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

LOCAL PLANNING AGENCY
Development Services Department (561) 845-4060, www.rivierabeach.org

Commencement – 6:30 PM
Thursday, January 11, 2024

Meeting Location: Marina Event Center
190 East 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

Frank Fernandez, Chairperson
Anthony Brown, Board Member
Rena Burgess, Board Member
Vacant, Board Member

William Wyly, Vice-Chair
James Gallon, Board Member
Margaret Shepherd, Board Member
Vacant, 1st Alternate
Vacant, 2nd Alternate

A. ACKNOWLEDGEMENT OF BOARD MEMBER ABSENCE NOTIFICATION

B. ACKNOWLEDGEMENT OF BOARD MEMBER VACANT POSITIONS

III. ADDITIONS AND DELETIONS TO THE AGENDA

IV. DISCLOSURE BY BOARD MEMBERS AND ADOPTION OF THE AGENDA

V. APPROVAL OF MINUTES – December 14, 2023

VI. UNFINISHED BUSINESS – None

VII. NEW BUSINESS

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CITY CODE OF ORDINANCES CHAPTER 31 - ZONING, ON BEHALF OF SECOND AVENUE PROPERTIES (APPLICANT), APPROVING A REZONING AMENDMENT APPLICATION (ZA-23-0010) TO REZONE A +/- .1127 ACRE PARCEL LOCATED AT 30 E. 22ND COURT (PCN 56-43-42-28-15-000-1290) AND A +/- 0.1466 ACRE PORTION OF 2230 BROADWAY (PCN 56-43-42-28-15-000-0170). FROM A SINGLE-FAMILY DWELLING DISTRICT (RS-8) TO A DOWNTOWN CORE ZONING DISTRICT (DC); PROVIDING FOR APPLICABILITY, CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.



B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN APPLICATION (SP-23-0007) FROM ST. MARK'S CHURCH, INC. TO DEVELOP A NEW 9,215 SQUARE-FOOT TWO-STORY BUILDING; ON APPROXIMATELY +/-0.63 ACRES OF LAND (+/- 27,246.25 SQAURE FEET); LOCATED AT 21 W 22ND ST (PCN: 56-43-42-28-24-003-0090); PROVIDING FOR CONDITIONS OF APPROVAL, PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

C. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING A SMALL-SCALE FUTURE LAND USE (FLU) MAP AMENDMENT TO THE CITY OF RIVIERA BEACH'S COMPREHENSIVE PLAN, APPROVING APPLICATION (LU-23-0004) FROM FOUNDCARE INC. (APPLICANT) LOCATED AT 3501 BROADWAY (PROPERTY CONTROL NUMBERS 56-43-42-28-30-001-0010 AND 56-43-42-28-00-001-0160); ON APPROXIMATELY +/- 2.52 ACRES (+/- 109,967 SQUARE FEET) REQUESTING A LAND USE PLAN AMENDMENT TO CHANGE A FUTURE LAND USE DESIGNATION FROM THE SINGLE-FAMILY RESIDENTIAL: UP TO 6 DWELLING UNITS PER ACRE (SF) TO A LAND USE DESIGNATION OF DOWNTOWN MIXED USE (DMU); AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES

D. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING AN APPLICATION (ZA-23-0007) FROM FOUNDCARE INC. (APPLICANT); REQUESTING A ZONING MAP AMENDMENT FROM A DOWNTOWN RESIDENTIAL DISTRICT ZONING DESIGNATION (DR) AND A SINGLE FAMILY DWELLING ZONING DISTRICT (RS-6) TO REZONE THE WESTERN PORTION OF THE SUBJECT PROPERTY TO A DOWNTOWN GENERAL (DG) ZONING DESIGNATION LOCATED AT 3501 BROADWAY (PROPERTY CONTROL NUMBERS 56-43-42-28-30-001-0010 AND 56-43-42-28-00-001-0160); AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

E. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING A REQUEST FROM FOUNDCARE INC. (APPLICANT); REQUESTING ABANDONMENT (AB-23-0002) OF THE FOLLOWING RIGHT-OF-WAY SEGMENT: THE +/- 30 FOOT BY +/- 232.09 FOOT STREET RIGHT OF WAY (35TH STREET) APPROXIMATELY +/- 6960.32 SQUARE FEET IN AREA THAT BISECTS THE PROPERTY LOCATED AT 3501 BROADWAY IN RIVIERA BEACH (RIGHT OF WAY DEDICATION OF 35TH STREET AND ALONG AVENUE E); IN RIVIERA BEACH FLORIDA ("ATTACHEMENT A"); PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

F. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING SITE PLAN APPLICATION NUMBER (SP-23-0024) TO ALLOW A +/- 20,000 SQUARE FOOT, TWO-STORY BUILDING WHICH INCLUDES A +/- 15,000 SQUARE FOOT HEALTH CENTER, +/- 2,500 SQUARE FOOT RESTAURANT WITH OUTDOOR SEATING AND A +/- 2,500 SQUARE FOOT OFFICE SPACE. THE SUBJECT PROPERTY IS LOCATED AT 3501 BROADWAY, ALONG THE BROADWAY CORRIDOR, SPANNING BETWEEN WEST 37TH STREET AND WEST 34TH STREET; PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.



VIII. WORKSHOP ITEM(S) – None

IX. GENERAL DISCUSSION

A. PUBLIC COMMENTS

B STAFF UPDATES

1. Comprehensive Plan Update

C. CORRESPONDENCE

D. PLANNING AND ZONING BOARD COMMENTS

1. Upcoming Planning and Zoning Board Meeting – February 8, 2024

X. 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.rivierabeach.org



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Transcription of Video:
Planning and Zoning Board Meeting
December 14, 2023
CITY OF RIVIERA BEACH PLANNING AND ZONING COMMITTEE

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(Beginning of Video Recording.)
CHAIRPERSON FERNANDEZ: Good evening and welcome. Welcome to the city of Riviera Beach Planning and Zoning Board meeting. Thursday, December 14th, 2023, it is 6:30 p.m.
If you wish to speak on any item on this agenda, please complete a public comment card and provide it to the planning and zoning staff. Right behind me. Cards must be submitted prior to board discussion of an item. In addition to that, could you please make sure your phones are on vibrate so they do not go off during the meeting.
Let's have a moment of silence.
Let's stand for the pledge of allegiance. Although we don't have a flag in here, just stand please.
ALL: I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.
CHAIRPERSON FERNANDEZ: Roll call?
THE CLERK: Anthony Brown? (Absent)
Rena Burgess?
BOARD MEMBER BURGESS: Here.
THE CLERK: James Gallon?

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BOARD MEMBER GALLON: Here.
THE CLERK: Margaret Shepherd?
BOARD MEMBER SHEPHERD: Here.
THE CLERK: William Wyly?
BOARD MEMBER WYLY: Present.
THE CLERK: Frank Fernandez?
CHAIRPERSON FERNANDEZ: Here.
THE CLERK: Mr. Chair, you have a quorum.
CHAIRPERSON FERNANDEZ: Thank you. Ms. Davidson, do we have any acknowledgment of board member absence notification for tonight?
THE CLERK: Yes, Mr. Chair. Board Member Brown advised that he would not be present for this evening's meeting.
CHAIRPERSON FERNANDEZ: Acknowledgment of board member vacant positions?
THE CLERK: We currently have two -- I'm sorry, we have a vacant board position, and a first and alternate position available, sir. So, there are currently three vacancies on the board.
CHAIRPERSON FERNANDEZ: Okay, thank you. Are there any additions or deletions to the agenda.
MR. THOMPSON: Yes, Mr. Chair. For the record, I'm Kurt Thompson, principal planner for the city of Riviera Beach. The board -- staff would

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request the board to table the item for Boat Owners Warehouse to the January 11th meeting. Staff has discovered, along with the (inaudible) errors with the public notice, as a result of (inaudible) and out of an abundance of caution in consultation, with (inaudible) staff and the applicants determined -- decided to ask that the board table this request and move it to the January 11th meeting. This will give us all time to correct and cure any errors with the public notice.
BOARD MEMBER BURGESS: Excuse me, sir. I'm sorry, what was that?
MR. THOMPSON: I'm sorry, ma'am.
BOARD MEMBER BURGESS: What item are we talking about?
MR. THOMPSON: We are talking about the Boat Owners Warehouse, the second item of the agenda.
BOARD MEMBER BURGESS: Okay. Okay, okay. All right, thank you, sir.
CHAIRPERSON FERNANDEZ: That's going to be B, and it's going to be application ZA230010. Am I correct, Mr. Thompson?
MR. THOMPSON: Yes, sir, that is correct. ZA-23-0010.
CHAIRPERSON FERNANDEZ: So, that's going to

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be tabled for tonight?
MR. THOMPSON: Yes, sir.
CHAIRPERSON FERNANDEZ: Are we going -- are they going to have all their ducks in order for the next meeting on January the 11th? Is that enough time for them?
MR. THOMPSON: Yep, (inaudible) worked on that public notice, Mr. Chairman and the board, to fix that situation (inaudible) actually within the last two days. So, (inaudible) and ask to table it to January the 11th meeting.
CHAIRPERSON FERNANDEZ: Perfect.
BOARD MEMBER BURGESS: Chair?
CHAIRPERSON FERNANDEZ: Yes.
BOARD MEMBER BURGESS: I motion that we table Item B to the January 11th meeting.
BOARD MEMBER WYLY: So moved.
THE CLERK: Mr. Chair, if I may, before taking the vote, we do have members from the public who are here to speak on that item. So, I'm not sure, Mr. Thompson, would that still be allowed, or are we going to postpone that also?
CHAIRPERSON FERNANDEZ: Yes. It was recommended they still be allowed, because it will still be part of the public record, if they choose to

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speak at this time. Or they can wait until the actual meeting, and then bring up their points during that meeting. It's going to be their call. So, Mr. Thompson, do you have anything else?
BOARD MEMBER SHEPHERD: Mr. Chair? Mr. Chair? But can they still speak public comments?
CHAIRPERSON FERNANDEZ: That was the recommendation that was made to me by Director Sirmons, that they can speak. Just like the last one that he pointed out, I forget which one it was. One of the boat --
MR. THOMPSON: Safe Home.
CHAIRPERSON FERNANDEZ: -- Safe Harbor, --
MR. THOMPSON: Safe (inaudible).
CHAIRPERSON FERNANDEZ: -- where even though they tabled it, they were -- this still wanted to speak. Remember that meeting?
BOARD MEMBER SHEPHERD: Oh, yes, okay.
CHAIRPERSON FERNANDEZ: So, --
BOARD MEMBER SHEPHERD: Okay.
CHAIRPERSON FERNANDEZ: -- so that's why we decided it's a good idea if they wanted to speak to let them speak.
BOARD MEMBER SHEPHERD: Okay. Because they are -- they are into a storm, I think it's only right

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since they are here they can speak on anything else but this particular agenda item. Is that we are -- what we are saying?
MR. THOMPSON: Yes, ma'am. We are -- we are staying that since the present (inaudible) at the Safe Harbor (inaudible) --
CHAIRPERSON FERNANDEZ: That they can speak.
MR. THOMPSON: -- that they -- that they -- if you (inaudible) this case, both (inaudible) warehouse will be heard, and then (inaudible) since people are here, we are leaving it open to the board to decide if they want to speak still (inaudible).
BOARD MEMBER SHEPHERD: I do want to ask staff, I wanted to make sure that door knockers are out. I don't want to be hit with nobody heard this. I want to make sure. I want to make sure. I want to make very sure door knockers are out in that area, because I want to hear what they have to say.
MR. THOMPSON: Yes, ma'am.
BOARD MEMBER SHEPHERD: Thank you, Mr. Chair.
CHAIRPERSON FERNANDEZ: And the proper noticing as we discussed.
MR. THOMPSON: (Inaudible).
BOARD MEMBER SHEPHERD: Absolutely.

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CHAIRPERSON FERNANDEZ: Yes.
MR. THOMPSON: Yes, this is why we are asking (inaudible) to table --
CHAIRPERSON FERNANDEZ: Because it wasn't done appropriately.
MR. THOMPSON: (Inaudible) right, and we want to fix that wording (inaudible) everything (inaudible).
CHAIRPERSON FERNANDEZ: Perfect.
MR. THOMPSON: Yes.
BOARD MEMBER SHEPHERD: Thank you.
MR. THOMPSON: Thank you.
BOARD MEMBER WYLY: Allow them to speak.
CHAIRPERSON FERNANDEZ: Yeah, but let's just continue on with the other (inaudible) --
BOARD MEMBER WYLY: Got it, got it.
CHAIRPERSON FERNANDEZ: -- and then (inaudible) --
BOARD MEMBER WYLY: (Inaudible).
CHAIRPERSON FERNANDEZ: -- (inaudible) --
BOARD MEMBER WYLY: Got it.
CHAIRPERSON FERNANDEZ: So, with the changes to the agenda mentioned to Mr. Thompson, do I have a motion to accept the agenda for tonight?
BOARD MEMBER SHEPHERD: So moved.

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BOARD MEMBER WYLY: Second.
THE CLERK: Chair? I think we still have the open motion out on the floor to table the item that was --
CHAIRPERSON FERNANDEZ: We did.
THE CLERK: Right, --
CHAIRPERSON FERNANDEZ: We got a first and a second, --
THE CLERK: -- but we didn't vote.
CHAIRPERSON FERNANDEZ: -- did we have a vote?
THE CLERK: We didn't have roll call.
CHAIRPERSON FERNANDEZ: Okay. So, we have a first and a second for tabling B, do you need that again?
THE CLERK: Yes, please.
CHAIRPERSON FERNANDEZ: Okay. Ms. Burgess?
BOARD MEMBER BURGESS: I motion that we table Item B, Boat Owners Warehouse to the January 11th meeting.
BOARD MEMBER WYLY: So moved.
THE CLERK: Second Mr. Wyly?
BOARD MEMBER WYLY: Yes.
THE CLERK: She (inaudible) second.
CHAIRPERSON FERNANDEZ: Yes, Mr. Wyly

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second.
THE CLERK: Okay
CHAIRPERSON FERNANDEZ: Roll call?
MR. THOMPSON: You (inaudible) roll call (inaudible) done.
THE CLERK: Rena Burgess?
BOARD MEMBER BURGESS: Yes.
THE CLERK: James Gallon?
BOARD MEMBER GALLON: Yes.
THE CLERK: Margaret Shepherd?
BOARD MEMBER SHEPHERD: Yes.
THE CLERK: William Wyly?
BOARD MEMBER WYLY: Yes.
THE CLERK: Frank Fernandez.
CHAIRPERSON FERNANDEZ: Yes.
THE CLERK: Unanimous vote.
MR. THOMPSON: Okay. Mr. Chairman, if I -- if I may take the liberty. I think if you like now, you can take testimony -- it -- well, the input of the public regarding the Boat Owners Warehouse now, or you can wait and put it under a different item on the agenda. Totally up to --
CHAIRPERSON FERNANDEZ: Let's just --
MR. THOMPSON: -- the board.
CHAIRPERSON FERNANDEZ: -- continue with the

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agenda as scheduled?
MR. THOMPSON: As scheduled, okay.
CHAIRPERSON FERNANDEZ: For A then B, and then we got a couple other items we got to take care of, yeah.
MR. THOMPSON: Okay. Thank you.
CHAIRPERSON FERNANDEZ: Thank you, sir.
BOARD MEMBER SHEPHERD: Mr. Chair?
CHAIRPERSON FERNANDEZ: Yes?
BOARD MEMBER SHEPHERD: How many -- how many cards do we have?
THE CLERK: We have two cards (inaudible).
BOARD MEMBER SHEPHERD: So, we going to keep them all night? Because it seems like they got a nice --
BOARD MEMBER WYLY: That's what I'm thinking.
BOARD MEMBER SHEPHERD: -- agenda.
CHAIRPERSON FERNANDEZ: If the board wants to listen to them now, that's fine. Can we --
BOARD MEMBER SHEPHERD: I would like to listen to them now, --
BOARD MEMBER WYLY: Yes.
BOARD MEMBER SHEPHERD: -- so if they want to leave --

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BOARD MEMBER WYLY: So, they have the option to leave.
BOARD MEMBER SHEPHERD: -- they can leave.
CHAIRPERSON FERNANDEZ: Can we just do the approval of minutes, unfinished business, and then we will go to them?
BOARD MEMBER SHEPHERD: Thank you.
BOARD MEMBER BURGESS: So moved.
BOARD MEMBER GALLON: Second.
CHAIRPERSON FERNANDEZ: Let's go to the approval of minutes for the meetings for September 14th, 2023, and November 9th, 2023.
BOARD MEMBER SHEPHERD: So moved.
BOARD MEMBER WYLY: Second.
BOARD MEMBER SHEPHERD: Mr. Chair? To staff, I'm not sure, how many minutes have we gotten? It look like I'm going back to -- is it a couple of months? I started reading something that I remembered a couple of months -- maybe I didn't, but how far back are these minutes going? Because we have a --
THE CLERK: These were the two minutes that were missing. We never received the September minutes, they came in November. And so, that's why --
BOARD MEMBER SHEPHERD: September?
THE CLERK: -- they are included in this

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with this packet. So, --
BOARD MEMBER SHEPHERD: So, you (inaudible) --
THE CLERK: -- we have the last meeting's -- last meeting's minutes, which is from the November 9th meeting, and then the minutes that was missing in September 14th is now included with the packet.
BOARD MEMBER SHEPHERD: Oh, okay. So, that's why the packet is just so full with the --
THE CLERK: Yes, ma'am.
BOARD MEMBER SHEPHERD: Oh, okay. I wanted to make sure that my mind wasn't playing jokes, because I start reading stuff I know that was old.
THE CLERK: Right.
BOARD MEMBER SHEPHERD: Okay. Thank you, Mr. Chair.
CHAIRPERSON FERNANDEZ: No problem, ma'am.
THE CLERK: Roll call for the --
CHAIRPERSON FERNANDEZ: Motion --
THE CLERK: -- approval of the minutes. Motion by Ms. Shepherd, second by Mr. Wyly.
CHAIRPERSON FERNANDEZ: Go ahead.
THE CLERK: Rena Burgess?
BOARD MEMBER BURGESS: Yes.
THE CLERK: James Gallon?

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BOARD MEMBER GALLON: Yes.
THE CLERK: Margaret Shepherd?
BOARD MEMBER SHEPHERD: Yes.
THE CLERK: William Wyly?
BOARD MEMBER WYLY: Yes.
THE CLERK: Frank Fernandez.
CHAIRPERSON FERNANDEZ: Yes.
THE CLERK: Unanimous vote.
CHAIRPERSON FERNANDEZ: Any unfinished business?
THE CLERK: None, Mr. Chair.
CHAIRPERSON FERNANDEZ: Okay. Now, let's call up the -- anyone who submitted a staff card for B, an ordinance regarding Rezoning Amendment Application ZA-23-0010, the -- a property located at 30 East 22nd Court.
THE CLERK: Jamie Leeman (phonetic). (Inaudible) testify (inaudible) it's for 7A.
MS. LEEMAN: Good evening, Jamie Leeman. I own property at 237 East 25th Street.
CHAIRPERSON FERNANDEZ: (Inaudible).
MS. LEEMAN: Who is Lewis Marine Acquisition, LLC? If a zoning item is pulled from a meeting, is there a Florida statute that requires City Hall to give advanced notice to the public? What

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document permits Riviera Beach to have an applicant or an applicant's representative mail out public hearing notices? What is the penalty for violating Florida's statute regarding public hearing notices? Why did I receive a public hearing notice from a law firm called Becker and Poliakoff regarding a rezoning application for Second Avenue Properties, Inc?
Why was there no physical address printed on this notice I received, and what is the penalty for not placing a physical address on a public hearing notice? What is the penalty for not having hard copies of rezoning applications and background material in its entirety available at City Hall? What is the penalty for employees at City Hall not taking an oath of office to uphold the Florida and U.S. Constitutions? What is the penalty for public servants at City Hall refusing to acknowledge Florida public records law?
What is the penalty for City Hall employees refusing to share with me engineering, utilities, and building department records, notes, and materials regarding deliberations on the Second Avenue Properties, Inc project? What is the penalty for city commissioners have materials, records, documents, and knowledge regarding a rezoning application and/or an

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applicant that has not been properly made available to the public?
Who owns Boat Owners Warehouse on Broadway? Who owns the small roadway directly behind Boat Owners Warehouse and Palm Beach Outboards? What is the penalty for development services department employees refusing to provide ownership information regarding this passage way? What is the penalty for business owners who prevent the public's use of public -- of public property?
What is the penalty for the City Attorney's office refusing to answer or research a question regarding the prevention of the public to use public property? What is the penalty for the director of public works to refuse to answer a public inquiry? What is the reason an intern in the development services department would great a taxpayer with a very gruff, what is it? Instead of, how can I help you? What is the penalty for development services what is the penalty for development services department intern telling a taxpayer that a portion of land pertinent to a rezoning application has no owner instead of researching it and giving an honest answer?
What is the penalty for a law firm sending out a public hearing notice with a conflicting date

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and day? Again, what is the penalty for not having rezoning application background material available in its entirety available for the public to view in the development services department? Do any of you have investments connected to Lewis Marine Acquisitions, LLC?

CHAIRPERSON FERNANDEZ: Remember, there is a three minute time. Thank you so much. Our legal is here and so is Zen, I'm surprised -- oh, they have your information, and if they need to, they will respond to you in writing if need be. Thank you very much. Do we have anybody else?

THE CLERK: Mr. Leed Dai (phonetic).

MR. DAI: That's Leeds, like Leeds, England, --

CHAIRPERSON FERNANDEZ: (Inaudible) Leeds, England.

MR. DAI: -- Dai. And I live at 37 East 23rd Street, and I haven't done near the research that Jamie has, but I have lived there for over 20 years, and we don't need any more asphalt down here, guys. I mean, I don't know about y'all, but I have lived here a long time, and the drainage has gotten worse, and worse, and worse in front of my house. The -- I think what you're trying to do here is make it legal. There

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is some requirement for a business to have X-amount of parking spots, well they have those parking spots, they just want to put it in pavement now. The -- do you have a map of this property that we could -- this area that we could post up on your screen?

MALE SPEAKER: (Inaudible).

CHAIRPERSON FERNANDEZ: This is tabled to the next meeting, so we won't have that at this meeting.

MR. DAI: Yeah, because --

CHAIRPERSON FERNANDEZ: You're more than welcome to come back at the next meeting (inaudible).

MR. DAI: Oh, I will. Thank you.

CHAIRPERSON FERNANDEZ: (Inaudible) --

MR. DAI: Because -- okay, directly north of this property is another -- okay, directly north of this property there is a lot owned by John Strauss, and he owns the building that Palm Beach Outboard is in. And what she was talking about is Palm Beach Outboard has blocked off -- I don't know if it's a public right of way or not, but the road behind BOW and themselves.

About two years ago, Palm Beach Outboard took it upon themselves on a weekend to pave that lot with asphalt no mix. And after that was done, my

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drainage went from bad to really bad. And the owner of that business -- anyway, the owner of that business just jammed it in there on a weekend, and the city of Riviera Beach didn't do anything about it. And you know, they say, well call compliance. Well, I have had some pretty bad experiences with compliance when I bought my property -- really bad, actually.

And so, you know, Safe Harbor has how many acres paved down here now? 23, or 26, something like that. And now you're just going to add more pavement to the area just to meet a parking lot requirement? They already park there, the drainage is really bad. The city should send somebody to check out the drainage after we get a good rainstorm, like we are about to have. But really, it's on like thunderstorms, like in the summer is when you really notice it, because then you get a high intensity rainfall, and the run off is just -- there is -- there is a drain on the corner of Avenue C and 23rd Street, then there is a drain on the corner of U.S.-1. Well, the water doesn't go to either of those, really, it just comes through my yard. A big puddle forms there, and it just comes through my yard. And the people that own Palm Beach Outboards, they didn't care. You know, and they paved that lot --

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CHAIRPERSON FERNANDEZ: Is there a phone?

MR. DAI: (Inaudible) --

THE CLERK: It's the timer for Mr. Dai.

MR. DAI: Oh.

CHAIRPERSON FERNANDEZ: Oh, three minutes (inaudible). Thank you, sir.

BOARD MEMBER SHEPHERD: Excuse me, sir?

MR. DAI: Yes.

BOARD MEMBER SHEPHERD: What is your address, I'm sorry?

MR. DAI: 37 --

CHAIRPERSON FERNANDEZ: East 23rd.

MR. DAI: Correct.

BOARD MEMBER SHEPHERD: Thank you.

MR. DAI: Uh-huh.

BOARD MEMBER SHEPHERD: Thank you.

CHAIRPERSON FERNANDEZ: Mr. Thompson, we have had the drainage issue presented before, at the next -- November the -- January the 11th meeting, --

MR. THOMPSON: Yes, sir.

CHAIRPERSON FERNANDEZ: -- could we get an update from the city on the drainage issue in that area so that could be addressed?

MR. THOMPSON: Yes, sir. I made -- I have made note of that.

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CHAIRPERSON FERNANDEZ: Okay.
MR. DAI: Let me add one more thing.
THE CLERK: I'm sorry, Mr. Dai, --
MR. DAI: (Inaudible) --
THE CLERK: -- your time was limited to the three minutes.
MR. DAI: Come on, it's just here. (Inaudible).
CHAIRPERSON FERNANDEZ: Go ahead, sir, just real quick.
BOARD MEMBER SHEPHERD: Mr. Chair, can --
MR. DAI: (Inaudible) --
CHAIRPERSON FERNANDEZ: Can you take the podium please, real quick?
MR. DAI: Yeah, after quite a while of complaining, a guy who works in your public works -- you know, not some lawyer, not some city Council member, helped me out a lot. They came, and they chopped the road, and they laid -- they dug about a four foot deep by about five foot wide trench in front of my house, filled it with geotextile materials, and back filled it with rock. And that helped a lot, but since Palm Beach Outboard was allowed to pave that lot directly north of the one that's -- we are talking about, the asphalt millings is fouling any chance of

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drainage there. As it drains off, the building that they are in has zero drainage. And you know, John Strauss is like, well, I'm grandfathered in, I don't have to put any drainage in. And I get clobbered, in the summertime, I just get clobbered.
CHAIRPERSON FERNANDEZ: Thank you, sir.
MR. DAI: Yep.
BOARD MEMBER SHEPHERD: Sir, you said 37 East?
MR. DAI: Correct.
BOARD MEMBER SHEPHERD: Oh, okay, okay.
CHAIRPERSON FERNANDEZ: (Inaudible). Mr. Thompson?
BOARD MEMBER SHEPHERD: Thank you.
CHAIRPERSON FERNANDEZ: I know we have had previous projects that come in before, and they are named at the permeable --
MR. THOMPSON: Surface?
CHAIRPERSON FERNANDEZ: -- surface? Could you just check to make sure that they also use permeable surface? Or I will ask why not at the next meeting?
MR. THOMPSON: Yeah, will do. We will check that. One of the things in this case is still up to be determined by the board and the council regarding

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this is that first we are dealing with the rezoning, and this property -- the property that the gentleman spoke of is north of the associated property that's, you know, part of the rezoning request. We will be looking at that, and if the board, and if the council approve this, then the applicant would need to submit a site plan (inaudible) building permit that will be reviewed on their building permit for site plan for drainage, and of course the engineering, and all the other departments involved in such a task will be reviewing that application.
CITY ATTORNEY: So, Mr. Chair, of I may interrupt?
CHAIRPERSON FERNANDEZ: Oh.
CITY ATTORNEY: I'm sorry.
CHAIRPERSON FERNANDEZ: No, go ahead.
CITY ATTORNEY: I just wanted to make sure that we are clear, because the matter was tabled until the next meeting that we not -- I would advise you not to get too much more into discussions on the issue, because the hearing will be held on --
CHAIRPERSON FERNANDEZ: (Inaudible).
CITY ATTORNEY: -- January the 11th. Okay, thank you, sir.
BOARD MEMBER SHEPHERD: Mr. Chair?

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CHAIRPERSON FERNANDEZ: Ms. Shepherd?
BOARD MEMBER SHEPHERD: Oh, god, there was something I was going to add. Okay, okay. Before you all get back, I do -- before it comes back, I do want to get a clear understanding of 22nd Street where they are going to do the parking lot. And he says he is on 23rd Street where I'm at. I want a clear picture of what he is talking about. I know -- I want to know where the drainage sites are -- which I will go out there tomorrow and look. Because we are talking 22nd, and we shouldn't -- and I shouldn't be talking about it, he is absolutely right, but I want that before I get back here. I don't want to come here with these - - now all of a sudden you are tabling it, and we have no clue of what you're talking about. But that -- that I do want to know before I get here, because I want to know what he is talking about. Thank you. Thank you, Mr. Chair.
CHAIRPERSON FERNANDEZ: Are you taking copious notes there, Mr. Thompson, you don't want to be grilled again on January the 11th.
BOARD MEMBER SHEPHERD: Yeah, I don't want this --
MR. DAI: Appreciate it.
BOARD MEMBER SHEPHERD: -- coming back

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undocumented and you just give us something, because I'm not going for it this time.

CHAIRPERSON FERNANDEZ: All right.

BOARD MEMBER SHEPHERD: (Inaudible).

CHAIRPERSON FERNANDEZ: Now, let's move on to A.

THE CLERK: Item 7A.

CHAIRPERSON FERNANDEZ: Item -- okay, yes.

THE CLERK: A resolution of the City Council of the city of Riviera Beach, Palm Beach County, Florida, approving a major site plan amendment, Application SP-23-0016, and Special Exception Application SE-23-0004, from Polimix Properties, LLC, to operate two concrete mixing plants with two accessory administrative and maintenance buildings consisting of 3,584 square feet on a 2.94 acre, 128,330 square feet parcel, the subject property -- property control number PCN 56424225000007060 is located at 7170 Interpace Road, which is on the east side of Interpace Road, south of State Road 710, in the city of Riviera Beach, having an industrial future land use designation and a general industrial zoning designation, providing for conditions of approval, and providing for an effective date.

CHAIRPERSON FERNANDEZ: Thank you.

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MR. THOMPSON: All right, Mr. Chairman. For the record, again, Kurt Thompson, principal planner for the city of Riviera Beach. Ms. Davidson has read verbatim what you see here on the screen. The next slide you see her is project location of the subject site. To the north there, as you can see, is the CSX railroad, and is Beeline Highway. To the south of the subject property is Supermix [sic], to the east is -- I believe that is owned by a (inaudible) -- I'm sorry, yeah, by a concrete mixing plant. The (inaudible) -- the owner escapes me now, but I had it before. Anyway, to the west is another concrete mixing plant, and then to the -- is a warehouse distribution, light manufacturing. And then to the -- and also what you will find in this whole situation is that you have industrial uses. The land use is industrial and the zoning is general industrial. The property is at the tail end of the Interpace Highway, or Interpace Road, it dead ends.

In terms of industrial uses, you find industrial uses in places like this. I remember Mr. Chairman, you asked me last meeting or so, what is the different between commercial and industrial uses? And the basic difference is that with commercial uses you have shopping plazas, restaurants, hotels,

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entertainment where you are inviting -- in retail you are inviting the public to come to this site, to come and spend the money, by clothes, restaurants, what have you. In an industrial site, that's not necessarily so. Industrial sites have uses where like a carpenter, or in this case this application where they are mixing concrete, or their performing work, and then they are taking that finished product to the site, be it a housing project or someone's home. Okay? Also, you will find that you have trucks, 18-wheelers, and so forth going back and forth in industrial districts. In commercial districts, you don't al-- you don't necessarily have that because you're having vehicular traffic or the general public. And that is why a lot of times traffic impacts on commercial uses is higher than residential uses.

The request from the applicant, I don't want to repeat what Ms. Davidson has said, but the property is currently not under construction, that's a miss print. It's a vacant property, there is one building on the site that will be demolished as a part of the applicant's project if you decide to recommend to the Council to approve it. The site is, as you see there, 2.94-- 94 acres, it is industrial zoning with a land use of industrial.

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This is an overview of the subject property of -- for the proposal, you see in the northwest corner of Gunster, all of the parking spaces will be 10 by 20, which meets the code. Everything that you see there is by code, except by under. The zoning code, it requires a special exception. The staff has determined that there is compliance with the site plan and special exception criteria.

And I pulled out the -- what we -- what we thought were the four most significant, ingress to and egress from the property and the proposed structures there on has been provided for, the proposed use is appropriate for the site given the industrial zoning and land use. Their submittal package includes a landscape plan, which identifies the proposed (inaudible) buffers and -- buffers and planning -- planters. The perimeter of the site would include native trees installed so that they provide adequate screening from adjacent properties. And I have included in the staff report a table of the industrial use -- I'm sorry, of the landscape uses that's being proposed. And as I said earlier, the properties to the north, east, south, and west support similar industrial types of uses.

Staff has determined that based upon those

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four major points that -- and according to 31-- Section 31-57, which is -- talks about site plan review, and then 31-61 and 62 special exception, that the applicant meets all of those criteria, as well as the site plan criteria. Therefore, in that second paragraph, it is the staff's professional opinion that the (inaudible) petition complies with all the site plan and special exception criteria, as indicated in the staff's -- staff report to the planning and zoning board. This property was a property advertised (inaudible) public notice and mailers.

So, with that, Mr. Chairman and board members, the staff respectfully recommends that you approve this petition, long with the 11 conditions of approval that is in your staff report. We had to make some changes -- previous changes to a prior staff report, and I hope and pray that you all received the revised staff report with the 11 conditions of approval. I did not receive any public input for or against, and we -- Ms. Davidson, we did not receive any additional responses at all? (Inaudible) --

THE CLERK: No, sir. Not for (inaudible).

MR. THOMPSON: Thank you very much. So, as a result of the location of this site being in an isolated area, which is industrial zoning and land

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use, and away from residential areas, the closest residential area is approximately almost a quarter to about a mile south of this site. Is there is any such thing as a perfect location for an industrial use as an example, I think this could be a classic case of -- a classic example of such use. So, -- and with that, Mr. Chairman, the applicant has their representative here to speak on it. I ask that you hold your questions until after he speaks. And hopefully, he will be able to answer any questions you may have.

CHAIRPERSON FERNANDEZ: But real quick, you mentioned the special exception, for what? Can you clarify that before the following (inaudible) --

MR. THOMPSON: (Inaudible).

CHAIRPERSON FERNANDEZ: -- representative (inaudible) --

MR. THOMPSON: This is a special exception for a concrete mixing, manufacturing operation.

CHAIRPERSON FERNANDEZ: But you already have other manu-- concrete manufacturings adjacent to that property, --

MR. THOMPSON: Yes.

CHAIRPERSON FERNANDEZ: -- correct?

MR. THOMPSON: Correct.

CHAIRPERSON FERNANDEZ: Okay.

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MR. THOMPSON: They are already existing. Supermax [sic] is the one that comes to my mind most (inaudible), it's just south of this site.

CHAIRPERSON FERNANDEZ: Thank you. Now we will hear from Polimix.

MR. THOMPSON: Okay, let me see here. Let me see if I can do this.

MR. SCHMIDT: You have to hit escape. Okay, and then --

MR. THOMPSON: Escape. Right.

MR. SCHMIDT: -- up (inaudible) on the left. Okay, it's right there. They are right over here. Good evening, John Schmidt, agent for the applicant, Polimix. And let me get this going here.

CHAIRPERSON FERNANDEZ: I'm sorry, your name again for the record?

MR. SCHMIDT: I'm sorry, John Schmidt, agent for the applicant.

CHAIRPERSON FERNANDEZ: Thank you.

MR. SCHMIDT: Let's see if -- oh, here we go. Perfect. Good evening. On behalf of Polimix, we are here for a request tonight. We also have our other team members, Tom McCloud from McCloud McCarthy, he is our civil engineer if there is any questions. We also have Jose Jaramillo from Currie Sowards, he is

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our architect, and we have Polimix owner and staff here. And we are -- we are all present and ready to be questioned should we need it. I think this is a perfect site, but let's take a look at it. Our formal request tonight is for a major site plan amendment, also a special use for a concrete batch plan. As they mentioned, the future land use is industrial, and we have a consistent zoning of general industrial.

These are a couple of views of the project - - or of the site. It was previously a contractor storage yard for marine facilities. So, when these were taken, they were still cleaning up the site, and removing some of the debris and stuff that were on there. But Polimix has purchased this property already, and they are excited to try to get moving on -- with it. So, those are views directly from Interpace Drive, looking east.

This is the proposed site plan, just under three acres. We are proposing a building square footage of about 3,500 square feet, it's only three percent of the site. We have enough parking, 25 spaces, we meet and exceed a lot of the code sections for front setbacks and rear setbacks. And we will also be providing about seven percent more green space than (inaudible) required by code. I think this site

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plan and the next one will show it a little bit better. So, the blue lines on here are general circulation of trucks on here, the red boxes are where the actual like silos and mixing is going on, the purple building on there is the office, as well as a lab. So, before they -- they have to test, they do a slump test for the concrete before it goes out and make sure it's at the right proper strength. And then the kind of orange building on there is their maintenance building. So, they have a fleet of trucks that go out that need -- constantly maintained. So, that's what's going (inaudible) -- all that stuff is inside a (inaudible).

This is really kind of a rendered plan with our dry detention being up in the -- oh, up in the north corner. The boxes along there are mixes of aggregates, we see the two silo areas, circulation around the site and parking for employees as well as trucks. Our landscape requirement, again, meet and exceed code, we are above the native counts, we are above the green space counts, we are across kind of the board above code.

These are the proposed buildings that are going on there. The left building is the lab and office, just a one story building. The right building

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is there, you know, storage for the trucks and maintenance. And it doesn't want to advance for me. Huh.

Okay, benefits of infill development along Interpace Road, this is really the last parcel that's along there. It's a -- it will be an actively staffed and secured site, so it will eliminate any loitering, there is eyes on the street, and coordination with all law enforcement. So, I think it will clean up the area a little bit.

We are providing landscape buffers and paving, so cutting down on the dust there, and really bringing us up to the new visual of standards that are required by your code. And it also implements your knew design guidelines. We have standards A through G for the special exception. As staff mentioned, we meet all of those with direct access, parking, refuse areas all enclosed, utilities provided, landscaping over above code, signs within code, and open space.

Economic benefits will include the -- just - - you know, upgrading the site, it will be over a seven million dollar investment. They anticipate over 25 million dollars in reve-- in sales. Property taxes will probably be about 13,000. They will have about just under 20 employees, with over 2.5 million in

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salary, and the employees pay ranges from 40,000-- 45,000 to 90,000. Their commitment to hire local jobs and plan on a job fair, you know, before the site is open. So, they are currently operating in Miami, know their operations very well, and before this gets going, they're going to have to do, you know, some hiring to come up in here.

The conclusion, Why should you support it? We have city's full recommendation of approval, we demonstrate compliance with the special exception standards, the proposes use is consistent with all the other surrounding uses that are there. We meet traffic per performance standards, and we respectfully request your -- ask to go forward tonight to city commission. Again, we have our whole team here, and happy to answer any questions you might have.

BOARD MEMBER SHEPHERD: So, --

CHAIRPERSON FERNANDEZ: So, the engineer, are they going to be using porous for the as-- well, I don't want to call it asphalt --

MR. SCHMIDT: I'm going to --

CHAIRPERSON FERNANDEZ: -- for the paint for the surface?

MR. SCHMIDT: I'm going to try to answer for him, to not bring him up here.

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CHAIRPERSON FERNANDEZ: Go ahead.

MR. SCHMIDT: We certainly can, but everybody else in the area is just really running on rock out there, which causes some dust issues. And they are -- they are cognizant about that, they are actually paving their whole site, and I believe they are going to be paving it with concrete. I don't think it's a -- I don't think it's the porous concrete. It requires a heavy amount of maintenance on here, because it has to be vacuumed, but we do have a more than adequate green space, and we go to a pre-treatment area just in the corner of the site in the north. If that -- if you want more detail, I have got to bring him up here. Okay.

CHAIRPERSON FERNANDEZ: Ms. Shepherd?

BOARD MEMBER SHEPHERD: Would you allow me to go last, sir?

CHAIRPERSON FERNANDEZ: Yes.

BOARD MEMBER SHEPHERD: Thank you.

CHAIRPERSON FERNANDEZ: Mr. Gallon?

BOARD MEMBER GALLON: No questions, I just have a comment. I am happy to see you guys come in and bring more business to the city of Riviera Beach. I went out there and viewed the site, so I have no questions and I have no problems with this.

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MR. SCHMIDT: I did forget to mention one thing that was -- it wouldn't pop up on the slide. Half our property is -- or not half our property, we have a considerable amount of property in Interpace Road. It's a 30-foot access easement, it's one half of the road, the 60-foot access easement. So, when we go -- when we get through approval here, we will -- you will see us again, because we have got to bring a plat forward, and we will be dedicating that land to the city. So, it will be a through right of way through there. I did forget to mention that.

CHAIRPERSON FERNANDEZ: Thanks.

MR. SCHMIDT: Yep.

CHAIRPERSON FERNANDEZ: Ms. Burgess?

BOARD MEMBER BURGESS: I was just looking up some information on the property appraiser's website. So, I do see that you guys just recently purchased this property in January, and the tax base exactly to the city of Riviera Beach is $9,858.95. So, I like the location, because I did scroll further down south to see that there is some development further south. But I mean, it's zoned correctly, so I don't have any other questions or comments.

CHAIRPERSON FERNANDEZ: Mr. Schmidt, the only reason I asked for the porous grounds is because

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of all of the issues that we have with drainage in the area, but I'm sure you will address the drainage. And one other item, Mr. Thompson, I believe there is also a waste management facility near this location, correct?

MR. THOMPSON: That's the one -- that's the one that is to the east.

CHAIRPERSON FERNANDEZ: To the east.

MR. THOMPSON: Yes, sir.

CHAIRPERSON FERNANDEZ: So, we have got --

MR. THOMPSON: That's the one that's to the east.

CHAIRPERSON FERNANDEZ: -- two cement companies already there, waste management --

MR. THOMPSON: Uh-huh.

CHAIRPERSON FERNANDEZ: -- nearby, no housing near almost a mile from the property, am I correct?

MR. THOMPSON: That is correct.

CHAIRPERSON FERNANDEZ: Now, on the jobs, --

MR. THOMPSON: Uh-huh.

CHAIRPERSON FERNANDEZ: I have requested this as I became a member of this board, and the board agreed, would you be able to supply -- after you get your CO, six months after the fact to the

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developmental services how many you hired from Riviera Beach?

MR. SCHMIDT: Well (inaudible) --

CHAIRPERSON FERNANDEZ: Contractors used?

MR. SCHMIDT: Yes, absolutely.

CHAIRPERSON FERNANDEZ: Could we add --

MR. SCHMIDT: We have already --

CHAIRPERSON FERNANDEZ: -- that, Mr. Thompson, to the -- so that way within six months after this CO is issued we can find out -- because I have -- I have got all of these developers coming in, and promising all of this. So, we have been using that little language, that caveat, to hold their feet to the fire because we see the same representatives on other jobs coming here, and I want to make sure that if they agree to something, we fulfill it.

MR. THOMPSON: Okay.

CHAIRPERSON FERNANDEZ: Does that make sense to you?

MR. THOMPSON: Yes. Yes, sir that does.

And the -- the applicant --

CHAIRPERSON FERNANDEZ: And Mr. Schmidt, agrees? Yeah, I believe he just --

MR. THOMPSON: Yeah.

CHAIRPERSON FERNANDEZ: -- talked to the

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owners.

MR. THOMPSON: (Inaudible) --

CHAIRPERSON FERNANDEZ: Please identify him for the record.

MR. SCHMIDT: Absolutely. In fact, our contractor is already here, they have selected somebody from in town as the general contractor. Already.

BOARD MEMBER WYLY: Well, that's good.

MR. SCHMIDT: So, we are -- absolutely, yes.

CHAIRPERSON FERNANDEZ: Local contractors?

MR. SCHMIDT: Uh-huh.

CHAIRPERSON FERNANDEZ: And local hire?

MR. SCHMIDT: Yes, so you (inaudible) --

CHAIRPERSON FERNANDEZ: And then, report to the city so that we know that you are indeed --

MR. SCHMIDT: Okay.

CHAIRPERSON FERNANDEZ: -- hiring local.

MR. SCHMIDT: So, a six month -- at six months after the --

CHAIRPERSON FERNANDEZ: After the CO --

MR. SCHMIDT: -- CO -- after CO, --

CHAIRPERSON FERNANDEZ: You report --

MR. SCHMIDT: A report --

CHAIRPERSON FERNANDEZ: -- back -- that's

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going to be a require-- I'm going to amend --
MR. SCHMIDT: Condition --
CHAIRPERSON FERNANDEZ: -- that, if that's no problem, they agree to it, I'm going to add it to the recommendation for the special exception and the site plan.
MR. SCHMIDT: Happy to add it as condition number 12.
MR. THOMPSON: Okay.
CHAIRPERSON FERNANDEZ: Thank you.
MR. THOMPSON: On page three of the staff report, under employment opportunities, the applicant did state that they proposed to hire employees locally and will promote from within with competitive hourly rates and salaries. So, --
CHAIRPERSON FERNANDEZ: You are correct, they always say that, but I want to see it on paper after the --
BOARD MEMBER BURGESS: Right.
CHAIRPERSON FERNANDEZ: -- product gets done. I like to see what exactly happened.
MR. THOMPSON: No problem.
CHAIRPERSON FERNANDEZ: What they promise and what they --
MR. THOMPSON: No problem.

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CHAIRPERSON FERNANDEZ: -- come up with.
MR. SCHMIDT: Yep.
MR. THOMPSON: No problem. Thank you.
CHAIRPERSON FERNANDEZ: Thank you. Mr. Wyly?
BOARD MEMBER BURGESS: Mr. Chair, real quick?
CHAIRPERSON FERNANDEZ: Yep. Ms. (inaudible) -- Mr. Wyly.
BOARD MEMBER SHEPHERD: Oh, she's fine, she's fine. She's (inaudible).
CHAIRPERSON FERNANDEZ: Ms. Shepherd?
BOARD MEMBER BURGESS: Oh, no, it was just -- no.
CHAIRPERSON FERNANDEZ: Oh, Ms. Burgess, go ahead.
BOARD MEMBER BURGESS: I was just saying, since he offered the information about the contractor and it was local, who was the contractor?
MR. SAFFOLD: Good evening.
BOARD MEMBER BURGESS: Good evening.
MR. SAFFOLD: I'm Ezra Saffold, All-Site Construction. Polimix, Ms. Olivia there and Ali, before you guys even suggested it, these guys have taken a proactive approach and engaged our team to

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help out with the pre-con part of this. And within the intent that we will go into the construction phase. These guys are the true deal, they are definitely, you know, encourage to using local guys. They have been -- thus far been good to our team, and I think this is a great project for our team. Equally matched.
BOARD MEMBER SHEPHERD: Mr. Chair?
BOARD MEMBER BURGESS: Thank you.
CHAIRPERSON FERNANDEZ: Yes.
BOARD MEMBER SHEPHERD: How many is on your team, Mr. Saffold?
MR. SAFFOLD: I'm sorry?
BOARD MEMBER SHEPHERD: How many is on your team?
MR. SAFFOLD: Well, for this project, we have dedicated about 16 mem-- team members, between the field guys and the office staff.
BOARD MEMBER SHEPHERD: Riviera --
MR. SAFFOLD: Dedicated --
BOARD MEMBER SHEPHERD: -- Riviera Beach?
MR. SAFFOLD: We have about three that are from Riviera Beach, including myself.
BOARD MEMBER SHEPHERD: Okay. Thank you, Mr. Chair.

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CHAIRPERSON FERNANDEZ: Thank you, Ms. Shepherd. Mr. Wyly?
BOARD MEMBER WYLY: (Inaudible).
CHAIRPERSON FERNANDEZ: Go ahead.
BOARD MEMBER WYLY: All right. Again, I would like to thank the company, as the board agreed that we definitely agreed that it was a great location and given it's zoned for that area, but it's a great location. And the biggest thing I think also is that bringing job to our -- bringing more jobs to our community, especially if we can get a lot of local people in, and again, I know, Mr. Ezra Saffold here, great local talent that's within our city. And it's good to see that you have him on board for the project and everything.
So, like I said, he is an excellent guy and someone I strongly recommended. And that's something I normally wouldn't do, but I know his business and what his background record is, and it's good to see that he is actually a part of this. I was -- now, I'm pretty excited on this project and everything. So, thank you again for coming into the city of Riviera Beach and hopefully we start business soon.
CHAIRPERSON FERNANDEZ: Thank you.
MR. SAFFOLD: Thank you.

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CHAIRPERSON FERNANDEZ: Ms. Shepherd?
BOARD MEMBER SHEPHERD: Mr. Chair? I did go -- I never heard of this street before in my life. I --
BOARD MEMBER WYLY: Yep. Ms. Shepherd, I said the same thing.
BOARD MEMBER SHEPHERD: I have passed it --
BOARD MEMBER WYLY: I said the same thing.
BOARD MEMBER SHEPHERD: -- many times.
CHAIRPERSON FERNANDEZ: Yes, I (inaudible).
(Overlapping voices.)
BOARD MEMBER SHEPHERD: I passed it (inaudible). So, since I didn't know, --
MR. SCHMIDT: Yep.
BOARD MEMBER SHEPHERD: -- I -- my daughter taught me how to Google, so I can Google now.
MR. SCHMIDT: So, I am in trouble.
BOARD MEMBER SHEPHERD: And I am not impressed with too much of anything, but when I drove up in there, and I had to turn around and come back, I had to get out of my car and take me a good look. This is an excellent location, I am very happy it's here. Businesses need to come into the city of Riviera Beach, and I think you have our golden child here, and I know he is going to take care of business.

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Because if not, you know I'm going to get him.
MR. SCHMIDT: (Inaudible) --
BOARD MEMBER SHEPHERD: But he has -- he has made me very proud, he has done a lot of things in this city. Very low key, but very efficient. So, to have him on the team, I think it's going to -- it's going to really make the city very comfortable.
MR. SCHMIDT: Great.
BOARD MEMBER SHEPHERD: And making sure things are running well there. I do have a problem, I know it's a business over there that turns the -- what is it, the cement? What is that?
MR. SCHMIDT: Into the pavers?
BOARD MEMBER SHEPHERD: Yes.
MR. SCHMIDT: The -- across -- that's across to the west of us, yes.
BOARD MEMBER SHEPHERD: Yes.
MR. SCHMIDT: Yes.
BOARD MEMBER SHEPHERD: Yes.
MR. SCHMIDT: Yes. Yes.
BOARD MEMBER SHEPHERD: Well, I am very impressed.
MR. SCHMIDT: Yeah.
BOARD MEMBER SHEPHERD: So, -- and the only thing I can say is, welcome to the city.

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MR. SCHMIDT: Great. I do have the job list, I know this is always, you know, something important here. So, I do have -- there is going to be plant -- obviously, plant managers, plant operators, yard operators, dispatch, loading, labs, administrative jobs, drivers, and salespersons. So, that's kind of the list of what would be employed here.
BOARD MEMBER SHEPHERD: Ms. Chair, I know we are talking about jobs, and I -- the only company I saw kept a record of who is here in the city of Riviera Beach, and how they are paid, you know, I would like to go back. It was building this building I think, and I send a lot of us over there, and I thank the city for keeping tabs. And I hope that you all -- Mr. Saffold keep tabs -- because I go through it, and I read it, and then when you come before me again, I go wacky.
MALE SPEAKER: (Inaudible).
BOARD MEMBER SHEPHERD: Yes. Yes, you are. I'm sorry, yes you are. So, I notice a lot of them over there building, and I came around a few times. I wanted to make sure you all kept talking about local, and it was local, it was local, and I appreciate you all for that. And I just want to see this project

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move forward with some of us over there from Riviera Beach. I think we deserve it. Thank you, sir. Thank you, Mr. Chair.
THE CLERK: Mr. Chair? We have two public comment cards on this -- on this item.
CHAIRPERSON FERNANDEZ: Okay. Would you like to read them out loud?
THE CLERK: Todd?
CHAIRPERSON FERNANDEZ: Oh. Oh, you would like to take the podium?
MR. SCHULER: (Inaudible).
CHAIRPERSON FERNANDEZ: Please identify yourself.
MR. SCHULER: I have a landscape construction business --
CHAIRPERSON FERNANDEZ: Name?
MR. SCHULER: Todd Schuler. And I am actually in Lake Park, but close, and in the local Palm Beach area. And more concrete plants, I'm all for it. So, more competition, better prices, more concrete. So, thank you.
CHAIRPERSON FERNANDEZ: Thank you. Second?
THE CLERK: Mr. Reynold?
CHAIRPERSON FERNANDEZ: Again, full name please.

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MR. RAMNERY: Reynold Ramnery (phonetic), Palm Beach resident for 23 years, work in the construction building materials industry, familiar with these folks, and I am happy to lend my support to them. Because I know what they are doing, I know how diligent they are, and responsible. And I do support the project.

CHAIRPERSON FERNANDEZ: Thank you for coming out, sir.

MR. RAMNERY: You're welcome.

CHAIRPERSON FERNANDEZ: And again, thanks again for bringing jobs into our community. Appreciate it. Anything else from the board? Okay. If there is nothing else, we are going to split it into the site plan, Mr. Thompson, And then we are going to vote on the (inaudible) special exception, so we have a vote on two, With the conditions that we have already set forth that they agree to regarding employment and providing the requisite information six months after the CO. So, do I have a motion for approving Major Site Plan Amendment Application SP-23-0016 from Polimix properties?

BOARD MEMBER BROWN: So moved.

BOARD MEMBER WYLY: Second.

BOARD MEMBER SHEPHERD: Second.

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THE CLERK: I'm sorry, who was the motion by? Gallon.

CHAIRPERSON FERNANDEZ: Mr. Gallon.

THE CLERK: And the second?

BOARD MEMBER BURGESS: I second it, but I thought I heard another voice.

CHAIRPERSON FERNANDEZ: Ms. Shepherd.

BOARD MEMBER BURGESS: Ms. Shepherd.

BOARD MEMBER WYLY: Ms. Shepherd. Ms. Shepherd.

THE CLERK: Margaret Shepherd?

BOARD MEMBER SHEPHERD: Yes.

THE CLERK: James Gallon?

BOARD MEMBER GALLON: Yes.

THE CLERK: Rena Burgess?

BOARD MEMBER BURGESS: Yes.

THE CLERK: William Wyly?

BOARD MEMBER WYLY: Yes.

THE CLERK: Frank Fernandez?

CHAIRPERSON FERNANDEZ: Yes.

THE CLERK: Unanimous vote.

CHAIRPERSON FERNANDEZ: Next is the Special Exception Application SE-23-0004 from Polimix Properties.

BOARD MEMBER SHEPHERD: Mr. Chair?

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CHAIRPERSON FERNANDEZ: Yes, ma'am?

BOARD MEMBER SHEPHERD: Before we vote on that, what was the special exception? What was the special exception?

MR. THOMPSON: The special exception is for the -- is for the use --

CHAIRPERSON FERNANDEZ: (Inaudible) use --

MR. THOMPSON: It's for the use of, Ms. Shepherd. What you approved right now was just a site plan.

BOARD MEMBER SHEPHERD: Okay.

MR. THOMPSON: Yes, ma'am. And now, it's --

BOARD MEMBER SHEPHERD: The special exception --

MR. THOMPSON: Yes, ma'am.

BOARD MEMBER SHEPHERD: -- is what?

MR. THOMPSON: The special exception is for the mix for the plant itself, for the use itself. When you approved the site plan, you approved the site plan the way it was designed and shown to you. Now, this is the use. The special exception is the use.

BOARD MEMBER SHEPHERD: Okay, okay, okay. Thank you. I am getting old, so put up with me a little bit. Just a little bit.

MR. THOMPSON: No, you're fine. You're fine, ma'am.

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BOARD MEMBER SHEPHERD: Thank you, Mr. Chair.

CHAIRPERSON FERNANDEZ: Do we have a motion for Special Exception Application SE-23-0004 from Polimix Properties?

BOARD MEMBER GALLON: So moved.

BOARD MEMBER SHEPHERD: Second.

BOARD MEMBER BURGESS: Second.

THE CLERK: I'm sorry, the second was by?

CHAIRPERSON FERNANDEZ: Ms. Shepherd.

THE CLERK: Margaret Shepherd?

BOARD MEMBER SHEPHERD: Yes.

THE CLERK: James Gallon?

BOARD MEMBER GALLON: Yes.

THE CLERK: Rena Burgess?

BOARD MEMBER BURGESS: Yes.

THE CLERK: William Wyly?

BOARD MEMBER WYLY: Yes.

THE CLERK: Frank Fernandez?

CHAIRPERSON FERNANDEZ: Yes.

THE CLERK: Unanimous vote.

CHAIRPERSON FERNANDEZ: Thank you.

MR. SCHMIDT: Thank you.

CHAIRPERSON FERNANDEZ: Thank you, again,

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Mr. Schmidt.
MR. SCHMIDT: (Inaudible) everybody.
CHAIRPERSON FERNANDEZ: Thank you (inaudible).
MR. SCHMIDT: Thank you.
BOARD MEMBER BURGESS: Thank you.
CHAIRPERSON FERNANDEZ: Moving on. Do we have any workshop items?
THE CLERK: No, sir.
CHAIRPERSON FERNANDEZ: Do we have any general discussion, public comments provided?
THE CLERK: None, Mr. Chair.
CHAIRPERSON FERNANDEZ: Any staff updates?
THE CLERK: None, Mr. Chair.
MR. THOMPSON: Oh, there is one update, Mr. Chairman. I would like to --
CHAIRPERSON FERNANDEZ: Okay, --
MR. THOMPSON: -- (inaudible) --
THE CLERK: Oh, I'm sorry.
CHAIRPERSON FERNANDEZ: -- can we hold it down? We are having -- we are still having the meeting, can you do me a big favor and --
FEMALE SPEAKER: Outside (inaudible).
CHAIRPERSON FERNANDEZ: -- outside please? Away from this area. Thank you.

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MALE SPEAKER 2: Thank you, guys.
FEMALE SPEAKER: Thank you.
CHAIRPERSON FERNANDEZ: Have a great evening.
MR. THOMPSON: Mr. Chairman, I would like to have Jordan introduce himself to you -- to the board. We have a new principal planner.
MR. MCKENZIE: Good evening, board. My name is Jordan McKenzie, I am from Memphis, Tennessee, so I am a long way from home. But it is good to be here, I look forward to working with you on making the city of Riviera Beach a better place.
BOARD MEMBER BURGESS: Welcome.
BOARD MEMBER SHEPHERD: Mr. Chair?
CHAIRPERSON FERNANDEZ: Welcome.
BOARD MEMBER SHEPHERD: I just came from Memphis for the Church of God and Christ Convention.
MR. MCKENZIE: Oh, you are my people. Showing the way, okay.
BOARD MEMBER SHEPHERD: 8.5 million people.
MR. MCKENZIE: That's right.
BOARD MEMBER SHEPHERD: So, welcome. Now, you're in my turf now.
MR. MCKENZIE: Okay.
BOARD MEMBER SHEPHERD: So, welcome to the

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city.
CHAIRPERSON FERNANDEZ: Well, I don't know if the barbeque and the food will compare to Memphis, but I don't -- I have been there, I have been beaten up up there, but --
MR. MCKENZIE: Thank you, all.
CHAIRPERSON FERNANDEZ: No problem. Welcome a-- welcome.
BOARD MEMBER WYLY: Welcome, welcome.
CHAIRPERSON FERNANDEZ: Correspondence?
THE CLERK: Yes, Mr. Chair, you have in front of you the schedule -- the meeting schedule for the 2024 Planning and Zoning Board meeting schedule.
CHAIRPERSON FERNANDEZ: And as I stated earlier, it did not change from the last time we got it, because I already copied this into the calendar.
THE CLERK: No, sir.
CHAIRPERSON FERNANDEZ: Thank you. So, the next meeting is January the 11th, 2024?
THE CLERK: Correct.
CHAIRPERSON FERNANDEZ: Okay. (Inaudible) - -
BOARD MEMBER SHEPHERD: Mr. Chair?
CHAIRPERSON FERNANDEZ: Ms. Shepherd?
BOARD MEMBER SHEPHERD: Did I hear you say

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Simone or someone said that we got a new appointee to the board? Did I hear it?
THE CLERK: No, ma'am. We have three vacancies still remaining.
BOARD MEMBER SHEPHERD: Oh, three vacancies?
THE CLERK: Uh-huh.
BOARD MEMBER SHEPHERD: Okay. All right, thank you.
CHAIRPERSON FERNANDEZ: They -- last I heard, they were waiting for city Council to approve the ordinance regarding the selection process for board members, remember? And I'm not sure what happened there, so once that gets settled, then I am - - then they can move ahead and select the board members.
THE CLERK: Right.
CHAIRPERSON FERNANDEZ: Yep. If there is nothing else, I want to wish everybody a Merry Christmas, happy holidays as well for --
MR. THOMPSON: Staff would like to wish all of you the best, and happiest of holidays.
BOARD MEMBER WYLY: (Inaudible).
CHAIRPERSON FERNANDEZ: Appreciate it.
BOARD MEMBER BURGESS: (Inaudible).
CHAIRPERSON FERNANDEZ: It's 7:23 p.m., do I

have a motion to adjourn?

BOARD MEMBER BURGESS: So moved.

BOARD MEMBER WYLY: Second.

BOARD MEMBER SHEPHERD: (Inaudible) so moved.

CHAIRPERSON FERNANDEZ: All agreed. Thank you.

(End of Audio Recording.)

CERTIFICATE OF TRANSCRIPTIONIST

I, ALEXANDRIA BROBST, hereby certify that I was authorized to and did transcribe the provided recording and that the foregoing transcript is a true transcript of said electronic recording to the best of my ability.

I FURTHER CERTIFY that I am not a relative, employee, attorney, or counsel of any of the parties, nor am I a relative or employee of any of the parties' attorneys or counsel connected with the action, nor am I financially interested in the action.

DATED this 28th day of December 2023.

Alexandria Brobst

_____

ALEXANDRIA BROBST

Item VII. A

CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBER:
ZA-23-0010;
A REQUEST FROM SECOND AVENUE PROPERTIES LLC

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CITY CODE OF ORDINANCES CHAPTER 31 – ZONING, ON BEHALF OF SECOND AVENUE PROPERTIES (APPLICANT), APPROVING A REZONING AMENDMENT APPLICATION (ZA-23-0010), TO REZONE A +/- .1127 ACRE PARCEL LOCATED AT 30 E. 22ND COURT (PCN 56-43-42-28-15-000-1290) AND A +/- 0.1466 ACRE PORTION OF 2230 BROADWAY (PARCEL 128) PCN 56-43-42-28-15-000-0170. FROM A SINGLE-FAMILY DWELLING DISTRICT (RS-8) TO A DOWNTOWN CORE ZONING DISTRICT (DC); PROVIDING FOR APPLICABILITY, CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Applicant:

Second Avenue Prop Inc
3377 SW 2nd Avenue
Fort Lauderdale

Request:

On behalf of the Applicant, Second Avenue Properties Inc., ("Applicant"), Becker & Poliakoff respectfully requests your consideration of this Rezoning Application. The request to rezone includes a +/- 0.1127-acre parcel located at 30 E. 22nd Court ("Lot 129") PCN 56-43-42-28-15-000- 1290 and a +/- 0.1466-acre portion of 2230 Broadway (Parcel 128) PCN 56-43-42-28-15-000-0170.

In addition to the E. 22nd Court Parcel, the Applicant owns property located at 2230 Broadway, commonly known as Boat Owners Warehouse ("BOW") and platted as Lots 17, 18, 19, 20 and 128 (collectively, "BOW Parcel"). BOW is located on lots 17, 18, 19, and 20. Lot 128 is the parking lot for BOW. Lots 17, 18, 19, 20 and 128 are included in the plat of Lake View Park, at Riviera, according to the Plat thereof, as recorded in Plat Book 13, Page 50 of the public records of Palm Beach County Florida. The BOW Parcel is generally located +/- 800 feet south of Blue Heron Boulevard on the east side of Broadway.

The E. 22nd Court Parcel is situated on the east property line of the BOW Parcel. Currently, Lots 128 and 129 supports a Future Land Use Map ("FLUM") designation of Downtown Mixed Use (DMU) and is within the Single Family Residential, RS-8 Zoning District. The applicant requests consideration of the application to Rezone Lots 128 and 129 from RS-8 to Downtown Core ("DC") to allow for the expansion of the parking area. A site plan for BOW was approved with ten (10) parking spaces. The applicant believes that the business would benefit from additional parking now that a new property has been acquired. The applicant would like to rezone the Lots 128 and 129 to expand the existing parking area and improve the current situation. Currently, there is a catch basin located on Lot 128 for drainage of the parking lot

Adjacent Property Description & Uses:

North: DC - Downtown Core Zoning District

South: East 22nd Court Right of Way (ROW)

East: RS-8 - Single Family Dwelling

West: DC - Downtown Core & the Broadway Corridor

Staff Analysis:

The following below is a review and analysis of the applicant's compliance with staff's land use and rezoning criteria. Staff's response is indicated in **bold**.

Land Use and Rezoning Analysis:

1) Whether the proposed amendment is consistent with all elements of the city comprehensive plan;

Policy 1.8.1 Downtown Mixed Use: The Downtown Mixed-Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts to allow for mixed use development along the Broadway corridor while providing for harmonious transitions between single-family residential neighborhoods and mixed-use corridors.

The rezoning provides for a harmonious transition between the mixed-use corridor and the single-family residential district by creating a separation between the uses. According to the Section 31-536 (a)(3)(b)(1) of the City's Zoning Code, a such use (parking lot) is permitted on a secondary street (such as East 22nd Court) as a principal or accessory use.

Also, Objective 1.2 Redevelopment Policy 1.2.21 The Broadway Corridor is intended to re-establish the area as a pedestrian friendly main street, with storefronts lining the street and interconnected parking in the rear. Thus, the applicant is proposing to use the rear parcels as interconnecting parking for his commercial use along Broadway. In addition, according to the Future Land Use Map, the subject property has a Downtown Mixed Use (DMU) land use classification which allows commercial uses such as accessory parking lots.

In addition, a portion of "OBJECTIVE 1.3: Incompatible Land Uses", indicates that the City shall continue to take/support actions which reduce uses which are inconsistent or incompatible with the future land use map. Although the Land Use Designation for the applicant's request is Downtown Mixed Use (DMU), the Single Family Residential (RS-8) Zoning District is not in sync with the existing use of the subject property. Thus, the implementation of this rezoning request will replace an incompatible zoning designation with a compatible zoning designation that will permit an accessory parking area.



2) Whether there exist changed conditions which require an amendment;

Staff's Response: According to the Zoning Code, accessory parking lots are not allowed in the RS-8, Single Family Zoning District and is therefore a nonconforming use, by rezoning these parcels to a Downtown Core (DC) zoning district, the use of the subject site as an accessory parking lot will become a permitted conforming use.

3) Whether the proposed amendment is in conformance with all applicable portions of the city development code;

Staff's Response: The proposed amendment is in compliance with all applicable land use and zoning portions of the City's Code of Ordinances.

4) Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses;

Staff's Response: The proposed rezoning shall be consistent with the existing Downtown Mixed Use (DMU) land classification. As it exists today, the current zoning district of the property does not allow for an accessory parking area/lot.

5) Whether and the extent to which the proposed amendment would exceed the capacity of public facilities, including but not limited to transportation, sewerage, water supply, parks, fire, police, drainage, schools, and emergency medical facilities;

Staff's Response: The proposed amendment does not exceed existing capacity for public facilities, including stormwater, water/sewer utility services or solid waste for the project. The use of the site as an accessory parking lot would not adversely impact any City public facilities. If this petition is approved, the applicant will submit a site plan via a building permit for review by the City's staff for compliance with all City requirements.

6) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment;

Staff's Response: The proposed amendment has no adverse impacts on the natural environment. All of the parcels included within this rezoning request have been previously developed and due to the urban environment of the surrounding area, staff does not anticipate any adverse impacts to the surrounding area.

7) Whether and the extent to which the proposed amendment would adversely affect property values in the area;

Staff's Response: The Planning and Zoning Staff has not received any documented evidence (detailed expert documentation) that the existence of the parking area/lot(s) has or will adversely affect adjacent property values.

8) Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, and the specific identification of any negative effects on such pattern.

Staff's Response: The amendment allows for the subject use to become a conforming use within a zoning district that permits such a use.

Recommendation:

The Planning and Zoning Board reviewed and recommend to the City Council to approve the proposed Rezoning request. Staff recommends that City Council approve this request with the condition that the applicant must submit and complete a site plan amendment application to include the newly acquired property.

General Site Location – N.T.S.



COUSINS SURVEYORS & ASSOCIATES, INC.

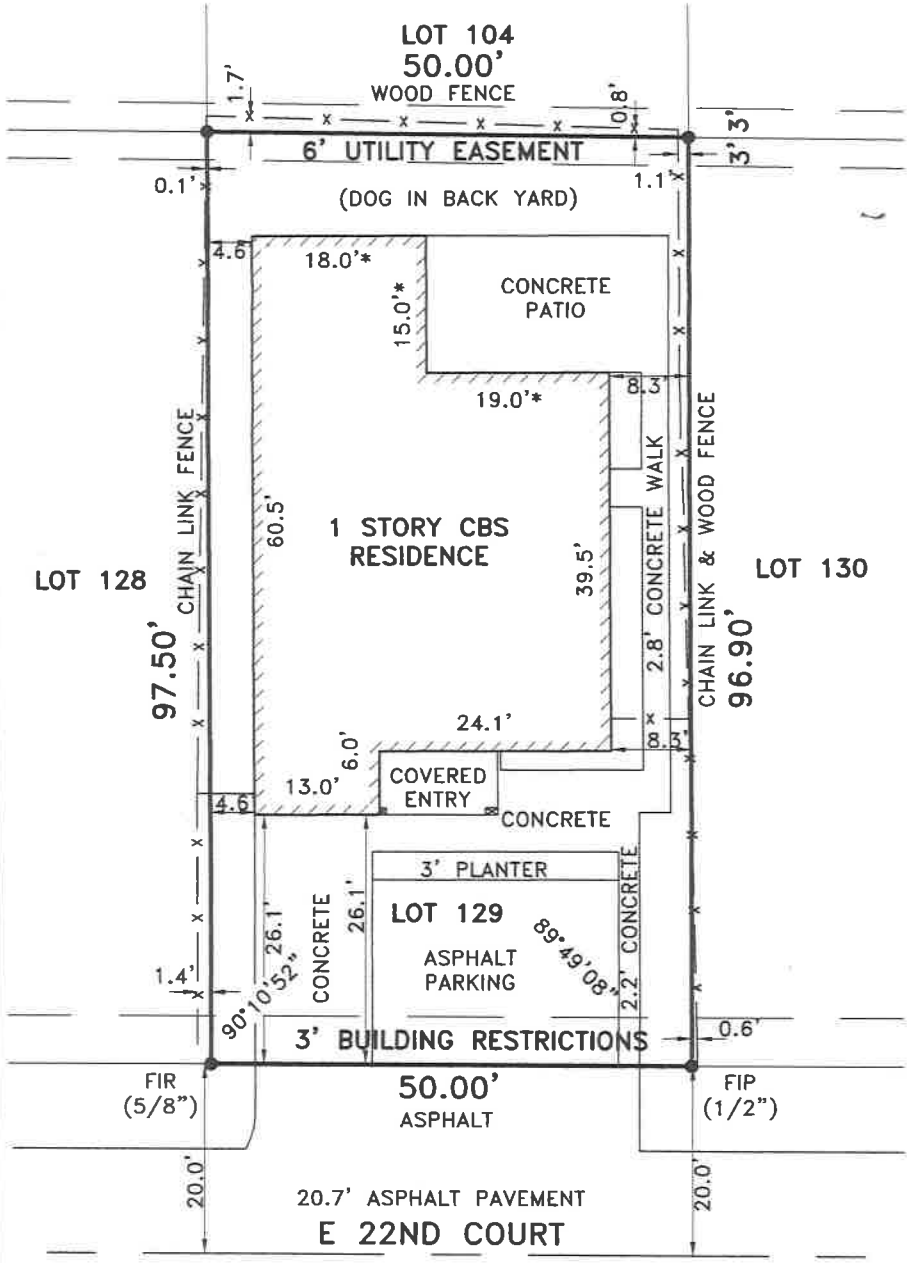
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 6792-12

CLIENT :

JEFFREY R. EISENSMITH, P.A.

SKETCH OF SURVEY



LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
P/B.C.R.	PALM BEACH COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY LINE
WPP	WOOD POWER POLE
WM	WATER METER
MLP	METAL LIGHT POLE
*	NO DIRECT DIMENSIONS TAKEN

LAND DESCRIPTION :

LOT 129, "LAKEVIEW PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFIED TO:

JEFFREY R. EISENSMITH, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SECOND AVENUE PROPERTIES, INC.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN MAY, 2012. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA

Lisa A. Reves
Senior Attorney
Phone: 561.820.2878 Fax: 561.832.8987
lreves@beckerlawyers.com

Becker & Poliakoff
625 N. Flagler Drive
7th Floor
West Palm Beach, FL 33401

December 21, 2023

VIA E-MAIL ONLY: cthompson@rivierabeach.org

Mr. Curtis Thompson, Principal Planner
City of Riviera Beach
Development Services Department
600 W. Blue Heron Blvd
Riviera Beach, FL 33404

Re: Justification Statement for Rezoning Submittal

Dear Mr. Thompson:

On behalf of the Applicant, Second Avenue Properties Inc., ("Applicant"), Becker & Poliakoff respectfully requests your consideration of the Rezoning Application. The request to rezone includes a 0.1127 acre parcel located at 30 E 22nd Court ("Lot 129") PCN 56-43-42-28-15-000-1290 and a 0.1466 acre portion of 2230 Broadway(Parcel 128) PCN 56-43-42-28-15-000-0170.

In addition to the 22nd Parcel, the Applicant owns property located at 2230 Broadway, commonly known as Boat Owners Warehouse ("BOW") and platted as Lots 17, 18, 19, 20 and 128 (collectively, "BOW Parcel"). BOW is located on lots 17, 18, 19, and 20. Lot 128 is the parking lot for BOW. Lots 17, 18, 19, 20 and 128 are included on Lake View Park, at Riviera, according to the Plat thereof, as recorded in Plat Book 13, Page 50 of the public records of Palm Beach County Florida. The BOW Parcel is generally located 800 feet south of Blue Heron Boulevard on the east side of Broadway. The 22nd Parcel is situated on the east property line of the BOW Parcel.

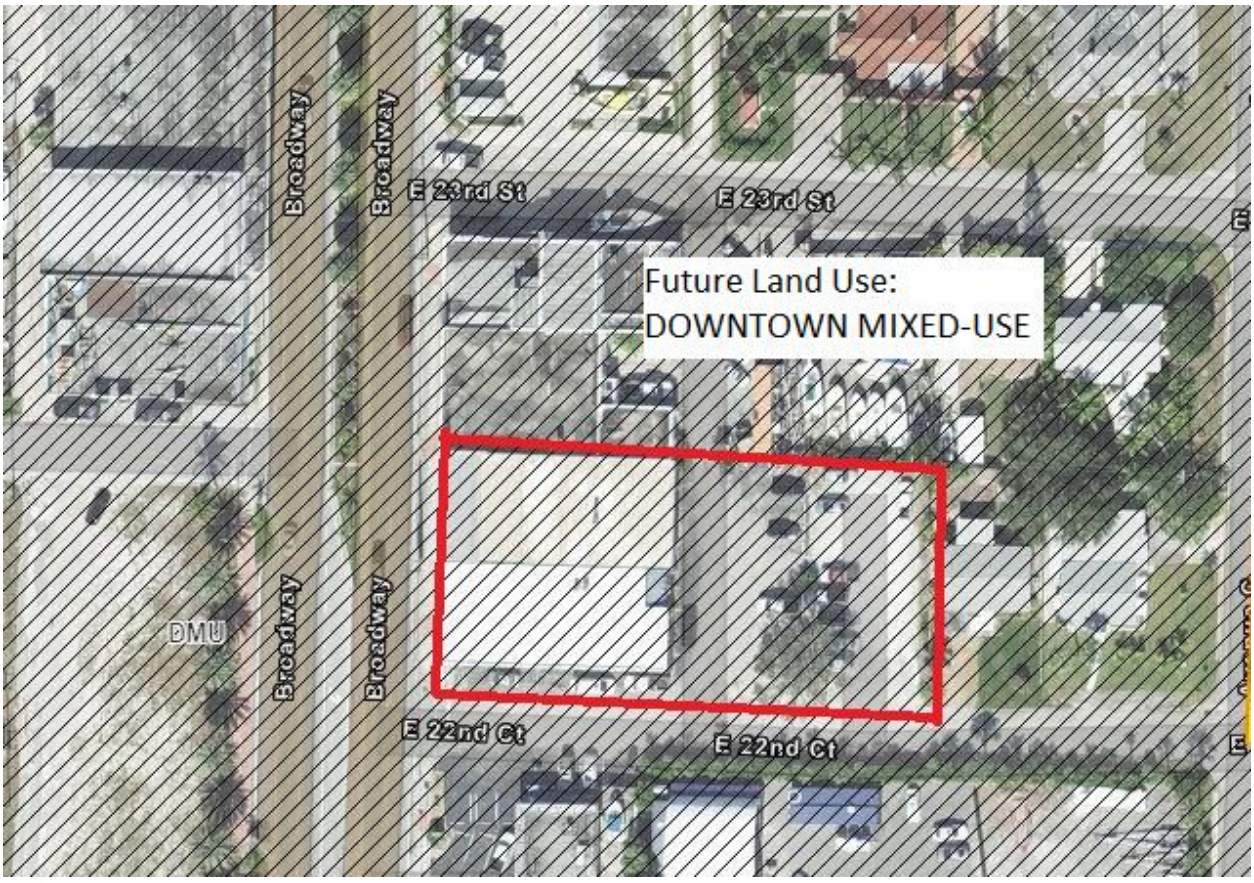
Currently, Lots 128 and 129 supports a Future Land Use Atlas ("FLUA") designation of Downtown Mixed Use and is within the RS-8 Zoning District. The site is not the subject of any code enforcement action.

The applicant requests consideration of the application to Rezone and Lot 128 and 129 from RS-8 to Downtown Core ("DC") to allow for the expansion of the parking lot. The site plan for BOW was approved with ten (10) parking spaces which has proven to be inadequate for the needs of the retail store. The applicant would like to rezone the Lots 128 and 129 to expand the existing parking lot and improve the current situation. Currently, there is a catch basin located on Lot 128 for drainage of the parking lot.
SITE AERIAL



Below is a summary of surrounding properties:

Adjacent Lands	Uses	FLU	Zoning
22nd Parcel (Proposed)	**Parking lot**	**Downtown Mixed Use**	**DC**
North	Boat storage lot	Downtown Mixed Use	DC
South	Rybovich Marina	Downtown Mixed Use	DC
East	Single Family residence	Downtown Mixed Use	RS-8
West	Vacant City Parcel	Downtown Mixed Use	DC



FUTURE LAND USE MAP – DOWNTOWN MIXED-USE

Looking to the map above, the parcels in the surrounding area are Downtown Mixed-Use. The intent of the Downtown Mixed-Use designation is to encourage proper development within the corridor oriented towards a healthy mixed-use area that will be a core part of the Riviera Beach Downtown. The corresponding zoning is Downtown Core ("DC") The DC downtown core district promotes redevelopment of the commercial center of downtown Riviera Beach. The existing commercial corridor and marina area will become a vibrant, pedestrian-friendly, mixed-use district that accommodates shops, businesses, residences, marine-related, and entertainment uses.

CRITERION

1) Whether the proposed amendment is consistent with all elements of the city comprehensive plan;

The proposed rezoning amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, including previous Land Use Amendments, densities, and intensities of use. There are several policies within the Future Land Use Element that the amendment meets or exceeds.

Policy 1.8.1 Downtown Mixed Use: The Downtown Mixed-Use category provides for a wide range of uses including retail, commercial, residential, restaurant, entertainment, civic, parks, marinas, and boardwalks. The Land Development Regulations will ensure compatibility between the wide ranges of uses desirable in a successful downtown environment through the exclusive use of the Downtown Zoning Districts to allow for mixed use development along the Broadway corridor while providing for harmonious transitions between single-family residential neighborhoods and mixed-use corridors.

The rezoning provides for a harmonious transition between the mixed-use corridor and the single-family residential district by creating a larger separation between the uses.

Objective 1.2 Redevelopment Policy 1.2.21 The Broadway Corridor is intended to reestablish the area as a pedestrian friendly main street, with storefronts lining the street and interconnected parking in the rear. Policy 1.2.19 The Community Redevelopment Area ("CRA") describes a vision for the Downtown Core as a "park once" environment by providing a mix of uses within a pedestrian and bicycle-friendly environment of narrow streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking.

The rezoning provides for expanded parking which will foster the pedestrian friendly environment envisioned in the CRA.

2) Whether there exists changed conditions which require an amendment.

The applicant is rezoning a small parcel, which is approximately one tenth of an acre to improve the existing conditions which are insufficient for the needs of the establishment.

3) Whether the proposed amendment is in conformance with all applicable portions of the city development code;

The proposed amendment is in conformance with all applicable rezoning portions of the City's Code of Ordinances.

4) Whether and the extent to which the proposed amendment is inconsistent with existing and proposed land uses;

The proposed rezoning is consistent with the proposed land uses.

5) Whether and the extent to which the proposed amendment would exceed the capacity of public facilities, including but not limited to transportation, sewerage, water supply, parks, fire, police, drainage, schools, and emergency medical facilities;

The proposed amendment does not exceed existing capacity for public facilities, including stormwater, water/sewer utility services or solid waste for the project.

6) Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment;

The proposed amendment has no adverse impacts on the natural environment. The 22nd Parcel has no significant environmental value and is a vacant, previously developed lot.

7) Whether and the extent to which the proposed amendment would adversely affect property values in the area;

The rezoning will not adversely affect the property values in the surrounding area.

8) Whether and the extent to which the proposed amendment would result in an orderly and logical development pattern, and the specific identification of any negative effects on such pattern.

The amendment creates a logical zoning district pattern that follows the policies of the City's Comprehensive Plan.

On behalf of the Applicant, second Avenue Properties Inc., Becker & Poliakoff respectfully requests your approval of the rezoning and unity of title (Concurrent).

Sincerely,

Lisa A. Reves
Senior Attorney

cc: Sirmons, Clarence (Via e-mail Only) CSirmons@rivierabeach.org

SECOND AVENUE PROPERTIES, INC.
39 Portside Drive
Fort Lauderdale, FL 33316

June 15, 2023

To Whom It May Concern:

The undersigned hereby authorizes Lisa A. Reves, Esq. to serve as its representative in connection with Second Avenue Properties, LLC's application for Unity of Title for its real property located in the City of Riviera Beach.

Should you have any questions, please do not hesitate to contact me at (954) 868-1842.

Sincerely,

Steven M. Baum
Second Avenue Properties, LLC

Enclosure: Certificate of Filing with Florida Division of Corporations for Second Avenue Properties, LLC.

CITY OF RIVIERA BEACH
DEVELOPMENT SERVICES DEPARTMENT
PLANNING & ZONING DIVISION
600 WEST BLUE HERON BLVD.
RIVIERA BEACH, FL 33404
561.845.4060

UNITY OF TITLE APPLICATION

INSTRUCTIONS TO APPLICANTS:

1. Please complete all sections of this application and the attached Declaration of Unity of Title form. If not applicable, indicate with N/A.

2. Provide required attachments as shown on the checklist.

3. Pay applicable fee ($250) to the Development Services Department. Note: applications may take up to 3 business days to review.

4. When approved, please record the executed Unity of Title with the Palm Beach County Clerk's Office. The recording process takes approximately one (1) additional week. Proof of recording, including a copy of the recorded document, must be returned to the Development Services Department to include in your file.

5. Submit a Parcel Combination Request Parcel Combination Request Form.pdf (pbcgov.org) to the Palm Beach County GIS/Mapping Department and include a copy of the recorded Unity of Title with your request.

PROPERTY OWNER / APPLICANT INFORMATION

Owner of Record: Second Avenue Properties Inc.

Address: 3377 SW 2nd Ave City Fort Lauderdale State FL Zip 33315 3326

Agent/Applicant Name: Lisa A. Reves Company: Becker & Poliakoff

Address: 625 N Flagler Dr. 7th Floor City: West Palm Beach State: FL Zip: 33401

Phone No. : 561-820-2878 Email: lreves@beckerlawyers.com

*** Consultants: If applicable to your request, please attach a separate list of all consultants that will provide information on this request. You should include the name, address, telephone number, and e-mail address as well as the type of professional service provided. ***

PROPERTY LOCATION

A. Property Control Number (PCN): If additional PCNs, list on a separate sheet and attach to the application.

PCN: 56-43-42-28-15-000-0170
PCN: 56-43-42-28-15-000-1290

PCN: [ ][ ]-[ ][ ]-[ ][ ]-[ ][ ]-[ ][ ]-[ ][ ]-[ ][ ][ ]-[ ][ ][ ][ ]

B. Project Address: 2230 Broadway & 30 E 22nd Riviera Beach, FL

c. General Location Description (proximity to closest major intersection in miles or fractions thereof): The east side of Broadway north of E 22nd Ct and south of E 23rd St.

REQUEST

Describe your request and reason for your request in detail:

We are requesting to unify Boat Owners Warehouse with the vacant lot to the east used for parking.

OWNER ACKNOWLEDGEMENT

I Steven M. Baum hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application.

I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the Development Services Department of the City of Riviera Beach, Florida, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I acknowledge that additional information may be required to process this application.

I further consent to the City of Riviera Beach to publish, copy or reproduce any copyrighted document submitted as a part of this application for any third party.

Steven M. Baum

Owner (Name - type, stamp or print clearly)

(Signature)

CONSENT STATEMENT

I, the aforementioned owner, do hereby give CONSENT to Lisa A. Reves, Esq. (type, stamp or print clearly full name of agent) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings pertaining to the application(s) indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use.

Steven M. Baum

Owner (Name - type, stamp or print clearly)

(Signature)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 20 day of June, 2023 by Steven M. Baum (name of person acknowledging). He/she is personally known to me or has produced _____(type of identification) as identification and did/did not take an oath (circle correct response).

LINDSAY COLLINS
(Name - type, stamp or print clearly)

(Signature)

My Commission Expires on: MAY 30, 2026

LINDSAY E COLLINS
Notary Public - State of Florida
Commission # HH 263388
My Comm. Expires May 30, 2026
Bonded through National Notary Assn.

NOTARY'S SEAL OR STAMP

UNITY OF TITLE SUBMITTAL CHECKLIST

PLEASE CHEK		
YES	**NO**	**N/A**
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐

a. A completed Unity of Title application signed by owner, agent and/or applicant. Agent's authorization or power of attorney must be attached if applicant is other than the owner.

b. Declaration of Unity of Title form and Fee: $250

c. One (1) copy of the recorded warranty deed including property control number or folio number and legal description of the property. If the applicant is not the owner of record, submit a copy of a recorded contract or a letter of authorization from the legal owner or mortgage holder. If an authorized representative is applying for the applicant, submit a notarized letter of authorization from the applicant.

c. One (1) copy of a signed and sealed survey (no more than two (2) years old) including any and all easements of record (reference by OR Book and page, prepared by a surveyor registered in the State of Florida). The legal description on the survey should match the legal description which is recorded on the Warranty Deed and Unity of Title. A location sketch should also be included in the survey. The size of the survey should not measure less than 8 1/2" x 11" and should not exceed 11" x17".

DECLARATION OF UNITY OF TITLE

In consideration of the issuance of a permit to _____

_____

for the construction of _____

in Palm Beach County, Florida, and for other good and valuable considerations, the undersigned hereby agree to restrict to use of:

Lot(s) _____ , Block _____ , Subdivision _____

Plat Book _____ , at Page _____ of the Public Records of Palm Beach County, Florida, or property being otherwise described by metes and bounds as:

_____

_____

_____

in the following manner:

1. That said property shall be considered as one plot and parcel of land, and that no portion of said plot and parcel of land shall be sold, transferred, devised, assigned, or mortgaged separately except in its entirety as one plot or parcel of land. The conveyance of right-of-way required by governmental entity shall not be deemed to violate this Unity of Title.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Riviera Beach City Council, following consideration by the Planning and Zoning Board.
3. The undersigned further agrees that this instrument will be recorded in the public records of Palm Beach County, Florida, provided, however, that the City Council may approve the rescinding of this covenant upon the presentation of a new recorded covenant which complies with the laws applicable to the new uses intended.
4. This covenant shall be automatically rescinded and the record title automatically cleared thereof upon the filing of a plat of record of the entire property above described or of any portion so subdivided.

Signed, sealed, executed, and acknowledged on this ____ day of _____ , 20__ at Riviera Beach, Florida.

OWNER(s)

_____

_____

WITNESSES (2)

_____

_____

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this 20 day of JUNE 2023 _____, before me STEVE BAUM, personally appeared _____ the persons described in _____ and _____ and who executed the foregoing instrument, and they acknowledged to me the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

WITNESS my signature and official seat at _____ in the County and State aforesaid, the day and year last aforesaid (Mailing Address).

LINDSAY E COLLINS
Notary Public - State of Florida
Commission # HH 263388
My Comm. Expires May 30, 2026
Florida Notary Service and National Notary Assn.

_____
Notary Public

SECOND AVENUE PROPERTIES, INC.
39 Portside Drive
Fort Lauderdale, FL 33316

June 15, 2023

To Whom It May Concern:

The undersigned hereby authorizes Lisa A. Reves, Esq. to serve as its representative in connection with Second Avenue Properties, LLC's application for Unity of Title for its real property located in the City of Riviera Beach.

Should you have any questions, please do not hesitate to contact me at (954) 868-1842.

Sincerely,

Steven M. Baum
Second Avenue Properties, LLC

Enclosure: Certificate of Filing with Florida Division of Corporations for Second Avenue Properties, LLC.

MAR-13-1996 1:28pm 96-084712
ORB 9163 Pg 1332

QUIT-CLAIM DEED

RAMCO FORM

Doc 240,000.00 Doc 1,440.00
DOROTHY H. WILKEN, CLERK PB COUNTY, FL

This Quit-Claim Deed, *Executed this* 29 *day of* August *, A. D. 19* 91 *, by*

first party, to BOW Riviera, Inc.

whose postoffice address is 301 S.W. 24th Street, Fort Lauderdale, Florida 33315

second party: D.S. Hull Company, Inc., 301 S.W. 24th Street, Ft. Lauderdale, FL

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Palm Beach *State of* Florida *, to-wit:*

Lots 17, 18, 19, 20 and 128, LAKE VIEW PARK, at Riviera, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, in Plat Book 13, Page 50, less however, the West 5 feet of lots 17 through 20 inclusive together with all buildings and improvements thereon and hereafter placed thereon, any and all easements, appurtenances, servitudes, rights, ways, privileges, prescriptions and advantages thereunto belonging or in any way appertaining.

NOT A CERTIFIED COPY

Record and Return to:
Robert E. Murdoch, Esquire
Johnson, Anselmo, Murdoch, Burke & George, P.A.
790 East Broward Boulevard, Suite 400
Fort Lauderdale, Florida 33301

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Steve Kuras

Sandra Lasher

BOW RIVIERA, INC.

By: Elmer N. Strauss, President L.S.

L.S.

STATE OF FLORIDA,
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Elmer N. Strauss to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29 day of Aug A. D. 19 91.

Paulette Hartigan
Commission Expires: 6/2/93
CC 248515

This Instrument prepared by: Steve Kuras
Address 301 SW 24th Street
Ft. Lauderdale, FL 33315

Detail by Entity Name

Florida Profit Corporation
D.S. HULL COMPANY, INC.

Filing Information

Document Number	613002
FEI/EIN Number	59-1889808
Date Filed	03/14/1979
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	02/17/2023
Event Effective Date	NONE

Principal Address

3377 SW 2 AVE
FT LAUDERDALE, FL 33315

Changed: 04/28/2004

Mailing Address

3377 SW 2 AVE
FT LAUDERDALE, FL 33315

Changed: 04/28/2004

Registered Agent Name & Address

EISENSMITH, JEFFERY RPA
5561 NORTH UNIVERSITY
SUITE 103
CORAL SPRINGS, FL 33067

Name Changed: 04/06/2006

Address Changed: 04/06/2006

Officer/Director Detail

Name & Address

Title STD

MILLIKEN, KELLIE
3330 SW 3 AVENUE
FORT LAUDERDALE, FL 33315

Title PD

BAUM, STEVEN
3377 SW 2 AVENUE
FORT LAUDERDALE, FL 33315

Title VPD

LAFAUCI, PAUL
3377 SW 2 AVENUE
FORT LAUDERDALE, FL 33315

Title VPD

STRAUSS, TERRI
3377 SW 2 AVENUE
FORT LAUDERDALE, FL 33315

Annual Reports

Report Year	Filed Date
2020	05/27/2020
2021	04/13/2021
2022	02/09/2022

Document Images

02/17/2023 -- Voluntary Dissolution	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
05/27/2020 -- ANNUAL REPORT	View image in PDF format
03/06/2019 -- ANNUAL REPORT	View image in PDF format
02/09/2018 -- ANNUAL REPORT	View image in PDF format
03/04/2017 -- ANNUAL REPORT	View image in PDF format
02/23/2016 -- ANNUAL REPORT	View image in PDF format
01/14/2015 -- ANNUAL REPORT	View image in PDF format
01/17/2014 -- ANNUAL REPORT	View image in PDF format
01/31/2013 -- ANNUAL REPORT	View image in PDF format
02/01/2012 -- ANNUAL REPORT	View image in PDF format
02/15/2011 -- ANNUAL REPORT	View image in PDF format
02/02/2010 -- ANNUAL REPORT	View image in PDF format
02/25/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/10/2007 -- ANNUAL REPORT	View image in PDF format
04/06/2006 -- ANNUAL REPORT	View image in PDF format
03/28/2005 -- ANNUAL REPORT	View image in PDF format

04/28/2004 -- ANNUAL REPORT	View image in PDF format
04/28/2003 -- ANNUAL REPORT	View image in PDF format
01/31/2002 -- ANNUAL REPORT	View image in PDF format
02/02/2001 -- ANNUAL REPORT	View image in PDF format
01/19/2000 -- ANNUAL REPORT	View image in PDF format
07/08/1999 -- ANNUAL REPORT	View image in PDF format
04/14/1998 -- ANNUAL REPORT	View image in PDF format
01/16/1998 -- ANNUAL REPORT	View image in PDF format
03/18/1997 -- ANNUAL REPORT	View image in PDF format
04/30/1996 -- ANNUAL REPORT	View image in PDF format
03/21/1995 -- ANNUAL REPORT	View image in PDF format

CITY OF RIVIERA BEACH
Development Services
Department 600 W. Blue Heron
Boulevard Riviera Beach, FL 33404

The Planning and Zoning Board for the City of Riviera Beach, Palm Beach County Florida, will conduct a Public Hearing on January 11, 2024, at 6:30 PM, or soon thereafter and from time to time thereafter as necessary, at the Riviera Beach Event Center, located at 190 E. 13th Street, Riviera Beach, Florida 33404 to consider and make recommendation(s) to the Riviera Beach City Council regarding the following:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, AMENDING CITY CODE OF ORDINANCES CHAPTER 31 (ZA-23-0010), ON BEHALF OF SECOND AVENUE PROPERTIES (APPLICANT), APPROVING A REZONING AMENDMENT APPLICATION TO REZONE A 0.1127+/- ACRE PARCEL LOCATED AT 30 E. 22ND COURT (PCN 56-43-42-28-15-000-1290) FROM A SINGLE FAMILY DWELLING DISTRICT (RS-8) TO A DOWNTOWN CORE ZONING DISTRICT (DC); PROVIDING FOR APPLICABILITY, CONFLICTS, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The aforementioned meeting location is subject to change. Background material is available for review in its entirety in the Development Services Department between the hours of 8:30 AM and 5:00 PM. except holidays; (561) 845-4060.

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Board or Council with respect to any matter considered at the meetings, such interested person, at own expense, will need to record the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, Persons needing special accommodations to participate in the proceedings should contact the Legislative Aide at 561-845-4095 no later than 96 hours prior to the proceedings. If hearing

Impaired, telephone the Florida Relay Services 1-800-955-8771 (TDD) or 1 -800-955-8770 (Voice) for assistance.

Please scan to view project files

Please scan to provide your feedback

MAIL TO:
Riviera Beach City Clerk

PUBLIC HEARING NOTICE
CITY OF RIVIERA BEACH, FLORIDA



LOCATION MAP
ZONING AMENDMENT ZA 23-0010

Subject Parcel (1) PCN 56-46-42-28-15-000-1290
Parcels In 300' Buffer (41)

24397020v.1

City of Riviera Beach Planning and Zoning Division
600 W. Blue Heron Blvd.
Riviera Beach, FL 33404
Phone: (561) 845-4060
Email: POC@rivierabeach.org

AFFIDAVIT OF MAILED NOTICE

INSTRUCTIONS: To be completed by individual submitting application (property owner, petitioner with consent, or authorized agent).

Application Number and Name: Second Avenue Properties, Inc. ZA 2023-0010

Date(s) of Public Hearing(s): January 11, 2024

STATEMENT OF COMPLETENESS AND ACCURACY

In accordance with the requirements of Section 31-4 Public Notification Signs, of the Code of Ordinances of Riviera Beach, Lisa Reves, Esq. hereby certify that Public Notifications, for the above Application Number and Name have been mailed to the property owners within a 300 foot radius of the subject property PCN: 56-43-42-28-15-000-1290 as obtained from the Palm Beach County Property Appraiser's Office on, December 15, 2023. The Public Notifications were mailed on, December 22, 2023, which is at least fifteen (15) days prior to the meeting date.

Supportive Documents: Attached hereto is the 300 foot radius map and property ownership list.

Check (X) one: I am the [ ] property owner [X] agent [ ] other _____.

Lisa Reves, Esq.
(Name - type, stamp or print clearly)

Lisa A. Reves, Esq.
Signed on 2024/01/05 09:12:43 -8:00
(Signature)

Becker & Poliakoff
(Name of Firm)

625 N. Flagler Dr 7th Floor
West Palm Beach, FL 33401
(Address, City, State, Zip)

NOTARY PUBLIC INFORMATION:

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 5th day of January, 2024 by Lisa Reves. She is personally known as identification and did not take an oath.

Pam Ringo
(Name - type, stamp or print clearly)

(Signature)

Signed on 2024/01/05 09:12:43 -8:00

My Commission Expires on: July 4, 2027

Pam Ringo
Commission # HH 371867
Notary Public - State of Florida
My Commission Expires Jul 04, 2027

Notary Stamp 2024/01/05 10:12:43 PST

NOTARY'S SEAL OR STAMP

Notarial act performed by audio-visual communication

6385AD99-C7B4-4B8D-9E33-A4E604061197 --- 2024/01/05 09:01:25 -8:00 --- Remote Notary

DocVerify ID: 6385AD99-C7B4-4B8D-9E33-A4E604061197
www.docverify.com
Page 1 of 2 | 1A4E604061197

TIC Chelsea 4067
12-8-23 845-
Sec. Simone 762-3660

Public HEARING NOTICE

CITY OF RIVIERA BEACH
Development Services Department
600 W. Blue Heron Boulevard
Riviera Beach, FL 33404

"on site" by applicant
Director Clarence Simmons
CSimmons@ Rivi Beach
-A

DEC 14

The City Council of Riviera Beach. Palm Beach County. Florida will conduct a Public Hearing Wednesday December 14, 2023 at 6:30 PM, or soon thereafter, and from time to time thereafter as necessary, at the Riviera Beach Event Center located at 190 E 13th Street. Riviera Beach. FL 33404. to consider the below:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA APPROVING AN APPLICATION (ZA-23-0010) FROM SECOND AVENUE PROPERTIES, INC. (APPLICANT) REQUESTING A ZONING MAP AMENDMENT TO REZONE THE SUBJECT PROPERTY FROM RS-8, SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO DC DOWNTOWN CORE ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

The aforementioned meeting location is subject to change. Background material is available for review in its entirety in the Development Services Department between the hours of 8:30 AM and 5:00 PM. except holidays, (561) 845-4060.

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Board or Council with respect to any matter considered at the meetings, such interested person, at own expense, will need to record the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act of 1990, Persons needing special accommodation to participate in the proceedings should contact the Legislative Aide at 561-845-4095 no later than 9 hours prior to the proceedings. If hearing

impaired, telephone the Florida Relay Services 1-800-955-8771 (TDD) or 1 -800-955-8770 (Voice) for assistance.

Questions

Jamie <j99765522@gmail.com>

Fri 12/8/2023 10:19 AM

To:Planner On Call <POC@rivierabeach.org>

Some people who received this message don't often get email from j99765522@gmail.com. Learn why this is important

Hi, could you please tell me when and where the public was notified of the above referenced public hearing other than the communication I was sent by Becker & Poliakoff?

2) Would you kindly tell me what document permits a zoning change applicant's representative to be involved in mailing out public hearing notices?

3) Do you know what the penalty is for violating the Florida Constitution regarding public hearing notices?
Thank you.

Jamie Lehman

EXTERNAL SENDER
This email originated outside of the organization. Please do not click links or open attachments unless you recognize the sender and know the content is safe.

Sec. 27-36. - Approval of public improvements, public or private utilities.

No street, park or other public way, ground or space, no public building or structure and no public utility, whether publicly or privately owned, shall be constructed or authorized in the city, nor shall any real property be acquired by the city, until and unless the location and extent thereof are submitted to the board for its information. The city council shall then consider such matter and shall approve or disapprove same, and if approved, the appropriate office, department or agency shall have power to proceed. The widening, narrowing, relocation, vacation or change in the use of any street or other public way or ground or the sale of any public building or real property shall be sub-ject to similar submission to the board, and consideration and proper action of the city council.

(Code 1957, § 14A-7)

Item VII. B

CITY OF RIVIERA BEACH STAFF REPORT
CASE NUMBERS:
SP-23-0007, PA-23-0009
A REQUEST FROM St. Mark's Church Inc.

A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A SITE PLAN (SP-23-0007) REQUEST FROM ST. MARK'S CHURCH, INC. TO DEVELOP A NEW 9,215 SQUARE-FOOT TWO-STORY BUILDING; ON APPROXIMATELY +/-0.63 ACRES OF LAND (+/- 27,246.25 SQAURE FEET); LOCATED AT 21 W 22ND ST (PROPERTY CONTROL NUMBER - PCN: 56-43-42-28-24-003-0090); PROVIDING FOR CONDITIONS OF APPROVAL, PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, APPROVING A REPLAT REQUEST (PA-23-0009), BY ST. MARK'S CHURCH, INC.; +/-0.63 ACRES OF LAND (+/- 27,246.25 SQAURE FEET); LOCATED AT 21 W 22ND ST (PROPERTY CONTROL NUMBER - PCN: 56-43-42-28-24-003-0090) OF LAND AREA LOCATED AT 21 W 22ND ST (PROPERTY CONTROL NUMBER - PCN: 56-43-42-28-24-003-0090); AND PROVIDING FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES

Applicant:

St. Mark's Church, Inc.
3395 Burns Road
Palm Beach Gardens, FL 33410



Overall Request:

The applicant is requesting site plan approval to replace the existing St. George's Church facility with a new 9,215 square-foot two-story building called, "The Hearts of Palm Center." The Hearts of Palm Center will create a warm and inviting space that will provide resources and food for the homeless and serve as a community hub to promote social connections and outreach. The primary goal of the Hearts of Palm Center is to increase the reach of the St. Mark's Hearts of Palm ministry by creating a functional space that enables the ministry to expand their community outreach programs.

Site Plan Review Request:

The applicant is requesting site plan approval to replace the existing St. George's Church facility with a new 9,215 square-foot 2-story building, called The Hearts of Palm Center. The project will support the immediate surrounding community by providing meals and resources. The applicant proposes to demolish the existing St. George's Church building and the existing day care building. The project's site plan incorporates on-site parking, off-site parallel vehicular parking, and designated bicycle racks for the convenience of visitors on foot or bike. Vehicle access remains via W. 22nd Street, now featuring a centrally positioned curb cut for improved flow.

Plat Approval Request

The Property was initially platted within Northview Plat 2, recorded in Plat Book 4, Page 27, of the public records of Palm Beach County. The proposed redevelopment requires adjustments to the plat. Accordingly, the Applicant seeks approval for a replat of the Property to remove internal lot lines, specifically lots 9 through 18, and to establish a 5-foot public access easement and a 10-foot public access easement along a section of W 22nd Street on the Property's north boundary.

Background

St. George's Center, a non-profit extension of the applicant, has been operating a feeding and clothing program at St. George's Church within the subject parcel since 1989. The applicant initially explored the idea of renovating the existing structures. However, it was quickly realized that the buildings had not been adequately maintained over the years, resulting in significant safety concerns and leaky roofs. Additionally, security was a significant issue that needed to be addressed. The safety of the guests and staff is of utmost importance to the applicant, and the proposed building creates a secure space that will provide food, guidance, and a sense of belonging to those in need.

Through community partnerships with multiple local non-profits, the applicant aims to provide a comprehensive approach to tackling homelessness, which includes job training, mental health counselling, and housing assistance. Feeding the homeless community is the first step towards addressing homelessness, and the Hearts of Palm Center will serve as a hub for food distribution. With a variety of programs, workshops, and events, the Hearts of Palm Center will serve as a beacon of hope and a catalyst for change. Together, we can create a community that is compassionate, inclusive, and supportive of those most in need.

Location:

The subject parcel is located at 21 W 22nd St., near the intersection of Broadway in the City of Riviera Beach. The site is within the Downtown Core district, surrounded by a mixture of existing businesses and uses such as automotive services, retail, bank, and church uses, along with single family homes. (PCN: 56-43-42-28-24-003-0090).

Adjacent Property Description & Uses:

North: W 22nd St. (ROW) – Downtown Core (DC) Zoning District

South: Retail Building – Downtown Core (DC) Zoning District

East: Retail Buildings – Downtown Core (DC) Zoning District

West: Single Family home – Downtown General (DG) Zoning District

Staff Analysis:

The following is a site plan and re-plat/subdivision review and analysis for the project included for Board and Council review. Staff's responses are indicated in **bold**.

Site Plan Analysis:

Describe the Proposed Use:

Staff's Response: The applicant is requesting site plan approval to replace the existing St. George's Church facility with a new 9,215 square-foot 2-story building, called The Hearts of Palm Center with an office/non-profit use. The current zoning of the property is Downton Core (DC) and office uses, including providing services, is allowed in the district.

Demonstrate that proposed use is appropriate to the site**:**

The proposed use has been ongoing at the site since 1989. This redevelopment would improve the facilities and security of the site. The new building would also improve compatibilities with neighboring uses and conform to the current development regulations for the zoning district.

Demonstrate how drainage and paving requirement will be met:

The applicant has submitted a drainage statement with preliminary civil drawings which show the proposed methods and systems to provide sufficient drainage for the proposed development. This documentation has been reviewed and verified by the City Engineer.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

The applicant has submitted two-page written landscape plan that describe their landscaping techniques.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by the use:

Based on previous an ongoing operations, the proposed use does not create any hazards or public nuisances. The City has not received any complaints surrounding this use recently. The City would condition that any food drives that involve significant or disruptive vehicular traffic would go through the special events process.

Demonstrate how utilities and other service requirements of the use can be met

The proposed development will connect to existing services and ensure sufficient and compatible infrastructure to tie into the existing lines. The preliminary engineering plans submitted with this application depict the proposed construction and connections that will be required to City services.

Plat Analysis

Proposed Use:

Staff's Response: Same as the current use (Office Use- Non Profit).

Zoning Regulations:

Staff's Response: The proposed plat is consistent with the City's Land Development Regulations.

Comprehensive Plan:

Staff's Response: The proposed plat is consistent with the City's Comprehensive Plan.

Uses:

Staff's Response: The site is currently being used as an office to provide services.

Compatibility:

Staff's Response: This plat is required in order to implement the proposed site plan.

Levels of Service:

Staff's Response: Customary services such as water, sewer, roads and garbage collection are available to the site.

In addition, in accordance with Chapter 30 (Subdivision Regulations) Section 30-4:

The Planning and Zoning staff has determined that the proposed plat will:

(1) Protect the public health, safety and welfare.

(2) The proposed plat will not be in violation of the comfort and convenience of the public in general nor of the residents within the adjacent neighborhood; and

(3) Shall be consistent with the immediate surrounding area.

<u>Recommendation:</u>

Staff recommends that the Planning and Zoning Board review and recommend to the City Council to approve the proposed Site Plan and plat requests. Staff recommends that this approval be subject to the following conditions:

Plat Conditions:

1. Any outstanding plat comments must be resolved prior to the application being heard before City Council.

Site Plan Conditions:

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 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. Any food distributions involving distribution to persons in vehicles or otherwise cause roadway traffic will require the attainment of a special event permit.

Site Map – N.T.S.



AGENT AUTHORIZATION FORM

Owner(s) of Record: the Rev. James B. Cook, CEO of St. Mark's Church, Inc.

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared James B. Cook

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:

NORTHVIEW PL 2 LTS 9 TO 18 INC BLK 3

the street address of which is: 21 W 22nd Street, Riviera Beach, FL 33404

and that we hereby appoint:

Name: Nicole Plunkett and Donaldson Hearing (Cotleur & Hearing)
Address: 1934 Commerce Lane, Suite 1
Jupiter, FL 33458
Telephone: 561-747-6336 x113

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.

James B. Cook, CEO (Seal)

(Seal)

(Seal)

Sworn to and subscribed before me this 21 day of Feb., 2023.

Notary Public

LILLIAN C. FENNELL
Notary Public - State of Florida
Commission # GG 288747
My Comm. Expires May 2, 2023
Bonded through National Notary Assn.

Cotleur & Hearing

LC26000535

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

Hearts of Palm Center (FKA St. George's Church)

Site Plan Amendment

Justification Statement

September 11, 2023

Introduction

On behalf of the owner and applicant, St. Mark's Church, Inc., we are requesting site plan approval to replace the existing St. George's Church facility with a new 9,215 square-foot two-story building called, "The Hearts of Palm Center." The Hearts of Palm Center will create a warm and inviting space that will provide resources and food for the homeless and serve as a community hub to promote social connections and outreach. The primary goal of the Hearts of Palm Center is to increase the reach of the St. Mark's Hearts of Palm ministry by creating a functional space that enables the ministry to expand their community outreach programs.

St. George's Center, a non-profit extension of the applicant, has been operating a feeding and clothing program at St. George's Church within the subject parcel since 1989. The applicant initially explored the idea of renovating the existing structures. However, it was quickly realized that the buildings had not been adequately maintained over the years, resulting in significant safety concerns and leaky roofs. Additionally, security was a significant issue that needed to be addressed. The safety of the guests and staff is of utmost importance to the applicant, and the proposed building creates a secure space that will provide food, guidance, and a sense of belonging to those in need.

Through community partnerships with multiple local non-profits, the applicant aims to provide a comprehensive approach to tackling homelessness, which includes job training, mental health counseling, and housing assistance. Feeding the homeless community is the first step towards addressing homelessness, and the Hearts of Palm Center will serve as a hub for food distribution. With a variety of programs, workshops, and events, the Hearts of Palm Center will serve as a beacon of hope and a catalyst for change. Together, we can create a community that is compassionate, inclusive, and supportive of those most in need.

Location

The subject parcel is located on W 22nd St., near the intersection of Broadway in the City of Riviera Beach. The site is within the Downtown Core district, surrounded by a mixture of existing businesses and uses such as automotive services, retail, bank, and church uses, along with single family homes.

Project Contact:

Agent/Planner - Cotleur & Hearing
Donaldson Hearing / Nicole Plunkett
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

Phone: (561) 747 - 6336 ext. 113
Fax: (561) 406 - 1013
Email: nplunkett@cotleur-hearing.com

Land Use & Zoning

USE	ZONING	FLU
Office / Non-Profit	Downtown Core (DC)	Downtown Mixed Use (DMU)

Subject Request

The applicant is requesting site plan approval to replace the existing St. George's Church facility with a new 9,215 square-foot 2-story building, called The Hearts of Palm Center. The project will support the immediate surrounding community by providing meals and resources. The applicant proposes to demolish the existing St. George's Church building and the existing daycare building. The project's site plan incorporates on-site parking, off-site parallel vehicular parking, and designated bicycle racks for the convenience of visitors on foot or bike. Vehicle access remains via W. 22nd Street, now featuring a centrally positioned curb cut for improved flow.

Architectural interest is incorporated into the design with three raised planter beds at the main entry elevation and rear elevation, providing an aesthetically pleasing feature. Furthermore, a future raised planting bed for a vegetable garden is proposed on the site, which will contribute positively to the neighborhood's healthy living.

The main pedestrian pathway runs along W 22nd Street Right of Way, with a 10-foot sidewalk leading to the building's primary entrance in the northwest. The western door of the building is reserved for parking lot staff access only, while the east door is dedicated to kitchen staff using the adjacent public alley for loading. To enhance sustainability and visual appeal, the on-site parking area will utilize permeable pavers. The building's main entrance will be highlighted by a paver plaza, guiding visitors from the parking zone. Safety considerations entail the installation of illuminated bollards along portions of the pedestrian walks and property boundaries. Decorative walls and fences serve a dual purpose: guiding visitors and deterring unauthorized access. The facility will operate during the day and will be gated to provide additional security measures overnight when the facility is closed.

Architecture and Signage

The ground floor of the building is thoughtfully designed to cater to the needs of the community. The kitchen space, chapel, and serving spaces are strategically placed to ensure maximum convenience and flexibility for the people being served. The larger serving space, located on the street side, is easily accessible and provides an added layer of safety with its "eyes on the street" design. Additionally, being adjacent to the chapel allows for a more versatile space that can be utilized for a variety of purposes. The smaller serving space beyond the administrative checkpoint creates a more intimate and welcoming environment for families and younger individuals who may feel intimidated by larger crowds. This space ensures that all individuals have access to a comfortable and safe dining experience.

The second floor includes a flexible administrative hub that serves the kitchen staff and the volunteers who work tirelessly to build community engagement efforts and collaborate with multiple non-profit groups. This multifunctional space is designed to accommodate a variety of activities and initiatives, making it a valuable asset for the success of the Hearts of Palm Center.

The building's exterior is both aesthetically pleasing and welcoming, with a red/brown brick veneer accenting the adjacent stucco and white vertical siding materials. Green walls are incorporated into the design to soften the facades and to create a more pleasant atmosphere on the property. The windows facing the street have been strategically placed for safety purposes while still allowing indirect sunlight to filter in, increasing energy efficiency. One wall sign is proposed on the north elevation with a copy area of 70 square feet. The sign is proposed to be internally lit with whit acrylic lettering and aluminum returns. The location of the sign faces the Primary Street to provide wayfinding visibility to patrons and visitors. Overall, the design of the building is thoughtful and functional, with every detail carefully considered to ensure that it serves the needs of the community at large. The attention to detail and emphasis on safety, convenience, and flexibility make it a valuable addition to the neighborhood.

Landscape and Street Trees

Very minimal vegetation exists on the subject property today. The new landscape plan included within this petition will greatly enhance the subject property by providing new green space and an inviting visual aesthetic. The proposed landscape palette consists of a variety of shade trees, palms, accents, and specimen plants, along with decorative green walls. Gumbo limbo shade trees and dwarf cocoplum are provided in the proposed landscape parking islands. Silver buttonwood trees and mahogany trees line the perimeter landscape buffers on all property boundaries. Two (2) thatch palms with white fountain grass provides an enhanced entry plaza experience. Foundation plantings around the building have been designed to complement the architecture and includes hibiscus standard, Japanese blueberry trees, and groundcovers such as muhly grass, blue flag iris, lady palm, and natal plum. Confederate jasmine and pink pandora vine are proposed within the three raised planter beds and intended to grow vertically on the building to provide a green wall feature.

The proposed plan provides compliance with the street tree requirement within Section 37-537(c) in the City's LDRs. Street trees are proposed to meet the 25 feet on center planting requirement and are located along the curb to separate pedestrians from the vehicular lanes. The project includes parallel street parking as well. It is important to note that there are existing overhead powerlines so all street trees must meet Florida Power and Light's Right Tree Right Place Guidelines. The guidelines state that trees within 30 feet of powerlines must not exceed 14 feet in height at maturity. The applicant is proposing silver buttonwood trees at 12 feet in height. It is also important to note that the height of the architecture will provide shade in the afternoons due to the front elevation facing north, even more so in the winter when the sun is lower in the southwest.

Parking

Due to the special circumstances of the use within the subject property, the applicant proposes to creatively calculate the required parking. Over the years of operating feeding and resource services to the community at this location, the applicant recognizes that the majority of the visitors travel by foot or bicycle. While only 2 bicycle spaces are required per code, the applicant proposes 10 bicycle spaces. The

site plan proposes 20 spaces on the property and 4 parallel spaces on W 22nd Street, totaling 24 vehicle spaces.

If the applicant were to calculate the required parking per straight code, Sec. 31-539 requires Office use to be parked at a rate of 1 space per 300 square feet, totaling 31 required spaces. However, Sec. 31-539(b)(3) states, "The Director of Community Development may administratively waive the minimum number of parking spaces if the criteria such as market demand, parking availability, or unique circumstances of the project within the area justify a reduction." The Hearts of Palm Center is a unique circumstance where the majority of the visitors do not arrive in vehicles. It would be inconsistent to the use of the property to calculate the parking ratio using straight code.

A reduced parking study analysis has been created by Simmons & White and included in the petition to support the justification. The reduced parking analysis also references the Institute of Transportation Engineers (ITE) Parking Generation, 5th Edition Land Use Code #710 for "General Office." This ratio is defined as 2.39 spaces per 1,000 square feet of building area which would allow us a required total of 22 parking spaces. This calculation is referenced on the site data on the site plan for consideration.

Section 31-535: Building Standards for all Downtown Districts
Section 31-535 provides for regulations for all building standards within all downtown districts. The responses below provide responses to the requirements related to the proposed petition.

(a) *Building height.* Unless otherwise specified herein, the height of buildings shall be measured in and regulated by the number of stories. Increasing the maximum number of stories allowed in a downtown district may not be approved as a variance. Stories are measured from the floor to the bottom of the lowest structural member that supports the story above. See Figure 31-535(2).

(1) Stories located below grade are not counted for the purpose of measuring building height. In all districts, if this floor is elevated more than five feet above the adjacent sidewalk, the space below counts as the ground (first) story for the purposes of measuring building height.
Response: Not applicable.

(2) The ground story of commercial or mixed-use buildings shall be ten feet to 18 feet tall.
Response: The proposed building is consistent with this requirement. The ground story measures 12 feet tall. Additional details are found on the architectural elevations.

(3) The ground story of residential buildings shall be from nine feet to 14 feet tall.
Response: Not applicable.

(4) Each story above the ground story in all buildings must be from eight feet to 12 feet tall; any upper story taller than 12 feet will count as two stories for the purpose of measuring building height.

Response: The proposed building is consistent with this requirement. The second story measures 12 feet tall. Additional details are found on the architectural elevations.

(5) Mezzanines that exceed 15 percent of the floor area are counted as stories for the purpose of measuring height.
Response: Not applicable.

(6) Each parking garage level exposed to a street or civic open space shall be counted as a story for the purposes of measuring height. Parking levels fully concealed from view by a habitable story and use are not counted as stories for the purpose of measuring height. See Figure 31-535(1).
Response: Not applicable.

7) Within the downtown core and downtown general districts, residential units must have the floor of the first story elevated at least 18 inches above the adjacent sidewalk. Within the downtown residential district, residential units must have the floor of the first story elevated at least 12 inches above the adjacent sidewalk. Lobbies and common areas in multi-unit buildings may have a zero to six-inch ground floor finish level.
Response: Not applicable.

(8) Flat roofs shall be enclosed by parapets no less than 42 inches high, or as required to screen equipment.
Response: Acknowledged. The proposed building will have a parapet that measures 60 inches to screen the equipment. Additional details are found on the architectural elevations.

(9) Mechanical equipment necessary to the operation or maintenance of the building such as, but not limited to, elevator, stair, and mechanical penthouses, cooling towers, vent stacks and antennae shall be enclosed and screened in such a manner that the enclosure is an integral part of the overall building design and provides a balanced and graceful silhouette, and ameliorates the visual impact from adjacent buildings. Minor features not exceeding one foot in height shall be exempted from this regulation. The incorporation of green energy resources, such as photovoltaic cells, is encouraged; however, significant features, such as windmills, require approval by the Community Development Director.
Response: Not applicable.

(10) Architectural features such as church spires, steeples, belfries, cupolas, or similar, non-habitable structures are not limited by story height.
Response: The proposed building includes a church spire which reaches 39 feet tall from the ground elevation. Additional details are found on the architectural elevations.

(b) *Building placement.* Each district contains dimensional requirements that regulate the disposition of new buildings on lots.
(1) Front setbacks shall be measured from the property lines coinciding with public rights-of-way, including streets, paths, and parks, or from a civic open space that meets the requirements in subsection 31-538(b). See Figure 31-535(3).
Response: The front setback for primary streets within the Downtown Core District is defined as a 10-foot minimum and a 15-foot maximum. The proposed petition places the building with a 14.5-foot setback to meet the requirements and to meet the intent of the regulation.

It should be noted that the subject property is less than 1 acre in size, and therefore is not required to provide a civic open space within Section 31-538.

(2) In districts that allow development with no side or rear setback, the following limitations also apply:

a. Side and rear setbacks are required only when an abutting property has a building existing as of the effective date of this ordinance [date] with windows facing the adjoining lot line. Then, new development shall set back to provide at least ten feet of separation between the existing and new buildings.
Response: The proposed project provides 10 feet side setback and 15.5 feet rear setback from the perimeter property boundaries.

b. All light and air shafts, including those necessary per the percentage of openings on building façades, shall be provided within the lot.
Response: Acknowledged.

c. In the DC downtown core district, buildings taller than four stories in height have additional setback requirements for the upper stories, as described in subsection 31-536(a).
Response: Not applicable. The proposed building does not exceed four stories in height.

(c) *Building frontage.* Building frontage is the percentage of the total width of a lot which is required to be occupied by the primary façade of a building. Each zoning districts provides minimum building frontages.

(1) The primary façade shall be parallel to the right-of-way, located in accordance with the minimum and maximum front setback requirements of the zoning district.
Response: The front façade of the proposed building meets the minimum and maximum front setback requirements. Per the Downtown Core District regulations set forth in LDR Section31-536 Table 31-536(a), buildings along primary streets shall be places between 10-15 feet setback from the property boundary. The proposed building is consistent with this regulation and has a setback of 14.5 feet.

(2) The location of the primary façade is not changed by architectural elements such as cornices, bay windows, awnings, porches, balconies, stoops, colonnades, arcades or forecourts.
Response: Acknowledged. The primary façade is not changed by architectural elements.

(3) The primary façade may adjust around a Civic Open Space that meets the requirements in subsection; 31-538(b) as shown in Figure 31-535(3).
Response: There are no existing or proposed open civic spaces which would impact the primary facade on the subject parcel.

(d) *Density and floor area ratio.*

(1) The maximum density of residential units shall be determined as follows:

a. For parcels with maximum density, expressed as dwelling units per acre, set forth by the future land use designation in the Riviera Beach Comprehensive Plan, the following calculation, with result rounded to the nearest whole number:

(Parcel Size in square feet / 43560) X Allowable Density = Maximum number of units
In mixed use buildings, the maximum number of units is not reduced by floor space dedicated to other uses.
Response: Not applicable. The project is not proposing residential dwelling units.

b. For parcels with a future land use designation in the Riviera Beach Comprehensive Plan that does not expressly limit density, the maximum number of residential units is limited by the overall floor area ratio allowed in the Riviera Beach Comprehensive plan and the regulations in this CODE that direct building form, story height, and the required number of parking spaces.
Response: Not applicable. The project is not proposing residential dwelling units.

c. Each dwelling unit must meet the minimum floor area in subsection 31-494(2)(d).
For downtown zoning districts, the total floor area is the sum of the areas of all floors of a structure, as measured by the exterior faces of the walls, including enclosed porches and the like. Garage space which is located below grade is not included in the computation of total floor area. Additional building square footage gained by using the Public Benefit Height Option in § Section 31-538(a)(7) is not included in the calculation of or limitation of maximum floor area ratio.
Response: Not applicable. The project is not proposing residential dwelling units.

(e) *Frontage standards.* The main entrance to every building shall be accessible directly from and face a public right-of-way or civic open space. The manner in which buildings are disposed along the street is a critical component of this CODE and is coordinated with the setback requirements for each district and the CRA Street Design Standards contained in section 29-65. Frontage standards, contained in section 31-537, define architectural and design components for the entrance(s) to buildings and the area between primary façades and property lines.
Response: The main entry to the building is strategically located on the northwest corner of the building, within a gated entry. The purpose of the gate is to provide extra security due to the special nature of the use of the facility and to provide a way to monitor people using the site. Further in this narrative, Section 31-537 is fully justified for additional explanation on how the applicant is meeting the required frontage standards.

(f) *Building façade standards.* In all downtown zoning districts, the following façade regulations apply:
(1) Building façades facing streets or civic open spaces must have transparent windows covering between 20 percent and 75 percent of the wall area of each story as measured between finished floors. Transparent windows transmit at least 50 percent of visible daylight.
Response: The ground floor north façade facing the street has a 70% glazing area, meeting storefront requirements. The second-floor north façade facing the street has a 22% glazing area. Glazing will be of a low-emissive type with a typical light transmittance of around 75%.

(2) Windows and doors shall be vertically proportioned. Horizontal fenestration openings can meet this requirement by using muntins to subdivide glazed areas into vertical or square areas, or by using a series of vertically proportioned windows within the opening. Transom windows

may be horizontal, and circular, square, and semi-circular windows may be used as limited accent elements within the facade.
Response: Noted. The proposed storefront & window fenestrations are vertically proportioned to provide for an appealing design aesthetic.

(3) All parapets shall have a cornice molding extending a minimum of two inches from the surface plane of the wall.
Response: Noted. The parapet wall cap will integrate a cornice feature as required.

(4) When required by the district, expression lines shall be moldings extending a minimum of two inches from the surface plane of the building wall. Expression lines are intended to be continuous façade elements and may not be covered by awnings or signs. Significant architectural elements such as columns, pilasters, and towers may interrupt expression lines.
Response: The massing of the building and materiality provides natural expressions that are complimented by a horizontally continuous "expression line." This expression line helps break up the second level massing by extending 24 inches and acting as a shading element for the line of windows below.

Section 31-536: Minimum Building Frontage
In accordance with Section 31-536, Table 31-536(a) of the zoning regulations, a minimum building frontage of 75% is mandated for properties situated along Primary Streets. W 22nd Street holds the designation of a Primary Street. The proposed building occupies 32% (equivalent to 80 feet out of 250 feet) of the frontage on the northern part of the property. As outlined in code Section 31-539(c)(5), when site constraints necessitate access from a Primary Street and the provision of an access drive would prevent meeting the minimum building frontage percentage required by the zoning district, the community development director may administratively approve a reduction from the minimum building frontage to accommodate vehicular access to the site.

It is important to highlight that the applicant proposes a 6-foot tall decorative wooden opaque fence along 160 feet of the 250-foot northern property line. This fence effectively conceals the parking area and provides frontage coverage of 64%. When combined with the building frontage, the fence and building together cover 240 feet of the 250-foot frontage, equating to 96% frontage coverage. This opaque fence not only screens the parking but also creates the illusion of building frontage along the Primary Street. Additionally, the fence complies with the parking lot street wall requirements outlined in code Section 31-539(e). The 6-foot opaque decorative fence is also intended to shield the parking and includes one shade tree for every 20 lineal feet along the length of the wall directly in front of the parking area. Furthermore, the landscape plan allocates 5 feet for planting in front of the wall to enhance softening and aesthetic appeal.

The building's design has been thoughtfully crafted to accommodate its intended use. Consequently, it is not feasible to stretch or modify the building along the Primary Street frontage. Additionally, it is worth noting that the parcel's limited depth measures only 109 feet, making it impractical to create the necessary parking drive aisles behind the building. The proposed site plan layout aligns with the parcel's shape and size, representing the most suitable configuration. Furthermore, placing the building on the

easternmost part of the parcel as proposed allows for potential future development of the western parcels should expansion be required.

Section 31-537: Frontage standards

In accordance with Section 31-537 Frontage Standards, the proposed project aligns with the objective of fostering a pedestrian-friendly environment that encourages infill redevelopment. The proposed project also represents a significant improvement over the existing conditions in this regard. Situated within the Downtown Core district, the subject parcel closely resembles a 'storefront' frontage type, which is an approved category as per Table 31-537 within the City's Land Development Regulations (LDRs). While the project's program doesn't adhere to the typical 'main street shopping' typology, where a traditional storefront layout is expected, it's important to note that the proposed project's façade complies with the requirements outlined in Table 31-537(f) for storefront setbacks, width, base, height, and other relevant criteria. The chart below includes an additional 'provided category,' to accompany this narrative.

Table 31-537(f) Dimensional Requirements for Storefronts				
		Minimum	Maximum	**Provided**
A	Building Setback	varies by zoning district		**14.5 Feet**
B	Storefront Width	70%	100%	**72%**
C	Storefront Base	1.5 feet	3 feet	**2 Feet**
D	Glazing Height	8 feet	No Max.	**14'-1"**
E	Glazing Area	70%	100%	**70%**
	Maximum Allowable Encroachment of Elements in All Districts			
F	Awning Projection	4 feet	2 feet from curb	**8'-3"**
G	Pedestrian Blade Sign Projection	N/A	4 feet	**N/A**

Section 31-537: Pedestrian Walkway Compliance

In accordance with the City's Land Development Regulations (LDRs), the specifications for pedestrian walkways are outlined in Table 31-537(b). Specifically, in the Downtown Core, where the subject property is situated, a minimum sidewalk width of 10 feet is mandated. Notably, the building's front setback has been extended to 14.5 feet, exceeding the minimum requirement. This expansion has been strategically designed to accommodate additional pedestrian pathways and the inclusion of street trees. Furthermore, to enhance safety and aesthetics, the applicant is proposing the implementation of concrete header curbs at points where pedestrian walkways intersect with paver vehicular areas. These curbs serve the dual purpose of demarcating the walkways from the paver vehicle drive areas and improving the overall pedestrian experience.

Section 31-539 Downtown Parking and Access

Section 31-539(c) of the Land Development Regulations (LDRs) pertaining to Downtown parking and access mandates that parking and service areas should be situated at the rear or side of buildings. Specifically, when an alley is available, it is to serve as the primary means of vehicular access to the property. In the case of the subject property, there is an alley on the east property boundary, which is

proposed to be utilized for service access and deliveries. This design decision aligns seamlessly with the building's design, which exclusively features service access on the east elevation.

As previously mentioned earlier in this narrative, the building's design has been meticulously crafted to suit its intended purpose. Given the parcel's limited depth, measuring only 109 feet, creating parking access elsewhere besides the primary street is challenging. The proposed site plan layout has been tailored to match the parcel's size and shape, ensuring the most suitable configuration. Furthermore, siting the building on the easternmost portion of the parcel, as proposed, allows for potential future development of the western parcels should expansion be necessary.

Additionally, in accordance with code Section 31-539(c)(5), when site constraints necessitate primary street access, the community development director has the authority to grant an administrative reduction from the minimum building frontage to accommodate vehicular access to the site.

Conclusion

The applicant is requesting approval of the site plan modification for the St. George's property within the City of Riviera Beach. The Hearts of Palm Center, a proposed 9,215 square-foot two-story building, will replace the existing St. George's Church facility to serve as a community hub. The proposed building will address safety concerns and security issues and provide a secure space that will offer food, guidance, and a sense of belonging to those in need. Through community partnerships with multiple local non-profits, the applicant aims to provide a comprehensive approach to tackling homelessness and to serve the needs of the community. The new architecture, site plan, and landscape design will elevate the visual aesthetic of the existing property. The applicant looks forward to working with staff to respond to any questions or issues that might arise as a result of your review.

CFN 20210571004
OR BK 33141 PG 267
RECORDED 12/15/2021 10:30:41
Palm Beach County, Florida
AMT
Joseph Abruzzo
Clerk
Pgs 0267-0273; (7Pgs)

PREPARED BY AND RETURN TO:
S. Kaitlin Guerin, Esq.
Gunster, Yoakley & Stewart, P.A.
777 S. Flagler Drive, Suite 500 East
West Palm Beach, Florida 33401

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NOTE TO CLERK: THIS CONVEYANCE IS EXEMPT FROM DOCUMENTARY STAMP TAX UNDER F.A.C. RULE 12B-4.014(2)(a) IN THAT IT IS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO CONSIDERATION

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED ("Deed") is made as of December 9, 2021, by SAINT GEORGE'S EPISCOPAL CHURCH, INC., a Florida not for profit corporation, as successor by incorporation to Saint George's Church, a Florida not for profit corporation chartered through the Circuit Court, having a mailing address of 21 West 22nd Street, Riviera Beach, Florida 33404 (the "**Grantor**"), in favor of ST. MARK'S CHURCH, INC., a Florida not for profit corporation, having a mailing address of 3395 Burns Road, Palm Beach Gardens, Florida 33410 (the "**Grantee**").

W I T N E S S E T H:

That in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor, pursuant to the Resolutions of the Board of Director (Vestry) and Members of Saint George's Episcopal Church, Inc. attached hereto as **Exhibit A** (the "**Resolutions**"), hereby grants, bargains, sells, conveys and confirms to the Grantee, and its successors and assigns, the real property in Palm Beach County, Florida, more particularly described on **Exhibit B** attached hereto and made a part of this Deed (the "**Property**"), together with all tenements, hereditaments, and appurtenances pertaining to the Property, and subject to any real estate taxes for the year 2021 and thereafter and all covenants, restrictions, easements and other matters of record.

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with the Grantee that Grantor will warrant and defend the Grantee's title against lawful claims of all persons whomsoever.

[*Signatures on Next Page*]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

NOT A CERTIFIED COPY

Signed, sealed and delivered in the presence of:

James B. Cook
Printed Name: James B. Cook

Kristie Verdurmen
Printed Name: Kristie Verdurmen

GRANTOR:

SAINT GEORGE'S EPISCOPAL CHURCH, INC., a Florida not for profit corporation, successor by incorporation to Saint George's Church, a Florida not for profit corporation chartered through the Circuit Court

By: Betty C. Rahming
Betty Rahming, Treasurer

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 9th day of December, 2021, by Betty Rahming, as Treasurer of SAINT GEORGE'S EPISCOPAL CHURCH, INC., a Florida not for profit corporation, who has acknowledged that she executed the same on behalf of said corporation and that she was duly authorized to do so. The above-named individual is [✓] personally known to me or [ ] has produced _____ as identification.

Ronald P McCh
Notary Public
Print Name: Ronald P. McElhone
State of Florida
My Commission No: GG 238220
My Commission expires: 9/24/2022

(Notary Seal)

RONALD P. MCELHONE
MY COMMISSION # GG 238220
EXPIRES: September 24, 2022
Bonded Thru Notary Public Underwriters

EXHIBIT A

(the "**Resolutions**")

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BOARD OF DIRECTOR (VESTRY) OF SAINT GEORGE'S EPISCOPAL CHURCH, INC. RESOLUTIONS
June 18, 2021

(Approving Sale of Property - St. George's Church and Related Property)

NOT A CERTIFIED COPY

WHEREAS, Saint George's Episcopal Church, Inc., a Florida nonprofit corporation (the "Corporation"), owns real property and related improvements located at 21 West 22nd Street, Riviera Beach, FL 33404.

WHEREAS, the Vestry acting as Board of Directors of the Corporation (the "Board") has considered the transfer of the real property, improvements, and personal property located at 21 West 22nd Street, Riviera Beach, FL 33404 (the "Property") to St. Mark's Church, Inc., a Florida nonprofit corporation (including any designated assignee, the "Purchaser"), such transfer being the preferred means of perpetuating ministry and mission at the Property.

WHEREAS, the Board desires to (i) authorize and approve the consummation of the sale of the Property, for nominal consideration, to the Purchaser, and (ii) recommend the members of the Corporation (the "Members"), in their capacities as the members of the Corporation, to authorize and approve the sale of the Property to the Purchaser.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby ratifies and approves the consummation of sale of the Property to the Purchaser;

FURTHER RESOLVED, that the Board recommends and requests that the Members authorize and approve the sale of the Property to the Purchaser;

FURTHER RESOLVED, that the President of the Board of the Corporation, the President of the Corporation, the Secretary of the Corporation, the Treasurer of the Corporation, any Vice President of the Corporation, or any other officer of the Corporation that is designated by the President of the Corporation (each, an "Authorized Officer"), or any one of them, are authorized to execute and deliver, for and on behalf of the Corporation, a deed, a bill of sale, a title affidavit, and all such other agreements, documents, certificates, and instruments that such Authorized Officer deems necessary or advisable to carry out the sale of the Property to Purchaser; and

FURTHER RESOLVED, that any prior actions taken reasonably and in good faith by the officers and/or directors of the Corporation or the Members with respect to the foregoing are hereby ratified and approved.

* * * *

The undersigned secretary of Saint George's Episcopal Church, Inc., a Florida nonprofit corporation (the "Corporation), hereby certifies that the foregoing are the complete and accurate resolutions approved and adopted by the board of directors of the Corporation on June 18, 2021.

Arturo Wittman, Secretary

NOT A CERTIFIED COPY

MEMBERS OF SAINT GEORGE'S EPISCOPAL CHURCH, INC.
RESOLUTIONS
June 18, 2021

(Approving Sale of Property - St. George's Church and Related Property)

NOT A CERTIFIED COPY

WHEREAS, the individuals who are members of the congregation of St. George's Church (collectively all such individuals, the "Members") constitute the sole members of Saint. George's Episcopal Church, Inc., a Florida nonprofit corporation (the "Corporation").

WHEREAS, the Corporation owns real property and related improvements and personal property located at 21 West 22nd Street, Riviera Beach, FL 33404 (the "Property").

WHEREAS, on June ___, 2021, the Board of Directors (Vestry) of the Corporation (i) authorized and approved the sale of the Property, for nominal consideration, to St. Mark's Church, Inc., a Florida nonprofit corporation (including any designated assignee, the "Purchaser"), and (ii) recommended that the Members, in their capacities as the members of the Corporation, authorize and approve the sale of the Property to Purchaser.

WHEREAS, the Members, in their capacities as the members of the Corporation, desire to authorize and approve the sale of the Property to Purchaser.

NOW, THEREFORE, BE IT RESOLVED, that the Members hereby authorize and approve the consummation of the sale of the Property to Purchaser;

FURTHER RESOLVED, that the President of the Board of the Corporation, the President of the Corporation, the Secretary of the Corporation, the Treasurer of the Corporation, any Vice President of the Corporation, any other officer of the Corporation (each, an "Authorized Officer"), or any one of them, are authorized to execute and deliver, for and on behalf of the Corporation, a deed, a bill of sale, a title affidavit, and all such other agreements, documents, certificates, and instruments that such Authorized Officer deems necessary or advisable to carry out the sale of the Property to Purchaser; and

FURTHER RESOLVED, that any prior actions taken reasonably and in good faith by the officers and/or directors of the Corporation, or the Members with respect to the foregoing are hereby ratified and approved.

* * * *

The undersigned secretary of Corporation, hereby certifies that the foregoing are the complete and accurate resolutions approved and adopted by the Members of Saint George's Episcopal Church, Inc. on June 18, 2021.

Arturo Wittman, Secretary

EXHIBIT B

(the "**Property**")

Parcel Identification Number: **56-43-42-28-24-003-0090**

Lot 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, Block 3, NORTHVIEW, PLAT NO. 2, AN ADDITION TO RIVIERA, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 4, Page 27; said lands situate, lying and being in Palm Beach County, Florida.

NOT A CERTIFIED COPY

LEGAL DESCRIPTION

LOT 9, 10, 11, 12, 13, 14, 15, 16, 17, AND 18, BLOCK 3, NORTHVIEW, PLAT NO. 2, AN ADDITION TO RIVIERA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 27.

SAID LANDS SITUATE IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 27,246.25 SQ. FT. / 0.625 ACRES, MORE OR LESS.

SUBJECT TO EASEMENT, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

PL19250007

NORTHVIEW 27

PLAT 2

AN ADDITION TO RIVIERA

Being a part of the S.W.^{4} of the S.E.^{4} of Sec. 28 Twp. 42S. Rge. 43E.

PALM BEACH COUNTY, FLA.

NORTHVIEW REALTY CO., INC.
OWNERS & DEVELOPERS

NOVEMBER 1925
SCALE 1:100'

G. W. FRYHOFER
F. M. MORRISON
SALES AGENTS

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS, that the Northview Realty Co., a Florida corporation, existing under the laws of the state of Florida, owner of the tract of land shown hereon and more particularly described as the S.W.¼ of the S.E.¼ of Sec. 28, Twp. 42S, Rge 43E. except the East 208 feet of block 4 and all of block 5 according to the plat of Northview now on file in the public records of Palm Beach County in book 11, of plats on page 5, has caused the same to be surveyed and platted as shown hereon and does hereby dedicate to the perpetual use of the public, the streets, avenue, highway and alleys shown hereon as public highways, reserving, however, unto itself, its successors, or its assigns the reversion or reversions of same whenever abandoned by the public or discontinued by law. The owner reserves the rights of way or easements shown on the plat for the construction, operation and maintenance of sewer, water, gas, light, power or transmission lines, or similar utilities.

IN WITNESS WHEREOF, the said Northview Realty Co., Incorporated has caused these presents to be executed in its name by its president, attested by its secretary, and its corporate seal to be hereto affixed at West Palm Beach, County of Palm Beach, State of Florida, this the 5th day of November A.D. 1925.

THE NORTHVIEW REALTY CO.
By H. C. Fugate President
Attest S. E. Hoarley Secretary.

Signed, sealed and delivered in the presence of:-
Paul Brockway
H. L. Fitzgerald

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME AN OFFICER, duly authorized to administer oaths and take acknowledgments, personally appeared H. C. Fugate and S. E. Hoarley, who, first being duly sworn, did acknowledge before me that they were the president and secretary respectively of The Northview Realty Co., Inc. and that they executed the foregoing instrument as such officers of said corporation for the purposes therein expressed, and that their act and deed was the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at West Palm Beach Palm Beach County, Florida, this the 5th day of November A.D. 1925.

M. E. Murphy
Notary Public.

My commission expires May 11-1929

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I HEREBY CERTIFY, that the attached plat is a true and correct representation of a survey of the above described land made under my direction and that it is accurate to the best of my knowledge and belief, and that the permanent reference monuments have been set as required by law.

H. C. FUGATE ENG. CO.
By E. A. Baird
Florida Certificate # 329

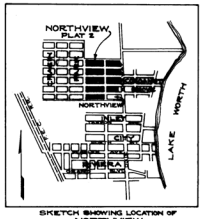
SUBSCRIBED and sworn to before me at West Palm Beach Florida, this the 5th day of November A.D. 1925.

M. E. Murphy
Notary Public.

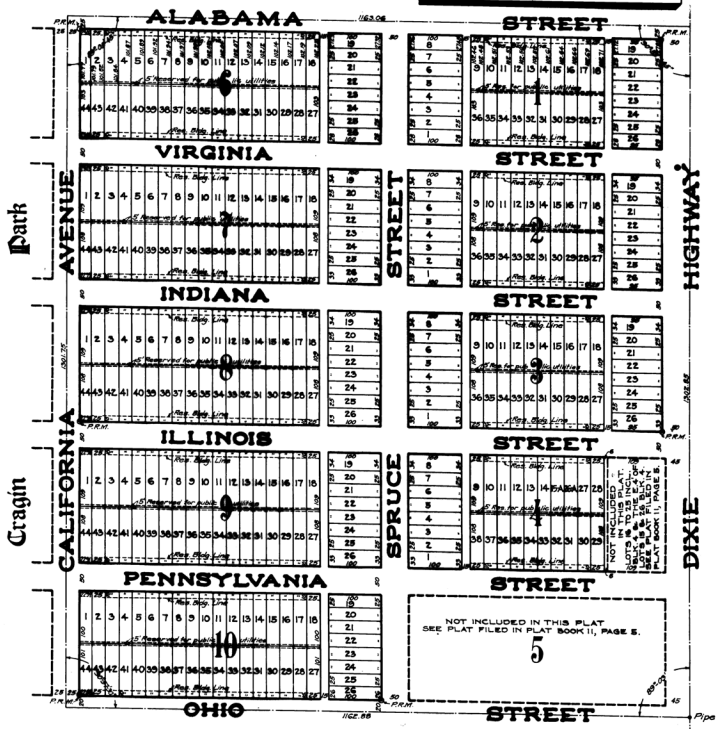
My commission expires May 11-1929

Approved Nov. 10, A.D. 1925.
Town Council, Town of Riviera.
By A. L. Bill
Town Clerk.

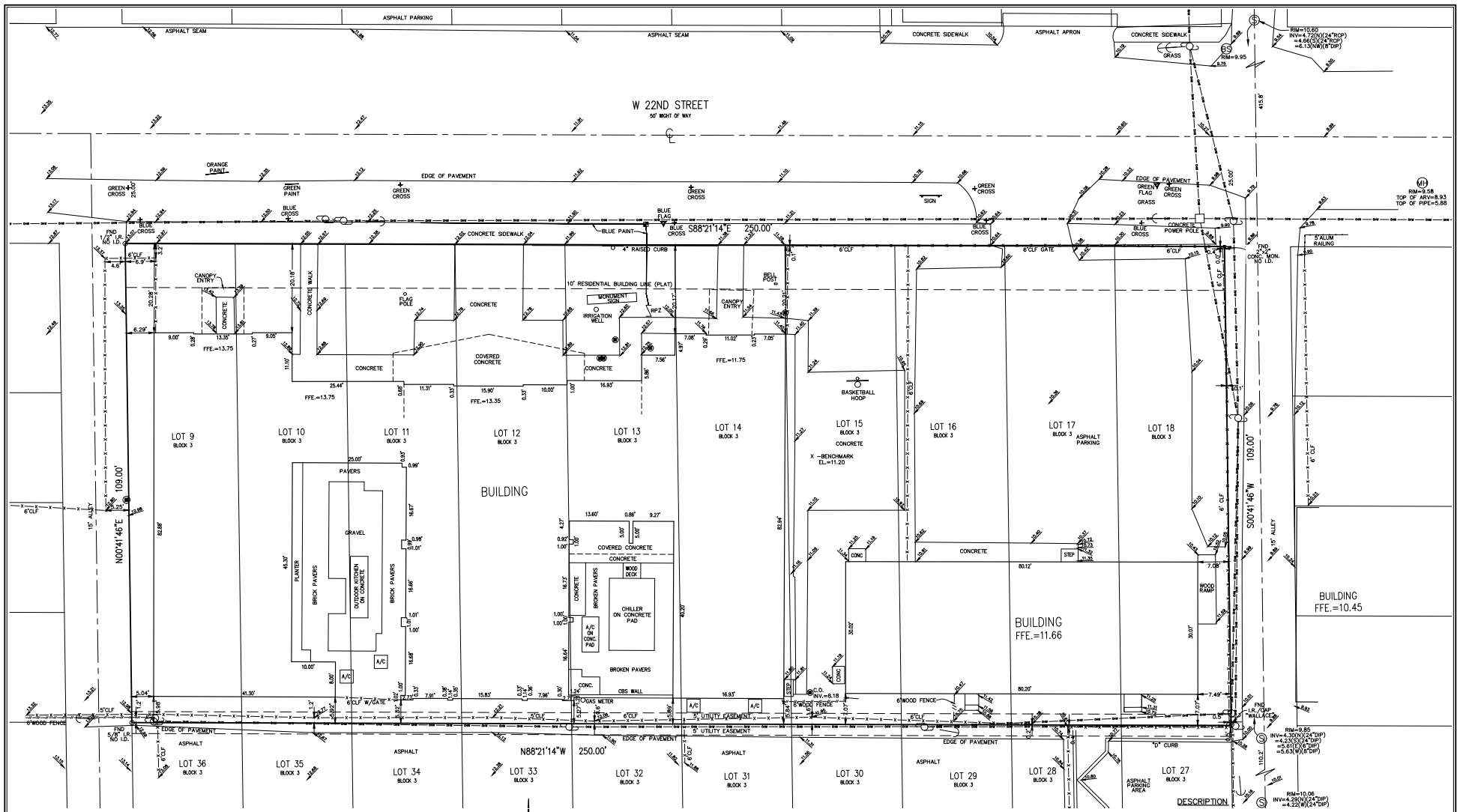
Approved _____ A.D. 1926.
Board of County Commissioners.
By Alex. D. Taylor
County Engineer.



SKETCH SHOWING LOCATION OF NORTHVIEW PLAT 2



Surveyed and platted by
H. C. FUGATE ENG. CO.



LEGEND

A/C – AIR CONDITIONER
ALUM. – ALUMINUM
● – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
FFE – FINISHED FLOOR ELEVATION
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
NO I.D. – NO IDENTIFICATION
O.R.B. – OFFICIAL RECORD BOOK
PLS – PROFESSIONAL LAND SURVEYOR
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
POS – POINT(S)
ROE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)

SQ. FT. – SQUARE FEET
☼ – LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
Ⓢ – SANITARY MANHOLE
Ⓓ – DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
℄ – CENTER LINE
x 0.00 – EXISTING ELEVATION
– TRAFFIC SIGN
OHW – ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– REDUCED PRESSURE ZONE
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
Ⓑ – BELL SOUTH MANHOLE

NORTH

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FT.

NOTES

1. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY RTK MEASUREMENTS.
5. THE DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. FLOOD ZONE: "X"; COMMUNITY NO. 125142, PANEL 12099C0391F; DATE: OCTOBER 5, 2017.
9. BENCHMARK ORIGIN: PALM BEACH COUNTY BENCHMARK "BOYCE". ELEVATION = 15.039
10. ADDRESS: 21 W 22nd STREET, RIVIERA BEACH, FLORIDA 33404.

DESCRIPTION

LOT 9, 10, 11, 12, 13, 14,15,16,17, AND 18, BLOCK 3, NORTHVIEW, PLAT NO. 2, AN ADDITION TO RIVIERA, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 27.

SAID LANDS SITUATE IN THE CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 27,246.25 SQ. FT. / 0.625 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON DECEMBER 19, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

Digitally signed by Jeffrey R. Wagner
Date: 2023.09.11 10:03:36 -04'00'
Adobe Acrobat version: 2023.003.20201

JEFFREY R. WAGNER, PLS
REG. LAND SURVEYOR #5302
STATE OF FLORIDA – LB #3591

ADDED CO INVERT ASBUILT	8/15/2023	ACE
UTILITY MARKINGS	1/7/2023	DJH
REVISIONS	DATE	BY

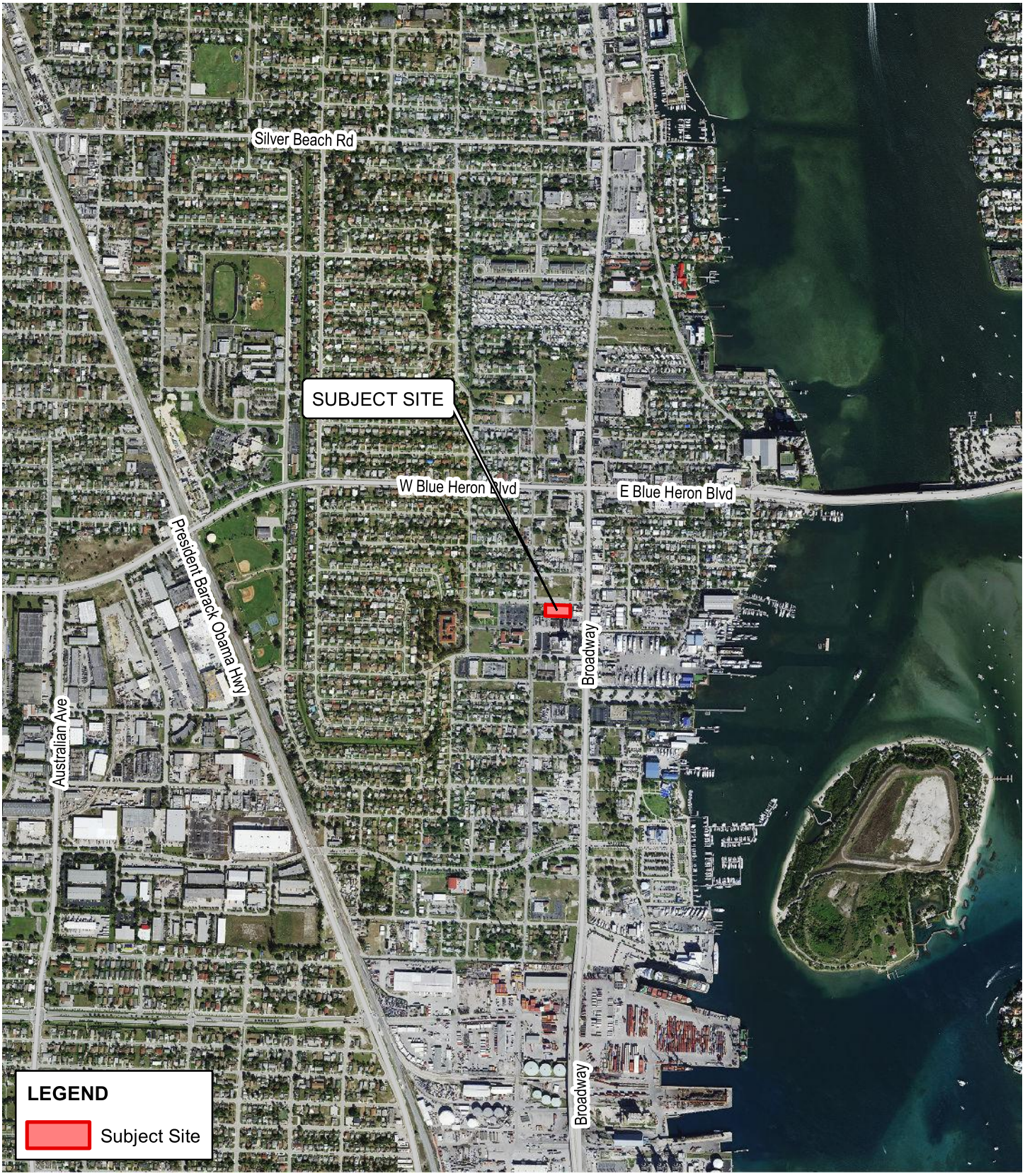
FILE NAME: 10266 SURVEY NAVD 1988-2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

NORTHVIEW, PLAT NO. 2, AN ADDITION TO RIVIERA LOTS 9-18, BLOCK 3 BOUNDARY SURVEY

DATE	DEC. 2022
DRAWN BY	DJH
F.B./ PG.	ELEC
SCALE	1" = 10'

JOB # 10266
SHT.NO. 1
OF 1 SHEETS



1 inch equals 0.25 miles

0 0.125 0.25 Miles

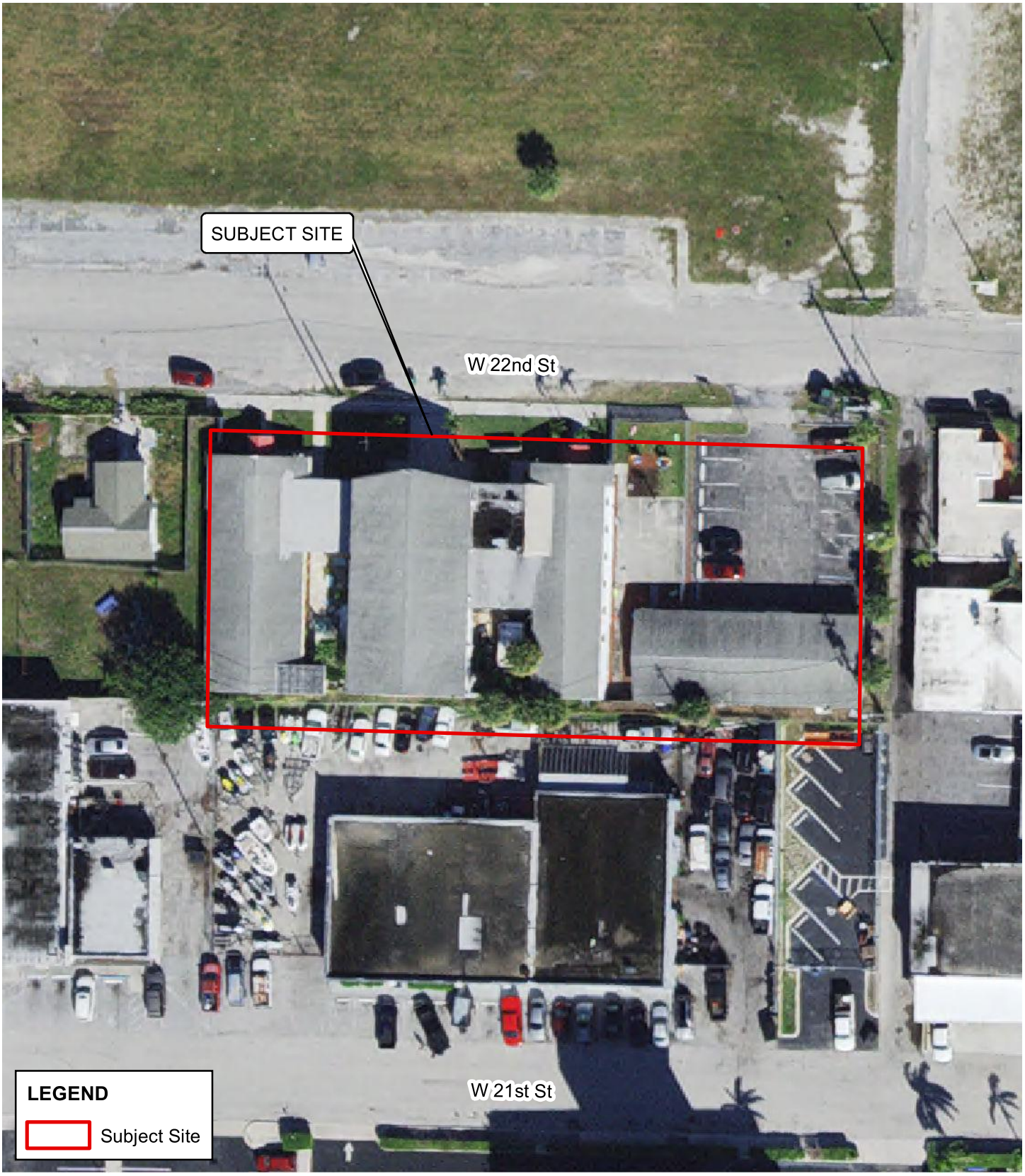
Map Document:
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02/20/2023 -- 1:30:00 PM (MAK)

Aerial Location Map

St. Mark's Church

Riviera Beach, Florida

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 inch = 50 feet

0 25 50 Feet

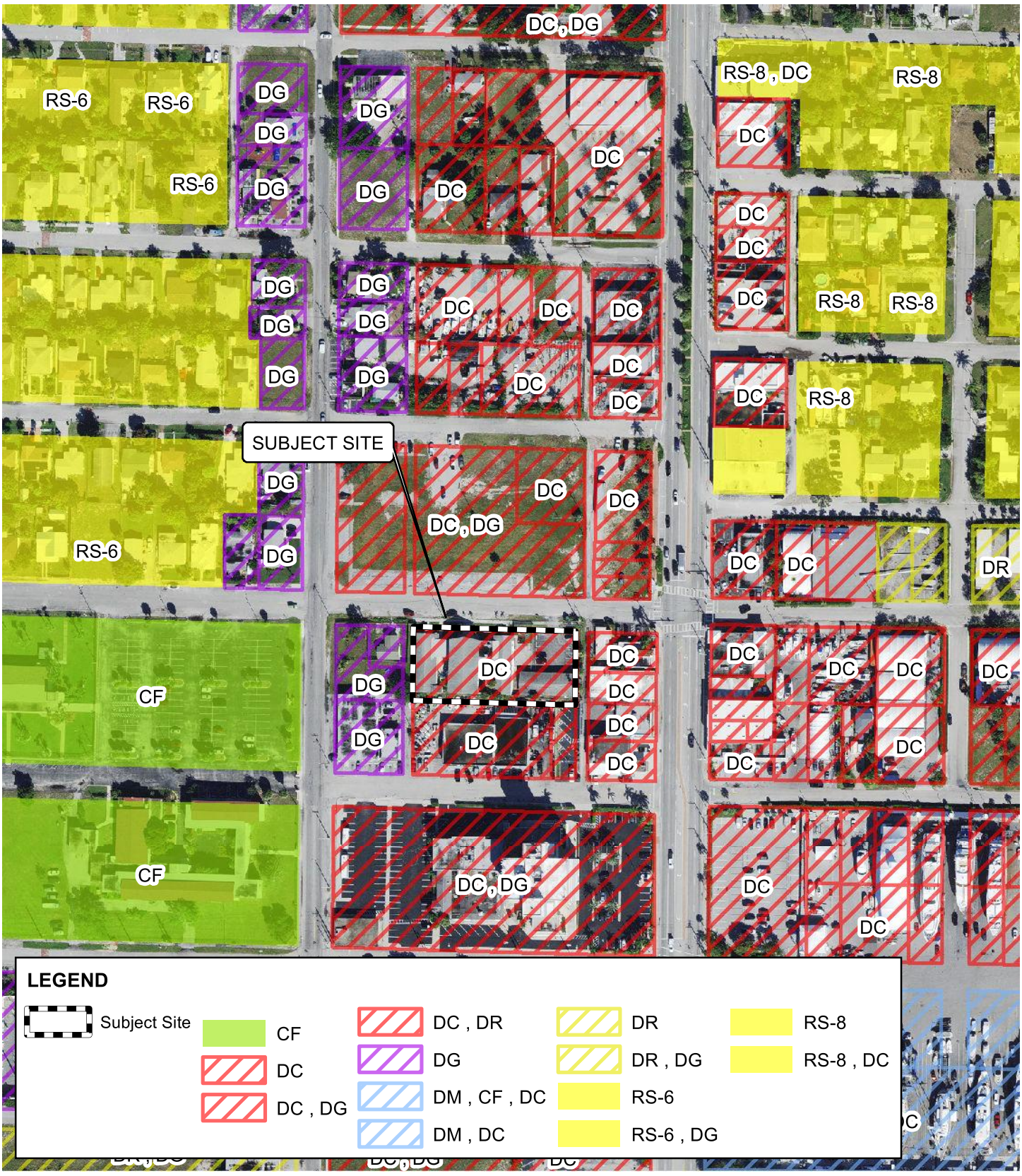
Map Document:
(F:\Projects Active\21-1206 St. George's Church\Maps and Graphics\ArcMap_Projects)
02/20/2023 -- 1:30:00 PM (MAK)

Aerial Map

St. Mark's Church

Riviera Beach, Florida

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 inch = 200 feet

0 50 100 200 Feet

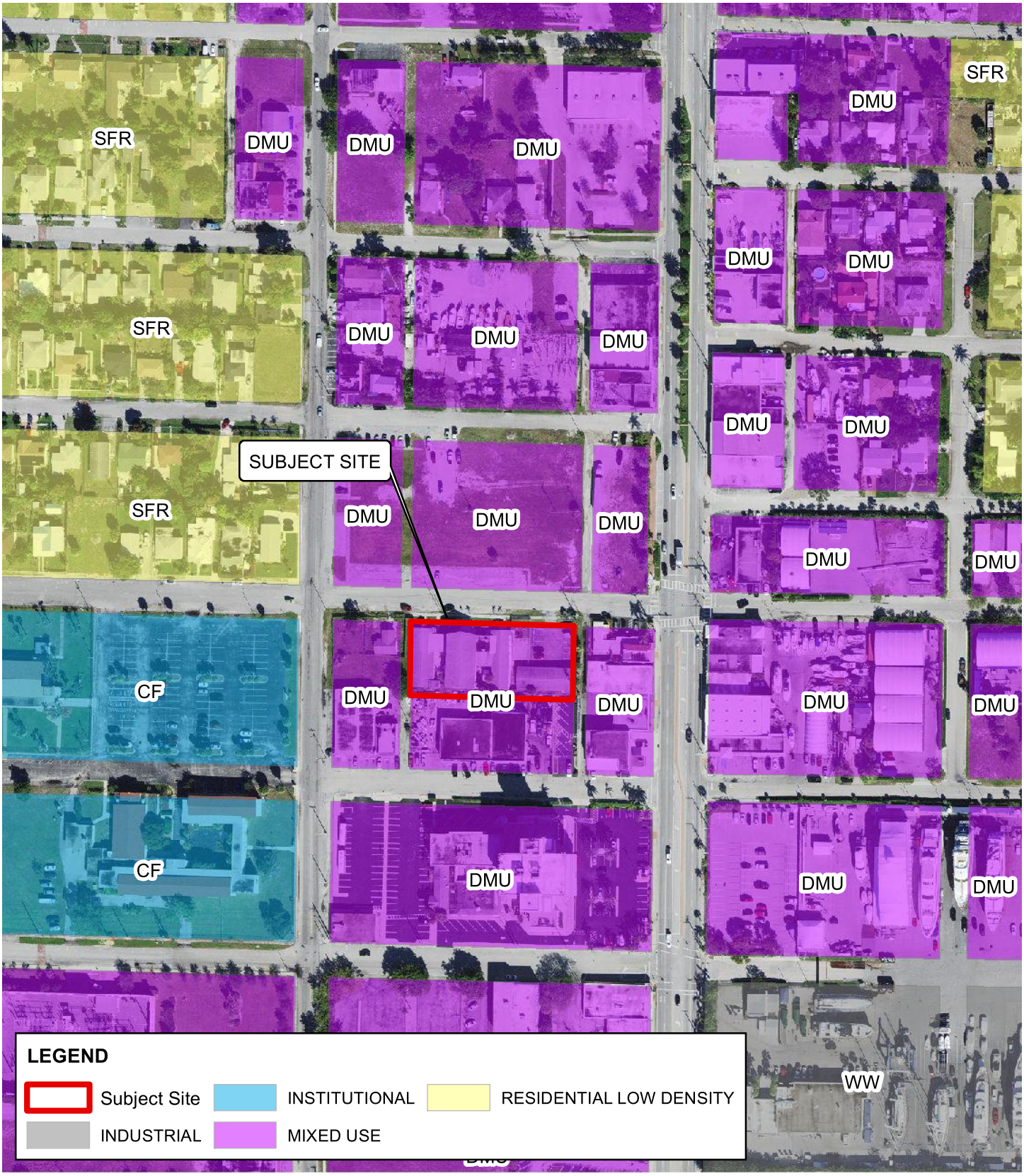
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02/20/2023 -- 1:30:00 PM (MAK)

Zoning Map

St. Mark's Church

Riviera Beach, Florida

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 inch = 200 feet

0 50 100 200 Feet

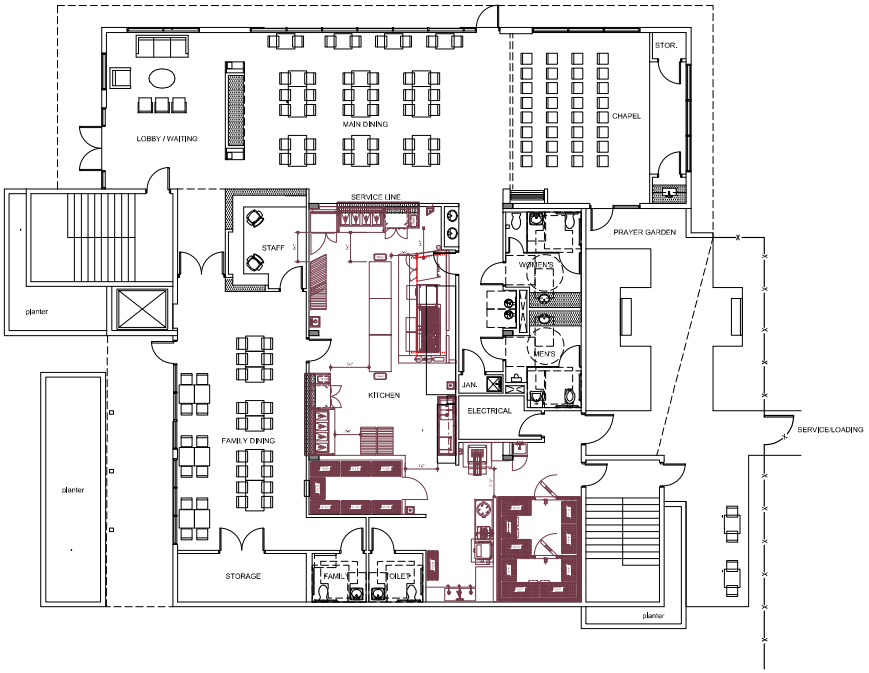
Map Document:
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Future Land Use Map

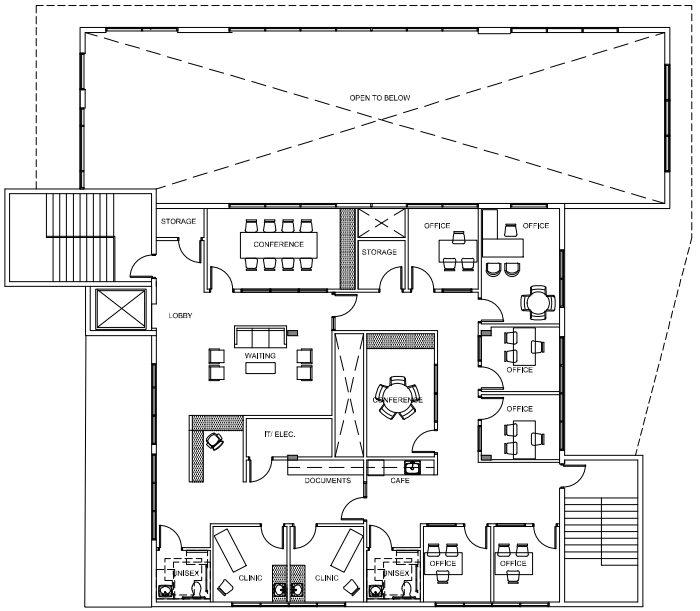
St. Mark's Church

Riviera Beach, Florida

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

key notes

1	-		
2	-		
3	-		
4	-		
5	-		
6	-		
7	-		
8	-		
9	-		

area analysis

	GROSS SF	NET SF
BUILDING AREA	9,215 SF	8,115 SF
FIRST FLOOR AREA	5,565 SF	5,015 SF
SECOND FLOOR AREA	3,650 SF	3,100 SF

(NET FLOOR AREA EXCLUDES VERTICAL CIRCULATION)

sheet notes

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.

legend

- 1 — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES
- NEW CONCRETE BLOCK WALL
- NEW PARTITION WALL
- F — WALL TYPE REFERENCE
- EXISTING WALL TO REMAIN
- AREA NOT IN CONTRACT
- OFFICE — ROOM NAME
- 1A25 — ROOM NUMBER
- XXXX — ROOM AREA
- XX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- NEW DOOR & FRAME
- A1.XX — ELEVATION ON SHEET
- SHEET NUMBER
- WINDOW TAG
- MILLWORK
- MILLWORK ABOVE

birse/thomas

5510 PGA boulevard, suite #201
palm beach gardens, fl 33418
phone: 561.249.4001
AA26002397

Joseph M Thomas
Digitally signed by Joseph M Thomas
Date: 2023.09.11 16:09:26 -04'00'
Joe Thomas, AIA AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

THE DESIGNS AND WORK DEPICTED ON THIS SHEET ARE THE PROPERTY OF BIRSE THOMAS ARCHITECTS, INC. AND MAY NOT THEIR WORK SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY MANNER WITHOUT THE PRIOR WRITTEN PERMISSION OF BIRSE THOMAS ARCHITECTS, INC.

PROJECT NUMBER 21-200

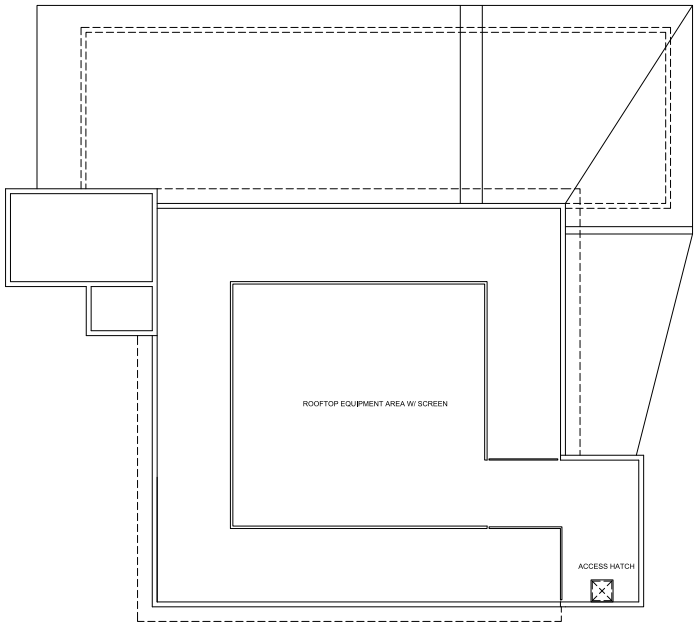
REVISIONS
1
2
3
4
5
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9

SUBMITTAL DATE 04/20/2023

SITE PLAN APPROVAL DRAWINGS

FIRST & SECOND FLOOR PLANS

A1.11



1 ROOF PLAN
1/8" = 1'-0"

key notes

1	--		
2	--		
3	--		
4	--		
5	--		
6	--		
7	--		
8	--		
9	--		

area analysis

	GROSS SF	NET SF
BUILDING AREA	9,215 SF	8,115 SF

(NET FLOOR AREA EXCLUDES VERTICAL CIRCULATION)

sheet notes

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.

legend

- 1 — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES
- NEW CONCRETE BLOCK WALL
- NEW PARTITION WALL
- E — WALL TYPE REFERENCE
- EXISTING WALL TO REMAIN
- AREA NOT IN CONTRACT
- OFFICE / 1A25 / XXXX — ROOM NAME / ROOM NUMBER / ROOM AREA
- XX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- NEW DOOR & FRAME
- 1 / A1.XX — ELEVATION ON SHEET / SHEET NUMBER
- WINDOW TAG
- MILLWORK
- MILLWORK ABOVE

birse/thomas
5510 PGA boulevard, suite #201
palm beach gardens, fl 33418
phone 561.249.4001
AA26002397

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Digitally signed by Joseph M Thomas
Date: 2023.09.11 16:09:59 -04'00'
Joe Thomas, AIA
AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

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PROJECT NUMBER 21-200

REVISIONS
1
2
3
4
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9

SUBMITTAL DATE 04/20/2023

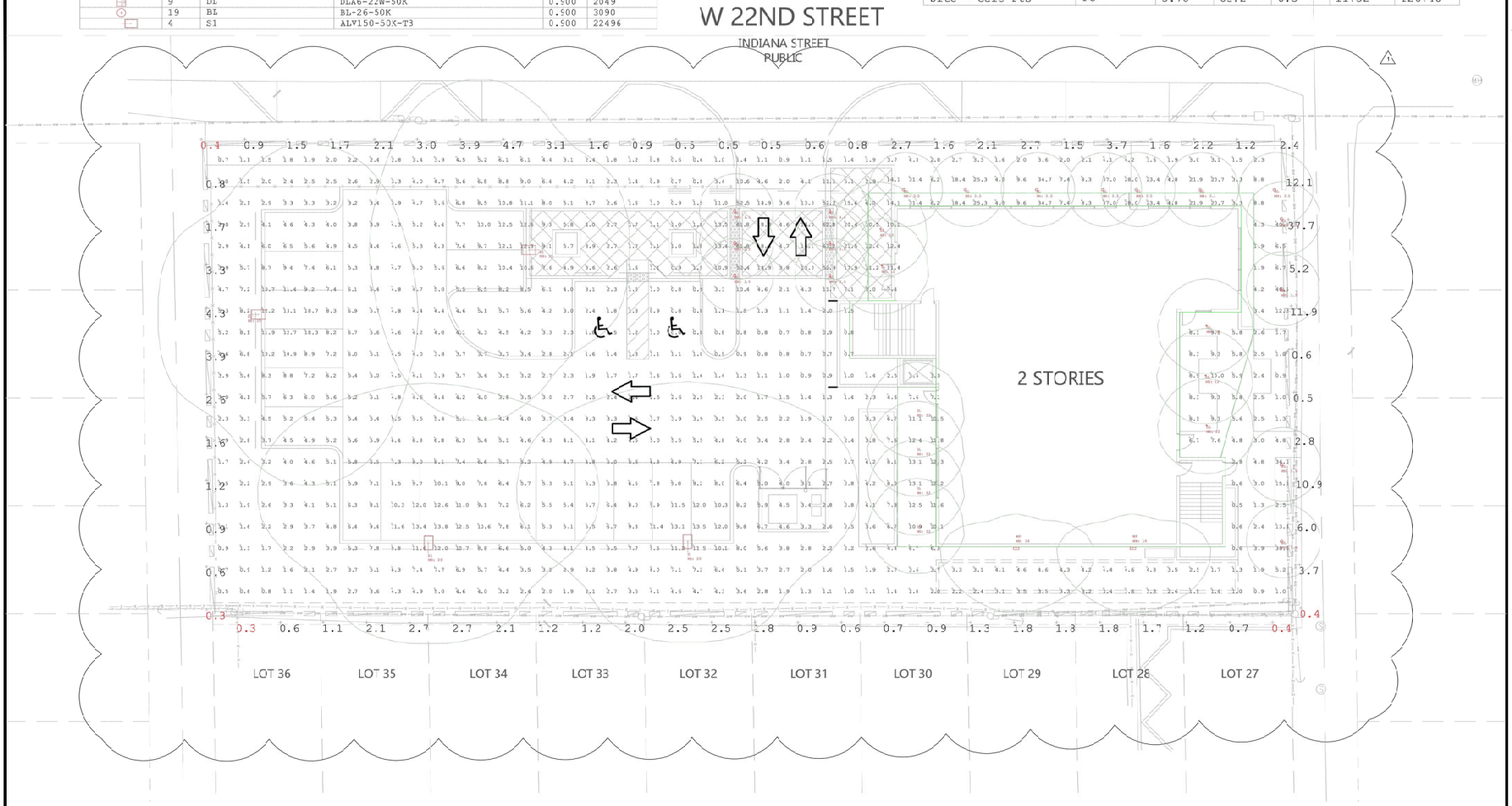
SITE PLAN APPROVAL DRAWINGS

ROOF PLAN

A1.12

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Luminaire Lumens
	2	WP	WP-2740FC	0.500	3941
	9	DL	DLA6-22W-50K	0.500	2049
	19	BL	BL-26-50K	0.500	3090
	4	S1	ALV150-50K-T3	0.500	22496

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Fc	4.50	37.7	0.3	15.00	125.67
Site - Calc-Pts	Fc	5.76	63.2	0.5	11.52	126.40



birse/thomas
6510 PGA boulevard, suite #201
palm beach gardens, fl 33418
phone 561.249.4001
AA26002397

Joseph M Thomas
Digitally signed by Joseph M Thomas
Date: 2023.09.11 16:10:36 -04'00'
Joe Thomas, AIA AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

THIS DESIGN AND THESE DRAWINGS ARE THE PROPERTY OF BIRSE THOMAS ARCHITECTS, INC. NO PART OF THIS WORK MAY BE REPRODUCED OR USED FROM WITHOUT PERMISSION FROM BIRSE THOMAS ARCHITECTS, INC.

PROJECT NUMBER 21-200

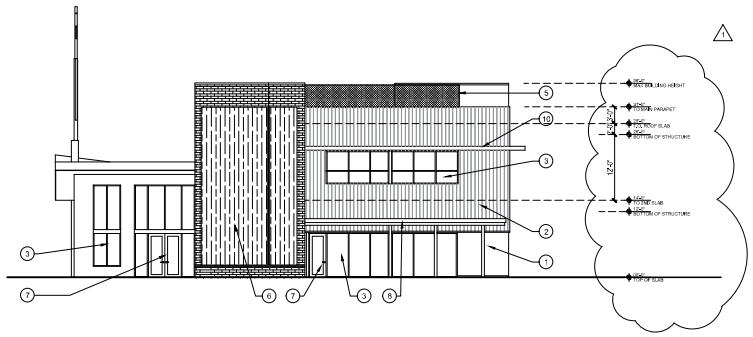
REVISIONS
1 ADDENDUM NO.1 08-21-23
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SUBMITTAL DATE 04/20/2023

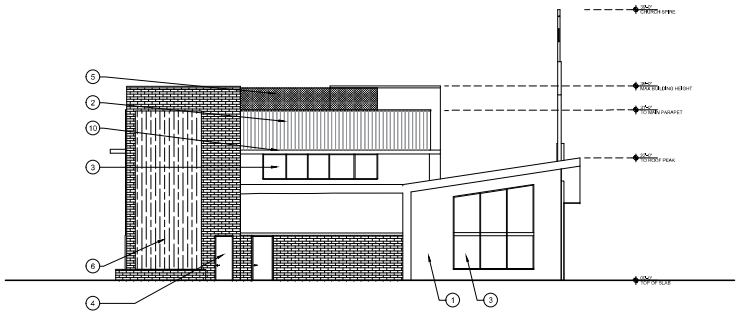
SITE PLAN APPROVAL DRAWINGS

PHOTOMETRICS PLAN

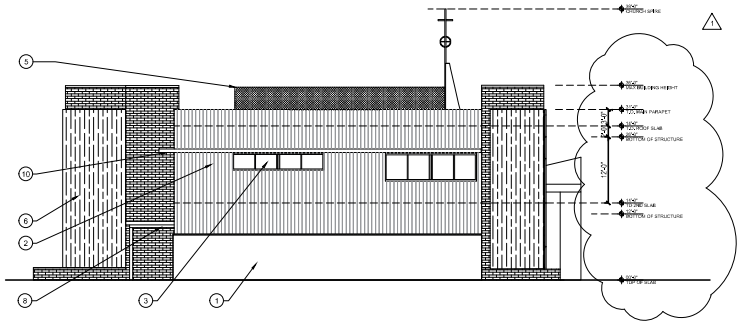
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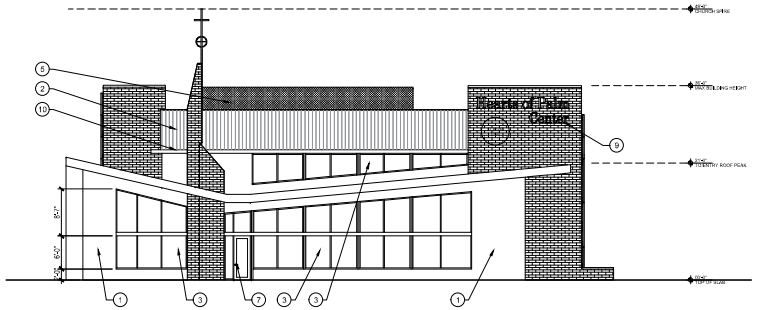
3 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

key notes

1	PAINTED STUCCO FINISH
2	STANDING SEAM WHITE METAL SIDING
3	STOREFRONT GLAZING SYSTEM
4	PAINTED HOLLOW METAL DOOR & FRAME
5	PERFORATED METAL SCREEN
6	GREEN WALL SYSTEM
7	STOREFRONT DOOR
8	ALUMINUM CANOPY
9	BUILDING SIGNAGE (SEE SHEET A2.03)
10	HORIZONTAL SHADE PANEL

color schedule

A	FIELD COLOR - BENJAMIN MOORE BRIGHT WHITE (OC-152)

sheet notes

legend

- PAINTED STUCCO FINISH
- PERFORATED METAL ROOFTOP SCREEN
- GREEN WALL SYSTEM
- STANDING SEAM WHITE METAL SIDING
- BRICK VENEER

birse/thomas
5510 PGA boulevard, suite #201
palm beach gardens, fl 33418
phone: 561.249.4001
AA26002397

Joseph M Thomas
Digitally signed by Joseph M Thomas
Date: 2023.09.11 16:10:53 -04'00'
Joe Thomas, AIA
AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

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PROJECT NUMBER 21-200

REVISIONS
1 ADDENDUM NO.1 08-21-23
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9

SUBMITTAL DATE 04/20/2023

SITE PLAN APPROVAL DRAWINGS

BUILDING ELEVATIONS

A2.01



3 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

birse/thomas
5510 PGA boulevard, suite #201
palm beach gardens, fl 33418
phone 561.249.4001
AA26002397

Joseph M Thomas
Digitally signed by Joseph M Thomas
Date: 2023.09.11 16:11:20 -04'00'
Joe Thomas, AIA
AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

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PROJECT NUMBER 21-200

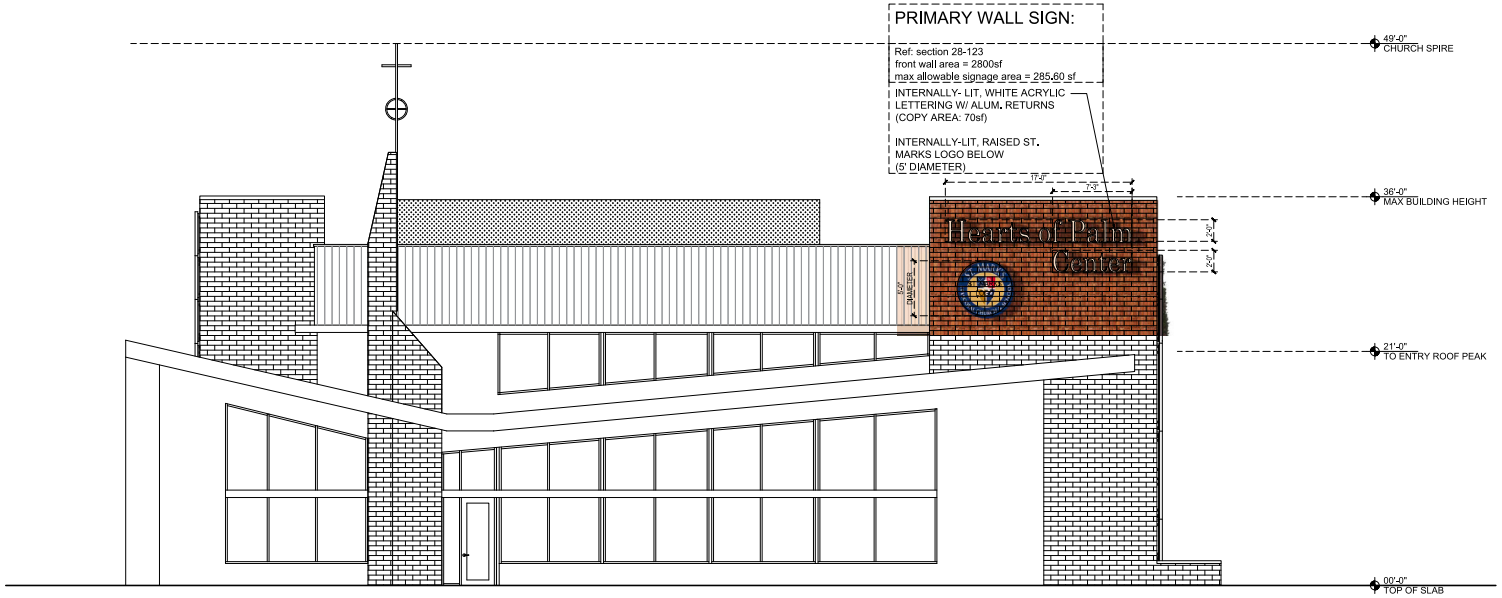
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SUBMITTAL DATE 04/20/2023

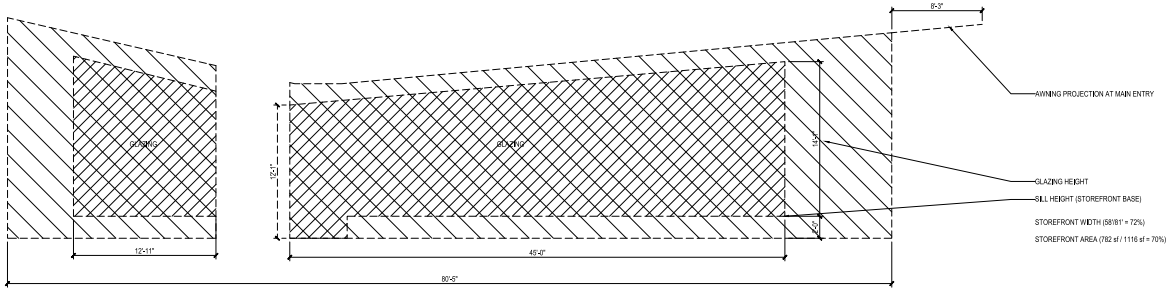
SITE PLAN APPROVAL DRAWINGS

BUILDING ELEVATIONS (RENDERED)

A2.02



1 NORTH ELEVATION (SIGNAGE EXHIBIT)
3/16" = 1'-0"



2 NORTH ELEVATION (STOREFRONT ANALYSIS)
3/16" = 1'-0"

birse/thomas
6510 PGA boulevard, suite #201
palm beach gardens, fl 33418
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SUBMITTAL DATE 04/20/2023

SITE PLAN APPROVAL DRAWINGS

BUILDING SIGNAGE & MISC. DETAILS

A2.03



1 RENDER 1

birse/thomas
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palm beach gardens, fl 33418
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AA26002397

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Hearts of Palm Center

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PROJECT NUMBER 21-200

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SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.12



1 RENDER 2

birse/thomas
5510 PGA boulevard, suite #201
palm beach gardens, fl 33418
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AA26002397

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Hearts of Palm Center

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SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.13



1 RENDER 3

birse/thomas

6510 PGA boulevard, suite #201
palm beach gardens, fl 33418

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AA26002397

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SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.14



1 RENDER 4

birse/thomas
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palm beach gardens, fl 33418
phone 561.249.4001
AA26002397

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Hearts of Palm Center

(ST. MARK'S INC.)
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PROJECT NUMBER 21-200

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SUBMITTAL DATE 04/20/2023

SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.15



1 RENDER 5

birse/thomas
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palm beach gardens, fl 33418
phone 561.249.4001
AA26002397

Joseph M Thomas
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Date: 2023.09.11 16:13:23 -04'00'
Joe Thomas, AIA
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PROJECT NUMBER 21-200

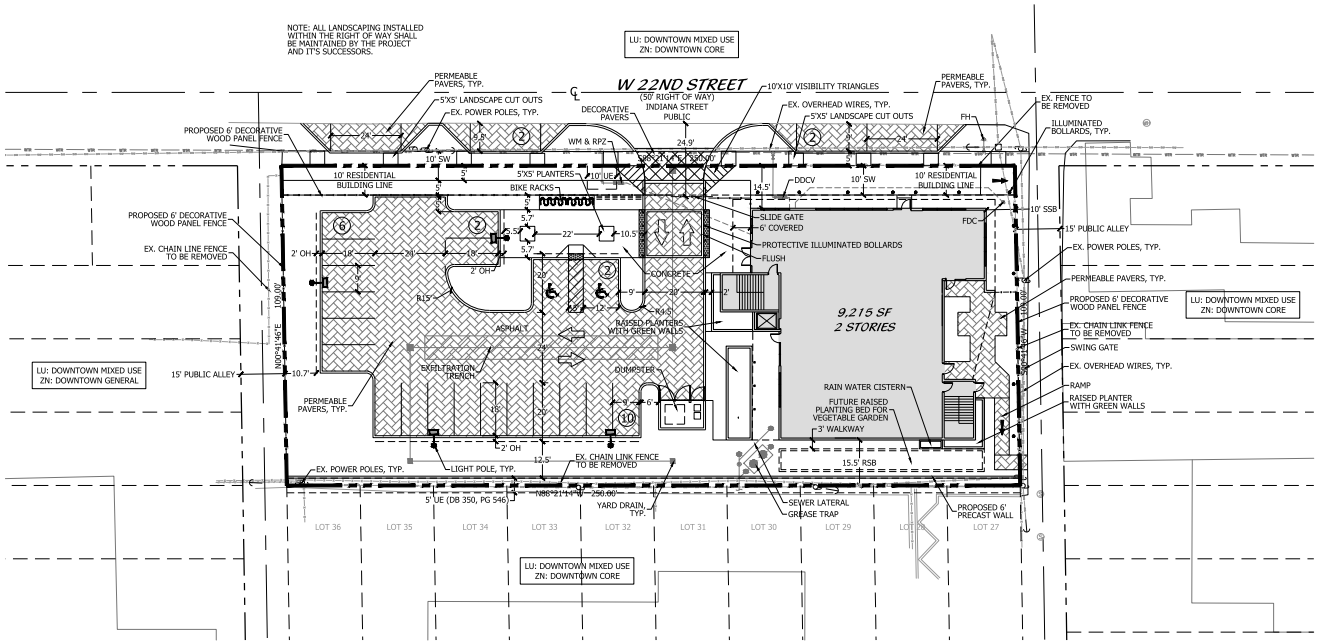
REVISIONS
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SUBMITTAL DATE 04/20/2023

SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.16



SITE DATA

NAME OF PROJECT	HEARTS OF PALM CENTER
PETITION NUMBER	SP-23-0007
EXISTING LAND USE	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	DOWNOWN CORE
EXISTING USE	OFFICE, NON-PROFIT
SECTION 28, TOWNSHIP 42, RANGE 43	
PROPERTY CONTROL NUMBER	56-43-42-28-24-003-0090
TAZ	136
MAXIMUM BUILDING HEIGHT	36'
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
TOTAL SITE AREA	**27,246.25 SF 0.63 AC**

BUILDING DATA

OFFICE, NON-PROFIT	**9,215 SF**
TOTAL SQUARE FOOTAGE	**(9,215) SF**
FAR	0.20

PROPOSED SURFACE COVER

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	5,565	0.13	20.43%
SIDEWALK AREA	3,917	0.09	14.38%
TOTAL IMPERVIOUS AREA	**9,483**	**0.22**	**34.80%**
PERVIOUS AREA	**SF**	**AC**	**%**
PERMEABLE PAVERS	9,438	0.22	34.64%
GREEN SPACE AND BUFFERS	8,326	0.19	30.56%
TOTAL PERVIOUS AREA	**17,764**	**0.41**	**65.20%**
TOTAL SITE AREA	**27,246**	**0.63**	**100.00%**

PARKING DATA

	REQ	PROV
OFFICE (2.39 SPACES / 1,000 SF) *1	22	
GRADE SPACES		20
OFF-SITE ON STREET SPACES		4
TOTAL	**22**	**24**
ADA SPACES (INCLUDED IN TOTAL)	1	2

BICYCLE PARKING DATA

	REQ	PROV
BICYCLE PARKING *2	2	10

NOTES:
*1 DUE TO THE UNIQUE CIRCUMSTANCES OF THIS PROJECT USE, THE PARKING RATIO WAS CALCULATED USING THE ITE PARKING GENERATION, 5TH EDITION #170 "GENERAL OFFICE"
*2 BICYCLE PARKING CALCULATED PER SEC. 31-539 (F) TABLE 31-539 (B) DOWNTOWN ZONING DISTRICT BICYCLE PARKING RATIOS

BUILDING SETBACKS

	REQ	PROV
NORTH - FRONT	10-15'	14.5'
EAST - SIDE STREET	0'	10'
SOUTH - REAR	10'	15.5'
WEST - SIDE	0'	154'

PROJECT TEAM

OWNER/CLIENT:
ST. MARKS, INC.
3395 BURNS RD.
PALM BEACH GARDENS, FL 33410

ENGINEER:
SIMMONS & WHITE
2581 METROCENTRE BOULEVARD
WEST PALM BEACH, FL 33407
561.478.7848

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336

SURVEYOR:
WALLACE SURVEYING
553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561.640.4551

ARCHITECT:
BIRSE/THOMAS ARCHITECTS
5510 PGA BOULEVARD, SUITE 201
PALM BEACH GARDENS, FL 33418
561.249.4001

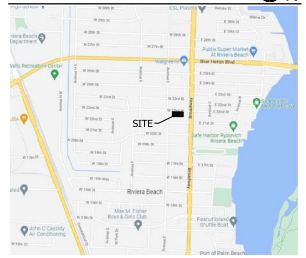
TRAFFIC CONSULTANT:
SIMMONS & WHITE
2581 METROCENTRE BOULEVARD
WEST PALM BEACH, FL 33407
561.478.7848

LEGEND

ADA	AMERICAN DISABILITY ACT
LB	LANDSCAPE BUFFER
R	RADIUS
SB	SETBACK
SW	SIDEWALK
TYP	TYPICAL

HC SIGN
STOP SIGN
PARKING LIGHT

LOCATION MAP



Site Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Hearts of Palm Center

Riviera Beach, Florida

DESIGNED	NBP
DRAWN	RO
APPROVED	DEH
JOB NUMBER	21-1206
DATE	03-06-23
REVISIONS	09-01-23
	10-18-23

October 18, 2023 2:22:27 p.m.
Drawing: 21-1206 SP.DWG

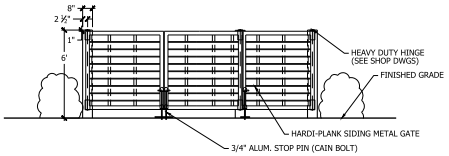
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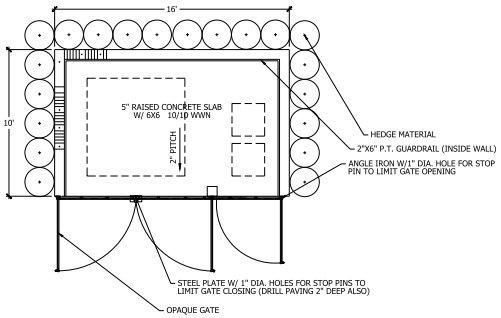
DUMPSTER DETAIL

NTS

ELEVATION VIEW

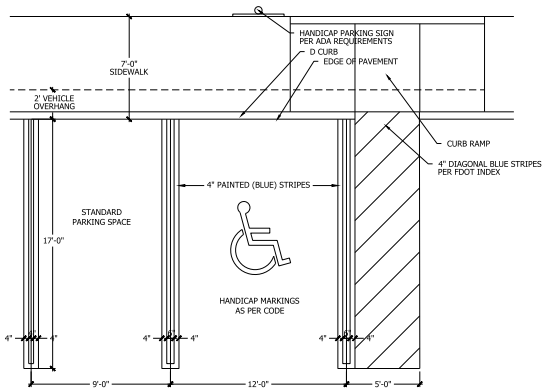


PLAN VIEW



STANDARD AND HANDICAP PARKING DETAIL

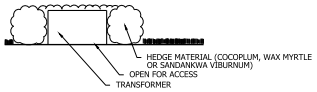
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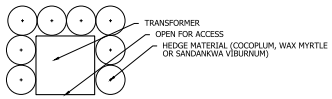
TRANSFORMER DETAIL

NTS

ELEVATION VIEW

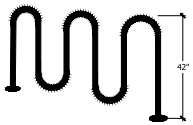


PLAN VIEW



BIKE RACK DETAIL

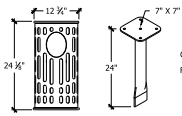
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TYPE: MADRAX 5 LOOP HEAVY DUTY WINDER
COLOR: LEXINGTON GREEN OR BLACK
FINISH: POWDER COAT

TRASH CAN DETAIL

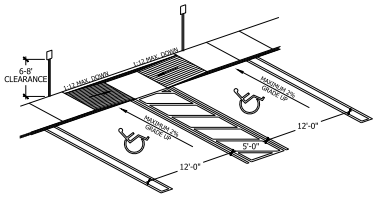
NTS



TYPE: WABASH VALLEY ASH URN
COLOR: GREEN / RIB PATTERN
FINISH: POWDER COAT

HANDICAP RAMP DETAIL

NTS



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

6' PRECAST WALL DETAIL

NTS



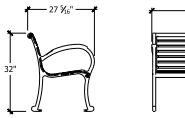
6' WOOD FENCE DETAIL

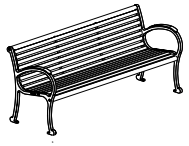
NTS



BENCH DETAIL

NTS





TYPE: DUMOR 160 SERIES BENCH
COLOR: GREEN
FINISH: ZINC RICH AND POLYESTER POWDER COAT

HANDICAP SIGN DETAIL

NTS

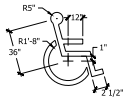


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

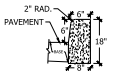
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLORED PAVERS . TYPICAL @ ALL HANDICAP STALLS

D CURB DETAIL

NTS



D CURB DETAIL

NTS



BELGARD COMMERCIAL
PERMEABLE PAVERS
COLOR: NAPOLI

Site Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Hearts of Palm Center

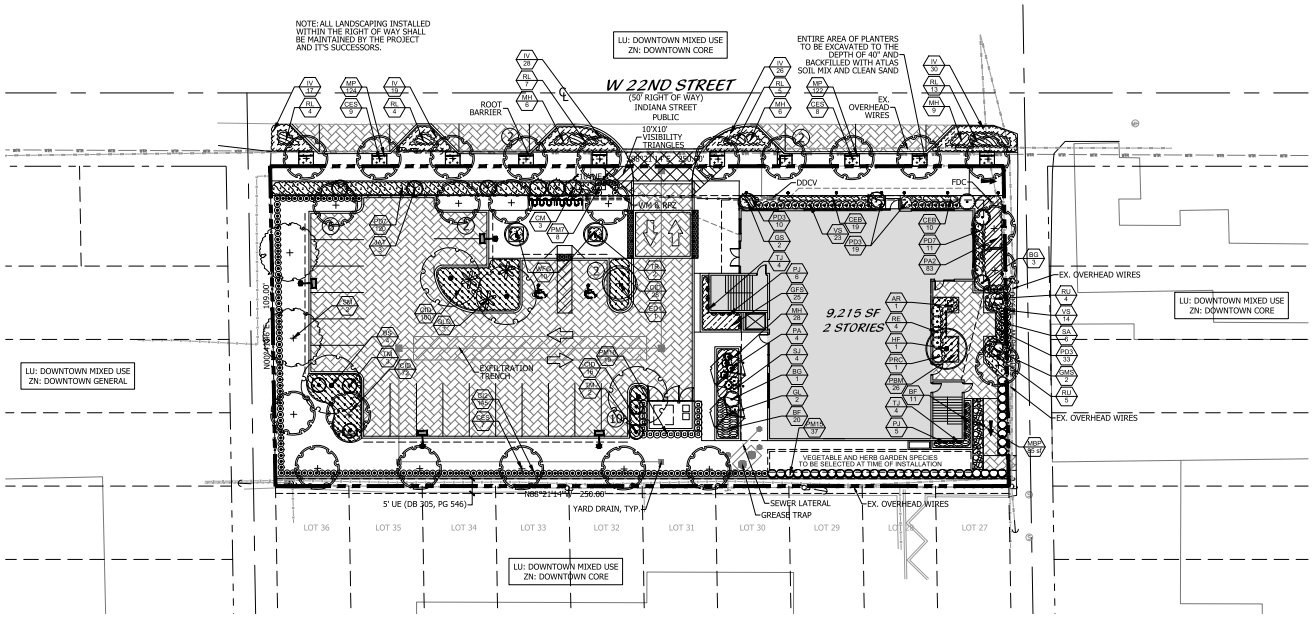
Riviera Beach, Florida

DESIGNED	NBP
DRAWN	RO
APPROVED	DEH
JOB NUMBER	21-1206
DATE	03-06-23
REVISIONS	09-01-23
	10-18-23

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Drawing: 21-1206 SP.DWG

SHEET 2 OF 2

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LANDSCAPE DATA

NAME OF PROJECT	HEARTS OF PALM CENTER
EXISTING LAND USE	DOWNTOWN MIXED USE
EXISTING ZONING DISTRICT	DOWNOWN CORE
EXISTING USE	OFFICE, NON-PROFIT
SECTION 28, TOWNSHIP 42, RANGE 43	
PROPERTY CONTROL NUMBER	56-43-42-28-24-003-0090
TAZ	136
TOTAL SITE AREA	**27,246.25 SF 0.63 AC**

SURFACE COVER

IMPERVIOUS AREA	SF	AC	%
BUILDING LOT COVERAGE	5,565	0.13	20.43%
SIDEWALK AREA	3,917	0.09	14.38%
TOTAL IMPERVIOUS AREA	**9,483**	**0.22**	**34.80%**
PERVIOUS AREA	**SF**	**AC**	**%**
PERMEABLE PAVERS	9,438	0.22	34.64%
GREEN SPACE AND BUFFERS	8,326	0.19	30.56%
TOTAL PERVIOUS AREA	**17,764**	**0.41**	**65.20%**
TOTAL SITE AREA	**27,246**	**0.63**	**100.00%**

PERIMETER LANDSCAPE

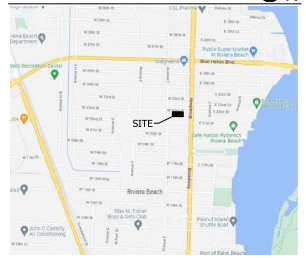
	LENGTH	REQ	PROV
NORTH (1 TREE PER 25')	250'	10	10
SOUTH (1 TREE PER 50')	250'	5	5
EAST (1 TREE PER 50')	109'	3	3
WEST (1 TREE PER 50')	109'	3	3

FOUNDATION PLANTING

BUILDING ADDITION - WEST FAÇADE	LENGTH	REQ	PROV
LENGTH OF FOUNDATION (40% REQ)	360.5	144	195
S.F. OF PLANTING (5' WIDTH)		721	977

NOTE: ROOT BARRIER SHALL BE INSTALLED FOR ANY TREES AND SHRUBS INSTALLED WITHIN 5 FEET OF A UTILITY EASEMENT

LOCATION MAP



Landscape Plan

0' 10' 20' 40' 60' 80'

Scale: 1" = 20'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Hearts of Palm Center

Riviera Beach, Florida

Donaldson E Hearing:A01098000000015D8A13286A00016096

Digitally signed by Donaldson E Hearing:A01098000000015D8A13286A00016096 Date: 2023.10.18 08:20:20 -04'00'

REGISTERED LANDSCAPE ARCHITECT LA 0000943 STATE OF FLORIDA

DESIGNED	NBP
DRAWN	RO
APPROVED	DEH
JOB NUMBER	21-1206
DATE	03-06-23
REVISIONS	09-01-23
	10-18-23

October 18, 2023 2:24:27 p.m.
Drawing: 21-1206 LP.DWG

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LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS. THE TOWN OF JUPITER LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

ALL LANDSCAPING INSTALLED WITHIN THE RIGHT OF WAY SHALL BE MAINTAINED BY THE PROJECT AND IT'S SUCCESSORS.

PLANT LIST

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BS	4	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	2.5" CAL	12`-14` HT, 6`-8` SPRD	Y	SINGLE, STRAIGHT TRUNK, FULL CANOPY, 6' CT
CES	24	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD TREE	30 GAL	2" CAL	12` HT X 5` SPRD	Y	FULL CANOPY, SINGLE STRAIGHT TRUNK, 6' CT
ED1	1	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	FIELD GROWN	3" CAL	14` O.A.	N	FULL & THICK CANOPY, FTB, FLORIDA FANCY, SINGLE STRAIGHT TRUNK
GS	2	GARCINIA SPICATA	GARCINIA	25 GAL	1.5" CAL	6` O.A.	N	FULL & THICK, MATCHED
GMS	2	GARDENIA JASMINOIDES 'MIAMI SUPREME'	MIAMI SUPREME GARDENIA	25 GAL	1.5" CAL	5` HT X 4` SPRD	N	FULL & THICK CANOPY, MATCHED, GRAFTED
GL	2	GUAIACUM SANCTUM	LIGNUM VITAE	25 GAL	2" CAL	6`-7` O.A.	N	FULL & THICK CANOPY, MATCHED
SM	2	SWIETENIA MAHAGONI	SWEET MAHOGANY	N.A.	3.5" CAL	14` HT. X 7` SPRD	Y	FULL CANOPY, 6' CT

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
OLD	3	COCCOTHRINAX CRINITA BREVICRINIS	SHORT HAIR OLD MAN PALM	25 GAL	N.A.	4`-5` O.A	N	FULL CANOPY
CM	3	COCCOTHRINAX MIRAGUAMA	MIRAGUAMA PALM	15 GAL	N.A.	4` GW	N	FUNN CANOPY
HF	1	HOWEA FORSTERIANA	KENTIA PALM	FIELD GROWN	N.A.	8` O.A.	N	FULL CANOPY
RE	4	RHAPIS EXCELSA	LADY PALM	7 GAL	N.A.	3`-4` O.A.	N	FULL & THICK, SHADE GROWN.
TM	5	THRINAX MORRISII	KEY THATCH PALM	15 GAL	N.A.	3`-4` OA	Y	FULL & THICK
TR	2	THRINAX RADIATA	THATCH PALM	15 GAL	N.A.	9` GW	Y	FULL & THICK

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
AR	1	ANTHURIUM HOOKERI	BIRD'S NEST ANTHURIUM	7 GAL	2.5` X 2.5`	A.S.	N	FULL & THIC
BG	4	BRUNFELSIA GRANDIFLORA	YESTERDAY, TODAY AND TOMORROW	15 GAL	4` X 4`	A.S.	N	FULL & THICK
CI2	145	CHRYSOBALANUS ICACO `RED TIP`	REDTIP COCO PLUM	3 GAL	2` X 2`	2` O.C.	N	FULL & THICK
JAT	3	JATROPHA	JATROPHA	15 GAL	4` X 4`	A.S.	N	FULL & THICK, BUSH FORM
PJ	11	PANDOREA JASMINOIDES	PINK PANDORA VINE	3 GAL	3` TRELLIS	A.S.	N	ATTACH TO WALL
PRC	1	PHILODENDRON `ROJO CONGO`	ROJO CONGO PHILODENDRON	7 GAL.	4` X 4`	A.S.	N	FULL & THICK
PA	4	PLUMBAGO AURICULATA 'IMPERIAL BLUE'	IMPERIAL BLUE PLUMBAGO	7 GAL	18" X 24"	A.S.	N	FULL & THICK
PM10	19	PODOCARPUS MACROPHYLLUS	PODOCARPUS	10 GAL	4` O.A.	2.5` O.C.	N	FULL & THICK
PM15	37	PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	4`-5` O.A.	A.S.	N	FULL & THICK
PM7	8	PODOCARPUS MACROPHYLLUS	PODOCARPUS	7 GAL	4` HT., 2` SPRD	2` O.C.	N	FULL & THICK
SA	6	SCHEFFLERA ARBORICOLA	GREEN SCHEFFLERA	3 GAL	2` X 2`	2` O.C.	N	FULL & THICK
SJ	4	STACHYTARPHETA JAMAICENSIS	BLUE PORTERWEED	7 GAL	2` X 2`	A.S.	Y	FULL & THICK
TJ	8	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	3 GAL	3` TRELLIS	A.S.	N	ATTACH TO WALL
VS	37	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	7 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL & THICK

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CEB	29	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET NATAL PLUM	3 GAL	12" X 12"	24" O.C.	N	FULL & THICK
CID	216	CHRYSOBALANUS ICACO `HORIZONTALIS`	DWARF COCOPLUM	3 GAL	12" X 18"	24" O.C.	Y	FULL & THICK
MH	49	CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	3 GAL	12" X 12"	18" O.C.	N	FULL & THICK
GFS	25	GARDENIA JASMINOIDES 'FOUR SEASONS'	FOUR SEASONS GARDENIA	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
IV	120	ILEX VOMITORIA `STOKES DWARF`	DWARF YAUPON HOLLY	3 GAL	12" X 12"	2` O.C.	Y	FULL & THICK
BF	31	IRIS VERSICOLOR	BLUE FLAG IRIS	3 GAL	24" X 24"	24" O.C.	N	FULL & THICK
MBP	85 sf	MEXICAN BEACH PEBBLES	JUMBO MEXICAN BEACH PEBBLES	-	JUMBO - 6"			6" JUMBO
MP	246	MIMOSA PUDICA	SENSITIVE PLANT	1 GAL	12" X 12"	12" O.C.	N	FULL & THICK
WFG	10	PENNISETUM SETACEUM 'ALBA'	WHITE FOUNTAIN GRASS	3 GAL	24" X 18"	24" O.C.	N	FULL & THICK
PBM	26	PHILODENDRON `BURLE MARX`	BURLE MARX PHILODENDRON	3 GAL	18" X 24"	2` O.C.	N	FULL & THICK
PA2	83	PLUMBAGO AURICULATA 'IMPERIAL BLUE'	IMPERIAL BLUE PLUMBAGO	3 GAL	18" X 18"	18" O.C.	N	FULL & THICK
PD3	62	PODOCARPUS MACR. `PRINGLES` OR `META`	DWARF PODOCARPUS	3 GAL	18" X 18"	18" O.C.	N	FULL & THICK
PD7	131	PODOCARPUS MACR. `PRINGLES` OR `META`	DWARF PODOCARPUS	7 GAL	24" X 24"	24" O.C.	N	FULL & THICK
RL	33	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL	18" X 18"	24" O.C.	N	FULL & THICK
RU	9	RUELLIA BRITTONIAN `PURPLE SHOWERS`	PURPLE RUELLIA	3 GAL	24" X 18"	24" O.C.	N	FULL & THICK

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

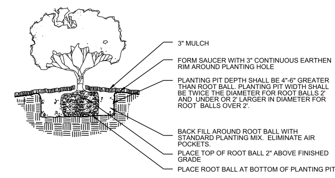
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACMENT SOIL.

LANDSCAPE WARRENTY

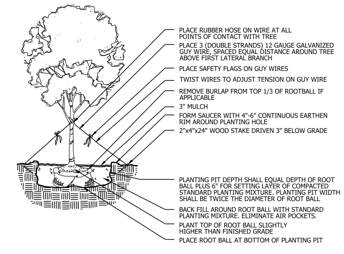
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANTING DETAILS



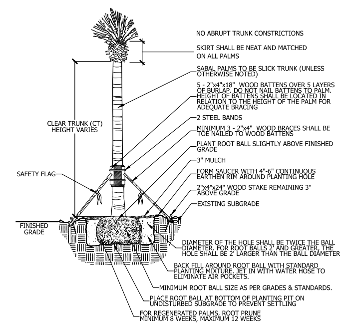
SHRUB/GROUNDCOVER PLANTING DETAIL

NTS



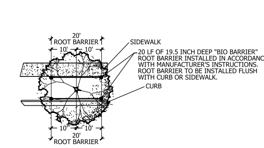
LARGE TREE PLANTING DETAIL

NTS



SABAL PALM PLANTING DETAIL

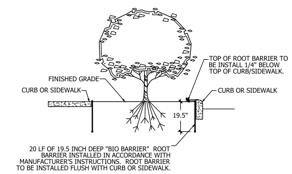
NTS



ROOT BARRIER DETAIL

PLAN VIEW

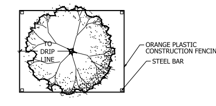
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ROOT BARRIER DETAIL

SECTION VIEW

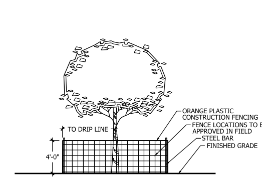
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TREE PROTECTION DETAIL

PLAN VIEW

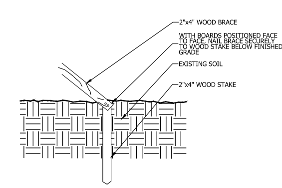
NTS



TREE PROTECTION DETAIL

SECTION VIEW

NTS



WOOD STAKING DETAIL

NTS

Landscape Details

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Hearts of Palm Center

Riviera Beach, Florida

Donaldson E Hearing:A01098000001 5D8A13286 A00016979 Digitally signed by Donaldson E Hearing:A0109800000015D8A13286A00016979 Date: 2023.10.18 15:09:33 -04'00'

REGISTERED LANDSCAPE ARCHITECT DONALDSON E. HEARING LA 0000943 STATE OF FLORIDA

October 18, 2023 2:24:27 p.m.
Drawing: 21-1206 LP.DWG

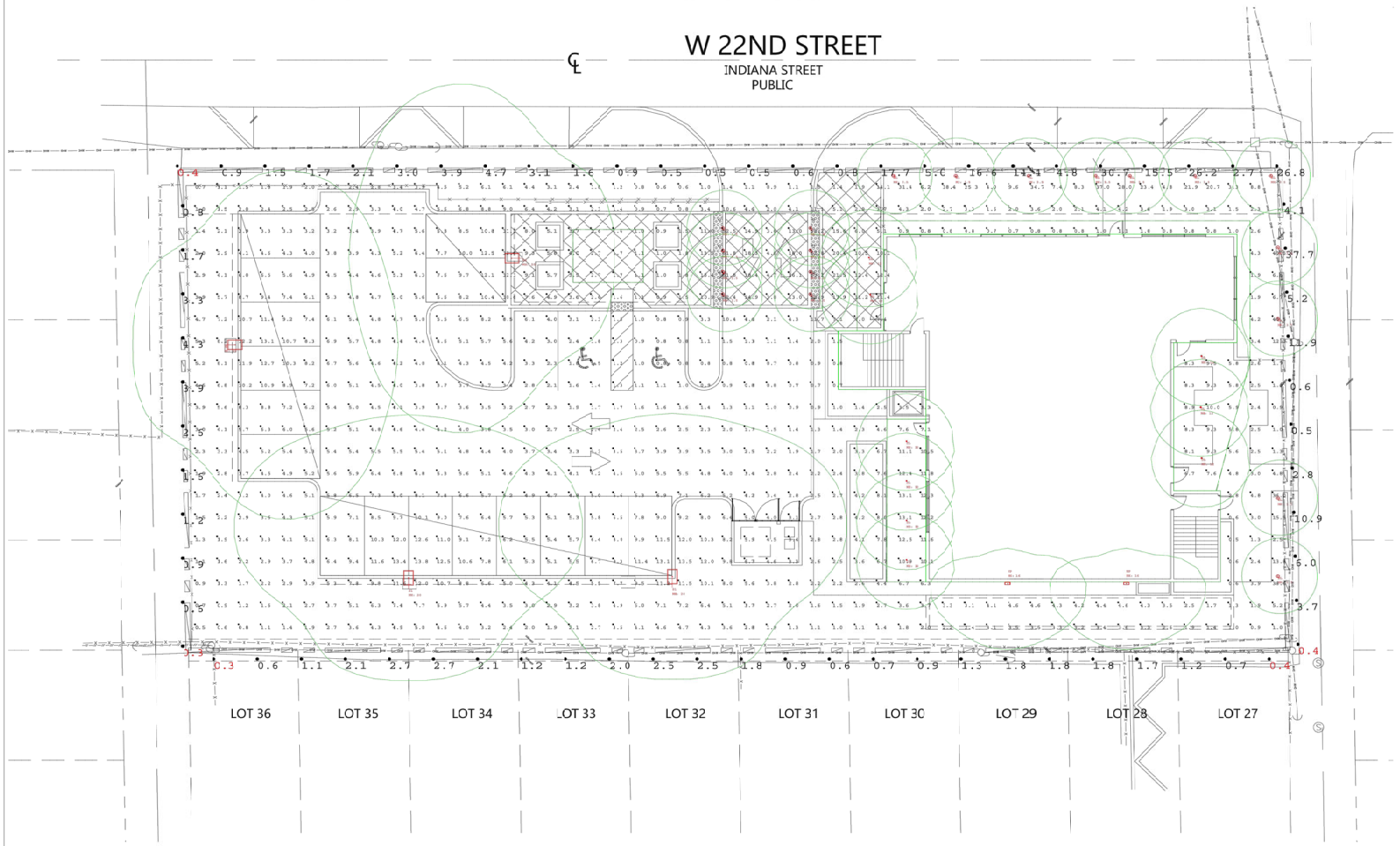
SHEET 2 OF 2

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CALCULATIONS AT GROUND

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Lum. Lumens
	2	WP	0.900	WP-2740PC	3941
	9	DL	0.900	DLA6-22W-53K	2049
	19	BL	0.900	BL-26-53K	3090
	4	S1	0.900	ALV150-5CK-T3	22496

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Fc	4.50	37.7	0.3	15.00	125.67
Site - Calc-Pts	Fc	5.76	63.2	0.5	11.52	126.40



Rev. Date
02/22/2023

Rev. #	Description
R1	.....
R2	.....
R3	.....
R4	.....
R5	.....

Disclaimer

Project:
Project: Heart of Palms Center

Agent:
Author:
Title:



birse/thomas

6510 PGA boulevard, suite #201
palm beach gardens, fl 33418

phone 561.249.4001
AA26002397

Joe Thomas, AIA
AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

PROJECT NUMBER 21-200

REVISIONS
1
2
3
4
5
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7
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9

SUBMITTAL DATE 02/24/2023

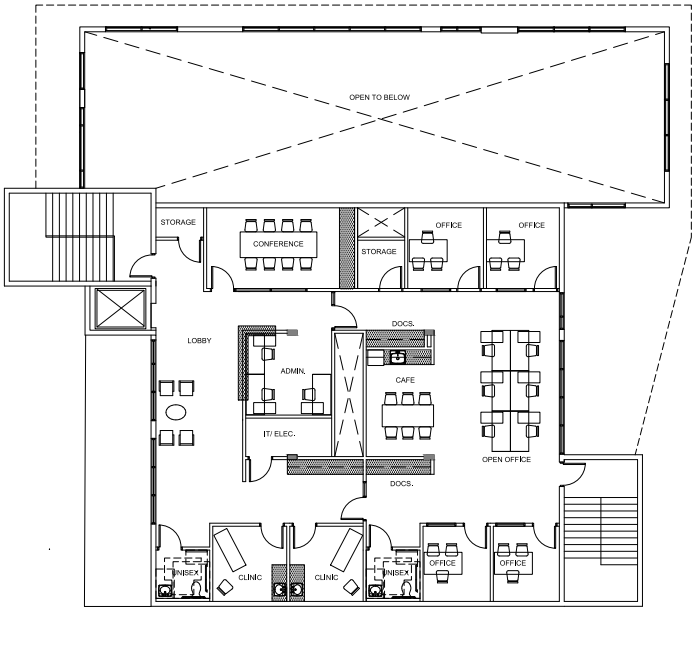
SITE PLAN APPROVAL DRAWINGS

PHOTOMETRICS PLAN

A1.13



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"

key notes

1. --
2. --
3. --
4. --
5. --
6. --
7. --
8. --
9. --

area analysis

	GROSS SF	NET SF
BUILDING AREA	9,215 SF	8,115 SF
FIRST FLOOR AREA	5,565 SF	5,015 SF
SECOND FLOOR AREA	3,650 SF	3,100 SF

(NET FLOOR AREA EXCLUDES VERTICAL CIRCULATION)

sheet notes

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
2. CLEAR DIMENSIONS DICTATE OVER ALL OTHER DIMENSIONS.

legend

- 1 — COLUMN GRID REFERENCE NUMBER
- COLUMN GRID LINES
- NEW CONCRETE BLOCK WALL
- NEW PARTITION WALL
- E — WALL TYPE REFERENCE
- EXISTING WALL TO REMAIN
- AREA NOT IN CONTRACT
- OFFICE / 1A25 / XXXX — ROOM NAME / ROOM NUMBER / ROOM AREA
- XX — DOOR REFERENCE NUMBER (REFER TO DOOR SCHEDULE)
- NEW DOOR & FRAME
- 1 / A1.XX — ELEVATION ON SHEET / SHEET NUMBER
- WINDOW TAG
- MILLWORK
- MILLWORK ABOVE

birse/thomas
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Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

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PROJECT NUMBER 21-200

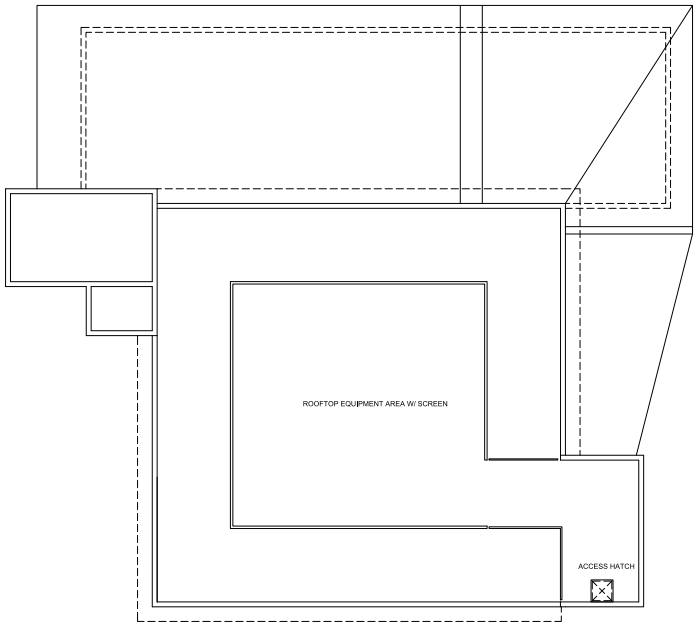
REVISIONS
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SUBMITTAL DATE 02/24/2023

SITE PLAN APPROVAL DRAWINGS

FIRST & SECOND FLOOR PLANS

A1.11



1 ROOF PLAN
1/8" = 1'-0"

key notes

1	--
2	--
3	--
4	--
5	--
6	--
7	--
8	--
9	--

area analysis

	GROSS SF	NET SF
BUILDING AREA	9,215 SF	8,115 SF

(NET FLOOR AREA EXCLUDES VERTICAL CIRCULATION)

sheet notes

1. THE DRAWING SET IS FOR DESIGN INTENT AND ALL CONDITIONS MUST BE FIELD VERIFIED.
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legend

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- 1 / A1.XX — ELEVATION ON SHEET / SHEET NUMBER
- W1 — WINDOW TAG
- MILLWORK / MILLWORK ABOVE

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PROJECT NUMBER 21-200

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SUBMITTAL DATE 02/24/2023

SITE PLAN APPROVAL DRAWINGS

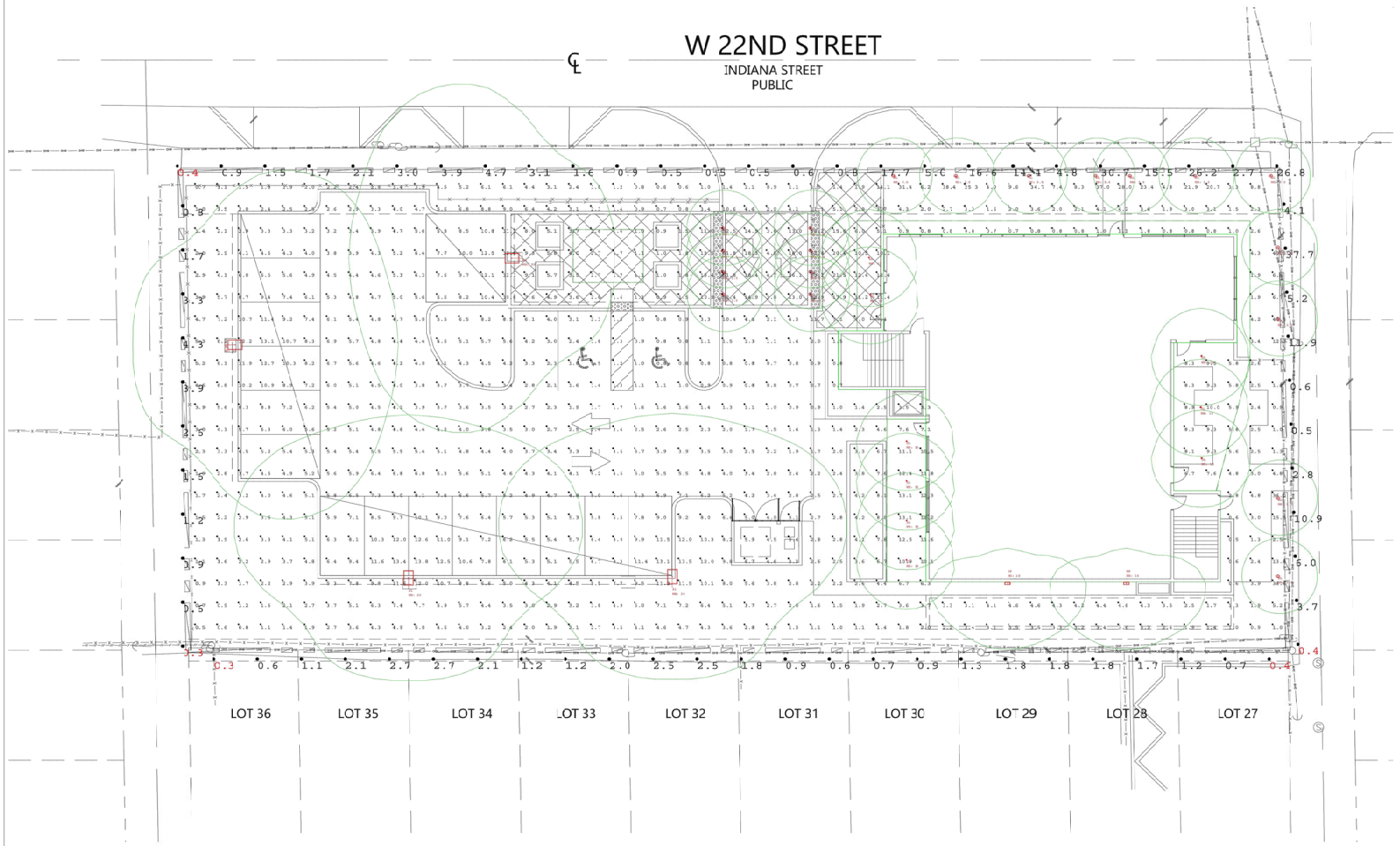
ROOF PLAN

A1.12

CALCULATIONS AT GROUND

Luminaire Schedule					
Symbol	Qty	Label	LLF	Description	Lum. Lumens
	2	WP	0.900	WP-2740PC	3941
	9	DL	0.900	DLA6-22W-53K	2049
	19	BL	0.900	BL-26-53K	3090
	4	S1	0.900	ALV150-5CK-T3	22496

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Site - Calc-Pts	Fc	5.76	63.2	0.5	11.52	126.40



Rev. Date
02/22/2023

Rev. #	Description
R1	.....
R2	.....
R3	.....
R4	.....
R5	.....

Disclaimer

Project:
Project: Heart of Palms Center

Agent:
Author:
Title:



birse/thomas

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Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

PROJECT NUMBER 21-200

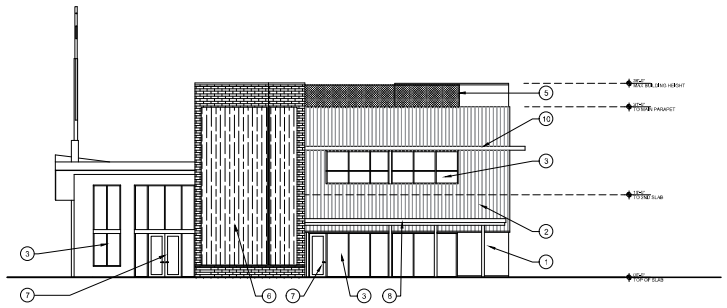
REVISIONS
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SUBMITTAL DATE 02/24/2023

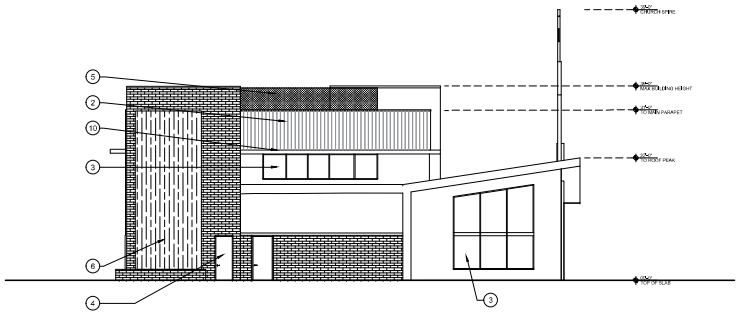
SITE PLAN APPROVAL DRAWINGS

PHOTOMETRICS PLAN

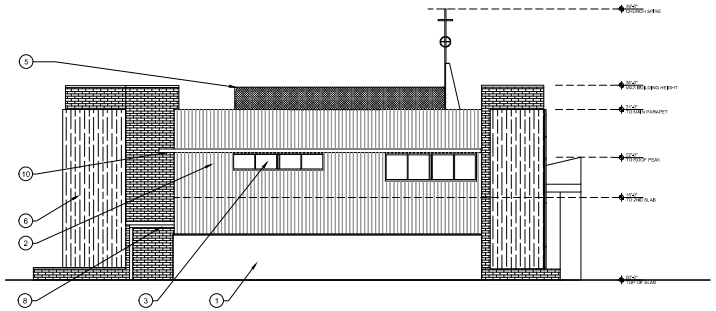
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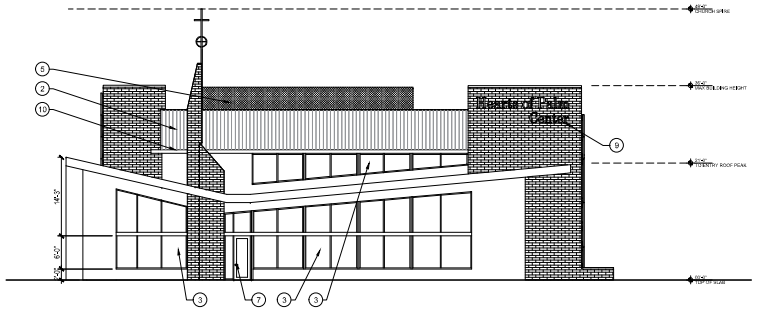
3 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

key notes

1	PAINTED STUCCO FINISH
2	STANDING SEAM WHITE METAL SIDING
3	STOREFRONT GLAZING SYSTEM
4	PAINTED HOLLOW METAL DOOR & FRAME
5	PERFORATED METAL SCREEN
6	GREEN WALL SYSTEM
7	STOREFRONT DOOR
8	ALUMINUM CANOPY
9	BUILDING SIGNAGE
10	HORIZONTAL SHADE PANEL

color schedule

A	FIELD COLOR - BENJAMIN MOORE BRIGHT WHITE (OC-152)

sheet notes

legend

- PAINTED STUCCO FINISH
- PERFORATED METAL ROOFTOP SCREEN
- GREEN WALL SYSTEM
- STANDING SEAM WHITE METAL SIDING
- BRICK VENEER

birse/thomas

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phone: 561.249.4001
AA26002397

Joe Thomas, AIA
AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

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PROJECT NUMBER 21-200

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SUBMITTAL DATE 02/24/2023

SITE PLAN APPROVAL DRAWINGS

BUILDING ELEVATIONS

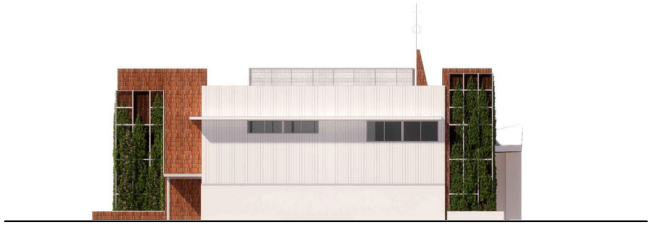
A2.01



3 WEST ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"

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SITE PLAN APPROVAL DRAWINGS

BUILDING ELEVATIONS (RENDERED)

A2.02



1 RENDER 1

birse/thomas

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PROJECT NUMBER 21-200

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SUBMITTAL DATE 02/24/2023

SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.12



1 RENDER 2

birse/thomas

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palm beach gardens, fl 33418

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AA26002397

Joe Thomas, AIA
AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

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PROJECT NUMBER 21-200

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SUBMITTAL DATE 02/24/2023

SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.13



1 RENDER 3

birse/thomas
5510 PGA boulevard, suite #201
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AA26002397

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Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
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PROJECT NUMBER 21-200

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SUBMITTAL DATE 02/24/2023

SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.14



1 RENDER 4

birse/thomas
6510 PGA boulevard, suite #201
palm beach gardens, fl 33418
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AA26002397

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AR94276

Hearts of Palm Center

(ST. MARK'S INC.)
21 W 22ND SRTEET
RIVIERA BEACH, FL

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PROJECT NUMBER 21-200

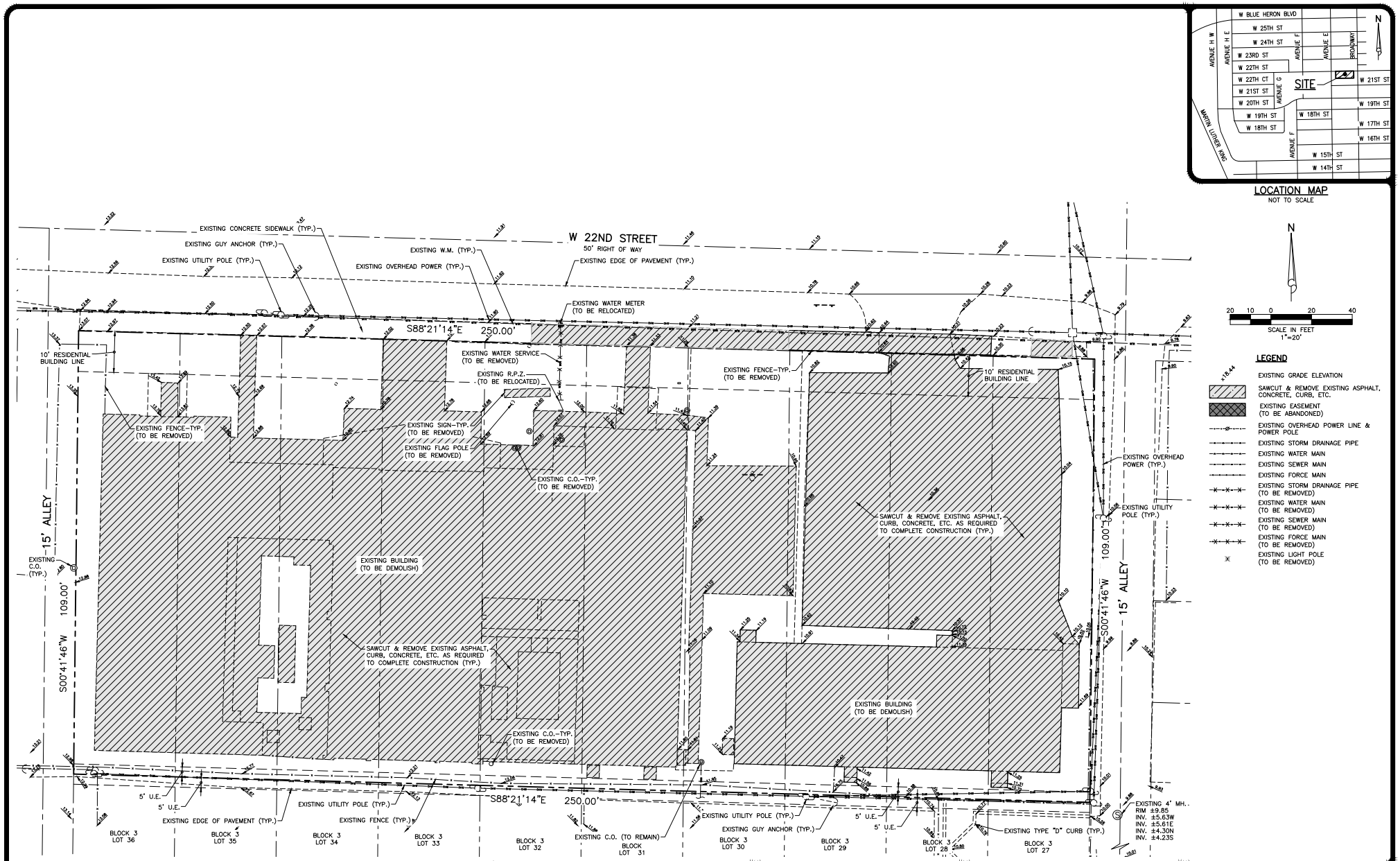
REVISIONS
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SUBMITTAL DATE 02/24/2023

SITE PLAN APPROVAL DRAWINGS

CONCEPTUAL RENDERINGS

A2.15



LOCATION MAP
NOT TO SCALE

N

20 10 0 20 40
SCALE IN FEET
1"=20'

LEGEND

- x18.44 EXISTING GRADE ELEVATION
- SAWCUT & REMOVE EXISTING ASPHALT, CONCRETE, CURB, ETC.
- EXISTING EASEMENT (TO BE ABANDONED)
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
- EXISTING WATER MAIN (TO BE REMOVED)
- EXISTING SEWER MAIN (TO BE REMOVED)
- EXISTING FORCE MAIN (TO BE REMOVED)
- EXISTING LIGHT POLE (TO BE REMOVED)

JESSE J. PARRISH IV LICENSED No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 2/24/2023.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digitally signed by Jesse J Parrish IV
Date: 2023.02.24 12:57:55 -05'00'

REVISIONS

SIMMONS & WHITE
Authorization No. 3462
2581 Metrocentre Blvd West ■ Suite 3 ■ West Palm Beach, Florida 33407 ■ (561) 478-7648

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.W.			

ST. MARK'S CHURCH
SECTION 28, TOWNSHIP 42S., RANGE 42E.
RIVIERA BEACH, FLORIDA
DEMOLITION PLAN

JOB NO.	DRAWING NO.	SHEET	OF
22-180	22180C01	1	2

Y:\AUTOCAD_FILES\2022\22-180\CONCEPTUAL\22180C01_DP.dwg 2/24/2023 12:28 PM Robert Wyse

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

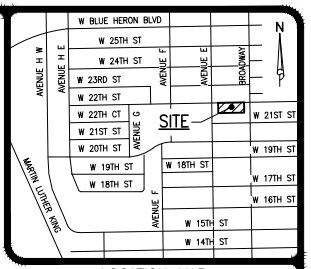
2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH RIVIERA BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.

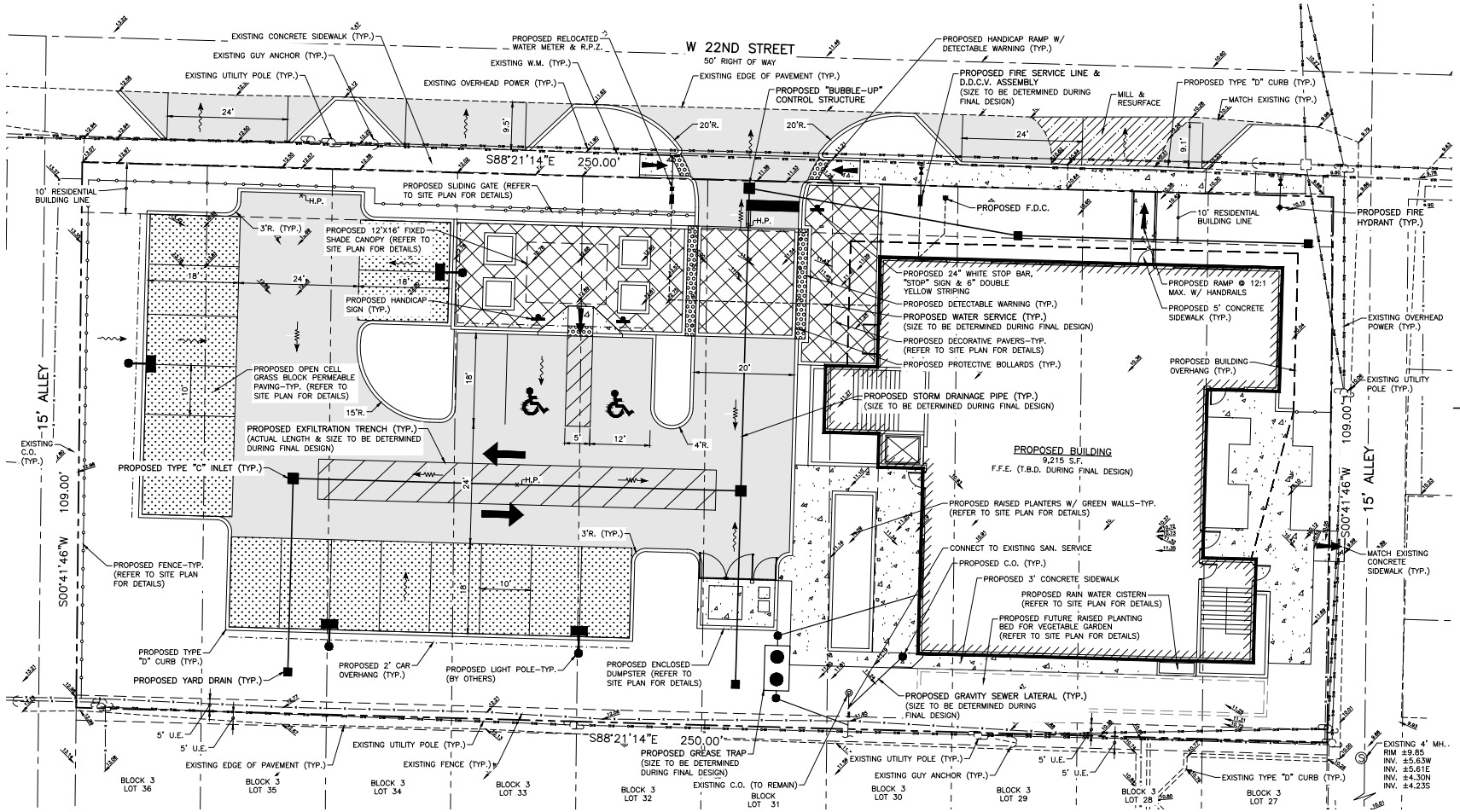
4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.

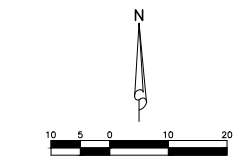
5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.

6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.



LOCATION MAP
NOT TO SCALE





LEGEND

- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- EXISTING GRADE ELEVATION
- PROPOSED ASPHALT OR CONCRETE
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/ DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED MILL & RESURFACE
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
- WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL.)
- PROPOSED LIGHT POLE (BY OTHERS)
- PROPOSED DIRECTIONAL ARROW
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

JESSE J. PARRISH, IV LICENSE No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 2/24/2023.

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REVISIONS

SIMMONS & WHITE
Authorization No. 3462
2581 Metrocentre Blvd West ■ Suite 3 ■ West Palm Beach, Florida 33407 ■ (561) 478-7648

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.W.			

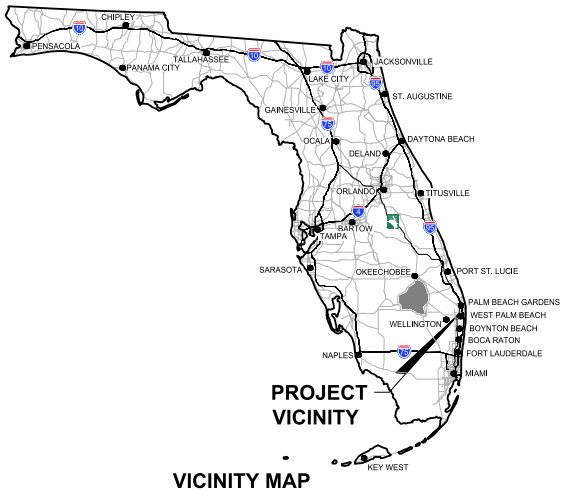
ST. MARK'S CHURCH

SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET
22-180	22180C02	2 OF 2

SITE DEVELOPMENT PLANS
HEARTS OF PALM CENTER

SECTION 28, TOWNSHIP 42S., RANGE 43E.
21 WEST 22ND STREET
CITY OF RIVIERA BEACH, FLORIDA



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	DEMOLITION PLAN
3	PAVING AND DRAINAGE PLAN
4-5	PAVING AND DRAINAGE DETAILS
6	POLLUTION PREVENTION PLAN
7	WATER AND WASTEWATER PLAN
8	WATER AND WASTEWATER DETAILS

JESSE J. PARRISH IV LICENSE No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Digitally signed by Jesse J Parrish IV
2023.10.13

REVISIONS

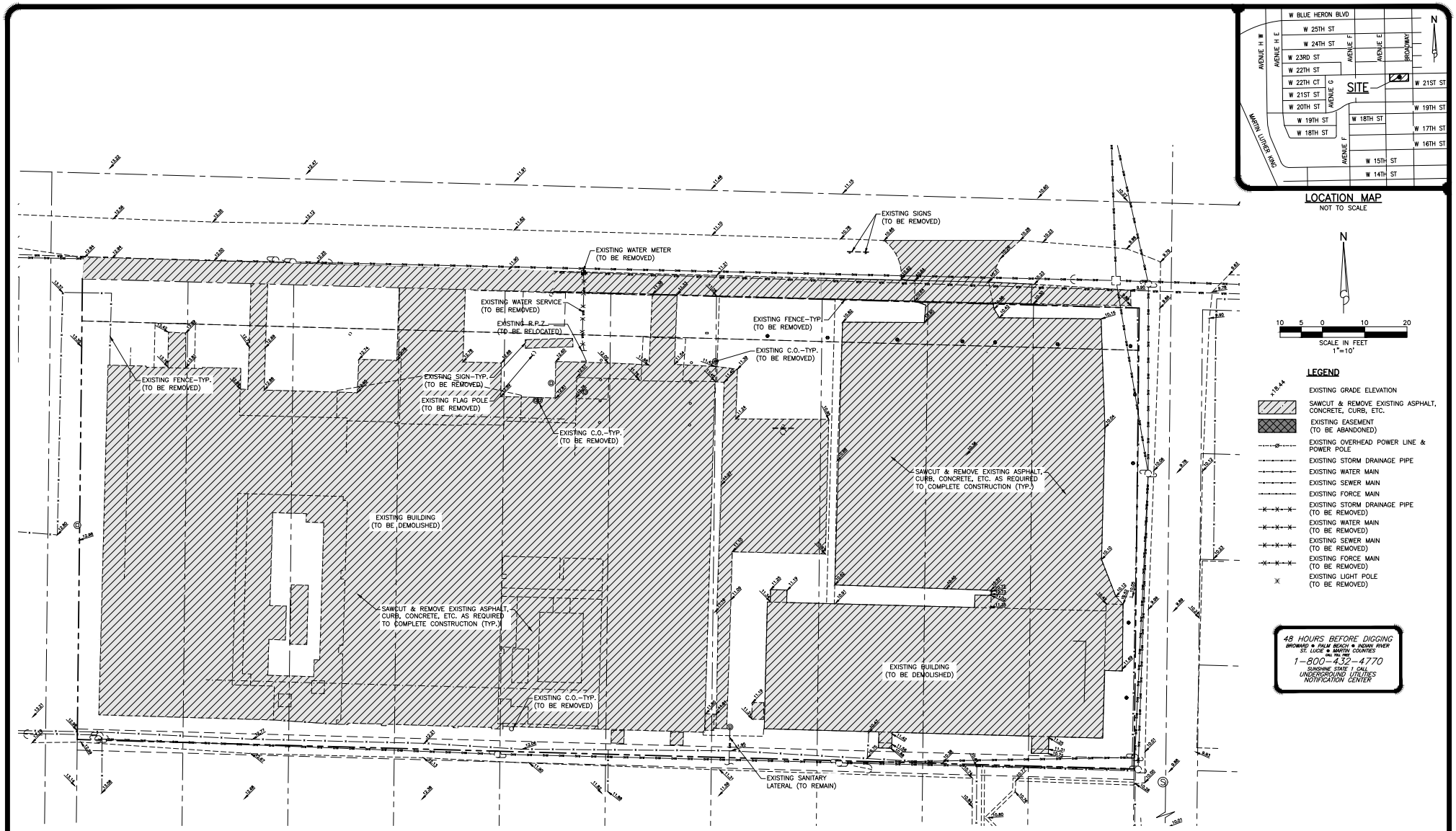
SIMMONS & WHITE
Authorization No. 3452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7648

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER
SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
TITLE SHEET

JOB NO.	DRAWING NO.	SHEET	OF
22-180	22180S01	1	8

T:\AUTOCAD_FILES\2022\22-180\CONSTRUCTION\22180S01_TS.dwg 10/13/2023 3:59 PM Eric Luipersbeck



LOCATION MAP
NOT TO SCALE

N

10 5 0 10 20
SCALE IN FEET
1"=10'

LEGEND

- x18.44 — EXISTING GRADE ELEVATION
- SAWCUT & REMOVE EXISTING ASPHALT, CONCRETE, CURB, ETC.
- EXISTING EASEMENT (TO BE ABANDONED)
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN
- EXISTING STORM DRAINAGE PIPE (TO BE REMOVED)
- EXISTING WATER MAIN (TO BE REMOVED)
- EXISTING SEWER MAIN (TO BE REMOVED)
- EXISTING FORCE MAIN (TO BE REMOVED)
- EXISTING LIGHT POLE (TO BE REMOVED)

48 HOURS BEFORE DIGGING
BROWARD ● PALM BEACH ● INDIAN RIVER
ST. LUCIE ● MARTIN COUNTIES
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

JESSE J. PARRISH IV LICENSED No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

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REVISIONS

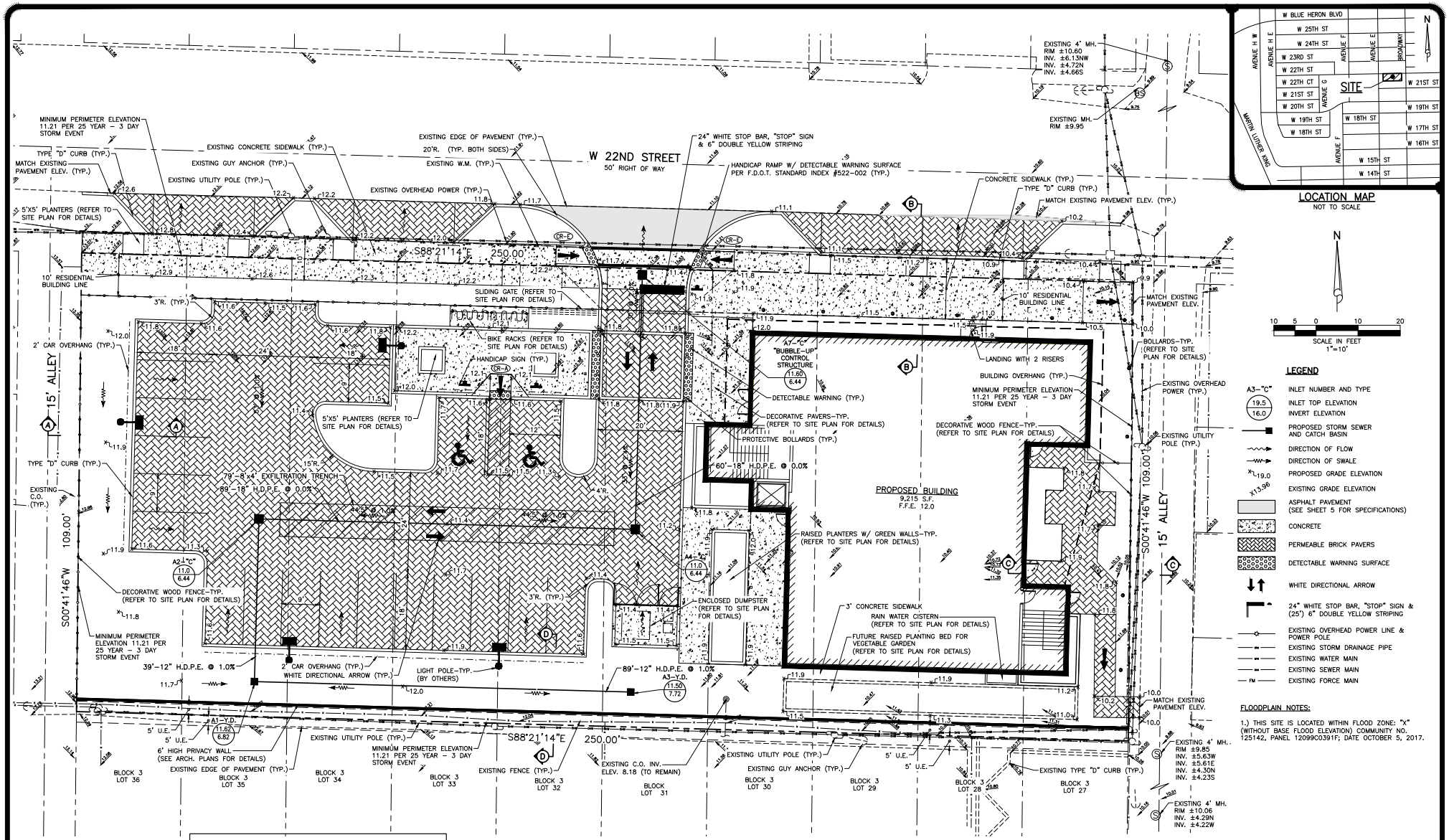
SIMMONS & WHITE
Authorization No. 5452
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7648

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER
SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
DEMOLITION PLAN

JOB NO.	DRAWING NO.	SHEET
22-180	22180S02	2 OF 8

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LOCATION MAP
NOT TO SCALE

N

SCALE IN FEET
1"=10'

LEGEND

- A3-"C" — INLET NUMBER AND TYPE
- 19.5 / 16.0 — INLET TOP ELEVATION / INVERT ELEVATION
- PROPOSED STORM SEWER AND CATCH BASIN
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- 19.0 — PROPOSED GRADE ELEVATION
- X13.96 — EXISTING GRADE ELEVATION
- ASPHALT PAVEMENT (SEE SHEET 5 FOR SPECIFICATIONS)
- CONCRETE
- PERMEABLE BRICK PAVERS
- DETECTABLE WARNING SURFACE
- WHITE DIRECTIONAL ARROW
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

FLOODPLAIN NOTES:

1.) THIS SITE IS LOCATED WITHIN FLOOD ZONE: "X" (WITHOUT BASE FLOOD ELEVATION) COMMUNITY NO. 125142, PANEL 12099C0391F; DATE OCTOBER 5, 2017.

NOTES:

1.) CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER ST. LUCIE • MARTIN COUNTIES
OR CALL
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392-1991.

JESSE J. PARRISH, IV, LICENSED PROFESSIONAL ENGINEER, No 85433, STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 10/13/2023.

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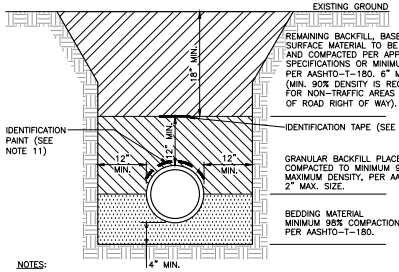
REVISIONS

SIMMONS & WHITE
Authorization No. 5455
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7648

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER
SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
PAVING AND DRAINAGE PLAN

JOB NO.	DRAWING NO.	SHEET
22-180	22180S03	3 OF 8

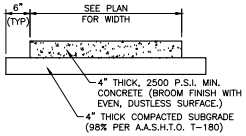


NOTES:

1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"- 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2. THE PIPE 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 LARGE ROCK, MUCK AND DEBRIS.
5. DENSITY TESTS ARE TAKEN IN 1 FOOT LIFTS ABOVE THE PIPE AT INTERVALS OF 400' MAXIMUM, (MINIMUM 1 SET) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION AS PART OF THEIR FIELD REVIEW.
6. THE PERMITTEE/DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH ALL TRENCH SAFETY LAWS AND REGULATIONS.
7. SEE SEPARATE DETAIL FOR PAVED AREAS (OPEN CUT FOR THOROUGHFARE AND NON-THOROUGHFARE ROADS).
8. THE AFFECTED AREA SHALL BE RESTORED TO EQUAL OR BETTER CONDITION OR AS SPECIFIED IN PERMIT/CONTRACT DOCUMENTS.
9. APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 18" BELOW FINISHED GRADE.
10. ROOT BARRIER IS REQUIRED FOR APPROVED PIPE INSTALLATION CLOSER THAN 10 FEET FROM AN EXISTING TREE. SEE SEPARATE DETAIL FOR ROOT BARRIER.
11. CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.
12. PERMANENT ABOVE GROUND UTILITY MARKER SHALL BE INSTALLED IF REQUIRED.

TYPICAL TRENCH DETAIL (NON-PAVED AREAS)

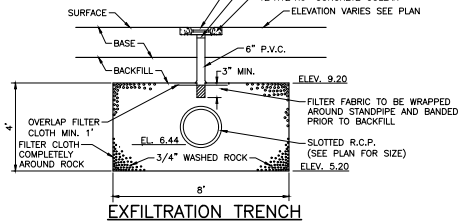
NOT TO SCALE



TYPICAL SIDEWALK DETAIL

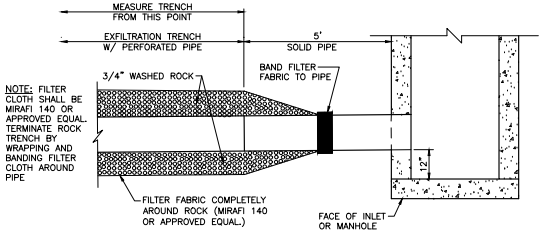
NOT TO SCALE

NOTE: FILTER CLOTH SHALL BE MIRAFI 140 OR APPROVED EQUAL. TERMINATE ROCK TRENCH BY WRAPPING AND BANDING FILTER CLOTH AROUND PIPE.



EXFILTRATION TRENCH

NOT TO SCALE



NOTE: FILTER CLOTH SHALL BE MIRAFI 140 OR APPROVED EQUAL. TERMINATE ROCK TRENCH BY WRAPPING AND BANDING FILTER CLOTH AROUND PIPE

FILTER FABRIC END CLOSURE DETAIL

NOT TO SCALE

CONSTRUCTION PROCEDURES

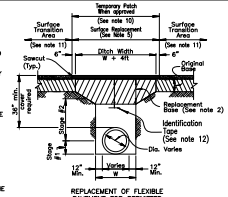
THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

STAGE 1:

THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.

STAGE 2:

THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.

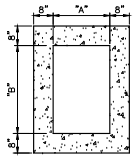


REPLACEMENT OF FLEXIBLE PAVEMENT FOR PERMITTED PAVEMENT CUT

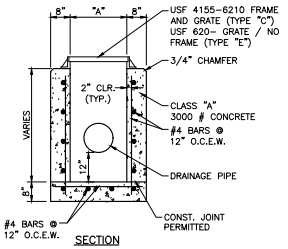
NOTES

1) BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
2) REPLACED BASE MATERIAL OVER DITCH SHALL BE 18" LIMEROCK (LBR100) MINIMUM FOR THOROUGHFARE PLAN ROADS. ANY ALTERNATE BASE MATERIAL REQUESTED BY THE ENGINEER OF RECORD REQUIRES APPROVAL BY THE ROADWAY PRODUCTION DIVISION.
3) ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED AND BUTT-JOINTED.
4) BASE MATERIAL (PER ROADWAY PRODUCTION DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY. (MINIMUM 98% AASHTO T-180).
5) 1" FRICTION COURSE FC-9.5 OVER 1-1/2" TYPE SP STRUCTURAL COURSE (TRAFFIC LEVEL C) WITH TACK COAT AT 0.05 GAL/SY AND RC-70 PRIME COAT AT 0.10 GAL/SY FOR LIMEROCK BASE. FOLLOW THE LATEST FDOT SPECIFICATIONS FOR APPLICATION RATES OF PRIME AND TACK COATS. CONTRACTOR TO SUBMIT MATERIALS AND RATES TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.
6) PIPE SHALL BE PLACED IN A DRY TRENCH.
7) ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PPM# EL-0-3605.
8) DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
9) ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
10) IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.5" SP 12.5 STRUCTURAL COURSE ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADING OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURETY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAY PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
11) FOR FINAL RESTORATION (INCLUDES THE PATCHED/SURFACE REPLACEMENT AREA OVER THE TRENCH). THE ROAD SHALL BE MILLED/RESURFACED PER NOTE 5 ABOVE FOR A FULL LANE WIDTH OF THE TRAVEL LANES ENCROACHED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 50 FT ON EACH SIDE MEASURED FROM TOP OF TRENCH.
12) APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
13) CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), SANITARY MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

OPEN CUT DETAIL FOR THOROUGHFARE ROADS (PAVED AREAS)



PLAN

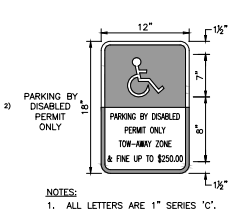


SECTION

TYPE INLET	DIMENSIONS	
	"A"	"B"
C	2'-0"	3'-1"
E	3'-0"	4'-6"

STANDARD TYPE "C"&"E" INLET

NOT TO SCALE



NOTES:

1. ALL LETTERS ARE 1" SERIES 'C'.
2. TOP PORTION TO BE RETROFLECTORIZED BLUE BACKGROUND WITH WHITE RETROFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION TO BE RETROFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

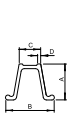
HANDI-CAP SIGN DETAIL

NOT TO SCALE

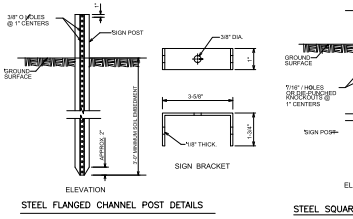
NOTES:
SIGNAGE AND STRIPING TO BE CONSTRUCTED IN ACCORDANCE WITH PALM BEACH COUNTY ORDINANCE NO. 85-42



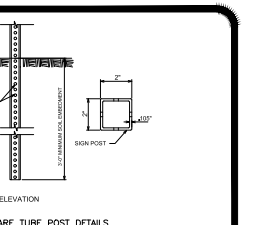
ISOMETRIC VIEW



CHANNEL POST



STEEL FLANGED CHANNEL POST DETAILS



STEEL SQUARE TUBE POST DETAILS

GENERAL SPECIFICATIONS:

FLAT BLADE: ALCOA #86054.6063-T6 ALLOY, ETCHED, DEGREASED WITH #1200 ALODINE FINISH WITH #3677 GREEN DIAMOND GRADE BACKGROUND AND EQUAL DIMENSIONS - 9" & 12" MIN. H, 24", 30", 36" AND 42" L.

LETTERS: NAME - 6" UPPERCASE WITH 4.5" LOWERCASE & 9" UPPERCASE WITH 6.75" LOWERCASE. SERIES "D" #3870 DIAMOND GRADE (SILVER) OR EQUAL - SUFFIX - 4.5"

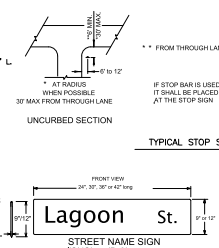
POST: STEEL FLANGED CHANNEL POST 3 LBS. PER FOOT WITH BAKED GREEN ALKYD OR GALVANIZED FINISH PER A.S.T.M. -A-123 WITHOUT ANCHOR PLATES. SQUARE POST PER FDOT INDEX 700-010.

BRACKETS SHALL BE ATTACHED FIRMLY ON STANDARD SQUARE TUBE OR U-CHANNEL POSTS BY MEANS OF (2) 5/16" DIAMETER HEX HEAD BOLTS.

STOP SIGN: R1-1 MUTCD - DIAMOND GRADE

LOCATION: ONE PER INTERSECTION AS INDICATED ON THE PLANS.

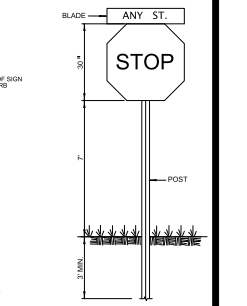
POLICY:
9" BLADES WITH 6" UPPER CASE WITH 4.5" LOWERCASE LETTERS FOR TWO LANE ROADS WITH A SPEED LIMIT UNDER 45 MPH
12" BLADES WITH 9" UPPERCASE WITH 6.75" LOWERCASE LETTERS FOR:
-THOROUGHFARE ROADS FOUR LANES OR WIDER.
-TWO LANE ROADS WITH A POSTED SPEED LIMIT OF 45 MPH OR MORE.
ONLY ONE BLADE WILL BE INSTALLED AT INTERSECTION WITH THOROUGHFARE ROAD INDICATING THE SIDE STREET NAME.

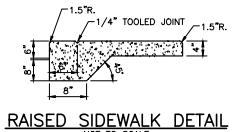


TYPICAL STOP SIGN PLACEMENT

STREET NAME SIGN WITH STOP SIGN

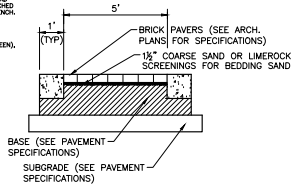
NOT TO SCALE





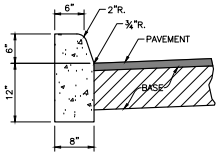
RAISED SIDEWALK DETAIL

NOT TO SCALE



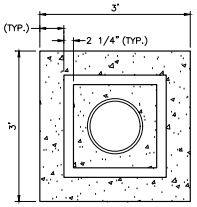
BRICK PAVER CROSSWALK DETAIL

NOT TO SCALE

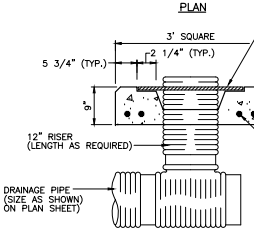


TYPE "D" CURB

NOT TO SCALE



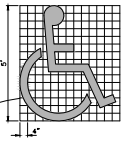
PLAN



SECTION

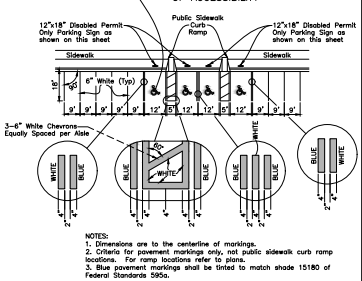
TYPE "A" INLET

NOT TO SCALE



♿ Pavement symbol in accessible parking spaces shall be 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY



NOTES:
1. Dimensions are to the centerline of markings.
2. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
3. Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.

PAVEMENT MARKING FOR PUBLIC SIDEWALK CURB RAMPS

TYPICAL PARKING SPACES

NOT TO SCALE

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 10/13/2023.

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REVISIONS

SIMMONS & WHITE
Authorization No. 3455
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7648

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER
SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
PAVING AND DRAINAGE DETAILS

JOB NO.	DRAWING NO.	SHEET
22-180	22180S04	4 OF 8

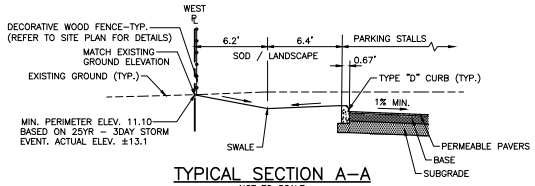
GENERAL NOTES:

1. NOTIFY ENGINEER OF IN-FIELD CONFLICTS OR DESIGN DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
2. EXISTING WATER, SEWER AND DRAINAGE SYSTEMS ARE REPRESENTED AS DASHED LINES AND SHALL BE VERIFIED BY CONTRACTOR.
3. CONTRACTOR SHALL PROTECT ALL UTILITIES AND PUBLIC IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE. CONTRACTOR TO RESTORE ALL AREAS DISTURBED DURING CONSTRUCTION TO ORIGINAL OR BETTER CONDITION.
4. SUPPORT OR THE RELOCATION OF EXISTING STREET LIGHT POLES, POWER OR TELEPHONE POLES, EXISTING UTILITIES, IRRIGATION SYSTEMS, SIDEWALKS, WALLS, ETC. NECESSARY FOR COMPLETION OF THIS WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.
5. INFORMATION SHOWN ON THESE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT BE GUARANTEED, HOWEVER, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES. ALL "AS-BUILT" INFORMATION INCLUDING LOCATION AND ELEVATION OF UTILITY STUB-OUTS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION OR ORDERING OF STRUCTURES. NOTIFY ENGINEER OF DISCREPANCIES/CONFLICTS.
6. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS CONCERNING SIDEWALKS, RAMPS, STRIPING AND SIGNAGE, LIGHTING AND ELECTRICAL CONDUIT, ETC.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND NOTIFY THE ENGINEER OF ANY DEVIATIONS PRIOR TO COMMENCING CONSTRUCTION.
8. SIDEWALKS TO BE FLUSH WITH YARD AREAS UNLESS OTHERWISE NOTED.
9. ALL DRAINAGE CONSTRUCTION SHALL CONFORM TO FLORIDA DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) AND PALM BEACH COUNTY REQUIREMENTS.
10. GRADE ALL PAVEMENT AREAS TO CATCH BASINS. CONTRACTOR TO NOTIFY ENGINEER IF IN-FIELD CONDITIONS CHANGE, ARCHITECTURAL DETAILS WILL CREATE CONFLICTS WITH DRAINAGE DESIGN SHOWN, POTENTIAL EROSION PROBLEMS ARISE OR STANDING WATER OCCURS.
11. ALL ELEVATIONS SHOWN HEREON REFER TO N.A.V.D. 1988 TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAUFIELD WHEELER, INC. (561) 392-1991.
12. ALL DRAINAGE PIPE SHOWN AS R.C.P. SHALL BE REINFORCED CONCRETE PIPE CLASS III, WALL "B" AND CONFORMING TO FLORIDA DEPT. OF TRANSPORTATION SPECIFICATIONS.
13. CONTRACTOR SHALL PROVIDE ADEQUATE EQUIPMENT FOR THE REMOVAL OF STORM, SURFACE AND/OR SUBSURFACE WATER WHICH MAY ACCUMULATE IN THE EXCAVATION AREAS SO THAT IT WILL BE SUITABLY DRY FOR WORK REQUIRED.
14. NO OFF-SITE DISCHARGE FROM DEWATERING OPERATIONS SHALL BE PERMITTED UNLESS THE CONTRACTOR SECURES WRITTEN PERMISSION FROM THE GOVERNING AUTHORITIES.
15. ALL SUB-BASE UNDER ROADWAYS, PARKING LOTS, CURBS, ETC. SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180 PROCTOR.
16. WHERE ENCOUNTERED (OR SPECIFIED IN THE GEOTECHNICAL REPORT), MUCK/UNSUITABLE MATERIALS SHALL BE COMPLETELY REMOVED FROM PROPOSED PAVING AND BUILDING AREAS 10 FEET BEYOND THE EDGE OF PAVEMENT/BUILDING PAD EACH SIDE.
17. CONTRACTOR TO PROVIDE TEST REPORTS FROM AN INDEPENDENT LABORATORY FOR PROCTORS AND DENSITIES ON BASE, SUBGRADE AND PIPE BACKFILL.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE PAVING AND DRAINAGE, WATER AND SEWER CONSTRUCTION RECORD INFORMATION TO THE ENGINEER.
19. CONTRACTOR SHALL ARRANGE FOR THE ENGINEER TO OBSERVE:
    A. STORM SEWER AFTER GROUTING AND WHEN BACKFILL IS COMPLETED TO THE MIDPOINT OF THE PIPE.
    B. STRINGLINING OF SUBGRADE.
    C. STRINGLINING/BOARDING OF BASE.
20. THE CONTRACTOR SHALL FILL AND FINE GRADE ALL PLANTING AREAS, LEAVING THE FINISHED GRADE SMOOTH AND READY TO RECEIVE SOD OR OTHER PLANTING MATERIAL. WHERE SOD IS DESIRED, THE FINISHED GRADES SHALL BE TWO (2) INCHES LOWER TO ALLOW FOR THICKNESS OF THE GRASS. SPECIAL ATTENTION SHALL BE GIVEN ALONG EDGE OF PAVEMENT AND SIDEWALKS SO AS NOT TO TRAP WATER.
21. ANY SHELLROCK OR LIMEROCK PAVING BASE INSTALLED WITHIN PLANTING AREAS SHALL BE REMOVED IN ITS ENTIRETY PRIOR TO PLACING PLANTER AREA FILL.
22. ALL SWALE, RIGHT OF WAY AREAS AND YARD AREAS SHALL BE GRADED AND SEEDED OR SODDED IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS. NO AREAS SHALL BE LEFT BARREN OR SUBJECT TO EROSION.
23. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO ALL O.S.H.A. RULES AND FLORIDA LAWS RELATED TO TRENCH SAFETY.
24. CONTRACTOR SHALL ENSURE NO SEDIMENT OR DEBRIS LEAVES THE SITE DURING CONSTRUCTION IN ACCORDANCE WITH N.P.D.E.S. REQUIREMENTS (SILT FENCE, HAY BALES OR SOD APRONS AT INLETS, WASH ROCK EXIT, ETC. MAY BE REQUIRED TO MEET SAID REQUIREMENTS). CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION, IMPLEMENTATION AND CERTIFICATION OF ALL N.P.D.E.S. POLLUTION PREVENTION RELATED MEASURES (i.e. FILING OF AN N.O.I. POLLUTION PREVENTION PLAN MONITORING REPORTS, ETC.)
25. CONTRACTOR SHALL REFER TO LANDSCAPE PLANS FOR PLANTING AND BERMING REQUIREMENTS AND NOTIFY ENGINEER OF ANY CONFLICTS WITH THIS PLAN.
26. CONTRACTOR SHALL CONTACT PALM BEACH COUNTY TRAFFIC OPERATIONS AT (561) 233-3900) 48 HOURS PRIOR TO CONSTRUCTION, IF ANY WORK IS BEING DONE WITHIN 10 FEET OF A SIGNALIZED INTERSECTION.
27. ANY DAMAGE TO PBC-TRAFFIC I.T.S. FACILITIES CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION BY THE PERMITEE AT NO COST TO PALM BEACH COUNTY.
28. PALM BEACH COUNTY (PBC) RESERVES THE RIGHT TO DETERMINE IF DAMAGED PBC FACILITIES WILL BE REPAIRED OR REPLACED.

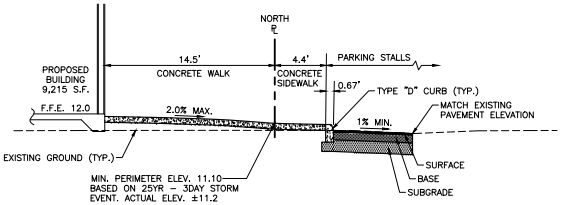
DENSITY TESTING REQUIREMENTS:

A. PIPE TRENCHES SHALL BE TESTED AT RANDOMLY SELECTED LOCATIONS ALONG THE LENGTH OF EACH PIPE RUN WITHIN EACH 300' INTERVAL (MAXIMUM) AND BETWEEN EACH SET OF TWO STRUCTURES IF A PIPE RUN SEPARATING THE TWO IS LESS THAN 300' IN LENGTH.
B. ALL PIPE AND STRUCTURE TRENCHES SHALL BE BACKFILLED USING A MAX. OF 12" LIFTS. ALL BACKFILL MATERIAL SHALL BE CLEAN, DRY STRUCTURAL FILL, WITH NO DELETERIOUS OR ORGANIC MATERIAL PRESENT.
C. AT LEAST ONE TEST SHALL BE PERFORMED FOR EVERY 12" OF DEPTH, STARTING AT THE SPRINGLINE OF THE PIPE, COVERING THE 12" LAYER BELOW THE SPRINGLINE OF THE PIPE.
D. TESTS SHALL BE PERFORMED AT EVERY STRUCTURE BEGINNING AT THE BASE OF THE STRUCTURE (COVERING THE 12" BELOW THE BASE OF THE STRUCTURE) WITH ONE TEST FOR EVERY 12" LIFT. TESTS SHALL ALTERNATE FROM CORNER TO CORNER OR FROM SIDE TO SIDE AROUND THE STRUCTURE WITH EACH 12" LIFT.
E. ALL DENSITY TESTS SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF FLORIDA.

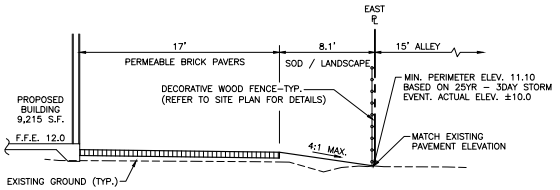
NOTE: ALL TESTS AND LOCATIONS ARE SUBJECT TO REVIEW BY REPRESENTATIVES OF OUR OFFICE AND ADDITIONAL TESTS MAY BE REQUIRED BASED ON FIELD OBSERVATIONS OF CONSTRUCTION TECHNIQUES OR MATERIALS USED ON SITE.



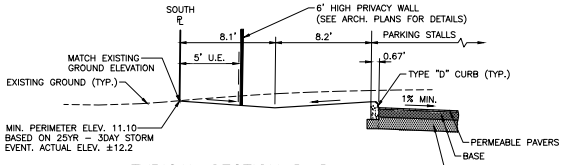
TYPICAL SECTION A-A
NOT TO SCALE



TYPICAL SECTION B-B
NOT TO SCALE



TYPICAL SECTION C-C
NOT TO SCALE



TYPICAL SECTION D-D
NOT TO SCALE

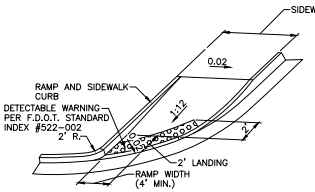
PAVEMENT SPECIFICATIONS:

ASPHALT PAVEMENT:
SURFACE - 1½" A.C.S.C. TYPE S-3. (TWO ¾" LIFTS)

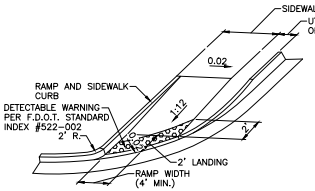
BASE - 8" BASEROCK, COMPACT TO 98% PER A.A.S.H.T.O. T-180. (LBR 100 MIN.)

SUBGRADE - 12" COMPACTED SUBGRADE, COMPACT TO 98% PER A.A.S.H.T.O. T-180.

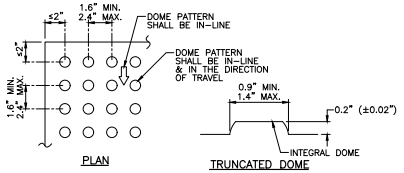
MILL & OVERLAY:
MILL 1" AND RE-SURFACE W/ 1" ASPHALT TYPE SP-9.5



HANDICAP RAMP DETAIL (CR-G)
NOT TO SCALE



HANDICAP RAMP DETAIL (CR-F)
NOT TO SCALE

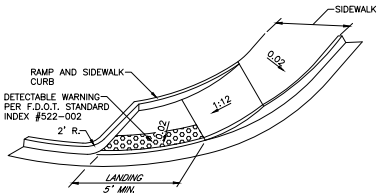


PLAN

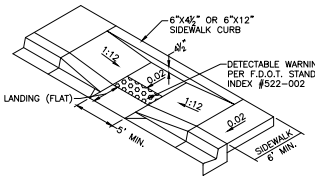
TRUNCATED DOME

NOTE: ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" IN PUBLIC R/W, 36" ON-SITE FROM THE BACK OF CURB. CONTRACTOR SHALL VERIFY W/ INSTALLATION. THE DETECTABLE WARNING SURFACE SHALL HAVE A CONTRASTING COLOR (YELLOW OR APPROVED ALTERNATE)

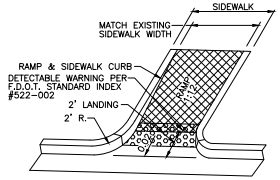
CURB RAMP DETECTABLE WARNING DETAIL
NOT TO SCALE



HANDICAP RAMP DETAIL (CR-D)
NOT TO SCALE



HANDICAP RAMP DETAIL (CR-C)
NOT TO SCALE



HANDICAP RAMP DETAIL (CR-E)
NOT TO SCALE

NOTES:
1. THESE ARE THE MINIMUM GENERAL REQUIREMENTS FOR PEDESTRIAN RAMPS. SEE F.D.O.T. INDEX 522-002 FOR ADDITIONAL SIDEWALK CURB RAMP DETAILS.
2. DETECTABLE WARNING SURFACE REQUIRED ON ALL H/C RAMPS. DETECTABLE WARNING SHALL BE CONTRASTING IN COLOR WITH TRUNCATED DOMES AND SHALL COMPLY WITH F.D.O.T. SPECS.
3. THIS DETAIL MAY NOT ADDRESS ALL IN-FIELD CONDITIONS AND SCENARIOS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF CONFLICTS AND TO INSURE THAT ALL CONSTRUCTION IS A.D.A. COMPLIANT AND IN CONFORMANCE WITH F.B.C. AND LOCAL GOVERNING AGENCY REQUIREMENTS.

TYPICAL HANDICAP RAMP DETAILS
NOT TO SCALE

JESSE J. PARRISH IV LICENSE No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

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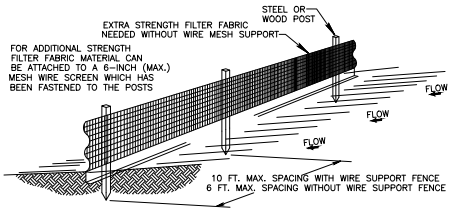
REVISIONS

SIMMONS & WHITE
Civil Engineering | Planning | Landscape Architecture
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DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER
SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
PAVING AND DRAINAGE DETAILS

JOB NO.	DRAWING NO.	SHEET
22-180	22180S05	5 OF 8

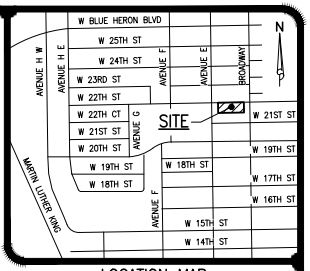


SILT FENCE INSTALLATION DETAIL

NOT TO SCALE.

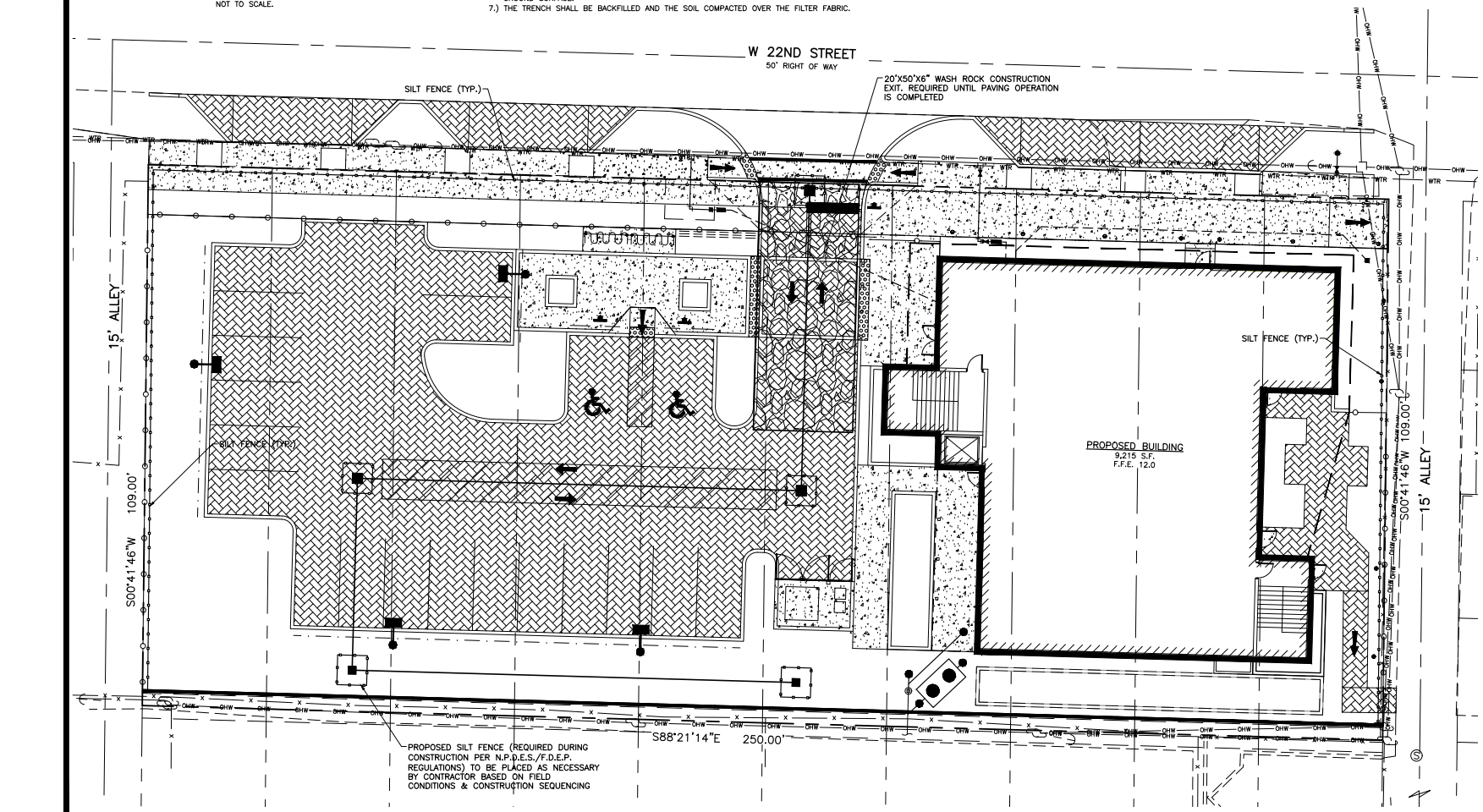
NOTES:

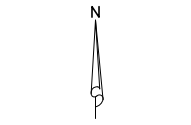
1.) THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2.) THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3.) POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4.) A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5.) WHEN STANDARD STRENGTH FILTER FABRIC IS USED. A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6.) THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7.) THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.



LOCATION MAP

NOT TO SCALE





LEGEND

SILT FENCE

WASH ROCK

POLLUTION PREVENTION NOTES:

1.) THIS PLAN SHOULD BE USED AS A GUIDE, A COMPLETE STORMWATER POLLUTION PLAN SHOULD BE DEVELOPED TO MEET OR EXCEED F.D.E.P. REQUIREMENTS.

2.) CONTRACTOR IS RESPONSIBLE TO ENSURE THAT NO DIRT BE TRACKED OFF-SITE OR LEAVES THE SITE BY WIND, RUNOFF, OR OTHER MEANS.

3.) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL N.P.D.E.S. REQUIREMENTS INCLUDING FILING OF N.O.I., MONITORING REPORTS AND N.O.T.

4.) POLLUTION PREVENTION MEASURES SHALL CONSIST OF, BUT NOT LIMITED TO, THE FOLLOWING:

A. CONSTRUCT WASHROCK PAD AT ALL POINTS EGRESS FOR WASHDOWN OF TRUCK TIRES.

B. CONSTRUCT EROSION CONTROL FENCE AND/OR TURBIDITY SCREENS ALONG PROPERTY LINES AS NEEDED.

C. NO AREA SHALL BE LEFT BARREN OR SUBJECT TO EROSION DURING CONSTRUCTION. SEEDING AND MULCHING IS REQUIRED FOR ANY AREAS ANTICIPATED TO BE BARREN DURING CONSTRUCTION FOR MORE THAN 15 DAYS.

D. TURBIDITY BARRIERS TO BE UTILIZED AT PROJECT OUTFALL.

E. OTHER MEASURES AS DIRECTED BY THE ENGINEER OR THE CITY OF RIVIERA BEACH.

5.) IT IS THE CONTRACTORS RESPONSIBILITY TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL POLLUTION PREVENTION REQUIREMENTS. FOR AFFECTED AREAS GREATER THAN 1 ACRE, COMPLIANCE SHALL INCLUDE (BUT IS NOT LIMITED TO) THE FOLLOWING:

A. PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) IN ACCORDANCE WITH THE D.E.P. "GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (D.E.P. DOCUMENT NO. 62-621.300(4)(A))

B. SUBMITTAL OF THE NOTICE OF INTENT (N.O.I.) TO THE D.E.P.

C. MAINTENANCE AND INSPECTION OF THE ELEMENTS OF THE S.W.P.P.P.

D. MAINTENANCE OF RECORDS (INSPECTION REPORTS, N.O.I, S.W.P.P.P., ETC.)

E. SUBMITTAL OF THE NOTICE OF TERMINATION TO THE D.E.P. AT THE CONCLUSION OF THE PROJECT

48 HOURS BEFORE DIGGING
BROWARD • PALM BEACH • INDIAN RIVER
ST. LUCIE • MARTIN COUNTIES
ALL MEMBERS
1-800-432-4770
SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

JESSE J. PARRISH, IV
LICENSED
No 85433
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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REVISIONS

SIMMONS & WHITE
Authorization No. 5455
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7648

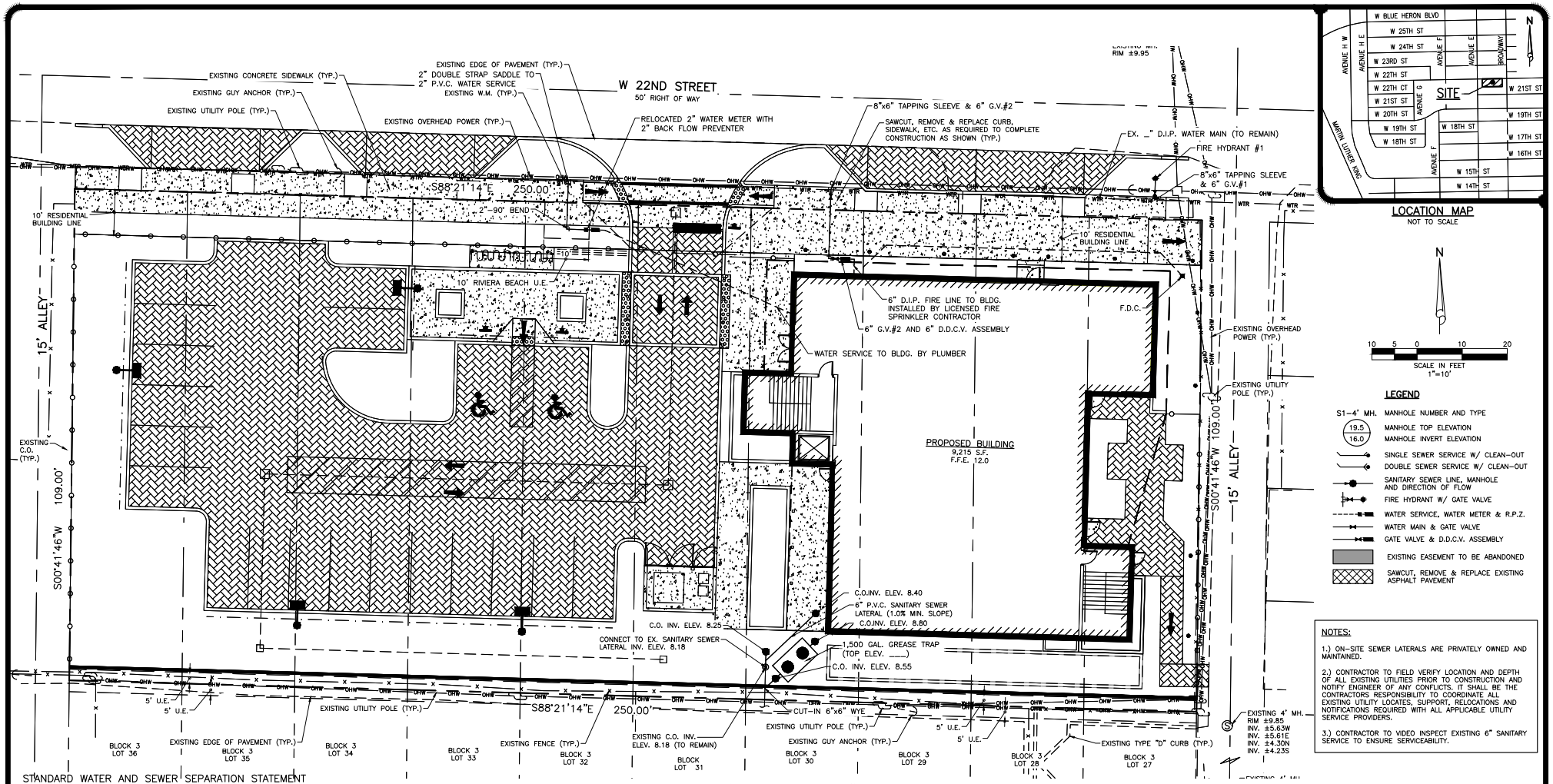
DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER

SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
POLLUTION PREVENTION PLAN

JOB NO.	DRAWING NO.	SHEET
22-180	22180S06	6 OF 8

T:\AUTOCAD_FILES\2022\22-180\CONSTRUCTION\22180S06_PPP.dwg 10/13/2023 3:59 PM Eric Luipersbeck



LOCATION MAP
NOT TO SCALE

N

10 5 0 10 20
SCALE IN FEET
1"=10'

LEGEND

- S1–4' MH. — MANHOLE NUMBER AND TYPE
- 19.5 / 16.0 — MANHOLE TOP ELEVATION / MANHOLE INVERT ELEVATION
- SINGLE SEWER SERVICE W/ CLEAN–OUT
- DOUBLE SEWER SERVICE W/ CLEAN–OUT
- SANITARY SEWER LINE, MANHOLE AND DIRECTION OF FLOW
- FIRE HYDRANT W/ GATE VALVE
- WATER SERVICE, WATER METER & R.P.Z.
- WATER MAIN & GATE VALVE
- GATE VALVE & D.D.C.V. ASSEMBLY
- EXISTING EASEMENT TO BE ABANDONED
- SAWCUT, REMOVE & REPLACE EXISTING ASPHALT PAVEMENT

NOTES:

1.) ON–SITE SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED.

2.) CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE ALL EXISTING UTILITY LOCATES, SUPPORT, RELOCATIONS AND NOTIFICATIONS REQUIRED WITH ALL APPLICABLE UTILITY SERVICE PROVIDERS.

3.) CONTRACTOR TO VIDEO INSPECT EXISTING 6" SANITARY SERVICE TO ENSURE SERVICEABILITY.

STANDARD WATER AND SEWER SEPARATION STATEMENT

1. NEW OR RELOCATED UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
2. NEW OR RELOCATED UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAINS, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
3. AT THE UTILITY CROSSINGS, ONE FULL LENGTH OF WATER MAIN WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM THE JOINTS IN ALL GRAVITY OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

POTABLE WATER MAIN COLOR CODING REQUIREMENT

ALL WATER MAIN DUCTILE IRON PIPE AND PIPE FITTINGS SHALL BE PAINTED WITH A 4" WIDE CONTINUOUS BLUE LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE.
APPROVED PAINT: INDURON, AQUANAUT 5082 ALASKAN BLUE
(ONE COAT, 3 MILS DRY FILM THICKNESS APPLIED WITH ½" NAP MEDIUM ROLLER)

ALL WATER MAINS SHALL BE MARKED WITH ONE CONTINUOUS STRIP OF 6" WIDE MAGNETIC BLUE CODED TAPE IMPRINTED WITH TWO (2) INCH HIGH LETTERING READING "CAUTION – POTABLE WATER LINE BURIED BELOW", AND LOCATED APPROXIMATELY TWELVE (12) INCHES ABOVE THE CROWN OF THE PIPE.

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ST. LUCIE & MARTIN COUNTIES
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SUNSHINE STATE 1 CALL
UNDERGROUND UTILITIES
NOTIFICATION CENTER

NOTE: ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 BASED ON A SURVEY PREPARED BY CAULFIELD & WHEELER, INC. (561) 392–1991.

JESSE J. PARRISH IV — LICENSE No 85433 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 10/13/2023.

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REVISIONS

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Authorization No. 5455
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478–7648

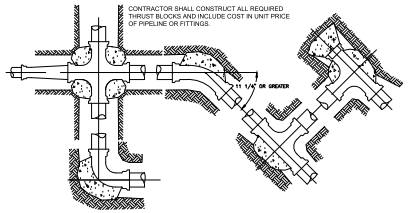
DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER
SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
WATER AND WASTEWATER PLAN

JOB NO.	DRAWING NO.	SHEET
22–180	22180S07	7 OF 8

T:\AUTOCAD_FILES\2022\22-180\CONSTRUCTION\22180S07_WS.dwg 10/13/2023 4:00 PM Eric Luipersbeck

TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS 4"SIZE AND GREATER CONCRETE SHALL HAVE 2500 PSI MINIMUM STRENGTH AT 28 DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS. AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAX. PRESSURE IN PIPE AND BEARING CAPACITY OF SOIL.



PIPE	THRUST BLOCK AREA REQ'D	PIPE	THRUST BLOCK AREA REQ'D	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALUES ARE FOR 90° BEND, BASED ON 2000 PSF SAFE BEARING LOAD AND PIPE PRESSURE OF 150 PSI PLUS 33% SAFETY FACTOR FOR OTHER SOILS & PRESSURES THE AREA REQUIRED IS IN DIRECT PROPORTION
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.6 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

NOTE: FOR OTHER FITTINGS USE FOLLOWING FACTORS

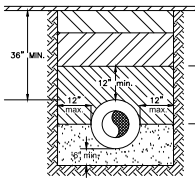
TEE 100%
45° BEND 76%
22 1/2° BEND 39%
11 1/4° BEND 20%
DEAD END 100%

CONCRETE THRUST BLOCKS
N.T.S.

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



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:

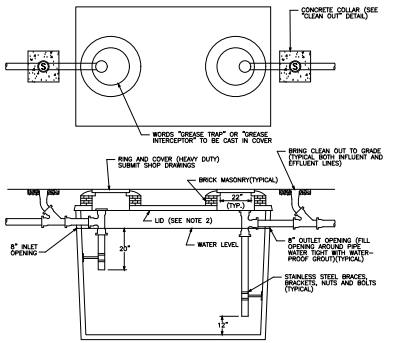
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8"-7/5" SIZING.
2. THE PIPING SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE 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

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

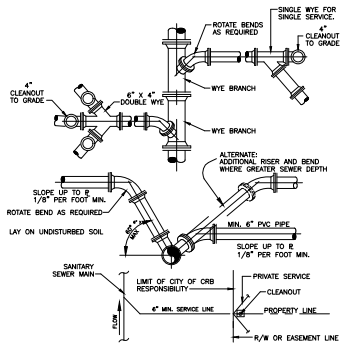
1. SHOP DRAWINGS REQUIRED TO BE SUBMITTED FOR CITY OF RIVIERA BEACH APPROVAL.
2. LID TYPES:
   A) 4" REGULAR LID
   B) 8" TRAFFIC BEARING LID

GREASE TRAP DETAIL

05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

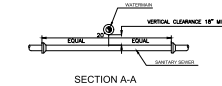
1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET.
2. CLEANOUT CONNECTION TO BE EXTENDED 3 FEET ABOVE GRADE PRIOR TO WATER METER INSTALLATION.
3. CLEANOUTS ARE TO BE SET TO GRADE PRIOR TO WATER METER ACTIVATION.
4. NO 90° BENDS SHALL BE PERMITTED FOR SEWER SERVICE AND CLEANOUT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

TYPICAL LATERAL CONNECTIONS
N.T.S.

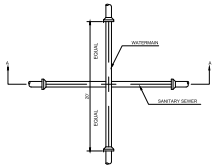
5/27/05

Water & Sewer Details

City of Riviera Beach Utility District



SECTION A-A



SEWER-WATER MAIN CROSSING DETAIL

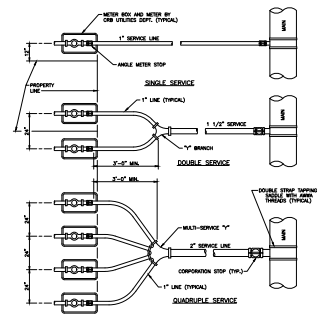
STANDARD WATER AND SEWER SEPARATION STATEMENT

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

Water & Sewer Details

City of Riviera Beach Utility District



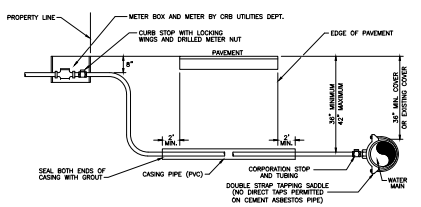
NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL:
   A) TYPE "K" COPPER TUBING WITH COMPRESSION FITTINGS.
   B) POLYETHYLENE TUBING SDR 9, COPPER TUBE SIZE.
2. ANGLE METER STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE METER STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" DIAMETER SHALL BE HANDLED OF 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 COMP STOP AND 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



NOTES:

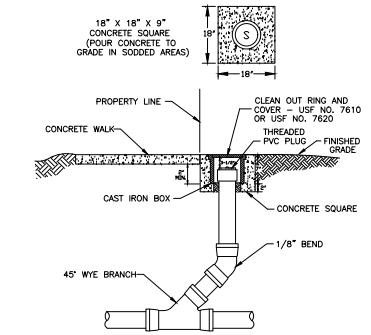
1. CASINGS SHALL BE REQUIRED FOR ALL LONG SIDE SERVICES.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET.
3. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
4. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
5. USE EMS MARKER #1252 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

Water & Sewer Details

City of Riviera Beach Utility District



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

JESSE J. PARRISH, IV. LICENSED No 85433 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JESSE J. PARRISH, IV., P.E. ON 10/13/2023.

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REVISIONS

SIMMONS & WHITE
Authorization No. 5482
2581 Metrocentre Blvd West ● Suite 3 ● West Palm Beach, Florida 33407 ● (561) 478-7648

DESIGN	DRAWN	CHECKED	APPROVED	DATE
J.P.	R.S.			

HEARTS OF PALM CENTER
SECTION 28, TOWNSHIP 42S., RANGE 43E.
RIVIERA BEACH, FLORIDA
WATER AND WASTEWATER DETAILS

JOB NO.	DRAWING NO.	SHEET
22-180	22180S08	8 OF 8

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SIMMONS & WHITE INC.
2581 METROCENTRE BLVD WEST, SUITE 3, WEST PALM BEACH, FLORIDA 33407
CERTIFICATE OF AUTHORIZATION #3452

Hearts of Palm Center

Project No: 22-180
Water and Wastewater Demands
Prepared By: JJP
Date: 8-31-2023

Existing					
Building Type	Unit Demand (Water)	Unit Demand (Wastewater)	Quantity Unit or Seat #	Water Average Daily Demand (GPD)	Wastewater Average Daily Demand (GPD)
Apartment	270 GPD per unit	225 GPD per unit	2	540	450
Office (per person)	21 GPD per unit	18 GPD per unit	10	210	180
Churches, with Kitchen (per seat)	7 GPD per unit	6 GPD per unit	75	525	450
Day Schools w/ no cafeteria, gym, or shower (per pupil)	16 GPD per unit	14 GPD per unit	34	544	476
		Total Average Daily Demand	GPD	1,819	1,556

Proposed					
Building Type	Unit Demand (Water)	Unit Demand (Wastewater)	Quantity Unit or Seat #	Water Average Daily Demand (GPD)	Wastewater Average Daily Demand (GPD)
Office (per person)	21 GPD per unit	18 GPD per unit	7	147	126
Churches, with Kitchen (per seat)	7 GPD per unit	6 GPD per unit	32	224	192
		Total Average Daily Demand	GPD	371	318

Notes:
1. Demands based on City of Riviera Beach Code of Ordinances Chapter 31, Article 10, for water (Table II) and wastewater (Table III) concurrency

Digitally signed by Jesse J Parrish IV
Date: 2023.09.12 07:40:00 -04'00'

Jesse J. Parrish IV, P.E., State of Florida, Professional Engineer, License No. 85433

This item has been digitally signed and sealed by Jesse J. Parrish, IV, P.E., on 09/12/2023 .

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SIMMONS & WHITE

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February 24, 2023
Job No. 22-180

DRAINAGE STATEMENT

St. Mark's Church
City of Riviera Beach, Florida

SITE DATA

The subject parcel is located at 21 West 22nd Street between Avenue E and US Highway 1 in the City of Riviera Beach, Florida and contains approximately 0.63 acres. The parcel currently contains an existing church and parking lot. Proposed site development on the parcel consists of demolition of the existing site and construction of new church and parking. For additional information regarding site location and layout, please refer to the site plan prepared by Cotleur & Hearing.

PROPOSED DRAINAGE

The site is located within the boundaries of the South Florida Water Management District (SFWMD) Intracoastal Basin. It is proposed that runoff be directed to on-site exfiltration trench by means of paved or grass swales or inlets and storm sewer. Legal positive outfall is available to the site via overflow (sheet flow via bubble up) to the West 22nd Street right-of-way adjacent to the parcel's north property line.

Drainage design is to address the following:

1. On-site retention of the runoff from the 3 year, 1 hour rainfall event.

2. No runoff to leave the site except through an approved control structure up to the level produced by the 25 year, 3 day rainfall event.

3. Building floor elevations to be at or above the level produced by the 100 year, 3 day rainfall event.

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T: 561.478.7848 F: 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3452

PROPOSED DRAINAGE (CONTINUED)

4. Parking lots to be protected from flooding during a 5 year, 24 hour.

5. Allowable discharge to be in accordance with South Florida Water Management District criteria.

6. Due consideration to water quality (including ½" dry pre-treatment per South Florida Water Management District criteria).

Required permits/approvals shall include the following:

1. City of Riviera Beach Engineering approval

2. Florida Department of Environmental Protection "10-2" Self Certification

Digitally signed
by Jesse J
Parrish IV
Date: 2023.02.24
10:45:27 -05'00'

Jesse J. Parrish, IV, P.E.
FL Reg. No. 85433

Jesse J. Parrish IV, P.E., State of Florida, Professional Engineer, License No. 85433

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sa: x:/docs/trafficdrainagestructure/ds.22180a

SIMMONS & WHITE
CIVIL & TRAFFIC ENGINEERING

Hearts of Palm

Riviera Beach, FL

Water Management Calculations

PREPARED FOR:

Hearts of Palm Center
21 West 22nd Street
Riviera Beach, Florida 33404

JOB NO. 22-180

DATE: 10/13/2023

Jesse J. Parrish, Professional Engineer, State of Florida, License No. 85433 This item has been digitally signed and sealed by Jesse J. Parrish, P.E., on 10/13/23. Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.	Digitally signed by Jesse J Parrish IV Date: 2023.10.13 14:51:21-04'00'

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561.478.7848 | simmonsandwhite.com | Certificate of Authorization #3452

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2.0 Land Use Table

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3.0 Pre vs. Post Development Runoff Calculations

PAGE 6

4.0 Pre vs. Post Development Discharge Calculations

PAGE 7

5.0 Water Quality Calculations
6.0 Stage/Storage/Discharge Summary
7.0 Conclusion

APPENDICES

APPENDIX A

Proposed Exfiltration Trench

APPENDIX B

Stage-Storage Volume

APPENDIX C

Cascade Flood Routing Calculations

1.0 Project Summary

The proposed project is located at 21 West 22nd Street in the City of Riviera Beach, Florida and consists of a 9,215 square-foot church/educational building and parking lot with access on West 22nd Street.

The site contains an existing church and daycare center and no existing Environmental Resource Permits (ERPs) have been identified. There is no existing stormwater drainage infrastructure onsite, and runoff currently drains to West 22nd Street via sheet flow across yards and driveways. The design mean high water table elevation has been set at 0.40 NAVD per NOAA Datums Report for Port of West Palm Beach (Station 8722588O).

The proposed project will meet water quality in exfiltration trench prior to discharging to West 22nd Street via bubble-up structure. The enclosed pre vs. post development flood routing calculations demonstrate improvements to stormwater runoff volumes and rates in the post development conditions.

2.0 Land Use Table

Land Use Type	Existing Area	Proposed Area	Difference in Project Area	Existing Grading (NAVD88)	Proposed Grading (NAVD88)
Building	0.26 Ac	0.21 Ac	-0.05 Ac	11.7-13.8	12.0
Impervious	0.20 Ac	0.24 Ac	+0.04 Ac	10.0-11.0	11.0-12.0
Pervious	0.17 Ac	0.18 Ac	+ 0.01 Ac	10.0-13.5	11.5-12.0
Total	0.63 Ac	0.63 Ac	---	---	---

3.0 Pre vs. Post Development Runoff Calculations

The project will be designed to reduce the total volume of runoff from the site during the design storm events (100-year 3-day, 25-year 3-day, and 5-year 1-day) through the use of underground exfiltration trench. The below calculations include existing and proposed stormwater runoff conditions:

P = 18.4" Total rainfall for 100-year, 3-day event
= 13.4" Total rainfall for 25-year, 3-day event
= 7.51" Total rainfall for 5-year, 1-day event

(Pre-Condition)
Existing:

Runoff Volume = $\frac{(P - 0.2S)2 \times 0.63 \text{ ac} \times 1'/12"}{(P + 0.8S)}$

S = [(0.17 ac x 8.18")]/0.63 ac = 2.21"
Ground storage on site per existing land use and SFWMD coastal compacted soils chart

Existing Runoff Volume Summary:
100-year, 3-day event Runoff Volume = 0.84 ac-ft
25-year, 3-day event Runoff Volume = 0.58 ac-ft
5-year, 1-day event Runoff Volume = 0.28 ac-ft

(Post-Condition)
Proposed:

Runoff Volume = $\frac{(P - 0.2S)2 \times 0.63 \text{ ac} \times 1'/12"}{(P + 0.8S)}$

S = [(0.19 ac x 8.18")]/0.63 ac = 2.47"
Ground storage on site per existing land use and SFWMD coastal compacted soils chart

Proposed Runoff Volume Summary:
100-year, 3-day event Runoff Volume = 0.82 ac-ft
25-year, 3-day event Runoff Volume = 0.57 ac-ft
5-year, 1-day event Runoff Volume = 0.27 ac-ft

Runoff Volume Summary:

Storm Event	Pre	Post	Difference
100-year, 3-day =	0.84 ac-ft	0.82 ac-ft	- 0.02 ac-ft
25-year, 3-day =	0.58 ac-ft	0.57 ac-ft	- 0.01 ac-ft
5-year, 1-day =	0.28 ac-ft	0.27 ac-ft	- 0.01 ac-ft

0.58 ac-ft provided in 79 LF of 4' x 8' Exfiltration Trench

6 LF of 4 x 8' Exfiltration Trench (0.09 ac-ft for Water Quality)
+ 73 LF of 4' x 8' Exfiltration Trench (0.49 ac-ft for Stormwater Attenuation)

= 79 LF of 4'x 8' Exfiltration (0.58 ac-ft Total)

4.0 Pre vs. Post Development Discharge Calculations

(Based on "I"= 10 min. Time of Concentration)

(Pre-Condition)
Existing:

The proposed drainage system is designed to limit the post development discharge to that of the predevelopment up to and including the 25-year, 3-day storm.

Q	=	C I A
5 Yr – 1 Day	=	(0.7)(7.2 In/Hr)(0.63 Ac) = 3.18 cfs
25 Yr – 3 Day	=	(0.7)(8.5 In/Hr)(0.63 Ac) = 3.75 cfs

(Post-Condition)
Proposed:

See attached Cascade Routing

5 Yr – 1 Day	=	0.00 cfs
25 Yr – 3 Day	=	0.00 cfs

Impaired Water Body
The site is not located in an Impaired Water Body.

5.0 Water Quality Calculations

1) 1" Over the site area:

0.63 ac x (1") = 0.63 ac-in = 0.05 ac-ft

2) 2 ½" x % Impervious

[(0.25 ac)/((0.63 ac – 0.21 ac)] x 2½" x (0.63 ac) = 0.93 ac-in = **0.08 ac-ft**

0.09 ac-ft provided in 6 LF of 4'x 8' Exfiltration Trench

6.0 Stage/Storage/Discharge Summary

Storm	Rainfall (in.)	Max Stage (ft.)	Project Criteria	Pre-Development Discharge (cfs)	Design Discharge (cfs)
5 year – 1 day	7.51	5.86	Min. Onsite Rd. = 11.0	3.18	0.00
25 year – 3 day	13.4	7.90	Min. Perimeter Berm = 11.10	3.75	0.00
100 year – 3 day	18.4	11.95	FFE = 12.00	---	---

7.0 Conclusion

The proposed drainage system will have a "bubble-up" drainage structure with inlet rim acting as weir crest elevation at 11.60 ft. - NAVD88. This will act as the control structure. The proposed drainage system will also be designed to retain the 25 year – 3 day and all lesser storms onsite and to protect drainage inlets from the 5 year – 1 day storm. Water quality will be met in the proposed exfiltration trench.

APPENDIX A

Proposed Exfiltration Trench

HEARTS OF PALM

Riviera Beach, Florida

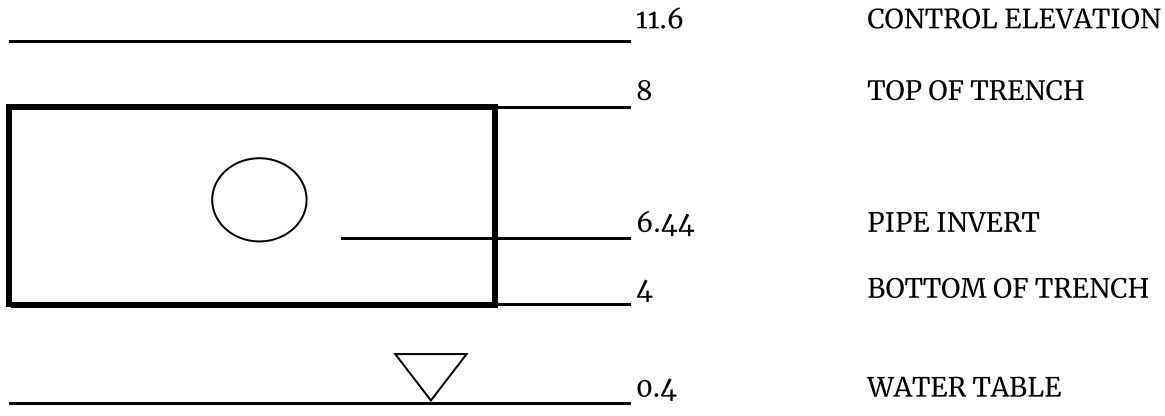
Prepared By: EL
Job No.: 22-180
Date: 10/13/2023
Reviewed: JP

EXFILTRATION TRENCH LENGTH CALCULATION

Water Quality

$$L = \frac{V}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V=	VOLUME TO BE TREATED	1.08	AC-IN
W=	WIDTH OF TRENCH	8	FT
K=	HYDRAULIC CONDUCTIVITY	0.00097	CFS/SF-FT
H2=	DEPTH TO WATER TABLE FROM CONTROL ELEVATION	11.2	FT
DU=	NON-SATURATED TRENCH DEPTH	4	FT
DS=	SATURATED TRENCH DEPTH	0	FT
L=	REQUIRED TRENCH LENGTH	**7**	**FT**



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HEARTS OF PALM

Riviera Beach, Florida

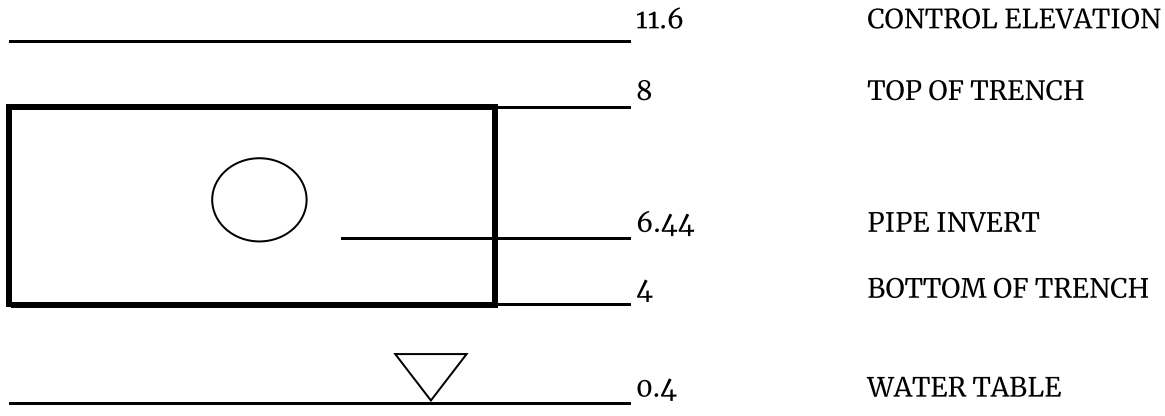
Prepared By: EL
Job No.: 22-180
Date: 10/13/2023
Reviewed: JP

EXFILTRATION TRENCH LENGTH CALCULATION

Water Quantity

$$L = \frac{V \times FS}{K(H_2 W + 2 H_2 D_U - D_U^2 + 2 H_2 D_S) + (1.39 \times 10^{-4}) W D_U}$$

V=	VOLUME TO BE TREATED	5.88	AC-IN
W=	WIDTH OF TRENCH	8	FT
K=	HYDRAULIC CONDUCTIVITY	0.00097	CFS/SF-FT
H2=	DEPTH TO WATER TABLE FROM CONTROL ELEVATION	11.2	FT
DU=	NON-SATURATED TRENCH DEPTH	4	FT
DS=	SATURATED TRENCH DEPTH	0	FT
L=	REQUIRED TRENCH LENGTH	**72**	**FT**



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APPENDIX B

Stage Storage Calculations

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RIVIERA BEACH, FLORIDA

Prepared By: EL
Job No: 22-180
Date: 10/11/23
Rev: JP

TOTAL PROPOSED STAGE STORAGE

	Exfiltration	Surface Storage	
Bottom Elev.	4.00	11.00	
Top Elev.	8.00	12.00	
Stage (NAVD)	Vertical (ac-ft)	Linear (ac-ft)	Total (ac-ft)
4.00	0.00	0.00	0.00
4.50	0.07	0.00	0.07
5.00	0.15	0.00	0.15
5.50	0.22	0.00	0.22
6.00	0.29	0.00	0.29
6.50	0.36	0.00	0.36
7.00	0.44	0.00	0.44
7.50	0.51	0.00	0.51
8.00	0.58	0.00	0.58
8.50	0.58	0.00	0.58
9.00	0.58	0.00	0.58
9.50	0.58	0.00	0.58
10.00	0.58	0.00	0.58
10.50	0.58	0.00	0.58
11.00	0.58	0.00	0.58
11.50	0.58	0.07	0.65
12.00	0.58	0.26	0.84

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Prepared By: EL
Job No: 22-180
Date: 10/11/23
Rev: JP

TOTAL EXISTING STAGE STORAGE

	Exfiltration	Surface Storage
Bottom Elev.	-	10.00
Top Elev.	-	13.70

Stage (NAVD)	Vertical (ac-ft)	Linear (ac-ft)	Total (ac-ft)
4.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00
5.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00
6.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00
7.00	0.00	0.00	0.00
7.50	0.00	0.00	0.00
8.00	0.00	0.00	0.00
8.50	0.00	0.00	0.00
9.00	0.00	0.00	0.00
9.50	0.00	0.00	0.00
10.00	0.00	0.00	0.00
10.50	0.00	0.02	0.02
11.00	0.00	0.08	0.08
11.50	0.00	0.41	0.41
12.00	0.00	0.81	0.81

APPENDIX C

Cascade Flood Routing Calculations

Project Name: St Mark's Church
Reviewer: JP
Project Number: 22-180
  Period Begin: Jan 01, 2000;0000 hr End: Jan 02, 2000;0000 hr Duration: 24 hr
  Time Step: 0.016 hr, Iterations: 10

Basin 1: OnSite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 24 hr
  Design Frequency: 5 year
  1 Day Rainfall: 7.51 inches
  Area: 0.63 acres
  Ground Storage: 2.47 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 0.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
8.00	0.58
11.00	0.58
11.50	0.65
12.00	0.84
12.50	1.08
13.00	1.33
13.50	1.68
14.00	2.14

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.55
72.00	0.55

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OnSite	5.86	24.00	0.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OnSite	0.27	0.00	0.00	0.00	0.27	0.00

Project Name: St Mark's Church
Reviewer: JP
Project Number: 22-180
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.016 hr, Iterations: 10

Basin 1: OnSite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 25 year
  3 Day Rainfall: 13.4 inches
  Area: 0.63 acres
  Ground Storage: 2.47 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 0.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
8.00	0.58
11.00	0.58
11.50	0.65
12.00	0.84
12.50	1.08
13.00	1.33
13.50	1.68
14.00	2.14

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.55
72.00	0.55

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OnSite	7.90	72.00	0.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OnSite	0.57	0.00	0.00	0.00	0.57	0.00

Project Name: St Mark's Church
Reviewer: EV
Project Number: 22-180
  Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
  Time Step: 0.016 hr, Iterations: 10

Basin 1: OnSite

  Method: Santa Barbara Unit Hydrograph
  Rainfall Distribution: SFWMD - 3day
  Design Frequency: 100 year
  3 Day Rainfall: 18.4 inches
  Area: 0.63 acres
  Ground Storage: 2.47 inches
  Time of Concentration: 0.5 hours
  Initial Stage: 0.4 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
4.00	0.00
8.00	0.58
11.00	0.58
11.50	0.65
12.00	0.84
12.50	1.08
13.00	1.33
13.50	1.68
14.00	2.14

Offsite Receiving Body: Offsite1

Time (hr)	Stage (ft NGVD)
0.00	0.55
72.00	0.55

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
OnSite	11.95	72.00	0.40	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
OnSite	0.82	0.00	0.00	0.00	0.82	0.00

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TRAFFIC GENERATION STATEMENT

HEARTS OF PALM
RIVIERA BEACH, FLORIDA

Prepared for:

Birse Thomas Architects
5510 PGA Boulevard
Suite 201
Palm Beach Gardens, Florida 33418

Job No. 22-180

Date: March 2, 2022

Bryan Kelley
Digitally signed by Bryan Kelley
Date: 2023.03.03 16:56:28 -05'00'

Bryan G. Kelley, P.E.
FL Reg. No. 74006

Bryan G. Kelley, P.E., State of Florida, Professional Engineer, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E. on 03/03/2023 .

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

1.0 SITE DATA

The subject parcel is located at 21 West 22nd Street between Avenue E and US Highway 1 in the City of Riviera Beach, Florida and contains approximately 0.63 acres. The Property Control Numbers (PCN) for the subject parcel is 56-43-42-28-24-003-0090. The parcel currently consists of a 10,848 S.F. church. Proposed development consists of demolishing the existing buildings and constructing a 9,215 S.F. non-profit office facility. Access is proposed via a full access driveway connection to West 22nd Street. For additional information concerning site location and layout, please refer to the Site Plan prepared by Cotleur & Hearing.

2.0 TRAFFIC GENERATION

The Palm Beach County Unified Land Development Code Article 12 requires that for any application for a site specific development order on property on which there are vested uses shall be subject to the Palm Beach County Traffic Performance Standards to the extent the traffic generation projected for the site specific development order exceeds the traffic generation of the vested uses. The generation rates and capture rates of the vested uses shall be updated to current pro forma traffic generation and passer-by rates and shall be used to calculate vested uses/current approval traffic.

The traffic currently vested to the parcel has been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and provided by the Palm Beach County Engineering Traffic Division as shown in Tables 1, 2, and 3. Table 1 shows the daily traffic generation associated with the existing/vested development in trips per day (tpd). Tables 2 and 3 show the AM and PM peak hour traffic generation, respectively, in peak hour trips (pht). The traffic generated by the existing development may be summarized as follows:

Existing/Vested Development

Daily Traffic Generation	=	78 tpd
AM Peak Hour Traffic Generation (In/Out)	=	3 pht (2 In/1 Out)
PM Peak Hour Traffic Generation (In/Out)	=	5 pht (2 In/3 Out)

The traffic to be generated by the proposed site modifications has also been calculated in accordance with the traffic generation rates listed in the *ITE Trip Generation Manual, 11th Edition* and rates published by the Palm Beach County Engineering Traffic Division as shown in Tables 4, 5, and 6. Table 4 shows the daily traffic generation associated with the proposed plan of development. Tables 5 and 6 show the AM and PM peak hour traffic generation, respectively. The traffic to be generated by the proposed plan of development may be summarized as follows:

Proposed Plan of Development

Daily Traffic Generation	=	120 tpd
AM Peak Hour Traffic Generation (In/Out)	=	13 pht (11 In/2 Out)
PM Peak Hour Traffic Generation (In/Out)	=	18 pht (6 In/12 Out)

The decrease in traffic generation as a result of the proposed site modifications is shown in Table 7 and may be summarized as follows:

Change to Vested Development

Daily Traffic Generation	=	42 tpd INCREASE
AM Peak Hour Traffic Generation	=	10 pht INCREASE
PM Peak Hour Traffic Generation	=	13 pht INCREASE

3.0 SITE RELATED IMPROVEMENTS

The AM and PM peak hour volumes at the project entrances for the overall development with no reduction for pass by credits are shown in Tables 2 and 3 and may be summarized as follows:

DIRECTIONAL DISTRIBUTION (TRIPS IN/OUT)

AM = 12 / 3
PM = 7 / 13

Figure 1 presents the AM and PM peak turning movement volumes. As previously mentioned, site access is not proposed to change and is existing via a driveway connection to West 22nd Street. Based on Palm Beach County standards of turn lanes consisting of 30 peak hour left turns and 75 peak hour right turns, no turn lanes are warranted or recommended.

4.0 CONCLUSION

As shown in Table 7, the proposed modifications will result in an increase of 42 daily trips, an increase of 10 AM peak hour trips, and an increase of 13 PM peak hour trips from the existing development. The proposed peak hour trips are negligible and will have an insignificant impact on the surrounding roadways and is therefore approvable with regard to the Palm Beach County Traffic Performance Standards. As less than 20 peak hour trips are estimated, additional analysis is not required.

HEARTS OF PALM

03/03/2023

EXISTING DEVELOPMENT

TABLE 1 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Church/Synagogue[b]	560	10,848	S.F.	7.6			82		0	82	5%	4	78
			Grand Totals:				**82**	**0.0%**	**0**	**82**	**5%**	**4**	**78**

TABLE 2 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Church/Synagogue[b]	560	10,848	S.F.	0.32	0.62	0.38	2	1	3	0.0%	0	0	0	2	1	3	5%	0	2	1	3
			Grand Totals:				**2**	**1**	**3**	**0.0%**	**0**	**0**	**0**	**2**	**1**	**3**	**0%**	**0**	**2**	**1**	**3**

TABLE 3 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Church/Synagogue[b]	560	10,848	S.F.	0.49	0.44	0.56	2	3	5	0.0%	0	0	0	2	3	5	5%	0	2	3	5
			Grand Totals:				**2**	**3**	**5**	**0.0%**	**0**	**0**	**0**	**2**	**3**	**5**	**0%**	**0**	**2**	**3**	**5**

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PROPOSED DEVELOPMENT

TABLE 4 - Daily Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips	Internalization %	Internalization Total	External Trips	Pass-by %	Pass-by Trips	Net Trips
Small Office Building (≤10k SF GFA)	712	9,215	S.F.	14.39			133		0	133	10%	13	120
		Grand Totals:					**133**	**0.0%**	**0**	**133**	**10%**	**13**	**120**

TABLE 5 - AM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	9,215	S.F.	1.67	0.82	0.18	12	3	15	0.0%	0	0	0	12	3	15	10%	2	11	2	13
		Grand Totals:					**12**	**3**	**15**	**0.0%**	**0**	**0**	**0**	**12**	**3**	**15**	**13%**	**2**	**11**	**2**	**13**

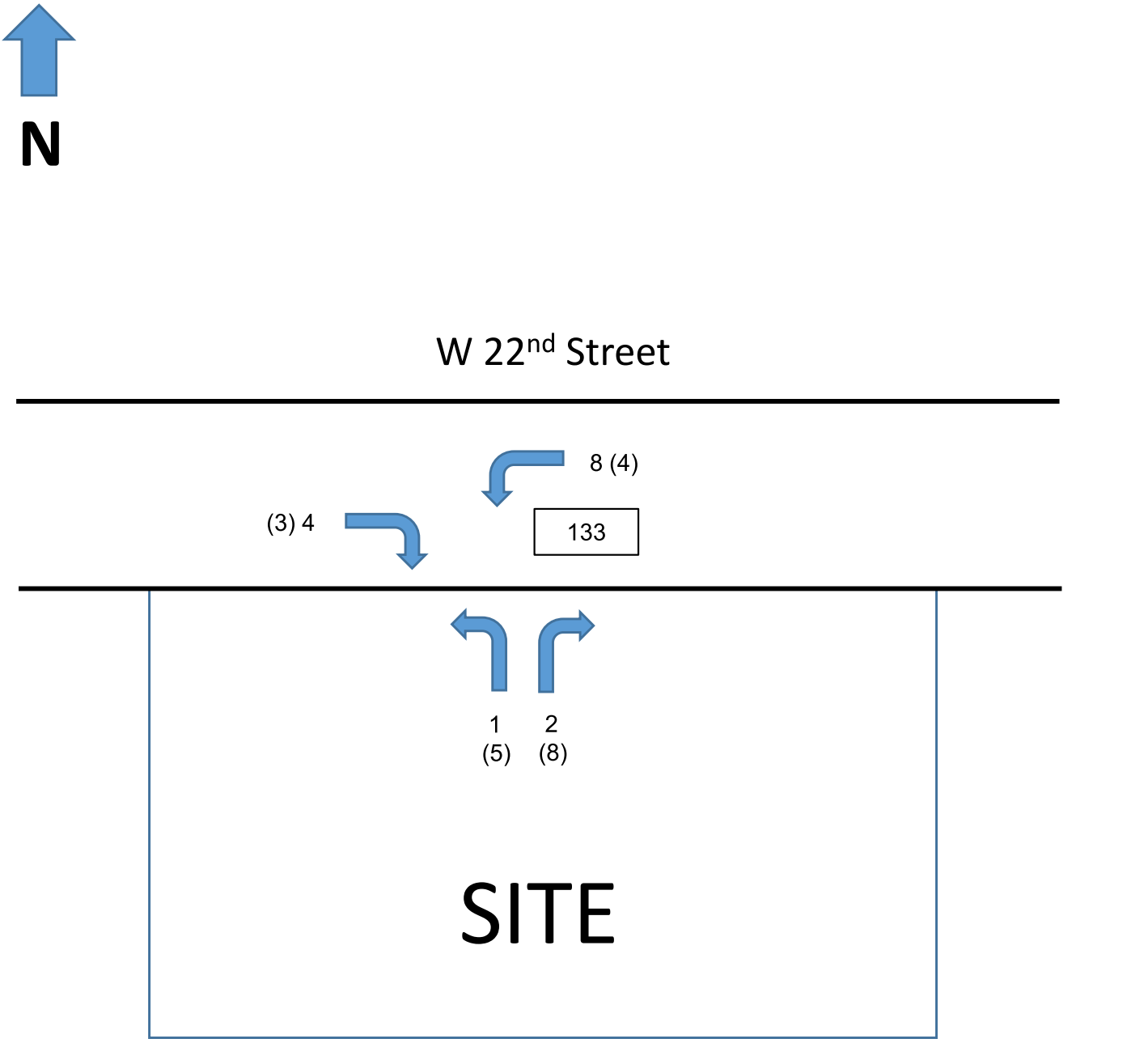
TABLE 6 - PM Peak Hour Traffic Generation

Landuse	ITE Code	Intensity		Rate/Equation	Dir Split In	Dir Split Out	Gross Trips In	Gross Trips Out	Gross Trips Total	Internalization %	Internalization In	Internalization Out	Internalization Total	External Trips In	External Trips Out	External Trips Total	Pass-by %	Pass-by Trips	Net Trips In	Net Trips Out	Net Trips Total
Small Office Building (≤10k SF GFA)	712	9,215	S.F.	2.16	0.34	0.66	7	13	20	0.0%	0	0	0	7	13	20	10%	2	6	12	18
		Grand Totals:					**7**	**13**	**20**	**0.0%**	**0**	**0**	**0**	**7**	**13**	**20**	**10%**	**2**	**6**	**12**	**18**

TABLE 7
TRAFFIC GENERATION DIFFERENCE - NET TRIPS

	DAILY	AM PEAK HOUR			PM PEAK HOUR		
		TOTAL	IN	OUT	TOTAL	IN	OUT
VESTED DEVELOPMENT =	78	3	2	1	5	2	3
PROPOSED DEVELOPMENT =	120	13	11	2	18	6	12
DIFFERENCE =	**42**	**10**	**9**	**1**	**13**	**4**	**9**

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Legend

XX AM Peak Hour
(XX) PM Peak Hour

XX ADT

FIGURE 1 - Driveway Volumes
Hearts of Palm
Project # 22-180

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REDUCED PARKING STUDY

HEARTS OF PALM
RIVIERA BEACH, FLORIDA

Prepared for:

Birse Thomas Architects
5510 PGA Boulevard
Suite 201
Palm Beach Gardens, Florida 33418

Job No. 22-180

Date: March 2, 2023
Revised: September 11, 2023

Bryan Kelley
Digitally signed by Bryan Kelley
Date: 2023.09.11 14:56:56 -04'00'

Bryan G. Kelley, P.E.
FL Registration No. 74006

Bryan G. Kelley, P.E., State of Florida, Professional Engineer, License No. 74006

This item has been digitally signed and sealed by Bryan G. Kelley, P.E. on 09/11/2023 .

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1.0 SITE DATA

The subject parcel is located at 21 West 22nd Street between Avenue E and US Highway 1 in the City of Riviera Beach, Florida and contains approximately 0.63 acres. The Property Control Numbers (PCN) for the subject parcel is 56-43-42-28-24-003-0090. The parcel currently consists of an existing church and parking lot. Proposed development consists of demolishing the existing buildings and constructing a 9,215 S.F. non-profit office facility. Access is proposed via a full access driveway connection to West 22nd Street. For additional information concerning site location and layout, please refer to the Site Plan prepared by Cotleur & Hearing.

2.0 PURPOSE OF STUDY

The purpose of this study is to document the required Code parking and the anticipated actual parking demand for the proposed development. The developer is requesting a parking waiver as part of this application.

3.0 PARKING ANALYSIS

The proposed and required parking is shown on the Site Plan and may be summarized as follows:

USE	SIZE	REQUIRED PARKING
Office	9,215 S.F. (1 Space / 300 SF)	31 Spaces

As shown above, City code requires 31 parking spaces for an office facility based on one space per 300 S.F. The applicant is proposing 24 vehicular parking spaces of which 20 are onsite and 4 spaces are parallel parking spaces on West 22nd Street fronting the development. Additionally, 10 bicycle parking spaces will be provided onsite.

Section 31-539(b)(3) of the City Code of Ordinances states “Director of community development may administratively waive the minimum number of parking spaces if criteria such as market demand, parking availability, or unique circumstances of the project within the area justify a reduction.” The parcel is within the Downtown Core area of the City which encourages mobility alternatives such as transit, walking, and biking.

The proposed plan of development will consist of a unique use in which there is not an applicable land use category provided in the City Code of Ordinances. The building will consist of non-profit offices and will provide free meals to families and individuals in need.

The facility will consist of approximately 8 employees between the non-profit uses and administration. During meal services from approximately 10:30 A.M. to 1:00 P.M. an additional 3 employees from the Lord's Place will be present at the facility and an additional 6 volunteers. Therefore, approximately a total of 17 combined employees and volunteers will be present at the facility at the peak utilization between 10:30 A.M and 1:00 P.M. However, it is anticipated that some of the employees will either carpool, use transit, or walk/bike to the facility. For the purposes of this parking study, it will be conservatively estimated at 10% or 2 of the 17 employees. Therefore, a maximum of 15 vehicle parking spaces will be used during peak utilization and much less throughout most of the day. The families and individuals using the facility for free meals almost exclusively do not use individual motorized vehicles for transportation. The majority of guests typically ride bikes to the facility.

In addition to this programmatic approach to actual operations of the site, a review of the Institute of Transportation Engineers (ITE) Parking Generation, 5th Edition was completed. ITE Land Use Code #710 "General Office" identifies an average peak parking generation rate of 2.39 spaces per 1,000 S.F. of building area. Based on the proposed development consisting of 9,215 S.F. of office, the peak parking demand can be calculated at 22 spaces. Pages from the ITE Parking Generation, 5th Edition are attached to this report for reference.

4.0 CONCLUSION

As documented in this study, the proposed development is requesting a parking waiver as part of this application. The peak parking will occur from 10:30 A.M. to 1:00:00 P.M. on a typical weekday and will require up to 15 vehicular parking spaces. Additionally, the ITE Parking Generation, 5th Edition estimates a peak parking demand on 22 spaces for a 9,215 S.F. office. The proposed development will consist of a total of 24 vehicular spaces and 10 bicycle parking spaces. Based on the analysis documented within this report, the proposed development is expected to have sufficient parking for their daily operations.

bk: x:/docs/trafficanddrainage/ps.22180.rev

Item VII. C

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	**Date:** **Case Number:**
	Project Title:
	Fee Paid: **Notices Mailed:**
	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): City of Riviera Beach

Mailing Address: 600 West Blue Heron Blvd.

Property Address: 3501 Broadway

Name of Applicant (if other than owner): Thomas J. Baird, Esq. as Agent for Foundcare

Home: ( ) Work: (561) 650-8232 Fax: ( )

E-mail Address:

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: C/R Current Zoning Classification: Downtown / General / RS-8

Square footage of site: 1.3425 acres Property Control Number (PCN): 56-43-42-28-00-001-0160

Type and gross area of any existing non residential uses on site: None

Gross area of any proposed structure: 20,000 sf - 2-story

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: N/A

Briefly describe use of adjoining property: North: Commercial

South: Residential

East: Broadway ROW

West: Vacant Residential

REZONE

Requested Zoning Classification: CG General Commercial

Is the requested zoning classification contiguous with existing? to the North / East - Yes

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: Vacant land

Proposed Use: Incubator space/Pharmacy /Medical/Clinical & Dental

Land Use Designation: Commercial/Residential

Requested Land Use: Commercial

Adjacent Land Uses: North: Commercial South: Residential

East: Commercial West: Residential

Size of Property Requesting Land Use Change:

SPECIAL EXCEPTION

Describe the intended use requiring a Special Exception: N/A

Provide specific LDR ordinance section number and page number: -

How does intended use meet the standards in the Land Development Code?

By developing the Property in accordance with Art III of Chapter 31 (Site Plan) and rezoning the residential portion of the Property to Commercial.

Demonstrate that proposed location and site is appropriate for requested use:

The Property is located in the Downtown General / RS-t residential zoning district. As such, the development of a 2-store building with a medical/dental clinic, pharmacy and incubator space is consistent with the zoning.

Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: The proposed building will be sited and buffered to minimize conflicts with adjacent uses, particularly the adjacent residential uses.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

The building site will be developed in accordance with, or exceeding code.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

There are no known or potential hazards, problems or nuisances.

Demonstrate how utilities and other service requirements of the use can be met:

The site is an urbanized area and all public/private utility providers will be contacted and approvals obtained.

Demonstrate how the impact of traffic generated will be handled:

On-site: See Site Plan for internal circulation and parking

Off-Site: Traffic will be handled in accordance with the approved traffic study by PBC.

Other:

VARIANCE

Describe the Variance sought: N/A

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:

The property will be developed with a two-story building with uses including 2,500 s.f. of incubator spae, a 5,000 s.f. pharmacy on the ground floor and a dental clinic on the 2nd floor.

Demonstrate that proposed use is appropriate to site:

This is a highly urbanized "downtown" area of the City. Incubator space will be available for business development. The health center will serve the greater Riviera Beach Area.

Demonstrate how drainage and paving requirement will be met:

The drainage will meet the requirements of the City and other reviewing agencies

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

The landscaping plan will meet or exceed code.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

There are non known or potential hazards, problems or nuisances.

Demonstrate how utilities and other service requirements of the use can be met:

The site is in a highly urbanized area and all utility providers will be contacted and permits obtained.

Demonstrate how the impact of traffic generated will be handled:

On-site: See Site Plan for internal circulation and parking.

Off-site: Traffic will be handled in accordance with the approved traffic study.

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

February 7, 2023

Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: City of Riviera Beach / See attached letter

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared _____

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:

the street address of which is: _____

and that we hereby appoint:

Name: _____

Address: _____

_____

Telephone: _____

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

OWNER/APPLICANT SIGNATURE AUTHORIZATION

PROJECT NAME: **FoundCare, Inc. (Federally Qualified Health Center)**

The City of Riviera Beach (City), the owner of real property located at 3501 Broadway, Riviera Beach, Florida (Property) hereby designates and authorizes the agent(s) listed below to act on behalf of the City, as its agent(s) in the processing of any required application(s) for the permitting, platting, zoning or rezoning, site planning of the Property, and the vacation and abandonment of W. 35th Street and Avenue E. Pursuant to City Resolution No. 076-22 (adopted on September 21, 2022) approving a Ground Lease between the City and FoundCare, Inc., the below-listed agent(s) may perform any requirements which may be necessary to procure the permit(s), platting, zoning or rezoning, site plan and vacation and abandonment of W. 35th Street and Avenue E.

Printed Name(s) and Signature(s) of Authorized Agent(s)

Print Name: Thomas J. Baird

Signature: _____

Print Name: FoundCare, Inc.

Signature: _____ (RIK PAVLESCAK), its Chief Administrative Officer

Printed Name of Owner: ~~City of Riviera Beach, Florida~~

Signature of Owner: _____

Title: City Manager

Date: 1/18/23

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

OWNER/APPLICANT SIGNATURE AUTHORIZATION

PROJECT NAME: **FoundCare, Inc. (Federally Qualified Health Center)**

The City of Riviera Beach (City), the owner of real property located at 3501 Broadway, Riviera Beach, Florida (Property) hereby designates and authorizes the agent(s) listed below to act on behalf of the City, as its agent(s) in the processing of any required application(s) for the permitting, platting, zoning or rezoning, site planning of the Property, and the vacation and abandonment of W. 35th Street and Avenue E. Pursuant to City Resolution No. 076-22 (adopted on September 21, 2022) approving a Ground Lease between the City and FoundCare, Inc., the below-listed agent(s) may perform any requirements which may be necessary to procure the permit(s), platting, zoning or rezoning, site plan and vacation and abandonment of W. 35th Street and Avenue E.

Printed Name(s) and Signature(s) of Authorized Agent(s)

Print Name: Thomas J. Baird

Signature: _____

Print Name: FoundCare, Inc.

Signature: _____ (RIK PAVLESCAK), its Chief Administrative Officer

Printed Name of Owner: ~~City of Riviera Beach, Florida~~

Signature of Owner: _____

Title: City Manager

Date: 1/18/23

STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

November 2, 2023

VIA PROJECT PORTAL
City of Riviera Beach
Planning and Zoning Division

Re: Foundcare Inc.
Project Narrative

This firm represents Foundcare Inc. (“applicant”), the lessee of 3501 Broadway, Riviera Beach, FL 33404, collectively referred to as the “Property.” The applicant is seeking approval for a new Foundcare Clinic (“Project”) in the Downtown General (“DG”) zoning District. Here, we provide a narrative outlining the project's compliance with the City of Riviera Beach (“City”) Land Development Code (“LDC”) and a description of the project.

The project is situated within the City of Riviera Beach along Broadway, spanning between west 37th street and west 34th street. The Property comprises approximately 2.5245 acres or 109,964 square feet and is divided into two parcels of land:

Parcel 1: A parcel of land in government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, currently zoned for Downtown General District (“DG”).

Parcel 2: Lots 1 to 8, inclusive of Block 1, White Caps Subdivision, according to the plat on file in the office of the clerk of the circuit court in and for Palm Beach County, Florida, as recorded in Plat Book 24, Page 19. This parcel is a portion of the plat of White Caps, recorded in Plat Book 24, Page 39 of the public records of Palm Beach County, Florida, and is currently zoned for Two Family Dwelling District (RD-15).

Downtown General District (“DG”) permits various uses within the zoning district, including residential, professional office (provided), retail establishments (provided), daycare, nursing or convalescent homes and adult living facilities (ALF), churches and their educational buildings, civic open spaces (provided), and community gardens.

The Property has an existing 30’ N. 35th Street Right of Way which is being abandoned under AB- 23-0002, and this site plan application is also being processed alongside a re-plat submission under PA-23-0008.

Foundcare, Inc. will establish a federally qualified health center to enhance healthcare accessibility for Riviera Beach city residents and underserved populations. The facility will consist of two stories with a total area of approximately 20,000 square feet. This includes a 15,000 square feet health center and 5,000 square feet of shell space for two accessory spaces serving as business incubators.

tel: (954) 627-9180
fax: (954) 627-9189

201 East Las Olas Boulevard
Fort Lauderdale, FL 33301

www.stiles.com

The ground floor will house the shell space for two accessory incubation spaces with access and storefronts facing Broadway. The health center will feature a reception area, dental rooms, pharmacy, conference room, laboratory and testing rooms, and electrical/IT rooms.
The second level will have medical exam rooms, sterilization facilities, an additional lab room, offices, and a large waiting area. The project will include parking facilities, landscaping, and hardscaping that exceed local code requirements.

The Project meets all City's requirements, including a ground story height between 10'-18' (provided at 14'-0"), no mezzanines or parking garages (none provided), and a flat roof with 42" parapets (minimum parapet height provided is 42"). All roof equipment is properly screened from view by the parapets.

The Project incorporates a modified bracketed balcony frontage. Instead of traditional balconies with railings, the second-level overhang over the ground-level entrance is enclosed. The two entrances for the incubation spaces at the ground level are 52'-1" apart, where the maximum allowed distance is 75'. Civic space provided is a combination of green space with a meandering sidewalk along the dry retention area for afternoon walks, and small plaza spaces at all ground-level building entrances, complete with benches, bike racks, and trash receptacles.

We are exited for Foundcare Inc. to be introduced to the City of Riviera Beach/ Please let us know if you have any questions or need additional information.

Respectfully,

Adriana Murillo

Adriana Murillo
Sr. Project Manager
Stiles Architectural Group

CFN 20180424092
OR BK 30236 PG 494
RECORDED 11/08/2018 08:57:15
Palm Beach County, Florida
AMT 500,000.00
DEED DOC 3,500.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0494-0496; (3Pgs)

This Document Prepared By
Steven M. Singer, Esq.
Law Offices of Steven M. Singer, P. A.
7901 SW 6th Court, Suite 305
Plantation, FL 33324

And Upon Recording Return to:
Steven M. Singer, Esq.
Law Offices of Steven M. Singer, P. A.
7901 SW 6th Court, Suite 305
Plantation, FL 33324

Parcel ID Number: 56-43-42-28-00-001-0160
Parcel ID Number: 56-43-42-28-30-001-0010

NOT A CERTIFIED COPY

CORPORATE DEED

THIS CORPORATE DEED, made this 26 day of October, 2018 A.D., between J & B Motel Corp., a Florida corporation, whose address is 7901 SW 6th Court, Suite 305, Plantation, FL 33324 ("Grantor"), and City of Riviera Beach with an address of 600 W. Blue Heron Blvd., Riviera Beach, FL 33404 ("Grantee").

(Wherever used herein the terms Grantor and Grantee shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

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·

See Exhibit "A" Attached hereto

A/K/A 3501 Broadway, Riviera Beach, FL 33407

TOGETHER WITH (i) any and all structures and improvements on the Property; and (ii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness Maigen Bell

Witness

J & B Motel Corp.

By: Alan Sorota
Alan Sorota, President

STATE OF COLORADO
COUNTY OF BOULDER

The foregoing instrument was acknowledged before me this 26 day of October, 2018, by Alan Sorota, President of J & B Motel Corp., a Florida corporation, ( ) who is personally known to me or ( ) who has produced Colorado Driver License as identification.

Print Name: Maigen Bell
Notary Public, State of Colorado

My Commission Expires: August 12, 2022

MAIGEN BELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144031558
MY COMMISSION EXPIRES AUGUST 12, 2022

NOT A CERTIFIED COPY

EXHIBIT "A"

A parcel of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of Government Lot 1 of said Section 28, with a line parallel to and 635 feet Southerly from (measured at right angles), the North line of said Section 28; thence Easterly along said parallel line 909.75 feet to the Point of Beginning and the NW corner of the herein described parcel; thence Southerly at right angles to said parallel line 200 feet; thence Easterly parallel to and 835 feet Southerly from (measured at right angles), the North line of said Section 28, 311.28 feet, more or less, to the Westerly right-of-way line of State Road No. 5, according to the Plat of said right-of-way filed in County Road Plat Book 1, Page(s) 52, Palm Beach County Records; thence Northerly along said Westerly right-of-way line, 200.4 feet, more or less, to a point in said line parallel to and 635 feet South of the North line of said Section 28; thence Westerly along said last mentioned parallel line, 324.4 feet, more or less, to the Point of Beginning.

AND

Lots 1 to 8, inclusive, Block 1, Whitecaps Subdivision, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 24, page 39.

NOT A CERTIFIED COPY

(OFFICIAL RECORD BOOK 30236, PAGE 496)

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAYLINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19.

(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAYMAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO

A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

LEGAL DESCRIPTION
(OFFICIAL RECORD BOOK 30236, PAGE 496)
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19

LEGAL DESCRIPTION
(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

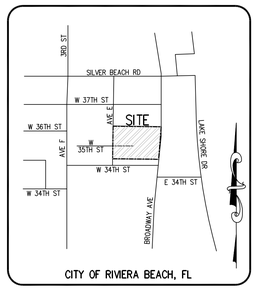
SECTION 6. BASE TITLE INFORMATION AND OTHER ENCUMBRANCES:

1. WHITE CAPS SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN HEREON.**

2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN DEED BOOK 402, PAGE 527, TOGETHER WITH CONFIRMATION OF EASEMENT, RECORDED IN DEED BOOK 510, PAGE 279, AS AFFECTED BY THAT PARTIAL RELEASE OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 1125, AND THAT PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

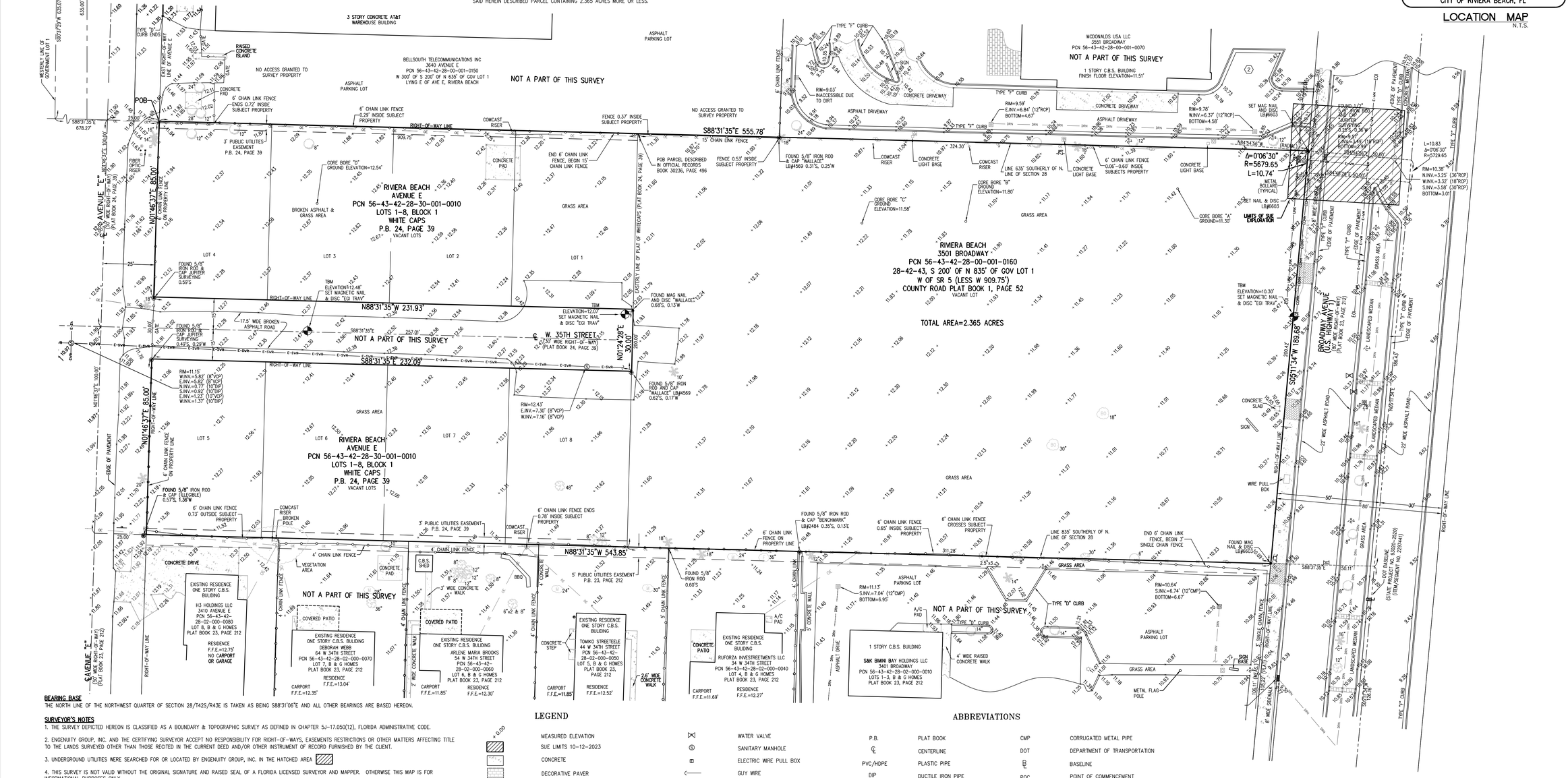
NOTE: ROAD BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1"=20'



CITY OF RIVIERA BEACH, FL

LOCATION MAP
N.T.S.



BEARING BASE
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28/T42S/R43E IS TAKEN AS BEING S88°31'06"E AND ALL OTHER BEARINGS ARE BASED HERETO.

SURVEYOR'S NOTES
1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(12), FLORIDA ADMINISTRATIVE CODE.

2. ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

3. UNDERGROUND UTILITIES WERE SEARCHED FOR OR LOCATED BY ENGENUITY GROUP, INC. IN THE HATCHED AREA

4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

5. LAST DATE OF FIELD SURVEY: OCTOBER 11, 2023.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.

9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/240 OR SMALLER.

10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH REPORT PREPARED BY STATEWIDE LAND TITLE INC., UNDER SLTI FILE NUMBER 19-16387, WITH AN EFFECTIVE DATE OF APRIL 28, 2019 AT 8:00 AM.

11. THE SYMBOLS ARE NOT AT THE SAME SCALE AS THE DRAWING IN ORDER TO SHOW GREATER DETAIL.

12. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (BASE FLOOD ELEVATION IS NOT AVAILABLE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12099C0391F, WITH A DATE OF IDENTIFICATION OF OCTOBER 5 2017, FOR COMMUNITY NO. 125142, IN PALM BEACH COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE FLOOD ZONE IS NOT SHOWN GRAPHICALLY.

13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND REFERENCE THE FOLLOWING BENCHMARK:

SOURCE BENCHMARK:
NAME: U 402
STAMPED: U 402 1991 ELEVATION= 22.247' NGVD 1929

IN RIVIERA BEACH, AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND SILVER BEACH ROAD, 10.0 M (32.8 FT) SOUTHEAST OF AND LEVEL WITH THE ROAD CENTERLINE, 8.1 M (26.6 FT) NORTHEAST OF THE NEAR RAIL. NOTE: ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP. A STAINLESS STEEL ROD SET TO A DEPTH OF 17.6 METERS ENCASED IN A PIPE FLUSH WITH THE GROUND. THE STATION IS A NATIONAL GEODETIC SURVEY VERTICAL CONTROL FLANGE-ENCASED STAINLESS STEEL ROD IN A SLEEVE WITH THE FLANGE STAMPED "U 402 1991". THE STATION IS LOCATED 18.50 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF SILVER BEACH ROAD, 31.70 FEET NORTH-NORTHWEST OF THE NORTHWEST CORNER OF A METAL D.O.T. SHED MARKED SILVER BEACH DOT #272389V389.

LEGEND

× 0.00	MEASURED ELEVATION
	SUE LIMITS 10-12-2023
	CONCRETE
	DECORATIVE PAVER
	BRICK PAVERS
	CONCRETE LIGHT POLE
	INFORMATION SIGN (SINGLE POST)
	INFORMATION SIGN (DOUBLE SIDED)
— o —	CHAIN LINK FENCE
	IRRIGATION CONTROL VALVE
T.B.M.	TEMPORARY BENCHMARK
	GAS VALVE
	LIGHT POLE
	CATCH BASIN
—OE—	OVERHEAD ELECTRIC WIRES
—DRN—	EXISTING UNDERGROUND DRAINAGE
—E-SWR—	EXISTING UNDERGROUND SEWER
—UE—	UNDERGROUND ELECTRIC
—COMM—	UNDERGROUND COMMUNICATION
—E-WM—	UNDERGROUND WATER
—UNK—	UNDERGROUND UNKNOWN LINE
	WATER VALVE
	SANITARY MANHOLE
	ELECTRIC WIRE PULL BOX
	GUY WIRE
	CATCH BASIN INLET
	UTILITY POLE
	BACK FLOW PREVENTOR
	CLEAN OUT
	FIRE HYDRANT
	NUMBER OF PARKING SPACES
	DRAINAGE MANHOLE
	WATER METER
	VEGETATION

TREE LEGEND

12"	ORNAMENTAL TREE AND DIAMETER
12"	PALM TREE AND DIAMETER
12"	MANGO TREE AND DIAMETER
12"	OAK AND DIAMETER
12"	FIG TREE AND DIAMETER
12"	BLACK OLIVE TREE AND DIAMETER

ABBREVIATIONS

P.B.	PLAT BOOK	CMP	CORRUGATED METAL PIPE
℄	CENTERLINE	DOT	DEPARTMENT OF TRANSPORTATION
PVC/HDPE	PLASTIC PIPE	℄	BASELINE
DIP	DUCTILE IRON PIPE	POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE	POB	POINT OF BEGINNING
VCP	VITRIFIED CLAY PIPE	C.B.S.	CONCRETE BLOCK STRUCTURE
F.F.E.	FINISH FLOOR ELEVATION	MEAS.	MEASURED
INV.	INVERT	L	LENGTH
PCN	PARCEL CONTROL NUMBER	R	RADIUS
A/C	AIR-CONDITIONING	Δ	DELTA
LB	LICENSED BUSINESS		

ALL ELEVATIONS ARE BASED ON NGVD 1929

NO.	DATE	REVISIONS	BY
1	10/12/23	ADDED SUE AND FEMA INFORMATION	MW

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FOUNDCARE, INC
3501 BROADWAY AVE, RIVIERA BEACH

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

engenuity group inc.
A Higher Standard of Excellence
Engineers • Surveyors • GIS Mappers
1280 CONGRESS AVE #101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

Y:\Land Projects RX\22059.01 3501 Broadway-Foundcare\Dwg\22059.01-13 foundcare SUE addition.dwg 10/12/2023 10:52:58 AM EDT

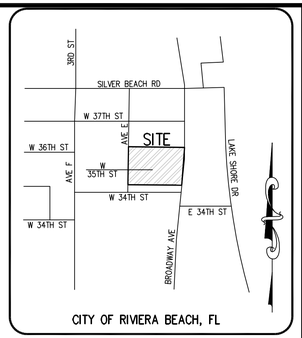
DATE	08-03-2022
SCALE	1"=20'
CAD FILE	22059.01
SSK PROJECT	22059.01
DRAWN	EGI STAFF
CHECKED	J. MALIN
SHEET NO.	1 of 1
JOB NO.	22059.01

Andre Rayman
Digitally signed by Andre Rayman
Date: 2023.10.12 11:27:47 -04'00'
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB#6603

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 202_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH PURSUANT TO CHAPTER 189, FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON _____, A SUBDIVISION IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION", LOTS 1 THROUGH 8, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1 AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 200.00' TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 109,964 SQUARE FEET (2.524 ACRES) MORE OR LESS.

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

1. DEVELOPMENT PARCEL DEDICATION:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR _____, THEIR 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 _____, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, CITY OF RIVIERA BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED OFFICER, THIS _____ DAY OF _____, 202_.

CITY OF RIVIERA BEACH

BY: _____
(NAME)
(TITLE)

_____
WITNESS

_____
PRINT NAME

_____
WITNESS

_____
PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL 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 _____, 2023.

MY COMMISSION EXPIRES: _____
(DATE)

BY: _____
NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

NOTARY STAMP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, 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 THE CITY OF RIVIERA BEACH; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: _____ DATE: _____

_____
PRINT NAME

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA

THIS _____ DAY OF _____, 202_.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
TAWANNA KING, CMC, FCRM, CITY CLERK

BY: _____
TERRENCE N. BAILEY, PE, CITY ENGINEER

REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS _____ DAY OF _____, 202_.

BY: _____ DATE: _____
(SURVEYOR NAME), PSM
LICENSE NUMBER: _____

AS APPROVED ON _____, 2023 VIA CITY OF RIVIERA BEACH RESOLUTION NO. _____-23

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90 AND THE NORTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S88°31'06"E, ALL OTHER BEARINGS ARE RELATIVE THERETO. CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GRID DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR= 1.0000497
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

2. 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 IN THE PUBLIC RECORDS OF THIS COUNTY.

3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.

4. ALL COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.

5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

6. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THIS __ DAY OF _____, 202_.

_____
C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB# 6603

SEAL
RIVIERA BEACH MANAGEMENT, LLC

SEAL
CITY OF RIVIERA BEACH

SEAL
MORTGAGEE

SEAL
CITY ENGINEER
TERRENCE BAILEY
PE #60706
DATE: _____

SEAL
REVIEWING SURVEYOR P.S.M.
NAME: _____
PLS #_____
DATE: _____

SEAL
C. ANDRE RAYMAN, P.S.M.
C. ANDRE RAYMAN
PLS #4938
DATE: _____

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	N/A
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET NO. 1 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2025\01 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

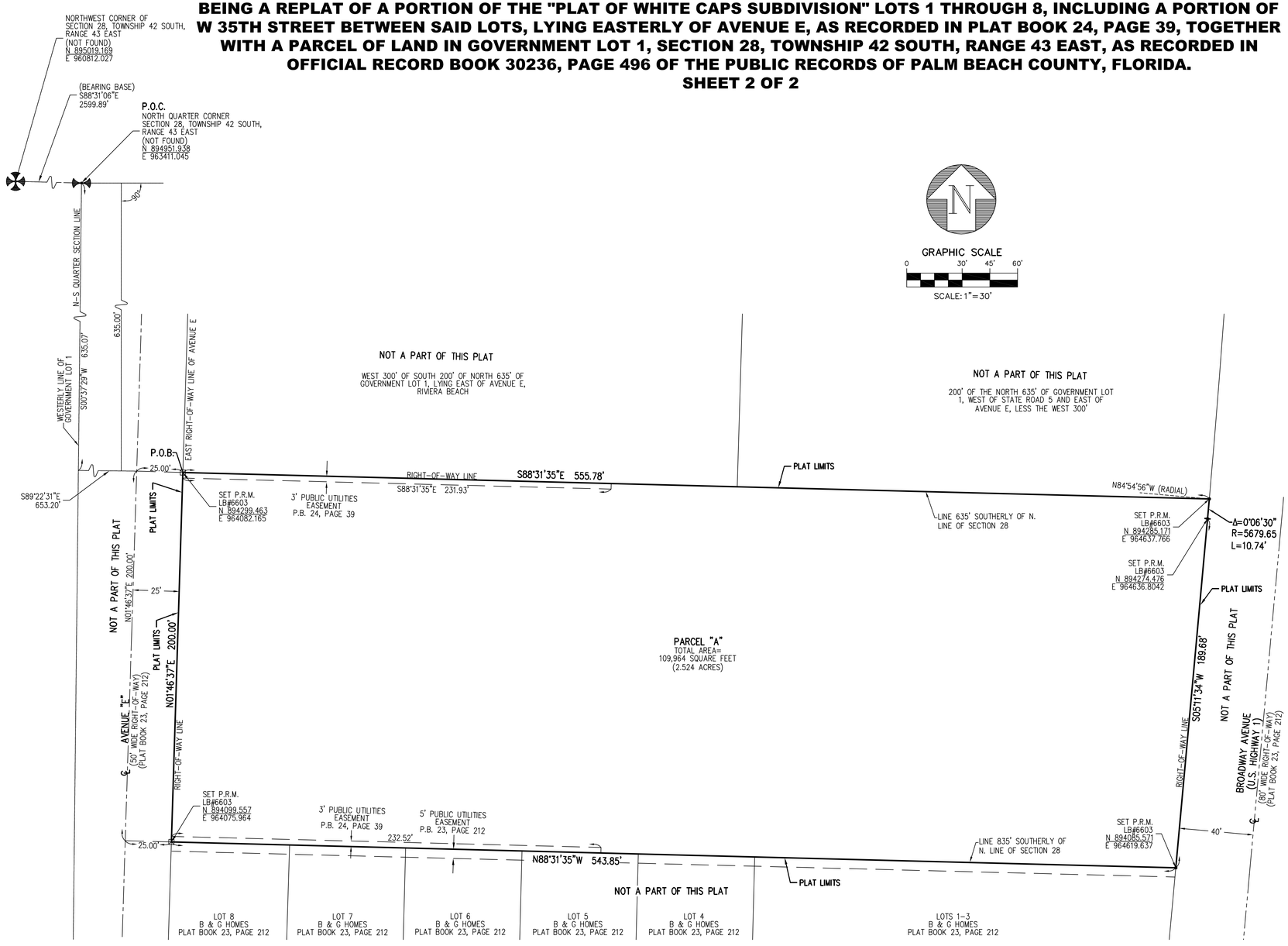
SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 2023_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY:_____
DEPUTY CLERK



GRAPHIC SCALE
0 30' 45' 60'
SCALE: 1"=30'

SURVEYOR'S LEGEND

P.R.M.	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
Δ	DELTA
R	RADIUS
L	LENGTH
℄	CENTERLINE
⊡	4"X4" CONCRETE MONUMENT "P.R.M. LB#6603"
•	NAIL & DISC "P.R.M. LB#6603"
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
✠	SECTION CORNER
✠	QUARTER SECTION CORNER

STATE PLANE COORDINATE DATA

SCALE FACTOR: 1.0000497
PROJECTION: TRANSVERSE MERCATOR
ZONE: FLORIDA EAST ZONE
DATUM: NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
LINEAR UNITS = US SURVEY FEET

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	1"=30'
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET 2 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2205901 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

SITE DATA TABLE:

APPLICATION No.: SP-23-0024
PROJECT NAME: FOUNDCARE HEALTH CARE CENTER AND INCUBATION SHEEL SPACE
FUTURE LAND USE: DOWNTOWN GENERAL
PROPOSED USE:
PRINCIPAL USE: PROFESSIONAL OFFICE
ACCESSORY USE: RETAIL ESTABLISHMENT
SECTION, TOWNSHIP, RANGE: SECTION 28, 42 SOUTH, RANGE 43 EAST
PROPERTY CONTROL No.: 56-43-42-28-30-001-0010
TRAFFIC ANALYSIS ZONE: 127
TOTAL GROSS ACREAGE: 2.5245 AC
BUILDING HEIGTH: 35'-6" HIGH PARAPET

SETBACKS	REQUIRED:	PROVIDED:
FRONT:	10' MIN. / 15" MAX.	14' AND 15'
SIDE:	0'	10'-7" NORTH/ 63'-0" SOUTH
REAR:	10' MIN.	445' - 8"
FRONTAGE:	65% MIN. ON PRIMARY STREET	130'-7" = 69.04%
LOT WIDTH:	20'-0" MIN/ NO MAX.	189'-0"
LOT AREA:	2,000 S.F. MIN. / NO MAX.	109,964 S.F.
LOT COVERAGE:	80% MAX.	19.5%

FRONTAGE STANDARDS (SEC 31-537): MODIFIED BRACKETED BALCONY:

	ALLOWED	PROVIDED:
DEPTH:	0 MIN. - 5 FT. MAX..	4'-8" AND 4'-10"
WIDHT:	4 FT. MIN. - 0 MAX	14'-10" AND 15'-2"
FLOOR ELEVATION:	0	0
MAX. ENCROACHEMENT:	3 FT.	0

CIVIC SPACE REQUIREMENT:
ON SITES LARGER THAN ONE ACRE, 5 PERCENT OF THE SITE SHALL BE ALLOTED TO CIVIC SPACE (2.524 X 0.05 = 0.126 AC. OR 5,597 S.F.)

ZONING DESIGNATION:

ZONING DISTRICT:	DG - DOWNTOWN GENERAL
PROPERTY TO THE EAST:	DG - DOWNTOWN GENERAL
PROPERTY TO THE WEST:	RS-6 - SINGLE FAMILY DWELING & RD-15 - TWO FAMILY DWELING
PROPERTY TO THE NORTH:	DG - DOWNTOWN GENERAL & U - UTILITIES
PROPERTY TO THE SOUTH:	DG - DOWNTOWN GENERAL & RS-6 - SINGLE FAMILY DWELING

UTILITIES:

WATER AND SEWER: CITY OF RIVIERA BEACH
POWER: FLORIDA AND LIGHT
DRAINAGE DISTRIC: SFWMD (SOUTH FLORIDA WATER MANAGEMENT DISTRIC)

SITE INFORMATION:

SITE AREA	109,964 S.F. (2.5245 AC)
TOTAL BUILDING AREA	21,467 S.F.
F.A.R.	21,467 / 109,964 = 0.195
TOTAL LOT COVERAGE	
IMPERVIOUS =	1.21 AC = 47.94%
POND =	0.28 AC = 11.09%
PERVIOUS =	1.03 AC = 40.8%

CIVIC SPACES PROVIDED:
PROVIDED: 0.28 AC GREEN SPACE WITH MEANDERING SIDEWALK WITH ONE BENCH AROUND GREEN/DRY RETENTION AREA.
ADDITIONAL TOTAL OF 2,300 S.F. OF SMALL PLAZA AREAS BY EACH OCCUPANT'S FRONT DOOR. BENCHES, AND A BIKE RACK ARE LOCATED IN THIS AREA.

PARKING REQUIREMENTS (PER SEC. 31-577):

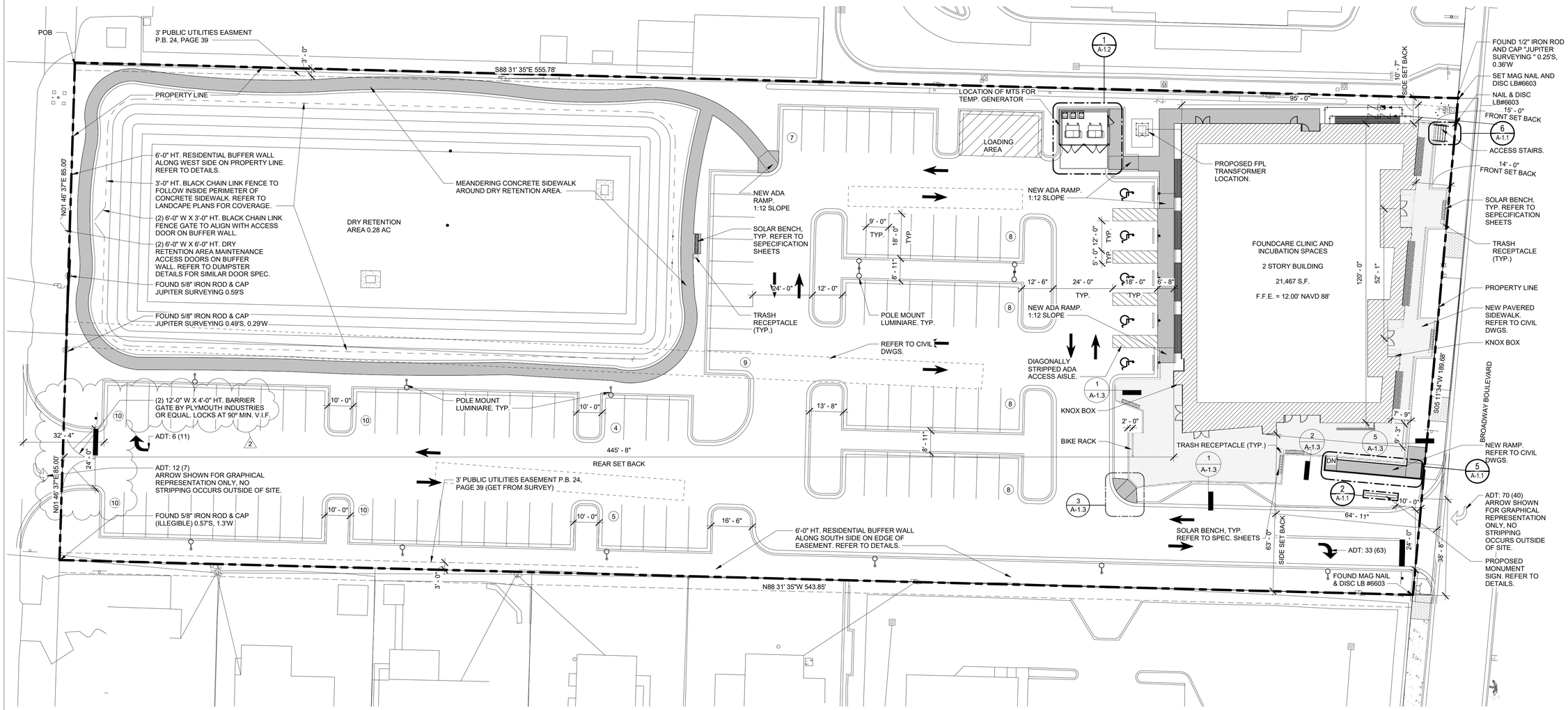
USE	REQUIRED	PROVIDED
FOUNDCARE CLINIC (MEDICAL / DENTAL) 16,467 S.F. / 1 SPACE PER 300 S.F.	55	
INCUBATION SHELL SPACE (OFFICES) 3,000 S.F. / 1 SPACE PER 300 S.F.	10	
(RESTAURANT) 2,000 S.F. / 1 SPACE PER 150 S.F.	14	
TOTAL	79	102 (INCLUDES 5 ADA)

ADA PARKING SPACES
REQUIRED 4 (PER FC ADA TABLE 208.2)
PROVIDED 5

1 LOADING AREA REQUIRED (PER SEC. 31-576)
12' x 30' WITH 30' OF MANEUVERING

SITE PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR SIGNAGE AND STRIPPING DETAILS.
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
3. REFER TO LANDSCAPE DRAWINGS. ALL LANDSCPAE ELEMENTS INSTALLED WITHIN THE PUBLIC R.O. SHALL BE THE MANTENANCE OBLIGATION OF THE PROJECT
4. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED ABOVE F.E.M.A. REQUIRED ELEVATION
5. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED AND ATTACHED PER F.B.C. 2020 7TH EDITION STANDARDS REQUIREMENTS
6. G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REUIREMENTS
7. G.C. SHALL COORDINATE WITH FPL ALL TRANSFORMER REQUIREMENTSPRIOR TO PERFORMING ANY WORK.



1 SITE PLAN
1" = 20'-0"

COMPLETE SHEET HAS BEEN REVISED. 1A.

NORTH

REVISIONS :		
No.	Description	Date
1A	CITY COMMENTS	11/3/23
2	CITY COMMENTS	11/27/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry
Digitally signed by Alejandro Echeverry
DN: CN=Alejandro Echeverry, OU=AAR#95254, O=CN=Alejandro Echeverry, C=US
Reason: I am the author of this document
Date: 2023.11.28 10:28:39-05'00'

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE

3501 Broadway Blvd.
Riviera Beach, Fl

ARCHITECTURAL SITE PLAN

A-1.0

PROJECT NO.
74115
DRAWN BY :
SAG
CHECKED BY :
AM
DATE :
JUNE 8, 2023

Autodesk Docs://Foundcare @ Riviera Beach/74115_Foundcare.rvt

Item VII. D

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	**Date:** **Case Number:**
	Project Title:
	Fee Paid: **Notices Mailed:**
	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): City of Riviera Beach

Mailing Address: 600 West Blue Heron Blvd.

Property Address: 3501 Broadway

Name of Applicant (if other than owner): Thomas J. Baird, Esq. as Agent for Foundcare

Home: ( ) Work: (561) 650-8232 Fax: ( )

E-mail Address:

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: C/R Current Zoning Classification: Downtown / General / RS-8

Square footage of site: 1.3425 acres Property Control Number (PCN): 56-43-42-28-00-001-0160

Type and gross area of any existing non residential uses on site: None

Gross area of any proposed structure: 20,000 sf - 2-story

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: N/A

Briefly describe use of adjoining property: North: Commercial

South: Residential

East: Broadway ROW

West: Vacant Residential

REZONE

Requested Zoning Classification: CG General Commercial

Is the requested zoning classification contiguous with existing? to the North / East - Yes

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: Vacant land

Proposed Use: Incubator space/Pharmacy /Medical/Clinical & Dental

Land Use Designation: Commercial/Residential

Requested Land Use: Commercial

Adjacent Land Uses: North: Commercial South: Residential

East: Commercial West: Residential

Size of Property Requesting Land Use Change:

SPECIAL EXCEPTION

Describe the intended use requiring a Special Exception: N/A

Provide specific LDR ordinance section number and page number: -

How does intended use meet the standards in the Land Development Code?

By developing the Property in accordance with Art III of Chapter 31 (Site Plan) and rezoning the residential portion of the Property to Commercial.

Demonstrate that proposed location and site is appropriate for requested use:

The Property is located in the Downtown General / RS-t residential zoning district. As such, the development of a 2-store building with a medical/dental clinic, pharmacy and incubator space is consistent with the zoning.

Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: The proposed building will be sited and buffered to minimize conflicts with adjacent uses, particularly the adjacent residential uses.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

The building site will be developed in accordance with, or exceeding code.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

There are no known or potential hazards, problems or nuisances.

Demonstrate how utilities and other service requirements of the use can be met:

The site is an urbanized area and all public/private utility providers will be contacted and approvals obtained.

Demonstrate how the impact of traffic generated will be handled:

On-site: See Site Plan for internal circulation and parking

Off-Site: Traffic will be handled in accordance with the approved traffic study by PBC.

Other:

VARIANCE

Describe the Variance sought: N/A

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:

The property will be developed with a two-story building with uses including 2,500 s.f. of incubator spae, a 5,000 s.f. pharmacy on the ground floor and a dental clinic on the 2nd floor.

Demonstrate that proposed use is appropriate to site:

This is a highly urbanized "downtown" area of the City. Incubator space will be available for business development. The health center will serve the greater Riviera Beach Area.

Demonstrate how drainage and paving requirement will be met:

The drainage will meet the requirements of the City and other reviewing agencies

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

The landscaping plan will meet or exceed code.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

There are non known or potential hazards, problems or nuisances.

Demonstrate how utilities and other service requirements of the use can be met:

The site is in a highly urbanized area and all utility providers will be contacted and permits obtained.

Demonstrate how the impact of traffic generated will be handled:

On-site: See Site Plan for internal circulation and parking.

Off-site: Traffic will be handled in accordance with the approved traffic study.

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

February 7, 2023

Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: City of Riviera Beach / See attached letter

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared _____

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:

the street address of which is: _____

and that we hereby appoint:

Name: _____

Address: _____

_____

Telephone: _____

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

OWNER/APPLICANT SIGNATURE AUTHORIZATION

PROJECT NAME: **FoundCare, Inc. (Federally Qualified Health Center)**

The City of Riviera Beach (City), the owner of real property located at 3501 Broadway, Riviera Beach, Florida (Property) hereby designates and authorizes the agent(s) listed below to act on behalf of the City, as its agent(s) in the processing of any required application(s) for the permitting, platting, zoning or rezoning, site planning of the Property, and the vacation and abandonment of W. 35th Street and Avenue E. Pursuant to City Resolution No. 076-22 (adopted on September 21, 2022) approving a Ground Lease between the City and FoundCare, Inc., the below-listed agent(s) may perform any requirements which may be necessary to procure the permit(s), platting, zoning or rezoning, site plan and vacation and abandonment of W. 35th Street and Avenue E.

Printed Name(s) and Signature(s) of Authorized Agent(s)

Print Name: Thomas J. Baird

Signature: _____

Print Name: FoundCare, Inc.

Signature: _____ (RIK PAVLESCAK), its Chief Administrative Officer

Printed Name of Owner: ~~City of Riviera Beach, Florida~~

Signature of Owner: _____

Title: City Manager

Date: 1/18/23

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

OWNER/APPLICANT SIGNATURE AUTHORIZATION

PROJECT NAME: **FoundCare, Inc. (Federally Qualified Health Center)**

The City of Riviera Beach (City), the owner of real property located at 3501 Broadway, Riviera Beach, Florida (Property) hereby designates and authorizes the agent(s) listed below to act on behalf of the City, as its agent(s) in the processing of any required application(s) for the permitting, platting, zoning or rezoning, site planning of the Property, and the vacation and abandonment of W. 35th Street and Avenue E. Pursuant to City Resolution No. 076-22 (adopted on September 21, 2022) approving a Ground Lease between the City and FoundCare, Inc., the below-listed agent(s) may perform any requirements which may be necessary to procure the permit(s), platting, zoning or rezoning, site plan and vacation and abandonment of W. 35th Street and Avenue E.

Printed Name(s) and Signature(s) of Authorized Agent(s)

Print Name: Thomas J. Baird

Signature: _____

Print Name: FoundCare, Inc.

Signature: _____ (RIK PAVLESCAK), its Chief Administrative Officer

Printed Name of Owner: ~~City of Riviera Beach, Florida~~

Signature of Owner: _____

Title: City Manager

Date: 1/18/23

STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

November 2, 2023

VIA PROJECT PORTAL
City of Riviera Beach
Planning and Zoning Division

Re: Foundcare Inc.
Project Narrative

This firm represents Foundcare Inc. (“applicant”), the lessee of 3501 Broadway, Riviera Beach, FL 33404, collectively referred to as the “Property.” The applicant is seeking approval for a new Foundcare Clinic (“Project”) in the Downtown General (“DG”) zoning District. Here, we provide a narrative outlining the project's compliance with the City of Riviera Beach (“City”) Land Development Code (“LDC”) and a description of the project.

The project is situated within the City of Riviera Beach along Broadway, spanning between west 37th street and west 34th street. The Property comprises approximately 2.5245 acres or 109,964 square feet and is divided into two parcels of land:

Parcel 1: A parcel of land in government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, currently zoned for Downtown General District (“DG”).

Parcel 2: Lots 1 to 8, inclusive of Block 1, White Caps Subdivision, according to the plat on file in the office of the clerk of the circuit court in and for Palm Beach County, Florida, as recorded in Plat Book 24, Page 19. This parcel is a portion of the plat of White Caps, recorded in Plat Book 24, Page 39 of the public records of Palm Beach County, Florida, and is currently zoned for Two Family Dwelling District (RD-15).

Downtown General District (“DG”) permits various uses within the zoning district, including residential, professional office (provided), retail establishments (provided), daycare, nursing or convalescent homes and adult living facilities (ALF), churches and their educational buildings, civic open spaces (provided), and community gardens.

The Property has an existing 30’ N. 35th Street Right of Way which is being abandoned under AB- 23-0002, and this site plan application is also being processed alongside a re-plat submission under PA-23-0008.

Foundcare, Inc. will establish a federally qualified health center to enhance healthcare accessibility for Riviera Beach city residents and underserved populations. The facility will consist of two stories with a total area of approximately 20,000 square feet. This includes a 15,000 square feet health center and 5,000 square feet of shell space for two accessory spaces serving as business incubators.

tel: (954) 627-9180
fax: (954) 627-9189

201 East Las Olas Boulevard
Fort Lauderdale, FL 33301

www.stiles.com

The ground floor will house the shell space for two accessory incubation spaces with access and storefronts facing Broadway. The health center will feature a reception area, dental rooms, pharmacy, conference room, laboratory and testing rooms, and electrical/IT rooms.
The second level will have medical exam rooms, sterilization facilities, an additional lab room, offices, and a large waiting area. The project will include parking facilities, landscaping, and hardscaping that exceed local code requirements.

The Project meets all City's requirements, including a ground story height between 10'-18' (provided at 14'-0"), no mezzanines or parking garages (none provided), and a flat roof with 42" parapets (minimum parapet height provided is 42"). All roof equipment is properly screened from view by the parapets.

The Project incorporates a modified bracketed balcony frontage. Instead of traditional balconies with railings, the second-level overhang over the ground-level entrance is enclosed. The two entrances for the incubation spaces at the ground level are 52'-1" apart, where the maximum allowed distance is 75'. Civic space provided is a combination of green space with a meandering sidewalk along the dry retention area for afternoon walks, and small plaza spaces at all ground-level building entrances, complete with benches, bike racks, and trash receptacles.

We are exited for Foundcare Inc. to be introduced to the City of Riviera Beach/ Please let us know if you have any questions or need additional information.

Respectfully,

Adriana Murillo

Adriana Murillo
Sr. Project Manager
Stiles Architectural Group

CFN 20180424092
OR BK 30236 PG 494
RECORDED 11/08/2018 08:57:15
Palm Beach County, Florida
AMT 500,000.00
DEED DOC 3,500.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0494-0496; (3Pgs)

This Document Prepared By
Steven M. Singer, Esq.
Law Offices of Steven M. Singer, P. A.
7901 SW 6th Court, Suite 305
Plantation, FL 33324

And Upon Recording Return to:
Steven M. Singer, Esq.
Law Offices of Steven M. Singer, P. A.
7901 SW 6th Court, Suite 305
Plantation, FL 33324

Parcel ID Number: 56-43-42-28-00-001-0160
Parcel ID Number: 56-43-42-28-30-001-0010

NOT A CERTIFIED COPY

CORPORATE DEED

THIS CORPORATE DEED, made this 26 day of October, 2018 A.D., between J & B Motel Corp., a Florida corporation, whose address is 7901 SW 6th Court, Suite 305, Plantation, FL 33324 ("Grantor"), and City of Riviera Beach with an address of 600 W. Blue Heron Blvd., Riviera Beach, FL 33404 ("Grantee").

(Wherever used herein the terms Grantor and Grantee shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

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·

See Exhibit "A" Attached hereto

A/K/A 3501 Broadway, Riviera Beach, FL 33407

TOGETHER WITH (i) any and all structures and improvements on the Property; and (ii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness Maigen Bell

Witness

J & B Motel Corp.

By: Alan Sorota
Alan Sorota, President

STATE OF COLORADO
COUNTY OF BOULDER

The foregoing instrument was acknowledged before me this 26 day of October, 2018, by Alan Sorota, President of J & B Motel Corp., a Florida corporation, ( ) who is personally known to me or ( ) who has produced Colorado Driver License as identification.

Print Name: Maigen Bell
Notary Public, State of Colorado

My Commission Expires: August 12, 2022

MAIGEN BELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144031558
MY COMMISSION EXPIRES AUGUST 12, 2022

NOT A CERTIFIED COPY

EXHIBIT "A"

A parcel of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of Government Lot 1 of said Section 28, with a line parallel to and 635 feet Southerly from (measured at right angles), the North line of said Section 28; thence Easterly along said parallel line 909.75 feet to the Point of Beginning and the NW corner of the herein described parcel; thence Southerly at right angles to said parallel line 200 feet; thence Easterly parallel to and 835 feet Southerly from (measured at right angles), the North line of said Section 28, 311.28 feet, more or less, to the Westerly right-of-way line of State Road No. 5, according to the Plat of said right-of-way filed in County Road Plat Book 1, Page(s) 52, Palm Beach County Records; thence Northerly along said Westerly right-of-way line, 200.4 feet, more or less, to a point in said line parallel to and 635 feet South of the North line of said Section 28; thence Westerly along said last mentioned parallel line, 324.4 feet, more or less, to the Point of Beginning.

AND

Lots 1 to 8, inclusive, Block 1, Whitecaps Subdivision, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 24, page 39.

NOT A CERTIFIED COPY

(OFFICIAL RECORD BOOK 30236, PAGE 496)

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAYLINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19.

(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAYMAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO

A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

LEGAL DESCRIPTION
(OFFICIAL RECORD BOOK 30236, PAGE 496)
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19

LEGAL DESCRIPTION
(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

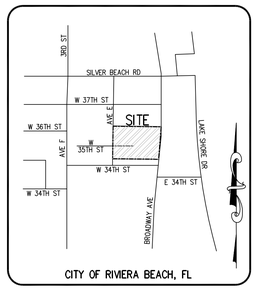
SECTION 6. BASE TITLE INFORMATION AND OTHER ENCUMBRANCES:

1. WHITE CAPS SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN HEREON.**

2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN DEED BOOK 402, PAGE 527, TOGETHER WITH CONFIRMATION OF EASEMENT, RECORDED IN DEED BOOK 510, PAGE 279, AS AFFECTED BY THAT PARTIAL RELEASE OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 1125, AND THAT PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

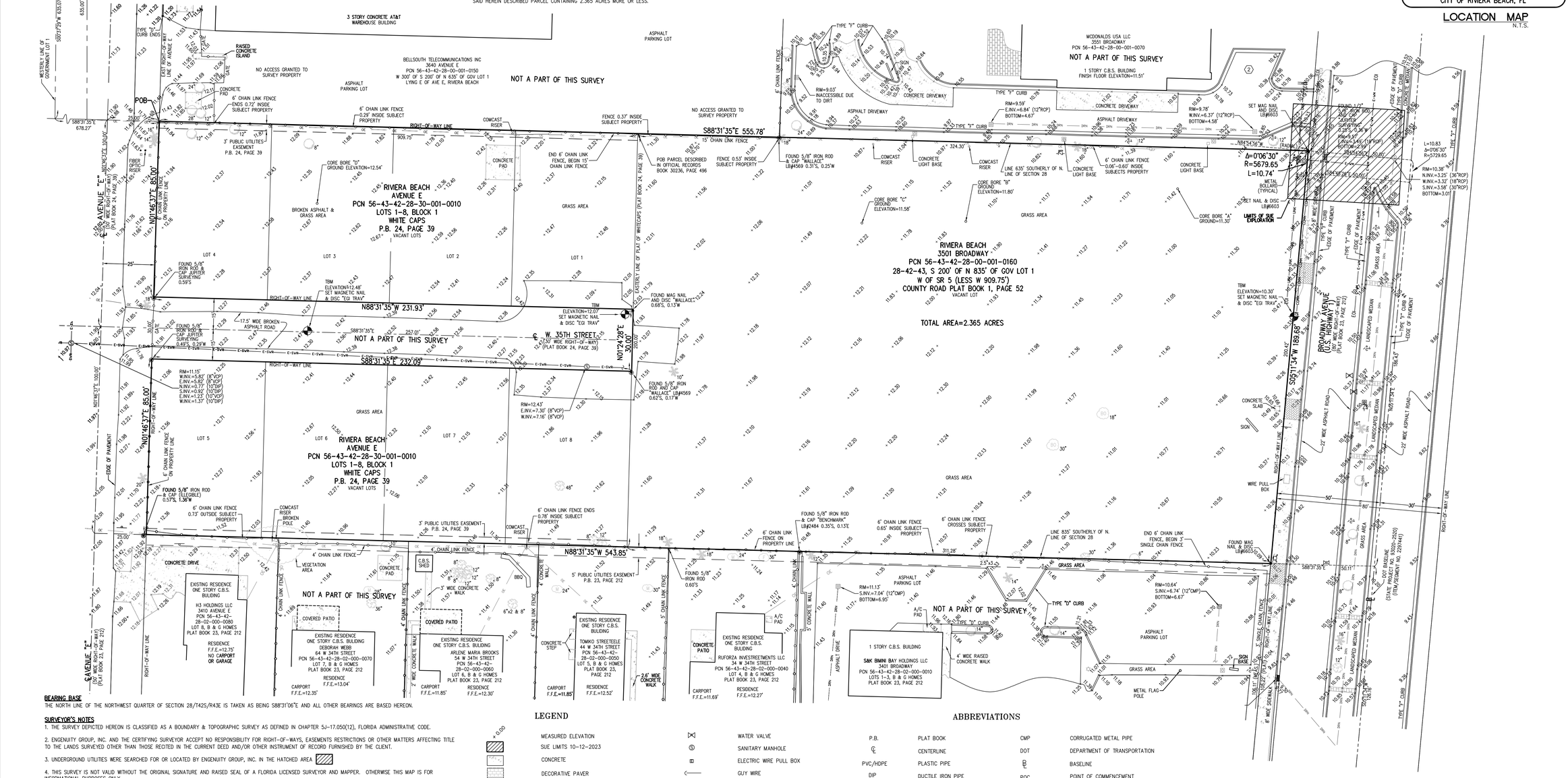
NOTE: ROAD BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1"=20'



CITY OF RIVIERA BEACH, FL

LOCATION MAP
N.T.S.



BEARING BASE
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28/T42S/R43E IS TAKEN AS BEING S88°31'06"E AND ALL OTHER BEARINGS ARE BASED HERETO.

SURVEYOR'S NOTES
1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(12), FLORIDA ADMINISTRATIVE CODE.

2. ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

3. UNDERGROUND UTILITIES WERE SEARCHED FOR OR LOCATED BY ENGENUITY GROUP, INC. IN THE HATCHED AREA

4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

5. LAST DATE OF FIELD SURVEY: OCTOBER 11, 2023.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.

9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/240 OR SMALLER.

10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH REPORT PREPARED BY STATEWIDE LAND TITLE INC., UNDER SLTI FILE NUMBER 19-16387, WITH AN EFFECTIVE DATE OF APRIL 28, 2019 AT 8:00 AM.

11. THE SYMBOLS ARE NOT AT THE SAME SCALE AS THE DRAWING IN ORDER TO SHOW GREATER DETAIL.

12. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (BASE FLOOD ELEVATION IS NOT AVAILABLE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12099C0391F, WITH A DATE OF IDENTIFICATION OF OCTOBER 5 2017, FOR COMMUNITY NO. 125142, IN PALM BEACH COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE FLOOD ZONE IS NOT SHOWN GRAPHICALLY.

13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND REFERENCE THE FOLLOWING BENCHMARK:

SOURCE BENCHMARK:
NAME: U 402
STAMPED: U 402 1991 ELEVATION= 22.247' NGVD 1929

IN RIVIERA BEACH, AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND SILVER BEACH ROAD, 10.0 M (32.8 FT) SOUTHEAST OF AND LEVEL WITH THE ROAD CENTERLINE, 8.1 M (26.6 FT) NORTHEAST OF THE NEAR RAIL. NOTE: ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP. A STAINLESS STEEL ROD SET TO A DEPTH OF 17.6 METERS ENCASED IN A PIPE FLUSH WITH THE GROUND. THE STATION IS A NATIONAL GEODETIC SURVEY VERTICAL CONTROL FLANGE-ENCASED STAINLESS STEEL ROD IN A SLEEVE WITH THE FLANGE STAMPED "U 402 1991". THE STATION IS LOCATED 18.50 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF SILVER BEACH ROAD, 31.70 FEET NORTH-NORTHWEST OF THE NORTHWEST CORNER OF A METAL D.O.T. SHED MARKED SILVER BEACH DOT #272389V389.

LEGEND

× 0.00	MEASURED ELEVATION
	SUE LIMITS 10-12-2023
	CONCRETE
	DECORATIVE PAVER
	BRICK PAVERS
	CONCRETE LIGHT POLE
	INFORMATION SIGN (SINGLE POST)
	INFORMATION SIGN (DOUBLE SIDED)
— o —	CHAIN LINK FENCE
	IRRIGATION CONTROL VALVE
T.B.M.	TEMPORARY BENCHMARK
	GAS VALVE
	LIGHT POLE
	CATCH BASIN
—OE—	OVERHEAD ELECTRIC WIRES
—DRN—	EXISTING UNDERGROUND DRAINAGE
—E-SWR—	EXISTING UNDERGROUND SEWER
—UE—	UNDERGROUND ELECTRIC
—COMM—	UNDERGROUND COMMUNICATION
—E-WM—	UNDERGROUND WATER
—UNK—	UNDERGROUND UNKNOWN LINE
	WATER VALVE
	SANITARY MANHOLE
	ELECTRIC WIRE PULL BOX
	GUY WIRE
	CATCH BASIN INLET
	UTILITY POLE
	BACK FLOW PREVENTOR
	CLEAN OUT
	FIRE HYDRANT
	NUMBER OF PARKING SPACES
	DRAINAGE MANHOLE
	WATER METER
	VEGETATION

TREE LEGEND

12"	ORNAMENTAL TREE AND DIAMETER
12"	PALM TREE AND DIAMETER
12"	MANGO TREE AND DIAMETER
12"	OAK AND DIAMETER
12"	FIG TREE AND DIAMETER
12"	BLACK OLIVE TREE AND DIAMETER

ABBREVIATIONS

P.B.	PLAT BOOK	CMP	CORRUGATED METAL PIPE
℄	CENTERLINE	DOT	DEPARTMENT OF TRANSPORTATION
PVC/HDPE	PLASTIC PIPE	℄	BASELINE
DIP	DUCTILE IRON PIPE	POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE	POB	POINT OF BEGINNING
VCP	VITRIFIED CLAY PIPE	C.B.S.	CONCRETE BLOCK STRUCTURE
F.F.E.	FINISH FLOOR ELEVATION	MEAS.	MEASURED
INV.	INVERT	L	LENGTH
PCN	PARCEL CONTROL NUMBER	R	RADIUS
A/C	AIR-CONDITIONING	Δ	DELTA
LB	LICENSED BUSINESS		

ALL ELEVATIONS ARE BASED ON NGVD 1929

NO.	DATE	REVISIONS	BY
1	10/12/23	ADDED SUE AND FEMA INFORMATION	MW

©COPYRIGHT 2023 BY ENGENUITY GROUP, INC. THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. UNLESS SIGNED AND SEALED BY A REGISTERED PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING ENGENUITY GROUP, INC.

FOUNDCARE, INC
3501 BROADWAY AVE, RIVIERA BEACH

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

engenuity group inc.
A Higher Standard of Excellence
Engineers • Surveyors • GIS Mappers
1280 CONGRESS AVE #101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

Y:\Land Projects RX\22059.01 3501 Broadway-Foundcare\Dwg\22059.01-13 foundcare SUE addition.dwg 10/12/2023 10:52:58 AM EDT

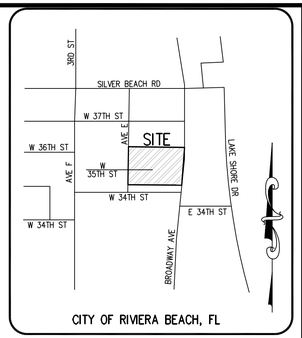
DATE	08-03-2022
SCALE	1"=20'
CAD FILE	22059.01
SSK PROJECT	22059.01
DRAWN	EGI STAFF
CHECKED	J. MALIN
SHEET NO.	1 of 1
JOB NO.	22059.01

Andre Rayman
Digitally signed by Andre Rayman
Date: 2023.10.12 11:27:47 -04'00'
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB#6603

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 202_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH PURSUANT TO CHAPTER 189, FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON _____, A SUBDIVISION IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION", LOTS 1 THROUGH 8, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1 AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID HEREIN DESCRIBED PARCEL CONTAINING 109,964 SQUARE FEET (2.524 ACRES) MORE OR LESS.

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

1. DEVELOPMENT PARCEL DEDICATION:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR _____, THEIR 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 _____, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, CITY OF RIVIERA BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED OFFICER, THIS _____ DAY OF _____, 202_.

CITY OF RIVIERA BEACH

BY: _____
(NAME)
(TITLE)

_____
WITNESS

_____
PRINT NAME

_____
WITNESS

_____
PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL 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 _____, 2023.

MY COMMISSION EXPIRES: _____
(DATE)

BY: _____
NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

NOTARY STAMP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, 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 THE CITY OF RIVIERA BEACH; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: _____ DATE: _____

_____
PRINT NAME

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA

THIS _____ DAY OF _____, 202_.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
TAWANNA KING, CMC, FCRM, CITY CLERK

BY: _____
TERRENCE N. BAILEY, PE, CITY ENGINEER

REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS _____ DAY OF _____, 202_.

BY: _____ DATE: _____
(SURVEYOR NAME), PSM
LICENSE NUMBER: _____

AS APPROVED ON _____, 2023 VIA CITY OF RIVIERA BEACH RESOLUTION NO. _____-23

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90 AND THE NORTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S88°31'06"E, ALL OTHER BEARINGS ARE RELATIVE THERETO. CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GRID DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR= 1.0000497
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

2. 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 IN THE PUBLIC RECORDS OF THIS COUNTY.

3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.

4. ALL COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.

5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

6. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THIS __ DAY OF _____, 202_.

_____
C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB# 6603

SEAL
RIVIERA BEACH MANAGEMENT, LLC

SEAL
CITY OF RIVIERA BEACH

SEAL
MORTGAGEE

SEAL
CITY ENGINEER
TERRENCE BAILEY
PE #60706
DATE: _____

SEAL
REVIEWING SURVEYOR P.S.M.
NAME: _____
PLS #_____
DATE: _____

SEAL
C. ANDRE RAYMAN, P.S.M.
C. ANDRE RAYMAN
PLS #4938
DATE: _____

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	N/A
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET NO. 1 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2025\01 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

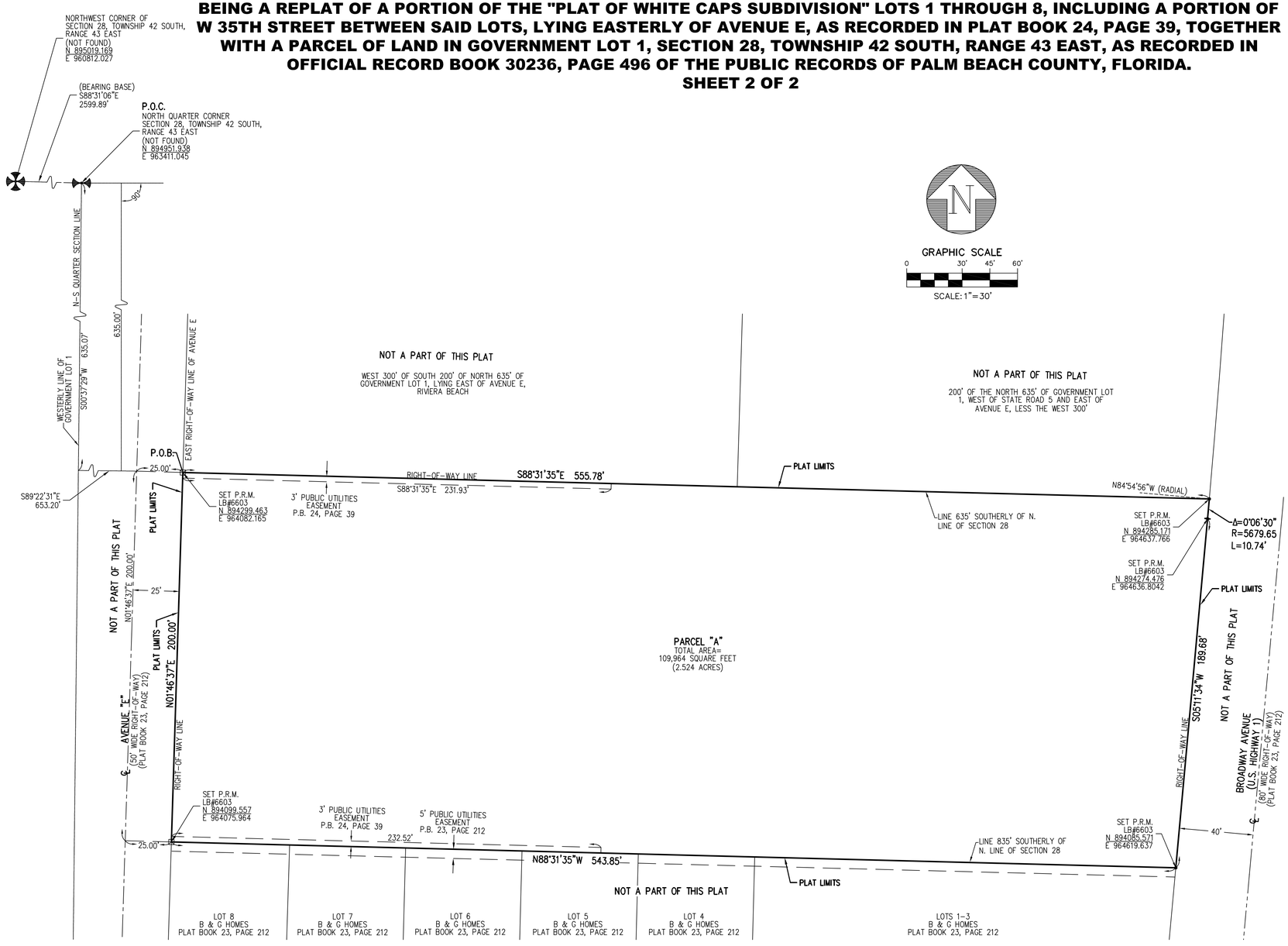
SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 2023_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY:_____
DEPUTY CLERK



GRAPHIC SCALE
0 30' 45' 60'
SCALE: 1"=30'

SURVEYOR'S LEGEND

P.R.M.	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
Δ	DELTA
R	RADIUS
L	LENGTH
℄	CENTERLINE
⊡	4"X4" CONCRETE MONUMENT "P.R.M. LB#6603"
•	NAIL & DISC "P.R.M. LB#6603"
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
✠	SECTION CORNER
✠	QUARTER SECTION CORNER

STATE PLANE COORDINATE DATA

SCALE FACTOR: 1.0000497
PROJECTION: TRANSVERSE MERCATOR
ZONE: FLORIDA EAST ZONE
DATUM: NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
LINEAR UNITS = US SURVEY FEET

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
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1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	1"=30'
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET 2 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2205901 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

SITE DATA TABLE:

APPLICATION No.: SP-23-0024
PROJECT NAME: FOUNDCARE HEALTH CARE CENTER AND INCUBATION SHEEL SPACE
FUTURE LAND USE: DOWNTOWN GENERAL
PROPOSED USE:
PRINCIPAL USE: PROFESSIONAL OFFICE
ACCESSORY USE: RETAIL ESTABLISHMENT
SECTION, TOWNSHIP, RANGE: SECTION 28, 42 SOUTH, RANGE 43 EAST
PROPERTY CONTROL No.: 56-43-42-28-30-001-0010
TRAFFIC ANALYSIS ZONE: 127
TOTAL GROSS ACREAGE: 2.5245 AC
BUILDING HEIGTH: 35'-6" HIGH PARAPET

SETBACKS	REQUIRED:	PROVIDED:
FRONT:	10' MIN. / 15" MAX.	14' AND 15'
SIDE:	0'	10'-7" NORTH/ 63'-0" SOUTH
REAR:	10' MIN.	445' - 8"
FRONTAGE:	65% MIN. ON PRIMARY STREET	130'-7" = 69.04%
LOT WIDTH:	20'-0" MIN/ NO MAX.	189'-0"
LOT AREA:	2,000 S.F. MIN. / NO MAX.	109,964 S.F.
LOT COVERAGE:	80% MAX.	19.5%

FRONTAGE STANDARDS (SEC 31-537): MODIFIED BRACKETED BALCONY:

	ALLOWED	PROVIDED:
DEPTH:	0 MIN. - 5 FT. MAX..	4'-8" AND 4'-10"
WIDHT:	4 FT. MIN. - 0 MAX	14'-10" AND 15'-2"
FLOOR ELEVATION:	0	0
MAX. ENCROACHEMENT:	3 FT.	0

CIVIC SPACE REQUIREMENT:
ON SITES LARGER THAN ONE ACRE, 5 PERCENT OF THE SITE SHALL BE ALLOTED TO CIVIC SPACE (2.524 X 0.05 = 0.126 AC. OR 5,597 S.F.)

ZONING DESIGNATION:

ZONING DISTRICT:	DG - DOWNTOWN GENERAL
PROPERTY TO THE EAST:	DG - DOWNTOWN GENERAL
PROPERTY TO THE WEST:	RS-6 - SINGLE FAMILY DWELING & RD-15 - TWO FAMILY DWELING
PROPERTY TO THE NORTH:	DG - DOWNTOWN GENERAL & U - UTILITIES
PROPERTY TO THE SOUTH:	DG - DOWNTOWN GENERAL & RS-6 - SINGLE FAMILY DWELING

UTILITIES:

WATER AND SEWER: CITY OF RIVIERA BEACH
POWER: FLORIDA AND LIGHT
DRAINAGE DISTRIC: SFWMD (SOUTH FLORIDA WATER MANAGEMENT DISTRIC)

SITE INFORMATION:

SITE AREA	109,964 S.F. (2.5245 AC)
TOTAL BUILDING AREA	21,467 S.F.
F.A.R.	21,467 / 109,964 = 0.195
TOTAL LOT COVERAGE	
IMPERVIOUS =	1.21 AC = 47.94%
POND =	0.28 AC = 11.09%
PERVIOUS =	1.03 AC = 40.8%

CIVIC SPACES PROVIDED:
PROVIDED: 0.28 AC GREEN SPACE WITH MEANDERING SIDEWALK WITH ONE BENCH AROUND GREEN/DRY RETENTION AREA.
ADDITIONAL TOTAL OF 2,300 S.F. OF SMALL PLAZA AREAS BY EACH OCCUPANT'S FRONT DOOR. BENCHES, AND A BIKE RACK ARE LOCATED IN THIS AREA.

PARKING REQUIREMENTS (PER SEC. 31-577):

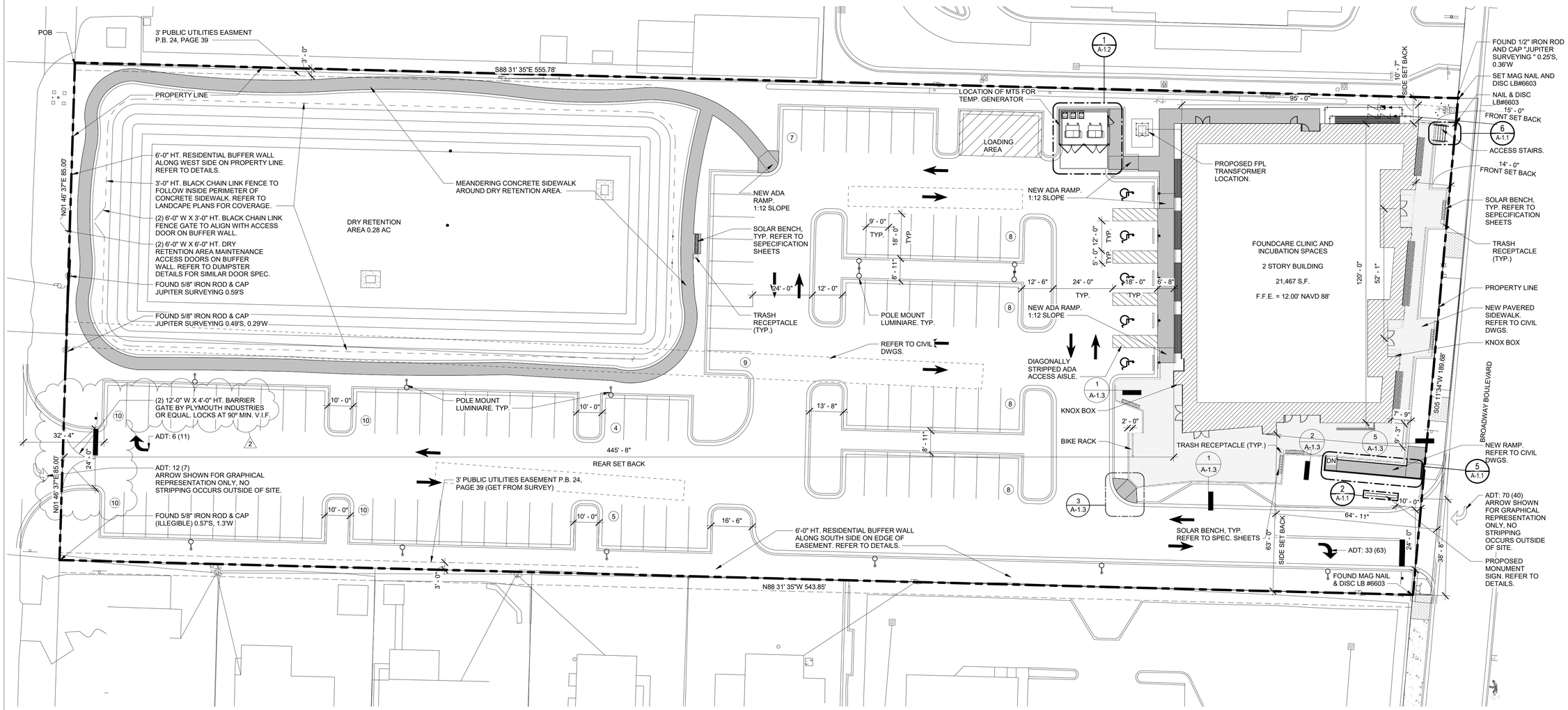
USE	REQUIRED	PROVIDED
FOUNDCARE CLINIC (MEDICAL / DENTAL) 16,467 S.F. / 1 SPACE PER 300 S.F.	55	
INCUBATION SHELL SPACE (OFFICES) 3,000 S.F. / 1 SPACE PER 300 S.F.	10	
(RESTAURANT) 2,000 S.F. / 1 SPACE PER 150 S.F.	14	
TOTAL	79	102 (INCLUDES 5 ADA)

ADA PARKING SPACES
REQUIRED 4 (PER FC ADA TABLE 208.2)
PROVIDED 5

1 LOADING AREA REQUIRED (PER SEC. 31-576)
12' x 30' WITH 30' OF MANEUVERING

SITE PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR SIGNAGE AND STRIPPING DETAILS.
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
3. REFER TO LANDSCAPE DRAWINGS. ALL LANDSCPAE ELEMENTS INSTALLED WITHIN THE PUBLIC R.O. SHALL BE THE MANTENANCE OBLIGATION OF THE PROJECT
4. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED ABOVE F.E.M.A. REQUIRED ELEVATION
5. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED AND ATTACHED PER F.B.C. 2020 7TH EDITION STANDARDS REQUIREMENTS
6. G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REUIREMENTS
7. G.C. SHALL COORDINATE WITH FPL ALL TRANSFORMER REQUIREMENTSPRIOR TO PERFORMING ANY WORK.



1 SITE PLAN
1" = 20'-0"

COMPLETE SHEET HAS BEEN REVISED. 1A.

NORTH

REVISIONS :		
No.	Description	Date
1A	CITY COMMENTS	11/3/23
2	CITY COMMENTS	11/27/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry
Digitally signed by Alejandro Echeverry
DN: CN=Alejandro Echeverry, OU=AAR#95254, O=CN=Alejandro Echeverry, C=US
Reason: I am the author of this document
Date: 2023.11.28 10:28:39-05'00'

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE

3501 Broadway Blvd.
Riviera Beach, Fl

ARCHITECTURAL SITE PLAN

A-1.0

PROJECT NO.
74115
DRAWN BY :
SAG
CHECKED BY :
AM
DATE :
JUNE 8, 2023

Autodesk Docs://Foundcare @ Riviera Beach/74115_Foundcare.rvt

Item VII. E

OWNER/APPLICANT SIGNATURE AUTHORIZATION

PROJECT NAME: **FoundCare, Inc. (Federally Qualified Health Center)**

The City of Riviera Beach (City), the owner of real property located at 3501 Broadway, Riviera Beach, Florida (Property) hereby designates and authorizes the agent(s) listed below to act on behalf of the City, as its agent(s) in the processing of any required application(s) for the permitting, platting, zoning or rezoning, site planning of the Property, and the vacation and abandonment of W. 35th Street and Avenue E. Pursuant to City Resolution No. 076-22 (adopted on September 21, 2022) approving a Ground Lease between the City and FoundCare, Inc., the below-listed agent(s) may perform any requirements which may be necessary to procure the permit(s), platting, zoning or rezoning, site plan and vacation and abandonment of W. 35th Street and Avenue E.

Printed Name(s) and Signature(s) of Authorized Agent(s)

Print Name: Thomas J. Baird

Signature: _____

Print Name: FoundCare, Inc.

Signature: _____ (RIK PAVLESCAK), its Chief Administrative Officer

Printed Name of Owner: ~~City of Riviera Beach, Florida~~

Signature of Owner: _____

Title: City Manager

Date: 1/18/23

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF PALM BEACH

1. I am over the age of 18 and sui juris.
2. I am an attorney with Jones Foster P.A. and have been advising Foundcare on legal matters associated with its applications to the City or Riviera Beach (the City), located at 3501 Broadway, Rivera Beach, FL.
3. As part of Foundcare's application for a rezoning and site plan, it is necessary to abandon property owned by the City which is subject to a 99 year ground lease with Foundcare legally described as set forth in the attached Exhibit "A" and being known as the W. 35th right-of-way (the Property).
4. In compliance with the City's requirements for the abandonment of the ROW, I requested and have received from the Office of the Palm Beach County Property Appraiser (the Property Appraiser), the list of the owners of properties within 300 feet of the Property, attached hereto and incorporated herein as Exhibit "B." This list also includes the property owners immediately abutting the Property.
5. I believe that the list, attached as Exhibit "B" that I have received from the Property Appraiser is complete and accurate.

FURTHER AFFIANT SAYETH NAUGHT.

Dated this 18th day of August, 2023

Signature of Affiant

Thomas J. Baird, Esquire

Sworn to and subscribed before me by means of _X__ means of physical presence or ___ online notarization, this 18th day of August, 2023 by Thomas J. Baird, who is personally known to me.

[Notary Seal]



MARILYN R. GREEN
Commission # GG 921466
Expires October 31, 2023
Bonded Thru Budget Notary Services

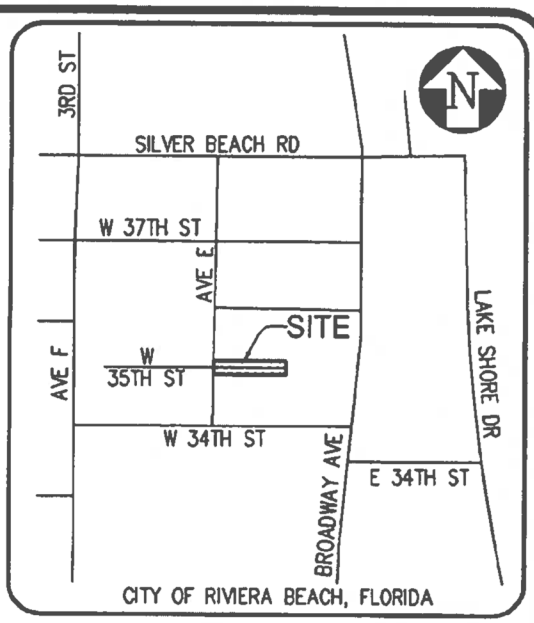
Marilyn R. Green
Notary Public, State of Florida

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SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 2 & 3

LEGEND

℄	CENTERLINE
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
PCN	PARCEL CONTROL NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SF	SQUARE FEET



LOCATION MAP
N.T.S.

NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.

2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. BEARINGS SHOWN HERON ARE BASED ON THE NORTH LINE OF THE NORTH-WEST QUARTER OF SECTION 28/T42S/R43E IS TAKEN AS BEING S88°31'06"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.

6. I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.050(12), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Jennifer Malin
Digitally signed by Jennifer Malin
Date: 2023.04.13 08:22:38 -04'00'

JENNIFER MALIN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 6667
STATE OF FLORIDA LB#6603

FOR:
N. 35th STREET ABANDONMENT

SCALE:	NOT TO SCALE
DRAWN BY:	DPK
CHECKED BY:	JCM
DATE:	6.25.19

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engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)

FIELD BOOK #:

FLORIDA R.L.S. # 4938

SHEET: 1 / 3

JOB #: 14151.14.03

EXHIBIT
tabbies
A

Y:\Land Projects R2\22059.01 3501 Broadway-Foundcare\Dwg\14151.14.03.dwg 4/13/2023 8:16:51 AM EDT

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 3

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE RUN ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, SOUTH 00°37'29" WEST A DISTANCE OF 635.07 FEET;

THENCE ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28, SOUTH 88°31'35" EAST A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01°46'37" WEST A DISTANCE OF 85.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 35TH STREET AS RECORDED IN SAID PLAT; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4 OF SAID PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 35TH STREET, SOUTH 88°31'35" EAST A DISTANCE OF 231.93 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PLAT;

THENCE ALONG SAID EASTERLY LINE, SOUTH 01°24'28" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 35TH STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°31'35" WEST A DISTANCE OF 232.09 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E";

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°24'28" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 6960.32 SQUARE FEET OR 0.1598 ACRES MORE OR LESS.

FOR:

N. 35th STREET ABANDONMENT

SCALE:	N.A.
DRAWN BY:	DPK
CHECKED BY:	JCM
DATE:	6.25.19

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engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK №:

FLORIDA R.L.S. #4938

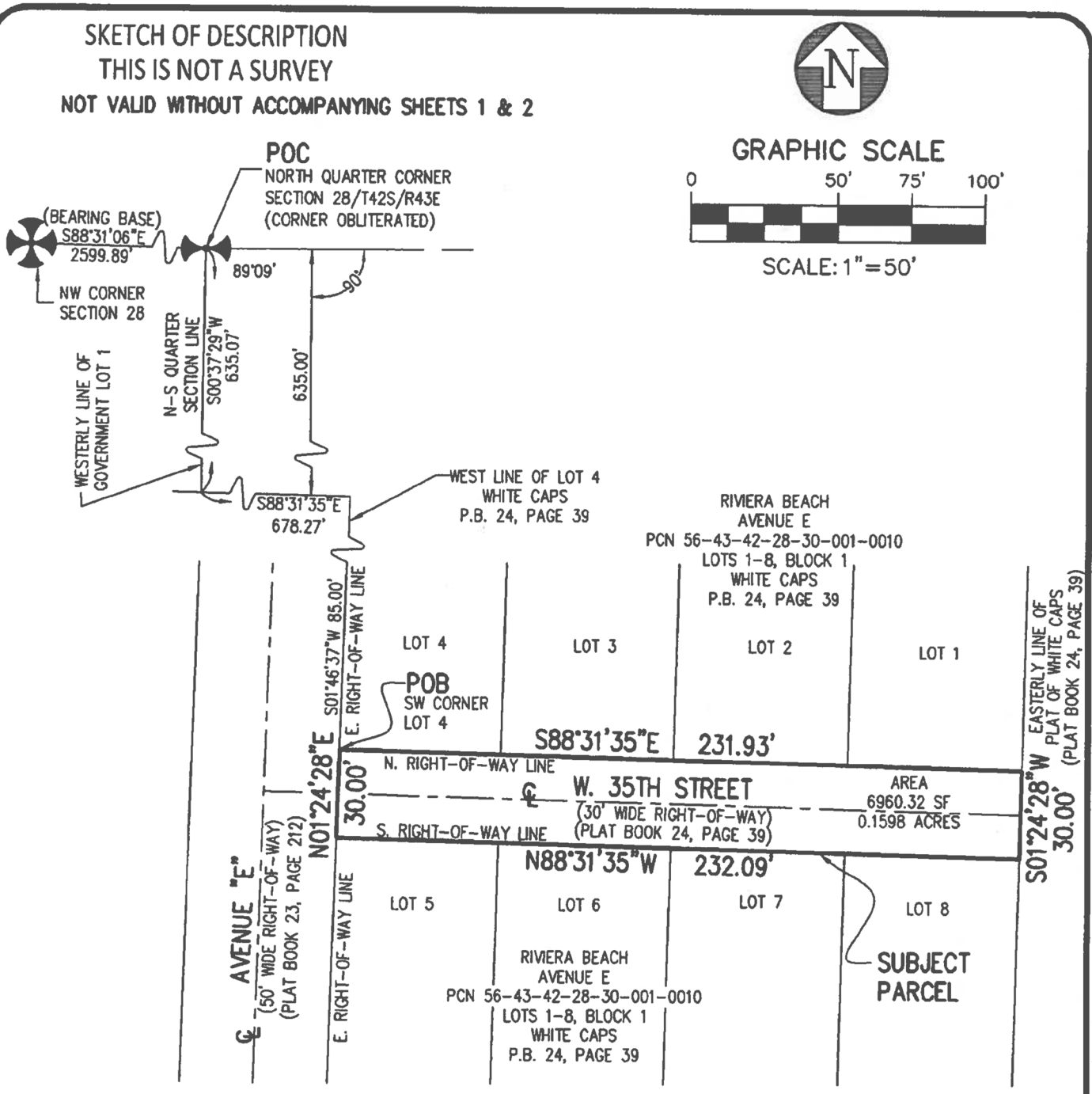
SHEET: 2 / 3

JOB №: 14151.14.03

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SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY

NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 2



FOR:

N. 35th STREET ABANDONMENT

SCALE:	1"=50'
DRAWN BY:	DPK
CHECKED BY:	JCM
DATE:	6.25.2019

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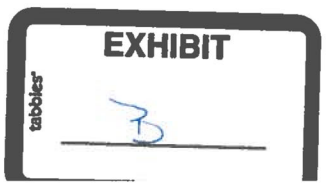
FIELD BOOK №	
FLORIDA R.L.S. # 4938	
SHEET:	3 / 3
JOB NO	14151.14.13

Y:\Land Projects R2\22059.01 3501 Broadway-Foundcare\Dwg\14151.14.03.dwg 4/13/2023 8:16:51 AM EDT

Property Appraiser GIS - Property Detail list by parcel control number

Buffer: 300

56434228000010070	Acres	1.19	Sales instr	WD	MTG		28-42-43, S 200 FT OF N 635 FTOF GOV LT 1 W OF SR 5 & E OF
MCDONALDS USA LLC	Value $	1,197,329.00	Price $	1,175,000.00	PUSE	RESTAURANT, DRIVE IN	AVE E /LESS W 300 FT/
PO BOX 182571	Taxbl $	1,040,785.00	Date	12/17/2012 1	TaxDist	56407	
	Bldg $	416,654.00	Book	25669			
COLUMBUS OH 43218 2571	Land $	780,675.00	Page	801	NAV		
56434228000010150	Acres	1.38	Sales instr		MTG		28-42-43, W 300 FT OF S 200 FTOF N 635 FT OF GOV LT 1 LYG E
BELLSOUTH TELECOMMUNICATIONS INC	Value $	2,791,544.00	Price $		PUSE	UTILITY	OF AVE E
1010 PINE ST	Taxbl $	2,791,544.00	Date		TaxDist	56407	
	Bldg $	2,491,539.00	Book				
SAINT LOUIS MO 63101 2015	Land $	300,005.00	Page		NAV		
56434228000010160	Acres	1.34	Sales instr	WD	MTG		28-42-43, S 200 FT OF N 835 FTOF GOV LT 1 W OF SR 5 /LESS
RIVIERA BEACH CITY OF	Value $	877,215.00	Price $	500,000.00	PUSE	MUNICIPAL	W 909.75 FT/
600 W BLUE HERON BLVD	Taxbl $	0.00	Date	10/26/2018 1	TaxDist	56407	
	Bldg $	0.00	Book	30236			
RIVIERA BEACH FL 33404 4311	Land $	877,215.00	Page	494	NAV		
56434228020000010	Acres	0.54	Sales instr	WD	MTG		B & G HOMES LTS 1 TO 3 INC
LINDAS SUPERETTE LLC	Value $	481,727.00	Price $	396,080.00	PUSE	AUTO SALES	
7857 STEEPLECHASE DR	Taxbl $	479,676.00	Date	7/28/2020 12	TaxDist	56407	
	Bldg $	175,018.00	Book	31616			
PALM BEACH GARDENS FL 33418 7804	Land $	306,709.00	Page	364	NAV		
56434228020000040	Acres	0.15	Sales instr	WD	MTG		B & G HOMES LT 4
RUFORZA INVESTMENTS LLC	Value $	193,253.00	Price $	110,100.00	PUSE	MULTIFAMILY < 5 UNITS	
200 BISCAYNE BOULEVARD WAY APT 1109	Taxbl $	157,416.00	Date	4/16/2018 12	TaxDist	56407	
	Bldg $	123,453.00	Book	29867			
MIAMI FL 33131 2157	Land $	69,800.00	Page	561	NAV		



Property Appraiser GIS - Property Detail list by parcel control number

56434228020000050	Acres	0.15	Sales instr	WD	MTG	B & G HOMES	LT 5
H&M IMPROVEMENTS LLC	Value $	167,912.00	Price	$ 173,000.00	PUSE MULTIFAMILY < 5 UNITS		
1265 ROSEWOOD VILLA LN	Taxbl $	167,912.00	Date	3/17/2022 12	TaxDist 56407		
	Bldg $	98,112.00	Book	33425			
WEST PALM BEACH FL 33417 5869	Land $	69,800.00	Page	567	NAV		
56434228020000060	Acres	0.15	Sales instr	QC	MTG	B & G HOMES	LT 6
BROOKS ARLENE MARIA	Value $	159,468.00	Price	$ 4,200.00	PUSE SINGLE FAMILY		
54 W 34TH ST	Taxbl $	5,962.00	Date	4/8/2005 12:(	TaxDist 56407		
	Bldg $	89,668.00	Book	18450			
RIVIERA BEACH FL 33404 3002	Land $	69,800.00	Page	634	NAV		
56434228020000070	Acres	0.15	Sales instr	QC	MTG	B & G HOMES	LT 7
WEBB DEBORAH L	Value $	166,229.00	Price	$ 10.00	PUSE SINGLE FAMILY		
12481 66TH ST N	Taxbl $	74,760.00	Date	3/26/2008 12	TaxDist 56407		
	Bldg $	96,429.00	Book	22542			
WEST PALM BEACH FL 33412 2073	Land $	69,800.00	Page	1880	NAV		
56434228020000080	Acres	0.15	Sales instr	WD	MTG	B & G HOMES	LT 8
H3 HOLDINGS LLC	Value $	201,718.00	Price	$ 110,000.00	PUSE MULTIFAMILY < 5 UNITS		
1404 10TH ST STE B	Taxbl $	154,020.00	Date	2/28/2017 12	TaxDist 56407		
	Bldg $	131,918.00	Book	28930			
LAKE PARK FL 33403 2049	Land $	69,800.00	Page	1395	NAV		
56434228020000090	Acres	0.17	Sales instr	WD	MTG	B & G HOMES	LT 9
DAVIS CAROLD T	Value $	204,617.00	Price	$ 69,900.00	PUSE MULTIFAMILY < 5 UNITS		
3411 AVENUE E	Taxbl $	56,942.00	Date	5/1/1999 12:(	TaxDist 56407		
	Bldg $	134,817.00	Book	11116			
WEST PALM BEACH FL 33404 2221	Land $	69,800.00	Page	0725	NAV		
56434228020000100	Acres	0.17	Sales instr	WD	MTG	B & G HOMES	LT 10
WOODLEY ANGELA	Value $	182,667.00	Price	$ 10.00	PUSE MULTIFAMILY < 5 UNITS		
3640 S FULTON AVE UNIT 1534	Taxbl $	143,701.00	Date	12/27/2019 1	TaxDist 56407		
	Bldg $	112,867.00	Book	31117			
ATLANTA GA 30354 1775	Land $	69,800.00	Page	1568	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

56434228020000110	Acres	0.17	Sales instr	WD	MTG		B & G HOMES	LT 11
PULASKI ASSOCIATES LLC &	Value $	223,020.00	Price	$ 1,700,000.00	PUSE	MULTIFAMILY < 5 UNITS		
3920 N OCEAN DR APT 5 A	Taxbl $	223,020.00	Date	12/14/2022 1	TaxDist	56407		
	Bldg $	142,920.00	Book	34029				
RIVIERA BEACH FL 33404 2889	Land $	80,100.00	Page	28	NAV			
56434228020000120	Acres	0.17	Sales instr	WD	MTG		B & G HOMES	LT 12
FOSTER DELROY	Value $	256,892.00	Price	$ 188,000.00	PUSE	MULTIFAMILY < 5 UNITS		
138 W 34TH ST	Taxbl $	141,956.00	Date	9/12/2018 12	TaxDist	56407		
	Bldg $	187,092.00	Book	30122				
RIVIERA BEACH FL 33404 3004	Land $	69,800.00	Page	740	NAV			
56434228020000240	Acres	0.17	Sales instr	QC	MTG		B & G HOMES	LOT 24
STOPFORTH KEITH	Value $	177,972.00	Price	$ 100.00	PUSE	SINGLE FAMILY		
PO BOX 30544	Taxbl $	73,412.00	Date	8/1/1995 12:(	TaxDist	56407		
	Bldg $	108,172.00	Book	08886				
WEST PALM BCH FL 33420 0544	Land $	69,800.00	Page	1806	NAV			
56434228020000250	Acres	0.17	Sales instr	WD	MTG		B & G HOMES	LT 25
HINES CENTRALIA Y	Value $	219,632.00	Price	$ 65,000.00	PUSE	SINGLE FAMILY		
111 W 34TH ST	Taxbl $	17,716.00	Date	5/26/1998 12	TaxDist	56407		
	Bldg $	149,832.00	Book	10434				
RIVIERA BEACH FL 33404 3003	Land $	69,800.00	Page	1140	NAV			
56434228020000260	Acres	0.17	Sales instr	DT	MTG		B & G HOMES	LT 26
THOMPSON VERON	Value $	177,693.00	Price	$ 10.00	PUSE	SINGLE FAMILY		
537 W 149TH ST APT 52	Taxbl $	122,904.00	Date	7/2/2019 12:(	TaxDist	56407		
	Bldg $	107,893.00	Book	30817				
NEW YORK NY 10031 3447	Land $	69,800.00	Page	1125	NAV			
56434228020000270	Acres	0.15	Sales instr	WD	MTG		B & G HOMES	LT 27
LIU ZHEN	Value $	188,743.00	Price	$ 31,500.00	PUSE	SINGLE FAMILY		
6239 SHADOW TREE LN	Taxbl $	96,207.00	Date	5/20/2014 12	TaxDist	56407		
	Bldg $	118,943.00	Book	26825				
LAKE WORTH FL 33463 8241	Land $	69,800.00	Page	309	NAV			

Property Appraiser GIS - Property Detail list by parcel control number

56434228020000280	Acres	0.15	Sales instr	WD	MTG		B & G HOMES	LT 28
PULASKI ASSOCIATES LLC &	Value $	175,737.00	Price	$ 1,700,000.00	PUSE	MULTIFAMILY < 5 UNITS		
3920 N OCEAN DR APT 5-A	Taxbl $	175,737.00	Date	12/14/2022 1	TaxDist	56407		
	Bldg $	105,937.00	Book	34029				
RIVIERA BEACH FL 33404 2889	Land $	69,800.00	Page	28	NAV			
56434228020000300	Acres	0.15	Sales instr	WD	MTG		B & G HOMES	LT 30
STOPFORTH KEITH	Value $	160,226.00	Price	$ 4,000.00	PUSE	MULTIFAMILY < 5 UNITS		
PO BOX 30544	Taxbl $	82,719.00	Date	5/1/1995 12:(	TaxDist	56407		
	Bldg $	90,426.00	Book	08828				
WEST PALM BCH FL 33420 0544	Land $	69,800.00	Page	0381	NAV			
56434228020000310	Acres	0.15	Sales instr	WD	MTG		B & G HOMES	LT 31
PULASKI ASSOCIATES LLC &	Value $	206,861.00	Price	$ 1,700,000.00	PUSE	MULTIFAMILY < 5 UNITS		
3920 N OCEAN DR APT 5-A	Taxbl $	206,861.00	Date	12/14/2022 1	TaxDist	56407		
	Bldg $	144,041.00	Book	34029				
RIVIERA BEACH FL 33404 2889	Land $	62,820.00	Page	28	NAV			
56434228020000320	Acres	0.16	Sales instr	WD	MTG		B & G HOMES	LT 32
PULASKI ASSOCIATES LLC &	Value $	250,086.00	Price	$ 1,700,000.00	PUSE	MULTIFAMILY < 5 UNITS		
3920 N OCEAN DR APT 5-A	Taxbl $	250,086.00	Date	12/14/2022 1	TaxDist	56407		
	Bldg $	180,286.00	Book	34029				
RIVIERA BEACH FL 33404 2889	Land $	69,800.00	Page	28	NAV			
56434228020000330	Acres	0.36	Sales instr	WD	MTG		B & G HOMES	LTS 33 & 34
1ST CHOICE PROPERTY GROUP INC	Value $	420,763.00	Price	$ 240,000.00	PUSE	STORES		
1681 NW 11TH ST	Taxbl $	420,763.00	Date	1/16/2002 12	TaxDist	56407		
	Bldg $	215,935.00	Book	13381				
BOCA RATON FL 33486 2015	Land $	204,828.00	Page	137	NAV			
56434228270090142	Acres	0.10	Sales instr	WD	MTG		PLUMOSA PARK	S 50 FT OF E 1/2 OF LT 14 &
CHICO INVESTMENTS LLC	Value $	141,432.00	Price	$ 43,889.00	PUSE	SINGLE FAMILY	S 50 FT OF LT 15 BLK 9	
112 LOST BRIDGE DR	Taxbl $	57,450.00	Date	10/5/2015 12	TaxDist	56407		
	Bldg $	85,592.00	Book	27861				
PALM BEACH GARDENS FL 33410 4468	Land $	55,840.00	Page	1155	NAV			

Property Appraiser GIS - Property Detail list by parcel control number

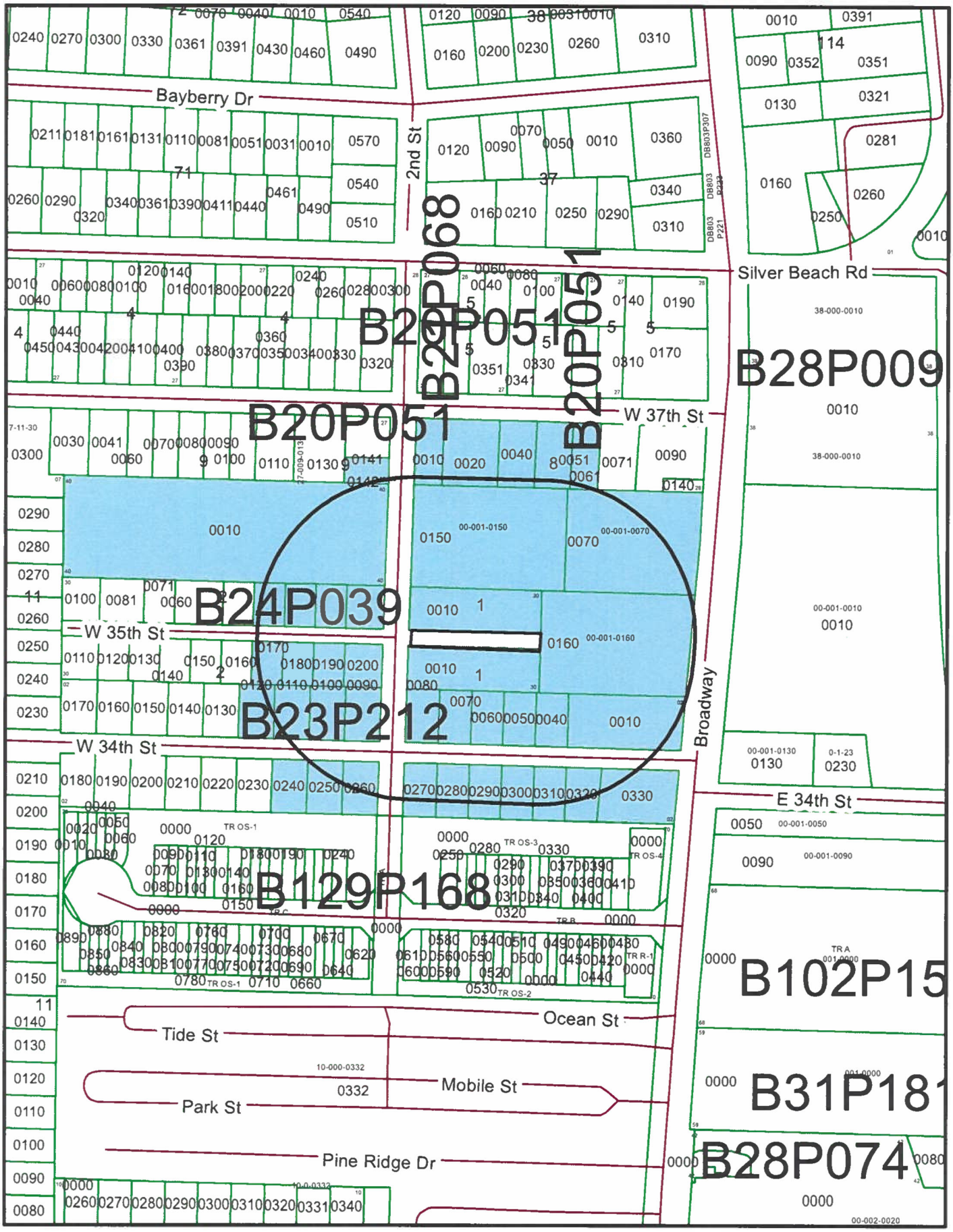
56434228280080010	Acres	0.16	Sales instr	WD	MTG		PLUMOSA PARK REPL	LT 1 BLK 8
HILL DAVID J	Value $	167,820.00	Price $	28,000.00	PUSE	SINGLE FAMILY		
11345 E TEACH RD	Taxbl $	89,794.00	Date	6/1/1992 12:(	TaxDist	56407		
	Bldg $	105,000.00	Book	07304				
PALM BEACH GARDENS FL 33410 3437	Land $	62,820.00	Page	0149	NAV			
56434228280080020	Acres	0.32	Sales instr	WD	MTG		PLUMOSA PARK REPL	LTS 2 & 3 BLK 8
WYATT HOWARD A JR &	Value $	188,062.00	Price $	100.00	PUSE	SINGLE FAMILY		
75 W 37TH ST	Taxbl $	10,693.00	Date	12/1/1985 12	TaxDist	56407		
	Bldg $	78,215.00	Book	09464				
RIVIERA BEACH FL 33404 2211	Land $	109,847.00	Page	1611	NAV			
56434228280080040	Acres	0.22	Sales instr	QC	MTG		PLUMOSA PARK REPLAT	LT 4 & W 18 FT OF LT 5 BLK 8
PERRY DOROTHY K	Value $	267,330.00	Price $	100.00	PUSE	MULTIFAMILY < 5 UNITS		
55 W 37TH ST	Taxbl $	20,000.00	Date	12/1/1991 12	TaxDist	56407		
	Bldg $	204,510.00	Book	07052				
RIVIERA BEACH FL 33404 2211	Land $	62,820.00	Page	0823	NAV			
56434228280080051	Acres	0.21	Sales instr	QC	MTG		PLUMOSA PARK REPL	E 36 FT OF LT 5 & W 34 FT OF
TRAN MINH DINH &	Value $	175,555.00	Price $	10.00	PUSE	SINGLE FAMILY	LT 6 BLK 8	
43 W 37TH ST	Taxbl $	11,402.00	Date	3/19/2012 12	TaxDist	56407		
	Bldg $	112,735.00	Book	25198				
RIVIERA BEACH FL 33404 2211	Land $	62,820.00	Page	861	NAV			
56434228280080061	Acres	0.16	Sales instr	SA	MTG		PLUMOSA PARK REPL	E 20 FT OF LT 6 & W 34 FT OF
KENDALL TONYIA	Value $	62,820.00	Price $	0.00	PUSE	VACANT	LT 7 BLK 8	
33 W 37TH ST	Taxbl $	20,348.00	Date	6/1/2015 12:(	TaxDist	56407		
	Bldg $	0.00	Book	27732				
RIVIERA BEACH FL 33404 2211	Land $	62,820.00	Page	1642	NAV			
56434228300010010	Acres	1.00	Sales instr	WD	MTG		WHITE CAPS SUB	LTS 1 TO 8 INC BLK 1
RIVIERA BEACH CITY OF	Value $	158,319.00	Price $	500,000.00	PUSE	MUNICIPAL		
600 W BLUE HERON BLVD	Taxbl $	0.00	Date	10/26/2018 1	TaxDist	56407		
	Bldg $	1,019.00	Book	30236				
RIVIERA BEACH FL 33404 4311	Land $	157,300.00	Page	494	NAV			

Property Appraiser GIS - Property Detail list by parcel control number

56434228300020010	Acres	0.14	Sales instr	WD	MTG		WHITE CAPS SUB LT 1 BLK 2
BROWN JUNIOR	Value $	207,278.00	Price $	385,000.00	PUSE	SINGLE FAMILY	
9451 GRANITE RIDGE LN	Taxbl $	93,048.00	Date	5/25/2023 12	TaxDist	56407	
	Bldg $	137,478.00	Book	34344			
ROYAL PALM BEACH FL 33411 6604	Land $	69,800.00	Page	1869	NAV		
56434228300020020	Acres	0.12	Sales instr	QC	MTG		WHITE CAPS SUB LT 2 BLK 2
SUNSHINE ENTERPRISE INVESTORS INC	Value $	147,323.00	Price $	1.00	PUSE	SINGLE FAMILY	
4462 HUNTING TRL	Taxbl $	72,316.00	Date	3/8/2010 12:(	TaxDist	56407	
	Bldg $	100,343.00	Book	23731			
LAKE WORTH FL 33467 3522	Land $	46,980.00	Page	1838	NAV		
56434228300020030	Acres	0.12	Sales instr	WD	MTG		WHITE CAPS SUB LT 3 BLK 2
PECK PERCIVAL	Value $	171,424.00	Price $	50,000.00	PUSE	SINGLE FAMILY	
122 W 35TH ST	Taxbl $	8,096.00	Date	8/1/1995 12:(	TaxDist	56407	
	Bldg $	124,444.00	Book	08872			
RIVIERA BEACH FL 33404 2202	Land $	46,980.00	Page	0983	NAV		
56434228300020040	Acres	0.12	Sales instr	WD	MTG		WHITE CAPS SUB LT 4 BLK 2
LEIBA ANTHONY JR	Value $	152,892.00	Price $	132,000.00	PUSE	MULTIFAMILY < 5 UNITS	
1341 6TH ST	Taxbl $	100,168.00	Date	8/27/2004 12	TaxDist	56407	
	Bldg $	99,972.00	Book	17510			
WEST PALM BEACH FL 33401 3127	Land $	52,920.00	Page	1020	NAV		
56434228300020170	Acres	0.12	Sales instr	WD	MTG		WHITE CAPS SUB LT 17 BLK 2
PERICLES LUCKSON L	Value $	260,603.00	Price $	340,000.00	PUSE	MULTIFAMILY < 5 UNITS	
1533 NW 3RD AVE	Taxbl $	260,603.00	Date	12/17/2022 1	TaxDist	56407	
	Bldg $	201,803.00	Book	34032			
FORT LAUDERDALE FL 33311 5549	Land $	58,800.00	Page	658	NAV		
56434228300020180	Acres	0.12	Sales instr	QC	MTG		WHITE CAPS SUB LT 18 BLK 2
ADAMS JOHN H &	Value $	181,897.00	Price $	10.00	PUSE	SINGLE FAMILY	
121 W 35TH ST	Taxbl $	87,533.00	Date	9/10/2021 12	TaxDist	56407	
	Bldg $	129,697.00	Book	32859			
RIVIERA BEACH FL 33404 2201	Land $	52,200.00	Page	1620	NAV		

Property Appraiser GIS - Property Detail list by parcel control number

56434228300020190	Acres	0.12	Sales instr	WD	MTG		WHITE CAPS SUB	LT 19 BLK 2
SARUE JONATHAN	Value $	177,484.00	Price	$ 150,000.00	PUSE	SINGLE FAMILY		
736 LENOX RD	Taxbl $	171,488.00	Date	1/12/2021 12	TaxDist	56407		
	Bldg $	125,284.00	Book	32134				
BROOKLYN NY 11203 2225	Land $	52,200.00	Page	582	NAV			
56434228300020200	Acres	0.14	Sales instr	QC	MTG		WHITE CAPS SUB	LT 20 BLK 2
SHEPPARD ALINE	Value $	181,016.00	Price	$ 10.00	PUSE	SINGLE FAMILY		
3445 AVENUE E	Taxbl $	16,807.00	Date	2/21/2003 12	TaxDist	56407		
	Bldg $	120,116.00	Book	14901				
RIVIERA BEACH FL 33404 2221	Land $	60,900.00	Page	1016	NAV			
56434228400000010	Acres	2.89	Sales instr	00	MTG		HELDON COURT	LOTS A, B, C & D
BELLSOUTH TELECOMMUNICATIONS INC	Value $	655,992.00	Price	$ 157,500.00	PUSE	UTILITY		
1010 PINE ST	Taxbl $	465,114.00	Date	1/1/1979 12:(	TaxDist	56407		
	Bldg $	25,777.00	Book	03157				
SAINT LOUIS MO 63101 2015	Land $	630,215.00	Page	1711	NAV			



Dorothy Jacks, CFA
Palm Beach County
Property Appraiser

Location: Downtown Service Center

0 50 100 200 300 400 Feet

Map Scale

Notes:

Produced on: 8/16/2023

Key

Selected Parcels 100 300 500

Others 200 400

(OFFICIAL RECORD BOOK 30236, PAGE 496)

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAYLINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19.

(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAYMAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO

A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

LEGAL DESCRIPTION
(OFFICIAL RECORD BOOK 30236, PAGE 496)
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19

LEGAL DESCRIPTION
(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

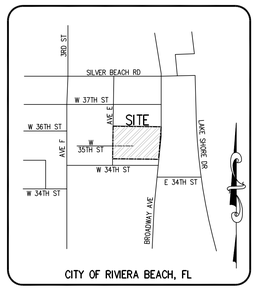
SECTION 6. BASE TITLE INFORMATION AND OTHER ENCUMBRANCES:

1. WHITE CAPS SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN HEREON.**

2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN DEED BOOK 402, PAGE 527, TOGETHER WITH CONFIRMATION OF EASEMENT, RECORDED IN DEED BOOK 510, PAGE 279, AS AFFECTED BY THAT PARTIAL RELEASE OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 1125, AND THAT PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

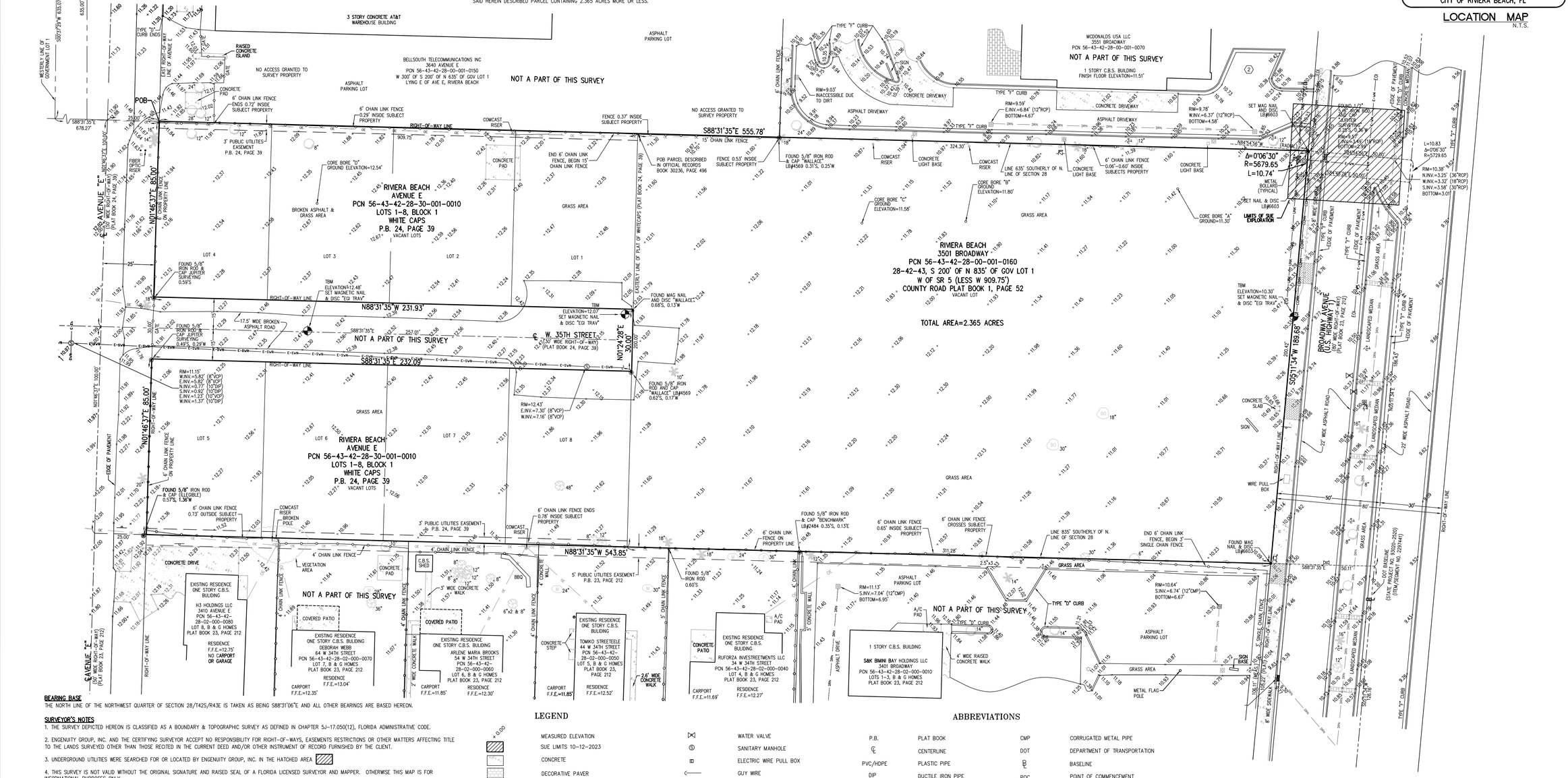
NOTE: ROAD BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1"=20'



CITY OF RIVIERA BEACH, FL

LOCATION MAP
N.T.S.



BEARING BASE
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28/T42S/R43E IS TAKEN AS BEING S88°31'06"E AND ALL OTHER BEARINGS ARE BASED HERETO.

SURVEYOR'S NOTES
1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(12), FLORIDA ADMINISTRATIVE CODE.

2. ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

3. UNDERGROUND UTILITIES WERE SEARCHED FOR OR LOCATED BY ENGENUITY GROUP, INC. IN THE HATCHED AREA

4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

5. LAST DATE OF FIELD SURVEY: OCTOBER 11, 2023.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.

9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/240 OR SMALLER.

10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH REPORT PREPARED BY STATEWIDE LAND TITLE INC., UNDER SLTI FILE NUMBER 19-16387, WITH AN EFFECTIVE DATE OF APRIL 28, 2019 AT 8:00 AM.

11. THE SYMBOLS ARE NOT AT THE SAME SCALE AS THE DRAWING IN ORDER TO SHOW GREATER DETAIL.

12. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (BASE FLOOD ELEVATION IS NOT AVAILABLE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12099C0391F, WITH A DATE OF IDENTIFICATION OF OCTOBER 5 2017, FOR COMMUNITY NO. 125142, IN PALM BEACH COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE FLOOD ZONE IS NOT SHOWN GRAPHICALLY.

13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND REFERENCE THE FOLLOWING BENCHMARK:

SOURCE BENCHMARK:
NAME: U 402
STAMPED: U 402 1991 ELEVATION= 22.247' NGVD 1929

IN RIVIERA BEACH, AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND SILVER BEACH ROAD, 10.0 M (32.8 FT) SOUTHEAST OF AND LEVEL WITH THE ROAD CENTERLINE, 8.1 M (26.6 FT) NORTHEAST OF THE NEAR RAIL. NOTE: ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP. A STAINLESS STEEL ROD SET TO A DEPTH OF 17.6 METERS ENCASED IN A PIPE FLUSH WITH THE GROUND. THE STATION IS A NATIONAL GEODETIC SURVEY VERTICAL CONTROL FLANGE-ENCASED STAINLESS STEEL ROD IN A SLEEVE WITH THE FLANGE STAMPED "U 402 1991". THE STATION IS LOCATED 18.50 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF SILVER BEACH ROAD, 31.70 FEET NORTH-NORTHWEST OF THE NORTHWEST CORNER OF A METAL D.O.T. SHED MARKED SILVER BEACH DOT #272389V389.

LEGEND

× 0.00	MEASURED ELEVATION
	SUE LIMITS 10-12-2023
	CONCRETE
	DECORATIVE PAVER
	BRICK PAVERS
	CONCRETE LIGHT POLE
	INFORMATION SIGN (SINGLE POST)
	INFORMATION SIGN (DOUBLE SIDED)
— o —	CHAIN LINK FENCE
	IRRIGATION CONTROL VALVE
T.B.M.	TEMPORARY BENCHMARK
	GAS VALVE
	LIGHT POLE
	CATCH BASIN
—OE—	OVERHEAD ELECTRIC WIRES
—DRN—	EXISTING UNDERGROUND DRAINAGE
—E-SWR—	EXISTING UNDERGROUND SEWER
—UE—	UNDERGROUND ELECTRIC
—COMM—	UNDERGROUND COMMUNICATION
—E-WM—	UNDERGROUND WATER
—UNK—	UNDERGROUND UNKNOWN LINE
	WATER VALVE
	SANITARY MANHOLE
	ELECTRIC WIRE PULL BOX
	GUY WIRE
	CATCH BASIN INLET
	UTILITY POLE
	BACK FLOW PREVENTOR
	CLEAN OUT
	FIRE HYDRANT
	NUMBER OF PARKING SPACES
	DRAINAGE MANHOLE
	WATER METER
	VEGETATION

TREE LEGEND

12"	ORNAMENTAL TREE AND DIAMETER
12"	PALM TREE AND DIAMETER
12"	MANGO TREE AND DIAMETER
12"	OAK AND DIAMETER
12"	FIG TREE AND DIAMETER
12"	BLACK OLIVE TREE AND DIAMETER

ABBREVIATIONS

P.B.	PLAT BOOK	CMP	CORRUGATED METAL PIPE
℄	CENTERLINE	DOT	DEPARTMENT OF TRANSPORTATION
PVC/HDPE	PLASTIC PIPE	℄	BASELINE
DIP	DUCTILE IRON PIPE	POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE	POB	POINT OF BEGINNING
VCP	VITRIFIED CLAY PIPE	C.B.S.	CONCRETE BLOCK STRUCTURE
F.F.E.	FINISH FLOOR ELEVATION	MEAS.	MEASURED
INV.	INVERT	L	LENGTH
PCN	PARCEL CONTROL NUMBER	R	RADIUS
A/C	AIR-CONDITIONING	Δ	DELTA
LB	LICENSED BUSINESS		

ALL ELEVATIONS ARE BASED ON NGVD 1929

NO.	DATE	REVISIONS	BY
1	10/12/23	ADDED SUE AND FEMA INFORMATION	MW

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FOUNDCARE, INC
3501 BROADWAY AVE, RIVIERA BEACH

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

engenuity group inc.
A Higher Standard of Excellence
Engineers • Surveyors • GIS Mappers
1280 CONGRESS AVE #101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

Y:\Land Projects RX\22059.01 3501 Broadway-Foundcare\Dwg\22059.01-13 foundcare SUE addition.dwg 10/12/2023 10:52:58 AM EDT

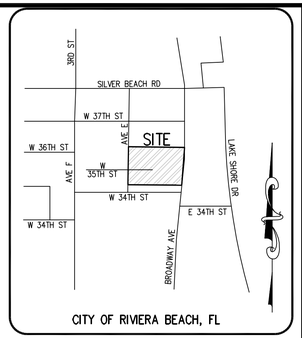
DATE	08-03-2022
SCALE	1"=20'
CAD FILE	22059.01
SSK PROJECT	22059.01
DRAWN	EGI STAFF
CHECKED	J. MALIN
SHEET NO.	1 of 1
JOB NO.	22059.01

Andre Rayman
Digitally signed by Andre Rayman
Date: 2023.10.12 11:27:47 -04'00'
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB#6603

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 202_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH PURSUANT TO CHAPTER 189, FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON _____, A SUBDIVISION IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION", LOTS 1 THROUGH 8, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1 AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 200.00' TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 109,964 SQUARE FEET (2.524 ACRES) MORE OR LESS.

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

1. DEVELOPMENT PARCEL DEDICATION:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR _____, THEIR 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 _____, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, CITY OF RIVIERA BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED OFFICER, THIS _____ DAY OF _____, 202_.

CITY OF RIVIERA BEACH

BY: _____
(NAME)
(TITLE)

_____
WITNESS

_____
PRINT NAME

_____
WITNESS

_____
PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL 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 _____, 2023.

MY COMMISSION EXPIRES: _____
(DATE)

BY: _____
NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

NOTARY STAMP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, 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 THE CITY OF RIVIERA BEACH; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: _____ DATE: _____

_____
PRINT NAME

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA

THIS _____ DAY OF _____, 202_.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
TAWANNA KING, CMC, FCRM, CITY CLERK

BY: _____
TERRENCE N. BAILEY, PE, CITY ENGINEER

REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS _____ DAY OF _____, 202_.

BY: _____ DATE: _____
(SURVEYOR NAME), PSM
LICENSE NUMBER: _____

AS APPROVED ON _____, 2023 VIA CITY OF RIVIERA BEACH RESOLUTION NO. _____-23

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90 AND THE NORTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S88°31'06"E, ALL OTHER BEARINGS ARE RELATIVE THERETO. CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GRID DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR= 1.0000497
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

2. 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 IN THE PUBLIC RECORDS OF THIS COUNTY.

3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.

4. ALL COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.

5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

6. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THIS __ DAY OF _____, 202_.

_____
C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB# 6603

SEAL
RIVIERA BEACH MANAGEMENT, LLC

SEAL
CITY OF RIVIERA BEACH

SEAL
MORTGAGEE

SEAL
CITY ENGINEER
TERRENCE BAILEY
PE #60706
DATE: _____

SEAL
REVIEWING SURVEYOR P.S.M.
NAME: _____
PLS #_____
DATE: _____

SEAL
C. ANDRE RAYMAN, P.S.M.
C. ANDRE RAYMAN
PLS #4938
DATE: _____

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	N/A
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET NO. 1 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2025\01 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

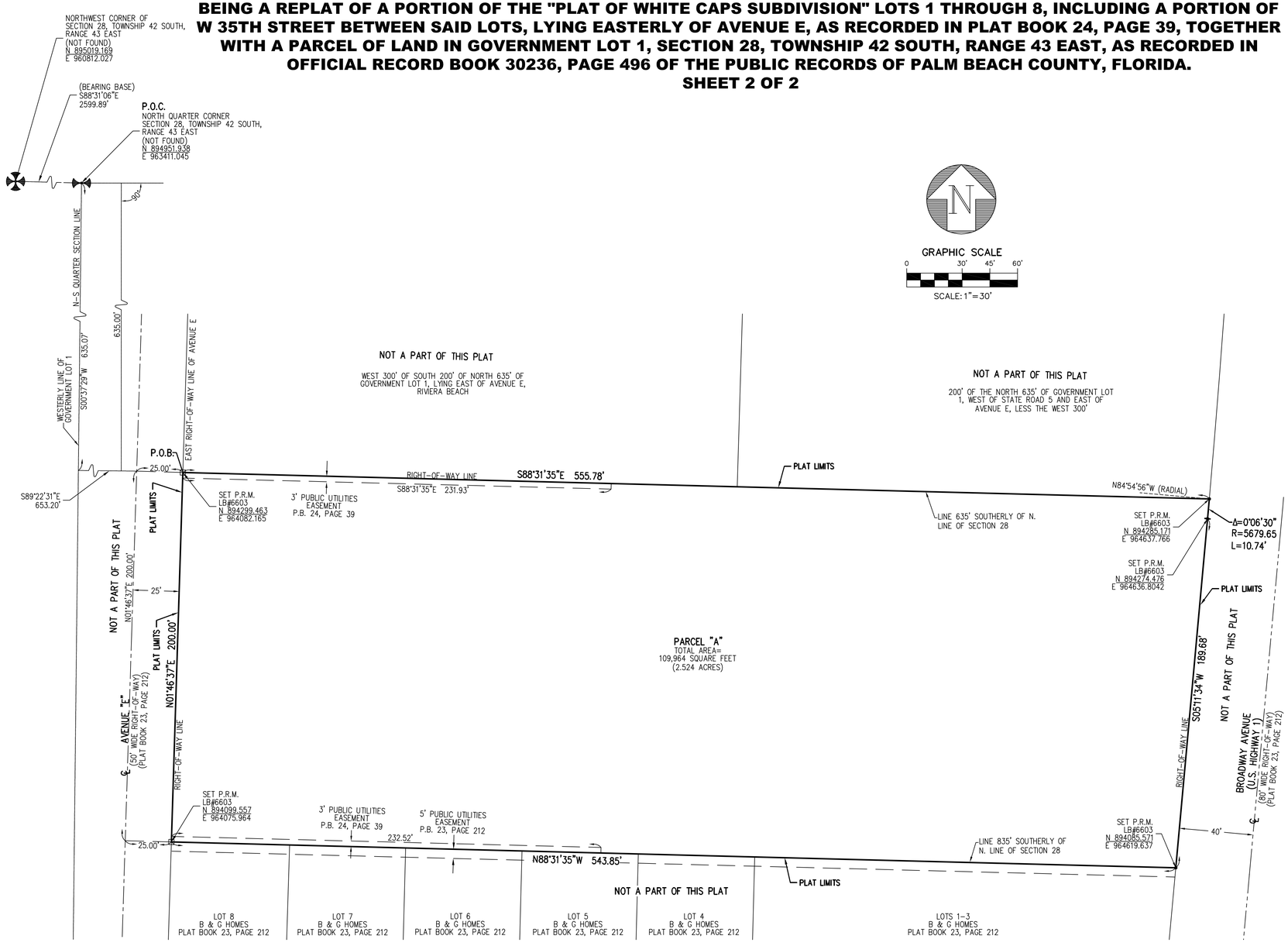
SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 2023_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY:_____
DEPUTY CLERK



GRAPHIC SCALE
0 30' 45' 60'
SCALE: 1"=30'

SURVEYOR'S LEGEND

P.R.M.	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
Δ	DELTA
R	RADIUS
L	LENGTH
℄	CENTERLINE
⊡	4"X4" CONCRETE MONUMENT "P.R.M. LB#6603"
•	NAIL & DISC "P.R.M. LB#6603"
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
✠	SECTION CORNER
✠	QUARTER SECTION CORNER

STATE PLANE COORDINATE DATA

SCALE FACTOR: 1.0000497
PROJECTION: TRANSVERSE MERCATOR
ZONE: FLORIDA EAST ZONE
DATUM: NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
LINEAR UNITS = US SURVEY FEET

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	1"=30'
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET 2 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2205901 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

SITE DATA TABLE:

APPLICATION No.: SP-23-0024
PROJECT NAME: FOUNDCARE HEALTH CARE CENTER AND INCUBATION SHEEL SPACE
FUTURE LAND USE: DOWNTOWN GENERAL
PROPOSED USE:
PRINCIPAL USE: PROFESSIONAL OFFICE
ACCESSORY USE: RETAIL ESTABLISHMENT
SECTION, TOWNSHIP, RANGE: SECTION 28, 42 SOUTH, RANGE 43 EAST
PROPERTY CONTROL No.: 56-43-42-28-30-001-0010
TRAFFIC ANALYSIS ZONE: 127
TOTAL GROSS ACREAGE: 2.5245 AC
BUILDING HEIGTH: 35'-6" HIGH PARAPET

SETBACKS	REQUIRED:	PROVIDED:
FRONT:	10' MIN. / 15" MAX.	14' AND 15'
SIDE:	0'	10'-7" NORTH/ 63'-0" SOUTH
REAR:	10' MIN.	445' - 8"
FRONTAGE:	65% MIN. ON PRIMARY STREET	130'-7" = 69.04%
LOT WIDTH:	20'-0" MIN/ NO MAX.	189'-0"
LOT AREA:	2,000 S.F. MIN. / NO MAX.	109,964 S.F.
LOT COVERAGE:	80% MAX.	19.5%

FRONTAGE STANDARDS (SEC 31-537): MODIFIED BRACKETED BALCONY:

	ALLOWED	PROVIDED:
DEPTH:	0 MIN. - 5 FT. MAX..	4'-8" AND 4'-10"
WIDHT:	4 FT. MIN. - 0 MAX	14'-10" AND 15'-2"
FLOOR ELEVATION:	0	0
MAX. ENCROACHEMENT:	3 FT.	0

CIVIC SPACE REQUIREMENT:
ON SITES LARGER THAN ONE ACRE, 5 PERCENT OF THE SITE SHALL BE ALLOTED TO CIVIC SPACE (2.524 X 0.05 = 0.126 AC. OR 5,597 S.F.)

ZONING DESIGNATION:

ZONING DISTRICT:	DG - DOWNTOWN GENERAL
PROPERTY TO THE EAST:	DG - DOWNTOWN GENERAL
PROPERTY TO THE WEST:	RS-6 - SINGLE FAMILY DWELING & RD-15 - TWO FAMILY DWELING
PROPERTY TO THE NORTH:	DG - DOWNTOWN GENERAL & U - UTILITIES
PROPERTY TO THE SOUTH:	DG - DOWNTOWN GENERAL & RS-6 - SINGLE FAMILY DWELING

UTILITIES:

WATER AND SEWER: CITY OF RIVIERA BEACH
POWER: FLORIDA AND LIGHT
DRAINAGE DISTRIC: SFWMD (SOUTH FLORIDA WATER MANAGEMENT DISTRIC)

SITE INFORMATION:

SITE AREA	109,964 S.F. (2.5245 AC)
TOTAL BUILDING AREA	21,467 S.F.
F.A.R.	21,467 / 109,964 = 0.195
TOTAL LOT COVERAGE	
IMPERVIOUS =	1.21 AC = 47.94%
POND =	0.28 AC = 11.09%
PERVIOUS =	1.03 AC = 40.8%

CIVIC SPACES PROVIDED:
PROVIDED: 0.28 AC GREEN SPACE WITH MEANDERING SIDEWALK WITH ONE BENCH AROUND GREEN/DRY RETENTION AREA.
ADDITIONAL TOTAL OF 2,300 S.F. OF SMALL PLAZA AREAS BY EACH OCCUPANT'S FRONT DOOR. BENCHES, AND A BIKE RACK ARE LOCATED IN THIS AREA.

PARKING REQUIREMENTS (PER SEC. 31-577):

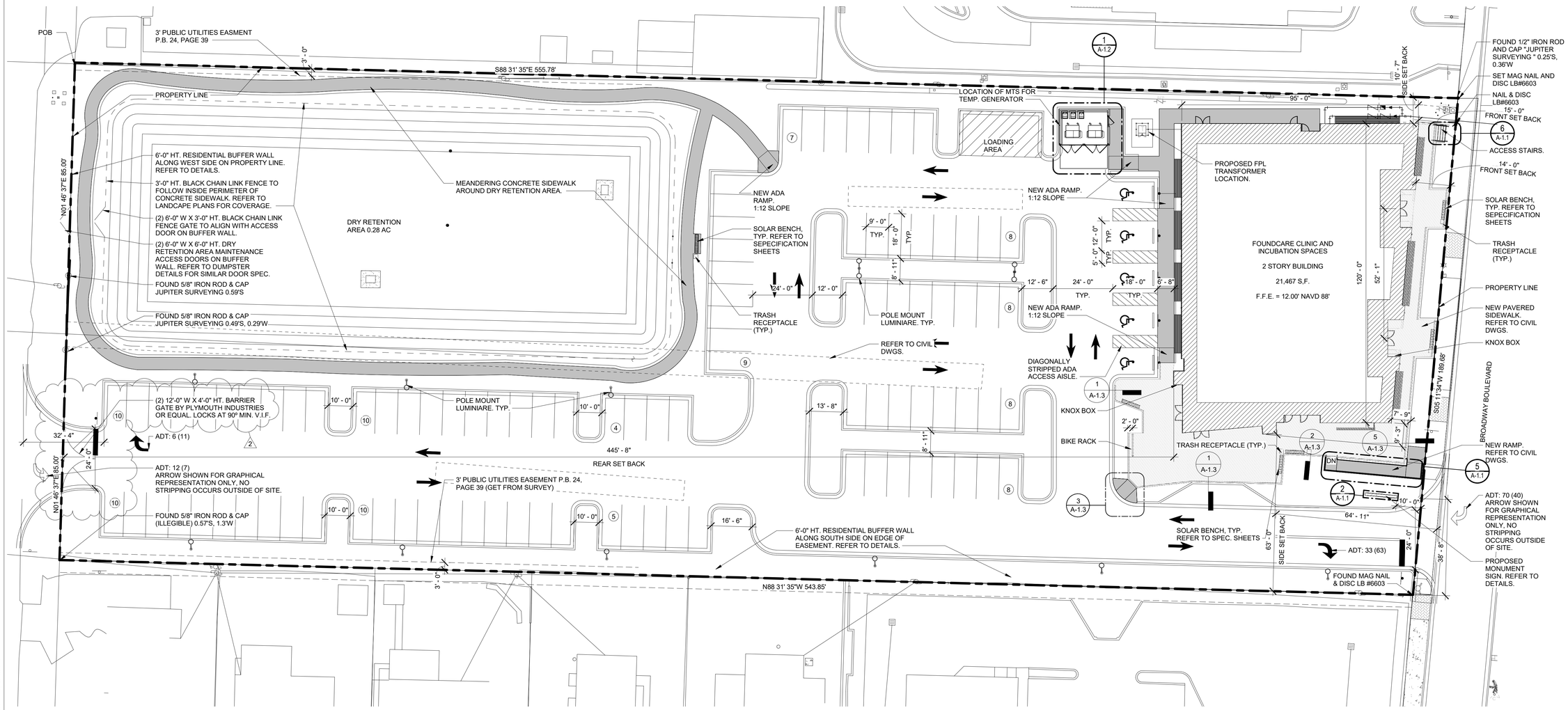
USE	REQUIRED	PROVIDED
FOUNDCARE CLINIC (MEDICAL / DENTAL) 16,467 S.F. / 1 SPACE PER 300 S.F.	55	
INCUBATION SHELL SPACE (OFFICES) 3,000 S.F. / 1 SPACE PER 300 S.F.	10	
(RESTAURANT) 2,000 S.F. / 1 SPACE PER 150 S.F.	14	
TOTAL	79	102 (INCLUDES 5 ADA)

ADA PARKING SPACES
REQUIRED 4 (PER FC ADA TABLE 208.2)
PROVIDED 5

1 LOADING AREA REQUIRED (PER SEC. 31-576)
12' x 30' WITH 30' OF MANEUVERING

SITE PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR SIGNAGE AND STRIPPING DETAILS.
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
3. REFER TO LANDSCAPE DRAWINGS. ALL LANDSCPAE ELEMENTS INSTALLED WITHIN THE PUBLIC R.O. SHALL BE THE MANTENANCE OBLIGATION OF THE PROJECT
4. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED ABOVE F.E.M.A. REQUIRED ELEVATION
5. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED AND ATTACHED PER F.B.C. 2020 7TH EDITION STANDARDS REQUIREMENTS
6. G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REUIREMENTS
7. G.C. SHALL COORDINATE WITH FPL ALL TRANSFORMER REQUIREMENTSPRIOR TO PERFORMING ANY WORK.



1 SITE PLAN
1" = 20'-0"

COMPLETE SHEET HAS BEEN REVISED. 1A.

NORTH

REVISIONS :		
No.	Description	Date
1A	CITY COMMENTS	11/3/23
2	CITY COMMENTS	11/27/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry
Digitally signed by Alejandro Echeverry
DN: CN=Alejandro Echeverry, OU=AAR#95254, O=CN=Alejandro Echeverry, C=US
Reason: I am the author of this document
Date: 2023.11.28 10:28:39-05'00'

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE

3501 Broadway Blvd.
Riviera Beach, Fl

ARCHITECTURAL SITE PLAN

A-1.0

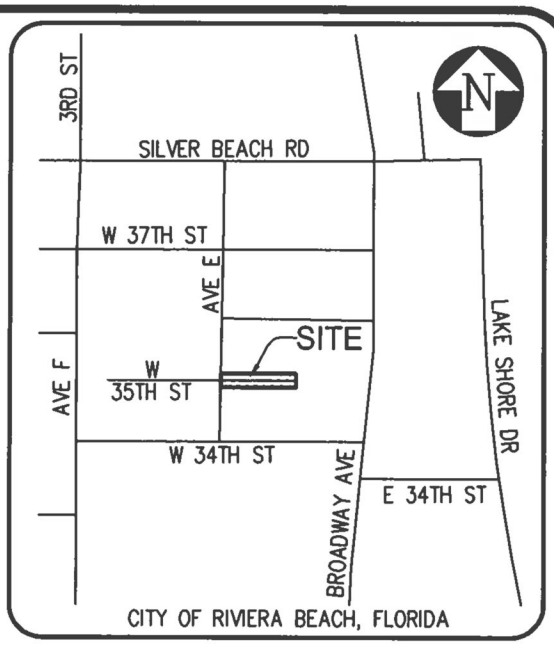
PROJECT NO.
74115
DRAWN BY :
SAG
CHECKED BY :
AM
DATE :
JUNE 8, 2023

Autodesk Docs://Foundcare @ Riviera Beach/74115_Foundcare.rvt

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 2 & 3

LEGEND

℄	CENTERLINE
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
PCN	PARCEL CONTROL NUMBER
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
SF	SQUARE FEET



LOCATION MAP
N.T.S.

NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.

2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.

3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

4. BEARINGS SHOWN HERON ARE BASED ON THE NORTH LINE OF THE NORTH-WEST QUARTER OF SECTION 28/T42S/R43E IS TAKEN AS BEING S88°31'06"E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.

6. I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS DEFINED IN CHAPTER 5J-17.050(12), FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Jennifer Malin
Digitally signed by Jennifer Malin
Date: 2023.04.13 08:22:38 -04'00'

JENNIFER MALIN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 6667
STATE OF FLORIDA LB#6603

FOR:
N. 35th STREET ABANDONMENT

SCALE:	NOT TO SCALE
DRAWN BY:	DPK
CHECKED BY:	JCM
DATE:	6.25.19

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1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK №	
FLORIDA R.L.S. # 4938	
SHEET:	1 / 3
JOB №	14151.14.03

Y:\Land Projects R2\22059.01 3501 Broadway-Foundcare\Dwg\14151.14.03.dwg 4/13/2023 8:16:51 AM EDT

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 3

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28; THENCE RUN ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, SOUTH 00°37'29" WEST A DISTANCE OF 635.07 FEET;

THENCE ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28, SOUTH 88°31'35" EAST A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 01°46'37" WEST A DISTANCE OF 85.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 35TH STREET AS RECORDED IN SAID PLAT; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 4 OF SAID PLAT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 35TH STREET, SOUTH 88°31'35" EAST A DISTANCE OF 231.93 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PLAT;

THENCE ALONG SAID EASTERLY LINE, SOUTH 01°24'28" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST 35TH STREET;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°31'35" WEST A DISTANCE OF 232.09 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E";

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 01°24'28" EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 6960.32 SQUARE FEET OR 0.1598 ACRES MORE OR LESS.

FOR:

N. 35th STREET ABANDONMENT

SCALE:	N.A.
DRAWN BY:	DPK
CHECKED BY:	JCM
DATE:	6.25.19

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FIELD BOOK №

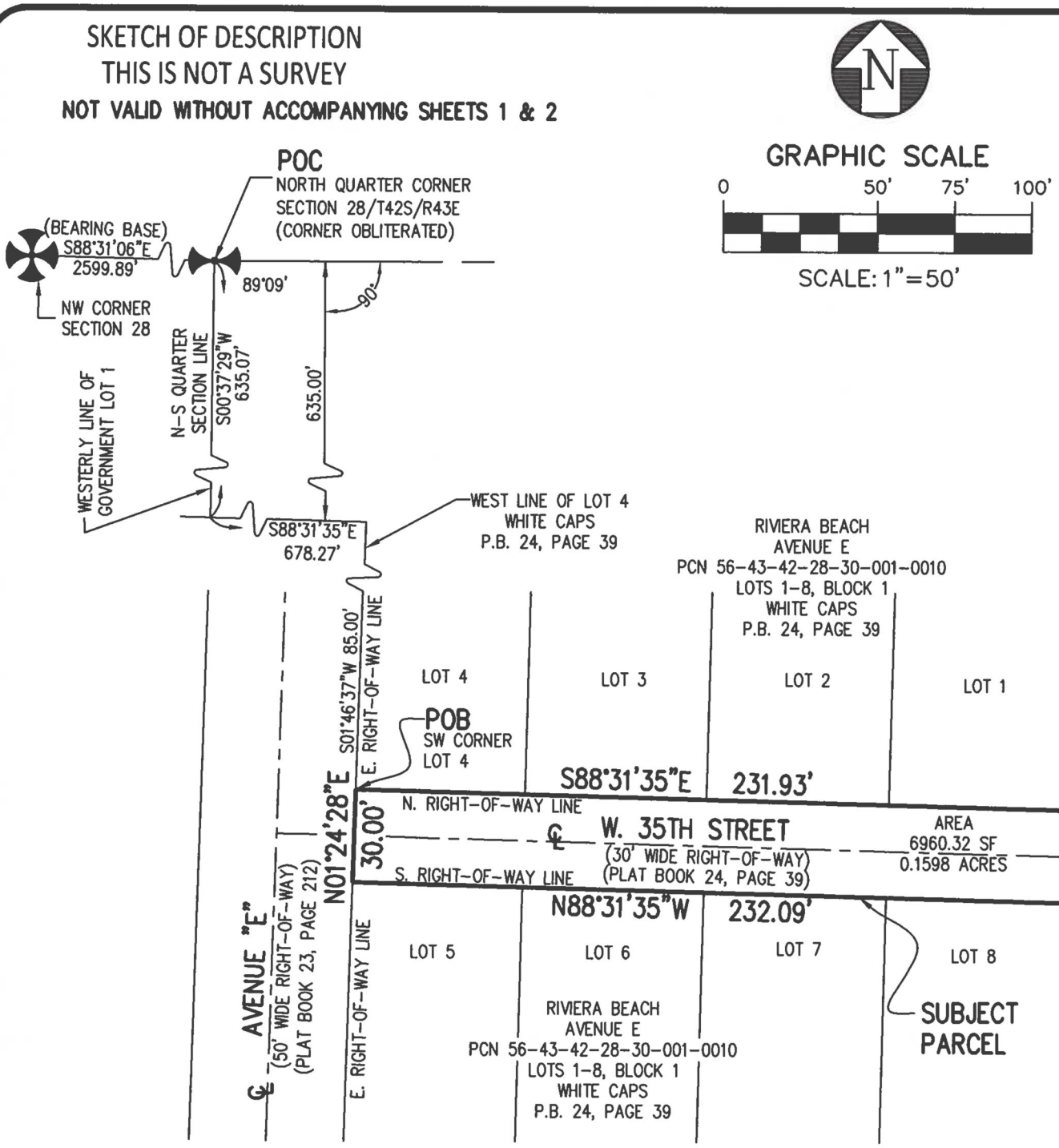
FLORIDA R.L.S. #4938

SHEET: 2 / 3

JOB №: 14151.14.03

Y:\Land Projects R2\22059.01 3501 Broadway-Foundcare\Dwg\14151.14.03.dwg 4/13/2023 8:16:51 AM EDT

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 2



FOR:

N. 35th STREET ABANDONMENT

SCALE:	1"=50'
DRAWN BY:	DPK
CHECKED BY:	JCM
DATE:	6.25.2019

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PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK №	SHEET: 3 / 3
FLORIDA R.L.S. # 4938	JOB № 14151.14.13

Y:\Land Projects R2\22059.01 3501 Broadway-Foundcare\Dwg\14151.14.03.dwg 4/13/2023 8:16:51 AM EDT

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
Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Dave Kerner
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

"An Equal Opportunity Affirmative Action Employer"

printed on sustainable and recycled paper

August 4, 2023

Stephanie Guerra, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, FL 33411

RE: Found Care Riviera Beach
Project #: 230208
Traffic Performance Standards (TPS) Review

Dear Ms. Guerra:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised July 28, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Riviera Beach
Location:	West side of Broadway, just north of W 34th Street
PCN:	56-43-42-28-00-001-0160/-0010
Access:	One right-in/right-out access driveway connection onto Broadway (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Medical Office = 22,000 SF
New Daily Trips:	753
New Peak Hour Trips:	61 (49/12) AM; 77 (23/54) PM
Build-out:	December 31, 2028

Based on our review, the Traffic Division has determined the proposed development **meets** the TPS of Palm Beach County.

Please note a conceptual driveway pre-approval letter from the FDOT must be obtained for the access connection onto Broadway.

Please note the receipt of a 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 HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:jb
ec:
Mary Savage Dunham, Assistant Director of Development Service, City of Rivera Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2023\230208 - FOUND CARE RIVIERA BEACH.DOCX;

February 9, 2023
Revised April 13, 2023
Revised July 28, 2023
Revised November 27, 2023

Mr. Terrence Bailey, P.E.
City of Riviera Beach
600 West Blue Heron Blvd.,
Riviera Beach, FL 33404

RE: ***Found Care Riviera Beach – Traffic Impact Evaluation***
Palm Beach County, Florida

Dear Mr. Bailey:

Kimley-Horn and Associates, Inc. has prepared a traffic impact evaluation for the proposed development of located on the west side of Broadway, just north of W 34th Street, in Riviera Beach, Florida. *Figure 1* illustrates an aerial view of the site location.

The Parcel Control Numbers (PCNs) for the project site are:

- 56-43-42-28-00-001-0160
- 56-43-42-28-30-001-0010

The is vacant but is proposed to be developed with a medical office building containing self-serving professional office and food service. Buildout of the site is proposed to occur by 2028.

TRIP GENERATION

A trip generation comparison was conducted to determine the trip generation potential for the proposed program of development. Rates and equations published by the Palm Beach County Traffic Division were utilized to conduct these calculations.

Table 1 summarizes the trip generation comparison between the approved and proposed program of development on site. As shown in this table, the proposed development plan has the potential to generate 950 net new external daily trips, an increase of 86 net new external AM peak hour trips (61 in, 25 out), and an increase of 90 net new external PM peak hour trips (34 in, 56 out).

Because the proposed development results in an increase in peak hour trips, the full impact of the development is subject to traffic concurrency analysis. Based on the trip generation calculations and the analysis thresholds established in Article 12 of the Palm Beach County Unified Land Development Code (ULDC), it was determined that the radius of development influence is one mile.

Table 1: Trip Generation Comparison

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Medical Office (Stand-Alone)	16.457 KSF	599	51	40	11	65	20	45
General Office (<=10k)	3 KSF	43	5	4	1	6	2	4
Fast Food Restaurant w/o DT	1.5 KSF	676	65	38	27	50	25	25
	Subtotal	*1,318*	*121*	*82*	*39*	*121*	*47*	*74*
Pass-By Capture								
Medical Office (Stand-Alone)	10.0%	60	5	4	1	7	2	5
General Office (<=10k)	10.0%	4	1	0	1	1	0	1
Fast Food Restaurant w/o DT	45.0%	304	29	17	12	23	11	12
	Subtotal	*368*	*35*	*21*	*14*	*31*	*13*	*18*
Driveway Volumes		1,318	121	82	39	121	47	74
Net New External Trips		950	86	61	25	90	34	56
Radius of Development Influence:		1 miles						

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass-By
Medical Office (Stand-Alone)	T = 42.97 (X)-108.01	3.10 trips/1,000 sf (79% in, 21% out)	3.93 trips/1,000 sf (30% in, 70% out)	10.0%
General Office (<=10k)	14.39 trips/1,000 sf	1.67 trips/1000 sf (82% in, 18% out)	2.16 trips/1,000 sf (34% in, 66% out)	10.0%
Fast Food Restaurant w/o DT	450.49 trips/1,000 sf	43.18 trips/1,000 sf (58% in, 42% out)	33.21 trips/1,000 sf (50% in, 50% out)	45.0%



NORTH

LEGEND

Project Site

FIGURE 1
SITE LOCATION
FOUND CARE RIVIERA BEACH

Kimley»Horn

TRAFFIC ASSIGNMENT

The AM and PM peak hour trips associated with the project were assigned to the roadways within the radius of development influence based on a review of complementary land uses in the vicinity of the project. *Figure 2* illustrates the project traffic assignment.

TEST 1 SIGNIFICANCE AND CAPACITY ANALYSIS

Per the requirements defined in *Article 12* (Traffic Performance Standards) of Palm Beach County's *Unified Land Development Code (ULDC),* the links on which project traffic is greater than 1% of the level of service (LOS) D generalized service volume are considered to be significantly impacted. As shown in *Tables 2* and *3*, some roadway links are significantly impacted under Test 1. As shown in *Tables 4* and *5*, these roadway links will meet Test 1 criteria through buildout of the project.

TEST 1 INTERSECTION ANALYSIS

An analysis was undertaken for intersections nearest to each link directly accessed and significantly impacted by the project. The nearest major intersections are:

- Silver Beach Road & Broadway
- Blue Heron Boulevard & Broadway

As indicated in *Tables 2* and *3*, the links approaching and departing these intersections are significantly impacted during the AM and PM peak hours. Therefore, the analysis of these intersections is required by the TPS ordinance. Count data was collected at these intersections on Tuesday, March 28, 2023.

These intersections were analyzed using the Critical Sum planning methodology as outlined in the 1985 Highway Capacity Manual (HCM) utilizing turning movement counts and committed development data published by the Palm Beach County Traffic Division. The critical movement analysis shows that all intersections will fall below the threshold of 1,400 vehicles per hour per lane with the current lane configuration.



NORTH

LEGEND

Project Site

XX% Trip Distribution

FIGURE 2
TRIP DISTRIBUTION
FOUND CARE RIVIERA BEACH

Kimley»Horn

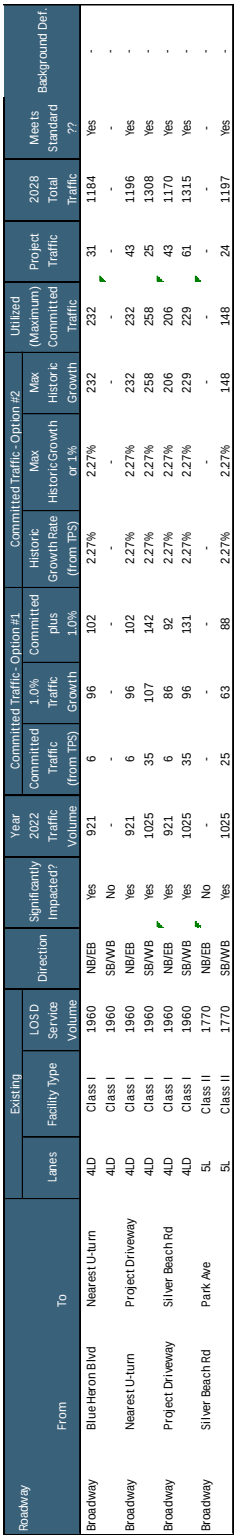
Table 2: Test 1 AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN / OUT?	PROJECT TRIPS AM PEAK HOUR TRIPS NB/EB	PROJECT TRIPS AM PEAK HOUR TRIPS SB/WB	PROJECT TRIPS AM PEAK HOUR % IMPACT NB/EB	Sig?	PROJECT TRIPS AM PEAK HOUR % IMPACT SB/WB	Sig?
Broadway	W 13th St	Blue Heron Blvd	4LD	1,770	15%	i	9	4	0.51%	No	0.23%	No
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	1,770	50%	i	31	13	1.75%	Yes	0.73%	No
Broadway	Nearest U-turn	Project Driveway	4LD	1,770	NB: 50% in/50% out; SB: 100% out		43	25	2.43%	Yes	1.41%	Yes
Broadway	Project Driveway	Silver Beach Rd	4LD	1,770	NB: 50% in/50% out; SB: 100% in		43	61	2.43%	Yes	3.45%	Yes
Broadway	Silver Beach Rd	Park Ave	4LD	1,770	40%	o	10	24	0.56%	No	1.36%	Yes
Broadway	Park Ave	Northlake Blvd	4LD	1,770	35%	o	9	21	0.51%	No	1.19%	Yes
Park Ave	10th St	Broadway	2L	880	5%	i	3	1	0.34%	No	0.11%	No
Silver Beach Rd	Old Dixie Hwy	Broadway	2L	880	10%	i	6	3	0.68%	No	0.34%	No
Blue Heron Blvd	Old Dixie Hwy	Broadway	4LD	1,770	30%	i	18	8	1.02%	Yes	0.45%	No
Blue Heron Blvd	Broadway	East of Broadway	4LD	1,770	5%	o	1	3	0.06%	No	0.17%	No

Table 3: Test 1 PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT TRIPS								
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR TRIPS		PM PEAK HOUR % IMPACT				
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Broadway	W 13th St	Blue Heron Blvd	4LD	1,770	15%	i	5	8	0.28%	No	0.45%	No
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	1,770	50%	i	17	28	0.96%	No	1.58%	Yes
Broadway	Nearest U-turn	Project Driveway	4LD	1,770	NB: 50% in/50% out; SB: 100%		45	56	2.54%	Yes	3.16%	Yes
Broadway	Project Driveway	Silver Beach Rd	4LD	1,770	NB: 50% in/50% out; SB: 100%		45	34	2.54%	Yes	1.92%	Yes
Broadway	Silver Beach Rd	Park Ave	4LD	1,770	40%	o	22	14	1.24%	Yes	0.79%	No
Broadway	Park Ave	Northlake Blvd	4LD	1,770	35%	o	20	12	1.13%	Yes	0.68%	No
Park Ave	10th St	Broadway	2L	880	5%	i	2	3	0.23%	No	0.34%	No
Silver Beach Rd	Old Dixie Hwy	Broadway	2L	880	10%	i	3	6	0.34%	No	0.68%	No
Blue Heron Blvd	Old Dixie Hwy	Broadway	4LD	1,770	30%	i	10	17	0.56%	No	0.96%	No
Blue Heron Blvd	Broadway	East of Broadway	4LD	1,770	5%	o	3	2	0.17%	No	0.11%	No

Table 4: Test 1 AM Peak Hour Capacity Analysis



Roadway	From	To	Existing			Direction	Significantly Impacted?	Year 2022 Traffic Volume	Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth	Utilized (Maximum) Committed Traffic	Project Traffic	2028 Total Traffic	Meets Standard ??	Background Def.
			Lanes	Facility Type	LOSD Service Volume														
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	Class I	1960	NB/EB	Yes	921	6	96	102	2.27%	2.27%	232	232	31	1184	Yes	-
			4LD	Class I	1960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-
Broadway	Nearest U-turn	Project Driveway	4LD	Class I	1960	NB/EB	Yes	921	6	96	102	2.27%	2.27%	232	232	43	1196	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1025	35	107	142	2.27%	2.27%	258	258	25	1308	Yes	-
Broadway	Project Driveway	Silver Beach Rd	4LD	Class I	1960	NB/EB	Yes	921	6	86	92	2.27%	2.27%	206	206	43	1170	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1025	35	96	131	2.27%	2.27%	229	229	61	1315	Yes	-
Broadway	Silver Beach Rd	Park Ave	5L	Class II	1770	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-
			5L	Class II	1770	SB/WB	Yes	1025	25	63	88	2.27%	2.27%	148	148	24	1197	Yes	-

Table 5: Test 1 PM Peak Hour Capacity Analysis

Roadway	From	To	Existing			Direction	Significantly Impacted?	Year 2022 Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2028 Total Traffic	Meets Standard ??	Background Def.
			Lanes	Facility Type	LOS D Service Volume				Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max. Historic Growth					
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	Class I	1960	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1960	SB/WB	Yes	1123	13	117	130	2.27%	2.27%	282	282	28	1433	Yes	-
Broadway	Nearest U-turn	Project Driveway	4LD	Class I	1960	NB/EB	Yes	1204	36	74	110	2.27%	2.27%	173	173	45	1422	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1123	13	69	82	2.27%	2.27%	162	162	56	1341	Yes	-
Broadway	Project Driveway	Silver Beach Rd	4LD	Class I	1960	NB/EB	Yes	1204	36	74	110	2.27%	2.27%	173	173	45	1422	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1123	13	69	82	2.27%	2.27%	162	162	34	1319	Yes	-
Broadway	Silver Beach Rd	Park Ave	5L	Class II	1770	NB/EB	Yes	1204	26	113	139	2.27%	2.27%	269	269	22	1495	Yes	-
			5L	Class II	1770	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-
Broadway	Park Ave	Northlake Blvd	5L	Class I	1960	NB/EB	Yes	1204	20	74	94	2.27%	2.27%	173	173	20	1397	Yes	-
			5L	Class I	1960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-

DRIVEWAY ANALYSIS

Access to the site is proposed to be provided via one right-in/right-out driveway on Broadway. *Figure 3* illustrates the future total driveway volumes for the site.

Palm Beach County Thresholds

Section 300 of the Palm Beach County "Design Standards Manual" provides the vehicle thresholds for exclusive turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns.

As shown in *Figure 3*, no movements are anticipated to exceed the turn lane thresholds.

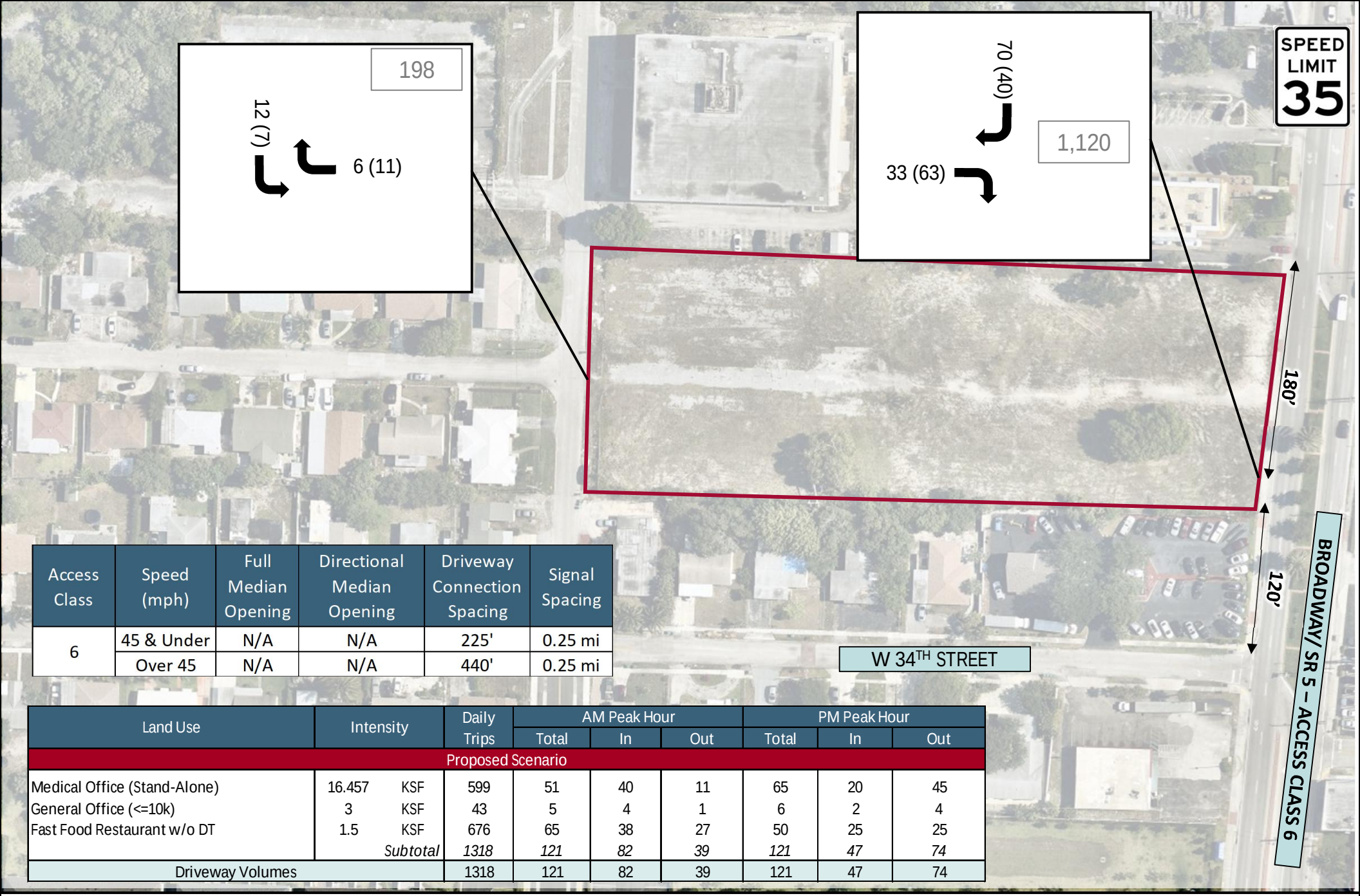
The Palm Beach County Code provides for classification of driveways as minor, intermediate, or major and the determination of ingress turn lane requirements. The following criteria are used to classify driveways located within Palm Beach County:

1. Minor - Provides service for a maximum daily volume of 500 vehicles.

2. Intermediate - Provides service for a maximum daily volume from 500 to 2,000 vehicles.

3. Major - Provides service for a daily volume over 2,000 vehicles.

Based on the Palm Beach County thresholds, the site driveway is classified as intermediate.



Access Class	Speed (mph)	Full Median Opening	Directional Median Opening	Driveway Connection Spacing	Signal Spacing
6	45 & Under	N/A	N/A	225'	0.25 mi
	Over 45	N/A	N/A	440'	0.25 mi

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Scenario									
Medical Office (Stand-Alone)	16.457	KSF	599	51	40	11	65	20	45
General Office (<=10k)	3	KSF	43	5	4	1	6	2	4
Fast Food Restaurant w/o DT	1.5	KSF	676	65	38	27	50	25	25
		Subtotal	*1318*	*121*	*82*	*39*	*121*	*47*	*74*
Driveway Volumes			1318	121	82	39	121	47	74

NORTH

LEGEND

Project Site

XX Daily Driveway Volumes

XX AM Peak Hour Driveway Volumes

(XX) PM Peak Hour Driveway Volumes

FIGURE 3
DRIVEWAY VOLUMES
FOUND CARE RIVIERA BEACH

Kimley»Horn

CONCLUSION

The foregoing analysis demonstrates that the traffic generated by the proposed development program meet the defined criteria for the Palm Beach County Traffic Performance Standards Ordinance and the City of Riviera Beach Standards. No mitigation measures are proposed by this project.

If there are any questions regarding the information provided herein, please contact me via telephone at (561) 840-0852 or via e-mail at stephanie.guerra@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephanie A Guerra
2023.11.27
14:29:56 -05'00'

Stephanie A. Guerra, P.E.
Transportation Engineer

Florida Registration
Number 84302
Registry No. 35106

Attachments
k:\wpb_tpto\2410\241076000 - foundcare riviera beach\2023-2-9-foundcare-text.docx

PROJECT INFORMATION

PAPA Banner

Location Address	3501 BROADWAY
Municipality	RIVIERA BEACH
Parcel Control Number	56-43-42-28-00-001-0160
Subdivision	
Official Records Book	30236 **Page** 494
Sale Date	OCT-2018
Legal Description	28-42-43, S 200 FT OF N 835 FTOF GOV LT 1 W OF SR 5 /LESS W 909.75 FT/

Owners

RIVIERA BEACH CITY OF

Mailing address

600 W BLUE HERON BLVD

RIVIERA BEACH FL 33404 4311

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	$500,000	30236 / 00494	WARRANTY DEED	RIVIERA BEACH CITY OF
MAY-1992	$1,000	07250 / 00321	CERT OF TITLE	J & B MOTEL CORP
AUG-1989	$1,225,000	06166 / 00368	WARRANTY DEED	
NOV-1987	$1,000,000	05503 / 01518	WARRANTY DEED	
DEC-1980	$750,000	03426 / 00767	WARRANTY DEED	

Exemption Applicant/Owner	Year	Detail
RIVIERA BEACH CITY OF	2023	FULL: MUNICIPAL GOVERNMENT

Number of Units	***Total Square Feet** 0	**Acres** 1.3425	
Use Code	8900 - MUNICIPAL	**Zoning**	DG - DOWNTOWN GENERAL (56-RIVIERA BEACH)

Tax Year	2022	2021	2020
Improvement Value	$0	$0	$0
Land Value	$643,291	$403,519	$403,519
Total Market Value	$643,291	$403,519	$403,519

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	$443,871	$403,519	$403,519
Exemption Amount	$443,871	$403,519	$403,519
Taxable Value	$0	$0	$0

Tax Year	2022	2021	2020
Ad Valorem	$0	$0	$0
Non Ad Valorem	$0	$0	$0
Total tax	$0	$0	$0

PAPA Banner

Location Address	AVENUE E
Municipality	RIVIERA BEACH
Parcel Control Number	56-43-42-28-30-001-0010
Subdivision	WHITE CAPS SUB IN
Official Records Book	30236 **Page** 494
Sale Date	OCT-2018
Legal Description	WHITE CAPS SUB LTS 1 TO 8 INC BLK 1

Owners

RIVIERA BEACH CITY OF

Mailing address

600 W BLUE HERON BLVD

RIVIERA BEACH FL 33404 4311

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	$500,000	30236 / 00494	WARRANTY DEED	RIVIERA BEACH CITY OF
MAY-1992	$1,000	07250 / 00321	CERT OF TITLE	J & B MOTEL CORP
AUG-1989	$1,225,000	06166 / 00368	WARRANTY DEED	
NOV-1987	$1,000,000	05503 / 01518	WARRANTY DEED	
DEC-1980	$750,000	03426 / 00767	WARRANTY DEED	

Exemption Applicant/Owner	Year	Detail
RIVIERA BEACH CITY OF	2023	FULL: MUNICIPAL GOVERNMENT

Number of Units	0	***Total Square Feet**	0	**Acres**	1
Use Code	8900 - MUNICIPAL	**Zoning**	RS-6 - SINGLE FAMILY DWELLING (RS-6) (56-RIVIERA BEACH)		

Tax Year	2022	2021	2020
Improvement Value	$1,019	$1,019	$1,039
Land Value	$143,000	$130,000	$130,000
Total Market Value	$144,019	$131,019	$131,039

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	$144,019	$131,019	$131,039
Exemption Amount	$144,019	$131,019	$131,039
Taxable Value	$0	$0	$0

Tax Year	2022	2021	2020
Ad Valorem	$0	$0	$0
Non Ad Valorem	$0	$0	$0
Total tax	$0	$0	$0

CRITICAL MOVEMENT ANALYSIS

CRITICAL MOVEMENT ANALYSIS
FOUNDCARE RIVIERA BEACH
SILVER BEACH ROAD & BROADWAY (FUTURE TOTAL - NO IMPROVEMENTS)

Growth Rate =	1.00%	
Peak Season =	1	1
Buildout Year =	2028	2028
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	100	756	4	34	1,041	72	107	7	88	6	5	39
Peak Season Volume	100	756	4	34	1,041	72	107	7	88	6	5	39
Traffic Volume Growth	5	39	0	2	53	4	5	0	4	0	0	2
Committed Development												
1.0% Traffic Volume Growth	5	39	0	2	53	4	5	0	4	0	0	2
Committed + 1.0% Growth	5	39	0	2	53	4	5	0	4	0	0	2
Max (Committed + 1.0% or Historic Growth)	5	39	0	2	53	4	5	0	4	0	0	2
Background Traffic Volumes	105	795	4	36	1,094	76	112	7	92	6	5	41
Project Traffic Assignment												
Inbound Traffic Assignment	50.0%				40.0%				10.0%			
Inbound Traffic Volumes	31				24				6			
Outbound Traffic Assignment	10.0%	40.0%										
Outbound Traffic Volumes	3	10										
Project Traffic	34	10	0	0	24	0	0	0	6	0	0	0
Total Traffic w/o RTOR	139	805	4	36	1,118	76	112	7	98	6	5	41
RTOR Reduction			(10)			(10)			(60)			(10)
TOTAL TRAFFIC	**139**	**805**	**0**	**36**	**1,118**	**66**	**112**	**7**	**38**	**6**	**5**	**31**

Critical Volume Analysis

No. of Lanes	1	2>	0	1	2>	0	1	1	1	1	1>	0
Approach Volume		944			1,220			157			42	
Per Lane Volume	139	403	0	36	592	0	112	7	38	6	36	0
Overlap Reduction	0	0	0	0	0	0	0	0	(36)	0	0	0
Net Per Lane Volume	139	403	0	36	592	0	112	7	2	6	36	0
North-South Critical	NB LT + SB TH =				731		SB LT + NB TH =				439	
East-West Critical	EB LT + WB TH =				148		WB LT + EB TH =				44	
Maximum Critical Sum	**731**			**+**	**148**			**=**	**879**			
STATUS ?							**UNDER**					

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	168	968	6	58	886	79	79	18	85	22	26	50
Peak Season Volume	168	968	6	58	886	79	79	18	85	22	26	50
Traffic Volume Growth	9	49	0	3	45	4	4	1	4	1	1	3
Committed Development												
1.0% Traffic Volume Growth	9	49	0	3	45	4	4	1	4	1	1	3
Committed + 1.0% Growth	9	49	0	3	45	4	4	1	4	1	1	3
Max (Committed + 1.0% or Historic Growth)	9	49	0	3	45	4	4	1	4	1	1	3
Background Traffic Volumes	177	1,017	6	61	931	83	83	19	89	23	27	53
Project Traffic Assignment												
Inbound Traffic Assignment	50.0%				40.0%				10.0%			
Inbound Traffic Volumes	17				14				3			
Outbound Traffic Assignment	10.0%	40.0%										
Outbound Traffic Volumes	6	22										
Project Traffic	23	22	0	0	14	0	0	0	3	0	0	0
Total Traffic w/o RTOR	200	1,039	6	61	945	83	83	19	92	23	27	53
RTOR Reduction			(10)			(10)			(60)			(10)
TOTAL TRAFFIC	**200**	**1,039**	**0**	**61**	**945**	**73**	**83**	**19**	**32**	**23**	**27**	**43**

Critical Volume Analysis

No. of Lanes	1	2>	0	1	2>	0	1	1	1	1	1>	0
Approach Volume		1,239			1,079			134			93	
Per Lane Volume	200	520	0	61	509	0	83	19	32	23	70	0
Overlap Reduction	0	0	0	0	0	0	0	0	(32)	0	0	0
Net Per Lane Volume	200	520	0	61	509	0	83	19	0	23	70	0
North-South Critical	NB LT + SB TH =				709		SB LT + NB TH =				581	
East-West Critical	EB LT + WB TH =				153		WB LT + EB TH =				55	
Maximum Critical Sum	**709**			**+**	**153**			**=**	**862**			
STATUS ?							**UNDER**					

CRITICAL MOVEMENT ANALYSIS
FOUNDCARE RIVIERA BEACH
BLUE HERON BOULEVARD & BROADWAY (FUTURE TOTAL - NO IMPROVEMENTS)

Growth Rate =	1.00%	
Peak Season =	1	1
Buildout Year =	2028	2028
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	100	568	190	180	849	115	181	476	124	185	289	124
Peak Season Volume	100	568	190	180	849	115	181	476	124	185	289	124
Traffic Volume Growth	5	29	10	9	43	6	9	24	6	9	15	6
Committed Development	4	24	23	38	43	63	38	55	3	14	25	19
1.0% Traffic Volume Growth	5	29	10	9	43	6	9	24	6	9	15	6
Committed + 1.0% Growth	9	53	33	47	86	69	47	79	9	23	40	25
Max (Committed + 1.0% or Historic Growth)	9	53	33	47	86	69	47	79	9	23	40	25
Background Traffic Volumes	109	621	223	227	935	184	228	555	133	208	329	149
Project Traffic Assignment												
Inbound Traffic Assignment		15.0%					30.0%					5.0%
Inbound Traffic Volumes		9					18					3
Outbound Traffic Assignment				5.0%	15.0%	30.0%						
Outbound Traffic Volumes				1	4	8						
Project Traffic	0	9	0	1	4	8	18	0	0	0	0	3
Total Traffic w/o RTOR	109	630	223	228	939	192	246	555	133	208	329	152
RTOR Reduction			(60)			(10)			(60)			(10)
TOTAL TRAFFIC	**109**	**630**	**163**	**228**	**939**	**182**	**246**	**555**	**73**	**208**	**329**	**142**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2>	0	1	2	1	1	2>	0
Approach Volume		902			1,349			874			679	
Per Lane Volume	109	315	163	228	561	0	246	278	73	208	236	0
Overlap Reduction	0	0	(163)	0	0	0	0	0	(73)	0	0	0
Net Per Lane Volume	109	315	0	228	561	0	246	278	0	208	236	0
North-South Critical	NB LT + SB TH =			670			SB LT + NB TH =			543		
East-West Critical	EB LT + WB TH =			482			WB LT + EB TH =			486		
Maximum Critical Sum	**670**			**+**	**486**			**=**	**1,156**			
STATUS ?							**UNDER**					

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	153	743	195	190	708	175	232	383	101	323	515	160
Peak Season Volume	153	743	195	190	708	175	232	383	101	323	515	160
Traffic Volume Growth	8	38	10	10	36	9	12	20	5	16	26	8
Committed Development	6	27	33	27	23	46	51	60	6	34	70	29
1.0% Traffic Volume Growth	8	38	10	10	36	9	12	20	5	16	26	8
Committed + 1.0% Growth	14	65	43	37	59	55	63	80	11	50	96	37
Max (Committed + 1.0% or Historic Growth)	14	65	43	37	59	55	63	80	11	50	96	37
Background Traffic Volumes	167	808	238	227	767	230	295	463	112	373	611	197
Project Traffic Assignment												
Inbound Traffic Assignment		15.0%					30.0%					5.0%
Inbound Traffic Volumes		5					10					2
Outbound Traffic Assignment				5.0%	15.0%	30.0%						
Outbound Traffic Volumes				3	8	17						
Project Traffic	0	5	0	3	8	17	10	0	0	0	0	2
Total Traffic w/o RTOR	167	813	238	230	775	247	305	463	112	373	611	199
RTOR Reduction			(60)			(10)			(60)			(10)
TOTAL TRAFFIC	**167**	**813**	**178**	**230**	**775**	**237**	**305**	**463**	**52**	**373**	**611**	**189**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2>	0	1	2	1	1	2>	0
Approach Volume		1,158			1,242			820			1,173	
Per Lane Volume	167	407	178	230	506	0	305	232	52	373	400	0
Overlap Reduction	0	0	(178)	0	0	0	0	0	(52)	0	0	0
Net Per Lane Volume	167	407	0	230	506	0	305	232	0	373	400	0
North-South Critical	NB LT + SB TH =			673			SB LT + NB TH =			637		
East-West Critical	EB LT + WB TH =			705			WB LT + EB TH =			605		
Maximum Critical Sum	**673**			**+**	**705**			**=**	**1,378**			
STATUS ?							**NEAR**					

TURNING MOVEMENT COUNTS

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

BLUE HERON BOULEVARD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
Start Date : 3/28/2023
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

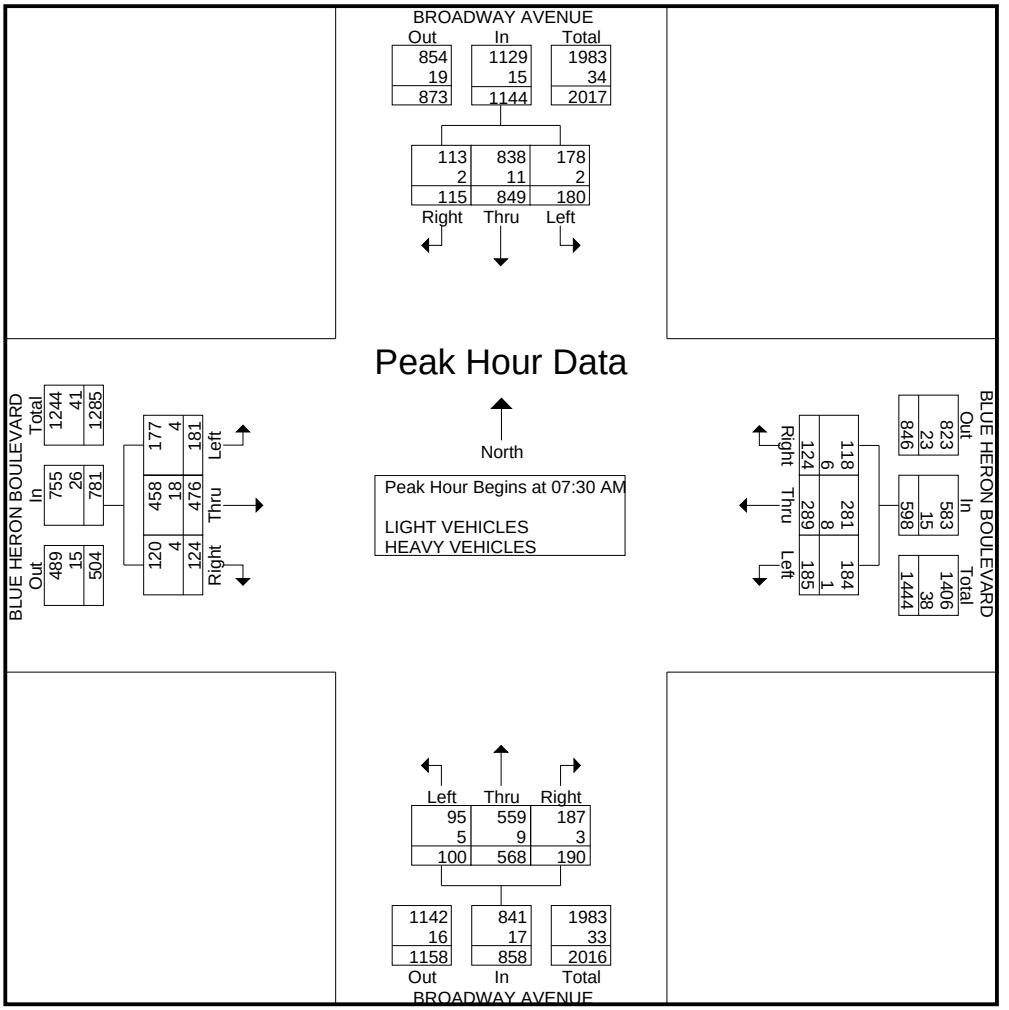
	BROADWAY AVENUE From North				BLUE HERON BOULEVARD From East				BROADWAY AVENUE From South				BLUE HERON BOULEVARD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	1	27	142	25	0	37	49	13	0	15	70	20	0	25	57	33	514
07:15 AM	1	35	188	28	0	34	70	22	0	26	101	28	0	40	97	21	691
07:30 AM	0	42	234	27	0	53	68	35	0	18	111	40	0	42	94	36	800
07:45 AM	0	44	197	31	0	41	74	33	0	28	170	51	0	40	104	33	846
Total	2	148	761	111	0	165	261	103	0	87	452	139	0	147	352	123	2851
08:00 AM	0	56	236	33	0	49	74	25	0	29	132	38	0	61	131	27	891
08:15 AM	0	38	182	24	0	42	73	31	0	25	155	61	0	38	147	28	844
08:30 AM	0	42	212	39	0	49	89	30	0	25	120	36	0	25	56	20	743
08:45 AM	0	50	157	33	0	40	58	46	0	30	100	39	0	63	147	41	804
Total	0	186	787	129	0	180	294	132	0	109	507	174	0	187	481	116	3282
04:00 PM	2	60	174	41	0	62	115	33	0	37	164	48	0	43	114	12	905
04:15 PM	0	42	137	41	0	68	154	44	0	37	164	65	0	37	123	22	934
04:30 PM	0	47	179	45	0	85	133	40	1	42	206	63	0	67	86	20	1014
04:45 PM	0	55	139	44	0	86	160	42	0	41	167	47	0	55	103	20	959
Total	2	204	629	171	0	301	562	159	1	157	701	223	0	202	426	74	3812
05:00 PM	1	36	196	39	0	79	134	39	0	29	167	42	0	54	90	33	939
05:15 PM	0	51	194	47	0	73	88	39	0	40	203	43	0	56	104	28	966
05:30 PM	1	48	166	23	0	70	112	33	0	46	184	45	0	55	106	24	913
05:45 PM	2	50	162	42	0	65	112	44	0	29	171	53	0	44	102	20	896
Total	4	185	718	151	0	287	446	155	0	144	725	183	0	209	402	105	3714
Grand Total	8	723	2895	562	0	933	1563	549	1	497	2385	719	0	745	1661	418	13659
Apprch %	0.2	17.3	69.1	13.4	0	30.6	51.3	18	0	13.8	66.2	20	0	26.4	58.8	14.8	
Total %	0.1	5.3	21.2	4.1	0	6.8	11.4	4	0	3.6	17.5	5.3	0	5.5	12.2	3.1	
LIGHT VEHICLES	8	716	2850	548	0	926	1532	540	1	488	2356	713	0	736	1621	411	13446
% LIGHT VEHICLES	100	99	98.4	97.5	0	99.2	98	98.4	100	98.2	98.8	99.2	0	98.8	97.6	98.3	98.4
HEAVY VEHICLES	0	7	45	14	0	7	31	9	0	9	29	6	0	9	40	7	213
% HEAVY VEHICLES	0	1	1.6	2.5	0	0.8	2	1.6	0	1.8	1.2	0.8	0	1.2	2.4	1.7	1.6

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BLUE HERON BOULEVARD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
Start Date : 3/28/2023
Page No : 2

	BROADWAY AVENUE From North					BLUE HERON BOULEVARD From East					BROADWAY AVENUE From South					BLUE HERON BOULEVARD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	42	234	27	303	0	**53**	68	**35**	**156**	0	18	111	40	169	0	42	94	**36**	172	800
07:45 AM	0	44	197	31	272	0	41	**74**	33	148	0	28	**170**	51	**249**	0	40	104	33	177	846
08:00 AM	0	**56**	**236**	**33**	**325**	0	49	74	25	148	0	**29**	132	38	199	0	**61**	131	27	**219**	**891**
08:15 AM	0	38	182	24	244	0	42	73	31	146	0	25	155	**61**	241	0	38	**147**	28	213	844
Total Volume	0	180	849	115	1144	0	185	289	124	598	0	100	568	190	858	0	181	476	124	781	3381
% App. Total	0	15.7	74.2	10.1		0	30.9	48.3	20.7		0	11.7	66.2	22.1		0	23.2	60.9	15.9		
PHF	.000	.804	.899	.871	.880	.000	.873	.976	.886	.958	.000	.862	.835	.779	.861	.000	.742	.810	.861	.892	.949
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	98.9	98.7	98.3	98.7	0	99.5	97.2	95.2	97.5	0	95.0	98.4	98.4	98.0	0	97.8	96.2	96.8	96.7	97.8
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	1.1	1.3	1.7	1.3	0	0.5	2.8	4.8	2.5	0	5.0	1.6	1.6	2.0	0	2.2	3.8	3.2	3.3	2.2

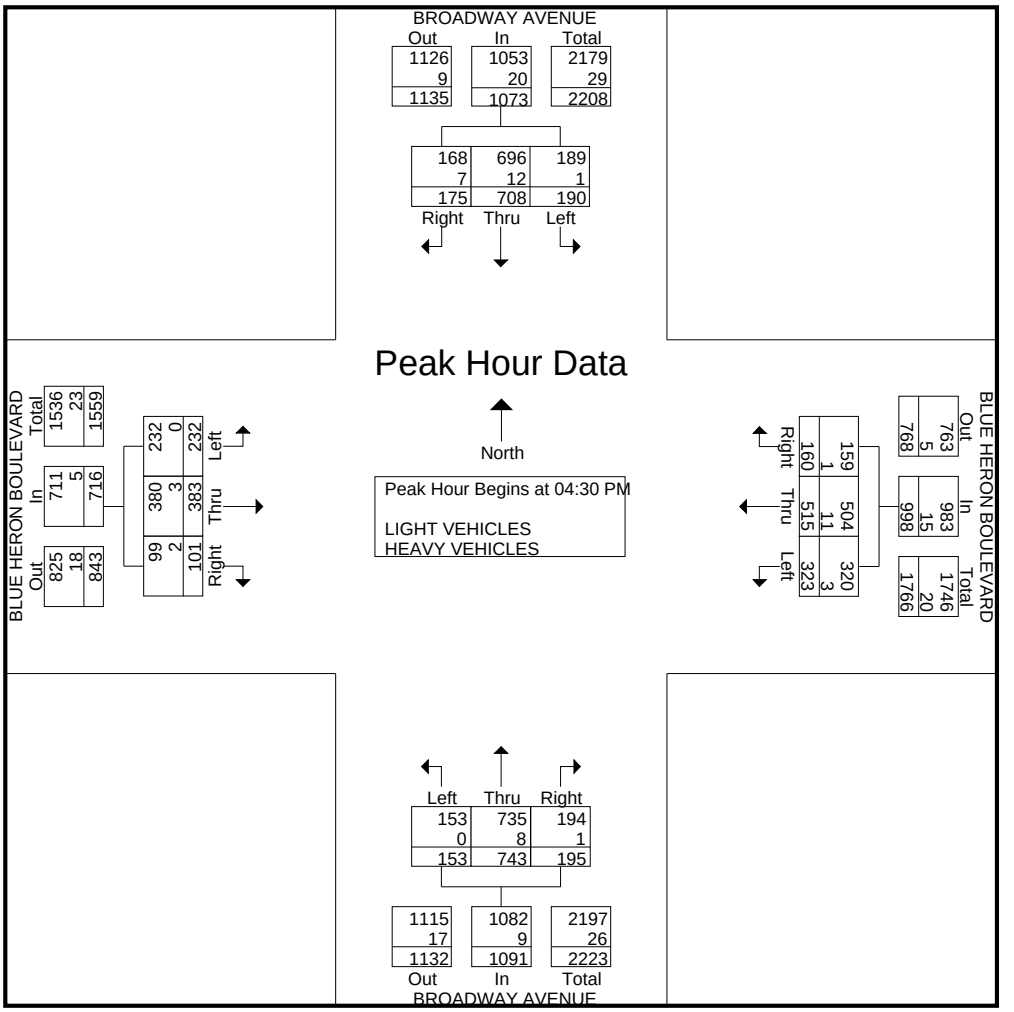


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BLUE HERON BOULEVARD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
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	BROADWAY AVENUE From North					BLUE HERON BOULEVARD From East					BROADWAY AVENUE From South					BLUE HERON BOULEVARD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	47	179	45	271	0	85	133	40	258	**1**	**42**	**206**	**63**	**312**	0	**67**	86	20	173	**1014**
04:45 PM	0	**55**	139	44	238	0	**86**	**160**	**42**	**288**	0	41	167	47	255	0	55	103	20	178	959
05:00 PM	**1**	36	**196**	39	272	0	79	134	39	252	0	29	167	42	238	0	54	90	**33**	177	939
05:15 PM	0	51	194	**47**	**292**	0	73	88	39	200	0	40	203	43	286	0	56	**104**	28	**188**	966
Total Volume	1	189	708	175	1073	0	323	515	160	998	1	152	743	195	1091	0	232	383	101	716	3878
% App. Total	0.1	17.6	66	16.3		0	32.4	51.6	16		0.1	13.9	68.1	17.9		0	32.4	53.5	14.1		
PHF	.250	.859	.903	.931	.919	.000	.939	.805	.952	.866	.250	.905	.902	.774	.874	.000	.866	.921	.765	.952	.956
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	99.5	98.3	96.0	98.1	0	99.1	97.9	99.4	98.5	100	100	98.9	99.5	99.2	0	100	99.2	98.0	99.3	98.7
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0.5	1.7	4.0	1.9	0	0.9	2.1	0.6	1.5	0	0	1.1	0.5	0.8	0	0	0.8	2.0	0.7	1.3



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VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
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Groups Printed- BICYCLES ON THE ROAD

	BROADWAY AVENUE From North				BLUE HERON BOULEVARD From East				BROADWAY AVENUE From South				BLUE HERON BOULEVARD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	3
08:15 AM	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
08:30 AM	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Total	0	0	0	0	0	2	0	0	0	0	1	1	0	1	0	0	5
04:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2
04:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	3
05:15 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	0	3	1	0	2	0	0	0	0	2	2	0	1	1	0	12
Apprch %	0	0	75	25	0	100	0	0	0	0	50	50	0	50	50	0	
Total %	0	0	25	8.3	0	16.7	0	0	0	0	16.7	16.7	0	8.3	8.3	0	

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RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
Start Date : 3/28/2023

Groups Printed- PEDESTRIANS & BIKES

	BROADWAY AVENUE From North				BLUE HERON BOULEVARD From East				BROADWAY AVENUE From South				BLUE HERON BOULEVARD From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:00 AM	0	0	0	0	2	0	0	0	1	0	1	0	1	0	1	0	6
07:15 AM	3	0	0	0	4	0	1	0	1	0	1	0	4	0	1	0	15
07:30 AM	1	0	0	0	5	0	0	0	0	0	0	0	1	0	2	0	9
07:45 AM	1	0	0	0	0	0	0	0	1	0	0	0	2	0	0	0	4
Total	5	0	0	0	11	0	1	0	3	0	2	0	8	0	4	0	34
08:00 AM	2	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	6
08:15 AM	0	0	0	0	1	0	2	0	0	0	0	0	1	0	0	0	4
08:30 AM	0	0	0	0	5	0	1	0	2	0	1	0	1	0	1	0	11
08:45 AM	0	0	0	0	1	0	2	0	1	0	0	0	1	0	0	0	5
Total	2	0	0	0	11	0	5	0	3	0	1	0	3	0	1	0	26
04:00 PM	0	0	1	0	4	0	2	0	2	0	1	0	1	0	0	0	11
04:15 PM	2	0	0	0	0	0	1	0	0	0	1	0	2	0	2	0	8
04:30 PM	0	0	1	0	1	0	0	0	1	0	0	0	4	0	5	0	12
04:45 PM	0	0	1	0	0	0	1	0	4	0	2	0	2	0	2	0	12
Total	2	0	3	0	5	0	4	0	7	0	4	0	9	0	9	0	43
05:00 PM	0	0	1	0	1	0	1	0	1	0	2	0	0	0	0	0	6
05:15 PM	1	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	3
05:30 PM	1	0	0	0	0	0	1	0	0	0	2	0	1	0	0	0	5
05:45 PM	0	0	0	0	0	0	0	0	4	0	0	0	2	0	0	0	6
Total	2	0	1	0	1	0	4	0	5	0	4	0	3	0	0	0	20
Grand Total	11	0	4	0	28	0	14	0	18	0	11	0	23	0	14	0	123
Apprch %	73.3	0	26.7	0	66.7	0	33.3	0	62.1	0	37.9	0	62.2	0	37.8	0	
Total %	8.9	0	3.3	0	22.8	0	11.4	0	14.6	0	8.9	0	18.7	0	11.4	0	

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SILVER BEACH ROAD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : silver beach & broadway
Site Code : 230058
Start Date : 3/28/2023
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Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

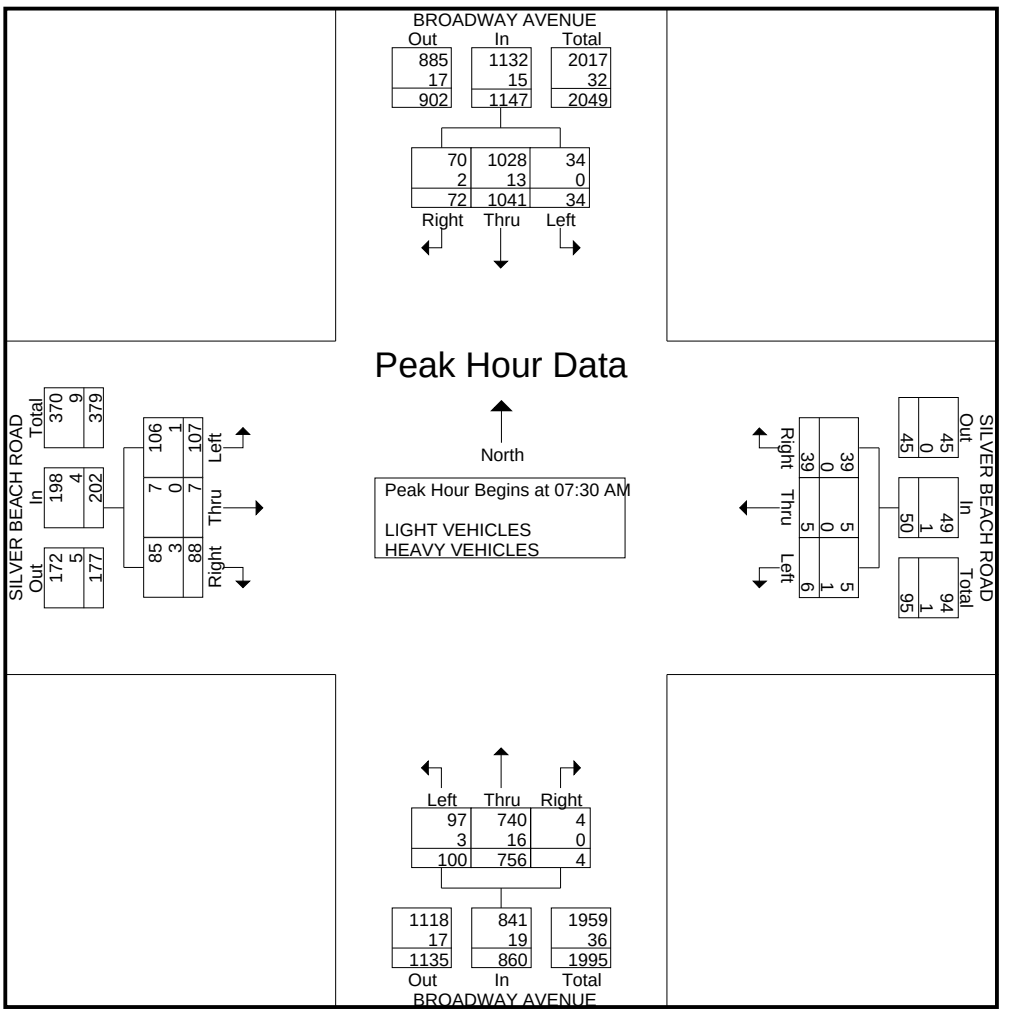
	BROADWAY AVENUE From North				SILVER BEACH ROAD From East				BROADWAY AVENUE From South				SILVER BEACH ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	8	161	7	0	1	3	6	2	15	87	3	0	7	0	16	316
07:15 AM	0	5	206	11	0	0	0	7	2	18	132	0	0	20	5	29	435
07:30 AM	0	7	257	20	0	1	0	12	1	20	184	0	0	30	1	24	557
07:45 AM	0	10	258	19	0	1	2	14	2	28	208	0	0	36	3	27	608
Total	0	30	882	57	0	3	5	39	7	81	611	3	0	93	9	96	1916
08:00 AM	0	12	280	20	0	3	0	7	1	24	176	1	0	18	1	18	561
08:15 AM	0	5	246	13	0	1	3	6	3	21	188	3	0	23	2	19	533
08:30 AM	0	5	231	11	0	1	6	12	3	20	162	0	0	12	0	17	480
08:45 AM	0	4	184	11	0	5	5	11	2	23	169	2	0	30	8	30	484
Total	0	26	941	55	0	10	14	36	9	88	695	6	0	83	11	84	2058
04:00 PM	0	10	248	28	0	24	10	15	2	27	212	2	0	12	8	23	621
04:15 PM	0	9	196	19	0	5	4	10	3	36	229	1	0	14	6	23	555
04:30 PM	0	17	211	12	0	3	4	10	3	43	252	2	0	25	2	22	606
04:45 PM	0	14	186	21	0	4	5	16	2	40	239	2	0	15	6	25	575
Total	0	50	841	80	0	36	23	51	10	146	932	7	0	66	22	93	2357
05:00 PM	1	15	248	25	0	7	11	14	1	42	231	1	0	24	8	19	647
05:15 PM	0	11	241	21	0	8	6	10	3	34	246	1	0	15	2	19	617
05:30 PM	0	23	221	22	0	3	3	12	1	32	234	0	0	13	8	19	591
05:45 PM	0	11	228	15	0	4	5	13	1	39	217	1	0	12	4	25	575
Total	1	60	938	83	0	22	25	49	6	147	928	3	0	64	22	82	2430
Grand Total	1	166	3602	275	0	71	67	175	32	462	3166	19	0	306	64	355	8761
Apprch %	0	4.1	89.1	6.8	0	22.7	21.4	55.9	0.9	12.6	86.1	0.5	0	42.2	8.8	49	
Total %	0	1.9	41.1	3.1	0	0.8	0.8	2	0.4	5.3	36.1	0.2	0	3.5	0.7	4.1	
LIGHT VEHICLES	1	165	3547	272	0	70	67	175	32	453	3126	19	0	304	62	347	8640
% LIGHT VEHICLES	100	99.4	98.5	98.9	0	98.6	100	100	100	98.1	98.7	100	0	99.3	96.9	97.7	98.6
HEAVY VEHICLES	0	1	55	3	0	1	0	0	0	9	40	0	0	2	2	8	121
% HEAVY VEHICLES	0	0.6	1.5	1.1	0	1.4	0	0	0	1.9	1.3	0	0	0.7	3.1	2.3	1.4

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	BROADWAY AVENUE From North					SILVER BEACH ROAD From East					BROADWAY AVENUE From South					SILVER BEACH ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	7	257	**20**	284	0	1	0	12	13	1	20	184	0	205	0	30	1	24	55	557
07:45 AM	0	10	258	19	287	0	1	2	**14**	**17**	2	**28**	**208**	0	**238**	0	**36**	**3**	**27**	**66**	**608**
08:00 AM	0	**12**	**280**	20	**312**	0	**3**	0	7	10	1	24	176	1	202	0	18	1	18	37	561
08:15 AM	0	5	246	13	264	0	1	**3**	6	10	**3**	21	188	**3**	215	0	23	2	19	44	533
Total Volume	0	34	1041	72	1147	0	6	5	39	50	7	93	756	4	860	0	107	7	88	202	2259
% App. Total	0	3	90.8	6.3		0	12	10	78		0.8	10.8	87.9	0.5		0	53	3.5	43.6		
PHF	.000	.708	.929	.900	.919	.000	.500	.417	.696	.735	.583	.830	.909	.333	.903	.000	.743	.583	.815	.765	.929
LIGHT VEHICLES			1028																		
% LIGHT VEHICLES	0	100	98.8	97.2	98.7	0	83.3	100	100	98.0	100	96.8	97.9	100	97.8	0	99.1	100	96.6	98.0	98.3
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.2	2.8	1.3	0	16.7	0	0	2.0	0	3.2	2.1	0	2.2	0	0.9	0	3.4	2.0	1.7

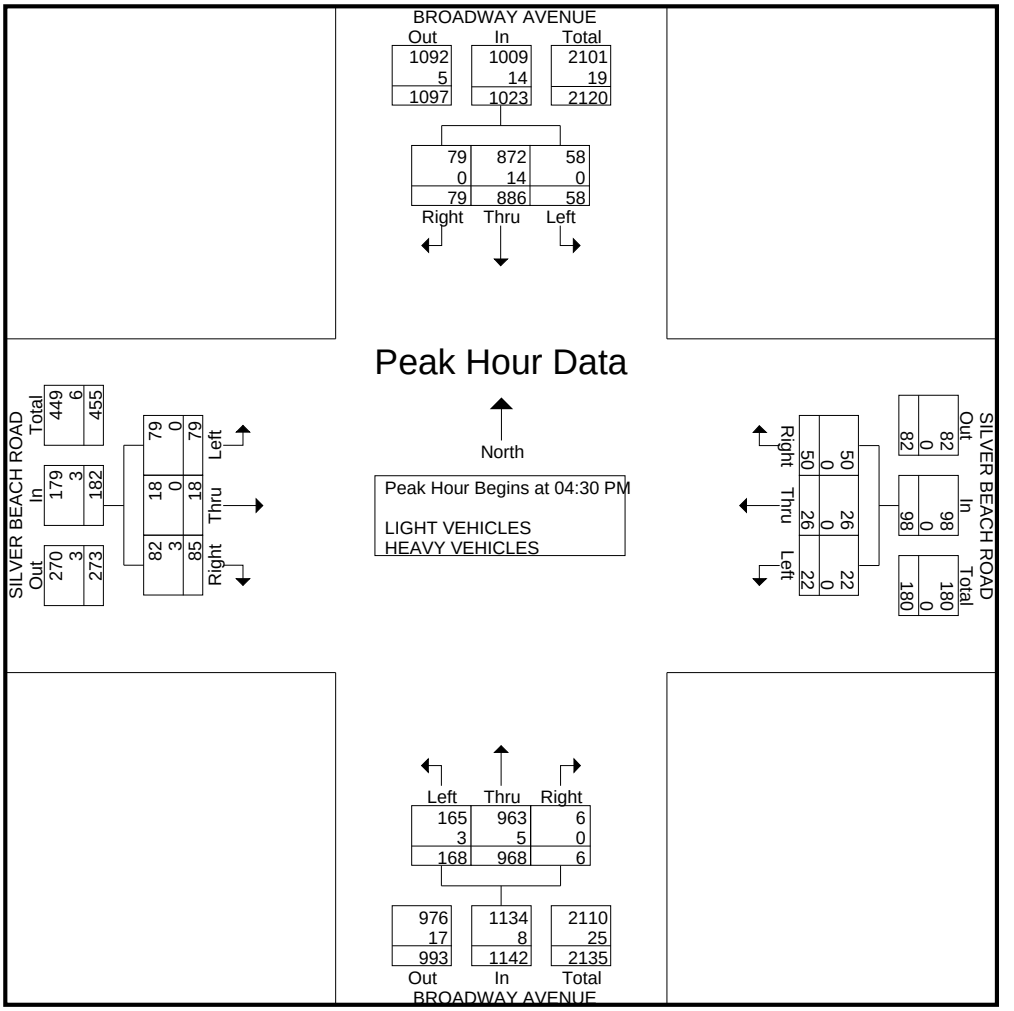


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	BROADWAY AVENUE From North					SILVER BEACH ROAD From East					BROADWAY AVENUE From South					SILVER BEACH ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	**17**	211	12	240	0	3	4	10	17	**3**	**43**	**252**	**2**	**300**	0	**25**	2	22	49	606
04:45 PM	0	14	186	21	221	0	4	5	**16**	25	2	40	239	2	283	0	15	6	**25**	46	575
05:00 PM	**1**	15	**248**	**25**	**289**	0	7	**11**	14	**32**	1	42	231	1	275	0	24	**8**	19	**51**	**647**
05:15 PM	0	11	241	21	273	0	**8**	6	10	24	3	34	246	1	284	0	15	2	19	36	617
Total Volume	1	57	886	79	1023	0	22	26	50	98	9	159	968	6	1142	0	79	18	85	182	2445
% App. Total	0.1	5.6	86.6	7.7		0	22.4	26.5	51		0.8	13.9	84.8	0.5		0	43.4	9.9	46.7		
PHF	.250	.838	.893	.790	.885	.000	.688	.591	.781	.766	.750	.924	.960	.750	.952	.000	.790	.563	.850	.892	.945
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	100	98.4	100	98.6	0	100	100	100	100	100	98.1	99.5	100	99.3	0	100	100	96.5	98.4	99.0
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.6	0	1.4	0	0	0	0	0	0	1.9	0.5	0	0.7	0	0	0	3.5	1.6	1.0



Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SILVER BEACH ROAD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : silver beach & broadway
Site Code : 230058
Start Date : 3/28/2023

Groups Printed- BICYCLES ON THE ROAD

	BROADWAY AVENUE From North				SILVER BEACH ROAD From East				BROADWAY AVENUE From South				SILVER BEACH ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:30 AM	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2
Total	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
05:15 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Grand Total	0	1	1	0	0	0	0	2	0	0	0	1	0	0	0	1	6
Apprch %	0	50	50	0	0	0	0	100	0	0	0	100	0	0	0	100	
Total %	0	16.7	16.7	0	0	0	0	33.3	0	0	0	16.7	0	0	0	16.7	

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SILVER BEACH ROAD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : silver beach & broadway
Site Code : 230058
Start Date : 3/28/2023

Groups Printed- PEDESTRIANS & BIKES

	BROADWAY AVENUE From North				SILVER BEACH ROAD From East				BROADWAY AVENUE From South				SILVER BEACH ROAD From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
07:30 AM	0	0	0	0	4	0	0	0	0	0	0	0	3	0	1	0	8
07:45 AM	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	3
Total	0	0	0	0	5	0	1	0	1	0	1	0	4	0	2	0	14
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
08:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	1	0	3
08:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	2
08:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	3
Total	0	0	2	0	0	0	1	0	0	0	0	0	5	0	1	0	9
04:00 PM	0	0	1	0	2	0	0	0	1	0	0	0	1	0	0	0	5
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
04:45 PM	1	0	0	0	1	0	0	0	1	0	0	0	1	0	1	0	5
Total	1	0	1	0	3	0	0	0	2	0	0	0	4	0	1	0	12
05:00 PM	0	0	1	0	0	0	1	0	1	0	0	0	2	0	1	0	6
05:15 PM	0	0	0	0	0	0	1	0	1	0	2	0	1	0	0	0	5
05:30 PM	1	0	0	0	0	0	0	0	1	0	1	0	1	0	2	0	6
05:45 PM	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
Total	3	0	1	0	0	0	2	0	3	0	3	0	5	0	3	0	20
Grand Total	4	0	4	0	8	0	4	0	6	0	4	0	18	0	7	0	55
Apprch %	50	0	50	0	66.7	0	33.3	0	60	0	40	0	72	0	28	0	
Total %	7.3	0	7.3	0	14.5	0	7.3	0	10.9	0	7.3	0	32.7	0	12.7	0	

TPS DATABASE SHEETS AND 2022 LINK COUNT DATA

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: Blue Heron Blvd W
N-S STREET: Old Dixie Hwy
TIME PERIOD: AM
GROWTH RATE: 0.66%
SIGNAL ID: 20240

COUNT DATE: 12/10/2020
CURRENT YEAR: 2020
ANALYSIS YEAR: 2027
PSF: 1.03

Report Created
8/15/2022

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume														
Committed Developments													Type	% Complete
Australian Plaza	1	1	0	0	4	0	2	0	0	0	0	4	NR	0%
UPS Distribution Center	0	1	0	0	2	0	1	0	0	0	0	1	NR	0%
Avenir	0	11	0	0	11	0	0	0	0	0	0	0	Res	0%
Champs Charter School	0	0	4	1	0	0	3	2	1	0	3	0	NR	65%
Palm Beach Outlets	0	2	0	0	2	0	0	0	0	0	0	0	NR	72%
1301 President Barack Obama	0	0	4	1	0	0	1	1	0	0	2	0	NR	0%
Total Committed Developments	1	15	8	2	19	0	7	3	1	0	5	5		
Total Committed Residential	0	11	0	0	11	0	0	0	0	0	0	0		
Total Committed Non-Residential	1	4	8	2	8	0	7	3	1	0	5	5		
Double Count Reduction	0	1	0	0	2	0	0	0	0	0	0	0		
Total Discounted Committed	1	14	8	2	17	0	7	3	1	0	5	5		

Input Data

E-W Street: Blue Heron Blvd W
N-S STREET: Old Dixie Hwy
TIME PERIOD: PM
GROWTH RATE: 0.66%
SIGNAL ID: 20240

COUNT DATE: 12/10/2020
CURRENT YEAR: 2020
ANALYSIS YEAR: 2027
PSF: 1.03

Report Created
8/15/2022

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume														
Committed Developments													Type	% Complete
Australian Plaza	14	14	7	0	11	0	6	0	0	0	0	11	NR	0%
UPS Distribution Center	1	2	1	0	1	0	0	0	0	0	0	0	NR	0%
Avenir	0	13	0	0	16	0	0	0	0	0	0	0	Res	0%
Champs Charter School	0	0	1	0	0	0	2	1	1	0	1	0	NR	65%
Palm Beach Outlets	0	10	0	0	9	0	0	0	0	0	0	0	NR	72%
1301 President Barack Obama	0	0	2	0	0	0	5	2	1	0	1	0	NR	0%
Total Committed Developments	15	39	11	0	37	0	13	3	2	0	2	11		
Total Committed Residential	0	13	0	0	16	0	0	0	0	0	0	0		
Total Committed Non-Residential	15	26	11	0	21	0	13	3	2	0	2	11		
Double Count Reduction	0	3	0	0	4	0	0	0	0	0	0	0		
Total Discounted Committed	15	36	11	0	33	0	13	3	2	0	2	11		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Broadway | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Blue Heron Blvd W | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Midpoint
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%
Total Committed Developments	41	6	35	48	36	13		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	41	6	35	48	36	13		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	41	6	35	48	36	13		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	161	63	98	191	110	82		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Broadway | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Midpoint | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Silver Beach Rd
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%
Total Committed Developments	41	6	35	48	36	13		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	41	6	35	48	36	13		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	41	6	35	48	36	13		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	161	63	98	191	110	82		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Silver Beach Rd | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Midpoint
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1944	921	1025	2327	1204	1123		
Peak Volume	1944	921	1025	2327	1204	1123		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1944	921	1025	2327	1204	1123		
Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	30	5	25	35	26	9		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	30	5	25	35	26	9		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	30	5	25	35	26	9		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	150	62	88	178	100	78		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Midpoint | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Park Ave
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1944	921	1025	2327	1204	1123		
Peak Volume	1944	921	1025	2327	1204	1123		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1944	921	1025	2327	1204	1123		
Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	30	5	25	35	26	9		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	30	5	25	35	26	9		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	30	5	25	35	26	9		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	150	62	88	178	100	78		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Park Ave | 1/4/2023
ANALYSIS YEAR: 2028 | TO: MIDPOINT
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR	0%
Total Committed Developments	24	4	20	27	20	7		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	24	4	20	27	20	7		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	24	4	20	27	20	7		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	144	61	83	170	94	76		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	5L							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Northlake Blvd | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Northlake Blvd
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR	0%
Total Committed Developments	24	4	20	27	20	7		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	24	4	20	27	20	7		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	24	4	20	27	20	7		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	144	61	83	170	94	76		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	4LD							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Item VII. F

For Staff Use Only

City of Riviera Beach Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404 Phone: (561) 845-4060 Fax : (561) 845-4038	**Date:** **Case Number:**
	Project Title:
	Fee Paid: **Notices Mailed:**
	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): City of Riviera Beach

Mailing Address: 600 West Blue Heron Blvd.

Property Address: 3501 Broadway

Name of Applicant (if other than owner): Thomas J. Baird, Esq. as Agent for Foundcare

Home: ( ) Work: (561) 650-8232 Fax: ( )

E-mail Address:

PLEASE ATTACH LEGAL DESCRIPTION

PROPERTY

Future Land Use Map Designation: C/R Current Zoning Classification: Downtown / General / RS-8

Square footage of site: 1.3425 acres Property Control Number (PCN): 56-43-42-28-00-001-0160

Type and gross area of any existing non residential uses on site: None

Gross area of any proposed structure: 20,000 sf - 2-story

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: N/A

Briefly describe use of adjoining property: North: Commercial

South: Residential

East: Broadway ROW

West: Vacant Residential

REZONE

Requested Zoning Classification: CG General Commercial

Is the requested zoning classification contiguous with existing? to the North / East - Yes

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: Vacant land

Proposed Use: Incubator space/Pharmacy /Medical/Clinical & Dental

Land Use Designation: Commercial/Residential

Requested Land Use: Commercial

Adjacent Land Uses: North: Commercial South: Residential

East: Commercial West: Residential

Size of Property Requesting Land Use Change:

SPECIAL EXCEPTION

Describe the intended use requiring a Special Exception: N/A

Provide specific LDR ordinance section number and page number: -

How does intended use meet the standards in the Land Development Code?

By developing the Property in accordance with Art III of Chapter 31 (Site Plan) and rezoning the residential portion of the Property to Commercial.

Demonstrate that proposed location and site is appropriate for requested use:

The Property is located in the Downtown General / RS-t residential zoning district. As such, the development of a 2-store building with a medical/dental clinic, pharmacy and incubator space is consistent with the zoning.

Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods: The proposed building will be sited and buffered to minimize conflicts with adjacent uses, particularly the adjacent residential uses.

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

The building site will be developed in accordance with, or exceeding code.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

There are no known or potential hazards, problems or nuisances.

Demonstrate how utilities and other service requirements of the use can be met:

The site is an urbanized area and all public/private utility providers will be contacted and approvals obtained.

Demonstrate how the impact of traffic generated will be handled:

On-site: See Site Plan for internal circulation and parking

Off-Site: Traffic will be handled in accordance with the approved traffic study by PBC.

Other:

VARIANCE

Describe the Variance sought: N/A

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:

The property will be developed with a two-story building with uses including 2,500 s.f. of incubator spae, a 5,000 s.f. pharmacy on the ground floor and a dental clinic on the 2nd floor.

Demonstrate that proposed use is appropriate to site:

This is a highly urbanized "downtown" area of the City. Incubator space will be available for business development. The health center will serve the greater Riviera Beach Area.

Demonstrate how drainage and paving requirement will be met:

The drainage will meet the requirements of the City and other reviewing agencies

Demonstrate any landscaping techniques to visually screen use from adjacent uses:

The landscaping plan will meet or exceed code.

Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:

There are non known or potential hazards, problems or nuisances.

Demonstrate how utilities and other service requirements of the use can be met:

The site is in a highly urbanized area and all utility providers will be contacted and permits obtained.

Demonstrate how the impact of traffic generated will be handled:

On-site: See Site Plan for internal circulation and parking.

Off-site: Traffic will be handled in accordance with the approved traffic study.

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

February 7, 2023

Date

AGENT AUTHORIZATION FORM

Owner(s) of Record: City of Riviera Beach / See attached letter

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared _____

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:

the street address of which is: _____

and that we hereby appoint:

Name: _____

Address: _____

_____

Telephone: _____

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

OWNER/APPLICANT SIGNATURE AUTHORIZATION

PROJECT NAME: **FoundCare, Inc. (Federally Qualified Health Center)**

The City of Riviera Beach (City), the owner of real property located at 3501 Broadway, Riviera Beach, Florida (Property) hereby designates and authorizes the agent(s) listed below to act on behalf of the City, as its agent(s) in the processing of any required application(s) for the permitting, platting, zoning or rezoning, site planning of the Property, and the vacation and abandonment of W. 35th Street and Avenue E. Pursuant to City Resolution No. 076-22 (adopted on September 21, 2022) approving a Ground Lease between the City and FoundCare, Inc., the below-listed agent(s) may perform any requirements which may be necessary to procure the permit(s), platting, zoning or rezoning, site plan and vacation and abandonment of W. 35th Street and Avenue E.

Printed Name(s) and Signature(s) of Authorized Agent(s)

Print Name: Thomas J. Baird

Signature: _____

Print Name: FoundCare, Inc.

Signature: _____ (RIK PAVLESCAK), its Chief Administrative Officer

Printed Name of Owner: ~~City of Riviera Beach, Florida~~

Signature of Owner: _____

Title: City Manager

Date: 1/18/23

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

OWNER/APPLICANT SIGNATURE AUTHORIZATION

PROJECT NAME: **FoundCare, Inc. (Federally Qualified Health Center)**

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Printed Name(s) and Signature(s) of Authorized Agent(s)

Print Name: Thomas J. Baird

Signature: _____

Print Name: FoundCare, Inc.

Signature: _____ (RIK PAVLESCAK), its Chief Administrative Officer

Printed Name of Owner: ~~City of Riviera Beach, Florida~~

Signature of Owner: _____

Title: City Manager

Date: 1/18/23

STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

November 2, 2023

VIA PROJECT PORTAL
City of Riviera Beach
Planning and Zoning Division

Re: Foundcare Inc.
Project Narrative

This firm represents Foundcare Inc. (“applicant”), the lessee of 3501 Broadway, Riviera Beach, FL 33404, collectively referred to as the “Property.” The applicant is seeking approval for a new Foundcare Clinic (“Project”) in the Downtown General (“DG”) zoning District. Here, we provide a narrative outlining the project's compliance with the City of Riviera Beach (“City”) Land Development Code (“LDC”) and a description of the project.

The project is situated within the City of Riviera Beach along Broadway, spanning between west 37th street and west 34th street. The Property comprises approximately 2.5245 acres or 109,964 square feet and is divided into two parcels of land:

Parcel 1: A parcel of land in government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, currently zoned for Downtown General District (“DG”).

Parcel 2: Lots 1 to 8, inclusive of Block 1, White Caps Subdivision, according to the plat on file in the office of the clerk of the circuit court in and for Palm Beach County, Florida, as recorded in Plat Book 24, Page 19. This parcel is a portion of the plat of White Caps, recorded in Plat Book 24, Page 39 of the public records of Palm Beach County, Florida, and is currently zoned for Two Family Dwelling District (RD-15).

Downtown General District (“DG”) permits various uses within the zoning district, including residential, professional office (provided), retail establishments (provided), daycare, nursing or convalescent homes and adult living facilities (ALF), churches and their educational buildings, civic open spaces (provided), and community gardens.

The Property has an existing 30’ N. 35th Street Right of Way which is being abandoned under AB- 23-0002, and this site plan application is also being processed alongside a re-plat submission under PA-23-0008.

Foundcare, Inc. will establish a federally qualified health center to enhance healthcare accessibility for Riviera Beach city residents and underserved populations. The facility will consist of two stories with a total area of approximately 20,000 square feet. This includes a 15,000 square feet health center and 5,000 square feet of shell space for two accessory spaces serving as business incubators.

tel: (954) 627-9180
fax: (954) 627-9189

201 East Las Olas Boulevard
Fort Lauderdale, FL 33301

www.stiles.com

The ground floor will house the shell space for two accessory incubation spaces with access and storefronts facing Broadway. The health center will feature a reception area, dental rooms, pharmacy, conference room, laboratory and testing rooms, and electrical/IT rooms.
The second level will have medical exam rooms, sterilization facilities, an additional lab room, offices, and a large waiting area. The project will include parking facilities, landscaping, and hardscaping that exceed local code requirements.

The Project meets all City's requirements, including a ground story height between 10'-18' (provided at 14'-0"), no mezzanines or parking garages (none provided), and a flat roof with 42" parapets (minimum parapet height provided is 42"). All roof equipment is properly screened from view by the parapets.

The Project incorporates a modified bracketed balcony frontage. Instead of traditional balconies with railings, the second-level overhang over the ground-level entrance is enclosed. The two entrances for the incubation spaces at the ground level are 52'-1" apart, where the maximum allowed distance is 75'. Civic space provided is a combination of green space with a meandering sidewalk along the dry retention area for afternoon walks, and small plaza spaces at all ground-level building entrances, complete with benches, bike racks, and trash receptacles.

We are exited for Foundcare Inc. to be introduced to the City of Riviera Beach/ Please let us know if you have any questions or need additional information.

Respectfully,

Adriana Murillo

Adriana Murillo
Sr. Project Manager
Stiles Architectural Group

CFN 20180424092
OR BK 30236 PG 494
RECORDED 11/08/2018 08:57:15
Palm Beach County, Florida
AMT 500,000.00
DEED DOC 3,500.00
Sharon R. Bock
CLERK & COMPTROLLER
Pgs 0494-0496; (3Pgs)

This Document Prepared By
Steven M. Singer, Esq.
Law Offices of Steven M. Singer, P. A.
7901 SW 6th Court, Suite 305
Plantation, FL 33324

And Upon Recording Return to:
Steven M. Singer, Esq.
Law Offices of Steven M. Singer, P. A.
7901 SW 6th Court, Suite 305
Plantation, FL 33324

Parcel ID Number: 56-43-42-28-00-001-0160
Parcel ID Number: 56-43-42-28-30-001-0010

NOT A CERTIFIED COPY

CORPORATE DEED

THIS CORPORATE DEED, made this 26 day of October, 2018 A.D., between J & B Motel Corp., a Florida corporation, whose address is 7901 SW 6th Court, Suite 305, Plantation, FL 33324 ("Grantor"), and City of Riviera Beach with an address of 600 W. Blue Heron Blvd., Riviera Beach, FL 33404 ("Grantee").

(Wherever used herein the terms Grantor and Grantee shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

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·

See Exhibit "A" Attached hereto

A/K/A 3501 Broadway, Riviera Beach, FL 33407

TOGETHER WITH (i) any and all structures and improvements on the Property; and (ii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey said Property; the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand(s) and seal(s), the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness Maigen Bell

Witness

J & B Motel Corp.

By: Alan Sorota
Alan Sorota, President

STATE OF COLORADO
COUNTY OF BOULDER

The foregoing instrument was acknowledged before me this 26 day of October, 2018, by Alan Sorota, President of J & B Motel Corp., a Florida corporation, ( ) who is personally known to me or ( ) who has produced Colorado Driver License as identification.

Print Name: Maigen Bell
Notary Public, State of Colorado

My Commission Expires: August 12, 2022

MAIGEN BELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144031558
MY COMMISSION EXPIRES AUGUST 12, 2022

NOT A CERTIFIED COPY

EXHIBIT "A"

A parcel of land in Government Lot 1, Section 28, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Beginning at the intersection of the West line of Government Lot 1 of said Section 28, with a line parallel to and 635 feet Southerly from (measured at right angles), the North line of said Section 28; thence Easterly along said parallel line 909.75 feet to the Point of Beginning and the NW corner of the herein described parcel; thence Southerly at right angles to said parallel line 200 feet; thence Easterly parallel to and 835 feet Southerly from (measured at right angles), the North line of said Section 28, 311.28 feet, more or less, to the Westerly right-of-way line of State Road No. 5, according to the Plat of said right-of-way filed in County Road Plat Book 1, Page(s) 52, Palm Beach County Records; thence Northerly along said Westerly right-of-way line, 200.4 feet, more or less, to a point in said line parallel to and 635 feet South of the North line of said Section 28; thence Westerly along said last mentioned parallel line, 324.4 feet, more or less, to the Point of Beginning.

AND

Lots 1 to 8, inclusive, Block 1, Whitecaps Subdivision, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, as recorded in Plat Book 24, page 39.

NOT A CERTIFIED COPY

(OFFICIAL RECORD BOOK 30236, PAGE 496)

A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAYLINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19.

(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAYMAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO

A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

To whom it may concern,

This letter is to confirm that The Goode Companies of Florida, Inc., will be the waste hauler for Found Care. Also,a representative surveyed the siteplans and confirmed that the location of the contanier is perfect.

Should you have any questions, feel free to reach out to us directly.

Thanks so much for your time and attention to this matter.

Best,

Christopher McAfee

Admin. Liaison

The Goode Companies of Florida, Inc.

2001 Broadway, Suite 500

Riviera Beach, Florida 33404

tunderdue@goodecompanies.com

(Office) 561-530-4060

(Cell) 786-788-3485

(Fax) 561-249-2396

LEGAL DESCRIPTION
(OFFICIAL RECORD BOOK 30236, PAGE 496)
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19

LEGAL DESCRIPTION
(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

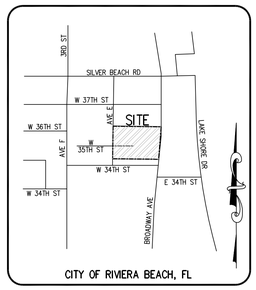
SECTION 6. BASE TITLE INFORMATION AND OTHER ENCUMBRANCES:

1. WHITE CAPS SUBDIVISION, AS RECORDED IN PLAT BOOK 24, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **SHOWN HEREON.**

2. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED IN DEED BOOK 402, PAGE 527, TOGETHER WITH CONFIRMATION OF EASEMENT, RECORDED IN DEED BOOK 510, PAGE 279, AS AFFECTED BY THAT PARTIAL RELEASE OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 1125, AND THAT PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **DOES NOT AFFECT THE SUBJECT PROPERTY, NOT PLOTTABLE.**

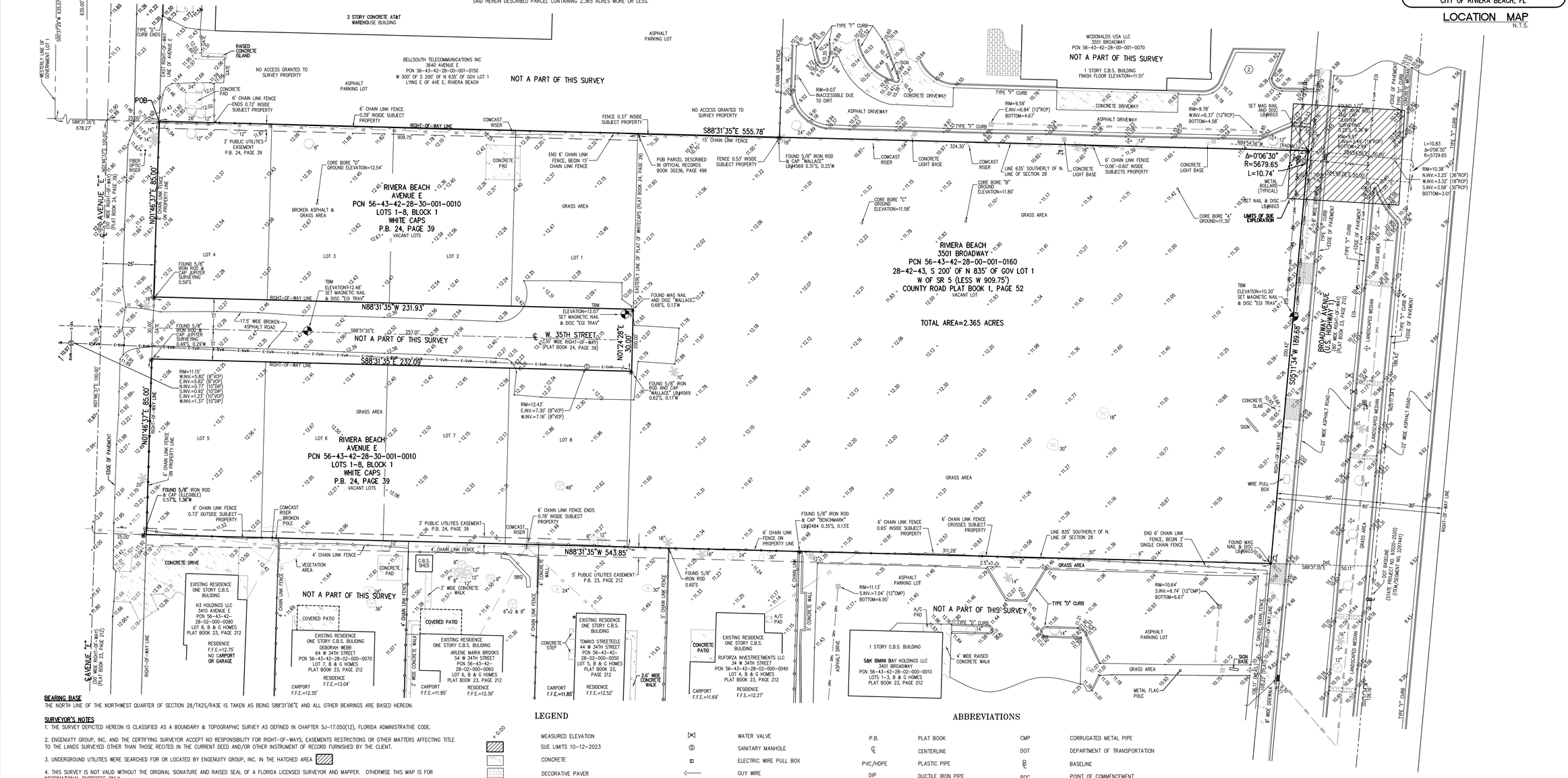
NOTE: ROAD BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

GRAPHIC SCALE
0 20' 30' 40'
SCALE: 1"=20'



CITY OF RIVIERA BEACH, FL

LOCATION MAP
N.T.S.



BEARING BASE
THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 28/T42S/R43E IS TAKEN AS BEING S88°31'06"E AND ALL OTHER BEARINGS ARE BASED HERETO.

SURVEYOR'S NOTES
1. THE SURVEY DEPICTED HEREON IS CLASSIFIED AS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050(12), FLORIDA ADMINISTRATIVE CODE.

2. ENGENUITY GROUP, INC. AND THE CERTIFYING SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHT-OF-WAYS, EASEMENTS RESTRICTIONS OR OTHER MATTERS AFFECTING TITLE TO THE LANDS SURVEYED OTHER THAN THOSE RECITED IN THE CURRENT DEED AND/OR OTHER INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

3. UNDERGROUND UTILITIES WERE SEARCHED FOR OR LOCATED BY ENGENUITY GROUP, INC. IN THE HATCHED AREA

4. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.

5. LAST DATE OF FIELD SURVEY: OCTOBER 11, 2023.

6. ALL DISTANCES SHOWN HEREON ARE IN U.S. FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ACCURACY STATEMENT: A FIELD SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES FOR TOPOGRAPHIC SURVEYS. THE ACCURACY OF CONTROL DATA WAS VERIFIED BY REDUNDANT MEASUREMENTS OF TRAVERSE CLOSURES AND EXCEEDS COMMERCIAL/HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET.

9. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/240 OR SMALLER.

10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH REPORT PREPARED BY STATEWIDE LAND TITLE INC., UNDER SLTI FILE NUMBER 19-16387, WITH AN EFFECTIVE DATE OF APRIL 28, 2019 AT 8:00 AM.

11. THE SYMBOLS ARE NOT AT THE SAME SCALE AS THE DRAWING IN ORDER TO SHOW GREATER DETAIL.

12. THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION X (BASE FLOOD ELEVATION IS NOT AVAILABLE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12099C0391F, WITH A DATE OF IDENTIFICATION OF OCTOBER 5 2017, FOR COMMUNITY NO. 125142, IN PALM BEACH COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE FLOOD ZONE IS NOT SHOWN GRAPHICALLY.

13. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AND REFERENCE THE FOLLOWING BENCHMARK:

SOURCE BENCHMARK:
NAME: U 402
STAMPED: U 402 1991 ELEVATION= 22.247' NGVD 1929

IN RIVIERA BEACH, AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND SILVER BEACH ROAD, 10.0 M (32.8 FT) SOUTHEAST OF AND LEVEL WITH THE ROAD CENTERLINE, 8.1 M (26.6 FT) NORTHEAST OF THE NEAR RAIL. NOTE: ACCESS TO THE DATUM POINT IS THROUGH A 5-INCH LOGO CAP. A STAINLESS STEEL ROD SET TO A DEPTH OF 17.6 METERS ENCASED IN A PIPE FLUSH WITH THE GROUND. THE STATION IS A NATIONAL GEODETIC SURVEY VERTICAL CONTROL FLANGE-ENCASED STAINLESS STEEL ROD IN A SLEEVE WITH THE FLANGE STAMPED "U 402 1991". THE STATION IS LOCATED 18.50 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF SILVER BEACH ROAD, 31.70 FEET NORTH-NORTHWEST OF THE NORTHWEST CORNER OF A METAL D.O.T. SHED MARKED SILVER BEACH DOT #272389V389.

LEGEND

× 0.00	MEASURED ELEVATION
	SUE LIMITS 10-12-2023
	CONCRETE
	DECORATIVE PAVER
	BRICK PAVERS
	CONCRETE LIGHT POLE
	INFORMATION SIGN (SINGLE POST)
	INFORMATION SIGN (DOUBLE SIDED)
— o —	CHAIN LINK FENCE
	IRRIGATION CONTROL VALVE
T.B.M.	TEMPORARY BENCHMARK
	GAS VALVE
	LIGHT POLE
	CATCH BASIN
—OE—	OVERHEAD ELECTRIC WIRES
—DRN—	EXISTING UNDERGROUND DRAINAGE
—E-SWR—	EXISTING UNDERGROUND SEWER
—UE—	UNDERGROUND ELECTRIC
—COMM—	UNDERGROUND COMMUNICATION
—E-WM—	UNDERGROUND WATER
—UNK—	UNDERGROUND UNKNOWN LINE
	WATER VALVE
	SANITARY MANHOLE
	ELECTRIC WIRE PULL BOX
	GUY WIRE
	CATCH BASIN INLET
	UTILITY POLE
	BACK FLOW PREVENTOR
	CLEAN OUT
	FIRE HYDRANT
	NUMBER OF PARKING SPACES
	DRAINAGE MANHOLE
	WATER METER
	VEGETATION

TREE LEGEND

12"	ORNAMENTAL TREE AND DIAMETER
12"	PALM TREE AND DIAMETER
12"	MANGO TREE AND DIAMETER
12"	OAK AND DIAMETER
12"	FIG TREE AND DIAMETER
12"	BLACK OLIVE TREE AND DIAMETER

ABBREVIATIONS

P.B.	PLAT BOOK	CMP	CORRUGATED METAL PIPE
℄	CENTERLINE	DOT	DEPARTMENT OF TRANSPORTATION
PVC/HDPE	PLASTIC PIPE	℄	BASELINE
DIP	DUCTILE IRON PIPE	POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE	POB	POINT OF BEGINNING
VCP	VITRIFIED CLAY PIPE	C.B.S.	CONCRETE BLOCK STRUCTURE
F.F.E.	FINISH FLOOR ELEVATION	MEAS.	MEASURED
INV.	INVERT	L	LENGTH
PCN	PARCEL CONTROL NUMBER	R	RADIUS
A/C	AIR-CONDITIONING	Δ	DELTA
LB	LICENSED BUSINESS		

ALL ELEVATIONS ARE BASED ON NGVD 1929

NO.	DATE	REVISIONS	BY
1	10/12/23	ADDED SUE AND FEMA INFORMATION	MW

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FOUNDCARE, INC
3501 BROADWAY AVE, RIVIERA BEACH

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY FOR:

engenuity group inc.
A Higher Standard of Excellence
Engineers • Surveyors • GIS Mappers
1280 CONGRESS AVE #101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390
WWW.ENGENUITYGROUP.COM

Y:\Land Projects RX\22059.01 3501 Broadway-Foundcare\Dwg\22059.01-13 foundcare SUE addition.dwg 10/12/2023 10:52:58 AM EDT

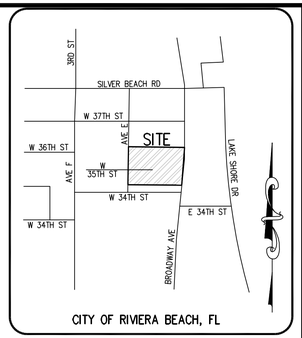
DATE	08-03-2022
SCALE	1"=20'
CAD FILE	22059.01
SSK PROJECT	22059.01
DRAWN	EGI STAFF
CHECKED	J. MALIN
SHEET NO.	1 of 1
JOB NO.	22059.01

Andre Rayman
Digitally signed by Andre Rayman
Date: 2023.10.12 11:27:47 -04'00'
C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB#6603

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



LOCATION MAP
N.T.S.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 202_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY: _____
DEPUTY CLERK

CLERK

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF RIVIERA BEACH PURSUANT TO CHAPTER 189, FLORIDA STATUTES, OWNER OF THE LAND SHOWN HEREON _____, A SUBDIVISION IN SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF RIVIERA BEACH, PALM BEACH COUNTY, FLORIDA, BEING, IN PART, A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION", LOTS 1 THROUGH 8, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1 AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88°31'35"W A DISTANCE OF 543.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 200.00' TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 109,964 SQUARE FEET (2.524 ACRES) MORE OR LESS.

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

1. DEVELOPMENT PARCEL DEDICATION:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR _____, THEIR 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 _____, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF RIVIERA BEACH.

IN WITNESS WHEREOF, CITY OF RIVIERA BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED OFFICER, THIS _____ DAY OF _____, 202_.

CITY OF RIVIERA BEACH

BY: _____
(NAME)
(TITLE)

_____
WITNESS

_____
PRINT NAME

_____
WITNESS

_____
PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL 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 _____, 2023.

MY COMMISSION EXPIRES: _____
(DATE)

BY: _____
NOTARY PUBLIC

PRINT NAME: _____

COMMISSION NUMBER: _____

NOTARY STAMP

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, 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 THE CITY OF RIVIERA BEACH; THAT CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: _____ DATE: _____

_____
PRINT NAME

CITY OF RIVIERA BEACH APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF RIVIERA BEACH, FLORIDA

THIS _____ DAY OF _____, 202_.

BY: _____
RONNIE L. FELDER, MAYOR

BY: _____
TAWANNA KING, CMC, FCRM, CITY CLERK

BY: _____
TERRENCE N. BAILEY, PE, CITY ENGINEER

REVIEWING SURVEYOR

ON BEHALF OF THE CITY OF RIVIERA BEACH, IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA, OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT/TRACT CORNERS.

DATED THIS _____ DAY OF _____, 202_.

BY: _____ DATE: _____
(SURVEYOR NAME), PSM
LICENSE NUMBER: _____

AS APPROVED ON _____, 2023 VIA CITY OF RIVIERA BEACH RESOLUTION NO. _____-23

SURVEYOR'S NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83/90 AND THE NORTH LINE OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, HAVING A BEARING OF S88°31'06"E, ALL OTHER BEARINGS ARE RELATIVE THERETO. CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GRID DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR= 1.0000497
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

2. 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 IN THE PUBLIC RECORDS OF THIS COUNTY.

3. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ORDINANCES OF THE CITY OF RIVIERA BEACH.

4. ALL COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.

5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

6. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW, ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF RIVIERA BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF RIVIERA BEACH, FLORIDA.

THIS __ DAY OF _____, 202_.

_____
C. ANDRE RAYMAN P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB# 6603

SEAL
RIVIERA BEACH MANAGEMENT, LLC

SEAL
CITY OF RIVIERA BEACH

SEAL
MORTGAGEE

SEAL
CITY ENGINEER
TERRENCE BAILEY
PE #60706
DATE: _____

SEAL
REVIEWING SURVEYOR P.S.M.
NAME: _____
PLS #_____
DATE: _____

SEAL
C. ANDRE RAYMAN, P.S.M.
C. ANDRE RAYMAN
PLS #4938
DATE: _____

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	N/A
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET NO. 1 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2025\01 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

PLAT OF WEST 35TH STREET

BEING A REPLAT OF A PORTION OF THE "PLAT OF WHITE CAPS SUBDIVISION" LOTS 1 THROUGH 8, INCLUDING A PORTION OF W 35TH STREET BETWEEN SAID LOTS, LYING EASTERLY OF AVENUE E, AS RECORDED IN PLAT BOOK 24, PAGE 39, TOGETHER WITH A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 30236, PAGE 496 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

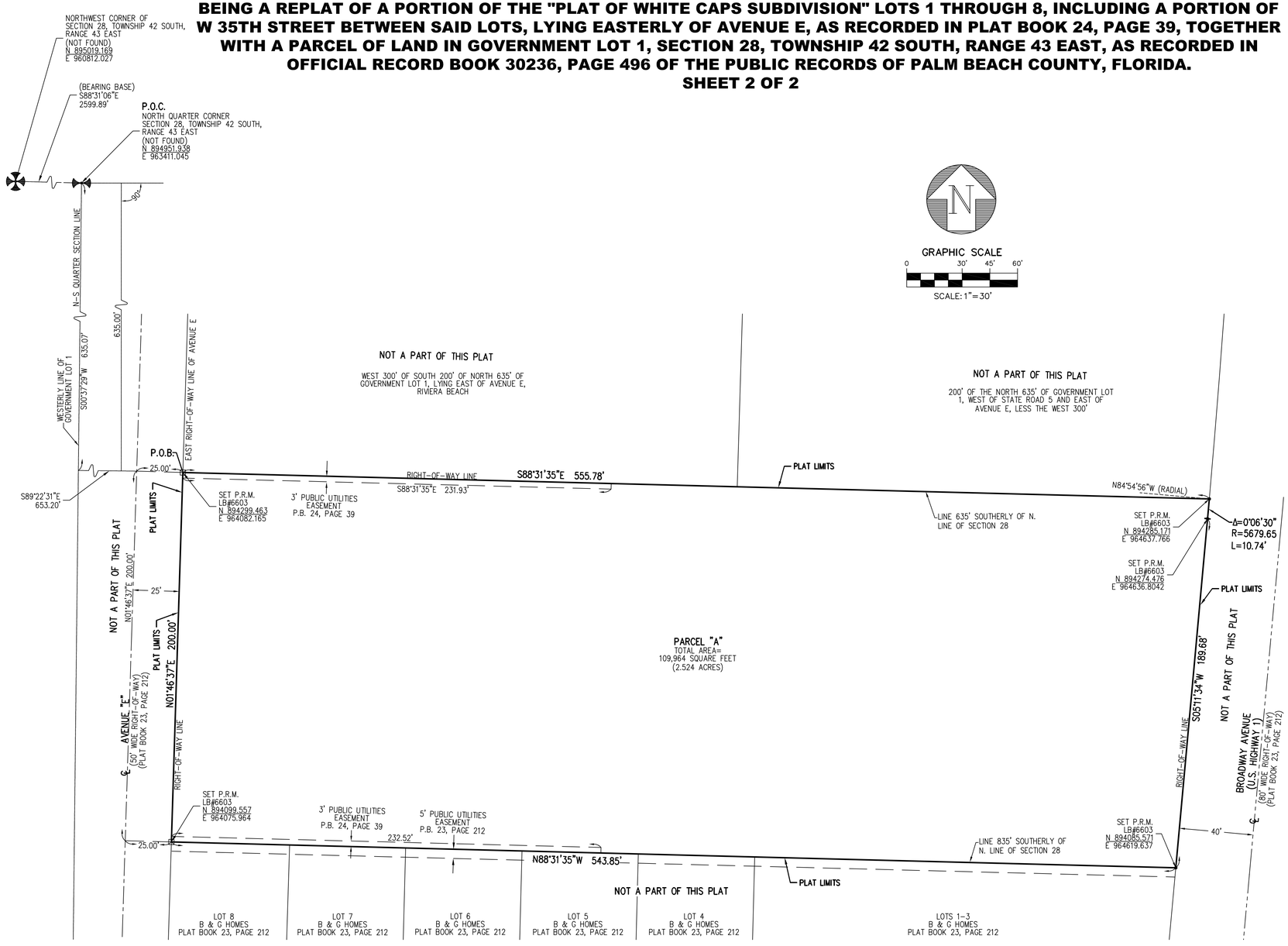
SHEET 2 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS INSTRUMENT WAS FILED FOR RECORD AT _____
THIS ___ DAY OF _____, 2023_____ AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE(S) _____

JOSEPH ABRUZZO,
CLERK AND COMPTROLLER

BY:_____
DEPUTY CLERK



GRAPHIC SCALE
0 30' 45' 60'
SCALE: 1"=30'

SURVEYOR'S LEGEND

P.R.M.	PERMANENT REFERENCE MONUMENT
LB	LICENSED BUSINESS
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
Δ	DELTA
R	RADIUS
L	LENGTH
℄	CENTERLINE
⊡	4"X4" CONCRETE MONUMENT "P.R.M. LB#6603"
•	NAIL & DISC "P.R.M. LB#6603"
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
✠	SECTION CORNER
✠	QUARTER SECTION CORNER

STATE PLANE COORDINATE DATA

SCALE FACTOR: 1.0000497
PROJECTION: TRANSVERSE MERCATOR
ZONE: FLORIDA EAST ZONE
DATUM: NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)

ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN.

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
LINEAR UNITS = US SURVEY FEET

THIS INSTRUMENT PREPARED BY C. ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA. ENGENUITY GROUP, INC. ENGINEERS SURVEYORS AND GIS MAPPERS
1280 N. CONGRESS AVE, SUITE 101, WEST PALM BEACH, FLORIDA 33409.
CERTIFICATE OF AUTHORIZATION NO. LB0006603

PLAT OF WEST 35TH STREET

A Higher Standard of Excellence
engenuity group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 •
WWW.ENGENUITYGROUP.COM

DATE	10/12/2023
SCALE	1"=30'
CAD FILE	14151.14.04 Plat.dwg
SDSK PROJECT	14151.14.04
DRAWN	J.T.S.
CHECKED	J.C.M.

SHEET 2 / 2

JOB NO. 14151.14.04

Y:\Land Projects R2\2205901 3501 Broadway-Foundcare\Dwg\14151.14.04 Plat.dwg 10/12/2023 10:43:46 AM EDT

SITE DATA TABLE:

APPLICATION No.: SP-23-0024
PROJECT NAME: FOUNDCARE HEALTH CARE CENTER AND INCUBATION SHEEL SPACE
FUTURE LAND USE: DOWNTOWN GENERAL
PROPOSED USE:
PRINCIPAL USE: PROFESSIONAL OFFICE
ACCESSORY USE: RETAIL ESTABLISHMENT
SECTION, TOWNSHIP, RANGE: SECTION 28, 42 SOUTH, RANGE 43 EAST
PROPERTY CONTROL No.: 56-43-42-28-30-001-0010
TRAFFIC ANALYSIS ZONE: 127
TOTAL GROSS ACREAGE: 2.5245 AC
BUILDING HEIGTH: 35'-6" HIGH PARAPET

SETBACKS	REQUIRED:	PROVIDED:
FRONT:	10' MIN. / 15" MAX.	14' AND 15'
SIDE:	0'	10'-7" NORTH/ 63'-0" SOUTH
REAR:	10' MIN.	445' - 8"
FRONTAGE:	65% MIN. ON PRIMARY STREET	130'-7" = 69.04%
LOT WIDTH:	20'-0" MIN/ NO MAX.	189'-0"
LOT AREA:	2,000 S.F. MIN. / NO MAX.	109,964 S.F.
LOT COVERAGE:	80% MAX.	19.5%

FRONTAGE STANDARDS (SEC 31-537): MODIFIED BRACKETED BALCONY:

	ALLOWED	PROVIDED:
DEPTH:	0 MIN. - 5 FT. MAX..	4'-8" AND 4'-10"
WIDHT:	4 FT. MIN. - 0 MAX	14'-10" AND 15'-2"
FLOOR ELEVATION:	0	0
MAX. ENCROACHEMENT:	3 FT.	0

CIVIC SPACE REQUIREMENT:
ON SITES LARGER THAN ONE ACRE, 5 PERCENT OF THE SITE SHALL BE ALLOTED TO CIVIC SPACE (2.524 X 0.05 = 0.126 AC. OR 5,597 S.F.)

ZONING DESIGNATION:

ZONING DISTRICT:	DG - DOWNTOWN GENERAL
PROPERTY TO THE EAST:	DG - DOWNTOWN GENERAL
PROPERTY TO THE WEST:	RS-6 - SINGLE FAMILY DWELING & RD-15 - TWO FAMILY DWELING
PROPERTY TO THE NORTH:	DG - DOWNTOWN GENERAL & U - UTILITIES
PROPERTY TO THE SOUTH:	DG - DOWNTOWN GENERAL & RS-6 - SINGLE FAMILY DWELING

UTILITIES:

WATER AND SEWER: CITY OF RIVIERA BEACH
POWER: FLORIDA AND LIGHT
DRAINAGE DISTRIC: SFWMD (SOUTH FLORIDA WATER MANAGEMENT DISTRIC)

SITE INFORMATION:

SITE AREA	109,964 S.F. (2.5245 AC)
TOTAL BUILDING AREA	21,467 S.F.
F.A.R.	21,467 / 109,964 = 0.195
TOTAL LOT COVERAGE	
IMPERVIOUS =	1.21 AC = 47.94%
POND =	0.28 AC = 11.09%
PERVIOUS =	1.03 AC = 40.8%

CIVIC SPACES PROVIDED:
PROVIDED: 0.28 AC GREEN SPACE WITH MEANDERING SIDEWALK WITH ONE BENCH AROUND GREEN/DRY RETENTION AREA.
ADDITIONAL TOTAL OF 2,300 S.F. OF SMALL PLAZA AREAS BY EACH OCCUPANT'S FRONT DOOR. BENCHES, AND A BIKE RACK ARE LOCATED IN THIS AREA.

PARKING REQUIREMENTS (PER SEC. 31-577):

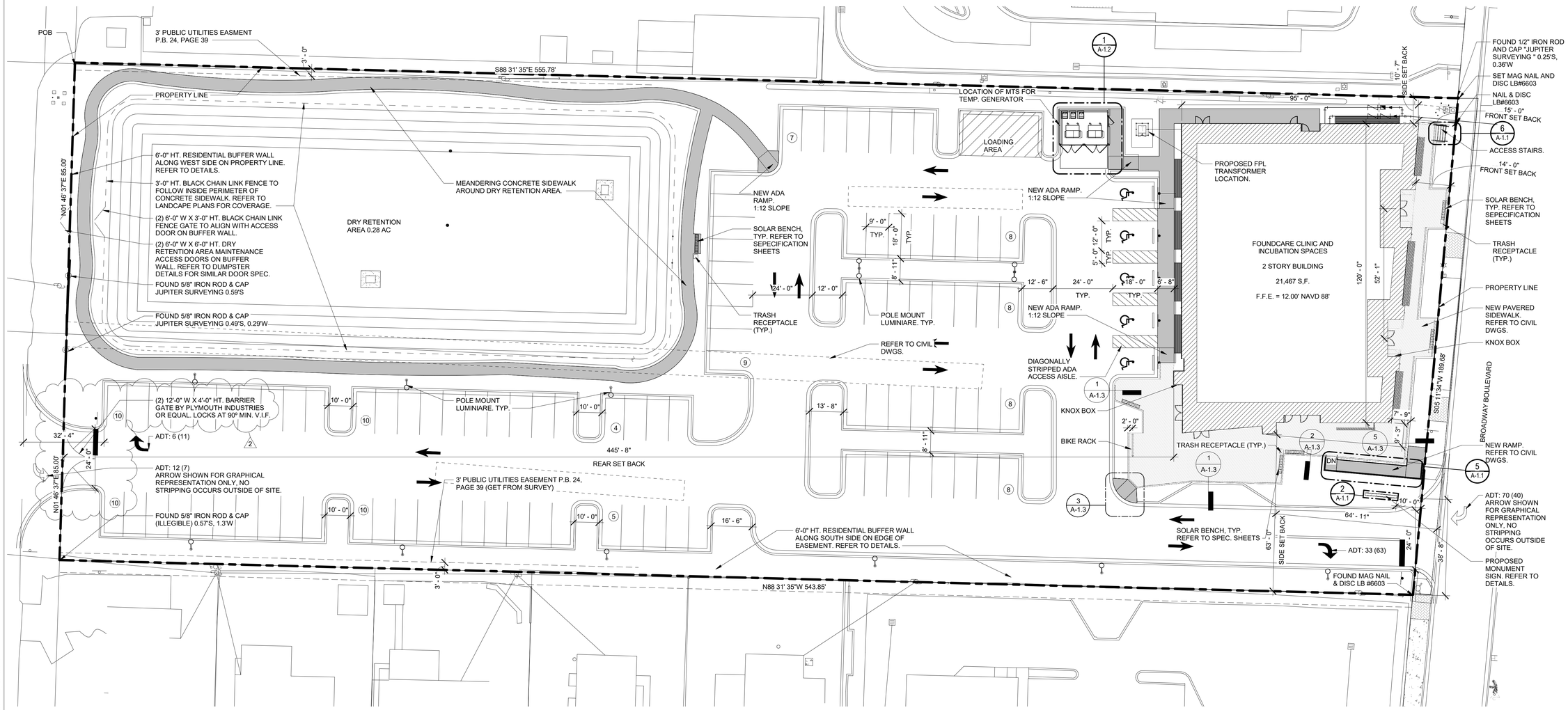
USE	REQUIRED	PROVIDED
FOUNDCARE CLINIC (MEDICAL / DENTAL) 16,467 S.F. / 1 SPACE PER 300 S.F.	55	
INCUBATION SHELL SPACE (OFFICES) 3,000 S.F. / 1 SPACE PER 300 S.F.	10	
(RESTAURANT) 2,000 S.F. / 1 SPACE PER 150 S.F.	14	
TOTAL	79	102 (INCLUDES 5 ADA)

ADA PARKING SPACES
REQUIRED 4 (PER FC ADA TABLE 208.2)
PROVIDED 5

1 LOADING AREA REQUIRED (PER SEC. 31-576)
12' x 30' WITH 30' OF MANEUVERING

SITE PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR SIGNAGE AND STRIPPING DETAILS.
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
3. REFER TO LANDSCAPE DRAWINGS. ALL LANDSCPAE ELEMENTS INSTALLED WITHIN THE PUBLIC R.O. SHALL BE THE MANTENANCE OBLIGATION OF THE PROJECT
4. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED ABOVE F.E.M.A. REQUIRED ELEVATION
5. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED AND ATTACHED PER F.B.C. 2020 7TH EDITION STANDARDS REQUIREMENTS
6. G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REUIREMENTS
7. G.C. SHALL COORDINATE WITH FPL ALL TRANSFORMER REQUIREMENTSPRIOR TO PERFORMING ANY WORK.



1 SITE PLAN
1" = 20'-0"

COMPLETE SHEET HAS BEEN REVISED. 1A.

NORTH

REVISIONS :		
No.	Description	Date
1A	CITY COMMENTS	11/3/23
2	CITY COMMENTS	11/27/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry
Digitally signed by Alejandro Echeverry
DN: CN=Alejandro Echeverry, OU=AAR#95254, O=CN=Alejandro Echeverry, C=US
Reason: I am the author of this document
Date: 2023.11.28 10:28:39-05'00'

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE

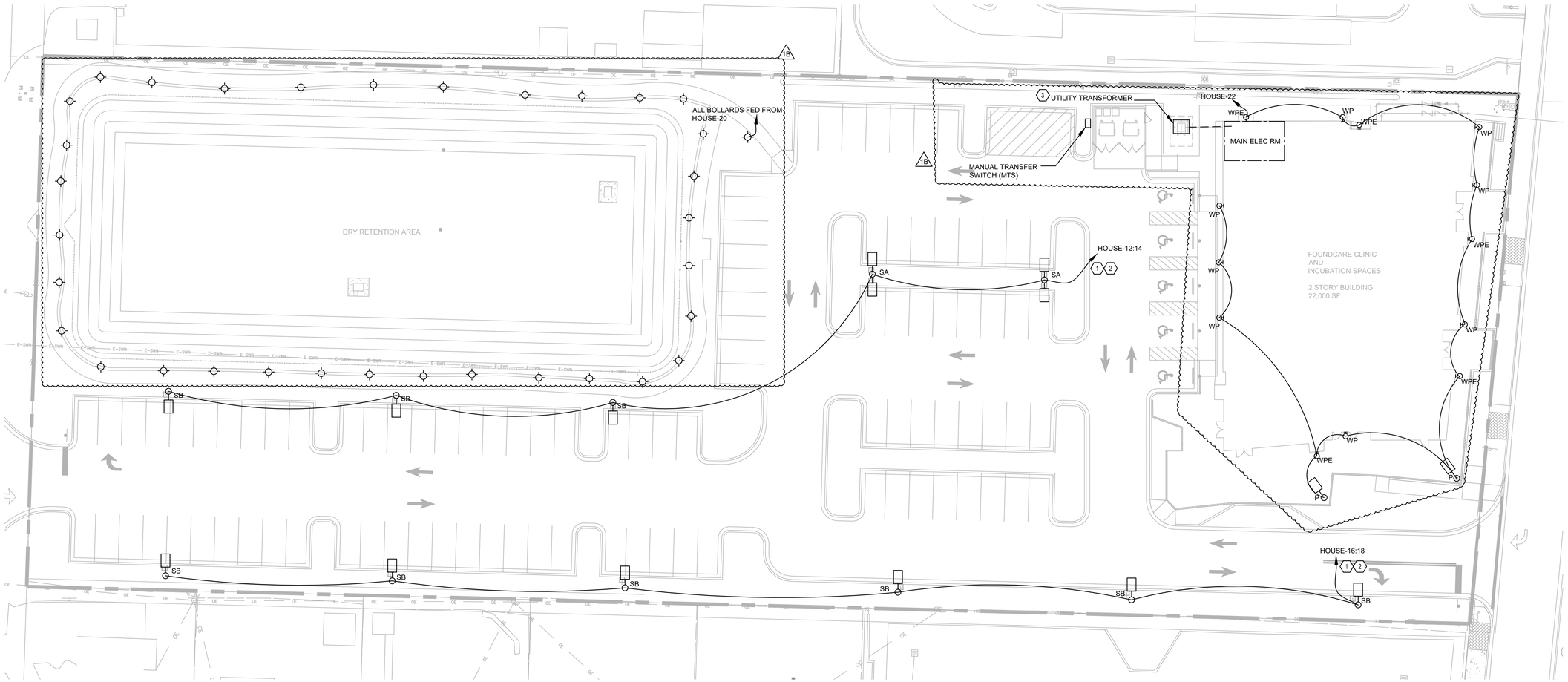
3501 Broadway Blvd.
Riviera Beach, Fl

ARCHITECTURAL SITE PLAN

A-1.0

PROJECT NO.
74115
DRAWN BY :
SAG
CHECKED BY :
AM
DATE :
JUNE 8, 2023

Autodesk Docs://Foundcare @ Riviera Beach/74115_Foundcare.rvt



N

ELECTRICAL SITE PHOTOMETRICS

SCALE: 1"=40' 0 20' 40' 80'

GENERAL NOTES:

a. REFER TO SYMBOL LEGEND AND GENERAL NOTES ON SHEET E001.

b. REFER TO BOOK SPECIFICATIONS.

c. REFER TO ONE-LINE DIAGRAM ON SHEET E-601 FOR EQUIPMENT, CONDUIT AND WIRE SIZES.

d. ALL FEEDERS ARE TO HAVE LESS THAN 2% TOTAL VOLTAGE DROP AND ALL BRANCH CIRCUITS SHALL HAVE LESS THAN 3% VOLTAGE DROP.

e. COORDINATE WORK WITH ALL OTHER TRADES BEFORE ANY ROUGH-INS.

f. COORDINATE ALL REQUIREMENTS WITH FPL.

PLAN KEY NOTES: (#)

1. PROVIDE POWER CONNECTION TO NEW POLE MOUNTED LIGHTING FIXTURES. SEE DETAIL # FOR POLE INSTALLATION DETAILS.
2. ROUTE SITE LIGHTING HOMERUN VIA LIGHTING CONTACTOR. CONNECT ALL SITE LIGHTING FIXTURES TO "PHOTOCELL ON/EMS OFF" CONTACTOR CONTROL. SEE DETAIL # ON SHEET E-801 FOR CONTACTOR CONTROL REQUIREMENTS.
3. VERIFY EXACT LOCATION OF TRANSFORMER WITH FPL. COORDINATE EXACT LOCATION OF METER AND CT CABINET PRIOR TO ROUGH-IN.

SGM ENGINEERING
SGM #: 2023-005
5805 BLUE LAGOON DR.
SUITE 285
MIAMI, FL 33126
TEL: 954-421-1944
FAX: 954-421-1924
CA-00006208
WWW.SGMENGINEERING.COM
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REVISIONS :

No.	Description	Date
1B	Coordination	11/02/2023

SEAL

MANUEL E. HERNANDEZ
FL 74989

STILES ARCHITECTURAL GROUP
201 East Las Olas Blvd,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE

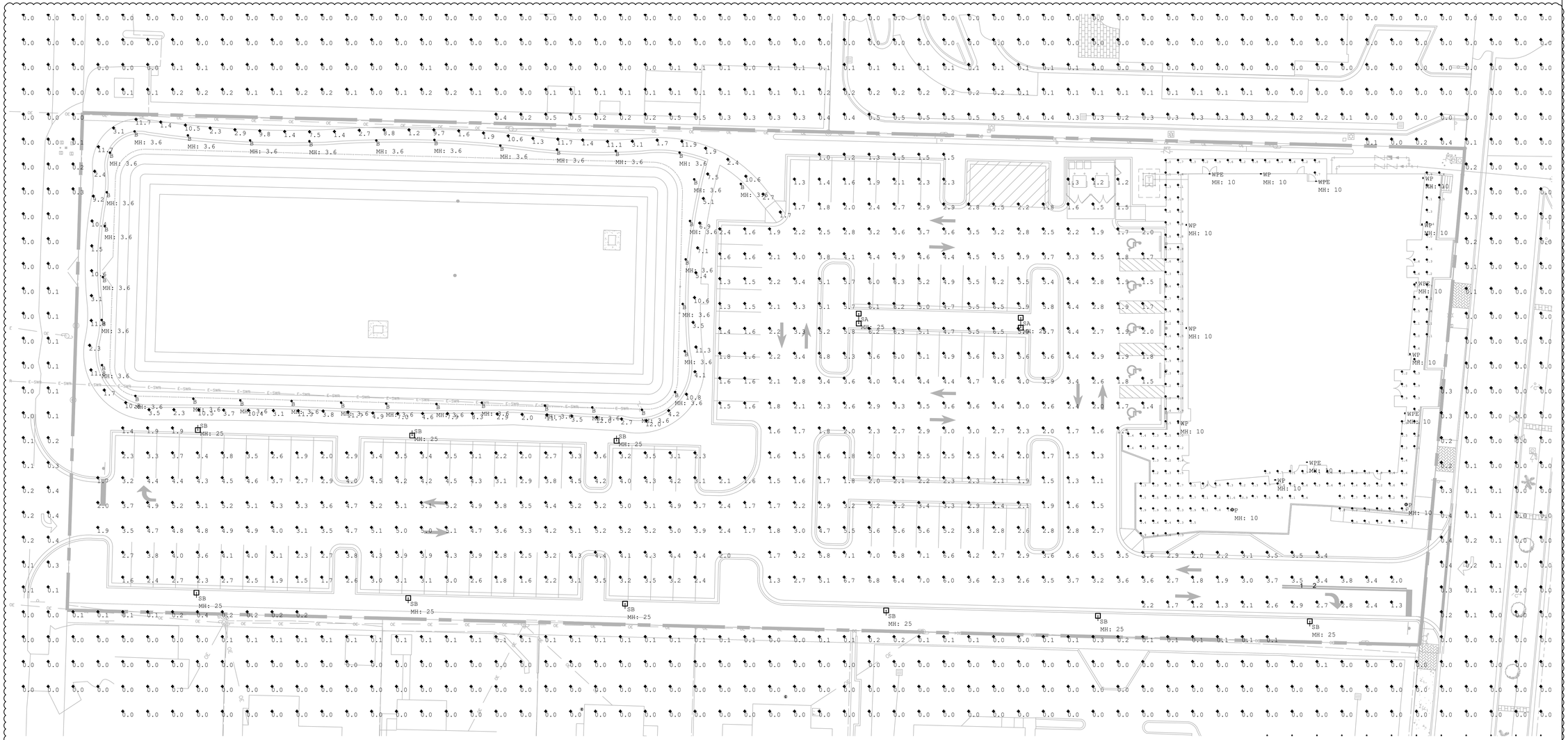
3501 Broadway Blvd.
Riviera Beach, Fl

ELECTRICAL SITE PLAN

E-200

PROJECT NO.
2023-005
DRAWN BY :
DFM
CHECKED BY :
MEH
DATE :
JUNE 8TH, 2023

BIM 360://Foundcare @ Riviera Beach/MEP - FoundCare New Community Health Center - R20_shanmak1SFGR.rvt



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lane	Illuminance	Fc	3.29	7.1	1.0	3.29	7.10
Pathway	Illuminance	Fc	6.21	12.0	1.2	5.18	10.00
Sidewalk	Illuminance	Fc	3.92	11.7	1.0	3.92	11.70
Spill	Illuminance	Fc	0.05	0.5	0.0	N.A.	N.A.

1B

N

ELECTRICAL SITE PHOTOMETRICS

SCALE: 1"=40' 0 20' 40' 80'

REVISIONS :

No.	Description	Date
1B	Coordination	11/02/2023

SEAL

MANUEL E. HERNANDEZ
LICENSE
No. 74989
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MANUEL E. HERNANDEZ
FL 74989

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd,
Fort Lauderdale, Florida
954 - 627- 9180 33301
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE

3501 Broadway Blvd.
Riviera Beach, Fl

ELECTRICAL SITE PHOTOMETRICS

E-200.1

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SGM #:
2023-005

PROJECT NO.
2023-005
DRAWN BY :
DFM
CHECKED BY :
MEH
DATE :
JUNE 8TH, 2023

BIM 360://Foundcare @ Riviera Beach/MEP_ FoundCare New Community Health Center_R20_shernak/SFDR.rvt

NEW TWO STORY CLINIC AND SITE IMPROVEMENTS FOR:

FOUNDCARE INC.

3501 BROADWAY
RIVIERA BEACH, FLORIDA 33404



OWNER

FOUNDCARE INC.
2330 SOUTH CONGRESS AVENUE
WEST PALM BEACH, FL 33486

ARCHITECT

STILES ARCHITECTURAL GROUP
201 EAST LAS OLAS BLVD.
FORT LAUDERDALE, FL 33301
(954) 627-9180

CIVIL ENGINEERS

KIMLEY HORN
355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL 33134
(305) 673-2025

LANDSCAPE ARCHITECT

KIMLEY HORN
355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL 33134
(305) 673-2025

STRUCTURAL ENGINEERS

KIMLEY HORN
355 ALHAMBRA CIRCLE
SUITE 1400
CORAL GABLES, FL 33134
(305) 673-2025

M.E.P. ENGINEERS

SGM ENGINEERING
5805 BLUE LAGOON DRIVE
SUITE 285
MIAMI, FL 33126
(954) 421-1944

CODE ANALYSIS: FOUNDCARE

APPLICABLE BUILDING CODES:

BUILDING CODE: FIRE/LIFE	2020 FLORIDA BUILDING CODE
FIRE/LIFE SAFETY CODE:	2020 FLORIDA FIRE PREVENTION CODE (NFPA 1, 2018/NFPA 101, 2018/NFPA 88A, 2020)
ACCESSIBILITY CODE:	2020 FLORIDA BUILDING CODE
PLUMBING CODE:	2020 FLORIDA PLUMBING CODE
MECHANICAL CODE:	2020 FLORIDA MECHANICAL CODE
ELECTRICAL CODE:	2020 NATIONAL ELECTRICAL CODE

BUILDING TYPE:

CODE ANALYSIS:	PER 2020 FLORIDA BUILDING CODE	PER 2018 NFPA 101 LIFE SAFETY CODE
SPRINKLER SYSTEM:	100% FULLY FIRE SPRINKLERED,	
CONSTRUCTION TYPE:	TYPE IIB (TABLE 503)	
FIRE RESISTIVE RATING REQUIREMENTS:	(TABLE 601)	
STRUCTURAL FRAME:	0 HR*	
EXTERIOR BEARING WALLS:	0 HR	
INTERIOR BEARING WALLS:	0 HR*	
NON-BEARING EXTERIOR WALLS:	0 HR	
FLOOR CONSTRUCTION:	0 HR	
ROOF CONSTRUCTION:	0 HR	
BUILDING OCCUPANCY TYPE:	BUSINESS - 'B' (OFFICES) STORAGE- 'S-1' (STORAGE/UTILITIY ROOMS) ASSEMBLY - 'A3' (AS ACCESSORY TO BUSINESS PER 509.2)	NEW BUSINESS - (HEALTH CENTER & INCUBATION) (6.1.11) STORAGE - ORIDINARY HAZARD (STORAGE ROOMS)(42.1.1.4)
OCCUPANCY FIRE SEPERATIONS: (SPRINKLERED)	FBC, TABLE 508.4	PER NFPA 101, (TABLE 6.1.14.4.1)
	BUSINESS TO BUSINESS 1 HOUR SEPARATION OF TENANTS STORAGE (S-1) TO BUSINESS 0 HOURS	BUSINESS TO BUSINESS 1 HOUR SEPARATION OF TENANTS STORAGE, ORINARY HAZ. TO BUSINESS 1 HOUR

BUILDING LIMITATIONS:

ALLOWABLE AREA

B	69,000 SF / MAX PER STORY
S-1	52,500 SF / MAX PER STORY

ALLOWABLE BUILDING HEIGHT: 75-0" OR 4 STORIES (WHICHEVER IS LESS)
ACTUAL BUILDING HEIGHT: 34'-6" TO TOP OF HIGHEST PARAPET, 2 STORIES

ACTUAL AREA:

	B, BUSINESS	B, BUSINESS (INCUBATION BY TENANT)	S-1, STORAGE	ASSEMBLY	COLLABORATION	TOTAL BY FLOOR
FIRST FLOOR	5,303 SQ.FT.	4,976 SQ.FT.	N/A	434 SQ.FT.	938 SQ.FT.	11,651 SQ.FT.
SECOND FLOOR	7,518 SQ.FT.		221 SQ.FT.	1,454 SQ.FT.	N/A	9,193 SQ.FT.
TOTAL BY TYPE:	**12,821 SQ.FT.**	**4,976 SQ.FT.**	**221 SQ.FT.**	**1,888 SQ.FT.**	**938 SQ.FT.**	**20,844 SQ.FT.**

LIFE SAFETY:

CODE ANALYSIS: PER 2020 FLORIDA BUILDING CODE & PER 2018 NFPA 101 LIFE SAFETY CODE

BUSINESS:	1 PERSON / 150 S.F.	(FBC 2020 TABLE 1004.5 & NFPA 101 - 7.3.1.2)
STORAGE :	1 PERSON / 300 S.F.	(FBC 2020 TABLE 1004.5 & NFPA 101 - 7.3.1.2)
ASSEMBLY:	DETERMINED BY THE NUMBER OF FIXED SEATS	(FBC 2020 1004.6)

GROUND FLOOR:

BUSINESS:	3,659 S.F. / 150 S.F.	25 OCC
STORAGE:	370 S.F. / 300 S.F.	2 OCC
ASSEMBLY:	421 S.F / FIXED SEATING	20 OCC
COLLABORATION:	938 S.F. / 15 S.F.	63 OCC
TOTAL AREA	5,388 S.F.	110 OCC

SECOND FLOOR:

BUSINESS:	7,845 S.F. / 150 S.F. =	53 OCC
STORAGE:	332 S.F. / 300 S.F. =	2 OCC
ASSEMBLY:	FIXED SEATING =	62 OCC
TOTAL AREA		117 OCC

EGRESS CALCULATIONS

EGRESS DOOR WIDTH CALCULATIONS:

TOTAL EGRESS WIDTH REQUIRED:
110 OCCUPANTS x 0.2 in. = 22 IN (32 IN. MIN REQ.)
TOTAL EGRESS WIDTH PROVIDED: 168" PROVIDED
1 DOOR @ 3'-0" = 32" CLEAR X 1= 32"
+ 2 DOORS @ 6'-0" = 68" CLEAR X 2= 136"
= 168" PROVIDED

EGRESS STAIR WIDTH CALCULATIONS:

TOTAL EGRESS WIDTH REQUIRED:
117 OCCUPANTS x 0.3 in. = 35.1 IN (44 IN. MIN REQ)
TOTAL EGRESS WIDTH PROVIDED: STAIR 1 60" OF STAIR WIDTH PROVIDED
STAIR 2 60" OF STAIR WIDTH PROVIDED
TOTAL 120" OF STAIR WIDTH PROVIDED

EGRESS DOOR WIDTH CALCULATIONS:

TOTAL EGRESS WIDTH REQUIRED:
117 OCCUPANTS x 0.2 in. = 23.4 IN (32 IN. MIN REQ)
TOTAL EGRESS WIDTH PROVIDED: 64" PROVIDED
2 DOORS @ 3'-0"=32" CLEAR X 2 = 64
64" PROVIDED

INTERIOR FINISH / FLAME SPREAD LIMITATIONS
NFPA 101 (2018 EDITION) 38.3.3

	EXIT ENCLOSURES & EXITS PASSAGEWAYS	EXIT ACCESS CORRIDORS	ROOMS & ENCLOSED SPACES	FLOOR FINISH
BUSINESS (NEW)	A OR B I OR II	A OR B	A,B OR C	CLASS I OR II

CLASS A FLAME SPREAD = 0 - 25
CLASS B FLAME SPREAD = 26 - 75
CLASS C FLAME SPREAD = 76 - 200

CLASS I - .45
CLASS II - .22 <.45

NOTE: PRIOR TO THE INSTALLATION OF ANY FOOTING FOUNDATION SYSTEM FOR NEW BUILDINGS, STRUCTURES OR ADDITIONS, THE BUILDING OFFICIAL SHALL BE PROVIDED WITH A STATEMENT OF ALLOWABLE BEARING CAPACITY FROM AN ARCHITECT OR PROFESSIONAL ENGINEER. SAID STATEMENT SHALL CLEARLY IDENTIFY THE ALLOWABLE IN-PLACE BEARING CAPACITY OF THE BUILDING PAD FOR THE NEW BUILDING OR ADDITION AND VERIFY THE EXISTING SOIL CONDITIONS. THE CERTIFIED IN-PLACE BEARING CAPACITY SHALL HAVE BEEN DETERMINED USING RECOGNIZED TESTS OR RATIONAL ANALYSIS AND SHALL MEET OR EXCEED THE DESIGN BEARING CAPACITY TO COMPLY WITH 2020 FBC B 1818.2

OCCUPANT LOADS BY GENDER
(REFER TO OCCUPANCY LOAD CALCULATIONS)

	OCCUPANT LOAD	# FEMALE	# MALE
BUSINESS/STORAGE	110 + 117 = 227 OCC	114	113

PLUMBING FIXTURE COUNT (FBC PLUMBING TABLE 403.1)

		WATER CLOSETS 1 PER 25 (1ST 50) 1 PER 50 FOR THE REMAINDER EXCEEDING 50		LAVATORIES 1 PER 40 (1ST 80) 1 PER 80 FOR THE REMAINDER EXCEEDING 80		DRINK FOUNTAIN 1 PER 100 [PER 410.1]	SERVICE SINK
		FEMALE	MALE	FEMALE	MALE		
[114 FEMALE/ 113 MALE]	REQUIRED	3	3	3	3	2	1
	PROVIDED	7 UNISEX		7 UNISEX		2	2

PROJECT STATEMENT

FOUNDCARE, INC. WILL BE A FEDERALLY QUALIFIED HEALTH CENTER WHICH WILL PROVIDE AND SERVE A PUBLIC PURPOSE BY ENHANCING HEALTHCARE ACCESSIBILITY FOR RIVIERA BEACH CITY RESIDENTS AND OTHER UNDERSERVED AND VULNERABLE POPULATIONS IN THE AREA. THIS FACILITY WILL BE DESIGNED AND CONSTRUCTED TO CONSIST OF TWO STORIES WITH AN APPROXIMATE TOTAL AREA OF 20,000 SQUARE FEET; WITH THE HEALTH CENTER BEING APPROXIMATELY 15,000 SQUARE FEET; AND THE SHELL SPACE FOR TWO ACCESSORY SPACES TOTALING 5,000 SQUARE FEET TO SERVE AS BUSINESS INCUBATORS THAT WILL BE COMPATIBLE WITH THE HEALTH CENTER'S OBJECTIVE.
THE PROPOSED GROUND FLOOR WILL CONSIST OF THE SHELL SPACE FOR TWO ACCESSORY INCUBATION SPACES WITH ACCESS AND STOREFRONT TOWARD BROADWAY BLVD. BOTH OF WHICH WILL BE BUILT OUT UNDER SEPARATE PERMIT, AND THE HEALTH CENTER WITH ENTRANCE TOWARDS THE BACK CONSISTING OF RECEPTION AREA, DENTAL ROOMS, PHARMACY, CONFERENCE ROOM, LAB AND TESTING ROOMS, AND ELECTRICAL/IT ROOMS. THE SECOND LEVEL WILL CONSIST OF MEDICAL EXAM ROOMS, A STERILIZATION, AN ADDITIONAL LAB ROOM, OFFICE AND A LARGE WAITING AREA. THERE WILL BE TWO STAIR CORES AND ONE ELEVATOR CORE WITH TWO ELEVATOR CABS. THE PROJECT WILL INCLUDE PARKING FACILITIES, LANDSCAPING, AND HARDSCAPING ABOVE WHAT'S REQUIRED BY LOCAL CODE.

LEGAL DESCRIPTION

(OFFICIAL RECORD BOOK 30236, PAGE 496)
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGE(S) 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19.
(METES AND BOUNDS)

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF WHITE CAPS AS RECORDED IN PLAT BOOK 24, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 28, RUN THENCE S00°37'29"W ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 28, A DISTANCE OF 635.07 FEET; THENCE S88°31'35"E ALONG A LINE LYING 635.00 FEET SOUTHERLY (AS MEASURED AT RIGHT ANGLES TO) OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 678.27 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E" AS SHOWN ON SAID PLAT OF WHITE CAPS AND POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTINUE THENCE S88°31'35"W A DISTANCE OF 555.78 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), (80.0 FEET WIDE) ACCORDING TO THE STATE HIGHWAY RIGHT-OF-WAY MAP OF STATE PROJECT NO.93020-2520; SAID POINT BEING ON AN ARC CONCAVE TO THE WEST AND HAVING A RADIAL BEARING OF N84°54'56"W AND A RADIUS OF 5679.65 FEET; THENCE SOUTHERLY ALONG SAID ARC, AND WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 00°06'30" A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, S05°11'34"W A DISTANCE OF 189.68 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE RUN N88° 31'35"W A DISTANCE OF 549.85 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00' TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 35TH AVENUE (30 FOOT WIDE RIGHT-OF-WAY) (PLAT BOOK 24, PAGE 39); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°31'35"E A DISTANCE OF 232.09 FEET TO THE EASTERLY LINE OF SAID PLAT OF WHITE CAPS; THENCE, N01°24'28"E A DISTANCE OF 30.00 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID WEST 35TH STREET; THENCE ALONG SAID NORTHERLY LINE, N88°31'35"W A DISTANCE OF 213.93 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF AVENUE "E"; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°46'37"E A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID HEREIN DESCRIBED PARCEL CONTAINING 2.365 ACRES MORE OR LESS.

Sheet Number	Sheet Name
GENERAL	
A-00	COVER DRC
SURVEY	
SHEET 1 OF 1	SURVEY
CIVIL	
C-000	COVER SHEET
C-001	GENERAL NOTES
C-050	EROSION CONTROL PLAN
C-051	EROSION CONTROL DETAILS
C-100	DEMOLITION PLAN
C-150	HORIZONTAL CONTROL PLAN
C-200	PAVING GRADING AND DRAINAGE PLAN
C-201	PAVING GRADING AND DRAINAGE DETAILS
C-300	UTILITY PLAN
C-301	UTILITY DETAILS
C-500	AUTOTURN PLAN
C-501	AUTOTURN PLAN
LANDSCAPE	
L-000	TREE DISPOSITION PLAN
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE PLAN
L-150	LANDSCAPE DETAILS
L-151	LANDSCAPE NOTES
L-200	IRRIGATION PLAN
L-250	IRRIGATION DETAILS
L-251	IRRIGATION NOTES
L-252	IRRIGATION NOTES
ARCHITECTURE	
A-1.0	ARCHITECTURAL SITE PLAN
A-1.1	SITE DETAILS
A-1.2	SITE DETAILS
A-1.3	SITE DETAILS
ARCHITECTURE	
A-2.1a	GROUND LEVEL PLAN
A-2.2a	SECOND LEVEL PLAN
A-6.1	EXTERIOR ELEVATION
A-6.2	EXTERIOR ELEVATION
ELECTRICAL	
E-200	ELECTRICAL SITE PLAN
E-200.1	ELECTRICAL SITE PLAN PHOTOMETRICS

REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry

Digitally signed by Alejandro Echeverry
DN: C=US, CN=Alejandro Echeverry
Reason: I am the author of this document
Location: your signing location here
Contact info: Alejandro.Echeverry@stiles.com
Date: 2023.06.13 11:18:34-04'00'

STILES
ARCHITECTURAL GROUP
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Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE

3501 Broadway Blvd.
Riviera Beach, Fl

COVER DRC

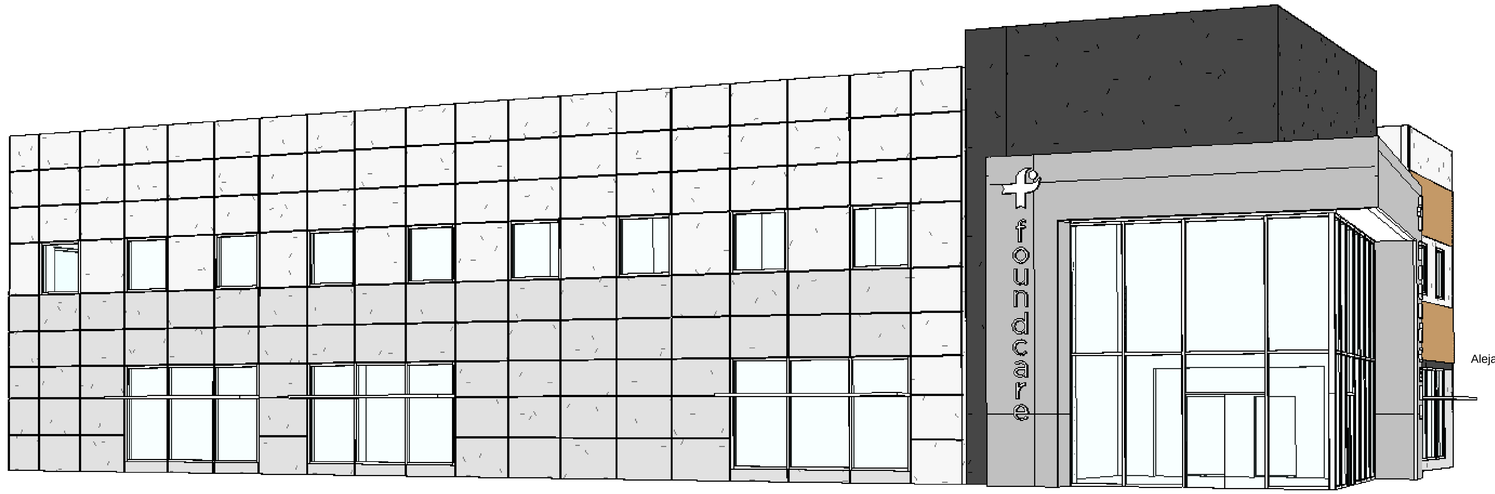
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PAINTS ON STUCCO



WEST VIEW



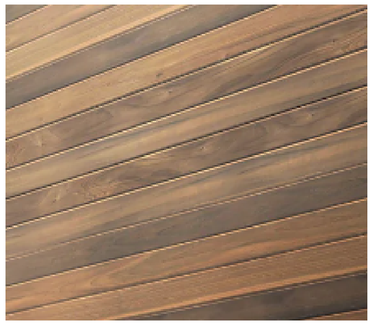
ALUMINUM COMPOSITE WALL PANEL



ALUMINUM LOUVERED SHADES AT ALL STOREFRONTS



NORTH VIEW



EXTERIOR RATED WOOD PLANKS



ARCHITECTURAL STEEL CANOPY WITH WOOD PLANK CEILING AT TENANT SPACE ENTRANCES



CORRUGATED METAL WALL PANEL



SOUTH VIEW

REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
Fl Reg # 95254
02-20-23

Alejandro Echeverry

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida 33301
954 - 627- 9180 FL. REG # AA-26001798

SITE PLAN SUBMITTAL
FOUNDCARE
3105 Broadway Blvd.
Riviera Beach, Fl

3D Views

P-1

PROJECT NO.
74115
DRAWN BY :
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CHECKED BY :
AM
DATE :
FEBRUARY 20th, 2023

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SITE DATA TABLE:

APPLICATION No.: SP-23-0024
PROJECT NAME: FOUNDCARE HEALTH CARE CENTER AND INCUBATION SHEEL SPACE
FUTURE LAND USE: DOWNTOWN GENERAL
PROPOSED USE:
PRINCIPAL USE: PROFESSIONAL OFFICE
ACCESSORY USE: RETAIL ESTABLISHMENT
SECTION, TOWNSHIP, RANGE: SECTION 28, 42 SOUTH, RANGE 43 EAST
PROPERTY CONTROL No.: 56-43-42-28-30-001-0010
TRAFFIC ANALYSIS ZONE: 127
TOTAL GROSS ACREAGE: 2.5245 AC
BUILDING HEIGTH: 35'-6" HIGH PARAPET

SETBACKS	REQUIRED:	PROVIDED:
FRONT:	10' MIN. / 15" MAX.	14' AND 15'
SIDE:	0'	10'-7" NORTH/ 63'-0" SOUTH
REAR:	10' MIN.	445' - 8"
FRONTAGE:	65% MIN. ON PRIMARY STREET	130'-7" = 69.04%
LOT WIDTH:	20'-0" MIN/ NO MAX.	189'-0"
LOT AREA:	2,000 S.F. MIN. / NO MAX.	109,964 S.F.
LOT COVERAGE:	80% MAX.	19.5%

FRONTAGE STANDARDS (SEC 31-537): MODIFIED BRACKETED BALCONY:

	ALLOWED	PROVIDED:
DEPTH:	0 MIN. - 5 FT. MAX..	4'-8" AND 4'-10"
WIDHT:	4 FT. MIN. - 0 MAX	14'-10" AND 15'-2"
FLOOR ELEVATION:	0	0
MAX. ENCROACHEMENT:	3 FT.	0

CIVIC SPACE REQUIREMENT:
ON SITES LARGER THAN ONE ACRE, 5 PERCENT OF THE SITE SHALL BE ALLOTED TO CIVIC SPACE (2.524 X 0.05 = 0.126 AC. OR 5,597 S.F.)

ZONING DESIGNATION:

ZONING DISTRICT:	DG - DOWNTOWN GENERAL
PROPERTY TO THE EAST:	DG - DOWNTOWN GENERAL
PROPERTY TO THE WEST:	RS-6 - SINGLE FAMILY DWELING & RD-15 - TWO FAMILY DWELING
PROPERTY TO THE NORTH:	DG - DOWNTOWN GENERAL & U - UTILITIES
PROPERTY TO THE SOUTH:	DG - DOWNTOWN GENERAL & RS-6 - SINGLE FAMILY DWELING

UTILITIES:

WATER AND SEWER: CITY OF RIVIERA BEACH
POWER: FLORIDA AND LIGHT
DRAINAGE DISTRIC: SFWMD (SOUTH FLORIDA WATER MANAGEMENT DISTRIC)

SITE INFORMATION:

SITE AREA	109,964 S.F. (2.5245 AC)
TOTAL BUILDING AREA	21,467 S.F.
F.A.R.	21,467 / 109,964 = 0.195
TOTAL LOT COVERAGE	
IMPERVIOUS =	1.21 AC = 47.94%
POND =	0.28 AC = 11.09%
PERVIOUS =	1.03 AC = 40.8%

CIVIC SPACES PROVIDED:
PROVIDED: 0.28 AC GREEN SPACE WITH MEANDERING SIDEWALK WITH ONE BENCH AROUND GREEN/DRY RETENTION AREA.
ADDITIONAL TOTAL OF 2,300 S.F. OF SMALL PLAZA AREAS BY EACH OCCUPANT'S FRONT DOOR. BENCHES, AND A BIKE RACK ARE LOCATED IN THIS AREA.

PARKING REQUIREMENTS (PER SEC. 31-577):

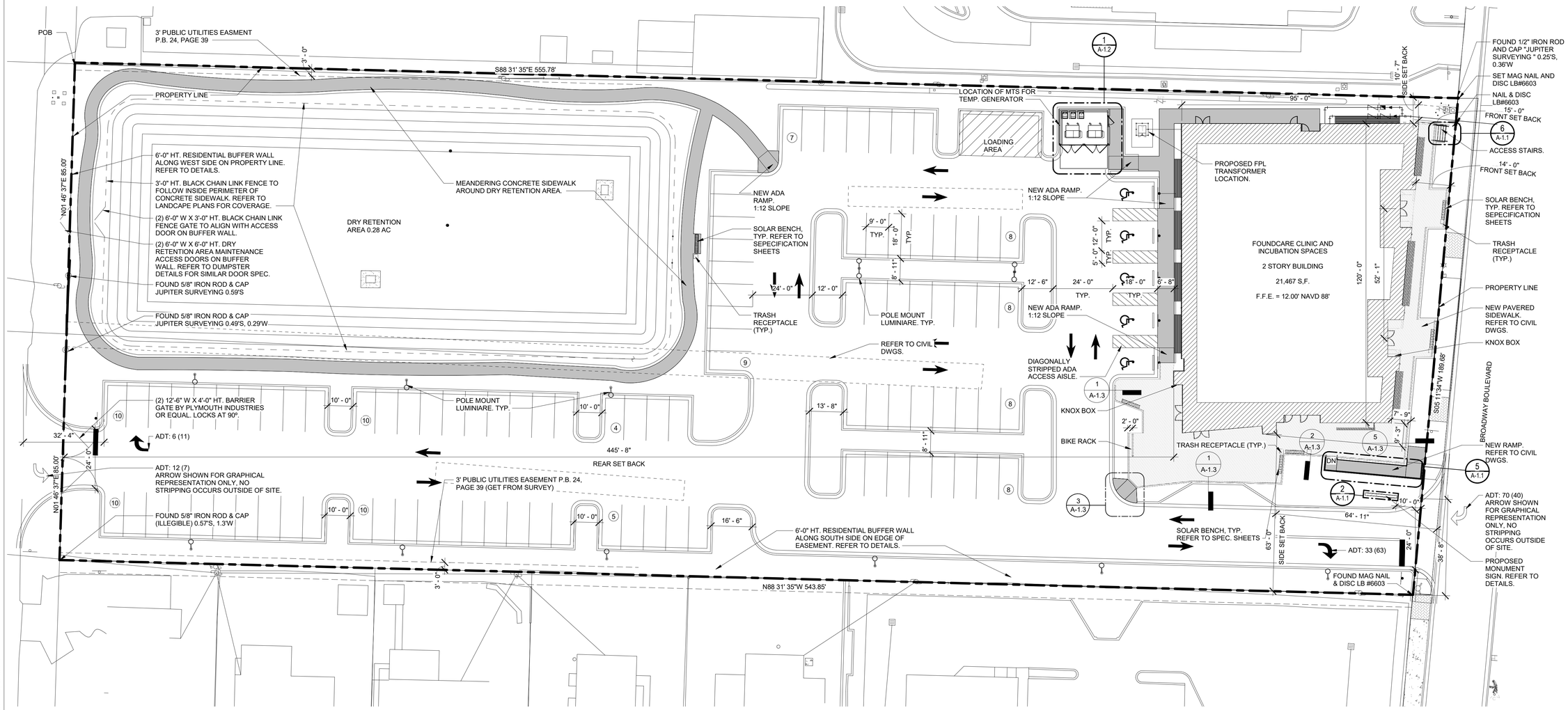
USE	REQUIRED	PROVIDED
FOUNDCARE CLINIC (MEDICAL / DENTAL) 16,467 S.F. / 1 SPACE PER 300 S.F.	55	
INCUBATION SHELL SPACE (OFFICES) 3,000 S.F. / 1 SPACE PER 300 S.F.	10	
(RESTAURANT) 2,000 S.F. / 1 SPACE PER 150 S.F.	14	
TOTAL	79	102 (INCLUDES 5 ADA)

ADA PARKING SPACES
REQUIRED 4 (PER FC ADA TABLE 208.2)
PROVIDED 5

1 LOADING AREA REQUIRED (PER SEC. 31-576)
12' x 30' WITH 30' OF MANEUVERING

SITE PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR SIGNAGE AND STRIPPING DETAILS.
2. REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION.
3. REFER TO LANDSCAPE DRAWINGS. ALL LANDSCPAE ELEMENTS INSTALLED WITHIN THE PUBLIC R.O. SHALL BE THE MANTENANCE OBLIGATION OF THE PROJECT
4. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED ABOVE F.E.M.A. REQUIRED ELEVATION
5. ALL EXTERIOR EQUIPMENT SHALL BE MOUNTED AND ATTACHED PER F.B.C. 2020 7TH EDITION STANDARDS REQUIREMENTS
6. G.C. SHALL BE RESPONSIBLE TO HAVE ALL EQUIPMENT INSTALLED TO MEET THE ABOVE REUIREMENTS
7. G.C. SHALL COORDINATE WITH FPL ALL TRANSFORMER REQUIREMENTSPRIOR TO PERFORMING ANY WORK.



1 SITE PLAN
1" = 20'-0"

COMPLETE SHEET HAS BEEN REVISED. 1A.

NORTH

REVISIONS :		
No.	Description	Date
1A	CITY COMMENTS	11/3/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry
Digitally signed by Alejandro Echeverry
DN: CN=Alejandro Echeverry, C=US, O=Architect, OU=Licensed Professional, 1.3.6.1.4.1.311.60.2.1.3=US, 1.3.6.1.4.1.311.60.2.1.2=Florida, 2.5.4.5=A0100000001880B35E7B0000B7CA0, T=Architect
Reason: I am the author of this document
Date: 2023.11.03 09:01:40-04'00'

STILES
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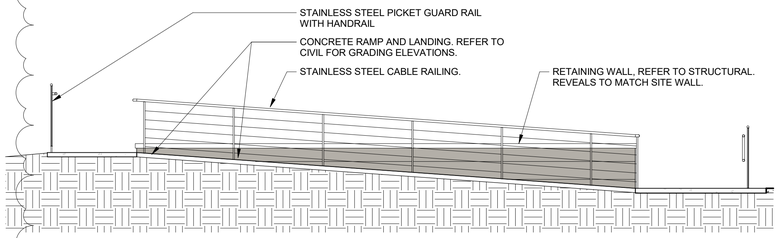
PERMIT SET
FOUNDCARE
3501 Broadway Blvd.
Riviera Beach, Fl

ARCHITECTURAL SITE PLAN

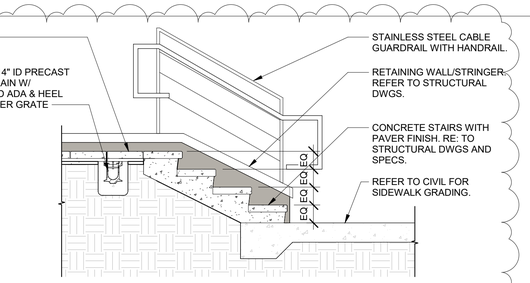
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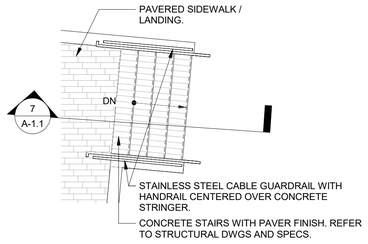
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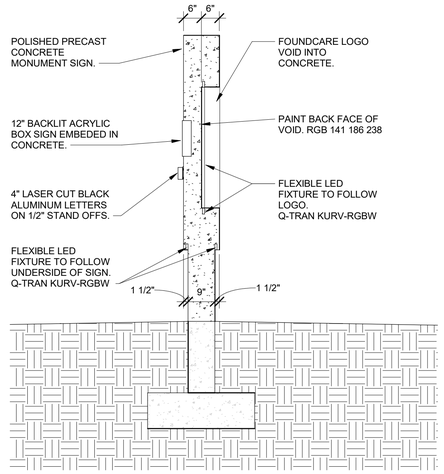
8 SECTION - EXTERIOR RAMP (A)
1/4" = 1'-0"



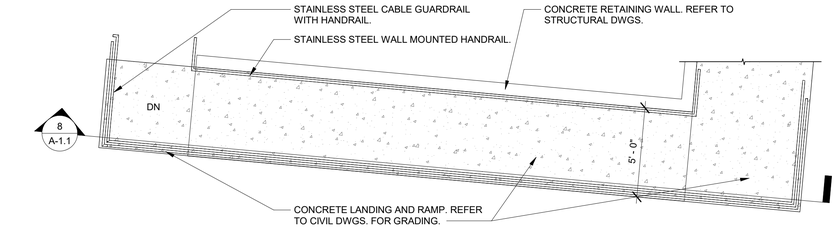
7 SECTION - EXTERIOR STAIR
1/2" = 1'-0"



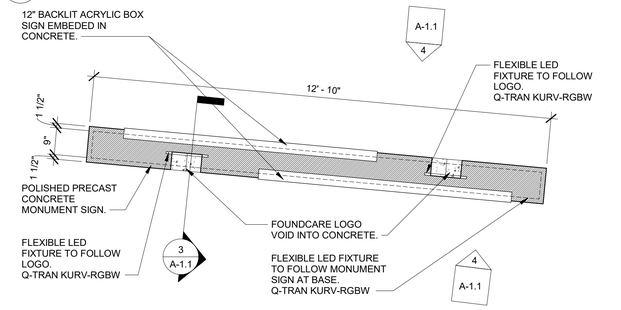
6 ENLARGED PLAN - EXTERIOR STAIRS
1/4" = 1'-0"



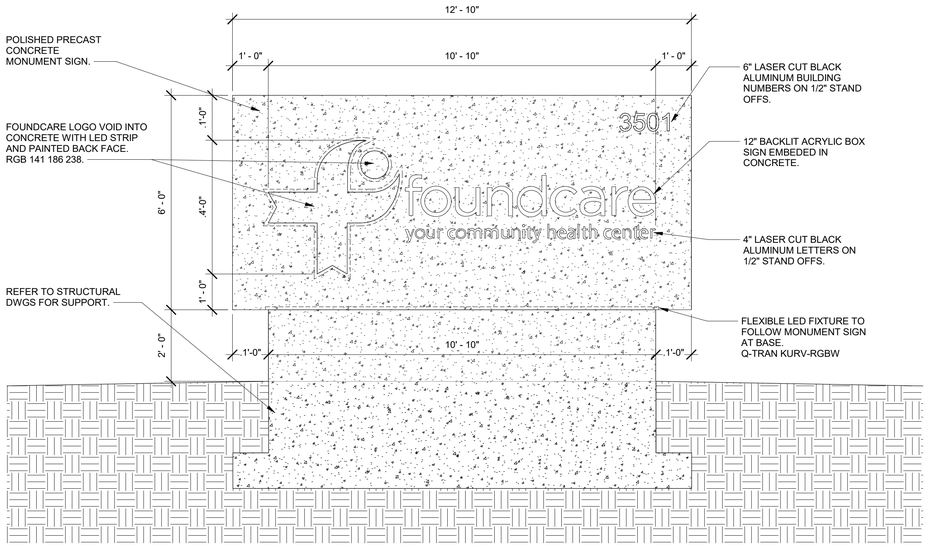
3 SECTION DETAIL - MONUMENT SIGN SECTION
1/2" = 1'-0"



5 ENLARGED PLAN - SITE RAMP (A)
1/4" = 1'-0"



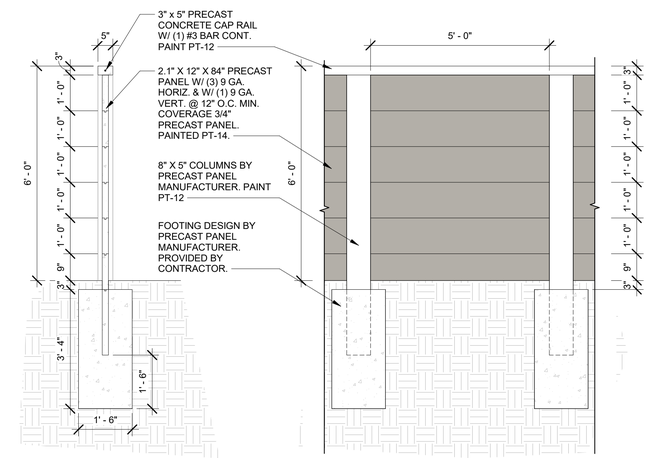
2 MONUMENT SIGN ENLARGED PLAN
1/2" = 1'-0"



4 MONUMENT SIGN ELEVATION
1/2" = 1'-0"

PRECAST PANEL SPECIFICATION
WALL WAY USA OF FLORIDA
(MANUFACTURER OF PRECAST CONCRETE WALLS)
WWW.WALLWAYUSA.COM

CONTRACTOR TO PROVIDE S&S ENGINEERED DRAWINGS FOR AOR/EOR'S APPROVAL OF PANEL AND FOUNDATION.



1 PRE-FABRICATED SITE WALL DETAIL
1/2" = 1'-0"

REVISIONS :

No.	Description	Date
1A	CITY COMMENTS	11/3/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

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ARCHITECTURAL GROUP
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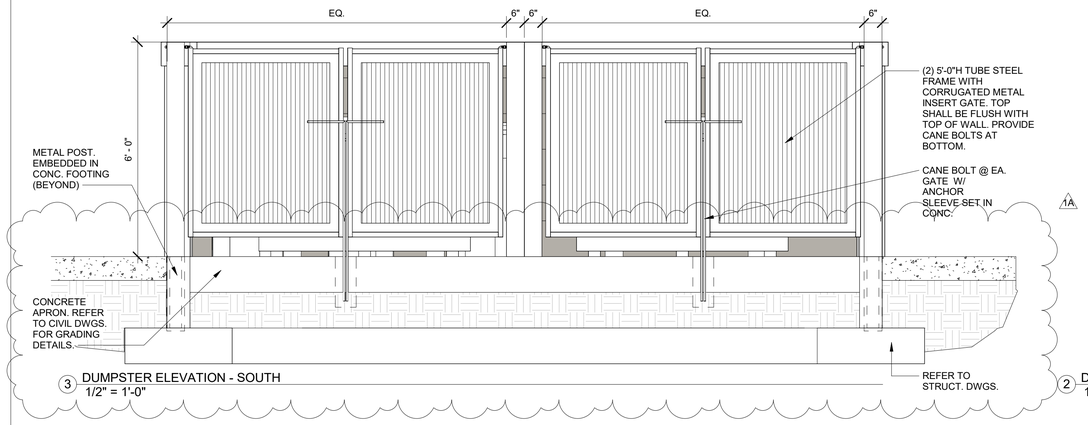
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Riviera Beach, Fl

SITE DETAILS

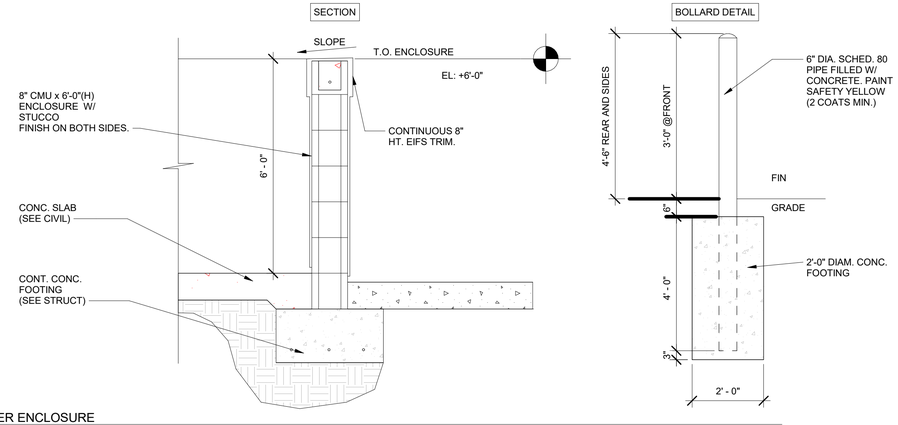
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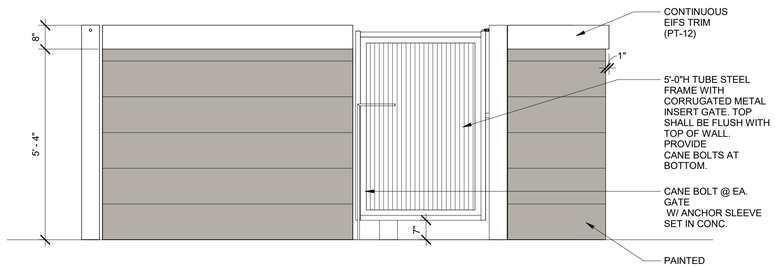
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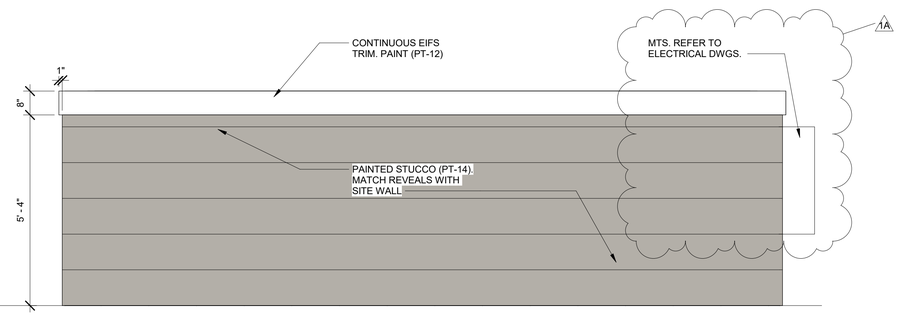
3 DUMPSTER ELEVATION - SOUTH
1/2" = 1'-0"



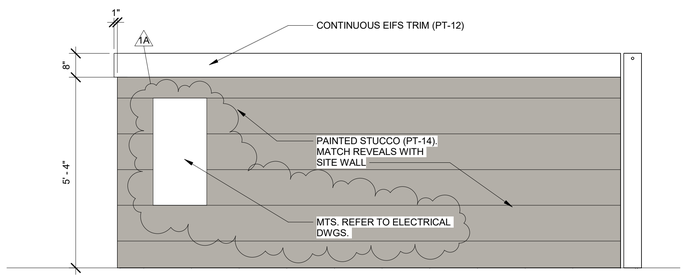
2 DUMPSTER ENCLOSURE
1/2" = 1'-0"



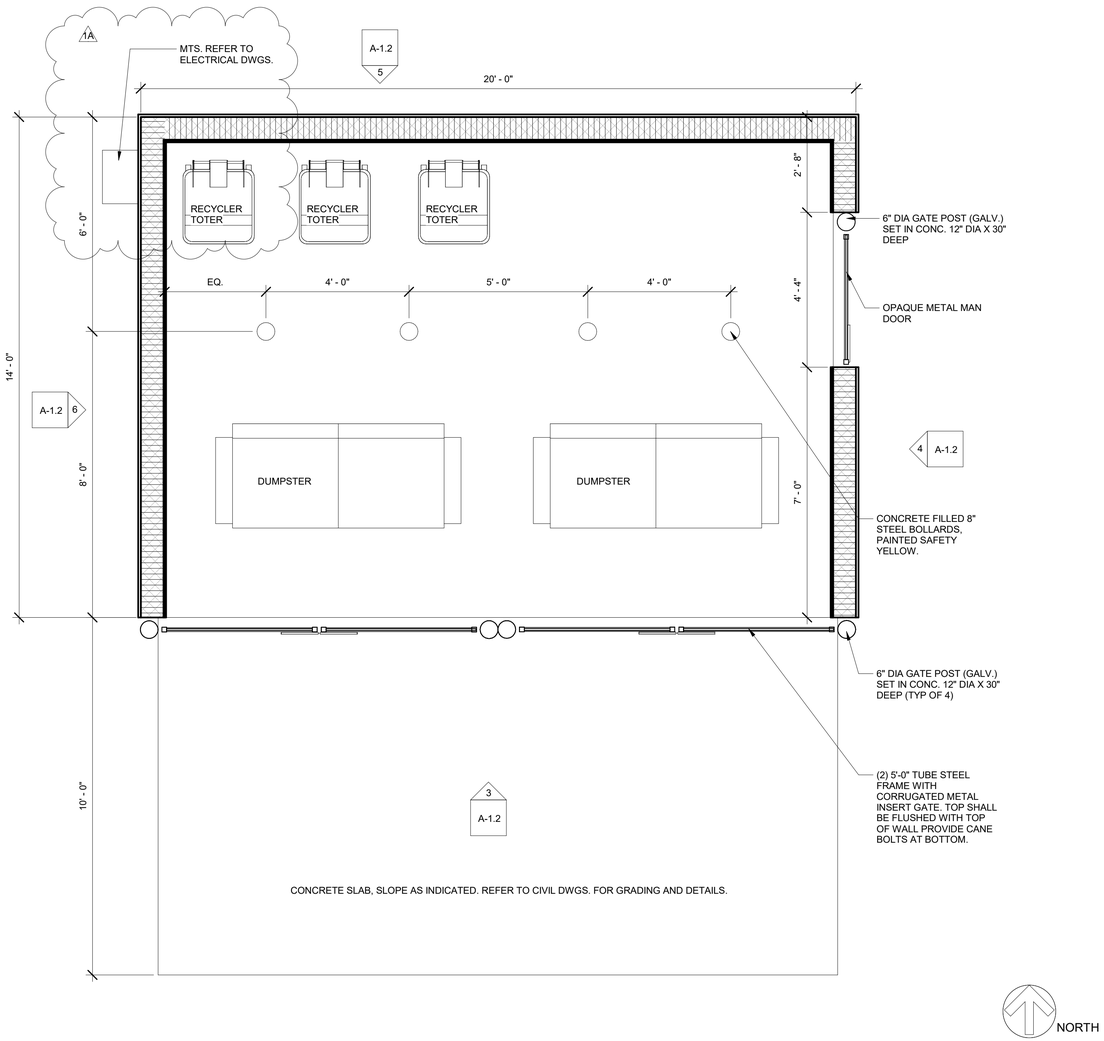
4 DUMPSTER ELEVATION - EAST
1/2" = 1'-0"



5 DUMPSTER ELEVATION - NORTH
1/2" = 1'-0"



6 DUMPSTER ELEVATION - WEST
1/2" = 1'-0"



1 ENLARGED PLAN - DUMPSTER ENCLOSURE
1/2" = 1'-0"

REVISIONS :		
No.	**Description**	**Date**
1A	CITY COMMENTS	11/3/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
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ALEJANDRO ECHEVERRY
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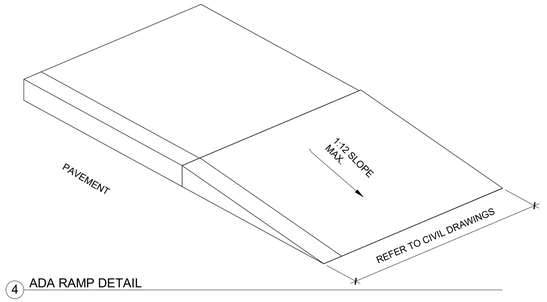
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Riviera Beach, Fl

SITE DETAILS

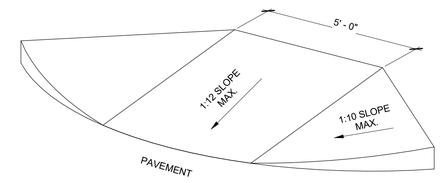
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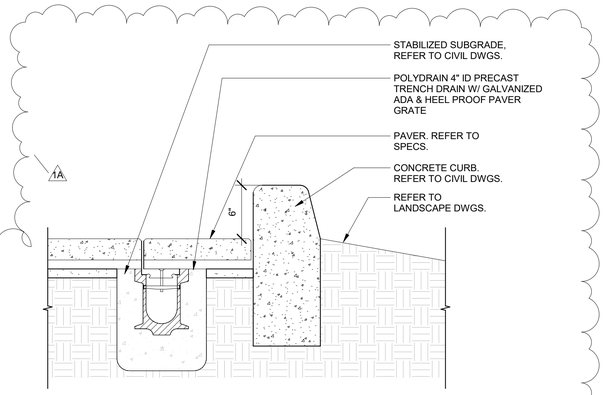
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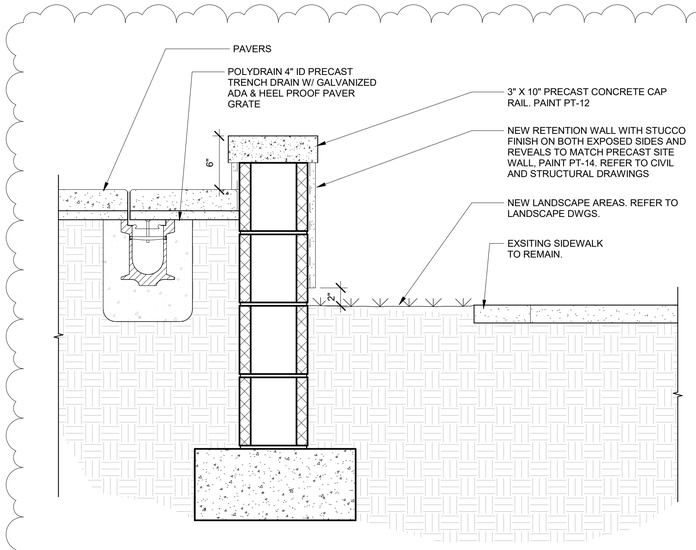
4 ADA RAMP DETAIL



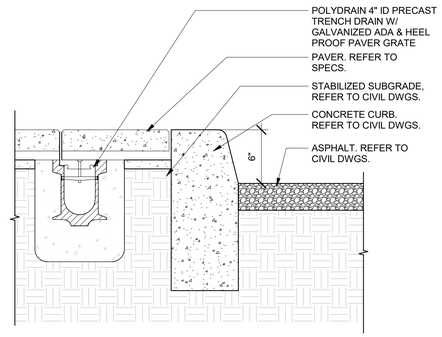
3 CURB RAMP DETAIL



2 DETAIL - PAVER CURB AT LANDSCAPE
1 1/2" = 1'-0"



5 SITE RETENTION WALL
1 1/2" = 1'-0"



1 DETAIL - PAVER CURB AT ASPHALT
1 1/2" = 1'-0"

REVISIONS :

No.	Description	Date
1A	CITY COMMENTS	11/3/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

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PERMIT SET

FOUNDCARE
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Riviera Beach, Fl

SITE DETAILS

A-1.3

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FEC - RECESSED MOUNTED FIRE EXTINGUISHER

D - DEFIBRILLATOR

MILLWORK. SEE ENLARGED PLAN AND ELEVATIONS, MILLWORK DETAILS, FINISH SCHEDULE AND SPECIFICATIONS.

1H FIRE RATED WALL

KEY NOTES:

1. NEW CONCRETE SLAB OVER 10 MIL. WATERPROOFING , OVER WELL COMPACTED FILL WITH TERMINTE TREATMENT. REFER TO STRUCTURAL DWGS. TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED.
2. FURNITURE/EQUIPMENT TO BE OWNER PROVIDED. CONTRATOR INSTALLED. REFER TO MEP DWGS. FOR ANY REQUIRED CONNECTIONS.
3. MILLWORK, REFER TO DETAILS,
4. BACKLIT FOUNDCARE LOGO. REFER TO INTERIOR ELEVATIONS.
5. STARTER SLAB. CONTINUATION OF SLAB TO BE BUILT BY FUTURE TENANT. RE: TO STRUCTURAL
6. REFER TO SITE PLAN AND DETAILS.
7. NEW CONCRETE OVER METAL DECK, REFER TO STRUCTURAL DWGS.
8. ELEVATOR SHAFT. REFER DETAILS, TO STRUCTURAL DWGS. AND SPECS.
9. CONCRETE PAN METAL STAIR. REFER TO DETAILS, STRUCTURAL DWGS. AND SPECS
10. MOVABLE PANEL WALL, REFER TO SPECS AND INTERIOR ELEVATIONS.
11. MOP SINK, REFER TO PLUMBING DWGS
12. MOP HOLDER WITH SHELF, BOBRIK B239X36
13. ROOF ACCESS LADDER. REFER TO SPECS.
14. ROOF HATCH. REFER TO SPECS.
15. DRAIN AND OVERFLOW DRAIN COMBO. REFER TO PLUMBING DWGS.
16. ROOF TOP UNIT. REFER TO MECHANICAL DWGS. FOR UNIT SPECS. AND STRUCTURAL DWGS. FOR SUPPORT
17. SINGLE PLY ROOF MEMBRANE OVER INSULATION. (R30) REFER TO SPECS.
18. OVERFLOW DOWNSPOUT COVER. REFER TO PLUMBING.

GENERAL NOTES:

1. REFER TO STRUCTURAL DWG.S FOR ALL NEW COLUMNS, CMU WALLS, FOUNDATION, ETC.
2. REFER TO ELECTRICAL DWGS. FOR ALL NEW SWITCHGEAR, DATA, DEVICES, ETC/ U.O.N. ALL NEW COVERS SHALL BE WHITE
3. REFER TO MECHANICAL DWGS. FOR ALL NEW HVAC. U.O.N ALL GRILLES SHALL BE WHITE.
4. REFER TO PLUMBING DWGS. FOR ALL NEW DOMESTIC AND SANITARY PIPING. CONTRACTOR TO PROVIDE CAPPED WATER AND SANITARY AT ALL OFFICES ON SECOND LEVEL FLOOR PLAN.



1 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

REVISIONS :		
No.	Description	Date
1B	COORDINATION	11/3/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
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PERMIT SET
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SECOND LEVEL PLAN

A-2.2a

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A - FURRING WALL AGAINST EXTERIOR CMU

ONE LAYER OF 5/8" GYPSUM WALLBOARD OVER 25 GA. MTL. STUD 16" O.C. WITH RIGID INSULATION WITHIN CAVITY - R19 (USE M.R. GYP WITHIN 48" OF PLUMBING FIXTURE) G.W.B. PARTITION TO RUN FROM FLOOR TO 6" ABOVE CEILING, INSULATION TO RUN TO DECK U.O.N.

W - FULL HEIGHT WALL WITHOUT INSULATION

ONE LAYER OF 5/8" GYPSUM WALLBOARD BOTH SIDES OVER 25 GA. MTL. STUD 16" O.C. (USE M.R. GYP WITHIN 48" OF PLUMBING FIXTURE) AND TYPE 'X' ON RATED WALLS. PARTITION TO RUN FROM FLOOR TO 6" ABOVE CEILING HT. REFER TO UL SYSTEM 419 FOR FURTHER INFORMATION.

B - PARTITION WITH INSULATION

ONE LAYER OF 5/8" GYPSUM WALLBOARD BOTH SIDES OVER 25 GA. MTL. STUD 16" O.C. WITH BATTING INSULATION STC 50 (USE M.R. GYP WITHIN 48" OF PLUMBING FIXTURE) PARTITION TO RUN FROM FLOOR TO 6" ABOVE CEILING HT.

P - PARTITION WITHOUT INSULATION

ONE LAYER OF 5/8" GYPSUM WALLBOARD BOTH SIDES OVER 25 GA. MTL. STUD 16" O.G. (USE M.R. GYP WITHIN 48" OF PLUMBING FIXTURE) PARTITION TO RUN FROM FLOOR TO 6" ABOVE CEILING HT.

F - FURRING WALL

ONE LAYER OF 5/8" GYPSUM WALLBOARD OVER 25 GA. MTL. STUD 16" O.C. (USE M.R. GYP WITHIN 48" OF PLUMBING FIXTURE PARTITION TO RUN FROM FLOOR TO 6" ABOVE CEILING HT.

S - SHAFT WALL

ONE LAYER OF 5/8" GYPSUM WALLBOARD TYPE X OVER 25 GA. MTL. J STUD 16" O.C. WITH ONE LAYER OF 1" SHEETROCK LINER PANEL (USE M.R. GYP WITHIN 48" OF PLUMBING FIXTURE) PARTITION TO RUN FROM FLOOR TO DECK REFER TO UL 415 SYSTEM A FOR FURTHER INFORMATION.

Wall Size
Wall Size

0 = 7/8"
1 = 1 5/8"
2 = 2 1/2"
3 = 3 5/8"
4 = 4"
5 = 5 1/2"
6 = 6

X-0-0
- FIRE RATING
- WIDTH
- WALL TYPE

1. PROVIDE TYPE "X" GYP. BD. AT ALL RATED WALLS.
2. PERMANENT, FULL HEIGHT INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED TO RESIST LATERAL LIVE LOAD OF NOT LESS THAN 5 POUNDS PER SQUARE FOOT WITH A DEFLECTION OF NOT LESS THAN L/240.
3. PROVIDE FIRE SEALANT OR FIRE SAFING AS REQUIRED BETWEEN THE TOP OF WALL AND UNDERSIDE OF STRUCTURE AT FIRE RATED PARTITION LOCATIONS.
4. SET GYPSUM WALL BOARD INTO CONTINUOUS BEAD OF ACOUSTICAL SEALANT ALONG FLANGES OF TOP AND BOTTOM TRACKS, TYP. AT PARTITIONS WITH SOUND ATTENUATION/BATT INSULATION.
5. PROVIDE ACOUSTICAL SEALANT AT ALL OPENINGS AND PENETRATIONS WITH SOUND ATTENUATION/BATT INSULATION TO CREATE SOUND TIGHT CONSTRUCTION.
6. PROVIDE FIRE SEALANT AROUND ALL PENETRATIONS, PIPING, CONDUITS, DUCTS, CABLES, WIRES AND ALL BUILDING SERVICE EQUIPMENT AT FIRE RATED PARTITIONS. SEE UL RATED DETAILS FOR SPECIFICATIONS.
7. AT NON-RATED WALLS, FILL ALL VOIDS BETWEEN TOP OF PARTITION TRACK AND UNDERSIDE OF DECK OR SLAB WITH INSULATION. AT ALL CORRIDOR WALLS, IN ADDITION TO INSULATION, PROVIDE (2) CONTINUOUS BEADS OF SEALANT TO PREVENT THE PASSAGE OF SMOKE.
8. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL WET ROOM LOCATIONS.
9. PROVIDE MTL. BACK UP PLATES IN STUD WALLS TO ALLOW FOR THE ANCHORAGE OF ALL MISC. ITEMS TO THE WALL SUCH AS MILLWORK, SIGNS, BANNERS, DISPLAY BOARDS, PANELS, ETC. PLATES TO BE 16 GUAGE, GALVANIZED, AS REQUIRED.
10. PROVIDE FIRE RETARDANT WOOD BLOCKING AS REQUIRED FOR THE ANCHORAGE OF FIXTURES AND ACCESSORIES.
11. FIRE RATINGS DETERMINED BY U.L. FIRE RESISTANCE DIRECTORY, 2018 ED. SEE PARTITION TYPE SCHEDULE AND DETAILS FOR U.L. ASSEMBLY INFORMATION.
12. ALL STORAGE AREAS, JANITOR'S CLOSETS AND CUSTODIAL AREAS WITH OR WITHOUT A CEILING SHALL HAVE A CONTINUOUS LINE 2" IN HEIGHT, PAINTED ON THE ROOM WALLS AT 18" BELOW THE CEILING, LEVEL PLANE OR THE PLANE OF THE LOWEST SUSPENDED (ELECTRICAL OR MECHANICAL) ITEM. SUCH LINE SHALL BE BRIGHT RED (GLOSS ENAMEL) AND SHALL HAVE PAINTED STENCIL LETTERING ON EACH WALL PLANE READING AS FOLLOWS: DO NOT STACK, STORE OR LOCATE ANY MATERIALS ABOVE THIS LINE. LETTERING SHALL BE (SAME AS LINE) 2" HIGH HELVETICA MEDIUM.
13. ALL FIRE RATED WALLS SHALL HAVE 4" HIGH LETTERING 1/2" STROKE IN BRIGHT RED (GLOSS ENAMEL) ON EACH WALL PLANE LOCATED 12" ABOVE CEILING PLANE OR AS OTHERWISE DIRECTED AND AT 15'-0" ON CENTER READING AS FOLLOWS: "X" FIRE RATED FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. THE "X" SHALL BE SUPPLANTED WITH THE FIRE RESISTIVE TIME RATING OF THE WALL.
14. PROVIDE CONTINUOUS FIRE CAULK AT UNDERSIDE OF FLOOR SLABS AT ALL FLOOR/WALL CONNECTION.
15. STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES AND CABINETRY SHALL BE DOUBLED OR NOT LESS THAN 20 GA WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PREVENT END ROTATION AND SHALL HAVE HORIZONTAL MEMBERS SECURELY FASTENED TO NOT LESS THAN TWO STUDS.
16. PROVIDE VERTICAL EXPANSION JOINTS EVERY 30'-0" IN ALL GYP BOARD. PARTITIONS INSTALL PER INDUSTRY STANDARDS.
17. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE FROM FACE OF BLOCK OR EDGE OF STUD.

Partition General Notes
1" = 1'-0"



1 SECOND LEVEL - DIMENSIONED PLAN
1/8" = 1'-0"

REVISIONS :		
No.	Description	Date
1B	COORDINATION	11/3/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
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JUNE 8, 2023

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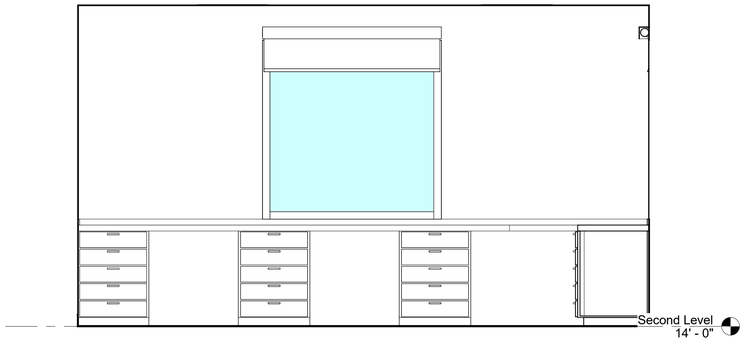
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Riviera Beach, Fl

SECOND LEVEL
DIMENSIONED PLAN

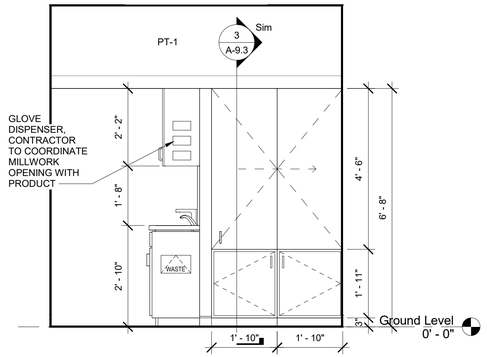
A-2.2b

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DATE :
JUNE 8, 2023

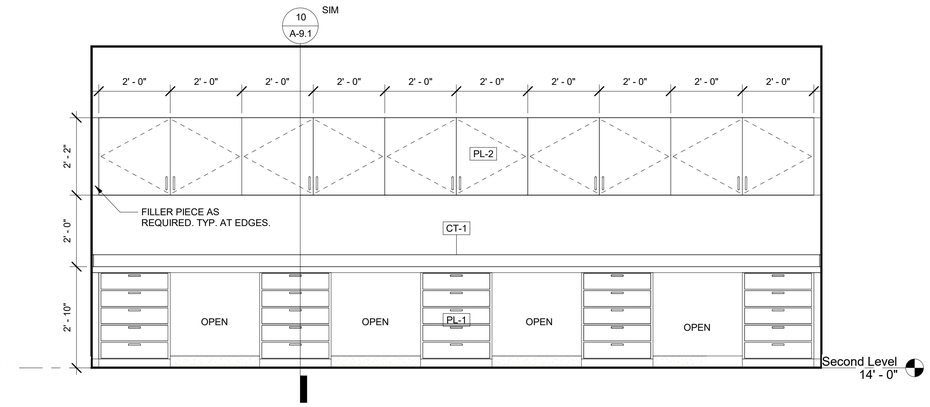
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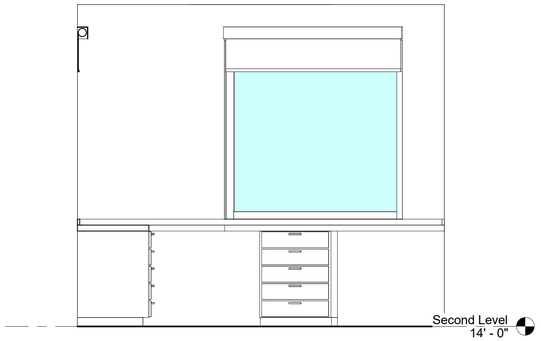
8 ELEVATION - SECOND LEVEL PROVIDER ROOM 1
1/2" = 1'-0"



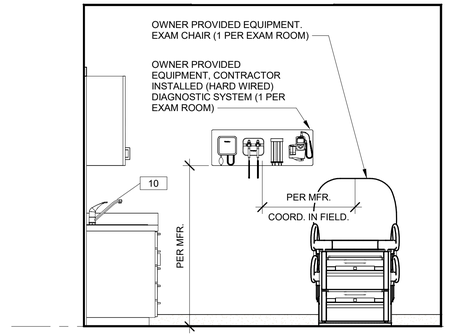
7 ELEVATION - DENTAL SUITE (2)
1/2" = 1'-0"



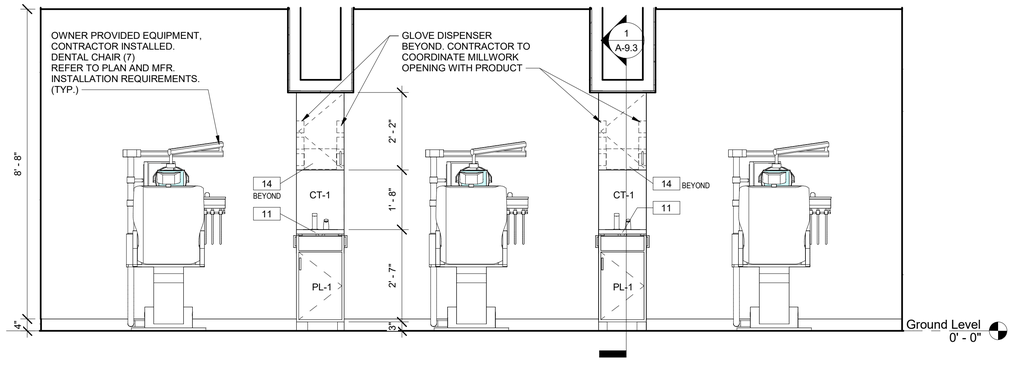
6 ELEVATION - PROVIDER ROOM 1
1/2" = 1'-0"



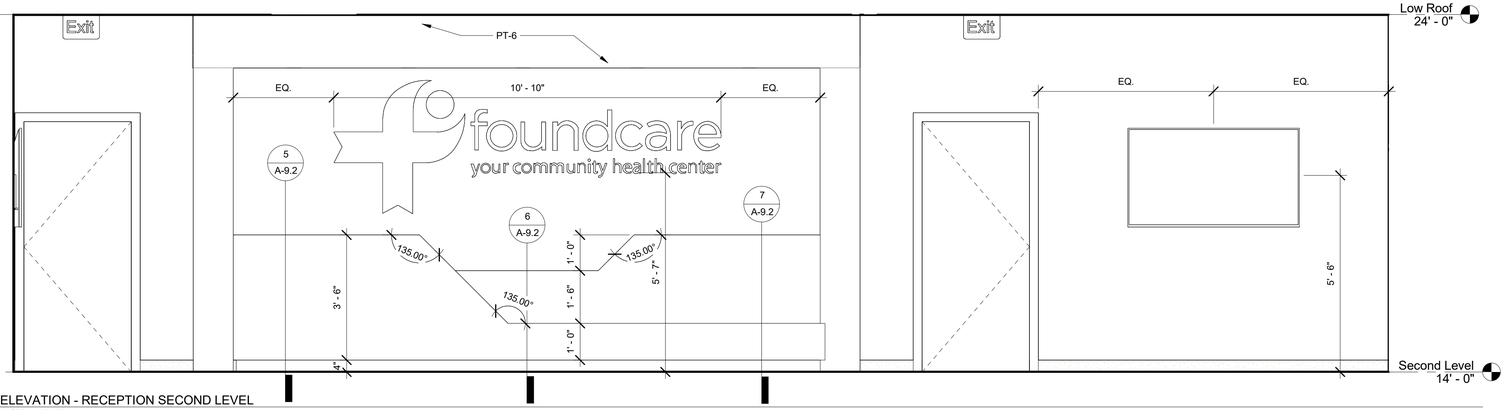
5 ELEVATION - SECOND LEVEL PROVIDER ROOM 2
1/2" = 1'-0"



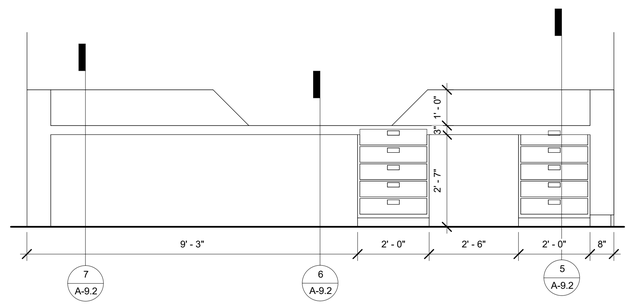
4 ELEVATION - TYP EXAM ROOM EQUIPMENT
1/2" = 1'-0"



3 ELEVATION - DENTAL SUITE (1)
1/2" = 1'-0"



2 ELEVATION - RECEPTION SECOND LEVEL
1/2" = 1'-0"



1 ELEVATION - RECEPTION DESK
1/2" = 1'-0"

REVISIONS :

No.	Description	Date

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STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

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INTERIOR ELEVATION

A-3.3

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Bathroom				
Type Mark	Model	Manufacturer	Description	Comments
	<varies>	<varies>	<varies>	
1	B-5806	BOBRIK	S. STL. GRAB BAR 36" LONG (REAR) 42" LONG (SIDE)	
2	REF. TO PLUMB.	REF. TO PLUMB.	TOILET	
3	REF. TO PLUMB.	REF. TO PLUMB.	LAVATORY	REF. TO ELEC. FOR FAUCET & SOAP DISPENSER POWER
4	B-38034	BOBRIK	RECESSED PAPER TOWEL DISPENSER / WASTE RECEPTACLE	
5	REF. TO PLUMB.	REF. TO PLUMB.	FILTERED REFRIGERATED WATER FOUNTAIN	REF. TO ELEC.
6	B-50516	BOBRIK	RECESSED SPECIMEN PASS-THROUGH CABINET	
7	B-30919	BOBRICK	SURFACE MOUNTED CLASSIC SERIES TOILET SEAT COVER DISPENSER, TOILET PAPER DISPENSER, AND NAPKIN DISPOSAL COMBO	
8	B-165 1824	BOBRICK	MIRROR 18" X 24"	
9a	KB311-SSRE	KOALA KARE	RECESSED MOUNTED BABY CHANGING STATION	
9b	KB311-SSWM	KOALA KARE	SURFACE MOUNTED BABY CHANGING STATION	
10	REF. TO PLUMB.	REF. TO PLUMB.	UNDERMOUNT SINK	REF. TO ELEC. FOR FAUCET & SOAP DISPENSER POWER
11	REF. TO PLUMB.	REF. TO PLUMB.	UNDERMOUNT SINK	REF. TO ELEC. FOR FAUCET & SOAP DISPENSER POWER
12	REF. TO PLUMB.	REF. TO PLUMB.	UNDERMOUNT TWO-COMPARTMENT SINK	
13	B-165 2460	BOBRICK	MIRROR 24" X 60"	
14	B-2621	BOBRICK	CLASSIC SERIES SURFACE MOUNTED PAPER TOWEL DISPENSER	<varies>

NOTES:

1. PROVIDE ADEQUATE BACKING IN ALL WALLS TO SUPPORT FIXTURES AND ACCESSORIES.

2. RESTROOMS TO MEET THE REQ. OF FLA. STATUTE 553 FOR HANDICAP ACCESSIBILITY AND THE AMERICAN DISABILITY ACT.

3. PROVIDE FIRE TREATED 3/4" PLYWOOD BACKING SPANNING BETWEEN STUDS AND 2X PT WOOD BLOCKING BEHIND ALL MOUNTED FIXTURES AND ACCESSORIES.

4. ALL DIMENSIONS SHOWN ARE FROM DRYWALL TO DRYWALL.

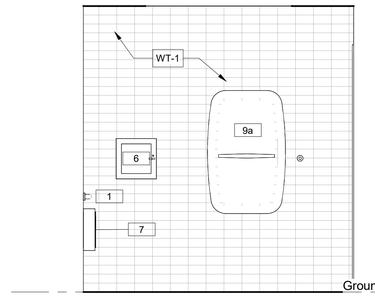
5. FBC B 1210.2.2: WALLS AND PARTITIONS WITHIN 2 FEET (610 MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.

NOTES: *THE FOLLOWING ITEMS SHALL BE IMPLEMENTED TO ALLEVIATE RESTROOM NOISE TRANSMISSION:*

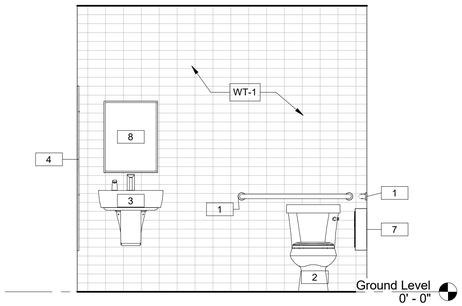
1. BANDS OR COLLARS OR RESILIENT MATERIAL (RUBBER, FELT, MINERAL WOOL, NEOPRENE) SHALL BE PLACED AROUND TOILET PIPES AT POINTS OF SUPPORT AND SLAB PENETRATION.

2. ISOLATE THE JUNCTION BOX BETWEEN THE TOILETS WATER SUPPLY PIPE AND THE WALL (AT LEAST 1/2" NEOPRENE CAULK AND NO RIGID JUNCTION).

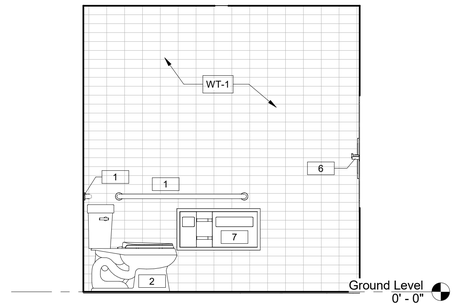
3. PROVIDE (2) LAYERS OF SOUND ATTENUATION INSULATION (3-1/2") IN THE WALL BEHIND THE TOILETS, SLAB TO STRUCTURE ABOVE.



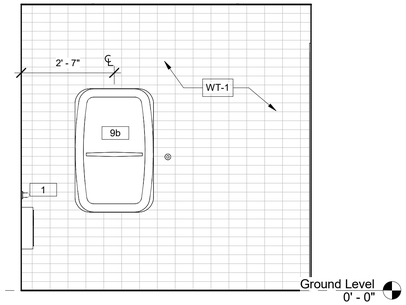
4 ELEVATION - RESTROOM 1 (C)
1/2" = 1'-0"



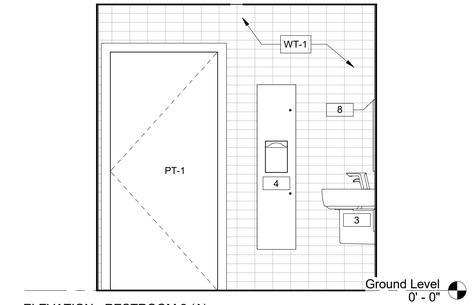
9 ELEVATION - RESTROOM 2 (B)
1/2" = 1'-0"



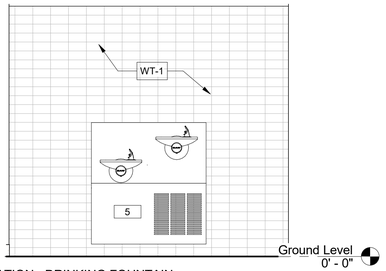
3 ELEVATION - RESTROOM 1 (B)
1/2" = 1'-0"



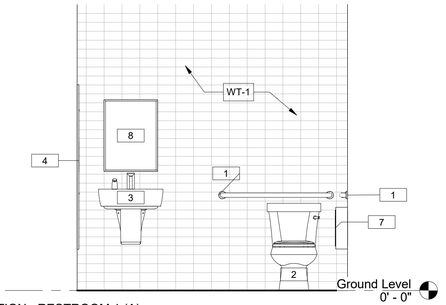
11 ELEVATION - RESTROOM 2 (D)
1/2" = 1'-0"



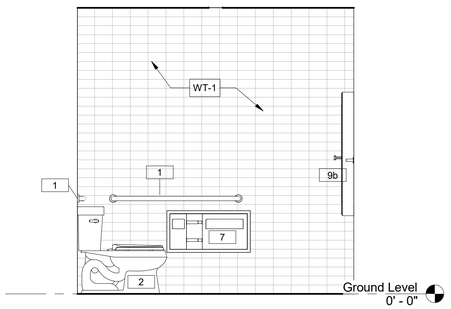
8 ELEVATION - RESTROOM 2 (A)
1/2" = 1'-0"



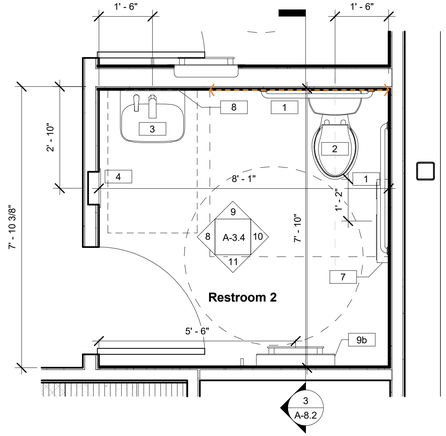
6 ELEVATION - DRINKING FOUNTAIN
1/2" = 1'-0"



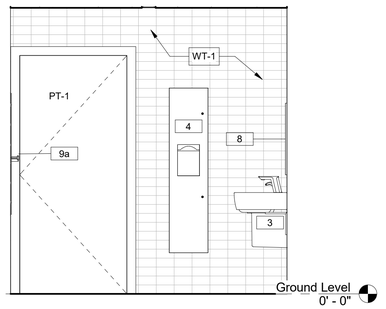
2 ELEVATION - RESTROOM 1 (A)
1/2" = 1'-0"



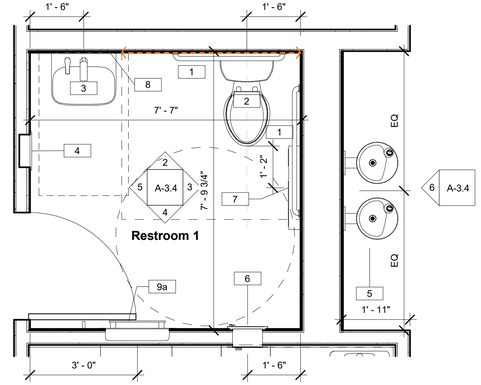
10 ELEVATION - RESTROOM 2 (C)
1/2" = 1'-0"



7 ENLARGED PLAN - RESTROOM 2
1/2" = 1'-0"



5 ELEVATION - RESTROOM 1 (D)
1/2" = 1'-0"



1 ENLARGED PLAN - RESTROOM 1
1/2" = 1'-0"

REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
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FOUNDCARE
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ENLARGED GROUND LEVEL RESTROOM PLANS AND ELEVATIONS

A-3.4

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WD-1
FAUX WOOD/ ALUMINUM CANOPY CEILING.SEE FINISH SCHEDULE.

ACT-1
ACOUSTICAL CEILING TILE 2'X2'. SEE FINISH SCHEDULE

ACT-2
ACOUSTICAL CEILING TILE 2'X4'. SEE FINISH SCHEDULE

GYP-1
5/8" GYPSUM WALLBOARD CEILING OVER GALV. MTL. STUD FRAME

EX-1
EXPOSED CEILING

ACT
0' - 0" AFF

CEILING TYPE - SEE SPECIFICATIONS.

FINISHED CEILING HEIGHT AS INDICATED ON PLAN UNO..

LINEAR LIGHT FIXTURE

SUSPENDED LINEAR LIGHT FIXTURE

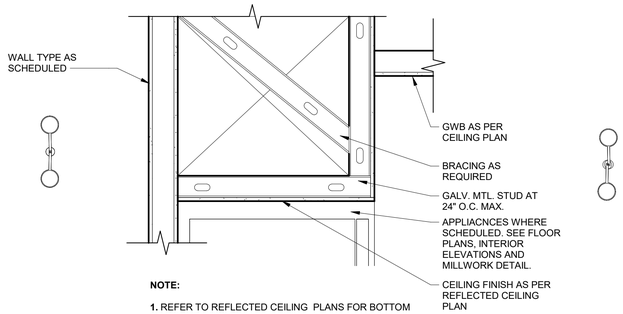
2'X2' TROFFER LIGHT FIXTURE

2'X4' TROFFER LIGHT FIXTURE

INTERIOR RECESSED LED HI HAT LIGHT FIXTURE

EMERGENCY EXIT SIGN

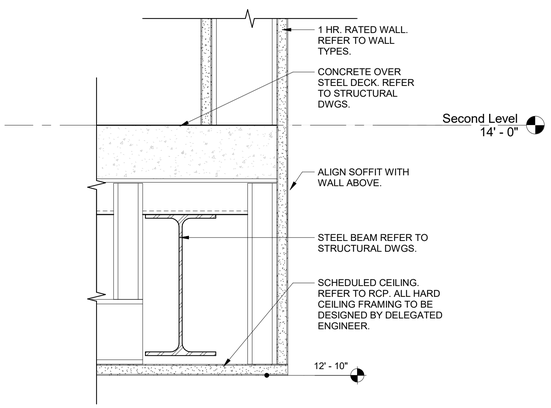
EXIT SIGN NOTE:
ANY EXIT SIGNS LOCATED ABOVE A DOOR OR WALL OPENING SHALL BE WALL MOUNTED. ALL OTHERS SHALL BE SUSPENDED WITH CABLES FROM CEILING OR STRUCTURE ABOVE UNLESS IN CEILING.



NOTE:

1. REFER TO REFLECTED CEILING PLANS FOR BOTTOM OF SOFFIT HEIGHT.

2 SOFFIT SECTION
1" = 1'-0"



3 DETAIL - STAIR SOFFIT
3" = 1'-0"



1 SECOND LEVEL CEILING PLAN
1/8" = 1'-0"

REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
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REGISTERED ARCHITECT

CONSULTANT
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FOUNDCARE
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REFLECTED CEILING PLAN - 2ND FLOOR

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GENERAL NOTES

1. ALL PARTIES RESPONSIBLE FOR DELIVERING FINISHES TO THE SITE SHOULD CHECK QUANTITIES AND DELIVERY DATES AS SOON AS BID IS AWARDED. IT IS THE DIRECT RESPONSIBILITY OF THE CONTRACTOR TO SECURE FINISH ORDERS TO ELIMINATE THE NEED FOR RESELECTION OR ADDITIONAL SHIPPING EXPENSES.

2. ITEMS REQUIRING FINISH SELECTION THAT DO NOT APPEAR ON THE FINISH DOCUMENTS SHALL BE SELECTED FROM SHOP DRAWINGS, SUBMITTALS AND/OR SAMPLES REQUIRED BY ARCHITECTURAL SPECIFICATIONS.

3. FINISHES SHALL NOT HAVE ABRUPT CHANGES IN ELEVATION GREATER THAN 1/2 INCH. CHANGES IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH REQUIRE A BEVELED EDGE WITH SLOPE NO GREATER THAN 1:2.

4. SAVE ALL USABLE BASE AND WALLCOVERING SCRAPS. STORE IN A SPACE TO BE SELECTED BY OWNER. WRAP ITEMS FOR STORAGE IN A PROTECTIVE COVERING CLEARLY MARKING THE CONTENTS. COORDINATE WITH OWNER'S REP. SEE SPECIFICATIONS FOR ALL ATTIC STOCK REQUIREMENTS.

5. PROVIDE THE OWNER WITH A MAINTENANCE MANUAL OF MANUFACTURER'S RECOMMENDED ROUTINE AND SPECIAL MAINTENANCE INSTRUCTIONS FOR ALL ITEMS.

6. ALL FINISH MATERIALS ARE TO BE SUPPLIED FROM (1) DYE LOT OR COLOR BATCH PER ITEM, INCLUDING, BUT NOT LIMITED TO CARPET,TILE, PAINT AND WALL COVERING.

8. INSTALL ALL MANUFACTURED ITEMS, FINISH MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED INSTRUCTIONS.

9. REFER TO COVER SHEET FOR THE MINIMUM FLAME SPREAD CLASSIFICATION OF ALL INTERIOR FINISHES.

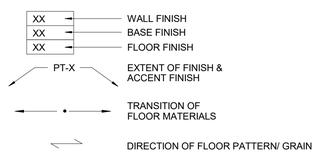
10. PAINT NEW HOLLOW METAL DOORS AND FRAMES IN SEMI-GLOSS FINISH, TO MATCH ADJACENT WALL,UON.

11. FLOORING TRANSITIONS TO OCCUR AT THE CENTERLINE OF THE DOOR, UON.

12. PROVIDE ALUMINUM TRANSITION STRIPS AT ALL HARD SURFACE FLOORING TRANSITIONS.

13. SEE REFLECTED CEILING PLANS FOR MATERIAL LOCATIONS.

SYMBOLS



Finish Schedule					
Material: Mark	Material: Manufacturer	Material: Model	Material: Description	Size	Notes
			<varies>		
	<varies>	<varies>	<varies>		
ACT-1	Armstrong	Calla #2820	Acoustical Ceiling Tile	24"x24"x7/8"	Use Blizzard white grid
ACT-2	Armstrong	Calla #2820	Acoustical Ceiling Tile	24"x48"x7/8"	Use Blizzard white grid
AL-1	ALPOLIC	PE	QBB TEAK TIMBER STOCK	4" x 72"	1/3 Staggered
AL-2	ALPOLIC	ACM PANEL	BSX METALLIC SILVER	36" x 72"	
AL-3	ALPOLIC	CORRUGATED METAL PANELS	MCU MICA CHAMPAGNE		
CT-1	Ceasarstone	2141 Blizzard	Blizzard Quartz Countertop		
GWP-1	National Solutions	Anti-Microbial and Chemical Resistant Grid Wall Panels			
MT-1					
PL-1	Wilsonart	7209K-78	Nepal Teak		
PL-2	Wilsonart	7850-60	BeigeWood Matte Finish		
PL-3	Formica	AX441	PL-3		
PT-1	Benjamin Moore	OC-93	Sugar Cookie		
PT-2	Benjamin Moore	OC-12	Musilin		
PT-4	Benjamin Moore	2029-50	Potpourri Green		
PT-5	Benjamin Moore	2067-60	Windmill Wings		
PT-6	Benjamin Moore	2128-40	oxford gray		
PT-7	Benjamin Moore	2147-40	Dill Pickle		
PT-8	Benjamin Moore	2157-20	Golden Harvest		
PT-9	Benjamin Moore	2166-40	Soft Pumpkin		
PT-10	Benjamin Moore	HC-115	Giorgian Green		
PT-11	Benjamin Moore	2155-40	Semolina		
PT-12	Benjamin Moore	OC-130	Cloud White		
PT-13	Benjamin Moore	2124-10	Wrought Iron		
PT-14	Sherwin Williams	SW 7643	Pussywillow		
RF-1	Mannington	Color Scape sculptured Charcoal (217)	Rubber Flooring		For Stairs Tread and riser Combo with Hazard (Black and Yellow) Abrasive tape
SC-1	-	Sealed Concrete			
T-1	Ceramic Technics Ltd	Fiorano Classic Onyx Honey Natural	Porcelain tile	12" x 24" x 10mm	Use Mapei 49+ Light Almond Grout
TR-1	SCHLUTER	FINEC	Brushed Aluminum		All outside corners where there's wall tile
TR-2	CONSTRUCTION SPECIALTIES	WCWT-AF	CLEAR ANODIZED ALUMINUM		Wainscot trim (TOP)
TR-3	CONSTRUCTION SPECIALTIES	WCOS-AF	CLEAR ANODIZED ALUMINUM		Wainscot trim (Outside Corner)
TS-1	Terrazzco		Zinc Transition Strip		
TS-2	SCHLUTER	RENO-U	Transition Strip		
TZ-1	Terrazzco	#IK07067	TRZ-2396 POLISH: 400		
TZ-2	Terrazzco	#IK07066	TRZ-6747 POLISH 400		
WC-1	Momentum	MAG1322 Linen	Wall Covering		Typical at all corridors up to 48" with TR-3
WT-1	Crossville	NEC01 Cotton Gloss	Swatches Wall Tile	3" x 12"	Use Mapei 38+ Avalanche grout

TYPICAL MILLWORK HARWARE:

EDGE PULLS: RICHELIEU BP57606-170 STAINLESS STEEL

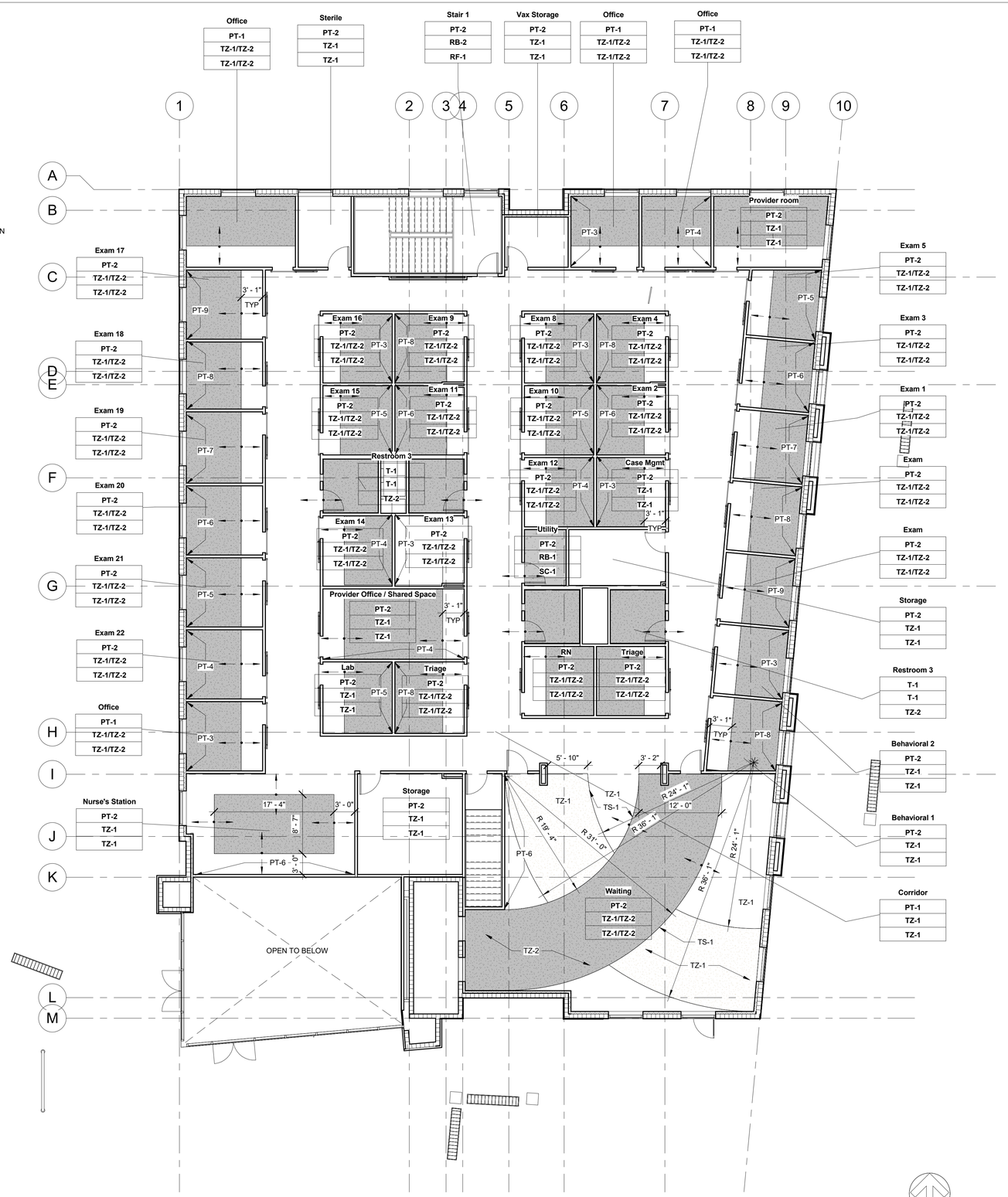
CONCEALED HINGE: RICHELIEU 420203145

SLIDES: RICHELIEU SERIES 828 - FULL EXTENSION SYNCHRONIZED CONCEALED UNDERMOUNT SLIDE WITH SOFT-CLOSE

SLIDING DOOR HARDWARE: PEMKO HF_ HARDWARE PACKS FOR FOLDING 100 SERIES MODEL: HF2/100A/2

SOFT-CLOSING TOP-MOUNTING WASTE BIN: RICHELIEU TSC15235WH PROVIDE WITH QT35PBWH

PULL OUT WASTE BIN - HAFELE - MODEL #503.70.532



1 SECOND LEVEL FINISH PLAN
1/8" = 1'-0"

REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

STILES
ARCHITECTURAL GROUP
201 East Las Olas Blvd.,
Fort Lauderdale, Florida 33301
954 - 627- 9180
FL. REG # AA-26001798

PERMIT SET

FOUNDCARE
3501 Broadway Blvd.
Riviera Beach, Fl

SECOND LEVEL FINISH PLAN & FINISH SCHEDULE

A-4.4

PROJECT NO.
74115
DRAWN BY :
SAG
CHECKED BY :
Checker
DATE :
JUNE 8, 2023

Autodesk Docs://Foundcare @ Riviera Beach/74115_Foundcare.rvt

01000 GENERAL

01001 ALL CONSTRUCTION METHODS, MATERIALS, ETC., SHALL MEET OR EXCEED ANY AND ALL APPLICABLE BUILDING CODES, STANDARDS AND ORDINANCES.

01002 PROVIDE A COMPLETE AND OPERATING INSTALLATION INCLUDING ALL OBVIOUSLY NECESSARY ITEMS EVEN THOUGH SUCH ITEMS ARE NOT INDICATED WITHIN THE CONSTRUCTION DOCUMENTS.

01003 ALL SUBCONTRACTORS SHALL MAKE A MANDATORY, PROPER EXAMINATION OF THE PROJECT SITE TO BECOME FAMILIARIZED WITH THE EXISTING CONDITIONS, AND CAREFULLY EXAMINE THE MOST RECENT AVAILABLE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL BE NOTIFIED PROMPTLY FOR RESOLUTION, THROUGH THE GENERAL CONTRACTOR, OF ANY AMBIGUITY, INCONSISTENCY, OR ERROR WHICH MAY BE DISCOVERED UPON EXAMINATION OF THE CONSTRUCTION DOCUMENTS, OR OF THE SITE AND LOCAL CONDITION. NO EXTRA PAYMENTS SHALL BE APPROVED DUE TO ERRORS AND/OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

01004 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS TO BID AND BUILD FROM THE MOST UP-TO-DATE COMPLETE SET OF CONSTRUCTION DOCUMENTS AVAILABLE. THE RELEASE AND USE OF PARTIAL SETS OF CONSTRUCTION DOCUMENTS DURING BIDDING AND/OR CONSTRUCTION, SHALL NOT RELIEVE THE SUBCONTRACTOR'S RESPONSIBILITY FOR HIS WORK OR COORDINATION OF SAME WITH WORK BY OTHER TRADES.

01005 WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS. IF REQUIRED DIMENSIONS ARE NOT INDICATED OR DIMENSIONS CONFLICT OR SEEM TO BE IN ERROR, PROMPTLY NOTIFY THE ARCHITECT FOR RESOLUTION.

01006 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTOR TO BE AWARE OF ALL COMMENTS MADE BY THE JURISDICTIONAL BUILDING DEPARTMENT UPON THE OFFICIAL SIGNED AND SEALED CONSTRUCTION DOCUMENTS PROJECT FIELD SET AND SHALL INCORPORATE SAME WITHIN THE SCOPE OF WORK. IT SHALL ALSO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY AND ALL FIELD CHANGES ORDERED BY THE JURISDICTIONAL INSPECTORS.

01007 ANY AND ALL SUBSTITUTIONS TO THE CONSTRUCTION DOCUMENTS MUST BE EQUAL TO THE PERFORMANCE AND APPEARANCE, AND MUST BE SUBMITTED TO THE ARCHITECT IN THE FORM OF AN "ALTERNATE TO CONSTRUCTION DOCUMENTS SPECIFICATION" LETTER STATING EACH ITEM TO BE SUBSTITUTED, ALONG WITH CUT SHEETS FOR BOTH THE SPECIFIED PRODUCT AND ALTERNATE AT LEAST FIFTEEN (15) WORKING DAYS BEFORE THE CLOSING OF BIDS. ALLOW TEN (10) WORKING DAYS REVIEW PERIOD FROM ARCHITECT'S RECEIPT OF SUBSTITUTION SUBMITTAL. ARCHITECT WILL DETERMINE ACCEPTABILITY OF ANY AND ALL SUBSTITUTIONS. ALL APPROVALS FOR SUBSTITUTIONS MUST BE OBTAINED PRIOR TO BID AWARD. THE CONTRACTOR AND/OR SUBCONTRACTOR BEARS ALL ADDITIONAL COSTS OF UNACCEPTABLE SUBSTITUTIONS IF USED IN ORIGINAL BIDS. THE CONTRACTOR/SUBCONTRACTOR BEARS ALL ADDITIONAL COST FOR REMEDY IF UNAPPROVED SUBSTITUTION IS UTILIZED, DISCOVERED AND UNACCEPTABLE.

01008 SUBMIT ONE (1) PDF FILE OF ALL SHOP DRAWINGS AND OF ALL PRODUCT SUBMITTALS AS REQUESTED BY THE ARCHITECT AND/OR THE JURISDICTIONAL AUTHORITY AND/OR GENERAL CONTRACTOR, REQUIRED FOR ALL CUSTOM FABRICATED WORK OR AS REQUESTED HEREIN. A MINIMUM OF TEN (10) WORKING DAYS SHOULD BE ALLOWED FOR PROPER REVIEW OF SHOP DRAWINGS AND SUBMITTALS. SUBMIT ONE (1) PDF FILE AND TWO (2) PHYSICAL SAMPLE SUBMITTALS AS REQUESTED BY THE ARCHITECT AND/OR THE JURISDICTIONAL AUTHORITY AND/OR GENERAL CONTRACTOR, REQUIRED FOR ALL CUSTOM FABRICATED WORK OR AS REQUESTED HEREIN. PHYSICAL SAMPLE SUBMITTALS SHOULD BE ON THE PROPER SUBSTRATE, THE CORRECT COLOR AND OF A REASONABLE SIZE TO JUDGE THE QUALITY, CHARACTER AND COLOR OF THE SURFACE FINISH UNLESS THE SIZE IS SPECIFICALLY SPECIFIED IN THE FOLLOWING SPEC SECTION. A MINIMUM OF TEN (10) WORKING DAYS FROM WHEN THE THE PHYSICAL SUBMITTALS ARE RECEIVED AT THE ARCHITECTS OFFICE SHOULD BE ALLOWED FOR PROPER REVIEW. THE ARCHITECT WILL RETURN ONE PHYSICAL SAMPLE TO THE CONTRACTOR AND KEEP ONE PHYSICAL SAMPLE AS A CONTROL SAMPLE AT THE ARCHITECTS OFFICE. THE CONTRACTOR'S FAILURE TO INCORPORATE SAMPLE REVIEW TIME BY THE ARCHITECT FOR SUBMITTALS AND RESUBMITTALS NOT MEETING THE CRITERIA OF THE CONTRACT DOCUMENTS DOES NOT GRANT THE CONTRACTOR THE RIGHT TO A CHANGE ORDER, MONETARY DAMAGES, PRODUCT SUBSTITUTIONS, EXTENSION OF THE CONSTRUCTION SCHEDULE AS AGREED TO BY THE OWNER OR ANY OTHER REPERCUSSIONS AGAINST THE OWNER OR ARCHITECT.

01009 THE FOLLOWING SHOP DRAWINGS WILL BE REQUIRED FOR THE RELATED WORK (THE PRODUCTION OF THE REQUIRED SHOP DRAWING SHALL NOT BE CONSIDERED ANY EXTRA): STRUCTURAL STEEL*, REINFORCED STEEL, MISCELLANEOUS STEEL*, GLAZING SYSTEMS*, EXTERIOR STRUCTURAL WALL FRAMING*, EXTERIOR LIGHT POLES*, ALUMINUM METAL PANELS, FIRE SPRINKLERS*, METAL CANOPIES*, ROOF ACCESS LADDER*, METAL PAN STAIRS*, HANDRAIL*, MILLWORK, RESTROOM PARTITIONS, ELEVATOR*, EXTERIOR PRECAST SITE PANELS*.
* = MUST BE SIGNED AND SEALED BY A REGISTERED FLORIDA ENGINEER.

01010 THE FOLLOWING PRODUCT DATA SUBMITTAL CUT SHEETS WILL BE REQUIRED FOR THE RELATED WORK: PLUMBING FIXTURES AND FITTINGS, ELECTRICAL SWITCHGEAR, LIGHTING, HVAC EQUIPMENT (INCLUDING REQUIRED CURBS), ROOF MEMBRANE, INSULATION AND FLASHINGS, CONCRETE, DOOR FRAME, DOOR AND HARDWARE, INTERIOR LAMINATES, VENEER FINISHES, HANDRAILS, REST. PARTITIONS,CEILING GRID AND TILES, HVAC GRILLES, RESTROOM ACCESSORIES, PAINT, INTERIOR FINISHES, WATERPROOFING, EXTERIOR WALL MEMBRANE, STUCCO, BRICK PAVERS, EXTERIOR SHEATHING, SEALANTS AND CAULKING, LOUVERS, METAL CANOPIES, ALONG WITH ALL FLORIDA PRODUCT APPROVALS AS REQUIRED.

01011 THE FOLLOWING PHYSICAL SUBMITTALS WILL BE REQUIRED FOR THE RELATED WORK IN ALL OF THEIR SPECIFIED COLORS: ALL EXTERIOR PAINT FINISHES ON SPECIFIED SUBSTRATE, ALL INTERIOR PAINT FINISHES, INTERIOR LAMINATES, VENEER FINISHES, EDGE BANDING, EXTERIOR STONE, HANDRAILS, REST. PARTITIONS, EXTERIOR FRONT OF HOUSE LIGHT FIXTURES, BREAK METAL, STOREFRONT MULLION, METAL CANOPY, ALUMINUM METAL PANELS, BRICK PAVERS, GLAZING ASSEMBLY, SEALANTS IN SPECIFIED COLOR AND LOUVERS.

01012 NO RELATED WORK WILL BEGIN WITHOUT RELATED SHOP DRAWING AND/OR SUBMITTALS BEING APPROVED. THE SUBCONTRACTOR BEARS ALL COSTS IF CHANGES ARE REQUIRED OF WORK IN PLACE BECAUSE OF AFTER-THE-FACT REVIEWS AND CHANGES IN SHOP DRAWINGS AND/OR SUBMITTALS.

01013 SUBSTITUTIONS WILL NOT BE CONSIDERED DUE TO SUB-CONTRACTORS LACK OF PROPER AND TIMELY ORDERING, SCHEDULING AND/OR PLANNING.

01014 FIRE RESISTANCE RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO ASSEMBLIES WHOSE FIRE RESISTANCE HAS BEEN DETERMINED PER ASTM E 119, BY UL OR OTHER AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

02000 SITE WORK

02001 REFER TO THE CONSTRUCTION DOCUMENTS FOR ALL REQUIREMENTS AND STANDARDS.

02002 THE SOIL PAD UNDER ALL INTERIOR FLOOR SLABS AND ALL FOUNDATION WALLS SHALL RECEIVE AN APPLIED SOIL POISONING TREATMENT BY REGISTERED TERMITICIDES TO PREVENT THE INFESTATION OF SUBTERRANEAN TERMITES AS PER SECTION 1816 OF THE FLORIDA BUILDING CODE.

02003 THE FINAL GRADING OF LANDSCAPE AREAS SHALL BE A FULLY COORDINATED EFFORT WITH ARCHITECTURAL DESIGN INTENT, LANDSCAPE DESIGN AND CIVIL REQUIREMENTS AS INDICATED HEREIN. GRADING AGAINST BUILDING, UNLESS OTHERWISE NOTED, SHALL SLOPE AWAY FROM THE BUILDING.

03000 CONCRETE

03001 REFER TO THE CONSTRUCTION DOCUMENTS DRAWINGS FOR ALL REQUIREMENTS AND STANDARDS.

03002 INTERIOR CONCRETE FLOOR SLABS SHALL HAVE A SMOOTH STEEL TROWELED FLAT FINISH, HARDENER AND SEALERS AS PER PLANS.

03003 EXTERIOR CONCRETE SLABS SHALL RECEIVE LIGHT BROOM FINISH AND SHALL BE SLOPED AWAY FROM BUILDINGS FOR DRAINAGE.

03004 CONCRETE CONSTRUCTION JOINTS SHALL BE KEYED IN A MANNER AS PER INDUSTRY STANDARDS.

03005 EXPANSION JOINT FILLER INSTALLED AS PER APPLICABLE STANDARDS.

04000 MASONRY

04001 ALL CONCRETE UNIT MASONRY SHALL COMPLY WITH ASTM C 90 STANDARD SPECIFICATIONS FOR LOAD BEARING CONCRETE MASONRY UNITS. MORTAR PER ASTM C270/ASTM C1142 AND GROUT ASTM C467.

04002 PROVIDE AND INSTALL ALL CONCRETE MASONRY UNITS, MORTAR REINFORCEMENTS AND RELATED MATERIALS REQUIRED FOR THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

04003 ALL MATERIALS SHALL BE NEW, SUITABLE FOR THE INTENDED USE AND INSTALLED IN ACCORDANCE WITH INDUSTRY STANDARDS.

04004 LAY NO MASONRY IN FREEZING WEATHER, WHEN TEMPERATURE IS 40°F. AND FALLING, OR WHEN AMBIENT TEMPERATURE IS EXPECTED TO FALL BELOW FREEZING WITHIN 24 HOURS, UNLESS APPROVED IN WRITING.

04005 ENGRAVED BRICK PAVERS. CLAY MASONRY UNITS FOR PEDESTRIAN PAVERS SHALL MEET ASTM C902. MODULAR SIZE, NON-BEVELED FLAT EDGE CLAY PAVERS. GRADE A UNITS MANUFACTURED BY MEMBERS OF THE BRICK INDUSTRY ASSOCIATION. MANUFACTURE TO BE TREMROM IN 4"X12"X2 3/8" CORAL, SANDSTONE, AND CHARCOAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COORDINATE WITH OWNER ON DESIGN/LOCATIONS OF ENGRAVED PAVERS.

05000 METALS

05001 PROVIDE ALL STRUCTURAL STEEL, MISCELLANEOUS METALS, METAL DECKING, PLATES, BOLTS, ETC., REQUIRED FOR THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

05002 ALL MATERIALS SHALL BE NEW, SUITABLE FOR THE INTENDED USE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPROVED SHOP DRAWINGS.

05003 ALL STRUCTURAL STEEL STUDS SHALL BE GALVANIZED, SIZES AS INDICATED IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR TO PROVIDE SIGNED AND SEALED ENGINEERED SHOP DRAWINGS FOR ALL EXTERIOR METAL STUD FRAMING, ALL INTERIOR CEILING/SOFFIT FRAMING AND STUD FRAMING OVER GLASS WALLS.

05004 BREAK METAL, 16 GAUGE ALUMINUM FACTORY FORMED WITH PRESS BREAK. ASTM B209. 2 COATS KYNAR 500 FINISH. PROVIDE BREAK METAL AT COLUMN COVERS IN FULL LENGTH SINGLE PIECES, NO JOINTS OR SEAMS UNLESS FULLY CONCEALED BUT OTHER SPECIFIED BUILDING COMPONENTS.

05005 METAL ROOF LADDER SHALL BE FS INDUSTRIES MODEL DS10SS OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, PROVIDE ANY BACKING REQUIRED.

06000 WOOD

06001 PROVIDE ALL WOOD, NAILS, BOLTS, SCREWS, FRAMING ANCHORS, AND OTHER ROUGH HARDWARE, AND ALL OTHER ITEMS NEEDED FOR ROUGH AND FINISHED CARPENTRY IN THIS WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS OR REQUIRED FOR A COMPLETE AND OPERABLE FACILITY.

06002 ALL WOOD AND RELATED ASSOCIATED MATERIALS SHALL BE NEW AND SUITABLE FOR THE INTENDED USE.

06003 ALL WOOD USED IN CONNECTION WITH ROOFING, FLASHING, WATERPROOFING, ALL MEMBERS IN CONTACT WITH MASONRY, AND ALL MEMBERS LESS THAN 24" ABOVE THE GROUND SHALL BE PRESSURE TREATED.

CONTRACTOR TO VERIFY COMPATIBILITY OF PRESSURE TREATED CHEMICALS WITH FASTENERS, FLASHINGS, ETC.

06004 SECURELY ATTACH CARPENTRY WORK TO SUBSTRATES BY ANCHORING AND FASTENING AS INDICATED AND AS REQUIRED BY RECOGNIZED STANDARDS.

06005 PROVIDE WOOD STUD EACH SIDE OF ALL RECESSED EQUIPMENT AND ACCESSORIES, DOOR JAMBS, ETC.

06006 PROVIDE WOOD GROUNDS, NAILERS AND SLEEPERS WHERE INDICATED ON DRAWINGS AND AS REQUIRED. FORM TO SHAPES AS INDICATED AND CUT AS REQUIRED FOR TRUE LINE AND LEVEL OF WORK TO BE ATTACHED AND SCREEDED.

06007 PLYWOOD SHEATHING. APA EXTERIOR OR EXPOSURE 1 RATED PLYWOOD, GRADE C-D OR BETTER, NOMINAL 5/8 IN (12.7 MM) MINIMUM, INSTALLED WITH THE C FACE OUT OR APA EXTERIOR GRADE FIRE RETARDANT TREATED PLYWOOD, NOMINAL 1/2 IN (12.7 MM) MINIMUM, INSTALLED WITH THE C FACE OUT

06008 INTERIOR ARCHITECTURAL WOODWORK
A. PROVIDE SHOP DRAWINGS SHOWING LOCATION OF EACH ITEM, DIMENSIONED PLANS AND ELEVATIONS, LARGE-SCALE DETAILS, ATTACHMENT DEVICES AND OTHER COMPONENTS.
B. SUBMIT ONE SAMPLE OF ALL PLASTIC LAMINATES AS SCHEDULED, AND TWO MOCK-UPS OF EDGE BAND CONDITION AT DOOR/DRAWER. SUBMIT THREE 12" X 12" FINISHED SAMPLES OF ALL VENEER PANELING/MILLWORK, EXPOSED CABINET HARDWARE (ONE UNIT OF EACH TYPE AND FINISH). SUBMIT DATA FOR EACH TYPE OF PRODUCT SPECIFIED.
C. FLOOR PREPARATION - FLOOR SHALL VARY 1/8" IN 10'-0" MAX BENEATH ALL BASE CABINETS.
D. QUALITY SHALL COMPLY WITH AMERICAN WOODWORKING INSTITUTE (AWI) "PREMIUM GRADE WORK" PROVISIONS FOR GRADING AND WORKMANSHIP. IN ADDITION, VENEER PANELING SHALL COMPLY WITH REQUIREMENTS OF AWI STANDARDS SECTIONS 500 FOR FLUSH WOOD PANELING.
E. PRODUCTS / MATERIALS ARE AS FOLLOWS:
1. SOFTWOOD PLYWOOD: PSI GRADED IN ACCORDANCE WITH AWI FOR USE AS A SUBSTRATE. ALTERNATE SHALL BE MEDIUM DENSITY FIBERBOARD (MDFB) COMPLYING WITH ANSI A208.2, PRODUCT CLASS MD.
2. WOOD VENEER/ SUBSTRATE: 3/4" THICK WOOD SUBSTRATE OR MDF CORE PLYWOOD WITH WOOD VENEER ONE SIDE WITH TRANSPARENT FINISH. FIRE RESISTANCE TO BE:
a. FLAME SPREAD 75 OR LESS
b. SMOKE DEVELOPED: 450 OR LESS
3. COLORS, TEXTURES AND PATTERNS AS INDICATED ON FINISH PLAN.
4. ADHESIVES AS RECOMMENDED BY MANUFACTURER.
5. CABINET & DRAWER PULLS: REFER TO FINISH SCHEDULE, SECTIONS, AND/OR DETAILS FOR PULL TYPE. COORDINATE WITH TENANT.
a. EDGE PULL: REFER TO FINISH SCHEDULE FOR SPECIFICATION
b. BAR PULLS: REFER TO FINISH SCHEDULE FOR SPECIFICATIONS
6. GROMMETS (REFER PLANS /ELEVATIONS/ DETAILS FOR LOCATION)
a. DOUG MOCKETT - MODEL: EDP SERIES 2 1/2" HOLE (3" O.D.). GC TO COORDINATE WITH TENANT AV/IT DRAWINGS
b. COLOR: COORDINATE FINISH WITH MILLWORK
F. CABINET DOORS AND DRAWERS:
1. PLASTIC LAMINATE - MINIMUM 3/4" THICK MDFB WITH PLASTIC LAMINATE BOTH FACES OF DOORS (OUTER FACE OF DRAWERS) WITH 3 MM PVC EDGE BANDING ON ALL EDGES. 1/2" MIL PVC EDGE BANDING TO MATCH PLAM
2. WOOD VENEER- MINIMUM 3/4" THICK MDF CORE PLYWOOD WITH WOOD VENEER ON BOTH FACES AND ALL EDGES.
G.VENEER PANEL FINISHES TO MATCH APPROVED SAMPLE. FACTORY FINISH ALL PANELS AND ASSOCIATED TRIM. REFER TO FINISH PLANS AND SPECIFICATIONS FOR VENEER MATCHING CRITERIA.
H. PROTECT MATERIALS DURING HANDLING, DELIVERY AND STORAGE TO PREVENT DAMAGE, SOILAGE OR DETERIORATION. DO NOT INSTALL DAMAGED MATERIALS. PROTECT MATERIALS AFTER INSTALLATION TO PRESERVE "LIKE-NEW" APPEARANCE.
I. INSTALLATION: INSTALL PLUMB, LEVEL AND TRUE WITH NO DISTORTIONS. SHIM AS REQUIRED WITH CONCEALED SHIMS. TOLERANCE TO BE 1/8" PER 8'-0" WITH NO VARIATION IN ADJOINING SURFACES. CUT TO FIT AND CAREFULLY SCRIBE. NO OVERLAY TRIM TO COVER JOINTS.
J. WHERE APPLICABLE, PREPARE COUNTERTOPS FOR ALL RELATED APPLIANCES AND PLUMBING WORK. CUT HOLES TO FIT TEMPLATES OF APPLIANCES, FIXTURES, AND ELECTRICAL DEVICES. TRIM OPENINGS SO ALL CORE MATERIALS ARE COVERED.

07000 THERMAL & MOISTURE PROTECTION

07001 WATERPROOFING PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, HAVE A MINIMUM OF 20 YEAR WARRANTY. SHALL BE AS FOLLOWS:
1. UNDERGROUND / FOUNDATION WATERPROOFING
A. TREMCO TREMPROOF AMPHIBIA
2. CMU WATERPROOFING UNDER STUCCO FINISH
A. EUCLID CHEMICAL CO- TAMOSEAL – CEMENTITOUS WATERPROOFING UNDER DIRECT APPLIED STUCCO.
3. SELF-HEALING WATERPROOFING UNDER ACM PANELS (OVER CMU AND PLYWOOD WITH FRAMING)
A. TREMCO EXOAIR 230 AIR WATERPROOFING SYSTEM
4. TYPICAL WATERPROOFING AROUND EXTERIOR OPENINGS
A. TREMCO VULKEM 350NF WINDOW FLASHING SYSTEM.

07002 ROOFING MEMBRANE SYSTEM SHALL BE FULLY ADHERED TPO BY JOHN'S MANSVILLLE OVER 1/2" SECUREROCK GYPSUM FIBERBOARD IN FOAM ADHESIVE OVER RIGID TAPPERED INSULATION. PROVIDE CLASS A ASSEMBLY 30 YEAR WARRANTY AND INSTALLED TO MEET THE REQUIREMENTS OF THE FL BUILDING CODE AND UPLIFT CRITERIA AS DEFINED IN THE STRUCTURAL DRAWINGS. NOA-18-0523.05 SYSTEM TYPE C(18). THE SYSTEM SHALL BE INSTALLED BY A MANUFACTURER APPROVED SUBCONTRACTOR AND PRE-MANUFACTURER RECOMENDATIONS. NOTE: G.C. SHALL VERIFY THAT ALL REQUIRED COMPONENTS OF THE ROOF SYSTEM AS SHOWN ON THESE DRAWINGS MET THE REQUIREMENTS OF THE PRODUCT APPROVAL/ NOA. PROVIDE WALK-PADS FROMACCESS HATCH TO ALL ROOF TOP MOUNTED EQUPMENT.

07003 ROOF INSULATION SYSTEM SHALL BE JOHN'S MANVILLE ENERGY 3 POLYISOCYANURATE INSULATION (R-30 MIN) MECHANICALLY FASTENED OVER METAL DECK. FOLLOW MANUFACTURERS RECOMENDATIONS AND PRODUCT APPROVAL. NOA DESCRIBED IN ROOF MEMBRANE SPECIFICATION.

NOTE: ROOF ASSEMBLY SHALL BE CLASS "A" AND ROOF COVERING SHALL BE TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790. NOTE: (ONLY IF OCCUPANCY EXCEEDS 200)

ALL ROOFING COMPONENTS AND ASSEMBLIES SHALL BE UNDER SEPARATE SUBPERMIT AND HAVE AN AOR REVIEWED NOA OR FLORIDA APPROVAL COMPYING WITH HVHZ AND FBCB.

07004 FLASHING SHEET METAL AND COUNTER FLASHING SHALL BE AS DESCRIBED HEREIN, G-90 GALVANIZED METAL 26-GAUGE MINIMUM AND SET IN APPROVED PLASTIC CEMENT AT ALL JOINTS. FASTENING OF METAL FLASHING AND PERIMETER WOOD BLOCKING PER F.B.C. (RAS NO. 111). INSTALL AND INSPECT AS PRESCRIBED PER INDUSTRY BEST PRACTICE AND PROTOCOL (SMACNA).

07005 SEALANTS AND CAULKING AS WELL AS ALL RELATED ACCESSORY COMPONENTS SHALL BE PROVIDED AT LOCATIONS DESCRIBED HEREIN AND WHERE REQUIRED FOR WATERPROOF CONDITIONS, INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS FOR EACH PARTICULAR INSTALLATION AND SHALL ACHIEVE A TWENTY (20) YEAR LIFE EXPECTANCY. SEALANT SHALL BE PROVIDED IN APPROPIATE COLOR AS SELECTED BY THE ARCHITECT.

07006 PROVIDE INSULATION AT UNDERSIDE OF DECK ABOVE OR BELOW AT ALL CONDITIONED SPACES WITH A CEILING OR SOFFIT. CLOSED CELL SPRAY ON INSULATION TO UNDERSIDE OF DECK JOHNS MANVILLE CORBOND III (MINIMUM R= 19) INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SHALL ACHIEVE A TEN (10) YEAR LIFE EXPECTANCY.

8000 DOORS & WINDOW

08001 HOLLOW METAL DOORS AND FRAMES SHALL COMPLY WITH ANSI/SDI A250.8 SHALL BE AS DESCRIBED HEREIN, 16 GAUGE DOORS WITH 16-GAUGE FRAMES MINIMUM WITH ONE (1) SHOP PRIME COAT. INSTALLATION SHALL INCLUDE ALL REQUIRED ACCESSORIES AND SHALL BE AS PER INDUSTRY STANDARDS. REFER TO THE CONSTRUCTION DOCUMENTS FOR ALL RELATED HARDWARE AND ACCESSORIES. PROVIDE IMPACT RESISTANT DOOR AT EXTERIOR LOCATIONS. NOA FL12400_R12

08002 EXTERIOR ALUMINUM STOREFRONT IMPACT RESISTANT AND INSULATED SYSTEM: SHALL BE KAWNEER TRIFAB 451/451T STOREFRONT CENTERED GLAZED, OR ARCHITECT APPROVED EQUAL. FLORIDA PRODUCT APPROVAL **FL# 14287-R8.** PROVIDE VERSOLEIL SUNSHADE OUTRIGER SYSTEM IN SQUARE EDGE AND AIRFOIL LOUVER PROFILES. PROVIDE ALL IN KAWNEER CLEAR ANODIZED FINISH. MUST MEET WIND LOADING CRITERIA IN STRUCTURAL DRAWINGS AND SPAN LENGTHS AND WIDTHS IN ARCHITECTURAL DRAWINGS. STEEL REINFORCEMENT AS REQUIRED. SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA PRODUCT APPROVAL.

08003 EXTERIOR ALUMINUM FIXED WINDOWS IMPACT RESISTANT AND INSULATED SYSTEM: SHALL BE KAWNEER AA4325 CENTERED GLAZED, OR ARCHITECT APPROVED EQUAL. FLORIDA PRODUCT APPROVAL **FL# 16792-R3.** PROVIDE KAWNEER CLEAR ANODIZED FINISH. MUST MEET WIND LOADING CRITERIA IN STRUCTURAL DRAWINGS. SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA PRODUCT APPROVAL.

08004 EXTERIOR ALUMINUM STOREFRONT DOORS SHALL BE KAWNEER ISULPOUR 350T THERMAL ENTRANCE OR ARCHITECT APPROVED EQUAL. FLORIDA PRODUCT APPROVAL **# FL-28914-R1.** PROVIDE KAWNEER CLEAR ANODIZED FINISH. MUST BE SAME MANUFACTURER AND COMPATIBLE WITH STOREFRONT SYSTEM. MUST MEET WIND LOADING CRITERIA IN STRUCTURAL DRAWINGS. STEEL REINFORCEMENT AS REQUIRED. SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND FLORIDA PRODUCT APPROVAL. SEE GLAZING SPEC. REFER TO THE CONSTRUCTION DOCUMENTS FOR ALL RELATED HARDWARE AND ACCESSORIES.

08005 WOOD DOORS (EXAM ROOMS) SUBMIT THE FOLLOWING: SHOP DRAWINGS ILLUSTRATING DOOR OPENING CRITERIA LEEVATIONS, SIZES, AND UNDERCUTS REQUIRED. EXAMSIDE BY AD SYSTEMS OR EQUAL. LAMINATE FINISH WITH 36" EXAM ROOM NUMBER STENCILED IN.

08006 GLASS PARTITIONS. ENCLOSE GLASS WALL SYSTEMS BY HAWORTH, SINGLE GLAZING, RECTILINEAR PROFILE (TOP, BOTTOM, VERTICAL RAILS). BUTT-JOINT GLASS, CLEAR ANODIZED FINISH. 3/8" LAMINATED CLEAR, SAFETY GLAZING. PROVIDE SLIDING DOORS FROM SAME MANUFACATURER, MATCH FINISH AND COLOR, SEE DOOR SCHEDULE FOR DETAILS. GC TO PROVIDE SHOP DRAWINGS OF SYSTEM DESCRIBING FULL LAYOUT.

8000 DOORS & WINDOW (CONT.)

08007 MANUALLY OPERATED MOVABLE PARTITION. ACOUSTI-SEAL LEGACY BY MODERNFOLD OR EQUAL. CONTINUOUSLY HINGED ACOUSTIC MOVABLE WALL SYSTEM WTH STC 52, PREMIUM LAMINATE BOTH SIDES AND MARKER BOARD ON CONFERENCE ROOM SIDE WITH RECESSED ERASER HOLDER, REFER TO ARCHITECTURAL ELEVATIONS.

08008 GALVANIZED STEEL ROOF HATCH BILCO COMPANY MODEL F-20-HZ OR EQUAL. NOA 20-1104.24

09000 FINISHES

09001 DRYWALL SYSTEM SHALL COMPLY WITH ASTM C36/C36M OR ASTM C1396/C1396M AND SHALL BE AS DESCRIBED HEREIN AND INCLUDE ALL MATERIALS AND RELATED ACCESSORIES NEEDED FOR A COMPLETE AND PROPER INSTALLATION. WALLBOARD SHALL BE AT THICKNESS DESCRIBED AND INSTALLED WITH ALL RELATED AND REQUIRED GALVANIZED CORNER REINFORCING, BEADS, ETC. APPLY THE GYPSUM WALLBOARD TO METAL FURRING OR STUDS, MINIMUM 25 GA. (END JOINTS OVER FURRING OR STUDS) AS PER CODE, 2" TAPE EMBED, THREE (3) COATS OF SPACKLING, AND SAND AS PER MANUFACTURER'S STANDARDS FOR UNIFORMLY SMOOTH, PAINTABLE SURFACES.

09002 PAINT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS.
a. INTEIROR : BENJAMIN MOORE ULTRA SPEC SCUFF X, REFER TO FINISH SCHEDULE FOR COLORS. ALL DRYWALL SHALL RECEIVE ONE (1)COAT OF COMPATIBLE PRIMER AND TWO (2) COATS OF PAINT AS DESCRIBED HEREIN.
b. EXTERIOR : STOCOLOR LOTUSAN, REFER TO FINISH SCHEDULE FOR COLORS. EXTERIOR BUILDING COLORS SHALL BE PROVIDED ON A 48" X 48" PORTION OF THE WEST BUILDING ELEVATION FOR ARCHITECT'S APPROVAL PRIOR TO PAINTING THE ENTIRE BUILDING.

09003 ALL EXPOSED EXTERIOR METAL OR STEEL SHALL BE PRIMED WITH ALKYD PRIMER, AND FINISHED WITH TWO (2) COATS ALKYD INDUSTRIAL ENAMEL, (COLOR TO BE SELECTED BY ARCHITECT).

09004 ALL STORAGE AREAS, JANITOR'S CLOSETS AND CUSTODIAL AREAS SHALL HAVE A CONTINUOUS LINE 2" IN HEIGHT, PAINTED ON THE ROOM WALLS AT 18" BELOW THE CEILING, LEVEL PLANE OR THE PLANE OF THE LOWEST SUSPENDED (ELECTRICAL OR MECHANICAL) ITEM. SUCH LINE SHALL BE BRIGHT RED (GLOSS ENAMEL) AND SHALL HAVE PAINTED STENCIL LETTERING ON EACH WALL PLANE READING AS FOLLOWS: DO NOT STACK, STORE OR LOCATE ANY MATERIALS ABOVE THIS LINE. LETTERING SHALL BE (SAME AS LINE) 2" HIGH HELVETICA MEDIUM.

09005 ALL FIRE RATED WALLS SHALL HAVE 4" HIGH LETTERING 1/2" STROKE IN BRIGHT RED (GLOSS ENAMEL) ON EACH WALL PLANE LOCATED 12" ABOVE CEILING PLANE OR AS OTHERWISE DIRECTED AND AT 15'-0" ON CENTER READING AS FOLLOWS: "X" FIRE RATED FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. THE "X" SHALL BE SUPPLANTED WITH THE FIRE RESISTIVE TIME RATING OF THE WALL.

09006 ACOUSTICAL CEILINGS. SEE FINISH SCHEDULE FOR CEILING SYSTEM TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS WITH ALL REQUIRED ACCESSORIES AS PER INDUSTRY STANDARDS.

09007 WINDOW SHADES PROVIDE AND INSTALL HUNTER DOUGLAS BLIND, METAL CHAIN MANUALLY OPERATED ROLLER SHADES AT
a. ALL EXAM AND OFFICE ROOMS. FABRIC TO BE HUNTER DOUGLAS-E SCREEN EGGSHELL, 5% OPEN. PROVIDE HOUSING MATCHING STOREFRONT FINISH (RS-1)
b. PHARMACY TRANSACTION COUNTER . FABRIC TO BE HUNTER DOUGLAS-E SCREEN EGGSHELL, 1% OPEN. PROVIDE HOUSING MATCHING WALL PAINT COLOR (RS-2)

09008 ALUMINUM COMPOSITE MATERIAL (ACM) PANELS SHALL BE A HIGH VELOCITY WIND ZONE (IMPACT RESISTANT) PRODUCT APPROVED ALPOLIC DRY JOINT PANEL SYSTEM WITH MATCHING EXTRUSIONS. TO BE FABRICATED BY APOLIC OR APPROVED FABRICATOR/INSTALLER AND PER MANUFACTURER'S RECOMMENDATIONS. FINISH COLORS AND PROFILES AS NOTED ON FINISH SCHEDULE AND EXTERIOR ELEVATIONS.

09009 EPOXY TERRAZZO TO BE TERRAZZCO GROUTLESS EZPOUR EPOXY 158 AT 3/8" NOMINAL THICKNESS THROUGHOUT WITH 1/4" NOMINAL THICKNESS X 4" HT. INTEGRALL COVE WALL BASE. PROVIDE WITH 1/4" ALUMINUM DIVIDER STRIPS TO FOLLOW DESIGN, REFER TO FINISH PLANS AND SCHEDULE FOR COLOR AND AGGREGATE SELECTION. TO BE INSTALLED BY MANUFACTURER'S STANDARDS AND INDUSTRY BEST STANDARDS.

10000 SPECIALTIES

10001 THE SELECTION, INSTALLATION, DISTRIBUTION, INSPECTION, MAINTENANCE AND TESTING OF PORTABLE FIRE EXTINGUISHERS SHALL COMPLY WITH NFPA 10, FIRE CODE, FLORIDA 2010 EDITION, SECTION 13.6 AND NFPA 10 - LOCATED 50' MAX TRAVEL DISTANCE AS PER TABLE 13.6.8.2.1.1

10002 FIRE EXTINGUISHER EQUIPMENT AND ACCESSORIES SHALL BE OVAL 10J-ABC FIRE EXTINGUISHER IN OVAL MODEL #CRST-010107 RECESSED CABINET WITH FULL CLEAR ACRYLIC WINDOW AND VERTICAL DIE CUT RED LETTERING. SEE LIFE SAFETY PLANS, (VERIFY SIZE AND QUANTITY OF EXTINGUISHERS WITH JURISDICTIONAL FIRE DEPARTMENT). BRACKET MOUNTED FIRE EXTINGUISHER IN ELECTRICAL ROOM SHALL BE LARSEN MP-10.

10003 SIGNAGE: FURNISH AND INSTALL ALL ACCESSIBILITY AND EXIT SIGNAGE AS REQUIRED BY CODE.

10004 DEFRIBRILATOR CABINETS SHALL BE SEMI-RECESSED COMPACT STYLE BY ALLIED MEDICAL PRODUCTS. IT SHALL INCLUDE PERPENDICULAR WALL SIGN.

10005 SOLAR POWER WIFI BENCH TO BE SMART ERA LIGHTING SYSTEM (SELS) SB 1040. G.C. TO COORDINATE WITH MANUFACTURER INSTALATION REQUIREMENTS

1A

14000 CONVEYANCE SYSTEMS

14001 ELEVATOR: SHALL BE SCHINDLER 3100 MRL, 2,100 LBS. GENERAL PURPOSE CLASS A, SPEED 100 FPM, 2 STOP WITH FRONT AND REAR ENTRANCE, TWO SPEED SIDE OPENING, OR EQUAL.
CABIN:
WALLS: LAMINATED SIDES WITH EDGED LOGO, AND FLAT STAINLESS STEEL RAILS.
CEILING: STAINLESS STEEL WITH LED LINEAR LIGHTS.
FLOOR: TERRAZZO.
FIXTURES:
STANDARD HALL BUTTON, ONE FOR BOTH ELEVATORS CENTERED.
STANDARD VERTICAL COMBINATION HALL LANTERN AND POSSITION INDICATOR.
STANDARD CAR LANTERN.
CAR OPERATING PANEL FULL LENGTH, FLUSH MOUNTED.

CONTRACTOR TO PROVIDE S&S SHOP DRAWINGS AND SUBMIT SEPARATE PERMIT AS REQUIRED BY THE CITY. ANY ALTERNATES THAT REQUIRE CHANGES TO THE DRAWINGS AND BUILDING STRUCTURE WILL BE CHARGED SEPARATELY AT DESIGN TEAM'S HOURLY RATE.

REVISIONS :

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STATE OF FLORIDA
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CONSULTANT
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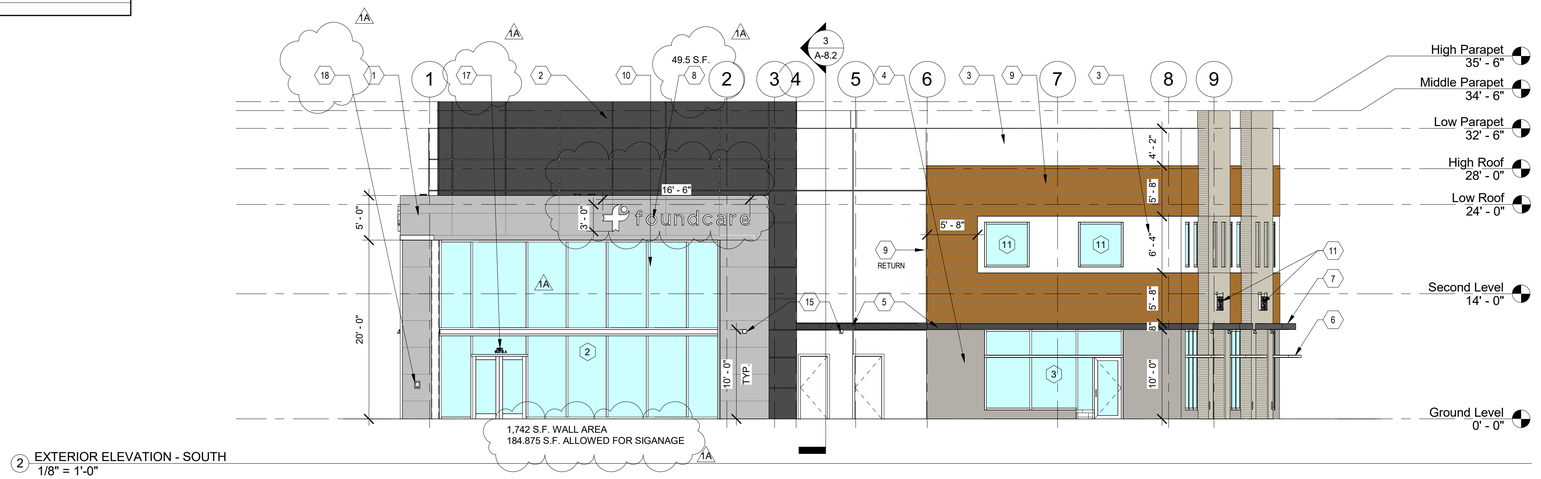
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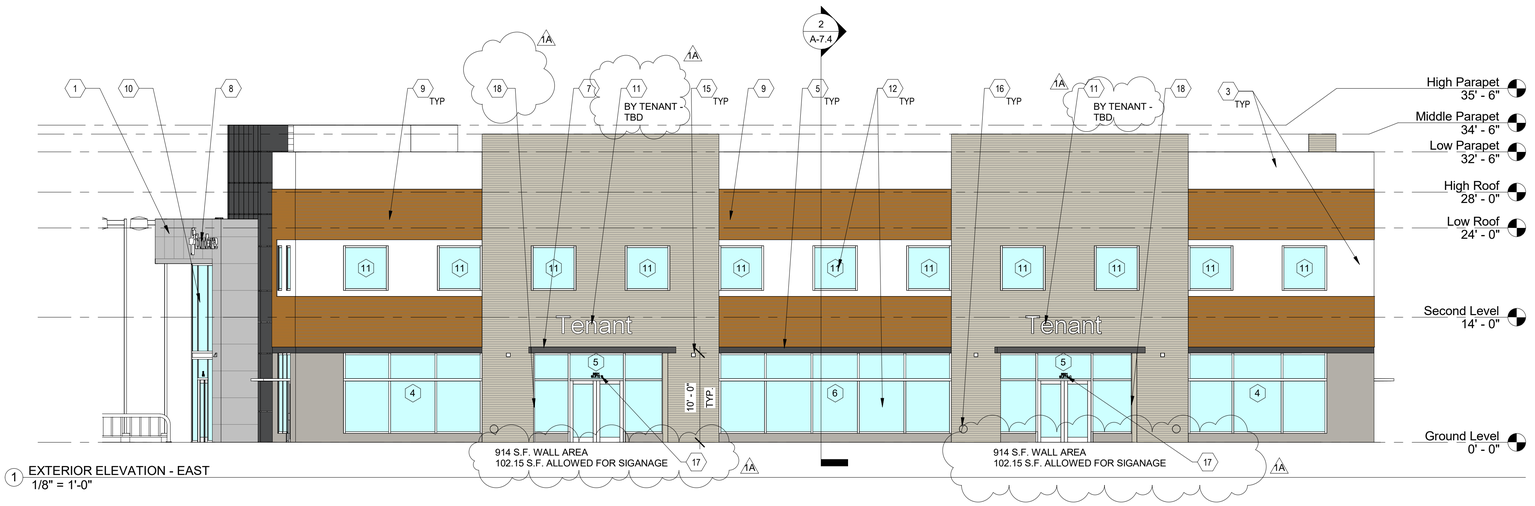
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ELEVATION KEYNOTES	
KEYNOTE	DESCRIPTION
1	ALUMINUM COMPOSITE WALL PANEL, AL-2
2	STUCCO - PAINT PT-13
3	STUCCO - PAINT PT-12
4	STUCCO - PAINT PT-14
5	STUCCO BAND - PAINT PT-13
6	ALUMINUM SUN SHADE BY STOREFRONT MANUFACTURER. REFER TO SPECS.
7	PRE-FAB METAL CANOPY WITH WOOD CEILING, REFER TO SPECS.
8	BACK LIT SIGNAGE, UNDER SEPARATE PERMIT
9	EXTERIOR ALUMINUM WOOD FINISH PLANKS, AL-1
10	IMPACT RATED STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE AND SPECS.
11	FUTURE SIGNAGE BY TENANT UNDER SEPARATE PERMIT
12	IMPACT RATED WINDOWS. REFER TO WINDOW SCHEDULE AND SPECS.
13	1/2" STUCCO REVEAL.
14	CORRUGATED METAL WALL PANELS. AL-3
15	WALL SCONCE. REFER TO ELECTRICAL DWGS.
16	OVERFLOW DOWNSPOUT COVER, COLOR TO MATCH WALL FINISH. REFER TO PLUMBING.
17	SUITE NUMBER DECAL OVER GLASS
18	KNOX BOX



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

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EXTERIOR ELEVATION

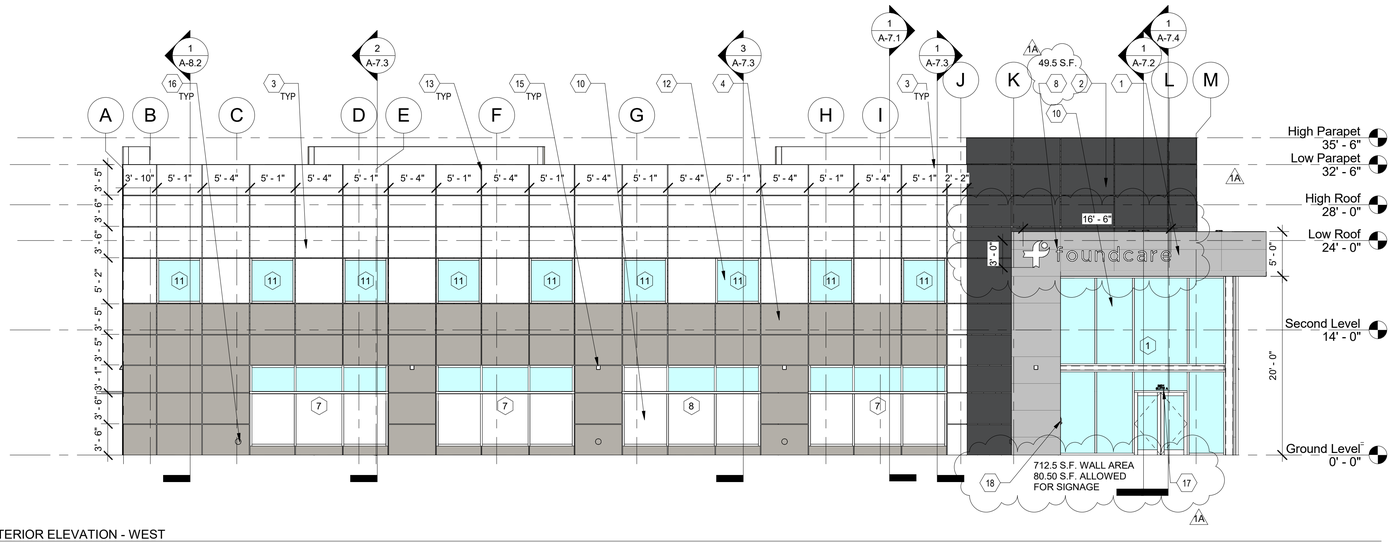
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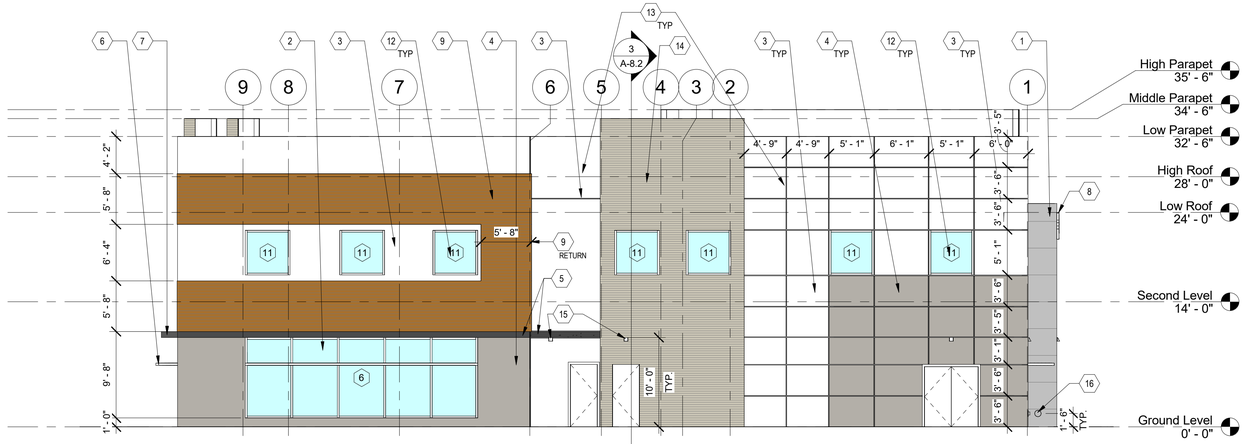
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KEYNOTE	DESCRIPTION
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11	FUTURE SIGNAGE BY TENANT UNDER SEPARATE PERMIT
12	IMPACT RATED WINDOWS. REFER TO WINDOW SCHEDULE AND SPECS.
13	1/2" STUCCO REVEAL.
14	CORRUGATED METAL WALL PANELS. AL-3
15	WALL SCONCE. REFER TO ELECTRICAL DWGS.
16	OVERFLOW DOWNSPOUT COVER, COLOR TO MATCH WALL FINISH. REFER TO PLUMBING.
17	SUITE NUMBER DECAL OVER GLASS
18	KNOX BOX



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

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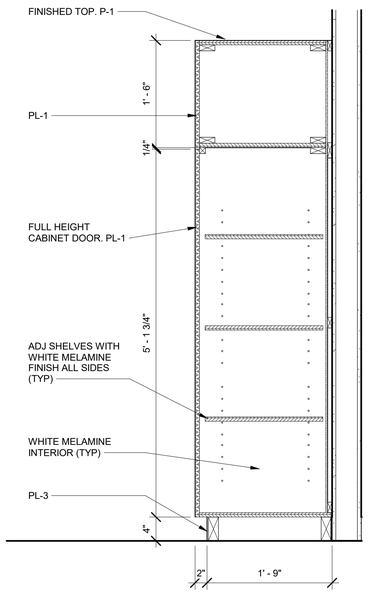
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EXTERIOR ELEVATION

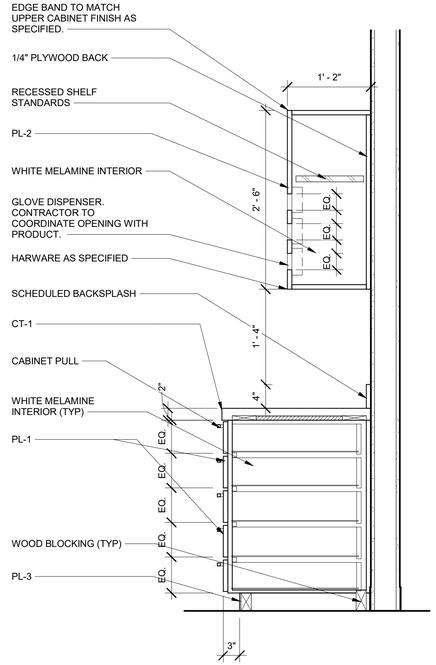
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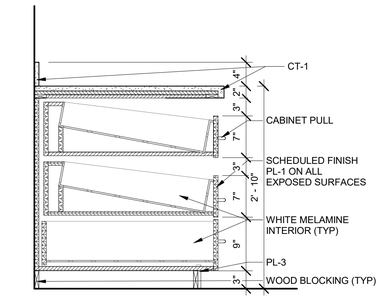
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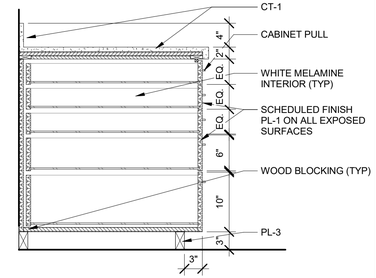
12 NURSE STATION
1" = 1'-0"



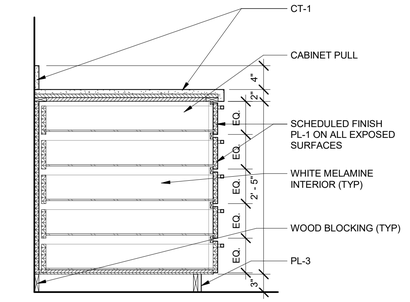
10 TYPICAL EXAM ROOM SECTION @ DRAWER
1" = 1'-0"



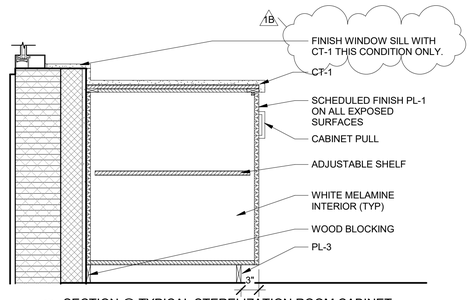
8 DETAIL SECTION @ PHARMACY BOTTLE DRAWER
1" = 1'-0"



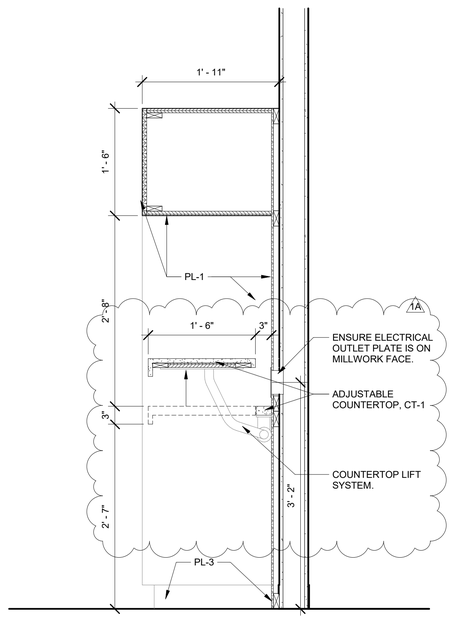
4 SECTION @ STERILIZATION ROOM 5 DRAWER
1" = 1'-0"



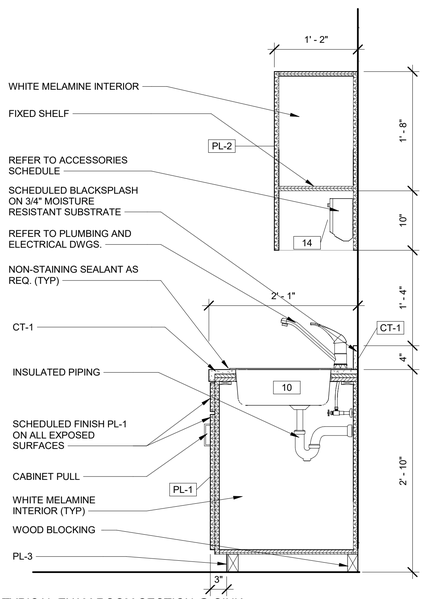
7 TYPICAL 5 DRAWER SECTION DETAIL
1" = 1'-0"



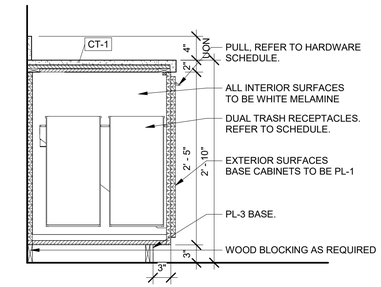
3 SECTION @ TYPICAL STERELIZATION ROOM CABINET
1" = 1'-0"



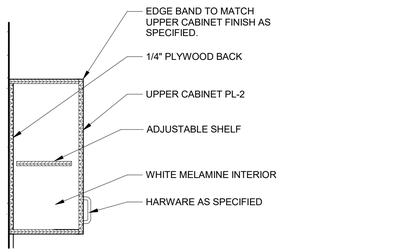
11 NURSE STATION NOOK
1" = 1'-0"



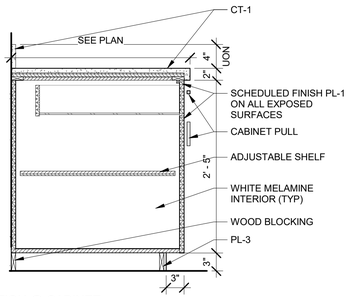
9 TYPICAL EXAM ROOM SECTION @ SINK
1" = 1'-0"



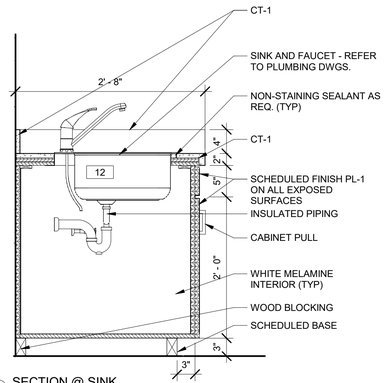
6 SECTION @ UNDERCABINET TRASH
1" = 1'-0"



2 SECTION @ UPPER CABINET
1" = 1'-0"



5 SECTION @ CABINET
1" = 1'-0"



1 SECTION @ SINK
1" = 1'-0"

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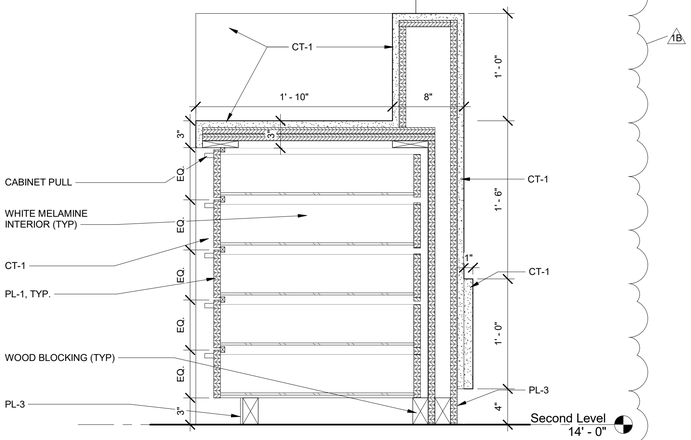
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MILLWORK DETAILS

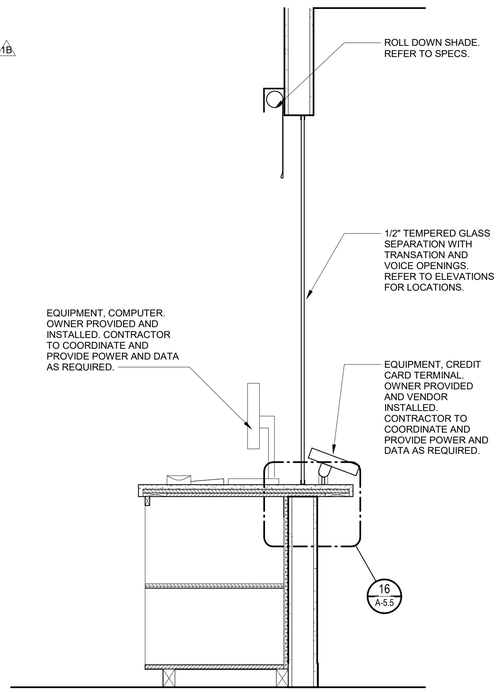
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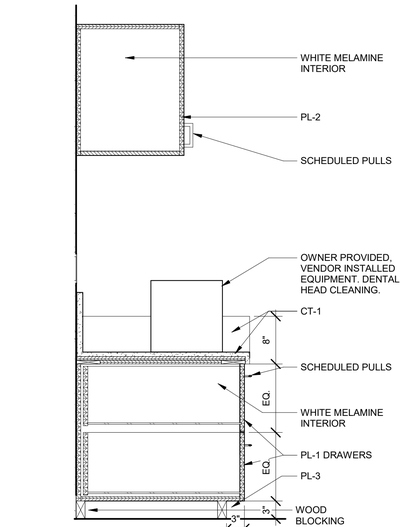
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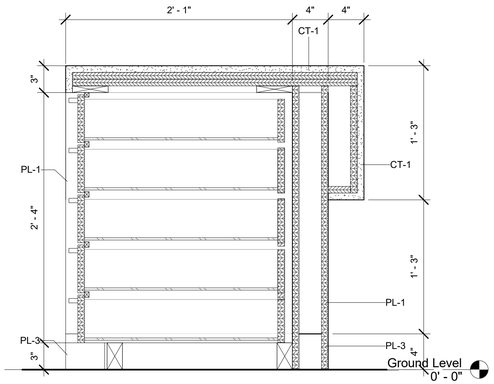
7 SECTION @ SECOND FLOOR RECEPTION DESK 1
1 1/2" = 1'-0"



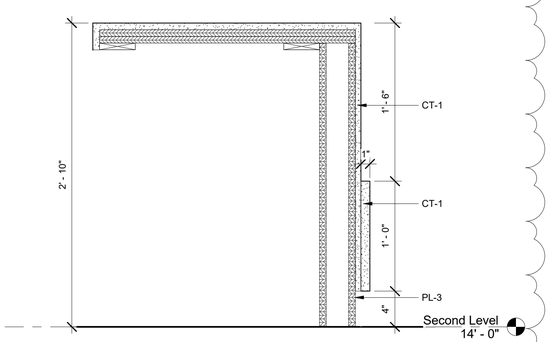
4 SECTION - PHARMACY FRONT COUNTER
1" = 1'-0"



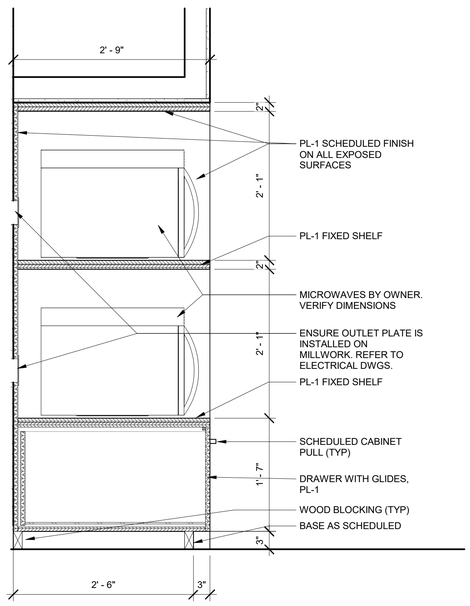
2 SECTION @ GROUND FLOOR STERILIZATION ROOM
1" = 1'-0"



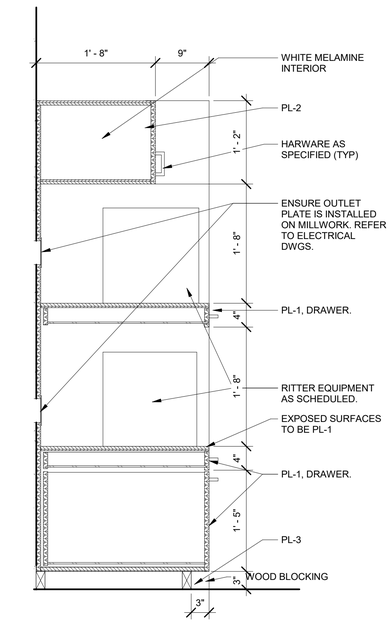
9 SECTION DETAIL @ RECEPTION
1 1/2" = 1'-0"



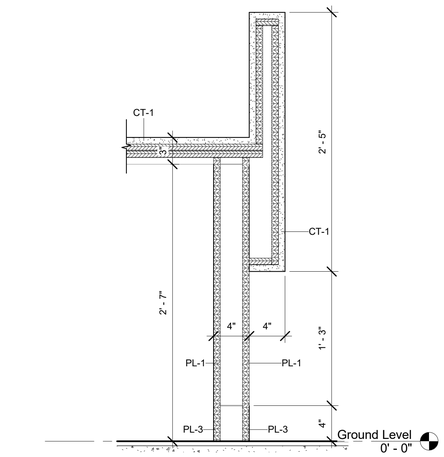
6 SECTION @ SECOND FLOOR RECEPTION DESK ADA
1 1/2" = 1'-0"



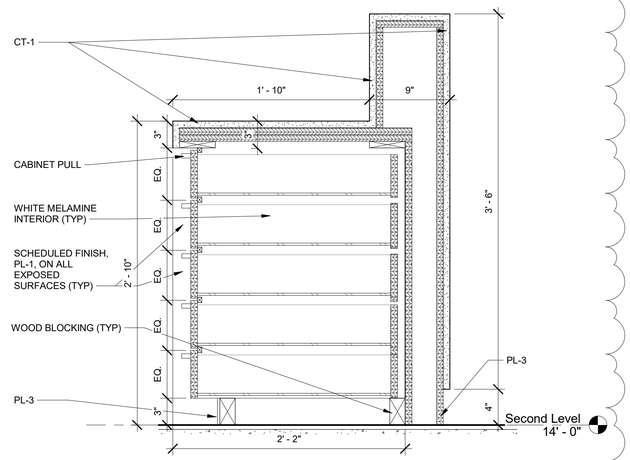
3 SECTION @ MICROWAVE CABINET
1" = 1'-0"



1 SECTION @ STERILIZATION ROOM
1" = 1'-0"



8 SECTION DETAIL - RECEPTION
1 1/2" = 1'-0"



5 SECTION @ SECOND FLOOR RECEPTION DESK
1 1/2" = 1'-0"

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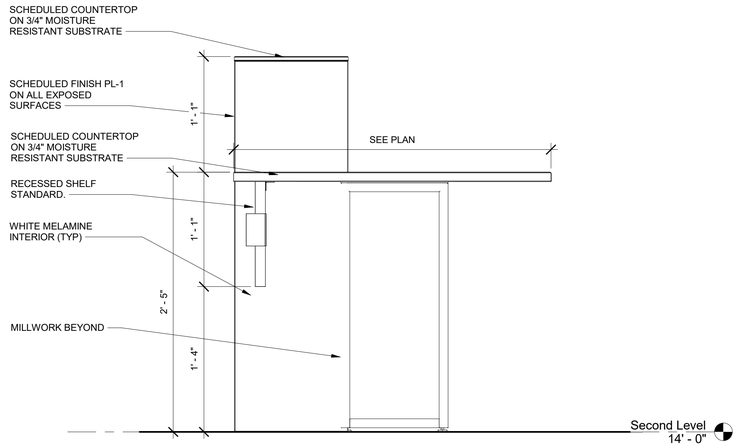
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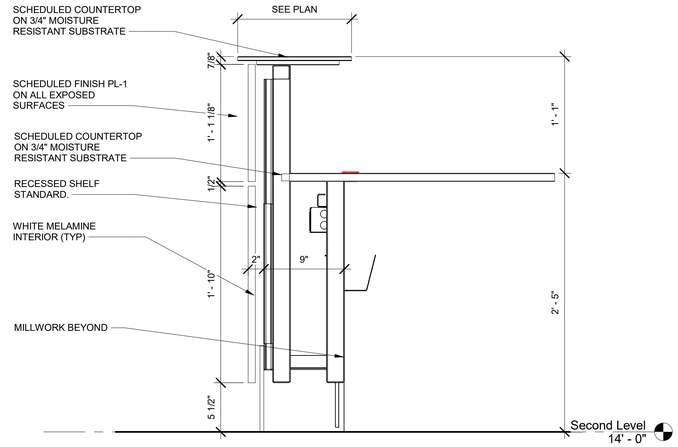
MILLWORK DETAILS

A-9.2

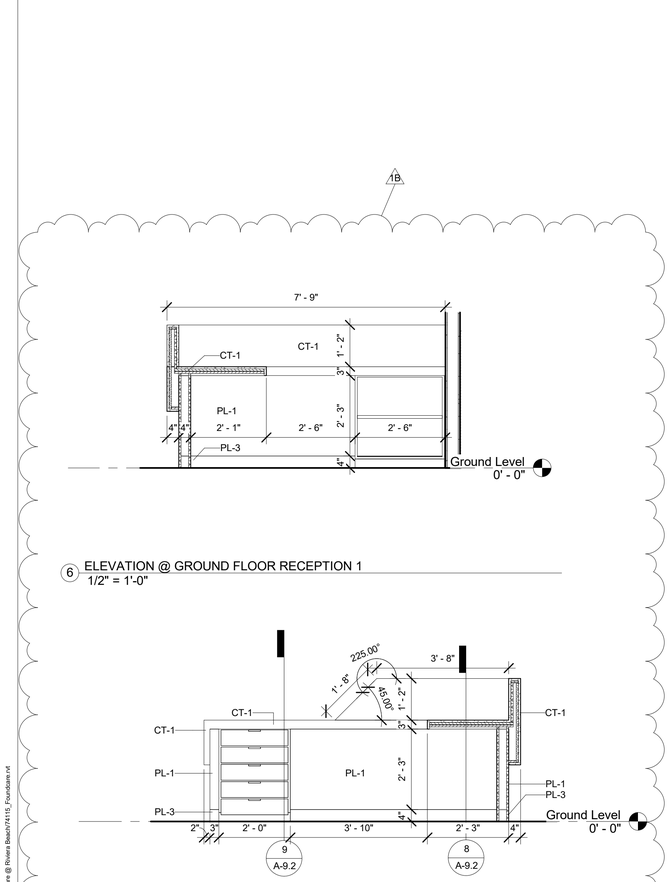
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DATE :
JUNE 8, 2023



4 SECTION @ NURSE STATION SECOND FLOOR
1 1/2" = 1'-0"

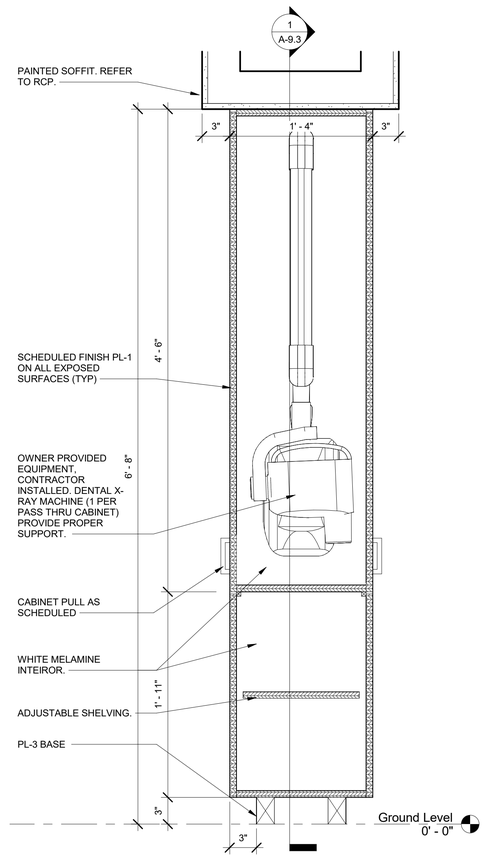


2 SECTION @NURSE STATION SECOND FLOOR
1 1/2" = 1'-0"

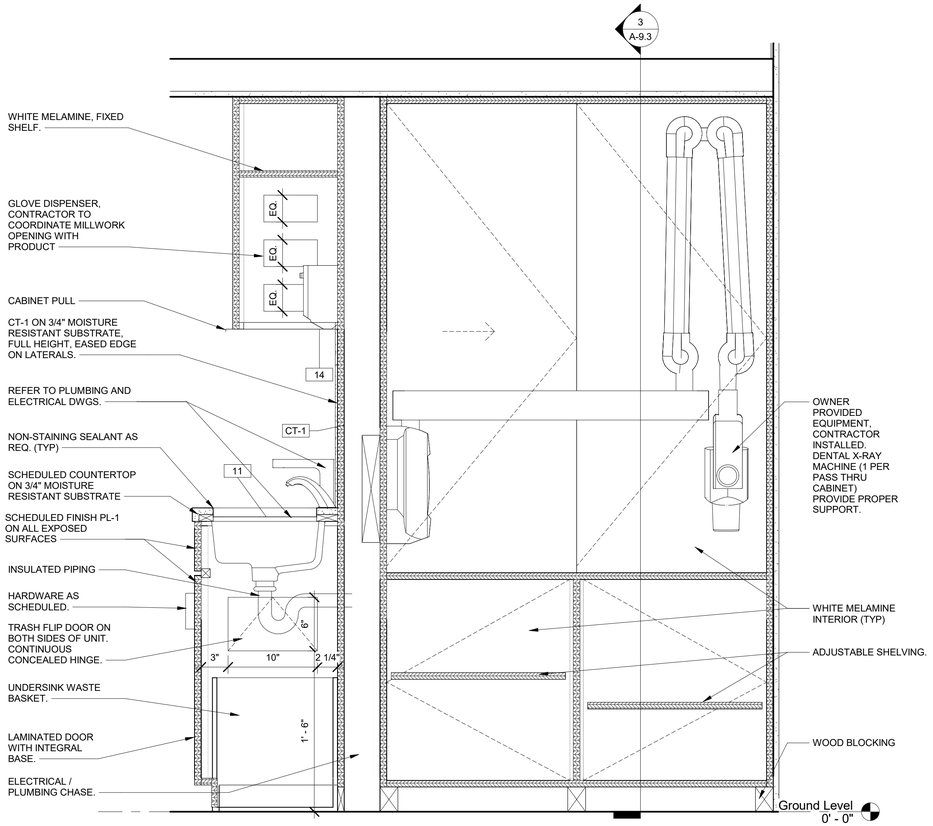


6 ELEVATION @ GROUND FLOOR RECEPTION 1
1/2" = 1'-0"

5 ELEVATION @ GROUND FLOOR RECEPTION
1/2" = 1'-0"



3 SECTION DETAIL - DENTAL SUITE
1 1/2" = 1'-0"



1 SECTION DETAIL - DENTAL SUITE CENTRAL PASS THRU
1 1/2" = 1'-0"

REVISIONS :

No.	Description	Date
1B	COORDINATION	11/3/23

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

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PERMIT SET

FOUNDCARE
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Riviera Beach, Fl

MILLWORK DETAILS

A-9.3

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JUNE 8, 2023

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FEC - RECESSED MOUNTED FIRE EXTINGUISHER

D - DEFIBRILLATOR

MILLWORK. SEE ENLARGED PLAN AND ELEVATIONS, MILLWORK DETAILS, FINISH SCHEDULE AND SPECIFICATIONS.

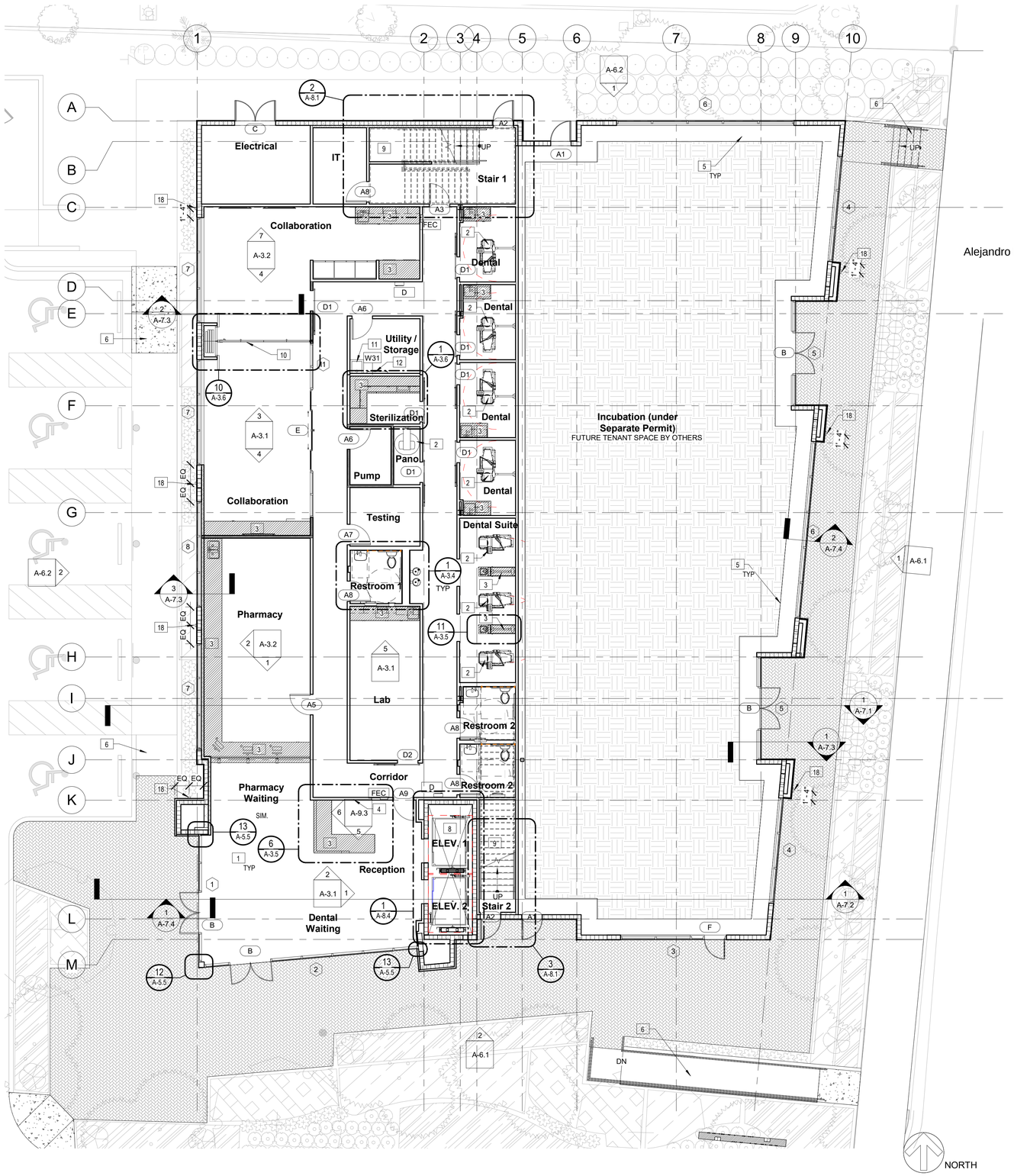
1H FIRE RATED WALL

KEY NOTES:

1. NEW CONCRETE SLAB OVER 10 MIL. WATERPROOFING , OVER WELL COMPACTED FILL WITH TERMINTE TREATMENT. REFER TO STRUCTURAL DWGS. TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED.
2. FURNITURE/EQUIPMENT TO BE OWNER PROVIDED. CONTRATOR INSTALLED. REFER TO MEP DWGS. FOR ANY REQUIRED CONNECTIONS.
3. MILLWORK, REFER TO DETAILS,
4. BACKLIT FOUNDCARE LOGO. REFER TO INTERIOR ELEVATIONS.
5. STARTER SLAB. CONTINUATION OF SLAB TO BE BUILT BY FUTURE TENANT. RE: TO STRUCTURAL
6. REFER TO SITE PLAN AND DETAILS.
7. NEW CONCRETE OVER METAL DECK, REFER TO STRUCTURAL DWGS.
8. ELEVATOR SHAFT. REFER DETAILS, TO STRUCTURAL DWGS. AND SPECS.
9. CONCRETE PAN METAL STAIR. REFER TO DETAILS, STRUCTURAL DWGS. AND SPECS
10. MOVABLE PANEL WALL, REFER TO SPECS AND INTERIOR ELEVATIONS.
11. MOP SINK, REFER TO PLUMBING DWGS
12. MOP HOLDER WITH SHELF, BOBRIK B239X36
13. ROOF ACCESS LADDER. REFER TO SPECS.
14. ROOF HATCH. REFER TO SPECS.
15. DRAIN AND OVERFLOW DRAIN COMBO. REFER TO PLUMBING DWGS.
16. ROOF TOP UNIT. REFER TO MECHANICAL DWGS. FOR UNIT SPECS. AND STRUCTURAL DWGS. FOR SUPPORT
17. SINGLE PLY ROOF MEMBRANE OVER INSULATION. (R30) REFER TO SPECS.
18. OVERFLOW DOWNSPOUT COVER. REFER TO PLUMBING.

GENERAL NOTES:

1. REFER TO STRUCTURAL DWG.S FOR ALL NEW COLUMNS, CMU WALLS, FOUNDATION, ETC.
2. REFER TO ELECTRICAL DWGS. FOR ALL NEW SWITCHGEAR, DATA, DEVICES, ETC/ U.O.N. ALL NEW COVERS SHALL BE WHITE
3. REFER TO MECHANICAL DWGS. FOR ALL NEW HVAC. U.O.N ALL GRILLES SHALL BE WHITE.
4. REFER TO PLUMBING DWGS. FOR ALL NEW DOMESTIC AND SANITARY PIPING. CONTRACTOR TO PROVIDE CAPPED WATER AND SANITARY AT ALL OFFICES ON SECOND LEVEL FLOOR PLAN.



REVISIONS :

No.	Description	Date

SEAL

STATE OF FLORIDA
ALEJANDRO ECHEVERRY
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REGISTERED ARCHITECT

CONSULTANT

ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry

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Date: 2023.06.22 17:19:54-04'00'

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GROUND LEVEL PLAN

A-2.1a

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FEC - RECESSED MOUNTED FIRE EXTINGUISHER

D - DEFIBRILLATOR

MILLWORK. SEE ENLARGED PLAN AND ELEVATIONS, MILLWORK DETAILS, FINISH SCHEDULE AND SPECIFICATIONS.

1H FIRE RATED WALL

KEY NOTES:

1. NEW CONCRETE SLAB OVER 10 MIL. WATERPROOFING , OVER WELL COMPACTED FILL WITH TERMINTE TREATMENT. REFER TO STRUCTURAL DWGS. TYPICAL THROUGHOUT UNLESS OTHERWISE NOTED.
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3. MILLWORK, REFER TO DETAILS,
4. BACKLIT FOUNDCARE LOGO. REFER TO INTERIOR ELEVATIONS.
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6. REFER TO SITE PLAN AND DETAILS.
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15. DRAIN AND OVERFLOW DRAIN COMBO. REFER TO PLUMBING DWGS.
16. ROOF TOP UNIT. REFER TO MECHANICAL DWGS. FOR UNIT SPECS. AND STRUCTURAL DWGS. FOR SUPPORT
17. SINGLE PLY ROOF MEMBRANE OVER INSULATION. (R30) REFER TO SPECS.
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GENERAL NOTES:

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2. REFER TO ELECTRICAL DWGS. FOR ALL NEW SWITCHGEAR, DATA, DEVICES, ETC/ U.O.N. ALL NEW COVERS SHALL BE WHITE
3. REFER TO MECHANICAL DWGS. FOR ALL NEW HVAC. U.O.N ALL GRILLES SHALL BE WHITE.
4. REFER TO PLUMBING DWGS. FOR ALL NEW DOMESTIC AND SANITARY PIPING. CONTRACTOR TO PROVIDE CAPPED WATER AND SANITARY AT ALL OFFICES ON SECOND LEVEL FLOOR PLAN.



1 SECOND LEVEL FLOOR PLAN
1/8" = 1'-0"

REVISIONS :

No.	Description	Date

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STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT

ALEJANDRO ECHEVERRY
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Alejandro Echeverry

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Date: 2023.06.12 17:18:51-04'00'

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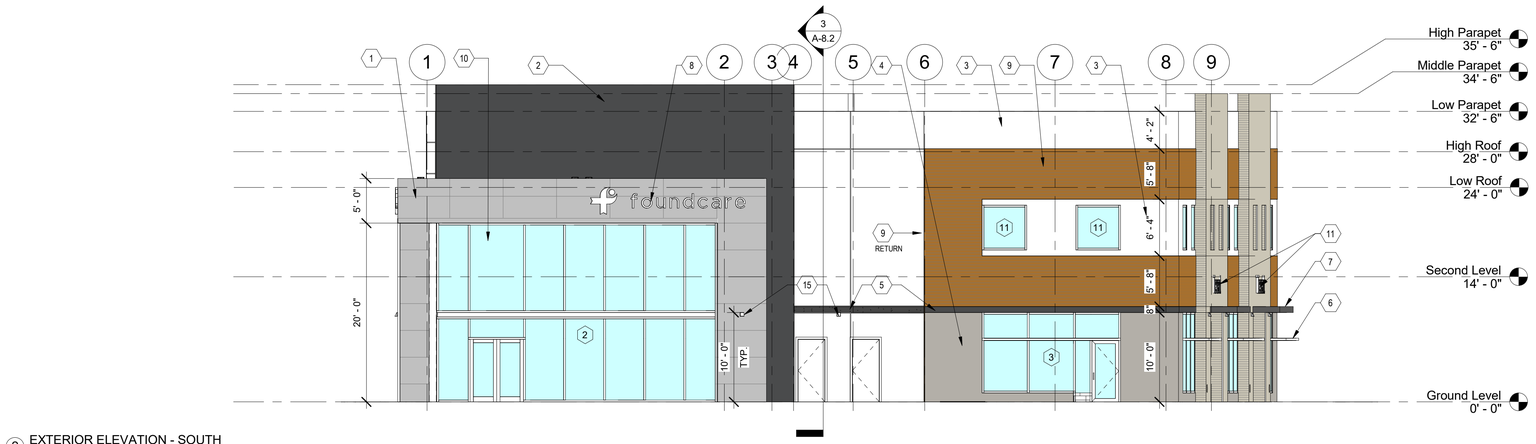
SECOND LEVEL PLAN

A-2.2a

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JUNE 8, 2023

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ELEVATION KEYNOTES	
KEYNOTE	DESCRIPTION
1	ALUMINUM COMPOSITE WALL PANEL, AL-2
2	STUCCO - PAINT PT-13
3	STUCCO - PAINT PT-12
4	STUCCO - PAINT PT-14
5	STUCCO BAND - PAINT PT-13
6	ALUMINUM SUN SHADE BY STOREFRONT MANUFACTURER. REFER TO SPECS.
7	PRE-FAB METAL CANOPY WITH WOOD CEILING, REFER TO SPECS.
8	BACK LIT SIGNAGE, UNDER SEPARATE PERMIT
9	EXTERIOR ALUMINUM WOOD FINISH PLANKS, AL-1
10	IMPACT RATED STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE AND SPECS.
11	FUTURE SIGNAGE BY TENANT UNDER SEPARATE PERMIT
12	IMPACT RATED WINDOWS. REFER TO WINDOW SCHEDULE AND SPECS.
13	1/2" STUCCO REVEAL.
14	CORRUGATED METAL WALL PANELS. AL-3
15	WALL SCONCE. REFER TO ELECTRICAL DWGS.
16	OVERFLOW DOWNSPOUT COVER, COLOR TO MATCH WALL FINISH. REFER TO PLUMBING.



2 EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"

REVISIONS :

No.	Description	Date

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STATE OF FLORIDA
ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
ALEJANDRO ECHEVERRY
AR# 95254
JUNE 8, 2023

Alejandro Echeverry

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Contact info: Alejandro.Echeverry@Stiles.com
Date: 2023-06-08 11:23:35-04'00'

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Riviera Beach, Fl

EXTERIOR ELEVATION

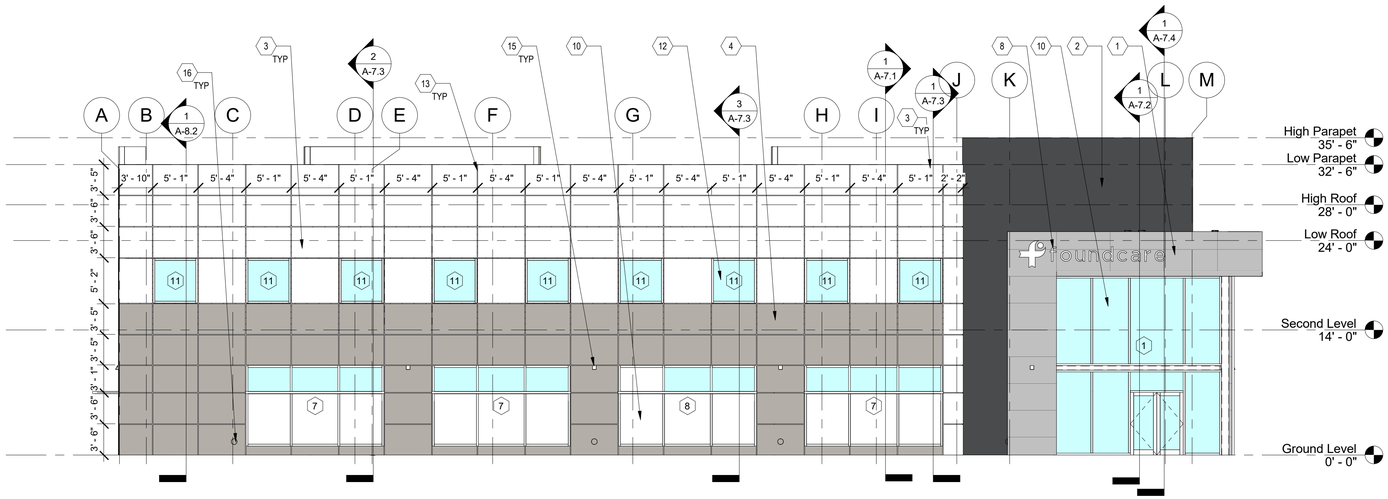
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DATE :
JUNE 8, 2023

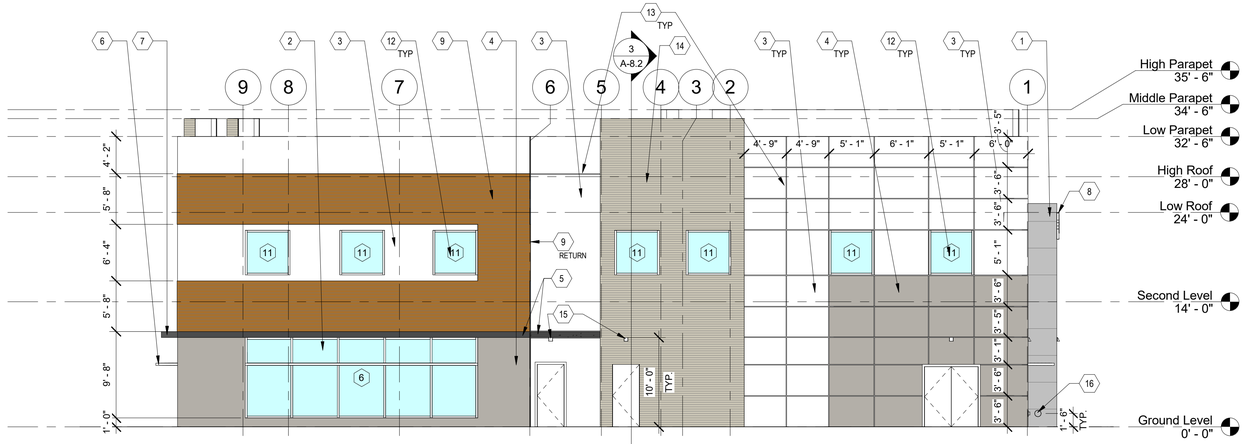
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ELEVATION KEYNOTES

KEYNOTE	DESCRIPTION
1	ALUMINUM COMPOSITE WALL PANEL, AL-2
2	STUCCO - PAINT PT-13
3	STUCCO - PAINT PT-12
4	STUCCO - PAINT PT-14
5	STUCCO BAND - PAINT PT-13
6	ALUMINUM SUN SHADE BY STOREFRONT MANUFACTURER. REFER TO SPECS.
7	PRE-FAB METAL CANOPY WITH WOOD CEILING, REFER TO SPECS.
8	BACK LIT SIGNAGE, UNDER SEPARATE PERMIT
9	EXTERIOR ALUMINUM WOOD FINISH PLANKS, AL-1
10	IMPACT RATED STOREFRONT SYSTEM. REFER TO WINDOW SCHEDULE AND SPECS.
11	FUTURE SIGNAGE BY TENANT UNDER SEPARATE PERMIT
12	IMPACT RATED WINDOWS. REFER TO WINDOW SCHEDULE AND SPECS.
13	1/2" STUCCO REVEAL.
14	CORRUGATED METAL WALL PANELS. AL-3
15	WALL SCONCE. REFER TO ELECTRICAL DWGS.
16	OVERFLOW DOWNSPOUT COVER, COLOR TO MATCH WALL FINISH. REFER TO PLUMBING.



2 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

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REVISIONS :

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ALEJANDRO ECHEVERRY
AR 95254
REGISTERED ARCHITECT

CONSULTANT
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JUNE 8, 2023

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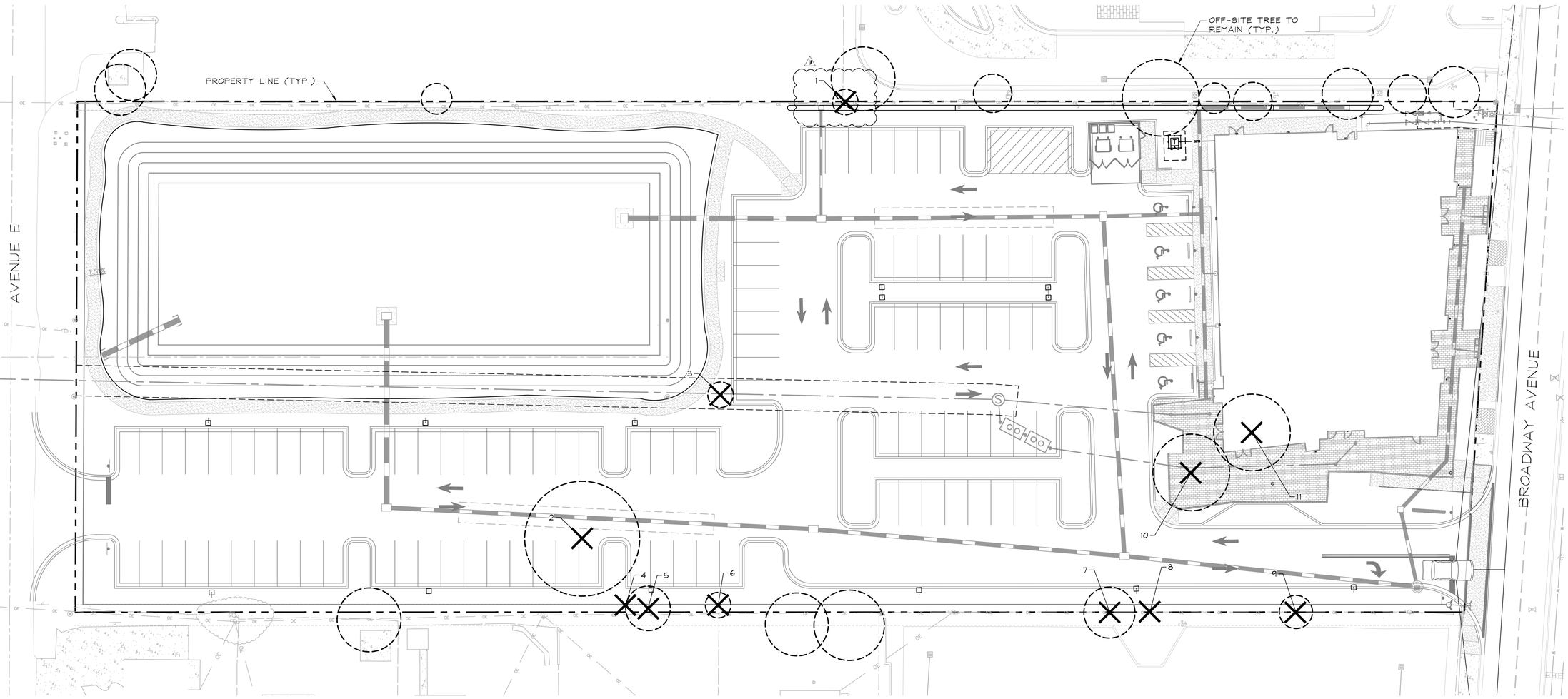
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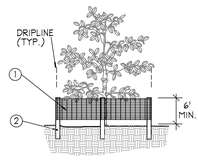
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A-6.2

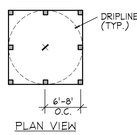
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JUNE 8, 2023

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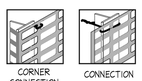




ELEVATION



PLAN VIEW



A Tree/Shrub Protector Barrier Detail — NTS

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

TREE DISPOSITION SUMMARY	
TREES TO BE REMOVED	8 TREES
TREES TO BE PROTECTED	0 TREE
TREES TO BE RELOCATED	0 TREE
PALMS TO BE REMOVED	3 PALMS
PALMS TO BE PROTECTED	0 PALMS
PALMS TO BE RELOCATED	0 PALMS

NO.	BOTANICAL NAME	COMMON NAME	DBH (in)	CT (ft)	SPR (ft)	CONDITION	DISPOSITION	NOTE
1	Sabal Palm	Cabbage Palm		10	10	Good	REMOVE	
2	Syzygium cumini	Java Plum	42	35	45	Good	REMOVE	INVASIVE
3	Syagrus romanzoffiana	Queen Palm		10	10	Good	REMOVE	
4		DEAD				DEAD	REMOVE	
5	Quercus virginiana	Southern Live Oak	6	15	10	Poor	REMOVE	
6	Sabal Palm	Cabbage Palm		10	10	Fair	REMOVE	
7	Syzygium cumini	Java Plum	12	25	20	Fair	REMOVE	INVASIVE
8		DEAD				DEAD	REMOVE	
9	Cupaniopsis anacardioides	Carrotwood Tree	6	15	10	Good	REMOVE	INVASIVE
10	Syzygium cumini	Java Plum	30	35	30	Good	REMOVE	INVASIVE
11	Syzygium cumini	Java Plum	18	30	30	Good	REMOVE	INVASIVE

KEY:

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE TO BE RELOCATED
- TREE TO BE PROTECTED PER DETAIL ON SHEET.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW:
(NGVD 1929) - 1.51' = (NAVD 1988)

No.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

Kimley»Horn

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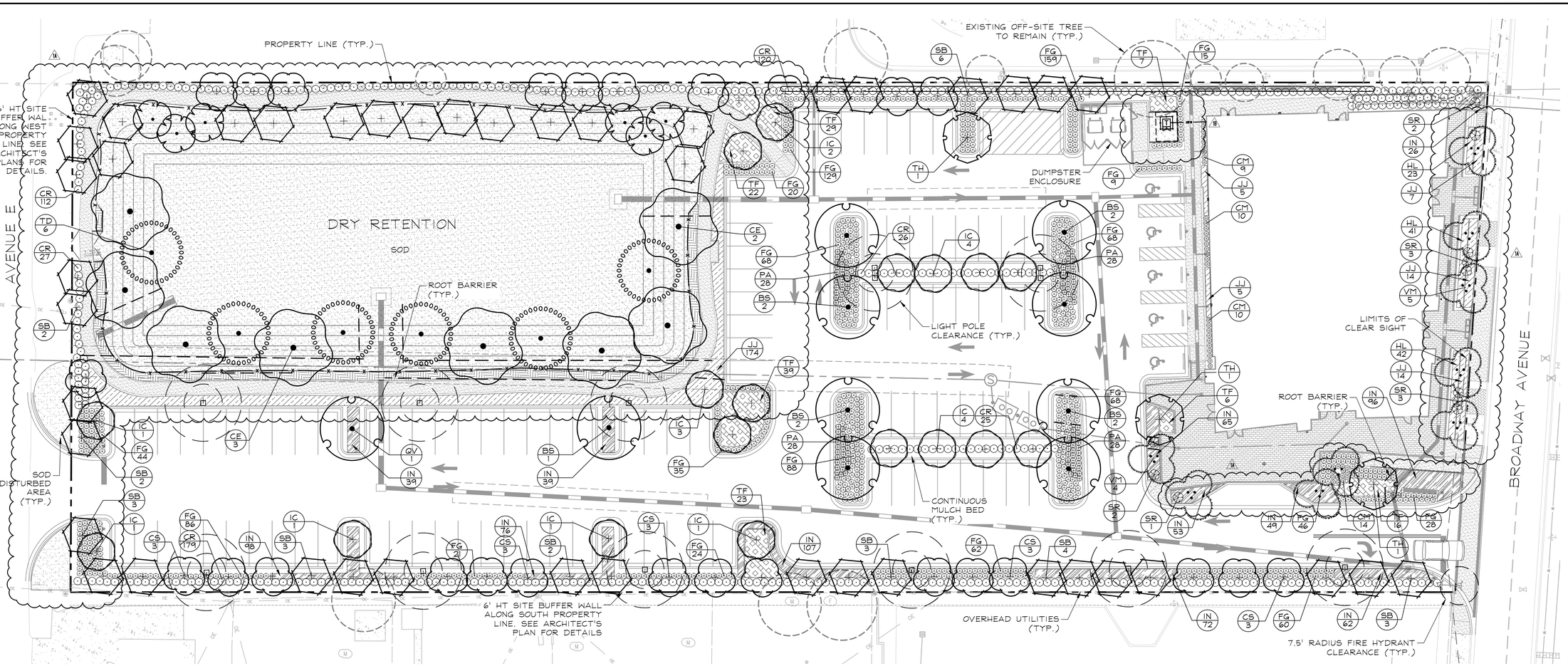
LICENSED PROFESSIONAL
TRICIA C. RICHTER, PLA
FL LICENSE NUMBER
LA#6667244
DATE 02/20/2023

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

TREE DISPOSITION PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER
L-000



NOTE: ALL LANDSCAPE ELEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

PLANT SCHEDULE

TREES	COMMON NAME
BS	Gumbo Limbo
CE	Buttonwood
CS	Orange Geiger Tree
EF	Spanish Stopper
IC	Dahoon Holly
QV	Southern Live Oak
SB	Silver Buttonwood
TD	Bald Cypress
TH	Pink Tabebuia
VM	Montgomery Palm Double Matching Trunks Parallel to Building Facade

SHRUBS	COMMON NAME
CM	Mammy Croton
CR	Red Tip Coco Plum
FG	Green Island Ficus
PA	Blue Plumbago
SR	Bird Of Paradise

SHRUB AREAS	COMMON NAME
TF	Fakahatchee Grass

GROUND COVERS	COMMON NAME
HL	Spider Lily
IN	Dwarf Yaupon Holly
SOD	Floratam St. Augustine Grass

*See Sheet L-101 for full schedule

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

VERTICAL DATUM
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NO.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
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TRICIA C. RICHTER, PLA
LICENSE NUMBER
LA#6667244
DATE 02/20/2023

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY ECS
DRAWN BY ECS
CHECKED BY KEA

LANDSCAPE PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER
L-100

Plotted By:Marion, John Street Set:Foundcare – Riviera Beach Layout:LANDSCAPE PLAN November 02, 2023 03:08:15pm K:\WPB_LRG\043374003 – FoundCare Clinic\CAD\Plotsheets\L-100 LANDSCAPE PLAN.dwg
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CODE REQUIREMENTS

SITE AREA: 109,734 SF (2.52 AC) — IMPERVIOUS AREA: 62,047 SF (1.42 ACRES)
ZONING: DOWNTOWN GENERAL — PERVIOUS AREA: 47,687 SF (1.09 ACRES)
LAND USE: COMMERCIAL

	REQUIRED	PROVIDED
SEC. 29-65.a STREET TREES SHALL BE INSTALLED TO PROVIDE A SAFE, PLEASANT, AND AESTHETICALLY PLEASING ENVIRONMENT. STREET TYPE: BROADWAY STREET DESIGN: BROADWAY-1	X	X
SEC. 31-605.a.1 AT MIN. 70% OF ALL REQUIRED LANDSCAPING, TREES, SHRUBS, AND GROUNDCOVER SHALL BE NATIVE OR FROM THE MOST CURRENT EDITION OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S "WATERWISE: SOUTH FLORIDA LANDSCAPE". 1,875 x 70% = 1,312	1,312	1,838
SEC. 31-609.c ONE EXISTING OR PLANTED TREE FOR EVERY 1,500 SF OF DEVELOPMENT SITE. THE OWNER SHALL LANDSCAPE MIN. 20% OF THE DEVELOPED SITE. 109,734 SF / 1,500 SF = 74 TREES 109,734 TOTAL SITE SF X 20% = 21,947 SF	74 TREES 21,947 SF	124 TREES 44,018 SF
SEC. 31-610.a A 10' WIDE LANDSCAPED STRIP AND ONE TREE FOR EVERY 20 LF AND A HEDGE AT MINIMUM HEIGHT OF 24" SHALL BE LOCATED BETWEEN PARKING AREA AND ABUTTING STREET. WEST PROPERTY LINE: 200 LF / 20 LF = 10 TREES	10 TREES	10 TREES
SEC. 31-610.b 5' LANDSCAPE STRIP AND ONE TREE FOR EVERY 20 LF AND A HEDGE AT A MINIMUM HEIGHT OF 24" NORTH PROPERTY LINE 555 LF / 20 LF = 28 TREES SOUTH PROPERTY LINE 545 LF / 20 LF = 28 TREES	28 TREES 28 TREES	28 TREES 28 TREES
SEC. 31-610.c PROVIDE 5' WIDE LANDSCAPE AREA ALONG SIDES OF BUILDING WHICH ABUT PARKING AREA. PROVIDE 3' WIDE LANDSCAPE AREA ALONG SIDES OF BUILDING WHICH ABUT AN ON-SITE SERVICE OR ACCESS DRIVEWAY. INCLUDE 1 TREE / 20 LF AND HEDGE. PARKING AREA: 100' / 20 LF = 5 TREES DRIVEWAY: 76' / 20 LF = 4 TREES INTERIOR LANDSCAPING SHALL INCLUDE ONE TREE FOR EVERY 50 SF OF INTERIOR LANDSCAPE AREA. 1,055 SF / 50 SF = 21 TREES PROVIDE 6' WIDE INTERIOR LANDSCAPE ISLANDS BETWEEN EVERY 10 PARKING SPACES. EACH INTERIOR ISLAND SHALL CONTAIN NOT LESS THAN 1 SHADE TREE AND A COMBINATION OF SHRUBS, AND GROUND COVER. 4 LANDSCAPE ISLANDS X 1 TREE = 4 TREES PROVIDE 10' WIDE TERMINAL ISLAND AT END OF EACH PARKING ROW ONE PARKING SPACE IN LENGTH. EACH TERMINAL ISLAND SHALL CONTAIN NOT LESS THAN 1 SHADE TREE AND A COMBINATION OF SHRUBS AND GROUNDCOVER. 16 TERMINAL ISLANDS X 1 TREE = 16 TREES INTERIOR LANDSCAPED MEDIANS SHALL HAVE ONE SHADE TREE EVERY 20 LF AND A COMBINATION OF SHRUBS,AND GROUNDCOVER. 146 LF / 20 LF = 8 TREES MIN. 50% OF TREES USED IN INTERIOR LANDSCAPING SHALL BE SHADE TREES. 21 TREES / 50% = 11 TREES	5 TREES 4 TREES 21 TREES 4 TREES 16 TREES 8 TREES 11 TREES	5 TREES 4 TREES 21 TREES 4 TREES 16 TREES 8 TREES 15 TREES
TOTAL REQUIRED TREES 10+28+28+5+4+21+4+16+8 = 124 TREES	124 TREES	131 TREES

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL.	SIZE	NATIVE	DROUGHT TOL.	QTY
BS	Bursera simaruba	Gumbo Limbo	Cont.	2" Cal.	12' HT x 5' SPR	Yes	Yes	10
CE	Conocarpus erectus	Buttonwood	Cont.	2" Cal.	12' HT x 5' SPR	Yes	Yes	8
CS	Cordia sebestena	Orange Geiger Tree	Cont.	2" Cal.	12' HT x 4' SPR	Yes	Yes	27
EF	Eugenia foetida	Spanish Stopper	Cont.	2" Cal.	12' HT x 4' SPR	Yes	Yes	6
IC	Ilex cassine	Dahoon Holly	Cont.	2" Cal.	12' HT x 4' SPR	Yes	Yes	18
SB	Conocarpus erectus sericeus	Silver Buttonwood	Cont.	2" Cal.	12' HT x 5' SPR	Yes	Yes	44
TD	Taxodium distichum	Bald Cypress	Cont.	2" Cal.	5' HT x 5' SPR	Yes	Yes	6
TH	Tabebuia heterophylla	Pink Tabebuia	Cont.	2" Cal.	12' HT x 5' SPR	No	Yes	3
VM	Veitchia montgomeryana Double Matching Trunks Parallel to Building Facade	Montgomery Palm	F.G.		14' - 20' CT	No	Yes	9

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	DROUGHT TOL.	QTY
CM	Codiaeum variegatum 'Mammy'	Mammy Croton	Cont.	24" O.C.	18" HT	No	Yes	43
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	24"x24"	Yes	Yes	471
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15"x15"	No	Yes	770
PA	Plumbago auriculata	Blue Plumbago	Cont.	24" O.C.	18"x18"	No	Yes	112
SR	Strelitzia reginae	Bird Of Paradise	Cont.	As Shown	3-4' HT	No	Yes	11
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	DROUGHT TOL.	QTY
JJ	Jasminum volubile	Wax Jasmine	Cont.	24" O.C.	24" x 24"	Yes	Yes	219
MC	Muhlenbergia capillaris	Pink Muhly Grass	Cont.	24" O.C.	24" HT	Yes	Yes	141
TF	Tripsacum dactyloides	Fakahatchee Grass	Cont.	36" O.C.	24" x 24"	Yes	Yes	142
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	DROUGHT TOL.	QTY
HL	Hymenocallis latifolia	Spider Lily	Cont.	18" O.C.	12"x12"	Yes	Yes	106
IN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	Cont.	18" O.C.	15"x15"	Yes	Yes	738
SOD	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod					± 24,117 sf

1A
1B

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW:
(NGVD 1929) - 1.51' = (NAVD 1988)

No.	REVISIONS	DATE	BY
1A	COORDINATION	11/2/2023	MJH
1B	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
TRICIA C. RICHTER, PLA
LICENSE NUMBER
LA#6667244
DATE 02/20/2023

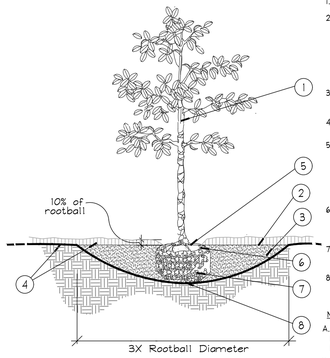
KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY ECS
DRAWN BY ECS
CHECKED BY KEA

LANDSCAPE PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER
L-101

Plotted By: Marlon, John Street Set: Foundcare – Riviera Beach Layout: LANDSCAPE SCHEDULE November 02, 2023 03:08:17pm K:\WPB_LRC\043374003 – FoundCare Clinic\CAD\Plansheets\L-100 LANDSCAPE PLAN.dwg
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1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE, TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

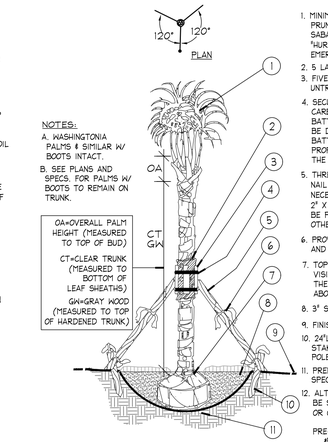
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting
SECTION — NTS



NOTES:

A. WASHINGTONIA PALMS # SIMILAR W/ BOOTS INTACT.

B. SEE PLANS AND SPECS. FOR PALMS W/ BOOTS TO REMAIN ON TRUNK.

OA=OVERALL PALM HEIGHT (MEASURED TO TOP OF BUD)

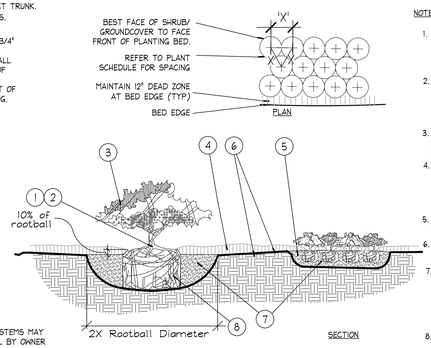
CT=CLEAR TRUNK (MEASURED TO BOTTOM OF LEAF SHEATHS)

GW=GRAY WOOD (MEASURED TO TOP OF HARDENED TRUNK)

1. MINIMUM OF NINE (9) GOOD PALM FRONDS; PRUNE AND TIE FRONDS WITH HEMP TWINE. SABAL PALMS TO BE SELECTIVELY "HURRICANE CUT", LEAVING ONLY NEWLY-EMERGING GROWTH.
2. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
3. FIVE (5) 18"L., 2X4 WOOD BATTENS. UNTREATED, #2
4. SECURE BATTENS WITH TWO (2) 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED PROPORTIONATELY TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
5. THREE (3) 8'L 2X4 SUPPORTS. NAIL (DRILL AND NAIL IF NECESSARY) TO BATTENS AND 2" X 4" STAKES. PALMS SHALL BE PLUMB VERTICALLY UNLESS OTHERWISE NOTED.
6. PROVIDE FLAGGING AT MIDPOINT AND BASE OF SUPPORTS.
7. TOP-MOST ROOT SHALL BE VISIBLE AT THE SURFACE OF THE ROOTBALL, SLIGHTLY ABOVE SURROUNDING GRADE.
8. 3" SPECIFIED MULCH
9. FINISH GRADE
10. 24"L. (MIN.) 2X4 P.T. WOOD STAKES, NAIL TO SUPPORT POLES
11. PREPARED PLANTING SOIL AS SPECIFIED
12. ALTERNATE PALM ANCHORING SYSTEMS MAY BE SUBSTITUTED UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

B Palm Planting and Staking
SECTION — NTS

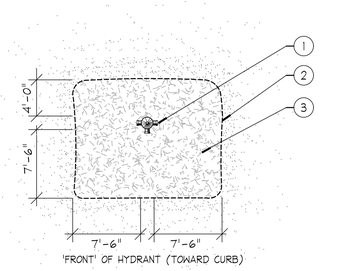


NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED - DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

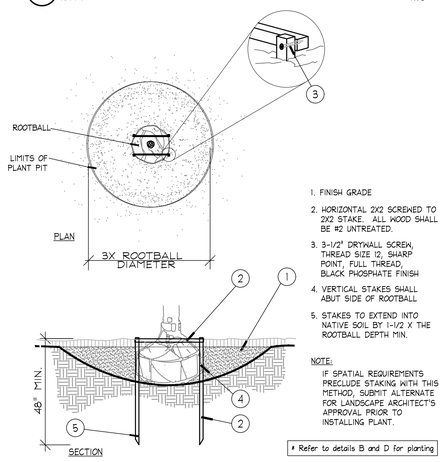
* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting
PLAN/SECTION — NTS



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

D Fire Hydrant Clear Zone
PLAN — NTS



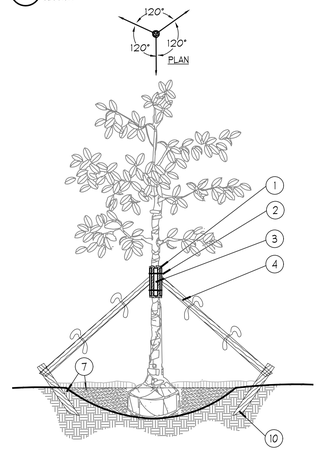
1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

E Staking - up to 65 gal. or B&B to 3-1/2" Cal.
PLAN/SECTION — NTS



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
10. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
7. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

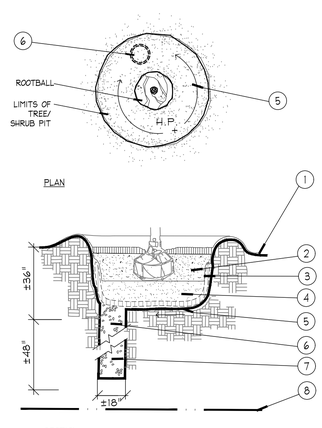
C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* Refer to details B and D for planting

F Large Tree Staking - 100 Gal + or B&B 4" +
SECTION — NTS



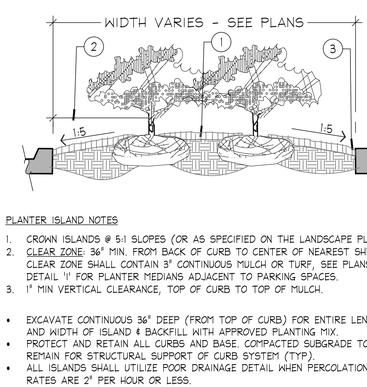
1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
7. BACKFILL WITH 1/2" - 3/4" GRAVEL
8. WATER TABLE. (DEPTH VARIES)

NOTE:

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

REFER TO NOTE 0.3 OF WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

G Poor Drainage Condition
PLAN/SECTION — NTS

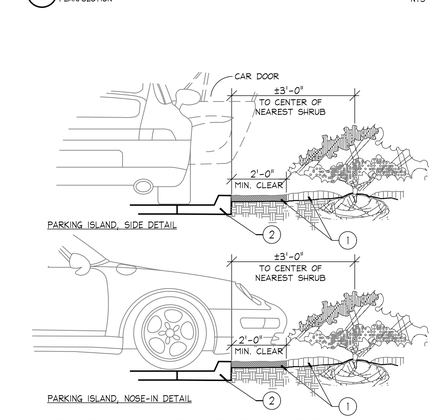


PLANTER ISLAND NOTES

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

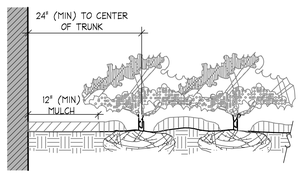
- EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

H Planted Parking Lot Islands / Medians
SECTION — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
   NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE
2. CURB OR PARKING LOT EDGE, BY OTHERS

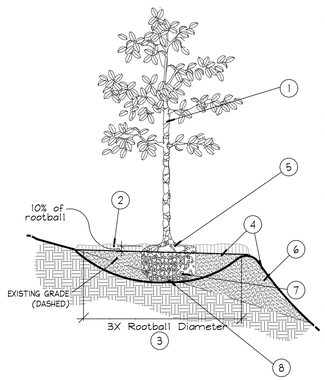
I Parking Space/Curb Planting
SECTION — NTS



NOTES

* CLEAR ZONE: 24" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

J Plantings Adjacent to Buildings
SECTION — NTS



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE, TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE - LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE.
7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL. (SEE SPECIFICATIONS FOR OTHER ROOT BALL REQUIREMENTS)
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

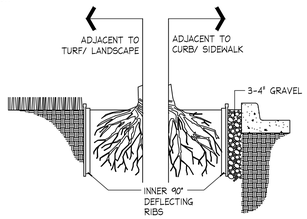
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

K Planting on a Slope
SECTION — NTS



LINEAR APPLICATION

ROOT BARRIER BY: Century Root Barrier (714)632-7083
(or) DeepRoot (800)458-7668
(or approved equal)

SIZE: 36" D
MATERIAL: POLYETHYLENE WITH ULTRAVIOLET INHIBITORS
THICKNESS: .085 IN. (min.)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AS REQUIRED, PER PLAN NOTES.
3. SUBMIT PRODUCT DATA FOR APPROVAL.

L Root Barrier
Barrier Detail — NTS

No.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

Kimley»Horn

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FL LICENSE NUMBER
LA#6667555
DATE 02/20/2023

KHA PROJECT	DESIGNED BY	DRAWN BY	CHECKED BY
043374003	MJH	MJH	JBL
DATE 11/02/2023			
SCALE AS SHOWN			

LANDSCAPE DETAILS

FOUNDCARE
RIVIERA BEACH

SHEET NUMBER
L-150

Plotted By:Marion, John Sheet Set:Foundcare - Riviera Beach Layout:L-150 LANDSCAPE DETAILS November 02, 2023 03:08:29pm K:\WPB_LPR\043374003 - FoundCare Clinic\CAD\Plansheets\L-150 LANDSCAPE DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. 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. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHEIVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

No.	REVISIONS	DATE	BY
1	08/15/2023 COORDINATION	11/2/2023	MJH
2	11/2/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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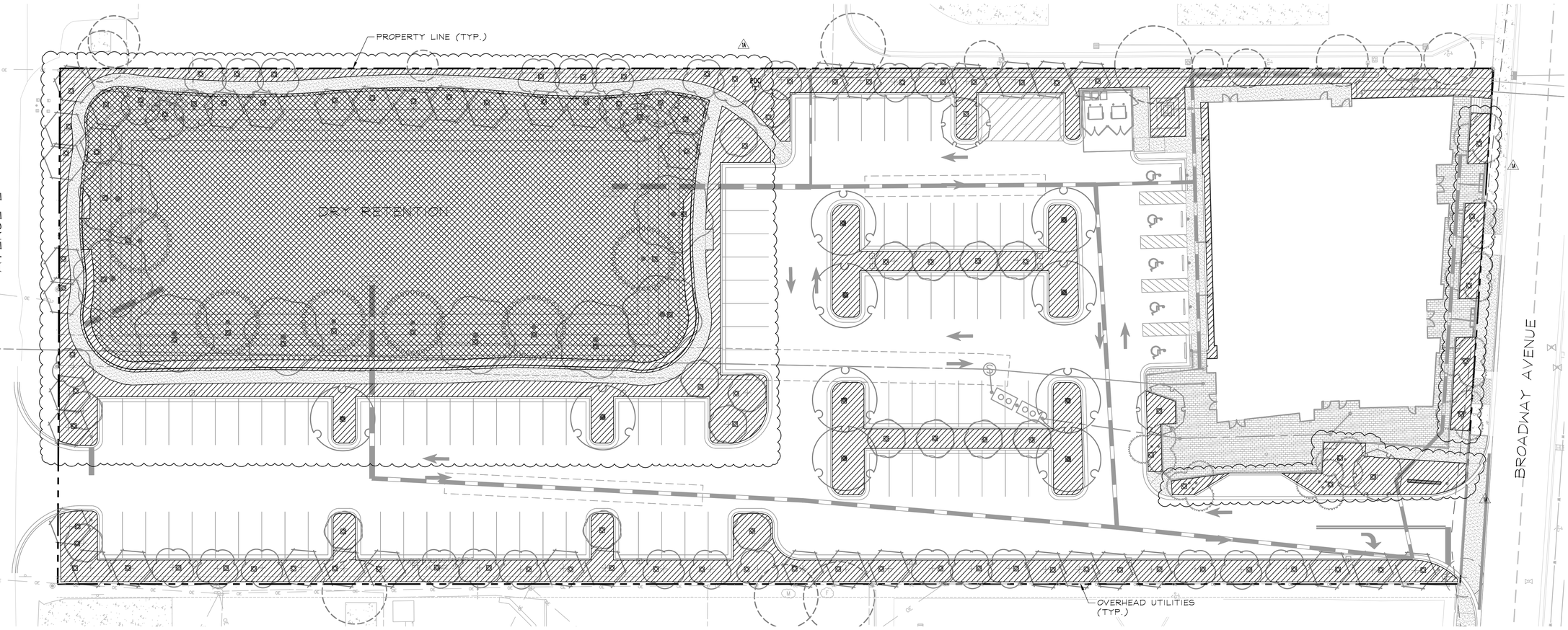
KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

LICENSED PROFESSIONAL KRISTEN E. ALEXA, PLA
FL LICENSE NUMBER LA#6667555
DATE 02/20/2023

LANDSCAPE NOTES

FOUNDCARE RIVIERA BEACH

SHEET NUMBER L-151



NOTE: ALL LANDSCAPE ELEMENTS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

2023-11-02 14:19

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY
	SHRUB SPRAY 4'-15' radius (1,2m-4,6m), triangular spaced, head to head coverage.	20,046 s.f.
	TURF SPRAY 4'-15' radius (1,2m-4,6m), triangular spaced, head to head coverage.	24,193 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
POC	Point of Connection 3"	1

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW:
(NGVD 1929) - 1.51' = (NAVD 1988)

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TRICIA C. RICHTER, PLA
LICENSE NUMBER
LA#6667244
DATE 02/20/2023

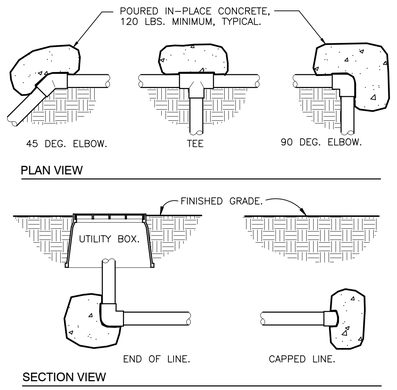
KHA PROJECT 043374003
DATE 11/2/2023
SCALE AS SHOWN
DESIGNED BY ECS
DRAWN BY ECS
CHECKED BY KEA

IRRIGATION PLAN

FOUNDCARE RIVIERA BEACH

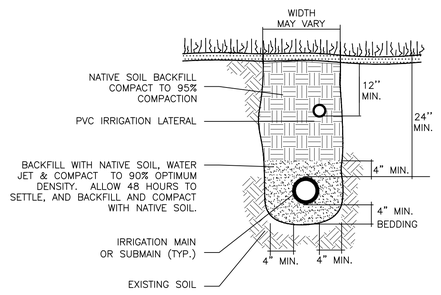
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L-200

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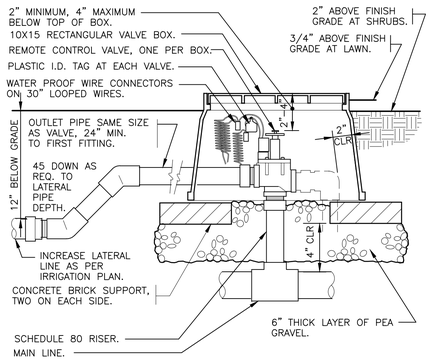
1 THRUST BLOCKING

3/4" = 1'-0" — 32 8409.76-01



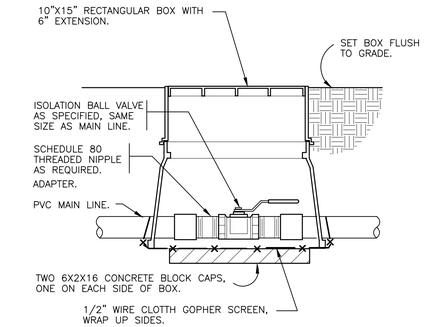
2 TRENCHING DETAIL

NOT TO SCALE — 32 8409.76-03



3 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" — 32 8406.13-01



4 BRASS BALL ISOLATION VALVE

1 1/2" = 1'-0" — 32 8406.33-02

5 WIRE BUNDLE JUNCTION BOX

1 1/2" = 1'-0" — 32 8409.79-01

6 BUBBLER ON FLEX HOSE RISER

3" = 1'-0" — DETAIL-FILE

7 POP-UP SPRAY FLEX ASSEMBLY

3" = 1'-0" — 32 8403.13-02

8 WALL MOUNT CONTROLLER

1" = 1'-0" — 328409.13-02

1. EXTERIOR WALL (SEE NOTE)
2. MODEL MINI-CLIK
3. RUN LEAD WIRES TO CONTROLLER

NOTE:
MOUNT SENSOR ON SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY. COORDINATE MOUNTING WITH OWNER AND ARCHITECT.

9 RAIN SENSOR

3" = 1'-0"

NOTE:
1. ALL SLEEVES TO EXTEND 2' BEYOND BACK OF CURB ON EACH END.
2. NO 90° OR 45° COUPLINGS TO BE USED ON SLEEVES.
3. SLEEVES MUST BE STRAIGHT TO ALLOW PIPE TO BE INSERTED BY IRRIGATION CONTRACTOR.
4. SLEEVES NOT INSTALLED AT PROPER DEPTH WILL BE REINSTALLED TO CONFORM TO DETAIL
5. CONTRACTOR TO VERIFY SLEEVE INTEGRITY PRIOR TO FINAL PAVING.

10 IRRIGATION SLEEVING

NTS

No.	REVISIONS	DATE	BY
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KHA PROJECT 043374003
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DESIGNED BY MJH
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CHECKED BY JBL

IRRIGATION DETAILS

FOUNDCARE RIVIERA BEACH

SHEET NUMBER
L-250

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UNDERGROUND IRRIGATION SYSTEM

PART 1: GENERAL

1.01 SCOPE

A. The work covered by this specification shall include the furnishing of all labor, materials, tools and equipment necessary to perform and complete the installation of an automatic irrigation system as specified herein and as shown on the drawings and any incidental work not shown or specified which can reasonably be determined to be part of the work and necessary to provide a complete and functional system.

B. The work covered by this specification also includes all permits, federal, state and local taxes and all other costs, both foreseeable and unforeseeable at the time of construction.

C. No deviation from these specifications, the accompanying drawings, or agreement is authorized or shall be made without prior written authorization signed by the Owner or his duly appointed representative.

1.02 QUALITY ASSURANCE

A. Installer Qualifications: A firm specializing in irrigation work with not less than five (5) years of experience in installing irrigation systems similar to those required for this project.

B. Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

C. Inspection of Site: The Contractor shall acquaint himself with all site conditions, including underground utilities before construction is to begin. Contractor shall coordinate placement of underground materials with contractors previously working underground in the vicinity or those scheduled to do underground work in the vicinity. Contractor is responsible for minor adjustments in the layout of the work to accommodate existing facilities.

D. Protection of Existing Plants and Site Conditions: The Contractor shall take necessary precautions to protect site conditions to remain. Should damages be incurred, this Contractor shall repair the damage to its original condition at his own expense. Any disruption, destruction, or disturbance of any existing plant, tree, shrub, or turf, or any structure shall be completely restored to the satisfaction of the Owner and his representatives, solely at the Contractor's expense.

E. Protection of Work and Property: The Contractor shall be liable for and shall take the following actions as required with regard to damage to any of the Owner's property.

1. Any existing building, equipment, piping, pipe coverings, electrical systems, sewers, sidewalks, roads, grounds, landscaping or structure of any kind (including without limitation, damage from leaks in the piping system being installed or having been installed by Contractor) damaged by the Contractor, or by his agents, employees, or subcontractors, during the course of his work, whether through negligence or otherwise, shall be replaced or repaired by Contractor at his own expense in a manner satisfactory to Owner, which repair or replacement shall be a condition precedent to Owner's obligation to make final payment under the Contract.

2. Contractor shall also be responsible for damage to any work covered by these specifications before final acceptance of the work. He shall securely cover all openings into the systems and cover all apparatus, equipment and appliances, both before and after being set in place to prevent obstructions on the pipes and the breakage, misuse or disfigurement of the apparatus, equipment or appliance.

3. All trenching or other work under the leaf canopy of any and all trees shall be done by hand or by other methods so that no branches are damaged in any way.

   Buildings, walks, walls, and other property shall be protected from damage. Open ditches left exposed shall be flagged and barricaded by the Contractor by approved means. The Contractor shall restore disturbed areas to their original condition.

4. The Contractor shall be responsible for requesting the proper utility company to stake the exact location of any underground lines including but not limited to electric, gas, telephone service, water, and cable.

   The Contractor shall take whatever precautions are necessary to protect these underground lines from damage. In the event damage does occur, all damage shall be completely repaired to its original condition, at no additional cost to the Owner.

5. The Contractor shall request the Owner, in writing, to locate any private utilities (i.e., electrical service to outside lighting) before proceeding with any excavation. If, after such requests and necessary staking, private utilities which were not staked are encountered and damaged by the Contractor, they shall be repaired by the Owner at no cost to the Contractor. If the Contractor damages staked or located utilities, they shall be repaired at the Contractor's expense.

F. Codes and Inspections: The entire installation shall comply fully with all local and state laws and ordinances and with all established codes arrange for all necessary inspections and shall pay all fees and expenses in connection with same, as part of the work under this Contract. Upon completion of the work, he shall furnish to the "Owner" all inspection certificates customarily issued in connection with the class of work involved.

G. The Contractor shall keep on his work, during its progress, a competent superintendent and any necessary assistants, all satisfactory to the Owner, or Owner's representative.

H. The superintendent shall represent the Contractor in his absence and all directions given to him shall be as binding as if given to the Contractor.

I. The Owner's Landscape Architect or designated individual shall have full authority to approve or reject work performed by the Contractor. The Owner's Authorized Representative shall also have full authority to make field changes that are deemed necessary.

J. Final Acceptance: Final acceptance of the work may be obtained from the Owner upon the satisfactory completion of all work. Acceptance by the Landscape Architect and/or Owner in no way removes the Contractor of his responsibility to make further repairs, corrections and adjustments to eliminate any deficiencies which may later be discovered.

K. Guarantee: All work shall be guaranteed for one year from date of final acceptance against all defects in material, equipment and workmanship to the satisfaction of the Owner. Repairs, if required, shall be done promptly at no cost to the Owner.

1. The guarantee shall also cover repair of damage to any part of the premises resulting from leaks or workmanship, to the satisfaction of the Owner. The Contractor shall not be responsible for work damaged by others. Repairs, if required, shall be done promptly. The guarantee shall state the name of the Owner, provide full guarantee terms, effective and termination date, name and license number of Contractor providing guarantee, address, and telephone number. It shall be signed by the chief executive of the Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.

2. If, within ten (10) days after mailing of written notice by the Owner to the Contractor requesting repairs or replacement resulting from a breach of warranty, the Contractor shall neglect to make or undertake with due diligence to make the same, the Owner may make such repairs at the Contractor's expense; provided, however, that in the case of emergency where, in the judgment of the Owner, delay would cause serious loss or damage, repairs or replacement may be made without notice being sent to the Contractor, and Contractor shall pay the cost thereof.

L. The Contractor shall provide full, 100% irrigation coverage in all areas designed with proposed plantings, in accordance with the site's governing permitting requirements and as designed.

M. On-site Observation: At any time during the installation of the irrigation system by the Contractor, the Owner or Landscape Architect may visit the site to observe work underway. Upon request, the Contractor shall be required to uncover specified work as directed by the Owner or material, workmanship or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.

N. Workmanship: All work shall be installed by qualified, skilled personnel, proficient in the trades required, in a neat, orderly, and responsible manner with recognized standards of workmanship. The Contractor shall have had considerable experience and demonstrated ability in the installation of sprinkler irrigation systems of this type.

1.04 SUBMITTALS

All materials shall be those specified and/or approved by the Landscape Architect.

A. Product Data: After the award of the Contract and prior to beginning work, the Contractor shall submit for approval by the Owner and Landscape Architect, two copies of the complete list of materials, manufacturer's technical data, and installation instructions which he proposes to install.

B. Commence no work before approval of material list and descriptive material by the Landscape Architect.

C. Record Drawings: The Contractor shall record on reproducibles, all changes that may be made during actual installation of the system. Provide controller sequencing and control valve locations.

1. Immediately upon installation of any piping, valves, wiring, sprinklers, etc., in locations other than shown on the original drawings or of sizes other than indicated, the Contractor shall clearly indicate such changes on a set of blueline prints. Records shall be made on a daily basis. All records shall be neat and subject to the approval of the Owner.

2. The Contractor shall also indicate on the record prints the location of all wire splices, original or due to repair, that are installed underground in a location other than the controller pedestal, remote control valve box, power source or connection to a valve-in-head sprinkler.

3. These drawings shall also serve as work progress sheets. The Contractor shall make neat and legible notations thereon daily as the work proceeds, showing the work as actually installed. These drawings shall be available at all times for review and shall be kept in a location designated by the Owner's Representative.

4. Progress payment request and record drawing information must be approved by Landscape Architect before payment is made.

5. If in the opinion of the Owner or his representative, the record drawing information is not being properly or promptly recorded, construction payment may be stopped until the proper information has been recorded and submitted.

6. Before the date of the final site observation and approval, the Contractor shall deliver one set (copies) of reproducible record drawing plans and notes to the Landscape Architect. Record drawing information shall be approved by the Landscape Architect prior to submittal to Owner for final payments, including retentions.

D. Operations and Maintenance Manuals: The Contractor shall prepare and deliver to the Owner, or his designated representative within ten (10) calendar days prior to completion of construction, a hard cover binder with three rings containing the following information:

1. Index sheet stating the Contractor's address and business telephone number, list of equipment with name(2) and address(es) of local manufacturer's representative(s).

2. Catalog and parts sheets on every material and equipment installed under this Contract.

3. Complete operating and maintenance instruction on all major equipment. Include initial controller schedule and recommended schedule after establishment period.

4. Demonstrate to and provide the Owner's maintenance personnel with instructions for major equipment and show evidence in writing to the Owner, or his designated representative at the conclusion of the project that this service has been rendered.

1.05 EXPLANATION OF DRAWINGS

A. Due to the scale of the drawings, it is not possible to indicate all offsets, fittings and sleeves which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of the work and plan his work accordingly, furnishing such offsets, fittings and sleeves as may be required to meet such conditions.

B. The drawings are generally diagrammatic and indicative of the work to be installed. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features. Deviations shall be brought to the Landscape Architects attention.

C. All work called for a on the drawings by notes or details shall be furnished and installed whether or not specifically mentioned in the specifications.

D. The Contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been known in engineering. Such obstructions or differences should be brought to the attention of the Landscape Architect. In the event that notification is not performed, the Contractor shall assume full responsibility for any revision necessary.

E. If, in the opinion of the Landscape Architect, the labor furnished by the Contractor is incompetent, unskilled, or unreliable, his equipment inadequate, improper or unsafe, or if the Contractor shall fail to continuously and diligently execute the construction, the Landscape Architect or Owner shall, in writing, instruct the Contractor to remove all such causes of noncompliance and the Contractor shall promptly comply.

F. The Contractor shall be responsible for full and complete coverage of all irrigation areas. The Landscape Architect shall be notified of any necessary adjustments at no additional cost to the Owner. Any revisions to the irrigation system must be submitted and answered in written form, along with any change in Contract price. Layout may be modified, if necessary to obtain coverage. Spacing not to exceed 60% of the diameter.

PART II: PRODUCTS

2.01 MATERIALS

Material and equipment shall be supplied by the Contractor. No substitutions shall be allowed without the prior written approval of the Owner/Landscape Architect. The Contractor shall inspect all materials and equipment prior to installation, and defective materials shall be replaced with the proper materials and equipment. Those items used in the installation found to be defective, improperly installed or not as specified, shall be removed and the proper materials and equipment installed in the proper manner, as interpreted by the Owner/Landscape Architect. The Contractor shall remove all damaged and defective pipe and equipment from the site.

2.02 PIPING

A. General Provisions: All materials throughout the system shall be new and in perfect condition unless otherwise directed by the Landscape Architect.

B. Polyvinyl Chloride Pipe (PVC): (Where indicated on plan, use non-potable purple piping.)

1. Laterals: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220. All lateral piping less than 3" in diameter shall be Class 200 SDR-21.

2. Main Line Under Pressure: PVC shall conform to the requirements of ASTM Designation D 2241, Class 1120 or 1220, Schedule 40 with belled end for solvent weld connection.

3. Pipe Markings: All PVC pipe shall bear the following markings:
   - o Manufacturer's Name
   - o Nominal Pipe Size
   - o Schedule or Class
   - o Pressure Rating of PSI
   - o NSF (National Sanitation Foundation) Approval
   - o Date of Extrusion

2.04 PVC JOINTS

Joints in PVC pipe smaller than 3" shall be solvent welded in accordance with the recommendations of the pipe manufacturer; the solvent cleaner and welding compound furnished with the pipe.

2.05 THREADED CONNECTIONS

A. Threaded PVC connections shall be made up using Teflon tape only.

B. Connection between mainline pipe fittings and automatic or manual control valves shall be made using Schedule 80 threaded fittings and nipples.

2.06 SOLVENT CEMENT

A. General: Provide solvent cement and primer for PVC solvent weld pipe and fittings recommended by the manufacturer. Pipe joints for solvent weld pipe to be belled end. Pipe joints for gasketted pipe to be intrical ring type. Insert gaskets will not be accepted.

B. Thrust Blocks: Main line piping 3" or greater in diameter shall have thrust blocks sized and placed in accordance with the pipe manufacturer's recommendations or, in the absence of specified recommendations by the pipe manufacturer. 3000 PSI concrete thrusts shall be properly installed at tees, elbows, 45's, crosses, reducers, plugs, caps and valves.

2.07 PIPE AND WIRE SLEEVES

A. Sleeves to be installed:

1. The Contractor shall install irrigation system pipe and wire sleeves conforming to the following:

   a. All pipe sleeves shall extend a minimum of 36" beyond the edges of pavement.

   b. All pipe sleeves to be installed beneath future/existing road surfaces shall be PVC pipe Schedule 40 or jack and bore steel pipe as per FDOT specifications, and as shown on plans.

   c. All irrigation system wires shall be sleeved seperately from main or lateral lines.

   d. All pipe sleeves shall be installed at the minimum depth specified for main lines, lateral lines, and electric wire.

   e. Contractor shall coordinate all pipe sleeve locations and depths prior to initiating installation of the irrigation system.

2.08 SPRINKLER HEADS

A. Spray Sprinklers: The sprinkler shall be a fixed spray type designed for in-ground installation. The nozzle shall elevate 6" (or as designated on plan) when in operation. The body of the sprinkler shall be constructed of non-corrosive heavy duty Cycolac. A filter screen shall be in the nozzle piston. All sprinkler parts shall be removable through the tip of the unit by removal of a threaded cap.

Riser mounted spray shall be as indicated on the plans. The sprinkler shall consist of a nozzle and body. The body of the riser-mount sprinkler shall be constructed of non-corrosive materials. A cone strainer shall be a separate part with the nozzle assembly to allow for easy flushing of the sprinkler. Maximum working pressure at the base of the sprinkler shall be 40 PSI.

(continued...)

No.	REVISIONS	DATE	BY
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LICENSED PROFESSIONAL
KRISTEN E. ALEXA, PLA
FL LICENSE NUMBER
LA#6667555
DATE 02/20/2023

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

FOUNDCARE
RIVIERA BEACH

IRRIGATION NOTES

SHEET NUMBER
L-251

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2.09 AUTOMATIC CONTROL VALVE

The automatic remote control valves shall be as specified on the plans, or approved equal.

2.10 GATE VALVES

A. Gate valves for 3/4" through 2-1/2" shall be of brass or bronze construction, solid wedge, IPS threads, non-rising stem with wheel operating handle, for a continuous working pressure of 150 PSI.

B. Gate valves for 3" and larger: Iron body, brass or bronze mounted AWWA gate valves, with a clear waterway equal to the full nominal diameter of the valve, rubber gasket for a continuous working pressure of 150p PSI. Valve shall be equipped with a square operating nut.

2.11 VALVE BOXES

A. For gate valves, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

B. For control valves 3/4" through 2", the drip valve assemblies, use AMETEK #10-181-014 box with #10-181-015 locking lid, or sized as necessary to effectively house the equipment

C. For control wiring splices, use AMETEK #10-181-014 box with #10-181-015 locking lid, or as per the drawings.

2.12 IRRIGATION WIRING

A. Wiring used for connecting the electric control valves to the controllers shall be Type UF, 600 volt, single strand, solid copper with PVC insulation 4/64" thick. Size shall be 14 gauge, red for "hot" or lead wires, and common wire to be 14 gauge, white in color.

B. Contractor shall perform an ohm test on ground to assure adequate protection against surges and indirect lightning strikes.

2.13 MISCELLANEOUS MATERIALS

A. Drainage Backfill: Cleaned gravel or crushed stone, graded from 1" maximum to 3/4" minimum.

B. Metalized Underground Tape: The detectable, underground utility marking tape shall consist of a minimum: 5 mil (0.005") overall thickness; five-ply composition; ultra-high molecular weight, 100% virgin polyethylene; acid, alkaline and corrosion resistant; with no less than 150 pounds of tensile break strength per 6" width; color-code impregnated with color stable, lead-free, organic pigments suitable for direct burial. Tapes utilizing reprocessed plastics or resins shall not be acceptable. The detectable, underground utility marking tape shall have a 35 gauge (0.0035") solid aluminum foil, core encapsulated within a 2.55 mil (0.00255") polyethylene backing and a 0.6 mil (0.006") PET cover coating. The laminate on each side shall consist of a 0.75 mil (0.00075") layer of hot LPDE, poly-fusing the "sandwich" without use of adhesives.

2.14 AUTOMATIC CONTROL SYSTEM

An Independent Station Controller: Furnish a solid state controller, as specified on the plans. Each station shall be capable of timing from zero (0) minute to 99 minutes per station in one (1) minute increments.

Each station shall be capable of operating two (2) 7VA electric valve-in-head solenoids.

The stand-alone controller shall have two (2) possible programs.

The stand-alone controller shall provide global percentage increase/decrease (water budget) for all stations simultaneously, from ten (10) to two hundred (200) percent, in ten (10) percent increments.

All stations shall be able to be turned on/off manually buy operating timing mechanism or by manual switch at station output.

The stand-alone controller shall incorporate an integral MOV surge protection into the terminal block for each of its 24 VAC field wire outputs. Controller power input wires will also incorporate surge protection.

The control panel shall provide continuous display time. It shall have alphanumeric displays of descriptive English menus and legend identifiers with cursor selection of function and precision value adjustment by rotary dial input.

The stand-alone controller shall be UL listed and FCC approved.

The stand-alone controller shall have 117 VAC, 60 Hz input, 26.5 VAC, 60 Hz output for operating 24 VAC solenoids.

The stand-alone controller cabinet shall be a lockable and weather-resistant outdoor cabinet. Mount as noted on plans.

The controller shall be equipped with lightening protection, by the Contractor, on both the primary (120v) and each secondary (24v) circuit. The controller circuits shall be grounded to a copper clad grounding rod located at each controller.

The controller shall be equipped for a water conservation device. as specified.

PART III: EXECUTION

3.01 INSPECTION

The Contractor shall examine the areas and conditions under which landscape irrigation system is to be installed and notify the Landscape Architect in writing of conditions detrimental to the proper and timely completion of the work. The Contractor shall proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Landscape Architect.

3.02 PREPARATION

The Contractor shall provide sleeves to accommodate piping under walks or paving. The Contractor shall coordinate with other trades and install to accurate levels prior to paving work. Cutting and patching of paving and concrete will not be permitted. The Contractor shall maintain all warning signs, shoring, barricades, flares and red lanterns, as required by any local codes, ordinances or permits.

3.03 TRENCHING AND BACKFILLING

A. Excavation: The Contractor shall stake out the location of each run of pipe, sprinkler heads, sprinkler valves and isolation valves prior to trenching. Excavation shall be open vertical construction sufficiently wide to provide free working space around the work installed and to provide ample space or backfilling and tamping. Trenches for pipe shall be cut to required grade lines, and compacted to provide accurate grade and uniform bearing for the full length of the line. The bottom of the trenches shall be free of rock or other sharp edged objects. Minimum cover shall be as follows:

Pipe and Wire Depth

Pressure Mainline	18" at top of pipe from Finish Grade
Lateral Piping (rotor)	12" at top of pipe from Finish Grade
Lateral Piping (pop-up)	12" at top of pipe from Finish Grade
Control Wiring	Side of main Line

B. Minimum Clearances: All pipelines shall have a minimum clearance of six inches from each other and from lines of other crafts. Parallel lines shall not be installed directly over one another. No lateral line shall be installed in the main-line trench.

3.04 INSTALLATION OF PIPING

A. PVC Pipe and Joints: The Contractor shall not install solvent wild pipe when air temperature is below 40ø F. Installation shall be in accordance with the manufacturer's instructions.

1. Only the solvent recommended by the pipe manufacturer shall be used. All PVC pipe and fittings shall be installed as outlined and instructed by the pipe manufacturer, and it shall be the Contractor's full responsibility to make arrangements with the pipe manufacturer for any field assistance that may be necessary. The Contractor shall assume full responsibility for the correct installation.

3.05 BACKFILLING PROCEDURES

Initial backfill on PVC lines shall be pulverized native soil, free of foreign matter. Within radius of 4" of the pipe shall be clean soil or sand. Plant locations shall take precedence over sprinkler and pipe locations. The Contractor shall coordinate the location of trees and shrubs with the routing of lines and final head locations.

A. Backfill and Compaction: The Contractor shall leave trenches slightly mounded to allow for settlement after the backfilling is completed. The Contractor shall clean the site of the work continuously of excess waste materials as the backfilling progresses, and leave in a neat condition. No trenches shall be left open for a period of more than 48 hours. Protect open trenches as required.

The Contractor shall carefully backfill excavated materials approved for backfilling, consisting of earth, loam, sand, and other approved materials, free of rock and debris over 1" in size. Backfill shall be compacted to original density of surrounding soil without dips, sunken areas, or irregularities.

The Contractor shall conform to DOT requirements for methods and required compaction percentages, for roads and paving.

The Contractor shall hand place the first 6" of backfill (or to top of pipe) and have it walked on so as to secure the position of the pipe and wire.

No wheel rolling will be allowed. The Contractor shall remove rock or debris extracted from backfill materials and dispose of offsite. The Contractor shall fill any voids left in backfill with approved backfill materials.

B. Existing Lawns: Where trenching is required across existing lawns, uniformly cut strips of sod 6" wider than trench. The Contractor shall remove sod in rolls of suitable size for handling and keep moistened until replanted. The Contractor shall replant sod within 48 hours after removal, roll and water generously. The Contractor shall resod any areas not in healthy condition equal to adjoining lawns 10 days after replanting.

C. Seeded Area: Trenching will be required across existing seeded areas, primarily roadway edging. The Contractor shall conform to the requirements of seeding, Section 02930 for the reseeding of the disturbed trench area.

D. Pavements: Jack and bore or directional bore piping under paving materials as per local regulatory codes. No cutting and patching of pavement will be permitted.

3.06 VALVES

A. Isolation Valves: Shall be sized corresponding to adjacent pipe size. Specified valve boxes shall be installed flush with finish grade in such a manner that surface forces applied to their exposed area will not be transmitted to the piping in which the valve is installed nor any other piping, wiring or other lines in the vicinity of said valves.

B. Gate Valves: Install where shown, in valve boxes.

C. Electric Control Valves: Shall be installed in specified valve boxes. The valve shall have 6" of 3/4" pea gravel installed below the bottom of the valve. If the valve box does not extend to the base of the valve, a valve box extension shall be installed. Electric control valves shall be installed where shown and grouped together where practical. The Contractor shall place no closer than 24" to walk edges, bikeway edges, buildings and walls. The Contractor shall adjust the valve to provide flow rate or rated operating pressure required for each sprinkler circuit.

3.07 CONDUIT AND SLEEVES

A. Conduit and Sleeves for Control Wiring and Main/Lateral Pipe: The Contractor shall provide and install where necessary. Contractor shall coordinate locations of previously installed sleeving with the General Site Contractor.

The Contractor shall coordinate installation of sleeves with work of other disciplines.

3.08 CONTROLS

A. The Contractor shall connect electric control valves to controllers in a clockwise sequence to correspond with station settings beginning with Stations 1, 2, 3, etc. Automatic controllers shall be provided and installed by the Contractor as noted on the drawings. All zones will be labeled on the controller.

B. Controllers shall be equipped with lightning protection and grounded to a standard 5/8" copper clad steel ground rod driven a minimum of 8' into the ground and clamped.

C. The electrical service to the controllers shall be performed by an electrical subcontractor in compliance with NEC requirements.

3.09 CONTROL WIRE

A. Control wiring between the controller and electric valves shall be buried in main line trenches or in separate trenches. Electrical connection at valve will allow for pigtail so solenoid can be removed from valve with sufficient slack to allow ends to be pulled 12" above ground for examination and cleaning.

B. An expansion loop shall be provided at every valve at 100' o.c. Expansion loop shall be formed by wrapping wire at least eight times around a 3/4" pipe and withdrawing pipe.

C. The wire shall be bundled and taped every ten feet. The wire shall be laid in the trench prior to installing the pipe being careful to install wire beneath and 6" to the side of the main pipe line.

D. Electrical connections to electric control valves shall be made with Rainbird Pen-Tite or Techdel GT-3-GEL - Tite connectors or equal.

Power Connections: Electrical connections to power and signal wires shall be made using 3M 82-A2 power cable splice kits.

3.10 SPRINKLER HEADS

A. General Provisions:

1. Sprinkler heads shall be installed as designated on the shop drawings. Heads shall be installed on flexible PVC. Top to be flush with finish grade or top of curb.

2. Spacing of heads shall not exceed the maximum indicated on the shop drawings (unless directed by the Landscape Architect). In no case shall the spacing exceed the maximum recommended by the manufacturer.

B. Head Types:

1. Pop-up- Rotary Sprinkler Heads: Shall be installed on flex joint and be set with top of head flush with finish grade. Heads installed at curb shall have 6" to 10" between perimeter of head and concrete. Heads placed at edge of pavement having no curb shall be installed 24" from edge of pavement.

2. Spray Pop-up Sprinkler Heads: Shall be installed on flexible PVC and be set with top of head flush with finished grade. Sprinkler heads placed adjacent to curbs will be installed 9" from concrete. Sprinkler heads placed adjacent to pavement having no curb shall be installed 24" from the edge of pavement.

3.11 COMPLETION

A. Flushing: Before sprinkler heads are set, the Contractor shall flush the lines thoroughly to make sure there is no foreign matter in the lines.

The Contractor shall flush the main lines from dead end fittings for a minimum of five minutes under a full head of pressure.

B. Testing: The Contractor shall notify Landscape Architect and Owner forty-eight (48) hours in advance of testing.

Prior to backfilling of main line fittings, Contractor shall fill the main line piping with water, in the presence of the Owner/Landscape Architect, taking care to purge the air from it by operating all the sprinkler control valves one or more times and/or such other means as may be necessary. A small, high pressure pump or other means of maintaining a continuous water supply shall be connected to the main line and set so as to maintain 100 PSI in the main line system for two (2) hours without interruption. When this has been accomplished and while the pressure in the system is still 100 PSI, leakage testing shall be performed in accordance with AWWA Standard C-600. Pressure readings shall be noted and make up water usage shall be recorded. Should the rate of make up water usage indicate significant leakage, the source of such leakage shall be found and corrected and the system then retested until the Owner/Landscape Architect is satisfied that the system is reasonably sound. Lateral line testing shall be conducted during the operating testing of the system by checking visually the ground surface until no leaks in this portion of the system are evident. Leaks shall be repaired or paid for by the Contractor at any time they appear during the warranty period.

C. Adjustment and Coverage of System: Coordinate pressure testing with adjustments and coverage test of system so both may occur at the same time. The Contractor shall balance and adjust the various components of the system so that the overall operation of the system is most efficient. This includes a synchronization of the controllers, adjustments to pressure regulators, pressure relief valves, part circle sprinkler heads, and individual station adjustments on the controllers.

3.12 WARRANTY

A. The Contractor shall fully warrant the landscape irrigation system for a period of one (1) year after the written final acceptance and will receive a written confirmation from the Landscape Architect that the warranty period is in effect.

B. During the warranty period, the Contractor will enforce all manufacturer's and supplier's warranties as if made by the Contractor himself. Any malfunctions, deficiencies, breaks, damages, disrepair, or other disorder due to materials, workmanship, or installation by the Contractor and his suppliers shall be immediately and properly corrected to the proper order as directed by the Owner and/or Landscape Architect.

C. Any damages caused by system malfunction shall be the responsibility of the Contractor who shall make full and immediate restoration for said damages.

No.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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LICENSED PROFESSIONAL
KRISTEN E. ALEXA, PLA
FL LICENSE NUMBER
LA#6667555
DATE 02/20/2023

KHA PROJECT	043374003
DATE	11/02/2023
SCALE	AS SHOWN
DESIGNED BY	MJH
DRAWN BY	MJH
CHECKED BY	JBL

IRRIGATION NOTES

FOUNDCARE
RIVIERA BEACH

SHEET NUMBER
L-252

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE PLAN SUBMITTAL

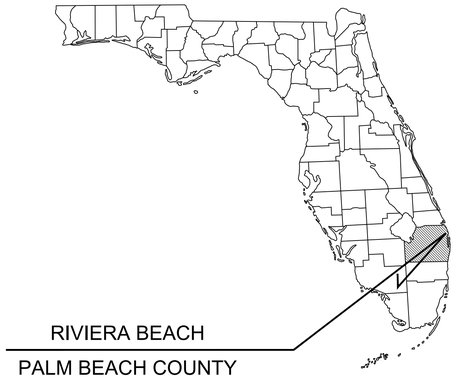
FOR

FOUNDCARE - RIVIERA BEACH

LOCATED AT

3501 BROADWAY AVENUE, RIVIERA BEACH, FLORIDA

SECTION 28, TOWNSHIP 42S, RANGE 43E



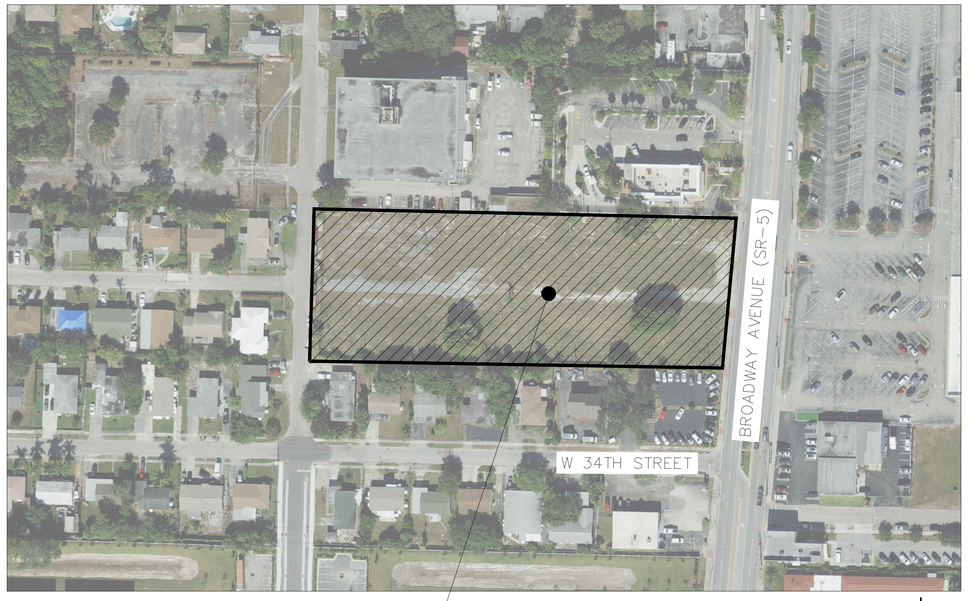
LEGAL DESCRIPTION:

(OFFICIAL RECORD BOOK 30236, PAGE 496)
A PARCEL OF LAND IN GOVERNMENT LOT 1, SECTION28, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 28, WITH A LINE PARALLEL TO AND 635 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28; THENCE EASTERLY ALONG SAID PARALLEL LINE 909.75 FEET TO THE POINT OF BEGINNING AND THE NW CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID PARALLEL LINE 200 FEET; THENCE EASTERLY PARALLEL TO AND 835 FEET SOUTHERLY FROM (MEASURED AT RIGHT ANGLES), THE NORTH LINE OF SAID SECTION 28, 311.28 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, ACCORDING TO THE PLAT OF SAID RIGHT-OF-WAY FILED IN COUNTY ROAD PLAT BOOK 1, PAGES 52, PALM BEACH COUNTY RECORDS; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 200.4 FEET, MORE OR LESS, TO A POINT IN SAID LINE PARALLEL TO AND 635 FEET SOUTH OF THE NORTH LINE OF SAID SECTION28; THENCE WESTERLY ALONG SAID LAST MENTIONED PARALLEL LINE, 324.4 FEET,MORE OR LESS, TO THE POINT OF BEGINNING.

AND

LOTS 1 TO 8, INCLUSIVE OF BLOCK 1, WHITE CAPS SUBDIVISION, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 24, PAGE 19.



PROJECT LOCATION
N.T.S

NORTH

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-050	EROSION CONTROL PLAN
C-051	EROSION CONTROL DETAILS
C-100	DEMOLITION PLAN
C-150	HORIZONTAL CONTROL, STRIPING AND SIGNAGE PLAN
C-200	PAVING GRADING AND DRAINAGE PLAN
C-201	PAVING GRADING AND DRAINAGE DETAILS
C-300	UTILITY PLAN
C-301	UTILITY DETAILS
C-500	AUTOTURN PLAN
C-501	AUTOTURN PLAN
L-000	TREE DISPOSITION PLAN
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE PLAN
L-150	LANDSCAPE DETAILS
L-151	LANDSCAPE NOTES
L-200	IRRIGATION PLAN
L-201	IRRIGATION SCHEDULE

PROJECT TEAM

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SGM ENGINEERING
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MIAMI, FL 33126
(954) 421-1944

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW: (NGVD 1929) - 1.51' = (NAVD 1988)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JACOB B. LAWSON, P.E. ON 11/2/2023 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.

No.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

Kimley»Horn

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JACOB BRINTON LAWSON — LICENSE No. 83357 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

COVER SHEET

FOUNDCARE
RIVIERA BEACH

SHEET NUMBER
C-000

PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT "SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811)" AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING ANY EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

UTILITIES

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.

MINIMUM REQUIRED AS-BUILT INFORMATION

1. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
2. STORM DRAINAGE:
   - A. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
   - B. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
   - C. INVERTS OF ALL MITERED END SECTIONS
   - D. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES
   - E. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
   - F. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORM WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.
3. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
4. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
5. REVISIONS TO ELECTRICAL CIRCUITRY.
6. ACTUAL EQUIPMENT LOCATIONS.
7. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
8. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
9. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
10. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
11. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY NORTHING AND EASTING (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
12. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
13. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
14. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
15. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.
16. PRESSURE SYSTEMS (WATER):
    - A. ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.
    - B. TOP OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS.
    - C. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
    - D. AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
    - E. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
    - F. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
    - G. ALL OTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS OF PALM BEACH COUNTY.
17. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
    - A. SIZE AND MATERIAL OF CROSSING PIPES
    - B. TOP ELEVATION OF BOTTOM PIPE
    - C. BOTTOM ELEVATION OF TOP PIPE
    - D. FINISH SURFACE ELEVATION OVER UTILITY CROSSING

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION AND SEDIMENTATION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION AND SEDIMENTATION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
11. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
12. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
14. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
17. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION AND SEDIMENTATION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES AS NECESSARY AS CONSTRUCTION PROGRESSES (SILT FENCES, ETC.) TO PREVENT EROSION.
20. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
21. EROSION AND SEDIMENTATION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORM WATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
22. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AS REQUIRED BY CONSTRUCTION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMATIC. CONTRACTOR TO PROVIDE PLAN FOR SHOP DRAWING REVIEW.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

MAINTENANCE

1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
2. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION. INLET PROTECTION DEVICES SHALL BE CLEANED OUT AT REGULAR INTERVALS OR AS THEY BECOME FULL OF DEBRIS.
3. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
4. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
6. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TRENCH SAFETY ACT

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
   - A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
   - B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
   - C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION), AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST CALL THE UTILITY COMPANIES BEFORE COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND THE ENGINEER.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS.
12. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
13. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
14. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION." THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 WORKING DAYS PRIOR TO EXCAVATION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) LANDSCAPE, IRRIGATION, SITE LIGHTING, BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
19. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER SLABS OR FOOTINGS OR PAVED AREAS.
20. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
21. THE CONTRACTOR SHALL ENSURE THAT ANY TREE OR SHRUB PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF RIVIERA BEACH STANDARD DETAILS

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL A GOOD STAND OF GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

WATER AND SEWER UTILITY NOTES

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
11. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.
12. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL, PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OR 24" OR GREATER. TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.
13. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6" DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6" OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-8, CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM "N" VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. OR PROTECTOR 401 CEREMIC EPOXY. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30" CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER.
14. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER,WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
16. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

    (EQUATION $L = \frac{SD\sqrt{P}}{148,000}$)

    L = ALLOWABLE LEAKAGE, GALLONS/HOUR
    S = LENGTH OF PIPE TESTED, FEET
    D = NOMINAL DIAMETER, INCHES
    P = AVERAGE TEST PRESSURE, LB/IN GAUGE
17. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE W/ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 24 HOURS APART AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.
18. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (4.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.
3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NGVD 1929.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

811. Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW: (NGVD 1929) - 1.51' = (NAVD 1988)

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No.	REVISIONS	DATE	BY
1	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH
2	COORDINATION	11/2/2023	MJH

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JACOB B. LAWSON, LICENSE 57..., STATE OF FLORIDA, PROFESSIONAL ENGINEER
Jacob B Lawson — Digitally signed by Jacob B Lawson, Date: 2023.11.02 11:44:20

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

GENERAL NOTES

FOUNDCARE RIVIERA BEACH

SHEET NUMBER C-001

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PHASING NOTES

1. CONTRACTOR MAY PHASE EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH SITE CONSTRUCTION PHASING.
2. CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION AREA IS SEPARATED FROM THE AREA NOT UNDER CONSTRUCTION WITH A TEMPORARY CHAIN LINK FENCE AND ENSURE THE SAFETY OF THE PUBLIC.

NOTES

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE B.M.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

SEQUENCE OF CONSTRUCTION

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE, TURBIDITY BARRIER AND INLET PROTECTION.
2. PERFORM CLEARING AND GRUBBING AND DEMOLITION.

PHASE 2:
1. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
3. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, OR AS REQUIRED BY GENERIC PERMIT.
4. CONSTRUCT PROPOSED IMPROVEMENTS.
5. COMPLETE FINAL GRADING AND FINAL STABILIZATION.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

MAINTENANCE (ALL PHASES)

ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

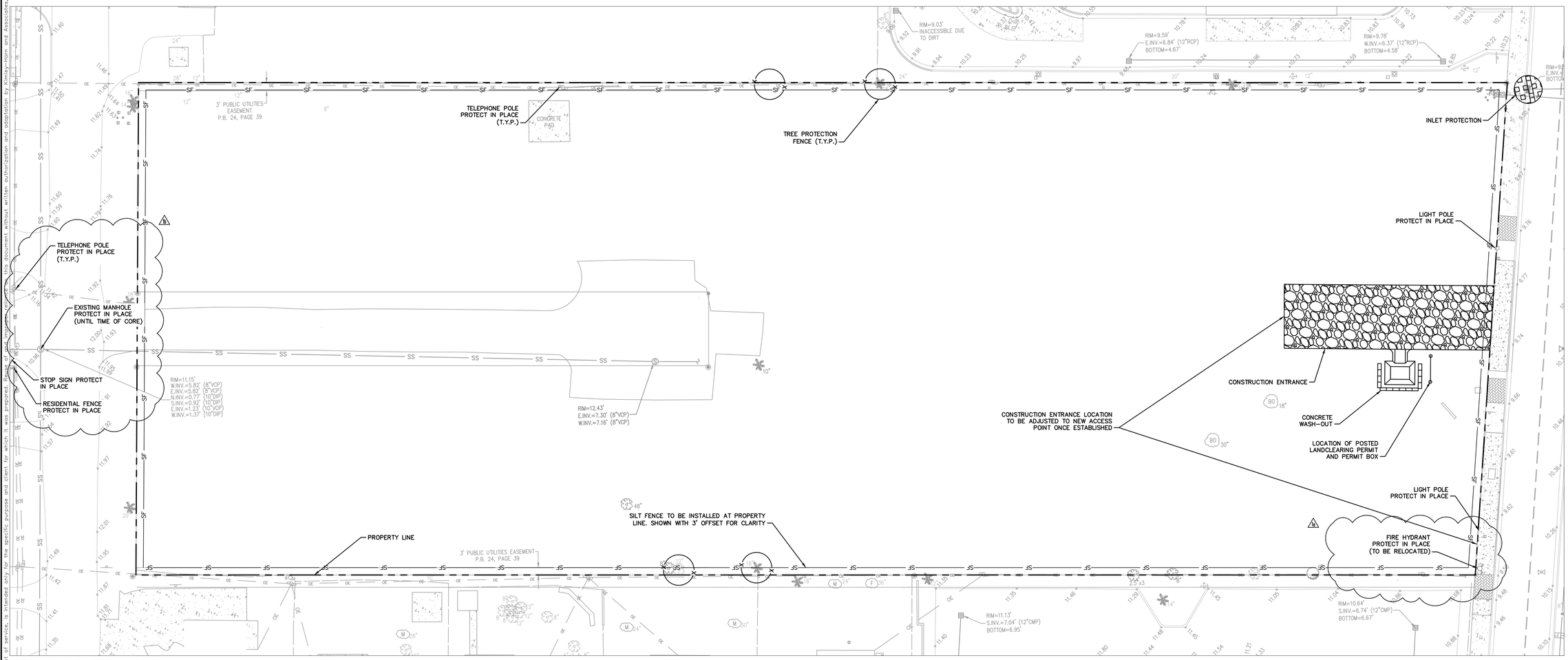
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

LEGEND

- PROPERTY LINE
- SF — SILT FENCE
- SILT DIKE
- TB — TURBIDITY BARRIER
- x — CHAINLINK FENCE
- FILTER SACK
- GRAVEL CURB INLET SEDIMENT FILTER
- CONSTRUCTION ENTRANCE
- x 10.29 — EXISTING ELEVATION
- TREE PROTECTION FENCE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



EROSION CONTROL NOTES

1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NUMBERS 101, 102 AND 103 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.
19. DEWATERING ACTIVITIES:
    A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
    B. CONTRACTOR MUST HAVE A TRANSFERABLE SFWMD DEWATERING PERMIT.
    C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN
TEMPORARY CONSTRUCTION ENTRANCE																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
ROUGH GRADE																		
STORM FACILITIES																		
SITE CONSTRUCTION																		
BUILDING PAD CONSTRUCTION																		
FINISH GRADING																		
LANDSCAPING/SEED/FINAL STABILIZATION																		

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ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW:
(NGVD 1929) - 1.51' = (NAVD 1988)

NO.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
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JACOB BRINTON LAWSON — LICENSE No. 83357 — STATE OF FLORIDA — REGISTERED PROFESSIONAL ENGINEER

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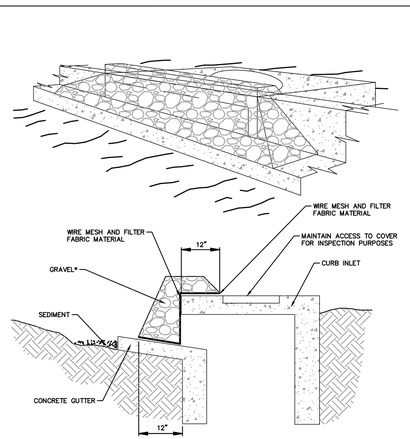
KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

EROSION CONTROL PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER C-050

Plotted By: Harris, Jonny Sheet Set: Foundcare - Riviera Beach Layout: EROSION CONTROL PLAN November 02, 2023 11:31:56am K:\VRB_LDE\043374003 Foundcare Riviera Beach\CAD\PlanSheets\C-050 EROSION CONTROL PLAN.dwg
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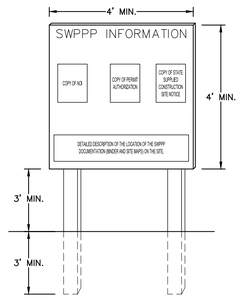
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE 3/4"-2" ANGULAR CLEAN STONE

ONSITE GRAVEL CURB INLET SEDIMENT FILTER
NOT TO SCALE

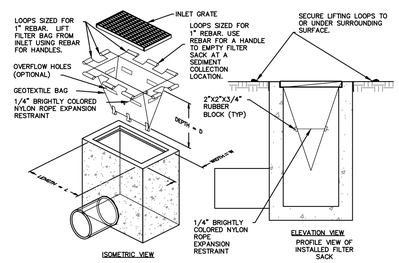
K-H



NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN
NOT TO SCALE

K-H



1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

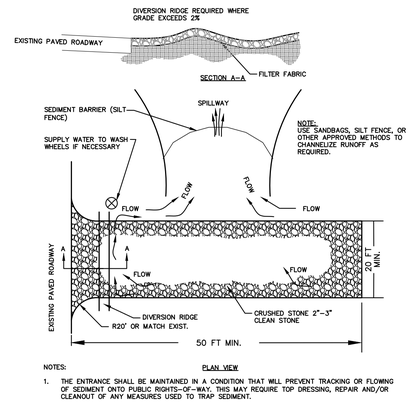
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC $^{-1}$

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC $^{-1}$

FILTER SACK INLET PROTECTION
NOT TO SCALE

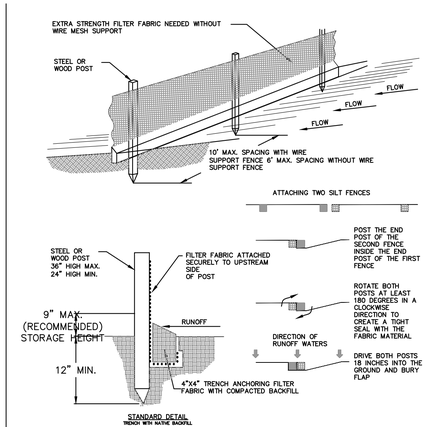
K-H



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

K-H



STANDARD DETAIL
TRENCH WITH MATRIX BACKFILL

NOTE:
1. INSPECT AND REPAIR FENCE EVERY 7 DAYS AND AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. DOUBLE ROW SILT FENCE SHALL BE INSTALLED WITH 3' HORIZONTAL SPACING.

STAKED SILT FENCE
NOT TO SCALE

K-H

OFF-SITE MATERIAL AREA(S) INFORMATION

BORROW SITE NAME:	DISPOSAL SITE NAME:
BORROW SITE ADDRESS:	DISPOSAL SITE ADDRESS:
BORROW SITE PERMIT HOLDER:	DISPOSAL SITE PERMIT HOLDER:
BORROW SITE PERMIT NO:	DISPOSAL SITE PERMIT NO:
BORROW SITE PERMITTING AGENCY:	DISPOSAL SITE PERMITTING AGENCY:

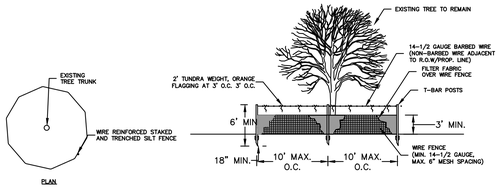
1) CONTRACTOR SHALL FILL IN BORROW AND DISPOSAL INFORMATION ABOVE.
2) BORROW AND DISPOSAL INFORMATION IS NEEDED FOR SOIL FILL AND SPOIL MATERIALS ONLY.
3) CONTRACTOR SHALL STATE "NOT REQUIRED FOR THIS PROJECT" IF ONE OR BOTH ARE NOT REQUIRED FOR PROJECT.

NOTE: CONTRACTOR TO COORDINATE EROSION CONTROL MEASURES FOR SITE WORK AND OFFSITE ROADWAY AS APPROPRIATE BASED ON CONTRACTOR'S PHASING OF THE WORK. ANY ADJUSTMENTS TO EROSION CONTROL MEASURES THAT MAY BE REQUIRED WILL BE AT NO ADDITIONAL COST TO THE OWNER.

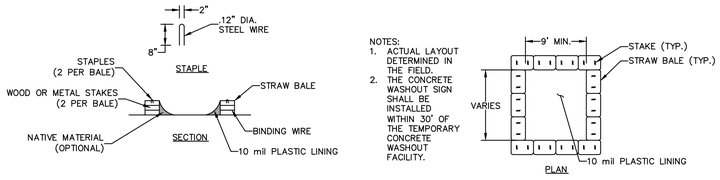
CONTRACTOR SHALL CONTAIN ALL WORK WITHIN THE LIMITS OF DISTURBANCE, WHICH INCLUDES STORAGE OF MATERIALS AND EQUIPMENT. CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL AREAS AFFECTED BY WORK TO A CONDITION AS GOOD AS EXISTING OR BETTER.

OWNER/DEVELOPER
SITE OPERATOR/GENERAL CONTRACTOR:
SUPERINTENDENT:

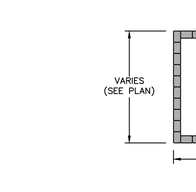
NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
4. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
5. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
6. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
7. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.



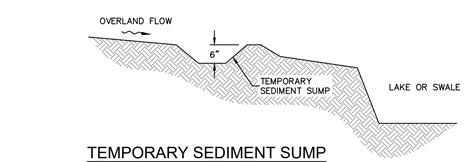
PROTECTIVE FENCING FOR TREES
N.T.S



CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S



CONCRETE WASHOUT SIGN



NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

TEMPORARY DIVERSION DIKE
N.T.S

TEMPORARY SEDIMENT SUMP
N.T.S

SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
N.T.S

NOTE:
WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW:
(NGVD 1929) - 1.51' = (NAVD 1988)

NO.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

JACOB B. LAWSON LICENSE No. 83357 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

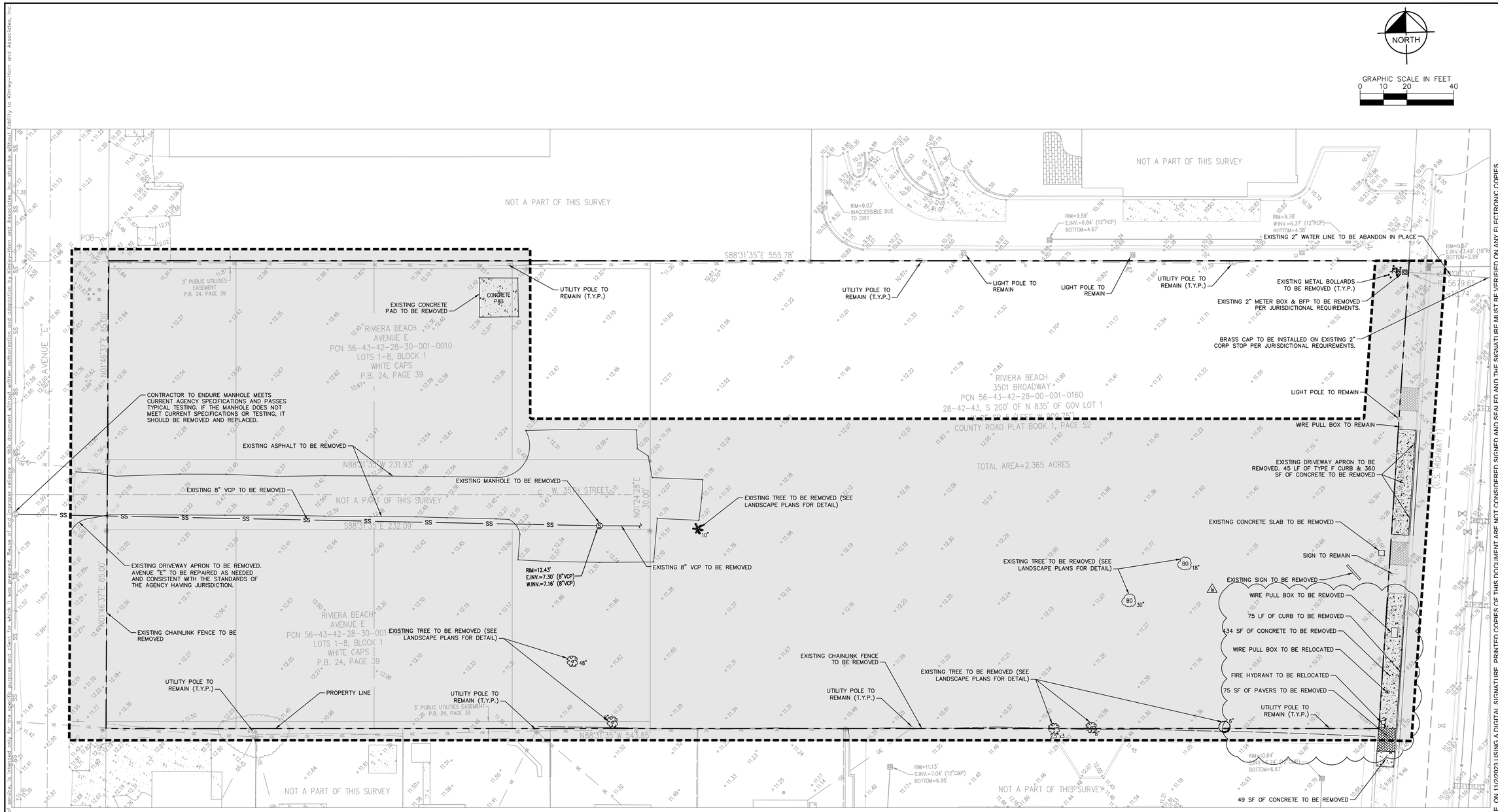
EROSION CONTROL DETAILS

FOUNDCARE
RIVIERA BEACH

SHEET NUMBER
C-051

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DEMOLITION NOTES

1. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
2. REFER TO LANDSCAPE PLANS FOR TREE REMOVAL, RELOCATION, AND PROTECTION INFORMATION. ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
3. ALL VALVE BOXES, MANHOLES, CATCH BASINS, AND OTHER ITEMS TO REMAIN SHALL BE ADJUSTED TO PROPOSED GRADE.
4. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
5. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
6. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
7. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
8. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
9. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
10. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
11. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
12. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
13. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE CITY OF RIVIERA BEACH AND CONSTRUCTION MANAGER.
14. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
15. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
16. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
17. CONTRACTOR SHALL COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.

ANY EXISTING DAMAGED CONCRETE OR CONCRETE DAMAGED DURING CONSTRUCTION SHOULD BE REMOVED AND REPLACED ALONG THE FRONTAGE

LEGEND

- LIMITS OF DEMOLITION
- PHASE BOUNDARY LINE
- PROPERTY LINE

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FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
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No.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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JACOB B. LAWSON LICENSE No. 83357 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	043374003
DATE	11/02/2023
SCALE	AS SHOWN
DESIGNED BY	MJH
DRAWN BY	MJH
CHECKED BY	JBL

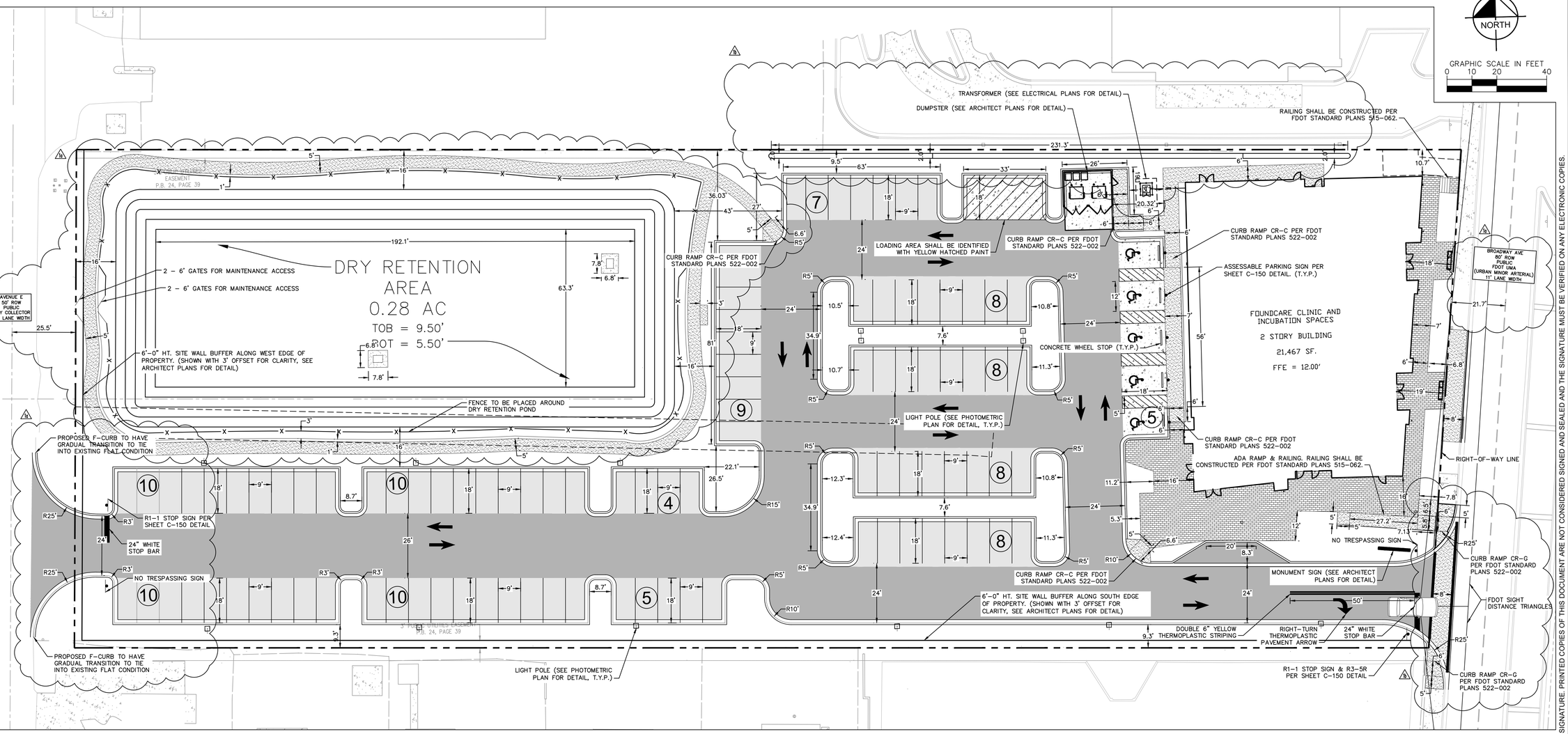
DEMOLITION PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER
C-100

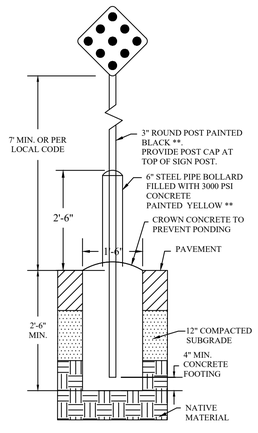
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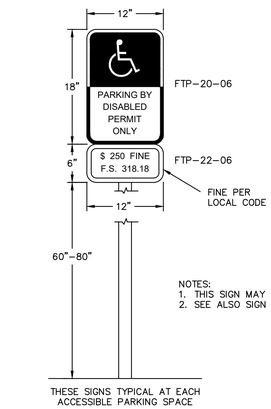
HORIZONTAL CONTROL NOTES

1. TYPE "D" CURB AND TYPE "F" CURB AND GUTTER SHALL BE CONSTRUCTED PER FDOT STANDARD PLANS 520–001. ALL TYPE "D" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE BEGINNING AND ENDING POINTS WHEN NOT CONNECTING TO TYPE "F" CURB AND GUTTER.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED.
3. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTIBLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2022 STANDARD PLANS 520–002.
4. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
5. ALL STOP BARS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.



* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
** SATIN FINISH, ACRYLIC POLYURETHANE ENAMEL OR: TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.

9 BUTTON SIGN
T.Y.P.



NOTES:
1. THIS SIGN MAY ALSO BE WALL MOUNTED
2. SEE ALSO SIGN BASE DETAILS

ACCESSIBLE PARKING SIGN
N.T.S



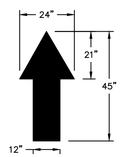
R1-1 STOP SIGN PER MUTCD (30"X30")

STOP SIGN
N.T.S.



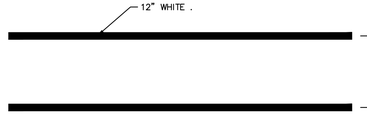
R3-5R RIGHT TURN ONLY SIGN PER MUTCD

RIGHT TURN ONLY SIGN
N.T.S.



NOTE: ALL TRAFFIC FLOW ARROWS TO BE REFLECTIVE WHITE PAINT

ON-SITE TRAFFIC FLOW ARROW
N.T.S



CROSSWALK
N.T.S

PAVING LEGEND

- PROPERTY LINE
- TYPE "F" CURB AND GUTTER
- TYPE "D CURB
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- BRICK PAVERS (SEE ARCHITECTURAL PLANS)

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811 Know what's below. Call before you dig.
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FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
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2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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JACOB BRINTON LAWSON ☆ No. 83357 ☆ STATE OF FLORIDA ☆ PROFESSIONAL ENGINEER

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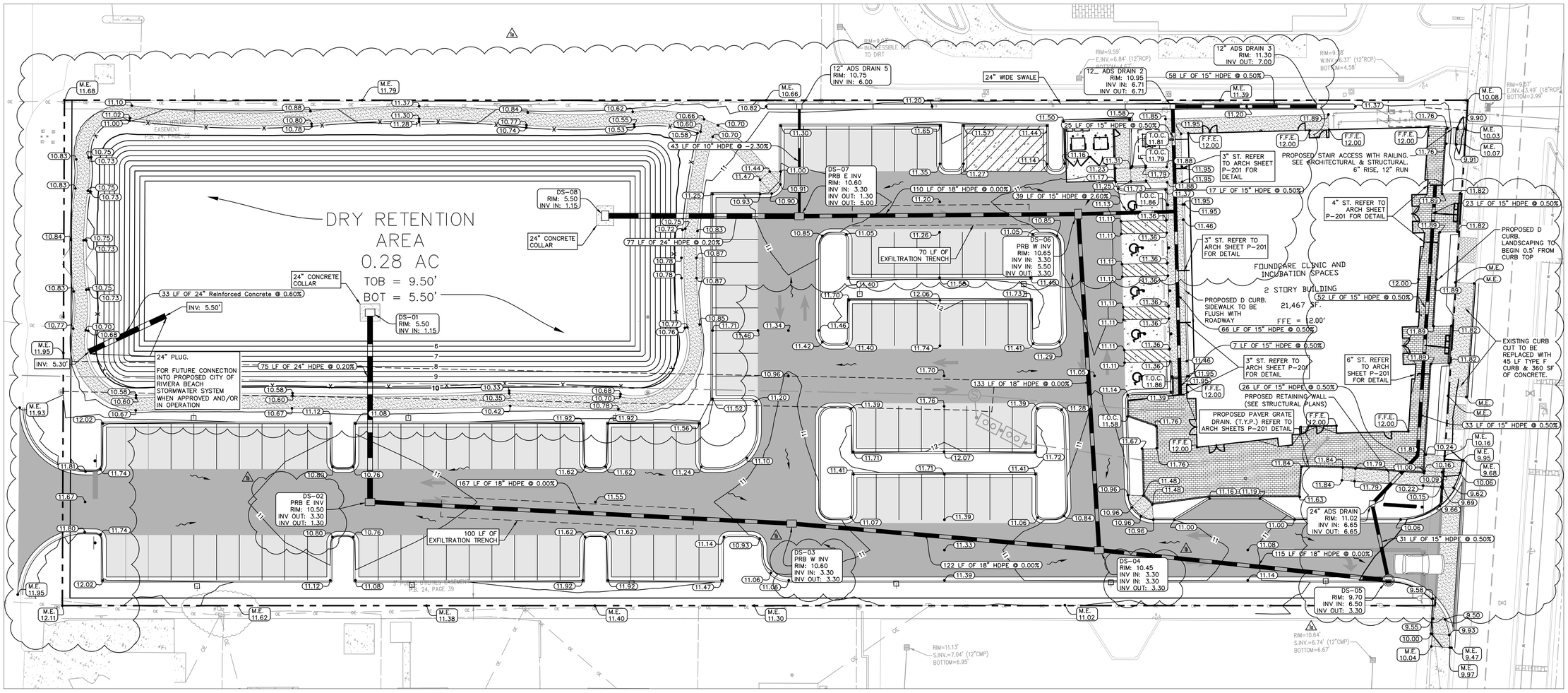
KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

HORIZONTAL CONTROL, STRIPING AND SIGNAGE PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER
C-150

Plotted By: Harris, Jonny Sheet Set: Foundcare – Riviera Beach Layout: HORIZONTAL CONTROL, STRIPING AND SIGNAGE PLAN November 02, 2023 11:32:32am K:\WPB_LDEV\043374003 Foundcare Riviera Beach\CAD\PlanSheets\C-150 STRIPING AND SIGNAGE PLAN.dwg
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PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.

DRAINAGE LEGEND

- PROPOSED STORM INLET
- PROPOSED MITERED END SECTION
- PROPOSED DRAINAGE PIPE
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF
- XXX PROPOSED SURFACE ELEVATION
- —72— EXISTING CONTOUR

PAVING LEGEND

- TYPE "F" CURB AND GUTTER
- TYPE "D CURB
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- BRICK PAVERS (SEE ARCHITECTURAL PLANS)

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
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No.	REVISIONS	DATE	BY
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2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

JACOB BRINTON LAWSON
LICENSE No. 83357
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

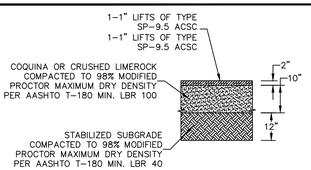
PAVING GRADING AND DRAINAGE PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER C-200

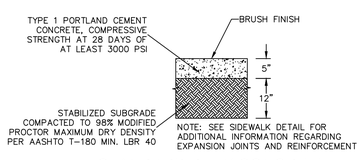
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Plotted By: Harris, Jonny Sheet Set: Foundcare - Riviera Beach Layout: PAVING GRADING AND DRAINAGE PLAN November 02, 2023 11:32:50am K:\VRB_LDEV\043374003 Foundcare Riviera Beach\CAD\PlanSheets\C-200 PAVING, GRADING, AND DRAINAGE PLAN.dwg
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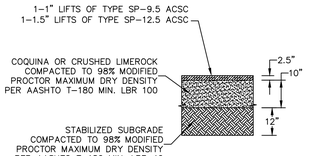
STANDARD DUTY ASPHALT

N.T.S



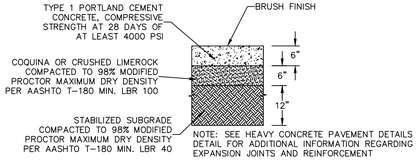
STANDARD DUTY CONCRETE

N.T.S



HEAVY DUTY ASPHALT

N.T.S



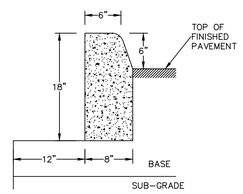
HEAVY DUTY CONCRETE

N.T.S

NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.

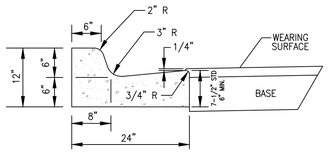
CRUSHED CONCRETE SHALL BE FROM AN FDOT APPROVED PLANT.

CRUSHED CONCRETE GRADATION SHALL BE AVAILABLE ON SITE AND SUBMITTED FOR THE AS–BUILT.



TYPE "D" CURB

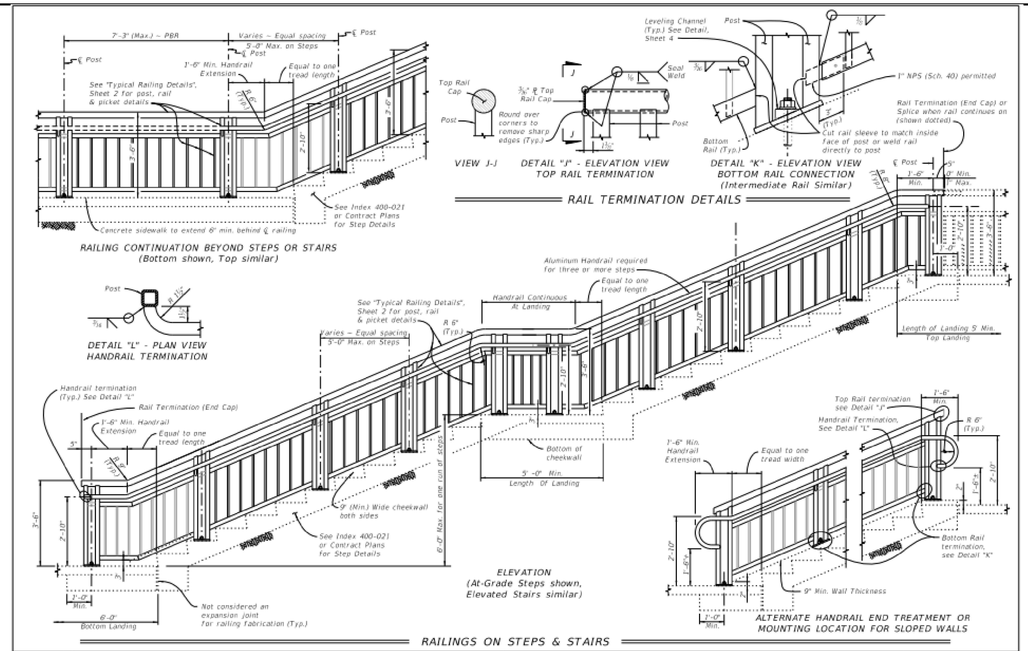
N.T.S



NOTE: 1. SAWCUTS REQUIRED AT 10' CENTERS
2. WHEN USED ON THE HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6". (MODIFIED)

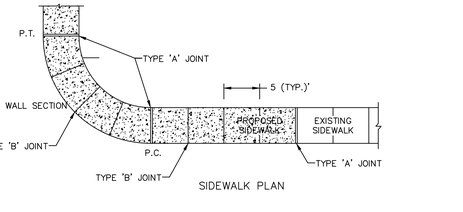
TYPE "F" CURB & GUTTER

N.T.S.

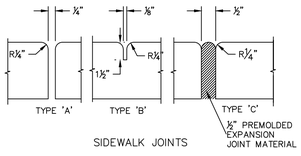


LAST REVISION	DESCRIPTION:	FDOT	INDEX	SHEET
11/01/16		FY 2023-24 STANDARD PLANS	515-062	3 of 9

PEDESTRIAN/BICYCLE RAILING (ALUMINUM)

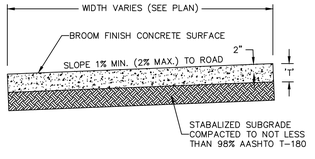


SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'–0" CENTER TO EXPANSION
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



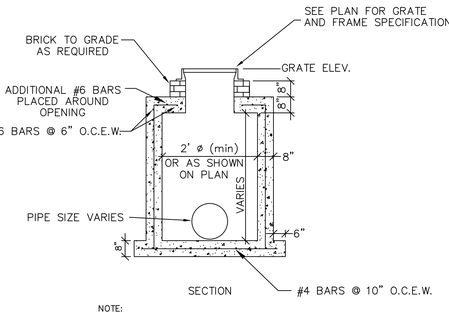
STANDARD CROSS SECTION

TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
PEDESTRIAN ONLY AREAS	5"
DRIVEWAYS AND OTHER TRAFFIC AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

CONCRETE SIDEWALK

N.T.S



SECTION

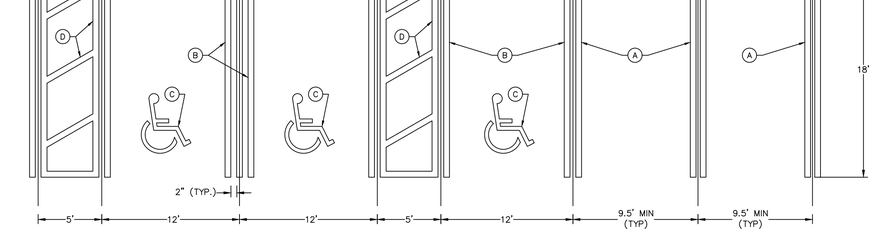
NOTE:

1. TYPE II CEMENT 4000 P.S.I.

2. WALL REINFORCEMENT A.S.T.M. DESIGNATION A185–64 OR EQUAL TO A.S.T.M. C–478.

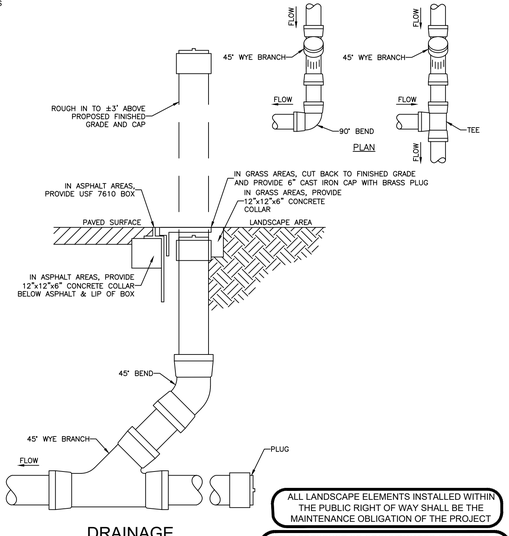
TYPE C STORM INLET DETAIL

N.T.S



PARKING STALL STRIPING (FDOT)

N.T.S



DRAINAGE CLEANOUT (CO)

N.T.S

CROSS SECTION

NOTES:
1. PIPE INVERT SHOULD BE AT OR ABOVE THE WATER TABLE WHENEVER POSSIBLE.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
3. THE 12" DIAMETER WEEP HOLE SHALL BE ELIMINATED, WHEN THE BOTTOM OF THE INLET IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN IN THE PLANS.

EXFILTRATION TRENCH

N.T.S

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

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FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

JACOB B. LAWSON LICENSE No. 83357 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

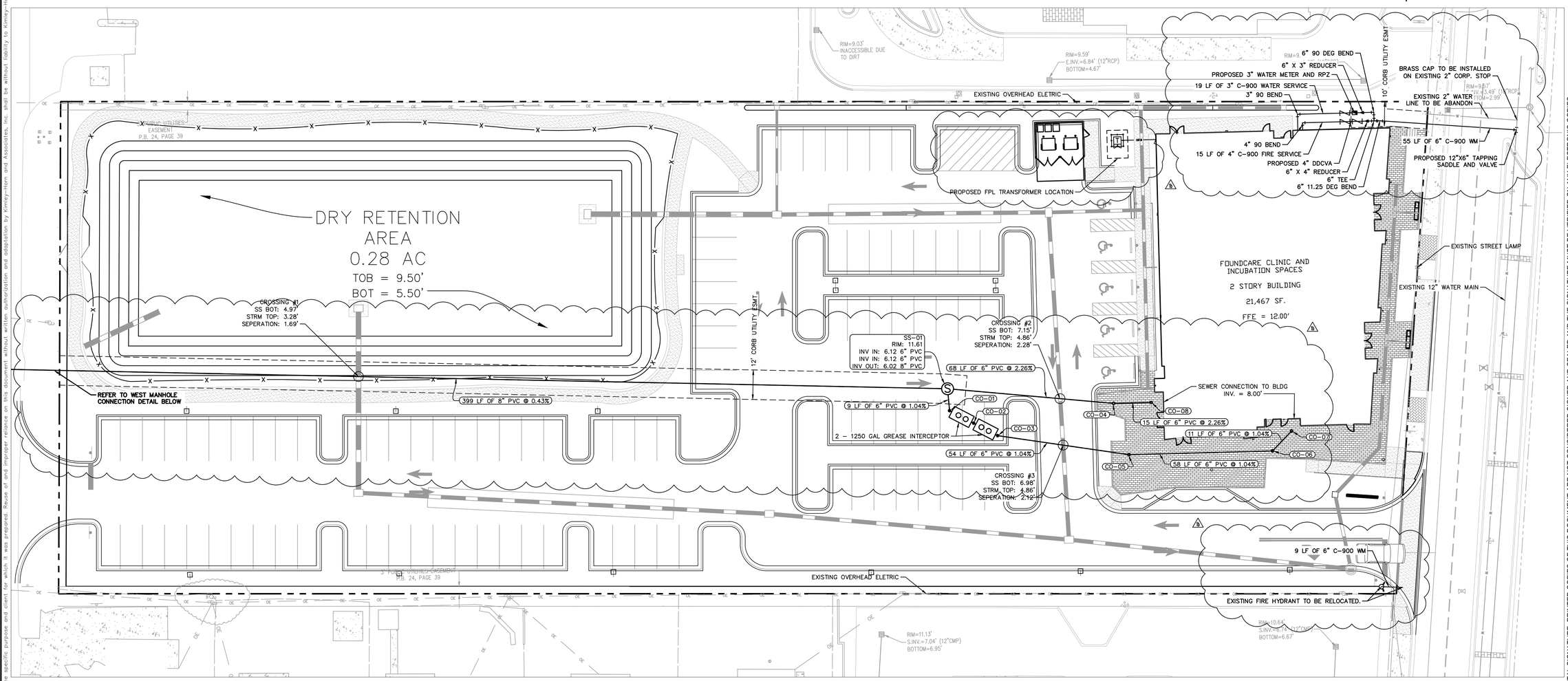
PAVING GRADING AND DRAINAGE DETAILS

FOUNDCARE RIVIERA BEACH

SHEET NUMBER C-201

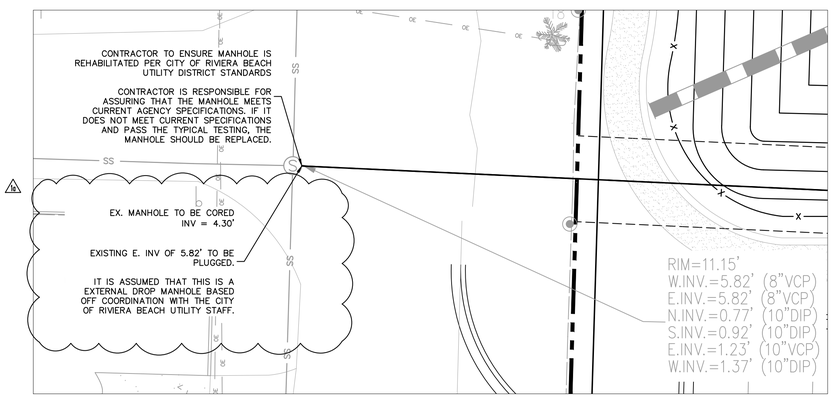
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UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS: PVC SDR26 PER ASTM D 3034
4. WATER LINES SHALL BE AS FOLLOWS: PVC C-900 PER ASTM DD2241 CLASS 150, PER ASTM D1784 AND D2241.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" AND A MAXIMUM OF 5'-0" COVER ON ALL WATERLINES.
8. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
9. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
11. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES PSLUSD WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 SUNSHINE STATE ONE CALL OF FLORIDA, FOR LOCATES AS WELL AS THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
16. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
17. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
18. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
20. ALL DUPLEX RESIDENTIAL BUILDINGS TO RECEIVE FIRE SPRINKLER; ERS PER NFPA 13D. SPRINKLER SYSTEMS TO BE INSTALLED BY LICENSED FIRE SPRINKLER CONTRACTOR.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE DISTRICT ON INSTALLATION OF THE REQUIRED REMOTE TELEMETRY SYSTEM.



WEST MANHOLE CONNECTION DETAIL
N.T.S.

CLEANOUT ELEVATION	
CO-01	6.22'
CO-02	6.47'
CO-03	6.72'
CO-04	7.66'
CO-05	7.28'
CO-06	7.88'
CO-07	8.00'
CO-08	8.00'

LEGEND
- PROPOSED WATER LINE
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE
- PROPOSED LIGHT POLE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- MH-XX SANITARY MANHOLE NUMBER
- PROPOSED WATER CAP
- PROPOSED TEE
- PROPOSED CROSS

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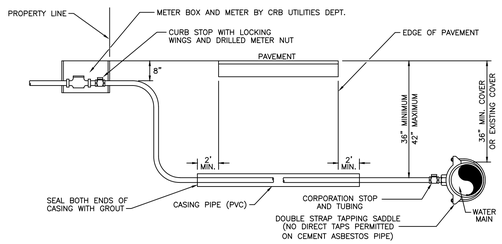
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UTILITY PLAN

FOUNDCARE RIVIERA BEACH

SHEET NUMBER
C-300

Plotted By: Harris, Jonny Street Set: Foundcare - Riviera Beach Layout: UTILITY PLAN November 02, 2023 11:33:17am K:\VRB_LDE\043374003 Foundcare Riviera Beach\CAD\PlanSheets\C-300 UTILITY PLAN.dwg
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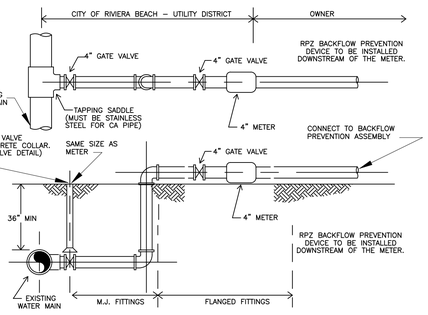
1. CASINGS SHALL BE REQUIRED FOR ALL LONG SIDE SERVICES.
2. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET.
3. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISH GRADE.
4. COPPER TUBING SHALL BE TYPE "K" WITH COMPRESSION FITTINGS.
5. USE EMS MARKER #1252 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

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

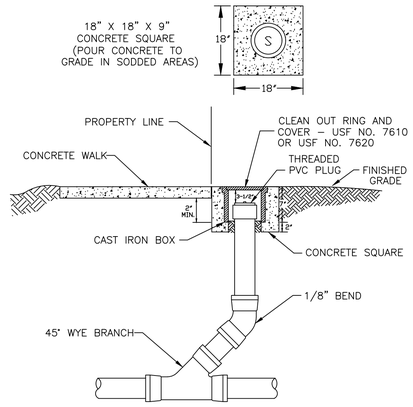
1. ALL SERVICE PIPING SHALL BE DI PIPE THE SAME SIZE AS METER.
2. ALL FITTINGS FLANGED WITH MEGALUGS OR EQUAL.
3. METER SERVICE SHALL NOT BE INSTALLED UNTIL:
    A – FORM BOARDS FOR DRIVEWAY AND/OR SIDEWALK ARE IN PLACE, OR
    – DIRVEWAY OR SIDEWALK IS IN PLACE, OR
    – "FINISHED GRADE" STAKE IS SET ADJACENT TO PROPOSED METER BOX LOCATION.
    B – THE REQUIRED BACKFLOW PREVENTION DEVICE IS INSTALLED.
4. INSTALLATION OF THE DOMESTIC SERVICE METER AND METER BOX WILL BE PERFORMED BY THE CITY OF RIVIERA BEACH–UTILITY DISTRICT.
    THE DOMESTIC TAP ON TH EXISTING MAIN HAS TO BE DONE BY THE CONTRACTOR
    IF THE TAP IS 4 " AND ABOVE .THE OWNER SHALL BE RESPONSIBLE FOR
    ALL INSTALLATION AND MAINTAINANCE DOWNSTREAM OF THE DOMESTIC METER.

3",4",6",8",10" WATER METER DETAIL

N.T.S 5/26/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

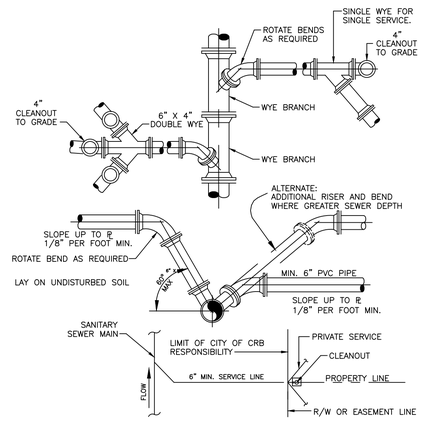
1. CLEAN OUTS TO BE LOCATED IN GRASS WHENEVER POSSIBLE.
2. CLEANOUTS SHALL NOT BE INSTALLED IN TRAFFIC LANES OR AREAS UNDER HEAVY TRAFFIC LOADS.
3. THE COVER TO BE MARKED "S".
4. CLEANOUTS TO BE INSTALLED PRIOR TO WATER METER RELEASE.
5. NO 90 BENDS SHALL BE USED FOR CLEANOUT INSTALLATION.

CLEAN OUT AT PROPERTY LINE

N.T.S. 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

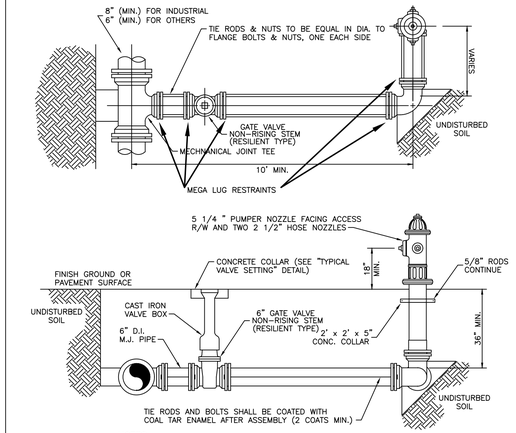
1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET.
2. CLEANOUT CONNECTION TO BE EXTENDED 3 FEET ABOVE GRADE PRIOR TO WATER METER INSTALLATION.
3. CLEANOUTS ARE TO BE SET TO GRADE PRIOR TO WATER METER ACTIVATION.
4. NO 90° BENDS SHALL BE PERMITTED FOR SEWER SERVICE AND CLEANOUT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

TYPICAL LATERAL CONNECTIONS

N.T.S. 5/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

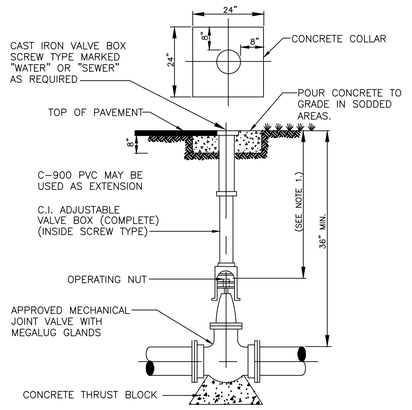
1. HYDRANTS SHALL BE INSTALLED PLUMB AND TRUE.
2. HYDRANTS SHALL BE PAINTED PER CITY OF RIVIERA BEACH STANDARDS:
    RED BODY REFLECTIVE AND WHITE CAP REFLECTIVE
3. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
4. THE ONLY FIRE HYDRANTS ACCEPTABLE ARE:
    A) KENNEDY
    B) AMERICAN–DARLING
    C) MUELLER BREAK–A–WAY
5. MUST USE MEGA LUG RESTRAINTS

FIRE HYDRANT INSTALLATION DETAIL

NTS 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

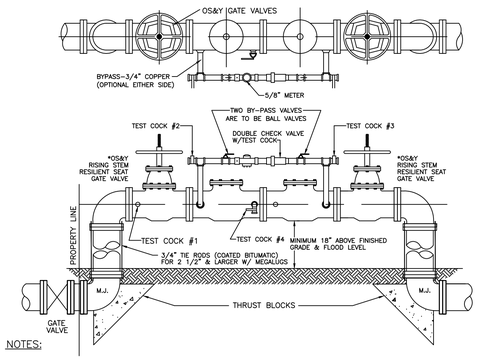
1. WHEN OPERATING NUT IS DEEPER THAN 36" AN EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 24"–30" BELOW FINISHED GRADE. EXTENSION BOLTS & NUTS ARE TO BE STAINLESS STEEL. A STAINLESS STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
2. VALVE BOXES SHALL HAVE LOCKING COVERS IN HIGH TRAFFIC ROADWAY AREAS.

TYPICAL GATE VALVE SETTINGS

N.T.S. 05/31/05

Water & Sewer Details

City of Riviera Beach Utility District



NOTES:

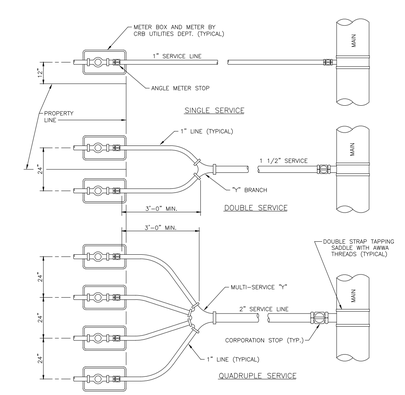
1. ABOVE GROUND INSTALLATION OF 3" & ABOVE REQUIRE RISING STEM O.S. & Y. RESILIENT SEAT GATE VALVES WITH TEST COCKS.
2. INSTALLATION AND CERTIFICATION REQUIRED BY A CERTIFIED BACKFLOW TECHNICIAN PRIOR TO ACCEPTANCE.
3. AN RPZ BACKFLOW PREVENTION ASSEMBLY MUST BE INSTALLED DOWNSTREAM OF THE DOMESTIC AND IRRIGATION METER, 18" – 24" ABOVE FINSHED GRADE ON NON–GALVANIZED METALLIC PIPE. WORK DONE ON THIS DEVICE IS TO BE PERFORMED BY A CERTIFIED BACKFLOW TECHNICIAN AND TEST REPORTS MUST BE SUBMITTED TO THE CITY OF RIVIERA BEACH – UTILITY DISTRICT.

DOUBLE DETECTOR CHECK ASSEMBLY & METER INSTALLATION SIZES:3",4",6",8",10"

N.T.S. 05/27/05

Water & Sewer Details

City of Riviera Beach Utility District



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

NO.	REVISIONS	DATE	BY
1	COORDINATION	11/2/2023	MJH
2	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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JACOB B. LAWSON LICENSE No. 83357 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	043574003
SCALE	AS SHOWN
DESIGNED BY	MJH
DRAWN BY	MJH
CHECKED BY	JBL
DATE	11/02/2023

UTILITY DETAILS

FOUNDCARE
RIVIERA BEACH

SHEET NUMBER
C-301

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ALL LANDSCAPE ELEMENTS INSTALLED WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE MAINTENANCE OBLIGATION OF THE PROJECT

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS

FEMA FLOOD MAP: 12099C0391F
FEMA FLOOD ZONE: ZONE X

VERTICAL DATUM
ELEVATIONS SHOWN HERON ARE BASED ON NGVD 1929. CONVERSION EQUATION IS BELOW:
(NGVD 1929) - 1.51' = (NAVD 1988)

Plotted By:Harris, Jonny Sheet Set:Foundcare – Riviera Beach Layout:UTILITY DETAILS November 02, 2023 11:33:26am K:\VRB_LDE\V\043574003 Foundcare Riviera Beach\CAD\PlanSheets\C-301 UTILITY DETAILS.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

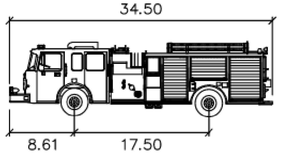
EASEMENT
P.B. 24, PAGE 39

DRY RETENTION
AREA
0.28 AC
TOB = 9.50'
BOT = 5.50'

FOUNDCARE CLINIC AND
INCUBATION SPACES
2 STORY BUILDING
21,467 SF.
FFE = 12.00'

3' PUBLIC UTILITY EASEMENT
P.B. 24, PAGE 39

34.50



8.61 17.50

SMEAL FIRE TRUCK

	feet
Width	: 8.33
Track	: 7.88
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

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1	08/15/2023 CITY COMMENT REVISIONS	11/2/2023	MJH

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JACOB BRINTON LAWSON
LICENSE: No. 83357
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT	043374003
DATE	11/02/2023
SCALE	AS SHOWN
DESIGNED BY	MJH
DRAWN BY	MJH
CHECKED BY	JBL

AUTOTURN PLAN

FOUNDCARE
RIVIERA BEACH

SHEET NUMBER
C-500

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NORTH

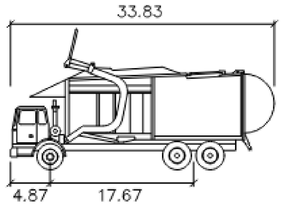
GRAPHIC SCALE IN FEET
0 10 20 40

EASEMENT
P.B. 24, PAGE 39

DRY RETENTION
AREA
0.28 AC
TOB = 9.50'
BOT = 5.50'

FOUNDCARE CLINIC AND
INCUBATION SPACES
2 STORY BUILDING
21,467 SF.
FFE = 12.00'

3' PUBLIC UTILITY EASEMENT
P.B. 24, PAGE 39



Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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PROFESSIONAL ENGINEER

KHA PROJECT 043374003
DATE 11/02/2023
SCALE AS SHOWN
DESIGNED BY MJH
DRAWN BY MJH
CHECKED BY JBL

AUTOTURN PLAN

FOUNDCARE
RIVIERA BEACH

SHEET NUMBER
C-501

Stormwater Management Calculations

Foundcare
Riviera Beach, Florida

Prepared for:

Stiles Architectural Group

June 2023
Kimley-Horn Project #: 043374003

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Vero Beach, FL 32960
(772) 794-4100
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Jacob B Lawson

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LICENSE
No. 83357
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Jacob B. Lawson
FL PE #83357

06/22/2023

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INTRODUCTION

The proposed development is located on a vacant lot located in the City of Riviera Beach at 3501 Broadway Avenue, Riviera Beach, FL 33404. The purpose of this report is to demonstrate compliance of the proposed stormwater management system with the local regulatory stormwater design criteria.

The existing project limits are composed of one parcel bounded by Broadway to the East, Avenue E to the West, W 34th St to the south and an existing McDonalds/Warehouse to the North. The parcel includes limited parking infrastructure and greenspace. The project lies within Section 28, Township 42S, Range 43E in the City of Riviera Beach, Palm Beach County, Florida.

All proposed elevations are based on the National Geodetic Vertical Datum of 1929. (NGVD 29)

EXISTING STORMWATER MANAGEMENT SYSTEM

Existing stormwater facilities on the parcel are limited. Stormwater currently flows and discharges to the adjacent city right of way where it is collected by the municipal drainage improvements within Broadway Ave. The municipal drainage improvements convey flow via a network of storm pipes and connects into the Lake Shore Drive storm system. The Lake Shore Drive storm drain system conveys the runoff North, then East before outfalling into Lake Worth.

PROPOSED STORMWATER MANAGEMENT SYSTEM

The proposed stormwater management system collects runoff via a network of catch basins and treats stormwater via exfiltration trench & dry retention. The stormwater is routed from the pipe network & exfiltration trench into 1 Mitered end section and 1 bubble up structure, feeding a proposed dry retention pond. The site will not have an external outfall pipe connection. The lowest inlet DS-05, rim 9.70', is placed nearest the FDOT ROW. The intent is if the entire system, including the dry pond, stages up past 9.70, the stormwater will discharge out of DS-05 and flow into Broadway Avenue's stormwater system. This runoff discharge to the ROW will be supported by a FDOT drainage permit.

The lowest rim elevation on site is at 9.70' NGVD, which is above the SFWMD minimum inlet criteria. The parcels total area is 2.52 AC. The proposed stormwater management systems have been designed to comply with all City of Riviera Beach and SFWMD standards. Please refer to **Proposed Land Use** detailing existing and proposed land use areas for this parcel.

A seasonal high groundwater elevation of 4.58' NGVD was used for the purpose of calculations.

PROPOSED LAND USE

See the table below for the existing land use of the project area:

Existing Land Use	Land Area (AC)
Impervious	0.69
Pervious	1.83
Building	0.00
Total Area	2.52

See the table below for the proposed land use of the project area:

Proposed Land Use	Land Area (AC)
Impervious	0.97
Pervious	1.02
Dry Pond	0.28
Building	0.25
Total Area	2.52

PROPOSED STAGE SUMMARY

The proposed conditions for the parcel were modeled in ICPR 4. The stage-storage summary has been developed based on the existing and proposed land use areas and the average high and average low elevations for the project limits. Refer to the attached Stage-Storage calculations located in Appendix C.

Design Storm	Proposed Stage (ft)	Existing Stage (ft)
3-year / 1 hours	5.57	10.06
3-year / 2 hours	5.75	10.10
3-year / 4 hours	5.98	10.13
3-year / 8 hours	6.26	10.14
3-year / 24 hours	6.73	10.14
3-year / 72 hours	7.28	10.15
5-year / 1 hours	5.73	10.07
5-year / 2 hours	5.91	10.11
5-year / 4 hours	5.93	10.12
5-year / 8 hours	6.49	10.15
5-year / 24 hours	7.17	10.15
5-year / 72 hours	7.70	10.16
10-year / 1 hours	5.76	10.07
10-year / 2 hours	5.93	10.12
10-year / 4 hours	6.39	10.16
10-year / 8 hours	6.48	10.15
10-year / 24 hours	7.17	10.15
10-year / 72 hours	8.28	10.17
25-year / 1 hours	5.93	10.09
25-year / 2 hours	6.12	10.14
25-year / 4 hours	6.55	10.17
25-year / 8 hours	6.93	10.18
25-year / 24 hours	7.77	10.17
25-year / 72 hours	9.19	10.18
50-year / 1 hours	6.11	10.10
50-year / 2 hours	6.47	10.17
50-year / 4 hours	7.21	10.23
50-year / 8 hours	7.65	10.22
50-year / 24 hours	8.59	10.19
50-year / 72 hours	9.82	10.19
100-year / 1 hours	6.29	10.11
100-year / 2 hours	6.80	10.20
100-year / 4 hours	7.43	10.24
100-year / 8 hours	7.93	10.24
100-year / 24 hours	9.15	10.20
100-year / 72 hours	9.98	10.21

The parcel 3-year, 5-year, 10-year and 25-year, 50-year & 100-year storm stage is decreased as a result of overall site improvements. The 100-year storm stage increase is mitigated via the addition of exfiltration trench being tied into dry retention pond.

PRE-DEVELOPMENT STORMS

Existing Discharge to FDOT ROW (cfs)						
Year / Hour	3 Year	5 Year	10 Year	25 Year	50 Year	100 Year
1 Hour	0	0	0	0	0	0.06
2 Hour	0	0.09	0.10	0.37	1.02	1.73
4 Hour	0.23	0.16	0.84	1.12	2.48	2.93
8 Hour	0.39	0.64	0.62	1.24	2.42	2.93
24 Hour	0.41	0.63	0.63	0.94	1.43	1.83
72 Hour	0.59	0.74	0.96	1.32	1.64	2.00
MAX	*0.59*	*0.74*	*0.96*	*1.32*	*2.48*	*2.93*

POST-DEVELOPMENT STORMS

Proposed Discharge to FDOT ROW (cfs)						
Year / Hour	3 Year	5 Year	10 Year	25 Year	50 Year	100 Year
1 Hour	0	0	0	0	0	0
2 Hour	0	0	0	0	0	0
4 Hour	0	0	0	0	0	0
8 Hour	0	0	0	0	0	0
24 Hour	0	0	0	0	0	0
72 Hour	0	0	0	0	0	1.22
MAX	*0*	*0*	*0*	*0*	*0*	*1.22*

Based on the results of the drainage analysis for this site, post-development discharge is lower than the pre-development discharge for all major FDOT storm events. The FDOT storm cfs max value is displayed in the “MAX” column at the bottom of the pre & post discharge tables above.

WATER QUALITY CALCULATIONS

Per the attached calculations in Appendix D, the necessary water quality requirement is 2.5 inches times the percentage of impervious area. No additional % is required, as the onsite basin is retaining stormwater discharge. The total water quality volume required for the site is 0.31 ac-ft. The water quality volume is provided by a proposed exfiltration trench and provides 0.69 ac-ft.

RESULTS SUMMARY

The proposed development consists of approximately 22,000 SF of medical office space with associated parking areas, site infrastructure, landscaping, and dry retention pond. In total, these improvements will result in a net impervious increase of approximately 0.52 AC.

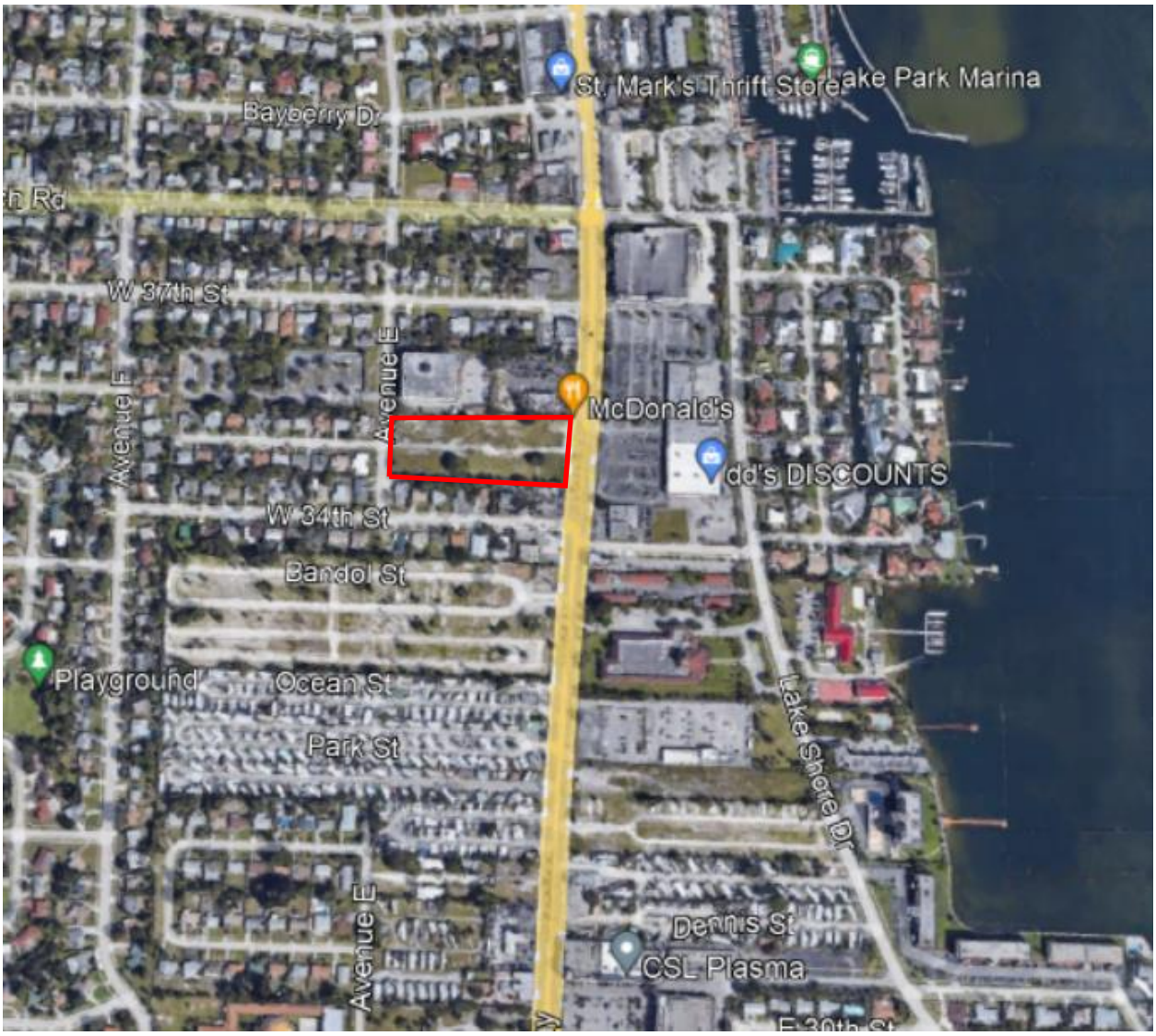
The proposed drainage design will operate as a retention system and provide an improvement to the site by treating runoff on site via exfiltration trench before flowing to a retention pond. In the event of a storm event that stages above 9.70' NGVD, runoff will sheet flow onto the Broadway Avenue right of way similar to existing conditions and will not exceed the predevelopment discharge from the site. The site will not have a directly connected pipe. The expected post discharge will discharge via overland flow from the curb inlet located on the Southeast side of the entrance. All runoff discharge will be supported by a FDOT drainage permit Water quality and dry pretreatment is being provided for the site by the use of exfiltration trench.

The minimum finished floor for the site will be dictated by the 100-year, 72-hour storm event per SFWMD code. Per the attached ICPR output reports, the 100-year, 72-hour storm will stage to an elevation of 9.98' NGVD. The proposed finished floor is approximately 12.00' NGVD, which is above the peak stage of 9.98' for the required design storm. The lowest inlet on site, 9.70' NGVD, is above the 5-year, 24-hour storm event. Per the attached ICPR output reports, the 5-year, 24-hour storm will stage to 7.17' NGVD.

APPENDICES

APPENDIX A- LOCATION MAP

Location Map



APPENDIX B – RAINFALL CURVES

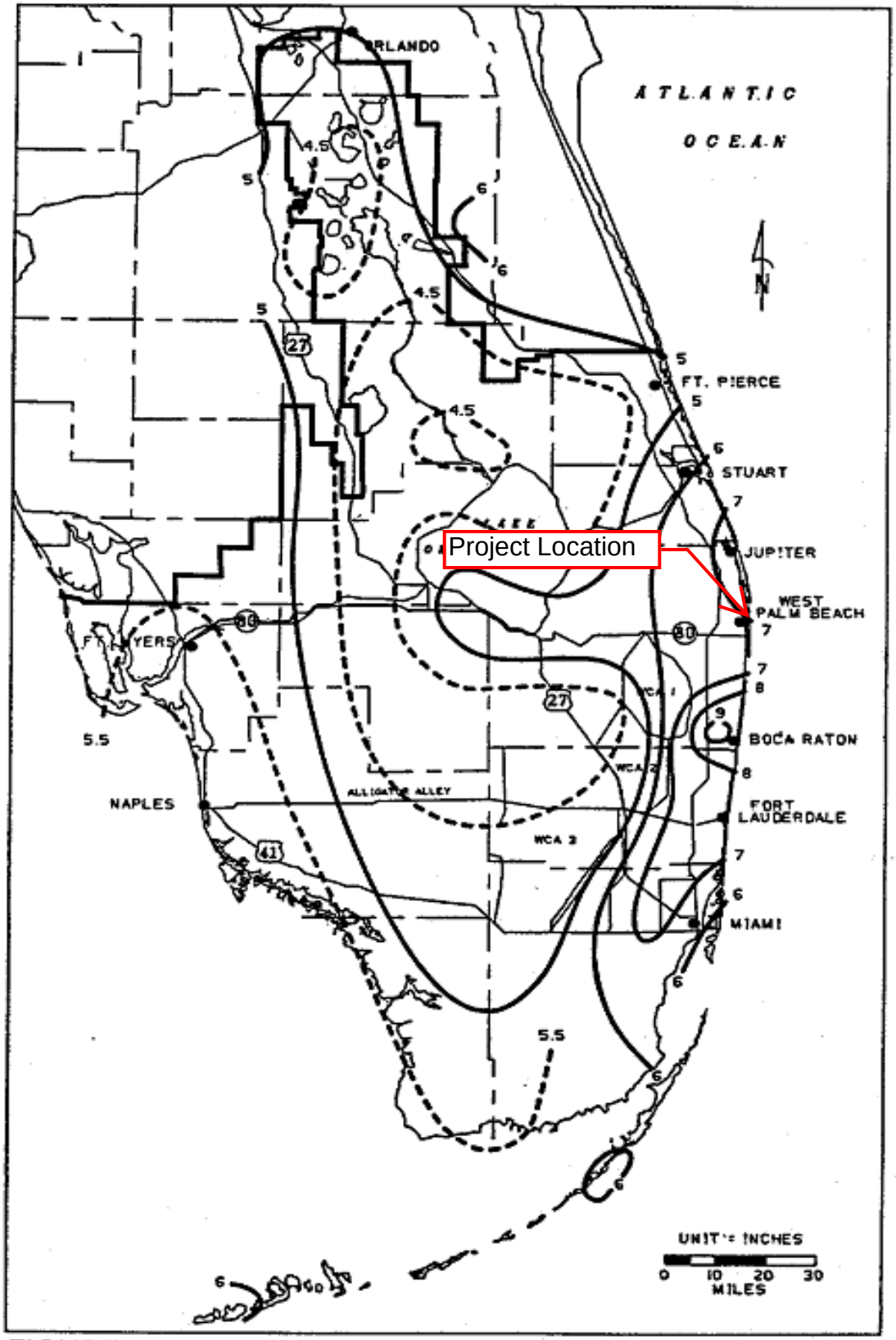


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

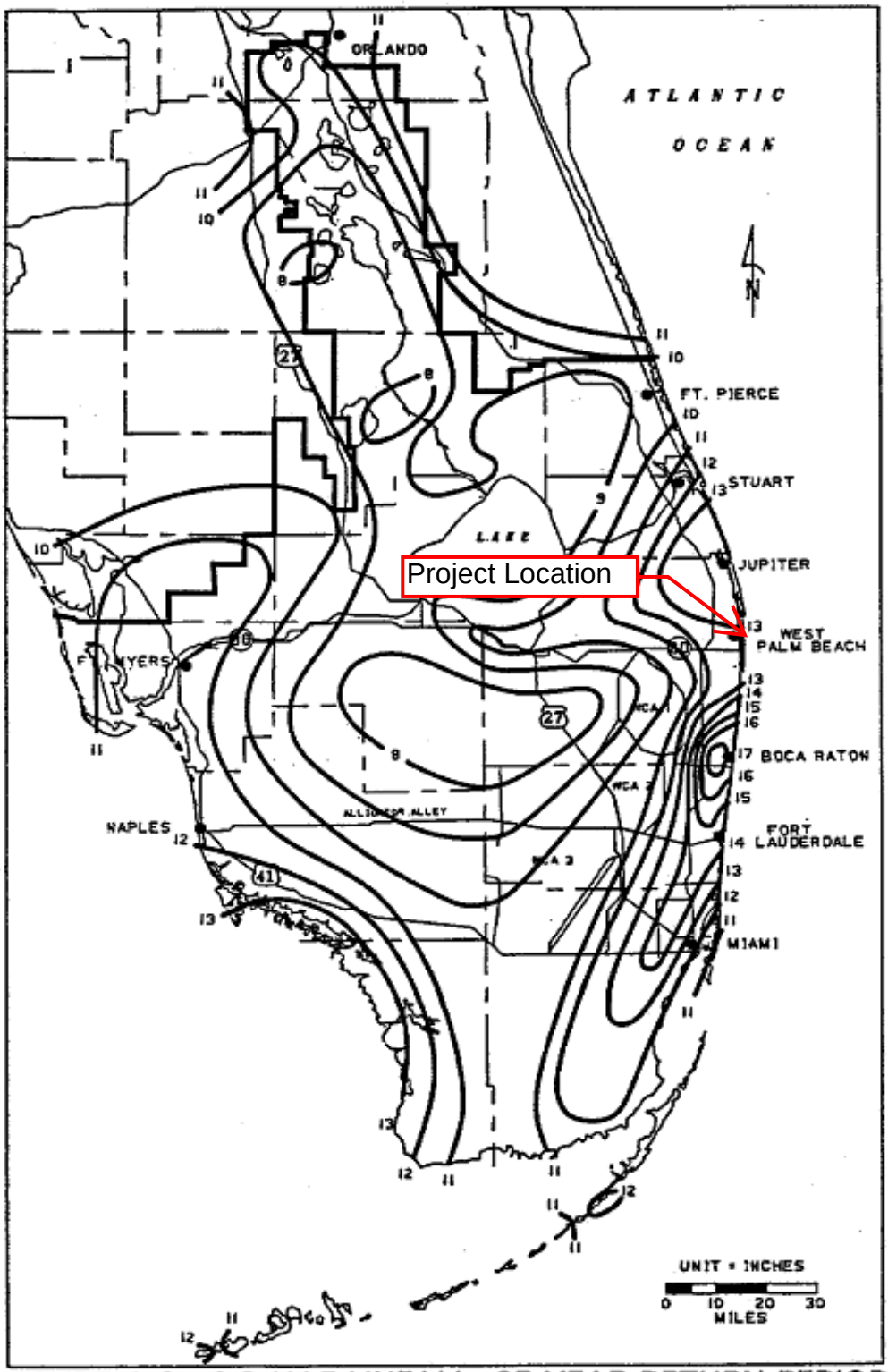


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

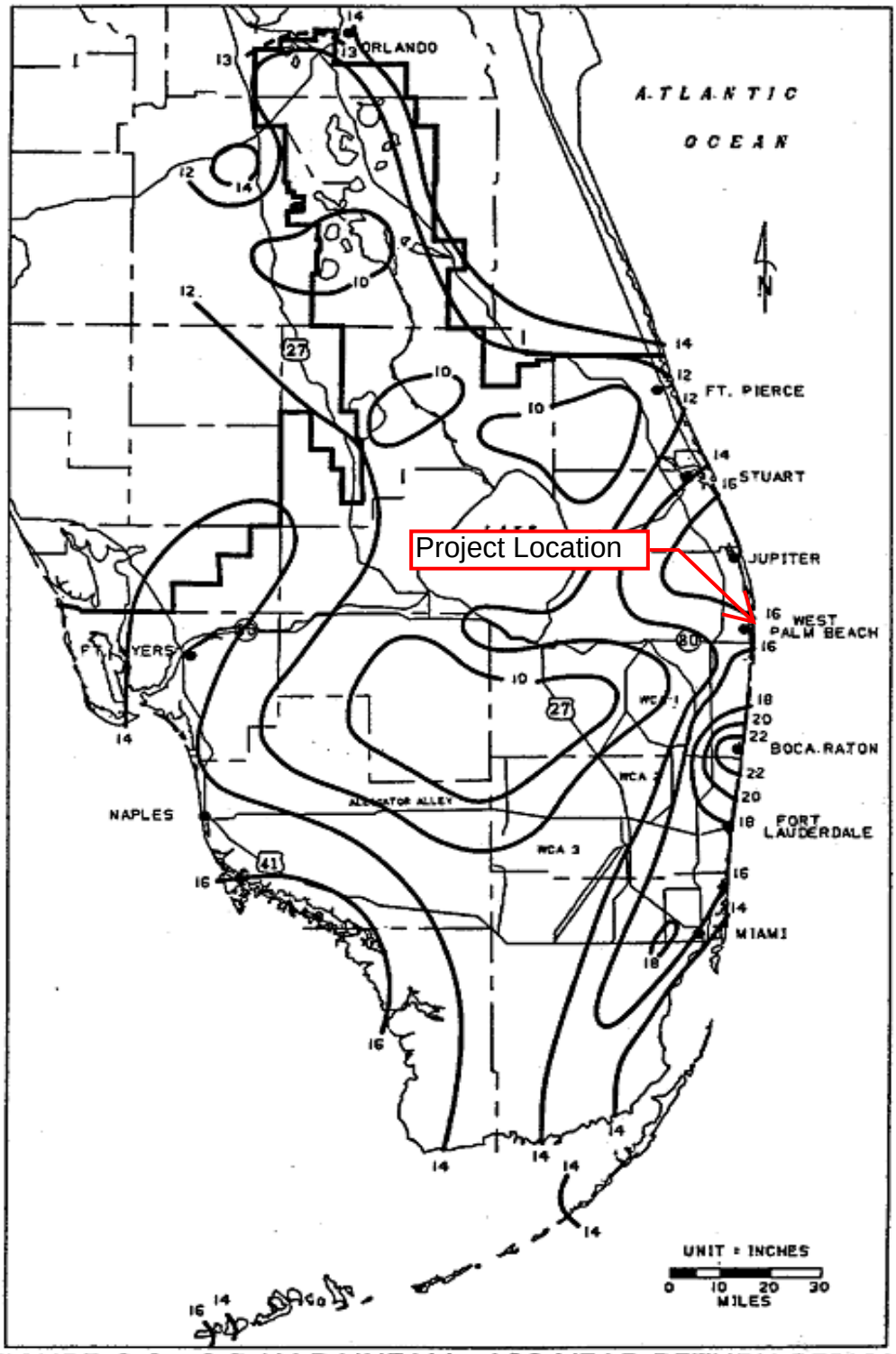


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

APPENDIX C – STAGE STORAGE & WATER QUALITY CALCULATIONS

Pre-Development Curve Number
TR-55 Methodology - Pre-Conditions

APPENDIX A

Site	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
	Impervious						
Site	Pavement	30,250	0.69	27.52%		98	26.97
	Building		0.00	0.00%		98	0.00
		0	0.00	0.00%		98	0.00
	Water Surface	0	0.00	0.00%		98	0.00
	Impervious Total =	*30,250*	*0.69*				
	Pervious		2				
	Group (A)	79,659	1.83	72.48%	Open, Fair	49	35.51

Total Area =	***109,909***	***2.52***	***100.00%***	***CN =***	***62.49***

Total Pavement =	***30,250***	0.69	***27.52%***	98	26.97
Total Building =	***0***	0.00	***0.00%***	98	0.00
Total Fenced Building Enclosure	***0***	0.00	***0.00%***	98	0.00
Total Water Surface =	***0***	0.00	***0.00%***	98	0.00
Total Pervious =	***79,659***	1.83	***72.48%***	49	35.51

Total Project Area =	***109,909***	***2.52***	***100.00%***	***CN =***	***62.49***

Time of Concentration

Basin: 1
Computed by: JH
Date: 5/23/2023

BASIN 1

	Segment ID		
Sheet Flow	1	2	
1. Surface Description (Table 3-1)	Short Grass	Asphalt	TR-55
2. Manning's roughness coeff., n (Table 3-1)	0.15	0.011	TR-55
3. Flow Length, L (total <= 300 ft) (feet)	300	75	
4. 2-year 24-hour rainfall, P_2 (inches)	5.75	5.8	FDOT IDF Curve
5. Land slope, s (ft/ft)	0.00533	0.0008	**Sub-total**
6. Tt =(0.007 * (nL)^0.8)/((P2^0.5)*(s^0.4)) (hr)	0.50	0.04	0.54

	Segment ID		
Shallow Concentrated Flow	1		
7. Surface description (paved or unpaved)	unpaved		
8. Flow length, L (feet)	230		
9. Watercourse slope, s (ft/ft)	0.0061		
10. Average velocity, V (TR-55 figure 3-1) (ft/s)	1.26		**Sub-total**
11. Tt = (L/(3600*V) (hr)	0.05		0.05

Total		**Total**	
20. Total Tc (hr)		0.59	hrs
21. Total Tc (min)		35.52	mins
		Use 35	

Notes:

1. Methodology used in calculating Time of Concentration is as specified in US Department of Agriculture Technical Release 55, June 1986

Post-Development Curve Number
TR-55 Methodology - Post Conditions

APPENDIX B

Site	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
	Impervious						
Site	Pavement	42,061	0.97	43.19%		98	42.32
	Building (bottom floors)	10,680	0.25	10.97%		98	10.75
			0.00	0.00%		98	0.00
			0.00	0.00%		98	0.00
	Water Surface		0.00	0.00%		98	0.00
	Impervious Total =	*52,741*	*1.21*				
	Pervious						
	Group (A)	44,654	1.03	45.85%	Open, Good	39	17.88
	Total Area =	***97,395***	***2.24***	***100.00%***	***CN =***	***70.95***	

Dry Ponds	Description	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area(%)
	Impervious						
Dry Ponds	Pavement		0.00	0.00%		98	0.00
	Water Surface		0.00	0.00%		98	0.00
	Impervious Total =	*0*	*0.00*				
	Pervious						
	Group (D)	12,197	0.28	100.00%		98	98.00
	Total Area =	***12,197***	***0.28***	***100.00%***	***CN =***	***98.00***	
	Total Area =	***109,592***	***2.52***	***100.00%***			
	Total Pavement =	***42,061***	0.97	***38.38%***		98	37.61
	Total Building =	***10,680***	0.25	***9.75%***		98	9.55
	Total Fenced Building Enclosure =	***0***	0.00	***0.00%***		98	0.00
	Total Water Surface =	***0***	0.00	***0.00%***		98	0.00
	Total Dry Retention =*	***12,197***	0.28	***11.13%***		98	10.91
	Total Pervious =	***44,654***	1.03	***40.75%***		39	15.89
	Total Project Area =	***109,592***	***2.52***	***100.00%***	***CN =***	***73.96***	

Dry Retention Treated as Impervious area for CN calculation Per SWERP Handbook Volume II Section 5.7.8.

Time of Concentration

Basin:
Compu JH
Date: 5/23/2023

	Segment ID		
Sheet Flow	1	2	
1. Surface Description (Table 3-1)	Paved	Short Grass	TR-55
2. Manning's roughness coeff., n (Table 3-1)	0.011	0.15	TR-55
3. Flow Length, L (total <= 300 ft) (feet)	130	7	
4. 2-year 24-hour rainfall, P_2 (inches)	5.75	5.8	FDOT Fig. 5-13
5. Land slope, s (ft/ft)	0.015	0.25	**Sub-total**
6. Tt =(0.007 * (nL)^0.8)/((P2^0.5)*(s^0.4)) (hr)	0.02	0.01	0.03

	Segment ID		
Shallow Concentrated Flow	-		
7. Surface description (paved or unpaved)	Paved		
8. Flow length, L (feet)			
9. Watercourse slope, s (ft/ft)	0.007		
10. Average velocity, V (TR-55 figure 3-1) (ft/s)	1.74		**Sub-total**
11. Tt = (L/(3600*V) (hr)	0.0000		0.0000

	Segment ID							
Channel Flow	1	2	3					
12. Cross section flow area, a (ft^2)	1.8							
13. Wetted perimeter, Pw (ft)	4.7							
14. Hydraulic radius, r = a/Pw (ft)	0.38							
15. Channel slope, s (ft/ft)	0.001							
16. Manning/s roughness coeff., n	0.025							
17. V = (1.49*($r^{2/3}$)*($s^{1/2}$))/n (ft/s)	0.98							**Sub-total**
18. Flow length, L (ft)	290							290.0
19. Tt = (L/3600*V) (hr)	0.082							0.082
RADIUS (FT)	0.75							
Diameter (in)	18.0							

Total	**Total**
20. Total Tc (hr)	0.11
21. Total Tc (min)	6.5
	10 min

Notes:

1. Methodology used in calculating Time of Concentration is as specified in US Department of Agriculture Technical Release 55, June 1986

Pre-Development Runoff Volume Calculator

Based on the Soil Conservation Service Technical Release 55
***Urban Hydrology for Small Watersheds*, June 1986**

Project Name:	Foundcare
Project Number:	43374003
Calculated By:	Jonny Harris
Calculated Date:	5/23/2023

[Eq. 2-4] $S = \frac{1000}{CN} - 10$ [Eq. 2-3] $Q = \frac{(P-0.2S)^2}{(P+0.8S)}$

SFWMD

5 Year 24 Hour

INPUT:

P = Rainfall Depth:	7.55	inches		
CN = Curve Number:	62.49		NOAA	
A = Basin Area:	2.52	acres		
S = Potential Maximum Retention After Runoff Begins:	6.00			
Q = Runoff:	3.26	inches =	0.27	feet

OUTPUT:

V = Runoff Volume: ***0.69*** ***acre-feet***

10 Year 24 Hour

INPUT:

P = Rainfall Depth:	9.23	inches		
CN = Curve Number:	62.49		NOAA	
A = Basin Area:	2.52	acres		
S = Potential Maximum Retention After Runoff Begins:	6.00			
Q = Runoff:	4.59	inches =	0.38	feet

OUTPUT:

V = Runoff Volume: ***0.97*** ***acre-feet***

25 Year 72 Hour

INPUT:

P = Rainfall Depth:	13.40	inches		
CN = Curve Number:	62.49		NOAA	
A = Basin Area:	2.52	acres		
S = Potential Maximum Retention After Runoff Begins:	6.00			
Q = Runoff:	8.18	inches =	0.68	feet

OUTPUT:

V = Runoff Volume: ***1.72*** ***acre-feet***

100 Year 72 Hour

INPUT:

P = Rainfall Depth:	18.30	inches		
CN = Curve Number:	62.49		NOAA	
A = Basin Area:	2.52	acres		
S = Potential Maximum Retention After Runoff Begins:	6.00			
Q = Runoff:	12.66	inches =	1.05	feet

OUTPUT:

V = Runoff Volume: ***2.66*** ***acre-feet***

100 Year 24 Hour

INPUT:

P = Rainfall Depth:	16.10	inches		
CN = Curve Number:	62.49		NOAA	
A = Basin Area:	2.52	acres		
S = Potential Maximum Retention After Runoff Begins:	6.00			
Q = Runoff:	10.62	inches =	0.89	feet

OUTPUT:

V = Runoff Volume: ***2.23*** ***acre-feet***

3 Year 24 Hour

INPUT:

P = Rainfall Depth:	6.63	inches		
CN = Curve Number:	62.49		NOAA	
A = Basin Area:	2.52	acres		
S = Potential Maximum Retention After Runoff Begins:	6.00			
Q = Runoff:	2.58	inches =	0.21	feet

OUTPUT:

V = Runoff Volume: ***0.54*** ***acre-feet***

Post-Development Runoff Volume Calculator

Based on the Soil Conservation Service Technical Release 55
***Urban Hydrology for Small Watersheds*, June 1986**

Project Name: Foundcare
Project Number: 43374003
Calculated By: Jonny Harris
Calculated Date: 5/23/2023

[Eq. 2-4] $S = \frac{1000}{CN} - 10$

[Eq. 2-3] $Q = \frac{(P - 0.2S)^2}{(P + 0.8S)}$

SFWMD

5 Year 24 Hour

INPUT:					
	P = Rainfall Depth:	7.55	inches		
	CN = Curve Number:	73.96		NOAA	
	A = Basin Area:	2.52	acres		
	S = Potential Maximum Retention After Runoff Begins:	3.52			
	Q = Runoff:	4.52	inches =	0.38	feet
OUTPUT:					
	V = Runoff Volume:	***0.95***	***acre-feet***		

10 Year 24 Hour

INPUT:					
	P = Rainfall Depth:	9.23	inches		
	CN = Curve Number:	73.96			NOAA
	A = Basin Area:	2.52	acres		
	S = Potential Maximum Retention After Runoff Begins:	3.52			
	Q = Runoff:	6.03	inches =	0.50	feet
OUTPUT:					
	V = Runoff Volume:	***1.27***	***acre-feet***		

25 Year 72 Hour

INPUT:					
	P = Rainfall Depth:	13.40	inches		
	CN = Curve Number:	73.96		NOAA	
	A = Basin Area:	2.52	acres		
	S = Potential Maximum Retention After Runoff Begins:	3.52			
	Q = Runoff:	9.94	inches =	0.83	feet
OUTPUT:					
	V = Runoff Volume:	***2.08***	***acre-feet***		

100 Year 72 Hour

INPUT:					
	P = Rainfall Depth:	18.30	inches		
	CN = Curve Number:	73.96			
	A = Basin Area:	2.52	acres		NOAA
	S = Potential Maximum Retention After Runoff Begins:	3.52			
	Q = Runoff:	14.66	inches =	1.22	feet
OUTPUT:					
	V = Runoff Volume:	***3.07***	***acre-feet***		

100 Year 24 Hour

INPUT:					
	P = Rainfall Depth:	16.10	inches		
	CN = Curve Number:	73.96		NOAA	
	A = Basin Area:	2.52	acres		
	S = Potential Maximum Retention After Runoff Begins:	3.52			
	Q = Runoff:	12.53	inches =	1.04	feet
OUTPUT:					
	V = Runoff Volume:	***2.63***	***acre-feet***		

3 Year 24 Hour

INPUT:					
	P = Rainfall Depth:	6.63	inches		
	CN = Curve Number:	73.96		NOAA	
	A = Basin Area:	2.52	acres		
	S = Potential Maximum Retention After Runoff Begins:	3.52			
	Q = Runoff:	3.72	inches =	0.31	feet
OUTPUT:					
	V = Runoff Volume:	***0.78***	***acre-feet***		

Pre Development Site Storage Volume

Date: 5/23/2023

By: JH

ALL ELEVATIONS LISTED IN NAVD '88

APPENDIX A

BASIN 1

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 4.58 water table

High Elevation = 12.50 Highest Survey Elevation

Area at Control Elevatio 2.52 Area of the site containing your Min inlet

Area at Top of Bank = 2.52 Area of total site less the pond area

Building Area = 0.00 Bldg Area

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	10.05		10.05						
High El.	10.06		12.50						
Area (ft^2)	109771.2		109909						
Area (acres)	2.52000		2.52						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
10.05	0.0000	0.0000	0.0000	0.0000	10.05	0.0000	2.52	0.00	**2.52**
10.15	0.0126	0.2268	0.0051	0.0000	10.15	0.2445	2.52	0.10	**2.52**
10.25	0.0126	0.4788	0.0206	0.0000	10.25	0.5120	2.52	0.10	**2.52**
10.35	0.0126	0.7308	0.0463	0.0000	10.35	0.7897	2.52	0.10	**2.52**
10.45	0.0126	0.9828	0.0824	0.0000	10.45	1.0778	2.52	0.10	**2.52**
10.55	0.0126	1.2348	0.1287	0.0000	10.55	1.3761	2.52	0.10	**2.52**
10.65	0.0126	1.4868	0.1854	0.0000	10.65	1.6848	2.52	0.10	**2.52**
10.75	0.0126	1.7388	0.2523	0.0000	10.75	2.0037	2.52	0.10	**2.52**
10.85	0.0126	1.9908	0.3296	0.0000	10.85	2.3330	2.52	0.10	**2.52**
10.95	0.0126	2.2428	0.4171	0.0000	10.95	2.6725	2.52	0.10	**2.52**
11.05	0.0126	2.4948	0.5149	0.0000	11.05	3.0223	2.52	0.10	**2.52**
11.15	0.0126	2.7468	0.6231	0.0000	11.15	3.3825	2.52	0.10	**2.52**
11.25	0.0126	2.9988	0.7415	0.0000	11.25	3.7529	2.52	0.10	**2.52**
11.35	0.0126	3.2508	0.8702	0.0000	11.35	4.1336	2.52	0.10	**2.52**
11.45	0.0126	3.5028	1.0093	0.0000	11.45	4.5247	2.52	0.10	**2.52**
11.55	0.0126	3.7548	1.1586	0.0000	11.55	4.9260	2.52	0.10	**2.52**
11.65	0.0126	4.0068	1.3182	0.0000	11.65	5.3376	2.52	0.10	**2.52**
11.75	0.0126	4.2588	1.4882	0.0000	11.75	5.7596	2.52	0.10	**2.52**
11.85	0.0126	4.5108	1.6684	0.0000	11.85	6.1918	2.52	0.10	**2.52**
11.95	0.0126	4.7628	1.8589	0.0000	11.95	6.6343	2.52	0.10	**2.52**
12.05	0.0126	5.0148	2.0597	0.0000	12.05	7.0871	2.52	0.10	**2.52**
12.15	0.0126	5.2668	2.2708	0.0000	12.15	7.5502	2.52	0.10	**2.52**
12.25	0.0126	5.5188	2.4923	0.0000	12.25	8.0237	2.52	0.10	**2.52**
12.35	0.0126	5.7708	2.7240	0.0000	12.35	8.5074	2.52	0.10	**2.52**
12.45	0.0126	6.0228	2.9660	0.0000	12.45	9.0014	2.52	0.10	**2.52**
12.55	0.0126	6.2748	3.0909	0.1262	12.55	9.5044	2.52	0.05	**2.52**

TOTAL ONSITE

Control Elevation =	4.58
Finished Floor Elevatior	12.50
Area at Control Elevatio	2.52000
Area at Top of Bank =	2.52
Building Area =	0.00

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	**Total** **Site** **Storage** **(ac)**	**Total** **Storage** **(ac-ft)**
10.05	2.52	0.0000
10.15	2.52	0.2445
10.25	2.52	0.5120
10.35	2.52	0.7897
10.45	2.52	1.0778
10.55	2.52	1.3761
10.65	2.52	1.6848
10.75	2.52	2.0037
10.85	2.52	2.3330
10.95	2.52	2.6725
11.05	2.52	3.0223
11.15	2.52	3.3825
11.25	2.52	3.7529
11.35	2.52	4.1336
11.45	2.52	4.5247
11.55	2.52	4.9260
11.65	2.52	5.3376
11.75	2.52	5.7596
11.85	2.52	6.1918
11.95	2.52	6.6343
12.05	2.52	7.0871
12.15	2.52	7.5502
12.25	2.52	8.0237
12.35	2.52	8.5074
12.45	2.52	9.0014
12.55	2.52	9.5044

PRE-TREATMENT

	Basin Area	Required Pre-Treatment (0.5 in over Impervious Area)	Provided Treatment	Type of Pre-Treatment Provided
	(ac)	(ac-ft)	(ac-ft)	
SITE	2.52	0.105	0.31	Dry Retention Pond/Exfiltration

WATER QUALITY TREATMENT

Site Area (ac)	2.52
Building Area* (ac)	0.25
Water Surface (ac)	0.00
Impervious Area (ac)	0.97
Pervious Area (ac)	1.03

Site Area for Water Quality = Site Area - Water Surface	2.52
Site Area for Water Quality - Pervious =	1.49
Percentage Impervious for Water Quality =	59.3%

1" x Site Area (ac-ft) - SFWMD	0.21
2.5" x Percentage Impervious for Water Quality (ac-ft) - SFWMD	0.31
Treatment for the Site (ac-ft)	0.31

Treatment Provided (ac-ft)	0.31

Post Development Site Storage Volume

Date: 5/23/2023
By: JBL
ALL ELEVATIONS LISTED IN NAVD '88

APPENDIX B

SITE

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 12.00
Area at Control Elevati 0.0000
Area at Top of Bank = 2.2359
Building Area = 0.245

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	9.25		9.25						
High El.	9.26		12.00						
Area (ft^2)	0		86715						
Area (acres)	0.00000		1.99070						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.00	0.00	**0.00**
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.00	0.00	**0.00**
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.00	0.00	**0.00**
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.00	0.00	**0.00**
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.00	0.00	**0.00**
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.00	0.00	**0.00**
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.00	0.00	**0.00**
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.00	0.00	**0.00**
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.00	0.00	**0.00**
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.00	0.00	**0.00**
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.00	0.00	**0.00**
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.00	0.00	**0.00**
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.00	0.00	**0.00**
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.00	0.00	**0.00**
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.00	0.00	**0.00**
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.00	0.00	**0.00**
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.00	0.00	**0.00**
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.00	0.00	**0.00**
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.00	0.00	**0.00**
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.00	0.00	**0.00**
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.00	0.00	**0.00**
4.40	0.0000	0.0000	0.0000	0.0000	4.40	0.0000	0.00	0.00	**0.00**
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000	0.00	0.00	**0.00**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000	0.00	0.00	**0.00**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000	0.00	0.00	**0.00**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000	0.00	0.00	**0.00**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000	0.00	0.00	**0.00**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000	0.00	0.00	**0.00**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000	0.00	0.00	**0.00**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000	0.00	0.00	**0.00**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000	0.00	0.00	**0.00**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000	0.00	0.00	**0.00**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000	0.00	0.00	**0.00**
5.60	0.0000	0.0000	0.0000	0.0000	5.60	0.0000	0.00	0.00	**0.00**
5.70	0.0000	0.0000	0.0000	0.0000	5.70	0.0000	0.00	0.00	**0.00**
5.80	0.0000	0.0000	0.0000	0.0000	5.80	0.0000	0.00	0.00	**0.00**
5.90	0.0000	0.0000	0.0000	0.0000	5.90	0.0000	0.00	0.00	**0.00**
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.0000	0.00	0.00	**0.00**
6.10	0.0000	0.0000	0.0000	0.0000	6.10	0.0000	0.00	0.00	**0.00**
6.20	0.0000	0.0000	0.0000	0.0000	6.20	0.0000	0.00	0.00	**0.00**
6.30	0.0000	0.0000	0.0000	0.0000	6.30	0.0000	0.00	0.00	**0.00**
6.40	0.0000	0.0000	0.0000	0.0000	6.40	0.0000	0.00	0.00	**0.00**
6.50	0.0000	0.0000	0.0000	0.0000	6.50	0.0000	0.00	0.00	**0.00**
6.60	0.0000	0.0000	0.0000	0.0000	6.60	0.0000	0.00	0.00	**0.00**
6.70	0.0000	0.0000	0.0000	0.0000	6.70	0.0000	0.00	0.00	**0.00**
6.80	0.0000	0.0000	0.0000	0.0000	6.80	0.0000	0.00	0.00	**0.00**
6.90	0.0000	0.0000	0.0000	0.0000	6.90	0.0000	0.00	0.00	**0.00**
7.00	0.0000	0.0000	0.0000	0.0000	7.00	0.0000	0.00	0.00	**0.00**
7.10	0.0000	0.0000	0.0000	0.0000	7.10	0.0000	0.00	0.00	**0.00**
7.20	0.0000	0.0000	0.0000	0.0000	7.20	0.0000	0.00	0.00	**0.00**
7.30	0.0000	0.0000	0.0000	0.0000	7.30	0.0000	0.00	0.00	**0.00**
7.40	0.0000	0.0000	0.0000	0.0000	7.40	0.0000	0.00	0.00	**0.00**
7.50	0.0000	0.0000	0.0000	0.0000	7.50	0.0000	0.00	0.00	**0.00**
7.60	0.0000	0.0000	0.0000	0.0000	7.60	0.0000	0.00	0.00	**0.00**
7.70	0.0000	0.0000	0.0000	0.0000	7.70	0.0000	0.00	0.00	**0.00**
7.80	0.0000	0.0000	0.0000	0.0000	7.80	0.0000	0.00	0.00	**0.00**
7.90	0.0000	0.0000	0.0000	0.0000	7.90	0.0000	0.00	0.00	**0.00**
8.00	0.0000	0.0000	0.0000	0.0000	8.00	0.0000	0.00	0.00	**0.00**
8.10	0.0000	0.0000	0.0000	0.0000	8.10	0.0000	0.00	0.00	**0.00**
8.20	0.0000	0.0000	0.0000	0.0000	8.20	0.0000	0.00	0.00	**0.00**
8.30	0.0000	0.0000	0.0000	0.0000	8.30	0.0000	0.00	0.00	**0.00**
8.40	0.0000	0.0000	0.0000	0.0000	8.40	0.0000	0.00	0.00	**0.00**
8.50	0.0000	0.0000	0.0000	0.0000	8.50	0.0000	0.00	0.00	**0.00**
8.60	0.0000	0.0000	0.0000	0.0000	8.60	0.0000	0.00	0.00	**0.00**
8.70	0.0000	0.0000	0.0000	0.0000	8.70	0.0000	0.00	0.00	**0.00**
8.80	0.0000	0.0000	0.0000	0.0000	8.80	0.0000	0.00	0.00	**0.00**
8.90	0.0000	0.0000	0.0000	0.0000	8.90	0.0000	0.00	0.00	**0.00**
9.00	0.0000	0.0000	0.0000	0.0000	9.00	0.0000	0.00	0.00	**0.00**
9.10	0.0000	0.0000	0.0000	0.0000	9.10	0.0000	0.00	0.00	**0.00**
9.20	0.0000	0.0000	0.0000	0.0000	9.20	0.0000	0.00	0.00	**0.00**
9.30	0.0000	0.0000	0.0009	0.0000	9.30	0.0009	0.00	0.07	**0.07**
9.40	0.0000	0.0000	0.0081	0.0000	9.40	0.0081	0.00	0.07	**0.14**
9.50	0.0000	0.0000	0.0226	0.0000	9.50	0.0226	0.00	0.07	**0.22**
9.60	0.0000	0.0000	0.0443	0.0000	9.60	0.0443	0.00	0.07	**0.29**
9.70	0.0000	0.0000	0.0733	0.0000	9.70	0.0733	0.00	0.07	**0.36**
9.80	0.0000	0.0000	0.1095	0.0000	9.80	0.1095	0.00	0.07	**0.43**
9.90	0.0000	0.0000	0.1529	0.0000	9.90	0.1529	0.00	0.07	**0.51**
10.00	0.0000	0.0000	0.2036	0.0000	10.00	0.2036	0.00	0.07	**0.58**

DRY RETENTION #1

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 12.00
Area at Control Elevati 0.01678
Area at Top of Bank = 0.20766
Building Area = 0.00

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	4.30		4.30						
High El.	4.31		10.85						
Area (ft²2)	730.735		8314.957						
Area (acres)	0.01678		0.19089						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.000	0.000	**0.000**
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.000	0.000	**0.000**
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.000	0.000	**0.000**
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.000	0.000	**0.000**
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.000	0.000	**0.000**
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.000	0.000	**0.000**
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.000	0.000	**0.000**
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.000	0.000	**0.000**
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.000	0.000	**0.000**
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.000	0.000	**0.000**
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.000	0.000	**0.000**
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.000	0.000	**0.000**
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.000	0.000	**0.000**
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.000	0.000	**0.000**
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.000	0.000	**0.000**
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.000	0.000	**0.000**
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.000	0.000	**0.000**
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.000	0.000	**0.000**
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.000	0.000	**0.000**
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.000	0.000	**0.000**
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.017	0.000	**0.000**
4.40	0.0001	0.0015	0.0001	0.0000	4.40	0.0017	0.017	0.003	**0.003**
4.50	0.0001	0.0032	0.0006	0.0000	4.50	0.0039	0.017	0.003	**0.006**
4.60	0.0001	0.0049	0.0013	0.0000	4.60	0.0063	0.017	0.003	**0.009**
4.70	0.0001	0.0065	0.0023	0.0000	4.70	0.0090	0.017	0.003	**0.012**
4.80	0.0001	0.0082	0.0036	0.0000	4.80	0.0119	0.017	0.003	**0.015**
4.90	0.0001	0.0099	0.0052	0.0000	4.90	0.0152	0.017	0.003	**0.017**
5.00	0.0001	0.0116	0.0071	0.0000	5.00	0.0188	0.017	0.003	**0.020**
5.10	0.0001	0.0133	0.0093	0.0000	5.10	0.0227	0.017	0.003	**0.023**
5.20	0.0001	0.0149	0.0118	0.0000	5.20	0.0268	0.017	0.003	**0.026**
5.30	0.0001	0.0166	0.0146	0.0000	5.30	0.0313	0.017	0.003	**0.029**
5.40	0.0001	0.0183	0.0176	0.0000	5.40	0.0360	0.017	0.003	**0.032**
5.50	0.0001	0.0200	0.0210	0.0000	5.50	0.0410	0.017	0.003	**0.035**
5.60	0.0001	0.0216	0.0246	0.0000	5.60	0.0463	0.017	0.003	**0.038**
5.70	0.0001	0.0233	0.0286	0.0000	5.70	0.0520	0.017	0.003	**0.041**
5.80	0.0001	0.0250	0.0328	0.0000	5.80	0.0579	0.017	0.003	**0.044**
5.90	0.0001	0.0267	0.0373	0.0000	5.90	0.0641	0.017	0.003	**0.047**
6.00	0.0001	0.0284	0.0421	0.0000	6.00	0.0705	0.017	0.003	**0.050**
6.10	0.0001	0.0300	0.0472	0.0000	6.10	0.0773	0.017	0.003	**0.052**
6.20	0.0001	0.0317	0.0526	0.0000	6.20	0.0844	0.017	0.003	**0.055**
6.30	0.0001	0.0334	0.0583	0.0000	6.30	0.0918	0.017	0.003	**0.058**
6.40	0.0001	0.0351	0.0643	0.0000	6.40	0.0994	0.017	0.003	**0.061**
6.50	0.0001	0.0367	0.0705	0.0000	6.50	0.1073	0.017	0.003	**0.064**
6.60	0.0001	0.0384	0.0771	0.0000	6.60	0.1156	0.017	0.003	**0.067**
6.70	0.0001	0.0401	0.0839	0.0000	6.70	0.1241	0.017	0.003	**0.070**
6.80	0.0001	0.0418	0.0911	0.0000	6.80	0.1329	0.017	0.003	**0.073**
6.90	0.0001	0.0434	0.0985	0.0000	6.90	0.1420	0.017	0.003	**0.076**
7.00	0.0001	0.0451	0.1062	0.0000	7.00	0.1514	0.017	0.003	**0.079**
7.10	0.0001	0.0468	0.1142	0.0000	7.10	0.1611	0.017	0.003	**0.082**
7.20	0.0001	0.0485	0.1225	0.0000	7.20	0.1711	0.017	0.003	**0.085**
7.30	0.0001	0.0502	0.1311	0.0000	7.30	0.1814	0.017	0.003	**0.087**
7.40	0.0001	0.0518	0.1400	0.0000	7.40	0.1920	0.017	0.003	**0.090**
7.50	0.0001	0.0535	0.1492	0.0000	7.50	0.2028	0.017	0.003	**0.093**
7.60	0.0001	0.0552	0.1587	0.0000	7.60	0.2140	0.017	0.003	**0.096**
7.70	0.0001	0.0569	0.1684	0.0000	7.70	0.2254	0.017	0.003	**0.099**
7.80	0.0001	0.0585	0.1785	0.0000	7.80	0.2371	0.017	0.003	**0.102**
7.90	0.0001	0.0602	0.1888	0.0000	7.90	0.2492	0.017	0.003	**0.105**
8.00	0.0001	0.0619	0.1995	0.0000	8.00	0.2615	0.017	0.003	**0.108**
8.10	0.0001	0.0636	0.2104	0.0000	8.10	0.2741	0.017	0.003	**0.111**
8.20	0.0001	0.0653	0.2216	0.0000	8.20	0.2870	0.017	0.003	**0.114**
8.30	0.0001	0.0669	0.2331	0.0000	8.30	0.3002	0.017	0.003	**0.117**
8.40	0.0001	0.0686	0.2449	0.0000	8.40	0.3136	0.017	0.003	**0.119**
8.50	0.0001	0.0703	0.2570	0.0000	8.50	0.3274	0.017	0.003	**0.122**
8.60	0.0001	0.0720	0.2694	0.0000	8.60	0.3415	0.017	0.003	**0.125**
8.70	0.0001	0.0736	0.2821	0.0000	8.70	0.3558	0.017	0.003	**0.128**
8.80	0.0001	0.0753	0.2951	0.0000	8.80	0.3705	0.017	0.003	**0.131**
8.90	0.0001	0.0770	0.3083	0.0000	8.90	0.3854	0.017	0.003	**0.134**
9.00	0.0001	0.0787	0.3219	0.0000	9.00	0.4006	0.017	0.003	**0.137**
9.10	0.0001	0.0804	0.3357	0.0000	9.10	0.4162	0.017	0.003	**0.140**
9.20	0.0001	0.0820	0.3499	0.0000	9.20	0.4320	0.017	0.003	**0.143**
9.30	0.0001	0.0837	0.3643	0.0000	9.30	0.4481	0.017	0.003	**0.146**
9.40	0.0001	0.0854	0.3790	0.0000	9.40	0.4645	0.017	0.003	**0.149**
9.50	0.0001	0.0871	0.3940	0.0000	9.50	0.4812	0.017	0.003	**0.152**
9.60	0.0001	0.0887	0.4093	0.0000	9.60	0.4981	0.017	0.003	**0.154**
9.70	0.0001	0.0904	0.4249	0.0000	9.70	0.5154	0.017	0.003	**0.157**
9.80	0.0001	0.0921	0.4408	0.0000	9.80	0.5330	0.017	0.003	**0.160**
9.90	0.0001	0.0938	0.4570	0.0000	9.90	0.5508	0.017	0.003	**0.163**
10.00	0.0001	0.0955	0.4734	0.0000	10.00	0.5690	0.017	0.003	**0.166**

DRY RETENTION #2

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 12.00
Area at Control Elevatio 0.00496
Area at Top of Bank = 0.03691
Building Area = 0.00

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage		Total Site Storage	Total Site Storage	Total Site Storage
Low El.	7.85		7.85							
High El.	7.86		10.85							
Area (ft²2)	216.215		1391.52							
Area (acres)	0.00496		0.03194							
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)		(ac)	(ac)	(ac)
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.0000	0.000	0.000	**0.000**
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.0000	0.000	0.000	**0.000**
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.0000	0.000	0.000	**0.000**
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.0000	0.000	0.000	**0.000**
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.0000	0.000	0.000	**0.000**
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.0000	0.000	0.000	**0.000**
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.0000	0.000	0.000	**0.000**
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.0000	0.000	0.000	**0.000**
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.0000	0.000	0.000	**0.000**
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.0000	0.000	0.000	**0.000**
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.0000	0.000	0.000	**0.000**
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.0000	0.000	0.000	**0.000**
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.0000	0.000	0.000	**0.000**
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.0000	0.000	0.000	**0.000**
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.0000	0.000	0.000	**0.000**
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.0000	0.000	0.000	**0.000**
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.0000	0.000	0.000	**0.000**
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.0000	0.000	0.000	**0.000**
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.0000	0.000	0.000	**0.000**
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.0000	0.000	0.000	**0.000**
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.0000	0.000	0.000	**0.000**
4.40	0.0000	0.0000	0.0000	0.0000	4.40	0.0000	0.0017	0.000	0.000	**0.000**
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000	0.0039	0.000	0.000	**0.000**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000	0.0063	0.000	0.000	**0.000**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000	0.0090	0.000	0.000	**0.000**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000	0.0119	0.000	0.000	**0.000**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000	0.0152	0.000	0.000	**0.000**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000	0.0188	0.000	0.000	**0.000**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000	0.0227	0.000	0.000	**0.000**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000	0.0268	0.000	0.000	**0.000**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000	0.0313	0.000	0.000	**0.000**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000	0.0360	0.000	0.000	**0.000**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000	0.0410	0.000	0.000	**0.000**
5.60	0.0000	0.0000	0.0000	0.0000	5.60	0.0000	0.0463	0.000	0.000	**0.000**
5.70	0.0000	0.0000	0.0000	0.0000	5.70	0.0000	0.0520	0.000	0.000	**0.000**
5.80	0.0000	0.0000	0.0000	0.0000	5.80	0.0000	0.0579	0.000	0.000	**0.000**
5.90	0.0000	0.0000	0.0000	0.0000	5.90	0.0000	0.0641	0.000	0.000	**0.000**
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.0000	0.0705	0.000	0.000	**0.000**
6.10	0.0000	0.0000	0.0000	0.0000	6.10	0.0000	0.0773	0.000	0.000	**0.000**
6.20	0.0000	0.0000	0.0000	0.0000	6.20	0.0000	0.0844	0.000	0.000	**0.000**
6.30	0.0000	0.0000	0.0000	0.0000	6.30	0.0000	0.0918	0.000	0.000	**0.000**
6.40	0.0000	0.0000	0.0000	0.0000	6.40	0.0000	0.0994	0.000	0.000	**0.000**
6.50	0.0000	0.0000	0.0000	0.0000	6.50	0.0000	0.1073	0.000	0.000	**0.000**
6.60	0.0000	0.0000	0.0000	0.0000	6.60	0.0000	0.1156	0.000	0.000	**0.000**
6.70	0.0000	0.0000	0.0000	0.0000	6.70	0.0000	0.1241	0.000	0.000	**0.000**
6.80	0.0000	0.0000	0.0000	0.0000	6.80	0.0000	0.1329	0.000	0.000	**0.000**
6.90	0.0000	0.0000	0.0000	0.0000	6.90	0.0000	0.1420	0.000	0.000	**0.000**
7.00	0.0000	0.0000	0.0000	0.0000	7.00	0.0000	0.1514	0.000	0.000	**0.000**
7.10	0.0000	0.0000	0.0000	0.0000	7.10	0.0000	0.1611	0.000	0.000	**0.000**
7.20	0.0000	0.0000	0.0000	0.0000	7.20	0.0000	0.1711	0.000	0.000	**0.000**
7.30	0.0000	0.0000	0.0000	0.0000	7.30	0.0000	0.1814	0.000	0.000	**0.000**
7.40	0.0000	0.0000	0.0000	0.0000	7.40	0.0000	0.1920	0.000	0.000	**0.000**
7.50	0.0000	0.0000	0.0000	0.0000	7.50	0.0000	0.2028	0.000	0.000	**0.000**
7.60	0.0000	0.0000	0.0000	0.0000	7.60	0.0000	0.2140	0.000	0.000	**0.000**
7.70	0.0000	0.0000	0.0000	0.0000	7.70	0.0000	0.2254	0.000	0.000	**0.000**
7.80	0.0000	0.0000	0.0000	0.0000	7.80	0.0000	0.2371	0.000	0.000	**0.000**
7.90	0.0000	0.0002	0.0000	0.0000	7.90	0.0002	0.2494	0.005	0.001	**0.001**
8.00	0.0000	0.0007	0.0001	0.0000	8.00	0.0008	0.2623	0.005	0.001	**0.002**
8.10	0.0000	0.0012	0.0003	0.0000	8.10	0.0015	0.2756	0.005	0.001	**0.003**
8.20	0.0000	0.0017	0.0007	0.0000	8.20	0.0024	0.2893	0.005	0.001	**0.004**
8.30	0.0000	0.0022	0.0011	0.0000	8.30	0.0033	0.3034	0.005	0.001	**0.005**
8.40	0.0000	0.0027	0.0016	0.0000	8.40	0.0043	0.3180	0.005	0.001	**0.006**
8.50	0.0000	0.0032	0.0022	0.0000	8.50	0.0055	0.3329	0.005	0.001	**0.007**
8.60	0.0000	0.0037	0.0030	0.0000	8.60	0.0067	0.3482	0.005	0.001	**0.009**
8.70	0.0000	0.0042	0.0038	0.0000	8.70	0.0080	0.3639	0.005	0.001	**0.010**
8.80	0.0000	0.0047	0.0048	0.0000	8.80	0.0095	0.3800	0.005	0.001	**0.011**
8.90	0.0000	0.0052	0.0059	0.0000	8.90	0.0111	0.3965	0.005	0.001	**0.012**
9.00	0.0000	0.0057	0.0070	0.0000	9.00	0.0127	0.4134	0.005	0.001	**0.013**
9.10	0.0000	0.0062	0.0083	0.0000	9.10	0.0145	0.4307	0.005	0.001	**0.014**
9.20	0.0000	0.0067	0.0097	0.0000	9.20	0.0164	0.4484	0.005	0.001	**0.015**
9.30	0.0000	0.0071	0.0112	0.0000	9.30	0.0184	0.4664	0.005	0.001	**0.016**
9.40	0.0000	0.0076	0.0128	0.0000	9.40	0.0205	0.4849	0.005	0.001	**0.017**
9.50	0.0000	0.0081	0.0145	0.0000	9.50	0.0227	0.5038	0.005	0.001	**0.018**
9.60	0.0000	0.0086	0.0163	0.0000	9.60	0.0250	0.5231	0.005	0.001	**0.019**
9.70	0.0000	0.0091	0.0182	0.0000	9.70	0.0274	0.5428	0.005	0.001	**0.020**
9.80	0.0000	0.0096	0.0202	0.0000	9.80	0.0299	0.5629	0.005	0.001	**0.021**
9.90	0.0000	0.0101	0.0224	0.0000	9.90	0.0325	0.5833	0.005	0.001	**0.022**
10.00	0.0000	0.0106	0.0246	0.0000	10.00	0.0353	0.6042	0.005	0.001	**0.023**

DRY RETENTION #3

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 12.00
Area at Control Elevati 0.00127
Area at Top of Bank = 0.00781
Building Area = 0.00

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	9.85		9.85						
High El.	9.86		10.85						
Area (ft^2)	55.47		284.713						
Area (acres)	0.00127		0.00654						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.000	0.000	**0.000**
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.000	0.000	**0.000**
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.000	0.000	**0.000**
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.000	0.000	**0.000**
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.000	0.000	**0.000**
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.000	0.000	**0.000**
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.000	0.000	**0.000**
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.000	0.000	**0.000**
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.000	0.000	**0.000**
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.000	0.000	**0.000**
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.000	0.000	**0.000**
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.000	0.000	**0.000**
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.000	0.000	**0.000**
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.000	0.000	**0.000**
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.000	0.000	**0.000**
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.000	0.000	**0.000**
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.000	0.000	**0.000**
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.000	0.000	**0.000**
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.000	0.000	**0.000**
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.000	0.000	**0.000**
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.000	0.000	**0.000**
4.40	0.0000	0.0000	0.0000	0.0000	4.40	0.0000	0.000	0.000	**0.000**
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000	0.000	0.000	**0.000**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000	0.000	0.000	**0.000**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000	0.000	0.000	**0.000**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000	0.000	0.000	**0.000**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000	0.000	0.000	**0.000**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000	0.000	0.000	**0.000**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000	0.000	0.000	**0.000**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000	0.000	0.000	**0.000**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000	0.000	0.000	**0.000**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000	0.000	0.000	**0.000**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000	0.000	0.000	**0.000**
5.60	0.0000	0.0000	0.0000	0.0000	5.60	0.0000	0.000	0.000	**0.000**
5.70	0.0000	0.0000	0.0000	0.0000	5.70	0.0000	0.000	0.000	**0.000**
5.80	0.0000	0.0000	0.0000	0.0000	5.80	0.0000	0.000	0.000	**0.000**
5.90	0.0000	0.0000	0.0000	0.0000	5.90	0.0000	0.000	0.000	**0.000**
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.0000	0.000	0.000	**0.000**
6.10	0.0000	0.0000	0.0000	0.0000	6.10	0.0000	0.000	0.000	**0.000**
6.20	0.0000	0.0000	0.0000	0.0000	6.20	0.0000	0.000	0.000	**0.000**
6.30	0.0000	0.0000	0.0000	0.0000	6.30	0.0000	0.000	0.000	**0.000**
6.40	0.0000	0.0000	0.0000	0.0000	6.40	0.0000	0.000	0.000	**0.000**
6.50	0.0000	0.0000	0.0000	0.0000	6.50	0.0000	0.000	0.000	**0.000**
6.60	0.0000	0.0000	0.0000	0.0000	6.60	0.0000	0.000	0.000	**0.000**
6.70	0.0000	0.0000	0.0000	0.0000	6.70	0.0000	0.000	0.000	**0.000**
6.80	0.0000	0.0000	0.0000	0.0000	6.80	0.0000	0.000	0.000	**0.000**
6.90	0.0000	0.0000	0.0000	0.0000	6.90	0.0000	0.000	0.000	**0.000**
7.00	0.0000	0.0000	0.0000	0.0000	7.00	0.0000	0.000	0.000	**0.000**
7.10	0.0000	0.0000	0.0000	0.0000	7.10	0.0000	0.000	0.000	**0.000**
7.20	0.0000	0.0000	0.0000	0.0000	7.20	0.0000	0.000	0.000	**0.000**
7.30	0.0000	0.0000	0.0000	0.0000	7.30	0.0000	0.000	0.000	**0.000**
7.40	0.0000	0.0000	0.0000	0.0000	7.40	0.0000	0.000	0.000	**0.000**
7.50	0.0000	0.0000	0.0000	0.0000	7.50	0.0000	0.000	0.000	**0.000**
7.60	0.0000	0.0000	0.0000	0.0000	7.60	0.0000	0.000	0.000	**0.000**
7.70	0.0000	0.0000	0.0000	0.0000	7.70	0.0000	0.000	0.000	**0.000**
7.80	0.0000	0.0000	0.0000	0.0000	7.80	0.0000	0.000	0.000	**0.000**
7.90	0.0000	0.0000	0.0000	0.0000	7.90	0.0000	0.000	0.000	**0.000**
8.00	0.0000	0.0000	0.0000	0.0000	8.00	0.0000	0.000	0.000	**0.000**
8.10	0.0000	0.0000	0.0000	0.0000	8.10	0.0000	0.000	0.000	**0.000**
8.20	0.0000	0.0000	0.0000	0.0000	8.20	0.0000	0.000	0.000	**0.000**
8.30	0.0000	0.0000	0.0000	0.0000	8.30	0.0000	0.000	0.000	**0.000**
8.40	0.0000	0.0000	0.0000	0.0000	8.40	0.0000	0.000	0.000	**0.000**
8.50	0.0000	0.0000	0.0000	0.0000	8.50	0.0000	0.000	0.000	**0.000**
8.60	0.0000	0.0000	0.0000	0.0000	8.60	0.0000	0.000	0.000	**0.000**
8.70	0.0000	0.0000	0.0000	0.0000	8.70	0.0000	0.000	0.000	**0.000**
8.80	0.0000	0.0000	0.0000	0.0000	8.80	0.0000	0.000	0.000	**0.000**
8.90	0.0000	0.0000	0.0000	0.0000	8.90	0.0000	0.000	0.000	**0.000**
9.00	0.0000	0.0000	0.0000	0.0000	9.00	0.0000	0.000	0.000	**0.000**
9.10	0.0000	0.0000	0.0000	0.0000	9.10	0.0000	0.000	0.000	**0.000**
9.20	0.0000	0.0000	0.0000	0.0000	9.20	0.0000	0.000	0.000	**0.000**
9.30	0.0000	0.0000	0.0000	0.0000	9.30	0.0000	0.000	0.000	**0.000**
9.40	0.0000	0.0000	0.0000	0.0000	9.40	0.0000	0.000	0.000	**0.000**
9.50	0.0000	0.0000	0.0000	0.0000	9.50	0.0000	0.000	0.000	**0.000**
9.60	0.0000	0.0000	0.0000	0.0000	9.60	0.0000	0.000	0.000	**0.000**
9.70	0.0000	0.0000	0.0000	0.0000	9.70	0.0000	0.000	0.000	**0.000**
9.80	0.0000	0.0000	0.0000	0.0000	9.80	0.0000	0.000	0.000	**0.000**
9.90	0.0000	0.0001	0.0000	0.0000	9.90	0.0001	0.001	0.001	**0.001**
10.00	0.0000	0.0002	0.0001	0.0000	10.00	0.0003	0.001	0.001	**0.001**

DRY RETENTION #4

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 0.00
Area at Control Elevati 0.00454
Area at Top of Bank = 0.02416
Building Area = 0.00

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	9.85		9.85						
High El.	9.86		10.85						
Area (ft^2)	197.892		854.367						
Area (acres)	0.00454		0.01961						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.000	0.000	**0.000**
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.000	0.000	**0.000**
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.000	0.000	**0.000**
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.000	0.000	**0.000**
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.000	0.000	**0.000**
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.000	0.000	**0.000**
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.000	0.000	**0.000**
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.000	0.000	**0.000**
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.000	0.000	**0.000**
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.000	0.000	**0.000**
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.000	0.000	**0.000**
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.000	0.000	**0.000**
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.000	0.000	**0.000**
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.000	0.000	**0.000**
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.000	0.000	**0.000**
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.000	0.000	**0.000**
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.000	0.000	**0.000**
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.000	0.000	**0.000**
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.000	0.000	**0.000**
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.000	0.000	**0.000**
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.000	0.000	**0.000**
4.40	0.0000	0.0000	0.0000	0.0000	4.40	0.0000	0.000	0.000	**0.000**
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000	0.000	0.000	**0.000**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000	0.000	0.000	**0.000**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000	0.000	0.000	**0.000**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000	0.000	0.000	**0.000**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000	0.000	0.000	**0.000**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000	0.000	0.000	**0.000**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000	0.000	0.000	**0.000**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000	0.000	0.000	**0.000**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000	0.000	0.000	**0.000**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000	0.000	0.000	**0.000**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000	0.000	0.000	**0.000**
5.60	0.0000	0.0000	0.0000	0.0000	5.60	0.0000	0.000	0.000	**0.000**
5.70	0.0000	0.0000	0.0000	0.0000	5.70	0.0000	0.000	0.000	**0.000**
5.80	0.0000	0.0000	0.0000	0.0000	5.80	0.0000	0.000	0.000	**0.000**
5.90	0.0000	0.0000	0.0000	0.0000	5.90	0.0000	0.000	0.000	**0.000**
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.0000	0.000	0.000	**0.000**
6.10	0.0000	0.0000	0.0000	0.0000	6.10	0.0000	0.000	0.000	**0.000**
6.20	0.0000	0.0000	0.0000	0.0000	6.20	0.0000	0.000	0.000	**0.000**
6.30	0.0000	0.0000	0.0000	0.0000	6.30	0.0000	0.000	0.000	**0.000**
6.40	0.0000	0.0000	0.0000	0.0000	6.40	0.0000	0.000	0.000	**0.000**
6.50	0.0000	0.0000	0.0000	0.0000	6.50	0.0000	0.000	0.000	**0.000**
6.60	0.0000	0.0000	0.0000	0.0000	6.60	0.0000	0.000	0.000	**0.000**
6.70	0.0000	0.0000	0.0000	0.0000	6.70	0.0000	0.000	0.000	**0.000**
6.80	0.0000	0.0000	0.0000	0.0000	6.80	0.0000	0.000	0.000	**0.000**
6.90	0.0000	0.0000	0.0000	0.0000	6.90	0.0000	0.000	0.000	**0.000**
7.00	0.0000	0.0000	0.0000	0.0000	7.00	0.0000	0.000	0.000	**0.000**
7.10	0.0000	0.0000	0.0000	0.0000	7.10	0.0000	0.000	0.000	**0.000**
7.20	0.0000	0.0000	0.0000	0.0000	7.20	0.0000	0.000	0.000	**0.000**
7.30	0.0000	0.0000	0.0000	0.0000	7.30	0.0000	0.000	0.000	**0.000**
7.40	0.0000	0.0000	0.0000	0.0000	7.40	0.0000	0.000	0.000	**0.000**
7.50	0.0000	0.0000	0.0000	0.0000	7.50	0.0000	0.000	0.000	**0.000**
7.60	0.0000	0.0000	0.0000	0.0000	7.60	0.0000	0.000	0.000	**0.000**
7.70	0.0000	0.0000	0.0000	0.0000	7.70	0.0000	0.000	0.000	**0.000**
7.80	0.0000	0.0000	0.0000	0.0000	7.80	0.0000	0.000	0.000	**0.000**
7.90	0.0000	0.0000	0.0000	0.0000	7.90	0.0000	0.000	0.000	**0.000**
8.00	0.0000	0.0000	0.0000	0.0000	8.00	0.0000	0.000	0.000	**0.000**
8.10	0.0000	0.0000	0.0000	0.0000	8.10	0.0000	0.000	0.000	**0.000**
8.20	0.0000	0.0000	0.0000	0.0000	8.20	0.0000	0.000	0.000	**0.000**
8.30	0.0000	0.0000	0.0000	0.0000	8.30	0.0000	0.000	0.000	**0.000**
8.40	0.0000	0.0000	0.0000	0.0000	8.40	0.0000	0.000	0.000	**0.000**
8.50	0.0000	0.0000	0.0000	0.0000	8.50	0.0000	0.000	0.000	**0.000**
8.60	0.0000	0.0000	0.0000	0.0000	8.60	0.0000	0.000	0.000	**0.000**
8.70	0.0000	0.0000	0.0000	0.0000	8.70	0.0000	0.000	0.000	**0.000**
8.80	0.0000	0.0000	0.0000	0.0000	8.80	0.0000	0.000	0.000	**0.000**
8.90	0.0000	0.0000	0.0000	0.0000	8.90	0.0000	0.000	0.000	**0.000**
9.00	0.0000	0.0000	0.0000	0.0000	9.00	0.0000	0.000	0.000	**0.000**
9.10	0.0000	0.0000	0.0000	0.0000	9.10	0.0000	0.000	0.000	**0.000**
9.20	0.0000	0.0000	0.0000	0.0000	9.20	0.0000	0.000	0.000	**0.000**
9.30	0.0000	0.0000	0.0000	0.0000	9.30	0.0000	0.000	0.000	**0.000**
9.40	0.0000	0.0000	0.0000	0.0000	9.40	0.0000	0.000	0.000	**0.000**
9.50	0.0000	0.0000	0.0000	0.0000	9.50	0.0000	0.000	0.000	**0.000**
9.60	0.0000	0.0000	0.0000	0.0000	9.60	0.0000	0.000	0.000	**0.000**
9.70	0.0000	0.0000	0.0000	0.0000	9.70	0.0000	0.000	0.000	**0.000**
9.80	0.0000	0.0000	0.0000	0.0000	9.80	0.0000	0.000	0.000	**0.000**
9.90	0.0000	0.0002	0.0000	0.0000	9.90	0.0002	0.005	0.002	**0.002**
10.00	0.0000	0.0006	0.0002	0.0000	10.00	0.0009	0.005	0.002	**0.004**

DRY RETENTION #5

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 0.00
Area at Control Elevati 0.00263
Area at Top of Bank = 0.01460
Building Area = 0.00

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	9.85		9.85						
High El.	9.86		10.85						
Area (ft^2)	114.584		521.4721						
Area (acres)	0.00263		0.01197						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.000	0.000	**0.000**
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.000	0.000	**0.000**
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.000	0.000	**0.000**
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.000	0.000	**0.000**
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.000	0.000	**0.000**
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.000	0.000	**0.000**
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.000	0.000	**0.000**
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.000	0.000	**0.000**
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.000	0.000	**0.000**
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.000	0.000	**0.000**
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.000	0.000	**0.000**
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.000	0.000	**0.000**
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.000	0.000	**0.000**
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.000	0.000	**0.000**
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.000	0.000	**0.000**
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.000	0.000	**0.000**
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.000	0.000	**0.000**
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.000	0.000	**0.000**
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.000	0.000	**0.000**
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.000	0.000	**0.000**
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.000	0.000	**0.000**
4.40	0.0000	0.0000	0.0000	0.0000	4.40	0.0000	0.000	0.000	**0.000**
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000	0.000	0.000	**0.000**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000	0.000	0.000	**0.000**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000	0.000	0.000	**0.000**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000	0.000	0.000	**0.000**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000	0.000	0.000	**0.000**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000	0.000	0.000	**0.000**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000	0.000	0.000	**0.000**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000	0.000	0.000	**0.000**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000	0.000	0.000	**0.000**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000	0.000	0.000	**0.000**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000	0.000	0.000	**0.000**
5.60	0.0000	0.0000	0.0000	0.0000	5.60	0.0000	0.000	0.000	**0.000**
5.70	0.0000	0.0000	0.0000	0.0000	5.70	0.0000	0.000	0.000	**0.000**
5.80	0.0000	0.0000	0.0000	0.0000	5.80	0.0000	0.000	0.000	**0.000**
5.90	0.0000	0.0000	0.0000	0.0000	5.90	0.0000	0.000	0.000	**0.000**
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.0000	0.000	0.000	**0.000**
6.10	0.0000	0.0000	0.0000	0.0000	6.10	0.0000	0.000	0.000	**0.000**
6.20	0.0000	0.0000	0.0000	0.0000	6.20	0.0000	0.000	0.000	**0.000**
6.30	0.0000	0.0000	0.0000	0.0000	6.30	0.0000	0.000	0.000	**0.000**
6.40	0.0000	0.0000	0.0000	0.0000	6.40	0.0000	0.000	0.000	**0.000**
6.50	0.0000	0.0000	0.0000	0.0000	6.50	0.0000	0.000	0.000	**0.000**
6.60	0.0000	0.0000	0.0000	0.0000	6.60	0.0000	0.000	0.000	**0.000**
6.70	0.0000	0.0000	0.0000	0.0000	6.70	0.0000	0.000	0.000	**0.000**
6.80	0.0000	0.0000	0.0000	0.0000	6.80	0.0000	0.000	0.000	**0.000**
6.90	0.0000	0.0000	0.0000	0.0000	6.90	0.0000	0.000	0.000	**0.000**
7.00	0.0000	0.0000	0.0000	0.0000	7.00	0.0000	0.000	0.000	**0.000**
7.10	0.0000	0.0000	0.0000	0.0000	7.10	0.0000	0.000	0.000	**0.000**
7.20	0.0000	0.0000	0.0000	0.0000	7.20	0.0000	0.000	0.000	**0.000**
7.30	0.0000	0.0000	0.0000	0.0000	7.30	0.0000	0.000	0.000	**0.000**
7.40	0.0000	0.0000	0.0000	0.0000	7.40	0.0000	0.000	0.000	**0.000**
7.50	0.0000	0.0000	0.0000	0.0000	7.50	0.0000	0.000	0.000	**0.000**
7.60	0.0000	0.0000	0.0000	0.0000	7.60	0.0000	0.000	0.000	**0.000**
7.70	0.0000	0.0000	0.0000	0.0000	7.70	0.0000	0.000	0.000	**0.000**
7.80	0.0000	0.0000	0.0000	0.0000	7.80	0.0000	0.000	0.000	**0.000**
7.90	0.0000	0.0000	0.0000	0.0000	7.90	0.0000	0.000	0.000	**0.000**
8.00	0.0000	0.0000	0.0000	0.0000	8.00	0.0000	0.000	0.000	**0.000**
8.10	0.0000	0.0000	0.0000	0.0000	8.10	0.0000	0.000	0.000	**0.000**
8.20	0.0000	0.0000	0.0000	0.0000	8.20	0.0000	0.000	0.000	**0.000**
8.30	0.0000	0.0000	0.0000	0.0000	8.30	0.0000	0.000	0.000	**0.000**
8.40	0.0000	0.0000	0.0000	0.0000	8.40	0.0000	0.000	0.000	**0.000**
8.50	0.0000	0.0000	0.0000	0.0000	8.50	0.0000	0.000	0.000	**0.000**
8.60	0.0000	0.0000	0.0000	0.0000	8.60	0.0000	0.000	0.000	**0.000**
8.70	0.0000	0.0000	0.0000	0.0000	8.70	0.0000	0.000	0.000	**0.000**
8.80	0.0000	0.0000	0.0000	0.0000	8.80	0.0000	0.000	0.000	**0.000**
8.90	0.0000	0.0000	0.0000	0.0000	8.90	0.0000	0.000	0.000	**0.000**
9.00	0.0000	0.0000	0.0000	0.0000	9.00	0.0000	0.000	0.000	**0.000**
9.10	0.0000	0.0000	0.0000	0.0000	9.10	0.0000	0.000	0.000	**0.000**
9.20	0.0000	0.0000	0.0000	0.0000	9.20	0.0000	0.000	0.000	**0.000**
9.30	0.0000	0.0000	0.0000	0.0000	9.30	0.0000	0.000	0.000	**0.000**
9.40	0.0000	0.0000	0.0000	0.0000	9.40	0.0000	0.000	0.000	**0.000**
9.50	0.0000	0.0000	0.0000	0.0000	9.50	0.0000	0.000	0.000	**0.000**
9.60	0.0000	0.0000	0.0000	0.0000	9.60	0.0000	0.000	0.000	**0.000**
9.70	0.0000	0.0000	0.0000	0.0000	9.70	0.0000	0.000	0.000	**0.000**
9.80	0.0000	0.0000	0.0000	0.0000	9.80	0.0000	0.000	0.000	**0.000**
9.90	0.0000	0.0001	0.0000	0.0000	9.90	0.0001	0.003	0.001	**0.001**
10.00	0.0000	0.0004	0.0001	0.0000	10.00	0.0005	0.003	0.001	**0.002**

DRY RETENTION #6

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 0.00
Area at Control Elevati 0.00851
Area at Top of Bank = 0.05391
Building Area = 0.00

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	7.85		7.85						
High El.	7.86		10.85						
Area (ft^2)	370.691		1977.488						
Area (acres)	0.00851		0.04540						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.000	0.000	**0.000**
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.000	0.000	**0.000**
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.000	0.000	**0.000**
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.000	0.000	**0.000**
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.000	0.000	**0.000**
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.000	0.000	**0.000**
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.000	0.000	**0.000**
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.000	0.000	**0.000**
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.000	0.000	**0.000**
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.000	0.000	**0.000**
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.000	0.000	**0.000**
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.000	0.000	**0.000**
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.000	0.000	**0.000**
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.000	0.000	**0.000**
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.000	0.000	**0.000**
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.000	0.000	**0.000**
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.000	0.000	**0.000**
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.000	0.000	**0.000**
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.000	0.000	**0.000**
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.000	0.000	**0.000**
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.000	0.000	**0.000**
4.40	0.0000	0.0000	0.0000	0.0000	4.40	0.0000	0.000	0.000	**0.000**
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000	0.000	0.000	**0.000**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000	0.000	0.000	**0.000**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000	0.000	0.000	**0.000**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000	0.000	0.000	**0.000**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000	0.000	0.000	**0.000**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000	0.000	0.000	**0.000**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000	0.000	0.000	**0.000**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000	0.000	0.000	**0.000**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000	0.000	0.000	**0.000**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000	0.000	0.000	**0.000**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000	0.000	0.000	**0.000**
5.60	0.0000	0.0000	0.0000	0.0000	5.60	0.0000	0.000	0.000	**0.000**
5.70	0.0000	0.0000	0.0000	0.0000	5.70	0.0000	0.000	0.000	**0.000**
5.80	0.0000	0.0000	0.0000	0.0000	5.80	0.0000	0.000	0.000	**0.000**
5.90	0.0000	0.0000	0.0000	0.0000	5.90	0.0000	0.000	0.000	**0.000**
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.0000	0.000	0.000	**0.000**
6.10	0.0000	0.0000	0.0000	0.0000	6.10	0.0000	0.000	0.000	**0.000**
6.20	0.0000	0.0000	0.0000	0.0000	6.20	0.0000	0.000	0.000	**0.000**
6.30	0.0000	0.0000	0.0000	0.0000	6.30	0.0000	0.000	0.000	**0.000**
6.40	0.0000	0.0000	0.0000	0.0000	6.40	0.0000	0.000	0.000	**0.000**
6.50	0.0000	0.0000	0.0000	0.0000	6.50	0.0000	0.000	0.000	**0.000**
6.60	0.0000	0.0000	0.0000	0.0000	6.60	0.0000	0.000	0.000	**0.000**
6.70	0.0000	0.0000	0.0000	0.0000	6.70	0.0000	0.000	0.000	**0.000**
6.80	0.0000	0.0000	0.0000	0.0000	6.80	0.0000	0.000	0.000	**0.000**
6.90	0.0000	0.0000	0.0000	0.0000	6.90	0.0000	0.000	0.000	**0.000**
7.00	0.0000	0.0000	0.0000	0.0000	7.00	0.0000	0.000	0.000	**0.000**
7.10	0.0000	0.0000	0.0000	0.0000	7.10	0.0000	0.000	0.000	**0.000**
7.20	0.0000	0.0000	0.0000	0.0000	7.20	0.0000	0.000	0.000	**0.000**
7.30	0.0000	0.0000	0.0000	0.0000	7.30	0.0000	0.000	0.000	**0.000**
7.40	0.0000	0.0000	0.0000	0.0000	7.40	0.0000	0.000	0.000	**0.000**
7.50	0.0000	0.0000	0.0000	0.0000	7.50	0.0000	0.000	0.000	**0.000**
7.60	0.0000	0.0000	0.0000	0.0000	7.60	0.0000	0.000	0.000	**0.000**
7.70	0.0000	0.0000	0.0000	0.0000	7.70	0.0000	0.000	0.000	**0.000**
7.80	0.0000	0.0000	0.0000	0.0000	7.80	0.0000	0.000	0.000	**0.000**
7.90	0.0000	0.0003	0.0000	0.0000	7.90	0.0004	0.009	0.002	**0.002**
8.00	0.0000	0.0012	0.0002	0.0000	8.00	0.0014	0.009	0.002	**0.003**
8.10	0.0000	0.0020	0.0005	0.0000	8.10	0.0026	0.009	0.002	**0.005**
8.20	0.0000	0.0029	0.0009	0.0000	8.20	0.0039	0.009	0.002	**0.006**
8.30	0.0000	0.0037	0.0015	0.0000	8.30	0.0053	0.009	0.002	**0.008**
8.40	0.0000	0.0046	0.0023	0.0000	8.40	0.0069	0.009	0.002	**0.009**
8.50	0.0000	0.0054	0.0032	0.0000	8.50	0.0087	0.009	0.002	**0.011**
8.60	0.0000	0.0063	0.0043	0.0000	8.60	0.0106	0.009	0.002	**0.012**
8.70	0.0000	0.0071	0.0055	0.0000	8.70	0.0127	0.009	0.002	**0.014**
8.80	0.0000	0.0080	0.0068	0.0000	8.80	0.0149	0.009	0.002	**0.015**
8.90	0.0000	0.0089	0.0083	0.0000	8.90	0.0172	0.009	0.002	**0.017**
9.00	0.0000	0.0097	0.0100	0.0000	9.00	0.0198	0.009	0.002	**0.018**
9.10	0.0000	0.0106	0.0118	0.0000	9.10	0.0224	0.009	0.002	**0.020**
9.20	0.0000	0.0114	0.0138	0.0000	9.20	0.0252	0.009	0.002	**0.021**
9.30	0.0000	0.0123	0.0159	0.0000	9.30	0.0282	0.009	0.002	**0.023**
9.40	0.0000	0.0131	0.0182	0.0000	9.40	0.0313	0.009	0.002	**0.024**
9.50	0.0000	0.0140	0.0206	0.0000	9.50	0.0346	0.009	0.002	**0.026**
9.60	0.0000	0.0148	0.0232	0.0000	9.60	0.0380	0.009	0.002	**0.027**
9.70	0.0000	0.0157	0.0259	0.0000	9.70	0.0416	0.009	0.002	**0.029**
9.80	0.0000	0.0165	0.0288	0.0000	9.80	0.0453	0.009	0.002	**0.030**
9.90	0.0000	0.0174	0.0318	0.0000	9.90	0.0492	0.009	0.002	**0.032**
10.00	0.0000	0.0182	0.0350	0.0000	10.00	0.0532	0.009	0.002	**0.033**

DRY RETENTION #7

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 2.3
Finished Floor Elevatic 0.00
Area at Control Elevati 0.01678
Area at Top of Bank = 0.20766
Building Area = 0.00

Sub-Area	Area at Control Elevation	Additional Site Area at Top of Bank
Low El.	4.30	4.30
High El.	4.31	10.85
Area (ft^2)	730.735	8314.957
Area (acres)	0.01678	0.19089

Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	Total Storage (ac-ft)	Total Site Storage (ac)	Total Site Storage (ac)	Total Site Storage (ac)		
2.30	0.0000	0.0000	0.0000	0.0000	2.30	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
2.40	0.0000	0.0000	0.0000	0.0000	2.40	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
2.60	0.0000	0.0000	0.0000	0.0000	2.60	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
2.70	0.0000	0.0000	0.0000	0.0000	2.70	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
2.80	0.0000	0.0000	0.0000	0.0000	2.80	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
2.90	0.0000	0.0000	0.0000	0.0000	2.90	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
3.10	0.0000	0.0000	0.0000	0.0000	3.10	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
3.20	0.0000	0.0000	0.0000	0.0000	3.20	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
3.30	0.0000	0.0000	0.0000	0.0000	3.30	0.0000	0.000	0.000	**0.000**	0.0000	0.0000
3.40	0.0000	0.0000	0.0000	0.0000	3.40	0.0000	0.000	0.000	**0.000**	0.0000	0.0269
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.0000	0.000	0.000	**0.000**	0.0000	0.0556
3.60	0.0000	0.0000	0.0000	0.0000	3.60	0.0000	0.000	0.000	**0.000**	0.0000	0.0849
3.70	0.0000	0.0000	0.0000	0.0000	3.70	0.0000	0.000	0.000	**0.000**	0.0000	0.1148
3.80	0.0000	0.0000	0.0000	0.0000	3.80	0.0000	0.000	0.000	**0.000**	0.0000	0.1451
3.90	0.0000	0.0000	0.0000	0.0000	3.90	0.0000	0.000	0.000	**0.000**	0.0000	0.1760
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.0000	0.000	0.000	**0.000**	0.0000	0.2074
4.10	0.0000	0.0000	0.0000	0.0000	4.10	0.0000	0.000	0.000	**0.000**	0.0000	0.2393
4.20	0.0000	0.0000	0.0000	0.0000	4.20	0.0000	0.000	0.000	**0.000**	0.0000	0.2717
4.30	0.0000	0.0000	0.0000	0.0000	4.30	0.0000	0.017	0.000	**0.000**	0.0000	0.3047
4.40	0.0001	0.0015	0.0001	0.0000	4.40	0.0017	0.017	0.003	**0.003**	0.0017	0.3382
4.50	0.0001	0.0032	0.0006	0.0000	4.50	0.0039	0.017	0.003	**0.006**	0.0039	0.3722
4.60	0.0001	0.0049	0.0013	0.0000	4.60	0.0063	0.017	0.003	**0.009**	0.0063	0.4067
4.70	0.0001	0.0065	0.0023	0.0000	4.70	0.0090	0.017	0.003	**0.012**	0.0090	0.4417
4.80	0.0001	0.0082	0.0036	0.0000	4.80	0.0119	0.017	0.003	**0.015**	0.0119	0.4773
4.90	0.0001	0.0099	0.0052	0.0000	4.90	0.0152	0.017	0.003	**0.017**	0.0152	0.5134
5.00	0.0001	0.0116	0.0071	0.0000	5.00	0.0188	0.017	0.003	**0.020**	0.0188	0.5500
5.10	0.0001	0.0133	0.0093	0.0000	5.10	0.0227	0.017	0.003	**0.023**	0.0227	0.5871
5.20	0.0001	0.0149	0.0118	0.0000	5.20	0.0268	0.017	0.003	**0.026**	0.0268	0.6248
5.30	0.0001	0.0166	0.0146	0.0000	5.30	0.0313	0.017	0.003	**0.029**	0.0313	0.6629
5.40	0.0001	0.0183	0.0176	0.0000	5.40	0.0360	0.017	0.003	**0.032**	0.0360	0.7016
5.50	0.0001	0.0200	0.0210	0.0000	5.50	0.0410	0.017	0.003	**0.035**	0.0410	0.7409
5.60	0.0001	0.0216	0.0246	0.0000	5.60	0.0463	0.017	0.003	**0.038**	0.0463	0.7806
5.70	0.0001	0.0233	0.0286	0.0000	5.70	0.0520	0.017	0.003	**0.041**	0.0520	0.8209
5.80	0.0001	0.0250	0.0328	0.0000	5.80	0.0579	0.017	0.003	**0.044**	0.0579	0.8616
5.90	0.0001	0.0267	0.0373	0.0000	5.90	0.0641	0.017	0.003	**0.047**	0.0641	0.9030
6.00	0.0001	0.0284	0.0421	0.0000	6.00	0.0705	0.017	0.003	**0.050**	0.0705	0.9448
6.10	0.0001	0.0300	0.0472	0.0000	6.10	0.0773	0.017	0.003	**0.052**	0.0773	0.9871
6.20	0.0001	0.0317	0.0526	0.0000	6.20	0.0844	0.017	0.003	**0.055**	0.0844	1.0300
6.30	0.0001	0.0334	0.0583	0.0000	6.30	0.0918	0.017	0.003	**0.058**	0.0918	1.0734
6.40	0.0001	0.0351	0.0643	0.0000	6.40	0.0994	0.017	0.003	**0.061**	0.0994	1.1173
6.50	0.0001	0.0367	0.0705	0.0000	6.50	0.1073	0.017	0.003	**0.064**	0.1073	1.1617
6.60	0.0001	0.0384	0.0771	0.0000	6.60	0.1156	0.017	0.003	**0.067**	0.1156	1.2067
6.70	0.0001	0.0401	0.0839	0.0000	6.70	0.1241	0.017	0.003	**0.070**	0.1241	1.2522
6.80	0.0001	0.0418	0.0911	0.0000	6.80	0.1329	0.017	0.003	**0.073**	0.1329	1.2982
6.90	0.0001	0.0434	0.0985	0.0000	6.90	0.1420	0.017	0.003	**0.076**	0.1420	1.3447
7.00	0.0001	0.0451	0.1062	0.0000	7.00	0.1514	0.017	0.003	**0.079**	0.1514	1.3917
7.10	0.0001	0.0468	0.1142	0.0000	7.10	0.1611	0.017	0.003	**0.082**	0.1611	1.4393
7.20	0.0001	0.0485	0.1225	0.0000	7.20	0.1711	0.017	0.003	**0.085**	0.1711	1.4874
7.30	0.0001	0.0502	0.1311	0.0000	7.30	0.1814	0.017	0.003	**0.087**	0.1814	1.5360
7.40	0.0001	0.0518	0.1400	0.0000	7.40	0.1920	0.017	0.003	**0.090**	0.1920	1.5849
7.50	0.0001	0.0535	0.1492	0.0000	7.50	0.2028	0.017	0.003	**0.093**	0.2028	1.6337
7.60	0.0001	0.0552	0.1587	0.0000	7.60	0.2140	0.017	0.003	**0.096**	0.2140	1.6826
7.70	0.0001	0.0569	0.1684	0.0000	7.70	0.2254	0.017	0.003	**0.099**	0.2254	1.7315
7.80	0.0001	0.0585	0.1785	0.0000	7.80	0.2371	0.017	0.003	**0.102**	0.2371	1.7803
7.90	0.0001	0.0602	0.1888	0.0000	7.90	0.2492	0.017	0.003	**0.105**	0.2496	1.8292
8.00	0.0001	0.0619	0.1995	0.0000	8.00	0.2615	0.017	0.003	**0.108**	0.2629	1.8781
8.10	0.0001	0.0636	0.2104	0.0000	8.10	0.2741	0.017	0.003	**0.111**	0.2766	1.9270
8.20	0.0001	0.0653	0.2216	0.0000	8.20	0.2870	0.017	0.003	**0.114**	0.2908	1.9758
8.30	0.0001	0.0669	0.2331	0.0000	8.30	0.3002	0.017	0.003	**0.117**	0.3055	2.0247
8.40	0.0001	0.0686	0.2449	0.0000	8.40	0.3136	0.017	0.003	**0.119**	0.3206	2.0736
8.50	0.0001	0.0703	0.2570	0.0000	8.50	0.3274	0.017	0.003	**0.122**	0.3361	2.1224
8.60	0.0001	0.0720	0.2694	0.0000	8.60	0.3415	0.017	0.003	**0.125**	0.3521	2.1713
8.70	0.0001	0.0736	0.2821	0.0000	8.70	0.3558	0.017	0.003	**0.128**	0.3685	2.2202
8.80	0.0001	0.0753	0.2951	0.0000	8.80	0.3705	0.017	0.003	**0.131**	0.3853	2.2690
8.90	0.0001	0.0770	0.3083	0.0000	8.90	0.3854	0.017	0.003	**0.134**	0.4026	2.3179
9.00	0.0001	0.0787	0.3219	0.0000	9.00	0.4006	0.017	0.003	**0.137**	0.4204	2.3668
9.10	0.0001	0.0804	0.3357	0.0000	9.10	0.4162	0.017	0.003	**0.140**	0.4386	2.4157
9.20	0.0001	0.0820	0.3499	0.0000	9.20	0.4320	0.017	0.003	**0.143**	0.4572	2.4645
9.30	0.0001	0.0837	0.3643	0.0000	9.30	0.4481	0.017	0.003	**0.146**	0.4763	2.5134
9.40	0.0001	0.0854	0.3790	0.0000	9.40	0.4645	0.017	0.003	**0.149**	0.4958	2.5623
9.50	0.0001	0.0871	0.3940	0.0000	9.50	0.4812	0.017	0.003	**0.152**	0.5158	2.6111
9.60	0.0001	0.0887	0.4093	0.0000	9.60	0.4981	0.017	0.003	**0.154**	0.5362	2.6600
9.70	0.0001	0.0904	0.4249	0.0000	9.70	0.5154	0.017	0.003	**0.157**	0.5570	2.7089
9.80	0.0001	0.0921	0.4408	0.0000	9.80	0.5330	0.017	0.003	**0.160**	0.5783	2.7577
9.90	0.0001	0.0938	0.4570	0.0000	9.90	0.5508	0.017	0.003	**0.163**	0.6001	2.8066
10.00	0.0001	0.0955	0.4734	0.0000	10.00	0.5690	0.017	0.003	**0.166**	0.6227	2.8555

UNDERGROUND

Control Elevation = 2.3
Finished Floor Elevation = 12
Minimum Treatment Volume Require 0.00 ac-ft
Exfiltration Trench Volume Provided 0.691 ac-ft

EXFILTRATION TRENCH

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	Total Storage Area (ac)	Total Storage (ac-ft)
2.30	0.000	0.000
2.40	0.173	0.017
2.50	0.173	0.035
2.60	0.173	0.052
2.70	0.173	0.069
2.80	0.173	0.086
2.90	0.173	0.104
3.00	0.173	0.121
3.10	0.173	0.138
3.20	0.173	0.155
3.30	0.173	0.173
3.40	0.173	0.190
3.50	0.173	0.207
3.60	0.173	0.225
3.70	0.173	0.242
3.80	0.173	0.259
3.90	0.173	0.276
4.00	0.173	0.294
4.10	0.173	0.311
4.20	0.173	0.328
4.30	0.173	0.346
4.40	0.173	0.363
4.50	0.173	0.380
4.60	0.173	0.397
4.70	0.173	0.415
4.80	0.173	0.432
4.90	0.173	0.449
5.00	0.173	0.466
5.10	0.173	0.484
5.20	0.173	0.501
5.30	0.173	0.518
5.40	0.173	0.536
5.50	0.173	0.553
5.60	0.173	0.570
5.70	0.173	0.587
5.80	0.173	0.605
5.90	0.173	0.622
6.00	0.173	0.639
6.10	0.173	0.657
6.20	0.173	0.674
6.30	0.173	0.691
6.40	0.000	0.691
6.50	0.000	0.691
6.60	0.000	0.691
6.70	0.000	0.691
6.80	0.000	0.691
6.90	0.000	0.691
7.00	0.000	0.691
7.10	0.000	0.691
7.20	0.000	0.691
7.30	0.000	0.691
7.40	0.000	0.691
7.50	0.000	0.691
7.60	0.000	0.691
7.70	0.000	0.691
7.80	0.000	0.691
7.90	0.000	0.691
8.00	0.000	0.691
8.10	0.000	0.691
8.20	0.000	0.691
8.30	0.000	0.691
8.40	0.000	0.691
8.50	0.000	0.691
8.60	0.000	0.691
8.70	0.000	0.691
8.80	0.000	0.691
8.90	1.000	0.691
9.00	2.000	0.691
9.10	3.000	0.691
9.20	4.000	0.691
9.30	5.000	0.691
9.40	6.000	0.691
9.50	7.000	0.691
9.60	8.000	0.691
9.70	9.000	0.691
9.80	10.000	0.691
9.90	11.000	0.691
10.00	12.000	0.691

UNDERGROUND

Control Elevation = 2.3
Finished Floor Elevation = 12
Minimum Treatment Volume Required = 0.00 ac-ft
Storm Tech Volume Provided = 1.000 ac-ft

CONTECH

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	Total Storage Area (ac)	Total Storage (ac-ft)
2.30	0.000	0.000
2.40	0.222	0.022
2.50	0.222	0.044
2.60	0.222	0.067
2.70	0.222	0.089
2.80	0.222	0.111
2.90	0.222	0.133
3.00	0.222	0.156
3.10	0.222	0.178
3.20	0.222	0.200
3.30	0.222	0.222
3.40	0.222	0.244
3.50	0.222	0.267
3.60	0.222	0.289
3.70	0.222	0.311
3.80	0.222	0.333
3.90	0.222	0.356
4.00	0.222	0.378
4.10	0.222	0.400
4.20	0.222	0.422
4.30	0.222	0.444
4.40	0.222	0.467
4.50	0.222	0.489
4.60	0.222	0.511
4.70	0.222	0.533
4.80	0.222	0.556
4.90	0.222	0.578
5.00	0.222	0.600
5.10	0.222	0.622
5.20	0.222	0.644
5.30	0.222	0.667
5.40	0.222	0.689
5.50	0.222	0.711
5.60	0.222	0.733
5.70	0.222	0.756
5.80	0.222	0.778
5.90	0.222	0.800
6.00	0.222	0.822
6.10	0.222	0.844
6.20	0.222	0.867
6.30	0.222	0.889
6.40	0.222	0.911
6.50	0.222	0.933
6.60	0.222	0.956
6.70	0.222	0.978
6.80	0.222	1.000
6.90	0.000	1.000
7.00	0.000	1.000
7.10	0.000	1.000
7.20	0.000	1.000
7.30	0.000	1.000
7.40	0.000	1.000
7.50	0.000	1.000
7.60	0.000	1.000
7.70	0.000	1.000
7.80	0.000	1.000
7.90	0.000	1.000
8.00	0.000	1.000
8.10	0.000	1.000
8.20	0.000	1.000
8.30	0.000	1.000
8.40	0.000	1.000
8.50	0.000	1.000
8.60	0.000	1.000
8.70	0.000	1.000
8.80	0.000	1.000
8.90	1.000	1.000
9.00	2.000	1.000
9.10	3.000	1.000
9.20	4.000	1.000
9.30	5.000	1.000
9.40	6.000	1.000
9.50	7.000	1.000
9.60	8.000	1.000
9.70	9.000	1.000
9.80	10.000	1.000
9.90	11.000	1.000
10.00	12.000	1.000

TOTAL

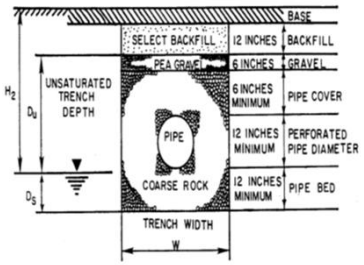
Control Elevation = 2.3
Finished Floor Elevation = 12.00
Area at Control Elevation = 0.000
Area at Top of Bank = 2.198
Building Area = 0.25

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	Total Site Storage Area (ac)	Total Site Storage Volume (ac-ft)
2.30	0.0000	0.0000
2.40	0.3950	0.0395
2.50	0.3950	0.0790
2.60	0.3950	0.1185
2.70	0.3950	0.1580
2.80	0.3950	0.1975
2.90	0.3950	0.2370
3.00	0.3950	0.2765
3.10	0.3950	0.3160
3.20	0.3950	0.3555
3.30	0.3950	0.3950
3.40	0.3950	0.4345
3.50	0.3950	0.4740
3.60	0.3950	0.5135
3.70	0.3950	0.5530
3.80	0.3950	0.5925
3.90	0.3950	0.6320
4.00	0.3950	0.6715
4.10	0.3950	0.7110
4.20	0.3950	0.7505
4.30	0.3950	0.7900
4.40	0.4008	0.8329
4.50	0.4066	0.8767
4.60	0.4125	0.9210
4.70	0.4183	0.9659
4.80	0.4241	1.0114
4.90	0.4300	1.0574
5.00	0.4358	1.1041
5.10	0.4416	1.1513
5.20	0.4474	1.1991
5.30	0.4533	1.2475
5.40	0.4591	1.2965
5.50	0.4649	1.3460
5.60	0.4708	1.3962
5.70	0.4766	1.4469
5.80	0.4824	1.4982
5.90	0.4882	1.5501
6.00	0.4941	1.6025
6.10	0.4999	1.6556
6.20	0.5057	1.7092
6.30	0.5116	1.7634
6.40	0.3446	1.8010
6.50	0.3505	1.8391
6.60	0.3563	1.8778
6.70	0.3621	1.9171
6.80	0.3679	1.9569
6.90	0.1515	1.9751
7.00	0.1574	1.9939
7.10	0.1632	2.0133
7.20	0.1690	2.0333
7.30	0.1749	2.0538
7.40	0.1807	2.0750
7.50	0.1865	2.0967
7.60	0.1923	2.1190
7.70	0.1982	2.1419
7.80	0.2040	2.1653
7.90	0.2124	2.1900
8.00	0.2208	2.2162
8.10	0.2292	2.2433
8.20	0.2376	2.2712
8.30	0.2460	2.3000
8.40	0.2544	2.3296
8.50	0.2628	2.3600
8.60	0.2713	2.3913
8.70	0.2797	2.4234
8.80	0.2881	2.4564
8.90	2.2965	2.4902
9.00	4.3049	2.5248
9.10	6.3133	2.5603
9.20	8.3217	2.5966
9.30	10.4025	2.6347
9.40	12.4833	2.6799
9.50	14.5641	2.7333
9.60	16.6449	2.7947
9.70	18.7257	2.8641
9.80	20.8065	2.9417
9.90	22.8911	3.0278
10.00	24.9757	3.1227

Post-Development

Existing Longitudinal Trench:	0 LF
Existing Exfiltration Trench:	0 LF
Proposed Exfiltration Trench:	170 LF
Total:	170 LF

SFWMD/Martin County
EXFILTRATION TRENCH CALCULATIONS for SITE



		Elevation (NAVD)
Minimum Grate:		10.00 ft.
Asphalt/Base Thickness:	12.50 in.	8.96 ft.
Select Backfill:	12.00 in.	7.96 ft.
Pea Gravel Thickness:	6.00 in.	7.46 ft.
Weir Elevation		7.46 ft.
Pipe Cover:	11.00 in.	6.54 ft.
Pipe Wall Thickness:	0.75 in.	6.48 ft.
Pipe Diameter:	18.00 in.	4.98 ft.
Pipe Invert:		4.20 ft.
Seasonal High Water:		4.58 ft.
Pipe Bed (Ds):	2.50 ft.	2.08 ft.
Trench Bottom		2.08 ft.

Required Pre Treatment Minimum for Commercial	*0.5 in. over*	*2.52*	*acres:*	*0.1 ac-ft.*
Maximum Allowed Storage within the Exfiltration Trench	*3.28 in. X*	*2.52*	*acres:*	*0.69 ac-ft.*

K=HYDRAULIC CONDUCTIVITY (cfs/ft^2*ft head)	K=	0.0009973
H2=DEPTH TO WATER TABLE (ft)	H2=	2.878
	Weir Elevation at H2	7.458
W=WIDTH OF TRENCH (ft)	W=	8.000
Du=NON-SATURATED TRENCH DEPTH (ft)	Du=	2.878
Ds=SATURATED TRENCH DEPTH (ft)	Ds=	2.500
L=LENGTH OF TRENCH	*L=*	*170.000*
TD=TRENCH DEPTH	TD=	5.378
V=VOLUME OF WATER STORED		

EQUATION USED FOR THIS CALCULATION:

V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*Ds)+1.39E10^(-4)*W*Du)

V (ac-ft) = 0.6911

The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 *V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*Ds)+1.39E10^(-4)*W*Du)*

L (Equation 1)= 8.292675533

EQ.#2 *V=(L)*(K*(2*H2*Du-Du^2+2*H2*Ds)+(1.39*10^-4)*W*Du)*

L (Equation 2)= 4.388711439

IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH
*or IF THE TRENCH WIDTH IS > 2*TOTAL TRENCH DEPTH*

Post Development Site Storage Volume

Date:
By: JH

ALL ELEVATIONS LISTED IN NAVD '88

APPENDIX B

SITE

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Control Elevation = 4.58
Finished Floor Elevati 12.00
Area at Control Elevat 0.0000
Area at Top of Bank = 2.03
Building Area = 0.25

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage	Total Site Storage	Total Site Storage	Total Site Storage
Low El.	9.50		9.50						
High El.	9.51		12.00						
Area (ft^2)	0		77746.8						
Area (acres)	0.00000		1.78482						
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)	(ac)	(ac)	(ac)
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000	0.00	0.00	**0.00**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000	0.00	0.00	**0.00**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000	0.00	0.00	**0.00**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000	0.00	0.00	**0.00**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000	0.00	0.00	**0.00**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000	0.00	0.00	**0.00**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000	0.00	0.00	**0.00**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000	0.00	0.00	**0.00**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000	0.00	0.00	**0.00**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000	0.00	0.00	**0.00**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000	0.00	0.00	**0.00**
5.60	0.0000	0.0000	0.0000	0.0000	5.60	0.0000	0.00	0.00	**0.00**
5.70	0.0000	0.0000	0.0000	0.0000	5.70	0.0000	0.00	0.00	**0.00**
5.80	0.0000	0.0000	0.0000	0.0000	5.80	0.0000	0.00	0.00	**0.00**
5.90	0.0000	0.0000	0.0000	0.0000	5.90	0.0000	0.00	0.00	**0.00**
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.0000	0.00	0.00	**0.00**
6.10	0.0000	0.0000	0.0000	0.0000	6.10	0.0000	0.00	0.00	**0.00**
6.20	0.0000	0.0000	0.0000	0.0000	6.20	0.0000	0.00	0.00	**0.00**
6.30	0.0000	0.0000	0.0000	0.0000	6.30	0.0000	0.00	0.00	**0.00**
6.40	0.0000	0.0000	0.0000	0.0000	6.40	0.0000	0.00	0.00	**0.00**
6.50	0.0000	0.0000	0.0000	0.0000	6.50	0.0000	0.00	0.00	**0.00**
6.60	0.0000	0.0000	0.0000	0.0000	6.60	0.0000	0.00	0.00	**0.00**
6.70	0.0000	0.0000	0.0000	0.0000	6.70	0.0000	0.00	0.00	**0.00**
6.80	0.0000	0.0000	0.0000	0.0000	6.80	0.0000	0.00	0.00	**0.00**
6.90	0.0000	0.0000	0.0000	0.0000	6.90	0.0000	0.00	0.00	**0.00**
7.00	0.0000	0.0000	0.0000	0.0000	7.00	0.0000	0.00	0.00	**0.00**
7.10	0.0000	0.0000	0.0000	0.0000	7.10	0.0000	0.00	0.00	**0.00**
7.20	0.0000	0.0000	0.0000	0.0000	7.20	0.0000	0.00	0.00	**0.00**
7.30	0.0000	0.0000	0.0000	0.0000	7.30	0.0000	0.00	0.00	**0.00**
7.40	0.0000	0.0000	0.0000	0.0000	7.40	0.0000	0.00	0.00	**0.00**
7.50	0.0000	0.0000	0.0000	0.0000	7.50	0.0000	0.00	0.00	**0.00**
7.60	0.0000	0.0000	0.0000	0.0000	7.60	0.0000	0.00	0.00	**0.00**
7.70	0.0000	0.0000	0.0000	0.0000	7.70	0.0000	0.00	0.00	**0.00**
7.80	0.0000	0.0000	0.0000	0.0000	7.80	0.0000	0.00	0.00	**0.00**
7.90	0.0000	0.0000	0.0000	0.0000	7.90	0.0000	0.00	0.00	**0.00**
8.00	0.0000	0.0000	0.0000	0.0000	8.00	0.0000	0.00	0.00	**0.00**
8.10	0.0000	0.0000	0.0000	0.0000	8.10	0.0000	0.00	0.00	**0.00**
8.20	0.0000	0.0000	0.0000	0.0000	8.20	0.0000	0.00	0.00	**0.00**
8.30	0.0000	0.0000	0.0000	0.0000	8.30	0.0000	0.00	0.00	**0.00**
8.40	0.0000	0.0000	0.0000	0.0000	8.40	0.0000	0.00	0.00	**0.00**
8.50	0.0000	0.0000	0.0000	0.0000	8.50	0.0000	0.00	0.00	**0.00**
8.60	0.0000	0.0000	0.0000	0.0000	8.60	0.0000	0.00	0.00	**0.00**
8.70	0.0000	0.0000	0.0000	0.0000	8.70	0.0000	0.00	0.00	**0.00**
8.80	0.0000	0.0000	0.0000	0.0000	8.80	0.0000	0.00	0.00	**0.00**
8.90	0.0000	0.0000	0.0000	0.0000	8.90	0.0000	0.00	0.00	**0.00**
9.00	0.0000	0.0000	0.0000	0.0000	9.00	0.0000	0.00	0.00	**0.00**
9.10	0.0000	0.0000	0.0000	0.0000	9.10	0.0000	0.00	0.00	**0.00**
9.20	0.0000	0.0000	0.0000	0.0000	9.20	0.0000	0.00	0.00	**0.00**
9.30	0.0000	0.0000	0.0000	0.0000	9.30	0.0000	0.00	0.00	**0.00**
9.40	0.0000	0.0000	0.0000	0.0000	9.40	0.0000	0.00	0.00	**0.00**
9.50	0.0000	0.0000	0.0000	0.0000	9.50	0.0000	0.00	0.00	**0.00**
9.60	0.0000	0.0000	0.0036	0.0000	9.60	0.0036	0.00	0.07	**0.07**
9.70	0.0000	0.0000	0.0143	0.0000	9.70	0.0143	0.00	0.07	**0.07**
9.80	0.0000	0.0000	0.0321	0.0000	9.80	0.0321	0.00	0.07	**0.07**
9.90	0.0000	0.0000	0.0571	0.0000	9.90	0.0571	0.00	0.07	**0.07**
10.00	0.0000	0.0000	0.0892	0.0000	10.00	0.0892	0.00	0.07	**0.07**
10.10	0.0000	0.0000	0.1285	0.0000	10.10	0.1285	0.00	0.07	**0.07**
10.20	0.0000	0.0000	0.1749	0.0000	10.20	0.1749	0.00	0.07	**0.07**
10.30	0.0000	0.0000	0.2285	0.0000	10.30	0.2285	0.00	0.07	**0.07**
10.40	0.0000	0.0000	0.2891	0.0000	10.40	0.2891	0.00	0.07	**0.07**
10.50	0.0000	0.0000	0.3570	0.0000	10.50	0.3570	0.00	0.07	**0.07**
10.60	0.0000	0.0000	0.4319	0.0000	10.60	0.4319	0.00	0.07	**0.07**
10.70	0.0000	0.0000	0.5140	0.0000	10.70	0.5140	0.00	0.07	**0.07**
10.80	0.0000	0.0000	0.6033	0.0000	10.80	0.6033	0.00	0.07	**0.07**
10.90	0.0000	0.0000	0.6996	0.0000	10.90	0.6996	0.00	0.07	**0.07**
11.00	0.0000	0.0000	0.8032	0.0000	11.00	0.8032	0.00	0.07	**0.07**
11.10	0.0000	0.0000	0.9138	0.0000	11.10	0.9138	0.00	0.07	**0.07**
11.20	0.0000	0.0000	1.0316	0.0000	11.20	1.0316	0.00	0.07	**0.07**
11.30	0.0000	0.0000	1.1566	0.0000	11.30	1.1566	0.00	0.07	**0.07**
11.40	0.0000	0.0000	1.2886	0.0000	11.40	1.2886	0.00	0.07	**0.07**
11.50	0.0000	0.0000	1.4279	0.0000	11.50	1.4279	0.00	0.07	**0.07**
11.60	0.0000	0.0000	1.5742	0.0000	11.60	1.5742	0.00	0.07	**0.07**
11.70	0.0000	0.0000	1.7277	0.0000	11.70	1.7277	0.00	0.07	**0.07**
11.80	0.0000	0.0000	1.8883	0.0000	11.80	1.8883	0.00	0.07	**0.14**
11.90	0.0000	0.0000	2.0561	0.0000	11.90	2.0561	0.00	0.07	**0.21**
12.00	0.0000	0.0000	2.2310	0.0000	12.00	2.2310	0.00	0.07	**0.29**
12.10	0.0000	0.0000	2.2310	0.1785	12.10	2.4095	0.00	0.00	**0.29**
12.20	0.0000	0.0000	2.2310	0.3570	12.20	2.5880	0.00	0.00	**0.29**
12.30	0.0000	0.0000	2.2310	0.5354	12.30	2.7665	0.00	0.00	**0.29**
12.40	0.0000	0.0000	2.2310	0.7139	12.40	2.9450	0.00	0.00	**0.29**
12.50	0.0000	0.0000	2.2310	0.8924	12.50	3.1234	0.00	0.00	**0.29**
12.60	0.0000	0.0000	2.2310	1.0709	12.60	3.3019	0.00	0.00	**0.29**
12.70	0.0000	0.0000	2.2310	1.2494	12.70	3.4804	0.00	0.00	**0.29**
12.80	0.0000	0.0000	2.2310	1.4279	12.80	3.6589	0.00	0.00	**0.29**
12.90	0.0000	0.0000	2.2310	1.6063	12.90	3.8374	0.00	0.00	**0.29**
13.00	0.0000	0.0000	2.2310	1.7848	13.00	4.0158	0.00	0.00	**0.29**
13.10	0.0000	0.0000	2.2310	1.9633	13.10	4.1943	0.00	0.00	**0.29**
13.20	0.0000	0.0000	2.2310	2.1418	13.20	4.3728	0.00	0.00	**0.29**
13.30	0.0000	0.0000	2.2310	2.3203	13.30	4.5513	0.00	0.00	**0.29**
13.40	0.0000	0.0000	2.2310	2.4987	13.40	4.7298	0.00	0.00	**0.29**
13.50	0.0000	0.0000	2.2310	2.6772	13.50	4.9083	0.00	0.00	**0.29**
13.60	0.0000	0.0000	2.2310	2.8557	13.60	5.0867	0.00	0.00	**0.29**
13.70	0.0000	0.0000	2.2310	3.0342	13.70	5.2652	0.00	0.00	**0.29**
13.80	0.0000	0.0000	2.2310	3.2127	13.80	5.4437	0.00	0.00	**0.29**
13.90	0.0000	0.0000	2.2310	3.3912	13.90	5.6222	0.00	0.00	**0.29**
14.00	0.0000	0.0000	2.2310	3.5696	14.00	5.8007	0.00	0.00	**0.29**
14.10	0.0000	0.0000	2.2310	3.7481	14.10	5.9792	0.00	0.00	**0.29**
14.20	0.0000	0.0000	2.2310	3.9266	14.20	6.1576	0.00	0.00	**0.29**

DRY RETENTION #1

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Watr Table = 4.58
Finished Floor Elevati 12.00
Area at Bottom of Por 0.28000
Area at Top of Bank = 0.48870
Building Area = 0.00

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage		Total Site Storage	Total Site Storage	Total Site Storage
Low El.	5.50		5.50							
High El.	5.51		9.50							
Area (ft^2)	12196.8		9090.972							
Area (acres)	0.28000		0.20870							
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	**(ac-ft)**		**(ac)**	**(ac)**	**(ac)**
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.0000		0.000	0.000	**0.000**
4.60	0.0000	0.0000	0.0000	0.0000	4.60	0.0000		0.000	0.000	**0.000**
4.70	0.0000	0.0000	0.0000	0.0000	4.70	0.0000		0.000	0.000	**0.000**
4.80	0.0000	0.0000	0.0000	0.0000	4.80	0.0000		0.000	0.000	**0.000**
4.90	0.0000	0.0000	0.0000	0.0000	4.90	0.0000		0.000	0.000	**0.000**
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.0000		0.000	0.000	**0.000**
5.10	0.0000	0.0000	0.0000	0.0000	5.10	0.0000		0.000	0.000	**0.000**
5.20	0.0000	0.0000	0.0000	0.0000	5.20	0.0000		0.000	0.000	**0.000**
5.30	0.0000	0.0000	0.0000	0.0000	5.30	0.0000		0.000	0.000	**0.000**
5.40	0.0000	0.0000	0.0000	0.0000	5.40	0.0000		0.000	0.000	**0.000**
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.0000		0.280	0.000	**0.280**
5.60	0.0014	0.0252	0.0003	0.0000	5.60	0.0269		0.280	0.005	**0.285**
5.70	0.0014	0.0532	0.0010	0.0000	5.70	0.0556		0.280	0.005	**0.285**
5.80	0.0014	0.0812	0.0023	0.0000	5.80	0.0849		0.280	0.005	**0.285**
5.90	0.0014	0.1092	0.0042	0.0000	5.90	0.1148		0.280	0.005	**0.285**
6.00	0.0014	0.1372	0.0065	0.0000	6.00	0.1451		0.280	0.005	**0.285**
6.10	0.0014	0.1652	0.0094	0.0000	6.10	0.1760		0.280	0.005	**0.285**
6.20	0.0014	0.1932	0.0128	0.0000	6.20	0.2074		0.280	0.005	**0.285**
6.30	0.0014	0.2212	0.0167	0.0000	6.30	0.2393		0.280	0.005	**0.285**
6.40	0.0014	0.2492	0.0211	0.0000	6.40	0.2717		0.280	0.005	**0.285**
6.50	0.0014	0.2772	0.0261	0.0000	6.50	0.3047		0.280	0.005	**0.285**
6.60	0.0014	0.3052	0.0316	0.0000	6.60	0.3382		0.280	0.005	**0.285**
6.70	0.0014	0.3332	0.0376	0.0000	6.70	0.3722		0.280	0.005	**0.285**
6.80	0.0014	0.3612	0.0441	0.0000	6.80	0.4067		0.280	0.005	**0.285**
6.90	0.0014	0.3892	0.0511	0.0000	6.90	0.4417		0.280	0.005	**0.285**
7.00	0.0014	0.4172	0.0587	0.0000	7.00	0.4773		0.280	0.005	**0.285**
7.10	0.0014	0.4452	0.0668	0.0000	7.10	0.5134		0.280	0.005	**0.285**
7.20	0.0014	0.4732	0.0754	0.0000	7.20	0.5500		0.280	0.005	**0.285**
7.30	0.0014	0.5012	0.0845	0.0000	7.30	0.5871		0.280	0.005	**0.285**
7.40	0.0014	0.5292	0.0942	0.0000	7.40	0.6248		0.280	0.005	**0.285**
7.50	0.0014	0.5572	0.1043	0.0000	7.50	0.6629		0.280	0.005	**0.285**
7.60	0.0014	0.5852	0.1150	0.0000	7.60	0.7016		0.280	0.005	**0.285**
7.70	0.0014	0.6132	0.1263	0.0000	7.70	0.7409		0.280	0.005	**0.285**
7.80	0.0014	0.6412	0.1380	0.0000	7.80	0.7806		0.280	0.005	**0.285**
7.90	0.0014	0.6692	0.1503	0.0000	7.90	0.8209		0.280	0.005	**0.285**
8.00	0.0014	0.6972	0.1630	0.0000	8.00	0.8616		0.280	0.005	**0.285**
8.10	0.0014	0.7252	0.1764	0.0000	8.10	0.9030		0.280	0.005	**0.285**
8.20	0.0014	0.7532	0.1902	0.0000	8.20	0.9448		0.280	0.005	**0.285**
8.30	0.0014	0.7812	0.2045	0.0000	8.30	0.9871		0.280	0.005	**0.285**
8.40	0.0014	0.8092	0.2194	0.0000	8.40	1.0300		0.280	0.005	**0.285**
8.50	0.0014	0.8372	0.2348	0.0000	8.50	1.0734		0.280	0.005	**0.285**
8.60	0.0014	0.8652	0.2507	0.0000	8.60	1.1173		0.280	0.005	**0.285**
8.70	0.0014	0.8932	0.2671	0.0000	8.70	1.1617		0.280	0.005	**0.285**
8.80	0.0014	0.9212	0.2841	0.0000	8.80	1.2067		0.280	0.005	**0.285**
8.90	0.0014	0.9492	0.3016	0.0000	8.90	1.2522		0.280	0.005	**0.290**
9.00	0.0014	0.9772	0.3196	0.0000	9.00	1.2982		0.280	0.005	**0.296**
9.10	0.0014	1.0052	0.3381	0.0000	9.10	1.3447		0.280	0.005	**0.301**
9.20	0.0014	1.0332	0.3571	0.0000	9.20	1.3917		0.280	0.005	**0.306**
9.30	0.0014	1.0612	0.3767	0.0000	9.30	1.4393		0.280	0.005	**0.311**
9.40	0.0014	1.0892	0.3968	0.0000	9.40	1.4874		0.280	0.005	**0.317**
9.50	0.0014	1.1172	0.4174	0.0000	9.50	1.5360		0.280	0.005	**0.322**
9.60	0.0014	1.1452	0.4174	0.0209	9.60	1.5849		0.280	0.000	**0.322**
9.70	0.0014	1.1732	0.4174	0.0417	9.70	1.6337		0.280	0.000	**0.322**
9.80	0.0014	1.2012	0.4174	0.0626	9.80	1.6826		0.280	0.000	**0.322**
9.90	0.0014	1.2292	0.4174	0.0835	9.90	1.7315		0.280	0.000	**0.322**
10.00	0.0014	1.2572	0.4174	0.1043	10.00	1.7803		0.280	0.000	**0.322**
10.10	0.0014	1.2852	0.4174	0.1252	10.10	1.8292		0.280	0.000	**0.322**
10.20	0.0014	1.3132	0.4174	0.1461	10.20	1.8781		0.280	0.000	**0.322**
10.30	0.0014	1.3412	0.4174	0.1670	10.30	1.9270		0.280	0.000	**0.322**
10.40	0.0014	1.3692	0.4174	0.1878	10.40	1.9758		0.280	0.000	**0.322**
10.50	0.0014	1.3972	0.4174	0.2087	10.50	2.0247		0.280	0.000	**0.322**
10.60	0.0014	1.4252	0.4174	0.2296	10.60	2.0736		0.280	0.000	**0.322**
10.70	0.0014	1.4532	0.4174	0.2504	10.70	2.1224		0.280	0.000	**0.322**
10.80	0.0014	1.4812	0.4174	0.2713	10.80	2.1713		0.280	0.000	**0.322**
10.90	0.0014	1.5092	0.4174	0.2922	10.90	2.2202		0.280	0.000	**0.322**
11.00	0.0014	1.5372	0.4174	0.3130	11.00	2.2690		0.280	0.000	**0.322**
11.10	0.0014	1.5652	0.4174	0.3339	11.10	2.3179		0.280	0.000	**0.322**
11.20	0.0014	1.5932	0.4174	0.3548	11.20	2.3668		0.280	0.000	**0.322**
11.30	0.0014	1.6212	0.4174	0.3757	11.30	2.4157		0.280	0.000	**0.322**
11.40	0.0014	1.6492	0.4174	0.3965	11.40	2.4645		0.280	0.000	**0.322**
11.50	0.0014	1.6772	0.4174	0.4174	11.50	2.5134		0.280	0.000	**0.322**
11.60	0.0014	1.7052	0.4174	0.4383	11.60	2.5623		0.280	0.000	**0.322**
11.70	0.0014	1.7332	0.4174	0.4591	11.70	2.6111		0.280	0.000	**0.322**
11.80	0.0014	1.7612	0.4174	0.4800	11.80	2.6600		0.280	0.000	**0.322**
11.90	0.0014	1.7892	0.4174	0.5009	11.90	2.7089		0.280	0.000	**0.322**
12.00	0.0014	1.8172	0.4174	0.5217	12.00	2.7577		0.280	0.000	**0.322**
12.10	0.0014	1.8452	0.4174	0.5426	12.10	2.8066		0.280	0.000	**0.322**
12.20	0.0014	1.8732	0.4174	0.5635	12.20	2.8555		0.280	0.000	**0.322**
12.30	0.0014	1.9012	0.4174	0.5844	12.30	2.9044		0.280	0.000	**0.322**
12.40	0.0014	1.9292	0.4174	0.6052	12.40	2.9532		0.280	0.000	**0.322**
12.50	0.0014	1.9572	0.4174	0.6261	12.50	3.0021		0.280	0.000	**0.322**
12.60	0.0014	1.9852	0.4174	0.6470	12.60	3.0510		0.280	0.000	**0.322**
12.70	0.0014	2.0132	0.4174	0.6678	12.70	3.0998		0.280	0.000	**0.322**
12.80	0.0014	2.0412	0.4174	0.6887	12.80	3.1487		0.280	0.000	**0.322**
12.90	0.0014	2.0692	0.4174	0.7096	12.90	3.1976		0.280	0.000	**0.322**
13.00	0.0014	2.0972	0.4174	0.7304	13.00	3.2464		0.280	0.000	**0.322**
13.10	0.0014	2.1252	0.4174	0.7513	13.10	3.2953		0.280	0.000	**0.322**
13.20	0.0014	2.1532	0.4174	0.7722	13.20	3.3442		0.280	0.000	**0.322**
13.30	0.0014	2.1812	0.4174	0.7931	13.30	3.3931		0.280	0.000	**0.322**
13.40	0.0014	2.2092	0.4174	0.8139	13.40	3.4419		0.280	0.000	**0.322**
13.50	0.0014	2.2372	0.4174	0.8348	13.50	3.4908		0.280	0.000	**0.322**
13.60	0.0014	2.2652	0.4174	0.8557	13.60	3.5397		0.280	0.000	**0.322**
13.70	0.0014	2.2932	0.4174	0.8765	13.70	3.5885		0.280	0.000	**0.322**
13.80	0.0014	2.3212	0.4174	0.8974	13.80	3.6374		0.280	0.000	**0.322**
13.90	0.0014	2.3492	0.4174	0.9183	13.90	3.6863		0.280	0.000	**0.322**
14.00	0.0014	2.3772	0.4174	0.9391	14.00	3.7351		0.280	0.000	**0.322**
14.10	0.0014	2.4052	0.4174	0.9600	14.10	3.7840		0.280	0.000	**0.322**
14.20	0.0014	2.4332	0.4174	0.9809	14.20	3.8329		0.280	0.000	**0.322**

UNDERGROUND

Control Elevation = 4.58
Finished Floor Elevation = 12
Minimum Treatment Volume Require 0.00 ac-ft
Exfiltration Trench Volume Provided 0.69 ac-ft

EXFILTRATION TRENCH

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	Total Storage Area (ac)	Total Storage (ac-ft)
4.50	0.000	0.000
4.60	0.147	0.015
4.70	0.147	0.029
4.80	0.147	0.044
4.90	0.147	0.059
5.00	0.147	0.073
5.10	0.147	0.088
5.20	0.147	0.103
5.30	0.147	0.117
5.40	0.147	0.132
5.50	0.147	0.147
5.60	0.147	0.161
5.70	0.147	0.176
5.80	0.147	0.191
5.90	0.147	0.206
6.00	0.147	0.220
6.10	0.147	0.235
6.20	0.147	0.250
6.30	0.147	0.264
6.40	0.147	0.279
6.50	0.147	0.294
6.60	0.147	0.308
6.70	0.147	0.323
6.80	0.147	0.338
6.90	0.147	0.352
7.00	0.147	0.367
7.10	0.147	0.382
7.20	0.147	0.396
7.30	0.147	0.411
7.40	0.147	0.426
7.50	0.147	0.440
7.60	0.147	0.455
7.70	0.147	0.470
7.80	0.147	0.484
7.90	0.147	0.499
8.00	0.147	0.514
8.10	0.147	0.529
8.20	0.147	0.543
8.30	0.147	0.558
8.40	0.147	0.573
8.50	0.147	0.587
8.60	0.147	0.602
8.70	0.147	0.617
8.80	0.147	0.631
8.90	0.147	0.646
9.00	0.147	0.661
9.10	0.147	0.675
9.20	0.147	0.690
9.30	0.147	0.690
9.40	0.147	0.690
9.50	0.147	0.690
9.60	0.147	0.690
9.70	0.147	0.690
9.80	0.147	0.690
9.90	0.147	0.690
10.00	0.147	0.690
10.10	0.147	0.690
10.20	0.147	0.690
10.30	0.147	0.690
10.40	0.147	0.690
10.50	0.147	0.690
10.60	0.147	0.690
10.70	0.147	0.690
10.80	0.147	0.690
10.90	0.147	0.690
11.00	0.147	0.690
11.10	0.147	0.690
11.20	0.147	0.690
11.30	0.147	0.690
11.40	0.147	0.690
11.50	0.147	0.690
11.60	0.147	0.690
11.70	0.147	0.690
11.80	0.147	0.690
11.90	0.147	0.690
12.00	0.147	0.690
12.10	0.147	0.690
12.20	0.147	0.690
12.30	0.147	0.690
12.40	0.147	0.690
12.50	0.147	0.690
12.60	0.147	0.690
12.70	0.147	0.690
12.80	0.147	0.690
12.90	0.147	0.690
13.00	0.147	0.690
13.10	0.147	0.690
13.20	0.147	0.690
13.30	0.147	0.690
13.40	0.147	0.690
13.50	0.147	0.690
13.60	0.147	0.690
13.70	0.147	0.690
13.80	0.147	0.690
13.90	0.147	0.690
14.00	0.147	0.690
14.10	0.147	0.690
14.20	0.147	0.690

TOTAL

Control Elevation = 4.58
Finished Floor Elevation = 12.00
Area at Control Elevation = 0.000
Area at Top of Bank = 2.274
Building Area = 0.25

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	Total Site Storage Area (ac)	Total Site Storage Volume (ac-ft)
4.50	0.0000	0.0000
4.60	0.1468	0.0147
4.70	0.1468	0.0294
4.80	0.1468	0.0440
4.90	0.1468	0.0587
5.00	0.1468	0.0734
5.10	0.1468	0.0881
5.20	0.1468	0.1028
5.30	0.1468	0.1174
5.40	0.1468	0.1321
5.50	0.4268	0.1468
5.60	0.4320	0.1884
5.70	0.4320	0.2318
5.80	0.4320	0.2758
5.90	0.4320	0.3203
6.00	0.4320	0.3653
6.10	0.4320	0.4109
6.20	0.4320	0.4570
6.30	0.4320	0.5036
6.40	0.4320	0.5507
6.50	0.4320	0.5983
6.60	0.4320	0.6465
6.70	0.4320	0.6951
6.80	0.4320	0.7443
6.90	0.4320	0.7941
7.00	0.4320	0.8443
7.10	0.4320	0.8951
7.20	0.4320	0.9464
7.30	0.4320	0.9982
7.40	0.4320	1.0505
7.50	0.4320	1.1034
7.60	0.4320	1.1568
7.70	0.4320	1.2107
7.80	0.4320	1.2651
7.90	0.4320	1.3200
8.00	0.4320	1.3755
8.10	0.4320	1.4315
8.20	0.4320	1.4880
8.30	0.4320	1.5450
8.40	0.4320	1.6025
8.50	0.4320	1.6606
8.60	0.4320	1.7192
8.70	0.4320	1.7783
8.80	0.4320	1.8380
8.90	0.4372	1.8981
9.00	0.4425	1.9588
9.10	0.4477	2.0200
9.20	0.4529	2.0817
9.30	0.4581	2.1293
9.40	0.4633	2.1774
9.50	0.4685	2.2260
9.60	0.5399	2.2784
9.70	0.5399	2.3380
9.80	0.5399	2.4047
9.90	0.5399	2.4786
10.00	0.5399	2.5596
10.10	0.5399	2.6477
10.20	0.5399	2.7430
10.30	0.5399	2.8454
10.40	0.5399	2.9550
10.50	0.5399	3.0717
10.60	0.5399	3.1955
10.70	0.5399	3.3265
10.80	0.5399	3.4646
10.90	0.5399	3.6098
11.00	0.5399	3.7622
11.10	0.5399	3.9217
11.20	0.5399	4.0884
11.30	0.5399	4.2622
11.40	0.5399	4.4432
11.50	0.5399	4.6313
11.60	0.5399	4.8265
11.70	0.5399	5.0288
11.80	0.6113	5.2394
11.90	0.6827	5.4550
12.00	0.7541	5.6788
12.10	0.7541	5.9061
12.20	0.7541	6.1335
12.30	1.7541	6.3608
12.40	2.7541	6.5882
12.50	3.7541	6.8155
12.60	4.7541	7.0429
12.70	5.7541	7.2702
12.80	6.7541	7.4976
12.90	7.7541	7.7249
13.00	8.7541	7.9523
13.10	9.7541	8.1796
13.20	10.7541	8.4070
13.30	11.7541	8.6344
13.40	12.7541	8.8617
13.50	13.7541	9.0891
13.60	14.7541	9.3164
13.70	15.7541	9.5438
13.80	16.7541	9.7711
13.90	17.7541	9.9985
14.00	18.7541	10.2258
14.10	19.7541	10.4532
14.20	20.7541	10.6805

Foundcare - Riviera Beach

5.07	b7
4.85	b6
5.93	ex3
6.1	ex2
4.93	ex1
3.97	b2
3.95	b1
3.9	b5
3.91	b3
3.15	b4
45.76	
4.58	Water Table Elevation

Elev in Navd 88.
Formula:
Survey height - GWL at drill = ELEV

APPENDIX D – EXISTING ICPR MODELING

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pre Site Storage	100YR-1HR	12.00	10.11	0.0010	6.17	0.06	107636
Tailwater	100YR-1HR	12.00	5.00	0.0000	0.06	0.00	0
Pre Site Storage	100YR-24HR	12.00	10.20	0.0003	2.40	1.83	115278
Tailwater	100YR-24HR	12.00	5.00	0.0000	1.83	0.00	0
Pre Site Storage	100YR-2HR	12.00	10.20	0.0010	6.18	1.73	115021
Tailwater	100YR-2HR	12.00	5.00	0.0000	1.73	0.00	0
Pre Site Storage	100YR-4HR	12.00	10.24	0.0010	5.66	2.97	118105
Tailwater	100YR-4HR	12.00	5.00	0.0000	2.97	0.00	0
Pre Site Storage	100YR-72HR	12.00	10.21	0.0003	2.10	2.00	115728
Tailwater	100YR-72HR	12.00	5.00	0.0000	2.00	0.00	0
Pre Site Storage	100YR-8HR	12.00	10.24	0.0010	6.32	2.93	118013
Tailwater	100YR-8HR	12.00	5.00	0.0000	2.93	0.00	0
Pre Site Storage	10YR-1HR	12.00	10.07	0.0008	2.68	0.00	103912
Tailwater	10YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Pre Site Storage	10YR-24HR	12.00	10.15	0.0002	0.95	0.63	111523
Tailwater	10YR-24HR	12.00	5.00	0.0000	0.63	0.00	0
Pre Site Storage	10YR-2HR	12.00	10.12	0.0006	2.17	0.10	108036
Tailwater	10YR-2HR	12.00	5.00	0.0000	0.10	0.00	0
Pre Site Storage	10YR-4HR	12.00	10.16	0.0007	2.67	0.84	112292
Tailwater	10YR-4HR	12.00	5.00	0.0000	0.84	0.00	0
Pre Site Storage	10YR-72HR	12.00	10.17	0.0002	1.07	0.96	112714
Tailwater	10YR-72HR	12.00	5.00	0.0000	0.96	0.00	0
Pre Site Storage	10YR-8HR	12.00	10.15	0.0007	2.39	0.62	111481
Tailwater	10YR-8HR	12.00	5.00	0.0000	0.62	0.00	0
Pre Site Storage	25YR-1HR	12.00	10.09	0.0010	3.78	0.00	105109
Tailwater	25YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Pre Site Storage	25YR-24HR	12.00	10.17	0.0003	1.35	0.94	112650
Tailwater	25YR-24HR	12.00	5.00	0.0000	0.94	0.00	0
Pre Site Storage	25YR-2HR	12.00	10.14	0.0009	2.97	0.37	110034
Tailwater	25YR-2HR	12.00	5.00	0.0000	0.37	0.00	0
Pre Site	25YR-4HR	12.00	10.17	0.0008	3.10	1.12	113211

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Storage							
Tailwater	25YR-4HR	12.00	5.00	0.0000	1.12	0.00	0
Pre Site Storage	25YR-72HR	12.00	10.18	0.0002	1.43	1.32	113841
Tailwater	25YR-72HR	12.00	5.00	0.0000	1.32	0.00	0
Pre Site Storage	25YR-8HR	12.00	10.18	0.0009	3.53	1.24	113613
Tailwater	25YR-8HR	12.00	5.00	0.0000	1.24	0.00	0
Pre Site Storage	3YR-1HR	12.00	10.06	0.0005	1.64	0.00	102880
Tailwater	3YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Pre Site Storage	3YR-24HR	12.00	10.14	0.0002	0.67	0.41	110293
Tailwater	3YR-24HR	12.00	5.00	0.0000	0.41	0.00	0
Pre Site Storage	3YR-2HR	12.00	10.10	0.0004	1.48	0.00	106076
Tailwater	3YR-2HR	12.00	5.00	0.0000	0.00	0.00	0
Pre Site Storage	3YR-4HR	12.00	10.13	0.0005	1.61	0.23	109080
Tailwater	3YR-4HR	12.00	5.00	0.0000	0.23	0.00	0
Pre Site Storage	3YR-72HR	12.00	10.15	0.0001	0.69	0.59	111338
Tailwater	3YR-72HR	12.00	5.00	0.0000	0.59	0.00	0
Pre Site Storage	3YR-8HR	12.00	10.14	0.0005	1.87	0.39	110158
Tailwater	3YR-8HR	12.00	5.00	0.0000	0.39	0.00	0
Pre Site Storage	50YR-1HR	12.00	10.10	0.0010	4.97	0.00	106371
Tailwater	50YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Pre Site Storage	50YR-24HR	12.00	10.19	0.0002	1.96	1.43	114179
Tailwater	50YR-24HR	12.00	5.00	0.0000	1.43	0.00	0
Pre Site Storage	50YR-2HR	12.00	10.17	0.0010	4.58	1.02	112915
Tailwater	50YR-2HR	12.00	5.00	0.0000	1.02	0.00	0
Pre Site Storage	50YR-4HR	12.00	10.23	0.0010	5.01	2.48	116936
Tailwater	50YR-4HR	12.00	5.00	0.0000	2.48	0.00	0
Pre Site Storage	50YR-72HR	12.00	10.19	0.0002	1.75	1.64	114762
Tailwater	50YR-72HR	12.00	5.00	0.0000	1.64	0.00	0
Pre Site Storage	50YR-8HR	12.00	10.22	0.0010	5.50	2.42	116807
Tailwater	50YR-8HR	12.00	5.00	0.0000	2.42	0.00	0
Pre Site Storage	5YR-1HR	12.00	10.07	0.0007	2.53	0.00	103756
Tailwater	5YR-1HR	12.00	5.00	0.0000	0.00	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pre Site Storage	5YR-24HR	12.00	10.15	0.0002	0.95	0.63	111523
Tailwater	5YR-24HR	12.00	5.00	0.0000	0.63	0.00	0
Pre Site Storage	5YR-2HR	12.00	10.11	0.0006	2.12	0.09	107890
Tailwater	5YR-2HR	12.00	5.00	0.0000	0.09	0.00	0
Pre Site Storage	5YR-4HR	12.00	10.12	0.0004	1.47	0.16	108545
Tailwater	5YR-4HR	12.00	5.00	0.0000	0.16	0.00	0
Pre Site Storage	5YR-72HR	12.00	10.16	0.0001	0.84	0.74	111956
Tailwater	5YR-72HR	12.00	5.00	0.0000	0.74	0.00	0
Pre Site Storage	5YR-8HR	12.00	10.15	0.0007	2.42	0.64	111558
Tailwater	5YR-8HR	12.00	5.00	0.0000	0.64	0.00	0

Simple Basin: Pre Site

Scenario:	Scenario1
Node:	Pre Site Storage
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	35.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.5200 ac
Curve Number:	62.5
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Pre Site Storage

Scenario:	Scenario1
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	4.58 ft
Warning Stage:	12.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
10.05	0.00	0
10.15	0.24	10653
10.25	0.51	22303
10.35	0.79	34401
10.45	1.08	46948
10.55	1.38	59944
10.65	1.68	73389
10.75	2.00	87282
10.85	2.33	101624
10.95	2.67	116414
11.05	3.02	131653
11.15	3.38	147340
11.25	3.75	163476
11.35	4.13	180061
11.45	4.52	197094
11.55	4.93	214576
11.65	5.34	232507
11.75	5.76	250886
11.85	6.19	269714
11.95	6.63	288990

Stage [ft]	Volume [ac-ft]	Volume [ft3]
12.05	7.09	308715
12.15	7.55	328889
12.25	8.02	349511
12.35	8.51	370582
12.45	9.00	392101
12.55	9.50	414013

Comment:

Node: Tailwater

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.50 ft
Warning Stage: 12.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	999.0000	5.00

Comment:

Weir Link: LINK

Scenario: Scenario1
From Node: Pre Site Storage
To Node: Tailwater
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Rectangular
Invert: 10.10 ft
Control Elevation: 10.10 ft
Max Depth: 9.90 ft
Max Width: 20.00 ft
Fillet: 0.00 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients

Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Simulation: 100YR-1HR

Scenario: Scenario1

Run Date/Time: 6/5/2023 5:42:07 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	5.10 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:42:21 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	13.20 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-2HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:42:40 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	6.50 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:42:54 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	8.20 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-72HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:43:08 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	18.40 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:43:35 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	9.60 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-1HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:43:51 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	3.53 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:44:06 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	7.44 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-2HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:44:30 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.04 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:44:46 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	5.32 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-72HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:45:01 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	72.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	10.60 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:45:41 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	5.56 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-1HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:46:00 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.07 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:46:14 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	9.12 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-2HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:46:37 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.60 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:46:53 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	5.76 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:47:08 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	13.30 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:47:46 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	6.80 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-1HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:48:02 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	2.95 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:48:17 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	6.24 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-2HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:48:39 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	3.50 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:48:53 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	4.16 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-72HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:49:09 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	72.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	7.75 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:49:45 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	4.96 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-1HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:50:02 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.60 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:50:18 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	11.52 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-2HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:50:39 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	5.60 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:50:54 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	7.60 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-72HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:51:10 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	15.70 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:51:48 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	8.80 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-1HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:52:07 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	3.45 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:52:22 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	7.44 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-2HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:52:44 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.00 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:53:02 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	4.00 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-72HR

Scenario: Scenario1
Run Date/Time: 6/5/2023 5:53:18 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	72.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	8.93 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/5/2023 5:53:57 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	5.60 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

APPENDIX E – PROPOSED ICPR MODELING

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Groundwater Node	100YR-1HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	100YR-1HR	12.00	6.29	0.0010	15.27	0.00	20385
Tailwater	100YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	100YR-24HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	100YR-24HR	12.00	9.15	0.0010	2.92	0.00	26767
Tailwater	100YR-24HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	100YR-2HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	100YR-2HR	12.00	6.80	0.0010	13.39	0.00	21553
Tailwater	100YR-2HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	100YR-4HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	100YR-4HR	12.00	7.43	0.0010	8.15	0.00	22980
Tailwater	100YR-4HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	100YR-72HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	100YR-72HR	12.00	9.98	0.0010	2.23	1.22	36093
Tailwater	100YR-72HR	12.00	5.00	0.0000	1.22	0.00	0
Groundwater Node	100YR-8HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	100YR-8HR	12.00	7.93	0.0010	8.69	0.00	24107
Tailwater	100YR-8HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	10YR-1HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	10YR-1HR	12.00	5.76	0.0010	8.12	0.00	19168
Tailwater	10YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	10YR-24HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	10YR-24HR	12.00	7.17	0.0010	1.38	0.00	22383
Tailwater	10YR-24HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	10YR-2HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	10YR-2HR	12.00	5.93	0.0010	6.16	0.00	19561
Tailwater	10YR-2HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	10YR-4HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	10YR-4HR	12.00	6.39	0.0010	4.25	0.00	20605
Tailwater	10YR-4HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	10YR-72HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	10YR-72HR	12.00	8.28	0.0010	1.21	0.00	24901
Tailwater	10YR-72HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	10YR-8HR	0.00	4.58	0.0000	0.00	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Site Storage	10YR-8HR	12.00	6.48	0.0010	4.14	0.00	20817
Tailwater	10YR-8HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	25YR-1HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	25YR-1HR	12.00	5.93	0.0010	10.48	0.00	19572
Tailwater	25YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	25YR-24HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	25YR-24HR	12.00	7.77	0.0010	1.83	0.00	23732
Tailwater	25YR-24HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	25YR-2HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	25YR-2HR	12.00	6.12	0.0010	7.73	0.00	20016
Tailwater	25YR-2HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	25YR-4HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	25YR-4HR	12.00	6.55	0.0010	4.83	0.00	20974
Tailwater	25YR-4HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	25YR-72HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	25YR-72HR	12.00	9.19	0.0010	1.57	0.00	26767
Tailwater	25YR-72HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	25YR-8HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	25YR-8HR	12.00	6.93	0.0010	5.53	0.00	21843
Tailwater	25YR-8HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	3YR-1HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	3YR-1HR	12.00	5.57	0.0010	5.74	0.00	16766
Tailwater	3YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	3YR-24HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	3YR-24HR	12.00	6.73	0.0010	1.06	0.00	21384
Tailwater	3YR-24HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	3YR-2HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	3YR-2HR	12.00	5.75	0.0010	4.70	0.00	19154
Tailwater	3YR-2HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	3YR-4HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	3YR-4HR	12.00	5.98	0.0010	2.85	0.00	19688
Tailwater	3YR-4HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	3YR-72HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	3YR-72HR	12.00	7.28	0.0010	0.83	0.00	22631
Tailwater	3YR-72HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater	3YR-8HR	0.00	4.58	0.0000	0.00	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Node							
Site Storage	3YR-8HR	12.00	6.26	0.0010	3.48	0.00	20331
Tailwater	3YR-8HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	50YR-1HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	50YR-1HR	12.00	6.11	0.0010	12.92	0.00	20003
Tailwater	50YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	50YR-24HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	50YR-24HR	12.00	8.59	0.0010	2.47	0.00	25619
Tailwater	50YR-24HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	50YR-2HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	50YR-2HR	12.00	6.47	0.0010	10.65	0.00	20804
Tailwater	50YR-2HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	50YR-4HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	50YR-4HR	12.00	7.21	0.0010	7.33	0.00	22486
Tailwater	50YR-4HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	50YR-72HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	50YR-72HR	12.00	9.82	0.0010	1.88	0.33	31140
Tailwater	50YR-72HR	12.00	5.00	0.0000	0.33	0.00	0
Groundwater Node	50YR-8HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	50YR-8HR	12.00	7.65	0.0010	7.78	0.00	23468
Tailwater	50YR-8HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	5YR-1HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	5YR-1HR	12.00	5.73	0.0010	7.78	0.00	19106
Tailwater	5YR-1HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	5YR-24HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	5YR-24HR	12.00	7.17	0.0010	1.38	0.00	22383
Tailwater	5YR-24HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	5YR-2HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	5YR-2HR	12.00	5.91	0.0010	6.05	0.00	19529
Tailwater	5YR-2HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	5YR-4HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	5YR-4HR	12.00	5.93	0.0010	2.68	0.00	19556
Tailwater	5YR-4HR	12.00	5.00	0.0000	0.00	0.00	0
Groundwater Node	5YR-72HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	5YR-72HR	12.00	7.70	0.0010	0.99	0.00	23591
Tailwater	5YR-72HR	12.00	5.00	0.0000	0.00	0.00	0

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Groundwater Node	5YR-8HR	0.00	4.58	0.0000	0.00	0.00	0
Site Storage	5YR-8HR	12.00	6.49	0.0010	4.19	0.00	20852
Tailwater	5YR-8HR	12.00	5.00	0.0000	0.00	0.00	0

Simple Basin: Basin 1

Scenario:	Scenario1
Node:	Site Storage
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.5200 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Groundwater Node

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	4.58 ft
Warning Stage:	0.00 ft
Boundary Stage:	

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	4.58
0	0	0	999.0000	4.58

Comment:

Node: Site Storage

Scenario:	Scenario1
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	4.50 ft
Warning Stage:	12.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.00	0
4.60	0.01	640
4.70	0.03	1281
4.80	0.04	1917

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.90	0.06	2557
5.00	0.07	3197
5.10	0.09	3838
5.20	0.10	4478
5.30	0.12	5114
5.40	0.13	5754
5.50	0.15	6395
5.60	0.19	8207
5.70	0.23	10097
5.80	0.28	12014
5.90	0.32	13952
6.00	0.37	15912
6.10	0.41	17899
6.20	0.46	19907
6.30	0.50	21937
6.40	0.55	23988
6.50	0.60	26062
6.60	0.65	28162
6.70	0.70	30279
6.80	0.74	32422
6.90	0.79	34591
7.00	0.84	36778
7.10	0.90	38991
7.20	0.95	41225
7.30	1.00	43482
7.40	1.05	45760
7.50	1.10	48064
7.60	1.16	50390
7.70	1.21	52738
7.80	1.27	55108
7.90	1.32	57499
8.00	1.38	59917
8.10	1.43	62356
8.20	1.49	64817
8.30	1.55	67300
8.40	1.60	69805
8.50	1.66	72336
8.60	1.72	74888
8.70	1.78	77463
8.80	1.84	80063
8.90	1.90	82681
9.00	1.96	85325
9.10	2.02	87991
9.20	2.08	90679
9.30	2.13	92752
9.40	2.18	94848
9.50	2.23	96965
9.60	2.28	99247
9.70	2.34	101843

Stage [ft]	Volume [ac-ft]	Volume [ft3]
9.80	2.40	104749
9.90	2.48	107968
10.00	2.56	111496
10.10	2.65	115334
10.20	2.74	119485
10.30	2.85	123946
10.40	2.96	128720
10.50	3.07	133803
10.60	3.20	139196
10.70	3.33	144902
10.80	3.46	150918
10.90	3.61	157243
11.00	3.76	163881
11.10	3.92	170829
11.20	4.09	178091
11.30	4.26	185661
11.40	4.44	193546
11.50	4.63	201739
11.60	4.83	210242
11.70	5.03	219055
11.80	5.24	228185
11.90	5.46	237620
12.00	5.68	247369

Comment:

Node: Tailwater

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 5.00 ft
Warning Stage: 12.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	5.00
0	0	0	999.0000	5.00

Comment:

Weir Link: Link

Scenario: Scenario1
From Node: Site Storage
To Node: Tailwater

Bottom Clip
Default: 0.00 ft
Op Table:

Link Count:	1		
Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Paved Road Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	9.70 ft	Ref Node:	
Control Elevation:	9.70 ft	**Discharge Coefficients**	
Max Depth:	2.00 ft	Weir Default:	2.800
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Comment:

Percolation Link: Perc1

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Site Storage		
To Node:	Groundwater Node	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	407.00 ft
Flow Direction:	None	Perimeter 2:	721.00 ft
Aquifer Base Elevation:	4.48 ft	Perimeter 3:	3548.00 ft
Water Table Elevation:	4.58 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	500.00 ft
Horizontal Conductivity:	45.675 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	45.675 fpd	# of Cells P2 to P3:	50
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Simulation: 100YR-1HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:48:18 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	5.10 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft

Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-24HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:48:32 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	13.20 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-2HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:48:51 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000

Max Calculation Time: 30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FDOT-2
Rainfall Amount: 6.50 in
Storm Duration: 2.0000 hr

Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-4HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:49:04 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	8.20 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-72HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:49:19 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

Hydrology [sec]	Surface Hydraulics	Groundwater [sec]

	[sec]		
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72

		Rainfall Amount:	18.40 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-8HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:49:52 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	9.60 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-1HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:50:07 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global

Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	3.53 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-24HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:50:20 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	7.44 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-2HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:50:39 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.04 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-4HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:50:53 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	5.32 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-72HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:51:08 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
IA Recovery Time: 72.0000 hr
ET for Manual Basins: False

Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	10.60 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-8HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:52:00 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	5.56 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-1HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:52:25 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.07 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-24HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:52:42 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	9.12 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-2HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:53:10 AM

Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.60 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-4HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:53:27 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	5.76 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-72HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:53:54 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	13.30 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:54:38 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	6.80 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-1HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:54:58 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	2.95 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:55:18 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	6.24 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-2HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:56:03 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	3.50 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:56:31 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	4.16 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-72HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:56:56 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	72.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	7.75 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 3YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:57:48 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	4.96 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-1HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 7:58:36 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	4.60 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 7:59:02 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	11.52 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-2HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 8:00:11 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	5.60 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 8:00:49 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	7.60 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-72HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 8:01:29 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	15.70 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 50YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 8:02:44 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	8.80 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-1HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 8:03:18 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	1.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	3.45 in
Edge Length Option:	Automatic	Storm Duration:	1.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-24HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 8:03:37 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-24
		Rainfall Amount:	7.44 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-2HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 8:04:02 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	2.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-2
		Rainfall Amount:	4.00 in
Edge Length Option:	Automatic	Storm Duration:	2.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-4HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 8:04:20 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	4.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-4
		Rainfall Amount:	4.00 in
Edge Length Option:	Automatic	Storm Duration:	4.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-72HR

Scenario: Scenario1
Run Date/Time: 6/22/2023 8:04:51 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	72.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-72
		Rainfall Amount:	8.93 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 5YR-8HR

Scenario:	Scenario1
Run Date/Time:	6/22/2023 8:05:46 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	8.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

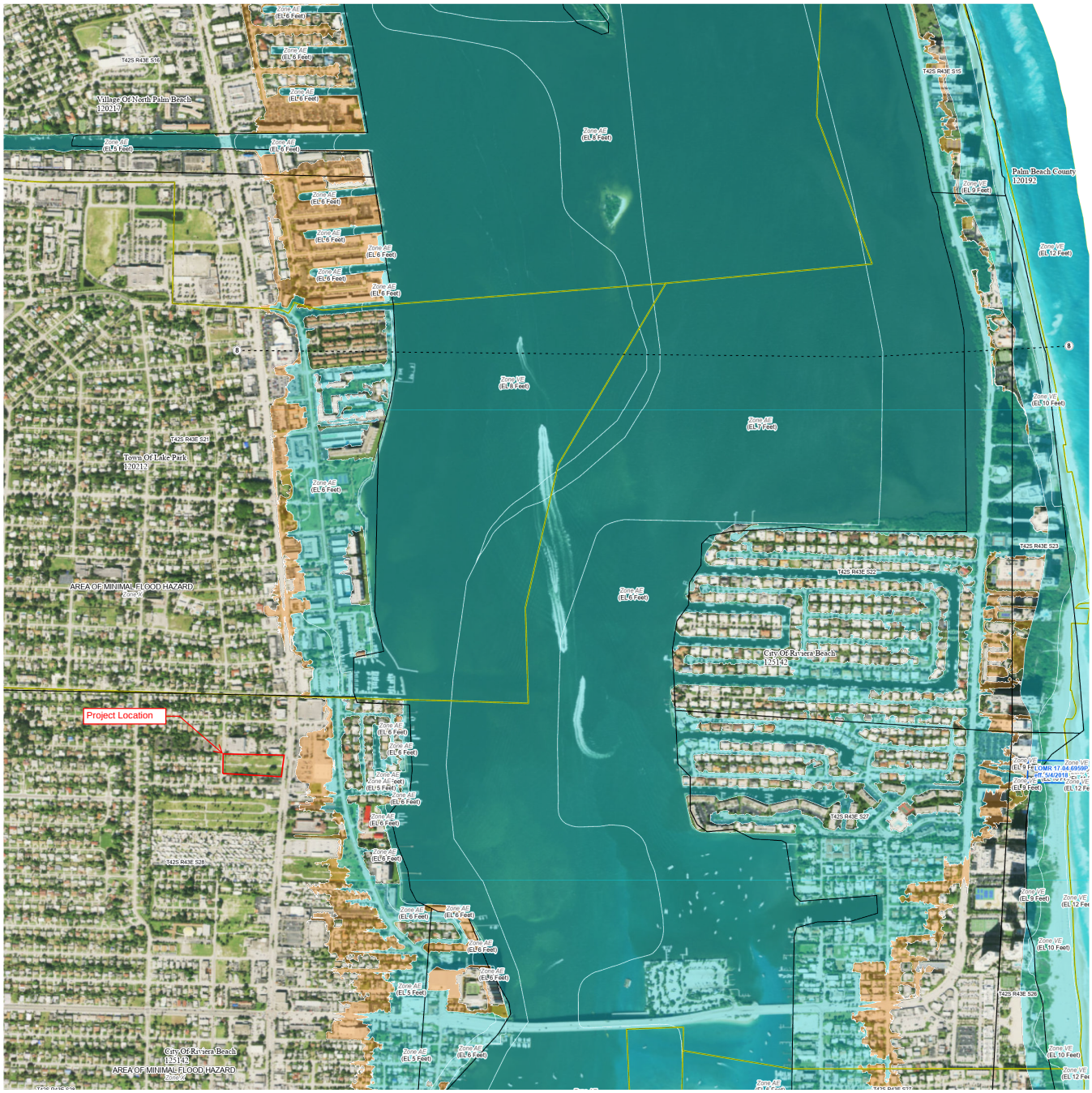
Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-8
		Rainfall Amount:	5.60 in
Edge Length Option:	Automatic	Storm Duration:	8.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

APPENDIX F – FEMA FLOOD INSURANCE MAP

80°3'45.44"W 26°48'51.61"N



80°1'52.08"W 26°46'45.93"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee See Notes Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery. Last refreshed October, 2020.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **1/30/2023 9:26 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap used to compile this FIRM may differ from standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Coastal Barrier Resources System (CBRS) areas and otherwise protected areas may be present in this community. Insurance is not available from the NFIP for new construction or substantial improvements on or after the date(s) indicated on the map. For more information see http://www.fws.gov/cbra, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-344-WILD.

CBRS AREA — OTHERWISE PROTECTED AREA

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 Feet

N

0 50 100 200 300 400 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL **391** OF **1179**

Panel Contains:

COMMUNITY	NUMBER	PANEL
TOWN OF PALM BEACH SHORES	125137	0391
PALM BEACH COUNTY	120192	0391
TOWN OF LAKE PARK	120212	0391
VILLAGE OF NORTH PALM BEACH	120217	0391
CITY OF RIVIERA BEACH	125142	0391

MAP NUMBER
12099C0391F
EFFECTIVE DATE
October 05, 2017

APPENDIX G – GEOTECHNICAL REPORT

UNIVERSAL
ENGINEERING SCIENCES

GEOTECHNICAL EXPLORATION

FOUNDCARE RIVIERA BEACH
3501 BROADWAY
RIVIERA BEACH, FLORIDA

UES PROJECT NO. 3330.2300003.0000

PREPARED FOR:

FoundCare Inc.
2330 South Congress Ave
West Palm Beach, FL 33406

Attn: Chris Irizarry

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

January 26, 2023

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

January 26, 2023

Chris Irizarry
FoundCare Inc.
2330 South Congress Ave
West Palm Beach, FL 33406

Subject: Report of Geotechnical Exploration
Foundcare Riviera Beach
3501 Broadway, Riviera Beach, FL
UES Project No. 3330.2300003.0000

Dear Chris Irizarry:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with UES's Geotechnical Engineering Proposal No. 22-4420.00 dated December 22, 2022, planned in conjunction with and authorized by you.

EXECUTIVE SUMMARY

The purpose of the subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of the subsurface exploration and UES's engineering interpretations of these with respect to the project characteristics described to UES, including providing recommendations for foundation design, pavement criteria, and site preparation.

Per UES's prior telephone discussions and email correspondence with you, UES understands that the project consists of a new two-story medical office building with associated parking areas and a pond at the existing vacant property located at 3501 Broadway in West Palm Beach, Florida. UES was provided with a site plan prepared by Stiles Architecture Group that showed a possible layout of the new construction and the location of the requested soil borings. In addition, UES has been requested to install three (3) temporary wells to approximately 15 feet below the existing ground to determine the stabilized groundwater table after 24 hours.

UES has been provided with an anticipated unfactored column reactions of **275-350 kips** via email dated December 19, 2022. For the foundation recommendations presented in this report, UES assumed a maximum wall loading of **6 kips per linear foot**.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that recommendations with respect to any modifications may be reviewed.

Seven (7) Standard Penetration Test (SPT) borings (B-1 through B-7) advanced to a depth of approximately 10 to 40 feet below ground surface (BGS) and Seven (7) auger borings (AB-1 through AB-7) with Hand Cone Penetrometer (HCP) testing advanced to depths of approximately 6 to 10 feet below ground surface (BGS) were performed within the planned building, pavement areas and pond respectively. Additionally, three (3) hand auger boring with hand cone penetrometer (HCP) testing (EX-1 through EX-3) advanced to an approximate depth of 6 feet below ground surface were performed within the proposed pond and pavement areas. The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP) to the termination depths of the borings.

Based on the nature of the underlying soils and the anticipated foundation loads, UES recommends soil improvement in the form of **Vibro-Compaction**. Following the vibro-compaction procedures, it is UES's professional opinion that the proposed construction can be supported on a conventional shallow foundation system bearing on properly compacted existing soils or on properly compacted engineered fill. A net allowable soil bearing pressure of **6,000 pounds per square foot (psf)** may be used for the design of shallow isolated spread footings and/or continuous strip footings.

UES appreciates the opportunity to be of service during this phase of the project and looks forward to a continued association. Please do not hesitate to contact UES if you have any questions or comments, or if UES may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930

Estela G. León Aguilar, M.S., P.E.
Senior Geotechnical Engineer
Florida Registration No. 83307

Dhanuhasini Subramaniam, E.I.
Project Engineer

Distribution: Chris Irizarry - FoundCare Inc. 1 pdf

This item has been digitally signed and sealed by Estela G. León Aguilar, M.S., P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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1.0 INTRODUCTION

1.1 Scope of Services

The objective of the geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during the field exploration.

2. Review the soil samples obtained during the field exploration for classification and additional testing if necessary.

3. Evaluate the existing soil conditions found during the exploration with respect to foundation support for the proposed building.

4. Provide recommendations with respect to foundation support of the proposed buildings, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.

5. Provide recommendations for pavement design and subgrade preparation.

6. Provide site preparation criteria for the proposed construction.

7. Provide results for stormwater management testing conducted.

1.2 Project Description

Per UES's prior telephone discussions and email correspondence with you, UES understands that the project consists of a new two-story medical office building with associated parking areas and a pond at the existing vacant property located at 3501 Broadway in West Palm Beach, Florida. UES was provided with a site plan prepared by Stiles Architecture Group that showed a possible layout of the new construction and the location of the requested soil borings. In addition, UES has been requested to install three (3) temporary wells to approximately 15 feet below the existing ground to determine the stabilized groundwater table after 24 hours.

UES has been provided with an anticipated unfactored column reactions of **275-350 kips** via email dated December 19, 2022. For the foundation recommendations presented in this report, UES assumed a maximum wall loading of **6 kips per linear foot**.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that recommendations with respect to any modifications may be reviewed.

2.0 OBSERVATIONS

2.1 Site Description and Historical Data

As illustrated on the Site Vicinity Map in **Appendix A**, the site is located at 3501 Broadway in Riviera Beach, Florida. The property is bordered by Broadway to the east, Avenue E to the west and existing commercial developments to the north and south. At the time of the field exploration, the site was vacant and relatively flat.

UES reviewed historic aerials dated from 1958 to 2019. The historic aerials from 1958 to 2010 revealed that the area has been developed with building at the property. It is noticed from the 2013 aerials that the buildings were demolished, and the area is cleared. The site has remained relatively unchanged since then.

2.2 Field Exploration

Seven (7) Standard Penetration Test (SPT) borings (B-1 through B-7) advanced to a depth of approximately 10 to 40 feet below ground surface (BGS) and seven (7) auger borings (AB-1 through AB-7) with Hand Cone Penetrometer (HCP) testing advanced to depths of approximately 6 to 10 feet below ground surface (BGS) were performed within the planned building, pavement areas and pond respectively. Additionally, three (3) hand auger boring with hand cone penetrometer (HCP) testing (EX-1 through EX-3) advanced to an approximate depth of 6 feet below ground surface were performed within the proposed pond and pavement areas. The boring depths were established based upon UES's knowledge of vicinity soils and confined to the zone of soil likely to be influenced by the planned construction. The locations of the borings are illustrated on the Test Location Plan in **Appendix B**.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils. Please refer to

Appendix C - Notes Related to Borings for further clarification of UES's field exploration.

Site specific survey staking of the borings was not provided for this field exploration. The indicated depth and location of each boring were approximated based upon existing grade and estimated distances and relationships to the existing landmark at the site.

2.3 Laboratory Testing

Soil samples recovered from the field exploration were returned to UES's laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2488). Based on the visual observations, the laboratory testing on the retrieved samples were not deemed necessary.

The samples will be retained in UES's laboratory for 30 days and then discarded unless UES is notified otherwise in writing. The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of *St. Lucie-Paola-Urban land complex, 0 to 8 percent slopes (41)* and *Urban land, 0 to 2 percent slopes* (48). **These are sandy soils. Organic soils are not indicated.** Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from the field exploration are presented in **Appendix D** - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values and Hand Cone Penetrometer (HCP) logged during the drilling and sampling activities. Note that the soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See **Appendix F** - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of very loose to medium dense fine sand (SP) to the termination depths of the borings. For a more precise description of the conditions encountered within the soil test borings, refer to the "Log of Boring Records" included in Appendix D.

2.5 Hydrogeological Conditions

On the date of UES's field exploration (January 2023), groundwater was encountered in the borings at a depth of approximately 7.25 to 7.40 feet below existing ground surface (BEGS). The stabilized groundwater level was measured 24 hours after the installation of temporary monitoring wells at the pond and pavement areas at the property. The readings from those wells are presented in the table below.

Piezometer Location	Groundwater Level (ft)
P-1	8.3
P-2	8.1
P-3	8.5

The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in UES's scope of work in relation to the wet seasonal high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact UES for additional guidance.

2.6 Exfiltration Testing

The exfiltration test was performed in accordance with the South Florida Water Management District method for open-hole constant head field testing. The results are presented in the Exfiltration Test Report in **Appendix E** - Hydraulic Conductivity Tests. The hydraulic conductivity (K) value determined at the test site is presented in the table below.

Test Location	K (cfs/ft^2-ft)
EX-1	1.28 X 10^{-03}
EX-2	4.72 X 10^{-04}
EX-3	1.24 X 10^{-03}

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 General

The geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned site improvement, and UES's recommendations for site preparation, are based upon (1) site observations, (2) the field data obtained, and (3) UES's understanding of the project information and structural conditions as presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform UES so that UES may review the recommendations with respect to any modifications may be reviewed.

UES notes that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, UES must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, UES's recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Foundation Recommendations – Medical Office Building

3.2.1 General

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements, which are tolerable, and can resist environmental forces, which the foundation may be subjected to over the life of the structure. Environmental forces consist of sinkholes, freeze thaw damage, shrinking and swelling soils, and hurricane scour. It is UES's opinion that these specific environmental forces have a low risk (on a scale of low, moderate, high) of detrimentally affecting shallow foundation performance at this site. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic. The allowable amount of settlement that a structure may tolerate is dependent on several factors including uniformity of settlement, time rate of settlement, structural dimensions, and properties of the structural materials. Generally, total, or uniform settlement does not damage a structure but may affect drainage and utility connections. These can generally tolerate movements of several inches for building construction. In contrast, differential settlement affects a structure's frame and is limited by the structural flexibility.

3.2.2 Vibro-Compaction

Based on the nature of the underlying soils and the anticipated foundation loads, UES recommends soil improvement in the form of **Vibro-Compaction.** Vibro-Compaction recommendations are presented herein.

Vibro-compaction techniques are well suited for the soil conditions encountered at this site. Vibro-compaction is typically performed under all wall and column foundations. Vibro-flotation beneath the floor slab is not required.

The safe bearing capacity will need to be confirmed with test borings after the site preparation technique has been completed.

The vibro-compaction process employs the use of a large cylindrical vibrating probe suspended from a crane, which is jetted under the action of water or air into the soil. This process rearranges the soil particles into a more compact configuration, typically in excess of 70 percent relative density. As the probe is withdrawn; granular fill is added into the annulus to compensate for the loss of volume due to densification. Vibrating probe insertion points are typically spaced 6 to 14 feet apart. The zone of compaction around a single probe will vary according to the type of vibroflot used. The cylindrical zone of compaction will have a radius of up to 6 feet for a 30-HP unit, and a radius up to 10 feet for a 100-HP unit.

The vibro-compaction method does not generally densify soils in the upper 3 to 4 feet of the subsurface profile due to lack of overburden pressure and confinement. For this reason, heavy surface vibratory compaction using a steel drum roller is generally performed following the completion of vibro-compaction and acceptance testing. This technique is an applicable method for soil improvement on this site. Specific details concerning probe spacing will depend on the foundation size and desired degree of soil improvement. The required depth of improvement will vary based on the foundation size for the proposed structures.

In general, there are limitations on the extent of soil improvement. The vibro-compaction technique and acceptance-testing program can achieve an allowable bearing capacity of up to 8,000 psf when the soils have been improved to a high percentage of relative density for the full depth of the treatment. Based on the anticipated soils, UES recommends that the soils be improved in a way to achieve an allowable bearing capacity of at least **6,000** psf for this project.

The vibro-improvement process is a highly specialized ground modification technique, and its successful completion depends on the experience of the specialty contractor, the size and energy of the equipment used, and the spacing of the probe locations. A vibro-improvement plan including the methods and equipment to be used, and a probe location plan should be submitted by the vibro-improvement specialty contractor and approved by UES prior to initiation of vibro-improvement operation. **The approval of**

the vibro-improvement plan by UES is in no way a warranty or guarantee that the intended improvements will be achieved. The responsibility for achieving the required improvement is solely the responsibility of the vibro-improvement contractor.

The soils underlying the footing areas (continuous and isolated) should be improved using a 150 horsepower vibroflot imparting a centrifugal force of not less than 22 tons. Vibro-flotation treatment should extend to a depth of 2 footing widths beneath the bearing levels of isolated (column) footings, and 4 footing widths beneath the bottoms of continuous footings, or minimum of 15 feet below the bottom of the footings. Clean fine to medium sand should be used as add fill within the compaction points.

Vibro-compaction for the project should be carried out by an experienced contractor employing a ground improvement plan that he prepares. **The ground improvement plan should be reviewed in concert by the geotechnical engineer and structural engineer for conformance with the intent of the foundation design.**

Settlement analysis was performed assuming the soils are improved as outlined herein. Provided that the site is prepared in accordance as discussed in this report, foundation settlement is expected to be less than 1-inch total. UES expects differential settlement to be less than 1/2-inch differential between adjacent columns or a horizontal distance of 20 feet. Shallow foundations should be embedded a minimum of 2 feet into the bearing soils for continuous footing and 3 feet for isolated (column) footings. The embedment shall be measured from the lowest adjacent exterior grade. All footings and columns should be structurally separated from the floor slab so that minor differential foundation settlement can occur without causing damage to the slab-on-grade floor unless a monolithic slab-on-grade foundation is planned.

The production of the vibro-compaction points should be monitored continuously to verify the depth of each probe and that the desired pressures are achieved as the probe is advanced back to the ground surface.

In addition, a post-vibro-improvement verification program consisting of Standard Penetration Test (SPT) borings should be performed to the same depths as the closest vibro-improvement probes to verify the effectiveness of the vibro-improvement process. **The number and location of test borings is to be selected by Universal Engineering Sciences, or by the retained geotechnical engineer that will monitor the vibro-compaction procedure.** Post improvement testing should not be initiated until a period of at least 48 hours has elapsed following the completion of the soil improvement in order of allow time for excess pore water pressure to dissipate.

Using vibratory compaction equipment at this site may disturb adjacent structures, especially the historical building that will remain. Therefore, UES recommends a **minimum buffer of 30 feet** between the new foundation and the historical building. In this case, the contractor is required to monitor nearby structures before and during compaction operations. On the other hand, if a buffer cannot be achieved, UES recommends **non-vibratory compaction grouting or rigid inclusions for the gridlines next to the existing structure**. This technique may be selected by the specialty contractor.

A representative from this office can monitor the vibration disturbance of adjacent structures; a proposal for these services can be submitted to the contractor upon request.

3.2.3 Site Preparation for Vibro-Compaction

UES's recommendations for the preparation of the site for isolated or continuous footings are noted below.

1. Perform vibro-compaction operation under isolated column pads as mentioned before using a vibroflot for any range between 30-HP unit and 100-HP unit.

2. After the completion of vibro-compaction operation, level the ground surface, and recompact up to the finish grade of the building pad.

3. Perform confirmation standard penetration test borings at the completion of site densification compaction. The allowable soil bearing capacity certification will be confirmed after completion of confirmation borings. The number and location of test borings is to be selected by Universal Engineering Sciences, or by the retained geotechnical engineer that will monitor the vibro-compaction procedure.

3.3 Foundation Recommendations – Lightly Loaded Structures (loads less than 100 kips and 4klf)

3.3.1 General Site Preparation

UES's recommendations for site preparation are for the site are contained herein. This approach to improving and maintaining the site soils has been found to be successful on projects with similar soil conditions.

1. The removal of any construction debris, concrete, etc., including utilities and footings encountered in the borings performed within the footprint of the building, is required prior to construction. Following site stripping, clearing, and grubbing, areas of surficial sand should be compacted prior to the placement of any fill. UES recommends a steel drum vibratory roller with a minimum static weight of 20,000 lbs. and minimum vibratory impact energy of 50,000 lbs. The roller should be

operated at 2 mph making at least 10 perpendicular overlapping passes. Densification should continue until no further settlement can be visually discerned at the excavated surface. No section of the subgrade should receive less than 4 passes of the roller or until at least 95% maximum density (ASTM D 1557) is achieved for a depth of at least **1 foot** below the excavated surface. Upon completion of the proof rolling, backfill shall be placed in maximum 12-inch loose lifts and compacted to a minimum density of **95 percent** of the Modified Proctor maximum dry density (ASTM D-1557).

2. Place fill material, as required. The excavated site soils that do not contain organics or other deleterious material should be suitable for use as engineered fill. The fill material should be inorganic (classified as SP, SW, GP, or GW) containing not more than 5 percent (by weight) organic materials. Fill should be placed in maximum 12-inch loose lifts and compacted to a minimum density of **95 percent** of the Modified Proctor maximum dry density (ASTM D-1557) with a vibratory roller as mentioned above.

3. Perform compliance tests within the fill at a frequency of not less than one test per 2,500 square feet per lift in the building areas, or at a minimum of 2 test locations per lift, whichever is greater.

4. The bottom of all footing excavations shall be examined by the engineer/ geologist or his representative to determine if the soil is free of all organic and/or deleterious material, and that compaction and the recommended allowable soil bearing pressures are achieved. UES recommends density tests be performed approximately every 50 lineal feet along continuous strip footings and at isolated column footings.

5. The structural fill or backfill to be placed below the water table and to a height of one foot above it should consist of a combination of FDOT 57 Stone and structural fill material mixed in an approximate 50% proportion by volume. Density testing will not be required within this layer; however, the subgrade preparation work should be observed by a representative from UES's office to confirm that the material is in a stable and unyielding condition.

6. Depending on the depth of the footings, groundwater control may be required at this site for either excavation dewatering or removal of temporarily perched water from a rain event. Such water can be controlled by pumping from sumps located in ditches or pits. Groundwater should be maintained at least one foot below the bottom of any excavation made during construction operations, or at least two feet below the surface of any compaction operations.

7. The contractor shall consider the final contours and grades as established by the plan when executing his backfilling and compaction operations.

Using vibratory compaction equipment can disturb adjacent structures. If vibration related disturbance to nearby structures may be of concern, vibration levels should be monitored during compaction operations. A representative from this office can monitor the vibration disturbance of adjacent structures, and a proposal for these services can be provided upon your request.

3.3.2 Shallow Foundation Design

Based on the soil conditions encountered and with the site prepared as recommended above, foundations supported on well compacted fill may be designed for a net allowable bearing pressure of **2,500 pounds per square foot (psf)**. To assure a satisfactory factor of safety against bearing capacity failure, the foundation bottoms should be placed a minimum of 18 inches below the lowest adjacent grade and monolithic thickened edge slabs at least 8 inches. Any continuous footings should be at least 16 inches wide and isolated foundations should be at least 30 inches wide. Any footings that tie into existing footings should be doweled together.

Settlement calculations were made using the prepared site conditions and loadings presented in the foundation recommendations above. With the site prepared and the foundations designed and constructed as recommended, UES anticipates settlements of one (1) inch or less and differential settlements of one-half (½) inch or less between adjacent columns or a horizontal distance of 20 feet. Because of the granular nature of the subsurface soils, the majority of the settlements should occur during construction; post-construction settlement should be minimal.

Once site preparation has been performed in accordance with the recommendations described in this report, the soils should readily support the proposed structures bearing upon properly designed and constructed shallow foundation systems. Footings and columns should be structurally separated from the ground floor slabs, as they will be loaded differently and at different times, unless monolithic slab foundations are designed.

3.4 Ground Floor Slabs

The ground floor slabs may be constructed upon either existing grade or granular fill following completion of the foundation site preparation and fill placement procedures outlined in this report. UES recommends that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slabs should be structurally separated from walls and columns to allow for differential vertical movement unless monolithic slab foundations are designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slabs to reduce moisture vapor from entering the structures through the slabs. The barriers should be installed in general

accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

3.5 Soil Parameters for Retaining Wall System

The following estimates of pertinent engineering properties for site soils can be used by the project engineer for design of temporary or permanent retaining wall systems.

Table 1: SOIL PARAMETERS B-1 – Natural In-Place Soils

Depth Range (ft)	Soil Description	Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Submerged Unit Weight (pcf)	Angle of Internal Friction (degrees)	Cohesion (psf)
0 - 4	Sand (SP)	108	94	46	30	0
4 - 8	Sand (SP)	106	92	44	29	0
8 - 10	Sand (SP)	106	92	44	29	0
10 - 15	Sand (SP)	104	90	42	28	0
15 - 20	Sand (SP)	106	92	44	29	0

Table 2: SOIL PARAMETERS B-2 – Natural In-Place Soils

Depth Range (ft)	Soil Description	Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Submerged Unit Weight (pcf)	Angle of Internal Friction (degrees)	Cohesion (psf)
0 - 2	Sand (SP)	110	96	48	31	0
2 - 4	Sand (SP)	108	94	46	30	0
4 - 8	Sand (SP)	106	92	44	29	0
8 - 10	Sand (SP)	106	92	44	29	0
10 - 15	Sand (SP)	104	90	42	28	0
15 - 20	Sand (SP)	108	94	46	30	0

Table 3: SOIL PARAMETERS B-3 – Natural In-Place Soils

Depth Range (ft)	Soil Description	Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Submerged Unit Weight (pcf)	Angle of Internal Friction (degrees)	Cohesion (psf)
0 - 8	Sand (SP)	106	92	44	29	0
8 - 15	Sand (SP)	106	92	44	29	0
15 - 20	Sand (SP)	104	90	42	28	0

Table 4: SOIL PARAMETERS B-4 – Natural In-Place Soils

Depth Range (ft)	Soil Description	Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Submerged Unit Weight (pcf)	Angle of Internal Friction (degrees)	Cohesion (psf)
0 - 6	Sand (SP)	108	94	46	30	0
6 - 15	Sand (SP)	106	92	44	29	0
15 – 20	Sand (SP)	106	92	44	29	0

Table 5: SOIL PARAMETERS B-5 – Natural In-Place Soils

Depth Range (ft)	Soil Description	Wet Unit Weight (pcf)	Dry Unit Weight (pcf)	Submerged Unit Weight (pcf)	Angle of Internal Friction (degrees)	Cohesion (psf)
0 - 2	Sand (SP)	108	94	46	30	0
2 - 6	Sand (SP)	112	97	50	32	0
6 - 20	Sand (SP)	106	92	44	29	0
20 - 40	Sand (SP)	106	92	44	29	0

The Rankine coefficients of lateral pressures can be obtained from the following equations:

Active Pressure: $K_a = \tan^2(45 - \Phi/2)$
Passive Pressure: $K_p = \tan^2(45 + \Phi/2)$
At Rest Pressure: $K_o = 1 - \sin \Phi$

External angle of wall friction should be considered in the design based on the type of retaining wall material selected. Additionally, lateral pressure distributions determined in accordance with the above equations do not include hydrostatic pressure or surcharge loads. Where applicable, they should be incorporated in the design. For design, an appropriate factor of safety should be applied to the lateral earth pressures calculated using the above equations.

4.0 PAVEMENT AREA DESIGN AND CONSTRUCTION CONSIDERATIONS

4.1 Pavement Design Sections

The pavement sections were designed considering assumed traffic loading and previous experience with similar projects. Flexible pavement sections in the geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our prior experience and the assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

Table 4.1.1 - Design Pavement Sections				
Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
	STRUCTURAL NUMBER (SN)		**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

It should be noted that these are the minimum requirements, and the final pavement thickness design should be provided by the project civil engineer based on anticipated traffic loadings. Asphalt pavements should be constructed in accordance with the latest edition of the Florida Department of Transportation Flexible Pavement Design Manual.

4.2 Stabilized Subgrade

The stabilized subgrade material should have a minimum Limerock Bearing Ratio (LBR) value of 40. UES recommends that subgrade material be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed upon the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

4.3 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, UES recommends the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch-thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, UES recommends that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

4.4 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT *Standard Specifications for Road and Bridge Construction*. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

4.5 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices. The ACI 330R guidelines recommend *contraction joints* based on the thickness of the slab. A contraction joint predetermines the location of cracks caused by restrained shrinkage of the concrete and be the effects of loads and warping and curling.

Table 3.13—Spacing between contraction joints

Pavement thickness, in. (mm)	Maximum spacing, ft (m)
3-1/2 (90)	8-1/2 (2.5)
4, 4-1/2 (100, 110)	10 (3)
5, 5-1/2 (125, 140)	12-1/2 (4)
6 or greater (150 or greater)	15 (4.5)

The depth of the *contraction joint* should be at least ¼ of the slab thickness. The width of the cut depends on whether the joint will be sealed. A narrow joint, generally 1/10 to 1/8 in. wide, is common for unsealed joints. Cuts at least ¼ in. wide are required for sealed joints. Joint sealant manufacturers' recommendations should be followed for the depth and width of joints that are to be sealed. Sawing operations should be done within 4 to 12 hours after the localized finishing of an area.

Expansion (isolation) joints are recommended at pavement areas that will move independently of each other. Such areas include where aisles intersect or near fixed structures such as inlets, light poles, manholes and buildings. These full depth joints should contain a compressible filler to prevent the adjacent slabs from bonding to each other.

UES recommends distributed steel reinforcement to control the opening of intermediate cracks between the joints. The sole function of the distributed steel is to hold together the fracture faces of cracks form. The size of the steel (welded wire fabric) should be sized in accordance with section 3.8.1 of ACI 330R.

Lastly, actual pavement section thickness should be provided by the Design Civil Engineer based on traffic loads, volume, and the owner's design life requirements. The above section represents the minimum thickness representative of typical local construction procedures and, as such, periodic maintenance should be anticipated. All pavement materials and construction procedures should conform to the FDOT, American Concrete Institute (ACI), or appropriate city/county requirements.

4.6 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the bottom of base course, regardless of the type of base material. In addition, we recommend that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

4.7 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactorily under typical construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

4.8 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. Initial site preparation should consist of performing dewatering operations (if necessary) prior to any earthwork.

2. The proposed construction limits should be cleared, stripped, and grubbed of all surface vegetation, topsoil, and associated root systems to depths of their vertical reaches. This should be performed within and to 5 feet beyond the limits of the pavement areas.

3. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material.** The fill should be placed in maximum 12-inch-thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

5. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

6. Representative samples of both on-site and import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

7. The contractor should consider the contours contained on the final grading, paving, and drainage plans when executing backfilling and compaction operations.

5.0 EXCAVATION CONDITIONS

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to better insure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavations or footing excavations, be constructed in accordance with the OSHA guidelines. It is UES's understanding that these regulations are being strictly enforced and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. UES is providing this information solely as a service to UES's client.

UES is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

6.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Chris Irizarry and other members of the design team for the proposed development located at 3501 Broadway in Riviera Beach, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed structures, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and conclusions modified or verified in writing by UES.

UES should be provided the opportunity to review the final foundation plans and specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in construction related aspects of foundation installation as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of

UES's recommendations made in this report or in a report addendum for foundation performance.

7.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent UES's interpretation of the subsurface conditions at the designated boring locations on the specific date drilled.

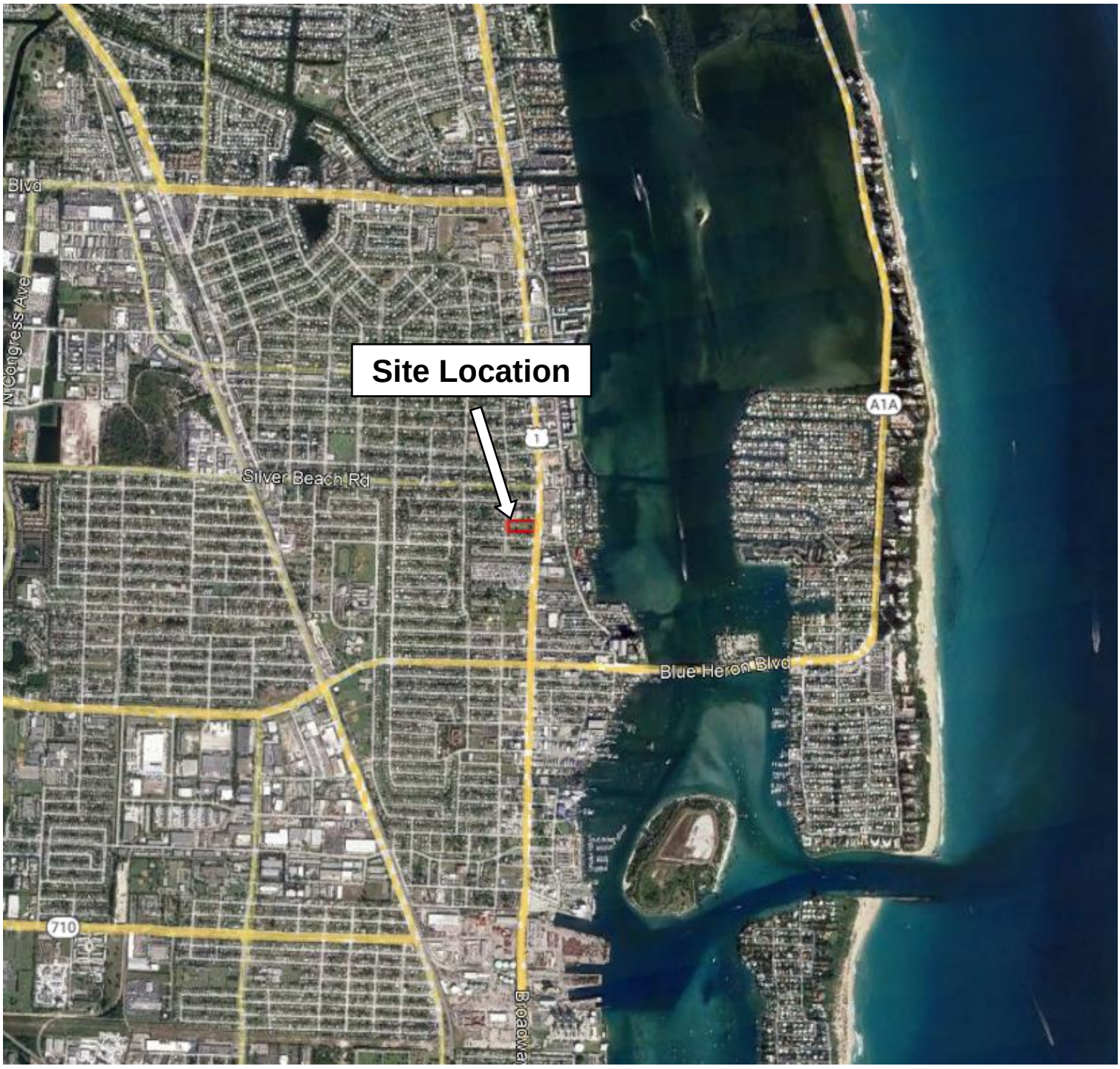
Any third-party reliance of UES's geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT and Hand Auger (ASTM D 1586/ ASTM D 1452) used in performing the borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

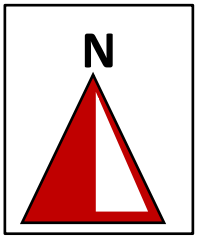
Appendix A - Vicinity Map

Site Vicinity Map

Foundcare Riviera Beach
3501 Broadway Boulevard, Riviera Beach, Florida

Project No. 3330.2300003.0000	**Drafted by: JR**	**Reviewed By: AA**	**Date: 1/25/2023**



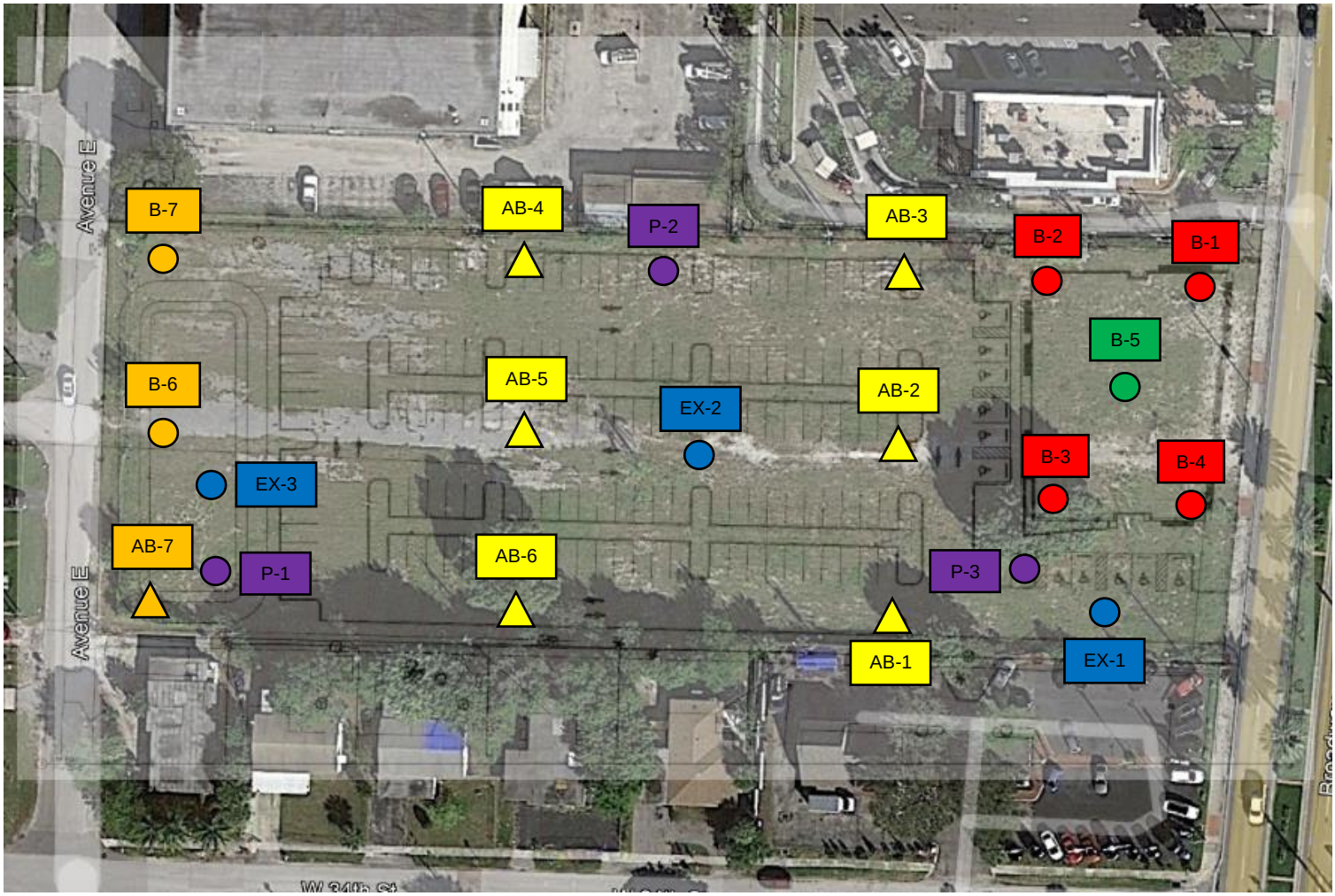


Appendix B - Test Location Plan

Test Location Plan

Foundcare Riviera Beach
3501 Broadway Boulevard, Riviera Beach, Florida

Project No. 3330.2300003.0000	Drafted by: JR	Reviewed By: AA	Date: 1/25/2023



Legend

- Approximate 40’ Standard Penetration Test Boring Location
- Approximate 20’ Standard Penetration Test Boring Locations
- Approximate 10’ Standard Penetration Test Boring Locations
- Approximate 6’ Auger Boring Test Locations
- Approximate 10’ Auger Boring Test Location
- Approximate Exfiltration Test Locations
- Approximate Piezometer Locations

N

NOTE: BORING LOCATIONS WERE LOCATED USING A MEASURING TAPE AND EXISTING LANDMARKS AS REFERENCE POINTS. IN ADDITION, THE LATITUDE, LONGITUDE, AND ELEVATION NOTED ON THE BORING LOGS WERE TAKEN FROM GOOGLE EARTH. THEREFORE, LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE.

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				**Fine Grained Soils (Silts and Clays)**			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	**Particle Size Limits**
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	**Modifier**	**Approximate Root Diameter**	**Modifier**
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 20 ft
HOLE DIAMETER 3 in
DRILLER CS/SC
DATE STARTED 1/23/23
COMPLETED 1/23/23
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.25 ft
METHOD SPT
LATITUDE 26.79079
LONGITUDE -80.05452
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	2 4 6 4	10		0.2 Topsoil (2")			
						Light gray fine sand, trace asphalt debris (SP)			
		2	4 5 4 3	9		4.0			
5		3	2 2 2 2	4		Brown fine sand (SP)			
		4	2 2 2 2	4		7.0 ▽			
						8.0 Light brown fine sand (SP)			
		5	2 3 2 2	5		Light gray fine sand (SP)			
10									
						13.5			
		6	2 2 2	4		Light brown fine sand (SP)			
15									
		7	2 3 3	6		20.0			
20						Bottom of borehole at 20.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 1/25/23 10:01 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NORMAL\SPT LOG

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Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-2

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 20 ft
HOLE DIAMETER 3 in
DRILLER CS/SC
DATE STARTED 1/23/23
COMPLETED 1/23/23
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.30 ft
METHOD SPT
LATITUDE 26.790791
LONGITUDE -80.054757
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	4 6 10 3	16		0.1 Topsoil (1.5")			
						2.0 Brown fine sand, trace brick debris (SP)			
		2	3 3 3 3	6		Light gray fine sand (SP)			
						4.0			
5		3	2 1 2 1	3		Light brown fine sand (SP)			
		4	2 1 2 3	3		7.0 ▽			
						Light gray fine sand (SP)			
		5	2 3 2 1	5					
10									
						13.5			
		6	2 2 1	3		Gray fine sand (SP)			
15									
						18.5			
		7	3 3 4	7		Light brown fine sand (SP)			
20						20.0			

Bottom of borehole at 20.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 1/25/23 10:01 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NORMAL\SPT LOG

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Port St. Lucie, Florida 34986
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LOG OF BORING B-3

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 20 ft
HOLE DIAMETER 3 in
DRILLER CS/SC
DATE STARTED 1/23/23
COMPLETED 1/23/23
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.25 ft
METHOD SPT
LATITUDE 26.790507
LONGITUDE -80.054748
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	1 2 3 3	5		0.1 Topsoil (1")			
						2.0 Light brown fine sand (SP)			
		2	3 4 3 5	7		Light gray fine sand (SP)			
5		3	3 3 3 4	6					
		4	4 3 2 2	5		▽			
		5	2 2 2 3	4					
10						13.5			
		6	2 1 2	3		Light brown fine sand (SP)			
15						18.5			
		7	3 3 3	6		Gray fine sand (SP)			
20						20.0			

Bottom of borehole at 20.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 1/25/23 10:01 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NORMAL\SPT LOG

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LOG OF BORING B-4

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 20 ft
HOLE DIAMETER 3 in
DRILLER CS/SC
DATE STARTED 1/23/23
COMPLETED 1/23/23
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.40 ft
METHOD SPT
LATITUDE 26.790499
LONGITUDE -80.054539
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	2 2 3 4	5		0.1 Topsoil (1") Light brown fine sand (SP)			
		2	4 4 4 4	8		3.0 Light gray fine sand (SP)			
5		3	3 3 3 3	6					
		4	3 2 2 2	4		7.0 ▽ Gray fine sand (SP)			
		5	2 2 2 2	4					
10									
						13.5 Light brown fine sand (SP)			
		6	2 2 2	4					
15									
						18.5 Gray fine sand (SP)			
		7	3 3 4	7		20.0			
20						Bottom of borehole at 20.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 1/25/23 10:01 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NORMAL\SPT LOG

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LOG OF BORING B-5

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 40 ft
HOLE DIAMETER 3 in
DRILLER CS/SC
DATE STARTED 1/23/23
COMPLETED 1/23/23
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.30 ft
METHOD SPT
LATITUDE 26.790653
LONGITUDE -80.054642
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	2 3 6 3	9		0.1 Topsoil (1") Brown fine sand, little asphalt debris (SP)			
	X	2	2 1 2 2	3		3.0			
5	X	3	2 2 2 2	4		4.0 Gray fine sand (SP) Brown fine sand (SP)			
	X	4	2 3 3 3	6		▽ 8.0			
	X	5	3 2 3 2	5		Light gray fine sand (SP)			
10						13.5			
	X	6	1 2 3	5		Light brown fine sand (SP)			
15						18.5			
	X	7	3 3 3	6		Light gray fine sand (SP)			
20									
	X	8	4 6 9	15					
25									
	X	9	6 6 6	12					
30									
	X	10	6 5 6	11					
35									
	X	11	6 7 7	14		40.0			
40						Bottom of borehole at 40.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 1/27/23 15:53 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NORMAL\SPT LOG

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Port St. Lucie, Florida 34986
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LOG OF BORING B-6

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 10 ft
HOLE DIAMETER 3 in
DRILLER CS/SC
DATE STARTED 1/23/23
COMPLETED 1/23/23
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.40 ft
METHOD SPT
LATITUDE 26.790603
LONGITUDE -80.056092
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	6 7 8 4	15		0.1 Asphalt (1.5") Light gray fine sand (SP)			
		2	4 4 2 2	6		3.5			
						4.0 Brown fine sand (SP)			
5		3	2 1 1 2	2		Light brown fine sand (SP) 6.0			
		4	2 2 2 3	4		Light gray fine sand (SP) ▽			
		5	2 1 2 2	3		10.0			
10						Bottom of borehole at 10.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 1/25/23 10:01 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NORMAL\SPT LOG

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LOG OF BORING B-7

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 10 ft
HOLE DIAMETER 3 in
DRILLER CS/SC
DATE STARTED 1/23/23
COMPLETED 1/23/23
DRILL RIG D-25
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.30 ft
METHOD SPT
LATITUDE 26.790829
LONGITUDE -80.056092
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	2 3 4 4	7		0.1 Topsoil (1") / 2.0 Gray fine sand (SP)			
		2	4 3 3 3	6		Light gray fine sand (SP) / 4.0			
5		3	3 2 1 2	3		Light brown fine sand (SP) / 6.0			
		4	2 2 2 2	4		▽ Light gray fine sand (SP) / 9.0			
		5	3 3 2 3	5		10.0 Brown fine sand (SP)			
10						Bottom of borehole at 10.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 1/25/23 10:01 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NORMAL\SPT LOG

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LOG OF BORING AB-1

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DATE STARTED 1/19/23 **COMPLETED** 1/19/23
LATITUDE 26.790341 **LONGITUDE** -80.054984
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING --- Not Encountered
DRILLER CS/KB
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	40		Dark gray fine sand (SP)			
	50		1.5 Light gray fine sand (SP)			
2.5	50					
	60					
	70					
5.0			5.0 Brown fine sand (SP)			
	70		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 1/26/23 11:40 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NOf

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LOG OF BORING AB-2

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DATE STARTED 1/19/23 **COMPLETED** 1/19/23
LATITUDE 26.79058 **LONGITUDE** -80.054975
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING --- Not Encountered
DRILLER CS/KB
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	40		Brown fine sand (SP)			
	40		1.5 Light gray fine sand (SP)			
2.5	50					
	60					
	70		4.5 Brown fine sand (SP)			
5.0	70					
			6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 1/26/23 11:40 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NOf

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LOG OF BORING AB-3

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DATE STARTED 1/19/23 **COMPLETED** 1/19/23
LATITUDE 26.7908 **LONGITUDE** -80.054975
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING --- Not Encountered
DRILLER CS/KB
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	40		Gray fine sand (SP)			
	50		1.5 Light gray fine sand (SP)			
2.5	50					
	60		4.0 Brown fine sand (SP)			
	70					
5.0	70					
			6.0 Bottom of borehole at 6.0 feet.			

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 1/26/23 11:40 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NOT

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LOG OF BORING AB-4

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DATE STARTED 1/19/23 **COMPLETED** 1/19/23
LATITUDE 26.79082 **LONGITUDE** -80.055547
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING --- Not Encountered
DRILLER CS/KB
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	70		Brown fine sand, little shell fragments (SP)			
	60		1.5 Light gray fine sand (SP)			
2.5	60					
	80		3.5 Brown fine sand (SP)			
	80					
5.0	80		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 1/26/23 11:40 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NOT

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-5

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DATE STARTED 1/20/23 **COMPLETED** 1/20/23
LATITUDE 26.790594 **LONGITUDE** -80.055542
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING --- Not Encountered
DRILLER CS/MP
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	60		Gray fine sand, trace root and rock (SP)			
			1.0 Light gray fine sand (SP)			
	50					
2.5	60					
	80		3.5 Light brown fine sand (SP)			
	80					
5.0	80					
			6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 1/26/23 11:40 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NOf

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-6

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DATE STARTED 1/20/23 **COMPLETED** 1/20/23
LATITUDE 26.790353 **LONGITUDE** -80.055555
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING --- Not Encountered
DRILLER CS/MP
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	40		Gray fine sand, trace root (SP)			
	50		1.5 Light gray fine sand (SP)			
2.5	70		3.0 Light brown fine sand (SP)			
	70					
	80					
5.0	80		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 1/26/23 11:40 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NOT

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-7

CLIENT Foundcare Inc.
PROJECT NAME Foundcare Riviera Beach
PROJECT NUMBER 3330.2300003.0000
PROJECT LOCATION 3501 Broadway Boulevard, Riviera Beach, FL
DATE STARTED 1/25/23 **COMPLETED** 1/25/23
LATITUDE 26.79036 **LONGITUDE** -80.056104
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 8.40 ft
DRILLER JB/Lo
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0			0.2 Topsoil (2")			
	60		Gray fine sand (SP)			
	80					
			2.0 Light gray fine sand (SP)			
2.5	80					
	80		3.5 Light brown fine sand (SP)			
	80					
5.0	80					
	80		6.5 Light gray fine sand (SP)			
7.5	80					
	80		▽			
	80					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 1/26/23 11:40 - V:\PROJECTS_UES PROJECT SETUP\2023 UES PROJECTS\3330.2300003.0000 - FOUNDCARE RIVIERA BEACH - GEO\22-4420.00 - FOUNDCARE RIVIERA BEACH - GEO\GEO\APPENDICES NOT

Appendix E - Hydraulic Conductivity Results

UNIVERSAL
ENGINEERING SCIENCES
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Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

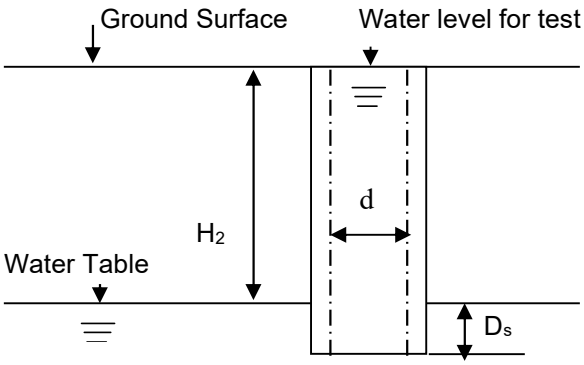
Client: Foundcare Inc.
Project No: 3330.2300003.0000

Project: Foundcare Riviera Beach
3501 Broadway Boulevard, Riviera Beach, FL
Test Date: 1/19/2023
Technician: CS/KB

SOIL PROFILE

Test Location: EX-1	Depth (feet)	Soil Description	HCP
	0 – 1	Dark gray fine sand (SP)	40
	1 – 5	Light gray fine sand (SP)	50
	5 – 6	Brown fine sand (SP)	70
			80+
			80+
			80+
	Depth to Water Table from Ground Surface (feet)		N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft^2 – ft head)	**1.28×10^{-03}**
Q	Stabilized Flow Rate (cubic ft per second)	**2.48×10^{-02}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes:		

Water table, ft	**6**
Water table, in	**0**
Depth of screen	**6**
ID of screen, in	**4**
Gallons of water	**100**
Time, minutes	**9**
Time, seconds	**0**

K=	**1.28E-03**	**CFS/Ft^2-Ft. of head**
Q=	**2.48E-02**	**CFS**
d=	**0.33**	**Feet**
H_2=	**6.0**	**Feet**
D_s=	**0.0**	**Feet**

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Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

Client: Foundcare Inc.

Project No: 3330.2300003.0000

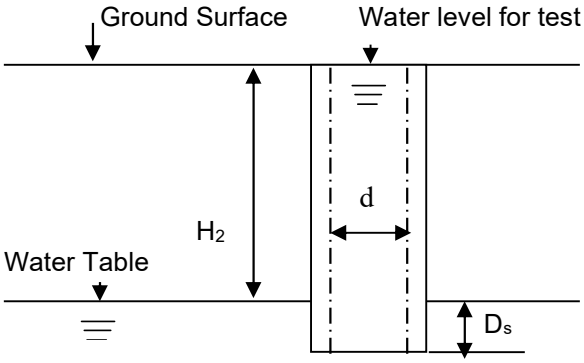
Project: Foundcare Riviera Beach
3501 Broadway Boulevard, Riviera Beach, FL

Test Date: 1/19/2023
Technician: CS/KB

SOIL PROFILE

Test Location: EX-2	Depth (feet)	Soil Description	HCP
	0 – 1	Light brown fine sand (SP)	60
	1 – 6	Brown fine sand (SP)	60
			70
			70
			80+
			80+
	Depth to Water Table from Ground Surface (feet)		N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d\,(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft^2 – ft head)	**4.72×10^{-04}**
Q	Stabilized Flow Rate (cubic ft per second)	**9.14×10^{-03}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes:		

Water table, ft	**6**
Water table, in	**0**
Depth of screen	**6**
ID of screen, in	**4**
Gallons of water	**41**
Time, minutes	**10**
Time, seconds	**0**

K=	**4.72E-04**	**CFS/Ft^2-Ft. of head**
Q=	**9.14E-03**	**CFS**
d=	**0.33**	**Feet**
H_2=	**6.0**	**Feet**
D_s=	**0.0**	**Feet**

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

EXFILTRATION TEST REPORT
South Florida Water Management District - Usual Open Hole Test

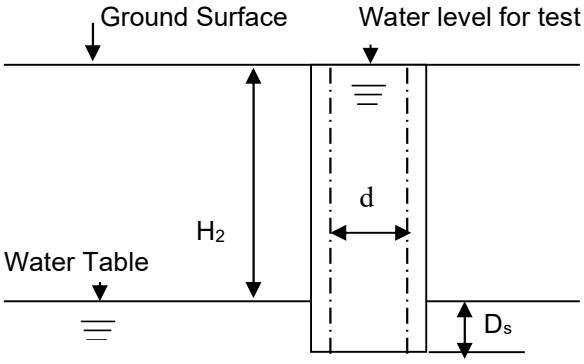
Client: Foundcare Inc.
Project No: 3330.2300003.0000

Project: Foundcare Riviera Beach
3501 Broadway Boulevard, Riviera Beach, FL
Test Date: 1/20/2023
Technician: CS/MP

SOIL PROFILE

Test Location: EX-3	Depth (feet)	Soil Description	HCP
	0 – 1	Gray fine sand (SP)	50
	1 – 3	Light gray fine sand (SP)	60
	3 – 6	Light brown fine sand (SP)	60
			70
			80+
			80+
	Depth to Water Table from Ground Surface (feet)		N/A

CALCULATION OF HYDRAULIC CONDUCTIVITY



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_S + H_2d)}$$

K	Hydraulic Conductivity (cfs/ ft^2 – ft head)	**1.24×10^{-03}**
Q	Stabilized Flow Rate (cubic ft per second)	**2.41×10^{-02}**
d	Diameter of Test Hole (feet)	**0.33**
H_2	Depth to Water Table (feet)	**6.0**
D_S	Saturated Hole Depth (feet)	**0.0**
Notes:		

Water table, ft	**6**
Water table, in	**0**
Depth of screen	**6**
ID of screen, in	**4**
Gallons of water	**100**
Time, minutes	**9**
Time, seconds	**15**

K=	**1.24E-03**	**CFS/Ft^2-Ft. of head**
Q=	**2.41E-02**	**CFS**
d=	**0.33**	**Feet**
H_2=	**6.0**	**Feet**
D_s=	**0.0**	**Feet**

Appendix F - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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
Gregg K. Weiss, Mayor
Maria Sachs, Vice Mayor
Maria G. Marino
Dave Kerner
Marci Woodward
Sara Baxter
Mack Bernard

County Administrator
Verdenia C. Baker

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printed on sustainable and recycled paper

August 4, 2023

Stephanie Guerra, P.E.
Kimley-Horn and Associates, Inc.
1920 Wekiva Way
West Palm Beach, FL 33411

RE: Found Care Riviera Beach
Project #: 230208
Traffic Performance Standards (TPS) Review

Dear Ms. Guerra:

The Palm Beach County Traffic Division has reviewed the above referenced project Traffic Impact Statement, revised July 28, 2023, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Riviera Beach
Location:	West side of Broadway, just north of W 34th Street
PCN:	56-43-42-28-00-001-0160/-0010
Access:	One right-in/right-out access driveway connection onto Broadway (As used in the study and is NOT necessarily an approval by the County through this TPS letter)
Existing Uses:	Vacant
Proposed Uses:	Medical Office = 22,000 SF
New Daily Trips:	753
New Peak Hour Trips:	61 (49/12) AM; 77 (23/54) PM
Build-out:	December 31, 2028

Based on our review, the Traffic Division has determined the proposed development **meets** the TPS of Palm Beach County.

Please note a conceptual driveway pre-approval letter from the FDOT must be obtained for the access connection onto Broadway.

Please note the receipt of a 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 HAkif@pbcgov.org.

Sincerely,

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:jb
ec:
Mary Savage Dunham, Assistant Director of Development Service, City of Rivera Beach
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
F:\TRAFFIC\HA\MUNICIPALITIES\APPROVALS\2023\230208 - FOUND CARE RIVIERA BEACH.DOCX;

February 9, 2023
Revised April 13, 2023
Revised July 28, 2023
Revised November 27, 2023

Mr. Terrence Bailey, P.E.
City of Riviera Beach
600 West Blue Heron Blvd.,
Riviera Beach, FL 33404

RE: ***Found Care Riviera Beach – Traffic Impact Evaluation***
Palm Beach County, Florida

Dear Mr. Bailey:

Kimley-Horn and Associates, Inc. has prepared a traffic impact evaluation for the proposed development of located on the west side of Broadway, just north of W 34th Street, in Riviera Beach, Florida. *Figure 1* illustrates an aerial view of the site location.

The Parcel Control Numbers (PCNs) for the project site are:

- 56-43-42-28-00-001-0160
- 56-43-42-28-30-001-0010

The is vacant but is proposed to be developed with a medical office building containing self-serving professional office and food service. Buildout of the site is proposed to occur by 2028.

TRIP GENERATION

A trip generation comparison was conducted to determine the trip generation potential for the proposed program of development. Rates and equations published by the Palm Beach County Traffic Division were utilized to conduct these calculations.

Table 1 summarizes the trip generation comparison between the approved and proposed program of development on site. As shown in this table, the proposed development plan has the potential to generate 950 net new external daily trips, an increase of 86 net new external AM peak hour trips (61 in, 25 out), and an increase of 90 net new external PM peak hour trips (34 in, 56 out).

Because the proposed development results in an increase in peak hour trips, the full impact of the development is subject to traffic concurrency analysis. Based on the trip generation calculations and the analysis thresholds established in Article 12 of the Palm Beach County Unified Land Development Code (ULDC), it was determined that the radius of development influence is one mile.

Table 1: Trip Generation Comparison

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Scenario								
Medical Office (Stand-Alone)	16.457 KSF	599	51	40	11	65	20	45
General Office (<=10k)	3 KSF	43	5	4	1	6	2	4
Fast Food Restaurant w/o DT	1.5 KSF	676	65	38	27	50	25	25
	Subtotal	*1,318*	*121*	*82*	*39*	*121*	*47*	*74*
Pass-By Capture								
Medical Office (Stand-Alone)	10.0%	60	5	4	1	7	2	5
General Office (<=10k)	10.0%	4	1	0	1	1	0	1
Fast Food Restaurant w/o DT	45.0%	304	29	17	12	23	11	12
	Subtotal	*368*	*35*	*21*	*14*	*31*	*13*	*18*
Driveway Volumes		1,318	121	82	39	121	47	74
Net New External Trips		950	86	61	25	90	34	56
Radius of Development Influence:		1 miles						

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass-By
Medical Office (Stand-Alone)	T = 42.97 (X)-108.01	3.10 trips/1,000 sf (79% in, 21% out)	3.93 trips/1,000 sf (30% in, 70% out)	10.0%
General Office (<=10k)	14.39 trips/1,000 sf	1.67 trips/1000 sf (82% in, 18% out)	2.16 trips/1,000 sf (34% in, 66% out)	10.0%
Fast Food Restaurant w/o DT	450.49 trips/1,000 sf	43.18 trips/1,000 sf (58% in, 42% out)	33.21 trips/1,000 sf (50% in, 50% out)	45.0%



NORTH

LEGEND

Project Site

FIGURE 1
SITE LOCATION
FOUND CARE RIVIERA BEACH

Kimley»Horn

TRAFFIC ASSIGNMENT

The AM and PM peak hour trips associated with the project were assigned to the roadways within the radius of development influence based on a review of complementary land uses in the vicinity of the project. *Figure 2* illustrates the project traffic assignment.

TEST 1 SIGNIFICANCE AND CAPACITY ANALYSIS

Per the requirements defined in *Article 12* (Traffic Performance Standards) of Palm Beach County's *Unified Land Development Code (ULDC),* the links on which project traffic is greater than 1% of the level of service (LOS) D generalized service volume are considered to be significantly impacted. As shown in *Tables 2* and *3*, some roadway links are significantly impacted under Test 1. As shown in *Tables 4* and *5*, these roadway links will meet Test 1 criteria through buildout of the project.

TEST 1 INTERSECTION ANALYSIS

An analysis was undertaken for intersections nearest to each link directly accessed and significantly impacted by the project. The nearest major intersections are:

- Silver Beach Road & Broadway
- Blue Heron Boulevard & Broadway

As indicated in *Tables 2* and *3*, the links approaching and departing these intersections are significantly impacted during the AM and PM peak hours. Therefore, the analysis of these intersections is required by the TPS ordinance. Count data was collected at these intersections on Tuesday, March 28, 2023.

These intersections were analyzed using the Critical Sum planning methodology as outlined in the 1985 Highway Capacity Manual (HCM) utilizing turning movement counts and committed development data published by the Palm Beach County Traffic Division. The critical movement analysis shows that all intersections will fall below the threshold of 1,400 vehicles per hour per lane with the current lane configuration.



NORTH

LEGEND

Project Site

XX% Trip Distribution

FIGURE 2
TRIP DISTRIBUTION
FOUND CARE RIVIERA BEACH

Kimley»Horn

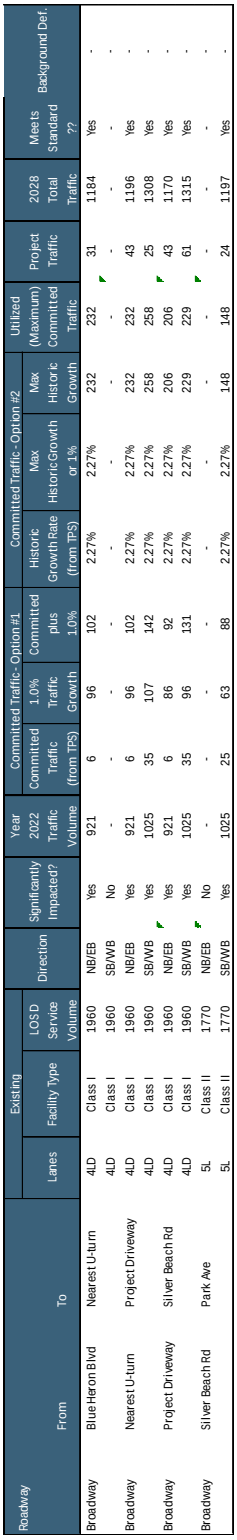
Table 2: Test 1 AM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT % ASSIGNMENT	NB/EB IN / OUT?	PROJECT TRIPS AM PEAK HOUR TRIPS NB/EB	PROJECT TRIPS AM PEAK HOUR TRIPS SB/WB	PROJECT TRIPS AM PEAK HOUR % IMPACT NB/EB	Sig?	PROJECT TRIPS AM PEAK HOUR % IMPACT SB/WB	Sig?
Broadway	W 13th St	Blue Heron Blvd	4LD	1,770	15%	i	9	4	0.51%	No	0.23%	No
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	1,770	50%	i	31	13	1.75%	Yes	0.73%	No
Broadway	Nearest U-turn	Project Driveway	4LD	1,770	NB: 50% in/50% out; SB: 100% out		43	25	2.43%	Yes	1.41%	Yes
Broadway	Project Driveway	Silver Beach Rd	4LD	1,770	NB: 50% in/50% out; SB: 100% in		43	61	2.43%	Yes	3.45%	Yes
Broadway	Silver Beach Rd	Park Ave	4LD	1,770	40%	o	10	24	0.56%	No	1.36%	Yes
Broadway	Park Ave	Northlake Blvd	4LD	1,770	35%	o	9	21	0.51%	No	1.19%	Yes
Park Ave	10th St	Broadway	2L	880	5%	i	3	1	0.34%	No	0.11%	No
Silver Beach Rd	Old Dixie Hwy	Broadway	2L	880	10%	i	6	3	0.68%	No	0.34%	No
Blue Heron Blvd	Old Dixie Hwy	Broadway	4LD	1,770	30%	i	18	8	1.02%	Yes	0.45%	No
Blue Heron Blvd	Broadway	East of Broadway	4LD	1,770	5%	o	1	3	0.06%	No	0.17%	No

Table 3: Test 1 PM Peak Hour Significance Analysis

ROADWAY	FROM	TO	COMMITTED NUMBER OF LANES	LOS D GEN. SVC. VOLUME	PROJECT TRIPS								
					PROJECT % ASSIGNMENT	NB/EB IN/OUT?	PM PEAK HOUR TRIPS		PM PEAK HOUR % IMPACT				
							NB/EB	SB/WB	NB/EB	Sig?	SB/WB	Sig?
Broadway	W 13th St	Blue Heron Blvd	4LD	1,770	15%	i	5	8	0.28%	No	0.45%	No
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	1,770	50%	i	17	28	0.96%	No	1.58%	Yes
Broadway	Nearest U-turn	Project Driveway	4LD	1,770	NB: 50% in/50% out; SB: 100%		45	56	2.54%	Yes	3.16%	Yes
Broadway	Project Driveway	Silver Beach Rd	4LD	1,770	NB: 50% in/50% out; SB: 100%		45	34	2.54%	Yes	1.92%	Yes
Broadway	Silver Beach Rd	Park Ave	4LD	1,770	40%	o	22	14	1.24%	Yes	0.79%	No
Broadway	Park Ave	Northlake Blvd	4LD	1,770	35%	o	20	12	1.13%	Yes	0.68%	No
Park Ave	10th St	Broadway	2L	880	5%	i	2	3	0.23%	No	0.34%	No
Silver Beach Rd	Old Dixie Hwy	Broadway	2L	880	10%	i	3	6	0.34%	No	0.68%	No
Blue Heron Blvd	Old Dixie Hwy	Broadway	4LD	1,770	30%	i	10	17	0.56%	No	0.96%	No
Blue Heron Blvd	Broadway	East of Broadway	4LD	1,770	5%	o	3	2	0.17%	No	0.11%	No

Table 4: Test 1 AM Peak Hour Capacity Analysis



Roadway	From	To	Existing			Direction	Significantly Impacted?	Year 2022 Traffic Volume	Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max Historic Growth	Utilized (Maximum) Committed Traffic	Project Traffic	2028 Total Traffic	Meets Standard ??	Background Def.
			Lanes	Facility Type	LOSD Service Volume														
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	Class I	1960	NB/EB	Yes	921	6	96	102	2.27%	2.27%	232	232	31	1184	Yes	-
			4LD	Class I	1960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-
Broadway	Nearest U-turn	Project Driveway	4LD	Class I	1960	NB/EB	Yes	921	6	96	102	2.27%	2.27%	232	232	43	1196	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1025	35	107	142	2.27%	2.27%	258	258	25	1308	Yes	-
Broadway	Project Driveway	Silver Beach Rd	4LD	Class I	1960	NB/EB	Yes	921	6	86	92	2.27%	2.27%	206	206	43	1170	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1025	35	96	131	2.27%	2.27%	229	229	61	1315	Yes	-
Broadway	Silver Beach Rd	Park Ave	5L	Class II	1770	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-
			5L	Class II	1770	SB/WB	Yes	1025	25	63	88	2.27%	2.27%	148	148	24	1197	Yes	-

Table 5: Test 1 PM Peak Hour Capacity Analysis

Roadway	From	To	Existing			Direction	Significantly Impacted?	Year 2022 Traffic Volume	Committed Traffic - Option #1			Committed Traffic - Option #2			Utilized (Maximum) Committed Traffic	Project Traffic	2028 Total Traffic	Meets Standard ??	Background Def.
			Lanes	Facility Type	LOS D Service Volume				Committed Traffic (from TPS)	1.0% Traffic Growth	Committed plus 1.0%	Historic Growth Rate (from TPS)	Max Historic Growth or 1%	Max. Historic Growth					
Broadway	Blue Heron Blvd	Nearest U-turn	4LD	Class I	1960	NB/EB	No	-	-	-	-	-	-	-	-	-	-	-	-
			4LD	Class I	1960	SB/WB	Yes	1123	13	117	130	2.27%	2.27%	282	282	28	1433	Yes	-
Broadway	Nearest U-turn	Project Driveway	4LD	Class I	1960	NB/EB	Yes	1204	36	74	110	2.27%	2.27%	173	173	45	1422	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1123	13	69	82	2.27%	2.27%	162	162	56	1341	Yes	-
Broadway	Project Driveway	Silver Beach Rd	4LD	Class I	1960	NB/EB	Yes	1204	36	74	110	2.27%	2.27%	173	173	45	1422	Yes	-
			4LD	Class I	1960	SB/WB	Yes	1123	13	69	82	2.27%	2.27%	162	162	34	1319	Yes	-
Broadway	Silver Beach Rd	Park Ave	5L	Class II	1770	NB/EB	Yes	1204	26	113	139	2.27%	2.27%	269	269	22	1495	Yes	-
			5L	Class II	1770	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-
Broadway	Park Ave	Northlake Blvd	5L	Class I	1960	NB/EB	Yes	1204	20	74	94	2.27%	2.27%	173	173	20	1397	Yes	-
			5L	Class I	1960	SB/WB	No	-	-	-	-	-	-	-	-	-	-	-	-

DRIVEWAY ANALYSIS

Access to the site is proposed to be provided via one right-in/right-out driveway on Broadway. *Figure 3* illustrates the future total driveway volumes for the site.

Palm Beach County Thresholds

Section 300 of the Palm Beach County "Design Standards Manual" provides the vehicle thresholds for exclusive turn lanes at site driveways. According to the standards noted in this document, the volume thresholds for providing exclusive turn lanes are as follows:

- Right-turn Lane – 75 peak hour right turns, with driveway volumes that exceed 1,000 trips per day, and average daily traffic volumes that exceed 10,000 vehicles per day.
- Left-turn Lane – 30 peak hour left turns.

As shown in *Figure 3*, no movements are anticipated to exceed the turn lane thresholds.

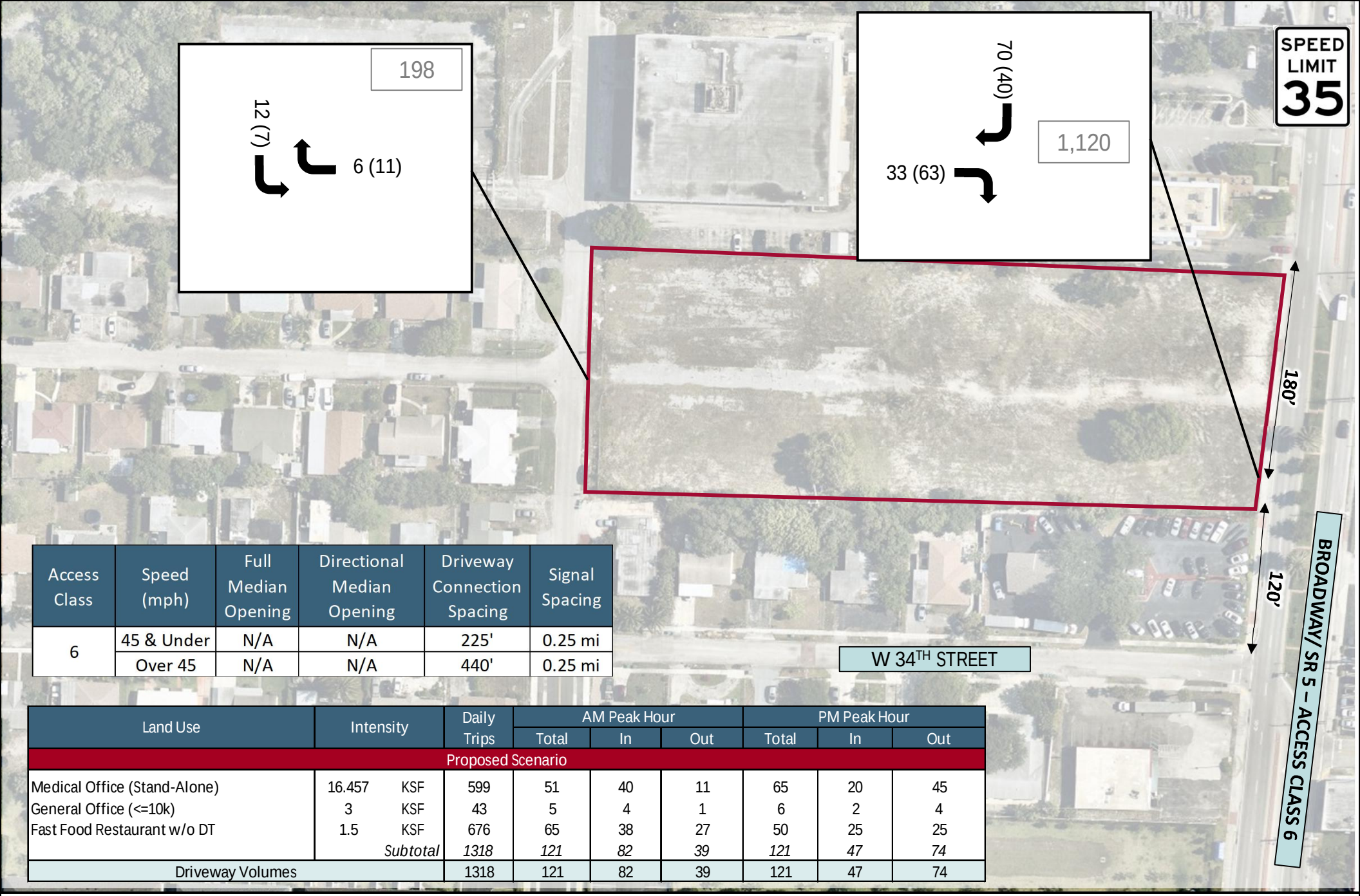
The Palm Beach County Code provides for classification of driveways as minor, intermediate, or major and the determination of ingress turn lane requirements. The following criteria are used to classify driveways located within Palm Beach County:

1. Minor - Provides service for a maximum daily volume of 500 vehicles.

2. Intermediate - Provides service for a maximum daily volume from 500 to 2,000 vehicles.

3. Major - Provides service for a daily volume over 2,000 vehicles.

Based on the Palm Beach County thresholds, the site driveway is classified as intermediate.



Access Class	Speed (mph)	Full Median Opening	Directional Median Opening	Driveway Connection Spacing	Signal Spacing
6	45 & Under	N/A	N/A	225'	0.25 mi
	Over 45	N/A	N/A	440'	0.25 mi

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Proposed Scenario									
Medical Office (Stand-Alone)	16.457	KSF	599	51	40	11	65	20	45
General Office (<=10k)	3	KSF	43	5	4	1	6	2	4
Fast Food Restaurant w/o DT	1.5	KSF	676	65	38	27	50	25	25
		Subtotal	*1318*	*121*	*82*	*39*	*121*	*47*	*74*
Driveway Volumes			1318	121	82	39	121	47	74

NORTH

LEGEND

Project Site

XX Daily Driveway Volumes

XX AM Peak Hour Driveway Volumes

(XX) PM Peak Hour Driveway Volumes

FIGURE 3
DRIVEWAY VOLUMES
FOUND CARE RIVIERA BEACH

Kimley»Horn

CONCLUSION

The foregoing analysis demonstrates that the traffic generated by the proposed development program meet the defined criteria for the Palm Beach County Traffic Performance Standards Ordinance and the City of Riviera Beach Standards. No mitigation measures are proposed by this project.

If there are any questions regarding the information provided herein, please contact me via telephone at (561) 840-0852 or via e-mail at stephanie.guerra@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Stephanie A Guerra
2023.11.27
14:29:56 -05'00'

Stephanie A. Guerra, P.E.
Transportation Engineer

Florida Registration
Number 84302
Registry No. 35106

Attachments
k:\wpb_tpto\2410\241076000 - foundcare riviera beach\2023-2-9-foundcare-text.docx

PROJECT INFORMATION

PAPA Banner

Location Address	3501 BROADWAY
Municipality	RIVIERA BEACH
Parcel Control Number	56-43-42-28-00-001-0160
Subdivision	
Official Records Book	30236 **Page** 494
Sale Date	OCT-2018
Legal Description	28-42-43, S 200 FT OF N 835 FTOF GOV LT 1 W OF SR 5 /LESS W 909.75 FT/

Owners

RIVIERA BEACH CITY OF

Mailing address

600 W BLUE HERON BLVD

RIVIERA BEACH FL 33404 4311

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	$500,000	30236 / 00494	WARRANTY DEED	RIVIERA BEACH CITY OF
MAY-1992	$1,000	07250 / 00321	CERT OF TITLE	J & B MOTEL CORP
AUG-1989	$1,225,000	06166 / 00368	WARRANTY DEED	
NOV-1987	$1,000,000	05503 / 01518	WARRANTY DEED	
DEC-1980	$750,000	03426 / 00767	WARRANTY DEED	

Exemption Applicant/Owner	Year	Detail
RIVIERA BEACH CITY OF	2023	FULL: MUNICIPAL GOVERNMENT

Number of Units	***Total Square Feet** 0	**Acres** 1.3425	
Use Code	8900 - MUNICIPAL	**Zoning**	DG - DOWNTOWN GENERAL (56-RIVIERA BEACH)

Tax Year	2022	2021	2020
Improvement Value	$0	$0	$0
Land Value	$643,291	$403,519	$403,519
Total Market Value	$643,291	$403,519	$403,519

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	$443,871	$403,519	$403,519
Exemption Amount	$443,871	$403,519	$403,519
Taxable Value	$0	$0	$0

Tax Year	2022	2021	2020
Ad Valorem	$0	$0	$0
Non Ad Valorem	$0	$0	$0
Total tax	$0	$0	$0

PAPA Banner

Location Address	AVENUE E
Municipality	RIVIERA BEACH
Parcel Control Number	56-43-42-28-30-001-0010
Subdivision	WHITE CAPS SUB IN
Official Records Book	30236 **Page** 494
Sale Date	OCT-2018
Legal Description	WHITE CAPS SUB LTS 1 TO 8 INC BLK 1

Owners

RIVIERA BEACH CITY OF

Mailing address

600 W BLUE HERON BLVD

RIVIERA BEACH FL 33404 4311

Sales Date	Price	OR Book/Page	Sale Type	Owner
OCT-2018	$500,000	30236 / 00494	WARRANTY DEED	RIVIERA BEACH CITY OF
MAY-1992	$1,000	07250 / 00321	CERT OF TITLE	J & B MOTEL CORP
AUG-1989	$1,225,000	06166 / 00368	WARRANTY DEED	
NOV-1987	$1,000,000	05503 / 01518	WARRANTY DEED	
DEC-1980	$750,000	03426 / 00767	WARRANTY DEED	

Exemption Applicant/Owner	Year	Detail
RIVIERA BEACH CITY OF	2023	FULL: MUNICIPAL GOVERNMENT

Number of Units	0	***Total Square Feet**	0	**Acres**	1
Use Code	8900 - MUNICIPAL	**Zoning**	RS-6 - SINGLE FAMILY DWELLING (RS-6) (56-RIVIERA BEACH)		

Tax Year	2022	2021	2020
Improvement Value	$1,019	$1,019	$1,039
Land Value	$143,000	$130,000	$130,000
Total Market Value	$144,019	$131,019	$131,039

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	$144,019	$131,019	$131,039
Exemption Amount	$144,019	$131,019	$131,039
Taxable Value	$0	$0	$0

Tax Year	2022	2021	2020
Ad Valorem	$0	$0	$0
Non Ad Valorem	$0	$0	$0
Total tax	$0	$0	$0

CRITICAL MOVEMENT ANALYSIS

CRITICAL MOVEMENT ANALYSIS
FOUNDCARE RIVIERA BEACH
SILVER BEACH ROAD & BROADWAY (FUTURE TOTAL - NO IMPROVEMENTS)

Growth Rate =	1.00%	
Peak Season =	1	1
Buildout Year =	2028	2028
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	100	756	4	34	1,041	72	107	7	88	6	5	39
Peak Season Volume	100	756	4	34	1,041	72	107	7	88	6	5	39
Traffic Volume Growth	5	39	0	2	53	4	5	0	4	0	0	2
Committed Development												
1.0% Traffic Volume Growth	5	39	0	2	53	4	5	0	4	0	0	2
Committed + 1.0% Growth	5	39	0	2	53	4	5	0	4	0	0	2
Max (Committed + 1.0% or Historic Growth)	5	39	0	2	53	4	5	0	4	0	0	2
Background Traffic Volumes	105	795	4	36	1,094	76	112	7	92	6	5	41
Project Traffic Assignment												
Inbound Traffic Assignment	50.0%				40.0%				10.0%			
Inbound Traffic Volumes	31				24				6			
Outbound Traffic Assignment	10.0%	40.0%										
Outbound Traffic Volumes	3	10										
Project Traffic	34	10	0	0	24	0	0	0	6	0	0	0
Total Traffic w/o RTOR	139	805	4	36	1,118	76	112	7	98	6	5	41
RTOR Reduction			(10)			(10)			(60)			(10)
TOTAL TRAFFIC	**139**	**805**	**0**	**36**	**1,118**	**66**	**112**	**7**	**38**	**6**	**5**	**31**

Critical Volume Analysis

No. of Lanes	1	2>	0	1	2>	0	1	1	1	1	1>	0
Approach Volume		944			1,220			157			42	
Per Lane Volume	139	403	0	36	592	0	112	7	38	6	36	0
Overlap Reduction	0	0	0	0	0	0	0	0	(36)	0	0	0
Net Per Lane Volume	139	403	0	36	592	0	112	7	2	6	36	0
North-South Critical	NB LT + SB TH =				731		SB LT + NB TH =				439	
East-West Critical	EB LT + WB TH =				148		WB LT + EB TH =				44	
Maximum Critical Sum	**731**			**+**	**148**			**=**	**879**			
STATUS ?							**UNDER**					

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	168	968	6	58	886	79	79	18	85	22	26	50
Peak Season Volume	168	968	6	58	886	79	79	18	85	22	26	50
Traffic Volume Growth	9	49	0	3	45	4	4	1	4	1	1	3
Committed Development												
1.0% Traffic Volume Growth	9	49	0	3	45	4	4	1	4	1	1	3
Committed + 1.0% Growth	9	49	0	3	45	4	4	1	4	1	1	3
Max (Committed + 1.0% or Historic Growth)	9	49	0	3	45	4	4	1	4	1	1	3
Background Traffic Volumes	177	1,017	6	61	931	83	83	19	89	23	27	53
Project Traffic Assignment												
Inbound Traffic Assignment	50.0%				40.0%				10.0%			
Inbound Traffic Volumes	17				14				3			
Outbound Traffic Assignment	10.0%	40.0%										
Outbound Traffic Volumes	6	22										
Project Traffic	23	22	0	0	14	0	0	0	3	0	0	0
Total Traffic w/o RTOR	200	1,039	6	61	945	83	83	19	92	23	27	53
RTOR Reduction			(10)			(10)			(60)			(10)
TOTAL TRAFFIC	**200**	**1,039**	**0**	**61**	**945**	**73**	**83**	**19**	**32**	**23**	**27**	**43**

Critical Volume Analysis

No. of Lanes	1	2>	0	1	2>	0	1	1	1	1	1>	0
Approach Volume		1,239			1,079			134			93	
Per Lane Volume	200	520	0	61	509	0	83	19	32	23	70	0
Overlap Reduction	0	0	0	0	0	0	0	0	(32)	0	0	0
Net Per Lane Volume	200	520	0	61	509	0	83	19	0	23	70	0
North-South Critical	NB LT + SB TH =				709		SB LT + NB TH =				581	
East-West Critical	EB LT + WB TH =				153		WB LT + EB TH =				55	
Maximum Critical Sum	**709**			**+**	**153**			**=**	**862**			
STATUS ?							**UNDER**					

CRITICAL MOVEMENT ANALYSIS
FOUNDCARE RIVIERA BEACH
BLUE HERON BOULEVARD & BROADWAY (FUTURE TOTAL - NO IMPROVEMENTS)

Growth Rate =	1.00%	
Peak Season =	1	1
Buildout Year =	2028	2028
Years =	5	5

AM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	100	568	190	180	849	115	181	476	124	185	289	124
Peak Season Volume	100	568	190	180	849	115	181	476	124	185	289	124
Traffic Volume Growth	5	29	10	9	43	6	9	24	6	9	15	6
Committed Development	4	24	23	38	43	63	38	55	3	14	25	19
1.0% Traffic Volume Growth	5	29	10	9	43	6	9	24	6	9	15	6
Committed + 1.0% Growth	9	53	33	47	86	69	47	79	9	23	40	25
Max (Committed + 1.0% or Historic Growth)	9	53	33	47	86	69	47	79	9	23	40	25
Background Traffic Volumes	109	621	223	227	935	184	228	555	133	208	329	149
Project Traffic Assignment												
Inbound Traffic Assignment		15.0%					30.0%					5.0%
Inbound Traffic Volumes		9					18					3
Outbound Traffic Assignment				5.0%	15.0%	30.0%						
Outbound Traffic Volumes				1	4	8						
Project Traffic	0	9	0	1	4	8	18	0	0	0	0	3
Total Traffic w/o RTOR	109	630	223	228	939	192	246	555	133	208	329	152
RTOR Reduction			(60)			(10)			(60)			(10)
TOTAL TRAFFIC	**109**	**630**	**163**	**228**	**939**	**182**	**246**	**555**	**73**	**208**	**329**	**142**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2>	0	1	2	1	1	2>	0
Approach Volume		902			1,349			874			679	
Per Lane Volume	109	315	163	228	561	0	246	278	73	208	236	0
Overlap Reduction	0	0	(163)	0	0	0	0	0	(73)	0	0	0
Net Per Lane Volume	109	315	0	228	561	0	246	278	0	208	236	0
North-South Critical	NB LT + SB TH =			670			SB LT + NB TH =			543		
East-West Critical	EB LT + WB TH =			482			WB LT + EB TH =			486		
Maximum Critical Sum	**670**			**+**	**486**			**=**	**1,156**			
STATUS ?							**UNDER**					

PM Peak Hour

	Northbound			Southbound			Eastbound			Westbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Existing Volume on 03/28/2023	153	743	195	190	708	175	232	383	101	323	515	160
Peak Season Volume	153	743	195	190	708	175	232	383	101	323	515	160
Traffic Volume Growth	8	38	10	10	36	9	12	20	5	16	26	8
Committed Development	6	27	33	27	23	46	51	60	6	34	70	29
1.0% Traffic Volume Growth	8	38	10	10	36	9	12	20	5	16	26	8
Committed + 1.0% Growth	14	65	43	37	59	55	63	80	11	50	96	37
Max (Committed + 1.0% or Historic Growth)	14	65	43	37	59	55	63	80	11	50	96	37
Background Traffic Volumes	167	808	238	227	767	230	295	463	112	373	611	197
Project Traffic Assignment												
Inbound Traffic Assignment		15.0%					30.0%					5.0%
Inbound Traffic Volumes		5					10					2
Outbound Traffic Assignment				5.0%	15.0%	30.0%						
Outbound Traffic Volumes				3	8	17						
Project Traffic	0	5	0	3	8	17	10	0	0	0	0	2
Total Traffic w/o RTOR	167	813	238	230	775	247	305	463	112	373	611	199
RTOR Reduction			(60)			(10)			(60)			(10)
TOTAL TRAFFIC	**167**	**813**	**178**	**230**	**775**	**237**	**305**	**463**	**52**	**373**	**611**	**189**

Critical Volume Analysis

No. of Lanes	1	2	1	1	2>	0	1	2	1	1	2>	0
Approach Volume		1,158			1,242			820			1,173	
Per Lane Volume	167	407	178	230	506	0	305	232	52	373	400	0
Overlap Reduction	0	0	(178)	0	0	0	0	0	(52)	0	0	0
Net Per Lane Volume	167	407	0	230	506	0	305	232	0	373	400	0
North-South Critical	NB LT + SB TH =			673			SB LT + NB TH =			637		
East-West Critical	EB LT + WB TH =			705			WB LT + EB TH =			605		
Maximum Critical Sum	**673**			**+**	**705**			**=**	**1,378**			
STATUS ?							**NEAR**					

TURNING MOVEMENT COUNTS

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

BLUE HERON BOULEVARD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
Start Date : 3/28/2023
Page No : 1

Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

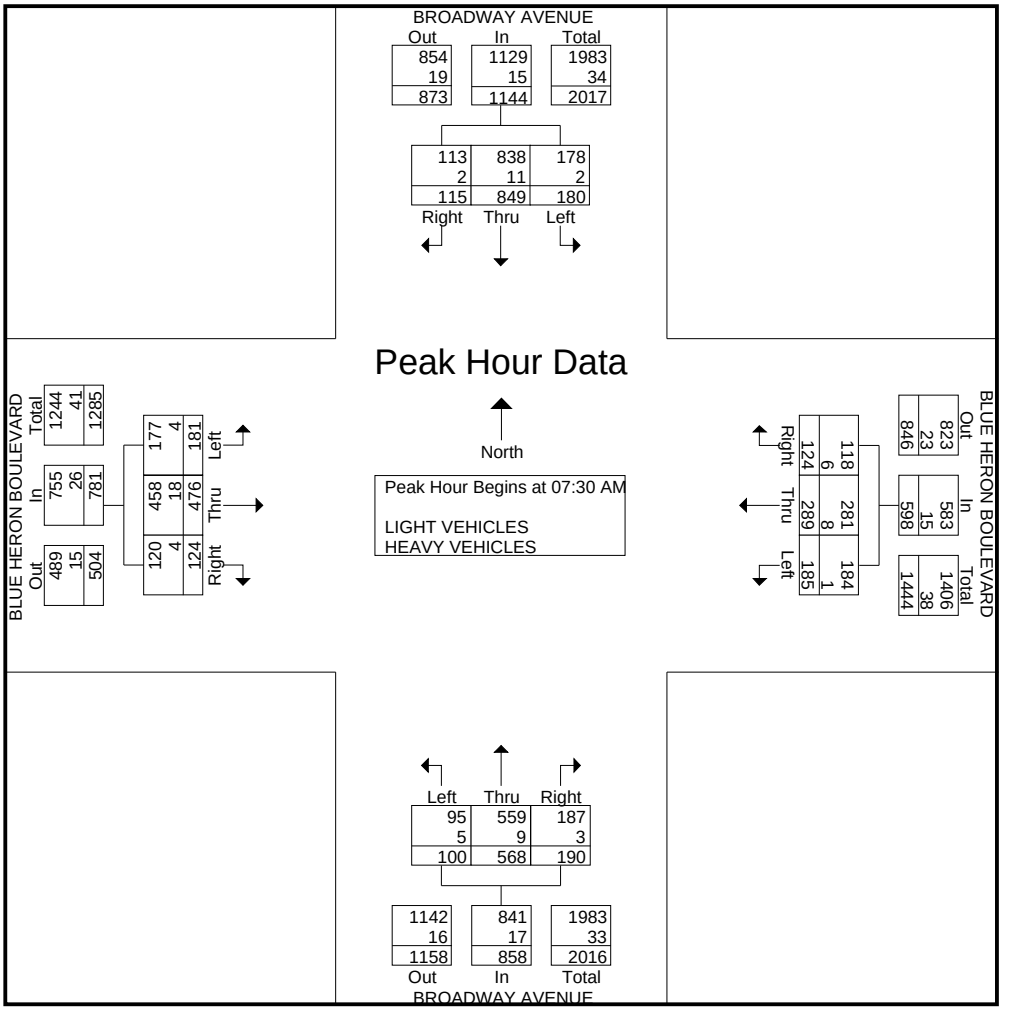
	BROADWAY AVENUE From North				BLUE HERON BOULEVARD From East				BROADWAY AVENUE From South				BLUE HERON BOULEVARD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	1	27	142	25	0	37	49	13	0	15	70	20	0	25	57	33	514
07:15 AM	1	35	188	28	0	34	70	22	0	26	101	28	0	40	97	21	691
07:30 AM	0	42	234	27	0	53	68	35	0	18	111	40	0	42	94	36	800
07:45 AM	0	44	197	31	0	41	74	33	0	28	170	51	0	40	104	33	846
Total	2	148	761	111	0	165	261	103	0	87	452	139	0	147	352	123	2851
08:00 AM	0	56	236	33	0	49	74	25	0	29	132	38	0	61	131	27	891
08:15 AM	0	38	182	24	0	42	73	31	0	25	155	61	0	38	147	28	844
08:30 AM	0	42	212	39	0	49	89	30	0	25	120	36	0	25	56	20	743
08:45 AM	0	50	157	33	0	40	58	46	0	30	100	39	0	63	147	41	804
Total	0	186	787	129	0	180	294	132	0	109	507	174	0	187	481	116	3282
04:00 PM	2	60	174	41	0	62	115	33	0	37	164	48	0	43	114	12	905
04:15 PM	0	42	137	41	0	68	154	44	0	37	164	65	0	37	123	22	934
04:30 PM	0	47	179	45	0	85	133	40	1	42	206	63	0	67	86	20	1014
04:45 PM	0	55	139	44	0	86	160	42	0	41	167	47	0	55	103	20	959
Total	2	204	629	171	0	301	562	159	1	157	701	223	0	202	426	74	3812
05:00 PM	1	36	196	39	0	79	134	39	0	29	167	42	0	54	90	33	939
05:15 PM	0	51	194	47	0	73	88	39	0	40	203	43	0	56	104	28	966
05:30 PM	1	48	166	23	0	70	112	33	0	46	184	45	0	55	106	24	913
05:45 PM	2	50	162	42	0	65	112	44	0	29	171	53	0	44	102	20	896
Total	4	185	718	151	0	287	446	155	0	144	725	183	0	209	402	105	3714
Grand Total	8	723	2895	562	0	933	1563	549	1	497	2385	719	0	745	1661	418	13659
Apprch %	0.2	17.3	69.1	13.4	0	30.6	51.3	18	0	13.8	66.2	20	0	26.4	58.8	14.8	
Total %	0.1	5.3	21.2	4.1	0	6.8	11.4	4	0	3.6	17.5	5.3	0	5.5	12.2	3.1	
LIGHT VEHICLES	8	716	2850	548	0	926	1532	540	1	488	2356	713	0	736	1621	411	13446
% LIGHT VEHICLES	100	99	98.4	97.5	0	99.2	98	98.4	100	98.2	98.8	99.2	0	98.8	97.6	98.3	98.4
HEAVY VEHICLES	0	7	45	14	0	7	31	9	0	9	29	6	0	9	40	7	213
% HEAVY VEHICLES	0	1	1.6	2.5	0	0.8	2	1.6	0	1.8	1.2	0.8	0	1.2	2.4	1.7	1.6

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BLUE HERON BOULEVARD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
Start Date : 3/28/2023
Page No : 2

	BROADWAY AVENUE From North					BLUE HERON BOULEVARD From East					BROADWAY AVENUE From South					BLUE HERON BOULEVARD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	42	234	27	303	0	**53**	68	**35**	**156**	0	18	111	40	169	0	42	94	**36**	172	800
07:45 AM	0	44	197	31	272	0	41	**74**	33	148	0	28	**170**	51	**249**	0	40	104	33	177	846
08:00 AM	0	**56**	**236**	**33**	**325**	0	49	74	25	148	0	**29**	132	38	199	0	**61**	131	27	**219**	**891**
08:15 AM	0	38	182	24	244	0	42	73	31	146	0	25	155	**61**	241	0	38	**147**	28	213	844
Total Volume	0	180	849	115	1144	0	185	289	124	598	0	100	568	190	858	0	181	476	124	781	3381
% App. Total	0	15.7	74.2	10.1		0	30.9	48.3	20.7		0	11.7	66.2	22.1		0	23.2	60.9	15.9		
PHF	.000	.804	.899	.871	.880	.000	.873	.976	.886	.958	.000	.862	.835	.779	.861	.000	.742	.810	.861	.892	.949
LIGHT VEHICLES																					
% LIGHT VEHICLES	0	98.9	98.7	98.3	98.7	0	99.5	97.2	95.2	97.5	0	95.0	98.4	98.4	98.0	0	97.8	96.2	96.8	96.7	97.8
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	1.1	1.3	1.7	1.3	0	0.5	2.8	4.8	2.5	0	5.0	1.6	1.6	2.0	0	2.2	3.8	3.2	3.3	2.2

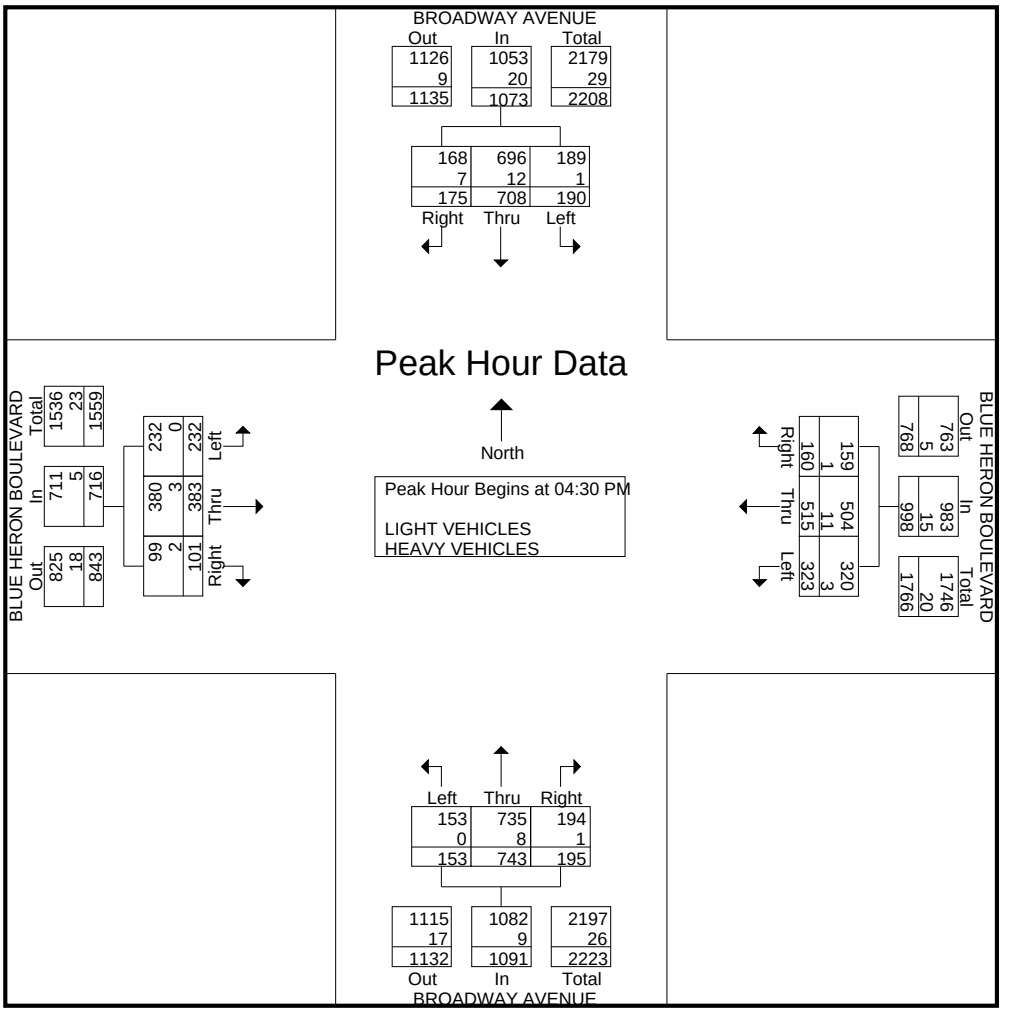


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BLUE HERON BOULEVARD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
Start Date : 3/28/2023
Page No : 3

	BROADWAY AVENUE From North					BLUE HERON BOULEVARD From East					BROADWAY AVENUE From South					BLUE HERON BOULEVARD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	47	179	45	271	0	85	133	40	258	**1**	**42**	**206**	**63**	**312**	0	**67**	86	20	173	**1014**
04:45 PM	0	**55**	139	44	238	0	**86**	**160**	**42**	**288**	0	41	167	47	255	0	55	103	20	178	959
05:00 PM	**1**	36	**196**	39	272	0	79	134	39	252	0	29	167	42	238	0	54	90	**33**	177	939
05:15 PM	0	51	194	**47**	**292**	0	73	88	39	200	0	40	203	43	286	0	56	**104**	28	**188**	966
Total Volume	1	189	708	175	1073	0	323	515	160	998	1	152	743	195	1091	0	232	383	101	716	3878
% App. Total	0.1	17.6	66	16.3		0	32.4	51.6	16		0.1	13.9	68.1	17.9		0	32.4	53.5	14.1		
PHF	.250	.859	.903	.931	.919	.000	.939	.805	.952	.866	.250	.905	.902	.774	.874	.000	.866	.921	.765	.952	.956
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	99.5	98.3	96.0	98.1	0	99.1	97.9	99.4	98.5	100	100	98.9	99.5	99.2	0	100	99.2	98.0	99.3	98.7
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0.5	1.7	4.0	1.9	0	0.9	2.1	0.6	1.5	0	0	1.1	0.5	0.8	0	0	0.8	2.0	0.7	1.3



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VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
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Groups Printed- BICYCLES ON THE ROAD

	BROADWAY AVENUE From North				BLUE HERON BOULEVARD From East				BROADWAY AVENUE From South				BLUE HERON BOULEVARD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
07:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	3
08:15 AM	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
08:30 AM	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	2
08:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Total	0	0	0	0	0	2	0	0	0	0	1	1	0	1	0	0	5
04:15 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	2
04:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Total	0	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	3
05:15 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Grand Total	0	0	3	1	0	2	0	0	0	0	2	2	0	1	1	0	12
Apprch %	0	0	75	25	0	100	0	0	0	0	50	50	0	50	50	0	
Total %	0	0	25	8.3	0	16.7	0	0	0	0	16.7	16.7	0	8.3	8.3	0	

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BLUE HERON BOULEVARD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : blue heron & broadway
Site Code : 230058
Start Date : 3/28/2023

Groups Printed- PEDESTRIANS & BIKES

	BROADWAY AVENUE From North				BLUE HERON BOULEVARD From East				BROADWAY AVENUE From South				BLUE HERON BOULEVARD From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:00 AM	0	0	0	0	2	0	0	0	1	0	1	0	1	0	1	0	6
07:15 AM	3	0	0	0	4	0	1	0	1	0	1	0	4	0	1	0	15
07:30 AM	1	0	0	0	5	0	0	0	0	0	0	0	1	0	2	0	9
07:45 AM	1	0	0	0	0	0	0	0	1	0	0	0	2	0	0	0	4
Total	5	0	0	0	11	0	1	0	3	0	2	0	8	0	4	0	34
08:00 AM	2	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	6
08:15 AM	0	0	0	0	1	0	2	0	0	0	0	0	1	0	0	0	4
08:30 AM	0	0	0	0	5	0	1	0	2	0	1	0	1	0	1	0	11
08:45 AM	0	0	0	0	1	0	2	0	1	0	0	0	1	0	0	0	5
Total	2	0	0	0	11	0	5	0	3	0	1	0	3	0	1	0	26
04:00 PM	0	0	1	0	4	0	2	0	2	0	1	0	1	0	0	0	11
04:15 PM	2	0	0	0	0	0	1	0	0	0	1	0	2	0	2	0	8
04:30 PM	0	0	1	0	1	0	0	0	1	0	0	0	4	0	5	0	12
04:45 PM	0	0	1	0	0	0	1	0	4	0	2	0	2	0	2	0	12
Total	2	0	3	0	5	0	4	0	7	0	4	0	9	0	9	0	43
05:00 PM	0	0	1	0	1	0	1	0	1	0	2	0	0	0	0	0	6
05:15 PM	1	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	3
05:30 PM	1	0	0	0	0	0	1	0	0	0	2	0	1	0	0	0	5
05:45 PM	0	0	0	0	0	0	0	0	4	0	0	0	2	0	0	0	6
Total	2	0	1	0	1	0	4	0	5	0	4	0	3	0	0	0	20
Grand Total	11	0	4	0	28	0	14	0	18	0	11	0	23	0	14	0	123
Apprch %	73.3	0	26.7	0	66.7	0	33.3	0	62.1	0	37.9	0	62.2	0	37.8	0	
Total %	8.9	0	3.3	0	22.8	0	11.4	0	14.6	0	8.9	0	18.7	0	11.4	0	

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SILVER BEACH ROAD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : silver beach & broadway
Site Code : 230058
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Groups Printed- LIGHT VEHICLES - HEAVY VEHICLES

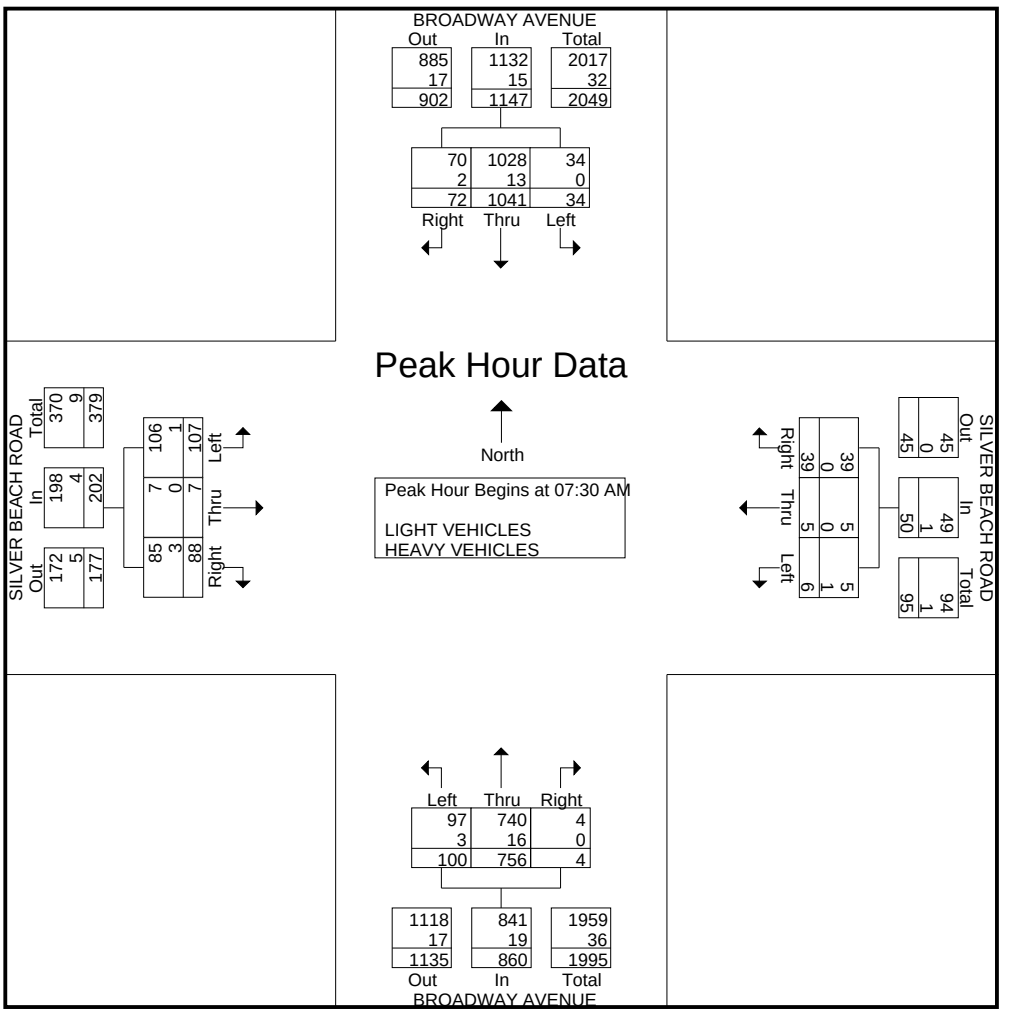
	BROADWAY AVENUE From North				SILVER BEACH ROAD From East				BROADWAY AVENUE From South				SILVER BEACH ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:00 AM	0	8	161	7	0	1	3	6	2	15	87	3	0	7	0	16	316
07:15 AM	0	5	206	11	0	0	0	7	2	18	132	0	0	20	5	29	435
07:30 AM	0	7	257	20	0	1	0	12	1	20	184	0	0	30	1	24	557
07:45 AM	0	10	258	19	0	1	2	14	2	28	208	0	0	36	3	27	608
Total	0	30	882	57	0	3	5	39	7	81	611	3	0	93	9	96	1916
08:00 AM	0	12	280	20	0	3	0	7	1	24	176	1	0	18	1	18	561
08:15 AM	0	5	246	13	0	1	3	6	3	21	188	3	0	23	2	19	533
08:30 AM	0	5	231	11	0	1	6	12	3	20	162	0	0	12	0	17	480
08:45 AM	0	4	184	11	0	5	5	11	2	23	169	2	0	30	8	30	484
Total	0	26	941	55	0	10	14	36	9	88	695	6	0	83	11	84	2058
04:00 PM	0	10	248	28	0	24	10	15	2	27	212	2	0	12	8	23	621
04:15 PM	0	9	196	19	0	5	4	10	3	36	229	1	0	14	6	23	555
04:30 PM	0	17	211	12	0	3	4	10	3	43	252	2	0	25	2	22	606
04:45 PM	0	14	186	21	0	4	5	16	2	40	239	2	0	15	6	25	575
Total	0	50	841	80	0	36	23	51	10	146	932	7	0	66	22	93	2357
05:00 PM	1	15	248	25	0	7	11	14	1	42	231	1	0	24	8	19	647
05:15 PM	0	11	241	21	0	8	6	10	3	34	246	1	0	15	2	19	617
05:30 PM	0	23	221	22	0	3	3	12	1	32	234	0	0	13	8	19	591
05:45 PM	0	11	228	15	0	4	5	13	1	39	217	1	0	12	4	25	575
Total	1	60	938	83	0	22	25	49	6	147	928	3	0	64	22	82	2430
Grand Total	1	166	3602	275	0	71	67	175	32	462	3166	19	0	306	64	355	8761
Apprch %	0	4.1	89.1	6.8	0	22.7	21.4	55.9	0.9	12.6	86.1	0.5	0	42.2	8.8	49	
Total %	0	1.9	41.1	3.1	0	0.8	0.8	2	0.4	5.3	36.1	0.2	0	3.5	0.7	4.1	
LIGHT VEHICLES	1	165	3547	272	0	70	67	175	32	453	3126	19	0	304	62	347	8640
% LIGHT VEHICLES	100	99.4	98.5	98.9	0	98.6	100	100	100	98.1	98.7	100	0	99.3	96.9	97.7	98.6
HEAVY VEHICLES	0	1	55	3	0	1	0	0	0	9	40	0	0	2	2	8	121
% HEAVY VEHICLES	0	0.6	1.5	1.1	0	1.4	0	0	0	1.9	1.3	0	0	0.7	3.1	2.3	1.4

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SILVER BEACH ROAD & BROADWAY AVENUE
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VIDEO COUNT
SIGNALIZED

File Name : silver beach & broadway
Site Code : 230058
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	BROADWAY AVENUE From North					SILVER BEACH ROAD From East					BROADWAY AVENUE From South					SILVER BEACH ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:30 AM																					
07:30 AM	0	7	257	**20**	284	0	1	0	12	13	1	20	184	0	205	0	30	1	24	55	557
07:45 AM	0	10	258	19	287	0	1	2	**14**	**17**	2	**28**	**208**	0	**238**	0	**36**	**3**	**27**	**66**	**608**
08:00 AM	0	**12**	**280**	20	**312**	0	**3**	0	7	10	1	24	176	1	202	0	18	1	18	37	561
08:15 AM	0	5	246	13	264	0	1	**3**	6	10	**3**	21	188	**3**	215	0	23	2	19	44	533
Total Volume	0	34	1041	72	1147	0	6	5	39	50	7	93	756	4	860	0	107	7	88	202	2259
% App. Total	0	3	90.8	6.3		0	12	10	78		0.8	10.8	87.9	0.5		0	53	3.5	43.6		
PHF	.000	.708	.929	.900	.919	.000	.500	.417	.696	.735	.583	.830	.909	.333	.903	.000	.743	.583	.815	.765	.929
LIGHT VEHICLES			1028																		
% LIGHT VEHICLES	0	100	98.8	97.2	98.7	0	83.3	100	100	98.0	100	96.8	97.9	100	97.8	0	99.1	100	96.6	98.0	98.3
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.2	2.8	1.3	0	16.7	0	0	2.0	0	3.2	2.1	0	2.2	0	0.9	0	3.4	2.0	1.7

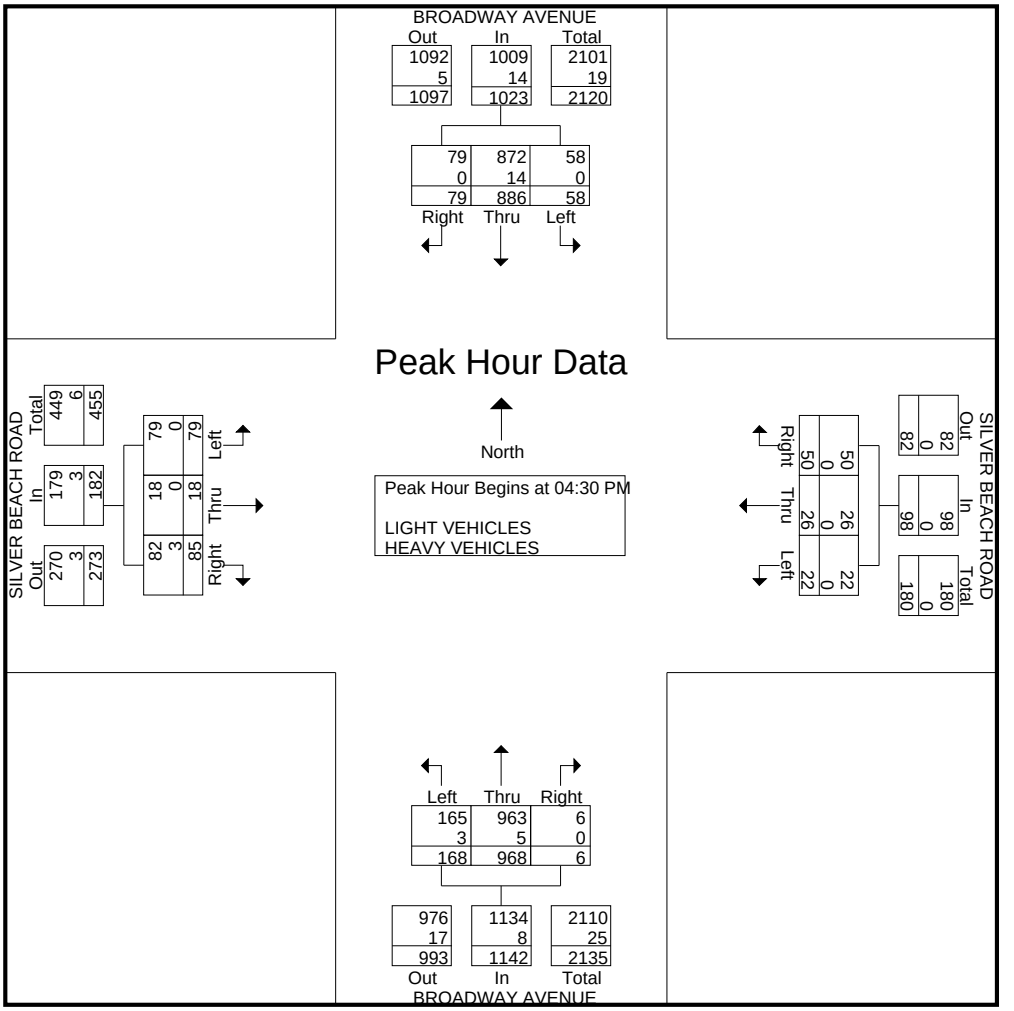


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SILVER BEACH ROAD & BROADWAY AVENUE
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	BROADWAY AVENUE From North					SILVER BEACH ROAD From East					BROADWAY AVENUE From South					SILVER BEACH ROAD From West					
Start Time	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:30 PM																					
04:30 PM	0	**17**	211	12	240	0	3	4	10	17	**3**	**43**	**252**	**2**	**300**	0	**25**	2	22	49	606
04:45 PM	0	14	186	21	221	0	4	5	**16**	25	2	40	239	2	283	0	15	6	**25**	46	575
05:00 PM	**1**	15	**248**	**25**	**289**	0	7	**11**	14	**32**	1	42	231	1	275	0	24	**8**	19	**51**	**647**
05:15 PM	0	11	241	21	273	0	**8**	6	10	24	3	34	246	1	284	0	15	2	19	36	617
Total Volume	1	57	886	79	1023	0	22	26	50	98	9	159	968	6	1142	0	79	18	85	182	2445
% App. Total	0.1	5.6	86.6	7.7		0	22.4	26.5	51		0.8	13.9	84.8	0.5		0	43.4	9.9	46.7		
PHF	.250	.838	.893	.790	.885	.000	.688	.591	.781	.766	.750	.924	.960	.750	.952	.000	.790	.563	.850	.892	.945
LIGHT VEHICLES																					
% LIGHT VEHICLES	100	100	98.4	100	98.6	0	100	100	100	100	100	98.1	99.5	100	99.3	0	100	100	96.5	98.4	99.0
HEAVY VEHICLES																					
% HEAVY VEHICLES	0	0	1.6	0	1.4	0	0	0	0	0	0	1.9	0.5	0	0.7	0	0	0	3.5	1.6	1.0



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Groups Printed- BICYCLES ON THE ROAD

	BROADWAY AVENUE From North				SILVER BEACH ROAD From East				BROADWAY AVENUE From South				SILVER BEACH ROAD From West				
Start Time	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Left	Thru	Right	Int. Total
07:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2
08:30 AM	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2
Total	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	2
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
05:15 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Total	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Grand Total	0	1	1	0	0	0	0	2	0	0	0	1	0	0	0	1	6
Apprch %	0	50	50	0	0	0	0	100	0	0	0	100	0	0	0	100	
Total %	0	16.7	16.7	0	0	0	0	33.3	0	0	0	16.7	0	0	0	16.7	

Traffic Survey Specialists, Inc.
85 SE 4th Avenue, Unit 109, Delray Beach, Florida 33483
Phone (561) 272-3255

SILVER BEACH ROAD & BROADWAY AVENUE
RIVIERA BEACH, FLORIDA
VIDEO COUNT
SIGNALIZED

File Name : silver beach & broadway
Site Code : 230058
Start Date : 3/28/2023

Groups Printed- PEDESTRIANS & BIKES

	BROADWAY AVENUE From North				SILVER BEACH ROAD From East				BROADWAY AVENUE From South				SILVER BEACH ROAD From West				
Start Time	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Peds	Left	BIKES	Right	Int. Total
07:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	0	2
07:30 AM	0	0	0	0	4	0	0	0	0	0	0	0	3	0	1	0	8
07:45 AM	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	3
Total	0	0	0	0	5	0	1	0	1	0	1	0	4	0	2	0	14
08:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
08:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	1	0	3
08:30 AM	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	2
08:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	3
Total	0	0	2	0	0	0	1	0	0	0	0	0	5	0	1	0	9
04:00 PM	0	0	1	0	2	0	0	0	1	0	0	0	1	0	0	0	5
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
04:45 PM	1	0	0	0	1	0	0	0	1	0	0	0	1	0	1	0	5
Total	1	0	1	0	3	0	0	0	2	0	0	0	4	0	1	0	12
05:00 PM	0	0	1	0	0	0	1	0	1	0	0	0	2	0	1	0	6
05:15 PM	0	0	0	0	0	0	1	0	1	0	2	0	1	0	0	0	5
05:30 PM	1	0	0	0	0	0	0	0	1	0	1	0	1	0	2	0	6
05:45 PM	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3
Total	3	0	1	0	0	0	2	0	3	0	3	0	5	0	3	0	20
Grand Total	4	0	4	0	8	0	4	0	6	0	4	0	18	0	7	0	55
Apprch %	50	0	50	0	66.7	0	33.3	0	60	0	40	0	72	0	28	0	
Total %	7.3	0	7.3	0	14.5	0	7.3	0	10.9	0	7.3	0	32.7	0	12.7	0	

TPS DATABASE SHEETS AND 2022 LINK COUNT DATA

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O

Input Data

E-W Street: Blue Heron Blvd W
N-S STREET: Old Dixie Hwy
TIME PERIOD: AM
GROWTH RATE: 0.66%
SIGNAL ID: 20240

COUNT DATE: 12/10/2020
CURRENT YEAR: 2020
ANALYSIS YEAR: 2027
PSF: 1.03

Report Created
8/15/2022

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume														
Committed Developments													Type	% Complete
Australian Plaza	1	1	0	0	4	0	2	0	0	0	0	4	NR	0%
UPS Distribution Center	0	1	0	0	2	0	1	0	0	0	0	1	NR	0%
Avenir	0	11	0	0	11	0	0	0	0	0	0	0	Res	0%
Champs Charter School	0	0	4	1	0	0	3	2	1	0	3	0	NR	65%
Palm Beach Outlets	0	2	0	0	2	0	0	0	0	0	0	0	NR	72%
1301 President Barack Obama	0	0	4	1	0	0	1	1	0	0	2	0	NR	0%
Total Committed Developments	1	15	8	2	19	0	7	3	1	0	5	5		
Total Committed Residential	0	11	0	0	11	0	0	0	0	0	0	0		
Total Committed Non-Residential	1	4	8	2	8	0	7	3	1	0	5	5		
Double Count Reduction	0	1	0	0	2	0	0	0	0	0	0	0		
Total Discounted Committed	1	14	8	2	17	0	7	3	1	0	5	5		

Input Data

E-W Street: Blue Heron Blvd W
N-S STREET: Old Dixie Hwy
TIME PERIOD: PM
GROWTH RATE: 0.66%
SIGNAL ID: 20240

COUNT DATE: 12/10/2020
CURRENT YEAR: 2020
ANALYSIS YEAR: 2027
PSF: 1.03

Report Created
8/15/2022

Intersection Volume Development

	Eastbound			Westbound			Northbound			Southbound				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		
Diversions	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
Peak Season Volume														
Committed Developments													Type	% Complete
Australian Plaza	14	14	7	0	11	0	6	0	0	0	0	11	NR	0%
UPS Distribution Center	1	2	1	0	1	0	0	0	0	0	0	0	NR	0%
Avenir	0	13	0	0	16	0	0	0	0	0	0	0	Res	0%
Champs Charter School	0	0	1	0	0	0	2	1	1	0	1	0	NR	65%
Palm Beach Outlets	0	10	0	0	9	0	0	0	0	0	0	0	NR	72%
1301 President Barack Obama	0	0	2	0	0	0	5	2	1	0	1	0	NR	0%
Total Committed Developments	15	39	11	0	37	0	13	3	2	0	2	11		
Total Committed Residential	0	13	0	0	16	0	0	0	0	0	0	0		
Total Committed Non-Residential	15	26	11	0	21	0	13	3	2	0	2	11		
Double Count Reduction	0	3	0	0	4	0	0	0	0	0	0	0		
Total Discounted Committed	15	36	11	0	33	0	13	3	2	0	2	11		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Broadway | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Blue Heron Blvd W | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Midpoint
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%
Total Committed Developments	41	6	35	48	36	13		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	41	6	35	48	36	13		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	41	6	35	48	36	13		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	161	63	98	191	110	82		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

Input Data

ROAD NAME: Broadway | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Midpoint | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Silver Beach Rd
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	41	6	35	47	35	13	NR	0%
Total Committed Developments	41	6	35	48	36	13		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	41	6	35	48	36	13		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	41	6	35	48	36	13		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	161	63	98	191	110	82		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		

Lanes	4LD					
LOS D Capacity	3220	1960	1960	3220	1960	1960
Link Meets Test 1?	YES	YES	YES	YES	YES	YES
LOS E Capacity	3400	1960	1960	3400	1960	1960
Link Meets Test 2?	YES	YES	YES	YES	YES	YES

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Silver Beach Rd | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Midpoint
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1944	921	1025	2327	1204	1123		
Peak Volume	1944	921	1025	2327	1204	1123		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1944	921	1025	2327	1204	1123		
Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	30	5	25	35	26	9		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	30	5	25	35	26	9		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	30	5	25	35	26	9		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	150	62	88	178	100	78		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Midpoint | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Park Ave
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM				
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB		
Existing Volume	1944	921	1025	2327	1204	1123		
Peak Volume	1944	921	1025	2327	1204	1123		
Diversion(%)	0	0	0	0	0	0		
Volume after Diversion	1944	921	1025	2327	1204	1123		
Committed Developments							Type	% Complete
Blue Heron Commercial	0	0	0	1	1	0	NR	0%
Safe Harbor Riviera Beach	30	5	25	34	25	9	NR	0%
Total Committed Developments	30	5	25	35	26	9		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	30	5	25	35	26	9		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	30	5	25	35	26	9		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	150	62	88	178	100	78		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	5L							
LOS D Capacity	3220	1770	1770	3220	1770	1770		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1870	1870	3400	1870	1870		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

A	B	C	D	E	F	G	H	I

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Park Ave | 1/4/2023
ANALYSIS YEAR: 2028 | TO: MIDPOINT
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR	0%
Total Committed Developments	24	4	20	27	20	7		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	24	4	20	27	20	7		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	24	4	20	27	20	7		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	144	61	83	170	94	76		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	5L							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

Input Data

ROAD NAME: Federal Hwy | STATION: 2800 | Report Created
CURRENT YEAR: 2022 | FROM: Northlake Blvd | 1/4/2023
ANALYSIS YEAR: 2028 | TO: Northlake Blvd
GROWTH RATE: 2.27% | COUNT DATE: 3/2/2022
PSF: 1

Link Analysis

Time Period	AM			PM		
Direction	2-way	NB/EB	SB/WB	2-way	NB/EB	SB/WB
Existing Volume	1944	921	1025	2327	1204	1123
Peak Volume	1944	921	1025	2327	1204	1123
Diversion(%)	0	0	0	0	0	0
Volume after Diversion	1944	921	1025	2327	1204	1123

Committed Developments							Type	% Complete
Safe Harbor Riviera Beach	24	4	20	27	20	7	NR	0%
Total Committed Developments	24	4	20	27	20	7		
Total Committed Residential	0	0	0	0	0	0		
Total Committed Non-Residential	24	4	20	27	20	7		
Double Count Reduction	0	0	0	0	0	0		
Total Discounted Committed Developments	24	4	20	27	20	7		
Historical Growth	280	133	148	335	173	162		
Comm Dev+1% Growth	144	61	83	170	94	76		
Growth Volume Used	280	133	148	335	173	162		
Total Volume	2224	1054	1173	2662	1377	1285		
Lanes	4LD							
LOS D Capacity	3220	1960	1960	3220	1960	1960		
Link Meets Test 1?	YES	YES	YES	YES	YES	YES		
LOS E Capacity	3400	1960	1960	3400	1960	1960		
Link Meets Test 2?	YES	YES	YES	YES	YES	YES		

STILES
ARCHITECTURAL GROUP
Invest·Build·Manage

FL REG. # AA26001798

FoundCare, Inc.
Design Development Design Narrative

Background

FoundCare, Inc. will be a Federally Qualified Health Center which will provide and serve a public purpose by enhancing healthcare accessibility for Riviera Beach city residents and other underserved and vulnerable populations in the area. This facility will be designed and constructed to consist of two stories with an approximate total area of 20,000 square feet; with the Health Center being approximately 15,000 square feet; and two accessory spaces totaling 5,000 square feet to serve as business incubators that will be compatible with the health center's objective.
The proposed ground floor will consist of the two accessory incubation spaces with access and storefront toward the main road, and the Health Center towards entrance the back with reception area, dental rooms, pharmacy, conference room, lab and testing rooms, and electrical/IT rooms. The second level will consist of medical exam rooms, a mammography room, a sterilization, an additional lab room, and a large waiting area. There will be two stair cores and one elevator core with two elevator cabs. The project will include parking facilities, landscaping, and hardscaping above what's required by local code.

Site

The project will be constructed in a currently vacant parcel of land being a portion of the plat of White Caps as recorded in Plat Book 24, page 39 of the Public Record of Palm Beach County Florida and lying in the Northeast quarter of section 28, Township 42 South, range 43 East, Palm Beach County.
The property will have the following property address:
3105 Broadway Blvd.
Riviera Beach, Florida.

tel: (954) 627-9180
fax: (954) 627-9189

201 East Las Olas Boulevard
Fort Lauderdale, FL 33301

www.stiles.com

Architectural Narrative

The facility is designed to stress energy and water efficiencies, pleasant exterior and interior environments, and low future operating expenses. It features an articulation with varying heights and masses that blend with the surrounding landscape and is sensitive to human scale. It provides generous walking spaces that will connect health care facility with the business incubation spaces.

Codes and Standards

1. Florida Building Code Seventh Edition (2020)
2. Florida Fire Prevention Code 2018 Edition (NPFA 101 and NFPA 1)
3. Florida Accessibility Code Seventh Edition (2020)
4. Local Requirements of the Authority Having Jurisdiction

Exterior Materials

The facility will be built utilizing the following exterior systems:

1. Wall Systems
    a. Aluminum Composite Metal Panels (ACM)
    ACM is a high-performance building envelope system which consolidates six wall components into one product, it allows the creation of distinct architectural wall profiles to match any building design. ACM panels are an excellent material for exterior application and provide good dimensional stability, low weight, and a sleek look. This project proposes using the following types of ACM:
        i. Smooth flat surface panels at the FoundCare entrance.
        ii. Horizontal corrugated panels at the accessory business incubation entrances.
        iii. Wood look panels as an accent around the second level exam room windows.

    b. Stucco
    Stucco is a cement-type mixture made of Portland cement, lime and sand and water. It's a thin layer with polymers and other agents that provide flexibility and resilience as well as provide water-resistive and air barrier properties.

2. Fenestration systems
    The project will consist of state-of-the-art 3-pane framed glazing curtain and storefront systems that have been specifically engineered to withstand Florida wind requirements while achieving a sleek modern design.
    a. Curtain Wall System will be used in the FoundCare entrance located on the Southwest of the building.
    b. The storefront system will be 12" above grade meeting Riviera Beach's local code for Downtown General District and will be used

for accessory incubation spaces as well as FoundCare's pharmacy, conference, and breakroom areas.

c. Typical 5'-0" x 5'-0" fixed windows at second level offices, exam rooms and waiting areas.

3. Architectural Shades
   The project will include louvered architectural shades along all storefront systems to provide sun control. This will limit heat gain while allowing natural light into the building and will enhance occupant comfort and provide an attractive design element.

4. Metal Canopies
   The project includes aluminum metal canopies with hardwood ceilings at the accessory incubation entrances. This further accentuates entrances and brings finishes together.

5. Roof
   The project includes a flat roof metal deck and high-end 20-year minimum warranty single-ply thermoplastic polyolefin (TPO) membrane roofing system at ¼" per foot slope with a minimum solar reflectance of 29 to reduce local heat islands and minimize microclimate effects.

Interior Materials

The following is a break-down of typical interior building materials for the FoundCare facility:

1. Interior wall surfaces
   5/8" gypsum wall board, type-X where necessary for fire separation, painted in specialized antimicrobial latex coating for durability and to prevent microbial growth.
   Reception and waiting areas may include accent materials such as wall tile, wood planks, and/or wall coverings.

2. Flooring
   Epoxy terrazzo flooring with integrated base throughout. This material is nonporous which prevents the growth and spread of bacteria, mold and mildew.

3. Ceilings
   Mix of gypsum wall board ceilings painted in specialized antimicrobial latex coating for durability and to prevent microbial growth, and "Health Zone" rated suspended acoustical ceiling tiles which provide noise control and are mold, mildew, and bacteria resistant.

Accessory Business Incubation Space interiors will be designed as a "shell" space, providing only the following:

1. Starter slab up to 5'-0", this will allow flexibility of interior design for underground utilities.

2. Rigid insulation on the inside face of exterior wall, as needed, to reach a minimum of R19. Stud and gypsum wall finishes will be by tenant to allow for design flexibility of electrical conduits.

3. Exposed ceilings with minimum code required utility lighting for tenant's design flexibility.

Structural Narrative

Criteria

Codes / Standards

1. Florida Building Code Seventh Edition (2020)
2. American Society of Civil Engineers (ASCE) 7-16 (Gravity/Wind/Rain Loading)
3. American Society of Civil Engineers (ASCE) 24-14 (Flood)
4. American Concrete Institute (ACI) 318-14 (Concrete Design)
5. The Masonry Society (TMS) 216-2013; 402-2016; 602-2016 (Concrete Masonry Design)
6. American Institute of Steel Construction (AISC) 2017 (Structural Steel Design)
7. American Iron and Steel Institute (AISI) S100-16; S202; S240-15 (Cold Form Steel Design)
8. American Welding Society (AWS) D1.1-20 (Structural Steel Welding Design)
9. Steel Deck Institute (SDI) RD-2017; DDM-04 (Steel Deck Design)
10. Steel Joist Institute (SJI) 100-15; 07 (Open Web Steel Joist Design)

Gravity Loads

1. Roof Live Load	20 pounds per square feet ("psf")
2. Roof Superimposed Dead Load ("SDL")	15 psf
3. Roof Rain Load	26 psf
4. Ground Level Live Load	100 psf, 2,000 pounds (lbs.)
5. Medical Office Live Load	50 psf, 2,000 lbs.
6. Medical Office SDL	20 psf
7. Partition SDL	15 psf
8. Stairs	100 psf, 300 lbs.
9. Light Storage	125 psf
10. Mechanical/Electrical	125 psf
11. Equipment	Per Manufacturer
12. Specialty Items	Per Manufacturer

Wind Loads

1. Wind Speed	170 mph (ULT)/132 mph (ASD)
2. Building Enclosure	Enclosed
3. Directionality Factor	0.85
4. Exposure	C
5. Mean Roof Height	+28'-0"

Flood Loads

1. Flood Design Class	2
2. Flood Zone	X

Deflection Criteria

1. Roof Live Load	Span/240
2. Floor Live Load	Span/360
3. Wind Load	Height/400

Foundations

Allowable Bearing (Shallow Foundations) TBD

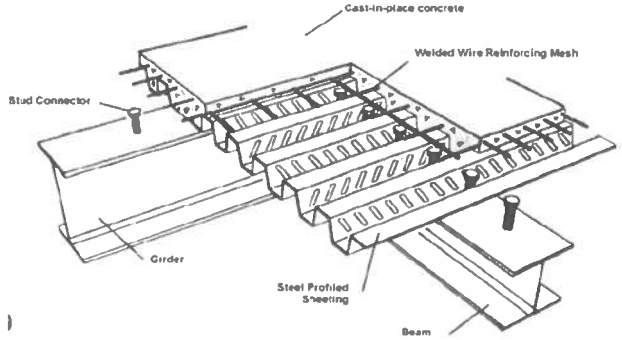
Materials

1. Cast-in-place concrete:	f'c=4,000 psi; max. w/cm=0.45
2. Reinforcing steel:	ASTM A615, Grade 60
3. Reinforcing steel (welded wire fabric):	ASTM A1064
4. Concrete masonry:	ASTM C90, f'm=2,000 psi
5. Masonry mortar:	Type S
6. Masonry grout:	Fine grout; f'c=3,000 psi
7. Structural steel:	ASTM A992
8. Structural steel (HSS):	ASTM A500, Grade B
9. Structural steel (Plates/Angles):	ASTM A36
10. Cold Form (CFS) Framing:	ASTM A653
11. Anchor rods:	ASTM F1554, Grade 36
12. High strength bolts:	ASTM A325
13. Vapor retarder:	10 mil

Gravity System

In the State of Florida, buildings do not need to consider the weight generated by snow. Thereby limiting the gravity loads to rain, roof live load, self-weight, and miscellaneous superimposed dead loads from finishes (ceiling, roofing, etc.) and equipment.

In general, the second level of the medical office building will utilize a 3-inch composite steel deck with light weight structural concrete topping over wide flange steel beams. The building will utilize 12- to 24-inch-deep wide flange steel beams for spans varying between 20 to 46 feet. In general, the beams will be supported on wide flange steel girders. It is anticipated that wide flange girder depth will vary between 16 to 24 inches. The floor framing will be supported by wide flange columns at the interior of the building, and concrete tie columns within the building exterior walls.



In general, the roof level will utilize a 1.5-inch steel deck with roofing over open web steel joists. It is anticipated that joist sizes will range from 16- to 30-inch-deep wide flange steel beams for spans varying between 20 to 46 feet. In general, the joists will be supported on joist girders or wide flange beams. It is anticipated that joist girder depth will vary between 28 to 40 inches. The joist girders and wide flange beams will be supported by wide flange columns at the interior of the building, and concrete tie columns within building exterior walls. It is anticipated that column sizes will vary between W8 and W12 columns at the interior of the building.

Lateral System

Similar to snow, seismic loads are not considered when designing the lateral resisting framing system for a building in Florida. The only lateral load required is due to wind. The wind loads will be based on ASCE 7-16 analytical procedure.

In accordance with the code, all exterior openings must be able to resist its corresponding lateral wind load. All exterior openings will meet the design pressures noted on the drawings and each window/door will have a Florida or Miami-Dade product approval number.

In general, the second-floor lateral resisting framing system will be composed of a 3-inch composite steel deck with light weight concrete topping diaphragm. The diaphragm will be supported by concrete masonry shear walls located at the elevator, stairs, and perimeter walls.

In general, the roof level lateral resisting framing system will be a 1.5-inch corrugated steel deck diaphragm. The diaphragm will be supported by concrete masonry shear walls located at the elevator, stairs, and perimeter walls.

Foundation and Slab-on-Grade System

A geotechnical report was not available at the time of this submittal. The foundation system is anticipated to be isolated shallow spread footings below columns and continuous shallow wall footings at perimeter walls.

It is anticipated that a slab on grade will be sufficient to resist the loads at grade and will be isolated from the structural framing. A vapor barrier will be required below all interior slabs on grade. The site is located within a FEMA Flood Zone X.

Miscellaneous Structures

The project will utilize a variety of architectural features such as storefront glazing system and entrance canopies. It is anticipated that these canopies will be a pre-manufactured steel or aluminum system by a delegated engineer. It is anticipated that mechanical units will be located on the roof. The project will utilize a variety of lab equipment that may require special analysis and framing systems to minimize vibrations.

Electrical Narrative

Codes and Standards

1. NFPA 70 National Electrical Code (2017 Edition)
2. Florida Building Code (Seventh Edition 2020)
3. NFPA 72 National Fire Code (2103 Edition)
4. Florida Fire Prevention Code 2018 Edition (NPFA 101 and NFPA 1)
5. Local Requirements of the Authority Having Jurisdiction

Power

The facility shall have a new 480-277V service with a utility transformer with 600A, 3 phase 4 wire service to the facility's main distribution panel. Each panelboard shall have 20% spare circuit capacity. Panelboards shall be door in door type with bolt on breakers. All wiring shall be insulated type THHW, THWN and properly sized per NEC and UFC. A complete power study including arc flash, short circuit, and breaker coordination shall be provided.

Surge protection devices will be installed at the main switchboard and panel boards for two levels of coverage. Parallel connected surge protection devices (SPD's) will be used, and they will be connected to minimize the lead length of the SPD. The SPD will be selected to match the available fault current at the equipment it protects.

Fire Alarm / Mass Notification

A building-wide fire alarm/mass notification system and addressable fire alarm and detection system, meeting NFPA 72, ANSI A17.1, and ADA will be provided for the entire building. System components will include new fire alarm control panel, manual pull stations, smoke detectors, speaker strobes, sprinkler system supervision, duct smoke detectors, control relays, DACT and remote annunciators. The secondary power supply shall consist of storage batteries dedicated to the fire alarm system. The secondary power supply shall be of sufficient capacity to operate the fire alarm system under quiescent load for a minimum of 24 hours and, at the end of that period, shall be capable of operating all alarm notification appliances used for evacuation for 5 minutes. In the event of activation of the system, a remote monitoring station will be notified the base's reporting system

Building lighting

Lighting will be by LED fixtures. The IES Handbook will be used for acceptable levels of illumination (average maintained foot-candle levels) for calculations. The selection of lighting fixtures will be coordinated with the type of ceiling in each space. Utility areas will have surface or pendant-mounted strip lights with wire guards. Fixture types and quantities shall also meet power density requirements and control with multi-level switching and occupancy sensors to comply with the 2020 Florida Building Code. Lighting control systems will be manufactured by Lutron Systems. Lighting

fixtures will be selected to be compatible with the chosen control system. Emergency lighting will be provided as required by the 2020 Florida Building Code.
Exterior security lighting will be wall-mounted LED fixtures controlled by photocell on/time clock-off devices from Lutron Systems. Parking lot lighting and pole-mounted LED fixtures controlled by photocell on/time clock-off from Lutron Systems. Exterior lighting will be designed to meet the requirements of Section 423.10.3 Site Lighting required of the Florida Building Code. All exterior lighting will be rated for Wet/Outdoor usage.

Illuminated Building Signage

Power will be provided for a back-lit illuminated sign. Connection and requirements for the new sign will be coordinated with the design team, and all required infrastructure (conduit/wire/power supplies) will be provided. Voltage drop calculations will be taken into consideration when providing the power feeder.

Mechanical Narrative

Codes and Standards

1. Florida Building Code, 7th Edition, 2020
2. Florida Building Code - Mechanical, 7th Edition, 2020
3. The requirements of the Authority Having Jurisdiction
4. ASHRAE 90.1, Energy Standard for Buildings
5. ASHRAE 62.1, Ventilation for Acceptable Indoor Air Quality
6. SMACNA HVAC Duct Construction Standards, Metal and Flexible

Design Criteria

The building HVAC systems will be designed to meet the following design criteria:

Outdoor Air Design Conditions:

Summer	91.9°F dry bulb / 77.6°F wet bulb
Winter	48.8°F dry bulb

Indoor Design Conditions (occupied cycle):

Lobby, Admin, and Work Areas	Cooling: 75°F DB max, 55% RH max Heating: 68°F DB min, 35% RH min
Mechanical and Electrical Rooms	Cooling: Ambient + 10°F Heating: 55°F DB min

Cooling will be provided by an air-cooled, direct expansion (DX) packaged roof-top (RTUs) with VAV boxes with re heat. Dedicated ductless units will be provided for Electrical/Telecom spaces. RTUs will be equipped with MERV 13 air filters. The selection of the RTU will be determined using heat load calculations based on room sizes, required outside airflow, personnel count, and heat loads from exterior walls, windows, and equipment within the spaces. Control of the HVAC RTU systems will be by stand-alone, programmable electronic thermostats. Each zone will be independently operable and programmable. Restrooms and janitor closets will be served using exhaust fans. All supply, outside air and return ductwork shall be insulated and meet ASHRAE 90.1 requirements. All supply, return, and general exhaust air ductwork and accessories shall be fabricated and installed in accordance with SMACNA's industry guidelines. Adequate manual volume dampers will be provided as required to balance each system to its design airflows. The diffusers shall be of steel construction and have a painted finish and equalizing grid. Return and exhaust grilles and registers shall generally be steel, grille type.

FIRE PROTECTION NARRATIVE

Codes

The Fire Protection work will be designed in accordance with the following codes:

1. Florida Fire Prevention Code 7th Edition (2020)
2. Florida Building Code 7th Edition (2020)
3. NFPA Standard No. 13, Installation of Sprinkler Systems (2016 edition)
4. NFPA Standard No. 24, Installation of Private Service Mains and Their Appurtenances (2016 edition).

Criteria

This project will be protected with an automatic wet pipe sprinkler system designed in accordance with the above standards. The fire suppression system will be designed to meet the following criteria.

All areas except noted below:	
System Description:	Wet Pipe
Occupancy Classification:	Light Hazard
Density:	.10 gpm/sq. ft.
Hydraulic Remote Area:	1,500 sq. ft.
Sprinkler Orifice Size:	½"
Hose Stream Allowance:	100 gpm
Duration of Supply:	30 minutes
Maximum Coverage per Sprinkler Head:	225 sq. ft.

Mechanical, Storage and Electrical Rooms:	
System Description:	Wet Pipe
Occupancy Classification:	Ordinary Hazard Group I
Density:	.15 gpm/sq. ft.
Hydraulic Remote Area:	1,500 sq. ft.
Sprinkler Orifice Size:	½"
Hose Stream Allowance:	250 gpm
Duration of Supply:	60 - 90 minutes
Maximum Coverage per Sprinkler Head:	130 sq. ft.

Heavy Loaded Storage:	
System Description:	Wet Pipe
Occupancy Classification:	Ordinary Hazard Group II
Density:	.20 gpm/sq. ft.
Hydraulic Remote Area:	1,500 sq. ft.
Sprinkler Orifice Size:	½"
Hose Stream Allowance:	250 gpm
Duration of Supply:	60 - 90 minutes

Maximum Coverage per Sprinkler Head: 130 sq. ft.

Piping

All piping downstream of the system riser will be A53 steel piping. Piping 2½" and larger shall be Schedule 10 listed thin-wall black steel with roll grooved joints and couplings. All 2" or smaller piping shall be schedule 40 black steel with welded or threaded joints and couplings. All drain piping shall be schedule 40 galvanized steel. All exposed above ground fire protection piping shall be painted. Underground fire protection piping shall be cement lined ductile iron.

Sprinklers

Standard coverage, quick response sprinklers will be provided in all buildings. All sprinklers will be semi-recessed color white in locations where there are finished ceilings. When sprinklers are required in locations with exposed structure, upright style, brass sprinklers will be used. Brass horizontal sidewall sprinklers will be used at the pit of the elevator. All sprinklers will be placed center of tile or be aligned when installed in same area or room where possible. All sprinklers will be frangible bulb type. Kiln rooms will have 286 deg F heads.

PLUMBING NARRATIVE

General

The plumbing work involves installing new plumbing fixtures, equipment, and piping. All plumbing systems will be designed in accordance with the following standards.

The Plumbing work will be designed in accordance with the following codes:

Florida Building Code 7th Edition (2020) Building
Florida Building Code 7th Edition (2020) Plumbing
Florida Building Code 7th Edition (2020) Accessibility
Florida Building Code 7th Edition (2020) Fuel Gas
ASTM – American Society for Testing Materials
ASPE – American Society of Plumbing Engineers
ANSI – American National Standards Institute
AWWA – American Waterworks Association
UL – Underwriters Laboratory
PDI – Plumbing and Drainage Institute
NSF – National Sanitation Foundation

Domestic Cold Water

Only domestic water service entrance exterior cold water is permitted to be below grade; all interior piping will be above grade. Water piping below grade will be Type "K" annealed copper tube with soldered joints. Water piping above grade will be Type "L" hard copper tube connected with soldered joints. Domestic water piping over 2 inches in diameter and located above accessible corridor ceilings shall be CPVC, Schedule 40, with CPVC cemented joint fittings. Two-piece full port bronze ball valves will be provided for each battery or fixture group to isolate cold and hot water piping for servicing. Domestic water piping located above inaccessible ceilings and/or in chases, regardless of size, shall be copper. Exterior hose bibs shall be located at 100-foot intervals around the perimeter of the building. Water hammer arrestors will be provided as required by code to protect the domestic water piping system. The arrestors will be located above accessible ceilings wherever possible or with access panels for maintenance to access.

Domestic Hot Water

All hot water piping shall be interior, above grade. Hot water piping specifications will be the same as above. Temperature limiting mixing valves will be provided at each individual fixture as required by current codes. Low consumption fixtures will be provided in accordance with current codes. Hot water piping will be insulated with one-inch thick flexible elastomeric or polyolefin insulation.

Sanitary DWV Piping

Drainage, waste, and vent piping will be schedule 40 solid wall PVC with solvent welded fittings and couplings. The building sanitary drain will extend from the building to the local civil utility connections at 5'-0" from the building exterior. Vents through the roof will be positioned away from visible areas and at least 10' from, or 3' above, operable windows, doors, air intakes, or other openings into the building. Cast-iron-body floor drains will be located in each restroom and provided with nickel-bronze strainer grates. All floor drain trap seals will be protected with trap guards.

Storm Drain Piping

Primary and secondary storm drains and piping shall be provided as required and will be schedule 40 solid wall PVC with solvent welded fittings and couplings. Roof drains will have cast-iron bodies and dome. The secondary roof drains shall be combination primary and secondary type. The building storm drain will extend from the building to the local civil utility connections at 5'-0" from the building exterior or to a building exfiltration system. Hub drains with backwater valves will be provided in all mechanical rooms to collect condensate drainage from the air handling units and will be routed separately to the site drainage system. 1" thick flexible elastomeric or polyolefin insulation will be provided for storm drain piping above ground.

Condensate Drainage Piping

Aboveground: DWV copper pipe with cast brass or wrought copper solder joint drainage fittings. Underground: PVC pipe and socket-type plastic drainage fittings.

Plumbing Fixtures

Water Closets will be vitreous china, floor mounted, siphon jet, elongated rim, 1.28 gallons per flush. Water closets will be provided with low-consumption sensor operated flush valves and solid plastic contoured open front elongated seat with stainless steel check hinges. Toilet seat heights will vary based on ADA or standard usage. At least one ADA accessible water closet will be provided in each restroom.

Lavatories will be accessible, wall hung, vitreous china type. Faucets will be low consumption sensor operated type. Open grid strainers with 17-gauge offset tailpiece and p-trap will be provided. Water supplies will be provided with supply valve stops. Protective insulation will be provided for traps, tailpieces, and water supplies. Tempered water will be provided to all lavatories.

Sinks in break room, exam rooms and pharmacy will be ADA accessible. 18-gauge stainless steel single or double compartment sinks with faucet holes four inch on center will be specified. Chrome plated solid brass faucets with high arching spout will be provided. Drains will be stainless steel grid strainer with 17-gauge tailpiece, offset trap, supply valves and under counter protective or valance for ADA accessibility. Tempered water will be provided to all hand washing sinks.

Electric Water Coolers will be ADA accessible, dual level or single level ADA type, sensor operated, lead-free type with integral filtering. Finish will be brushed stainless steel. Electric water coolers will be provided with supply valve and trap.

Mop Sinks will be a floor mounted 24-inch by 24-inch by 12-inch-deep basin with stainless steel grid strainer, wall mounted rough chrome solid brass service faucet with pail hook, three station mop hanger, wall and rim guards, and hose and bracket. Hot water will be provided to mop sinks.

Plumbing Fixture Trim

Faucets will be chrome-plated, solid brass construction. All trim below countertops and lavatories or exposed will be chrome-plated brass or stainless steel. Supply valves (stops) will have threaded inlets and compression outlets, loose tee key operating handle and chrome plated brass construction. Traps will be chrome plated cast brass with cleanout and 17-gauge tailpiece.

Plumbing Equipment

Tank type electric water heaters equipped with thermostatic mixing valves, circulator pump, balancing valve, expansion tank, thermometers, pressure gauges, unions, and shutoff valves will be provided to supply hot water to the restrooms, breakroom, and administration. The water will be stored at 140°F to prevent bacterial growth and a thermostatic mixing valve will be used to reduce the temperature to 110°F to supply all the plumbing fixtures and equipment.

Backflow Preventers: Dual-check, reduced-pressure-principle backflow preventers with strainer will be provided at the domestic water service entrance to prevent contamination of public potable water supply lines. The backflow assembly will be located within the mechanical room. Floor drains will be provided and will be adequately sized to accept the discharge from the backflow assembly.

END OF NARRATIVE

FLORIDA DEPARTMENT OF
Environmental Protection

Bob Martinez Center
2600 Blair Stone Road
Tallahassee, Florida 32399-2400

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

November 08, 2023

Rik Pavlescak
Foundcare
2330 S Congress Ave
West Palm Beach, FL 33406 7608

RE: Facility ID: FLR20GT74-001
Foundcare - Riviera Beach
County: Palm Beach

Dear Permittee:

The Florida Department of Environmental Protection has received and processed your *Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities and Dewatering Operations* (NOI) and the accompanying processing fee. This letter acknowledges that:

- your NOI is complete;
- your processing fee is paid-in-full; and
- you are covered under the *Generic Permit for Stormwater Discharge from Large and Small Construction Activities and Dewatering Operations from Large and Small Construction Activities and Dewatering Operations* (CGD), DEP Document No. 62-621.300(4)(a).

Your project identification number is **FLR20GT74-001**. Please include this number on all future correspondence to the department regarding this permit.

This letter is **not** your permit; however, this letter does serve as **verification of permit coverage**. A copy of the permit language is available online at https://www.flrules.org/Gateway/reference.asp?No=Ref-04265 or by contacting the NPDES Stormwater Notices Center.

Your permit coverage becomes effective **November 11, 2023** and will expire **November 10, 2028**. To terminate your coverage prior to this expiration date, you must file a *National Pollutant Discharge Elimination System (NPDES) Stormwater Notice of Termination*, DEP Form 62-621.300(6) (NOT). An NOT must be filed within 14 days of either (a) your final stabilization of the site or (b) your relinquishment of control of the construction activities to a new operator. Terminating coverage under the CGP will also

terminate your dewatering operations. You may not exclusively terminate dewatering operation under this form.

To renew your coverage beyond the expiration date, you must submit a new NOI and processing fee to the department no later than two days before coverage expires.

Until your permit coverage is terminated, modified, or revoked, you are authorized to discharge stormwater from the construction site referenced in your NOI to surface waters in accordance with the terms and conditions of the CGD. Some key conditions of the CGD are:

- implementation of your stormwater pollution prevention plan (SWPPP);
- implementation of appropriate construction and dewatering best management practices (BMPs);
- conducting and documenting routine inspections; and
- retaining all records required by the permit (including your SWPPP) at the construction site or the alternate location specified in your NOI.

Projects that discharge stormwater associated with construction activity to a municipal separate stormwater system (MS4) shall submit a copy of the NOI or the Acknowledgement Letter within 7 days of receipt to the operator of the MS4.

If you have any questions concerning this Acknowledgment Letter, please contact the NPDES Stormwater Notices Center at (866) 336-6312 or NPDES-stormwater@dep.state.fl.us.

Sincerely,

NPDES Stormwater Program
Florida Department of Environmental Protection

NOTICE OF RIGHTS

This action is final and effective on the date filed with the Clerk of the Department unless a petition for an administrative hearing is timely filed under Sections 120.569 and 120.57, F.S., before the deadline for filing a petition. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

Petition for Administrative Hearing

A person whose substantial interests are affected by the department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
(f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant and persons entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the department's action may also request an extension of time to file a petition for an administrative hearing. The department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.

Judicial Review

Once this decision becomes final, any party to this action has the right to seek judicial review pursuant to Section 120.68, F.S., by filing a Notice of Appeal pursuant to Florida Rules of Appellate Procedure 9.110 and 9.190 with the Clerk of the Department in the Office of General Counsel (Station #35, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-3000) and by filing a copy of the Notice of Appeal accompanied by the applicable filing fees with the appropriate district court of appeal. The notice must be filed within 30 days from the date this action is filed with the Clerk of the Department.