

RECEIVED
By Antonette Fabrizi at 12:17 pm, Sep 26, 2022



Scope of Work

- * Demolition of existing landscape
- * Demolition of existing driveway, pool deck, and east path
- * New hardscape and associated landscape

Private Residence 249 Sandpiper Drive Palm Beach

F L O R I D A

Application #:

H/B-22-013

Final Submittal

Date of Presentation: 11.16.22

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Cover Sheet

Survey

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L6.0 - Truck Logistics Plan

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L9.0 - Rendered Elevations

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C-1 - Civil Engineering Plan

Design Team/Consultants

Landscape Architects

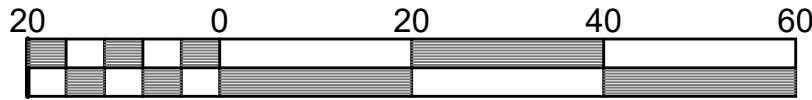
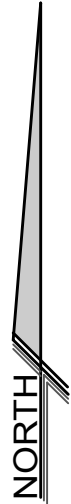
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Civil Engineer

GRUBER CONSULTING ENGINEERS
2475 MERCER AVE
WEST PALM BEACH, FL 33401
561.312.2041

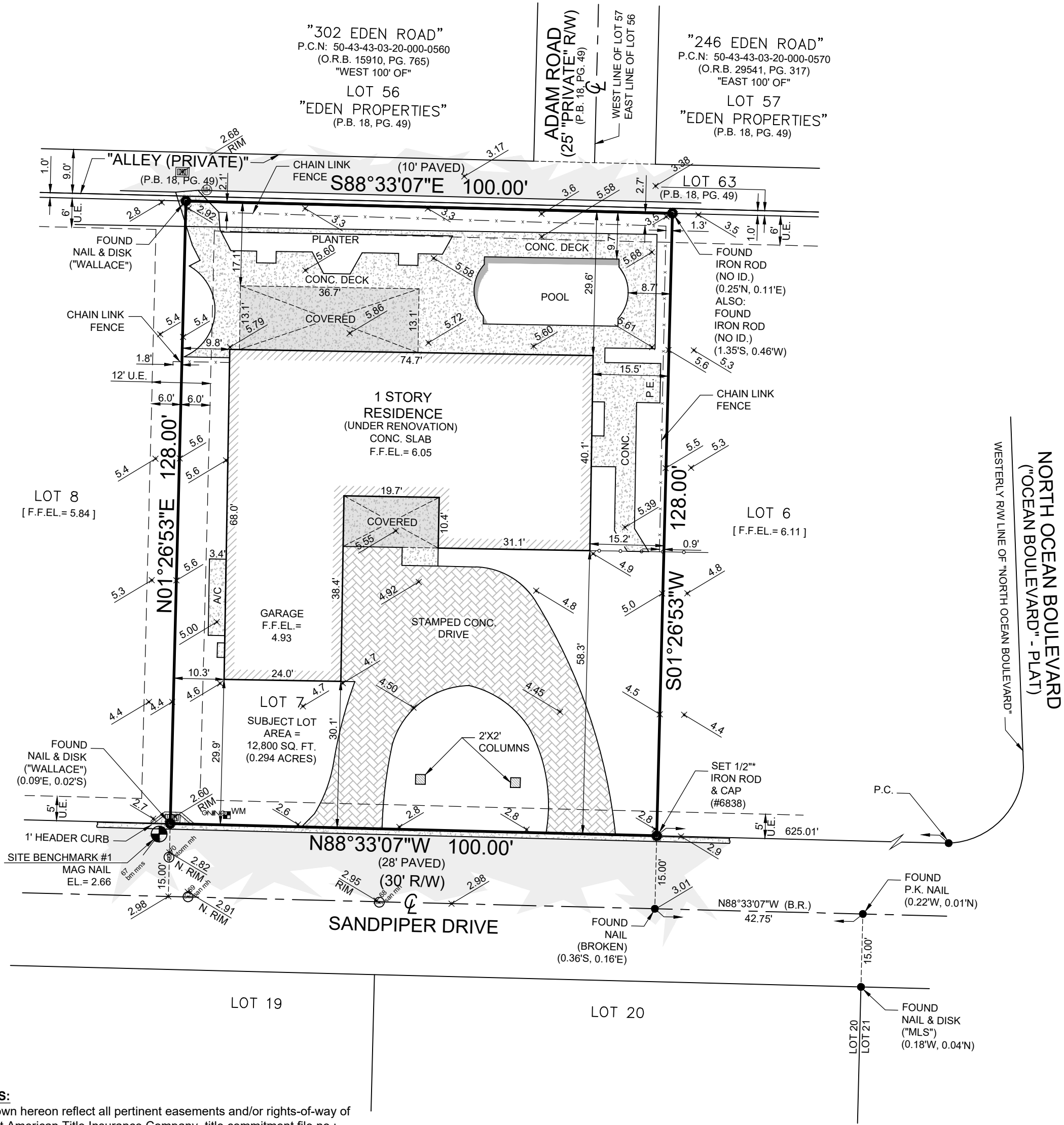


LOCATION MAP N.T.S.



Scale 1" = 20'

REVISIONS:



NOTES ON SCHEDULE B2 TITLE EXCEPTIONS

- 1-8. **Standard exceptions. Not plottable.**
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DODGE ESTATES, as recorded in Plat Book 27, Page(s) 119, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Affects the subject property. All pertinent items are plotted hereon.**
10. Declaration of Covenants, Conditions and Restrictions recorded In Book. 880, Page 249; together with Waiver recorded in Book 3974, Page 842, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **Affects the subject property, blanket Declaration of Covenants, Conditions and Restrictions, not plottable.**
11. Agreement with the Town of Palm Beach as set forth in instrument recorded In Book 6040, Page 65. **Affects the subject property, agreement, not plottable.**
12. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). **Not plottable.**

SURVEY NOTES:

- 1.) Lands shown hereon reflect all pertinent easements and/or rights-of-way contained in First American Title Insurance Company, title commitment file no.: 1062-5426922; Commitment Date: May 14, 2021 @ 8:00 AM; See "Notes On Schedule B2 Title Exceptions".
- 2.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
- a) Originating benchmark = Leica Global Positioning System.
- b) \times = existing elevation (NAVD 88 typical).
- 3.) No underground improvements located.
- 4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
- 5.) This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC. = CALCULATED	(P) = PLAT	P.I. = POINT OF INTERSECTION	ASPHALT PAVEMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	R = RADIUS	P.O.C. = POINT OF COMMENCEMENT	CONCRETE FLATWORK
CONC. MON. = CONCRETE MONUMENT	Δ = CENTRAL "DELTA" ANGLE	P.O.B. = POINT OF BEGINNING	PAVER BRICK FLATWORK
CONC. = CONCRETE	L = ARC LENGTH	R/W = RIGHT OF WAY	WOOD FENCE
D.E. = DRAINAGE EASEMENT	CH.B. = CHORD BEARING	— x — x — = CHAIN LINK FENCE	METAL FENCE
U.E. = UTILITY EASEMENT	N.S.V.D. = NATIONAL GEODETIC VERTICAL DATUM	— o — o — = WOOD FENCE	CENTERLINE
P.E. = POOL EQUIPMENT	O.R.B. = OFFICIAL RECORD BOOK	— — — — — = EASEMENT	COVERED
F.F.EL. = FINISHED FLOOR ELEVATION	P.B. = PLAT BOOK	— — — — — = OVERHEAD LINES	LOT TIE
EL. = ELEVATION	P.C. = POINT OF CURVATURE		
(B.R.) = BEARING REFERENCE	P.T. = POINT OF TANGENCY		
(D) = DEED	P.R.C. = POINT OF REVERSE CURVATURE		
(M) = MEASURED	P.C.C. = POINT OF COMPOUND CURVATURE		

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M. / B.M.
DATE:	08/01/2022

MILLER LAND SURVEYING

1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	L97/17 F46/53
PREV. JOB NO'S.	Y210769
JOB NO.	Y220864
M - 4,971 - A	

CERTIFIED TO: Alec Scheiner; Rabideau Klein; Kochman & Ziska PLC; First American Title Insurance Company; First Republic Bank, Its Successors and/or Assigns
PROPERTY ADDRESS: 249 Sandpiper Drive, Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM 120220-12299C0581F 10/05/2017)
BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: Lot 7, DODGE ESTATES, according to the Plat thereof as recorded in Plat Book 27, Page 119, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE	Y220864
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Existing Street View Looking North



Existing Street View Looking North



Existing Street View Looking North



Existing Street View Looking West



Existing Street View Looking East



Ex. View to West Side Yard



Ex. View to West Side Yard

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5420-8 Palm Beach, FL 33480

Phone: 561.832.4600 Mobile: 561.313.4424

Landscape Architecture

Land Planning

Landscape Management

Dustin M. Mizell, M.L.A. P.L.A. #6666784

Dustin@environmentdesigngroup.com

Private Residence
249 Sandpiper Dr
Palm Beach

A
D
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F

JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.01.2022
09.06.2022
09.26.2022

SHEET L1.0

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48 HOURS BEFORE DIGGING

CALL TOLL FREE

1-800-432-4770

SUNSHINE STATE ONE CALL

OF FLORIDA, INC.

H/B-22-013
Existing Site Photos



Existing View to Northwest Yard



Ex. View to North Yard



Existing View to Northeast Yard



Ex. View to East Yard



Ex. View to East Yard

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Dustin@environmentdesigngroup.com

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A
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DATE: 08.01.2022
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09.26.2022

SHEET L1.1

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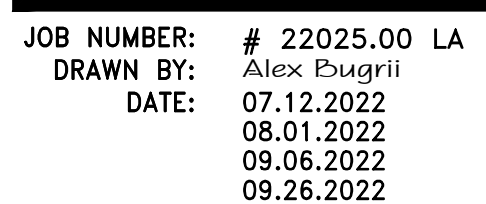
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H/B-22-013
Existing Site Photos

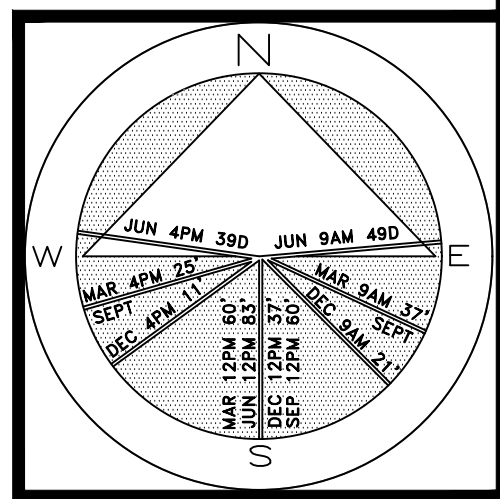


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Existing Vegetation Inventory & Action Plan

SCALE IN FEET 0' 8' 16' 24'

Private Residence
249 Sandpiper Dr
Palm Beach

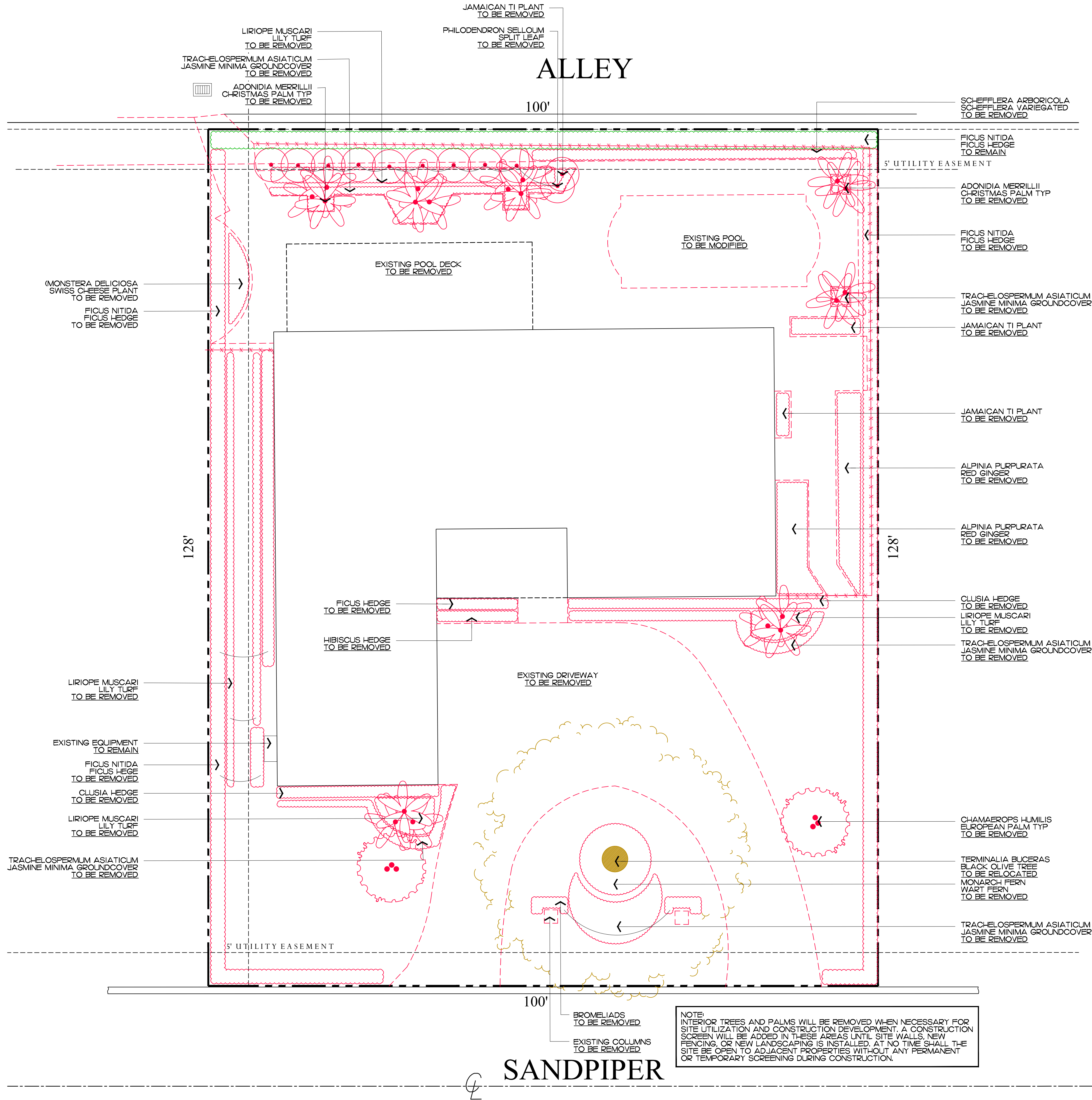


JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 07.12.2022
08.01.2022
09.06.2022
09.26.2022

SHEET L3.0

64 sf.

AREA IN SQ.FT.



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H/B-22-013
Demolition and Vegetation Action Plan

SCALE IN FEET 0' 8' 16' 24'

LIRIOPE MUSCARI
LILY TURF
TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA GROUND COVER
ADONIDIA MERRILLII
CHRISTMAS PALM TYP
JAMAICAN TI PLANT
PHILODENDRON SELLOUM
SPLIT LEAF
ALLEY

100'

SCHEFFLERA ARBORICOLA
SCHEFFLERA VARIEGATED

FICUS NITIDA
FICUS HEDGE

ADONIDIA MERRILLII
CHRISTMAS PALM TYP

TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA GROUND COVER

JAMAICAN TI PLANT

JAMAICAN TI PLANT

ALPINIA PURPURATA
RED GINGER

ALPINIA PURPURATA
RED GINGER

CLUSIA HEDGE

LIRIOPE MUSCARI
LILY TURF

TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA GROUND COVER

MONSTERA DELICIOSA
SWISS CHEESE PLANT

128'

128'

LIRIOPE MUSCARI
LILY TURF

FICUS NITIDA
FICUS HEDGE

CLUSIA HEDGE

LIRIOPE MUSCARI
LILY TURF

TRACHELOSPERMUM ASIATICUM
JASMINE MINIMA GROUND COVER

100'

6' HT. X 20' WIDE
CHAIN LINK ROLLING
GATE WITH SCREENING

6' HT. X 20' WIDE
CHAIN LINK FENCE
WITH SCREENING

SANDPIPER

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 WALLS, NEW
FENCING, OR NEW LANDSCAPING IS INSTALLED. AT NO TIME SHALL THE
SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT
OR TEMPORARY SCREENING DURING CONSTRUCTION.

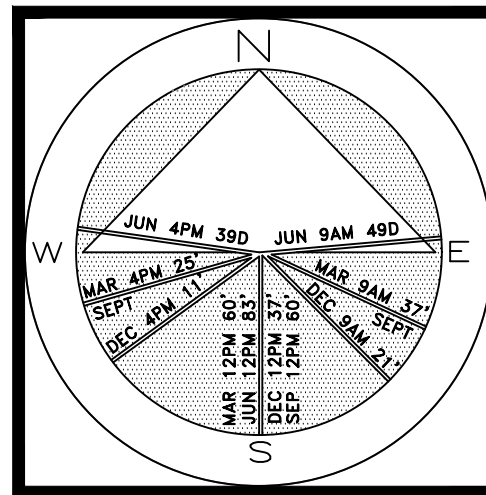
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JOB NUMBER: # 22025.00 LA
DRAWN BY: Nick Pastor
DATE: 08.01.2022
09.06.2022
09.26.2022

SHEET L4.0

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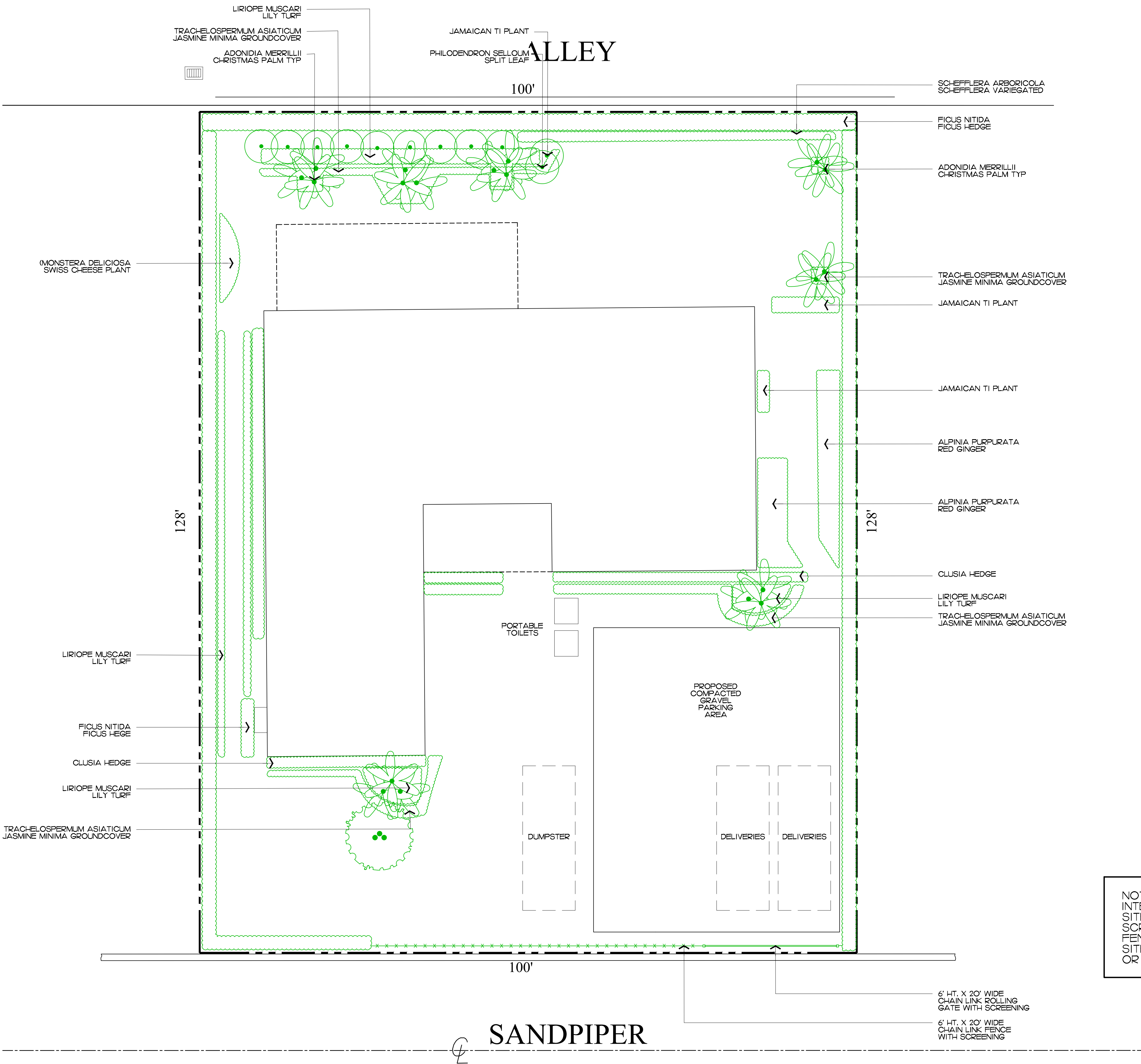
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H/B-22-013
Construction Screening Plan
SCALE IN FEET 0' 8' 16' 24'

64 sq.

AREA IN SQ.FT.



NOTE:
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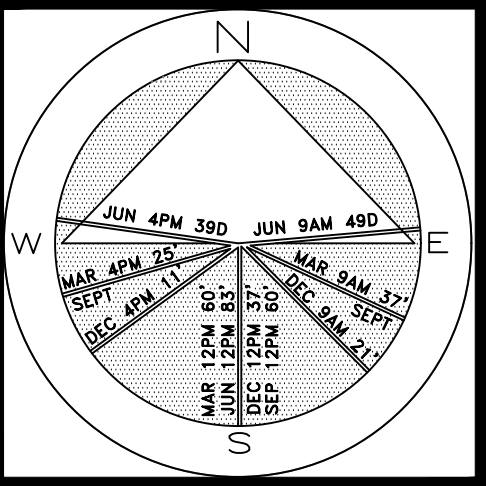
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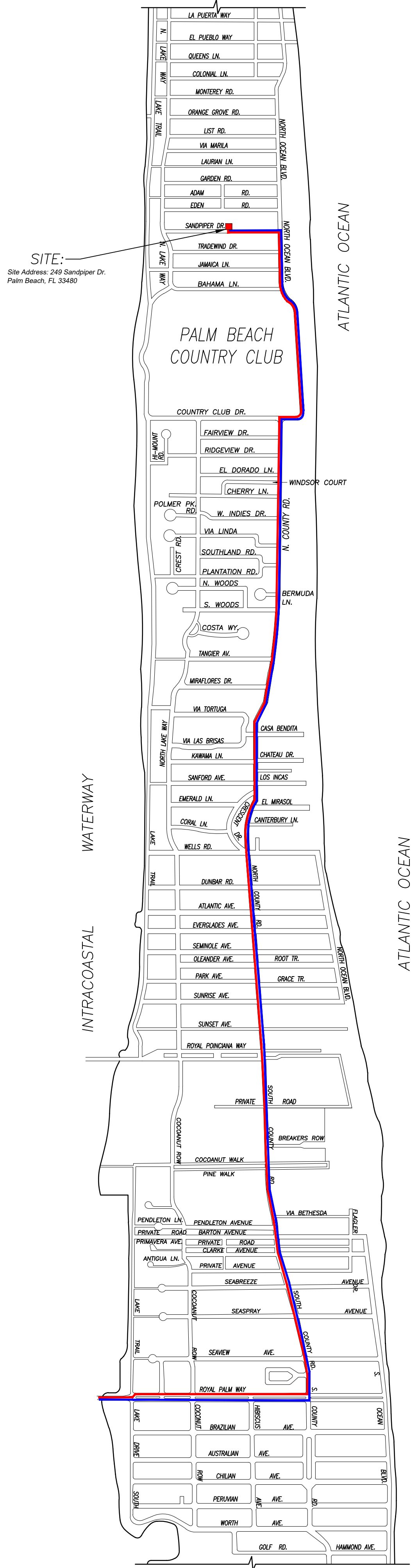
Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

SHEET L5.0



1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:

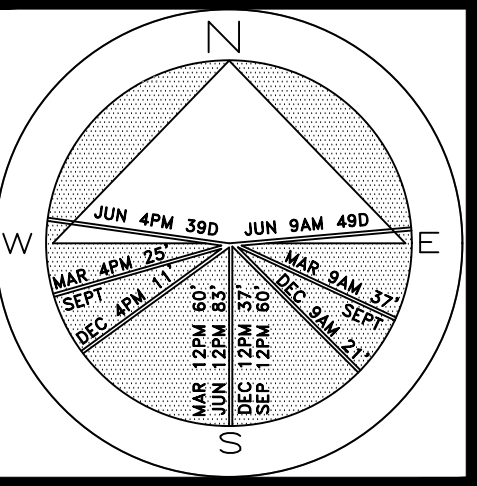
MONTH 1: DEMOLITION AND CLEANUP
(3 - 5 DAYS)

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

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE

Private Residence
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SHEET L6.0

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H/B-22-013
Truck Logistics Plan
SCALE: NOT TO SCALE

Legend

IMPERVIOUS AREA (HOUSE/STRUCTURE)

IMPERVIOUS AREA (HARDSCAPE)

PERVIOUS AREA / OPEN SPACE

Proposed Site Data

DESCRIPTION	REQUIRED		PROPOSED	
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		12,796 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	5,758 S.F.	46.9%	6,006 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,000 S.F.	81.9%	2,084 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,879 S.F.	87.9%	3,654 S.F.

The site plan illustrates a residential property with a 100' x 128' lot. An alley runs along the top boundary. The house footprint is shown with internal room divisions. A driveway leads to a two-car garage. The plan is color-coded: solid black for the house, diagonal hatching for hardscape, and green hatching for pervious/open space. Utility easements are marked along the top and bottom boundaries. A 'Landscape Open Space' area is designated at the bottom. Dimensions of 100' and 128' are clearly marked on the plan.

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H/B-22-013

Site Calculation/Lot Coverage Graphics

SCALE IN FEET

0' 8' 16' 24'

64 sf.

AREA IN SQ.FT.

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Palm Beach

F L O R I D A

N

W

E

S

JUN 4PM 500

JUN 8AM 480

MAR 4PM 20

SEPT

DEC 4PM 10

MAR 4PM 10

DEC 4PM 10

JUN 4PM 10

SEP

JUN 4PM 10

SEP

JOB NUMBER: # 22025.00 LA

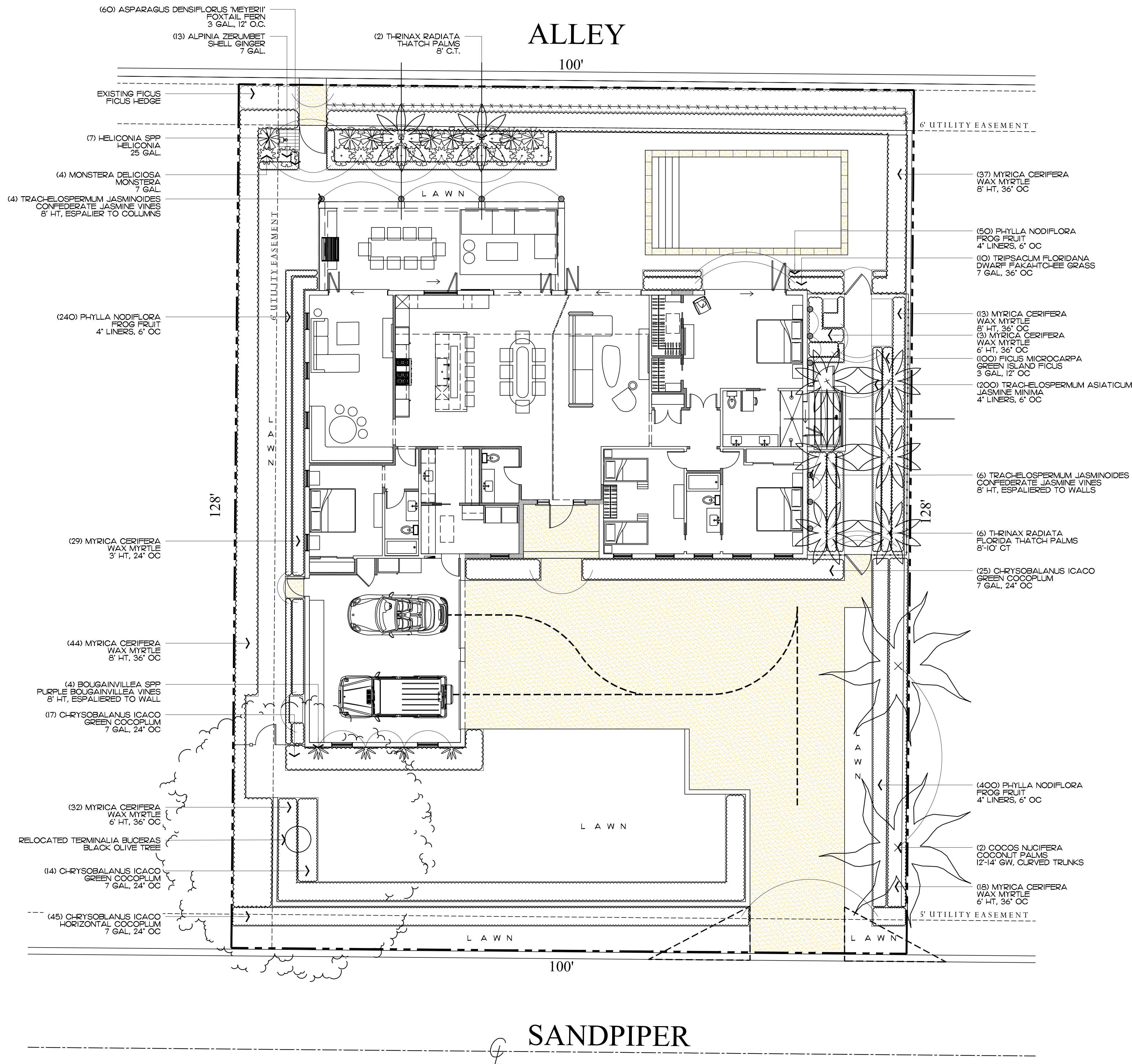
DRAWN BY: Alex Eudugli

DATE: 07.12.2022
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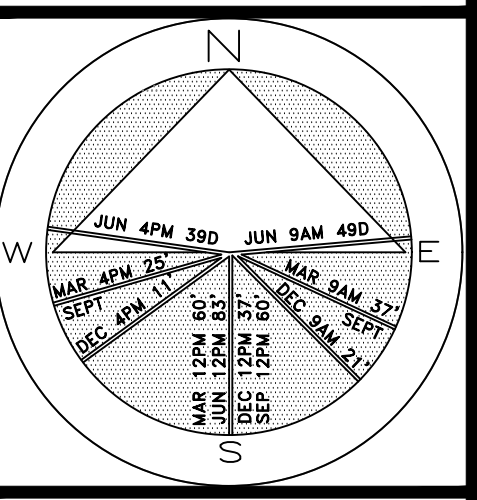
SHEET L7.1

64 sf.

AREA IN SQ.FT.



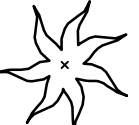

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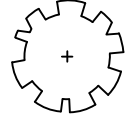
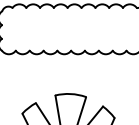
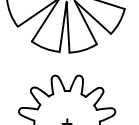
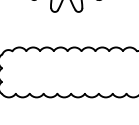
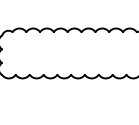

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DRAWN BY: Lauren Freeman
DATE: 06.27.2022
07.12.2022
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09.26.2022

SHEET L8.0

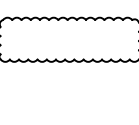
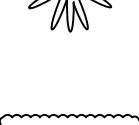
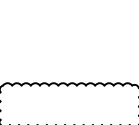
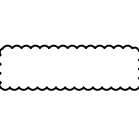
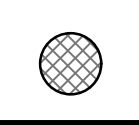

Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	2	12'-14' GW, CURVED TRUNKS	NO
	THRINAX RADIATA THATCH PALM	8	8'-10' CT	YES
TOTAL: NATIVE SPECIES:		10 8 (80%)		

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ALPINIA ZERUMBET SHELL GINGER	13	7 GAL	NO
	CHRYSOBALANUS ICACO GREEN COCOPLUM	84	7 GAL, 24" OC	YES
	HELICONIA SPP HELICONIA	7	25 GAL	NO
	MONSTERA DELICIOSA MONSTERA	7	25 GAL	NO
	MYRICA CERIFERA WAX MYRTLE HEDGE	29 53 94 10	3' HT, 24" OC 6' HT, 36" OC 8' HT, 36" OC 3 GAL, 36" OC	YES
	TRIPSACUM FLORIDANA DWARF FAKAHATCHEE GRASS			YES
TOTAL: NATIVE SPECIES:		297 270 (90.9%)		

Vines, & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ASPARAGUS DENSIFLORUS 'MEYERII' FOXTAIL FERN	60	3 GAL, 12" OC	NO
	BOUGAINVILLEA SPP PURPLE BOUGAINVILLEA VINES	4	8' HT, ESPALIERED TO WALLS	NO
	FICUS MICROCARPA GREEN ISLAND FICUS	100	3 GAL, 12" OC	NO
	PHYLLA NODIFLORA FROG FRUIT	690	3 GAL, 12" OC	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	200	4" LINERS, 6" OC	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINES	10	8' HT, ESPALIERED TO WALLS	NO
TOTAL: NATIVE SPECIES:		1,064 690 (64.8%)		

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

Native Landscape Legend

PROPERTY ADDRESS:	249 SANDPIPER DRIVE	
	REQUIRED	PROPOSED
LOT SIZE (SQ FT)	10,000 SF	12,796 SF
LANDSCAPE OPEN SPACE (LOS) (SQ FT AND %)	5,758 SF (MIN 45%)	6,006 SF (46.9%)
PERIMTETER LOS (SQ FT AND %)	2,879 SF (MIN 50% LOS)	3,654 SF (87.9%)
FRONT YARD LOS (SQ FT AND %)	1,000 SF (40% MIN)	2,084 SF (81.9%)
NATIVE TREES %	N/A	N/A
NATIVE PALMS %	35%	80%
NATIVE SHRUBS %	35%	90.9%
NATIVE VINES / GROUND COVER %	35%	64.8%

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8
Phone: 561.832.4600

Palm Beach, FL 33480
Mobile: 561.313.4424

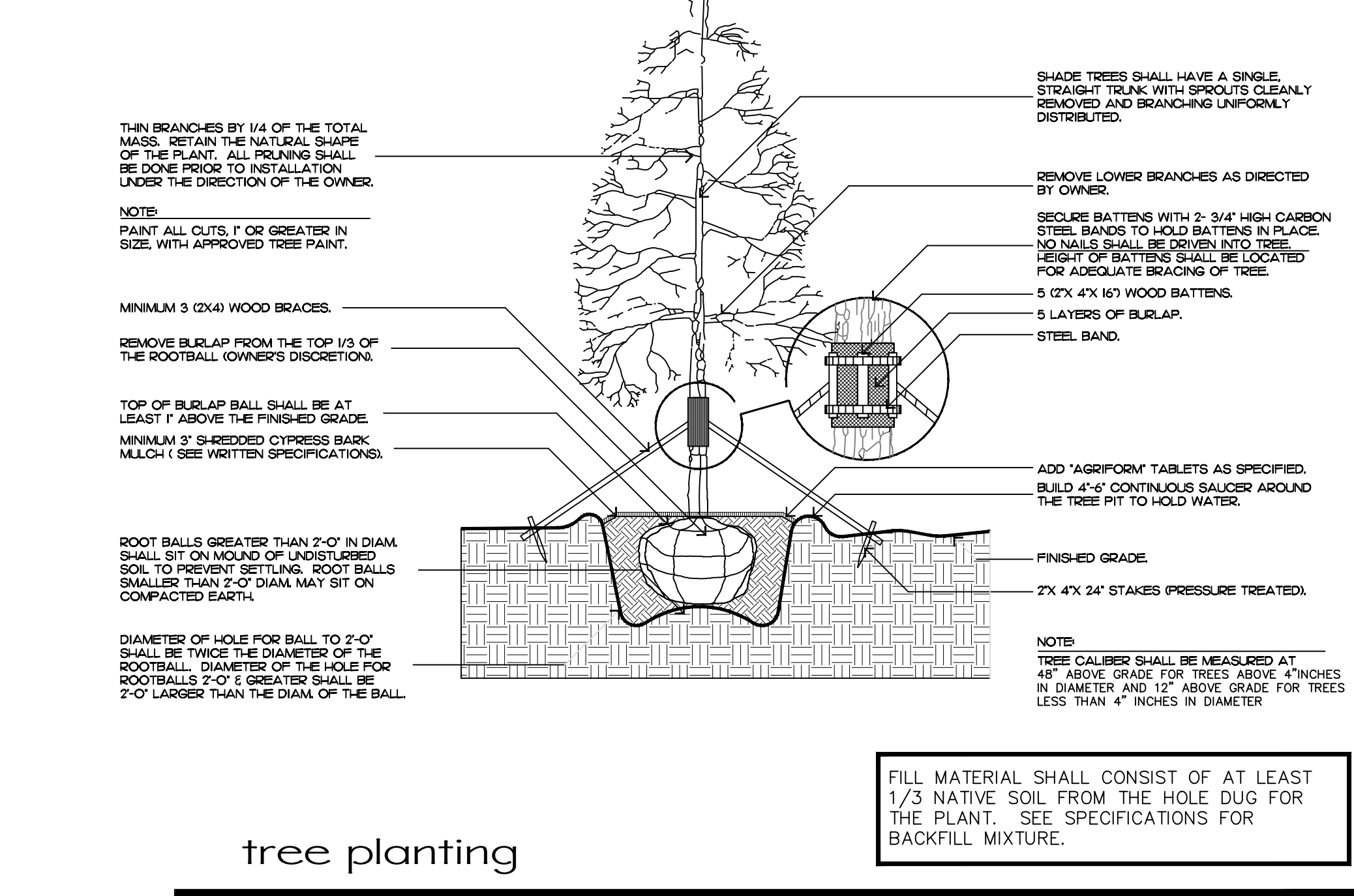
Landscape Architecture
Land Planning
Landscape Management

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

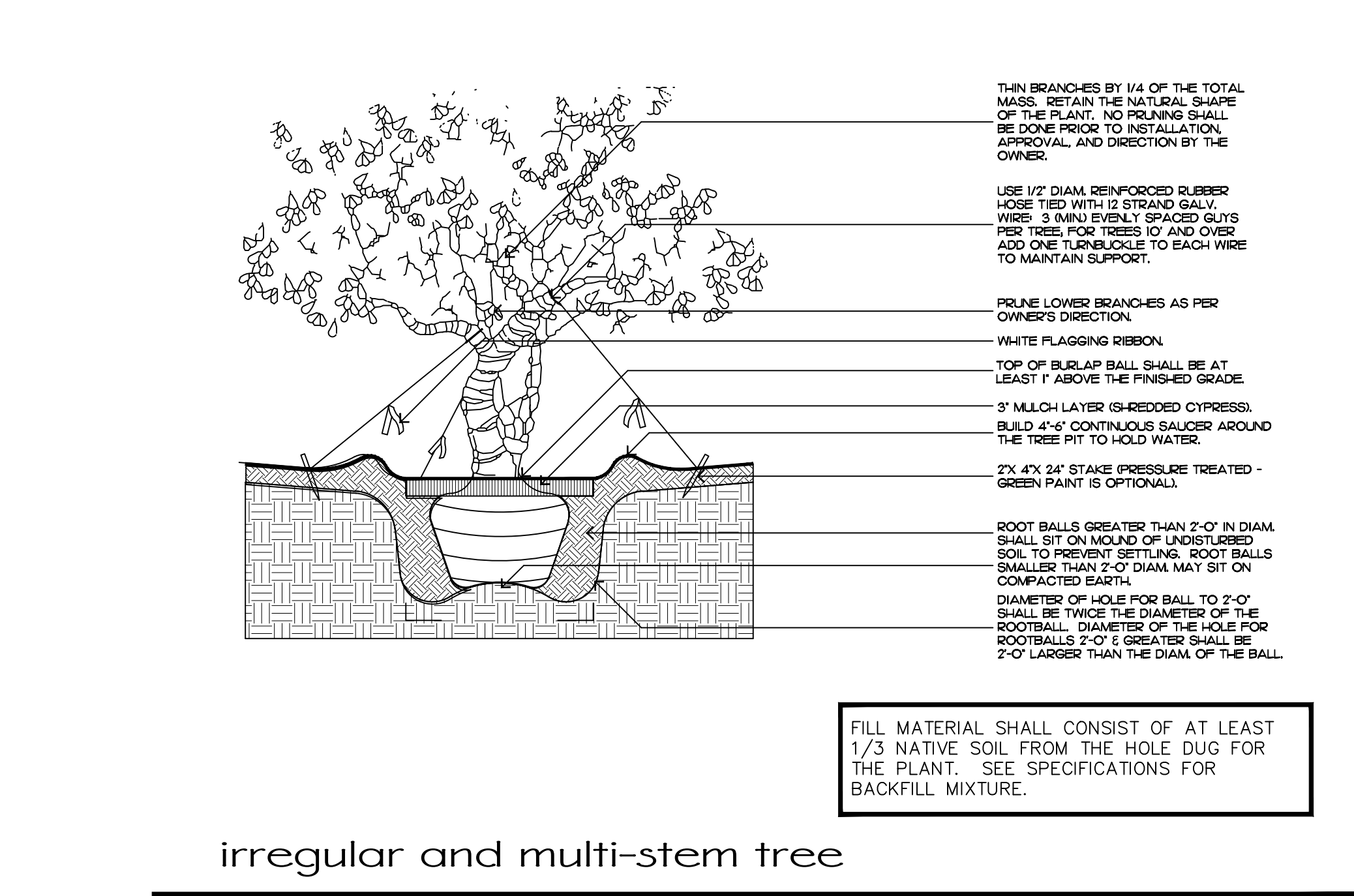
Private Residence
249 Sandpiper Dr
Palm Beach

JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 07.12.2022
08.01.2022
09.06.2022
09.26.2022

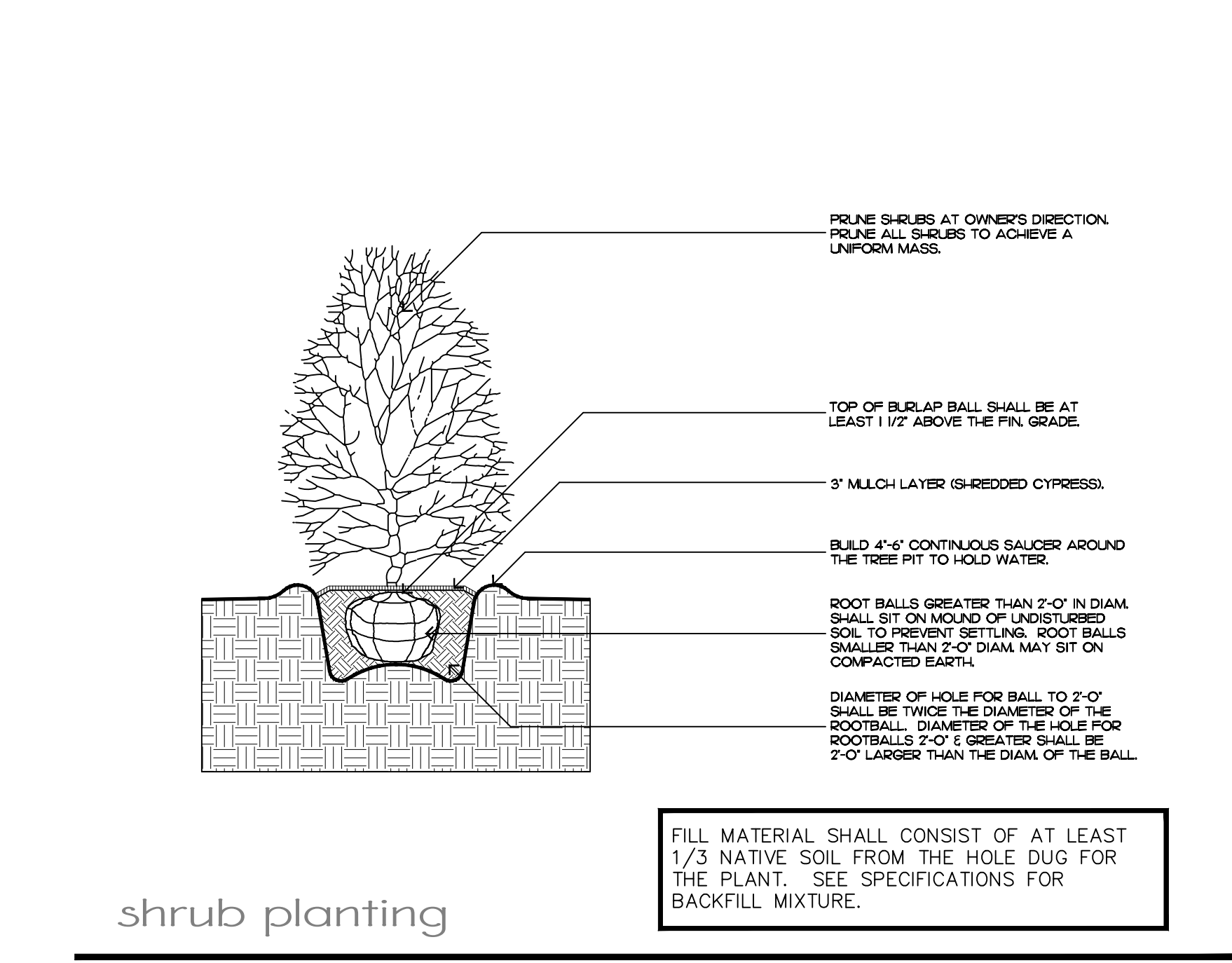
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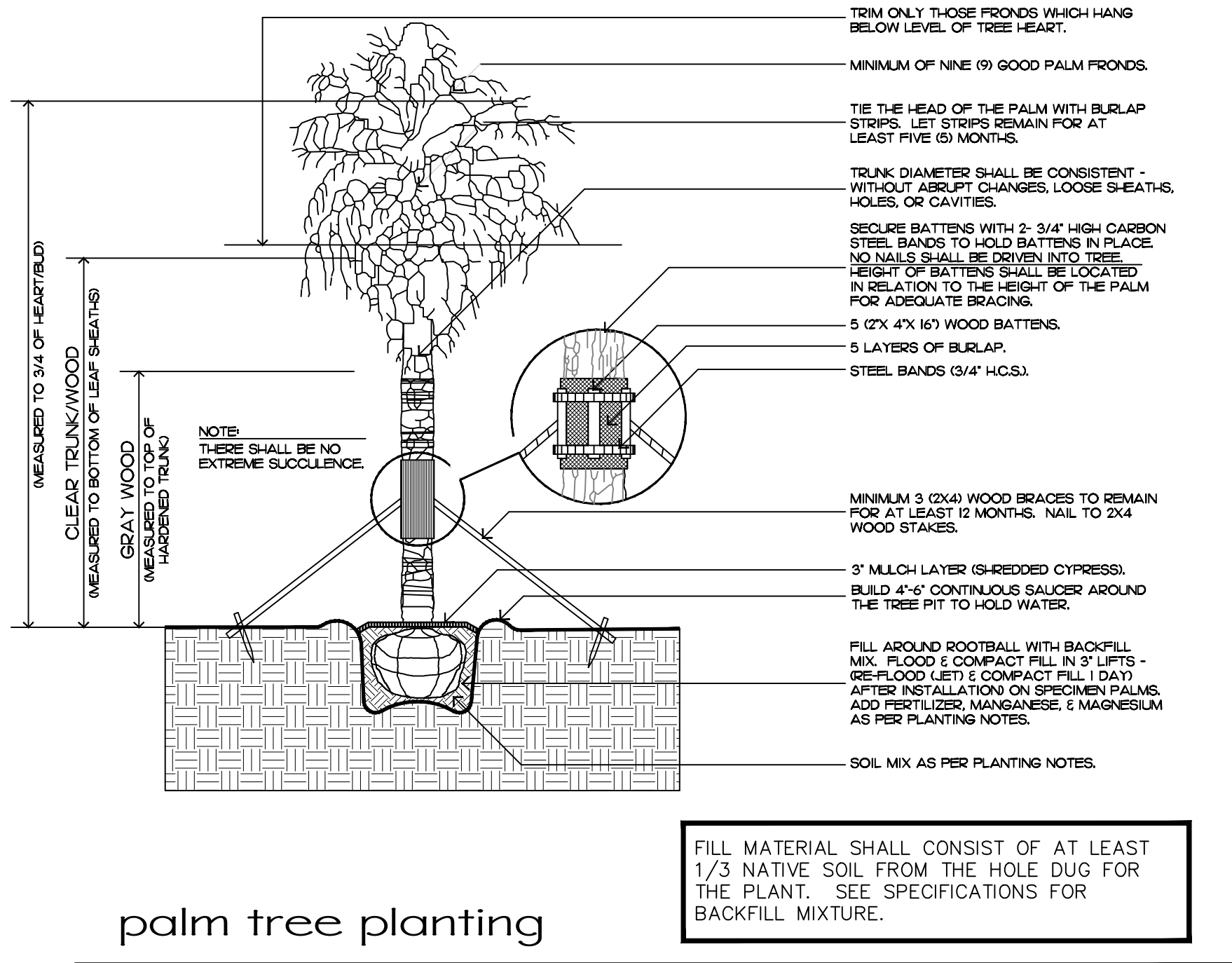
tree planting



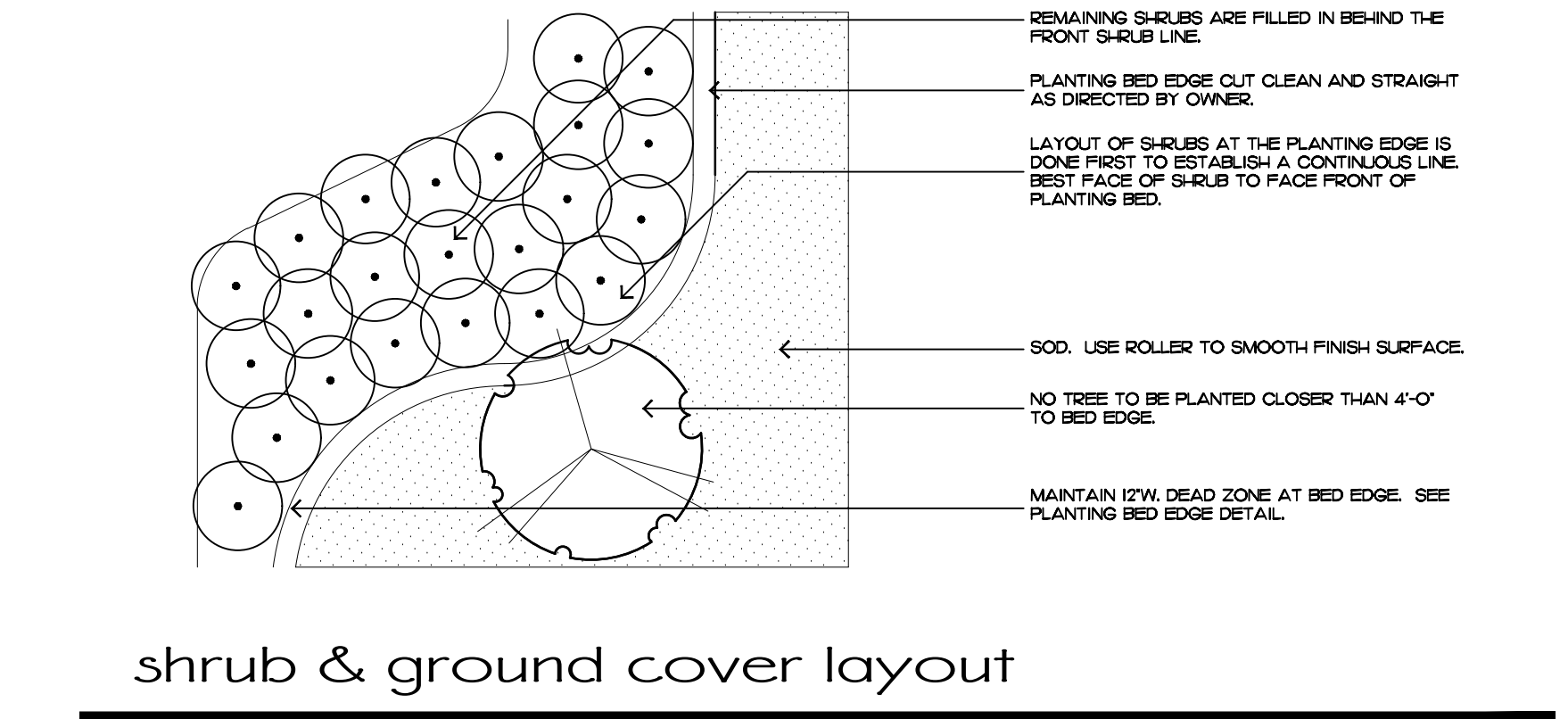
irregular and multi-stem tree



shrub planting



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 THE 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 GROUNDCOVER. 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 B&B 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, LUMPS, SHELLS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, WEEDS, OR NOXIOUS GRASSES (SUCH AS BERBERIS 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 WEANS 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 SYSTEM. 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 UNHEALTHY 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.

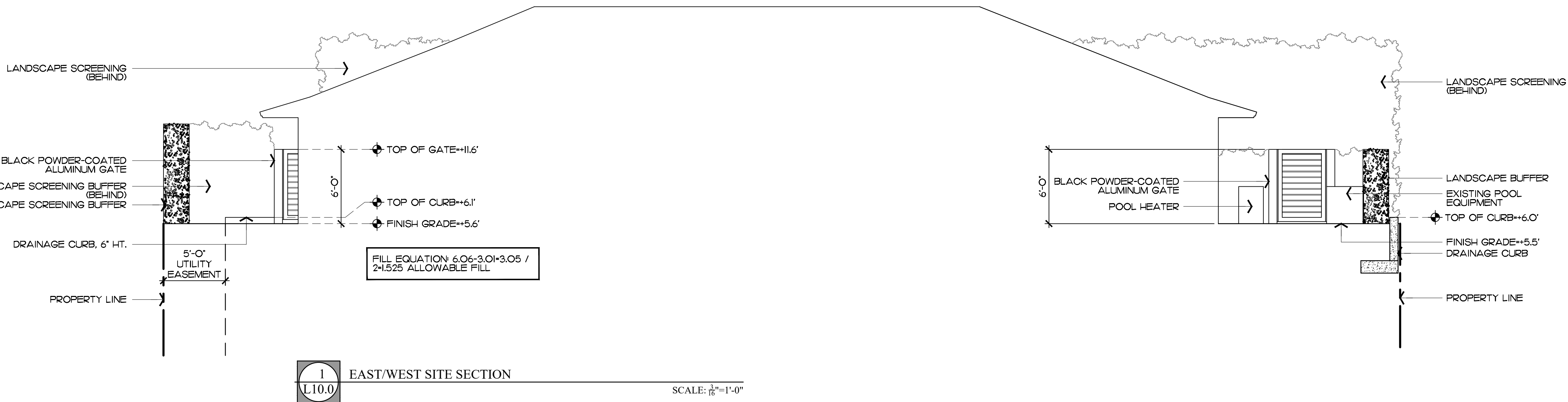
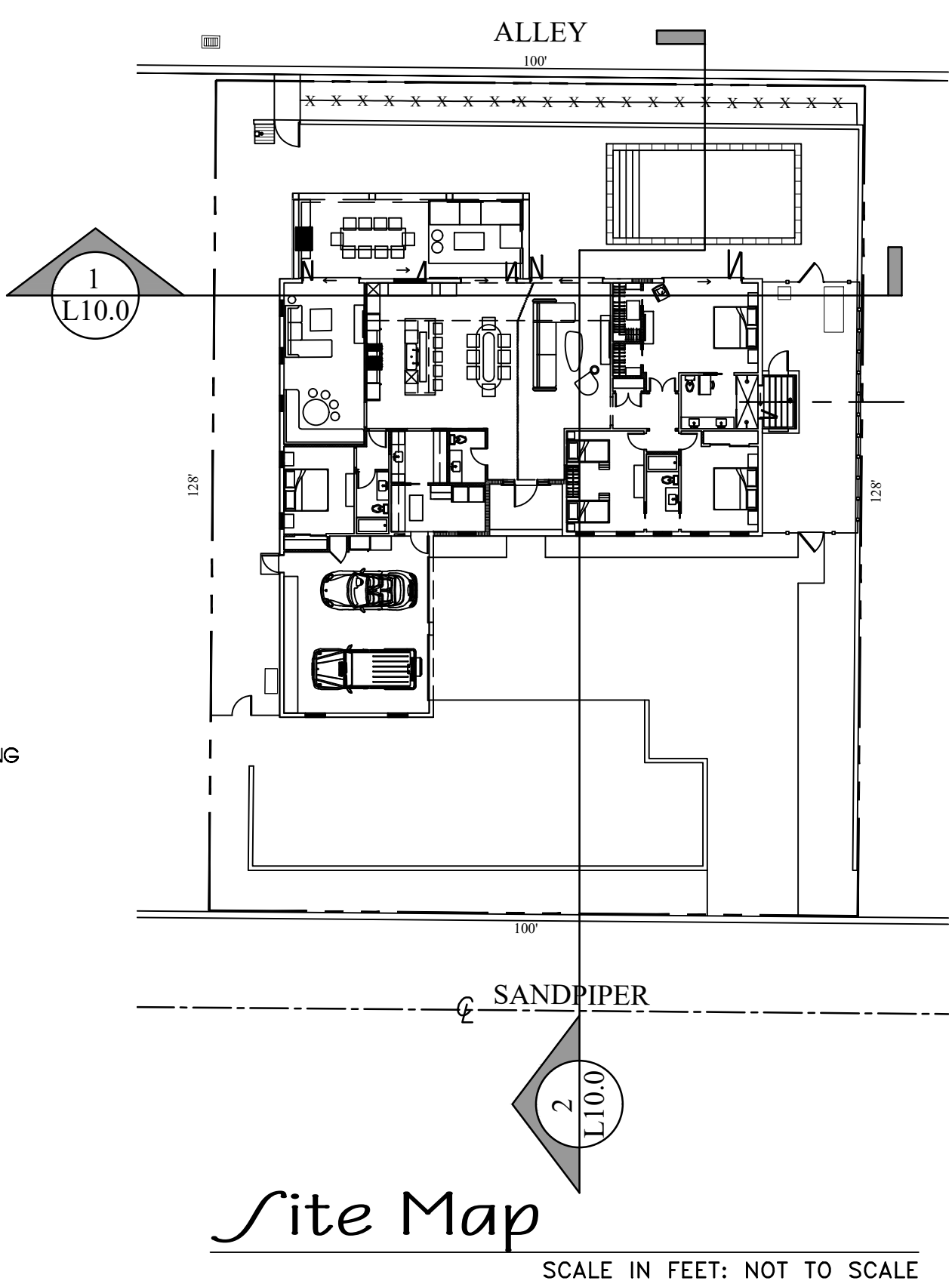
MAINTENANCE:

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.

Private Residence
249 Sandpiper Dr
Palm Beach

JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.01.2022
09.26.2022

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2022
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2022
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OF FLORIDA, INC.

H/B-22-013
Section Diagrams
SCALE IN FEET: 3/16"=1'-0"

Private Residence
249 Sandpiper Dr
Palm Beach
FL 33408



Porcelain Pavers

- DRIVEWAY
- POOL COPING
- LANDINGS

JOB NUMBER: # 22025.00 LA
DRAWN BY: Lauren Freeman
DATE: 08.01.2022
09.26.2022

SHEET L11.0

STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 12,797 sq.ft.

Drainage Area Impervious Surface = 6,798 sq.ft.

Drainage Area Pervious Surface = 5,999 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 6,798 sq.ft. x 1 ft./12 in. = 1,133 cu.ft.

Pervious Runoff Volume:

0.2 x 2 in/hr x 5,999 sq.ft. x 1 ft./12 in. = 200 cu.ft.

Total Volume to be Retained = 1,333 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #1

L = Total Length of Trench Provided = 50 ft
W = Trench Width = 15 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 1.58 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 833 cu.ft.

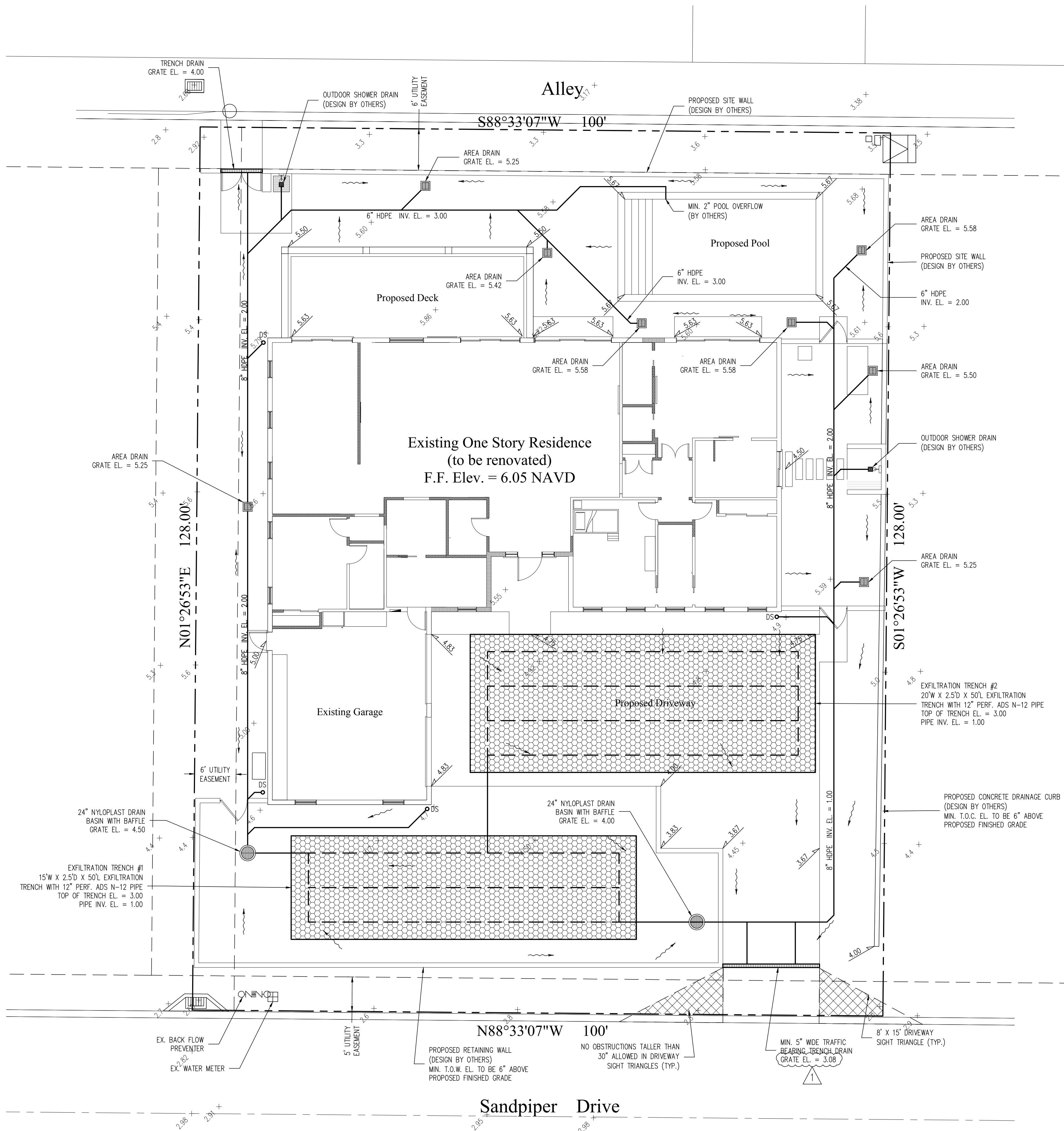
Exfiltration Trench #2

L = Total Length of Trench Provided = 50 ft
W = Trench Width = 20 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 1.58 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 1.00 ft
V = Volume Treated = 1,094 cu.ft.

Total Volume Retained in Exfiltration Trenches = 1,927 cu.ft.

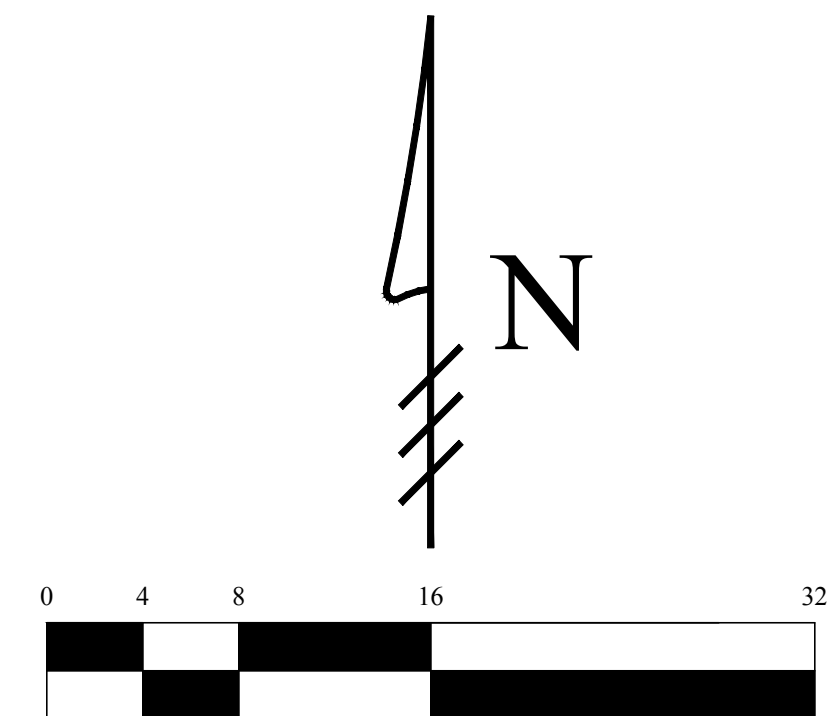
Notes:

- 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 MILLER LAND SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24\"/>



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

09/14/22 ADD EXISTING TOPO; REVISE PROPOSED GRADING; REVISE EXFILTRATION TRENCH CALCULATIONS

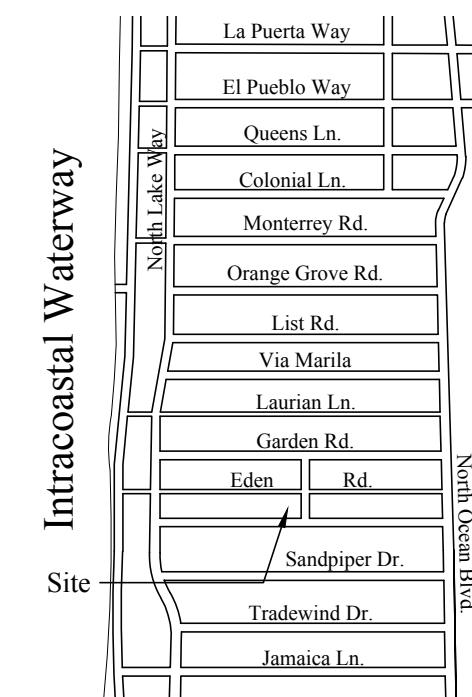
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Plan Background from Hardscape Plan by Environment Design Group Received 7/13/22

HSB-22-013

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



Location Map
N.T.S.



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

Project Information				
Project No.	2022-0089	Issue Date	07/25/2022	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Checked By	CG			

Conceptual Site Grading & Drainage Plan For:
Proposed Renovation
249 Sandpiper Drive
Palm Beach, Florida

Revisions	
1	09/14/2022
2	
3	
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5	
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Chad M. Gruber
FL P.E. No. 57466

Sheet No.
C-1