AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
SEPTEMBER 9, 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

APPROVAL OF MINUTES

2. **Approval of August 12, 2025, Planning and Zoning Advisory Board Meeting Minutes:** Motion to approve the August 12, 2025, minutes from the Planning and Zoning Advisory Board Meeting.
   Staff: Jane Worth, Deputy Village Clerk

ORDER OF BUSINESS

REGULAR AGENDA

3. **Appointment of New Chairperson and Vice Chairperson:** Motion to appoint a New Chairperson and Vice Chairperson with the appointment of Mr. Johnnie Tieche to the Village Council as of August 21, 2025.
   Staff: Jane Worth, Deputy Village Clerk

PUBLIC HEARINGS

4. **Commercial Planned Development Master Site Plan Amendment (SPR25-09) – Village Collection of Palm Springs - Northwest corner of 10th Avenue North & Florida Mango Road:** Motion to recommend approval of an application to the Village Council, from Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"), is requesting to modify the Commercial Planned Development Master Site Plan to eliminate one of the hotels previously approved within Tract 1, and construct in its place a Light Industrial building with a maximum of 31,352 square feet of floor area.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

5. **Site Development Plan Amendment (SPR25-10) - 2645 10th Avenue North – Tract 1 of the Village Collection of Palm Springs Master Site Plan - Hotel & Light Industrial:** Motion to recommend approval to Village Council of an application submitted by Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"). Requesting approval for a Site Development Plan Amendment (SPR25-09) to eliminate one of the hotels previously approved within Tract 1, and allow the construction of a Light Industrial Building with a maximum of 31,352 square feet of floor area.
   Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

6. **Major Site Development Plan (SPR25-11) - Palm Springs Warehouse - 2862, 2888, and 2912 2nd Avenue North:** Motion to recommend approval to Village

Council for an application submitted by Schmidt Nichols, agent for the owners, DTNK 1, LLC, DTNK 2, LLC, and Noahkarly 1, LLC, ("Applicant"). The applicant is requesting a Major Site Development Plan (SPR25-11) with four (4) waivers to allow the development of the site with the construction of a total of 28,898 square feet warehouse facility with ancillary office space located at 2862, 2888, and 2819 2nd Avenue North.

Staff: Iramis Cabrera, PZB Director, Christian Melendez Berrios, PZ&B Technician

OTHER BUSINESS

7. **2025 Planning and Zoning Board Update - Sunshine, Public Records, Ethics & Quasi-Judicial Matters:** Overview and Review of the Florida Sunshine Laws, Public Records, Ethics and Quasi-Judicial Matters Explained by Village Attorney Christy Goddeau

   Staff: Christy Goddeau, Village Attorney

ADJOURNMENT

NEXT MEETING

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: September 9, 2025

DEPARTMENT: Administration

ITEM #2: Approval of August 12, 2025, Planning and Zoning Advisory Board Meeting Minutes

FISCAL IMPACT:
No fiscal impact on the Village

ATTACHMENTS:
1. August 12, 2025 Planning and Zoning Advisory Board Meeting Minutes

AGENDA
PLANNING AND ZONING BOARD
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461
AUGUST 12, 2025
6:30 PM

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

ADMINISTRATION

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

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

CALL TO ORDER

Chair Johnnie Tieche called the Planning & Zoning Advisory Board Meeting to order at 6:30 p.m.

ROLL CALL

Present: Chairman Johnnie Tieche, Vice Chairman Richard Hughes, Ralph Lashells, Kim Gehrman, Brenda Browning, and Ralph Wiles

Absent: Peter Braun, and Planning, Zoning and Building Planner Christian Melendez

Also present: Planning, Zoning, and Building Director Iramis Cabrera, Village Attorney Christy Goddeau, and Deputy Village Clerk Jane Worth

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

   Deputy Clerk Worth asked the Board if there was any exparte communications. There were no ex parte communications from the Board.

ADDITIONS, DELETIONS OR MODIFICATIONS TO THE AGENDA

None

APPROVAL OF MINUTES

2. **Approval of June 10, 2025, Planning and Zoning Advisory Board Meeting Minutes: Approval of June 10, 2025, Planning and Zoning Board Advisory Board Meeting.**
   Staff: Jane Worth, Deputy Village Clerk

3. **Approval of July 8, 2025, Planning and Zoning Advisory Board Meeting Minutes: Approval of July 8, 2025, Planning and Zoning Board Advisory Board Meeting.**
   Chairman Tieche requested a motion for approval of the June 10, 2025, and July 8, 2025, minutes. A motion to approve the minutes for June 10, 2025, and July 9, 2025, was made by Mr. Hughes and seconded by Mrs. Gehrman. Motion carried 5-0.

ORDER OF BUSINESS

REGULAR AGENDA

PUBLIC HEARINGS

4. **Resolution No. 2025-49 - Amending Section 177.071, Florida Statutes by Designating an Administrative Official to Approve Plats and Replats Administratively: Motion to recommend approval to Village Council to comply with Senate Bill 784 (2025), which amended Section 177.071, Florida Statutes, by requiring all plats and replats to be administratively approved and requiring all municipalities to designate an administrative official to approve administratively, approve with conditions, or deny plats and replats on or after July 1, 2025.**
   Staff: Iramis Cabrera, PZB Director

   SUMMARY: During the most recent 2025 Florida Legislative Session, Senate Bill 784, which was signed into law on June 20, 2025, and became effective on July 1, 2025, amending Section 177.071, Florida Statutes, related to the platting and replatting approval process, and now requires be administratively approved by a

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designated authority of the local government, and no further action or approval by the governing body is required if the plat or replat complies with the statutory requirements.

The law requires the Village Council to adopt a Resolution or Ordinance appointing an "administrative officer or employee" as the person who is to approve plats and replats. Staff recommends the Planning, Zoning, and Building Director as the administrative authority and official responsible for reviewing, processing, and administratively approving or denying plats and replats for the Village.

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

Planning, Zoning, and Building Director Iramis Cabrera informed the Board during the latest Legislative session that Senate Bill 784 amended Section 177.071, Florida Statutes, by requiring all plats and replats to be administratively approved and requiring all municipalities to designate an administrative official to approve administratively, with conditions, or deny plats and replats on or after July 1, 2025.

Chairman Tieche asked if anyone from the public or the Board had any comments. Hearing none, Chairman Tieche asked for a motion to recommend approval to the Village Council was made by Mr. Hughes and seconded by Ms. Browning. Motion carried 5-0.

FISCAL IMPACT:

Amending the Florida Statutes, which is required due to new approved legislation during the 2025 Florida Legislative Session, does not have a fiscal impact.

5. **Ordinance No. 2025-05 - Repealing Section 34-1337 of the Village of Palm Springs Code of Ordinances to comply with Florida Statutes Section 366.94: Recommend approval to the Village Council for Ordinance No. 2025-05 to repeal Section 34-1337 of the Village of Palm Springs Code of Ordinances to comply with Florida Statutes Section 366.94 in reference to Electric Vehicle Charging stations.**

   Staff: Iramis Cabrera, PZB Director

   SUMMARY: During the most recent 2025 Florida Legislative Session, Senate Bill 700, which was signed into law on May 15, 2025, amended Section 366.94, Florida Statutes, related to electric vehicle charging stations, including the following revisions:

   - Regulation of electric vehicle charging stations is preempted to the State.
   - The requirement that local governments issue permits for electric vehicle charging stations is based solely upon standards established by the Department of Agriculture and Consumer Services and other applicable state law.

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- Approving or denying the permit application shall follow the time period established by the Department of Agriculture and Consumer Services.
- Before a charger at an electric vehicle charging station is placed into service for use by the public, the charger must be registered with the Department of Agriculture and Consumer Services in a form prescribed by department rules.

Note: On May 11, 2023, the Village Council approved a code amendment under Ordinance No.2023-05 to add a new Section 34-1337, including regulations for electric vehicle charging stations.

Currently, as required by Section 366.94, Florida Statutes, staff are requesting to repeal Village Code Section 34-1337 to be in compliance with the state laws and regulations.

From the permitting perspective, the Planning, Zoning, and Building Department will follow the standards established by the Department of Agriculture and Consumer Services and all applicable state laws.

Planning, Zoning, and Building Director Iramis Cabrera informed the Board during the latest Legislative session that Senate Bill 700, Section 366.94, Florida Statutes, related to electric vehicle charging stations.

Director Cabrera stated that, as required by Section 366.94, Florida Statutes, staff are currently requesting the repeal of Village Code Section 34-1337 to ensure compliance with state laws and regulations.

Chairman Tieche asked if anyone from the public or the Board had any comments. Hearing none, Chairman Tieche asked for a motion to recommend approval to the Village Council was made by Mrs. Gehrman and seconded by Ms. Browning. Motion carried 5-0.

FISCAL IMPACT:

Repealing the Village Code of Ordinances, which is required due to new approved legislation during the 2025 Florida Legislative Session, does not have a fiscal impact.

6. **Ordinance No.2025-06 - Village Code Amendment - Section 14-61. - Hours of Operation of Establishments Where Served and Section 34-891. - Hours of Operation and Hours of Construction Activity: Recommend approval to the Village Council for Ordinance No. 2025-06 for a Village Code Amendment Section 14-61 - Hours of Operation of Establishments Where Served and Section 34-891. - Hours of Operation and Hours of Construction Activity.**

   Staff: Iramis Cabrera, PZB Director

   SUMMARY: Planning, Zoning, & Building staff are requesting a housekeeping amendment to the Village Code - Chapter 14 - Businesses, Article III. - Alcohol Beverages, Section 14-61. - Hours of operation of establishments where served, and amendments to Chapter 34 - Land Development, Article VI. - Land Use, Division 7. -

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Supplemental District Regulations, Sec. 34-891. - Hours of operation and hours of construction activity, to clarify existing provisions for dispensing and selling alcoholic beverages according to Florida Statutes. Clarification is needed to ensure that the hours of operation for establishments dispensing and selling alcoholic beverages are clear for both on-premise and off-premise consumption.

Additionally, there is a desire to allow for full-service or gas stations (with or without convenience stores) to have regular hours of operation from 6:00 a.m. to midnight and to be able to apply for an administrative variance to the Village Council to allow an extension of those regular hours of operation.

Note: Provisions in Section 34-891 regarding hours of operation for selling alcoholic beverages for off-premises consumption are to be removed and transferred to Section 14-61, so all regulations for alcoholic beverages are in one section.

Hours of operation for establishments dispensing and selling alcoholic beverages can be summarized as follows:

All establishments wherein alcoholic beverages are dispensed for on-premises consumption	7:00 a.m. – 2:00 a.m. Sunday does not commence until 12 noon	If located within 250 feet of a residential district 7:00 a.m. – 11:00 p.m.
Restaurants	As late as 11:00 p.m.	
Package liquor stores for consumption off-premises	7:00 a.m. – 2:00 a.m.	
All establishments (except for package liquor stores) wherein alcoholic beverages are sold for off-premises consumption	7:00 a.m. - 11:00 p.m.	Administrative variance can be approved to extend its hours from 11:00 pm to midnight.
A fuel station or gas station, with or without a convenience store, legally existing within the village as of October 1, 2025.	6:00 a.m. - midnight	Administrative variance can be approved to extend the hours; however, such extended hours should not include selling alcoholic beverages.
All new fuel stations or gas stations with or without a convenience store, not legally existing within the village as of October 1, 2025.	6:00 a.m. - midnight	Variance requires council approval

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

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Planning, Zoning, and Building Director Iramis Cabrera informed the Board staff was requesting housekeeping of Section 14-61: hours of operation and hours of construction activity, to clarify existing provisions for dispensing and selling alcoholic beverages, according to Florida Statutes. Clarification is needed to ensure that the hours of operation for establishments dispensing and selling alcoholic beverages are clear for both on-premises and off-premises consumption.

Chairman Tieche asked if anyone from the public or the Board had any comments. Hearing none, Chairman Tieche asked for a motion to recommend approval to the Village Council was made by Mr. Lashells and seconded by Ms. Browning. Motion carried 5-0.

FISCAL IMPACT:

Amending the Land Development Regulations does not have a fiscal impact on the Village.

OTHER BUSINESS

ADJOURNMENT

Chairman Tieche adjourned the meeting at 6:47 PM.

NEXT MEETING
TUESDAY, SEPTEMBER 9, 2025 AT 6:30 PM IN THE VILLAGE COUNCIL CHAMBERS

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

The undersigned is the Deputy Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Planning and Zoning Advisory Board Meeting held on **August 12, 2025**. Which minutes were formally approved and adopted by the Planning and Zoning Advisory Board on **September 9, 2025.**

_____
Jane R. Worth, Deputy Village Clerk

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Village of Palm Springs

Title VI/Nondiscrimination Policy

I. Policy Statement:

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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:

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Name: Janette Piedra, Human Resources Manager
Address: 226 Cypress Lane, Palm Springs, FL 33461
Email: jpiedra@vpsfl.org
Phone: (561)584-8200 Ext. 8422

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Village of Palm Springs

Staff Report

AGENDA DATE: September 9, 2025

DEPARTMENT: Administration

ITEM #3: Appointment of Chairperson and Vice Chairperson

SUMMARY: As of August 22, 2025, Chairperson Johnnie Tieche has resigned. Mr. Tieche has been chairperson of the Planning and Zoning Advisory Board for years. On August 21, 2025, the Village Council appointed Mr. Tieche to the vacancy on the Village Council, representing District 4.

FISCAL IMPACT:
No impact on the Village.

ATTACHMENTS:
None

Village of Palm Springs

Staff Report

AGENDA DATE: September 9, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #4: Commercial Planned Development Master Site Plan Amendment (SPR25-09) – Village Collection of Palm Springs - Northwest corner of 10th Avenue North & Florida Mango Road

SUMMARY: Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"), is requesting a modification to the Commercial Planned Development Master Site Plan to eliminate one of the hotels previously approved within Tract 1, and construct in its place a Light Industrial building with a maximum of 31,352 square feet of floor area.

The 7.74-acre site is located approximately 0.05 north of the intersection of 10th Avenue North and Florida Mango Road on the west side of Florida Mango Road. The property currently retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning classification. The subject site's primary access is from Florida Mango Road, with secondary access from 10th Avenue North.

In January 2024, the Village Council approved, under Resolution 2023-52, a master site commercial planned development plan to allow the redevelopment of the site to accommodate three (3) separate development plans and currently, the site is actively under construction as both restaurants in Tracts 2 & 3 and the western hotel site within this Tract 1 have been issued building permits.

The proposed amendment only affects the development plan for tract 1, and the proposed changes are as follows:

Permitted	Previously Approved	Proposed
Open space - 20% (40,315 sf)	56,607 sf (28%)	49,034 sf (27.3%)
Building Footprint Square feet	106,631 sf	80,012 sf
FAR - 0.5 %	0.5%	0.4 %

The proposed Commercial Planned Development (CPD) Master Site Plan provides for the following elements:

1. Perimeter landscape and compatibility features, including a privacy wall between the subject commercial parcel and abutting residential properties to the west, north, and east, and entry landscaping features at the entrance drives.
2. Shared access to the CPD from Florida Mango Road and 10th Avenue North, with internal access to future development parcels.
3. Shared infrastructure improvements.
4. Architectural Guidelines for the CPD provide a consistent theme throughout the unified project through colors, materials, and architectural elements.

5. Open space (minimum 20%) is based on the entire CPD.
6. The Master Sign Program for the CPD, which includes six (6) monument signs

Staff support the applicant's intent to move forward with the proposed redevelopment project, allowing the revitalization of the existing site.

FISCAL IMPACT:

The proposed master site plan for the commercial planned development does not have a significant fiscal impact on the village; however, it is expected to enhance the village's assessed property evaluation.

ATTACHMENTS:

1. Exhibit "A" Staff Report
2. Master Sign Plan
3. Site Plan and Landscape Plans
4. Survey

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Master Site Plan – Village Collection of Palm Springs - 10th Ave North & Florida Mango Rd.

Application Summary			
Applicant / Petitioner	Village Collection of Palm Springs	**Submittal Date**	2/24/2025
Reference Name	Village Collection of Palm Springs	**Case Number**	**SPR25-09**
		Parcel Control No	70-43-44-20-39-000-0020, 70-43-44-20-40-001-0000, 70-43-44-20-40-002-0000 & 70-43-44-20-40-003-0000
Location	Northwest corner of 10th Avenue North & S Florida Mango Road	**Site Area**	±7.8 gross acres
P&Z Bd Meeting	September 9, 2025	**Council Meeting**	October 9, 2025

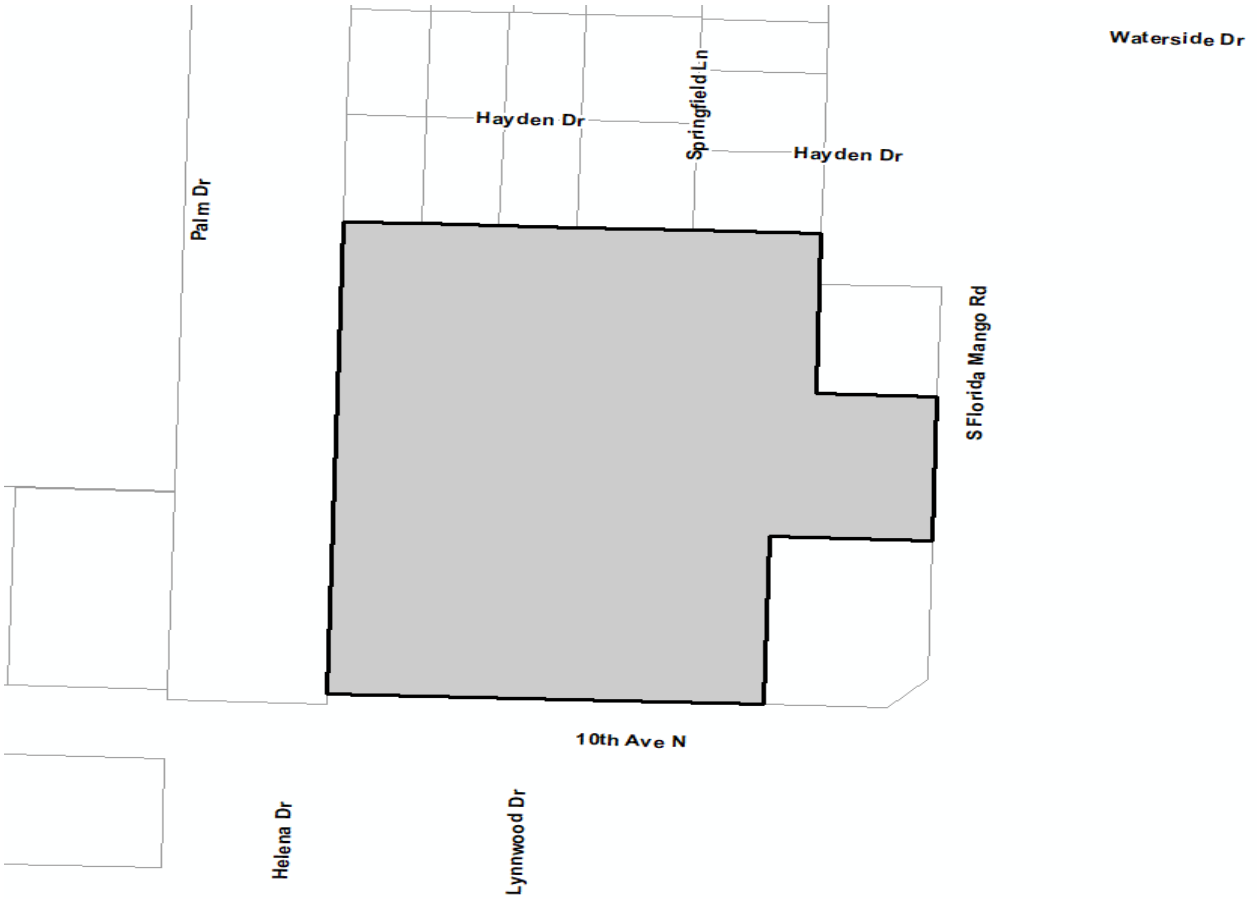
Requests	
Proposed Use(s)	Master Site Plan (**SPR25-09**) to allow the redevelopment of the site to accommodate 3 additional commercial projects for a total of four (4) development out parcels, for the Commercial General property located at the northwest corner of S Florida Mango Road and 10th Avenue North.
Number of parcels	4 Commercial General parcels Lot 2- 0.87 acres (existing to remain) 4,081 sf Chase bank building (0.11 FAR) Tract 1 – 4.63 acres maximum FAR 100,841 sf Tract 2 – 1.81 acres maximum FAR 39,421 sf Tract 3 – 1.3 acres maximum FAR 28,314 sf

Setbacks	
Code	**Required Minimum**
West, North and East	As a Commercial Planned Development adjacent to residential use, the minimum setback shall be 30'. Proposed: North – 40', East – 77', and West – 92'
South	As a Commercial General zoning district property, the minimum at front shall be 50'. Proposed: 74'

Site Characteristics			
Existing Use	2 Restaurant and 1 hotel building under construction, and the Chase Bank building to remain.	**Proposed Use**	Chase Bank building, 2 restaurants, 1 hotel building, and the remaining northeastern portion to be developed.
Existing Zoning	Commercial General (CG)	**Existing Future Land Use**	Commercial
Overlay	Tenth Avenue Incubator Overlay		

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Residential uses	Commercial & Low-Density Residential	Commercial General (CG) & Residential Multiple-Family (RM)
South	Residential uses	Unknown Unincorporated PBC	Unknown Unincorporated PBC
East	Shopping center	Unknown Unincorporated PBC	Unknown Unincorporated PBC
West	Residential mobile home park	High-Density Residential	Residential Multiple-Family (RM)

Recommendation
Planning, Zoning & Building Staff recommends conditional approval of the commercial planned development master site development plan amendment, depicted on the proposed master site plan, to permit the redevelopment and revitalization project of the existing property.



I. Site History

- Ordinance 2010-02: Annexation

The property was voluntarily annexed into the Village of Palm Springs as a developed parcel on February 11, 2010 and designated with the Land Development as Commercial General zoning districts and Future Land Use Commercial.

- Resolution 2017-26: Site Plan and Special Exception Use

On August 10, 2017 the Village's Council approved a Site Plan and Concurrently a Special Exception Use to redevelop the site by demolishing the existing bank drive-through and constructing a freestanding 4,081 square feet Chase Bank Branch with two lanes drive-through ATM with by-pass lane.

- Resolution 2018-22: Plat

The Village's Council approved on July 12, 2018 under above resolution, a final plat application to subdivide the 8.6-acre property at the northwest corner of the 10th Avenue North and Florida Mango Road to create a separate lot for Chase Bank building, the boundaries of the second lot created coincided with those of the special exception/site plan approved under Resolution 2017-26.

- Resolution 2020-01: Master Site Development Plan

The Village's Council approved on January 9, 2020, under above resolution, a Master Site Development Plan to allow the demolition of the existing 4-story commercial office building and redevelop the site to accommodate 3 separate development plans on the portion of the property west of the Chase Bank Building (8.61 acres).

- Resolution 2020-02: Site Development Plan and Special Exception Use and Three Variances

The Village's Council approved on January 9, 2020, under above resolution, a Site Plan Amendment and concurrently a Special Exception Use to permit the construction of 5,411 square feet convenience store building with 8,613 square feet canopy accommodating twenty (20) fueling stations, within 1.81 acres (Tract 2 of the Commercial Planned Development), located directly west of the new Chase Bank building.

- Resolution 2020-03: Site Development Plan and Special Exception Use

The Village's Council approved on January 9, 2020, under the above resolution, a Site Plan Amendment and Special Exception Use to permit the construction of 5,682 square feet automotive service building with seven (7) service bays, within 1.3 acres (Tract #3 of the Commercial Planned Development) on the southwest portion of the property.

- Resolution 2020-14: Plat

The Village's Council approved on May 14, 2020, under above resolution, a final plat application to re-plat the property to be consistent with the approved commercial planned development master plan (approved under Resolution 2020-01), and subdividing the property into three (3) separate parcels to enable the properties to be conveyed to future purchasers as legal lots of records.

- Resolution 2023-52: Master Site Plan

The Village's Council approved on January 11, 2024, under the above resolution, a commercial planned development master site plan to allow the redevelopment of the site to accommodate 3 additional commercial projects for a total of four (4) development out parcels.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to redevelop the property to accommodate 3 separate development plans on the remaining portion of the property west of the Chase Bank building is consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

1) The proposed project is located on the northwest corner of 10th Avenue North and South Florida Mango Road.
2) An existing shopping center is located on the east side of the property with a variety of retail, office, and restaurant establishments occupying the suites.
3) Surrounding properties are generally residential.
4) The proposed project is on one of the most important corridors within the Village limits, 10th Avenue North, that connects the East and West portions of the surrounding cities.
5) The site is currently under construction with three separate development projects, 2 restaurants with drive-thru, and a hotel building.

IV. Regulatory Issues

- The master site plan generally conforms to the property development standards of the CG district.
  1) The proposed project plan generally meets the required site development regulations.
  2) An 11' wide right-of-way is being dedicated to Palm Beach County along 10th Avenue North.
  3) A right-of-way construction permit is required to be obtained from PBC.
  4) A westbound right-turn lane at the project driveway on 10th Avenue shall be constructed by the PBC standards.
  5) Permits from all applicable permitting agencies are required before construction.
  6) Civil/Utility plans shall be approved by the Village's Engineer.

V. Environmental Issues:

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

VI. Community Outreach/ Notification

- The subject property was posted on August 27, 2025.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property on August 27, 2025.
- Legal advertisement was published on the County website on August 22, 2025.

VII. Proposed Development Plan Details

The petitioner's development plans dated received on February 24, 2025, depict the following:

- An application submitted for a Master Site Development Plan Amendment for the redevelopment of the site to accommodate 3 separate development plans on the remaining portion of the property west of the Chase Bank building.

1. Master Site Plan received on February 24, 2025, revised and resubmitted on August 20, 2025.
2. Master Landscape plans received on February 24, 2025, revised and resubmitted on August 20, 2025.
3. Master sign plan.
4. Boundary survey.

VIII. Recommendation

The applicant is requesting a Master Site Development Plan Amendment to allow the redevelopment of the site to accommodate 3 separate development plans on the portion of the property west of the Chase Bank Building. The property was previously developed with a 4-story commercial office building that was demolished in July 2023.

Each site-specific development plan has been processed separately and as depicted on the proposed master site plan. Staff support the applicant's intent to permit the redevelopment project, allowing the revitalization of the existing property.

Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be consistent with the goal, objectives, and policies of the Village's Comprehensive Plan. The proposed project is generally consistent with the Land Development and zoning regulations and recommends conditional approval of the Master Site Plan Amendment, subject to the following thirty-two (32) conditions below:

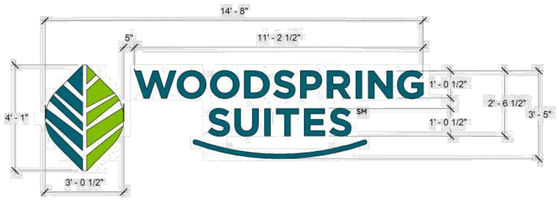
1. Build-out date is December 31, 2030.

2. Proposed developments projects are limited to a maximum intensity of:
   Tract 1 – 4.63 acres maximum FAR 100,841 sf
   Tract 2 – 1.81 acres maximum FAR 39,421 sf
   Tract 3 – 1.3 acres maximum FAR 28,314 sf

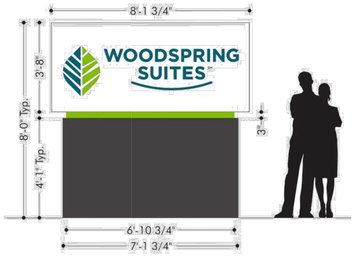
1. The additional right-of-way dedication to Palm Beach County along the 10th Avenue North shall be executed and recorded **before issuance of the first Certificate of Occupancy**.
2. Proposed development plans for each lot shall demonstrate compatibility with the existing Chase bank building and the surrounding environment, accordingly with the Village of Palm Springs Building Design Guideline per Ordinance No. 2017-13.
3. The overall master sign plan shall be approved by the Council, and each development site is subject to it.
4. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommends wrapping the cabinet/box with a match design according to the existing/proposed location.
5. Perimeter landscaping shall provide 1 tree every 20' all the time.
6. Perimeter compatibility treatments, specifically 8' privacy walls, shall be provided along the north, east, and west sides of the property. Perimeter wall shall be installed **prior to any construction activities** for each site.
7. All perimeter landscaping, including entry features, shall be installed **prior to 1st CO**.
8. A Utility/Civil Plan shall be approved by the Village Engineer **at time of permitting**.
9. A ROW permit shall be obtained with the PBC **at the time of permitting**.
10. The access driveway at 10th Avenue North shall be configured for a right-out-only egress
11. A root barrier shall be provided on trees that are within 12' of utility lines.
12. The construction dumpster shall be only provided by Waste Pro USA, which is under a franchise Agreement with the Village.
13. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting**.
14. Landscaped areas shall be irrigated, including but not limited to buffer, islands, planter boxes, etc.
15. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per the Village code.
16. Provide permits from all applicable permitting agencies, including but not limited to Palm Beach County Roads, Lake Worth Beach Electric Utilities, PBC Fire Rescue, and Village of Palm Springs **at the time of permitting**.
17. The property owner shall register an Agent of Record, before 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.
18. All mechanical equipment and above-ground infrastructure shall be screened from view.
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. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
21. All new electric utilities shall be underground.
22. 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**.
23. 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.
24. Any sidewalk broken or damaged during construction shall be replaced by the contractor **prior to CO**.

25. 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.
26. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
27. Photometrics must be certified by an engineer **before CO**.
28. The civil engineer of record shall certify the site construction **before 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 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.

A WALL SIGN - EAST/WEST
WOODSPRING SUITES



B WALL SIGN - NORTH/SOUTH
WOODSPRING SUITES

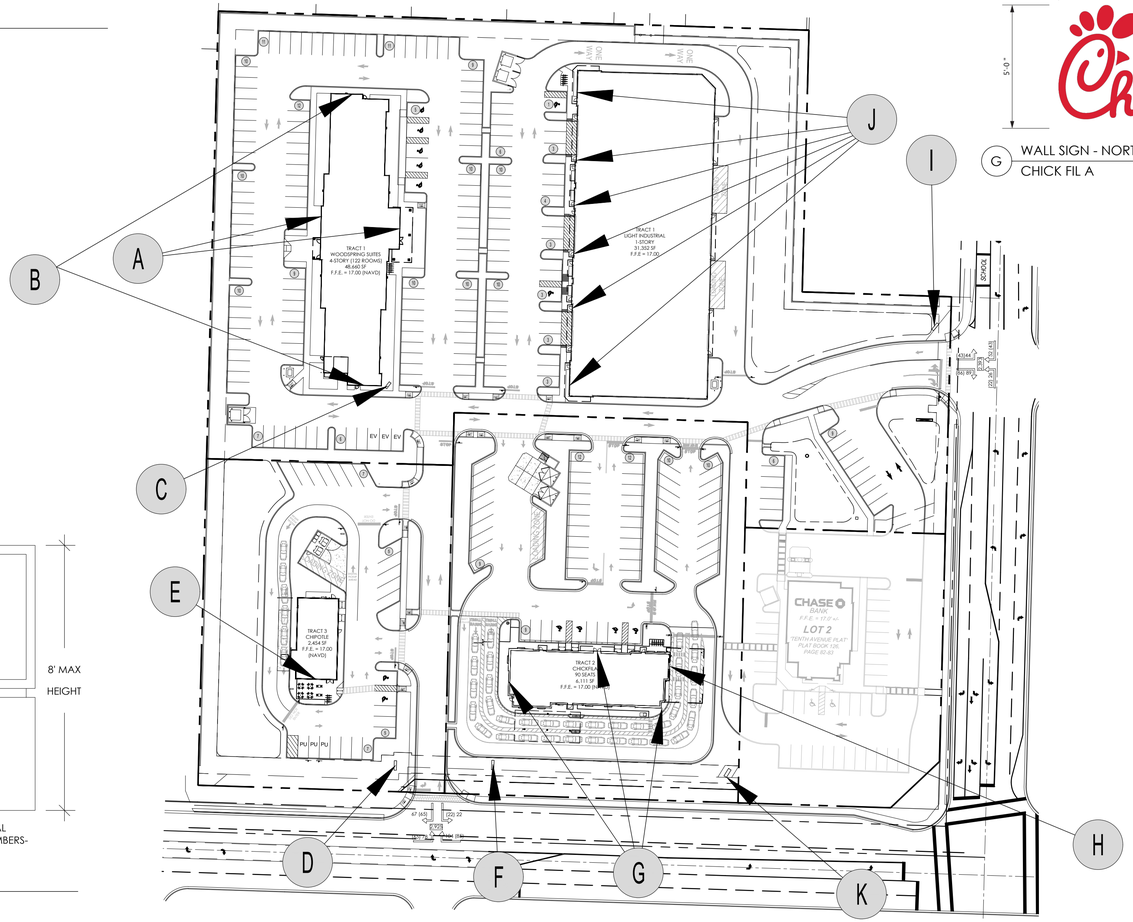


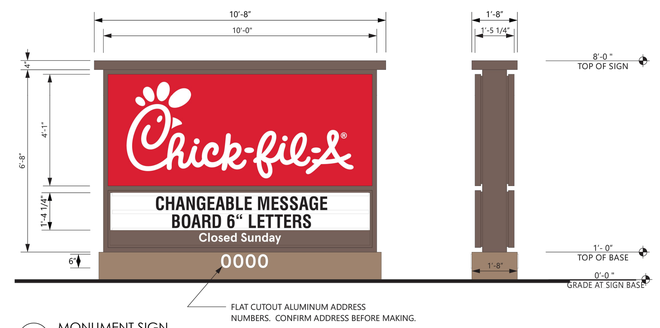
C MONUMENT SIGN
WOODSPRING SUITES

MONUMENT SIGN REQUIREMENTS TABLE						
	REQUIRED SETBACK	PROVIDED SETBACK	MAX HEIGHT	PROVIDED HEIGHT	MAX SIGN AREA	PROVIDED SIGN AREA
SIGN C	MORE THAN 20'	337'	10'	8'	100 SF	32 SF
SIGN D	11'-20'	18'	8'	8'	100 SF	--
SIGN F	MORE THAN 20'	21'	10'	8'	120 SF	70 SF
SIGN K	MORE THAN 20'	21'	10'	6'	100 SF	20 SF
SIGN I	6'-10'	10'	7'	7'	100 SF	50 SF

NOTES:
-See Landscape Plans for monument sign plantings.

WALL SIGN REQUIREMENTS TABLE						
	BUILDING HEIGHT	PRIMARY FRONTAGE SF REQUIRED	PRIMARY FRONTAGE SF PROVIDED	SECONDARY FRONTAGE SF REQUIRED	SECONDARY FRONTAGE SF PROVIDED
SIGN A	MORE THAN 20'	216 SF	88 SF	-	-
SIGN B	MORE THAN 20'	-	-	108 SF	60 SF
SIGN E	MORE THAN 20'	91 SF	38 SF	-	-
SIGN G	MORE THAN 20'	88 SF	60 SF	-	-
SIGN H	MORE THAN 20'	-	-	44 SF	36 SF
SIGN J	MORE THAN 20'	136 SF PER TENANT SIGN (816 SF TOTAL)	136 SF PER TENANT SIGN	-	-



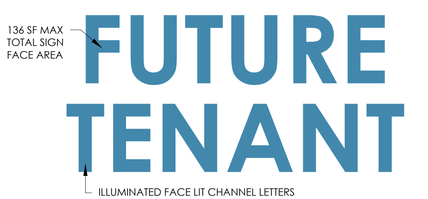


F MONUMENT SIGN
CHICK FIL A

G WALL SIGN - NORTH/SOUTH/WEST
CHICK FIL A

H WALL SIGN - EAST
CHICK FIL A

I TENANT DIRECTORY SIGN
LIGHT INDUSTRIAL



J INDIVIDUAL TENANT WALL SIGN (X6)
LIGHT INDUSTRIAL - PRIMARY EASTERN FACADE

D MONUMENT SIGN - FINAL DESIGN TBD
CHIPOTLE

E WALL SIGN - SOUTH
CHIPOTLE

K MONUMENT SIGNS - VILLAGE WELCOME SIGN
VILLAGE OF PALM SPRINGS

LOCATION MAP

insite studio
planning + landscape architecture
3601 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 | email: info@insitestudio.com
www.insitestudio.com | License # LC26000606

Consultants:

Revisions:
2/6/2025 - Intake
5/9/2025 - Resubmittal
6/27/2025 - Resubmittal

VILLAGE COLLECTION OF PALM SPRINGS
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

NORTH
0 30' 60' 120'
SCALE: 1" = 60'-0"

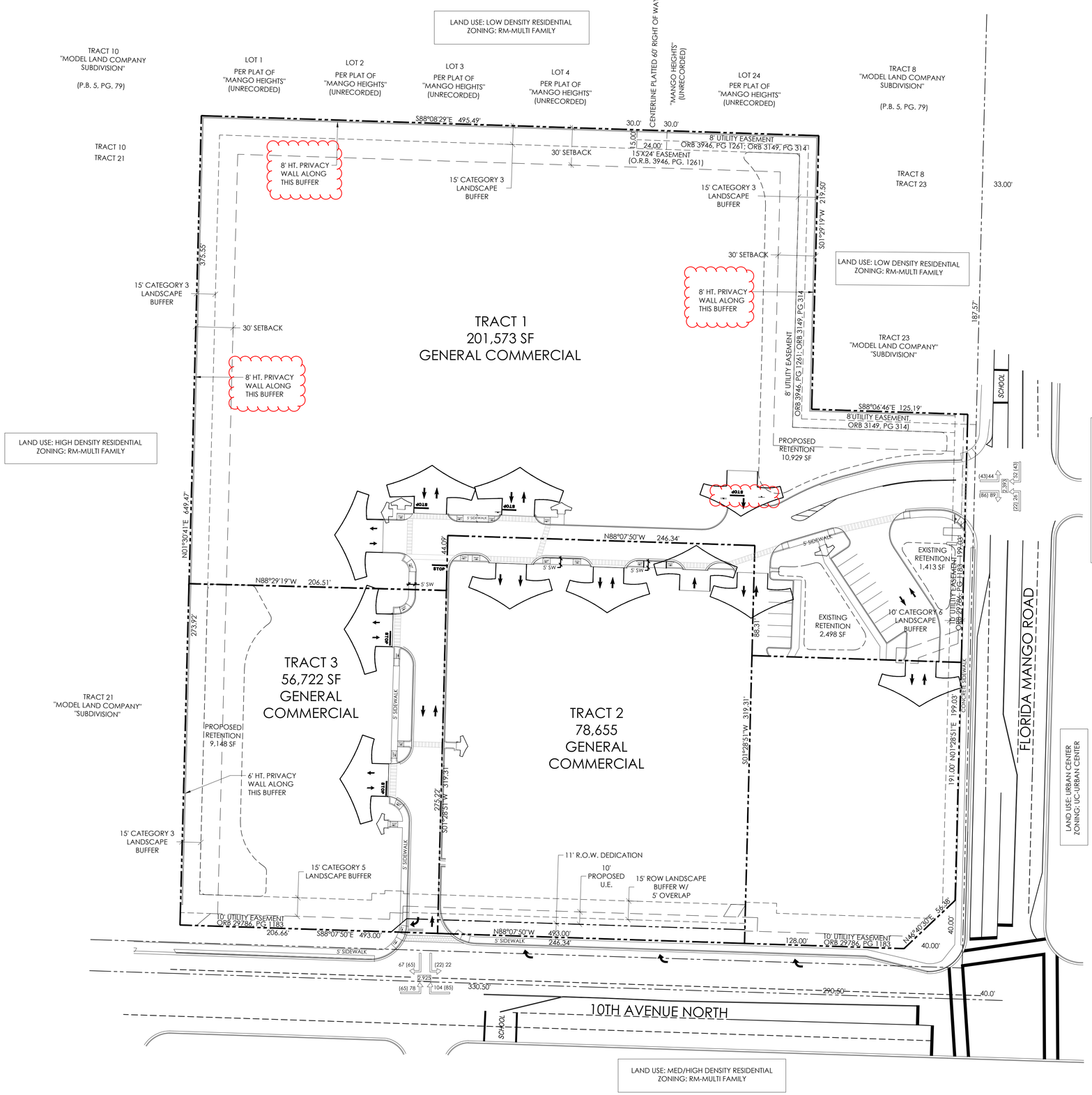
Drawn By:	JG
Drawing #:	1034
Date:	02/04/2025

MASTER SIGN PLAN

SHEET # MSP.1

Master Sign Plan

Type of Sign	Tract 1	Tract 2	Tract 3	Lot 1 (existing)
Monument	<u>Previously Approved:</u> 2 signs Internally located One- 337’ & 2 -175’ setback Both 8’ height Both 32 sf <u>Proposed:</u> 2 signs Woodspring 8’ Height 32 sf Light Industrial 7’ height 50’ sf	1 sign 21’ setback 8’ height 70 sf	1 sign 18’ setback 8’ maximum height 100 sf maximum	2 7’ height & 8’ height 50 sf
Wall (south)	<u>Previously Approved:</u> 2 signs 60 sf & 2- 71 sf <u>Proposed:</u> 1 sign Woodsprings 60 sf	1 sign 60 sf	1 sign 38 sf	1 sign 36.87 sf
Wall (north)	<u>Previously Approved:</u> 2 signs 60 sf & 2- 71 sf <u>Proposed:</u> 1 sign Woodsprings 60 sf	2 signs 1- 60 sf & 2- 26 sf	No	1 sign 25.61 sf
Wall (east)	<u>Previously Approved:</u> 2 signs 150 sf & 88 sf <u>Proposed:</u> 1 sign – 88 sf	1 sign 36 sf	No	1 sign 60 sf
Wall (west)	<u>Previously Proposed:</u> 2 signs 150 sf & 88 sf <u>Proposed:</u> 7 signs Woodsprings 1– 88 sf Light Industrial 6 signs - 136 sf (each)	1 sign 60 sf	No	1 sign 60 sf
Menu board	No	2 Menu boards 5’ height 20 sf each	No	No



SITE DATA	
ADDRESS	2625 10TH AVE. NORTH, PALM SPRINGS, FL. 2645 10TH AVE. NORTH, PALM SPRINGS, FL. 2665 10TH AVE. NORTH, PALM SPRINGS, FL.
PCN	70434420400010000, 70434420400020000, 70434420400030000
OWNER	10TH AVENUE PARTNERSHIP, LTD.
GROSS SITE AREA	7.74 AC OR 336,950 SF
8' ROW DEDICATION	2,233 SF
NET SITE AREA	7.68 AC OR 333,899 SF
TOTAL BUILDING AREA	2.03 AC OR 88,577 SF
MAX FAR	0.50
PROPOSED FAR	0.26
TOTAL OPEN SPACE REQUIRED (20%)	1.54 AC OR 66,943 SF OF NET SITE AREA
TOTAL OPEN SPACE AREA PROVIDED	2.12 AC. OR 92,146 SF (TRACTS 1-3) 27% OF NET SITE AREA
TRACT 1 (HOTEL & LIGHT INDUSTRIAL):	
TOTAL SITE AREA	4.63 AC. or 201,573 SF
TOTAL OPEN SPACE REQUIRED	40,315 SF (20%)
TOTAL OPEN SPACE PROVIDED	49,034 SF (27.3%)
BUILDING SF	80,012 SF
FAR	.40
REQUIRED/PROVIDED PARKING	REQUIRED: 191 / PROVIDED: 191 (7 ADA)
PROVIDED BICYCLE SP.	PROVIDED: 10
TRACT 2 (CHICKFILA):	
NET SITE AREA	1.81 AC. or 78,655 SF
TOTAL OPEN SPACE REQUIRED	15,731 SF (20%)
TOTAL OPEN SPACE PROVIDED	19,316 SF (25%)
BUILDING SF	6,111 SF
FAR	.07
REQUIRED/PROVIDED PARKING	REQUIRED: 30 / PROVIDED: 63 (4 ADA)
REQUIRED/PROVIDED BICYCLE SP.	REQUIRED: 4 / PROVIDED: 6
TRACT 3 (CHIPOTLE):	
NET SITE AREA	1.3 AC. or 56,722 SF
TOTAL OPEN SPACE REQUIRED	11,344 SF (20%)
TOTAL OPEN SPACE PROVIDED	23,873 SF (42%)
BUILDING SF	2,454 SF
FAR	.04
REQUIRED/PROVIDED PARKING	REQUIRED: 18 / PROVIDED: 24 (2 ADA)
REQUIRED/PROVIDED BICYCLE SP.	REQUIRED: 2 / PROVIDED: 4

NOTES:
-Any existing or proposed utility box/cabinet shall be screened from view. The box/cabinet will be wrapped with a match design accordingly with the existing/proposed location.

CIRCULATION & CONNECTION KEY:

DENOTES VEHICULAR CIRCULATION & CONNECTION

DENOTES PEDESTRIAN CIRCULATION & CONNECTION

LOCATION MAP

insite studio
planning + landscape architecture
8144 Okeechobee Blvd., Suite A. West Palm Beach, FL 33411
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Consultants:

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5/9/2025 - Resubmittal
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VILLAGE COLLECTION OF PALM SPRINGS

10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

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

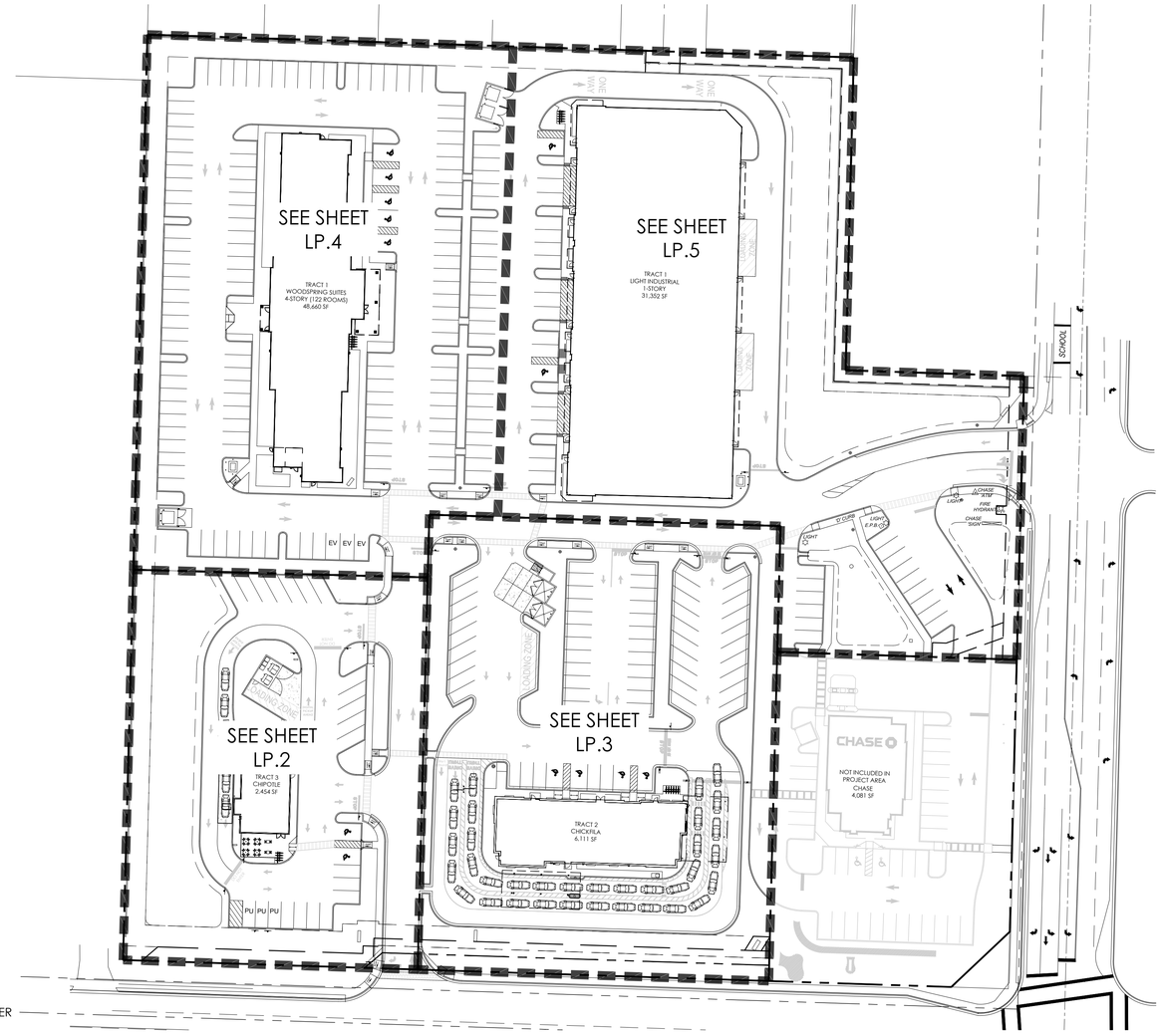
Drawn By: JG
Drawing #: 1034
Date: 11/06/2023

MASTER PLAN

SHEET # MP.1

VILLAGE COLLECTION OF PALM SPRINGS

LANDSCAPE PLAN
PALM SPRINGS, FL
AUGUST 19, 2025



SHEET INDEX

SHEET	DESCRIPTION
LP.0	COVER SHEET
TD.1	TREE DISPOSITION PLAN
LP.1	BUFFER AND ENTRANCE MASTER LANDSCAPE PLAN
LP.2	CHIPOTLE LANDSCAPE PLAN
LP.3	CHICKFILA LANDSCAPE PLAN
LP.4	HOTEL LANDSCAPE PLAN
LP.5	HOTEL LANDSCAPE PLAN
LP.6	LANDSCAPE DETAILS
LP.7	LANDSCAPE SPECIFICATIONS
LP.8	LANDSCAPE SPECIFICATIONS

LANDSCAPE NOTES:

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
3. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
4. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
6. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
7. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
8. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.

NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

LOCATION MAP

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VILLAGE COLLECTION OF PALM SPRINGS
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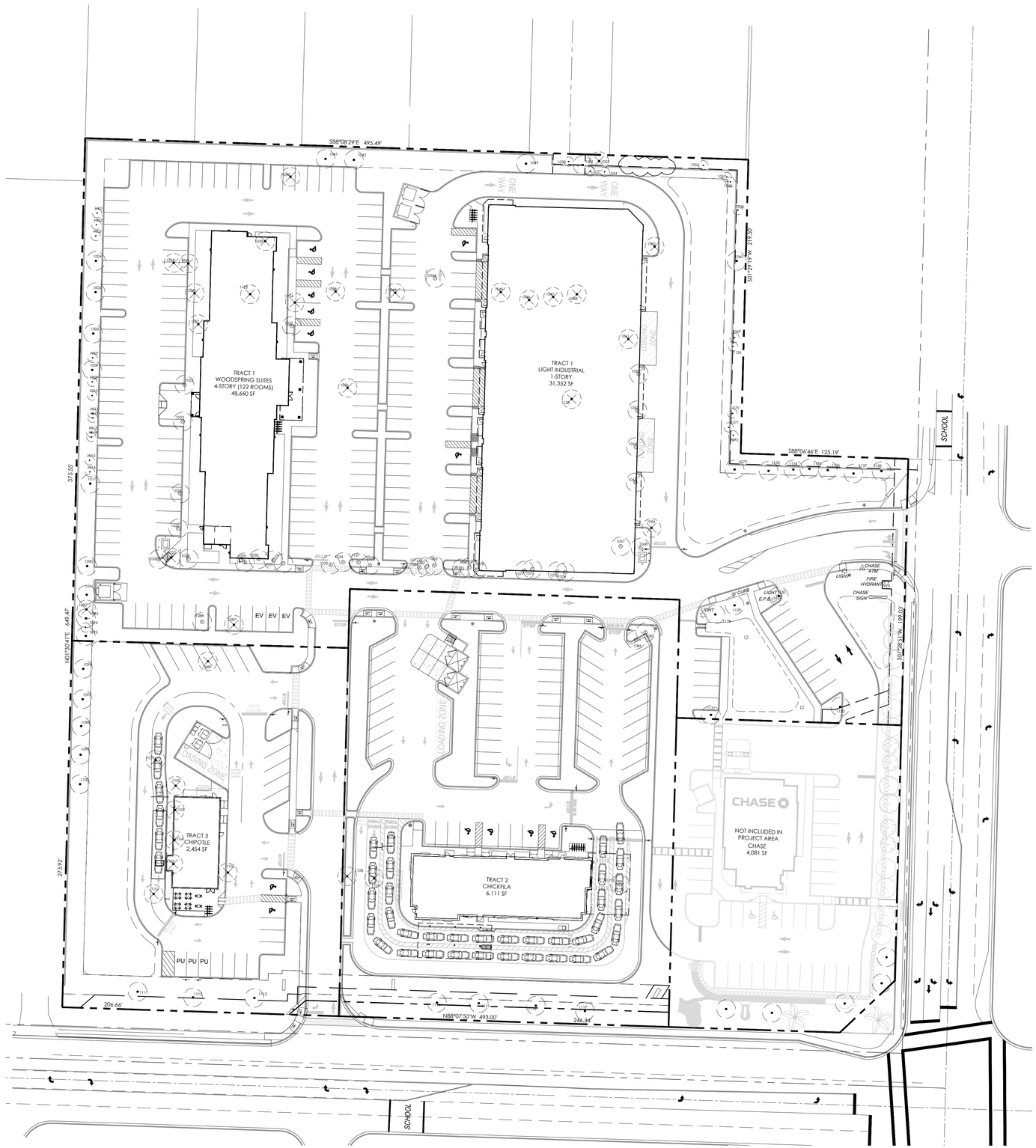
Village of Palm Springs, Florida

ALWAYS CALL 811 | TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED
Sunshine811.com

Drawn By:	JG
Drawing #:	1034
Date:	08/19/2025

COVER SHEET

SHEET # LP.0



TREE DISPOSITION TABLE			
TREE I.D.	SPECIES	SIZE (")	NOTES
1001	SABAL	12	PRESERVE
1002	SABAL	9	PRESERVE
1003	SABAL	9	PRESERVE
1004	OAK	19	PRESERVE
1005	OAK	17	PRESERVE
1006	OAK	16	PRESERVE
1007	SABAL	9	PRESERVE
1008	OAK	15	PRESERVE
1009	SABAL	11	PRESERVE
1010	SABAL	9	PRESERVE
1011	SABAL	9	PRESERVE
1012	SABAL	9	PRESERVE
1013	SABAL	10	PRESERVE
1014	SABAL	8	PRESERVE
1015	SABAL	10	PRESERVE
1016	SABAL	12	PRESERVE
1017	OAK	19	PRESERVE
1018	OAK	26	REMOVE
1019	OAK	22	REMOVE
1020	TREE	14	REMOVE
1021	TREE	13	REMOVE
1022	SABAL	11	RELOCATE
1023	SABAL	7	RELOCATE
1024	SABAL	13	RELOCATE
1025	SABAL	14	RELOCATE
1026	SABAL	9	RELOCATE
1027	OAK	12	REMOVE
1028	SABAL	11	RELOCATE
1029	SABAL	8	RELOCATE
1030	SABAL	9	RELOCATE
1031	SABAL	12	RELOCATE
1032	SABAL	8	RELOCATE
1033	SABAL	8	RELOCATE
1034	SABAL	10	RELOCATE
1035	SABAL	9	RELOCATE
1036	OAK	22	REMOVE
1037	SABAL	18	RELOCATE
1038	BOTTLE BRUSH	22	REMOVE
1039	OAK	22	REMOVE
1040	FICUS	100	REMOVE
1041	FICUS	40	PRESERVE
1042	FICUS	72	PRESERVE
1043	BOTTLE BRUSH	21	REMOVE
1044	SABAL	23	RELOCATE
1045	BOTTLE BRUSH	19	REMOVE
1046	BOTTLE BRUSH	23	REMOVE
1047	BOTTLE BRUSH	17	REMOVE
1048	BOTTLE BRUSH	20	REMOVE
1049	MANGO	14	PRESERVE
1050	SABAL	11	PRESERVE
1051	SABAL	13	PRESERVE
1052	SABAL	11	PRESERVE
1053	SABAL (DEAD)	9	REMOVE
1054	SABAL	11	PRESERVE
1055	OAK	18	REMOVE
1056	SABAL	10	PRESERVE
1057	SABAL	9	PRESERVE
1058	SABAL	9	PRESERVE
1059	SABAL	10	PRESERVE
1060	FICUS	120	PRESERVE
1061	OAK	28	REMOVE
1062	SABAL	11	RELOCATE
1063	SABAL	13	RELOCATE
1064	SABAL	11	RELOCATE
1065	SABAL	12	RELOCATE
1066	TREE	25	REMOVE

TREE DISPOSITION TOTAL	
DISPOSITION	QTY
PRESERVE	63
REMOVE	33
RELOCATE	37

1067	SABAL	8	RELOCATE
1068	SABAL	6	RELOCATE
1069	SABAL	11	PRESERVE
1070	SABAL	9	PRESERVE
1071	SABAL	10	PRESERVE
1072	SABAL	15	PRESERVE
1073	SABAL	72	PRESERVE
1074	SABAL	9	RELOCATE
1075	SABAL	10	RELOCATE
1076	SABAL	11	RELOCATE
1077	SABAL	10	RELOCATE
1078	SABAL	9	RELOCATE
1079	SABAL	10	RELOCATE
1080	SABAL	12	RELOCATE
1081	SABAL	12	RELOCATE
1082	SABAL	11	RELOCATE
1083	SABAL	11	RELOCATE
1084	SABAL	9	RELOCATE
1085	SABAL	11	RELOCATE
1086	SABAL	10	RELOCATE
1087	OAK	13	REMOVE
1088	ROYAL PALM	13	RELOCATE
1089	OAK	13	REMOVE
1090	OAK	15	PRESERVE
1091	OAK	18	PRESERVE
1092	SABAL	13	REMOVE (DEAD)
1093	OAK	16	PRESERVE
1094	SABAL	12	PRESERVE
1095	OAK	12	PRESERVE
1096	OAK	11	PRESERVE
1097	OAK	16	PRESERVE
1098	OAK	12	PRESERVE
1099	OAK	12	PRESERVE
1100	OAK	11	PRESERVE
1101	OAK	13	REMOVE
1102	HICKERY	25	REMOVE
1103	HICKERY	23	REMOVE
1104	HICKERY	16	REMOVE
1105	HICKERY	27	REMOVE
1106	FICUS	90	REMOVE
1107	OAK	19	REMOVE
1108	FICUS	72	REMOVE
1109	FICUS	72	REMOVE
1110	SABAL	11	RELOCATE
1111	OAK	29	PRESERVE
1112	OAK	32	PRESERVE
1113	OAK	11	PRESERVE
1114	OAK	27	PRESERVE
1115	OAK	12	PRESERVE
1116	OAK	31	PRESERVE
1117	OAK	30	PRESERVE
1123	FICUS	20	REMOVE
1124	FICUS	44	REMOVE
1125	OAK	28	REMOVE
1126	SABAL	9	PRESERVE
1127	SABAL	11	RELOCATE
1128	OAK	10	PRESERVE
1129	FICUS	60	PRESERVE
1130	OAK	8	PRESERVE
1131	OAK	9	PRESERVE
1132	OAK	8	PRESERVE
1133	SEA GRAPE	12	PRESERVE
1134	FICUS	22	PRESERVE
1135	FICUS	25	PRESERVE
1136	SEA GRAPE	18	PRESERVE
1137	SEA GRAPE	22	PRESERVE
1138	FICUS	17	PRESERVE

LEGEND

- EX. TREE TO BE PRESERVED
- EX. TREE TO BE RELOCATED
- EX. TREE TO BE REMOVED

NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

LOCATION MAP

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Village of Palm Springs, Florida

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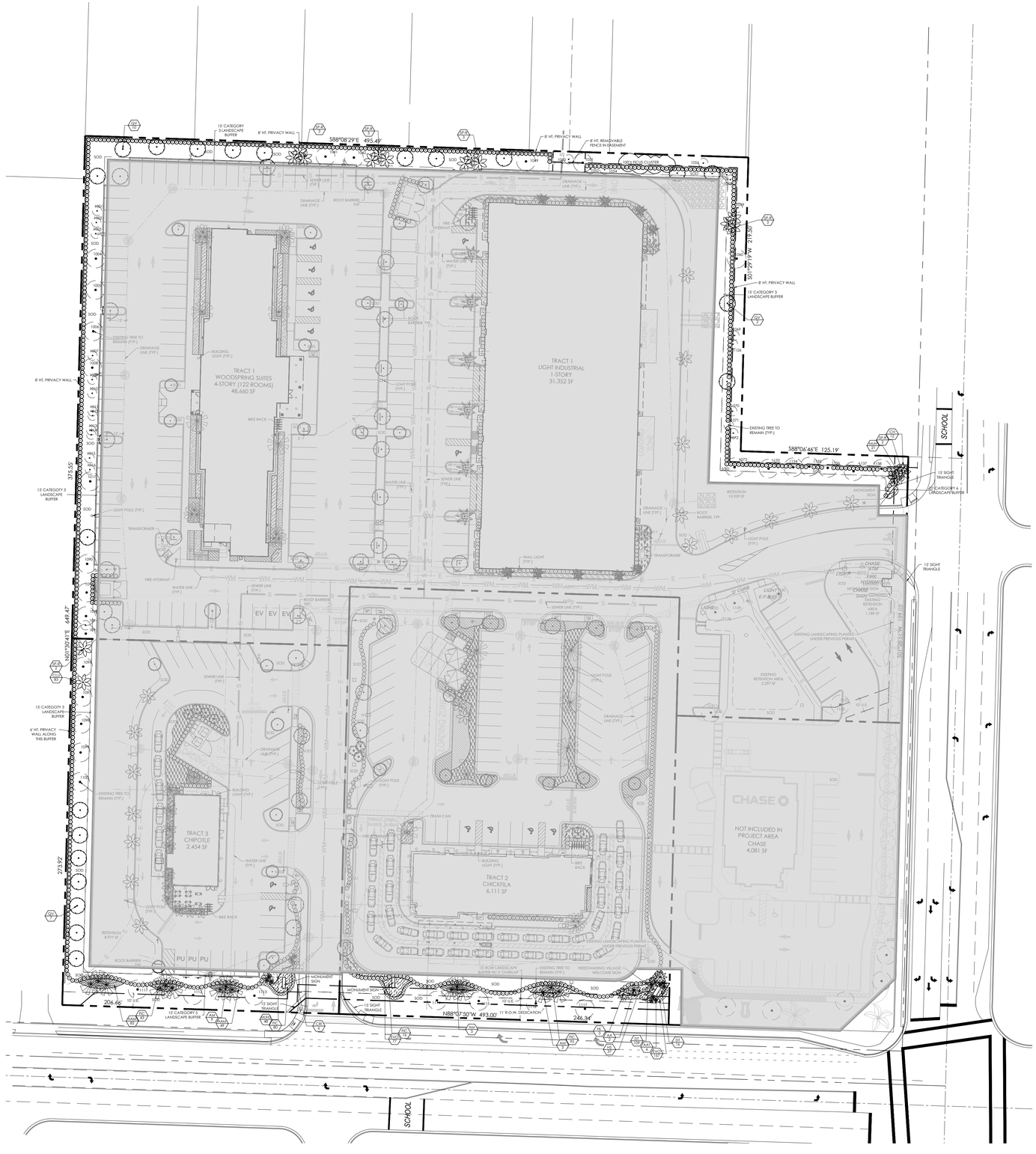
Sunshine811.com

Drawn By:	JG
Drawing #:	1034
Date:	08/19/2025

TREE DISPOSITION

SHEET # TD.1



LANDSCAPE NOTES:

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
3. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
4. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
6. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
7. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
8. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.

EXISTING TREES AND PALMS NOTES:

1. IF ANY EXISTING TREES OR PALMS IN THE BUFFER AREAS DIE OR ARE DIAGNOSED AS DISEASED THESE WILL BE REMOVED AND REPLACED WITH THE VILLAGE REQUIREMENT OF 1 TREE PER 20 LINEAR FEET.

PERIMETER TREE NOTES

1. PERIMETER LANDSCAPING SHALL PROVIDE 1 TREE EVERY 20' ALL THE TIME.

PLANT SCHEDULE BUFFER

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM	15	Adonidia merrillii / Christmas Palm	14-16` OA HT
AA	2	Archontophoenix alexandrae / King Alexander Palm	22-26` O.A. HT, 14`-16` G.W. MIN. SINLGETRUNK
HL	2	Hyophorbe lagenicaulis / Bottle Palm	Triple-Trunk, 30" GW
QV*	8	Quercus virginiana / Southern Live Oak	12` HT X 5` SPR 2.5" CAL
SP-R*	1	Relocated Sabal palmetto / Cabbage Palmetto	RELOCATED FROM ONSITE
SHRUBS			
AAT	6	Agave attenuata / Foxtail Agave	24" HT X 24" SPR
CH*	134	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	48" HT X 36" SPR @ 36" O.C.
CLU	190	Clusia guttifera / Small Leaf Clusia	36" HT X 30" SPR @ 36" O.C.
CRI*	3	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum	36" HT X 36" SPR @ 48" O.C.
SHRUB AREAS			
FIC	294	Ficus microcarpa `Green Island` / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
HAM	184	Hamelia patens / Firebush	12" HT X 12" SPR @ 18" O.C.
HS	37	Hibiscus rosa-sinensis 'Seminole' / Seminole Chinese Hibiscus	24" HT X 24" SPR @ 24" O.C.
MUH*	21	Muhlenbergia capillaris / Pink Muhly	18" HT X 18" SPR @ 24" O.C.
MUH2*	48	Muhlenbergia capillaris 'White Cloud' / White Cloud Muhly Grass	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
DT	125	Dianella tasmanica `Blueberry` / Blueberry Flax Lily	12" HT X 12" SPR @ 12" O.C.
EVO	361	Evolvulus glomeratus `Blue Daze` / 'Blue Daze'	12" HT X 12" SPR @ 12" O.C.

NOTES:
- ALL AREAS LABELS AS SOD TO BE ST. AUGUSTINE
* FLORIDA NATIVE

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

LOCATION MAP

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Consultants:

Revisions:
- 9/22/2023 - Intake
- 11/6/2023 - Resubmittal
- 1/11/2024 - Resubmittal
- 9/26/2024 - Phasing Updates
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VILLAGE COLLECTION OF PALM SPRINGS

10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

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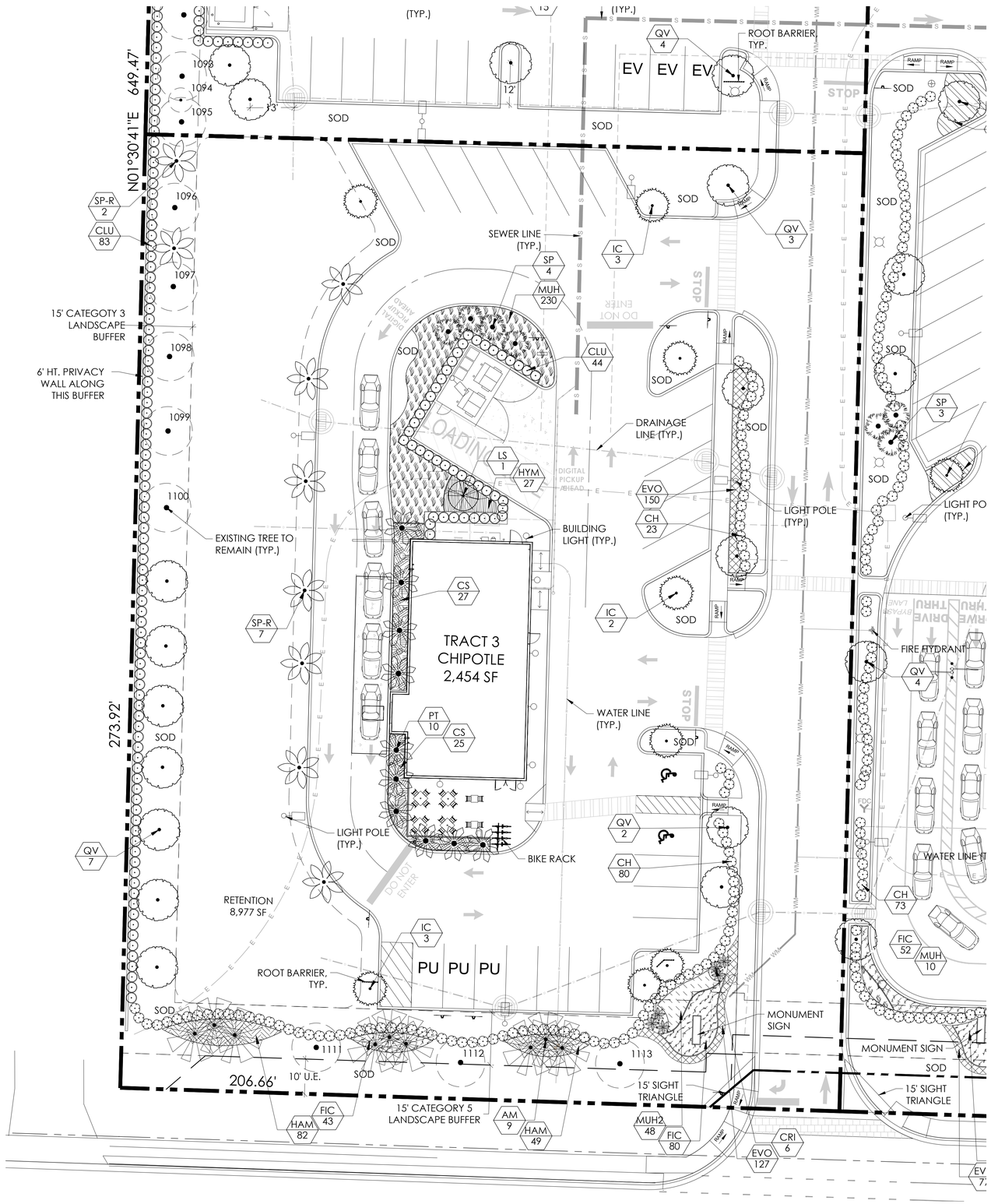
Drawn By:	JG
Drawing #:	1034
Date:	08/19/2025

BUFFER AND ENTRANCE MASTER LANDSCAPE PLAN

SHEET # LP.1



LANDSCAPE NOTES:

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3. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
4. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
6. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
7. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
8. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.

LANDSCAPE REQUIREMENT CHART

LOCATION / AREA	CODE REQUIREMENT	REQUIRED	PROVIDED
NET SITE AREA: 56,457 SF	1 TREE PER 2,500 SF	23 TREES	52 TREES
PARKING ISLAND TREES	1 TREE PER ISLAND	7 TREES	8 TREES
EAST PL MEDIAN (167 LINEAR FEET)	1 TREE PER 40' LF	5 TREES	5 TREES
SOUTH PL (180 LINEAR FEET) 15' CATEGORY 5 BUFFER	1 TREE PER 20' LF 3' HT MEANDERING HEDGE 2 LEVELS OR TIERS	9 TREES 3' HT MEANDERING HEDGE 2 LEVELS OR TIERS	12 TREES TOTAL -3 EXISTING TREES -9 PROPOSED TREES 3' HT HEDGE W/ SECOND TIER
WEST PL (274.0 LINEAR FEET) 15' CATEGORY 3 BUFFER	1 TREE PER 20' LF 3' HT HEDGE 6' HT WALL OR FENCE	14 TREES 3' HT HEDGE 6' HT WALL OR FENCE	14 TREES TOTAL -5 EXISTING TREES -9 PROPOSED TREES 3' HT HEDGE 6' HT WALL
BUILDING FOUNDATION PLANTING	25% OF BUILDING FACADE THAT FACES THE STREET	25% OF 35 LF FACADE	24 LF OF SOUTH FACADE (69%) & 69 LF OF WEST FACADE (100%)
PALM RATIO	CAN ONLY COUNT FOR LESS THAN 50% OF REQUIRED TREES	LESS THAN 12 OF 23 TREES	5 TREES (22%)
NATIVE SPECIES PLANTINGS RATIO	40% OF PLANTINGS MUST BE NATIVE IF NO WASTEWATER SYSTEM USED	40%	53%

PLANT SCHEDULE TRACT 3

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM	9	Adonidia merrillii / Christmas Palm	14-16` OA HT
IC*	8	Ilex cassine / Dahoon Holly	12` HT MIN X 5` SPR @ 2.5" CAL. MIN
LS	1	Lagerstroemia speciosa / Queen's Crape Myrtle	14' HT X 7' SPR
PT	10	Ptychosperma elegans / Alexander Palm	16-18` OA HT, X 10` GW MIN
QV*	12	Quercus virginiana / Southern Live Oak	12` HT X 5` SPR 2.5" CAL
SP-R*	9	Relocated Sabal palmetto / Cabbage Palmetto	RELOCATED FROM ONSITE
SP*	4	Sabal palmetto / Cabbage Palmetto	18-22` O.A. HT, BOOTED,
SHRUBS			
CH*	103	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	48" HT X 36" SPR @ 36" O.C.
CLU	127	Clusia guttifera / Small Leaf Clusia	36" HT X 30" SPR @ 36" O.C.
CRI	6	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum	36" HT X 36" SPR @ 48" O.C.
SHRUB AREAS			
CS *	52	Conocarpus erectus f. sericeus / Silver Buttonwood	36" HT X 36" SPR
FIC	123	Ficus microcarpa `Green Island` / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
HAM*	131	Hamelia patens / Firebush	12" HT X 12" SPR @ 18" O.C.
HYM*	27	Hymenocallis latifolia / Spider Lily	18" HT X 18" SPR @ 24" O.C.
MUH *	230	Muhlenbergia capillaris / Pink Muhly	18" HT X 18" SPR @ 24" O.C.
MUH2*	48	Muhlenbergia capillaris 'White Cloud' / White Cloud Muhly Grass	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
EVO	277	Evolvulus glomeratus `Blue Daze` / 'Blue Daze'	12" HT X 12" SPR @ 12" O.C.

NOTES:
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* FLORIDA NATIVE

NORTH
0 10' 20' 40'
SCALE: 1" = 20'-0"

LOCATION MAP

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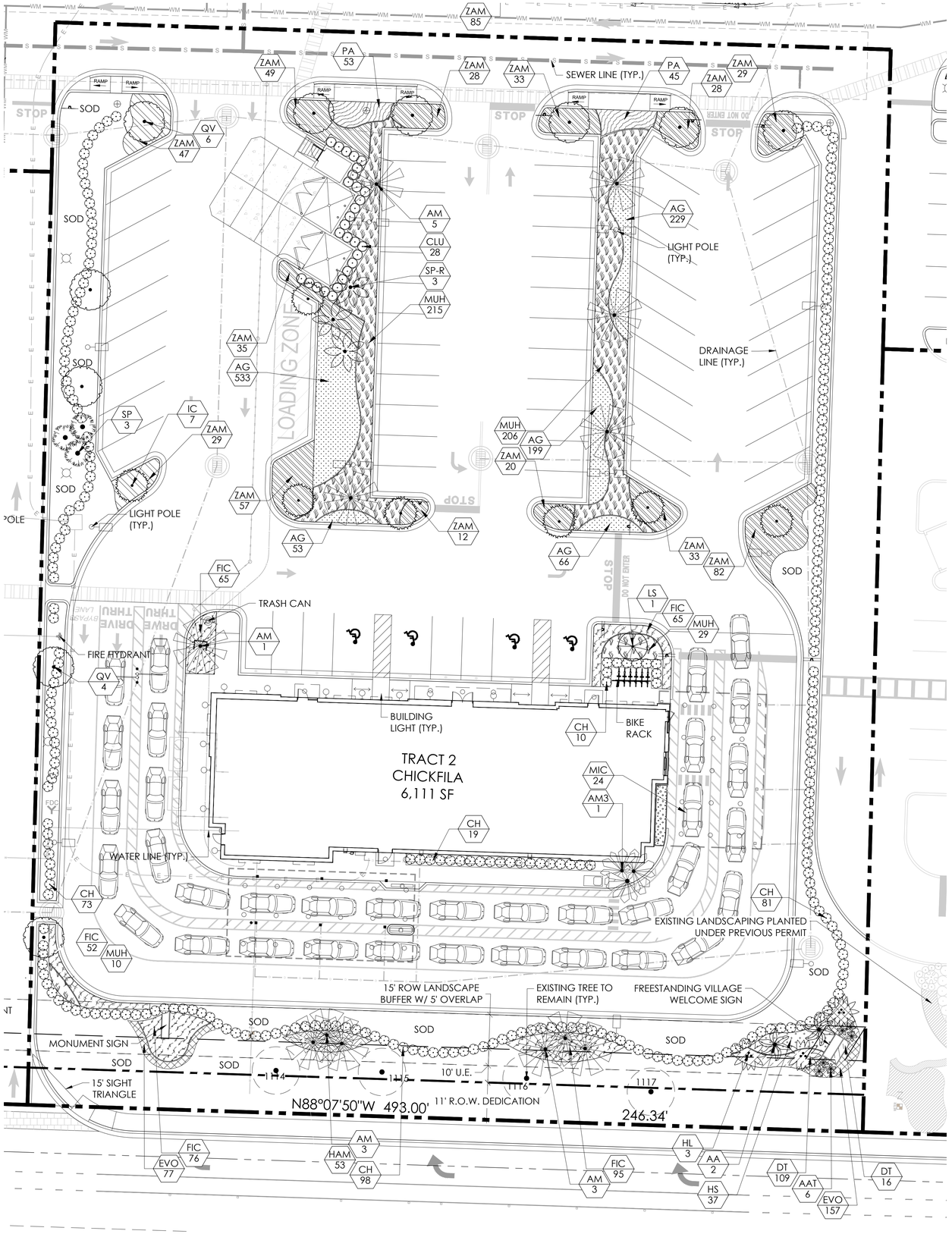
Drawn By:	JG
Drawing #:	1034
Date:	08/19/2025

CHIPOTLE
LANDSCAPE PLAN

SHEET # LP.2



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LANDSCAPE REQUIREMENT CHART

LOCATION / AREA	CODE REQUIREMENT	REQUIRED	PROVIDED
NET SITE AREA: 78,655 SF	1 TREE PER 2,500 SF	32 TREES	44 TREES
PARKING ISLAND TREES	1 TREE PER ISLAND	12 TREES	12 TREES
WEST PL MEDIAN (280 LINEAR FEET)	1 TREE PER 40' LF	7 TREES	7 TREES
SOUTH PL (230 LINEAR FEET) 15' CATEGORY 5 BUFFER	1 TREE PER 20' LF 3' HT MEANDERING HEDGE 2 LEVELS OR TIERS	12 TREES 3' HT MEANDERING HEDGE 2 LEVELS OR TIERS	14 TOTAL TREES -4 EXISTING TREES -10 PROPOSED TREES 3' HT HEDGE W/ SECOND TIER
BUILDING FOUNDATION PLANTING	25% OF BUILDING FACADE THAT FACES THE STREET	25% OF 135 LF FACADE	70 LF OF SOUTH (52%) & 19 LF OF EAST (41%)
PALM RATIO	CAN ONLY COUNT FOR LESS THAN 50% OF REQUIRED TREES	LESS THAN 16 OF 32 TREES	14 TREES (44%)
NATIVE SPECIES PLANTINGS RATIO	40% OF PLANTINGS MUST BE NATIVE IF NO WASTEWATER SYSTEM USED	40%	46%

PLANT SCHEDULE TRACT 2

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM	6	Adonidia merrillii / Christmas Palm	14-16` OA HT
AM3	1	Adonidia merrillii / Christmas Palm	14-16` OA HT TRIPLE TRUNK
HL	1	Hyophorbe lagenicaulis / Bottle Palm	Triple-Trunk, 30" GW
IC*	7	Ilex cassine / Dahoon Holly	12` HT MIN X 5` SPR @ 2.5" CAL. MIN
LS	1	Lagerstroemia speciosa / Queen's Crape Myrtle	14' HT X 7' SPR
QV*	10	Quercus virginiana / Southern Live Oak	12` HT X 5` SPR 2.5" CAL
SP-R*	3	Relocated Sabal palmetto / Cabbage Palmetto	RELOCATED FROM ONSITE
SP*	3	Sabal palmetto / Cabbage Palmetto	18-22` O.A. HT, BOOTED,
SHRUBS			
CH*	203	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	48" HT X 36" SPR @ 36" O.C.
CLU	28	Clusia guttifera / Small Leaf Clusia	36" HT X 30" SPR @ 36" O.C.
SHRUB AREAS			
FIC	182	Ficus microcarpa `Green Island` / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
MIC*	24	Microsorum scolopendrum / Wart Fern	12" HT X 12" SPR @ 18" O.C.
MUH*	460	Muhlenbergia capillaris / Pink Muhly	18" HT X 18" SPR @ 24" O.C.
PA	98	Plumbago auriculata / Blue Plumbago	18" HT X 18" SPR @ 24" O.C.
ZAM*	482	Zamia integrifolia / Coontie	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
AG*	1,080	Arachis glabrata / Perennial Peanut	8" HT X 8" SPR @ 12" O.C.

NOTES:
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* FLORIDA NATIVE

NORTH
0 10' 20' 40'
SCALE: 1" = 20'-0"

LOCATION MAP

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Consultants:

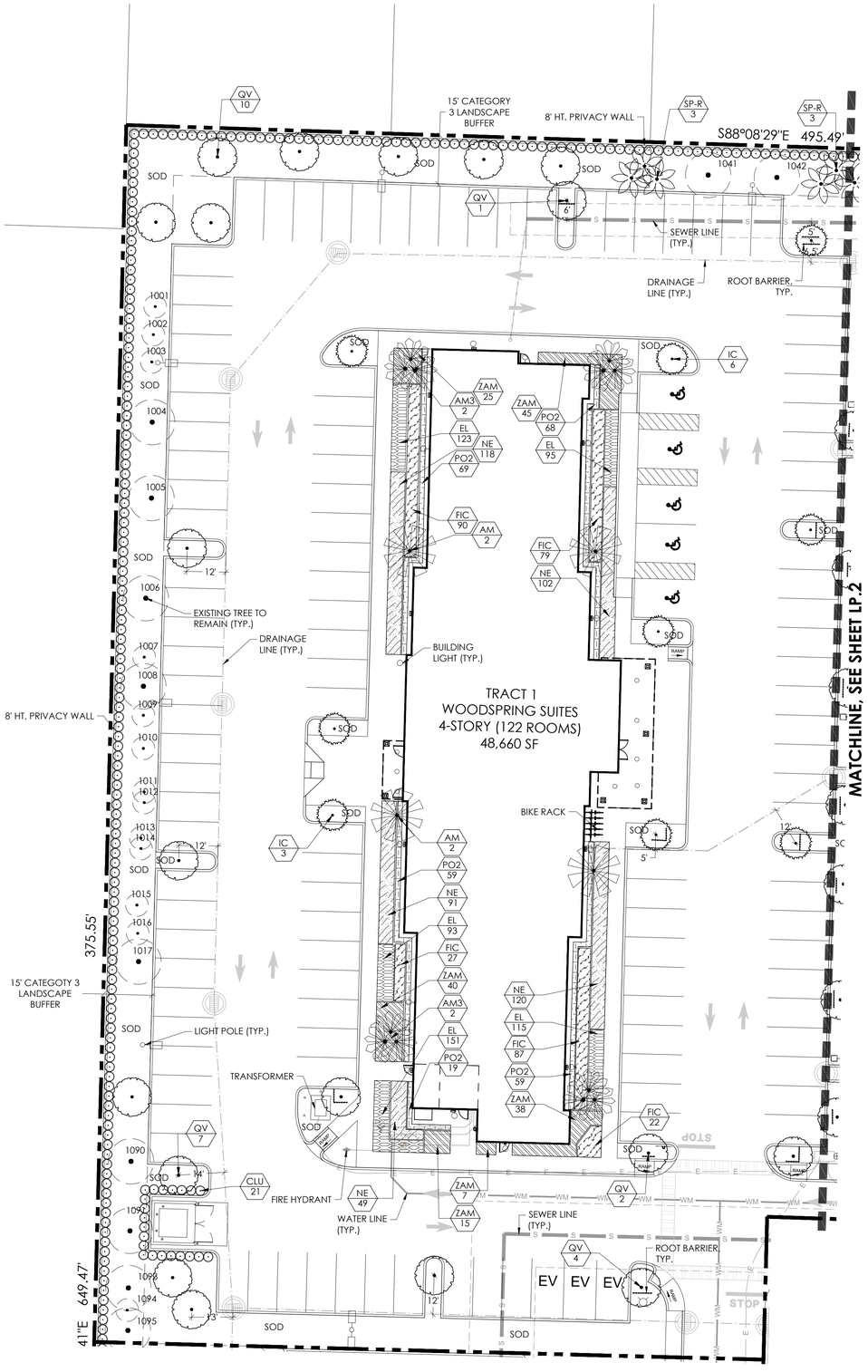
Revisions:
9/22/2023 - Intake
11/6/2023 - Resubmittal
1/19/2024 - Resubmittal
8/19/2025 - Resubmittal

CHICKFILA
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

Drawn By: JG
Drawing #: 1034
Date: 01/19/2024

CHICKFILA
LANDSCAPE PLAN

SHEET # LP.3



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LANDSCAPE REQUIREMENT CHART

LOCATION / AREA	CODE REQUIREMENT	REQUIRED	PROVIDED
NET SITE AREA: 201,570	1 TREE PER 2,500 SF	81 TREES	98 TREES
PARKING ISLAND TREES	1 TREE PER ISLAND	32 TREES	32 TREES
DIVIDER MEDIAN TREES	1 TREE PER MEDIAN + 1 TREE FOR EACH ADDITIONAL 40 LF	7 TREES	7 TREES
WEST PL (375 LINEAR FEET) 15' CATEGORY 3 BUFFER	1 TREE PER 20 LF 3' HT HEDGE 8' HT WALL OR FENCE	19 TREES 3' HT HEDGE 8' HT WALL OR FENCE	24 TREES TOTAL -22 EXISTING TREES -2 PROPOSED TREES 3' HT HEDGE 8' HT WALL
NORTH PL (495.5 LINEAR FEET) 15' CATEGORY 3 BUFFER	1 TREE PER 20 LF 3' HT HEDGE 8' HT WALL OR FENCE	25 TREES 3' HT HEDGE 8' HT WALL OR FENCE	28 TREES TOTAL -9 EXISTING TREES -19 PROPOSED TREES 3' HT HEDGE 8' HT WALL
EAST PL (R-O-W) (37 LINEAR FEET) 10' CATEGORY 6 BUFFER	1 TREE PER 20' LF 3' HT MEANDERING HEDGE 2 LEVELS OR TIERS	2 TREES 3' HT HEDGE 2 LEVELS OR TIERS	2 TREES
EAST PL (RESIDENTIAL) (344 LINEAR FEET) 15' CATEGORY 3 BUFFER	1 TREE PER 20' LF 3' HT HEDGE 8' HT WALL OR FENCE	18 TREES 3' HT HEDGE 8' HT WALL OR FENCE	20 TREES TOTAL -15 EXISTING TREES -5 PROPOSED TREES 3' HT HEDGE 8' HT WALL
BUILDING FOUNDATION PLANTING - LIGHT INDUSTRIAL	25% OF BUILDING FACADE THAT FACES THE STREET	25% OF 277 LF EAST FACADE & 116 LF OF SOUTH FACADE	277 LF OF SOUTH (100%) 74 LF OF EAST (27%) 103 OF WEST (37%) 277 LF OF NORTH (100%)
BUILDING FOUNDATION PLANTING - WOODSPRING SUITES	25% OF BUILDING FACADE THAT FACES THE STREET	25% OF 46 LF SOUTH FACADE	18 LF OF SOUTH (37%) 185 LF OF EAST (77%) 174 OF WEST (74%) 16 LF OF NORTH (33%)
PALM RATIO	CAN ONLY COUNT FOR LESS THAN 50% OF REQUIRED TREES	LESS THAN 41 OF 81 TREES	40 TREES (49%)
NATIVE SPECIES PLANTINGS RATIO	40% OF PLANTINGS MUST BE NATIVE IF NO WASTEWATER SYSTEM USED	40%	54%

TRACT 1 PHASE 1 PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM	4	Adonidia merrillii / Christmas Palm	14-16` OA HT
AM3	4	Adonidia merrillii / Christmas Palm	14-16` OA HT TRIPLE TRUNK
IC*	9	Ilex cassine / Dahoon Holly	12` HT MIN X 5` SPR @ 2.5" CAL. MIN
QV*	26	Quercus virginiana / Southern Live Oak	12` HT X 5` SPR 2.5" CAL
SP-R*	14	Relocated Sabal palmetto / Cabbage Palmetto	RELOCATED FROM ONSITE
SHRUBS			
CH*	12	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	48" HT X 36" SPR @ 36" O.C.
CLU	405	Clusia guttifera / Small Leaf Clusia	36" HT X 30" SPR @ 36" O.C.
SHRUB AREAS			
FIC	323	Ficus microcarpa `Green Island` / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
MUH*	21	Muhlenbergia capillaris / Pink Muhly	18" HT X 18" SPR @ 24" O.C.
NE	480	Nephrolepis exaltata / Boston Fern	12" HT X 12" SPR @ 18" O.C.
PO2*	274	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	12" HT X 12" SPR @ 18" O.C.
ZAM*	170	Zamia integrifolia / Coontie	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
EL*	577	Ernodea littoralis / Golden Creeper	12" HT X 12" SPR @ 12" O.C.

NOTES:
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* FLORIDA NATIVE

LOCATION MAP

NORTH
0 10' 20' 40'
SCALE: 1" = 20'-0"

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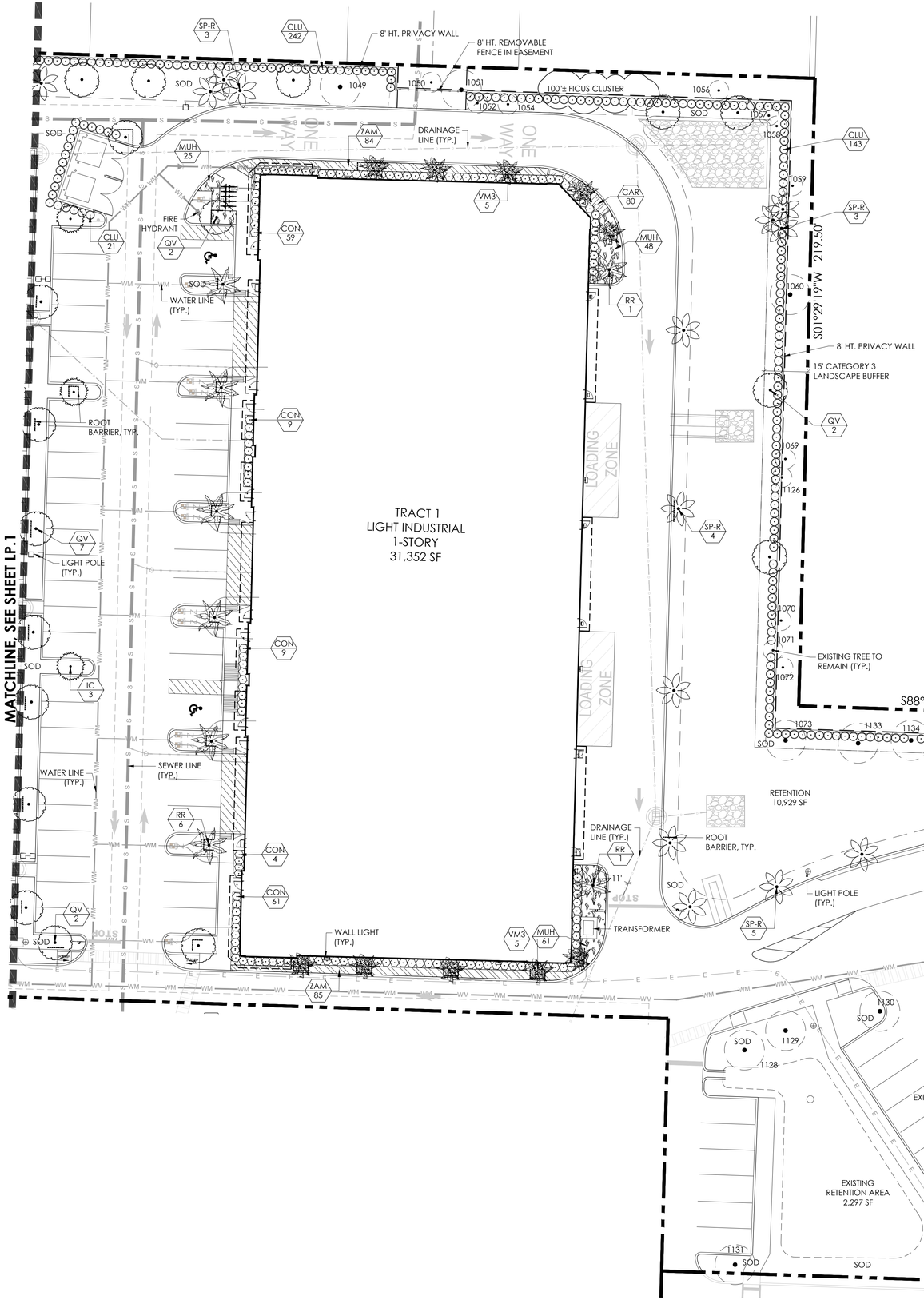
Drawn By:	JG
Drawing #:	1034
Date:	08/19/2025

HOTEL
LANDSCAPE PLAN

SHEET # LP.4



LANDSCAPE NOTES:

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
3. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
4. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
6. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
7. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
8. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.

PLANT SCHEDULE PHASE 2			
CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
IC *	3	Ilex cassine / Dahoon Holly	12` HT MIN X 5` SPR @ 2.5" CAL. MIN
QV *	11	Quercus virginiana / Southern Live Oak	12` HT X 5` SPR 2.5" CAL
SP-R *	9	Relocated Sabal palmetto / Cabbage Palmetto	RELOCATED FROM ONSITE
RR *	8	Roystonea regia / Florida Royal Palm	12-15' GW
VM3	10	Veitchia montgomeryana / Montgomery Palm	22-26` O.A. HT, 18` G.W. MIN. TRIPLE TRUNK
SHRUBS			
CLU	21	Clusia guttifera / Small Leaf Clusia	36" HT X 30" SPR @ 36" O.C.
CON *	142	Conocarpus erectus `Sericeus` / Silver Buttonwood	36" HT X 36" SPR @ 48" O.C.
SHRUB AREAS			
CAR	80	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa	12" HT X 12" SPR @ 12" O.C.
MUH*	134	Muhlenbergia capillaris / Pink Muhly	18" HT X 18" SPR @ 24" O.C.
ZAM*	169	Zamia integrifolia / Coontie	18" HT X 18" SPR @ 24" O.C.

NOTES:
- ALL AREAS LABELS AS SOD TO BE ST. AUGUSTINE
* FLORIDA NATIVE

LOCATION MAP

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www.insitestudio.com | License#:LC26000606

Consultants:

Revisions:
- 9/22/2023 - Intake
- 11/6/2023 - Resubmittal
- 1/11/2024 - Resubmittal
- 9/26/2024 - Phasing Updates
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VILLAGE COLLECTION OF PALM SPRINGS

10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

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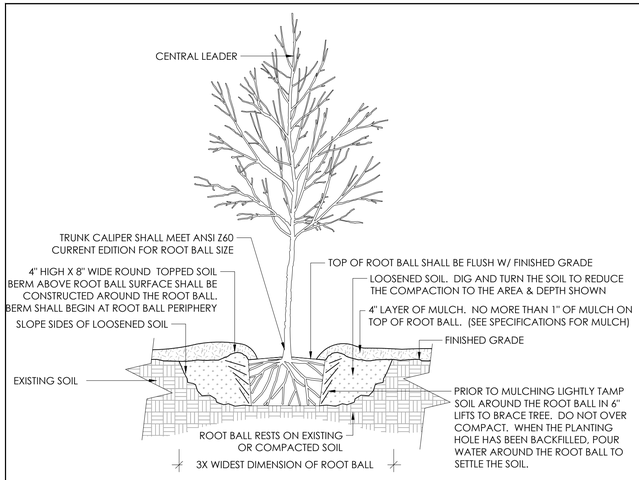
Drawn By:	JG
Drawing #:	1034
Date:	08/19/2025

LIGHT INDUSTRIAL LANDSCAPE PLAN

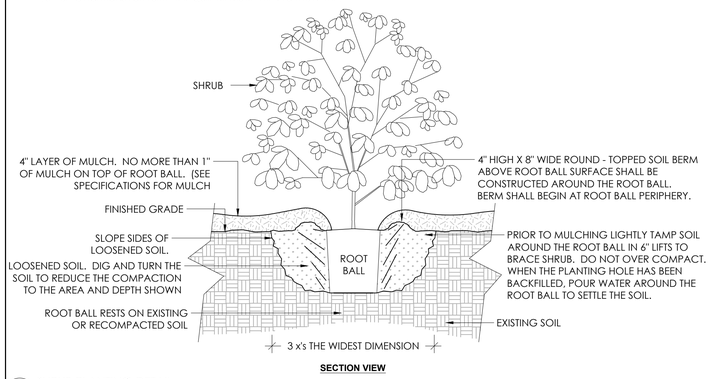
SHEET # LP.5



1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'- 0"

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

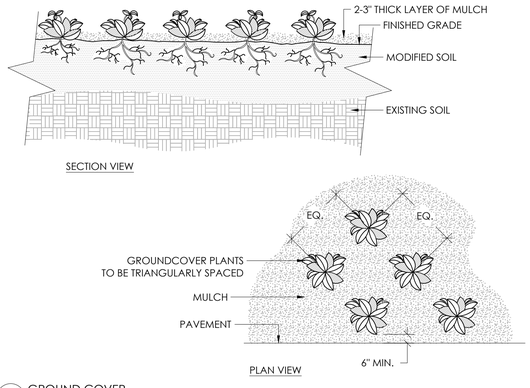


SECTION VIEW

2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'- 0"

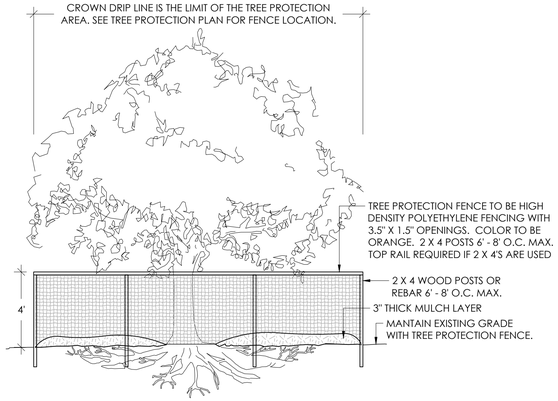
NOTES:
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



3 GROUND COVER

SCALE: 3/4" = 1'- 0"

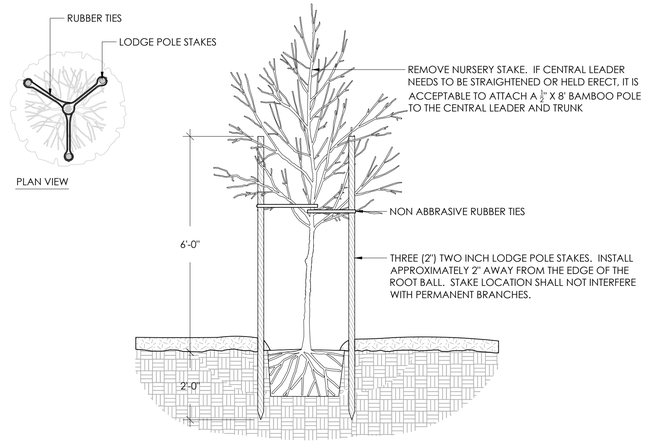
NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



4 TREE PROTECTION DETAIL

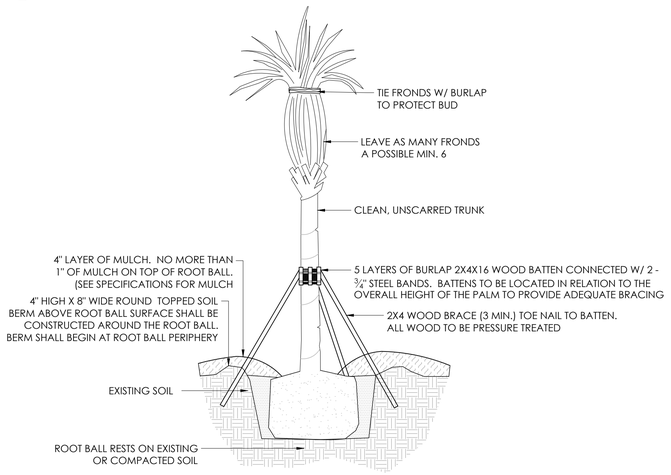
SCALE: 1/4" = 1'- 0"

NOTES:
1. KEEP OUT OF TREE PROTECTION AREA
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



5 TREE STAKING DETAIL

SCALE: 1/2" = 1'- 0"



6 PALM STAKING DETAIL

SCALE: 1/4" = 1'- 0"

LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING LANDSCAPE MATERIAL AS NOTED PER THE PLANS. IF ANY OF THE PROTECTED, PRESERVED, OR RELOCATED TREES DIE DURING CONSTRUCTION OR THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE THE LANDSCAPE MATERIAL IN KIND.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
4. CONTRACTOR RESPONSIBLE FOR ACHIEVING ADEQUATE PERCOLATION RATE (AS DESCRIBED ON THE LANDSCAPE NOTES) AND BACK FILLING WITH SPECIFIED SOIL/MATERIAL.
5. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. INSIDE OF ALL RETAINING WALLS AND RAISED PLANTERS SHALL BE SEALED WITH AN APPROPRIATE WATER-PROOFING SUBSTANCE, AND SHALL NOT BE VISIBLE ONCE SOIL IS BACKFILLED.
6. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
7. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
8. MAINTAIN EXISTING GRADE TO THE DRIP LINE OF EXISTING TREES.
9. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.
10. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
11. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
12. 'LA' INDICATES LANDSCAPE AREA. IN THESE AREAS, THE FILL SOIL SHALL BE OF A QUALITY OF SANDY LOAM ABLE TO SUPPORT PLANT LIFE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE FREE OF ROCKS, SHELLS, OR RUBBLE.

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Drawn By:	JG
Drawing #:	1034
Date:	08/19/2025

LANDSCAPE DETAILS

SHEET # LP.6

GENERAL CONDITIONS

A. CONTRACT DOCUMENTS: Shall consist of specifications and its general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. VERIFICATION: The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his/her work, he/she shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his/her failure to observe these instructions.

C. MATERIALS, MACHINERY, EMPLOYEES: Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his/her work.

D. SURVEYS, PERMITS, REGULATIONS: The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a variance exists therewith he/she shall promptly notify the Owner's Representative in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work.

E. PROTECTION OF WORK, PROPERTY AND PERSON: The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

F. CHANGES IN THE WORK: The owner may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.

G. CORRECTION OF WORK: The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative for a period of ninety (90) days from the date of completion of the contract.

H. Owner's Authorized Representative: The Owner's authorized representative acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the work if necessary to ensure its proper execution.

I. CLARIFICATION OF DRAWINGS BEFORE BIDDING: After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify with the Owner's Representative any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his/her bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.

J. SAMPLES: The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

K. PRE-CONSTRUCTION CONFERENCE: Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work. The purpose of this conference is to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

015639

Tree and Plant Protection

PART 1 GENERAL

1.1 SUMMARY

The scope of work includes all labor, materials, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with protection of existing trees and other plants as shown on the drawings and as specified herein.

1. Provide preconstruction evaluations
2. Provide tree and plant protection fencing.
3. Provide protection of root zones and above ground trees and plants
4. Provide pruning of existing trees and plants.
5. Coordinate with the requirements of Section Planting Soil for modifications to the soil within the root zone of existing trees and plants.
6. Provide all insect and disease control.
7. Provide maintenance of existing trees and plants including irrigation during the construction period as recommended by the arborist report.
8. Provide maintenance of existing trees and plants including irrigation during the post construction plant maintenance period.
9. Remove tree protection fencing and other protection from around and under trees and plants.
10. Clean up and disposal of all excess and surplus material.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. It is the intent of this section that the requirements apply to all sections of the project specification such that any subcontractor must comply with the restrictions on work within designated Tree and Plant Protection Areas.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:

1. Drawings and general provisions of contract including general and supplementary conditions and Division 1 specifications applys to work of this section.
2. Section - Planting

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail.

1. ANSI A 300 (Part 5) - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current editions.
2. Pruning practices shall conform with recommendations "Structural Pruning; A Guide For The Green Industry"; Published by Urban Tree Foundation, Visalia, California; most current edition.
3. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

1.8 CORRECTION OF WORK

A. The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.

B. Reasonable and reasonably: When used in this specification is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that plants are not free of defects, and that plant conditions change with time. This specification also recognizes that some decisions cannot be totally based on measured findings and that profession judgment is required. In cases of differing opinion, the Owner's Representative expert shall determine when conditions within the plant are judged as reasonable.

C. Shrub: Woody plants with mature height approximately less than 25 feet.

D. Tree and Plant Protection Area: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and defined by a circle centered on the trunk with each tree with a radius equal to the clown dripline unless otherwise indicated by the owner's representative.

E. Tree: Single and multi-stemmed plants, including palms with anticipated mature height approximately greater than 25 feet or any plant identified on the plans as a tree.

1.10 SUBMITTALS

A. PRODUCT DATA: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the start of any work at the site.

1.11 OBSERVATION of the work

A. The Owner's Representative may inspect the work at any time.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre - construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1. The following Contractors shall attend the preconstruction conference:
   a. General Contractor.
   b. Consulting Arborist.
   c. Subcontractor assigned to install Tree and Plant Protection measures.
   d. Earthwork Contractor.
   e. All site utility Contractors that may be required to dig or trench into the soil.
   f. Landscape subcontractor.
   g. Irrigation subcontractor

B. Prior to this meeting, mark all trees and plants to remain and or be removed as described in this specification for review and approval by the Owner's Representative.

1.13 QUALITY ASSURANCE

A. Contractor qualifications:

1. All pruning, branch tie back, tree removal, root pruning, and fertilizing required by this section shall be performed by or under the direct supervision of ISA Certified Arborist Submit aforementioned individual's qualifications for approval by the Owner's Representative.
2. All applications of pesticide or herbicide shall be performed by a person maintaining a current state license to apply chemical pesticides valid in the jurisdiction of the project. Submit copies of all required state licensing certificates including applicable chemical applicator licenses.

PART 2 PRODUCTS

2.3 TREE PROTECTION FENCING:

B. PLASTIC MESH FENCE: Heavy - duty orange plastic mesh fencing fabric 48 inches wide. Fencing shall be attached to metal "U" or "T" post or wooden post driven into the ground of sufficient depth to hold the fabric solidly in place with out sagging. The fabric shall be attached to the post using attachment ties of sufficient number and strength to hold up the fabric without sagging. The Owner's Representative may request, at any time, additional post, deeper post depths and or additional fabric attachments if the fabric begins to sag, lean or otherwise not present a sufficient barrier to access.

C. GATES: For each fence type and in each separate fenced area, provide a minimum of one 3 foot wide gate. Gates shall be lockable. The location of the gates shall be approved by the Owner's Representative.

D. Submit suppliers product data that product meets the requirements for approval.

2.4 tree protection sign:

A. Heavy-duty cardboard signs, 8.5 inches x 11 inches, white colored background with black 2 inch high or larger letters block letters. The signs shall be attached to the tree protection fence every 50 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area- Keep Out".

2.5 TREE GROWTH REGULATOR (TGR)

A. Cambistat 25C.

B. Submit suppliers product data that product meets the requirements for approval.

2.6 MATTING

A. Matting for vehicle and work protection shall be heavy duty matting designed for vehicle loading over tree roots, Altumamats as manufactured by Altumamats, Inc, Franklin, PA 16323 or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.7 GEOGRID

A. Geogrid shall be woven polyester fabric with PVC coating, Uni-axial or biaxial geogrid, inert to biological degradation, resistant to naturally occurring chemicals, alkalis, acids.

1. Geogrid shall be Miragrid 2XT as manufactured by Ten Cate Nicolon, Norcross, GA. http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.8 FILTER FABRIC

A. Filter Fabric shall be nonwoven polypropylene fibers, inert to biological degradation and resistant of naturally occurring chemicals, alkalis and acids.

1. Mirafi 135 N as manufactured by Ten Cate Nicolon, Norcross, GA, http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. Examine the site, tree, plant and soil conditions. Notify the Owner's Representative in writing of any conditions that may impact the successful Tree and Plant Protections that is the intent of this section.

3.2 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of Work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines currently present on the irrigation plan, heads or the conduits of other utility lines or structures that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.3 TREE AND PLANT PROTECTION AREA: The Tree and Plant Protection Area is defined as all areas indicated on the tree protection plan. Where no limit of the Tree and Plant Protection area is defined on the drawings, the limit shall be the drip line (outer edge of the branch crown) of each tree.

3.4 Preparation:

A. Prior to the preconstruction meeting, layout the limits of the Tree and Plant Protection Area and then alignments of required Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative's approval of the limits of the protection area and the alignment of all fencing and root pruning.

B. Flag all trees and shrubs to be removed by wrapping orange plastic ribbon around the trunk and obtain the Owner's Representative's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. After approval, mark all trees and shrubs to be removed with orange paint in a band completely around the base of the tree or shrub 4.5 feet above the ground.

C. Flag all trees and shrubs to remain with white plastic ribbon tied completely around the trunk or each tree and on a prominent branch for each shrub. Obtain the Owner's Representative's approval of all trees and shrubs to be remain prior to the start of tree and shrub removal.

D. Prior to any construction activity at the site including utility work, grading, storage of materials, or installation of temporary construction facilities, install all tree protection fencing, Filter Fabric, silt fence, tree protection signs, Geogrid, Mulch and or Wood Chips as shown on the drawings.

3.5 SOIL MOISTURE

A. Volumetric soil moisture level, in all soils within the Tree and Plant Protection Area shall be maintained above permanent wilt point to a depth of at least 8 inches. No soil work or other activity shall be permitted within the Tree and Plant Protection Area when the volumetric soil moisture is above field capacity. The permanent wilt point and field capacity for each type of soil texture shall be defined as follows (numbers indicate percentage volumetric soil moisture).

Soil type	Permanent wilt point v/v	Field capacity v/v
Sand, Loamy sand, Sandy loam	5 - 8%	12 - 18%
Loam, Sandy clay, Sandy clay loam	14 - 25%	27 - 36%
Clay loam, Silt loam	11 - 22%	31 - 36%
Silty clay, Silty clay loam	22 - 27%	38 - 41%

1. Volumetric soil moisture shall be measured with a digital, electric conductivity meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent meter.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend operations until the soil moisture drains to below field capacity.

3.6 ROOT PRUNING:

A. Prior to any excavating into the existing soil grade within 25 feet of the limit of the Tree and Plant Protection Area or trees to remain, root prune all existing trees to a depth of 24 inches below existing grade in alignments following the edges of the Tree and Plant Protection Area or as directed by the Owner's Representative. Root pruning shall be in conformance with ANSI A300 (part 8) latest edition.

1. Using a rock saw, chain trencher or similar trenching device, make a vertical cut within 2 feet of the limit of grading.
2. After completion of the cut, make clean cuts with a lopper, saw or pruner to remove all torn root ends on the inside side of the excavation, and backfill the trench immediately with existing soil, filling all voids.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, WOOD CHIPS AND OR MULCH

A. Install Geogrids, Filter Fabric, matting, Wood Chips and or Mulch in areas and depths shown on the plans and details or as directed by the Owner's representative. In general it is the intent of this specification to provide the following levels of protection:

1. All areas within the Tree and Plant Protection area provide a minimum of 5 inches of Wood Chips or Mulch.
2. Areas where foot traffic or storage of lightweight materials is anticipated to be unavoidable provide a layer of Filter Fabric under the 5 inches of Wood Chips or Mulch.
3. Areas where occasional light vehicle traffic is anticipated to be unavoidable provide a layer of Geogrids under 8 inches of Wood Chips or Mulch.
4. Areas where heavy vehicle traffic is unavoidable provide a layer of Geogrids under 8 - 12 inches of Wood Chips or Mulch and a layer of matting over the Wood Chips or Mulch.

B. The Owner's Representative shall approve the appropriate level of protection.

C. In the above requirements, light vehicle is defined as a track skid steer with a ground pressure of 4 psi or lighter. A heavy vehicle is any vehicle with a tire or track pressure of greater than 4 psi. Lightweight materials are any packaged materials that can be physically moved by hand into the location. Bulk materials such as soil, or aggregate shall never be stored within the Tree and Plant Protection Area.

3.8 PROTECTION:

A. Protect the Tree and Plant Protection Area at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Owner's Representative of any spills, compaction or damage and take corrective action immediately using methods approved by the Owner's Representative.

3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:

A. The Contractor shall not engage in any construction activity within the Tree and Plant Protection Area without the approval of the Owner's Representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree and Plant Protection Area maybe indicated on the drawings along with any required remedial activity as listed below.

B. In the event that construction activity is unavoidable within the Tree and Plant Protection Area, notify the Owner's Representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other areas are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree and Plant Protection Area from the activity. Remedial actions shall include but shall not be limited to the following:

1. In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and or Air Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
2. When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent will point at all times. Roots one inch and larger in diameter shall not be cut with out the approval of the owners representative. Excavation shall be tunneled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
3. Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the Owner's Representative, Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI A300, part 8) and be performed under supervision of the arborist.
4. Matting: Install temporary matting over the Wood Chips or Mulch to the extent indicated. Do not permit foot traffic, scaffolding or the storage of materials within the Tree and Plant Protection Area to occur off of the temporary matting.
5. Trunk Protection: Protect the trunk of each tree to remain by covering it with a ring of 8 foot long 2 inch x 6 - inch planks loosely banded onto the tree with 3 steel bands. Staple the bands to the planks as necessary to hold them securely in place. Trunk protection must by kept in place no longer than 12 months. If construction requires work near a particular tree to continue longer than 12 months, the steel bands shall be inspected every six months and loosened if they are found to have become tight.
6. Air Excavation Tool: If excavation for footings or utilities is required within the Tree and Plant Protection Area, air excavation tool techniques shall be used where practical or as designed on the drawings.
   a. Remove the Wood Chips from an area approximately 18 inches beyond the limits of the hole or trench to be excavated. Cover the Wood Chips for a distance of not less than 15 feet around the limit of the excavation area with Filter Fabric or plastic sheeting to protect the Wood Chips from silt. Mound the Wood Chips so that the plastic slopes towards the excavation.
   b. Using a sprinkler or soaker hose, apply water slowly to the area of the excavation for a period of at least 4 hours, approximately 12 hours prior to the work so that the ground water level is at or near field capacity at the beginning of the work. For excavations that go beyond the damp soil, rewet the soil as necessary to keep soil moisture near field capacity.
   c. Using an air excavation tool specifically designed and manufactured for the intended purpose, and at pressures recommended by the manufacturer of the equipment, fracture the existing soil to the shape and the depths required. Work at rates and using techniques that do not harm tree roots. Air pressure shall be a maximum of 90-100 psi.
      1.) The air excavation tool shall be "Air-Spade" as manufactured by Concept Engineering Group, Inc., Verona, PA (412) 826-8800, or Air Knife as manufactured by Easy Use Air Tools, Inc. Allison Park, Pa (866) 328-5723 or approved equal.
   d. Using a commercial, high-powered vacuum truck if required, remove the soil from the excavation produced by the Air Knife excavation. The vacuum truck should generally operate simultaneously with the hose operator, such that the soil produced is picked up from the excavation hole, and the exposed roots can be observed and not damaged by the ongoing operation. Do not drive the vacuum truck into the Tree and Plant Protection Area unless the area is protected from compaction as approved in advance by the Owner's Representative.
   e. Remove all excavated soil and excavated Wood Chips, and contaminated soil at the end of the excavation.
   f. Schedule the work so that foundations or utility work is completed immediately after the excavation. Do not let the roots dry out. Mist the roots several times during the day. If the excavated area must remain open over night, mist the roots and cover the excavation with black plastic.
   g. Dispose of all soil in a manner that meets local laws and regulations.
   h. Restore soil within the trench as soon as the work is completed. Utilize soil of similar texture to the removed soil and lightly compact with hand tools. Leave soil mounded over the trench to a height of approximately 10% of the trench depth to account for settlement.
   i. Restore any Geogrids, Filter Fabric, Wood Chips or Mulch and or matting that was previously required for the area.

3.10 TREE REMOVAL:

A. Remove all trees indicated by the drawings and specifications, as requiring removal, in a manner that will not damage adjacent trees or structures or compacts the soil.

B. Remove trees that are adjacent to trees or structures to remain, in sections, to limit the opportunity of damage to adjacent crowns, trunks, ground plane elements and structures.

C. Do not drop trees with a single cut unless the tree will fall in an area not included in the Tree and Plant Protection Area. No tree to be removed within 50 feet of the Tree and Plant Protection Area shall be pushed over or up-rooted using a piece of grading equipment.

D. Protect adjacent paving, soil, trees, shrubs, ground cover plantings and understory plants to remain from damage during all tree removal operations, and from construction operations. Protection shall include the root system, trunk, limbs, and crown from breakage or scarring, and the soil from compaction.

E. Remove stumps and immediate root plate from existing trees to be removed. Grind trunk bases and large buttress roots to a depth of the largest buttress root or at least 18 inches below the top most roots which ever is less and over the area of these trees that contains the full diameter of the trunk (DBH).

1. For trees where the stump will fall under new paved areas, grind roots to a total depth of 18 inches below the existing grade. If the sides of the stump hole still have greater than approximately 20% wood visible, continue grinding operation deeper and or wider until the resulting hole has less than 20% wood. Remove all wood chips produced by the grinding operation and back fill in 8 inch layers with controlled fill of a quality acceptable to the site engineer for fill material under structures, compacted to 95% of the maximum dry density standard proctor. The Owner's Representative shall approve each hole at the end of the grinding operation.
2. In areas where the tree location is to be a planting bed or lawn, remove all woodchips and backfill stump holes with planting soil as defined in Specification Section Planting Soil, in maximum of 12 inch layers and compact to 80 - 85% of the maximum dry density standard proctor.

3.11 PRUNING:

A. Within six months of the estimated date of substantial completion, prune all dead or hazardous branches larger than 2 inch in diameter from all trees to remain.

B. Implement all pruning recommendations found in the arborist report.

C. Prune any low, hanging branches and vines from existing trees and shrubs that overhang walks, streets and drives, or parking areas as follows:

1. Walks - within 8 feet vertically of the proposed walk elevation.
2. Parking areas - within 12 feet vertically of the proposed parking surface elevation.
3. Streets and drives - within 14 feet vertically of the proposed driving surface elevation.

D. All pruning shall be done in accordance with ANSI A300 (part 1), ISA BMP Tree Pruning (latest edition, and the "Structural Pruning: A Guide for the Green Industry", Edward Gilman, Brian Kempf, Nelda Matheny and Jim Clark, 2013 Urban Tree Foundation, Visalia CA.

E. Perform other pruning task as indicated on the drawings or requested by the Owner's Representative.

F. Where tree specific disease vectors require, sterilize all pruning tools between the work in individual trees.

3.13 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants to be preserved during the entire construction period. Adequate water is defined to be maintaining soil moisture above the permanent wilt point to a depth of 8 inches or greater.

B. The Contractor shall adjust the automatic irrigation system, if available, and apply additional water, using hoses or water tanks as required.

C. Periodically test the moisture content in the soil within the root zone to determine the water content.

3.14 WEED REMOVAL

A. During the construction period, control any plants that seed in and around the fenced Tree and Plant Protection area at least three times a year.

1. All plants that are not shown on the planting plan or on the Tree and Plant Protection Plan to remain shall be considered as weeds.

B. At the end of the construction period provide one final weeding of the Tree and Plant Protection Area.

3.15 INSECT AND DISEASE CONTROLLER

A. Monitor all plants to remain for disease and insect infestations during the entire construction period. Provide all disease and insect control required to keep the plants in a healthy state using the principles of Integrated Plant Management (IPM). All pesticides shall be applied by a certified pesticide applicator.

3.16 CLEAN-UP

A. During tree and plant protection work, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once tree protection work is complete, wash all soil from pavements and other structures. Ensure that Mulch is confined to planting beds.

C. Make all repairs to grades, ruts, and damage to the work or other work at the site.

D. Remove and dispose of all excess Mulch, Wood Chips, packaging, and other material brought to the site by the Contractor.

3.17 Removal of fencing and other Tree and plant protection

A. At the end of the construction period or when requested by the Owner's Representative remove all fencing, Wood Chips or Mulch, Geogrids and Filter Fabric, trunk protection and or any other Tree and Plant Protection material.

3.18 DAMAGE OR LOSS TO EXISTING Plants TO REMAIN

B. Any trees or plants designated to remain and which are damaged by the Contractor shall be replaced in kind by the Contractor at their own expense. Trees shall be replaced with a tree of similar species and of equal size or 6 inch caliper which ever is less, Shrubs shall be replaced with a plant of similar species and equal size or the largest size plants reasonably available which ever is less. Where replacement plants are to be less than the size of the plant that is damaged, the Owner's Representative shall approve the size and quality of the replacement plant.

1. All trees and plants shall be installed per the requirements of Specification Section Planting.

C. Plants that are damaged shall be considered as requiring replacement or appraisal in the event that the damage affects more than 25 % of the crown, 25% of the trunk circumference, or root protection area, or the tree is damaged in such a manner that the tree could develop into a potential hazard. Trees and shrubs to be replaced shall be removed by the Contractor at his own expense.

1. The Owner's Representative may engage an independent arborist to assess any tree or plant that appears to have been damaged to determine their health or condition.

C. Any tree that is determined to be dead, damaged or potentially hazardous by the Owner's arborist and upon the request of the Owner's Representative shall be immediately removed by the Contractor at no additional expense to the owner. Tree removal shall include all clean up of all wood parts and grinding of the stump to a depth sufficient to plant the replacement tree or plant, removal of all chips from the stump site and filling the resulting hole with topsoil.

D. Any remedial work on damaged existing plants recommended by the consulting arborist shall be completed by the Contractor at no cost to the owner. Remedial work shall include but is not limited to: soil compaction remediation and vertical mulching, pruning and or cabling, insect and disease control including injections, compensatory watering, additional mulching, and could include application tree growth regulators (TGR).

E. Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applications or the need to undertake applications at required seasons of the year.

END OF SECTION 015639

SECTION 32 9300

PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.

B. The scope of work in this section includes, but is not limited to, the following:

1. Locate, purchase, deliver and install all specified plants.
2. Water all specified plants.
3. Mulch, fertilize, stake, and prune all specified plants.
4. Maintenance of all specified plants until the beginning of the warranty period.
5. Plant warranty.
6. Clean up and disposal of all excess and surplus material.
7. Maintenance of all specified plants during the warranty period.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:

1. Drawings and general provisions of contract including general and supplementary conditions and Division 1 specifications apply to work of this section
2. Related Specification Sections
   a. Section - Tree Protection and Plant Protection

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail or as determined by the Owners Representative.

1. State of California, Department of Food and Agriculture, Regulations for Nursery Inspections, Rules and Grading.
2. ANSI Z60.1 American Standard for Nursery Stock, most current edition.
3. ANSI A 300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and parts.
4. Florida Grades and Standards for Nursery Stock, current edition (Florida Department of Agriculture, Tallahassee FL).
5. Interpretation of plant names and descriptions shall reference the following documents. Where the names or plant descriptions disagree between the several documents, the most current document shall prevail.
   a. USDA - The Germplasm Resources Information Network (GRIN) http://www.ars-grin.gov/npgs/searchgrin.html
   b. Manual of Woody Landscape Plants; Michael Dirr; Stipes Publishing, Champaign, Illinois; Most Current Edition.
   c. The New Sunset Western Garden Book, Oxmoor House, most current edition.
6. Pruning practices shall conform to recommendations "Structural Pruning: A Guide For The Green Industry" most current edition; published by Urban Tree Foundation, Visalia, California.
7. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

B. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

A. Boxed trees: A container root ball package made of wood in the shape of a four-sided box.

B. Container plant: Plants that are grown in and/or are currently in a container including boxed trees.

C. Defective plant: Any plant that fails to meet the plant quality requirement of this specification.

D. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and Irrigation work run concurrent with each other.

E. Field grown trees (B&B): Trees growing in field soil for at least 12 months prior to harvest.

F. Healthy: Plants that are growing in a condition that expresses leaf size, crown density, color; and with annual growth rates typical of the species and cultivar's horticultural description, adjusted for the planting site soil, drainage and weather conditions.

G. Kinked root: A root within the root package that bends more than 90 degrees.

H. Maintenance: Actions that preserve the health of plants after installation and as defined in this specification.

I. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance.

J. Normal: the prevailing protocol of industry standard(s).

K. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.

L. Reasonable and reasonably: When used in this specification relative to plant quality, it is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that it is not possible to produce plants free of all defects, but that some accepted industry protocols and standards result in plants unacceptable to this project.

When reasonable or reasonably is used in relation to other issues such as weeds, diseased, insects, it shall mean at levels low enough that no treatment would be required when applying recognized Integrated Plant Management practices.

This specification recognizes that some decisions cannot be totally based on measured findings and that professional judgment is required. In cases of differing opinion, the Owner's Representative's expert shall determine when conditions are judged as reasonable.

M. Root ball: The mass of roots including any soil or substrate that is shipped with the tree within the root ball package.

N. Root ball package. The material that surrounds the root ball during shipping. The root package may include the material in which the plant was grown, or new packaging placed around the root ball for shipping.

O. Root collar (root crown, root flare, trunk flare, flare): The region at the base of the trunk where the majority of the structural roots join the plant stem, usually at or near ground level.

P. Shrub: Woody plants with mature height approximately less than 15 feet.

Q. Spade harvested and transplanted: Field grown trees that are mechanically harvested and immediately transplanted to the final growing site without being removed from the digging machine.

R. Stem: The trunk of the tree.

S. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different than the date of substantial completion for the other sections of the project.

T. Stem girdling root: Any root more than ¼ inch diameter currently touching the trunk, or with the potential to touch the trunk, above the root collar approximately tangent to the trunk circumference or circling the trunk. Roots shall be considered as Stem Girdling that have, or are likely to have in the future, root to trunk bark contact.

U. Structural root: One of the largest roots emerging from the root collar.

V. Tree: Single and multi-stemmed plants with mature height approximately greater than 15 feet.

1.10 SUBMITTALS

A. See contract general conditions for policy and procedure related to submittals.

B. Submit all product submittals 4 weeks prior to installation of plantings.

C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the installation of plants.

D. Plant growers' certificates: Submit plant growers' certificates for all plants indicating that each meets the requirements of the specification, including the requirements of tree quality, to the Owner's Representative for approval. Provide submittal four weeks before the installation of plants.

E. Samples: Submit samples of each product and material where required by the specification to the Owner's Representative for approval. Label samples to indicate product, characteristics, and locations in the work. Samples will be reviewed for appearance only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

F. Plant sources: Submit sources of all plants as required by Article - "Selection of Plants" to the Owner's Representative for approval.

G. Close out submittals: Submit to the Owner's Representative for approval.

1. Plant maintenance data and requirements.

H. Warranty period site visit record: If there is no maintenance during the warranty period, after each site visit during the warranty period, by the Contractor, as required by this specification, submit a written record of the visit, including any problems, potential problems, and any recommended corrective action to the Owner's Representative for approval.

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at

1.15 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.

B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.

1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
2. Corrections are to be undertaken at the nursery prior to shipping.

C. The Contractor shall bear all cost related to plant corrections.

D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

E. Submit to the Owner's Representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. The plant list shall include the botanical and common name and the size at the time of selection. Observe all nursery materials to determine that the materials meet the requirements of this section.

F. The Contractor shall require the grower or re-wholesale supplier to permit the Owner's Representative to observe the root system of all plants at the nursery or job site prior to planting including random removal of soil or substrate around the base of the plant. Observation may be as frequent and as extensive as needed to verify that the plants meet the requirements of the specifications and conform to requirements.

G. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.17 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.

1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

B. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

C. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.

D. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.

1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.18 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

C. Notification of Local Utility Locator Service, Sunshine 811, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by Sunshine 811.

PART 2 PRODUCTS

2.1 PLANTS: GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.

1. All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI Z60.1 "American Standard for Nursery Stock" latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.
2. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. If larger plants are accepted the root ball size shall be in accordance with ANSI Z-60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

B. Proper Identification: All trees shall be true to name as ordered or shown on planting plans.

C. Compliance: All trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. Observation certificates required by law shall accompany each shipment of plants.

D. Plant Quality:

1. **General**: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant
2. **Plant quality above the soil line:**
   a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the Florida Grades and Standards tree grade Florida Fancy or Florida #1 and the following:
      1.) Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.
         a.) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.
      2.) Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.
      3.) Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.
         a.) Main branches shall be distributed along the central leader not clustered together. They shall form a balanced crown appropriate for the cultivar/species.
         b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.
         c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.
      4.) Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).
   3. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.
      1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
   4. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.
   5. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
3. **Plant quality at or below the soil line:**
   a. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:
      1.) The roots shall be reasonably free of scrapes, broken or split wood.
      2.) The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.
      3.) A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.
         a.) Plants with structural roots on only one side of the trunk (J roots) shall be rejected.
      4.) The root collar shall be within the upper 2 inches of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball.
         5.) The root system shall be reasonably free of stem girdling roots over the root collar or kinked roots from nursery production practices.
         6.) At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

E. Submittals: Submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. The certification must state that each plant meets all the above plant quality requirements.

1. The grower's certification of plant quality does not prohibit the Owner's Representative from observing any plant or rejecting the plant if it is found to not meet the specification requirements.

2.2 ROOT BALL PACKAGE OPTIONS: The following root ball packages are permitted. Specific root ball packages shall be required where indicated on the plant list or in this specification. Any type of root ball packages that is not specifically defined in this specification shall not be permitted.

A. BALLED AND BURLAPPED PLANTS

2. All Balled and Burlapped Plants shall be field grown, and the root ball packaged in a burlap and twine and/or burlap and wire basket package.
3. Plants shall be harvested with the following modifications to standard nursery practices.
   a. Prior to digging any tree that fails to meet the requirement for maximum soil and roots above the root collar, carefully removed the soil from the top of the root ball of each plant, using hand tools, water or an air spade, to locate the root collar and attain the soil depth over the structural roots requirements. Remove all stem girdling roots above the root collar. Care must be exercised not to damage the surface of the root collar and the top of the structural roots.
   b. Trees shall be dug for a minimum of 4 weeks and a maximum of 52 weeks prior to shipping. Trees dug 4 to 52 weeks prior to shipping are defined as hardened-off. Digging is defined as cutting all roots and lifting the tree out of the ground and either moving it to a new location in the nursery or placing it back into the same hole. Trees that are stored out of the ground shall be placed in a holding area protected from extremes of wind and sun with the root ball protected by covering with mulch or straw and irrigated sufficiently to keep moisture in the root ball above wilt point and below saturation
   c. If wire baskets are used to support the root ball, a "low profile" basket shall be used. A low profile basket is defined as having the top of the highest loops on the basket no less than 4 inches and no greater than 8 inches below the shoulder of the root ball package. The basket shall be removed completely at time of planting.
      1.) At nurseries where sandy soils prevent the use of "low profile baskets", baskets that support the entire root ball, including the top, are allowable.
   d. Twine and burlap used for wrapping the root ball package shall be natural, biodegradable material. If the burlap decomposes after digging the tree then the root ball shall be re-wrapped prior to shipping if roots have not yet grown to keep root ball intact during shipping.

SPADE HARVESTED AND TRANSPLANTED

1. Spade Harvested and Transplanted Plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for Balled and Burlapped plants.
2. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants know to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring.
3. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.

C. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS

4. Container plants may be permitted only when indicated on the drawing, in this specification, or approved by the Owner's Representative.
5. Provide plants shall be established and well rooted in removable containers.
6. Container class size shall conform to ANSI Z60.1 for container plants for each size and type of plant.

D. BARE ROOT PLANTS

7. Harvest bare root plants while the plant is dormant and a minimum of 4 weeks prior to leaf out (bud break).
8. The root spread dimensions of the harvested plants shall conform to ANSI Z60.1 for nursery grown bare root plants for each size and type of plant. Just prior to shipping to the job site, dip the root system into a slurry of hydrogel (cross linked polyacrylamide) and water mixed at a rate of 15 oz. of hydrogel in 25 gallons of water. Do not shake off the excess hydrogel. Place the root system in a pleated black plastic bag and tie the bag snugly around the trunk. Bundle and tie the upper branches together.
9. Keep the trees in a cool dark space for storage and delivery. If daytime outside temperatures exceeds 70 degrees F, utilize a refrigerated storage area with temperature between 35 and 50 degrees.
10. Where possible, plan time of planting to be before bud break. For trees to be planted after bud break, place the trees before bud break in an irrigated bed of pea gravel.
    a. The pea gravel bed shall be 18 inches deep over a sheet of plastic.
    b. Space trees to allow the unbundled branches to grow without shading each other.
    c. Once stored in pea gravel, allow the trees sufficient time for the new root system to flush and spring growth of leaves to fully develop before planting.
    d. Pea gravel stored trees may be kept for up to one growing season.
    e. Pea gravel stored trees shall be dipped, packaged and shipped similar to the requirements for freshly dug bare root trees above.

2.3 ANNUAL FLOWERING AND SEASONAL COLOR PLANTS

E. Container or flat-grown plants should be sized as noted in the planting plan. Plants shall be well-rooted and healthy.

2.4 PALMS

F. Except as modified below or where the requirements are not appropriate to the specification of palms, palms shall meet all the requirements of the plant quality section above.

G. Defronding, tying, and hedging:

5. In preparing palm trees for relocation, all dead fronds shall be removed.
6. All remaining fronds above horizontal shall be lifted up and tied together around the crown in an upright position. Do not tie too tightly, bind or injure the bud. Jute binder twine shall be used in tying up the fronds; wire will not be permitted. Fronds shall be untied immediately after planting.

C. Digging the root ball:

1. When digging out the root ball, no evacuation shall be done closer than 24 inches to the trunk at ground level and the excavation shall extend below the major root system to a minimum depth of 3.5 feet. The bottom of the root ball shall be cut off square and perpendicular to the trunk below the major root system.

D. The Contractor shall not free-fall, drag, roll or abuse the tree or put a strain on the crown (bud area) at any time. A protective device shall be used around the trunk of the tree while lifting and relocating so as not to injure the bud, or scar or skin the trunk in any way.

2.5 PLANTING SOIL

Planting Soil shall contain a mixture of 1/3 sand, 1/3 topsoil and 1/3 peat humus. Sand shl be clean, salt-free and containing no extraneous matter. Topsoil shall be friable fertile soil with representative characteristics of area soils. it should be free of heavy silt, stone, excess lime, shell rock, plant roots, debris or other foreign matter. It shall not contain noxious plant growth (such as bermuda, torpedo or nut grass). it shall test between the ph range of 5.0 to 7.0 unless otherwise specified and contain no toxic residue or substances that would endanger plant growth. if topsoil is not available on site, it shall be imported from local sources with similar soil characteristics to that found at project site. obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth not less than 4". Peat humus shall be decomposed peat with no identifiable fibers or if available, muck may be substituted and shall be free from stones, excessive plant roots, debris or other foreign matter. muck shall not be overly saturated with water.

2.6 MULCH

A. Mulch shall be Melaleuca or Eucalyptus and shall cover all landscape bed areas in a 3" minimum layer. Do not let mulch pile up on root ball or around trunks of trees plants. Submit supplier's product specification data sheet and a one gallon sample for approval.

2.7 TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

C. Below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

D. Submit manufacturer's product data for approval.

2.9 WATERING BAGS

E. Plastic tree watering bags holding a minimum of 15 gallons of water and with a slow drip hole(s) water release system, specifically designed to water establishing trees. Water should release over a several day period, not within a few hours

F. Watering bags shall be:

1. Treegator Irrigation Bags sized to the appropriate model for the requirements of the plant, manufactured by Spectrum Products, Inc., Youngsville, NC 27596.
2. Ooze Tube sized to the appropriate model for the requirements of the plant, manufactured by Engineered Water Solutions, Atlanta, GA.
3. Or approved equal.

C. Submit manufacturer's product data for approval.

PART 3 EXECUTION

3.1 DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.

1. All plant materials must be available for observation prior to planting.
2. Using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. Volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

B. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.

1. The Owner's Representative or Contractor shall approve the duration, method and location of storage of plants.

C. Provide protective covering over all plants during transporting.

3.2 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.3 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.4 LAYOUT AND PLANTING SEQUENCE

A. Relative positions of all plants and trees are subject to approval of the Owner's Representative.

B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.

C. When applicable, plant trees before other plants are installed.

D. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

3.5 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

1. Where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.
2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.6 SOIL MOISTURE

A. Volumetric soil moisture level, in both the planting soil and the root balls of all plants, prior to, during and after planting shall be above permanent wilting point and below field capacity for each type of soil texture within the following ranges.

Soil type	Permanent wilting point	Field capacity
Sand, Loamy sand, Sandy loam	5 - 8%	12-18%
Loam, Sandy clay, Sandy clay loam	14 - 25%	27-36%
Clay loam, Silt loam	11 - 22%	31 - 36%
Silty clay, Silty clay loam	22 - 27%	38 - 41%

1. Volumetric soil moisture shall be measured with a digital moisture meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend planting operations until the soil moisture drains to below field capacity.

3.7 INSTALLATION OF PLANTS: GENERAL

C. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.

D. No more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

E. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.

1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.
2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.
3. The resulting root ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall still be covered under the warranty
4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.

F. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean cuts on the roots. Shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

G. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.

H. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.

1. For trees and shrubs planted in soil areas that are NOT tilled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 feet radius from each shrub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.
   a. The area of loosening shall be a minimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diameter of the root ball at the depth of the root ball.
   b. Loosening is defined as digging into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just dug, lifted and turned. Lifting and turning may be accomplished with a tracked mini excavator, or hand shovels.
2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.
3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.
4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.

H. For trees to be planted in prepared Planting Soil that is deeper than the root ball depth, compact the soil under the root ball using a mechanical tamper to assure a firm bedding for the root ball. If there is more than 12 inches of planting soil under the root ball excavate and tamp the planting soil in lifts not to exceed 12 inches.

I. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant plumb and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place soil on top of the root ball.

J. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.

K. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Planting Soil, for requirements to modify the soil within the planting bed.

L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 250 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.

1. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space, if the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.

M. Where indicated on the drawings, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain water. Tamp the berm to reduce leaking and erosion of the saucer.

N. Thoroughly water the Planting Soil and root ball immediately after planting.

O. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative's seals are to remain on plants until the end of the warranty period.

P. Remove corrugated cardboard trunk protection after planting.

Q. Follow additional requirements for the permitted root ball packages.

3.8 Permitted Root ball packages and Special planting requirements

A. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.

B. BALLED AND BURLAPPED PLANTS

1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
2. If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 6 - 8 inches of the basket wires just before the final backfilling of the tree.
3. Earth root balls shall be kept intact except for any modifications required by the Owner's Representative to make root package comply with the requirement in Part 2 Products.

C. SPADE HARVESTED AND TRANSPLANTED PLANTS

1. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.
2. Fill any gaps below this level with loose soil.

D. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS

1. This specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. Remove the container.
3. Perform root ball shaving as defined in Installation of Plants: General above.
4. Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.
5. Remove all substrate at the bottom of the root ball that does not contain roots.
6. Using a hose, power washer or air excavation device, wash out the substrate from around the trunk and top of the remaining root ball and find and remove all stem girdling roots within the root ball above the top of the structural roots.

E. BARE ROOT PLANTS

1. Dig the planting hole to the diameter of the spread of the roots to a depth in the center that maintains the root collar at the elevation of the surrounding finished grade and slightly deeper along the edges of the hole.
2. Spread all roots out radial to the trunk in the prepared hole making the hole wider where needed to accommodate long roots. Root tips shall be directed away from the trunk. Prune any broken roots removing the least amount of tissue possible.
3. Maintain the trunk plumb while backfilling soil around the roots.
4. Lightly tamp the soil around the roots to eliminate voids and reduce settlement.

3.9 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. Assure that soil moisture is within the required levels prior to planting. Irrigation, if required, shall be applied at least 12 hours prior to planting to avoid planting in muddy soils.

B. Assure that soil grades in the beds are smooth and as shown on the plans.

C. Plants shall be planted in even, triangularly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.

D. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.

E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface.

F. Press soil to bring the root system in contact with the soil.

G. Spread any excess soil around in the spaces between plants.

H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.

I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

3.10 PALM PLANTING

A. Palm trees shall be placed at grade making sure not to plant the tree any deeper in the ground than the palm trees originally stood.

B. The trees shall be placed with their vertical axis in a plumb position.

C. All backfill shall be native soil except in cases where planting in rock. Water-settle the back fill.

D. Do not cover root ball with mulch or topsoil.

E. Provide a watering berm at each palm. Berms shall extend a minimum of 18 inches out from the trunk all around and shall be a minimum of (6) inches high.

F. Remove twine which ties fronds together after placing palm in planting hole and securing it in the upright position.

3.11 STAKING AND GUYING

A. Do not stake or guy trees unless specifically required by the Contract Documents, or in the event that the Contractor feels that staking is the only alternative way to keep particular trees plumb.

6. The Owner's Representative shall have the authority to require that trees are staked or to reject staking as an alternative way to stabilize the tree.
7. Trees that required heavily modified root balls to meet the root quality standards may become unstable. The Owner's Representative may choose to reject these trees rather than utilize staking to temporarily support the tree.

B. Trees that are guyed shall have their guys and stakes removed after one full growing season or at other times as required by the Owner's Representative.

C. Tree guying shall utilize the tree staking and guying materials specified. Guying to be tied in such a manner as to create a minimum 12-inch loop to prevent girdling. Refer to manufacturer's recommendations and the planting detail for installation.

1. Plants shall stand plumb after staking or guying.
2. Stakes shall be driven to sufficient depth to hold the tree rigid.

D. For trees planted in planting mix over waterproofed membrane, use dead men buried 24 inches to the top of the dead man, in the soil. Tie the guy to the dead man with a double wrap of line around the dead man followed by a double half hitch. When guys are removed, leave the dead men in place and cut the guy tape 12 inches above the ground, leaving the tape end covered in mulch.

3.12 STRAIGHTENING PLANTS

A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.

B. Do not straighten plants by pulling the trunk with guys.

3.13 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. Apply chemical additives only upon the approval of the Owner's Representative.

B. Controlled release fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.

3.14 PRUNING OF TREES AND SHRUBS

A. Prune plants as directed by the Owner's Representative. Pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "Structural Pruning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia CA.

B. All pruning shall be performed by a person experienced in structural tree pruning.

C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner's Representative, preserve or create a central leader.

D. Pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. Do not climb in newly planted trees. Small trees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursery prior to shipping.

E. Remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.

F. Pruning shall be done with clean, sharp tools.

G. No tree paint or sealants shall be used.

3.15 MULCHING OF PLANTS

A. Apply 3 inches of mulch before settlement, covering the entire planting bed area. Install no more than 1 inch of mulch over the top of the root balls of all plants. Taper to 2 inches when abutting pavement.

B. For trees planted in lawn areas the mulch shall extend to a 5 foot radius around the tree or to the extent indicated on the plans.

C. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

3.16 PLANTING BED FINISHING

A. After planting, smooth out all grades between plants before mulching.

B. Separate the edges of planting beds and lawn areas with a smooth, formed edge cut into the turf with the bed mulch level slightly lower, 1 and 2 inches, than the adjacent turf sod or as directed by the Owner's Representative. Bed edge lines shall be a depicted on the drawings.

3.17 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

B. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the moisture content in each root ball and the soil outside the root ball to determine the water content.

3.18 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once installation is complete, wash all soil from pavements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. The Owner's Representative's seals are to remain on the trees and removed at the end of the warranty period.

C. Make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

D. Remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the Contractor.

3.19 PROTECTION DURING CONSTRUCTION

A. The Contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other Contractors or trespassers. Maintain protection during installation until Substantial Completion Acceptance. Treat, repair or replace damaged work immediately.

B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

3.20 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. During the project work period and prior to Substantial Completion Acceptance, the Contractor shall maintain all plants.

B. Maintenance during the period prior to Substantial Completion Acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and to proper upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. The threshold for applying insecticides and herbicide shall follow established Integrated Pest Management (IPM) procedures. Mulch areas shall be kept reasonably free of weeds, grass.

3.21 SUBSTANTIAL COMPLETION ACCEPTANCE

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.

1. Notification shall be at least 7 days prior to the date the contractor is requesting the review.

B. The date of substantial completion of the planting shall be the date when the Owner's Representative accepts that all work in Planting, Planting Soil, and Irrigation installation sections is complete.

C. The Plant Warranty period begins at date of written notification of substantial completion from the Owner's Representative. The date of substantial completion may be different than the date of substantial completion for the other sections of the project.

3.22 MAINTENANCE DURING THE WARRANTY PERIOD by others

A. After Substantial Completion Acceptance, the Contractor shall make sufficient site visits to observe the Owner's maintenance and become aware of problems with the maintenance in time to request changes, until the date of End of Warranty Final Acceptance.

1. Notify the Owner's Representative in writing if maintenance, including watering, is not sufficient to maintain plants in a healthy condition. Such notification must be made in a timely period so that the Owner's Representative may take corrective action.
   a. Notification must define the maintenance needs and describe any corrective action required.
2. In the event that the Contractor fails to visit the site and or notify, in writing, the Owner's Representative of maintenance needs, lack of maintenance shall not be used as grounds for voiding or modifying the provisions of the warranty.

3.23 MAINTENANCE DURING THE WARRANTY PERIOD by the plant installer

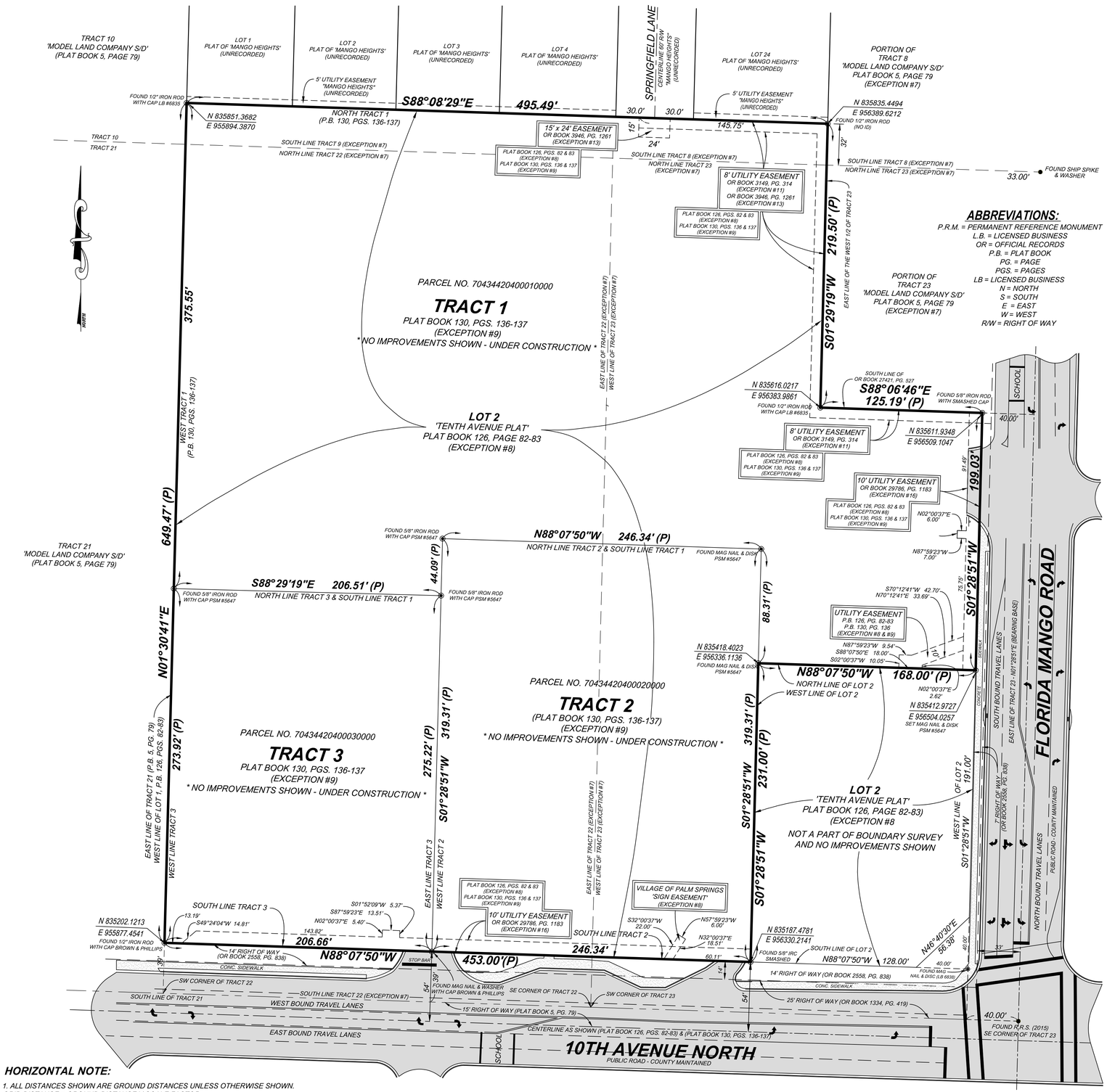
A. During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

B. General requirements:

1. All work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
2. All chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. All work and chemical use shall comply with all applicable local, provincial and federal requirements.
3. Assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. Use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
4. All workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
5. The Contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the Owner's Representative.
6. Maintenance vehicles shall not park on the site including walks and lawn areas at any time without the Owner's Representative's written permission.
7. Maintain a detailed log of all maintenance activities including types of tasks, date

BOUNDARY SURVEY

TRACTS 1, 2 AND 3 - TENTH AVENUE REPLAT
VILLAGE OF PALM SPRINGS, FLORIDA
SECTION 20 - TOWNSHIP 44 SOUTH - RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA



HORIZONTAL NOTE:

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.
GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR
SCALE FACTOR: = 1.000044179219

2. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.

3. THE ABOVE INFORMATION ALONG WITH COORDINATES WERE TAKEN FROM THE RECORDED PLAT OF 'TENTH AVENUE PLAT' PLAT BOOK 126, PAGE(S) 82 AND 83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ACREAGE:

- SUBJECT PROPERTY AS PER RECORDED PLAT -
TRACT 1: 201,572.79 SQUARE FEET AND/OR 4.63 ACRES
TRACT 2: 78,654.48 SQUARE FEET AND/OR 1.81 ACRES
TRACT 3: 56,721.60 SQUARE FEET AND/OR 1.30 ACRES

LEGAL DESCRIPTION:

TRACTS 1, 2 AND 3, TENTH AVENUE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE(S) 136 AND 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:

1. DC HOSPITALITY PALM SPRINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND, AS DISCLOSED IN THE PUBLIC RECORDS, HAS BEEN SINCE JULY 3, 2024.
2. EQUITY BANK
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY

ABBREVIATIONS:

P.R.M. = PERMANENT REFERENCE MONUMENT
L.B. = LICENSED BUSINESS
OR = OFFICIAL RECORDS
P.B. = PLAT BOOK
PG. = PAGE
PGS. = PAGES
LB = LICENSED BUSINESS
N = NORTH
S = SOUTH
E = EAST
W = WEST
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. THE BEARING BASE OF THIS BOUNDARY SURVEY IS ALONG THE CENTERLINE OF FLORIDA MANGO ROAD AND THE EAST LINE OF TRACT 23 AS SHOWN ON THE ATTACHED SURVEY MAP. (N01°28'51"E)
4. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
5. THE EXPECTED USE FOR THIS SURVEY AND MAP IS FOR COMMERCIAL PURPOSES.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.
7. NO IMPROVEMENTS (IF ANY) SHOWN ON THE SUBJECT PROPERTY OR LOT 2 OF TENTH AVENUE PLAT (EXISTING 'CHASE BANK'). THIS WAS PER CLIENTS REQUEST AND CONTRACTUAL AGREEMENT.
8. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CRAIG WATSON AND ASSOCIATES, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE EXPECTED USED OF THE LAND. AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
10. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN U.S. FEET.
11. ALL PROPERTY CORNERS WERE SET OR FOUND AS SHOWN ON THIS SURVEY AND REVISION DATE OF 4-5-2024. DUE TO ON GOING CONSTRUCTION RESTRAINTS, SAID WILL BE SET AFTER FINAL CONSTRUCTION.
12. LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12099C0589F (VILLAGE OF PALM SPRINGS 120223), DATED OCTOBER 5, 2017.

TITLE REVIEW:

TRACT 1, OF TENTH AVENUE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE(S) 136 AND 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LANDS SHOWN HEREON MATCH AND WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: PG582407247, COMMITMENT DATE: APRIL 28TH, 2025 AT 12:00 AM. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "BOUNDARY SURVEY"

SCHEDULE B - SECTION II

1. - 6. STANDARD EXCEPTIONS, NOT ADDRESSED.

7. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79. - AFFECTS THE SUBJECT PROPERTY AS TO PORTIONS OF PLATTED TRACTS AS SHOWN WITH NO PLOTTABLE EASEMENTS.

8. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TENTH AVENUE PLAT, RECORDED IN PLAT BOOK 126, PAGE 82 AND 83, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

9. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TENTH AVENUE REPLAT, RECORDED IN PLAT BOOK 130, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

10. NOTICE OF RESTRICTION ON LAND IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED JULY 8, 1941 IN DEED BOOK 633, PAGE 185 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - DOES NOT AFFECT.

11. GRANT OF UTILITY EASEMENT IN FAVOR OF VILLAGE OF PALM SPRINGS, FLORIDA, RECORDED OCTOBER 4, 1978 IN OFFICIAL RECORD BOOK 3149, PAGE 314. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

12. RIGHT OF WAY FOR 10TH AVENUE NORTH AND FLORIDA-MANGO ROAD, AS NOW ESTABLISHED, LAID OUT AND IN USE. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP. NOTE: RIGHT OF WAYS SHOWN ARE PER INSTRUMENTS SHOWN ON PLAT BOOK 126, PAGES 82 AND 83; PLAT BOOK 130, PAGES 136 AND 137.

13. DEDICATION AGREEMENT AND EASEMENT IN FAVOR OF THE VILLAGE OF PALM SPRINGS, FLORIDA, RECORDED MAY 19, 1983 IN OFFICIAL RECORDS BOOK 3946, PAGE 1263, TOGETHER WITH BILL OF SALE RECORDED MAY 19, 1983 IN OFFICIAL RECORDS BOOK 3946, PAGE 1261. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

14. RESERVATIONS IN FAVOR OF HEALTH CARE DISTRICT OF PALM BEACH COUNTY, OF AN UNDIVIDED THREE-FOURTHS INTEREST IN AND TO ALL PHOSPHATES, MINERALS AND METALS, TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL PETROLEUM, IN, ON OR UNDER THE SURFACE OF THE INSURED LAND, AS CONTAINED IN THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 27925, PAGE 1152, CREATED PURSUANT TO SECTION 270.11, FLORIDA STATUTES. THE RIGHT OF ENTRY FOR MINING, DRILLING AND EXPLORATION HAS BEEN RELEASED PURSUANT TO SECTION 270.11(2)(B), FLORIDA STATUTES. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

15. NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF PALM SPRINGS RECORDED APRIL 3, 2018 IN OFFICIAL RECORDS BOOK 29756, PAGE 251. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

16. NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF PALM SPRINGS RECORDED APRIL 17, 2018 IN OFFICIAL RECORDS BOOK 29786, PAGE 1183. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

17. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS BY AND BETWEEN 10TH AVENUE PARTNERSHIP, LTD., AND JPMORGAN CHASE BANK NATIONAL ASSOCIATION RECORDED AUGUST 6, 2018 IN OFFICIAL RECORDS BOOK 30039, PAGE 1371 AND AFFECTED BY: FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 35119, PAGE 1945 AND JOINT EASEMENT, CONTRIBUTION AND COVENANT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 35121, PAGE 1109. DECLARATION INCLUDES PROVISIONS FOR AN EASEMENT ON THE LAND AND A PRIVATE CHARGE OR ASSESSMENTS IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

18. TERMS, CONDITIONS, AND PROVISIONS OF DECLARATION OF EASEMENTS AND RESTRICTIONS AND SHORT FORM LEASE BY AND BETWEEN 10TH AVENUE PARTNERSHIP LTD., A FLORIDA LIMITED PARTNERSHIP AND CHICK-FIL-A, INC., A GEORGIA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 34982, PAGE 815 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

19. ANY AND ALL RIGHT, TITLE OR INTEREST OF THE LAKE WORTH DRAINAGE DISTRICT, CLAIMED, RESERVED, OR NOW IN USE, BY VIRTUE OF RESERVATIONS CONTAINED IN VARIOUS DEEDS, THE PLATS ATTACHED TO THE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612, OR PURSUANT TO CHANCERY CASE NO. 407, AND AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, AND DESCRIBED IN AFFIDAVITS IN OFFICIAL RECORDS BOOK 6495, PAGE 1165; OFFICIAL RECORDS BOOK 6495, PAGE 1545 AND OFFICIAL RECORDS BOOK 6495, PAGE 1554, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - DOCUMENTS NOT FURNISHED AND NOT ADDRESSED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

Digitally signed by CRAIG D WATSON
Date: 2025.05.08 09:22:52 -04'00'

DATE	REVISIONS
4-5-24	UP-DATED WITH TITLE WORK
5-3-25	UP-DATED WITH TITLE WORK

PREPARED FOR:
DC HOSPITALITY PALM SPRINGS LLC
A FLORIDA LIMITED LIABILITY CO.

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING MAPPING
130 S INDIAN RIVER DRIVE - SUITE 202 - FORT PIERCE, FLORIDA 34950
O 772.334-0867 C 772-260-0249 EMAIL craigwatson@live.com

130 S INDIAN RIVER DRIVE
SUITE 202
FT. PIERCE, FLORIDA 34950
PHONE 772-334-0868
CELL 772-260-0249

DATE: 09-08-2023
SCALE: 1" = 40'
DWNG. BY C.D.W.
CHECKED BY: C.D.W.
JOB NUMBER: 23100

SHEET NUMBER
1 OF 1

Village of Palm Springs

Staff Report

AGENDA DATE: September 9, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #5: Site Development Plan Amendment – 2645 10th Avenue North – Tract 1 of the Village Collection of Palm Springs Master Site Plan - Hotel & Light Industrial

SUMMARY: Inside Studio, on behalf of DC Hospitality Palm Springs LLC ("Applicant"), is requesting a Site Plan modification to replace one of the previously approved hotel buildings with a Light Industrial structure within Tract 1 of the Village Collection of Palm Springs Planned Commercial Development.

The 4.63-acre site is on the northwest corner of the 10th Avenue North and Florida Mango Road intersection. It retains a Future Land Use designation of Commercial and the Commercial General (CG) zoning district classification. The applicant is proposing a Site Development Plan Amendment (within a Commercial Planned Development) to allow the construction of a 31,352-square-foot one-story light industrial building with a total of 6 tenant bays. The primary access to the site is from Florida Mango Road, with secondary access from 10th Avenue.

Note: Currently, the site is actively under construction as both of the restaurants in Tracts 2 & 3 and the western hotel site within Tract 1 have been issued building permits.

This amendment includes the replacement of the previously approved four-story eastern hotel (Everhome Suites) with 114 rooms and approximately 58,000 SF, with a light industrial incubator facility, which comprises approximately 8,465 SF of office use and 22,887 SF of warehouse/workspace. The building will be located between the Planned Commercial Development's east property boundary and the hotel. The building's front façade will face west to mirror the primary entrance to the hotel, creating a shared parking lot between the two buildings. The structure will have both storefront office access on the front facade with bay door access as well, and additional bay door access on the rear east facade. The building is buffered from the adjacent residential uses to the north and east and by the provided landscape buffers.

Future tenants are going to be subject to the regulations within the Tenth Avenue Overlay, and such conditions are required to be included within their lease agreements. Some of the conditions are going to be as follows:

- Any manufacturing or assembly businesses shall be conducted inside the principal structure(s).
- All activities shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor, and other conditions.
- No outdoor storage shall be permitted.
- Hours of operation shall comply with the Village's Land Development Regulation Section 34-891.

The Planning, Zoning, and Building Staff supports the applicant's request to move forward with the proposed redevelopment project, allowing the revitalization of the existing site.

FISCAL IMPACT:
The proposed development will enhance the Village's assessed property valuation.

ATTACHMENTS:
1. Exhibit "A" Staff Report
2. Site Plan, Landscape Plan and Architectural Plans
3. Project Narrative
4. Color Rendering
5. Aerial and Location Maps

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Site Plan Amendment – 2645 10th Avenue North- Village Collection – Tract 1

Application Summary			
Applicant / Petitioner	Insite Studio	**Submittal Date**	2/11/2025
Reference Name	Village Collection – Tract 1	**Case Number**	**SPR25-10**
		Parcel Control No	70-43-44-20-40-001-0000
Location	2645 10th Avenue North (Tract 1)	**Site Area**	±4.63 gross acres
P&Z Bd Meeting	September 9, 2025	**Council Meeting**	October 9, 2025
Requests			
Proposed Use(s)	Site Plan Amendment to replace the previously approved Everhome Suites Hotel building with the construction of a 31,352 square foot one-story flex/light industrial building with 6 bays (office and warehouse)		
Number of buildings	2 buildings Flex/Light Industrial 31,352 square feet (Office / Warehouse/workshop space) Woodsprings Suites 48,660 square feet – 122 rooms		

Setbacks		
Direction	**Proposed**	**Required**
North (rear)	40’	20’
South (front)	Over 100’	50’
East (side)	77’	15’
West (side)	Over 100’	15’

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	**Hotel** 1 Space/room + 1 space/employee at maximum shift @ 122 per rooms and 6 employees = 128 spaces **Office** 1/200 @ 8,465 = 42 **Warehouse** 1/2,000 @ 22,887 = 11 **A total of 181 spaces**	**Total of 182 parking spaces**	Yes

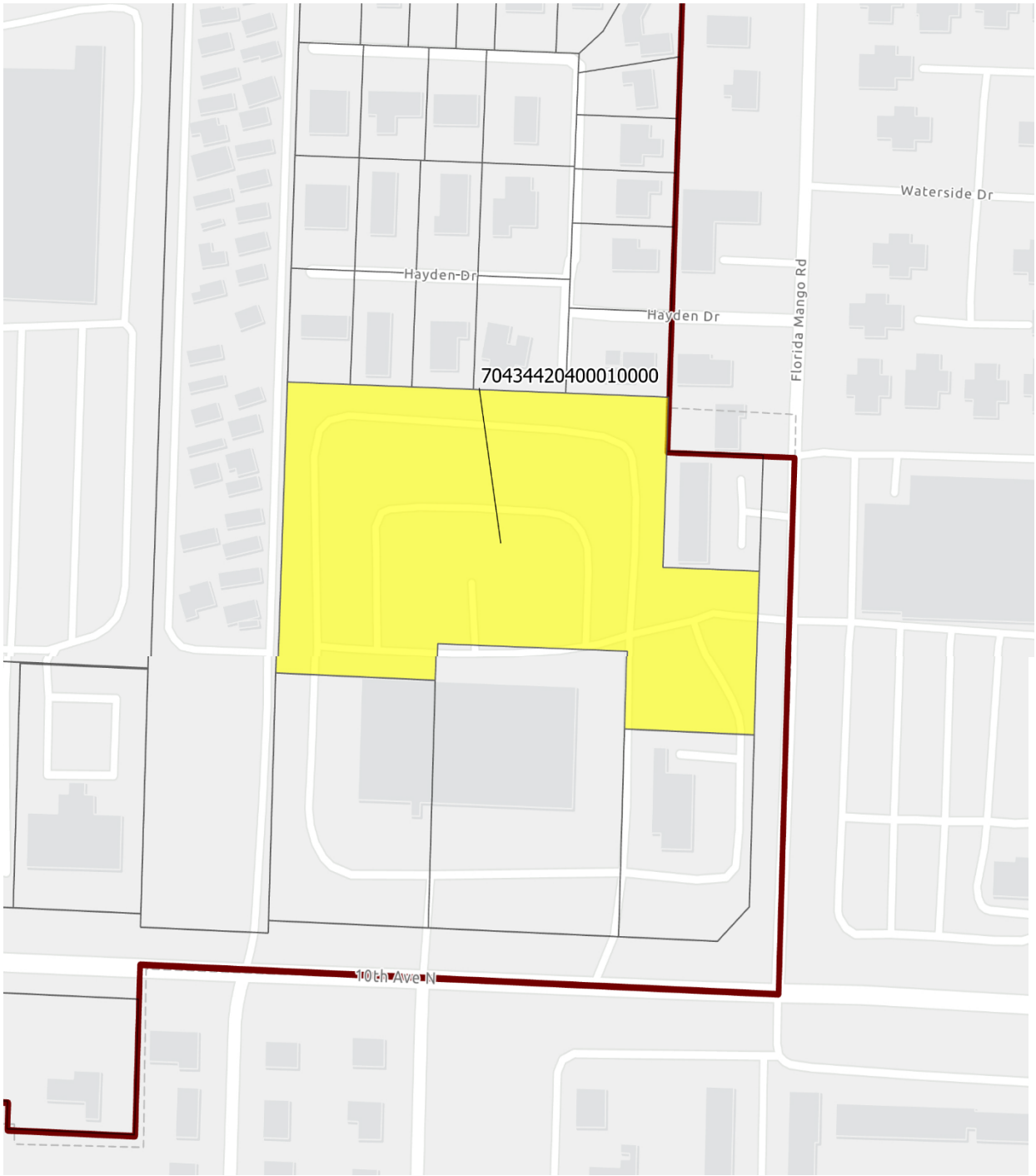
Site Characteristics			
Existing Use	Vacant lot	**Proposed Use**	New Hotels
Existing Zoning	Commercial General (CG)	**Existing Future Land Use**	Commercial

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Residential uses	Low-Density Residential	Residential Multi-family (RM)
South	Vacant	Commercial	Commercial General (CG)
East	Residential	Commercial and Unknown Unincorporated PBC	Commercial General (CG) and Unknown Unincorporated PBC
West	Residential uses	High-Density Residential	Residential Multi-family (RM)

Recommendation

Site Plan Amendment – 2645 10th Avenue North- Village Collection – Tract 1 – Hotel & Light Industrial

Planning, Zoning & Building Staff recommends conditional approval of the proposed Site Plan to replace the previously approved Everhome Suites Hotel building with the construction of a 31,352 square foot one-story flex/light industrial building with 6 bays (office/warehouse/workshop) as depicted on the proposed site plan.



I. Site History

- Ordinance 2010-02: Annexation

The property was voluntarily annexed into the Village of Palm Springs as a developed parcel on February 11, 2010 and designated with the Land Development as Commercial General zoning districts and Future Land Use Commercial.

Site Plan Amendment – 2645 10th Avenue North- Village Collection – Tract 1 – Hotel & Light Industrial

- Resolution 2017-26: Site Plan and Special Exception Use

On August 10, 2017 the Village's Council approved a Site Plan and concurrently a Special Exception Use to redevelop the site by demolishing the existing bank drive-through and constructing a freestanding 4,081 square feet Chase Bank Branch with a two-lane drive-through ATM and a bypass lane.

- Resolution 2018-22: Plat

The Village's Council approved on July 12, 2018 under above resolution, a final plat application to subdivide the 8.6 acre property at the northwest corner of the 10th Avenue North and Florida Mango Road to create a separate lot for Chase Bank building, the boundaries of the second lot created coincided with those of the special exception/site plan approved under Resolution 2017-26.

- Resolution 2020-01: Master Site Development Plan

The Village's Council approved on January 9, 2020, under the above resolution, a Master Site Development Plan to allow the demolition of the existing 4-story commercial office building and redevelop the site to accommodate 3 separate development plans on the portion of the property west of the Chase Bank Building (8.61 acres).

- Resolution 2020-02: Site Development Plan and Special Exception Use and Three Variances

The Village's Council approved on January 9, 2020, under above resolution, a Site Plan Amendment and concurrently a Special Exception Use to permit the construction of 5,411 square feet convenience store building with 8,613 square feet canopy accommodating twenty (20) fueling stations, within 1.81 acres (Tract 2 of the Commercial Planned Development), located directly west of the new Chase Bank building.

- Resolution 2020-14: Plat

The Village's Council approved on May 14, 2020, under the above resolution, a final plat application to re-plat the property to be consistent with the approved commercial planned development master plan (approved under Resolution 2020-01) and subdividing the property into three (3) separate parcels to enable the properties to be conveyed to future purchasers as legal lots of records.

- Resolution 2023-52: Site Commercial Planned Development

On January 11, 2024, the Village's Council approved a Site Commercial Planned Development to allow the redevelopment of the site to accommodate three (3) separate development plans located on the northwest corner of Florida Mango and 10th Avenue North.

- Resolution 2023-53: Site Plan and Special Exception Use

On January 11, 2024 the Village's Council approved a Site Plan and Concurrently a Special Exception Use to allow the construction of a 6,111 square foot restaurant building with a double drive-thru, additionally a Variance was approved to allow business operation to commence at 6:00 am (1 hour earlier) for the property located at 2625 10th Avenue North (tract 2) associated with the Chick-Fil-A Restaurant.

- Resolution 2023-54: Site Plan and Special Exception Use

On January 11, 2024, the Village's Council approved a Site Plan and concurrently a Special Exception Use to allow the construction of a 2,454 square foot restaurant building with a drive-thru and an outdoor seating area located at 2665 10th Avenue North (tract 3) associated with the Chipotle Restaurant.

- Resolution 2024-12: Site Plan and Special Exception Use

On April 11th, 2024, the Village's Council approved a Site Plan and concurrently a special exception use to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms and a variance relief to allow 24-hour operation located on the northwest corner of Florida Mango and 10th Avenue North.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial and Commercial General (CG), respectively. The proposed site development plan to replace the previously approved Everhome Suites Hotel building with the construction of a 31,352 square foot one-story flex/light industrial building with 6 bays (office, warehouse, workshop) is generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Neighborhood Compatibility

1) The proposed project is located on the northwest corner of 10th Avenue North and South Florida Mango Road.
2) An existing shopping center is located on the east side of the property with several different retail, offices, and restaurant establishments occupying the suites.
3) Surrounding properties are generally residential use.
4) The proposed project is on one of the most important corridors within the Village limits, 10th Avenue North, that connects the East and West portions of the surrounding cities.
5) The site is currently under construction with a development project to construct a hotel building.

IV. Regulatory Issues

- The site plan generally conforms to the property development standards of the CG district.
  1) The proposed project plan generally meets the required site development regulations.
  2) The proposed project is within the 10th Ave North Traffic Concurrency Exception Area (TCEA); therefore, it is exempt from the TPS of Palm Beach County.
  3) An 11' wide right-of-way shall be dedicated to Palm Beach County along 10th Avenue North.
  4) A right-of-way construction permit is required to be obtained from PBC.
  5) A westbound right-turn lane at the project driveway on 10th Avenue shall be constructed by the PBC standards.
  6) Permits from all applicable permitting agencies are required prior to construction.
  7) Civil/Utility plans shall be approved by the Village's Engineer.
  8) Future tenants are going to be subject to the regulations within the Tenth Avenue Overlay, and such conditions are required to be included within their lease agreements

V. Environmental Issues:

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

VI. Community Outreach/ Notification

- The subject property was posted on August 22, 2025.
- Public Notification letters were mailed to all property owners within a 300-foot radius of the subject property.
- Legal advertisement was published in the paper on August 22, 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 February 11, 2025, depict the following: An application submitted for a Site Plan Amendment to replace the previously approved Everhome Suites Hotel building with the construction of a 31,352 square foot one-story flex/light industrial building with 6 bays (office and warehouse).

1. Site Plan received on February 11, 2025, revised and resubmitted on August 20, 2025.
2. Landscape plans received on February 11, 2025, revised and resubmitted on June 27, 2025.
3. Engineering plans received February 11, 2025, revised and resubmitted on May 9, 2025.
4. Architectural plans received February 11, 2025, revised and resubmitted on May 09, 2025.
5. Photometric plan.
6. Boundary survey.
7. Project narrative and justification statements.

VIII. Recommendation

The applicant is proposing a Site Development Plan Amendment (within a Commercial Planned Development) to allow the construction of a 31,352-square-foot one-story light industrial building with a total of 6 tenant bays. The primary access to the site is from Florida Mango Road, with secondary access from 10th Avenue.

This amendment includes the replacement of the previously approved four-story eastern hotel (Everhome Suites) with 114 rooms and approximately 58,000 SF, with a light industrial incubator facility, which comprises approximately 8,465 SF of office use and 22,887 SF of warehouse/workspace. The building will be located between the Planned Commercial Development's east property boundary and the hotel.

The building's front façade will face west to mirror the primary entrance to the hotel, creating a shared parking lot between the two buildings. The structure will have both storefront office access on the front facade with bay door access as well, and additional bay door access on the rear east facade. The building is buffered from the adjacent residential uses to the north and east and by the provided landscape buffers.

Staff have found the proposed use to be generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan. The proposed use is generally consistent with the Land Development and zoning regulations and all other portions of the code. The proposed use does not significantly reduce light and air to adjacent properties and would not be a deterrent to surrounding properties. The new project does not negatively impact natural systems.

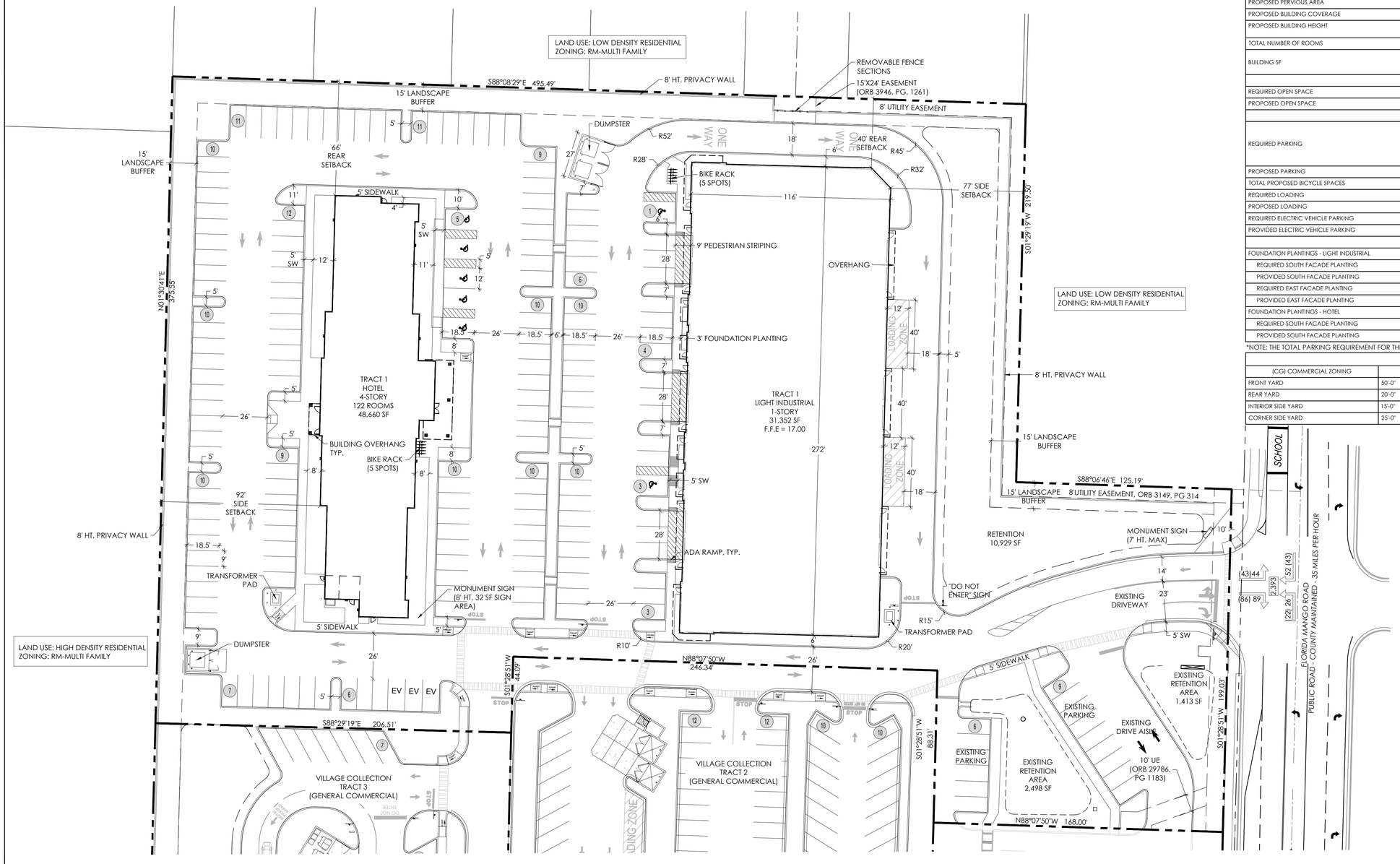
Planning, Zoning, and Building Staff recommends conditional approval of the Site Plan, subject to the original conditions of approval for the Wood Springs Suites hotel and the following thirty-seven (37) conditions below:

1. Build-out date is December 31, 2030.
2. The site approval plan is valid within 24 months of Council approval.
3. As requested by Palm Springs Police Community Policing, a security monitoring system (security cameras, access controls, etc.) shall be in place for the site. Proposed plans shall be reviewed and approved by Palm Springs Police Community Policing **at the time of permitting**.
4. The standard lease restrictions shall include the following conditions:
   - Any manufacturing or assembly businesses shall be conducted inside the principal structure(s).
   - All activities shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor, and other conditions.

- No use which creates a noticeable amount of noise, dust, odor, smoke, gas, fumes, heat, humidity, glare, excessive light, and/or vibration outside the building shall be conducted;
- No outdoor storage or automotive repair (major or minor) shall be permitted
- No use with generates objectionable types of truck traffic or creates unusual traffic hazards or congestion due to the type of trucks required by or attached to the use shall be conducted;
- All tenants must obtain a business tax receipt before commencing any business activities
- Hours of operation shall comply with the Village's Land Development Regulation Section 34-891

5. Failure to enforce provisions herein may result in code enforcement action against the property owner for the violation(s).
6. A cross-parking agreement/easements between the hotel and the light industrial office/warehouse uses shall be recorded **before the issuance of the Certificate of Occupancy, and a copy shall be provided to the Village.**
7. The office space is limited to 8,465 square feet total, based on the number of parking spaces provided.
8. 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), prior to **Certificate of Completion**, and property owner shall voluntarily serve as a program partner (easement/agreement, electric) through the life of the program.
9. No loitering on the grounds will be permitted.
10. All signs shall be accordingly with the master sign plan approved by the Village Council.
11. Utility easements shall not overlap more than 5' from any landscape buffers.
12. The Village's Engineer shall approve a Utility/Civil plan **at time of permitting**.
13. Deliveries should be coordinated to not create traffic conflicts.
14. Any utility or mechanical equipment shall be screened from view. Staff recommend wrapping the equipment with a vinyl wrap of appropriate design for the proposed locations.
15. The additional right-of-way dedication to Palm Beach County along the 10th Avenue North shall be executed and recorded **before issuance of the Certificate of Occupancy**.
16. A ROW permit shall be obtained with the PBC **at the time of permitting**.
17. A root barrier shall be provided on trees that are within 12' of utility lines. Root barriers shall be installed per the manufacturer of the final selected product. All root barriers installed adjacent to existing utilities shall be installed with a depth appropriate with respect to the adjacent utility meant to barrier from intrusive roots. **Landscape plans shall be revised accordingly at the time of permitting**.
18. The construction dumpster shall be only provided by Waste Pro USA, which is under a franchise Agreement with the Village.
19. The Village Engineer shall approve a Utility/Civil Plan **at the time of permitting**.
20. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting**.
21. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc.
22. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per the Village code.
23. Provide permits from all applicable permitting agencies, including but not limited to Lake Worth Beach Electric Utilities, PBC Fire Rescue, and Village of Palm Springs **at the time of permitting**.
24. The property owner shall register an Agent of Record, before 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.
25. 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.
26. Verify utility and easement locations to ensure that there are no conflicts with landscaping, and revise **at the time of permitting** as needed.

27. **At the time of construction**, the right-of-way shall remain free from silt, debris, and foreign materials at all times. All NPDES compliance measures shall be in place throughout the duration of the project. The restoration of the right-of-way shall meet all applicable standards of PBC and Palm Springs. Areas disturbed by construction outside of the project limits shall be restored to a like or better condition and sodded. An MOT plan shall be submitted and approved **before any road closures or detours**.
28. All new electric utilities shall be underground.
29. 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 in accordance with the FBC edition in effect **at the time of permitting**.
30. A silt barrier shall be installed around the perimeter of the property (within the affected area for the site improvements and new building construction) before 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.
31. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO**.
32. The Landscaping shall be certified by the Landscape Architect upon completion and **before Certificate of Occupancy/Certificate of Completion** of each improvement area.
33. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
34. The civil engineer of record shall certify the site construction **before the Certificate of Occupancy**.
35. 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 the Planning Zoning, and Building Director.
36. The General Contractor shall be on site during any construction activity in accordance with FS 489.1195.
37. **At the time of CO**, the petitioner shall provide the Planning, Zoning, and Building Department with electronic copies of as-builts.



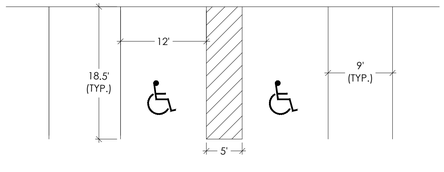
SITE DATA

ADDRESS	2645 10TH AVE. NORTH, PALM SPRINGS, FL
PCN	70-43-44-20-40-001-0000
OWNER	DC HOSPITALITY PALM SPRINGS LLC
PROPOSED USE	HOTELS + LIGHT INDUSTRIAL W/ PARKING
LAND USE DESIGNATION	COMMERCIAL
ZONING	COMMERCIAL (CG)
GROSS SITE AREA (TRACT 1)	4.63 AC (201,573 SF)
PROPOSED IMPERVIOUS AREA	75.6% (152,539 SF)
PROPOSED PERVIOUS AREA	24.4% (49,034 SF)
PROPOSED BUILDING COVERAGE	21.77% (43,883 SF)
PROPOSED BUILDING HEIGHT	HOTEL - 50'-1" LIGHT INDUSTRIAL - 38'-0"
TOTAL NUMBER OF ROOMS	122 ROOMS
BUILDING SF	HOTEL - 48,660 SF LIGHT INDUSTRIAL - 31,352 SF (27% OFFICE SPACE MAX.) TOTAL - 80,012 SF
REQUIRED OPEN SPACE	40,315 SF (20% MIN)
PROPOSED OPEN SPACE	49,034 SF (24.4%)
REQUIRED PARKING	HOTEL (122 ROOMS) - 128 SP (1 SPACE PER ROOM + 1 SPACE PER EMPLOYEE DURING SHIFT OF GREATEST EMPLOYMENT) LIGHT INDUSTRIAL - 53 SP (OFFICE - 42 SP(8,465 SF @1 SPACE PER 200 SF)) (WAREHOUSE - 11 SP (22,887 SF @ 1 SPACE PER 2,000 SF))
PROPOSED PARKING	182 SPACES (7 ADA SPACES)*
TOTAL PROPOSED BICYCLE SPACES	10 BICYCLE SPACES
REQUIRED LOADING	2 SPACES
PROPOSED LOADING	2 SPACES
REQUIRED ELECTRIC VEHICLE PARKING	3 SPACES (2% OF REQUIRED PARKING)
PROVIDED ELECTRIC VEHICLE PARKING	3 SPACES
FOUNDATION PLANTINGS - LIGHT INDUSTRIAL	
REQUIRED SOUTH FACADE PLANTING	117 LF x .25 = 29 LF REQUIRED
PROVIDED SOUTH FACADE PLANTING	117 LF PROVIDED
REQUIRED EAST FACADE PLANTING	245 LF x .25 = 61 LF PROVIDED
PROVIDED EAST FACADE PLANTING	73 LF PROVIDED
FOUNDATION PLANTINGS - HOTEL	
REQUIRED SOUTH FACADE PLANTING	46 LF X .25 = 12 LF REQUIRED
PROVIDED SOUTH FACADE PLANTING	18 LF PROVIDED

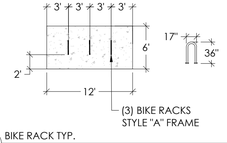
*NOTE: THE TOTAL PARKING REQUIREMENT FOR THE TWO BUILDINGS ARE SHARED ACROSS THE ENTIRE TRACT 1 PARCEL.

YARDS & SETBACKS

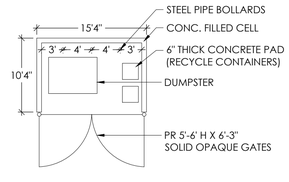
(CG) COMMERCIAL ZONING	REQUIRED	PROVIDED
FRONT YARD	50'-0"	74'-0"
REAR YARD	20'-0"	40'-0"
INTERIOR SIDE YARD	15'-0"	75'-0"
CORNER SIDE YARD	25'-0"	77'-0"



A PARKING DIMENSIONS TYP.
SCALE: 1" = 10'-0"



B BIKE RACK TYP.
SCALE: 1" = 10'-0"



C TYPICAL DUMPSTER DETAIL
SCALE: 1" = 10'-0"

LOCATION MAP

insite studio
planning + landscape architecture
3601 PGA Blvd, Suite 220, Palm Beach Gardens, FL 33410
phone: 561-249-0940 email: info@insitestudio.com
www.insitestudio.com License#:LC26000606

Consultants:

Revisions:
- 2/6/2025 - Intake
- 5/9/2025 - Resubmittal
- 6/27/2025 - Resubmittal
- 8/19/2025 - Resubmittal

VILLAGE COLLECTION OF PALM SPRINGS TRACT 1

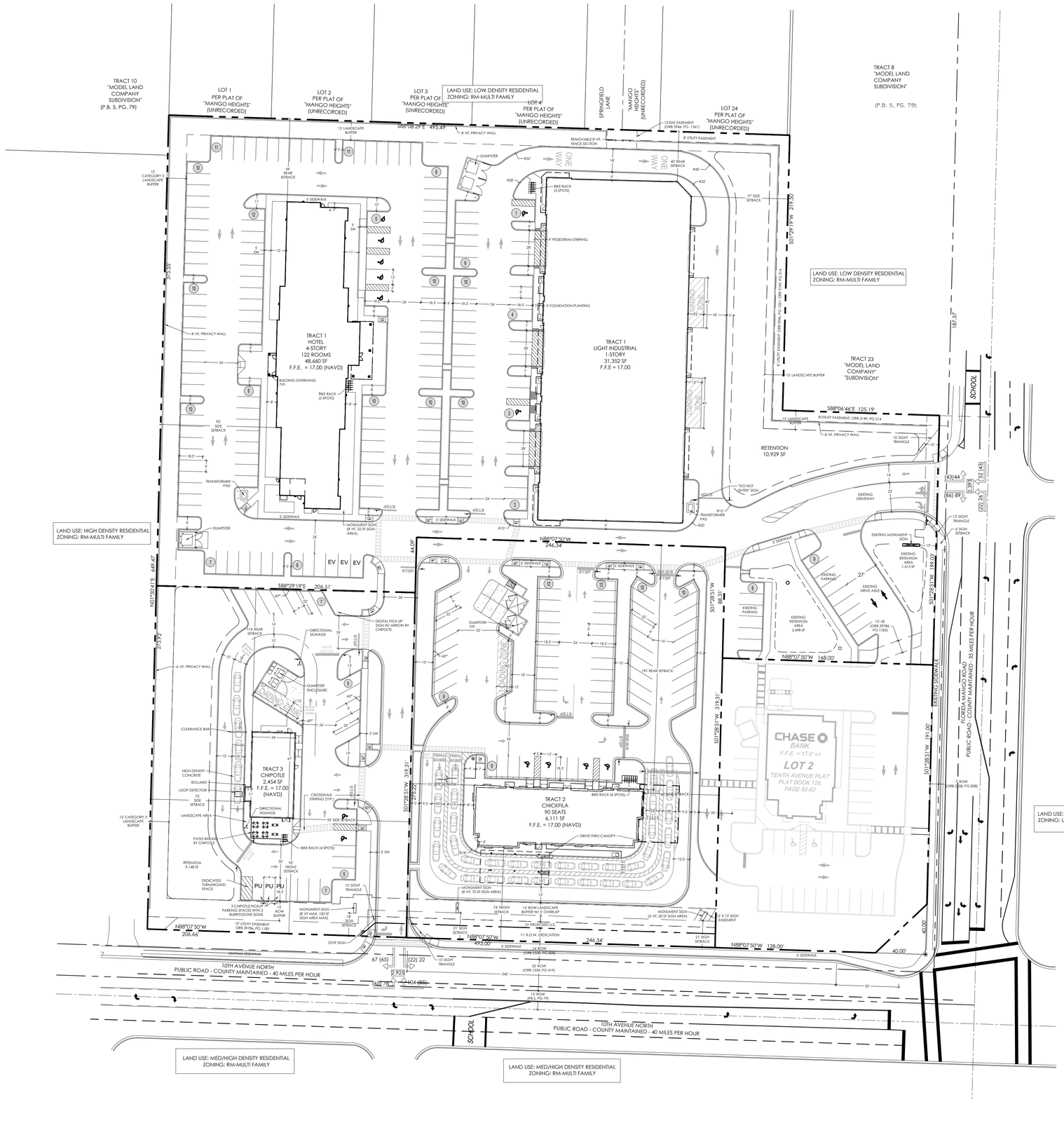
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

NORTH
0 15' 30' 60'
SCALE: 1" = 30'-0"

Drawn By: JG
Drawing #: 1034
Date: 02/04/2025

SITE PLAN

SHEET # SP.1



SITE DATA	
ADDRESS	2625 10TH AVE. NORTH, PALM SPRINGS, FL. 2645 10TH AVE. NORTH, PALM SPRINGS, FL. 2665 10TH AVE. NORTH, PALM SPRINGS, FL.
PCN	70434420400010000, 70434420400020000, 70434420400030000
OWNER	10TH AVENUE PARTNERSHIP, LTD.
GROSS SITE AREA	7.74 AC OR 336,950 SF
8' ROW DEDICATION	2,233 SF
NET SITE AREA	7.68 AC OR 333,899 SF
TOTAL BUILDING AREA	2.03 AC OR 88,577 SF
MAX FAR	0.50
PROPOSED FAR	0.26
TOTAL OPEN SPACE REQUIRED (20%)	1.54 AC OR 66,943 SF OF NET SITE AREA
TOTAL OPEN SPACE AREA PROVIDED	2.12 AC. OR 92,146 SF (TRACTS 1-3) 27% OF NET SITE AREA
TRACT 1 (HOTEL & LIGHT INDUSTRIAL):	
TOTAL SITE AREA	4.63 AC. or 201,573 SF
TOTAL OPEN SPACE REQUIRED	40,315 SF (20%)
TOTAL OPEN SPACE PROVIDED	49,034 SF (27.3%)
BUILDING SF	80,012 SF
FAR	.40
REQUIRED/PROVIDED PARKING	REQUIRED: 181 / PROVIDED: 182 (7 ADA)
PROVIDED BICYCLE SP.	PROVIDED: 10
TRACT 2 (CHICKFILA):	
NET SITE AREA	1.81 AC. or 78,655 SF
TOTAL OPEN SPACE REQUIRED	15,731 SF (20%)
TOTAL OPEN SPACE PROVIDED	19,316 SF (25%)
BUILDING SF	6,111 SF
FAR	.07
REQUIRED/PROVIDED PARKING	REQUIRED: 30 / PROVIDED: 63 (4 ADA)
REQUIRED/PROVIDED BICYCLE SP.	REQUIRED: 4 / PROVIDED: 6
TRACT 3 (CHIPOTLE):	
NET SITE AREA	1.3 AC. or 56,722 SF
TOTAL OPEN SPACE REQUIRED	11,344 SF (20%)
TOTAL OPEN SPACE PROVIDED	23,873 SF (42%)
BUILDING SF	2,454 SF
FAR	.04
REQUIRED/PROVIDED PARKING	REQUIRED: 18 / PROVIDED: 24 (2 ADA)
REQUIRED/PROVIDED BICYCLE SP.	REQUIRED: 2 / PROVIDED: 4

NOTES:
-Any existing or proposed utility box/cabinet shall be screened from view. The box/cabinet will be wrapped with a match design accordingly with the existing/proposed location.

LOCATION MAP

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VILLAGE COLLECTION OF PALM SPRINGS

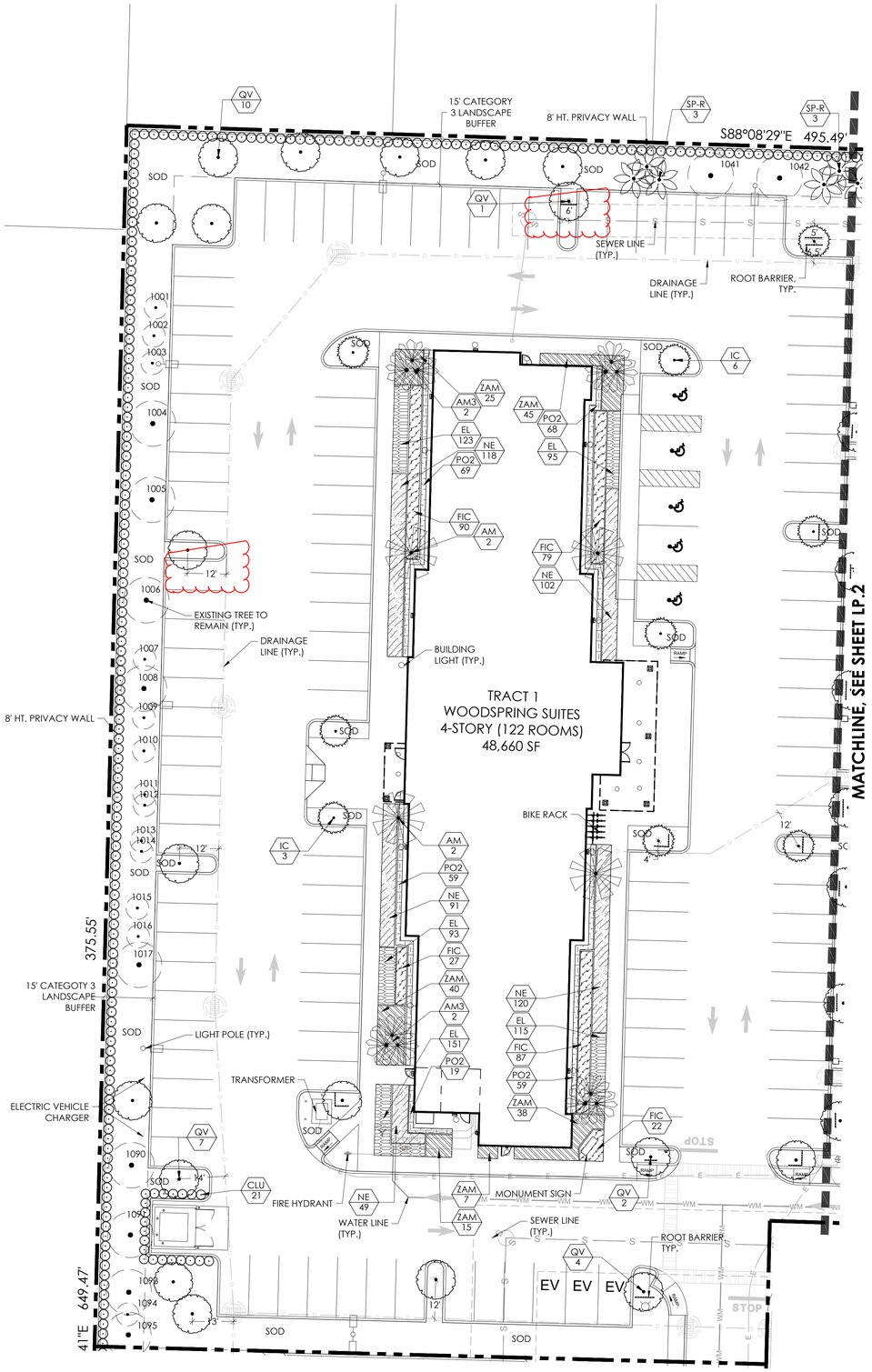
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

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

Drawn By: JG
Drawing #: 1034
Date: 02/04/2025

OVERALL SITE PLAN

SHEET # OSP.1



LANDSCAPE NOTES:

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
3. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
4. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
6. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
7. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
8. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.

LANDSCAPE REQUIREMENT CHART

LOCATION / AREA	CODE REQUIREMENT	REQUIRED	PROVIDED
NET SITE AREA: 201,570	1 TREE PER 2,500 SF	81 TREES	105 TREES
PARKING ISLAND TREES	1 TREE PER ISLAND	35 TREES	35 TREES
DIVIDER MEDIAN TREES	1 TREE PER MEDIAN + 1 TREE FOR EACH ADDITIONAL 40 LF	7 TREES	7 TREES
WEST PL (375 LINEAR FEET) 15' CATEGORY 3 BUFFER	1 TREE PER 20 LF 3' HT HEDGE 6' HT WALL OR FENCE	19 TREES 3' HT HEDGE 6' HT WALL OR FENCE	24 TREES TOTAL -22 EXISTING TREES -2 PROPOSED TREES 3' HT HEDGE 6' HT WALL
NORTH PL (495.5 LINEAR FEET) 15' CATEGORY 3 BUFFER	1 TREE PER 20 LF 3' HT HEDGE 6' HT WALL OR FENCE	25 TREES 3' HT HEDGE 6' HT WALL OR FENCE	28 TREES TOTAL -9 EXISTING TREES -19 PROPOSED TREES 3' HT HEDGE 6' HT WALL
EAST PL (R-O-W) (37 LINEAR FEET) 10' CATEGORY 6 BUFFER	1 TREE PER 20' LF 3' HT MEANDERING HEDGE 2 LEVELS OR TIERS	2 TREES 3' HT HEDGE 2 LEVELS OR TIERS	2 TREES
EAST PL (RESIDENTIAL) (344 LINEAR FEET) 15' CATEGORY 3 BUFFER	1 TREE PER 20' LF 3' HT HEDGE 6' HT WALL OR FENCE	18 TREES 3' HT HEDGE 6' HT WALL OR FENCE	20 TREES TOTAL -15 EXISTING TREES -5 PROPOSED TREES 3' HT HEDGE 6' HT WALL
BUILDING FOUNDATION PLANTING - LIGHT INDUSTRIAL	25% OF BUILDING FACADE THAT FACES THE STREET	25% OF 277 LF EAST FACADE & 116 LF OF SOUTH FACADE	277 LF OF SOUTH (100%) 74 LF OF EAST (27%) 103 OF WEST (37%) 277 LF OF NORTH (100%)
BUILDING FOUNDATION PLANTING - WOODSPRING SUITES	25% OF BUILDING FACADE THAT FACES THE STREET	25% OF 46 LF SOUTH FACADE	18 LF OF SOUTH (37%) 185 LF OF EAST (77%) 174 OF WEST (74%) 16 LF OF NORTH (33%)
PALM RATIO	CAN ONLY COUNT FOR LESS THAN 50% OF REQUIRED TREES	LESS THAN 41 OF 81 TREES	32 TREES (40%)
NATIVE SPECIES PLANTINGS RATIO	40% OF PLANTINGS MUST BE NATIVE IF NO WASTEWATER SYSTEM USED	40%	64%

TRACT 1 PHASE 1 PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
AM	4	Adonidia merrillii / Christmas Palm	14-16` OA HT
AM3	4	Adonidia merrillii / Christmas Palm	14-16` OA HT TRIPLE TRUNK
IC*	9	Ilex cassine / Dahoon Holly	12` HT MIN X 5` SPR @ 2.5" CAL. MIN
QV*	26	Quercus virginiana / Southern Live Oak	12` HT X 5` SPR 2.5" CAL
SP-R*	14	Relocated Sabal palmetto / Cabbage Palmetto	RELOCATED FROM ONSITE
SHRUBS			
CH*	12	Chrysobalanus icaco `Red Tip` / Red Tip Cocoplum	48" HT X 36" SPR @ 36" O.C.
CLU	405	Clusia guttifera / Small Leaf Clusia	36" HT X 30" SPR @ 36" O.C.
SHRUB AREAS			
FIC	323	Ficus microcarpa `Green Island` / Green Island Ficus	12" HT X 12" SPR @ 18" O.C.
MUH	21	Muhlenbergia capillaris / Pink Muhly	18" HT X 18" SPR @ 24" O.C.
NE	480	Nephrolepis exaltata / Boston Fern	12" HT X 12" SPR @ 18" O.C.
PO2*	274	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	12" HT X 12" SPR @ 18" O.C.
ZAM	170	Zamia integrifolia / Coontie	18" HT X 18" SPR @ 24" O.C.
GROUND COVERS			
EL	577	Ernodea littoralis / Golden Creeper	12" HT X 12" SPR @ 12" O.C.

NOTES:
- ALL AREAS LABELS AS SOD TO BE ST. AUGUSTINE
* FLORIDA NATIVE

LOCATION MAP

NORTH
0 10' 20' 40'
SCALE: 1" = 20'-0"

insite studio
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phone: 561-249-0940 email: info@insitestudio.com
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Consultants:

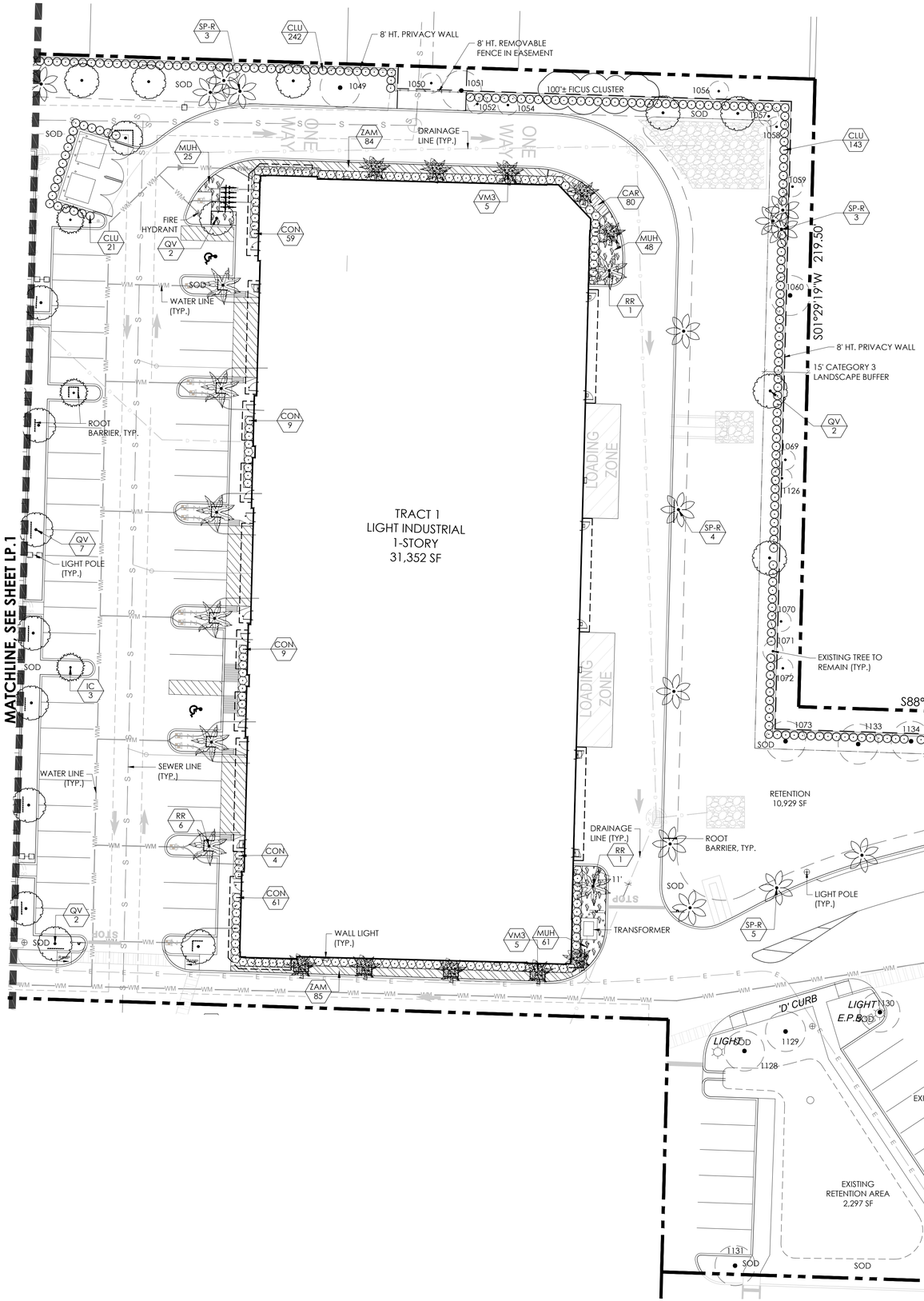
Revisions:
2/6/2025 - Intake
5/9/2025 - Resubmittal
6/26/2025 - Resubmittal

VILLAGE COLLECTION OF PALM SPRINGS
TRACT 1 - HOTEL & LIGHT INDUSTRIAL
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

Drawn By: JG
Drawing #: 1034
Date: 02/04/2025

HOTEL
LANDSCAPE PLAN

SHEET # LP.1



LANDSCAPE NOTES:

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSEY PLANTS, UNLESS OTHERWISE NOTED.
2. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.
3. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
4. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
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7. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
8. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.

PLANT SCHEDULE PHASE 2			
CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
TREES			
IC *	3	Ilex cassine / Dahoon Holly	12` HT MIN X 5` SPR @ 2.5" CAL. MIN
QV *	11	Quercus virginiana / Southern Live Oak	12` HT X 5` SPR 2.5" CAL
SP-R *	9	Relocated Sabal palmetto / Cabbage Palmetto	RELOCATED FROM ONSITE
RR *	8	Roystonea regia / Florida Royal Palm	12-15' GW
VM3	10	Veitchia montgomeryana / Montgomery Palm	22-26` O.A. HT, 18` G.W. MIN. TRIPLE TRUNK
SHRUBS			
CLU	21	Clusia guttifera / Small Leaf Clusia	36" HT X 30" SPR @ 36" O.C.
CON *	142	Conocarpus erectus `Sericeus` / Silver Buttonwood	36" HT X 36" SPR @ 48" O.C.
SHRUB AREAS			
CAR	80	Carissa macrocarpa `Emerald Blanket` / Emerald Blanket Carissa	12" HT X 12" SPR @ 12" O.C.
MUH*	134	Muhlenbergia capillaris / Pink Muhly	18" HT X 18" SPR @ 24" O.C.
ZAM*	169	Zamia integrifolia / Coontie	18" HT X 18" SPR @ 24" O.C.

NOTES:
- ALL AREAS LABELS AS SOD TO BE ST. AUGUSTINE
* FLORIDA NATIVE

LOCATION MAP

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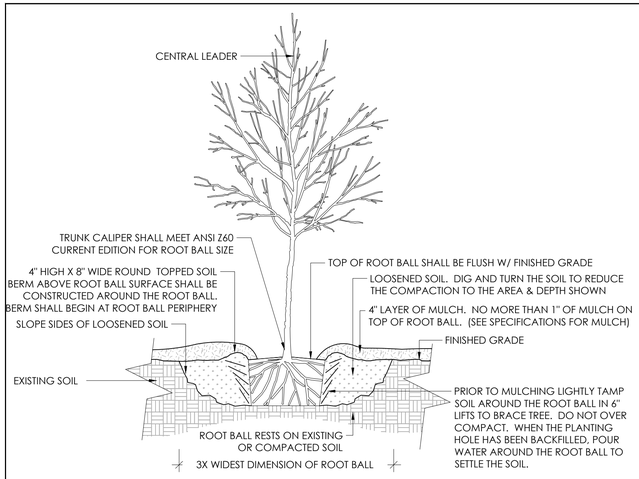
6/26/2025 - Resubmittal

VILLAGE COLLECTION OF PALM SPRINGS
TRACT 1 - HOTEL & LIGHT INDUSTRIAL
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

Drawn By: JG
Drawing #: 1034
Date: 02/04/2025

LIGHT INDUSTRIAL LANDSCAPE PLAN

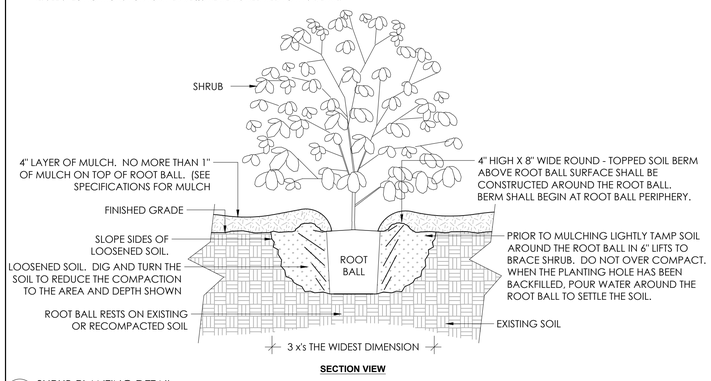
SHEET # LP.2



1 TREE PLANTING DETAIL

SCALE: 1/2" = 1'- 0"

NOTES:
1. TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

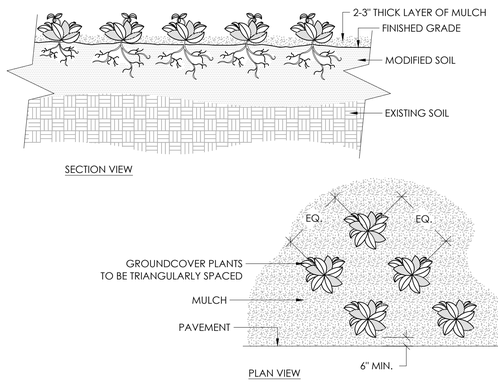


SECTION VIEW

2 SHRUB PLANTING DETAIL

SCALE: 3/4" = 1'- 0"

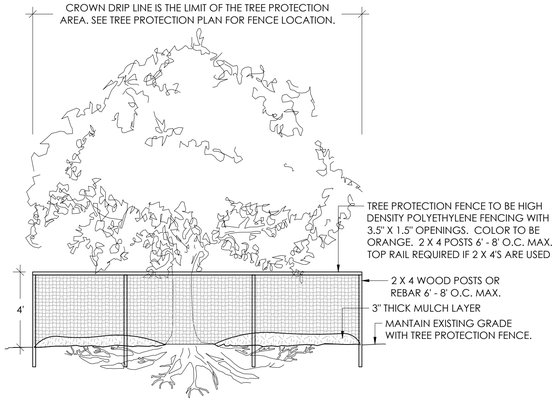
NOTES:
1. SHRUB SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS
2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.



3 GROUND COVER

SCALE: 3/4" = 1'- 0"

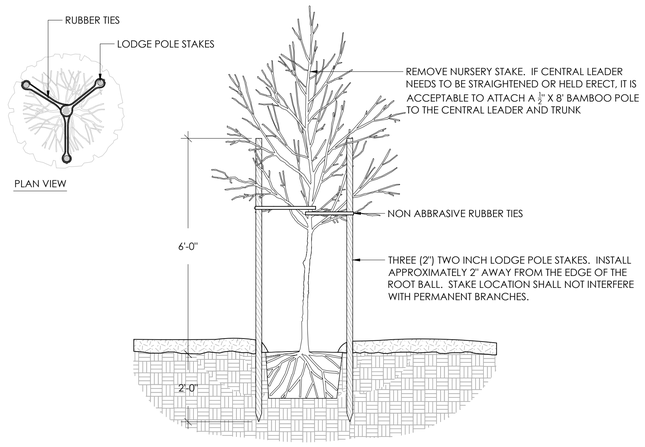
NOTES:
1. SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING.
3. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.



4 TREE PROTECTION DETAIL

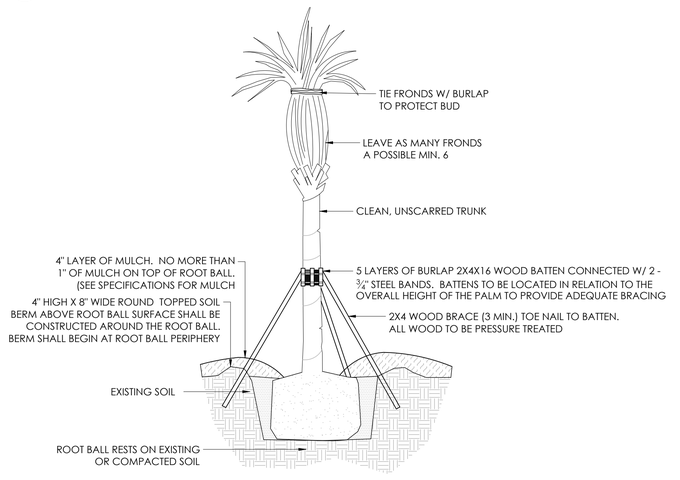
SCALE: 1/4" = 1'- 0"

NOTES:
1. KEEP OUT OF TREE PROTECTION AREA
2. FENCE TO BE INSTALLED ALONG DRIPLINE OF EXISTING TREES
3. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.



5 TREE STAKING DETAIL

SCALE: 1/2" = 1'- 0"



6 PALM STAKING DETAIL

SCALE: 1/4" = 1'- 0"

LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA #1 QUALITY OR BETTER AS DEFINED IN THE LATEST EDITION OF THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING ALL EXISTING LANDSCAPE MATERIAL AS NOTED PER THE PLANS. IF ANY OF THE PROTECTED, PRESERVED, OR RELOCATED TREES DIE DURING CONSTRUCTION OR THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE THE LANDSCAPE MATERIAL IN KIND.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM LOCAL MUNICIPALITY AND GOVERNING AGENCIES PRIOR TO REMOVAL OF ANY EXISTING VEGETATION OR BEGINNING INSTALLATION.
4. CONTRACTOR RESPONSIBLE FOR ACHIEVING ADEQUATE PERCOLATION RATE (AS DESCRIBED ON THE LANDSCAPE NOTES) AND BACK FILLING WITH SPECIFIED SOIL/MATERIAL.
5. ALL PLANTING AND SOD AREAS SHALL RECEIVE 100% IRRIGATION COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR. INSIDE OF ALL RETAINING WALLS AND RAISED PLANTERS SHALL BE SEALED WITH AN APPROPRIATE WATER-PROOFING SUBSTANCE, AND SHALL NOT BE VISIBLE ONCE SOIL IS BACKFILLED.
6. ALL PLANTING BEDS/ ISLANDS SHALL BE FREE OF SHELLROCK, CONSTRUCTION DEBRIS, OR OTHER MISCELLANEOUS DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS, AND BACKFILLED WITH THE SPECIFIED SOIL MIXTURE.
7. IN THE EVENT OF A CONFLICT BETWEEN THE QUANTITIES SHOWN IN THE PLANT SCHEDULE AND GRAPHICALLY DEPICTED AND LABELED ON THE PLAN, THE PLAN WILL PREVAIL. IF SUCH CONFLICT IS DISCOVERED, CONTRACTOR SHALL CONSULT WITH LANDSCAPE ARCHITECT.
8. MAINTAIN EXISTING GRADE TO THE DRIP LINE OF EXISTING TREES.
9. CONTRACTOR IS REQUIRED TO CALL SUNSHINE 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO ANY DIGGING, EXCAVATION, OR UNDERGROUND WORK. IF PROPOSED DESIGN CONFLICTS WITH EXISTING OR PROPOSED UTILITY LOCATIONS, CONTRACTOR SHALL IMMEDIATELY CONTACT LANDSCAPE ARCHITECT TO DEVELOP A SOLUTION FOR THE CONFLICT.
10. ROOT BARRIERS ARE REQUIRED FOR ALL TREES LOCATED WITHIN 10' OF UNDERGROUND UTILITIES.
11. ALL TREES PLANTED UNDER OR NEAR OVERHEAD POWER LINES SHALL COMPLY WITH FPL RIGHT TREE, RIGHT PLACE REQUIREMENTS.
12. 'LA' INDICATES LANDSCAPE AREA, IN THESE AREAS, THE FILL SOIL SHALL BE OF A QUALITY OF SANDY LOAM ABLE TO SUPPORT PLANT LIFE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE FREE OF ROCKS, SHELLS, OR RUBBLE.

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Consultants:

Revisions:
2/6/2025 - Intake
5/9/2025 - Resubmittal
6/26/2025 - Resubmittal

VILLAGE COLLECTION OF PALM SPRINGS
TRACT 1 - HOTEL & LIGHT INDUSTRIAL
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

Drawn By: JG
Drawing #: 1034
Date: 02/04/2025

LANDSCAPE DETAILS

SHEET # LP.3

GENERAL CONDITIONS

A. CONTRACT DOCUMENTS: Shall consist of specifications and ils general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. VERIFICATION: The Contractor shall verify measurements on the drawings before beginning work. In case of error or discrepancy in the drawings or specifications or in the work of others affecting his/her work, he/she shall notify the Owner's Representative immediately. The Contractor shall be held responsible for any damages or loss due to his/her failure to observe these instructions.

C. MATERIALS, MACHINERY, EMPLOYEES: Except as otherwise noted, the Contractor shall provide and pay for all materials, labor, tools, and other items necessary and incidental to the completion of his/her work.

D. SURVEYS, PERMITS, REGULATIONS: The Owner shall furnish an adequate survey of the property. The Contractor shall obtain and pay for all permits and comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a variance exists therewith he/she shall promptly notify the Owner's Representative in writing and any necessary changes shall be adjusted as provided in the contract for changes in the work.

E. PROTECTION OF WORK, PROPERTY AND PERSON: The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

F. CHANGES IN THE WORK: The owner may order changes in the work, and the contract sum being adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extras must be made in writing before executing the work involved.

G. CORRECTION OF WORK: The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative for a period of ninety (90) days from the date of completion of the contract.

H. Owner's Authorized Representative: The Owner's authorized representative acts as the authorized representative of the Owner in conjunction with the project manager, and has authority to accept or reject materials or workmanship and to make minor changes in the work not involving extra cost. He will also interpret the meaning of the contract documents and may stop the work if necessary to ensure its proper execution.

I. CLARIFICATION OF DRAWINGS BEFORE BIDDING: After reviewing the drawings thoroughly it is the Contractor's responsibility to clarify with the Owner's Representative any questions the Contractor may have regarding the method of construction, quantities, or quality of materials included or called out. If the Contractor cannot contact the Owner's Representative, the Contractor must qualify his/her bid or accept the interpretation of the Owner's Representative on the questionable areas as they develop during construction.

J. SAMPLES: The Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. The Contractor shall furnish samples upon request by the Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

K. PRE-CONSTRUCTION CONFERENCE: Schedule a pre-construction meeting with the Owner's Representative at least seven (7) days before beginning work. The purpose of this conference is to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

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Tree and Plant Protection

PART 1 GENERAL

1.1 SUMMARY

The scope of work includes all labor, materials, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with protection of existing trees and other plants as shown on the drawings and as specified herein.

1. Provide preconstruction evaluations
2. Provide tree and plant protection fencing.
3. Provide protection of root zones and above ground tree and plants
4. Provide pruning of existing trees and plants.
5. Coordinate with the requirements of Section Planting Soil for modifications to the soil within the root zone of existing trees and plants.
6. Provide all insect and disease control.
7. Provide maintenance of existing trees and plants including irrigation during the construction period as recommended by the arborist report.
8. Provide maintenance of existing trees and plants including irrigation during the post construction plant maintenance period.
9. Remove tree protection fencing and other protection from around and under trees and plants.
10. Clean up and disposal of all excess and surplus material.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

B. It is the intent of this section that the requirements apply to all sections of the project specification such that any subcontractor must comply with the restrictions on work within designated Tree and Plant Protection Areas.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:

1. Drawings and general provisions of contract including general and supplementary conditions and Division 1 specifications apply to work of this section.
2. Section - Planting

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail.

1. ANSI A 300 (Part 5) - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current editions.
2. Pruning practices shall conform with recommendations "Structural Pruning; A Guide For The Green Industry"; Published by Urban Tree Foundation, Visalia, California; most current edition.
3. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

1.8 CORRECTION OF WORK

A. The Contractor shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.

B. Reasonable and reasonably: When used in this specification is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that plants are not free of defects, and that plant conditions change with time. This specification also recognizes that some decisions cannot be totally based on measured findings and that profession judgment is required. In cases of differing opinion, the Owner's Representative expert shall determine when conditions within the plant are judged as reasonable.

C. Shrub: Woody plants with mature height approximately less than 25 feet.

D. Tree and Plant Protection Area: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and defined by a circle centered on the trunk with each tree with a radius equal to the clown dripline unless otherwise indicated by the owner's representative.

E. Tree: Single and multi-stemmed plants, including palms with anticipated mature height approximately greater than 25 feet or any plant identified on the plans as a tree.

1.10 SUBMITTALS

A. PRODUCT DATA: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the start of any work at the site.

1.11 OBSERVATION of the work

A. The Owner's Representative may inspect the work at any time.

1.12 PRE-CONSTRUCTION CONFERENCE

A. Schedule a pre - construction meeting with the Owner's Representative at least seven (7) days before beginning work to review any questions the Contractor may have regarding the work, administrative procedures during construction and project work schedule.

1. The following Contractors shall attend the preconstruction conference:
   a. General Contractor.
   b. Consulting Arborist.
   c. Subcontractor assigned to install Tree and Plant Protection measures.
   d. Earthwork Contractor.
   e. All site utility Contractors that may be required to dig or trench into the soil.
   f. Landscape subcontractor.
   g. Irrigation subcontractor

B. Prior to this meeting, mark all trees and plants to remain and or be removed as described in this specification for review and approval by the Owner's Representative.

1.13 QUALITY ASSURANCE

A. Contractor qualifications:

1. All pruning, branch tie back, tree removal, root pruning, and fertilizing required by this section shall be performed by or under the direct supervision of ISA Certified Arborist Submit aforementioned individual's qualifications for approval by the Owner's Representative.
2. All applications of pesticide or herbicide shall be performed by a person maintaining a current state license to apply chemical pesticides valid in the jurisdiction of the project. Submit copies of all required state licensing certificates including applicable chemical applicator licenses.

PART 2 PRODUCTS

2.3 TREE PROTECTION FENCING:

B. PLASTIC MESH FENCE: Heavy - duty orange plastic mesh fencing fabric 48 inches wide. Fencing shall be attached to metal "U" or "T" post or wooden post driven into the ground of sufficient depth to hold the fabric solidly in place with out sagging. The fabric shall be attached to the post using attachment ties of sufficient number and strength to hold up the fabric without sagging. The Owner's Representative may request, at any time, additional post, deeper post depths and or additional fabric attachments if the fabric begins to sag, lean or otherwise not present a sufficient barrier to access.

C. GATES: For each fence type and in each separate fenced area, provide a minimum of one 3 foot wide gate. Gates shall be lockable. The location of the gates shall be approved by the Owner's Representative.

D. Submit suppliers product data that product meets the requirements for approval.

2.4 tree protection sign:

A. Heavy-duty cardboard signs, 8.5 inches x 11 inches, white colored background with black 2 inch high or larger letters block letters. The signs shall be attached to the tree protection fence every 50 feet o.c. The tree protection sign shall read "Tree and Plant Protection Area- Keep Out".

2.5 TREE GROWTH REGULATOR (TGR)

A. Cambistat 25C.

B. Submit suppliers product data that product meets the requirements for approval.

2.6 MATTING

A. Matting for vehicle and work protection shall be heavy duty matting designed for vehicle loading over tree roots, Altumamats as manufactured by Altumamats, Inc, Franklin, PA 16323 or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.7 GEOGRID

A. Geogrid shall be woven polyester fabric with PVC coating, Uni-axial or biaxial geogrid, inert to biological degradation, resistant to naturally occurring chemicals, alkalis, acids.

1. Geogrid shall be Miragrid 2XT as manufactured by Ten Cate Nicolon, Norcross, GA. http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

2.8 FILTER FABRIC

A. Filter Fabric shall be nonwoven polypropylene fibers, inert to biological degradation and resistant of naturally occurring chemicals, alkalis and acids.

1. Mirafi 135 N as manufactured by Ten Cate Nicolon, Norcross, GA, http://www.tencate.com or approved equal.

B. Submit suppliers product data that product meets the requirements for approval.

PART 3 EXECUTION

3.1 SITE EXAMINATION

A. Examine the site, tree, plant and soil conditions. Notify the Owner's Representative in writing of any conditions that may impact the successful Tree and Plant Protections that is the intent of this section.

3.2 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of Work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines currently present on the irrigation plan, heads or the conduits of other utility lines or structures that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.3 TREE AND PLANT PROTECTION AREA: The Tree and Plant Protection Area is defined as all areas indicated on the tree protection plan. Where no limit of the Tree and Plant Protection area is defined on the drawings, the limit shall be the drip line (outer edge of the branch crown) of each tree.

3.4 Preparation:

A. Prior to the preconstruction meeting, layout the limits of the Tree and Plant Protection Area and then alignments of required Tree and Plant Protection Fencing and root pruning. Obtain the Owner's Representative's approval of the limits of the protection area and the alignment of all fencing and root pruning.

B. Flag all trees and shrubs to be removed by wrapping orange plastic ribbon around the trunk and obtain the Owner's Representative's approval of all trees and shrubs to be removed prior to the start of tree and shrub removal. After approval, mark all trees and shrubs to be removed with orange paint in a band completely around the base of the tree or shrub 4-5 feet above the ground.

C. Flag all trees and shrubs to remain with white plastic ribbon tied completely around the trunk or each tree and on a prominent branch for each shrub. Obtain the Owner's Representative's approval of all trees and shrubs to be remain prior to the start of tree and shrub removal.

D. Prior to any construction activity at the site including utility work, grading, storage of materials, or installation of temporary construction facilities, install all tree protection fencing, Filter Fabric, silt fence, tree protection signs, Geogrid, Mulch and or Wood Chips as shown on the drawings.

3.5 SOIL MOISTURE

A. Volumetric soil moisture level, in all soils within the Tree and Plant Protection Area shall be maintained above permanent wilt point to a depth of at least 8 inches. No soil work or other activity shall be permitted within the Tree and Plant Protection Area when the volumetric soil moisture is above field capacity. The permanent wilt point and field capacity for each type of soil texture shall be defined as follows (numbers indicate percentage volumetric soil moisture).

Soil type	Permanent wilt point v/v	Field capacity v/v
Sand, Loamy sand, Sandy loam	5 - 8%	12 - 18%
Loam, Sandy clay, Sandy clay loam	14 - 25%	27 - 36%
Clay loam, Silt loam	11 - 22%	31 - 36%
Silty clay, Silty clay loam	22 - 27%	38 - 41%

1. Volumetric soil moisture shall be measured with a digital, electric conductivity meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent meter.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend operations until the soil moisture drains to below field capacity.

3.6 ROOT PRUNING:

A. Prior to any excavating into the existing soil grade within 25 feet of the limit of the Tree and Plant Protection Area or trees to remain, root prune all existing trees to a depth of 24 inches below existing grade in alignments following the edges of the Tree and Plant Protection Area or as directed by the Owner's Representative. Root pruning shall be in conformance with ANSI A300 (part 8) latest edition.

1. Using a rock saw, chain trencher or similar trenching device, make a vertical cut within 2 feet of the limit of grading.
2. After completion of the cut, make clean cuts with a lopper, saw or pruner to remove all torn root ends on the tree side of the excavation, and backfill the trench immediately with existing soil, filling all voids.

3.7 INSTALLATION OF GEOGRIDS, FILTER FABRIC, MATTING, WOOD CHIPS AND OR MULCH

A. Install Geogrids, Filter Fabric, matting, Wood Chips and or Mulch in areas and depths shown on the plans and details or as directed by the Owner's representative. In general it is the intent of this specification to provide the following levels of protection:

1. All areas within the Tree and Plant Protection area provide a minimum of 5 inches of Wood Chips or Mulch.
2. Areas where foot traffic or storage of lightweight materials is anticipated to be unavoidable provide a layer of Filter Fabric under the 5 inches of Wood Chips or Mulch.
3. Areas where occasional light vehicle traffic is anticipated to be unavoidable provide a layer of Geogrids under 8 inches of Wood Chips or Mulch.
4. Areas where heavy vehicle traffic is unavoidable provide a layer of Geogrids under 8 - 12 inches of Wood Chips or Mulch and a layer of matting over the Wood Chips or Mulch.

B. The Owner's Representative shall approve the appropriate level of protection.

C. In the above requirements, light vehicle is defined as a track skid steer with a ground pressure of 4 psi or lighter. A heavy vehicle is any vehicle with a tire or track pressure of greater than 4 psi. Lightweight materials are any packaged materials that can be physically moved by hand into the location. Bulk materials such as soil, or aggregate shall never be stored within the Tree and Plant Protection Area.

3.8 PROTECTION:

A. Protect the Tree and Plant Protection Area at all times from compaction of the soil; damage of any kind to trunks, bark, branches, leaves and roots of all plants; and contamination of the soil, bark or leaves with construction materials, debris, silt, fuels, oils, and any chemicals substance. Notify the Owner's Representative of any spills, compaction or damage and take corrective action immediately using methods approved by the Owner's Representative.

3.9 GENERAL REQUIREMENTS AND LIMITATIONS FOR OPERATIONS WITHIN THE TREE AND PLANT PROTECTION AREA:

A. The Contractor shall not engage in any construction activity within the Tree and Plant Protection Area without the approval of the Owner's Representative including: operating, moving or storing equipment; storing supplies or materials; locating temporary facilities including trailers or portable toilets and shall not permit employees to traverse the area to access adjacent areas of the project or use the area for lunch or any other work breaks. Permitted activity, if any, within the Tree and Plant Protection Area maybe indicated on the drawings along with any required remedial activity as listed below.

B. In the event that construction activity is unavoidable within the Tree and Plant Protection Area, notify the Owner's Representative and submit a detailed written plan of action for approval. The plan shall include: a statement detailing the reason for the activity including why other options are not suited; a description of the proposed activity; the time period for the activity, and a list of remedial actions that will reduce the impact on the Tree and Plant Protection Area from the activity. Remedial actions shall include but shall not be limited to the following:

1. In general, demolition and excavation within the drip line of trees and shrubs shall proceed with extreme care either by the use of hand tools, directional boring and or Air Knife excavation where indicated or with other low impact equipment that will not cause damage to the tree, roots or soil.
2. When encountered, exposed roots, 1 inches and larger in diameter shall be worked around in a manner that does not break the outer layer of the root surface (bark). These roots shall be covered in Wood Chips and shall be maintained above permanent wilt point at all times. Roots one inch and larger in diameter shall not be cut with out the approval of the owners representative. Excavation shall be tunneled under these roots without cutting them. In the areas where roots are encountered, work shall be performed and scheduled to close excavations as quickly as possible over exposed roots.
3. Tree branches that interfere with the construction may be tied back or pruned to clear only to the point necessary to complete the work. Other branches shall only be removed when specifically indicated by the Owner's Representative, Tying back or trimming of all branches and the cutting of roots shall be in accordance with accepted arboricultural practices (ANSI A300, part 8) and be performed under supervision of the arborist.
4. Matting: Install temporary matting over the Wood Chips or Mulch to the extent indicated. Do not permit foot traffic, scaffolding or the storage of materials within the Tree and Plant Protection Area to occur off of the temporary matting.
5. Trunk Protection: Protect the trunk of each tree to remain by covering it with a ring of 8 foot long 2 inch x 6 - inch planks loosely banded onto the tree with 3 steel bands. Staple the bands to the planks as necessary to hold them securely in place, Trunk protection must by kept in place no longer than 12 months. If construction requires work near a particular tree to continue longer than 12 months, the steel bands shall be inspected every six months and loosened if they are found to have become tight.
6. Air Excavation Tool: If excavation for footings or utilities is required within the Tree and Plant Protection Area, air excavation tool techniques shall be used where practical or as designed on the drawings.
   a. Remove the Wood Chips from an area approximately 18 inches beyond the limits of the hole or trench to be excavated. Cover the Wood Chips for a distance of not less than 15 feet around the limit of the excavation area with Filter Fabric or plastic sheeting to protect the Wood Chips from silt. Mound the Wood Chips so that the plastic slopes towards the excavation.
   b. Using a sprinkler or soaker hose, apply water slowly to the area of the excavation for a period of at least 4 hours, approximately 12 hours prior to the work so that the ground water level is at or near field capacity at the beginning of the work. For excavations that go beyond the damp soil, rewet the soil as necessary to keep soil moisture near field capacity.
   c. Using an air excavation tool specifically designed and manufactured for the intended purpose, and at pressures recommended by the manufacturer of the equipment, fracture the existing soil to the shape and the depths required. Work at rates and using techniques that do not harm tree roots. Air pressure shall be a maximum of 90-100 psi.
      1.) The air excavation tool shall be "Air-Spade" as manufactured by Concept Engineering Group, Inc., Verona, PA (412) 826-8800, or Air Knife as manufactured by Easy Use Air Tools, Inc. Allison Park, Pa (866) 328-5723 or approved equal.
   d. Using a commercial, high-powered vacuum truck if required, remove the soil from the excavation produced by the Air Knife excavation. The vacuum truck should generally operate simultaneously with the hose operator, such that the soil produced is picked up from the excavation hole, and the exposed roots can be observed and not damaged by the ongoing operation. Do not drive the vacuum truck into the Tree and Plant Protection Area unless the area is protected from compaction as approved in advance by the Owner's Representative.
   e. Remove all excavated soil and excavated Wood Chips, and contaminated soil at the end of the excavation.
   f. Schedule the work so that foundations or utility work is completed immediately after the excavation. Do not let the roots dry out. Mist the roots several times during the day. If the excavated area must remain open over night, mist the roots and cover the excavation with black plastic.
   g. Dispose of all soil in a manner that meets local laws and regulations.
   h. Restore soil within the trench as soon as the work is completed. Utilize soil of similar texture to the removed soil and lightly compact with hand tools. Leave soil mounded over the trench to a height of approximately 10% of the trench depth to account for settlement.
   i. Restore any Geogrids, Filter Fabric, Wood Chips or Mulch and or matting that was previously required for the area.

3.10 TREE REMOVAL:

A. Remove all trees indicated by the drawings and specifications, as requiring removal, in a manner that will not damage adjacent trees or structures or compacts the soil.

B. Remove trees that are adjacent to trees or structures to remain, in sections, to limit the opportunity of damage to adjacent crowns, trunks, ground plane elements and structures.

C. Do not drop trees with a single cut unless the tree will fall in an area not included in the Tree and Plant Protection Area. No tree to be removed within 50 feet of the Tree and Plant Protection Area shall be pushed over or up-rooted using a piece of grading equipment.

D. Protect adjacent paving, soil, trees, shrubs, ground cover plantings and understory plants to remain from damage during all tree removal operations, and from construction operations. Protection shall include the root system, trunk, limbs, and crown from breakage or scarring, and the soil from compaction.

E. Remove stumps and immediate root plate from existing trees to be removed. Grind trunk bases and large buttress roots to a depth of the largest buttress root or at least 18 inches below the top most roots which ever is less and over the area of the trees the diameter of the trunk (DBH).

1. For trees where the stump will fall under new paved areas, grind roots to a total depth of 18 inches below the existing grade. If the sides of the stump hole still have greater than approximately 20% wood visible, continue grinding operation deeper and or wider until the resulting hole has less than 20% wood. Remove all wood chips produced by the grinding operation and back fill in 8 inch layers with controlled fill of a quality acceptable to the site engineer for fill material under structures, compacted to 95% of the maximum dry density standard proctor. The Owner's Representative shall approve each hole at the end of the grinding operation.
2. In areas where the tree location is to be a planting bed or lawn, remove all woodchips and backfill stump holes with planting soil as defined in Specification Section Planting Soil, in maximum of 12 inch layers and compact to 80 - 85% of the maximum dry density standard proctor.

3.11 PRUNING:

A. Within six months of the estimated date of substantial completion, prune all dead or hazardous branches larger than 2 inch in diameter from all trees to remain.

B. Implement all pruning recommendations found in the arborist report.

C. Prune any low, hanging branches and vines from existing trees and shrubs that overhang walks, streets and drives, or parking areas as follows:

1. Walks - within 8 feet vertically of the proposed walk elevation.
2. Parking areas - within 12 feet vertically of the proposed parking surface elevation.
3. Streets and drives - within 14 feet vertically of the proposed driving surface elevation.

D. All pruning shall be done in accordance with ANSI A300 (part 1), ISA BMP Tree Pruning (latest edition, and the "Structural Pruning: A Guide for the Green Industry", Edward Gilman, Brian Kempf, Nelda Matheny and Jim Clark, 2013 Urban Tree Foundation, Visalia CA.

E. Perform other pruning task as indicated on the drawings or requested by the Owner's Representative.

F. Where tree specific disease vectors require, sterilize all pruning tools between the work in individual trees.

3.13 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants to be preserved during the entire construction period. Adequate water is defined to be maintaining soil moisture above the permanent wilt point to a depth of 8 inches or greater.

B. The Contractor shall adjust the automatic irrigation system, if available, and apply additional water, using hoses or water tanks as required.

C. Periodically test the moisture content in the soil within the root zone to determine the water content.

3.14 WEED REMOVAL

A. During the construction period, control any plants that seed in and around the fenced Tree and Plant Protection area at least three times a year.

1. All plants that are not shown on the planting plan or on the Tree and Plant Protection Plan to remain shall be considered as weeds.

B. At the end of the construction period provide one final weeding of the Tree and Plant Protection Area.

3.15 INSECT AND DISEASE CONTROLLER

A. Monitor all plants to remain for disease and insect infestations during the entire construction period. Provide all disease and insect control required to keep the plants in a healthy state using the principles of Integrated Plant Management (IPM). All pesticides shall be applied by a certified pesticide applicator.

3.16 CLEAN-UP

A. During tree and plant protection work, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once tree protection work is complete, wash all soil from pavements and other structures. Ensure that Mulch is confined to planting beds.

C. Make all repairs to grades, ruts, and damage to the work or other work at the site.

D. Remove and dispose of all excess Mulch, Wood Chips, packaging, and other material brought to the site by the Contractor.

3.17 Removal of fencing and other Tree and plant protection

A. At the end of the construction period or when requested by the Owner's Representative remove all fencing, Wood Chips or Mulch, Geogrids and Filter Fabric, trunk protection and or any other Tree and Plant Protection material.

3.18 DAMAGE OR LOSS TO EXISTING Plants TO REMAIN

B. Any trees or plants designated to remain and which are damaged by the Contractor shall be replaced in kind by the Contractor at their own expense. Trees shall be replaced with a tree of similar species and of equal size or of 6 inch caliper which ever is less, Shrubs shall be replaced with a plant of similar species and equal size or the largest size plants reasonably available which ever is less. Where replacement plants are to be less than the size of the plant that is damaged, the Owner's Representative shall approve the size and quality of the replacement plant.

1. All trees and plants shall be installed per the requirements of Specification Section Planting.

C. Plants that are damaged shall be considered as requiring replacement or appraisal in the event that the damage affects more than 25 % of the crown, 25% of the trunk circumference, or root protection area, or the tree is damaged in such a manner that the tree could develop into a potential hazard. Trees and shrubs to be replaced shall be removed by the Contractor at his own expense.

1. The Owner's Representative may engage an independent arborist to assess any tree or plant that appears to have been damaged to determine their health or condition.

C. Any tree that is determined to be dead, damaged or potentially hazardous by the Owner's arborist and upon the request of the Owner's Representative shall be immediately removed by the Contractor at no additional expense to the owner. Tree removal shall include all clean up of all wood parts and grinding of the stump to a depth sufficient to plant the replacement tree or plant, removal of all chips from the stump site and filling the resulting hole with topsoil.

D. Any remedial work on damaged existing plants recommended by the consulting arborist shall be completed by the Contractor at no cost to the owner, Remedial work shall include but is not limited to: soil compaction remediation and vertical mulching, pruning and or cabling, insect and disease control including injections, compensatory watering, additional mulching, and could include application tree growth regulators (TGR).

E. Remedial work may extend up to two years following the completion of construction to allow for any requirements of multiple applications or the need to undertake applications at required seasons of the year.

END OF SECTION 015639

SECTION 32 9300

PLANTING

PART 1 GENERAL

1.1 SUMMARY

A. The scope of work includes all labor, materials, appliances, tools, equipment, facilities, transportation and services necessary for, and incidental to performing all operations in connection with furnishing, delivery, and installation of plant (also known as "landscaping") complete as shown on the drawings and as specified herein.

B. The scope of work in this section includes, but is not limited to, the following:

1. Locate, purchase, deliver and install all specified plants.
2. Water all specified plants.
3. Mulch, fertilize, stake, and prune all specified plants.
4. Maintenance of all specified plants until the beginning of the warranty period.
5. Plant warranty.
6. Clean up and disposal of all excess and surplus material.
7. Maintenance of all specified plants during the warranty period.

1.2 CONTRACT DOCUMENTS

A. Shall consist of specifications and general conditions and the construction drawings. The intent of these documents is to include all labor, materials, and services necessary for the proper execution of the work. The documents are to be considered as one. Whatever is called for by any parts shall be as binding as if called for in all parts.

1.3 RELATED DOCUMENTS AND REFERENCES

A. Related Documents:

1. Drawings and general provisions of contract including general and supplementary conditions and Division 1 specifications apply to work of this section
2. Related Specification Sections
   a. Section - Tree Protection and Plant Protection

B. References: The following specifications and standards of the organizations and documents listed in this paragraph form a part of the specification to the extent required by the references thereto. In the event that the requirements of the following referenced standards and specification conflict with this specification section the requirements of this specification shall prevail. In the event that the requirements of any of the following referenced standards and specifications conflict with each other the more stringent requirement shall prevail or as determined by the Owners Representative.

1. State of California, Department of Food and Agriculture, Regulations for Nursery Inspections, Rules and Grading.
2. ANSI Z60.1 American Standard for Nursery Stock, most current edition.
3. ANSI A 300 - Standard Practices for Tree, Shrub and other Woody Plant Maintenance, most current edition and parts.
4. Florida Grades and Standards for Nursery Stock, current edition (Florida Department of Agriculture, Tallahassee FL).
5. Interpretation of plant names and descriptions shall reference the following documents. Where the names or plant descriptions disagree between the several documents, the most current document shall prevail.
   a. USDA - The Germplasm Resources Information Network (GRIN) http://www.ars-grin.gov/npgs/searchgrin.html
   b. Manual of Woody Landscape Plants; Michael Dirr; Stipes Publishing, Champaign, Illinois; Most Current Edition.
   c. The New Sunset Western Garden Book, Oxmoor House, most current edition.
6. Pruning practices shall conform to recommendations "Structural Pruning: A Guide For The Green Industry" most current edition; published by Urban Tree Foundation, Visalia, California.
7. Glossary of Arboricultural Terms, International Society of Arboriculture, Champaign IL, most current edition.

1.4 VERIFICATION

A. All scaled dimensions on the drawings are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner's Representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the Owner's Representative.

B. In the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.5 PERMITS AND REGULATIONS

A. The Contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. The Contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. If the Contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the Contractor shall promptly notify the Owner's Representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

B. Wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

C. In case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or Owner's Representative shall determine which shall govern.

1.6 PROTECTION OF WORK, PROPERTY AND PERSON

A. The Contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.7 CHANGES IN THE WORK

A. The Owner's Representative may order changes in the work, and the contract sum should be adjusted accordingly. All such orders and adjustments plus claims by the Contractor for extra compensation must be made and approved in writing before executing the work involved.

B. All changes in the work, notifications and contractor's request for information (RFI) shall conform to the contract general condition requirements.

1.8 CORRECTION OF WORK

A. The Contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the Owner's Representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.9 DEFINITIONS

All terms in this specification shall be as defined in the "Glossary of Arboricultural Terms" or as modified below.

A. Boxed trees: A container root ball package made of wood in the shape of a four-sided box.

B. Container plant: Plants that are grown in and/or are currently in a container including boxed trees.

C. Defective plant: Any plant that fails to meet the plant quality requirement of this specification.

D. End of Warranty Final Acceptance: The date when the Owner's Representative accepts that the plants and work in this section meet all the requirements of the warranty. It is intended that the materials and workmanship warranty for Planting, Planting Soil, and Irrigation work run concurrent with each other.

E. Field grown trees (B&B): Trees growing in field soil for at least 12 months prior to harvest.

F. Healthy: Plants that are growing in a condition that expresses leaf size, crown density, color; and with annual growth rates typical of the species and cultivar's horticultural description, adjusted for the planting site soil, drainage and weather conditions.

G. Kinked root: A root within the root package that bends more than 90 degrees.

H. Maintenance: Actions that preserve the health of plants after installation and as defined in this specification.

I. Maintenance period: The time period, as defined in this specification, which the Contractor is to provide maintenance.

J. Normal: the prevailing protocol of industry standard(s).

K. Owner's Representative: The person appointed by the Owner to represent their interest in the review and approval of the work and to serve as the contracting authority with the Contractor. The Owner's Representative or Owner may appoint other persons to review and approve any aspects of the work, such as the landscape architect who prepared the plans.

L. Reasonable and reasonably: When used in this specification relative to plant quality, it is intended to mean that the conditions cited will not affect the establishment or long term stability, health or growth of the plant. This specification recognizes that it is not possible to produce plants free of all defects, but that some accepted industry protocols and standards result in plants unacceptable to this project.

When reasonable or reasonably is used in relation to other issues such as weeds, diseased, insects, it shall mean at levels low enough that no treatment would be required when applying recognized Integrated Plant Management practices.

This specification recognizes that some decisions cannot be totally based on measured findings and that professional judgment is required. In cases of differing opinion, the Owner's Representative's expert shall determine when conditions are judged as reasonable.

M. Root ball: The mass of roots including any soil or substrate that is shipped with the tree within the root ball package.

N. Root ball package. The material that surrounds the root ball during shipping. The root package may include the material in which the plant was grown, or new packaging placed around the root ball for shipping.

O. Root collar (root crown, root flare, trunk flare, flare): The region at the base of the trunk where the majority of the structural roots join the plant stem, usually at or near ground level.

P. Shrub: Woody plants with mature height approximately less than 15 feet.

Q. Spade harvested and transplanted: Field grown trees that are mechanically harvested and immediately transplanted to the final growing site without being removed from the digging machine.

R. Stem: The trunk of the tree.

S. Substantial Completion Acceptance: The date at the end of the Planting, Planting Soil, and Irrigation installation where the Owner's Representative accepts that all work in these sections is complete and the Warranty period has begun. This date may be different than the date of substantial completion for the other sections of the project.

T. Stem girdling root: Any root more than ¼ inch diameter currently touching the trunk, or with the potential to touch the trunk, above the root collar approximately tangent to the trunk circumference or circling the trunk. Roots shall be considered as Stem Girdling that have, or are likely to have in the future, root to trunk bark contact.

U. Structural root: One of the largest roots emerging from the root collar.

V. Tree: Single and multi-stemmed plants with mature height approximately greater than 15 feet.

1.10 SUBMITTALS

A. See contract general conditions for policy and procedure related to submittals.

B. Submit all product submittals 4 weeks prior to installation of plantings.

C. Product data: Submit manufacturer product data and literature describing all products required by this section to the Owner's Representative for approval. Provide submittal four weeks before the installation of plants.

D. Plant growers' certificates: Submit plant growers' certificates for all plants indicating that each meets the requirements of the specification, including the requirements of tree quality, to the Owner's Representative for approval. Provide submittal four weeks before the installation of plants.

E. Samples: Submit samples of each product and material where required by the specification to the Owner's Representative for approval. Label samples to indicate product, characteristics, and locations in the work. Samples will be reviewed for appearance only. Compliance with all other requirements is the exclusive responsibility of the Contractor.

F. Plant sources: Submit sources of all plants as required by Article - "Selection of Plants" to the Owner's Representative for approval.

G. Close out submittals: Submit to the Owner's Representative for approval.

1. Plant maintenance data and requirements.

H. Warranty period site visit record: If there is no maintenance during the warranty period, after each site visit during the warranty period, by the Contractor, as required by this specification, submit a written record of the visit, including any problems, potential problems, and any recommended corrective action to the Owner's Representative for approval.

1.11 OBSERVATION OF THE WORK

A. The Owner's Representative may observe the work at any time. They may remove samples of materials for conformity to specifications. Rejected materials shall be immediately removed from the site and replaced at the Contractor's expense. The cost of testing materials not meeting specifications shall be paid by the Contractor.

B. The Owner's Representative shall be informed of the progress of the work so the work may be observed at

1.15 SELECTION AND OBSERVATION OF PLANTS

A. The Owner's Representative may review all plants subject to approval of size, health, quality, character, etc. Review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.

B. Plant Selection: The Owner's Representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. If a particular defect or substandard element can be corrected at the nursery, as determined by the Owner's Representative, the agreed upon remedy may be applied by the nursery or the Contractor provided that the correction allows the plant to meet the requirements set forth in this specification. Any work to correct plant defects shall be at the contractor's expense.

1. The Owner's Representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. Such observations will not harm the plant.
2. Corrections are to be undertaken at the nursery prior to shipping.

C. The Contractor shall bear all cost related to plant corrections.

D. All plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the Owner.

E. Submit to the Owner's Representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. The plant list shall include the botanical and common name and the size at the time of selection. Observe all nursery materials to determine that the materials meet the requirements of this section.

F. The Contractor shall require the grower or re-wholesale supplier to permit the Owner's Representative to observe the root system of all plants at the nursery or job site prior to planting including random removal of soil or substrate around the base of the plant. Observation may be as frequent and as extensive as needed to verify that the plants meet the requirements of the specifications and conform to requirements.

G. Where requested by the Owner's Representative, submit photographs of plants or representative samples of plants. Photographs shall be legible and clearly depict the plant specimen. Each submitted image shall contain a height reference, such as a measuring stick. The approval of plants by the Owner's Representative via photograph does not preclude the Owner's Representative's right to reject material while on site.

1.16 PLANT SUBSTITUTIONS FOR PLANTS NOT AVAILABLE

A. Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.17 SITE CONDITIONS

A. It is the responsibility of the Contractor to be aware of all surface and sub-surface conditions, and to notify the Owner's Representative, in writing, of any circumstances that would negatively impact the health of plantings. Do not proceed with work until unsatisfactory conditions have been corrected.

1. Should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the Contractor shall notify the Owner's Representative in writing, stating the conditions and submit a proposal covering cost of corrections. If the Contractor fails to notify the Owner's Representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

B. It is the responsibility of the Contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions. Report any potential conflicts, in writing, to the Owner's Representative.

C. This specification requires that all Planting Soil and Irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1. Planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the Owner's Representative.

D. Actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.

1. Do not install plants into saturated or frozen soils. Do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.18 PLANTING AROUND UTILITIES

A. Contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

B. Determine location of underground utilities and perform work in a manner that will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until parties concerned mutually agree upon removal.

C. Notification of Local Utility Locator Service, Sunshine 811, is required for all planting areas: The Contractor is responsible for knowing the location and avoiding utilities that are not covered by Sunshine 811.

PART 2 PRODUCTS

2.1 PLANTS: GENERAL

A. Standards and measurement: Provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.

1. All plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ANSI Z60.1 "American Standard for Nursery Stock" latest edition, unless modified by provisions in this specification. When there is a conflict between this specification and ANSI Z60.1, this specification section shall be considered correct.
2. Plants larger than specified may be used if acceptable to the Owner's Representative. Use of such plants shall not increase the contract price. If larger plants are accepted the root ball size shall be in accordance with ANSI Z-60.1. Larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
3. If a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. The measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

B. Proper Identification: All trees shall be true to name as ordered or shown on planting plans.

C. Compliance: All trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. Observation certificates required by law shall accompany each shipment of plants.

D. Plant Quality:

1. General: Provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. At the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plant

2. Plant quality above the soil line:

a. Plants shall be healthy with the color, shape, size and distribution of trunk, stems, branches, buds and leaves normal to the plant type specified. Tree quality above the soil line shall comply with the Florida Grades and Standards tree grade Florida Fancy or Florida #1 and the following:

1.) Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar pruned to a central and dominant leader.

a.) Crown specifications do not apply to plants that have been specifically trained in the nursery as topiary, espalier, multi-stem, clump, or unique selections such as contorted or weeping cultivars.

2.) Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of prolonged moisture stress or over watering as indicated by wilted, shriveled, or dead leaves.

3.) Branches: Shoot growth (length and diameter) throughout the crown should be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.

a.) Main branches shall be distributed along the central leader not clustered together. They shall form a balanced crown appropriate for the cultivar/species.

b.) Branch diameter shall be no larger than two-thirds (one-half is preferred) the diameter of the central leader measured 1 inch above the branch union.

c.) The attachment of the largest branches (scaffold branches) shall be free of included bark.

4.) Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds that penetrate to the wood (properly made pruning cuts, closed or not, are acceptable and are not considered wounds), sunburned areas, conks (fungal fruiting bodies), wood cracks, sap leakage, signs of boring insects, galls, cankers, girdling ties, or lesions (mechanical injury).

3. Trees shall have one central leader. If the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.

1.) All trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.

4. All graft unions, where applicable, shall be completely closed without visible sign of graft rejection. All grafts shall be visible above the soil line.

5. Trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. Auxiliary stake may be used to maintain a straight leader in the upper half of the tree.

3. Plant quality at or below the soil line:

a. Plant roots shall be normal to the plant type specified. Root observations shall take place without impacting tree health. Root quality at or below the soil line shall comply with the project Root Acceptance details and the following:

1.) The roots shall be reasonably free of scrapes, broken or split wood.

2.) The root system shall be reasonably free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Wounds resulting from root pruning used to produce a high quality root system are not considered injuries.

3.) A minimum of three structural roots reasonably distributed around the trunk (not clustered on one side) shall be found in each plant. Root distribution shall be uniform throughout the root ball, and growth shall be appropriate for the species.

a.) Plants with structural roots on only one side of the trunk (J roots) shall be rejected.

4.) The root collar shall be within the upper 2 inches of the substrate/soil. Two structural roots shall reach the side of the root ball near the top surface of the root ball. The grower may request a modification to this requirement for species with roots that rapidly descend, provided that the grower removes all stem girdling roots above the structural roots across the top of the root ball.

5.) The root system shall be reasonably free of stem girdling roots over the root collar or kinked roots from nursery production practices.

6.) At time of observations and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

E. Submittals: Submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. The certification must state that each plant meets all the above plant quality requirements.

1. The grower's certification of plant quality does not prohibit the Owner's Representative from observing any plant or rejecting the plant if it is found to not meet the specification requirements.

2.2 ROOT BALL PACKAGE OPTIONS: The following root ball packages are permitted. Specific root ball packages shall be required where indicated on the plant list or in this specification. Any type of root ball packages that is not specifically defined in this specification shall not be permitted.

A. BALLED AND BURLAPPED PLANTS

2. All Balled and Burlapped Plants shall be field grown, and the root ball packaged in a burlap and twine and/or burlap and wire basket package.
3. Plants shall be harvested with the following modifications to standard nursery practices.
   a. Prior to digging any tree that fails to meet the requirement for maximum soil and roots above the root collar, carefully removed the soil from the top of the root ball of each plant, using hand tools, water or an air spade, to locate the root collar and attain the soil depth over the structural roots requirements. Remove all stem girdling roots above the root collar. Care must be exercised not to damage the surface of the root collar and the top of the structural roots.
   b. Trees shall be dug for a minimum of 4 weeks and a maximum of 52 weeks prior to shipping. Trees dug 4 to 52 weeks prior to shipping are defined as hardened-off. Digging is defined as cutting all roots and lifting the tree out of the ground and either moving it to a new location in the nursery or placing it back into the same hole. Trees that are stored out of the ground shall be placed in a holding area protected from extremes of wind and sun with the root ball protected by covering with mulch or straw and irrigated sufficiently to keep moisture in the root ball above wilt point and below saturation
   c. If wire baskets are used to support the root ball, a "low profile" basket shall be used. A low profile basket is defined as having the top of the highest loops on the basket no less than 4 inches and no greater than 8 inches below the shoulder of the root ball package. The basket shall be removed completely at time of planting.
      1.) At nurseries where sandy soils prevent the use of "low profile baskets", baskets that support the entire root ball, including the top, are allowable.
   d. Twine and burlap used for wrapping the root ball package shall be natural, biodegradable material. If the burlap decomposes after digging the tree then the root ball shall be re-wrapped prior to shipping if roots have not yet grown to keep root ball intact during shipping.

SPADE HARVESTED AND TRANSPLANTED

1. Spade Harvested and Transplanted Plants shall meet all the requirements for field grown trees. Root ball diameters shall be of similar size as the ANSI Z60.1 requirements for Balled and Burlapped plants.
2. Trees shall be harvested prior to leafing out (bud break) in the spring or during the fall planting period except for plants know to be considered as fall planting hazards. Plants that are fall planting hazards shall only be harvested prior to leafing out in the spring.
3. Trees shall be moved and planted within 48 hours of the initial harvesting and shall remain in the spade machine until planted.

C. CONTAINER (INCLUDING ABOVE-GROUND FABRIC CONTAINERS AND BOXES) PLANTS

4. Container plants may be permitted only when indicated on the drawing, in this specification, or approved by the Owner's Representative.
5. Provide plants shall be established and well rooted in removable containers.
6. Container class size shall conform to ANSI Z60.1 for container plants for each size and type of plant.

D. BARE ROOT PLANTS

7. Harvest bare root plants while the plant is dormant and a minimum of 4 weeks prior to leaf out (bud break).
8. The root spread dimensions of the harvested plants shall conform to ANSI Z60.1 for nursery grown bare root plants for each size and type of plant. Just prior to shipping to the job site, dip the root system into a slurry of hydrogel (cross linked polyacrylamide) and water mixed at a rate of 15 oz. of hydrogel in 25 gallons of water. Do not shake off the excess hydrogel. Place the root system in a pleated black plastic bag and tie the bag snugly around the trunk. Bundle and tie the upper branches together.
9. Keep the trees in a cool dark space for storage and delivery. If daytime outside temperatures exceeds 70 degrees F, utilize a refrigerated storage area with temperature between 35 and 50 degrees.
10. Where possible, plan time of planting to be before bud break. For trees to be planted after bud break, place the trees before bud break in an irrigated bed of pea gravel.
    a. The pea gravel bed shall be 18 inches deep over a sheet of plastic.
    b. Space trees to allow the unbundled branches to grow without shading each other.
    c. Once stored in pea gravel, allow the trees sufficient time for the new root system to flush and spring growth of leaves to fully develop before planting.
    d. Pea gravel stored trees may be kept for up to one growing season.
    e. Pea gravel stored trees shall be dipped, packaged and shipped similar to the requirements for freshly dug bare root trees above.

2.3 ANNUAL FLOWERING AND SEASONAL COLOR PLANTS

E. Container or flat-grown plants should be sized as noted in the planting plan. Plants shall be well-rooted and healthy.

2.4 PALMS

F. Except as modified below or where the requirements are not appropriate to the specification of palms, palms shall meet all the requirements of the plant quality section above.

G. Defronding, tying, and hedging:

5. In preparing palm trees for relocation, all dead fronds shall be removed.
6. All remaining fronds above horizontal shall be lifted up and tied together around the crown in an upright position. Do not tie too tightly, bind or injure the bud. Jute binder twine shall be used in tying up the fronds; wire will not be permitted. Fronds shall be untied immediately after planting.

C. Digging the root ball:

1. When digging out the root ball, no evacuation shall be done closer than 24 Inches to the trunk at ground level and the excavation shall extend below the major root system to a minimum depth of 3.5 feet. The bottom of the root ball shall be cut off square and perpendicular to the trunk below the major root system.

D. The Contractor shall not tree-fail, drag, roll or abuse the tree or put a strain on the crown (bud area) at any time. A protective device shall be used around the trunk of the tree while lifting and relocating so as not to injure the bud, or scar or skin the trunk in any way.

2.5 PLANTING SOIL

Planting Soil shall contain a mixture of 1/3 sand, ⅓ topsoil and ⅓ peat humus. Sand shall be clean, salt-free and containing no extraneous matter. Topsoil shall be friable fertile soil with representative characteristics of area soils. it should be free of heacy silt, stone, excess lime, shell rock, plant roots, debris or other foreign matter. It shall not contain noxious plant growth (such as bermuda, torpedo or nut grass). it shall test between the ph range of 5.0 to 7.0 unless otherwise specified and contain no toxic residue or substances that would endanger plant growth. if topsoil is not available on site, it shall be imported from local sources with similar soil characteristics to that found at project site. obtain topsoil only from naturally, well-drained sites where topsoil occurs in a depth not less than 4". Peat humus shall be decomposed peat with no identifiable fibers or if available, muck may be substituted and shall be free from stones, excessive plant roots, debris or other foreign matter. muck shall not be overly saturated with water.

2.6 MULCH

A. Mulch shall be Melaleuca or Eucalyptus and shall cover all landscape bed areas in a 3" minimum layer. Do not let mulch pile up on root ball or around trunks of trees plants. Submit supplier's product specification data sheet and a one gallon sample for approval.

2.7 TREE STAKING AND GUYING MATERIAL

A. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

B. Stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

C. Below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

D. Submit manufacturer's product data for approval.

2.9 WATERING BAGS

E. Plastic tree watering bags holding a minimum of 15 gallons of water and with a slow drip hole(s) water release system, specifically designed to water establishing trees. Water should release over a several day period, not within a few hours

F. Watering bags shall be:

1. Treegator Irrigation Bags sized to the appropriate model for the requirements of the plant, manufactured by Spectrum Products, Inc., Youngsville, NC 27596.
2. Ooze Tube sized to the appropriate model for the requirements of the plant, manufactured by Engineered Water Solutions, Atlanta, GA.
3. Or approved equal.

C. Submit manufacturer's product data for approval.

PART 3 EXECUTION

3.1 DELIVERY, STORAGE AND HANDLING

A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period.

1. All plant materials must be available for observation prior to planting.
2. Using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. Volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

B. Do not deliver more plants to the site than there is space with adequate storage conditions. Provide a suitable remote staging area for plants and other supplies.

1. The Owner's Representative or Contractor shall approve the duration, method and location of storage of plants.

C. Provide protective covering over all plants during transporting.

3.2 ADVERSE WEATHER CONDITIONS

A. No planting shall take place during extremely hot, dry, windy or freezing weather.

3.3 COORDINATION WITH PROJECT WORK

A. The Contractor shall coordinate with all other work that may impact the completion of the work.

B. Prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. Coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. Root balls shall not be altered to fit around lines. Notify the Owner's Representative of any conflicts encountered.

3.4 LAYOUT AND PLANTING SEQUENCE

A. Relative positions of all plants and trees are subject to approval of the Owner's Representative.

B. Notify the Owner's Representative, one (1) week prior to layout. Layout all individual tree and shrub locations. Place plants above surface at planting location or place a labeled stake at planting location. Layout bed lines with paint for the Owner's Representative's approval. Secure the Owner's Representative's acceptance before digging and start of planting work.

C. When applicable, plant trees before other plants are installed.

D. It is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. These adjustments may not be apparent until some or all of the plants are installed. Make adjustments as required by the Owner's Representative including relocating previously installed plants.

3.5 SOIL PROTECTION DURING PLANT DELIVERY AND INSTALLATION

A. Protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

1. Where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. Where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.
2. Till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.6 SOIL MOISTURE

A. Volumetric soil moisture level, in both the planting soil and the root balls of all plants, prior to, during and after planting shall be above permanent wilting point and below field capacity for each type of soil texture within the following ranges.

Soil type	Permanent wilting point	Field capacity
Sand, Loamy sand, Sandy loam	5 - 8%	12-18%
Loam, Sandy clay, Sandy clay loam	14 - 25%	27-36%
Clay loam, Silt loam	11 - 22%	31 - 36%
Silty clay, Silty clay loam	22 - 27%	38 - 41%

1. Volumetric soil moisture shall be measured with a digital moisture meter. The meter shall be the Digital Soil Moisture Meter, DSMM500 by General Specialty Tools and Instruments, or approved equivalent.

B. The Contractor shall confirm the soil moisture levels with a moisture meter. If the moisture is too high, suspend planting operations until the soil moisture drains to below field capacity.

3.7 INSTALLATION OF PLANTS: GENERAL

C. Observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. Notify the Owner's Representative of any condition observed.

D. Have plants shall be distributed about the planting bed area than can be planted and watered on the same day.

E. The root system of each plant, regardless of root ball package type, shall be observed by the Contractor, at the time of planting to confirm that the roots meet the requirements for plant root quality in Part 2 Products: Plants General: Plant Quality. The Contractor shall undertake at the time of planting, all modifications to the root system required by the Owner's Representative to meet these quality standards.

1. Modifications, at the time of planting, to meet the specifications for the depth of the root collar and removal of stem girdling roots and circling roots may make the plant unstable or stress the plant to the point that the Owner's Representative may choose to reject the plant rather than permitting the modification.
2. Any modifications required by the Owner's Representative to make the root system conform to the plant quality standards outlined in Part 2 Products: Plants General: Quality, or other requirements related to the permitted root ball package, shall not be considered as grounds to modify or void the plant warranty.
3. The resulting root ball may need additional staking and water after planting. The Owner's Representative may reject the plant if the root modification process makes the tree unstable or if the tree is not healthy at the end of the warranty period. Such plants shall still be covered under the warranty
4. The Contractor remains responsible to confirm that the grower has made all required root modifications noted during any nursery observations.

F. Container and Boxed Root Ball Shaving: The outer surfaces of ALL plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. Shaving shall be performed using saws, knives, sharp shovels or other suitable equipment that is capable of making clean cuts on the roots. Shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

G. Exposed Stem Tissue after Modification: The required root ball modifications may result in stem tissue that has not formed trunk bark being exposed above the soil line. If such condition occurs, wrap the exposed portion of the stem in a protective wrapping with a white filter fabric. Secure the fabric with biodegradable masking tape. DO NOT USE string, twine, green nursery ties or any other material that may girdle the trunk if not removed.

H. Excavation of the Planting Space: Using hand tools or tracked mini-excavator, excavate the planting hole into the Planting Soil to the depth of the root ball measured after any root ball modification to correct root problems, and wide enough for working room around the root ball or to the size indicated on the drawing or as noted below.

1. For trees and shrubs planted in soil areas that are NOT tilled or otherwise modified to a depth of at least 12 inches over a distance of more than 10 feet radius from each tree, or 5 feet radius from each shrub, the soil around the root ball shall be loosened as defined below or as indicated on the drawings.
   a. The area of loosening shall be a minimum of 3 times the diameter of the root ball at the surface sloping to 2 times the diameter of the root ball at the depth of the root ball.
   b. Loosening is defined as digging into the soil and turning the soil to reduce the compaction. The soil does not have to be removed from the hole, just dug, lifted and turned. Lifting and turning may be accomplished with a tracked mini excavator, or hand shovels.
2. If an auger is used to dig the initial planting hole, the soil around the auger hole shall be loosened as defined above for trees and shrubs planted in soil areas that are NOT tilled or otherwise modified.
3. The measuring point for root ball depth shall be the average height of the outer edge of the root ball after any required root ball modification.
4. If motorized equipment is used to deliver plants to the planting area over exposed planting beds, or used to loosen the soil or dig the planting holes, all soil that has been driven over shall be tilled to a depth of 6 inches.

H. For trees to be planted in prepared Planting Soil that is deeper than the root ball depth, compact the soil under the root ball using a mechanical tamper to assure a firm bedding for the root ball. If there is more than 12 inches of planting soil under the root ball excavate and tamp the planting soil in lifts not to exceed 12 inches.

I. Set top outer edge of the root ball at the average elevation of the proposed finish. Set the plant plumb and upright in the center of the planting hole. The tree graft, if applicable, shall be visible above the grade. Do not place soil on top of the root ball.

J. The Owner's Representative may request that plants orientation be rotated when planted based on the form of the plant.

K. Backfill the space around the root ball with the same planting soil or existing soil that was excavated for the planting space. See Specification Section Planting Soil, for requirements to modify the soil within the planting bed.

L. Brace root ball by tamping Planting Soil around the lower portion of the root ball. Place additional Planting Soil around base and sides of ball in six-inch (6") lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. DO NOT over compact the backfill or use mechanical or pneumatic tamping equipment. Over compaction shall be defined as greater than 85% of maximum dry density, standard proctor or greater than 250 psi as measured by a cone penetrometer when the volumetric soil moisture is lower than field capacity.

1. When the planting hole has been backfilled to three quarters of its depth, water shall be poured around the root ball and allowed to soak into the soil to settle the soil. Do not flood the planting space. If the soil is above field capacity, allow the soil to drain to below field capacity before finishing the planting. Air pockets shall be eliminated and backfill continued until the planting soil is brought to grade level.

M. Where indicated on the drawings, build a 4 inch high, level berm of Planting Soil around the outside of the root ball to retain water. Tamp the berm to reduce leaking and erosion of the saucer.

N. Thoroughly water the Planting Soil and root ball immediately after planting.

O. Remove all nursery plant identification tags and ribbons as per Owner's Representative instructions. The Owner's Representative's seals are to remain on plants until the end of the warranty period.

P. Remove corrugated cardboard trunk protection after planting.

Q. Follow additional requirements for the permitted root ball packages.

3.8 Permitted Root ball packages and Special planting requirements

A. The following are permitted root ball packages and special planting requirements that shall be followed during the planting process in addition to the above General planting requirements.

B. BALLED AND BURLAPPED PLANTS

1. After the root ball has been backfilled, remove all twine and burlap from the top of the root ball. Cut the burlap away; do not fold down onto the Planting Soil.
2. If the plant is shipped with a wire basket that does not meet the requirements of a "Low Rise" basket, remove the top 6 - 8 inches of the basket wires just before the final backfilling of the tree.
3. Earth root balls shall be kept intact except for any modifications required by the Owner's Representative to make root package comply with the requirement in Part 2 Products.

C. SPADE HARVESTED AND TRANSPLANTED PLANTS

1. After installing the tree, loosen the soil along the seam between the root ball and the surrounding soil out to a radius from the root ball edge equal to the diameter of the root ball to a depth of 8 - 10 inches by hand digging to disturb the soil interface.
2. Fill any gaps below this level with loose soil.

D. CONTAINER (INCLUDES BOXED AND ABOVE-GROUND FABRIC CONTAINERS) PLANTS

1. This specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. Remove the container.
3. Perform root ball shaving as defined in Installation of Plants: General above.
4. Remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.
5. Remove all substrate at the bottom of the root ball that does not contain roots.
6. Using a hose, power washer or air excavation device, wash out the substrate from around the trunk and top of the remaining root ball and find and remove all stem girdling roots within the root ball above the top of the structural roots.

E. BARE ROOT PLANTS

1. Dig the planting hole to the diameter of the spread of the roots to a depth in the center that maintains the root collar at the elevation of the surrounding finished grade and slightly deeper along the edges of the hole.
2. Spread all roots out radial to the trunk in the prepared hole making the hole wider where needed to accommodate long roots. Root tips shall be directed away from the trunk. Prune any broken roots removing the least amount of tissue possible.
3. Maintain the trunk plumb while backfilling soil around the roots.
4. Lightly tamp the soil around the roots to eliminate voids and reduce settlement.

3.9 GROUND COVER, PERENNIAL AND ANNUAL PLANTS

A. Assure that soil moisture is within the required levels prior to planting. Irrigation, if required, shall be applied at least 12 hours prior to planting to avoid planting in muddy soils.

B. Assure that soil grades in the beds are smooth and as shown on the plans.

C. Plants shall be planted in even, triangularly spaced rows, at the intervals called out for on the drawings, unless otherwise noted. The first row of Annual flower plants shall be 6 inches from the bed edge unless otherwise directed.

D. Dig planting holes sufficiently large enough to insert the root system without deforming the roots. Set the top of the root system at the grade of the soil.

E. Schedule the planting to occur prior to application of the mulch. If the bed is already mulched, pull the mulch from around the hole and plant into the soil. Do not plant the root system in the mulch. Pull mulch back so it is not on the root ball surface.

F. Press soil to bring the root system in contact with the soil.

G. Spread any excess soil around in the spaces between plants.

H. Apply mulch to the bed being sure not to cover the tops of the plants with or the tops of the root ball with mulch.

I. Water each planting area as soon as the planting is completed. Apply additional water to keep the soil moisture at the required levels. Do not over water.

3.10 PALM PLANTING

A. Palm trees shall be placed at grade making sure not to plant the tree any deeper in the ground than the palm trees originally stood.

B. The trees shall be placed with their vertical axis in a plumb position.

C. All backfill shall be native soil except in cases where planting in rock. Water-settle the back fill.

D. Do not cover root ball with mulch or topsoil.

E. Provide a watering berm at each palm. Berms shall extend a minimum of 18 inches out from the trunk all around and shall be a minimum of (6) inches high.

F. Remove twine which ties fronds together after placing palm in planting hole and securing it in the upright position.

3.11 STAKING AND GUYING

A. Do not stake or guy trees unless specifically required by the Contract Documents, or in the event that the Contractor feels that staking is the only alternative way to keep particular trees plumb.

6. The Owner's Representative shall have the authority to require that trees are staked or to reject staking as an alternative way to stabilize the tree.
7. Trees that required heavily modified root balls to meet the root quality standards may become unstable. The Owner's Representative may choose to reject these trees rather than utilize staking to temporarily support the tree.

B. Trees that are guyed shall have their guys and stakes removed after one full growing season or at other times as required by the Owner's Representative.

C. Tree guying shall utilize the tree staking and guying materials specified. Guying to be tied in such a manner as to create a minimum 12-inch loop to prevent girdling. Refer to manufacturer's recommendations and the planting detail for installation.

1. Plants shall stand plumb after staking or guying.
2. Stakes shall be driven to sufficient depth to hold the tree rigid.

D. For trees planted in planting mix over waterproofed membrane, use dead men buried 24 inches to the top of the dead man, in the soil. Tie the guy to the dead man with a double wrap of line around the dead man followed by a double half hitch. When guys are removed, leave the dead men in place and cut the guy tape 12 inches above the ground, leaving the tape end covered in mulch.

3.12 STRAIGHTENING PLANTS

A. Maintain all plants in a plumb position throughout the warranty period. Straighten all trees that move out of plumb including those not staked. Plants to be straightened shall be excavated and the root ball moved to a plumb position, and then re-backfilled.

B. Do not straighten plants by pulling the trunk with guys.

3.13 INSTALLATION OF FERTILIZER AND OTHER CHEMICAL ADDITIVES

A. Do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. Apply chemical additives only upon the approval of the Owner's Representative.

B. Controlled release fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.

3.14 PRUNING OF TREES AND SHRUBS

A. Prune plants as directed by the Owner's Representative. Pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "Structural Pruning: A Guide For The Green Industry" published by Urban Tree Foundation, Visalia CA.

B. All pruning shall be performed by a person experienced in structural tree pruning.

C. Except for plants specified as multi-stemmed or as otherwise instructed by the Owner's Representative, preserve or create a central leader.

D. Pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. Do not climb in newly planted trees. Small trees can be structurally pruned by laying them over before planting. Pruning may also be performed at the nursery prior to shipping.

E. Remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.

F. Pruning shall be done with clean, sharp tools.

G. No tree paint or sealants shall be used.

3.15 MULCHING OF PLANTS

A. Apply 3 inches of mulch before settlement, covering the entire planting bed area. Install no more than 1 inch of mulch over the top of the root balls of all plants. Taper to 2 inches when abutting pavement.

B. For trees planted in lawn areas the mulch shall extend to a 5 foot radius around the tree or to the extent indicated on the plans.

C. Lift all leaves, low hanging stems and other green portions of small plants out of the mulch if covered.

3.16 PLANTING BED FINISHING

A. After planting, smooth out all grades between plants before mulching.

B. Separate the edges of planting beds and lawn areas with a smooth, formed edge cut into the turf with the bed mulch level slightly lower, 1 and 2 inches, than the adjacent turf sod or as directed by the Owner's Representative. Bed edge lines shall be a depicted on the drawings.

3.17 WATERING

A. The Contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of Substantial Completion Acceptance. The Contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

B. Hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. Test the moisture content in each root ball and the soil outside the root ball to determine the water content.

3.18 CLEAN-UP

A. During installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. Remove trash and debris in containers from the site no less than once a week.

1. Immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the Contractor from all surfaces within the project or on public right of ways and neighboring property.

B. Once installation is complete, wash all soil from pavements and other structures. Ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. The Owner's Representative's seals are to remain on the trees and removed at the end of the warranty period.

C. Make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

D. Remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the Contractor.

3.19 PROTECTION DURING CONSTRUCTION

A. The Contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other Contractors or trespassers. Maintain protection during installation until Substantial Completion Acceptance. Treat, repair or replace damaged work immediately.

B. Damage done by the Contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the Contractor at no expense to the Owner. The Owner's Representative shall determine when such cleaning, replacement or repair is satisfactory.

3.20 PLANT MAINTENANCE PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE

A. During the project work period and prior to Substantial Completion Acceptance, the Contractor shall maintain all plants.

B. Maintenance during the period prior to Substantial Completion Acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. The threshold for applying insecticides and herbicide shall follow established Integrated Pest Management (IPM) procedures. Mulch areas shall be kept reasonably free of weeds, grass.

3.21 SUBSTANTIAL COMPLETION ACCEPTANCE

A. Upon written notice from the Contractor, the Owners Representative shall review the work and make a determination if the work is substantially complete.

1. Notification shall be at least 7 days prior to the date the contractor is requesting the review.

B. The date of substantial completion of the planting shall be the date when the Owner's Representative accepts that all work in Planting, Planting Soil, and Irrigation installation sections is complete.

C. The Plant Warranty period begins at date of written notification of substantial completion from the Owner's Representative. The date of substantial completion may be different than the date of substantial completion for the other sections of the project.

3.22 MAINTENANCE DURING THE WARRANTY PERIOD by others

A. After Substantial Completion Acceptance, the Contractor shall make sufficient site visits to observe the Owner's maintenance and become aware of problems with the maintenance in time to request changes, until the date of End of Warranty Final Acceptance.

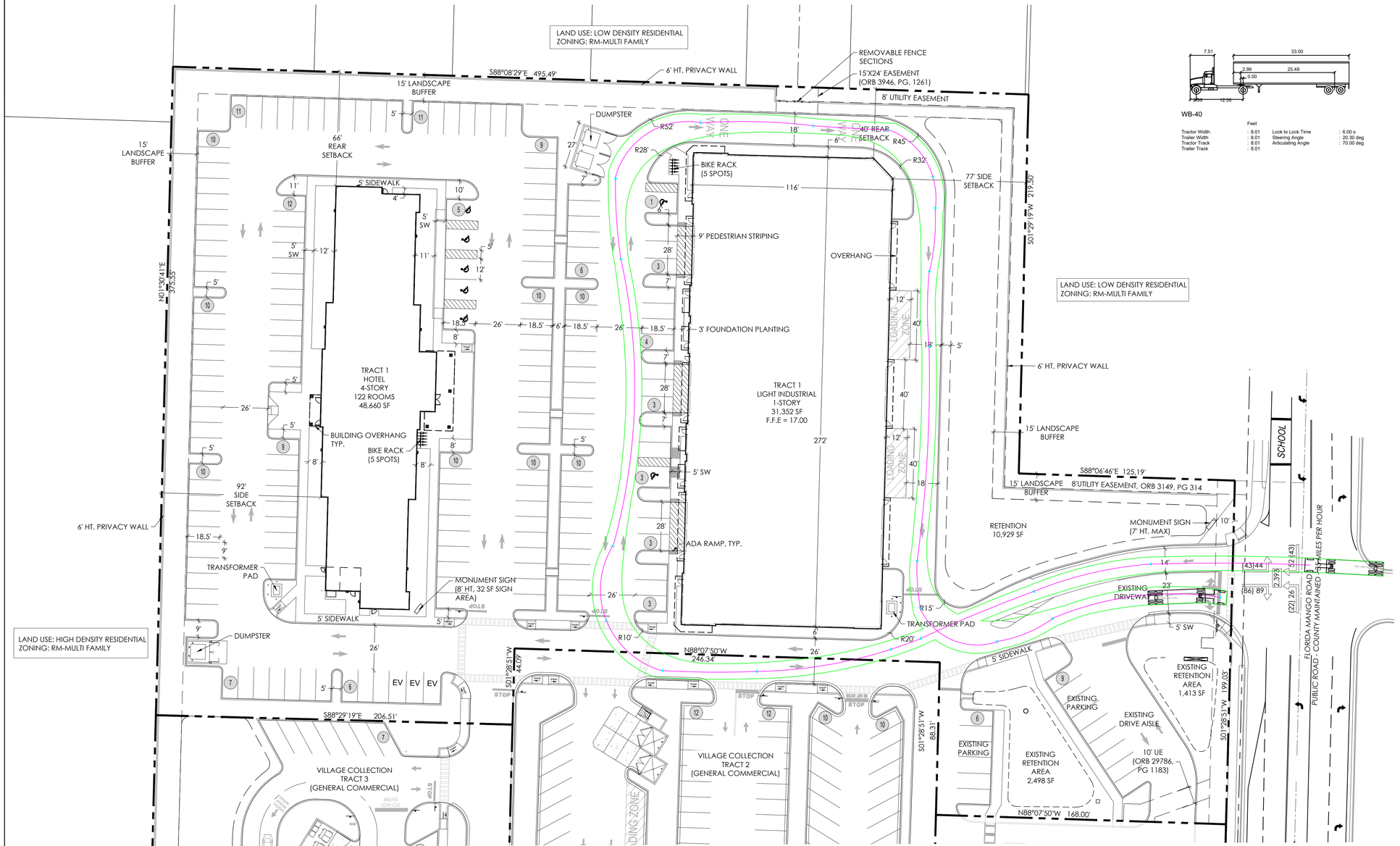
1. Notify the Owner's Representative in writing if maintenance, including watering, is not sufficient to maintain plants in a healthy condition. Such notification must be made in a timely period so that the Owner's Representative may take corrective action.
   a. Notification must define the maintenance needs and describe any corrective action required.
2. In the event that the Contractor fails to visit the site and or notify, in writing, the Owner's Representative of maintenance needs, lack of maintenance shall not be used as grounds for voiding or modifying the provisions of the warranty.

3.23 MAINTENANCE DURING THE WARRANTY PERIOD by the plant installer

A. During the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

B. General requirements:

1. All work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
2. All chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. All work and chemical use shall comply with all applicable local, provincial and federal requirements.
3. Assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. Use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
4. All workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
5. The Contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the Owner's Representative.
6. Maintenance vehicles shall not park on the site including walks and lawn areas at any time without the Owner's Representative's written permission.
7. Maintain a detailed log of all maintenance activities including types of tasks, date of task, types and quantities of materials and products used, watering times and am



WB-40

Feet

Tractor Width	: 8.01	Lock to Lock Time	: 6.00 s
Trailer Width	: 8.01	Steering Angle	: 20.30 deg
Tractor Track	: 8.01	Articulating Angle	: 70.00 deg
Trailer Track	: 8.01		

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Consultants:

Revisions:
2/6/2025 - Intake
5/9/2025 - Resubmittal

VILLAGE COLLECTION OF PALM SPRINGS
TRACT 1 - HOTEL & LIGHT INDUSTRIAL
10th Ave. N. & Florida Mango Rd.
Village of Palm Springs, Florida

NORTH

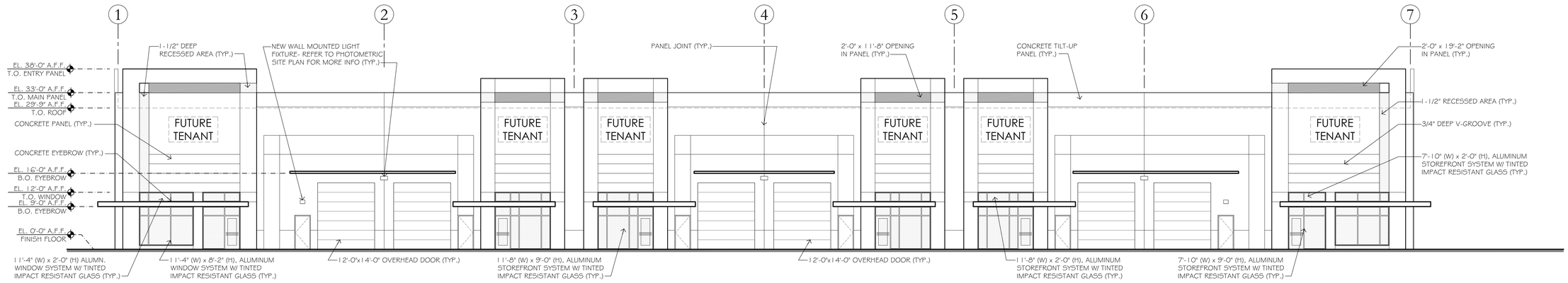
0 15' 30' 60'

SCALE: 1" = 30'-0"

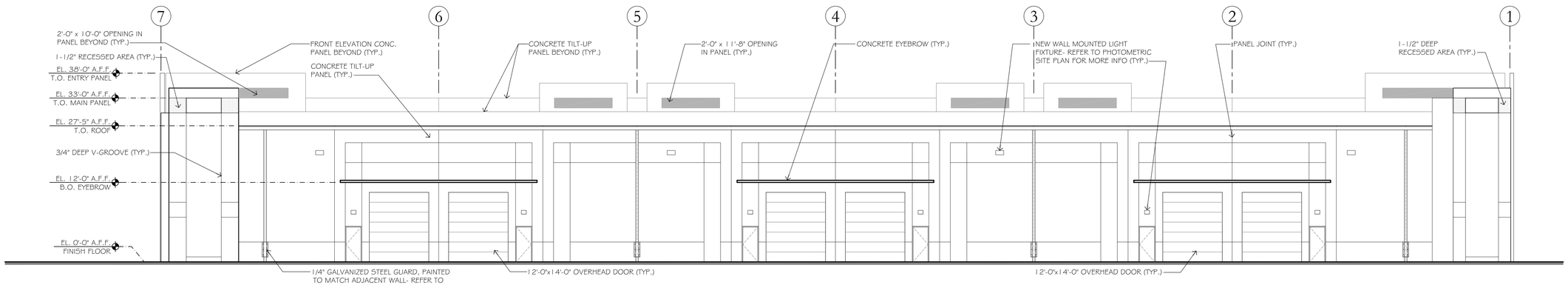
Drawn By: JG
Drawing #: 1034
Date: 02/04/2025

AUTOTURN

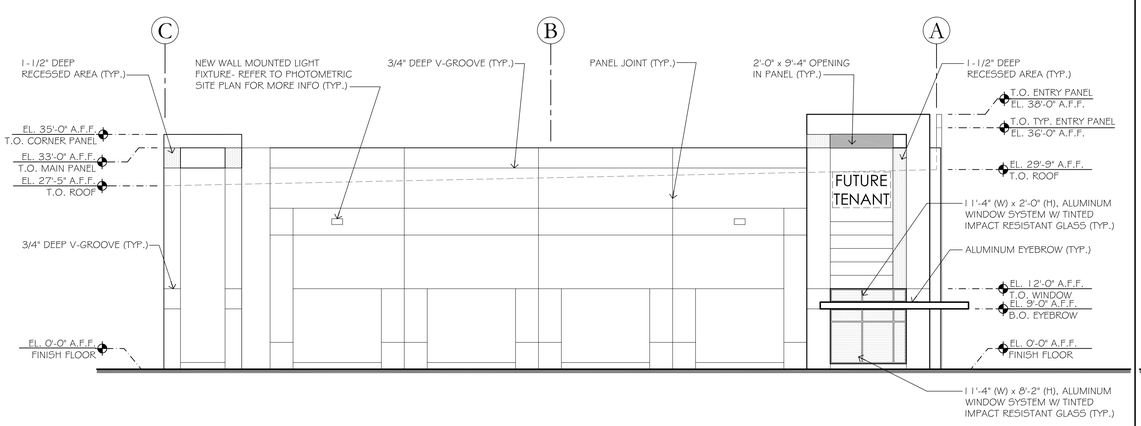
SHEET # EX.1



1 3/32"=1'-0" PROPOSED WEST ELEVATION



2 3/32"=1'-0" PROPOSED EAST ELEVATION



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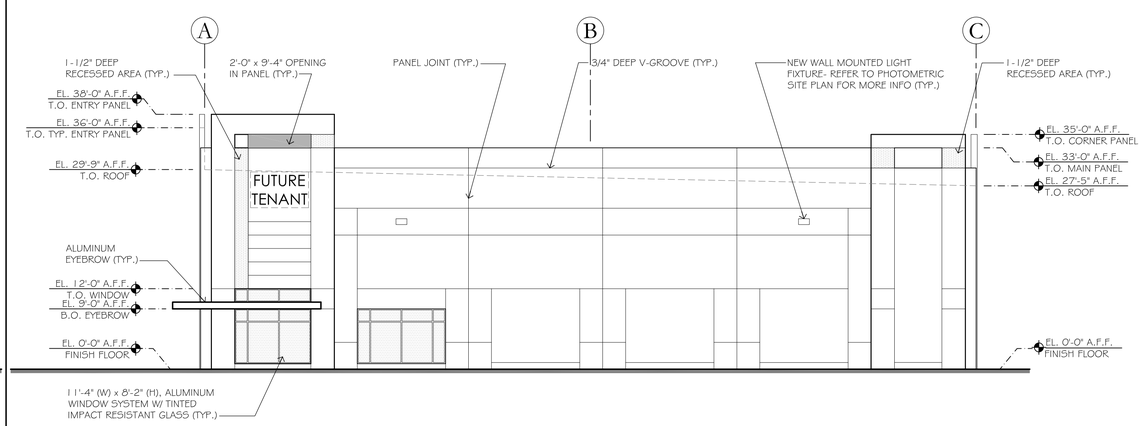

4 3/32"=1'-0" PROPOSED SOUTH ELEVATION

AR Architecture, LLC.
7700 CONGRESS AVE., SUITE #3204
BOCA RATON, FLORIDA 33487
PH. 561.241.6376 CELL: 305.519.1178
adam@ar-architecturefirm.com

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	DATE REVISION
1	2025-03-28- CMA DEV. COMMENTS

VILLAGE COLLECTION OF PALM SPRINGS

Prepared for 10th Ave Partnership
2645 10th Ave., North
Village of Palm Springs, Florida 33461

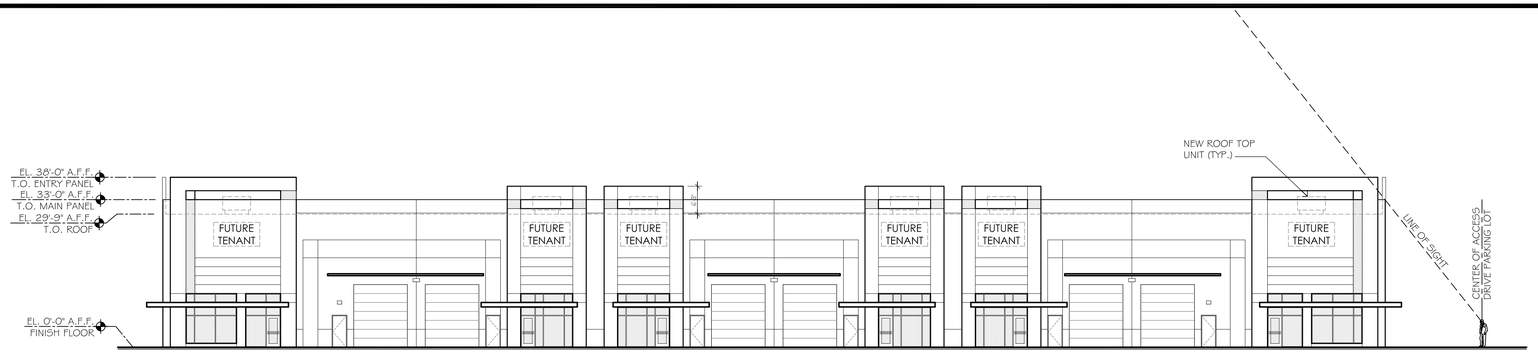
ADAM RYDZEWSKI
FLORIDA REGISTERED ARCHITECT
REGISTRATION NO. AR0092163

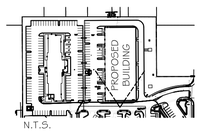
SEAL: STATE OF FLORIDA ADAM RYDZEWSKI REGISTERED ARCHITECT AR0092163

DIRECTION:	
ISSUED DATE: 2024-11-15	DRAWN BY: A.U.
DATE PRINTED: 2025-03-28	CHECKED BY: A.R.
SCALE: AS NOTED	PROJECT NO. 24-198

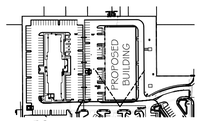
TITLE: PROPOSED ELEVATIONS

DRAWING NO.: A-4.0

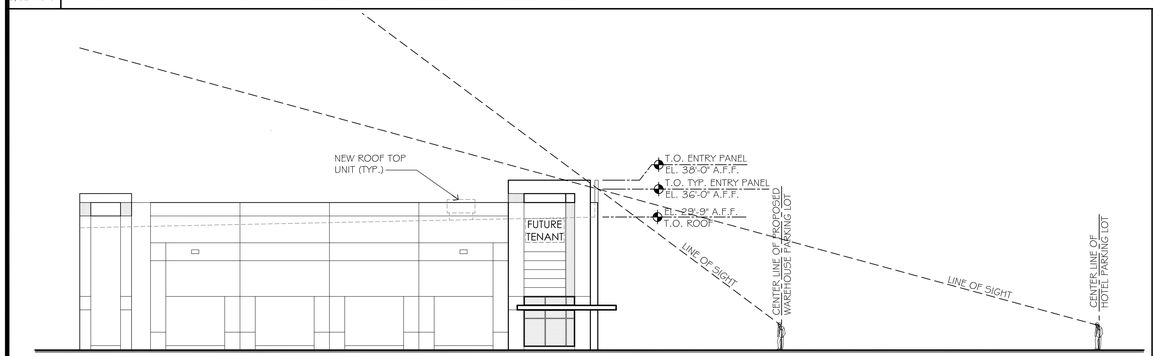


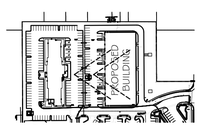


1 3/32"=1'-0" PROPOSED WEST ELEVATION

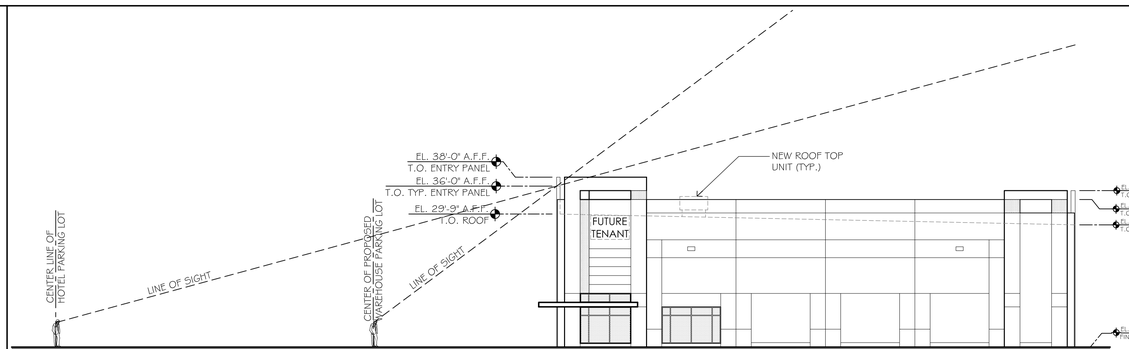


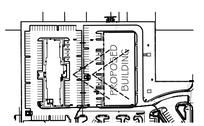
2 3/32"=1'-0" PROPOSED EAST ELEVATION





3 3/32"=1'-0" PROPOSED NORTH ELEVATION





4 1/16"=1'-0" PROPOSED SOUTH ELEVATION

AR Architecture, LLC.
7700 CONGRESS AVE., SUITE #3204
BOCA RATON, FLORIDA 33487
PH. 561.241.6376 CELL: 305.519.1178
adam@ar-architecturefirm.com

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NO.	DATE REVISION
1	2025-03-28- CMA DEV. COMMENTS

VILLAGE COLLECTION OF PALM SPRINGS

Prepared for 10th Ave Partnership
2645 10th Ave., North
Village of Palm Springs, Florida 33461

ADAM RYDZEWSKI
FLORIDA REGISTERED ARCHITECT
REGISTRATION NO. AR0092163

DIRECTION:

SEAL: STATE OF FLORIDA ADAM RYDZEWSKI AR0092163 REGISTERED ARCHITECT

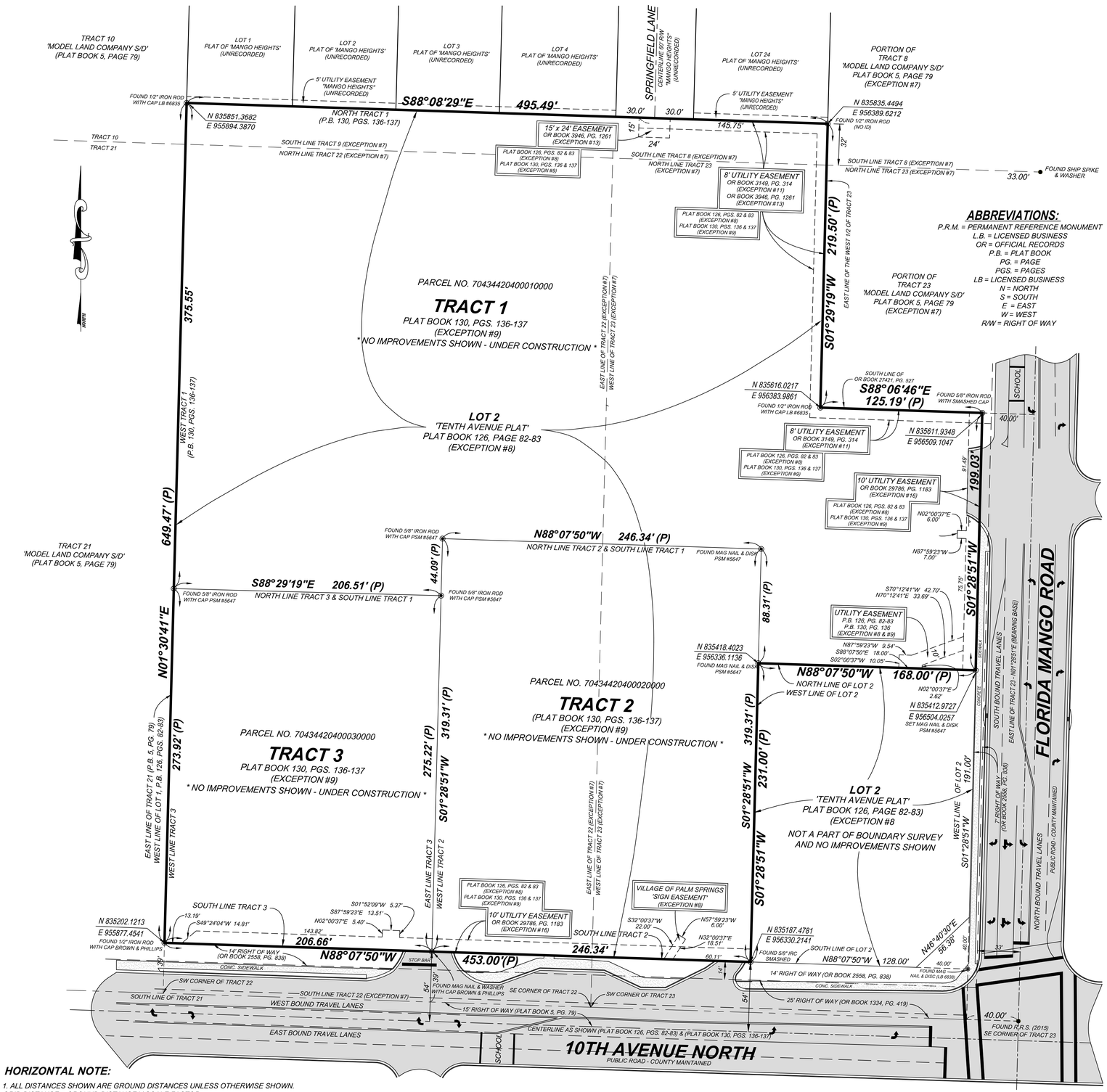
ISSUED DATE: 2024-11-15	DRAWN BY: A.U.
DATE PRINTED: 2025-03-28	CHECKED BY: A.R.
SCALE: AS NOTED	PROJECT NO. 24-198

TITLE: PROPOSED COLOR ELEVATIONS

DRAWING NO.: A-4.1

BOUNDARY SURVEY

TRACTS 1, 2 AND 3 - TENTH AVENUE REPLAT
VILLAGE OF PALM SPRINGS, FLORIDA
SECTION 20 - TOWNSHIP 44 SOUTH - RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA



HORIZONTAL NOTE:

1. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.
GRID DISTANCE = GROUND DISTANCE X SCALE FACTOR
SCALE FACTOR: = 1.000044179219

2. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.

3. THE ABOVE INFORMATION ALONG WITH COORDINATES WERE TAKEN FROM THE RECORDED PLAT OF 'TENTH AVENUE PLAT' PLAT BOOK 126, PAGE(S) 82 AND 83, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ACREAGE:

- SUBJECT PROPERTY AS PER RECORDED PLAT -
TRACT 1: 201,572.79 SQUARE FEET AND/OR 4.63 ACRES
TRACT 2: 78,654.48 SQUARE FEET AND/OR 1.81 ACRES
TRACT 3: 56,721.60 SQUARE FEET AND/OR 1.30 ACRES

LEGAL DESCRIPTION:

TRACTS 1, 2 AND 3, TENTH AVENUE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE(S) 136 AND 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATIONS:

1. DC HOSPITALITY PALM SPRINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND, AS DISCLOSED IN THE PUBLIC RECORDS, HAS BEEN SINCE JULY 3, 2024.
2. EQUITY BANK
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. THE BEARING BASE OF THIS BOUNDARY SURVEY IS ALONG THE CENTERLINE OF FLORIDA MANGO ROAD AND THE EAST LINE OF TRACT 23 AS SHOWN ON THE ATTACHED SURVEY MAP. (N01°28'51"E)
4. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
5. THE EXPECTED USE FOR THIS SURVEY AND MAP IS FOR COMMERCIAL PURPOSES.
6. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.
7. NO IMPROVEMENTS (IF ANY) SHOWN ON THE SUBJECT PROPERTY OR LOT 2 OF TENTH AVENUE PLAT (EXISTING 'CHASE BANK'). THIS WAS PER CLIENTS REQUEST AND CONTRACTUAL AGREEMENT.
8. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CRAIG WATSON AND ASSOCIATES, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
9. THE EXPECTED USED OF THE LAND. AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "COMMERCIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
10. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN U.S. FEET.
11. ALL PROPERTY CORNERS WERE SET OR FOUND AS SHOWN ON THIS SURVEY AND REVISION DATE OF 4-5-2024. DUE TO ON GOING CONSTRUCTION RESTRAINTS, SAID WILL BE SET AFTER FINAL CONSTRUCTION.
12. LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12099C0589F (VILLAGE OF PALM SPRINGS 120223), DATED OCTOBER 5, 2017.

TITLE REVIEW:

TRACT 1, OF TENTH AVENUE REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGE(S) 136 AND 137, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LANDS SHOWN HEREON MATCH AND WERE ABSTRACTED FOR RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY OF RECORD PER COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER: PG582407247, COMMITMENT DATE: APRIL 28TH, 2025 AT 12:00 AM. EASEMENTS AND/OR RIGHTS OF WAY OF RECORD PER TITLE COMMITMENT THAT ARE PLOTTABLE ARE SHOWN ON THIS "BOUNDARY SURVEY"

SCHEDULE B - SECTION II

1. - 6. STANDARD EXCEPTIONS, NOT ADDRESSED.

7. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF MODEL LAND COMPANY SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED IN PLAT BOOK 5, PAGE 79. - AFFECTS THE SUBJECT PROPERTY AS TO PORTIONS OF PLATTED TRACTS AS SHOWN WITH NO PLOTTABLE EASEMENTS.

8. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TENTH AVENUE PLAT, RECORDED IN PLAT BOOK 126, PAGE 82 AND 83, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

9. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TENTH AVENUE REPLAT, RECORDED IN PLAT BOOK 130, PAGE 136, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

10. NOTICE OF RESTRICTION ON LAND IN SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, RECORDED JULY 8, 1941 IN DEED BOOK 633, PAGE 185 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - DOES NOT AFFECT.

11. GRANT OF UTILITY EASEMENT IN FAVOR OF VILLAGE OF PALM SPRINGS, FLORIDA, RECORDED OCTOBER 4, 1978 IN OFFICIAL RECORD BOOK 3149, PAGE 314. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

12. RIGHT OF WAY FOR 10TH AVENUE NORTH AND FLORIDA-MANGO ROAD, AS NOW ESTABLISHED, LAID OUT AND IN USE. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP. NOTE: RIGHT OF WAYS SHOWN ARE PER INSTRUMENTS SHOWN ON PLAT BOOK 126, PAGES 82 AND 83; PLAT BOOK 130, PAGES 136 AND 137.

13. DEDICATION AGREEMENT AND EASEMENT IN FAVOR OF THE VILLAGE OF PALM SPRINGS, FLORIDA, RECORDED MAY 19, 1983 IN OFFICIAL RECORDS BOOK 3946, PAGE 1263, TOGETHER WITH BILL OF SALE RECORDED MAY 19, 1983 IN OFFICIAL RECORDS BOOK 3946, PAGE 1261. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

14. RESERVATIONS IN FAVOR OF HEALTH CARE DISTRICT OF PALM BEACH COUNTY, OF AN UNDIVIDED THREE-FOURTHS INTEREST IN AND TO ALL PHOSPHATES, MINERALS AND METALS, TOGETHER WITH AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL PETROLEUM, IN, ON OR UNDER THE SURFACE OF THE INSURED LAND, AS CONTAINED IN THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 27925, PAGE 1152, CREATED PURSUANT TO SECTION 270.11, FLORIDA STATUTES. THE RIGHT OF ENTRY FOR MINING, DRILLING AND EXPLORATION HAS BEEN RELEASED PURSUANT TO SECTION 270.11(2)(B), FLORIDA STATUTES. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE, BLANKET IN NATURE.

15. NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF PALM SPRINGS RECORDED APRIL 3, 2018 IN OFFICIAL RECORDS BOOK 29756, PAGE 251. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

16. NON-EXCLUSIVE UTILITY EASEMENT AGREEMENT IN FAVOR OF THE VILLAGE OF PALM SPRINGS RECORDED APRIL 17, 2018 IN OFFICIAL RECORDS BOOK 29786, PAGE 1183. - AFFECTS THE SUBJECT PROPERTY AS SHOWN ON SURVEY MAP.

17. DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS BY AND BETWEEN 10TH AVENUE PARTNERSHIP, LTD., AND JPMORGAN CHASE BANK NATIONAL ASSOCIATION RECORDED AUGUST 6, 2018 IN OFFICIAL RECORDS BOOK 30039, PAGE 1371 AND AFFECTED BY: FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 35119, PAGE 1945 AND JOINT EASEMENT, CONTRIBUTION AND COVENANT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 35121, PAGE 1109. DECLARATION INCLUDES PROVISIONS FOR AN EASEMENT ON THE LAND AND A PRIVATE CHARGE OR ASSESSMENTS IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

18. TERMS, CONDITIONS, AND PROVISIONS OF DECLARATION OF EASEMENTS AND RESTRICTIONS AND SHORT FORM LEASE BY AND BETWEEN 10TH AVENUE PARTNERSHIP LTD., A FLORIDA LIMITED PARTNERSHIP AND CHICK-FIL-A, INC., A GEORGIA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 34982, PAGE 815 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

19. ANY AND ALL RIGHT, TITLE OR INTEREST OF THE LAKE WORTH DRAINAGE DISTRICT, CLAIMED, RESERVED, OR NOW IN USE, BY VIRTUE OF RESERVATIONS CONTAINED IN VARIOUS DEEDS, THE PLATS ATTACHED TO THE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612, OR PURSUANT TO CHANCERY CASE NO. 407, AND AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, AND DESCRIBED IN AFFIDAVITS IN OFFICIAL RECORDS BOOK 6495, PAGE 1165; OFFICIAL RECORDS BOOK 6495, PAGE 1545 AND OFFICIAL RECORDS BOOK 6495, PAGE 1554, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. - DOCUMENTS NOT FURNISHED AND NOT ADDRESSED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5647 STATE OF FLORIDA

DATE	REVISIONS
4-5-24	UP-DATED WITH TITLE WORK
5-3-25	UP-DATED WITH TITLE WORK

PREPARED FOR:
DC HOSPITALITY PALM SPRINGS LLC
A FLORIDA LIMITED LIABILITY CO.

CRAIG WATSON AND ASSOCIATES LLC
PROFESSIONAL SURVEYING MAPPING
130 S INDIAN RIVER DRIVE - SUITE 202 - FORT PIERCE, FLORIDA 34950
O 772.334-0867 C 772-260-0249 EMAIL craigwatson@live.com

130 S INDIAN RIVER DRIVE
SUITE 202
FT. PIERCE, FLORIDA 34950
PHONE 772-334-0868
CELL 772-260-0249

DATE: 09-08-2023
SCALE: 1" = 40'
DWNG. BY C.D.W.
CHECKED BY: C.D.W.
JOB NUMBER: 23100

SHEET NUMBER
1 OF 1

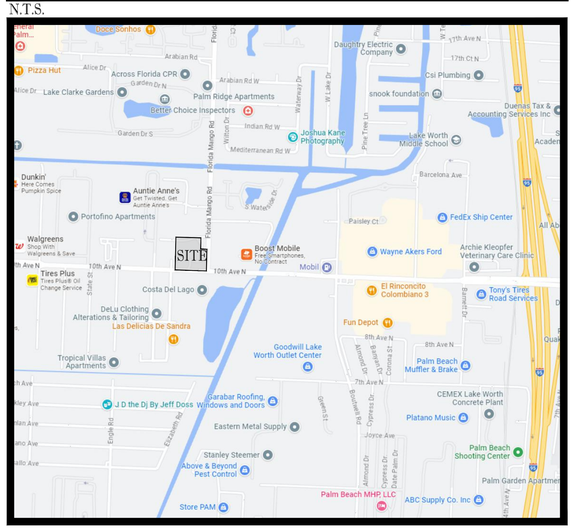
ENGINEERING PLANS
FOR:
VILLAGE COLLECTION OF PALM SPRINGS

OWNER:

10th AVE PARTNERSHIP

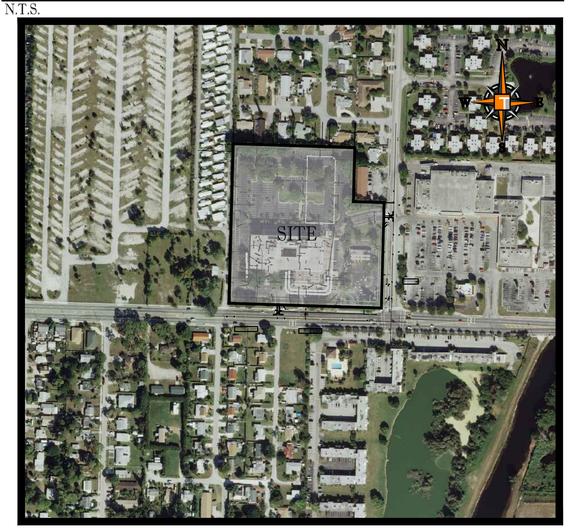
LOCATION MAP

N.T.S.



VICINITY \ AERIAL MAP

N.T.S.



SHEET INDEX

Sheet Number	Sheet Title
C-00	COVER SHEET
C-01	GENERAL NOTES
C-02	EROSION CONTROL PLAN
C-03	DEMOLITION PLAN
C-03B	TURN LANE PLAN
C-04	PGD PLAN
C-05	PGD DETAILS
C-06	CROSS SECTIONS
C-07	UTILITY PLAN
C-08	UTILITY PROFILES
C-09	UTILITY DETAILS
C-10	UTILITY DETAILS
C-11	UTILITY DETAILS

THOMAS ENGINEERING GROUP

840 SE OSCEOLA ST.
STUART, FL. 334994

PH: (772) 888-3138
www.ThomasEngineeringGroup.com

THOMAS ENGINEERING GROUP

CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS

6300 NW 31st AVE
FT. LAUDERDALE, FL 33309
P: 954-202-7000

1502 W. FLETCHER AVE
SUITE 101
TAMPA, FL 33612
P: 813-379-4100

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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www.callsunshine.com

Jason Gunther, P.E. State of Florida, Professional Engineer, License No. 58629
This item has been electronically signed and sealed by Jason Gunther, P.E. on 5/1/25 using a SHA-1 authentication code.
Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

PROJECT No.: FJ230012
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ230012-COVER-SHEET

PROJECT:

ENGINEERING PLANS

FOR

VILLAGE COLLECTION OF PALM SPRINGS

10th AVE PARTNERSHIP

VILLAGE OF PALM SPRINGS
FLORIDA

THOMAS ENGINEERING GROUP

840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138

www.ThomasEngineeringGroup.com

JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Mon, 2025.05.05
FLORIDA LICENSE NUMBER
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-00

ELEVATIONS BASED ON NAVD '88

Printed on Thursday, May 01, 2025, 10:01 AM by Jason Gunther

GENERAL NOTES:

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

- BOUNDARY SURVEY

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT HE/SHE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. SEC. 12101 ET SEQ. AND 42 U.S.C. SEC. 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE COMMENTS TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE REQUIREMENTS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THE BOUNDARY SURVEY, SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO THOMAS ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY THOMAS ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS (INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE). CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY SHALL RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME Thomas ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH Thomas ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS Thomas ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. THOMAS ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND/OR METHODS,COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. Thomas ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT Thomas ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. Thomas ENGINEERING WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION, IN WRITING, BY THE CONTRACTOR. Thomas ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

21. NEITHER THE PROFESSIONAL ACTIVITIES OF THOMAS ENGINEERING, NOR THE PRESENCE OF THOMAS ENGINEERING OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION / PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. THOMAS ENGINEERING AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THOMAS ENGINEERING SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE NAMED AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.

22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER FOR SUCH DEVIATIONS, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS RELATED TO SAME.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF TRAFFIC PLAN FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE R.O.W. OR ON SITE. THE COST FOR THIS ITEM SHOULD BE INCLUDED IN THE CONTRACTOR'S PRICE.

24. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.

25. CONTRACTOR SHALL CONFIRM ADA ACCESSIBILITY PRIOR TO INSTALLING FINISHING COURSES OF SIDEWALKS AND PARKING AREAS.

26. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A RECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER AND THE ENGINEER OF RECORD.

27. CONTRACTOR SHALL PROVIDE MINIMUM 48 HOUR NOTICE TO ENGINEER AND APPLICABLE AGENCIES FOR SCHEDULING INSPECTIONS.

28. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD AND CITY FOR THE FOLLOWING: CATCH BASINS, FIRE HYDRANTS, VALVES, AND ALL REQUIRED ACCESSORIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.

29. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY.

30. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH M.U.T.C.D. AND APPROVED BY CITY WHERE APPLICABLE PRIOR TO IMPLEMENTATION.

31. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

32. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE THE BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION FROM CITY.

33. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR ANY NECESSARY CONSTRUCTION, PAVEMENT MARKING AND SIGNAGE OR ANY PEDESTRIAN SIGNALIZATION AND/OR SIGNAL MODIFICATION TO ACCOMMODATE AN ALTERNATE SAFE WALK ROUTE. ALL RESTORED TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCY'S TRAFFIC ENGINEERING STANDARDS.

34. CONTRACTOR SHALL STAKE EASEMENT, SIDEWALK, CURBING AND/OR ROAD RIGHT OF WAY LINES DURING CONSTRUCTION OF WATER, SEWER AND DRAINAGE FACILITIES THAT ARE REQUIRED TO LINE UP WITH ABOVE GROUND FACILITIES.

SANITARY SEWER:

1. DISTANCE AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.

2. CONSTRUCTION AND INSTALLATION OF SANITARY SEWER SHALL FOLLOW CITY UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

3. TESTING OF SANITARY SEWER SHALL BE BASED ON CITY UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

WATER DISTRIBUTION AND/OR SANITARY SEWER FORCEMAIN SYSTEM

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO CITY UTILITY DEPARTMENT.

2. CONSTRUCTION AND INSTALLATION OF WATERMAIN SHALL FOLLOW CITY UTILITIES DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

3. TESTING OF WATERMAIN SHALL BE BASED ON CITY UTILITIES DEPARTMENT MINIMUM CONSTRUCTION STANDARDS, LATEST EDITION

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

SEPARATION OF WATER AND SEWER MAINS:

1. SEPARATION OF WATER, SEWER, AND STORM SHALL BE BASED ON CITY UTILITY DEPARTMENT MINIMUM CONSTRUCTION STANDARDS AND SHALL MEET THE LATEST F.A.C. 62-555.314

2. ALL UTILITY PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES AND A VERTICAL SEPARATION OF AT LEAST 18". SEE UTILITY UTILITY STANDARDS MANUAL FOR ADDITIONAL SPECS.

STORM DRAINAGE:

GENERAL:

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.

2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE INSIDE WALLS OF THE STRUCTURE.

MATERIALS:

3. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M - 294 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING, EXCEPT WHERE EXFILTRATION TRENCH IS PROPOSED.

4. ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET ASTM LATEST MINIMUM STANDARDS.

5. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 64T UNLESS OTHERWISE NOTED IN THE PLANS. NO BLOCK CATCH BASINS WILL BE ALLOWED THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 8 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF fc=3750 PSI AT 28 DAYS.

INSTALLATION:

6. THE CONTRACTOR SHALL FOLLOW CITY DETAILS FOR PIPE BACKFILL REQUIREMENTS SAID DETAIL IS INCLUDED IN THE DRAINAGE DETAIL SHEETS OF THIS PLAN SET

7. ALL PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC

8. PROVIDE A MINIMUM PROTECTIVE COVER OF 30 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

9. THE CONTRACTOR SHALL NOTIFY CITY ENGINEERING DEPARTMENT/ FDOT AND THE ENGINEER OF RECORD AT LEAST 7 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

PAVING:

A. GENERAL:
1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

3. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.

4. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD. PRIME AND TACK COAT FOR BASE SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF SECTIONS 300-1 THROUGH 300-7 OF FDOT STANDARDS AND SPECIFICATIONS.

B. MATERIALS:
1. LIMEROCK BASE: (ASPHALT VEHICULAR PAVERS AREAS) LIMEROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).

2. WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE S-9.5 ASPHALTIC CONCRETE.

3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH OR FIBER MESH CONCRETE

C. INSTALLATION:
1. SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180 (MIN LBR 40).
2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE SP-12.5 & SP-9.5 ASPHALTIC CONCRETE OR THE LATEST REVISION.

D. TESTING
1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.

2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.

3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.

4. DENSITY TESTS ON THE BASE AND STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.

5. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE EOR, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

6. LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL, SUB-GRADE AND BASE. LIMEROCK BEARING RATIONS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE CITY.

PAVEMENT MARKING & SIGNAGE:

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION; AND CITY ENGINEERING STANDARDS.

2. ALL PAVEMENT MARKINGS AND STRIPING SHALL BE TWO COATS OF TRAFFIC PAINT EXCLUDING STOP BARS AND TURN ARROWS WHICH SHALL BE THERMOPLASTIC. PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS. IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL IN ACCORDANCE WITH SECTION 78-344 OF THE LDR. (THIS IS FOR PRIVATE DEVELOPMENTS AND EXCLUDES PUBLIC RIGHT OF WAY)

3. PARKING STALLS STRIPING SHALL BE TWO COATS OF PAINT.

POLLUTION PREVENTION:

1. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

PROJECT RECORD DOCUMENTS:

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND BASE CONSTRUCTION (AND BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS,SHOWING THE LOCATIONS AND APPLICABLE GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN OR INVERT AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

C. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS IN A FORMAT APPROVED BY CITY PUBLIC UTILITIES / ENGINEERING DEPARTMENT.

D. "AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS. STATIONING OF BOTH THE WYE, CLEAN-OUTS, AND THE SERVICE END MUST ALSO BE INCLUDED.

E. "AS-BUILT" INFORMATION OF WATER DISTRIBUTION SYSTEMS MUST CONTAIN LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES AND APPURTENANCES. TOP OF PIPE ELEVATIONS ALONG THE WATER MAIN ARE REQUIRED AT INTERVALS OF 100 FEET (MAXIMUM).

F. ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

G. "AS-BUILTS" OF WATER LINES SHALL BASED ON PORT ST LUCIE UTILITY DEPARTMENT WRITTEN SPECIFICATIONS.

H, "AS-BUILTS" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
2. THE STUB ENDS OF ALL SEWER LATERALS SHALL BE LOCATED, AND IF THERE ARE ANY CLEANOUTS INSTALLED ON THE SEWER LATERALS, THEN THE INVERT ELEVATION OF THESE CLEANOUTS NEED TO BE OBTAINED.

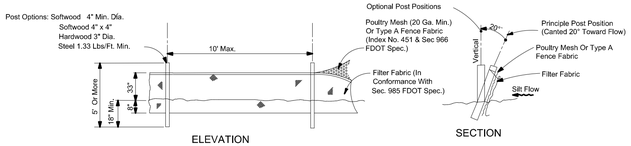
I. "AS-BUILTS" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:
1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE SURVEY CREW AT THE TIME OF "AS-BUILT".
3. DRAINAGE WELL STRUCTURE "AS-BUILTS" SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE BAFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING,

J. ALL ROCK "AS-BUILTS" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:
1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY,
2. ROCK "AS-BUILTS" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE REQUIRED.
5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILTS" WILL BE REQUIRED AS INDICTED ABOVE, AS WELL AS "AS-BUILTS" ON THE FINISHED CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
6. "AS-BUILTS" SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOIL/SOD, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

K. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILTS", BASED ON CITY UTILITY DEPARTMENT AND CITY ENGINEERING DEPARTMENT REQUIREMENTS AND SPECIFICATIONS.

PROJECT CLOSEOUT:

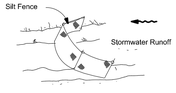
CLEANING UP:
1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLE



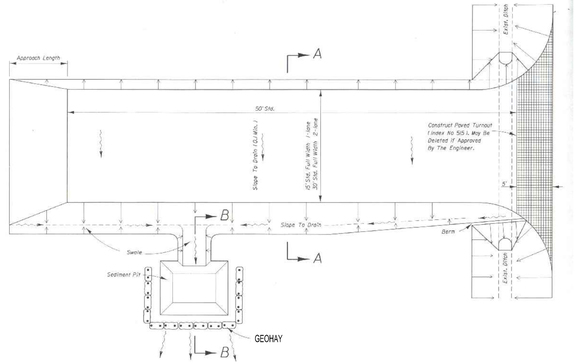
Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

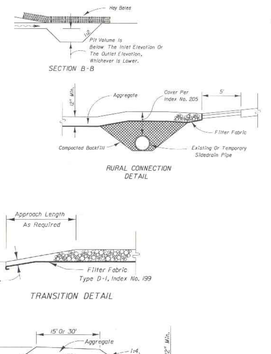
TYPE ~V SILT FENCE

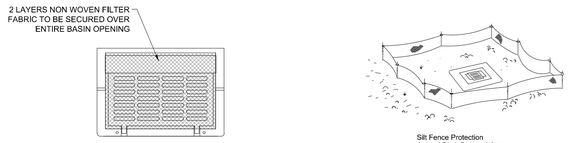
1. Type ~~~ Silt Fence to be used at most locations. Where used in Ditches the spacing for Type ~~~ Silt Fence shall be in accordance with char 1, Sheet 1.
2. Type ~V Silt Fence to be used where large sediment loads anticipated. Suggested use is where fill slope is 1:2 or steeper and length of slope exceeds 25 feet. Avoid use where the detained water may back into travel lanes or off the right of way.
3. Do not construct silt fences across permanent flowing watercourses. Silt fences are to be at upland locations and turbidity barriers used at permanent bodies of water.
4. Where used as slope protection, Silt Fence is to be constructed on 0% longitudinal grade to avoid channelizing runoff along the length of fence.



Silt Fence Protection in Ditches with Intermittent Flow







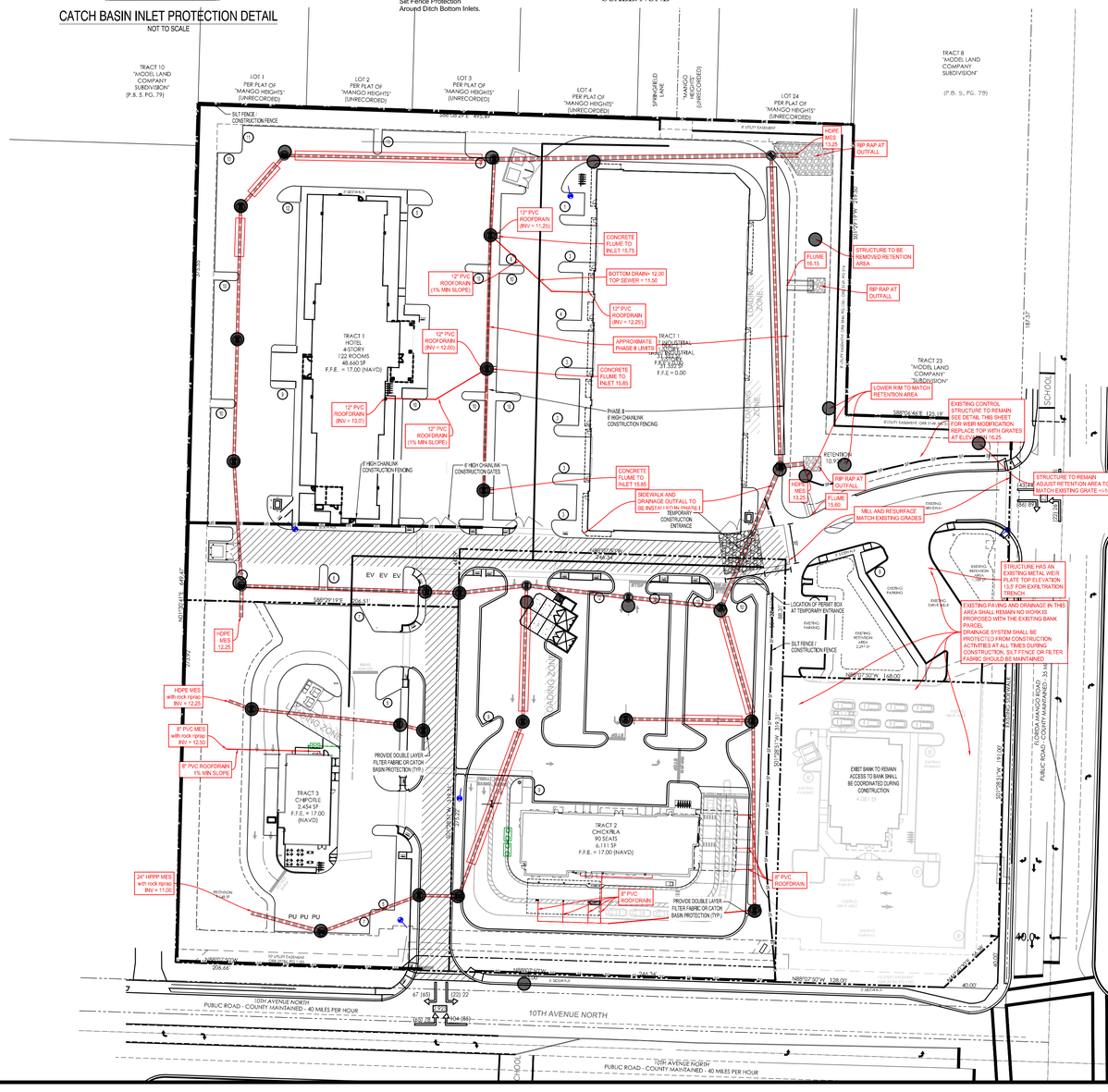
CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE

Silt Fence Protection
Around Ditch Bottom Inlets.

SOIL TRACKING PREVENTION TYPE A

SCALE: NONE



EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD, FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT, AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL INSTALL TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO ANY EARTHWORK OPERATIONS.
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS, THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL GRASSED AREAS ARE COMPLETE.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

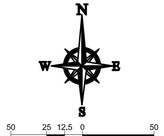
NOTES

1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH COUNTY AND LOCAL UTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. CONTRACTOR SHALL REFER TO CONSTRUCTION PHASING PLANS FOR ORDER OF REMOVAL OF ANY UTILITIES AND/OR STRUCTURES.

Know what's below.
Call before you dig.

LEGEND:

- SF — PROPOSED SILT FENCE
- SOIL TRACKING PREVENTION MAT
- INLET/STRUCTURE PROTECTION
- LIMITS OF DISTURBANCE
  AREA OF DEMOLITION, CLEARING & GRUBBING



THOMAS ENGINEERING GROUP
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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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Jason Gunther, P.E. State of Florida, Professional Engineer, License No. 58629
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PROJECT No.: FJ230012
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ230012-EROSION-PLAN

PROJECT:

ENGINEERING PLANS

FOR

VILLAGE COLLECTION OF PALM SPRINGS

10th AVE PARTNERSHIP

VILLAGE OF PALM SPRINGS
FLORIDA

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JASON M. GUNTHER
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-02

ELEVATIONS BASED ON NAVD '88

Printed on Thursday, May 01, 2025, 10:38 AM by Jason Gunther

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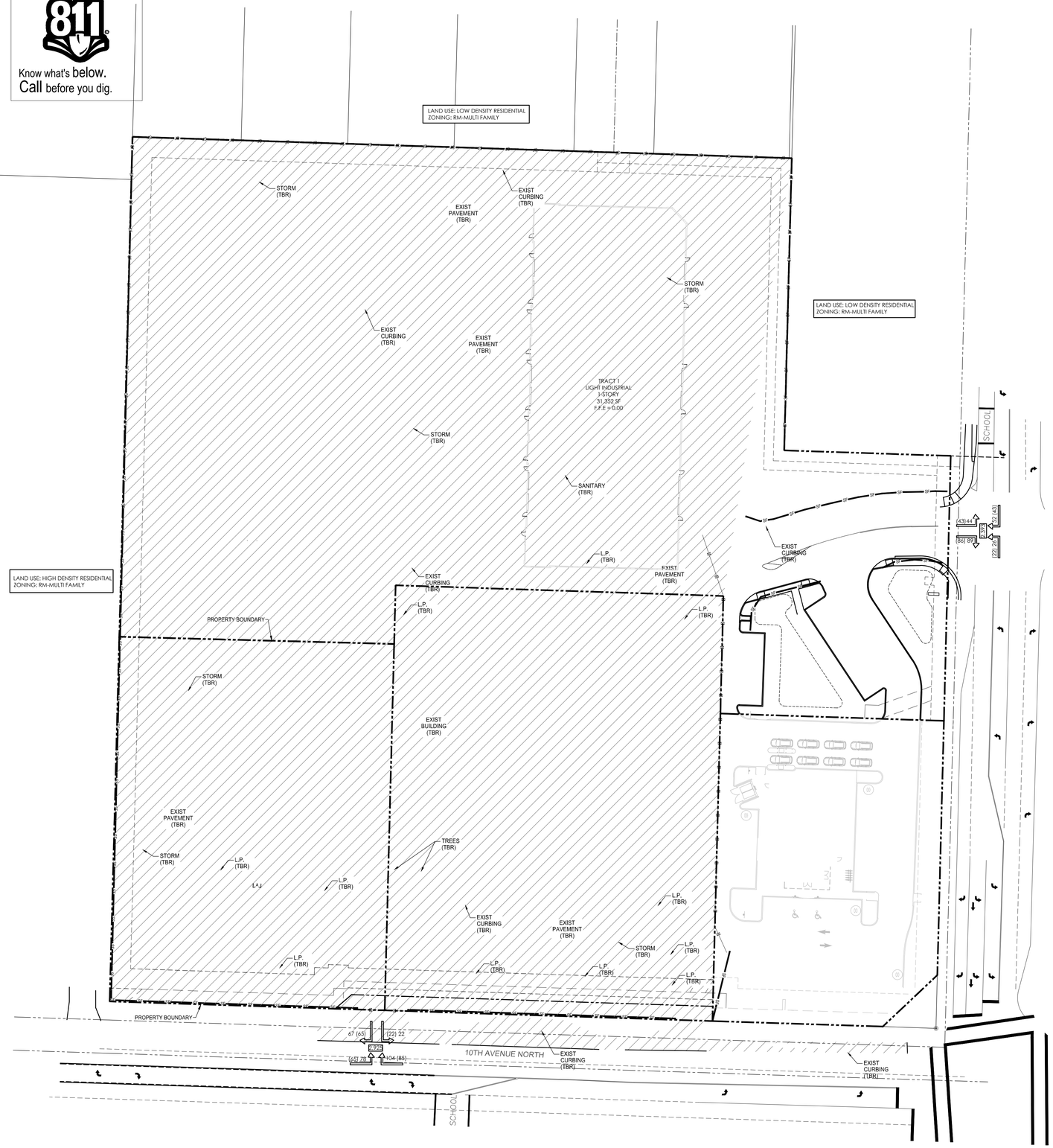

NOTES

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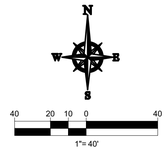
2. ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH COUNTY AND LOCAL UTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
3. CONTRACTOR SHALL REFER TO CONSTRUCTION PHASING PLANS FOR ORDER OF REMOVAL OF ANY UTILITIES AND/OR STRUCTURES.



DEMOLITION NOTES:

1. THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
   BLOOMSTER PROFESSIONAL LAND SURVEYORS, INC.
   641 NORTHEAST SPENCER STREET,
   JENSEN BEACH, FL. 34957
   DATED: 09/11/16
2. THOMAS ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
3. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO THOMAS ENGINEERING GROUP, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
4. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:

A. THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.

B. ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.

C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.

D. LOCATE/CAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.

E. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.

F. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.

G. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.

H. A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE.

5. SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY.
6. TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
7. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
8. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
9. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH: THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS - OF - WAY.
10. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
11. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
12. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
13. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
14. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
15. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL CITY, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
16. CONTRACTOR SHALL REFER TO LANDSCAPING PLAN FOR TREE REMOVAL
17. SOIL STABILIZATION SUCH AS SEEDING, WETTING, AND MULCHING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSION GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE COMPLETED PROGRESSIVELY AS VEGETATION REMOVAL OCCURS WITHIN A GIVEN AREA OF THE SITE. EXCAVATION, FILL PLACEMENT, VERTICAL CONSTRUCTION OR SOIL STABILIZATION SHALL BEGIN WITHIN 15 DAYS, AND SHALL BE COMPLETE WITHIN 30 DAYS OF VEGETATION REMOVAL WITHIN A GIVEN AREA OF THE SITE.
18. DISPOSAL OF LAND CLEARING DEBRIS SHALL BE CHIPPED ONSITE AND/OR DELIVERED TO APPROVED MARTIN COUNTY CHIPPING FACILITY. ALL NONVEGETATIVE DEBRIS SHALL BE DISPOSED OF AT AN APPROVED LANDFILL SITE.

LEGEND:

SF — PROPOSED SILT FENCE

LIMITS OF DISTURBANCE AREA OF DEMOLITION, CLEARING & GRUBBING

THOMAS ENGINEERING GROUP
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Jason Gunther, P.E. State of Florida, Professional Engineer, License No. 58629
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PROJECT No.: FJ230012
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ230012-DEMO-PLAN

PROJECT:

ENGINEERING PLANS

FOR

VILLAGE COLLECTION OF PALM SPRINGS

10th AVE PARTNERSHIP

VILLAGE OF PALM SPRINGS
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
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PH: (772) 888-3138
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JASON M. GUNTHER
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PROFESSIONAL ENGINEER
STATE OF FLORIDA
Mon, 5/1/2025
FLORIDA LICENSE NO. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

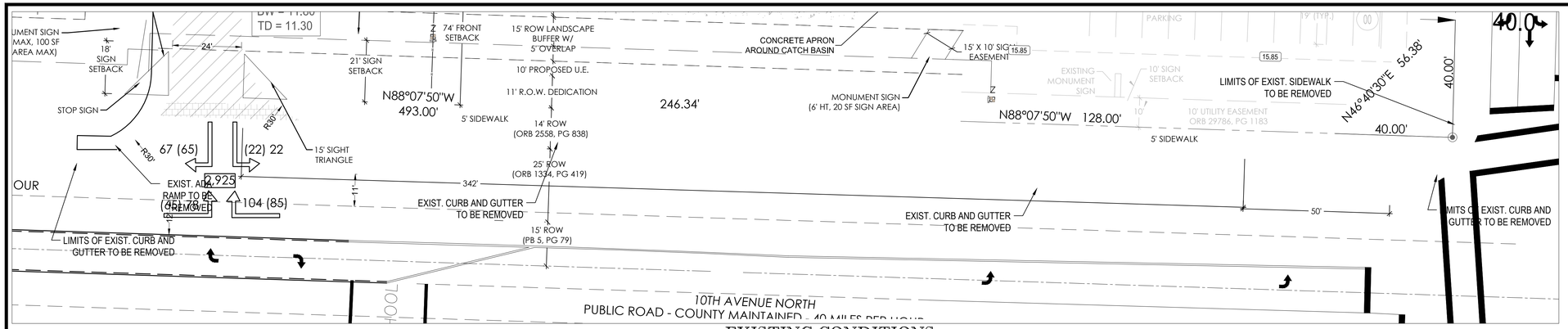
DEMOLITION PLAN

SHEET NUMBER:

C-03

ELEVATIONS BASED ON NAVD '88

Printed on Thursday, May 01, 2025, 10:02 AM by Jason Gunther

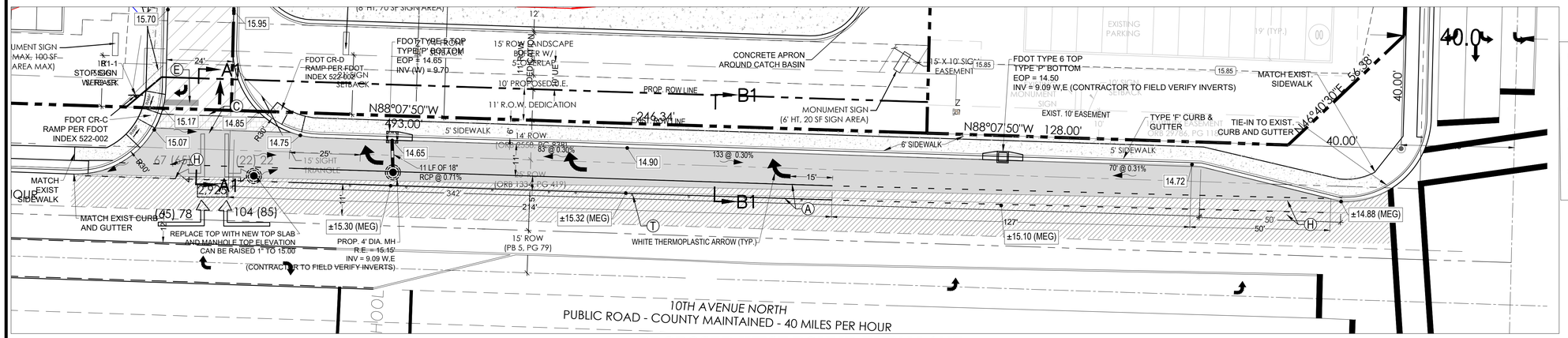


EXISTING CONDITIONS

1" = 20'

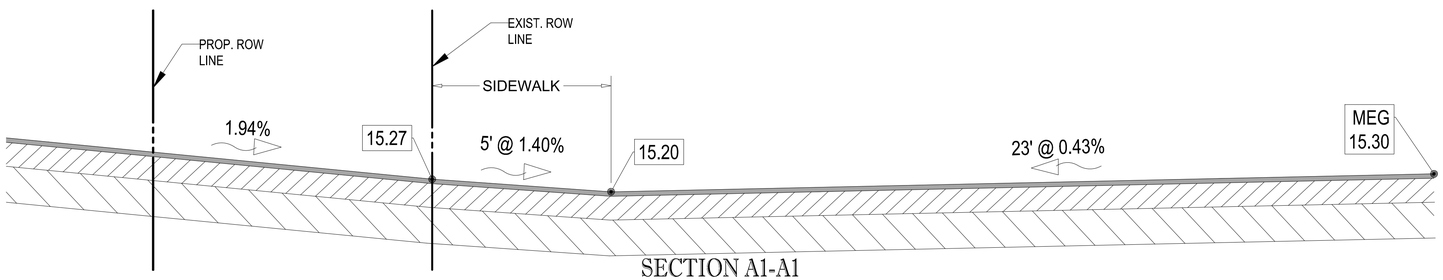
LOCATION MAP

1" = 500'



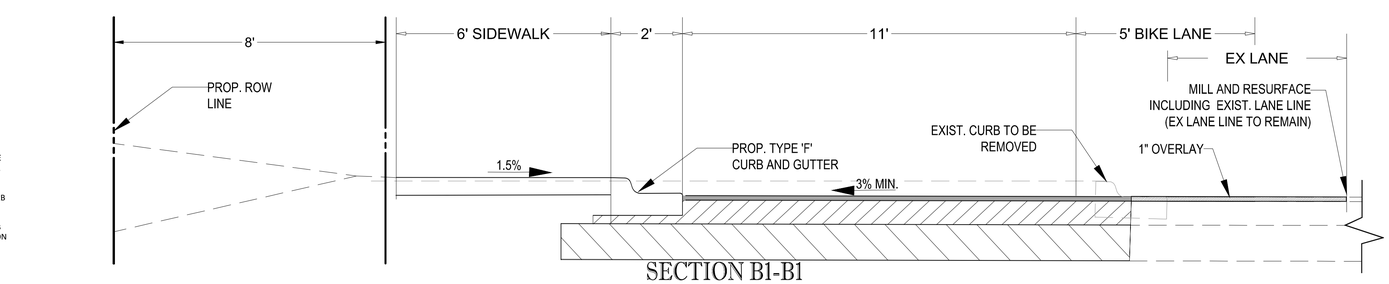
PROPOSED WEST BOUND TURN LANE

1" = 20'



SECTION A1-A1

N.T.S



SECTION B1-B1

N.T.S

GENERAL NOTES:

1. DAMAGES TO LOOPS OR ANY SIGNAL EQUIPMENT CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO PALM BEACH COUNTY.
2. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT 561-233-3900 FORTY-EIGHT (48) HOURS PRIOR TO CONSTRUCTION IF WORK IS BEING DONE WITHIN 10 FEET OF ANY SIGNAL EQUIPMENT.
3. ALL CONSTRUCTION AND RESTORATION WORK WITHIN PALM BEACH COUNTY RIGHT OF WAY SHALL COMPLY WITH THE LATEST EDITION OF THE FDOT STANDARD INDEX AND THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
4. PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO PALM BEACH COUNTY T-P-21
5. IF PROPOSED WORK DAMAGE PALM BEACH COUNTY ROADWAY, SIDEWALK AND/OR DRAINAGE SYSTEMS, THEN THEY WILL BE CONSTRUCTED REPAIRED OR REPLACED TO ITS ORIGINAL OR BETTER CONDITION AT NO COST TO THE PALM BEACH COUNTY.

P.B.C. ROADWAY AND BRIDGE NOTES:

1. IF DURING THE PROPOSED CONSTRUCTION/CROSSING ANY EXISTING PB COUNTY STORM DRAIN PIPE/STRUCTURES ARE AFFECTED IN ANY WAY PB COUNTY R&B REQUIRES FULL RESTORATION OF THE AFFECTED SYSTEM TO LIKE OR BETTER THEN LIKE CONDITION AND TO PB COUNTY/FDOT STANDARDS.
2. ALL AFFECTED ROADWAYS ARE TO BE RESTORED FROM EOP TO EOP, LANE WIDTH MIN, AND 50' IN EITHER DIRECTION. (THOROUGHFARE) AND 25' MIN. RESTORATION (NON-THOROUGHFARE).
3. IF ANY ADDITIONAL LANES ARE AFFECTED FOR ANY REASON DURING CONSTRUCTION, PB COUNTY R&B WILL REQUIRE THE ADDITIONAL LANES BE RESTORED TO LIKE OR BETTER THEN LIKE CONDITION AND TO EQUAL DIMENSIONS AS THE ADJACENT LANES.
4. IF PB COUNTY SIDEWALK / PATHWAY / C&G / AND OR ADA FACILITIES ARE AFFECTED PB COUNTY R&B WILL REQUIRE RESTORATION OF A MINIMUM OF 10' AND TO BE LIKE OR BETTER THEN LIKE CONDITION PER / FDOT / PB COUNTY STANDARDS.
5. SIDEWALKS WILL BE RESTORED BY REPLACING: TWO FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED AT A CONTROL JOINT AND THREE FLAGS IF THE POINT OF CONSTRUCTION IS LOCATED BETWEEN CONTROL JOINTS. NO PARTIAL JOINTS ACCEPTED. (PER SITUATION)
6. RAISED PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH PB COUNTY TYPICAL T-P-21.

HATCH LEGEND

1" MILL AND RESURFACE | PROP. CONC. SIDEWALK | PAVEMENT SECTION

PAVEMENT SECTION IN RIGHT OF WAY SHALL BE AS FOLLOWS:
1" Type Asphaltic Concrete Friction Course FC-9.5
Tack Coat at 0.05 gal/sy

1.5" Superpave Asphalt Concrete Structural Course (Traffic C)
RC-70 Prime Coat at 0.10 gal/sy
Optional Base Group 13

12" Compacted Subgrade (98% of T180)

8" ABC-3 may be substituted for 13.5" of baserock
Both base and subbase shall be compacted to 98% Dry Density per AASHTO T-180

STRIPING KEY

A= 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'-30')
G = 6" SKIP WHITE TYP (6'-10')
H = 6" SKIP WHITE TYP (2'-4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10'-30)
M = 6" SKIP YELLOW TYP (6'-10')
N = 6" SKIP YELLOW TYP (2'-4')
P=RPM BI-DIRECTIONAL AMBER/AMBER
R = FDP WHITE
S = FDP YELLOW
T= RPM BI-DIRECTIONAL WHITE/RED
U= RPM BI-DIRECTIONAL RED/YELLOW
V= RPM BI-DIRECTIONAL BLUE/BLUE

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	TYPICAL NOTE TEXT	PROPOSED
W	UNDERGROUND WATER LINE	WM WM
E	UNDERGROUND ELECTRIC LINE	E
T	UNDERGROUND TELEPHONE LINE	T
S	SANITARY SEWER	55 55
SL	SANITARY SEWER LATERAL	55 55
	DRAINAGE LINE	
	CATCH BASIN	
D	MANHOLE	
	CLEAN OUT	
	FLOW ARROW	
	TRANSFORMER PAD	
Z	BACKFLOW PREVENTER	Z
	WATER METER	
S	SANITARY MANHOLE	S

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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Jason Gunther, P.E. State of Florida, Professional Engineer, License No. 58629
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PROJECT No.: FJ230012
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ230012-TURN-LANE-PLAN

PROJECT:

ENGINEERING PLANS

FOR

VILLAGE COLLECTION OF PALM SPRINGS

10th AVE PARTNERSHIP

VILLAGE OF PALM SPRINGS
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138
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JASON M. GUNTHER
STATE OF FLORIDA
No. 58629
PROFESSIONAL ENGINEER
Date: 5/1/2025
FLORIDA LICENSE NUMBER
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

TURN LANE PLAN

SHEET NUMBER:

C-03B

ELEVATIONS BASED ON NAVD '88

Printed on Thursday, May 01, 2025, 10:02 AM by Jason Gunther
P:\PALM SPRINGS\FJ2012_TURN_LANE_PLAN\-------\FJ2012_TURN_LANE_PLAN.dwg

STRUCTURE TABLE
DS-102 C4 INLET
DS-103 C4 CURB INLET
DS-104 C4 CURB INLET
DS-202 C4 CURB INLET
DS-203 C4 CURB INLET
DS-204 C4 CURB INLET
DS-301 C4 CURB INLET
DS-302 C4 CURB INLET
DS-303 C4 INLET
DS-304 C4 INLET
DS-305 C4 CURB INLET
DS-306 C4 INLET
DS-307 C4 INLET
DS-308 C4 INLET
DS-309 C4 CURB INLET
DS-310 C4 CURB INLET
DS-311 C4 CURB INLET
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DS-314 C4 INLET
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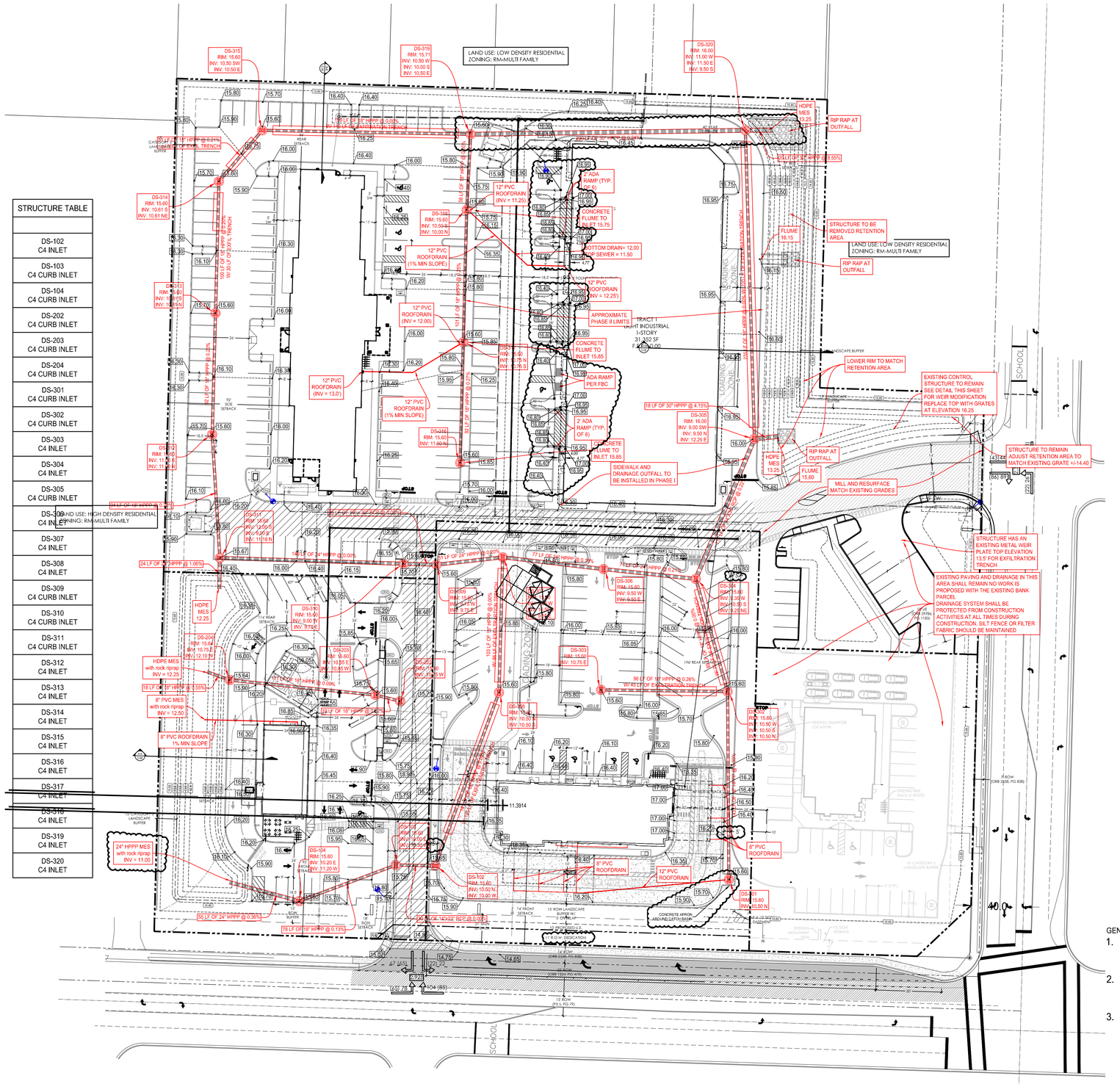
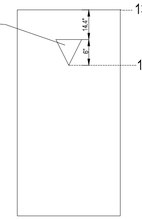
DS-316 C4 INLET
DS-317 C4 INLET
DS-318 C4 INLET
DS-319 C4 INLET
DS-320 C4 INLET

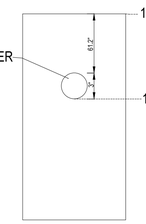


CONTROL STRUCTURE DETAILS EXISTING AND PROPOSED

EXISTING WIER

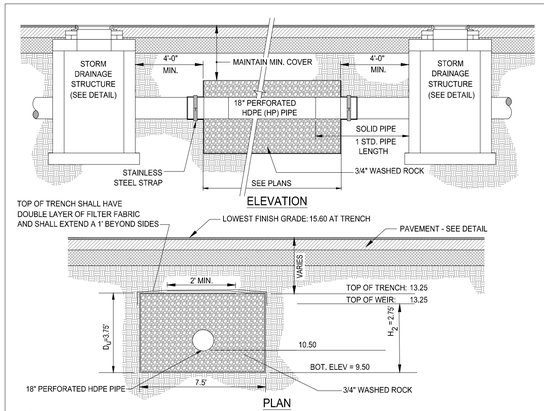


PROPOSED WIER



HATCH LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT



NOTES:
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROPEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH. CLOSE ENDS AND STRAP AROUND PIPE.
4. IN AREAS OVER TRENCH WHERE THE FULL ROADWAY SECTION CANNOT BE CONSTRUCTED, THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100).

1 EXFILTRATION TRENCH

SCALE: NONE

GENERAL NOTES:

1. Damages to loops or any signal equipment caused by construction of this project must be repaired or replaced to original or better condition at no cost to Palm Beach County.
2. Contractor shall contact Palm Beach County Traffic Operations at 561-233-3900 forty-eight (48) hours prior to construction if work is being done within 10 feet of any signal equipment.
3. All construction and restoration work within Palm Beach County Right of Way shall comply with the latest edition of the FDOT Standard Index and the FDOT Standard Specifications for Road and Bridge Construction.

PAVEMENT SECTION IN RIGHT OF WAY SHALL BE AS FOLLOWS:

1" Type S-III Asphaltic Concrete
Tack Coat at 0.05 gal/sy
1.5" Type S-I Asphaltic Concrete
RC-70 Prime Coat at 0.10 gal/sy
13.5" Baserock (6" max lifts)
12" Compacted Subgrade
8" ABC-3 may be substituted for 13.5" of baserock
Both base and subbase shall be compacted to 98% Dry Density per AASHTO T-180

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	03/03/25	UPDATE FOR POTENTIAL FLEX SPACE	JMG

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CAD I.D.: FJ230012-PGD

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SHEET TITLE:

PGD PLAN

SHEET NUMBER:

C-04

ELEVATIONS BASED ON NAVD '88

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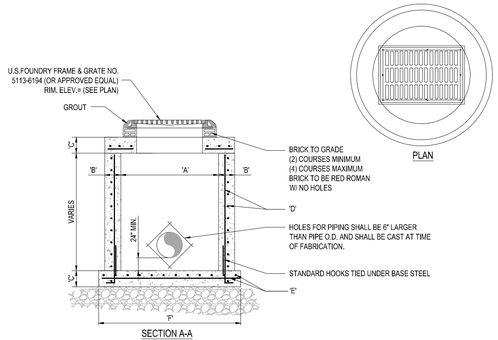
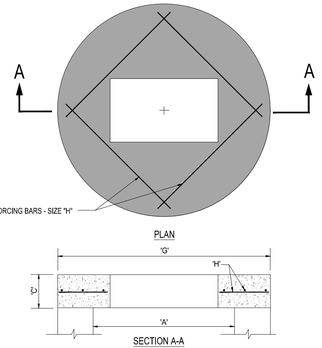


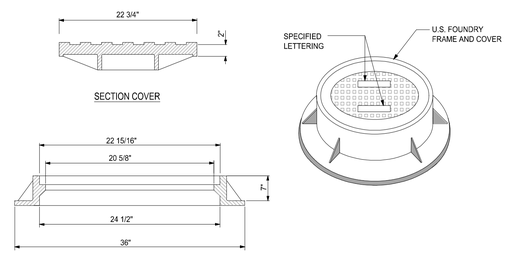
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
C-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
C-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
C-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
C-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
C-8	8'-0" Ø	10"	10"	2- W.W.M. w/ # 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

1 PRECAST CIRCULAR VALLEY INLET
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
C-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
C-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
C-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
C-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
C-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

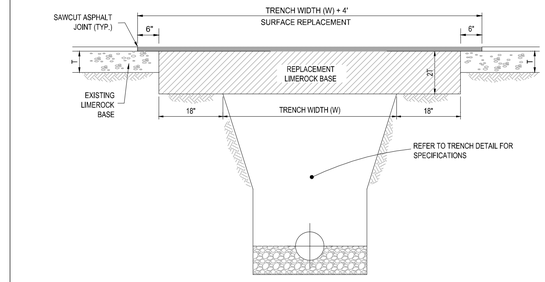
2 PRECAST CONCRETE-TOP SLAB
SCALE: NONE



NOTE:

1. RING AND COVER TO BE TYPE U.S.F. No. 420-C

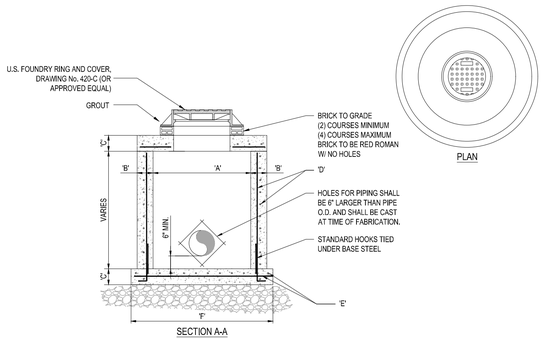
3 MANHOLE FRAME DETAIL
SCALE: NONE



NOTES:

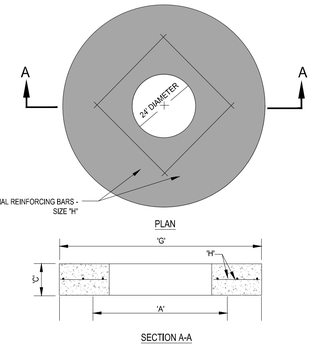
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 8", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. SUBGRADE MATERIAL SHALL BE GRANULAR AND ANGULAR AND SHALL HAVE A MINIMUM LBR OF 40.
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED PARALLEL TO OR PERPENDICULAR TO THE ROADWAY.
5. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED.
6. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE SURROUNDING SURFACE (MINIMUM 1" THICKNESS).
7. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS).
8. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.

4 PAVEMENT RESTORATION DETAIL
SCALE: NONE



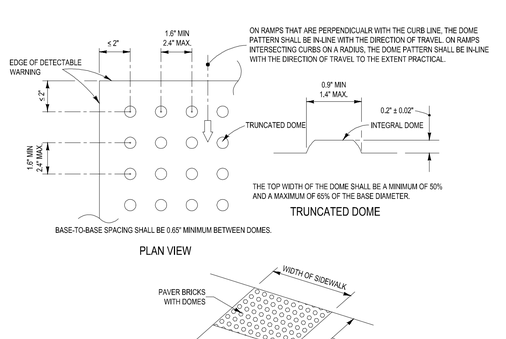
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2- W.W.M. w/ 4 @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

5 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-8" Ø	# 5 @ 6" C.C.E.W.

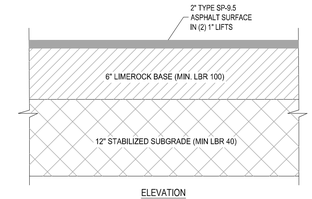
6 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE



-ALL CURB RAMPS INCLUDING DETECTABLE WARNING SHALL BE CONSTRUCTED PER FDOT INDEX 304 LATEST EDITION
-ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB.

7 ADA RAMP DETECTABLE WARNING DETAIL
SCALE: NONE

Asphalt Pavement Area			
Pavement	2" x 0.44 / 1"	0.88	
Base	8" x 0.18 / 1"	1.44	
Subgrade	12" x 0.08 / 1"	0.96	
		3.28	3.28 > 2.5



8 STANDARD ASPHALT PAVEMENT DETAIL
SCALE: NONE

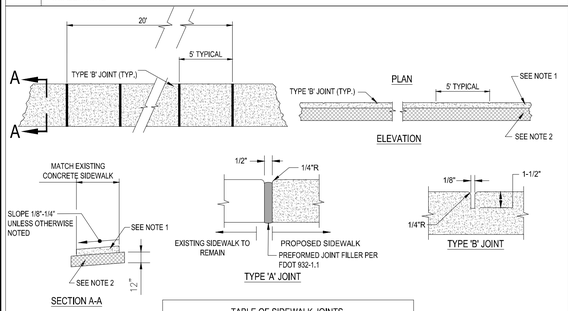
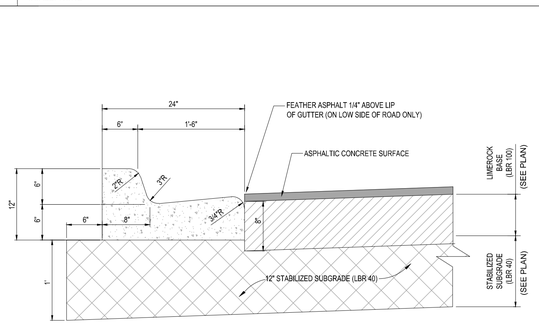


TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180. (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS, UNLESS OTHERWISE NOTED.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

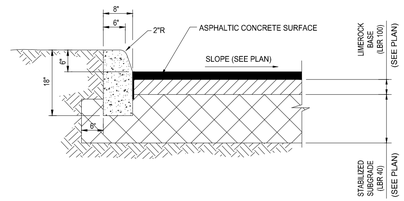
9 SIDEWALK DETAILS
SCALE: NONE



NOTE :

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" INSTEAD OF 7 1/2".
2. REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS
3. LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAX. DENSITY PER A.A.S.H.T.O. (T-180)

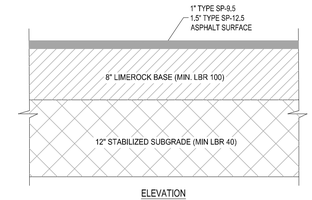
10 TYPE 'F' CURB & GUTTER DETAIL
SCALE: NONE



NOTE: CONTRACTOR TO ENSURE NO COLD JOINTS ARE CREATED DURING THE INSTALLATION PROCESS (GENERALLY HORIZONTAL). ANY CURB DETERMINED TO HAVE A COLD JOINT AFTER PLACEMENT SHALL BE REMOVED / REPLACED AT THE CONTRACTORS EXPENSE

11 CONCRETE CURB (TYPE 'D') DETAIL
SCALE: NONE

Asphalt Pavement Area			
Pavement	2.5" x 0.44 / 1"	1.10	
Base	8" x 0.18 / 1"	1.44	
Subgrade	12" x 0.08 / 1"	0.96	
		3.50	



12 HEAVY DUTY ASPHALT PAVEMENT DETAIL
SCALE: NONE

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DRAWN BY: MJL
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CAD I.D.: FJ230012-PGD-DETAILS

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10th AVE PARTNERSHIP

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FLORIDA

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FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

PGD DETAILS

SHEET NUMBER:

C-05

ELEVATIONS BASED ON NAVD '88

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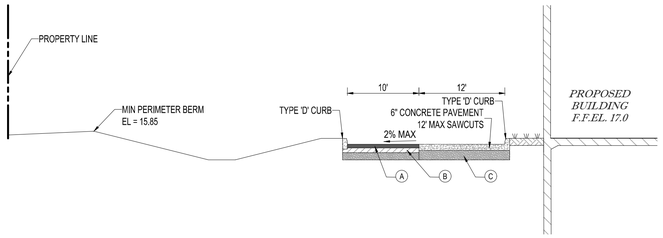
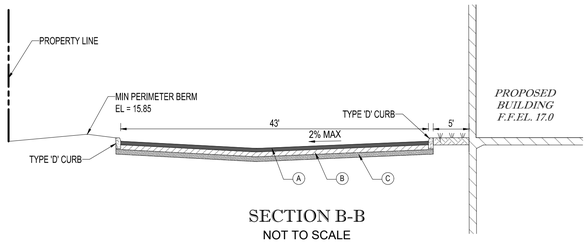
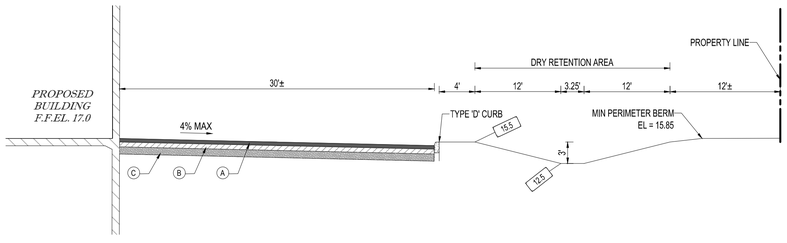


SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE

PAVEMENT LEGEND

(A) WEARING SURFACE
INSTALLATION OF THE 2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE SP-9.5 ASPHALTIC CONCRETE . PARKING AREAS MAY PROVIDE (2) - 3/4" LIFTS.

(B) 8" LIME ROCK BASE
LIME ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 8" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180 (LBR 100). OTHER SUBSTITUTES SHALL BE PER FDOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100) WITH ENGINEER'S APPROVAL. LIMEROCK SHALL EXTEND 12" BEYOND ASPHALT LIMITS.

(C) SUB-BASE: 12" STABILIZED SUB-BASE (LBR 100) COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-180. SUB-BASE SHALL EXTEND 12" BEYOND LIMEROCK / CONCRETE LIMITS.

(D) CONCRETE SIDEWALK:
4" THICK 3000 P.S.I. CONCRETE @ 28 DAYS EXCEPT IN DRIVEWAYS WHERE THICKNESS SHALL BE 6" AND 4,000 P.S.I.

(E) COMPACTED SUB-BASE :
12" COMPACTED TO 98% MAX DRY DENSITY PER AASHTO T-180.

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J:\PROJECTS\2023\FJ230012-PALM SPRINGS\ENGINEERING\CAD\FJ230012-SECTIONS.DWG, A-24 X FLORIDA MANGO MS, PALM SPRINGS\ENGINEERING\CAD\FJ230012-SECTIONS——>A-24 MS, C-24 X ARCH SETTING

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PROJECT No.:	FJ230012
DRAWN BY:	MJL
CHECKED BY:	BMU
CAD I.D.:	FJ230012-SECTIONS

PROJECT:

ENGINEERING PLANS

FOR

VILLAGE COLLECTION OF PALM SPRINGS

10th AVE PARTNERSHIP

VILLAGE OF PALM SPRINGS
FLORIDA

THOMAS ENGINEERING GROUP
840 SE Osceola St.
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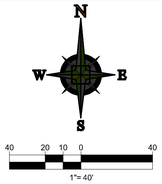
SHEET TITLE:
CROSS SECTIONS

SHEET NUMBER:
C-06

ELEVATIONS BASED ON NAVD '88



HATCH LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED CONCRETE

PROPOSED ASPHALT PAVEMENT

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
1	01/24/25	WATER AND FIRE TYPE COORDINATION	JMG
2	02/03/25	REVISE LATERAL ELEVATION TO HOTEL	JMG
3	03/03/25	UPDATE FOR POTENTIAL FLEX SPACE	JMG
4	03/25/25	ADD IRRIGATION CONNECTIONS	JMG

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PROJECT No.: FJ230012
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ230012-UTILITY

PROJECT:

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FOR

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10th AVE PARTNERSHIP

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SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-07

ELEVATIONS BASED ON NAVD '88

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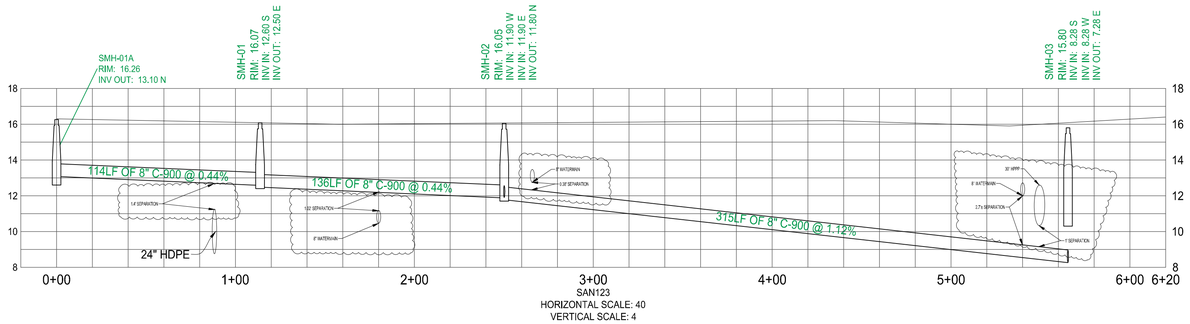

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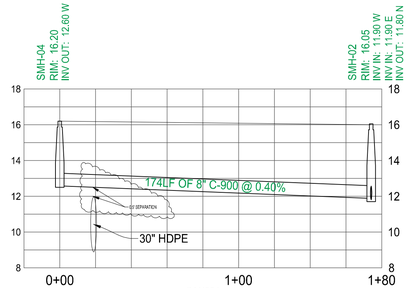
VERTICAL SCALE: 4



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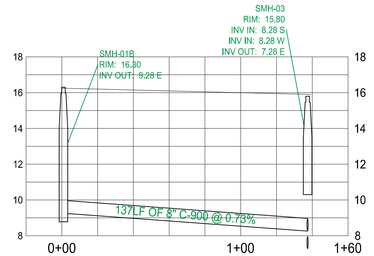

SAN3 (1)
HORIZONTAL SCALE: 40
VERTICAL SCALE: 4

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PROJECT No.: FJ230012
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ230012-UTILITY-PROFILES

PROJECT:

ENGINEERING PLANS

FOR

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10th AVE PARTNERSHIP

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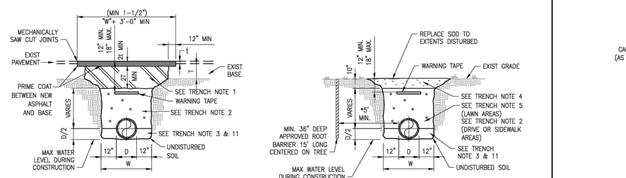
SHEET TITLE:

UTILITY PROFILES

SHEET NUMBER:

C-08

ELEVATIONS BASED ON NAVD '88



EXISTING PAVED AREAS

NON-PAVED AREAS

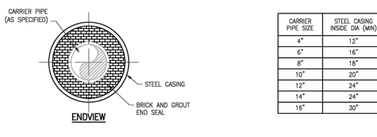
NOTES:

1. PREPARE BASE SECTION, SAW CUT EXISTING PAVEMENT AS APPLICABLE. PRIME COAT, TACK COAT AND PLACE ASPHALT PATCH IMMEDIATELY FOLLOWING PIPE INSTALLATION.

   BASE MATERIAL SHALL BE TWICE THE THICKNESS OF EXISTING BASE MATERIAL, BUT IN NO CASE BE LESS THAN 12". BASE MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. FILL PLACED IN 8" LIFTS COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
3. FILL COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
4. NATURAL TOP SOIL GRADED TO 1" TO 2" BELOW GRADE WHERE SOD IS REQUIRED.
5. FILL PLACED IN 12" LIFTS (LOOSE MEASURE), COMPACTED TO DENSITY EQUAL TO SURROUNDING MATERIAL BUT NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T180.
6. EXCAVATIONS SHALL BE DEWATERED, WHERE APPLICABLE, TO ENABLE PIPE AND APPURTENANCES TO BE INSTALLED FREE OF WATER.
7. BEDDING AND BACKFILL MATERIAL SHALL BE AS SPECIFIED.
8. LIMEROCK BASE SHALL BE AS SPECIFIED.
9. TYPE S-III OR SP 9.5 ASPHALTIC CONCRETE SHALL BE AS SPECIFIED. PAVEMENT PATCH THICKNESS TO MATCH EXISTING PAVEMENT THICKNESS, BUT IN NO CASE LESS THAN 1-1/2".
10. OUTLINE OF TRENCH EXCAVATION IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL TRENCH WIDTH AND SHAPE WILL VARY WITH SOIL CONDITIONS. TRENCH EXCAVATION SHALL BE COMPLETED IN ACCORDANCE WITH THE "FLORIDA TRENCH SAFETY ACT" AND "OSHA TRENCH EXCAVATION STANDARDS".
11. BEDDING MATERIAL FOR TYPICAL GRAVITY PIPE INSTALLATION AND ANY PIPE INSTALLATION WHERE UNSUITABLE TRENCH BOTTOM CONDITIONS ARE FOUND SHALL BE CRUSHED LIMEROCK (MAXIMUM SIZE 3/4"). BEDDING SHALL BE PLACED IN LIFTS NOT TO EXCEED 6" AND COMPACTED TO 98% OF THE MATERIAL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557 (AASHTO T-180).
12. *ROOT BARRIER IS REQUIRED FOR APPROVED TREE INSTALLATION CLOSER THAN 10 FEET FROM UTILITY FACILITIES.
13. APPROVED MAGNETIC TAPE IS REQUIRED FOR : ALL POTABLE WATER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS. THE TAPE SHALL BE INSTALLED MAX. 24" BELOW FINISHED GRADE.
14. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SEWER MAINS (GREEN), AND DIP RECLAIMED WATER MAINS (PURPLE).
15. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED BY PROPERTY OWNER GRANTING THE PIPE INSTALLATION PERMIT.

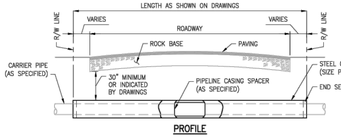
G01

TYPICAL UTILITY TRENCH BACKFILL AND BEDDING



ENDVIEW

CARRIER PIPE SIZE	STEEL CASING INSIDE DIA (MIN)	MINIMUM WALL THICKNESS
4"	12"	.250
6"	16"	.250
8"	18"	.250
10"	20"	.250
12"	24"	.250
14"	24"	.250
16"	30"	.250



PROFILE

NOTES:

1) CARRIER PIPE JOINTS SHALL BE RESTRAINED JOINTS AS SPECIFIED. RESTRAINED JOINT REQUIREMENT SHALL ALSO INCLUDE ALL PIPE JOINTS WITHIN 20 FEET OF THE END SEAL (MINIMUM).
2) JACK AND BORE CASING AND ACCESSORIES SHALL BE AS SPECIFIED.
3) INSTALLATION OF JACK AND BORE CASING ONLY ALLOWED PER VILLAGE AND ENGINEER'S APPROVAL.
4) A TO-SCALE PROFILE DRAWING FOR EACH UTILITY MAIN JACK AND BORE ARE REQUIRED. ALL RELEVANT DATA MUST BE SHOWN (LENGTH AND SIZE OF CASING, PIPE CONFLICTS, ELEVATIONS, ETC.).
5) THICKER WALL CASINGS AND LARGER COVER OVER CASING MAY BE REQUIRED BY THE RIGHT-OF-WAY AUTHORITY.
6) STEEL CASING SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY (MIN. 16 MILS DFT).
7) STEEL CASINGS SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION A139 (STRAIGHT SEAM PIPE ONLY) GRADE "B" WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI.
8) STAINLESS STEEL CASING SPACER (CASCADE OR EQUAL).

G02

JACK AND BORE CASING INSTALLATION

GENERAL NOTES AND SPECIFICATIONS

PRE-CONSTRUCTION ACTIVITIES

A. A PRE-CONSTRUCTION CONFERENCE WITH THE VILLAGE, ENGINEER OF RECORD, AND CONTRACTOR SHALL BE HELD PRIOR TO BEGINNING OF UTILITY CONSTRUCTION.

B. SHOP DRAWINGS SHALL BE SUBMITTED AND APPROVED BY THE VILLAGE AND ENGINEER OF RECORD PRIOR TO UTILITY CONSTRUCTION INCLUDING: PRE-CONSTRUCTION VIDEO AND ALL MATERIALS BEING USED IN THE PROJECT.

INSPECTIONS

A. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO ANY REQUIRED INSPECTION OR NOT SHOWN ON THE DRAWINGS) AFFECTING HIS WORK.

B. THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF PALM SPRINGS AND THE ENGINEER OF RECORD NO LATER THAN 48 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS.

SHOP DRAWINGS

A. PRIOR TO UTILITY CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED/APPROVED BY THE ENGINEER OF RECORD INCLUDING BUT NOT LIMITED TO: PRE-CONSTRUCTION VIDEO, VALVES, FIRE HYDRANTS, TAPPING SLEEVES AND VALVES, CORPORATION STOPS, PIPING MATERIALS AND FITTINGS, MANHOLES AND MISCELLANEOUS ACCESSORIES, AS APPLICABLE.

MAINTENANCE OF TRAFFIC

A. TRAFFIC REGULATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.
2. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT STANDARD INDEX 600 SERIES, AND PALM BEACH COUNTY ENGINEERING – TRAFFIC.
3. ALL OPEN TRENCHES AND EXCAVATIONS ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
4. NO TRENCHES OR EXCAVATIONS NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS SHALL BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE VILLAGE OF PALM SPRINGS OR PALM BEACH COUNTY ENGINEERING DEPARTMENT.

PROJECT CLOSE-OUT

A. CLEANING UP

1. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH.
2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY THE WORK, EQUIPMENT, EMPLOYEES OR THOSE OF SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY ROADWAY OR DRIVEWAY, SIDEWALK, AND LANDSCAPE WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, SWALES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

GENERAL

A. ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH VILLAGE DESIGN CRITERIA, SPECIFICATIONS, AND CONSTRUCTION STANDARDS.

B. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF ALL PERMITS OBTAINED FOR THE PROJECT.

C. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF FLORIDA FOR LAYOUT.

D. ALL MATERIALS, COATINGS, AND CHEMICALS THAT CONTACT DRINKING WATER SHALL BE IN CONFORMANCE WITH ANSI/NSF STANDARD 61.

REFERENCE DATA

A. ALL ELEVATIONS SHALL BE REFERENCE TO NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.

EXISTING CONDITIONS

A. LOCATIONS, ELEVATIONS DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE DRAWINGS BUT ARE NOT PURPORTED TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER UTILITIES IN THE PROJECT AREA. THE CONTRACTOR SHALL VERIFY, PRIOR TO CONSTRUCTION, THE LOCATIONS, ELEVATIONS, DIMENSIONS, AND MATERIAL OF EXISTING UTILITIES (WHETHER OR NOT SHOWN ON THE DRAWINGS) AFFECTING HIS WORK.

UTILITY COORDINATION

A. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES NEAR THE PROJECT AREA AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE NOTIFYING "SUNSHINE STATE ONE CALL OF FLORIDA" AT LEAST 48 HOURS PRIOR TO ANY DIGGING WORK TO HAVE ALL KNOWN UTILITIES LOCATED.

B. THE CONTRACTOR SHALL PRESERVE AND MAINTAIN EXISTING UTILITIES STRUCTURES, AND OTHER FEATURES WITHIN THE PROJECT AREA. ANY DAMAGE SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT.

VERTICAL SEPARATION

A. FOR WATER MAINS CROSSING SEWERS, A MINIMUM OF 18-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF SEWER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER MAIN AS POSSIBLE.

B. FOR WATER MAINS CROSSING STORM SEWERS AND RECLAIMED WATER MAINS, A MINIMUM OF 12-INCHES SHALL BE MAINTAINED FROM THE OUTSIDE OF WATER MAIN TO THE OUTSIDE OF STORM SEWER RECLAIMED WATER MAIN. AT THE CROSSING, ONE FULL LENGTH OF WATER MAIN SHALL BE LAID IN SUCH A WAY THAT BOTH JOINTS WILL BE AS FAR FROM THE STORM SEWER OR RECLAIMED WATER MAIN AS POSSIBLE.

C. SANITARY SEWERS, FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHEREVER POSSIBLE.

D. WHERE IS NOT PRACTICAL TO MEET THESE PARAMETERS, SPECIFIC REQUIREMENTS FROM REGULATORY AGENCIES MUST BE FOLLOWED WITH PRIOR APPROVAL FROM THE VILLAGE.

DEWATERING AND EROSION CONTROL

A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A DEWATERING PERMIT THROUGH THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, SHOULD DEWATERING ACTIVITIES BE REQUIRED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION, INSTALLATION MAINTENANCE AND SATISFACTORY OPERATION OF EROSION AND SEDIMENT CONTROL DEVICES/SYSTEMS IN ACCORDANCE WITH SFWMD REQUIREMENTS.

C. ANY DISCHARGE FOR DEWATERING ACTIVITIES SHALL BE FLITTERED AND CONVEYED TO A SEDIMENTATION BASIN IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLID TO OUTFALLS.

D. THE CONTRACTOR SHALL REMOVE THE DEWATERING, EROSION CONTROL, AND SEDIMENT CONTROL DEVICES/SYSTEMS AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN THE AREAS HAVE BEEN STABILIZED.

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CAD I.D.: FJ230012-UTILITY-DETAILS

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SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-09

ELEVATIONS BASED ON NAVD '88

DESIGN: 2- Design by | DR: 3- Drawn by | CHK: 4- Checked by | APVD: 5- Approved by | VERIFY SCALE: Inches (1" ——) | BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.

FINAL SUBMITTAL

No.	DATE	REVISIONS	BY	APVD

CONSULTANT

VILLAGE OF PALM SPRINGS
VILLAGE UTILITY STANDARDS UPDATED MAY 2019

STANDARD DETAILS GENERAL

DWG NO. 3 OF 46 | SHEET GEN-01 | PROJ. NO. 400-080.00 | DATE JULY 2, 2019

POTABLE WATER SYSTEM

POLYVINYL CHLORIDE (PVC) PIPE

A. PVC WATER MAIN 4-INCH TO 12-INCH DIAMETER SHALL BE DIMENSIONAL RATIO (DR)-18 MANUFACTURED TO DUCTILE IRON PIPE OUTSIDE DIMENSIONS AND IN COMPLIANCE WITH AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD C900 (PRESSURE CLASS 150). THE PIPE SHALL HAVE AN INTEGRAL BELL END AND GASKET SEAL WITH JOINT IN COMPLIANCE WITH THE REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) D3139. PIPE AND FITTINGS MUST BE ASSEMBLED WITH NONTOXIC LUBRICANT. THE PIPE COLOR SHALL BE BLUE WITH "WATER MAIN" PERMANENTLY PRINTED ON THREE SIDES OF THE ENTIRE LENGTH OF PIPE. THE PIPE SHALL BE APPROVED BY THE NATIONAL SANITATION FOUNDATION FOR USE AS A POTABLE WATER MAIN.

B. PVC WATER MAIN 14-INCH TO 20-INCH DIAMETER SHALL BE DR-18 MANUFACTURED TO DUCTILE IRON PIPE OUTSIDE DIMENSIONS AND IN COMPLIANCE WITH AWWA C905 (PRESSURE TESTING 235). THE PIPE SHALL HAVE AN INTEGRAL BELL END AND GASKET SEAL WITH JOINT IN COMPLIANCE WITH THE REQUIREMENTS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) D3139. THE PIPE AND FITTINGS MUST BE ASSEMBLED WITH NONTOXIC LUBRICANT. THE PIPE COLOR SHALL BE BLUE WITH "WATER MAIN" PERMANENTLY PRINTED ON THREE SIDES OF THE ENTIRE LENGTH OF PIPE.

C. CONNECTIONS FOR PIPE 2-INCH OR GREATER IN DIAMETER SHALL BE RUBBER COMPRESSION RING TYPE. PIPE SHALL BE EXTRUDED WITH INTEGRAL THICKENED WALL BELLS WITHOUT INCREASE IN DIMENSION RATIO (DR). RUBBER RING GASKETS SHALL CONSIST OF SYNTHETIC COMPOUNDS MEETING THE REQUIREMENTS OF ASTM DESIGNATION D869 AND SUITABLE FOR THE DESIGNATED SERVICE.

D. PUSH-ON JOINT RESTRAINS SHALL BE EBAA SERIES 1900 FOR C900 PIPE AND SERIES 1100HV FOR C905 PIPE.

E. FITTINGS: DUCTILE IRON FITTINGS SHALL BE USED ON ALL PVC C900 AND C905 MAINS. FITTINGS SHALL BE AS SPECIFIED BELOW.

DUCTILE IRON PIPE

A. DUCTILE IRON PIPE SHALL BE REQUIRED IN THE FOLLOWING CIRCUMSTANCES:

1. UNDERNEATH PAVED SURFACES.
2. FORCE MAINS 24-INCHES IN DIAMETER AND LARGER.
3. WITHIN 10-FEET OF WASTEWATER FACILITIES OR PIPES.
4. WITHIN 15-FEET OF BUILDINGS, CANALS OR LAKES.
5. CROSSINGS UNDER POTABLE WATER OR STORM PIPES IN ACCORDANCE WITH PARALLEL/HORIZONTAL SEPARATION REQUIREMENTS.
6. CROSSINGS OVER POTABLE OR STORM PIPES IN ACCORDANCE WITH PARALLEL/HORIZONTAL SEPARATION REQUIREMENTS.
7. CARRIER PIPE FOR JACK AND BORES (RESTRAINED JOINTS).
8. AERIAL CROSSINGS.
9. WITHIN 500 FEET OF GAS STATION OR UNDERGROUND FUEL STORAGE TANK, WITH EPDM OR VITON GASKETS.
10. DUCTILE IRON PIPE MAY BE MANDATED BY THE VILLAGE IN ANY INSTANCE OF OFF-SITE OR ON-SITE CONSTRUCTION WHERE FUTURE ABUSE TO THE LINE IS POSSIBLE DUE TO LOCATION OR CIRCUMSTANCES, EXTENSIVE LENGTH UNDER PAVEMENT, OR IN PRIVATE PROPERTY AWAY FROM COUNTY RIGHTS-OF-WAY.

DUCTILE IRON PIPE POTABLE WATER SYSTEM

A. DUCTILE IRON PIPE WATER MAIN: PIPE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51, LATEST REVISIONS, AND UNLESS OTHERWISE NOTED HEREIN THIS SPECIFICATION OR THE DRAWINGS, ALL DUCTILE IRON PIPE SHALL BE AS FOLLOWS:

NOMINAL DIAMETER	MINIMUM PRESSURE CLASS	SPECIAL CASES THICKNESS CLASS
3" THRU 12"	350 PSI	–
14" THRU 24"	250 PSI	–
FLANGED PIPE (ALL DIAMETERS)	––	53 (MIN)

B. CEMENT: CEMENT FOR MORTAR LINING SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C104/A21.4, LATEST REVISION; PROVIDED THAT CEMENT FOR MORTAR LINING SHALL BE TYPE II OR V. FLY ASH OR POZZOLAN SHALL NOT BE USED AS A CEMENT REPLACEMENT.

C. PUSH-ON PIPE JOINTS (NON-RESTRAINED TYPE) SHALL BE "TASTITE" AS MANUFACTURED BY AMERICAN CAST IRON PIPE COMPANY, "TYTON" AS MANUFACTURED BY U.S. PIPE AND FOUNDRY, OR EQUAL. PUSH-ON JOINTS SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C111/A21.11, LATEST REVISION.

D. PUSH-ON JOINTS (RESTRAINED TYPE), 24-INCH AND SMALLER, SHALL USE "FAST-GRIP" GASKET SYSTEM BY AMERICAN CAST IRON PIPE COMPANY, "FIELD LOK" GASKET SYSTEM BY U.S. PIPE AND FOUNDRY, OR EQUAL.

E. BURIED PIPE SHALL HAVE SMOOTH DENSE EXTERIOR AND INTERIOR SURFACES AND SHALL BE FREE FROM FRACTURES. THE OUTSIDE COATING SHALL BE AN ASPHALTIC COATING AT LEAST 1 MIL THICK AND APPLIED TO THE PIPE AFTER LINING HAS BEEN PLACED. PAINT EXTERIOR OF PIPE BLUE ALONG THE ENTIRE LENGTH OF PIPE (3 STRIPES MINIMUM).

F. EXPOSED PIPING AND FITTINGS SHALL BE SHOP PRIMED WITH A CATALYZED RUST INHIBITIVE EPOXY PRIMER. MINIMUM DRY FILM THICKNESS SHALL BE 2–3 MILS. SURFACE PREPARATION SHALL BE WHITE METAL BLAST CLEANING IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL NO. 10 (SSPC–SP10). PRIMER SHALL BE COMPATIBLE FOR USE WITH FINAL COATINGS AS SPECIFIED.

DUCTILE IRON MECHANICAL JOINT (MJ) FITTINGS

A. MECHANICAL JOINT FITTINGS (3–INCH THROUGH 24–INCH) SHALL BE DUCTILE IRON COMPACT FITTINGS MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C153/A21.53, LATEST REVISION, WITH A PRESSURE RATING OF 350 PSI. FITTINGS SHALL HAVE MECHANICAL JOINTS IN ACCORDANCE WITH ANSI/AWWA C111/A21.11, LATEST REVISION.

B. FITTINGS SHALL BE COATED AND LINED AS SPECIFIED FOR THE APPLICABLE PIPE APPLICATION.

MECHANICAL JOINT RESTRAINTS

A. RESTRAINED MECHANICAL JOINTS SHALL BE UTILIZED FOR ALL FITTINGS AND VALVES.

B. RESTRAINT OF MECHANICAL JOINTS ON DUCTILE IRON PIPE SHALL BE ACCOMPLISHED BY USING A MEGALUG SERIES 1100 RESTRAINING FOLLOWER GLAND AS MANUFACTURED BY EBAA IRON SALES, INC. OR EQUAL.

C. RESTRAINT OF MECHANICAL JOINTS ON PVC PIPE SHALL BE ACCOMPLISHED BY USING A MEGALUG SERIES 1100 RESTRAINING FOLLOWER GLAND AS MANUFACTURED BY EBAA IRON SALES, INC. OR EQUAL.

D. MECHANICAL JOINTS FOR FITTINGS AND VALVES SHALL MEET THE REQUIREMENTS OF ANSI/AWWA C111/A21.11, LATEST REVISION.

POLYETHYLENE TUBING

A. POLYETHYLENE TUBING SHALL ONLY BE USED FOR SERVICE CONNECTIONS, BLOW–OFFS, AND BACTERIOLOGICAL SAMPLE POINTS. POLYETHYLENE TUBING SHALL CONFORM TO ANSI/NSF61 AND AWWA C901 SUBJECT TO THE FOLLOWING CRITERIA: STANDARD CODE DESIGNATION PE3408, PIPE CLASS 200, AND DR 9 AND ASTM 3350 (UV PROTECTED).

B. TUBING SHALL BEAR IDENTIFYING MARKINGS, WHICH SHALL REMAIN LEGIBLE DURING NORMAL HANDLING, STORAGE, AND INSTALLATION, AND WHICH HAVE BEEN APPLIED IN A MANNER THAT WILL NOT REDUCE THE STRENGTH OF THE PRODUCT OR OTHERWISE DAMAGE THE TUBING. MARKING ON THE TUBE SHALL INCLUDE THE FOLLOWING AND SHALL BE APPLIED AT INTERVALS OF NOT MORE THAT 5 FEET: NOMINAL SIZE, MATERIAL CODE DESIGNATION, DIMENSION RATIO, PRESSURE CLASS, MANUFACTURER'S NAME OR TRADE MARK AND PRODUCTION RECORD CODE, AND SEAL (MARK) OF THE TESTING AGENCY THAT CERTIFIED THE SUITABILITY OF THE TUBING MATERIAL FOR POTABLE WATER PRODUCTS.

B. JOINTS POLYETHYLENE TUBING SHALL BE OF THE COMPRESSION TYPE UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSET SHALL ALSO BE USED FOR TUBING SERVICES.

C. ALL FITTINGS AND STOPS TO BE HIGH QUALITY WATER WORKS BRASS. NO PVC FITTINGS OR ADAPTERS WILL BE PERMITTED. FITTINGS SHALL BE BRASS EQUIPPED WITH COMPRESSION TYPE CONNECTORS.

VALVE BOXES

A. VALVE BOXES SHALL BE OF THE HEAVY DUTY TWO–PIECE ADJUSTABLE SCREW TYPE, CAST IRON, WITH 5–1/4–INCH SHAFT OF APPROPRIATE LENGTH FOR THE INSTALLATION. EXTENSION PIECES, IF REQUIRED, SHALL BE THE MANUFACTURER'S STANDARD TYPE. VALVE BOX TOPS SHALL HAVE RAISED LETTERS SAYING "WATER". BOXES IN TRAFFIC AREAS SHALL HAVE BOLT DOWN COVERS. VALVE BOXES SHALL BE AS MANUFACTURED BY TYLER UNION, OR EQUAL.

GATE VALVES 4" THROUGH 12"

A. RESILIENT–SEATED GATE VALVES MUST BE WEDGE TYPE CONFORMING TO ANSI/AWWA C509, LATEST REVISION, AND UL262 FOR 3–INCH AND LARGER BURIED SERVICE. RESILIENT–SEATED GATE VALVES, WEDGE–TYPE, SHALL HAVE A CAST OR DUCTILE IRON BODY AND BONNET, RUBBER–COATED CAST IRON DISC, MECHANICAL JOINT ENDS, NON–RISING STEM, O–RING SEALS, BRONZE STEM NUT, FLANGED BONNET AND 2–INCH SQUARE OPERATING NUT. ALL FERROUS SURFACES, INTERIOR AND EXTERIOR, SHALL RECEIVE A MINIMUM 8 MIL FUSION–BONDED EPOXY COATING CONFORMING TO AWWA C550, LATEST REVISION.

B. ALL VALVES MUST BE UL LISTED AND FM APPROVED. AWWA, UL–FM DESIGNATION MUST BE CAST INTO VALVE BODY.

C. BURIED VALVES SHALL HAVE MECHANICAL JOINT ENDS AND BE EQUIPPED WITH NON RISING STEMS AND 2–INCH SQUARE OPERATING NUTS.

D. EXPOSED VALVES SHALL HAVE FLANGED JOINT ENDS AND BE EQUIPPED WITH RISING STEMS WITH OUTSIDE STEM AND YOKE (OSY) OPERATION.

E. VALVES SHALL BE AS MANUFACTURED BY AMERICAN FLOW CONTROL, MUELLER OR CLOW.

BUTTERFLY VALVES (BFV)

A. VALVES SHALL BE CAST OR DUCTILE IRON BODY; ALLOY CAST IRON OR DUCTILE IRON DISC MEETING ASTM126 OR A536; ONE PIECE STAINLESS STEEL SHAFT; SHORT OR LONG BODY TYPE; WITH THE VALVE CLASS, SHAFT SIZE, AND OTHER SPECIAL REQUIREMENTS SELECTED IN ACCORDANCE WITH THE SPECIFIC DESIGN; AND SHALL COMPLY WITH THE PROVISIONS OF ANSI/NSF61 AND AWWA C504, "RUBBER SEATED BUTTERFLY VALVES".

B. THE VALVE DISC SHALL BE CAST IRON OR DUCTILE IRON PER ASTMA126 OR A536. THE VALVE DISC OR VALVE BODY SHALL BE FITTED WITH A RESILIENT SEAT OF EPDM OR VITON. THE VALVE SEAT SHALL BE DESIGNED TO PROVIDE BUBBLE TIGHT SHUT OFF IN BOTH DIRECTIONS.

C. THE VALVE SHAFT BEARING SHALL BE TEFLON LINED WITH A NON METALLIC FIBERGLASS COMPOSITE BACKING AND SHALL BE PERMANENTLY LUBRICATED. THE BEARINGS SHALL BE SLEEVE TYPE BEARINGS AND FITTED IN THE BUSS OF THE VALVE BODY.

D. THE VALVE SHAFT SEAL SHALL BE SELF COMPENSATING V–TYPE PACKING WITH A MINIMUM OF FOUR SEALING RINGS. THE SHAFT SEAL SHALL BE OF A DESIGN ALLOWING REPLACEMENT OF SEALS WITHOUT REMOVING THE VALVE SHAFT.

E. METALLIC COMPONENTS (E.G. DOWELS, PINS, ETC.) SHALL BE 304 SERIES STAINLESS STEEL. BRASS, BRONZE, AND COPPER ALLOY MATERIALS ARE NOT ACCEPTABLE.

F. VALVES SHALL OPEN COUNTERCLOCKWISE. OPERATORS SHALL COMPLY WITH AWWA C504 WITH 2–INCH SQUARE OPERATING NUT. OPERATORS SHALL BE FULLY GASKETED AND GREASE PACKED TO WITHSTAND AND EXTERNAL WATER PRESSURE OF 10 PSI.

G. OPERATORS SHALL BE CAPABLE OF DEVELOPING TORQUE'S LISTED IN TABLE 1 OF AWWA C504 FOR CLASS 150B VALVES. VALVE OPERATORS FOR VALVES 24–INCH AND SMALLER SHALL BE TRAVELING NUT OR WORM GEAR TYPE FULLY FIELD ADJUSTABLE STOPS SO THE OPERATORS DOES NOT HAVE TO BE DISSEMBLED FOR VALVE SEAT ADJUSTMENT. VALVES LARGER THAN 24–INCH SHALL BE EQUIPPED WITH WORM GEAR TYPE OPERATORS.

H. BURIED VALVES SHALL HAVE MECHANICAL JOINTS ENDS AND BE EQUIPPED WITH 2–INCH SQUARE OPERATING NUTS. EXPOSED VALVES SHALL HAVE FLANGED JOINTS ENDS AND BE EQUIPPED WITH HAND WHEEL OPERATORS.

I. VALVES SHALL BE AS MANUFACTURED BY DEZURIK, PRATT, OR VALMATIC.

AIR VALVES

A. GENERAL DESCRIPTION

1. ALL VALVES SHALL MEET OR EXCEED ALL APPLICABLE PROVISIONS OF THE LATEST REVISION OF ANSI/NSF61 AND AWWA C512, STANDARD FOR AIR–RELEASED, AIR/VACUUM, AND COMBINATION AIR VALVES FOR WATERWORKS SERVICE. DESIGN PRESSURE SHALL BE 150 PSI. VALVE SHALL BE OPERABLE FOR WATER TEMPERATURES OF ABOVE FREEZING TO 125?.
2. ALL VALVES SHALL CONSIST OF A FLOAT OR A FLAP ASSEMBLY. VALVES SHALL BE IDENTIFIED PROPERLY I

FLUSHING, TESTING, AND DISINFECTION

FLUSHING

A. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SERVICE, THE MAINS SHALL BE CANNON FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 5 FEET PER SECOND ON PIPE SIZES UP TO AND INCLUDING 12–INCHES AND 2.5 FEET PER SECOND ON PIPE GREATER THAN 12–INCHES. THE DURATION OF THE FLUSHING SHALL BE SUFFICIENT TO PROVIDE A MINIMUM FLUSH VOLUME EQUAL TO THREE TIMES THE INTERNAL VOLUME OF THE PIPELINE BEING FLUSHED. TEMPORARY FITTINGS, PIPE, ETC. MAY BE USED TO FACILITATE CANNON FLUSHING.

1. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL NOTIFY THE VILLAGE OF THE INTENDED WATER USE. NO FLUSHING SHALL TAKE PLACE WITHOUT A VILLAGE REPRESENTATIVE PRESENT.
2. FLUSHING WILL NOT BE SCHEDULED UNTIL THE VILLAGE HAS APPROVED PRELIMINARY RECORD DRAWINGS, UNLESS IT IS REQUIRED TO FACILITATE CONSTRUCTION OF WATER MAINS.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.

B. POLY–PIGGING (2X) IS REQUIRED FOR ALL WATER MAINS OR FORCE MAINS WHEN REQUESTED BY VILLAGE.

C. NO EXISTING VALVE SHALL BE OPERATED EXCEPT BY VILLAGE PERSONNEL.

HYDROSTATIC TESTING

WATER MAINS AND FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C600 LATEST REVISION.

A. HYDROSTATIC TESTS:

1. AFTER A NEW WATER MAIN OR FORCE MAIN HAS BEEN LAID AND BACKFILLED, IT SHALL BE PUMPED TO A PRESSURE OF 150 PSI AND ALL VISIBLE LEAKS STOPPED BY APPROVED METHODS. DURING THE TEST, THE PRESSURE CANNOT DROP MORE THAN 2.5 PSI BELOW THE STARTING PRESSURE POINT.
2. A LEAKAGE TEST SHALL THEN BE CONDUCTED AT THE ABOVE MENTIONED PRESSURE AND NO INSTALLATION WILL BE ACCEPTABLE BY THE VILLAGE UNTIL THE LEAKAGE IS LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = (S \times D \times P)^{1/2} / 148{,}000$$

IN WHICH L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR; S IS THE LENGTH OF LINE IN FEET BEING TESTED; D IS THE NOMINAL DIAMETER OF THE PIPE IN INCHES; AND P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST IN POUNDS PER SQUARE INCH. THE TEST IS USUALLY MAINTAINED FOR TWO HOURS BUT IT MAY BE CONTINUED FOR ONE ADDITIONAL HOUR IF IT BECOMES APPARENT THAT THE LEAKAGE IS EQUAL TO OR GREATER THAN THE AMOUNT ALLOWABLE. WATER SUPPLIED TO THE MAIN DURING THE TEST TO MAINTAIN THE REQUIRED PRESSURE SHALL BE MEASURED BY A 5/8–INCH METER INSTALLED ON THE DISCHARGE SIDE OF THE TEST PUMP, OR BY PUMPING FROM A CALIBRATED CONTAINER.

3. EACH SECTION OF MAIN BEING TESTED SHALL BE LIMITED TO A MAXIMUM LENGTH OF 1000–FEET. ANY QUESTIONS PERTAINING TO PROCEDURES USED DURING THE TEST SHALL BE DIRECTED TO THE VILLAGE.
4. NO ALLOWABLE LEAKAGE SHALL BE PERMITTED FOR FIRE HYDRANTS.

B. BACTERIOLOGICAL TESTS (CONTRACTOR PAYS TESTING LABORATORY):

1. AFTER THE WATER MAINS HAVE SATISFIED THE LEAKAGE TESTING REQUIREMENTS THEY SHALL BE FLUSHED THROUGH OPENINGS OF THE REQUIRED SIZE AS DETAILED IN ANSI/AWWA STANDARD C651 LATEST REVISION. THE MAIN SHALL THEN BE DISINFECTED IN ACCORDANCE WITH THE PROVISIONS OF THE APPLICABLE SECTIONS OF THE ABOVE NAMED AWWA STANDARD. ON MAIN BREAKS, CUT–INS, ETC. A LIBERAL APPLICATION OF 5000LM HYPOCH-LORITE SHALL BE MADE; 50 PPM CHLORINE DURING A 24 HOUR PERIOD.
2. MAINS SHALL NOT BE PUT INTO DOMESTIC SERVICE UNTIL THE NECESSARY BACTERIOLOGICAL SAMPLES HAVE BEEN APPROVED BY THE APPLICABLE REGULATORY AGENCIES.

WATER SERVICE LINES

A. HYDROSTATIC TESTING

1. HYDROSTATIC TESTING OF WATER SERVICE LINES SHALL BE DONE IN CONJUNCTION WITH THE TESTING OF THE LATERAL OR MAIN LINE. NO ADDITIONAL LEAKAGE ALLOWANCE WILL BE MADE FOR SERVICE LINES OR FIRE HYDRANTS.

B. DISINFECTION

1. DISINFECTION OF SERVICE LINES SHALL BE DONE IN CONJUNCTION WITH THE DISINFECTION OF THE LATERAL OR MAIN LINE. SUFFICIENT SAMPLING POINTS SHALL BE TAKEN FROM SERVICE LINE CONNECTIONS TO ASSURE UNIFORM RESULTS THROUGHOUT THE SYSTEM BEING TESTED.

GRAVITY SEWER MAIN TESTING

A. GENERAL

1. THE CONTRACTOR SHALL PERFORM LOW–PRESSURE AIR TESTING, INFILTRATION TESTING, TELEVISION INSPECTED, AND ALIGNMENT AND DEFLECTION TESTING IN THE PRESENCE OF REPRESENTATIVES FROM THE VILLAGE AND DEVELOPERS' ENGINEER–OF–RECORD.
2. TESTING SHALL NOT PROCEED UNTIL FACILITIES HAVE BEEN BACKFILLED AND THE LAYING OF ROADWAY BASE IS COMPLETE.
3. PIPE TESTING SHALL CLOSELY FOLLOW PIPE LAYING. NO MORE THAN 1,000 FEET OF PIPE SHALL REMAIN UNTESTED AT ANY TIME.

B. AIR TESTING

1. LOW–PRESSURE AIR TESTING SHALL BE IN ACCORDANCE WITH ASTM F1417. THE EQUIPMENT USED SHALL BE SPECIFICALLY DESIGNED AND MANUFACTURED FOR TESTING PIPE LINES WITH LOW–PRESSURE AIR AND SHALL BE PROVIDED WITH AN AIR REGULATOR VALVE OR AIR SAFETY VALVE SET TO PREVENT THE AIR PRESSURE IN THE PIPE LINE FROM EXCEEDING 9 PSIG.
2. THE FOLLOWING LOW–PRESSURE AIR TESTING PROCEDURES SHALL BE USED:
   a. ISOLATE EACH SECTION OF THE GRAVITY WASTEWATER MAIN TO BE TESTED BETWEEN MANHOLES USING INFLATABLE AIR PLUGS THAT ARE SECURELY PLACED AT THE ENDS OF THE SECTION OF THE MAIN TO BE TESTED.
   b. INTRODUCE AIR PRESSURE SLOWLY TO APPROXIMATE 4 PSIG.
   c. DETERMINE THE GROUND WATER ELEVATION ABOVE THE SPRING LINE OF THE PIPE. FOR EVERY FOOT OF GROUNDWATER ABOVE THE SPRING LINE OF THE PIPE, INCREASE THE STARTING AIR TEST PRESSURE BY 0.43 PSIG. DO NOT INCREASE THE PRESSURE ABOVE 9 PSIG.
   d. ALLOW THE PRESSURE TO STABILIZE FOR AT LEAST 5 MINUTES. ADJUST THE PRESSURE TO 3.5 PSIG OR INCREASE THE PRESSURE AS DETERMINED ABOVE WHEN GROUNDWATER IS PRESENT.
   e. START THE TEST.
   f. DETERMINE THE TEST DURATION FOR EACH SEWER SECTION WITH A SINGLE PIPE SIZE. SEE TABLE 1, SHEET SPEC–16. DO NOT MAKE ALLOWANCES FOR LATERALS.
   g. RECORD THE DROP IN PRESSURE DURING THE TEST PERIOD. IF THE AIR PRESSURE HAS DROPPED MORE THAN 1.0 PSIG DURING THE TEST PERIOD, A THE SECTION OF MAIN BEEN TESTED HAS FAILED. OTHERWISE, THE SECTION OF MAIN BEEN TESTED HAS PASSED.
   h. WHEN A SECTION OF MAIN FALLS THE TEST, THE SOURCE OF THE AIR LEAK SHALL BE DETERMINED, THE APPROPRIATE CORRECTIONS MADE, AND THE PIPE RETESTED.
   i. ALL TESTING RESULTS SHALL BE DOCUMENTED USING THE VILLAGE'S LOW PRESSURE AIR TEST FORM.
3. INFILTRATION: AFTER THE WORK IS COMPLETE, THE SEWERS OR SECTIONS SHALL BE TESTED FOR INFILTRATION. ANY SECTION IN WHICH INFILTRATION OF WATER IS DETECTED WILL BE REJECTED UNTIL CORRECTIVE WORK HAS BEEN PERFORMED. NO INFILTRATION WILL BE ALLOWED FOR ANY ONE TRUNK, MAIN, LATERAL, OR SEGMENT BETWEEN MANHOLES.

TELEVISION INSPECTION REPORT INFORMATION

A. MANHOLES: THE REPORT AND RECORDING SHALL START WITH ZERO (00+00) STATION NUMBERS AT EACH MANHOLE UPSTREAM AND END WITH THE STATION NUMBER AT THE NEXT DOWNSTREAM MANHOLE. IF AN INSPECTION HAS TO BE CONDUCTED STARTING AT THE DOWNSTREAM MANHOLE, A WRITTEN EXPLANATION MUST BE SUBMITTED TO THE INSPECTOR WITH THE REPORT AND RECORDING.

B. PIPE LINE: PROVIDE START AND END STATION NUMBERS FOR PIPE MATERIAL CHANGES.

C. TAPS: EACH TAP SHALL HAVE A STATION NUMBER SHOWN ON THE RECORDING AND COINCIDE WITH THE REPORT AND RECORD DRAWINGS. THE REPORT AND RECORDING SHALL INDICATE THE LOT NUMBER AND/OR ADDRESS THE TAP IS INTENDED TO SERVE.

D. DEAD–ENDS OR ABANDONMENTS: IF A FUTURE STUB, DEAN–END OR OBSTRUCTION CAUSE (NOT ENDING IN A MANHOLE), OR ABANDONMENT OF VIDEO DUE TO OBSTRUCTION ETC., A STILL IMAGE SHALL BE SHOWN ON THE REPORT AND RECORDING FOR INSPECTION. THE REPORT AND RECORDING SHALL INCLUDE AN EXPLANATION FOR WHAT IS SHOWN.

E. EXISTING SEWER SYSTEM: THE EXISTING SEWER SYSTEM MUST BE INSPECTED ANDSHOWN ON THE REPORT. THIS SHALL BE FROM THE TIE IN MANHOLE TO THE NEXT DOWNSTREAM MANHOLE. THE VILLAGE RESERVES THE RIGHT TO REQUEST ADDITIONAL TELEVISION INSPECTION INFORMATION OR REINSERTION TO INSURE AN ACCEPTABLE COMPLETION.

ALIGNMENT AND DEFLECTION

A. LINES SHALL SHOW FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES FOR LINE SECTIONS WITH COMPLETE PIPE REPLACEMENT.

1. DEFLECTION TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OFTHE SOIL–PIPE SYSTEM. A NINE POINT MANDREL SHALL BE PASSED THROUGH EACH NEW FLEXIBLE PIPE SECTION INSTALLED AFTER FULL BACKFILL HAS BEEN PLACED. THE MAXIMUM PIPE DIAMETER DEFLECTION SHALL NOT EXCEED 5%. A MECHANICAL PULLING DEVISE SHALL NOT BE USED TO CONDUCT DEFLECTION TESTS.

CONSTRUCTION TOLERANCES

A. THE FOLLOWING ARE THE ALLOWABLE LINE AND GRADE TOLERANCES FOR GRAVITY SEWER INSTALLATION AS IDENTIFIED BY THE AS–BUILT SURVEY AND TELEVISION INSPECTION REPORT. ANY PIPES OR MANHOLES SHALL BE RECONSTRUCTED OR REPLACED TO MEET THE ACCEPTANCE CRITERIA.

PIPE:

1. HORIZONTAL AND VERTICAL ALIGNMENT OF GRAVITY SEWER LINES SHALL NOT VARY FROM DESIGN LINE AND GRADE AN ANY POINT LONG THE PIPE BY MORE THAN 1% OF THE NOMINAL DIAMETER OF THE PIPE OR 1/4–INCH, WHICHEVER IS LARGER.
2. THIS TOLERANCE IS ALLOWED FOR TRENCHED GRAVITY SEWER LINES ONLY IF THE DESIGN LINE AND GRADE ARE SUFFICIENT TO PREVENT BACKSLOPE WHEN TOLERANCE LIMITS ARE REACHED.
3. REVERSE SLOPE ON GRAVITY PIPE SHALL NOT BE ALLOWED AT ANY POINT ALONG THE PIPE.

MANHOLES

1. MANHOLE INVERT ELEVATIONS SHALL ADHERE TO THE TOLERANCES LISTED BELOW:

HORIZONTAL SEWER DEFLECTION ANGLE:	MINIMUM INVERT DROP
0 TO 90 DEGREES:	AVERAGE SLOPE BETWEEN INLET AND OUTLET PIPES
10 TO 45 DEGREES:	0.05
46 TO 90 DEGREES:	0.10

2. ALL INVERT SLOPES SHALL BE POSITIVELY SLOPING DOWNSTREAM. STANDING WATER CAUSED BY A REVERSE SLOPE SHALL NOT BE ALLOWED.

TESTING BACKFILL

A. COMPACTION AND DENSITIES TESTING

METHODS OF CONTROL AND TESTING OF BACKFILL CONSTRUCTION TO BE EMPLOYED IN THIS WORK ARE:

1. MAXIMUM DENSITY OF ALL BACKFILL MATERIAL SHALL BE DETERMINED BY ASSHTO T–180 (ASTM D 1557).
2. LABORATORY AND FIELD DENSITY TESTS, WHICH, IN THE OPINION OF THE VILLAGE ARE NECESSARY TO ESTABLISH COMPLIANCE WITH THE COMPACTION REQUIREMENTS OF THESE SPECIFICATIONS, SHALL BE MADE AT SUCH DEPTHS AND LOCATIONS AS SELECTED BY THE VILLAGE.
3. TRENCH BACKFILL WHICH DOES NOT COMPLY WITH THE SPECIFIED DENSITIES, AS INDICATED BY SUCH TESTS, SHALL BE REWORKED AND RECOMPACTED UNTIL THE REQUIRED COMPACTION IS SECURED, AT NO ADDITIONAL COST TO THE VILLAGE.
4. THE FIRST TEST SHALL BE 12–INCH ABOVE THE TOP OF PIPE OR THE WATER TABLE, AND IN 6–INCH LIFTS THEREAFTER.

B. BACKFILL TESTING FEES SHALL BE PAID BY CONTRACTOR (TESTING LAB SHALL BE APPROVED BY VILLAGE).

VACUUM SEWER – AIRVAC SUMP TESTING – 2–PIECE PITS

A. TWO SEPARATE SUMP TESTS SHALL BE PERFORMED. THE FIRST TEST SHALL BE DONE AFTER THE VALVE PIT BOTTOM HAS BEEN JOINED WITH THE COLLECTION SUMP BUT PRIOR TO ANY HOLES BEING FIELD CUT. THIS IS DONE TO TEST THE O–RING AND OVERALL WATER TIGHTNESS OF THE JOINT BETWEEN THESE TWO PARTS. THE SECOND TEST IS PERFORMED AFTER ALL HOLES IN THE SUMP HAVE BEEN FIELD CUT, GROMMETS AND STUB–OUT PIPES INSTALLED AND THE ENTIRE VALVE PIT ASSEMBLY INSTALLED IN THE GROUND. THIS TEST IS DONE TO TEST THE GROMMETS, THE STUB–OUTS AND THE OVERALL SUMP ASSEMBLY.

B. SUMP TESTING SHALL BE DONE AS FOLLOW:

1. ATTACH PROVIDED SUMP TEST ASSEMBLY ONTO THE END OF THE 3–INCH SUCTION PIPE INSIDE THE VALVE PIT WITH A 3–INCH NO–HUB OR FERNCO COUPLING AND PVC TEST CAP.
2. SECURE 1/8–INCH TUBING TO THE HIGH PORT ON A 0–50–INCH MANOMEHLIC GAUGE, AND THEN CONNECT THE OTHER END TO THE TUBING PORT ON THE PVC TEST CAP.
3. INSTALL A TEST PLUG IN THE SUMP BREATHER HOLE USING THE RUBBER SEAL PROVIDED. APPLY SILICONE SPRAY TO THE RUBBER SEAL BEFORE INSTALLATION. TURN 90 DEGREES TO MAKE A TIGHT SEAL.
4. PRESSURIZE THE COLLECTION SUMP THROUGH THE AIR CHUCK ON THE PVC TEST CAP.
5. TEST AT 40–INCH WATER GAUGE PRESSURE. LEAKAGE MUST BE UNDER 1–INCH WATER GAUGE IN ONE (1) MINUTE.
6. IF LEAK TEST FAILS THE CONTRACTOR MUST LOCATE THE LEAK, REPAIR IT AND RETEST.

VACUUM LINE TESTING – DAILY TESTING

A. A TWO (2) HOUR VACUUM TIGHTNESS TEST OF ALL SEWER MAINS AND LATERAL CONNECTIONS SHALL BE CONDUCTED DAILY AS FOLLOWS:

1. PLUG ALL OPEN CONNECTIONS WITH RUBBER STOPPERS OR TEMPORARY CAPS, FITTER TO THE PIPE BY "NO–HUB" COUPLINGS.
2. APPLY A VACUUM TO 22 INCHES Hg TO THE PIPES AND ALLOW THE PRESSURE TO STABILIZE FOR 15 MINUTES.
3. THERE SHALL BE NO LOSS IN VACUUM IN EXCESS TO 1% PER HOUR FOR A TWO HOUR TEST PERIOD.
4. THERE SHALL BE ABSOLUTELY NO WATER ALLOWED TO BE ADMITTED INTO THE PIPING NETWORK DURING THIS TEST.
5. AS PIPE IS LAID THE NEW SECTION SHALL BE TESTED IN ADDITION TO THE PREVIOUSLY LAID PIPE ON THAT MAIN.

B. IF THE CONTRACTOR SUCCESSFULLY PASSES THE DAILY TWO HOUR TEST FOR SEVEN (7) CONSECUTIVE WORKING DAYS OR TWO THOUSAND (2,000) FEET OF PIPE, A REQUEST TO MODIFY THE TEST PROCEDURES MAY BE MADE TO THE ENGINEER. IF SO APPROVED BY THE ENGINEER, THE DAILY TWO (2) HOUR VACUUM TEST PROCEDURE MAY BE MODIFIED AS FOLLOWS:

1. THE PROCEDURE MAY BE ALTERED TO ALLOW THE TRENCH TO BE COVERED AS WORK PROGRESSES RATHER THAN BEING KEPT OPEN ALL DAY AS IN THE NORM WITH TWO HOUR TEST.
2. SHOULD A LINE FAIL THE VACUUM TEST WHILE UTILIZING THIS TEST MODIFICATION, THE CONTRACTOR SHALL TAKE WHATEVER ACTION NECESSARY AT HIS OWN EXPENSE TO SUCCESSFULLY PASS THE TEST INCLUDING THE RE–EXCAVATION OF THE TRENCH, LEAK DETECTION, LINE REPAIR, AND ADDITIONAL CLEANUP AS REQUIRED BY ENGINEER.
3. AFTER A FAILURE, THE CONTRACTOR MUST RETURN TO THE STANDARD TESTING PROCEDURES IN ORDER TO "RE–QUALIFY" FOR THE MODIFIED TESTING AGAIN.

FLUSHING, TESTING, AND DISINFECTION (CONTINUED)

4. THIS TEST MODIFICATION IS OPTIONAL, AS SUCH, THE CONTRACTOR ASSUMES ALL LIABILITY IN ITS USED, EVEN IF APPROVED BY THE ENGINEER.

VACUUM LINE TESTING – FINAL ACCEPTANCE TEST

A. A FOUR (4) HOUR VACUUM TIGHTNESS TEST OF THE COMPLETE VACUUM PIPING NETWORK, INCLUDING ALL SEWER MAINS AND LATERAL CONNECTIONS SHALL BE CONDUCTED AS FOLLOWS:

1. SUBJECT THE ENTIRE SEWAGE SYSTEM TO A VACUUM OF 22 INCHES Hg, ALLOW STABILIZATION FOR 15 MINUTES.
2. THERE SHALL BE NO LOSS CREATER THAN 1% PER HOUR OVER A FOUR (4) HOUR TEST PERIOD.
3. THERE SHALL BE ABSOLUTELY NO WATER ALLOWED TO ENTER THE PIPING SYSTEM OR THE VACUUM STATION DURING THIS TEST.

B. CONTRACTOR TO PROVIDE 48 HOURS NOTICE TO ENGINEER PRIOR TO TEST.

C. CONTRACTOR TO ASSURE ALL DIVISION VALVES ARE OPEN PRIOR TO BEGINNING OF FINAL ACCEPTANCE TEST.

D. FINAL ACCEPTANCE TEST SHALL BE RECORDED ON APPROVED VACUUM CHART RECORDER. THIS CHART WILL NOT BE CONSIDERED VALID UNLESS WITNESSED BY ENGINEER ON TEST EQUIPMENT AT BEGINNING AND THE END OF VACUUM TEST PERIOD.

E. ENGINEER WILL SIGN AND DATE CHART TO VERIFY WITNESS OF TEST. THIS SIGNATURE DOES NOT INDICATE ACCEPTANCE OF THE SYSTEM.

VACUUM LINE FLUSHING

A. AFTER SUCCESSFUL FINAL FOUR (4) HOUR ACCEPTANCE TESTING, FLUSH LINES TO REMOVE DEBRIS AND FOREIGN MATERIALS THAT ACCUMULATED DURING CONSTRUCTION.

B. SUGGESTED PROCEDURE IN THE ABSENCE OF SPECIAL TEST APPARATUS, THIS PROCEDURE WILL REQUIRE THE USE OF VACUUM VALVES, WHICH MUST BE INSTALLED BY THE CONTRACTOR.

1. PLACE SYSTEM UNDER VACUUM.
2. ADD WATER AND AIR IN CONTROLLED AMOUNTS TO VALVE PITS AT EXTREME ENDS OF THE SYSTEM.
3. UTILIZE SYSTEM VACUUM TO TRANSPORT WATER AND DEBRIS TO COLLECTION POINT.
4. CONTINUE PROCEDURE UNTIL WATER ENTERING AT COLLECTION POINT IS FREE OF CONTAMINATION OR DEBRIS.
5. IF VACUUM COLLECTION TANK IS USED AS THE COLLECTION POINT, MONITOR VOLUME OF LIQUID IN TANK AND PUMP OUT AS NECESSARY.
6. USE SYSTEM SEWAGE PUMPS ONLY AFTER VERIFYING THAT NO DEBRIS IS PRESENT IN COLLECTION TANK.
7. IF DEBRIS IS PRESENT, USE OTHER METHODS TO EMPTY COLLECTION TANK.
8. AT COMPLETION OF FLUSHING, CLEAN COLLECTION TANK OF ALL COLLECTED DEBRIS.
9. SEAL SYSTEM AND MAKE READY TO PLACE INTO OPERATION.

C. ALTERNATE FLUSHING PROCEDURE SUBJECT TO ENGINEER'S REVIEW AND APPROVAL.

FINAL SYSTEM TESTING

A. AFTER ACCEPTANCE TESTING, FINAL SYSTEM TESTING SHALL BE COMPLETED TO ENSURE THAT THE SYSTEM OPERATES AT THE DESIGN CONDITIONS. FINAL SYSTEM TESTING CAN BE DONE AT THE SAME TIME AS LINE FLUSHING IF APPROVED BY THE ENGINEER.

B. VACUUM PUMP STATION AND CONNECTING VACUUM MAINS FROM THE PHASE TO THE STATION MUST BE IN OPERATION PRIOR TO FINAL SYSTEM TESTING.

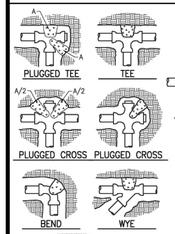
C. SUGGESTED PROCEDURE:

1. PLACE SYSTEM UNDER VACUUM.
2. THE DESIGN LIQUID FLOW SHALL BE USED FOR TESTING.
3. ADD WATER AT THE DESIGN LIQUID FLOW RATE EVENLY DISTRIBUTED AT THE EXTREME ENDS OF THE SYSTEM. THE VACUUM VALVE DOES NOT NEED TO BE INSTALLED TO COMPLETE THIS. WATER ADDED TO THE SYSTEM MUST BE METERED AT EACH LOCATION WHERE THE WATER IS ADDED.
4. MEASURE THE WATER AT THE VACUUM PUMP STATION TO ENSURE THAT IT IS EQUAL TO THE WATER BEING INTRODUCED INTO THE SYSTEM.
5. SEAL SYSTEM AND MAKE READY TO PLACE INTO OPERATION.

TABLE 1 – MINIMUM TIME REQUIRED FOR A 1.0 PSI PRESSURE DROP

PIPE DIAM.	MIN TIME	LENGTH FOR MIN TIME	TIME FOR LONGER LENGTHS	SPECIFICATION TIME FOR LENGTH (L) SHOWN (MIN:S)						
(IN)	(MIN:S)	(FT)	(S)	100 FT	150 FT	200 FT	250 FT	300 FT	350 FT	400 FT	450 FT
4	3:36	597	0.360L	3:46	3:46	3:46	3:46	3:46	3:46	3:46	3:46
6	5:40	398	0.854L	5:40	5:40	5:40	5:40	5:40	5:42	5:42	6:24
8	7:34	298	1.520L	7:34	7:34	7:34	7:34	7:36	10:08	10:08	11:24
10	9:26	239	2.374L	9:26	9:26	9:26	9:53	11:52	13:51	15:49	17:48
12	11:20	199	3.418L	11:20	11:20	11:24	14:15	17:05	19:56	22:47	25:38
15	14:10	159	5.234L	14:10	14:10	17:48	22:15	26:42	31:09	35:36	40:04
18	17:00	133	7.692L	17:00	19:13	25:38	32:03	38:27	44:52	51:16	57:41
21	19:50	114	10.470L	19:50	26:10	35:54	43:37	52:21	61:00	69:48	78:31
24	22:40	99	13.674L	22:47	34:11	45:34	56:58	68:22	79:46	91:10	102:33
27	25:30	88	17.306L	28:51	43:16	57:41	72:07	86:32	100:57	115:22	129:48
30	28:20	80	21.366L	35:37	53:25	71:13	89:02	106:50	124:38	142:26	160:15
33	31:10	72	25.852L	43:05	64:38	86:10	107:43	129:16	150:43	172:21	193:53
36	34:00	66	30.768L	51:17	76:55	102:34	128:12	153:50	179:29	205:07	230:46

FINAL SUBMITTAL — No. 20 — DATE: JULY 2, 2019 — REVISIONS — BY — APVD — CONSULTANT
VILLAGE OF PALM SPRINGS — VILLAGE UTILITY STANDARDS UPDATED MAY 2019
SPECIFICATIONS - FLUSHING, TESTING, AND DISINFECTION — DWG NO. 20 — SHEET SPEC–16 — OF 46 — PROJ. NO. 400-080.00 — DATE JULY 2, 2019



(THRUST BLOCKS ALLOWED AT LOCATIONS SHOWN ON DRAWINGS ONLY)

THRUST BLOCK NOTES AND DETAILS

WM01

THRUST BLOCK NOTES

1) MECHANICAL RESTRAINS ONLY SHALL BE USED AT THE FITTINGS AND VALVES. THRUST BLOCKS SHALL ONLY BE USED IN RARE CASES WHERE MECHANICAL RESTRAINS ARE NOT PRACTICAL WITH APPROVAL FROM THE VILLAGE.
2) REQUIRED VOLUMES OR BEARING AREAS INDICATED AT FITTINGS ARE BASED UPON TEST PRESSURES OF 150 PSIG, 2,000 LBS/SF ALLOWABLE SOIL BEARING STRESS AND THE WEIGHT OF CONCRETE EQUAL TO 4050 LBS/CY.
3) BEARING AREAS OF THRUST BLOCKS SHALL NOT BE LESS THAN 1.0 SF.
4) KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES AND WRAP THE FITTING WITH VISQUEEN PRIOR TO PLACING CONCRETE.
5) BEARING AREAS, VOLUMES, AND SPECIAL BLOCKING DETAILS SHOWN ON DRAWINGS SHALL TAKE PRECEDENCE OVER THIS STANDARD.
6) THRUST BLOCKS FOR VERTICAL BENDS HAVING DOWNWARD RESULTANT THRUSTS SHALL BE THE SAME AS HORIZONTAL BENDS.
7) COMPUTE BEARING AREAS FOR HORIZONTAL BEND THRUST BLOCKS AT DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES WITH THE FOLLOWING EQUATION:
   BEARING AREA = (REQUIRED TEST PRESSURE/150 X (2,000/ACTUAL SOIL BEARING STRESS) X (TABLE VALUE)
8) COMPUTE VOLUMES OF CONCRETE FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS AT DIFFERENT TEST PRESSURES WITH THE FOLLOWING EQUATION:
   VOLUME = (REQUIRED TEST PRESSURE/150) X (TABLE VALUE)

VOLUME OF THRUST BLOCKS FOR VERTICAL BENDS IN CUBIC YARDS

FITTING SIZE	BENDS 11–1/4°	BENDS 22–1/2°	BENDS 45°	TEE,WYE, PLUG,OR CAP: AT RUN	TEE (PLUGGED RUN) AT LEG	90 BEND OR PLUGGED CROSS
4"	0.2	0.4	1.1			
6"	0.4	1.0	2.7			
8"	0.6	1.5	4.0			
10"	0.8	2.3	6.0			
12"	1.3	3.2	8.5			
14"	1.8	4.3	11.5			
16"	2.3	5.5	14.8			

BEARING AREA OF THRUST BLOCKS IN SQ.FT. (HORIZONTAL FITTINGS)

FITTING SIZE	BENDS 11–1/4°	BENDS 22–1/2°	BENDS 45°	TEE,WYE, PLUG,OR CAP: AT RUN	TEE (PLUGGED RUN) AT LEG	90 BEND OR PLUGGED CROSS
4"			1.0	1.0	1.9	1.4	1.4
6"			1.0	1.6	2.1	4.3	3.0	3.0
8"	1.0	1.3	2.9	3.8	7.6	5.4	5.3
10"	1.2	2.4	4.6	5.9	11.8	8.4	8.4
12"	1.7	3.4	6.6	8.5	17.0	12.0	12.0
14"	2.3	4.6	8.9	11.5	23.0	16.3	16.3
16"	3.0	6.0	11.6	15.0	30.0	21.3	21.3
18"	3.8	7.6	14.6	19.0	38.0	27.0	27.0
20"	4.7	9.4	18.1	23.5	47.0	33.3	33.3
24"	6.8	13.6	26.2	34.0	68.0	48.0	48.0

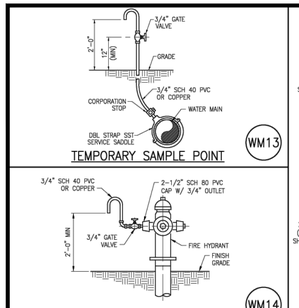
DUCTILE IRON THRUST RESTRAINT TABLE

WM03

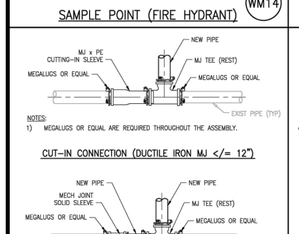
FITTING TYPE		MIN LENGTH TO BE RESTRAINED (FT) PER PIPE DIA. 4"	6"	8"	10"	12"
90° HORIZ. BEND		15	21	27	32	37
45° HORIZ. BEND		6	9	11	13	15
22–1/2° HORIZ. BEND		3	4	5	6	7
11–1/4° HORIZ. BEND		1	2	3	3	4
45° VERT. OFFSET	UPPER BEND	13	18	24	28	33
	LOWER BEND	7	6	7	9	10
22–1/2° VERT. OFFSET	UPPER BEND	6	9	11	14	16
	LOWER BEND	4	3	3	4	5
PLUG (DEAD END)		31	44	57	69	81
VALVE		31	44	57	69	81
4" x 4" TEE	RUN	5	–	–	–	–
	BRANCH	9	–	–	–	–
6" x 6" TEE	RUN	5	5	–	–	–
	BRANCH	1	21	–	–	–
8" x 8" TEE	RUN	5	5	5	–	–
	BRANCH	1	14	34	–	–
10" x 10" TEE	RUN	5	5	5	5	–
	BRANCH	1	5	28	45	–
12" x 12" TEE	RUN	5	5	5	5	5
	BRANCH	1	1	21	40	57
6" x 4" REDUCER	LARGE SIDE	23	–	–	–	–
8" x 4" REDUCER	LARGE SIDE	41	24	–	–	–
10" x 4" REDUCER	LARGE SIDE	56	42	23	–	–
12" x 4" REDUCER	LARGE SIDE	70	59	43	40	–

NOTES

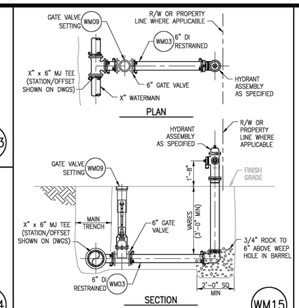
1) RESTRAINT INFORMATION FOR DUCTILE IRON PIPE INSTALLATION.
2) MINIMUM LENGTH TO BE RESTRAINED BASED ON MINIMUM 2'–6" OF COVER, MAXIMUM TEST PRESSURE OF 150 PSI, AND A SAFETY FACTOR OF 2. NOTIFY ENGINEER OF ANY DISCREPANCY THAT REQUIRES CLARIFICATION.
3) MINIMUM NUMBER OF JOINTS TO BE RESTRAINED SHALL BE 2 JOINTS WITHIN MINIMUM LENGTH GIVEN BY TABLE.
4) MINIMUM LENGTH TO BE RESTRAINED IS MEASURED IN FEET FROM FITTING OR VALVE.
5) ALL JOINTS BETWEEN UPPER AND LOWER OFFSET BENDS



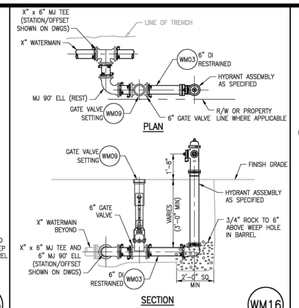
TEMPORARY SAMPLE POINT — WM13



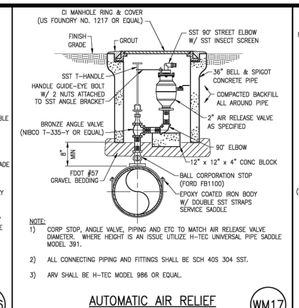
SAMPLE POINT (FIRE HYDRANT) — WM14



FIRE HYDRANT (STANDARD) — WM15

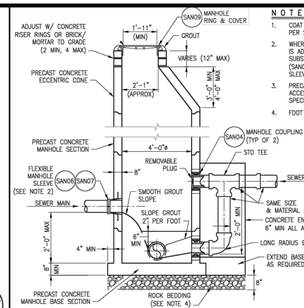


FIRE HYDRANT (PARALLEL) — WM16



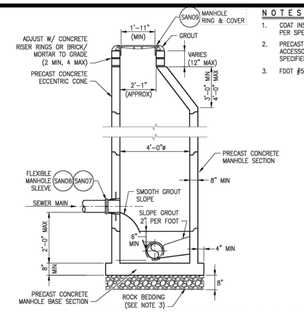
NOTE:
1) CORP STOP, ANGLE VALVE, PIPING AND ETC TO MATCH AIR RELEASE VALVE DIAMETER. WHERE HEIGHT IS AN ISSUE UTILIZE H-TEC UNIVERSAL PIPE SADDLE MODEL 391.
2) ALL CONNECTING PIPING AND FITTINGS SHALL BE SCH 40S 304 SST.
3) ARV SHALL BE H-TEC MODEL 986 OR EQUAL.

AUTOMATIC AIR RELIEF (MOUNT ABOVE PIPE) — WM17



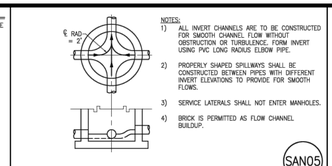
NOTES
1. COAT INSIDE & OUTSIDE OF MANHOLE PER SPECIFICATIONS.
2. WHERE EXTERIOR DROP CONNECTION IS ADDED TO EXISTING MANHOLE SUBSTITUTE MANHOLE COUPLING (SAN04) FOR FLEXIBLE MANHOLE SLEEVE.
3. PRECAST CONCRETE MANHOLES AND ACCESSORIES SHALL BE AS SPECIFIED.
4. FOOT #57 STONE.

SANITARY SEWER MANHOLE W/ EXTERIOR DROP — SAN01



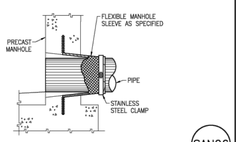
NOTES
1. COAT INSIDE & OUTSIDE OF MANHOLE PER SPECIFICATIONS.
2. PRECAST CONCRETE MANHOLES AND ACCESSORIES SHALL BE AS SPECIFIED.
3. FOOT #57 STONE.

SANITARY SEWER MANHOLE DEPTH > 6–FT — SAN02



NOTES:
1) ALL INVERT CHANNELS ARE TO BE CONSTRUCTED FOR SMOOTH CHANNEL FLOW WITHOUT OBSTRUCTION OR TURBULENCE. FORM INVERT USING PVC LONG RADIUS ELBOW PIPE.
2) PROPERLY SHAPED SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS TO PROVIDE FOR SMOOTH FLOWS.
3) SERVICE LATERALS SHALL NOT ENTER MANHOLES.
4) BRICK IS PERMITTED AS FLOW CHANNEL BUILDUP.

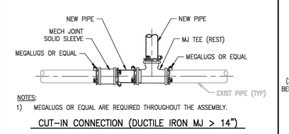
MANHOLE INVERT FLOW CHANNELS — SAN05



FLEXIBLE MANHOLE COUPLING — SAN06

NOTES:
1) MEGALUGS OR EQUAL ARE REQUIRED THROUGHOUT THE ASSEMBLY.

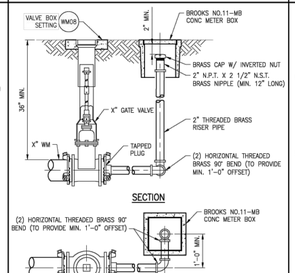
CUT–IN CONNECTION (DUCTILE IRON MJ </= 12")



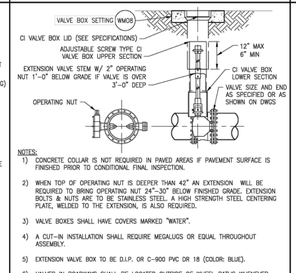
NOTES:
1) MEGALUGS OR EQUAL ARE REQUIRED THROUGHOUT THE ASSEMBLY.

CUT–IN CONNECTION (DUCTILE IRON MJ > 14")

CUT–IN CONNECTION — WM18

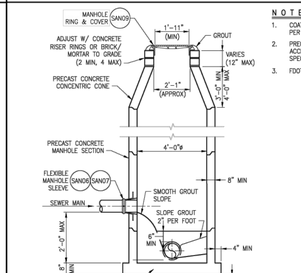


2" TERMINAL BLOWOFF — WM19



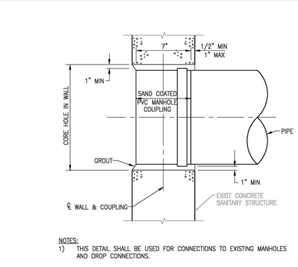
NOTES:
1) CONCRETE COLLAR IS NOT REQUIRED IN PAVED AREAS IF PAVEMENT SURFACE IS FINISHED PRIOR TO CONDITIONAL FINAL INSPECTION.
2) WHEN TOP OF OPERATING NUT IS DEEPER THAN 42" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"–30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL. A HIGH STRENGTH STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
3) VALVE BOXES SHALL HAVE COVERS MARKED "WATER".
4) A CUT–IN INSTALLATION SHALL REQUIRE MEGALUGS OR EQUAL THROUGHOUT ASSEMBLY.
5) EXTENSION VALVE BOX TO BE D.I.P. OR C–900 PVC DR 18 (COLOR: BLUE).
6) VALVES IN ROADWAYS SHALL BE LOCATED OUTSIDE OF WHEEL PATHS WHENEVER POSSIBLE.

POTABLE WATER MAIN TYPICAL BUTTERFLY VALVE SETTING — WM20



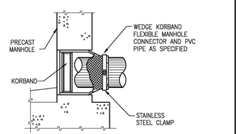
NOTES
1. COAT INSIDE & OUTSIDE OF MANHOLE PER SPECIFICATIONS.
2. PRECAST CONCRETE MANHOLES AND ACCESSORIES SHALL BE AS SPECIFIED.
3. FOOT #57 STONE.

SANITARY SEWER MANHOLE DEPTH </= 6–FT — SAN03



NOTES:
1) THIS DETAIL SHALL BE USED FOR CONNECTIONS TO EXISTING MANHOLES AND DROP CONNECTIONS.

MANHOLE COUPLING — SAN04



NOTES
1) CONNECTOR SHALL MEET ASTM STANDARDS D1784, D2241, D2321 AND D3034.
2) MINIMUM SDR 35

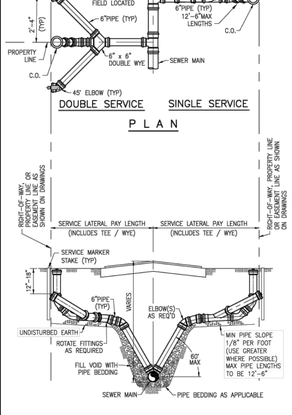
WEDGE KORBAND ALTERNATE FLEXIBLE MANHOLE CONNECTOR — SAN07

DSGN: 2 - Design by	VERIFY SCALE						
DR: 3 - Drawn by	1"	FINAL SUBMITTAL					
CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.	No.	DATE	REVISIONS	BY	APVD	CONSULTANT
APVD: 5 - Approved by							

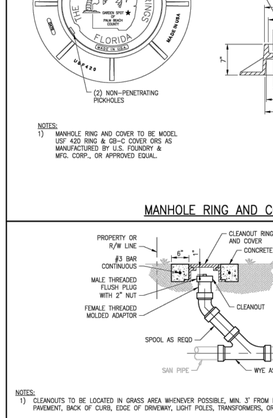
VILLAGE OF PALM SPRINGS
VILLAGE UTILITY STANDARDS UPDATED MAY 2019

STANDARD DETAILS - WATER DISTRIBUTION

DWG NO. 23 | SHEET OF 46 | PROJ. NO. 400-080.00 | DATE JULY 2, 2019

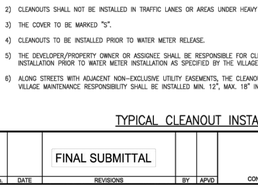


SERVICE LATERALS WITH RISERS — SAN08



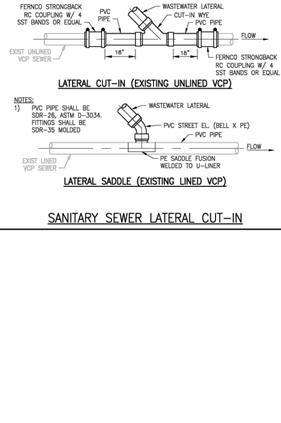
NOTES:
1) MANHOLE RING AND COVER TO BE MODEL USF 420 RING & GB–C COVER ORS AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP., OR APPROVED EQUAL.

MANHOLE RING AND COVER — SAN09



NOTES:
1) CLEANOUTS TO BE LOCATED IN GRASS AREA WHENEVER POSSIBLE, MIN. 3' FROM EDGE OF PAVEMENT, BACK OF CURB, EDGE OF DRIVEWAY, LIGHT POLES, TRANSFORMERS, OR POWER POLES.
2) CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3) THE COVER TO BE MARKED "S".
4) CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
5) THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE VILLAGE.
6) ALONG STREETS WITH ADJACENT NON–EXCLUSIVE UTILITY EASEMENTS, THE CLEANOUTS ENDING VILLAGE MAINTENANCE RESPONSIBILITY SHALL BE INSTALLED MIN. 12", MAX. 18" INTO THE EASEMENT.

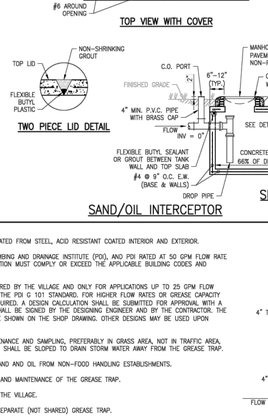
TYPICAL CLEANOUT INSTALLATION — SAN10



NOTES:
1) PVC PIPE SHALL BE SDR–26, ASTM D–3034. FITTINGS SHALL BE SDR–35 MOLDED

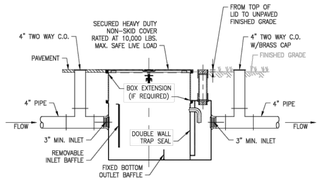
SANITARY SEWER LATERAL CUT–IN — SAN11

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



SAND/OIL INTERCEPTOR — MISC–01

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



GREASE TRAP — MISC–02

DSGN: 2 - Design by	VERIFY SCALE						
DR: 3 - Drawn by	1"	FINAL SUBMITTAL					
CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.	No.	DATE	REVISIONS	BY	APVD	CONSULTANT
APVD: 5 - Approved by							

VILLAGE OF PALM SPRINGS
VILLAGE UTILITY STANDARDS UPDATED MAY 2019

STANDARD DETAILS - WASTEWASTER COLLECTION

DWG NO. 26 | SHEET OF 46 | PROJ. NO. 400-080.00 | DATE JULY 2, 2019

DSGN: 2 - Design by	VERIFY SCALE						
DR: 3 - Drawn by	1"	FINAL SUBMITTAL					
CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.	No.	DATE	REVISIONS	BY	APVD	CONSULTANT
APVD: 5 - Approved by							

VILLAGE OF PALM SPRINGS
VILLAGE UTILITY STANDARDS UPDATED MAY 2019

STANDARD DETAILS - WASTEWASTER COLLECTION

DWG NO. 25 | SHEET OF 46 | PROJ. NO. 400-080.00 | DATE JULY 2, 2019

DSGN: 2 - Design by	VERIFY SCALE						
DR: 3 - Drawn by	1"	FINAL SUBMITTAL					
CHK: 4 - Checked by	BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES AS NECESSARY.	No.	DATE	REVISIONS	BY	APVD	CONSULTANT
APVD: 5 - Approved by							

VILLAGE OF PALM SPRINGS
VILLAGE UTILITY STANDARDS UPDATED MAY 2019

MISCELLANEOUS DETAILS

DWG NO. 45 | SHEET OF 46 | PROJ. NO. 400-080.00 | DATE JULY 2, 2019

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31st AVE, FT. LAUDERDALE, FL 33309, P: 954-202-7600
1902 W. FLETCHER AVE, SUITE 101, TAMPA, FL 33612, P: 813-379-4100

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED IN USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ONLY APPROVED, DATED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION.

REVISIONS:

REV:	DATE:	COMMENT:	BY:

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Jason Gunther, P.E. State of Florida, Professional Engineer, License No. 58629
This item has been electronically signed and sealed by Jason Gunther, P.E. on 5/1/25 using a SHA-1 authentication code.
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PROJECT No.: FJ230012
DRAWN BY: MJL
CHECKED BY: BMU
CAD I.D.: FJ230012-UTILITY-DETAILS

PROJECT:

ENGINEERING PLANS

FOR

VILLAGE COLLECTION OF PALM SPRINGS

10th AVE PARTNERSHIP

VILLAGE OF PALM SPRINGS FLORIDA

THOMAS ENGINEERING GROUP

840 SE Osceola St.
Stuart, FL 34994
PH: (772) 888-3138

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JASON M. GUNTHER
No. 58629
PROFESSIONAL ENGINEER
STATE OF FLORIDA
FLORIDA LICENSE No. 58629
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

SHEET TITLE:

UTILITY DETAILS

SHEET NUMBER:

C-11

ELEVATIONS BASED ON NAVD '88

Printed on Thursday, May 01, 2025, 10:04 AM by Jason Gunther

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

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February 24, 2025

Juan F. Ortega, Ph.D., P.E.
JFO Group, Inc.,
6671 W Indiantown Rd, Suite 50-324
Jupiter, FL 33458

RE: Village Collection (Palm Springs)
Project #: 250206 (Previously: 231102)
Traffic Performance Standards (TPS) Review

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated January 30, 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:	NWC of 10th Avenue and Florida Mango Road
PCN:	70-43-44-20-40-001-0000 and others on file
Access:	One full access driveway connection onto Florida Mango Road and one full access driveway connection onto 10th Avenue (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing/Vested Uses:	Drive-In Bank = 4,081 SF, Hotel = 236 Rooms, and Fast Food Restaurant w/ DT = 8,565 SF
Proposed Uses:	Drive-In Bank = 4,081 SF, Hotel = 122 Rooms, Fast Food Restaurant w/ DT = 8,565 SF, and General Light Industrial = 31,352 SF
Net Daily Trips:	- 655
Net Peak Hour Trips:	- 29 (-11/-18) AM; - 42 (-27/-15) PM
New Daily Trips:	3,120
New Peak Hour Trips:	274 (150/124) AM; 253 (124/129) PM
Build-out:	December 31, 2030

Based on our review, the Traffic Division has determined the proposed development is within the 10th Ave North Traffic Concurrency Exception Area (TCEA); therefore, it is exempt from the TPS of Palm Beach County.

All previous conditions of approval will be carried forward with this approval and listed below.

1) No Building Permits for the site may be issued after December 31, 2030.

2) The Property Owner/Developer shall eliminate the existing egress driveway on 10th Avenue.

3) The Property Owner/Developer shall construct right turn lane east

approach at the project driveway on 10th Avenue to the County minimum standards, or as approved by the County Engineer.

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

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

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

If you have any questions regarding this determination, please contact me at 561-478-5755 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\MUNICIPALITIES\APPROVED\2025\250206 VILLAGE COLLECTION OF PALM SPRINGS.DOCX

DESCRIPTION OF PROJECT

Village Collection of Palm Springs

Submittal Intake: February 7, 2025

Resubmittal 1: May 9, 2025

Resubmittal 2: June 27, 2025

REQUEST

On behalf of the Applicant, DC Hospitality Palm Springs LLC, we respectfully request approval of:

1) **Site Plan Modification** to eliminate one Hotel for a Light Industrial building on Tract 1 of the Village Collection of Palm Springs PCD and modify conditions of approval.
2) **Elimination of Variance approval PSV24-01** for the previously approved parking reduction.

SITE BACKGROUND

The 7.74-acre site is located approximately 0.05 north from the intersection of 10th Avenue North and Florida Mango Road on the west side of Florida Mango Road. The project address is 2645 10th Avenue North, Palm Springs, FL 33461. The property is identified by Parcel Control Number (PCN): 70-43-44-20-40-001-0000, and currently retains a Future Land Use designation of Commercial (COM) and the Commercial General (CG) zoning district classification. The subject site is located within Flood Zone X and primary access to the site is from Florida Mango Road. It is actively under construction as both of the restaurants in Tracts 2 & 3 and the western hotel site within this Tract 1 have been issued building permits.

This amendment will replace the eastern previously approved hotel (Everhome Suites) that included 114 rooms, was four stories tall and approximately 58,000 SF. The proposed building will be 31,352 SF one-story and provide for a Light Industrial use that will serve the local residents and businesses. The proposed use will be a significant reduction in intensity, traffic generation and overall impact on the site and surrounding community.

The Light Industrial use is appropriate on this site as the Village identified the need for these types of uses by way of the Tenth Avenue Incubator Overlay (TIAO) and Ordinance 2022-08. As outlined in the approved Ordinance, “The intent of the TAIO is to provide special development regulations for the development and redevelopment of high-quality uses that are commercial in nature at an intensity, scale, and mass complementary to the adjacent neighborhoods, incorporating a harmonious architectural style with variation and compatible design to establish a neighborhood identity.”

An Incubator Use is defined as “uses shall include heavier commercial uses and light industrial uses, meaning a business which assembles, processes, treats, compounds or packages goods or significant amounts of raw material. Light industrial uses include high technology industries.” The modification of the site to accommodate this incubator use building provides for additional job creation, a creative yet compatible mix of uses on the site and overall decrease in intensity.

SURROUNDING USES

The subject site is situated along 10th Avenue North and Florida Mango Road, which are county-maintained public roads. The surrounding area is comprised of a mix of residential and commercial uses, land use, and zoning district classifications which are summarized below:

	Land Use | Zoning | Use(s)
North:	Low Density Residential | RM Residential Multifamily | Single-Family Residential
South:	10th Avenue North Commercial | Commercial General | Fast Food Restaurant
East:	Florida Mango Road Commercial | Commercial General | Multifamily
West:	High Density Residential | RM Residential Multifamily | Mobile Home Park

APPROVAL HISTORY

1) *Resolution 2020-01*
   - Commercial Plan Development with Master Site Plan approval to allow the demolition of the existing 4-story commercial office building and redevelopment of the site to accommodate 3 separate development plans on the portion of the property west of the Chase Bank Building (8.61 acres), located at 2601 10th Avenue N & Florida Mango Rd. Approved with forty (40) conditions (listed in the Staff Report) on January 9, 2020.

2) *Resolution 2020-02*
   - Site Development Plan and concurrent approval for a Special Exception Use to permit the construction of 5,411 square feet convenience store along with 8,613 square feet gas canopy with twenty (20) fueling positions within 1.81 acres (Lot #3 of the Commercial Planned Development), a waiver from Sec 34-164, and three (3) variances, PSV19-22 to allow 24-hour operations, PSV19-23 to allow an increase of primary frontage signage by 490 square feet to allow striping with logo on the south side of the fuel canopy and two wall signs on the building; and PSV19-24 to allow 1,068 square feet sign area wrap around the gas canopy sides not facing a public right of way. Approved with forty-one (41) Conditions (listed in Staff Report) on 1-9-2020.

3) *Resolution 2020-03*
   - Site Development plan and concurrent approval for a Special Exception use to permit the construction of a 5,682 square feet automotive service building with seven (7) service bays within 1.3 acres (Lot 4 of the Commercial Planned development).

4) Resolution 2023-053
   - A resolution of the village council of the Village of Palm Springs, Florida, approving with conditions, an application submitted by Insite Studio, Agent for 10th Avenue Partnership LTD ('Applicant'), for a site plan amendment (SPR23-12), and concurrently a special exception use (PSSE23-06) to allow the construction of a 6,111 square foot restaurant with a double drive-thru and a variance relief (PSV23-17), to amend the hours of operation for the property

located at 2625 10th Avenue North (Tract 2) associated with the Chick-Fil-A restaurant; and providing for an effective date.

5) Resolution 2023-54
   - A resolution of the village council of the Village of Palm Springs, Florida, approving with conditions, an application submitted by Insite Studio, agent for 10th Avenue Partnership LTD ('Applicant'), for a site plan amendment (SPR23-11), and concurrently a special exception use (PSSE23-05) to allow the construction of a 2,454 square foot restaurant with a drive-thru and an outdoor seating area located at 2665 10th Avenue North; and providing for an effective date.

6) Resolution 2024-12
   - A resolution of the Village Council of the Village of Palm Springs, Florida, (Approving) with amended conditions submitted by Insite Studio, Agent for 10th Avenue Partnership, LTD ("Applicant"), for a site plan (SPR24-04) concurrently requesting a special exception use (PSSE24-01), to allow the construction of two four-story hotel buildings with a total of 236 hotel rooms and a variance relief (PSV24-03) to allow the 24 hour operation of a Commercial General property located at 2645 10th Avenue North; and providing for an effective date.

7) Variance PSV24-01
   - Variance approval for a reduction of parking spaces required within Tract 1 of the Village Commons PCD from 250 down to 235 which was subject to specific conditions of approval in Resolution 2024-12.

8) Variance PSV24-02
   - Variance approval to allow maximum building height of 50' for the two proposed hotels.

DEVELOPMENT PROGRAM

The Applicant is requesting a Site Plan Modification to the previously approved Village Collection of Palm Springs development to modify uses, and reconfigure the site layout to accommodate the proposed Light Industrial building in place of the currently approved hotel on the east portion of the Tract 1 site. The following outlines the comparison of existing and proposed impacts based on the new site and building configuration.

The building is comprised of approximately 31,352 SF across one-story and will be located between the PCD's east property boundary and the hotel which is currently under construction. The building's front façade will face west to mirror the primary entrance to the hotel creating a shared parking lot between the two buildings. The building will have both storefront/office access on the front façade as well as bay door access with additional bay door access on the rear or east façade. The building is buffered from the adjacent residential uses to the north and east by the provided landscape buffers, utility easements and provided landscaping.

COMPLIANCE WITH CRITERIA

DISTRICT REGULATIONS

Purpose (Code 1994, § 30-561)

It is the purpose of the CG commercial general land development district to provide lands within the village for a wide range of goods and commercial services that serve a consumer market that may extend beyond municipal limits. Such areas shall be located convenient to major roads and automotive traffic. However, it is not the intent of this land development district to necessarily create or promote an extension of strip commercial areas.

The proposed Village Collection of Palm Springs Commercial Planned Development Master Plan project is permitted within the CG Commercial general land development district. The commercial uses are consistent with the purpose of the CG commercial general district in that they provide commercial services including food and lodging options that are accessible to residents of Palm Springs and surrounding municipalities and are within a mile from Interstate 95. The project is compatible with commercial development in the 10th Avenue North corridor, including commercial shopping centers, medical and professional offices, and gas stations.

Commercial General

Property Development Regulation	Required	Proposed Tract 1 Woodspring Suites & Light Industrial
Minimum lot width	100 feet	495.49’
Minimum frontage	100 feet	199.03’
Minimum lot depth	200 feet	219.50’
Maximum lot coverage	No Requirement	13.7%
Minimum front yard	50 feet	N/A
Minimum side yard (interior)	15 feet	92’ side setback
Minimum side yard (corner)	25 feet	N/A
Minimum yards adjacent to residential land development districts	30 feet, excluding the front yard which shall remain at 50 feet.	40’ setback minimum
Maximum building heights	Four stories or 45 feet.	4 stories or 45’4” (Hotel) 38’ (Light Industrial)
Maximum Gross Floor Area	(11) *Maximum gross floor area:* 50 percent of total lot area.	.26 FAR (based on total development area of tracts 1,2, and 3)
Parking	Required / provided	191/191 (11 ADA)

See the site plan for additional data.

Sec. 34-1063 Planned Developments Performance Standards (Code 1994, § 30-731; Ord. No. 2014-06, § 2, 5-8-2014)

- The proposed site plan shows sidewalks on the portions of the site facing primary streets which are interconnected and provide pedestrian access to each building.
- The buildings on the site plan are situated to create a cohesive site plan and unified commercial development.
- Curb cuts and secondary streets are designed to optimize traffic circulation in and out of and within the site.
- Sufficient off-street parking is provided in total of Tract 1 for both proposed uses.
- Lighting has been designed per the luminosity criteria and requirements of the Village.
- The landscaping has been designed to enhance the streetscape by creating sidewalks for pedestrian connectivity, trees for shade, and native plantings.
- There is a 15' landscape buffer on the northern and western perimeter of the site to provide appropriate screening between the surrounding residential areas.

Minimum Acreage

The development site for the Village Collection of Palm Springs PCD is a total of 7.74 acres, which exceeds the minimum acreage requirement of two (2) acres. The total area of Tract 1 (Woodspring Suites and Light Industrial) is 4.63 acres.

Intensity

The intensity requirement for non-residential land use intensities for commercial is .50 floor area ratio (FAR). The FAR for the site (.26 FAR) is below the requirement of .5 FAR.

Permitted Uses

The proposed hotel use for the planned development is permitted by special exception in the CG Commercial General district.

The proposed light industrial use for the planned development is permitted by-right under the Tenth Avenue Incubator Overlay (TAIO).

The proposed light industrial use is compliant with the Village Comprehensive Plan, zoning regulations and land development code. The project is compatible with surrounding properties in scale, function and impact. All manufacturing and assembly will occur indoors within a climate-controlled environment to help minimize project impact such as dust, noise and odor.

The proposed light industrial addition is compliant with the architectural expectations within the TAIO. The building is designed to resemble an office / showroom while utilizing architectural elements along the facades to create an aesthetically pleasing street presence. Primary bay doors are oriented away from adjacent streets and 10th Ave, and all bay doors are adequately screened from the adjacent residential property to the East. By adhering to architectural and design guidelines, the project enhances safety, aesthetics, and economic viability.

Layout, Design

The layout and design of the proposed development accounts for adequate light and air, traffic circulation, drainage patterns, pedestrian safety, emergency vehicle access, and all other provisions of the CG Commercial General district.

Maximum Building Height

The previously approved height variance permitted an increase of 5 feet and 1 inch, allowing a maximum building height of 50 feet, 1 inch on the site. However, the building that originally required this variance has been replaced with a 38-foot-tall Light Industrial building. The remaining structure, "Woodspring Suites," has a total height of 45 feet, 4 inches—just 4 inches above the standard code requirement. As a result, with this site plan approval, the height variance will only be applied to accommodate the 45-foot, 4-inch building height.

Setbacks

- Building setbacks are at least 30' with appropriate buffers where the adjacent uses are residential, to the north and west. The buildings are setback from adjacent property lines to purposefully exceed the 30' minimum setback requirement, especially along the north and west property boundaries.
- The Light Industrial warehouse is setback 40' from the rear property line and 77' from the side (east) property boundary.

Required Open Space

The overall open space is 92,146 square feet (27%) which meets the minimum open space requirement for commercial uses which is 20% of the gross land area. The hotel and light industrial site will provide 49,034 SF (27.3%) of open space which meets the minimum requirement of 20% (40,315 SF).

	Open Space Required	Open Space Provided
Tract 1	**40,315 SF**	**49,034 SF**
Tract 2	**15,731 SF**	**19,316 SF**
Tract 3	**11,344 SF**	**23,873 SF**
Total Open Space	**66,943 SF (1.54 AC)**	**92,146 SF (2.1 AC)**

As for landscaping, the site was designed to overhaul the plant materials on the perimeter landscape buffers and within the interior landscaping of the site. The buffers will be supplemented with additional canopy trees, palms, and a hedge. The internal roadway that runs through the site will be enhanced with meandering hedges and shrubs. Each tract within the development has its own respective code-compliant landscape plans, which all meet and exceed the landscape requirements of the Palm Springs code. The landscape features a good mix of native and Florida-friendly plant materials to create a vibrant and resilient environment around the development. Each tract features a unique blend of plants and comes together to create a central theme familiar to South Florida.

Unified Control

- The land within Tract 1 of the commercial planned development will remain under the control of the applicant and accommodate both proposed uses.
- A program for maintenance of common areas, open space, parking areas, utility sites, etc will be submitted to the Village prior to the issuance of the certificate of occupancy.

SITE PLAN

Required Landscaping (Code 1994, § 30-106)

- Landscaping and buffering are designed to maximize native vegetation and to leave the existing areas of native vegetation undisturbed as much as possible.
- Off-street parking areas include 20 square feet of landscaping for each parking space.
- Every twelfth parking space is separated by a landscaped island at least five (5) feet in width and the same depth as the parking spaces.
- Islands are surrounded by a continuous raised curb.
- The perimeters of the parking areas are landscaped to create buffers between adjoining land uses.
- With a total site area of 336,950 SF, the code requires one tree to be provided for each 2,500 square feet of landscaped area, which comes out to 135 required trees. This requirement has been met and exceeded with a proposed planting plan of 197 trees throughout the site.

Required Buffers (Code 1994, § 30-107; Ord. No. 2013-02, § 2, 2-14-2013; Ord. No. 2015-42, § 3, 12-10-2015)

- Buffers are provided around the site that meet the requirements of the ordinance. The retail use category requires Category three (15-foot wide buffer with a wall or fence and hedge not less than six (8) feet in height, supplemented by trees spaced not more than 20 feet apart) buffers on the East and North edges of the site and Category five (15-foot wide buffer with a hedge not less than three (3) feet in height, supplemented by trees spaced not more than 20 feet apart, required hedges shall maintain a minimum of two (2) different maintained levels or tiers) and Category six (ten (10) foot wide buffers with a hedge not less than three feet in height, supplemented by trees spaced not more than 20 feet apart) buffers on the South and West edges of the site. There is a 15' landscape buffer on the rear, west, and along the portion of the east property boundary that is abutting a residential zoning district.
- While a number of existing mature canopy trees will remain in the buffers, additional planting material is proposed to enhance the buffer and provide more screening. The buffer enhancements to the North and East include a new Clusia hedge and new oak trees and palms to fill out the gaps in the existing buffers.
- The buffers along the ROWs feature similar enhancements. While all existing oaks will remain, smaller accent palms and Ficus beds will occupy the spaces in between each existing mature oak in the buffer. Additionally, a meandering cocoplum hedge will span the ROW buffers and tie into the Clusia hedge that wraps the West and North property boundaries.

Miscellaneous Requirements (Code 1994, § 30-463; Ord. No. 2013-01, § 3, 2-14-2013)

Surface Water Management (Sec. 34-1354)

The site plan design emphasizes responsible and effective surface water management, in full compliance with the requirements outlined in Section 34-1354 of the ordinance. The plan is designed to manage surface water to prevent flooding, erosion, and environmental degradation.

Traffic Circulation (Sec.34-1359)

- Please refer to the Traffic Equivalency Study provided by JFO Group, Inc. The study shows that the proposed development will reduce the average daily trips (ADT) to and from the property by 655 a day. This is an approximately 18% reduction in overall traffic impact on the site and surrounding roadway networks.
- The vehicular ingress and egress to the site are designed to prevent conflicts on adjacent streets. There are two entrances to the site, an ingress and egress on 10th Avenue N. and another on Florida Mango. The curb cut on 10th Avenue North is a 26' ROW with one lane for ingress and one lane for egress. The curb cut on Florida Mango Road is a 38' ROW with one lane for ingress and two lanes for egress.
- The traffic is proposed to "loop" around the new Light Industrial building from west to the east. This maximizes the stacking distance from the entrance from Florida Mango before a point of conflict.
- The proposed mix of uses provide for a well distributed "peak hour" demand across the site by mixing the restaurants, hotel and light industrial.

Parking (Sec.34-1327)

- Previous approval for the two hotels within Tract 1 required a 15 space parking variance from 250 down to 235 spaces. With the proposed plan, and reduced intensity with the Light Industrial building, the required parking code of 191 spaces can be met with no variance required.
- The Variance previously approved by PSV24-01 can be abandoned and all reporting and monitoring requirements that were conditions of approval for the operation of the two hotels can be deleted.
- Please refer to the Shared Parking Traffic Analysis provided by JFO Group, Inc. The analysis was done to address potential concern that nine (9) of the proposed parking spaces shown for the Light Industrial building are in front of proposed bay doors which would limit their access. The study shows that due to the differing "peak" hour demands for the two uses within Tract 1, the maximum number of spaces needed at the busiest time of the day would be 175. Therefore, there would be 16 spaces available, which includes the 9 adjacent to the bay doors.
- Additionally, dedication of the 9 spaces in front of the bay doors could be dedicated for the use of those individual bay operators. Therefore, vehicles could be moved or relocated on an as-needed basis.
- The proposed Light Industrial building has two loading zones located along the eastern façade as per the requirements of Section 34-1330.

Public Utilities, Easements, Covenants

The site plan complies with all necessary public utilities including water, sewer, and electrical services.

Concurrent Permitting Requirements

The development team is actively coordinating with appropriate permitting agencies to secure all concurrent permits and will continue to work with village officials throughout the review process to confirm compliance with all requirements.

Signage (Article IV, Section 34-261 – Section 34-275)

Each tract within the development has its own monument signs proposed, which follow the signage requirements presented in the Palm Springs code. A breakdown of the signage regulations can be seen in the table below:

	Proposed Sign Setback	Maximum Sign Height	Maximum Sign Area
Tract 1	175’	10’	100 SF
Tract 2	18’	8’	120 SF
Tract 3	18’	8’	103 SF

The Master Sign Program provided in the application depicts the location, number, size, font, color, type, and style of signs, landscaping, and illumination of proposed signs. The signs comply with the Community Design Standards (Section 34-273) as follows:

(a) The signs are compatible with the architectural elements and repeating features that are used on buildings throughout the development. The signs are in harmony with surrounding buildings and the adjacent commercial development.

(b) The sign colors are consistent with the typical branding and design of the restaurants and are complementary to the colors of the development.

(c) The sign lettering size is clear and easy to read and on scale with the buildings in which they are located.

Security & Life Safety Plan

Security and life safety are important to the design and layout of the site. The security and life safety plan is comprehensive and incorporates the latest industry’s best practices and adheres to local safety regulations. This plan includes measures such as surveillance systems, emergency response protocols, and fire safety measures to ensure the safety of customers and staff. The development team and operators are committed to maintaining a safe and secure environment for all stakeholders.

APPROVAL CRITERIA

Sec. 34-1098

1. The proposed TAIO project is consistent with the goals, objectives, and policies of the Village’s Comprehensive Plan.

The proposed TAIO project aligns with the Village’s Comprehensive Plan by supporting the goals of sustainable development, economic growth, and enhancing the community’s infrastructure. The project contributes to the village’s vision of balanced land use by integrating compatible light industrial and commercial uses, while promoting job creation and revitalizing an underutilized area.

2. The proposed TAIO project is consistent with the land development and zoning regulations and all other portions of the Code;

The proposed TAIO project fully complies with the Village’s land development code and zoning regulations, meeting all applicable standards without the need for variances. By complying with parking, building height, and hours of operation, this project offers a more compliant alternative than the previous approval.

3. The proposed TAIO project is compatible with the character and use (existing and future) of the surrounding properties in it functions, hours of operation, type and amount of traffic to be generated, building locations, mass, height and setback, and other relevant factors peculiar to the proposed TAIO project and the surrounding property.

The proposed project enhances the surrounding area with a modern, code-compliant design that aligns with the village's growth and development goals. By meeting building massing, setbacks, and height requirements, and following the guidelines of both the CG zoning district and the TAIO, the development minimizes its impact on neighboring properties.

4. That the proposed TAIO project:

    a. Does not significantly reduce light and air to adjacent properties.

The project adheres to all height and setback requirements, ensuring it does not obstruct light or airflow to adjacent properties. The previously approved hotel was proposed at 50' 1" building height, requiring a variance to allow the additional 5 feet and 1 inch above what the code allows. The proposed Light Industrial building does not require a building height variance as it is proposed at only 38 feet in height which reduces any potential negative impact of either light or air on adjacent properties.

    b. Does not adversely affect property values in adjacent areas

The proposed project is designed to compliment the surrounding properties with thoughtful architectural and landscape features aimed at enhancing the area's overall appeal and value.

    c. Would not be a deterrent to the improvement, development, or redevelopment of surrounding properties in accord with existing regulations.

The proposed project is designed in a way that complements the surrounding area, without lowering future development potential. The modern and code-compliant design aligns with existing regulations, promoting the ongoing growth and enhancement of neighboring properties while maintaining consistency with the village's development goals.

    d. Does not negatively impact adjacent natural systems or public facilities, including parks and open spaces.

The proposed TAIO project has been carefully designed to avoid any negative impact on any local natural systems or public facilities, including parks and open spaces. The use is a re-vitalization of a previously abandoned site that already has infrastructure in place to accommodate the development. No additional impacts affect local resources to accomplish the proposed development.

    e. Does not adversely affect population densities, light, air, and natural resources, including native ecosystems.

The development does not adversely affect population as this is a light industrial use and does not generate additional residents. The benefit is that the new building will provide employment opportunities for local residents.

5. The TAIO project would enhance and/or promote redevelopment of the village, fulfill redevelopment objectives, and/or have a positive economic impact on the village, including creating new jobs and economic growth.

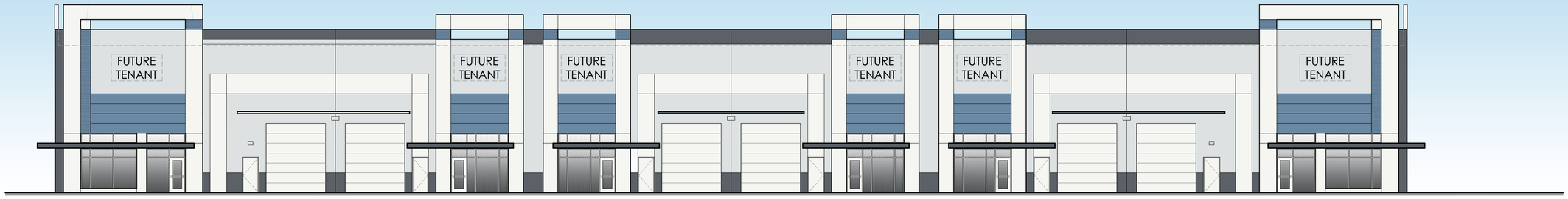
The proposed TAIO project will contribute to the village's redevelopment efforts by introducing a modern, code-compliant light industrial use that aligns with the district's objectives. This project will generate new job opportunities in manufacturing, assembly, and related industries, promoting economic growth and diversifying the local employment base.

6. The TAIO project will not adversely affect the public health, safety, comfort, convenience, order, appearance, general welfare, and the tax base.

The project adheres to all zoning and development regulations without requiring variances which ensure safety, comfort, and compatibility with the surrounding area. Its climate-controlled operations, proper setbacks, and architecturally compliant design minimize impact while enhancing the tax base through job creation.

CONCLUSION

Thank you for your consideration of this application request. If you have any questions while reviewing the accompanying documents, please do not hesitate to contact our office at 561-249-0940.



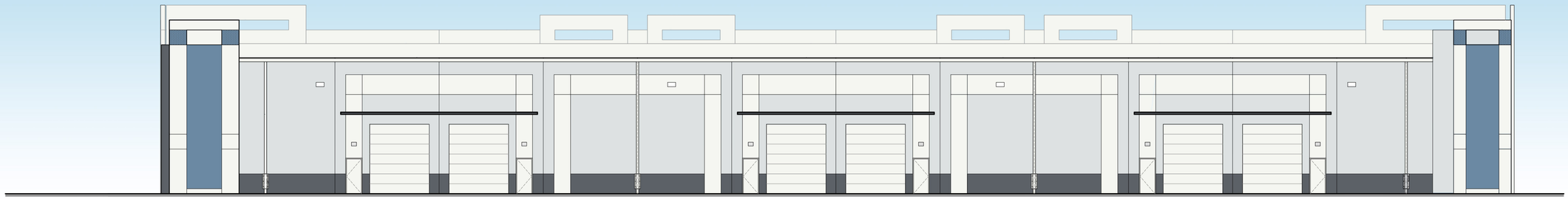
BM OC-65 CHANTILLY LACE (TEX-COTE- MEDIUM TEXTURE) ⚠

BM 2126-30 ANCHOR GRAY (TEX-COTE- MEDIUM TEXTURE) ⚠

BM 839 OLD BLUE JEANS (TEX-COTE- MEDIUM TEXTURE) ⚠

BM 2121-50 ICED CUBE SILVER (TEX-COTE- MEDIUM TEXTURE) ⚠

1 3/32"=1'-0" PROPOSED WEST ELEVATION ⚠



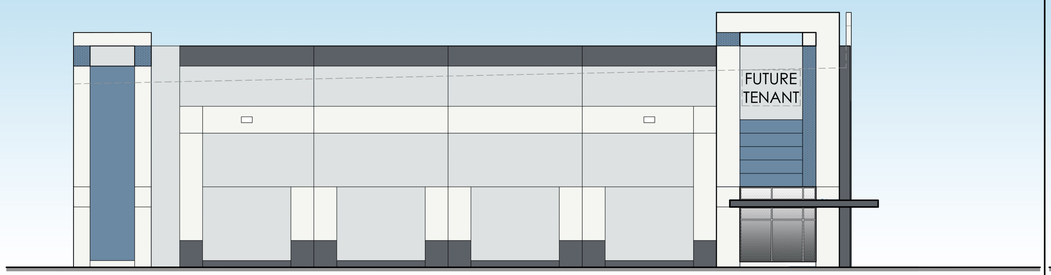
BM OC-65 CHANTILLY LACE (TEX-COTE- MEDIUM TEXTURE) ⚠

BM 2126-30 ANCHOR GRAY (TEX-COTE- MEDIUM TEXTURE) ⚠

BM 839 OLD BLUE JEANS (TEX-COTE- MEDIUM TEXTURE)

BM 2121-50 ICED CUBE SILVER (TEX-COTE- MEDIUM TEXTURE) ⚠

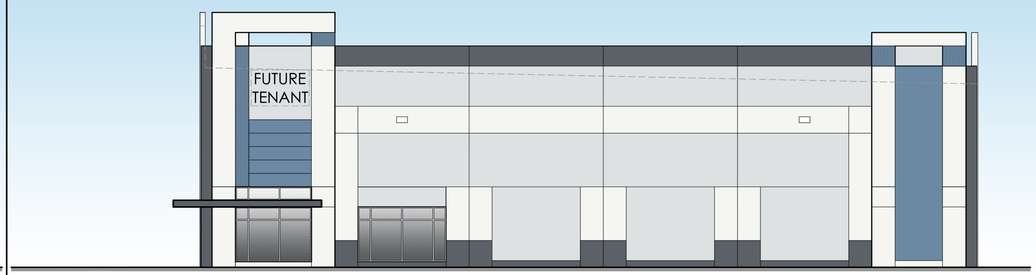
2 3/32"=1'-0" PROPOSED EAST ELEVATION ⚠



BM OC-65 CHANTILLY LACE (TEX-COTE- MEDIUM TEXTURE) ⚠

BM 2126-30 ANCHOR GRAY (TEX-COTE- MEDIUM TEXTURE) ⚠

3 3/32"=1'-0" PROPOSED NORTH ELEVATION



BM 839 OLD BLUE JEANS (TEX-COTE- MEDIUM TEXTURE) ⚠

BM 2121-50 ICED CUBE SILVER (TEX-COTE- MEDIUM TEXTURE) ⚠

4 3/32"=1'-0" PROPOSED SOUTH ELEVATION

A R Architecture, LLC.
7700 CONGRESS AVE., SUITE #3204
BOCA RATON, FLORIDA 33487
PH. 561.241.6376 CELL: 305.519.1178
adam@ar-architecturefirm.com

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CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

NO.	DATE/ REVISION
⚠1	2025-03-28- CMA DEV. COMMENTS

VILLAGE COLLECTION OF PALM SPRINGS

Prepared for 10th Ave Partnership
2645 10th Ave., North
Village of Palm Springs, Florida 33461

ADAM RYDZEWSKI
FLORIDA REGISTERED ARCHITECT
REGISTRATION NO. AR0092163

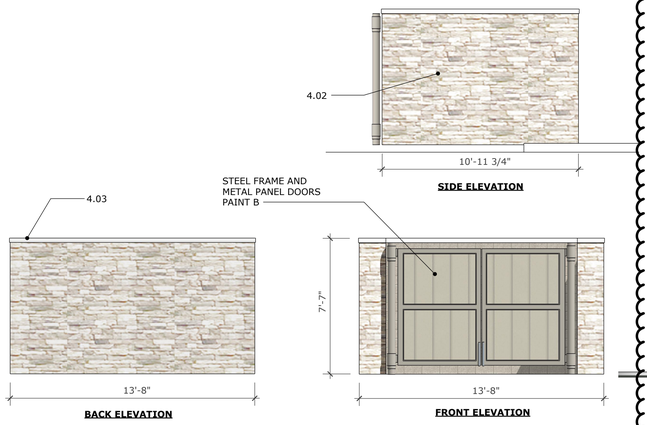
DIRECTION:

SEAL: STATE OF FLORIDA · ADAM RYDZEWSKI · AR0092163 · REGISTERED ARCHITECT

ISSUED DATE: 2024-11-15	DRAWN BY: A.U.
DATE PRINTED: 2025-03-28	CHECKED BY: A.R.
SCALE: AS NOTED	PROJECT NO. 24-198

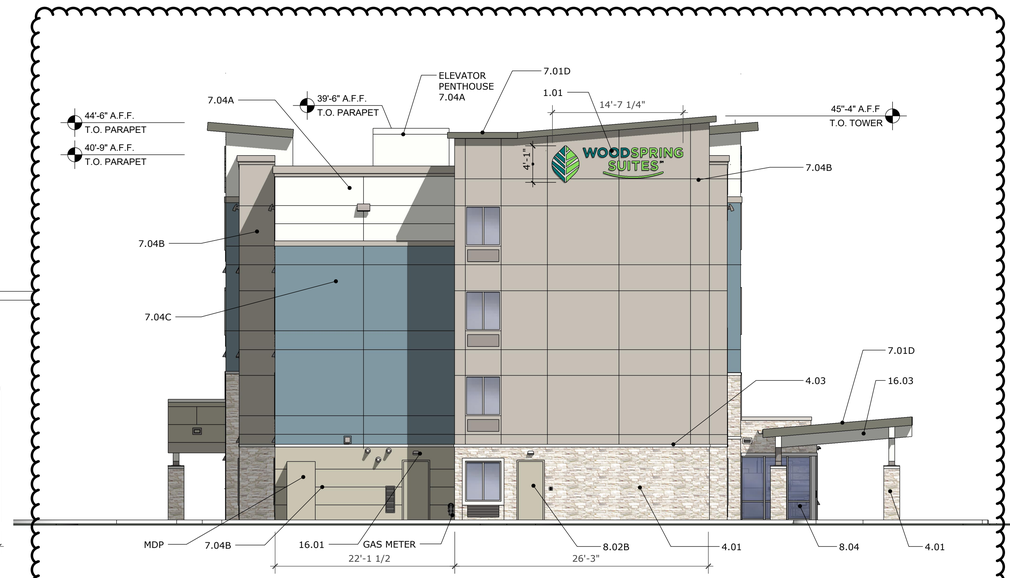
TITLE: PROPOSED COLOR ELEVATIONS

DRAWING NO.: A-4.1



3 TRASH ENCLOSURE ELEVATIONS

SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT
4.01	MANUFACTURED STONE: ELDORADO STONE - SEASHELL
4.02	NOT USED
4.03	MANUFACTURED STONE CAP OR SILL
7.01	STUCCO TRIM
7.02	PRE-FINISHED METAL COPING
7.03	MEMBRANE ROOF
7.04	7/8" STUCCO OVER METAL LATH
8.02	HOLLOW METAL DOOR
8.03	SLIDING WINDOW, TYP.: SEE SPECS
8.04	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ INSULATED LOW-E GLAZING
15.01	THRU-WALL HVAC UNIT - MOUNT FLUSH WITH FACADE
15.04	MECHANICAL LOUVERS: REF MECH. DWGS. MILL ALUMINUM FINISH
16.01	LIGHT FIXTURE, REF ELEC. DWGS.
16.02	NOT USED
16.03	TIMBER FRAMED CANOPY

COLOR SCHEDULE

A	COLOR: "RESERVED WHITE" SW#7056
B	COLOR: "DORIAN GRAY" SW#7017
C	COLOR: "BLUSTERY SKY" SW#9140
D	COLOR: "THUNDEROUS" SW#6201

1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

1

101 architecture
ARCHITECTURE - PLANNING - INTERIOR DESIGN

Architect of Record:
101 ARCHITECTURE LLC
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111

WWW.101ARCHITECTURE.COM
Tel: 720-881-1600

CONSULTANTS

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	01/18/24	PLANNING COMMENTS

PROJECT NAME

WOODSPRING SUITES HOTEL

PROJECT ADDRESS

VILLAGE COLLECTION OF PALM SPRINGS
10TH AVE. N. & FLORIDA MANGO RD.
VILLAGE OF PALM SPRINGS, FLORIDA

WOODSPRING SUITES
CHOICE HOTELS

Drawn By:
BP
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FM
Document Date:
01/19/2024
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WSS_v4_2019.1 (01/31/19)
BULLETIN THROUGH:
WSS_v2_B08

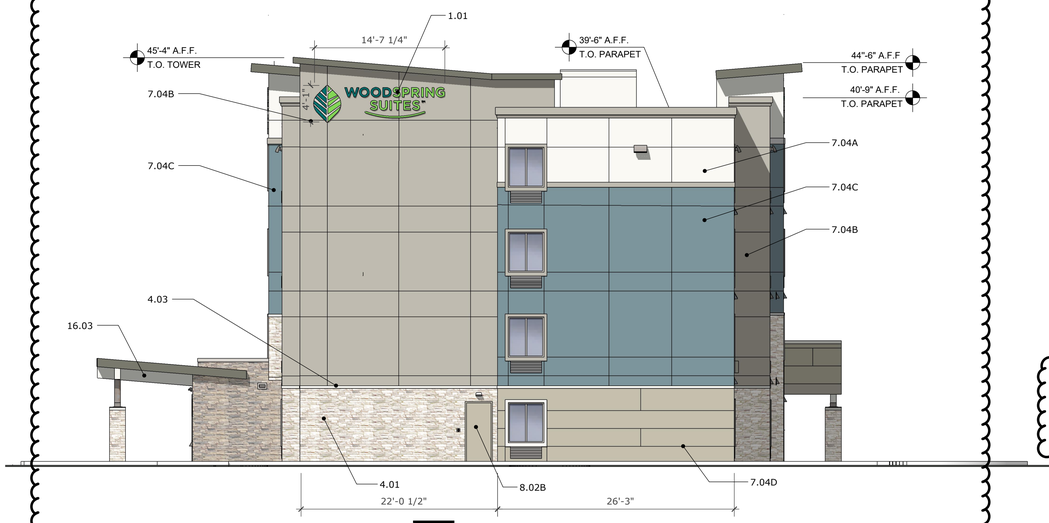
PROJECT NO.

FL-101

PROFESSIONAL SEAL:

SHEET TITLE:
ELEVATIONS

SHEET NO.
A1.1



2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT
4.01	MANUFACTURED STONE: ELDORADO STONE - SEASHELL
4.02	NOT USED
4.03	MANUFACTURED STONE CAP OR SILL
7.01	STUCCO TRIM
7.02	PRE-FINISHED METAL COPING
7.03	MEMBRANE ROOF
7.04	7/8" STUCCO OVER METAL LATH
8.02	HOLLOW METAL DOOR
8.03	SLIDING WINDOW, TYP.: SEE SPECS
8.04	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/ INSULATED LOW-E GLAZING
15.01	THRU-WALL HVAC UNIT - MOUNT FLUSH WITH FACADE
15.04	MECHANICAL LOUVERS: REF MECH. DWGS. MILL ALUMINUM FINISH
16.01	LIGHT FIXTURE, REF ELEC. DWGS.
16.02	NOT USED
16.03	TIMBER FRAMED CANOPY

COLOR SCHEDULE

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B	COLOR: "DORIAN GRAY" SW#7017
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D	COLOR: "THUNDEROUS" SW#6201

1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

101 architecture
ARCHITECTURE - PLANNING - INTERIOR DESIGN

Architect of Record:
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WWW.101ARCHITECTURE.COM
Tel: 720-881-1600

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	01/18/24	PLANNING COMMENTS

PROJECT NAME

WOODSPRING SUITES HOTEL

PROJECT ADDRESS

VILLAGE COLLECTION OF PALM SPRINGS
10TH AVE. N. & FLORIDA MANGO RD.
VILLAGE OF PALM SPRINGS, FLORIDA

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01/19/2024
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BULLETIN THROUGH:
WSS_v2_B08

PROJECT NO.
FL-101

PROFESSIONAL SEAL:

STATE OF FLORIDA · FRANK MARK · AR92111 · REGISTERED ARCHITECT

SHEET TITLE:
ELEVATIONS

SHEET NO.
A1.2

4.02 ELDORADO STONE - CUT COARSE STONE - SEASHELL

KEYNOTE LEGEND

1.01	SIGNAGE BY OWNER; UNDER SEPARATE PERMIT
4.01	MANUFACTURED STONE: ELDORADO STONE - SEASHELL
4.02	NOT USED
4.03	MANUFACTURED STONE CAP OR SILL
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1

A SW 7056
RESERVED WHITE

B SW 7017
DORIAN GRAY

C SW 9140
BLUSTERY SKY

D SW 6201
THUNDEROUS

1

101 architecture
ARCHITECTURE - PLANNING - INTERIOR DESIGN

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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	01/18/24	PLANNING COMMENTS

PROJECT NAME

WOODSPRING SUITES HOTEL

PROJECT ADDRESS

VILLAGE COLLECTION OF PALM SPRINGS
10TH AVE. N. & FLORIDA MANGO RD.
VILLAGE OF PALM SPRINGS, FLORIDA

Drawn By:
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PROTOCYCLE:
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BULLETIN THROUGH:
WSS_v2_B08

PROJECT NO.
FL-101

PROFESSIONAL SEAL:

STATE OF FLORIDA
FRANK A. MAGGIO
AR92111
REGISTERED ARCHITECT

SHEET TITLE:
MATERIALS BOARD

SHEET NO.
A1.3

* LANDSCAPE IS CONCEPTUAL - REFER TO LANDSCAPE PLAN FOR ACTUAL DESIGN

1 FRONT PERSPECTIVE

1

101 architecture
ARCHITECTURE - PLANNING - INTERIOR DESIGN

Architect of Record:
101 ARCHITECTURE LLC
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111

WWW.101ARCHITECTURE.COM
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ISSUES & REVISIONS

NO.	DATE	DESCRIPTION
1	01/18/24	PLANNING COMMENTS

PROJECT NAME

WOODSPRING SUITES HOTEL

PROJECT ADDRESS

VILLAGE COLLECTION OF PALM SPRINGS
10TH AVE. N. & FLORIDA MANGO RD.
VILLAGE OF PALM SPRINGS, FLORIDA

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BULLETIN THROUGH:
WSS_v2_B08

PROJECT NO.

FL-101

PROFESSIONAL SEAL:

STATE OF FLORIDA
FRANK A. MA
AR92111
REGISTERED ARCHITECT

SHEET TITLE:
PERSPECTIVE

SHEET NO.
A1.7

Village of Palm Springs

Village Collection - Track 1

Proposel Parcel

Parcel

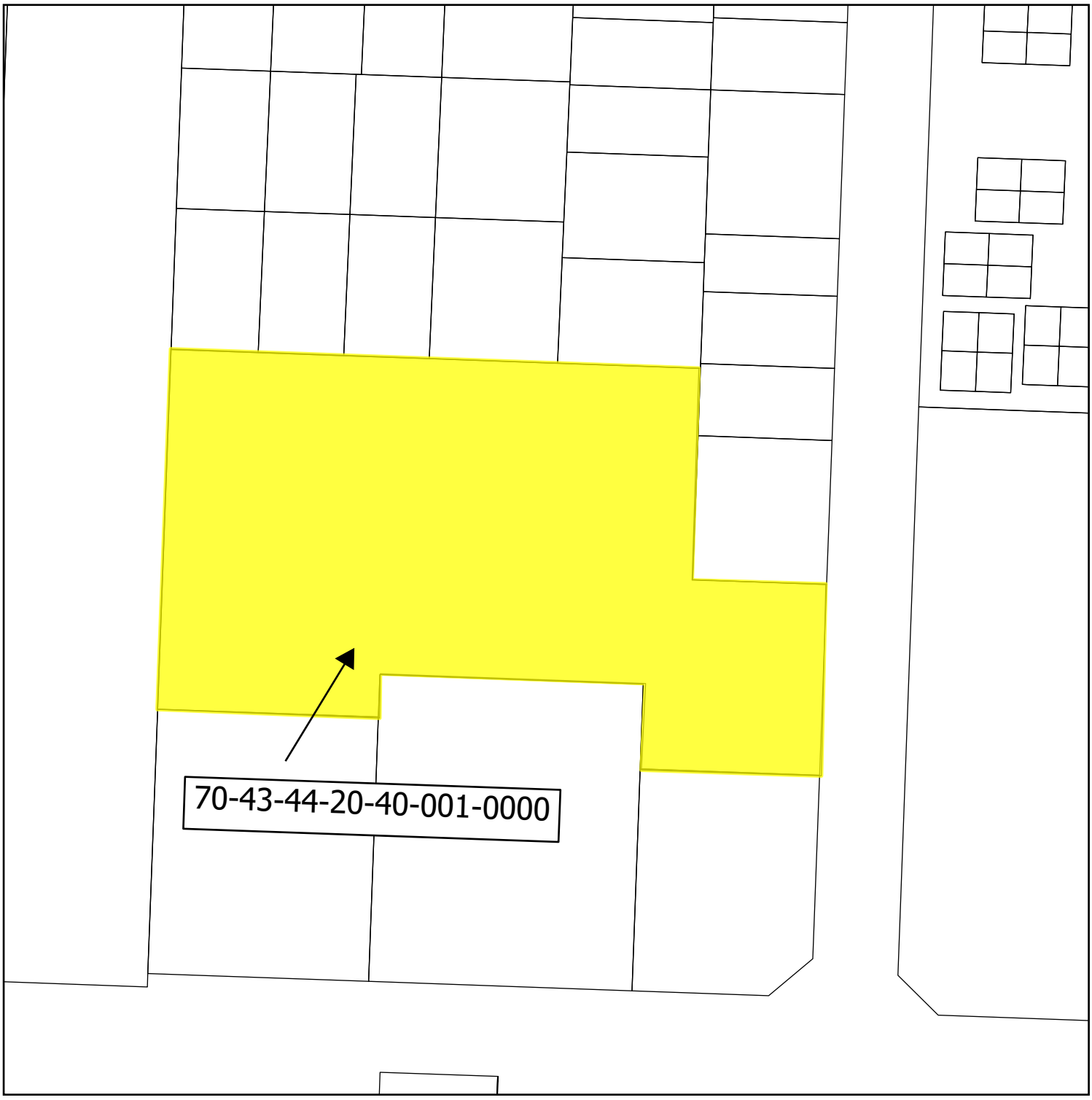
0 65 130 260 US Feet

Date: 8/29/2025

Village of Palm Springs

Village Collection - Track 1

N



Proposel Parcel

Parcel

0 65 130 260 US Feet

Date: 8/29/2025

Village of Palm Springs

Staff Report

AGENDA DATE: September 9, 2025

DEPARTMENT: Planning, Zoning & Building

ITEM #6: Major Site Development Plan (SPR25-11) - Palm Springs Warehouse - 2862, 2888, and 2912 2nd Avenue North

SUMMARY: Schmidt Nichols, agent for the owners, DTNK 1, LLC, DTNK 2, LLC, and Noahkarly 1, LLC, is requesting a Site Development Plan (**SPR25-11)** with four (4) waivers to allow the development of the site with the construction of a total of 28,898 square feet warehouse facility with ancillary office space.

The 2.01-acre unified site is generally located on the south side of 2nd Avenue North and east and west of Bellevue Avenue. The project combines three individual properties, which are proposed to be unified as a single parcel.

Note: One of the properties is currently undeveloped, while the others are partially developed, with existing light industrial users.

The project proposed to develop the site with the construction of 22,858 square feet of warehouse space and 6,040 square feet of ancillary office space for a total of 28,898 square feet of floor area. Access to the site will be via a full-access driveway connection on both sides of Belle Vue Avenue (east and west sides). The properties will be platted to unify the three subject parcels into one single lot, incorporating concurrently the 10' wide alley located at 2918 2nd Avenue N, proposed to be abandoned, and the previously abandoned 5' alley between the easternmost parcels.

As part of the proposed Major Site Development Plan, they are requesting four (4) waivers:

Waiver #1: Relief from Sec. 34-878.4 (1) - to allow a minimum lot size of 2.01 acres rather than 3 acres required for the Commercial Renewal zoning district.
Waiver #2: Relief from Sec. 34-878.4 (2) - to allow a 25' rear setback rather than the 30' required.
Waiver #3: Relief from Sec. 34-164 - to not provide foundation planting along the north sides of Buildings A & B and the west side of Building C rather than:.

- 30' long x 5' wide foundation planting along the north facade of building A.
- 30' long x 5' wide foundation planting along the north facade of building B.
- 56' long x 5' wide foundation planting along the west facade of building C.

Waiver #4: Relief from Sec. 34-1329 (5) (o) - to allow a reduction of parking spaces from the 43 spaces required to 41 spaces, a reduction of 2 parking spaces.

The Planning, Zoning, and Building Staff does not object to the applicant's request and recommends conditional approval to facilitate the redevelopment project proposed for the properties.

FISCAL IMPACT:

The proposed project will enhance the village's assessed property valuation. Additionally, the new project may have a positive effect on neighboring properties.

ATTACHMENTS:

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

PLANNING, ZONING & BUILDING STAFF REPORT

SUBJECT: Major Site Development Plan – Palm Springs Warehouse – 2862, 2888 & 2918 2nd Avenue North

Application Summary			
Applicant / Petitioner	Schmidt Nichols, Josh Nicols, LEED AP	**Submittal Date**	4/27/2025
Reference Name	Palm Springs Warehouse	**Parcel Control No**	**70-43-44-20-02-000-0010, 70-43-44-20-02-000-0040 & 70-43-44-20-01-106-0010**
Case Number	**SPR25-11**		
Location	2862 2nd Ave North, 2888 2nd Ave N & 2918 2nd Ave N	**Site Area**	±2.01 gross acres
P&Z Bd Meeting	September 9, 2025	**Council Meeting**	October 9, 2025
Requests			
Proposed Use(s)	Major Site Development Plan (**SPR25-11**) with 4 waivers to allow the development of the site with the construction of a total of 28,898 square feet warehouse facility with ancillary office space.		
Number of buildings	3 Buildings (28,898 s.f. total) Building A: 8,400 sf 2-Story (Warehouse 6,720 sf & Office 1,680 sf (20%)) Building B: 10,260 sf 2-Story (Warehouse 8,208 sf & Office 2,052 sf (20%)) Building C: 10,238 sf 1-Story (Warehouse 7,930 sf, Office 1,860 sf & Leasing Office 448 sf)		
Waivers request	**Waiver #1:** Relief from Sec. 34-878.4 (1) - to allow a minimum lot size of 2.01 acres instead of the 3-acre minimum required for the Commercial Renewal zoning district. **Waiver #2**: Relief from Sec. 34-878.4 (2) - to allow a 25' rear setback rather than the 30' required. **Waiver #3** Relief from Sec. 34-164 - to not provide foundation planting along the north sides of Buildings A & B and the west side of Building C rather than: - 30' long x 5' wide foundation planting along the north facade of building A. - 30' long x 5' wide foundation planting along the north facade of building B. - 56' long x 5' wide foundation planting along the west facade of building C. **Waiver #4**: Relief from Sec. 34-1329 (5)(o) - to allow a reduction of parking spaces from the 43 spaces required to 41 spaces, a reduction of 2 parking spaces.		

Parking			
Code	**Required**	**Provided**	**Meets Requirement**
Total Parking	**A total of 43 parking spaces are needed** Office 1/200 @ 6,040 sf = 31 spaces Warehouse 1/2000 @ 22,858 sf = 12 spaces	41 spaces	No (Waiver requested)

Setbacks			
Code	**Required Minimum**	**Proposed**	**Meets Requirement**
West, North, and East	As a CR zoning district, properties adjacent to commercial use, the minimum setback shall be 15'.	North – 49' East – 15' West – 19'	Yes
South	As a CR zoning district property, adjacent to residential use, the minimum setback shall be 30'.	South- 25'	No (Waiver requested)

Site Characteristics			
Existing Use	Vacant Lot and Commercial Offices	**Proposed Use**	Warehouse/Office
Existing Zoning	Commercial Renewal (CR)	**Existing FULM**	Commercial Renewal

Major Site Development Plan – Palm Springs Warehouse – 2862, 2888 & 2918 2nd Ave N

Surrounding Existing Land Use, Future Land Use, and Zoning			
Direction	**Existing Use**	**Future Land Use**	**Zoning District**
North	Residential uses	Unknown Unincorporated PBC	Unknown Unincorporated PBC
South	Residential uses & Commercial uses	Commercial Renewal (CR)	Commercial Renewal (CR)
East	Commercial Uses	Commercial Renewal (CR)	Commercial Renewal (CR)
West	Commercial Uses	Commercial Renewal (CR)	Commercial Renewal (CR)
Recommendation			
Planning, Zoning & Building Staff recommends conditional approval of the major site development plan, depicted on the proposed site plan, to facilitate the development project for the property.			

I. Site History

- Ordinance 2007-22: Annexation

The property located at 2918 2nd Ave N was voluntarily annexed into the Village of Palm Springs as a developed parcel on October 25, 2007, and designated with the Land Development as Commercial General zoning districts and Future Land Use Commercial.

- Ordinance 2007-21: Annexation

The property located at 2888 2nd Ave N was voluntarily annexed into the Village of Palm Springs as a vacant parcel on October 25, 2007, and designated with the Land Development as Commercial General zoning districts and Future Land Use Commercial.

- Resolution 2015-01: Abandonment

On January 8, 2015, the Village Council approved the above resolution abandoning the 10' wide by approximately 135' long right-of-way alley located at 2888 2nd Avenue North, with the condition that the property shall be re-plated to incorporate this area into the property.

- Ordinance 2013-019: Annexation

The property located at 2862 2nd Ave N was voluntarily annexed into the Village of Palm Springs as a developed parcel on July 25, 2013, and designated with the Land Development as Commercial General zoning districts and Future Land Use Commercial.

- Ordinance 2024-06: Comprehensive Plan Amendment

On November 14, 2024, the Village Council adopted the above ordinance amending the comprehensive plan, concurrently amended the Future Land Use Map, assigning the Commercial Renewal land use designation to all the subject parcels.

- Ordinance 2025-03: Rezoning

On June 12, 2025, the subject properties were rezoned from Commercial General to Commercial Renewal zoning district to be consistent with the amended future land use designation of Commercial Renewal.

II. Comprehensive Plan Consistency

The subject property's Future Land Use designation and Zoning are Commercial Renewal and Commercial Renewal (CR), respectively. The proposed site development plan to redevelop the property is generally consistent with the goals, objectives, and policies of the Village's Comprehensive Plan.

III. Waivers Requested

The applicant is seeking the following waivers:

Waiver #1
Relief from Sec. 34-878.4 (1) - to allow a minimum lot size of 2.01 acres instead of the 3-acre minimum required for the Commercial Renewal zoning district.
Waiver #2
Relief from Sec. 34-878.4 (2) - to allow a 25' rear setback rather than the 30' required.
Waiver #3
Relief from Sec. 34-164 - to not provide foundation planting along the north sides of Buildings A & B and the west side of Building C, rather than:
- 30' long x 5' wide foundation planting along the north facade of building A.
- 30' long x 5' wide foundation planting along the north facade of building B.
- 56' long x 5' wide foundation planting along the west facade of building C.
Waiver #4
Relief from Sec. 34-1329 (5)(o) - to allow a reduction of parking spaces from the 43 spaces required to 41 spaces,

a reduction of 2 parking spaces.

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

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

The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including intensities of use. The proposed use is consistent with the surrounding industrial properties. The surrounding uses are industrial in nature, and the proposed use is consistent with these uses.

b. The request is in harmony with the functional and context classification of the fronting roadway.

Response: The applicant has appropriately placed Buildings A-C to provide a 10' right-of-way landscape buffer along 2nd Avenue North and Belle Vue Avenue with parking spaces in front of the building to set back the building from the public right-of-way.

c. The request results from innovative and/or architectural design in which other minimum standards are exceeded

The project takes cues from the modern development along 2nd Avenue North corridor, but adjusts it to have a more domestic character through the use of materials, textures, and industrial elements. Consistent architecture is included on all four sides of the proposed building.

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

Stormwater runoff will be collected and conveyed via a network of inlets, culverts, and exfiltration trenches. The eastern system includes a dry retention swale at the southeast property corner. The exfiltration trench & retention swale will provide the required water quality treatment and will provide attenuation for the 5-year, 10-year, and 100 storm events. Following attenuation on-site, runoff will overflow to the adjacent roadway (Bellevue Avenue) as no storm sewer system exists along the project frontage.

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

The proposed site plan includes pedestrian pathways that connect to the public right-of-way along Belle Vue Avenue and extend up to 2nd Avenue North beyond the project boundary, improving walkability and accessibility for both residents and the surrounding community. The proposed development has been appropriately placed on the subject site to show customer locations at the front entrance of the buildings to ensure there is ease of operation and maneuverability throughout the site.

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

The proposed site plan is proposing enhanced landscape buffers along property lines, using a mix of native trees, shrubs, and groundcover to provide visual screening from the neighboring uses. A 25' landscape buffer with a 6' ht panel wall has been provided along the south property line to buffer the proposed development from the existing multi-family residences, a 10-foot ROW landscape buffer has been provided along the north property line, east property line, and west property line, and 15' ROW landscape buffer with a 6' ht chain link fence has been provided along the west east, and south property line.

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

The site represents the ideal location for the development of the proposed industrial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing industrial uses within the surrounding area.

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

The applicant is not requesting a waiver from the minimum common amenity area but has conducted an assessment of the surrounding neighborhood and identified multiple existing recreational facilities within proximity to the proposed development. These include Sago Palm Park located at 2900 Sago Palm Drive, Sabal Palm Park located at 2900 Sabal Palm Drive, Village of Palm Springs Park located at 217 Cypress Lane, Village Center Complex located at 226 Cypress Lane, and John Prince Memorial Park located at 2700 6th Avenue North, all of which are easily accessible to future residents and provide a variety of recreational opportunities.

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

The applicant does not have an economic hardship as part of this application. The applicant has a physical hardship in that the subject site is a small infill site that is proposed to be redeveloped into an industrial facility that will be a tax income-producing development in this area within the Village of Palm Springs

Staff support the applicant's request.

IV. Neighborhood Compatibility

1) The proposed project is located on three (3) different parcels on the south side of 2nd Avenue North and east and west of Belle Vue Avenue.
2) The property is located within the Lake Worth Road District CRA.
3) Available public transportation on Lake Worth Road exists within less than 1000 feet of the property.
4) Surrounding properties are generally commercial and residential uses.

V. Regulatory Issues

- The site plan generally conforms to the property development standards of the Commercial Renewal 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 Lake Worth Drainage District, Lake Worth Beach Electric Utilities, PBC Fire Rescue, and the Village of Palm Springs, are required before any construction activity commences.
  3) The project is located within the Palm Beach County Water Utility Service area and Lake Worth Electric service area.
  4) The site plan is approved contingent upon the abandonment of the alley at 2918 2nd Ave North
  5) Proposed Site Plan meets the Traffic Performance Standards of Palm Beach County.
  6) Civil/Utility plans shall be approved by the Village's Engineer.

VI. Environmental Issues:

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

VII. Community Outreach/ Notification

- The subject property was posted on August 29, 2025
- Public Notification letters were mailed to all property owners within 300' radius of the subject property on August 29, 2025.
- Legal advertisement was published on the Palm Beach County website on August 22, 2025.

VIII. Proposed Development Plan Details

The petitioner's development plans dated received on April 27, 2025, depict the following:

- An application submitted for a Major Site Development Plan Approval for the development of the site with 4 waivers to allow the development project with the construction of a total of 28,898 square feet warehouse facility with ancillary office space.

1. Site Plan received April 27, 2025, revised and resubmitted on July 25, 2025.
2. Landscape plans received April 27, 2025, revised and resubmitted on July 25, 2025
3. Engineering plans dated April 27, 2025, revised and resubmitted on July 25, 2025
4. Photometric plan.
5. Justification Statement.
6. Traffic study.
7. Drainage calculations.

IX. Recommendation

The applicant is requesting a Master Site Development Plan with 4 waivers to allow the development of the site with the construction of a total of 28,898 square feet warehouse facility with ancillary office space.

The 2.01-acre project combines three individual properties, which are proposed to be unified as a single parcel, and are generally located on the south side of 2nd Avenue North and east and west of Bellevue Avenue. Currently, the existing site is partially developed and occupied by light industrial users.

The project proposed to develop the site with the construction of 22,858 square feet of warehouse space and 6,040 square feet of ancillary office space for a total of 28,898 square feet of floor area. Access to the site will be via a full-access driveway connection on both sides of Belle Vue Avenue (east and west sides).

The properties will be platted to unify the three subject parcels into one single lot, incorporating concurrently the 10' wide alley located at 2918 2nd Avenue N, proposed to be abandoned, and the previously abandoned 5' alley between the easternmost parcels.

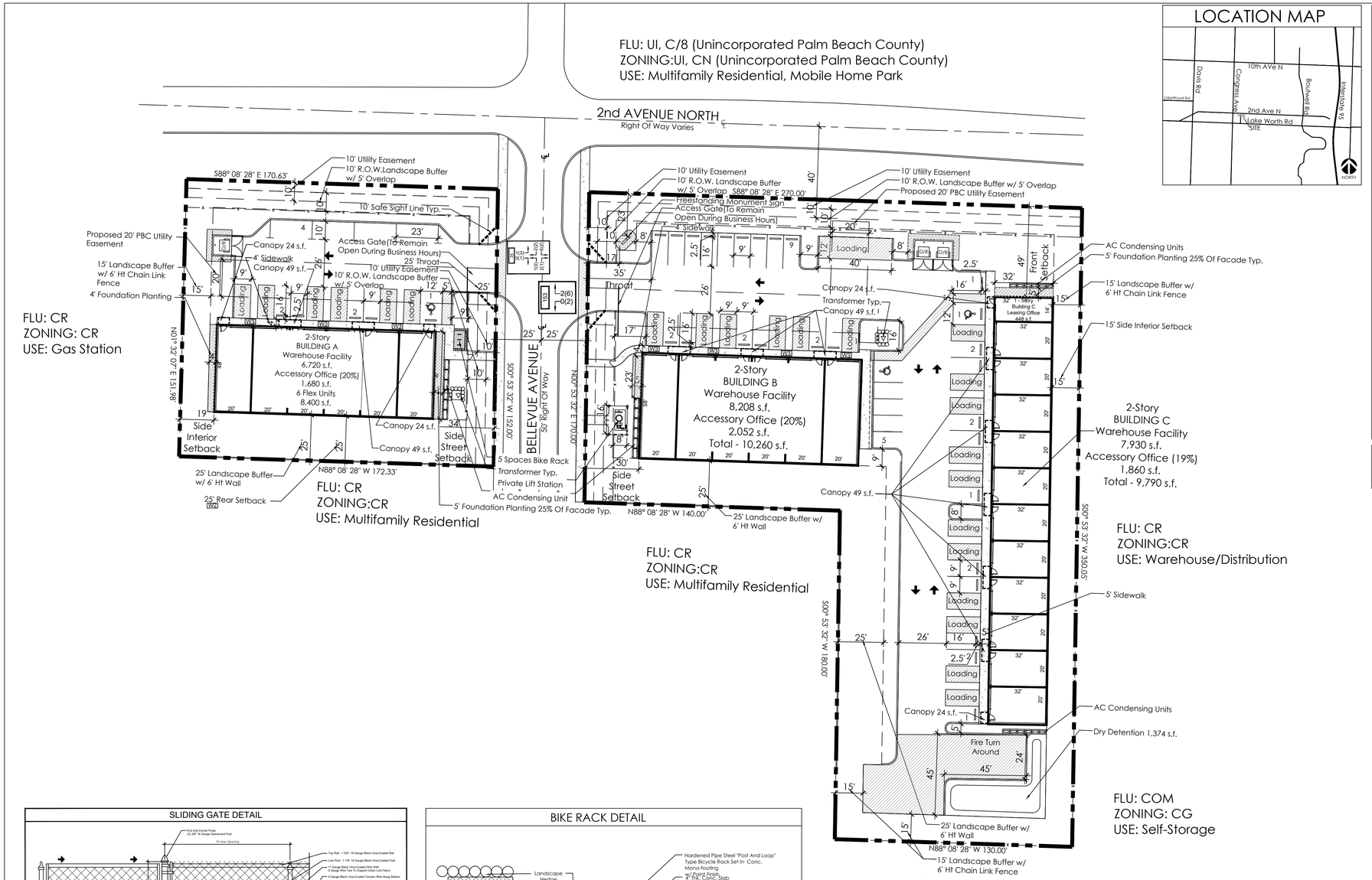
Planning, Zoning & Building Staff have conducted a review of the application and found the proposed project to be generally consistent with the Land Development and zoning regulations and recommend conditional approval of the Site Development Plan subject to the following thirty-seven (37) conditions below:

1. Build-out date is December 31, 2028.
2. An abandonment of the 10' wide right-of-way alley located at 2918 2nd Avenue North must be obtained from the Village Council before the issuance of any building permit.
3. The Final Plat shall be approved and recorded **before the issuance of any building permit**.
4. Sidewalk details along Bellevue Avenue shall be reviewed and approved by the Public Works Department **at the time of the site work permit**.
5. A sidewalk shall be provided along the property's 2nd Avenue North frontage. **Before issuance of the Certificate of Occupancy**, either the sidewalk shall be completed by the Applicant, or a monetary contribution shall be made to the Village for its future construction. **At the time of permitting**, the

contractor shall submit an engineer's opinion of probable cost for the installation of the sidewalk. This shall be reviewed and approved by the Public Works Director, and **before the issuance of the Certificate of Occupancy**, a monetary contribution shall be made to the Village.

6. Chain link fence is not a preferred material by the Village to be used as part of the perimeter buffer adjacent to a right-of-way. A more decorative fence should be provided. Plans should be revised **at the time of permitting.** The proposed fence shall be reviewed and approved by the Planning, Zoning & Building Director.
7. A perimeter compatibility treatment, specifically a 6-foot-high solid wall, shall be provided on the sides that are adjacent to residential use. Plans shall be revised accordingly **at the time of permitting**.
8. Chain link is not supported for the access gates; different materials shall be proposed. **Revise plans at the time of permitting.**
9. The standard lease agreement shall include the following restrictions and/or conditions:
   - Any manufacturing or assembly businesses shall be conducted inside the principal structure(s).
   - All activities shall be conducted within a climate-controlled environment, to the greatest extent practicable, to prevent external noise, vibrations, dust, odor, and other conditions.
   - No outdoor storage shall be permitted
   - All tenants must obtain a business tax receipt prior to commencing any business activities
   - Hours of operation shall comply with the Village's Land Development Regulation Section 34-891
10. Failure to enforce provisions herein may result in code enforcement action against the property owner for the violation(s).
11. Any existing or proposed utility box/cabinet shall be screened from view. Staff recommend wrapping the cabinet/box with a match design according to the existing/proposed location.
12. Any signs, including but not limited to monuments and walls, shall be reviewed and approved by the Planning, Zoning, and Building Department **at the time of permitting**. Said signs shall comply with the Village's Land Development Regulations.
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), prior to 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.
14. The Village Engineer shall approve a Utility/Civil Plan **at the time of permitting**.
15. **At the time of construction**, the right-of-way shall remain free from silt, debris, and foreign materials at all times. All NPDES compliance measures shall be in place throughout the duration of the project. The restoration of the right-of-way shall meet all applicable standards of PBC and Palm Springs. Areas disturbed by construction outside of the project limits shall be restored to a like or better condition and sodded. An MOT plan shall be submitted and approved **before any road closures or detours**.
16. As requested by Palm Springs Police Community Policing, a security monitoring system (security cameras, access controls, etc.) shall be in place for the site. Proposed plans shall be reviewed and approved by Palm Springs Police Community Policing **at the time of permitting.**
17. A root barrier shall be provided on trees that are within 12' of utility lines.
18. The construction dumpster shall be only provided by Waste Pro USA, which is under a franchise Agreement with the Village.
19. Photometric plans shall be approved by the Planning, Zoning, and Building Department **at the time of permitting**.
20. Landscaped areas shall be irrigated, including but not limited to buffers, islands, planter boxes, etc.
21. Irrigation plans shall be provided **at the time of permitting**. Non-potable water shall be used for the irrigation system per the Village code.
22. The project shall receive approval from all Authorities Having Jurisdiction and submit copies of approvals to the Village of Palm Springs **at the time of permitting**.

23. The property owner shall register an Agent of Record before 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.
24. All mechanical equipment and above-ground infrastructure shall be screened from view.
25. 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.
26. Verify utility and easement locations to ensure that there are no conflicts with landscaping, revise **at time of permitting** as needed.
27. All new electric utilities shall be underground.
28. A pre-construction meeting shall be scheduled with the Village Planning, Zoning & Building Department prior to 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 in accordance with the FBC edition in effect **at the time of permitting**.
29. 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.
30. Any sidewalk broken or damaged during construction shall be replaced by the contractor **before CO**.
31. The Landscaping shall be certified by the Landscape Architect upon completion and **before the issuance of the Certificate of Occupancy/Certificate of Completion** of each improvement area.
32. Absolutely no occupancy, other than construction personnel, is permitted **before TCO/CO**.
33. Photometrics must be certified by an engineer **before CO**.
34. The civil engineer of record shall certify the site construction **before the issuance of the Certificate of Occupancy**.
35. 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 the Planning, Zoning and Building Department.
36. The General Contractor shall be on site during any and all construction activity in accordance with FS 489.1195.
37. **At the time of CO**, the petitioner shall provide the Planning, Zoning and Building Department with electronic copies of as-builts.



LOCATION MAP

SITE TABULAR DATA

Application Name	**Palm Springs Warehouse**
Application Number	**2025-**
Future Land Use Designation	**Commercial Renewal (CR)**
Zoning District	**Commercial Renewal (CR)**
Section, Township, Range	**20/44/43**
Property Control Numbers	**70-43-44-20-02-000-0010, 0040; 70-43-44-20-01-106-0010**
Existing Use	**Vacant**
Proposed Use	**Warehouse with accessory office**
Total Gross Site Area	**2.01 AC. (87,556 s.f.)**
Total Gross Floor Area	**28,898 s.f**
Building A - 8,400 s.f.	
Warehouse - 6,720 s.f.	
Accessory Office (20%) - 1,680 s.f.	
Building B - 10,260 s.f.	
Warehouse - 8,208 s.f.	
Accessory Office (20%)- 2,052 s.f.	
Building C - 10,238 s.f.	
Warehouse - 7,930 s.f.	
Accessory Office (19%) - 1,860 s.f.	
Leasing Office - 448 s.f.	
Total Floor Area Ratio	**0.33 (28,898 s.f)**
Total Building Coverage (Including canopies of 586 s.f.)	**23% (20,203 s.f)**
Impervious Area	**61% (53,334 s.f.)**
Buildings (20,203 s.f)	
Pavements/Walks (32,501 s.f.)	
Pervious Area	**39%**
Open Space (34,222 s.f.)	
Max. Building Height	**48'**
Number of Stories	**2**
Total Number of Units	**23**
Parking Required	**43 SPACES**
Warehouse - 1 Space/2,000 s.f. @ 22,858 s.f. = 12	
+ Office - 1 Space/200 s.f. @ 6,040 s.f. = 31	
Proposed Parking	**41 SPACES**
Handicap Spaces Required	**2**
Handicap Spaces Proposed	**2**
Loading Required (12' x 40' Min.)	**2**
Loading Provided	**2**
Traffic Analysis Zone	**1322**
Concurrency Approval* Warehouse - 28,898 s.f.	

*Concurrency is approved for the above uses and amounts shown on this plan

PROPERTY DEVELOPMENT REQUIREMENTS

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS SIZE	WIDTH	FRONTAGE	DEPTH	MAX FAR	MAX BLDG COVER	SETBACKS/SEPARATIONS FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	CR	3 AC.	100'	100'	200'	1.00	N/A	50'	15'	25'	30'
PROP	CR	2.01 AC	130', 130'	405.14'	151.99', 350.05'	0.33	23%	50'	15'	30'	25'
		W1									W2

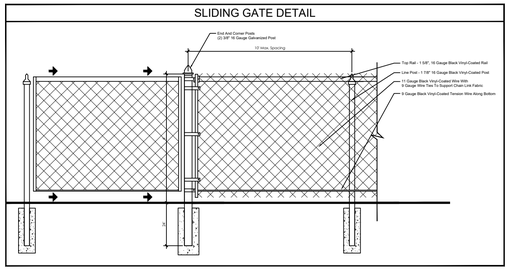
DEVELOPMENT TEAM

DEVELOPER:	**NOAHKARLY 1, LLC; DTNK 1, LLC; DTNK 2, LLC**
	2862 2ND AVENUE N
	PALM SPRINGS, FL 33461
	(786) 525-5318
ARCHITECT:	**MWA ARCHITECTURE, LLC**
	1702 W. HILLSBORO BLVD, SUITE 308
	DEERFIELD BEACH, FL 33442
	(561) 750-4111
CIVIL ENGINEER:	**MCLEOD, MCCARTHY & ASSOCIATES**
	1655 PALM BEACH LAKES BLVD, SUITE 810
	WEST PALM BEACH, FL 33401
	(561) 689-9500
TRAFFIC ENGINEER:	**PINDER TROUTMAN CONSULTING, INC**
	2005 VISTA PARKWAY, SUITE 111
	WEST PALM BEACH, FLORIDA 33411
	(561) 296-9698
PLANNER:	**SCHMIDT NICHOLS**
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	**NEXGEN SURVEYING, LLC**
	1547 PROSPERITY ROAD
	WEST PALM BEACH, FL 33403
	(561) 508-6309

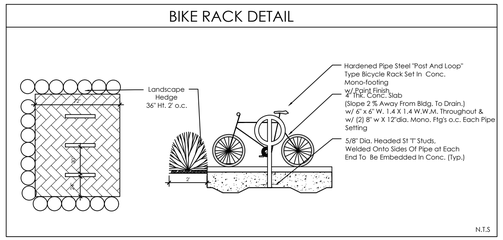
NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY NEXGEN SURVEYING, LLC DATED 01/06/2025

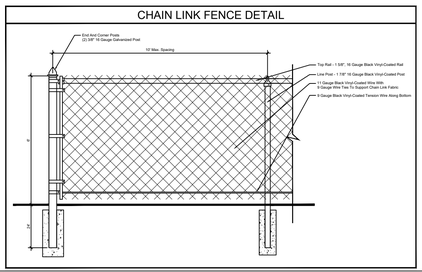
SLIDING GATE DETAIL



BIKE RACK DETAIL



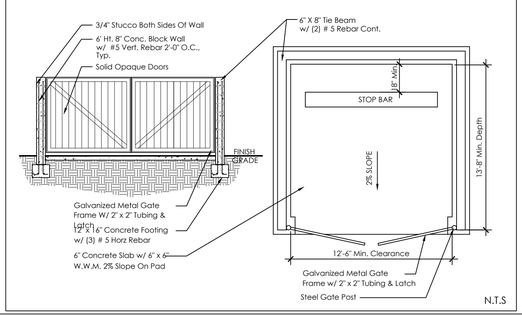
CHAIN LINK FENCE DETAIL



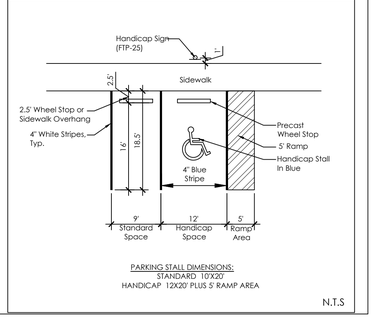
ZONING WAIVERS

	VILLAGE CODE REFERENCE ARTICLE/SECTION	REQUIRED	PROPOSED	WAIVER
W1	Sec. 34-878.2.1 Commercial Renewal (CR) Property Development Regulations	3 Acres	2.01 Acres	(-1.99 Acres)
W2	Sec. 34-878.2.2 Commercial Renewal (CR) Property Development Regulations	30' Rear Setback	25' Rear Setback	(-5 feet)
W3	Sec. 34-164 Required Foundation Plantings	At least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges. The foundation planting area shall be a minimum of five feet wide	0' Foundation Planting (north side of Building A & B and west side of Building C)	(-5 feet wide foundation planting along the north sides of Building A & B and west side of Building C)
W4	Sec. 34-1329 Off-Street Parking Requirements (Warehouse & Office)	43 Spaces	41 Spaces	(-2 parking spaces)

DUMPSTER DETAIL



PARKING AND STRIPING



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License No: LC26000232

Palm Springs Warehouse

Village Of Palm Springs, Florida

Date:	04/25/2025
Scale:	1" = 30'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	1202.01
Job No.	25-01

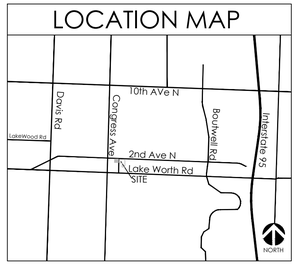
REVISIONS / SUBMISSIONS

07/25/25 Resubmittal

PRELIMINARY SITE PLAN

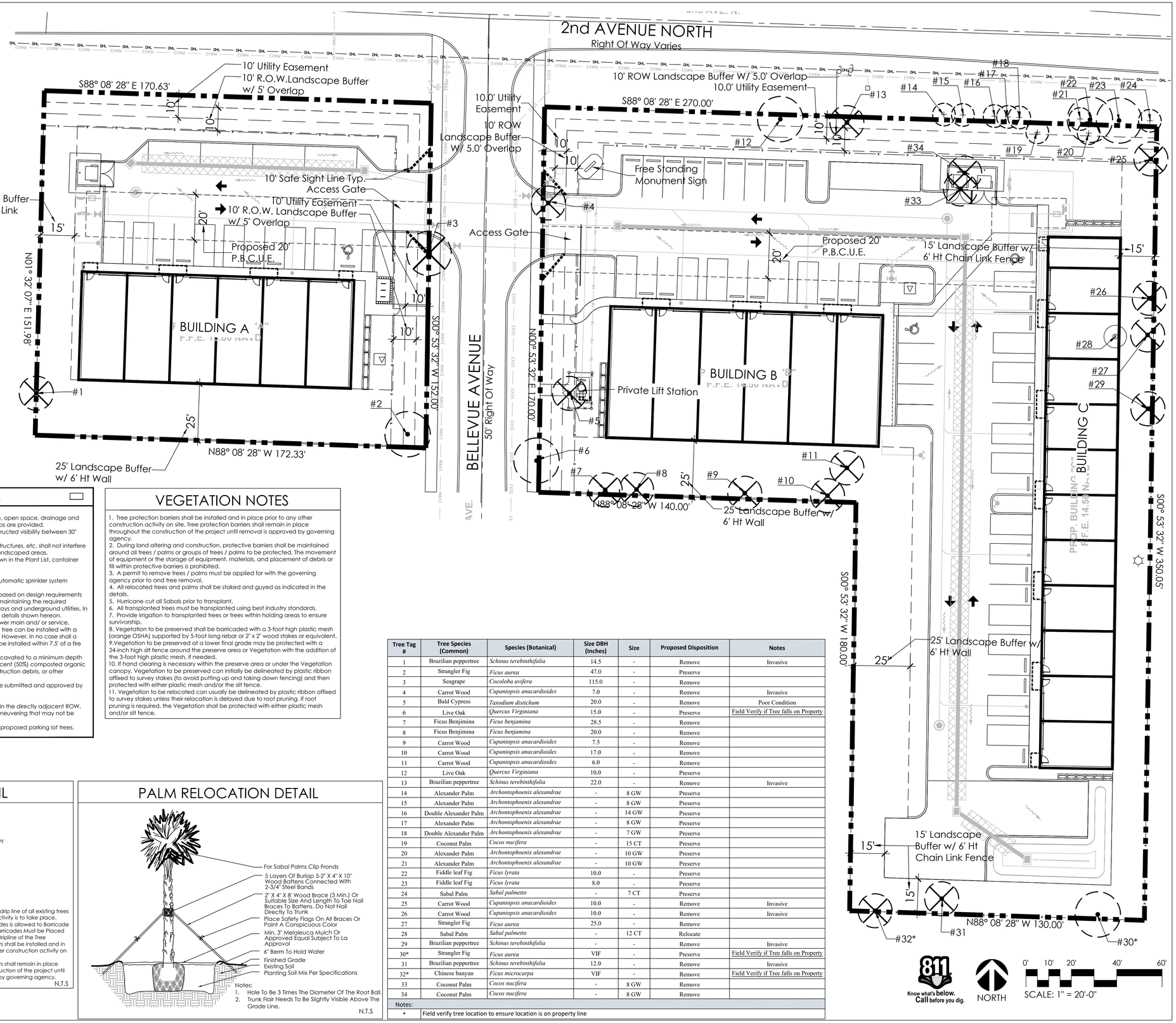
PSP-1 of 1

LOCATION MAP



DRAWING INDEX

LP-1	Landscape Plan - Tree Disposition
LP-2	Landscape Plan
LP-3	Landscape Notes
LP-4	Landscape Specifications



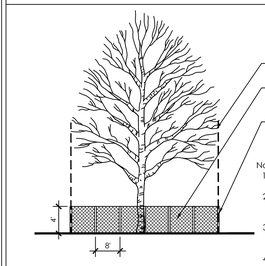
LANDSCAPE NOTES

1. Easements shall not encroach landscape buffers more than 5 feet.
2. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.

VEGETATION NOTES

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
2. During land altering and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
3. A permit to remove trees / palms must be applied for with the governing agency prior to and tree removal.
4. All relocated trees and palms shall be staked and guyed as indicated in the details.
5. Hurricane cut all Sabals prior to transplant.
6. All transplanted trees must be transplanted using best industry standards.
7. Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.
8. Vegetation to be preserved shall be barricaded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
9 Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or Vegetation with the addition of the 3-foot high plastic mesh, if needed.
10. If hand clearing is necessary within the preserve area or under the Vegetation canopy, Vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid putting up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
11. Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the Vegetation shall be protected with either plastic mesh and/or silt fence.

TREE PROTECTION DETAIL



Notes:
1. Barricade required at drip line of all existing trees where construction activity is to take place.
2. Adjustment of Barricades is allowed to Barricade off Larger Areas. All Barricades Must be Placed at a minimum at the Dripline of the Tree
3. Tree protection barriers shall be installed and in place prior to any other construction activity on site.
4. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.

N.T.S

PALM RELOCATION DETAIL

Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.

N.T.S

Tree Tag #	Tree Species (Common)	Species (Botanical)	Size DBH (Inches)	Size	Proposed Disposition	Notes
1	Brazilian peppertree	*Schinus terebinthifolia*	14.5	-	Remove	Invasive
2	Strangler Fig	*Ficus aurea*	47.0	-	Preserve	
3	Seagrape	*Cocoloba uvifera*	115.0	-	Remove	
4	Carrot Wood	*Cupaniopsis anacardioides*	7.0	-	Remove	Invasive
5	Bald Cypress	*Taxodium distichum*	20.0	-	Remove	Poor Condition
6	Live Oak	*Quercus Virginiana*	15.0	-	Preserve	Field Verify if Tree falls on Property
7	Ficus Benjimina	*Ficus benjamina*	28.5	-	Remove	
8	Ficus Benjimina	*Ficus benjamina*	20.0	-	Remove	
9	Carrot Wood	*Cupaniopsis anacardioides*	7.5	-	Remove	
10	Carrot Wood	*Cupaniopsis anacardioides*	17.0	-	Remove	
11	Carrot Wood	*Cupaniopsis anacardioides*	6.0	-	Remove	
12	Live Oak	*Quercus Virginiana*	10.0	-	Preserve	
13	Brazilian peppertree	*Schinus terebinthifolia*	22.0	-	Remove	Invasive
14	Alexander Palm	*Archontophoenix alexandrae*	-	8 GW	Preserve	
15	Alexander Palm	*Archontophoenix alexandrae*	-	8 GW	Preserve	
16	Double Alexander Palm	*Archontophoenix alexandrae*	-	14 GW	Preserve	
17	Alexander Palm	*Archontophoenix alexandrae*	-	8 GW	Preserve	
18	Double Alexander Palm	*Archontophoenix alexandrae*	-	7 GW	Preserve	
19	Coconut Palm	*Cocos nucifera*	-	15 CT	Preserve	
20	Alexander Palm	*Archontophoenix alexandrae*	-	10 GW	Preserve	
21	Alexander Palm	*Archontophoenix alexandrae*	-	10 GW	Preserve	
22	Fiddle leaf Fig	*Ficus lyrata*	10.0	-	Preserve	
23	Fiddle leaf Fig	*Ficus lyrata*	8.0	-	Preserve	
24	Sabal Palm	*Sabal palmetto*	-	7 CT	Preserve	
25	Carrot Wood	*Cupaniopsis anacardioides*	10.0	-	Remove	Invasive
26	Carrot Wood	*Cupaniopsis anacardioides*	10.0	-	Remove	Invasive
27	Strangler Fig	*Ficus aurea*	25.0	-	Remove	
28	Sabal Palm	*Sabal palmetto*	-	12 CT	Relocate	
29	Brazilian peppertree	*Schinus terebinthifolia*	-	-	Remove	Invasive
30*	Strangler Fig	*Ficus aurea*	VIF	-	Preserve	Field Verify if Tree falls on Property
31	Brazilian peppertree	*Schinus terebinthifolia*	12.0	-	Remove	Invasive
32*	Chinese banyan	*Ficus microcarpa*	VIF	-	Remove	Field Verify if Tree falls on Property
33	Coconut Palm	*Cocos nucifera*	-	8 GW	Remove	
34	Coconut Palm	*Cocos nucifera*	-	8 GW	Remove	
Notes:						
*	Field verify tree location to ensure location is on property line					

Know what's below. Call before you dig.

NORTH

0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"

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REVISIONS / SUBMISSIONS

06/13/2025 Resubmittal
07/25/2025 Resubmittal

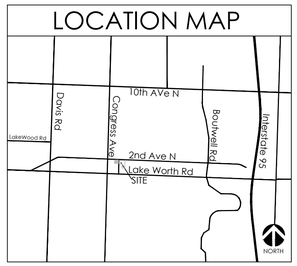
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

FLORIDA REGISTRATION NO.
Jon Eric Schmidt LA 0001638

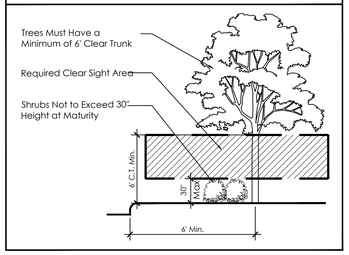
Landscape Plan - Tree Disposition

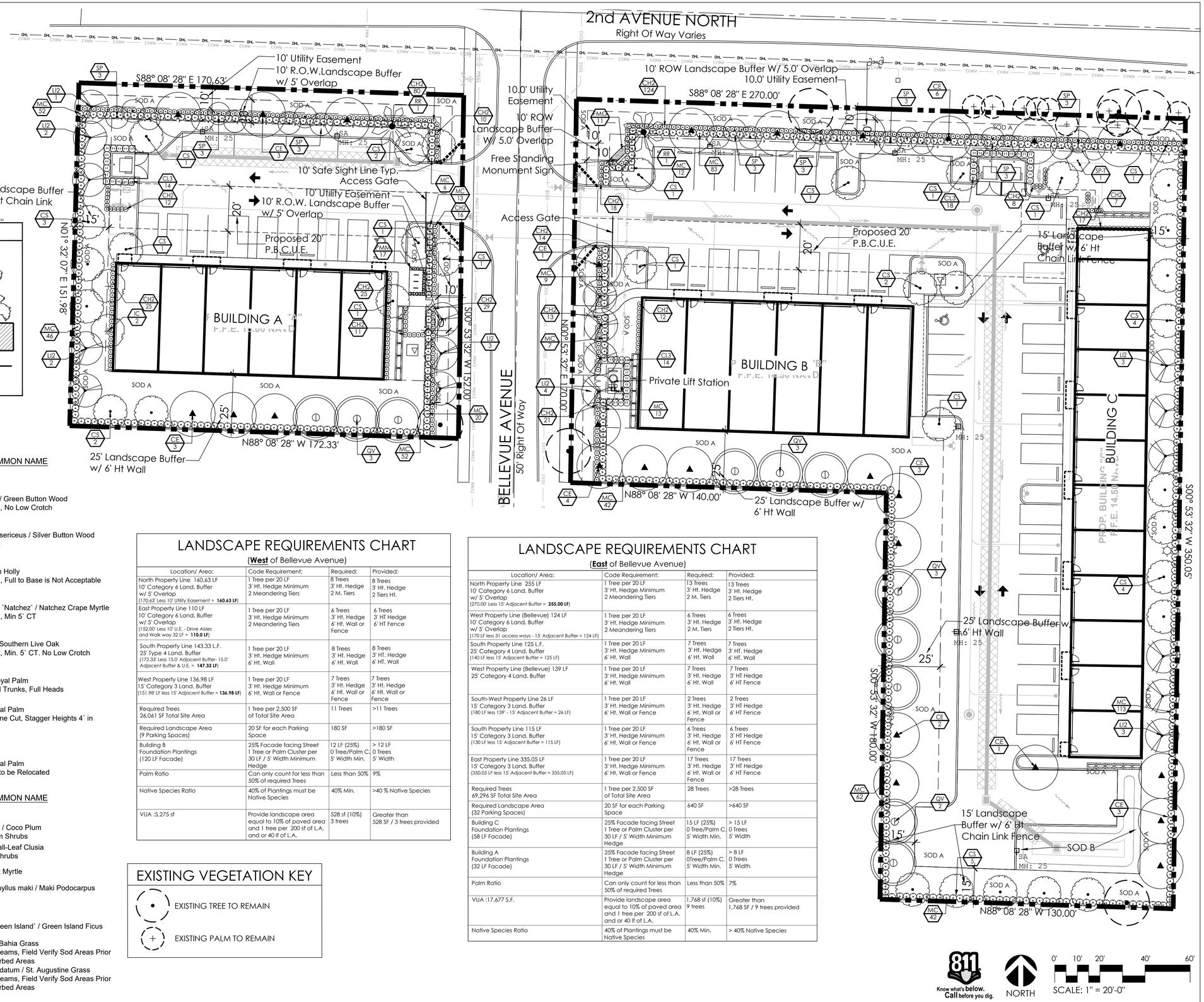
LP-1 of 4

LOCATION MAP



SAFE SIGHT DETAIL





PLANT LIST

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
▲	CE	26	Conocarpus erectus / Green Button Wood Single Straight Trunk, No Low Crotch
•	CS	34	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk
+	IC	2	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable
	LI2	18	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle Single Straight Trunk, Min 5` CT
Φ	QV	11	Quercus virginiana / Southern Live Oak Single Straight Trunk, Min. 5` CT. No Low Crotch
	RR	2	Roystonea regia / Royal Palm Matched, No Scarred Trunks, Full Heads
•	SP	24	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups
TRANSPLANTED TREES			
•	SP-T	1	Sabal palmetto / Sabal Palm Existing Sabal Palm to be Relocated
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**
SHRUBS			
+	CH2	442	Chrysobalanus icaco / Coco Plum Full To Base, Medium Shrubs
||	CL3	46	Clusia guttifera / Small-Leaf Clusia Full to Base, Large Shrubs
+	MC	572	Myrica cerifera / Wax Myrtle
•	PMM	17	Podocarpus macrophyllus maki / Maki Podocarpus Full
GROUND COVERS			
▩	FMG	11	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base
	SOD B	1,373 sf	Paspalum notatum / Bahia Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas
	SOD A	31,976 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas

Notes: Contractor to verify quantities of sod
All Areas Labeled "Sod A" to be St. Augustine Grass
All Areas Labeled "Sod B" to be Bahia Grass

LANDSCAPE REQUIREMENTS CHART

(**West** of Bellevue Avenue)

Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 160.63 LF 10' Category 6 Land. Buffer w/ 5' Overlap (170.63' Less 10' Utility Easement = **160.63 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	8 Trees 3' Ht. Hedge 2 M. Tiers	8 Trees 3' Ht. Hedge 2 Tiers Ht.
East Property Line 110 LF 10' Category 6 Land. Buffer w/ 5' Overlap (152.00' Less 10' U.E. - Drive Aisles and Walk way 32 LF = **110.0 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	6 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	6 Trees 3' HT Hedge 6' HT Fence
South Property Line 143.33 L.F. 25' Type 4 Land. Buffer (172.33' Less 15.0' Adjacent Buffer- 15.0' Adjacent Buffer & U.E. = **147.33 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall	8 Trees 3' Ht. Hedge 6' Ht. Wall	8 Trees 3' HT. Hedge 6' HT. Wall
West Property Line 136.98 LF 15' Category 3 Land. Buffer (151.98' LF less 15' Adjacent Buffer = **136.98 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	7 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	7 Trees 3' Ht. Hedge 6' Ht. Wall or Fence
Required Trees 26,061 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	11 Trees	>11 Trees
Required Landscape Area (9 Parking Spaces)	20 SF for each Parking Space	180 SF	>180 SF
Building B Foundation Plantings (120 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum Hedge	12 LF (25%) 0 Tree/Palm C. 5' Width Min.	> 12 LF 0 Trees 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	9%
Native Species Ratio	40% of Plantings must be Native Species	40% Min.	>40 % Native Species
VUA :5,275 sf	Provide landscape area equal to 10% of paved area and 1 tree per 200 sf of L.A. and or 40 lf of L.A.	528 sf (10%) 3 trees	Greater than 528 SF / 3 trees provided

EXISTING VEGETATION KEY

- • EXISTING TREE TO REMAIN
- + EXISTING PALM TO REMAIN

LANDSCAPE REQUIREMENTS CHART

(**East** of Bellevue Avenue)

Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 255 LF 10' Category 6 Land. Buffer w/ 5' Overlap (270.00' Less 15' Adjacent Buffer = **255.00 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	13 Trees 3' Ht. Hedge 2 M. Tiers	13 Trees 3' Ht. Hedge 2 Tiers Ht.
West Property Line (Bellevue) 124 LF 10' Category 6 Land. Buffer w/ 5' Overlap (170 LF less 31 access ways - 15' Adjacent Buffer = 124 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	6 Trees 3' Ht. Hedge 2 M. Tiers	6 Trees 3' Ht. Hedge 2 Tiers Ht.
South Property Line 125 L.F. 25' Category 4 Land. Buffer (140 LF less 15' Adjacent Buffer = 125 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall	7 Trees 3' Ht. Hedge 6' Ht. Wall	7 Trees 3' Ht. Hedge 6' HT. Wall
West Property Line (Bellevue) 139 LF 25' Category 4 Land. Buffer	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall	7 Trees 3' Ht. Hedge 6' Ht. Wall	7 Trees 3' HT Hedge 6' HT Fence
South-West Property Line 26 LF 15' Category 3 Land. Buffer (180 LF less 139' - 15' Adjacent Buffer = 26 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	2 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	2 Trees 3' HT Hedge 6' HT Fence
South Property Line 115 LF 15' Category 3 Land. Buffer (130 LF less 15' Adjacent Buffer = 115 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	6 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	6 Trees 3' HT Hedge 6' HT Fence
East Property Line 335.05 LF 15' Category 3 Land. Buffer (350.05 LF less 15' Adjacent Buffer = 335.05 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	17 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	17 Trees 3' HT Hedge 6' HT Fence
Required Trees 69,296 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	28 Trees	>28 Trees
Required Landscape Area (32 Parking Spaces)	20 SF for each Parking Space	640 SF	>640 SF
Building C Foundation Plantings (58 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum Hedge	15 LF (25%) 0 Tree/Palm C. 5' Width Min.	> 15 LF 0 Trees 5' Width
Building A Foundation Plantings (32 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum Hedge	8 LF (25%) 0Tree/Palm C. 5' Width Min.	> 8 LF 0 Trees 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	7%
VUA :17,677 S.F.	Provide landscape area equal to 10% of paved area and 1 tree per 200 sf of L.A. and or 40 lf of L.A.	1,768 sf (10%) 9 trees	Greater than 1,768 SF / 9 trees provided
Native Species Ratio	40% of Plantings must be Native Species	40% Min.	> 40% Native Species

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NORTH

0' 10' 20' 40' 60'

SCALE: 1" = 20'-0"

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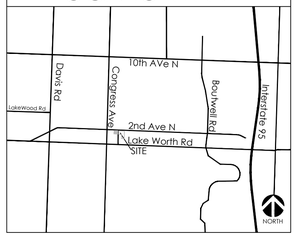
REVISIONS / SUBMISSIONS

06/13/2025 Resubmittal

Landscape Plan

LP-2 of 4

LOCATION MAP



LANDSCAPE NOTES

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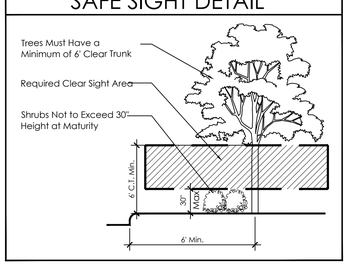
3. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
4. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
5. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
6. No muck-grown sod shall be utilized in detention areas.
7. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
8. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
9. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
10. All parking lot islands, and any other areas on site with baserock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
11. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
12. All ground-mounted equipment shall be screened from view.
13. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
14. Any equipment (condensing units, transformers, ect) must not interfere with proposed parking lot trees. One trees must be planted in each island.

SAFE SIGHT DETAIL



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
TREES									
▲	CE	26	Conocarpus erectus / Green Button Wood Single Straight Trunk, No Low Crotch	2" Cal.	12`	5` Min.	5` Min.	Low	Native
•	CS	34	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2.5" Cal.	12`	6`	5` Min.	Low	Native
+	IC	2	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2.5" Cal.	12`	6`	5` Min.	Low	Native
	LI2	18	Lagerstroemia indica `Natchez` / Natchez Crape Myrtle Single Straight Trunk, Min 5` CT	2.5" Cal.	12`	6`	5` Min.	Low	Non-Native
	QV	11	Quercus virginiana / Southern Live Oak Single Straight Trunk, Min. 5` CT. No Low Crotch	2.5" Cal.	12`	6`	5` Min.	Low	Native
	RR	2	Roystonea regia / Royal Palm Matched, No Scarred Trunks, Full Heads	N/A	14` GW	15`	14` GW	Medium	Native
•	SP	24	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4` in Groups	N/A	12` Min.	6`	6` GW	Low	Native
TRANSPLANTED TREES									
•	SP-T	1	Sabal palmetto / Sabal Palm Existing Sabal Palm to be Relocated	EX.	EX.	EX.	EX.	Low	Native

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS
SHRUBS								
+	CH2	442	Chrysobalanus icaco / Coco Plum Full To Base, Medium Shrubs	24"	24"	48" O.C.	Low	Native
ı ı	CL3	46	Clusia guttifera / Small-Leaf Clusia Full to Base, Large Shrubs	36"	30"	36" O.C.	Low	Native
+	MC	572	Myrica cerifera / Wax Myrtle	36"	30"	24" O.C.	Medium	Native
•	PMM	17	Podocarpus macrophyllus maki / Maki Podocarpus Full	18"	14"	18" O.C.	Low	Non-Native
GROUND COVERS								
	FMG	11	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base Paspalum notatum / Bahia Grass	12"	12"	18" O.C.	Medium	Non-Native
	SOD B	1,373 sf	Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas Stenotaphrum secundatum / St. Augustine Grass	N/A	N/A	N/A	Low	Non-Native
	SOD A	31,976 sf	Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native

Notes:
Contractor to verify quantities of sod
All Areas Labeled "Sod A" to be St. Augustine Grass
All Areas Labeled "Sod B" to be Bahia Grass

LANDSCAPE REQUIREMENTS CHART

(**West** of Bellevue Avenue)

Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 160.63 LF 10' Category 6 Land. Buffer w/ 5' Overlap (170.63' Less 10' Utility Easement = **160.63 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	8 Trees 3' Ht. Hedge 2 M. Tiers	8 Trees 3' Ht. Hedge 2 Tiers Ht.
East Property Line 110 LF 10' Category 6 Land. Buffer w/ 5' Overlap (152.00' Less 10' U.E. - Drive Aisles and Walk way 32 LF = **110.0 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	6 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	6 Trees 3' HT Hedge 6' HT Fence
South Property Line 143.33 L.F. 25' Type 4 Land. Buffer (172.33' Less 15.0' Adjacent Buffer- 15.0' Adjacent Buffer & U.E. = **147.33 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall	8 Trees 3' Ht. Hedge 6' Ht. Wall	8 Trees 3' HT. Hedge 6' HT. Wall
West Property Line 136.98 LF 15' Category 3 Land. Buffer (151.98' LF less 15' Adjacent Buffer = **136.98 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	7 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	7 Trees 3' Ht. Hedge 6' Ht. Wall or Fence
Required Trees 26,061 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	11 Trees	>11 Trees
Required Landscape Area (9 Parking Spaces)	20 SF for each Parking Space	180 SF	>180 SF
Building B Foundation Plantings (120 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum Hedge	12 LF (25%) 0 Tree/Palm C., 5' Width Min.	> 12 LF 0 Trees 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	9%
Native Species Ratio	40% of Plantings must be Native Species	40% Min.	>40 % Native Species
VUA :5,275 sf	Provide landscape area equal to 10% of paved area and 1 tree per 200 sf of L.A. and or 40 lf of L.A.	528 sf (10%) 3 trees	Greater than 528 SF / 3 trees provided

LANDSCAPE REQUIREMENTS CHART

(**East** of Bellevue Avenue)

Location/ Area:	Code Requirement:	Required:	Provided:
North Property Line 255 LF 10' Category 6 Land. Buffer w/ 5' Overlap (270.00' Less 15' Adjacent Buffer = **255.00 LF**)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	13 Trees 3' Ht. Hedge 2 M. Tiers	13 Trees 3' Ht. Hedge 2 Tiers Ht.
West Property Line (Bellevue) 124 LF 10' Category 6 Land. Buffer w/ 5' Overlap (170 LF less 31 access ways - 15' Adjacent Buffer = 124 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 2 Meandering Tiers	6 Trees 3' Ht. Hedge 2 M. Tiers	6 Trees 3' Ht. Hedge 2 Tiers Ht.
South Property Line 125 L.F. 25' Category 4 Land. Buffer (140 LF less 15' Adjacent Buffer = 125 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall	7 Trees 3' Ht. Hedge 6' Ht. Wall	7 Trees 3' HT. Hedge 6' HT. Wall
West Property Line (Bellevue) 139 LF 25' Category 4 Land. Buffer	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall	7 Trees 3' Ht. Hedge 6' Ht. Wall	7 Trees 3' HT Hedge 6' HT Fence
South-West Property Line 26 LF 15' Category 3 Land. Buffer (180 LF less 139' - 15' Adjacent Buffer = 26 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	2 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	2 Trees 3' HT Hedge 6' HT Fence
South Property Line 115 LF 15' Category 3 Land. Buffer (130 LF less 15' Adjacent Buffer = 115 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	6 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	6 Trees 3' HT Hedge 6' HT Fence
East Property Line 335.05 LF 15' Category 3 Land. Buffer (350.05 LF less 15' Adjacent Buffer = 335.05 LF)	1 Tree per 20 LF 3' Ht. Hedge Minimum 6' Ht. Wall or Fence	17 Trees 3' Ht. Hedge 6' Ht. Wall or Fence	17 Trees 3' HT Hedge 6' HT Fence
Required Trees 69,296 SF Total Site Area	1 Tree per 2,500 SF of Total Site Area	28 Trees	>28 Trees
Required Landscape Area (32 Parking Spaces)	20 SF for each Parking Space	640 SF	>640 SF
Building C Foundation Plantings (58 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum Hedge	15 LF (25%) 0 Tree/Palm C., 5' Width Min.	> 15 LF 0 Trees 5' Width
Building A Foundation Plantings (32 LF Facade)	25% Facade facing Street 1 Tree or Palm Cluster per 30 LF / 5' Width Minimum Hedge	8 LF (25%) 0Tree/Palm C., 5' Width Min.	> 8 LF 0 Trees 5' Width
Palm Ratio	Can only count for less than 50% of required Trees	Less than 50%	7%
VUA :17,677 S.F.	Provide landscape area equal to 10% of paved area and 1 tree per 200 sf of L.A. and or 40 lf of L.A.	1,768 sf (10%) 9 trees	Greater than 1,768 SF / 9 trees provided
Native Species Ratio	40% of Plantings must be Native Species	40% Min.	> 40% Native Species

Know what's below. Call before you dig.

SCHMIDT NICHOLS
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License No: LC26000232

Palm Springs Warehouse

Village of Palm Springs, Florida

Date:	04/22/25
Scale:	NTS
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No.	1202.01
Job No.	25-01

REVISIONS / SUBMISSIONS

06/13/2025 Resubmittal

LANDSCAPE NOTES

LP-3 of 4

PART 1 GENERAL

1.01 WORK INCLUDED

A. The scope of the work for the landscape contractor for the project shall include the provision of all labor, materials and equipment required to complete all tasks associated with the landscape and irrigation installation as shown on the drawings or noted herein. The landscape contractor is responsible for coordinating with the general contractor reasonable access to power and potable water sources as required to ensure plant survivability and delivery of a completed project that meets all the required specifications.
B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

A. Subcontract landscape work to a single firm specializing in landscape work.
B. The landscape contractor shall be responsible for ensuring all work (including delivery, storage and disposal of their materials) is performed in compliance with applicable jurisdictional codes.
C. The landscape contractor shall be responsible for familiarizing themselves with project plans and scopes of work related to associated trades to be performed by others in order to identify key coordination items including, but not limited to, site access, material storage, and scheduling and sequencing of work. The landscape contractor is responsible for coordinating all site issues with the general contractor.
D. The plant quantities shown on the landscape contract documents are for the convenience of the landscape contractor. The landscape contractor is responsible for verifying all quantities and reporting any discrepancies to the Landscape Architect for clarification prior to contract award and at commencement of work. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
E. The landscape contractor shall be responsible for the protection of all adjacent work, materials and equipment from damage due to their activities. The landscape contractor shall be solely responsible for any damage or injury to person or property that may occur as a result of the execution of their work.
F. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
G. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
H. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
I. Source Quality Control:
   1. **Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.**
   2. **Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.**
   3. **Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.**
   4. **Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, and disfigurement. Root systems shall be vigorous and fibrous, filling the container but shall not be root bound or exhibit spiraling roots. Verification of the health and vigor of all plant material is the sole responsibility of the landscape contractor.**
A. Provide trees, palms and shrubs for grade Florida No. 1 as outlined under the current edition of the Grades and Standards for Nursery Plants, Florida Department of Agriculture, unless otherwise noted.
I. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
B. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
D. Maintenance Instructions: Submit procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

A. Proceed with and complete landscape work as rapidly as portions of site become available.
B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other discipline. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.06 SPECIAL PROJECT WARRANTY

A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
B. Warrant trees for a period of one year after date of substantial completion against defects death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
C. Warrant shrubs for 1 full year after date of substantial completion.
D. It is understood that the warranty is to be inclusive of all labor, materials and equipment necessary for the replacement of any plant materials required.
E. Should the landscape contractor be required to replace any damaged, diseased, dying or dead plant material it is understood that the replacement material is to be of the same species, size and quality as that originally specified on the Landscape Plan. The contractor will be responsible for the removal of all materials and leaving the impacted area clean following any remedial action.
F. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
   1. **Another inspection will be conducted at end of extended warranty period to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.**

PART 2 PRODUCTS

2.01 TOPSOIL

A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect or Owner. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	25 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

A. If necessary to bring soil into above specified limits:
B. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
C. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
D. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
E. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.
   1. **For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.**
   2. **For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.**

2.03 PLANT MATERIAL

A. Plant list/schedule is part of this specification section.
B. Quality: All plants shall comply with Grades and Standards for Nursery Plants, latest edition, prepared by the Florida Department of Agriculture and Consumer Services.
C. Deciduous Trees: Provide trees of height, spread, and caliper listed or shown and with branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
D. Balled and burlap trees should be dug and prepared for shipment in a manner that will not damage roots, branches, shape and future development after planting. The product received on-site should have a firm ball with natural soils. Dried, cracked or broken rootballs will not be accepted.
E. Coniferous and Broad-leafed Evergreens: Provide evergreens of size shown or listed Dimensions indicate minimum height, spread, and caliper. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown and branching configuration for Florida No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required.
F. The landscape contractor is responsible for confirming the availability of all the specified plant materials within four (4) weeks of project award. All requests for substitution due to lack of availability must be made to the Landscape Architect in writing within this period. No substitution shall be permitted without prior written approval from the Landscape Architect. The contractor is responsible for exhausting all means possible to obtain the materials as specified prior to requesting substitution.
G. Root suckers on Live Oaks are not acceptable.
H. No double or multi-trunk trees unless otherwise specified.
I. Caliper: Trunk caliper (trunk diameter) is measured six inches from the ground on trees up to and including four inches in caliper, and 12 inches above the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it, is referred to as caliper

2.04 GRASS MATERIALS

A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for purity and germination. Provide seed of grass species, proportions and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
C. No muck-grown sod shall be utilized in detention areas.

2.05 MISCELLANEOUS LANDSCAPE MATERIALS

A. Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
C. Mulch: Melaleuca or equal. The use of cypress mulch is prohibited.
D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood or treated softwood free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.

3.02 PREPARATION OF PLANTING SOIL

A. The landscape contractor is responsible for the preparation of soils within all planting areas inclusive of providing all imported soil materials, soil amendments, soil conditioners and fertilizers as required.
B. Before mixing, clean topsoil of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
C. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
D. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
   1. Mix lime with dry soil prior to mixing of fertilizer.
   2. Prevent lime from contacting roots of acid-loving plants.
E. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

3.03 PREPARATION FOR ALL PLANTING AREAS

A. Eradicate weeds within the limits of all planting areas prior to beginning landscape installation. Perennial weeds and grasses to be removed include, but are not limited to, nut grass, puncture vine, morning glory, dog fennel, torpedo grass, Bermuda grass, Bahia grass, kikuyu grass, crab grass, carpet grass, sedge and other noxious and/or invasive weeds. The site is to be maintained weed free throughout planting operations.
B. Existing plant material to be removed, except where noted on the Landscape or Tree Disposition Plans.
C. Pre-till to scarify soils in all planting areas to a minimum depth of 4". Densely compacted areas between 85% and 90% are to be cross ripped to a minimum of 8" depth. In the process of tilling remove unacceptable materials including, but not limited to, foreign debris, construction waste, roots, concrete, asphalt and rocks greater than ½" diameter on average. In areas to receive sod till in fertilizer to a depth of 2" at a rate of 12 pounds per cubic ft.
D. All planters shall be excavated to a minimum depth to reach native soil and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
E. All road rock, concrete, asphalt and other non-natural material to be removed from all planting areas prior to landscape installation.
F. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting areas Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or aerified into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material dug from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
G. All landscape beds, including sod areas, shall be leveled and raked smooth prior to any planting.

3.04 PREPARATION FOR PLANTING LAWNS

A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Till to a depth of not less than 6", apply soil amendments and initial fertilizers; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots, and other extraneous matter.
   1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
C. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
D. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
E. Allow for sod thickness in areas to be sodded.
F. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
G. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
H. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment\ Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
B. Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
   1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
   2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required upon approval.
B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill free from rocks and debris around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
C. Balled and burlapped trees with natural burlap: pull back or remove at a minimum, the top 1/3 of the burlap from the root ball. Synthetic/plastic burlap and all other non-biodegradable materials must be removed completely from the root ball and disposed of.
D. Trees in baskets: Remove wire baskets to a depth of 18" min. All synthetic strapping and other non-biodegradable materials must be completely removed and disposed of. Any burlap must be pulled back or removed from the top of the rootball.
E. If trees are to be containerized, root ball will be shaved at the periphery to remove all circling roots.
F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
G. Top-most root shall be visible within the top 2" of the root ball.
H. All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside planting beds in grass areas, maintain a minimum three feet 3' wide offset to allow for mowers to maneuver.
I. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise notated on plans.
J. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
K. Dish top of backfill to allow for mulching.
L. Mulch pits, trenches and planting areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Not more than 2" mulch shall be placed over the rootball of the trees. At the base of the plant, 2" must be maintained free of mulch.
M. Guy and stake trees immediately after planting, as indicated.
N. The landscape contractor shall install plant materials using the best horticultural practices:
   1. Protect plant material from damage during delivery, staging and installation. Do not begin installation of shrub and groundcover materials prior to completion of irrigation installation and finish grading.
   2. Do not install plant materials in winds in excess of 30 miles per hour.
   3. Do not install plant material if deemed site conditions will impede the ability of plant material to thrive without notifying the Landscape Architect of concerns prior to installation.
   4. Perform all work in accordance with all applicable laws, codes and regulations inclusive of all permits and inspections required by federal, state and local jurisdictions.
   5. The use of cables and chains for the lifting of trees is prohibited. Trees are to be lifted using nylon straps a minimum of 4" in width. Wrap trunks to protect from scraping and scarring.
   6. The 'choke' strapping method for lifting trees is prohibited.
   7. Do not drop plant material.
   8. Limit the amount of plants to be installed per day to those that can adequately be watered in the same day.
   9. Carefully remove containerized plants from their cans to avoid breaking the rootball. Containers should only be removed immediately prior to installation and plants should be immediately watered after placement.
   10. Remove burlap and cut steel baskets from at least the top third of the rootball for all B&B material. Remove wire baskets to a minimum depth of 18".
   11. Plant material must be installed at correct elevation in relation to finish grade as indicated on the planting details after settling. Plants set at incorrect elevations will need to be raised or lowered accordingly at no additional cost to the owner.
   12. Planting pits for trees and shrubs must be excavated to the dimensions specified on the planting details. Following planting area immediately surrounding plant is to be tamped firm and use water jet technique to remove all air pockets repeating as required.
   13. Apply re-wetting agent to the surface of all plant pits for trees and shrubs per manufacturer's recommendations.
   14. Apply shredded hardwood mulch in even layer to a 3" depth. Mulch must be pulled off the base of all plant material.
   15. Continuously monitor status of installed materials and make modifications, clean-ups and replacements as required.

3.07 PRESERVED PLANT MATERIALS

A. The contractor is responsible for protecting and maintaining all plant material to remain within the limits of construction as indicated on the plans. Existing trees to remain shall be undisturbed and protected by barricades. Barricades are to be installed prior to any construction or earthwork takes place on the site. Barricades shall remain in place through the duration of all construction activity and not removed until authorization has been received by the Landscape Architect and governing municipality.
B. No vehicle shall traverse this area nor shall any storage of materials or equipment be permitted within this protected area.
C. The contractor shall bear the sole responsibility of replacement for any damage to protected materials caused by construction activity without additional costs to the owner.

3.08 TRANSPLANTED PLANT MATERIALS

A. Root prune all large canopy trees to be relocated prior relocation one half of the root system at a time and allow of adequate harden off time.
B. Transplanted Sabal Palms shall be hurricane cut and rootballs shall be wrapped in burlap or plastic if not being planted within a 24 hour period.
C. Palms of other species shall have their fronds tied together to prevent leaf damage and facilitate handling.
D. Planting hole for transplanted material should measure two times the diameter of the root ball.
E. Trees shall be planted at the same depth as it was in the field.
F. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish all transplanted trees. The contractor should continue to monitor the moisture content for all transplanted trees and adjust supplemental irrigation as needed.
G. All relocated trees shall be staked accordingly.
H. The contractor shall bear the sole responsibility of replacement for any damage to transplanted materials caused by construction activity, deficient irrigation, or poor transplant procedure without additional costs to the owner.

3.09 PRUNING

A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scarred, frayed, split, or skinned branches, limbs or roots shall be pruned back to line wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.10 SODDING NEW LAWNS

A. Lay sod within 24 hours from time of stripping.
B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
C. There shall be no gaps greater than ½" between pieces of sod.
D. Water sod thoroughly with a fine spray immediately after planting. Newly sodded areas shall be kept moist for the first week after planting after which a minimum watering rate of 2" per week, including rainfall shall be applied.
E. No muck-grown sod shall be utilized in detention areas.
F. Landscape Contractor is responsible for replacing any damaged sod.

3.11 MAINTENANCE

A. The landscape contractor shall be responsible for the maintenance of all plant materials and the planting areas immediately after planting and until final acceptance but the owner, Landscape Architect, and governing municipality.
B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
D. Remove and replace excessively pruned or malformed stock resulting from improper pruning.
E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
   1. Sodded lawns, not less than 30 days after substantial completion.
   2. Seeded lawns, not less than 60 days after substantial completion.
F. Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
H. Contractor is responsible for returning to the site after a period of (1) one year to remove the staking from the trees and palms.

3.12 CLEANUP AND PROTECTION

A. During landscape work, keep pavement clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.13 INSPECTION AND ACCEPTANCE

A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

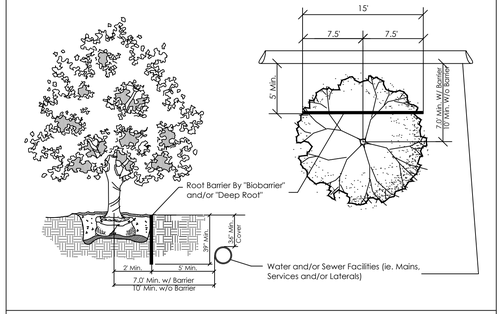
3.14 IRRIGATION

A. An automatic irrigation system providing 100% coverage with 50% minimum overlap is to be designed and installed to maintain an established landscape.
B. Bubblers shall be provided on all trees.
C. The landscape contractor shall be responsible for providing supplemental irrigation through hand watering or other means (including temporary drip, water wands and soaker hoses) to help establish the new and salvaged material. The contractor should continue to monitor the moisture content for all trees and shrubs.
D. The landscape contractor is responsible for obtaining all necessary permits prior to installation.
E. Provide an as built drawing of the irrigation system to the Landscape Architect.
F. A rain sensor is required on all irrigation systems.

LANDSCAPE AND ROOT BARRIER NOTE:

Trees shown on this plan are for graphic reprsentation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

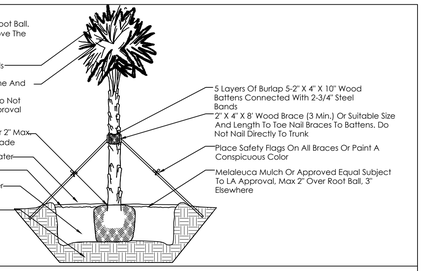
Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.



ROOT BARRIER DETAIL

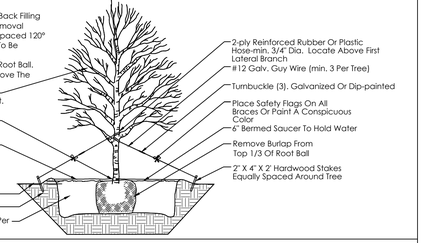
PLANTING DETAILS

Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



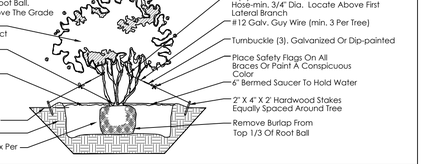
PALM PLANTING DETAIL

Notes:
1. Do Not Allow Air Pockets To Form When Back Filling
2. Leave 10" Of Stake Above Grade For Removal
3. Tree Shall Be Secured With 3 Guy Wires Spaced 120° Apart. Tree Shall Stand Plumb. Staking To Be Removed At End Of Guarantee Period.
4. Hole To Be 3 Times The Diameter Of The Root Ball.
5. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



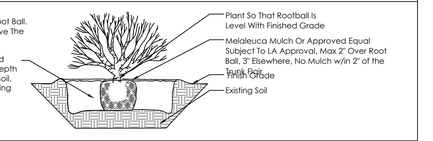
LARGE TREE (OVER 8' HEIGHT) PLANTING DETAIL

Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



MULTI-TRUNK TREE PLANTING DETAIL

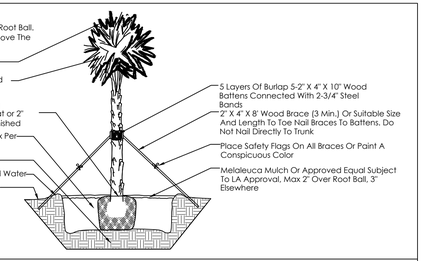
Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



SHRUB AND GROUNDCOVER PLANTING DETAIL

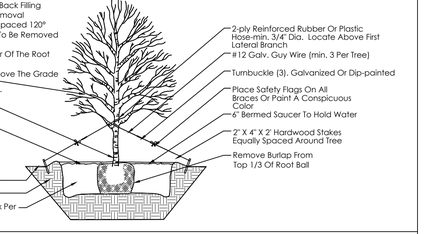
Transplant Details

Notes:
1. Hole To Be 3 Times The Diameter Of The Root Ball.
2. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



PALM PLANTING DETAIL

Notes:
1. Do Not Allow Air Pockets To Form When Back Filling
2. Leave 10" Of Stake Above Grade For Removal
3. Tree Shall Be Secured With 3 Guy Wires Spaced 120° Apart. Tree Shall Stand Plumb. Staking To Be Removed At End Of Guarantee Period.
4. Planting Hole To Be 3 Times The Diameter Of The Root Ball.
5. Trunk Flair Needs To Be Slightly Visible Above The Grade Line.



TREE PLANTING DETAIL

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Palm Springs Warehouse

Village of Palm Springs, Florida

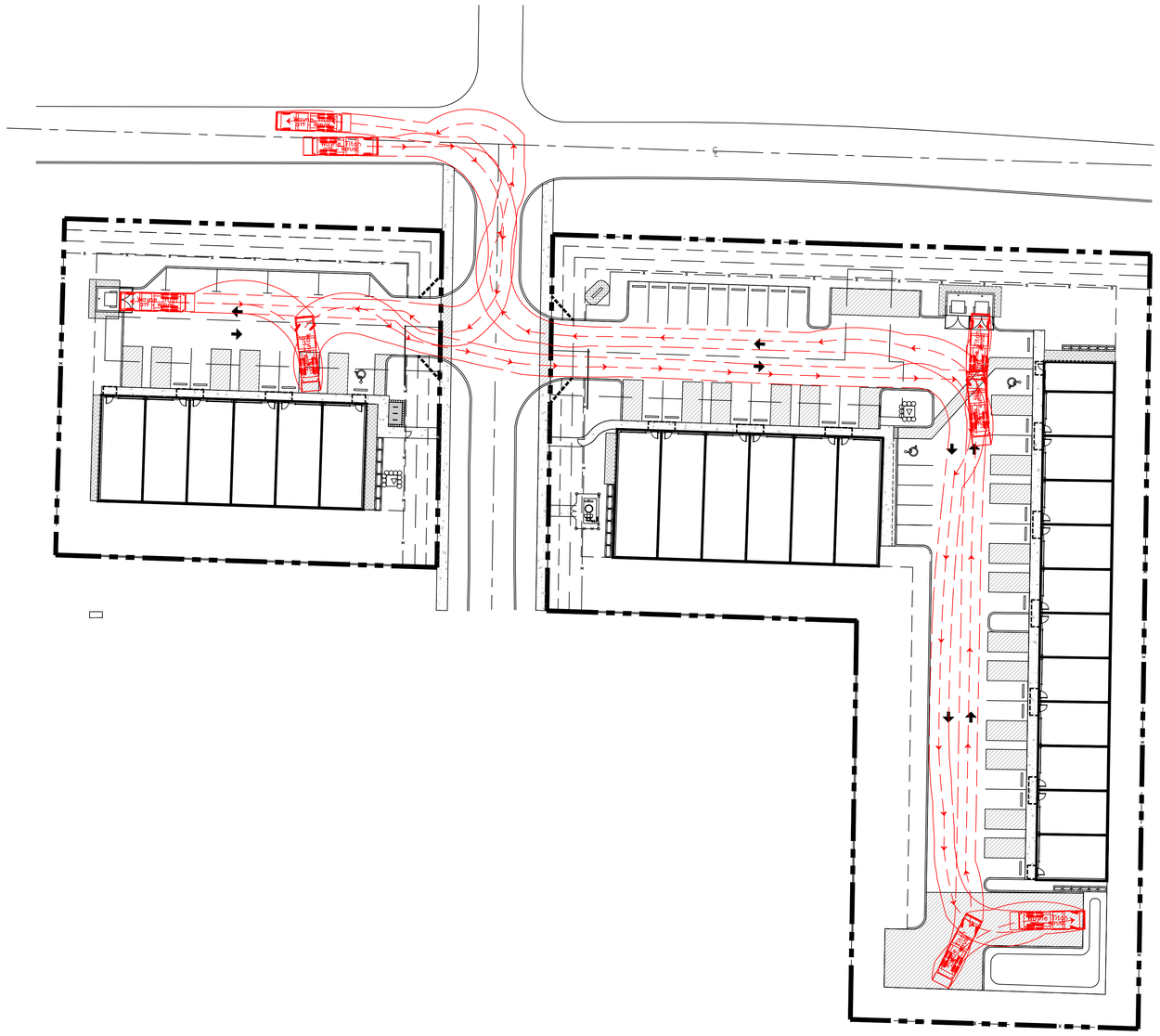
Date:	04/22/25
Scale:	NTS
Design By:	CPC
Drawn By:	CPC
Checked By:	JES
File No.	1202.01
Job No.	25-01

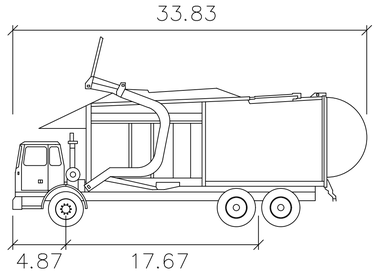
REVISIONS / SUBMISSIONS

06/13/2025 Resubmittal

LANDSCAPE SPECIFICATIONS

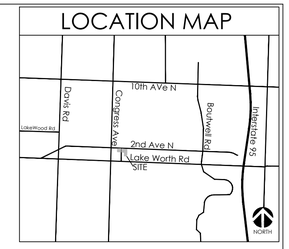
LP-4 of 4





Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



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Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Palm Springs Warehouse

Village Of Palm Springs, Florida

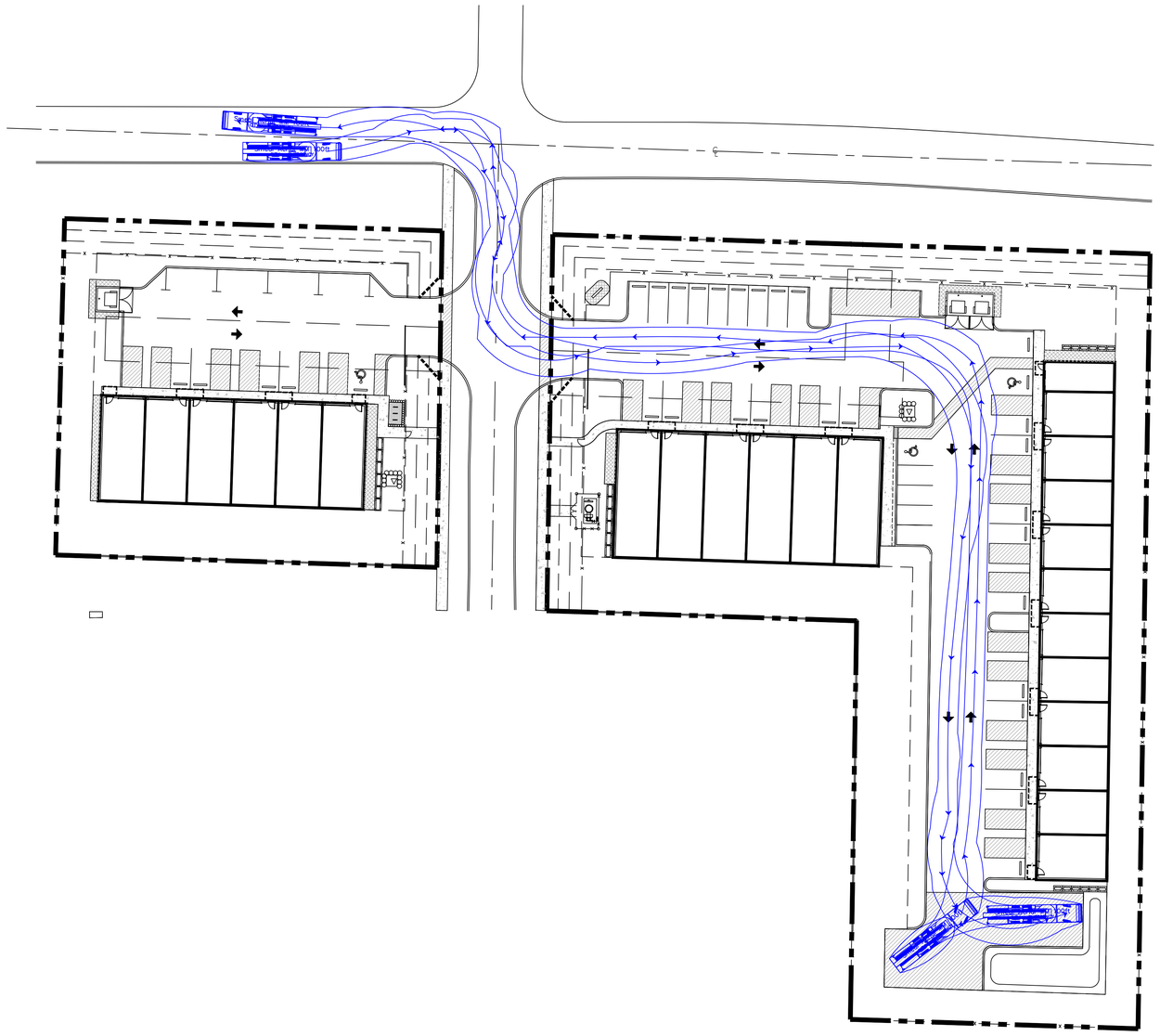
Date:	04/25/2025
Scale:	1" = 30'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	1202.01
Job No.	25-01

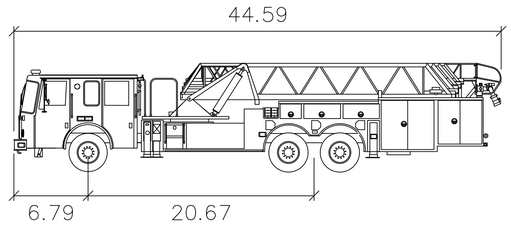
REVISIONS / SUBMISSIONS

07/25/25 Resubmittal

Garbage Truck Turn Exhibit

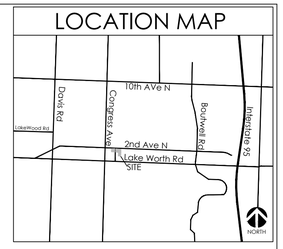
TT-1





Smeal Aerial MM 100ft

	feet
Width	: 8.17
Track	: 7.75
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



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Palm Springs Warehouse

Village Of Palm Springs, Florida

Date:	04/25/2025
Scale:	1" = 30'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	1202.01
Job No.	25-01

REVISIONS / SUBMISSIONS

07/25/25 Resubmittal

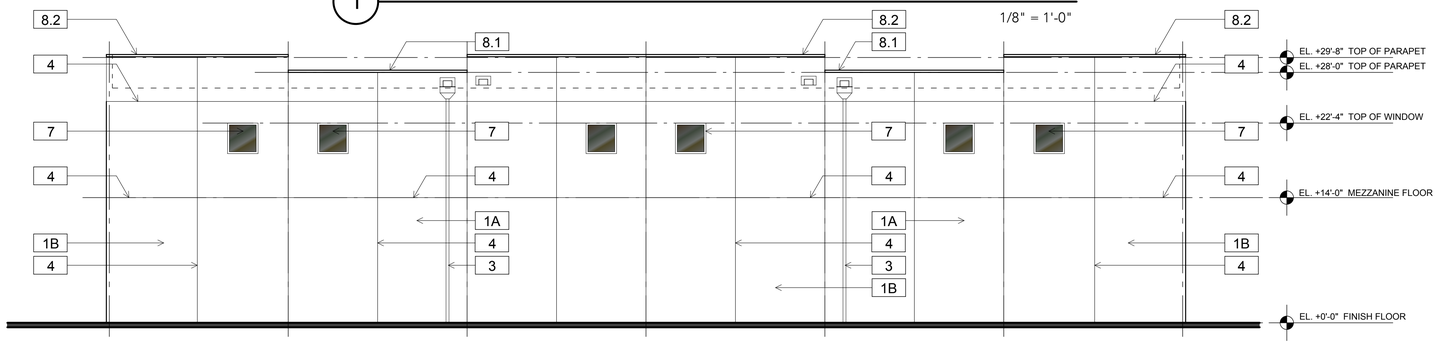
Fire Truck Turn Exhibit

TT-2 of 2

5 PROPOSED MONUMENT SIGN

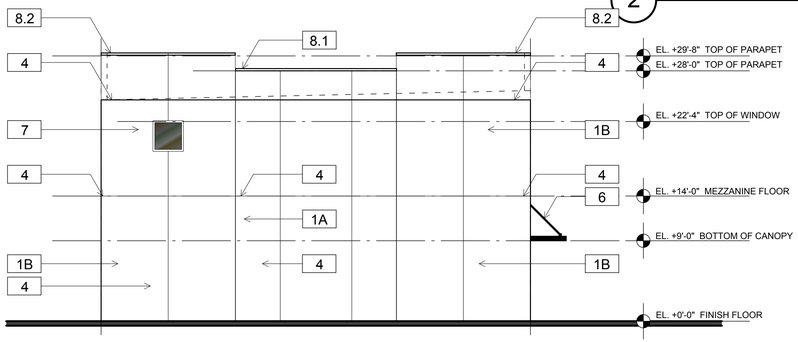
1/4" = 1'-0"

1 BUILDING A - FRONT ELEVATION



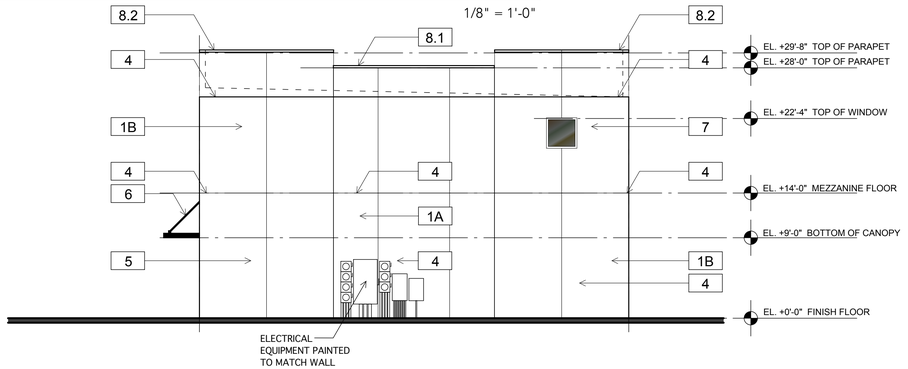
1/8" = 1'-0"

2 BUILDING A - REAR ELEVATION



3 BUILDING A - SIDE ELEVATION

1/8" = 1'-0"



4 BUILDING A - SIDE ELEVATION

1/8" = 1'-0"

MATERIAL SCHEDULE

PALM SPRINGS 3/13/25

MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT / PAINT	
2	LIGHT FIXTURE	WHITE	
3	DOWNSPOUT	PRE-FINISHED ALUMINUM	
4	CEMENT PLASTER W/ PVC JOINT	PAINT	
5	ELECTRICAL	PAINT	
6	SUSPENDED METAL CANOPY	PRE-FINISHED ALUMINUM - DARK GRAY	
7	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ IMPACT RATED CLEAR GLASS	
8.1	PRE-FINISHED ALUMINUM	WHITE	
8.2	PRE-FINISHED ALUMINUM	DARK GRAY	
A	PAINT - WHITE	HIGH REFLECTIVE WHITE	SHERWIN WILLIAMS
B	PAINT - GRAY	MARCH WIND (SW 7668)	SHERWIN WILLIAMS

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

ARCHITECT
MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111

CONSULTANT

OWNER IDENTIFICATION

BUILDING
Palm Springs Warehouse
PALM SPRINGS, FLORIDA

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-6

SHEET

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
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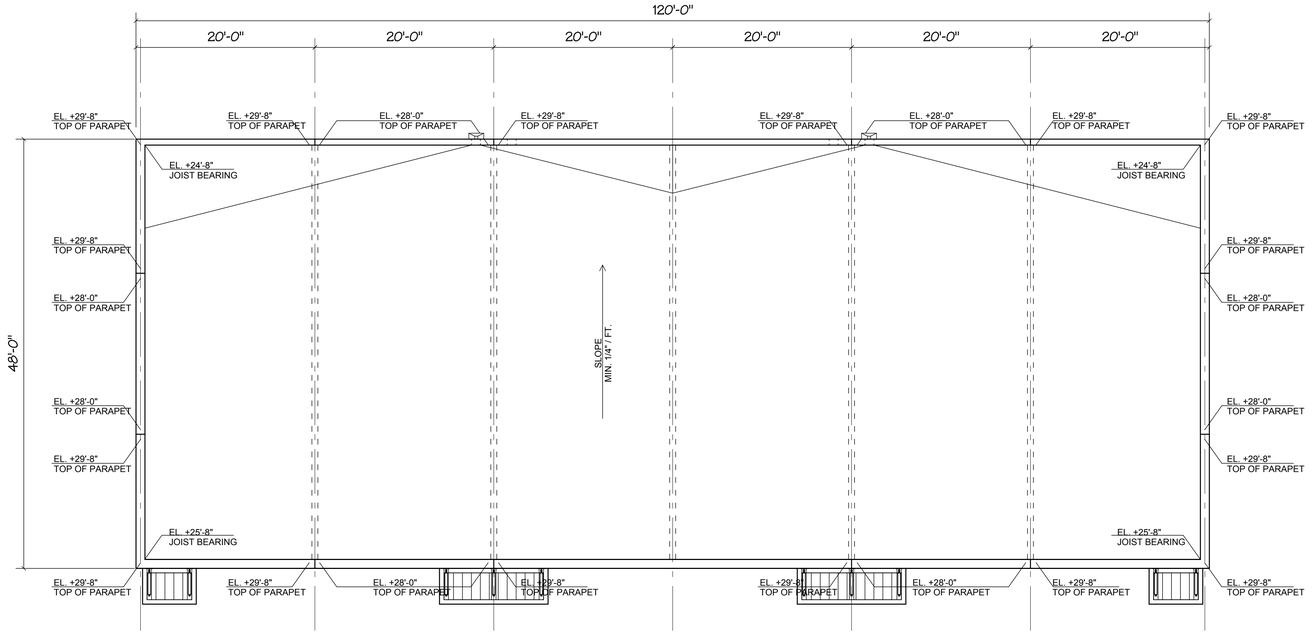
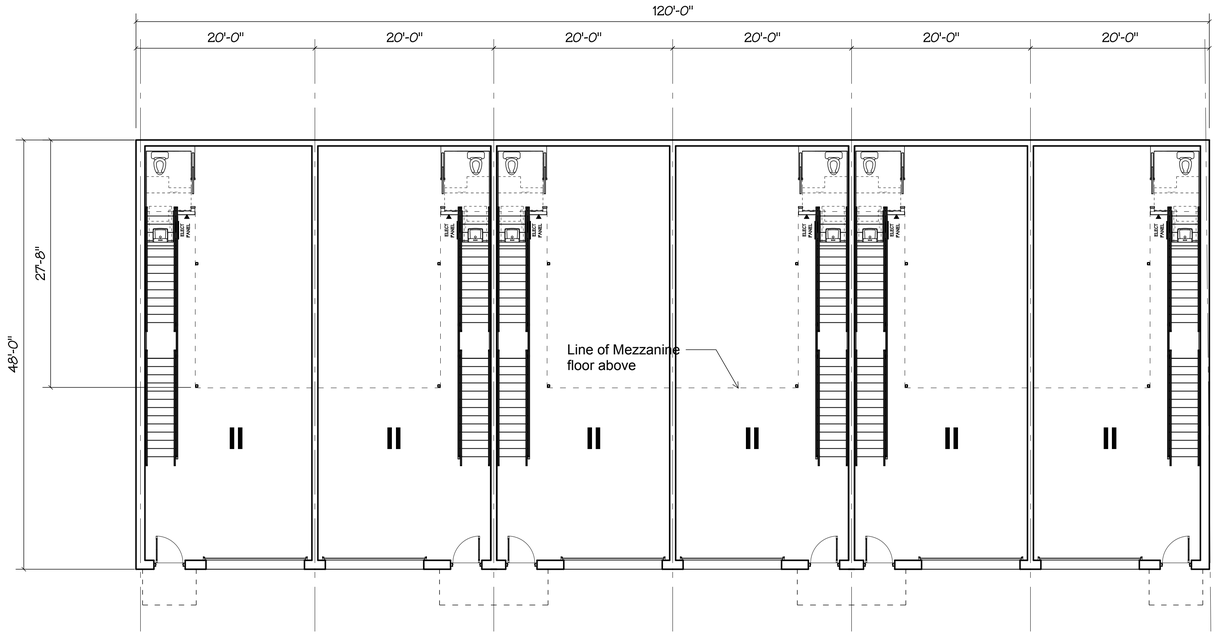


2 BLDG A - ROOF PLAN

1/8" = 1'-0"

NORTH



1 BLDG A - FLOOR PLAN

6,720 Sq ft + 1,680 Sq ft Office (Max.) = 8,400 Sq ft

1/8" = 1'-0"

NORTH

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
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1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-3

SHEET

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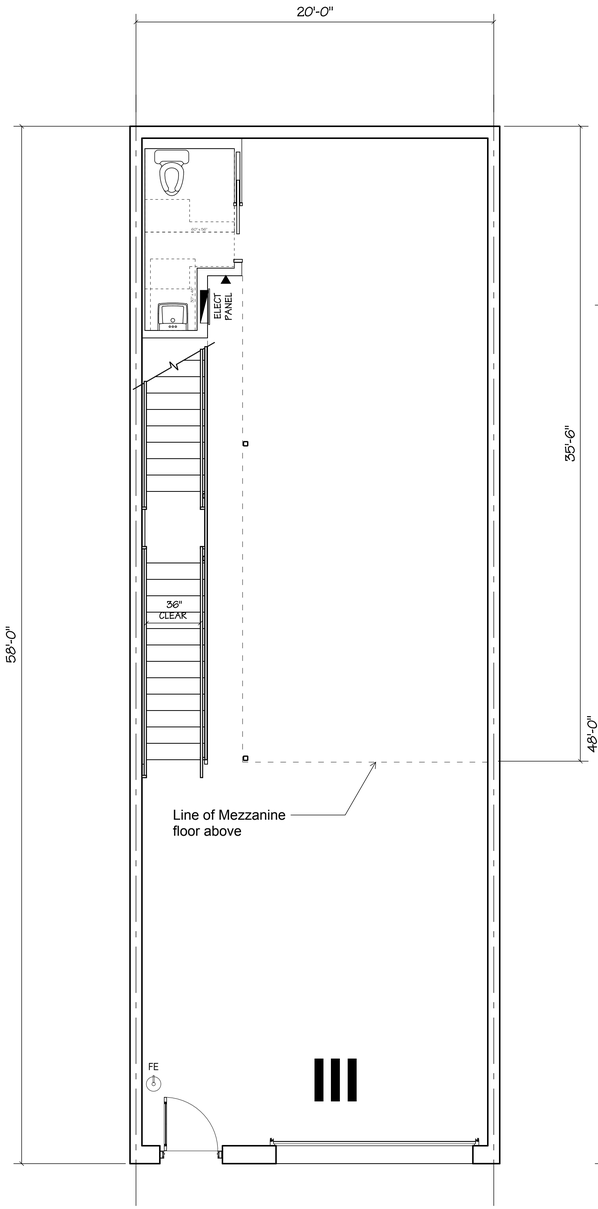
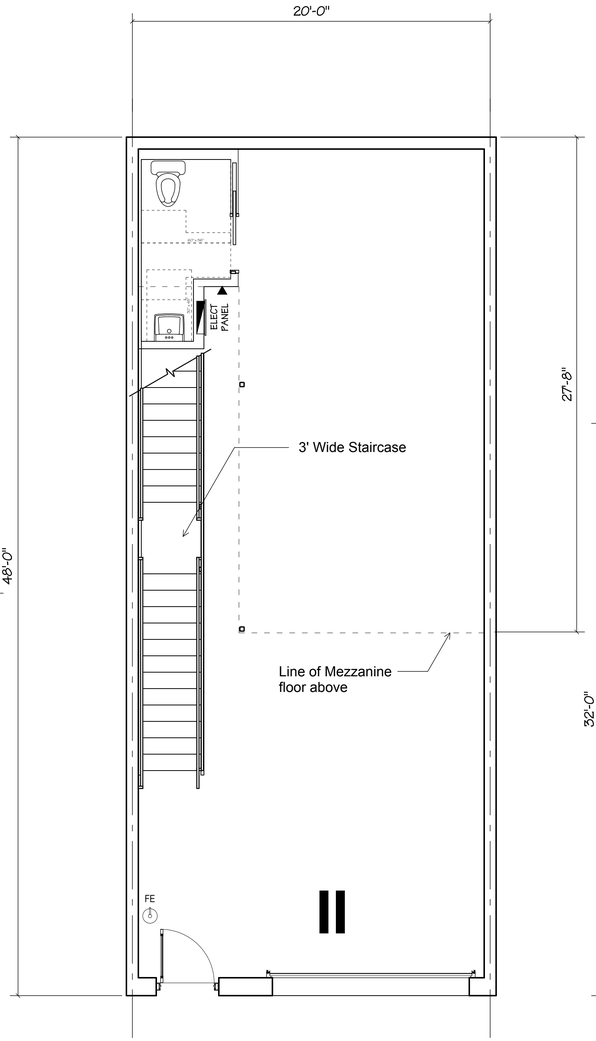


1 UNIT TYPE 'III' - FLOOR PLAN

1,160 Sq ft + 550 Sq ft Mezzanine = 1,710 Sq ft
(Mezzanine Office max. 20 %)

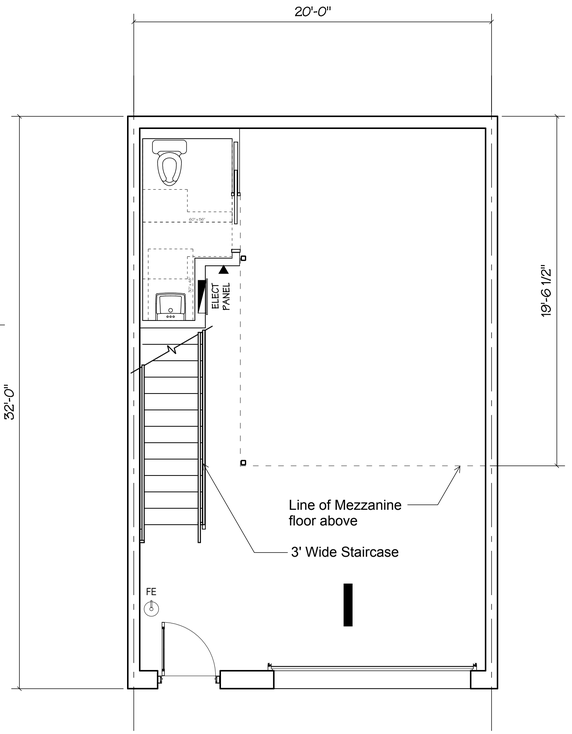
1/4" = 1'-0"



2 UNIT TYPE 'II' - FLOOR PLAN

960 Sq ft + 440 Sq ft Mezzanine = 1,400 Sq ft
(Mezzanine Office max. 20%)

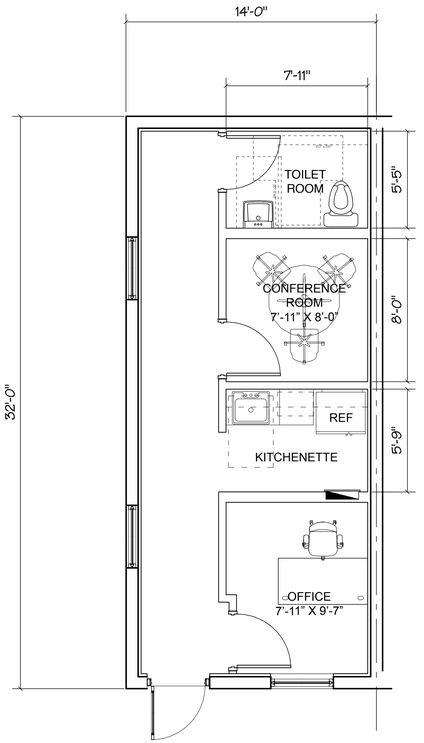
1/4" = 1'-0"



3 UNIT TYPE 'I' - FLOOR PLAN

640 Sq ft + 250 Sq ft Mezzanine = 890 Sq ft
(Mezzanine Office max. 19%)

1/4" = 1'-0"



4 LEASING OFFICE PLAN

448 Sq ft

1/4" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-1

SHEET

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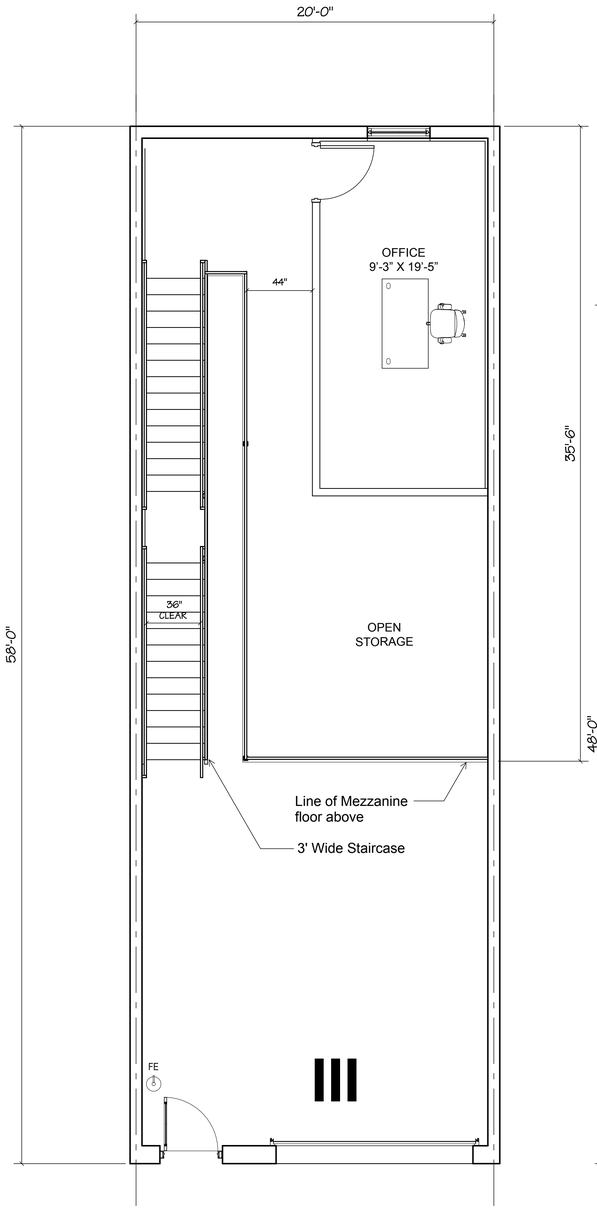
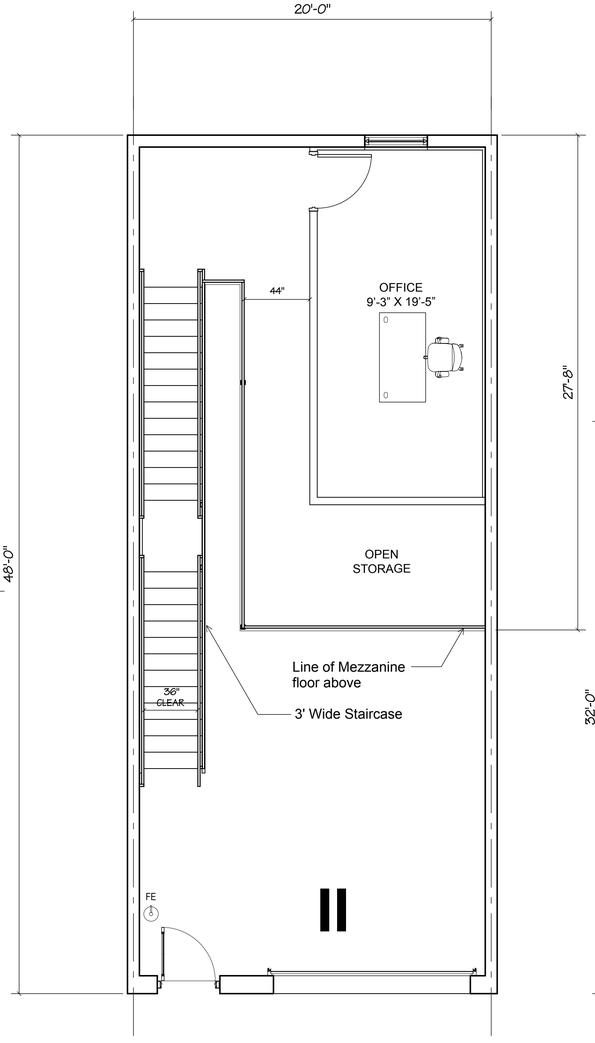


1 UNIT TYPE 'III' - MEZZANINE PLAN

1,160 Sq ft + 550 Sq ft Mezzanine = 1,710 Sq ft
(Mezzanine Office max. 20 %)

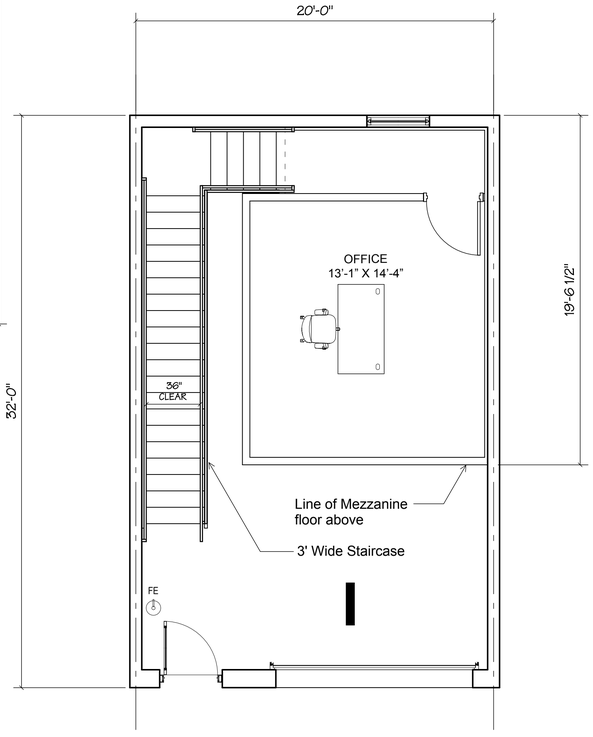
1/4" = 1'-0"



2 UNIT TYPE 'II' - MEZZANINE PLAN

960 Sq ft + 440 Sq ft Mezzanine = 1,400 Sq ft
(Mezzanine Office max. 20%)

1/4" = 1'-0"



3 UNIT TYPE 'I' - MEZZANINE PLAN

640 Sq ft + 250 Sq ft Mezzanine = 890 Sq ft
(Mezzanine Office max. 19%)

1/4" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

DO NOT SCALE DRAWINGS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SEPARATE DRAWINGS BY DISCIPLINE.

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
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O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

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PALM SPRINGS, FLORIDA

BUILDING

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE.

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-2

SHEET

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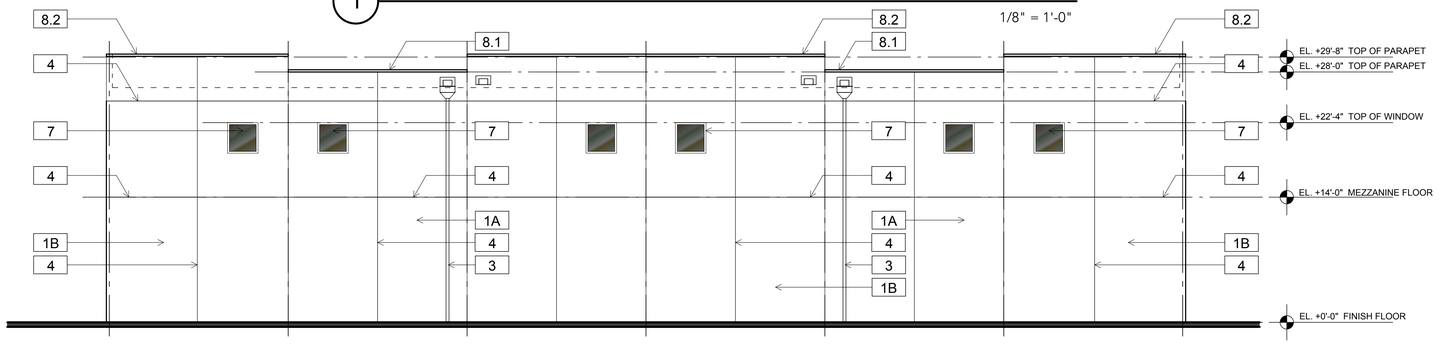
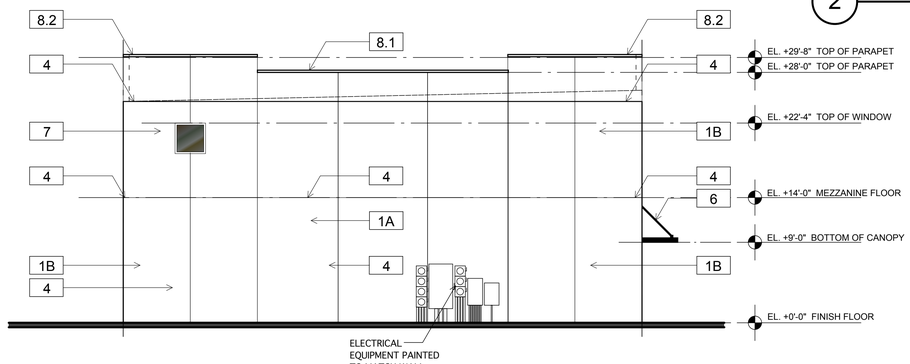
1 BUILDING B - FRONT ELEVATION



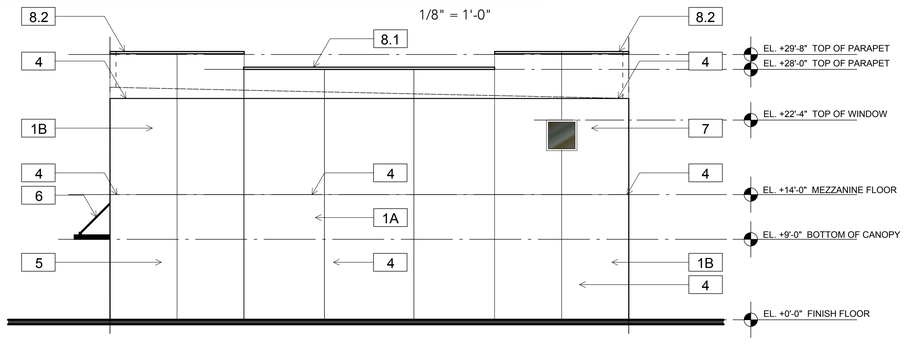
1/8" = 1'-0"

2 BUILDING B - REAR ELEVATION



3 BUILDING B - SIDE ELEVATION

1/8" = 1'-0"



4 BUILDING B - SIDE ELEVATION

1/8" = 1'-0"

MATERIAL SCHEDULE

PALM SPRINGS 3/13/25

MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT / PAINT	
2	LIGHT FIXTURE	WHITE	
3	DOWNSPOUT	PRE-FINISHED ALUMINUM	
4	CEMENT PLASTER W/ PVC JOINT	PAINT	
5	ELECTRICAL	PAINT	
6	SUSPENDED METAL CANOPY	PRE-FINISHED ALUMINUM - DARK GRAY	
7	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ IMPACT RATED CLEAR GLASS	
8.1	PRE-FINISHED ALUMINUM	WHITE	
8.2	PRE-FINISHED ALUMINUM	DARK GRAY	
A	PAINT - WHITE	HIGH REFLECTIVE WHITE	SHERWIN WILLIAMS
B	PAINT - GRAY	MARCH WIND (SW 7668)	SHERWIN WILLIAMS

KEY PLAN

REVISION BLOCK

MARK	DESCRIPTION	DATE

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ARCHITECT

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Deerfield Beach, Florida 33442
O: 561-750-4111

CONSULTANT

OWNER IDENTIFICATION

BUILDING

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

PROJECT

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

SHEET

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-7

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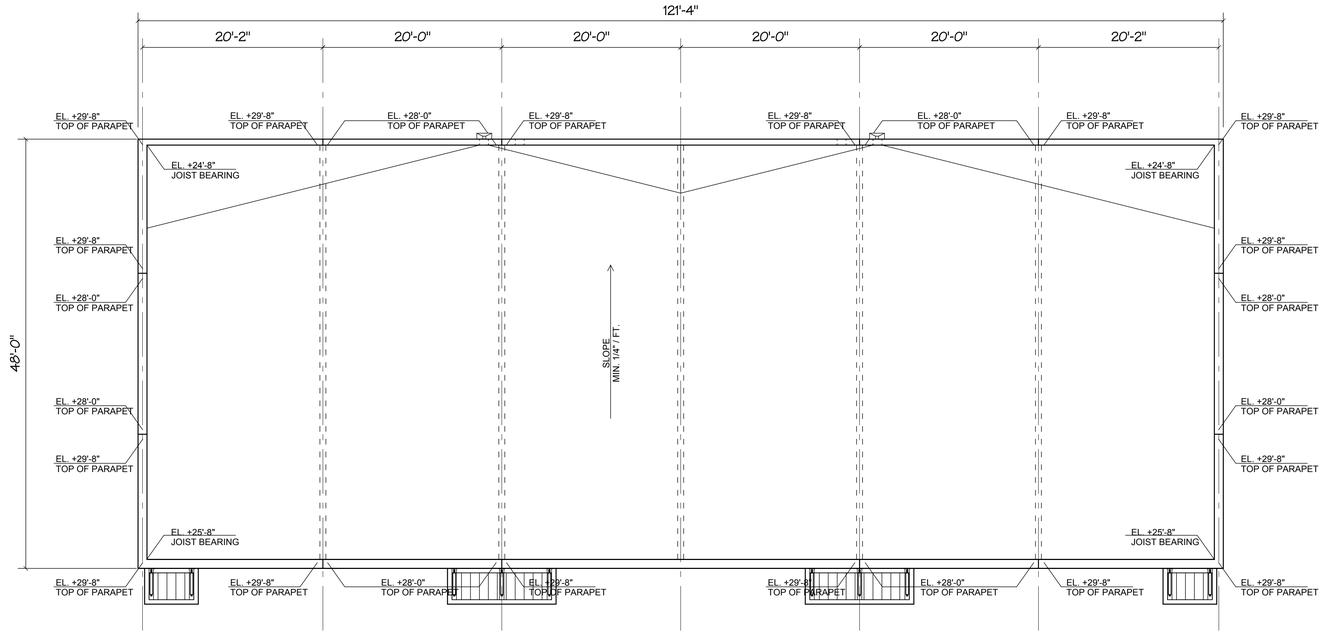
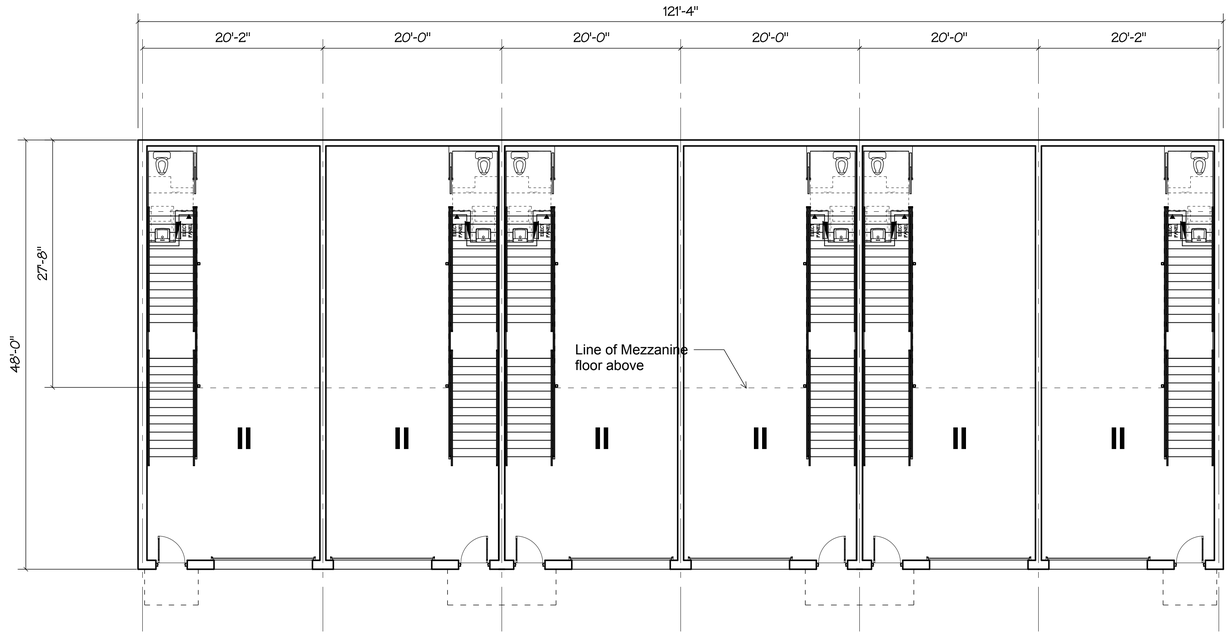


2 BLDG B - ROOF PLAN

1/8" = 1'-0"

NORTH



1 BLDG B - FLOOR PLAN

5,824 Sq ft + 2,640 Sq ft Mezzanine = 8,464 Sq ft

1/8" = 1'-0"

NORTH

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

PALM SPRINGS FLEX

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	3/30/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-3

SHEET

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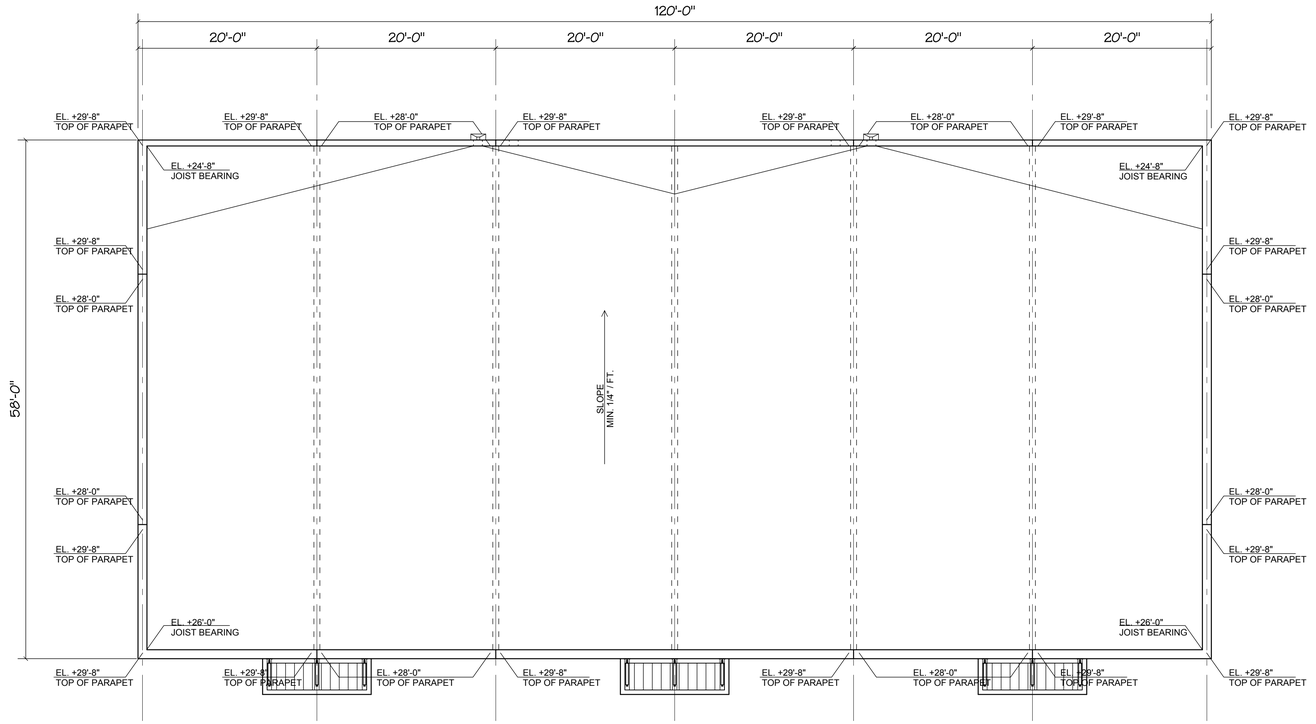
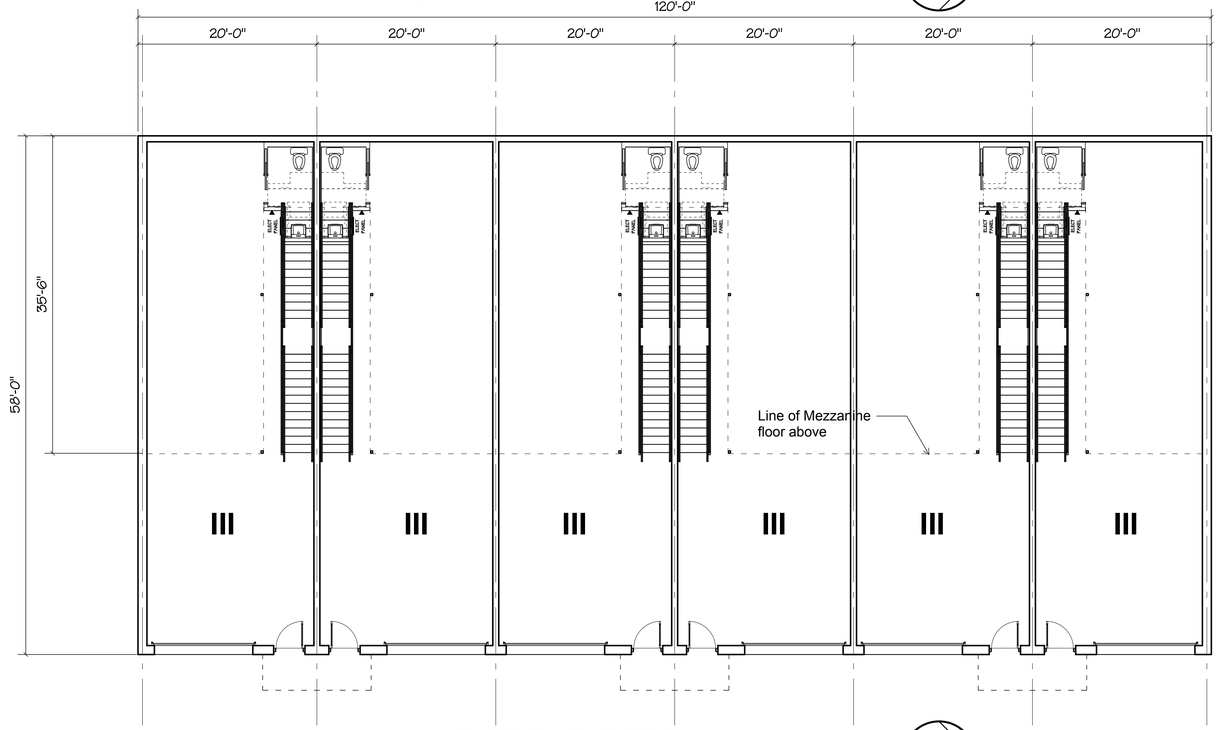


2 BLDG B - ROOF PLAN

1/8" = 1'-0"



1 BLDG B - FLOOR PLAN

8,208 Sq ft + 2,052 Sq ft Office (Max.) = 10,260 Sq ft

1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-4

SHEET

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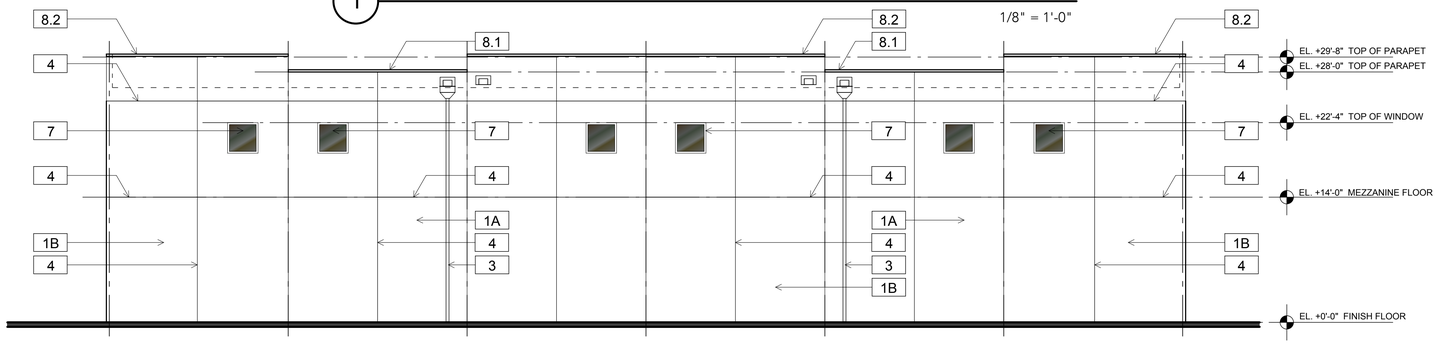
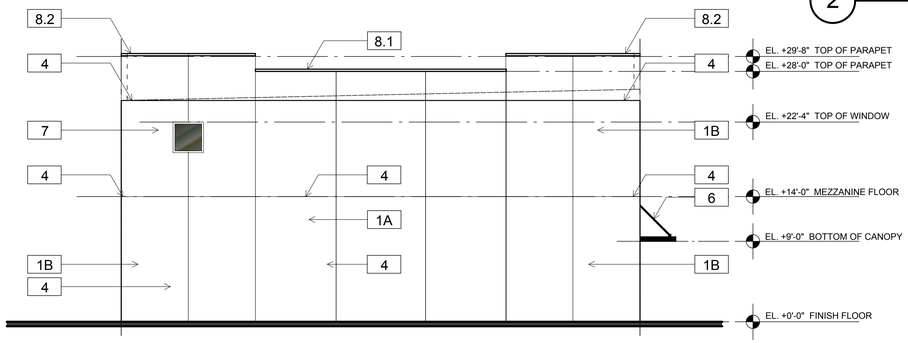
1 BUILDING C - FRONT ELEVATION



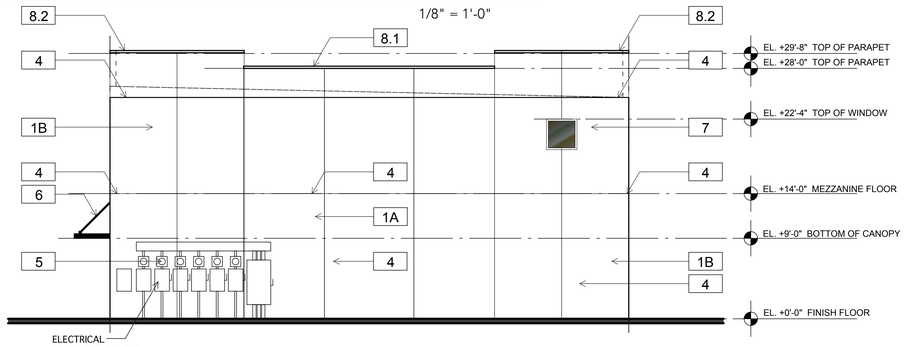
2 BUILDING C - REAR ELEVATION

1/8" = 1'-0"



3 BUILDING C - SIDE ELEVATION

1/8" = 1'-0"



4 BUILDING C - SIDE ELEVATION

1/8" = 1'-0"

MATERIAL SCHEDULE

PALM SPRINGS — 3/13/25

MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT / PAINT	
2	LIGHT FIXTURE	WHITE	
3	DOWNSPOUT	PRE-FINISHED ALUMINUM	
4	CEMENT PLASTER W/ PVC JOINT	PAINT	
5	ELECTRICAL	PAINT	
6	SUSPENDED METAL CANOPY	PRE-FINISHED ALUMINUM - DARK GRAY	
7	ALUMINUM STOREFRONT	CLEAR ANODIZED ALUMINUM W/ IMPACT RATED CLEAR GLASS	
8.1	PRE-FINISHED ALUMINUM	WHITE	
8.2	PRE-FINISHED ALUMINUM	DARK GRAY	
A	PAINT - WHITE	HIGH REFLECTIVE WHITE	SHERWIN WILLIAMS
B	PAINT - GRAY	MARCH WIND (SW 7668)	SHERWIN WILLIAMS

KEY PLAN

REVISION BLOCK

MARK	DESCRIPTION	DATE

ARCHITECT

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Deerfield Beach, Florida 33442
O: 561-750-4111

CONSULTANT

OWNER IDENTIFICATION

PALM SPRINGS FLEX

BUILDING

PALM SPRINGS, FLORIDA

PROJECT

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	3/30/25
PERMIT DATE	
BID DATE	

SHEET

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-7

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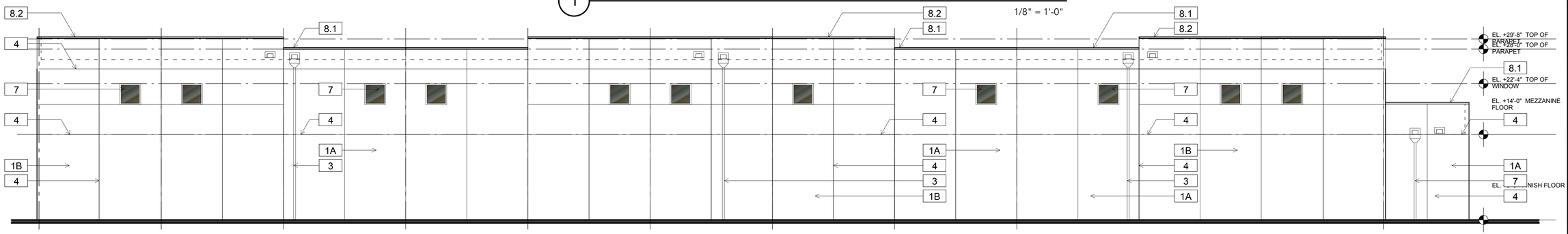
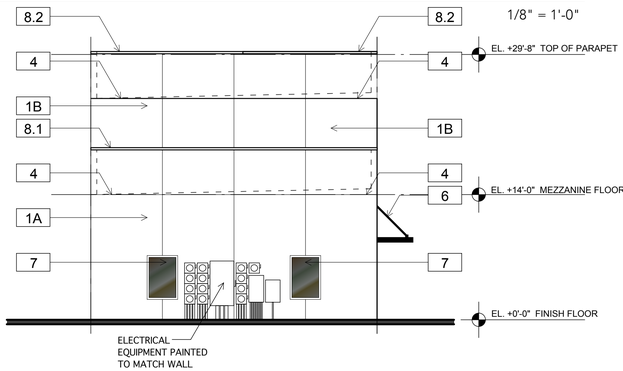
1 BUILDING C - FRONT ELEVATION

1/8" = 1'-0"



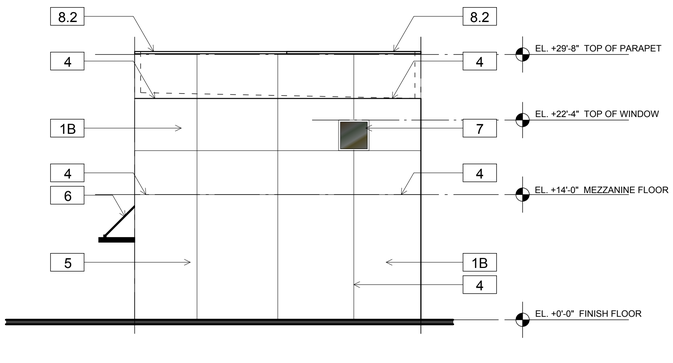
2 BUILDING C - REAR ELEVATION

1/8" = 1'-0"



3 BUILDING C - SIDE ELEVATION

1/8" = 1'-0"



4 BUILDING C - SIDE ELEVATION

1/8" = 1'-0"

MATERIAL SCHEDULE

PALM SPRINGS — 3/13/25

MK	Material	Finish	Remarks
1	CEMENT PLASTER	SAND FLOAT / PAINT	
2	LIGHT FIXTURE	WHITE	
3	DOWNSPOUT	PRE-FINISHED ALUMINUM	
4	CEMENT PLASTER W/ PVC JOINT	PAINT	
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A	PAINT - WHITE	HIGH REFLECTIVE WHITE	SHERWIN WILLIAMS
B	PAINT - GRAY	MARCH WIND (SW 7668)	SHERWIN WILLIAMS

KEY PLAN

REVISION BLOCK

MARK	DESCRIPTION	DATE

ARCHITECT
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CONSULTANT

OWNER IDENTIFICATION

BUILDING
Palm Springs Warehouse
PALM SPRINGS, FLORIDA

PROJECT

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

SHEET

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-8

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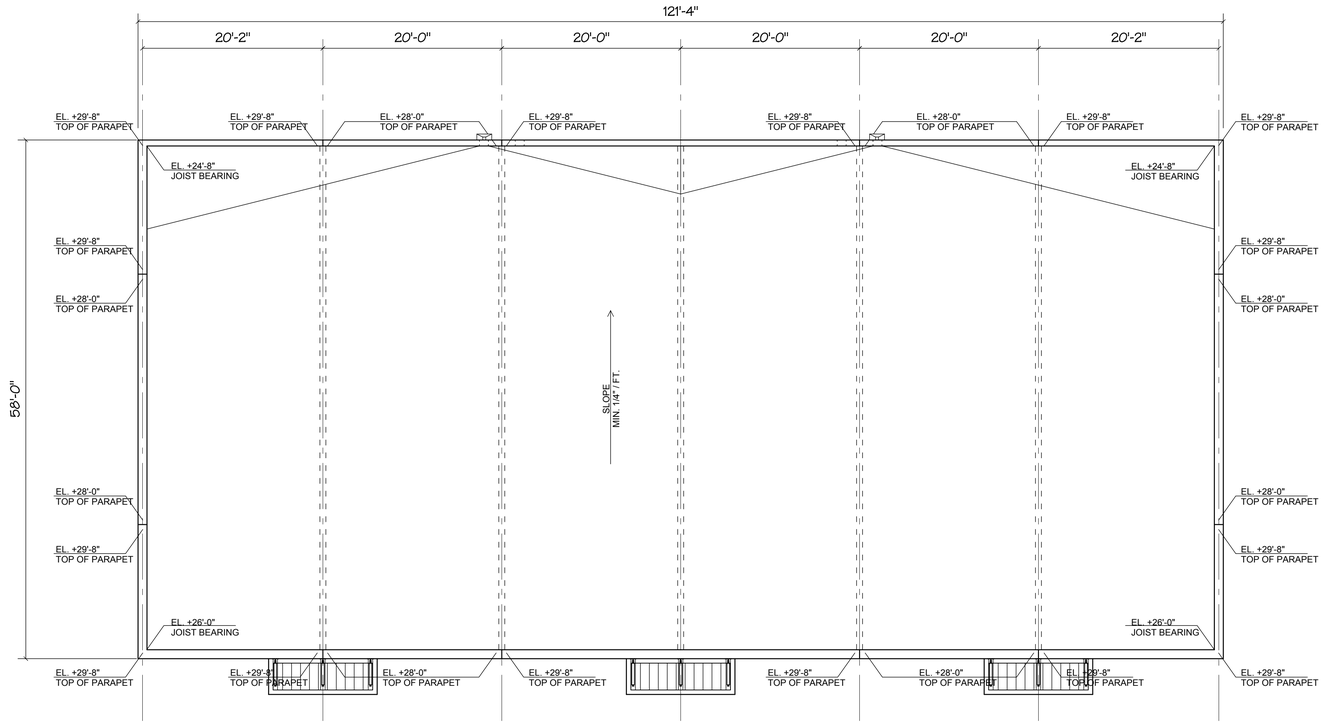
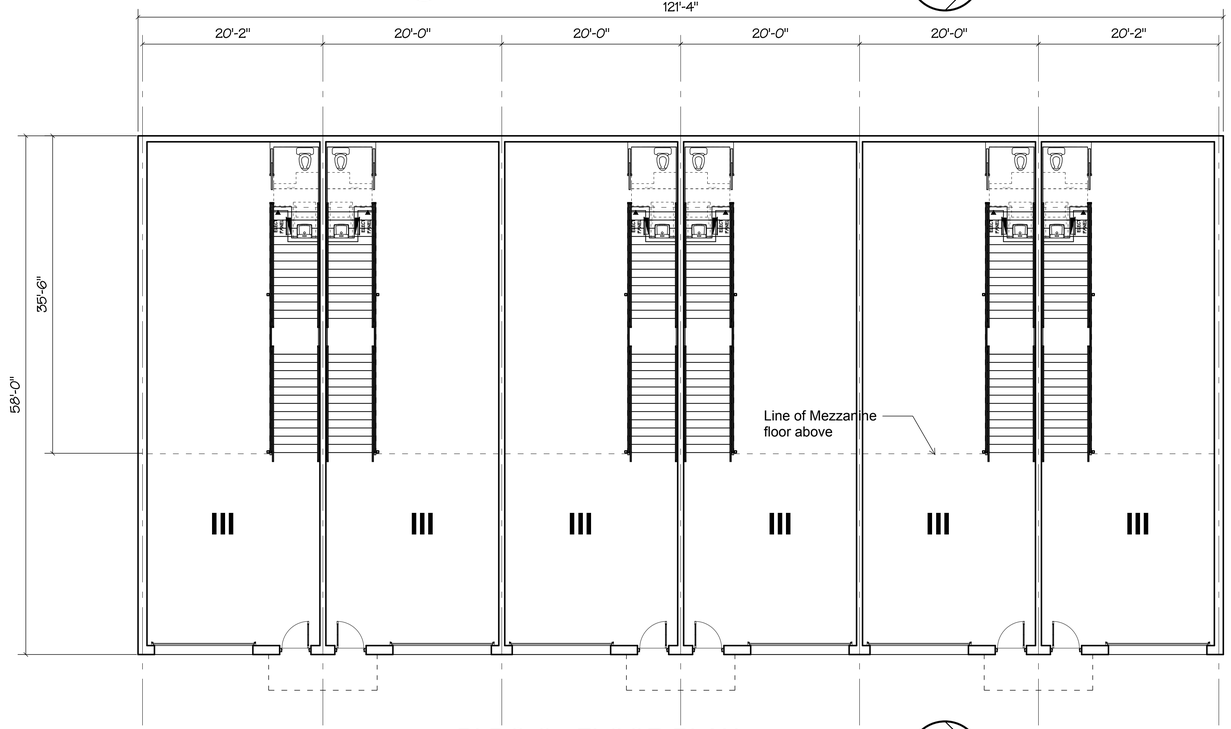


2 BLDG C - ROOF PLAN

1/8" = 1'-0"



1 BLDG C - FLOOR PLAN

7,037 Sq ft + 3,300 Sq ft Mezzanine = 10,337 Sq ft

1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

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ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

PALM SPRINGS FLEX

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	3/30/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-4

SHEET

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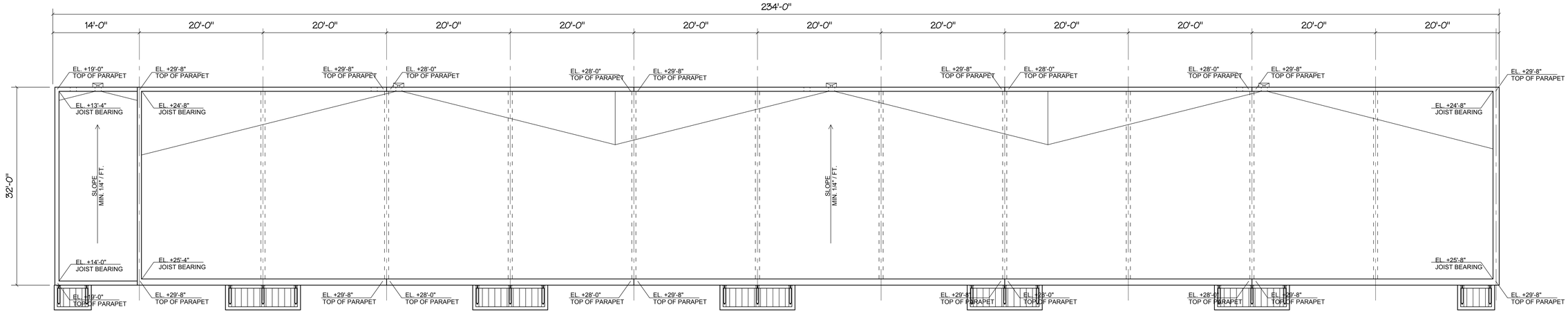
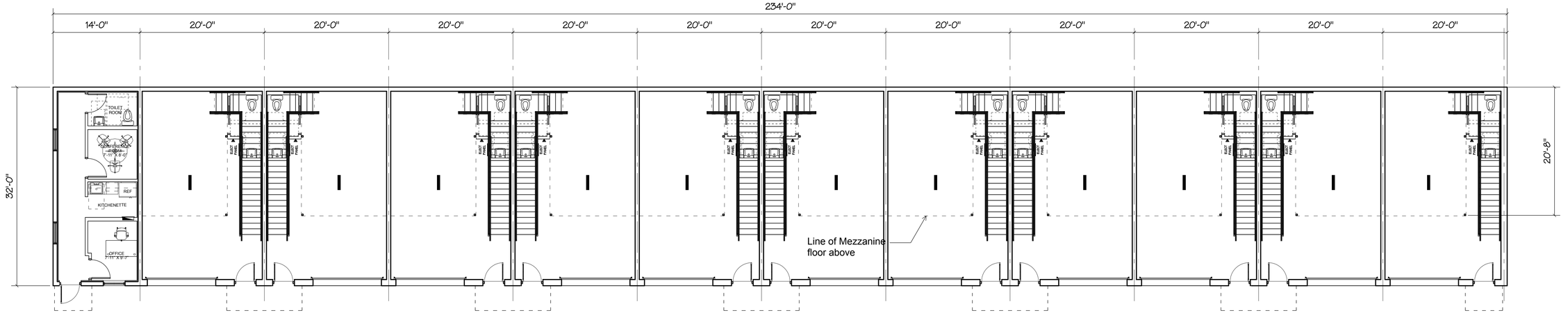


2 BLDG C - ROOF PLAN

1/8" = 1'-0"



1 BLDG C - FLOOR PLAN

7,930 Sq ft + 1,860 Sq ft Office (Max.) = 9,790 Sq ft
448 Sq ft Leasing Office

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
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O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	5/27/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-5

SHEET

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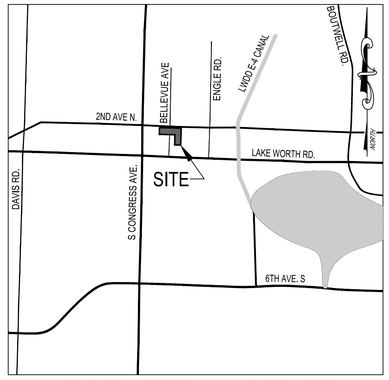
CONCEPTUAL CIVIL ENGINEERING PLANS FOR:
PALM SPRINGS WAREHOUSE

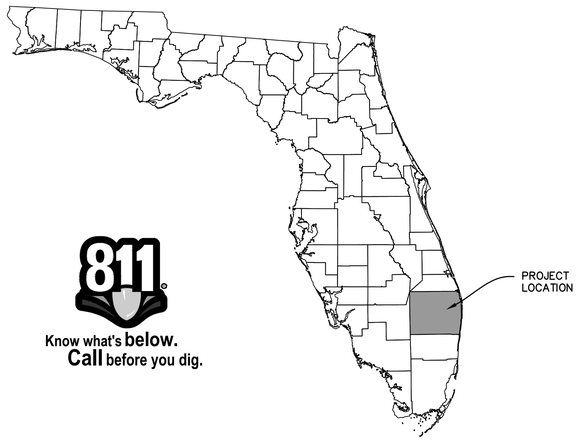
GENERAL NOTES:

1. COORDINATION OF DRAWINGS AND DISCIPLINES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR COMPLETENESS AND ACCURACY. FURTHER CONTRACTOR IS COORDINATE ALL TRADES AND DISCIPLINES PROPERLY. ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING.
2. FDOT R/W. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS & LATEST SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
3. BUILDINGS & UTILITIES. CONTRACTOR IS ADVISED THAT THE BUILDINGS AND ASSOCIATED SYSTEMS ARE STILL UNDER REVIEW BY VARIOUS JURISDICTIONAL AGENCIES. AS SUCH, THERE MAY BE MODIFICATIONS TO SERVICE LINES (MATERIALS, SIZES, LOCATIONS, DEPTHS, ETC.) AS THE DOCUMENTS ARE PERMITTED.
4. SAFETY. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND LINES. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE LINES.
5. FAMILIARITY WITH SITE CONDITIONS. THE CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. MAKE HIS OWN SUBSURFACE INVESTIGATION TO SATISFY HIMSELF AS TO THE SITE AND SUBSURFACE CONDITIONS, BUT SUCH SUBSURFACE INVESTIGATIONS SHALL BE PERFORMED ONLY UNDER TIME SCHEDULES AND ARRANGEMENTS APPROVED IN ADVANCE BY THE OWNER'S REPRESENTATIVE AND ENGINEER. THE EXISTING GRADES SHOWN ON THE DRAWINGS ARE APPROXIMATE ONLY AND NO REPRESENTATION IS MADE AS TO THEIR ACCURACY OR CONSISTENCY. THE CONTRACTOR SHALL VERIFY ALL EXISTING GRADES TO THE EXTENT NECESSARY TO INSURE COMPLETION OF THE JOB TO THE PROPOSED GRADES INDICATED ON THE DRAWINGS.
6. WORKMANSHIP. ALL WORK SHALL BE PERFORMED IN A WORKMANSHIP-LIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES, INCLUDING OSHA.
7. ELEVATIONS. ALL ELEVATIONS REFER TO NAVD 1988 DATUM.
8. SURVEY & BENCHMARK. REFER TO SURVEY PREPARED BY ROYAL POINT SURVEYING FOR ADDITIONAL INFORMATION.
9. GEOTECHNICAL INFORMATION. REFER TO GEOTECHNICAL REPORTS AND BORING LOGS FOR ADDITIONAL INFORMATION INCLUDING SITE PREPARATION REQUIREMENTS.
10. FIELD LOCATIONS. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (1-800-432-4770)" AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION. THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION AND ALTERATION OF THEIR EXISTING FACILITIES.
11. PROTECTION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION FOR THE PROTECTION OF ALL EXISTING AND NEWLY INSTALLED ABOVE GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES FROM DAMAGE OR SERVICE DISRUPTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING SUCH MEASURES AS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF THOSE PERSONS HAVING ACCESS TO THE WORK SITE.
12. EXISTING UTILITIES. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND SOILS CONDITIONS AND SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCIES WITH THE PLANS.
13. EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
14. FIELD REVIEWS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 72 HOURS PRIOR TO ANY REQUIRED FIELD REVIEWS OR INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY, LABOR AND MATERIALS FOR INSPECTION AND/OR TEST. ALL WORK SHALL BE OPEN AND SUBJECT TO REVIEW AND/OR INSPECTION BY AUTHORIZED PERSONNEL OF THE NPBCID, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.
15. DIFFERING SITE CONDITIONS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH ARE REPRESENTED ON THE PLANS, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING.
16. DEWATERING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ANY DEWATERING PERMITS AND/OR APPROVALS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED FACILITIES AND SYSTEMS.
17. PERMITS. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND/OR LICENSES TO COMMENCE CONSTRUCTION.
18. USE OF EXISTING MATERIALS. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
19. EXISTING LANDSCAPE. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.
20. TESTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTS TO BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY THE ENGINEER. THE CONTRACTOR UNDERSTANDS THAT ANY AND ALL TESTS, INSPECTIONS, PROCEDURES INCLUDING ALL LABOR, MATERIALS, TIME AND EFFORT IN ORDER TO HAVE ALL WORK DESIGNATED AS FINAL BY THE RESPECTIVE JURISDICTIONAL AUTHORITIES AND THAT SUCH TESTS, INSPECTIONS AND PROCEDURES ARE INCLUDED IN THE BID.
21. FINAL UTILITY ADJUSTMENTS. ALL UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.
22. PERMITS. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR TRACKING ALL PERMIT EXPIRATION DATES AND ADVISING ENGINEER IF THEY DESIRE TO APPLY FOR PERMIT EXTENSIONS OR RENEWALS PRIOR TO PERMIT EXPIRATION. OWNER AND CONTRACTOR ARE ADVISED THAT REGULATORY AGENCIES MAY DECLINE TO EXTEND OR RE-APPROVE APPROVALS AND/OR MAY REQUIRE DESIGN CHANGES, ADDITIONAL FEES, ADDITIONAL SURETY, RE-REVIEW, ETC. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ALL DELAYS, ADDITIONAL COSTS, CHANGE ORDERS, ETC. ASSOCIATED WITH FAILING TO COMPLETE WORK PRIOR TO PERMIT EXPIRATION.

BELLEVUE AVE. & 2nd AVE. N.
PALM SPRINGS, FLORIDA
MMA PROJECT #25-001



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



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

DRAWING INDEX

DWG. #	TITLE
C1.0	COVER SHEET
C2.1	PRELIMINARY PAVING, GRADING, & DRAINAGE PLAN
C2.2	PRELIMINARY WATER & WASTEWATER PLAN
C3.1-3.2	PRELIMINARY ENGINEERING DETAILS
C4.1	SITE DEMOLITION & EROSION CONTROL PLAN
LS-1	PRELIMINARY LIFT STATION DETAILS (BY AES)

GOVERNING SPECIFICATIONS
REFER TO VILLAGE OF PALM SPRINGS ENGINEERING/UTILITY STANDARDS AND PROJECT SPECIFICATION SHEET FOR DETAILED PROJECT AND MATERIAL REQUIREMENTS. ITEMS NOT EXPLICITLY ADDRESSED BY THESE DOCUMENTS SHALL BE CONSTRUCTED PER FDOT SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION (v2025-26) UNLESS OTHERWISE DIRECTED BY THE ENGINEER OF RECORD.

PROJECT TEAM

OWNER:
DTNK1, LLC,
DTNK2, LLC,
NOAHKARLEY, LLC

LAND PLANNER/LANDSCAPE ARCHITECT:
SCHMIDT-NICHOLS
1551 N. FLAGLER DRIVE, SUITE 102
WEST PALM BEACH, FL 33401
P: 561.684.6141

CIVIL ENGINEER:
McLEOD, McCARTHY & ASSOCIATES
TODD N. McLEOD, P.E.
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P: 561.689.9500 | F: 561.689.8080
todd@mcleodmccarthy.com

WUD #25-TBD

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DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.53' TO NAVD ELEVATIONS.

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SEAL
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FL LICENSE NO. 30535
STATE OF FLORIDA
PROFESSIONAL ENGINEER
TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSE NUMBER 30535, STATE OF FLORIDA. USING A SHA-1 AUTHENTICATION CODE.
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE.
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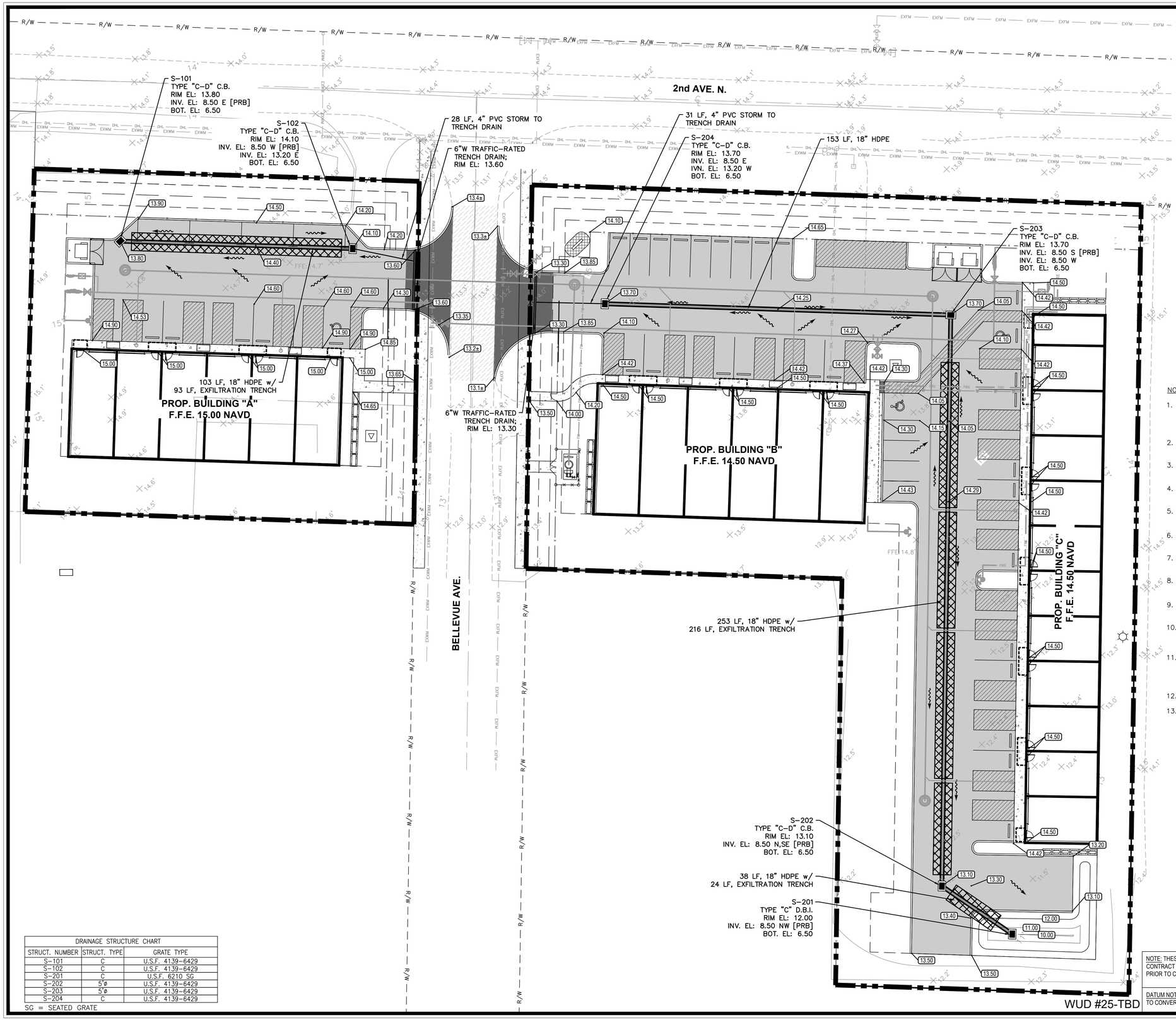
FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:25-001

NO.	DATE	REVISIONS

COVER SHEET
PALM SPRINGS WAREHOUSE
BELLEVUE AVE. & 2nd AVE. N.
PALM SPRINGS, FLORIDA

SITE PLAN RESUBMITTAL
DATE: 7/24/2025

SHEET
C1.0
OF 7



DRAINAGE STRUCTURE CHART		
STRUCT. NUMBER	STRUCT. TYPE	GRATE TYPE
S-101	C	U.S.F. 4139-6429
S-102	C	U.S.F. 4139-6429
S-201	C	U.S.F. 6210 SG
S-202	5'ø	U.S.F. 4139-6429
S-203	5'ø	U.S.F. 4139-6429
S-204	C	U.S.F. 4139-6429

SG = SEATED GRATE

N

W E

S

0 10 20 40

SCALE: 1" = 20'

LEGEND

PROP. SIGN

SURFACE FLOW ARROW

PROP. CONCRETE PAVEMENT

PROP. ASPHALT PAVEMENT

PROP. ASPHALT PAVEMENT (VILLAGE R/W SECTION)

PROPOSED ELEVATION XX.XX

EXIST. ELEVATION ×18.1

POLLUTION RETARDANT BAFFLE PRB

NOTES:

1. EXIST. UTILITIES, DRAINAGE, & ELEVATIONS BASED ON SURVEY PREPARED BY NEXGEN SURVEYING. CONTRACTOR SHALL VERIFY INVERTS, PIPE SIZES, AND STRUCTURE LOCATIONS PRIOR TO SUBMITTING SHOP DRAWINGS.
2. ALL LANDSCAPE AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM BUILDING.
3. CONTRACTOR SHALL CONFIRM DETECTABLE WARNING REQUIREMENTS WITH BUILDING OFFICIAL PRIOR TO INSTALLATION.
4. WHERE LANDSCAPE/SOD ABUTS BUILDING SLAB, A MINIMUM 3" SLAB REVEAL SHALL BE PROVIDED.
5. MAXIMUM SLOPE FROM TOP OF CURB AND BACK OF WALK TO FINISHED GRADE SHALL BE 4(H):1(V), UNLESS OTHERWISE NOTED.
6. ALL BUFFER, DETENTION, SWALE, AND UN-LANDSCAPED/UNPAVED AREAS SHALL BE SODDED UNLESS OTHERWISE NOTED.
7. REFER TO SITE PLAN PREPARED BY SCHMIDT-NICHOLS FOR ADDITIONAL SITE REQUIREMENTS.
8. ALL CULVERTS LEADING TO EXFILTRATION TRENCH SHALL BE FITTED WITH A POLLUTION RETARDANT BAFFLE (PRB) PER THE ENCLOSED DETAIL.
9. ALL BUFFER & UNPAVED/UNLANDSCAPED AREAS SHALL BE SODDED BY CONTRACTOR.
10. ALL OFFSITE DISTURBED AREAS SHALL BE SODDED BY CONTRACTOR. ALL DAMAGED CURBING, PAVEMENT, STRIPING, SIGNAGE, LANDSCAPING, ETC. SHALL BE RESTORED BY CONTRACTOR.
11. CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING MAINTENANCE OF TRAFFIC (MOT) PLANS AND OBTAINING ALL REGULATORY APPROVALS FOR MOT PLANS. COPIES OF APPROVED MOT PLANS SHALL BE PROVIDED TO ENGINEER PRIOR TO COMMENCING WORK.
12. ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT INDEX NO. 430-001.
13. ALL DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND STORMSEWER SYSTEM, PER DETAIL, SHEET C2.1.

ACCESSIBILITY NOTES:

1. ACCESSIBLE ROUTES SHALL BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – ACCESSIBILITY.
2. ALL WALKS CROSSING A VEHICULAR AREA SHALL HAVE DETECTABLE WARNING SURFACE (TRUNCATED DOME) IN ACCORDANCE WITH THE FLORIDA BUILDING CODE – ACCESSIBILITY.
3. CURB RAMP SLOPES AND DIMENSIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX NO. 522-02. CURB RAMP DETECTABLE WARNING SURFACES SHALL BE TRUNCATED DOME AND SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
4. DETECTABLE WARNING SHALL BE THE WIDTH OF THE WALKING SURFACE AND 3' IN LONGITUDINAL LENGTH (DIRECTION OF TRAVEL). DETECTABLE WARNING MATS SHALL PER THE FDOT APPROVED PRODUCTS LIST (APL), LATEST EDITION.

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CA 0032535

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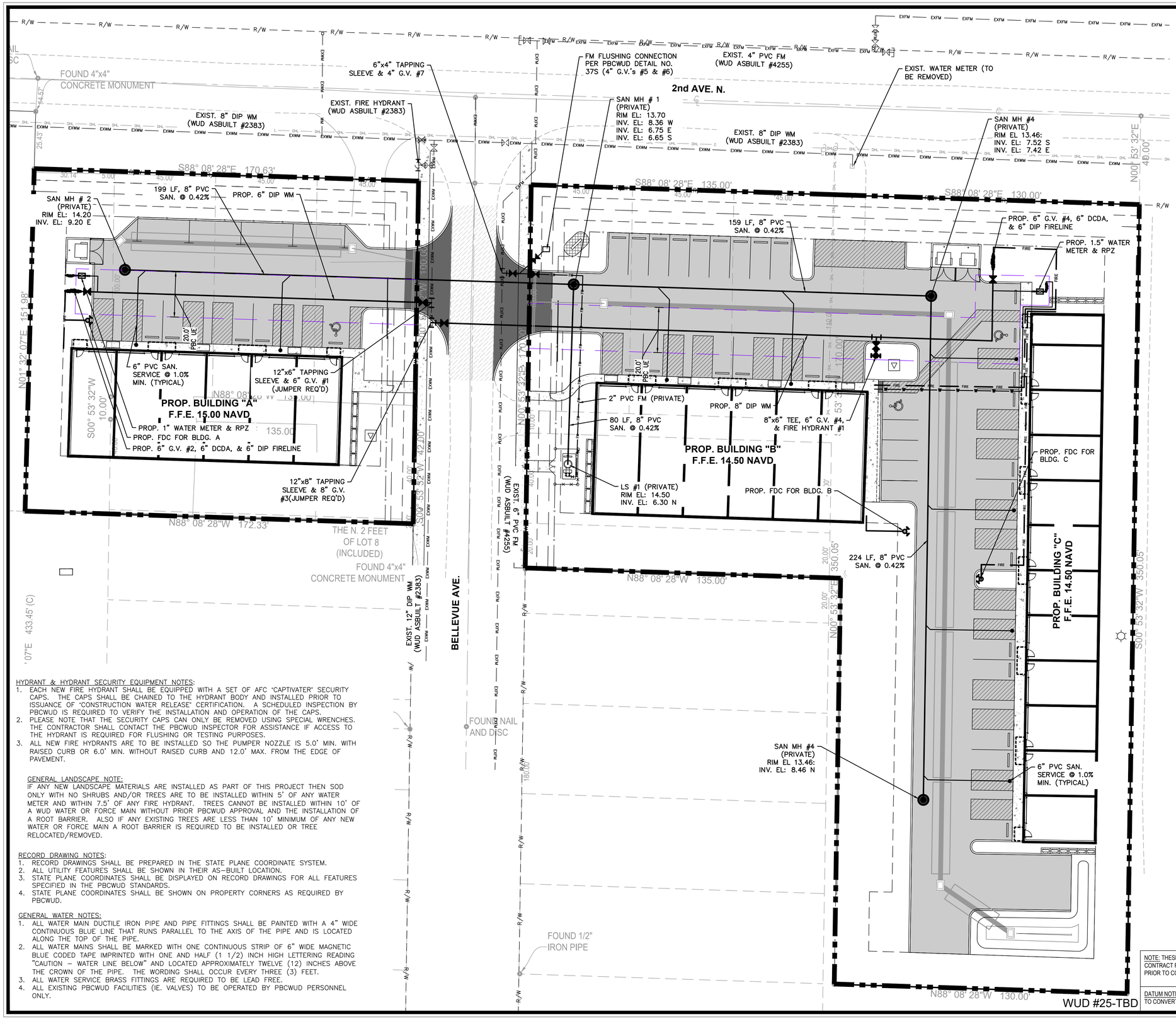
FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:25-001

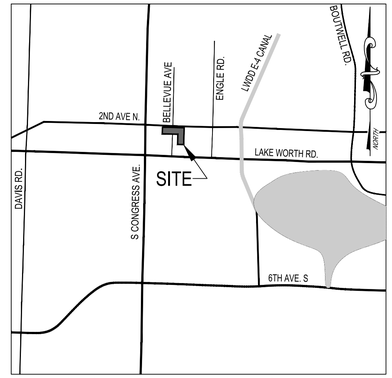
NO.	DATE	REVISIONS

PRELIMINARY PAVING, GRADING & DRAINAGE PLAN
PALM SPRINGS WAREHOUSE
BELLEVUE AVE. & 2nd AVE. N.
PALM SPRINGS, FLORIDA

SITE PLAN RESUBMITTAL
DATE: 7/24/2025

SHEET
C2.1
OF 7

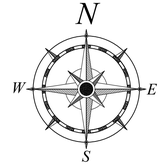




SEC 20. - TWP. 44S - RGE. 43E

LOCATION MAP

N.T.S.



SCALE: 1" = 20'

LEGEND

- EASEMENT LINE
- EXWM — EXWM — EXISTING WATER MAIN, GATE VALVE (G.V.), TEE, F.H. AND PLUG
- EXSS — EXSS — EXISTING SANITARY SEWER MAIN, MANHOLE AND DIRECTION OF FLOW.
- PROPOSED WATER MAIN, GATE VALVE (G.V.), BEND AND TEE WITH FIRE HYDRANT ASSEMBLY.
- PROPOSED SANITARY SEWER MAIN, SINGLE & DOUBLE SEWER SERVICE CLEAN OUT (C.O.), MANHOLE AND
- CONCRETE
- MILLING & RESURFACING
- ASPHALT PAVEMENT
- [SD] EXIST. UTILITY TO BE VERIFIED BY SOFT DIGS PRIOR TO APPROVAL OF SHOP DRAWINGS
- U.E. UTILITY EASEMENT

NOTES:

1. PRIOR TO CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY (ELEVATION & LOCATION) ALL EXISTING UTILITIES. CONTRACTOR SHALL PERFORM A GROUND PENETRATING RADAR (GPR) SURVEY OF ALL EXISTING UNDERGROUND FACILITIES ON THE PROJECT SITE, AND SHALL SUPPLY THE GPR RESULTS TO OWNER AND ENGINEER. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUATION OF WORK.
2. ALL WATER MAINS SHALL BE DIP UNLESS OTHERWISE NOTED.
3. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 7' AND A MAXIMUM OF 12' FROM EDGE OF PAVEMENT.
4. VALVES SHALL NOT BE PLACED IN CURBS.
5. ALL WATER AND SANITARY SERVICES SHALL BE CONSTRUCTED A MINIMUM OF 5' FROM DRAINAGE STRUCTURES.
6. MAGNETIC TAPE IS REQUIRED FOR ALL WATER & FORCE MAINS AND SHALL BE 6" WIDE, IMPRINTED WITH 2" HIGH LETTERING READING "CAUTION – WATER MAIN BURIED BELOW" OR "CAUTION – FORCE MAIN BURIED BELOW", AS REQUIRED.
7. RECORD DRAWINGS MUST HAVE DATA FOR TAP AND METER LOCATIONS FOR ALL NON–PERPENDICULAR WATER MAIN SERVICES.
8. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW PALM BEACH COUNTY WATER UTILITIES DEPARTMENT MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS, LATEST EDITION.
9. ALL WATERMAINS TO CROSS OVER SANITARY SEWER SERVICES. WHERE 18" MINIMUM CLEARANCE CANNOT BE MAINTAINED, 20 LINEAR FEET OF DUCTILE IRON WATERMAIN SHALL BE CENTERED ON THE CROSSING AND THE SEWER SERVICE SHALL BE C–900, SDR–18. IN NO CASE SHALL THERE BE LESS THAN 6" CLEARANCE.
10. CONTRACTOR TO OBTAIN ALL REQUIRED FIREMAIN BUILDING PERMITS AND ELECTRICAL PERMITS FOR ELEC. SERVICE TO TAMPER SWITCHES
11. FIREMAIN SHALL BE PRESSURE TESTED IN PRESENCE OF PBCFR PERSONNEL WITH OPEN JOINTS AND IN ACCORDANCE WITH NFPA REQUIREMENTS.

PBCUE RECORDED IN:

ORB _____, PGS _____

HYDRANT & HYDRANT SECURITY EQUIPMENT NOTES:

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

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

RECORD DRAWING NOTES:

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

GENERAL WATER NOTES:

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

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SEAL: TODD N. MCLEOD, P.E. LICENSE NO. 68181 STATE OF FLORIDA

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #:25-001

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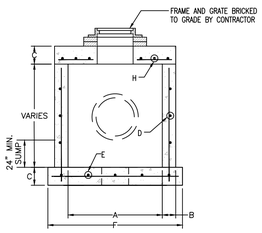
NO.	REVISIONS	DATE

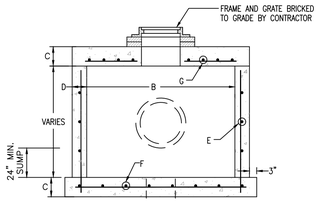
PRELIMINARY WATER & WASTEWATER PLAN
PALM SPRINGS WAREHOUSE
BELLEVUE AVE. & 2nd AVE. N.
PALM SPRINGS, FLORIDA

SITE PLAN RESUBMITTAL
DATE: 7/24/2025

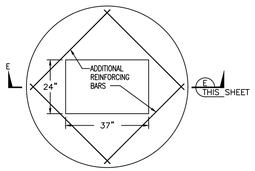
SHEET
C2.2
OF 7



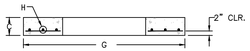
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



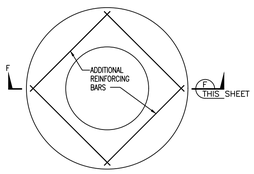
CATCH BASIN
(SEE TABLE FOR DIMENSIONS)



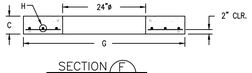
TOP SLAB FOR CATCH BASIN



SECTION E THIS SHEET
(SEE TABLE FOR DIMENSIONS)



TOP SLAB FOR MANHOLE



SECTION F THIS SHEET
(SEE TABLE FOR DIMENSIONS)

A	B	C	D	E* C.C.E.W	F	G	H* C.C.E.W
3'-6"ø	4"	8"	ASTM C-478	#4 @ 12"	4'-8"ø	4'-2"ø	#4 @ 6"
3'-6"ø	6"	8"	ASTM C-478	#4 @ 12"	5'-0"ø	4'-6"ø	#4 @ 6"
4'ø	6"	8"	ASTM C-478	#4 @ 12"	6'-0"ø	5'-0"ø	#4 @ 6"
4'ø	8"	8"	ASTM C-478	#5 @ 12"	6'-4"ø	5'-4"ø	#4 @ 6"
5'-0"ø	8"	8"	ASTM C-478	#5 @ 12"	7'-4"ø	6'-4"ø	#5 @ 8"
6'-0"ø	6"	8"	ASTM C-478	#5 @ 6"	8'-0"ø	7'-0"ø	#5 @ 6"
6'-0"ø	8"	8"	ASTM C-478	#5 @ 6"	8'-4"ø	7'-4"ø	#5 @ 6"
7'-0"ø	8"	8"	ASTM C-478	#5 @ 6"	9'-4"ø	8'-4"ø	#5 @ 6"
8'-0"ø	10"	10"	ASTM C-478	#5 @ 6"	10'-8"ø	9'-8"ø	#6 @ 6"
10'-0"ø	12"	12"	ASTM C-478	#5 @ 6"	12'-0" SQ.	12'-0"ø	#6 @ 6"

INLET NOTES

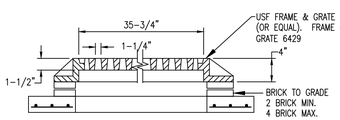
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

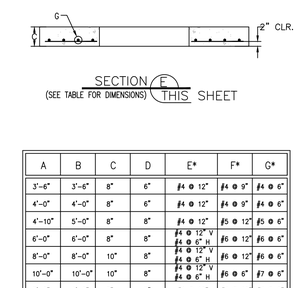
INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST–IN–PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

CIRCULAR CATCH BASIN (ON–SITE)



ON–SITE INLET FRAME & GRATE
(TYPE "C–D" INLET)



TOP SLAB FOR CATCH BASIN

SECTION F THIS SHEET
(SEE TABLE FOR DIMENSIONS)

A	B	C	D	E*	F*	G*
3'–6"	3'–6"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'–0"	4'–0"	8"	6"	#4 @ 12"	#4 @ 9"	#4 @ 6"
4'–10"	5'–0"	8"	8"	#4 @ 12"	#5 @ 12"	#5 @ 6"
6'–0"	6'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"
8'–0"	8'–0"	10"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"
10'–0"	10'–0"	10"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 6"	#7 @ 6"
3'–0"	4'–6"	8"	8"	#4 @ 12"	#4 @ 6"	#4 @ 6"
3'–6"	6'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
4'–0"	6'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
3'–6"	8'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
4'–0"	8'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
5'–0"	7'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#5 @ 12"	#5 @ 6"
6'–0"	8'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"
6'–0"	12'–0"	8"	8"	#4 @ 12" V #4 @ 6" H	#6 @ 12"	#6 @ 6"

INLET NOTES

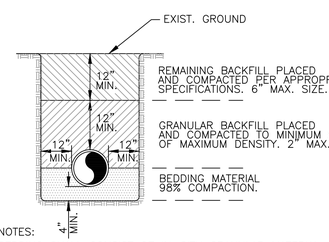
BEVELED EDGES: ALL EXPOSED CORNERS AND EDGES TO BE CHAMFERED 3/4".

FOUNDATION MATERIAL: WHERE MATERIAL UNSATISFACTORY FOR FOUNDATION IS ENCOUNTERED, ALL SUCH MATERIAL MUST BE REMOVED DOWN TO SATISFACTORY MATERIAL AND BACKFILLED TO SUBGRADE WITH CLEAN SAND.

INLET TYPES: INLETS ARE TO BE CONSTRUCTED TO THE DIMENSIONS SHOWN HEREON. INLETS RECEIVING PIPE LARGER THAN 42" DIAMETER SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARDS

MATERIAL: INLET WALLS AND BASES MAY EITHER BE CAST–IN–PLACE CLASS I, 2500 P.S.I. CONCRETE OR PRECAST CLASS II, 4000 (MIN.) P.S.I. CONCRETE.

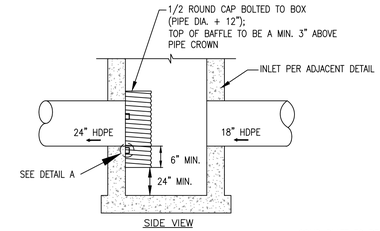
RECTANGULAR CATCH BASIN (ON–SITE)



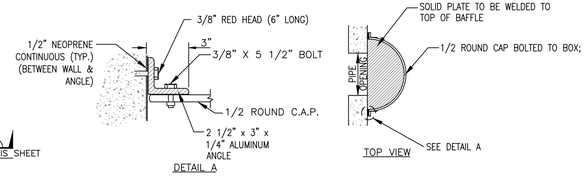
NOTES:

1. BEDDING SHALL CONSIST OF IN–SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" – 7/8" SIZING. UNSUITABLE IN–SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIALS SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. SEE GENERAL NOTES FOR PIPE BACKFILL BENEATH PROPOSED PAVEMENT.

TRENCH DETAIL
N.T.S.

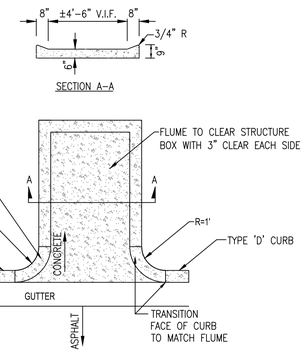


SIDE VIEW

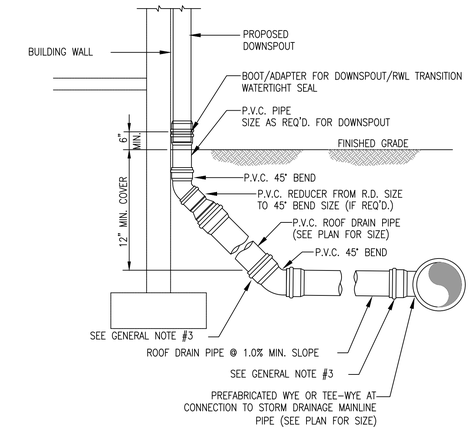


NOTE: BAFFLE TO BE USED ON ALL PIPE INVERTS CONNECTING TO EXFILTRATION TRENCH.

POLLUTION RETARDANT BAFFLE (PRB) DETAIL
N.T.S.



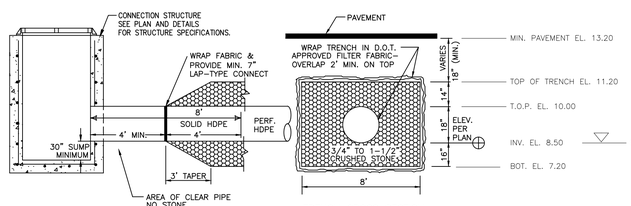
CONCRETE FLUME DETAIL
N.T.S.



GENERAL NOTES:

1. PROVIDE TEMPORARY P.V.C. PLUG IN BELL END OF DOWNSPOUT SERVICE STUB–UP.
2. ADDITIONAL BENDS MAY BE REQUIRED TO CLEAR BUILDING FOUNDATIONS OR TO CONNECT TO MAIN TRUNK LINE STORM DRAINAGE PIPES.
3. USE A FABRICATED P.V.C. TRANSITION ADAPTER TO TRANSITION FROM P.V.C. PIPE TO H.D.P.E. PIPE OR FITTINGS.
4. ALL PIPE AND FITTING JOINTS SHALL BE WATERTIGHT.

DOWNSPOUT TIE–IN DETAIL
N.T.S.



NOTES: COMPACT TRENCH BACKFILL AND SOIL WITHIN MIN. 5' OF TRENCH TO MIN. 98% OF MAX. DRY DENSITY PER ASTM D–1557.

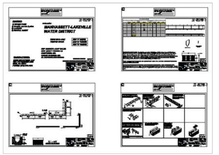
ON–SITE EXFILTRATION TRENCH DETAIL
N.T.S.

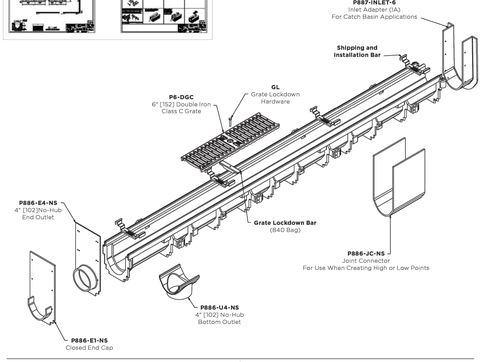
Zurn Trench Drainage Systems Z886 Perma-Trench Installation Instructions

Z886 Accessories

6" [152MM] WIDE TRENCH DRAIN SYSTEM

Below are the typical components for installing the Z886 trench drain. Check your order to verify you have all components particular to your job before beginning your installation. Contact customer service at 855-ONE-ZURN should additional material be required.



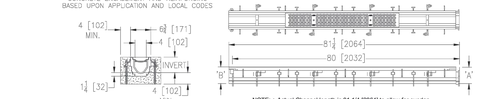


ZURN **Z886-HDS**
6-3/4 [171] WIDE REVEAL TRENCH DRAIN SYSTEM WITH STAINLESS STEEL EXTRA HEAVY-DUTY FRAME ASSEMBLY

SPECIFICATION SHEET
TAG _____

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice

SPECIFYING ENGINEER IS RESPONSIBLE FOR CONCRETE ENGAGEMENT AND REINFORCING BASED UPON APPLICATION AND LOCAL CODES



NOTE: = Actual Channel length is 81 1/4 [2064] to allow for overlap.

ENGINEERING SPECIFICATION: Zurn Z886-HDS
Channels shall be 80 [2032] long, 6-3/4 [171] wide reveal and have a 4 [102] throat. Modular channel sections shall be made of 0% water absorbent High Density Polyethylene (HDPE). Channel have a positive mechanical connection between channel sections that will not separate during the installation and mechanically lock into the concrete surround every 10 [254]. Channels shall weigh less than 2.31 lbs [1.05kg] per linear foot, have a smooth, 1-1/2 [38] radiused self cleaning bottom with a Manning's coefficient of 0.009 and 0.75% or neutral 0% built in slope. Channels have rebar clips standard to secure trench in its final location. Channels provided with standard RFSC grates that lock down to frame. Zurn S-3/8[137] wide reveal stainless steel reinforced slotted grate conforming to ASTM specification A351, Grade CF8 (type 304),fabricated grate is rated class C per the DIN EN1433 top load classifications. Supplied in 40 [1016] nominal lengths with 3/8 [9.5] wide slots, and 3/4 [19] bearing depth. Grate has an open area of 12.0 sq. in per ft. [25400 sq mm per meter].The 0.105 [2.66] thick Heavy-Duty stainless Steel Frame Assembly conforms to ASTM specification A-240(type 304) with 10 - 4 [102] long concrete anchors per 80 [2032]. Grate lockdown bars are to be integral to the frame. All welds must be performed by a certified welder per ASTM standard AWS D1.6.Frames produced in the U.S.A

PREFIX OPTIONS (Check/specify appropriate options)
____ Z Six-foot, Eight-inch High Density Polyethylene (HDPE)*

SUFFIX OPTIONS (Check/specify appropriate options)

Outlet Adapters Add/Each
____ -E1 Closed End Cap
____ -E2 2 [51] No-Hub Bottom Outlet
____ -E3 3 [76] No-Hub End Outlet
____ -E4 4 [102] No Hub End Outlet
____ -E6 6 [152] No-Hub End Outlet
____ -U2 2 [51] No-Hub Bottom Outlet
____ -U3 3 [76] No-Hub Bottom Outlet
____ -U4 4 [102] No-Hub Bottom Outlet
____ -U6 6 [152] No-Hub Bottom Outlet

Frame Options
____ -LD Light Duty Grate On Heavy Duty Frame
____ -SW Sidewall Extension - 9 [229] High
____ -SW2 Sidewall Extension - 18 [457] High

Grate Options (Load Classifications are per DIN EN1433)
____ -BDC Black Acid Resistant Epoxy Coated Ductile Grate - Class C
____ -BDE Black Acid Resistant Epoxy Coated Ductile Grate - Class E
____ -DBG Ductile Iron Cast Bar Grate - Class C
____ -DC Ductile Iron Solid Cover - Class C
____ -DGC Ductile Iron Slotted Grate - Class C
____ -DGE Ductile Iron Slotted Grate - Class E
____ -HPD Heel-Proof Ductile Slotted Grate - Class B
____ -HPDE Heel-Proof Ductile Slotted Grate - Class E
____ -RFSC Reinforced Slotted Stainless Steel Grate - Class C*
____ -RPSC Reinforced Perforated Stainless Steel Grate - Class C
____ -RPSRC Reinforced Perforated Stainless Steel Reverse Punch Grate - Class C

Miscellaneous Options
____ -VP Vandal-Proof Lockdown
____ -JC Joint Connector
____ -DB Bottom Dome Strainer

Decorative Grate Options (Load Classifications are per DIN EN1433)
____ -SBG Stainless Steel Bar Grate - Class E

Trench No.	'A' Shallow Inv.	'B' Deep Inv.	Flow (cfs)	Flow (gpm)	Flow (lps)
8601	3.50 [89]	4.10 [104]	0.21	93	6
8602	4.10 [104]	4.70 [119]	0.27	122	8
8603	4.70 [119]	5.30 [135]	0.34	152	10
8603N	5.30 [135]	5.30 [135]	-	-	-
8604	5.30 [135]	5.90 [150]	0.41	183	12
8605	5.90 [150]	6.50 [165]	0.48	214	13
8606	6.50 [165]	7.10 [180]	0.55	245	15
8606N	7.10 [180]	7.10 [180]	-	-	-
8607	7.10 [180]	7.70 [196]	0.62	276	17
8608	7.70 [196]	8.30 [211]	0.69	308	19
8609	8.30 [211]	8.90 [226]	0.76	339	21
8610	8.90 [226]	9.50 [241]	0.83	371	23
8611	9.50 [241]	10.10 [257]	0.90	403	25
8612	10.10 [257]	10.70 [272]	0.97	435	27
8612N	10.70 [272]	10.70 [272]	-	-	-
8613	10.70 [272]	11.30 [287]	1.04	467	29
8614	11.30 [287]	11.90 [302]	1.11	498	31
8615	11.90 [302]	12.50 [318]	1.18	530	33

MADE in the U.S.A. (Load Classifications are per DIN EN 1433)
____ -BDE-USA Black Acid Resistant Epoxy Coated Ductile Grate - Class E
____ -DCE-USA Ductile Iron Solid Cover- Class E
____ -DGC-USA Ductile Iron Slotted Grate-Class C
____ -DGE-USA Ductile Iron Slotted Grate-Class E
____ -HPDE-USA Heel-Proof Ductile Slotted Grate - Class E
____ -PPC Plastic Perforated Grate - Class B

* Regularly furnished unless otherwise specified
⚠ **WARNING:** Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ **ADVERTENCIA:** Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ **AVERTISSEMENT:** Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855.663.9876

In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.892.5216

www.zurn.com

Rev. H
Date: 07/17/24
C.N. No. 146215
Prod. | Dwg. No. Z886-HDS

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.53' TO NAVD ELEVATIONS.

WUD #25-TBD

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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 82478 STATE OF CALIFORNIA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #:25-001

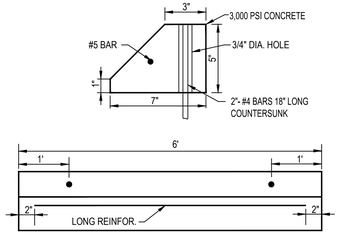
TODD N. McLEOD, P.E. PROFESSIONAL ENGINEER, LICENSED IN FL, CA, AND TX. THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. McLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

NO. | DATE | REVISIONS

PRELIMINARY ENGINEERING DETAILS
PALM SPRINGS WAREHOUSE
BELLEVUE AVE. & 2nd AVE. N.
PALM SPRINGS, FLORIDA

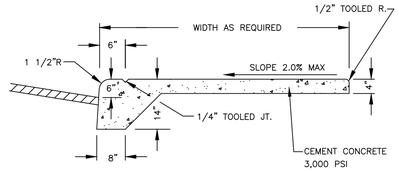
SITE PLAN RESUBMITTAL
DATE: 7/24/2025

SHEET
C3.1
OF 7



CONCRETE WHEEL STOP DETAIL

N.T.S.

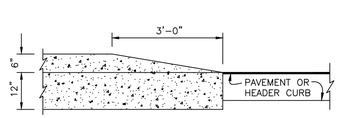


NOTES:

1. THE REVEAL SHOWN MAY VARY. REFER TO PLANS FOR LOCATIONS.
2. MONOLITHIC WALK & CURB REQUIRED AT ALL LOCATIONS WHERE PROPOSED SIDEWALK ABUTS ASPHALT PAVEMENT.

MONOLITHIC CURB AND SIDEWALK SECTION

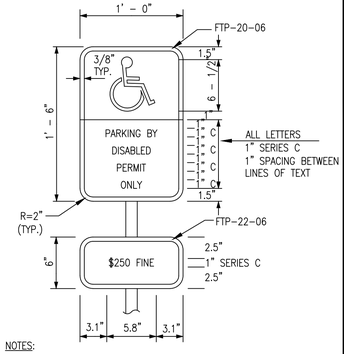
N.T.S.



NOTE:
WHEN CURB TRANSITIONS ARE ADJACENT TO SIDEWALK THE TRANSITION MUST BE 12:1

TRANSITION CURB TAPER DETAIL

N.T.S.



NOTES:

SIGN FTP-20-06

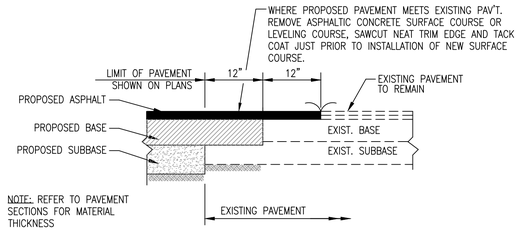
1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.

SIGN FTP-22-06

1. ALL LETTERS ARE 1" SERIES "C".
2. BACKGROUND WHITE, LEGEND AND BORDER BLACK.

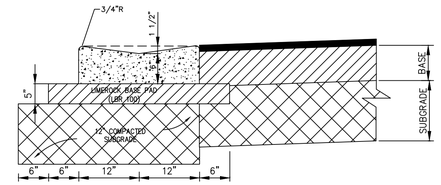
HANDICAP SIGN DETAILS

REFERENCE FDOT INDEX 17355



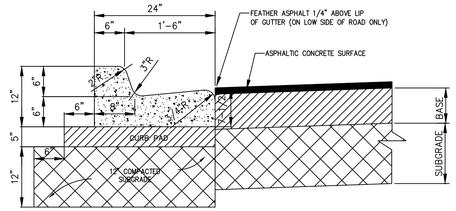
PAVEMENT MATCHING DETAIL

N.T.S.



VALLEY GUTTER REFER TO FDOT INDEX 300 FOR NOTES AND DETAILS

SCALE: NONE



NOTE :
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" INSTEAD OF 7 1/2".

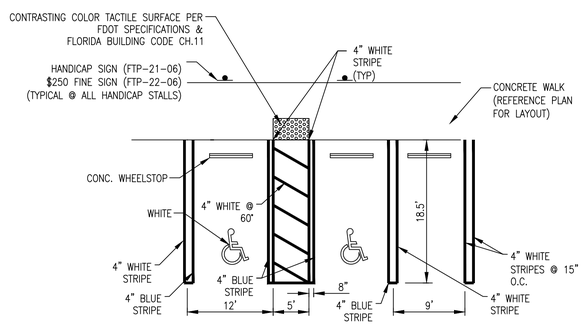
TYPE "F" CURB & GUTTER

SCALE: NONE

STOP SIGN: R1-1 MUTCD 36"X36" (DIAMOND GRADE)
WHITE LETTERS & BORDER ON RED BACKGROUND

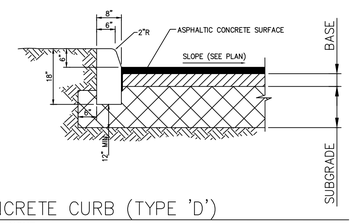
R1-1
TYPICAL STOP SIGN

N.T.S.



TYPICAL 90° PARKING STALL AND HANDICAP SPACE DETAIL

NOTE: MAXIMUM 2.0% SLOPE IN ANY DIRECTION
NOTE: ALL PARKING STRIPING SHALL BE IN ACCORDANCE WITH VILLAGE OF PALM SPRINGS LAND DEVELOPMENT CODE AND FDOT INDEX NO. 17346.



CONCRETE CURB (TYPE 'D')

SCALE: NONE

PAVEMENT SECTION REQUIREMENTS			
TYPE	WEARING SURFACE	BASE	SUB-GRADE
CONCRETE PAVEMENT (ON-SITE)	8" THICK (4,000 PSI) WITH JOINTING PER ACI 330. JOINTING PLAN TO BE SUBMITTED PRIOR TO POURING CONCRETE	N/A	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 40)
ASPHALT PAVEMENT (ON-SITE)	2" THICK SP-9.5 A.C.S.C. (2-LIFTS)	8" THICK LIMEROCK BASE (LBR 100) COMPACTED TO 98% AASHTO T-180 DENSITY & PLACED IN 4" MAX. LIFTS.	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180 (LBR 40)
ASPHALT PAVEMENT (VILLAGE R/W)	1" THICK FC-9.5 OVER 1.5" SP STRUCTURAL COURSE (TRAFFIC LEVEL C)	FDOT OPTIONAL BASE GROUP 13. (13.5" THICK LIMEROCK)	12" THICK, COMPACTED TO 98% MAXIMUM DRY DENSITY A.A.S.H.T.O. T-180
SIDEWALKS (ONSITE)	SIDEWALK: 4" THICK CONCRETE (3,000 PSI). CONCRETE TO BE BROOM FINISHED WITH EVEN, DUSTLESS SURFACE. CONTROL JOINTS TO BE SPACED 5' ON CENTER. ISOLATION JOINTS REQUIRED WHERE SIDEWALK ABUTS BUILDING, EXISTING PAVEMENT, OR OTHER STRUCTURES. (FOR SIDEWALKS IN FDOT R/W, SEE FDOT INDEX NO. 522-001)		

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SEAL
TODD N. MCLEOD
LICENSE NO. 82478
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TODD N. McLEOD, P.E.
FL LICENSE NO. 82478 | 17E CA 0012 30535

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FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM

PROJECT #:25-001

REVISIONS

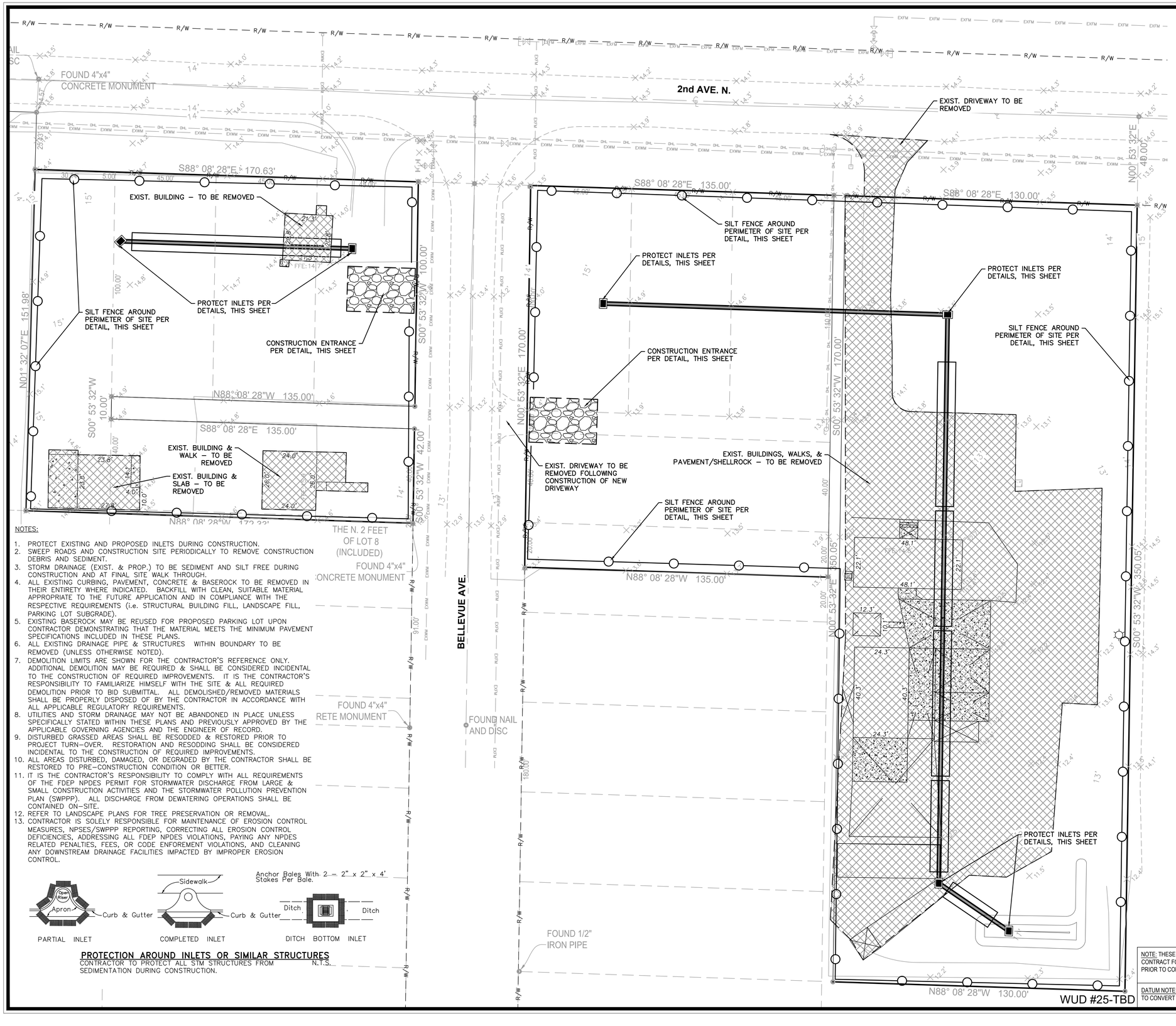
NO. | DATE

PRELIMINARY ENGINEERING DETAILS

PALM SPRINGS WAREHOUSE
BELLEVUE AVE. & 2nd AVE. N.
PALM SPRINGS, FLORIDA

SITE PLAN RESUBMITTAL
DATE: 7/24/2025

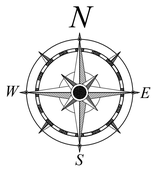
SHEET
C3.2
OF 7



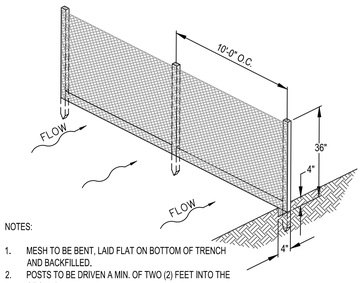
NOTES:

1. PROTECT EXISTING AND PROPOSED INLETS DURING CONSTRUCTION.
2. SWEEP ROADS AND CONSTRUCTION SITE PERIODICALLY TO REMOVE CONSTRUCTION DEBRIS AND SEDIMENT.
3. STORM DRAINAGE (EXIST. & PROP.) TO BE SEDIMENT AND SILT FREE DURING CONSTRUCTION AND AT FINAL SITE WALK THROUGH.
4. ALL EXISTING CURBING, PAVEMENT, CONCRETE & BASEROCK TO BE REMOVED IN THEIR ENTIRETY WHERE INDICATED. BACKFILL WITH CLEAN, SUITABLE MATERIAL APPROPRIATE TO THE FUTURE APPLICATION AND IN COMPLIANCE WITH THE RESPECTIVE REQUIREMENTS (i.e. STRUCTURAL BUILDING FILL, LANDSCAPE FILL, PARKING LOT SUBGRADE).
5. EXISTING BASEROCK MAY BE REUSED FOR PROPOSED PARKING LOT UPON CONTRACTOR DEMONSTRATING THAT THE MATERIAL MEETS THE MINIMUM PAVEMENT SPECIFICATIONS INCLUDED IN THESE PLANS.
6. ALL EXISTING DRAINAGE PIPE & STRUCTURES WITHIN BOUNDARY TO BE REMOVED (UNLESS OTHERWISE NOTED).
7. DEMOLITION LIMITS ARE SHOWN FOR THE CONTRACTOR'S REFERENCE ONLY. ADDITIONAL DEMOLITION MAY BE REQUIRED & SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE & ALL REQUIRED DEMOLITION PRIOR TO BID SUBMITTAL. ALL DEMOLISHED/REMOVED MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATORY REQUIREMENTS.
8. UTILITIES AND STORM DRAINAGE MAY NOT BE ABANDONED IN PLACE UNLESS SPECIFICALLY STATED WITHIN THESE PLANS AND PREVIOUSLY APPROVED BY THE APPLICABLE GOVERNING AGENCIES AND THE ENGINEER OF RECORD.
9. DISTURBED GRASSED AREAS SHALL BE RESODDED & RESTORED PRIOR TO PROJECT TURN–OVER. RESTORATION AND RESODDING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION OF REQUIRED IMPROVEMENTS.
10. ALL AREAS DISTURBED, DAMAGED, OR DEGRADED BY THE CONTRACTOR SHALL BE RESTORED TO PRE–CONSTRUCTION CONDITION OR BETTER.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLY WITH ALL REQUIREMENTS OF THE FDEP NPDES PERMIT FOR STORMWATER DISCHARGE FROM LARGE & SMALL CONSTRUCTION ACTIVITIES AND THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). ALL DISCHARGE FROM DEWATERING OPERATIONS SHALL BE CONTAINED ON–SITE.
12. REFER TO LANDSCAPE PLANS FOR TREE PRESERVATION OR REMOVAL.
13. CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL MEASURES, NPSES/SWPPP REPORTING, CORRECTING ALL EROSION CONTROL DEFICIENCIES, ADDRESSING ALL FDEP NPDES VIOLATIONS, PAYING ANY NPDES RELATED PENALTIES, FEES, OR CODE ENFOREMENT VIOLATIONS, AND CLEANING ANY DOWNSTREAM DRAINAGE FACILITIES IMPACTED BY IMPROPER EROSION CONTROL.

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
CONTRACTOR TO PROTECT ALL STM STRUCTURES FROM SEDIMENTATION DURING CONSTRUCTION. N.T.S.



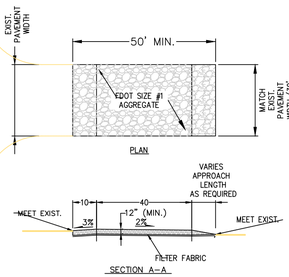
0 10 20 40
SCALE: 1" = 20'



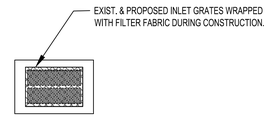
NOTES:

1. MESH TO BE BENT, LAID FLAT ON BOTTOM OF TRENCH AND BACKFILLED.
2. POSTS TO BE DRIVEN A MIN. OF TWO (2) FEET INTO THE GROUND.
3. SILT FENCE TO BE PLACED ALL AROUND CLEARING PERIMETERS.

FILTER FABRIC SILT FENCE DETAIL
N.T.S.



CONSTRUCTION ACCESS DETAIL
N.T.S.



INLET PROTECTION
N.T.S.

NOTE: THESE PLANS ARE STILL UNDER REGULATORY PERMIT REVIEW. OWNER IS ADVISED NOT TO ENTER INTO CONTRACT FOR THE CONSTRUCTION OF THIS PROJECT UNTIL ALL PERMITS ARE ISSUED. BIDDING/CONTRACTING PRIOR TO COMPLETION OF PERMITTING WILL RESULT IN INCREASED COSTS & CHANGE ORDERS.

DATUM NOTE: ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). TO CONVERT TO NGVD 1929, ADD 1.53' TO NAVD ELEVATIONS.

WUD #25-TBD

McLeod • McCarthy & Associates, P.A.
Civil Engineers
The Forum III
1655 Palm Beach Lakes Blvd, Ste. 810
West Palm Beach, FL 33401
P: 561.689.9500
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SEAL
TODD N. MCLEOD, P.E.
FL LICENSE NO. 68618 CA 0672 30535
STATE OF FLORIDA
THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY TODD N. MCLEOD, P.E. USING A SHA-1 AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FIELD:
DRAWN: P. Saffold
DESIGNED: TNM
APPROVED: TNM
PROJECT #25-001

NO.	REVISIONS	DATE

SITE DEMOLITION & EROSION CONTROL PLAN
PALM SPRINGS WAREHOUSE
BELLEVUE AVE. & 2nd AVE. N.
PALM SPRINGS, FLORIDA

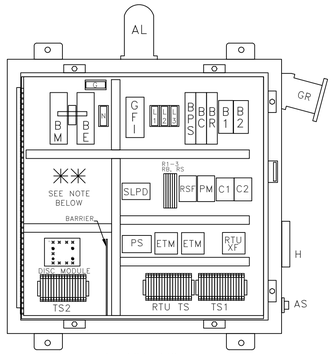
SITE PLAN RESUBMITTAL
DATE: 7/24/2025

SHEET
C4.1
OF 7

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

MOPS CONTROL CENTER

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT
(DOOR NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

AL	ALARM LIGHT
ALT	ALTERNATOR (ON DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BPS	POWER SUPPLY BREAKER
BR	RECEPTACLE BREAKER
C1-2	CONTACTOR, MOTOR START
GFI	CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND BLOCK
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH (ON DISC)
L1,2,3	POWER DISTRIBUTION BLOCK
N	NEUTRAL BLOCK
PL	PILOT LIGHT (ON DISC)
PM	PHASE MONITOR
PS	POWER SUPPLY
R1-3	RELAYS
RB	BATTERY RELAY
RS	SILENCE RELAY
RSF	SEAL FAIL RELAY
RTUXF	RTU TRANSFORMER
SLPD	SURGE/LIGHTNING PROTECTION DEV.
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR FLOATS

ENCLOSURE

NEMA 4X Stainless Steel
Single Door w/ Padlock Hasp
30"H x 30"W x 8"D

NOTES:

1. PANEL LABELED FOR U.L 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS" (INTRINSICALLY SAFE)
2. COMPLETE BACK-UP, SELF-CHARGING BATTERY, WITH VISUAL/AUDIO ALARM SYSTEM PER RSWF-45.
3. SEE CONTROL CENTER DETAIL SHEET FOR ANY ADDITIONAL NOTES.

27	NEU	NEU	120	120	+	−	GND	COM	SF1	SF2	T1	T2	T3	1	2	P10	T1	T2	T3	1	2	P32
RECEPT.	NEU		120V		RTU TERMINALS (IF USED)				PUMP SEAL FAIL		MOTOR 1 LEADS			MT1 CMOTOR 1		G N D	MOTOR 2 LEADS			MT2 MOTOR 2		G N D

TS1 TERMINAL SCHEDULE

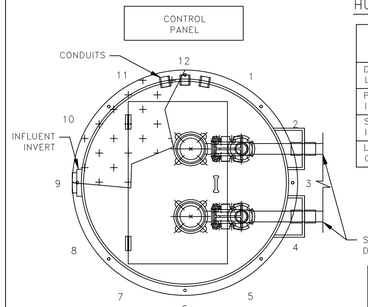
JUMPERS

1	2	3	4	5	6	7	8
FS1 ALL OFF	FS2 CALL LEAD	FS3 CALL LAG	FS4 HIGH ALARM				

TS2 TERMINAL SCHEDULE

✱✱ THIS SPACE AVAILABLE FOR CAPACITORS FOR SINGLE PHASE OR TRANSFORMER FOR 460V.

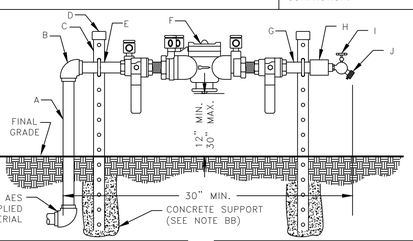
HUB AND INVERT LOCATION



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



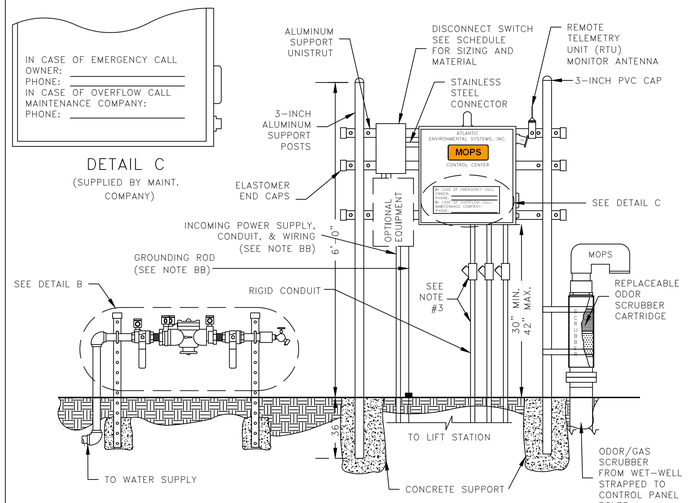
MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1-5/8"x1-5/8"x40" ALUM. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2354
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	2	3/4" x 3" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

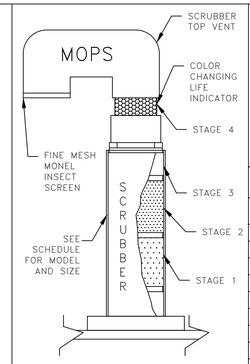
DETAIL B
R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.

DETAIL C
(SUPPLIED BY MAINT. COMPANY)



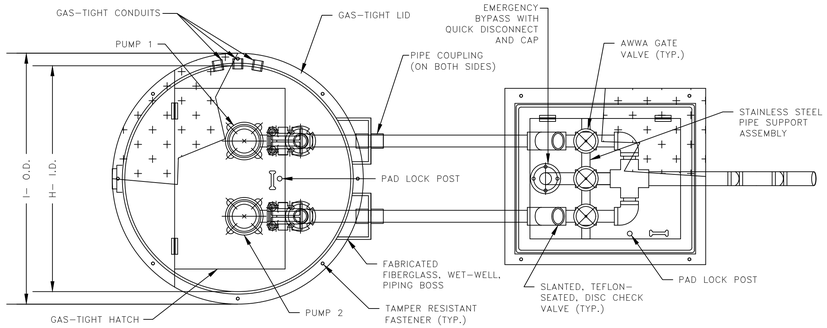
CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



DETAIL A

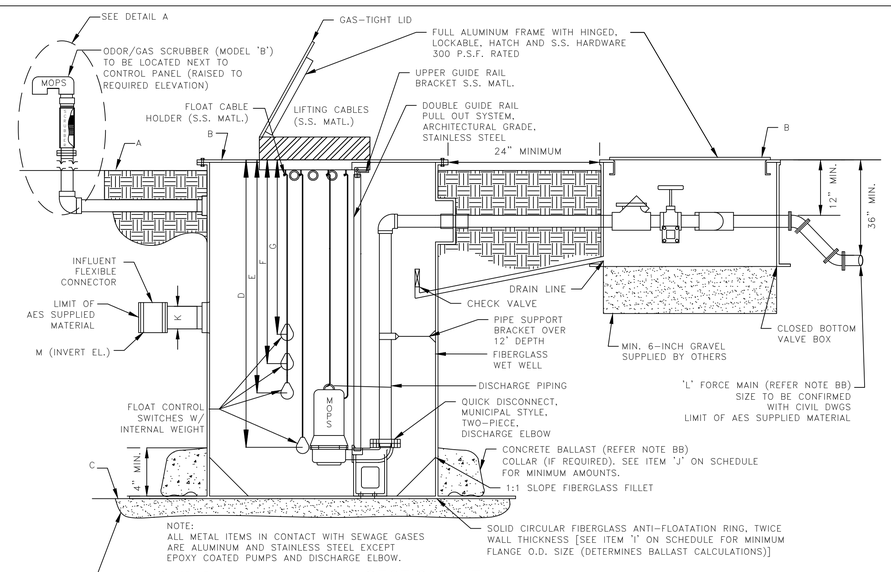
MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



PUMP STATION VALVE BOX ASSEMBLY

TOP VIEW N.T.S.



SECTION VIEW N.T.S.

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

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THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS PROPRIETARY AND IS AND SHALL REMAIN THE PROPERTY OF ATLANTIC ENVIRONMENTAL SYSTEMS, INC. THIS DRAWING AND DESIGN SHOULD BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS INTENDED, AND ONLY WITH WRITTEN AUTHORIZATION FROM ATLANTIC ENVIRONMENTAL SYSTEMS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, MUST CLEARLY SHOW THE ATLANTIC ENVIRONMENTAL NAME AND ADDRESS IN THE REPRODUCTION.

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM DESCRIPTION		
INITIAL DESIGN FLOW (G.P.M.)	23		100 YEAR FLOOD ELEVATION	14.35'
INITIAL DESIGN HEAD (T.D.H.)	60'		25 YEAR FLOOD ELEVATION	14.00'
SECONDARY DESIGN FLOW (G.P.M.)	46	A	GRADE ELEVATION	14.50'
SECONDARY DESIGN HEAD (T.D.H.)	36'	B	TOP ELEVATION OF WET WELL	14.50'
RATED PERFORMANCE SPEED	3450 RPM	C	BOTTOM ELEVATION OF WET WELL	0.50'
RATED MOTOR HORSEPOWER	2.0	D	ALL PUMPS OFF ELEVATION	3.50'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	GRINDER	E	LEAD PUMP ON ELEVATION	4.50'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	5.00'
SERVICE ENTRANCE VOLTAGE	208	G	HIGH ALARM ELEVATION	5.50'
SERVICE ENTRANCE PHASE	1	H	INSIDE DIAMETER OF WET-WELL	48"
CONTROL CENTER FULL LOAD AMPS	34	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	60	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	000/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	2"/4"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	6.30'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22-48168-B-2.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-221-2.0
MOPS DISCONNECT SWITCH	1	FDS-60-1-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:
- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 Fax: 561-547-3999

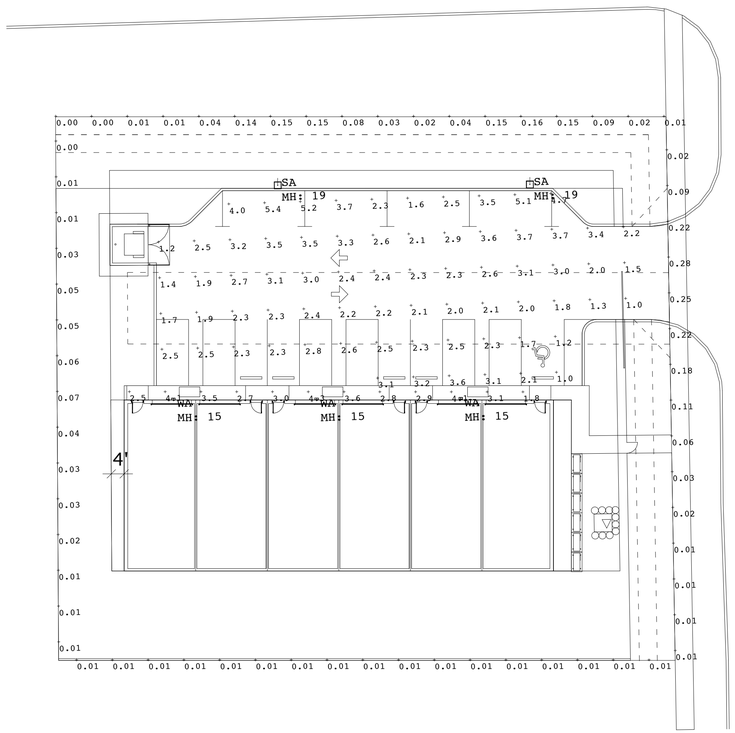
REVISION	--	--	--	--
DATE	--/--/--	--/--/--	--/--/--	--/--/--

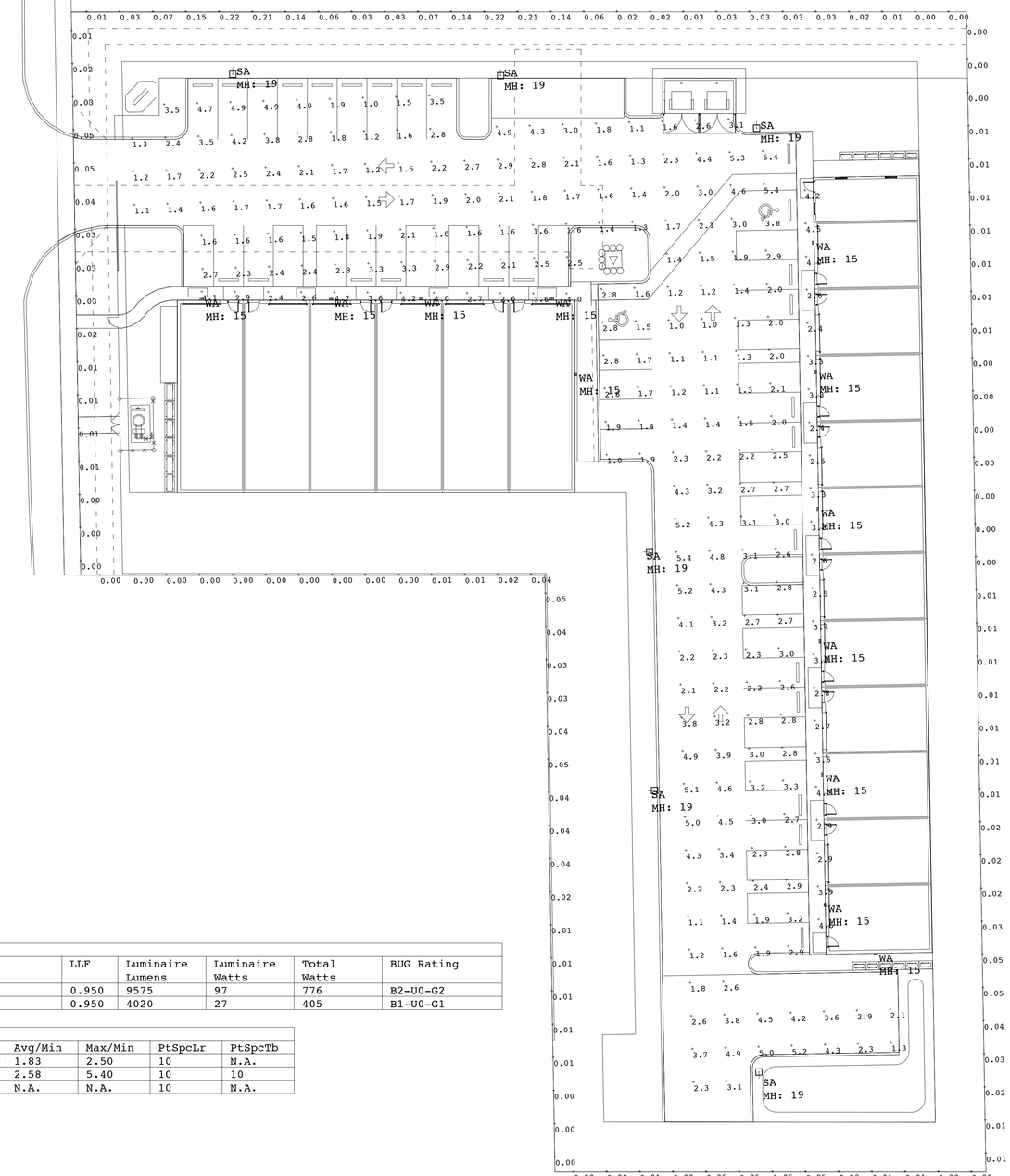
PALM SPRINGS WAREHOUSES
MCLEOD, MCCARTHY, AND ASSOCIATES
1655 PALM BEACH LAKES BLVD., SUITE 810, WEST PALM BEACH, FL 33401

Project:
Prepared For:

AES. Project No: 2354
Date: 06/30/2025

Page No. LS-1





Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
	8	SA	Single	Cree Lighting OSQM-C-16L-40K7-4B-XX-NM-XX	0.950	9575	97	776	B2-U0-G2
	15	WA	Single	Cree Lighting OSQW-C-4L-40K7-4M-XX-WM-XX	0.950	4020	27	405	B1-U0-G1

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Entrances and Loading	Illuminance	Fc	3.30	4.5	1.8	1.83	2.50	10	N.A.
Parking Lot	Illuminance	Fc	2.58	5.4	1.0	2.58	5.40	10	10
Property Line	Illuminance	Fc	0.04	0.28	0.00	N.A.	N.A.	10	N.A.

1 SITE LIGHTING PLAN

1" = 20'

NORTH

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

DO NOT SCALE DRAWINGS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS.

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

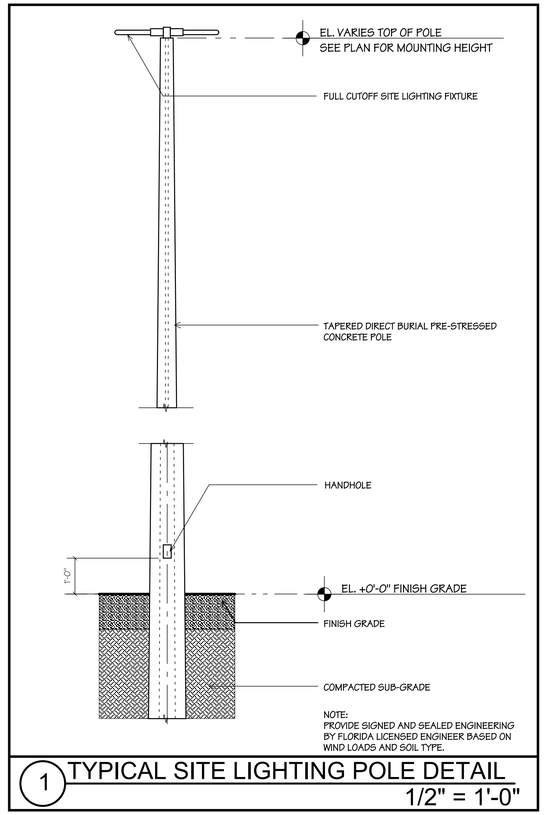
JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	7/24/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	PH-01

SHEET

© 2025 MWA ARCHITECTURE



1 TYPICAL SITE LIGHTING POLE DETAIL
1/2" = 1'-0"

OSQ Series

OSQ® LED Area/Flood Luminaire featuring Patented NanoComfort® Technology – Version C

Rev. Date: V14 05/15/2025

Product Description

The OSQ® Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K); 50 CRI (1900K)

CCT: 1900K, 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire; 10 years for Colorfast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories and replacement kits

* See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-C-AA-BK + **Luminaire:** OSQM-C-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Medium/Large Mounts	Extra Large Mounts	Color Options:	SV	BZ
OSQ-ML-C-AA Adjustable Arm	**OSQ-X-C-AA** Adjustable Arm		Silver	Bronze
OSQ-ML-C-WM Wall Mount	**OSQ-X-C-WM** Wall Mount		**BK**	**WH**
OSQ-MLX-C-DU Universal Direct Arm w/4x Adjustable Bolt Spacing	**OSQ-MLX-C-DU** Universal Direct Arm w/4x Adjustable Bolt Spacing		Black	White
OSQ-MLX-C-HU Universal Direct Arm w/4x Bolt Drill Pattern (matches existing THE EDGE® High Output Luminaires w/ EHO-LINK) Mount**	**OSQ-MLX-C-HU** Universal Direct Arm w/4x Bolt Drill Pattern (matches existing THE EDGE® High Output Luminaires w/EHO-LINK mount)**			
OSQ-ML-C-TM Trunnion Mount				

* Reference fixture mounting drill pattern, EPA, and pole configuration suitability data beginning on page 13.
** Not for use with THE EDGE® High Output Luminaires w/EM Mount.

Luminaire (Mount must be ordered separately)

OSQ **C**

Family	Size	Series	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting	Finish	Controls*	Options
OSQ	**M** Medium **L** Large **X** Extra Large	**C**	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **14L** 14,000 Lumens **Large** **18L** 18,000 Lumens **22L** 22,000 Lumens **30L** 30,000 Lumens **40L** 40,000 Lumens **Extra Large** **50L** 50,000 Lumens **65L** 65,000 Lumens **75L** 75,000 Lumens **85L** 85,000 Lumens	**19K5** 1900K, 50 CRI **27K7** 2700K, 70 CRI **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M** Type II Mid **3M** Type III Mid w/Factory Installed Backlight Shield - Available with all lumen packages except 85L **4M** Type IV Mid **5M** Type V Mid w/Factory Installed Backlight Shield - Available with all lumen packages except 85L **Symmetric** **1L** Type V Long **3H** Type II Mid **4H** Type IV Mid **5H** Type V Narrow	**xBT*** Type IV Mid w/Factory Installed Backlight Shield - Available with all lumen packages except 85L Automotive FrontGlow2™ Optic Automotive Interior Optic™ **xRW*** Type IV Mid w/Factory Installed Backlight Shield - Available with all lumen packages except 85L **2D** NEMA® 2x2 **3D** NEMA® 3x3 **5S** NEMA® 5x5 **6S** NEMA® 6x6 **8S** NEMA® 8x8	**UL** Universal 120-277V **HV** Universal 347-480V - Not available with 6L, 6L/SC, 9L, 11L, 14L, 18L, 22L, 30L, 40L, 50L, 65L, 75L, 85L lumen packages **XH** Universal 277-480V - Not available with 6L, 6L/SC, 9L, 11L, 14L, 18L, 22L, 30L, 40L, 50L, 65L, 75L, 85L lumen packages - Not available with 1L, 3H, 4H, 5H, 5S, 6S, 8S optics - Not available with 3D, 5S, 6S, 8S optics when ordered with 0-10V dimming - Not available with 3D, 5S, 6S, 8S optics when ordered with 0-10V dimming, Bluetooth® Fixed Adjustable Backlight Shield, or Lumen controls - Available with 1L, 4L lumen packages when ordered with 0-10V dimming, DALI or 2-Ch controls	**NM** No Mount - Must specify finish when tenon tube alone / Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20' sensor lens installed on luminaire; 8-20' sensor lens and aisle shrouds included - Intended for downlight applications at 6'-16' - Not available with other controls or Synapse TLT-HHS accessory **DALI® Compatible** - Utilizes DALI-2® and Dali® driver that dims to 10% - Includes DALI® Dali® driver that dims to 1% - Not available with other controls **Network Sensor, 10-20' Mounting Height** - Utilizes a multifunction sensor - Refer to CSNS spec sheet for details - Intended for downlight applications at 6'-16' - Requires Synapse Control Accessory (see page 2) and NEU for use only with OSQM & OSQL luminaires with 4L, 6L lumen packages - Requires TLT-HHS Synapse Control Accessory (see page 2) and either NU or R option - Not for use with Hand Held Remote Accessory (see page 2) required only for changing factory or time delay settings. Dimming changes handled through the TLT-HHS **0V/SV/SVT/5V/5VT/3V/3VT Locked Lumen Output** - Must select 4M, 4H, 5M, 5H, 5S, 6S, 8S, 5V, or 3V - Not available with other controls - If option not available with the following lumen packages* (4L/SC, 6L/SC, 9L/SC, 14L/SC, 18L/SC, 22L/SC, 30L/SC, 40L/SC, 50L/SC, 65L/SC, 75L/SC, 85L/SC), then 4L, 6L, 9L, 11L, 14L, 18L, 22L, 30L, 40L, 50L, 65L, 75L, 85L lumen packages will be provided - If option not available XL/SC lumen packages/voltage - Not available with Synapse Control Accessory (see page 2) required only for changing factory or time delay settings. Dimming changes handled through the TLT-HHS **2T-Zhaga Book 18 Socket, bottom of luminaire** - Includes DALI-2® Dali® driver that dims to 10% - Includes cap. Zhaga sensor is available as an accessory (see page 2) and can be ordered by others - Not available with UL, NU, lumen packages - Not available with other controls.	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection - Not available with MUNSU options **F** Fusing - Compatible with 120V, 277V or 347V (please to match) - Indicates that fusing is required for 208V, 240V or 480V (phase to phase) - When code dictates fusing, use time delay fuse **N Synapse SimplySNAP Lift & Lock 7-Pin Photocell Receptacle** External utility label per ANSI C136.10-2020 - Not available with 120V, 208V - Not available with 0V/SV/SVT/5V/5VT/3V/3VT **R NEMA® Lift & Lock 7-Pin Photocell Receptacle** - Not available with 120V, 208V - Intended for downlight applications with maximum 42" tilt - Not available with 1L, 3H, 4H loads - Requires photocell or shorting cap by others - Refer to page 2 for compatible Synapse Control Accessories **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 28 for optic directionality - May be used with factory installed backlight shield options 2B, 3B, 4B, 4BF - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 28 for optic directionality - May be used with factory installed backlight shield options 2B, 3B, 4B, 4BF - Not for use with symmetric optics	**Synapse SimplySNAP On-Site Controller** SSx500-0022 - Version* LTE-enabled - Designed for indoor applications - Refer to SSx500-000 spec sheet for details **Synapse Building Management System (BMS) Gateway** WGN-BMS - Required for BACnet integration - Refer to WMS-GW-002 spec sheet for details **Synapse Wireless Sensor** WSN-DPM - Motion and light sensor - Control multiple zones - Refer to WSN-SPM spec sheet for details

* Must specify voltage

Ordering Information*

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

OSQW	C									
Family	**Series**	**Lumen Package***	**CCT/CRI**	**Optic**	**Voltage**	**Mounting**	**Finish**	**Controls****	**Options**
OSQW	**C**	**2L** 2,550 lumens - Available only with UL voltage **4L** 4,020 lumens **6L** 6,075 lumens **8L** 8,600 lumens	**19K5** 1900K, 50 CRI **27K7** 2700K, 70 CRI **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**2M** Type II Mid **3M** Type III Mid **4M** Type IV Mid **34** Type III/IV Mid - Available only with P control - Not available with 2L lumen package, BML, ML or Z1 controls, or EB option	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 2L lumen package, controls options, or EB option	**WM** Wall	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20' sensor lens installed on luminaire; 20-40' sensor lens and aisle shrouds included - Not available with other controls or EB option **ML Multi-Level** - Refer to ML spec sheet for details - Utilizes a multifunction sensor - Available only with UL voltage - Not available with other controls or EB option **P Button Photocell** - Available with UL and 34 voltages only - Not available with other controls or EB option **Z1 Zhaga Book 18 Socket, bottom of luminaire** - Includes DALI® Dali® driver that dims to 1% - Includes cap. Zhaga sensor is available as an accessory (see page 2) and can be ordered by others - Available only with UL, NL lumen packages - Available only with UL voltage - Not available with other controls or EB option	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **EB Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, P, or Z1 controls

* Please refer to page 5 for DarkSky Compliant Ordering Information table.
* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Luminaire comes standard with 0-10V dimming. Controls by others

Cree TrueWhite® Technology

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

FIXTURE 'SA'

OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Rev. Date: V6 07/22/2025

Product Description

The OSQW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.
Applications: General area and security lighting

Performance Summary

Utilizes Patented NanoComfort® Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 8,600

Input Power: 16 - 55 watts

Efficacy: Up to 159 LPW

CRI: Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K); 50 CRI (1900K)

CCT: 1900K, 2700K, 3000K, 4000K, 5000K, 5700K

Limited Warranty*: 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for BML and ML sensors/up to 5 years for Synapse® accessories/1 year for accessories and replacement kits

Limited Warranty Emergency Back Up (EB) Battery: 1 year for Battery Back Up. Test regularly in accordance with local code

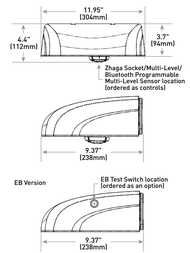
* See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Accessories

Field-Installed

Beauty Plate
WM-PLT12** - 12" [305mm] Square
WM-PLT14** - 14" [356mm] Square
- Covers holes left by incumbent wall packs
Sensor for Zhaga* Socket (Round Detection Area)
ZZS
- For use only with luminaires with Z1 option
- Refer to ZZS spec sheet for details
Synapse* SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires either Synapse Central Base Station or On-Site Controller
- Refer to DIM10-220F spec sheet for details
Synapse SimplySNAP Central Base Station
CBS5W-450-001
- Includes On-Site Controller (SSx500-001) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBS5W-450-001 spec sheet for details

* Must specify voltage



Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

Ordering Information*

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

OSQW	C									
Family	**Series**	**Lumen Package***	**CCT/CRI**	**Optic**	**Voltage**	**Mounting**	**Finish**	**Controls****	**Options**
OSQW	**C**	**2L** 2,550 lumens - Available only with UL, voltage **4L** 4,020 lumens **6L** 6,075 lumens **8L** 8,600 lumens	**19K5** 1900K, 50 CRI **27K7** 2700K, 70 CRI **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**2M** Type II Mid **3M** Type III Mid **4M** Type IV Mid **34** Type III/IV Mid - Available only with P control - Not available with 2L lumen package, BML, ML or Z1 controls, or EB option	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 2L lumen package, controls options, or EB option	**WM** Wall	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20' sensor lens installed on luminaire; 20-40' sensor lens and aisle shrouds included - Not available with other controls or EB option **ML Multi-Level** - Refer to ML spec sheet for details - Utilizes a multifunction sensor - Available only with UL voltage - Not available with other controls or EB option **P Button Photocell** - Available with UL and 34 voltages only - Not available with other controls or EB option **Z1 Zhaga Book 18 Socket, bottom of luminaire** - Includes DALI® Dali® driver that dims to 1% - Includes cap. Zhaga sensor is available as an accessory (see page 2) and can be ordered by others - Available only with UL, NL lumen packages - Available only with UL voltage - Not available with other controls or EB option	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **EB Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, P, or Z1 controls

* Please refer to page 5 for DarkSky Compliant Ordering Information table.
* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Luminaire comes standard with 0-10V dimming. Controls by others

Cree TrueWhite® Technology

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING

FIXTURE 'WA'

KEY PLAN

N

MARK	DESCRIPTION	DATE

REVISION BLOCK

DO NOT SCALE DRAWINGS

WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR 0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O. 561-750-4111

ARCHITECT

DO NOT SEPARATE DRAWINGS BY DISCIPLINE

CONSULTANT

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	7/24/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	PH-02

SHEET

© 2025 MWA ARCHITECTURE

TOPOGRAPHIC SURVEY
2862, 2888, 2918 2ND AVE N, LAKE WORTH, FLORIDA 33461

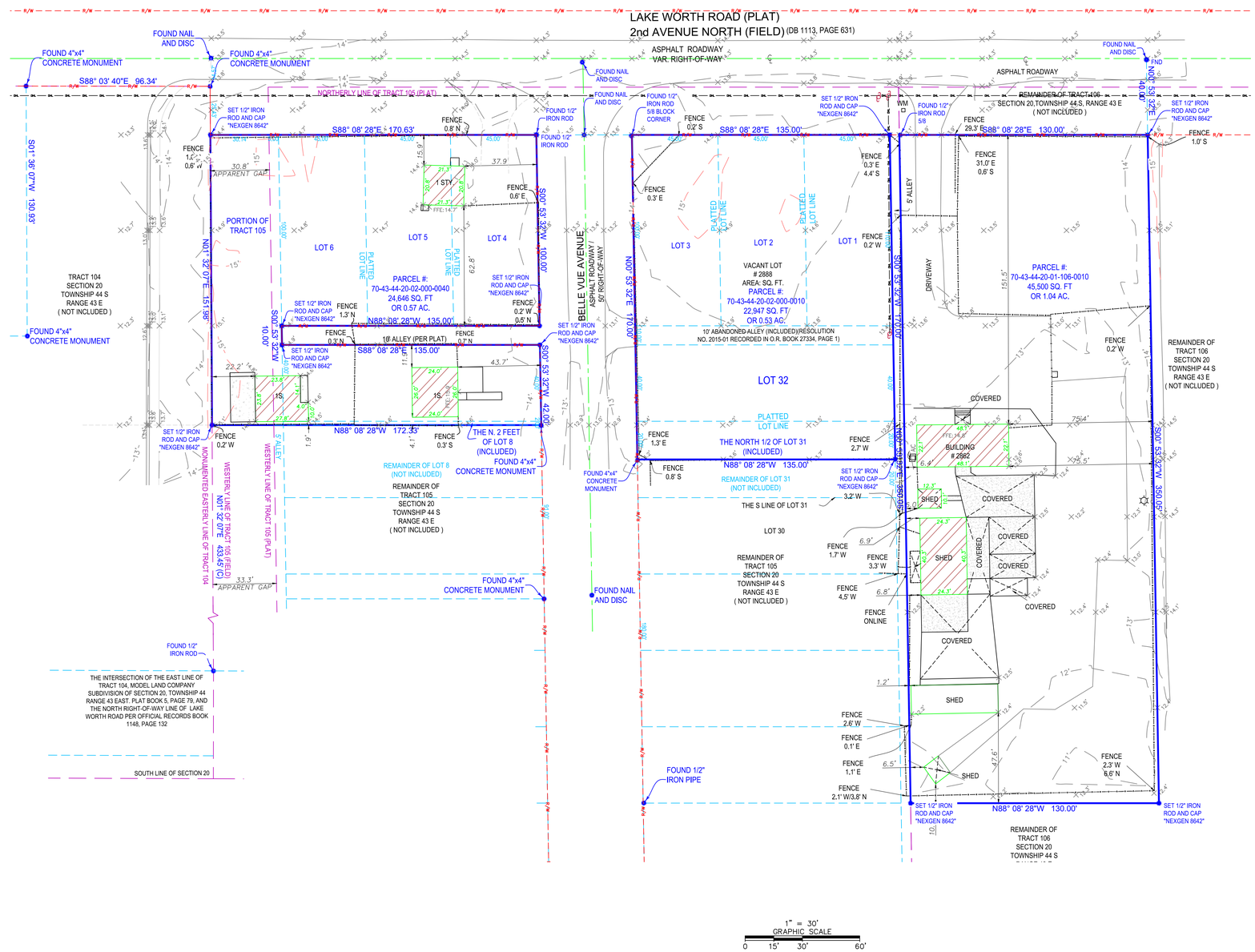
LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	-ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B	-POINT OF BEGINNING
P.O.C	-POINT OF COMMENCEMENT
&	-AND
P.B	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	-PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRINCK
	-WOOD
	-LIGHT POLE
	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
V.V.	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, OR RESTRICTIONS OF RECORD WHICH MAY AFFECT TITLE OR USE OF THE LAND.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM THIS OFFICE. THIS OFFICE, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN HEREON.
4) THE SURVEY SHOWN HEREON WAS CONDUCTED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THIS PROPERTY.
5) THIS SURVEYOR DID NOT REVIEW THE COVENANTS AND RESTRICTIONS OF THE PLAT NAMED IN THE LEGAL DESCRIPTION NOTATED HEREON.
6) OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY, SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT. FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
7) SYMBOLS SHOWN HEREON ARE NOT TO SCALE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
9) THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THE SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.



LOCATION MAP
NOT TO SCALE

2918 2ND AVE N
ISSUER: ATTORNEYS' TITLE FUND SERVICES, INC.
FUND FILE NUMBER 1599469 / AGENT'S FILE REFERENCE: 27000304A
EFFECTIVE DATE OF SEARCH: JANUARY 6, 2025 AT 11:00 PM

APPARENT TITLE VESTED IN:

DTNK 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DESCRIPTION OF REAL PROPERTY SITUATED IN PALM BEACH COUNTY, FLORIDA.

A PART OF TRACT 105 OF MODEL LAND COMPANY'S SUBDIVISION OF THE WEST HALF (W 1/2) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 79, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PART THEREOF DESCRIBED AS LOTS 4, 5, 6, 7 AND THE NORTH 2 FEET OF LOT 8, BELLE VUE PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THAT PROPERTY LYING BETWEEN THE SOUTH LINE OF THE NORTH 2 FEET OF SAID LOT 8 AND THE NORTH LINE OF LOTS 4, 5 AND 6 EXTENDING WEST TO THE WEST LINE OF SAID TRACT 105.

RESTRICTIONS/EASEMENTS:

1. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
2. ALL MATTERS CONTAINED ON THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. ALL MATTERS CONTAINED ON THE PLAT OF BELLE VUE PARK, AS RECORDED IN PLAT BOOK 13, PAGE 67, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2888 2ND AVE N
ISSUER: ATTORNEYS' TITLE FUND SERVICES, INC.
FUND FILE NUMBER 1599470 / AGENT'S FILE REFERENCE: 27000304B
EFFECTIVE DATE OF SEARCH: JANUARY 6, 2025 AT 11:00 PM

APPARENT TITLE VESTED IN:
DTNK 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DESCRIPTION OF REAL PROPERTY:

SITUATED IN PALM BEACH COUNTY, FLORIDA.

LOTS 1, 2, 3, 32 AND THE NORTH HALF (N1/2) OF LOT 31, AND THE 10 FOOT ABANDONED ALLEY LYING BETWEEN LOTS 1 THROUGH 3 AND LOT 32, BY RESOLUTION RECORDED IN O.R. BOOK 27334, PAGE 1, BELLE VUE PARK ADDITION TO CITY OF LAKE WORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 67, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RESTRICTIONS/EASEMENTS:

1. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
2. ALL MATTERS CONTAINED ON THE PLAT OF BELLE VUE PARK ADDITION OF CITY IF LAKE WORTH, AS RECORDED IN PLAT BOOK 13, PAGE 67, AS AFFECTED BY RESOLUTION NO. 2015-01 RECORDED IN O.R. BOOK 27334, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT RECORDED IN O.R. BOOK 1051, PAGE 132, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES, IF ANY, ACTUALLY SHOWN ON THE SURVEY PREPARED BY NEXGEN SURVEYING, LLC, DATED DECEMBER 22, 2021, BEARING JOB # 100016325: A) DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN. B) FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED. C) FENCES CROSS THE BOUNDARY LINES ON EASTERLY, WESTERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

2862 2ND AVE N
ISSUER: ATTORNEYS' TITLE FUND SERVICES, INC.
FUND FILE NUMBER 1599471 / AGENT'S FILE REFERENCE: 27000304C
EFFECTIVE DATE OF SEARCH: JANUARY 6, 2025 AT 11:00 PM
APPARENT TITLE VESTED IN:
NOAHKARLEY 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY

DESCRIPTION OF REAL PROPERTY SITUATED IN PALM BEACH COUNTY, FLORIDA.
ALL THAT PART OF TRACT 106, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 20, THENCE RUN NORTHERLY ALONG THE WEST LINE OF SAID SECTION 20 FOR A DISTANCE OF 680.18 FEET TO A POINT; THENCE TURNING AN ANGLE OF 89° 43' 37" MEASURED FROM SOUTH TO EAST AND RUN ALONG THE CENTERLINE OF 2ND AVENUE NORTH (ALSO KNOWN AS NORTH LAKE WORTH ROAD) FOR A DISTANCE OF 834.86 FEET TO A POINT; THENCE TURNING AN ANGLE OF 91° 01'15" MEASURED FROM WEST TO SOUTH AND RUN A DISTANCE OF 39.5 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE FOR A DISTANCE OF 350.05 FEET TO A POINT; THENCE TURN AN ANGLE OF 89° 02' 00" MEASURED FROM NORTH TO WEST AND RUN A DISTANCE OF 130.00 FEET TO A POINT IN THE EAST LINE OF BELLE VUE PARK AS LAID OUT AND IN USE (RECORDED IN PLAT BOOK 13, PAGE 67); THENCE TURN AN ANGLE OF 90° 58' 00" MEASURED FROM EAST TO NORTH AND RUN ALONG THE EAST LINE OF SAID BELLE VUE PARK FOR A DISTANCE OF 350.05 FEET TO A POINT IN THE SOUTH R/W LINE OF SAID 2ND AVENUE NO.; THENCE TURN AN ANGLE OF 89° 02' 00" MEASURED FROM SOUTH TO EAST AND RUN ALONG SAID SOUTH R/W LINE FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

RESTRICTIONS/EASEMENTS:

1. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
2. ALL MATTERS CONTAINED ON THE PLAT OF MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. RESOLUTION OF PALM BEACH COUNTY CHANGING THE NAME OF LAKE WORTH ROAD WEST TO SECOND AVENUE NORTH RECORDED NOVEMBER 10, 1955, IN DEED BOOK 1113, PAGE 631, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. ENCROACHMENTS, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES, IF ANY, ACTUALLY SHOWN ON THE SURVEY PREPARED BY NEXGEN SURVEYING, LLC, DATED DECEMBER 22, 2021, BEARING JOB # 100016325: A) DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN. B) FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED. C) FENCES CROSS THE BOUNDARY LINES ON EASTERLY, WESTERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

SHEET 1 OF 1

SURVEY NOTES:
- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON EASTERLY, WESTERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

CERTIFIED TO:
.

FIELD DATE: 12/24/2024
DRAWN BY: FFS
ORDER NO: 1000254716
REVISIONS: INITIAL

FLOOD ZONE:
12099C0777F
ZONE: X
EFF: 10/05/2017

NEXGEN LAND SOLUTIONS, LLC
1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NEXGENLOGIX.COM LB#8642
PHONE: 561.508.6272
FAX: 561.508.6309

NEXGEN
www.NexGenLogix.com

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

THOMAS F. LUBANOVIC LICENSED PROFESSIONAL SURVEYOR & MAPPER LS6939 STATE OF FLORIDA

THOMAS F. LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939
FOR THE LICENSED FIRM OF NEXGEN LAND SOLUTIONS, LLC LICENSED BUSINESS NO. 8642 THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR A SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

OSQ Series

OSQW™ LED Wall Mount Luminaire featuring Patented NanoComfort® Technology

Rev. Date: V6 07/22/2025

Product Description

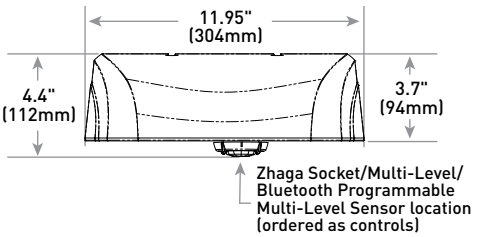
The OSQW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoComfort Technology which provides superior glare reduction and visual comfort with high-efficiency illumination delivered precisely where it is needed.

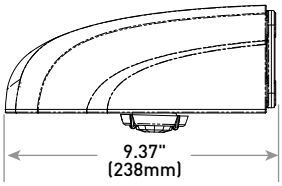
Applications: General area and security lighting

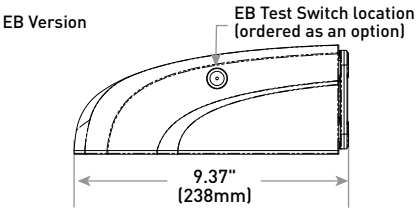
Performance Summary

- Utilizes Patented NanoComfort® Technology
- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Assembled in the USA by Cree Lighting from US and imported parts
- **Initial Delivered Lumens:** Up to 8,600
- **Input Power:** 16 - 55 watts
- **Efficacy:** Up to 159 LPW
- **CRI:** Minimum 70 CRI (2700K, 3000K, 4000K & 5700K); 90 CRI (5000K); 50 CRI (1900K)
- **CCT:** 1900K, 2700K, 3000K, 4000K, 5000K, 5700K
- **Limited Warranty†:** 10 years for luminaire/10 years for Colorfast DeltaGuard® finish/5 years for BML and ML sensors/up to 5 years for Synapse® accessories/1 year for accessories and replacement kits
- **Limited Warranty Emergency Back Up (EB) Battery:** 1 year for Battery Back Up. Test regularly in accordance with local code

† See https://www.creelighting.com/resources/warranties/ for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.







Luminaire	Weight
Standard	9.0 lbs. (4.1kg)
Emergency	10.0 lbs. (4.5kg)

Accessories

Field-Installed

Beauty Plate
WM-PLT12** - 12" (305mm) Square
WM-PLT14** - 14" (356mm) Square
- Covers holes left by incumbent wall packs

Sensor for Zhaga® Socket (Round Detection Area)
Z2S
- For use only with luminaires with Z1 option
- Refer to Z2S spec sheet for details

Synapse® SimplySnap 10V Interface
DIM10-220F
- 120V-277V
- Requires either Synapse Central Base Station or On-Site Controller
- Refer to DIM10-220F spec sheet for details

Synapse SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Synapse Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

** Must specify color

Ordering Information†

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

OSQW	C								
Family	**Series**	**Lumen Package***	**CCT/CRI**	**Optic**	**Voltage**	**Mounting**	**Finish**	**Controls****	**Options**
OSQW	C	**2L** 2,550 lumens - Available only with UL voltage **4L** 4,020 lumens **6L** 6,075 lumens **8L** 8,600 lumens	**19K5** 1900K, 50 CRI **27K7** 2700K, 70 CRI **30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**2M** Type II Mid **3M** Type III Mid **4M** Type IV Mid	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 2L lumen package, controls options, or EB option **34** 347V - Available only with P control - Not available with 2L lumen package, BML, ML or Z1 controls, or EB option	**WM** Wall	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20' sensor lens installed on luminaire; 20-40' sensor lens and aisle shrouds included - Not available with other controls or EB option **ML Multi-Level** - Refer to ML spec sheet for details - Utilizes a multifunction sensor - Available only with UL voltage - Not available with other controls or EB option **P Button Photocell** - Available with UL and 34 voltages only - Not available with other controls or EB option **Z1 Zhaga Book 18 Socket, bottom of luminaire** - Includes DALI® D4i® driver that dims to 1% - Includes cap. Zhaga sensor is available as an accessory (see table above) or by others - Available only with 4L-8L lumen packages - Available only with UL voltage - Not available with other controls or EB option	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **EB Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, P, or Z1 controls

† Please refer to page 5 for DarkSky Compliant Ordering Information table.
* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.
** Luminaire comes standard with 0-10V dimming. Controls by others.

Cree TrueWhite® Technology

Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING®

Product Specifications

CREE LIGHTING NANOCOMFORT® TECHNOLOGY

Cree Lighting's NanoComfort® Technology ends the trade-offs in outdoor lighting by providing superior glare reduction and visual comfort in high-efficiency illumination delivered precisely where it is needed. The basic building block of NanoComfort® Technology is a compact 4x4 array of LEDs. Each of the 16 LEDs in a module is in contact with its own acrylic polymer lens to capture and precisely direct light. With NanoComfort® Technology, the acrylic optics are cut and sculpted into facets that relieve the glare and harshness while improving visual comfort – all while retaining superb efficacy and control.

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Acrylic optic w/clear tempered glass lens
- Some versions are provided with full circuit board, but not fully populated with LEDs or optics to scale back lumen package
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Includes (4) 3/16" mounting holes for customer supplied hardware. Select hardware appropriate for mounting surface
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** Standard - 9.0 lbs. (4.1kg); Emergency - 10.0 lbs. (4.5kg)
- Includes QR code on back plate which provides access to: Online installation instructions, Luminaire information (Part number, Serial number, Build date, and Warranty end date), and Warranty claim submission form
- Duplicate 1" and 2" QR code labels are included. 1" labels can be affixed inside pole bases, next to fixtures, on site plans, or in maintenance records. 2" labels can be scanned from the ground when placed at an appropriate height

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Dims to 10%. Controls by others
- 0-10V ANSI C137.1-2019 (8-Volt)
- **Maximum 10V Source Current:** 1 mA
- Refer to Dimming spec sheet for details
- Versions with Z1 control include a DALI® D4i® driver
- **Operating Temperature Range:** -40˚C - +50˚C (-40˚F - +122˚F); Minimum operating temperature with EB option: -20˚C (-4˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- UL924 (EB Option) Maximum mounting height: 20.0'(6.1m)
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Lens meets IK09 requirements per IEC 60068-2
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets the requirements for Buy American Act (BAA) because it qualifies as a commercially-available off-the-shelf (COTS) item. Please refer to www.creelighting.com/BAA-BABA
- RoHS compliant. Consult factory for additional details
- DarkSky Approved when ordered with 19K5, 27K7 or 30K7 CCTs. Please refer to https://darksky.org/what-we-do/darksky-approved/products-companies/#!/~/search/keyword=cree for most current information
- DLC Premium qualified SKUs available. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- DLC Luna qualified when ordered with 27K7 or 30K7 CCTs. Please refer to https://qpl.designlights.org/solid-state-lighting for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	System Watts 120-480V**	System Watts						EB System Watts 120-277V	Total Current (A)			
		120V	208V	240V	277V	347V**	480V**		120V	208V	240V	277V
2L	16	0.13	0.08	0.07	0.06	N/A	N/A	19	0.16	0.09	0.08	0.07
4L	27	0.22	0.13	0.11	0.10	0.08	0.06	30	0.24	0.14	0.12	0.11
6L	40	0.34	0.19	0.17	0.14	0.12	0.08	43	0.36	0.21	0.18	0.16
8L	55	0.47	0.27	0.23	0.20	0.16	0.12	58	0.49	0.28	0.24	0.21

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%.
** 2L lumen package is only available with 120-277V.

OSQW Series Ambient Adjusted Lumen Maintenance Factors[1]

Ambient	CRI/CCT	Lumen Package	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2] LMF	100K hr Reported[2] LMF
5˚C	19K5	2L-8L	1.02	0.96	0.91	0.86	0.82
	27K7/30K7/40K7 /50K9/57K7	2L	1.02	0.99	0.97	0.94	0.92
		4L-8L	1.02	0.99	0.93	0.88	0.83
10˚C	19K5	2L-8L	1.01	0.96	0.91	0.86	0.81
	27K7/30K7/40K7 /50K9/57K7	2L	1.02	0.99	0.96	0.94	0.91
		4L-8L	1.02	0.98	0.93	0.87	0.82
15˚C	19K5	2L-8L	1.01	0.95	0.90	0.86	0.81
	27K7/30K7/40K7 /50K9/57K7	2L	1.01	0.98	0.96	0.93	0.91
		4L-8L	1.01	0.98	0.92	0.87	0.82
20˚C	19K5	2L-8L	1.00	0.95	0.90	0.85	0.81
	27K7/30K7/40K7 /50K9/57K7	2L	1.01	0.97	0.95	0.93	0.90
		4L-8L	1.01	0.97	0.92	0.86	0.81
25˚C	19K5	2L-8L	1.00	0.95	0.90	0.85	0.80
	27K7/30K7/40K7 /50K9/57K7	2L	1.00	0.97	0.94	0.92	0.90
		4L-8L	1.00	0.97	0.91	0.86	0.81
30˚C	19K5	2L-8L	0.99	0.94	0.89	0.84	0.80
	27K7/30K7/40K7 /50K9/57K7	2L	0.99	0.96	0.94	0.91	0.89
		4L-8L	0.99	0.96	0.90	0.85	0.80
35˚C	19K5	2L-8L	0.99	0.93	0.88	0.84	0.79
	27K7/30K7/40K7 /50K9/57K7	2L	0.99	0.96	0.93	0.91	0.89
		4L-8L	0.99	0.95	0.90	0.85	0.80
40˚C	19K5	2L-8L	0.98	0.93	0.88	0.83	0.79
	27K7/30K7/40K7 /50K9/57K7	2L	0.98	0.95	0.93	0.90	0.88
		4L-8L	0.98	0.95	0.89	0.84	0.79
45˚C	19K5	2L-8L	0.98	0.92	0.87	0.83	0.78
	27K7/30K7/40K7 /50K9/57K7	2L	0.98	0.95	0.92	0.90	0.87
		4L-8L	0.98	0.94	0.89	0.84	0.79
50˚C	19K5	2L-8L	0.97	0.92	0.87	0.82	0.78
	27K7/30K7/40K7 /50K9/57K7	2L	0.97	0.94	0.91	0.89	0.87
		4L-8L	0.97	0.94	0.88	0.83	0.79

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.

Delivered Emergency Lumens

Lumen Package	CCT/CRI			
	1900K, 50 CRI	2700K/3000K, 70 CRI	4000K/5700K, 70 CRI	5000K, 90 CRI
2L	830	1,070	1,120	810
4L	780	1,000	1,040	760
6L	810	1,020	1,060	780
8L	850	1,110	1,090	800

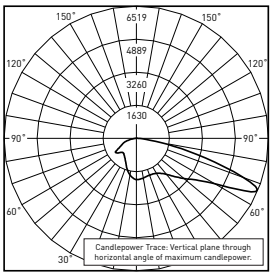
Website: creelighting.com
US: (800) 236-6800 **Canada:** (800) 473-1234

CREE LIGHTING®

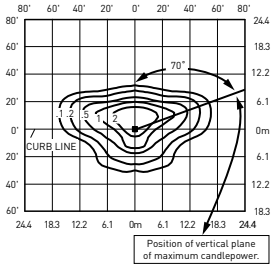
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://www.creelighting.com/products/outdoor/wall-mount/osq-series-2/

2M



RESTL Test Report #: PL18035-001A
OSQW-C-8L-30K7-2M-UL-WM-WH
Initial Delivered Lumens: 8,577

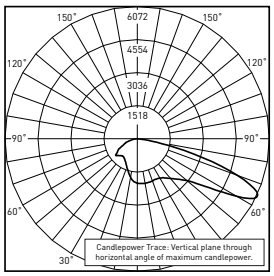


OSQW-C-4L-40K7-2M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

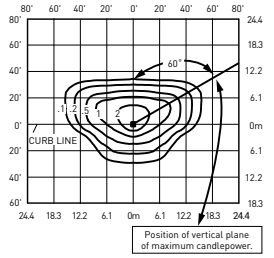
Type II Mid Distribution								
Lumen Package	1900K, 50 CRI		2700K/3000K, 70 CRI		4000K/5700K, 70 CRI		5000K, 90 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,900	B1 U0 G1	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1
4L	3,000	B1 U0 G1	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1
6L	4,650	B1 U0 G1	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1
8L	6,700	B2 U0 G2	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

3M



RESTL Test Report #: PL18036-001A
OSQW-C-8L-30K7-3M-UL-WM-WH
Initial Delivered Lumens: 8,543



OSQW-C-4L-40K7-3M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

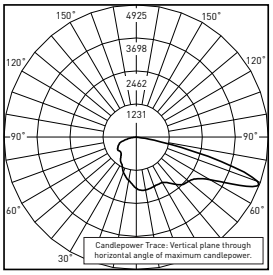
Type III Mid Distribution								
Lumen Package	1900K, 50 CRI		2700K/3000K, 70 CRI		4000K/5700K, 70 CRI		5000K, 90 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,900	B1 U0 G1	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1
4L	3,000	B1 U0 G1	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1
6L	4,650	B1 U0 G1	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1
8L	6,700	B1 U0 G1	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

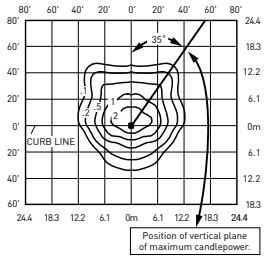
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult: https://www.creelighting.com/products/outdoor/wall-mount/osq-series-2/

4M



RESTL Test Report #: PL18037-001A
OSQW-C-8L-30K7-4M-UL-WM-WH
Initial Delivered Lumens: 8,441



OSQW-C-4L-40K7-4M-Ux-WM-xx-xx
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 4,020
Initial FC at grade

Type IV Mid Distribution								
Lumen Package	1900K, 50 CRI		2700K/3000K, 70 CRI		4000K/5700K, 70 CRI		5000K, 90 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20	Initial Delivered Lumens*	BUG Ratings** Per TM-15-20
2L	1,900	B1 U0 G1	2,450	B1 U0 G1	2,550	B1 U0 G1	1,860	B1 U0 G1
4L	3,000	B1 U0 G1	3,870	B1 U0 G1	4,020	B1 U0 G1	2,940	B1 U0 G1
6L	4,650	B1 U0 G1	5,825	B1 U0 G1	6,075	B1 U0 G1	4,430	B1 U0 G1
8L	6,700	B2 U0 G1	8,250	B2 U0 G2	8,600	B2 U0 G2	6,275	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf.

Replacement Parts

Replacement Kits	
EB Replacement Kit **OSQW-C-EBKIT** - Suitable for use with all lumen packages and UL voltage	**Back Box Replacement KIt** **OSQW-C-JBOXKIT** - Suitable for use with all OSQW-C luminaires

Driver Replacement Kits			
OSQW-C-DVRKT			
Product	**Lumen Package**	**Voltage**	**Controls**
OSQW-C-DVRKT	**2L** 2,550 Lumens - Available only with UL voltage **4L** 4,020 Lumens **6L** 6,075 Lumens **8L** 8,600 Lumens	**UL** 120-277V **UH** 347-480V - For use with UH and 34 voltages - Not available with 2L lumen package	**BLANK** For use with 0-10V dimming, BML, ML or P controls **Z1** For use with Zhaga® Book 18 Socket, bottom of luminaire - Socket not included - Available only with 4L-8L - Available only with UL voltage

DarkSky Compliant Ordering Information

Example: OSQW-C-2L-27K7-2M-UL-WM-BK

OSQW	C								
Family	**Series**	**Lumen Package***	**CCT/CCRI**	**Optic**	**Voltage**	**Mounting**	**Finish**	**Controls****	**Options**
OSQW	**C**	**2L** 2,550 Lumens - Available only with UL voltage **4L** 4,020 Lumens **6L** 6,075 Lumens **8L** 8,600 Lumens	**19K5** 1900K, 50 CRI **27K7** 2700K, 70 CRI **30K7** 3000K, 70 CRI	**2M** Type II Mid **3M** Type III Mid **4M** Type IV Mid	**UL** 120-277V **UH** 347-480V - Not available with 2L lumen package, controls options, or EB option **34** 347V - Available only with P control - Not available with 2L lumen package, BML, ML, or Z1 controls, or EB option	**WM** Wall	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML Bluetooth® Technology Enabled Multi-Level Sensor** - Available only with UL voltage - Utilizes a multifunction sensor - Refer to BML spec sheet for details - 8-20' sensor lens installed on luminaire; 20-40' sensor lens and aisle shrouds included - Not available with other controls or EB option **ML Multi-Level** - Refer to ML spec sheet for details - Utilizes a multifunction sensor - Available only with UL voltage - Not available with other controls or EB option **P Button Photocell** - Available with UL and 34 voltages only - Not available with other controls or EB option **Z1 Zhaga Book 18 Socket, bottom of luminaire** - Includes DALI® D4i® driver that dims to 1% - Includes cap. Zhaga sensor is available as an accessory (see table above) or by others - Available only with 4L-8L lumen packages - Available only with UL voltage - Not available with other controls or EB option	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **EB Emergency Battery Back-Up** - Provides 90 minutes and 7W of power in emergency mode - Available only with UL voltage - Not available with BML, ML, P, or Z1 controls

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT selection. Refer to Initial Delivered Lumen tables for specific lumen values.
** Luminaire comes standard with 0-10V dimming. Controls by others.

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Letter for
Concurrency Reservation

To: **Zoning Division**
Village of Palm Springs Planning, Zoning, & Building Department

From: **Ebony M. Foreman, Director**
Finance and Administration
PBC Water Utilities Department

Date: **July 25, 2025** **Control # 00282**

Re: **PZ&B Application #: N/A**
Project Name – Palm Springs Warehouses

The Palm Beach County Water Utilities Department is willing and able to provide the following utility service(s) to the property identified below, and will reserve the indicated utility capacity, in Equivalent Residential Connections (ERCs), for a period not to exceed five (5) years from the date of this letter:

Service Type	Capacity (in ERCs)
Potable Water	**16.20**
Wastewater	**16.20**
Reclaimed Water	**N/A**

An Equivalent Residential Connection represents a system capacity equivalency unit that corresponds to the peak design demand of the 5/8 x ¾ inch meter sub-category of customer usage. This system capacity equivalency unit is utilized to establish the system demand for various sized connections for the purpose of assessing fees and designing the capacity of capital facilities.

The above capacity is reserved for the following property:

70-43-44-20-01-106-0010, 70-43-44-20-02-000-0040, 70-43-44-20-02-000-0010

Before the five (5) year period expires, the Developer must pay all Service Initiation Fees and connect to the Department's facilities, or for projects greater than 18.3 ERCs, enter into a Standard or Non-Standard Development Agreement to maintain this capacity reservation. This memorandum does not represent a contract for service, and the Developer remains obligated to meet all of the requirements of the Water Utilities Department prior to obtaining utility service.

Approved By: Ebony Foreman
Director of Finance & Administration

Date: 29-July-25

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

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July 30, 2025

Rebecca J. Mulcahy, P.E.
Pinder Troutman Consulting, Inc.,
601 Heritage Dr, Suite 493
Jupiter, FL 33458

RE: Palm Springs Warehouse
Project #: 250706 (Previously: 250501)
Traffic Performance Standards (TPS) Review

Dear Ms. Mulcahy:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, dated June 11, 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:	South side of 2nd Avenue North, east of Congress Avenue
PCN:	70-43-44-20-01-106-0010/-02-000-0040/-02-000-0010.
Access:	Two full access driveways onto Bellevue Avenue. (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Warehouse Flex Facility Spaces = 22,858 SF, and Office Spaces = 6,040 SF
New Daily Trips:	106
New Peak Hour Trips:	13 (10/3) AM; 16 (5/11) PM
Build-out:	December 31, 2028

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 amended. 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,

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\250706 PALM SPRINGS WAREHOUSE.DOCX

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING

Justification Statement
Palm Springs Warehouse
Village of Palm Springs, Florida
Site Plan Amendment Application
Original Submittal: June 13, 2025
Resubmittal: July 25, 2025
Resubmittal: August 29, 2025

Introduction

On behalf of the property owner, DTNK 1, LLC, DTNK 2, LLC, and Noahkarly 1, LLC ("Owner"), Schmidt Nichols respectfully requests your approval of this 2-part application for a Site Plan Amendment application for the project known as Palm Springs Warehouse. The 2.01-acre subject site (PCN 70-43-44-20-02-000-0010, 0040; 70-43-44-20-01-106-0010) is located on the south side of 2nd Avenue North, east of Congress Avenue in the Village of Palm Springs, Florida ("subject property").

The existing site is currently undeveloped and partially developed with existing industrial users. The proposed plan of development consists of a warehouse facility with accessory office consisting of 22,858 s.f. of warehouse and 6,040 s.f. of office with a buildout year of 2028. Site access is proposed via a full access driveway connection on the west side of Belle Vue Avenue and an additional full access driveway connection on the east side of Belle Vue Avenue to support the proposed development.

A companion plat application will be processed to unify the three subject parcels into one parcel and to abandon the east/west 10' alley located at 2918 2nd Avenue N (westernmost parcel) and the north/south 5' alley between the easternmost parcels, enabling this application to proceed.

Request

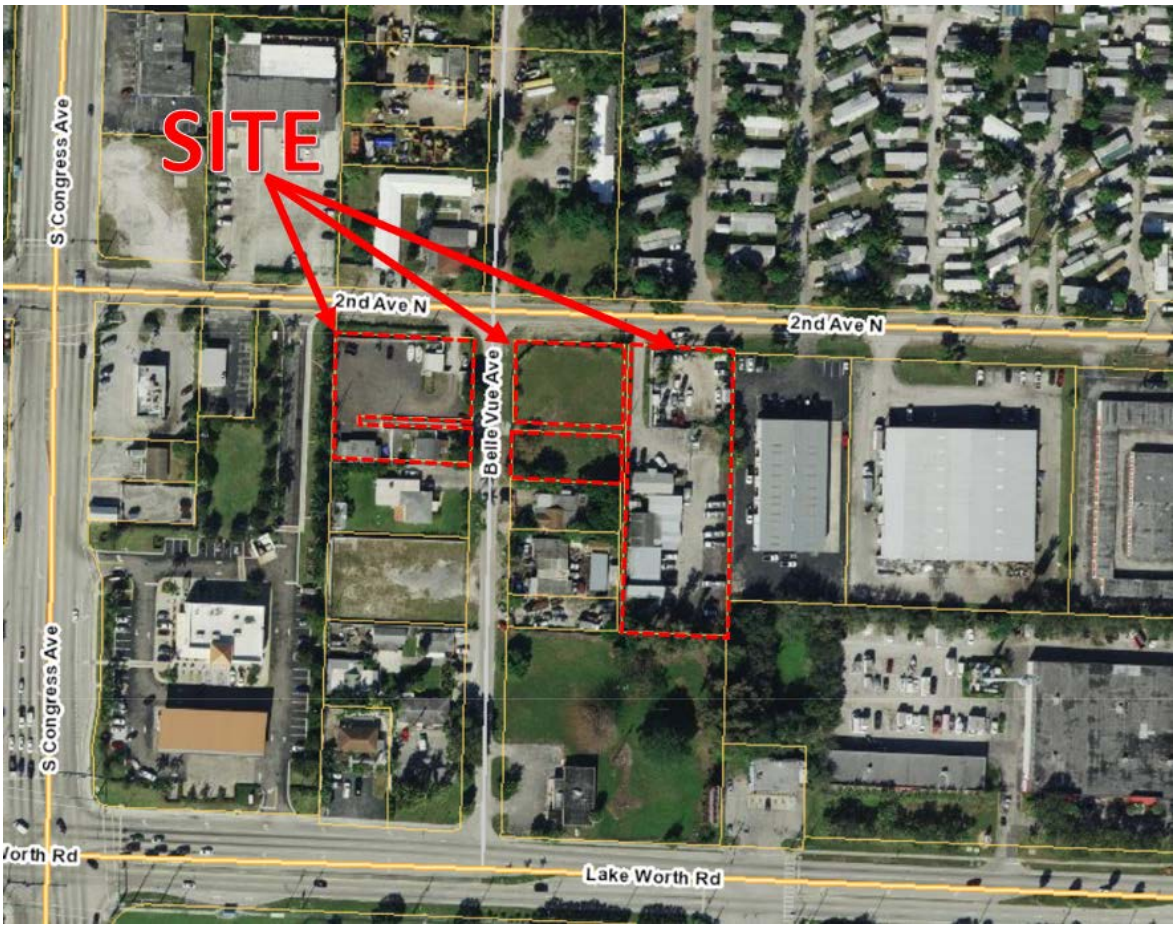
The following is a summary of all the proposed applications:

- **Request 1: Site Plan** for a proposed 28,898 s.f. warehouse facility with accessory office

- **Request 2: Waivers** relating to the required parking, minimum site acreage, rear setback and required foundation planting due to the new Zoning Designation as Commercial Renewal (CR).

The property is bounded by 2nd Avenue N to the north, industrial uses to the east, medical office and residential uses to the south, and industrial, commercial, and residential uses to the west. Currently, the subject property supports a Future Land Use Atlas designation of Commercial Renewal (CR) and is within the Commercial Renewal (CR) zoning district.

The subject property is surrounded on two (2) sides by public rights-of-way: 2nd Avenue N to the north and Belle Vue Avenue to the east and west. Furthermore, the subject site is located within the Lake Worth District CRA.



Site Aerial

Site Aerial within Lake Worth District CRA

Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
Subject Property (Proposed)	**Warehouse with accessory office**	**CR**	**CR**
North	2nd Avenue North ROW, Multifamily Residential, Mobile Home Park	UI & C/8 (Unincorporated PBC)	UI & CN (Unincorporated PBC)
South	Multifamily Residential, Medical Office	CR	CR
East	Belle Vue Avenue ROW, Warehouse/Distribution, Self-Storage	CR	CR
West	Multifamily Residential, Single-Family Residential, Open Storage, Commercial	CR	CR

JUSTIFICATION:

Developing the site with an industrial building allows for an efficient use of land and provides flexibility in design to accommodate the surrounding Village of Palms Springs community. The applicant views this location as a transitional area of the Village between the industrial uses along the 2nd Avenue North and Belle Vue Avenue corridor. The project takes cues from the modern development along the 2nd Avenue North and Belle Vue Avenue corridors, but adjusts it to have a more domestic character through the use of materials, textures, and commercial elements. Consistent architecture is included on all four sides of the proposed building.

The proposed building is designed in a contemporary style with varied facades in order to be generally compatible with the structures along the 2nd Avenue North and Belle Vue Avenue corridors. The elevations are broken into several stepped planes that incorporate differences in height, materials and parapet configurations.

The site represents the ideal location for the development of the proposed industrial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing industrial uses within the surrounding area. The proposed development mitigates adverse impacts and

creates an appropriate transition in uses, creating compatibility and cohesion to the surrounding area. Based on the existing site constraints, the proposed use is the highest and best use for the applicant as well as the Village.

Site Plan

The proposed site plan meets Sec. 34-685 of the Land Development Code. The Applicant is proposing a 28,898 s.f. warehouse facility with accessory office. The site plan is proposing 41 parking spaces, which 43 parking spaces are required for all the uses shown. Additionally, the site plan is proposing two handicap spaces, which two spaces are required and the site plan is proposing two 12'x40' loading space to the northeast corner of Building C and at the southeast corner of the site as two are required. It should be noted that the proposed use as Warehouse requires 1 parking space per 2,000 s.f for warehouse, 1 parking space per 200 s.f. for office. Overall, a lot of thought was put into the design of the site plan, architecture, and landscape plans to create a new and exciting addition to the Village of Palm Springs.

Consistency with CRA Community Redevelopment Plan:

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

Response: According to the Village of Palm Springs CRA Plan, the five strategic economic development goals are:

1. **Improvement of Utilities and Infrastructure**

Response:

- Infrastructure upgrades: The proposed development requires enhanced utilities, such as water, sewer, and drainage, which will directly support CRA goals of infrastructure improvement and sustainable business growth.
- Public-private synergy: Infrastructure development in this project will catalyze further redevelopment in adjacent corridors, fulfilling CRA's mission to invest in various capital improvements throughout the Village of Palm Springs.

2. **Expanding Job Development and Economic Growth**

Response:

- Job creation: The proposed development will generate construction jobs in the short term and permanent industrial jobs afterward. This aligns with the CRA's focus on job creation and economic activity.
- Economic stimulus: Industrial space increases the local non-residential footprint, which, based on CRA studies, generates

significant economic output, potentially in the hundreds of millions over time.

3. Enhancing Public Safety

Response:

- Improved site design: The proposed industrial development allows for better lighting, surveillance, and site layout, improving safety in formerly blighted or underutilized areas.
- Infrastructure benefits: The proposed pedestrian sidewalks throughout the site and along the roadways and the proposed drainage also promote safer environments for both workers and nearby residents. This supports the CRA's goal of safe transportation networks.

4. Increasing and Maintaining Workforce Housing

Response:

- Indirect housing support: While industrial projects don't directly build residential units, they enhance local employment opportunities. Better jobs will increase demand for workforce housing.
- Infill synergy: Industrial development may free up or enable parcel assemblage elsewhere for mixed-use or housing, which will help support the CRA's broader strategy of workforce housing and balanced development.

5. Advancing the Partnership with Palm Beach County

Response:

- Leveraging County resources: Industrial development increases taxable property values and economic activity in CRA zones. This triggers greater revenues for the Village of Palm Springs, which can be reinvested locally through TIF mechanisms, exemplifying an effective CRA–Village partnership.
- Shared incentives: The proposed development could tap into the Village's or FPL incentive programs, such as discounted electricity rates for job-creating businesses or brownfield cleanup support, strengthening collaboration with Village and utility partners**.**

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

Response:

1. **Physical Conditions & Land Use**

- Smart densification of underutilized land: Converting vacant or underused parcels into productive industrial use improves land utilization and visual character.
- Enhanced site planning: The proposed landscaping, access roads, and lighting improve the Village's fabric and mitigate blight.
- Circulation upgrades: The proposed internal circulation (e.g., loading zones, maneuvering areas) ensures there is ease of operation and maneuverability throughout the site.

2. **Infrastructure & Utilities**

- Stormwater and drainage improvements: The proposed industrial redevelopment will require upgraded drainage to manage surface runoff, which is a key issue identified in local planning documents.
- Utility upgrades: Installing or augmenting water, sewer, power, and broadband infrastructure to support industrial uses benefits both the project and surrounding zones.

3. **Transit, Traffic & Connectivity**

- Traffic generation and planning: The maximum net new peak hour trip generation is 16 trips to support the proposed industrial development. Per Article 12.D.1.C.2, of the Palm Beach ULDC, because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways and is, therefore, in compliance with the Palm Beach County Traffic Performance Standards. Please refer to the traffic study that has been prepared by PTC for further details.
- Opportunity to integrate transit access: The development has been designed with access to transit at the intersection of 2nd Avenue N and Congress Avenue and provides pedestrian pathways that connect to the public right-of-way along Belle Vue Avenue, improving walkability and accessibility for both residents and the surrounding community, aligning with CRA goals to improve mobility.

4. Market Conditions & Economic Potential

- Industrial land supply and demand: The proposed industrial development will fill gaps in the local market, potentially meeting an unmet need if the CRA analysis highlights limited industrial supply.
- Catalyst for job creation and economic activity: Adding industrial use brings jobs and economic multiplier effects, reinforcing CRA objectives for economic growth.

5. Redevelopment Barriers & Blight

- Removing blighted structures or vacant parcels: The proposed development will replace the existing dilapidated/idle uses on the subject site, which directly addresses slum and blight concerns often detailed in CRA needs assessments.
- Parcel assembly benefits: Consolidating smaller parcels into a unified industrial site as part of this development will simplify redevelopment complexity and support coordinated planning.

6. Environmental and Natural Features

- Opportunity for environmental mitigation: The proposed development mitigates stormwater impacts and improves the site's ecological profile responding to typical CRA notes on addressing environmental quality.
- Compliance and enhancement of natural features: The proposed development is preserving and relocating existing trees/vegetation to the greatest extent possible as part of the proposed redevelopment solution.

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

Response:

1. Stimulating Economic Development

- Job Creation: The proposed development will generate both short-term (construction) and long-term jobs, which aligns with CRA programs for job placement and entrepreneurship support
- Economic Activity & Tax Base Growth: The proposed industrial development increases non-residential property value, boosting the tax base that supports reinvestment across the CRA area**.**

2. Providing Public Amenities & Infrastructure

- Infrastructure Upgrades: The proposed development necessitates utility improvements (i.e. water, sewer, power), site improvements, and better drainage addressing CRA priorities like infrastructure enhancement.
- Support for Capital Improvement Plans: The proposed development aligns with both short-term and long-term capital plans aimed at corridor revitalization.

3. Improving Pedestrian & Bicycle Safety

- Transportation & Site Design: The proposed development incorporates safe access points, lighting, crosswalks, and bike accommodations, which improves the overall mobility and aligns with CRA objectives to enhance pedestrian and bicycle safety.

4. Managing Strategic Redevelopment

- Site Activation & Blight Removal: Redeveloping underutilized or vacant land serves CRA objectives to remove slum/blight and create a more functional urban environment.
- Parcel Consolidation: The proposed development simplifies fragmented ownership patterns, enabling strategic redevelopment.

5. Leveraging Incentive and Support Programs

- The CRA Plan outlines several implementation programs that a proposed industrial development could tap into:
  - Economic Development Incentives: Supports for job-creating or growing businesses.
  - Site and Building Development Assistance: Helps defray costs through grants, expedited permitting, and other mechanisms.
  - Clean and Safe Program: Infrastructure and design that improve site safety also align with community improvement objectives.
  - Public Property Improvement Program: The development could include enhancements like landscaping and lighting, contributing to overall CRA placemaking goals.

Request 2: Waivers relating to the minimum site acreage, rear setback and required foundation planting due to the new Zoning Designation as Commercial Renewal (CR).

Requests for waivers shall be submitted in writing and shall address each of the following criteria as applicable to the proposed development:

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

Response: The proposed use or amendment is consistent with the Goals, Objectives and Policies of the Comprehensive Plan, including, intensities of use. The proposed use is consistent with the surrounding industrial properties. The surrounding uses are industrial in nature and the proposed use is consistent with these uses.

b) The request is in harmony with the functional and context classification of the fronting roadway.

Response: The applicant has appropriately placed Buildings A-C to provide a 10' right-of-way landscape buffer along 2nd Avenue North and Belle Vue Avenue with parking spaces in front of the building to set back the building from the public right-of-way.

c) The request results from innovative and/or architectural design in which other minimum standards are exceeded.

Response: The project takes cues from the modern development along 2nd Avenue North corridor, but adjusts it to have a more domestic character through the use of materials, textures, and industrial elements. Consistent architecture is included on all four sides of the proposed building.

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

Response: Stormwater runoff will be collected and conveyed via a network of inlets, culverts, and exfiltration trenches. The eastern system includes a dry retention swale at the southeast property corner. The exfiltration trench & retention swale will provide the required water quality treatment and will provide attenuation for the 5-year, 10 year, and 100 storm events. Following attenuation on-site, runoff will overflow to the adjacent roadway (Bellevue Avenue) as no stormsewer system exists along the project frontage.

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

Response: The proposed site plan includes pedestrian pathways that connect to the public right-of-way along Belle Vue Avenue and extends up to 2nd Avenue North beyond the project boundary, improving walkability and accessibility for both residents and the surrounding community. The proposed development has been appropriately placed on the subject site to

show customer locations at the front entrance of the buildings to ensure there is ease of operation and maneuverability throughout the site.

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

Response: The proposed site plan is proposing enhanced landscape buffers along property lines, using a mix of native trees, shrubs, and groundcover to provide visual screening from the neighboring uses. A 25' landscape buffer with a 6' ht panel wall has been provided along the south property line to buffer the proposed development from the existing multi-family residences, a 10-foot ROW landscape buffer has been provided along the north property line, east property line, and west property line, and 15' ROW landscape buffer with a 6' ht chain link fence has been provided along the west east, and south property line.

g) The result is compatible with existing and potential land uses and structures adjacent to the development site

Response: The site represents the ideal location for the development of the proposed industrial building as the proposed development is compatible and consistent with the existing character of the area. The proposed development has been appropriately placed on the subject site to accommodate the development patterns of the existing industrial uses within the surrounding area.

h) Waiver requests from minimum common amenity area requirements shall further demonstrate that adequate recreation area is available on the immediate vicinity of the proposed development.

Response: The applicant has conducted an assessment of the surrounding neighborhood and identified multiple existing recreational facilities within close proximity to the proposed development. These include Sago Palm Park located at 2900 Sago Palm Drive, Sabal Palm Park located at 2900 Sabal Palm Drive, Village of Palm Springs Park located at 217 Cypress Lane, Village Center Complex located at 226 Cypress Lane, and John Prince Memorial Park located at 2700 6th Avenue North, all of which are easily accessible to future residents and provide a variety of recreational opportunities.

i) Economic hardship may not be used to justify waivers.

Response: The applicant does not have an economic hardship as part of this application. The applicant has a physical hardship in that the subject site is a small infill site that is proposed to be redeveloped into an industrial facility that will be a tax income-producing development in this area within the Village of Palm Springs.

ZONING WAIVERS				
	VILLAGE CODE REFERENCE ARTICLE/SECTION	REQUIRED	PROPOSED	WAIVER
W1	Sec. 34-878.2.1 Commercial Renewal (CR) Property Development Regulations	3 Acres	2.01 Acres	(-1.99 Acres)
W2	Sec. 34-878.2.2 Commercial Renewal (CR) Property Development Regulations	30' Rear Setback	25' Rear Setback	(-5 feet)
W3	Sec. 34-164 Required Foundation Plantings	At least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges. The foundation planting area shall be a minimum of five feet wide	0' Foundation Planting (north side of Building A & B and west side of Building C)	(-5 feet wide foundation planting along the north sides of Building A & B and west side of Building C)
W4	Sec. 34-1329 Off-Street Parking Requirements (Warehouse & Office)	43 Spaces	41 Spaces	(-2 parking spaces)

On behalf of the Property Owner, DTNK 1, LLC, DTNK 2, LLC, and Noahkarly 1, LLC ("Owner"), Schmidt Nichols Inc. respectfully requests your approval of this application for a Site Plan Amendment application.

LOCATION MAP

SITE TABULAR DATA	
Application Name	Palm Springs Warehouse
Application Number	2025-
Future Land Use Designation	Commercial Renewal (CR)
Zoning District	Commercial Renewal (CR)
Section, Township, Range	20/44/43
Property Control Numbers	70-43-44-20-02-000-0010, 0040; 70-43-44-20-01-106-0010
Existing Use	Vacant
Proposed Use	Warehouse with accessory office
Total Gross Site Area	2.01 AC. (87,556 s.f.)
Total Gross Floor Area	28,898 s.f
Building A - 8,400 s.f.	
Warehouse - 6,720 s.f.	
Accessory Office (20%) - 1,680 s.f.	
Building B - 10,260 s.f.	
Warehouse - 8,208 s.f.	
Accessory Office (20%)- 2,052 s.f.	
Building C - 10,238 s.f.	
Warehouse - 7,930 s.f.	
Accessory Office (19%) - 1,860 s.f.	
Leasing Office - 448 s.f.	
Total Floor Area Ratio	0.33 (28,898 s.f)
Total Building Coverage (Including canopies of 586 s.f.)	23% (20,203 s.f)
Impervious Area	61% (53,334 s.f.)
Buildings (20,203 s.f)	
Pavements/Walks (32,501 s.f.)	
Pervious Area	39%
Open Space (34,222 s.f.)	
Max. Building Height	48'
Number of Stories	2
Total Number of Units	23
Parking Required	43 SPACES
Warehouse - 1 Space/2,000 s.f. @ 22,858 s.f. = 12	
+ Office - 1 Space/200 s.f. @ 6,040 s.f. = 31	
Proposed Parking	41 SPACES
Handicap Spaces Required	2
Handicap Spaces Proposed	2
Loading Required (12' x 40' Min.)	2
Loading Provided	2
Traffic Analysis Zone	1322
Concurrency Approval* Warehouse - 28,898 s.f.	
*Concurrency is approved for the above uses and amounts shown on this plan	

PROPERTY DEVELOPMENT REQUIREMENTS

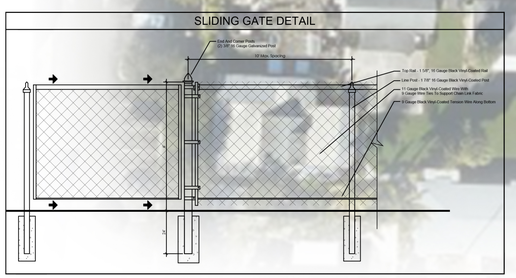
	ZONING DISTRICT	MINIMUM LOT DIMENSIONS SIZE	WIDTH	FRONTAGE	DEPTH	MAX FAR	MAX BLDG COVER	SETBACKS/SEPARATIONS FRONT	SIDE INTERIOR	SIDE STREET	REAR
CODE	CR	3 AC.	100'	100'	200'	1.00	N/A	50'	15'	25'	30'
PROP	CR	2.01 AC.	130', 130'	400.14'	191.99', 350.05'	0.33	23%	50'	15'	30'	25'
									W1		W2

DEVELOPMENT TEAM	
DEVELOPER:	NOAHKARLY 1, LLC; DTNK 1, LLC; DTNK 2, LLC
	2862 2ND AVENUE N
	PALM SPRINGS, FL 33461
	(786) 525-5318
ARCHITECT:	MWA ARCHITECTURE, LLC
	1702 W. HILLSBORO BLVD, SUITE 308
	DEERFIELD BEACH, FL 33442
	(561) 750-4111
CIVIL ENGINEER:	MCLEOD, MCCARTHY & ASSOCIATES
	1655 PALM BEACH LAKES BLVD, SUITE 810
	WEST PALM BEACH, FL 33401
	(561) 689-9500
TRAFFIC ENGINEER:	PINDER TROUTMAN CONSULTING, INC
	2005 VISTA PARKWAY, SUITE 111
	WEST PALM BEACH, FLORIDA 33411
	(561) 296-9698
PLANNER:	SCHMIDT NICHOLS
	1551 N FLAGLER DRIVE, SUITE 102
	WEST PALM BEACH, FL 33401
	(561) 684-6141
SURVEYOR:	NEXGEN SURVEYING, LLC
	1547 PROSPERITY ROAD
	WEST PALM BEACH, FL 33403
	(561) 508-6309

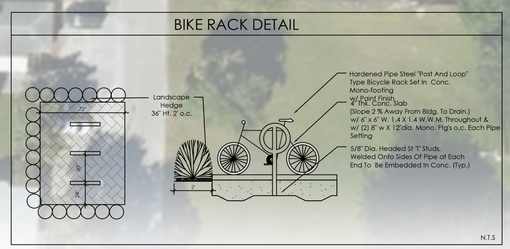
NOTES

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A SURVEY PREPARED BY NEXGEN SURVEYING, LLC DATED 01/06/2025

SLIDING GATE DETAIL

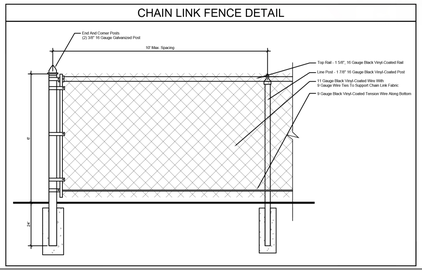


BIKE RACK DETAIL



N.T.S

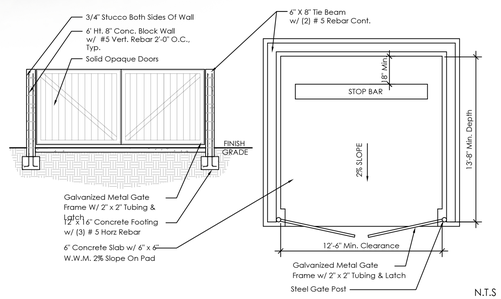
CHAIN LINK FENCE DETAIL



ZONING WAIVERS

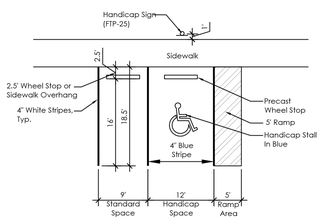
	VILLAGE CODE REFERENCE ARTICLE/SECTION	REQUIRED	PROPOSED	WAIVER
W1	Sec. 34-878.2.1 Commercial Renewal (CR) Property Development Regulations	3 Acres	2.01 Acres	(-1.99 Acres)
W2	Sec. 34-878.2.2 Commercial Renewal (CR) Property Development Regulations	30' Rear Setback	25' Rear Setback	(-5 feet)
W3	Sec. 34-164 Required Foundation Plantings	At least 25 percent of the linear feet of building façade facing a street shall be planted with trees, shrubs or hedges. The foundation planting area shall be a minimum of five feet wide	0' Foundation Planting (north side of Building A & B and west side of Building C)	(-5 feet wide foundation planting along the north sides of Building A & B and west side of Building C)
W4	Sec. 34-1329 Off-Street Parking Requirements (Warehouse & Office)	43 Spaces	41 Spaces	(-2 parking spaces)

DUMPSTER DETAIL



N.T.S

PARKING AND STRIPING



PARKING STALL DIMENSIONS:
STANDARD 10'X20'
HANDICAP 12X20' PLUS 5' RAMP AREA

N.T.S

SCHMIDT NICHOLS
LANDSCAPE ARCHITECTURE AND URBAN PLANNING
1551 N. Flagler Dr, Ste 102
West Palm Beach, FL 33401
Phone: 561.684.6141
Email: info@snlandplan.com
Website: www.snlandplan.com
License No: LC26000232

Palm Springs Warehouse

Village Of Palm Springs, Florida

Date:	04/25/2025
Scale:	1" = 30'-0"
Design By:	JS
Drawn By:	AH
Checked By:	JS
File No.	1202.01
Job No.	25-01

REVISIONS / SUBMISSIONS

07/25/25 Resubmittal

PRELIMINARY SITE PLAN

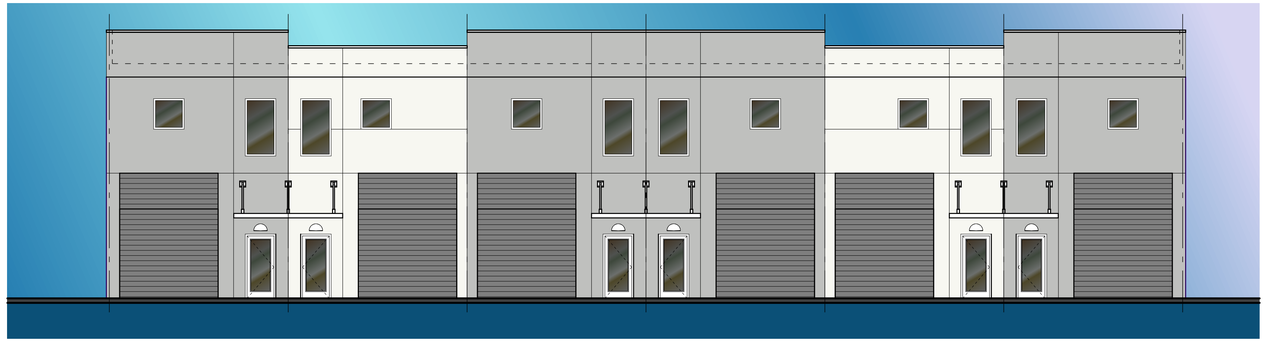
PSP-1 of 1

A

Sherwin Williams
High Reflective White
SW-7757

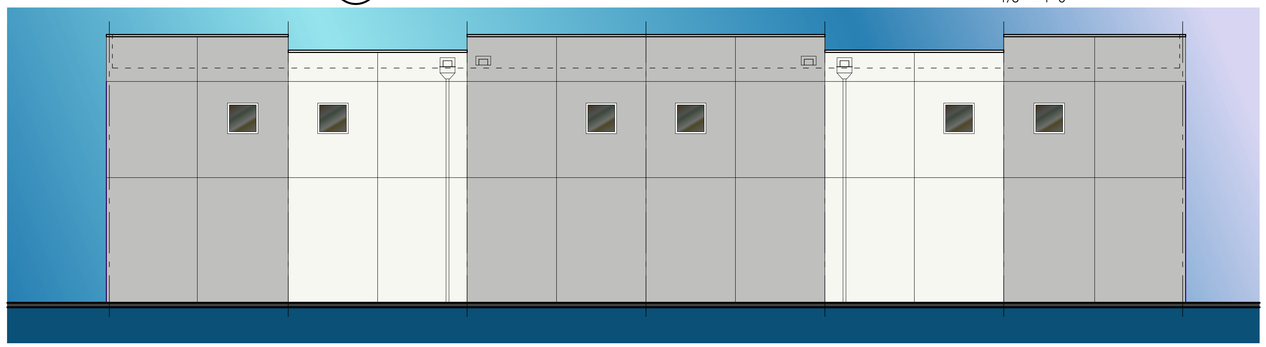
B

Sherwin Williams
March Wind
SW-7668



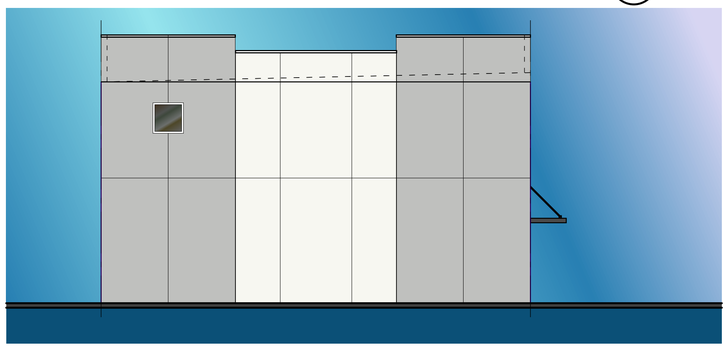
1 BUILDING A - FRONT ELEVATION

1/8" = 1'-0"



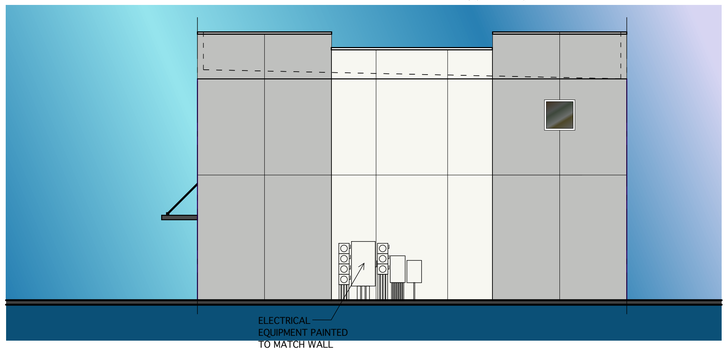
2 BUILDING A - REAR ELEVATION

1/8" = 1'-0"



3 BUILDING A - SIDE ELEVATION

1/8" = 1'-0"



4 BUILDING A - SIDE ELEVATION

1/8" = 1'-0"

5 PROPOSED MONUMENT SIGN

1/4" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

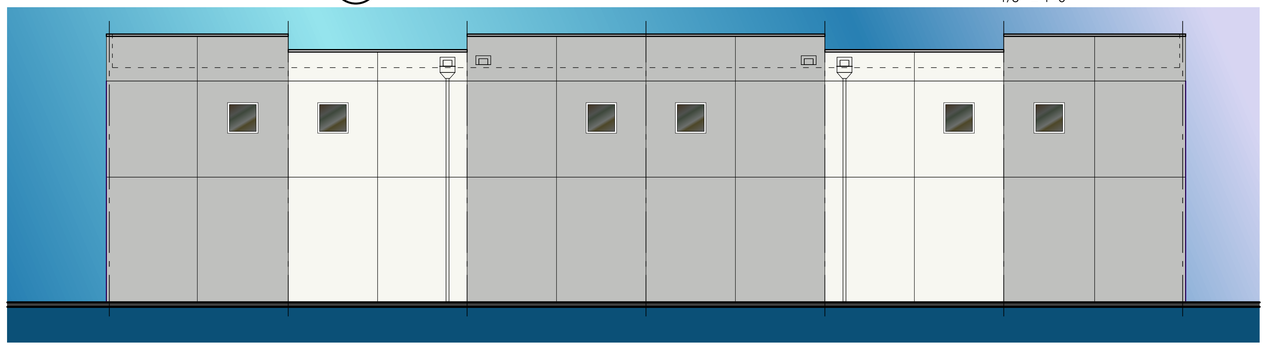
DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-6C

SHEET

© 2025 MWA ARCHITECTURE
THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS BY DISCIPLINE. WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.

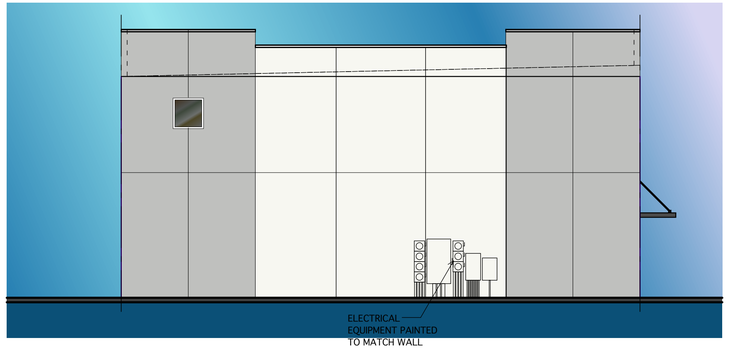
1 BUILDING B - FRONT ELEVATION

1/8" = 1'-0"



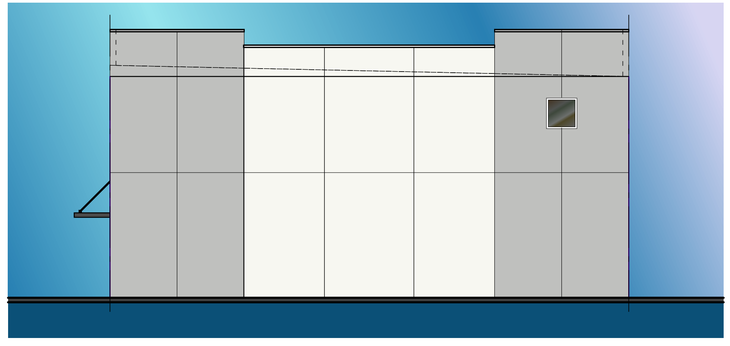
2 BUILDING B - REAR ELEVATION

1/8" = 1'-0"



3 BUILDING B - SIDE ELEVATION

1/8" = 1'-0"



4 BUILDING B - SIDE ELEVATION

1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
AR-0011313
1701 West Hillsboro Blvd, Suite 308
Deerfield Beach, Florida 33442
O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-7C

SHEET

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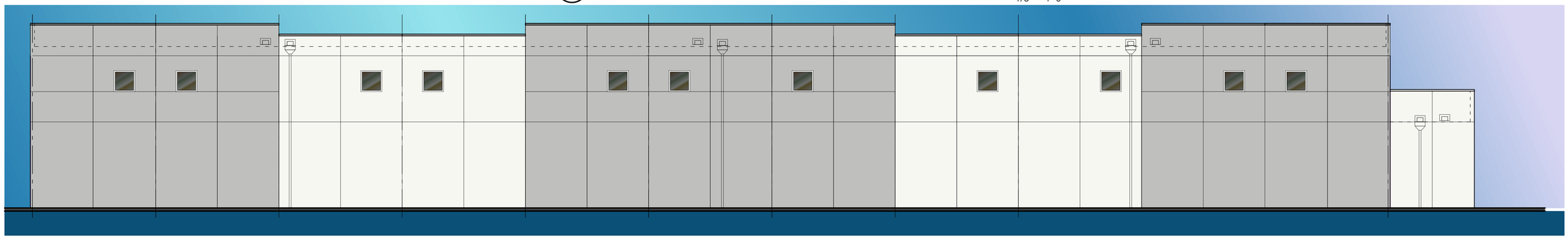
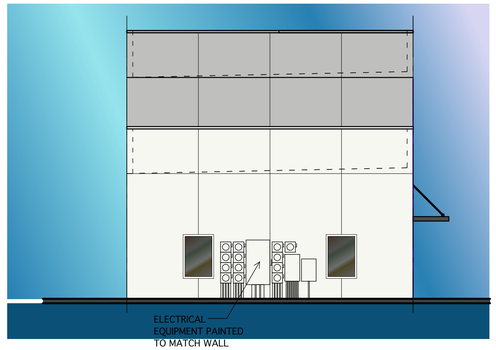
1 BUILDING C - FRONT ELEVATION

1/8" = 1'-0"



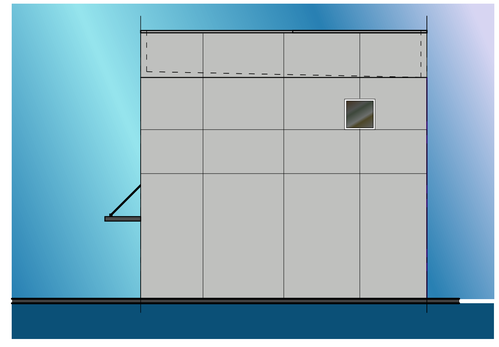
2 BUILDING C - REAR ELEVATION

1/8" = 1'-0"



3 BUILDING C - SIDE ELEVATION

1/8" = 1'-0"



4 BUILDING C - SIDE ELEVATION

1/8" = 1'-0"

KEY PLAN

MARK	DESCRIPTION	DATE

REVISION BLOCK

MWA ARCHITECTURE, LLC
ARCHITECTURE / PLANNING
Robert Weber
Florida Licensed Architect
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Deerfield Beach, Florida 33442
O: 561-750-4111

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Palm Springs Warehouse

PALM SPRINGS, FLORIDA

BUILDING

JOB NUMBER	24062
SCALE	AS NOTED
ISSUE DATE	6/01/25
PERMIT DATE	
BID DATE	

PROJECT

DRAWN BY	
CHECKED BY	RW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A-8C

SHEET

THIS SET OF PLANS SHALL BE DISTRIBUTED AS COMPLETE SETS OF DRAWINGS. DO NOT SEPARATE DRAWINGS.
WRITTEN FIGURES INDICATING DIMENSIONS SHALL TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
SUBMIT SHOP DRAWINGS BY DISCIPLINE.
© 2025 MWA ARCHITECTURE

Village of Palm Springs

2918, 2888, & 2862

N

Proposel Parcel

Parcel

0 35 70 140 US Feet

Date: 8/28/2025

Village of Palm Springs

2918, 2888, & 2862

N

70-43-44-20-01-106-0010

70-43-44-20-02-000-0040

70-43-44-20-02-000-0010

Proposel Parcel

Parcel

0 35 70 140 US Feet

Date: 8/28/2025