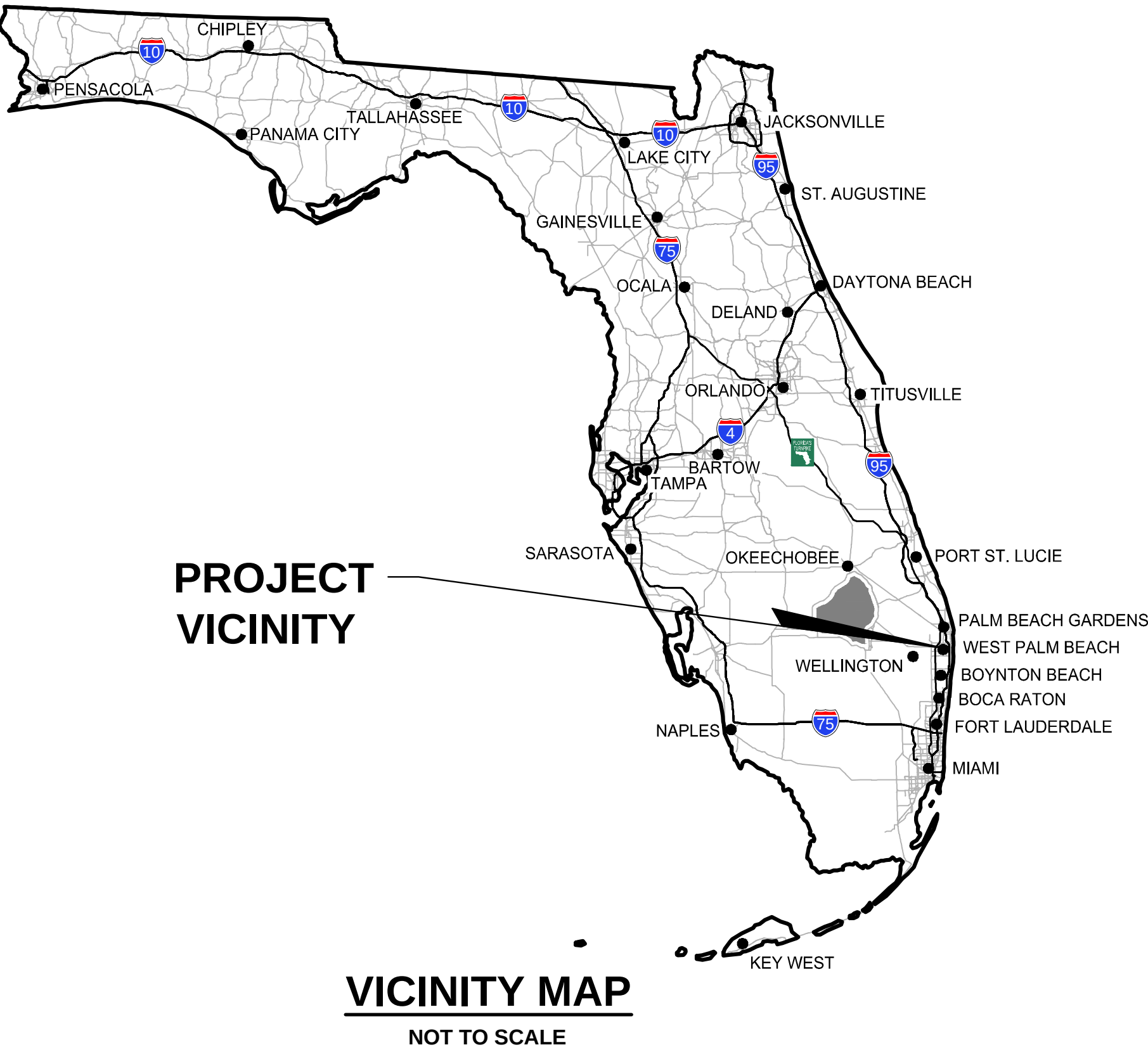


# CONCEPTUAL ENGINEERING PLAN

# THE BREAKERS

# FAMILY ENTERTAINMENT CENTER

SECTION 23, TOWNSHIP 43S., RANGE 43E.  
TOWN OF PALM BEACH, FLORIDA



**LOCATION MAP**  
NOT TO SCALE

**INDEX OF SHEETS**

| <u>SHEET NO.:</u> | <u>DESCRIPTION:</u>                                       |
|-------------------|-----------------------------------------------------------|
| 1                 | TITLE SHEET                                               |
| 2                 | CONCEPTUAL DEMOLITION PLAN                                |
| 3                 | CONCEPTUAL MASTER PLAN                                    |
| 4-5               | CONCEPTUAL PAVING, DRAINAGE,<br>WATER AND WASTEWATER PLAN |

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CODY M. FLOYD, P.E. ON  
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2.) FINAL SUBMITTAL - 1/27/25  
1.) REVISED PER UPDATED SITE PLAN FROM ARCHITECT,  
01/24/25 B.L.

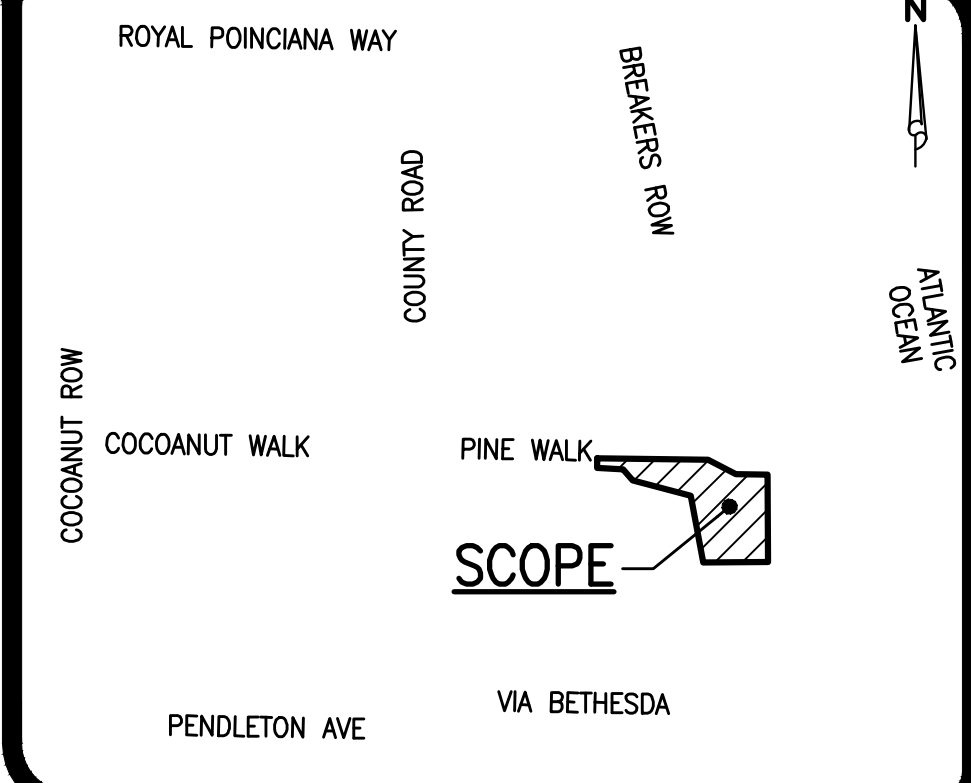
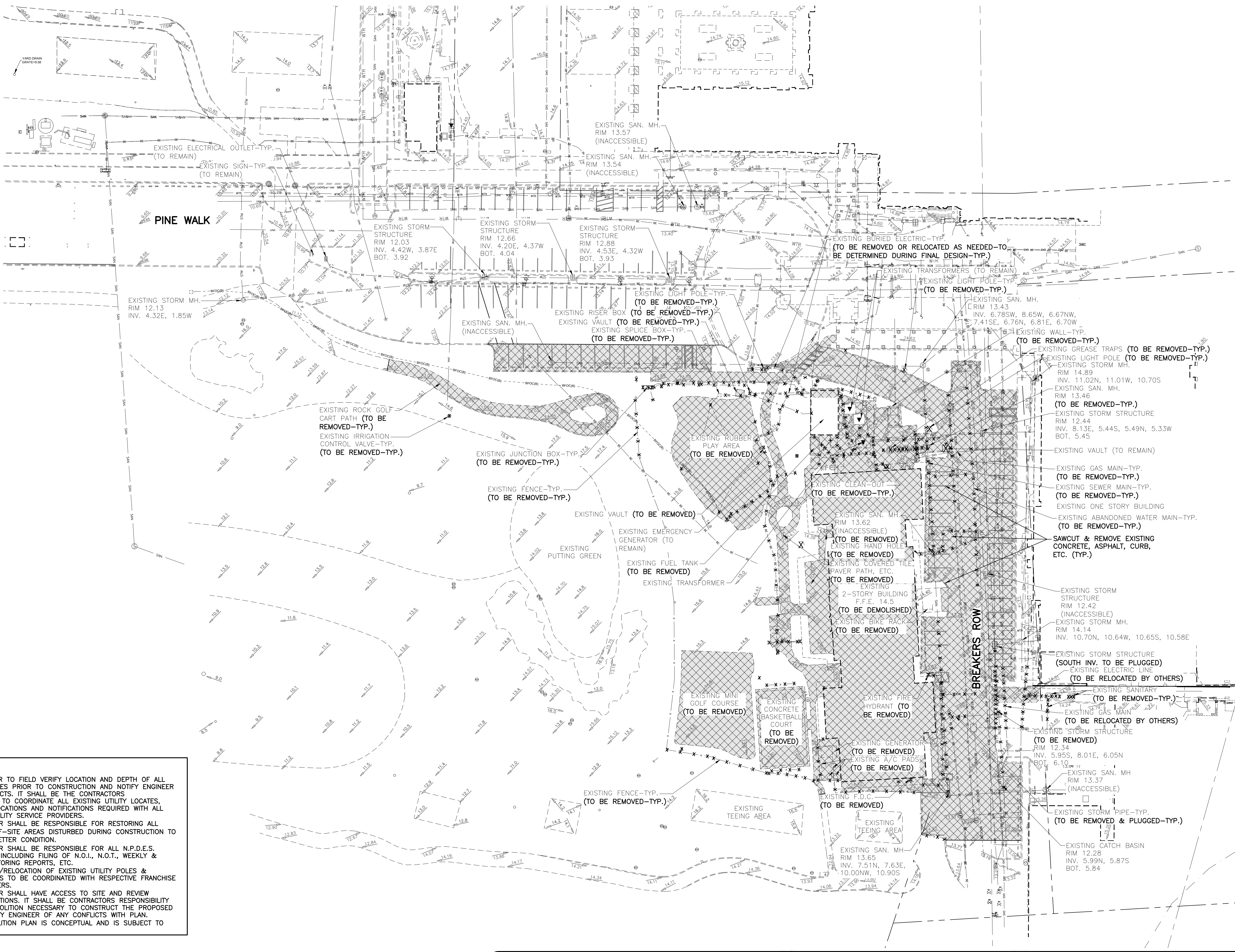
**SIMMONS  
& WHITE**

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Authorization # 3452 | 561.478.7848

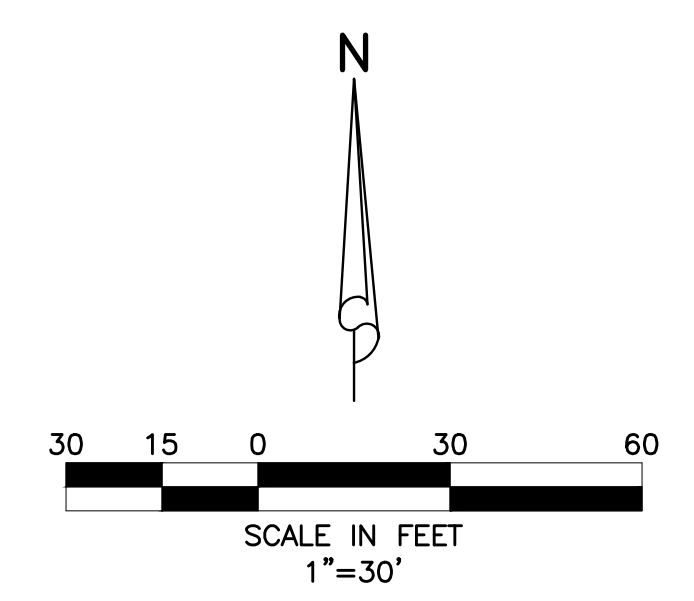
|                |               |                 |          |                  |
|----------------|---------------|-----------------|----------|------------------|
| DESIGN<br>C.F. | DRAWN<br>B.L. | CHECKED<br>R.R. | APPROVED | DATE<br>10/29/24 |
|----------------|---------------|-----------------|----------|------------------|

|                   |                         |                    |
|-------------------|-------------------------|--------------------|
| JOB NO.<br>24-027 | DRAWING NO.<br>24027C01 | SHEET<br>1 OF<br>5 |
|-------------------|-------------------------|--------------------|





LOCATION MAP  
NOT TO SCALE



LEGEND

- EXISTING GRADE ELEVATION
- SAWCUT & REMOVE EXISTING ASPHALT, CONCRETE, CURB, ETC.
- STM — EXISTING STORM DRAINAGE PIPE
- WTR — EXISTING WATER MAIN
- SAN — EXISTING SEWER MAIN
- FM — EXISTING FORCE MAIN
- X — X — EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
- X — X — EXISTING WATER MAIN (TO BE REMOVED)
- X — X — EXISTING SEWER MAIN (TO BE REMOVED)
- X — X — EXISTING FORCE MAIN (TO BE REMOVED)
- X — EXISTING LIGHT POLE (TO BE REMOVED)
- EXISTING GAS MAIN-TYP. (TO BE REMOVED-TYP.)
- EXISTING SEWER MAIN-TYP. (TO BE REMOVED-TYP.)
- EXISTING ONE STORY BUILDING (TO BE REMOVED-TYP.)
- EXISTING ABANDONED WATER MAIN-TYP. (TO BE REMOVED-TYP.)
- SAWCUT & REMOVE EXISTING CONCRETE, ASPHALT, CURB, ETC. (TYP.)
- EXISTING STORM STRUCTURE RIM 12.42 (INACCESSIBLE)
- EXISTING STORM MH. RIM 14.14 INV. 10.70N, 10.64W, 10.65S, 10.58E
- EXISTING STORM STRUCTURE (SOUTH INV. TO BE PLUGGED)
- EXISTING ELECTRIC LINE (TO BE RELOCATED BY OTHERS)
- EXISTING SANITARY (TO BE REMOVED-TYP.)
- EXISTING GAS MAIN (TO BE RELOCATED BY OTHERS)
- EXISTING STORM STRUCTURE (TO BE REMOVED)
- RIM 12.34 INV. 5.95S, 8.01E, 6.05N BOT. 6.10
- EXISTING SAN. MH RIM 13.37 (INACCESSIBLE)
- EXISTING STORM PIPE-TYP. (TO BE REMOVED & PLUGGED-TYP.)
- EXISTING CATCH BASIN RIM 12.28 INV. 5.99N, 5.87S BOT. 5.84

NOTES:

1.) CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.

2.) CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL ON-SITE & OFF-SITE AREAS DISTURBED DURING CONSTRUCTION TO EXISTING OR BETTER CONDITION.

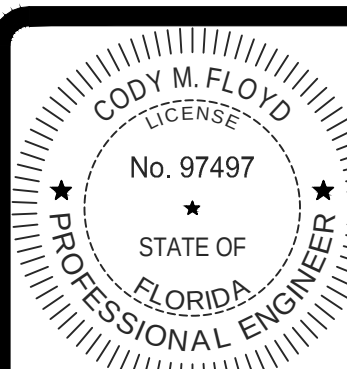
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., N.O.T., WEEKLY & MONTHLY MONITORING REPORTS, ETC.

4.) DEMOLITION/RELOCATION OF EXISTING UTILITY POLES & OVERHEAD LINES TO BE COORDINATED WITH RESPECTIVE FRANCHISE UTILITY PROVIDERS.

5.) CONTRACTOR SHALL HAVE ACCESS TO SITE AND REVIEW EXISTING CONDITIONS. IT SHALL BE CONTRACTORS RESPONSIBILITY TO VERIFY DEMOLITION NECESSARY TO CONSTRUCT THE PROPOSED SITE AND NOTIFY ENGINEER OF ANY CONFLICTS WITH PLAN.

6.) THIS DEMOLITION PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392-1991.



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- 4.) REVISED PER LATEST SITE PLAN, 04/04/25 B.L.
- 3.) FINAL SUBMITTAL - 1/27/25
- 2.) REVISED PER UPDATED SITE PLAN FROM ARCHITECT, 01/24/25 B.L.
- 1.) REVISED PER UPDATED ARCH. SITE PLAN AND UPDATED M.E.P. PLANS, 01/14/25 B.L.

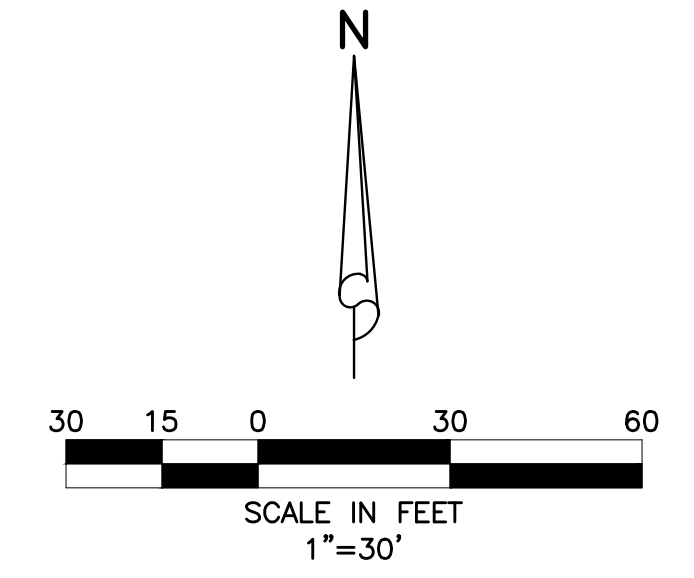
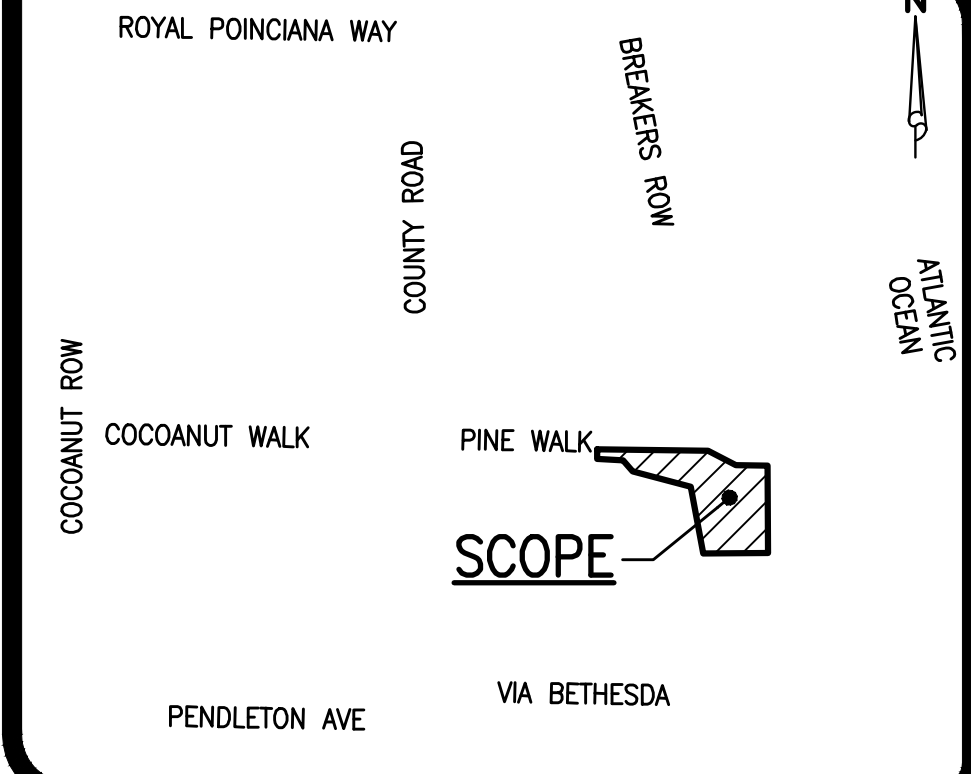
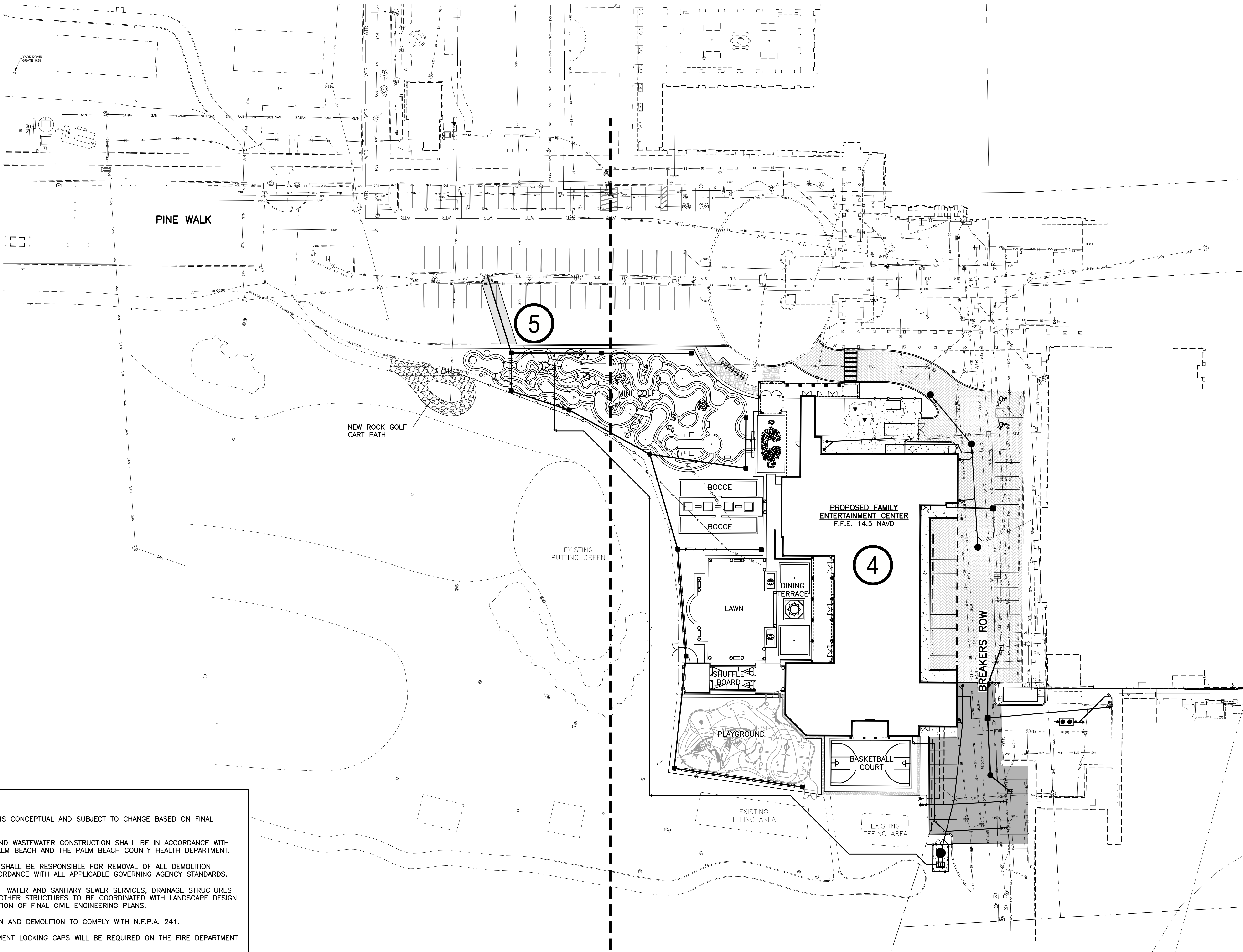


THE BREAKERS  
FAMILY ENTERTAINMENT CENTER  
SECTION 23, TOWNSHIP 43S., RANGE 43E.  
TOWN OF PALM BEACH, FLORIDA  
CONCEPTUAL DEMOLITION PLAN

|                |               |                 |          |                  |
|----------------|---------------|-----------------|----------|------------------|
| DESIGN<br>C.F. | DRAWN<br>B.L. | CHECKED<br>R.R. | APPROVED | DATE<br>10/29/24 |
|----------------|---------------|-----------------|----------|------------------|

|                   |                         |                 |
|-------------------|-------------------------|-----------------|
| JOB NO.<br>24-027 | DRAWING NO.<br>24027C02 | SHEET<br>2 OF 5 |
|-------------------|-------------------------|-----------------|





LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED ASPHALT
- PROPOSED MILL AND OVERLAY
- NEW ROCK GOLF CART PATH
- CONCRETE
- DECORATIVE PAVEMENT/BRICK PAVERS
- DETECTABLE WARNING SURFACE
- SINGLE SEWER SERVICE W/ CLEAN-OUT
- SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
- FIRE HYDRANT W/ GATE VALVE
- WATER SERVICE, WATER METER & R.P.Z.
- WATER MAIN & GATE VALVE
- GATE VALVE & D.D.C.V. ASSEMBLY
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

4 REFER TO SHEET NUMBER FOR FURTHER INFORMATION

- NOTES:**
- 1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
  - 2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF PALM BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
  - 3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
  - 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
  - 5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
  - 6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.

**NOTE:** ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392-1991.

CODY M. FLOYD  
LICENSE  
No. 97497  
STATE OF  
FLORIDA  
PROFESSIONAL ENGINEER

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CODY M. FLOYD, P.E. ON  
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- 3.) FINAL SUBMITTAL - 1/27/25
- 2.) REVISED PER UPDATED SITE PLAN FROM ARCHITECT, 01/24/25 B.L.
- 1.) REVISED PER UPDATED ARCH. SITE PLAN, 12/11/24 B.L.

**SIMMONS & WHITE**

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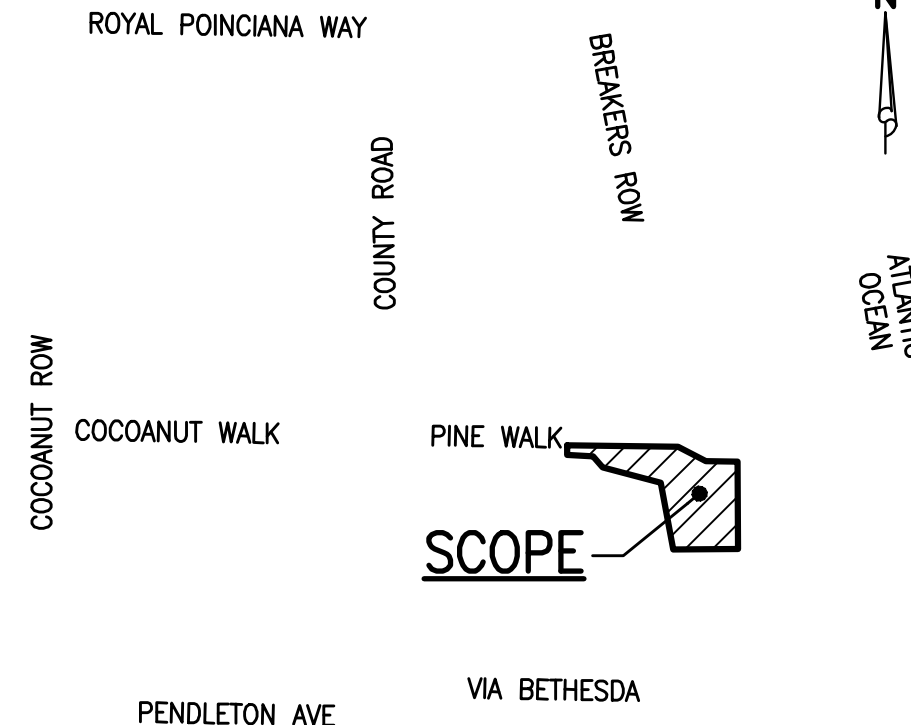
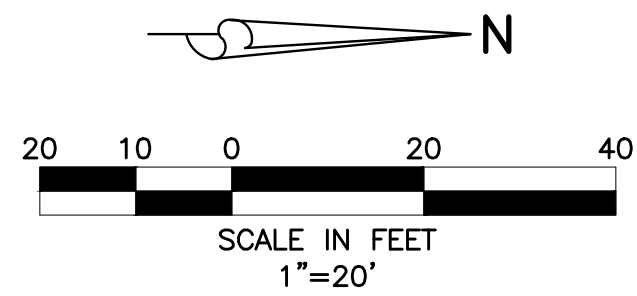
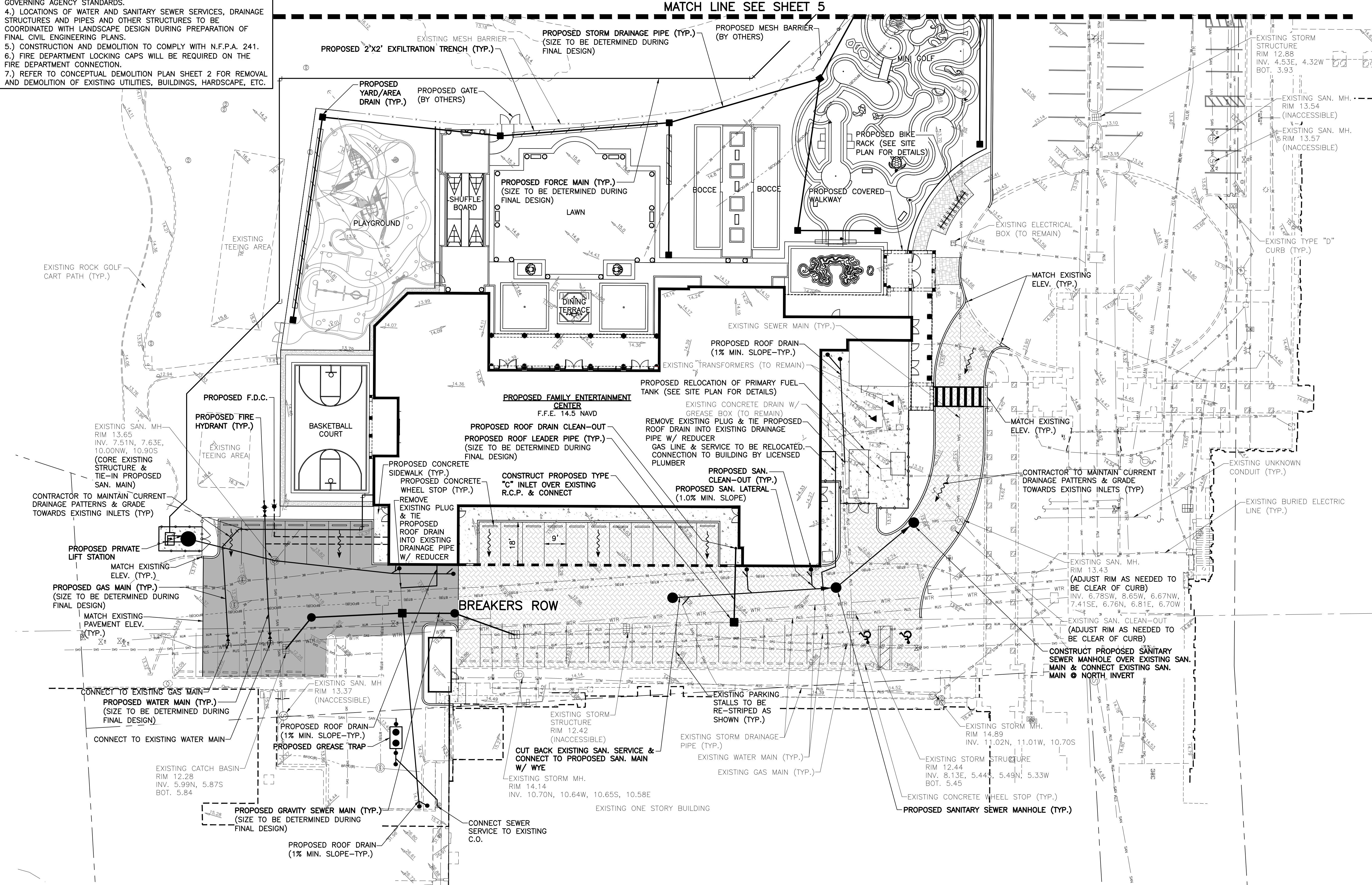
THE BREAKERS  
FAMILY ENTERTAINMENT CENTER  
SECTION 23, TOWNSHIP 43S., RANGE 43E.  
TOWN OF PALM BEACH, FLORIDA  
CONCEPTUAL MASTER PLAN

| DESIGN | DRAWN | CHECKED | APPROVED | DATE     | JOB NO. | DRAWING NO. | SHEET | OF |
|--------|-------|---------|----------|----------|---------|-------------|-------|----|
| C.F.   | B.L.  | R.R.    |          | 10/29/24 | 24-027  | 24027C03    | 3     | 5  |



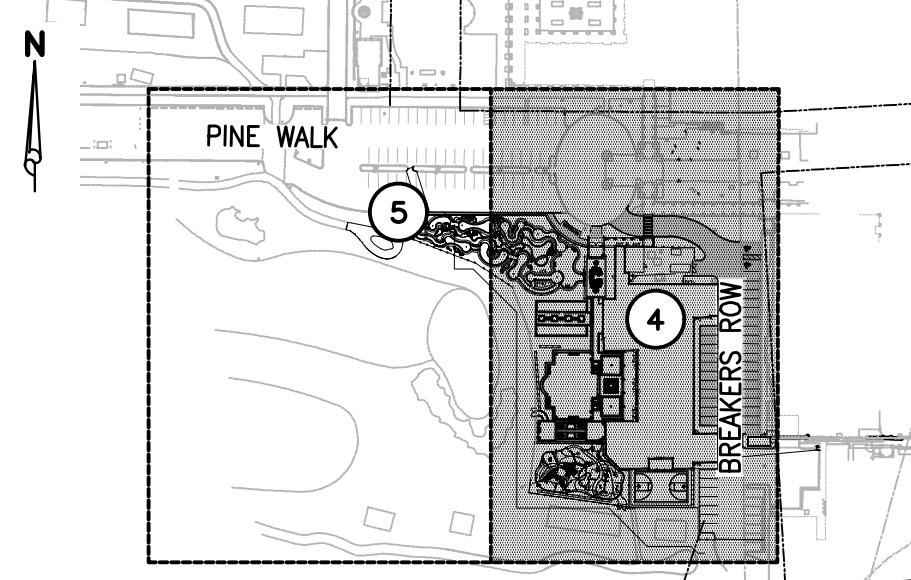
**NOTES:**

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- 4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
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- 6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.
- 7.) REFER TO CONCEPTUAL DEMOLITION PLAN SHEET 2 FOR REMOVAL AND DEMOLITION OF EXISTING UTILITIES, BUILDINGS, HARDSCAPE, ETC.



**LOCATION MAP**

NOT TO SCALE



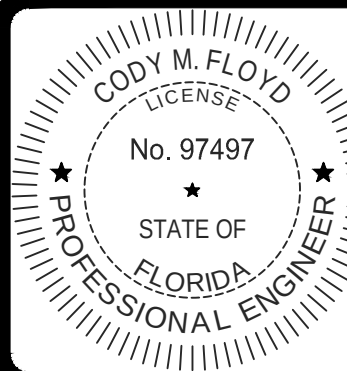
**KEY MAP**

NOT TO SCALE

**LEGEND**

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT
- PROPOSED MILL AND OVERLAY
- PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
- PROPOSED CONCRETE
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED BIKE RACK (SEE SITE PLAN FOR DETAILS)
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE (TO REMAIN)
- EXISTING WATER MAIN (TO REMAIN)
- EXISTING SEWER MAIN (TO REMAIN)
- EXISTING FORCE MAIN (TO REMAIN)

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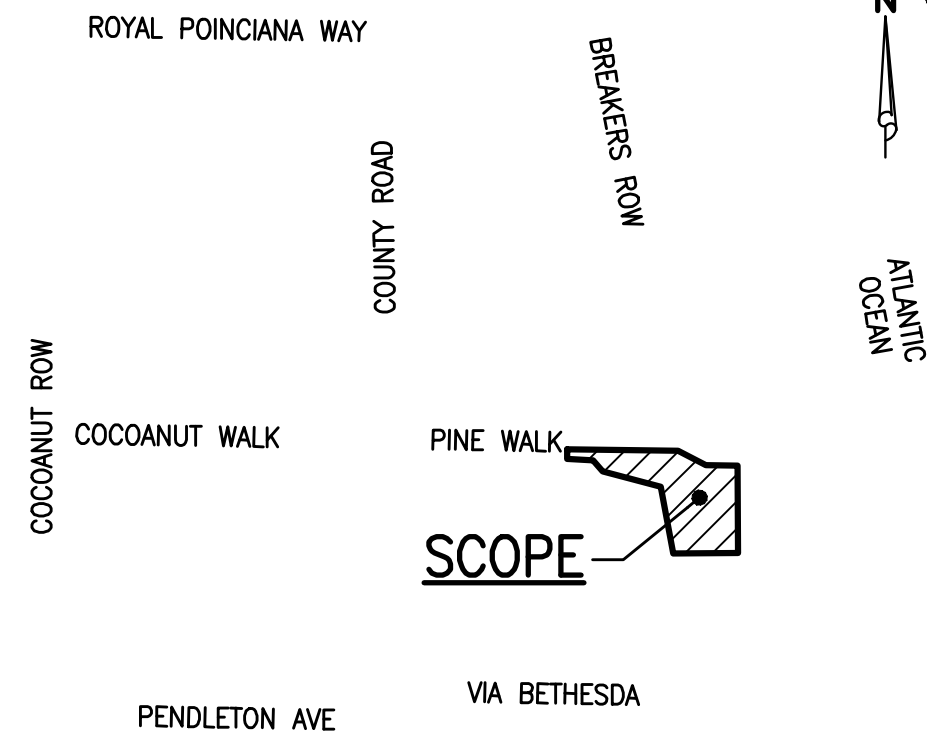
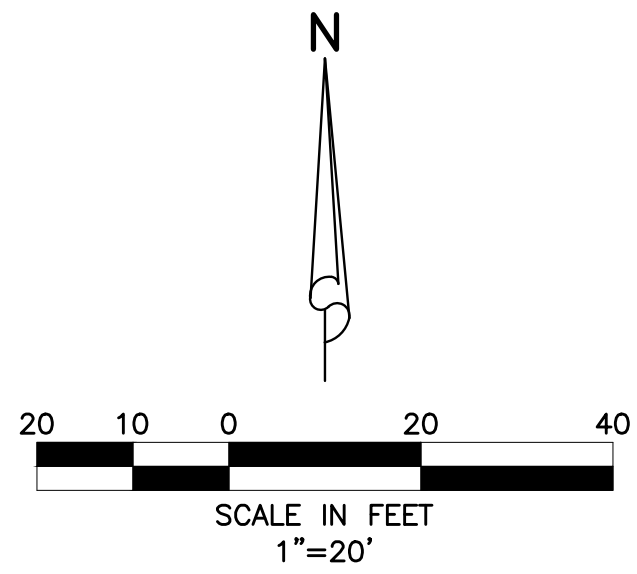
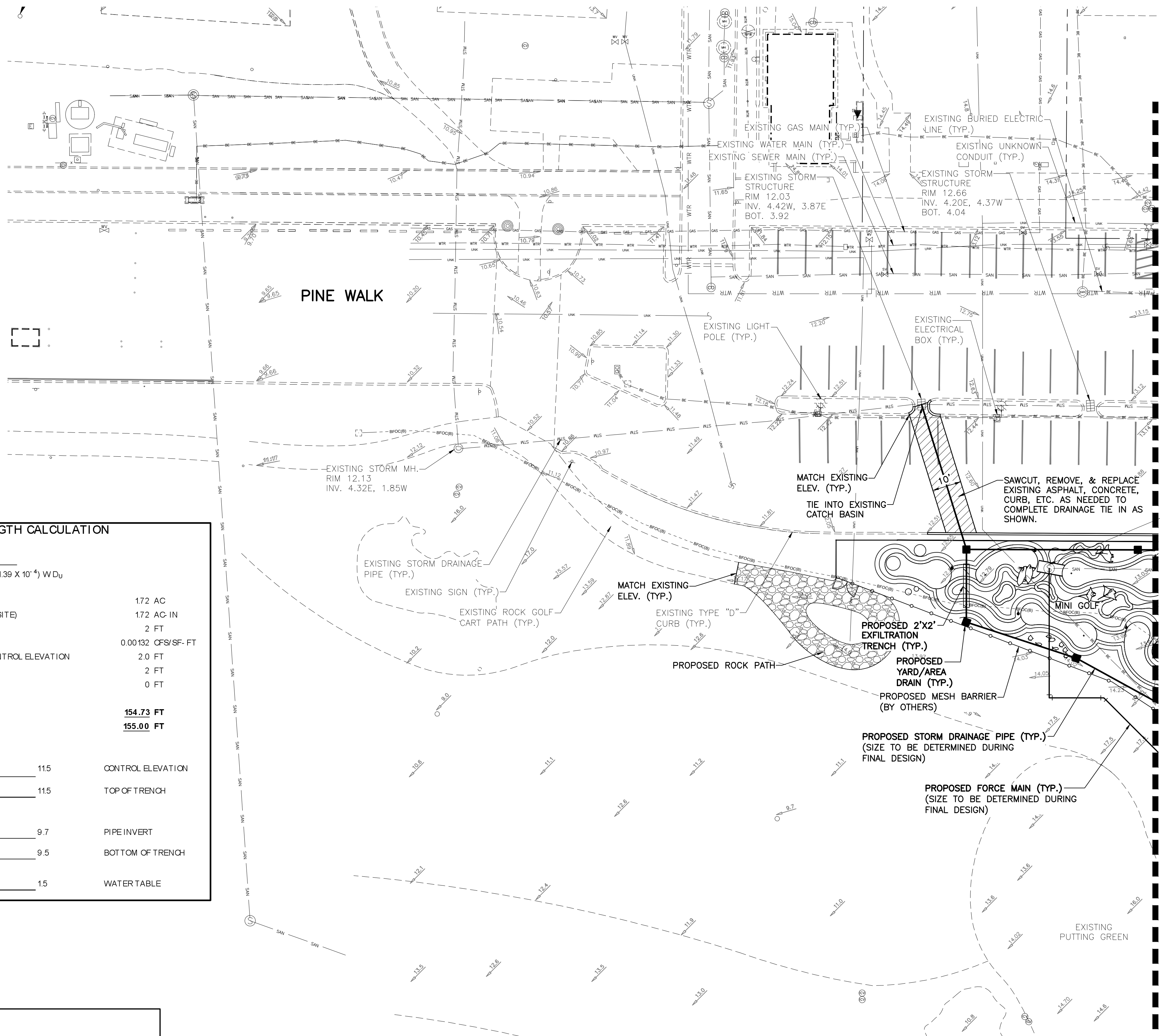
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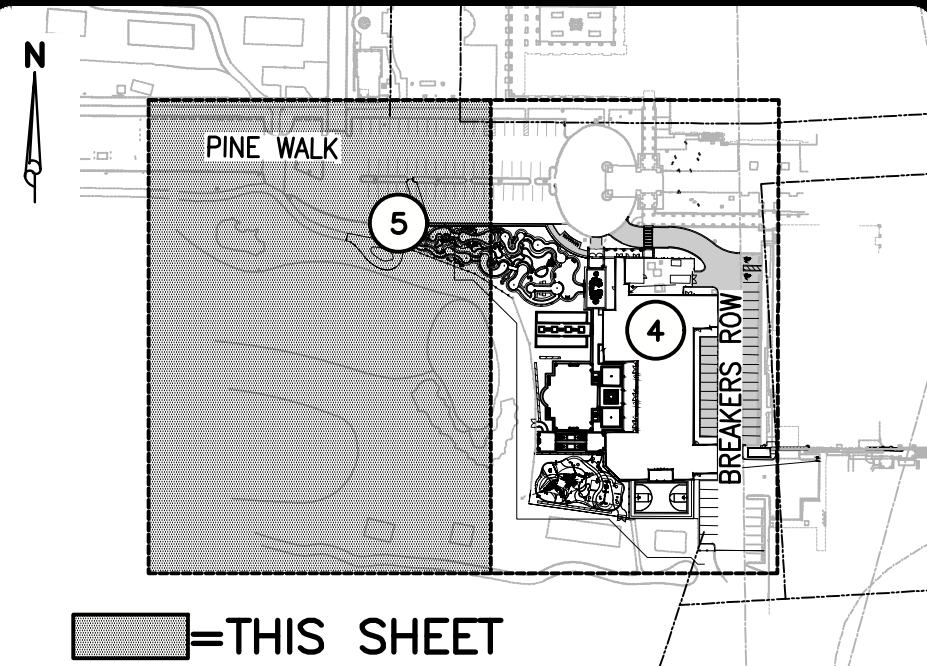
**THE BREAKERS FAMILY ENTERTAINMENT CENTER**  
SECTION 23, TOWNSHIP 43S., RANGE 43E.  
TOWN OF PALM BEACH, FLORIDA  
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

| DESIGN | DRAWN | CHECKED | APPROVED | DATE     | JOB NO. | DRAWING NO. | SHEET | OF |
|--------|-------|---------|----------|----------|---------|-------------|-------|----|
| C.F.   | B.L.  | R.R.    |          | 10/29/24 | 24-027  | 24027C04    | 4     | 5  |





LOCATION MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE

**EXFILTRATION TRENCH LENGTH CALCULATION**

$$L = \frac{V}{K(H_2W + 2H_2D_u + D_u^2 + 2H_2D_d + (1.39 \times 10^{-4})W D_u)}$$

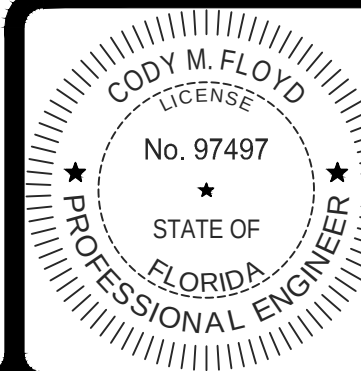
A= TOTAL SITE AFFECTED AREA 172 AC  
V= VOLUME TO BE TREATED (1" OVER SITE) 172 AC-IN  
W= WIDTH OF TRENCH 2 FT  
K= HYDRAULIC CONDUCTIVITY 0.00132 QFS/SF-FT  
H2= DEPTH TO WATER TABLE FROM CONTROL ELEVATION 2.0 FT  
DU= NON-SATURATED TRENCH DEPTH 2 FT  
DS= SATURATED TRENCH DEPTH 0 FT

L= REQUIRED TRENCH LENGTH 154.73 FT  
Lp= PROVIDED TRENCH LENGTH 155.00 FT

|      |                   |
|------|-------------------|
| 11.5 | CONTROL ELEVATION |
| 11.5 | TOP OF TRENCH     |
| 9.7  | PIPE INVERT       |
| 9.5  | BOTTOM OF TRENCH  |
| 1.5  | WATER TABLE       |

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- 1.) REVISED PER UPDATED ARCH. SITE PLAN, 12/11/24 B.L.

REVISIONS



| DESIGN | DRAWN | CHECKED | APPROVED | DATE     |
|--------|-------|---------|----------|----------|
| C.F.   | B.L.  | R.R.    |          | 10/29/24 |

THE BREAKERS  
FAMILY ENTERTAINMENT CENTER  
SECTION 23 TOWNSHIP 43S., RANGE 43E.  
TOWN OF PALM BEACH, FLORIDA  
CONCEPTUAL PAVING, DRAINAGE,  
WATER AND WASTEWATER PLAN

| JOB NO. | DRAWING NO. | SHEET | OF |
|---------|-------------|-------|----|
| 24-027  | 24027C05    | 5     | 5  |