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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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- L4.0 - Proposed Landscape Plan
- Previously Approved Site Plan
- Previous Survey
- Current Survey
- Engineering Plan

Design Team/Consultants

Landscape Architects

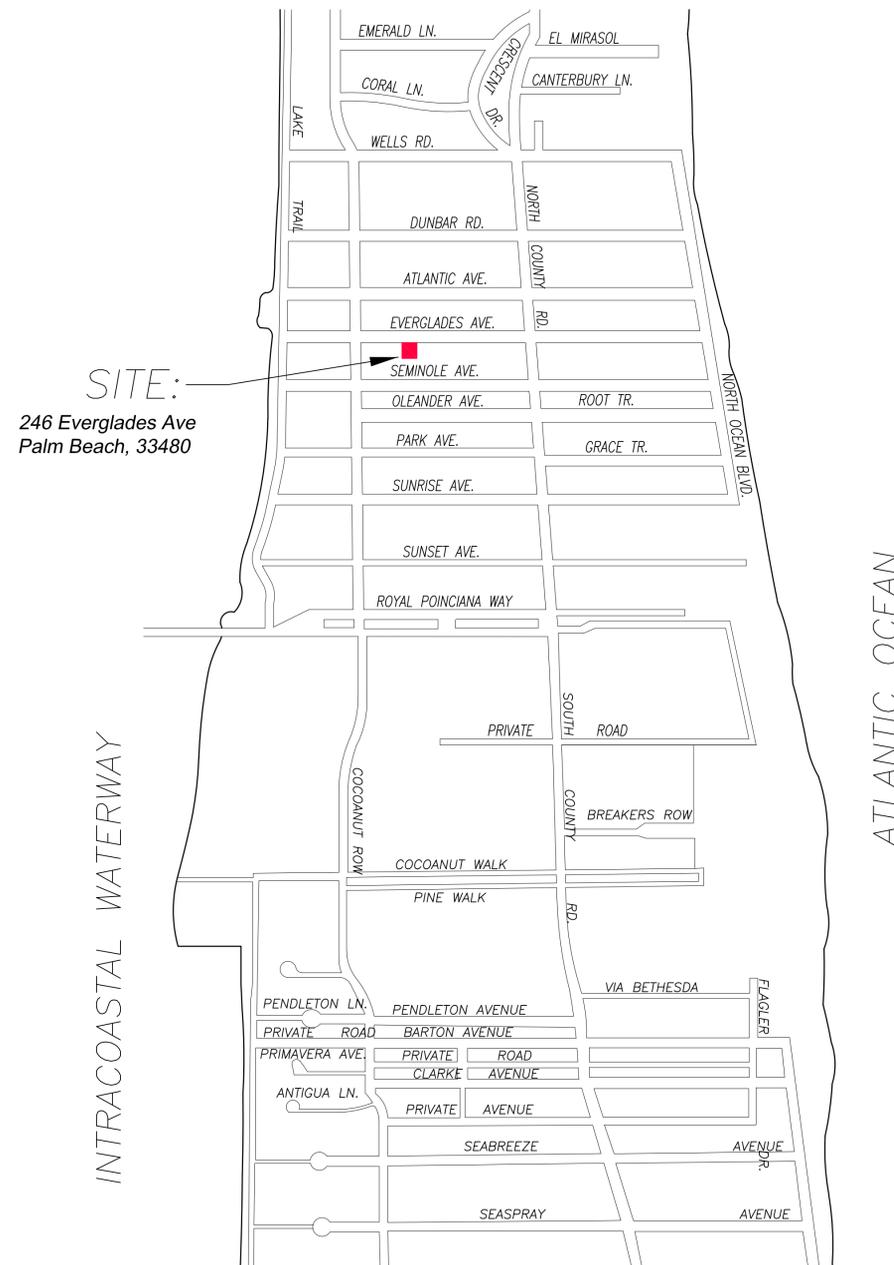
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Civil Engineers

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



Vicinity/Location Map



Private Residence
246 Everglade Avenue
Palm Beach

F L O R I D A

Zoning Legend

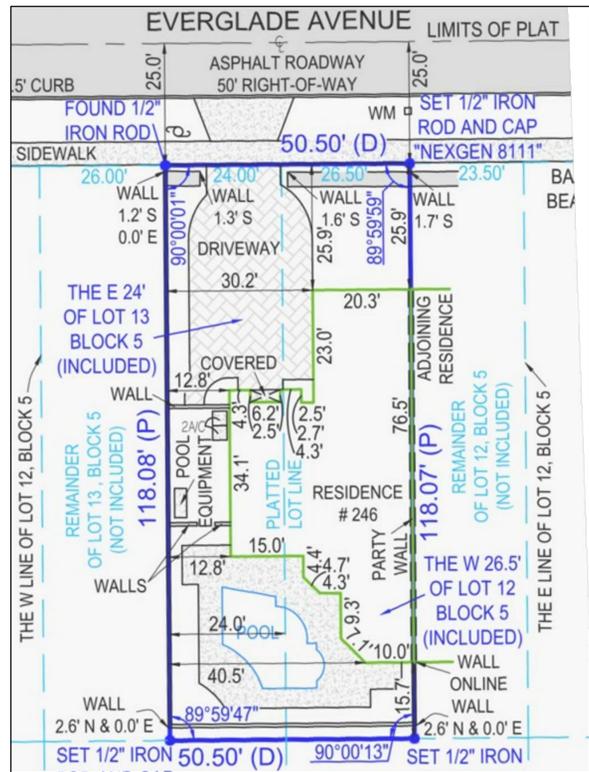
Property Address:	246 Everglade Avenue		
Zoning District:	R-C		
Structure Type:	Town House		
	Required/Allowed	Existing	Proposed
Lot Size:	13,333 SF	5,963 SF	5,963 SF
Lot Depth:	N/A	N/A	N/A
Lot Width:	N/A	N/A	N/A
Lot Coverage:	N/A	N/A	N/A
Front Yard Setback:	N/A	N/A	N/A
Side Yard Setback (1st story):	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



246 EVERGLADE AVE ← Aerial View

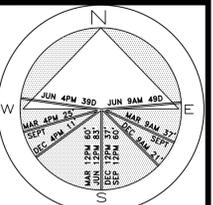
NOTE:
CLIENT PURCHASED PROPERTY ON 02/01/2022
EXISTING CONDITIONS WHEN PURCHASED
WERE IN VIOLATION OF TOWN OF PALM
BEACH OPEN SPACE REQUIREMENTS



Survey
SURVEY DATE 01/17/2022

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

Private Residence
246 Everglades Ave
Palm Beach
FLORIDA



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

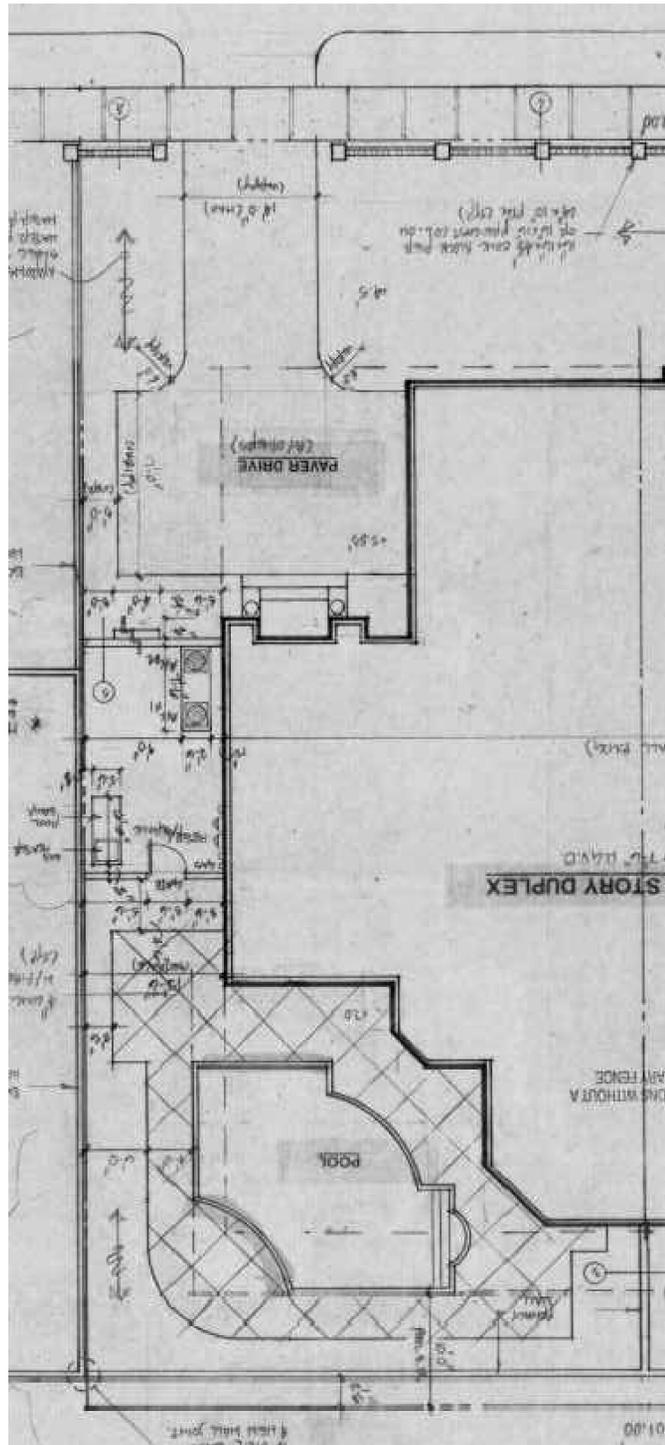
SHEET L1.0

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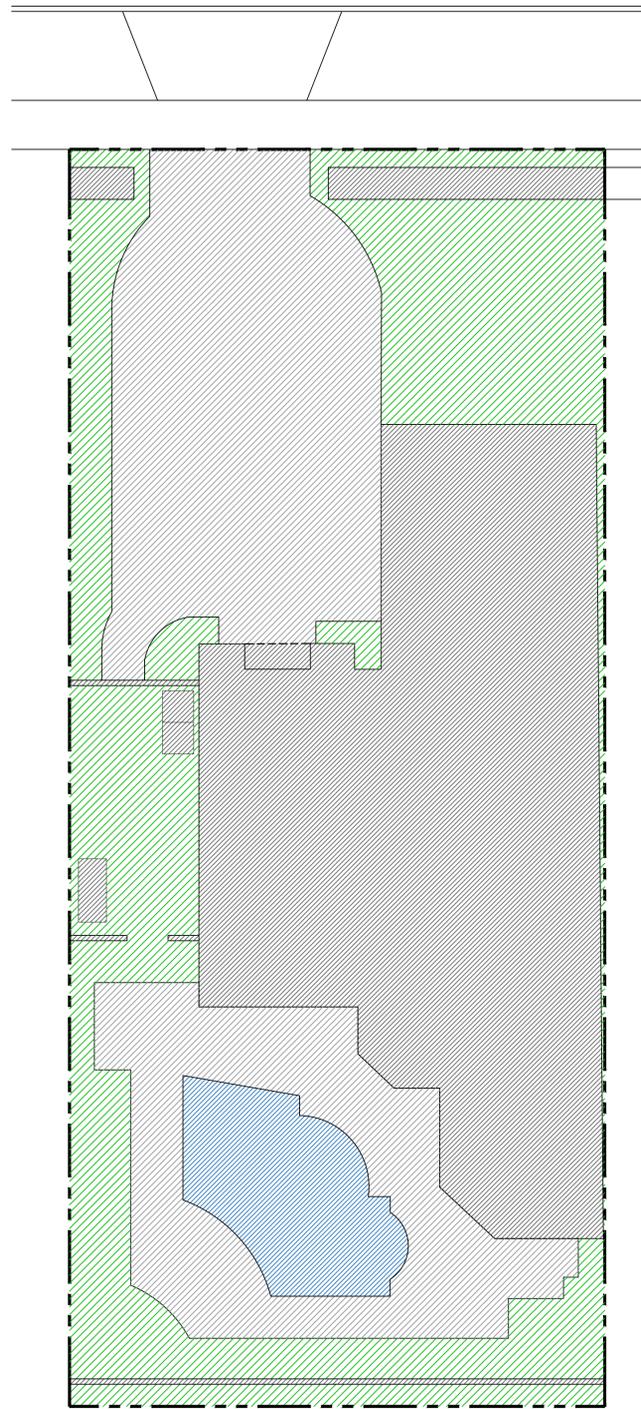
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ARC# 22-212
ZON# 23-012
Property Purchased Conditions



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

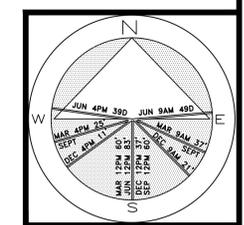
DESCRIPTION	REQUIRED	PREVIOUSLY APPROVED CONDITION	PROPERTY PURCHASED CONDITION
LOT ZONE - RC MEDIUM DENSITY RESIDENTIAL			
LOT AREA	20,000 S.F. MINIMUM	11,918 S.F.	5,963 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 35% 2,671 S.F.	35% 4,176 S.F.	27% 1,643 S.F.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD 441.9 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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EXISTING CONDITIONS WHEN PURCHASED
WERE IN VIOLATION OF TOWN OF PALM
BEACH OPEN SPACE REQUIREMENTS

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139 North County Road 570-B Palm Beach, FL 33460
Phone: 561.832.4600 Mobile: 561.313.4424
Landscape Architecture
Land Planning
Landscape Management
Dustin M. Mizell, M.L.A. #6666784
Dustin@environmentaldesigngroup.com

Private Residence
246 Everglades Ave
Palm Beach
 F L O R I D A



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DRAWN BY: Jason Tuomey
DATE: 11.14.2022
01.03.2023

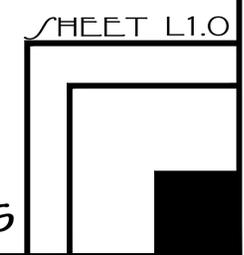
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ARC# 22-212
ZON# 23-012

Property Purchased Conditions



246 EVERGLADE AVE ←



← 246 EVERGLADE AVE

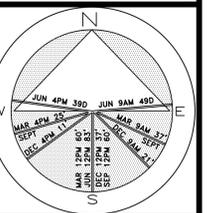
Aerial View



**ENVIRONMENT
DESIGN
GROUP**
 139 North County Road 5720-B Palm Beach, FL 33480
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 Dustin M. Mizell, M.L.A. R.L.A. #6666784
 Dustin@environmentdesigngroup.com

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Private Residence
246 Everglades Ave
Palm Beach



JOB NUMBER: # 22144.00 LA
 DRAWN BY: /s/ Euan Tuomey
 DATE: 10.24.2022
 01.03.2023

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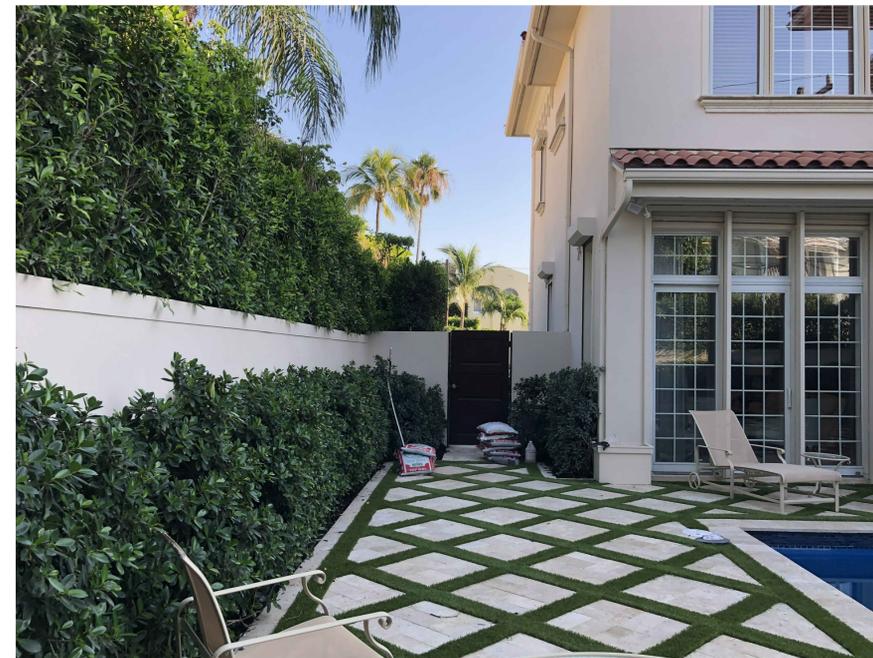
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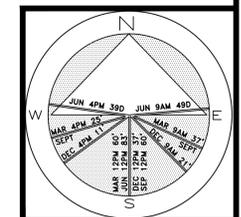
ARC# 22-212
 ZON# 23-012

Existing Conditions - Front Yard

SHEET L2.0



Private Residence
 246 Everglades Ave
 Palm Beach
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 DRAWN BY: /s/ Evan Tuomey
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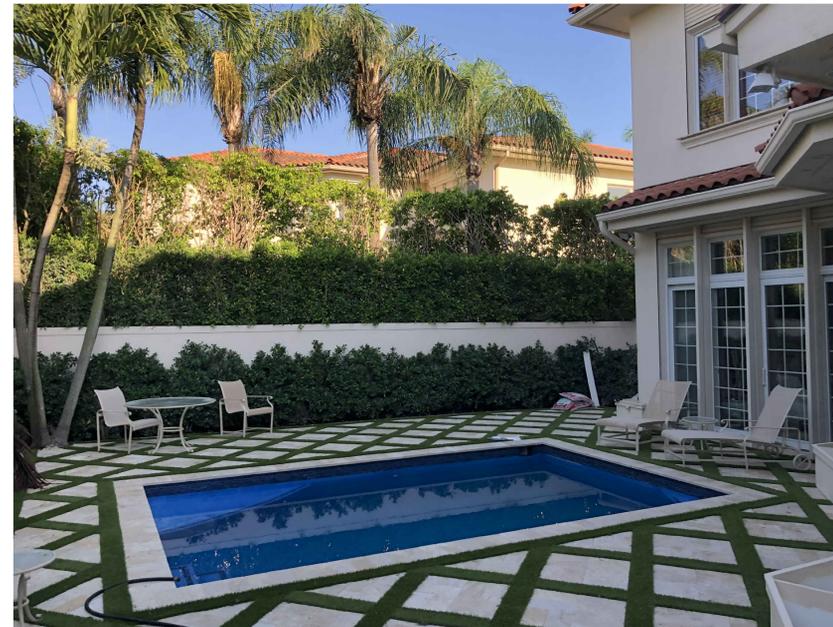
ARC# 22-212
 ZON# 23-012

Existing Conditions - Back Yard

SHEET L2.1



Existing Conditions - When Purchased By Owner



Current Existing Conditions

NOTE:
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EXISTING CONDITIONS WHEN PURCHASED
WERE IN VIOLATION OF TOWN OF PALM
BEACH OPEN SPACE REQUIREMENTS

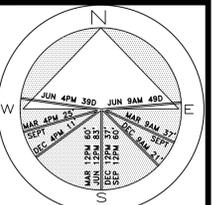
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Dustin@environmentdesigngroup.com

PRIVATE RESIDENCE
 246 EVERGLADES AVE
 PALM BEACH, FLORIDA

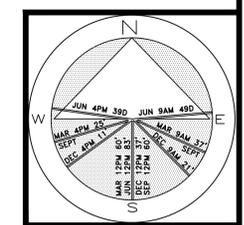


JOB NUMBER: # 22144.00 LA
DRAWN BY: /s/ Evan Tuomey
DATE: 10.24.2022
01.03.2023

SHEET L2.2

ARC# 22-212
ZON# 23-012
Existing Conditions Comparison

Private Residence
 246 Everglades Ave
 Palm Beach
 F L O R I D A



JOB NUMBER: # 22144.00 LA
 DRAWN BY: Allison Padilla
 DATE: 10.24.2022
 01.03.2023

EVERGLADE AVENUE



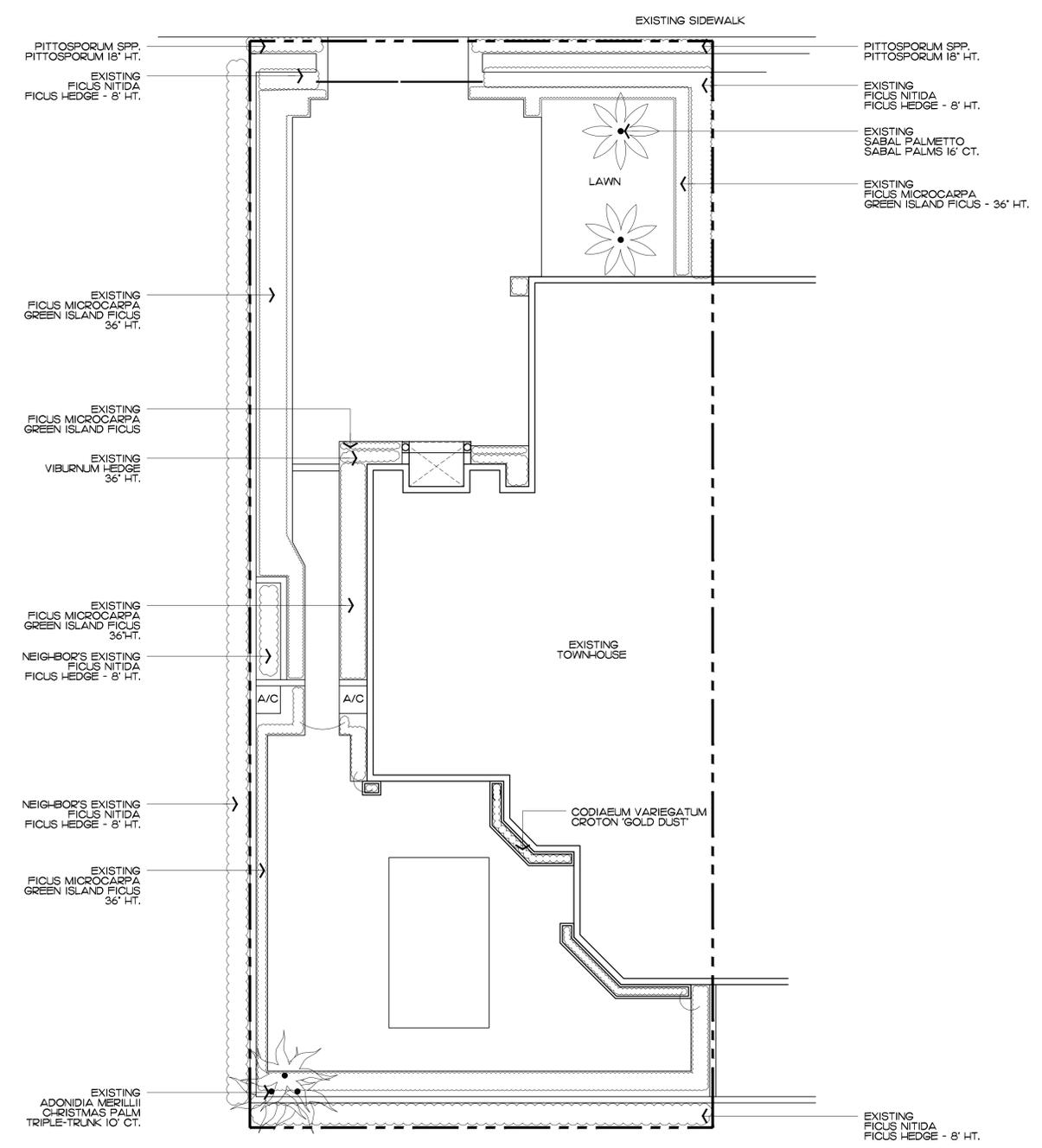
EXISTING FICUS NITIDA FICUS HEDGE - 8' HT.
 EXISTING SABAL PALMETTO SABAL PALMS 16' CT.
 EXISTING FICUS NITIDA FICUS HEDGE - 8' HT.
 EXISTING ADONIDIA MERILLII CHRISTMAS PALM TRIPLE-TRUNK 10' CT.
 EXISTING FICUS NITIDA FICUS HEDGE - 8' HT.

NEIGHBOR'S EXISTING FICUS NITIDA FICUS HEDGE - 8' HT.
 EXISTING ADONIDIA MERILLII CHRISTMAS PALM TRIPLE-TRUNK 10' CT.

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

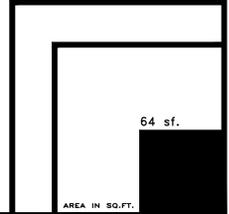


ARC# 22-212
 ZON# 23-012

Existing Landscape Plan

SCALE IN FEET 0' 8' 16' 24'

SHEET L2.3



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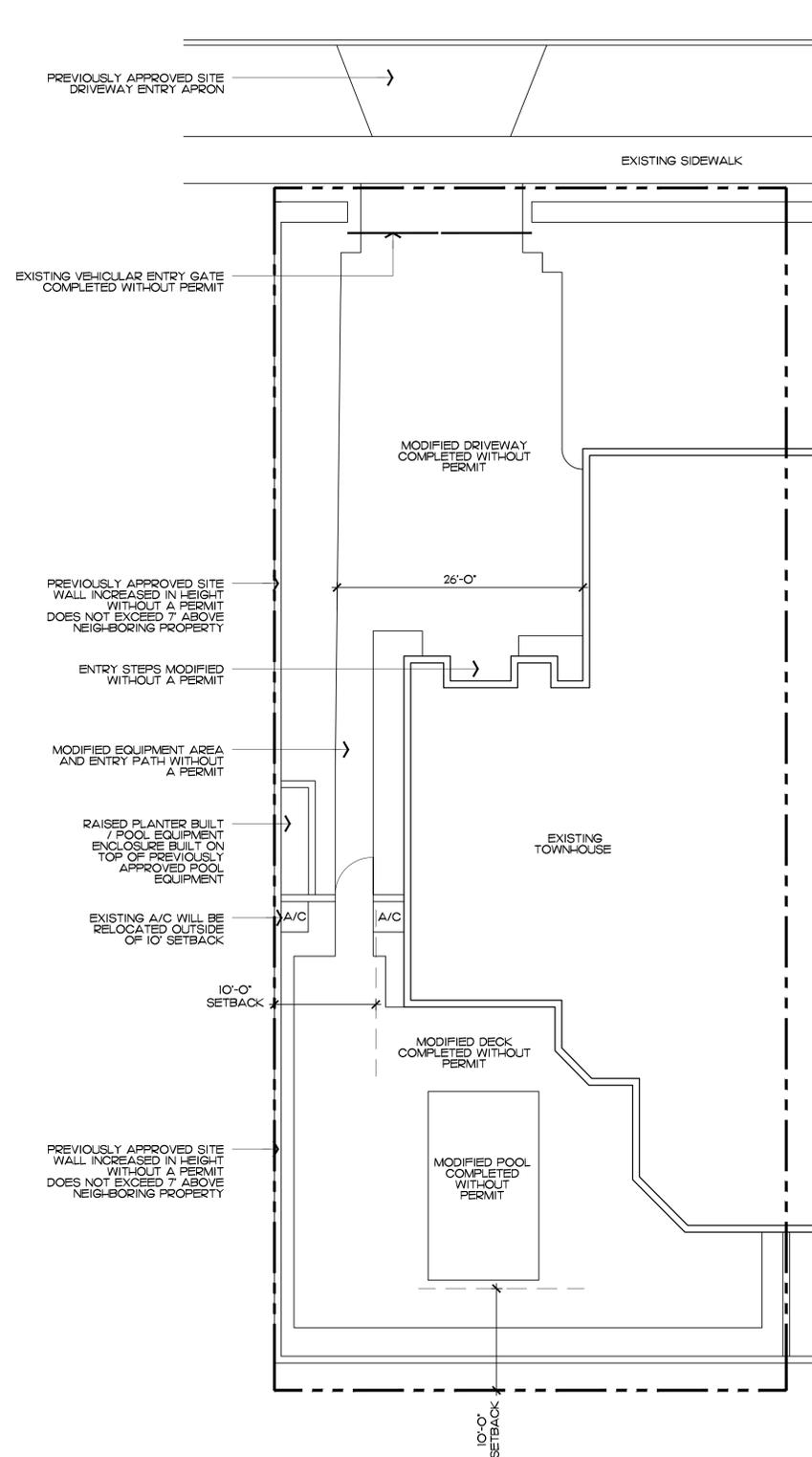
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64 sf.

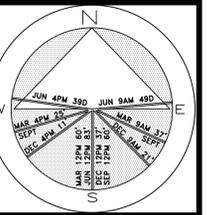
AREA IN SQ.FT.

EVERGLADE AVENUE



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

Private Residence
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Palm Beach



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DRAWN BY: /s/ Gavin Tuomey
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01.03.2023

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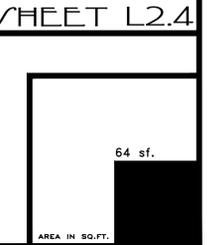
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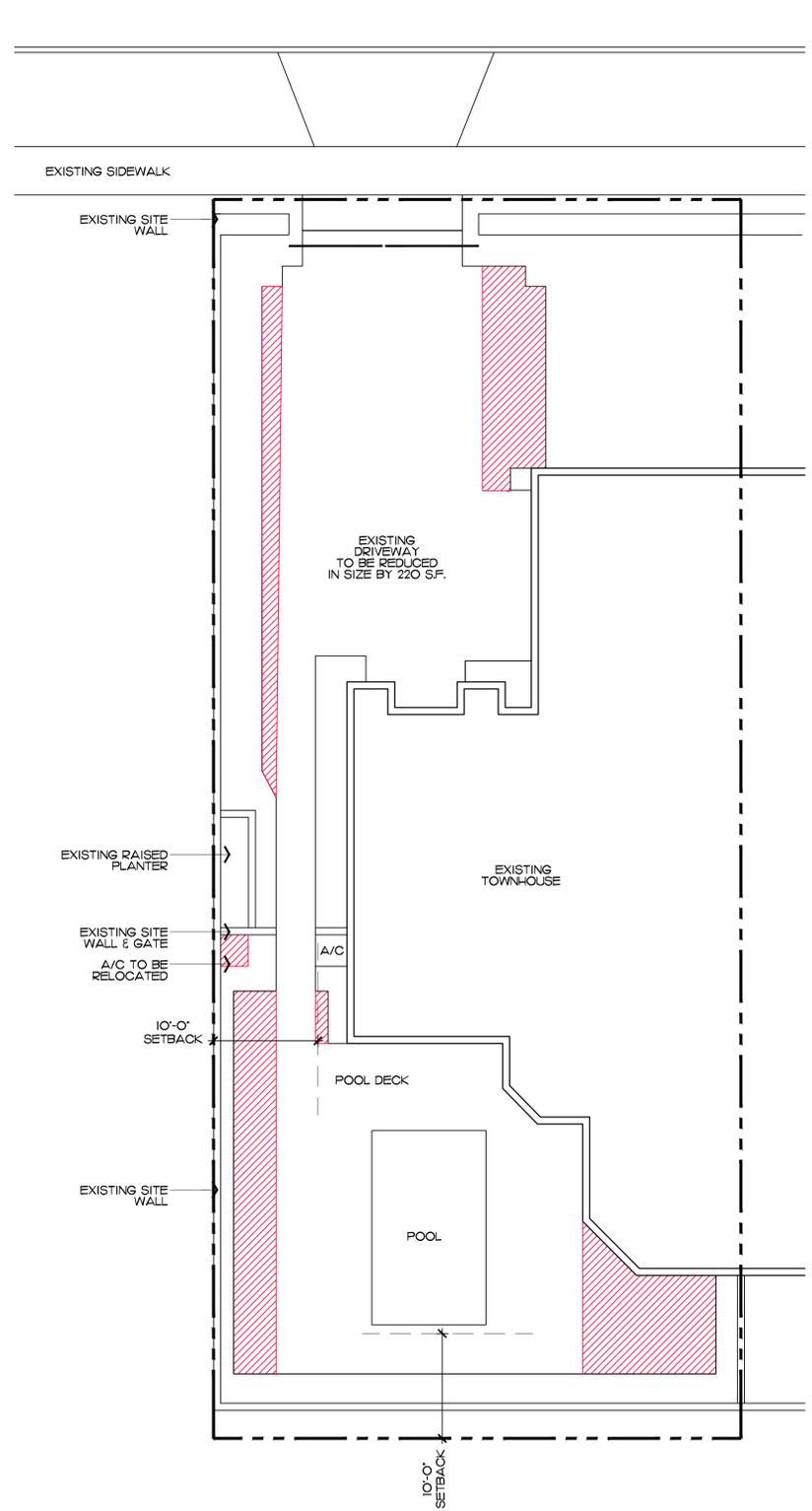
Existing Hardscape Conditions



ARC# 22-212
ZON# 23-012



EVERGLADE AVENUE



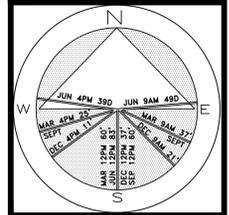
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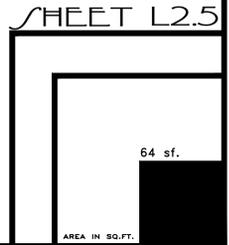
Demolition Plan
SCALE IN FEET 0' 8' 16' 24'

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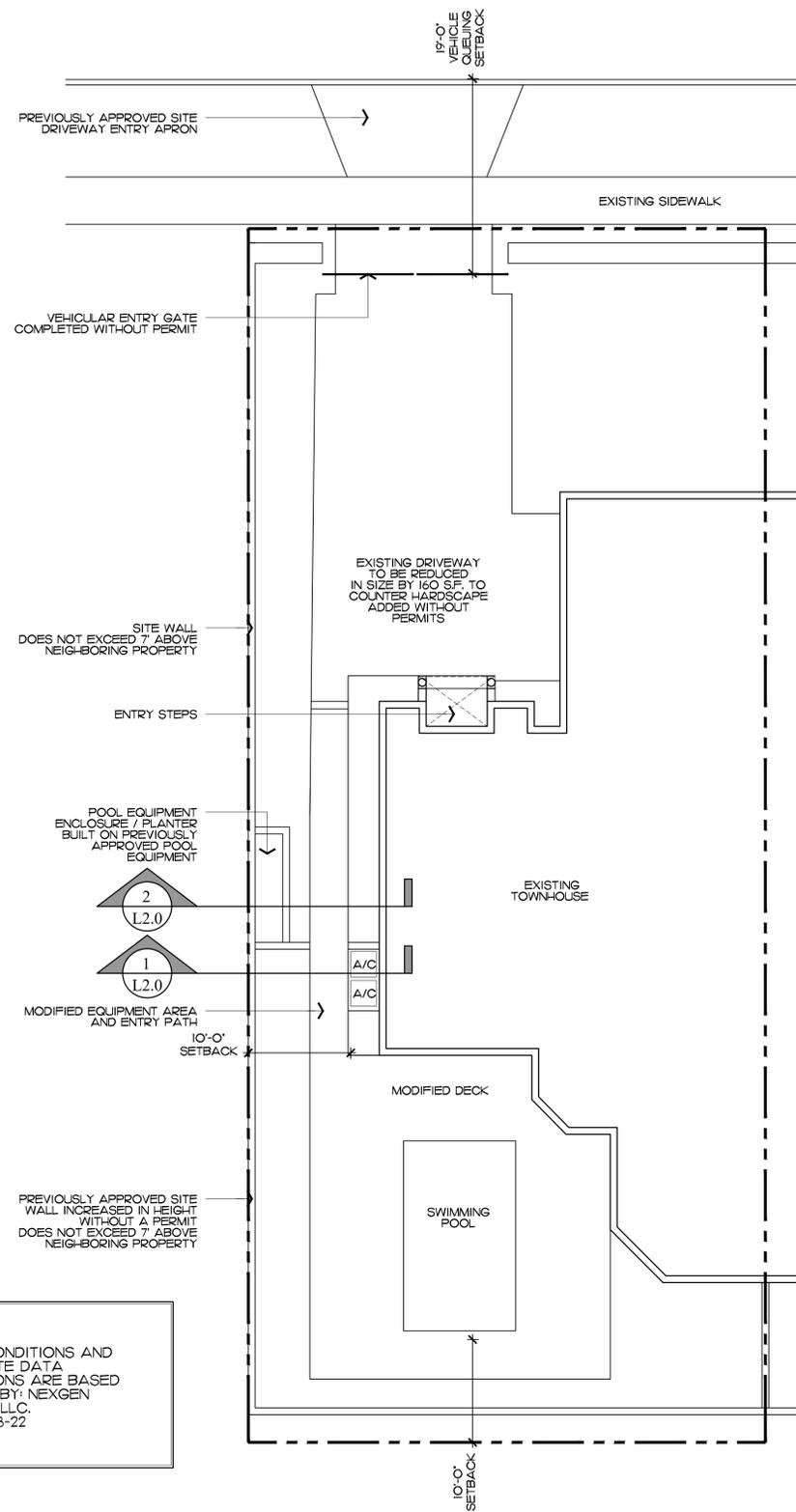


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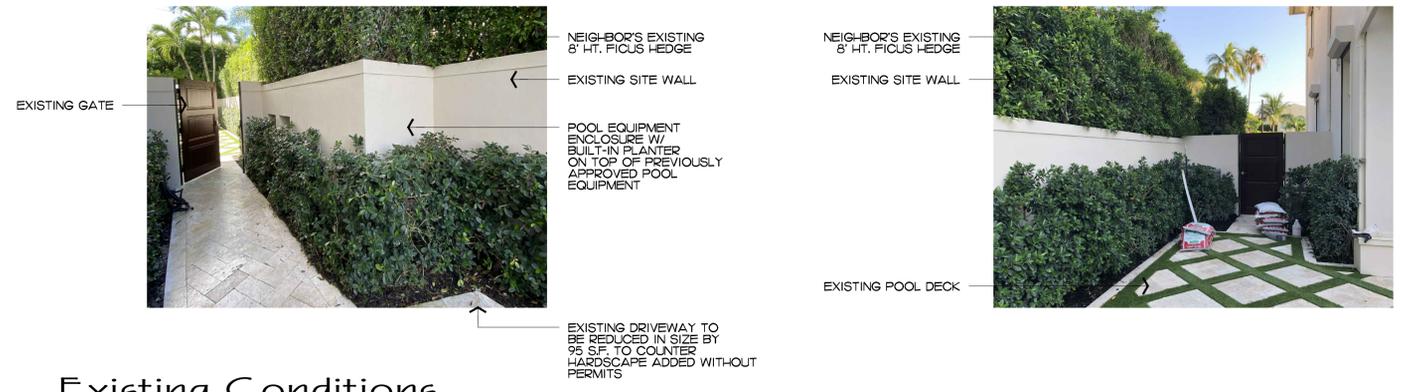
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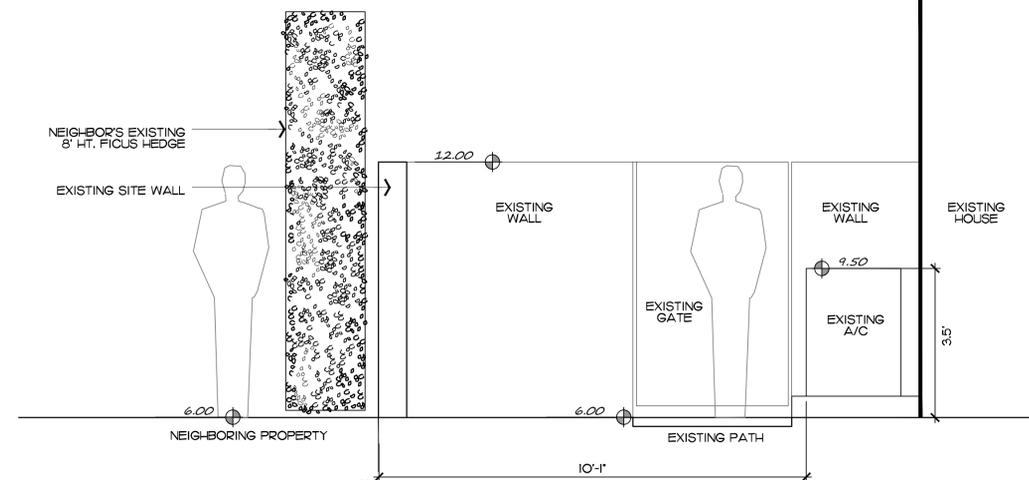
EVERGLADE AVENUE



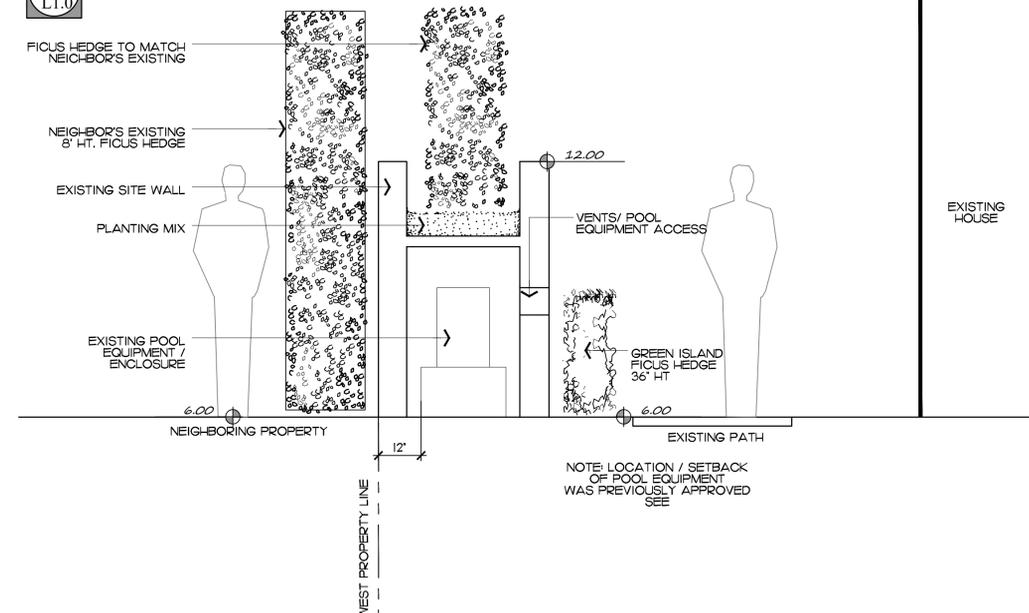
NOTE:
EXISTING CONDITIONS AND
EXISTING SITE DATA
CALCULATIONS ARE BASED
ON SURVEY BY NEXGEN
SURVEYING, LLC.
DATED 07-18-22



Existing Conditions



A/C Equipment Section

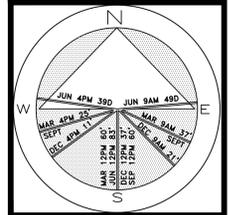


Pool Equipment Section



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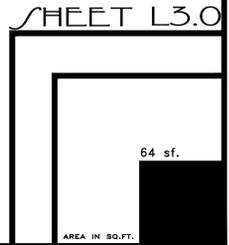
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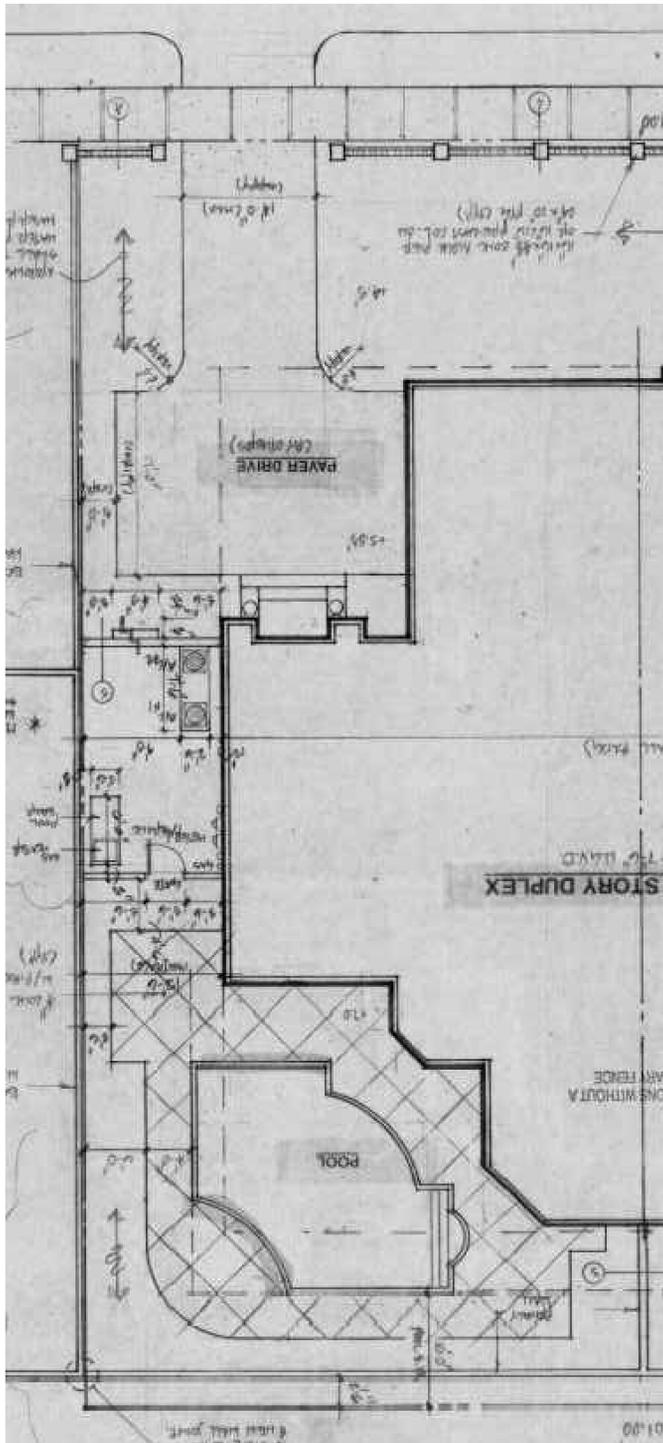
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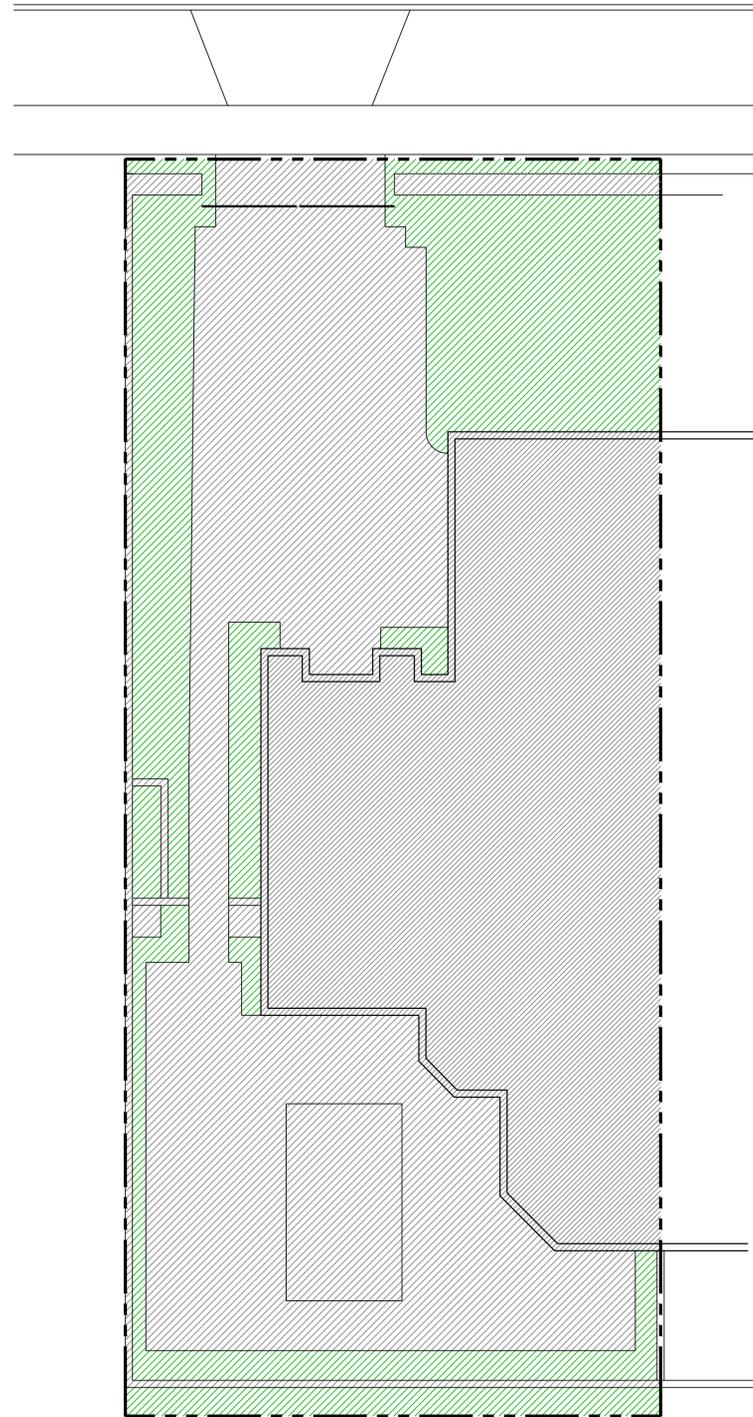
ARC# 22-212
 ZON# 23-012





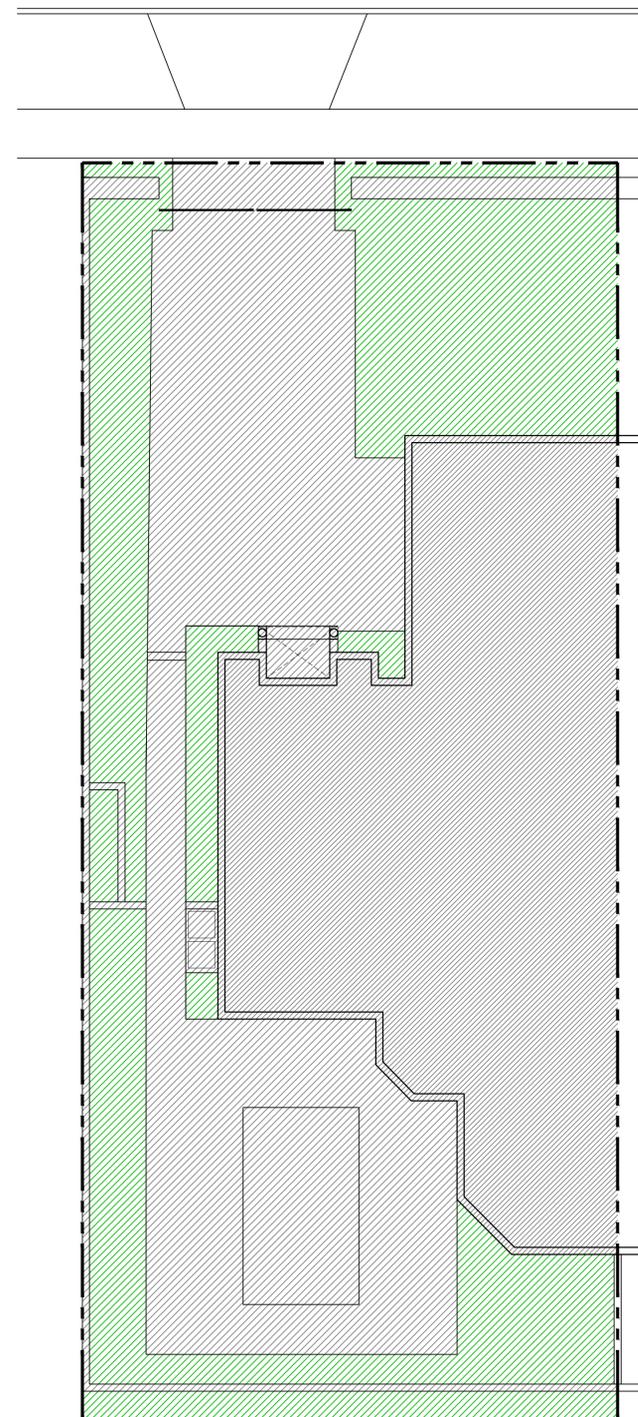
Previously Approved Site Plan

RANDALL STOFF ARCHITECTS
DATED 02/14/1997

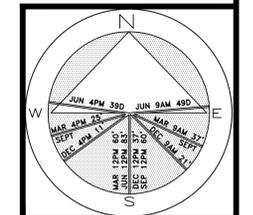
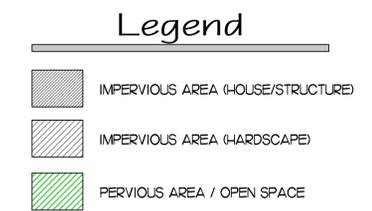


Existing Site Plan

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



Proposed Site Plan



JOB NUMBER: # 22144.00 LA
DRAWN BY: /s/ Evan 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 SF. MINIMUM	11,918 SF.	5,963 SF.	5,963 SF.	5,963 SF.
OPEN / PERMEABLE SPACE	MINIMUM 35% 2,671 SF.	35% 4,176 SF.	27% 1,643 SF.	24.65% 1,470 SF.	32.87% 1,960 SF.
FRONT YARD LANDSCAPE	MINIMUM 35% OF FRONT YARD 441.9 SF.	N/A	N/A	48.55% 613 SF.	55.1% 696 SF.

- 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

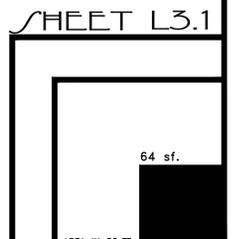
2023
COPYRIGHT:
The following drawings are instruments of
service to the Landscape Architect. They
are not products of design. All ideas,
designs, arrangements and plans indicated
or represented by this/these drawings are
owned by and the property of the designer,
and were created, evolved and developed
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.

2023
DISCLAIMER:
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.

Site Calculations / Lot Coverage Graphics

SCALE IN FEET 0' 8' 16' 24'



SHEET L3.1

ARC# 22-212
ZON# 23-012

Private Residence
246 Everglades Ave
Palm Beach

A
D
I
R
O
L
F



Existing Gate

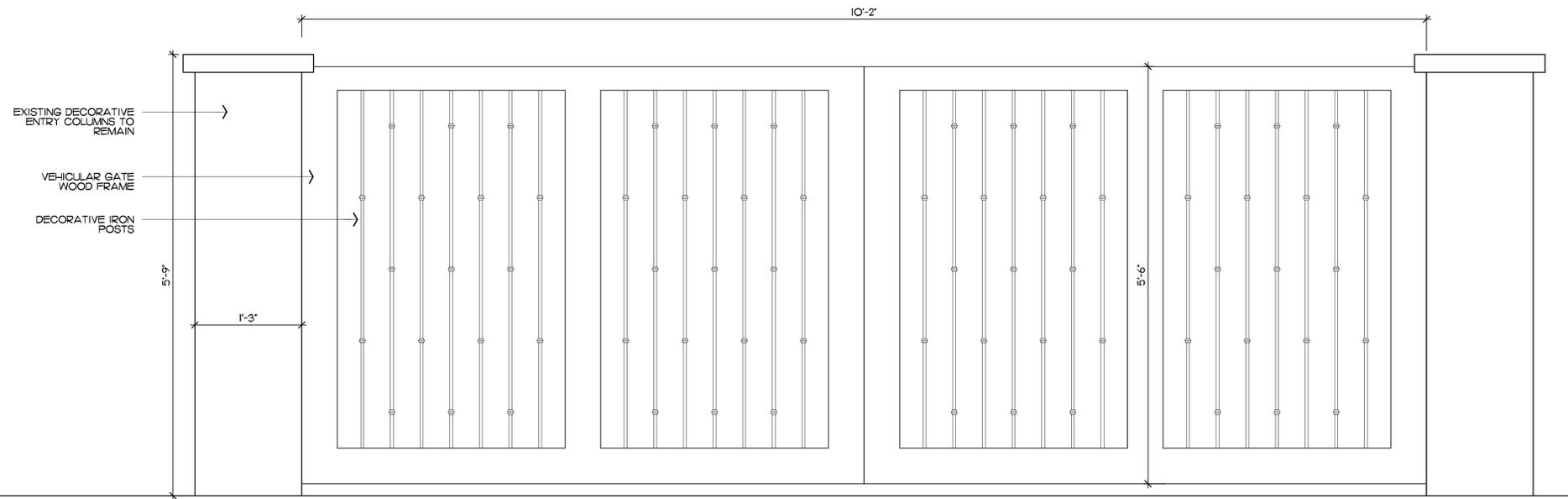
Modified Pool Deck If Required By Town



EXISTING CONDITION: ARTIFICIAL TURF JOINTS

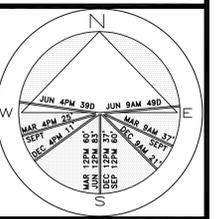


ALTERNATIVE: REPLACE ARTIFICIAL TURF JOINTS WITH ADDITIONAL PAVERS



Proposed Gate Modification

Private Residence
246 Everglades Ave
Palm Beach



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

2023
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2023
DISCLAIMER: 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.

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ARC# 22-212
ZON# 23-012

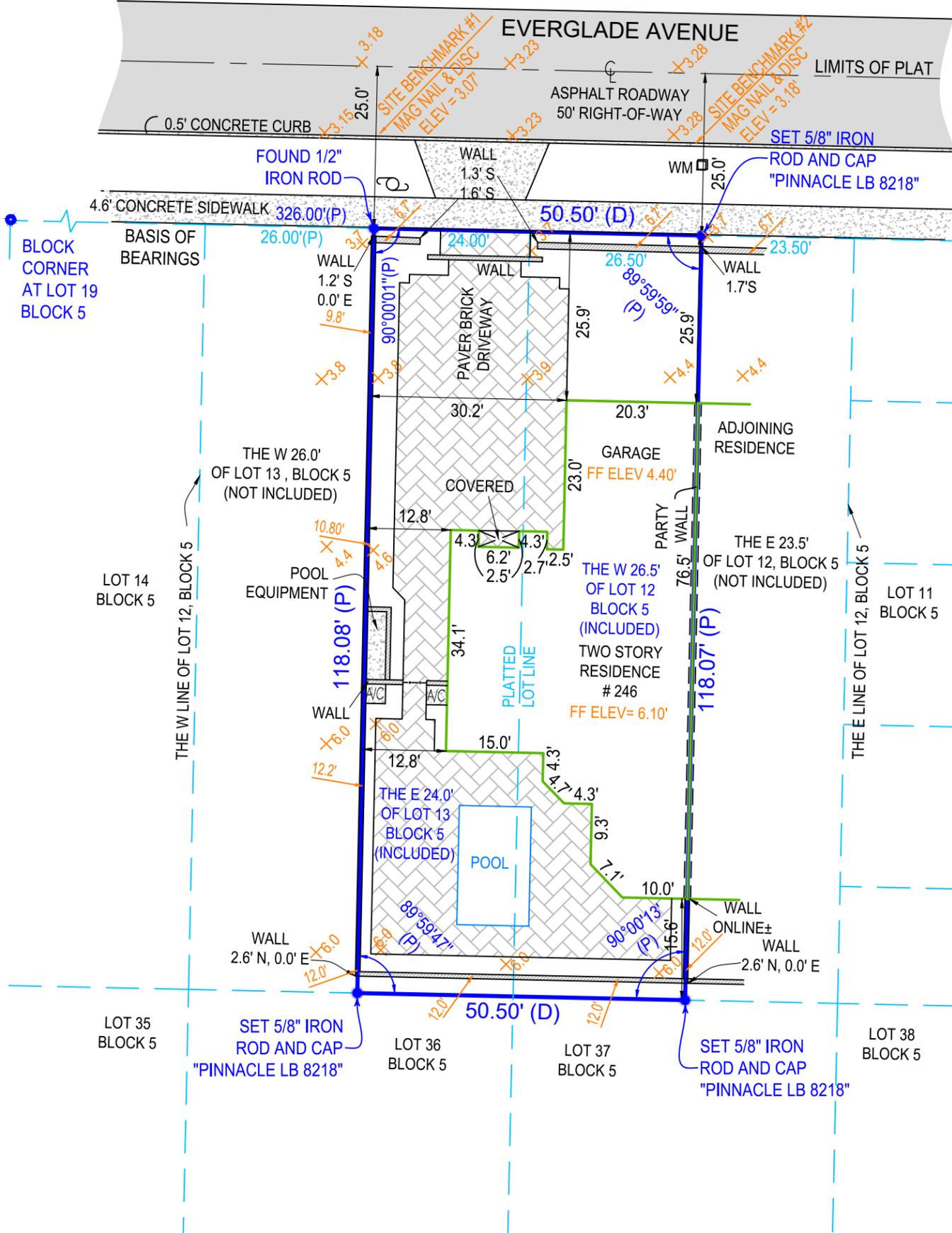
Additional Improvements

NOT TO SCALE

SHEET L3.2



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
- 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.

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

- 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



246 EVERGLADE AVENUE, PALM BEACH, FL. 33480

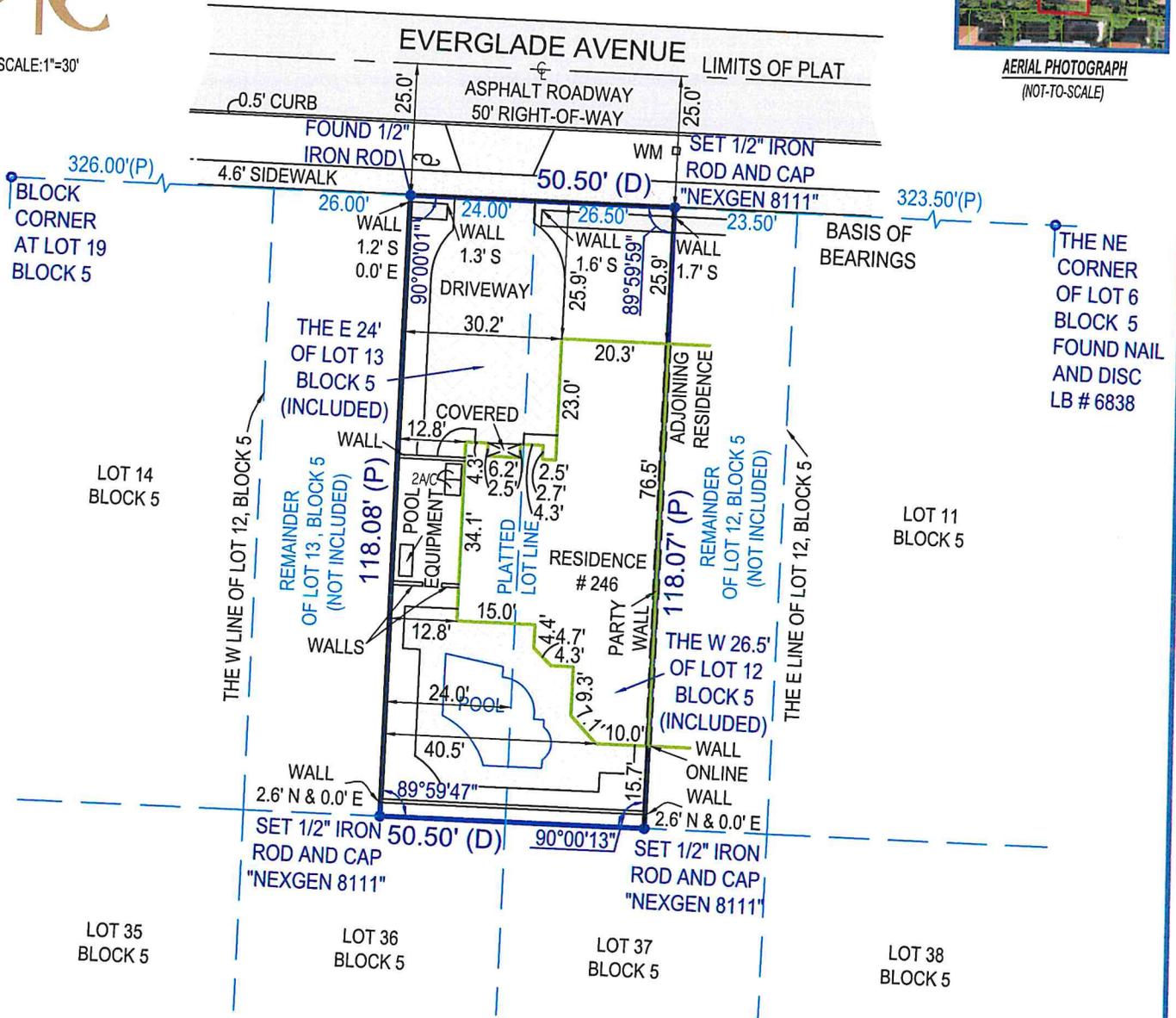


SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

HIBISCUS HOTEL CO.



- 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



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.



Gruber Consulting Engineers, Inc.
5475 W. PALM BEACH AVENUE, SUITE 305
WEST PALM BEACH, FL 33409
PHONE: 561.312.2041
offices@gruberengineers.com

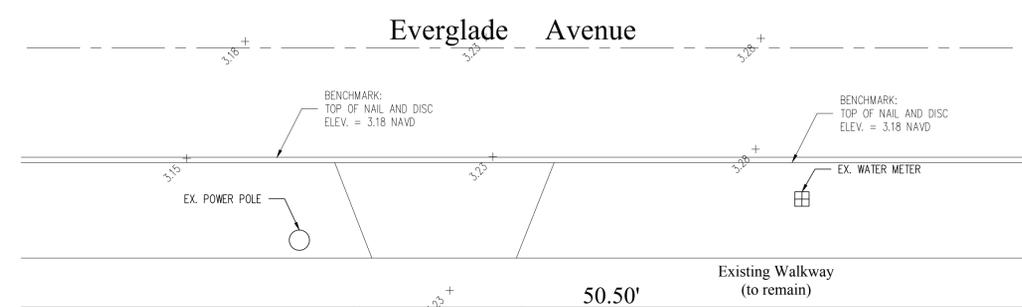
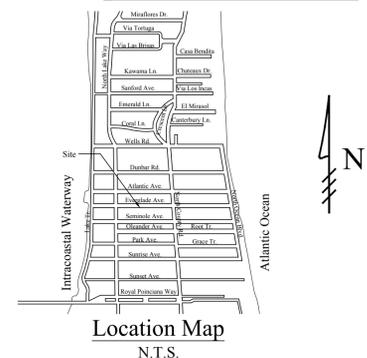
Project Information	
Project No.	2022-0112
Issue Date	10/03/2022
Scale	1/8" = 1'-0"
Drawn By	KM
Checked By	CG

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

Revisions	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

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

Sheet No.
C-1

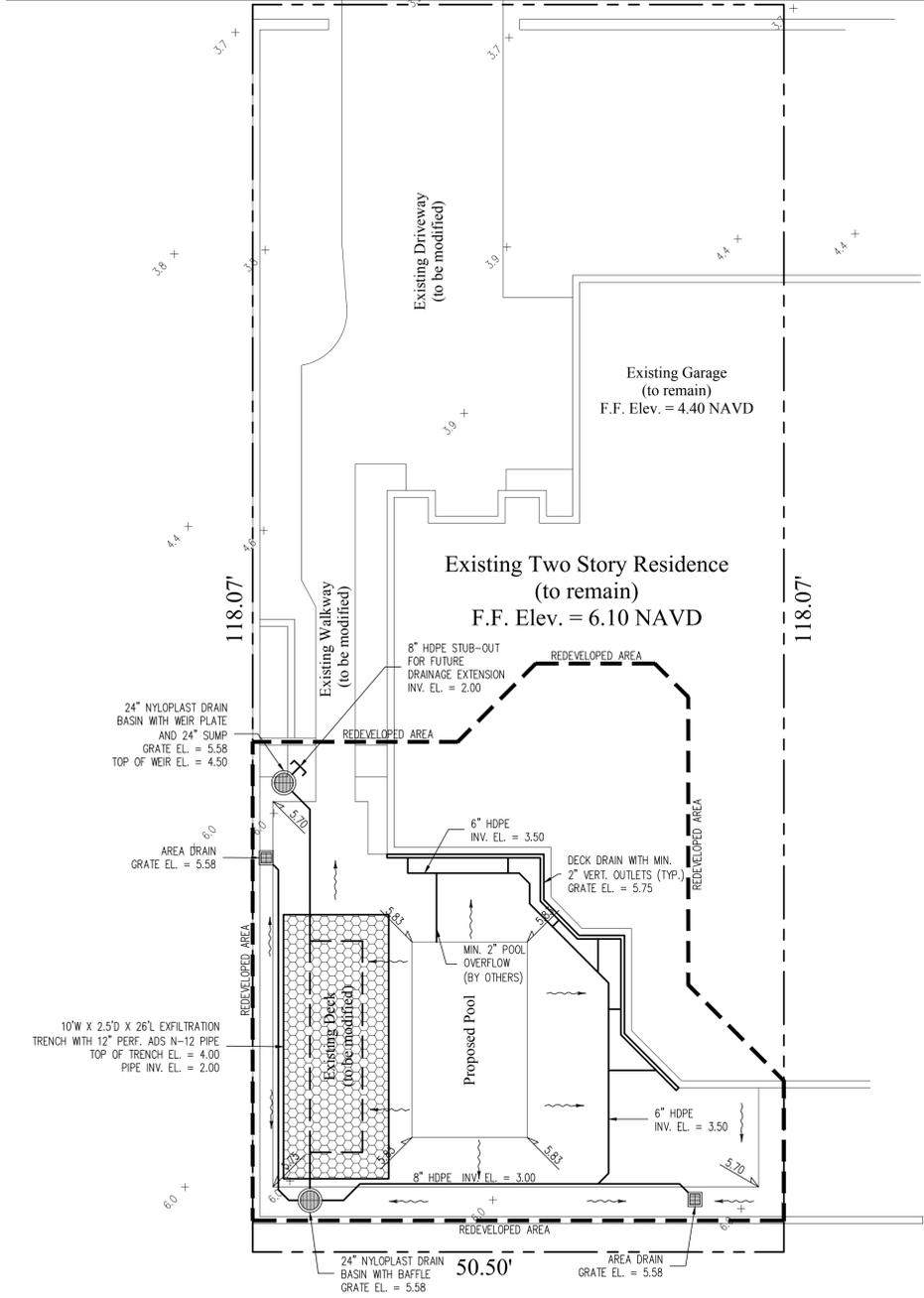


STORMWATER RETENTION CALCULATIONS

- 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 x 2 in/hr x 1,914 sq.ft. x 1 ft./12 in. = 319 cu.ft.
- Pervious Runoff Volume:
0.2 x 2 in/hr x 253 sq.ft. x 1 ft./12 in. = 9 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 | cfs/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

- 5.7 + EXISTING ELEVATION PER PINNACLE SURVEYING (NAVD-88)
- 5.0/10 PROPOSED ELEVATION (NAVD-88)
- - - 7.00 - - - PROPOSED ELEVATION CONTOUR (NAVD-88)
- ~ FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

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

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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