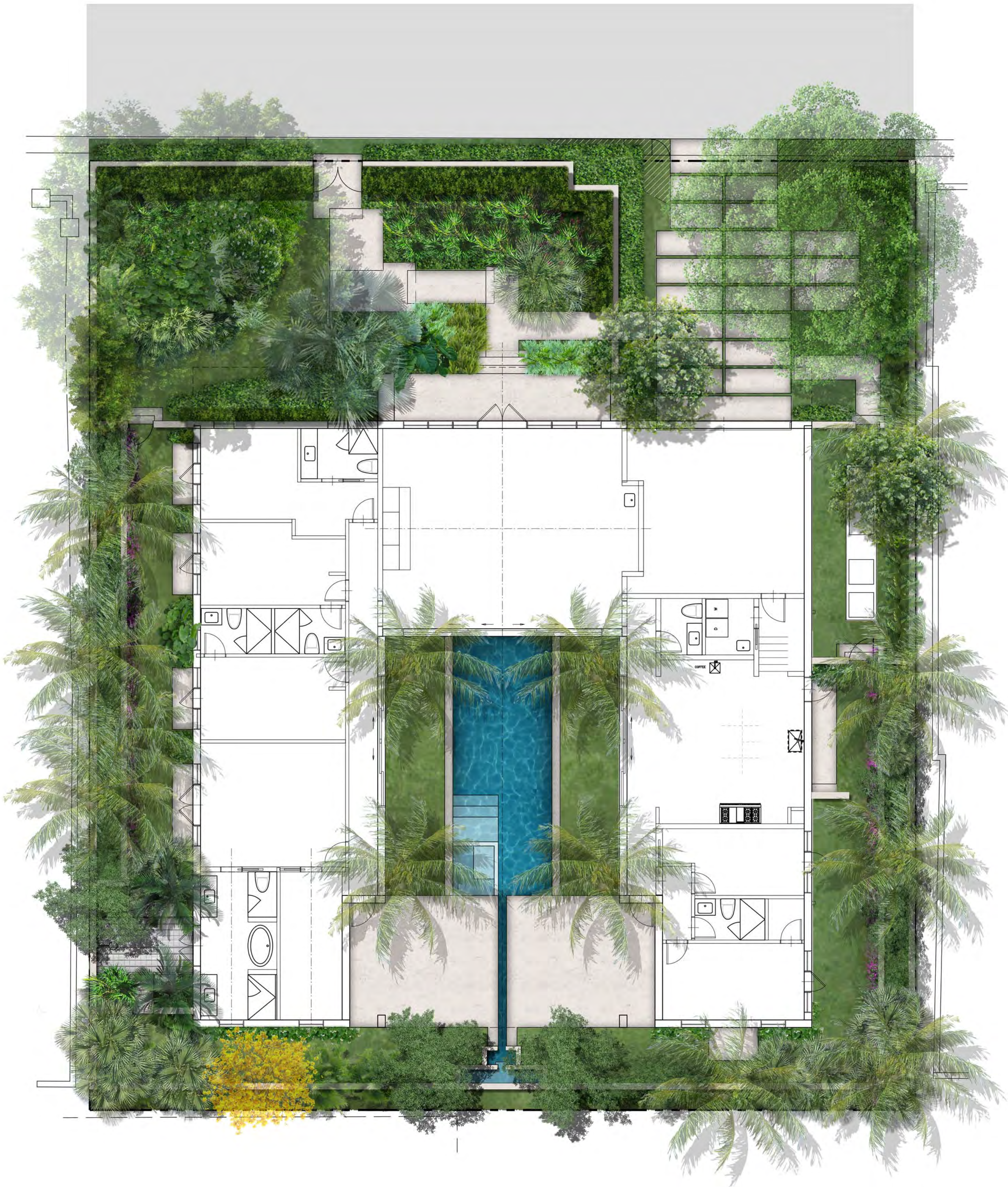
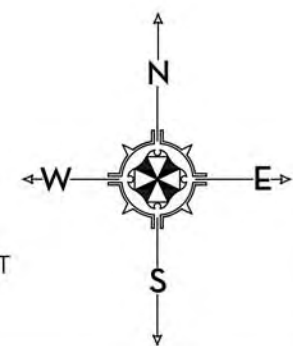


RECEIVED

By Antonette Fabrizi at 2:22 pm, Oct 07, 2022



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



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
256 RIDGEVIEW
PALM BEACH, FLORIDA

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

02 SEPTEMBER 2022-FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

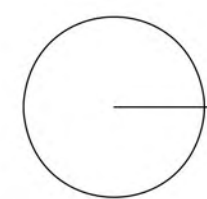
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NORTH ELEVATION

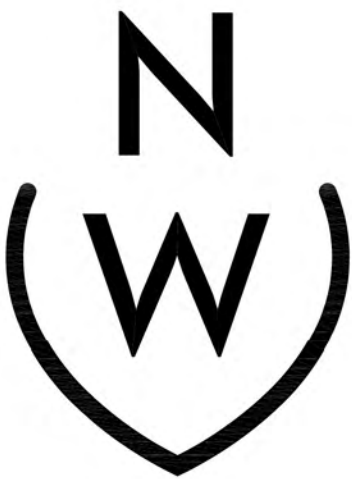
MARIO F. NIEVERA

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Registration No.
6666856

SCALE 3/16" = 1'-0"

ELEVATION RENDERING
256 RIDGEVIEW
PALM BEACH, FLORIDA

02 SEPTEMBER 2022-FIRST SUBMITTAL

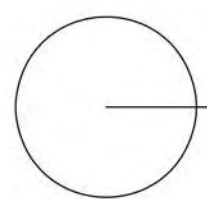


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EL1



SOUTH ELEVATION

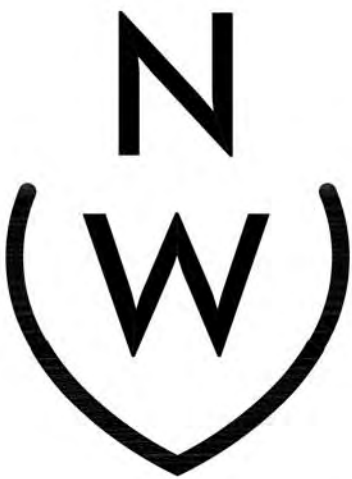
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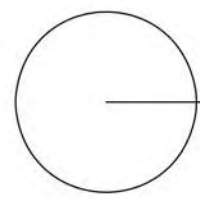


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EL2



EAST ELEVATION

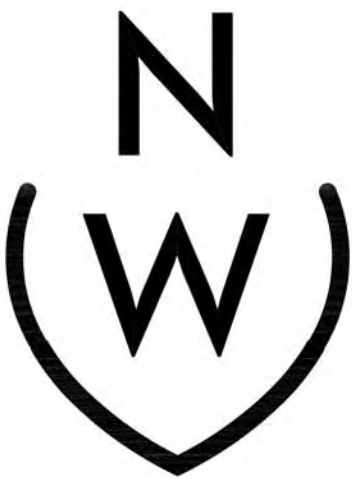
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PALM BEACH, FLORIDA

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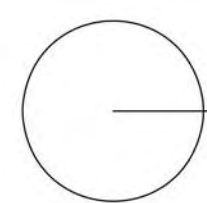


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EL3



WEST ELEVATION

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SCALE 3/16" = 1'-0"

ELEVATION RENDERING
256 RIDGEVIEW
PALM BEACH, FLORIDA

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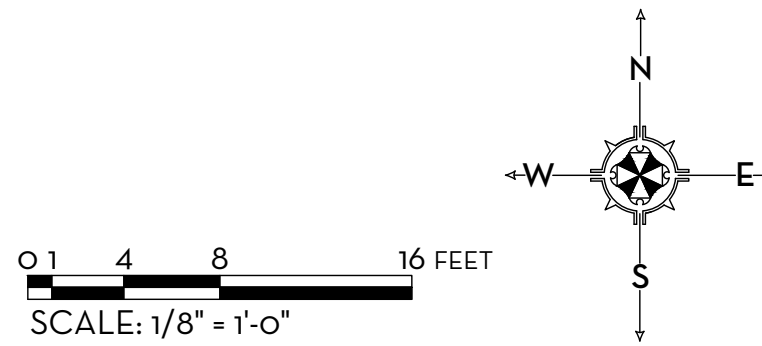
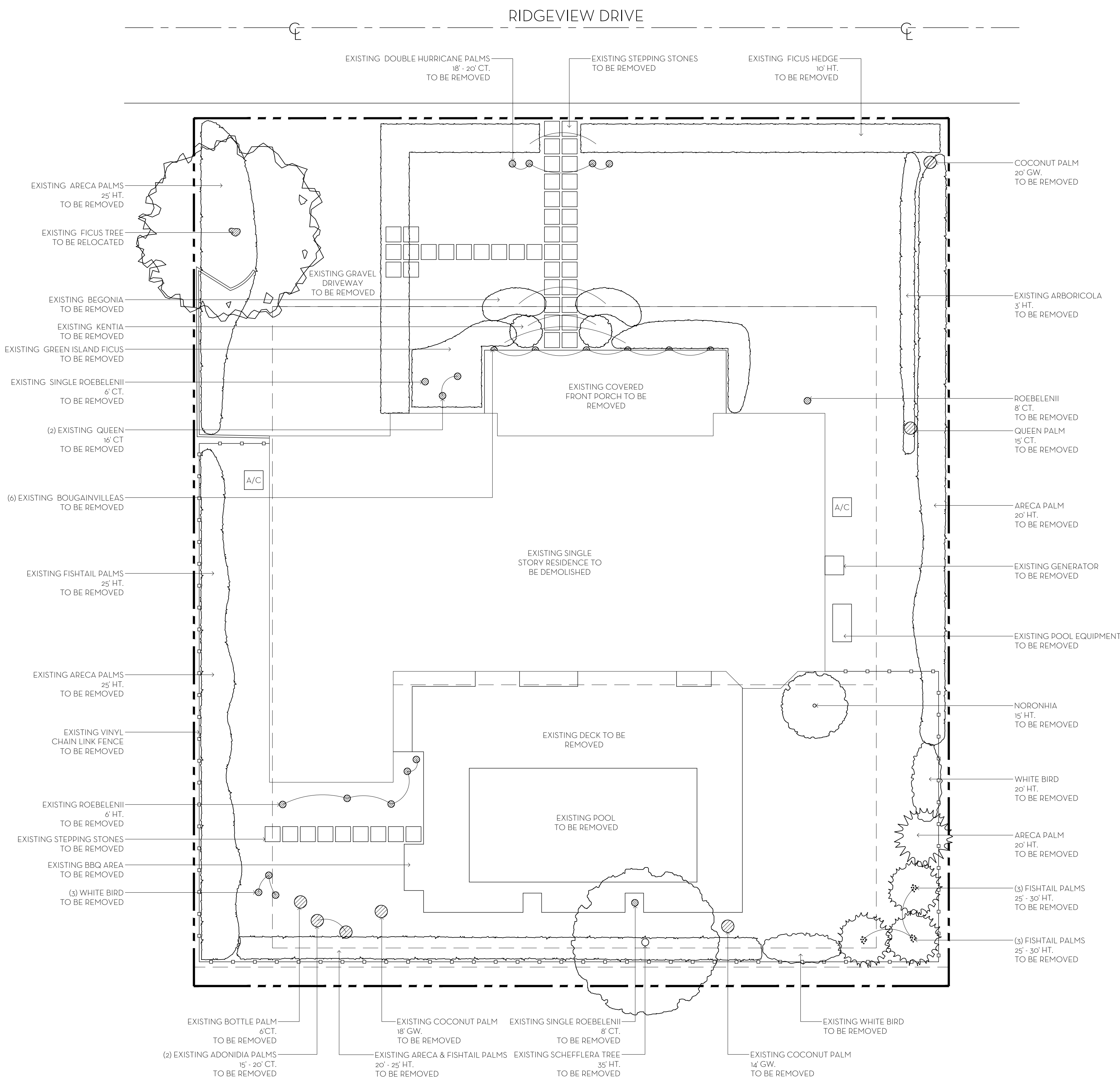


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EL4

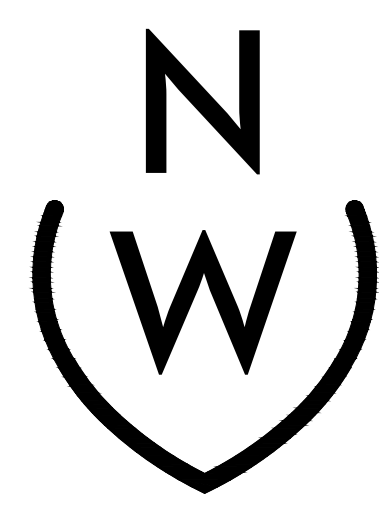


MARIO F. NIEVERA

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EXISTING CONDITIONS
256 RIDGEVIEW
PALM BEACH, FLORIDA

26 SEPTEMBER 2022-FINAL SUBMITTAL
02 SEPTEMBER 2022-FIRST SUBMITTAL



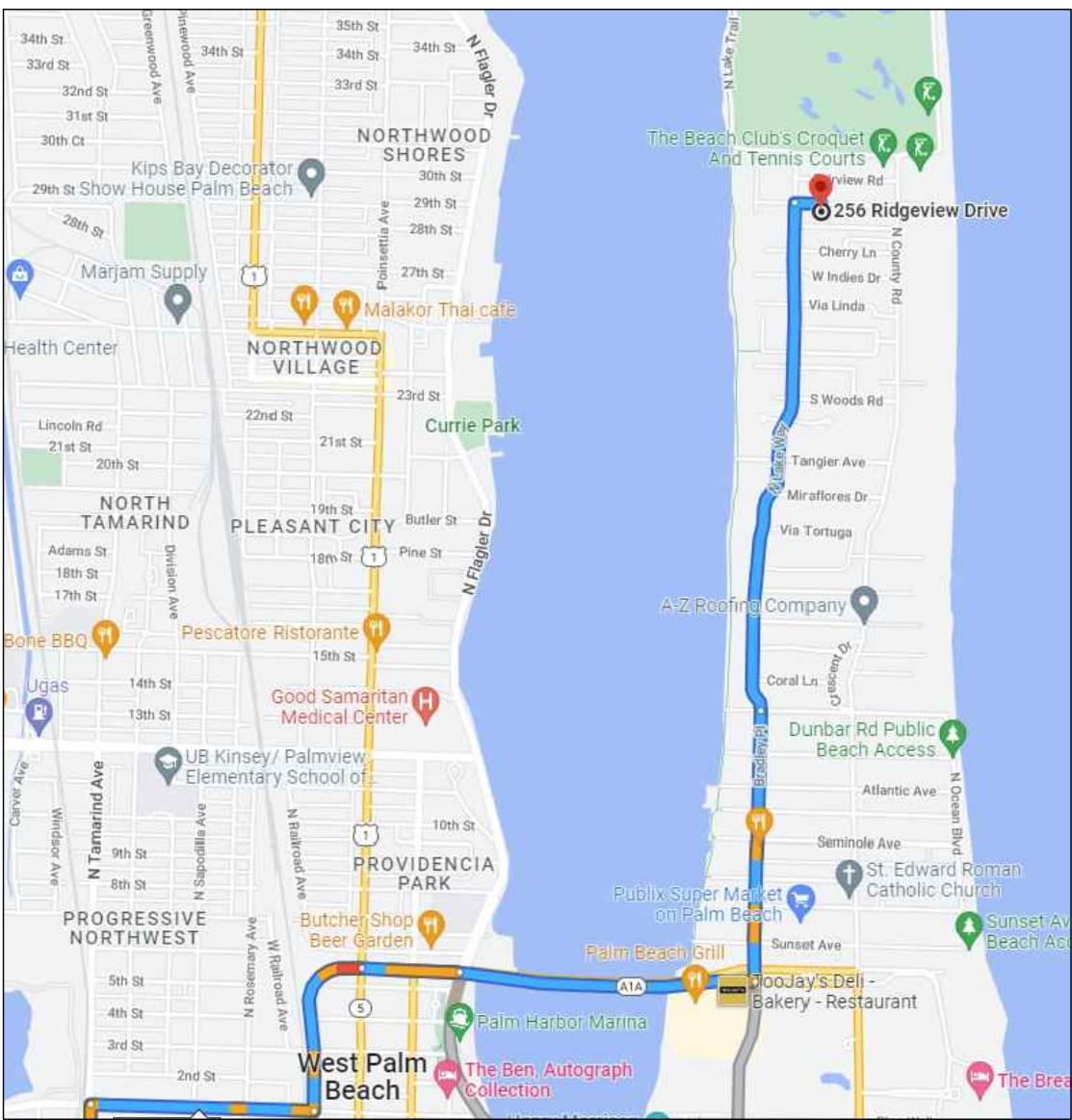
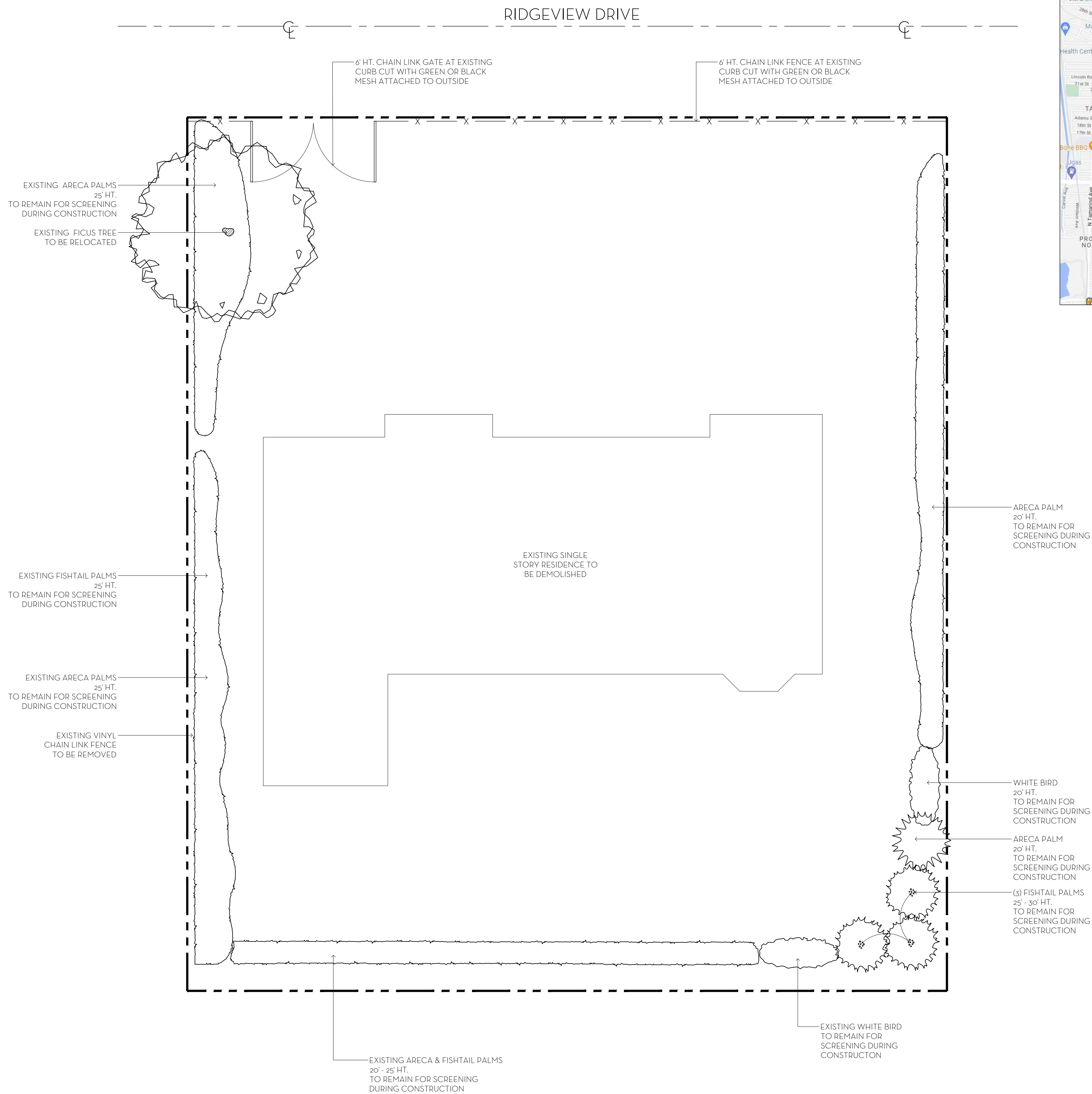
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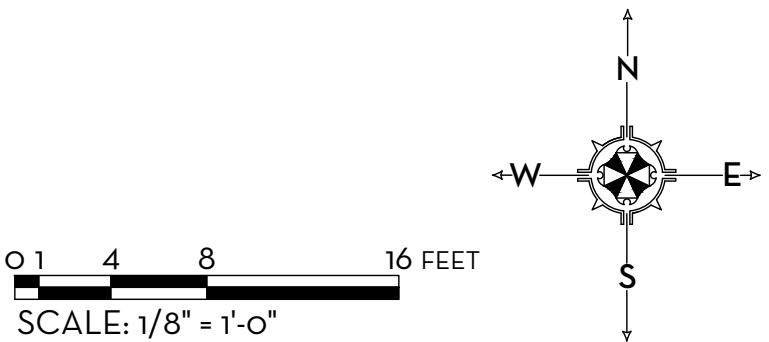
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EX

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



TRUCK LOGISTICS



MARIO F. NIEVERA

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Registration No.
6666856

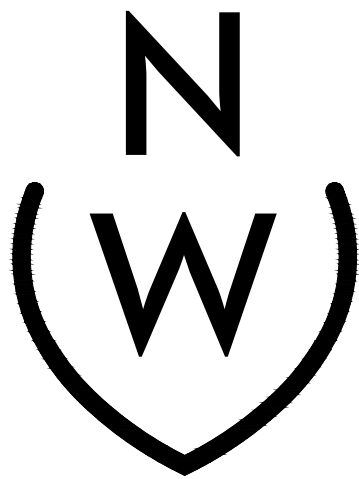
CONSTRUCTION SCREENING PLAN

256 RIDGEVIEW

PALM BEACH, FLORIDA

26 SEPTEMBER 2022-FINAL SUBMITTAL
02 SEPTEMBER 2022-FIRST SUBMITTAL

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



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CSP

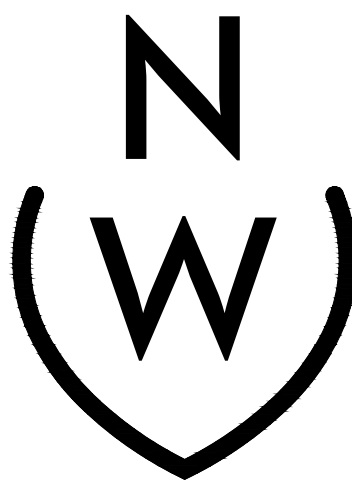
MARIO F. NIEVERA

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HARDSCAPE PLAN
256 RIDGEVIEW
PALM BEACH, FLORIDA

26 SEPTEMBER 2022-FINAL SUBMITTAL
02 SEPTEMBER 2022-FIRST SUBMITTAL

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

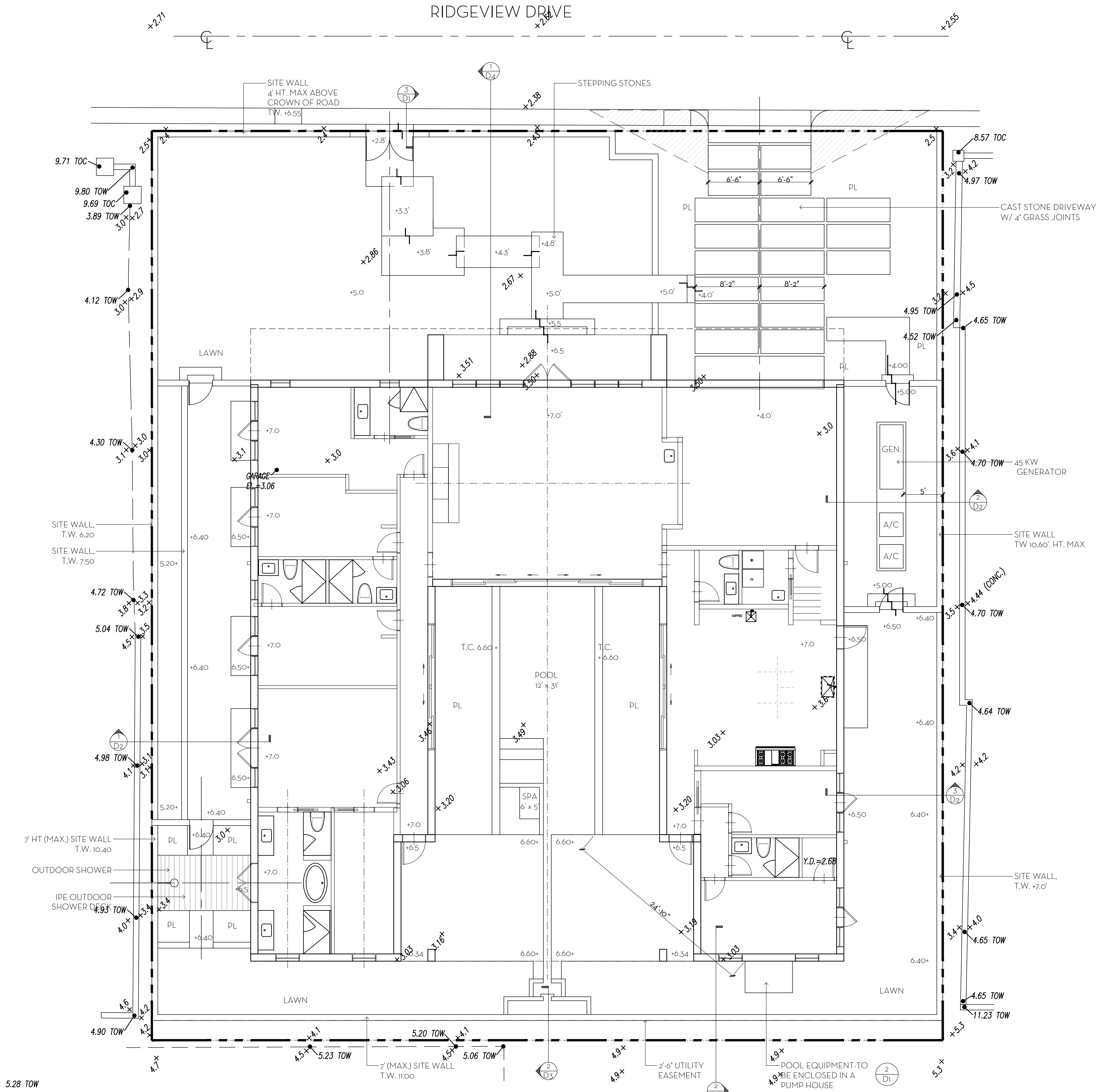


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L1



OVERALL R-B SITE CALCULATIONS:

SITE AREA =	11,500	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED =	5,175	SQ FT	45%
PROPOSED =	5,181	SQ FT	45.05%

FRONT SETBACK SITE CALCULATIONS:

25' SETBACK AREA =	2,500	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED =	1,000	SQ FT	40%
PROPOSED =	1,772	SQ FT	70.88%

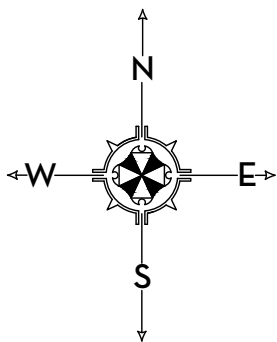
10' PERIMETER SITE CALCULATIONS:

PERIMETER AREA =	3,900	SQ FT
MINIMUM LANDSCAPE: (50% OF 5,175 SQ FT) = 2,587.5 REQUIRED		
PROPOSED =	3,226	SQ FT

LEGEND

+7.40'	PROPOSED ELEVATION
+3.5'	EXISTING ELEVATION

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



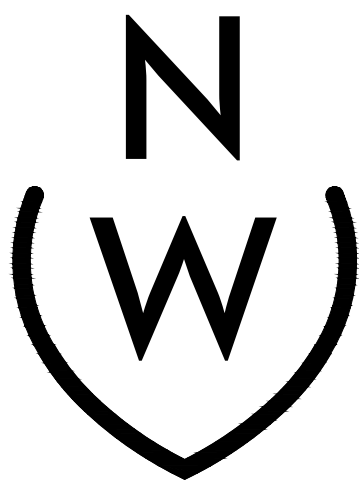
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LANDSCAPE PLAN
256 RIDGEVIEW

PALM BEACH, FLORIDA

26 SEPTEMBER 2022-FINAL SUBMITTAL
02 SEPTEMBER 2022-FIRST SUBMITTAL



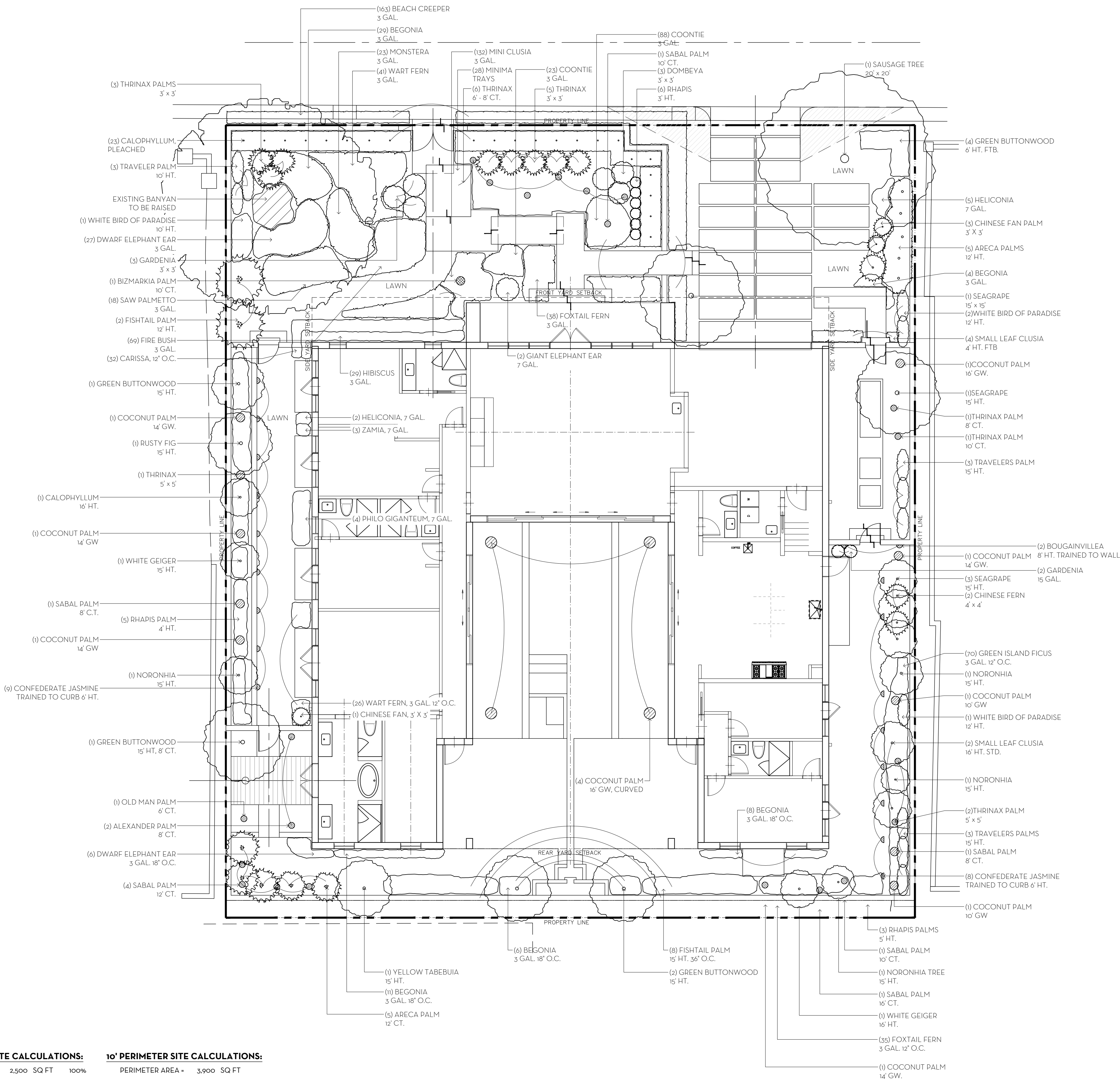
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LP1

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



OVERALL R-B SITE CALCULATIONS:

SITE AREA +	11,500	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED +	5,175	SQ FT	45%
PROPOSED +	5,181	SQ FT	45.05%

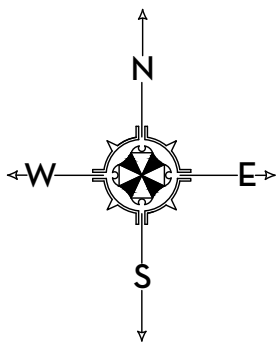
FRONT SETBACK SITE CALCULATIONS:

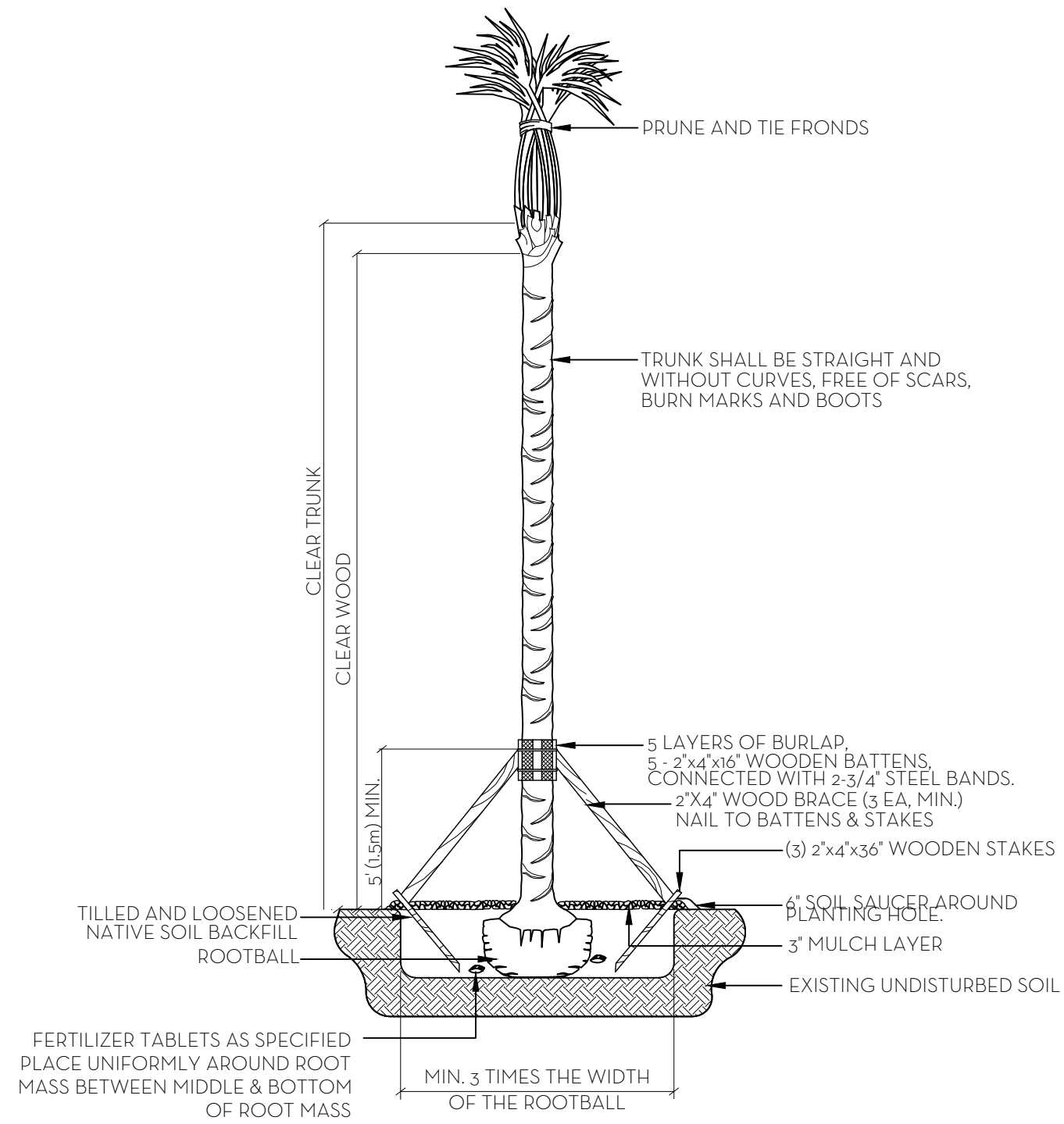
25' SETBACK AREA +	2,500	SQ FT	100%
MINIMUM LANDSCAPE: REQUIRED +	1,000	SQ FT	40%
PROPOSED +	1,772	SQ FT	70.88%

10' PERIMETER SITE CALCULATIONS:

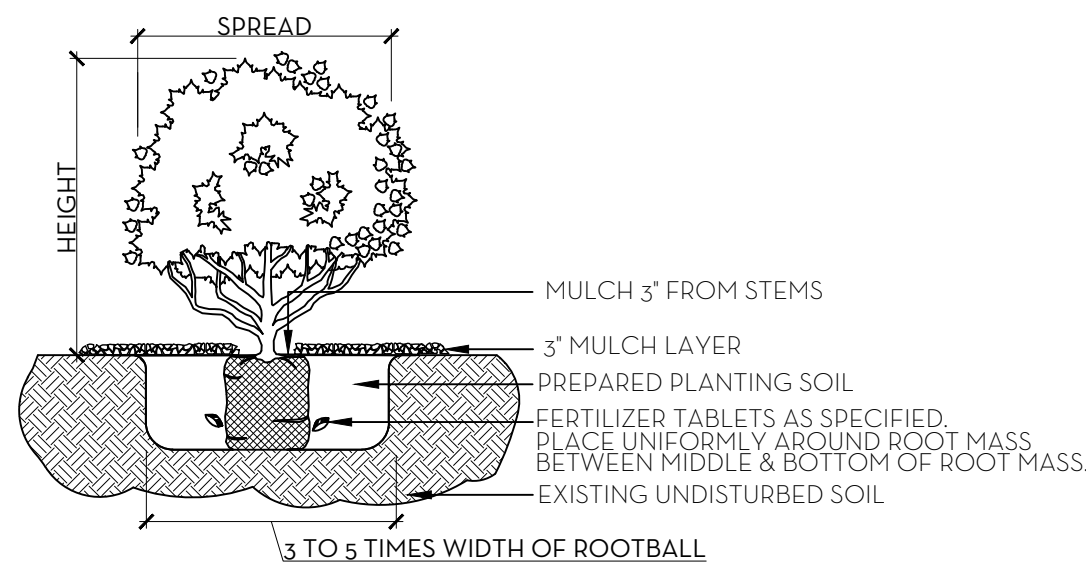
PERIMETER AREA +	3,900	SQ FT
MINIMUM LANDSCAPE: (50% OF 3,900 SQ FT) REQUIRED	1,950	SQ FT
PROPOSED +	3,226	SQ FT

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





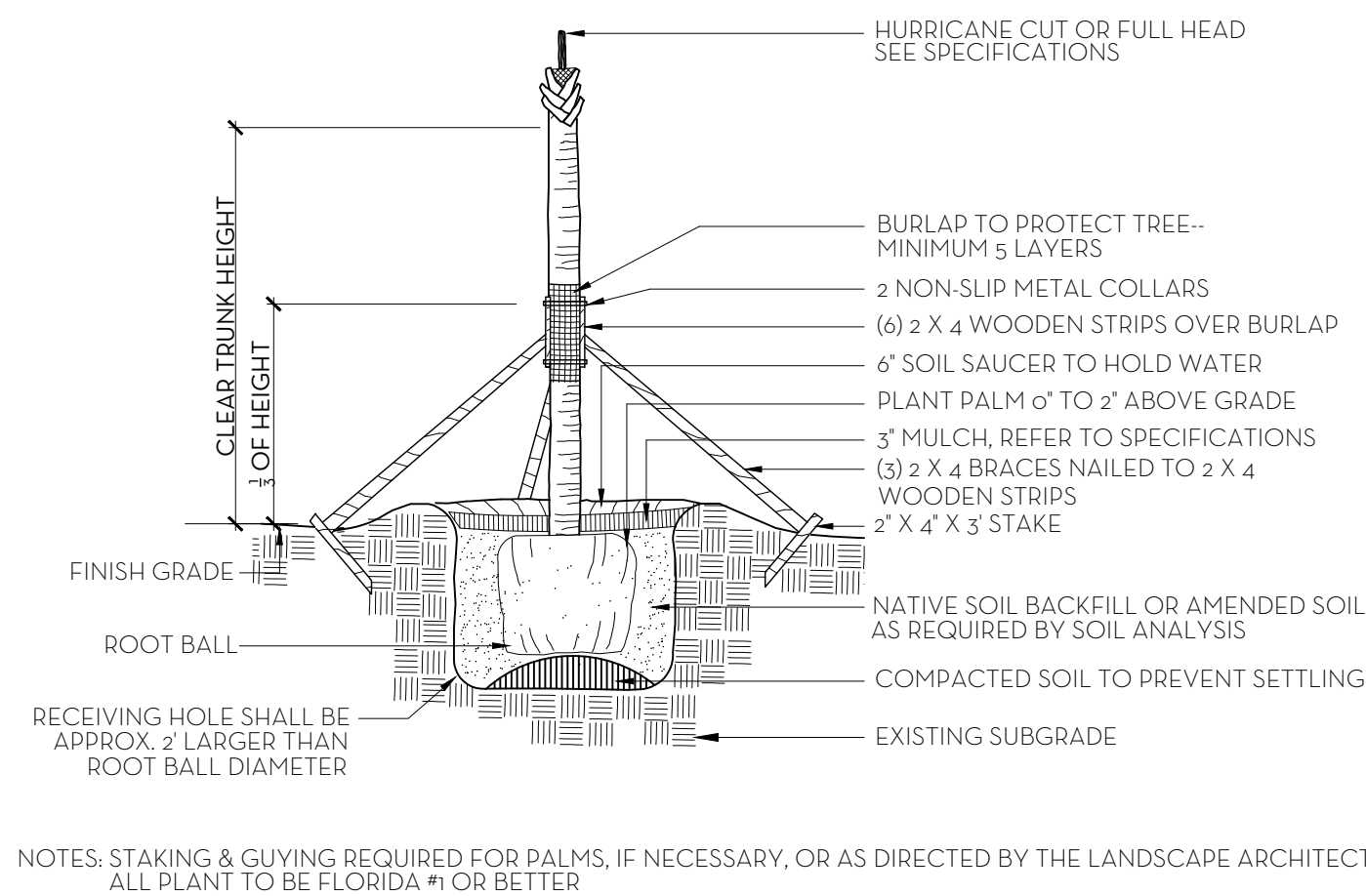
PALM PLANTING DETAIL
NT.S



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

SHRUB & GROUNDCOVER PLANTING DETAIL
NT.S

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



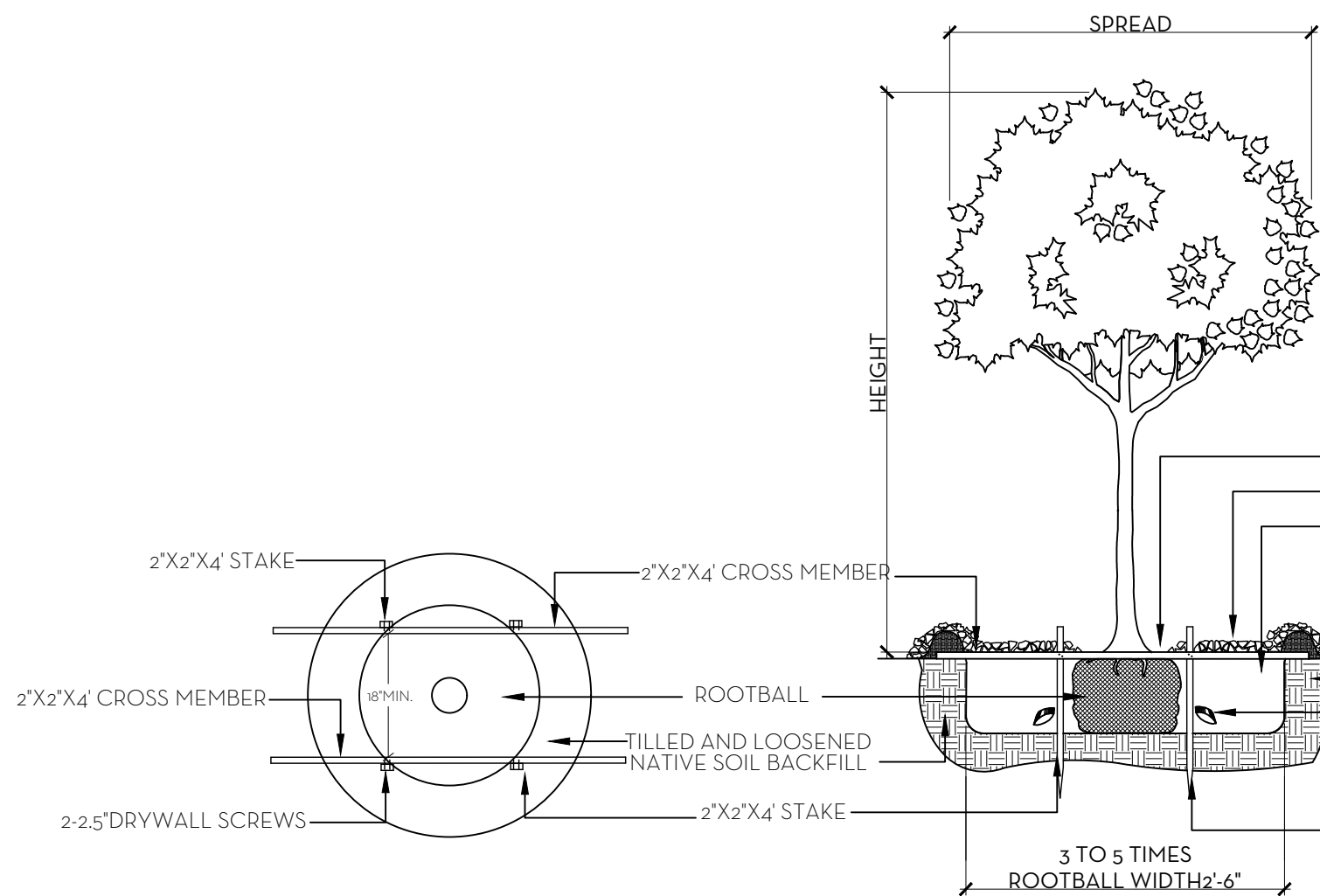
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
NT.S

FERTILIZATION

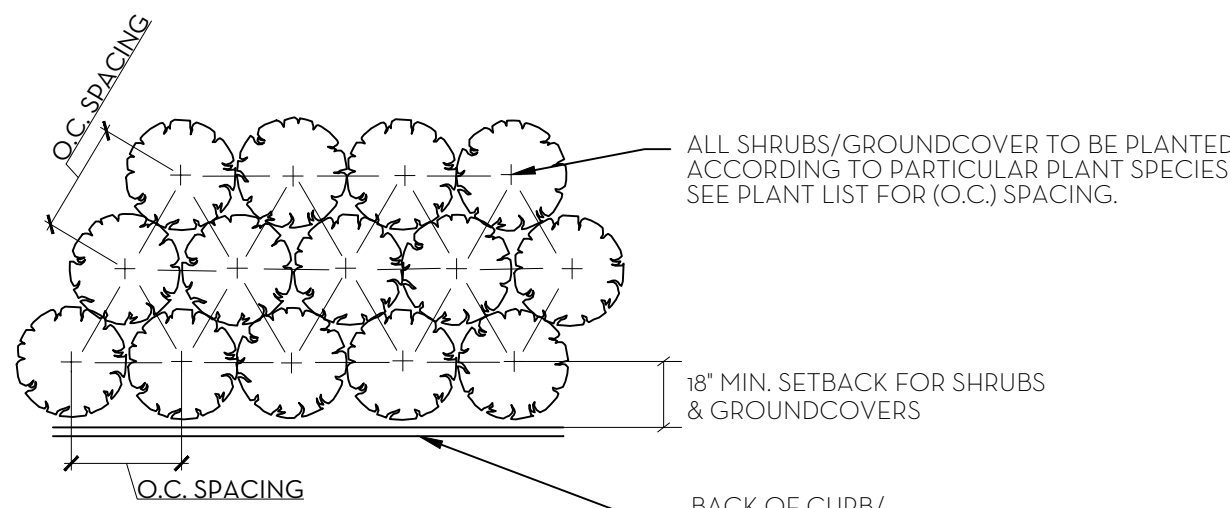
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFOMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:
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
GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURERS 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.



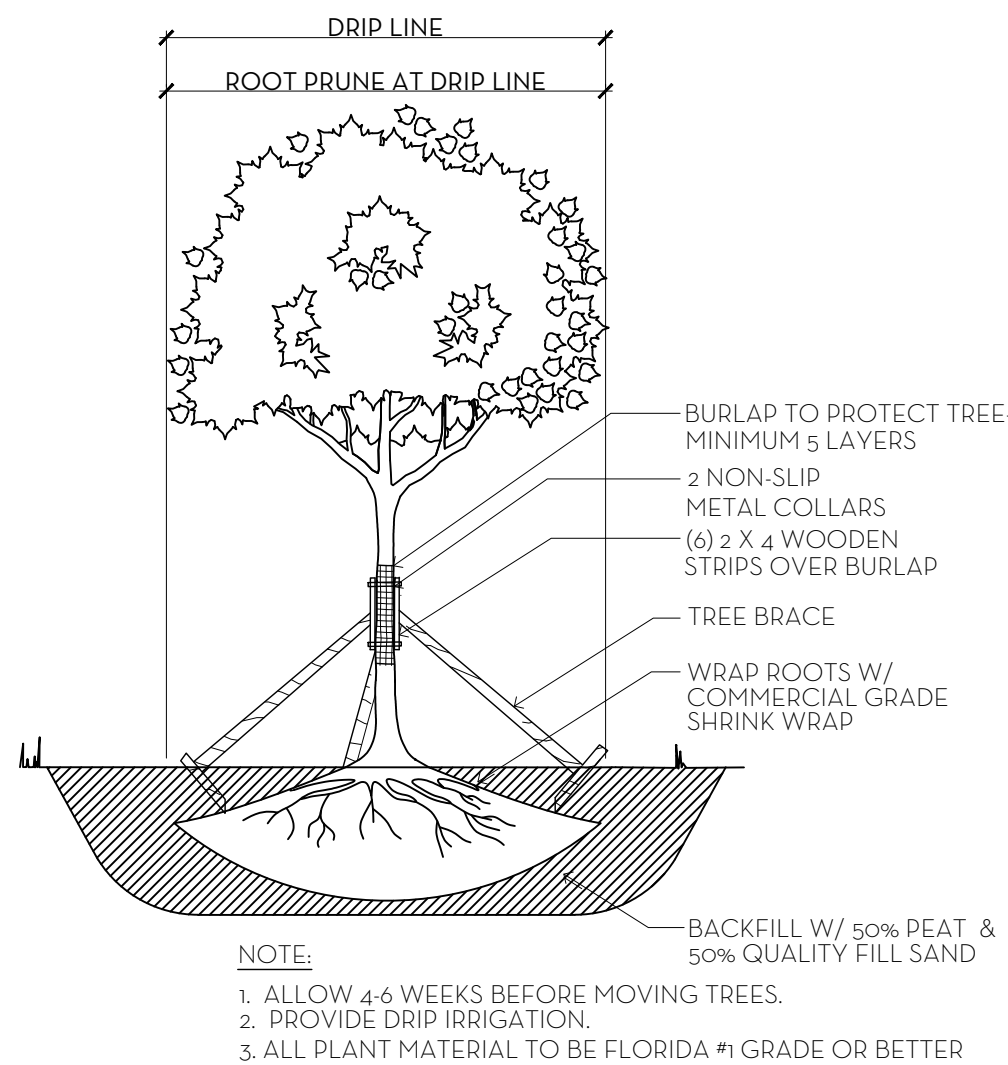
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
NT.S



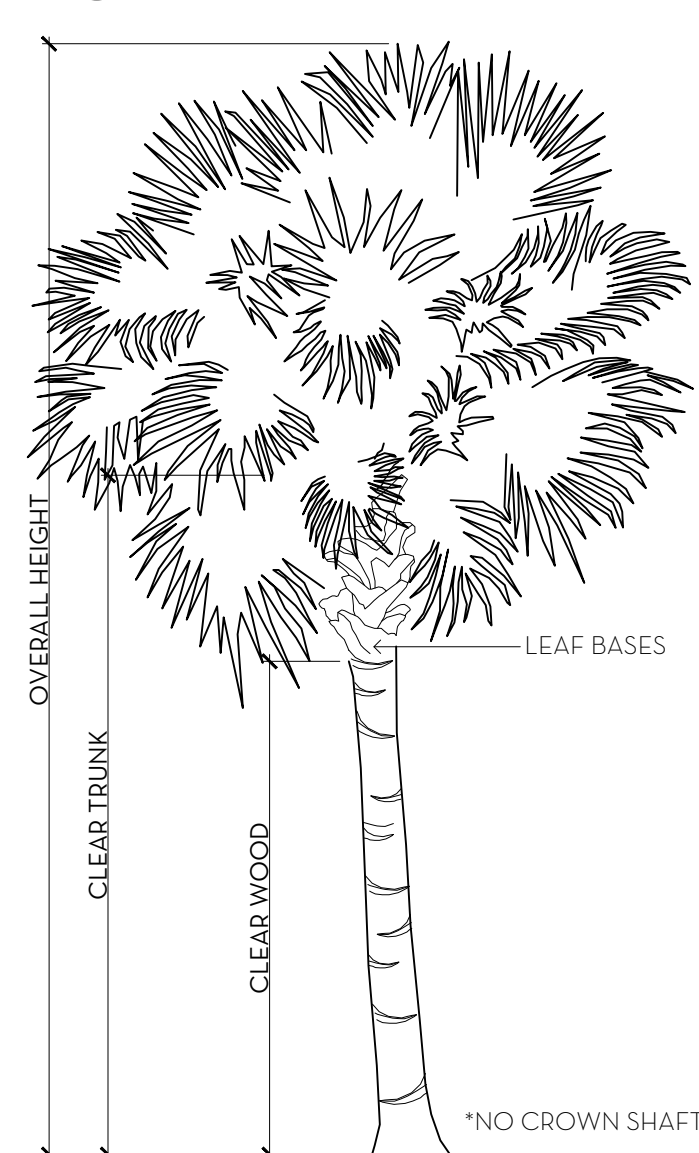
NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

PLANT SPACING DETAIL
NT.S



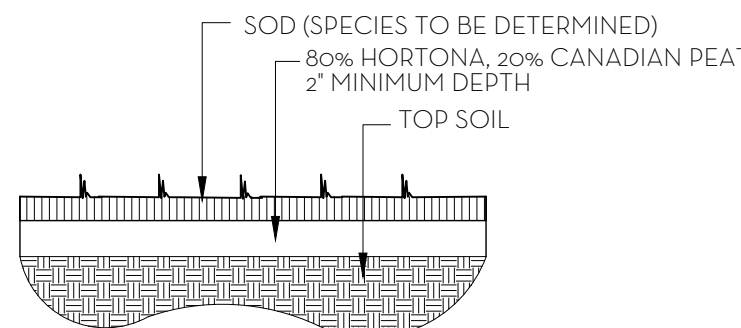
NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP-IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
NT.S



PALM SPECIFICATION DETAIL
NT.S

- 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
NT.S



Town of Palm Beach

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

Line #	Landscape Legend	
	Property Address:	256 RIDGEVIEW
1		
4	Required	Proposed
5	Lot Size (sq ft)	10,000
6	Landscape Open Space (LOS) (Sq Ft and %)	5,17 (45%)
7	Perimeter LOS (Sq Ft and %)	2,587.5 SF
8	Front Yard LOS (Sq Ft and %)	1,772 (70.88%)
9	Native* Trees %	35%
10	Native* Palms %	35%
11	Native* Shrubs %	35%
12	Native* Vines / Ground Cover %	35%

*To determine appropriate native vegetation, the Institute for Regional Conservation ("IRC"), Natives for Your Neighborhood guide shall be used.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect

REV BF 20220304



256 Ridgeview Dr, Palm Beach, FL 33480

8/5/2022

Landscape Material Schedule

ITEM NO.	COMMON NAME	BOTANICAL NAME	QTY	NATIVE	SPECIFICATION
TREES					
1	SEAGRAPE	Coccoloba uvifera	4	X	15 HT.
2	SEAGRAPE	Coccoloba uvifera	1	X	15' x 15'
3	NORONHIA	Noronhia emarginata	4		15 HT.
4	SMALL LEAF CLUSIA	Clusia guttifera	2		16 HT. STD.
5	WHITE GEIGER	Cordia boissieri	1		16 HT.
6	WHITE GEIGER	Cordia boissieri	1		15 HT.
7	GREEN BUTTONWOOD	Conocarpus erectus	3	X	15 HT.
8	GREEN BUTTONWOOD	Conocarpus erectus	1	X	15 HT., 8' CT.
9	YELLOW TABEBUIA	Tabebuia cariba	1		15 HT.
10	CALOPHYLLUM	Calophyllum brasiliense	1		16 HT.
11	RUSTY FIG	Ficus rubiginosa	1		15 HT.
12	SAUSAGE TREE	Kigelia pinnata	1		20' x 20'
			21	43%	

PALMS					
13	WHITE BIRD OF PARADISE	Strelitzia nicotai	1		10' HT.
14	WHITE BIRD OF PARADISE	Strelitzia nicotai	3		12 HT.
15	ARECA PALM	Areca catechu	10		12 HT.
16	COCONUT PALM	Cocos nucifera	1		16 GW.
17	COCONUT PALM	Cocos nucifera	5		14 GW.
18	COCONUT PALM	Cocos nucifera	2		10' GW.
19	COCONUT PALM	Cocos nucifera	4		16 GW. CURVED
20	THRINAX PALM	Coccothrinax argentata	1	X	10' CT.
21	THRINAX PALM	Coccothrinax argentata	1	X	8' CT.
22	THRINAX PALM	Coccothrinax argentata	3	X	5' x 5'
23	THRINAX PALM	Coccothrinax argentata	8	X	5' x 5'
24	THRINAX PALM	Coccothrinax argentata	6	X	6' - 8' CT.
25	TRAVELER PALM	Ravensia madagascariensis	6		15 HT.
26	TRAVELER PALM	Ravensia madagascariensis	3		10 HT.
27	ALEXANDER PALM	Ptychosperma elegans	2		8' CT.
28	SABAL PALM	Sabal domingensis	2	X	8' CT.
29	SABAL PALM	Sabal domingensis	1	X	16 CT.
30	SABAL PALM	Sabal domingensis	5	X	12 CT.
31	SABAL PALM	Sabal domingensis	2	X	10' CT.
32	FISHTAIL PALM	Caryota mitis	5		15 HT.
33	FISHTAIL PALM	Caryota mitis	2		12 HT.
34	BIZMARKIA PALM	Blamerckia nobilis	1		10' CT.
35	OLD MAN PALM	Coccothrinax crinita	1		6 CT.
			75	59%	

HEDGE/SHRUB					
36	CHINESE FAN PALM	Livistona chinensis	6		5' X 5'
37	CALOPHYLLUM	Calophyllum brasiliense	25		PLEACHED
38	HELICONIA	Heliconia	7		7 GAL.
39	GREEN BUTTONWOOD	Conocarpus erectus	4	X	6 HT. FTB.
40	RHAPIS PALM	Rhapis excelsa	3		5' HT.
41	RHAPIS PALM	Rhapis excelsa	11		4' HT.
42	RHAPIS PALM	Rhapis excelsa	6		5' HT.
43	SMALL LEAF CLUSIA	Alocasia gigantea	4		4 HT. FTB.
44	GIANT ELEPHANT EAR	Alocasia gigantea	2		7 GAL.
45	FIRE BUSH	Hamelia patens var. patens	32	X	3 GAL.
			98	57%	

GROUND COVERS/VINES					
46	DWARF ELEPHANT EAR	Alocasia Amazonica - Dwarf	33		3 GAL 12" O.C.
47	SAW PALMETTO	Serenoa repens	18	X	5' X 5'
48	ZAMIA	Zamia furfuracea	3	X	7 GAL.
49	WART FERN	Microsorium scolopendrium	54		3 GAL.
50	BEGONIA	Begonia odorata 'Alba'	58		3 GAL 18" O.C.
51	COONTIE	Zamia pumila	111	X	
52	GREEN ISLAND FIG	Ficus microcarpa 'Green Island'	70		3 GAL 12" O.C.
53	BEACH CREEPER	Ernodea littoralis	145	X	3 GAL 12" O.C.
54	FOXTAIL FERN	Asparagus densiflorus 'Meyenii'	73		3 GAL.
55	HIBISCUS	Hibiscus acetosella	29		3 GAL.
56	CAPISSA	Carissa macrocarpa	32		12" O.C.
57	GADENIA	Gardenia	3		3' x 3'
58	GADENIA	Gardenia	2		15 GAL.
59	MONSTERA	Monstera deliciosa	25		3 GAL.
60	MINIMA	Trachelospermum asiaticum	28		TRAVS
61	MINI CLUSIA	Clusia luminaria	132		3 GAL.
62	PHILODENDRON GIGANTEUM	Philodendron giganteum	4		7 GAL.
63	CONFEDERATE JASMINE	Trachelospermum jasminoides	17		6 HT. TRAINED TO WALL
64	BOUGAINVILLEA	Bougainvillea	2		8 HT. TRAINED TO WALL
			855	35%	

SOD					

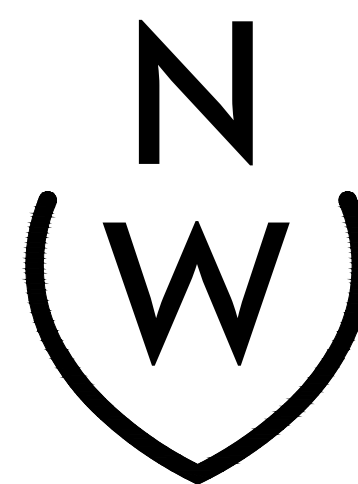
MARIO F. NIEVERA

State of Florida
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PLANT LIST AND DETAILS 256 RIDGEVIEW

PALM BEACH, FLORIDA

26 SEPTEMBER 2022-FINAL SUBMITTAL
02 SEPTEMBER 2022-FIRST SUBMITTAL

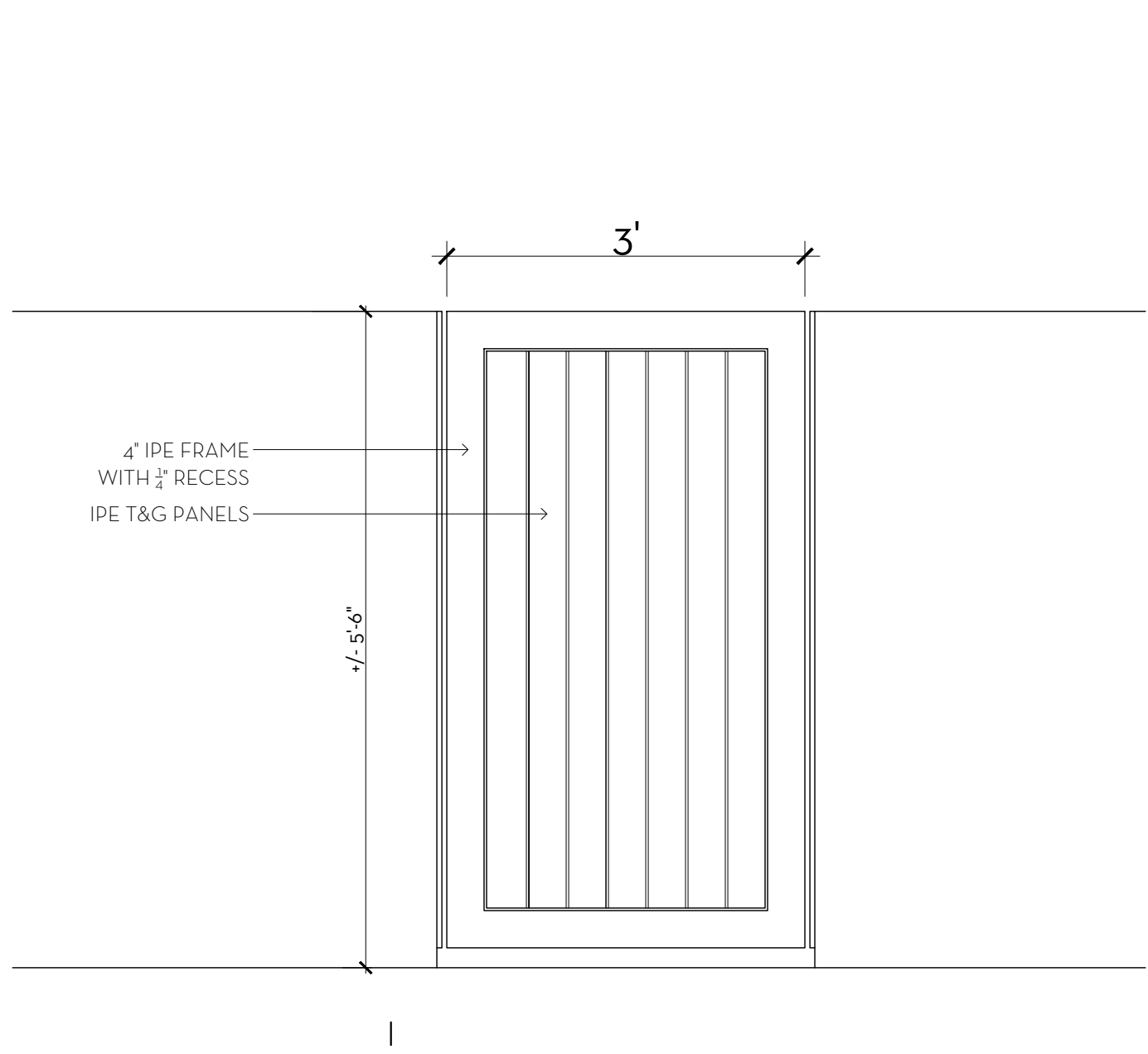


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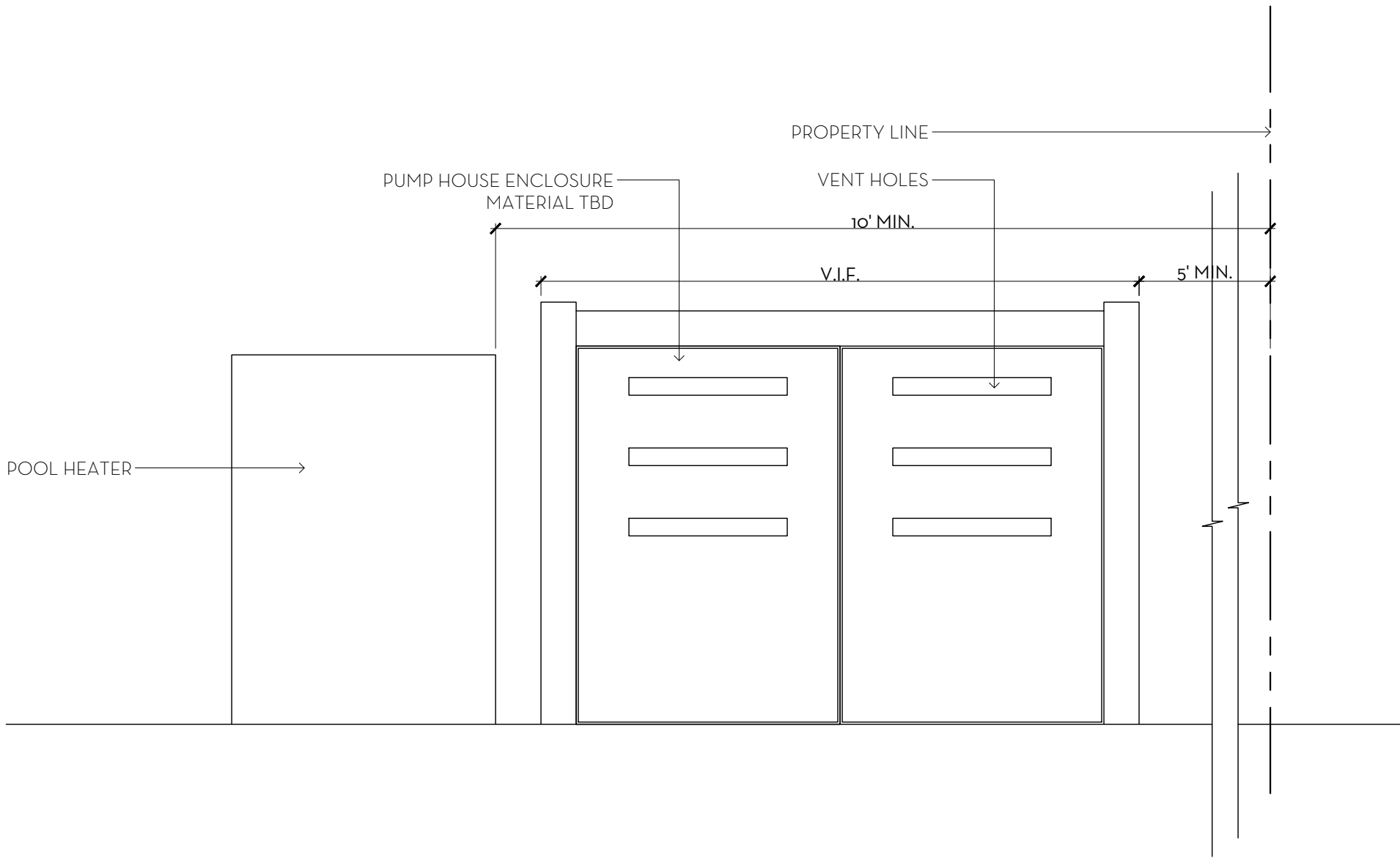
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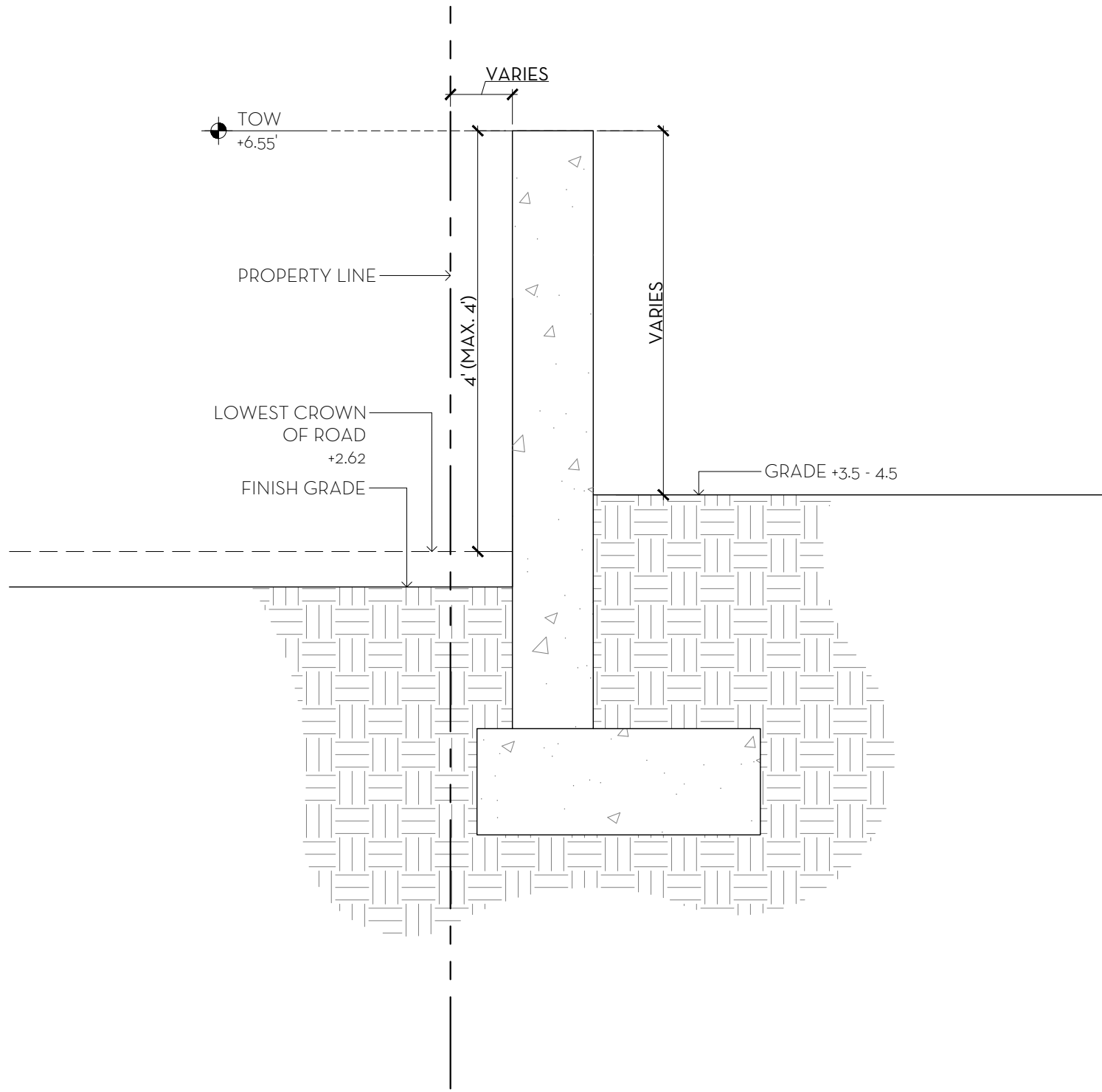
LP2



1 TYPICAL GATE DETAIL
SCALE: 3/4" = 1'-0"



2 POOL EQUIPMENT PUMP HOUSE
SCALE: 3/4" = 1'-0"



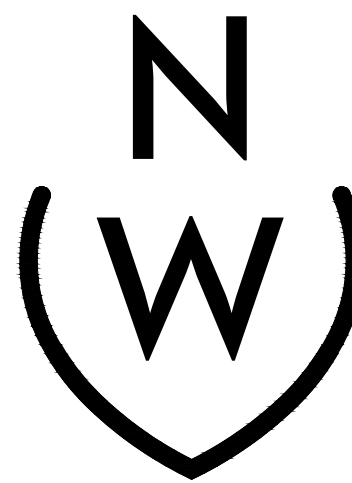
3 TYPICAL SITE WALL DETAIL B
SCALE: 3/4" = 1'-0"

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Registration No.
6666856

SITE DETAILS
256 RIDGEVIEW
PALM BEACH, FLORIDA

26 SEPTEMBER 2022-FINAL SUBMITTAL
02 SEPTEMBER 2022-FIRST SUBMITTAL



NIEVERA WILLIAMS
DESIGN

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

NIEVERAWILLIAMS.COM

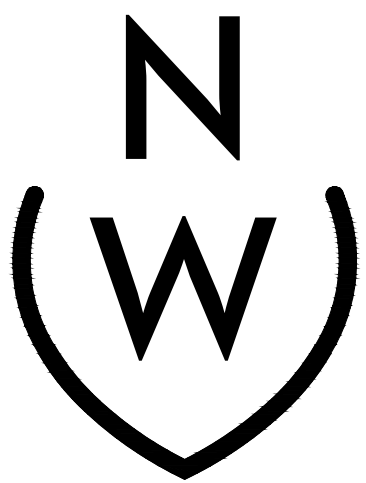
D1

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

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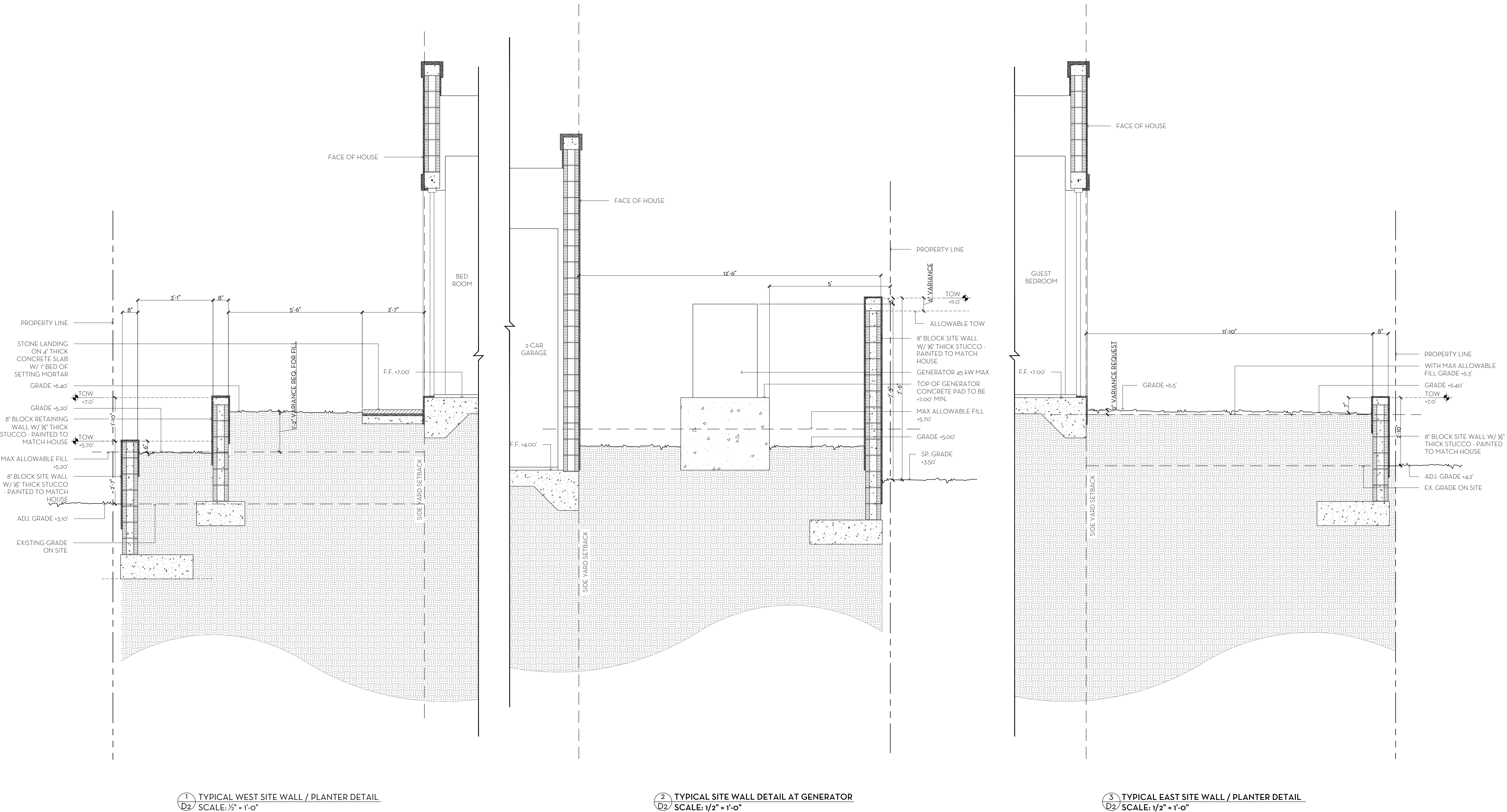
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D2

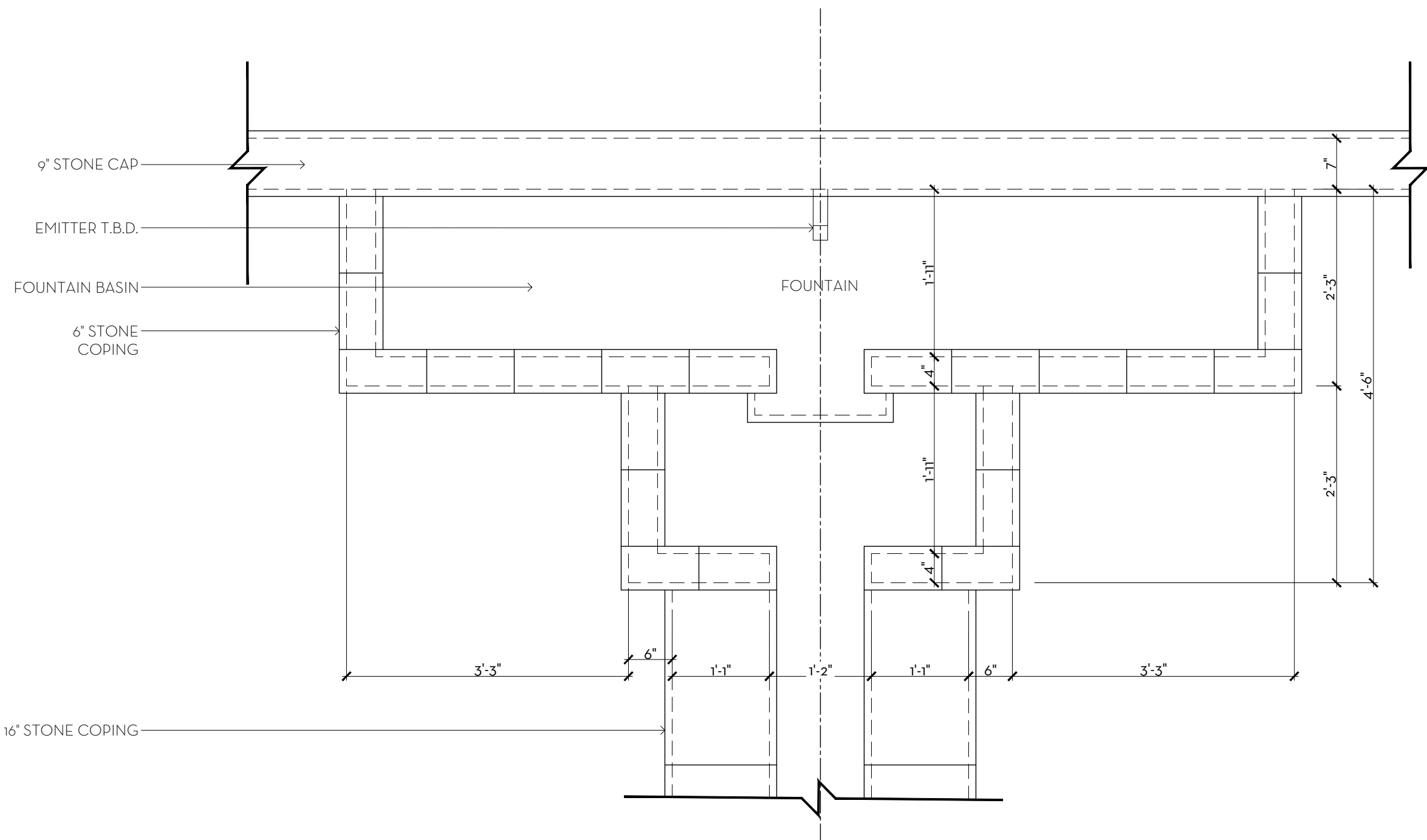
SCALE: VARIES



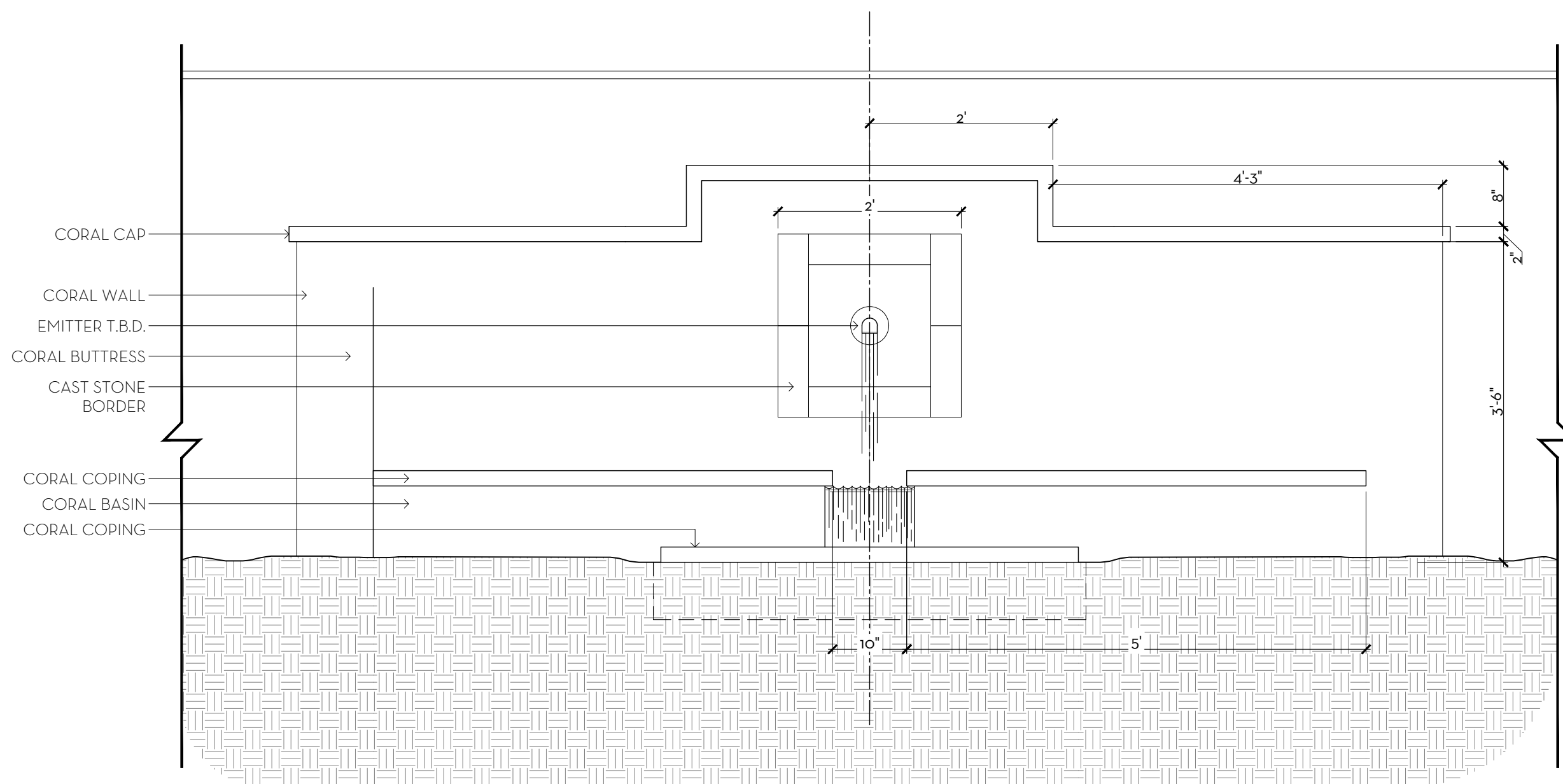
1 TYPICAL WEST SITE WALL / PLANTER DETAIL
D2 SCALE: 1/2" = 1'-0"

2 TYPICAL SITE WALL DETAIL AT GENERATOR
D2 SCALE: 1/2" = 1'-0"

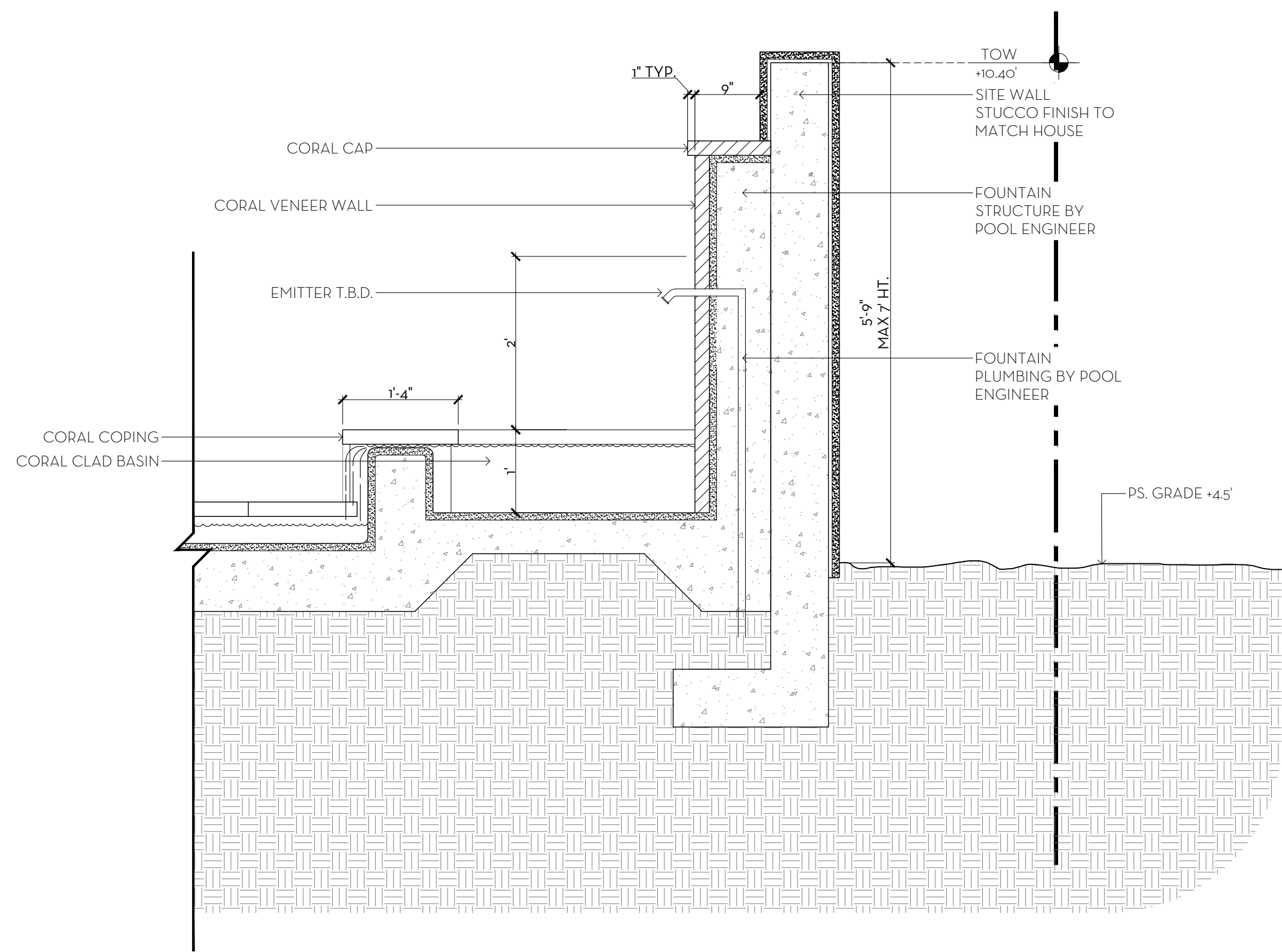
3 TYPICAL EAST SITE WALL / PLANTER DETAIL
D2 SCALE: 1/2" = 1'-0"



1 ENLARGED FOUNTAIN PLAN
D3 SCALE: 3/4" = 1'-0"



3 FOUNTAIN ELEVATION
D3 SCALE: 3/4" = 1'-0"



2 FOUNTAIN SECTION DETAIL
D3 SCALE: 3/4" = 1'-0"

MARIO F. NIEVERA

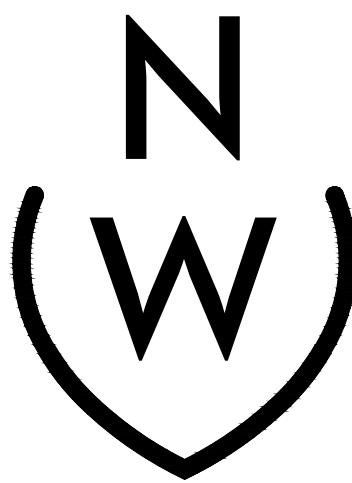
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SCALE: VARIES

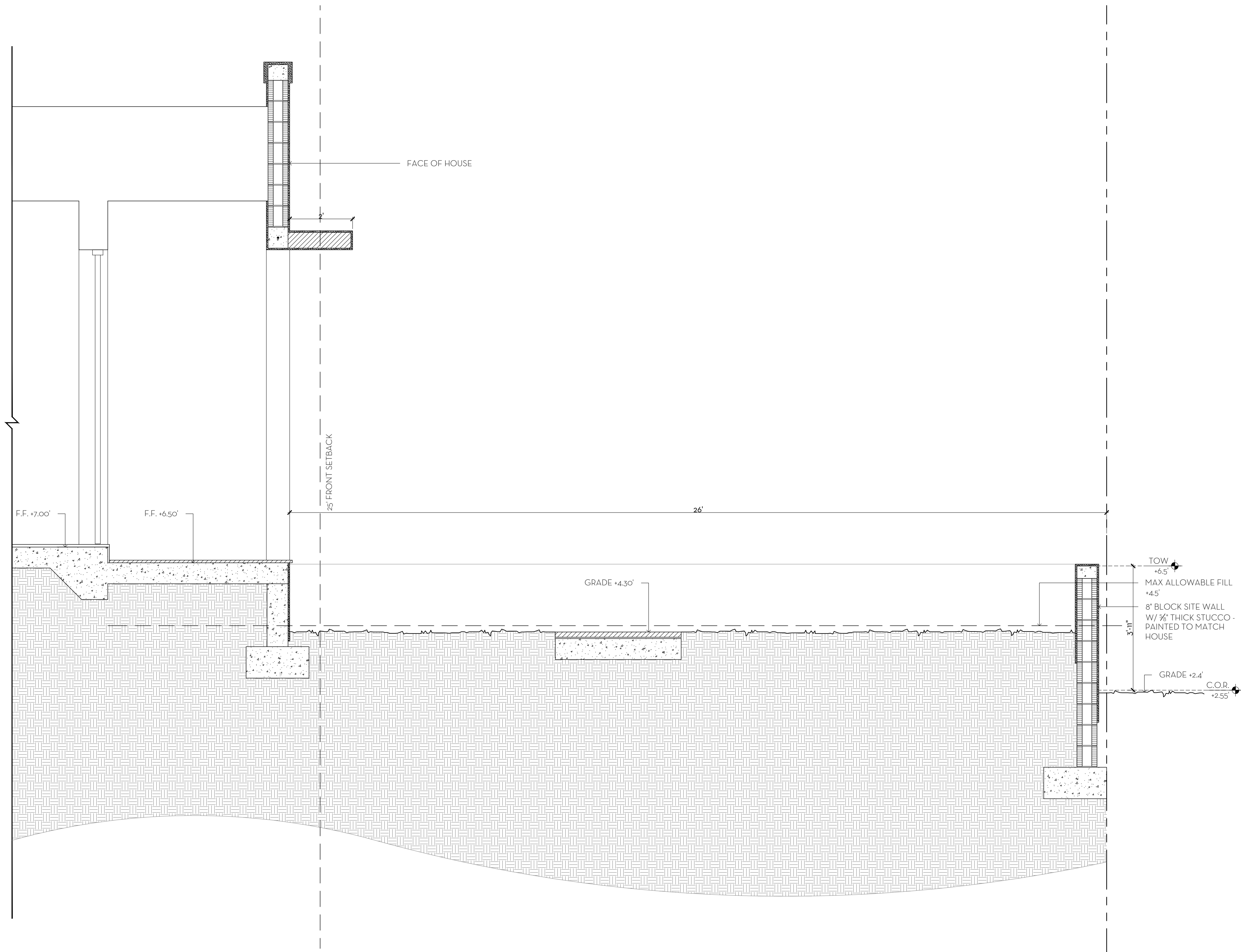


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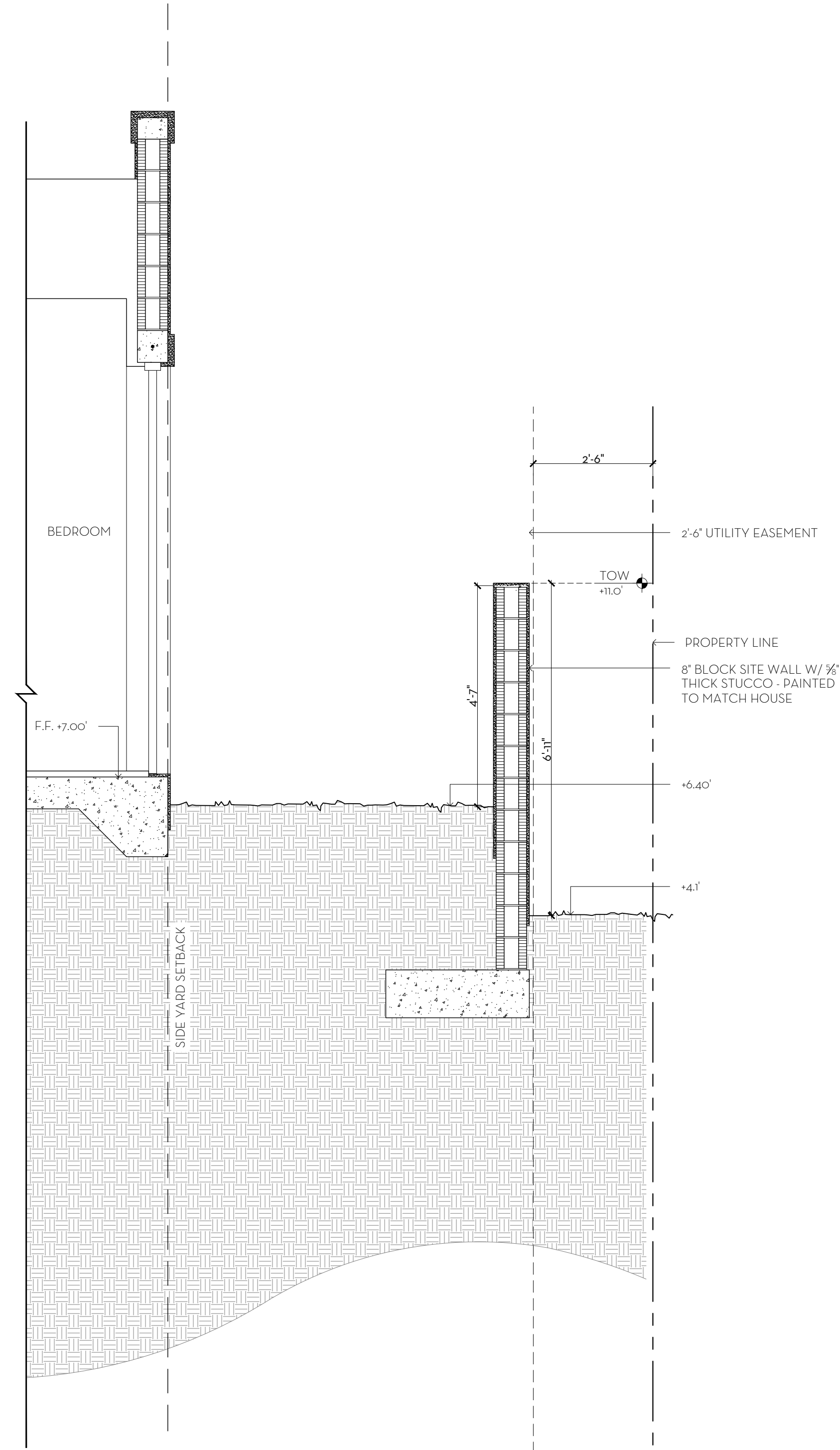
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D3



1 FRONT YARD SECTION
D4 SCALE: 1/2" = 1'-0"



2 REAR YARD SECTION
D4 SCALE: 1/2" = 1'-0"

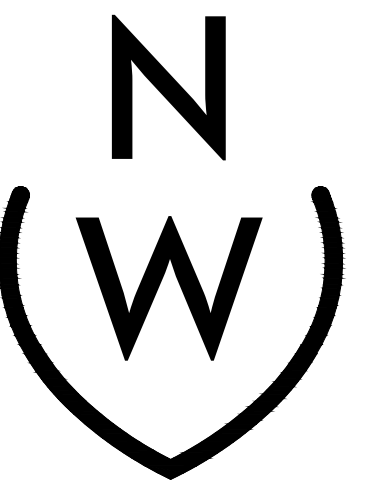
MARIO F. NIEVERA

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SITE DETAILS
256 RIDGEVIEW
PALM BEACH, FLORIDA

SCALE: VARIES

26 SEPTEMBER 2022-FINAL SUBMITTAL
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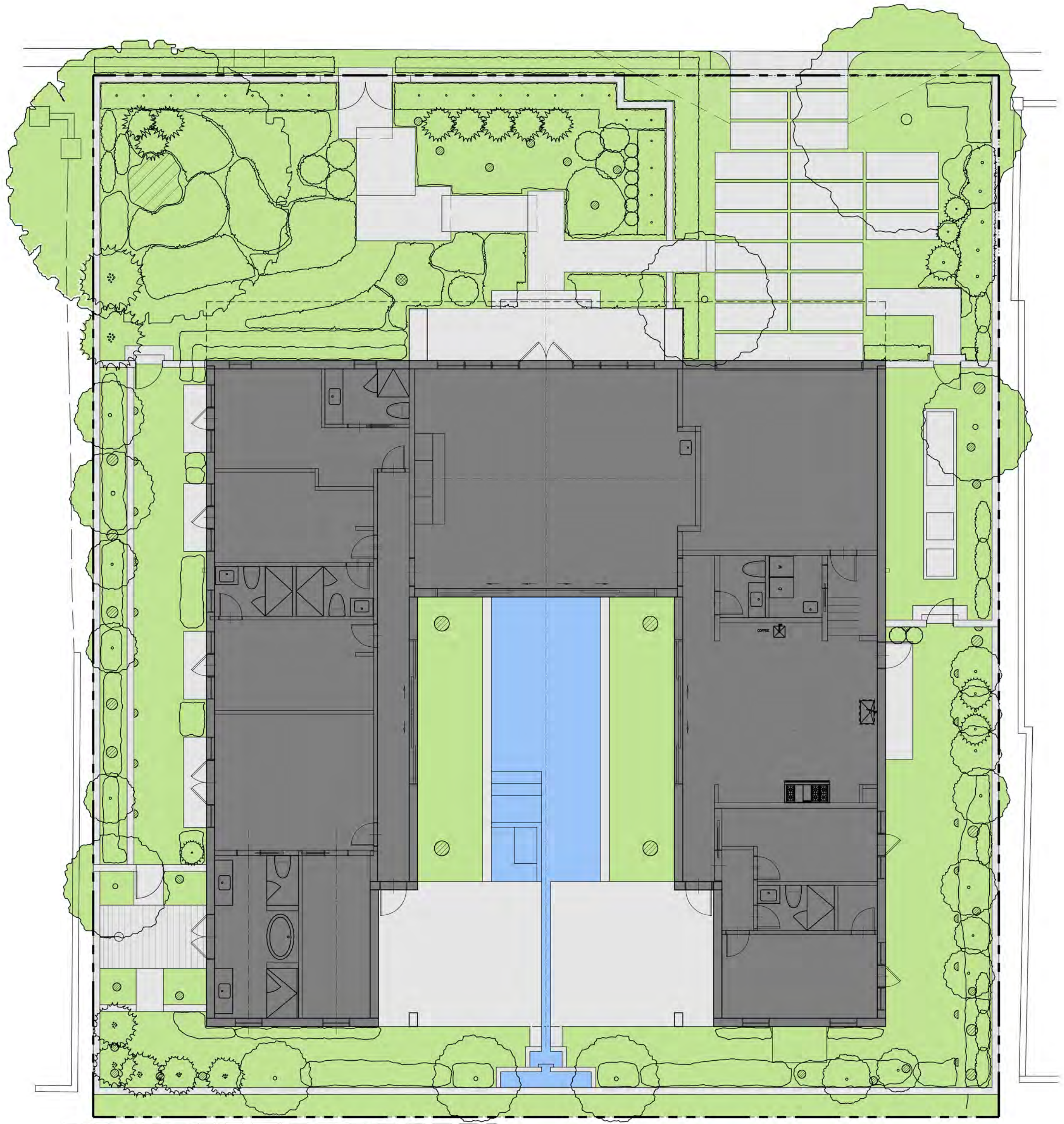


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DESIGN

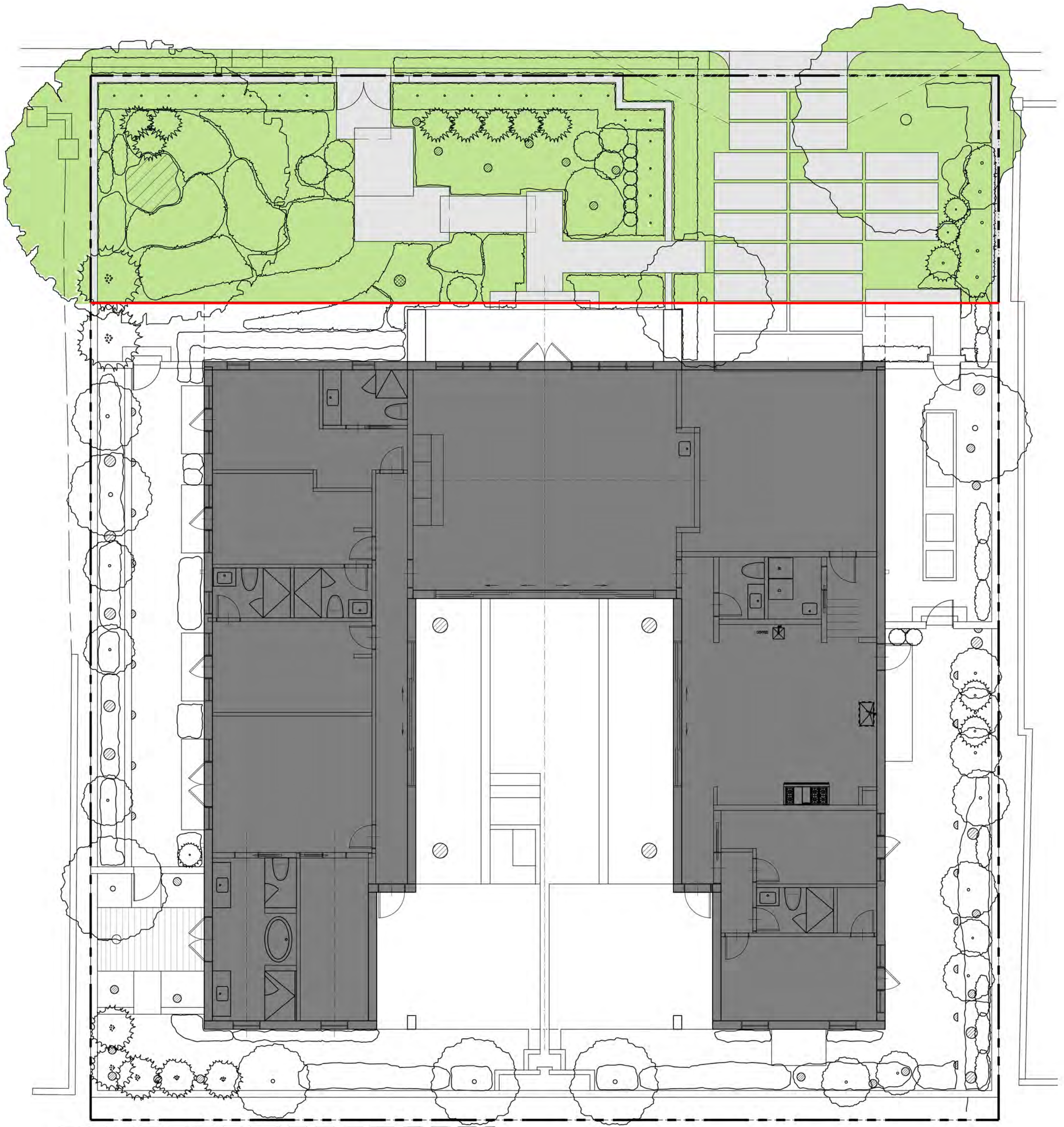
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D4

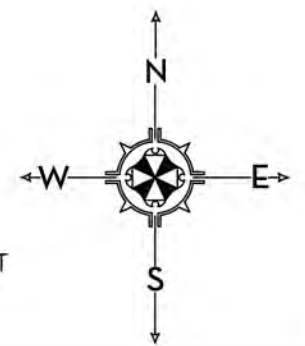


1 OVER ALL LANDSCAPE
OS1 SCALE: 1/8" = 1'-0"



2 25' FRONT SETBACK
OS1 SCALE: 1/8" = 1'-0"

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



MARIO F. NIEVERA
State of Florida
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6666856

OPEN SPACE DIAGRAM
256 RIDGEVIEW
PALM BEACH, FLORIDA

02 SEPTEMBER 2022-FIRST SUBMITTAL

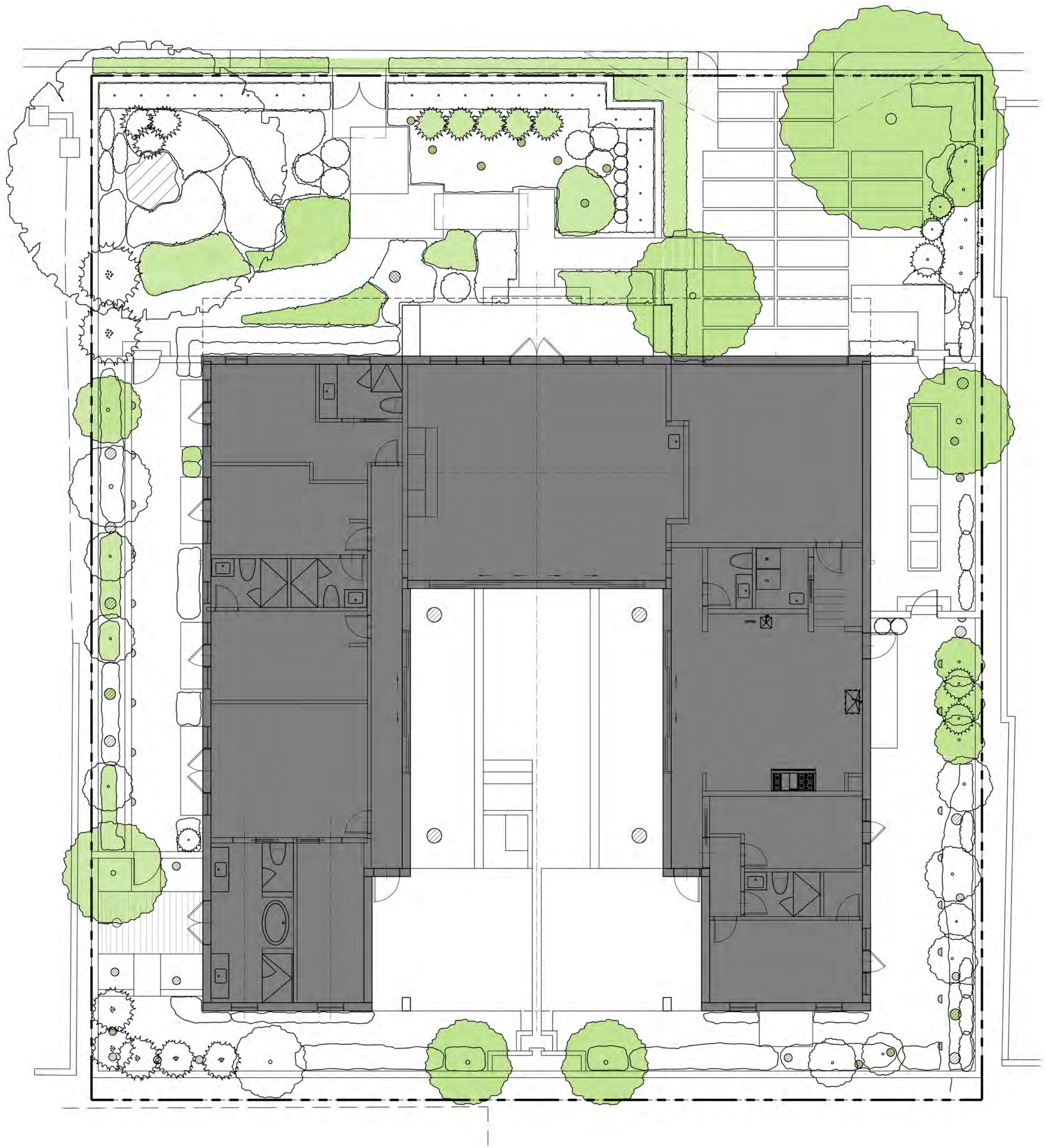
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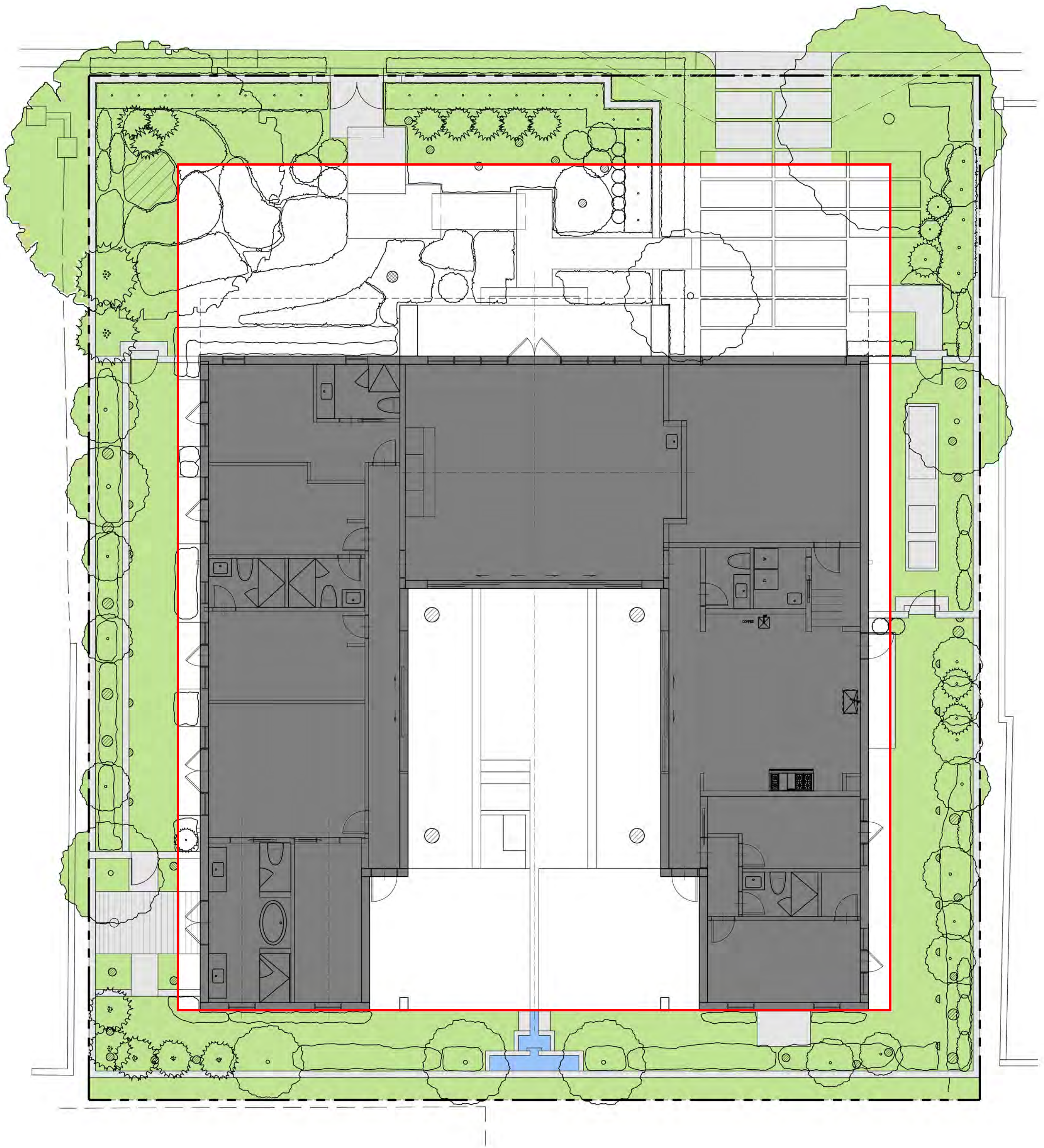
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OS1

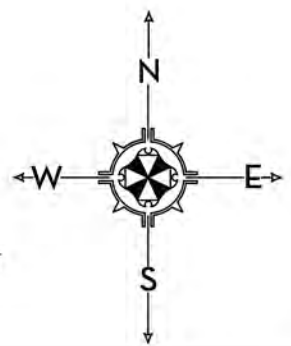


1 NATIVE LANDSCAPE
OS2 SCALE: 1/8" = 1'-0"



2 10' PERIMETER LANDSCAPE
OS2 SCALE: 1/8" = 1'-0"

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



MARIO F. NIEVERA

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6666856

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

OPEN SPACE DIAGRAM
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OS2

STORMWATER RETENTION CALCULATIONS
BASIN A

A. SITE INFORMATION

Total Property Area = 11,502 sq.ft.

Proposed Basin Area = 9,449 sq.ft.

Drainage Area Impervious Surface = 5,473 sq.ft.

Drainage Area Pervious Surface = 3,976 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:

$1.0 \times 2 \text{ in/hr} \times 5,473 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 913 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 3,976 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 133 \text{ cu.ft.}$

Total Volume to be Retained = 1,046 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #A-1

L = Total Length of Trench Provided = 40 ft

W = Trench Width = 4 ft

K = Hydraulic Conductivity = 0.000664 cfs/sq.ft./ft. of head

H_2 = Depth to Water Table = 2.00 ft

DU = Un-Saturated Trench Depth = 2.00 ft

DS = Saturated Trench Depth = 1.00 ft

V = Volume Treated = 1,704 cu.ft.

BASIN B

A. SITE INFORMATION

Proposed Drainage Area = 2,053 sq.ft.

Drainage Area Impervious Surface = 853 sq.ft.

Drainage Area Pervious Surface = 1,200 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:

$1.0 \times 2 \text{ in/hr} \times 853 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 143 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 1,200 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 40 \text{ cu.ft.}$

Total Volume to be Retained = 183 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

Exfiltration Trench #B-1

L = Total Length of Trench Provided = 20 ft

W = Trench Width = 12 ft

K = Hydraulic Conductivity = 0.000664 cfs/sq.ft./ft. of head

H_2 = Depth to Water Table = 1.25 ft

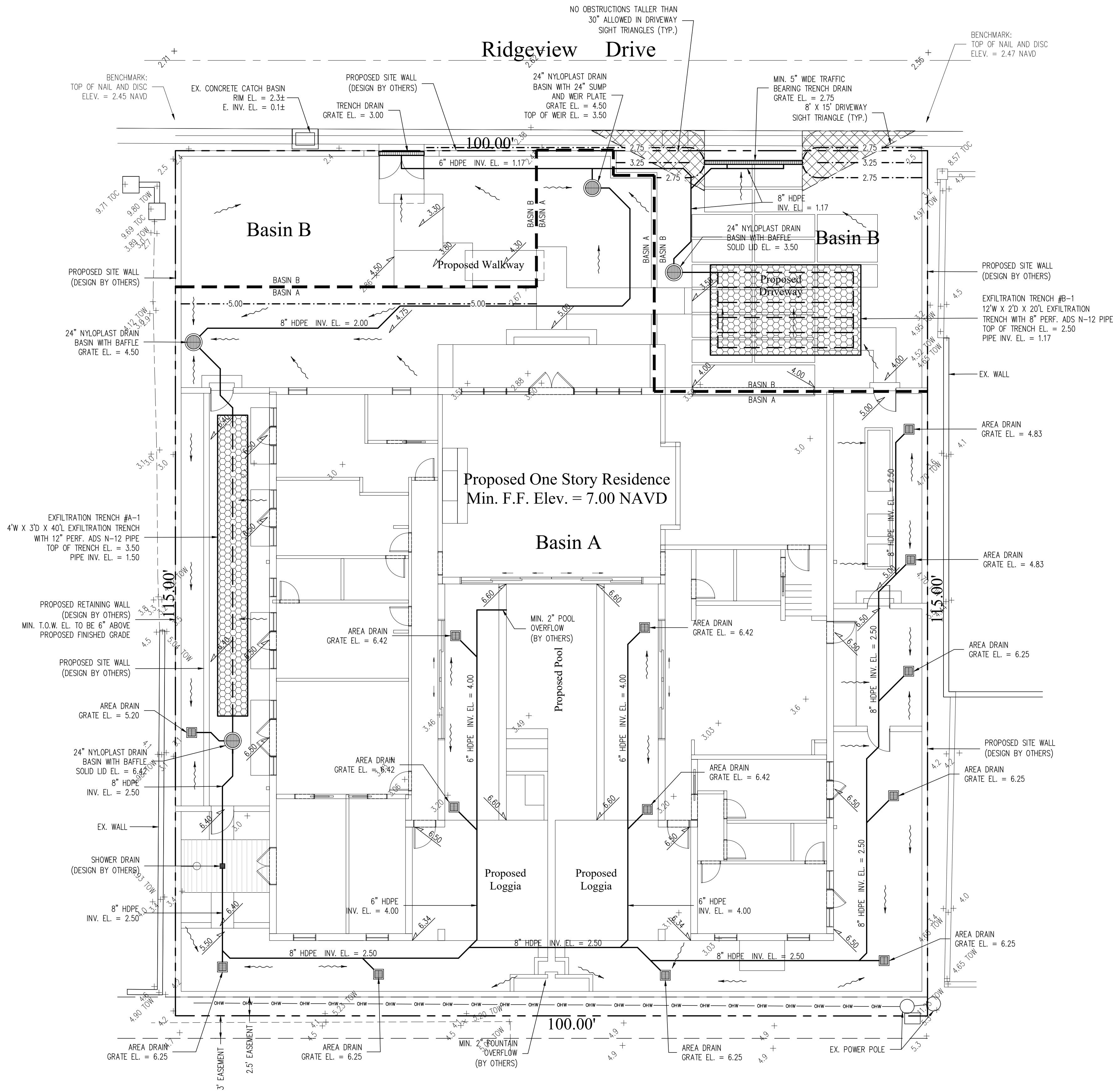
DU = Un-Saturated Trench Depth = 1.00 ft

DS = Saturated Trench Depth = 1.00 ft

V = Volume Treated = 1,037 cu.ft.

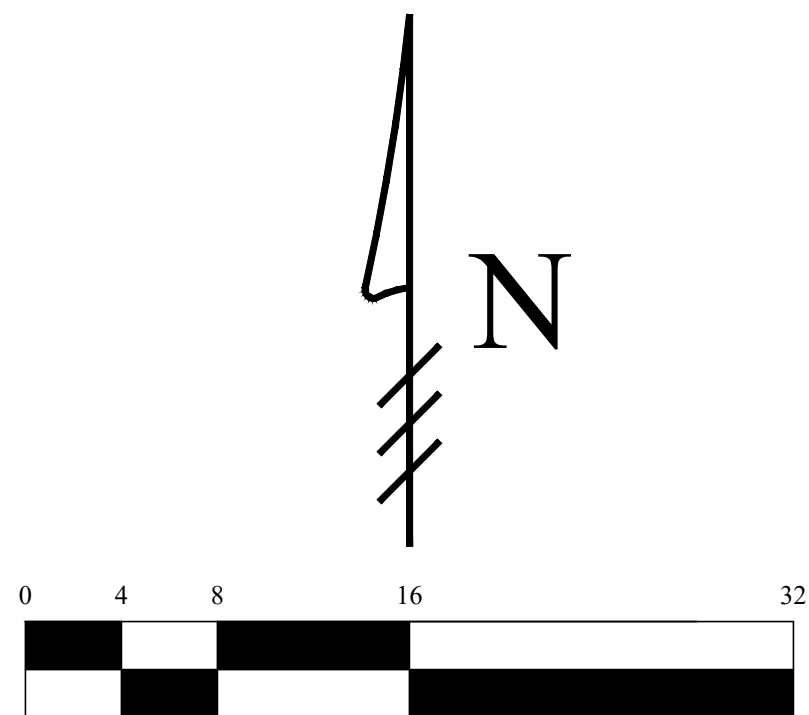
Notes:

- 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.



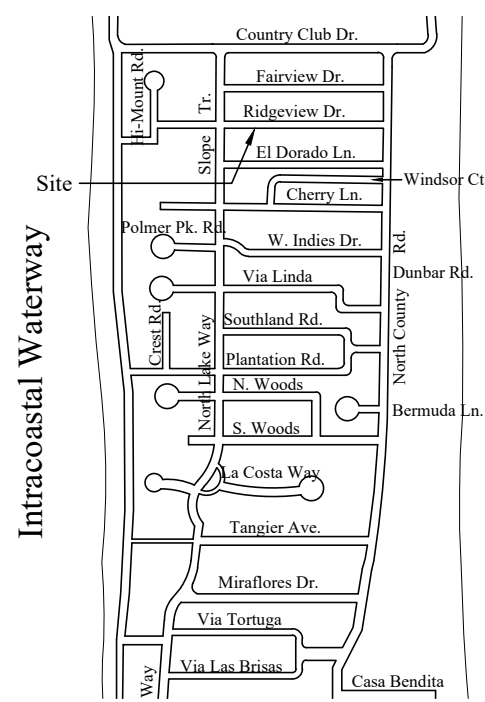
Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24\"/>



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

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.



Location Map
N.T.S.



Gruber Consulting
Engineers, Inc.
5754 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 561.312.2841
office@grubersurveyors.com

Project Information				
Project No.	2010-0093	Issue Date	10/07/2022	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
CG				

Conceptual Site Grading & Drainage Plan For:

Proposed Residence

Palm Beach, Florida

256 Ridgeview Drive

Revisions

1	
2	
3	
4	
5	
6	
7	
8	
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10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

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
Nievera Williams Design Received 9/21/22

ARC-22-202

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