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## Scope of Work

Completed Without Permits

The existing site is currently in violation of the Town of Palm Beach Open Space requirements.

- Modified Pool And Deck
- Modified Equipment Area & Entry Path
- Modified Driveway and Entry Steps
- Increased Height of Previously Permitted Site Wall (Does not exceed 7' above neighboring property)
- Addition of Front Entry Vehicular Gate

## Proposed Scope of Work

To Bring All Non-conforming aspects into Compliance

The site is currently in violation of the Town of Palm Beach Open Space requirements.

- Proposed reduction of driveway area to comply with Town of Palm Beach landscape open space requirements.

NOTE:  
Existing Landscaping has not been affected by changes.

## Variance Requests

- Landscape Open Space 32.87% in lieu of required 35%

## Private Residence 246 Everglade Avenue Palm Beach

F L O R I D A

Project # ARC-22-212

Zoning # 23-012

Final Submittal: 01.05.22

## Sheet Index

### Cover Sheet

### Zoning Legend

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Previously Approved Site Plan

Previous Survey

Current Survey

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 Engineers

GRUBER CONSULTING ENGINEER'S INC.  
2475 MERCER AVENUE, SUITE 305  
WEST PALM BEACH, FL 33401  
561.312.2041

ENVIRONMENT  
DESIGN  
GROUP

139 North County Road S#20-B Palm Beach, FL 33480  
Phone 561.832.4600 Mobile 561.313.4424

Landscape Architecture  
Land Planning  
Landscape Management

Dustin M. Mizell, MLA RLA #6666784  
Dustin@environmentdesigngroup.com

Private Residence

246 Everglade Avenue

Palm Beach

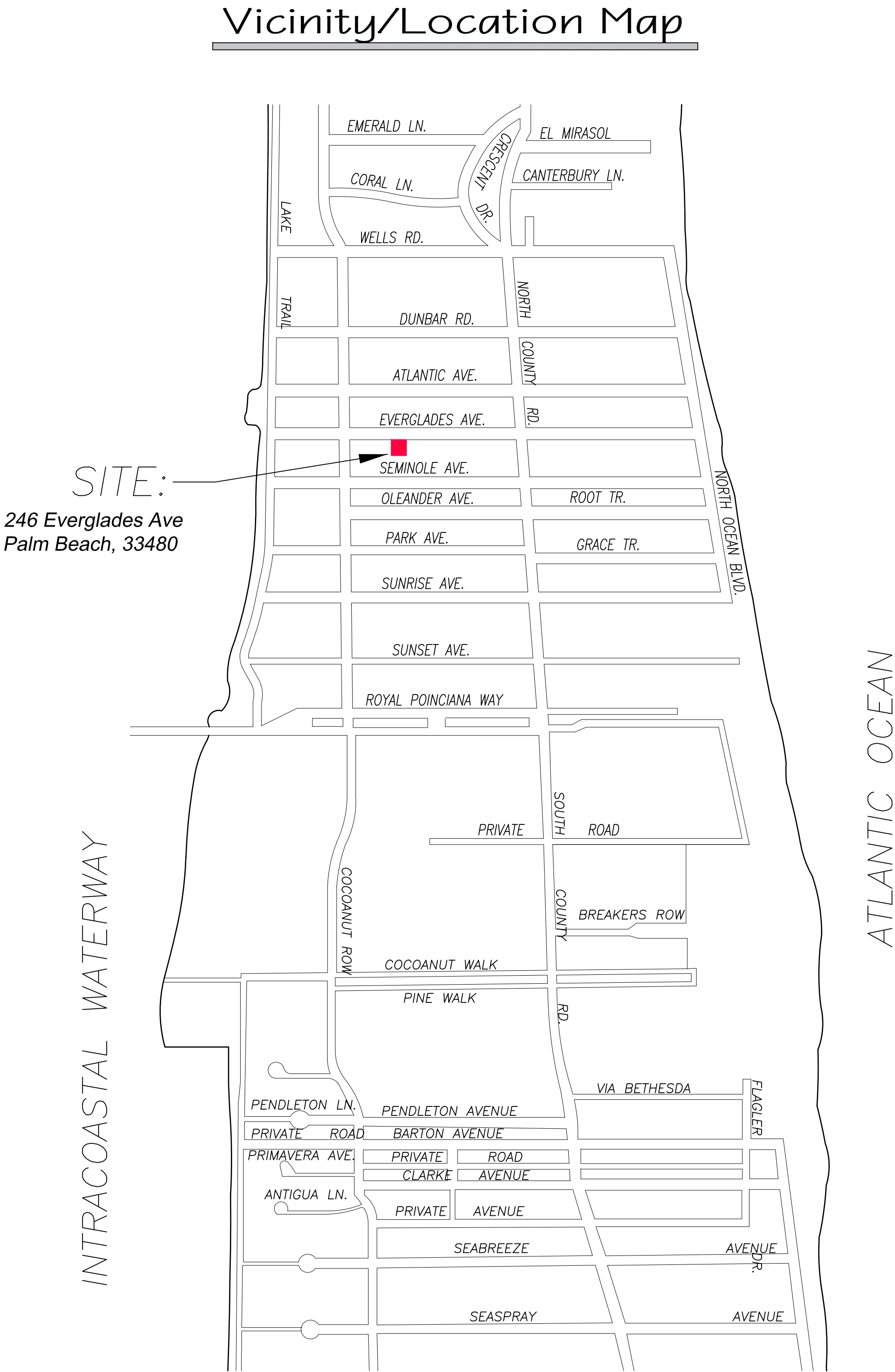
F L O R I D A

Zoning Legend

Property Address:	246 Everglade Avenue		
Zoning District:	R-C		
Structure Type:	Town House		
	Required/Allowed	Existing	Proposed
Lot Size:	13,333 SF	5,963 SF	5,963 SF
Lot Depth:	N/A	N/A	N/A
Lot Width:	N/A	N/A	N/A
Lot Coverage:	N/A	N/A	N/A
Front Yard Setback:	N/A	N/A	N/A
Side Yard Setback (1st story):	N/A	N/A	N/A
Side Yard Setback (2nd story):	N/A	N/A	N/A
Rear Yard Setback:	N/A	N/A	N/A
Angle of Vision:	N/A	N/A	N/A
Building Height:	N/A	N/A	N/A
Overall Building Height:	N/A	N/A	N/A
Finish Floor Elevation (FFE) (NAVD):	N/A	N/A	N/A
Zero Datum for Pt of Measurement:	N/A	N/A	N/A
Base Flood Elevation (BFE) (NAVD)	NAVD	NAVD	NAVD
Landscape Open Space (LOS):	35%	24.65%	32.87%
Perimeter LOS:	N/A	N/A	N/A
Front Yard LOS:	35%	48.55%	55.1%
Native Plant Species Percentage:	N/A	N/A	N/A

ARC# 22-212

ZON# 23-012

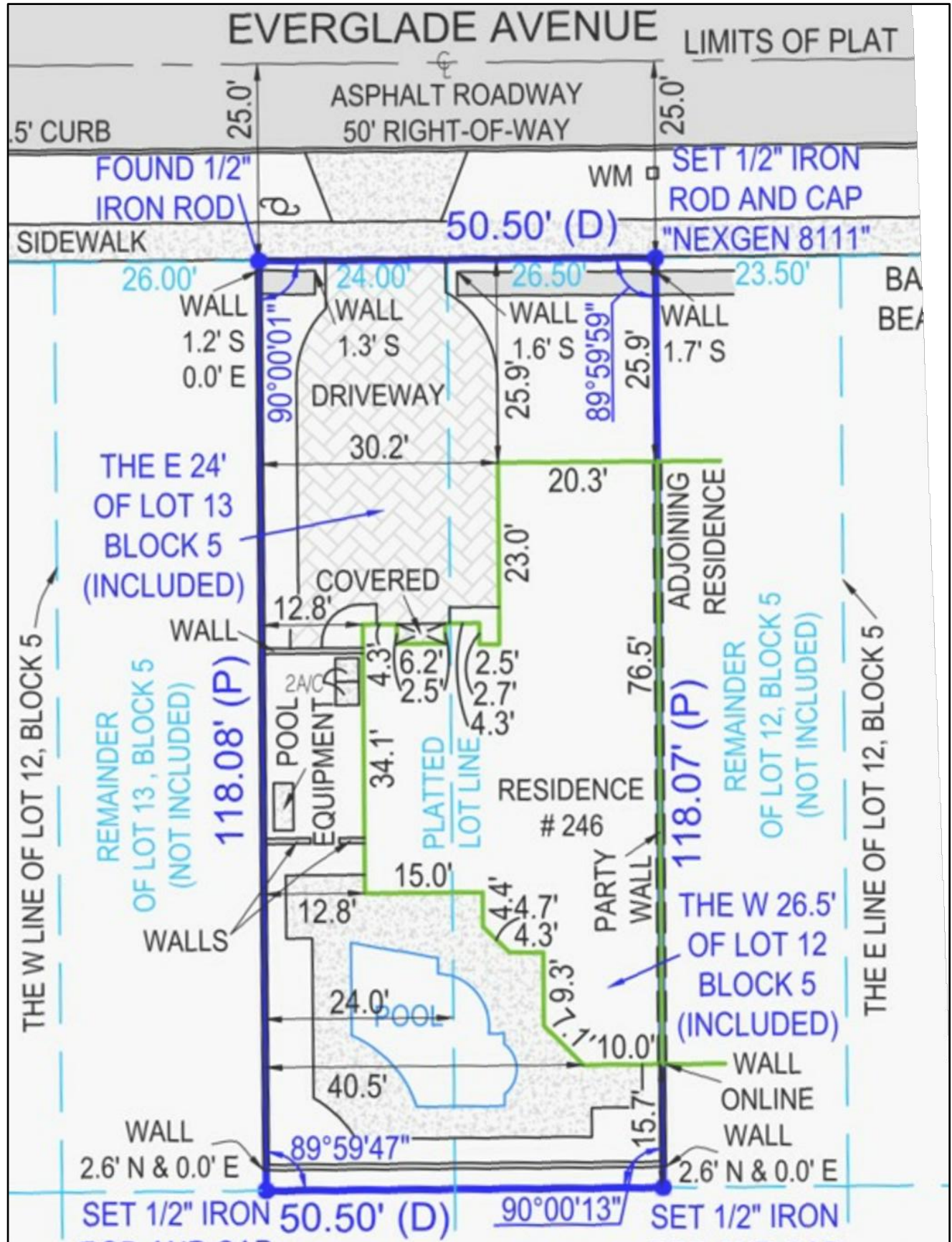






Aerial View

NOTE:  
CLIENT PURCHASED PROPERTY ON 02/01/2022  
EXISTING CONDITIONS WHEN PURCHASED  
WERE IN VIOLATION OF TOWN OF PALM  
BEACH OPEN SPACE REQUIREMENTS



Survey

SURVEY DATE 01/17/2022

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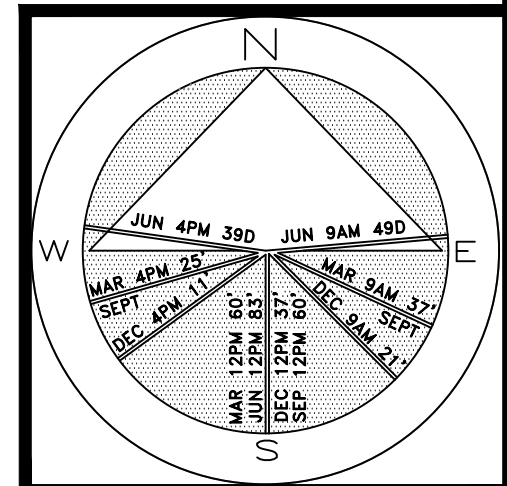
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SUNSHINE STATE ONE CALL  
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ARC# 22-212  
ZON# 23-012

Property Purchased Conditions

**ENVIRONMENT  
DESIGN  
GROUP**  
139 North County Road S#20-B Palm Beach, FL 33480  
Phone: 561.832.4600 Mobile: 561.313.4424  
Landscape Architecture  
Land Planning  
Landscape Management  
Dustin M. Mizell, MIA, RLA #6666784  
Dustin@environmentdesigngroup.com

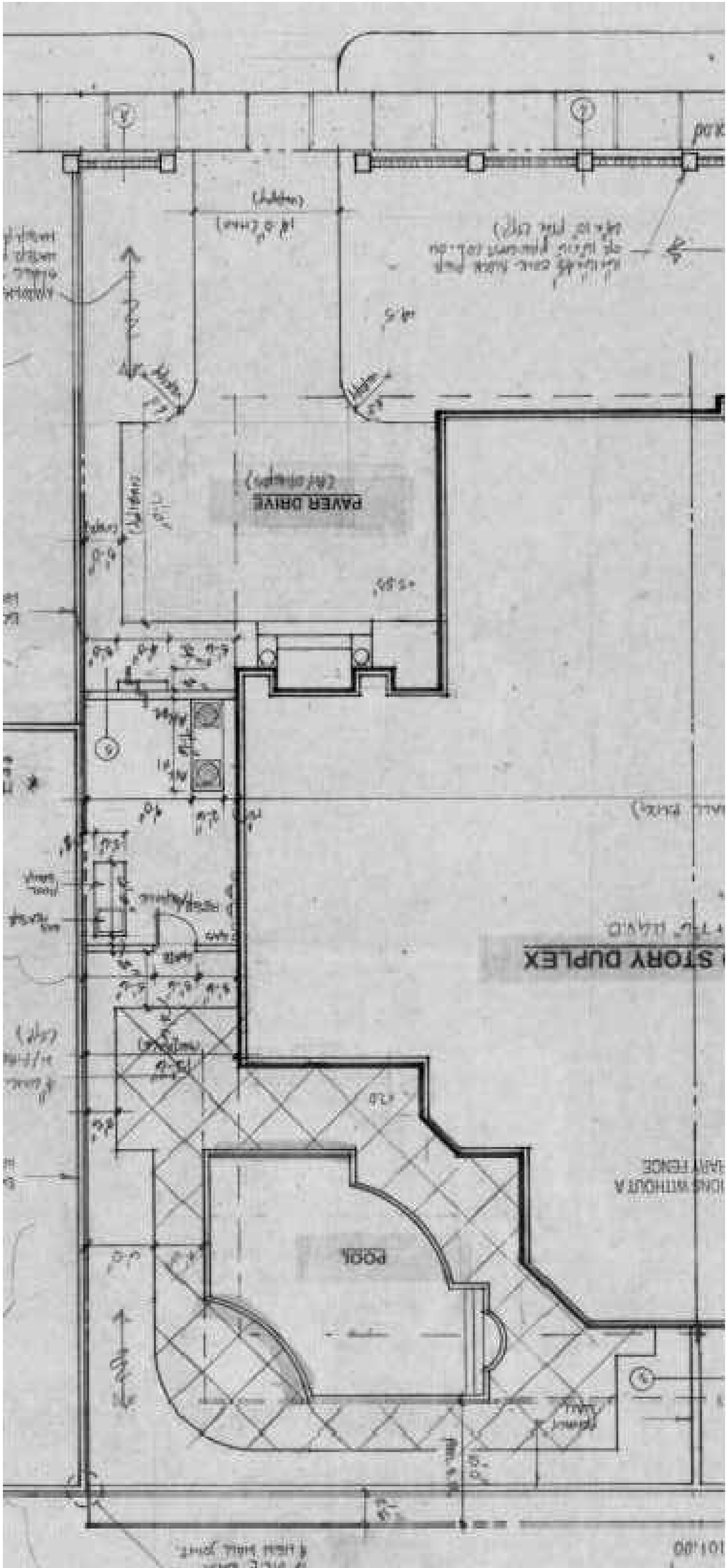
Private Residence  
246 Everglades Ave  
Palm Beach



JOB NUMBER: # 22144.00 LA  
DRAWN BY: Jean Tuomey  
DATE: 11.14.2022  
01.03.2023

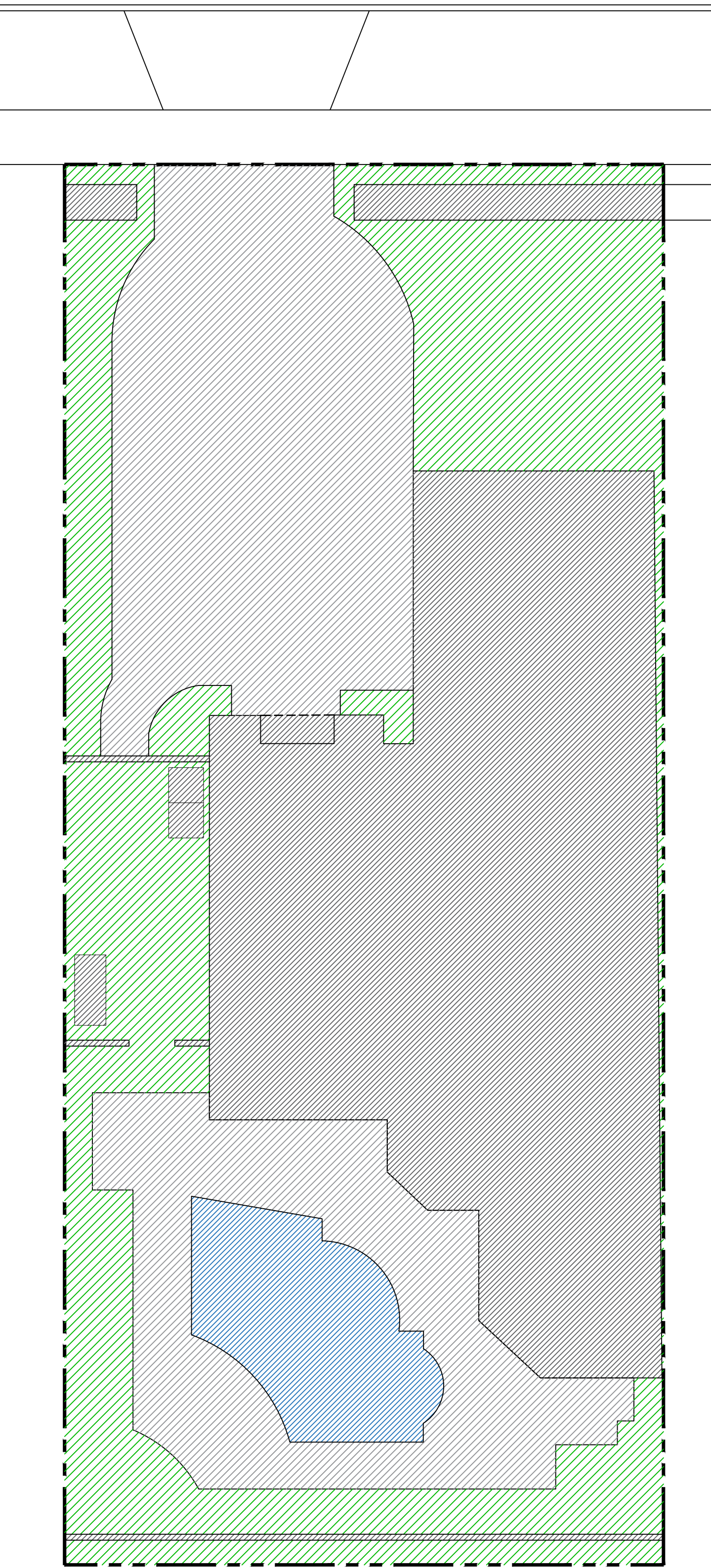
SHEET L1.0





Previously Approved Site Plan

RANDALL STOFF ARCHITECTS  
DATED 02/14/1997



Site Plan

SITE CONDITIONS BASED ON  
SURVEY OF PROPERTY DATE  
01/17/2022

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE



Existing Conditions

PROPERTY PURCHASE  
CONDITIONS: 02/2022

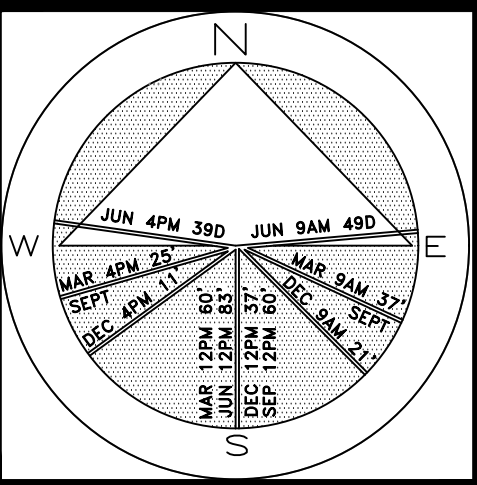
Site Requirements

DESCRIPTION	REQUIRED	PREVIOUSLY APPROVED CONDITION	PROPERTY PURCHASED CONDITION
LOT ZONE - RC MEDIUM DENSITY RESIDENTIAL			
LOT AREA	20,000 S.F. MINIMUM	11,918 S.F.	5,963 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 35% 2,671 S.F.	35% 4,176 S.F.	27% 1,643 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD 441.9 S.F.	N/A	N/A

- PREVIOUSLY APPROVED CONDITIONS ARE BASED ON RANDALL STOFF ARCHITECTS PLAN DATED 02/14/1997
- PROPERTY PURCHASED CONDITIONS ARE BASED ON SURVEY DATE 01/17/2022

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246 Everglades Ave  
Palm Beach



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DATE: 11.14.2022  
01.03.2023

SHEET L1.0

ARC# 22-212  
ZON# 23-012

Property Purchased Conditions



246 EVERGLADE AVE ←



246 EVERGLADE AVE ←

Aerial View



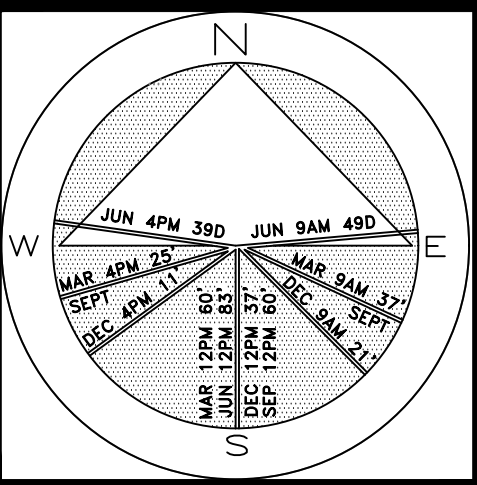
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FL 33480



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01.03.2023

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ARC# 22-212  
ZON# 23-012  
Existing Conditions - Front Yard

SHEET L2.0





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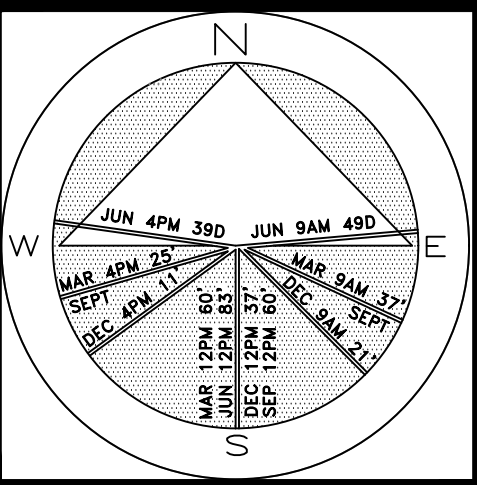
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ARC# 22-212  
ZON# 23-012

Existing Conditions - Back Yard

SHEET L2.1





Existing Conditions - When Purchased By Owner



Current Existing Conditions

NOTE:  
CLIENT PURCHASED PROPERTY ON 02/01/2022

EXISTING CONDITIONS WHEN PURCHASED  
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BEACH OPEN SPACE REQUIREMENTS

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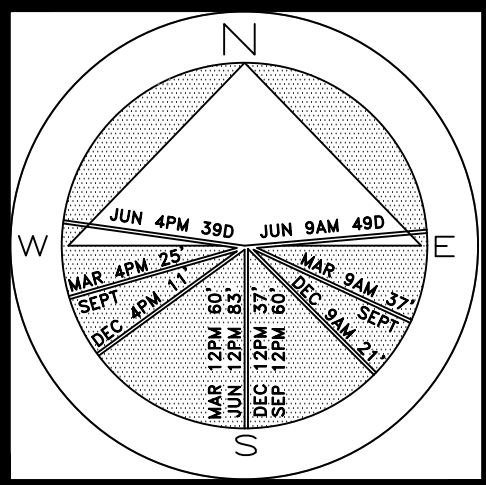
ARC# 22-212  
ZON# 23-012

Existing Conditions Comparison

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DESIGN  
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Dustin@environmentdesigngroup.com

Private Residence  
246 Everglades Ave  
Palm Beach

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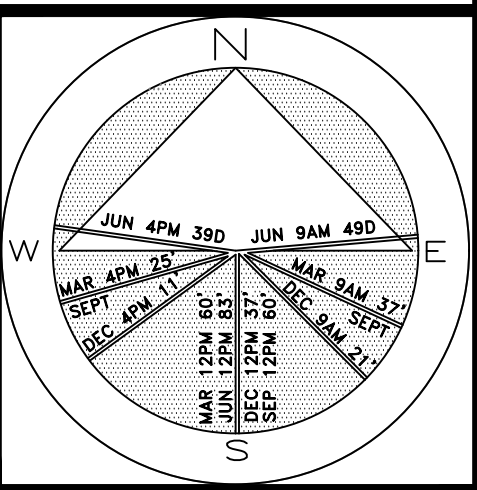


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SHEET L2.2

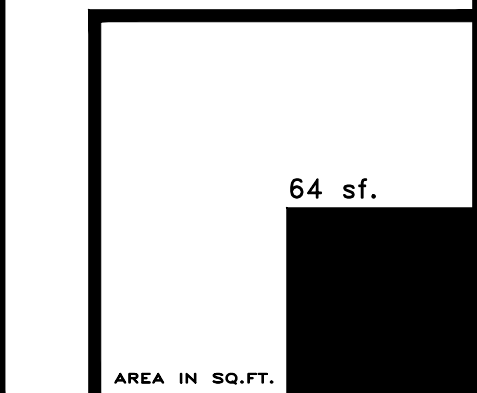


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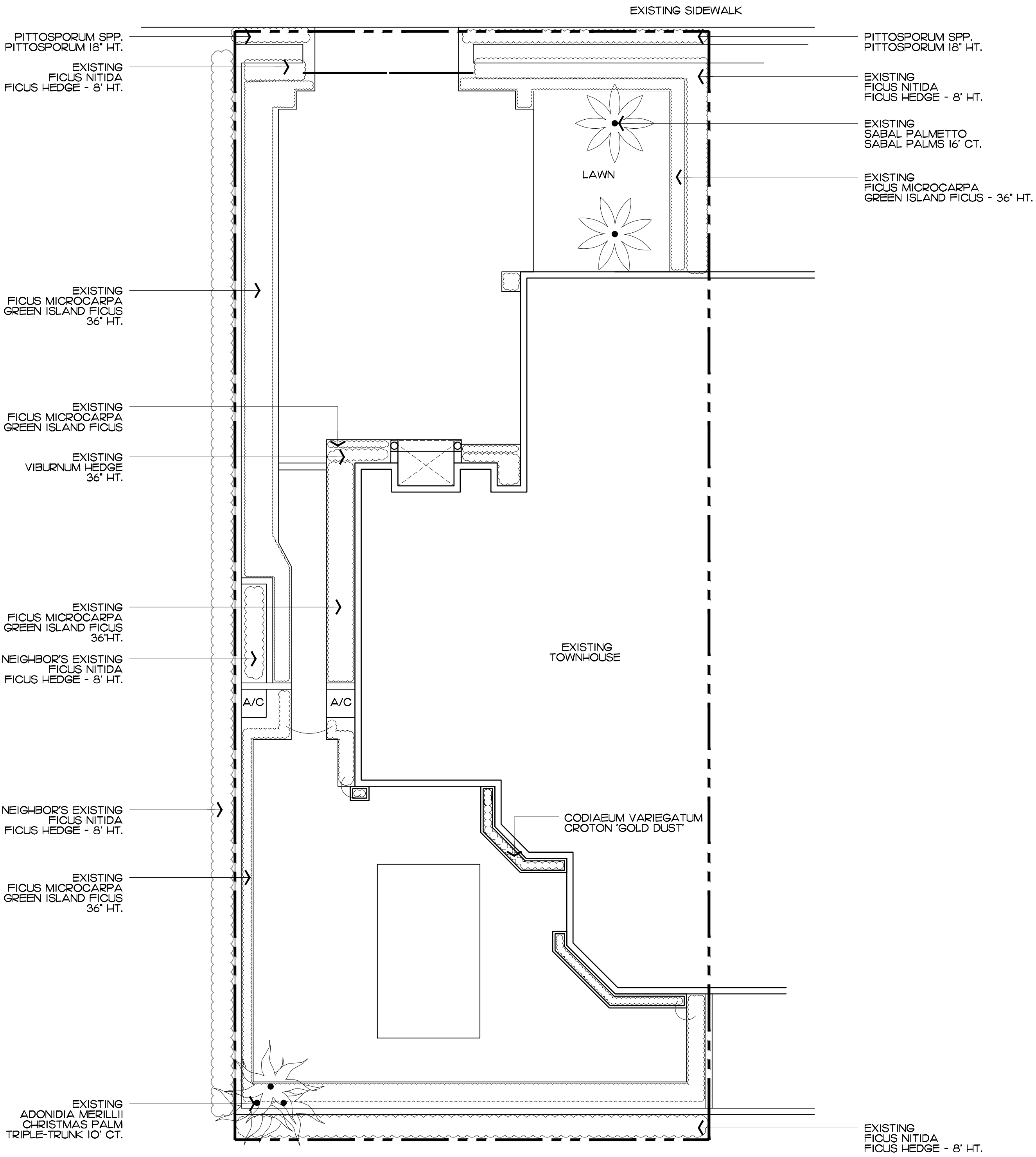


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DRAWN BY: Allison Padilla  
DATE: 10.24.2022  
01.03.2023

SHEET L2.3



EVERGLADE AVENUE



NEIGHBOR'S EXISTING  
FICUS NITIDA  
FICUS HEDGE - 8' HT.

EXISTING  
ADONIDIA MERILLII  
CHRISTMAS PALM  
TRIPLE-TRUNK 10' CT.

EXISTING  
FICUS NITIDA  
FICUS HEDGE - 8' HT.

EXISTING  
SABAL PALMETTO  
SABAL PALMS 16' CT.

EXISTING  
FICUS NITIDA  
FICUS HEDGE - 8' HT.

EXISTING  
FICUS MICROCARPA  
GREEN ISLAND FICUS  
36' HT.

EXISTING  
FICUS MICROCARPA  
GREEN ISLAND FICUS  
36' HT.

EXISTING  
VIBURNUM HEDGE  
36' HT.

EXISTING  
FICUS NITIDA  
FICUS HEDGE - 8' HT.

EXISTING  
FICUS MICROCARPA  
GREEN ISLAND FICUS  
36' HT.

EXISTING  
FICUS NITIDA  
FICUS HEDGE - 8' HT.

EXISTING  
ADONIDIA MERILLII  
CHRISTMAS PALM  
TRIPLE-TRUNK 10' CT.

EXISTING  
FICUS NITIDA  
FICUS HEDGE - 8' HT.

Aerial View

IMAGE TAKEN PRIOR TO HARDSCAPE IMPROVEMENTS DONE WITHOUT PERMIT

NOTE:  
EXISTING LANDSCAPING WAS NOT  
AFFECTED BY HARDSCAPE WORK  
DONE WITHOUT PERMITS.

ALL EXISTING VEGETATION IS TO  
REMAIN.

NO VEGETATION IS PROPOSED

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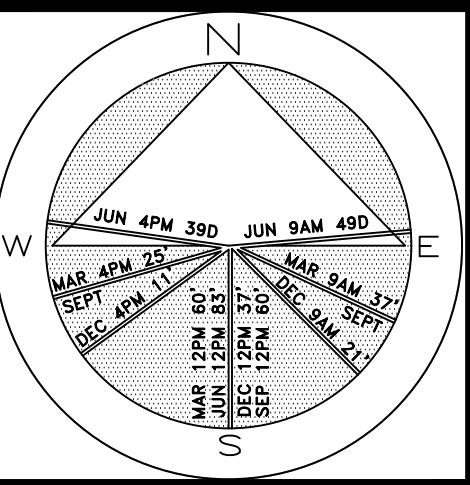
Existing Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

ARC# 22-212  
ZON# 23-012

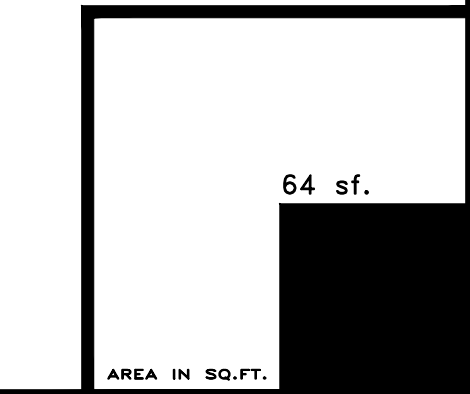


Private Residence  
246 Everglades Ave  
Palm Beach

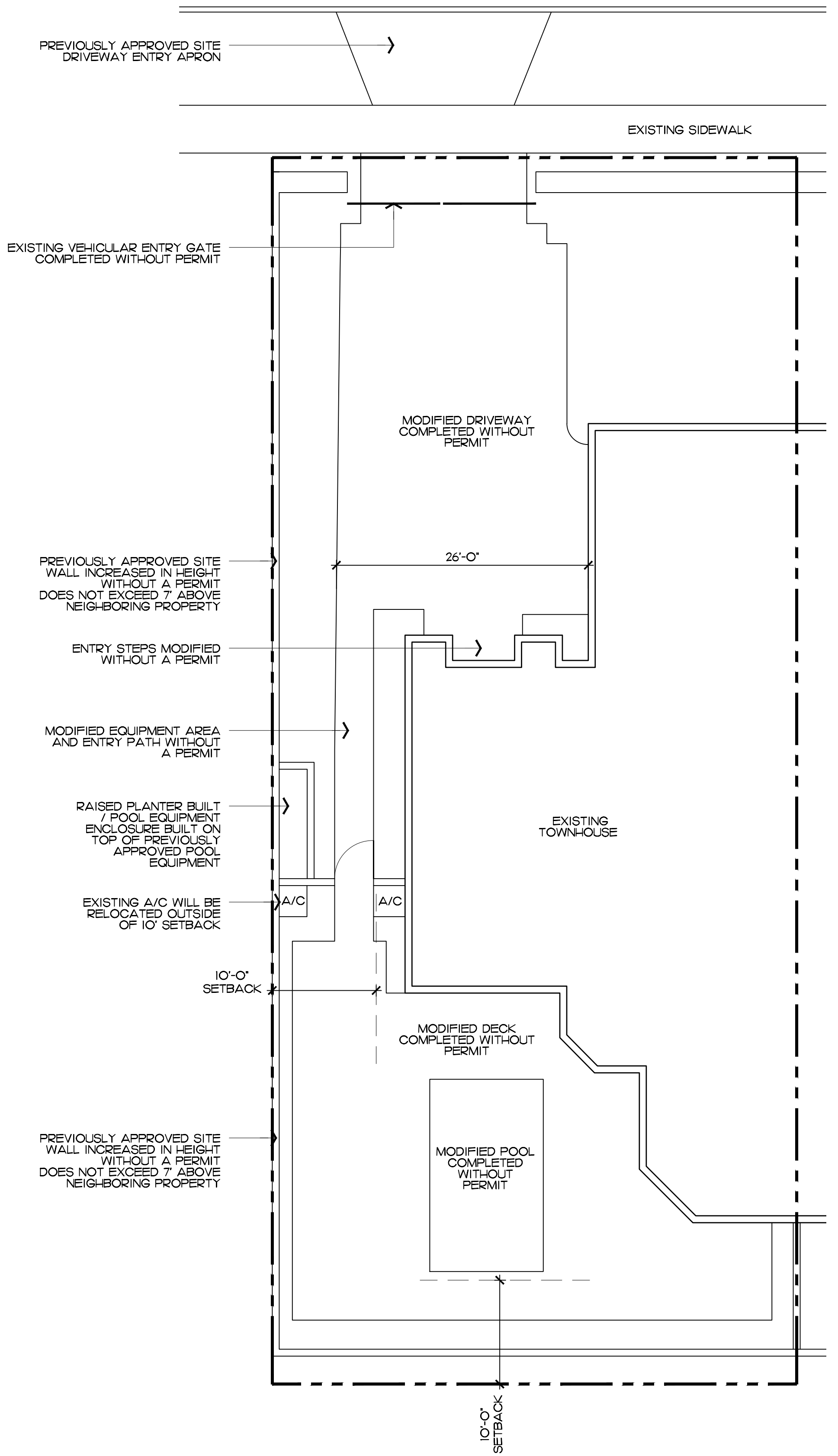


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DATE: 11.04.2022  
01.03.2023

SHEET L2.4



# EVERGLADE AVENUE



NOTE:  
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BASED ON SURVEY BY:  
NEXGEN SURVEYING, LLC.  
DATED 07-18-22

ARC# 22-212  
ZON# 23-012

## Existing Hardscape Conditions



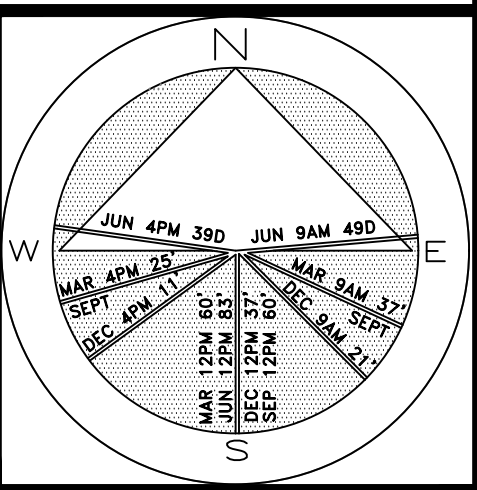
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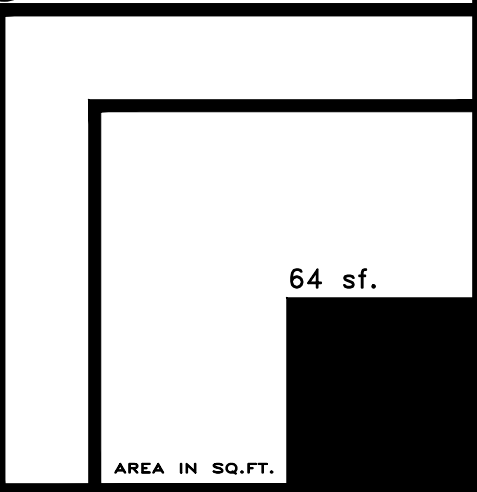


Private Residence  
246 Everglades Ave  
Palm Beach



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DRAWN BY: Sean Tuomey  
DATE: 11.04.2022  
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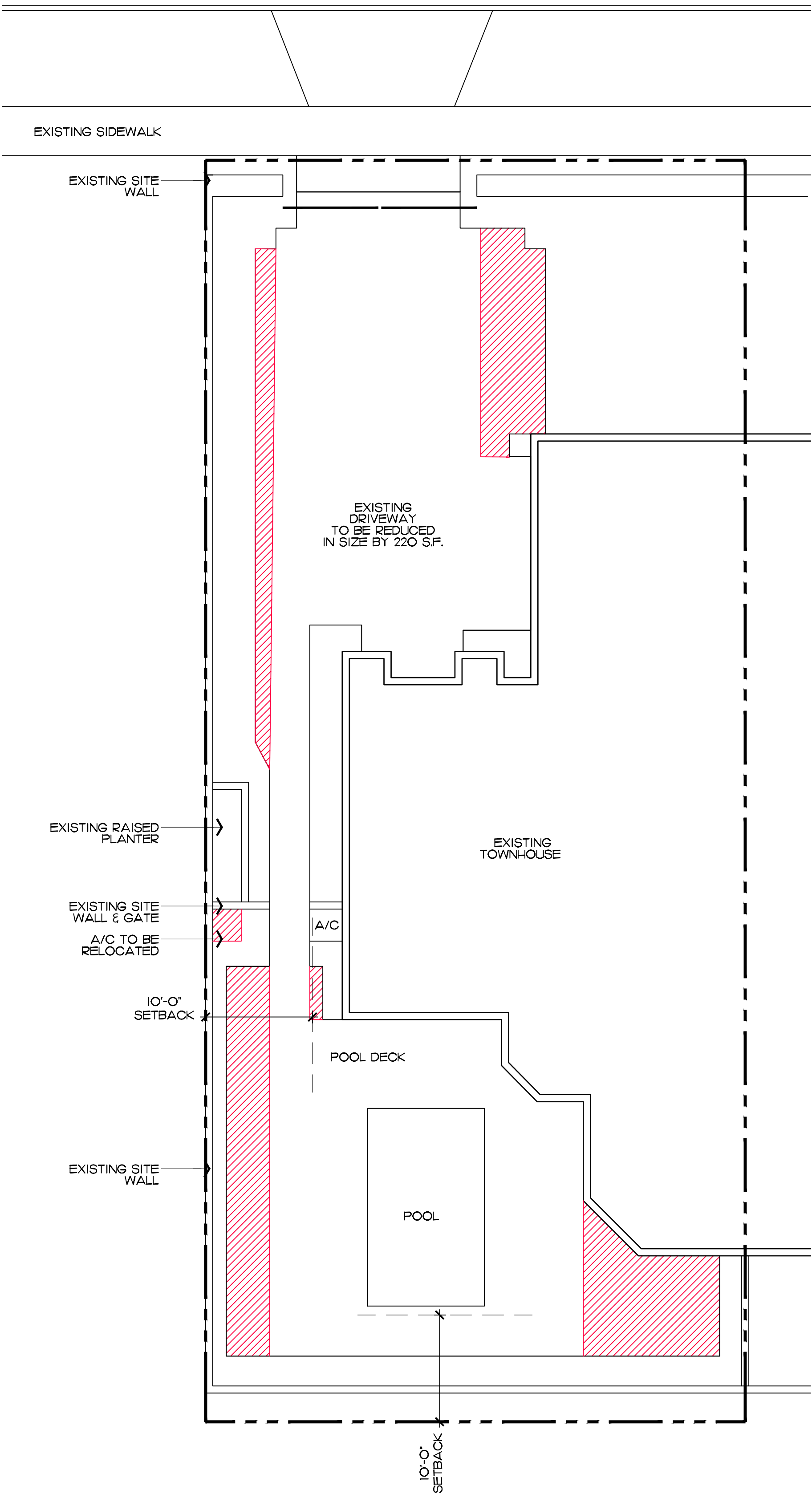
SHEET L2.5



64 sf.

AREA IN SQ.FT.

EVERGLADE AVENUE



NOTE:  
EXISTING CONDITIONS ARE  
BASED ON SURVEY BY:  
NEXGEN SURVEYING, LLC.  
DATED 07-18-22

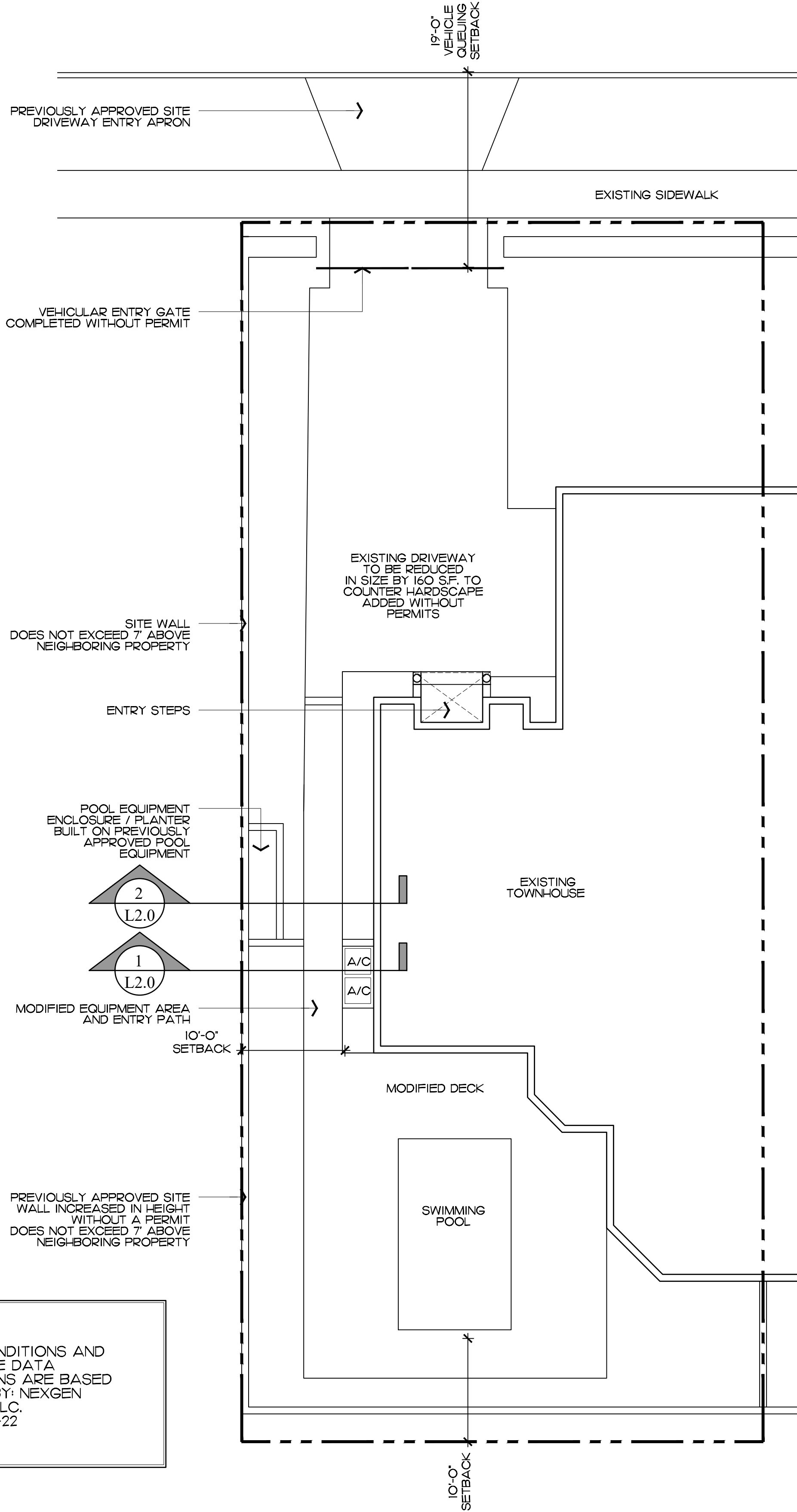
ARC# 22-212  
ZON# 23-012

Demolition Plan

SCALE IN FEET 0' 8' 16' 24'



EVERGLADE AVENUE



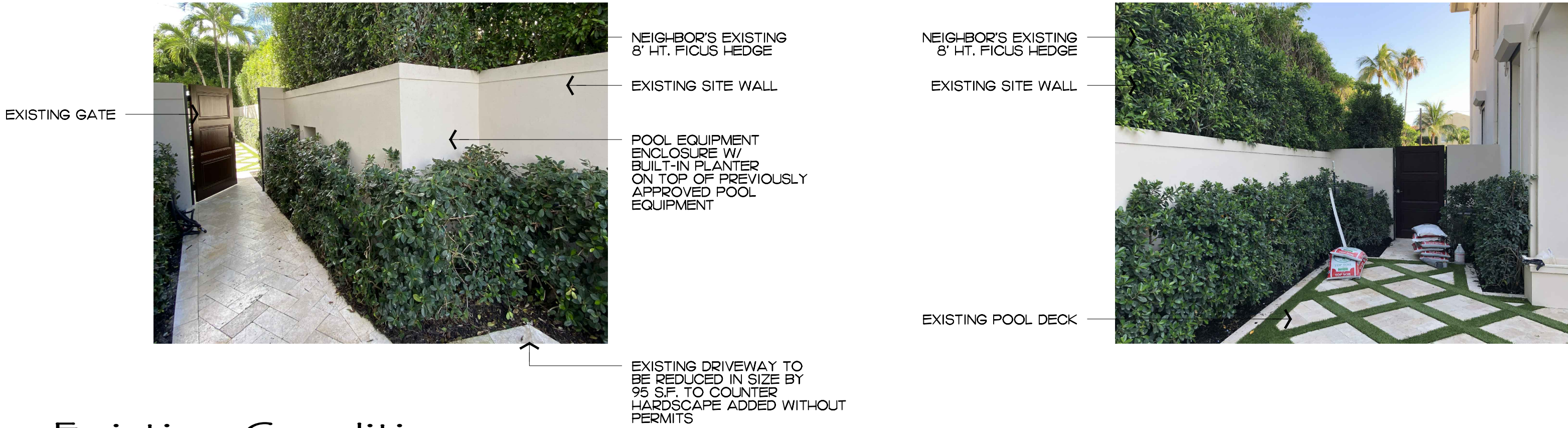
NOTE:  
EXISTING CONDITIONS AND  
EXISTING SITE DATA  
CALCULATIONS ARE BASED  
ON SURVEY BY: NEXGEN  
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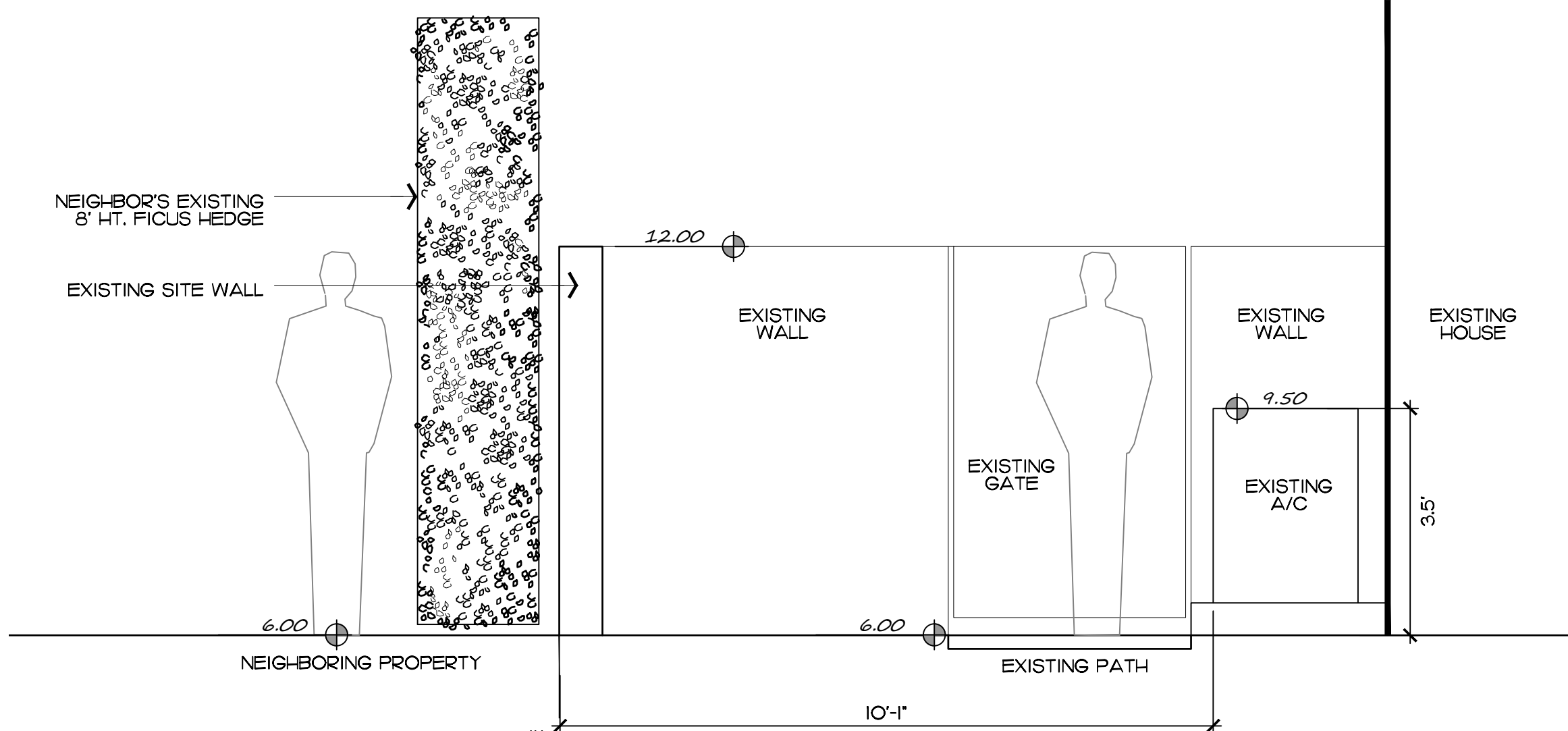
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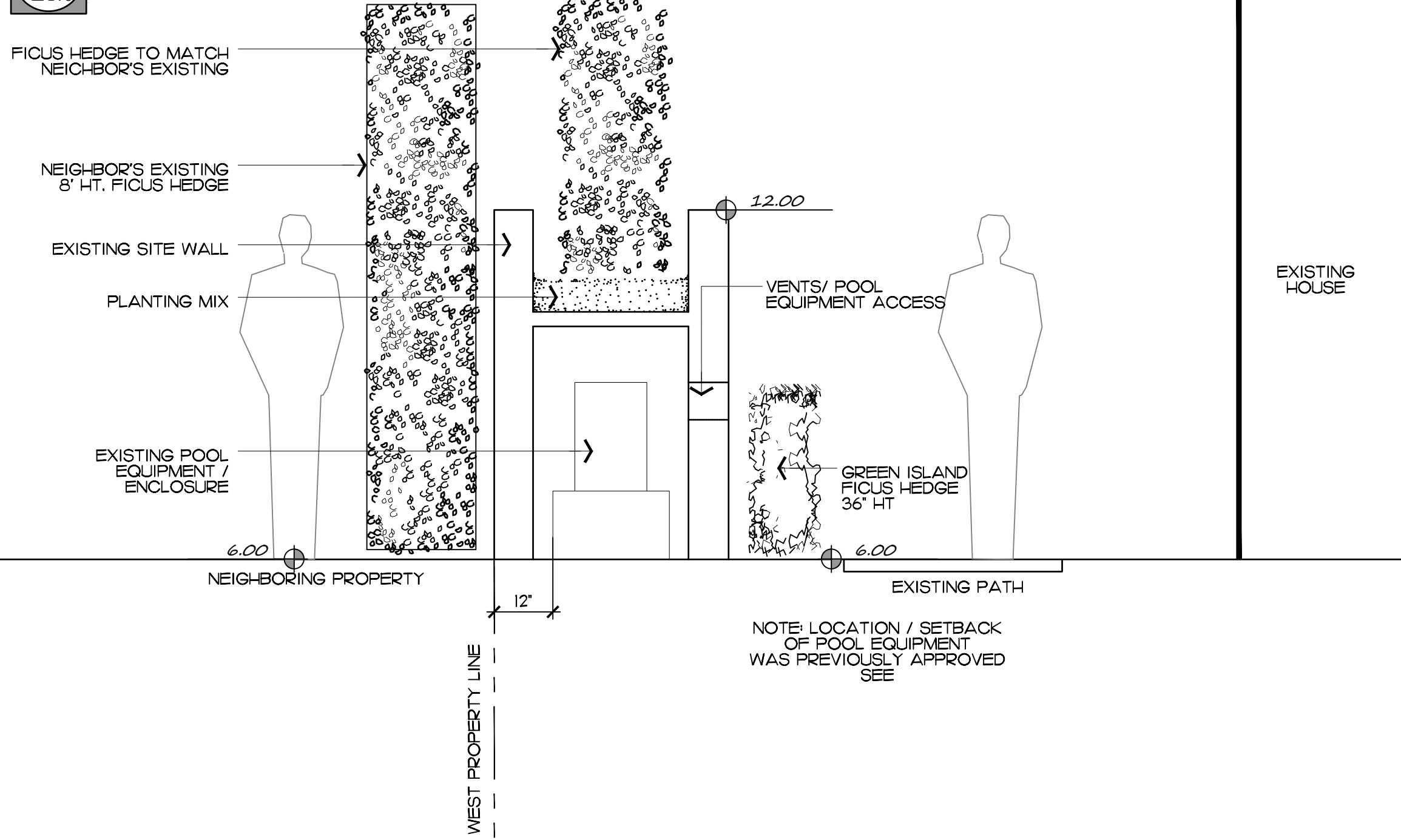
ARC# 22-212  
ZON# 23-012



Existing Conditions



1 A/C Equipment Section



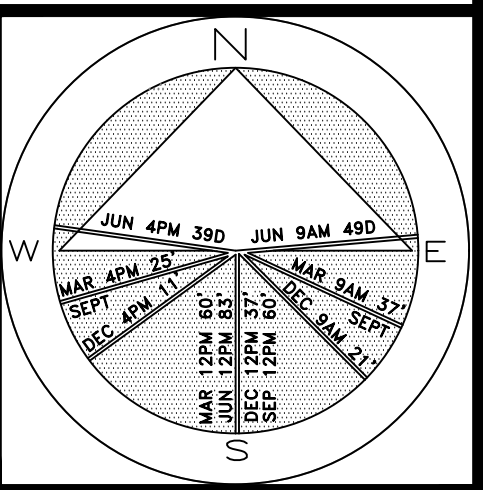
2 Pool Equipment Section



Proposed Site Plan

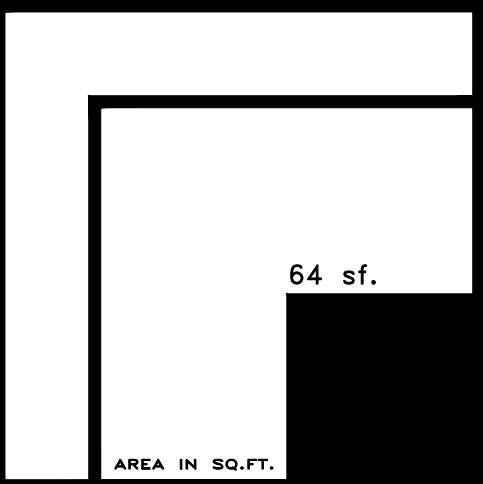
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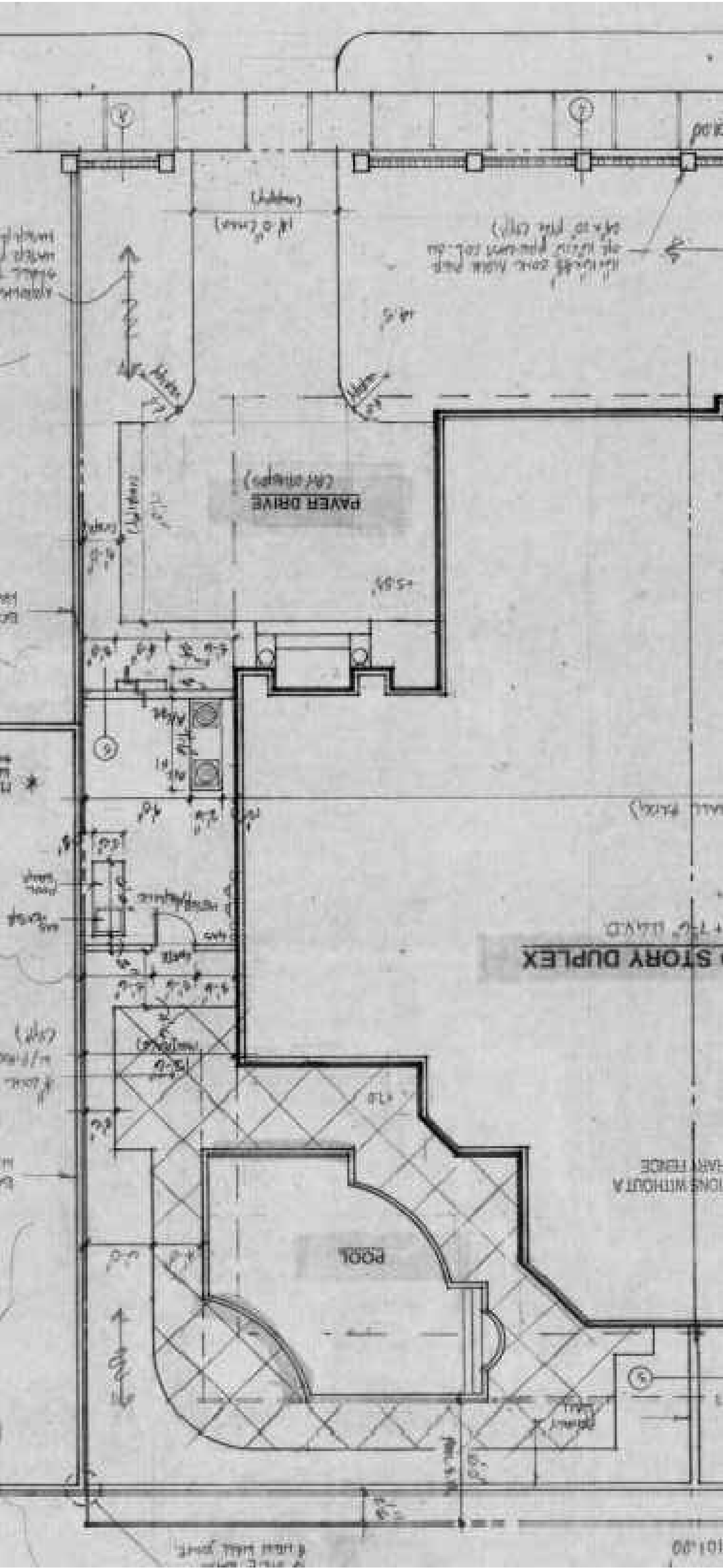


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SHEET L3.0

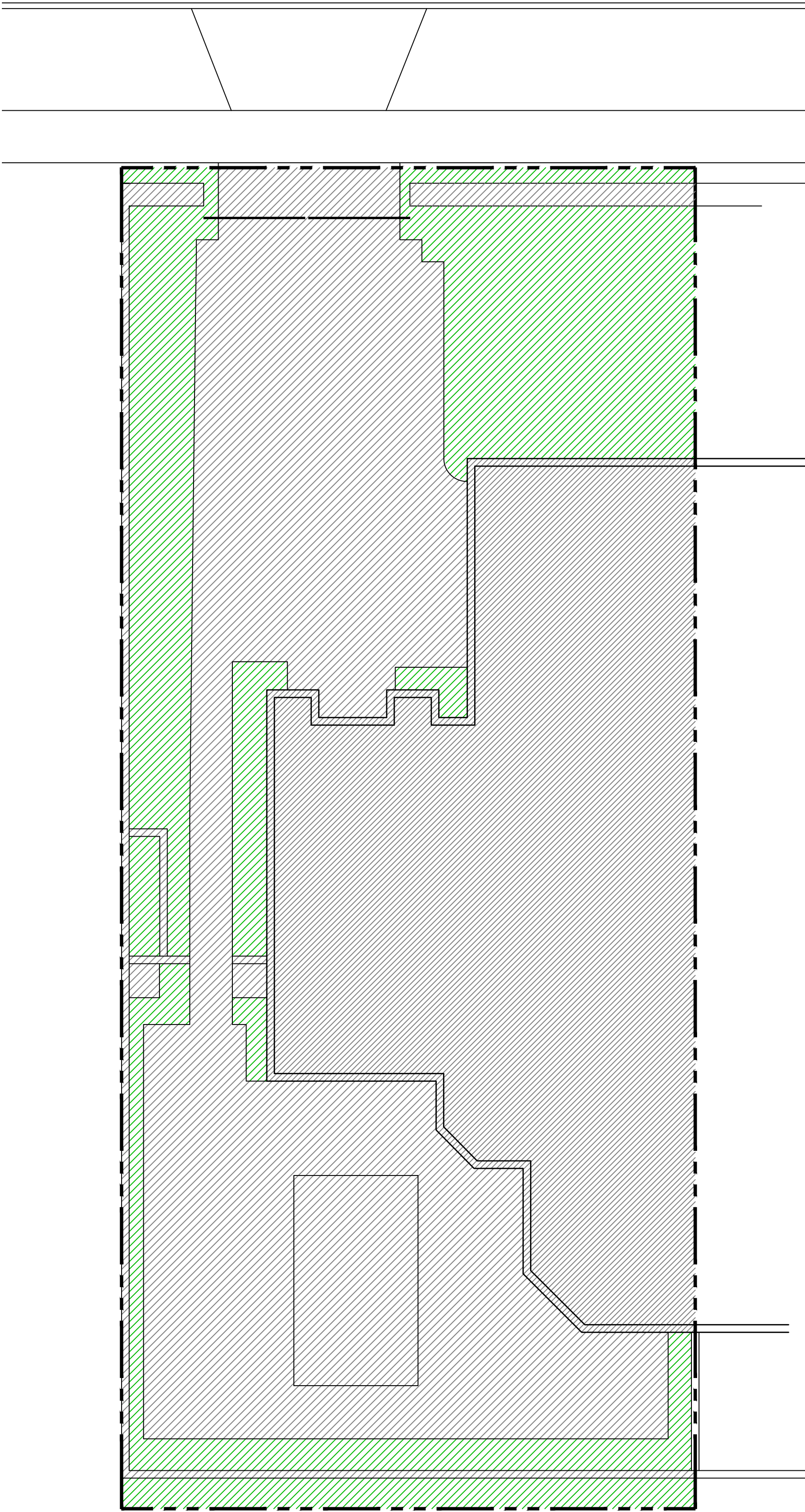






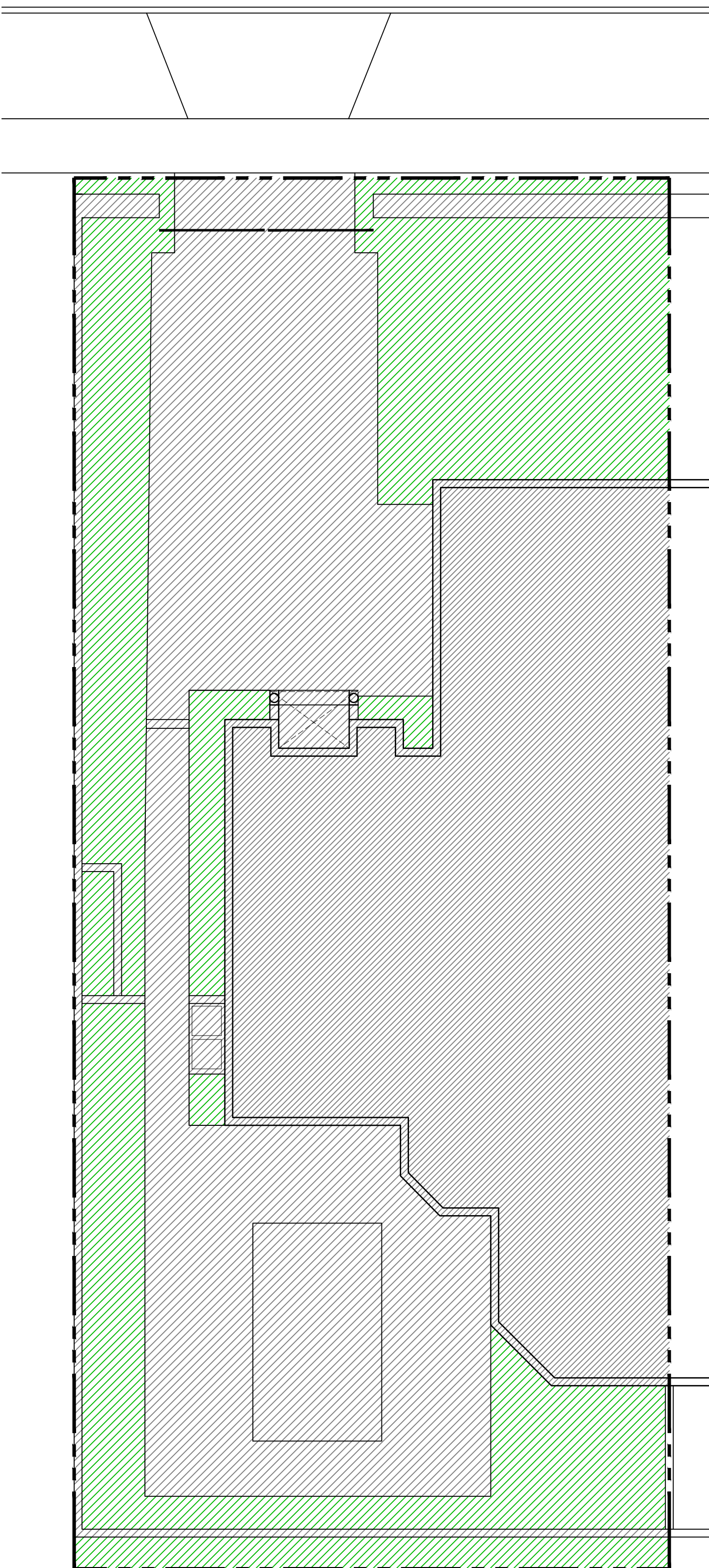
Previously Approved Site Plan

RANDALL STOFF ARCHITECTS  
DATED 02/14/1997



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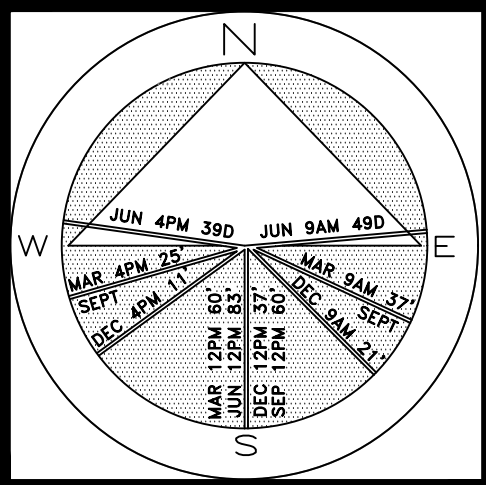
BASED ON CURRENT SURVEY BY PINNACLE SURVEYING  
DATED: 10/25/2022



Proposed Site Plan

Legend

- IMPERVIOUS AREA (HOUSE/STRUCTURE)
- IMPERVIOUS AREA (HARDSCAPE)
- PERVIOUS AREA / OPEN SPACE



JOB NUMBER: # 22144.00 LA  
DRAWN BY: Jean Tuomey  
DATE: 10.24.2022  
01.03.2023

Site Requirements

DESCRIPTION	REQUIRED	PREVIOUSLY APPROVED CONDITION	PROPERTY PURCHASED CONDITION	EXISTING CONDITION	PROPOSED CONDITION
LOT ZONE - RC MEDIUM DENSITY RESIDENTIAL					
LOT AREA	20,000 S.F. MINIMUM	11,918 S.F.	5,963 S.F.	5,963 S.F.	5,963 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 35% 2,671 S.F.	35% 4,176 S.F.	27% 1,643 S.F.	24.65% 1,470 S.F.	32.87% 1,960 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD 441.9 S.F.	N/A	N/A	48.55% 613 S.F.	55.1% 696 S.F.

- PREVIOUSLY APPROVED CONDITIONS ARE BASED ON RANDALL STOFF ARCHITECTS PLAN DATED 02/14/1997
- PROPERTY PURCHASED CONDITIONS ARE BASED ON SURVEY DATE 01/17/2022
- EXISTING CONDITIONS ARE BASED ON SURVEY DATE 10/25/2022

NOTE:  
EXISTING CONDITIONS AND  
EXISTING SITE DATA  
CALCULATIONS ARE BASED  
ON SURVEY BY: NEXGEN  
SURVEYING, LLC.  
DATED 07-18-22

ARC# 22-212  
ZON# 23-012

Site Calculations / Lot Coverage Graphics

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.

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The following drawings are instruments of service to the Landscape Architect. They are not products of design. All ideas, designs, arrangements and plans indicated or represented by this/these drawings are owned by and the property of the designer, and were created, evolved and developed for use on and in connection with this project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation without the written permission of the Landscape Architect.

DISCLAIMER: 2023  
Construction, as the term is generally understood, and that ENVIRONMENT DESIGN GROUP does not provide landscape architectural services during construction, including on-site monitoring, site visits, shop drawing review, design clarification, etc., the client agrees to indemnify and hold harmless ENVIRONMENT DESIGN GROUP from any liability arising from, acts or omissions in the performance of said services during construction by the client, and his/her agents, employees, or subcontractors.

48 HOURS BEFORE DIGGING  
CALL TOLL FREE  
1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

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, MIA RLA #6666784  
Dustin@environmentdesigngroup.com

Private Residence  
246 Everglades Ave  
Palm Beach

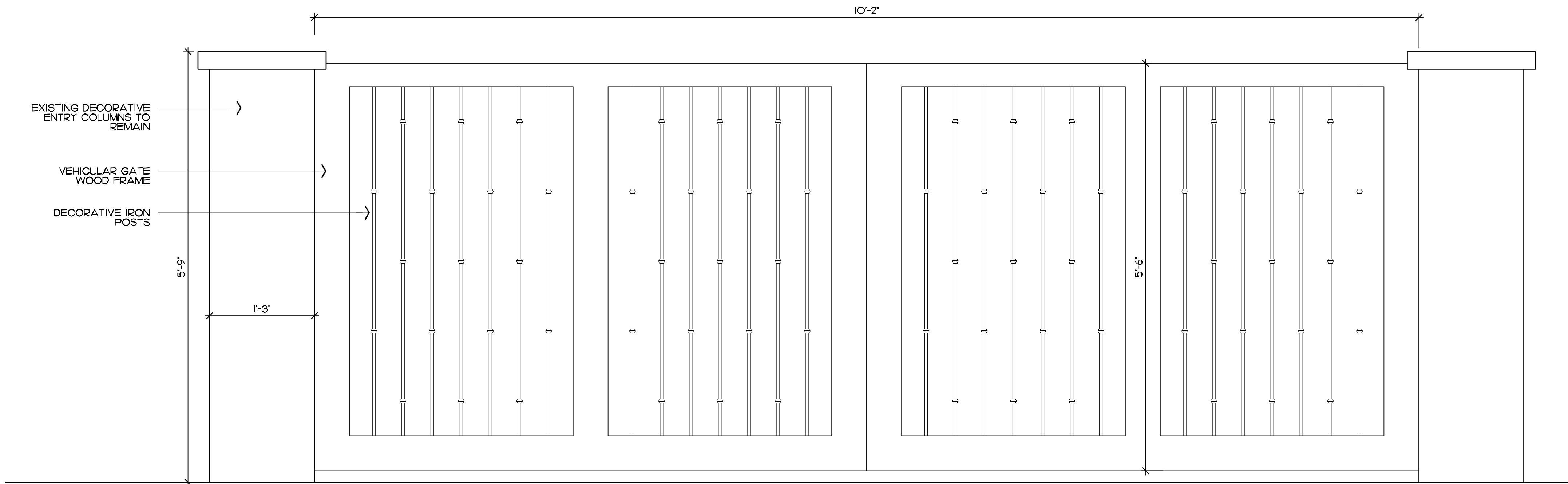
A  
D  
I  
R  
O  
L  
F

SHEET L3.1





Existing Gate



Proposed Gate Modification

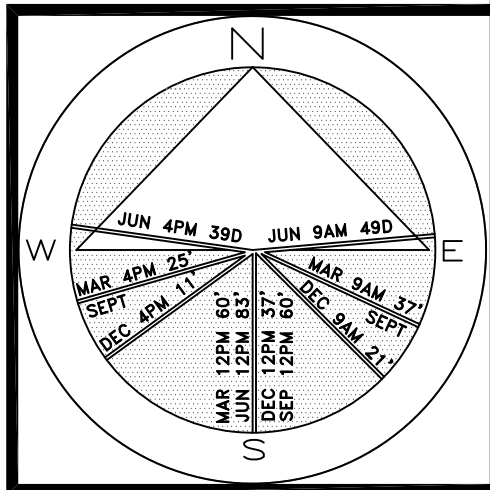
Modified Pool Deck If Required By Town



EXISTING CONDITION: ARTIFICIAL TURF JOINTS



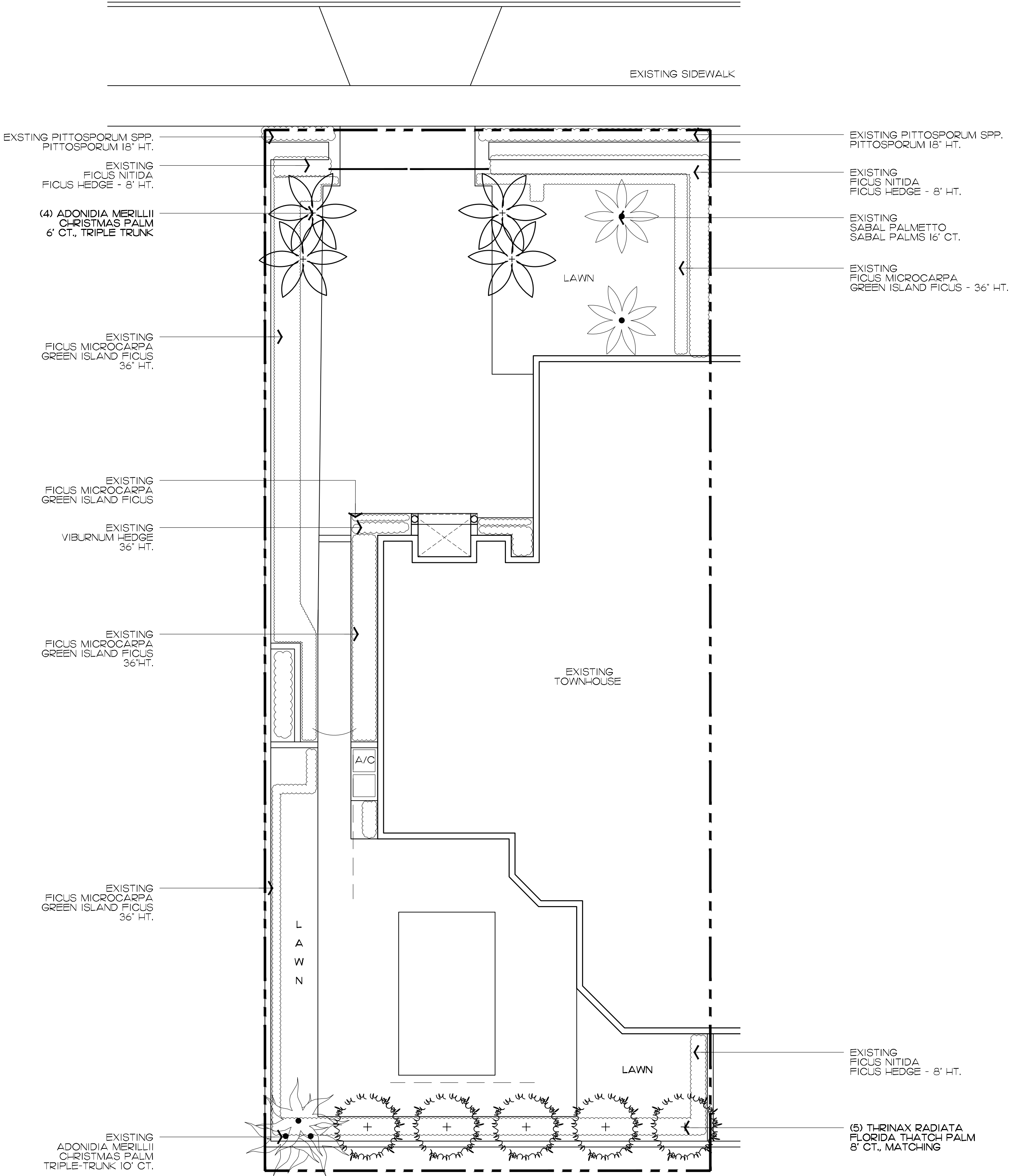
ALTERNATIVE: REPLACE ARTIFICIAL TURF JOINTS WITH ADDITIONAL PAVERS



JOB NUMBER: # 22144.00 LA  
DRAWN BY: Jean Twomey  
DATE: 11.04.2022  
01.03.2023



EVERGLADE AVENUE



Palms

SYMBOL	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	ADONIDIA MERILLII CHRISTMAS PALM	4	6' CT. - MATCHING TRIPLE-TRUNK	NO
	THRINAX RADIATA FLORIDA THATCH PALM	5	8' CT. - MATCHING	YES
TOTAL: NATIVE SPECIES:		9 5 (55.55%)		

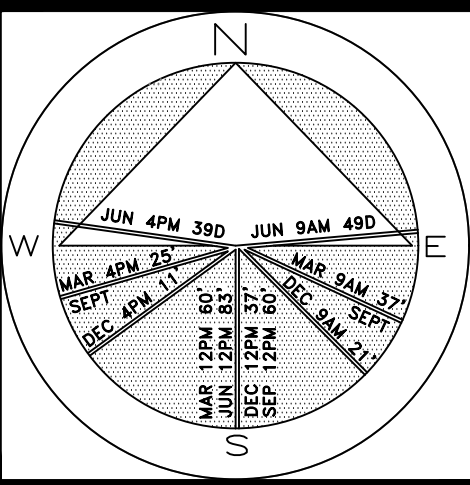
ENVIRONMENT  
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139 North County Road 5720-B Palm Beach, FL 33480  
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Landscape Architecture  
Land Planning  
Landscape Management

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

Private Residence  
246 Everglades Ave  
Palm Beach



JOB NUMBER: # 22144.00 LA  
DRAWN BY: /s/ Sean Tuomey  
DATE: 01.03.2023

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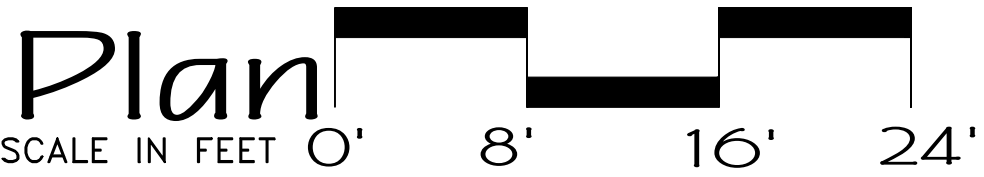
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ARC# 22-212  
ZON# 23-012

Proposed Landscape Plan



SHEET L4.0

64 sf.

AREA IN SQ.FT.





AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



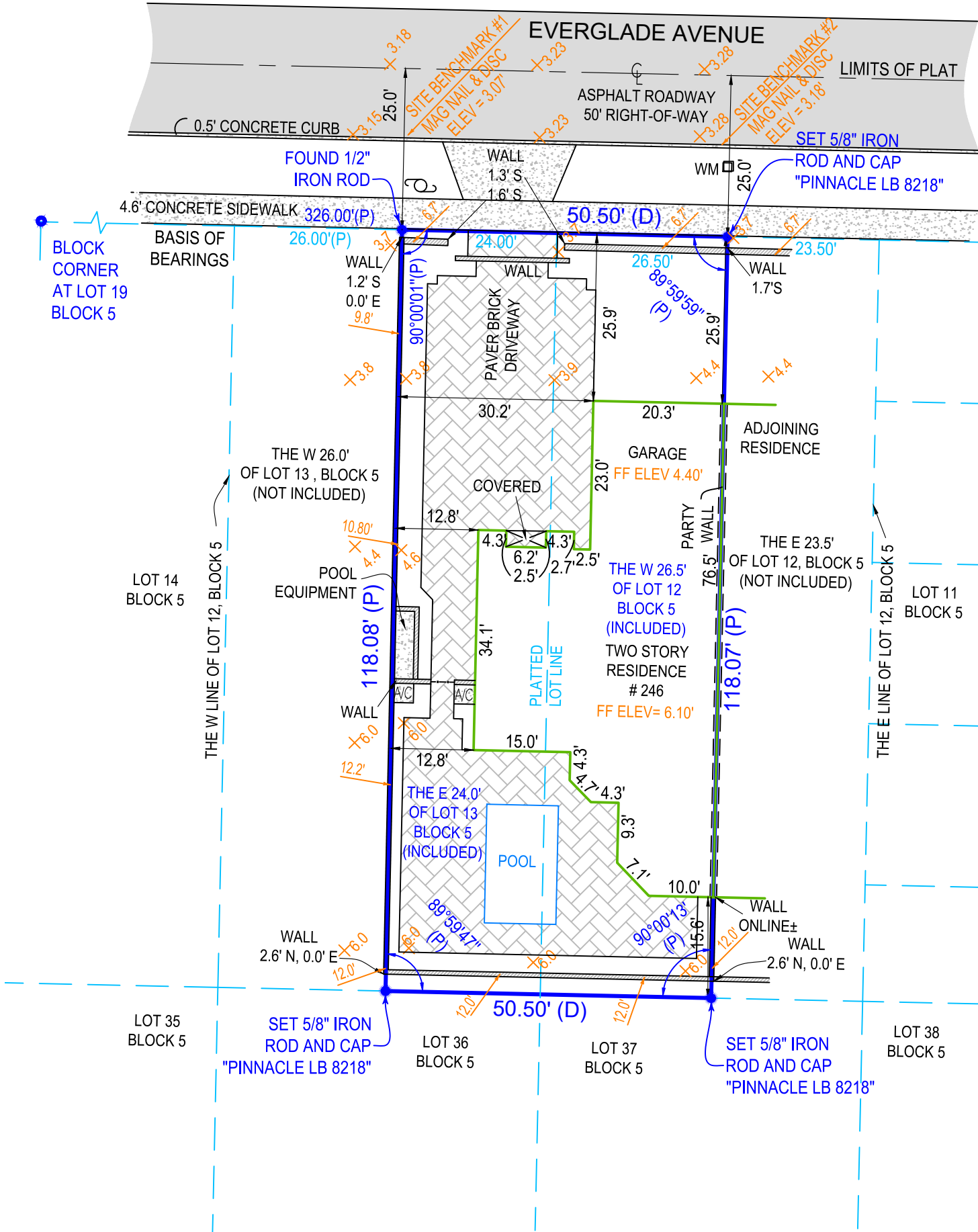
**SURVEYOR NOTES**

- DRIVEWAY CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- WALL CROSS THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

PARENT BENCHMARK  
NAME AD 2852  
ELEV= 13.31 IN N.A.V.D. 1988  
PALM BEACH COUNTY

**LEGEND:**

- A/C -AIR CONDITIONER
- AL -ARC LENGTH
- (C) -CALCULATED
- D.E -DRAINAGE EASEMENT
- (M) -MEASURED
- P.O.B. -POINT OF BEGINNING
- P.O.C. -POINT OF COMMENCING
- P.B. -PLAT BOOK
- P.G. -PAGE
- P.U.E. -PUBLIC UTILITY EASEMENT
- R -RADIUS
- (R) -RECORD
- U.E. -UTILITY EASEMENT
- WM -WATER METER
- FF -FINISH FLOOR
- O.R.B. -OFFICIAL RECORD BOOK
- ELEV. -ELEVATION
- FENCE
- # -NUMBER
- ASPHALT
- CONCRETE
- PAVER/BRICK
- WOOD
- LIGHT POLE
- WELL
- WATER VALVE
- CENTER LINE
- CATCH BASIN
- FIRE HYDRANT
- POLE
- MANHOLE
- X,XX -TOPOGRAPHIC ELEVATION



**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) BENCHMARK REFERENCE: NGS PID #AD2852 DESCRIBED AS A BRONZE TRAVERSE DISK , STAMPED PALM BEACH 1932, ELEVATION: 13.31 FEET, NAVD1988.
- 8) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 9) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)
- 10) I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

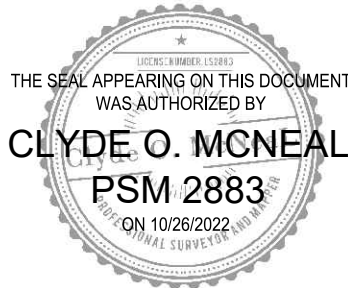
**LEGAL DESCRIPTION:**

THE WEST 26.5 FEET OF LOT 12 AND THE EAST 24 FEET OF LOT 13, BLOCK 5, OCEAN PARK, H.W. ROBBINS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 78, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**FLOOD ZONE:**

12099C0581F  
ZONE: AE  
ELEV: 06 FT  
EFF: 10/05/2017

VERTICAL DATA IN N.A.V.D. 1988  
(SURVEY FOOT)





# 246 EVERGLADE AVENUE, PALM BEACH, FL. 33480

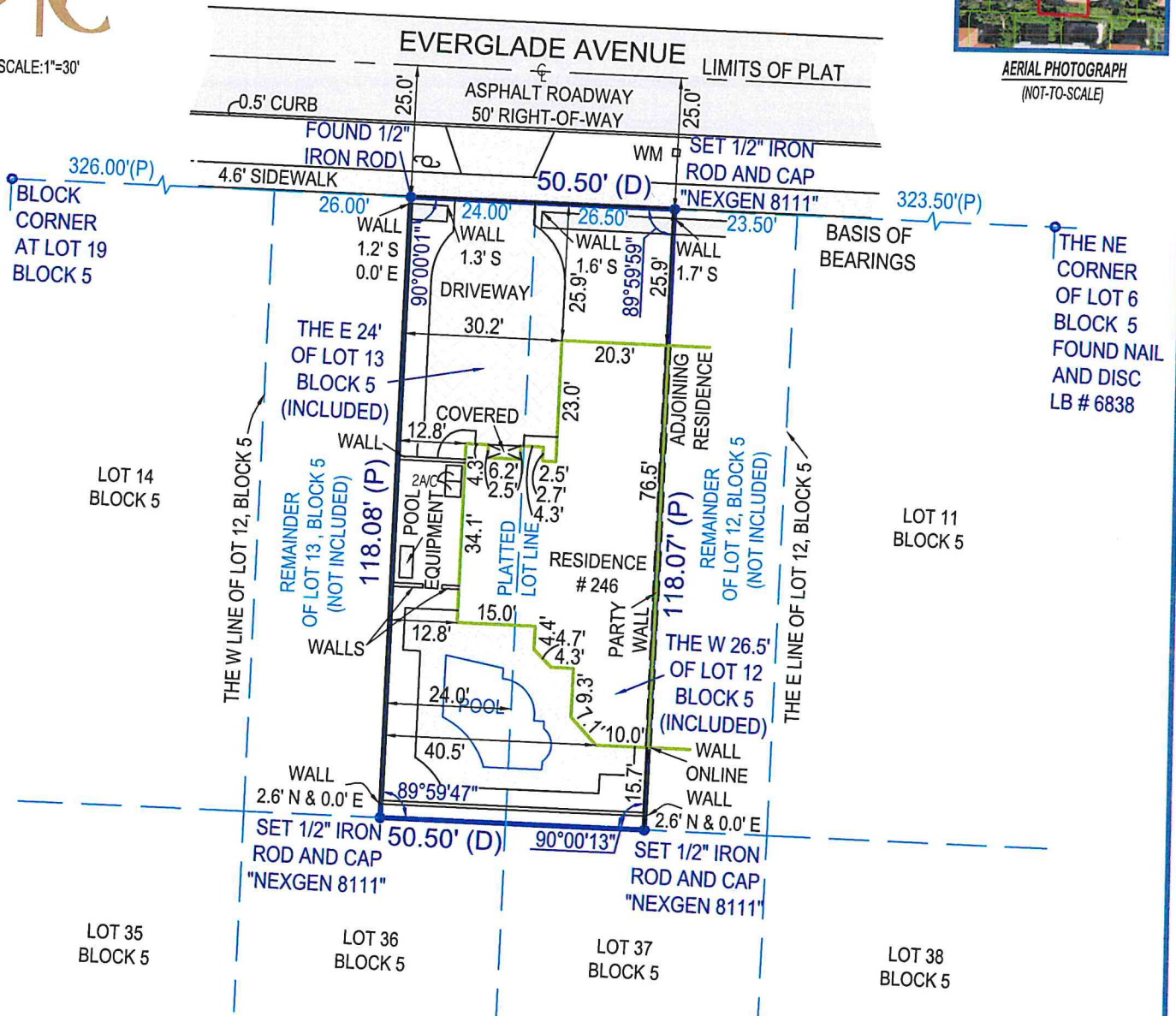


SCALE: 1"=30'

HIBISCUS HOTEL CO.



AERIAL PHOTOGRAPH  
(NOT-TO-SCALE)



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 01-17-2022  
 Drawn By: Oleg  
 Order #: 166634  
 Last Revision Date: None  
 Boundary Survey prepared by: LB8111  
 NexGen Surveying, LLC  
 561-508-6272  
 1421 Oglethorpe Rd  
 West Palm Beach, FL 33405

**NEXGEN**  
 SURVEYING, LLC.





STORMWATER RETENTION CALCULATIONS

A. SITE INFORMATION

Total Property Area = 5,963 sq.ft.

Proposed Redeveloped Area = 2,167 sq.ft.

Drainage Area Impervious Surface = 1,914 sq.ft.

Drainage Area Pervious Surface = 253 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:

$1.0 \times 2 \text{ in/hr} \times 1,914 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 319 \text{ cu.ft.}$

Pervious Runoff Volume:

$0.2 \times 2 \text{ in/hr} \times 253 \text{ sq.ft.} \times 1 \text{ ft./12 in.} = 9 \text{ cu.ft.}$

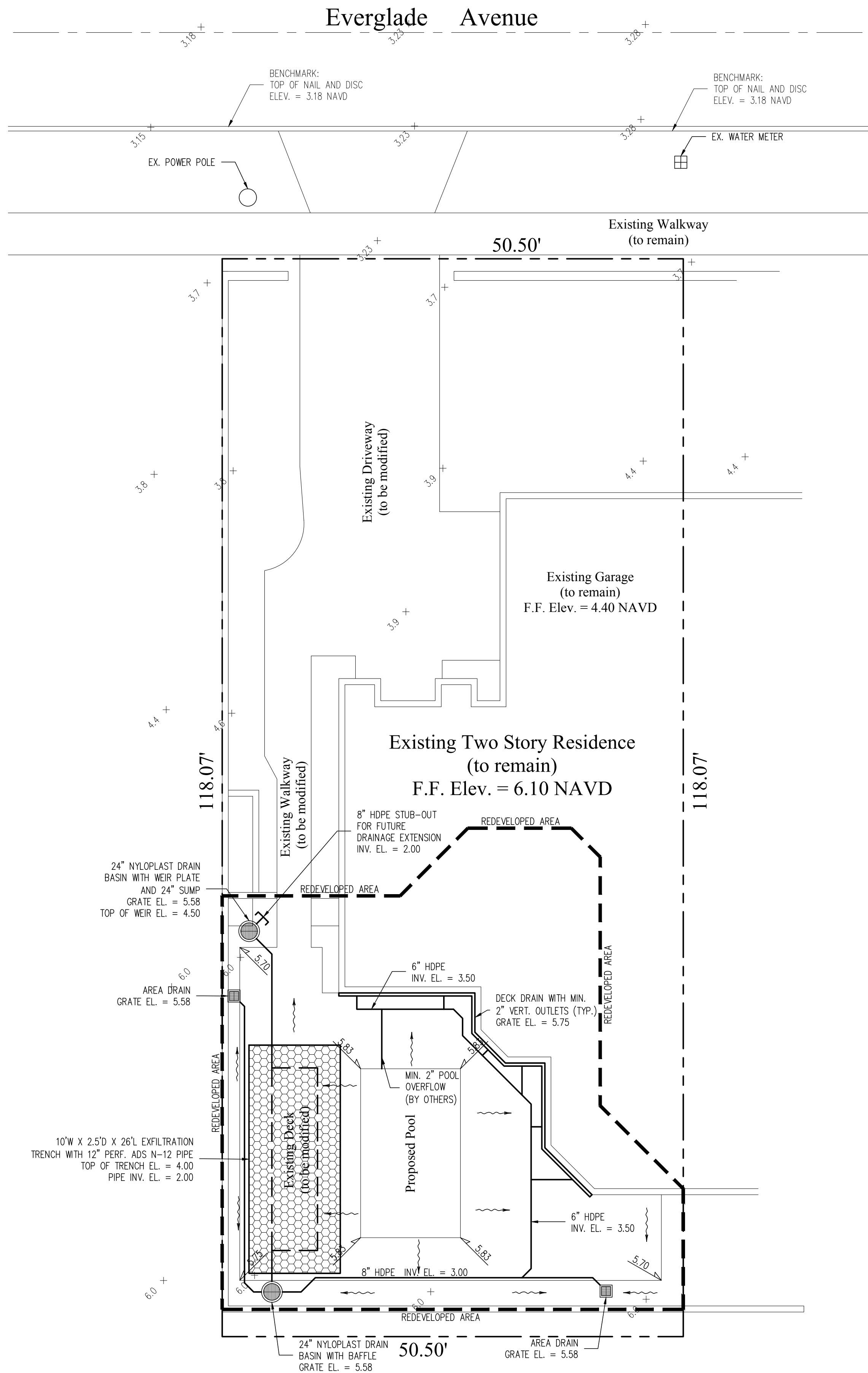
Total Volume to be Retained = 328 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L	=	Total Length of Trench Provided	=	25	ft
W	=	Trench Width	=	10	ft
K	=	Hydraulic Conductivity	=	0.00005	cts/sq.ft./ft. of head
H2	=	Depth to Water Table	=	3.00	ft
DU	=	Un-Saturated Trench Depth	=	2.50	ft
DS	=	Saturated Trench Depth	=	0.00	ft
V	=	Volume Treated	=	491	cu.ft.

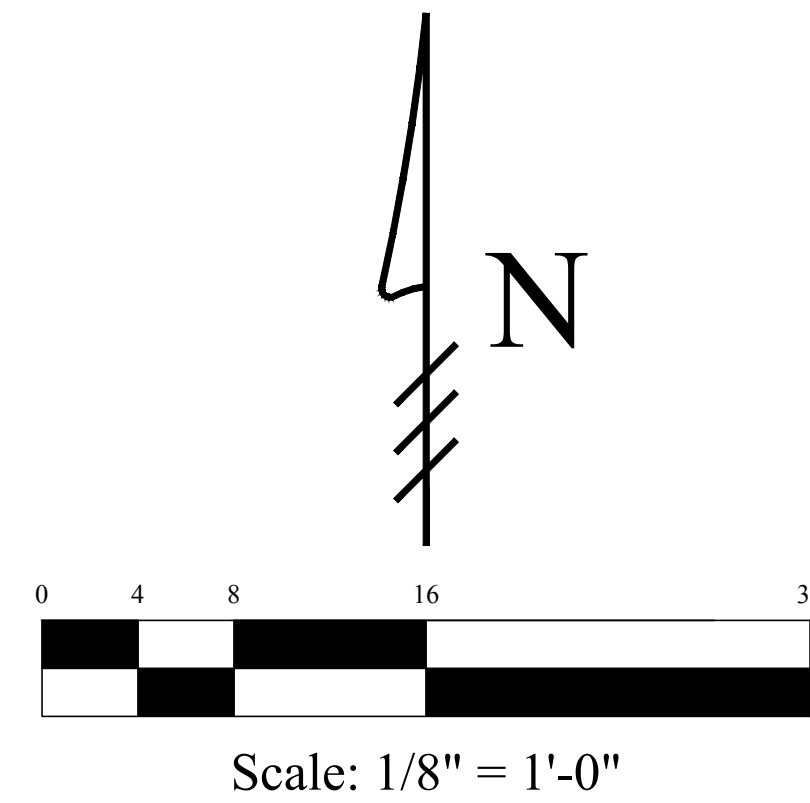
Notes:

- 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 PINNACLE SURVEYING (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE



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 9/22/22

ARC-22-212  
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CALL  
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SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.  
Contractor is responsible for obtaining  
location of existing utilities prior to  
commencement of construction activities.



Gruber Consulting  
Engineers, Inc.  
5474 MERCER AVE., SUITE 305  
WEST PALM BEACH, FL 33401  
PHONE: 561.312.2841  
office@gruberengineers.com

Project Information				
Project No.	2022-0112	Issue Date	10/07/2022	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
Drawn By	KM	Checked By	CG	

Conceptual Site Grading & Drainage Plan For:  
**Proposed Renovation**  
246 Everglade Avenue  
Palm Beach, Florida

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

Sheet No.  
**C-1**