

Seaspray Avenue

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.

Proposed Basin Drainage Area = 8,938 sq.ft.

Drainage Area Impervious Surface = 5,443 sq.ft.

Drainage Area Pervious Surface = 3,466 sq.ft.

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 5,443 sq.ft. x 1 ft./12 in. = 907 cu.ft.

Pervious Runoff Volume:

0.2 x 2 in/hr x 3,466 sq.ft. x 1 ft./12 in. = 116 cu.ft.

Total Volume to be Retained = 1,023 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 63 ft
W = Trench Width = 8 ft
K = Hydraulic Conductivity = 0.000185 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.00 ft
DU = Un-Saturated Trench Depth = 1.00 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 1,227 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 12,250 sq.ft.

Proposed Basin Drainage Area = 3,312 sq.ft.

Drainage Area Impervious Surface = 1,324 sq.ft.

Drainage Area Pervious Surface = 1,988 sq.ft.

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 1,324 sq.ft. x 1 ft./12 in. = 221 cu.ft.

Pervious Runoff Volume:

0.2 x 2 in/hr x 1,988 sq.ft. x 1 ft./12 in. = 66 cu.ft.

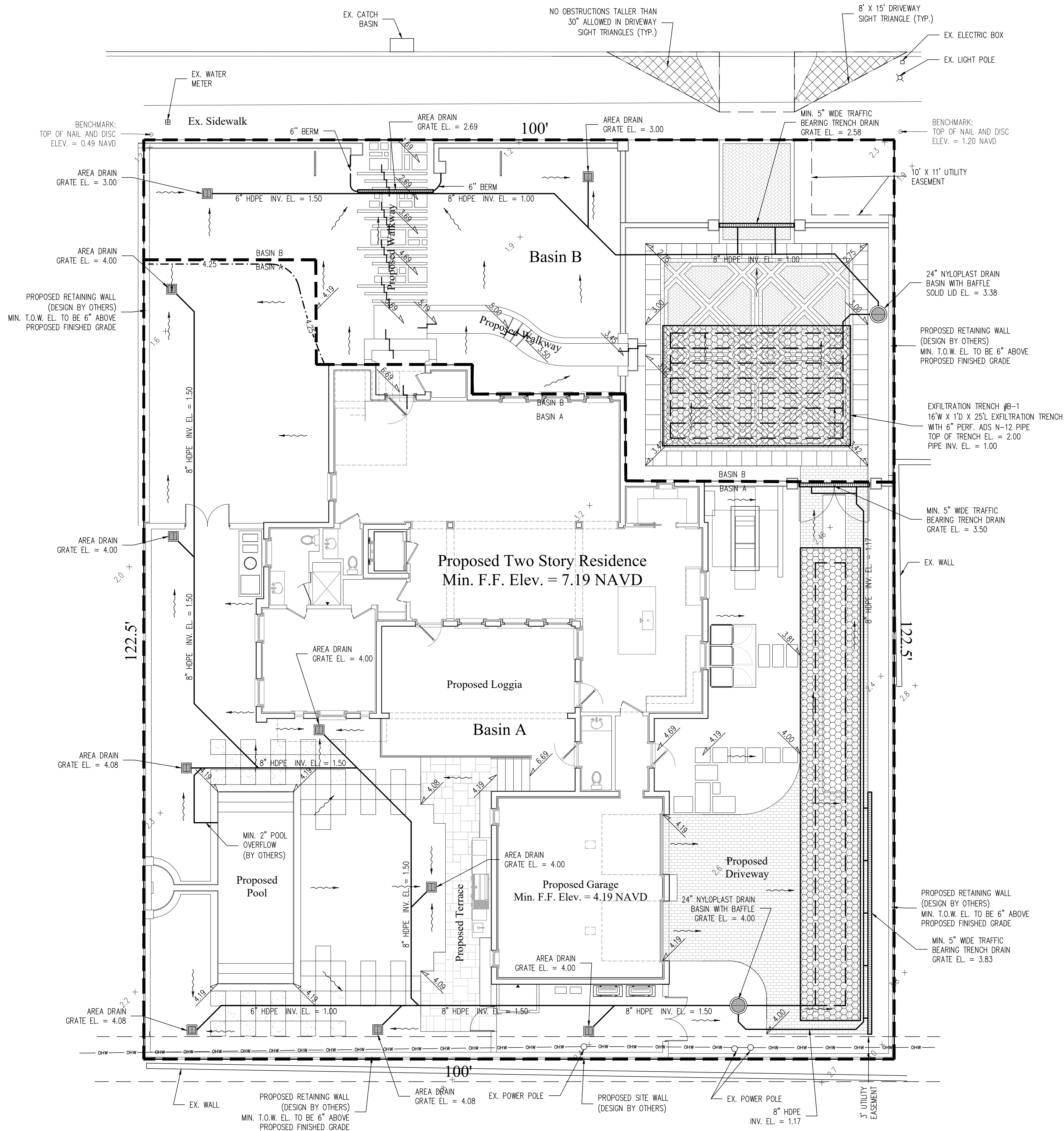
Total Volume to be Retained = 287 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 25 ft
W = Trench Width = 16 ft
K = Hydraulic Conductivity = 0.000185 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 1.00 ft
DU = Un-Saturated Trench Depth = 0.50 ft
DS = Saturated Trench Depth = 0.50 ft
V = Volume Treated = 398 cu.ft.

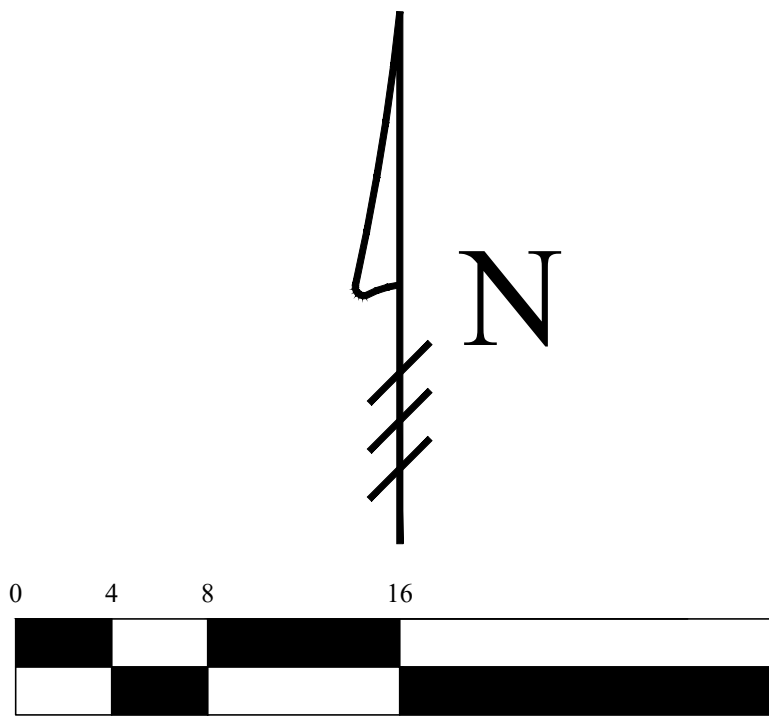
Notes:

- Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 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.
- 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.
- Contractor is responsible for installing and maintaining erosion control measures during construction.
- 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" NYLOPLAST DRAIN BASIN WITH BAFFLE



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

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Plan Background from Hardscape Plan by Nievera Williams Design Received 1/26/24

ARC-23-142

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Seaspray Avenue

48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
5725 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@gruberengineers.com

Project Information				
Project No.	2023-0057	Issue Date	02/05/2024	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

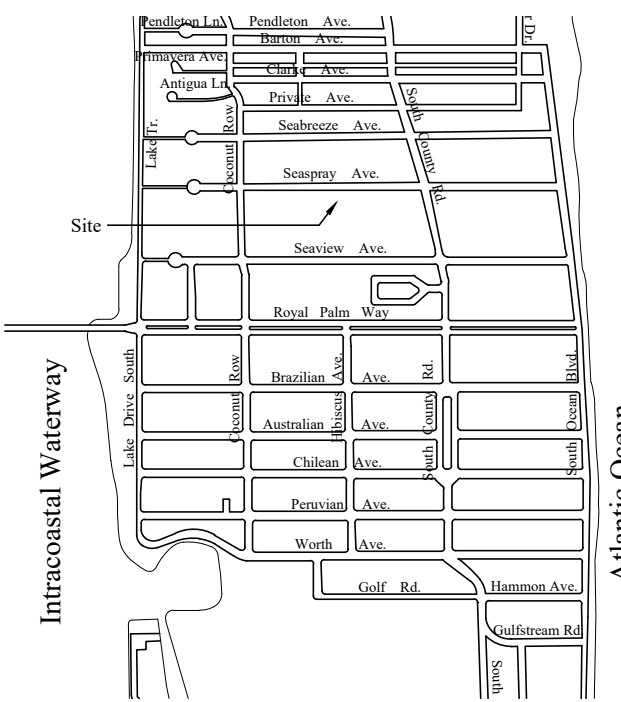
Conceptual Construction Staging & Parking and Erosion Control Plan For:
Proposed Residence
318 Seaspray Avenue
Palm Beach, Florida

Revisions	
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Chad M. Gruber

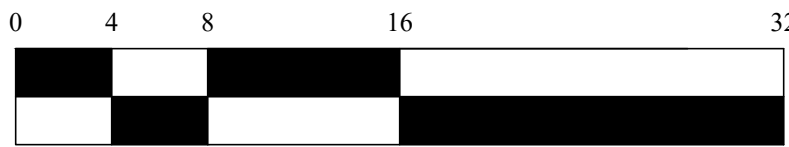
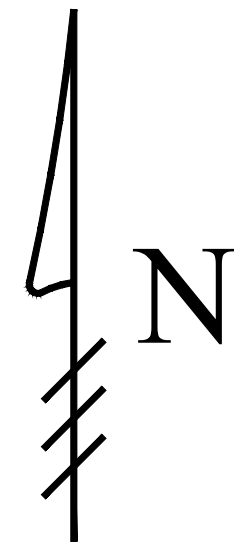
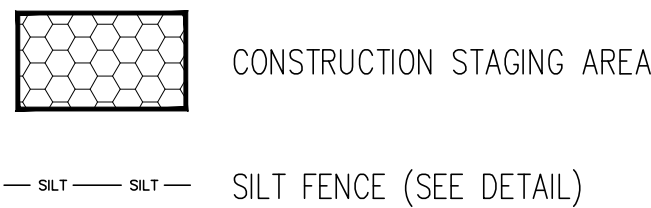
FL P.E. No. 57466

Sheet No.
EC-1

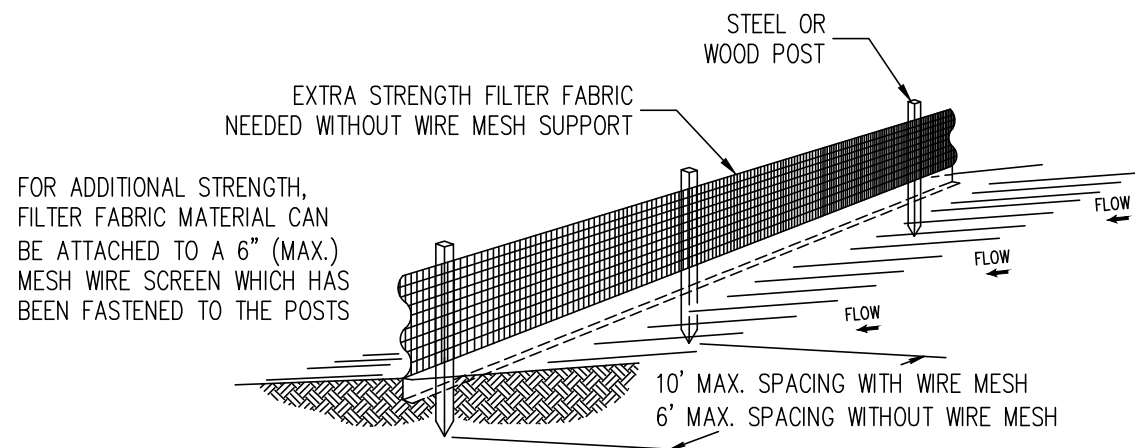


Location Map
N.T.S.

Legend



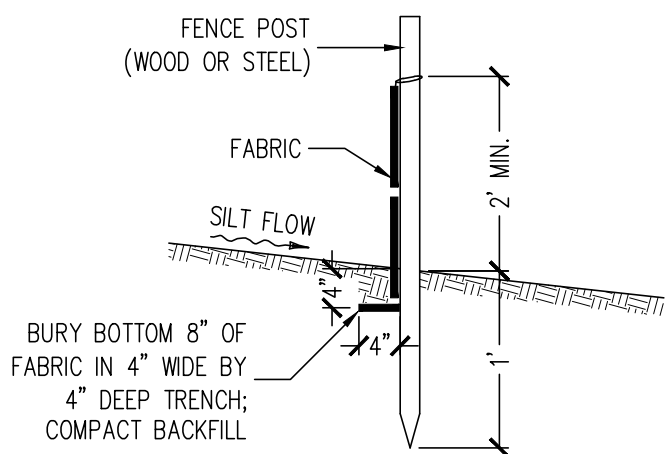
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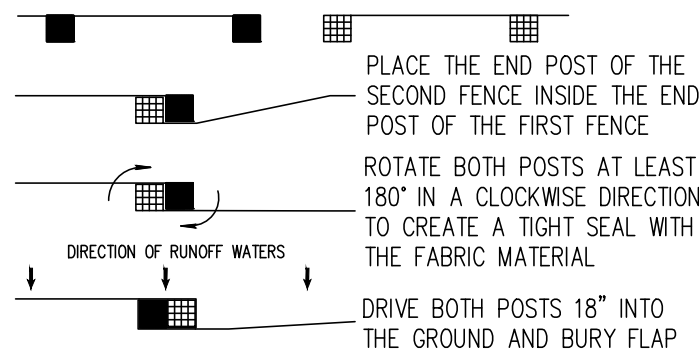
Notes:

- 1) The height of a silt fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- 4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
- 5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1" long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
- 6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
- 7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.



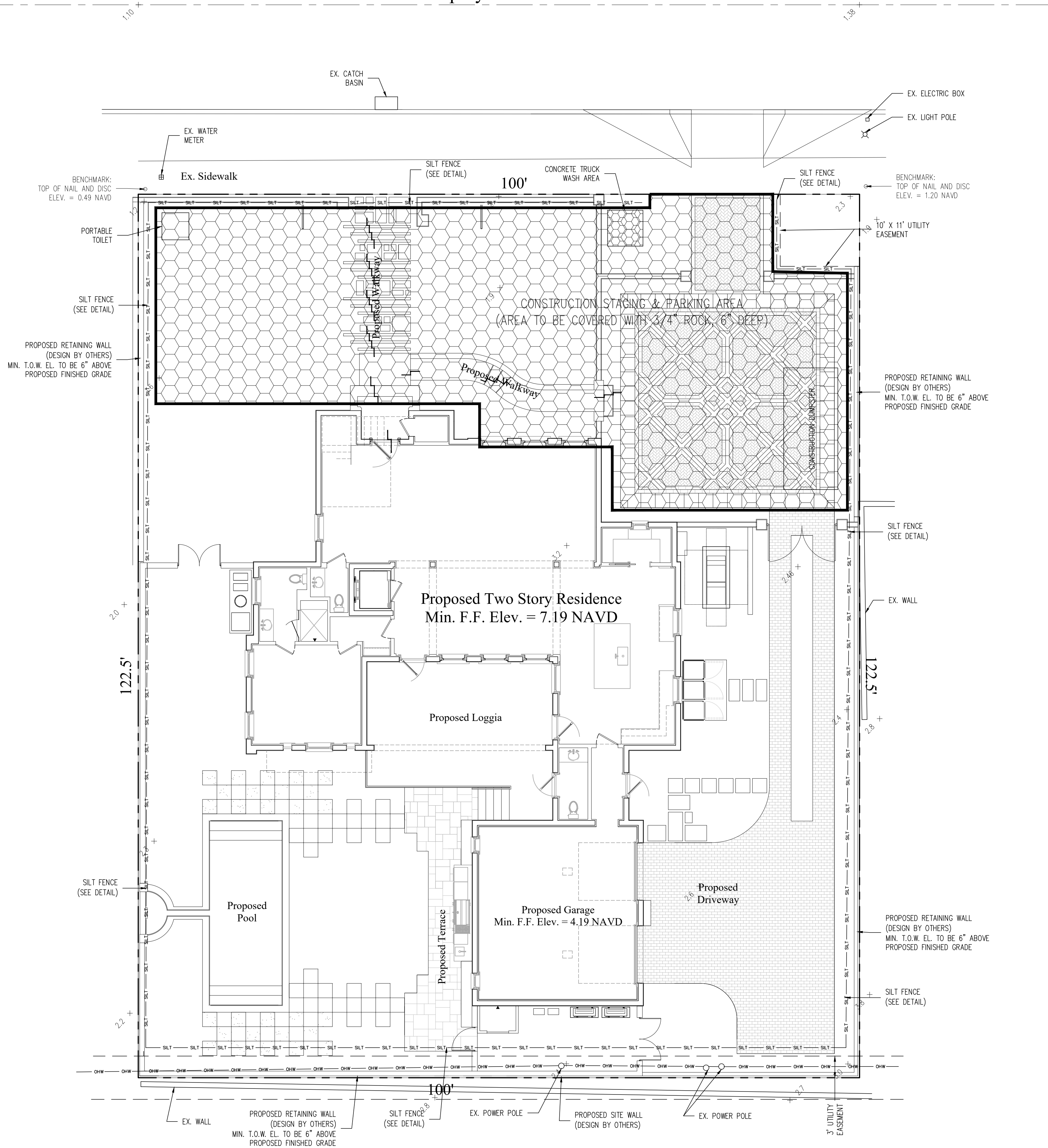
SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

Notes:

- 1) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 2) Contractor to investigate condition of existing sewer service prior to building permit submittal. If existing service is cast iron, or in poor condition, service will be replaced to main per Town of Palm Beach standards.



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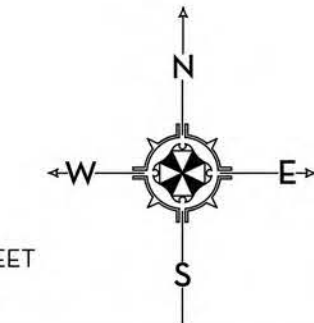
Plan Background from Hardscape Plan by
Nievera Williams Design Received 1/26/24

ARC-23-142

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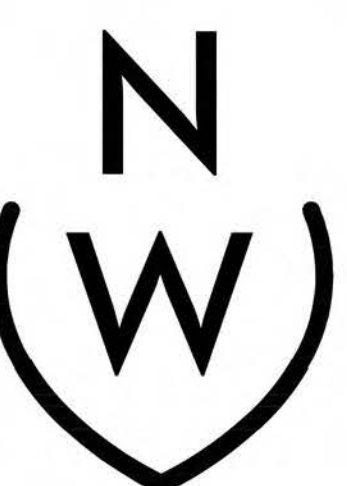
0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



OVERALL SITE PLAN
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

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

05 FEBRUARY 2024
25 SEPTEMBER 2023



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

Lo

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









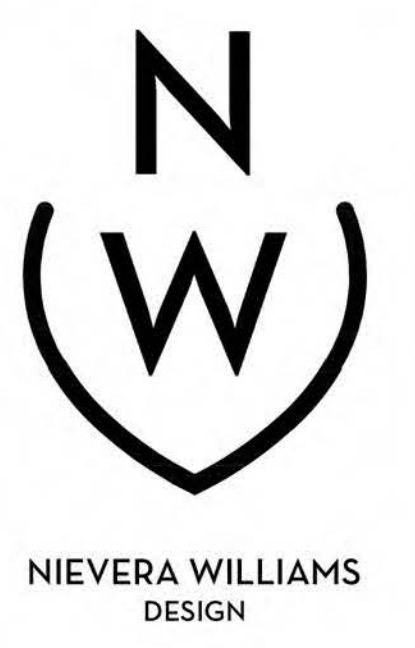
0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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

ELEVATION
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

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

05 FEBRUARY 2024
25 SEPTEMBER 2023



625 N. Flagler Drive
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EL1



1 EAST EXTERIOR ELEVATION
EL2 SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

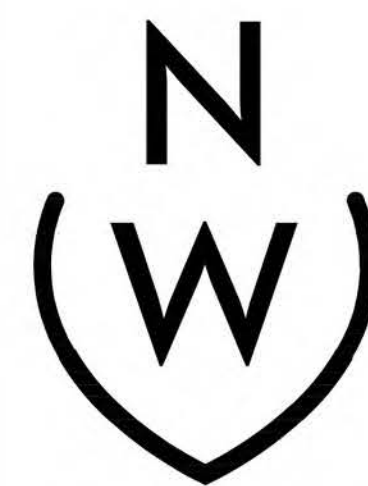
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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

ELEVATION
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
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EL2



1 SOUTH EXTERIOR ELEVATION
EL3 SCALE: 1/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

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Landscape Architect
Registration No.
6666856

ELEVATION
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
25 SEPTEMBER 2023



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EL3

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



1 WEST EXTERIOR ELEVATION
EL4 SCALE: 3/4" = 1'-0"

0 1 2 4 8 FEET
SCALE: 1/4" = 1'-0"

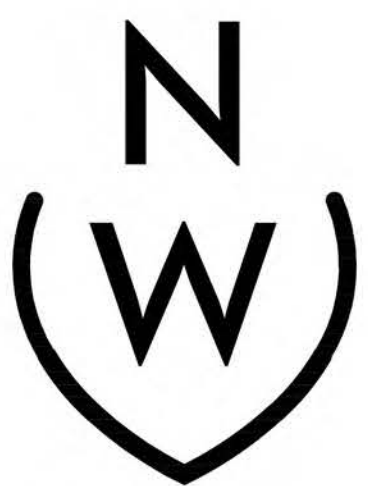
MARIO F. NIEVERA

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Registration No.
6666856

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

ELEVATION
PRIVATE RESIDENCE
318 SEASPRAY AVENUE, PALM BEACH, FL.

02 FEBRUARY 2024
25 SEPTEMBER 2023



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EL4

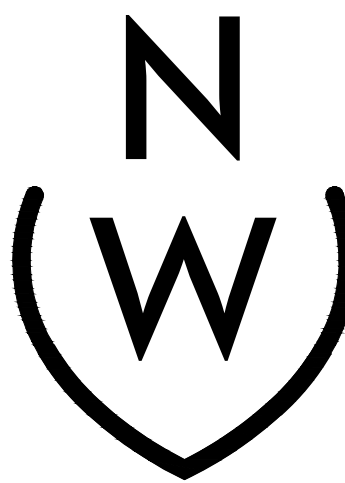
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HARDSCAPE PLAN
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
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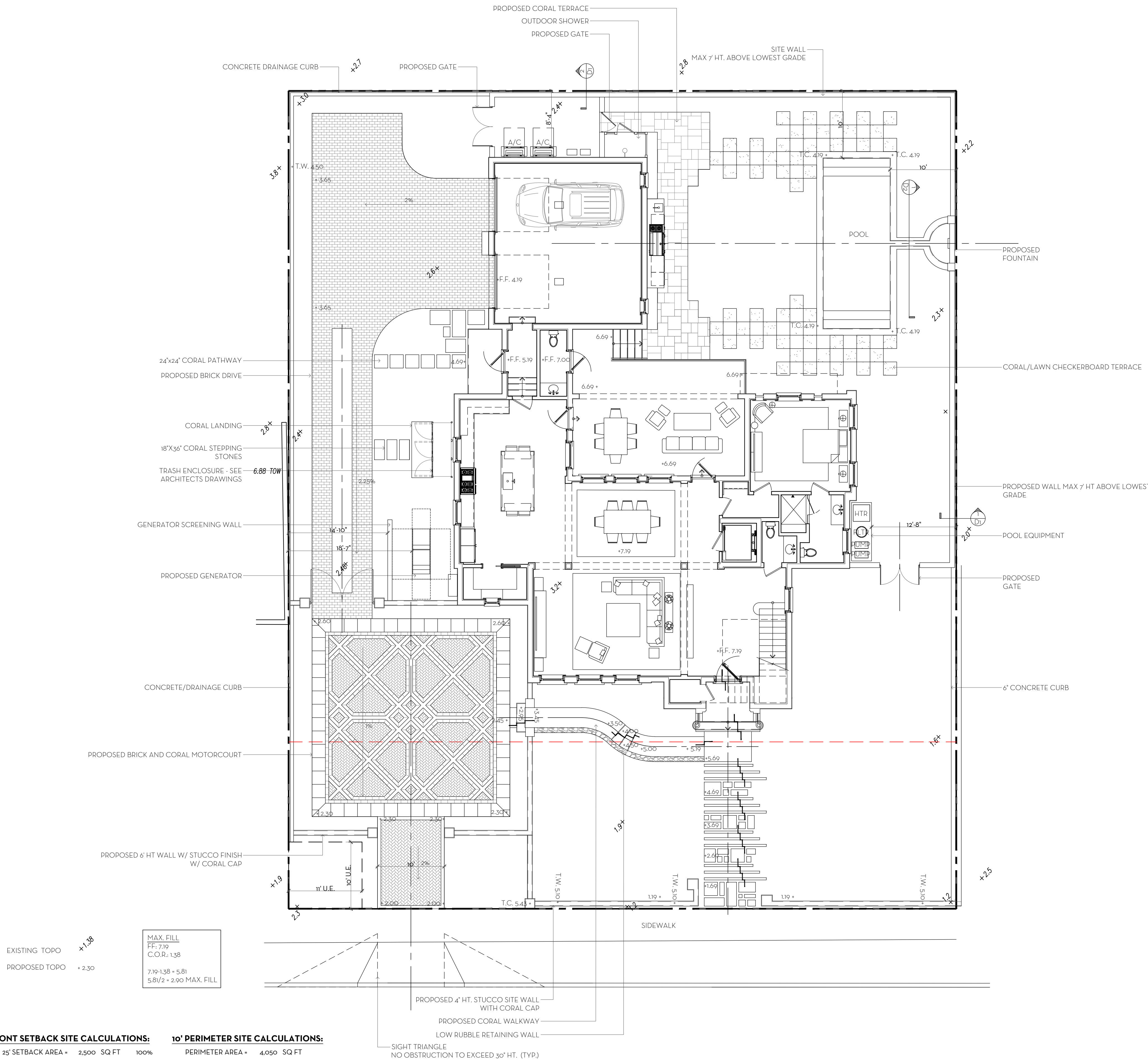
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SCALE: 1/8" = 1'-0"

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OVERALL R-B SITE CALCULATIONS:

SITE AREA = 12,250 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 5,512 SQ FT 45%
EXISTING = 7,100 SQ FT 57%
PROPOSED = 5,727 SQ FT 46.75%

SITE AREA =

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA = 2,500 SQ FT 100%

MINIMUM LANDSCAPE:
REQUIRED = 1,000 SQ FT 40%
EXISTING = 1,300 SQ FT 52%
PROPOSED = 1,803 SQ FT 72%

10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA = 4,050 SQ FT

MINIMUM LANDSCAPE:
(50% OF 4,050 SF) = 2,025 REQUIRED
EXISTING = 4,300 SQ FT
PROPOSED = 3,099 SQ FT

0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"

State of Florida
Landscape Architect
Registration No.
6666856

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

PLANTING PLAN

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
05 SEPTEMBER 2023



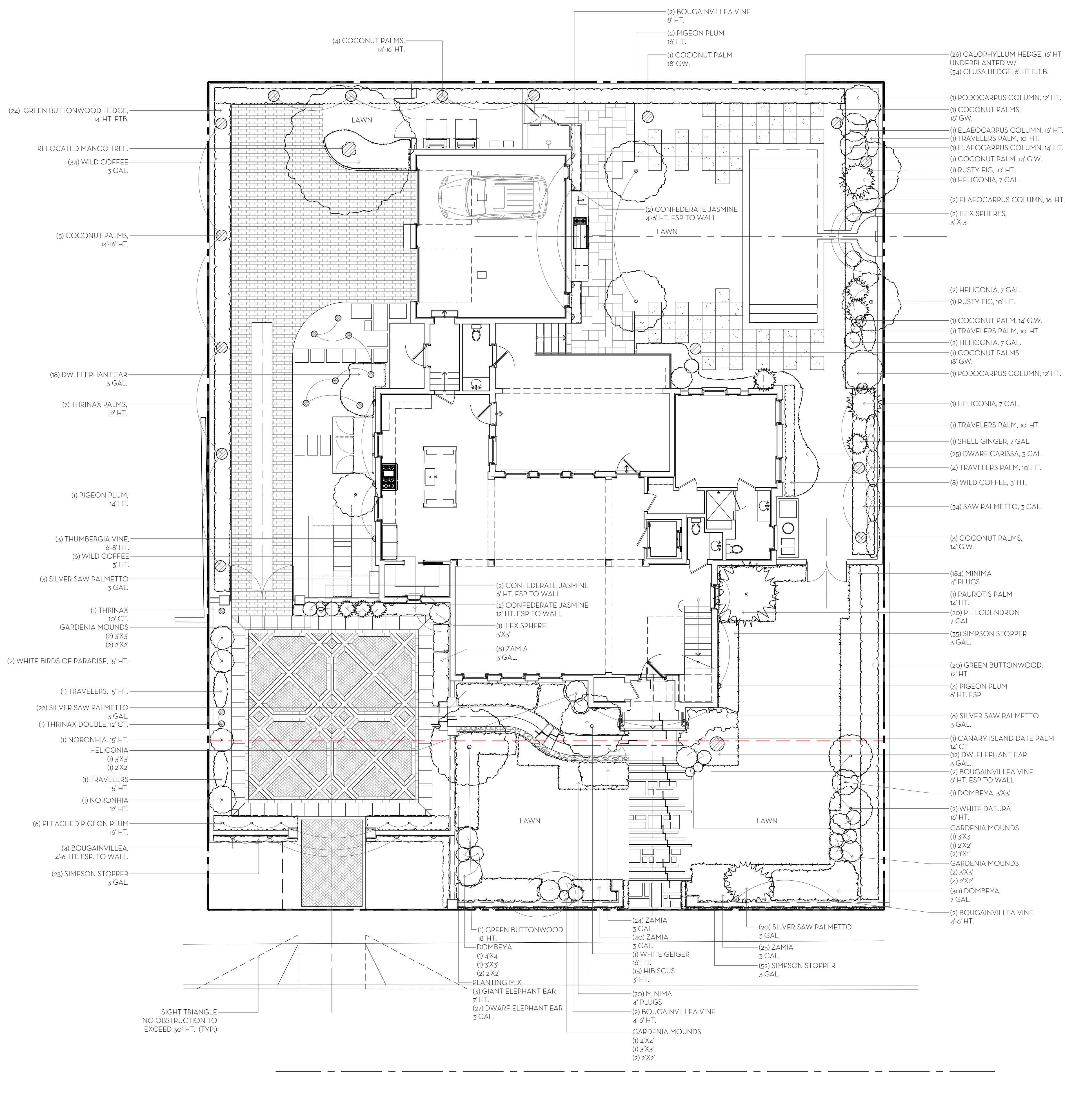
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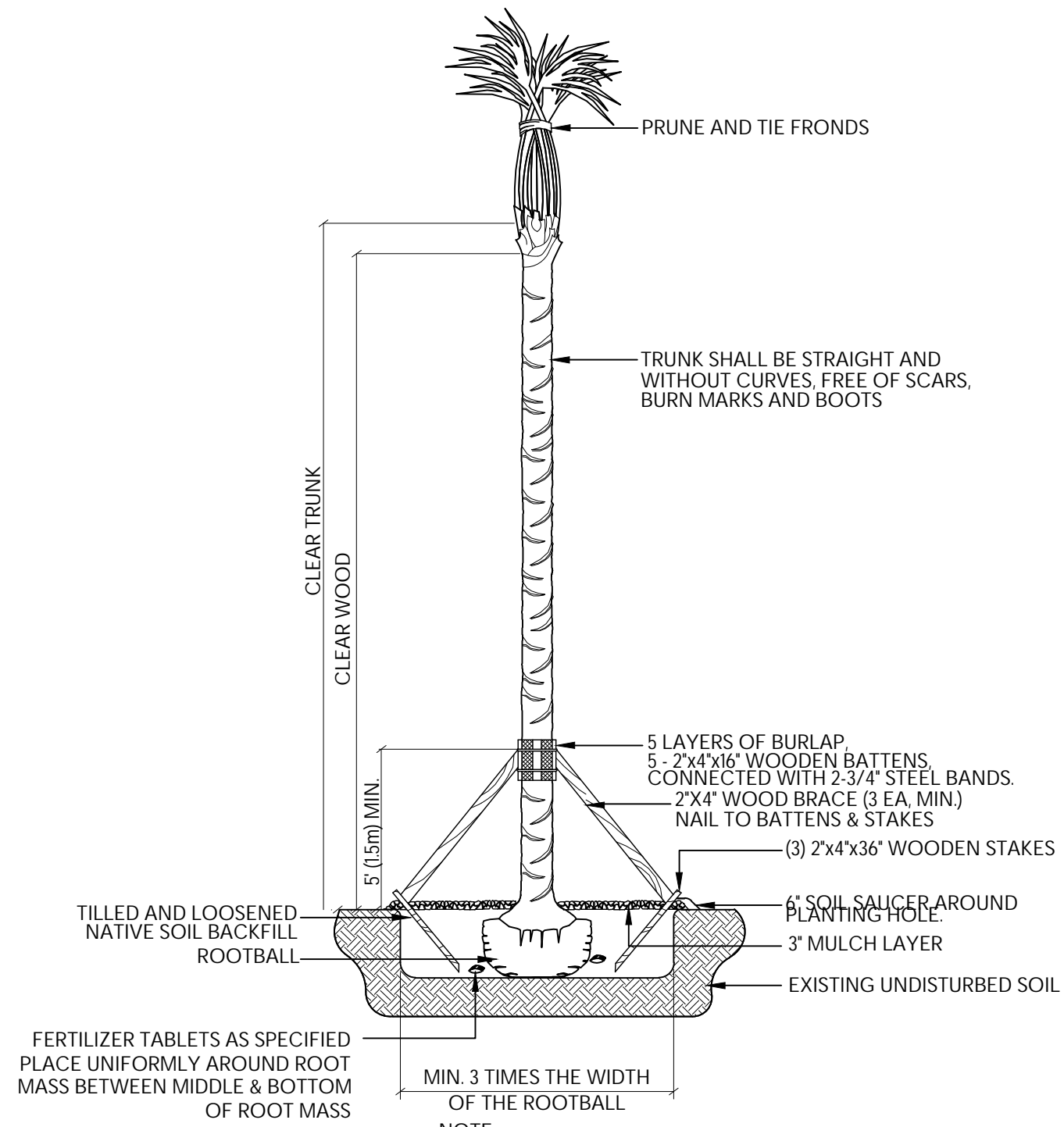
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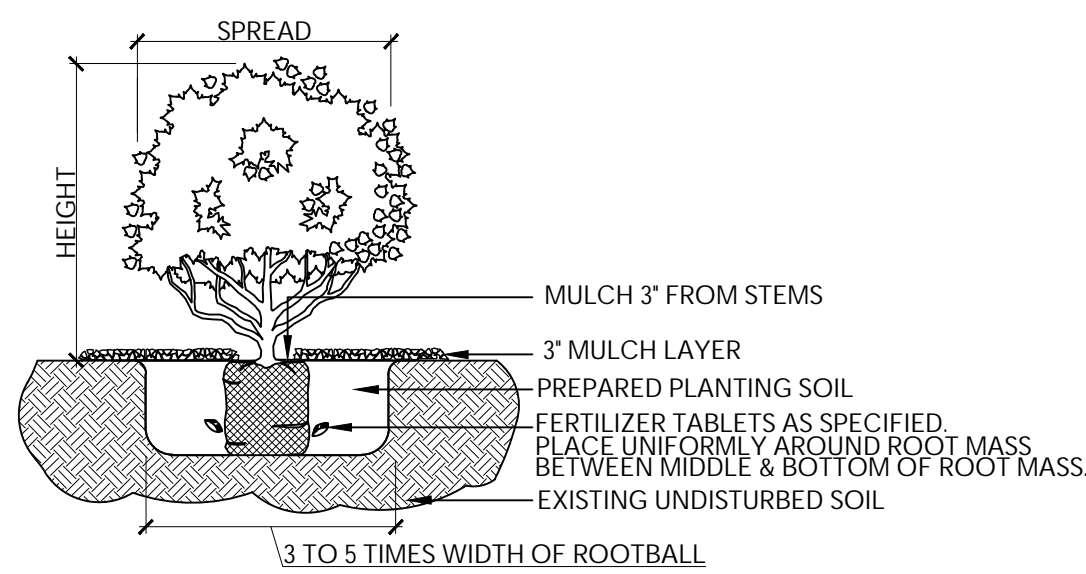
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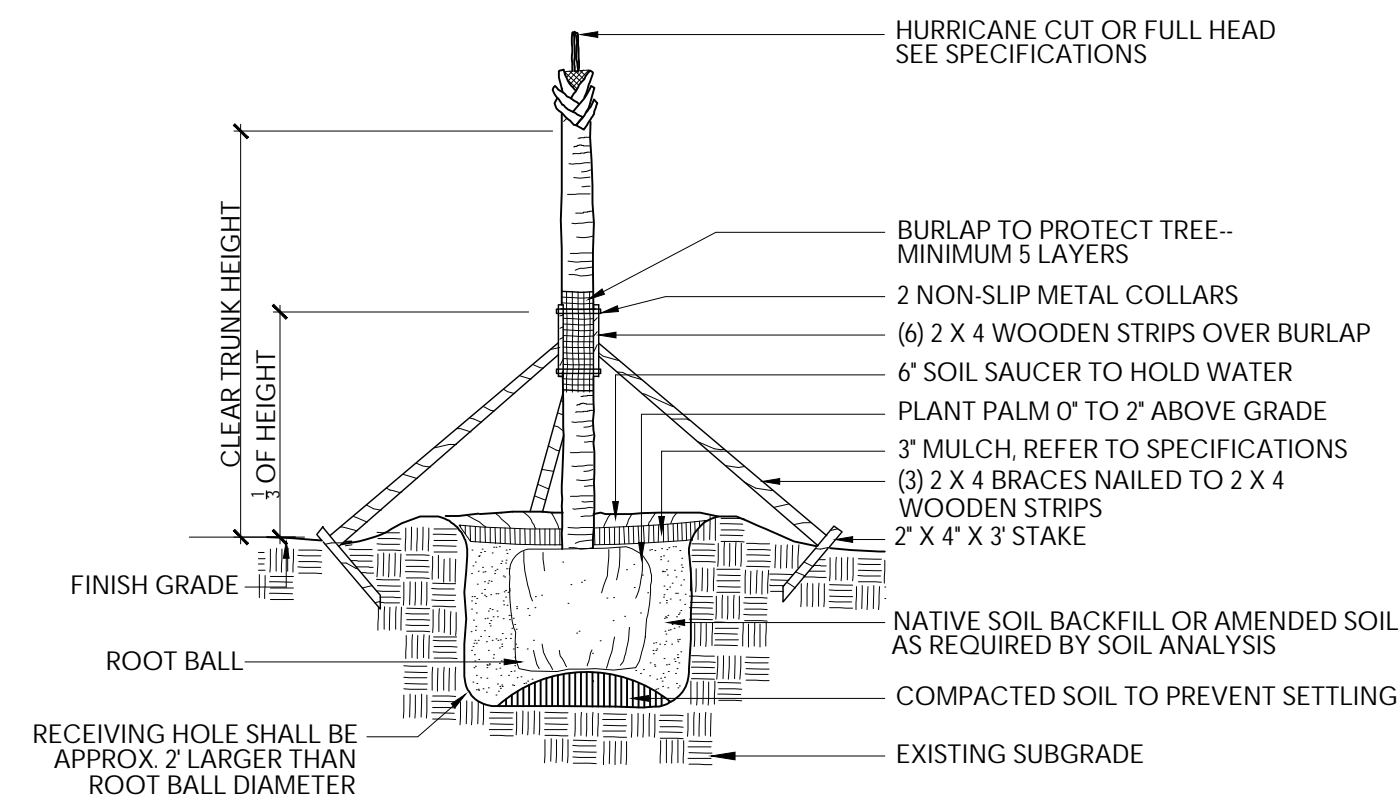


PALM PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



PALM TREE PLANTING AND STAKING DETAIL

FERTILIZATION

SHRUBS AND TREES

ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

APPLICATION RATE:

1 GALLON CAN: 1 - 21 GRAM TABLET

3 GALLON CAN: 2 - 21 GRAM TABLETS

5 GALLON CAN: 3 - 21 GRAM TABLETS

7 GALLON CAN: 4 - 21 GRAM TABLETS

TREES: 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER

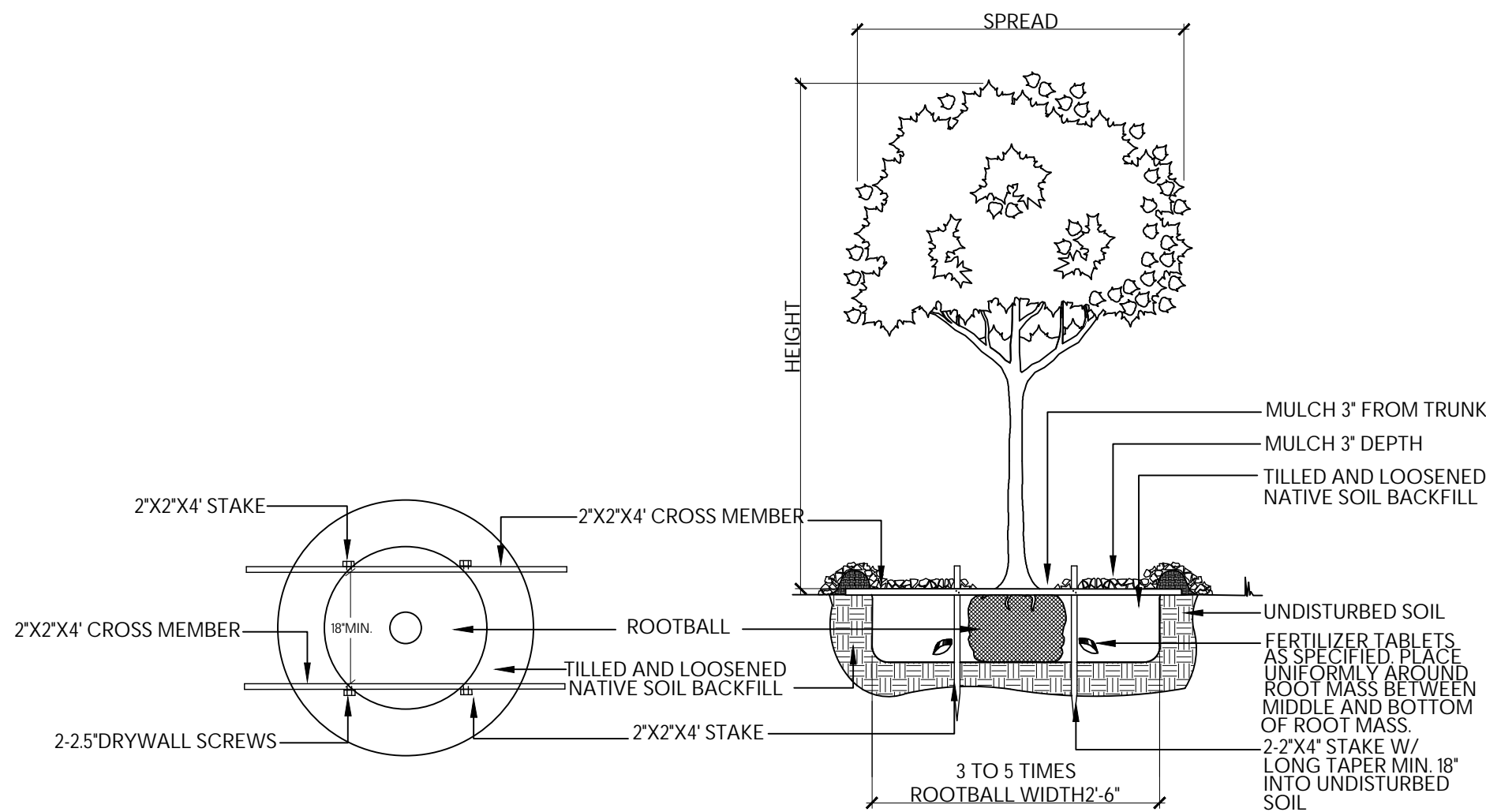
PALMS: 7 - 21 GRAM TABLETS

GROUND COVER AREAS

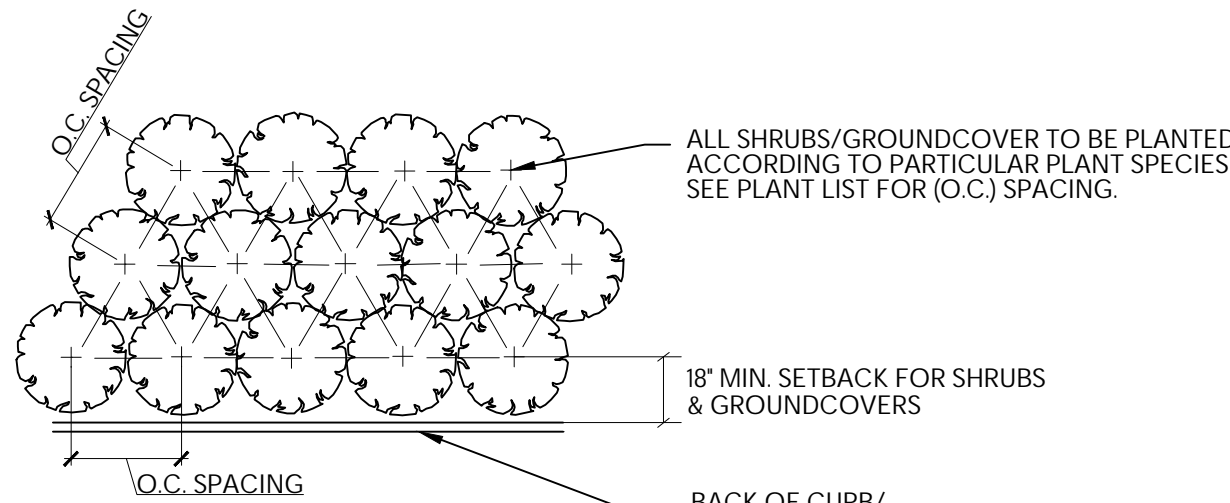
ALL GROUND COVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NOTES:

1. ALL WOOD SHALL BE SPRUCE OR PINE, NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



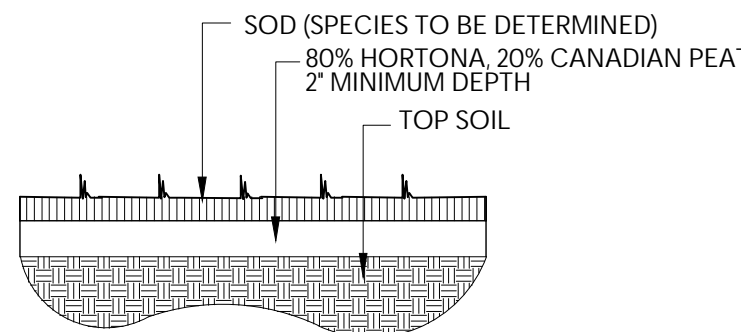
TREE PLANTING DETAIL



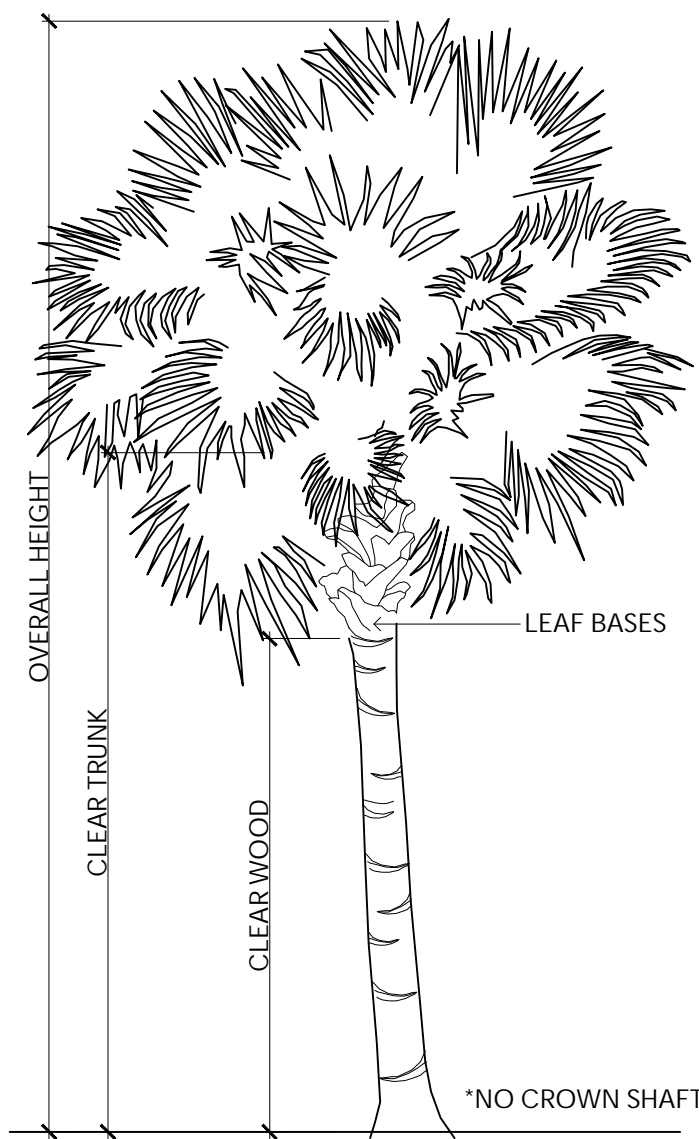
PLANT SPACING DETAIL

SOD NOTES:

1. ROUGH GRADE PROVIDED BY CONTRACTOR 4'-5" BELOW GRADE
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



SOD PLANTING DETAIL



PALM SPECIFICATION DETAIL

TREE ROOT PRUNING DETAIL

NOTE:

1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

Landscape Material Schedule					
ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
1	TREES				
2	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	2	✓	10' HT
3	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	6	✓	10' HT PLACED
4	PIGEON PLUM	COCCOLOBA DIVERSIFOLIA	1	✓	14' HT
5	RUSTY FIG	FIGUS RUBIGINOSA	2		10' HT
6	GREEN BUTTWOOD	CONOCARPUS ERECTUS	1	✓	10' HT
7	NORONHIA	NORONHIA EMARGINATA	1		10' HT
8	NORONHIA	NORONHIA EMARGINATA	1		10' HT
9	WHITE GEIGER	CORDIA BOISSIERI	1		10' HT
10	WHITE DATURA	BRUGMANIA X INSIGNIS	2		10' HT
11			17	55%	
12	PALMS				
13	COCONUT PALMS	COCOS NUCIFERA	5		14' G.W.
14	COCONUT PALMS	COCOS NUCIFERA	9		14' 10' G.W.
15	COCONUT PALMS	COCOS NUCIFERA	3		18' G.W.
16	TRAVELERS PALM	RAVENALA MADAGASCARIENSIS	2		15' HT
17	TRAVELERS PALM	RAVENALA MADAGASCARIENSIS	7		10' HT
18	THINAX PALM	THINAX RADIATA	7		10' CT
19	THINAX PALM	THINAX RADIATA	1		10' CT DOUBLE
20	THINAX PALM	THINAX RADIATA	1		10' CT
21	PAUROTIS PALM	ACOLORHAPHIS WRIGHTII	1		14' HT
22	WHITE BIRDS OF PARADISE	STRELITZIA NICOLAI	2		15' HT
23	CANARY ISLAND DATE PALM	PHOENIX CANARIENSIS	1		14' CT
24			59	N/A	
25	HEDGE/SHRUB				
26	SMALL LEAF CLUSIA	CLUSIA GUTTIFERA	54		8' HT F.T.B.
27	SAW PALMETTO	SERENOA REPENS	34	✓	5 GAL.
28	GARDENIA	GARDENIA JASMINOIDES	1		4' X 4'
29	GARDENIA	GARDENIA JASMINOIDES	6		5' X 4'
30	GARDENIA	GARDENIA JASMINOIDES	9		2' X 2'
31	GARDENIA	GARDENIA JASMINOIDES	4		1' X 1'
32	POCOCARPUS COLUMN	POCOCARPUS MACROPHYLLUS	2		10' HT
33	ELAEOCARPUS COLUMN	ELAEOCARPUS DECIPENS	1		14' HT
34	ELAEOCARPUS COLUMN	ELAEOCARPUS DECIPENS	3		10' HT
35	WILD COFFEE	PSYCHOTRIA LIGUSTRIFOLIA	14	✓	5' HT
36	PHILODENDRON	PHILODENDRON GIGANTEUM	20		7 GAL.
37	WHITE HIBISCUS	HIBISCUS SSP.	15		5' HT
38	ILEX SPHERE	ILEX GLABRA	3	✓	5' X 3'
39	SHELL GINGER	ALPINIA ZERUMBET	1		7 GAL.
40	HELICONIA	HELICONIA HIRSUTA	6		7 GAL.
41	HELICONIA	HELICONIA HIRSUTA	1		5' X 3'
42	HELICONIA	HELICONIA HIRSUTA	1		2' X 2'
43	GREEN BUTTWOOD	CONOCARPUS ERECTUS	20	✓	10' HT. FTB
44	GREEN BUTTWOOD	CONOCARPUS ERECTUS	24	✓	14' HT. FTB
45	GIANT ELEPHANT EAR	ALOCASIA MACRORHIZA 'BORNEO GIANT'	3		7 GAL.
46	CALOPHYLLUM HEDGE	CALOPHYLLUM BRASILIENSE	25		10' HT
47	DOMBEYA	DOMBEYA X SEMINOLE'	30		7 GAL.
48	DOMBEYA	DOMBEYA X SEMINOLE'	1		4' X 4'
49	DOMBEYA	DOMBEYA X SEMINOLE'	2		5' X 5'
50	DOMBEYA	DOMBEYA X SEMINOLE'	2		2' X 2'
51			285	34%	
52	GROUND COVERS/VINES				
53	DWARF CARISSA	CARISSA MACROCARPA	25		5 GAL.
54	SIMPSON STOPPER	MYRSINANTHES FRAGRANS	112	✓	5 GAL.
55	MINIMA	TRACHELOSPERMUM ASIATICUM	254		4" PLUGS
56	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	2		6' HT ESP TO WALL
57	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	2		10' HT ESP TO WALL
58	CONFEDERATE JASMINE	TRACHELOSPERMUM JASMINOIDES	2		4'-6' HT ESP TO WALL
59	THUNBERGIA VINE	THUNBERGIA GRANDIFLORA	3		6'-8' HT ESP TO WALL
60	BOUGAINVILLEA VINE	BOUGAINVILLEA 'BARBARA KIRST'	4		8' HT ESP TO WALL
61	BOUGAINVILLEA VINE	BOUGAINVILLEA 'BARBARA KIRST'	8		4'-8' HT ESP TO WALL
62	PIGEON PLUM VINE	COCCOLOBA DIVERSIFOLIA	3	✓	8' HT ESP TO WALL
63	DWARF ELEPHANT EAR	ALOCASIA - DWARF	57		5 GAL.
64	SILVER SAW PALMETTO	SERENOA REPENS	59	✓	5 GAL.
65	WILD COFFEE	PSYCHOTRIA LIGUSTRIFOLIA	54	✓	5 GAL.
66	ZAMIA	ZAMIA INTEGRIFOLIA	97		5 GAL.
67			654	45%	
68	SOD				
69	Diamond Zoysia		VIF		

Line #	Landscape Legend		
1	Property Address:	318 SEASPRAY AVE	
2	Lot Area (sq. ft.):	12,250	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,513 (45%)	5,727 (46.75%)
5	LOS to be altered (Sq Ft and %)	100%	100%
6	Perimeter LOS (Sq Ft and %)	2,757 (50%)	3,099 (76.5%)
7	Front Yard LOS (Sq Ft and %)	1,000 (40%)	1,803 (72%)
8	Native Trees %	30% (number of trees)	59%
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To determine qualifying native vegetation use either:

[the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List](#)

OR

[the Florida Native Plant Society Native Plants for Your Area List](#)

Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 REV BF 20230727

MARIO F. NIEVERA

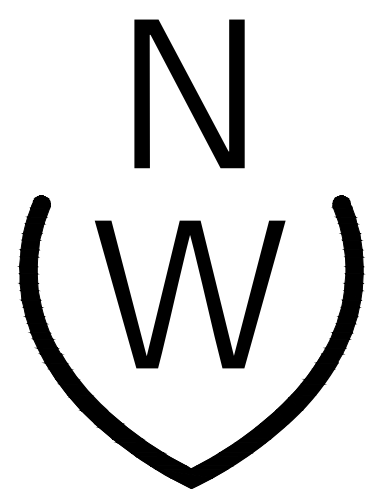
State of Florida
Landscape Architect
Registration No.
6666856

PLANT LIST AND DETAILS

PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
25 SEPTEMBER 2023

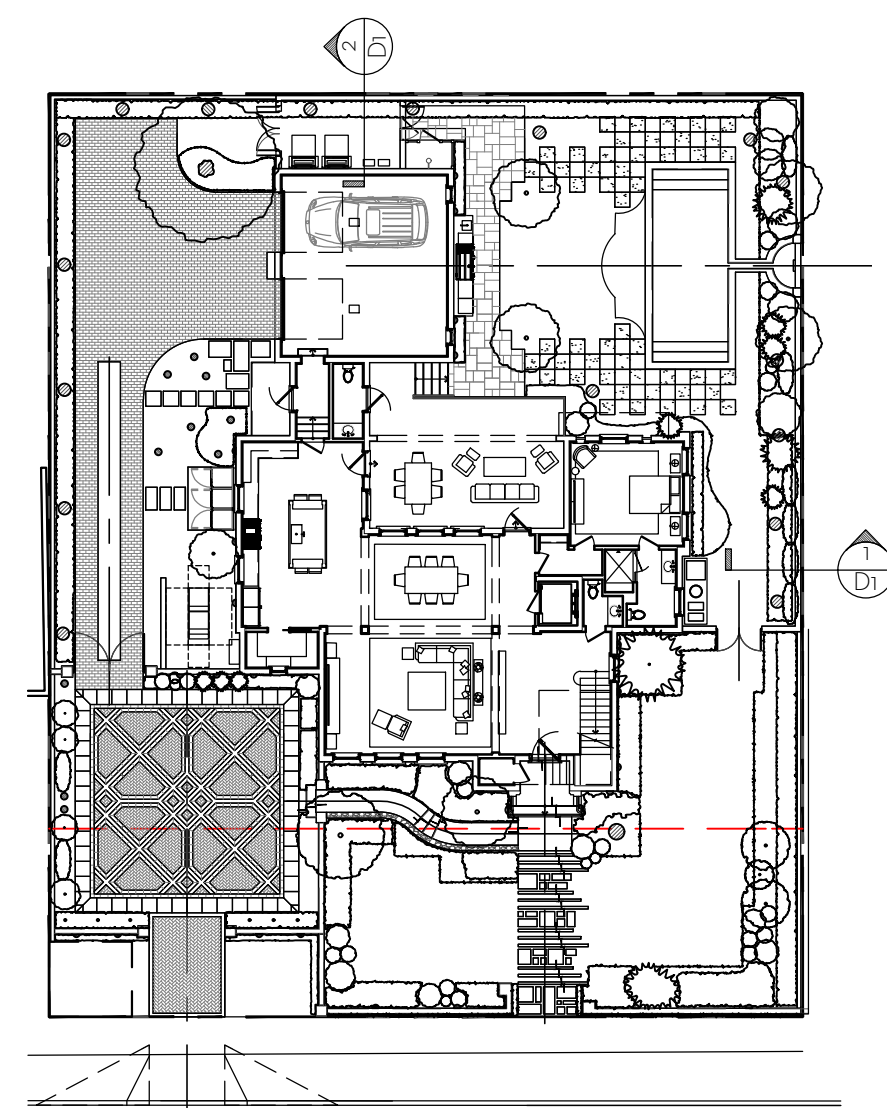
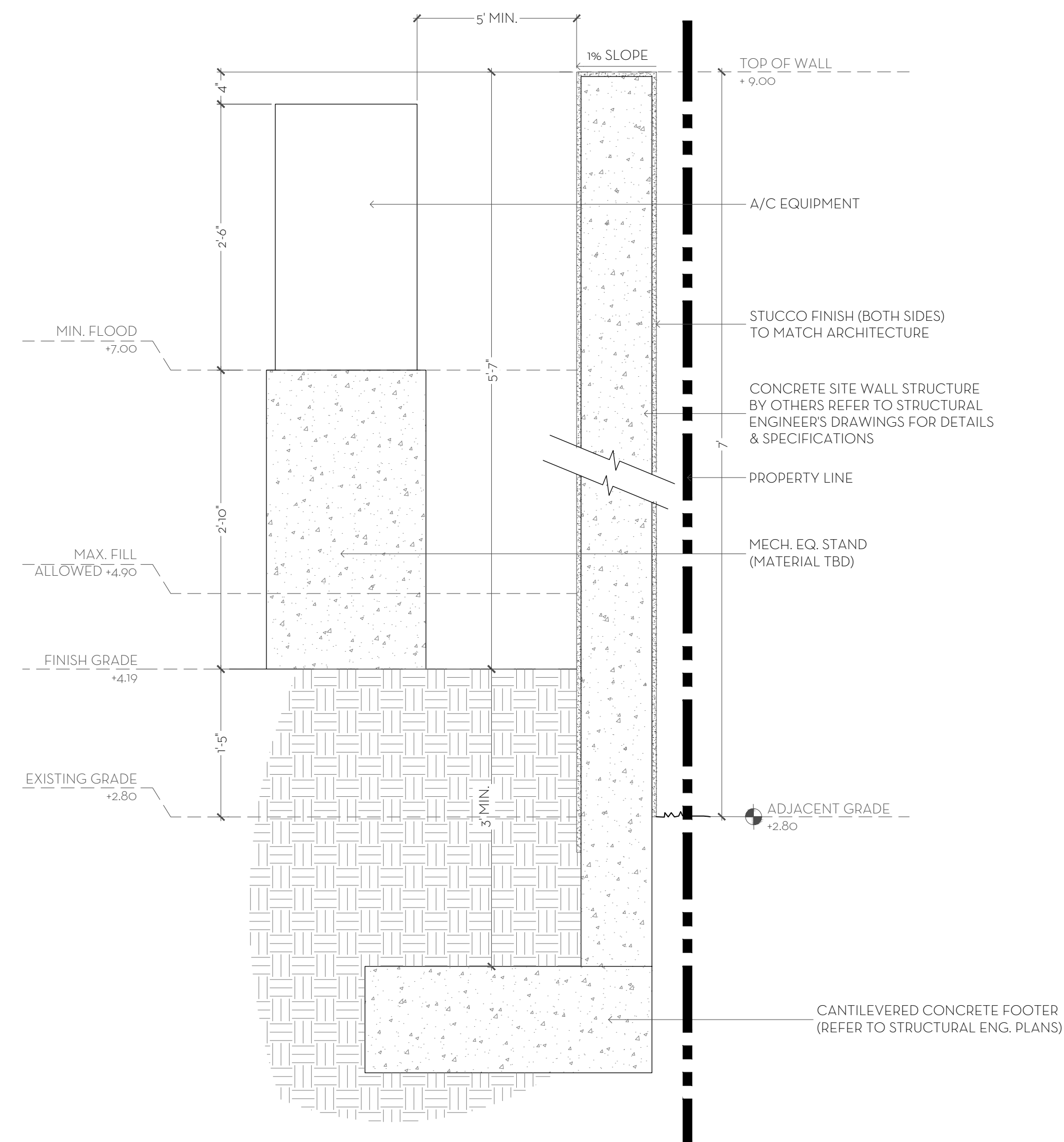
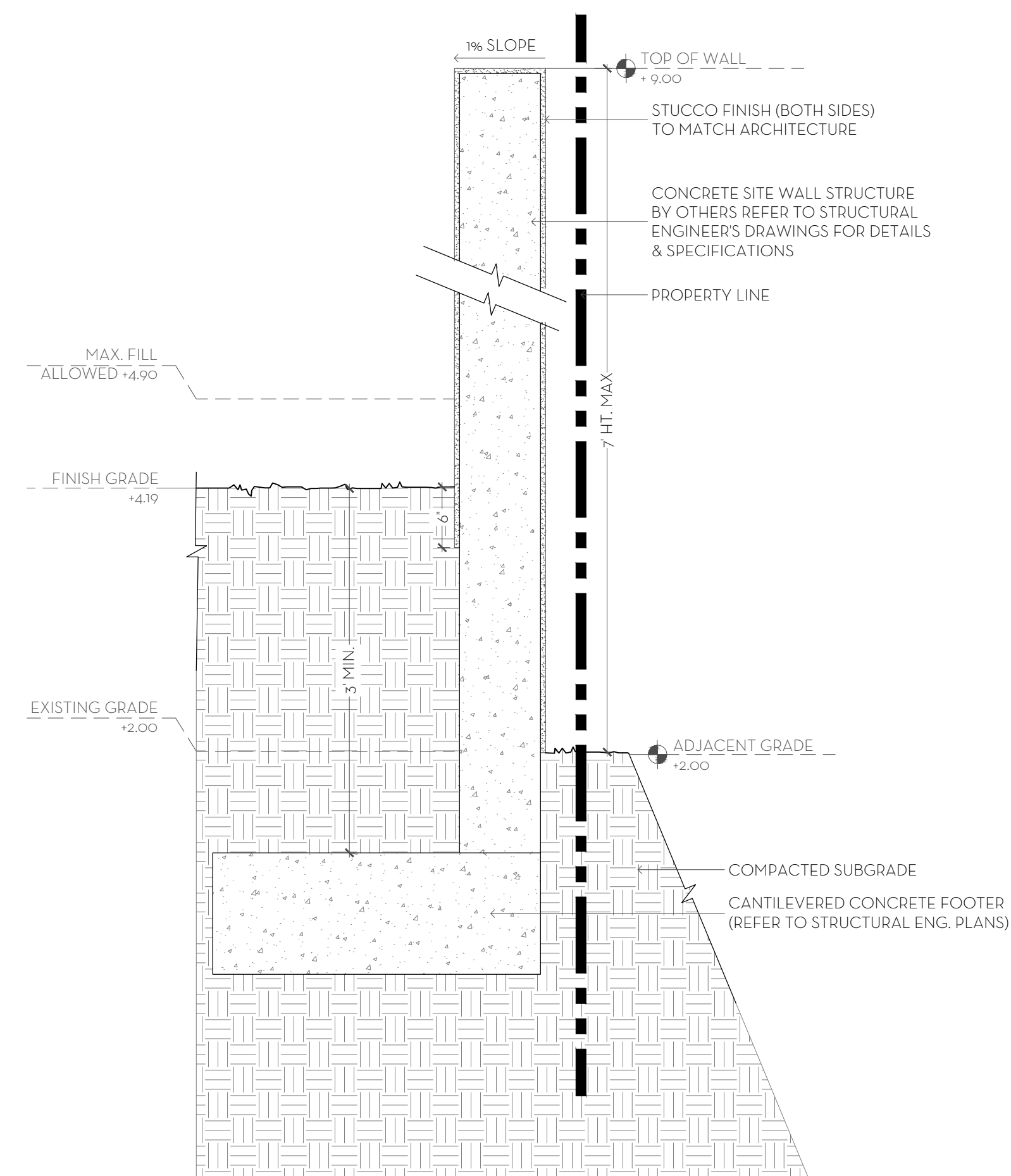


NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP2



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

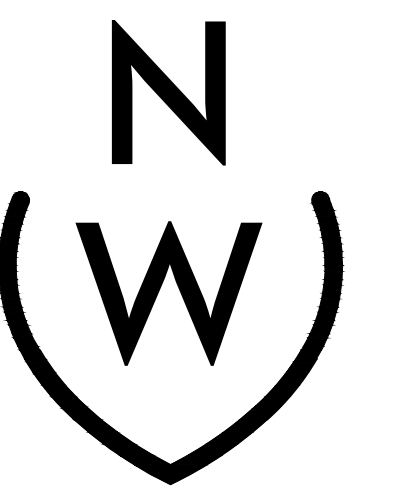
DETAILS

PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

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

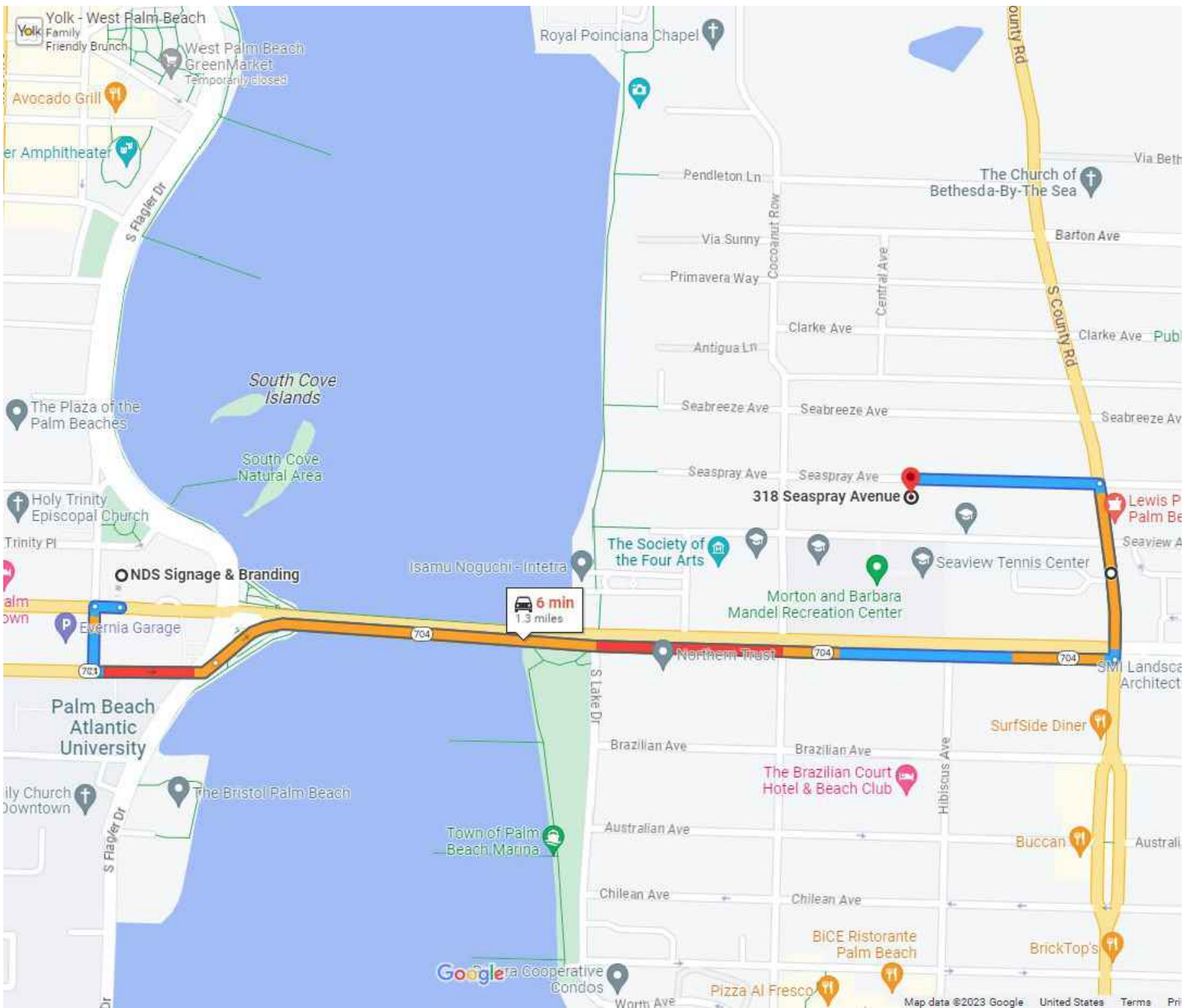
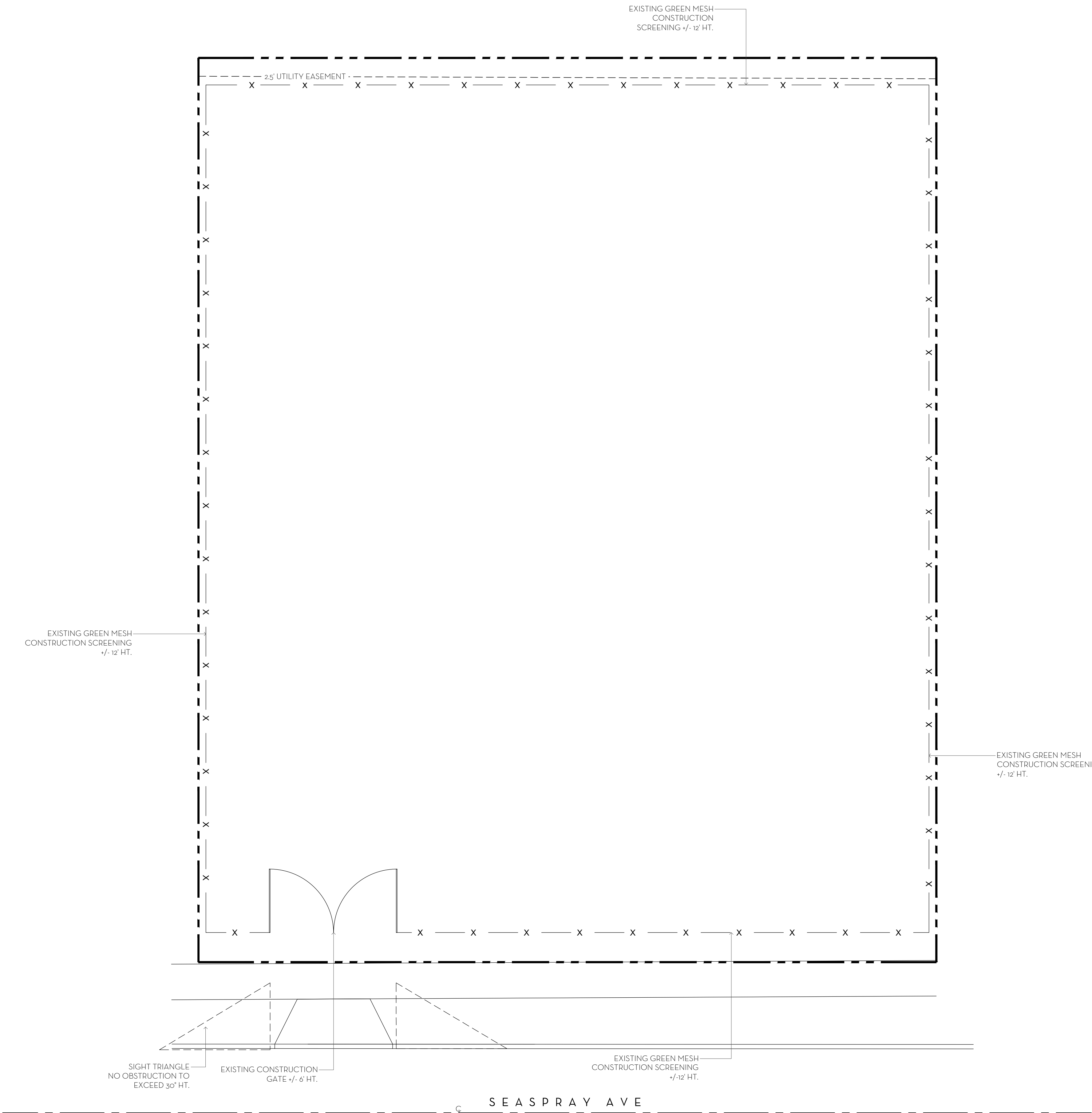
25 SEPTEMBER 2023



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Suite 502
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P: 561-659-2820
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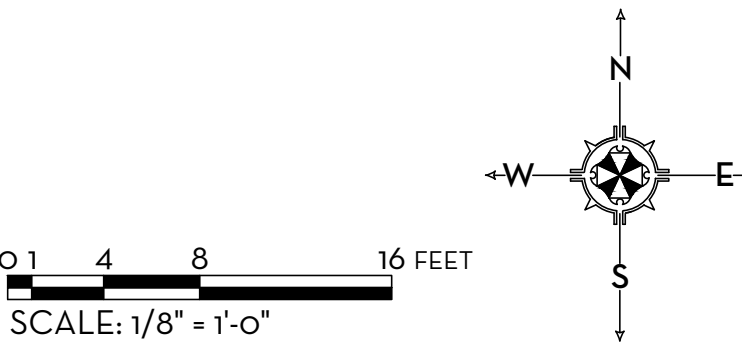
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D1



TRUCK LOGISTICS

MAX. TRUCK LENGTH: 30 FEET



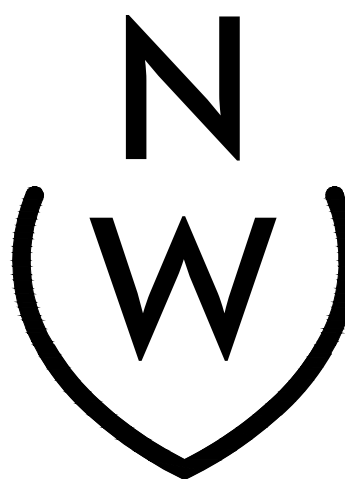
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

CONSTRUCTION SCREENING PLAN
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
25 SEPTEMBER 2023



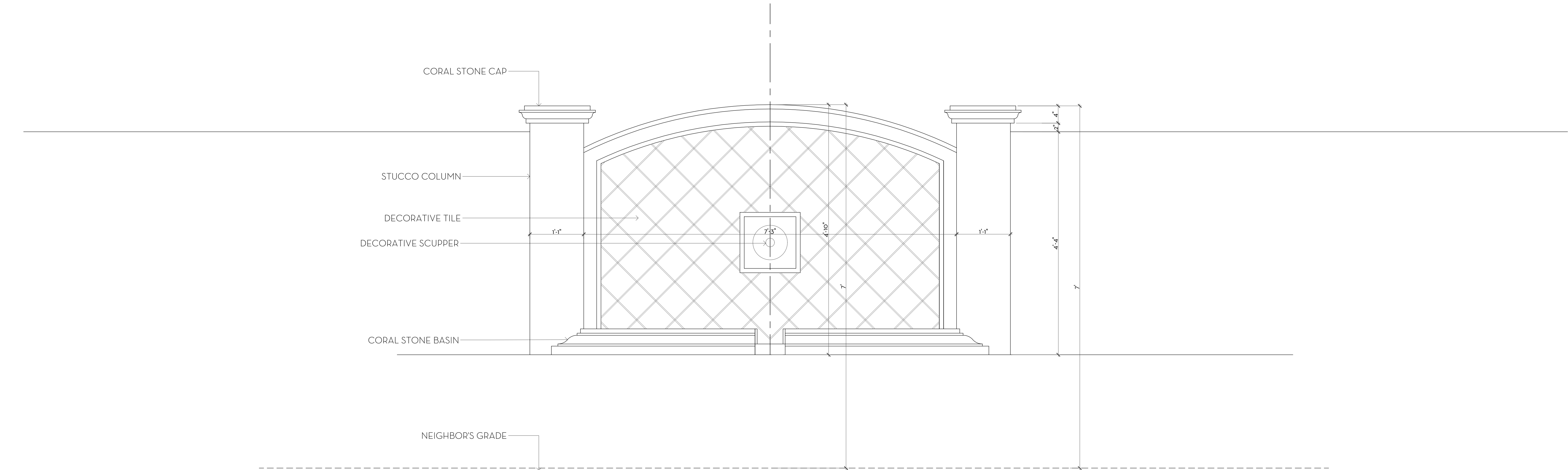
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DESIGN

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West Palm Beach, FL 33401
P: 561-659-2820
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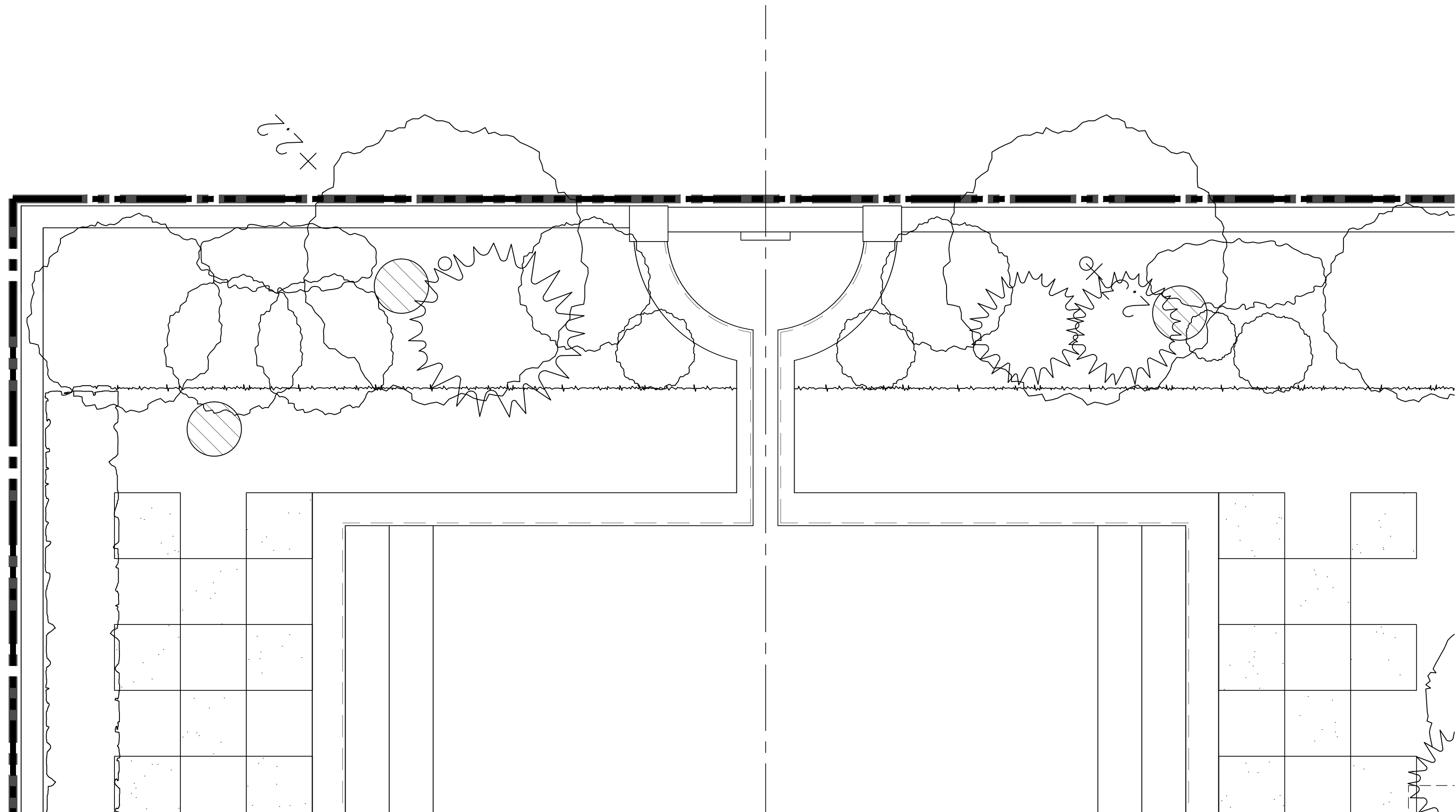
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CSP

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



1 WALL FOUNTAIN ELEVATION
D2 SCALE: 1" = 1'-0"



2 WALL FOUNTAIN POOL
D2 SCALE: 1" = 1'-0"

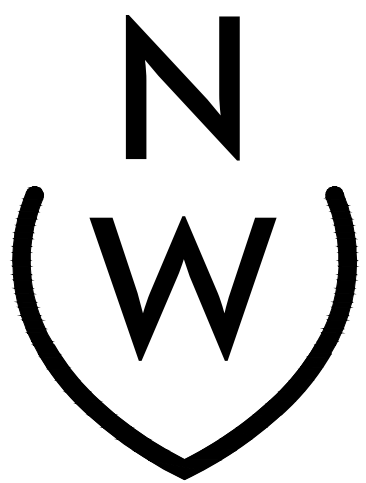
MARIO F. NIEVERA

State of Florida
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6666856

DETAILS
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
25 SEPTEMBER 2023



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D2

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



1
D3

PROPOSED CORAL AND BRICK MATERIALS

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

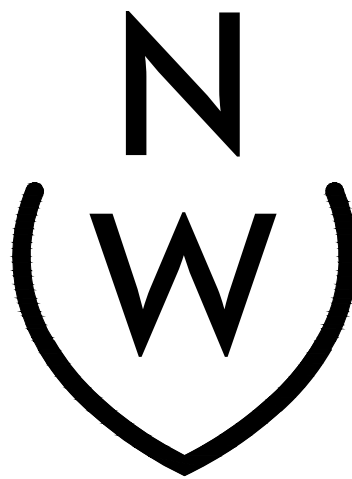
DETAILS

PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
25 SEPTEMBER 2023

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



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D3



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Landscape Legend		
1	Property Address:	318 SEASPRAY AVE	
2	Lot Area (sq. ft.):	12,250	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	5,513 (45%)	5,727 (46.75%)
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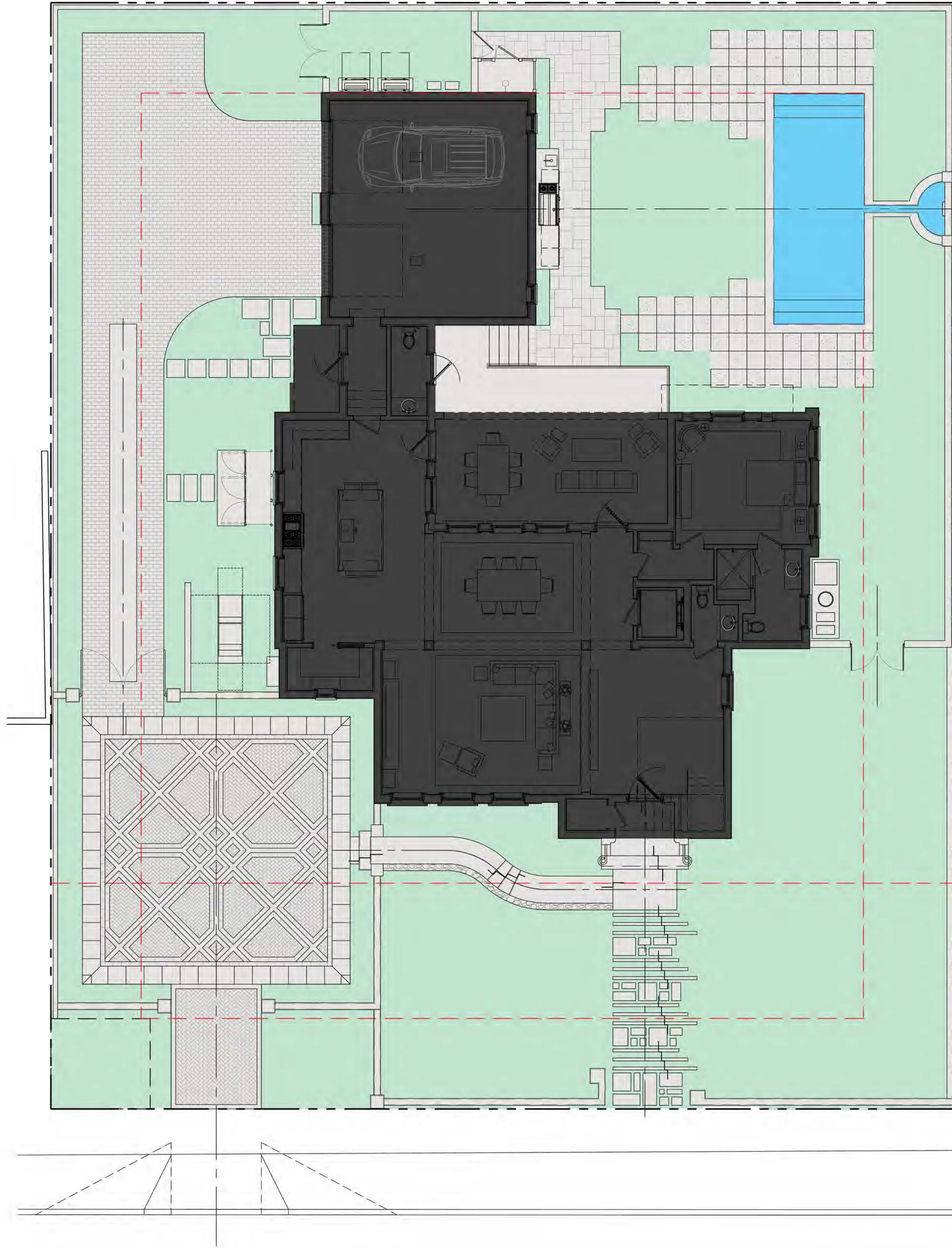
Note: Modification of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

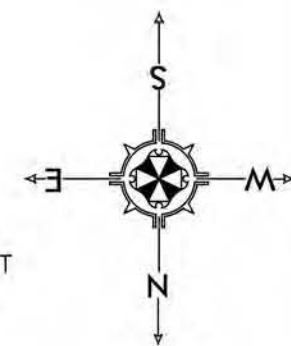
See Ord. 003-2023

REV BF 20230727

- Building
- Hardscape
- Landscape
- Water



0 1 4 8 16 FEET
SCALE: 1/8" = 1'-0"



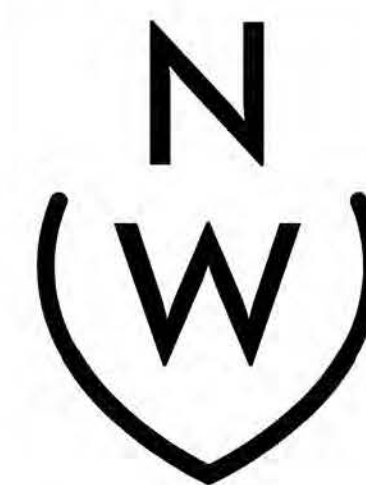
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM
PRIVATE RESIDENCE

318 SEASPRAY AVENUE, PALM BEACH, FL.

05 FEBRUARY 2024
25 SEPTEMBER 2023

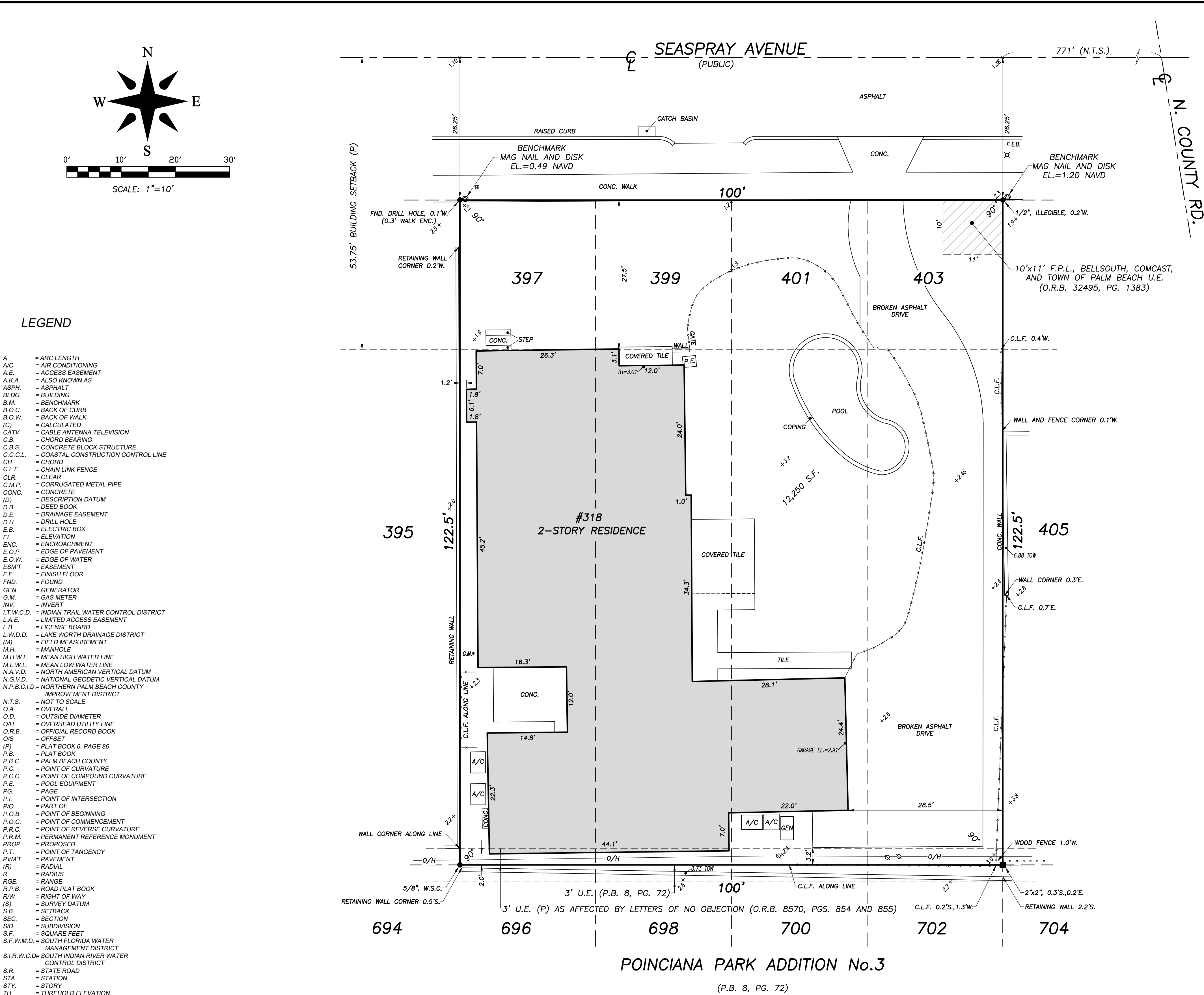


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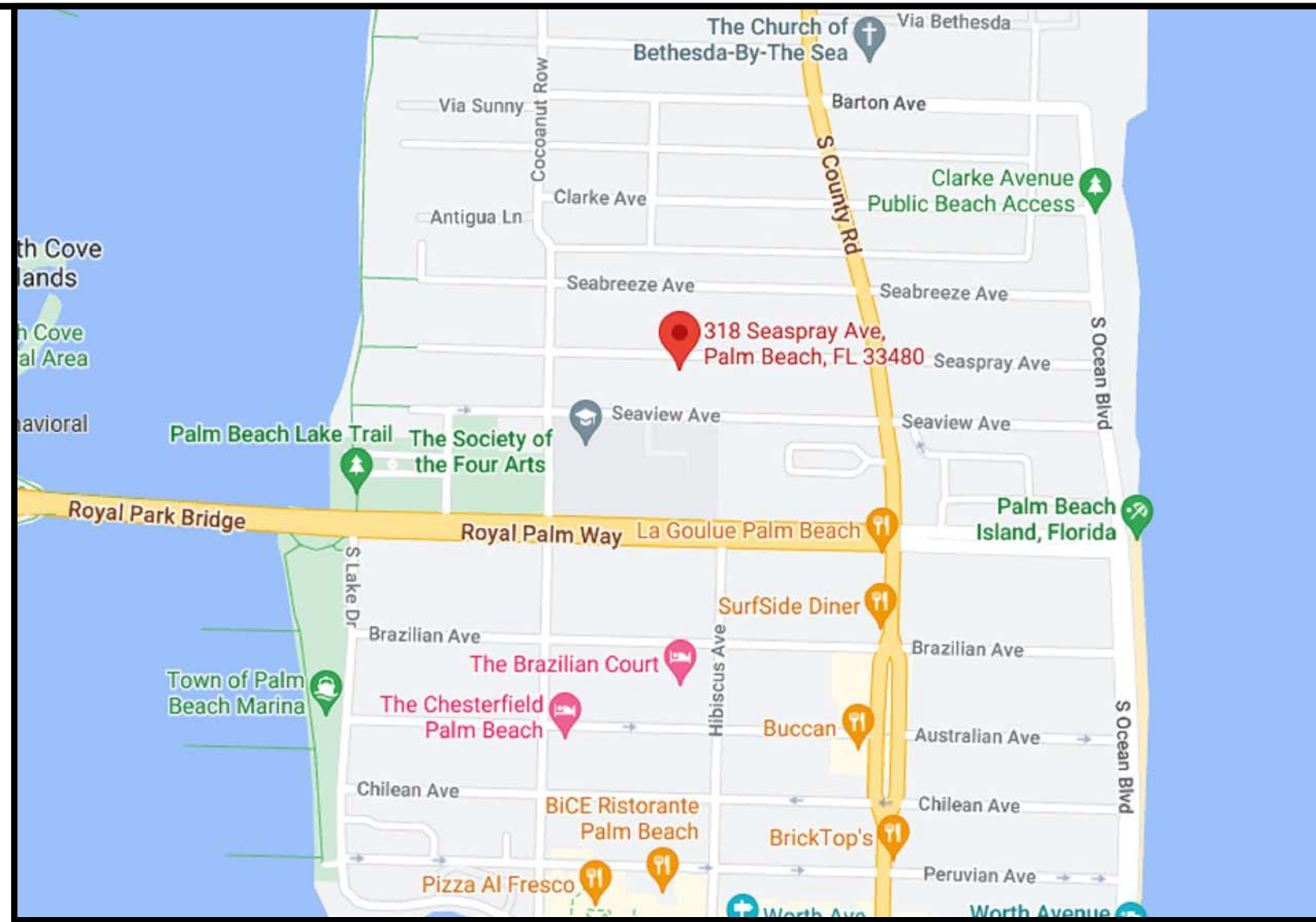
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OS1



LEGEND

- A = ARC LENGTH
A/C = AIR CONDITIONING
A.E. = ACCESS EASEMENT
A.K.A. = ALSO KNOWN AS
ASPH. = ASPHALT
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
C.M.P. = CORRUGATED METAL PIPE
CONC. = CONCRETE
(D) = DESCRIPTION DATUM
D.B. = DEED BOOK
D.E. = DRAINAGE EASEMENT
D.H. = DRILL HOLE
E.B. = ELECTRIC BOX
E.L. = ELEVATION
ENC. = ENCROACHMENT
E.O.P. = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
ESMT = EASEMENT
F.F. = FINISH FLOOR
FND. = FOUND
GEN. = GENERATOR
G.M. = GAS METER
INV. = INVERT
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
O/S. = OFFSET
(P) = PLAT BOOK 6, PAGE 86
P.B. = PLAT BOOK
P.B.C. = PALM BEACH COUNTY
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
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
P.W.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
TH. = THRESHOLD ELEVATION
T.O.B. = TOP OF BANK
T.O.W. = TOP OF WALL ELEVATION
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
C = 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



VICINITY SKETCH N.T.S.

BOUNDARY SURVEY FOR:
ROBERT W. RUSSELL

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

Robert W. Russell
Old Republic National Title Insurance Company
First Republic Bank ISAOA/ATIMA
Automated Land Title Company
Kochman & Ziska PLC

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

PROPERTY ADDRESS:
318 Seaspray Ave
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lots 397, 399, 401, and 403, in POINCIANA PARK SECOND ADDITION, an addition to the Town of Palm Beach, Florida, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 6 at Page 86, together with all improvements located thereon.

TITLE COMMITMENT REVIEW						
CLIENT: Robert W. Russell		COMMITMENT NO. : 1268051		DATE: 04/29/22		
REVIEWED BY: Craig Wallace		JOB NO. : 22-1200				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exception.				•
5	PB 6, PG 86	All matters contained on the Plat of Poinciana Park 2nd Addition.	•			
6	ORB 8070, PG 854	Letter of No Objection from Florida Power and Light Company regarding encroachment into utility easement.	•			
7	ORB 8070, PG 855	Letter of No Objection from Bellsouth Telecommunications, Inc. D/B/A Southern Bell regarding encroachment into utility easement.	•			
8	ORB 32495, PG 1383	Underground Easement to Florida Power and Light Company.	•			
9	N/A	Standard Exception.				•

FLOOD ZONE:

This property is located in Flood Zone AE (EL 6) according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0583F, 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 1268051, issued by Old Republic National Title Insurance Company, dated April 29, 2022. 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 (shown thus x 0.00) and 0.1' (shown thus x 0.0) 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. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations 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'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice 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: 5/23/2022

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

REVISIONS

04/18/23 SPOT ELEVATIONS B.M./M.B. 22-1200.3 PB342/77

BOUNDARY SURVEY FOR:

ROBERT W. RUSSELL

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
2555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD	B.M.	JOB NO.	22-1200	F.B.	PB333	PG.	12
OFFICE	M.B.	DATE:	5/23/22	DWG. NO.	22-1200		
C.K.D.	C.W.	REF:	22-1200.DWG	SHEET	1	OF	1