



Scope of Work

- I. MINOR ADJUSTMENT TO PREVIOUSLY APPROVED LANDSCAPE PLAN.
- (7) THATCH PALMS REPLACED WITH (6) ADONIDIA PALMS DUE TO SITE CONSTRAINTS.
- TOWN OF PALM BEACH MINIMUM NATIVE LANDSCAPE REQUIREMENTS ARE NOT AFFECTED BY PROPOSED MODIFICATIONS.
- PREVIOUSLY APPROVED OUTDOOR KITCHEN WAS NOT BUILT, REPLACED BY LAWN.
- MODIFICATIONS TO HARDSCAPE MATERIALS

Variance Request

- I. 7'-0" HT. WALL LOCATED WITHIN STREET SIDE SETBACK IN LIEU OF THE 6'-0" ALLOWABLE BY CODE.
- WALL IS REQUIRED BY CODE TO SCREEN EQUIPMENT
- EQUIPMENT IS REQUIRED BY CODE TO BE SET AT A HIGHER ELEVATION THAN THE EXISTING HOUSE.
- WALL WAS PREVIOUSLY APPROVED AT THIS HEIGHT (PLAN PROVIDED)
- EXISTING HOUSE IS LOCATED WITHIN STREET SIDE SETBACK.

Private Residence
177 Queens Ln
Palm Beach

F L O R I D A

Application #: H/B-25-0003
Third Submittal 03.31.25
LPC Meeting: 04.16.25
TC Meeting: 05.14.25

Sheet Index

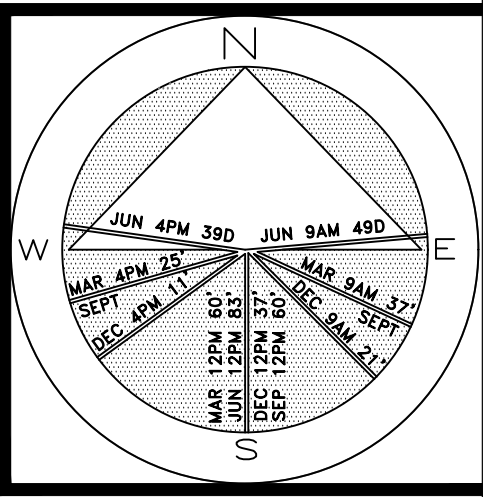
Cover Sheet

- L1.0 - Site Plan
 - L1.1 - Variance Request Diagram - Plan
 - L1.2 - Variance Request Diagram - Section
 - L1.3 - Variance Request - Existing Conditions
 - L1.4 - Site Calculations
- L2.0 - Hardscape Materials - As Built
- L3.0 - Landscape Plan - As Built
- L4.0 - Plant Schedule
- Previously Approved Site Plan
- Previously Approved Landscape Plan
- Previously Approved Plant Schedule
- Previously Approved Site Calculations
- Survey

Design Team/Consultants

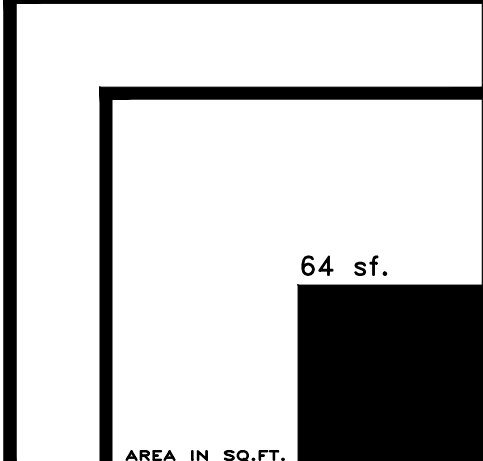
Landscape Architects
ENVIRONMENT DESIGN GROUP
139 NORTH COUNTY ROAD SUITE 20B
PALM BEACH, FL 33480
561.832.4600
WWW.ENVIRONMENTDESIGNGROUP.COM

Private Residence
177 Queens Lane
Palm Beach



JOB NUMBER: # 21107.00 LA
DRAWN BY: Alex Bugnii
DATE: 02.24.2025

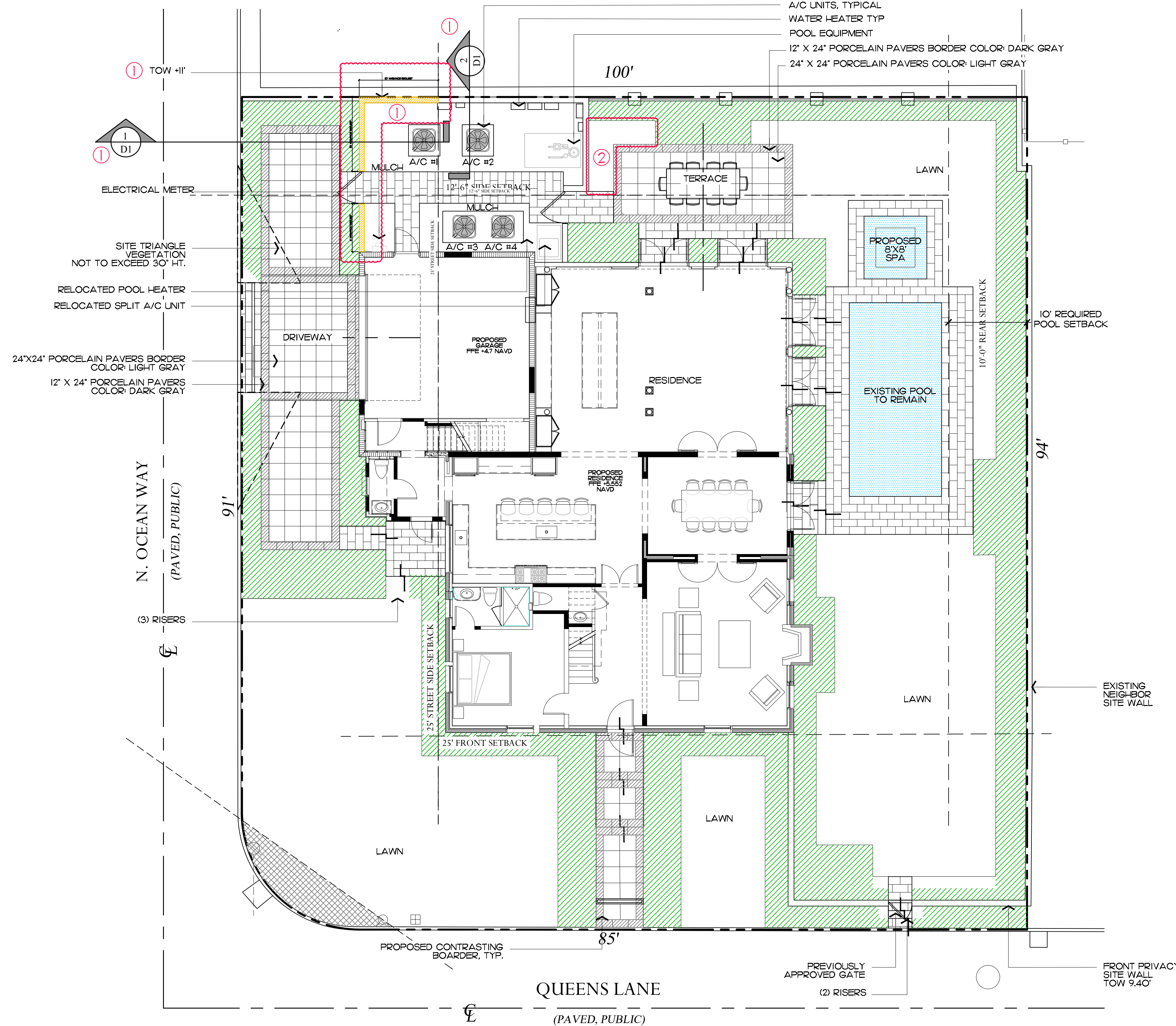
SHEET L1.0



AREA IN SQ. FT.

Revisions

- ① VARIANCE REQUEST
- 7'-0" HT WALL LOCATED WITHIN STREET SIDE
SETBACK IN LIEU OF THE 6'-0" ALLOWABLE BY CODE
NO CHANGES TO SITE CALCULATIONS
- ② OUTDOOR KITCHEN WAS NOT BUILT
-26 SF OF HARDSCAPE REMOVED
- ③ MINOR CHANGES TO SITE CALCULATIONS



Site Data

LOT ZONE	R-B - LOW DENSITY RESIDENTIAL				
LOT AREA	10,551 S.F. (10,000 SF MINIMUM)				
DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		PROPOSED
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,747 S.F.	46.38%	4,894 S.F.	46.60% 4,920 S.F. ③
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	980 S.F.	89.67%	2,198 S.F.	89.67% 2,198 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,373 S.F.	54.07%	2,567 S.F.	54.07% 2,567 S.F.

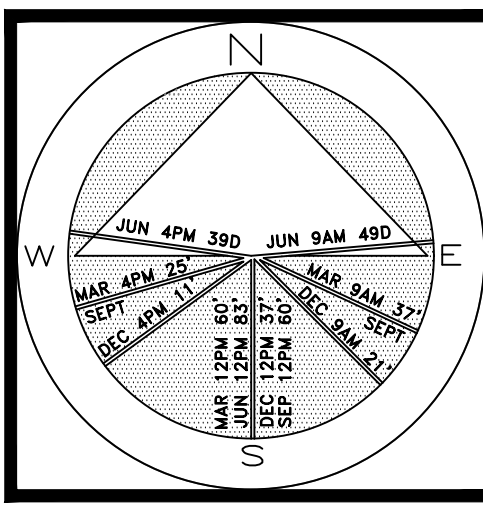
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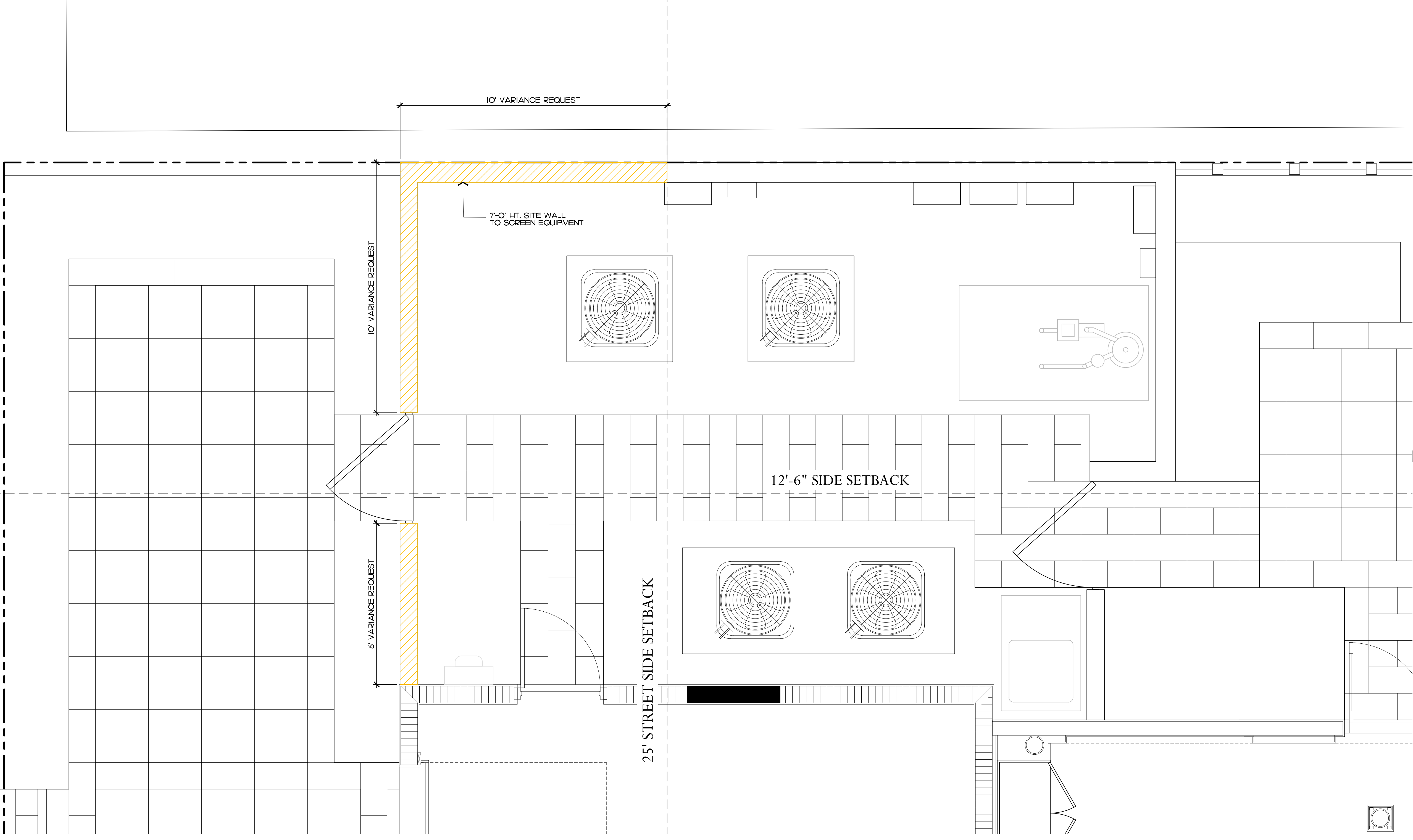
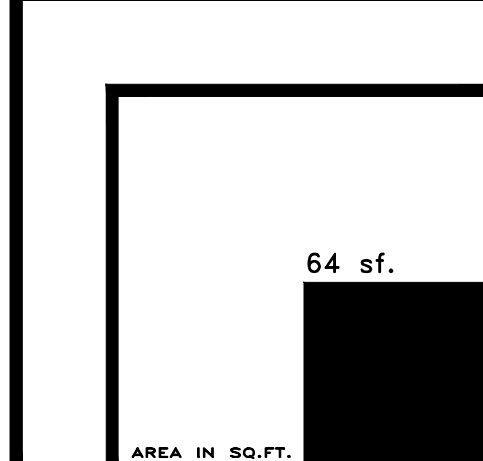
H/B-25-0003
Site Plan

Private Residence
177 Queens Lane
Palm Beach



JOB NUMBER: # 21107.00 LA
DRAWN BY: Alex Bugnii
DATE: 02.17.2025

SHEET L1.1

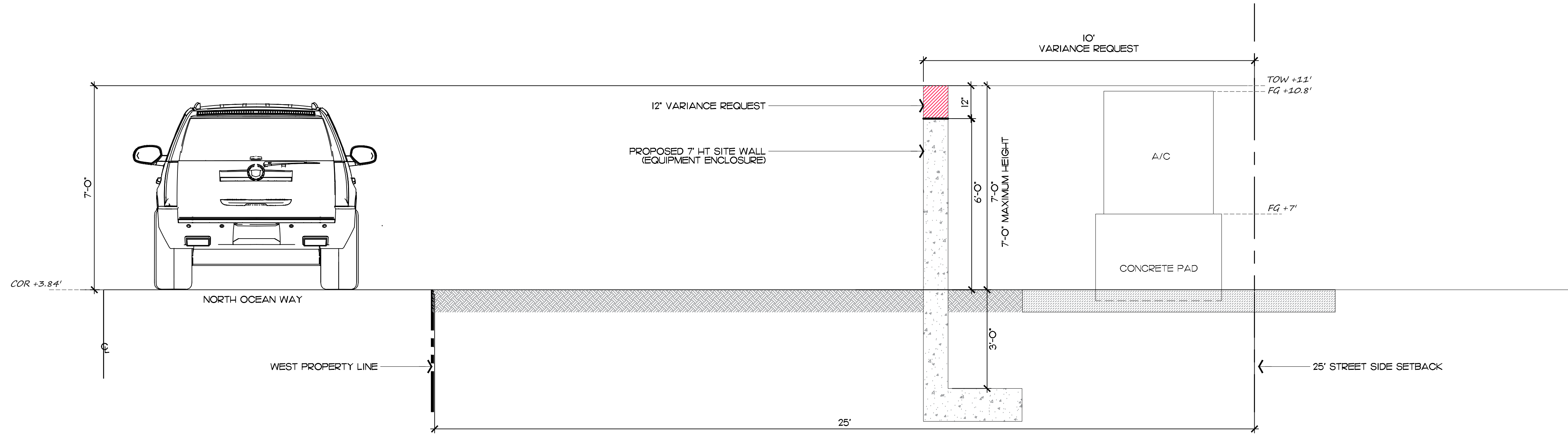


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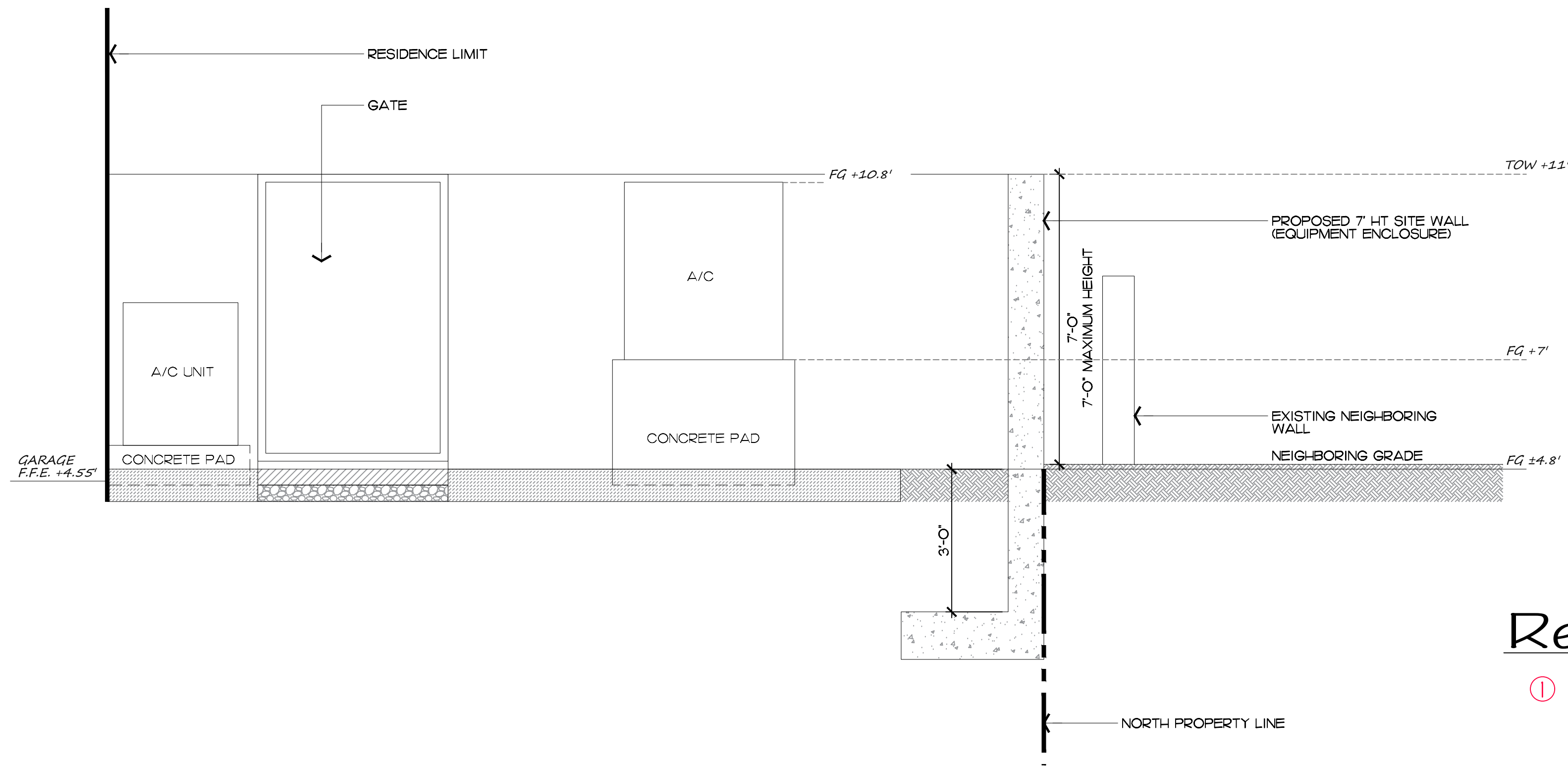
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HSB-25-0003
Variance Request Diagram-Plan
SCALE IN FEET 1/2"=1'



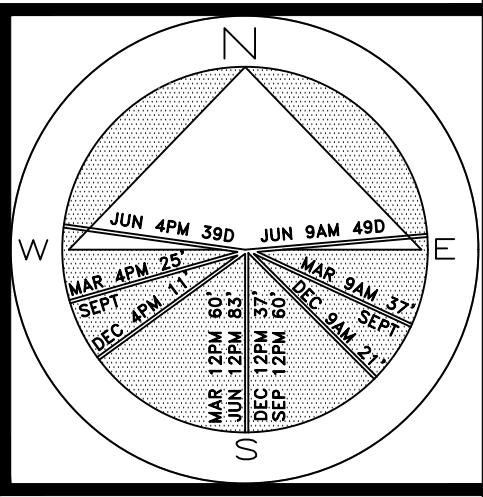
1
D1 WEST-EAST EQUIPMENT SCREENING WALL DIAGRAM
SCALE: 1/2"=1'



2
D1 SOUTH-NORTH EQUIPMENT SCREENING WALL DIAGRAM
SCALE: 1/2"=1'

Revisions

- ① VARIANCE REQUEST
- 7'-0" HT WALL LOCATED WITHIN STREET SIDE
SETBACK IN LIEU OF THE 6'-0" ALLOWABLE BY CODE



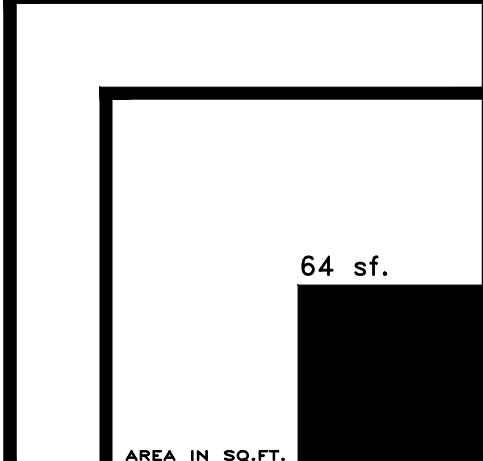
JOB NUMBER: # 21107.00 LA
DRAWN BY: Alex Bugnii
DATE: 02.13.2025

SHEET L1.2

H/B-25-0003

① Variance Request Diagram-Section

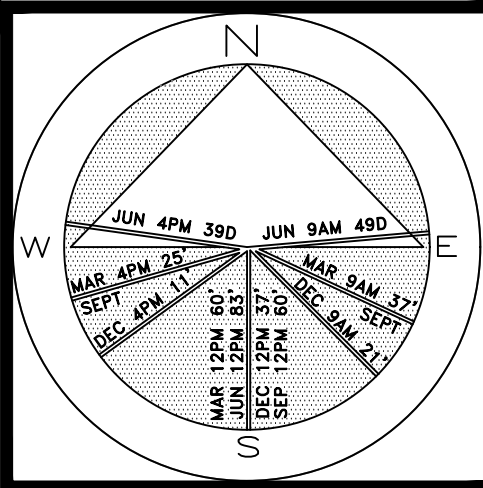
SCALE IN FEET 1/2"=1'





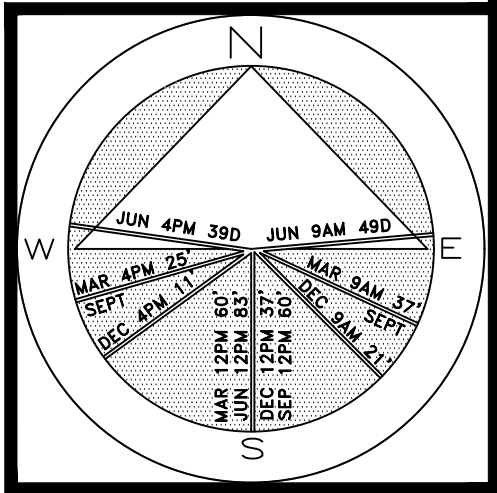
Private Residence
177 Queens Lane
Palm Beach

F L O R I D A

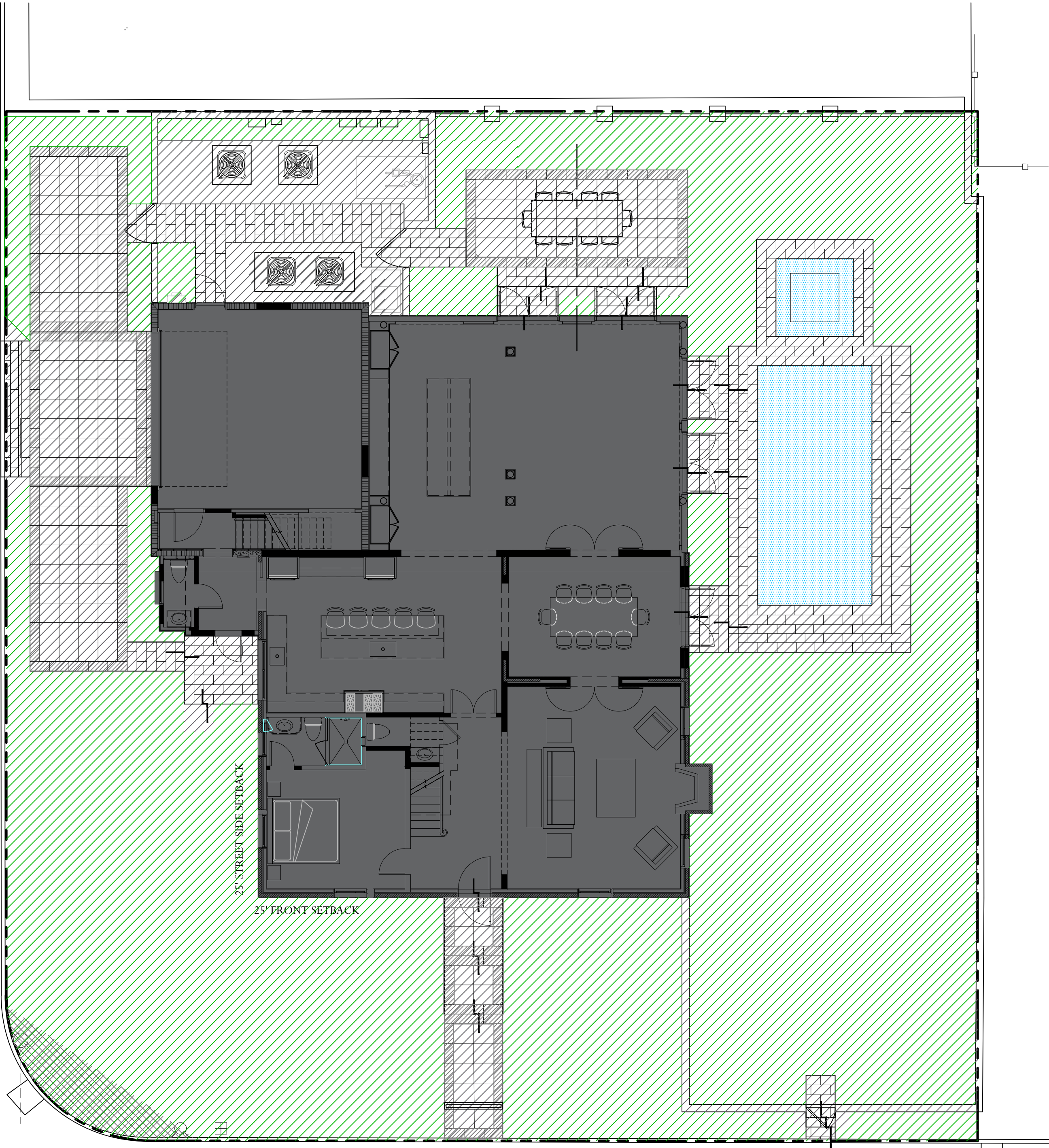


JOB NUMBER: # xxxxx.00 LA
DRAWN BY: Alex Bugrii
DATE: 01.08.2025

Private Residence
177 Queens Lane
Palm Beach



JOB NUMBER: # 21107.00 LA
DRAWN BY: Alex Ebaugh
DATE: 02.13.2025



Legend

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

Site Data

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DESCRIPTION	REQUIRED		PREVIOUSLY APPROVED		PROPOSED
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SHEET L1.4

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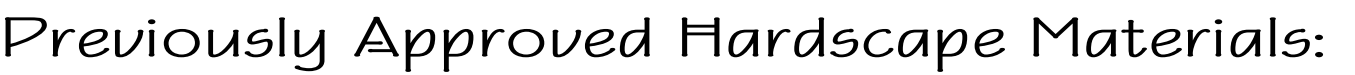
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H/B-25-0003
Site Calculation/Lot Coverage Graphics

SCALE IN FEET 1/2"=1'

64 sf.
AREA IN SQ.FT.

HEET L1.3



COMPLIMENTARY BORDER
PORCELAIN PAVER COLOR: BONE
SLIP RESISTANT FINISH

COMPLIMENTARY BORDER
PORCELAIN PAVER COLOR: GRAY
SLIP RESISTANT FINISH

LOT ZONE	R-B - LOW DENSITY RESIDENTIAL					
LOT AREA	10,551 S.F. (10,000 SF MINIMUM)					
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① MODIFICATIONS TO HARDSCAPE MATERIAL
NO CHANGES TO SITE DATA

SCALE IN FEET 0' 8' 16' 32'

AREA IN SQ.FT.

Revisions

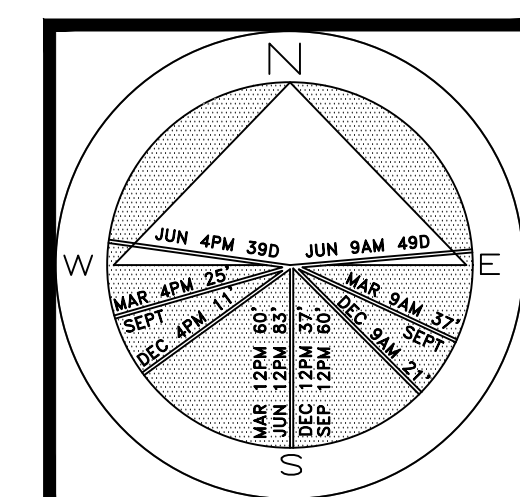
- ① MINOR LANDSCAPE CHANGES
-SUBSTITUTION OF ADONIDIA PALMS (INSTEAD OF PREVIOUSLY APPROVED THATCH PALMS) DUE TO THE LIMITED PLANTING AREA IN EQUIPMENT AREA

NO CHANGES TO TOPB NATIVE REQUIREMENTS
-NATIVE REQUIREMENTS ARE STILL BEING MET

REPLACEMENT OF 7 THATCH PALMS WITH 6 ADONDIAS DUE TO SITE CONSTRAINT



EQUIPMENT AREA



JOB NUMBER: # 21107.00 LA
DRAWN BY: Alex Bugrii
DATE: 02.11.2025

SHEET L3.0

4 sf.

AREA IN SQ.FT.

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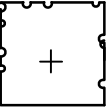



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HJB-25-0003



Landscape Plan - As Built

SCALE IN FEET 0' 8' 16' 32'

Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	16	12 ' OA HT, PLEACHED	YES
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	8	12 ' OA HT, STANDARD	YES
	TABEBUIA AUREA YELLOW TABEBUIA TREE	1	14'-16' OA HT	NO
	MAGNOLIA GRANDIFOLIA SOUTHERN MAGNOLIA TREE	1	10' OA HT	NO
TOTAL: NATIVE:		26 24 (91%)		

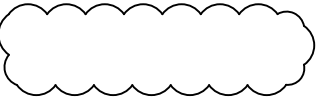

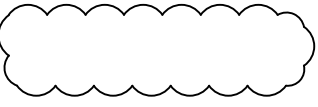



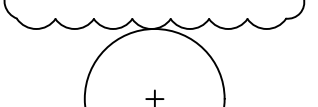
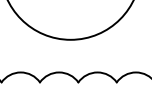


Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	7	12' GW	NO
	THRINAX RADIATA CHRISTMAS PALM	6	8' OA HT	NO

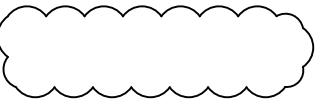
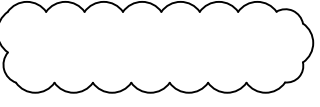
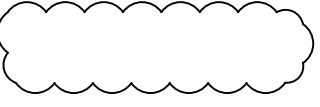
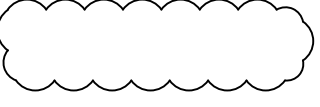


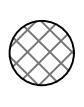
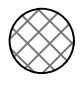
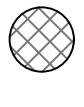
Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	140	3 GAL 12" OC	NO
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	20	3 GAL 18" OC	YES
	BEGONIA ODORATA 'ALBA' WHITE BEGONIA	97	3 GAL 24" OC	NO
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	55	3 GAL 20" OC	YES
	HIBISCUS	2	6' OA HT, STANDARD	NO
	WHITE HIBISCUS	55	3 GAL 18" OC	NO
	CLUSIA ROSEA 'NANA' CLUSIA SHRUB	160	3 GAL 12" OC	YES
	ALOCASIA ODORATA 'CALIFORNIA' DWARF ALOCASIA	38	3 GAL 18" OC	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	30 10	6' OA HT 18" OC 30" HT 18" OC	NO
	BURGESSIAE SEMINOLE DOMBEYA SEMINOLE PINK	2	4' X 4'	NO
TOTAL: NATIVE:		609 235 (38%)		

Groundcovers & Vine

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA	650	12" O.C. WHITE LANTANA	YES
	PHYLA NODIFLORA FROG FRUIT	80	4" LINER	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	656	4" LINER, 6" OC	NO
	TABERNAEMONTANA DIVARICATA CRAPE JASMINE	25	3 GAL 12" OC	NO
	BOUGAINVILLEA VINE PALM BEACH PURPLE	2	3 GAL	NO
	BOUGAINVILLEA VINE PALM BEACH PURPLE	4	6' OA HT, ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	6	3 GAL, ATTACHED TO WALL	NO
	CHONEMORPHA FRAGRANS FRANGIPANI VINE	3	3 GAL	NO
	STEPHANOTIS FLORIBUNDA MADAGASCAR JASMINE VINE	1	3 GAL, ATTACH TO WALL	NO
TOTAL: NATIVE:		1,427 730 (51%)		

Private Residence
177 Queens Lane
Palm Beach

A
D
I
R
O
F
L

Revisions

- ① RECONFIGURATION OF EQUIPMENT AREA
- ② ADD COMPLEMENTARY BORDER, SEE BELOW PICTURE OF SELECTED MATERIAL. FIELD TO REMAIN ST. CROIX LIMESTONE AS PREVIOUSLY APPROVED BY ARCOM.
- ③ MINOR ASSOCIATED LANDSCAPE CHANGES (SEE L2.0)
- ④ SUBSTITUTE PREVIOUSLY APPROVED LANDSCAPE MATERIAL WITH FLORIDA NATIVE SPECIES (SEE L2.0)
- ⑤ RELOCATION OF PROPOSED SPA. EXISTING POOL TO REMAIN.
- ⑥ NO CHANGE IN SITE DATA CALCULATIONS



ST. CROIX LIMESTONE
SLIP RESISTANT FINISH

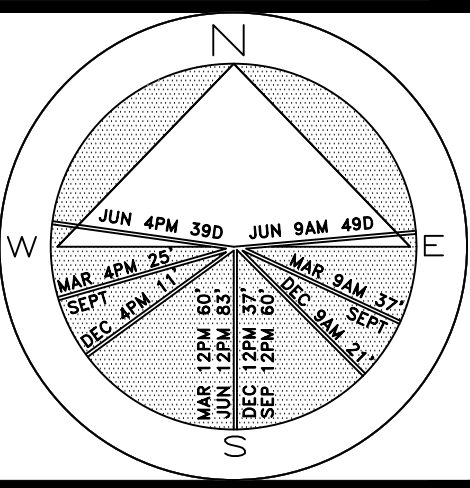


② COMPLEMENTARY BORDER
PORCELAIN PAVES, COLOR: BONE
SLIP RESISTANT FINISH

Complementary Material

⑥ Site Data

LOT ZONE	R-B - LOW DENSITY RESIDENTIAL			
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JOB NUMBER: # 21107.00 LA
DRAWN BY: Grace Walton / Nick Pastor
DATE: 07.11.2024
07.31.2024

SHEET L1.0

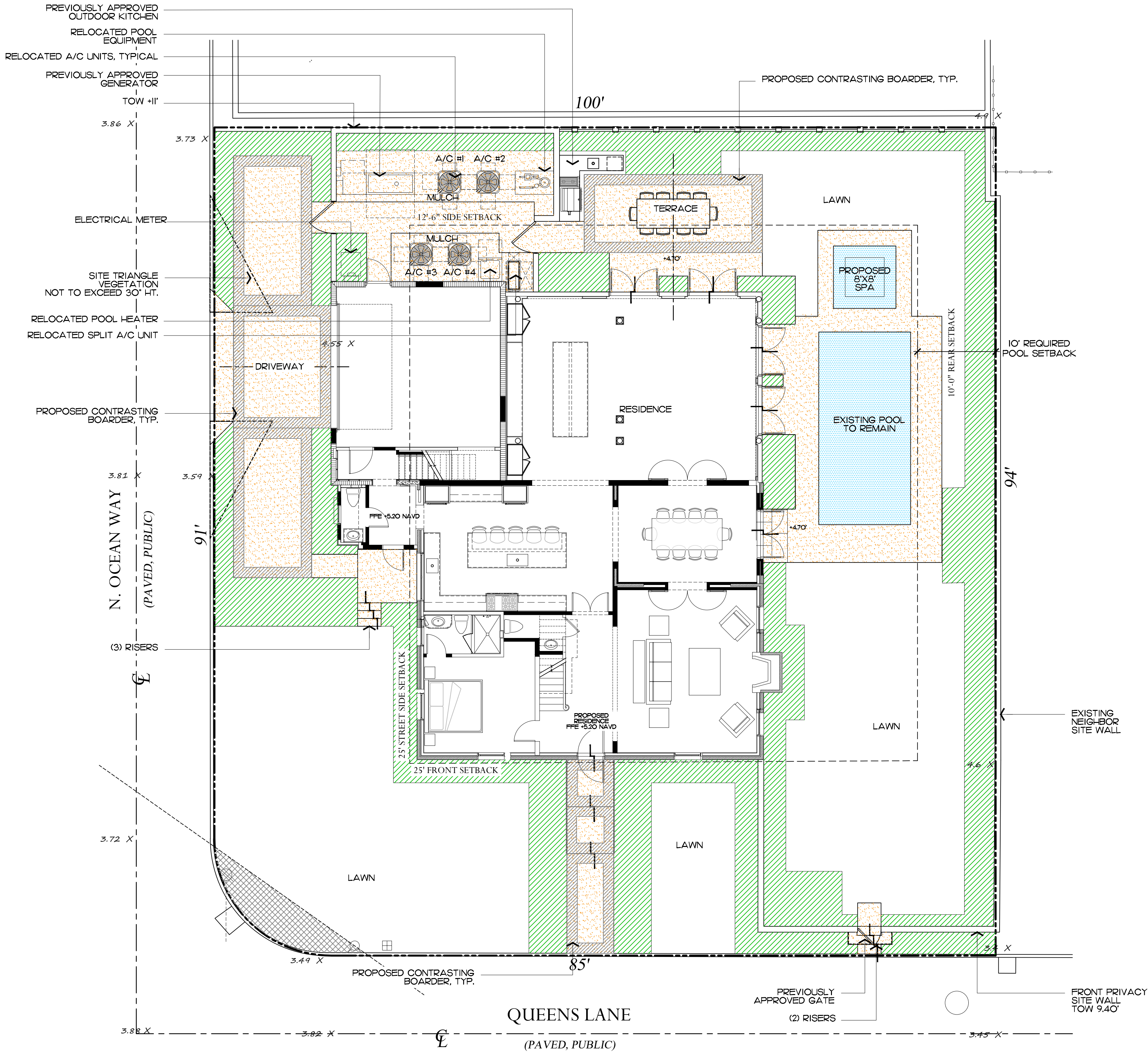
Previously Approved

Site Plan

SCALE IN FEET 0' 8' 16' 24'

64 sf.

AREA IN SQ. FT.



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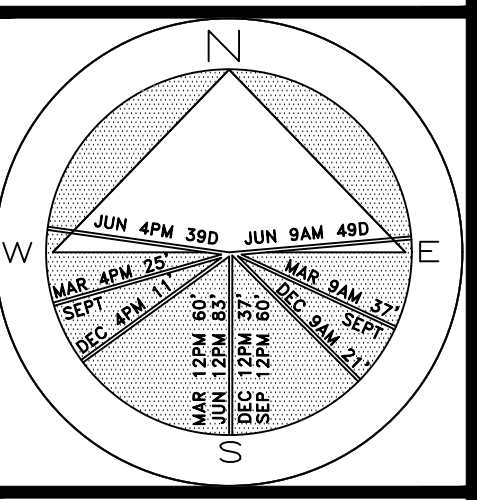
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ADMINISTRATIVE REVIEW
By: 08/05/2024

48 HOURS BEFORE DIGGING
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OF FLORIDA, INC.

Emily Lynn
Approve LPCS-24-0014

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Palm Beach

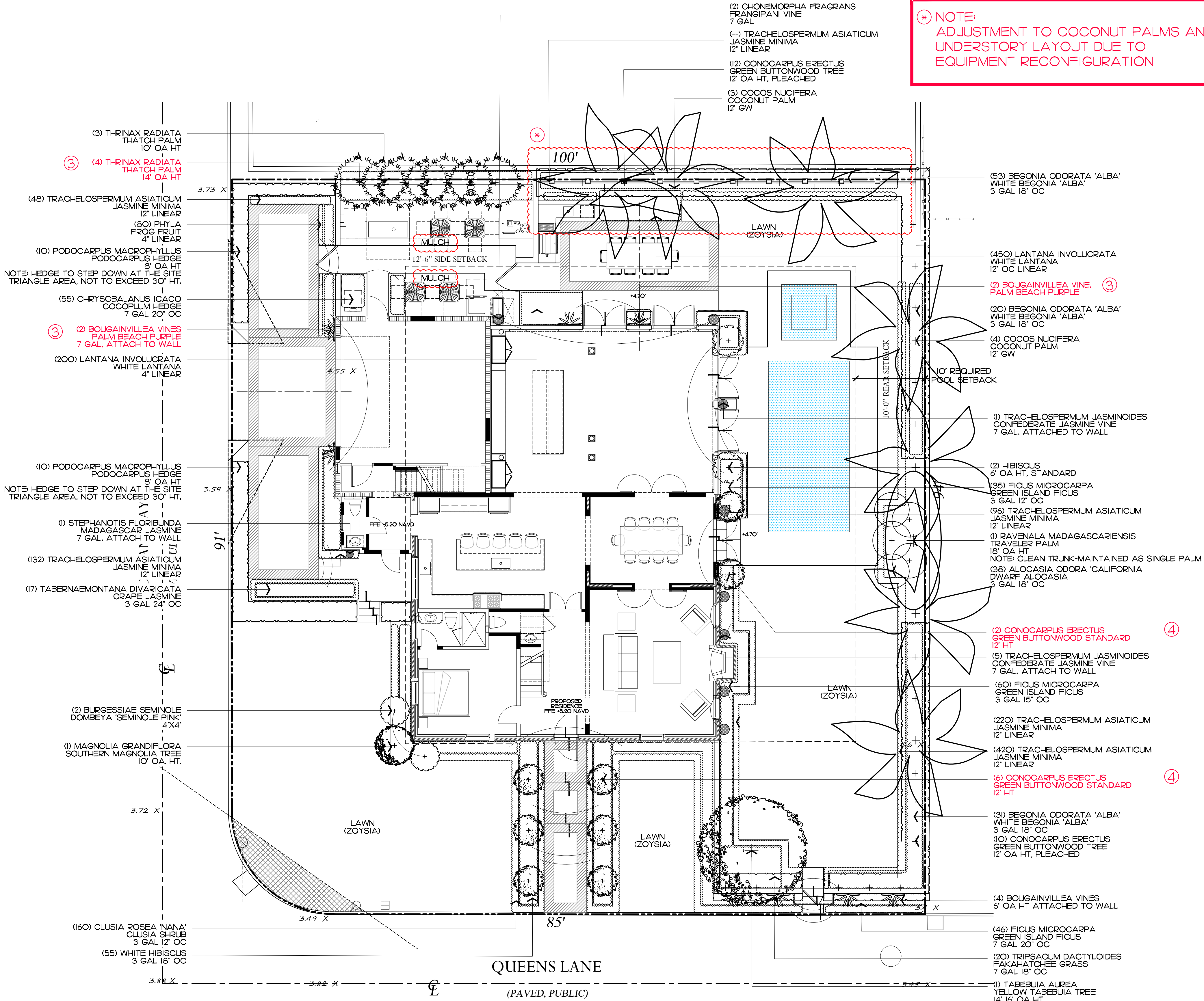


JOB NUMBER: # 21107.00 LA
DRAWN BY: Grace Walton
DATE: 07.11.2024
07.31.2024

SHEET L2.0

64 sq. ft.
AREA IN SQ. FT.

* NOTE:
ADJUSTMENT TO COCONUT PALMS AND
UNDERSTORY LAYOUT DUE TO
EQUIPMENT RECONFIGURATION



Revisions

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- SUBSTITUTE PREVIOUSLY APPROVED LANDSCAPE MATERIAL WITH FLORIDA NATIVE SPECIES

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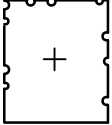


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ADMINISTRATIVE REVIEW
08/05/2024


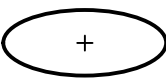
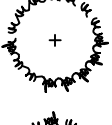

48 HOURS BEFORE DIGGING
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OF FLORIDA, INC.

Previously Approved
Landscape Plan
SCALE IN FEET 0' 8' 16' 24'

Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CALOPHYLLUM INOPHYLLUM CALOPHYLLUM TREE	2	14'-16' OA HT, 5' CT	NO
	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	22 8	12 ' OA HT, PLEACHED 12' OA HT, STANDARD	YES
	TABEBUIA AUREA YELLOW TABEBUIA TREE	1	14'-16' OA HT	NO
	MAGNOLIA GRANDIFOLIA SOUTHERN MAGNOLIA TREE	1	10' OA HT	NO
TOTAL: NATIVE:		34 30 (88%)		

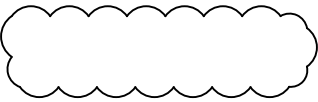
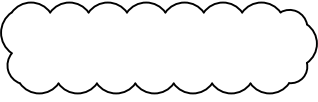



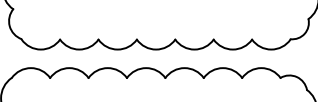
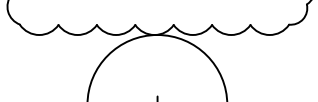
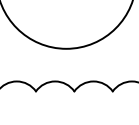
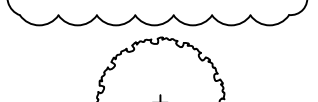
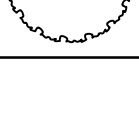
Palms

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCOS NUCIFERA COCONUT PALM	7	12' GW	NO
	RAVENALA MADAGASCARIENSIS TRAVELER PALM	1	18' OA HT NOTE: CLEAN TRUNK- MAINTAINED AS A SINGLE PALM	NO
	THRINAX RADIATA THATCH PALM	3	10' OA HT	YES
	THRINAX RADIATA THATCH PALM	3	14' OA HT	YES
TOTAL: NATIVE:		14 6 (42%)		










Lawn & Mulch

AREA	PLANT NAME	QTY.	DESCRIPTION
LAWN	EMPIRE ZOYSIA LAWN	AS NEEDED	SOD PALLETS
MULCH	EUCALYPTUS MULCH	AS NEEDED	3" MIN. DEPTH

Shrubs

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	FICUS MICROCARPA GREEN ISLAND FICUS	140	3 GAL 12" OC	NO
	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	20	7 GAL 18" OC	YES
	BEGONIA ODORATA 'ALBA' WHITE BEGONIA	104	3 GAL 18" OC	NO
	CHRYSOBALANUS ICACO COCOPLUM HEDGE	55	7 GAL 20" OC	YES
	HIBISCUS	2	6' OA HT, STANDARD	NO
	WHITE HIBISCUS	50	3 GAL 18" OC	NO
	CLUSIA ROSEA 'NANA' CLUSIA SHRUB	160	3 GAL 12" OC	YES
	ALOCASIA ODORATA 'CALIFORNIA' DWARF ALOCASIA	38	3 GAL 18" OC	NO
	PODOCARPUS MACROPHYLLUS PODOCARPUS HEDGE	20	8' OA HT 48" OC	NO
	BURGESSIAE SEMINOLE DOMBEYA SEMINOLE PINK	2	4' X 4'	NO
TOTAL: NATIVE:		591 262 (44%)		

Groundcovers & Vine

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	LANTANA INVOLUCRATA WHITE LANTANA	650	4" LINEAR	YES
	TRACHELOSPERMUM ASIATICUM JASMINE MINIMA	916	4" LINEAR, 6" OC	NO
	TABERNAEMONTANA DIVARICATA GRAPE JASMINE	17	3 GAL 12" OC	NO
	BOUGAINVILLEA VINE PALM BEACH PURPLE	4	7 GAL	NO
	BOUGAINVILLEA VINE PALM BEACH PURPLE	4	6' OA HT, ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	6	7 GAL, ATTACHED TO WALL	NO
	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE VINE	2	7 GAL, JUST AT MAIN DOOR SURROUNDING	NO
	CHONEMORPHA FRAGRANS FRANGIPANI VINE	1	7 GAL	NO
	STEPHANOTIS FLORIBUNDA MADAGASCAR JASMINE VINE	1	7 GAL, ATTACH TO WALL	NO
TOTAL: NATIVE:		960 652 (67%)		

ENVIRONMENT
DESIGN
GROUP

139 North County Road 5920-8

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
177 Queens Lane
Palm Beach

JOB NUMBER: # 21107.00 LA
DRAWN BY: Nick Pastor
DATE: 07.11.2024
07.31.2024

2024

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ADMINISTRATIVE REVIEW

08/05/2024

Emily Lynn

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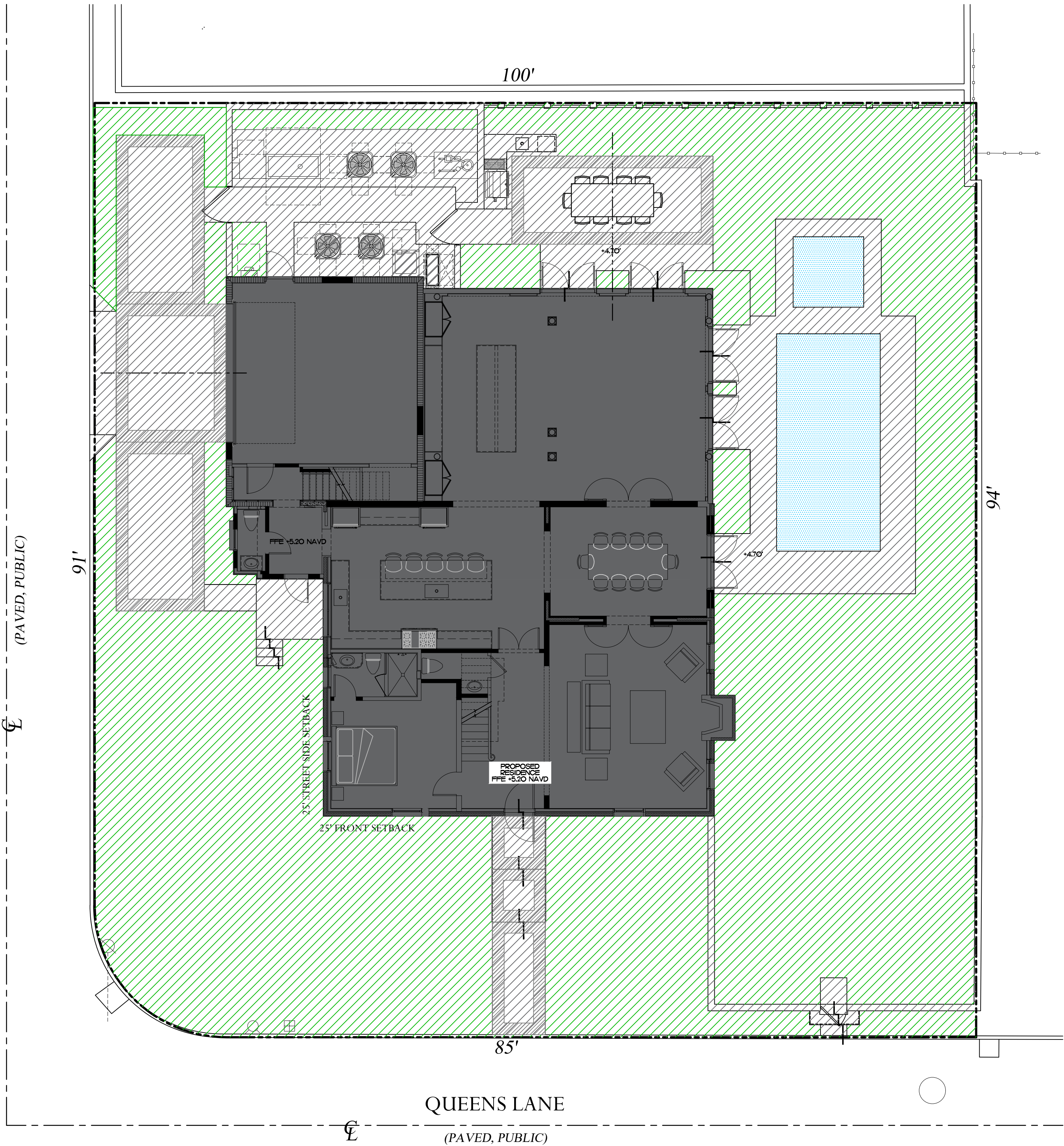
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Plant Schedule

SHEET L2.1

Private Residence
177 Queens Lane
Palm Beach

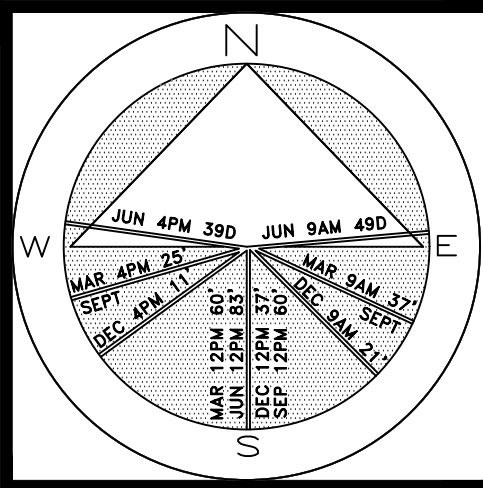


- Legend
- IMPERVIOUS AREA (HOUSE/STRUCTURE)
 - IMPERVIOUS AREA (HARDSCAPE)
 - IMPERVIOUS AREA (WATER)
 - PERVIOUS AREA / OPEN SPACE

ADMINISTRATIVE REVIEW
elyn 08/05/2024
Emily Lyn
Approve LPCS-24-0014

Site Data

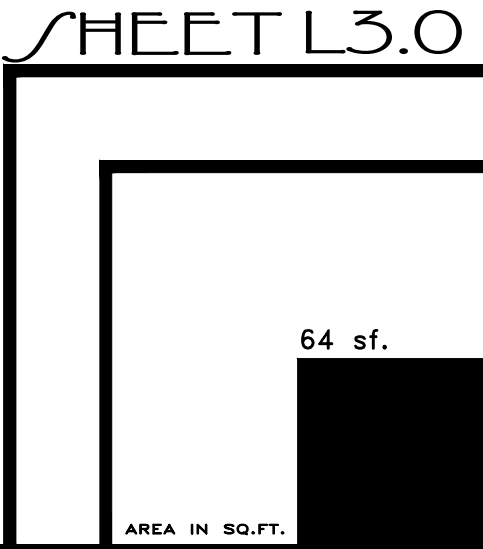
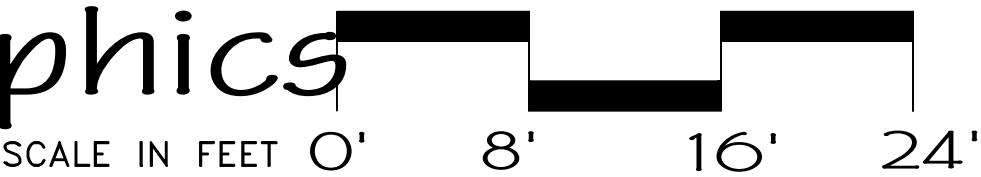
LOT ZONE	R-B - LOW DENSITY RESIDENTIAL			
LOT AREA	10,551 S.F. (10,000 SF MINIMUM)			
DESCRIPTION	EXISTING	PROPOSED		
OPEN / PERMEABLE SPACE	MINIMUM 45%	4,747 S.F.	46.38%	4,894 S.F.
FRONT YARD LANDSCAPE	MINIMUM 40% OF FRONT YARD	980 S.F.	89.67%	2,198 S.F.
PERIMETER LANDSCAPE WITHIN 10' OF PROPERTY LINE	MINIMUM 50% OF REQ'D OPEN SPACE	2,373 S.F.	54.07%	2,567 S.F.



JOB NUMBER: # 21107.00 LA
DRAWN BY: Grace Walton / Nick Pastor
DATE: 07.11.2024 / 07.31.2024

Previously Approved

Site Calculation/Lot Coverage Graphics



BOUNDARY SURVEY FOR:
177 QUEENS LANE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

177 Queens Lane, L.L.C., a Florida limited liability company
Wachovia Bank, N.A., its successors and/or assigns as their interest may appear
Dickenson, Murphy, Rex and Sloan
Attorneys' Title Insurance Fund, Inc.
Kirk Grantham, P.A.

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS: 177 Queens Lane, Palm Beach, FL 33408

LEGAL DESCRIPTION:

West 100 feet of Lot 3, **REVISED PLAT IN PALM BEACH SHORES**, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 16, Page 87.

AND

The South 12 feet of the West 100 feet of Lot 1, **EL ENCANTO**, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 11, Page 53.

FLOOD ZONES: This property is located within Flood Zone AE (El. 6), according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C039G, dated 12/20/2024.

NOTES:

- No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB8598.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

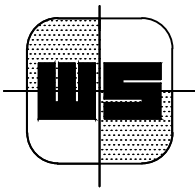
I HEREBY ATTEST that the survey shown hereon meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers pursuant to section 472.027, Florida Statutes, and adopted in Chapter 61G17-6, Florida Administrative Code, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 12/17/2024

William M. Naulty
Professional Surveyor and Mapper
Florida Certificate No. 7558
Sheet 1 of 2

LEGEND

A	= ARC LENGTH	G.A.	= GUY ANCHOR	P.O.C.	= POINT OF COMMENCEMENT	W.C.	= WITNESS CORNER
A/C	= AIR CONDITIONING	G.M.	= GAS METER	P.R.C.	= POINT OF REVERSE CURVATURE	W.M.E.	= WATER MANAGEMENT EASEMENT
A.E.	= ACCESS EASEMENT	INV.	= INVERT	P.R.M.	= PERMANENT REFERENCE MONUMENT	W.M.M.E.	= WATER MANAGEMENT MAINTENANCE EASEMENT
A.K.A.	= ALSO KNOWN AS	I.T.W.C.D.	= INDIAN TRAIL WATER CONTROL DISTRICT	PROP.	= PROPOSED	W.S.C.	= WALLACE SURVEYING CORPORATION
ASPH.	= ASPHALT	L.A.E.	= LIMITED ACCESS EASEMENT	P.T.	= POINT OF TANGENCY	BL	= BASELINE
BLDG.	= BUILDING	L.B.	= LICENSE BOARD	PVM/T	= PAVEMENT	CL	= CENTERLINE
B.M.	= BENCHMARK	L.W.D.D.	= LAKE WORTH DRAINAGE DISTRICT	(R)	= RADIAL	Δ	= CENTRAL ANGLE/DELTA
B.O.C.	= BACK OF CURB	(M)	= FIELD MEASUREMENT	R	= RADIUS	■	= CONCRETE MONUMENT FOUND (AS NOTED)
B.O.W.	= BACK OF WALK	M.H.	= MANHOLE	RGE.	= RANGE	□	= CONCRETE MONUMENT SET (LB #8598)
(C)	= CALCULATED	M.H.W.L.	= MEAN HIGH WATER LINE	R.P.B.	= ROAD PLAT BOOK	●	= ROD & CAP FOUND (AS NOTED)
CATV	= CABLE ANTENNA TELEVISION	MIN.	= MINIMUM	R/W	= RIGHT OF WAY	○	= 5/8" ROD & CAP SET (LB #8598)
C.B.	= CHORD BEARING	M.L.W.L.	= MEAN LOW WATER LINE	(S)	= SURVEY DATUM	⊙	= IRON PIPE FOUND (AS NOTED)
C.B.S.	= CONCRETE BLOCK STRUCTURE	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	S.B.	= SETBACK	⦿	= IRON ROD FOUND (AS NOTED)
C.C.C.L.	= COASTAL CONSTRUCTION CONTROL LINE	N.P.B.C.I.D.	= NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	SEC.	= SECTION	▲	= NAIL FOUND (AS NOTED)
CH	= CHORD	N.T.S.	= NOT TO SCALE	S/D	= SUBDIVISION	⊗	= NAIL & DISK FOUND (AS NOTED)
C.L.F.	= CHAIN LINK FENCE	O.A.	= OVERALL	S.F.	= SQUARE FEET	⊗	= MAG NAIL & DISK SET (LB #8598)
CLR.	= CLEAR	O.D.	= OUTSIDE DIAMETER	S.F.W.M.D.	= SOUTH FLORIDA WATER MANAGEMENT DISTRICT	PL	= PROPERTY LINE
C.M.P.	= CORRUGATED METAL PIPE	O/H	= OVERHEAD UTILITY LINE	S.I.R.W.C.D.	= SOUTH INDIAN RIVER WATER CONTROL DISTRICT	UP	= UTILITY POLE
CONC.	= CONCRETE	O.R.B.	= OFFICIAL RECORD BOOK	S.M.H.	= SANITARY MANHOLE	⊗	= FIRE HYDRANT
(D)	= DESCRIPTION DATUM	P	= PLANTER	STA.	= STATION	⊗	= WATER METER
D.B.	= DEED BOOK	(P)	= PLAT DATUM	STY.	= STORY	⊗	= WATER VALVE
D.E.	= DRAINAGE EASEMENT	P.B.	= PLAT BOOK	S/W	= SIDEWALK	⊗	= LIGHT POLE
D.H.	= DRILL HOLE	P.B.C.	= PALM BEACH COUNTY	T.O.B.	= TOP OF BANK		
D/W	= DRIVEWAY	P.C.	= POINT OF CURVATURE	T.O.C.	= TOP OF CURB		
EL.	= ELEVATION	P.C.C.	= POINT OF COMPOUND CURVATURE	TWP.	= TOWNSHIP		
ENC.	= ENCROACHMENT	P.E.	= POOL EQUIPMENT	TYP.	= TYPICAL		
E.O.P.	= EDGE OF PAVEMENT	PG.	= PAGE	U/C	= UNDER CONSTRUCTION		
E.O.W.	= EDGE OF WATER	P.I.	= POINT OF INTERSECTION	U.E.	= UTILITY EASEMENT		
ESMT	= EASEMENT	P/O	= PART OF	U.R.	= UNRECORDED		
F.F.	= FINISH FLOOR	P.O.B.	= POINT OF BEGINNING				
FND.	= FOUND						

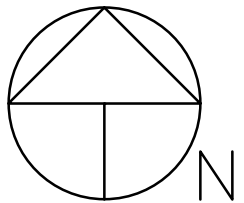


WALLACE

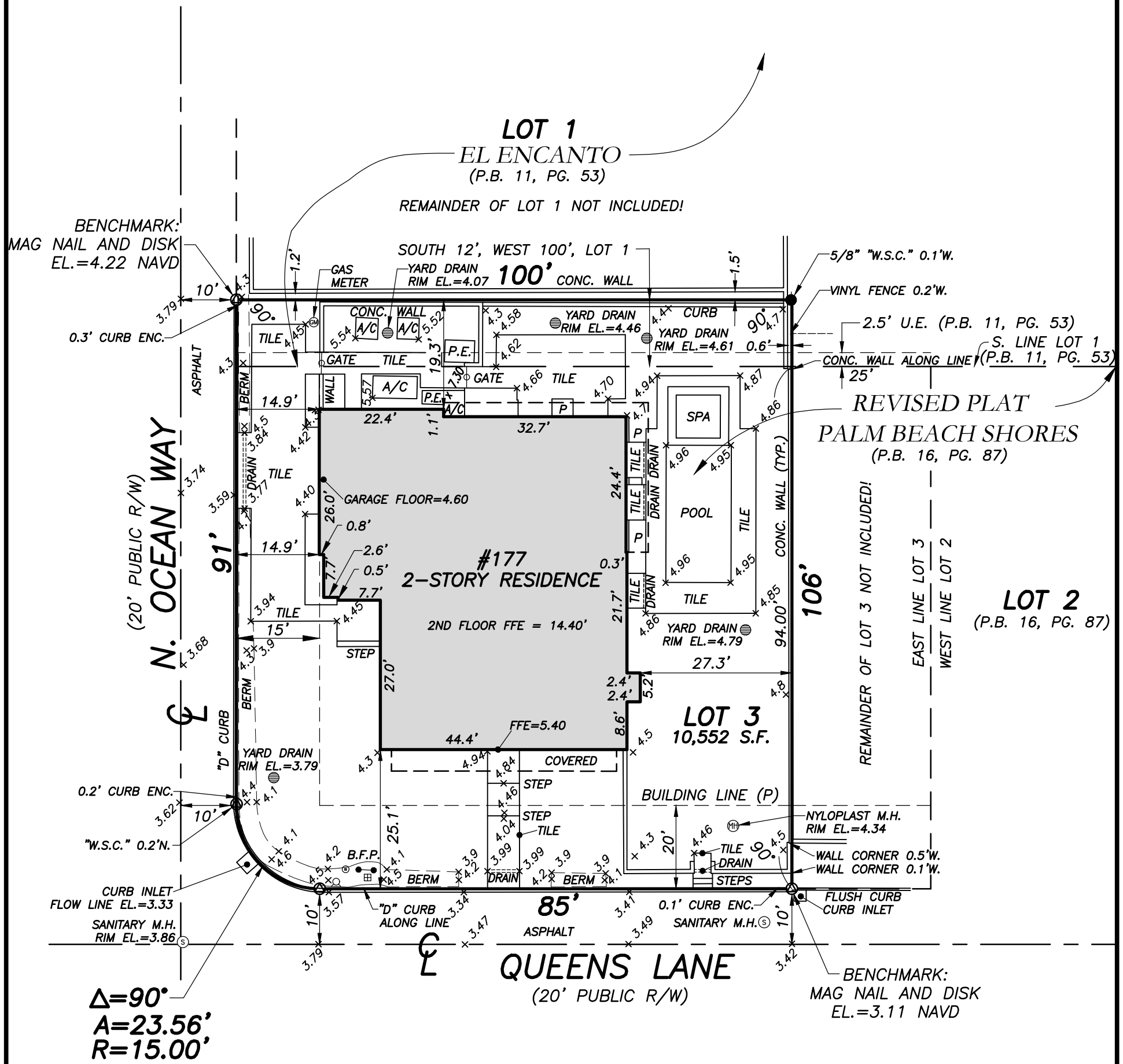
SURVEYING

A DIVISION OF LANDTEC CONSTRUCTION
SURVEYING, LLC, LB #8598

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551



SCALE: 1"=20'



REVISIONS:

12/17/24 SURVEY AND TIE-IN UPDATE B.M./S.W. 218017 PB365/41

09/06/24 FORMBOARD TIE-IN WITH ELEVATIONS B.M./S.W. 218017 PB365/32

08/14/24 FORMBOARD TIE-IN WITH ELEVATIONS J.D./S.W. 218017 PB362/67

07/02/21 SURVEY AND TIE-IN UPDATE C.E./M.B. 05-1112.3 PB314/49

04/18/08 TIE-IN EXPOSED GAS MAIN, SERVICE & METER G.C./K.S. 05-1112.2 PB99/4

01/10/07 SURVEY AND TIE-IN UPDATE B.M./M.B. 05-1112.1 PB96/31

WALLACE

SURVEYING

A DIVISION OF LANDTEC CONSTRUCTION SURVEYING, LLC, LB #8598

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FIELD:	B.M.	JOB NO.:	05-1112	F.B.	PB69	PG.	49
OFFICE:	S.W.	DATE:	3/24/05	DWG. NO.	218017-1-1-1		
C'K'D:	M.N.	REF:	05-1112.DWG	SHEET	2	OF	2