MEETING AGENDA
PLANNING AND ZONING BOARD CITY
OF RIVIERA BEACH, FL

LOCAL PLANNING AGENCY
Development Services Department: (561)845-4060, www.rivierabch.com

Commencement – 6:30 PM
Thursday, November 4, 2021

Riviera Beach – Event Center
190 E 13th Street, Riviera Beach, FL33404

Due to COVID-19, attendees must adhere to the City of Riviera Beach guidelines.

If you wish to speak on any item(s) on this agenda, please complete a public comment card and provide it to Planning and Zoning Staff. Cards must be submitted prior to Board discussion of an item. Thank you.

I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

II. ROLL CALL

Evelyn Harris Clark,Chairperson
Anthony Brown, Board Member
William Wyly, Board Member
Frank Fernandez, Board Member
Rena Burgess, Vice-Chair
Margaret Shepherd, Board Member
James Gallon, Board Member

Moeti Ncube, 1st Alternate
Russell Barnes, 2nd Alternate

III. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

IV. ADDITIONS AND DELETIONS TO THE AGENDA

V. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

VI. APPROVAL OF MINUTES

VII. ADOPTION OF 2022 MEETING SCHEDULE

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-08) FROM ELITE CAPITAL & DEVELOPMENT INC., TO CONSTRUCT SIX (6) DUPLEXES, ON APPROXIMATELY 0.81 ACRE (VACANT LAND AREA), THAT IS BEING SUBDIVIDED INTO SIX (6) CONTIGUOUS LOTS PURSUANT TO THE CONCURRENT PLAT APPLICATION NUMBER PA-20-05, FOR THE REAL PROPERTY LOCATED, AT THE NORTHWEST CORNER OF W. 26TH COURT AND RJ HENDLEY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-29-01-000-0552, PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

X. WORKSHOP ITEMS – None.

XI. GENERAL DISCUSSION

A. PUBLIC COMMENTS
B. CORRESPONDENCE
C. PLANNING AND ZONING BOARD COMMENTS
A. Upcoming Meetings – December 16, 2021; January 13, 2022

XII. ADJOURNMENT

NOTICE: In accordance with the Americans with Disabilities Act, persons in need of a special accommodation to participate in this proceeding shall, within a reasonable time prior to any proceeding, contact the City of Riviera Beach, 600 West Blue Heron Boulevard, Riviera Beach, Florida 33404, Telephone 561-845-4000 or TDD 561-840-3350, www.rivierabch.com.

Planning and Zoning Board

2022 Meeting Schedule

City of Riviera Beach
Department of
Development Services
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404

Phone: 561-841-0203
Fax: 561-845-4038
General Email:
poc@rivierabeach.org

The Planning and Zoning Board meets on the second (and occasional fourth) Thursday of the month.

Meetings are held at the Marina Event Center located at 190 E. 13th St. Riviera Beach, beginning promptly at 6:30 p.m.

Meeting Dates

January 13 & 27, 2022
February 10 & 24, 2022
March 10 & 24, 2022
April 14 & 28, 2022
May 12 & 26, 2022
June 9 & 23, 2022
July 14 & 28, 2022
August 4, 2022
September 8 & 22, 2022
October 13 & 27, 2022
November 10, 2022
December 8, 2022

CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER SP-21-08, ELITE CAPITAL & DEVELOPMENT INC.
PLANNING AND ZONING BOARD MEETING - NOVEMBER 4, 2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING SITE PLAN APPLICATION (SP-21-08) FROM ELITE CAPITAL & DEVELOPMENT INC., TO CONSTRUCT SIX (6) DUPLEXES, ON APPROXIMATELY 0.81 ACRE (VACANT LAND AREA), THAT IS BEING SUBDIVIDED INTO SIX (6) CONTIGUOUS LOTS PURSUANT TO THE CONCURRENT PLAT APPLICATION NUMBER PA-20-05, FOR THE REAL PROPERTY LOCATED, AT THE NORTHWEST CORNER OF W. 26TH COURT AND RJ HENDLEY AVENUE, IDENTIFIED BY PARCEL CONTROL NUMBER 56-43-42-29-01-000-0552, PROVIDING FOR CONDITIONS OF APPROVAL; AND PROVIDING FOR AN EFFECTIVE DATE.

A. Applicants: Property Owner: Elite Capital and Development Inc.

B. Request: The applicant is requesting site plan approval to construct six (6) duplexes on an existing lot of record (approximately 0.81-acre vacant land area), that is being subdivided into six (6) contiguous lots per plat application (PA-20-05).

C. Location: The subject property is located at the northwest corner of W. 26th Court and RJ Hendley Avenue, and identified by parcel control number 56-43-42-29-01-000-0552. This parcel is located within the City's municipal boundary as depicted on Exhibit A, Location Map below.

D. Property Description and Uses: The subject property description and uses are as follows:

Parcel Control Numbers:	56-43-42-29-01-000-0552
Parcel Size:	0.81 Acre
Existing Use:	Vacant Land
Zoning:	Multiple Family Dwelling District (RM-15) Zoning District
Future Land Use:	Medium Density Multiple Family Residential (MF-15)

E. Adjacent Properties Zoning Districts and Current Uses:

North: RM-15 Multiple Family Dwelling District: Atkins childcare facility

South: RM-15 Multiple Family Dwelling District: Residential, W.26th Court Right-of-Way (ROW)

East: Single Family Residential (RS-6): Single Family Residential, RJ Hendley Avenue (ROW)

West: RM-15 Multiple Family Dwelling District: Residential

F. Background:

City staff received a Uniform Land Use Application along with other related documents for site plan review from the Applicant (Elite Capital and Development Inc.), please refer to the Applicant's Justification Statement for additional information. This site plan application is being reviewed concurrently with a plat application (PA-20-05), which was previously reviewed by the Planning and Zoning Board on June 24, 2021. At that meeting, the Planning and Zoning Board recommended approval of the said plat to the City Council.

The site plan application for the subject property is scheduled to be heard by the Planning and Zoning Board on Thursday, November 4, 2021 at 06:30 P.M. The item will be scheduled for City Council review and approval in the near future.

G. Staff Analysis:

Proposed Use: Dwelling structures for two-family use (duplex).
The Applicant is proposing a total of Six (6) duplexes and each duplex will occupy one lot. Also, the Applicant is proposing to re-plat the property into six contiguous lots (see plat application no. PA-20-05), in order to build the six (6) duplexes for a total of 12 units. The proposed *dwelling structures for two-family use* (duplex) are permitted per the RM-15 Zoning District.

Zoning Regulations: The proposed site plan was reviewed for compliance with the city's code of ordinances requirements and complies with the general standards for the RM-15 Zoning District.

Comprehensive Plan: The proposal is consistent with the City's Comprehensive Plan and the Medium Density Multiple Family (MF-15) land use designation.

Levels of Service: Customary services such as water, sewer, roads and garbage collection are available to the site.

Landscaping: A landscape plan was provided with the application and is consistent with the city's code of Ordinances, Article VIII- *Florida Friendly Landscape Regulations*.

Parking: Pursuant to Code Sec.31-577 – *Off-street parking ratios*, a minimum of two parking spaces are required for residential units. The Applicant is proposing a minimum of two parking spaces for each driveway (18-feet in width) in order to accommodate for two vehicles per unit, as shown on the proposed site plan.

H. Recommendation:

Staff recommends approval of the subject application (SP-21-08) from elite capital & development Inc., to construct six (6) duplexes on approximately 0.81-acre (vacant land area), that is being subdivided into six (6) contiguous lots pursuant to the concurrent plat application number PA-20-05, for the real property located, at the northwest corner of W. 26th Court and RJ Hendley Avenue, identified by parcel control number 56-43-42-29-01-000-0552, with the following conditions of approval:

1. A two-year landscaping performance bond for 110% of the value of landscaping and irrigation shall be required before a Certificate of Occupancy or Certificate of Completion is issued.

2. Construction and landscaping improvements must be initiated within 18 months of the effective date of this Resolution in accordance with Section 31-60(b), of the City Code of Ordinances. Demolition, site preparation and/or land clearing shall not be considered construction. Building permit application and associated plans and documents shall be submitted in its entirety and shall not be accepted by City staff in a partial or incomplete manner.

3. City council authorizes City staff to approve future amendments to this site plan administratively so long as the site plan does not deviate greater than 5% from the originally approved site plan.

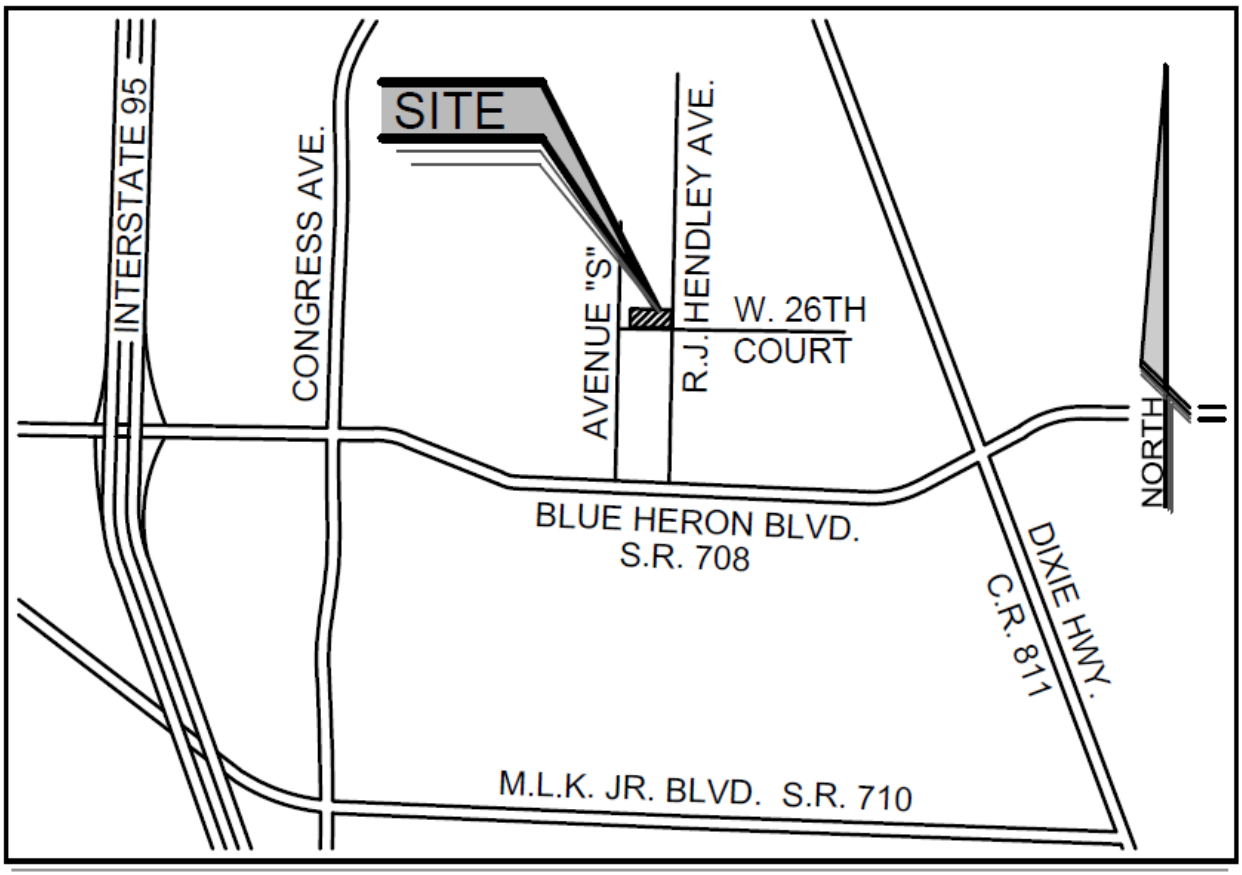
4. This development must receive final Certificate of Occupancy from the City for all buildings approved within five years of the approval of the adopting resolution or the adopting resolution shall be considered null and void, requiring the applicant to resubmit application for site plan and special exception approval and re-initiate the site plan approval process.

5. All future advertising must state that the development is located in the City of Riviera Beach. Fees and penalties in accordance with City Code Sec. 31-554 will be levied against the property owner and/or business for violation of this condition.

6. Once approved, this resolution shall supersede any previous site plan approval resolutions associated with this property, causing previous site plan approval resolutions to be null and void.

7. **Planning and Zoning Division:** The site plan application (SP-21-08) approval is contingent upon the approval of the concurrent plat application (PA-20-05) to subdivide the existing lot of record (approximately 0.81-acre vacant land area) into six (6) contiguous lots.

Location Map



Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF LOT 56, ACREHOME PARK, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.90°00'00"E. ALONG THE SOUTH LINE OF LOT 56, A DISTANCE OF 150.00 FEET; THENCE N.00°22'45"W. ALONG A LINE PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF LOTS 56 AND 55, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°22'45"W. A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"E ALONG A LINE PARALLEL WITH AND 32.50 FEET SOUTH OF THE NORTH LINE OF LOT 55, A DISTANCE OF 491.00 FEET TO THE WEST RIGHT OF WAY LINE OF AVENUE "R" (NOW KNOWN AS "RJ HENDLEY AVENUE); THENCE S.00°22'45"E. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"W. ALONG THE NORTH RIGHT OF WAY LINE OF WEST 26TH COURT, BEING A LINE PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 56, A DISTANCE OF 491 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,598 SQUARE FEET (0.817 ACRES).

Fontaine Subdivision

Six proposed duplex located in Riviera Beach, FL 33404

May 20th, 2021

Elite Capital & Development Inc.
2465 Mercer Ave, Suite 303
West Palm Beach, FL, 33401

05/20/2021

RE: Fontaine Subdivision – Site Plan Application

Dear Rivera Beach review committee,

Please find enclosed complete package application for our proposed *Fontaine Subdivision*, which consists of separating a currently vacant parcel off W 26th Ct between Avenue S and R.J. Hendley Ave into 6 lots for duplex construction. The parcel's Property Control Number is 56-43-42-29-01-000-0552.

The parcel measures 491.00' wide X 72.50' deep, has a total acreage area of 0.817 or 35,598 square feet, and originates from the Acrehome Park Plat from 1916 - created more than 100 years ago. It has never been built on and our proposed subdivision would allow the construction of 6 brand new duplexes, for a total of 12 units. The current zoning future land use of the parcel is MF-15 (RM-15), which allows for a maximum of 12 units based on the total size. We have opted for multifamily rather than single family dwellings so that we can maximize the parcel's density. Based on zoning requirements, only 7 single family dwelling could be built on the property. By constructing duplexes rather than single families, we are maximizing the number of people that will enjoying our new builds in the area.

As per the Riviera Beach Code of Ordinances Sec. 31-196, the purpose of the RM-15 multifamily dwelling district is "intended to provide for development of multifamily dwellings, and allows a medium density of population." Multifamily dwelling units are indeed allowed. The minimum property size/density for a "two-family dwelling – equivalent of duplex, is 5,500 square feet. The lots that we are proposing range from 5,800 – 6,563 square feet. The minimum property width for "one-family and two-family is 50 feet at the building line." Again, our 6 proposed lots range from 80.00' – 90.52' in frontage, all with a depth of 72.50'.

In terms of our proposed dwellings, all of them would measure 60.00' wide X 40.00 deep, for a total of 2,400 square feet per duplex. Each side would be 3-bedroom, 2 bathrooms with a total living area of 1,200 square feet. We are complying with minimum building setback requirements of; 20 feet in the front, 7 feet on side/12.5 on street side, and 15% of the length of the lot. The minimum floor area requirement for "two-bedroom apartments is 750 square feet, and 100 more for an additional bedroom". This is also met since our proposed units are 1,200 in size. We are also providing 2 parking spots per unit, for a total of 4 per duplex.

We plan on making the *right* unit of lot 6 duplex ADA compliant. The latter has a larger setback, and we want to make the entire unit compliant with ADA standards. We also plan on providing lush landscaping throughout all lots/buildings, maximizing green areas as much as possible.

The attached documents are submitted, along with this letter of transmittal, in support of our application for plat and site plan approval:

- Uniform Land Use Application
- Proposed Site plan
- Proposed Plat
- Architectural Elevations, Floor Plan & Renderings
- Proof of Ownership
- Civil Plans
- Any other relevant document required by the City.

We hope that the City of Rivera Beach's counsel will be in agreement with our project, which we believe will a big enhancement for the community. Please do not hesitate to contact us with any questions and/or comments. We are grateful for the opportunity.

Best regards,

Philippe O Boucher, President and CEO

PTC
Transportation Consultants
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411-6700
(561) 296-9698
Certificate of Authorization Number: 7989

March 28, 2021

Mr. Quazi Bari, P.E.
Palm Beach County Traffic Division
2300 N. Jog Road, Third Floor
West Palm Beach, Florida 33411

Re: Fontaine Subdivision - #PTC21-024
Concurrency Statement

Dear Mr. Bari:

The purpose of this letter is to provide a traffic statement for the above referenced project to determine if the proposed development meets the requirements of Article 12, Traffic Performance Standards, of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The site is located at on the north side of W 26th Court east of Avenue S in the City of Riviera Beach as shown on Attachment 1. The proposed project consists of a 12 unit multi-family duplexes. The proposed access is to W 26th Court. The Property Control Number is 56-43-42-29-01-000-0552. Buildout of this project is estimated to be 2024.

Attachment 2 provides the Daily and Peak Hour trip generation for the proposed use. The maximum net peak hour trip generation is 7 trips. Because the project generates fewer than 21 peak hour trips, a traffic study is not required. The project traffic has an insignificant impact on area roadways. Therefore the proposed project is in compliance with Palm Beach County Traffic Performance Standards.

Please contact me by phone or at atroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,

Andrea M. Troutman, P.E.
President

Attachments

This item has been electronically signed and sealed by Andrea M. Troutman, P.E. on 3/28/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Attachment 1 Project Location

March 28, 2021

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km

Attachment 2
Fontaine Subdivision
Trip Generation

DAILY

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips
Residential Multi Family - Low Rise	220	12 DUs	7.32 / DU	88
TOTALS		12 DUs		88

AM Peak Hour

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Multi Family - Low Rise	220	12 DUs	0.46 / DU (23/77)	1	5	6
TOTALS		12 DUs		1	5	6

PM Peak Hour

Proposed

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	Total Trips		
				In	Out	Total
Residential Multi Family - Low Rise	220	12 DUs	0.56 / DU (63/37)	4	3	7
TOTALS		12 DUs		4	3	7

(1) Source: Palm Beach County and Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition*.

Department of Engineering and Public Works
P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
www.pbcgov.com

Palm Beach County Board of County Commissioners

Dave Kerner, Mayor
Robert S. Weinroth, Vice Mayor
Maria G. Marino
Gregg K. Weiss
Maria Sachs
Melissa McKinlay
Mack Bernard

County Administrator

Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

April 29, 2021

Andrea M. Troutman, P.E.
Pinder Troutman Consulting, Inc.
2005 Vista Parkway, Suite 111
West Palm Beach, Florida 33411

RE: Fontaine Subdivision
Project #: 210413
Traffic Performance Standards Review

Dear Ms. Troutman:

The Palm Beach County Traffic Division has reviewed the **Fontaine Subdivision** Traffic Impact Statement, dated March 28, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Riviera Beach
Location:	West side of RJ Hendley Ave, about 0.23 miles north of Blue Heron Blvd
PCN:	56-43-42-29-01-000-0552
Access:	Access driveway connection onto W 26th Ct (As used in the study and is NOT an approval by the County through this letter)
Existing Uses:	Vacant
Proposed Uses:	Low-rise Multi-Family Residential = 12 DUs
New Daily Trips:	88
New Peak Hour Trips:	6 (1/5) AM; 7 (4/3) PM
Build-out:	December 31, 2024

Based on our review, the Traffic Division has determined the proposed development generates less than 20 peak hour trips; therefore, the project **meets** the PBC Traffic Performance Standards.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the City after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.

The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb
ec: Addressee
Jeff Gagnon, P&Z Administrator, City of Rivera Beach
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2021\210413 - FONTAINE SUBDIVISION.DOCX

For Staff Use Only

City of Riviera Beach	Date:	Case Number:
Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404	Project Title:	
	Fee Paid:	Notices Mailed:
Phone: (561) 845-4060 Fax : (561) 845-4038	1st Hearing:	2nd Hearing:
	Publication Dates (if required)	

UNIFORM LAND USE APPLICATION

(Please attach separate sheet of paper for required additional information)

Complete appropriate sections of Application and sign.

APPLICANT

Name of Property Owner(s): ELITE CAPITAL & DEVELOPMENT INC.

Mailing Address: 2465 MERCER AVE, SUITE 303, WEST PALM BEACH, FL 33401

Property Address: PCN: 56-43-42-29-01-000-0552

Name of Applicant (if other than owner):

Home: ( ) Work: (561) 4756700 Fax: ( )

E-mail Address: INFO@ELITECAPDEV.COM

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: MF-15 Current Zoning Classification: RM-15

Square footage of site: 35,598 SF Property Control Number (PCN): 56-43-42-29-01-000-0552

Type and gross area of any existing non residential uses on site: VACANT LAND

Gross area of any proposed structure: (6x) 2,400 SF duplexes

Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [✓] No

If yes, please describe:

Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [✓] No

If yes, indicate date, nature and applicant's name:

Briefly describe use of adjoining property: North: DAYCARE CENTER (ATKINS TLC)

South: W 26TH CT (right-of-way)

East: RJ HENDLEY (right-of-way)

West: MULTI-FAMILY DWELLING

REZONE

Requested Zoning Classification:

Is the requested zoning classification contiguous with existing?

Is a Special Exception necessary for your intended use? [ ] Yes [ ] No

Is a Variance necessary for your intended use? [ ] Yes [ ] No

FUTURE LAND USE		
	Existing Use:	Proposed Use:
	Land Use Designation:	Requested Land Use:
	Adjacent Land Uses: North:	South:
	East:	West:
	Size of Property Requesting Land Use Change:	

SPECIAL EXCEPTION	
	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled: On-site:
	Off-Site:
	Other:

VARIANCE	
	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	
	Describe proposed development: Six duplexes for a total of 12 units.
	Demonstrate that proposed use is appropriate to site: Maximum use of the site, which allows 12 units based on acreage.
	Demonstrate how drainage and paving requirement will be met: Site setbacks allow for proper drainage flow. Pavers parking, impermeable material.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: Green areas will be maximized, see landscape plans for details.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: All lots/dwellings will be fully fenced.
	Demonstrate how utilities and other service requirements of the use can be met: Sewer lateral, water and electricity connections readily available on-site.
	Demonstrate how the impact of traffic generated will be handled: On-site: 2 parking spots / unit as per Code requirements. Off-site: Not applicable.

OTHER

COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:

- Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.
- Antenna manufacture cut sheets including antenna size and shape.
- Zoning map of area with site clearly marked.
- Photos of existing building or tower and surrounding uses.
- Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.
- Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.
- Letter of structural capacity and building code compliance.
- Notes on plan or letter demonstrating floor area coverage not in excess of restrictions
- Provide Photo Enhancements of proposal.
- Statement that proposal is in compliance with Environmental Regulations prior to permit issue.

Confirmation of Information Accuracy

I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars ($500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.

_____ Signature

_____ Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: Elite Capital & Development / Philippe O Boucher, CEO

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared Philippe O Boucher

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

"Avenue S" / "W 26th Ct"
56-43-42-29-01-000-0552

the street address of which is: "AVENUE S" / "W 26th Ct"

and that we hereby appoint:

Name: Corey O.Gorman / PLACE Planning & Design
Address: 700 US Highway One, Suite C
North Palm Beach, FL 33408
Telephone: 561-801-2461

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

_____ (Seal)

_____ (Seal)

_____ (Seal)

Sworn to and subscribed before me this _____day of _____, _____.

_____
Notary Public

SITE PLAN APPROVAL PROCEDURE

Application Information Sheet

STEP 1. PRELIMINARY REVIEW OF SUBMISSION

SIX (6) SETS OF A STAPLED AND FOLDED PACKAGE CONTAINING DRAWINGS TO SCALE AND DIMENSIONED

1. SITE PLAN

a. Special site plan drawing with information block showing zoning, parking calculations, site area, building coverage, pervious/impervious areas, location map.
b. Dimensions should include – lot, landscape strips, setbacks, roads, internal circulation areas, building(s), typical parking spaces, dumpster pads/enclosures, sign locations. It should be noted that sign approval requires separate building permit submission.
c. Provide a digital copy of the site plan drawing with State Plan Coordinates in AutoCAD 2000 (.DWG) or Shapefile (.shp) format.

2. LANDSCAPE PLAN and ENVIRONMENTAL ASSESSMENT

a. Show compliance with the City of Riviera Beach Land Development Code
b. Drawings and/or narrative sufficient to describe the relevant flora and fauna which may be on the site. Tree survey may be required.

3. ARTERIAL ROAD DESIGN AND STANDARD

a. Design standards for all non-residential properties fronting the following roads are required:
   - Dr. Martin Luther King, Jr. Boulevard
   - Old Dixie Highway
   - Blue Heron Boulevard
   - 13th Street
   - Military Trail
   - Congress Avenue
b. Drawings indicating the appearance standards are required and addressed under Ordinance 2833.
c. Only one monument sign is permitted per site with maximum square footage of 42 square feet.

4. UTILITY and DRAINAGE PLAN

a. Conceptual plan, indicating location of lines and tie-ins, proposed hydrants, if applicable
b. Conceptual plan to include existing and proposed major elevations.
c. Show easement, existing and proposed.
d. Show conceptually how retention area will provide treatment for one-hour storm.

5. TRAFFIC ASSESSMENT

a. If traffic trip generation is under 500 T.P.D. then a properly formulated traffic statement is adequate. Traffic generation above this level will require a traffic engineer prepared traffic study. Provide total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table 1 in Sec. 23.AA – 28.3 of Code].

b. Palm Beach County Traffic Assessment Requirements: Applicant must submit a Traffic Impact Study for Palm Beach County to receive concurrency approval in accordance with Sec. 23-131 of the Palm Beach County Traffic Performance Code.

6. BUILDING ELEVATIONS

a. Front, rear, and both sides.
b. Show finishes (color, materials).
c. Elevators are required to be in color showing building finishes, lighting, canopies, etc. Plans shall have a minimum sheet size of 8 ½ "x 14". Plans larger than 8 ½ "x 14" shall be folded individually. Reduced copies of the site plan on 11" x 17" sheets are required for the City Council. (Note: Plans for submittal to the Planning and Zoning Board and City Council shall be provided after all comments and requirements by staff have been satisfied.

7. FLOOR PLAN

a. Conceptual (construction details are not necessary).

8. NARRATIVE OR COVER LETTER

a. Describe project purpose and details of intended use, including phasing and relationship to surrounding area.
b. Include estimate of employment and student population generated by project, if applicable.

9. CONCURRENCE COMPLIANCE

a. Traffic Generation: Total ADT (Average Daily Trips) for project [from Traffic Statement, Traffic Study or Table I in Sec. 31-715 of Code]
b. Sanitary Sewer: Total gallons per day produced by project - [from calculations or Table III in Section 31-717 of Code]
c. Potable Water: Total gallons per day required by project [from calculation or based on Table II in Section 31-716 of Code]
d. Drainage: Does project detain on-site the first inch of run-off or run-off from a one-hour storm (3 year)? Note: All developments of one acre or more are required to obtain an NPDES permit prior to obtaining a City Building permit, and provide PPP and BMP plans.
e. Solid Waste: Total pounds of waste generated per day by project [from calculations or based on Table IV in Section 31-718 of Code]
f. Recreation: If a residential project, list proposed public recreational or park elements of project (in acres)
g. School Concurrency: The School Concurrency Application and Service Provider Form must be completed and submitted with this application. Please refer to the attached School Concurrency Application and Service Provider Form for related fees.

STEP 2: DEPARTMENTAL REVIEW, COMMENTS TO APPLICANT AND REVISIONS TO PROJECT

After departmental review (approximately four weeks), the applicant will receive a letter from Community Development outlining department concerns and comments. The departmental review process repeats until staff is satisfied with revisions. Applicant will then provide six (6) full size packages of accordion folded, revised plans. These

must be provided to Staff a minimum of fourteen (14) days prior to the next Planning and Zoning Board Meeting in order to be included on the Agenda. The Board meets the second Thursday of each month. Staff comments to the Board are available for pickup the Monday prior to the Thursday Planning and Zoning Board meeting.

STEP 3: **PLANNING AND ZONING BOARD MEETING**

Applicant, or agent, **must** be in attendance to present their project and to address concerns of the Planning and Zoning Board. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the Planning and Zoning Board meeting. The Board may recommend the City Council approve, approve with conditions, deny, or table the project.

STEP 4: **SUBMITTAL FOR COUNCIL MEETING**

Any revisions required as a result of the Planning and Zoning Board's conditions, shall be incorporated (by applicant) into the package for submission to the City Council. Six (6) **reduced size copies** on 11" x 17" sheets of the final site plan must then be provided for the City Council agenda along with the other package items a minimum of twenty-one (21) days prior to meeting. The City Council meets the first and third Wednesday of each month.

A complete package for submission to the City Council includes the following items:

1. Uniform Land Use Application
2. Project Narrative
3. Response(s) to Departmental Comments
4. Site Plan
5. Landscape Plan
6. Elevations

Applicants seeking to expedite the approval process should submit revised packages as soon after the Planning and Zoning Board meeting as possible in order to have the project placed on the City Council Agenda.

STEP 5: **COUNCIL MEETING**

The project then goes before the City Council for decision. Applicant must be in attendance. Applicant will be allowed to make a brief presentation about the project. The City will provide a laptop, projector and video screen to be used in the presentation. Applicants intending to use these devices must inform Staff at least three business days in advance of the City Council meeting. The City Council may approve, approve with conditions, deny, or table the project.

STEP 6: **UPON APPROVAL APPLICANT MAY APPLY FOR BUILDING PERMIT**

Applicant will be formally notified of decision and any conditions which may be attached. Two (2) folded sets of the approved site plan complying with conditions shall be submitted to the Community Development Department within fifteen (15) days of the Council hearing. Plans must be submitted and approved by the Planning Division before building permits can be issued.

CFN 20200042979

OR BK 31199 PG 1070
RECORDED 02/03/2020 13:38:09
AMT 100,000.00
Doc Stamp 700.00
Palm Beach County, Florida
Sharon R. Bock,CLERK & COMPTROLLER
Pgs 1070 - 1071; (2pgs)

This Document Prepared By and Return to:
Nicola L. Zaarolo, Esq.
Champagne Title Services, Inc.
3800 NE 3rd Avenue
Pompano Beach, FL 33064

Parcel ID Number: 56-43-42-29-01-000-0552

Warranty Deed

This Indenture, Made this 16 day of January, 2020 A.D., **Between**
V.T.L. Siblings Group, LLC, a Florida limited liability company

of the County of Broward, State of Florida, **grantor,** and
Elite Capital & Development Inc., a corporation existing under the laws of the State of Florida
whose address is: 2240 Palm Beach Lakes Boulevard Suie 400D
West Palm Beach, FL 33409
of the County of Palm Beach, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of
----------TEN DOLLARS ($10)---------- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Palm Beach State of Florida to wit:

The South 1/2 of Lot 55 (Less the West 150 feet), and Lot 56 (Less the West 150 feet and the South 25 feet for right-of-way), ACREHOME PARK, according to the plat thereof, as recorded in Plat Book 6, Page 46, of the Public Records of Palm Beach County, Florida

This is a Non-Certified Copy

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

Warranty Deed - Page 2

Parcel ID Number: 56-43-42-29-01-000-0552

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

V.T.L. Siblings Group, LLC, a Florida limited liability company

Printed Name: Nicole L Tagarelli
Witness

By: _____ (Seal)
Luis Olivo, Manager
P.O. Address: 3992 NW 82nd Way, Cooper City, FL 33024

Printed Name: DOROTHY E PENCOOK
Witness

Printed Name: Nicole Tagarelli
Witness

By: _____ (Seal)
Jose Lopez, Manager
P.O. Address: 3992 NW 82nd Way, Cooper City, FL 33024

Printed Name: DOROTHY E PENCOOK
Witness

STATE OF Florida
COUNTY OF Broward

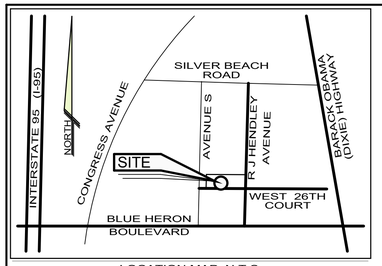
BY MEANS OF PHYSICAL PRESENCE

The foregoing instrument was acknowledged before me this 16th day of January, 2020 by Luis Olivo, Manager and Jose Lopez, Manager of V.T.L. Siblings Group, LLC, a Florida limited liability company who are personally known to me or who have produced their Florida driver's license as identification.

Printed Name: DOROTHY E PENCOOK
Notary Public
My Commission Expires:

DOROTHY E. PENCOOK
MY COMMISSION # GG 921024
EXPIRES: November 3, 2023
Bonded Thru Notary Public Underwriters

Laser Generated by © Display Systems, Inc., 2020 (863) 763-5555 Form FIWD-2



LOCATION MAP N.T.S.

FONTAINE SUBDIVISION
West 26th Court - Site Data

PCN:		**56-43-42-29-01-000-0552**
APPLICATION No.		**SP-21-08**
EXISTING CONDITION		**VACANT**
PROPOSED USE		**TRAFFIC ANALYSIS ZONE**
	Existing	**Proposed**
Future Land Use	MF-15	MF-15
Zoning	RM-15	RM-15
Development Regulations	**Required**	**Proposed**
Minimum Property Size (two-family dwelling)	5,500 SF / Lot	5,800 SF / Lot
Minimum Property Width (two-family dwelling)	50'	80'
Maximum Building Height	35' / 3 Stories	18' 1" / 1 Story
Front Setback	20'	20'
Rear Setback (15% of lot length)	10.875'	12.1'
Side Setback (interior)	7'	10'
Side Setback (street side)	12.5'	15'
Minimum Living Area / 3 Bedroom Units	850 SF	1,200 SF
Parking	**Required**	**Proposed**
Twelve (12) Units at 2 Spaces Per unit	24 Spaces	24 Spaces

AREA CALCULATIONS: TOTAL AREA

TOTAL PLATTED AREA	= 35,598.1010 SQ. FT. (0.817 ACRES)
PARCEL "A" AREA	= 435.0098 SQ. FT. (0.010 ACRES)
SUBDIVIDED AREA (TOTAL PLATTED - PARCEL "A") TO BE USED FOR AREA CALCULATIONS.	= 35,163.1000 SQ. FT. (0.807 ACRES)
TOTAL BUILDING FOOTPRINTS	= 14,400.0000 SQ. FT. (0.331 ACRES) 40.95% OF TOTAL AREA
TOTAL FLATWORK (PAVER DRIVES)	= 4,848.5166 SQ. FT. (0.111 ACRES) 13.79% OF TOTAL AREA
TOTAL IMPERVIOUS	= 19,248.5166 SQ. FT. (0.442 ACRES) 54.74% OF TOTAL AREA
TOTAL PERVIOUS	= 15,914.5834 SQ. FT. (0.365 ACRES) 45.26% OT TOTAL AREA

AREA CALCULATIONS: LOTS 1 - 5

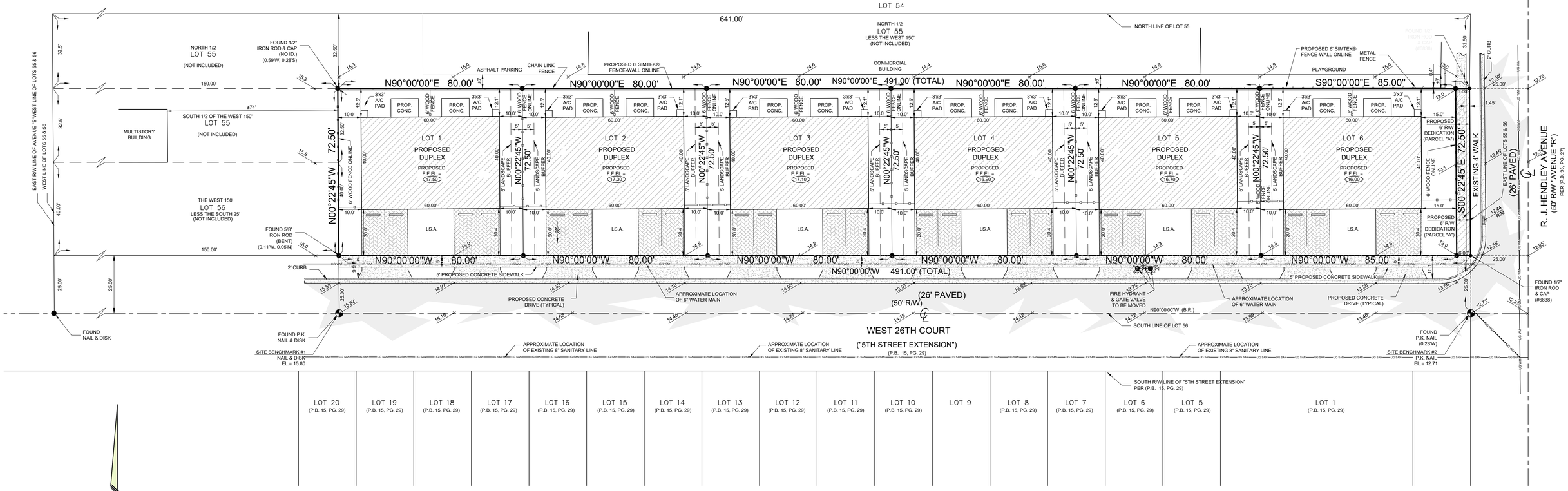
TOTAL LOT AREA	= 5,800.1270 SQ. FT. (0.133 ACRES)
BUILDING FOOTPRINT	= 2,400.0000 SQ. FT. (0.055 ACRES) 41.38% OF TOTAL AREA
FLATWORK (PAVER DRIVE)	= 808.0861 SQ. FT. (0.019 ACRES) 13.94% OF TOTAL AREA
TOTAL IMPERVIOUS	= 3,208.8695 SQ. FT. (0.074 ACRES) 55.32% OF TOTAL AREA
TOTAL PERVIOUS	= 2,591.4575 SQ. FT. (0.059 ACRES) 44.68% OT TOTAL AREA

AREA CALCULATIONS: LOT 6

TOTAL LOT AREA	= 6,162.4949 SQ. FT. (0.141 ACRES)
BUILDING FOOTPRINT	= 2,400.0000 SQ. FT. (0.055 ACRES) 38.95% OF TOTAL AREA
FLATWORK (PAVER DRIVE)	= 808.0861 SQ. FT. (0.019 ACRES) 13.12% OF TOTAL AREA
TOTAL IMPERVIOUS	= 3,208.8695 SQ. FT. (0.074 ACRES) 52.07% OF TOTAL AREA
TOTAL PERVIOUS	= 2,953.8254 SQ. FT. (0.068 ACRES) 47.93% OT TOTAL AREA

REVISIONS:

11/12/2020	added site plan information.
11/20/2020	Modified driveways per client.
11/24/2020	Modified driveways & utility locations.per client. Added and revised area calculations
11/25/2020	Modeified utility locations per owner.
12/13/20	add elevations.
04/09/2021	Revised site plan per client.
04/16/2021	Revised site plan per client.
09/16/2021	Revised per comments
09/28//2021	Revised per comments



PROPOSED SITE PLAN

CERTIFIED TO: Elite Capital & Development
PROPERTY ADDRESS: Vacant parcel, Avenue "S", Riviera Beach, FL 33404
FLOOD ZONE: X (FIRM 125142-12099C0387F 10/05/2017)
DESCRIPTION: The South 1/2 of Lot 55 (less the West 150 feet) and 56 (less the West 150 feet and the South 25 feet for Right-of-Way), ACREHOME PARK, according to the Plat theeof, recorded in Plat Book 6, Page 46, of the Public Records of Palm Beach County, Florida.

BOUNDARY SURVEY / SITE PLAN

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

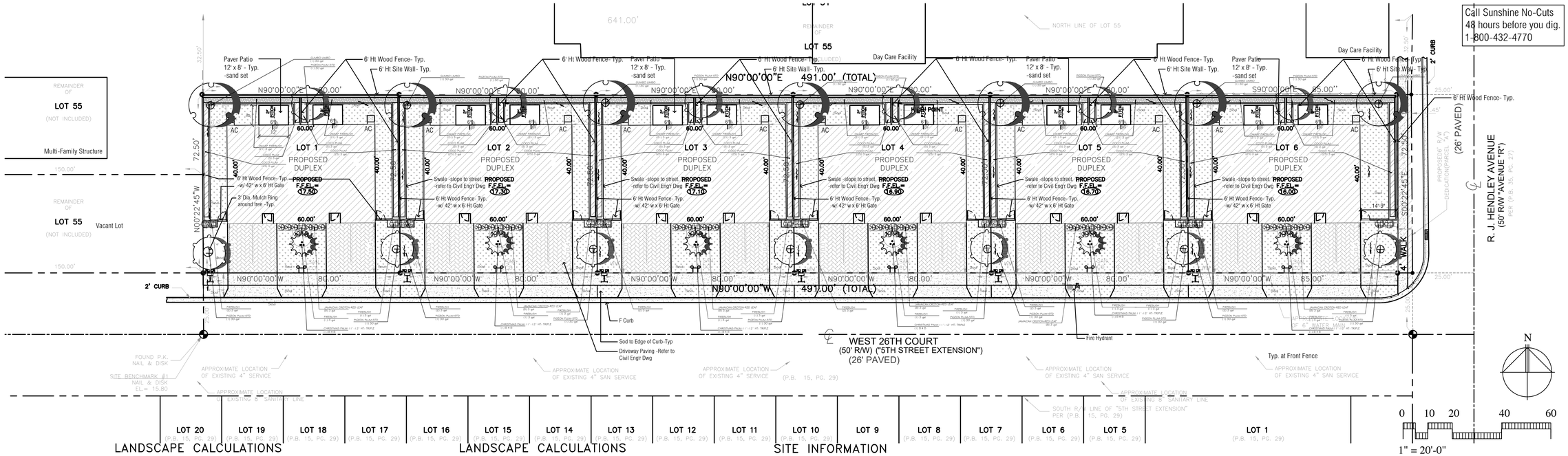
CRD. FILE Y191107-A

SURVEY NOTES:
1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
2.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
a) Originating benchmark = Leica Global Positioning System.
b) (00.00) = existing elevation (NAVD 88 typical).
3.) No underground improvements located.
4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
5.) This firms "Certificate of Authorization" number is "LB 6838".
6.) Adjacent improvements were not field located. Tie information was obtained from existing maps and plans and GIS data.

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		= CONCRETE FLATWORK
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING	— x — x —	= CHAIN LINK FENCE		= PAVER BRICK FLATWORK
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	—+—+—	= WOOD FENCE		
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	—o—o—	= METAL FENCE		= WOOD POWER POLE
F.F.EL.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE	WM	= WATER METER
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE		= EASEMENT		= FIRE HYDRANT
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= CATCH BASIN
(D)	= DEED	L.S.A.	= LANDSCAPE AREA		= OVERHEAD LINES		
(M)	= MEASURED	PROP.	= PROPOSED		= LOT TIE		= SANITARY MANHOLE

SCALE:	1" = 20'	**MILLER LAND SURVEYING**	REF: E-428 O-46/68
DRAWN BY:	PICARD	1121 LAKE AVENUE LAKE WORTH BEACH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: orders@millersurveying.com	PREV. Y191107 Y201050 Y201146-C
FIELD WK:	M.M. / B.M.		JOB NO. Y210428
DATE:	11/10/2020		L - 2170 - E



Call Sunshine No-Cuts
48 hours before you dig.
1-800-432-4770

kvla design llc
landscape architecture
7328 pine tree lane • west palm beach, fl 33406
p: 561.319.2590 f: 561.582.1892 steve@kvladesign.com
certificate of authorization #LC 26000237
STEVE KVARNBERG, ASLA Fla. Reg. LA 1506

Site Plan Permit #
SP-21-08

9-20-21

Issue

9-20-21 Sub #2 For Site Plan App.
5-10-21 For Site Plan Approval

LANDSCAPE CALCULATIONS

GROSS LOT AREA –LOTS 1,2,3,4,5 5,800 SQ FT

		REQUIRED	PROVIDED
TREES	1 PER 2500 SQ FT	3	3 TREES +1 PALMS
SHRUBS	6 PER FRONT YARD	6 (36)	12 (66)
NATIVE TREE SPECIES		50%	100% (3 OF 3)
NATIVE SHRUB SPECIES		50%	66% (4 OF 6)

SITE INFORMATION

GROSS LOT AREA –LOT 1,2,3,4,5	5,800 SQ FT
IMPERVIOUS AREA–BUILDINGS	2,400 SQ FT (41.4%)
IMPERVIOUS AREA–PATIOS,DRIVES	1,006 SQ FT (17.3%)
PERVIOUS AREA	2,394 SQ FT (41.3%)
CURRENT ZONING	RM–15
PROPOSED USE	SINGLE FAMILY/ DUPLEX

LANDSCAPE CALCULATIONS

GROSS LOT AREA –LOT 6 6,160 SQ FT

		REQUIRED	PROVIDED
TREES	1 PER 2500 SQ FT	3	3 TREES +1 PALMS
SHRUBS	6 PER FRONT YARD	6 (36)	12 (66)
NATIVE TREE SPECIES		50%	100% (14 OF 14)
NATIVE SHRUB SPECIES		50%	66% (4 OF 6)

SITE INFORMATION

GROSS LOT AREA	6,160 SQ FT
IMPERVIOUS AREA–BUILDINGS	2,400 SQ FT (39.0%)
IMPERVIOUS AREA–PATIOS,DRIVES	1,006 SQ FT (16.3%)
PERVIOUS AREA	2,754 SQ FT (44.7%)
CURRENT ZONING	RM–15
PROPOSED USE	SINGLE FAMILY/ DUPLEX

SITE INFORMATION

GROSS LOT AREA	35,163 SQ FT
IMPERVIOUS AREA–BUILDINGS	14,400 SQ FT (40.9%)
IMPERVIOUS AREA–PATIOS,DRIVES	6036 SQ FT (17.2%)
PERVIOUS AREA	14,727 SQ FT (41.9%)
CURRENT ZONING	RM–15
PROPOSED USE	SINGLE FAMILY/ DUPLEX

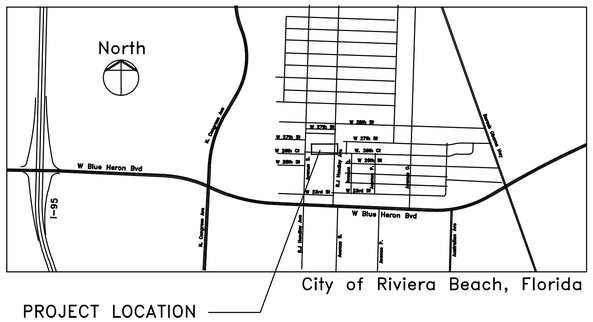
CONSULTANT INFORMATION:

These Plans shall be read and installed in conjunction with the following Consultant's Information.

SURVEY AND SITE PLAN:
MILLER LAND SURVEYING, INC.
1121 LAKE AVENUE
LAKE WORTH, FL, 33460
PH: 561–586–2669

PAVING DRAINAGE AND UTILITIES
CIVIL ENGINEERING CONSULTING, INC.
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
PH: 561–847–0398

BUILDING DESIGN:
GOARCH ENGINEERING INC.
1824 RICHARD LN
PALM SPRINGS, FL, 33406
PH: 561–294–6929

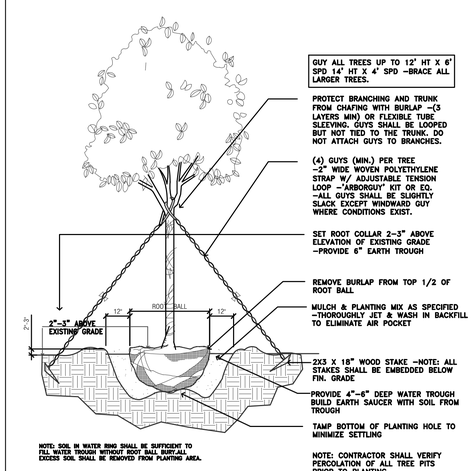


Fontaine Subdivision

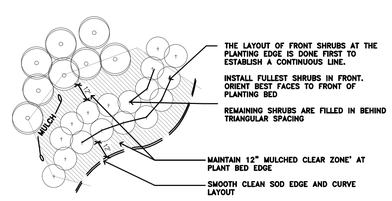
West 26th Court
NW Corner @ R.J. Hendley Ave
Riviera Beach, Florida

SHEET INDEX

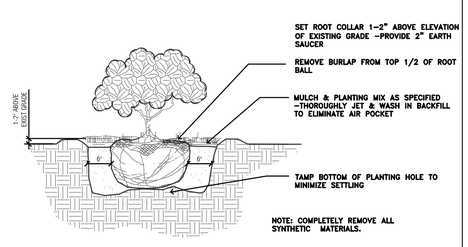
L-1 OVERALL LANDSCAPE PLAN
L-2.1 LANDSCAPE PLAN Lot 1 +2
L-2.2 LANDSCAPE PLAN Lot 3 +4
L-2.3 LANDSCAPE PLAN Lot 5 +6
L-3 LANDSCAPE NOTES



LARGE SHRUB/
SMALL TREE PLANTING DETAIL
FOR OPEN LANDSCAPE AREAS



GROUND COVER LAYOUT DETAIL



GROUNDCOVER PLANTING DETAIL

LANDSCAPE NOTES

1. All landscaping shall be provided and installed in accordance with all applicable codes and Town requirements.
2. Verify locations of all utilities prior to digging.
3. All plant materials shall be Florida #1 or better.
4. All new landscape beds shall receive at least 2" of mulch. Remove excess soils 3" below finished paved surface to retain mulch.
5. Plant materials shall be field adjusted to avoid conflicts with street lights, drainage and utilities.
6. All landscape areas shall receive 100% coverage from an automatic irrigation system. Sprinkler system shall be designed in accordance with Section 20-124 to 126 of Riviera Beach Utilities Section and Article VIII - Florida Friendly Landscaping. For Each Unit - Provide an automatic time clock controller, rain-sensing switch, and backflow preventer connected to a potable domestic source as required by Code. If spray heads are installed, water shall not spray on structures equipment or pavements.
7. All trees and palms taller than 8' ht and less than 12' ht, shall be secured with (3) ArborGuy straps immediately upon installation.
8. All trees and palms taller than 12' ht shall receive a min. of (4) 2x4 braces secured to the trunk and ground.
9. All landscape areas shall be shaped to collect, retain and percolate or drain rainwater away from pavements and the building. Any grades shown in this plan are Conceptual. Refer to Civil Engineer Dwg for grades and drainage plan.
10. Fertilize all material with a balanced, 6-6-6- (NPK) organic fertilizer, Milorganite or eq
11. Trim and clean-up all existing tree and shrub material.
12. Remove all excess material and debris from the site and dispose in proper manner.

Amendment Stamps

Zoning Stamps

Application No: SP-21-08
Application Name: Fontaine Subdivision
Resolution No. N/A

Exhibit No.
Superseded Exhibit:
Date Approved:
Project Manager:

STATE OF FLORIDA
STEVEN D. KVARNBERG
1506
REGISTERED LANDSCAPE ARCHITECT

This seal is an electronic copy of an original document for archival pupposes only. Original document shall have a raised, embossed professional seal and hand-signed and dated to be valid.

Landscape Plan

L-1.0

of 5 SHEETS

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LANDSCAPE NOTES

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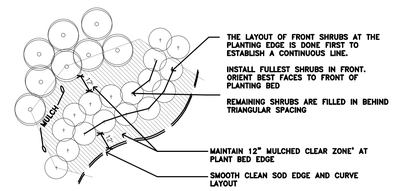
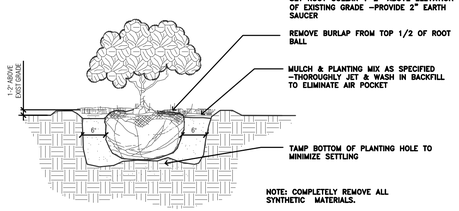
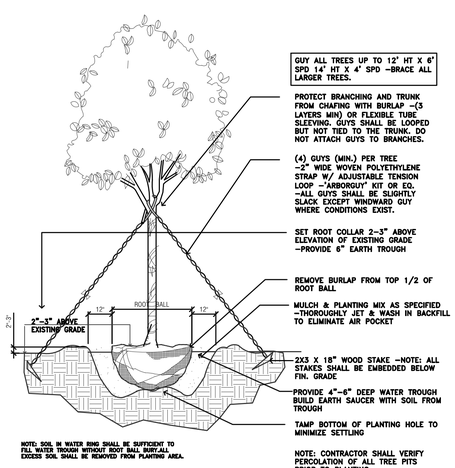


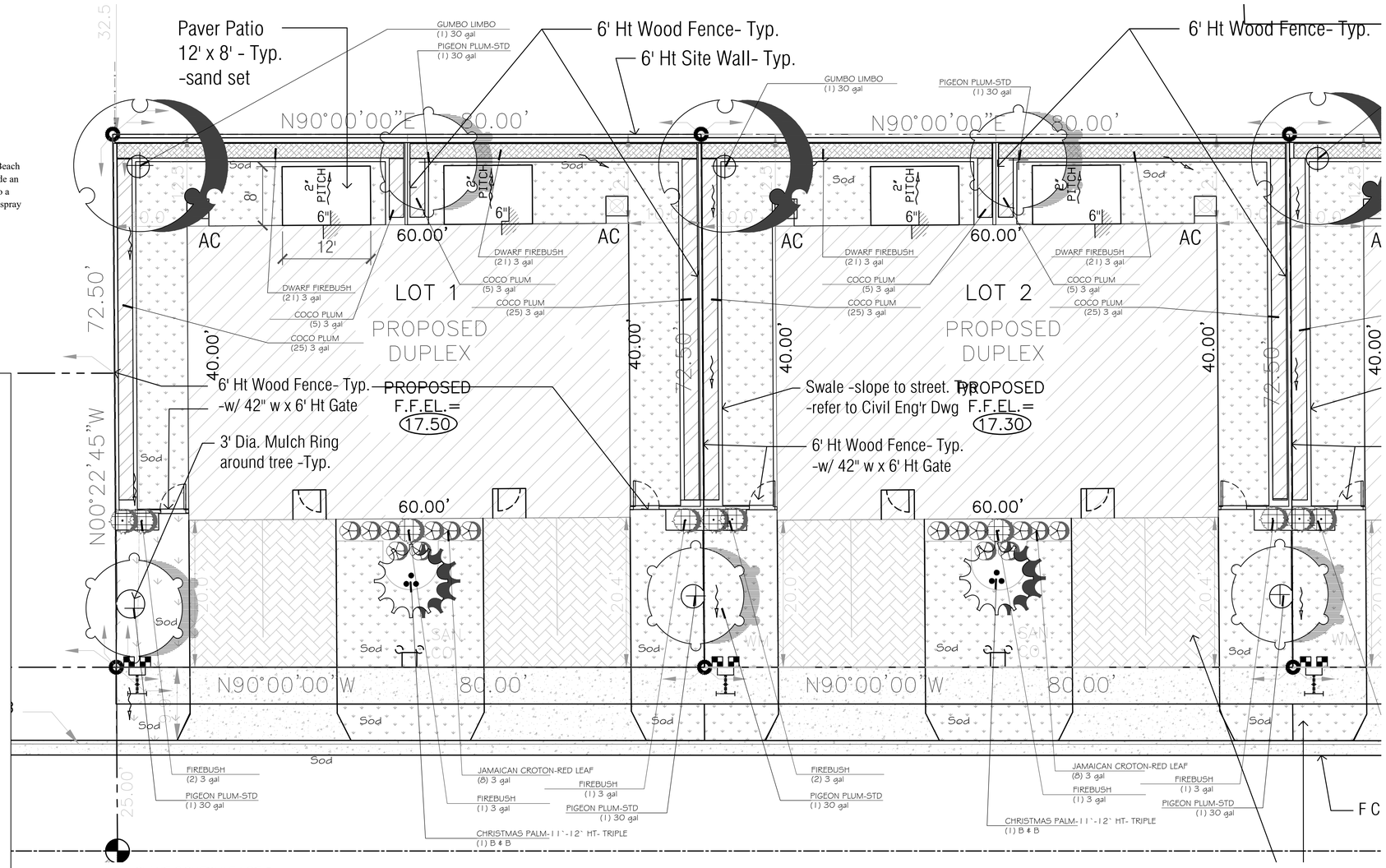
GROUND COVER LAYOUT DETAIL



GROUNDCOVER PLANTING DETAIL



LARGE SHRUB/
SMALL TREE PLANTING DETAIL
FOR OPEN LANDSCAPE AREAS

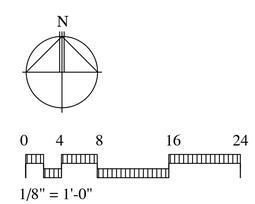


PLANT SCHEDULE LOT 5

NATIVE TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT		REMARKS
BUR 545	1	Bursera simaruba / Gumbo Limbo	30 gal	12" ht x 4" spd	Standard	Red Bark only		
COC DI2	2	Coccoloba diversifolia / Pigeon Plum-Std	30 gal	12" ht x 4" spd	single			
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT		REMARKS
VEI MER	1	Veitchia merrillii / Christmas Palm- 11'-12' Ht- Triple	B & B	11'-12' Ht	Triple stem			
NATIVE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING			
HAM FIR	4	Hamelia patens / Firebush	3 gal	24" ht x 24" spd	30" oc			
TROPICAL ACCENTS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING			
PSE ATR	8	Pseuderanthemum atropurpureum / Jamaican Croton-Red Leaf	3 gal	24" ht x 18" spd	Per Plan			
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING		SPACING	
CHR ICA	60	Chrysobalanus icaco / Coco Plum	3 gal	24" ht x 18" spd	24" oc		24" o.c.	
HAM COM	42	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal	18" ht x 18" spd	24" oc		24" o.c.	
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING		SPACING	
STE AUG	1,855	Stenotaphrum secundatum 'Flontam' / Flontam St. Augustine Sod	Sod				12" o.c.	

PLANT SCHEDULE LOT 6

NATIVE TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT		REMARKS
BUR 545	2	Bursera simaruba / Gumbo Limbo	30 gal	12" ht x 4" spd	Standard	Red Bark only		
COC DI2	2	Coccoloba diversifolia / Pigeon Plum-Std	30 gal	12" ht x 4" spd	single			
PALM TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT		REMARKS
VEI MER	1	Veitchia merrillii / Christmas Palm- 11'-12' Ht- Triple	B & B	11'-12' Ht	Triple stem			
NATIVE SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING			
HAM FIR	5	Hamelia patens / Firebush	3 gal	24" ht x 24" spd	30" oc			
TROPICAL ACCENTS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING			
PSE ATR	8	Pseuderanthemum atropurpureum / Jamaican Croton-Red Leaf	3 gal	24" ht x 18" spd	Per Plan			
SHRUB AREAS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING		SPACING	
CHR ICA	60	Chrysobalanus icaco / Coco Plum	3 gal	24" ht x 18" spd	24" oc		24" o.c.	
HAM COM	44	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal	18" ht x 18" spd	24" oc		24" o.c.	
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING		SPACING	
STE AUG	2,218	Stenotaphrum secundatum 'Flontam' / Flontam St. Augustine Sod	Sod				12" o.c.	



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Site Plan Permit #
SP-21-08

9-20-21

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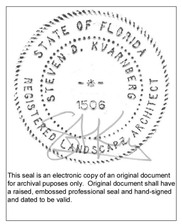

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Amendment Stamps

Zoning Stamps

Application No: SP-21-08
Application Name: Fontaine Subdivision
Resolution No. N/A

Exhibit No.
Superseded Exhibit:
Date Approved:
Project Manager:

Lots 1 +2
Landscape
Plan

L-2.1
of 5 SHEETS

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LANDSCAPE NOTES

1. All landscaping shall be provided and installed in accordance with all applicable codes and Town requirements.
2. Verify locations of all utilities prior to digging.
3. All plant materials shall be Florida #1 or better.
4. All new landscape beds shall receive at least 2" of mulch. Remove excess soils 3" below finished paved surface to retain mulch.
5. Plant materials shall be field adjusted to avoid conflicts with street lights, drainage and utilities.
6. All landscape areas shall receive 100% coverage from an automatic irrigation system. Sprinkler system shall be designed in accordance with Section 20-124 to 126 of Riviera Beach Utilities Section and Article VIII - Florida Friendly Landscaping. For Each Unit - Provide an automatic time clock controller, rain-sensing switch, and backflow preventer connected to a potable domestic source as required by Code. If spray heads are installed, water shall not spray on structures equipment or pavements.
7. All trees and palms taller than 8' ht and less than 12' ht, shall be secured with (3) ArborGuy straps immediately upon installation.
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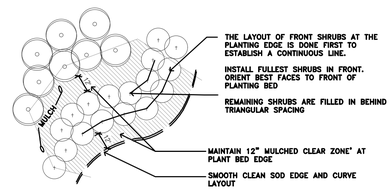
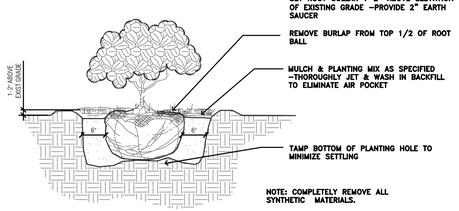
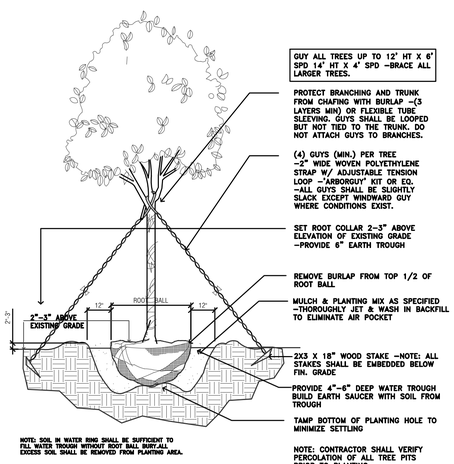
9. All landscape areas shall be shaped to collect, retain and percolate or drain rainwater away from pavements and the building. Any grades shown in this plan are Conceptual. Refer to Civil Engineer Dwg for grades and drainage plan.
10. Fertilize all material with a balanced, 6-6-6- (NPK) organic fertilizer, Milorganite or eq
11. Trim and clean-up all existing tree and shrub material.
12. Remove all excess material and debris from the site and dispose in proper manner.



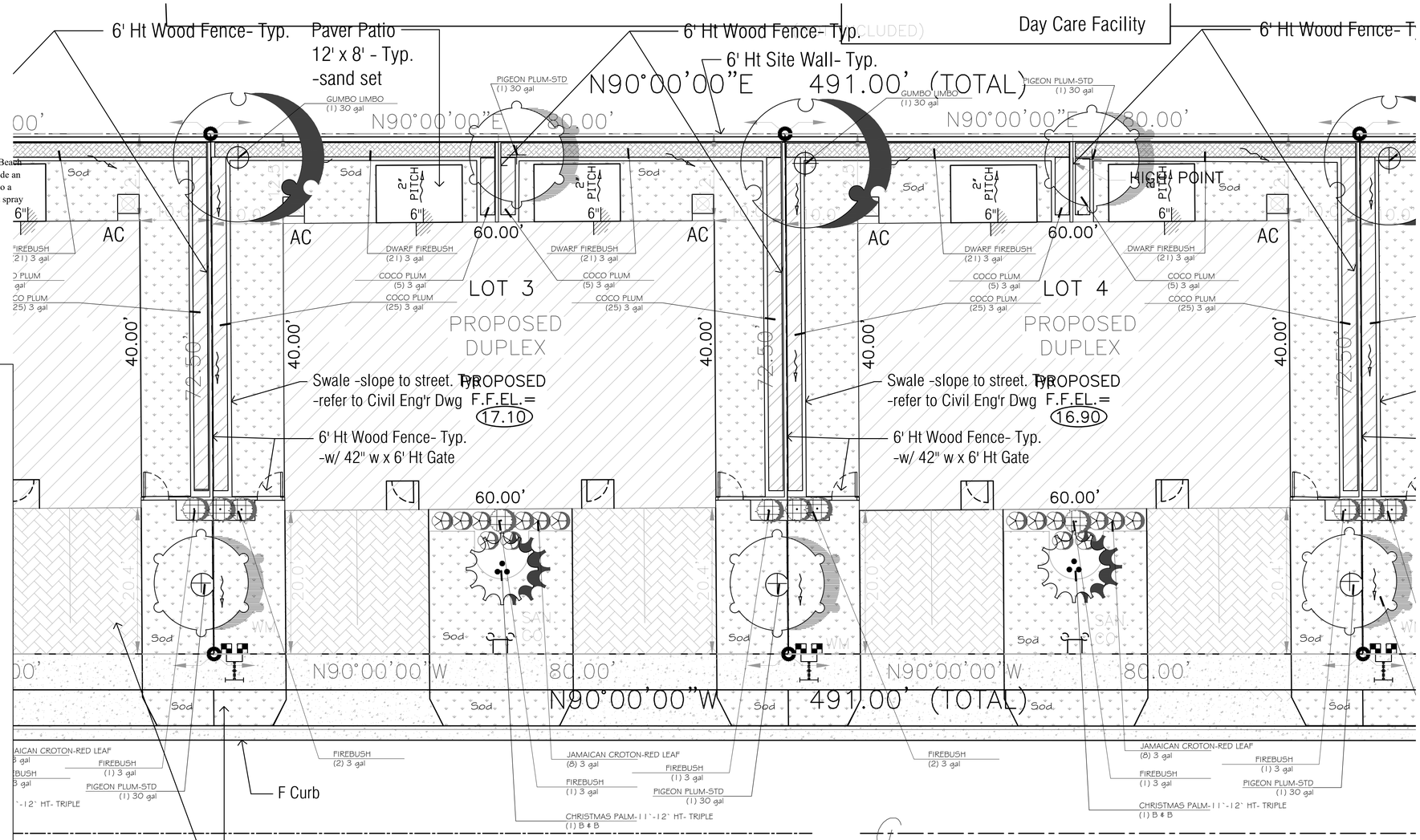
GROUND COVER LAYOUT DETAIL



GROUNDCOVER PLANTING DETAIL



LARGE SHRUB/
SMALL TREE PLANTING DETAIL
FOR OPEN LANDSCAPE AREAS

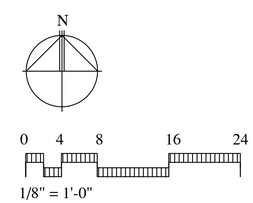


PLANT SCHEDULE LOT 3

NATIVE TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT	REMARKS
BUR S45	1	Bursera simaruba / Gumbo Limbo	30 gal	12` ht x 4` spd	Standard	Red Bark only	
COC DI2	2	Coccoloba diversifolia / Pigeon Plum-Std	30 gal	12` ht x 4` spd	single		
PALM TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**TRUNK**	**COMMENT**	**REMARKS**
VEI MER	1	Veitchia merrillii / Christmas Palm-11`-12` Ht- Triple	B & B	11`-12` Ht	Triple stem		
NATIVE SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
HAM FIR	4	Hamelia patens / Firebush	3 gal	24" ht x 24" spd	30" oc		
TROPICAL ACCENTS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
PSE ATR	8	Pseuderanthemum atropurpureum / Jamaican Croton-Red Leaf	3 gal	24" ht x 18" spd	Per Plan		
SHRUB AREAS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
CHR ICA	60	Chrysobalanus icaco / Coco Plum	3 gal	24" ht x 18" spd	24" oc		24" o.c.
HAM COM	42	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal	18" ht x 18" spd	24" oc		24" o.c.
SOD/SEED	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
STE AUG	1,855	Stenotaphrum secundatum `Flontam` / Flontam St. Augustine Sod	Sod				12" o.c.

PLANT SCHEDULE LOT 4

NATIVE TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT	REMARKS
BUR S45	1	Bursera simaruba / Gumbo Limbo	30 gal	12` ht x 4` spd	Standard	Red Bark only	
COC DI2	2	Coccoloba diversifolia / Pigeon Plum-Std	30 gal	12` ht x 4` spd	single		
PALM TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**TRUNK**	**COMMENT**	**REMARKS**
VEI MER	1	Veitchia merrillii / Christmas Palm-11`-12` Ht- Triple	B & B	11`-12` Ht	Triple stem		
NATIVE SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
HAM FIR	4	Hamelia patens / Firebush	3 gal	24" ht x 24" spd	30" oc		
TROPICAL ACCENTS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
PSE ATR	8	Pseuderanthemum atropurpureum / Jamaican Croton-Red Leaf	3 gal	24" ht x 18" spd	Per Plan		
SHRUB AREAS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
CHR ICA	60	Chrysobalanus icaco / Coco Plum	3 gal	24" ht x 18" spd	24" oc		24" o.c.
HAM COM	42	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal	18" ht x 18" spd	24" oc		24" o.c.
SOD/SEED	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
STE AUG	1,856	Stenotaphrum secundatum `Flontam` / Flontam St. Augustine Sod	Sod				12" o.c.



Amendment Stamps

Zoning Stamps

Application No: SP-21-08
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Resolution No. N/A

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Fontaine Subdivision

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STATE OF FLORIDA
STEVEN D. KVARNBERG
1506
REGISTERED LANDSCAPE ARCHITECT

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Lots 3 +4 Landscape Plan

L-2.2
of 5 SHEETS

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10. Fertilize all material with a balanced, 6-6-6- (NPK) organic fertilizer, Milorganite or eq
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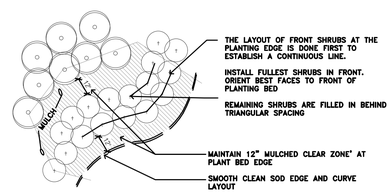
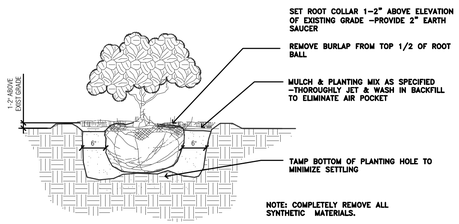
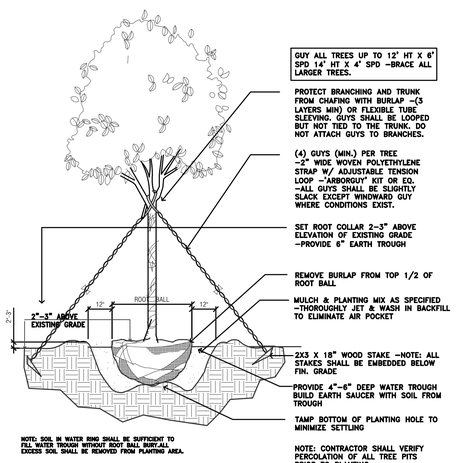


GROUND COVER LAYOUT DETAIL



GROUNDCOVER PLANTING DETAIL



LARGE SHRUB/
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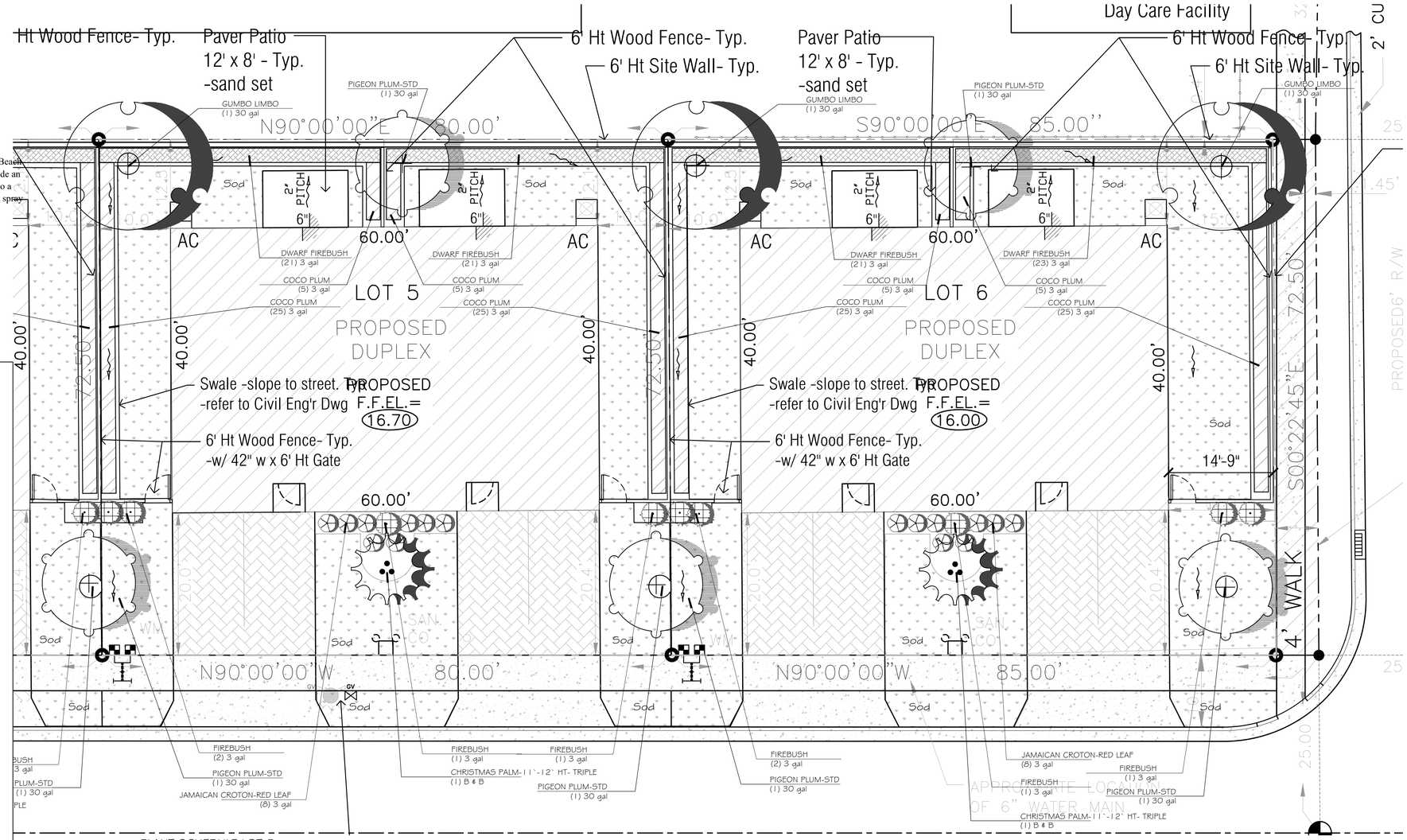
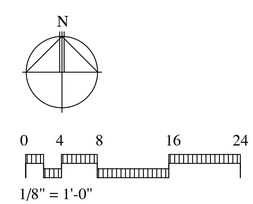


PLANT SCHEDULE LOT 5

NATIVE TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT	REMARKS
BUR S45	1	Bursera simaruba / Gumbo Limbo	30 gal	12" ht x 4" spd	Standard	Red Bark only	
COC DI2	2	Coccoloba diversifolia / Pigeon Plum-Std	30 gal	12" ht x 4" spd	single		
PALM TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**TRUNK**	**COMMENT**	**REMARKS**
VEI MER	1	Veitchia merrillii / Christmas Palm-11'-12' Ht- Triple	B & B	11'-12' Ht	Triple stem		
NATIVE SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
HAM FIR	4	Hamelia patens / Firebush	3 gal	24" ht x 24" spd	30" oc		
TROPICAL ACCENTS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
PSE ATR	8	Pseuderanthemum atropurpureum / Jamaican Croton-Red Leaf	3 gal	24" ht x 18" spd	Per Plan		
SHRUB AREAS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
CHR ICA	60	Chrysobalanus icaco / Coco Plum	3 gal	24" ht x 18" spd	24" oc		24" o.c.
HAM COM	42	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal	18" ht x 18" spd	24" oc		24" o.c.
SOD/SEED	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
STE AUG	1,855	Stenotaphrum secundatum `Floritam` / Floritam St. Augustine Sod	Sod				12" o.c.

PLANT SCHEDULE LOT 6

NATIVE TREES	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	TRUNK	COMMENT	REMARKS
BUR S45	2	Bursera simaruba / Gumbo Limbo	30 gal	12" ht x 4" spd	Standard	Red Bark only	
COC DI2	2	Coccoloba diversifolia / Pigeon Plum-Std	30 gal	12" ht x 4" spd	single		
PALM TREES	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**TRUNK**	**COMMENT**	**REMARKS**
VEI MER	1	Veitchia merrillii / Christmas Palm-11'-12' Ht- Triple	B & B	11'-12' Ht	Triple stem		
NATIVE SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
HAM FIR	5	Hamelia patens / Firebush	3 gal	24" ht x 24" spd	30" oc		
TROPICAL ACCENTS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		
PSE ATR	8	Pseuderanthemum atropurpureum / Jamaican Croton-Red Leaf	3 gal	24" ht x 18" spd	Per Plan		
SHRUB AREAS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
CHR ICA	60	Chrysobalanus icaco / Coco Plum	3 gal	24" ht x 18" spd	24" oc		24" o.c.
HAM COM	44	Hamelia patens 'Compacta' / Dwarf Firebush	3 gal	18" ht x 18" spd	24" oc		24" o.c.
SOD/SEED	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**		**SPACING**
STE AUG	2,218	Stenotaphrum secundatum `Floritam` / Floritam St. Augustine Sod	Sod				12" o.c.



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Lots 5 +6 Landscape Plan

L-2.3

of 2 SHEETS

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1.0 GENERAL:

1.1 DESCRIPTION OF WORK:

A. Extent of landscape development work is shown on the Drawings and in the related Schedules.

B. The work consists of furnishing all plants, materials, equipment, necessary specialities and labor required for the installation of plant and other materials as shown on the Drawings and/or in the Specifications.

C. Excavation, filling and grading required to establish elevations shown on the Drawings are not specified in this Section. Refer to earthwork Section.

1.2 REFERENCE PUBLICATIONS:

The following standards form a part of the Specifications:

A. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent edition.
B. American Joint Committee on Horticultural Nomenclature "Standardized Plant Names Dictionary".
C. The American Standard for Nursery Stock" (2004 edition).
D. American National Standards Institute-ANSI – ANSI A300 and ANSI Z60.1–most recent edition.
E. Florida Friendly Best Management Practices for Protection of Water Resources by Green Industries, Florida Dept of Environmental Protection, Rev Dec 2008
F. IFAS –Institute of Food and Agricultural Sciences, University of Florida. http://hort.ufl.edu/woody/index.shtml

1.3 INSTALLER – CONTRACTOR QUALIFICATIONS:

A. The "Contractor" shall be State licensed and regularly engaged in the installation of living plant material. Labor crews shall be controlled and directed by a landscape foreman professionally trained and well versed in landscape installation, plant materials, reading blueprints and coordination between the job and nursery and shall be able to communicate with the Owner and the Landscape Architect.

B. The Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workmen's Compensation Insurance.

1.4 SUBMITTALS: Refer to schedule of submittals.

1.5 COORDINATION:

A. Coordinate and cooperate with other trades and contractors to enable the work to proceed as rapidly and efficiently as possible.

B. Irrigation work shall normally precede plant installation install trees, large B&B material, shrubs and ground cover plants before lawns are installed.

C. Commencement of Work; Landscape Contractor shall notify Landscape Architect at least 7 days in advance of scheduled commencement of work. Landscape Contractor shall review plans and/or field layouts with Landscape Architect at least 2 days prior to installation or on the site as needed.

1.6 INSPECTION OF SITE:

A. Prior to the award of the contract, the Contractor shall acquaint himself with all site conditions. Should utilities or other improvements not shown on the Drawings be found during excavations, Contractor shall promptly notify the Landscape Architect or Owner for instructions as to further action. Failure to do so will make Contractor liable for any and all damage arising from his operations subsequent to discovery of such utilities not shown on Drawings.

1.7 PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS:

A. The Contractor shall provide, install and maintain the of necessary precautions to protect all persons and property, including the general public from harm or injury due to the work.

B. The Contractor shall take precautions to protect existing site conditions. Should damage be incurred, the Contractor shall repair the damage to return the object or area to its original condition at no additional charge.

C. Utility Locates – Regardless of utilities that may or may not be shown on the drawings, the Contractor shall be responsible to have utilities located in the area of work before the work commences. The Contractor shall also verify and comply with any requirements or clearances to plant materials that may be required of any Utility company.

1.8 CHANGES IN THE WORK:

A. The Owner reserves the right to substitute, add or delete any material or work as the work progresses. Adjustment in the Contract Sum shall be approved by the Owner by a written Change Order, prior to execution. The Owner shall be given (2) week notice for the opportunity to review and approve all plant materials delivered to the job site prior to installation.

When unit prices have been established, they shall prevail for all Contract Additions. For Contract Reductions, the Owner shall receive full credit, based on unit pricing. If changes are implemented prior to delivery of plant materials. If Owner changes are made prior to installation, Owner shall receive a credit for labor to install plants, less costs associated with purchase and delivery. The Landscape Architect assumes no financial or material responsibility for any changes made by, or on behalf of the the Owner.

1.9 OWNERS OBSERVATION:

A. The Landscape Architect or Owner assumes no responsibility for the Contractor's means and methods in the execution of this contract beyond the observation to ensure, to the Owner's satisfaction, that the Design Intent of the Drawings and Specifications are being properly interpreted. This observation and checking will not relieve the Contractor of any responsibility for the performance of his work in accordance with the Drawings and the Specifications (including proper planting practices or other material or performance deficiencies).

B. The Landscape Architect and Owner reserve the right to reject any portion of the work, material or workmanship which does not conform to the Contract Documents and Standard set forth herein.. Rejected work shall be removed and/or corrected by the Contractor, at his own expense, at the earliest possible time and prior to final payment.

1.10 PROJECT CONDITIONS:

A. Familiarization with Overall Project Requirements: The Landsape Contractor (LC) shall review and comply with Section 1000– GENERAL CONDITIONS as set forth for this project. The Landsape Contractor (LC) shall review and become familiar with the Design and Overall intent of the proposed Work related to the Contractor's Work including but not limited to: Civil engineering and Drainage Plans, Architectural layouts, project/ area access, contractor equipment access, existing and proposed utility locations, Irrigation Plans, Outdoor Lighting Plans, Paving Plans, Project Sequence and Timing plans, Town/HOA/ neighborhood requirements, etc.

B. Obstructions: The Contractor shall exercise care in digging and other work so as not to damage existing work, including underground pipes, sprinklers, control cables and hydrants of watering systems. Should such overhead or underground obstruction be encountered which interferes with planting, the Landscape Architect shall be consulted for consideration for alternate locations of plants to clear such obstructions. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

C. After notice to proceed, the Contractor shall complete landscape work in a timely manner, as portions of site become available. Actual planting shall be performed only when weather and soil conditions are suitable in accordance with locally accepted practice.

D. Contractor shall coordinate landscape and planting work with other trades, such as, the irrigation (sprinkler) installer, electrician, lighting installer, paving installer, and sod installer; Landscape installer shall coordinate to ensure that no plantings will interfere with the proper functioning of the sprinkler system. The Contractor shall point out to the Irrigation Installer situations where minor adjustment or relocation or addition of sprinkler heads may be most beneficial for the planting as a whole. The Location of specimen plant materials, trees, palms and shrubs shall prevail over irrigation head placement.

1.11 COMPLETION PHASE:

A At the discretion of the Owner, early acceptance of the work may be obtained for progress payment of approved phases; or when the time between commencement of the work and substantial completion exceeds 90 days (at no fault of the contractor). Early acceptance shall be contingent upon a satisfactory inspection of the completed landscape work by the Landscape Architect and/or the Owner.

B. Substantial Completion of the Work is the point in construction when the Work is sufficiently complete; in accordance with the Contract Documents; all related clean-up has been performed; and the Landscape Architect's provide an opinion that the Owner can utilize the work as intended.

C. Final Completion is the completion of all work included in the Contract Documents except the Contractors responsibility to correct the work to the satisfaction of the Owner and the Landscape Architect. The Warrantee Period and Maintenance period shall commence upon Final Acceptance.

1.12 WARRANTEE PERIOD and CORRECTION OF THE WORK:

A. For a period of twelve months from the date of acceptance, all new plant materials except grass shall be alive and healthy, upright and in satisfactory growth for each specific kind of plant. There shall be no signs of nutrient deficiency, disease or insect infestations.

B. Plants which are rejected shall be replaced or corrected within two weeks of rejection. Replacement material shall be the same species, size and quality as called for in the Contract. A new correction of the work period of twelve (12) months shall begin upon replacement and acceptance by the Landscape Architect of all replacement plants, this includes plants which are discovered at any time to have been planted at an improper depth.

D. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.

E. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.0 PRODUCTS

2.1 MATERIALS LIST:

A. Plant species and size shall conform with the Plant List and information noted on the Drawings.

B. The quantities given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive plant take off from the Drawings. Information on the drawings control.

2.2 PLANT MATERIALS:

A. All plant material shall be nursery grown unless otherwise noted. Plants shall be graded Florida No. 1 or better and shall be sized as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida. Coconut Palms shall be grown from certified seed

B. Collected material when specified or approved shall be in good health, free from disease, insect or weed infestation. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

C. Plants materials must equal or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Those plants specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy.

D. Height of plant materials shall be measured from the top of the ball to the top of the plant with branches (or fronds) in normal position. Their width shall be measured across the normal spread of the branches (or fronds). In cluster type palms the main trunk shall meet the height requirement and all other trunks shall be 3/4 or more of the required height unless otherwise noted on the drawings. Where symmetry is required, match plants used as nearly as possible to the satisfaction of the Landscape Architect.

E. Plants that meet the height requirements, specified, but do not have the normal balance of height and spread typical for the respective plant, shall not be accepted.

F. Abbreviations on the Drawings are as follows:

B&B – indicates field grown plant "balled and burlapped".
Cal – indicates the caliper or diameter as measured 6" (152.4 mm) above the soil line. For trunks larger than 4" (88.4 mm) diameter, the caliper measurement shall be determined at 12" above the soil line.
CT – indicates clear trunk measurement from top of ball to first branching.
CW – indicates clear wood, in palms the distance from the soil line to the lowest living frond leaf base.
DBH – indicates the caliper or diameter measured 4 feet (1.22 meters) above the soil line
GW – Greywood, in palms, mature trunk from the ground to the base of the green crown shaft.
OA – indicates overall height from top of ball to the top of current season's growth or the last open frond in normal position in palms.
Spd – indicates spread or the average distance across the average diameter of the plant branching structure.

G. Root packaging and Containers: Plant materials in containers shall have a well established root system and shall not be root bound. All plant materials not in containers shall be balled and burlapped and dug with a firm natural ball of earth. Balls shall be firmly wrapped with burlap or similar biodegradable materials and bound with twine, cord or wire mesh. The minimum ball sizes will be in accordance with "Grades & Standards for Nursery Plants". No plant shall be accepted if the root ball has been cracked or broken. All containers and root balls shall be kept moist at all times. All plants which cannot be planted immediately on delivery shall be kept moist and protected from drying winds and sun.

H. Container Grown Plants: Plants grown in containers will be accepted as "B&B", providing that all other specified requirements are met. Container grown plants shall meet plant sizes as specified on the plant list and on the Drawings, and shall not be governed by container sizes. Minimum root balls of container grown material shall be no more than 25% less proportionately than that stated in latest edition of Florida "Grades & Standards" for nursery plants. These plants shall have been grown in the container for a maximum of two years prior to installation and shall exhibit a fully developed root system throughout when removed from the container. There shall be no girdling or circling roots exceeding 50% of the pot circumference.

I. Substitution: Plant substitution requests by the Contractor will be considered by the Landscape Architect only upon submission of proof that the plant is not obtainable in the type and size specified. Should the specified plant indeed not be available, the Landscape Architect shall determine the nearest equivalent replacement in an obtainable size and variety. The unit price of the substitute item shall not exceed the bid item replaced, without approval of the Owner.

2.3 PLANTING SOIL:

A. Planting soil shall be free draining, sandy loam and shall contain a 5% minimum and a 15% maximum amount of decomposed organic matter. Planting soil shall be free of clay, stones, plants, roots, and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. It shall have a pH between 6.0 and 7.0. Soil shall be delivered in a loose friable condition and applied in accordance with the planting specifications.

2.4 PEAT:

A. Peat shall be horticultural peat composed of not less than 60% decomposed organic matter by weight, on an oven dried basis. Peat shall be delivered to the site in a workable condition free from lumps.

2.5 WATER:

A. Clean Water for planting will be available at the site and shall be provided by the Owner unless special provision is determined in the Contract Documents.

B. Contractor shall determine the source and suitability of the Owner's water. In the event the water source is not suitable, the Owner shall be given written notice of such at least two weeks prior to the commencement of Work.

2.6 SOIL TESTING

A. Landscape Contractor shall provide testing of existing soils on Site for all soil types, including imported soils, in the planting area. No less than 2 representative samples shall be submitted to and tested by an independent professional testing lab for analysis and fertility recommendations.

B. Soil Testing Lab – Call for info, testing services, fees and import permit.
Micro-Macro International
183 Paradise Blvd, Suite 108
Athens, Georgia, 30607
Ph 706-548-4557 Fax 706-548-4891 Website: www.mmilabs.com

2.7 COMMERCIAL FERTILIZER and PLANTING AMENDMENTS

A. Fertilizer and fertilization rates for the project shall be provided and applied based on the results of the soils test. Follow all Manufacturer's Label Rates and application recommendations.

B. Commercial fertilizer shall be slow-release organic formulation containing nitrogen, phosphorus and potassium, not to exceed an analysis of 6–6–6. Nitrogen shall be not less than 50% water insoluble., inorganic nitrogen and shall not be derived from the sodium form of nitrate. Iron shall be in the chelated form, not be less than 2% and magnesium shall not be less than 2%. Fertilizers shall be delivered to the site unopened in original containers, each bearing the manufacturer's ingredients and guaranteed analysis. Submit a copy of the Manufacturer's guaranteed analysis and proof of delivery to the Landscape Architect. Any fertilizer that becomes caked or otherwise damaged is unacceptable.

2.7 COMMERCIAL FERTILIZER and PLANTING AMENDMENTS –cont

C. Microbial Additives: Mycorrhizal and microbial additives shall provided as specified in the Schedule of Soil amendments.

Contractor shall submit a copy of the manufacturer's label/ product use instructions that include: all ingredients, guaranteed analysis and application rates.

All supplements shall be supplied in fresh, unopened packaging prior to product expiration. Product that becomes caked or otherwise damaged is unacceptable and shall not be used.

D. The installer shall repair damage to other plants or lawns that occurs during the plant replacement process at no cost to the Owner.

E. Plants which have been approved and subsequently die or are damaged by washout, wind storm, traffic, vandalism, or demonstrable failure of the Owner to maintain after Substantial Completion of the Work is not covered in this correction of the work provision

2.8 MISCELLANEOUS LANDSCAPE MATERIALS:

A. Mulch:
Shredded hardwood mulch –grade "A" –verify color. Mulch shall not contain chunks larger than 1 inch (25.4 mm) in diameter, branches, stones or other foreign material that will prevent its eventual decay.

Alternate Mulches:
Pine Bark Nuggets – Jumbo size – Pine Straw

B. Gravel Mulch: Provide samples of all gravels to Landscape Architect for approval prior to ordering. Gravel shall be used only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard, durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 2" (44.2 mm) deep and shall be contained with gravel stops. It shall be a maximum of 1–1/2" (38.1 mm), a minimum of 3/4" (19 mm) and of a readily-available natural gravel color range.

C. Braces, Battens and Stakes Provide braces, battens, stakes and deadman of sound new pressure-treated lumber, free of knot holes and other defects. Braces shall be pressure-treated 2x lumber (4x lumber where appropriate) and shall be secured to battens and stakes with a min of (2) –16D, dbl head galv. forming nails. Battens shall be 2x4 pressure-treated lumber and padded with burlap. Battens shall be secured to tree trunks with 3/4" Stainless steel or galvanized banding. Stakes shall be pressure-treated 2x lumber and shall be driven to within 2" of the surrounding grade. All exposed ground-stakes shall be painted with a high-visibility, contrasting, fluorescent paint until substantial completion. Braces and stakes shall be repainted a dark walnut brown stain unless otherwise noted. Stakes and braces shall be placed within mulch beads and oriented away from walking areas.

D. Guys and Anchors: Provide one of the following: 1) wire guys shall be two-strand, twisted, pliable galvanized iron wire not lighter than 12 gauge. Provide new hose cut to required lengths to protect tree trunks from damage by wires. Hose shall be not less than 1/2" (12.7 mm) dia.: 2) Woven Polyethylene Webbing –shall be min 2" wide. Trunks and stems shall be wrapped at least twice and secured with adjustable knots. Stakes per Sec C. above.

E. Soil Mix for Annual or seasonal color beds:
2 parts top soil, 1 part fine pine bark mulch (1/2" (12.7 mm) pieces), 1 part coarse sand and 50 pounds (1.8662 kg) composted cow manure per cubic yard (.76455 cubic meters). Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.

F. Planter Soil Mixture: a loose, friable blend consisting of:
3 parts coarse sand, 2 parts peat humus or bagged topsoil and 3 parts pine bark; Mix in Osmocote fertilizer and micro-organisms at label rates, see 2.7C.

3.0 EXECUTION

3.1 PREPARATION, SITE WORK AND COORDINATION

A. Grading: Contractor shall inspect the site to verify that finish grades (accurate within 2" (51 mm), have been established in accordance with Civil Engineer's Drainage Plan and the Landscape Architect's shaping and grading Plan or other job requirements prior to beginning any planting operations. Coordinate with Landscape Architect and General Contractor for release of areas before planting operations begin.

B. Rough Grading and Shaping – Rough grading and bulk filling of site shall be the general responsibility of the General Contractor unless otherwise noted. Rough grade shall include placement and distribution of bulk fill material sufficient to generally be within –4" of final grade for landscape and within –2" of final grade for sod areas. Rough grades shall conform with the general intent of the drainage and grading plans. Rough grades may be field adjusted to allow for fill as generated by planting activities.

C . Finish Grading – Finish and final grading shall be reviewed, approved and released by Landscape Architect or authorized Project Manager. Landscape Contractor shall notify LA/ Project Manager, in writing, 3 days before planting work in a given area is expected to commence. Finish Grades are the responsibility of the Landscape Contractor –including box blading and leveling of open sod areas

Finish grades of all planting areas shall be at 2 " below pavement, <u>after</u> planting unless otherwise noted.

Finish grades shall include any top soil and soil amendments as specified. If at any time the sub-grades are determined to be inadequate for proper design, the Project Manager should be given notification in writing.
Top soils –The supply, placement and grading of Top soils shall be the responsibility of the Landscape Contractor unless other determined in the Construction Documents.

D. Irrigation – The Landscape Contractor shall closely coordinate with the Irrigation Installer. Irrigation system shall be installed according to Irrigation Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Spray zones for sod and planted areas as described shall have 105% head to head coverage, matched precipitation rates and uniform water distribution with equipment as outlined. Drip emitters shall be installed per schedule. Drip and spray irrigation shall be fully operational and accepted before any mulch, stone, short ground covers or sod are installed. Irrigation zones shall be operating and accepted by Landscape Architect and/ or irrigation designer before areas will be released for finish planting and/ or mulching as noted above.

In the event of conflicts with landscaping and irrigation pipes or emitters, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and emitters shall be relocated or adjusted to eliminate the conflict and allow for the proper function of the equipment.

E. Landscape Lighting – The Landscape Contractor shall closely coordinate with the Lighting Installer. The outdoor and site lighting system shall be installed according to the Lighting Plans and Specifications with any necessary field adjustments to complement the Landscaping Plans. Landscape lighting conduit shall be coordinated and installed in conjunction with irrigation trenching where ever suitable. Lighting conduit shall be installed and / or adjust <u>AFTER</u> major trees and palms are installed and before shrubs and ground covers are installed. In-ground fixtures or other work requiring excavation, need to be installed before sod, stone mulch and landscape mulch are installed. Lighting stub –ups and placements shall be reviewed approved and released by Landscape Architect before any mulch, stone, short ground covers or sod are installed.

In the event of conflicts with landscaping and accent lights, the location of trees, palms, large shrubs and specimens shall prevail. Pipes and fixtures shall be relocated or adjusted to eliminate the conflict and allow for the proper function of the equipment.

F. Mulch, Edging and Stone Mulch – Before mulch of any kind is installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures and metal edging shall be in place and accepted and released by either Landscape Architect..

G. Sod – Before sod of any kind will be installed, Finish Grading, Operational Irrigation, Lighting conduit, in-ground fixtures, metal edging and mulch shall be in place and accepted and accepted by Landscape Architect. As noted above, landscape contractor is responsible for all fine grading subject to review and acceptance by Landscape Architect, before sod is installed.

H. Removal of Rubbish: Any objectionable materials, such as stones, construction debris be encountered during the planting operations, they shall be promptly removed from the site by the landscape installer.

3.2 PROTECTION OF PLANTS:

A. Root Protection: All field grown trees, palms and plants shall be hand dug with sharp shovels or approved tree-spade. Backhoe-dug trees shall not be accepted. Roots shall be cleanly cut with sharp instruments. Balled and burlapped plants: plants designated "B&B" (balled and burlapped) shall be dug with firm, moist earth of sufficient diameter and depth to encompass the fibrous and feeding root system, necessary for full recovery of plant. Balls shall be firmly wrapped with burlap or similar materials and bound with twine, cord, or wire mesh. All collected plants shall be balled and burlapped. Trees, palms and plants shall not be dug during periods of excessive heat or drought unless supplemental water is applied for at least 5–7 days in advance.

3.2 PROTECTION OF PLANTS:

B. Handling – All containerized plants shall be handled by their pot or container with proper support given to other parts of the plant to prevent damage. Trees and Palms shall only be handled with padded slings rated for 10x the weight of the carried load. Trunks shall be wrapped at least 2X prior to cinch loop. No chain, rope or unpadded webbing shall be used to handle trees and palms.

D. Protection During Transporting: All plant material shall be protected from possible injury or breakage of branches. Provide all necessary splints, stakes kraft paper wrapping and sleeves to secure and protect the roots, stems and foliage of plant materials during shipment. All plants transported by open trucks or sea-containers shall be adequately covered to prevent windburn, drying or damage to plants.

E. Protection After Delivery: Plants which cannot be planted immediately on delivery to the site shall be kept moist at all times and provided protection from the drying of wind and sun. All plants shall be kept moist as necessary until planted. Storage period shall not exceed 72 hours. In plants cannot be installed within 48 hours, they shall be "heeled–in" earth trench rows and maintained in healthy, moist condition until final installation.

F Protection of Palms (If Applicable): Only a minimum of fronds shall be removed from the crown of the palm trees to facilitate moving and handling. The remaining fronds shall be tied and braced if required.

G. Protection During Planting: Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, padding, wood battens or other approved methods.

H. Plants that show symptoms of bark compression, girdling or bark slippage or other damage are unacceptable.

I. Special Treatment and Handling
1. Sabal Palms – aka Cabbage Palms shall be "hurricane cut" in the field prior to transport. Clear trunk shall be as specified after the minimum of fronds have been removed. Cabbage Palms shall be taken from moist, "black" growing areas. All burn marks on Cabbage Palm trunks shall be removed.

2. Collected or Field Dug Specimen Palms – All field dug palms, (except– Adonidia, Cocos, Phoenix, Washingtonia, Ptychosperma, Hyophorbe species) palms shall root prune not less than 2 months in advance of being lifted and moved. All palms shall be watered for 1 week prior to digging in the field. Heads shall have the lower 50% of fronds removed or as otherwise determined by the Supplier. Heads shall be securely tied and secured before transporting. Heads shall remain tied–up until new root growth is visible or as otherwise determined by the Supplier. All Palms shall have heads tied and braced during shipping and handling. Canary Date Palms shall have heads securely stabilized with 4x4 bud splints before transporting.

3.3 PLANTING OPERATIONS:

A. Layout: The location for plants and outlines of areas to be planted are indicated on the Drawings. All plant locations shall be laid out, painted or flagged in the field by the Contractor, to the satisfaction of the Landscape Architect before planting operations begin. In general, all trees, palms and accent plants shall be laid out, planted and approved by the Landscape Architect prior to the layout of shrubs and ground coverers.

Notify the Landscape Architect and Owner for directions if site conditions requires the addition of soil over existing roots or where construction or utilities below ground or overhead are encountered, or where changes have been made in the construction – DO NOT PROCEED – Any necessary adjustments will be directed by the Landscape Architect.

B. Clearances: Shrubs and hedge material shall be planted a minimum of 30" (0.75 m) away from wall or other obstructions (including parking stops). Groundcover (1 gal or less) material (except sod) shall be planted 16" (10.41 m) away from pavement or edging unless otherwise noted. Vines shall be attached with copper wire to brass screws in lead anchors to walls. Make minor adjustments as may be required.

C. All planting holes shall have straight, vertical sides and flat horizontal bottoms. The diameter of a hole shall not be less than twice the diameter of the root ball or 24 inches (609.6 mm) greater than the root ball; whichever is smaller. The depth of a hole shall not be deeper than the root ball. The bottoms of planting holes shall be tamped to minimize settling.

D. Contractor shall confirm that all planting holes are free draining and percolate water. In the event that hardpan, compacted soils, clay or rock are encountered, immediately notify Landscape Architect to determine remedial measures.

E. Backfill and Soil Amendments –All backfill shall be clean, fine, granular loamy soil unless otherwise noted. All palms shall be backfilled with clean, washed, sulfur free sand. Clumpy or rocky soils shall be screened or replaced with appropriate material prior to backfilling. Refer to soil report recommendation for fertilizer type and rates. Additionally, mycorrhizae and soil bacteria shall be added at the manufactures recommended rates (see 2.7d). The following minimum rates of soil mix apply; one–half cubic yard per tree and one cubic yard per fifty shrubs.

F. All plants shall be handled and installed in accordance with the Construction Documents and best appropriate horticultural practices. Trees and shrubs, except as otherwise specified, shall be set in the proper size of planting pit as specified above so that the top surface of the Root Collar / root ball will be 1"–2" above the final grade. Verify adequate percolation of the planting hole. Set plants straight and plumb unless otherwise noted. Select trees, palms and accents shall be leaned, oriented or faced as determined by Landscape Architect or as shown on the drawings.

G. Balled and burlapped plants are set with the bottom 1/3 of the planting pit backfilled with existing site soil. Remove burlap, rope, wires, etc. from any trunk and from the top surface of the balls, but do not remove burlap from underneath. All remaining wrapping material shall be biodegradable and no material shall encircle the trunk. Complete backfilling with native soil (or specified soil mix) and water thoroughly to remove voids. After planting has been completed, form a trough around each plant extending to the limits of the pit.

Some wire wrapping and bundling may remain to maintain the integrity of the root ball. Review removal requirements in advance with the Landscape Architect.

H. Container Grown Plants: Container grown plants shall, when delivered, have sufficient root growth to hold earth intact when removed from container and shall not be root bound. Plant pits for container materials shall be formed flat on the bottom to avoid air pockets at the bottom of root balls. Containers shall be removed carefully to prevent damage to plant or root system.

I. Remediation of Root defects – The Contractor shall inspect all plant material for root defects including but not limited to: root–bound containers; circling roots; girdling roots; sub grade, embedded root collars; adventitious roots; etc. All Root Collars shall be exposed and visible at the time of planting. Plants with two (2) or more girdling roots; plants from root–bound containers; or plants with circling roots greater than 75% of the pot circumference shall be rejected and replaced at the Contractor's expense.

Plants with minor root defects shall be trimmed with clean, sanitized, sharp tools according to proper horticultural practice prior to planting. Plants shall be well watered prior to, and after, root trimming procedures. Plants that die as a result of root pruning are considered excessively defective and shall be replaced at Contractor's expense.

External Circling Roots – shear off outer 1"–2" of rootball circumference.
Internal Circling Roots – radial cuts to interrupt circle, remove 2" min section of root.
Girdling Roots – Cut and remove the 2" min section of the girdling root at the surface.
Root Knots – trim or remove.
For more information – refer to University of Florida– IFAS Webster.
IFAS Webster: http://hort.ufl.edu/woody/index.shtml
For Root management –Refer to http://hort.ufl.edu/woody/roots.shtml

J. Setting Trees and Shrubs: Unless otherwise specified, all trees and shrubs shall be planted in pits, centered to such depths that the finished grade level of the <u>Root Collar</u>, after settlement, shall be the same as, or slightly above, that at which the plant was originally grown. They shall be planted upright and faced to give the best appearance or relationship to adjacent structures. The Contractor shall be responsible to raise and re–set all plant materials where root collars are found below finish grade at their own expense.

Along slopes, a soil terrace shall be formed so that the top of the <u>Root Collar</u> is level with existing grade on the up–slope side. No burlap shall be pulled out from under the balls. Tree boxes, platforms, wire, lifting loops and surplus binding from top and sides of the balls, shall be removed. Some wire or binding may remain if tight and necessary for rootball integrity. Any broken and frayed roots shall be cut off cleanly. Backfill soil shall be placed and tamped thoroughly and shall be settled by watering. No filling around trunks or on top of root balls will be permitted. After the backfill settles, additional soil shall be filled in to the level of the finished grade allowing for 2" (44.1 mm) of mulch. Form a shallow saucer around each plant by digging a trough of soil along the edge of the plant pit. This trough shall be 3"–4" (75 mm) deep. Specimen trees and Palms shall be equipped with supplemental irrigation (bubblers).

K. Setting Palms: All palms shall be planted in sand thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering.

L. Backfilling: When the plant pit has been excavated as specified above and the plant has been set, the pit shall be backfilled with clean soil mix. All backfill shall be watered thoroughly to settle and consolidate soil and eliminate voids. Provide a shall trough around the outside of the rootball for water retention. Tops of all rootballs shall be left exposed and free of soil backfill materials. Do not distribute any excess soil in any existing planted bed.

M. Pruning: Remove dead and broken branches from all plant material. Thin out internal branching and prune to retain typical growth habit of individual species with as much height and spread as is practicable. Make all pruning cuts with a sharp instrument next to branch collar in such a manner as to ensure elimination of stubs. "Headback" or "Hat Rack" cuts, right angle to line of growth, will not be permitted.

N. Guying and Staking:
Guy and stake all trees, including palms, immediately after planting.

Trees less than 1 1/2" (38.1 mm) in caliper shall be staked with vertical wood or metal stakes along the trunk. Stake shall be driven through the root ball and embed 12" min. into sub-grade. Attach tree trunk to the stake with 3/4" width elastic pruning tape. Double wrap trunk to avoid chafting. Tie firmly, but not tightly to the stake. Stake shall be cut off at least 12" below the top of the plant.

Trees 1 1/2" (38.1 mm) in caliper and greater but less than 12' OA –shall be guyed in 3 directions with double strands of No. 12 galvanized wire (or rated woven polyethylene webbing) attached to approved stakes or anchors driven flush with grade. When securing wires to trees, cover all wires which may come in contact with any part of tree with new rubber hose. Place guys and braces not less than 1/3 of the height of tree above finished grade and above substantial limbs 1 inch (25.4 mm) in diameter or more. Ground Stakes shall be clearly marked with high contrast fluorescent paint.

Trees over 12' OA –shall be braced with new lumber per staking detail. Provide stained where noted. Ground Stakes shall be clearly marked with high contrast fluorescent paint.

O. Staking and Bracing: When staking palms and broadleaf trees, no nails or other fasteners shall directly penetrate the trunks. Wood battens: 12 inches –16" min(304–406 mm) min. lengths separated from trunk by burlap; attached to the trunk of the trees with galvanized or stainless steel metal banding. Stakes and braces shall be clearly marked and can only be nailed to the wooden battens. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect. Ground Stakes shall be clearly marked with high contrast fluorescent paint.

P. Mulching: All trees and shrub beds shall be mulched immediately after acceptance of the planting bed by the Landscape Architect. Mulch shall be applied to a 3 inch (76.2 mm) depth, with a mulch as specified. Prevent wind displacement of mulch by thoroughly wetting down. Do not apply any mulch against stems and trunks of plants.

Q. Annual or seasonal color beds: Remove 8" to 10" (254 mm) of soil and replace with planting soil mixture consisting of Annual Planting Soil Mix per Section 2.8.E. Install annuals in fresh mix.

R. Planters: Includes Free–standing pots and built–in architectural planters. Verify waterproofing and drainage to suitable outfall. Place filtration/ separation fabric over 4" drain gravel in the bottom of the pot. Add planting soil mix per Section 2.8.F. Place soil around plant materials in lightly compacted layers to an elevation 2 inches (38.1 mm) below top of planters allowing for natural settlement. Recommend 6"–8" min depth of soil below rootball.

S. Disposal of Excess Excavated Soil: Excess excavated soil, raked debris and rocks shall be removed and disposed by the Contractor to a suitable and legal disposal location off–site of the Owner's property, at no additional expense to the Owner.

T. Relocation of Existing Material: Landscape contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices. The relocated plant shall have foliage reduced and be provided with supplemental irrigation to the remaining leaf surface. Coordinate with Landscape Architect for relocation requirements.

3.4. SOD

A. Sod shall be as specified on the Drawings. The sodded area shall be all areas, not otherwise identified and shall include the adjacent public yards area beyond the property line to the edge of pavement and/or the edge of water.

B. Fine Grading & Drainage: The Contractor shall verify drainage surface drainage flows and shaping in accordance with the Civil Drawings and the Grading plans. Contractor shall be responsible for providing and maintaining positive drainage flows away from all building and pavements to the appropriat discharge or collection points.

C. Topsoil shall is be leveled and spread to a depth of 3"–4" min. No sod sh be laid until the depth of this soil has been approved. Grade shall be adjusted to create a smooth transition between new and existing sod areas.

D. All sodded areas shall be fine graded and raked, eliminating all bumps, depressions, sticks, stones and other debris greater than 1/2" dia, to the satisfaction of the Landscape Architect, prior to the installation of sod.

E. Sod Quantities: Any quantities shown on the Drawings or given in the Plant List are intended for the convenience and as a guide for the bidder and does not relieve the bidder of his responsibility to do a comprehensive quantity take off (measurement) from the Drawings or in the field. Contractor shall be responsible for sodding all areas as noted on drawings. Contractor shall verify all final sod quantities in the field prior to ordering, including any necessary adjustments for shrub/groundcover/coverage variables.

F. Sod Quality: Sod shall be graded #1 or better. Sod shall be loam–grown wit a firm, full texture and good root development. Sod shall be thick, healthy anc free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.

G. Sod pieces shall be 16" x 24" minimum size in unbroken, cohesive sections or furnished in an otherwise approved manner.

H. Before being cut and lifted, the sod shall have been regularly water, mown least three times with a lawn mower, with the final mowing not more than 7 days before the sod is cut.

I. Sod shall be delivered and installed in green, healthy, viable condition. Yello Brown or excessively wilted sod shall not be accepted.

I. Sod shall be laid with closely abutting joints with a tamped or rolled, even surface. The Contractor shall bring the sod edge in a neat, clean manner to tl edge of all paving and shrub areas. Clear circular areas shall be provided around all free–standing trees in sodded areas. If, in the opinion of the Landscape Architect, top–dressing is necessary after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in without additional charge.

J. Sod along slopes shall be pegged to hold sod in place along slopes or banl a wood peg acceptable to the Landscape Architect shall be used at no additior cost to the Owner.

3.5 CLEAN UP:

A. Sweep and wash all walls and paved surfaces.

B. Remove planting debris from project site daily. Ensure all plant material is free of damaged branches, flagging tape and other temporary materials.

C. Lawn areas damaged by planting operations shall be resodded to original condition.

D. Walks, drainage pipes or other structures damaged by this Contractor shall repaired to original condition.

E. Remove soil ridges from around watering basins prior to end of the maintenance period.

3.6 MAINTENANCE DURING CONTRACT PERIOD

A. The Contractor's maintenance shall include watering, pruning, spraying, weeding, mowing, insect treatment, disease treatment, micro organisms applications and other necessary maintenance operations to create a healthy, vigorous landscape.

B. The Contractor assumes responsibility for all maintenance during the construction period, beginning immediately after each item is planted and to continue until final inspection and acceptance. Areas completed under "Early Acceptance" of the work or approved phases of the work shall be maintained for an additional 90 days or until final acceptance of the work which ever occurs first.

C. The Contractor shall replace unhealthy, damaged or dead plants promptly. Contractor shall be responsible for costs to provide access to unacceptable plar identified during the Contract period.

D. The Contractor shall inspect plants at least once a week and perform maintenance promptly. Keep planting saucers and beds free of weeds, grass, and other undesirable vegetation growth.

Call 811 Sunshine No-Cuts
48 hours before you dig.
1-800-432-4770

Amendment Stamps

Zoning Stamps

Application No: SP-21-08
Application Name: Fontaine Subdivision
Resolution No. N/A

Exhibit No.
Superseded Exhibit:
Date Approved:
Project Manager:

kvla design llc
landscape architecture design, llc
7328 pine tree lane • west palm beach, fl 33406
p: 561.395.2590 f: 561.582.1892 steve@kvladesign.com
certificate of authorization #LC 26000237
STEVE KVARNBERG, ASLA Fla. Reg. LA1506

Site Plan Permit #
SP-21-08

9-20-21
Issue
9-20-21 Sub #2 For Site Plan App.
5-10-21 For Site Plan Approval

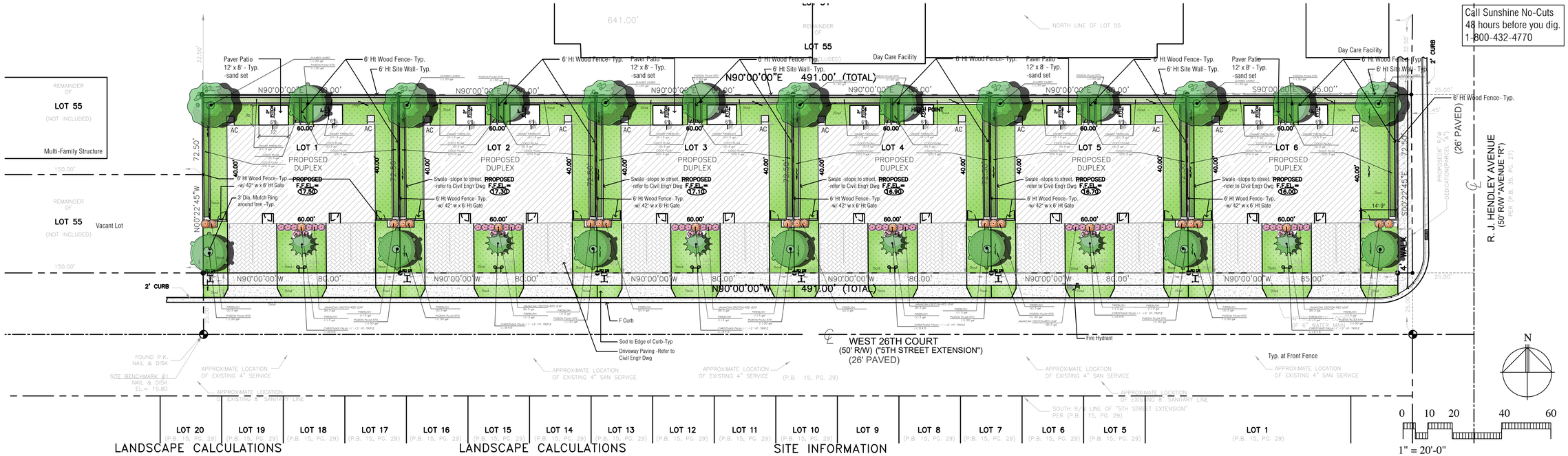
Fontaine Subdivision
West 26th Court
NW Corner @ R.J. Hendley Ave
Riviera Beach, Florida

STATE OF FLORIDA
STEVEN D. KVARNBERG
LICENSED LANDSCAPE ARCHITECT
No. 1506

This seal is an electronic copy of an original document for archival puposes only. Original document shall have a raised, embossed professional seal and hand-signed and dated to be valid.

Landscape Notes

L-3.0
of 5 SH



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Site Plan Permit #

9-20-21

Issue

9-20-21 Sub #2 For Site Plan App.
5-10-21 For Site Plan Approval

LANDSCAPE CALCULATIONS

GROSS LOT AREA –LOTS 1,2,3,4,5 5,800 SQ FT

		REQUIRED	PROVIDED
TREES	1 PER 2500 SQ FT	3	3 TREES +1 PALMS
SHRUBS	6 PER FRONT YARD	6 (36)	12 (66)
NATIVE TREE SPECIES		50%	100% (3 OF 3)
NATIVE SHRUB SPECIES		50%	66% (4 OF 6)

SITE INFORMATION

GROSS LOT AREA –LOT 1,2,3,4,5	5,800 SQ FT
IMPERVIOUS AREA–BUILDINGS	2,400 SQ FT (41.4%)
IMPERVIOUS AREA–PATIOS,DRIVES	1,006 SQ FT (17.3%)
PERVIOUS AREA	2,394 SQ FT (41.3%)
CURRENT ZONING	RM–15
PROPOSED USE	SINGLE FAMILY/ DUPLEX

LANDSCAPE CALCULATIONS

GROSS LOT AREA –LOT 6 6,160 SQ FT

		REQUIRED	PROVIDED
TREES	1 PER 2500 SQ FT	3	3 TREES +1 PALMS
SHRUBS	6 PER FRONT YARD	6 (36)	12 (66)
NATIVE TREE SPECIES		50%	100% (14 OF 14)
NATIVE SHRUB SPECIES		50%	66% (4 OF 6)

SITE INFORMATION

GROSS LOT AREA	6,160 SQ FT
IMPERVIOUS AREA–BUILDINGS	2,400 SQ FT (39.0%)
IMPERVIOUS AREA–PATIOS,DRIVES	1,006 SQ FT (16.3%)
PERVIOUS AREA	2,754 SQ FT (44.7%)
CURRENT ZONING	RM–15
PROPOSED USE	SINGLE FAMILY/ DUPLEX

SITE INFORMATION

GROSS LOT AREA	35,163 SQ FT
IMPERVIOUS AREA–BUILDINGS	14,400 SQ FT (40.9%)
IMPERVIOUS AREA–PATIOS,DRIVES	6036 SQ FT (17.2%)
PERVIOUS AREA	14,727 SQ FT (41.9%)
CURRENT ZONING	RM–15
PROPOSED USE	SINGLE FAMILY/ DUPLEX

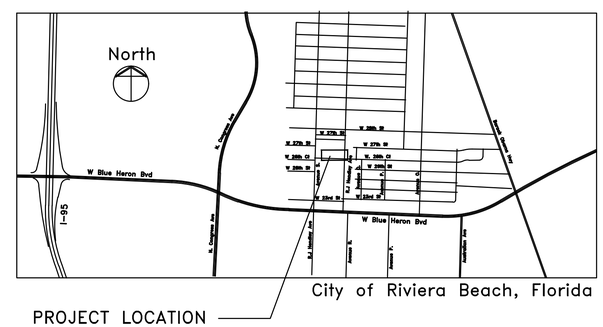
CONSULTANT INFORMATION:

These Plans shall be read and installed in conjunction with the following Consultant's Information.

SURVEY AND SITE PLAN:
MILLER LAND SURVEYING, INC.
1121 LAKE AVENUE
LAKE WORTH, FL, 33460
PH: 561–586–2669

PAVING DRAINAGE AND UTILITIES
CIVIL ENGINEERING CONSULTING, INC.
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
PH: 561–847–0398

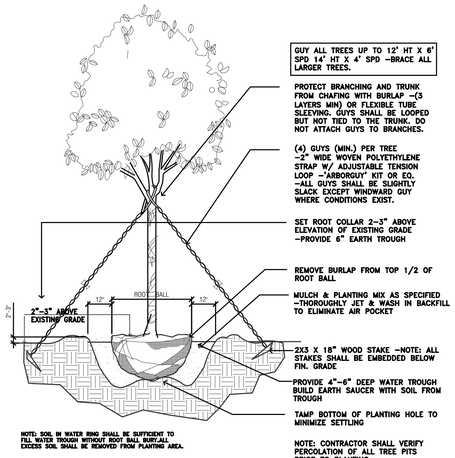
BUILDING DESIGN:
GOARCH ENGINEERING INC.
1824 RICHARD LN
PALM SPRINGS, FL, 33406
PH: 561–294–6929



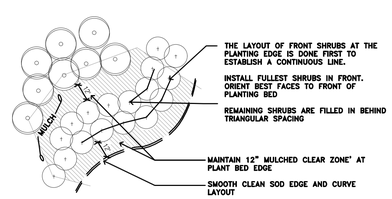
Fontaine Subdivision
West 26th Court
NW Corner @ R.J. Hendley Ave
Riviera Beach, Florida

SHEET INDEX

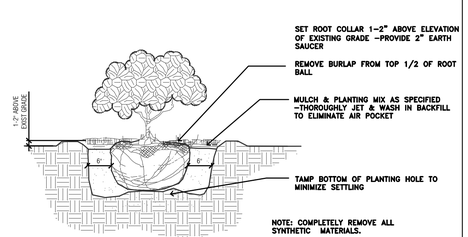
L-1 OVERALL LANDSCAPE PLAN
L-2.1 LANDSCAPE PLAN Lot 1 +2
L-2.2 LANDSCAPE PLAN Lot 3 +4
L-2.3 LANDSCAPE PLAN Lot 5 +6
L-3 LANDSCAPE NOTES



LARGE SHRUB/
SMALL TREE PLANTING DETAIL
FOR OPEN LANDSCAPE AREAS



GROUND COVER LAYOUT DETAIL



GROUNDCOVER PLANTING DETAIL

LANDSCAPE NOTES

1. All landscaping shall be provided and installed in accordance with all applicable codes and Town requirements.
2. Verify locations of all utilities prior to digging.
3. All plant materials shall be Florida #1 or better.
4. All new landscape beds shall receive at least 2" of mulch. Remove excess soils 3" below finished paved surface to retain mulch.
5. Plant materials shall be field adjusted to avoid conflicts with street lights, drainage and utilities.
6. All landscape areas shall receive 100% coverage from an automatic irrigation system. Sprinkler system shall be designed in accordance with Section 20-124 to 126 of Riviera Beach Utilities Section and Article VIII - Florida Friendly Landscaping. For Each Unit - Provide an automatic time clock controller, rain-sensing switch, and backflow preventer connected to a potable domestic source as required by Code. If spray heads are installed, water shall not spray on structures equipment or pavements.
7. All trees and palms taller than 8' ht and less than 12' ht, shall be secured with (3) ArborGuy straps immediately upon installation.
8. All trees and palms taller than 12' ht shall receive a min. of (4) 2x4 braces secured to the trunk and ground.
9. All landscape areas shall be shaped to collect, retain and percolate or drain rainwater away from pavements and the building. Any grades shown in this plan are Conceptual. Refer to Civil Engineer Dwg for grades and drainage plan.
10. Fertilize all material with a balanced, 6-6-6- (NPK) organic fertilizer, Milorganite or eq
11. Trim and clean-up all existing tree and shrub material.
12. Remove all excess material and debris from the site and dispose in proper manner.

Amendment Stamps

Zoning Stamps

Application No:
Application Name: Fontaine Subdivision
Resolution No. N/A

Exhibit No.
Superseded Exhibit:
Date Approved:
Project Manager:

Landscape Plan

L-1.0

of 5 SHEETS

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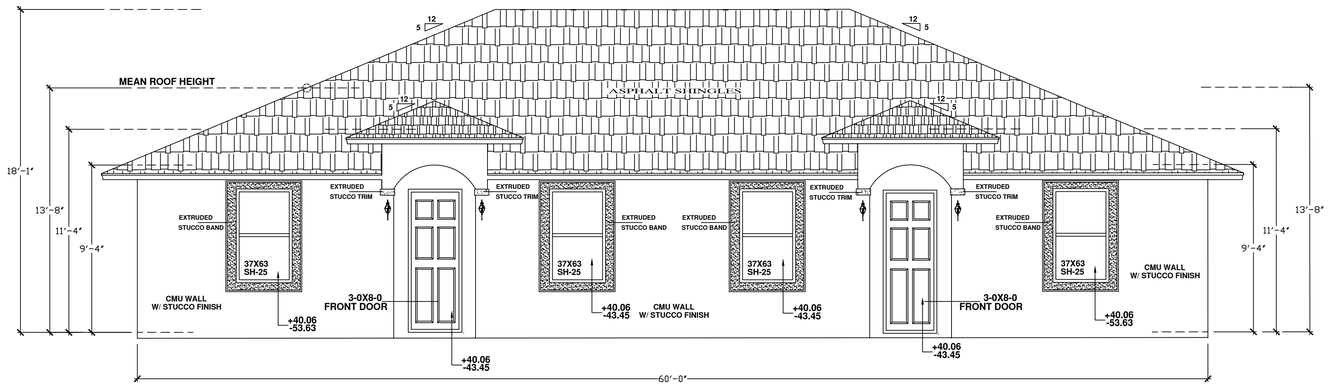
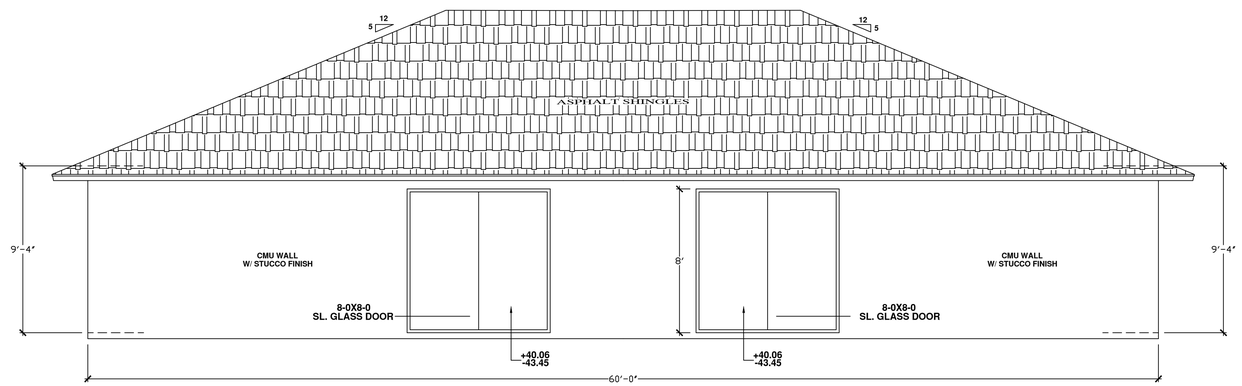


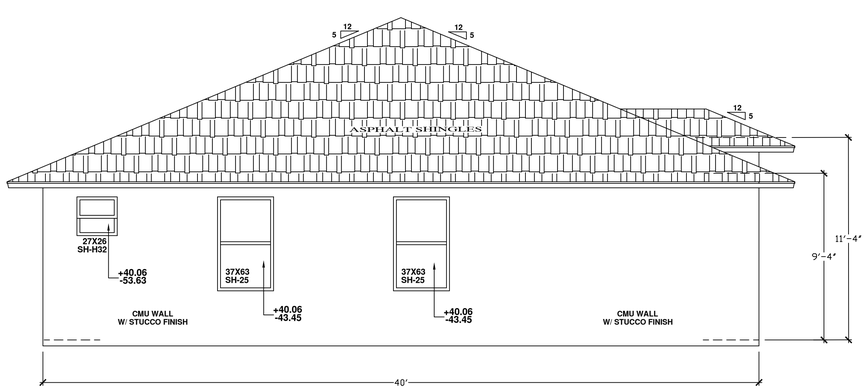
SOUTH VIEW

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



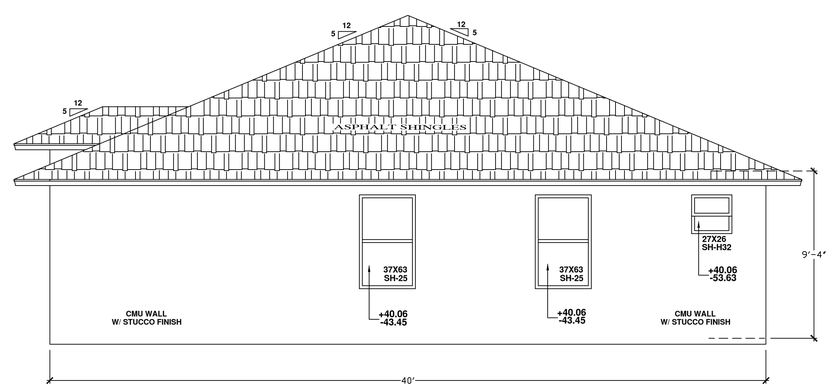
NORTH VIEW

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



WEST VIEW

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



EAST VIEW

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

APPLICABLE CODES

FBC BUILDING CODE 7TH ED. (2020)
FBC RESIDENTIAL CODE 7TH ED. (2020)
FBC MECHANICAL CODE 7TH ED. (2020)
FBC PLUMBING CODE 7TH ED. (2020)
NATIONAL ELECTRICAL CODE 2017 ED.

DESIGN CRITERIA

COUNTY	PALM BEACH COUNTY	
BUILDING DEPARTMENT	CITY OF RIVIERA BEACH.	
WIND DESIGN CRITERIA	ASCE 7-2016	
WIND DESIGN METHOD	MAIN WIND FORCE RESISTING	
ROOFING MATERIAL	ASPHALT SHINGLES	
LOADING IN PSF	ROOF	R.D.L.
TOP CHORD LIVE	20	
TOP CHORD DEAD	15	4.2
BOTTON CHORD LIVE	10 NON-CONCURRENT	
BOTTOM CHORD DEAD	10	3
TOTAL LOAD	45	7.2
DURATION FACTOR	1.25	
WIND SPEED	170MPH (3 SECOND GUSTS) ASD 132	
TOP CHORD C.B.	SHEETING BY BUILDER	
BOTTOM CHORD C.B.	SHEETING BY BUILDER	
HIGHEST MEAN HEIGHT	13'-8"	
BUILDING TYPE	ENCLOSED	
BUILDING CATEGORY	II: NON RESTRICTIVE	
EXPOSURE CATEGORY	C	
OCCUPANCY TYPE	R-3	
CONSTRUCTION TYPE	5-B	

Amendment Stamps

Zoning Stamps

GD DRAFTING CORP.

DATE: MARCH 2021

SCALE: AS SHOWN

GOARCH DRAFTING CORP.
dwg by: C. Arocha
561-818-5171

SIGN:

DATE:

GOARCH ENGINEERING INC.
1824 RICHARD LN
PALM SPRINGS, FL. 33406
PH #561-294-6929

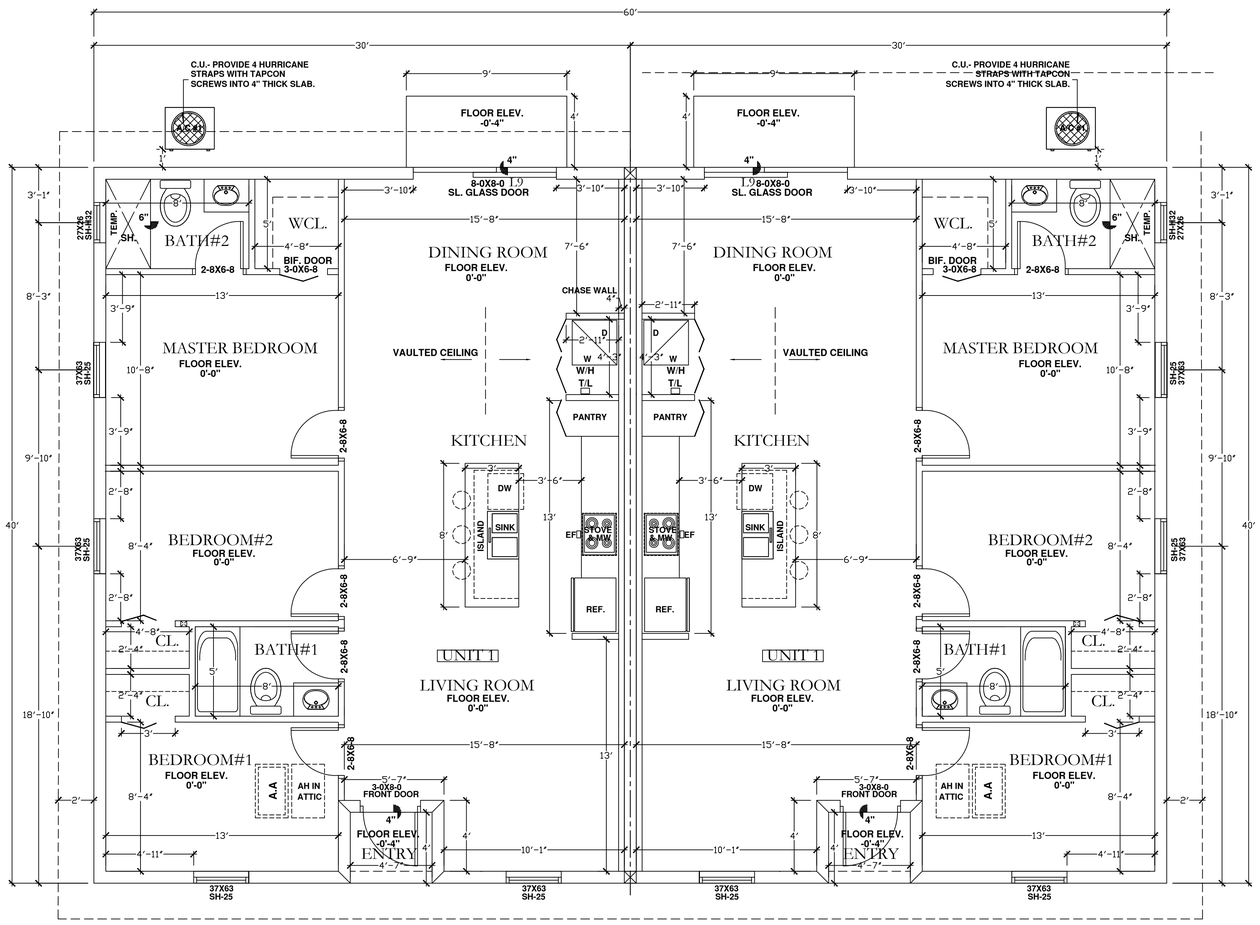
LILLIAN GONZALEZ
FL. REG. ENG. #79442
CA CERTIFICATE # 32045

ELITE & CAPITAL DEVELOPMENT
FONTAINE DIVISION
XXXX AVENUE S
RIVIERA BEACH, FL.

REVISIONS

NO.	DATE	COMMENTS

EL.



PLAN VIEW

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

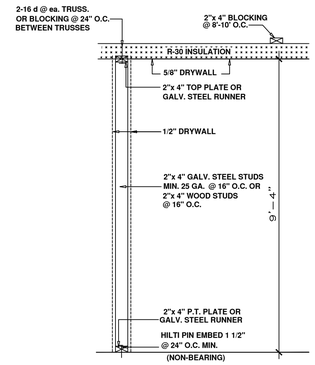
NORTH

SCOPE OF WORK

BUILD A 1-STORY CBS MULTI FAMILY RESIDENCE

SQUARE FOOTAGE:

UNIT#1		
AREA UNDER A/C.	1182.0	SQ. FT.
ENTRY	18.0	SQ. FT.
TOTAL SQFT.	1200.0	SQ. FT.
UNIT#2		
AREA UNDER A/C.	1182.0	SQ. FT.
ENTRY	18.0	SQ. FT.
TOTAL SQFT.	1200.0	SQ. FT.
TOTAL A/C SQFT. (UNIT 1+ UNIT 2)	2364.00	SQ. FT.
TOTAL SQFT. (UNIT 1+ UNIT 2)	2400.00	SQ. FT.



INTERIOR WALL DETAIL

SCALE:N.T.S

STRUCTURAL NOTES

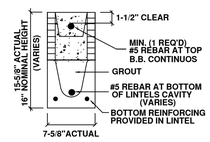
1. All work shall conform to the Florida Building Code (FBC), 2020 7th. edition.
2. All structural loads shall be in accordance with FBC 2020 7th. ed.

a. Wind Loads: See design parameters below.

3. Soil bearing capacity : 2500 PSF.
4. All structural concrete shall have minimum compressive strength of 3000 psi at 28 days.
5. Slab/ Footings to be concrete with minimum 3000 psi. compressive strength at 28 days . See plans for size and steel requirements.
6. Minimum concrete protection for reinforcing bars: Footings: 3" Beams: 1-1/2" Suspended Slabs: 1"
7. Lap all reinforcing steel a minimum of 48 bar diameters. Grade 60 steel minimum in beams and columns.
8. All Lumber in contact with concrete or masonry shall be pressure treated.
9. Splitting or cracking of structural components due to installation of hardware is not permitted.
10. Unless otherwise noted, the installation of specified hardware shall conform to the manufactures instructions and standard practice.
11. Bearing points of trusses shall have vertical studs in a number equal to the number of plies of the bearing member when the bearing member is 2 or more plies unless noted.
12. Unless otherwise noted for exterior walls, exterior plywood sheathing is to be nailed with 8d galv. or better nails 3"o.c. edges and 6"o.c. field. Interior drywall screwed with screws 1 1/2" long drywall screw are 7" o.c. for ceilings and 8" o.c. on walls per FBC 2020 7th. edition. 2306.1.
13. Anchor in-fill CMU / starter column to existing masonry with 1" wide x 16" gage corrugated galvanized steel masonry anchors embedded in masonry joints at 16" o.c. fasten masonry anchors to existing concrete / masonry with 1/4" tapcon fasteners with minimum 1 1/4" embedment.
14. Exterior porch ceiling and soffit 7/8" stucco on high rib lath w/1 3/4" nailing or 1/2" ext. plywood vent system required.
15. Storm protection required for all glazed openings in accordance w/ and local codes & F.B.C. 2020 7th. edition.
16. Product approval req. for doors, windows, roof, engineered lumber, garage door & storm protection in accordance w/ FBC 2020 7th. edition and local codes.
17. Mix grout to have a slump of 8" to 10" at time of placement. Compressive strength of grout shall be 3000 psi minimum conforming to the requirements of ASTM C476.
18. Materials shall comply with the following standards: block - ASTM C90-75, Portland cement - ASTM C150, aggregate - ASTM C144 or ASTM C404, lime - ASTM C207, water - clean and potable, grout - ASTM C476.

APPLICABLE CODES

FBC BUILDING CODE 7TH ED. (2020)
FBC RESIDENTIAL CODE 7TH ED. (2020)
FBC MECHANICAL CODE 7TH ED. (2020)
FBC PLUMBING CODE 7TH ED. (2020)
NATIONAL ELECTRICAL CODE 2017 ED.



TYPE DESIGNATION

F = FILLED WITH GROUT / U = UNFILLED

QUANTITY OF #5 REBAR AT BOTTOM OF LINTEL CAVITY

8F16-1B/1T

NOMINAL WIDTH
NOMINAL HEIGHT
QUANTITY OF #5 REBAR AT TOP

TYPICAL LINTEL AT WINDOW & DOOR

NOTE: FLORIDA CERTIFICATE OF PRODUCT APPROVAL No. FL158.
PRECAST, PRESTRESSED CONCRETE LINTELS:

A- PRECAST, PRESTRESSED CONCRETE LINTELS TO BE PROVIDED BY CAST-CRETE (OR APPROVED EQUAL) AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS. SHORE FILLED LINTELS AS REQUIRED. PROVIDE MINIMUM 4" BEARINGS AT EACH END.

B- 1#5 REINFORCING BARS ON TOP.

C- STANDARDS: COMPLY WITH REQUIREMENTS OF PCI, ACI 301, ACI 318 AND ACI 530.

D- REINFORCING BARS: ASTM A615, GRADE 60.

E- PRESTRESSED TENDONS: ASTM A416, GRADE 270, UNCOATED, 7/32" WIRE, LOW RELAXATION STRAND.

F- CONCRETE:
1- CEMENT: ASTM C150, TYPE I OR III.
2- FLY ASH: ASTM C618, CLASS C OR F.
3- SILICA FUME: ASTM C1240, AMORPHOUS SILICA.
4- AGGREGATES: ASTM C33, MAXIMUM 3/8" DIAMETER.
5- STRENGTH: MINIMUM 3,500 Psi AT 28 DAYS FOR PRECAST LINTELS AND 6,000 Psi FOR PRESTRESSED LINTELS.
6- GROUT STRENGTH: MINIMUM 3,000 Psi.

GENERAL NOTES

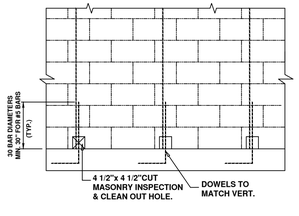
1. THE RESPONSIBILITY OF THE ENGINEER/ARCHITECT IN RECORDS IS LIMITED ONLY TO THE INFORMATION PRESENTED IN THIS PACKAGE. IT SHOULD BE NOTED THAT THE DESIGN AND RECOMMENDATIONS PRESENTED IN THIS PACKAGE ARE BASED ON INFORMATION GIVEN TO THE ENGINEER OF RECORD. CONSEQUENTLY, THE RECOMMENDATIONS STATED WITHIN THIS DRAWING MAY BE CONTRADICTED IF INSPECTION SUGGESTS OTHERWISE.
2. REFER TO STRUCTURAL NOTES FOR MORE INSTRUCTIONS.
3. VERIFY ALL MASONRY OPENINGS WITH WINDOW AND DOOR MANUF.

BUCK NOTE:

INSTALL DOORS AND WINDOWS PER MANUFACTURER'S RECOMMENDED INSTALLATION INSTRUCTIONS. (SEE PRODUCT APPROVAL). ALL IMPACT RESISTANT WINDOWS AND DOORS SHALL REQUIRE A 2x BUCK PER CODE.

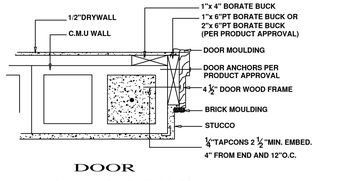
GLAZING NOTE:

PROVIDE APPROVED HURRICANE PANELS OR IMPACT RATED GLASS. SUBMIT PRODUCT APPROVALS TO E.O.R. & BLDG. DEPT. FOR APPROVAL



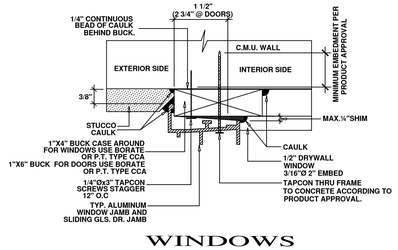
TYPICAL MASONRY FILLED CELL DETAIL

SCALE: N.T.S



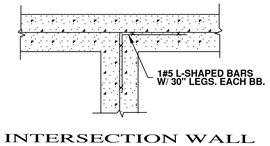
DOOR ANCHOR DETAIL

SCALE: N.T.S



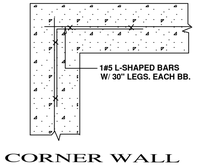
WINDOWS ANCHOR DETAIL

SCALE: N.T.S



INTERSECTION WALL DETAIL

SCALE: N.T.S



CORNER WALL DETAIL

SCALE: N.T.S

Amendment Stamps

Zoning Stamps

GD DRAFTING CORP.

DATE: MARCH 2021

SCALE: AS SHOWN

GOARCH DRAFTING CORP.
dwg by: C. Arocha
561-818-5171

SIGN:

DATE:

GOARCH ENGINEERING INC.
1824 RICHARD LN
PALM SPRINGS, FL. 33406
PH #561-294-6929

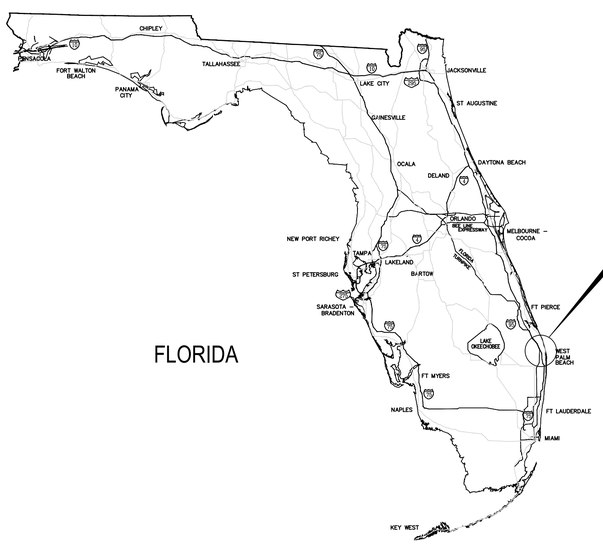
LILLIAN GONZALEZ
FL. REG. ENG. #79442
CA CERTIFICATE # 32045

ELITE & CAPITAL DEVELOPMENT
FONTAINE DIVISION
XXXX AVENUE S
RIVIERA BEACH, FL.

REVISIONS		
NO.	DATE	COMMENTS

PL

CIVIL DRAWINGS
FOR
FONTAINE SUBDIVISION
AVENUE S
RIVIERA BEACH, FL.



FLORIDA

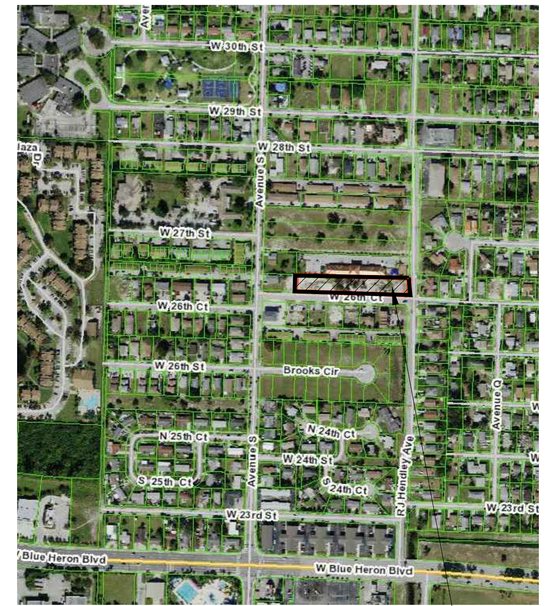
PROJECT LOCATION
RIVIERA BEACH, FL

VICINITY MAP

SHEET INDEX:

C-1 COVER SHEET
C-2 WATER/SEWER PLAN
C-3 CITY OF RIVIERA BEACH WATER/SEWER DETAILS
C-4 DRAINAGE & GRADING PLAN

N



LOCATION MAP

PROJECT SITE

NOTE: ALL ELEVATIONS
SHOWN IN NAVD 1988

Know what's below. Call before you dig.

CEC
CIVIL ENGINEERING CONSULTING, INC.
CERTIFICATE OF AUTHORIZATION #33369
8195 WHITE ROCK CIRCLE
BOYNTON BEACH, FL 33436
Phone: 561-847-0398
www.cec-fl.com
andre@cec-fl.com

No:	Revisions:	Date:
1	C OF RB COMMENTS	08-31-21

CIVIL DRAWINGS FOR:
FONTAINE SUBDIVISION
AVENUE S
RIVIERA BEACH, FL

Project #:	21-023
Issue Date:	05/17/21
Drawn By:	MAW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER LICENSE No. 87358 STATE OF FLORIDA PROFESSIONAL ENGINEER

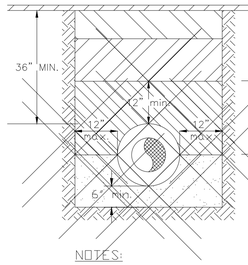
Andre M. Webster, P.E.
Florida Reg. # 87358

SHEET TITLE

COVER SHEET

SHEET NUMBER:

C-1



REMAINING BACKFILL PLACED AND COMPACTED TO APPROPRIATE SPECIFICATIONS OR A MINIMUM OF 95%. 6" MAXIMUM SIZE.

GRANULAR BACKFILL PLACED AND COMPACTED TO MINIMUM 98% OF MAXIMUM DENSITY PER AASHTO-T-180. 2" MAXIMUM SIZE.

BEDDING MATERIAL PLACED AND COMPACTED TO MINIMUM 98% OF MAXIMUM DENSITY PER AASHTO-T-180.

NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/5" SIZING.
2. THE PIPING SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK, AND DEBRIS.
5. DENSITY TESTS ARE REQUIRED IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAX., OR AS DIRECTED BY THE INSPECTOR.
6. STREET PAVEMEMT 2" ASPHALT, BASE 8" LIMEROCK.

Pavement Replacement Detail

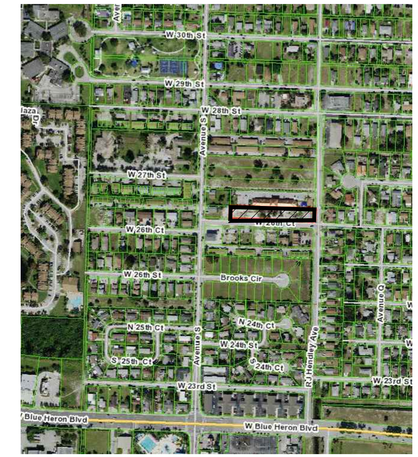
05/27/05

City of Riviera Beach Utility District — Established in 2004

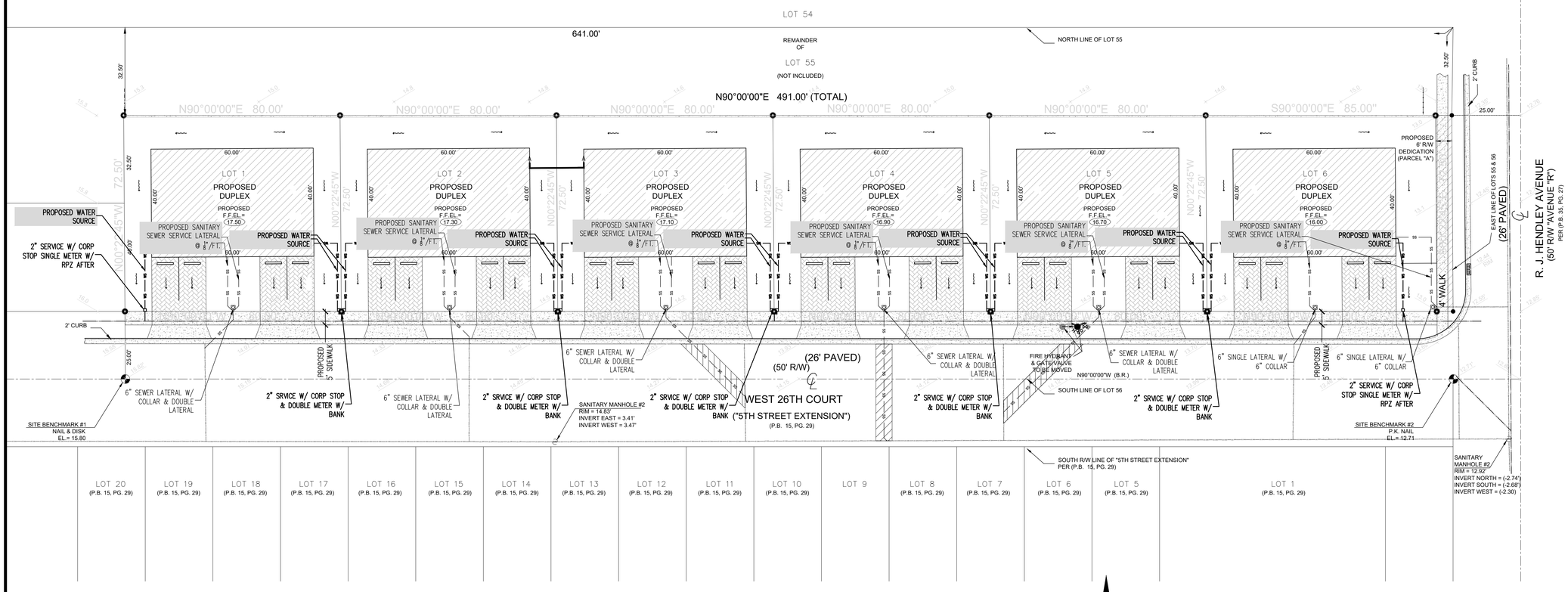
Water & Sewer Details

City of Riviera Beach Utility District

Know what's below. Call before you dig.



LOCATION MAP



LEGEND

- 20.1 EXISTING ELEVATION PER MILLER LAND SURVEYING (NAVD)
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- SS PROPOSED SEWER LATERAL
- OPEN CUT LOCATION

WATER/SEWER PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

NOTE: ALL ELEVATIONS SHOWN IN NAVD 1988

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No:	Revisions:	Date:
1	C OF RB COMMENTS	08-31-21

CIVIL DRAWINGS FOR:
FONTAINE SUBDIVISION
AVENUE S
RIVIERA BEACH, FL

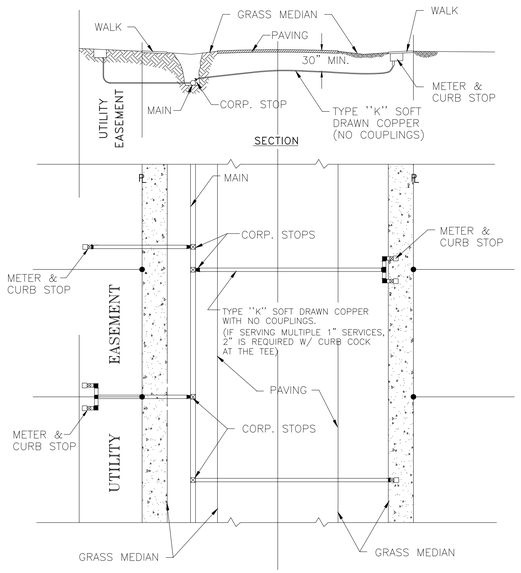
Project #:	21-023
Issue Date:	05/17/21
Drawn By:	MAW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER LICENSE No. 87358 STATE OF FLORIDA PROFESSIONAL ENGINEER

Andre M. Webster, P.E.
Florida Reg. No. 87358

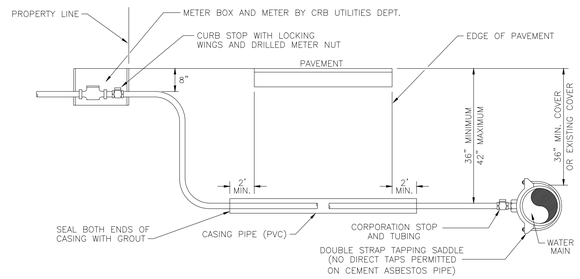
SHEET TITLE
WATER/SEWER PLAN

SHEET NUMBER:
C-2



TYPICAL DOMESTIC SERVICE INSTALLATIONS

N.T.S. 05/31/05

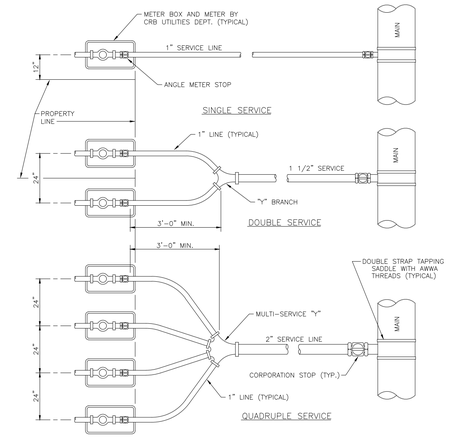


NOTES:

1. CASINGS SHALL BE REQUIRED FOR ALL LONG SIDE SERVICES.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET.
3. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
4. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
5. USE EMS MARKER #1252 COLOR BLUE DIRECTLY OVER THE CORPORATION STOP.
6. ALL SERVICE LINES SHALL BE EQUIPED WITH A CORPORATION STOP AT THE MAIN AND A CURB STOP (LOCKING CONNECTION TYPE) AT THE METER.
7. THE COPPER SERVICE LINE SHALL BE CONTINOUS FROM CORPORATION STOP TO CURB STOP WITH NO FITTINGS IN BETWEEN.
8. TAPPING SADDLES AND CORPORATION STOPS SHALL HAVE AWWA INLET THREADS.
9. ALL EXPOSED FITTINGS TO BE COATED WITH COLA TAR EPOXY.
10. GALVANIZED CASING REQUIRED FOR ANY INSTALLATION REQUIRING A JACK AND BORE, SCH. 40 PVC MAY BE USED FOR AN OPEN CUT INSTALLATION WITH THE APPROVAL OF THE CRB UTILITIES DEPT. CASING SHOULD EXTEND TWO (2) FEET BEYOND EDGE OF PAVEMENT AND SIZED AS FOLLOWS:
    A.) 1" SERVICE USE 2" CASING
    B.) 1 1/2" SERVICE USE 3" CASING
    C.) 2" SERVICE USE 4" CASING

3/4" – 2" TYPICAL WATER SERVICE INSTALLATION

N.T.S. 05/27/05



NOTES:

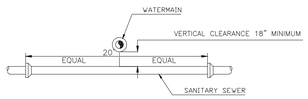
1. AUTHORIZED SERVICE LINE MATERIAL:
    A) TYPE "K" COPPER TUBING WITH COMPRESSION FITTINGS.
    B) POLYETHYLENE TUBING SDR 9, COPPER TUBE SIZE.
2. ANGLE METER STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE METER STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. ANGLE METER STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. NO FITTINGS BETWEEN CORP STOP AND ANGLE METER STOP ALLOWED WHEN USING POLYETHYLENE TUBING.

TYPICAL WATER SERVICES

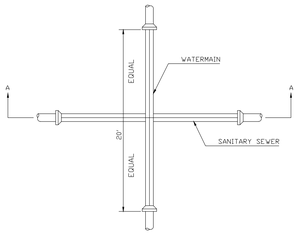
N.T.S 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



SECTION A-A



SEWER-WATER MAIN CROSSING DETAIL

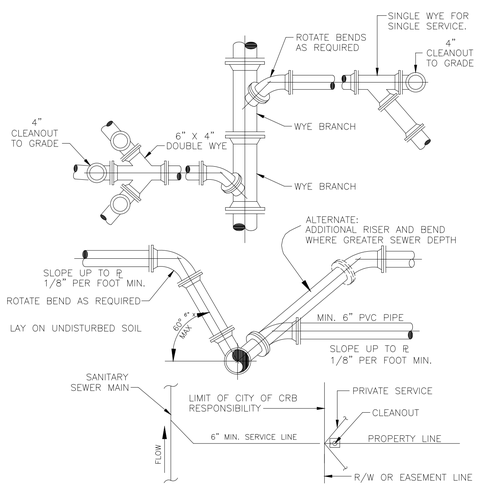
STANDARD WATER AND SEWER SEPARATION STATEMENT

1. STORM AND SANITARY SEWER CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P. WHERE THERE IS NOT ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARTION BETWEEN LINES AND JOINTS IN THE ABOVE, SHALL BE REQUIRED AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION.

2. MAINTAIN TEN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.

3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER THE FORCE MAIN.

05/27/05

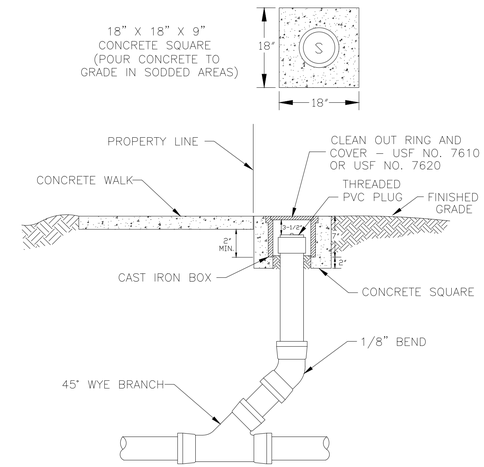


NOTES:

1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET.
2. CLEANOUT CONNECTION TO BE EXTENDED 3 FEET ABOVE GRADE PRIOR TO WATER METER INSTALLATION.
3. CLEANOUTS ARE TO BE SET TO GRADE PRIOR TO WATER METER ACTIVATION.
4. NO 90° BENDS SHALL BE PERMITTED FOR SEWER SERVICE AND CLEANOUT INSTALLATION.

TYPICAL LATERAL CONNECTIONS

N.T.S. 5/27/05



NOTES:

1. CLEAN OUTS TO BE LOCATED IN GRASS WHENEVER POSSIBLE.
2. CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. THE COVER TO BE MARKED "S".
4. CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
5. NO 90 BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.

CLEAN OUT AT PROPERTY LINE

N.T.S. 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District

Know what's below. Call before you dig.

CEC
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BOYNTON BEACH, FL 33436
Phone: 561-847-0398
andre@cec-fl.com
www.cec-fl.com

No:	Revisions:	Date:

CIVIL DRAWINGS FOR:
FONTAINE SUBDIVISION
RIVIERA BEACH, FL

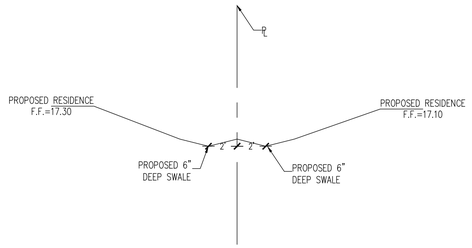
Project #:	21-023
Issue Date:	05/17/21
Drawn By:	AMW
Chkd By:	AMW
Scale:	As Shown

ANDRE M. WEBSTER LICENSE No. 87358 STATE OF FLORIDA PROFESSIONAL ENGINEER

Andre M. Webster, P.E.
Florida PE # 87358

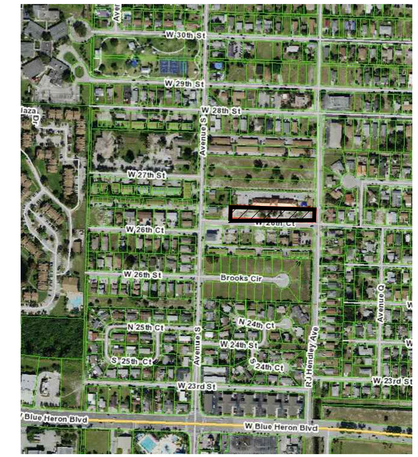
SHEET TITLE
WATER/SEWER DETAILS

SHEET NUMBER:
C-3

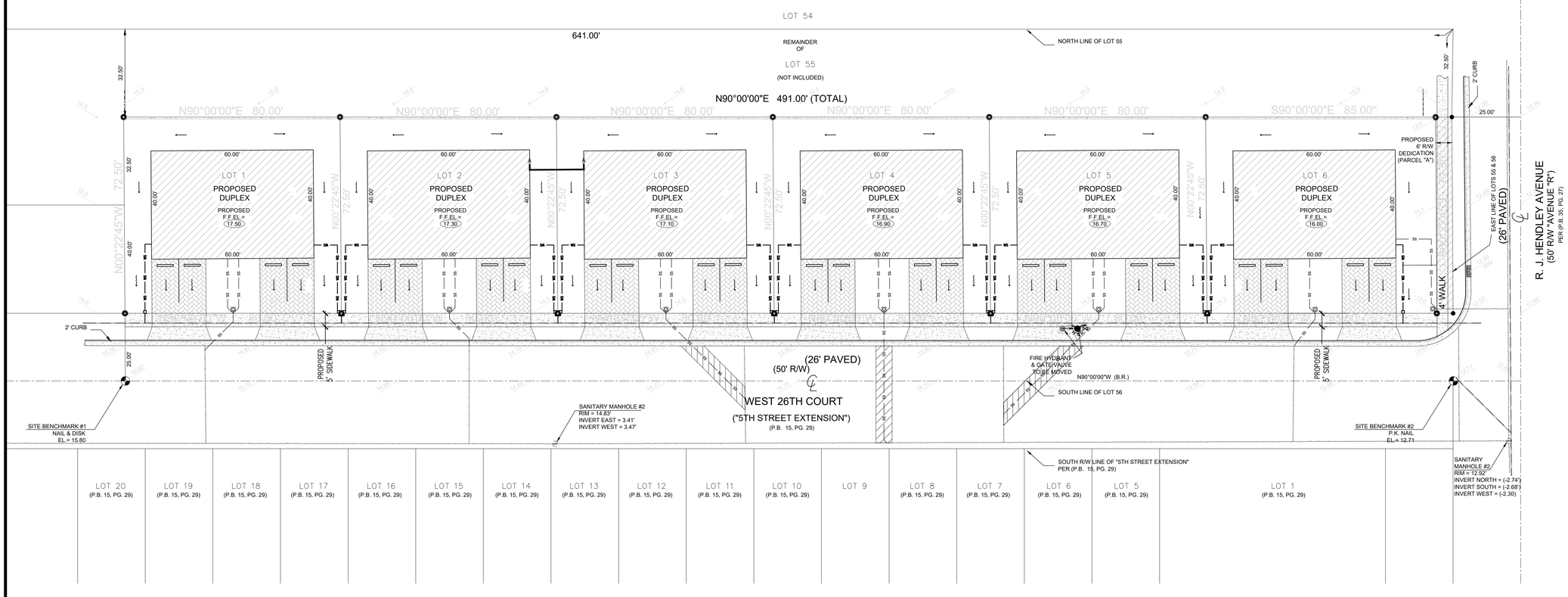


SWALE SECTION A–A

SCALE: 1"=5'



LOCATION MAP



LEGEND

- 20.1 — EXISTING ELEVATION PER MILLER LAND SURVEYING (NAVD)
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- SS — PROPOSED SEWER LATERAL
- OPEN CUT LOCATION

DRAINAGE & GRADING PLAN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

NOTE: ALL ELEVATIONS SHOWN IN NAVD 1988

Know what's below. Call before you dig.

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No:	Revisions:	Date:
1	C OF RB COMMENTS	08-31-21

CIVIL DRAWINGS FOR:
FONTAINE SUBDIVISION
AVENUE S
RIVIERA BEACH, FL

Project #:	21-023
Issue Date:	05/17/21
Drawn By:	MAW
Chkd By:	AMW
Scale:	As Shown

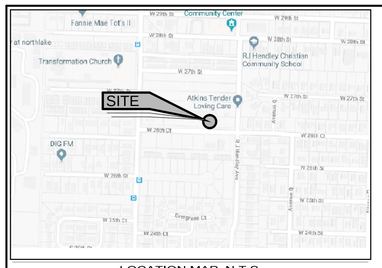
ANDRE M. WEBSTER LICENSE No. 87358 STATE OF FLORIDA PROFESSIONAL ENGINEER

Andre M. Webster, P.E.
Florida PE # 87358

SHEET TITLE
DRAINAGE & GRADING PLAN

SHEET NUMBER:
C-4

REVISIONS:
05/18/2021 add one paint location



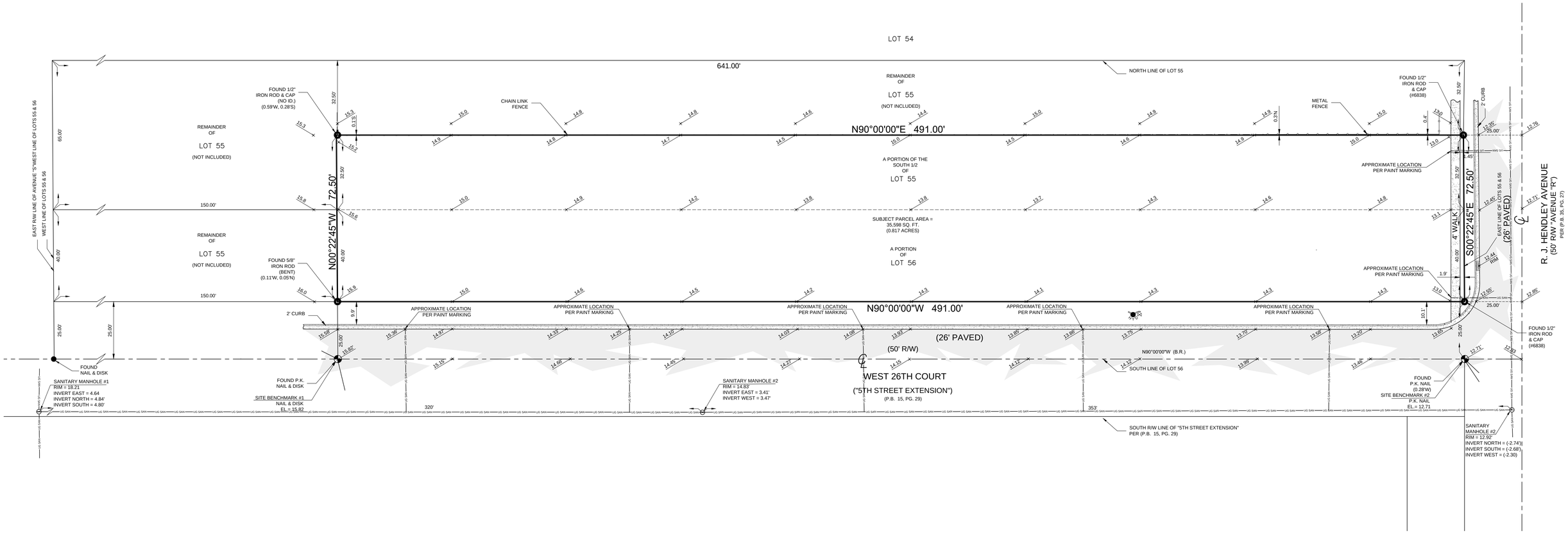
LOCATION MAP N.T.S.

NORTH

BOUNDARY AND TOPOGRAPHIC SURVEY

20 0 20 40 60

Scale 1" = 20'



METES AND BOUNDS DESCRIPTION:

THE SOUTH 1/2 OF LOT 55 (LESS THE WEST 150 FEET) AND LOT 56 (LESS THE WEST 150 FEET AND THE SOUTH 25 FEET FOR RIGHT-OF-WAY), ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 56, ACREHOME PARK, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.90°00'00"E. ALONG THE SOUTH LINE OF LOT 56, A DISTANCE OF 150.00 FEET; THENCE N.00°22'45"W. ALONG A LINE PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF LOTS 56 AND 55, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°22'45"W. A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"E ALONG A LINE PARALLEL WITH AND 32.50 FEET SOUTH OF THE NORTH LINE OF LOT 55, A DISTANCE OF 491.00 FEET TO THE WEST RIGHT OF WAY LINE OF AVENUE "R" (NOW KNOWN AS "RJ HENDLEY AVENUE}; THENCE S.00°22'45"E. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"W. ALONG THE NORTH RIGHT OF WAY LINE OF WEST 26TH COURT, BEING A LINE PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 56, A DISTANCE OF 491 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,598 SQUARE FEET (0.817 ACRES).

OWNER: Elite Capital & Development, Inc.
PROPERTY ADDRESS: Vacant parcel, Avenue "S", Riviera Beach, FL 33404
FLOOD ZONE: X (FIRM 125142-12099C0387F 10/05/2017)
DESCRIPTION (FROM TITLE OPINION): The South 1/2 of Lot 55 (Less the West 150 feet) and Lot 56 (Less the West 150 feet and the South 25 feet for right-of-way), Acrehome Park, according to the map or plat thereof, as recorded in Plat Book 6, Page 46, Public Records of Palm Beach County, Florida.

SURVEY NOTES:
1.) Lands shown hereon reflect all pertinent easements and/or rights of way contained in Chicago Title Insurance Company, title commitment; issuing office file no.: 20-6421; issuing office: Champagne Title Services, Inc.; Commitment date: 12/16/2019 at 11:00 AM. AND IN UPDATED OPINION OF TITLE DATED NOVEMBER 1, 2020 AT 11:00 AM.
2.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
a) Originating benchmark = Leica Global Positioning System.
b) 00.00 = existing elevation (NAVD 88 typical).
3.) No underground improvements located.
4.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
5.) This firms "Certificate of Authorization" number is "LB 6838".

LEGEND:

CALC.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION		= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT		= CONCRETE FLATWORK
CONC. MON.	= CONCRETE MONUMENT	Δ	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING		
CONC.	= CONCRETE	L	= ARC LENGTH	R/W	= RIGHT OF WAY		= PAVER BRICK FLATWORK
D.E.	= DRAINAGE EASEMENT	CH.B.	= CHORD BEARING		= CHAIN LINK FENCE		
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM		= WOOD FENCE		= WOOD POWER POLE
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK		= METAL FENCE		= WATER METER
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK		= CENTERLINE		= FIRE HYDRANT
EL.	= ELEVATION	PG.	= POINT OF CURVATURE		= EASEMENT		= CATCH BASIN
(B.R.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY		= COVERED		= SANITARY MANHOLE
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE		= OVERHEAD LINES		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE		= LOT TIE		

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

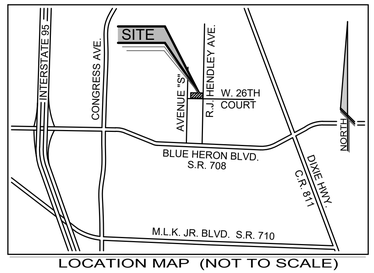
CRD. FILE Y191107-A

SCALE:	1" = 20'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH BEACH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: orders@millersurveying.com	REF: E4278 C46/68
DRAWN BY:	PICARD		PREV. JOB NO'S. Y191107 Y201059
FIELD WK:	M.M. / B.M.		JOB NO. Y210541
DATE:	05/13/2021		L -2218-A

FONTAINE SUBDIVISION

LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, "ACREHOME PARK", RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

SHEET 1 OF 2



LOCATION MAP (NOT TO SCALE)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 20__ AND DULY RECORDED IN PLAT BOOK No. _____ ON PAGE _____ .

SHARON R. BROCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: _____ _____
DEPUTY CLERK

COUNTY CLERK SEAL

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS:
ELITE CAPITAL & DEVELOPMENT INC, OWNER OF THE LAND SHOWN HEREON AS FONTAINE SUBDIVISION, LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, ACREHOME PARK, RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1/2 OF LOT 55 (LESS THE WEST 150 FEET) AND LOT 56 (LESS THE WEST 150 FEET AND THE SOUTH 25 FEET FOR RIGHT-OF-WAY), ACREHOME PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 56, ACREHOME PARK, AS RECORDED IN PLAT BOOK 6, PAGE 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.90°00'00"E. ALONG THE SOUTH LINE OF LOT 56, A DISTANCE OF 150.00 FEET; THENCE N.00°22'45"W. ALONG A LINE PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF LOTS 56 AND 55, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°22'45"W. A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"E ALONG A LINE PARALLEL WITH AND 32.50 FEET SOUTH OF THE NORTH LINE OF LOT 55, A DISTANCE OF 491.00 FEET TO THE WEST RIGHT OF WAY LINE OF AVENUE "R" (NOW KNOWN AS "RJ HENDLEY AVENUE); THENCE S.00°22'45"E. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 72.50 FEET; THENCE N.90°00'00"W. ALONG THE NORTH RIGHT OF WAY LINE OF WEST 26TH COURT, BEING A LINE PARALLEL WITH AND 25 FEET NORTH OF THE SOUTH LINE OF LOT 56, A DISTANCE OF 491 FEET TO THE POINT OF BEGINNING.

CONTAINING 35,598 SQUARE FEET (0.817 ACRES).

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT A AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF RIVIERA BEACH,FLORIDA, FOR THE PERPETUAL USE AS PUBLIC RIGHT OF WAY.

LOTS 1 THROUGH 6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF RIVIERA BEACH, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ELITE CAPITAL & DEVELOPMENT INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS _____ DAY OF _____, 2021.

ELITE CAPITAL & DEVELOPMENT INC.

BY: _____
PHILIPPE O. BOUCHER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHILIPPE O. BOUCHER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS PRESIDENT OF ELITE CAPITAL & DEVELOPMENT INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2021.

MY COMMISSION EXPIRES: _____
SIGNATURE: _____
PRINTED NAME: _____
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PAM BEACH

I, JONATHAN C. BENITAH, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ELITE CAPITAL & DEVELOPMENT INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; ANT THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____
BY: _____
JONATHAN C. BENITAH
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER: _____

REVIEWING SURVEYOR APPROVAL

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177, PART 1, OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

_____
BENJAMIN B. HOYLE
L.S. 6769
STATE OF FLORIDA

DATE: _____

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

DATE: _____

_____
MICHAEL J. MILLER, LICENSE NO. 4034
SURVEY EAST, INC. , D/B/A MILLER LAND SURVEYING LB #6838
STATE OF FLORIDA

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF RIVIERA BEACH

IT IS HEREBY CERTIFIED THAT THIS PLAT OF "FONTAINE SUBDIVISION" HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA THIS _____ DAY OF _____ 2021

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
CLAUDENE L. ANTHONY, CMC., CITY CLERK

BY: _____
TERRANCE N. BAILEY, CITY ENGINEER

SURVEYOR & MAPPER'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WEST 26TH COURT HAVING AN ASSUMED BEARING OF N.90°00'00"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF RIVIERA BEACH LAND DEVELOPMENT CODE.

3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

5. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF RIVIERA BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

ELITE CAPITAL & DEVELOPMENT INC. SEAL

REVIEWING SURVEYOR SEAL

CITY ENGINEER SEAL

SURVEYOR & MAPPER SEAL

BENJAMIN B. HOYLE
LICENSE NO. 6769

TERRANCE N. BAILEY
P.E. # 60706

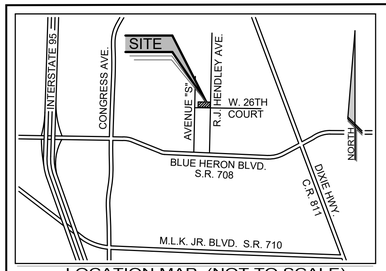
MICHAEL J. MILLER
LICENSE #4034

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, L.S.# 4034
IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: NA	MILLER LAND SURVEYING 1121 LAKE AVENUE L.B.# 6838 LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 WWW.MILLERSURVEYING.COM E-MAIL: MILLERSURVEYING@AOL.COM		
DRAWN BY: PICARD			
FIELD WK: M.M./B.M.		JOB NO.	Y200073
DATE: MAY, 2021		L -	

FONTAINE SUBDIVISION

LYING IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA. BEING A REPLAT OF A PORTION OF LOTS 55 AND 56, "ACREHOME PARK", RECORDED IN PLAT BOOK 6, PAGE 46 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

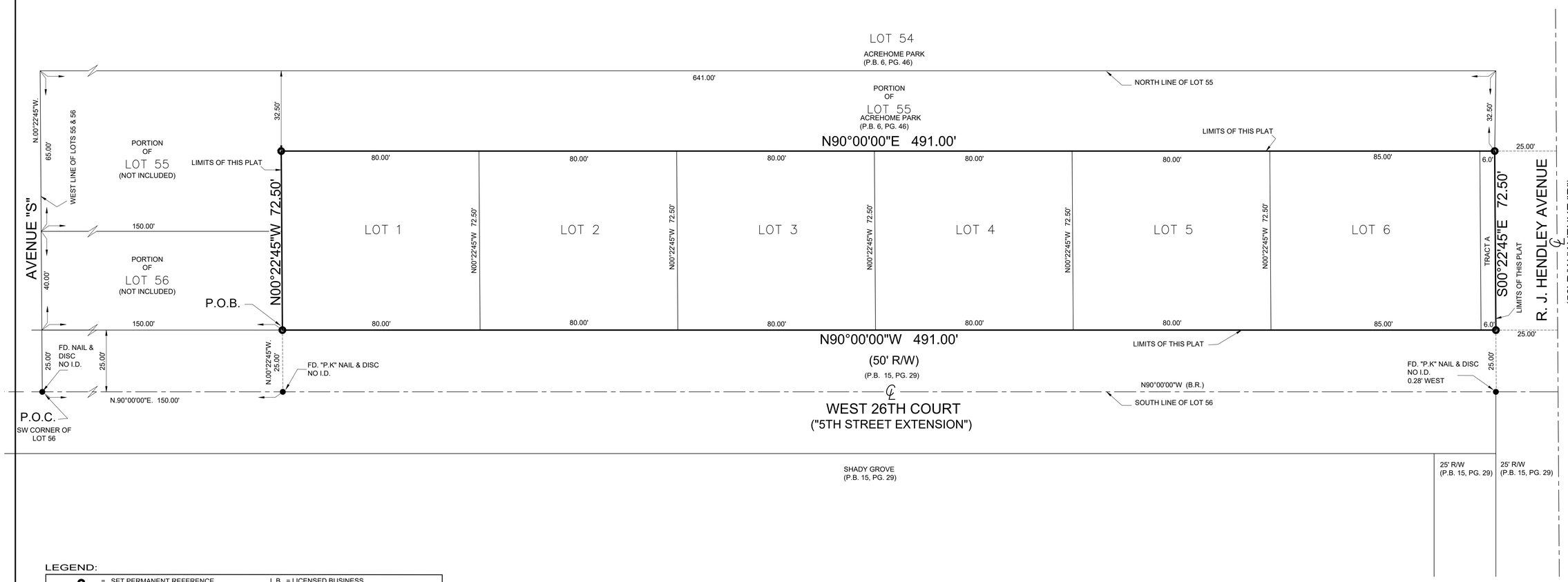


LOCATION MAP (NOT TO SCALE)

NORTH

20 0 20 40 60

Scale 1" = 20'



LEGEND:

⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT STAMPED "P.R.M., L.B.#6838"	L.B. = LICENSED BUSINESS
℄ = CENTERLINE	L.S. = LICENSED SURVEYOR
B.R. = BEARING REFERENCE	O.R. = OFFICAL RECORD BOOK
D.B. = DEED BOOK	P.B. = PLAT BOOK
FD. = FOUND	PG. = PAGE
I.D. = IDENTIFICATION	P.O.B. = POINT OF BEGINNING
	P.O.C. = POINT OF COMMENCEMENT
	P.S.M. = PROFESIONAL SURVEYOR AND MAPPER
	R/W = RIGHT OF WAY

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, L.S. 4034
IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

REF'S:

PREV. JOB NO'S.

SCALE:	1" = 20'
DRAWN BY:	PICARD
FIELD WK:	M.M./B.M.
DATE:	MAY, 2021

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
L.B. # 6838
PHONE: (561) 586-2669 - FAX: (561) 582-0151
WWW.MILLERSURVEYING.COM
E-MAIL: MILLERSURVEYING@AOL.COM

JOB NO. Y200073

L -

Leger, Josue

From: Grimm, Michael
Sent: Tuesday, October 12, 2021 9:27 AM
To: Leger, Josue
Subject: RE: SP-21-08 - Elite Capital Development (PCN: 56434229010000552) - Site Plan Review Comments Requested

Follow Up Flag: Follow up
Flag Status: Flagged

No further comments.

Michael Grimm, CBO, CFM
Building Official
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Office: (561) 845-4008
Cell: (561) 329-5667
Email: mgrimm@rivierabeach.org

From: Leger, Josue <JLeger@rivierabeach.org>
Sent: Friday, October 8, 2021 12:18 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>; Grimm, Michael <MGrimm@rivierabeach.org>
Cc: Frank Stallworth (fstallworth42@gmail.com) <fstallworth42@gmail.com>; Armstrong, John <JArmstrong@rivierabeach.org>; Bostic, Cheryl <CBostic@rivierabeach.org>; Savage-Dunham, Mary <msavagedunham@rivierabeach.org>; Rodriguez, Scott <srodriguez@rivierabeach.org>
Subject: SP-21-08 - Elite Capital Development (PCN: 56434229010000552) - Site Plan Review Comments Requested

Good afternoon,

RE-SUBMITTAL – PUBLIC HEARING SITE PLAN APPLICATION (SP-21-08): Attached please find the plans and documents associated with the aforementioned site plan application (Hard copies sent via Interoffice). Please review in your area of expertise and provide your comments by email no later than **Thursday, October 21, 2021**. ***(Individuals copied in this email are not required to Comment, unless you deem it's necessary)***

PROJECT SUMMARY: Residential Multifamily.

Additional Team Files Link: Click Here

Associated applications: Re-plat PA-20-05

Thank you!

Josue Leger
Principal Planner, Long-range / Comprehensive Planning
Development Services Department
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Office: (561)845-4060
Direct: (561)845-4021
jleger@rivierabeach.org

Leger, Josue

From: Bailey, Terrence
Sent: Tuesday, October 19, 2021 12:28 PM
To: Leger, Josue; Grimm, Michael
Cc: Frank Stallworth (fstallworth42@gmail.com); Armstrong, John; Bostic, Cheryl; Savage-Dunham, Mary; Rodriguez, Scott; Johnson, Louis A.
Subject: RE: SP-21-08 - Elite Capital Development (PCN: 56434229010000552) - Site Plan Review Comments Requested
Attachments: SP-21-08 Elite Capital Development (PCN56434229010000552) 10-19-21.pdf

Enclosed please Engineering comments. These comments do not impact the site plan and may be addressed during the permit review process.

Terrence N. Bailey, PE
City Engineer
City of Riviera Beach
1481 W. 15th Street
Riviera Beach, FL, 33404
Office: 561-845-4080
Tbailey@rivierabeach.org
www.rivierabeach.org

From: Leger, Josue <JLeger@rivierabeach.org>
Sent: Friday, October 8, 2021 12:18 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>; Grimm, Michael <MGrimm@rivierabeach.org>
Cc: Frank Stallworth (fstallworth42@gmail.com) <fstallworth42@gmail.com>; Armstrong, John <JArmstrong@rivierabeach.org>; Bostic, Cheryl <CBostic@rivierabeach.org>; Savage-Dunham, Mary <msavagedunham@rivierabeach.org>; Rodriguez, Scott <srodriguez@rivierabeach.org>
Subject: SP-21-08 - Elite Capital Development (PCN: 56434229010000552) - Site Plan Review Comments Requested

Good afternoon,

RE-SUBMITTAL – PUBLIC HEARING SITE PLAN APPLICATION (SP-21-08): Attached please find the plans and documents associated with the aforementioned site plan application (Hard copies sent via Interoffice). Please review in your area of expertise and provide your comments by email no later than **Thursday, October 21, 2021**. ***(Individuals copied in this email are not required to Comment, unless you deem it's necessary)***

PROJECT SUMMARY: Residential Multifamily.

Additional Team Files Link: Click Here

Associated applications: Re-plat PA-20-05

Thank you!

Josue Leger
Principal Planner, Long-range / Comprehensive Planning
Development Services Department
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Office: (561)845-4060
Direct: (561)845-4021
jleger@rivierabeach.org

Riviera Beach Fire Rescue

Bureau of Fire Prevention
600 W Blue Heron Boulevard • Riviera Beach, Florida 33404
Telephone: 561-845-4106 • Facsimile: 561-845-4137

TO: Josue Leger, Senior Planner/GIS Specialist

FROM: Frank Stallworth, Fire Plan Reviewer

DATE: May 20, 2021

SUBJECT: Site plan comments for Elite Capital & Development Inc. Proposing to build 6 duplexes units located in the 1500 block of west 26th Court. PC# 56-43-42-29-01-000-0552. (SP-20-08).

Comments

The applicant is proposing to develop six 2,400sqft duplexes for a total of 12 apartments on approximately 35.598sqft. of land.

The Fire Prevention Bureau has no comments at this time.

Police Department

To: Jose Leger, Principal Planner

From: Steven Thomas, Police Major

Date: June 9, 2021

RE: Elite Capital Dev. SP-21-08

The Riviera Beach Police Department makes the following recommendations on the above captioned Site Plan:

1. It is strongly recommended that graffiti-resistant paints/coating be utilized on the walls and /or fences that surround the property
2. We encourage the use of preventative landscaping and low ground cover to prevent loitering and graffiti
3. IP Based video surveillance is suggested for the exterior of the building
    a. Ensure that the local staff can re-play video on-site and produce copies
4. Numerical Address shall be placed at this location before final approval
    a. Address shall be illuminated for nighttime visibility
    b. Address shall not be obstructed by any landscaping
5. Adequate perimeter lighting shall be provided
6. Landscaping shall be maintained according to the approved site plan
7. Contractor shall obtain an alarm permit for all units from the City and provide the contact information for the alarm company via the Police Department Alarm Coordinator's web site: https://www.crywolf.os/oss/rivierabeachfl/
8. All glazed areas should be impact resistant

The Police Department requests these items in order to maintain and monitor this location and the City's development standards at this site in the future.

CC: Nathan Osgood, Chief of Police

Michael Madden, Assistant Chief of Police

Leger, Josue

From: Armstrong, John
Sent: Saturday, June 5, 2021 1:36 AM
To: Leger, Josue
Subject: RE: SP-21-08 - Elite Capital Development (PCN: 56434229010000552) - Site Plan Review Comments Requested

Hello Mr. Leger,

The Utility District does not have any comments.

Sincerely,

John A. Armstrong, P.E.
Senior Utilities Engineer
City of Riviera Beach | Utility Special District
600 West Blue Heron Boulevard
Riviera Beach, FL 33404
Office: (561) 845-3457
Email: Jarmstrong@rivierabeach.org

From: Leger, Josue <JLeger@rivierabeach.org>
Sent: Thursday, May 20, 2021 3:26 PM
To: Bailey, Terrence <TBailey@rivierabeach.org>; Armstrong, John <JArmstrong@rivierabeach.org>; Grimm, Michael <MGrimm@rivierabeach.org>; Steve Thomas <sthomas@rbpublicsafety.org>; Frank Stallworth <fstallworth42@gmail.com>
Cc: 'Tom Hughes' <thughes@rbpublicsafety.org>; Savage-Dunham, Mary <msavagedunham@rivierabeach.org>
Subject: SP-21-08 - Elite Capital Development (PCN: 56434229010000552) - Site Plan Review Comments Requested

Good afternoon,

NEW – PUBLIC HEARING SITE PLAN APPLICATION (SP-21-08): Attached please find the plans and documents associated with the aforementioned site plan application (Hard copies sent via Interoffice). Please review in your area of expertise and provide your comments by email no later than **Friday June 4, 2021**. ***(Individuals copied in this email are not required to Comment, unless you deem it's necessary)***

PROJECT SUMMARY: Residential Multifamily.

Associated applications: Re-plat PA-20-05

Thank you!

Josue Leger
Principal Planner
Development Services Department
City of Riviera Beach
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Office: (561)845-4060
Direct: (561)845-4021
jleger@rivierabeach.org
www.rivierabeach.org