

Part IX
SITE & LANDSCAPE
129 Chilean Avenue

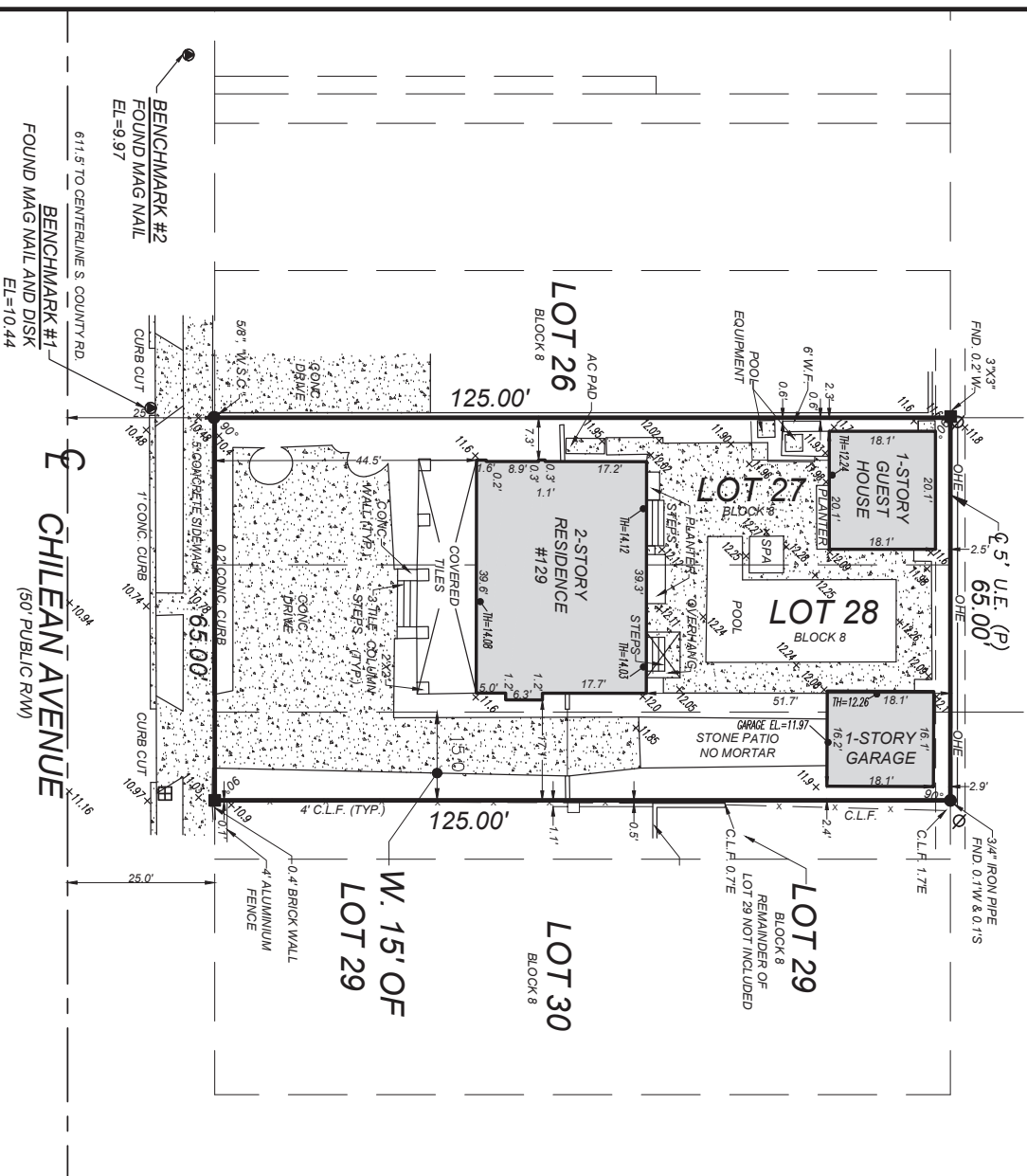


SCALE: 1"=20'

LOT 45
BLOCK 8

LOT 44
BLOCK 8

LOT 43
BLOCK 8



TITLE COMMITMENT REVIEW

TITLE COMMITMENT REVIEW					
CLIENT: CH1129, LLC, a Florida limited liability company		COMMITMENT NO. : 1033451	DATE: March 5, 2021		
REVIEWED BY: Craig Wallace		JOB NO. : 21-1154.1			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT SURVEY MATTER
1-5	N/A	Standard Exceptions.			•
6	PB 4, PG 1	Utility Easement along rear lot line reserved on the Plat of Revised Map of Royal Park Addition.	•		
7	N/A				
8	N/A	Standard Exceptions.	Intentionally Deleted.		•

REVISIONS

09/12/23 SURVEY AND TIE-IN UPDATE J.M./M.B. 21-1154.3 PB354/7
07/29/21 SPOT ELEVATIONS L.E./M.B. 21-1154.2 PB316/38



WALLACE SURVEYING
CORP., LICENSED BUSINESS # 4589
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD: B.M.	JOB NO.: 21-1154.1	FB: PB308 PG. 19-20
OFFICE: G.S.	DATE: 03/11/21	DWG. NO. 21-1154-1
CMD: C.W.	REF: 21-1154-1.dwg	SHEET 2 OF 2



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SUNSHINE STATE ONE CALL

ARC-23-161
ZON-24-00
Existing Site Photos

**ENVIRONMENTAL
DESIGN
GROUP**

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Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, MIA, PLA #6666784
Dustin@environmentaldesigngroup.com

Private Residence
129 Chilean Ave
Palm Beach

JOB NUMBER: # 23098.00 LA
DRAWN BY: Alex Bugrli
DATE: 12.08.2023

SHEET L1.1



Existing North Area



Existing North Area



Existing North Area



Existing Southwest Area



Existing North Area



Existing Southwest Area

2023
 COMMENT: The following drawings are submitted as a final set of drawings for the Landscape Architecture. The designs, drawings and plans indicated or referenced in this drawing are the property of the Landscape Architect and are not to be used for any other project without the written permission of the Landscape Architect.

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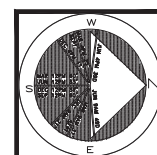
ENVIRONMENTAL DESIGN GROUP
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Private Residence
 129 Chilean Ave
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JOB NUMBER: # 23098.00 LA
 DRAWN BY: Alex Duagril
 DATE: 12.06.2023

SHEET L1.2

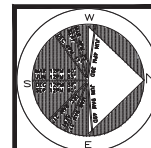
ARC-23-161
 ZON-24-00
 Existing Site Photos



SHEET L2.C

AREA IN SQ. FT.

SCALE IN FEET $3/16"=1'-0"$

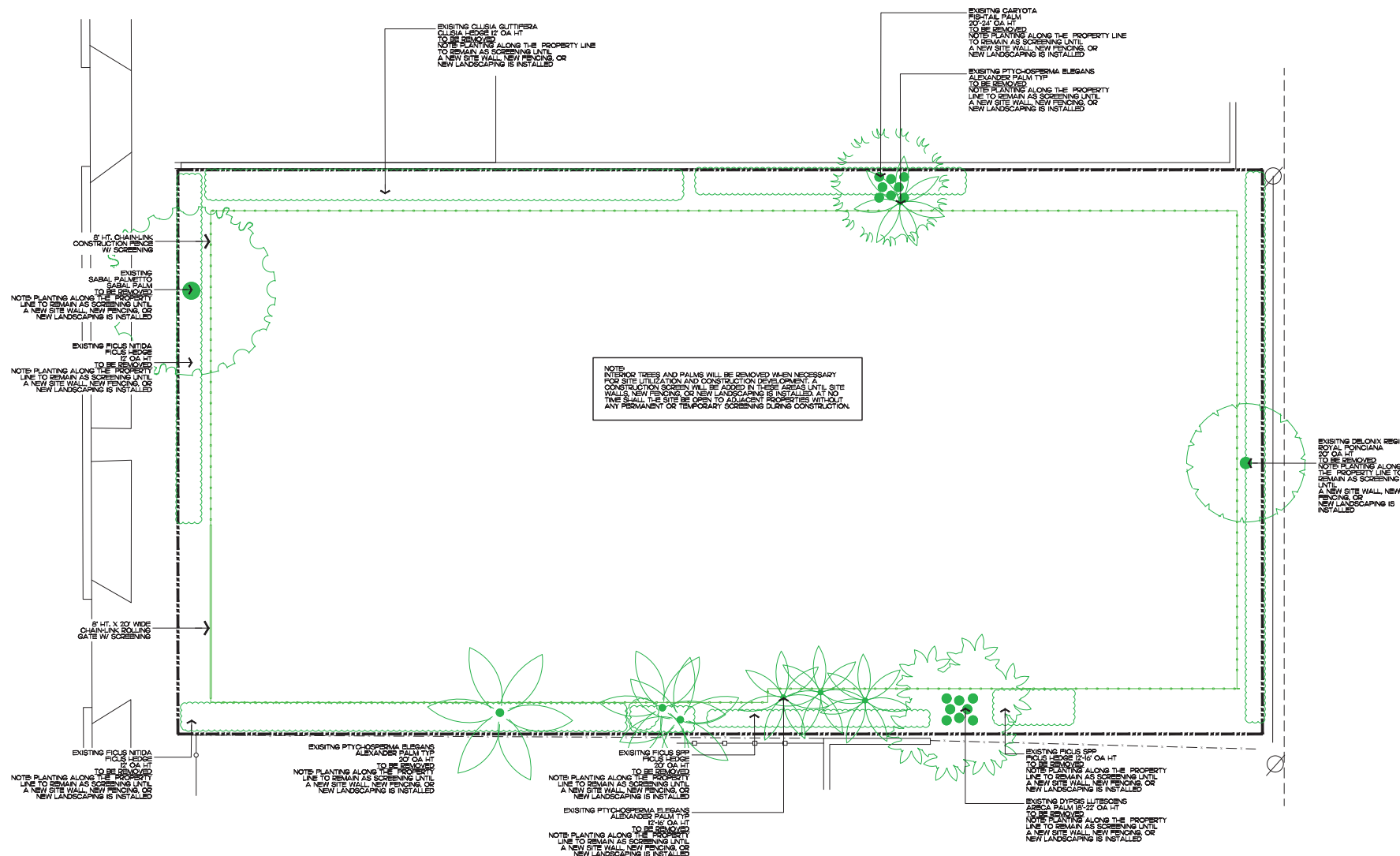


SHEET L3.0

64 :

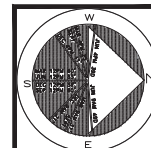
AREA IN SQ. FT.

SCALE IN FEET $3/16"=1'-0"$



2023	2023
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SHEET L4.0

64 :

AREA IN SQ. FT.

NOTE:
INTERIOR TREES AND PALMS WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. A CONSTRUCTION SCREEN WILL BE ADDED IN THESE AREAS UNTIL SITE WITH NEW FIRMING OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.

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ARC-23-161
ZON-24-00
Construction Staging Plan
SCALE IN FEET 3/16"=1'-0"



LARGEST TRUCK ->
10-15 DUMP TRUCKS FOR DEBRIS REMOVAL
TRAILER FOR EXCAVATOR / DEMOLITION
LANDSCAPE TRUCKS ->
SOD
IRRIGATION

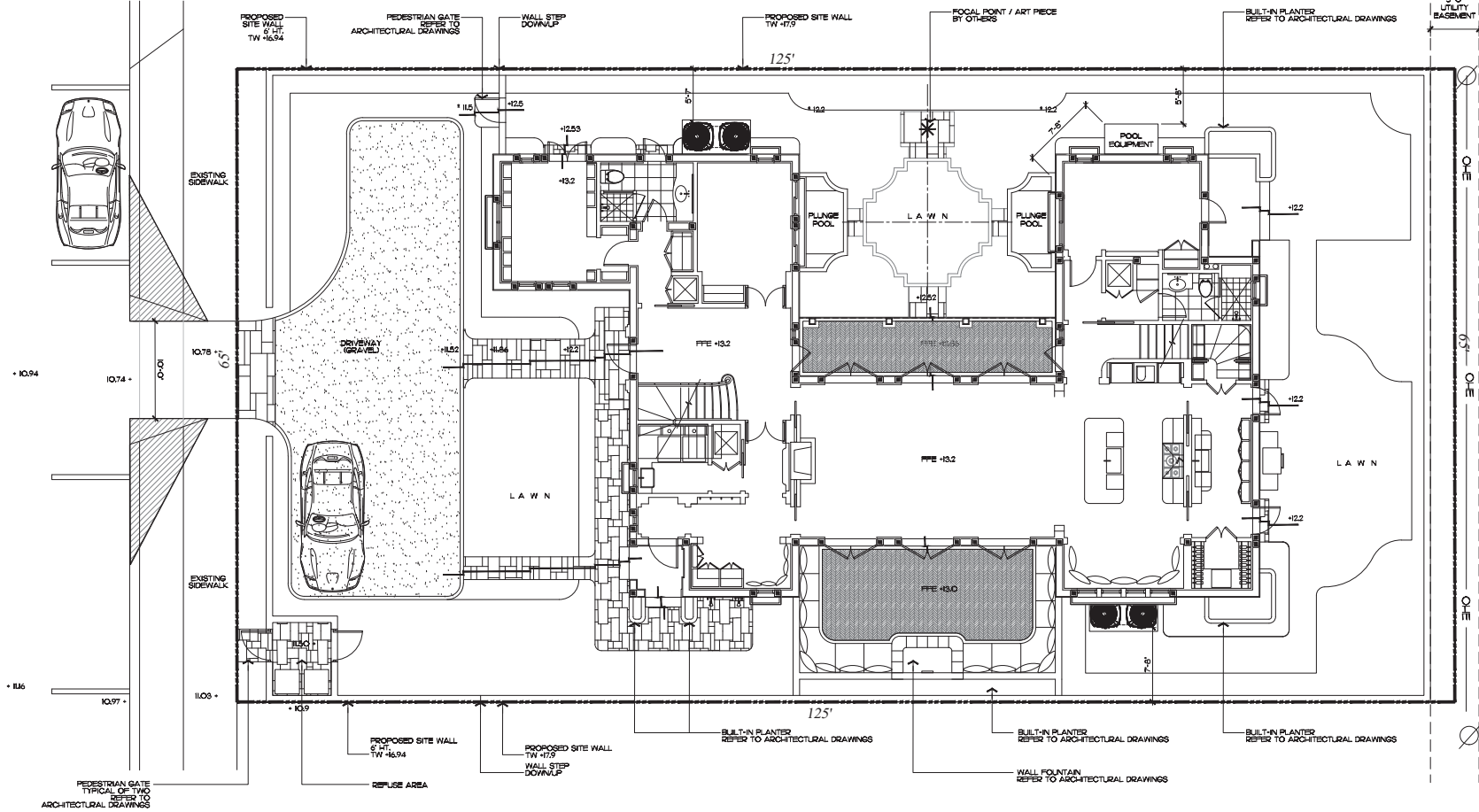
 *PROPOSED INGRESS TRUCK ROUTE*
 *PROPOSED EGRESS TRUCK ROUTE*

SHEET L5.0

Truck Logistics Plan

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CHILEAN AVE



NOTE:
SOUTH POOL PLUNGE TO BE CONNECTED
TO NORTH POOL SYSTEM
NO HEATER PROPOSED.

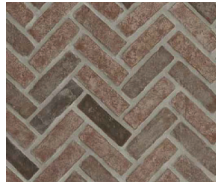
Hardscape Materials:



POOL EQUIPMENT ENCLOSURE



DRIVEWAY: CORAL STONE BORDER
GRAVEL FIELD



PRINCESS CUT BRICK
HERRINGBONE PATTERN

Proposed Site Data

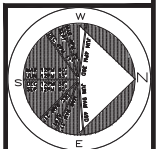
DESCRIPTION	REQUIRED	PROPOSED
LOT ZONE		R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 S.F. MINIMUM	8,125 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45%	3,656 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	40%
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REG'D OPEN SPACE	66%

ARC-23-161
ZON-24-00

Site Plan
SCALE IN FEET 3/16"=1'-0"

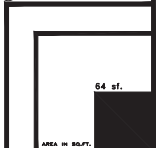
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Private Residence
129 Chilean Ave
Palm Beach



JOB NUMBER: # 000000.00 LA
DRAWN BY: Grace Walton
DATE: 12.06.2023

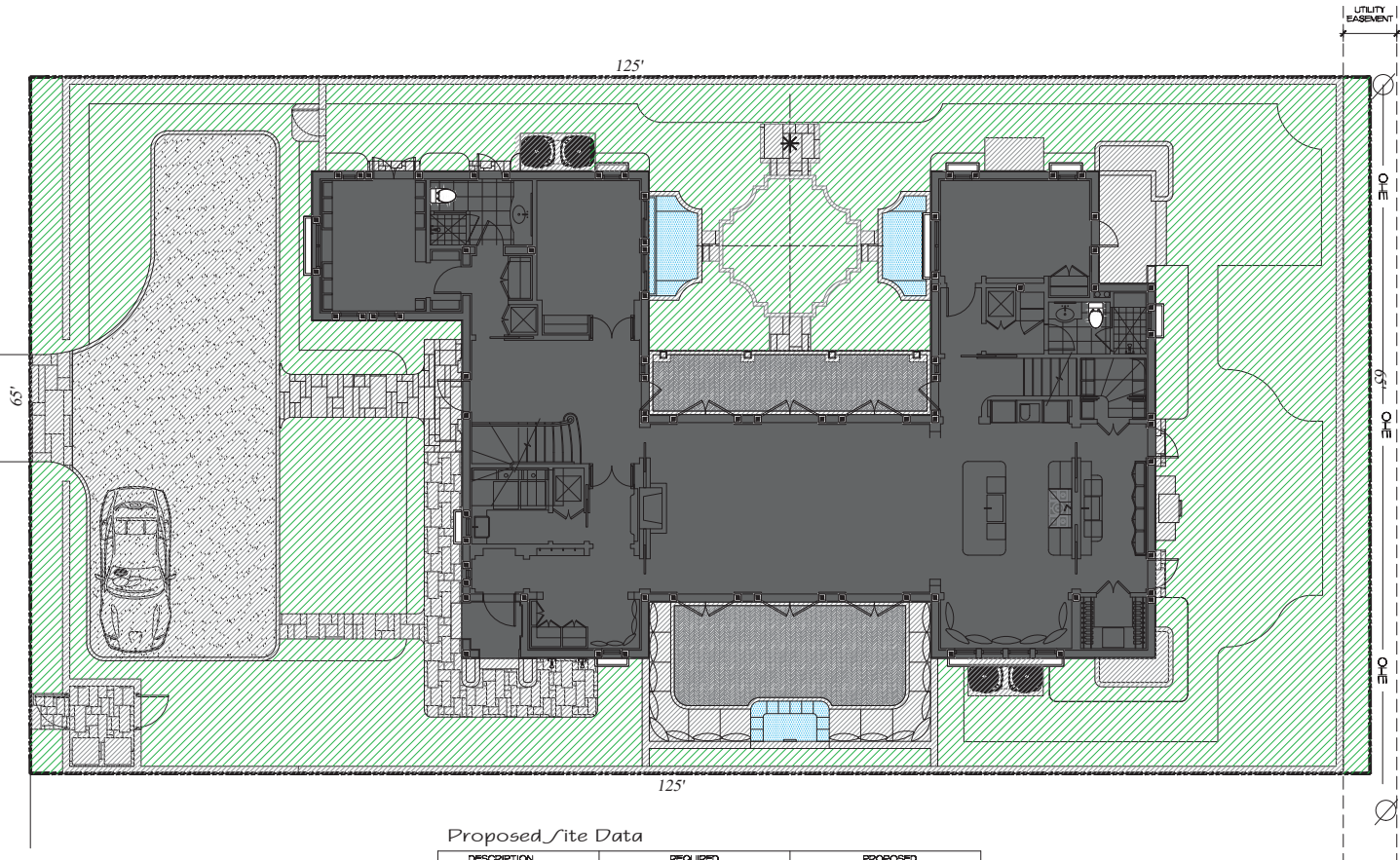
SHEET L6.0



A top-down view of a car parked in a space. To the right of the car is a ramp with a diagonal hatched pattern. To the left of the car is a vertical line with a small circle at the top, representing a post or sensor.

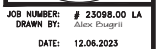
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 IMPERVIOUS AREA (HOUSE/STRUCTURE)
 IMPERVIOUS AREA (HARDSCAPE)
 PERVIOUS AREA / OPEN SPACE
 IMPERVIOUS AREA / WATER FEATURE



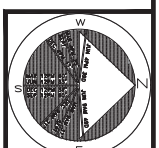
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OPEN / PERMEABLE SPACE	MINIMUM 45%	45.35% 3,685 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	40% 650 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REAR, OPEN SPACE	66% 2,427 S.F.

Site Calculation/Lot Coverage Graphics



64 sf.

AREA IN SQ.FT.



SHEET L7.0

AREA IN SQ.FT.

[illegible]

ARC-23-161
ZON-24-00
Landscape Plan
SCALE IN FEET 3/16"=1'-0"

Trees & Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CORDIA BOISSIERI WHITE GEIGER TREE	1	14'-16' OA HT	NO
	OLEA EUROPAEA OLIVE TREE	1	+/- 16' HT CHARACTER SPECIMEN PROVIDE PICTURES FOR APPROVAL	NO
	CONOCARPUS ERECTUS VAR. SILVER BUTTWOOD	4	6' CT 8WX12'-14' OA HT STANDARD	YES
	CANANGA ODORATA YLANG-YLANG TREE	2	18' OA. HT.	NO
	CANANGA FRUTICOSA YLANG-YLANG TREE	2	4' OA. HT.	NO
	CAESALPINIA GRANADILLO BRIDAL VEIL TREE	4	16' OA HT	NO
	CLUSIA ROSEA LARGE LEAF CLUSIA TREE	1	18'-20' OA HT	YES
	COCOS NUCIFERA COCONUT PALM	2	12' GW CURVED TRUNK	NO
	NORONHIA EMARGINATA MADAGASCAR OLIVE	13	16'-18' OA HT PLEACHED	NO
	CONOCARPUS ERECTUS GREEN BUTTWOOD	18	6' CT 14' OA HT PLEACHED	YES
TOTAL TREES:		45		
NATIVE SPECIES:		23 (51%)		

Groundcovers

SYMBOL/KEY	PLANT NAME	QTY. (SF.)	DESCRIPTION	NATIVE
	SALVIA MISELLA BLUE SAGE	292 (289 SF)	1 GAL 12' OC	YES
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE	1040 (400 SF)	6' PLUGS	NO
	PHYLLA NODIFLORA FROG FRUIT	100 (60 SF)	6' PLUGS	YES
TOTAL SF:		749		
NATIVE SPECIES SF:		349 (46.59%)		

Lawn & Mulch

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION
LAWN	DIAMOND ZOYSIA LAWN	AS NEEDED	SOD PALLETS
PLANTING BED	SHREDDED EUCALYPTUS MULCH	AS NEEDED	MULCH ALL BEDS 3" MIN. DEPTH

2023

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Shrubs & Vines

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	MICROSORUM SCOLOPENDRIA WASP FERN	16	3 GAL 15" OC	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM	50	7 GAL 24" OC	YES
	GARDENIA 'MIAMI SUPREME'	2	3' X 3'	NO
	PHILODENDRON BURLE MARX	73	3 GAL 15" OC	NO
	EVOLVULUS GLOMERATUS BLUE DAZE	34	PLANTED IN WINDOWS BOXES	YES
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	40	6' OA HT 24" OC	NO
	CRAPE JASMINE	24	7 GAL 24" OC	NO
	CARISSA MACROCARPA DWARF NATAL FLUM	50	3 GAL 15" OC	NO
	ERNODEA LITTORALIS GOLDEN CREEPER	16	3 GAL	YES
	ILEX GLABRA INKBERRY	8	2X2' SPHERE	YES
	LEMON TREES	2	4'-5" PLANTED IN POTS	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	40	3 GAL 15" OC	NO
	OLEANDER NERIUM ICE PINK OLEANDER	7	15 GAL 4' HT	NO
	RUELLIA CAROLINENSIS WILD PETUNIA	150	3 GAL 15" OC	YES
	DRACAENA ARBOREA	5	8'-16' OA HT	NO
	FORESTIERA SEGREGATA FLORIDA PRIVET HEDGE	24	6' OA HT FTB 30" OC	YES
	PENNISETUM SETACEUM ALBA WHITE FOUNTAIN GRASS	3	3 GAL	NO
	POLYALTHIA LONGIFOLIA 'PENDULA' MAST TREE	5	16' OA HT	NO
	BOUGAINVILLEA VINE THAI DELIGHT	1	6' HT. ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	9	6' OA HT ATTACHED TO WALL	NO
	CISSUS ROTUNDIFOLIA VINE MARINE IVY	4	3 GAL	NO
	WHITE DIPLODEMIA WHITE MANDEVILLA VINE	4	6' OA HT ATTACHED TO THE COLUMNS	NO
TOTAL:		531		
NATIVE SPECIES:		248 (46.7%)		

ENVIRONMENTAL GROUP

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Phone 561.832.4800 Mobile 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

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Private Residence
129 Chilean Ave
Palm Beach

JOB NUMBER: # 23098.00 LA
DRAWN BY: Alex Duergel
DATE: 12.06.2023

ARC-23-161
ZON-24-00
Plant Schedule





North Elevation



South Elevation

2023
 COMMENTS: The following drawings are preliminary and are subject to change without notice. The client agrees to hold the designer harmless for any and all errors, omissions, and/or delays in the design process. The client agrees to hold the designer harmless for any and all errors, omissions, and/or delays in the design process. The client agrees to hold the designer harmless for any and all errors, omissions, and/or delays in the design process.

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Rendered Landscape Elevations
 SCALE IN FEET: NTS

ARC-23-161
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 DRAWN BY: Alex Duagris
 DATE: 12.06.2023

SHEET L10.1



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Rendered Landscape Elevations

SCALE: IN FEET: NTS

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 8,125 sq.ft.
Drainage Area Impervious Surface = 4,468 sq.ft.
Drainage Area Pervious Surface = 3,657 sq.ft.*

*Minimum required by zoning code without a variance.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q-CIA)

where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 4,468 sq.ft. x 1 hr/12 in. = 745 cu.ft.

Pervious Surface Runoff Volume:
0.2 x 2 in/hr x 3,657 sq.ft. x 1 hr/12 in. = 122 cu.ft.

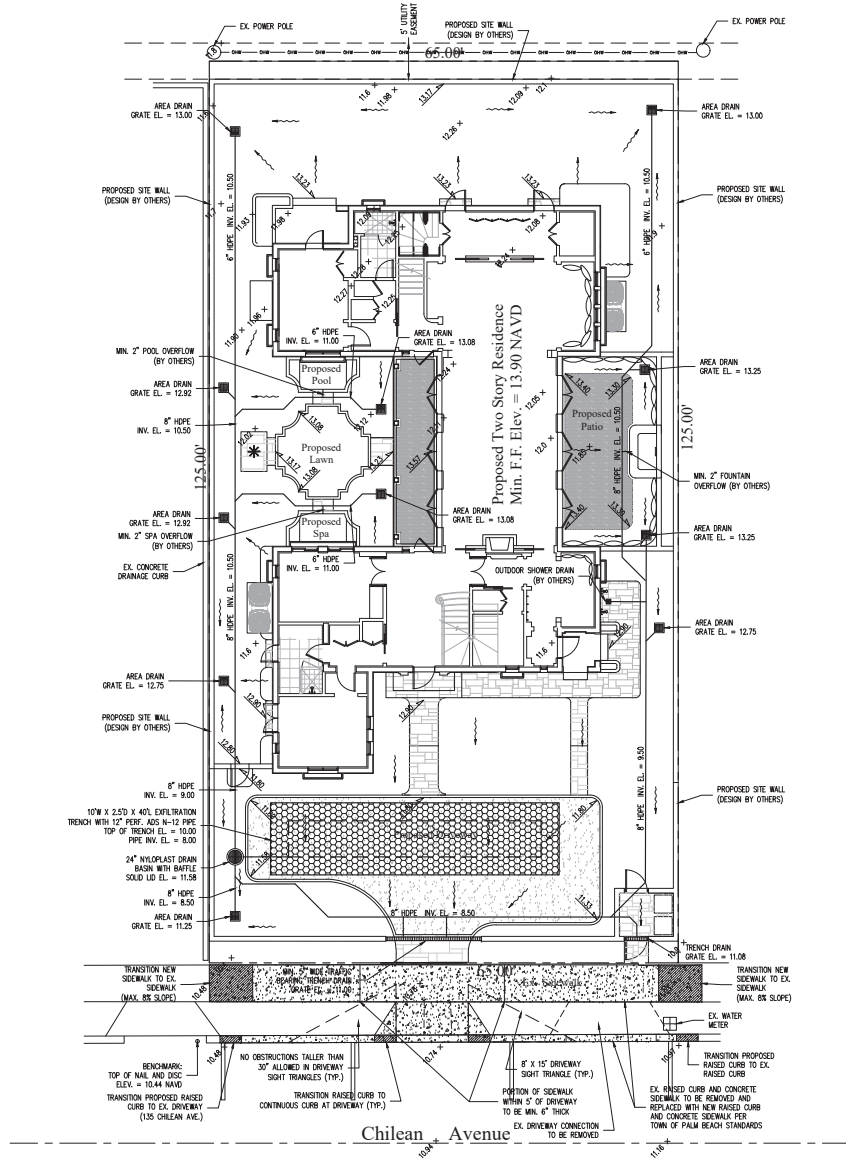
Total Volume to be Retained = 867 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 40 ft
W = Trench Width = 10 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 6.00 ft.
DU = Un-Saturated Trench Depth = 2.50 ft.
DS = Saturated Trench Depth = 0.00 ft.
V = Volume Treated = 1,112 cu.ft.

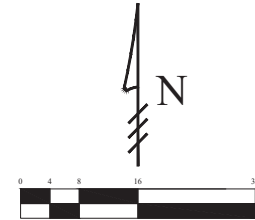
Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site-specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.



Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" VINYLPLASTIC DRAIN BASIN WITH BAFFLE



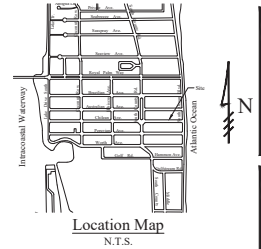
Digitally signed
by Chad M Gruber
Date: 2023.12.06
14:16:56 -05'00'

This item has been electronically signed and sealed by Chad M. Gruber on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Plan Background from Hardscape Plan by
Environment Design Group Received 12/5/23

ARC-23-161

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Project Information			
Project No.	2023-010	Project Name	PROPOSED RESIDENCE
Scale	1/8" = 1'-0"	Drawn By	CG
Checked By		Reviewed By	

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
129 Chiles Avenue
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1