



Scope of Work

- * Replaced 38KW generator
- * Removal of 55 SF of hardscape
- * Proposed Site Wall & Gate
- * Existing Wall to be Motified
- * Updated Site Data Calcs

Private Residence
745 Hi Mt Rd
Palm Beach

F L O R I D A

Application #:
LPCS-24-0119
Final Submittal
Date of Presentation: 12.18.24

Sheet Index

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Survey
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L5.0 - Construction Staging Plan
L6.0 - Truck Logistics Plan
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L7.1 - Site Calculation/Lot Coverage Graphics

Design Team/Consultants

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

Landscape Legend

PROPERTY ADDRESS:	745 HI RD PALM BEACH	
LOT AREA (SQ FT)	24,292 SF	
	REQUIRED	PROPOSED
LANDSCAPE OPEN SPEACE (LOS) (SQ FT AND %)	11,093	11,629
LOS TO BE ALTERED (SQ FT AND %)	NA	NA
PERIMTETER LOS (SQ FT AND %)	5,465	3,431
FRONT YARD LOS (SQ FT AND %)	1,342	1,734
NATIVE TREES %	NA	NA
NATIVE SHRUBS & VINES %	NA	NA
NATIVE GROUNDCOVER %	NA	NA



Existing East Side



Existing East Side



Existing Northeast Corner



Existing Northeast Corner



Existing Northwest Corner



Existing Northwest Corner

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
745 HI Mt Rd
Palm Beach

F L O R I D A

JOB NUMBER: # 24181.00 LA
DRAWN BY: Dustin Mizell
DATE: 11.22.2024

SHEET L1.1

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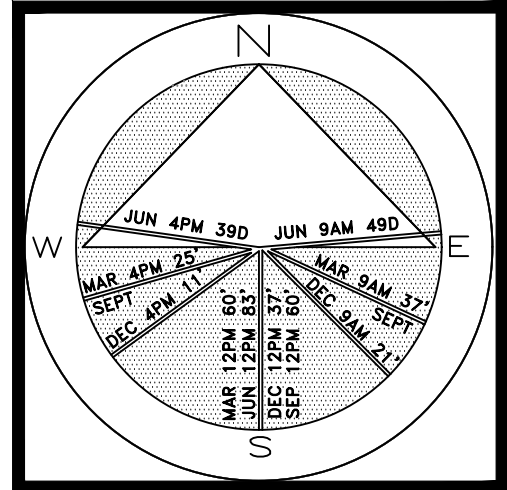
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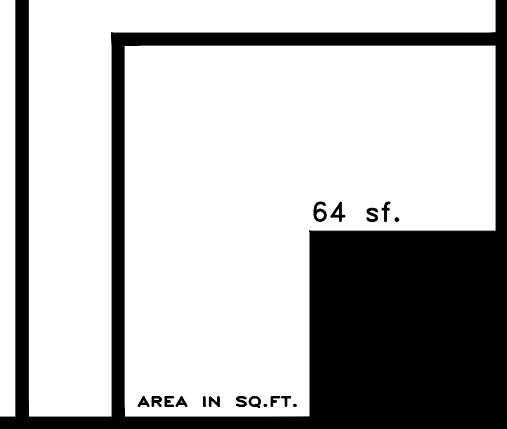
LPCS-24-0119
Existing Site Photos

Private Residence
745 HI Mt Rd
Palm Beach



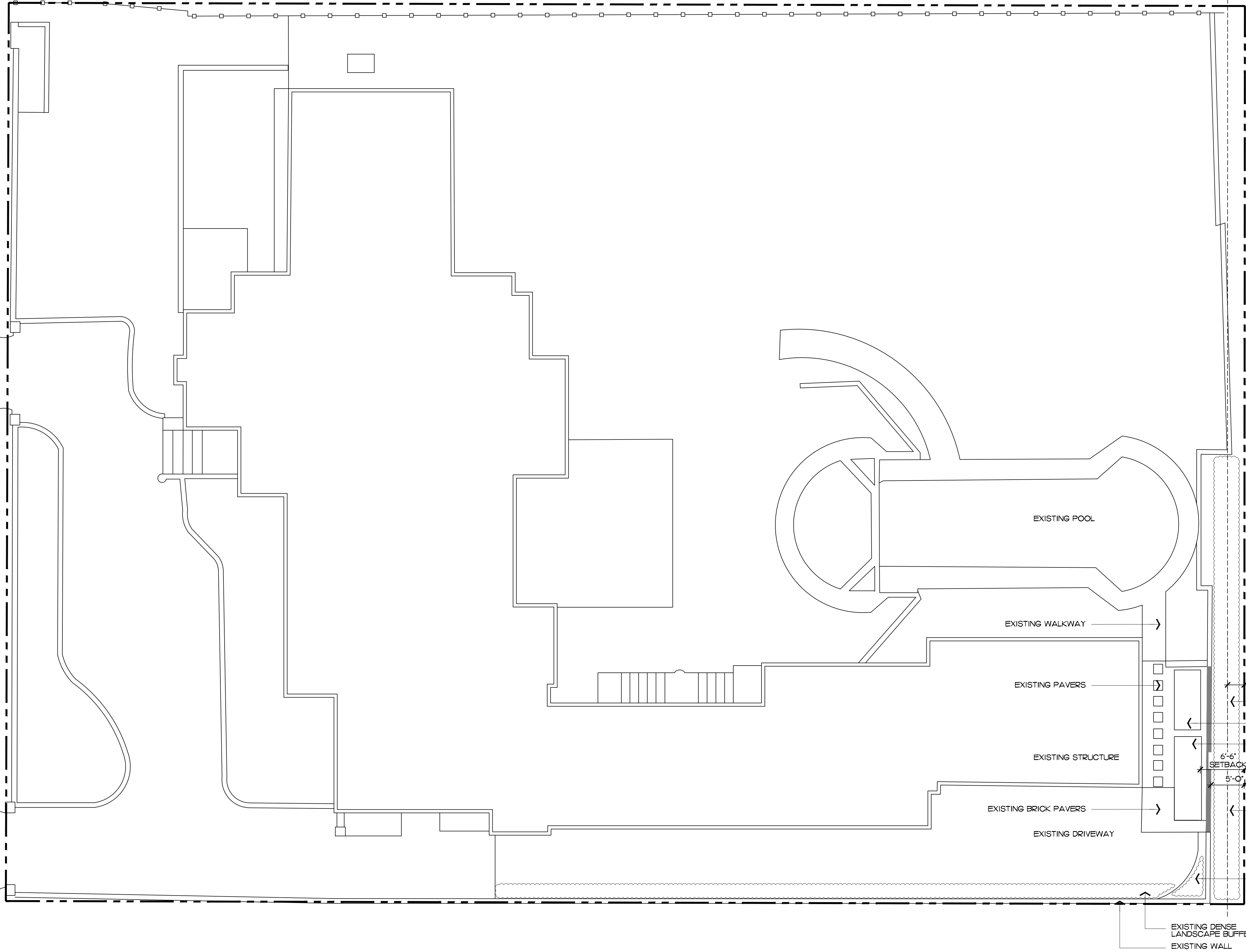
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SHEET L2.0



AREA IN SQ.FT. 64 sf.

Hi Mount Road



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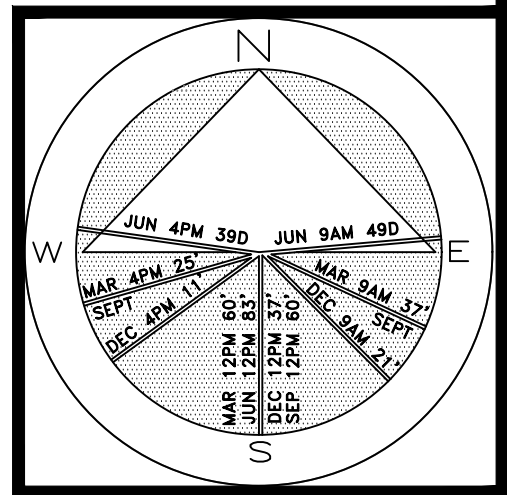
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Existing Vegetation Inventory & Action Plan

LPCS-24-0119

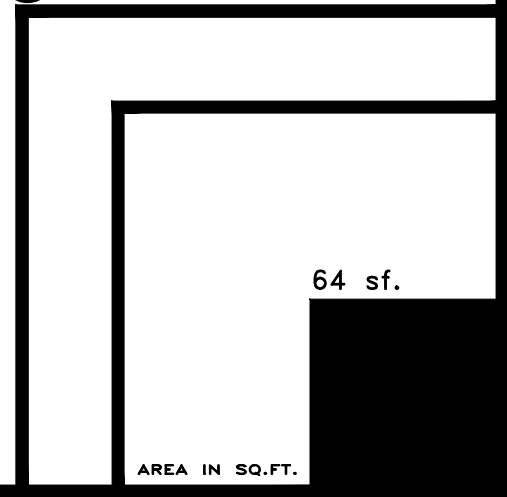
SCALE IN FEET 0' 8' 16' 24'

Private Residence
745 HI Mt Rd
Palm Beach

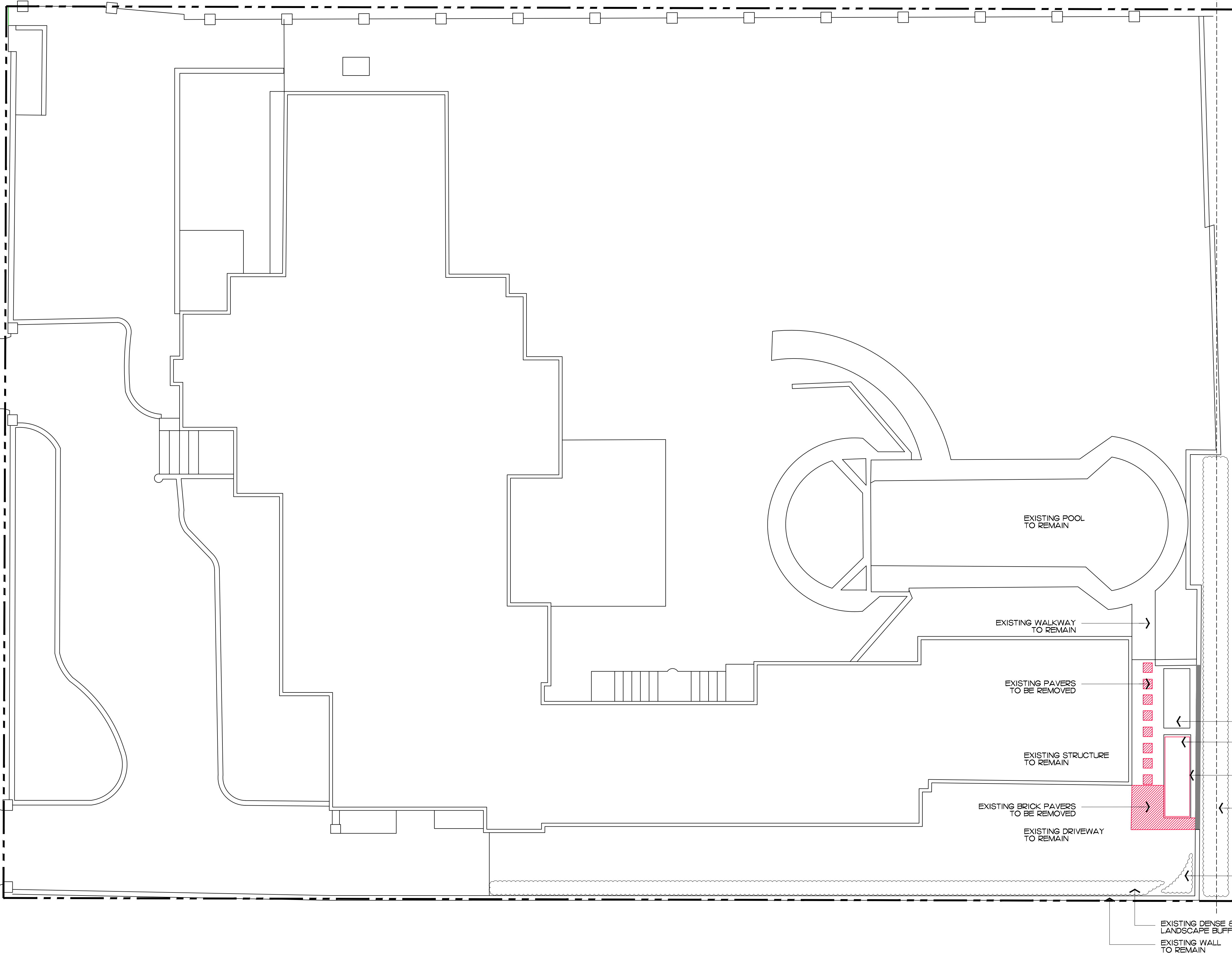


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SHEET L3.0



HI Mount Road



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Demolition and Vegetation Action Plan

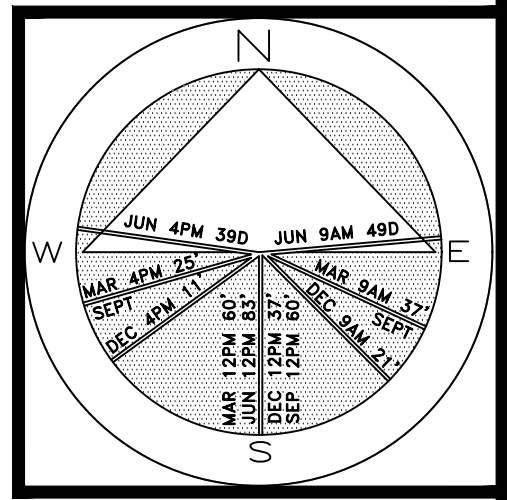
LPCS-24-0119

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.

Private Residence
745 HI Mt Rd
Palm Beach



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DATE: 11.22.2024

SHEET L4.0

64 sf.

AREA IN SQ.FT.

Hi Mount Road

18' HT. X 12' WIDE
CHAIN-LINK ROLLING
GATE W/ SCREENING

EXISTING POOL
TO REMAIN

EXISTING WALKWAY
TO REMAIN

EXISTING STRUCTURE
TO REMAIN

EXISTING DRIVEWAY
TO REMAIN

EXISTING DENSE 8' HT.
LANDSCAPE BUFFER
NOTE: PLANTING ALONG
THE PROPERTY LINE
TO REMAIN AS
SCREENING

EXISTING WALL
TO REMAIN
18' HT. CHAIN-LINK
CONSTRUCTION FENCE
W/ SCREENING

EXISTING DENSE
LANDSCAPE BUFFER
TO REMAIN
NOTE: PLANTING ALONG
THE PROPERTY LINE
TO REMAIN AS
SCREENING

EXISTING POOL
EQUIPMENT
TO REMAIN
EXISTING GENERATOR
TO BE REPLACED WITH
NEW 35 KW GENERATOR

EXISTING DENSE 8' HT.
LANDSCAPE BUFFER
NOTE: PLANTING ALONG
THE PROPERTY LINE
TO REMAIN AS
SCREENING

EXISTING VEGETATION
TO REMAIN

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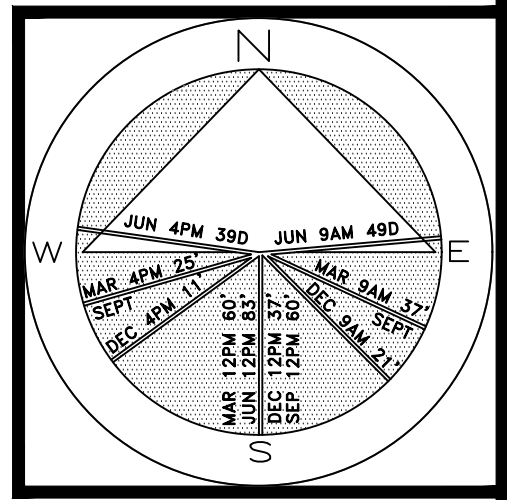
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Construction Screening Plan

SCALE IN FEET 0' 8' 16' 24'

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Palm Beach



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DATE: 11.22.2024

SHEET L5.0

64 sf.

AREA IN SQ.FT.

Hi Mount Road

18' HT. X 12' WIDE
CHAIN-LINK ROLLING
GATE W/ SCREENING

DUMPSTER DELIVERIES

PROPOSED
COMPACTED
GRAVEL
PARKING
AREA

PORTABLE
TOILETS

EXISTING POOL
TO REMAIN

EXISTING WALKWAY
TO REMAIN

EXISTING STRUCTURE
TO REMAIN

EXISTING DRIVEWAY
TO REMAIN

EXISTING DENSE
LANDSCAPE BUFFER
TO REMAIN
EXISTING POOL
EQUIPMENT
TO REMAIN
EXISTING GENERATOR
TO BE REPLACED WITH
NEW 36 KW GENERATOR

EXISTING DENSE
LANDSCAPE BUFFER
TO REMAIN

EXISTING VEGETATION
TO REMAIN

EXISTING DENSE
LANDSCAPE BUFFER
TO REMAIN
EXISTING WALL
TO REMAIN

18' HT. CHAIN-LINK
CONSTRUCTION FENCE
W/ SCREENING

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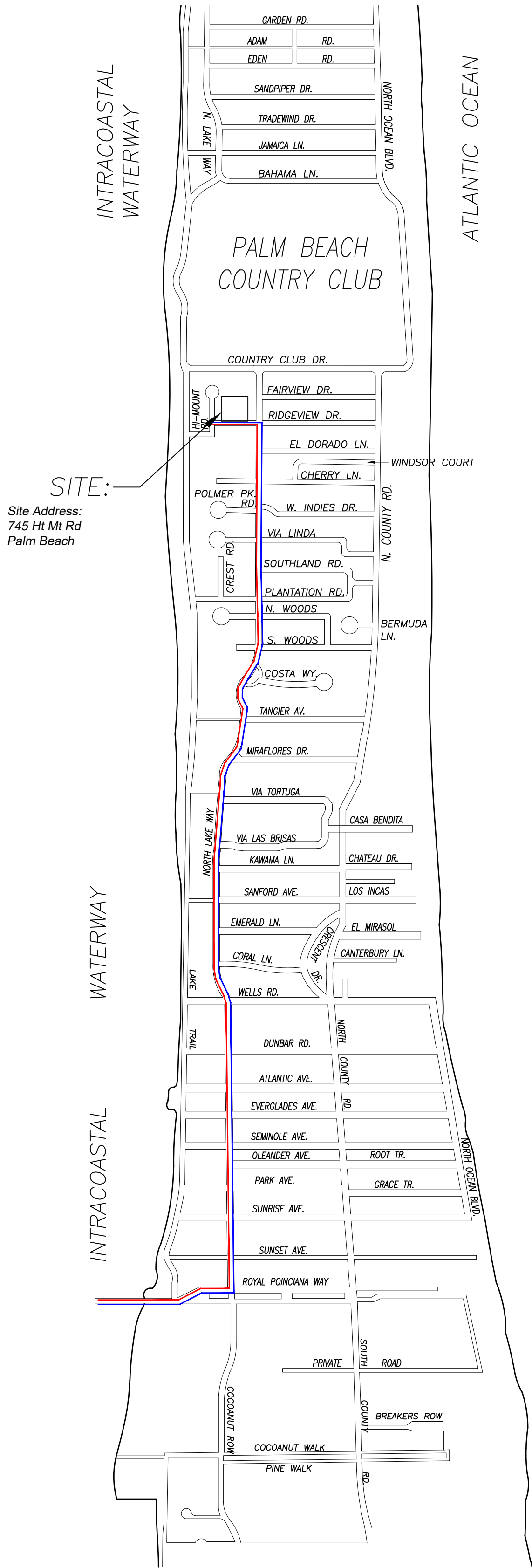
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Construction Staging Plan

SCALE IN FEET 0' 8' 16' 24'



CONCEPTUAL CONSTRUCTION SCHEDULE	
• OCT 3TH 2024	– ARCOM MEETING
• OCT 15TH 2024	– TOWN COUNCIL
• JAN–FEB 2025	– SUBMIT FOR PERMIT
• 1 MONTH –MAR 2025	– MOBILIZATION & DEMOLITION OF EXISTING STRUCTURES
• 2 MONTHS	– SITE/BUILDING PREPARATION – FOUNDATION – BLOCK DELIVERIES & CONC.
• 1 MONTHS	– FINAL INSPECTIONS
• +/-3 MONTHS	– PROPOSED TOTAL CONSTRUCTION FOLLOWING BUILDING PERMIT

1 PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

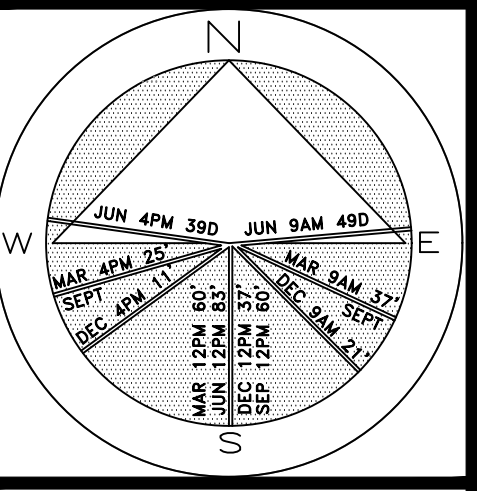
SCHEDULE:

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

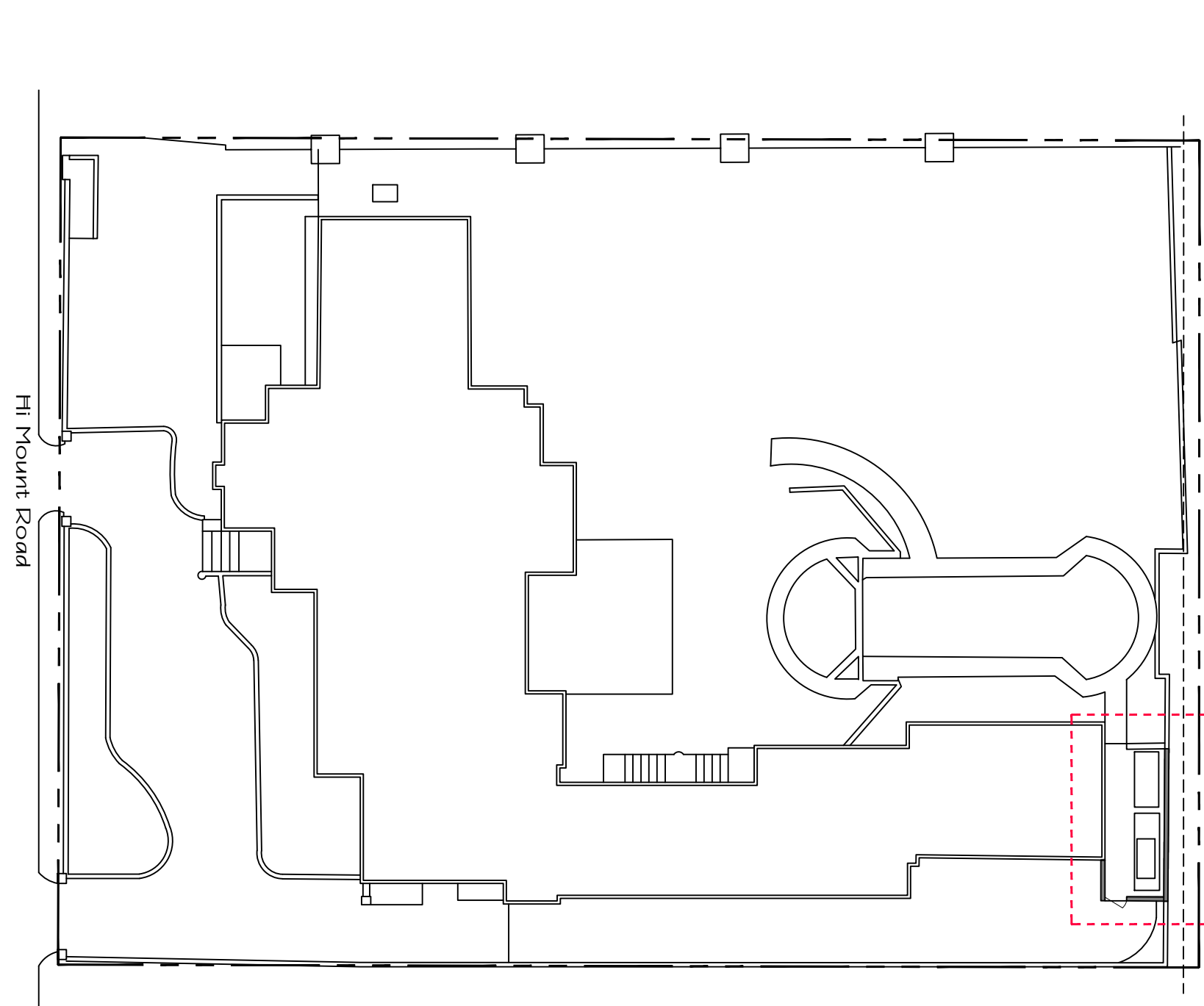
NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

- PROPOSED INGRESS TRUCK ROUTE
- PROPOSED EGRESS TRUCK ROUTE



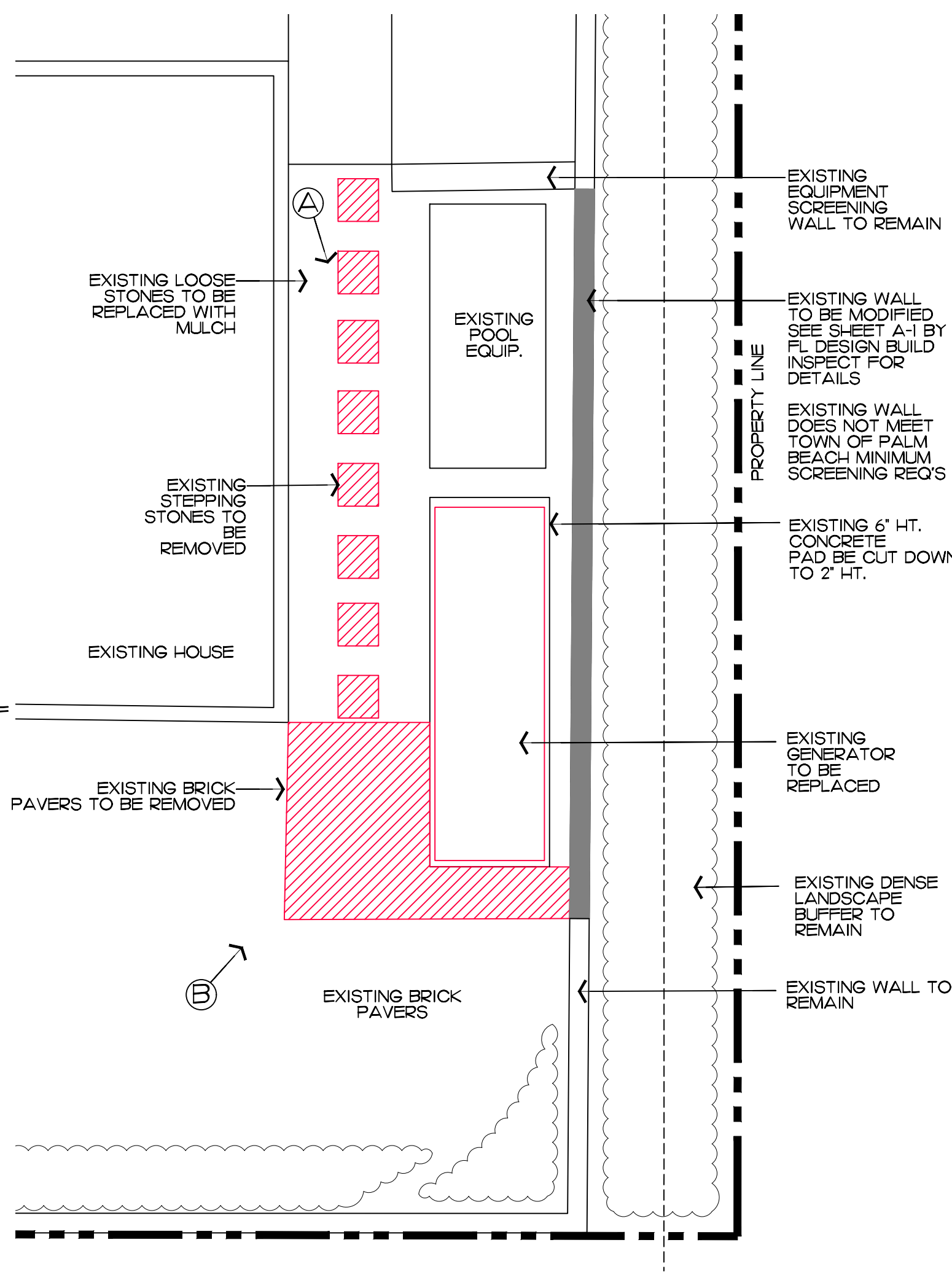
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SHEET L6.0



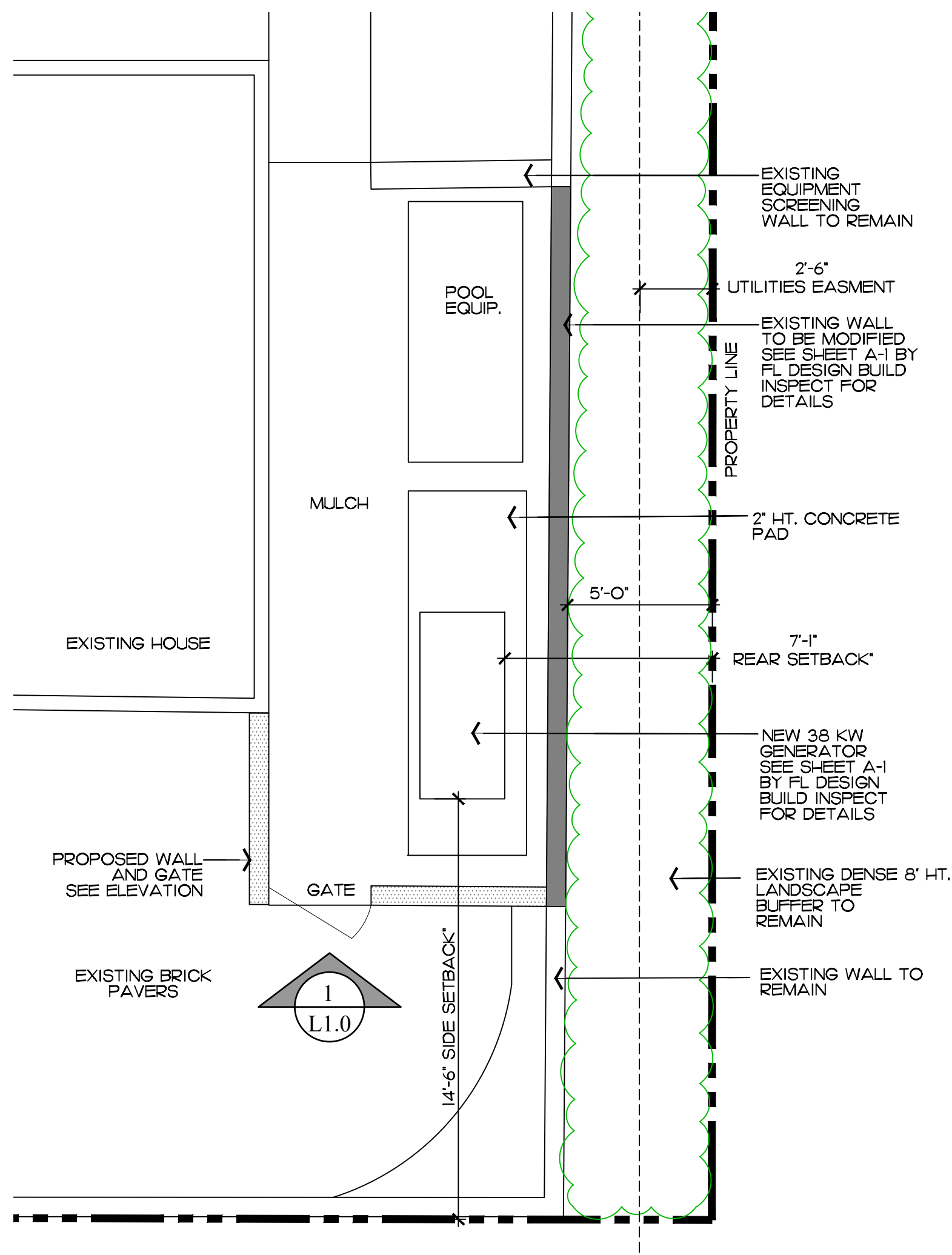
Site Plan

SCALE: NTS



Demolition Plan

SCALE: 1/4" = 1'-0"



Proposed Improvements

SCALE: 1/4" = 1'-0"

Proposed Site Data

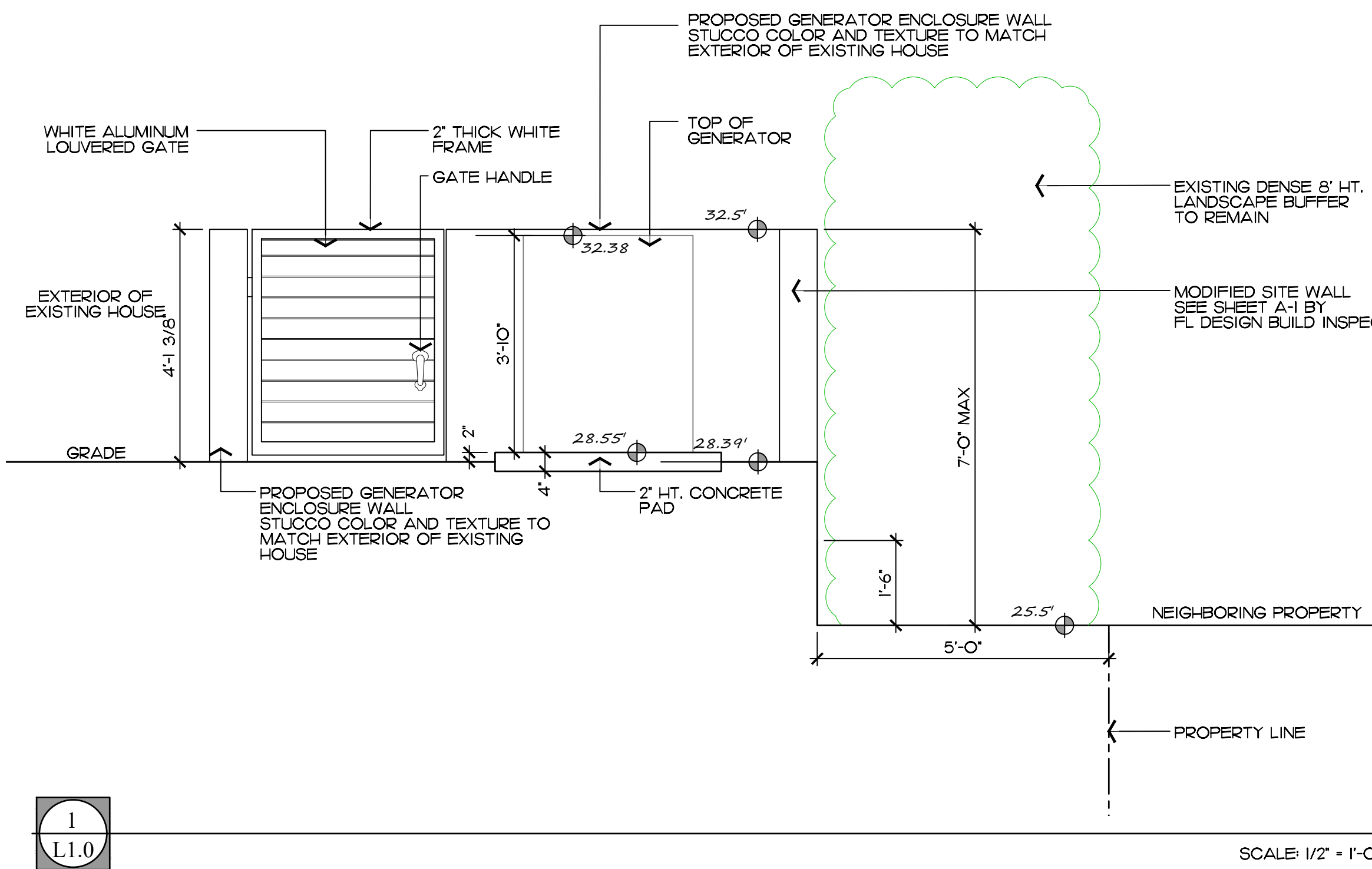
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE			R-B - LOW DENSITY RESIDENTIAL
LOT AREA	10,000 S.F. MINIMUM	24,292 S.F.	24,651 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 45%	11,093 S.F.	11,629 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,342 S.F.	1,734 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	5,465.5 S.F.	3,431 S.F.

* MULCH REPLACING LOOSE STONE IS NOT COUNTED AS LANDSCAPE OPEN SPACE

NOTES:
PROPOSED MODIFICATIONS WILL NOT BE VISIBLE FROM THE HI MOUNT ROAD.

AS PER TOWN OF PALM BEACH REQUIREMENTS: NO WALL OR GATE SHALL EXCEED 7'-0" ABOVE NEIGHBORING PROPERTIES

EXISTING GENERATOR IS NOT SUFFICIENTLY SCREENED AS PER CURRENT TOWN OF PALM BEACH MINIMUM REQUIREMENTS



1
L1.0

SCALE: 1/2" = 1'-0"

2024
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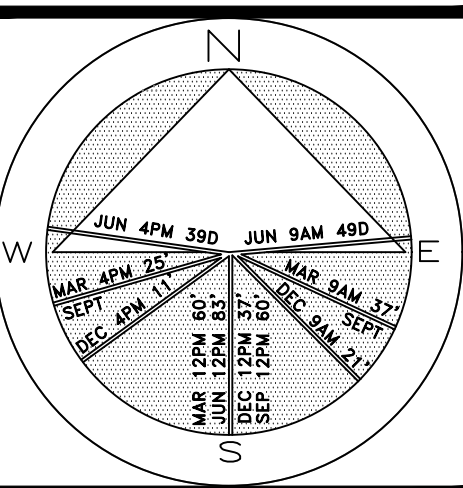
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Site Plan

SCALE IN FEET 0' 8' 16' 24'

LPC-24-0119

Private Residence
745 HI Mt Rd
Palm Beach



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DRAWN BY: Alex Bugrli

DATE: 11.22.2024

SHEET L7.0

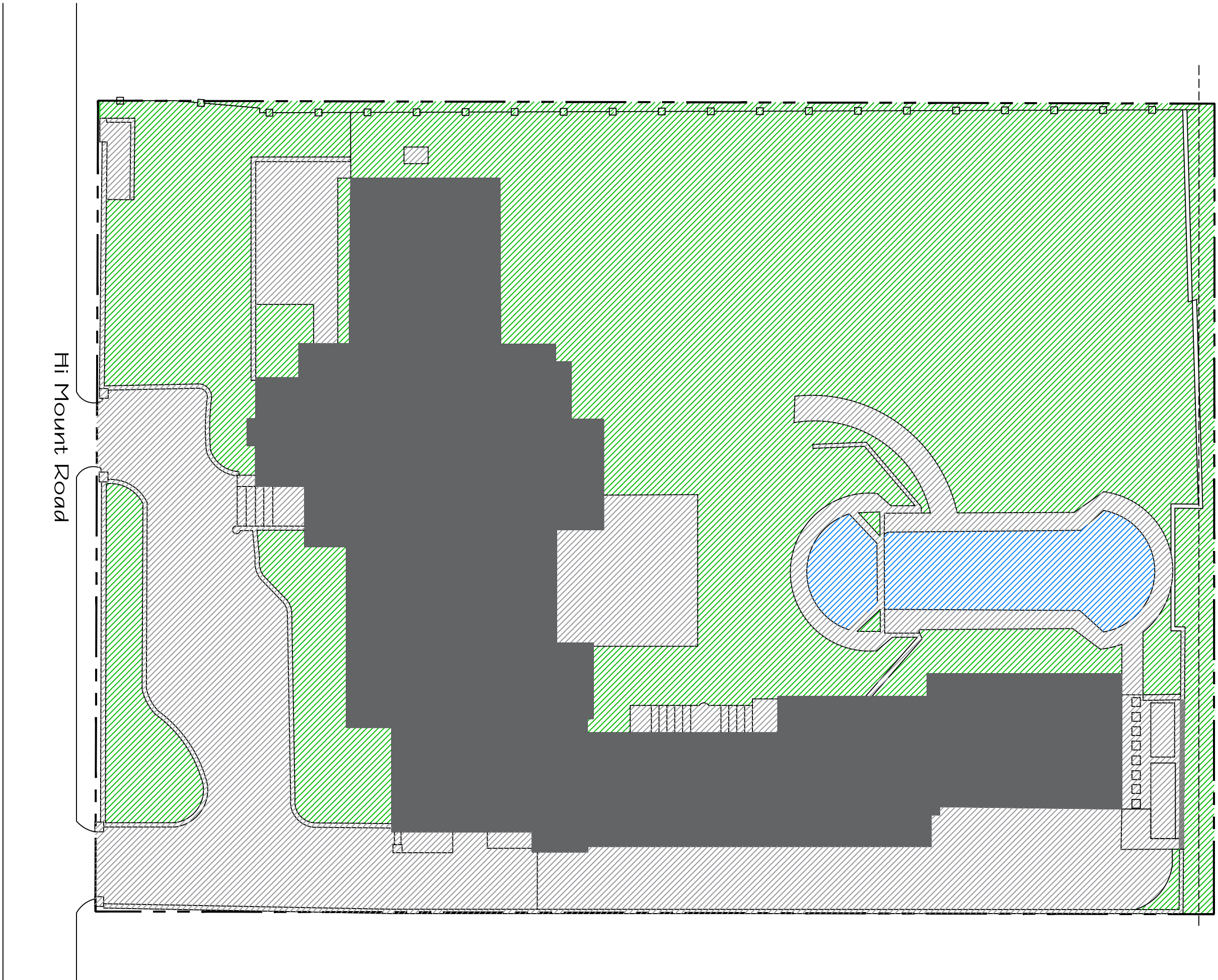
64 sf.

AREA IN SQ.FT.

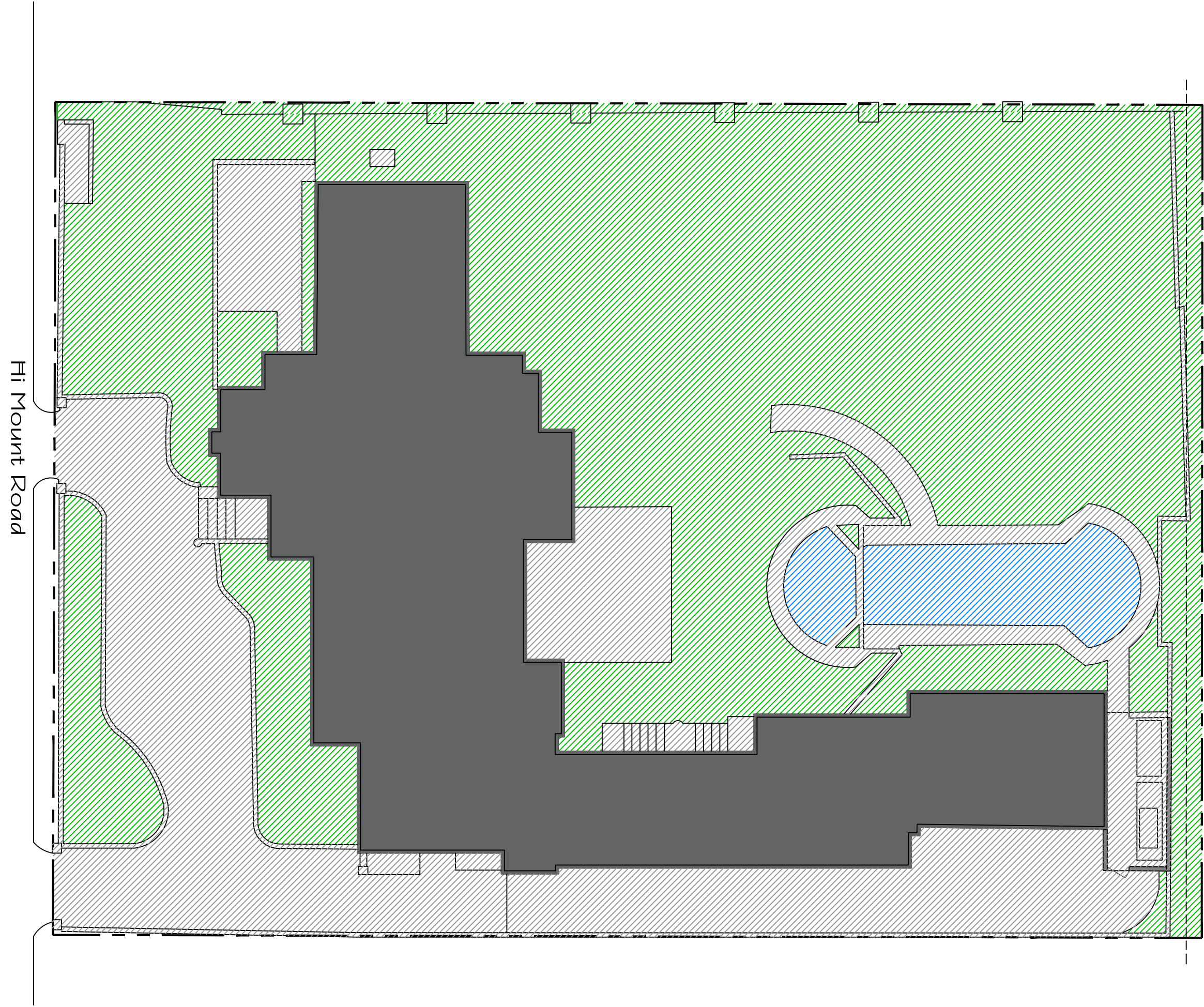
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Dustin M. Mizell, M.L.A. P.L.A. #6666784
Dustin@environmentdesigngroup.com

Legend

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



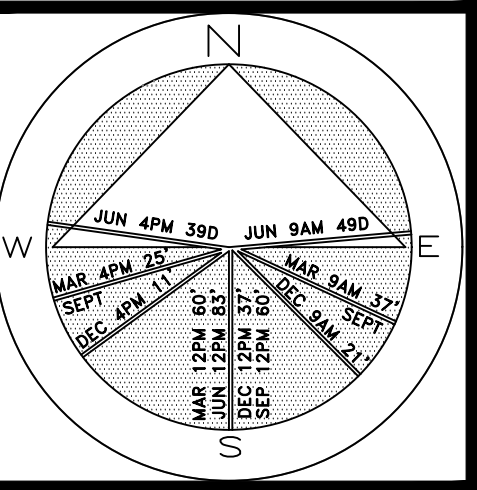
Existing Lot Coverage Graphic



Proposed Lot Coverage Graphic

Proposed Site Data

DESCRIPTION	REQUIRED		EXISTING		PROPOSED	
LOT ZONE					R-8 - LOW DENSITY RESIDENTIAL	
LOT AREA	10,000 S.F. MINIMUM		24,292 S.F.		24,651 S.F.	
OPEN / PERMEABLE SPACE	MINIMUM 45%	11,093 S.F.	47.1%	11,629 S.F.	47.1%	11,629 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	1,342 S.F.	51.68%	1,734 S.F.	51.68%	1,734 S.F.
PERIMETER LANDSCAPE	MINIMUM 50% OF PERIMETER	5,465.5 S.F.	31.39%	3,431 S.F.	31.39%	3,431 S.F.



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SHEET L7.1

