

November 9th, 2023

Letter of Intent
125 Wells Road
ARC-23-156

November 9th, 2023 – ARCOM Drop-Off Submittal

We are requesting approval for the construction of two new entry gates. The proposed entry gates comply with 18’ road setbacks, and height requirements.

Additionally, we are proposing a new front door to replace the existing one. Landscape is not part of this application.

The additions set forth above meet all subsections of Sec 18-205. We believe the additions enhance the property and are in conformity of good taste and design. None of the proposed changes are of inferior quality or will have a negative impact on the surrounding neighborhood.

Please let us know if you have any questions or need anything further.

Andrew Folger
Nievera Williams Design

PALM BEACH
625 N. Flagler Dr.
STE 502
West Palm Beach, FL
33401
P: 561.659.2820
F: 561.659.2113

NEW YORK
39 Fifth Avenue
Suite 3C
New York, NY 10003

TAMPA
400 N. Tampa St.
15th Floor
Tampa, FL 33602

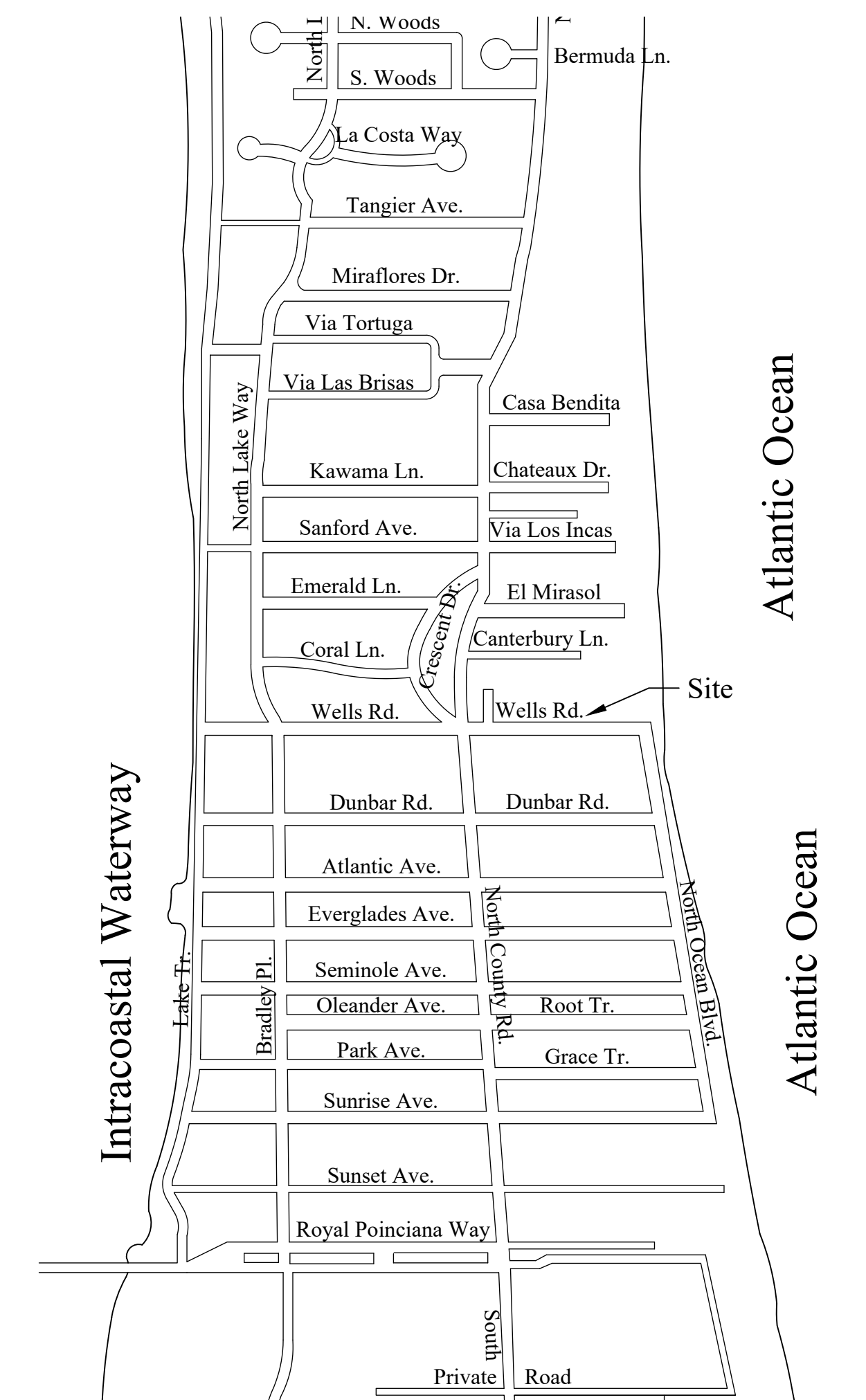
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125 WELLS ROAD

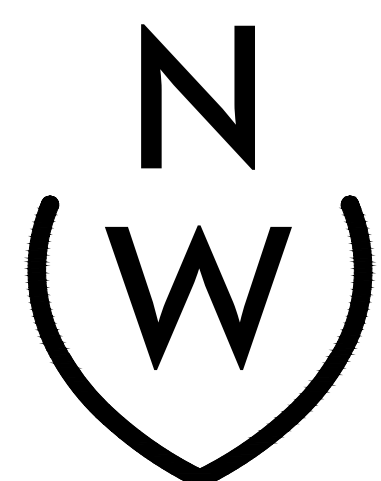
PALM BEACH, FLORIDA

CASE # ARC-23-156

PROPOSED ENTRY GATE AND FRONT DOOR REMODELING



SHEET LEGEND:
SURVEY-BY WALLACE
LP1-SITE PLAN
IMG1-SITE IMAGES
IMG2-SITE IMAGES
IMG3-PRECEDENT STREET GATES
IMG4-PRECEDENT STREET GATES
IMG5-PRECEDENT STREET GATES
ENTRY GATE PERSPECTIVE RENDERING
EL1-STREET ELEVATION RENDERING
D4-ENTRY GATE RENDERING
D4-EAST ENTRY GATE DETAIL
D4.1-WEST ENTRY GATE DETAIL
ENTRY DOOR PERSPECTIVE RENDERING
D5- FRONT ENTRY RENDERING
D5- FRONT ENTRY DETAIL
D5- FRONT ENTRY EXISTING AND INSPIRATION
LM1-LOCATION MAP
VM1-VICINITY MAP
CSP-CONSTRUCTION SCREENING PLAN



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LEGEND

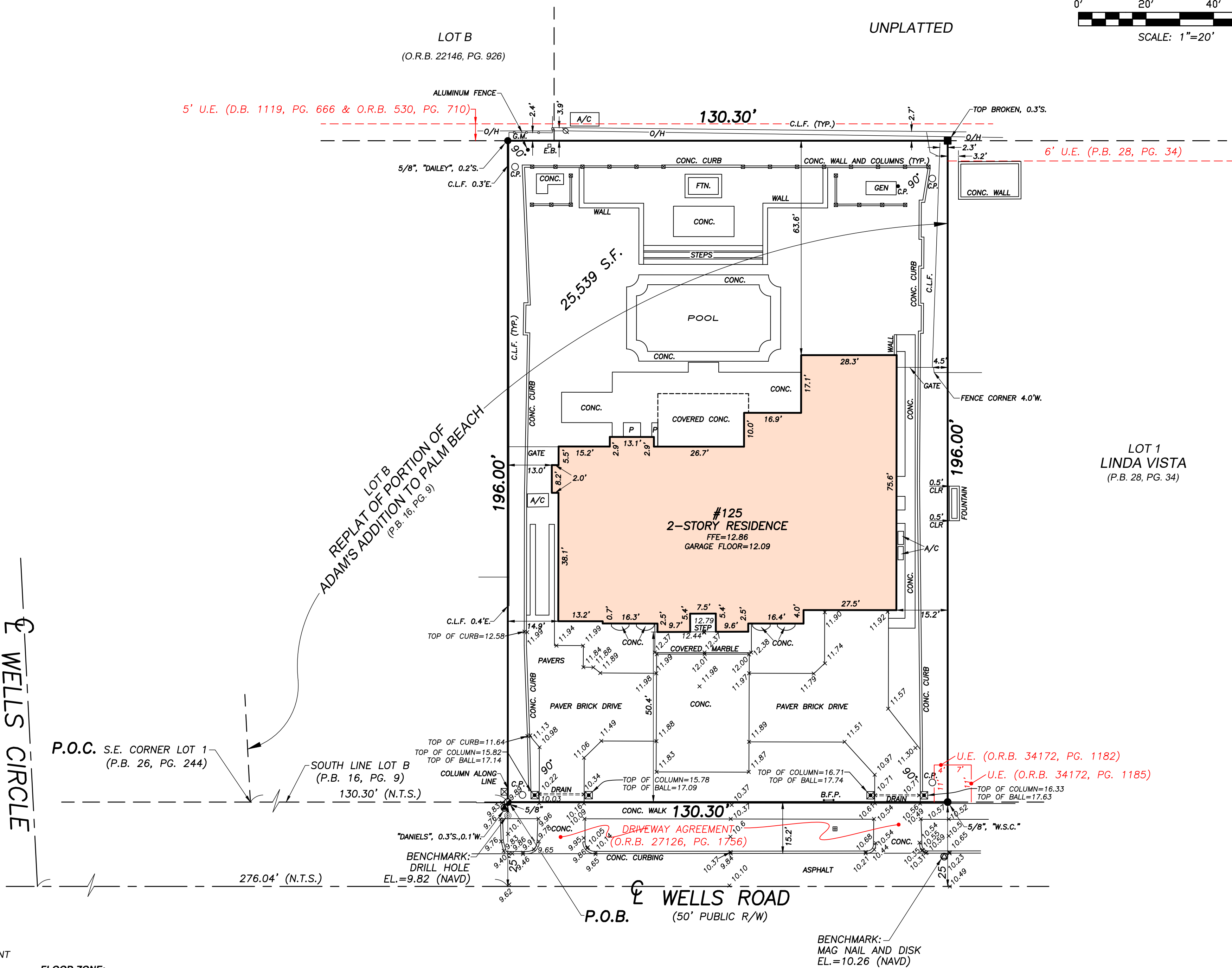
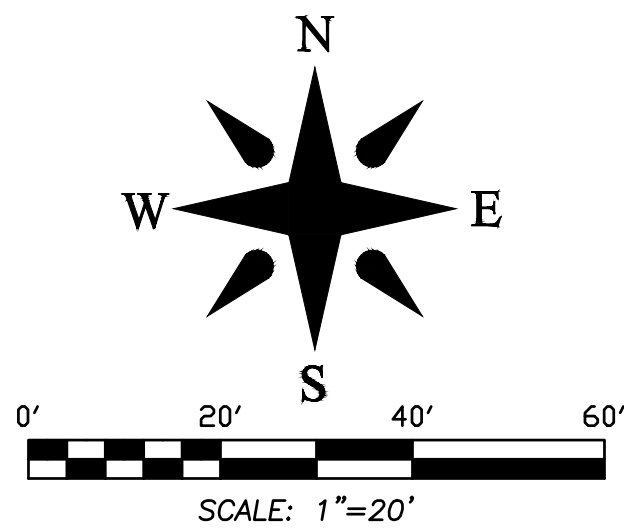
A	= ARC LENGTH
A/C	= AIR CONDITIONING
A.E.	= ACCESS EASEMENT
A.K.A.	= ALSO KNOWN AS
B.F.P.	= BACKFLOW PREVENTER
BLDG.	= BUILDING
B.M.	= BENCHMARK
B.O.C.	= BACK OF CURB
B.O.W.	= BACK OF WALK
(C)	= CALCULATED
CATV	= CABLE ANTENNA TELEVISION
C.B.	= CHORD BEARING
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE
CH	= CHORD
C.L.F.	= CHAIN LINK FENCE
CLR.	= CLEAR
CONC.	= CONCRETE
C.P.	= CAMERA POST
(D)	= DESCRIPTION DATUM
D.B.	= DEED BOOK
D.E.	= DRAINAGE EASEMENT
D.H.	= DRILL HOLE
E.B.	= ELECTRIC BOX
EL.	= ELEVATION
ENC.	= ENCROACHMENT
E.O.P.	= EDGE OF PAVEMENT
E.O.W.	= EDGE OF WATER
FFE	= FINISH FLOOR ELEVATION
FND.	= FOUND
FTN.	= FOUNTAIN
GEN	= GENERATOR
G.M.	= GAS METER
G.V.	= GAS VALVE
I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT
L.A.E.	= LIMITED ACCESS EASEMENT
L.B.	= LICENSE BOARD
L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT
(M)	= FIELD MEASUREMENT
M.H.	= MANHOLE
M.H.W.L.	= MEAN HIGH WATER LINE
M.L.W.L.	= MEAN LOW WATER LINE
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
N.T.S.	= NOT TO SCALE
O.A.	= OVERALL
O.D.	= OUTSIDE DIAMETER
O/H	= OVERHEAD UTILITY LINE
O.R.B.	= OFFICIAL RECORD BOOK
P	= PLANTER
(P)	= PLAT DATUM
P.B.	= PLAT BOOK
P.B.C.	= PALM BEACH COUNTY
P.C.	= POINT OF CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.N.	= PARCEL CONTROL NUMBER
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
P/O	= PART OF
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
P.R.C.	= POINT OF REVERSE CURVATURE
P.R.M.	= PERMANENT REFERENCE MONUMENT
PROP.	= PROPOSED
P.T.	= POINT OF TANGENCY
PVM/T	= PAVEMENT
(R)	= RADIAL
R	= RADIUS
RGE.	= RANGE
R.P.B.	= ROAD PLAT BOOK
R.W.	= RIGHT OF WAY
(S)	= SURVEY DATUM
S.B.	= SETBACK
SEC.	= SECTION
S/D	= SUBDIVISION
S.F.	= SQUARE FEET
S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT
S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT
S.R.	= STATE ROAD
STA.	= STATION
STY.	= STORY
SW	= SIDEWALK
T.O.B.	= TOP OF BANK
T.O.C.	= TOP OF CURB
TWP.	= TOWNSHIP
TYP.	= TYPICAL
UC	= UNDER CONSTRUCTION
U.E.	= UTILITY EASEMENT
U.R.	= UNRECORDED
W.C.	= WITNESS CORNER
W.M.E.	= WATER MANAGEMENT EASEMENT
W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
W.M.T.	= WATER MANAGEMENT TRACT
±	= BASELINE
±	= CENTERLINE
Δ	= CENTRAL ANGLE/Delta
■	= CONCRETE MONUMENT FOUND (AS NOTED)
□	= CONCRETE MONUMENT SET (LB #4569)
●	= ROD & CAP FOUND (AS NOTED)
○	= 5/8" ROD & CAP SET (LB #4569)
○	= IRON PIPE FOUND (AS NOTED)
●	= IRON ROD FOUND (AS NOTED)
▲	= NAIL FOUND
●	= NAIL & DISK FOUND (AS NOTED)
●	= MAG NAIL & DISK SET (LB #4569)
±	= PROPERTY LINE
±	= UTILITY POLE
±	= FIRE HYDRANT
±	= WATER METER
±	= WATER VALVE
±	= LIGHT POLE

BOUNDARY SURVEY FOR:
WILLIAM B. BAIER, TRUSTEE OF THE WILLIAM B. BAIER REVOCABLE TRUST DATED JUNE 18, 2010

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

William B. Baier, Trustee of the William B. Baier Revocable Trust dated June 18, 2010
George Mason Mortgage, LLC, Its Successors and/or Assigns ATIMA
Katz Baskies & Wolf PLLC
Old Republic National Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:

125 Wells Road
Palm Beach, FL 33480

LEGAL DESCRIPTION:

A parcel of land being part of Lot B, **REPLAT OF PORTION OF ADAM'S ADDITION TO PALM BEACH** as recorded in Plat Book 16, Page 9, Public Records of Palm Beach County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 1, Wells Circle as recorded in Plat Book 26, Page 244; thence Easterly along the South line of said Lot B a distance of 130.30 feet to the **POINT OF BEGINNING**; thence continue Easterly along said South line of Lot B a distance of 130.30 feet; thence Northerly at right angles to the preceding course a distance of 196.0 feet; thence Westerly parallel to the South line of said Lot B a distance of 130.30 feet; thence Southerly at right angles to the preceding course a distance of 196.0 feet to the **POINT OF BEGINNING**.

TITLE COMMITMENT REVIEW

B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-5	N/A	Standard Exceptions.				•
6	PB 16, PG 9	All matters contained on the Plat of Replat of Portion of Adam's Addition to Palm Beach.	•			
7	ORB 34172, PG 1182	Underground Easement in favor of Florida Power and Light Company, Bellsouth Telecommunications, LLC, Comcast Corporation, and the Town of Palm Beach.	•			
8	ORB 7116, PG 1023	Removal Agreement by and between Robert W. Gottfried and the Town of Palm Beach (the existing utility easement location is not defined in the document).		•		
9	ORB 27126, PG 1756	Driveway Removal Agreement by and between Robert Weiner and the Town of Palm Beach.	•			
10	N/A	Standard Exceptions.				•

REVISIONS:

10/07/23 SPOT ELEVATIONS J.P.3/S.W. 13-1295.10 PB353/45
06/16/23 SURVEY AND TIE-IN UPDATE C.E./S.W. 13-1295.7 PB349/27
02/12/15 UPDATE SURVEY AND FINAL TIE-IN E.G./M.B. 13-1295.4 PB192/46
08/29/14 F.B. TIE IN & EL. B.M./J.P. 13-1295.3 PB182/65
08/27/14 F.B. TIE IN & EL. T.S./J.P. 13-1295.2 PB183/42

BONDARY SURVEY FOR:

WILLIAM B. BAIER, TRUSTEE OF THE WILLIAM B. BAIER REVOCABLE TRUST DATED JUNE 18, 2010

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551			
FIELD:	B.M.	JOB NO.:	13-1295.1
OFFICE:	M.B.	DATE:	9/11/13
CHECK:	C.W.	REF:	13-1295FINAL-1.DWG
F.B.:		PB161	PG. 51
DWG. NO.:		13-1295-1	
SHEET:		1 OF 1	

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 06/16/2023

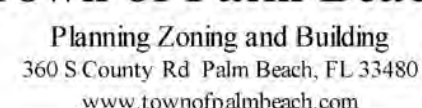
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

FLOOD ZONE:

This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0581F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 7008012, issued by Old Republic National Title Insurance Company, dated 06/22/23. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. This survey is not transferable by Owners Affidavit of Survey or similar instrument.
- Except as shown, underground and overhead improvements are not located. Underground foundations are not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the 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.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.



Line #	Native Landscape Legend		
1	Property Address:	125 Wells Road	
4		Required	Proposed
5	Lot Size (sq ft)	25,539 SF	25,539 SF
6	Landscape Open-Space (LOS) (Sq Ft and %)	N/A	N/C
7	Perimeter LOS (Sq Ft and %)	N/A	N/C
8	Front Yard LOS (Sq Ft and %)	N/A	N/C
9	Native* Trees %	N/A	N/C
10	Native* Palms %	N/A	N/C
11	Native* Shrubs %	N/A	N/C
12	Native* Vines / Ground Cover %	N/A	N/C

To determine appropriate native* vegetation, the [Institute for Regional Conservation](#) ("IRC"), [Natives for Your Neighborhood](#) guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

Note: Native ca+ALD15 calculations are based on proposed installation planting only. Per Town Of Palm Beach Landscape Ordinances.

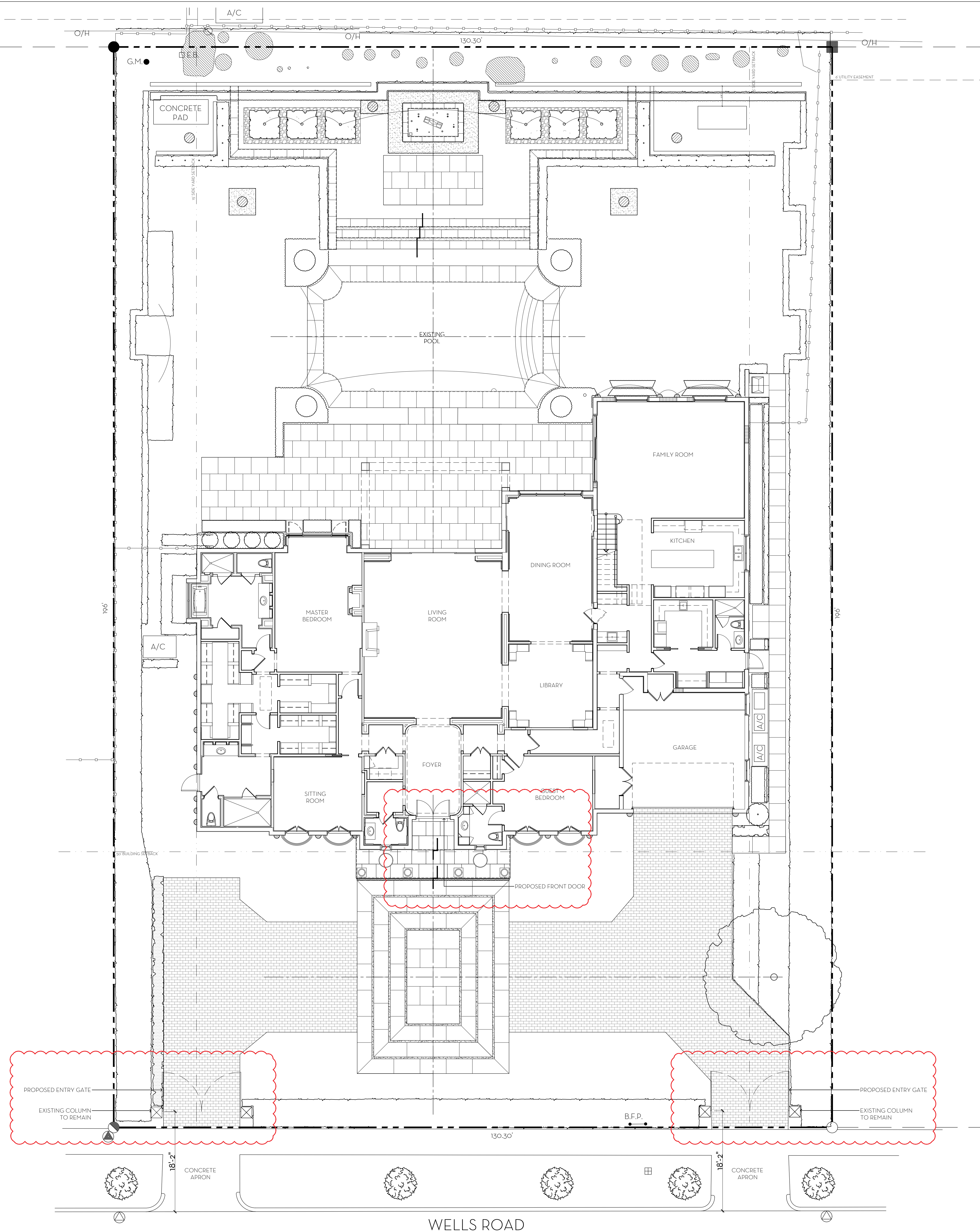


1	Property Address:	Zoning Legend		
2	Zoning District:	125 Wells Road, Palm Beach, FL 33480		
3	Lot Area (sq. ft.):	25,539 sqft		
4	Lot Width (W) & Depth (D) (ft.):	W: 130.30' D:196.00'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	Single Family		
6	FEMA Flood Zone Designation:	N/A		
7	Zero Datum for point of meas. (NAVD)	9.89		
8	Crown of Road (COR) (NAVD)	10.49		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)		N/C	
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Deck, Staircase, etc)		N/C	
12	*Front Yard Setback (Ft.)	50'		
13	* Side Yard Setback (1st Story) (Ft.)	15'		
14	* Side Yard Setback (2nd Story) (Ft.)	15'		
15	*Rear Yard Setback (Ft.)	30'		
16	Angle of Vision (Deg.)		N/C	
17	Building Height (Ft.)		N/C	
18	Overall Building Height (Ft.)		N/C	
19	Cubic Content Ratio (CCR) (R-B ONLY)		N/C	
20	** Max. Fill Added to Site (Ft.)		N/C	
21	Finished Floor Elev. (FFE)(NAVD)		N/C	
22	Base Flood Elevation (BFE)(NAVD)		N/C	
23	Landscape Open Space (LOS) (Sq Ft and %)		N/C	
24	Perimeter LOS (Sq Ft and %)		N/C	
25	Front Yard LOS (Sq Ft and %)		N/C	
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

*** Provide Native plant species info per category as required by OID 003-2023 on separate TOPB Landscape Legend

RPV BF 2023063



State of Florida
Landscape Architect
Registration No.
6666856

SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

BAIER RESIDENCE

25 WELLS RD., PALM BEACH, FLORIDA

FINAL SUBMITTAL- 09 NOVEMBER 2023
SECOND SUBMITTAL- 23 OCTOBER 2023
FIRST SUBMITTAL- 05 OCTOBER 2023
PRE APP SUBMITTAL- 25 SEPTEMBER 2023



NIEVERA WILLIAMS
DESIGN

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LP1

ARC-023-156



125 WELLS ROAD FRONT ENTRY



125 WELLS ROAD FRONT ENTRY- WEST

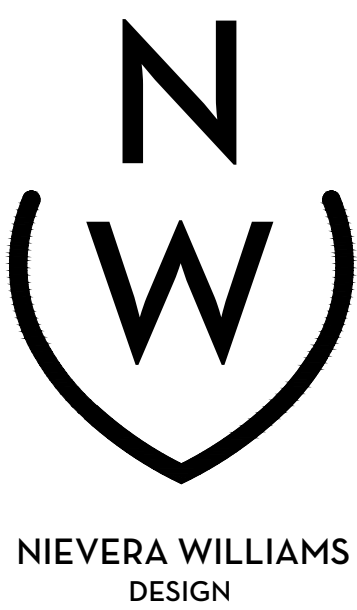


125 WELLS ROAD FRONT ENTRY- EAST

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

EXISTING SITE IMAGES
BAIER RESIDENCE
125 WELLS RD., PALM BEACH, FLORIDA

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IMG1

ARC-023-156



125 WELLS ROAD WEST ENTRANCE EXISTING



125 WELLS ROAD EAST ENTRANCE EXISTING



125 WELLS ROAD WEST ENTRANCE EXISTING



125 WELLS ROAD EAST ENTRANCE EXISTING

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING SITE IMAGES
BAIER RESIDENCE
125 WELLS RD., PALM BEACH, FLORIDA

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NW
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IMG2

ARC-023-156



144 WELLS ROAD



152 WELLS ROAD



157 WELLS ROAD



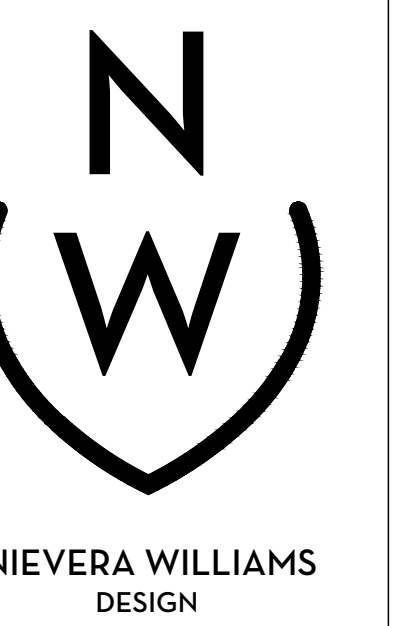
160 WELLS ROAD

MARIO F. NIEVERA

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6666856

STREET GATES
BAIER RESIDENCE
125 WELLS RD., PALM BEACH, FLORIDA

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IMG3

ARC-023-156



137 DUNBAR ROAD



146 DUNBAR ROAD



160 DUNBAR ROAD



167 DUNBAR ROAD

MARIO F. NIEVERA
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STREET GATES
BAIER RESIDENCE
135 WELLS RD., PALM BEACH, FLORIDA
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NW
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DESIGN

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IMG4



260 N. OCEAN BLVD



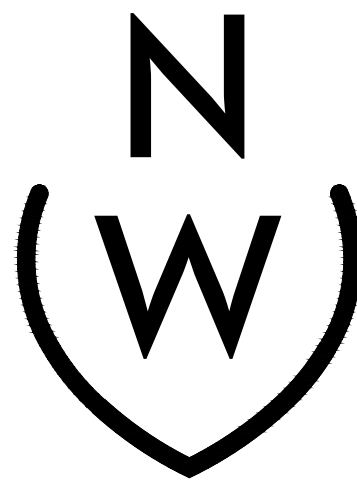
280 N. OCEAN BLVD

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STREET GATES
BAIER RESIDENCE

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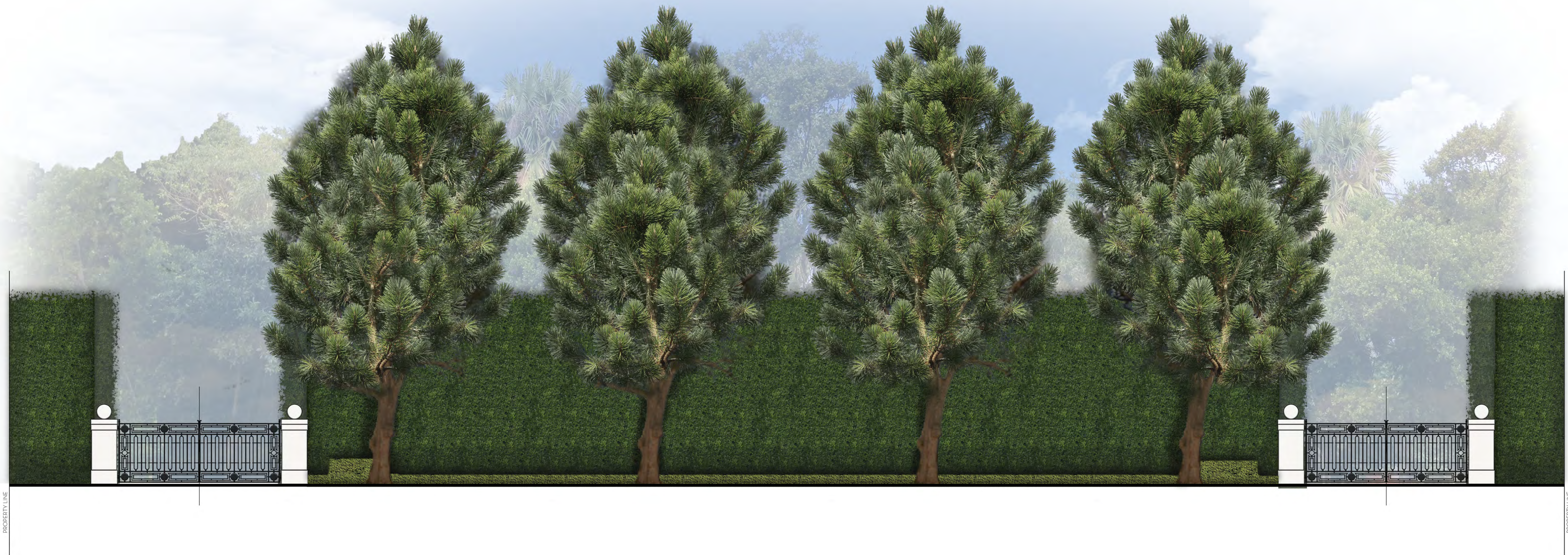
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IMG5



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



MARIO F. NIEVERA
State of Florida
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SCALE: AS SHOWN

STREET LEVEL ELEVATION
BAIER RESIDENCE

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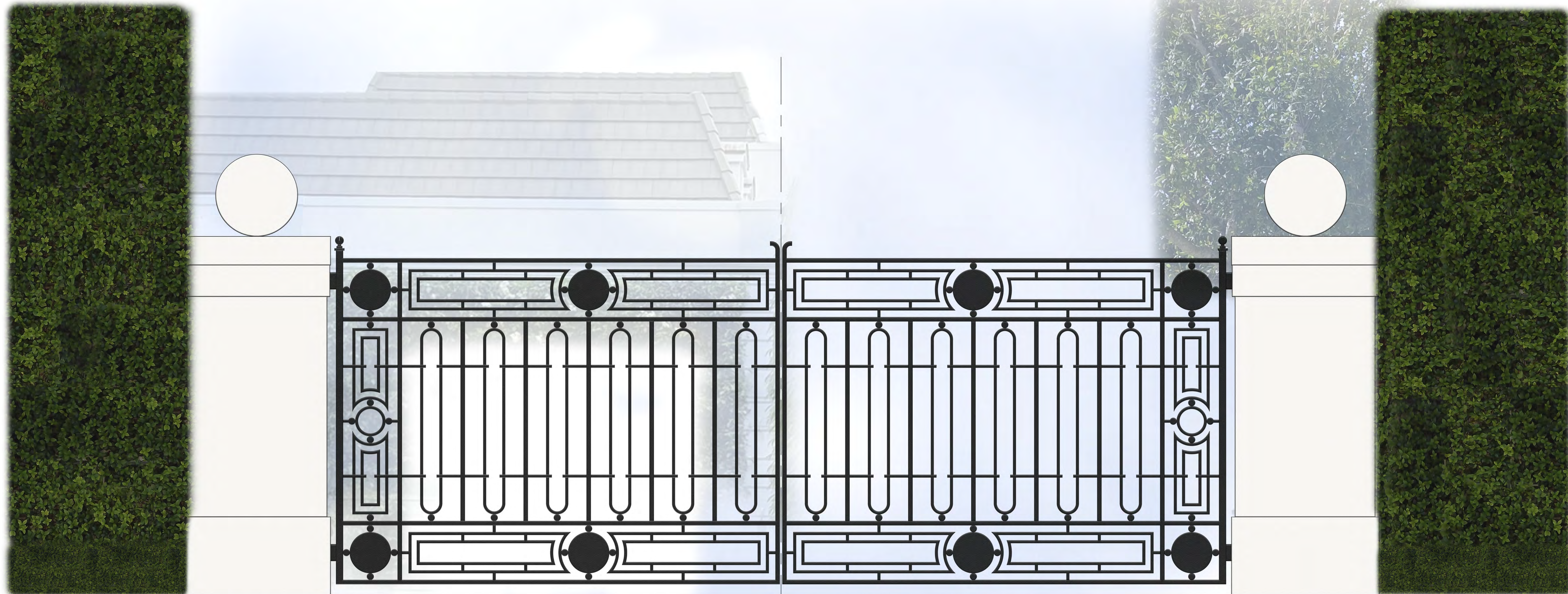
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EL1

ARC-023-156



1 ENTRY GATE ELEVATION
D4 SCALE: 1 1/2" = 1'-0"

MARIO F. NIEVERA

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Landscape Architect
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SCALE: AS SHOWN

GATE DETAIL
BAIER RESIDENCE

125 WELLS RD., PALM BEACH, FLORIDA

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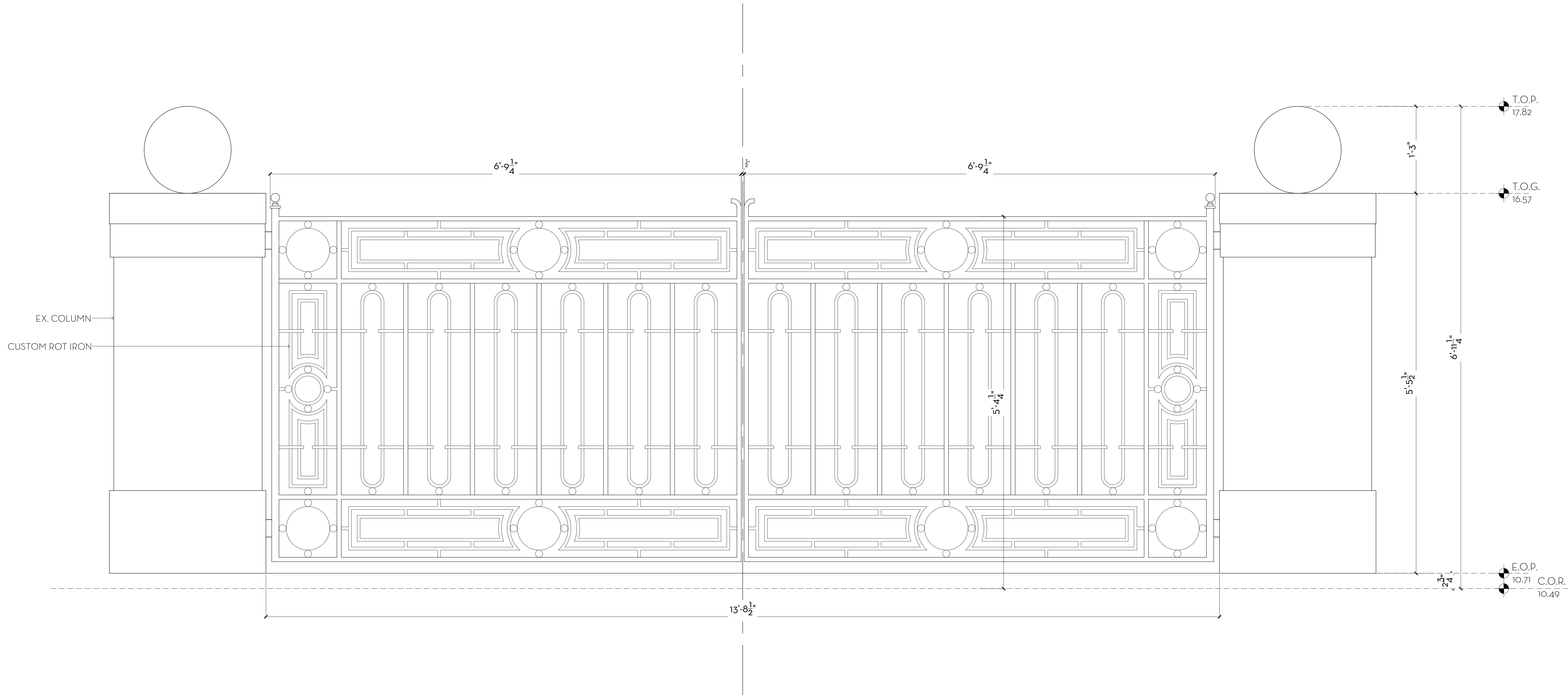
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NIEVERAWILLIAMS.COM

D4

ARC-023-156

1 EAST ENTRY GATE ELEVATION
D4 SCALE: 1 1/2" = 1'-0"



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GATE DETAIL
BAIER RESIDENCE

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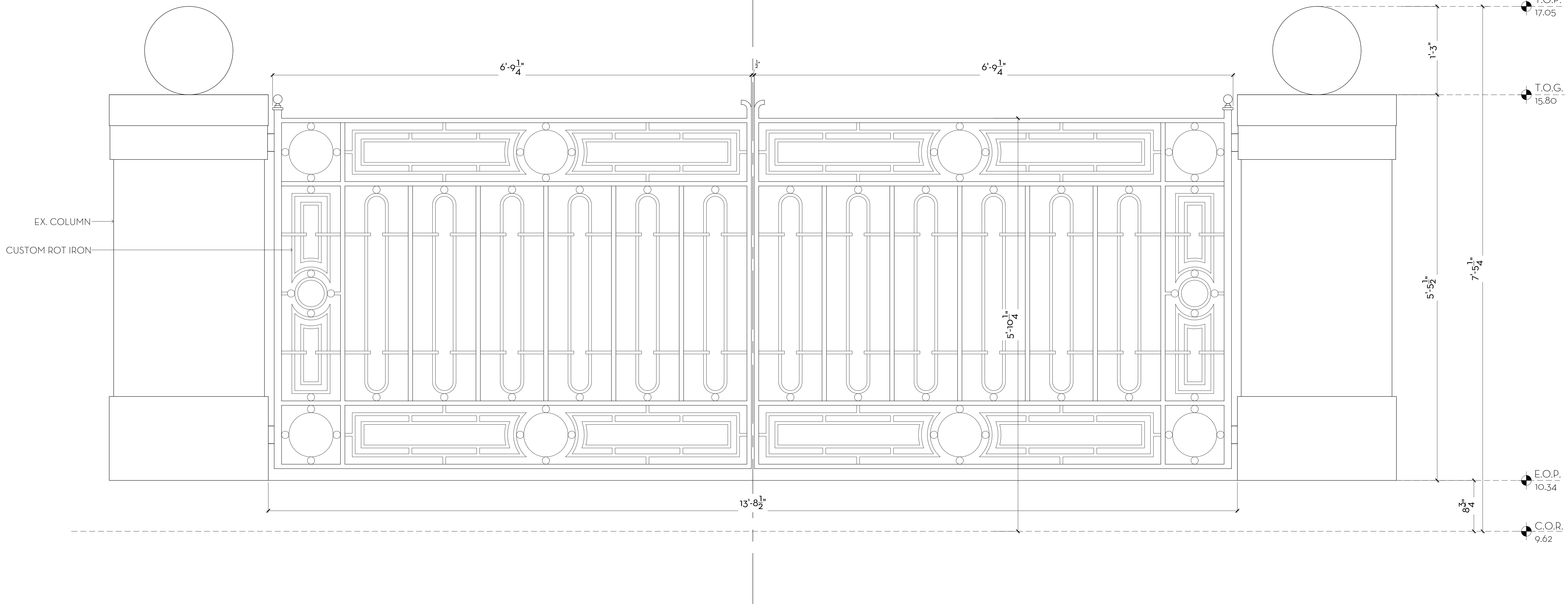
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NIEVERAWILLIAMS.COM

D4

ARC-023-156

SCALE: AS SHOWN



1 WEST ENTRY GATE ELEVATION
D4 SCALE: 1 1/2" = 1'-0"

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GATE DETAIL
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P: 561-659-2820
F: 561-659-2113

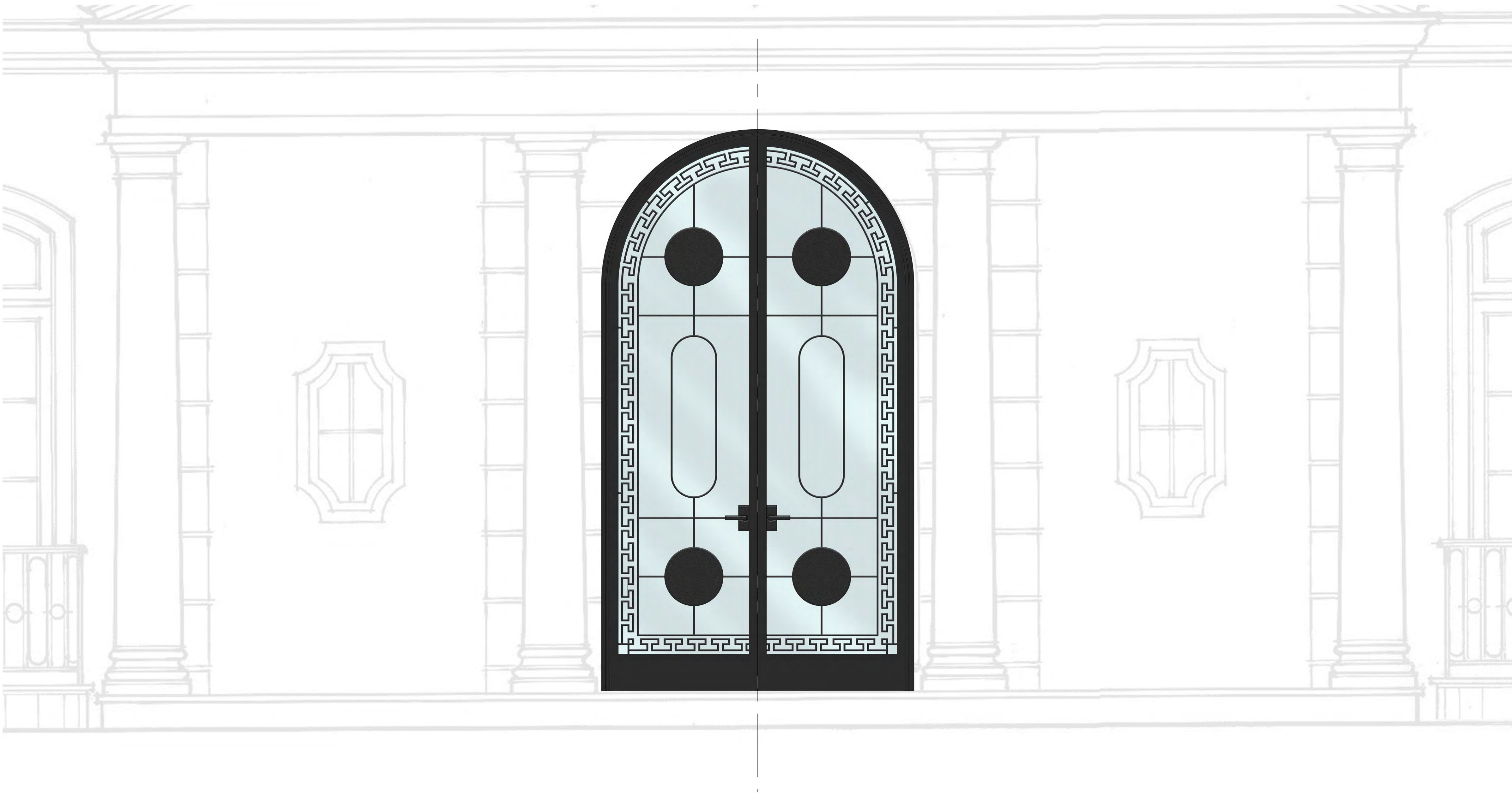
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D4.1

ARC-023-156

SCALE: AS SHOWN





1 FRONT DOOR ELEVATION
D5 SCALE: 1" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SCALE: AS SHOWN

FRONT DOOR ELEVATION
BAIER RESIDENCE

125 WELLS RD., PALM BEACH, FLORIDA

FINAL SUBMITTAL- 09 NOVEMBER 2023
SECOND SUBMITTAL- 23 OCTOBER 2023
FIRST SUBMITTAL- 05 OCTOBER 2023
PRE APP SUBMITTAL- 25 SEPTEMBER 2023



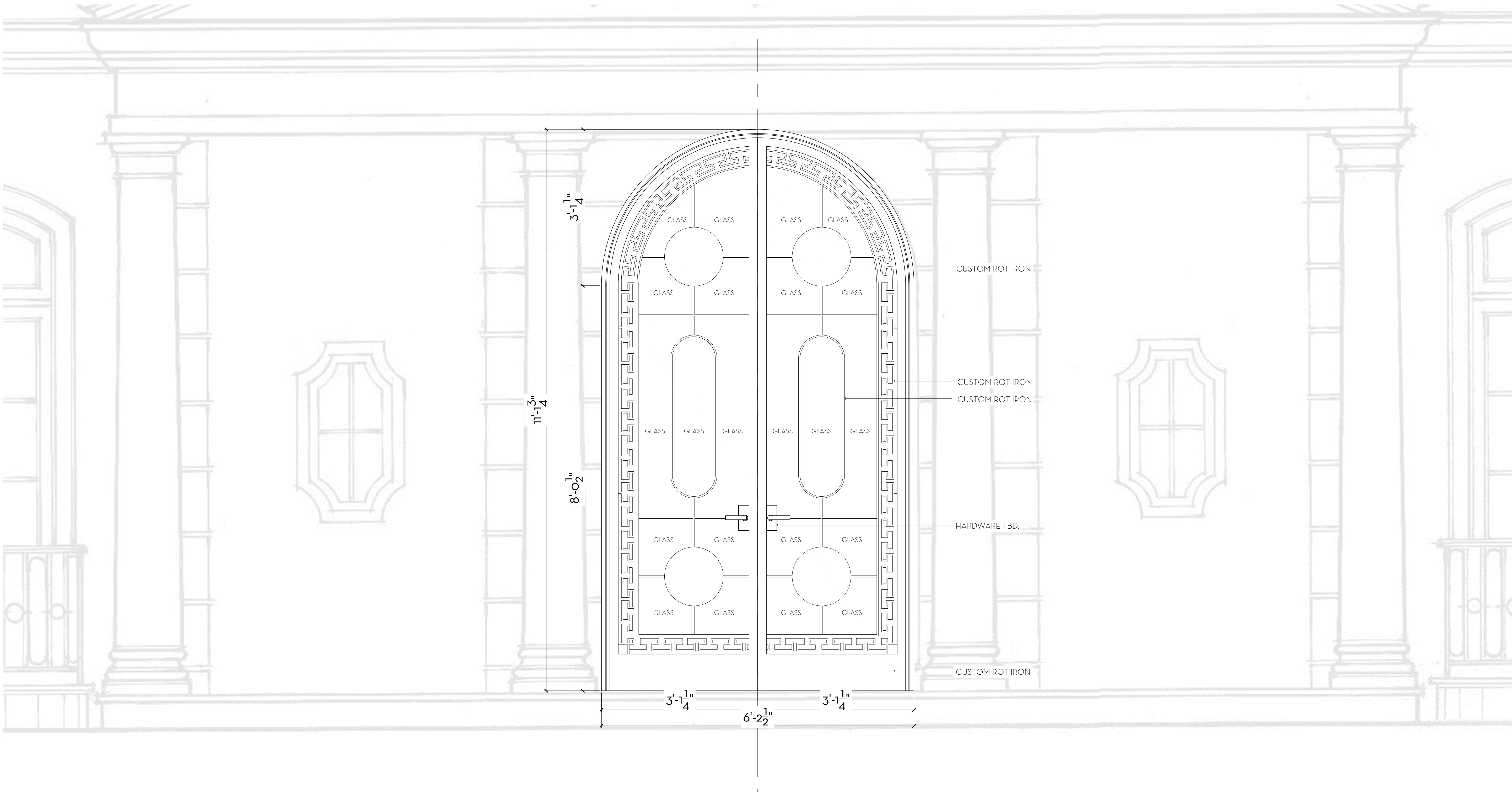
NIEVERA WILLIAMS
DESIGN

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1 FRONT DOOR ELEVATION
D5 SCALE: 1" = 1'-0"

MARIO F. NIEVERA

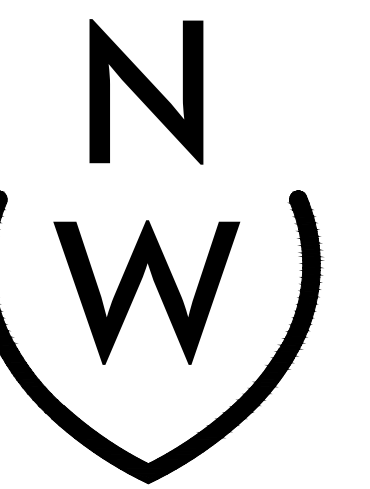
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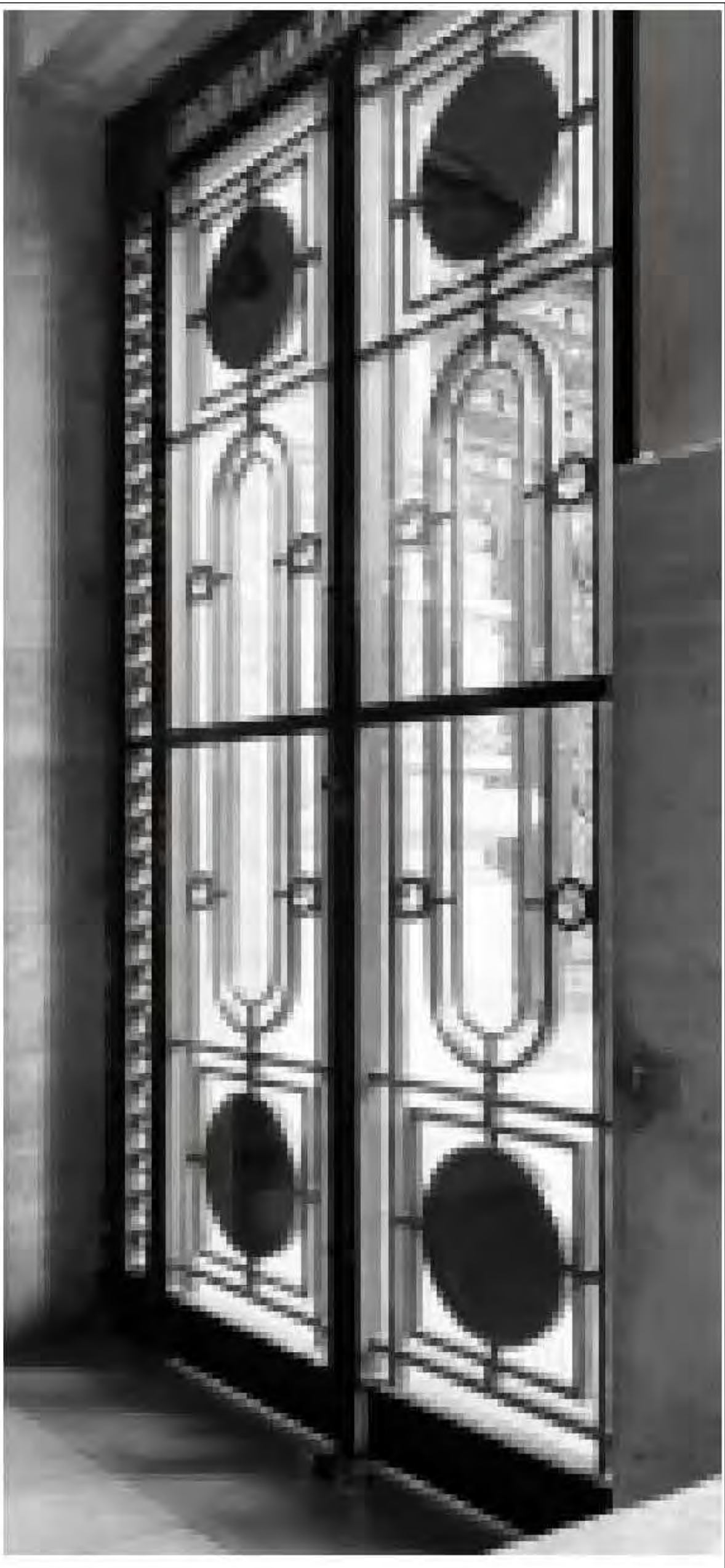
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FRONT DOOR EXISTING



FRONT DOOR INSPIRATION

MARIO F. NIEVERA

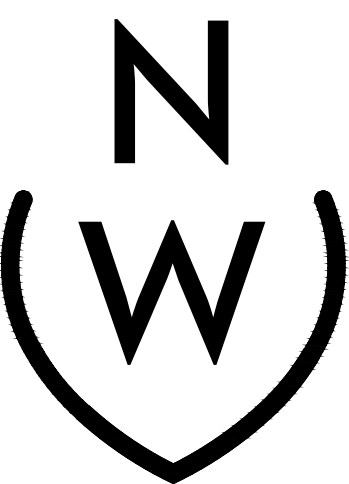
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SCALE: AS SHOWN

FRONT DOOR EXISTING AND INSPIRATION
BAIER RESIDENCE

125 WELLS RD., PALM BEACH, FLORIDA

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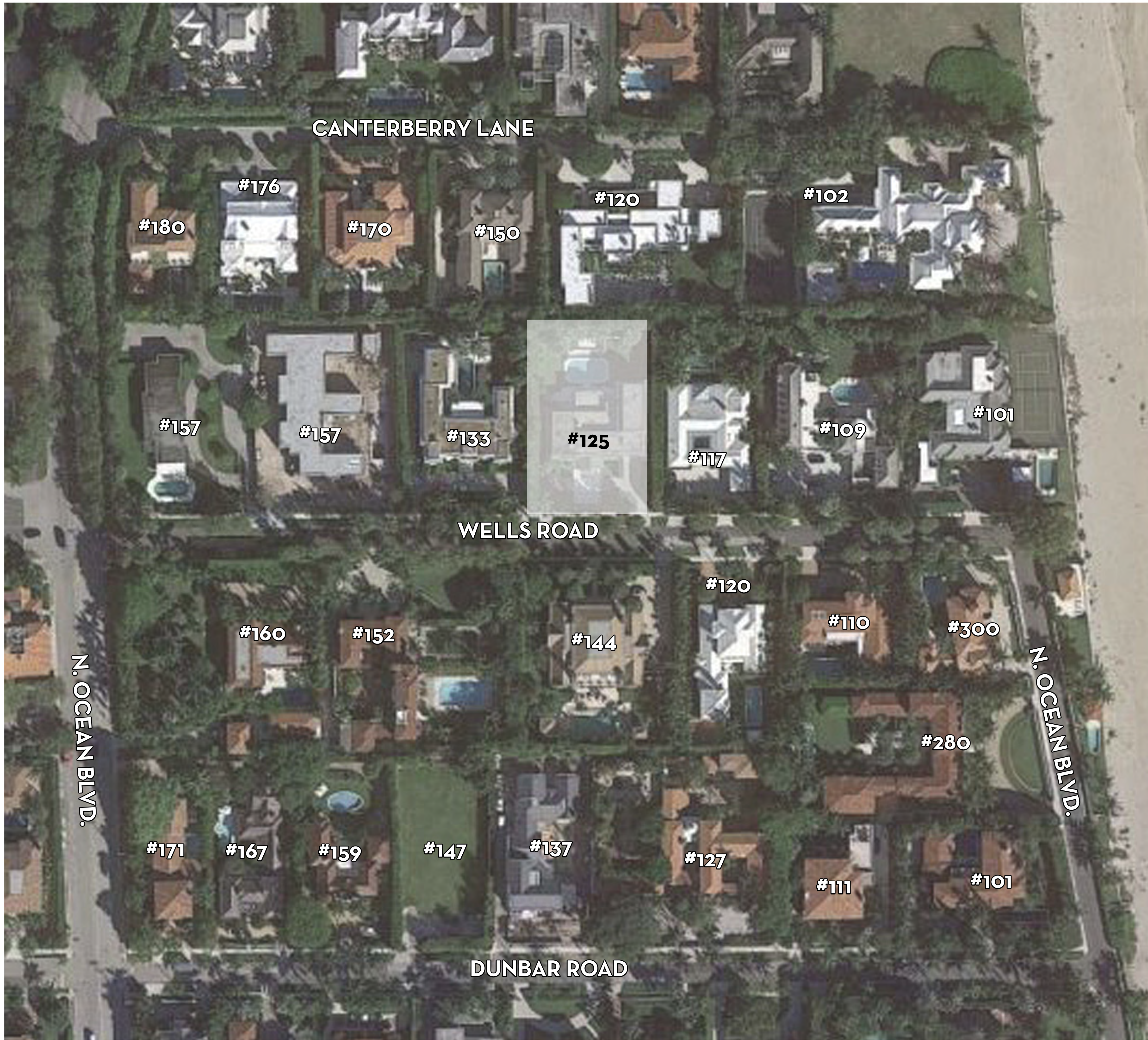
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AERIAL MAP
N.T.S.



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LOCATION MAP
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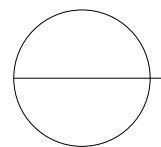
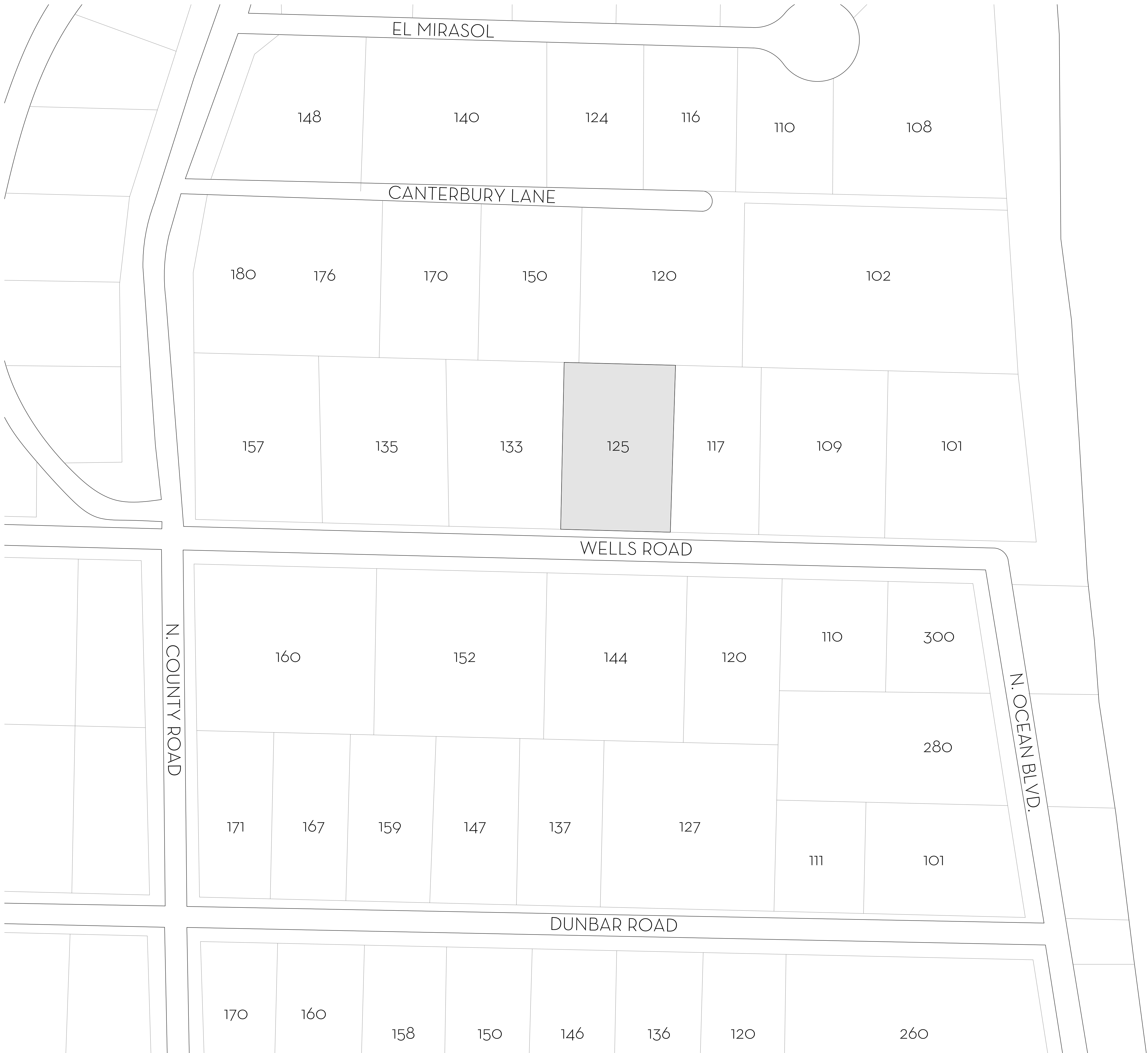
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VICINITY MAP
N.T.S.

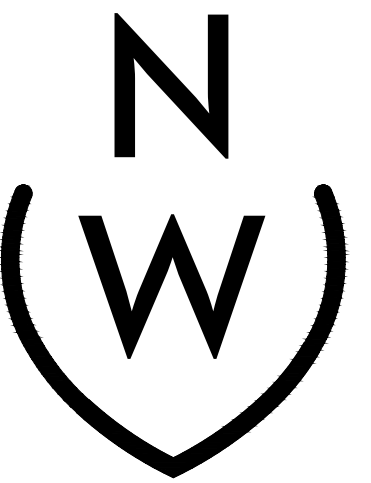
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VICINITY MAP
BAIER RESIDENCE

125 WELLS RD., PALM BEACH, FLORIDA

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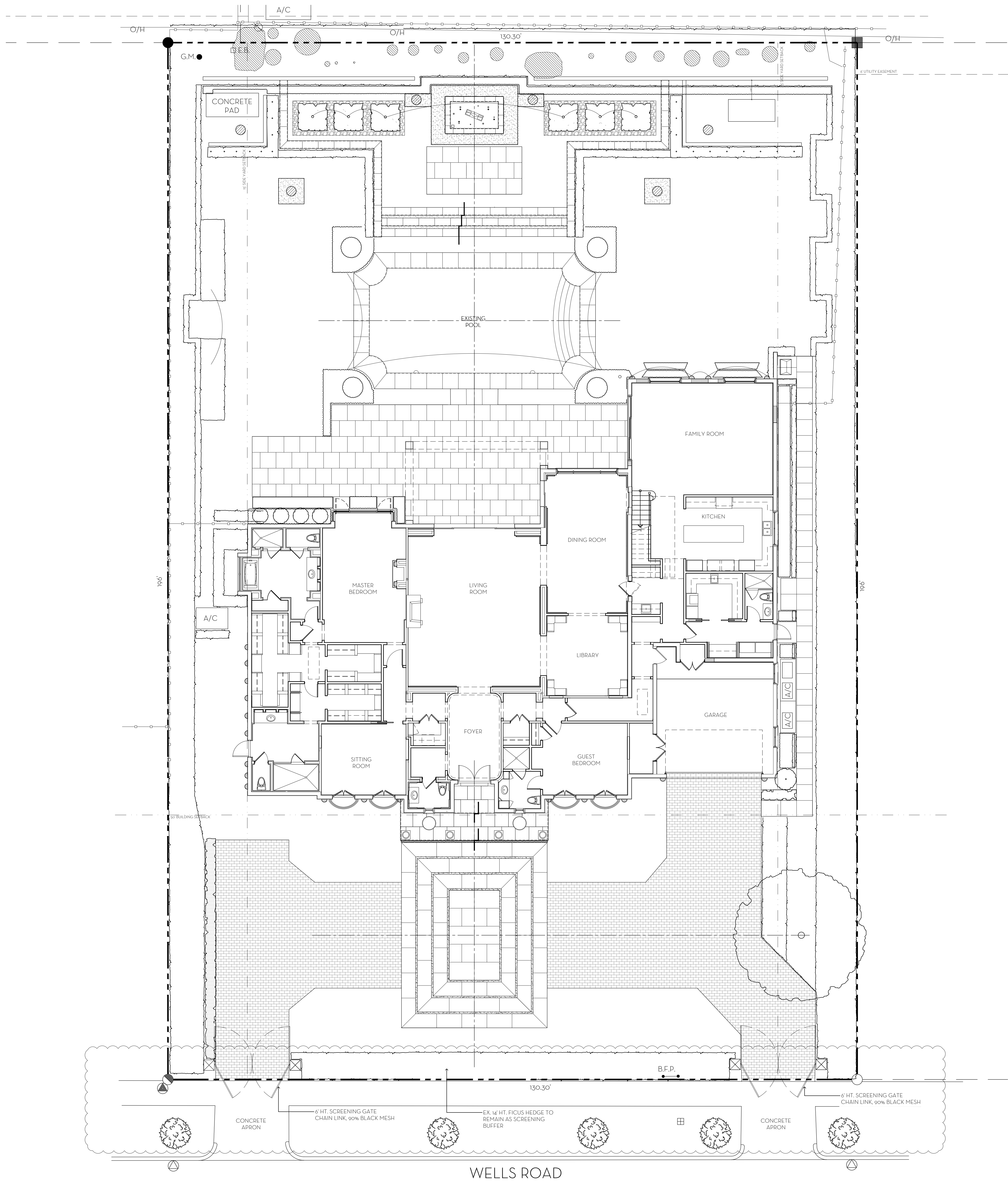


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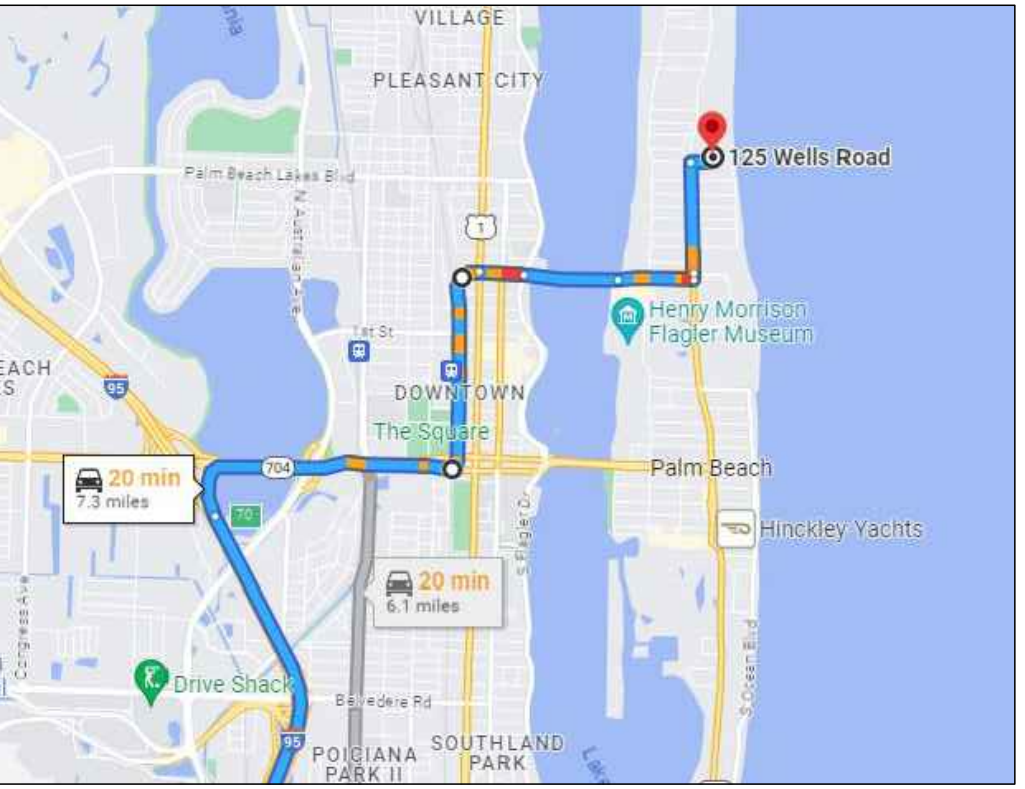
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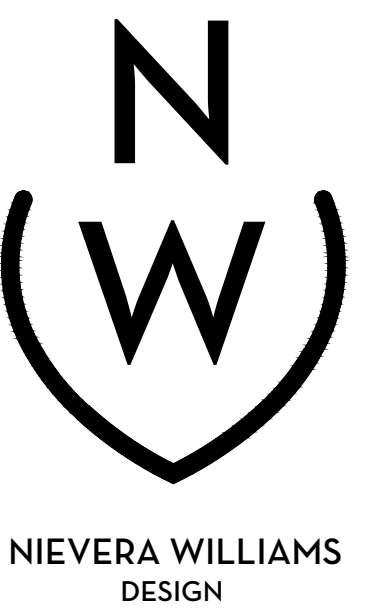


TRUCK LOGISTICS:
MAX. TRUCK LENGTH = 30 FEET
ACCESS SITE VIA OKEECHOBEE BLVD. TO N. QUADRILLE TO N. COUNTY ROAD/ WELLS ROAD.
ESTIMATED NUMBER OF TRIPS FOR LARGE TRUCKS: 2-4



MARIO F. NIEVERA
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CONSTRUCTION SCREENING AND TRUCK LOGISTICS PLAN
BAIER RESIDENCE
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