	4	13.40	13.52	0.62

The summarized results indicate that under the pre-development conditions, runoff discharges freely into Bonita Lake without any drainage structure, except in the south-east area where approximately 230 ft of trench drain was identified.

In contrast, under post-development conditions, the construction of DBI's is proposed in conjunction with French Drains in the systems encompassing proposed site improvements.

6.0 PERMITTING REQUIREMENTS

Permit requirements were coordinated with the following agencies:

- Village of Palm Springs Engineering: It was determined that approval of the Paving, Grading and Drainage Plans will be through the Planning and Zoning submittals.
- Lake Worth Drainage District (LWDD): There is no permit requirement since there is no connection to the existing LWDD Canal.
- Florida Department of Environmental Protection (FDEP): An Individual Environmental Resource Permit will be required.

Refer to **Appendix B** for minutes from meetings will all agencies.

7.0 OPERATION AND MAINTENANCE PLAN

In accordance with Section 373.416(2), F.S., all stormwater management systems, dams, impoundments, reservoirs, appurtenant works, or works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

In this Drainage Report the operation and maintenance plan lists and details all components of the stormwater system, type, the inspection frequency and suggested maintenance activities. Refer to **Appendix E** for the Operation and Maintenance Plan.

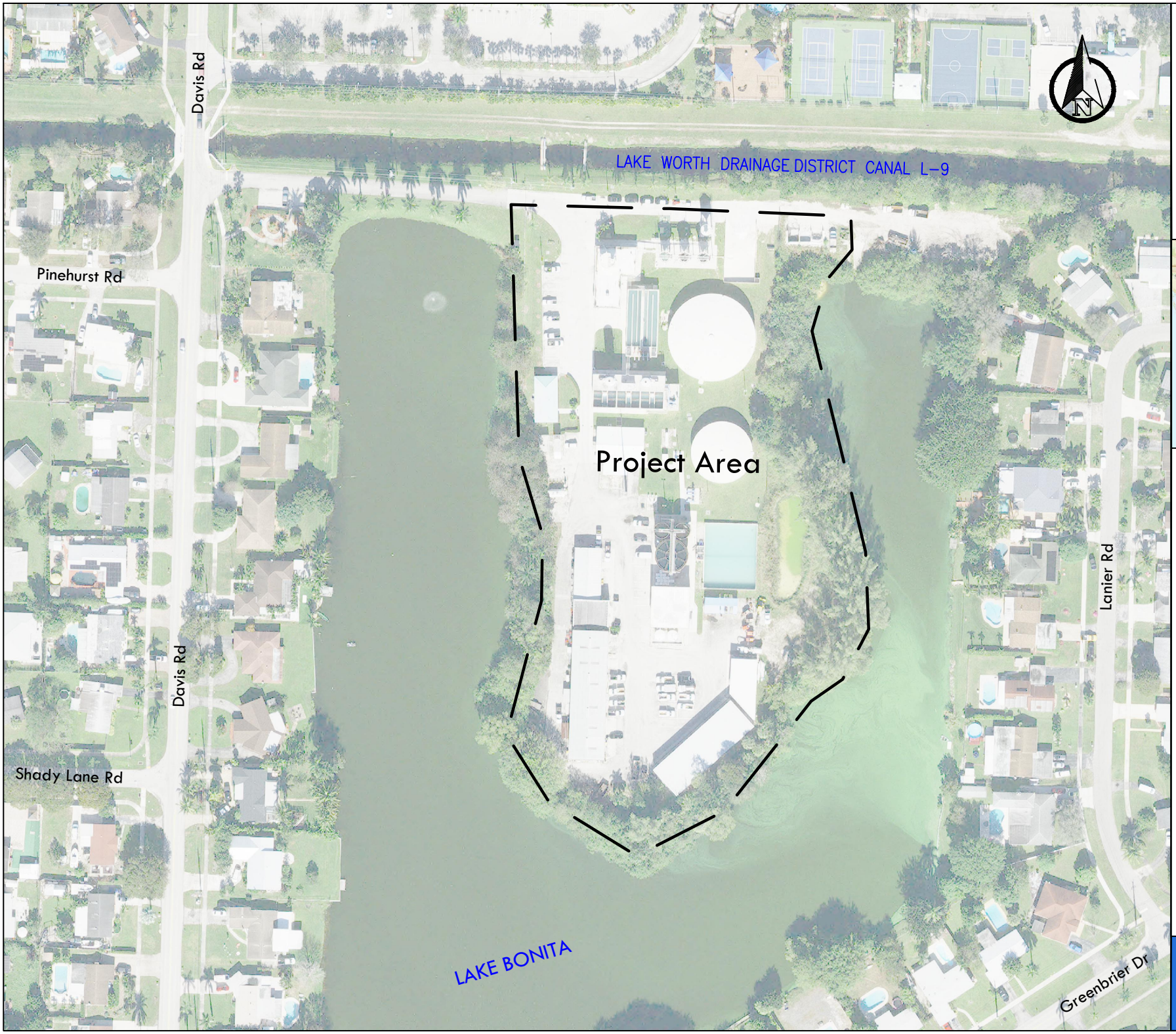
8.0 CONCLUSION

The design plans and calculations presented confirm the proposed stormwater management system meets the water quality and water quantity design requirements as required by the agencies with jurisdiction of the project area.

EXHIBITS

Exhibit 1	Location Map
Exhibit 2	Drainage Maps and Erosion Control Plan
Exhibit 3	Soils Report
Exhibit 4	Geotechnical Report
Exhibit 5	Wetlands Map
Exhibit 6	Floodplain
Exhibit 7	Contaminated Areas Map

Exhibit 1 Location Map



Map Location

Utilities and OPS BLDG at Main WTP



Legend

Project Area

Exhibit 2 Drainage Maps and Erosion Control Plan



NOTES

1) SEE GENERAL NOTES ON SHEET G-03.
2) CONTRACTOR'S OFFICE TRAILER, EMPLOYEE PARKING AND MATERIAL STORAGE AREAS WILL BE COORDINATED ON-SITE WITH OWNER.
3) DEMOLITION WORK, PROPOSED WORK AND SCHEDULED SHUTDOWNS SHALL BE COORDINATED WITH SITE STAFF, ENGINEER AND "SEQUENCE OF CONSTRUCTION" (SEE SHEET G-12).
4) SEE SPECIFICATION SECTION 02072 - DEMOLITION FOR ADDITIONAL REQUIREMENTS.
5) CONTRACTOR IS RESPONSIBLE FOR RETURNING REMOVED EQUIPMENT TO OWNER AS SPECIFIED HERE AND THROUGHOUT DRAWINGS AND SPECIFICATIONS.

   THE VILLAGE HAS PRELIMINARILY MARKED THE FOLLOWING ITEMS TO BE SALVAGED FOR THE VILLAGE BY CONTRACTOR:

   - (TO BE DETERMINED)

5) CONTRACTOR RESERVES THE RIGHT TO KEEP ANY REMOVED EQUIPMENT THAT IS NOT REQUESTED BY THE OWNER OR SPECIFIED TO BE RETURNED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS. ANY EQUIPMENT NOT REQUESTED BY OWNER SHALL BE DISPOSED OF LAWFULLY BY THE CONTRACTOR.
6) FOR ELECTRICAL DEMOLITION AND TEMPORARY ELECTRICAL PROJECT REQUIREMENTS, CONTRACTOR SHALL REFER TO INSTRUMENTATION AND ELECTRICAL DRAWINGS.
7) EQUIPMENT REMOVAL SHALL INCLUDE PIPING AS INDICATED ON DRAWINGS, ACCESSORIES AND ELECTRICAL CONDUIT(S)/WIRING ETC., SUPPORTS, AND MOUNTING / ANCHORING HARDWARE TYPICAL, UNLESS OTHERWISE STATED.
8) PIPING REMOVAL SHALL BE INCLUSIVE OF ALL PIPE, FITTING, VALVES, SUPPORTS AND ANCHORAGE, TYPICAL.

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS BUILDING AT MAIN WTP

1"
BAR IS 1-INCH LONG AT FULL SCALE.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

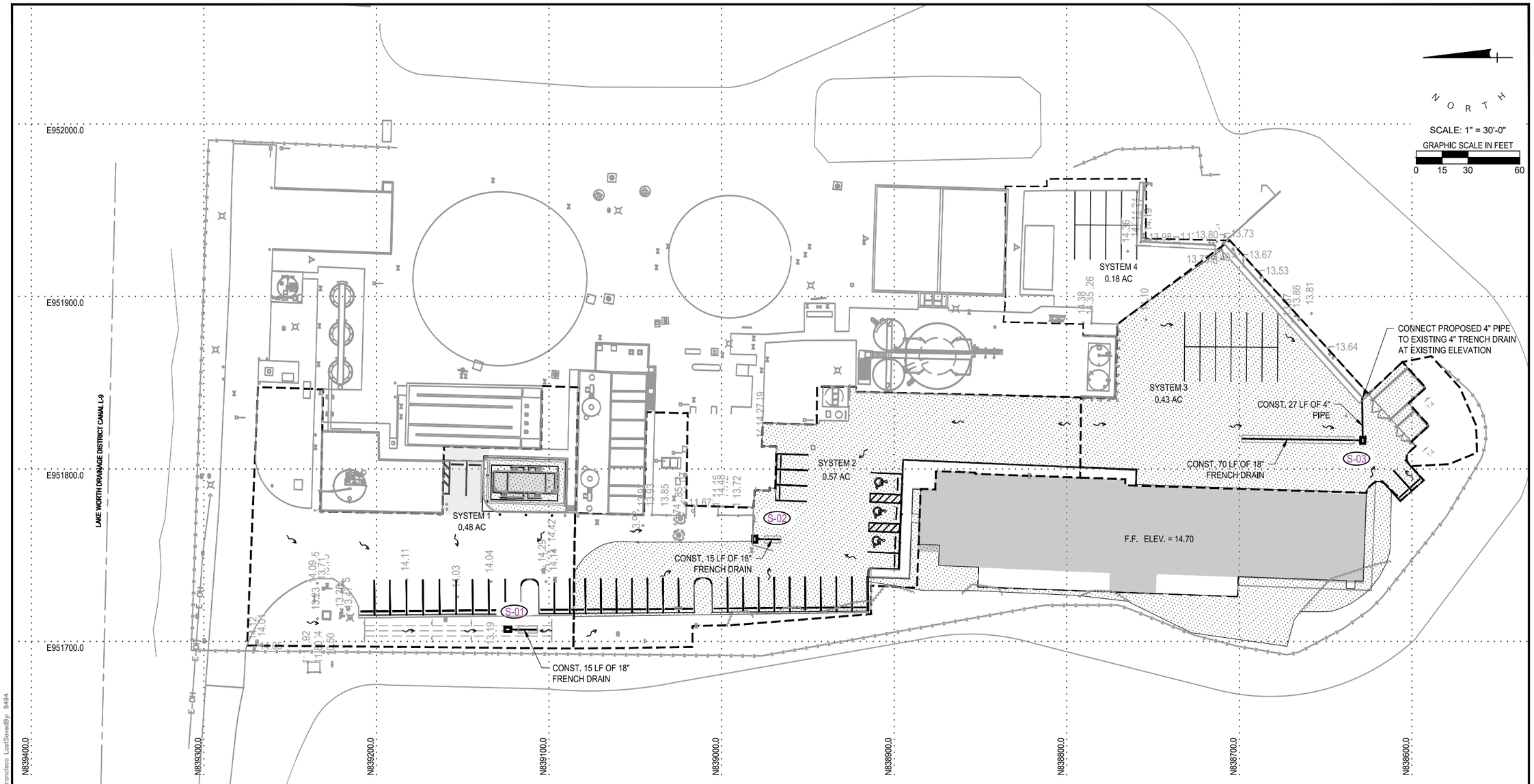
EXISTING DRAINAGE MAP

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
1-24-2025	081588.000	AS SHOWN

Drawing No.:
D-01
Sheet XX of 27

File: \\CHA-LLP.COM\PROJ\PROJECTS\ANY\K7\081588.000\06_PROJECT_DATA\CALCS\STORMWATER\DRAWINGS\081588.000_C-01_EXIST_DRAINAGE-1.DWG
Saved: 4/11/2025 10:05:13 AM Plotted: 4/11/2025 11:36:56 AM Current User: Vasquez, Francisco LastSavedBy: 9494



NOTES

1) SEE GENERAL NOTES ON SHEET G-03.

LEGEND

- 0.00 EXISTING ELEVATION
- 0.00 PROPOSED ELEVATION
- 0.00 MATCHING ELEVATIONS
- FLOW DIRECTION
- BASIN LIMIT
- PROPOSED PAVEMENT (ASPHALT AND CONCRETE)
- PROPOSED BUILDING

S-01

DITCH BOTTOM INLET TYPE C
(H-20 RATED)
W/ TYPE II SKIMMER (S)
INDEX No : 425-052, 443-002
EASTHING : 951696.2641
NORTHING : 839114.6961
RIM EL. = 13.40
FL EL. = 8.90 (S) (18" FD)
SUMP = 4.0'
BOTTOM EL. = 4.90

S-02

DITCH BOTTOM INLET TYPE C
(H-20 RATED)
W/ TYPE II SKIMMER (S)
INDEX No : 425-052, 443-002
EASTHING : 951748.4581
NORTHING : 838971.5670
RIM EL. = 13.40
FL EL. = 8.9 (S) (18" FD)
SUMP = 4.0'
BOTTOM EL. = 4.90

S-03

DITCH BOTTOM INLET TYPE C
(H-20 RATED)
W/ TYPE II SKIMMER (N)
INDEX No : 425-052, 443-002
EASTHING : 951696.2641
NORTHING : 839114.6961
RIM EL. = 13.40
FL EL. = 8.90 (N) (18" FD)
FL EL. = 12.15 (E) (4")
SUMP = 4.0'
BOTTOM EL. = 4.90

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS
BUILDING AT MAIN WTP

BAR IS 1-INCH LONG AT FULL SCALE.

ANGELA BARON-RUIZ, P.E.
FLORIDA PE # 76984

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

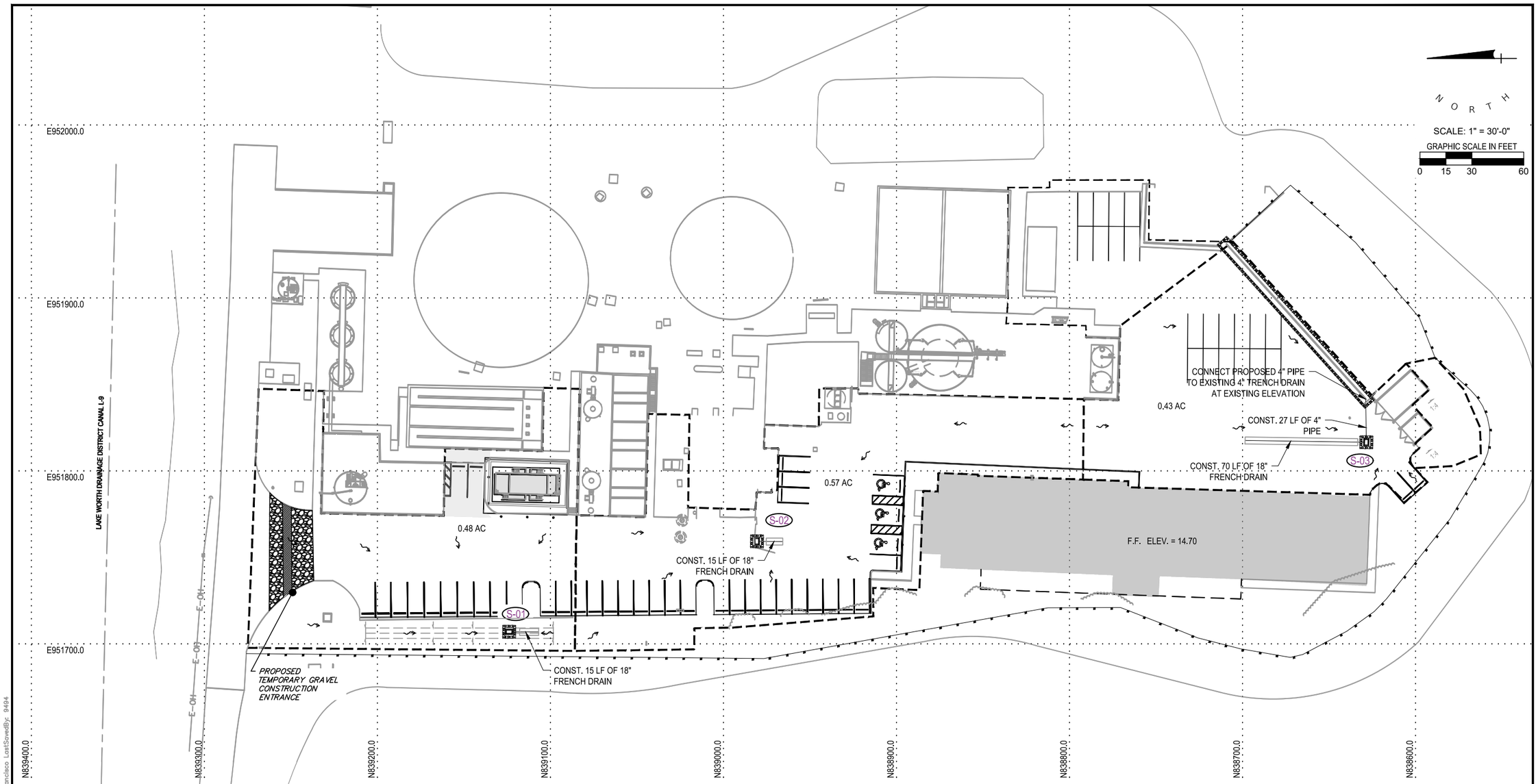
PROPOSED
DRAINAGE PLAN

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
1-24-2025	081588.000	AS SHOWN

Drawing No.:
D-02
Sheet 21 of 27

File: \\CHA-LLP.COM\PROJ\PROJECTS\ANY\K7\081588.000\09_DESIGN\DRAWINGS\WATER\DRAINAGE MAP PROPOSED 2.DWG
Saved: 4/11/2025 10:22:54 AM Plotted: 4/11/2025 11:33:36 AM Current User: Vasquez, Francisco LastSavedBy: 9494



NOTES

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT FENCE, IN ACCORDANCE WITH THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL MANUAL, AROUND THE PERIMETER OF ALL EARTH DISTURBANCES. SILT FENCES SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION OF DISTURBED AREAS IS COMPLETED.
2. THE CONTRACTOR SHALL SEED AND MULCH OR SOD SWALES, PONDS, AND/OR GREEN AREAS IMMEDIATELY AFTER CONSTRUCTION OF THESE AREAS IS COMPLETED.
3. THE CONTRACTOR SHALL PROVIDE SILTATION REDUCTION DEVICES FOR THE DISCHARGE FROM ANY DEWATERING PROCESS SO THAT DIRECT DISCHARGE DOES NOT OCCUR.
4. THE CONTRACTOR SHALL CHECK ALL EROSION AND SILTATION CONTROL DEVICES WEEKLY AND/OR WITHIN 24 HOURS OF STORM EVENT THAT PRECIPITATES ½ INCH OR GREATER AND REPAIR OR REPLACE AS REQUIRED. SILT FENCES SHALL REMAIN IN PLACE UNTIL PERMANENT STABILIZATION OF DISTURBED AREAS IS COMPLETED.
5. THE REQUIREMENTS LISTED ON THIS DOCUMENT SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE CONTRACTOR SHALL USE WHATEVER METHODS DEEMED NECESSARY TO PREVENT EROSION AND SILTATION AS MAY BE REQUIRED FROM THE PROJECT, AND APPROVED BY THE AUTHORITIES HAVING JURISDICTION.
6. THE CONTRACTOR SHALL CONTROL ALL DUST ORIGINATING ON THIS PROJECT BY WATERING OR OTHER METHODS AS APPROVED BY THE OWNER AND THE ENGINEER OF RECORD.
7. ALL PRACTICABLE AND NECESSARY EFFORT, INCLUDING BUT NOT LIMITED TO THE USE OF STAKED HAY BALES OR STAKED SILT SCREEN BARRIERS, SHALL BE TAKEN DURING CONSTRUCTION TO CONTROL AND PREVENT EROSION AND TRANSPORT OF SEDIMENT MATERIALS TO SURFACE WATER CONVEYANCE DITCHES, INLETS, SURFACE DRAINS, WETLANDS AND LAKE AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RESTORATION EFFECTS THAT MAY BE REQUIRED TO MITIGATE EROSION OR SEDIMENTATION EFFECTS OCCURRING DURING THE WORK.
8. TEMPORARY SILTATION CONTROL BARRIERS (E.G. SILT FENCE) SHALL BE INSTALLED WHERE EARTH DISTURBANCES ARE WITHIN 100 FEET OF SURFACE WATER CONVEYANCE SYSTEMS AND WETLANDS
9. IT IS RECOMMENDED THAT THE CONTRACTOR MARK OUT THE LANDWARD SIDE OF THE WETLAND/BUFFERS TO PREVENT UNINTENTIONAL WETLAND BUFFER IMPACTS DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AND DEVICES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH DAY.
11. ALL EROSION CONTROL DEVICES SHALL FOLLOW STANDARDS AND DETAILS IN THE CURRENT FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL MANUAL.
12. ON SLOPES OR DITCHES WHICH ARE TOO STEEP FOR THE USE OF GRASSING, SUITABLE EROSION PROTECTION SHALL BE PROVIDED BY DITCH OR SLOPE PAVEMENT, ADEQUATE FOR PERMANENT PROTECTION. IN NO CASE WILL ANY AREA WHICH IS SUBJECT TO DETRIMENTAL EROSION BE ACCEPTABLE UNLESS SUCH PROTECTION IS PROVIDED.
13. CONTRACTOR SHALL IMPLEMENT THE CONSTRUCTION ENTRANCE POLLUTION PREVENTION FEATURES WHEREVER AN ENTRANCE TO THE SITE IS UTILIZED FOR CONSTRUCTION.
14. THE CONTRACTOR SHALL PROTECT ALL PUBLIC AND PRIVATE PROPERTY DURING DEMOLITION ACTIVITIES. ANY PUBLIC AND PRIVATE PROPERTY DAMAGED (CURBING, SIDEWALK AND PAVEMENT) SHALL BE RESTORED TO ITS ORIGINAL CONDITIONS.

LEGEND

- STAKED SILT FENCE
- INLET PROTECTION SYSTEM
- FLOW DIRECTION
- BASIN LIMIT
- PROPOSED BUILDING

Drawing Copyright © 2024

CHA
4700 Riverside Drive, Suite 110
Coral Springs, FL 33067
954.510.4700 . www.chasolutions.com
Registry # 28386

VILLAGE OF PALM SPRINGS

SITE PLAN AMENDMENT
UTILITIES OPERATIONS BUILDING AT MAIN WTP

BAR IS 1-INCH LONG AT FULL SCALE.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SITE PLAN AMENDMENT

No.	Submittal / Revision	Apv	By	Date

SOIL EROSION & SEDIMENT CONTROL PLAN

SITE PLAN AMENDMENT

Designed By:	Drawn By:	Checked By:
F.VASQUEZ	F.VASQUEZ	A.BARON
Issue Date:	Project No.:	Scale:
1-24-2025	081588.000	AS SHOWN

Drawing No.:
D-03
Sheet 2 of 27

File: \\CHA-LLP.COM\PROJ\PROJECTS\ANY\K?\081588.000\09_DESIGN\DRAWINGS\WATER\EROSION_CONTROL_PLAN.DWG
Saved: 4/11/2025 11:28:56 AM Plotted: 4/11/2025 11:30:34 AM Current User: Vasquez, Francisco LastSavedBy: 9494

Exhibit 3 Soils Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Palm Beach County Area, Florida



November 7, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Palm Beach County Area, Florida.....13
4—Arents-Urban land complex, 0 to 5 percent slopes.....13
5—Arents-Urban land complex, organic substratum.....14
6—Basinger fine sand, 0 to 2 percent slopes.....16
7—Basinger fine sand-Urban land complex, 0 to 2 percent slopes.....18
99—Water.....21
References.....22

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 10, 2022—May 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents-Urban land complex, 0 to 5 percent slopes	0.1	0.2%
5	Arents-Urban land complex, organic substratum	30.3	58.8%
6	Basinger fine sand, 0 to 2 percent slopes	7.5	14.5%
7	Basinger fine sand-Urban land complex, 0 to 2 percent slopes	4.9	9.5%
99	Water	8.7	17.0%
Totals for Area of Interest		**51.5**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Palm Beach County Area, Florida

4—Arents-Urban land complex, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1j7cp
Elevation: 0 to 50 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 358 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Arents and similar soils: 60 percent
Urban land: 35 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arents

Setting

Landform: Rises on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Altered marine deposits

Typical profile

A - 0 to 4 inches: sand
C1 - 4 to 32 inches: sand
C2 - 32 to 72 inches: sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Very low (about 2.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F156BY030FL - Wet Hardwood Forests
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Unranked

Minor Components

Basinger

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces
Landform position (three-dimensional): Dip
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R156BY021FL - Mineral Isolated Marshes and Swamps
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Yes

5—Arents-Urban land complex, organic substratum

Map Unit Setting

National map unit symbol: 1j7cq
Elevation: 0 to 50 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 358 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Arents, organic substratum, and similar soils: 55 percent
Urban land: 40 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Arents, Organic Substratum

Setting

Landform: Rises on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy dredge spoils over organic material over sandy marine deposits

Typical profile

A - 0 to 29 inches: sand
E - 29 to 38 inches: sand
Oa - 38 to 72 inches: muck
Cg - 72 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: A
Ecological site: R156BY020FL - Histisol Isolated Marshes and Swamps
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F156BY041FL - Sandy Over Loamy Pine Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)

Hydric soil rating: Unranked

Minor Components

Immokalee

Percent of map unit: 5 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: F156BY040FL - Sandy Pine Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: No

6—Basinger fine sand, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2svym
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 63 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Basinger and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Basinger

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Parent material: Sandy marine deposits

Typical profile

Ag - 0 to 2 inches: fine sand
Eg - 2 to 18 inches: fine sand
Bh/E - 18 to 36 inches: fine sand
Cg - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Minor Components

Myakka

Percent of map unit: 6 percent
Landform: Drainageways on marine terraces, flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Immokalee

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Placid

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Pompano

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Felda

Percent of map unit: 1 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

Anclote

Percent of map unit: 1 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, concave
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL)
Hydric soil rating: Yes

7—Basinger fine sand-Urban land complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2x9fl
Elevation: 0 to 30 feet
Mean annual precipitation: 42 to 68 inches
Mean annual air temperature: 68 to 77 degrees F
Frost-free period: 350 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Basinger and similar soils: 42 percent
Urban land: 36 percent
Minor components: 22 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Basinger

Setting

Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Parent material: Sandy marine deposits

Typical profile

Ag - 0 to 2 inches: fine sand
Eg - 2 to 18 inches: fine sand
Bh/E - 18 to 36 inches: fine sand
Cg - 36 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 3 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: A/D
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL)
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: Yes

Description of Urban Land

Setting

Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Forage suitability group: Forage suitability group not assigned (G155XB999FL)
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: Unranked

Minor Components

Myakka

Percent of map unit: 5 percent
Landform: Drainageways on marine terraces, flatwoods on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Immokalee

Percent of map unit: 4 percent
Landform: Flatwoods on marine terraces
Landform position (three-dimensional): Riser, talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), South Florida Flatwoods (R155XY003FL)
Hydric soil rating: No

Placid

Percent of map unit: 4 percent
Landform: Drainageways on marine terraces, depressions on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Concave
Across-slope shape: Concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL), Freshwater Marshes and Ponds (R155XY010FL)
Hydric soil rating: Yes

Matlacha

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, talf
Down-slope shape: Convex, linear
Across-slope shape: Linear
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Forage suitability group not assigned (G155XB999FL)
Hydric soil rating: No

Jenada

Percent of map unit: 3 percent
Landform: Flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY070FL - Sandy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Sandy soils on stream terraces, flood plains, or in depressions (G155XB145FL), Slough (R155XY011FL)

Hydric soil rating: Yes

Basinger

Percent of map unit: 2 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex, linear
Across-slope shape: Linear, concave
Ecological site: F155XY120FL - Sandy Flatwoods and Hammocks
Other vegetative classification: Sandy soils on flats of mesic or hydric lowlands (G155XB141FL), Slough (R155XY011FL)
Hydric soil rating: No

Felda

Percent of map unit: 1 percent
Landform: Drainageways on marine terraces, flats on marine terraces
Landform position (three-dimensional): Tread, dip, talf
Down-slope shape: Linear
Across-slope shape: Linear, concave
Ecological site: R155XY080FL - Sandy over Loamy Freshwater Isolated Marshes and Swamps
Other vegetative classification: Slough (R155XY011FL), Sandy over loamy soils on flats of hydric or mesic lowlands (G155XB241FL)
Hydric soil rating: Yes

99—Water

Map Unit Composition

Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Interpretive groups

Land capability classification (irrigated): None specified
Ecological site: R156BY100FL - Subaqueous Freshwater Riverine Habitats
Forage suitability group: Forage suitability group not assigned (G156AC999FL)
Other vegetative classification: Forage suitability group not assigned (G156AC999FL)
Hydric soil rating: Unranked

References

American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of wetlands and deep-water habitats of the United States. U.S. Fish and Wildlife Service FWS/OBS-79/31.

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

National Research Council. 1995. Wetlands: Characteristics and boundaries.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_054262

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service, U.S. Department of Agriculture Handbook 436. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053577

Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580

Tiner, R.W., Jr. 1985. Wetlands of Delaware. U.S. Fish and Wildlife Service and Delaware Department of Natural Resources and Environmental Control, Wetlands Section.

United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf

Exhibit 4 Geotechnical Report

REPORT OF
GEOTECHNICAL EXPLORATION

PROPOSED UTILITIES EOC OPERATIONS BUILDING
MAIN WPT
360 DAVIS ROAD
PALM SPRINGS, FLORIDA

FOR

CHA SOLUTIONS
4700 RIVERSIDE DRIVE
SUITE 100
CORAL SPRINGS, FLORIDA 33067

PREPARED BY

NUTTING ENGINEERS OF FLORIDA, INC.
1310 NEPTUNE DRIVE
BOYNTON BEACH, FLORIDA 33426

ORDER NO. 20877.1

NOVEMBER 2024

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

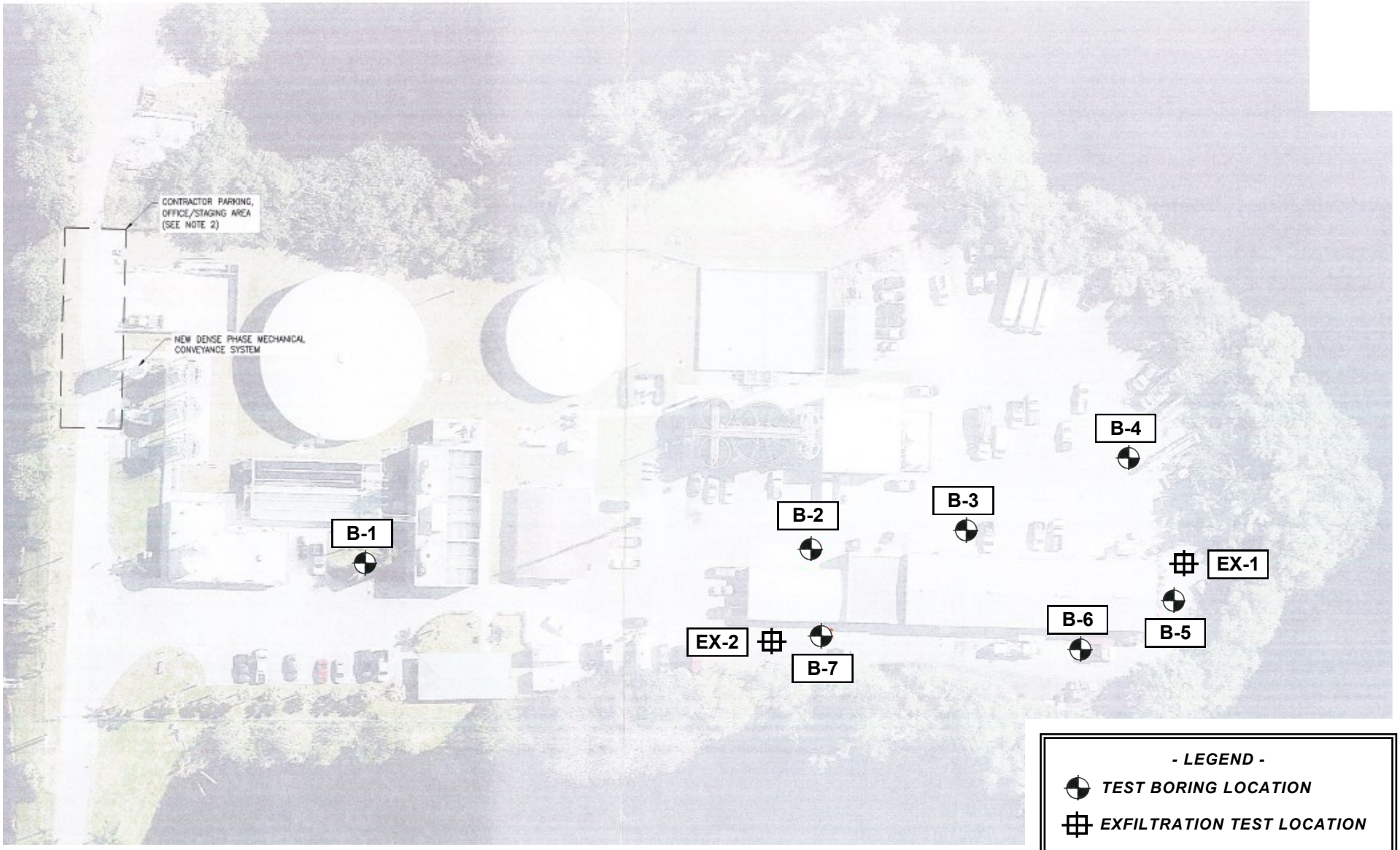
Geotechnical & Construction Materials
Engineering, Testing, & Inspection
Environmental Services

Offices throughout the state of Florida

www.nuttingengineers.com info@nuttingengineers.com

FIGURES

BORING LOCATION PLAN



NUTTING ENGINEERS OF FLORIDA, INC. ESTABLISHED 1967

CHA Solutions
Utilities EOC Operations Building @ Main WTP
360 Davis Road
Palm Springs, Florida
PROJECT NO. 20877.2

APPROXIMATE TEST LOCATION PLAN

GEOTECHNICAL EXPLORATION
— ***Not to Scale*** —

FIG. 1

TEST BORING RECORDS

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

1310 Neptune Drive
Boynton Beach Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-1

PROJECT NUMBER 20877.2

CLIENT CHA Solutions

PROJECT NAME Utilities EOC Operations Building @ Main WTP

PROJECT LOCATION 360 Davis Road, Palm Springs, Florida

DATE STARTED 11/18/24 COMPLETED 11/18/24

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 5.0 ft

APPROXIMATE LOCATION OF BORING **As located on Approximate Test Location Plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		ASPHALT 3.5", basecourse 8"	AU 1			
		Lt. brown fine SAND	AU 2			
		Lt. gray fine SAND				
5		▽ Lt. brown fine SAND	SS 3	2-2-3-2	5	▲
			SS 4	1-1-2-2	3	▲
		Brown fine SAND				
		Lt. brown fine SAND	SS 5	2-2-2-2	4	▲
10			SS 6	2-3-3-3	6	▲
			SS 7	3-4-5-6	9	▲
15						
			SS 8	4-4-7-9	11	▲
20		Bottom of hole at 20.0 feet.				

TEST NUTTING BOREHOLE 1-20877.2 CHA SOLUTIONS - UTILITIES EPC OPERATIONS BUILDING MAIN WTP 360 DAVIS ROAD PALM SPRINGS.GPJ GINT US.GDT 11/19/24

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

Nutting Engineers of Florida Inc. | Established 1967
Your Project is Our Commitment
1310 Neptune Drive
Boynton Beach Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-2

PROJECT NUMBER 20877.2

CLIENT CHA Solutions

PROJECT NAME Utilities EOC Operations Building @ Main WTP

PROJECT LOCATION 360 Davis Road, Palm Springs, Florida

DATE STARTED 11/18/24 COMPLETED 11/18/24

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.8 ft

APPROXIMATE LOCATION OF BORING **As located on Approximate Test Location Plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		ASPHALT 2.25", basecourse 8"				
		Brown to gray fine SAND	AU 1			
			AU 2			
		Gray fine SAND				
5		▽	SS 3	3-3-3-2	6	▲
		Brown fine SAND	SS 4	3-3-2-2	5	▲
			SS 5	2-2-3-3	5	▲
10			SS 6	2-3-3-3	6	▲
		Lt. brown fine SAND				
			SS 7	4-4-5-6	9	▲
15						
			SS 8	4-5-7-9	12	▲
20		Bottom of hole at 20.0 feet.				

TEST NUTTING BOREHOLE 1-20877.2 CHA SOLUTIONS - UTILITIES EPC OPERATIONS BUILDING MAIN WTP 360 DAVIS ROAD PALM SPRINGS.GPJ GINT US.GDT 11/19/24

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

1310 Neptune Drive
Boynton Beach Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-3

PROJECT NUMBER 20877.2

CLIENT CHA Solutions

PROJECT NAME Utilities EOC Operations Building @ Main WTP

PROJECT LOCATION 360 Davis Road, Palm Springs, Florida

DATE STARTED 11/18/24 COMPLETED 11/18/24

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.6 ft

APPROXIMATE LOCATION OF BORING **As located on Approximate Test Location Plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		ASPHALT 1.5", basecourse 8"	AU 1			
		Gray fine SAND	AU 2			
		Brown fine SAND				
5		▽	SS 3	2-1-1-2	2	▲
			SS 4	1-2-2-3	4	▲
			SS 5	2-3-3-3	6	▲
10		Lt. brown fine SAND	SS 6	3-3-4-4	7	▲
			SS 7	3-4-4-5	8	▲
15						
			SS 8	4-5-5-6	10	▲
20		Bottom of hole at 20.0 feet.				

TEST NUTTING BOREHOLE 1-20877.2 CHA SOLUTIONS - UTILITIES EPC OPERATIONS BUILDING MAIN WTP 360 DAVIS ROAD PALM SPRINGS.GPJ GINT US.GDT 11/19/24

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

1310 Neptune Drive
Boynton Beach Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-4

PROJECT NUMBER 20877.2

CLIENT CHA Solutions

PROJECT NAME Utilities EOC Operations Building @ Main WTP

PROJECT LOCATION 360 Davis Road, Palm Springs, Florida

DATE STARTED 11/15/24 COMPLETED 11/15/24

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.5 ft

APPROXIMATE LOCATION OF BORING **As located on Approximate Test Location Plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		ASPHALT 1.5", basecourse 6"				
		Brown fine SAND, trace limestone fragments	AU 1			
		Gray fine SAND	AU 2			
5		▽	SS 3	2-3-3-2	6	▲
		Brown fine SAND	SS 4	2-2-2-2	4	▲
			SS 5	2-2-3-4	5	▲
10		Lt. brown fine SAND	SS 6	3-3-3-3	6	▲
			SS 7	3-3-3-4	6	▲
15						
			SS 8	5-6-7-7	13	▲
20		Bottom of hole at 20.0 feet.				

TEST NUTTING BOREHOLE 1-20877.2 CHA SOLUTIONS - UTILITIES EPC OPERATIONS BUILDING MAIN WTP 360 DAVIS ROAD PALM SPRINGS.GPJ GINT US.GDT 11/19/24

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

1310 Neptune Drive
Boynton Beach Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-5

PROJECT NUMBER 20877.2

CLIENT CHA Solutions

PROJECT NAME Utilities EOC Operations Building @ Main WTP

PROJECT LOCATION 360 Davis Road, Palm Springs, Florida

DATE STARTED 11/15/24 COMPLETED 11/15/24

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.2 ft

APPROXIMATE LOCATION OF BORING **As located on Approximate Test Location Plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		ASPHALT 2", basecourse 7"	AU 1			
		Brown to gray fine SAND, trace organics, trace root and limestone fragments				
		Gray fine SAND, some buried construction debris	AU 2			
5		Brown fibrous PEAT	SS 3	2-3-4-7	7	▲
		Lt. gray fine SAND	SS 4	4-7-8-7	15	▲
			SS 5	4-5-6-6	11	▲
10			SS 6	4-3-3-3	6	▲
		Brown fine SAND	SS 7	3-3-3-3	6	▲
15						
		Lt. brown fine SAND	SS 8	4-3-4-3	7	▲
20		Bottom of hole at 20.0 feet.				

TEST NUTTING BOREHOLE 1-20877.2 CHA SOLUTIONS - UTILITIES EPC OPERATIONS BUILDING MAIN WTP 360 DAVIS ROAD PALM SPRINGS.GPJ GINT US.GDT 11/19/24

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

1310 Neptune Drive
Boynton Beach Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-6

PROJECT NUMBER 20877.2

CLIENT CHA Solutions

PROJECT NAME Utilities EOC Operations Building @ Main WTP

PROJECT LOCATION 360 Davis Road, Palm Springs, Florida

DATE STARTED 11/15/24 COMPLETED 11/15/24

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.6 ft

APPROXIMATE LOCATION OF BORING **As located on Approximate Test Location Plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		ASPHALT 2", basecourse 9"				
		Brown fine SAND	AU 1			
			AU 2			
		Dk. brown slightly sandy PEAT				
5		Brown fibrous PEAT ▽	SS 3	1-1-1-3	2	▲
		Lt. gray fine SAND	SS 4	5-6-7-7	13	▲
			SS 5	5-4-3-3	7	▲
10			SS 6	4-4-3-4	7	▲
		Lt. brown fine SAND				
		Brown fine SAND	SS 7	3-3-4-4	7	▲
15						
		Lt. brown fine SAND				
			SS 8	4-4-5-5	9	▲
20		Bottom of hole at 20.0 feet.				

TEST NUTTING BOREHOLE 1-20877.2 CHA SOLUTIONS - UTILITIES EPC OPERATIONS BUILDING MAIN WTP 360 DAVIS ROAD PALM SPRINGS.GPJ GINT US.GDT 11/19/24

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

1310 Neptune Drive
Boynton Beach Fl., 33426
Telephone: 561-736-4900
Fax: 561-737-9975

BORING NUMBER B-7

PROJECT NUMBER 20877.2

CLIENT CHA Solutions

PROJECT NAME Utilities EOC Operations Building @ Main WTP

PROJECT LOCATION 360 Davis Road, Palm Springs, Florida

DATE STARTED 11/15/24 COMPLETED 11/15/24

SURFACE ELEVATION REFERENCE Approx. @ Road Crown

DRILLING METHOD Standard Penetration Boring

GROUND WATER LEVELS:

LOGGED BY C. Stanley CHECKED BY C. Gworek

▽ AT TIME OF DRILLING 4.2 ft

APPROXIMATE LOCATION OF BORING **As located on Approximate Test Location Plan**

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	Blows	N-Value	▲ SPT N VALUE ▲ 10 20 30 40 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		ASPHALT 2", basecourse 6"				
		Brown fine SAND	AU 1			
			AU 2			
		Dk. brown slightly sandy PEAT ▽				
5		Lt. gray fine SAND	SS 3	1-1-2-3	3	▲
			SS 4	4-5-6-7	11	▲
		Lt. brown fine SAND				
		Lt. tan fine SAND	SS 5	4-4-4-3	8	▲
10			SS 6	3-3-4-4	7	▲
			SS 7	2-3-5-5	8	▲
15						
			SS 8	4-3-5-5	8	▲
20		Bottom of hole at 20.0 feet.				

TEST NUTTING BOREHOLE 1-20877.2 CHA SOLUTIONS - UTILITIES EPC OPERATIONS BUILDING MAIN WTP 360 DAVIS ROAD PALM SPRINGS.GPJ GINT US.GDT 11/19/24

Disclaimer Nutting Engineers of Florida, Inc. accepts no liability for the consequences of the independent interpretation of drilling logs by others.

EXFILTRATION TEST RESULTS

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

Geotechnical & Construction Materials
Engineering, Testing, & Inspection
Environmental Services

Offices throughout the state of Florida

www.nuttingengineers.com info@nuttingengineers.com

Report of Exfiltration Test

Client:	CHA Solutions	Order No	20877.20
Project:	Utilities EOC Operations Building @ Main WTP	Report No	1
Location:	360 Davis Road	Date:	11/18/24
	Palm Springs, Florida		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. @ Road Crown	Water table from ground surface:	4.5'
Casing Diameter:	2"		
Tube Depth:	10'		

Hydraulic Conductivity (K) = 4.85×10^{-4} cfs/ft^{2}ft.head

EXFIL NO. 1

Sample Location: Approx. as located on Test Location Plan.

Material:

0-10"	ASPHALT 2", basecourse 8"
10"-3'	Brown fine SAND
3'-4'	Brown PEAT
4'-10'	Lt. brown fine SAND

One Minute Increment	Pump Rate in Gal/Min
1	4.0
2	4.0
3	4.0
4	4.0
5	4.0
6	4.0
7	4.0
8	4.0
9	4.0
10	4.0

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

Geotechnical & Construction Materials
Engineering, Testing, & Inspection
Environmental Services

Offices throughout the state of Florida

www.nuttingengineers.com info@nuttingengineers.com

Report of Exfiltration Test

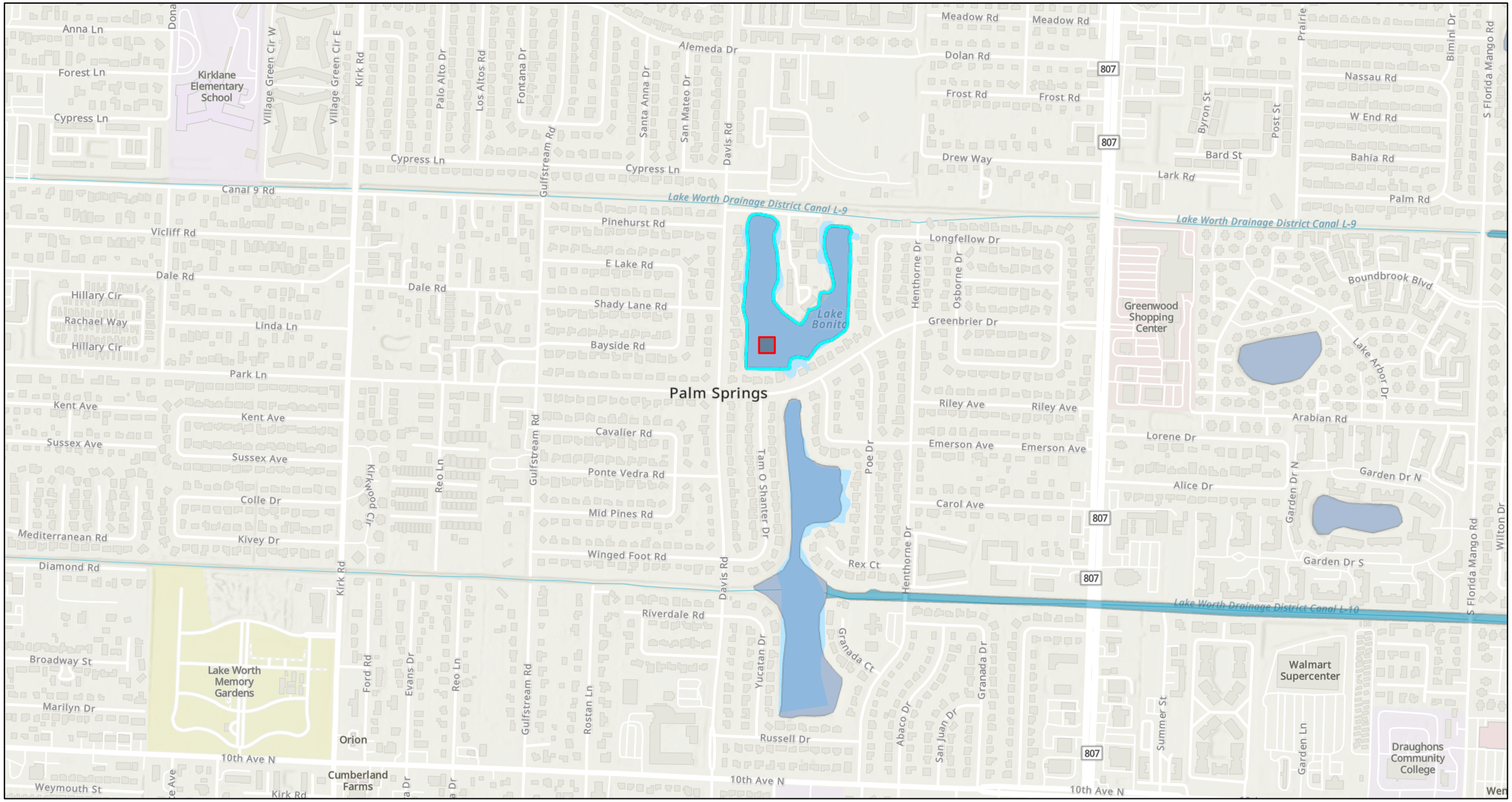
Client:	CHA Solutions	Order No	20877.20
Project:	Utilities EOC Operations Building @ Main WTP	Report No	2
Location:	360 Davis Road	Date:	11/18/24
	Palm Springs, Florida		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. @ Road Crown	Water table from ground surface:	4.2'
Casing Diameter:	2"		
Tube Depth:	10'		

Hydraulic Conductivity (K) = 5.69×10^{-4} cfs/ft^{2}ft.head

EXFIL NO. 2	One Minute Increment	Pump Rate in Gal/Min
	1	4.5
	2	4.5
Sample Location: Approx. as located on Test Location Plan.	3	4.5
	4	4.5
	5	4.5
Material: 0-9" ASPHALT 2", basecourse 9"	6	4.5
9"-2.5' Brown fine SAND	7	4.5
2.5'-6' Brown PEAT	8	4.5
6'-10' Gray fine SAND	9	4.5
	10	4.5

Exhibit 5 Wetlands Map

Standard Map



January 15, 2025

National Wetlands Inventory (areas)

- Freshwater Pond
- Riverine

1:9,028

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri, NASA, NGA, USGS, FEMA, FDEP, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Map created by Map Direct, powered by ESRI.

Florida Department of Environmental Protection makes no warranty,expressed or implied,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any information,apparatus,product,or process disclosed,or represents that its use would not infringe privately owned rights.

Exhibit 6 Floodplain

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded tenth-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Transverse Mercator State Plane Florida East FIPS Zone 0901 Feet. The **horizontal datum** was NAD83 HARN, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242** or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was provided in digital format by Palm Beach County. The original orthophotographic base imagery was provided in color with a one-foot pixel resolution at a scale of 1" = 200' from photography flown November 2010 - January 2011.

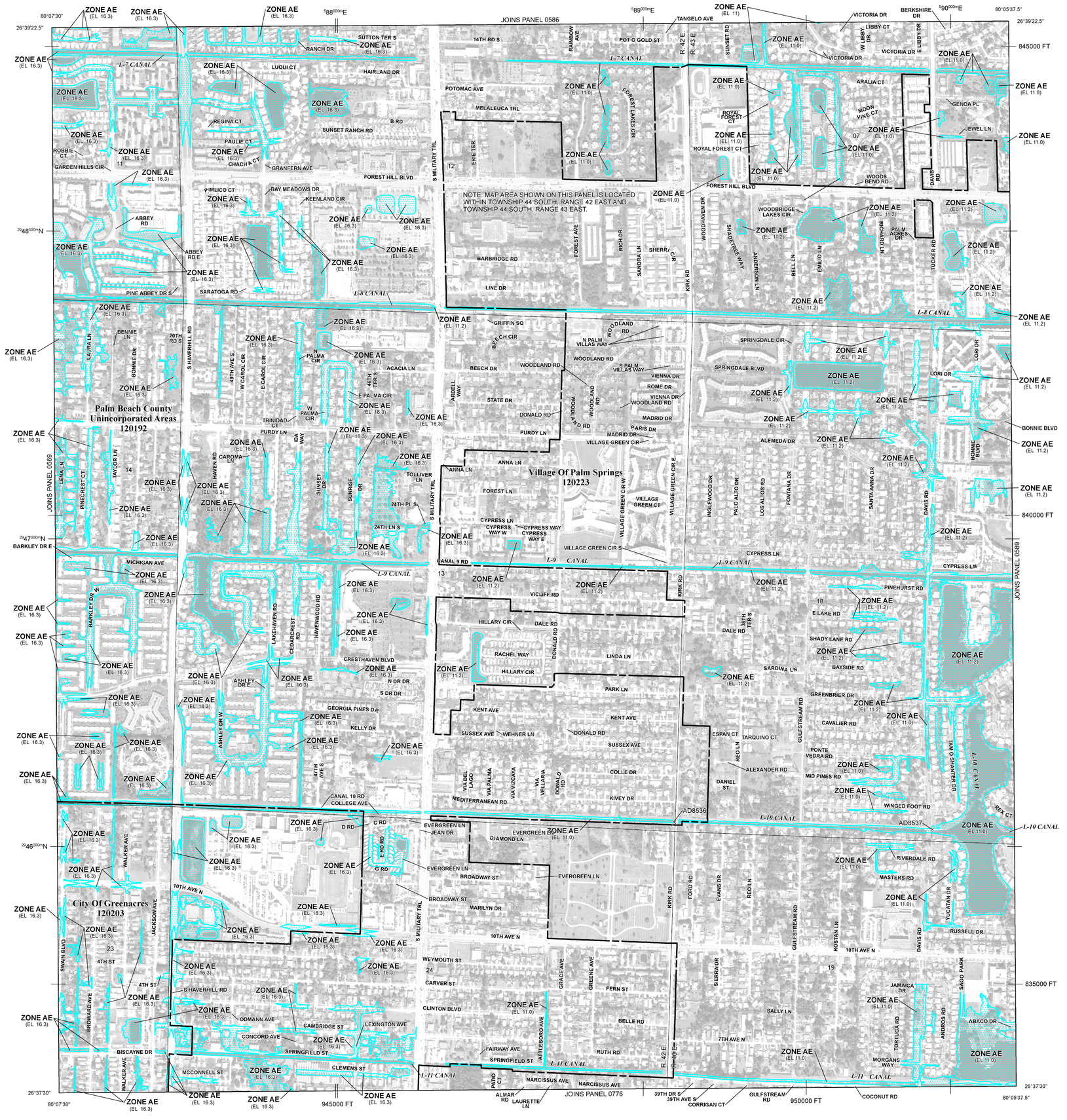
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Areas to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 4275000mE — 1000-meter Universal Transverse Mercator grid ticks, zone 17
- 6000000 FT — 5000-foot grid values: Florida State Plane coordinate system, East Zone (FIPSZONE = 901), Transverse Mercator projection
- DX5510X — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories List on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
OCTOBER 5, 2017

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 250 500 750 1,000 FEET
150 0 150 300 METERS

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0588F

FIRM

FLOOD INSURANCE RATE MAP

PALM BEACH COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 588 OF 1200

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
GREENACRES, CITY OF	120203	0588	F
PALM BEACH COUNTY	120192	0588	F
PALM SPRINGS, VILLAGE OF	120223	0588	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

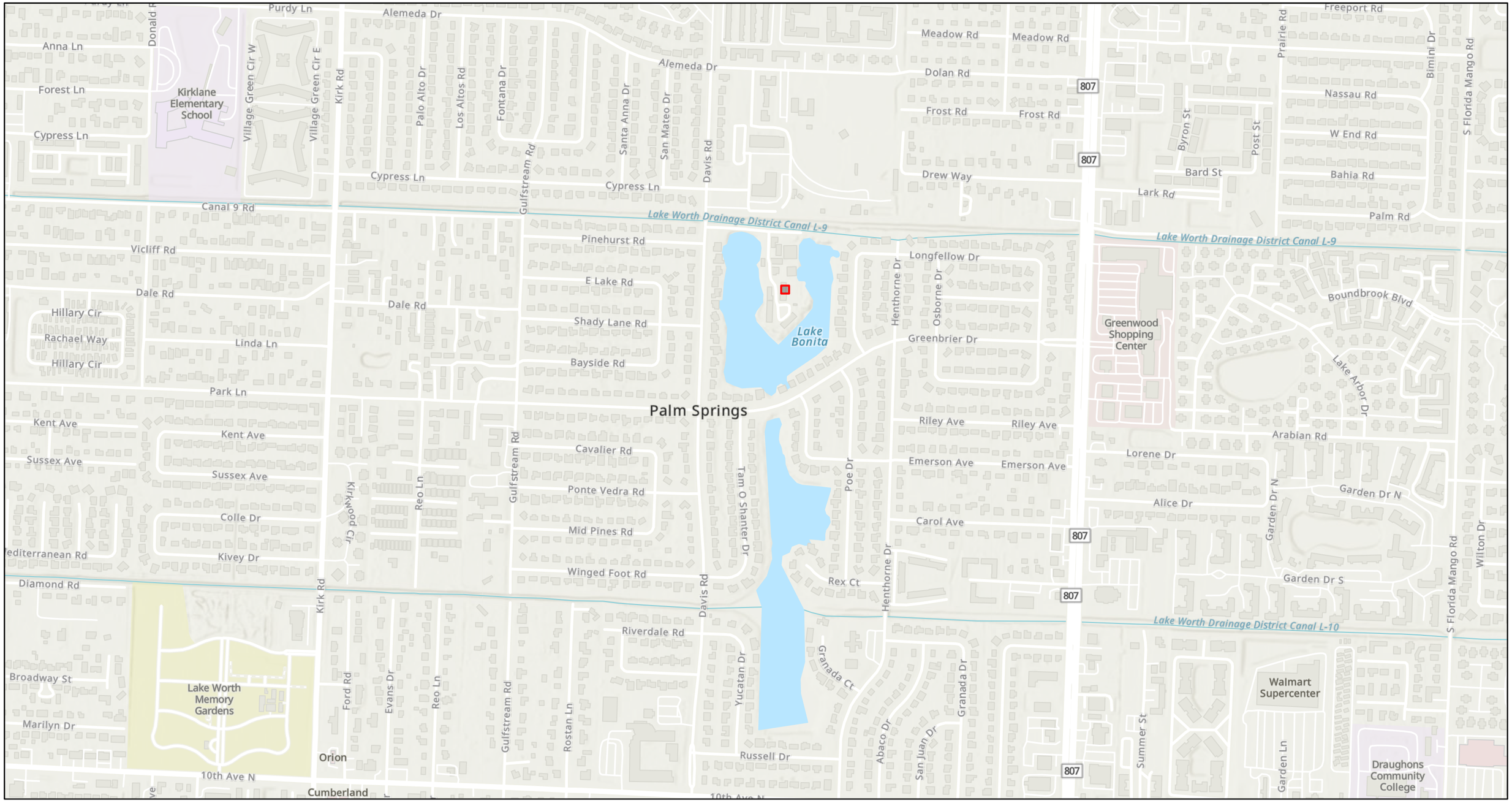
MAP NUMBER
12099C0588F

EFFECTIVE DATE
OCTOBER 5, 2017

Federal Emergency Management Agency

Exhibit 7 Contaminated Areas Map

Standard Map



January 15, 2025

1:9,028

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Esri, NASA, NGA, USGS, FEMA, Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, WRM

Map created by Map Direct, powered by ESRI.

Florida Department of Environmental Protection makes no warranty,expressed or implied,or assumes any legal liability or responsibility for the accuracy,completeness,or usefulness of any information,apparatus,product,or process disclosed,or represents that its use would not infringe privately owned rights.

APPENDIX A: Water Calculations

Quality
Quantity

NOAA Atlas 14, Volume 9, Version 2
Location name: Lake Worth, Florida, USA*
Latitude: 26.6385°, Longitude: -80.0948°
Elevation: 12 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.572** (0.455-0.720)	**0.661** (0.526-0.834)	**0.807** (0.640-1.02)	**0.928** (0.732-1.18)	**1.10** (0.837-1.44)	**1.22** (0.915-1.64)	**1.35** (0.980-1.87)	**1.48** (1.03-2.12)	**1.66** (1.11-2.46)	**1.79** (1.17-2.70)
10-min	**0.837** (0.667-1.06)	**0.968** (0.770-1.22)	**1.18** (0.937-1.50)	**1.36** (1.07-1.73)	**1.60** (1.22-2.12)	**1.79** (1.34-2.41)	**1.98** (1.44-2.74)	**2.17** (1.51-3.11)	**2.43** (1.63-3.60)	**2.62** (1.72-3.96)
15-min	**1.02** (0.813-1.29)	**1.18** (0.939-1.49)	**1.44** (1.14-1.82)	**1.66** (1.31-2.11)	**1.96** (1.49-2.58)	**2.19** (1.64-2.94)	**2.42** (1.75-3.35)	**2.65** (1.85-3.80)	**2.96** (1.99-4.38)	**3.19** (2.10-4.83)
30-min	**1.54** (1.23-1.94)	**1.79** (1.42-2.26)	**2.20** (1.74-2.78)	**2.53** (2.00-3.22)	**3.00** (2.29-3.96)	**3.36** (2.51-4.51)	**3.71** (2.69-5.14)	**4.07** (2.84-5.83)	**4.55** (3.06-6.74)	**4.91** (3.22-7.43)
60-min	**2.10** (1.67-2.65)	**2.44** (1.94-3.08)	**3.00** (2.38-3.80)	**3.47** (2.74-4.42)	**4.12** (3.14-5.44)	**4.62** (3.45-6.21)	**5.12** (3.71-7.10)	**5.63** (3.92-8.07)	**6.31** (4.24-9.36)	**6.83** (4.48-10.3)
2-hr	**2.66** (2.13-3.33)	**3.10** (2.48-3.88)	**3.81** (3.04-4.79)	**4.40** (3.50-5.57)	**5.23** (4.02-6.87)	**5.88** (4.42-7.86)	**6.53** (4.76-8.99)	**7.19** (5.05-10.2)	**8.08** (5.47-11.9)	**8.75** (5.78-13.2)
3-hr	**3.01** (2.42-3.75)	**3.51** (2.82-4.38)	**4.34** (3.47-5.44)	**5.04** (4.02-6.35)	**6.04** (4.67-7.92)	**6.82** (5.16-9.11)	**7.63** (5.59-10.5)	**8.46** (5.96-12.0)	**9.58** (6.52-14.1)	**10.4** (6.93-15.6)
6-hr	**3.55** (2.87-4.40)	**4.19** (3.39-5.20)	**5.30** (4.26-6.59)	**6.26** (5.02-7.84)	**7.68** (6.00-10.1)	**8.83** (6.74-11.8)	**10.0** (7.42-13.8)	**11.3** (8.06-16.1)	**13.1** (8.99-19.2)	**14.5** (9.70-21.6)
12-hr	**4.04** (3.28-4.97)	**4.85** (3.94-5.98)	**6.30** (5.10-7.79)	**7.62** (6.15-9.48)	**9.62** (7.60-12.7)	**11.3** (8.71-15.1)	**13.1** (9.78-18.0)	**15.0** (10.8-21.3)	**17.8** (12.3-26.1)	**20.0** (13.5-29.6)
24-hr	**4.63** (3.79-5.67)	**5.56** (4.55-6.81)	**7.28** (5.94-8.95)	**8.90** (7.21-11.0)	**11.4** (9.10-15.0)	**13.5** (10.5-18.0)	**15.9** (11.9-21.7)	**18.4** (13.4-26.0)	**22.1** (15.5-32.2)	**25.1** (17.0-36.9)
2-day	**5.52** (4.54-6.71)	**6.45** (5.31-7.85)	**8.23** (6.75-10.0)	**9.93** (8.10-12.2)	**12.6** (10.2-16.5)	**15.0** (11.7-19.8)	**17.5** (13.3-23.9)	**20.4** (14.9-28.7)	**24.5** (17.3-35.6)	**28.0** (19.1-40.8)
3-day	**6.20** (5.12-7.50)	**7.11** (5.87-8.61)	**8.86** (7.29-10.8)	**10.5** (8.64-12.9)	**13.2** (10.7-17.3)	**15.6** (12.3-20.6)	**18.2** (13.9-24.7)	**21.1** (15.5-29.6)	**25.4** (18.0-36.6)	**28.9** (19.8-41.9)
4-day	**6.78** (5.61-8.18)	**7.65** (6.33-9.24)	**9.34** (7.70-11.3)	**11.0** (9.03-13.4)	**13.7** (11.1-17.8)	**16.0** (12.6-21.1)	**18.6** (14.2-25.2)	**21.5** (15.9-30.1)	**25.8** (18.3-37.1)	**29.3** (20.2-42.5)
7-day	**8.16** (6.79-9.80)	**8.94** (7.43-10.7)	**10.5** (8.70-12.7)	**12.1** (9.95-14.6)	**14.6** (11.9-18.9)	**16.9** (13.5-22.1)	**19.5** (15.0-26.3)	**22.4** (16.6-31.2)	**26.7** (19.1-38.3)	**30.3** (21.0-43.7)
10-day	**9.24** (7.71-11.1)	**10.0** (8.38-12.0)	**11.7** (9.70-14.0)	**13.3** (11.0-16.0)	**15.9** (13.0-20.4)	**18.2** (14.5-23.7)	**20.8** (16.0-27.8)	**23.7** (17.6-32.8)	**28.0** (20.1-39.9)	**31.5** (21.9-45.3)
20-day	**12.0** (10.1-14.2)	**13.3** (11.1-15.8)	**15.6** (13.0-18.6)	**17.7** (14.7-21.2)	**20.8** (16.9-26.1)	**23.3** (18.6-29.8)	**26.1** (20.1-34.3)	**29.0** (21.6-39.5)	**33.1** (23.8-46.6)	**36.5** (25.5-52.0)
30-day	**14.4** (12.1-17.0)	**16.1** (13.6-19.1)	**19.0** (16.0-22.6)	**21.5** (18.0-25.7)	**25.1** (20.4-31.1)	**27.8** (22.2-35.2)	**30.7** (23.7-40.0)	**33.6** (25.1-45.3)	**37.6** (27.1-52.5)	**40.7** (28.6-57.9)
45-day	**17.7** (14.9-20.8)	**19.9** (16.8-23.4)	**23.4** (19.7-27.7)	**26.3** (22.1-31.3)	**30.3** (24.6-37.2)	**33.3** (26.5-41.7)	**36.2** (28.0-46.8)	**39.1** (29.2-52.3)	**43.0** (31.0-59.5)	**45.8** (32.4-64.8)
60-day	**20.7** (17.5-24.3)	**23.2** (19.6-27.3)	**27.1** (22.9-32.0)	**30.3** (25.4-35.9)	**34.5** (28.0-42.1)	**37.6** (30.0-46.8)	**40.6** (31.5-52.1)	**43.5** (32.5-57.8)	**47.2** (34.1-65.0)	**49.8** (35.3-70.3)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

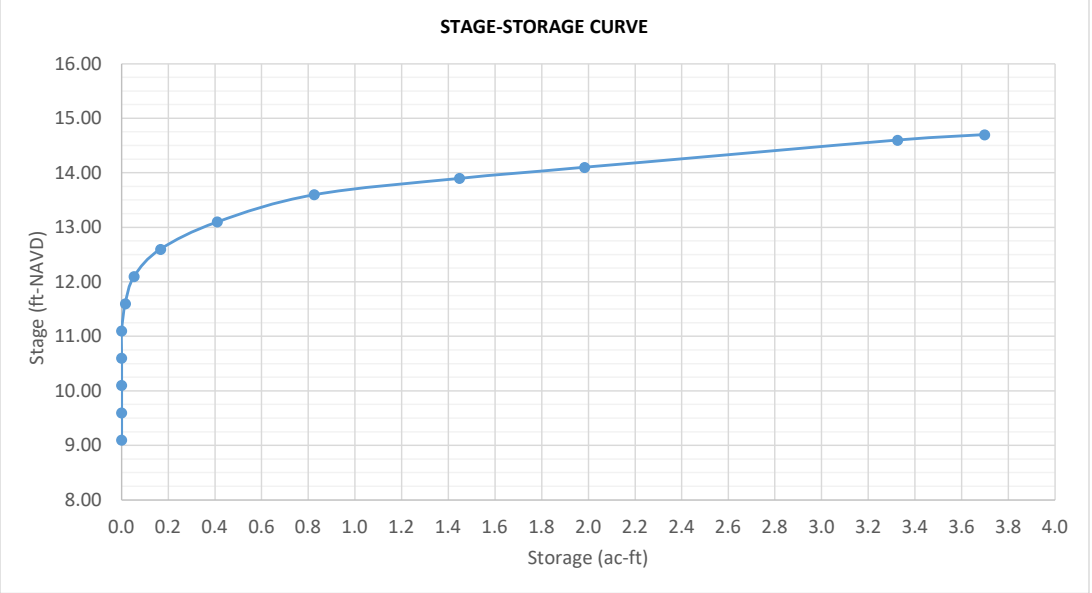
Back to Top

PF graphical

Made by: F.V.
Checked by: A.A

PRE - DEVELOPMENT SITE STORAGE CALCULATIONS

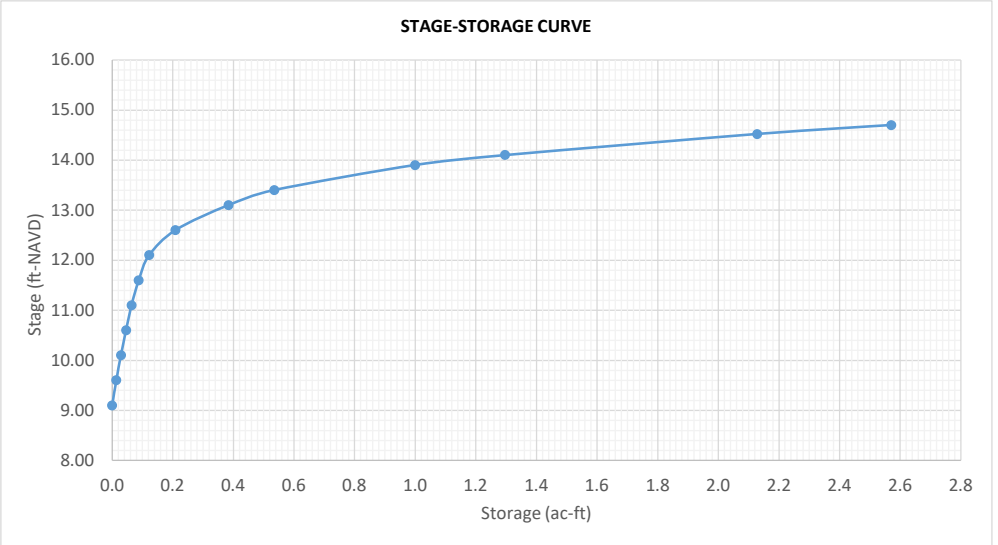
STAGE-STORAGE TABLE				
Area (ac)	1.500	0.860	0.23	Total Storage (ac-ft)
Start (ft-NAVD)	13.400	12.100	11.00	
Ends (ft-NAVD)	14.100	14.100	13.60	
Difference	0.700	2.000	2.600	
Stage (ft-NAVD)	Storage (ac-ft)			
	Parking	Buildings	Green Areas	
9.10	0.000	0.000	0.000	0.000
9.60	0.000	0.000	0.000	0.000
10.10	0.000	0.000	0.000	0.000
10.60	0.000	0.000	0.000	0.000
11.10	0.000	0.000	0.000	0.000
11.60	0.000	0.000	0.016	0.016
12.10	0.000	0.000	0.054	0.054
12.60	0.000	0.054	0.113	0.167
13.10	0.000	0.215	0.195	0.410
13.60	0.043	0.484	0.299	0.826
13.90	0.268	0.697	0.483	1.447
14.10	0.525	0.860	0.598	1.983
14.60	1.275	1.290	0.759	3.324
14.70	1.425	1.376	0.897	3.698



Made by: F.V.
Checked by: A.A

POST - DEVELOPMENT SITE STORAGE CALCULATIONS

STAGE-STORAGE TABLE					
Area (ac)	1.640	0.860	0.100	0.01	Total Storage (ac-ft)
Start (ft-NAVD)	13.400	12.100	11.000	9.100	
Ends (ft-NAVD)	14.700	14.700	13.600	13.400	
Difference	1.300	2.600	2.600	4.300	
Stage (ft-NAVD)	Storage (ac-ft)				
	Parking	Buildings	Green Areas	French Drain	
9.10	0.000	0.000	0.000	0.000	0.000
9.60	0.000	0.000	0.000	0.014	0.014
10.10	0.000	0.000	0.000	0.029	0.029
10.60	0.000	0.000	0.000	0.046	0.046
11.10	0.000	0.000	0.000	0.064	0.064
11.60	0.000	0.000	0.007	0.081	0.088
12.10	0.000	0.000	0.023	0.099	0.122
12.60	0.000	0.041	0.049	0.118	0.209
13.10	0.000	0.165	0.085	0.134	0.384
13.40	0.000	0.280	0.111	0.145	0.535
13.90	0.158	0.536	0.161	0.145	0.999
14.10	0.309	0.662	0.181	0.145	1.296
14.52	0.791	0.969	0.223	0.145	2.128
14.70	1.066	1.118	0.241	0.145	2.570



Made by: F.V.
Checked by: A.A.

Water Quality Treatment Calculations Basin B1

A. Area Breakdown

1. Total Area	0.08	ac
2. Impervious Area	0.08	ac
Buildings/ Roofs	0.00	ac
Road / Parking / Sidewalk	0.08	ac
3. Pervious Area	0.00	ac
Swales	0.00	ac
Landscaped/Green Areas	0.00	ac

1. Compute the First inch of runoff from the developed project
   = 1-in * total area * (1ft/12in)
   = 0.007 ac-ft for the first inch of runoff

2. Compute 2.5 inches times the percentage of imperviousness
   a. Site area for water quality pervious/impervious calculations only:
      = Total project - (water surface + roof)
      = 0.08 ac of site area for water quality pervious/impervious
   b. Impervious area for water quality pervious/impervious calculation only:
      = (site area for water quality pervious/impervious) - pervious
      = 0.08 ac if impervious area for water quality pervious/impervious
   c. Percentage of imperviousness for water quality:
      = (Impervious area for water quality/site area for water quality) 100%
      = 100.00 % impervious
   d. For 2.5 inches times the percentage impervious:
      = 2.5 X percent impervious
      = 2.500 inches to be treated
   e. Compute volume required for water quality detention:
      = Inches to be treated X (total site - Lake)
      = 0.017 ac-ft for the 2.5 inches times the percentage imperviousness

3. Since the 0.017 ac-ft for the 2.5 inches times the percentage imperviousness
   is greater than 0.007 ac-ft for the first inch of runoff
   Then 0.017 ac-ft
   0.200 ac-in of water quality treatment volume shall be provided

4. Treatment provided in drainage swales:
   0.000 ac-ft
   0.000 ac-in

5. Treatment provided in well structures (Miami-Dade County only):
   0.000 ac-ft
   0.000 ac-in

6. Then 0.017 ac-ft
   0.200 ac-in of water quality treatment volume shall be provided in French drains

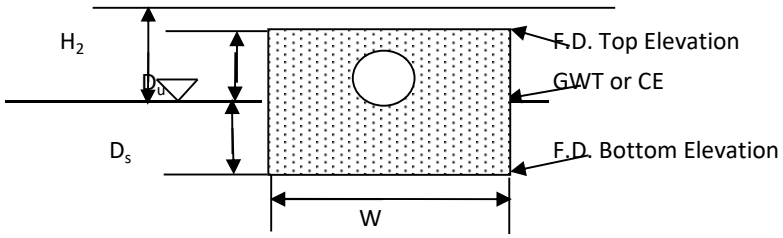
Made by:	F.V.	**Date:**	1/29/25
Checked by:	A.A.	**Time:**	9:00 PM

Determination of Length of French Drain based on SFWMD criteria Basin B1

Weir or Lowest Rim Elevation =	**13.40**	ft.NAVD	
F.D. Top Elevation =	**11.40**	ft.NAVD	
Basin Control Elevation or **GWT** =	**9.10**	ft.NAVD	
Bottom Elevation =	**3.40**	ft.NAVD	
Trench Width (W) =	**4.00**	feet.	
Hydraulic Conductivity (k) =	**5.27E-04**	cfs/sf-ft of head.	(Avg. of P 1, P-2 and P-3)
Safety Factor (FS) =	**2.00**		
% WQ Reduction =	**1.00**	No reduction when the pipe invert is below the GWT	
Hydraulic Head (H_2) =	**4.30**	ft	
Non-Saturated Trench Depth (D_u) =	**2.30**	ft	
Saturated Trench Depth (D_s) =	**5.70**	ft	
Req'd Treatment Volume (V_{wq}) =	**0.20**	ac-in	
Additional Volume (V_{add}) =	**0.00**	ac-in	

$L = FS[(\%WQ)(V_{wq})+V_{add}] / [k \times (H_2 \times W + 2 \times H_2 \times D_u - D_u^2 + 2 \times H_2 \times D_s) + (1.39 \times 10^{-4}) \times (W \times D_u)]$ for **$D_u > D_s$** or **$W < 2(Du+Ds)$**

$L = FS[(\%WQ)(V_{wq})+V_{add}] / [k \times (2 \times H_2 \times D_u - D_u^2 + 2 \times H_2 \times D_s) + (1.39 \times 10^{-4}) \times (W \times D_u)]$ for **$D_s > D_u$**



L Required for W.Q. Treatment = 11.51 feet

TOTAL LENGTH PROVIDED = 15.00 feet

Made by:	F.V.	**Date:**	1/29/25
Checked by:	A.A.	**Time:**	9:00 PM

Determination of Length of French Drain based on SFWMD criteria Basin B1

Stage - Storage Volume								
Elev.	**k**	**H2**	**W**	**Du**	**Ds**	**L**	**Vol.**	**Vol.**
	(cfs/sf-ft)	**(ft)**	**(ft)**	**(ft)**	**(ft)**	**(ft)**	**(Ac-in)**	**(Ac-ft)**
9.10	**5.27E-04**	**0.00**	**4.00**	**0.00**	**5.70**	**15.00**	**0.000**	**0.000**
9.35	5.27E-04	0.25	4.00	0.25	5.70	15.00	0.013	0.001
9.60	5.27E-04	0.50	4.00	0.50	5.70	15.00	0.026	0.002
9.85	5.27E-04	0.75	4.00	0.75	5.70	15.00	0.039	0.003
10.10	5.27E-04	1.00	4.00	1.00	5.70	15.00	0.053	0.004
10.35	5.27E-04	1.25	4.00	1.25	5.70	15.00	0.068	0.006
10.60	5.27E-04	1.50	4.00	1.50	5.70	15.00	0.083	0.007
10.85	5.27E-04	1.75	4.00	1.75	5.70	15.00	0.098	0.008
11.10	5.27E-04	2.00	4.00	2.00	5.70	15.00	0.114	0.010
11.35	5.27E-04	2.25	4.00	2.25	5.70	15.00	0.131	0.011
11.60	5.27E-04	2.50	4.00	2.30	5.70	15.00	0.147	0.012
11.85	5.27E-04	2.75	4.00	2.30	5.70	15.00	0.163	0.014
12.10	5.27E-04	3.00	4.00	2.30	5.70	15.00	0.178	0.015
12.35	5.27E-04	3.25	4.00	2.30	5.70	15.00	0.194	0.016
12.60	5.27E-04	3.50	4.00	2.30	5.70	15.00	0.210	0.018
12.85	5.27E-04	3.75	4.00	2.30	5.70	15.00	0.226	0.019
13.10	5.27E-04	4.00	4.00	2.30	5.70	15.00	0.242	0.020
13.40	5.27E-04	4.30	4.00	2.30	5.70	15.00	0.261	0.022
13.65	5.27E-04	4.55	4.00	2.30	5.70	15.00	0.276	0.023
13.90	5.27E-04	4.80	4.00	2.30	5.70	15.00	0.292	0.024
14.15	5.27E-04	5.05	4.00	2.30	5.70	15.00	0.308	0.026
14.40	5.27E-04	5.30	4.00	2.30	5.70	15.00	0.324	0.027
14.65	5.27E-04	5.55	4.00	2.30	5.70	15.00	0.340	0.028
14.90	5.27E-04	5.80	4.00	2.30	5.70	15.00	0.355	0.030
15.15	5.27E-04	6.05	4.00	2.30	5.70	15.00	0.371	0.031
15.40	5.27E-04	6.30	4.00	2.30	5.70	15.00	0.387	0.032
15.65	5.27E-04	6.55	4.00	2.30	5.70	15.00	0.403	0.034
15.90	5.27E-04	6.80	4.00	2.30	5.70	15.00	0.419	0.035
16.15	5.27E-04	7.05	4.00	2.30	5.70	15.00	0.435	0.036
16.40	5.27E-04	7.30	4.00	2.30	5.70	15.00	0.450	0.038

Made by: F.V.
Checked by: A.A.

Water Quality Treatment Calculations Basin B3

A. Area Breakdown

1. Total Area	**0.43**	ac
2. Impervious Area	**0.43**	ac
Buildings/ Roofs	0.00	ac
Road / Parking / Sidewalk	0.43	ac
3. Pervious Area	**0.00**	ac
Swales	0.00	ac
Landscaped/Green Areas	0.00	ac

1. Compute the First inch of runoff from the developed project
   = 1-in * total area * (1ft/12in)
   = **0.036** ac-ft for the first inch of runoff

2. Compute 2.5 inches times the percentage of imperviousness
   a. Site area for water quality pervious/impervious calculations only:
      = Total project - (water surface + roof)
      = **0.43** ac of site area for water quality pervious/impervious
   b. Impervious area for water quality pervious/impervious calculation only:
      = (site area for water quality pervious/impervious) - pervious
      = **0.43** ac if impervious area for water quality pervious/impervious
   c. Percentage of imperviousness for water quality:
      = (Impervious area for water quality/site area for water quality) 100%
      = **100.00** % impervious
   d. For 2.5 inches times the percentage impervious:
      = 2.5 X percent impervious
      = **2.500** inches to be treated
   e. Compute volume required for water quality detention:
      = Inches to be treated X (total site - Lake)
      = **0.090** ac-ft for the 2.5 inches times the percentage imperviousness

3. Since the **0.090** ac-ft for the 2.5 inches times the percentage imperviousness
is greater than **0.036** ac-ft for the first inch of runoff
Then **0.090** ac-ft
1.075 ac-in of water quality treatment volume shall be provided

4. Treatment provided in drainage swales:
0.000 ac-ft
0.000 ac-in

5. Treatment provided in well structures (Miami-Dade County only):
0.000 ac-ft
0.000 ac-in

6. Then **0.090** **ac-ft**
1.075 **ac-in** **of water quality treatment volume shall be provided in French drains**

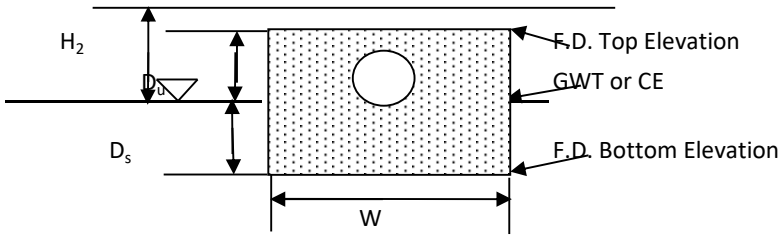
Made by:	F.V.	**Date:**	1/29/25
Checked by:	A.A.	**Time:**	9:00 PM

Determination of Length of French Drain based on SFWMD criteria Basin B3

Weir or Lowest Rim Elevation =	**13.40**	ft.NAVD	
F.D. Top Elevation =	**11.40**	ft.NAVD	
Basin Control Elevation or **GWT** =	**9.10**	ft.NAVD	
Bottom Elevation =	**3.40**	ft.NAVD	
Trench Width (W) =	**4.00**	feet.	
Hydraulic Conductivity (k) =	**5.27E-04**	cfs/sf-ft of head.	(Avg. of P 1, P-2 and P-3)
Safety Factor (FS) =	**2.00**		
% WQ Reduction =	**1.00**	No reduction when the pipe invert is below the GWT	
Hydraulic Head (H_2) =	**4.30**	ft	
Non-Saturated Trench Depth (D_u) =	**2.30**	ft	
Saturated Trench Depth (D_s) =	**5.70**	ft	
Req'd Treatment Volume (V_{wq}) =	**1.08**	ac-in	
Additional Volume (V_{add}) =	**0.00**	ac-in	

$L = FS[(\%WQ)(V_{wq})+V_{add}] / [k \times (H_2 \times W + 2 \times H_2 \times D_u - D_u^2 + 2 \times H_2 \times D_s) + (1.39 \times 10^{-4}) \times (W \times D_u)]$ for **$D_u > D_s$** or **$W < 2(Du+Ds)$**

$L = FS[(\%WQ)(V_{wq})+V_{add}] / [k \times (2 \times H_2 \times D_u - D_u^2 + 2 \times H_2 \times D_s) + (1.39 \times 10^{-4}) \times (W \times D_u)]$ for **$D_s > D_u$**



L Required for W.Q. Treatment = 61.87 feet

TOTAL LENGTH PROVIDED = 70.00 feet

Made by:	F.V.	**Date:**	1/29/25
Checked by:	A.A.	**Time:**	9:00 PM

Determination of Length of French Drain based on SFWMD criteria Basin B3

Stage - Storage Volume								
Elev.	**k**	**H2**	**W**	**Du**	**Ds**	**L**	**Vol.**	**Vol.**
	(cfs/sf-ft)	**(ft)**	**(ft)**	**(ft)**	**(ft)**	**(ft)**	**(Ac-in)**	**(Ac-ft)**
9.10	**5.27E-04**	**0.00**	**4.00**	**0.00**	**5.70**	**70.00**	**0.000**	**0.000**
9.35	5.27E-04	0.25	4.00	0.25	5.70	70.00	0.059	0.005
9.60	5.27E-04	0.50	4.00	0.50	5.70	70.00	0.119	0.010
9.85	5.27E-04	0.75	4.00	0.75	5.70	70.00	0.183	0.015
10.10	5.27E-04	1.00	4.00	1.00	5.70	70.00	0.248	0.021
10.35	5.27E-04	1.25	4.00	1.25	5.70	70.00	0.316	0.026
10.60	5.27E-04	1.50	4.00	1.50	5.70	70.00	0.386	0.032
10.85	5.27E-04	1.75	4.00	1.75	5.70	70.00	0.459	0.038
11.10	5.27E-04	2.00	4.00	2.00	5.70	70.00	0.533	0.044
11.35	5.27E-04	2.25	4.00	2.25	5.70	70.00	0.610	0.051
11.60	5.27E-04	2.50	4.00	2.30	5.70	70.00	0.685	0.057
11.85	5.27E-04	2.75	4.00	2.30	5.70	70.00	0.759	0.063
12.10	5.27E-04	3.00	4.00	2.30	5.70	70.00	0.833	0.069
12.35	5.27E-04	3.25	4.00	2.30	5.70	70.00	0.906	0.076
12.60	5.27E-04	3.50	4.00	2.30	5.70	70.00	0.980	0.082
12.80	5.27E-04	3.70	4.00	2.30	5.70	70.00	1.039	0.087
13.05	5.27E-04	3.95	4.00	2.30	5.70	70.00	1.113	0.093
13.40	5.27E-04	4.30	4.00	2.30	5.70	70.00	1.216	0.101
13.65	5.27E-04	4.55	4.00	2.30	5.70	70.00	1.290	0.107
13.90	5.27E-04	4.80	4.00	2.30	5.70	70.00	1.364	0.114
14.15	5.27E-04	5.05	4.00	2.30	5.70	70.00	1.438	0.120
14.40	5.27E-04	5.30	4.00	2.30	5.70	70.00	1.511	0.126
14.65	5.27E-04	5.55	4.00	2.30	5.70	70.00	1.585	0.132
14.90	5.27E-04	5.80	4.00	2.30	5.70	70.00	1.659	0.138
15.15	5.27E-04	6.05	4.00	2.30	5.70	70.00	1.733	0.144
15.40	5.27E-04	6.30	4.00	2.30	5.70	70.00	1.806	0.151
15.65	5.27E-04	6.55	4.00	2.30	5.70	70.00	1.880	0.157
15.90	5.27E-04	6.80	4.00	2.30	5.70	70.00	1.954	0.163
16.15	5.27E-04	7.05	4.00	2.30	5.70	70.00	2.028	0.169
16.40	5.27E-04	7.30	4.00	2.30	5.70	70.00	2.102	0.175

Designed by: F.V.
Checked by: A.A

BASIN 1 PRE-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.350	13.96	14.19	14.08	4.93
Green Areas	0.180	13.20	13.96	13.58	2.44
Total	**0.53**	ac			7.37 ac-ft
Weighted Average Site Grade	**13.91**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **4.81** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.08** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **1.73** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **85** SCS Curve Number

Designed by: F.V.
Checked by: A.A

BASIN 2 PRE-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.540	13.00	14.29	13.65	7.37
Green Areas	0.000	0.00	0.00	0.00	0.00
Total	**0.54**	ac			7.37 ac-ft
Weighted Average Site Grade	**13.65**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **4.55** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.00** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **0.00** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **100** SCS Curve Number

Designed by: F.V.
Checked by: A.A

BASIN 3 PRE-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.430	10.51	13.70	12.11	5.21
Dry Pod	0.050	10.40	12.50	11.45	0.57
Total	**0.48**	ac			5.78 ac-ft
Weighted Average Site Grade	**12.04**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **2.94** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.02** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **0.53** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **95** SCS Curve Number

Designed by: F.V.
Checked by: A.A

BASIN 4 PRE-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.180	13.60	14.17	13.89	2.50
Green Areas	0.000	0.00	0.00	0.00	0.00
Total	**0.18**	ac			2.50 ac-ft
Weighted Average Site Grade	**13.89**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **4.79** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.00** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **0.00** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **100** SCS Curve Number

Designed by: F.V.
Checked by: A.A

BASIN 1 POST-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.380	13.96	14.19	14.08	5.35
Green Areas	0.100	13.10	13.96	13.53	1.35
Total	**0.48**	ac			6.70 ac-ft
Weighted Average Site Grade	**13.96**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **4.86** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.04** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **1.06** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **90** SCS Curve Number

Designed by: F.V.
Checked by: A.A

BASIN 2 POST-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.570	13.10	14.70	13.90	7.92
Green Areas	0.000	0.00	0.00	0.00	0.00
Total	**0.57**	ac			7.92 ac-ft
Weighted Average Site Grade	**13.90**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **4.80** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.00** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **0.00** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **100** SCS Curve Number

Designed by: F.V.
Checked by: A.A

BASIN 3 POST-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.430	12.80	14.70	13.75	5.91
Green Areas	0.000	0.00	0.00	0.00	0.00
Total	**0.43**	ac			5.91 ac-ft
Weighted Average Site Grade	**13.75**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **4.65** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.00** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **0.00** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **100** SCS Curve Number

Designed by: F.V.
Checked by: A.A

BASIN 3 POST-DEVELOPMENT SOIL STORAGE COMPUTATIONS

SCS Curve Number

1. The wet season water/control elevation and the control elevation **9.10** ft-NAVD
2. Average site finished grade

Land Use	Area A (ac)	Start Elev (ft-NAVD)	End Elev (ft-NAVD)	Avg Grade G (ft)	A X G
Road	0.180	13.60	14.17	13.89	2.50
Green Areas	0.000	0.00	0.00	0.00	0.00
Total	**0.18**	ac			2.50 ac-ft
Weighted Average Site Grade	**13.89**	ft-NAVD			

3. Average depth to water table will be
   = Average site grade - average water table/control elevation
   = **4.79** ft
4. Soil type **Depressional**
5. From the soil storage calculation sheet, inches of moisture stored under the pervious areas for this type of soil is: **5.10** inches
6. Compute available soil storage
   = Storage available X pervious area
   = **0.00** ac-ft available soil storage onsite
7. Convert available soil storage to site-wide moisture storage, S
   = Available soil storage onsite/site area
   = **0.00** inches of site-wide storage, S
8. SCS Curve Number, CN
   = 1000/(S+10)
   = **100** SCS Curve Number

APPENDIX B: Meeting Minutes

Vasquez, Francisco

From:	Baron-Ruiz, Angela
Sent:	Friday, January 17, 2025 6:36 PM
To:	Maldonado, David; Rocco, Antonella
Cc:	Rawal, Rishabh; Vasquez, Francisco; Bortz, Stephanie
Subject:	RE: [--EXTERNAL--]: Pre-Application Meeting: 26°38'19.73"N; 80° 5'41.94"W, Palm Beach, Village of Palm Spring

Good evening David,

Apologies for the delayed response, it's been a crazy week. Thank you and Antonella for your time on Wednesday and for the information provided. Below is a summary of our meeting, please let me know if you have any additions or revisions.

- CHA presented the scope of the improvements in the Village of Palm Springs Main Water Treatment plant site as follows:
    - It was noted that the scope consists of the demolition of the existing building and the construction of a new operations building in the same footprint as the existing.
    - The small building on the west side of the site will also be removed and the small grass areas identified during the meeting will be turned into impervious areas for parking.
- CHA inquired about FDEP's jurisdiction over the project limits and FDEP confirmed that they do have jurisdiction since it is a water treatment facility.
- CHA noted that the anticipated approach for the design of the drainage system is to provide water quality treatment and runoff attenuation only for the additional impervious areas since there will be no other improvements nor impacts to the site. A pre- vs. post-development analysis is to be performed.
- FDEP agreed with the approach to only provide water quality treatment and runoff attenuation for the additional impervious areas, and to evaluate the pre- vs post discharge.
- FDEP inquired about the presence of wetlands and about wetland impacts. CHA confirmed that there are no wetlands identified in the site.
- FDEP noted that Operation and Maintenance Plan is now part of the new requirements for the ERP application (information provided below).
- FDEP recommended that we reference the Applicants Handbook Volume 1, Section 12.4.
- CHA inquired whether the application shall be submitted through the online portal. FDEP noted that it should be emailed to SED_Permitting@dep.state.fl.us with copy to David. They also noted that Section A and Section E of the application shall be submitted.
- FDEP inquired about the timeline of submittal, CHA noted that the package will be submitted within 2-3 weeks.

With no further discussion the meeting was adjourned at 10:15 am.

Thank you very much again and have a great weekend.

Angela M. Baron-Ruiz, PE*, ENV SP
Project Manager | Senior Engineer
CHA
Office: (786) 257-3084
abaron@chasolutions.com

www.chasolutions.com
*FL

Please note my email address has changed

Finding a better way.

From: Maldonado, David <David.Maldonado@FloridaDEP.gov>
Sent: Wednesday, January 15, 2025 10:23 AM
To: Rawal, Rishabh <RRawal@chasolutions.com>; Vasquez, Francisco <FVasquez@chasolutions.com>; Bortz, Stephanie <SBortz@chasolutions.com>; Baron-Ruiz, Angela <ABaron@chasolutions.com>
Cc: Rocco, Antonella <Antonella.Rocco@FloridaDEP.gov>
Subject: [--EXTERNAL--]: Pre-Application Meeting: 26°38'19.73"N; 80° 5'41.94"W, Palm Beach, Village of Palm Spring

Good afternoon,

Following our meeting today I am sending more information regarding the new stormwater rule.

On June 28, 2024, Governor Ron DeSantis signed Senate Bill 7040 into law, which updates Florida's stormwater rules and design criteria to protect the state's waterways. For detailed information, please visit ERP Stormwater Resource Center using the following link: https://floridadep.gov/water/engineering-hydrology-geology/content/erp-stormwater-resource-center.

According to the implementation timeline table posted in the ERP Stormwater Resource Center, following documents are required to obtain an Environmental Resource Permit for this project in addition to the previously requested information.

1. Please submit an Operation and Maintenance Plan which specifically identifies the activities required to ensure the stormwater management system's perpetual performance. The plan must be certified by a registered professional. *[Applicants Handbook, Volume I (Vol I), Section 12.4.1]*
2. Please provide a cost estimate for the perpetual operation and maintenance of the stormwater management system. *[Vol I, Section 12.3.5(a)]*
3. Please complete submit Form 62-330.301(26), "Certification of Financial Capability for Perpetual Operations and Maintenance Entities". *[Vol I, Section 12.3.5(b)]*

Please let me know if you have any additional questions.

Thank you

David Maldonado
Environmental Specialist III
Florida Department of Environmental Protection
Southeast District – West Palm Beach
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
David.maldonado@FloridaDEP.gov
Office: 561.681.6665

Vasquez, Francisco

From: Baron-Ruiz, Angela
Sent: Thursday, November 14, 2024 11:46 AM
To: David Cowan
Cc: Vasquez, Francisco; Bortz, Stephanie
Subject: RE: [--EXTERNAL--]: Village of Palm Springs Operations Building at Main WTP- Drainage Coordination

Good morning David,

Thank you for taking the time to meet with me earlier today. Please see below summary of our meeting:

- CHA presented the scope of the improvements in the Village of Palm Springs Main Water Treatment plant site as follows:
    - It was noted that the scope consists of the demolition of the existing building and the construction of a new operations building in the same footprint as the existing.
    - The small building on the west side of the site will also be removed and the small grass areas identified during the meeting will be turned into impervious areas for parking.
- CHA noted that there are no permit records in the SFWMD or in the FDEP databases therefore it is unknown if there is existing water quality treatment in the area.
- Chen Moore mentioned that coordination with Lake Worth Drainage District (LWDD) will be necessary since the site is within their jurisdiction.
- Chen Moore also noted that LWDD may require a pre vs post development discharge analysis however CHA is responsible to find out actual requirements and for the coordination.
- The approach to only provide treatment and attenuation for the additional impervious area with exfiltration trench was brought up and will have to be coordinated with LWDD.
- Chen Moore noted that the C-51 basin has an allowable discharge rate and discharge requirements should also be coordinated with LWDD.
- Chen Moore also mentioned that CHA is responsible to find out who the agencies with jurisdiction are and needs to coordinate with them.
- Chen More noted that a preliminary drainage report could be submitted as part of the planning and zoning approval while the design is finalized for the next approvals.

Please let me know if anything needs to be revised or added.

Thanks again and have a great day.

Angela M. Baron-Ruiz, PE*, ENV SP
Project Manager | Senior Engineer
CHA
Office: (786) 257-3084
abaron@chasolutions.com
www.chasolutions.com
*FL





Please note my email address has changed

Finding a better way.

-----Original Appointment-----
From: David Cowan <dcowan@chenmoore.com>
Sent: Monday, November 11, 2024 3:47 PM
To: David Cowan; Baron-Ruiz, Angela
Cc: Vasquez, Francisco; Bortz, Stephanie
Subject: [--EXTERNAL--]: Village of Palm Springs Operations Building at Main WTP- Drainage Coordination
When: Thursday, November 14, 2024 9:30 AM-10:30 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams Meeting

Microsoft Teams Need help?

Join the meeting now

Meeting ID: 252 824 698 703

Passcode: 3SwfKg

Dial in by phone

+1 754-216-4564,,271688839# United States, Fort Lauderdale

Find a local number

Phone conference ID: 271 688 839#

For organizers: Meeting options | Reset dial-in PIN

David Cowan, Jr, PE, ENV SP
Senior Engineer - Civil
CMA West Palm Beach: 500 S Australian Ave, Suite 850 | West Palm Beach, FL 33401
direct: +1 (561) 537-4573 | **mobile:** +1 (561) 255-7494 | **office:** +1 (561) 746-6900
email: dcowan@chenmoore.com | **web:** www.chenmoore.com

APPENDIX C: Pre-Development Conditions ICPR Model Results

Simple Basin: B1

Scenario:	1
Node:	S-01
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.5300 ac
Curve Number:	85.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: B2

Scenario:	1
Node:	S-02
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.5400 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: B3

Scenario:	1
Node:	S-03
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.4800 ac
Curve Number:	92.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: B4

Scenario:	1
Node:	S-04
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.1800 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: OUTF

Scenario:	1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	13.10 ft
Warning Stage:	999.00 ft
Boundary Stage:	GWT

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	13.10
0	0	0	96.0000	13.10

Comment:

Node: S-01

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 13.10 ft
Warning Stage: 13.10 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.00	0.00	0
13.10	0.00	0
13.80	0.50	21780

Comment:

Node: S-02

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 13.10 ft
Warning Stage: 13.10 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.00	0.00	0
13.10	0.00	0
13.80	0.50	21780

Comment:

Node: S-03

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.50 ft
Warning Stage: 12.50 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.50	0.00	0
10.50	0.02	1045
11.50	0.06	2657
12.50	0.11	4922

Comment:

Node: S-04

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 13.40 ft
Warning Stage: 13.40 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.00	0.00	0
13.40	0.00	0
14.40	0.50	21780

Comment:

Weir Link: S01_OUTF

Scenario: 1
From Node: S-01
To Node: OUTF
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Trapezoidal
Invert: 13.10 ft
Control Elevation: 13.10 ft
Max Depth: 2.00 ft
Extrapolation Method: Normal Projection
Bottom Width: 5.00 ft
Left Slope: 2.000 (h:v)
Right Slope: 2.000 (h:v)

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Weir Link: S02_OUTF

Scenario: 1
From Node: S-02
To Node: OUTF
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Trapezoidal
Invert: 13.10 ft
Control Elevation: 13.10 ft
Max Depth: 2.00 ft
Extrapolation Method: Normal Projection

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600

Bottom Width:	5.00 ft		
Left Slope:	2.000 (h:v)	Orifice Table:	
Right Slope:	2.000 (h:v)		

Comment:

Weir Link: S03_OUTF

Scenario:	1	**Bottom Clip**	
From Node:	S-03	Default:	0.00 ft
To Node:	OUTF	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	13.10 ft	**Discharge Coefficients**	
Control Elevation:	13.10 ft	Weir Default:	2.800
Max Depth:	2.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	5.00 ft	Orifice Table:	
Left Slope:	2.000 (h:v)		
Right Slope:	2.000 (h:v)		

Comment:

Weir Link: S04_OUTF

Scenario:	1	**Bottom Clip**	
From Node:	S-04	Default:	0.00 ft
To Node:	OUTF	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Trapezoidal	Ref Node:	
Invert:	13.40 ft	**Discharge Coefficients**	
Control Elevation:	13.40 ft	Weir Default:	2.800
Max Depth:	2.00 ft	Weir Table:	
Extrapolation Method:	Normal Projection	Orifice Default:	0.600
Bottom Width:	5.00 ft	Orifice Table:	
Left Slope:	2.000 (h:v)		
Right Slope:	2.000 (h:v)		

Comment:

Simulation: 25YR-72HR

Scenario: 1
Run Date/Time: 4/11/2025 9:13:58 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		10.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Rainfall

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 25YR-72HR
Extern Hydrograph Set:
Curve Number Set: CN

Green-Ampt Set:
Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0001 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0000 ft	Rainfall Name:	Sfwmd72
		Rainfall Amount:	13.20 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-1HR

Scenario: 1
Run Date/Time: 1/20/2025 9:02:34 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		10.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Rainfall

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 25YR-72HR
Extern Hydrograph Set:
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0001 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0000 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: Sfwmd72
Rainfall Amount: 3.00 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simple Basin Runoff Summary [1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
B1	25YR-72HR	3.00	60.0167	13.20	11.28	0.5300	85.0	0.00	0.00
B2	25YR-72HR	3.15	60.0167	13.20	13.18	0.5400	100.0	0.00	0.00
B3	25YR-72HR	2.78	60.0167	13.20	12.20	0.4800	92.0	0.00	0.00
B4	25YR-72HR	1.05	60.0167	13.20	13.18	0.1800	100.0	0.00	0.00

Node Max Conditions [1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
OUTF	25YR-72HR	999.00	9.10	0.0000	6.22	0.00	0
S-01	25YR-72HR	13.10	13.32	0.0001	3.00	1.59	25515
S-02	25YR-72HR	13.10	13.33	0.0001	3.15	1.69	25911
S-03	25YR-72HR	12.50	13.41	0.0001	2.78	2.72	2592
S-04	25YR-72HR	13.40	13.52	0.0001	1.05	0.62	13559

Link Min/Max Conditions [1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
S01_OUTF	25YR-72HR	1.59	0.00	0.00	1.30	1.30	1.30
S02_OUTF	25YR-72HR	1.69	0.00	0.00	1.33	1.33	1.33
S03_OUTF	25YR-72HR	2.72	0.00	0.00	1.54	1.54	1.54
S04_OUTF	25YR-72HR	0.62	0.00	0.00	0.97	0.97	0.97

APPENDIX D: Post-Development Conditions ICPR Model Results

Simple Basin: B1

Scenario:	1
Node:	S-01
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.4800 ac
Curve Number:	92.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: B2

Scenario:	1
Node:	S-02
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.5700 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: B3

Scenario:	1
Node:	S-03
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.4300 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: B4

Scenario:	1
Node:	S-04
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	0.1800 ac
Curve Number:	100.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: EXF

Scenario:	1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	9.10 ft
Warning Stage:	99.00 ft
Boundary Stage:	GWT

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	9.10
0	0	0	96.0000	9.10

Comment:

Node: OUT

Scenario: 1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 9.10 ft
Warning Stage: 99.00 ft
Boundary Stage: GWT

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	13.60
0	0	0	96.0000	13.60

Comment:

Node: S-01

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.10 ft
Warning Stage: 13.40 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.00	0.00	12
13.40	0.00	12
14.40	0.50	21780

Comment:

Node: S-02

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.10 ft
Warning Stage: 13.40 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.00	0.00	12
13.40	0.00	12
14.40	0.50	21780

Comment:

Node: S-03

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 9.10 ft
Warning Stage: 13.40 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.00	0.00	12
13.40	0.00	12
14.40	0.50	21780

Comment:

Node: S-04

Scenario: 1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 13.40 ft
Warning Stage: 13.40 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
0.00	0.00	0
13.40	0.00	0
14.40	0.50	21780

Comment:

Rating Curve Link: S-01_EXF

Scenario: 1
From Node: S-01
To Node: EXF
Link Count: 1
Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
E-OPT_11	8.90	S-01	8.90	S-01

Comment:

Rating Curve Link: S-02_EXF

Scenario: 1
From Node: S-02

To Node: EXF
Link Count: 1
Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
E-OPT_11	8.90	S-02	8.90	S-02

Comment:

Rating Curve Link: S-03_EXF

Scenario: 1
From Node: S-03
To Node: EXF
Link Count: 1
Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
E-OPT_66_I3	8.90	S-03	8.90	S-03

Comment:

Weir Link: S04_OUT

Scenario: 1
From Node: S-04
To Node: OUT
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Trapezoidal
Invert: 13.40 ft
Control Elevation: 13.40 ft
Max Depth: 2.00 ft
Extrapolation Method: Normal Projection
Bottom Width: 5.00 ft
Left Slope: 2.000 (h:v)
Right Slope: 2.000 (h:v)

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Simulation: 25YR-72HR

Scenario: 1
Run Date/Time: 4/11/2025 9:30:08 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		10.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Rainfall

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 25YR-72HR
Extern Hydrograph Set:
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0001 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0000 ft	Rainfall Name:	Sfwmd72
		Rainfall Amount:	13.20 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-1HR

Scenario: 1
Run Date/Time: 1/20/2025 9:02:34 AM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	144.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		10.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	48.0000	15.0000
0	0	0	56.0000	5.0000
0	0	0	64.0000	1.0000
0	0	0	72.0000	5.0000
0	0	0	92.0000	5.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder: Rainfall

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set: 25YR-72HR
Extern Hydrograph Set:
Curve Number Set: CN
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0001 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0000 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: Sfwmd72
Rainfall Amount: 3.00 in
Storm Duration: 1.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simple Basin Runoff Summary [1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
B1	25YR-72HR	2.78	60.0167	13.20	12.20	0.4800	92.0	0.00	0.00
B2	25YR-72HR	3.33	60.0167	13.20	13.18	0.5700	100.0	0.00	0.00
B3	25YR-72HR	2.51	60.0167	13.20	13.18	0.4300	100.0	0.00	0.00
B4	25YR-72HR	1.05	60.0167	13.20	13.18	0.1800	100.0	0.00	0.00

Node Max Conditions [1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
EXF	25YR-72HR	99.00	9.10	0.0000	0.95	0.00	0
OUT	25YR-72HR	99.00	9.10	0.0000	0.62	0.00	0
S-01	25YR-72HR	13.40	11.24	-0.0001	2.78	0.17	7370
S-02	25YR-72HR	13.40	11.59	0.0001	3.33	0.20	7939
S-03	25YR-72HR	13.40	10.35	-0.0001	2.51	0.60	5934
S-04	25YR-72HR	13.40	13.52	0.0000	1.05	0.62	13559

Link Min/Max Conditions [1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
S-01_EXF	25YR-72HR	0.17	0.00	0.00	0.00	0.00	0.00
S-02_EXF	25YR-72HR	0.20	0.00	0.00	0.00	0.00	0.00
S-03_EXF	25YR-72HR	0.60	0.00	0.00	0.00	0.00	0.00
S04_OUT	25YR-72HR	0.62	0.00	0.00	0.97	0.97	0.97

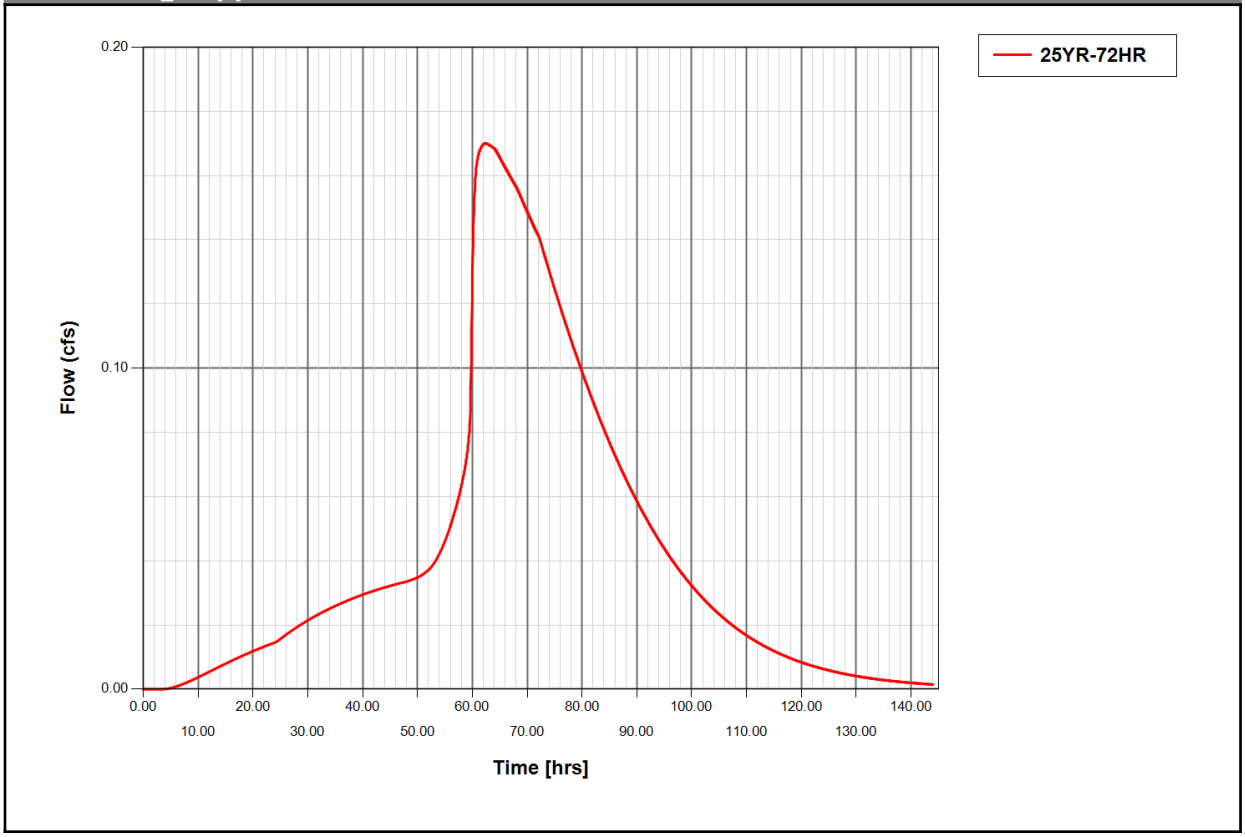
Link Min/Max Conditions [1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
S-01_EXF	25YR-72HR	0.17	0.00	0.00	0.00	0.00	0.00
S-02_EXF	25YR-72HR	0.20	0.00	0.00	0.00	0.00	0.00
S-03_EXF	25YR-72HR	0.60	0.00	0.00	0.00	0.00	0.00
S04_OUT	25YR-72HR	0.62	0.00	0.00	0.97	0.97	0.97

Link Min/Max Conditions with Times [1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
S-01_EXF	25YR-72HR	0.17	0.00	0.00	0.00	0.00	62.4032	0.0000	68.7446	0.0000	0.0000

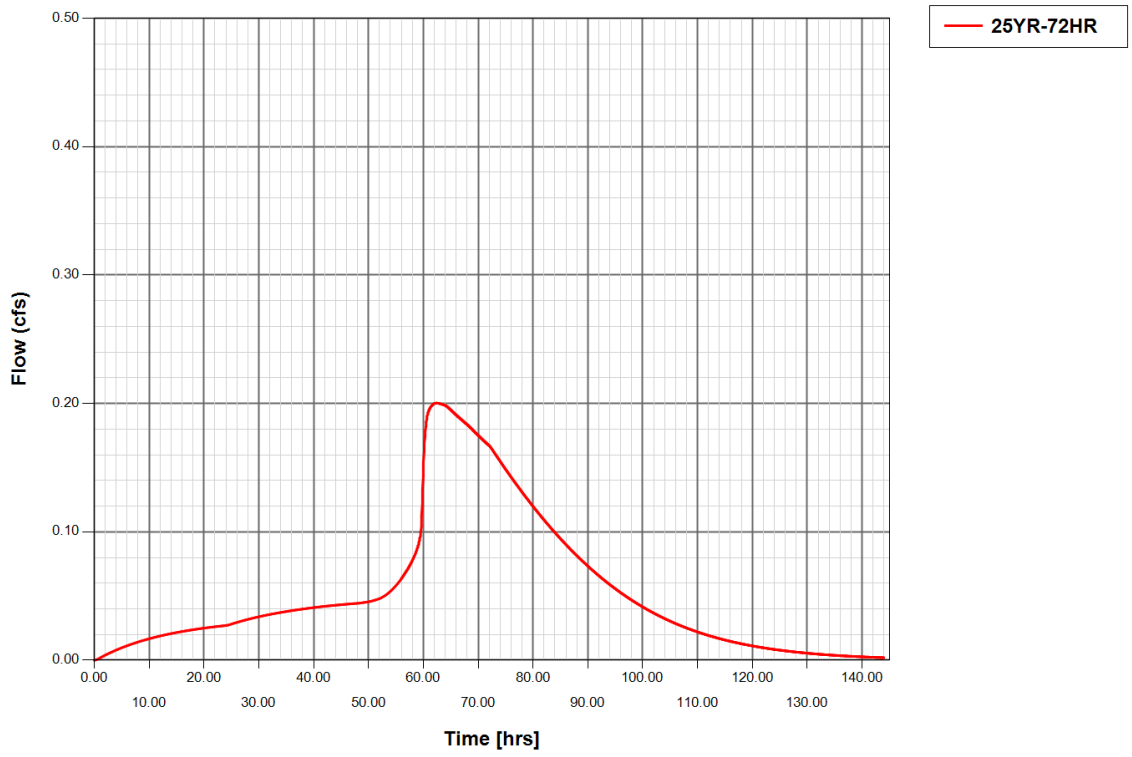
Link Flow: S-01_EXF [1]



Link Min/Max Conditions with Times [1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
S-02_EXF	25YR-72HR	0.20	0.00	0.00	0.00	0.00	62.4478	0.0000	60.5324	0.0000	0.0000

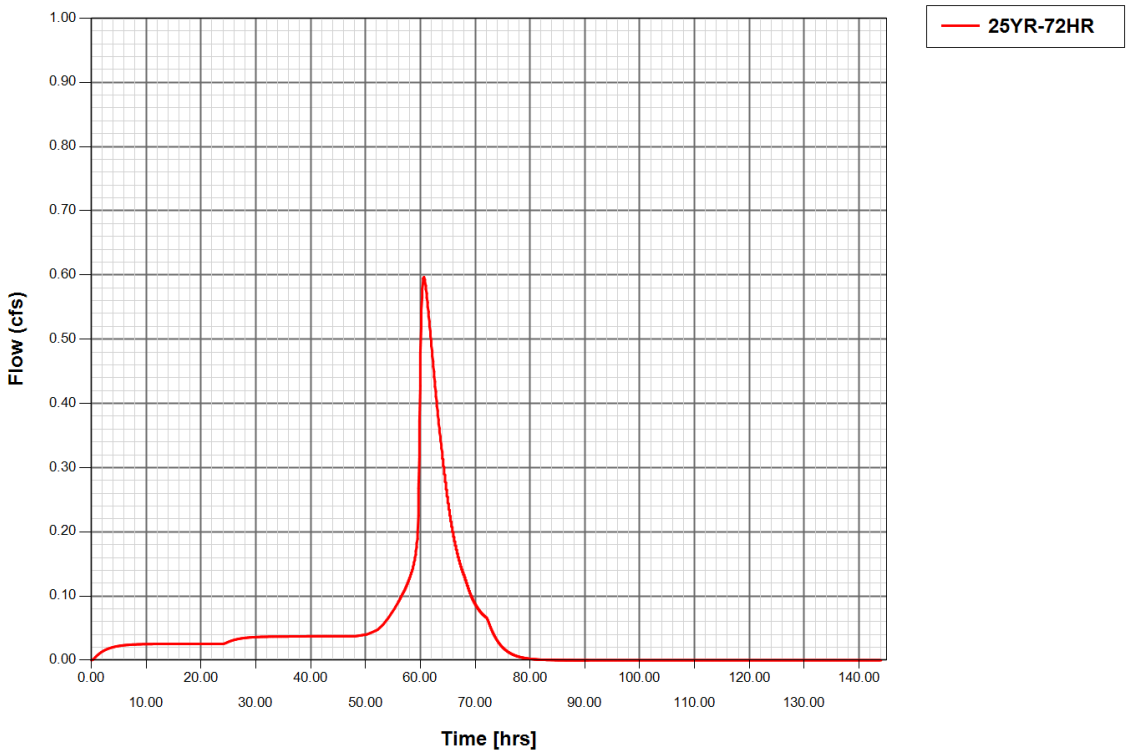
Link Flow: S-02_EXF [1]



Link Min/Max Conditions with Times [1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Time to Max Flow [hrs]	Time to Min Flow [hrs]	Time to Min/Max Delta Flow [hrs]	Time to Max Us Velocity [hrs]	Time to Max Ds Velocity [hrs]
S-03_EXF	25YR-72HR	0.60	0.00	0.00	0.00	0.00	60.6776	0.0000	64.6770	0.0000	0.0000

Link Flow: S-03_EXF [1]



APPENDIX E: Operation and Maintenance Plan

DRAINAGE SUMMARY OF MAINTENANCE ACTIVITIES

PROJECT NAME:	UTILITIES AND OPERATIONS BULDING AT MAIN WATER TREATMENT PLANT
DATE:	1/21/2025

ITEM NUMBER	DESCRIPTION	QUANTITY	INSPECTION			MAINTENANCE ACTIVITIES
			FREQUENCY	RATING	DESCRIPTION OF CONDITION	
0425-1522	DITCH BOTTOM INLET TYPE C	3	*MRP (85% of the opening is not obstructed)	Good	* Ditch bottom inlet opening area free of obstruction. * Like new. Meets MRP criteria.	None
				Fair	* Minor damage to inlet grate but not affecting system function. * Up to 15% of ditch bottom inlet opening area is obstructed. * Meets MRP criteria.	Proactive maintenance recommended * Repair or replace inlet grate * Clear vegetation from grate
				Poor	* Inlet grate missing or damaged to the extent that system function is affected. * More than 15% of ditch bottom inlet opening area is obstructed. * Does not meet MRP criteria.	* Replace inlet grate * Remove obstruction from inlet
0430-174-118	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 18" SD	12	*MRP (60% of the cross section of each pipe is free of obstructions and functions as intended)	Good	* Like new with little or no deterioration and functioning as designed. * Pipe opening is unobstructed, free of sediment, and providing adequate conveyance. * Meets MRP criteria.	None
				Fair	* Up to 40% of pipe opening is obstructed but providing adequate conveyance. * Less than 33% of concrete structure/slab is crushed or broken. * Meets MRP criteria.	Proactive maintenance recommended * Remove obstructions
				Poor	* Not functioning properly due to damage. * More than 40% of pipe opening is obstructed. * More than 33% of concrete structure/slab is crushed or broken, and/or has exposed rebar. * Does not meet MRP Criteria.	* Repair or replace damaged components * Remove obstructions * Other maintenance as needed to correct deficiencies
N/A	PIPE CULVERT, OPTIONAL MATERIAL, ROUND, 4" SD	27	*MRP (60% of the cross section of each pipe is free of obstructions and functions as intended)	Good	* Like new with little or no deterioration and functioning as designed. * Pipe opening is unobstructed, free of sediment, and providing adequate conveyance. * Meets MRP criteria.	None
				Fair	* Up to 40% of pipe opening is obstructed but providing adequate conveyance. * Less than 33% of concrete structure/slab is crushed or broken. * Meets MRP criteria.	Proactive maintenance recommended * Remove obstructions
				Poor	* Not functioning properly due to damage. * More than 40% of pipe opening is obstructed. * More than 33% of concrete structure/slab is crushed or broken, and/or has exposed rebar. * Does not meet MRP Criteria.	* Repair or replace damaged components * Remove obstructions * Other maintenance as needed to correct deficiencies

DRAINAGE SUMMARY OF MAINTENANCE ACTIVITIES

PROJECT NAME:	UTILITIES AND OPERATIONS BULDING AT MAIN WATER TREATMENT PLANT
DATE:	1/21/2025

ITEM NUMBER	DESCRIPTION	QUANTITY	INSPECTION			MAINTENANCE ACTIVITIES
			FREQUENCY	RATING	DESCRIPTION OF CONDITION	
0443-70-3	FRENCH DRAIN, 18" SD	88	New Projects: Once per year for first two years. Existing System w/o Chronic Problems: Once per three years.	Good	* No evidence of subsidence. * No trash / debris accumulation in sump. * No pipe joint failures. * No groundwater intrusion observed. * No sediment accumulation in sump. * Water present is below pipe invert elevation. * System recovers treatment volume as designed.	None
				Fair	*Trash covers less than one-third of the sump surface area and not impacting system functioning. * Top of sediment or trash accumulation in sump is at least one foot below pipe invert elevation. * System recovers treatment volume as designed.	Proactive maintenance recommended * Remove trash, debris, and sediment.
				Poor	* Pipe joint failures. * Evidence of subsidence. * Trash covers more than one-third of sump surface area or trash is impeding system functioning. * Top of sediment or trash accumulation is less than one foot below pipe invert elevation. * Groundwater intrusion observed. * System not recovering treatment volume as designed.	* Remove excess sediment. * Remove trash and debris. * Repair cracks to prevent groundwater intrusion. * Investigate cause of subsidence and address as necessary. * Backflush exfiltration pipe to remove sediment and debris accumulation.
0443-002	SKIMMER TYPE II FOR FRENCH DRAIN OUTLETS	3	MRP (60% of the cross section of each pipe is free of obstructions and functions as intended)	Good	* Like new with little or no deterioration. * Structurally sound and functioning as designed. Minor damage, e.g., cracks, is acceptable provided function is maintained.	None
				Fair	* May have minor damage and some deterioration, but structurally sound and functionally adequate. * Opening partially blocked by trash and debris, but flow is not impeded, and trash is being prevented from entering outflow pipe	* Proactive maintenance recommended. * Repair damage to skimmer. * Remove blockages.
				Poor	* Missing, detached, or collapsed. * Excess trash is impeding flow to outflow pipe and/or causing trash and debris to bypass skimmer. * Not functioning as designed.	* Replace skimmer. * Remove blockages. * Perform other maintenance as needed to correct deficiencies.

*MRP refers to the Statewide Maintenance Rating Program. MRP is the program under which FDOT conducts visual and mechanical evaluations of routine highway maintenance conditions

Water Quality Project Life Cycle Cost Analysis

© Florida Stormwater Association Educational Foundation 2021

Alternative

DRAINAGE DESIGN FOR THE UTILITIES AND OPERATIONS BULDING AT MAIN WATER TREATMENT PLANT

Duration

Economic Evaluation Duration	60	years

Construction Cost

	Estimated Cost Low[1]	Estimated Cost High[2]
Initial Capital Cost		
Capital Cost, Range	$ 2,000,000	$ 2,500,000
Capital Cost Annualized over the Project Evaluation Duration	$ 76,973	$ 96,216

Replacement Costs

			Expected Service Life (Years)	# Replacements Over Project Life	1 time Replacement Cost	Replacement Cost (Present Worth Assumed)	Upper End of Estimated Replacement Costs for Selected Elements (Optional) 1 time Replacement Cost	Replacement Cost (Present Worth Assumed)
Replacement Costs								
5	Piping, Gravity Flow1		60	0.0	$ 165,000	$ -	$ 165,000	$ -
11	Baffle Box/ Gross Pollutant Separators		50	1.0	$ 1,000	$ 1,000	$ 1,000	$ 1,000
	0		0	#DIV/0!	$ 1,000	$ -		$ -
	0		0	#DIV/0!	$ 1,000	$ -		$ -
	0		0	#DIV/0!	$ 1,000	$ -		$ -
	0		0	#DIV/0!	$ 1,000	$ -		$ -
	#N/A		#N/A	#N/A	$ 1,000	$ -		$ -
	#N/A		#N/A	#N/A	$ 1,000	$ -		$ -
	#N/A		#N/A	#N/A	$ 1,000	$ -		$ -
	#N/A		#N/A	#N/A	$ 1,000	$ -		$ -
TOTAL PRESENT WORTH OF REPLACEMENT COST						$ 1,000		$ 1,000
Replacement Costs Annualized over the Project Life						$ 38		$ 38

Annual Costs

							Upper End of Estimated Annual Costs for Selected Elements (Optional)		
Annual Costs		Unit	% of Initial Cost	Present Worth Factor	Present Worth	Annual cost			
Maintenance Cost of Items Listed in Replacement Cost Section. NOTE!: Must be in same order as Replacement Costs above as Annual Costs link to Replacement Cost Entries				25.9832			% of Initial Cost	Present Worth	Annual Cost
5	Piping, Gravity Flow1	127	1.00%		$ 5,444,779	$ 1,650	1.00%	$ 42,872	$ 1,650
11	Baffle Box/ Gross Pollutant Separators	3	6.00%		$ 4,677	$ 60	0.00%	$ -	$ -
0	0	0	0.00%		$ -	$ -	0.00%	$ -	$ -
0	0	0	0.00%		$ -	$ -	0.00%	$ -	$ -
0	0	0	0.00%		$ -	$ -	0.00%	$ -	$ -
0	0	0	0.00%		$ -	$ -	0.00%	$ -	$ -
	#N/A	0	0.00%		$ -	$ -	0.00%	$ -	$ -
	#N/A	0	0.00%		$ -	$ -	0.00%	$ -	$ -
	#N/A	0	0.00%		$ -	$ -	0.00%	$ -	$ -
	#N/A		0.00%		$ -	$ -	0.00%	$ -	$ -
Other Maintenance Costs, $/unit		Unit	$/ unit	Present Worth Factor	Present Worth	Annual cost	$/ unit	Present Worth	Annual Cost
150	Clean/Repair Drainage Structures	3	$ 30		$ 2,338	$ 90	$ -	$ -	$ -
	0	0	$ -		$ -	$ -	$ -	$ -	$ -
	0	0	$ -		$ -	$ -	$ -	$ -	$ -
	0	0	$ -		$ -	$ -	$ -	$ -	$ -
	0	0	$ -		$ -	$ -	$ -	$ -	$ -
	0	0	$ -		$ -	$ -	$ -	$ -	$ -
	0	0	$ -		$ -	$ -	$ -	$ -	$ -
Electrical Energy			25000	kwh	$ 74,702	$ 2,875		$ 74,702	$ 2,875
TOTAL PRESENT WORTH OF ANNUAL COST					$ 5,526,497			$ 117,574	
TOTAL OF ANNUAL COSTS						$ 4,675			$ 4,525

	ESTIMATED REPLACEMENT + O&M ANNUALIZED COST RANGE	$ 4,710	TO	$ 4,560
LCC	TOTAL ANNUALIZED COST RANGE	$ 80,000	TO	$ 100,000
LCC	**TOTAL PRESENT WORTH COST RANGE[3]**	**$ 7,530,000**	**TO**	**$ 2,620,000**

1 - Opinion of Probable Construction Cost on Base Bid Item List Projected Out to Time of Construction
2 - Opinion of Probable Construction Cost plus Contingency plus Add-Alternate Bid Items as Applicable
3 - These are the values used on the Unit Cost Summary Sheet for computing benefit/cost information

www.chasolutions.com



THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:54:42 AM



CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

FLEX SUB

DRC

SPA

BIDS

PERMIT

CONSTRUCTION

SEAL

STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT

JESS M. SOWARDS
AR0013205

PROJECT TITLE

VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

FRONT ENTRY RENDERING

SITE PLAN AMENDMENT SUBMITTAL

04|11|2025

DATE 04|11|2025 | DRAWN BY JAH

JOB NUMBER 240205

DRAWING NUMBER

A3.03A

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.

4/11/2025 11:54:43 AM



CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL

STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT

JESS M. SOWARDS
AR0013205

PROJECT TITLE

VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

SITE PLAN AMENDMENT SUBMITTAL

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE

NORTH FACADE RENDERING

04|11|2025

DATE 04|11|2025
DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER

A3.03B

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.

4/11/2025 11:54:43 AM



CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :

FLEX SUB

DRC

SPA

BIDS

PERMIT

CONSTRUCTION

SEAL

STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT

JESS M. SOWARDS
AR0013205

PROJECT TITLE

VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

SITE PLAN AMENDMENT SUBMITTAL

04|11|2025

DRAWING TITLE

STORAGE AREA RENDERING

DATE 04|11|2025 | DRAWN BY JAH

JOB NUMBER 240205

DRAWING NUMBER

A3.03C

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:54:44 AM



CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT
JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

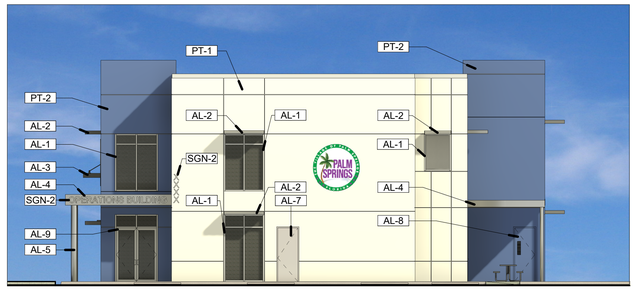
NUM.	DESCRIPTION	DATE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

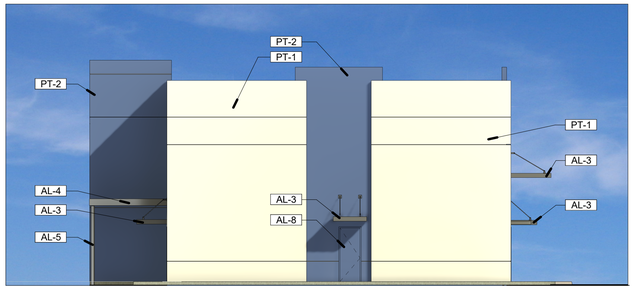
DRAWING TITLE
COVERED PICNIC AREA RENDERING

DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER
A3.03D

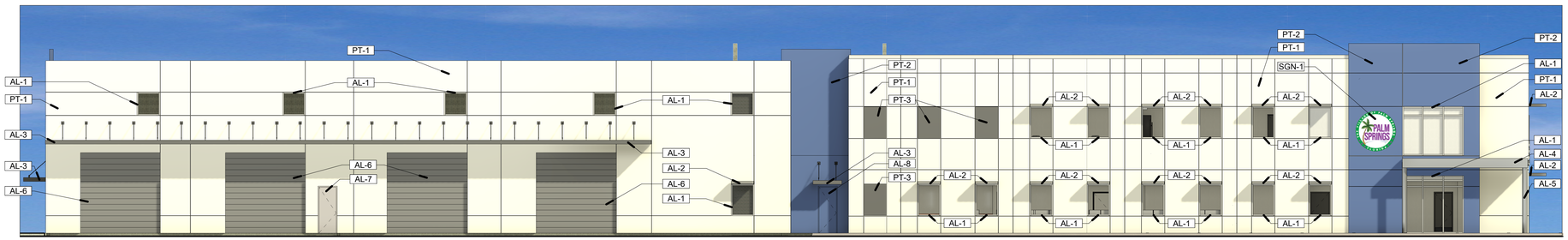
04|11|2025 SITE PLAN AMENDMENT SUBMITTAL



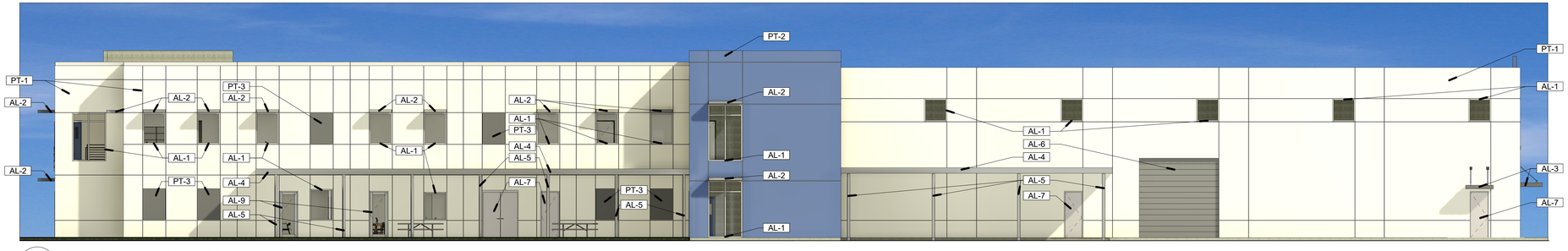
1 A3.02 **COLORED ELEVATION - NORTH**
3/32" = 1'-0"



2 A3.02 **COLORED ELEVATION - SOUTH**
3/32" = 1'-0"



3 A3.02 **COLORED ELEVATION - EAST**
3/32" = 1'-0"



4 A3.02 **COLORED ELEVATION - WEST**
3/32" = 1'-0"

FINISH SPECIFICATIONS - EXTERIOR

MARK	DESCRIPTION
AL-1	LEVEL "E" IMPACT RESISTANT WINDOW AND FRAME. FRAME COLOR TO BE ANNODIZED ALUMINUM
AL-2	LOUVERED SUN-SHADE - COLOR TO BE ANNODIZED ALUMINUM
AL-3	EXTRUDED ALUMINUM CANOPY - COLOR TO BE ANNODIZED ALUMINUM
AL-4	CUSTOM ALUMINUM COVERED WALKWAY - COLOR TO BE ANNODIZED ALUMINUM
AL-5	CUSTOM ALUMINUM ENCASED COLUMNS - COLOR TO BE ANNODIZED ALUMINUM
AL-6	LEVEL "E" IMPACT RESISTANT OVERHEAD COILING DOORS - COLOR TO BE _____
AL-7	LEVEL "E" HOLLOW METAL DOOR AND FRAME COLOR TO BE BENJAMIN MOORE ACADIA WHITE OC-38
AL-8	LEVEL "E" HOLLOW METAL DOOR AND FRAME COLOR TO BE BENJAMIN MOORE LUCERNE AF-530
AL-9	LEVEL "E" IMPACT RESISTANT STOREFRONT. FRAME COLOR TO BE ANNODIZED ALUMINUM
PT-1	TEX-COTE COOL WALL COATING SYSTEM. COLOR TO BE BENJAMIN MOORE ACADIA WHITE OC-38
PT-2	TEX-COTE COOL WALL COATING SYSTEM. COLOR TO BE BENJAMIN MOORE LUCERNE AF-530
PT-3	RECESSED SQUARE IN TILT WALL PANEL
SGN-1	VILLAGE OF PALM SPRINGS SEAL MEDALLION
SGN-2	BUILDING NAME AND ADDRESS SIGNAGE

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:54:35 AM

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT
JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

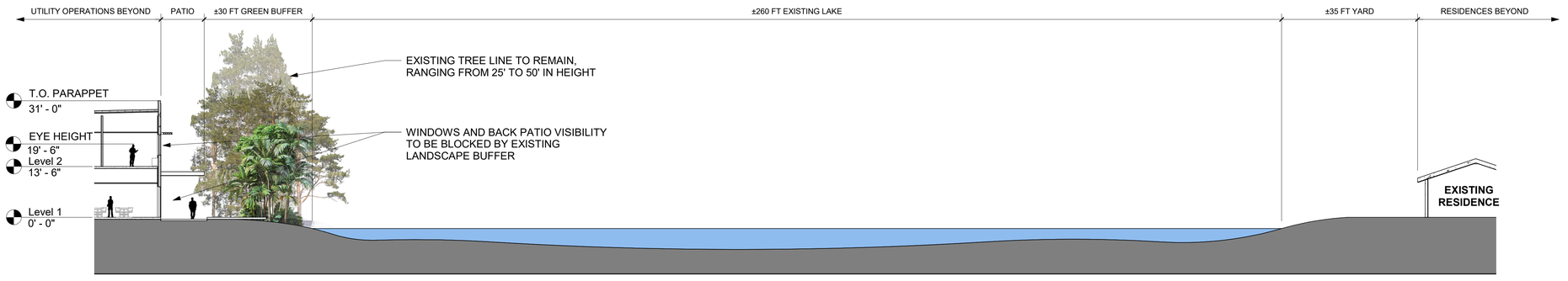
SITE PLAN AMENDMENT SUBMITTAL 04|11|2025

DRAWING TITLE
COLORED BUILDING ELEVATIONS

DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER A3.02



1 A3.03 **WEST ELEVATION - WEST VEGETATION EXHIBIT**
3/32" = 1'-0"



2 A3.03 **WEST VEGETATION SITE SECTION**
1/16" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:54:42 AM

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT

JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

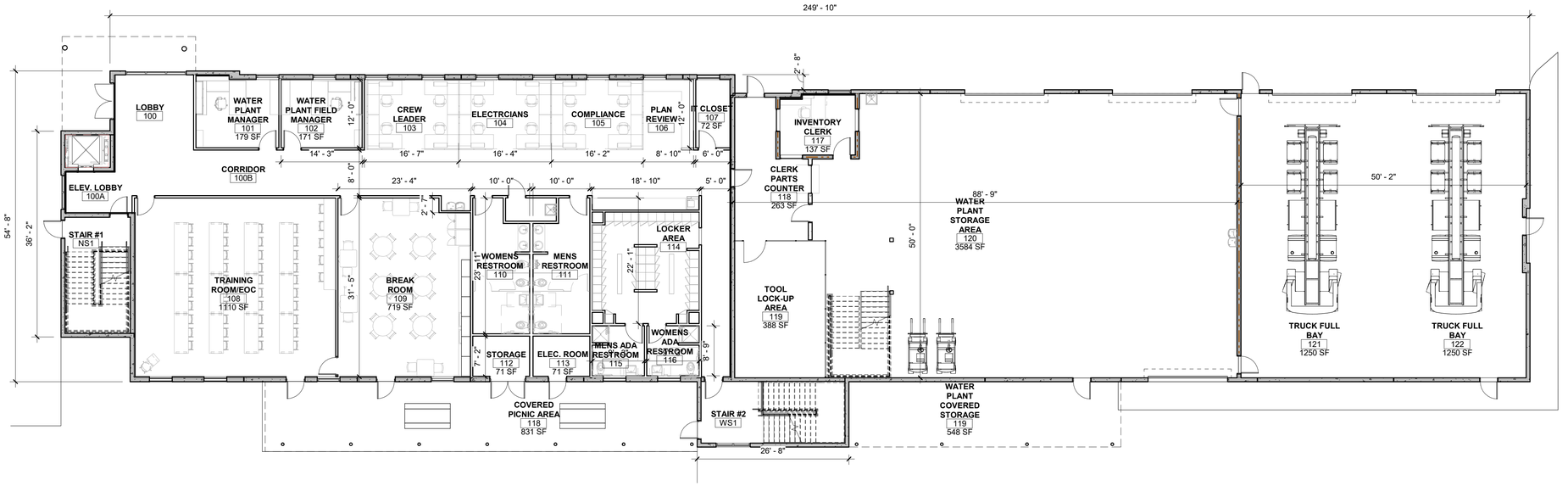
NUM.	DESCRIPTION	DATE

SITE PLAN AMENDMENT SUBMITTAL
04|11|2025

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

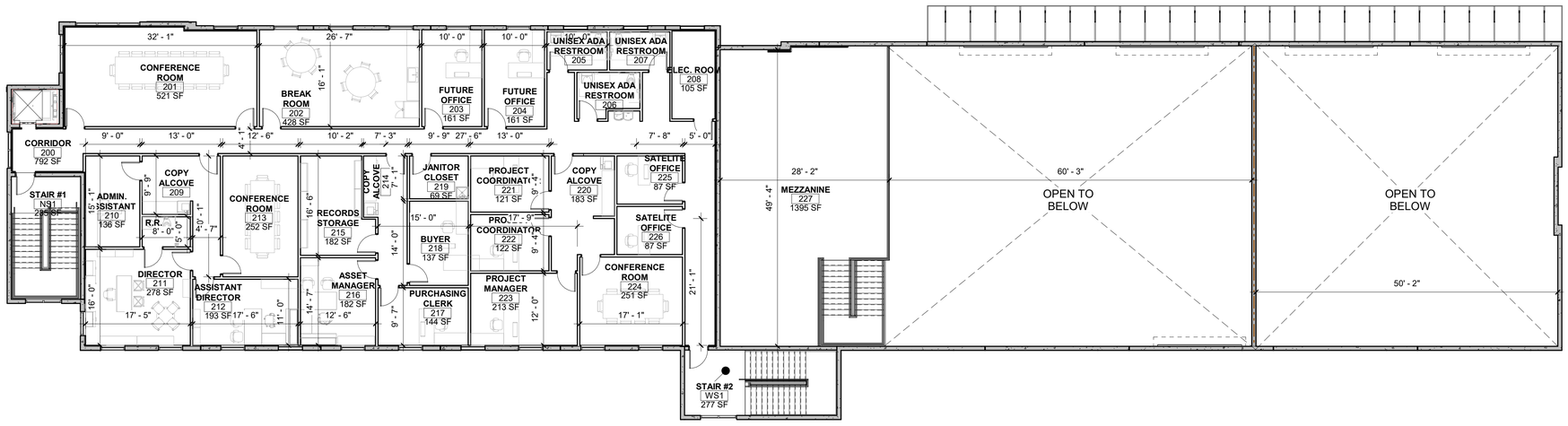
DRAWING TITLE
WEST VEGETATION EXHIBIT

DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER A3.03



1 A2.01 **OVERALL FIRST FLOOR PLAN**

3/32" = 1'-0"



2 A2.01 **OVERALL SECOND FLOOR PLAN**

3/32" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:53:45 AM

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL

STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT

JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

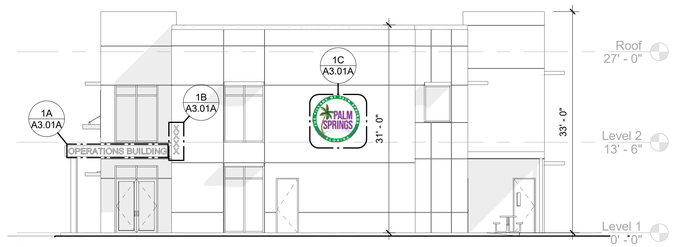
NUM.	DESCRIPTION	DATE

SITE PLAN AMENDMENT SUBMITTAL
04|11|2025

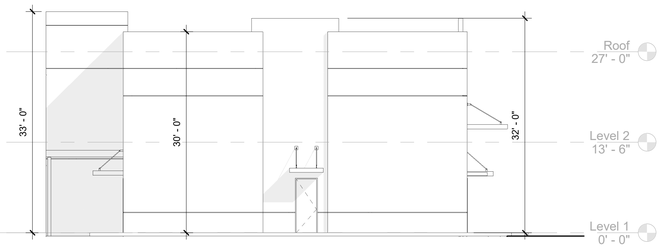
THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
OVERALL FIRST AND SECOND FLOOR PLAN

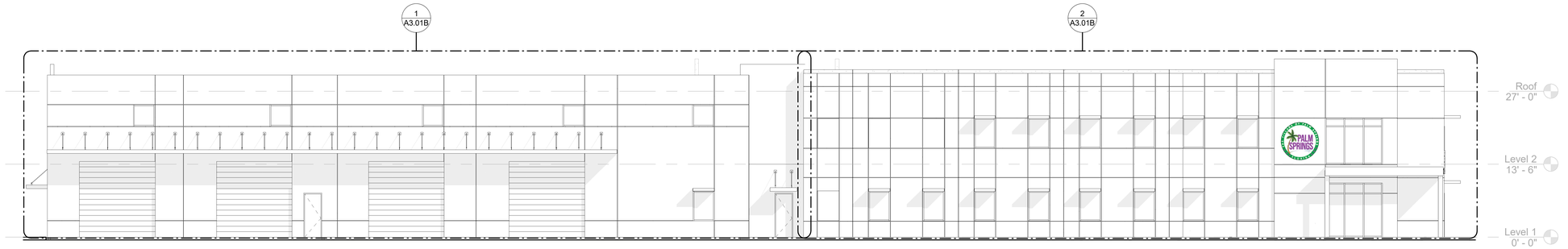
DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER A2.01



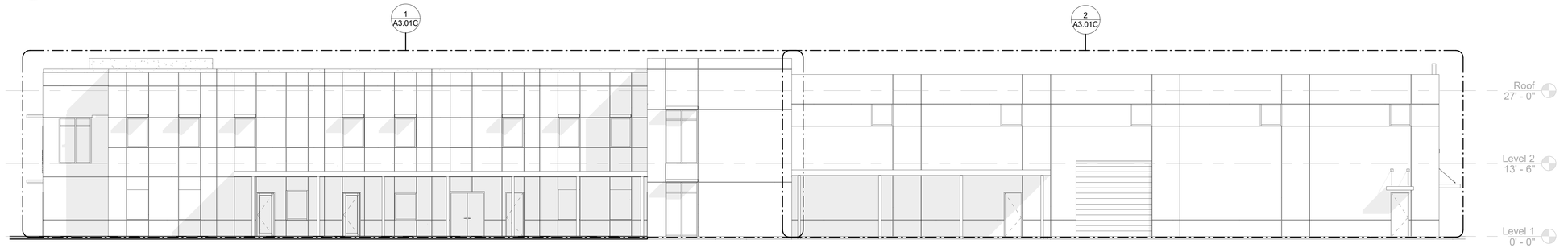
1 A3.01 **BUILDING ELEVATION - NORTH**
3/32" = 1'-0"



2 A3.01 **BUILDING ELEVATION - SOUTH**
3/32" = 1'-0"



3 A3.01 **BUILDING ELEVATION - EAST**
3/32" = 1'-0"



4 A3.01 **BUILDING ELEVATION - WEST**
3/32" = 1'-0"

FINISH SPECIFICATIONS - EXTERIOR

MARK	DESCRIPTION
AL-1	LEVEL "E" IMPACT RESISTANT WINDOW AND FRAME. FRAME COLOR TO BE ANNODIZED ALUMINUM
AL-2	LOUVERED SUN-SHADE - COLOR TO BE ANNODIZED ALUMINUM
AL-3	EXTRUDED ALUMINUM CANOPY - COLOR TO BE ANNODIZED ALUMINUM
AL-4	CUSTOM ALUMINUM COVERED WALKWAY - COLOR TO BE ANNODIZED ALUMINUM
AL-5	CUSTOM ALUMINUM ENCASED COLUMNS - COLOR TO BE ANNODIZED ALUMINUM
AL-6	LEVEL "E" IMPACT RESISTANT OVERHEAD COILING DOORS - COLOR TO BE _____
AL-7	LEVEL "E" HOLLOW METAL DOOR AND FRAME COLOR TO BE BENJAMIN MOORE ACADIA WHITE OC-38
AL-8	LEVEL "E" HOLLOW METAL DOOR AND FRAME COLOR TO BE BENJAMIN MOORE LUCERNE AF-530
AL-9	LEVEL "E" IMPACT RESISTANT STOREFRONT. FRAME COLOR TO BE ANNODIZED ALUMINUM
PT-1	TEX-COTE COOL WALL COATING SYSTEM. COLOR TO BE BENJAMIN MOORE ACADIA WHITE OC-38
PT-2	TEX-COTE COOL WALL COATING SYSTEM. COLOR TO BE BENJAMIN MOORE LUCERNE AF-530
PT-3	RECESSED SQUARE IN TILT WALL PANEL
SGN-1	VILLAGE OF PALM SPRINGS SEAL MEDALLION
SGN-2	BUILDING NAME AND ADDRESS SIGNAGE

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT

JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

SITE PLAN AMENDMENT SUBMITTAL
04|11|2025

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
BUILDING ELEVATION

DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER
A3.01

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:53:56 AM

WALL SIGNAGE DATA

FRONTAGE	FRONT WIDE	BUILDING HEIGHT	WALL SIGNAGE AREA CALCULATION	SF SIGNAGE AREA PROVIDED
PRIMARY	250'	31'	250' X 31' = 7,750 SF X 0.10 = 775 SF	38.5 SF
SECONDARY	55'	31'	55' X 31' = 1,705 SF X 0.05 = 85.25 SF	51.86 SF

VILLAGE SEAL SIGNAGE SPECIFICATION

VILLAGE LOGO SHALL BE A STONE MEDALLION BY BARON SIGN MANUFACTURING OR APPROVED EQUAL.
FULL COLOR MEDALLION TO MATCH VILLAGE OF PALM SPRINGS SEAL COLORS. SIGN COMPANY SHALL PROVIDE FULLY DETAILED ENGINEERED SIGNAGE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED ENGINEER. ENGINEERED SIGNAGE SHOP DRAWINGS SHALL SHOW THE FOLLOWING BUT NOT LIMITED TO:

1. STRUCTURAL CALCULATIONS
2. WIND LOAD CALCULATIONS
3. ATTACHMENT TO TILT WALL
4. SIGNAGE ELEVATIONS
5. SIGNAGE SECTIONS
6. SIGNAGE MOUNTING DETAILS AND ANCHORING DETAILS

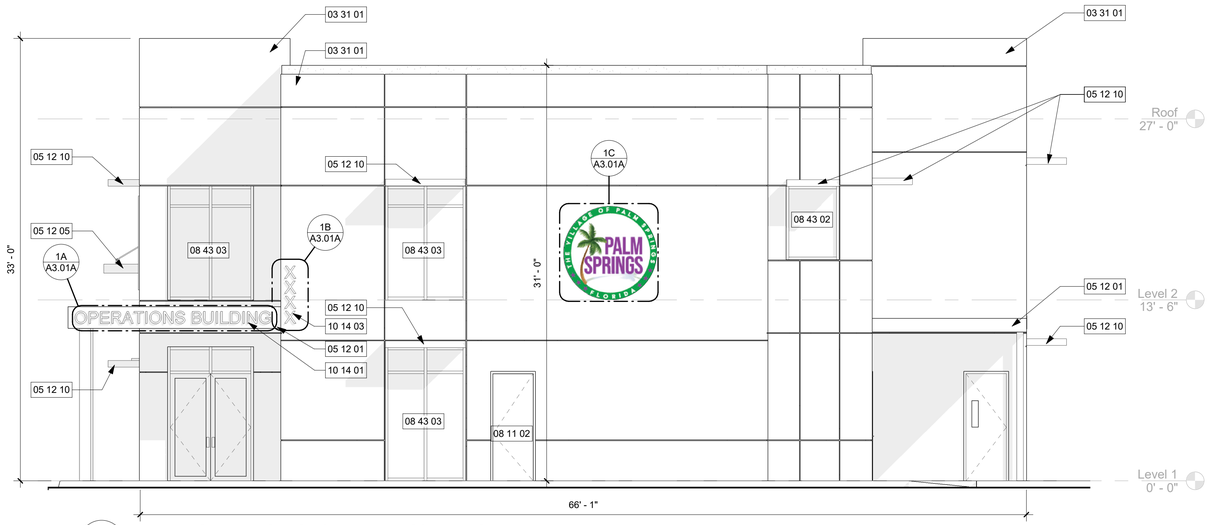
KEYNOTE LEGEND

#	DESCRIPTION
03 31 01	PROPOSED TILT WALL PANELS, TYP.
05 12 01	PROPOSED ALUMINUM COVERED WALKWAY, TYP.
05 12 05	PROPOSED ALUMINUM CANOPY TYP.
05 12 10	PROPOSED ALUMINUM SUNSHADES, TYP.
08 11 02	LEVEL "E" IMPACT RESISTANT HOLLOW METAL DOOR, TYP.
08 43 02	LEVEL "E" IMPACT RESISTANT WINDOWS TYP.
08 43 03	LEVEL "E" IMPACT RESISTANT STOREFRONT SYSTEM TYP.
10 14 01	SEE REVERSE LIT SIGNAGE SPECIFICATION ON SHEET A3.01A
10 14 03	ADDRESS SIGNAGE TO BE ARIAL FONT AND RAISED 1 1/2" FINISH TO BE BLACK ANODIZED CAST ALUMINUM

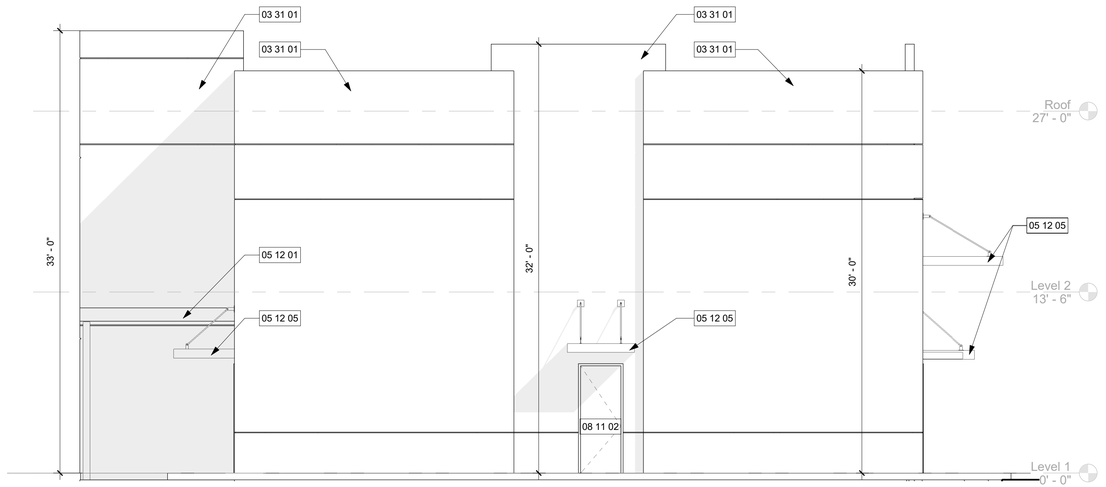
REVERSE LIT SIGNAGE SPECIFICATION

1 1/2" RAISED LETTERING SHALL HAVE .063" BLACK ANODIZED ALUMINUM CASING WITH RETURN, STUD MOUNTED AND REVERSE LIT.

REVERSE LIT SIGNAGE SHALL BE LED AND FONT TO BE ARIA.



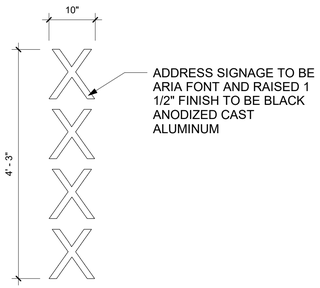
1 A3.01A **ENLARGED BUILDING ELEVATION - NORTH**
3/16" = 1'-0"



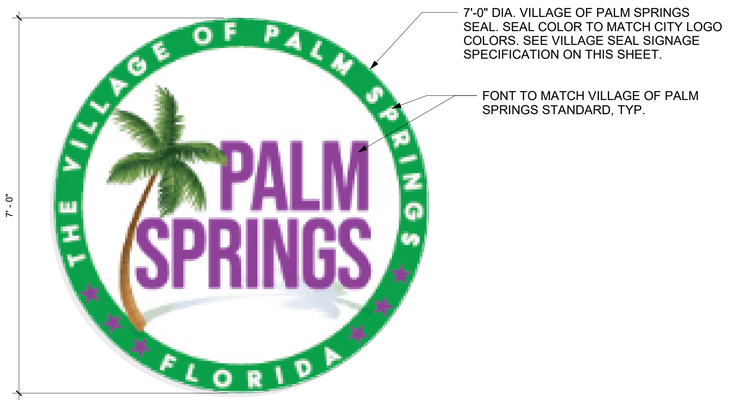
2 A3.01A **ENLARGED BUILDING ELEVATION - SOUTH**
3/16" = 1'-0"



1A A3.01A **BUILDING SIGNAGE SPECIFICATION**
3/4" = 1'-0"



1B A3.01A **TYPICAL BUILDING ADDRESS SIGN**
3/4" = 1'-0"



1C A3.01A **TYPICAL BUILDING SIGNAGE - VILLAGE LOGO**
3/4" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:54:04 AM

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT
JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
ENLARGED BUILDING ELEVATION

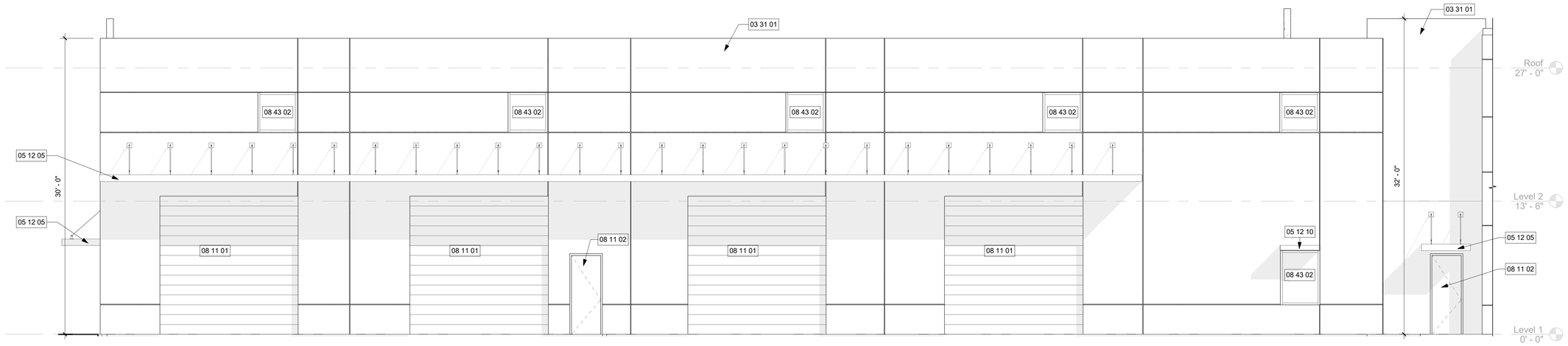
DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER A3.01A

04|11|2025 SITE PLAN AMENDMENT SUBMITTAL

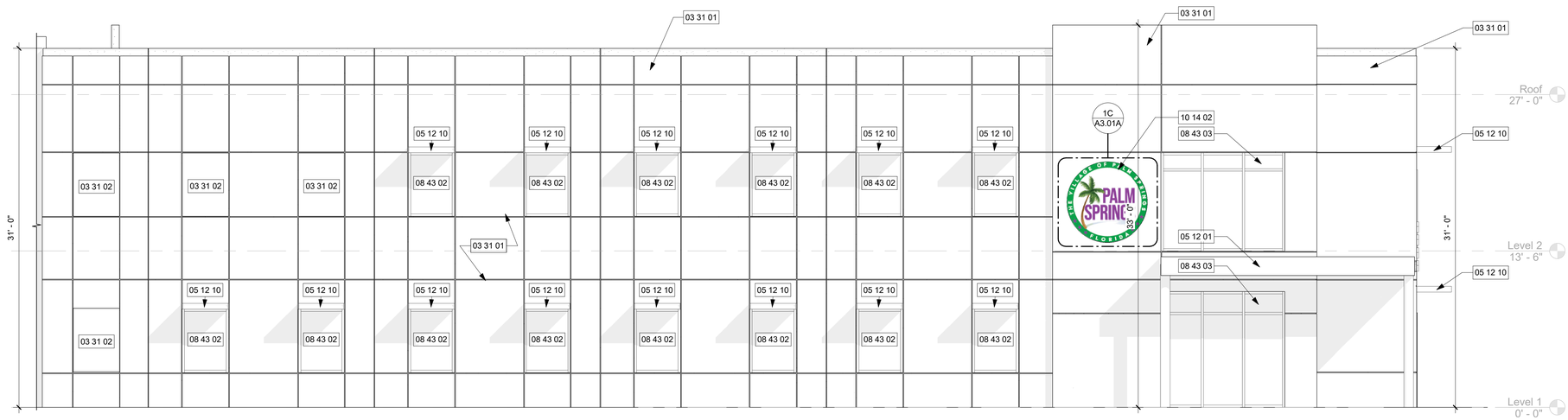
THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:54:11 AM

KEYNOTE LEGEND

#	DESCRIPTION
03 31 01	PROPOSED TILT WALL PANELS, TYP.
03 31 02	4'-0" X 5'-6" PANEL RECESS EK
05 12 01	PROPOSED ALUMINUM COVERED WALKWAY, TYP.
05 12 05	PROPOSED ALUMINUM CANOPY TYP.
05 12 10	PROPOSED ALUMINUM SUNSHADES, TYP.
08 11 01	LEVEL "E" IMPACT RESISTANT ROLL UP DOOR TYP.
08 11 02	LEVEL "E" IMPACT RESISTANT HOLLOW METAL DOOR, TYP.
08 43 02	LEVEL "E" IMPACT RESISTANT WINDOWS TYP.
08 43 03	LEVEL "E" IMPACT RESISTANT STOREFRONT SYSTEM TYP.
10 14 02	CITY LOGO SIGNAGE



1 A3.01B **ENLARGED BUILDING ELEVATION - EAST #1**
3/16" = 1'-0"



2 A3.01B **ENLARGED BUILDING ELEVATION - EAST #2**
3/16" = 1'-0"

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT
JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

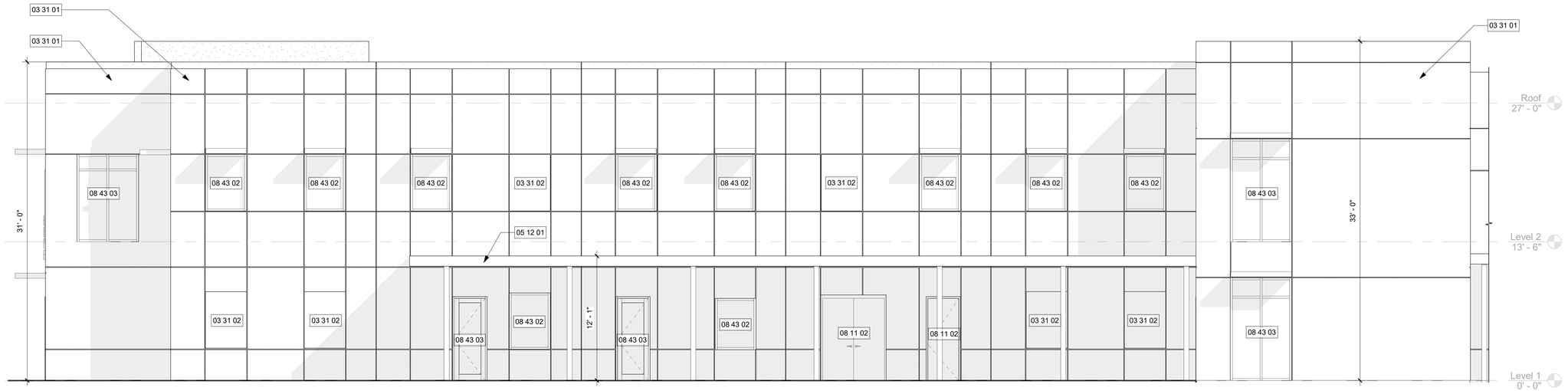
THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
ENLARGED BUILDING ELEVATION

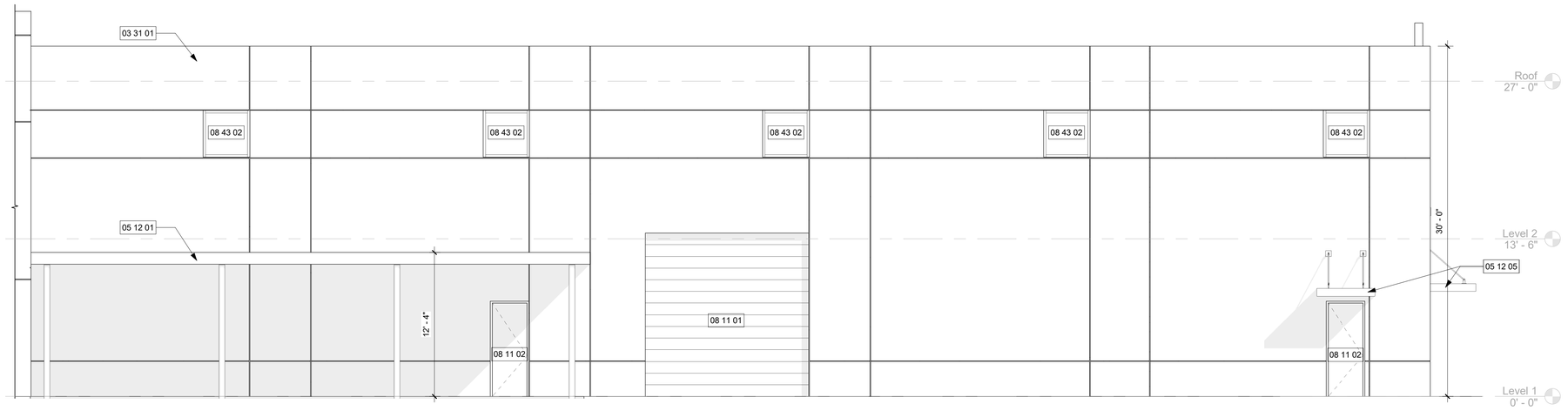
DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER
A3.01B

04|11|2025 SITE PLAN AMENDMENT SUBMITTAL

KEYNOTE LEGEND	
#	DESCRIPTION
03 31 01	PROPOSED TILT WALL PANELS, TYP.
03 31 02	4'-0" X 5'-6" PANEL RECESS EK
05 12 01	PROPOSED ALUMINUM COVERED WALKWAY, TYP.
05 12 05	PROPOSED ALUMINUM CANOPY TYP.
08 11 01	LEVEL "E" IMPACT RESISTANT ROLL UP DOOR TYP.
08 11 02	LEVEL "E" IMPACT RESISTANT HOLLOW METAL DOOR, TYP.
08 43 02	LEVEL "E" IMPACT RESISTANT WINDOWS TYP.
08 43 03	LEVEL "E" IMPACT RESISTANT STOREFRONT SYSTEM TYP.



1 A3.01C **ENLARGED BUILDING ELEVATION - WEST #1**
3/16" = 1'-0"



2 A3.01C **ENLARGED BUILDING ELEVATION - WEST #2**
3/16" = 1'-0"

THIS DOCUMENT IS THE PROPERTY OF CURRIE SOWARDS AGUILA ARCHITECTS INC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT, WITHOUT THE WRITTEN CONSENT OF CURRIE SOWARDS AGUILA ARCHITECTS INC., IS PROHIBITED.
4/11/2025 11:54:17 AM

CURRIE SOWARDS AGUILA
architects
Architecture, Planning, Interiors, & Sustainable Design
AA26001584
185 NE 4TH AVENUE SUITE 101
DELRAY BEACH, FL 33483
T:(561) 276-4951 F:(561) 243-8184
E-MAIL: office@csa-architects.com

ISSUED FOR :
FLEX SUB
DRC
SPA
BIDS
PERMIT
CONSTRUCTION

SEAL
STATE OF FLORIDA
JESS M SOWARDS
AR0013205
REGISTERED ARCHITECT
JESS M. SOWARDS
AR0013205

PROJECT TITLE
VILLAGE OF PALM SPRINGS OPERATIONS BUILDING

360 Davis Rd, Palm Springs, FL 33461

REVISIONS

NUM.	DESCRIPTION	DATE

SITE PLAN AMENDMENT SUBMITTAL 04|11|2025

THESE DRAWINGS ARE PREPARED PER ESTABLISHED INDUSTRY STANDARDS AND REPRESENT THE ARCHITECT AND ENGINEERS DESIGN CONCEPT. THEY ARE NOT INTENDED TO PROVIDE EVERY DETAIL OR CONDITION REQUIRED TO CONSTRUCT THE BUILDING. THE CONTRACTOR THROUGH SUBMITTALS AND OTHER COORDINATION EFFORTS IS FULLY RESPONSIBLE FOR PROVIDING A COMPLETE AND OPERATIONAL BUILDING WHETHER INDICATED ON THE PLANS OR NOT.

DRAWING TITLE
ENLARGED BUILDING ELEVATION

DATE 04|11|2025 | DRAWN BY JAH
JOB NUMBER 240205
DRAWING NUMBER
A3.01C


345







VPSFL.ORG




WASTE PRO
561-689-8912
NO PARKING














CYPRESS




WARREN




XU5289


XU5289







VILLAGE OF PALM SPRINGS
Operations Building at Main WTP
360 Davis Road

N



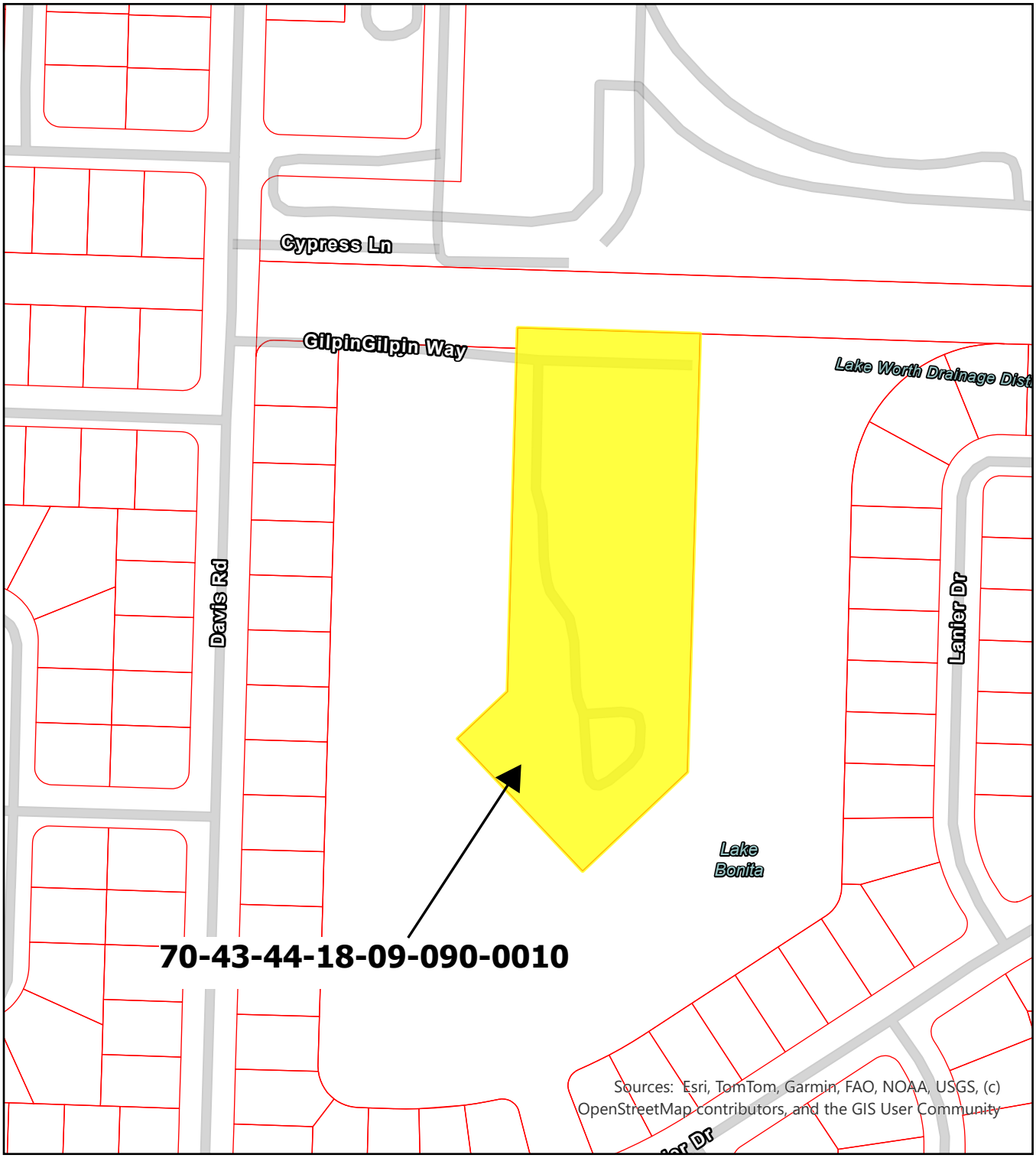
Legend

- Parcels
- Proposel Parcel

Date: 5/19/2025

0 100 200 400 Feet

VILLAGE OF PALM SPRINGS
Operations Building at Main WTP
360 Davis Road



Legend

- Parcels
- Proposel Parcel

Date: 5/19/2025

0 100 200 400 Feet

Village of Palm Springs

Staff Report

AGENDA DATE: July 8, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Minor Site Development Plan (SPR25-08) - 3715 Coconut Road – Coconut 3-Unit

SUMMARY: Consultants for Construction, CO., agent for Saman Esmaeili ("Applicant"), is requesting a Minor Site Development Plan (**SPR25-08**) for the construction of three residential dwelling units within a one-story building in addition to the existing single-family home, for a total of four dwelling units, within the Residential Multiple-Family property located at 3715 Coconut Road.

The 0.80-acre multifamily site is currently being developed as a residential single-family, and the applicant is proposing to retain it and redevelop the property with the addition of three residential dwelling units within a one-story structure and a parking area along the north side, for a total of 6,453 square feet of living space.

Each new unit will be configured with 3 bedrooms, 2 bathrooms, a kitchen, a great room, and each unit will be equipped with a washer and dryer, and each unit will have its own storage room. The project provides a parking lot along the north side with sufficient parking stalls for the residents and visitors. Additionally, the proposed site plan provides enhanced landscaped buffers and drainage improvements.

Staff supports the applicant's request and recommends conditional approval of the Minor site Plan to allow the improvements on the property based on consistency with the future land use designation and land development regulations for a residential multiple-family (RM) zoning district.

FISCAL IMPACT:
The proposed project is expected to have a fiscal impact on the Village as it would enhance the Village's assessed property valuation.

ATTACHMENTS:
1. Planning & Zoning Board Order No. 2025-04 - Minor Site Development Plan Order - 3715 Coconut Road
2. Exhibit "A" - Staff Report & Conditions of Approval
3. Project Narrative
4. Site Plan, Landscape Plan, Preliminary Engineering and Letters
5. Architectural Plans

VILLAGE OF PALM SPRINGS, FLORIDA
PLANNING AND ZONING BOARD

PLANNING AND ZONING ORDER NO. 2025-04
MINOR SITE DEVELOPMENT PLAN (SPR25-06)

Mrs. Saman Esmaeili
Coconut 3-Unit
3715 Coconut Road
Palm Springs, FL 33461 **PCN: 70-43-44-19-11-0034-0021**
Applicant(s)

FINAL ORDER

THIS MATTER having come before the Village of Palm Springs Planning and Zoning Advisory Board ("The Board") on July 8, 2025. The Board, having considered the evidence presented by the parties and having been fully apprised of the circumstances, makes the following findings of facts and conclusions of law.

FINDINGS OF FACT

1. The Board has jurisdiction over the minor site development plan application.

2. The above Applicant(s) are the owners of the property legally described as: **LAKEWOOD GARDEN PLAT 1 S 105.75 FT OF N 211.50 FT OF TRS 2 & 3 BLK 4**

3. The Applicant has submitted an application for minor site plan approval from the Village of Palm Springs, Florida ("Village") in accordance with sections 34-684 – 34-690 of the Land Development Code.

4. The Village's Land Development Code Sections 34-602, 34-682, and 34-692 require the Board to determine that the minor site plan application is in compliance with the land development regulations and requirements of the Village's comprehensive development plan.

5. The Applicant proposes **to construct three (3) residential dwelling units within one one-story building on a Residential Multiple-Family (RM) property:**

6. The Site Plan is hereby **GRANTED/DENIED** subject to the conditions attached to this order.

DONE AND ORDERED in Palm Springs, Florida, on this **8th** day of **July 2025**.

ATTEST:

_____	_____
Jane Worth	Johnnie Tieche
Deputy Village Clerk	Chairman – Planning and Zoning Advisory Board

Copies furnished to:

Mrs. Saman Esmaeili, 3715 Coconut Road, Palm Springs, FL 33461

Sarah Y. Moghadam, Consultants for Construction, Co., 15850 Schweizer Court, Wellington, FL 33414

Iramis Cabrera, Planning, Zoning, & Building Director, 226 Cypress Lane, Palm Springs, FL 33461

Glen J. Torcivia, Village Attorney, Northpoint Corporate Center, 701 Northpoint Parkway, Suite 209, West Palm Beach, FL 33407

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Minor Site Development Plan - 3715 Coconut Road – Coconut 3-Unit

Application Summary			
Applicant / Petitioner	Consultants for Construction, Co.	**Submittal Date**	4/28/2025
Reference Name	Coconut 3-Unit	**Case Number**	**SPR25-08**
		Parcel Control No	70-43-44-19-11-004-0021
Location	3715 Coconut Road	**Site Area**	±0.80 acres
P&Z B Meeting	July 8, 2025		
Requests			
Proposed Use(s)	Minor Site Development Plan for the addition of three residential dwelling units within one one-story building.		
Number of Buildings	2 – 6,453 SF Total A Single-family home – 1,797 SF A triplex - 4,656 SF		

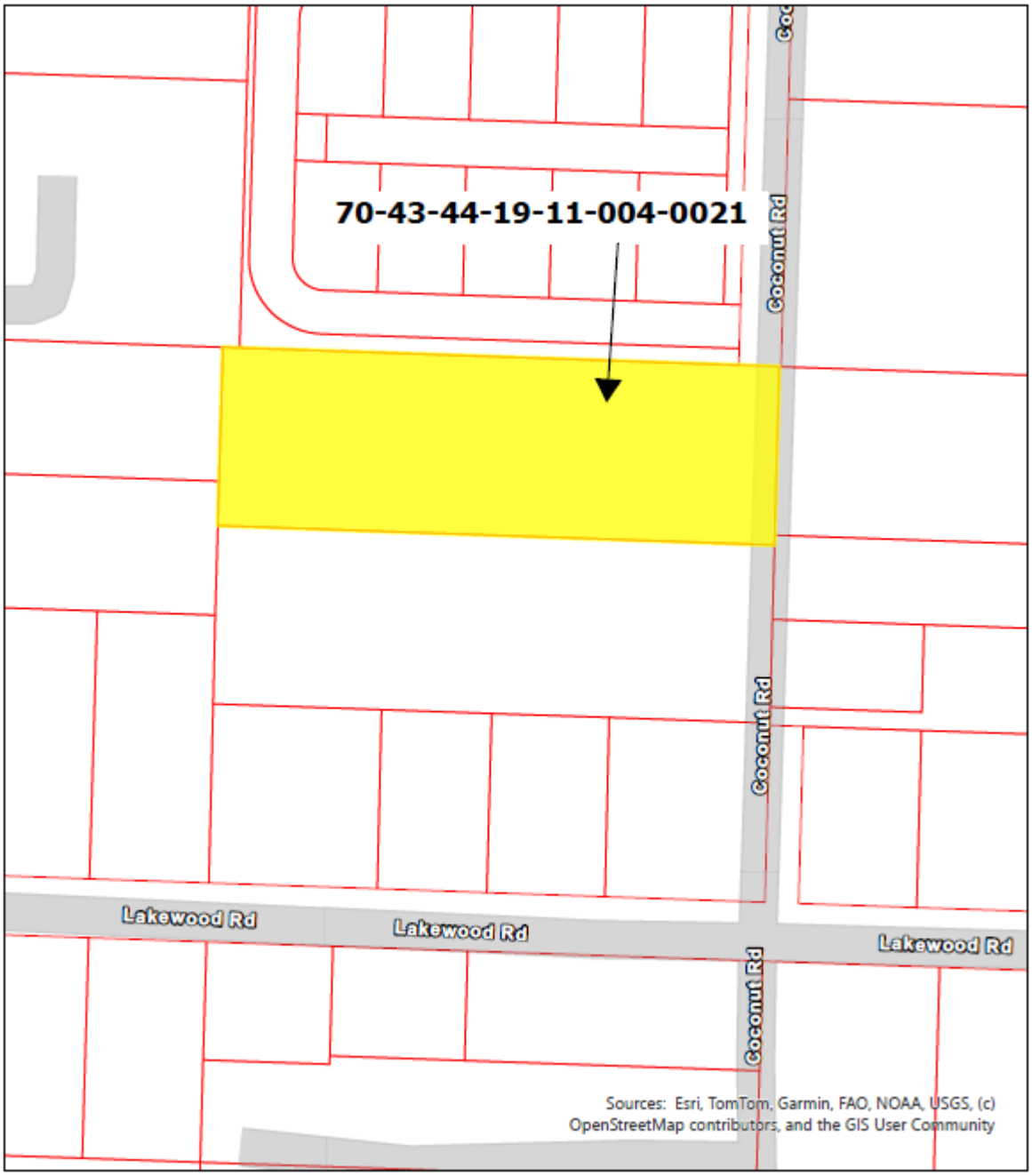
Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	**13**	13 spaces	Yes

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
Front yard (East)	25’	55.5’(existing)	Yes
Rear yard (West)	25’	74’	Yes
Side yard (North)	15’	42.7’ (existing)	Yes
Side yard (South)	15’	15’ 6.7’ (existing)	Yes

Site Characteristics			
Existing Use	Residential Single-Family	**Proposed Use**	Residential (total of 4 dwelling units, adding a triplex)
Existing Zoning	Residential Multiple-Family (RM)	**Proposed Zoning**	Residential Multiple-Family (RM)
Existing Future Land Use	Low-Density Residential	**Proposed Future Land Use**	Low-Density Residential

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Residential Uses	Low-Density Residential	Residential Multiple-Family (RM)
South	Residential Uses	Low-Density Residential	Residential Multiple-Family (RM)
East	Residential Uses	Low-Density Residential	Residential Multiple-Family (RM)
West	Residential Uses	Low-Density Residential	Residential Multiple-Family (RM)

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the minor site development project to redevelop the property with the addition of three residential dwelling unit within one one-story building, as depicted on the proposed site plan, based on consistency with the Village Future Land Use and compatibility with surrounding uses.



I. Site History

- Ordinance 2012-03: Annexation

The property was annexed into the Village of Palm Springs on January 26, 2012, and designated with the Land Development as Residential Multi-Family zoning districts and a residential low-density Future Land Use.

At the time of annexation, the property was developed with one (1) single-family residential structure, which is proposed to remain.

II. Comprehensive Plan Consistency

- The subject property's Future Land Use designation and Zoning are Low Density Residential and Residential Multi-Family (RM), respectively. The proposed minor site development plan to construct three additional residential dwelling units is supported by the Low Density (5.8 DU/acres). All requests are consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

1) The proposed project is located on Coconut Road between Lakewood Road and Canal Road.
2) The surrounding properties are generally residential uses.
3) The proposed Minor Site Development Plan maintains the use of the property as residential.
4) The total of 4 dwelling units is compatible with the surrounding properties.
5) Available public transportation on Lake Worth Road exists within less than 1 mile of the property.

IV. Regulatory Issues

- The site plan generally conforms to the property development standards of the RM district.
  1) The proposed project generally meets the 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 and the Village of Palm Springs, prior to construction.
  3) The property owner shall execute a Right-of-Way Deed to dedicate right-of-way 18.5' in width to the Village of Palm Springs along Coconut Road for roadway purposes.
  4) Proposed development will negatively impact the public school system.
  5) Civil/Utility plans shall be approved by the Village's Engineer.
  6) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.

V. Environmental Issues:

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

VI. Community Outreach/ Notification

- The subject property was posted on June 30, 2025.
- Public Notification letters were mailed to all property owners within 300 feet of the subject property on June 30, 2025.
- Legal advertisement was published on the PBC website on June 25, 2025.
- Staff have not received any inquiries or comments as a result of the notices.

VII. Proposed Development Plan Details

The petitioner's development plans dated received on April 28, 2025, depict the following:

- Application for a Minor Site Development Plan approval for the construction of 3 additional residential dwelling units within one one-story building.
  1. Site Plan received April 28, 2025, revised and resubmitted June 27, 2025.
  2. Landscape plans received April 28, 2025, revised and resubmitted June 27, 2025.
  3. Engineering plans dated April 28, 2025, revised and resubmitted June 10, 2025.
  4. Architectural plans.
  5. Photometric plans.
  6. Boundary and topographic survey.
  7. Project description and justification statement.

VIII. Recommendation

The applicant is requesting Minor Site Development Plan approval to redevelop the 0.80-acre multifamily parcel. Currently, the property is developed with a single-family structure, which is proposed to remain, and the applicant is proposing to add one triplex building for a total of four (4) residential dwelling units and a total of 6,453 square feet of living space.

Each new unit will be configured with 3 bedrooms, 2 bathrooms, a kitchen, and a great room. Each unit will be equipped with a washer and dryer and its own storage room. The project provides a parking lot along the north side of the residences with sufficient parking stalls for the residents and visitors. Additionally, the proposed site plan provides enhancements to the landscape buffers and drainage improvements.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and all other portions of the code.

Staff recommend conditional approval of the Minor Site Development Plan to allow the redevelopment for the property with the construction of a multifamily project based on consistency with the low-density future land use and compatibility with the zoning district, subject to the following thirty-two (32) conditions below and a suggestion for a voluntary monetary contribution, requested by the School District to mitigate school impacts:

1. Build-out date is December 31, 2028.
2. The site plan approval is valid within 24 months of Planning & Zoning Board approval.
3. The Finished Floor Elevation shall be at least 18" above the crown of the road.
4. A Utility/Civil plan shall be approved by the Village Engineer and Public Works Department **at the time of permitting.**
5. The dedication of 18.5' along the property's eastern perimeter via Right-of-Way Deed to the Village of Palm Springs shall be executed **before the issuance of the first building permit**.
6. The right-of-way is to be restored to a like or better condition. There must be no equipment, material, or debris stored in the right-of-way. The portion of work in the right-of-way must meet the standards and specifications of the Public Works Department.
7. The existing residential single-family structure is considered non-conforming and shall not be increased, extended, expanded or enlarged.
8. Before the issuance of a CO, the ROW shall be returned to a like or better condition, and all damages repaired accordingly. The applicant shall keep the ROW free from debris, materials, and equipment at all times.
9. The applicant shall maintain compliance with NPDES regulations (silt fence, broom sweep daily, etc.). The curb cut apron in the right-of-way shall meet the standards and specifications of the Public Works Department.
10. Along the east side of the property adjacent to Coconut Road, the required hedge shall contain a minimum of two different maintained levels or tiers and shall be installed in a non-linear (meandering) manner.
11. The parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
12. No parking shall be allowed, under any circumstances, along the drive aisles. Residents and guest parking shall only occur within designated guest parking stalls.
13. Palm Beach County "Digital Inclusion infrastructure" (broadband antenna and related facilities) shall be accommodated on the property (if location is determined to be desirable for broadband coverage by Palm Beach County or School District of Palm Beach County), **before the issuance of any Certificate of Occupancy**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program. The installation of sheds, the parking of boats, commercial vehicles, or recreational vehicles shall be prohibited on the property and shall be included as part of the lease for each unit.
14. Utility easements shall not overlap more than 5' with any landscaped buffers.

15. A root barrier shall be provided on trees that are within 12' of utility lines.
16. Any existing or proposed utility box/cabinet shall be screened from view. Equipment boxes that cannot be fully screened shall be wrapped with a decorative vinyl wrap. Staff recommend wrapping the cabinet/box with an appropriate design for the existing/proposed location.
17. All mechanical equipment and above-ground infrastructure shall be screened from view.
18. Landscaped areas shall be irrigated, including but not limited to buffer, islands, planter boxes, etc.
19. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per the Village code.
20. Provide permits from all applicable permitting agencies, including but not limited to PBC Fire Rescue and the Village of Palm Springs **at the time of permitting**.
21. The property owner shall register an Agent of Record prior to issuance of a permit to establish a contact person responsible for compliance with this Development Order, including site plan/landscape plan details and conditions of approval.
22. The Applicant may be required to undertake additional security measures, based on the number of complaints or calls for service for incidents at the premises, as determined by the Police Chief. Such additional security measures as approved by the Police Chief may include increased on-site security at the operator's sole expense.
23. Verify utility and easement locations to ensure that there are no conflicts with landscaping, and revise **at the time of permitting** as needed.
24. All new electric utilities shall be underground.
25. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Development Department before commencement of any construction activity. Permits are required from the Planning, Zoning & Building Department before commencing any construction or renovation. The project shall be constructed per the FBC edition in effect **at the time of permitting**.
26. The Landscaping shall be certified by the Landscape Architect upon completion and **prior to the Certificate of Occupancy/Certificate of Completion** of each improvement area.
27. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
28. The civil engineer of record shall certify the site construction **before the Certificate of Occupancy**.
29. The applicant may be required to provide a resident inspector for structural elements such as concrete pours per Section 109.1.3 FBC 2010 and F.S. 553.791. Determination shall be made at the time of the pre-construction conference with the Planning, Zoning, and Building Department.
30. The General Contractor shall be on site during all construction activity per 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.

33. The School District has requested the Applicant offer a voluntary commitment to make a contribution of $16,495.00 to the School District of Palm Beach County prior to issuance of a building permit, based on the School Capacity Availability Determination letter issued on October 29, 2024.

SECTION 4 - DESCRIPTION OF PROJECT (attach additional pages if necessary)
Including compliance with zoning standards and supplemental regulations

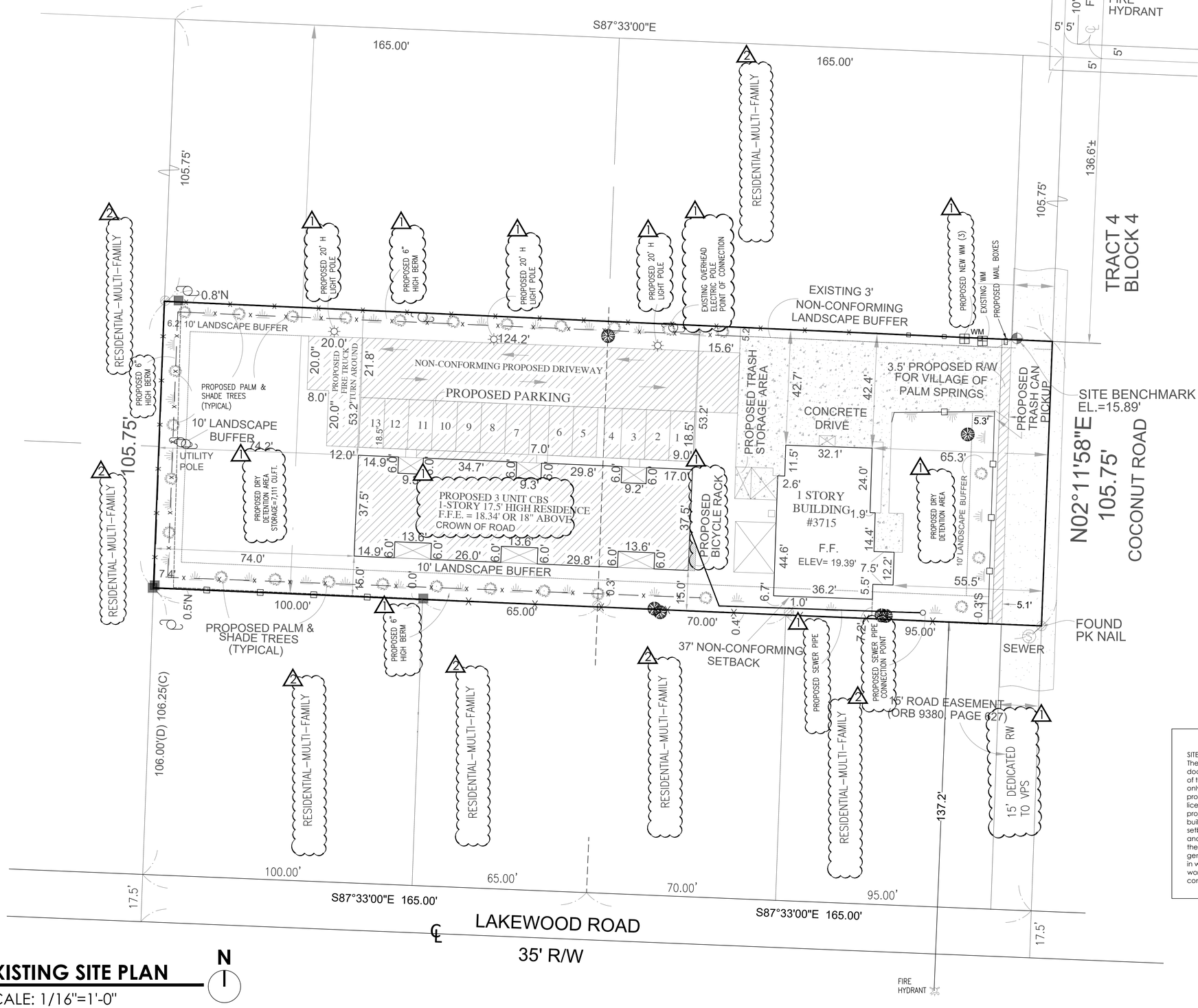
The project is to add a three-unit attached structure detached from the one story existing building at 3715 Coconut Rd. The new buiding is setting 20' away West of the existing building with all required set-backs in place. The proposed structure is a one story CBS with stucco clading and asphalt shingle hip roof.

Each unit consists of 3 bedrooms and 2 baths with impact windows and exterior doors. The simple floor plan contains of great room, kitchen, a rear and front porch with a small storage room in the covered patio. Each unit has a tankless water heater and laundry closet in the kitchen area. A bike rack is being installed on E of building. A roofed area of 6'x12' is dedicated to four trash cans and recycling bins

In compliance with the zoning and the Land Development regulations, and with all the setbacks in place.

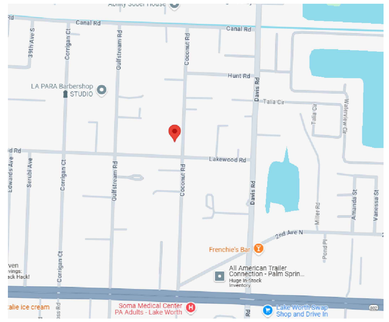
The 10' landscape buffer is encroaching into the proposed driveway. This will reduce the 26' required driveway to 21.8' that still provides a functional and safe driveway.

LEGAL DESCRIPTION:
The South 105.75 feet of the North 211.50 feet of Tracts 2 and 3, Block 4, Lakewood Gardens Plat No. 1 According to the Plat thereof, as recorded in Plat Book 18, Page 38, of the public records of Palm Beach County, Florida PCN: 70-43-44-19-11-004-0021 TOTAL LOT AREA : 34,897 SQ .FT. (0.80 ACRES)
FLOOD ZONE X



EXISTING SITE PLAN

SCALE: 1/16"=1'-0"



VICINITY MAP
NOT TO SCALE

SCOPE OF WORK
1. BUILD (3) CBS APARTMENTS
2. BUILD 13 PARKING SPACE
3. INSTALL 3 NEW WM'S

FENCE LEGEND
6' WOOD FENCE
4' WOOD FENCE
CHAIN LINK FENCE

LOT COVERAGE INFORMATION
3715 COCONUT RD.
Palm Springs, FL 33461

EXISTING BUILDING IN LOT AREA		
UNFINISHED STORAGE	180 SQ.FT.	0.5%
BASE AREA	822 SQ.FT.	2.3%
UNFINISHED STORAGE	96 SQ.FT.	0.2%
UNFINISHED OPEN PORCH	48 SQ.FT.	0.1%
SEMI FINISHED BASE AREA	495 SQ.FT.	1.4%
SEMI FINISHED BASE AREA	480 SQ.FT.	1.3%
LAUNDRY & ROOFED STORAGE	168 SQ.FT.	0.4%
COVERED PORCH	285 SQ.FT.	0.8%
DRIVEWAY & WALKS	2958 SQ.FT.	0.9%
TOTAL SQUARE FOOTAGE	2547 SQ.FT.	7.1%
TOTAL UNDER AIR CONDITION	1797 SQ.FT.	
IMPERVIOUS AREAS		
PROPOSED NEW BUILDING	4656 SQ.FT.	13.3%
PROPOSED CONCRETE DRIVEWAY	4305 SQ.FT.	12.3%
PROPOSED 13 PARKING SPACES	2294 SQ.FT.	6.5%
PROPOSED FIRE TRUCK TURN AROUND	644 SQ.FT.	1.8%
EXISTING BUILDING AREA	2547 SQ.FT.	7.3%
EXISTING DRIVEWAY/WALKWAY	2958 SQ.FT.	8.5%
TOTAL IMPERVIOUS AREA	17,404 SQ.FT.	50.0%
TOTAL LOT AREA	34,897 SQ.FT.	100%

PERVIOUS AREAS
34,897 SQ.FT. - 17,404 SQ.FT. = 17,493 SQ.FT.
17,493 SQ.FT./34,897 SQ.FT. = 50%

BUILDING LOT COVERAGE.
2547 + 4656 = 7,203 SQ.FT.
7,203 / 34,897 = 21%

SITE PLAN NOTES:
The Architectural Site Plan provided in these documents is for general location of the house building, driveway, and site features only. The general contractor or owner shall provide a preliminary lot fit performed by a licensed surveyor al fifty percent completion of project. The surveyor is responsible for verifying building lot, lot coverage, easement location, setbacks, and all site dimensions prior to permit and construction. If any conflicts occur between the Architectural Site Plan and surveyors, the general contractor and Architect shall be notified in writing prior to permit and construction. No work shall be commenced until the general contractor resolves the conflicts.

SITE PLAN NOTES:
SEC. 34-162 Required Landscape Buffers
Multifamily: Category 2:
10' wide buffer along the 6' fence with tress spaced not more than 20' apart and hedges
SEC. 34-185 Tree Dimensions
Overall height: 12'
Clear trunk: 5'
Canopy: 5'
SEC. 34-186 Tree Species
One or combination of the followings:
Christmas Palm, Green Buttonwood, Live Oak, Superior Hybrid Poplar, Red Maple, Elm tree 50% Palm, 50% named species
SEC.34-187 Hedge, Shrubs
One or combination of the following: Cocoplum, Panama Rose, Viburnum 30" in height, 18" in width, 24" apart at the time of planting
Sec.34-1328 Off Street Parking
Min. Parking Bay Dimension: 9' x 18.5' Number of Parking: 13
Parking Angle in degrees: 90
Parking & Driveway Width: 40'-2"
Fire truck turn around: As shown on Site Plan

SANDRA PUERTA ARCHITECT
THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA FL Lic. #: AA26002780 • AR 95385
2224 Jog Road, Greenacres, FL, 33415
Phone | 561.248.5498 Fax | 561.828.2645

DATE: Jan. 14, 2025

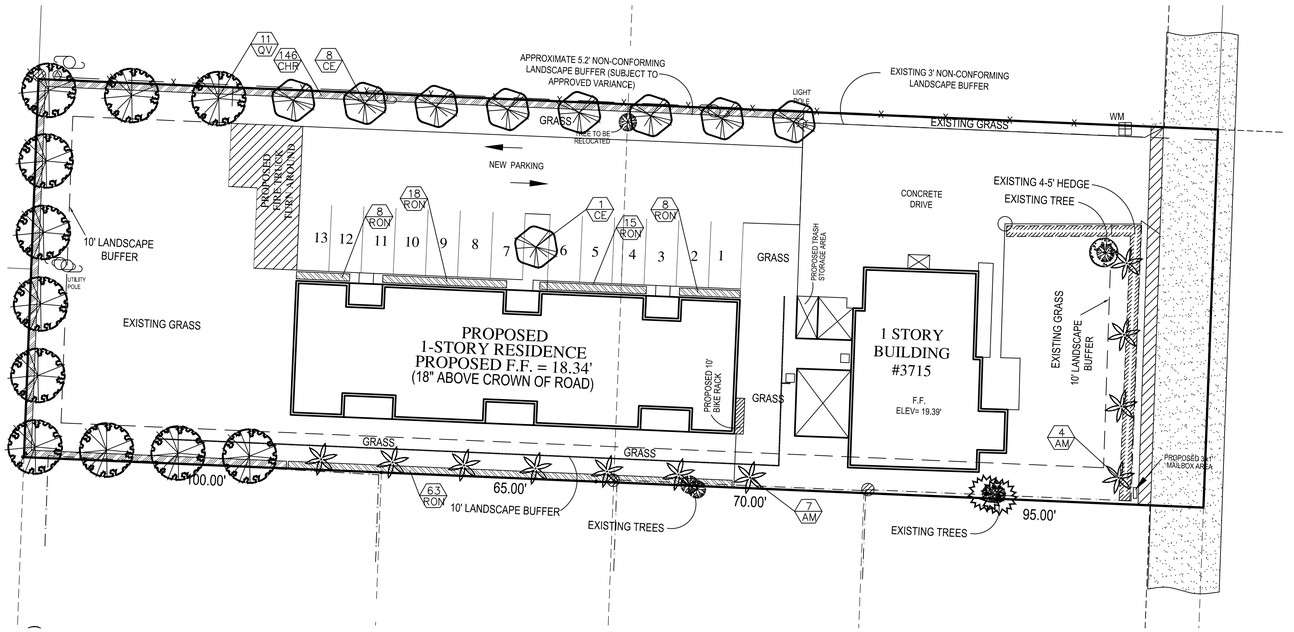
BLDG. DEPT. PLAN REVISIONS:
1 May 29, 2025
2 Jun. 10, 2025
3
4

SITE PLAN & TREE LOCATION FOR:
3715 COCONUT ROAD
PALM SPRING, FL 33461
Parcel ID: **70-43-44-19-11-004-0021**

Site Plan

MANAGED BY:	SP
DRAWN BY:	MB
REVIEWED BY:	SP

SHEET:
SP-1



PLANT LIST

TREES AND PALMS

	KEY	QUANTITY	PLANT NAME AND SPECIFICATION
*	AM	11	Adonidia merillii (Christmas Palm) 12' o.a. hts., heavy
**	N CE	9	Conocarpus erectus (Green Buttonwood) 12' ht., 5' spr., 2" c., full canopy
**	N QV	11	Quercus virginiana (Live Oak) 12' ht., 5' spr., 2" c., full canopy

SHRUBS & GROUNDCOVERS

	KEY	QUANTITY	PLANT NAME AND SPECIFICATION
**	N CHR	195	Chrysobalanus icaco (Cocoplum) 30" ht., 20" spr., full, 2' o.c.
**	RON	112	Rondeletia leucophylla (Panama Rose) 24" ht., 24" spr., full, 2' o.c.

N DENOTES NATIVE SPECIES
** DENOTES HIGH DROUGHT TOLERANT SPECIES
* DENOTES MODERATE DROUGHT TOLERANT SPECIES

NOTES

Sod to be St. Augustine 'Floratam', contractor to determine quantity.

All landscape areas to receive 100% coverage from automatic irrigation system using non-potable water source. Bubblers to be provided for large trees and palms.

Contractor is responsible for all conditions and landscape specifications attached to this plan and plant list. Landscape Plan and specifications shall be considered Contract Documents.

PLANTING SPECIFICATIONS

NOMENCLATURE: All plant material used shall be true to name and size, and shall conform to the Florida Nurserymen's Grades and Standards as Florida Grade #1 or better.

PLANT LISTS: Plant quantities, sizes, and locations shall be determined by plan and plant lists. Plant height and spread shall take precedence over container size. Container size noted is to be considered minimum. Spacing of plant material will be determined by plant lists and details. Quantities shown on plant lists are guideline only. Contractor is responsible for the actual quantities indicated on plans. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: Landscape Architect to review and approve any plant substitutions. Substitutions shall be provided as an alternate on proposals.

PLANTING SOIL: Topsoil shall be clean, sterile, and free of debris or other foreign material. Topsoil when suitable, shall be used for the planting of trees and shrubs. The existing soils shall be amended with organic material to reduce the pH levels to between 5 and 6. Amendments are to be incorporated into the planting backfill material. Groundcover beds shall be topped with a minimum 4" of planting soil. The planting soil to be mixed into the existing soils during planting.

SOIL ADDITIVES: Additives such as water absorbing polymers are welcome additions to soils where water retention is a problem.

FERTILIZER: Slow-release granular fertilizer similar to 12-4-12 formula to be applied at planting at manufacturers recommended application rates. Tree tabs shall be used for all trees and palms.

MULCH: A 3' diameter mulch ring with 3" of approved shredded mulch shall be used around all free-standing trees and palms. Shrub beds shall be mulched with 3" of approved shredded mulch as shown on plan.

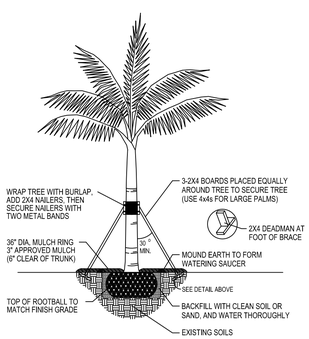
PLANTING PROCEDURE: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted a min. 2' away from walls or other obstructions. Large material shall be planted away from overhangs so as not to affect the plant or structure in the future. Unsuitable soil or site conditions are to be brought to the attention of the G.C. and the Landscape Architect.

WATERING: All plant material shall be watered in thoroughly at installation so as to remove air pockets. Watering is the responsibility of the Contractor, and he shall hand water as necessary. A temporary watering systems may be necessary for large material.

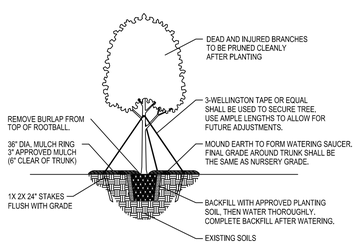
GUYING: Proper support of trees and palms during the grow-in period is the responsibility of Contractor. Staking shall be per industry standards. No harm shall be caused by the staking process (i.e. braces are not to be nailed into trees). See attached details for examples.

SOD: Sod shall be dense, green, and well rooted, disease free, and free of weeds, or insects. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and all debris removed prior to installation.

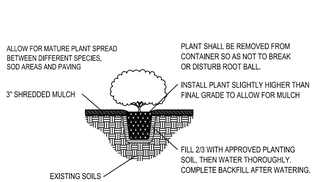
GUARANTEE: All plant materials shall be guaranteed for 1 year after completion of project. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.



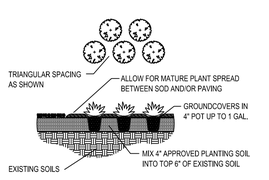
PALM PLANTING & STAKING DETAIL



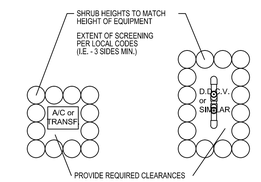
TREE PLANTING & STAKING DETAIL - SMALL TREES



PLANTING DETAIL - CONTAINER SHRUBS



PLANTING DETAIL - GROUNDCOVERS



PLANTING DETAIL - UTILITY SCREENING



scale: 1"=20'-0"

Michael J. Phillips
Landscape Architecture
470 NW 8th Street
Boca Raton, FL 33432
(561) 866-5978
www.MJPhillipsLA.com
© Michael J. Phillips Landscape Architecture, Inc.
LC26000411

SEAL
Michael J. Phillips
FL LA 0001540

REV	DESCRIPTION	DATE
01	REVISE BUFFER WIDTH	03/14/25

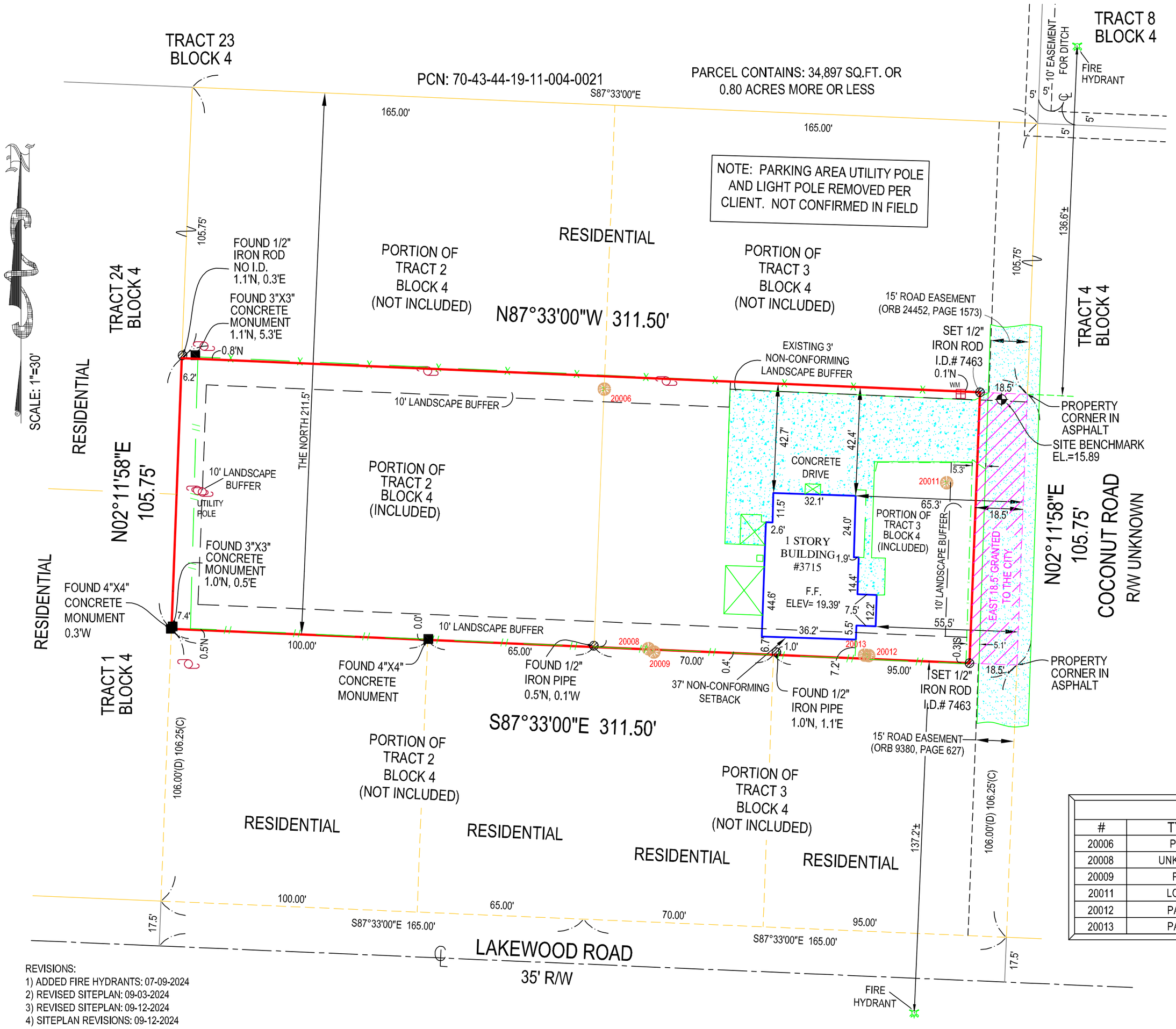
Multi-family Residence
3715 Coconut Road
Palm Springs, Florida

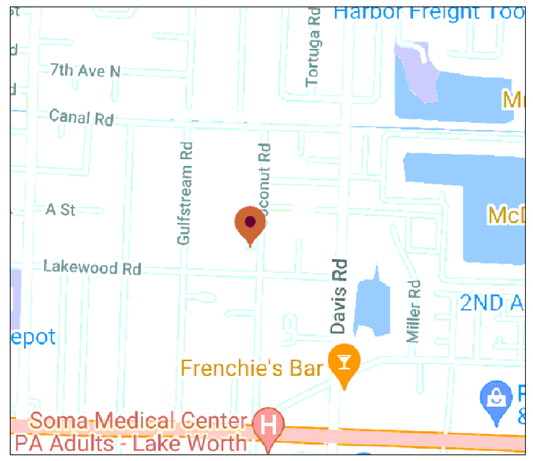
PLAN DATE
10/01/24
FILE: LP-101

Landscape Plan
LP-1

LEGAL DESCRIPTION GRANTED TO THE CITY

THE EAST 18.5 FEET OF THE SOUTH 105.75 FEET OF THE NORTH 211.50 FEET OF TRACTS 2 AND 3, BLOCK 4, LAKEWOOD GARDENS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.





VICINITY MAP
NOT TO SCALE

FLOOD ZONE: X
COMMUNITY NUMBER: 120223
PANEL: 12099C0776
SUFFIX: F
BASE FLOOD ELEVATION: N/A
FIRM DATE: 10-05-2017
FIRM EFFECT./REV DATE: 10-05-2017

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN	TANGENT
T.B.M.	TEMPORARY BENCH MARK
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE
	PROPOSED TREE
	PROPOSED LIGHT POLE

TREE LEGEND				
#	TYPE	SIZE	HEIGHT	CANOPY
20006	PALM	3"	5'	5'
20008	UNKNOWN	8"	25'	25'
20009	PALM	12"	25'	16'
20011	LOQUAT	3'	8'	6'
20012	PAPAYA	3'	5'	4'
20013	PAPAYA	3'	7'	5'

ORIGINATION BENCHMARK

PALM BEACH COUNTY
BENCHMARK "AD 8537"
N.A.V.D. ELEVATION = 12.00'

REVISIONS:
1) ADDED FIRE HYDRANTS: 07-09-2024
2) REVISED SITEPLAN: 09-03-2024
3) REVISED SITEPLAN: 09-12-2024
4) SITEPLAN REVISIONS: 09-12-2024
5) SITEPLAN REVISIONS: 09-13-2024
6) SITEPLAN REVISIONS: 09-18-2024
7) SITEPLAN REVISIONS: 09-22-2024
8) SITEPLAN REVISIONS: 09-23-2024
9) REVISED SITEPLAN: 01-09-2024
10) REVISED SITEPLAN: 01-14-2025
11) REVISED SITEPLAN: 02-07-2025
12) REVISED SITEPLAN: 02-13-2025
13) REVISED SITEPLAN: 02-26-2025
14) REVISED SITEPLAN: 03-31-2025
15) REMOVE PROPOSED, TURN TOPO BACK ON: 04/17/20
16) CREATED SKETCH: 06/18/2025

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #: 302773

NOTES:

1. LEGAL DESCRIPTION CREATED BY COMPASS SURVEYING
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S 87° 33' 00" E.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

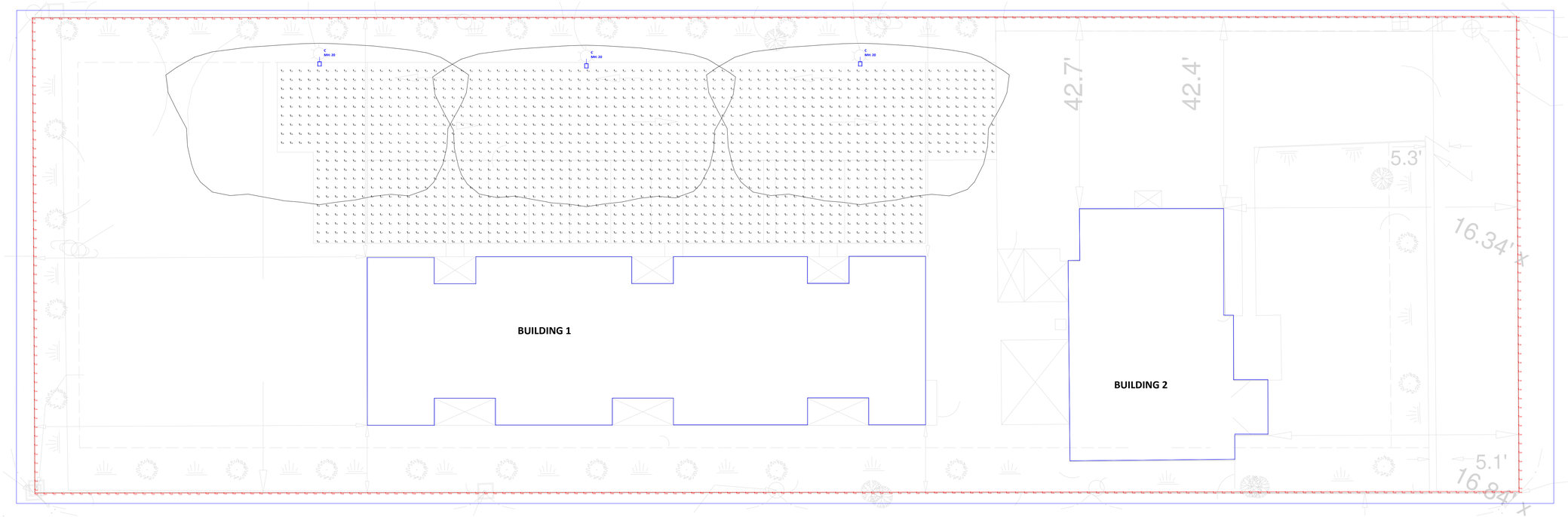
(SIGNED)

DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

SKETCH AND DESCRIPTION FOR LAND GRANTED TO THE CITY OF
3715 COCONUT ROAD
PALM SPRINGS, FL 33461
PREPARED FOR:
SAMAN ESMAEILI

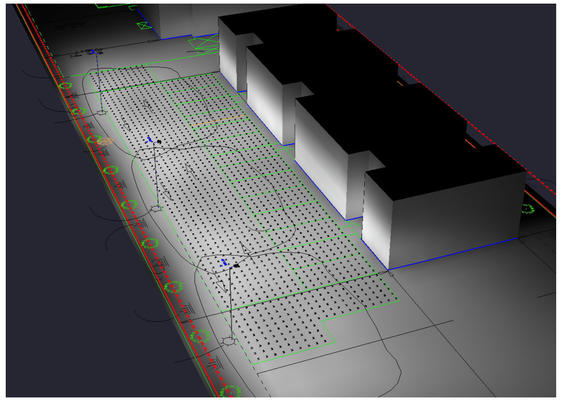
Project	Sheet
C-640413	1 OF 1
Date	
06-24-2024	
Scale	
1"=30'	

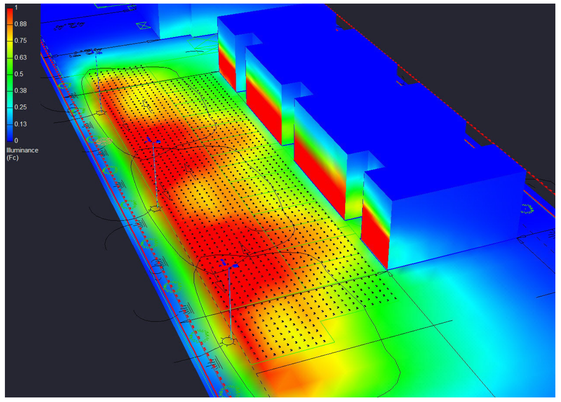
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL
33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET



Scale: 1 inch= 12 Ft.

RENDER VIEWS:





LIGHTING PARAMETERS:

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Manufacturer	Description	Arr. Watts	Arr. Lum. Lumens
	3	C	SINGLE	0.950	COOPER LIGHTING SOLUTIONS	BAA-GLEON-SA1B-830-U-T4FT-HSS	44	3376

Calculation Summary

Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb	Grid Z
PROOPOSED ACCESS PARKING	Fc	0.87	1.4	0.4	2.18	3.50	2	2	0
PROPERTY LINE @ 6ft AFG	Fc	0.01	0.19	0.00	N.A.	N.A.	2	N.A.	N.A.

DESIGN NOTES:

All fixtures mounted at labeled heights

General Notes:
The preparer of this study does not assume responsibility for the suitability of this design in accordance with IESNA recommendations.
Prior to placing an order, it is the customer's responsibility to carefully review and approve this study.
Please note that this analysis is based on a mathematical model and its accuracy is constrained by the limitations of the third-party software and the IES standards employed.

While the digital CAD data may appear to be precise, it is important to recognize that this apparent accuracy is a result of the techniques used to generate it and should not be interpreted as real-world accuracy.
Numerous factors will affect the actual performance of lighting in the constructed space. These factors include the accuracy of the original source files provided by the manufacturer (.ies files), variations in input voltage and ballast performance, the actual finishing values within the constructed environment, manufacturing discrepancies in both the light source (lamp) and the luminaire, the final placement of the luminaires, the presence of obstructions, and the quality of installation.

Furthermore, it is essential to acknowledge that field measurements themselves are susceptible to errors stemming from selected measurement methods or technology, as well as the expertise and capabilities of the measuring party. While the creator of this lighting study strives for accuracy, they cannot be held accountable for any errors that may occur.
The recipient of this lighting study acknowledges and accepts that the likelihood of scaling errors increases in the absence of a .DWG file or other properly dimensioned drawing provided to the designer.

Given that reflective values have a significant impact on light levels, it is imperative for the end-user of this document to verify and confirm these values before accepting the results of any photometric report.

Consultants for Construction Co.

3715 Coconut Rd
Parking Lot Lighting

Drawn By: BDR

Date:3/5/2025

Rev: 1

SPECH SHEET

Project		**Catalog #**		**Type**	
Prepared by		**Notes**		**Date**	



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Product Features

Light ARchitect™

Product Certifications

DesignLights Consortium® Systems Certified; DLC Listed [1]; DLC Listed Premium [1]; 3G VIB; IP66; UL Certified; Underwriters Laboratories Verified to Standard [2]; 5 Year Limited Warranty

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

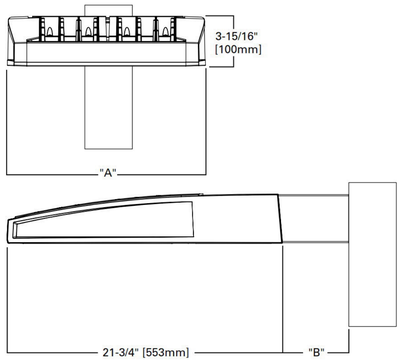
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length [1]	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GLEON-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GLEON=Galleon **BAA-GLEON**=Galleon, Buy American Act Compliant [34] **TAA-GLEON**=Galleon, Trade Agreements Act Compliant [34]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares [4] **SA6**=6 Squares **SA7**=7 Squares [5] **SA8**=8 Squares [5] **SA9**=9 Squares [6] **SA0**=10 Squares [6]	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [15]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [13,15]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7,8] **9**=347V [7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [9] **MA**=Mast Arm Adapter [10] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [11] **QMEA**=Quick Mount Arm (Extended Length) [12] **QML**=Quick Mount Arm (Standard Length, Large) [36]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)[35]
DIM=External 0-10V Dimming Leads [18,19] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=Series 20kV UL 1449 Surge Protective Device **2L**=Two Circuits [16,17] **HA**=50°C High Ambient **HSS**=Installed House Side Shield [27] **GRSBK**=Glare Reducing Shield, Black [22] **GRSWH**=Glare Reducing Shield, White [22] **LCF**=Light Square Trim Painted to Match Housing [26] **MT**=Installed Mesh Top **TH**=Tool-less Door Hardware **CC**=Coastal Construction finish [3] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **CE**=CE Marking [28] **AHD145**=After Hours Dim, 5 Hours [21] **AHD245**=After Hours Dim, 6 Hours [21] **AHD255**=After Hours Dim, 7 Hours [21] **AHD355**=After Hours Dim, 8 Hours [21] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol **PR**=NEMA 3-PIN Photocontrol Receptacle **PR7**=NEMA 7-PIN Photocontrol Receptacle [20] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [33] **SPB4**=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting [33] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [23] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [23] **MS/X-L20**=Bi-Level Motion Sensor, 9' - 20' Mounting Height [23,24] **MS/X-L40W**=Bi-Level Motion Sensor, 21' - 40' Mounting Height [23,24] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [23] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [23] **WLS2XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [31] **WLS4XX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [31] **WPS2XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [31,32] **WPS4XX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [31,32] **LWR-LW**=Enlighted Sensor, 8'–16' Mounting Height [25] **LWR-LN**=Enlighted Sensor, 16'–40' Mounting Height [25] **DIM10-L08**=AirMesh Occupancy Sensor (<8' Mounting) [18] **DIM10-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) [18] **DIM10-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [18]	**OA/RA1013**=Photocontrol Shorting Cap **MA1252**=10kV Surge Module Replacement **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [23] **GLEON-MT1**=Field Installed Mesh Top for 1-4 Light Squares **GLEON-MT2**=Field Installed Mesh Top for 5-6 Light Squares **GLEON-MT3**=Field Installed Mesh Top for 7-8 Light Squares **GLEON-MT4**=Field Installed Mesh Top for 9-10 Light Squares **GLEON-QM**=Quick Mount Arm Kit [11] **GLEON-QMEA**=Quick Mount Extended Arm Kit [12] **LS/HSS**=Field Installed House Side Shield [27,29] **LS/GRSBK-2PK** =Glare Reducing Shield, Black [22,29] **LS/GRSWH-2PK** =Glare Reducing Shield, White [22,29] **LS/PFS**=Perimeter Shield, Black [14] **WOLC-7P-10A**=WaveLinx Outdoor Control Module [18,30] **TL7-HVG**= AirMesh 7-PIN node, 110-480V [18,30]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
14. Set of 4 pcs. One set required per Light Square.
15. Not available with HA option.
16. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
17. Not available with Enlighted wireless sensors.
18. Cannot be used with other control options.
19. Low voltage control lead brought out 18" outside fixture.
20. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
22. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
23. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
24. Replace X with number of Light Squares operating in low output mode.
25. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
26. Not available with house side shield (HSS).
27. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
28. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
29. One required for each Light Square.
30. Requires PR7.
31. Replace XX with sensor color (WH, BZ or BK.)
32. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
33. Smart device with mobile application required to change system defaults. See controls section for details.
34. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
35. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
36. Available for 7 - 10 squares.

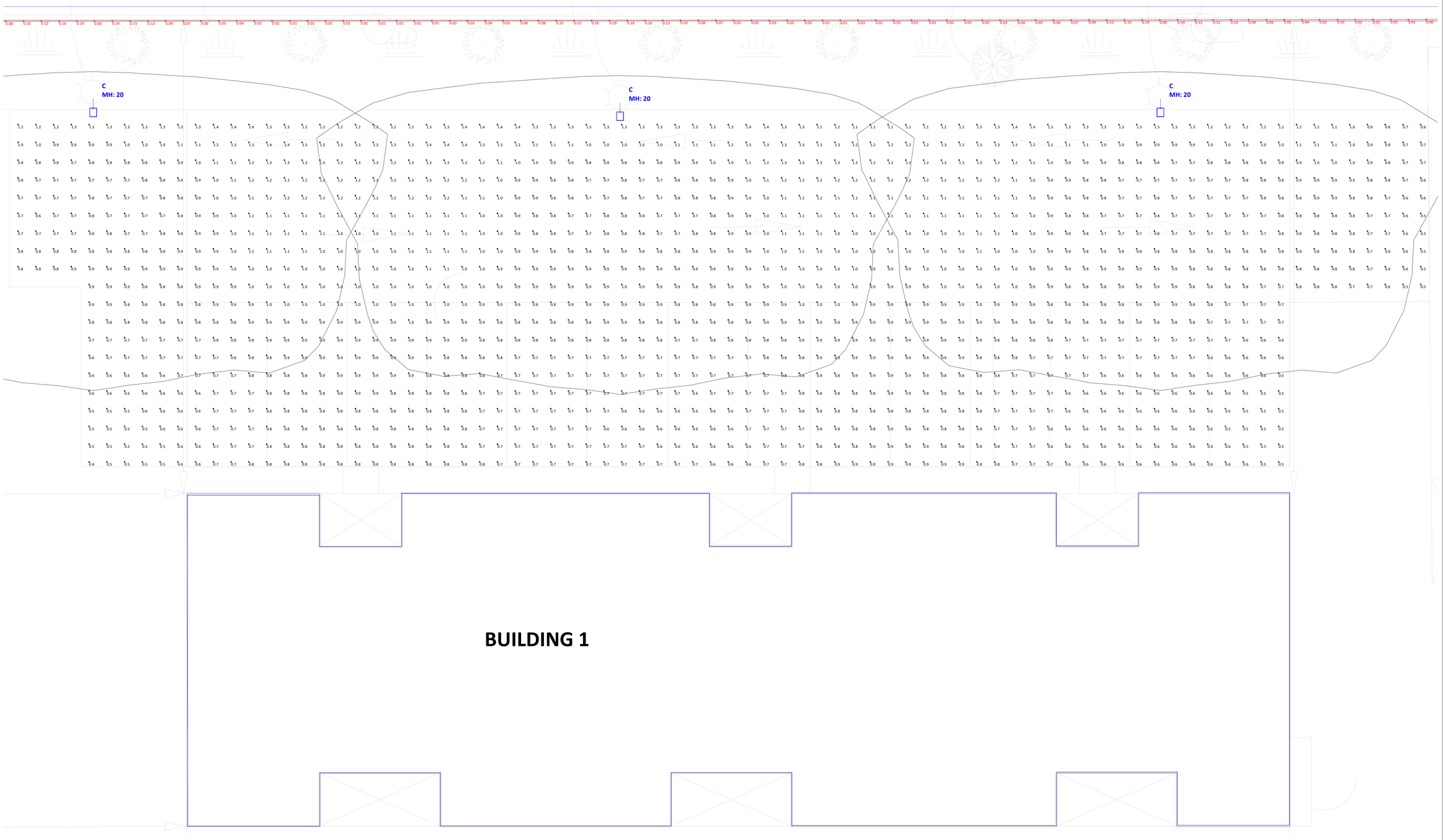
Consultants for Construction Co.

3715 Coconut Rd
Parking Lot Lighting

Drawn By: BDR

Date:3/5/2025

Rev: 1



Scale: 1 inch= 5 Ft.

Consultants for Construction Co.

3715 Coconut Rd
Parking Lot Lighting

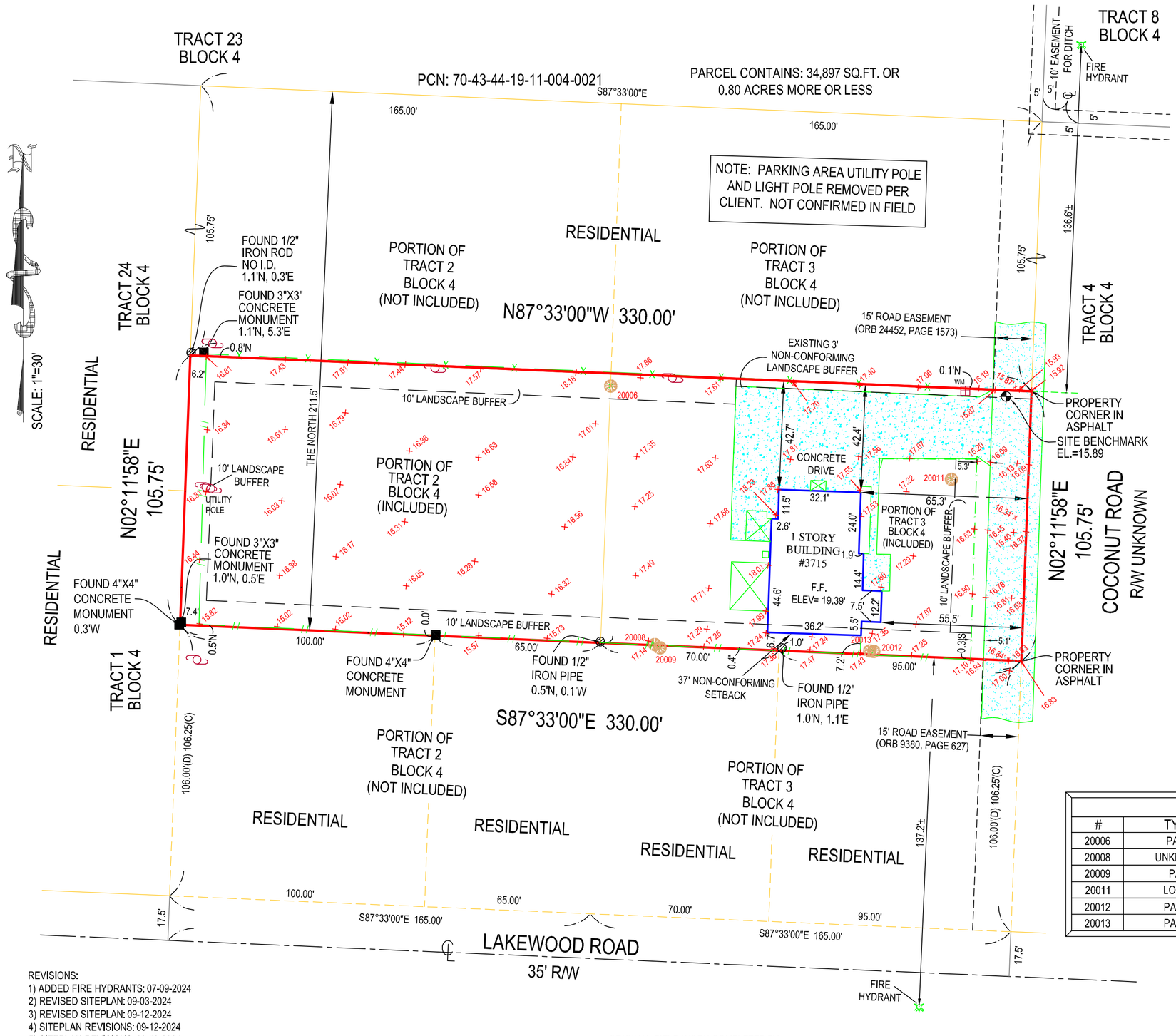
Drawn By: BDR

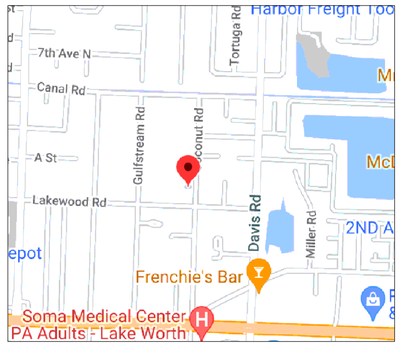
Date:3/5/2025

Rev: 1

LEGAL DESCRIPTION

THE SOUTH 105.75 FEET OF THE NORTH 211.50 FEET OF TRACTS 2 AND 3, BLOCK 4, LAKEWOOD GARDENS PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.





VICINITY MAP
NOT TO SCALE

FLOOD ZONE: X
COMMUNITY NUMBER: 120223
PANEL: 12099C0776
SUFFIX: F
BASE FLOOD ELEVATION: N/A
FIRM DATE: 10-05-2017
FIRM EFFECT./REV DATE: 10-05-2017

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.T.S.	NOT TO SCALE
N&D	NAIL & DISC
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
TAN	TANGENT
T.B.M.	TEMPORARY BENCH MARK
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE
	PROPOSED TREE
	PROPOSED LIGHT POLE

TREE LEGEND				
#	TYPE	SIZE	HEIGHT	CANOPY
20006	PALM	3"	5'	5'
20008	UNKNOWN	8"	25'	25'
20009	PALM	12"	25'	16'
20011	LOQUAT	3'	8'	6'
20012	PAPAYA	3'	5'	4'
20013	PAPAYA	3'	7'	5'

ORIGINATION BENCHMARK
PALM BEACH COUNTY
BENCHMARK "AD 8537"
N.A.V.D. ELEVATION = 12.00'

REVISIONS:
1) ADDED FIRE HYDRANTS: 07-09-2024
2) REVISED SITEPLAN: 09-03-2024
3) REVISED SITEPLAN: 09-12-2024
4) SITEPLAN REVISIONS: 09-12-2024
5) SITEPLAN REVISIONS: 09-13-2024
6) SITEPLAN REVISIONS: 09-18-2024
7) SITEPLAN REVISIONS: 09-22-2024
8) SITEPLAN REVISIONS: 09-23-2024
9) REVISED SITEPLAN: 01-09-2024
10) REVISED SITEPLAN: 01-14-2025
11) REVISED SITEPLAN: 02-07-2025
12) REVISED SITEPLAN: 02-13-2025
13) REVISED SITEPLAN: 02-26-2025
14) REVISED SITEPLAN: 03-31-2025
15) REMOVE PROPOSED, TURN TOPO BACK ON: 04/17/20

ORIGINAL FIELD WORK COMPLETED BY
TARGET SURVEYING, LLC.
SURVEY #: 302773

NOTES:
1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S 87° 33' 00" E.

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID G CUTLER
PROFESSIONAL SURVEYOR AND MAPPER #5593

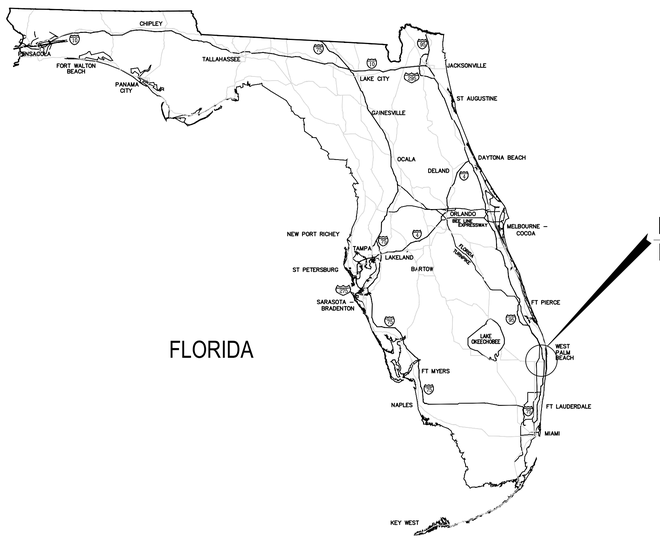
SPECIFIC PURPOSE "TOPOGRAPHY & TREE LOCATION" SURVEY OF
3715 COCONUT ROAD
PALM SPRINGS, FL 33461
PREPARED FOR:
SAMAN ESMAEILI

Project	Sheet
C-640413	1 OF 1
Date: 06-24-2024	
Scale: 1"=30'	

6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET

811 Know what's below. Call before you dig.

DRAINAGE PLANS
FOR
3715 COCONUT ROAD
PALM SPRINGS, FL.



FLORIDA

PROJECT LOCATION
PALM SPRINGS

VICINITY MAP

SHEET INDEX:

C-1 COVER SHEET
C-2 DRAINAGE AND GRADING PLAN
C-3 DRAINAGE AND GRADING DETAILS



LOCATION MAP

CEC
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com
andre@cec-fl.com

No:	Revisions:	Date:

DRAINAGE PLANS FOR:
3715 COCONUT ROAD
PALM SPRINGS, FL

Project #:	24-174
Issue Date:	11/11/24
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER LICENSE No. 87358 STATE OF FLORIDA PROFESSIONAL ENGINEER

Andre M. Webster, P.E.
Florida PE # 87358

SHEET TITLE
COVER SHEET

SHEET NUMBER:
C-1

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE, AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

811 Know what's below. Call before you dig.

TRACT 23
BLOCK 4

BLOCK 4

S87°33'00"E
165.00'
165.00'

5' 5' 10' EASEMENT FOR DITCH
5'
5'
FIRE HYDRANT

105.75'

PORTION OF
TRACT 2
BLOCK 4
(NOT INCLUDED)

RESIDENTIAL

PORTION OF
TRACT 3
BLOCK 4
(NOT INCLUDED)

136.6'±

105.75'

TRACT 4
BLOCK 4

TRACT 24
BLOCK 4

RESIDENTIAL

N87°33'00"W 330.00'

PROPOSED 6" HIGH BERM (ELEVATION VARIES)

PROPOSED SHRUBS (IN THIS AREA)

APPROXIMATE 5.2' NON-CONFORMING LANDSCAPE BUFFER (SUBJECT TO APPROVED VARIANCE)

PROPOSED SHRUBS (IN THIS AREA)

EXISTING 3' NON-CONFORMING LANDSCAPE BUFFER

15' ROAD EASEMENT (ORB 24452, PAGE 1573)

0.8'N
6.2'
10' LANDSCAPE BUFFER

TREE TO BE RELOCATED

PROPOSED ACCESS

PROPOSED PARKING

PROPOSED TRASH STORAGE AREA

CONCRETE DRIVE

3.5' PROPOSED R/W FOR VILLAGE OF PALM SPRINGS

0.1'N
WM

MATCH EXISTING GRADE

SITE BENCHMARK
EL.=15.89'

PROPOSED TRASH CAN PICKUP

10' LANDSCAPE BUFFER

THE NORTH 211.5'

N02°11'58"E
105.75'

UTILITY POLE

PROPOSED DRY DETENTION AREA STORAGE=7,111 CU.FT.

PROPOSED 1-STORY RESIDENCE
PROPOSED F.F. = 18.34'
(18" ABOVE CROWN OF ROAD)

PROPOSED BICYCLE RACK

EXISTING 1 STORY BUILDING #3715
F.F. ELEV= 19.39'

10' LANDSCAPE BUFFER

DRY DETENTION AREA STORAGE=1,783.5 CU.FT.

N02°11'58"E
105.75'
COCONUT ROAD
R/W UNKNOWN

PROPOSED 6" HIGH BERM (ELEVATION VARIES)

10' LANDSCAPE BUFFER

0.5'N

100.00'

PROPOSED PALM & SHADE TREES (TYPICAL)

PROPOSED 6" HIGH BERM (ELEVATION VARIES)

65.00'

PROPOSED 6" HIGH BERM (ELEVATION VARIES)

70.00'

37' NON-CONFORMING SETBACK

FOUND 1/2" IRON PIPE
1.0'N, 1.1'E

95.00'

PROPOSED 3'x1' MAILBOX AREA

SEWER

FOUND PK NAIL

TRACT 1
BLOCK 4

(D) 106.25(C)

PORTION OF
TRACT 2

S87°33'00"E 330.00'

15' ROAD EASEMENT (ORB 9380, PAGE 627)

LOCATION MAP
N.T.S.



LEGEND

- EXISTING ELEVATION PER CAUFIELD & WHEELER, INC. (NAVD)
- 18.00 PROPOSED ELEVATION (NAVD)
- FLOW DIRECTION.
- 10.00 PROPOSED CONTOUR

N

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

DRAINAGE & GRADING PLAN

NOTES:

1. EXISTING SITE GRADING/DRAINAGE FLOW PATTERNS TO REMAIN
2. FURTHER PROJECT COORDINATION MAY RESULT IN PLAN ADJUSTMENTS FOR PERMITTING

CEC
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com
andre@cec-fl.com

No:	Revisions:	Date:

DRAINAGE PLANS FOR:
3715 COCONUT ROAD
PALM SPRINGS, FL

Project #:	24-174
Issue Date:	11/11/24
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER LICENSE No. 87358 STATE OF FLORIDA PROFESSIONAL ENGINEER

Andre M. Webster, P.E.
Florida PE # 87358

SHEET TITLE
DRAINAGE AND GRADING PLAN

SHEET NUMBER:
C-2

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE, AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

811 Know what's below. Call before you dig.

3715 COCONUT ROAD
STORM WATER MANAGEMENT CALCULATIONS

1) SITE PLAN DATA:

Total Lot Area = 34,897 sq.ft. ± (0.80 acres ±)

The drainage area is considered to be 0.80 acres (34,897 sq.ft.) which is the entire area. The drainage area has been evaluated as follows:

A) IMPERVIOUS AREAS (Per various plans in CADD with area takeoffs):

ITEM	PROPOSED
Buildings	6,319 sq.ft.
Drive/Walkways/Decks	11,315 sq.ft.
IMPERVIOUS (total):	17,634 sq.ft.

Note: square footage has been rounded upward in some instances for estimating purposes; assumes pavers as impervious and includes roof overhangs.

B) PERVIOUS AREAS:

TOTAL = (34,897 sq.ft. -17,634 sq.ft.) (1 acre/43,560 sq.ft.) = 17,263 sq.ft. or 0.40 acres

2) SFWMD CRITERIA/DATA:
5 Year, 1 Day Storm = 7.0" (refer to rainfall map)

Soil Storage Factor (S)

$S_{DEVELOPED}$ = 10.9" assumes: coastal soils
compacted soils condition
maximum 4' depth to water table

3) ESTIMATED RUNOFF RATE

SFWMD Formula: $Q = \frac{(P-0.2S)^2}{P+0.8S}$

Where Q = Runoff rate in inches
S = Soil storage factor (see soil factor calculations)
P = Rainfall = 7.0" (5 year, 1 Day storm)

$S_{DEVELOPED} = \frac{10.9" \times 0.40 \text{ acres}}{0.80 \text{ acres}} = 5.45"$

$Q_{DEVELOPED} = \frac{[7.0" - 0.2\,(5.45")]^2}{7.0" + 0.8\,(5.45")} = 3.07"$

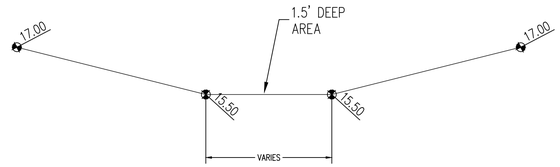
4) ESTIMATED RUNOFF VOLUME FOR 5 YEAR, 1 DAY STORM:

Runoff Volume = Runoff Rate x Area

$(\text{Runoff Volume})_{DEVELOPED} = 3.07" \times 0.80 \text{ acres} \times \frac{\text{ft}}{12 \text{ in.}} \times 43{,}560 \frac{\text{ft}^2}{\text{acre}} = 8{,}915 \text{ ft}^3$

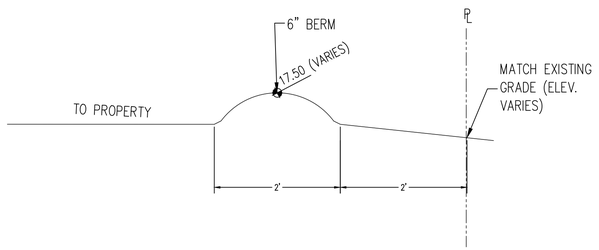
Dry Detention Storage = 8,894.5 cu.ft.
Rest of required stroage is within in the 10' landscape easements.

Existing site contours and recontouring of contours near proposed residential construction will "manage" this volume on-site within designated exfiltration trenches and high percolation rate soils.



TYPICAL DETENTION SECTION

SCALE: N.T.S.



TYPICAL BERM SECTION

SCALE: 1"=1'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDRE M. WEBSTER, P.E. ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CEC
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com
andre@cec-fl.com

No:	Revisions:	Date:

DRAINAGE PLANS FOR:
3715 COCONUT ROAD
PALM SPRINGS, FL

Project #:	24-174
Issue Date:	11/11/24
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER LICENSE No. 87358 STATE OF FLORIDA PROFESSIONAL ENGINEER

Andre M. Webster, P.E.
Florida P.E. # 87358

SHEET TITLE
DRAINAGE & GRADING DETAILS

SHEET NUMBER:
C-3

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

www.jfogroupinc.com

Revised June 6, 2025
May 30, 2025

Sent via e-mail: c4ccom@gmail.com

Sarah Y Moghadam
Consultants for Construction Co.
15850 Schweizer Ct.
Wellington, FL 33414

Re: 3715 Coconut Road (Palm Springs)
TRAFFIC CONCURRENCY
PCN 70-43-44-19-11-004-0021

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This traffic statement is associated with a Site Plan application in the Village of Palm Springs for the property located at 3715 Coconut Road, proposing the addition of three (3) multifamily homes to the site.

The site is located west of Coconut Road, ±150 feet north of Lakewood Road in the Village of Palm Springs, Florida. Figure 1 shows the project location in relation to the transportation network. Parcel Control Number associated with this project is 70-43-44-19-11-004-0021.



Figure 1 : Project Location

A copy of the property appraiser information for the site is included as Exhibit 1. Exhibit 2 includes a conceptual site plan for the property. Project buildout is expected in the year 2028.

Project trip generation rates used for this analysis were based on *PBC Trip Generation Rates* dated July 25, 2022. Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions while Table 2 summarizes the net Daily, AM, and PM peak trips potentially generated by the proposed development. Exhibit 3 includes a copy of the PBC trip generation rates.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single Family Detached	210	10.00	26%	74%	0.70	63%	37%	0.94
Multifamily Low-Rise	220	6.74	24%	76%	0.40	63%	37%	0.51

According to Table 2, the net Daily, AM and PM peak trips potentially generated due to the proposed development are 20, 1 (0 In/1 Out) and 2 (1 In/1 Out) trips respectively. Therefore, the proposed changes to the 3715 Coconut Road property will generate less than 20 gross peak hour trips and it will be in compliance with PBC TPS.

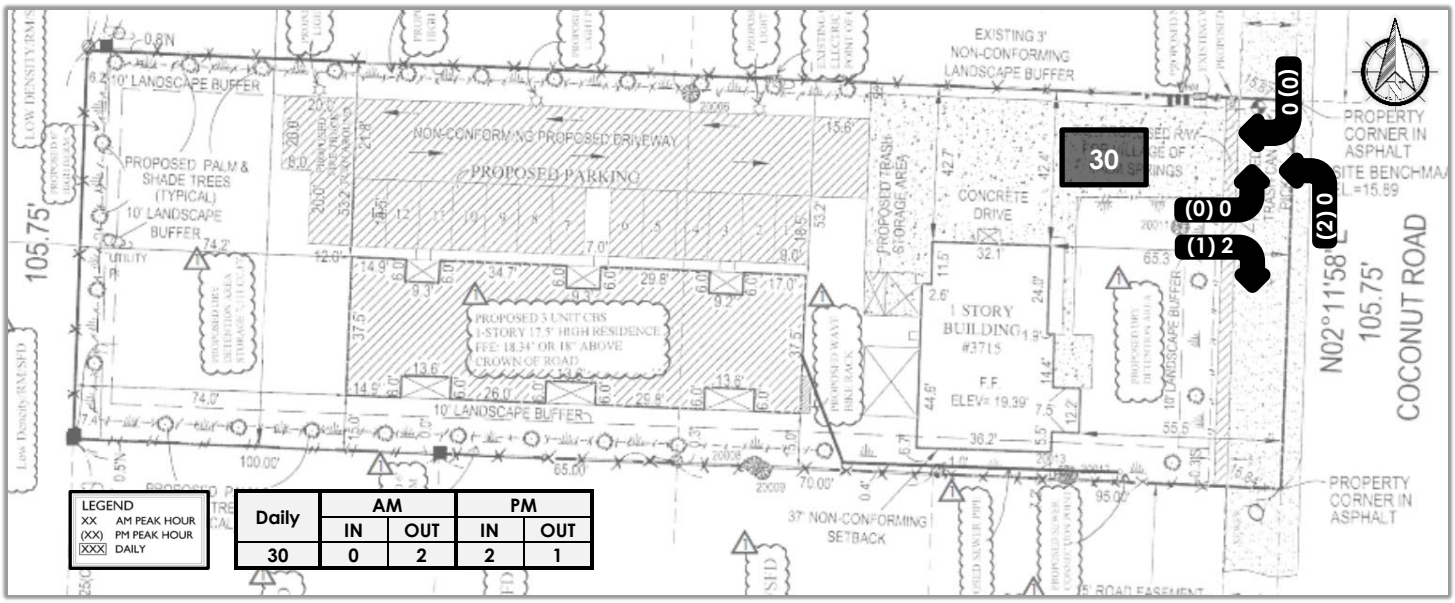
6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) 462-5364 • F: (561) 465-8044 • info@jfo.us

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
EXISTING DEVELOPMENT								
Single Family	1 DU	10	0	1	1	1	0	1
Net Existing Traffic		**10**	**0**	**1**	**1**	**1**	**0**	**1**
PROPOSED DEVELOPMENT								
Single Family	1 DU	10	0	1	1	1	0	1
Multifamily Low-Rise	3 DUs	20	0	1	1	1	1	2
Net Proposed Traffic		**30**	**0**	**2**	**2**	**2**	**1**	**3**
Net Impact		**20**	**0**	**1**	**1**	**1**	**1**	**2**

Based on the *PBC – TPS* and the *Land Development Design Standards Manual*, a left-turn lane is required at each driveway where inbound peak hour left-turning traffic is equal to or greater than 30 vehicles. A right-turn lane is required at each driveway where street Average Daily Traffic (ADT) volumes exceed 10,000 vehicles per day, and driveway daily volume is greater than 1,000 trips, with inbound peak hour right-turning traffic being at least 75 vehicles.

Figure 2 provides Daily, AM and PM peak hour driveway volumes for the 3715 Coconut Road project. Based on the information presented in Figure 2, *PBC - TPS*, and the *Land Development Design Standards Manual*, turn lanes are not warranted at the project driveway.



Daily	AM		PM	
	IN	OUT	IN	OUT
30	0	2	2	1

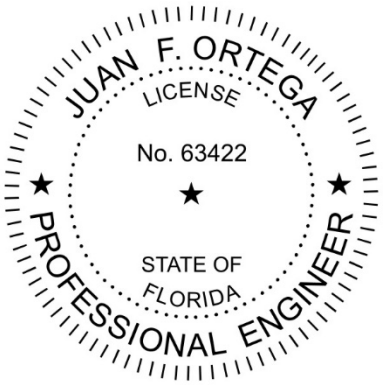
Figure 2: Project Driveway Volumes

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

The proposed changes to the 3715 Coconut Road property have been evaluated following *Palm Beach County (PBC) - Traffic Performance Standards (TPS) - Article 12 of the PBC Unified Land Development Code (ULDC)*. This analysis shows that the proposed request to develop three (3) multifamily homes will generate less than 20 peak hour trips. Therefore, the 3715 Coconut Road development will be in compliance with *PBC TPS - Article 12 of the PBC ULDC*. Project build-out is expected in 2028.

Sincerely,

JFO GROUP INC
COA Number 32276



Enclosures:

Exhibit 1: Property Appraiser Information
Exhibit 2: Conceptual Site Plan
Exhibit 3: PBC Trip Generation Rates

6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) GO2-JFOG • www.jfogroupinc.com • info@jfo.us

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on June 6, 2025, using a Digital Signature. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

Property Detail

Location Address : 3715 COCONUT RD
Municipality : PALM SPRINGS
Parcel Control Number : 70-43-44-19-11-004-0021
Subdivision : LAKEWOOD GARDENS PL 1 IN
Official Records Book/Page : 29626 / 1083
Sale Date : 01/31/2018
Legal Description : LAKEWOOD GARDEN PLAT 1 S 105.75 FT OF N 211.50 FT OF TRS 2 & 3 BLK 4

Owner Information

Owner(s)	Mailing Address
ESMAEILI SAMAN	3715 COCONUT RD LAKE WORTH BEACH FL 33461 3513

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/31/2018	$230,000	29626 / 01083	WARRANTY DEED	ESMAEILI SAMAN
04/05/2013	$147,000	25939 / 00562	WARRANTY DEED	WITTE DAVID A JR
10/30/2012	$75,000	25601 / 01155	WARRANTY DEED	KRUTCHIK ELAINE
02/16/2012	$5,900	25022 / 00401	CERT OF TITLE	FEDERAL NATL MRTG ASSN
08/17/2004	$225,000	17545 / 00161	WARRANTY DEED	LOPEZ NELSON
03/01/2001	$75,000	12390 / 01350	WARRANTY DEED	MOHAMMED KALLAN
01/01/1974	$25,000	02271 / 01411		

Exemption Information

Applicant/Owner(s)	Year	Detail
ESMAEILI SAMAN	2025	HOMESTEAD
ESMAEILI SAMAN	2025	ADDITIONAL HOMESTEAD

Property Information

Number of Units : 1
***Total Square Feet :** 2121
Acres : .80
Property Use Code : 0100—SINGLE FAMILY
Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Building Details

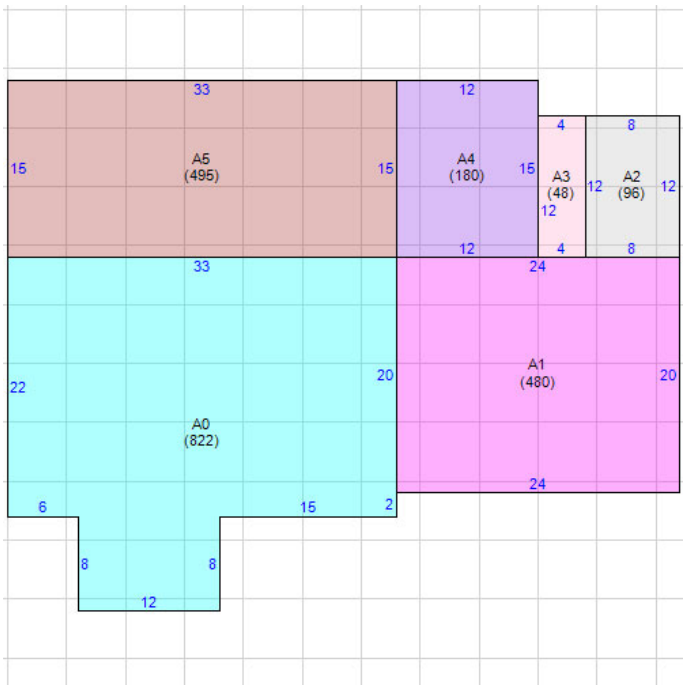
Structural Details

Structural Element for Building 1	
Exterior Wall 1	WSF: CEMENT FIBER SIDING
Year Built	1948
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	5
Full Baths	3
Half Baths	0
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CERAMIC/QUARRY TILE
Floor Type 2	CARPETING
Stories	1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
UOP Unfinished Open Porch	48
BAS Base Area	822
UST Unfinished Storage	180
UST Unfinished Storage	96
SFB Semi Finished Base Area	495
SFB Semi Finished Base Area	480
Total Square Footage	2121
Area Under Air	1797



Property Extra Feature

Description	Year Built	Units
Deck	2013	324
Patio	1948	120

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RM	0.80

Appraisals

Tax Year	2024	2023	2022	2021	2020
Improvement Value	$164,368	$134,238	$110,050	$104,016	$113,131
Land Value	$231,062	$266,500	$242,404	$150,480	$150,480
Total Market Value	$395,430	$400,738	$352,454	$254,496	$263,611

Assessed and Taxable Values

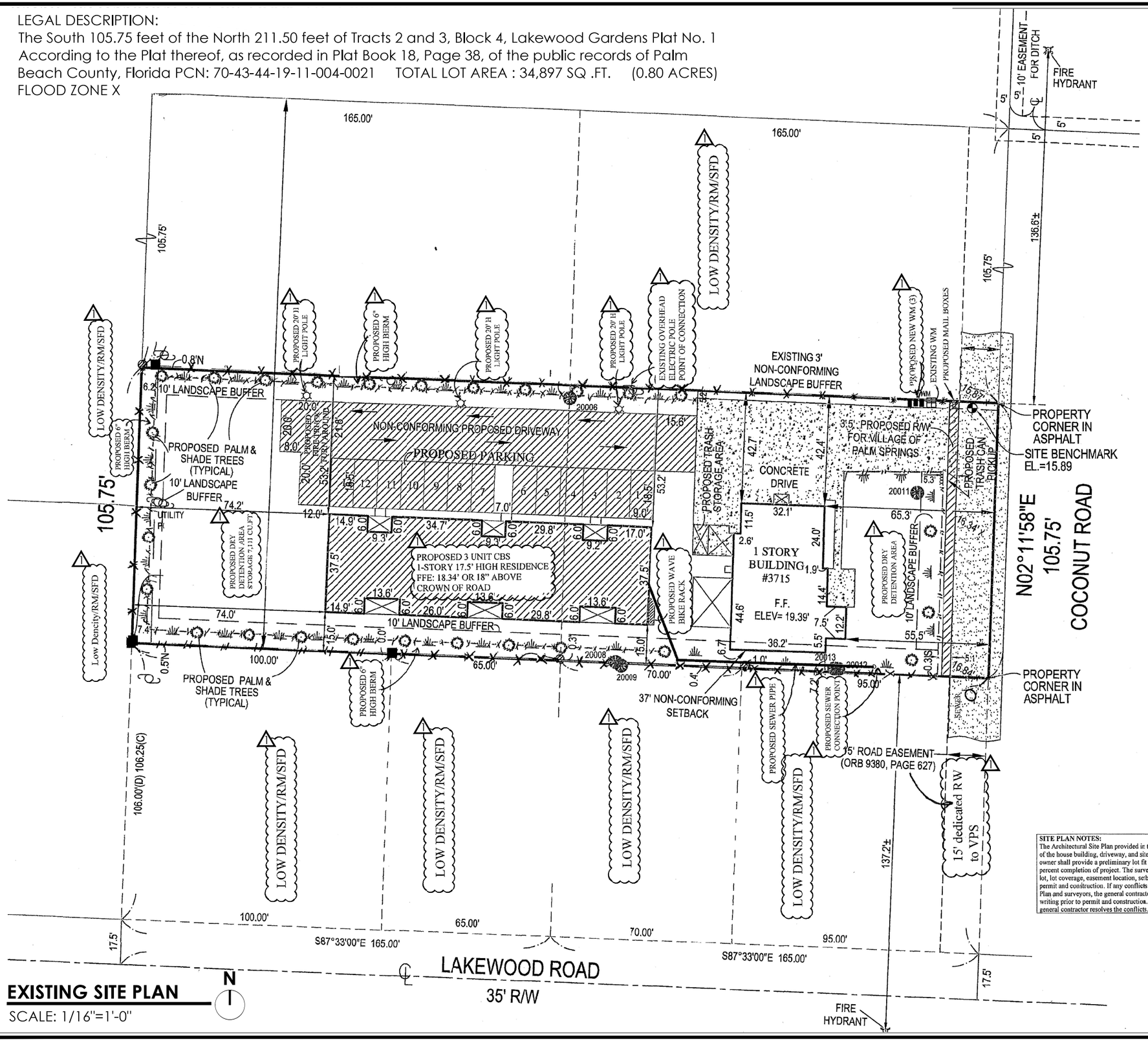
Tax Year	2024	2023	2022	2021	2020
Assessed Value	$276,556	$268,501	$260,681	$253,088	$249,594
Exemption Amount	$50,000	$50,000	$50,000	$50,000	$50,000
Taxable Value	$226,556	$218,501	$210,681	$203,088	$199,594

Taxes

Tax Year	2024	2023	2022	2021	2020
AD VALOREM	$4,560	$4,442	$4,382	$4,353	$4,320
NON AD VALOREM	$516	$511	$483	$427	$422
TOTAL TAX	$5,075	$4,953	$4,864	$4,779	$4,742

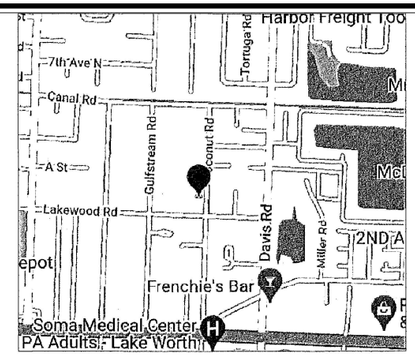
Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcpao.gov

LEGAL DESCRIPTION:
The South 105.75 feet of the North 211.50 feet of Tracts 2 and 3, Block 4, Lakewood Gardens Plat No. 1 According to the Plat thereof, as recorded in Plat Book 18, Page 38, of the public records of Palm Beach County, Florida PCN: 70-43-44-19-11-004-0021 TOTAL LOT AREA : 34,897 SQ .FT. (0.80 ACRES)
FLOOD ZONE X



EXISTING SITE PLAN

SCALE: 1/16"=1'-0"



VICINITY MAP
NOT TO SCALE

SCOPE OF WORK
1. BUILD (3) CBS APARTMENTS
2. BUILD 13 PARKING SPACE
3. INSTALL 3 NEW WM's

FENCE LEGEND
6' WOOD FENCE ---x---x---
4' WOOD FENCE ---*---*---
CHAIN LINK FENCE ---"---"---

LOT COVERAGE INFORMATION
3715 COCONUT RD.
Palm Springs, FL 33461

EXISTING BUILDING IN LOT AREA

UNFINISHED STORAGE	180 SQ.FT.	0.5%
BASE AREA	822 SQ.FT.	2.3%
UNFINISHED STORAGE	96 SQ.FT.	0.2%
UNFINISHED OPEN PORCH	48 SQ.FT.	0.1%
SEMI FINISHED BASE AREA	495 SQ.FT.	1.4%
SEMI FINISHED BASE AREA	480 SQ.FT.	1.3%
LAUNDRY & ROOFED STORAGE	168 SQ.FT.	0.4%
COVERED PORCH	285 SQ.FT.	0.8%
DRIVEWAY & WALKS	2958 SQ.FT.	0.9%
TOTAL SQUARE FOOTAGE	2547 SQ.FT.	7.1%
TOTAL UNDER AIR CONDITION	1797 SQ.FT.	

IMPERVIOUS AREAS

PROPOSED NEW BUILDING	4656 SQ.FT.	13.3%
PROPOSED CONCRETE DRIVEWAY	4305 SQ.FT.	12.3%
PROPOSED 13 PARKING SPACES	2294 SQ.FT.	6.5%
PROPOSED FIRE TRUCK TURN AROUND	644 SQ.FT.	1.8%
EXISTING BUILDING AREA	2547 SQ.FT.	7.3%
EXISTING DRIVEWAY/WALKWAY	2958 SQ.FT.	8.5%
TOTAL IMPERVIOUS AREA	17,404 SQ.FT.	50.0%
TOTAL LOT AREA	34,897 SQ.FT.	100%

PERVIOUS AREAS
34,897 SQ.FT. – 17,404 SQ.FT. = 17,493 SQ.FT.
17,493 SQ.FT./34,897 SQ.FT. = 50%

BUILDING LOT COVERAGE:
2547+4656=7,203 SQ.FT.
7,203/34,897= 21%

SITE PLAN NOTES:
The Architectural Site Plan provided in these documents is for general location of the house building, driveway, and site features only. The general contractor or owner shall provide a preliminary lot fit performed by a licensed surveyor at fifty percent completion of project. The surveyor is responsible for verifying building lot, lot coverage, easement location, setbacks, and all site dimensions prior to permit and construction. If any conflicts occur between the Architectural Site Plan and surveyors, the general contractor and Architect shall be notified in writing prior to permit and construction. No work shall be commenced until the general contractor resolves the conflicts.

SITEPLAN NOTES

SEC. 34-162 Required Landscape Buffers
Multifamily: Category 2:
10' wide buffer along the 6' fence with tress spaced not more than 20' apart and hedges
SEC. 34-185 Tree Dimensions
Overall height: 12'
Clear trunk: 5'
Canopy: 5'
SEC. 34-186 Tree Species
One or combination of the followings:
Christmas Palm, Green Buttonwood, Live Oak, Superior Hybrid Poplar, Red Maple, Elm tree
50% Palm, 50% named species
SEC.34-187 Hedge, Shrubs
One or combination of the following:
Cocoplum, Panama Rose, Viburnum
30" in height, 18" in width, 24" apart at the time of planting
Sec.34-1328 Off Street Parking
Min. Parking Bay Dimension: 9' x 18.5'
Number of Parking: 13
Parking Angle in degrees: 90
Parking & Driveway Width: 40'-2"
Fire truck turn around: As shown on Site Plan

SANDRA PUERTA ARCHITECT
THE CONSTRUCTION AND ARCHITECTURE GROUP, INC.
SANDRA PUERTA FL Lic. #: AA26002780 • AR 95385
2224 Jog Road, Greenacres, FL 33415
Phone | 561.248.5498 Fax | 561.561.828.2645

DATE: Jan. 14, 2025

BLDG. DEPT. PLAN REVISIONS:
1 May 29, 2025
2
3
4

SITE PLAN & TREE LOCATION FOR:
3715 COCONUT ROAD
PALM SPRING, FL 33461
Parcel ID: 70-43-44-19-11-004-0021

Site Plan

MANAGED BY: SP
DRAWN BY: MB
REVIEWED BY: SP

SHEET: SP-1

Exhibit 2

Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Industrial	General Light Industrial	110	1000 S.F.	4.87	10%	88/12	0.74	14/86	0.65
	Manufacturing	140	1000 S.F.	4.75	10%	76/24	0.68	31/69	0.74
	Warehouse	150	1000 S.F.	1.71	10%	77/23	0.17	28/72	0.18
	Mini-Warehouse/SS	151	1000 S.F.	1.45	10%	59/41	0.09	47/53	0.15
	HCF Center Warehouse - Non Sort	155	1000 S.F.	1.81	10%	81/19	0.15	39/61	0.16
Residential	Single Family Detached	210	Dwelling Unit	10	0%	26/74	0.7	63/37	0.94
	Multifamily Low-Rise Housing upto 3 story (Apartment/Condo/TH)	220	Dwelling Unit	6.74	0%	24/76	0.4	63/37	0.51
	Multifamily Mid-Rise Housing 4-10 story (Apartment/Condo/TH)	221	Dwelling Unit	4.54	0%	23/77	0.37	61/39	0.39
	55+ SF Detached	251	Dwelling Unit	4.31	0%	33/67	0.24	61/39	0.30
	55+ SF Attached	252	Dwelling Unit	3.24	0%	34/66	0.2	56/44	0.25
	Congregate Care Facility	253	Dwelling Unit	2.21	0%	58/42	0.08	49/51	0.18
	Assisted Living Facility	254	Beds	2.6	0%	60/40	0.18	39/61	0.24
Ldg	Hotel	310	Rooms	7.99	10%	56/44	0.46	51/49	0.59
Rec	Golf Course	430	Holes	30.38	5%	79/21	1.76	53/47	2.91
	Health/Fitness Club	492	1000 S.F.	32.93	5%	51/49	1.31	57/43	3.45
Institutional	Elementary School	520	Students	2.27	0%	54/46	0.74	46/54	0.16
	Middle/Junior School	522	Students	2.1	0%	54/46	0.67	48/52	0.15
	High School	525	Students	1.94	0%	68/32	0.52	48/52	0.14
	Private School (K-8)	530	Students	3.17[a]	0%	56/44	1.01	46/54	0.26
	Private School (K-12)	532	Students	2.48	0%	63/37	0.79	43/57	0.17
	Church/Synagogue[b]	560	1000 S.F.	7.6	5%	62/38	0.32	44/56	0.49
	Day Care	565	Students	4.09	50%	53/47	0.78	47/53	0.79
	Library	590	1000 S.F.	72.05	10%	71/29	1	48/52	8.16
Med	Hospital	610	1000 S.F.	10.77	10%	67/33	0.82	35/65	0.86
	Nursing Home	620	Beds	3.06	10%	72/28	0.14	33/67	0.14
Office	General Office (10k-250k SF GFA)[h]	710	1000 S.F.	10.84	10%	88/12	1.52	17/83	1.44
	General Office (>250k SF GFA)[h]	710	1000 S.F.	Ln(T) = 0.87 Ln(X) + 3.05	10%	88/12	Ln(T) = 0.86Ln(X) + 1.16	17/83	1.44
	Small Office Building (<=10k SF GFA)	712	1000 S.F.	14.39	10%	82/18	1.67	34/66	2.16
	Medical Office (Stand-Alone)	720	1000 S.F.	T=42.97(X)-108.01	10%	79/21	3.10	30/70	3.93
	Medical Office (Near Hospital)	720	1000 S.F.	31.86	10%	81/19	2.68	25/75	2.84
	Government Office	730	1000 S.F.	22.59	10%	75/25	3.34	25/75	1.71

Engineering and Public Works Department
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbc.gov

Palm Beach County Board of County Commissioners
Maria G. Marino, Mayor
Sara Baxter, Vice Mayor
Gregg K. Weiss
Joel Flores
Marci Woodward
Maria Sachs
Bobby Powell, Jr.

County Administrator
Verdenia C. Baker

June 16, 2025

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

RE: 3715 Coconut Road
Project #: 250601
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated May 30, 2025, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Palm Springs
Location:	West of Coconut Road ± 150 feet north of Lakewood Road
PCN:	70-43-44-19-11-004-0021
Access:	One full access driveway connection onto Coconut Road (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Single Family Detached = 1 DU
Proposed Uses:	Single Family Detached = 1 DU, and Multifamily Low-rise Residential = 3 DUs
Net Daily Trips:	20 (Proposed – Existing)
Net Peak Hour Trips:	1 (0/1) AM; 2 (1/1) PM (Proposed – Existing)
New Daily Trips:	30
New Peak Hour Trips:	2 (0/2) AM; 3 (2/1) PM
Build-out:	December 31, 2028

Based on the review, the Traffic Division has determined the proposed development generates less than 21 peak hour trips. Therefore, a detailed traffic study is not required. The project **meets** the Traffic Performance Standards (TPS) of Palm Beach County.

Please note the receipt of a TPS approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above, or as amended. The County traffic concurrency approval is

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-478-5755 or email MRahman@pbc.gov.

Sincerely,

Rahman

Moshiur Rahman, Ph.D., P.E.
Professional Engineer
Engineering and Public Works Dept.
Traffic Division

MR:QB:ep
ec: Addressee
Iramis Cabrera, Director of Planning, Zoning & Building, Village of Palm Springs
Quazi Bari, P.E., PTOE, Manager - Growth Management, Traffic Division
Alberto Lopez Tagle, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\MR\MUN\APPROVED\2025\250601 3715 COCONUT ROAD.DOCXN

THE SCHOOL DISTRICT OF PALM BEACH COUNTY, FL

KRISTIN K. GARRISON, AICP
DIRECTOR

MICHAEL J. BURKE
SUPERINTENDENT

PLANNING & INTERGOVERNMENTAL RELATIONS
3661 INTERSTATE PARK ROAD NORTH, 200
RIVIERA BEACH, FL 33404

JOSEPH M. SANCHES, MBA
CHIEF OPERATING OFFICER

PHONE: 561-434-8020 / FAX: 561- 434-8942
WWW. PALM BEACHSCHOOLS.ORG

SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

Application	**Submittal Date**	10/15/2024		
	SCAD No.	**24101403D – D.O.**		
	FLU /Rezoning/D.O. No.	Not Provided – Village of Palm Springs		
	Property Control Number	70-43-44-19-11-004-0021		
	Development Name	**New Triplex**		
	Owner / Agent Name	Saman Esmaeili/Zahra (Sarah) Moghadam		
	SAC No.	200B		
	Proposed D. O.	**3 Multi-Family Units**		
Impact Review		**Palm Springs** Elementary School	**L.C. Swain** Middle School	**John I. Leonard** High School
	New Students Generated	**1**	**1**	**1**
	Capacity Available	**-122**	**8**	**-155**
	Utilization Percentage	**112%**	**99%**	**105%**
School District Staff's Recommendation	**Based on the findings and evaluation of the proposed development, there will be a negative impact on the public-school system. Given the recent increases in school impact fees, effective January 1, 2023, much of these impacts will be mitigated. The impact fees, however, will not fully cover impacts to the school system. Therefore, if the proposed development is approved by Village Council and if the Developer voluntarily agrees, School District staff recommends the following condition to mitigate such impacts.** In order to address the school capacity deficiency generated by this proposed development at the District **elementary** and **high school level**, the property owner shall contribute a total of **$16,495.00** to the School District of Palm Beach County prior to the issuance of first building permit. This voluntary school capacity contribution is intended to supplement the required school impact fee (impact fee credit has already been applied). Please note that the school impact fee credit is calculated based on the Net Impact Cost per Student, as calculated in the County's latest Impact Fee Ordinance, which was adopted on September 13, 2022.			
Validation Period	1) This determination is valid from **10/29/2024** to **10/28/2025** or the expiration date of the site-specific development order approved during the validation period. 2) A copy of the approved D.O. must be submitted to the School District Planning Dept. prior to **10/28/2025** or this determination will expire automatically on **10/28/2025**.			
Notice	School age children may not necessarily be assigned to the public school closest to their residences. Students in Palm Beach County are assigned annually to schools under the authority of the School Board and by direction of the Superintendent, public school attendance zones are subject to change.			

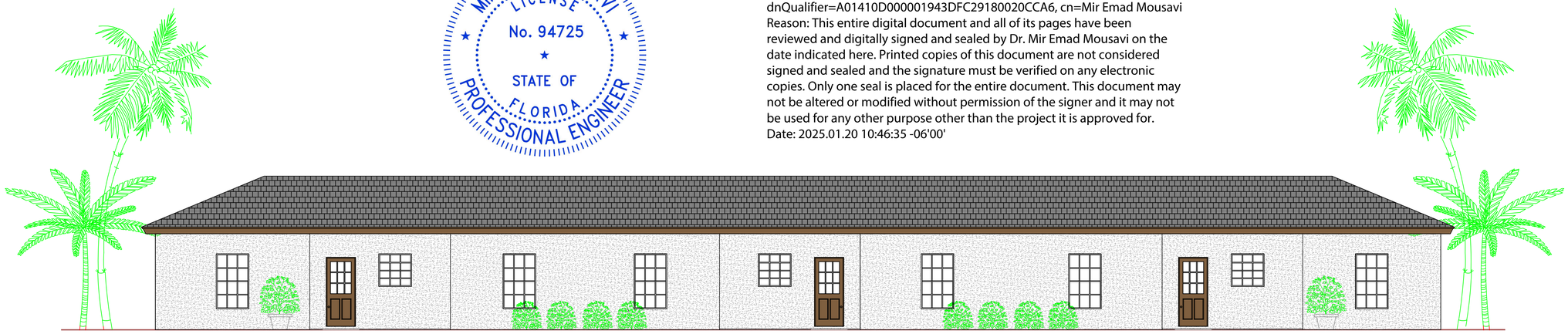
Michael C. Owens
School District Representative Signature

October 29, 2024
Date

Michael C. Owens, Senior Planner
Print Name & Title

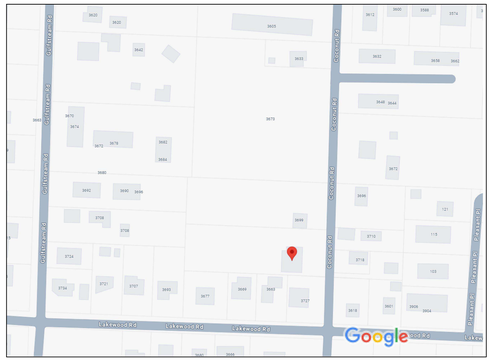
michael.owens.1@palmbeachschools.org
Email Address

CC: Iramis Cabrera, PZB Director, Village of Palm Springs
Joyell Shaw, PIR Manager, School District of Palm Beach County

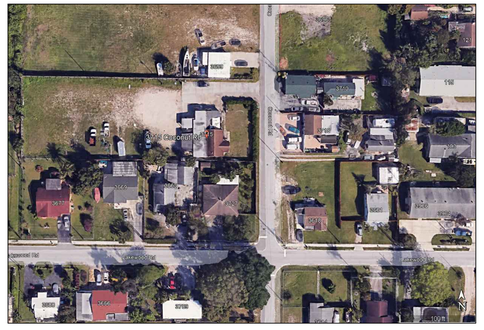


MIR EMAD MOUSAVI
LICENSE
No. 94725
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Mir Emad Mousavi
DN: c=US, o=Unaffiliated, dnQualifier=A01410D000001943DFC29180020CCA6, cn=Mir Emad Mousavi
Reason: This entire digital document and all of its pages have been reviewed and digitally signed and sealed by Dr. Mir Emad Mousavi 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. Only one seal is placed for the entire document. This document may not be altered or modified without permission of the signer and it may not be used for any other purpose other than the project it is approved for.
Date: 2025.01.20 10:46:35 -06'00'



SITE MAP LOCATION



SITE LOCATION VIEW

INDEX SHEET

001	A200	COVER SHEET
002	A201	EAST/WEST ELEVATIONS
003	A202	NORTH/SOUTH ELEVATIONS
004	A101	FLOOR PLAN
005	S101	FOUNDATION PLAN
006	S102	ROOF PLAN
007	A301	SECTIONS
008	G501	DETAILS
009	E101	ELECTRICAL PLAN
010	P101	PLUMBING RISER DIAGRAM
011	P102	PLUMBING PLAN
012		MECHANICAL PLAN

REVISIONS MADE AND DATE	
REV. AS PER CUST. 06-07-24	DPS
REV. AS PER CUST. 07-29-24	DPS
REV. AS PER CUST. 08-02-24	DPS
REV. AS PER CUST. 08-29-24	DPS
REV. AS PER CUST. 11-14-24	DPS
REV. AS PER CUST. 11-20-24	DPS
REV. AS PER CUST. 11-23-24	DPS
REV. AS PER CUST. 12-03-24	DPS

Plan Drawn By:
On Target Home Designs
436 Maddock Street
West Palm Beach, FL. 33405
ontargethomedesigns
Phone: 561-255-3258

LICENSED CIVIL ENGINEER
Mir Emad Mousavi, Ph.D., P.E.
3075 US HWY 98 S
Suite 12
Lakeland, FL 33812
emad@floridalicensedengineers.com

JOB TYPE:
MULTIFAMILY RESIDENCE

ESMAETLI 3-PLEX
3715 COCONUT ROAD
PALM SPRINGS, FL. 33461

Date: 04-10-24
Scale: AS NOTED
Drawn: DENIS SHEA
Sheet: 001
A200

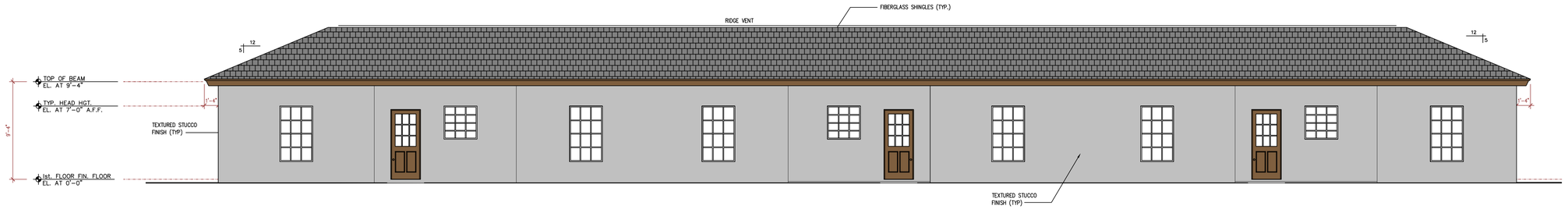
WIND INFORMATION – 2023 FBC (8th EDITION)
170 MPH ULT. / 132 MPH DESIGN ASCE 7-22

MWFRS VELOCITY PRESSURE:	29 PSF
OCCUPANCY TYPE:	RESIDENTIAL DWELLING
EXPOSURE CATEGORY:	C
RISK CATEGORY:	II
GCpi:	+– 0.18
INTERNAL PRESSURE COEFF:	ENCLOSED; IMPACT PROTECTED OPENINGS
COMPONENT/CLADDING DP:	(SEE ELEVATION VIEWS)
MWFRS – ROOF DP:	–26.0 PSF UPLIFT
TOTAL ROOF DEAD LOAD:	15 PSF UPLIFT; 17 PSF BEARING
TOTAL ROOF LIVE LOAD:	20 PSF BEARING
ROOF TRUSS LOADS:	PER TRUSS ENGINEERING
MEAN ROOF HEIGHT:	< 20'
SHEARWALLS:	4' MINIMUM LENGTH – NO OPENINGS BETWEEN
REINF. CELLS	
SOIL BEARING CAPACITY REQUIRED:	2500 PSF
TYPE OF CONSTRUCTION:	VB
ACI CODE:	3000 PSI CONCRETE

STRUCTURE COMPLIES WITH STRUCTURAL & WIND LOAD REQUIREMENTS OF 2023 FLORIDA BUILDING CODE, RESIDENTIAL (8th EDITION)

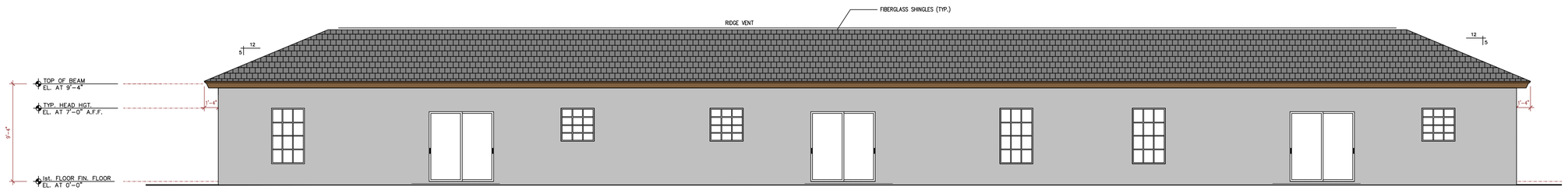
COLOR CHART	
ITEM	COLOR
ROOF	GAF TIMBERLINE HDZ CHARCOAL
FASCIA	URBAN BRONZE SW-7048
EXTERIOR WALLS	LIGHT GRAY SW7044 PASSIVE GRAY
FRONT DOOR	URBAN BRONZE SW-7048
WINDOWS	WHITE

DESIGN WIND PRESSURES	
WINDOWS & DOORS	ROOF
WORST CASE ALL OPENINGS	FIELD (ZONE ①) –39.9 PSF
+37.9 PSF –50.7 PSF	5' EDGE (ZONE ②) –69.9 PSF
	5'x5' CORNERS (ZONE ③) –102.8 PSF



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



NORTH ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS MADE AND DATE	
REV. AS PER CUST. 06-07-24	DPS
REV. AS PER CUST. 07-29-24	DPS
REV. AS PER CUST. 08-02-24	DPS
REV. AS PER CUST. 08-29-24	DPS
REV. AS PER CUST. 11-14-24	DPS
REV. AS PER CUST. 11-20-24	DPS
REV. AS PER CUST. 11-23-24	DPS
REV. AS PER CUST. 12-03-24	DPS

Plans Drawn By:
On Target Home Designs
436 Paddock Street
West Palm Beach, FL 33405
ontargethomedesigns
Phone: 561-255-3258

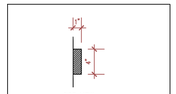
LICENSED CIVIL ENGINEER
Mir Emad Mousavi, Ph.D., P.E.
3075 US HWY 98 S
Suite 12
Lakeland, FL 33812
emad@floridalicensedengineers.com

ESMAEILI 3-PLEX
3715 COCONUT ROAD
PALM SPRINGS, FL. 33461

JOB TYPE:
MULTIFAMILY RESIDENCE

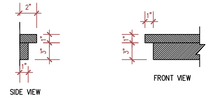
Date:	04-10-24
Scale:	AS NOTED
Drawn:	DENIS SHEA
Sheet:	002 A201

COLOR CHART	
ITEM	COLOR
ROOF	GAF TIMBERLINE HDZ CHARCOAL
FASCIA	URBAN BRONZE SW-7048
EXTERIOR WALLS	LIGHT GRAY SW7046 PASSIVE GRAY
FRONT DOOR	URBAN BRONZE SW-7048
WINDOWS	WHITE



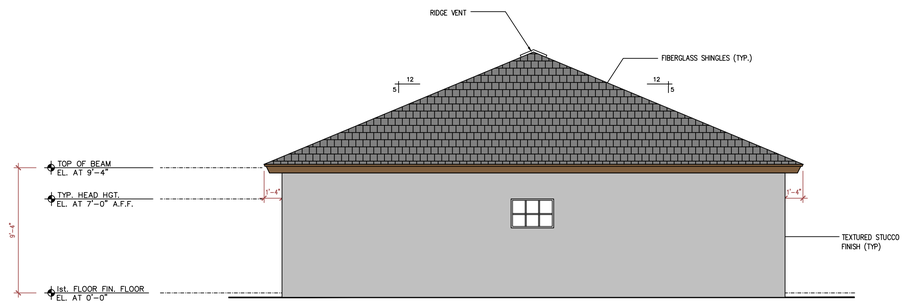
OPTIONAL
STUCCO BAND
DETAIL "A"

N.T.S.



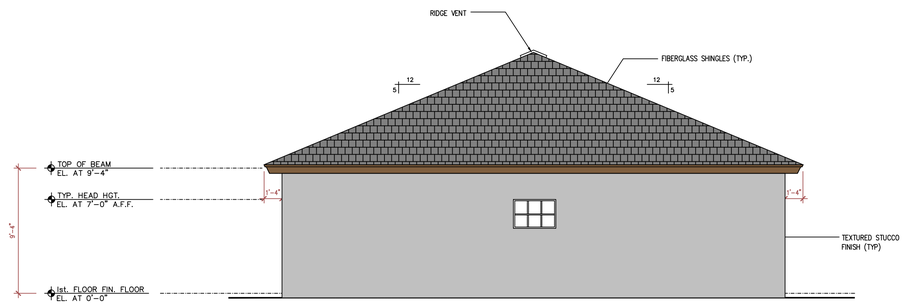
OPTIONAL
STUCCO BAND
DETAIL "B"

N.T.S.



EAST ELEVATION

SCALE: 3/16"=1'-0"



WEST ELEVATION

SCALE: 3/16"=1'-0"

SEC. 34-685 – Proposed Site Plan

This site plan notes are prepared as per the Village of Palm Springs Property Development Regulations requirements.

SEC. 34-766 – Property Development Regulations

Required lot area (interior) for 4 units: 24,500 S.F.
Lot Area: 0.8 Acre or 34,907 S.F.
Lot Width/Frontage: 105.75'
Lot Depth: 330'
Max. Lot Coverage:
Existing one-story building: 2,121 S.F.
New 3-unit attached building: 4,674 S.F.
Total lot coverage: 6,795/34,897 = 19.5%
Front setback: 55.5'
Rear setback: Min. 25'
Side setback: Min. 15'
Setback between new and existing building: 20'
Min. FFE" 18" above crown of road
Max. building height: one story
Max. impervious or semi-impervious surface:
Buildings 6,319 sq. ft.
Drive/Walks/Decks 11,315 sq. ft.
IMPERVIOUS (total) 17,634 sq. ft.
Max. Impervious percentage: 17,634/34,897 = 51%

SEC. 34-1328 – Off-street Parking
Min. Parking Bay Dimension:
Parking Angle in degrees: 90
Width (A): 44.5'
Length (B): 124' for one side parking
As shown on site plan

SEC. 3429 – Min. Requirements by Use
Number of bays: 13
Handicap bays: 0
Bay dimension: 9' x 18.5'
HC bay dimension: N/A

SEC. 34-162- Required Buffers
Multifamily: Category 2:
20' wide buffer along the 6' fence with trees spaces 20' apart & hedges

SEC. 34-185 Tree Dimensions
Overall heights: 12'
Clear Trunk: 5' Canopy: 5'

SEC. 34-186 Tree Species
One or combination of following:
Superior Hybrid Poplar, Elm tree
Oak, Red Maple & Christmas Palm
50% shade trees, 50% palm tree

SEC. 34-187 Hedge, Shrubs
Viburnum, 30" in height, 18" in width, 24" apart at time of planting

Fire Hydrant
There are two (2) fire hydrants less than 500' on North & South of subject property: See site plan

DUMPSTER
Due to lack of loading/unloading space for a trash dumpster, we propose to provide dedicated storage area for 4 cans place cans for pick-up at the curb. See site plan

MAILBOXES
Four (4) mailboxes installed on a single wood "T" post. Subject to post master approval.

BICYCLE RACK
A wave bike rack, flange mounted to the concrete pad as specified on drawings
Four (4) bike capacity. See site plan

REVISIONS MADE AND DATE	
REV. AS PER CUST. 06-07-24	DPS
REV. AS PER CUST. 07-29-24	DPS
REV. AS PER CUST. 08-02-24	DPS
REV. AS PER CUST. 08-29-24	DPS
REV. AS PER CUST. 11-14-24	DPS
REV. AS PER CUST. 11-20-24	DPS
REV. AS PER CUST. 11-23-24	DPS
REV. AS PER CUST. 12-03-24	DPS

Plan Drawn By:
On Target Home Designs
436 Paddock Street
West Palm Beach, FL 33405
smiger@hotmail.com
Phone: 561-252-3258

LICENSED CIVIL ENGINEER
Mir Emad Mousavi, Ph.D., P.E.
3075 US HWY 98 S
Suite 12
Lakeland, FL 33812
emad@floridalicensedengineers.com

JOB TYPE:
MULTIFAMILY RESIDENCE

ESMAEILI 3-PLEX
3715 COCONUT ROAD
PALM SPRINGS, FL. 33461

Date:	04-10-24
Scale:	AS NOTED
Drawn:	DENIS SHEA
Sheet:	003 A202

WINDOW SCHEDULE

MARK	CODE	TYPE	GLASS	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	MASONRY OPENING WIDTH	MASONRY OPENING HEIGHT	MANUFACTURER	DESIGN PRESSURE PLF	NOTE
①	23	SINGLE HUNG	CLEAR LOW E	37"	x 38"	37 3/4"	x 38 3/8"	SEE N.O.A.	SEE ELEVATIONS	ALUMINUM FRAME IMPACT
②	22	SINGLE HUNG	CLEAR LOW E	37"	x 26"	37 3/4"	x 26"	SEE N.O.A.	SEE ELEVATIONS	ALUMINUM FRAME IMPACT, TEMPERED, OBSCURE
③	25	SINGLE HUNG	CLEAR LOW E	37"	x 63"	37 3/4"	x 64"	SEE N.O.A.	SEE ELEVATIONS	ALUMINUM FRAME IMPACT, EGRESS

NOTE:
1. ALL WINDOW FINISHES AS SELECTED BY INTERIOR DESIGNER/OWNER.
2. VERIFY IN FIELD ALL WINDOW SIZES PRIOR TO FABRICATION.
3. ALL GLASS TO BE IMPACT RATED. (SEE N.O.A. FROM MANUFACTURER)
4. ALL MASONRY OPENING SIZES TO BE VERIFIED BY WINDOW MANUFACTURER.

EXTERIOR DOOR SCHEDULE

MARK	CODE	TYPE	MATERIAL	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	MASONRY OPENING WIDTH	MASONRY OPENING HEIGHT	MANUFACTURER	DESIGN PRESSURE PLF	NOTE
①	3068	OUTSWING, LEFT	STEEL, CLEAR LOW E	36"	x 80"	40"	x 84"	SEE N.O.A.	SEE ELEVATIONS	
②	3068	OUTSWING, RIGHT	STEEL, CLEAR LOW E	36"	x 80"	40"	x 84"	SEE N.O.A.	SEE ELEVATIONS	
③	3068	OUTSWING, LEFT	STEEL, CLEAR LOW E	36"	x 80"	40"	x 84"	SEE N.O.A.	SEE ELEVATIONS	9-LITE EMERGENCY EGRESS
④	3068	OUTSWING, RIGHT	STEEL, CLEAR LOW E	36"	x 80"	40"	x 84"	SEE N.O.A.	SEE ELEVATIONS	9-LITE EMERGENCY EGRESS
⑤	6068	SLIDING GLASS	STEEL, CLEAR LOW E	72"	x 80"	74"	x 81 1/2"	SEE N.O.A.	SEE ELEVATIONS	1-LITE, XO

NOTE:
1. ALL DOOR FINISHES AS SELECTED BY INTERIOR DESIGNER/OWNER.
2. VERIFY IN FIELD ALL DOOR SIZES PRIOR TO FABRICATION.
3. ALL GLASS TO BE IMPACT RATED. (SEE N.O.A. FROM MANUFACTURER)
4. ALL MASONRY OPENING SIZES TO BE VERIFIED BY DOOR MANUFACTURER.

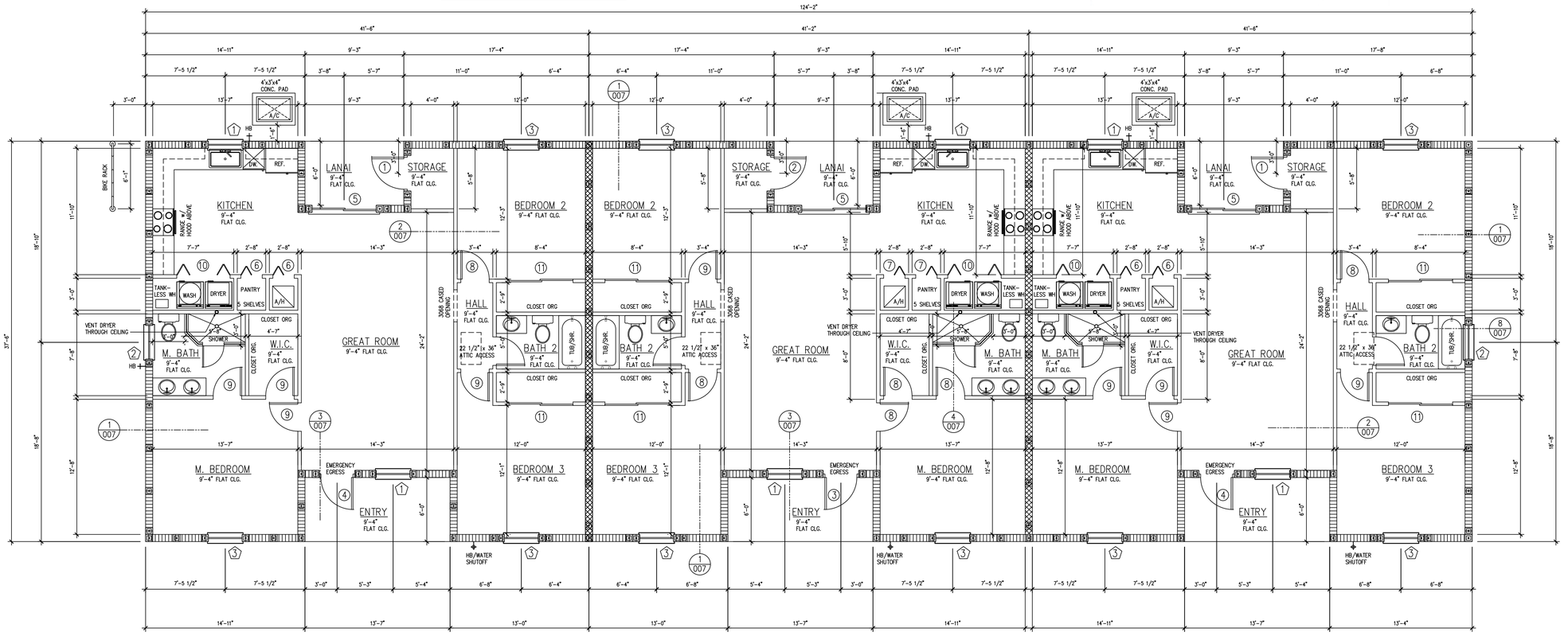
INTERIOR DOOR SCHEDULE

MARK	CODE	TYPE	MATERIAL	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	MANUFACTURER	NOTE
⑥	2068	OUTSWING, LEFT	WOOD	24"	x 80"	PER INTERIOR DECORATOR/OWNER	BI-FOLD
⑦	2068	OUTSWING, RIGHT	WOOD	24"	x 80"	PER INTERIOR DECORATOR/OWNER	BI-FOLD
⑧	2868	INSWING, LEFT	WOOD	32"	x 80"	PER INTERIOR DECORATOR/OWNER	
⑨	2868	INSWING, RIGHT	WOOD	32"	x 80"	PER INTERIOR DECORATOR/OWNER	
⑩	5068	OUTSWING, DOUBLE	WOOD	60"	x 80"	PER INTERIOR DECORATOR/OWNER	BI-FOLD
⑪	6068	XO	WOOD	72"	x 80"	PER INTERIOR DECORATOR/OWNER	BI-PASS



BIKE RACK
Flange Mount Wave Bike Rack
Overall Length: 94"
Width: 6"
Height: 36"
Tube Dia.: 1 5/8"
Capacity: 7 Bikes





FLOOR PLAN

SCALE: 3/16"=1'-0"

BUILDING DATA:

UNIT ONE LIVING:	1,390 S.F.
UNIT ONE ENTRY:	82 S.F.
UNIT ONE LANAI:	56 S.F
UNIT ONE STORAGE:	30 S.F.
UNIT ONE TOTAL S.F.	1,558 S.F.

BUILDING DATA:

UNIT TWO LIVING:	1,377 S.F.
UNIT TWO ENTRY:	82 S.F.
UNIT TWO LANAI:	56 S.F
UNIT TWO STORAGE:	30 S.F.
UNIT TWO TOTAL S.F.	1,545 S.F.

BUILDING DATA:

UNIT THREE LIVING:	1,390 S.F.
UNIT THREE ENTRY:	82 S.F.
UNIT THREE LANAI:	56 S.F
UNIT THREE STORAGE:	30 S.F.
UNIT THREE TOTAL S.F.	1,558 S.F.

WALL LEGEND:

- INDICATES 8" CMU MASONRY FIRE SEPARATION WALL AT 9'-4" ABOVE FINISHED FLOOR
- INDICATES 8" CMU MASONRY WALL AT 9'-4" ABOVE FINISHED FLOOR
- INDICATES 4" METAL FRAME WALL w/ 1/2" DRYWALL EACH SIDE

REVISIONS MADE AND DATE	
REV. AS PER CUST. 06-07-24	DPS
REV. AS PER CUST. 07-29-24	DPS
REV. AS PER CUST. 08-02-24	DPS
REV. AS PER CUST. 08-29-24	DPS
REV. AS PER CUST. 11-14-24	DPS
REV. AS PER CUST. 11-20-24	DPS
REV. AS PER CUST. 11-23-24	DPS
REV. AS PER CUST. 12-03-24	DPS
REV. AS PER CUST. 12-07-24	DPS

Plans Drawn By:
On Target Home Designs
436 Maddock Street
West Palm Beach, FL. 33405
ontargethomedesigns
Phone: 561-293-3395

LICENSED CIVIL ENGINEER
Mir Emad Mousavi, Ph.D., P.E.
3075 US HWY 98 S
Suite 12
Lakeland, FL 33812
emad@floridalicensedengineers.com

SAMAN ESMAEILI 3-PLEX
3715 COCONUT ROAD
PALM SPRINGS, FL. 33461

JOB TYPE:
MULTIFAMILY RESIDENCE

Date:	04-10-24
Scale:	AS NOTED
Drawn:	DENIS SHEA
Sheet:	004 A101