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244 Fairview Road

03/14/24 First Submittal 05/29/24 ARCOM
04/01/24 Second Submittal 05/29/24 ARCOM

Design Professional: Todd MacLean

Redesign of Front Driveway, Minor Landscape

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ARC-24-062

TODD MACLEAN
OUTDOORS
P.O. Box 2901, Palm Beach, FL 33480
(561) 310-2333

REV	DESCRIPTION	DATE

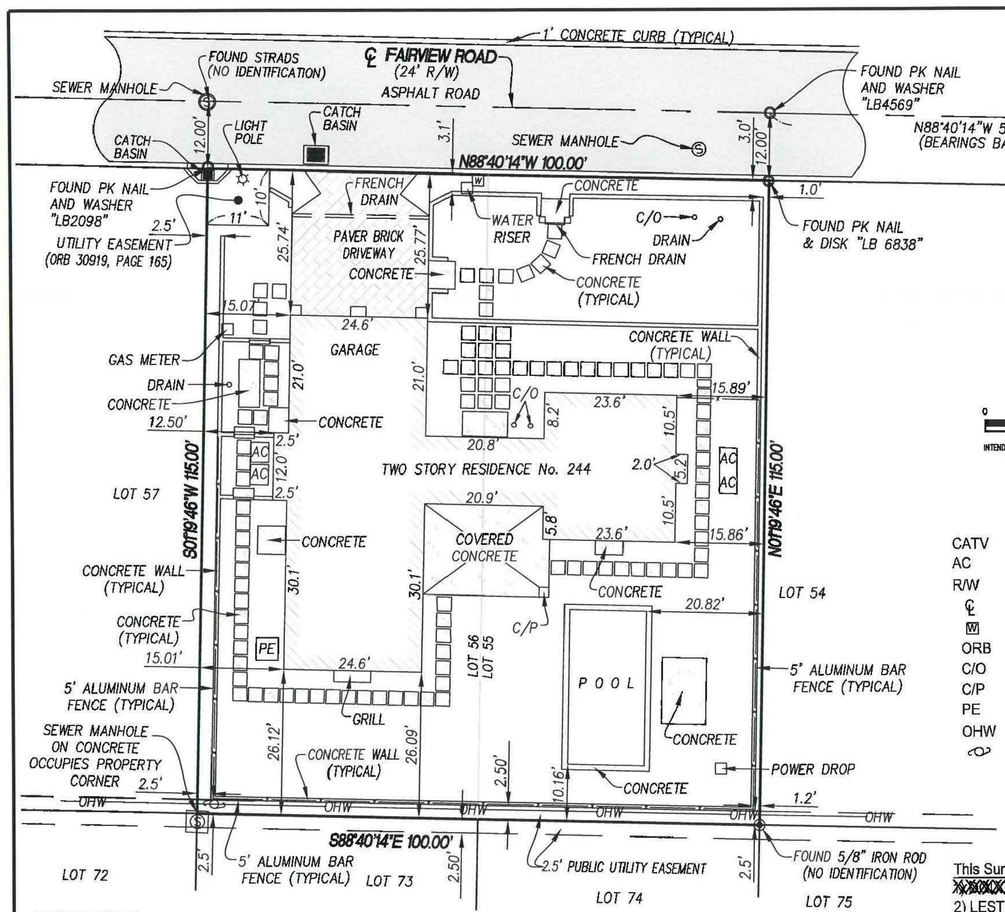
SEAL

Michael J. Phillips
FL LA 0001540

Private Residence
244 Fairview Road
Palm Beach, Florida 33480

04/01/24

COVER



Date of Survey: DECEMBER 21, 2023

Property Address:
244 FAIRVIEW ROAD
PALM BEACH, FL. 33480

DESCRIPTION
LOTS 55 AND 56, OF MARK RAFALSKY TRACT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 11, PAGE 51. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION
This drawing and the prerequisite field survey have been prepared to conform with the applicable Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.

LEGEND

CATV	=	CABLE TELEVISION BOX
AC	=	AIR CONDITIONER
R/W	=	RIGHT OF WAY
℄	=	CENTERLINE
W	=	WATER METER
ORB	=	OFFICIAL RECORDS BOOK
C/O	=	PVC CLEANOUT
C/P	=	CONCRETE PILLAR
PE	=	POOL EQUIPMENT
OHW	=	OVERHEAD WIRES
	=	WOOD POWER POLE

This Survey is for the benefit of only the following parties:
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
2) LESTER E. LIPSCHUTZ, AS TRUSTEE OF THE 244 FAIRVIEW ROAD TRUST
2) SHUTTS & BOWEN LLP
3) ALLEY, MAASS, ROGERS & LINDSAY, P.A.
4) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THOMAS EDWARD WHIDDEN LICENSE NUMBER 6225 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Thomas E. Whidden
Professional Surveyor and Mapper
Florida License No. 6225

SURVEY NOTES
1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS BASE: N88°40'14"W RELATIVE TO THE CENTERLINE OF FAIRVIEW ROAD.
3. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE AE, PANEL No. 12099 C 0581 F, DATED: 10/5/2017.
4. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
5. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
6. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
9. SURVEY BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT.
10. THIS SURVEY WAS PREPARED RELYING ON INFORMATION FOUND IN THAT CERTAIN TILE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE No. 23130686, DATED DECEMBER 4, 2023 @ 8:00 AM.

FILE No. 23-1644

Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

ARC-24-062

Survey

TODD MACLEAN OUTDOORS
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SEAL

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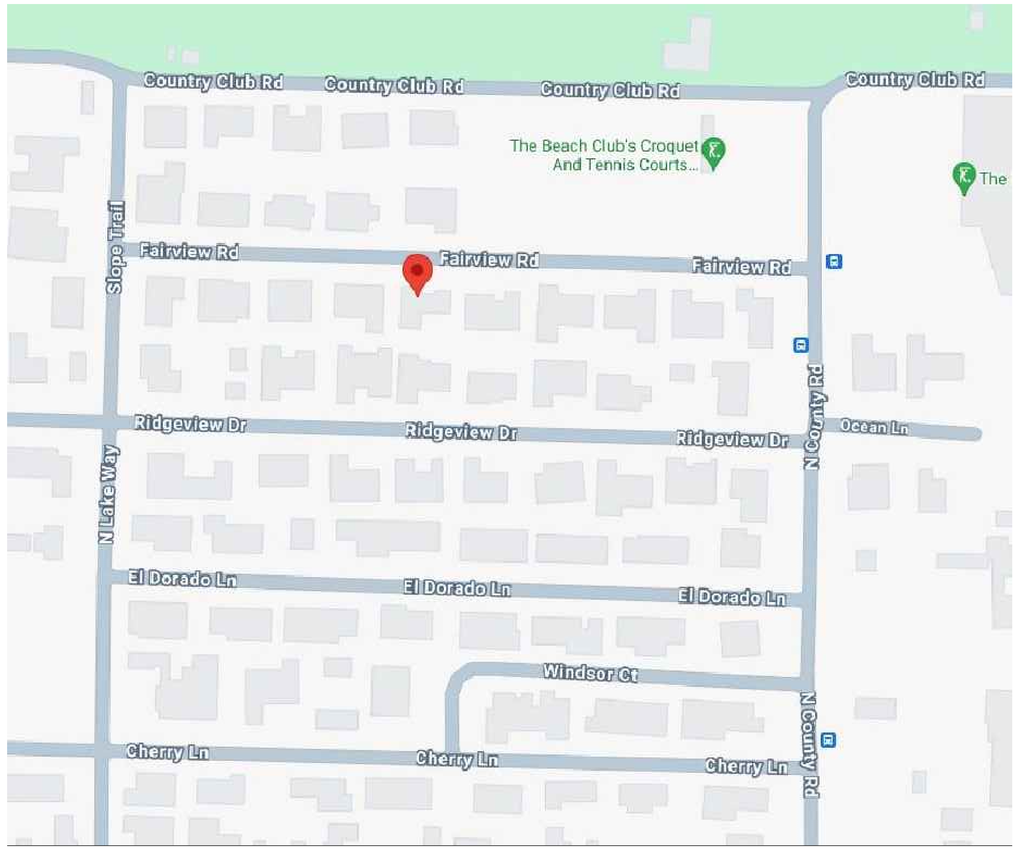
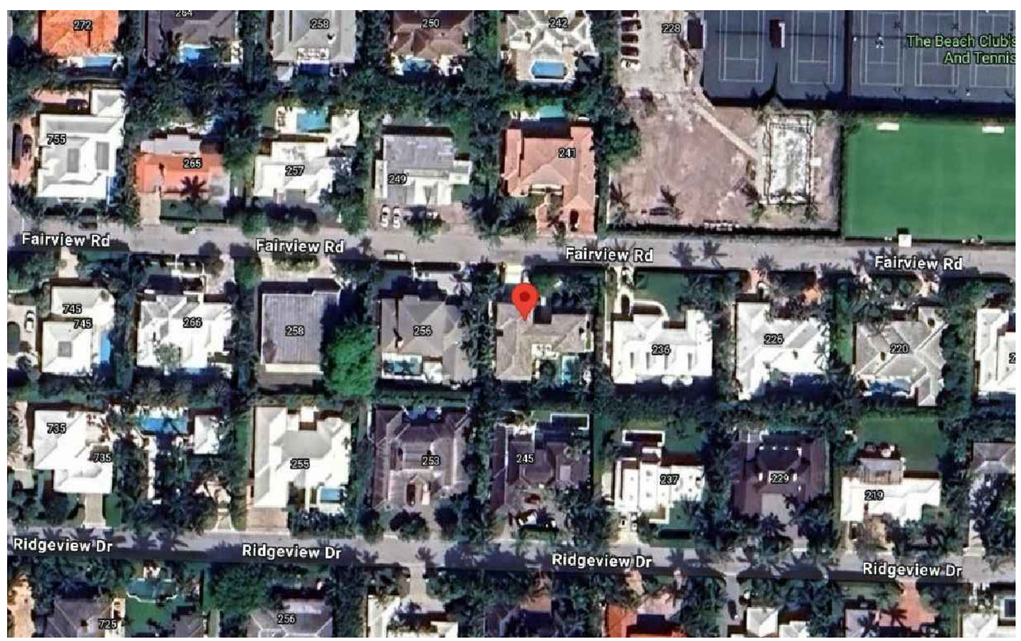
04/01/24

Survey





ARC-24-062

Location Map, Neighborhood

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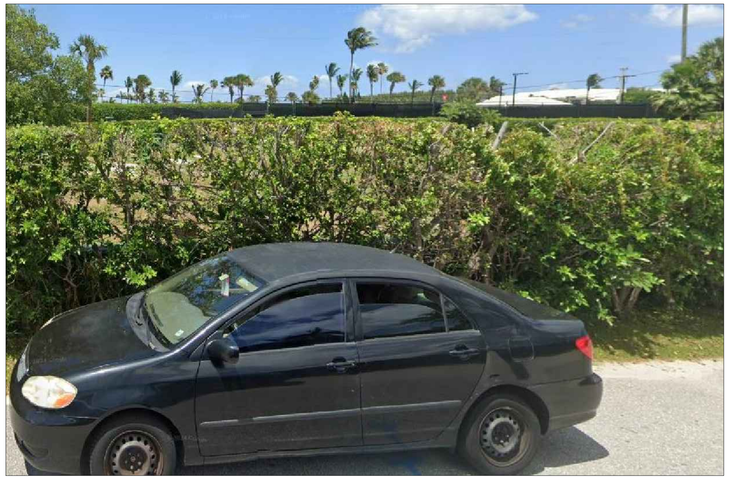
SIte Plan/Context

SP1

236 Fairview Road

244 Fairview Road

256 Fairview Road



Palm Beach Country Club

241 Fairview Road

249 Fairview Road

ARC-24-062

Existing Site Pics/Neighbors

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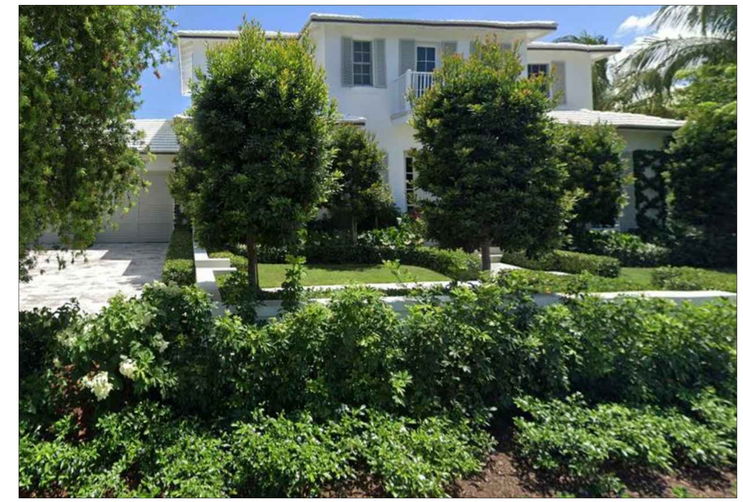
Site Pics/Neighbors

SP2

258 Fairview Road

226 Fairview Road



266 Fairview Road

257 Fairview Road

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Existing Site Pics/Neighbors

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Site Pics/Neighbors

SP3

Existing Driveway

Existing Street Elevation

Existing Front Yard Looking East

Existing Front Yard Looking West

Existing Driveway

TREE

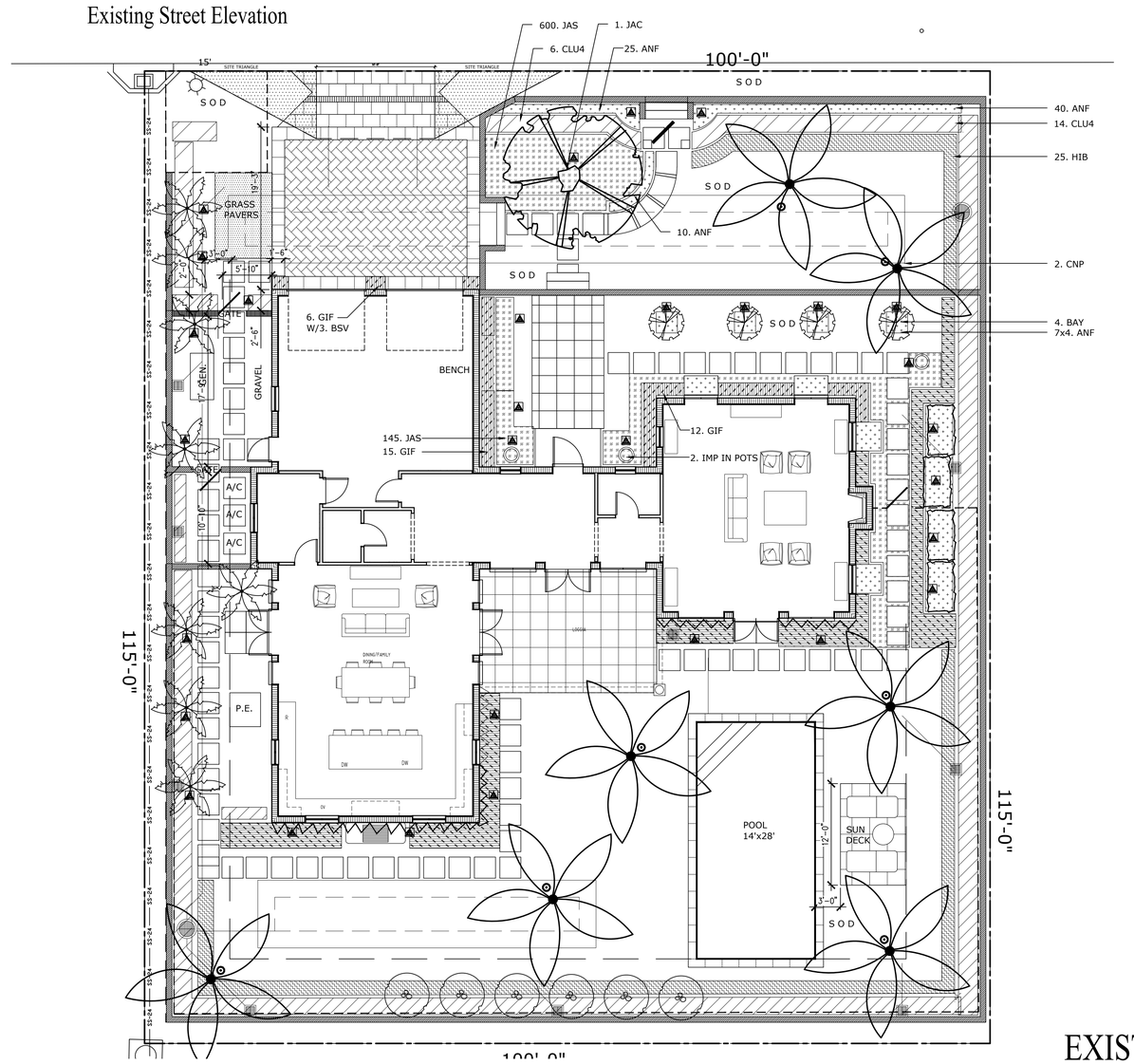
BUL	Bulnesia arborea Verawood Tree	10' ct, 18 o.a.h. Specimen, straight trunk	01	FF
CNP	Cocos nucifera Coconut Palm	14 ' ct Specimen, straight trunk	02	FF

SHRUB

CLU	Clusia guttifera Small Leaf Clusia	72" height ,36"sprd 36" O.C. spacing	20	FF

GRD CVR

ASJ	Asiatic jasmine, minima	4" plug, 6" spread 6" O.C. spacing	600	FF
VIN	Vinca, periwinkle white	1gal, 6" spread 12" O.C. spacing	80	N



ARC-24-062

EXISTING

scale: 1/16"=1'-0"

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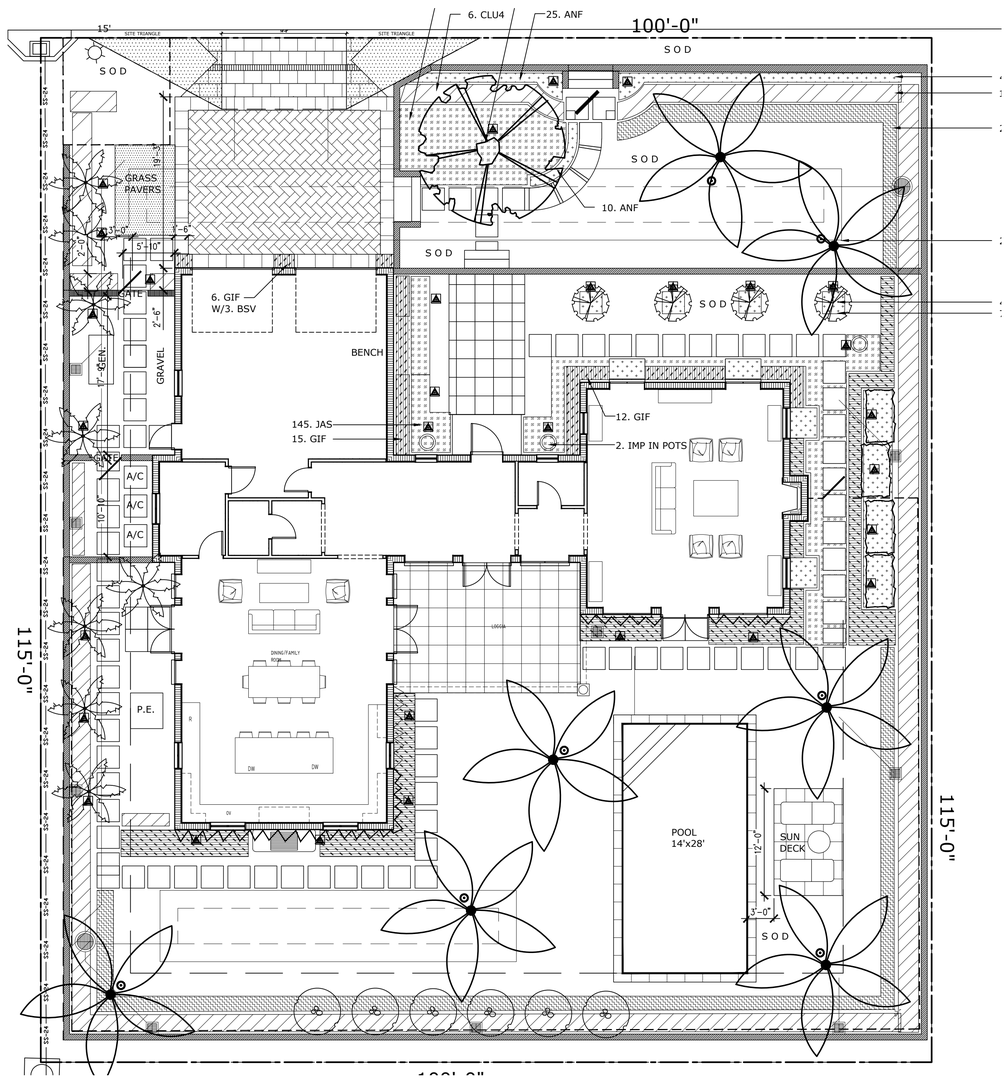
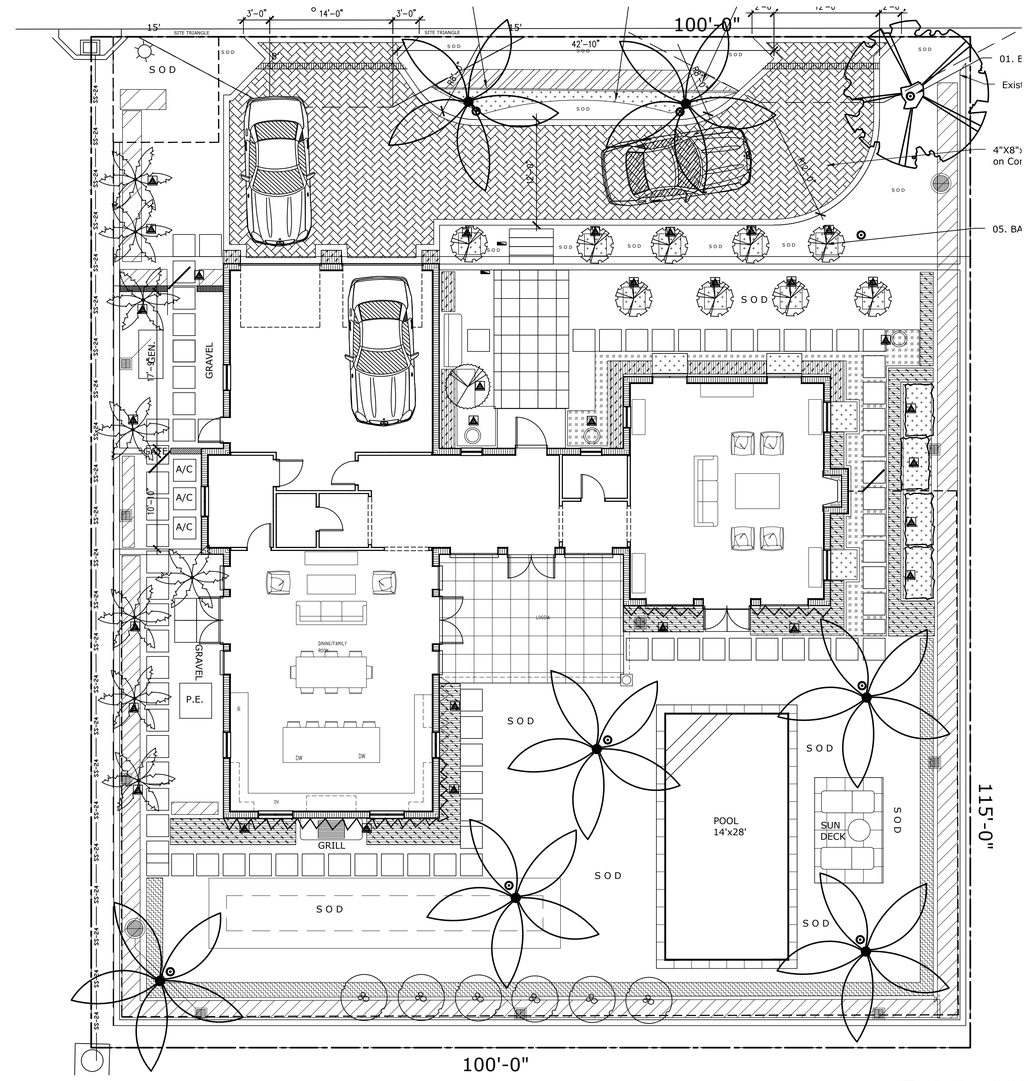
Landscape Plan

LP-1





ARC-24-062

EXISTING/PROPOSED

scale: 1/16"=1'-0"

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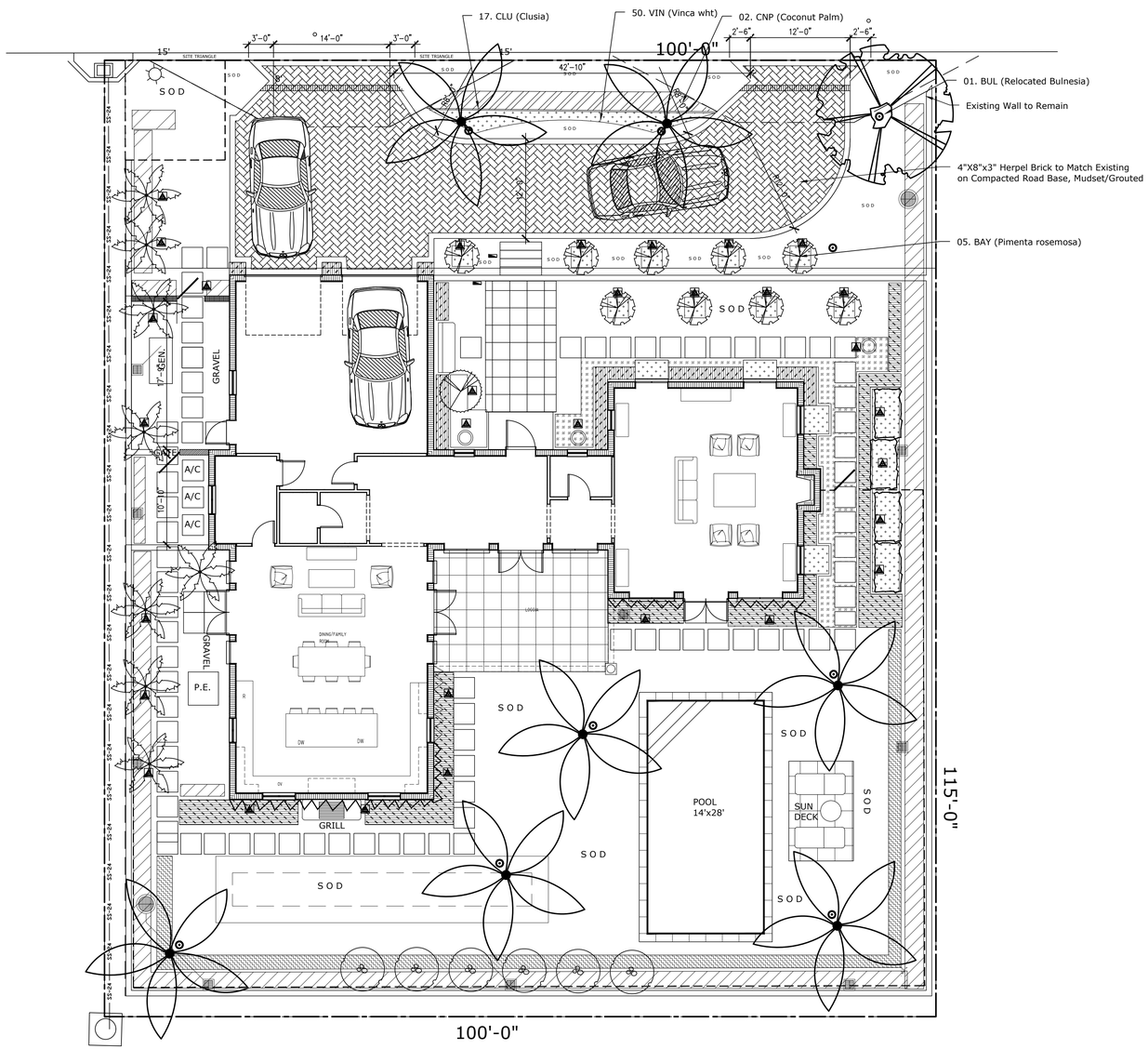
Landscape Plan

LP-2



TREE

BAY	Pimenta rosemosa Bay Rum Trees	48" c.t., match existing Specimen, straight trunk	05	FF
BUL	Bulnesia arborea Verawood Tree	existing to be reloacted Specimen, straight trunk	01	FF
CNP	Cocos nucifera Coconut Palm	existing to be relocated Specimen, straight trunk	02	FF

SHRUB

CLU	Clusia guttifera Small Leaf Clusia	72" height ,36"sprd 36" O.C. spacing	17	FF

GRD CVR

VIN	Vinca, periwinkle white	1gal, 6" spread 12" O.C. spacing	80	FF

ARC-24-062

PROPOSED LANDSCAPE PLAN

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

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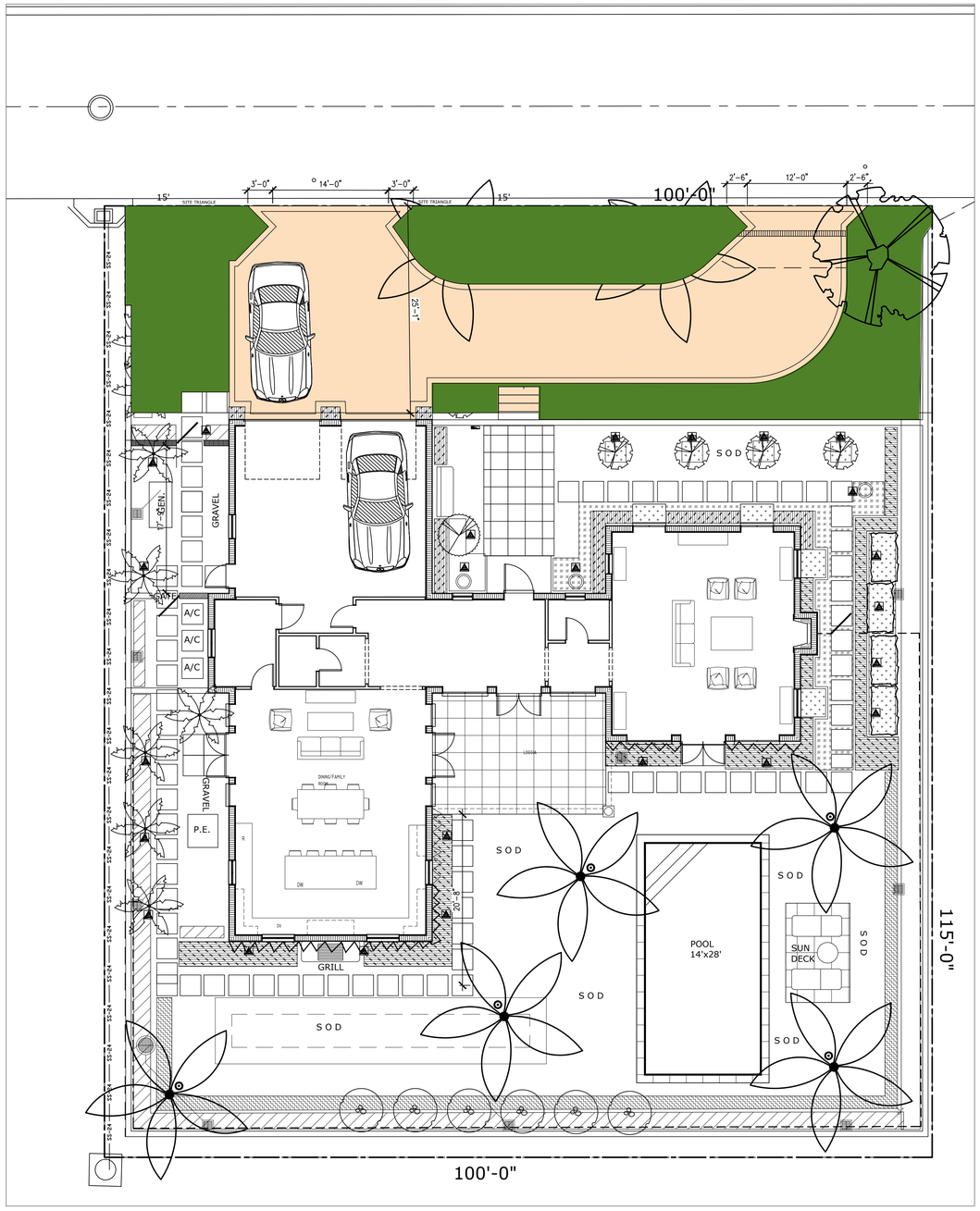
Landscape Plan

LP3



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:**	244 Fairview	
2	**Lot Area (sq. ft.):**	11,500sqft	
3		EXISTING	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	6884 sqft 59%	6116 sqft 53%
5	LOS to be altered (Sq FT and %)		718 sqft 6%
6	Perimeter LOS (Sq Ft and %)	3400 sqft 50%	3400 sqft 50%
7	Front Yard LOS (Sq Ft and %)	1725 sqft 69%	1128 sqft 45%
8	Native Trees %	30% (number of trees)	0%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	0%
10	Native Groundcover %	30% (groundcover area)	0%

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: Modificaiton 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

TREE

BAY	Pimenta rosemosa Bay Rum Trees	48" c.t., match existing Specimen, straight trunk	05	FF
BUL	Bulnesia arborea Verawood Tree	existing to be reloacted Specimen, straight trunk	01	FF
CNP	Cocos nucifera Coconut Palm	existing to be relocated Specimen, straight trunk	02	FF

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CLU	Clusia guttifera Small Leaf Clusia	72" height ,36"sprd 36" O.C. spacing	17	FF

GRD CVR

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ARC-24-062

Proposed Landscape Zoning

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

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Landscape Zoning

LP4

ARC-24-062

PROPOSED LANDSCAPE RENDER

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Landscape Renders

LP5

ARC-24-062

PROPOSED LANDSCAPE RENDERS

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SEAL

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Landscape Renders

LP6

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PROPOSED LANDSCAPE RENDERS

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REV	DESCRIPTION	DATE

SEAL

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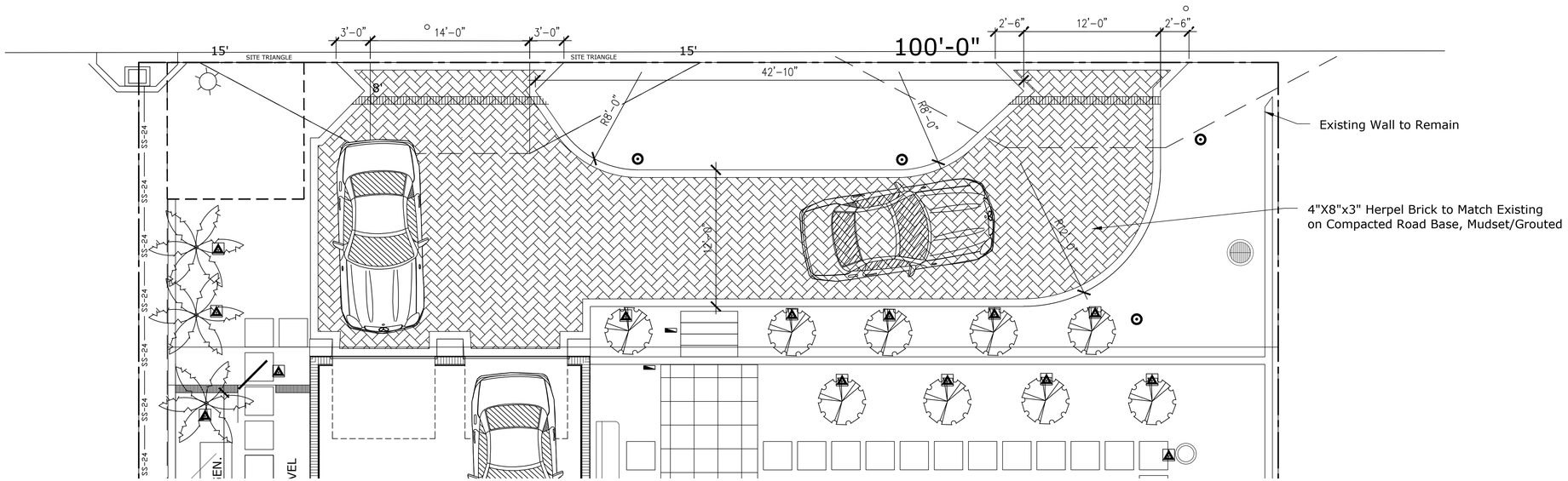
Landscape Renders

LP7



PROPOSED HERPEL STONE

HARDSCAPE MATERIALS LIST

DESCRIPTION	LOCATION	QTY
4"X8"X3" Herpel Cast Stone Soda Finish to match existing	DRIVEWAY	1297 sqft
12"x24" x2" Herpel Cast Stone Soda Finish to match existing	FRONT ENTRY PADS	20 sqft
CONCRETE FORM AND POUR	FRONT ENTRY PADS AND FRONT ENTRY PATIO	80 SF

ARC-24-062

PROPOSED HARDSCAPE PLAN

HARDSCAPE DETAILS

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

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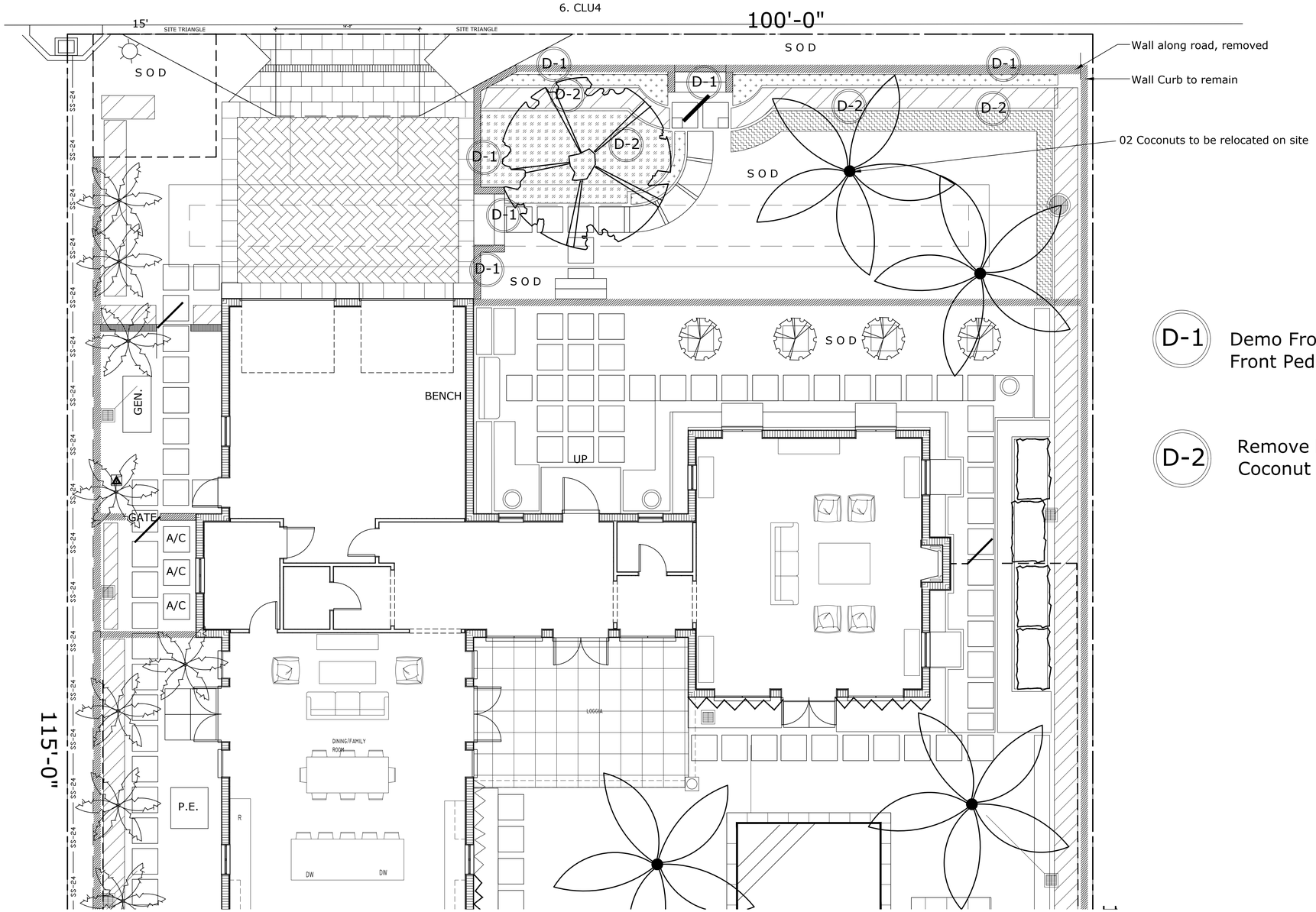
Hardscape Plan

HP-1

Demo Front Retaining wall, steps along street,

6. CLU4



D-1 Demo Front Retaining wall, steps along street, Front Pedestrian Gate and Columns.

D-2 Remove landscape as indicated, relocate two Coconut Palms on site.

ARC-24-062

PROPOSED DEMOLISION PLAN

scale: 3/16"=1'-0"

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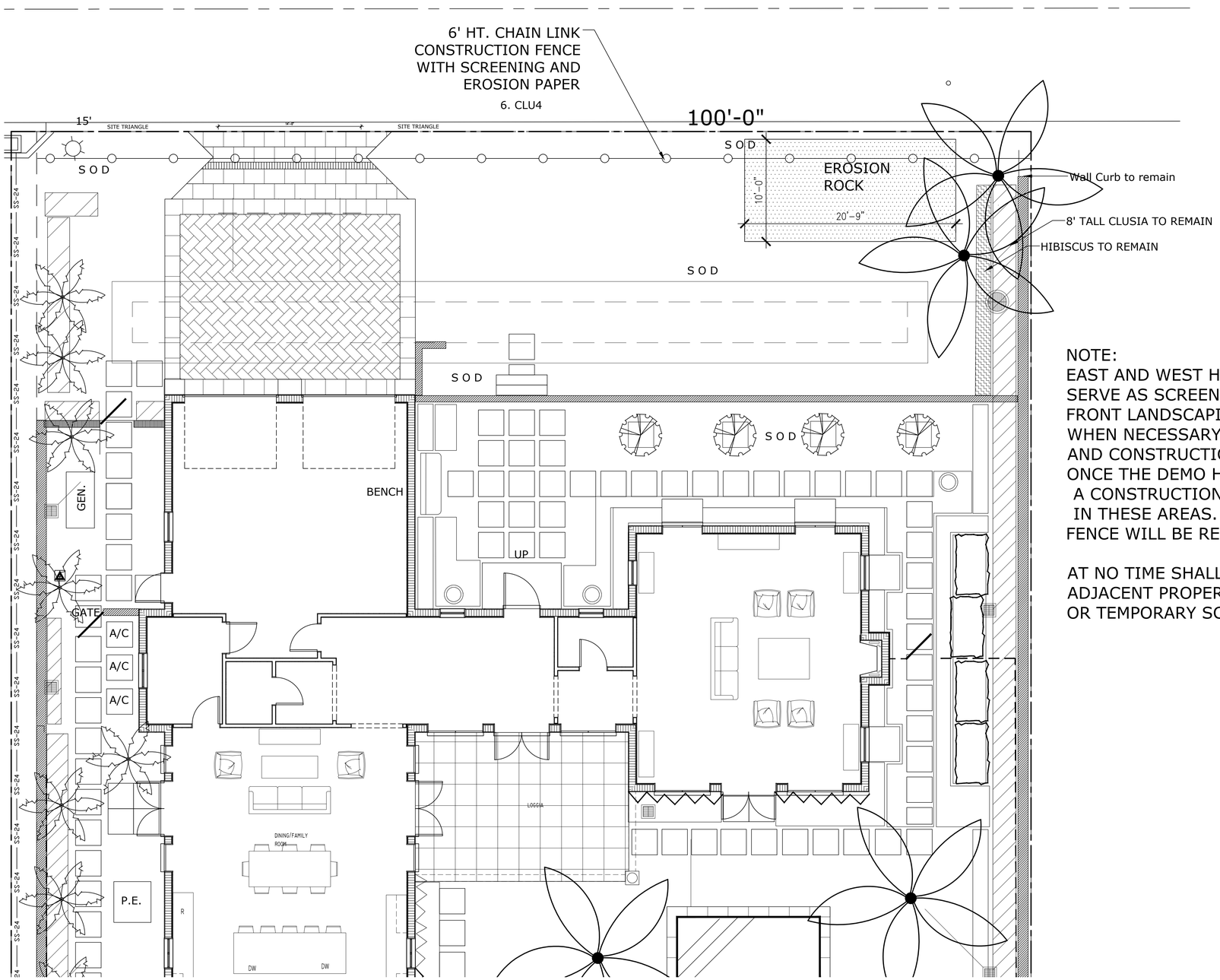
Landscape Demo

DP1



NOTE:
EAST AND WEST HEDGING TO REMAIN AND
SERVE AS SCREENING DURING CONSTRUCTION
FRONT LANDSCAPING AS INDICATED WILL BE REMOVED
WHEN NECESSARY FOR SITE UTILIZATION
AND CONSTRUCTION DEVELOPMENT.
ONCE THE DEMO HAS STARTED ALONG THE STREET
A CONSTRUCTION FENCE AND SCREEN WILL BE ADDED
IN THESE AREAS. ONCE HARDSCAPE IS COMPLETE
FENCE WILL BE REMOVED TO ALLOW LANDSCAPING INSTALLATION.

AT NO TIME SHALL THE SITE BE OPEN TO
ADJACENT PROPERTIES WITHOUT ANY PERMANENT
OR TEMPORARY SCREENING DURING CONSTRUCTION.

ARC-24-062

Construction Screening

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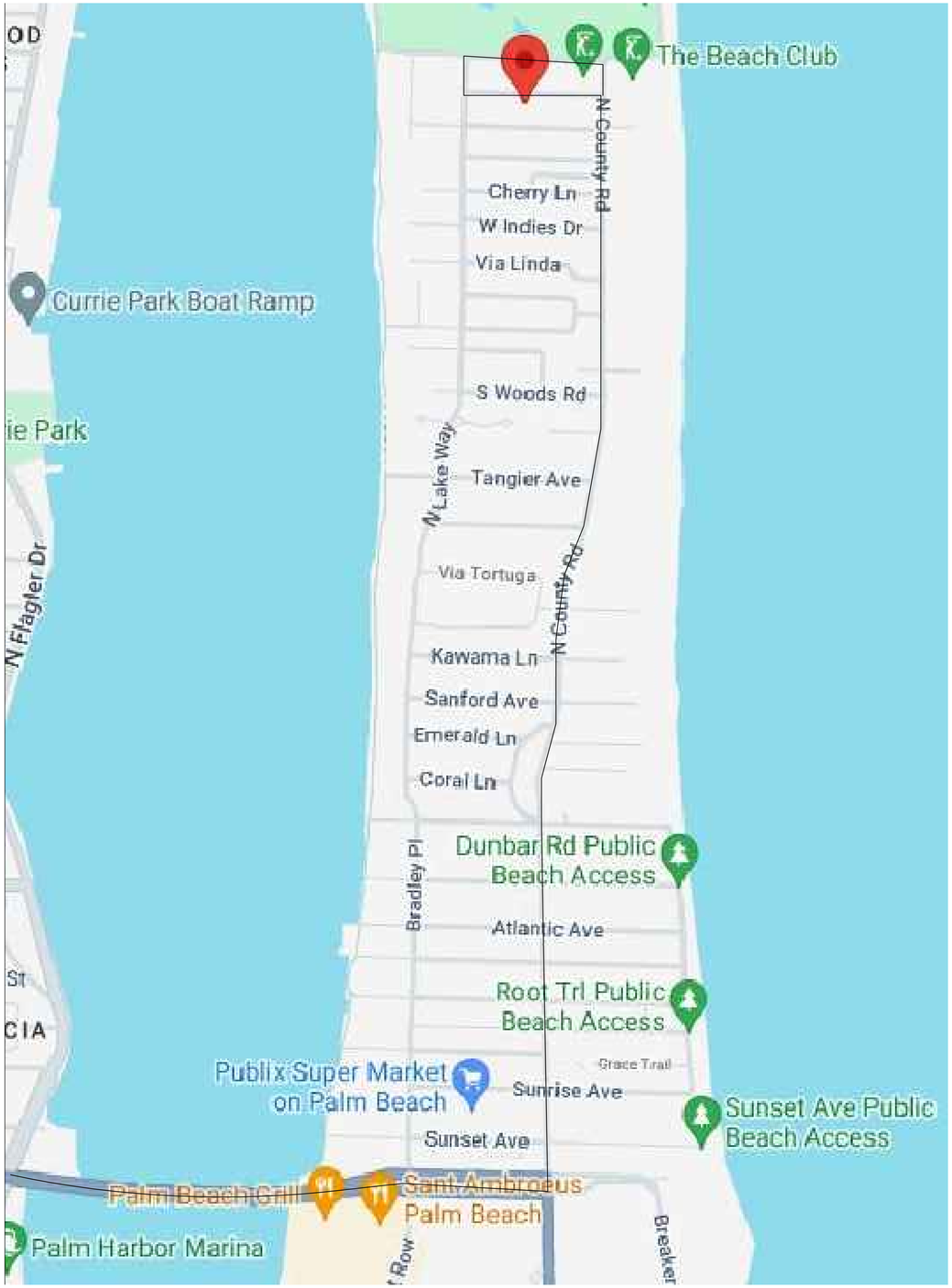
Construction Screening Plan

CS1



CONSTRUCTION SCHEDULE

MONTH 1	- Demo and Screening
MONTH 2	- Site Work, Civil
MONTH 3	- Hardscape and Landscape
MONTH 4	- Final Landscape and Final Hardscape
MONTH 5	- LANDSCAPE, IRRIGATION AND FINAL INSPECTION

TRUCK SIZES & TYPES

LARGEST TRUCK TO BE A LANDSCAPE FLATBED, APPROX 35' LONG

5 DUMPTRUCKS

5 DELIVERY TRUCKS

5 DUMPSTER TRUCKS

3 SUBCONTRACTOR VANS

ARC-24-062

Truck Logistics Plan

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Truck Logistics

TLP