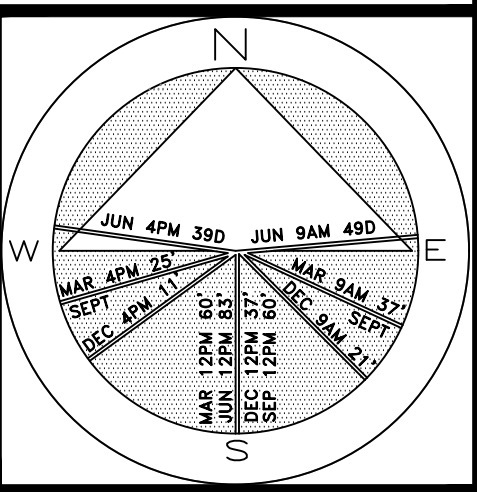
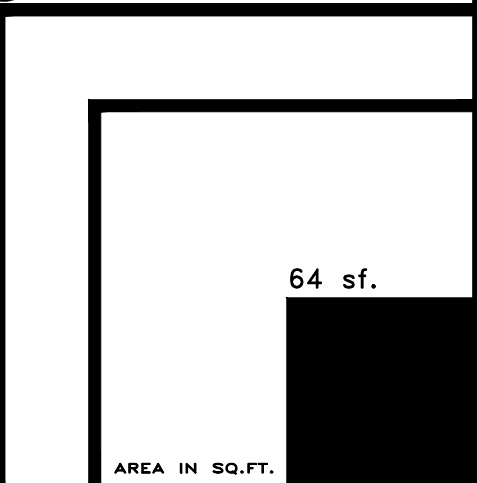


Private Residence
164 Seaspray Avenue
Palm Beach



JOB NUMBER: # 21133.00 LA
DRAWN BY: Jean Twomey
DATE: 09.07.2021
12.06.2021
01.07.2022
03.14.2022
04.18.2022

SHEET L7.0



ZONING# ARC-21-006
ARCOM# ARC-21-040

Currently Proposed Site Plan

SCALE IN FEET 0' 8' 16' 24'

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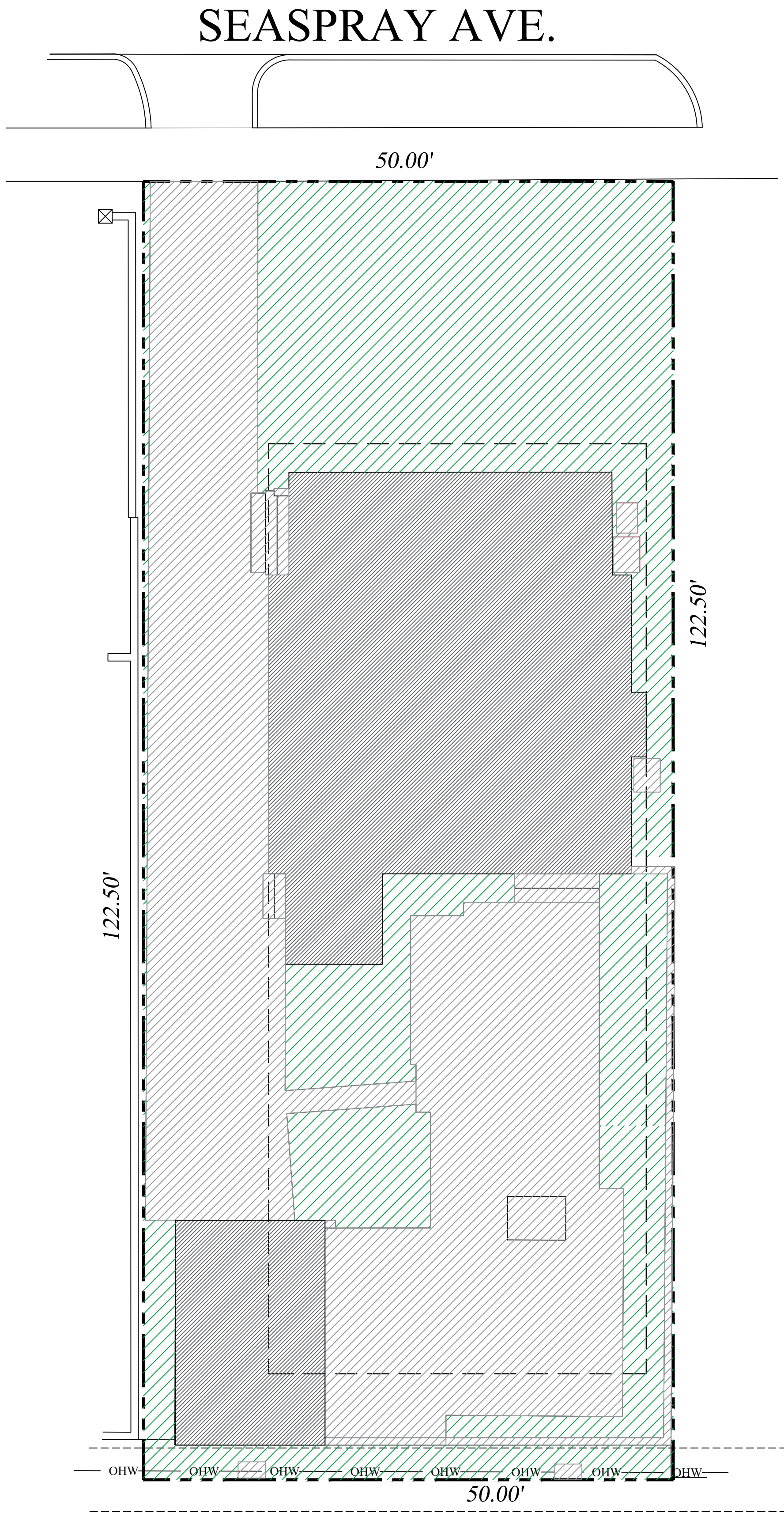
Legend

- STRUCTURE
- HARDSCAPE
- LANDSCAPE

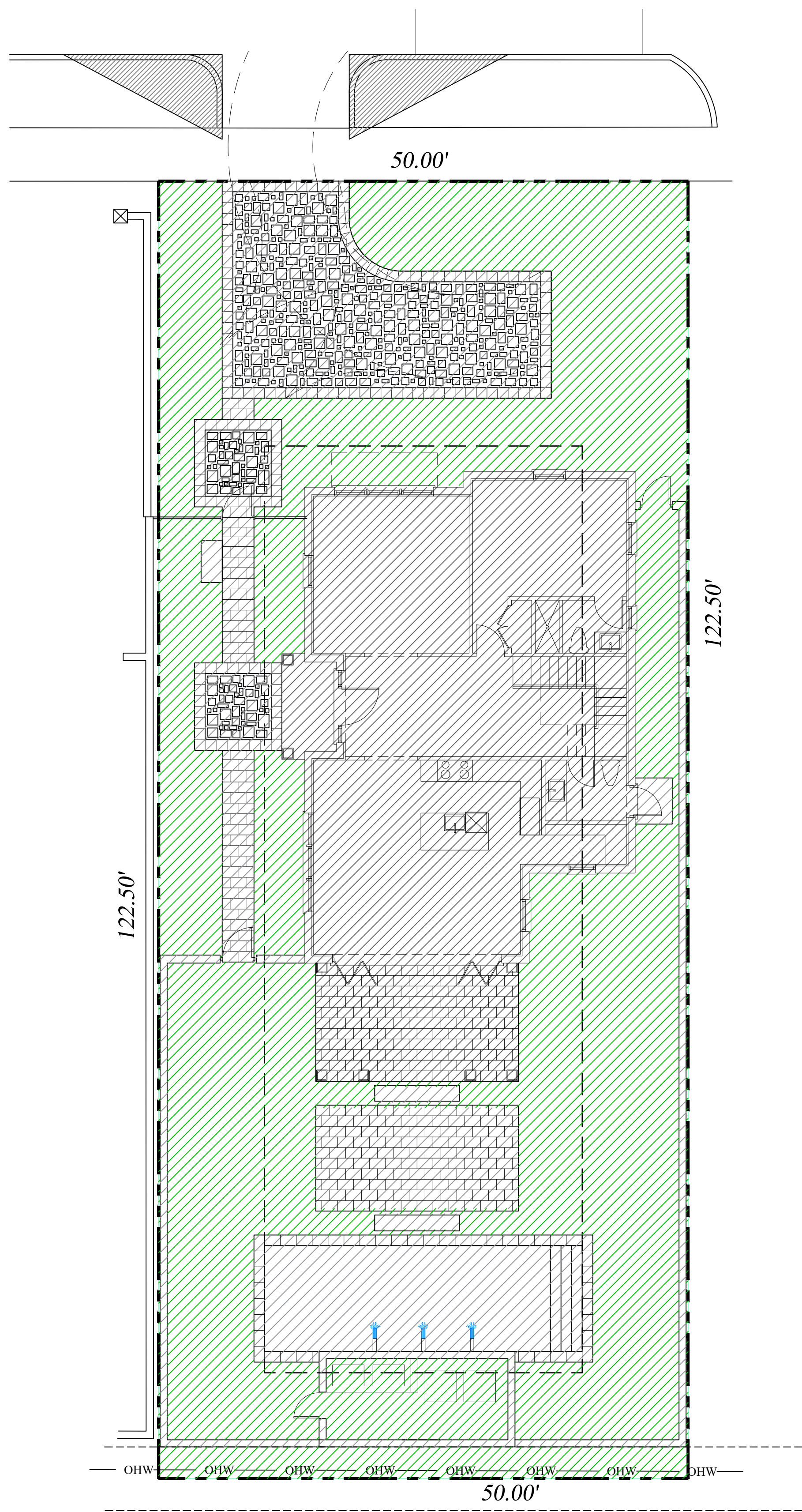
Site Data

LOT ZONE	R-B - LOW DENSITY RESIDENTIAL					
LOT AREA	6,125.00 S.F.					
DESCRIPTION	REQUIRED		EXISTING	PROPOSED		
OPEN / PERMEABLE SPACE	MINIMUM 45%	2,756.25 S.F.	34.97%	2,142.2 S.F.	50.48%	3,092.0 S.F.
FRONT YARD LANDSCAPE (1,250.0 S.F.)	MINIMUM 40% OF FRONT YARD	500.0 S.F.	79.13%	989.15 S.F.	58.0%	732.0 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQUIRED OPEN SPACE (50% OF 2,756.25 S.F.)	1,378.12 S.F.	42.8%	1,306.76 S.F.	89.90%	2,478.0 S.F.

Existing Site Plan



Proposed Site Plan



POINCIANA PARK

Currently Proposed
Site Calculation/Lot Coverage Graphics

POINCIANA PARK

ZONING# ARC-21-006
ARCOM# ARC-21-040

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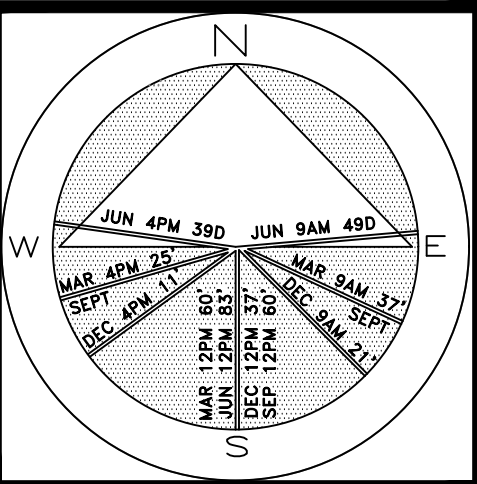
ENVIRONMENT
DESIGN
GROUP

139 North County Road 5720-B Palm Beach, FL 33480
Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

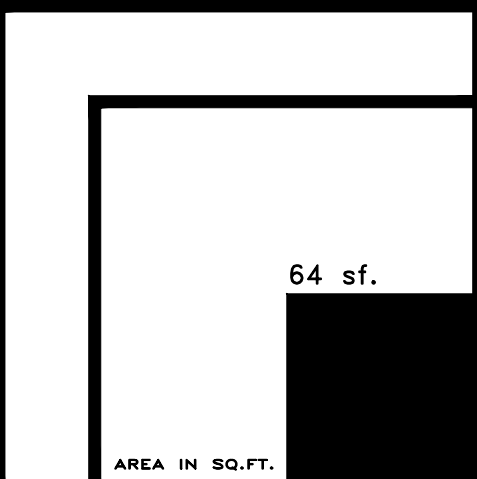
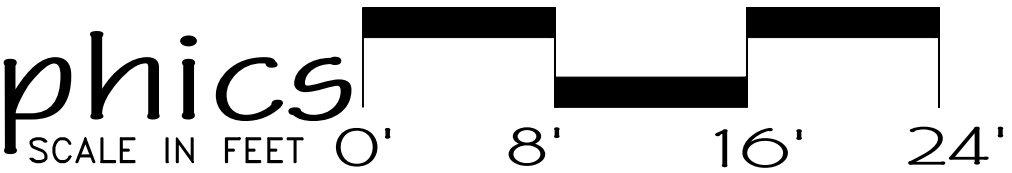
Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

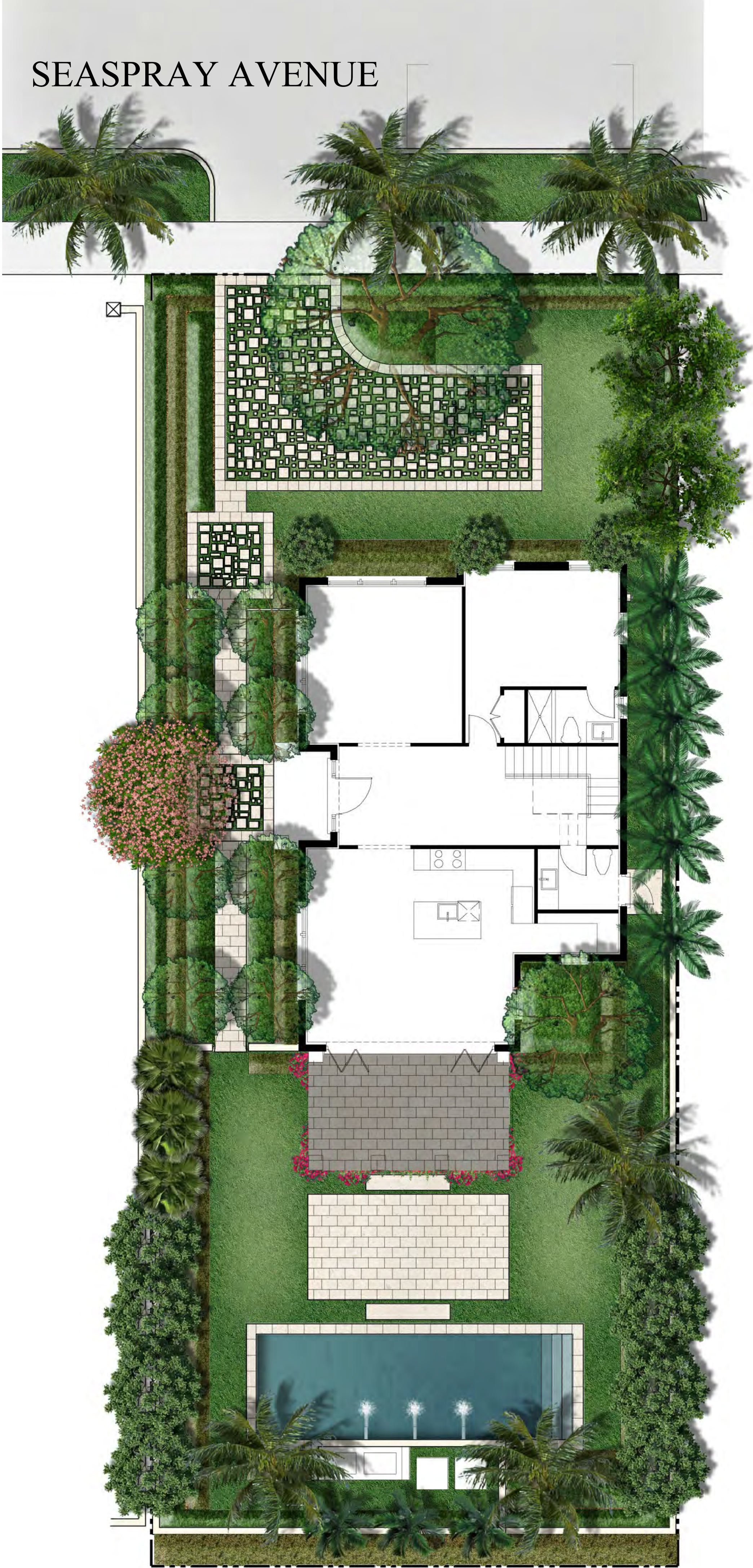
Private Residence
164 Seaspray Avenue
Palm Beach



JOB NUMBER: # 21133.00 LA
DRAWN BY: Alex Bugnii
DATE: 09.07.2021
11.29.2021
12.06.2021
01.07.2022
03.14.2022
04.18.2022

SHEET L7.1





SEASPRAY AVENUE

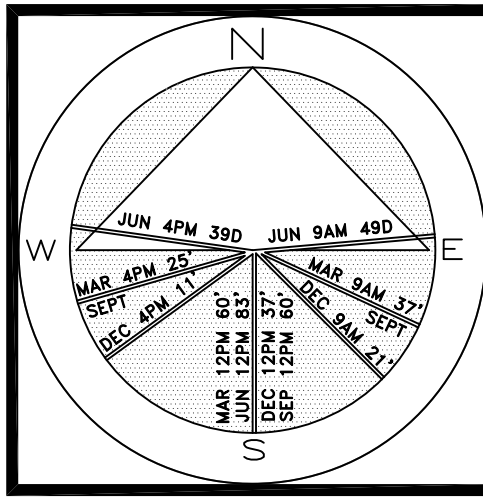
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Landscape Architecture
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Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

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164 Seaspray Avenue
Palm Beach



JOB NUMBER: # 21133.00 LA
DRAWN BY: Sean Twomey
DATE: 09.07.2021
12.06.2021
01.07.2022
04.18.2022

ZONING# ARC-21-006
ARCOM# ARC-21-040

SHEET L7.2

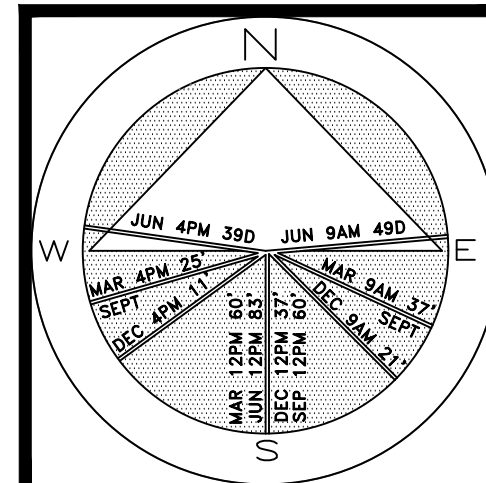
Currently Proposed
Rendered Landscape Plan
NOT TO SCALE

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Palm Beach



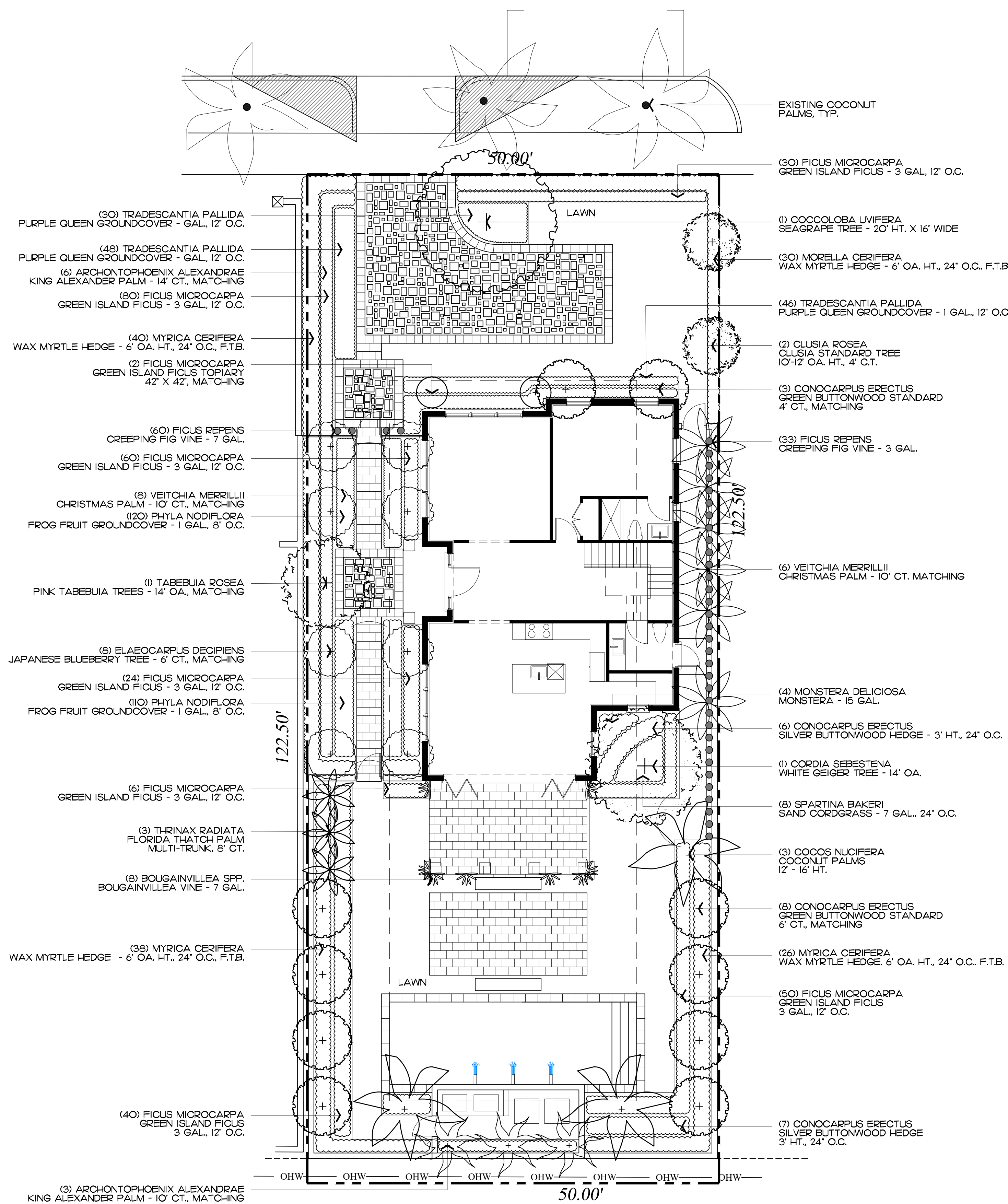
JOB NUMBER: # 21133.00 LA
DRAWN BY: Sean Twomey
DATE: 07.30.2021
09.07.2021
12.06.2021
01.07.2022
03.14.2022
04.18.2022

SHEET L8.C

64 sf.

AREA IN SQ.FT.

C



POINCIANA PARK

ZONING# ARC-21-006
ARCOM# ARC-21-040

Currently Proposed Landscape Plan

SCALE IN FEET 0' 8' 16' 24'





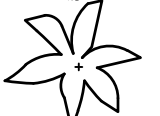


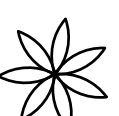

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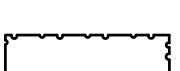
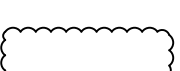

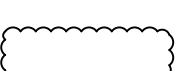

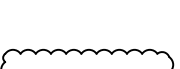


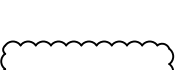

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ZONING# ARC-21-006
ARCOM# ARC-21-040

Trees & Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ARCHONTOPHOENIX ALEXANDRAE KING ALEXANDER PALM	3	10' CT.	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD STANDARD	10	6' CT., MATCHING	YES
	CORDIA SEBESTENA WHITE GEIGER TREE	1	14 OA.	YES
	COCCOLOBA UVIFERA SEAGRAPE TREE	1	20' HT., X 16' WIDE	YES
	COCOS NUCIFERA COCONUT PALM	3	12' - 16' CT.	NO
	ELAEOCARPUS DECIPIENS JAPANESE BLUEBERRY TREE	8	6' CT., MATCHING	NO
	THRINAX RADIATA FLORIDA THATCH PALM	3	8' CT., MATCHING	YES
	VEITCHA MERRILLII CHRISTMAS PALM	6	10' CT., MATCHING	NO
	TABEBUIA ROSEA PINK TABEBUIA TREE	1	14' OA., MATCHING	NO

Shrubs & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS SILVER BUTTONWOOD HEDGE	13	3' HT., 24" O.C.	YES
	CONOCARPUS ERECTUS SILVER BUTTONWOOD STANDARD	3 6	4' CT., MATCHING 6' CT., MATCHING	YES
	FICUS MICROCARPA GREEN ISLAND FICUS	320	3 GAL, 12" O.C.	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	2	42" X 42", TOPIARY SPHERE, MATCHING	NO
	MONSTERA DELICIOSA MONSTERA	4	7 GAL	NO
	MYRICA CERIFERA WAX MYRTLE HEDGE	135	6' OA, 24" OC, FTB	NO
	SPARTINA BAKERI SAND CORDGRASS	8	7 GAL	NO
	TRADESCANTIA PALLIDA PURPLE QUEEN GROUNDCOVER	126	1 GAL, 12" O.C.	NO
	FICUS REPENS CREEPING FIG VIVE	37	3 GAL	NO
	PHYLA NODIFLORA FROG FRUIT GROUNDCOVER	230	1 GAL., 8" O.C.	NO
	BOUGAINVILLEA SPP. BOUGAINVILLEA VINE	8	7 GAL	NO

Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

ENVIRONMENT
DESIGN
GROUP

139 North County Road S#20-B
Phone: 561.832.4600

Palm Beach, FL 33480
Mobile: 561.313.4424

Landscape Architecture
Land Planning
Landscape Management

Dustin M. Mizell, M.L.A. R.L.A. #6666784
Dustin@environmentdesigngroup.com

Private Residence
164 Seaspray Avenue
Palm Beach

A
D
I
R
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F

JOB NUMBER: # 21133.00 LA
DRAWN BY: Alex Bugrli
DATE: 09.07.2021
12.06.2021
01.07.2022
03.14.2022
04.18.2022

SHEET L8.1

ZONING# ARC-21-006
ARCOM# ARC-21-040

Currently Proposed Plant Schedule

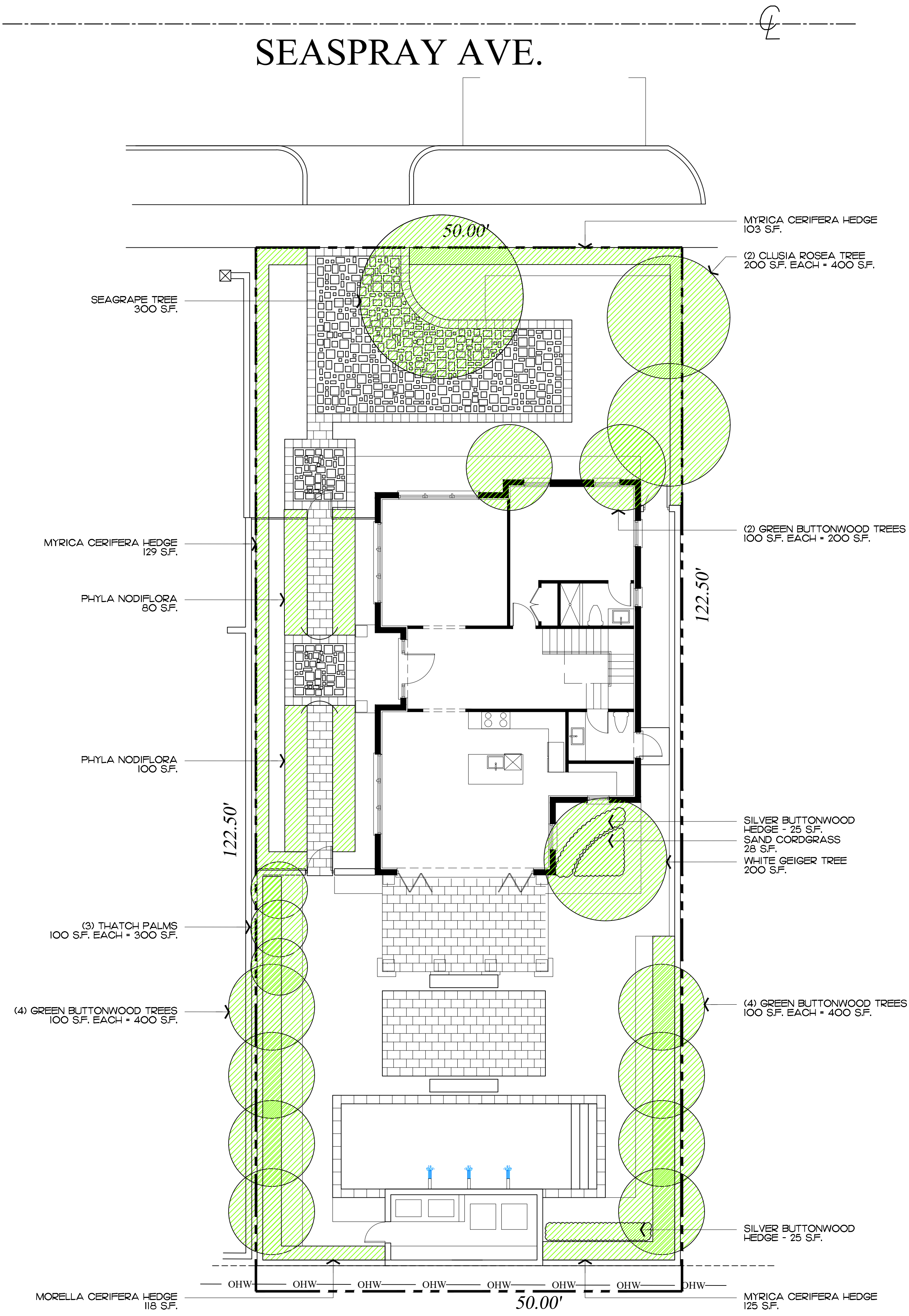
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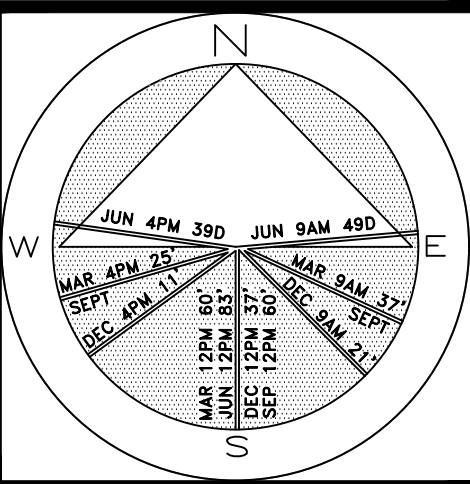


NOTE: PROPOSED NEW LANDSCAPING CONSISTS OF MORE THAN 25% PERCENT OF NATIVE VEGETATION AND MEETS THE TOWN OF PALM EACH DESIGN REQUIREMENT AS PER SECTION 66-285.

NATIVE VEGETATION		
ITEM	REQUIRED/ALLOWED	PROPOSED
LOT AREA		6,125 SF
LANDSCAPED OPEN SPACE	45% (2,765 SF)	50.48% (3,092.0 SF)
NATIVE PLANTING	25% (691.25 SF)	94.8% (2,933 SF)

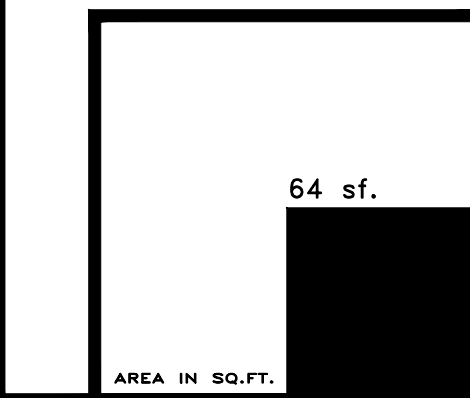
 NATIVE PLANTING

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DATE: 09.07.2021
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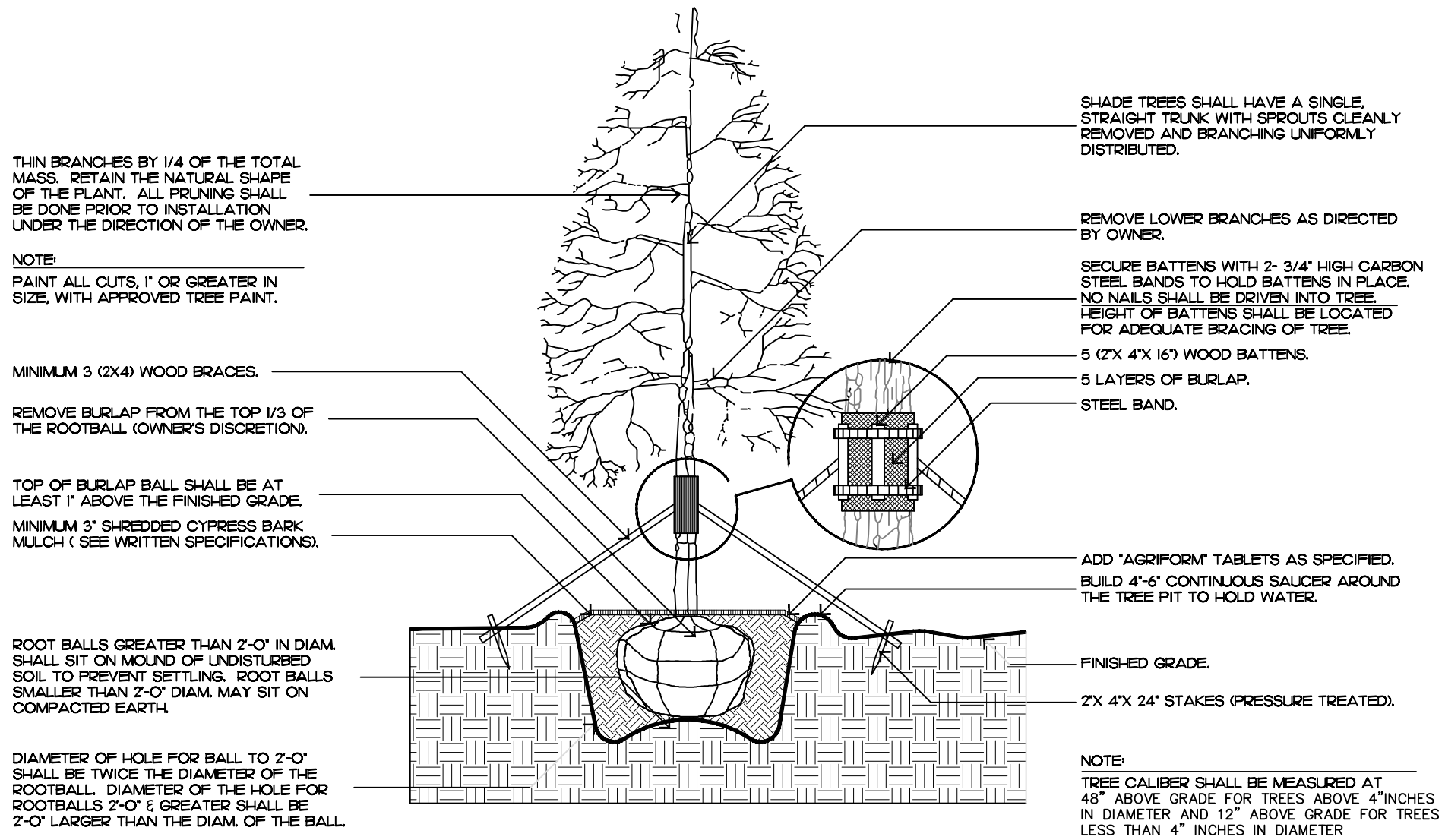
POINCIANA PARK
Currently Proposed Native Landscape Plan

ZONING# ARC-21-006
ARCOM# ARC-21-040

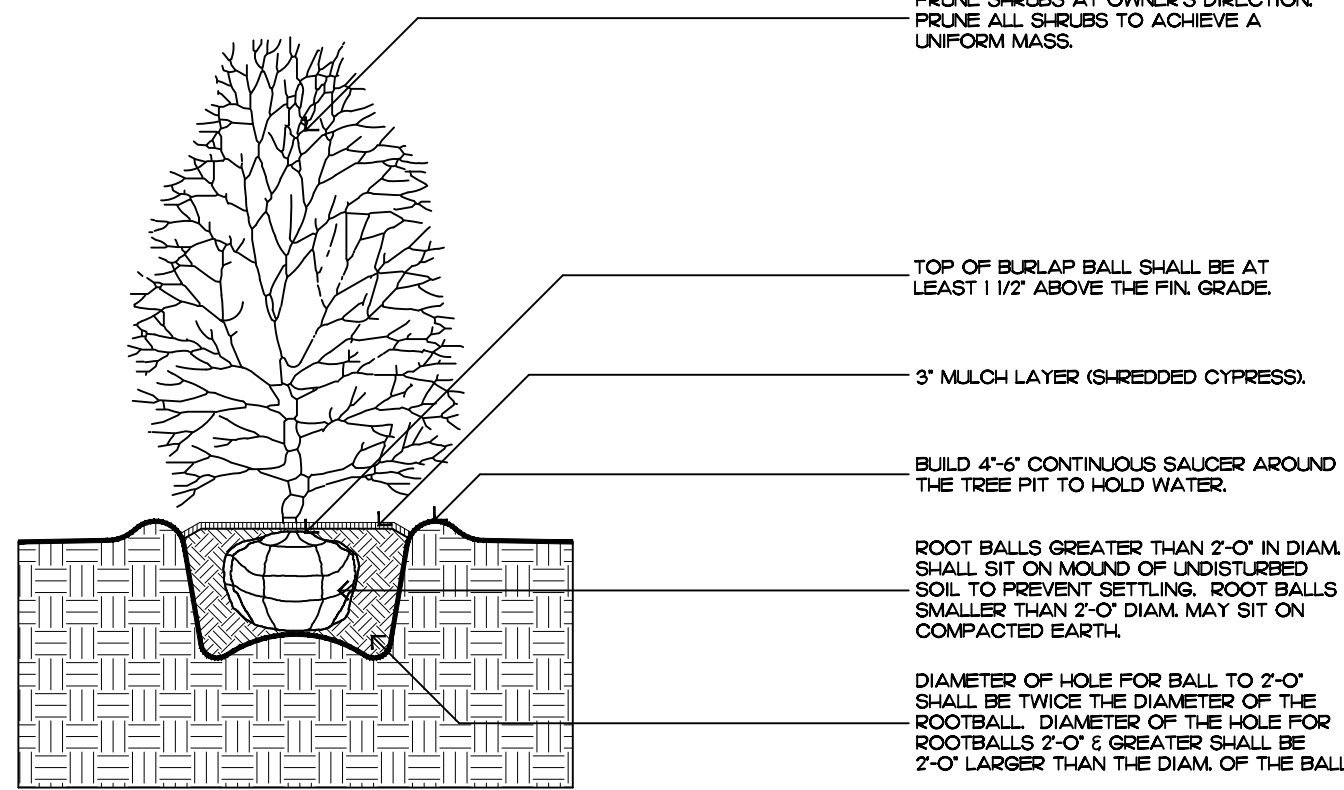
SCALE IN FEET 0' 8' 16' 24'

64 sf.

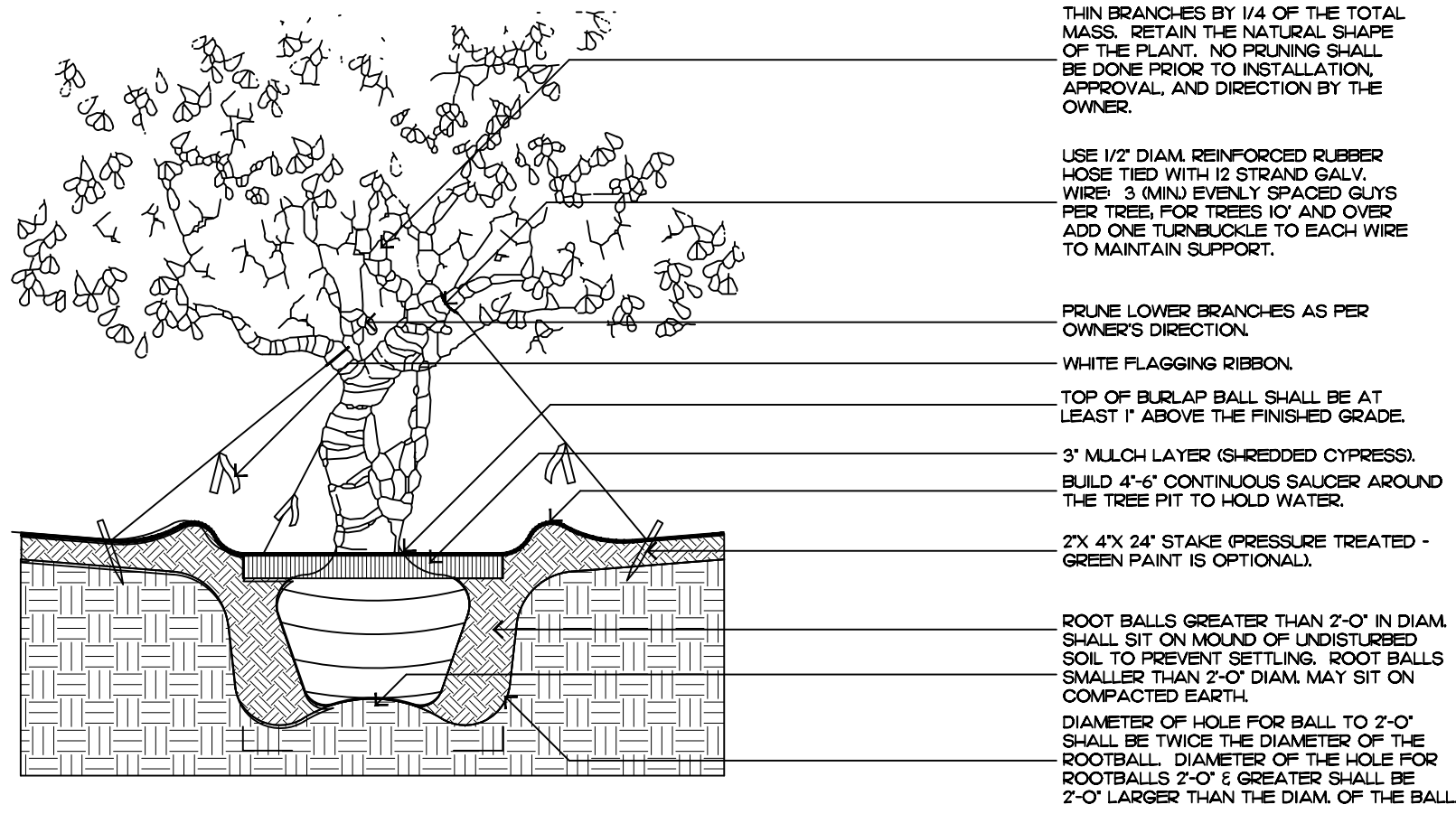
AREA IN SQ.FT.



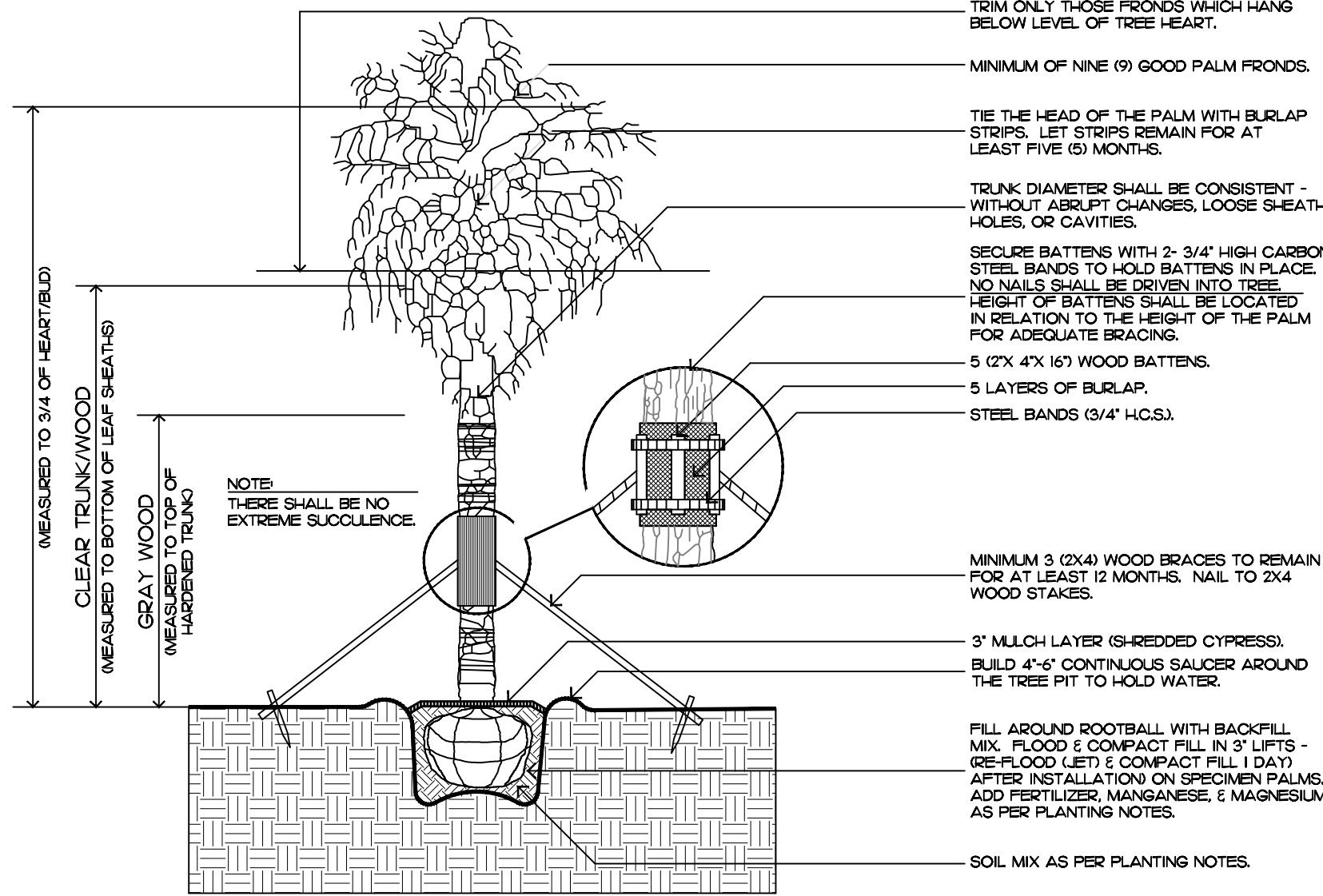
tree planting



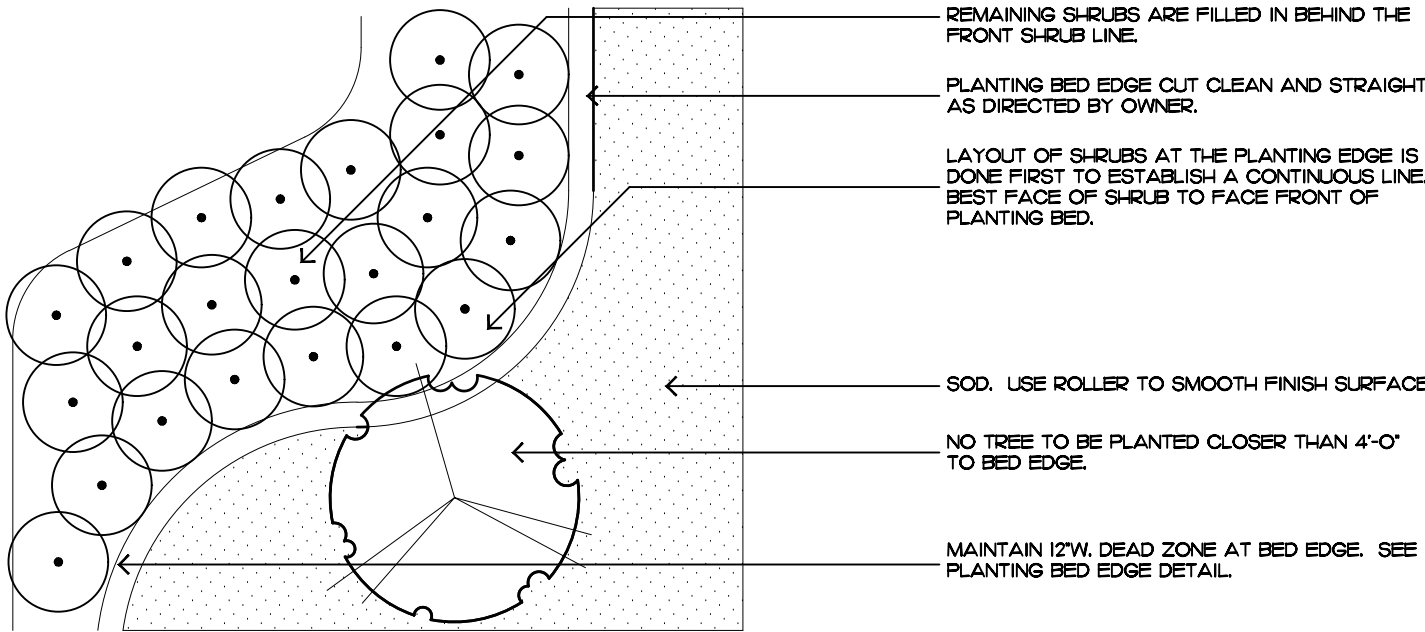
shrub planting



irregular and multi-stem tree



palm tree planting



shrub & ground cover layout

Planting Notes

COMMERCIAL FERTILIZER:

FERTILIZER SHALL BE COMPLETELY ORGANIC, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS:

- SIX PERCENT (6%) NITROGEN
- SIX PERCENT (6%) PHOSPHOROUS
- SIX PERCENT (6%) POTASSIUM

FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. POT, 1/4 LB. PER 1 GAL. POT) AND GROUND COVER. THE SAME FERTILIZER MIXTURE SHALL BE USED ON SOD AT A RATE OF 15 LBS. PER 1000. SQUARE FEET. A FOURTEEN PERCENT (14%) NITROGEN, FOURTEEN PERCENT (14%) PHOSPHOROUS AND FOURTEEN PERCENT (14%) POTASSIUM IS REQUIRED ON ALL TREES AND SHRUBS OVER 5'-0" IN HEIGHT (1/2 LB. PER 5'-0" OF SPREAD). AGRIFORM TABLETS WITH TWENTY PERCENT (20%) NITROGEN, TEN PERCENT (10%) PHOSPHOROUS, FIVE PERCENT (5%) POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL. PLANTS, 2 WITH 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). BACK FILL HALFWAY UP THE ROOT BALL. PLACE ABOUT ONE INCH (1") FROM ROOT TIPS. MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH:

MULCH MATERIAL SHALL BE SHREDDED CYPRESS MULCH OR APPROVED EQUAL, MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM 3' DEPTH IN PLANTING BEDS.

SOD:

THE SOD SHALL BE FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASES OF ANY KIND, CLEAN, STRONGLY ROOTED, UNIFORMLY SIZED STRIPS, MACHINE STRIPPED NOT MORE THAN TWENTY-FOUR (24) HOURS PRIOR TO LAYING.

SUBSTITUTIONS:

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS SUBSTITUTE FOR BED MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS:

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF THE BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

PALMS: CLEAR TRUNK (C.T.) - SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD. OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT. PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

PLANTING SOIL AND BACKFILL:

PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE AND NATURAL TOPSOIL, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND SHALL BE FREE FROM HEAVY CLAY, STONES, LIMES, PLANTS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERMUDA OR NUT GRASS). IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO THE PLANT GROWTH.

BACKFILL FOR SOD AREAS SHALL BE SUBJECT TO LESSER STANDARDS AT THE DISCRETION AND DECISION OF THE OWNER.

EXISTING TOPSOIL SHALL BE USED IN ALL PLANT MATERIAL PITS EXCEPT SABAL PALMS WHERE THE SOIL SHALL CONSIST OF CLEAN SAND.

PLANTING SOIL FOR USE IN BEDS FOR ANNUALS AND/OR PERENNIALS SHALL CONTAIN ONE-THIRD (1/3) POTTING SOIL OR A BLENDED TOPSOIL, TILL INTO TOP 10" - 12" OF SOIL WITH A TIME-RELEASE FERTILIZER.

PLANT MATERIALS:

PALMS, TREES, SHRUBS, GROUNDCOVERS AND VINES

PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO "STANDARDIZED PLANT NAMES", 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II", LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

CONTAINER GROWN STOCK:

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

WARRANTY:

WARRANTY PLANTS, SHRUBS AND GROUNDCOVERS FOR A PERIOD OF NINETY (90) DAYS; TREES & PALMS FOR ONE YEAR (1) AGAINST UN-HEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER. DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND INSTALLER'S CONTROL. REPLACE AT TIME REQUESTED BY THE OWNER OR LANDSCAPE ARCHITECT.

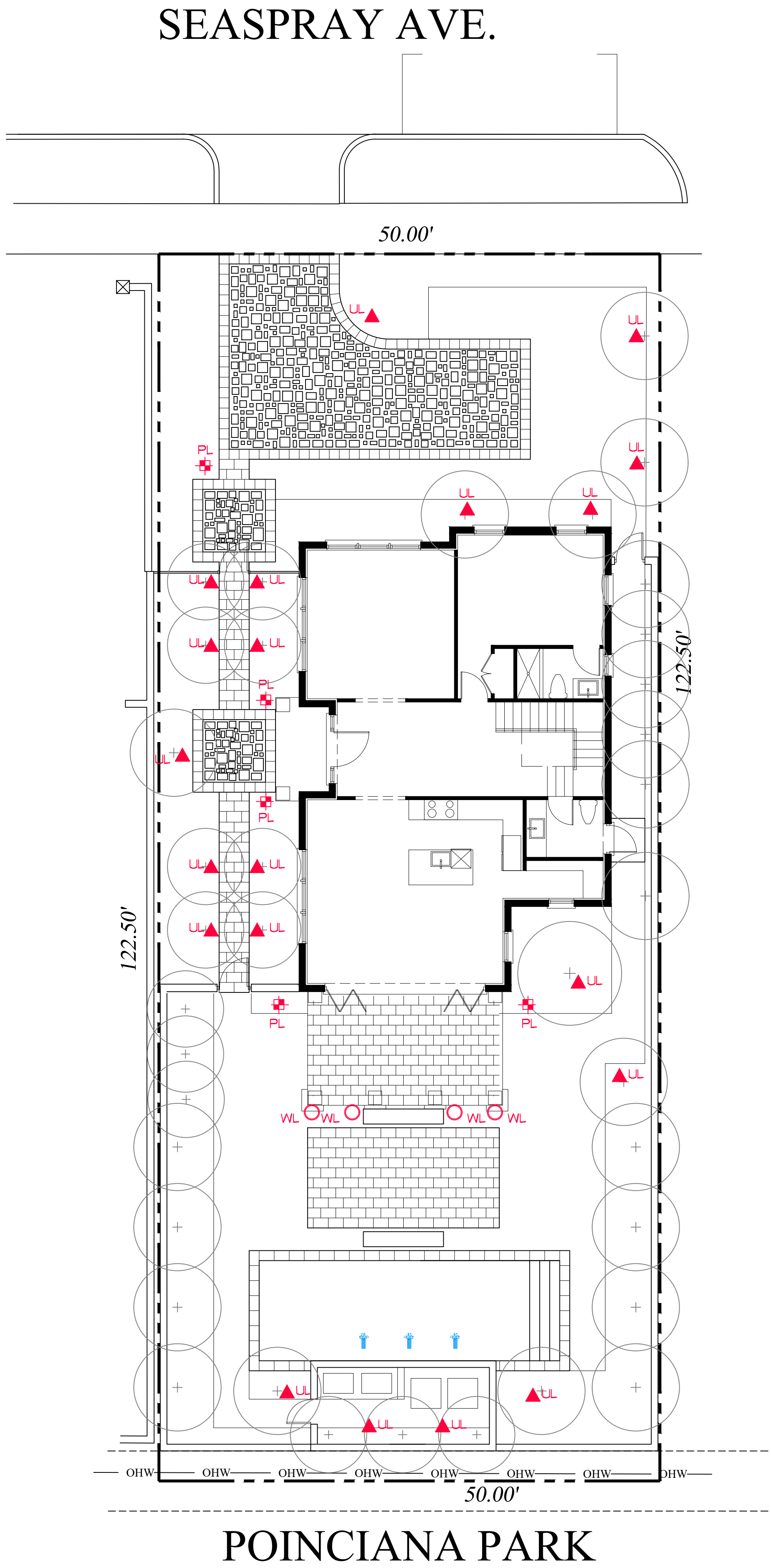
MAINTENANCE:

MAINTAIN LANDSCAPE WORK UNTIL THE LETTER OF SUBSTANTIAL COMPLETION BY THE GENERAL CONTRACTOR. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GOOD HEALTH FOR LIVE PLANT MATERIAL.

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Lighting Schedule

SYMBOL	DESCRIPTION	QTY.
▲ UL	UPLIGHT - AURORALIGHT - HSL16-R TELLURIDE BRASS - 3 WATTS - LED 3000K	20
○ WL	WELL LIGHT - AURORALIGHT - LWL5 LIGH-HAUS BRASS FINISH - 9 WATTS - LED 3000K	4
⊕ PL	PATH LIGHT - AURORALIGHT - LPL8 - CORONA BRASS FINISH - 4.5 WATTS - LED 3000K	5



UP LIGHT



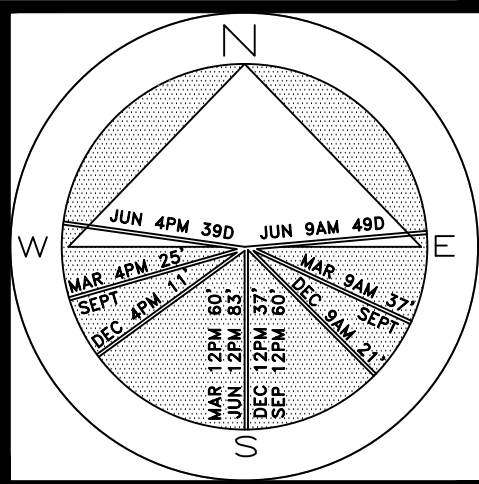
WELL LIGHT



PATH LIGHT

ENVIRONMENT
DESIGN
GROUP
139 North County Road 5720-B Palm Beach, FL 33460
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, MIA, RLA #6666784
Dustin@environmentdesigngroup.com

Private Residence
164 Seaspray Avenue
Palm Beach

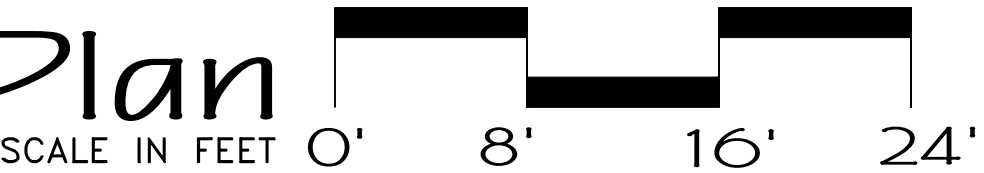


JOB NUMBER: # 21133.00 LA
DRAWN BY: Sean Twomey
DATE: 09.07.2021
12.06.2021
01.07.2022
03.14.2022
04.18.2022

SHEET L9.0

Currently Proposed Landscape Lighting Plan

ZONING# ARC-21-006
ARCOM# ARC-21-040



64 sf.

AREA IN SQ.FT.



North / Front Elevation



South / Rear Elevation

Private Residence
164 Seaspray Avenue
Palm Beach

JOB NUMBER: # 21133.00 LA
DRAWN BY: Sean Twomey
DATE: 09.07.2021
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04.18.2022

SHEET L10.0

ZONING# ARC-21-006
ARCOM# ARC-21-040

Currently Proposed North & South Elevations
NOT TO SCALE



Private Residence

164 Seaspray Avenue

Palm Beach

A

D

I

R

O

L

F



JOB NUMBER: # 21133.00 LA

DRAWN BY: Sean Twomey

DATE: 09.07.2021

12.06.2021

01.07.2022

03.14.2022

04.18.2022

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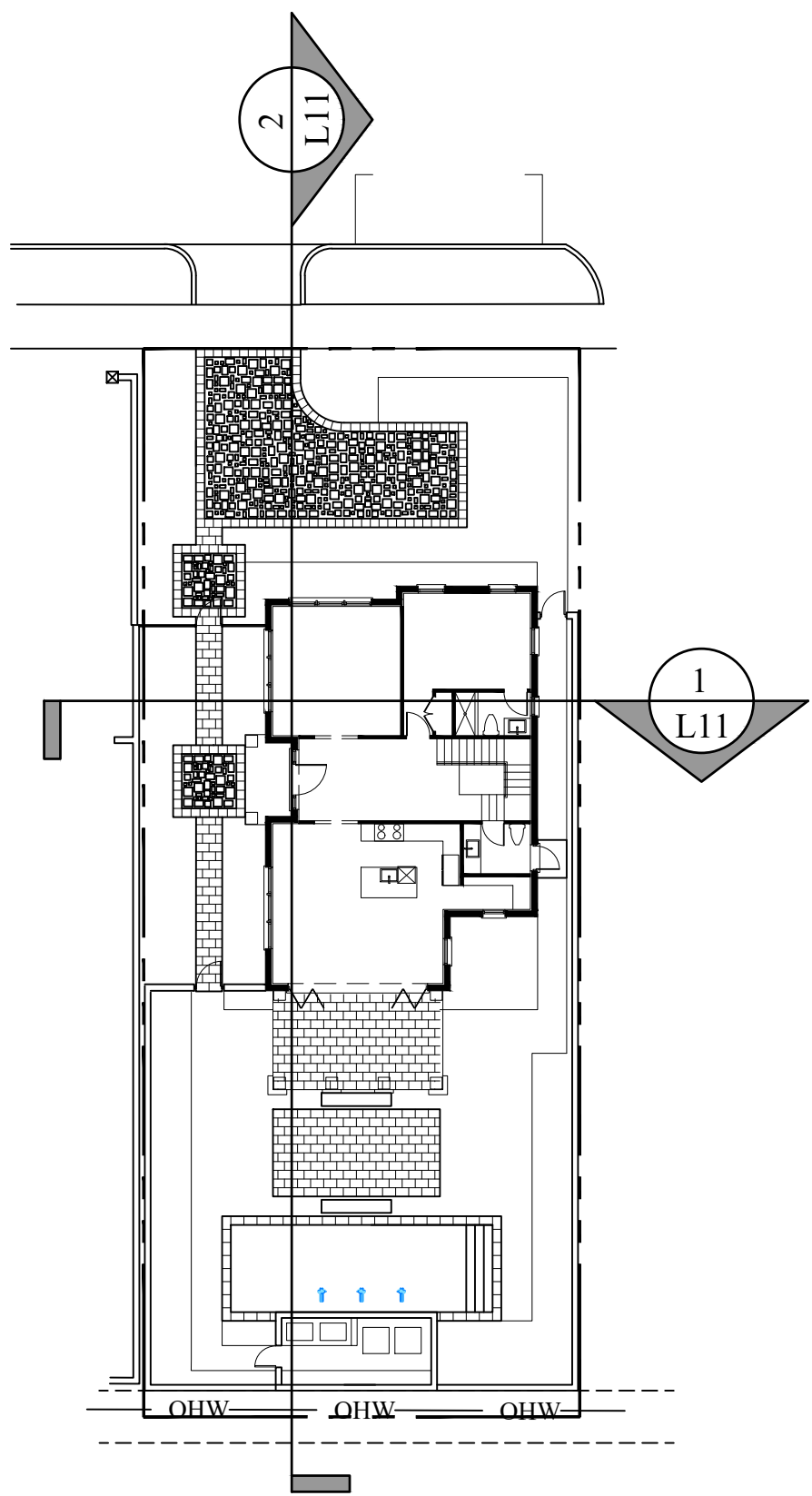
ZONING# ARC-21-006

ARCOM# ARC-21-040

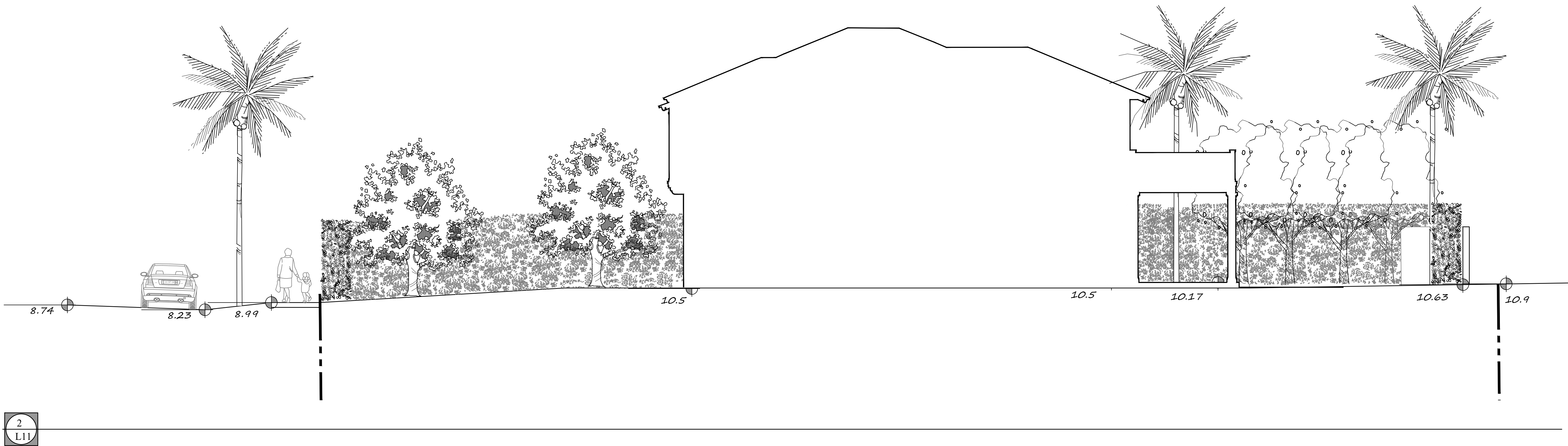
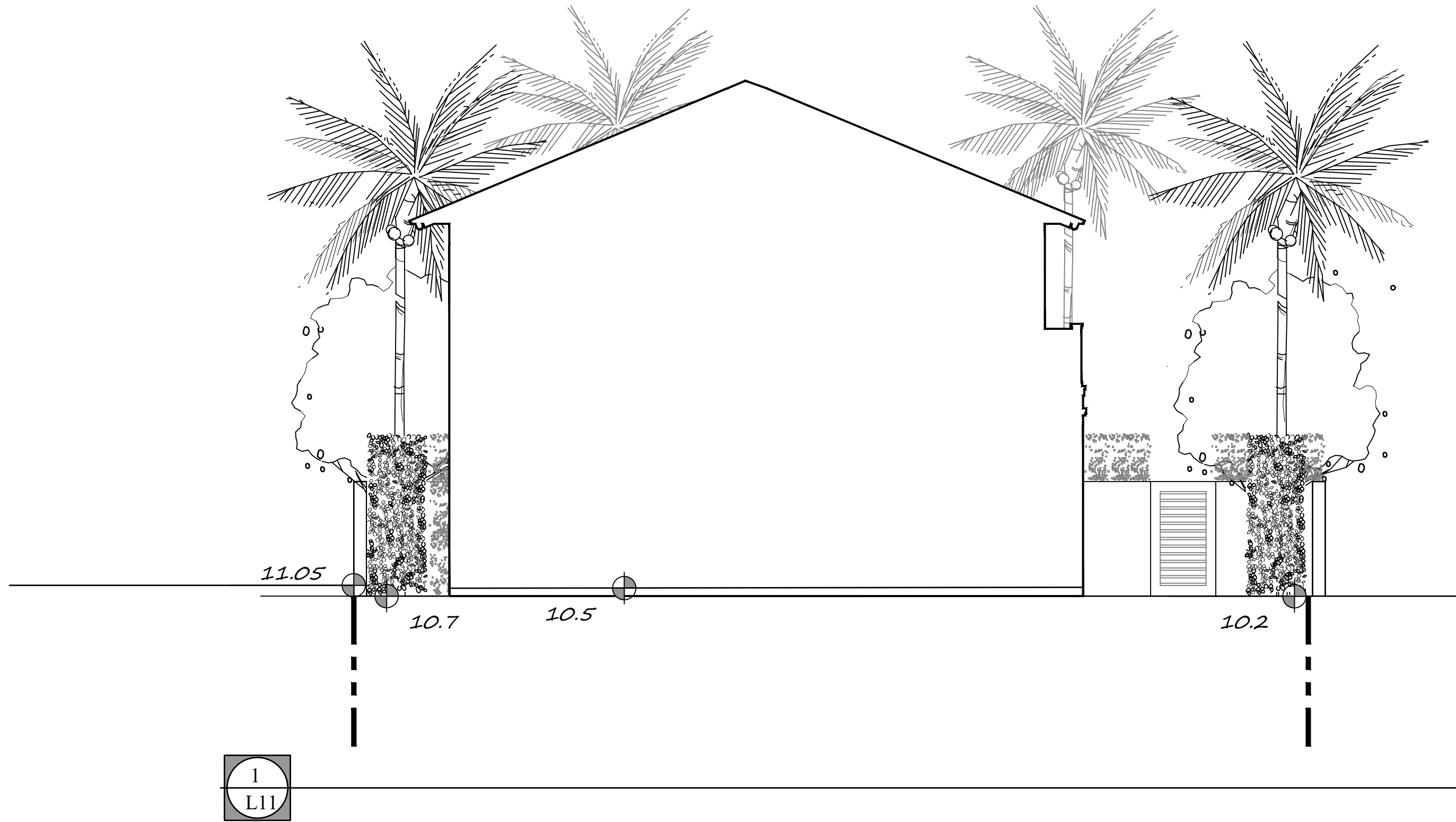
Currently Proposed East & West Elevations

NOT TO SCALE

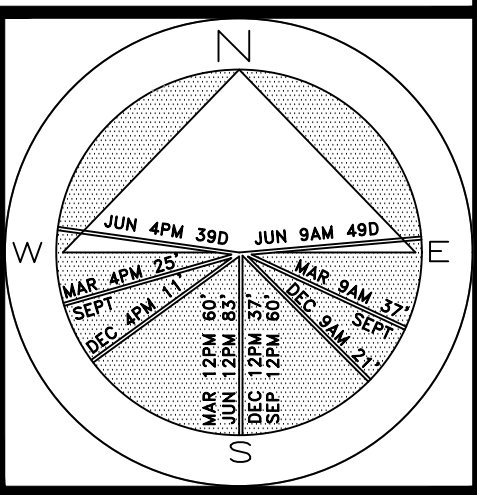
SHEET L10.1



Site Plan
SCALE: 1" = 200'



Private Residence
164 Seaspray Avenue
Palm Beach



JOB NUMBER: # 21133.00 LA
DRAWN BY: Jean Twomey
DATE: 09.07.2021
04.18.2022

SHEET L11.0

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Section Diagrams
SCALE: 3/16" = 1'

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OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



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

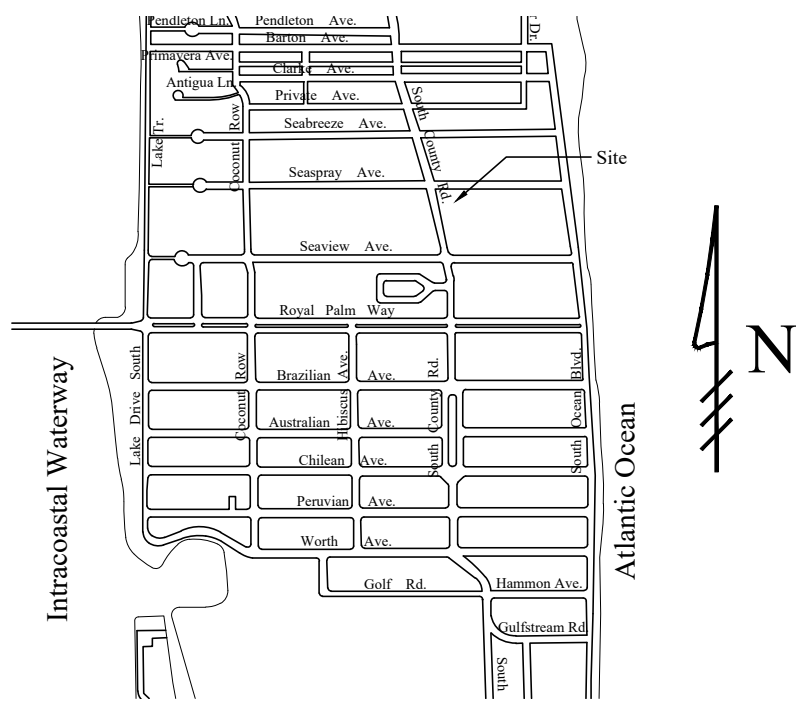
Project Information				
Project No.	2021-0109	Issue Date	09/07/2021	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

Conceptual Site Grading & Drainage Plan For:
Proposed Residence
164 Seaspray Avenue
Palm Beach, Florida

Revisions	
1	01/10/2022
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

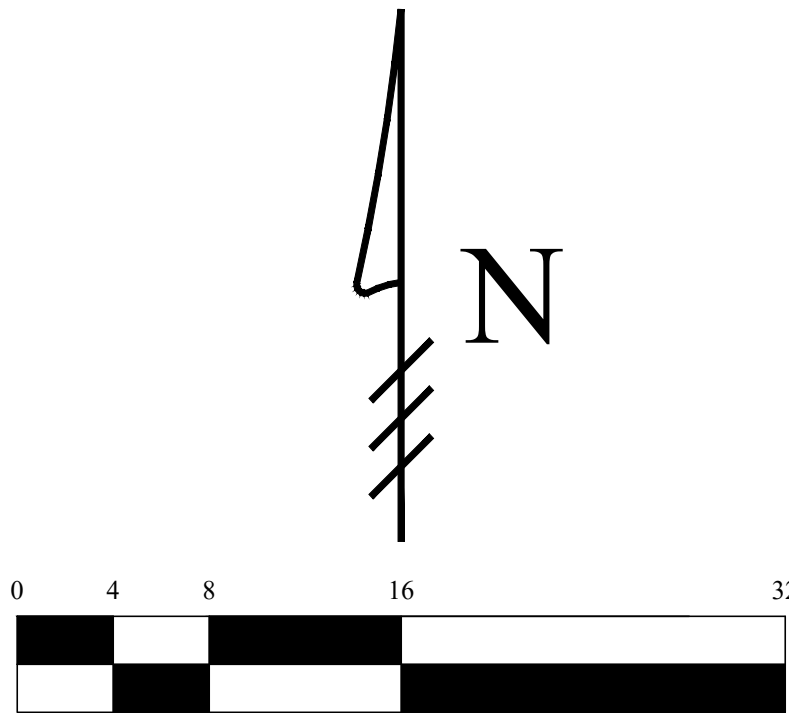
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C-1



Location Map
N.T.S.

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"

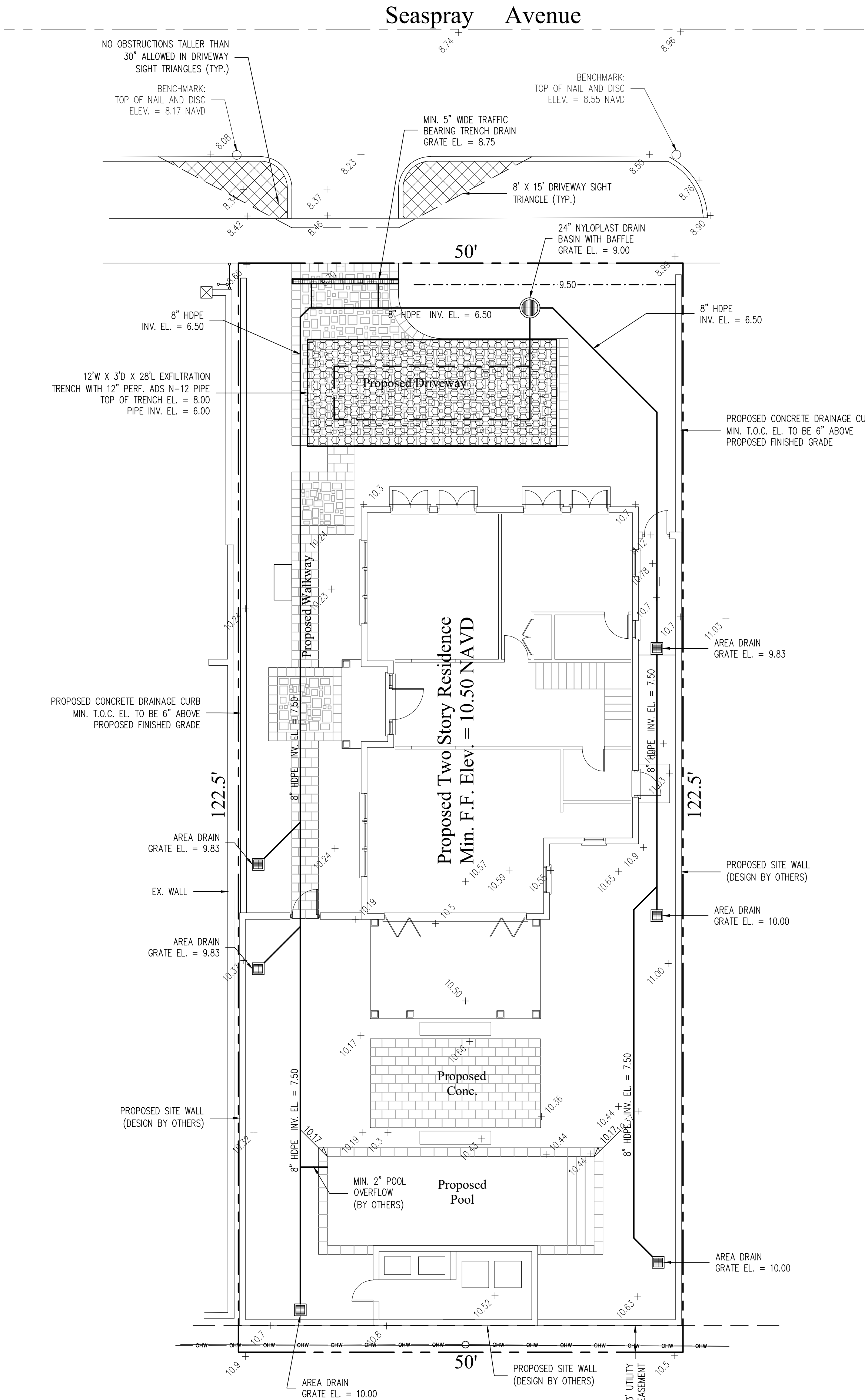
01/10/22 UPDATE PLAN BACKGROUND; REVISE
PROPOSED GRADING AND DRAINAGE;
REVISE CALCULATIONS

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 1/6/22

ARC-21-040
ZON-21-006

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STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 6,125 sq.ft.

Drainage Area Impervious Surface
(proposed residence, driveway, pool, walkways) = 3,100 sq.ft.

Drainage Area Pervious Surface = 3,025 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 3,100 sq.ft. x 1 ft./12 in. = 517 cu.ft.

Pervious Runoff Volume:

0.2 x 2 in/hr x 3,025 sq.ft. x 1 ft./12 in. = 101 cu.ft.

Total Volume to be Retained = 618 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	28	ft
W	=	Trench Width	=	12	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	=	3.00	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	1,011	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.
- 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.
- 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.