TOWN COMMISSION MEETING

TUESDAY April 11th, 2023

10:00 A.M.

PUBLIC NOTICE/AGENDA
TOWN COMMISSION MEETING
Tuesday April 11th, 2023 at 10:00 a.m.

Town Commission		Town Staff	
Stewart Satter, Mayor	_____	Linda Stumpf, Town Manager	_____
John Deese, Vice Mayor	_____	Carmen Mattox, Chief of Police	_____
Simone Bonutti, Mayor Pro Tem	_____	Erika Petersen, Town Clerk	_____
Richard Granara, Commissioner	_____	Keith W. Davis, Town Attorney	_____
Chauncey Johnstone, Commissioner	_____	Trey Nazzaro, Ass't. Town Attorney	_____
Aileen Carlucci, Commissioner	_____	Brent Watson, Waterplant Superintendant	_____
Kristin Rosen, Commissioner	_____		

CALL TO ORDER & PLEDGE OF ALLEGIANCE

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS
MAYOR'S COMMENTS

CONSENT AGENDA:
1. Minutes March 28, 2023, Town Commission Meeting
2. Police Department Report and Fire/Rescue Response Time Report for March

REGULAR AGENDA: *Quasi-Judicial Hearing

1. ***VAR 23-1 – 1275 Lands End Road –** Howard A. Parker seeks the Town Commission's approval for a variance from applicable sections of the Town Code in order to subdivide a 1.03 acre lot into two lots, where one lot will be 0.70 acres and the other will be 0.33 acres, where Town Zoning Code Sec. 151.334 requires a minimum lot size of 0.50 acres of usable land.
2. ***SPR 23-1 – Eau Palm Beach –** Timothy Nardi, agent for RCPB, LLC, (Eau Palm Beach), 100 South Ocean Boulevard, is requesting a Site Plan Review to allow changes to the approved exterior paint colors in accordance with Sec. 151.666 (A) of the Town Zoning Code.
3. ***SPR 23-2 – Eau Palm Beach –** Timothy Nardi, agent for RCPB, LLC, (Eau Palm Beach), 100 South Ocean Boulevard, is requesting a Site Plan Review to allow the installation of flood panels in accordance with Sec. 151.666 (A) of the Town Zoning Code.
4. Town Manager Stumpf's Report

PUBLIC COMMENTS

OTHER BUSINESS

ADJOURNMENT

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision made by the Town Commission, Special Magistrate or any other Boards or Commissions of the Town with respect to any matter considered at this meeting or hearing, such interested person will need a record of the proceedings, and for such purpose may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The meeting/hearing will be continued from day to day, time to time, place to place, as may be found necessary during the aforesaid meeting. IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), THIS DOCUMENT CAN BE MADE AVAILABLE IN AN ALTERNATE FORMAT (LARGE PRINT) UPON REQUEST AND SPECIAL ACCOMMODATIONS CAN BE PROVIDED UPON REQUEST WITH THREE (3) DAYS ADVANCE NOTICE. Please contact the Town Clerk at (561) 585-9477 - 600 South Ocean Blvd., Manalapan, FL 33462 - townhall@manalapan.org

TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date:	April 11, 2023
Agenda Item No.:	CA.1
Agenda Item Name:	March 28th, 2023 Town Commission Meeting Minutes

ACTION REQUESTED: Discussion ☐ Approval ■

ATTACHMENT:

- March 28th, 2023 Town Commission Meeting Minutes

Town Commission Meeting
Tuesday March 28, 2023, at 10:00 a.m.

IN ATTENDANCE

TOWN COMMISSION	
Stewart Satter, Mayor	√
John Deese, Vice Mayor	√
Simone Bonutti, Mayor Pro Tem	√
Richard Granara, Commissioner	√
Chauncey Johnstone, Commissioner	√
Aileen Carlucci, Commissioner	√
Kristin Rosen, Commissioner	√

TOWN STAFF	
Linda Stumpf, Town Manager	√
Carmen Mattox, Chief of Police	√
Erika Petersen, Town Clerk	√
Keith Davis, Town Attorney	√
Trey Nazzaro, Ass't. Town Attorney	**X**
Brent Watson, Water Plant Superintendent	√

PUBLIC: Rob Rosen (55 Spoonbill), Henry & Marsha Laufer (1750 SOB), Ron Weissman (1695 LER), Janet & Rob Ridder (104 Evans Ln), Keith Waters, Jean & Mark Cohen (25 Audubon), Robert Murphy (204 Evans Ln), Beverly Murphy (103 Evans Ln), Joe Rechter (107 Evans Ln), Scarlet Amo, and Tim Stepien (Coastal Star)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Town Commission meeting called to order at 10:00 a.m.

REORGANIZATION

The following commissioners were re-appointed by virtue of no opposition: John Deese Seat #1, Simone Bonutti Seat #3, Kristin Rosen Seat #5, and Stewart Satter #7 (Mayor). Town Clerk Petersen swore them in.

Mayor Satter recommended that John Deese be appointed Vice Mayor and Simone Bonutti be appointed Mayor Pro Tem.

Mayor Satter introduced **Resolution 01-2023**.

Commissioner Carlucci made a motion to **approve Res. 01-2023** naming John Deese as Vice Mayor and Simone Bonutti as Mayor Pro Tem. Commissioner Johnstone seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, Commissioner Johnstone, Commissioner Carlucci, and Commissioner Rosen

Mayor Satter **recommended** the following appointments to the Architectural Commission:

Architectural Commission:

Seat 1- Sharon Kirkland **(No Change)**

Seat 2- Cindy McMackin **(Appoint)**

Seat 3- David Knobel **(Appoint)**

Seat 4- Ken Ray **(Appoint to Vice Chair)**

Seat 5- Lisa Munro **(Appoint)**

Alt. #1- Russel Bernard **(Appoint)**

Alt. #2- Barbara Appleby **(Appoint)**

Commissioner Rosen made a motion to **approve** the recommendations to the Architectural Commission. Vice Mayor Deese seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, Commissioner Johnstone, Commissioner Carlucci, and Commissioner Rosen

Mayor Satter **recommended** the following appointments to the Building Board of Adjustments & Appeals:

Building Board of Adjustments and Appeals

Seat 1-Scott Granett **(Re-Appoint)**

Seat 2- Gregory Bonner **(No Change)**

Seat 3-Thomas Biggs **(Re-Appoint)**

Seat 4- Vacant

Seat 5- Stuart Lepera **(Re-Appoint)**

Mayor Pro Tem Bonutti made a motion to **approve** the recommendations to the Building Board of Adjustments and Appeals. Vice Mayor Deese seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, Commissioner Johnstone, Commissioner Carlucci, and Commissioner Rosen

Orientation was given by Town Attorney Davis.

CONSENT AGENDA:

1. Minutes February 28, 2023 Town Commission Meeting
2. Police Department Report and Fire/Rescue Response Time Report for February
3. Update Bank Signature Cards

Vice Mayor Deese made a motion to **approve** the Consent Agenda. Commissioner Granara seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, Commissioner Johnstone, Commissioner Carlucci, and Commissioner Rosen

REGULAR AGENDA:

RA. 1 Town Manager Stumpf's Report

Code Enforcement Log & Training: Town Manager Stumpf explained code enforcement continues to be active and that we currently have two properties scheduled to go before a special magistrate to levy fines. Staff is working on a training program for the police officers.

COVID update: She explained the numbers were continuing to trend down with new case positivity at only 8.5% in the State.

Intracoastal Crossing Update: Town Manager Stumpf informed the Commission that there were a couple of minor delays to completion. Water Plant Superintendent, Brent Watson, explained that the water department was not satisfied with the testing procedure the contractor was utilizing and they were requesting that they re-sample as well as change out some parts that were not the correct material.

PBA Negotiations: Town Manager Stumpf explained that she has to begin negotiations next month due to the three-year contract coming to a close. She has a meeting scheduled for April 12th with the PBA and the Town's labor attorney. After that there will be a shade meeting with the commissioners and the manager to discuss the negotiations.

Capital Projects Update: Town Manager Stumpf discussed the A1A lift station improvements that Mock Roos presented at last month's meeting. She directed the Commission to the printed CSAs on the dais for the work in the amount of $80,250.00. Due to the cost being above the threshold of her administrative approval, she asked for a motion to approve the CSA.

Mayor Pro Tem Bonutti made a motion to **approve** the Mock Roos engineering CSA for the A1A lift station improvements in the amount of $80,250. Commissioner Johnstone seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, Commissioner Johnstone, Commissioner Carlucci, and Commissioner Rosen

Regarding the Lands End Road Cul de Sac project, she explained the drawings presented to the Commission previously have been distributed to several contractors and we are awaiting their bids.

Town Manager Stumpf announced that she plans to have a meeting with a grant writer, Andrea Holtz from Holtz Consulting regarding funding options for the Septic to Sewer project.

Eau Hotel: Town Manager Stumpf told the Commission to expect at next month's meeting an application by the Eau Hotel where they will be presenting new paint colors for the exterior façade of the building.

Library Update: Town Manager Stumpf explained we received several citations during our annual fire inspection at the library. Primarily, the residential stove in the kitchen no longer meets code and it is required to be replaced with a commercial version. This code also applies to Town Hall, therefore staff will be pricing out two new commercial style stoves for our facilities.

Town Manager Stumpf discussed a meeting she had with Commissioner Johnstone and an engineer for La Coquille regarding a large engineering project they plan to undertake to mitigate flooding issues on their site.

She made several other announcements including our shredding event taking place on 3/31/2023, our Zoning Administrator Alice Everard's departure at the end of the month, and Town staff attending Hurricane EOC meetings to prepare for the upcoming season.

PUBLIC COMMENTS

Joe Rechter made comments.

Beverly Murphy made comments.

Scarlet Amo made comments.

OTHER BUSINESS

There was none.

Meeting adjourned at 11:01 a.m.

These minutes were presented to the Town Commission on Tuesday April 11, 2023 for approval.

_____ _____

Stewart Satter, Mayor Date Signed

_____ _____

Erika Petersen, Town Clerk Date Signed

TOWN OF MANALAPAN

AGENDA ITEM SUMMARY

Meeting Date: April 11, 2023

Agenda Item No.: CA.2

Agenda Item Name: Police Department Chief's Report and Palm Beach County Fire Rescue Response Times for March

ACTION REQUESTED: Discussion ☐ Action ■

ATTACHMENT:

- The Police Department Chief's Report for March including Monthly Stats
- Palm Beach County Fire/Rescue response times for March

TO: Mayor and Town Commissioners
Linda Stumpf, Town Manager

FROM: Chief Mattox

SUBJECT: Monthly Report for March

DATE: April 3, 2023

Staffing

I am currently processing 3 full time applicants. Due to performance issues, one officer failed to complete the introductory period and was separated from employment.

Zone Coverage

We are staffing as manpower allows. Due to staffing shortages vacations requests are not always approved.

Fleet

One of the new Ford Explorers, Unit #232, has been placed in service. The second Ford Explorer is in the shop having the emergency equipment installed.

Training

We are in the process of completing the Firearms and the Use of Force requirements for mandatory retraining for the officers whose certificates come due in June 2023.

FDLE has changed the firearms qualification curriculum for the state of Florida. All instructors are required to complete the instructor update training. Officer Temperato and Sgt Merritt are the agency's firearms trainers. They have been scheduled to attend the training in June. All agency trainers are required to complete the training by June of 2024. If they fail to meet the deadline, they will be ineligible to conduct mandatory firearms qualifications.

Miscellaneous

I am still communicating with FDOT and they advised they are still in the planning phase for the repairs of the system. They understand the rainy season is coming but they have to plan properly to ensure they have all assets available to complete the project.

A POD has been rented for the upcoming PD remodel. It will be stored in the fire bay so it will not be in violation of the Town POD ordinance. The remodel is scheduled to begin May 1st, 2023.

We are still waiting for the new handguns to arrive. They are expected to arrive this month.

The Marine Patrol boat is back on the water and available when staffing allows. It was on patrol Saturday April 1, 2023.

We are scheduled to complete a Driver and Vehicle Information Database (DAVIDS) audit next month. Dispatch supervisor Mackey is preparing for the Audit.

Lantana PD is in the process of transitioning to an encrypted radio channel. We currently will not be able to communicate with their new system. I have made arrangements with the county radio shop to program all of the mobile radios so both dispatch and the officers can communicate with the Lantana dispatch center and patrol units in the field. This should be completed before the end of the month.

Manalapan Police Department
Monthly Stats
March 2023

CALLS FOR SERVICE

Call Type	Total	Zone 1 Point	Zone 2 A1A	Zone 4 Out of Town	Zone 5 N. Inlet	Zone 6 Beach	Zone 7 Bird Island	Zone 8 Plaza & The EAU	Zone ORP
9-1-1 Abandoned	0								
9-1-1 Received	70								
9-1-1 Transfer	4		3	1					
Alarms	4	3						1	
Animal Complaints	2	2							
ATV Completed	193					193			
ATV Cancelled	57					57			
Assault	0								
Battery	0								
Boat/Marine Patrol	0								
Burglary A / B / R / V	0								
Child Abuse	0								
Construction Site Checks	167	84	83						
Dark House Checks	461	302	60					99	
Distressed Swimmer	0								
Disturbance	1							1	
Domestic	0								
Drones	0								
Driving Under Influence	0								
Drug Law Violation	0								
Grand Theft Auto	0								
Lewd Acts	0								
Fire	0								
Fire Alarm	0								
Fraud	0								
Information	10	2	4		1			3	
Obscene Harrassing Calls	2	1						1	
Mental	0								
Medical	14	5						9	
Mutual Aid	1				1				
Open Door	2							2	
Ordinance Violations	3	2						1	
Plaza Walk and Talk	113							113	
Parking Enforcement	114	42	18		1			53	
Possession of Alcohol	0								
Property Damage	0	0							
Property Found	5	1						4	
Property Lost	1							1	
Service Calls	33	17	14		1			1	
Suspicious Incident	0								
Suspicious Person	4	1	3						
Suspicious Vehicle	3	2	1						
Stolen Vehicle Alerts-LPR	0								
Theft	1							1	
Traffic Crash	1							1	
Traffic Stops	105								
Traffic Citations	42	3	28					11	
Trespass	5	1	4						
Vessel Stop	0								

Manalapan Police Department
Monthly Stats
March 2023

Warrant Arrest	0								
Welfare Check	4	1	3						
Work Hour	0								

Manalapan Police Department
Monthly Stats
March 2023

INCIDENT REPORTS

Case #	Incident Type	Zone	Note	Case #	Incident Type	Zone	Note
23-0022	Traffic Stop	8	**No DL**	23-0032	Case # pulled in error	1	
23-0023	Theft	8					
23-0024	Missing Person	1	Located				
23-0025	Crash	8					
23-0026	Found Property	8					
23-0027	Info	8					
23-0028	Tresspass	1					
23-0029	Found Property	8					
23-0030	Service/ATC	2					
23-0031	Found Property	8	Drugs				

MONTHLY TRAINING		MONTHLY DISPATCH CALLS			
In Service PLI - Miranda, Interrogations, and New		**911**	70		
Laws		**Non-Emergency**	805		
		Total	875		

Manalapan Police Department

Extended Tour Of Duty Report

From 03/01/2023 00:01 through 03/31/2023 23:59 for Unit ALL Agency ALL Signal WORK

Date	Recd	Disp	Arrd	Clrd	Unit	Signal	Event Number	Case Number

Location: **Zone:** **Dispo:** **Ofc. Notes**

Address: **City:**

Number Of Events Listed: 0

MANALAPAN POLICE DEPARTMENT
FLEET MAINTENANCE REPORT

UNIT	DATE	MILEAGE	TYPE	DESCRIPTION	COMMENTS	COST	INV. #	ENTRY BY
221	3/13/23		Tires	Flat Repair		$29.95	74702	100
211	3/28/23		Tires	replace front tires and rotate		$527.50	75123	100
191	3/29/23		Other	Chnge out Spark Plugs		$330.68	725777	100
191	3/29/23		Mechanical	Water Pump replaced	Under Warranty	$0.00	725777	100
211	3/29/23		PM	Service		$79.95	726857	100
202	3/30/23		PM	Service	Replaced filters and wiper blades	$109.90	726939	100
					TOTAL SPENT THIS MONTH	$1,077.98		

4/4/2023

Palm Beach County Fire Rescue

Manalapan - # of Calls by Type

20230301 to 20230331

Type - Situation Dispatched	# of Incidents
Medical Calls:	15
Assists\Investigations:	1
Total number of Events:	**16**

Created by Jill Gregory on 06/21/2013

K:\CRYSTAL REPORTS\CAD\Monthly Reports-MANUAL\Municipal Response Time - Crystal Reports\Municipal Call Type Report-pie cha

4/4/2023

Palm Beach County Fire Rescue

Manalapan Response Time Report

20230301 to 20230331

Event #	Station	Sit Disp	Location of Event	Date	Received	Entered	Dispatch	Enroute	Onscene	Close	Disp Hand	Turnout	Travel	Resp Time*
Emergency Calls:														
F23042113	38	Medical	S OCEAN BLVD MN	03/02/2023		07:48:46	07:48:52	07:49:25	07:50:39	08:11:57	0:00:31	0:00:33	0:01:14	0:02:18
F23045270	38	Medical	S OCEAN BLVD MN	03/06/2023	16:07:21	16:07:54	16:08:01	16:08:57	16:10:54	17:06:59	0:00:40	0:00:56	0:01:57	0:03:33
F23045978	38	Medical	S OCEAN BLVD MN	03/07/2023		16:02:31	16:02:38	16:03:23	16:05:35	17:09:40	0:00:32	0:00:45	0:02:12	0:03:29
F23046641	38	Medical	LITTLE POND RD MN	03/08/2023	15:55:23	15:56:06	15:56:57	15:58:38	16:04:05	16:30:53	0:01:34	0:01:41	0:05:27	0:08:42
F23047268	38	Medical	S OCEAN BLVD MN	03/09/2023		14:39:02	14:39:11	14:40:08	14:43:00	15:47:42	0:00:34	0:00:57	0:02:52	0:04:23
F23047464	38	Medical	S OCEAN BLVD MN	03/09/2023	19:27:46	19:27:56	19:28:21	19:29:13	19:29:56	20:09:38	0:00:35	0:00:52	0:00:43	0:02:10
F23047915	38	Medical	S OCEAN BLVD MN	03/10/2023	12:32:36	12:32:59	12:33:12	12:34:00	12:35:24	12:50:39	0:00:36	0:00:48	0:01:24	0:02:48
F23050051	38	Medical	LITTLE POND RD MN	03/13/2023	11:47:55	11:48:45	11:49:21	11:49:32	12:02:36	12:45:49	0:01:26	0:00:11	0:13:04	0:14:41
F23051751	38	Medical	LITTLE POND RD MN	03/15/2023	19:20:41	19:21:00	19:21:13	19:21:37	19:30:22	20:03:00	0:00:32	0:00:24	0:08:45	0:09:41
F23052248	38	Medical	S OCEAN BLVD MN	03/16/2023		14:04:17	14:04:28	14:05:18	14:06:55	14:59:33	0:00:36	0:00:50	0:01:37	0:03:03
F23053774	38	Medical	LANDS END RD MN	03/18/2023		15:53:43	15:53:48	15:54:49	16:01:12	16:12:39	0:00:30	0:01:01	0:06:23	0:07:54
F23055492	38	Medical	LITTLE POND RD MN	03/21/2023	10:06:07	10:06:27	10:06:35	10:07:35	10:13:37	11:23:12	0:00:28	0:01:00	0:06:02	0:07:30
F23061091	38	Medical	S OCEAN BLVD MN	03/29/2023		08:30:34	08:30:39	08:31:25	08:32:42	08:50:46	0:00:30	0:00:46	0:01:17	0:02:33
									Average Response Times:		**0:00:42**	**0:00:50**	**0:04:04**	**0:05:36**
Non Emergency Calls:														
F23061618	38	Assist	OCEAN LN MN	03/30/2023		00:33:21	00:33:28	00:35:55	00:37:31	00:41:33	0:00:32	0:02:27	0:01:36	0:04:35
Corrupt Data:														
F23052271	38	Medical	S OCEAN BLVD MN	03/16/2023		14:37:57	14:38:01		14:38:01	14:47:31	Empty Time Fields			
F23055925	38	Medical	S OCEAN BLVD MN	03/21/2023	20:03:06	20:47:34	20:47:43	20:48:56	20:50:26	21:06:42	Possible problem with Received Time			

Total number of Events: 16

*Represents call received to arrival. If there is no received time, the County annual average call received to call entered time is used.

TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date: April 11, 2023

Agenda Item No.: RA 1

Agenda Item Name: **Variance VAR 23-1** Howard A. Parker, 1275 Lands End Road

ACTION REQUESTED: Discussion ■ Approval ☐

BACKGROUND:

1275 Lands End Road – Howard A. Parker seeks the Town Commission's approval for a variance from applicable sections of the Town Code in order to subdivide a 1.03 acre lot into two lots, where one lot will be 0.70 acres and the other will be 0.33 acres, where Town Zoning Code Sec. 151.334 requires a minimum lot size of 0.50 acres of usable land.

ATTACHMENTS:

- Variance Application
- Development Drawings

March 23, 2023

Ms. Erika Petersen
Town of Manalapan
600 South Ocean Blvd
Manalapan, FL 33462

urban design studio
Urban Design
Land Planning
Landscape Architecture

RE: POINT MANALAPAN – 1275 LANDS END ROAD
LOT SIZE VARIANCE REQUEST

Dear Ms.Petersen,

Please accept the following as the initial submittal documents for a variance request for lot size reduction at 1275 Lands End Road.

The following items are being provided for your consideration in the review of this request including eleven (11) sets;

1. Application fee and check copy;
2. Development Application;
3. Variance Application;
4. Project Narrative;
5. Site Plan – 2 sets are 24x36;
6. Survey – 2 sets are 24x36;
7. Electronic copy with all documents – via email if needed.

Thank you for your assistance and please do not hesitate to let me know if you will require any additional information for the processing of this application.

Sincerely,
Urban Design Studio

Lauren Burnley

Lauren Burnley, AICP

610 Clematis Street, Suite CU02, West Palm Beach, FL 33401
P: 561-366-1100 www.udsflorida.com LA0001739

TOWN OF MANALAPAN
600 South Ocean Boulevard, Manalapan, FL 33462
(561) 585-9477, Fax (561) 585-9498
townhall@manalapan.org www.manalapan.org

DEVELOPMENT APPLICATION

Submittal Date: 03/22/2023 Property Control # 42-43-45-10-19-000-0010

PROPERTY OWNER(S)	AUTHORIZED AGENT(Required if owner not presenting)
Name: Howard A. Parker, Jr & Melissa Parker	Name: Bradley Miller & Lauren Burnley, AICP
Address: 1275 Lands End Road Manalapan, FL 33462	Address: 610 Clematis Street, Suite CU-02 West Palm Beach, FL 33401
Phone: Contact Agent	Phone: 561.366.1100
E-mail: Contact Agent	E-mail: LBurnley@udsflorida.com

ARCHITECT/LANDSCAPE ARCHITECT	DEVELOPER/CONTRACTOR:
Name:	Name:
Company Name:	Company Name:
Address:	Address:
Phone: Cell:	Phone: Cell:
E-mail:	E-mail:

APPLICANT'S CERTIFICATION

(I) LB (owner or authorized agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Manalapan, Florida. I certify that all drawings and specifications for buildings or structures either larger than 500 sq. ft. or costing more than $3,000 must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Manalapan and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true

and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Manalapan, Florida, and are not returnable.

Signature-Owner or Authorized Agent Lauren Burnley

Print Name Lauren Burnley

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 21st day of, March 20 23,

by Lauren Burnley as Agent for Howard A Parker.

Personally known ✓ or Produced Identification _____

Type of Identification _____

Notary Signature

SEAL

SANDRA J. MEGRUE
Commission # GG 977989
Expires August 13, 2024
Bonded Thru Budget Notary Services

Sandra J Megrue

Print Notary Name

CHECK BELOW WHERE APPLICABLE
(Payable by check only)

ARCHITECTURAL REVIEW – Level 1 $100		PUD or PUD AMENDMENT $750	
ARCHITECTURAL REVIEW – Level 2 $250		SITE PLAN REVIEW $750	
ARCHITECTURAL REVIEW – Level 3 $500		SPECIAL EXCEPTION USE $750	
ARCHITECTURAL REVIEW – Level 4 $1,000		VARIANCE $750	X
PAVER AGREEMENT $500		ZONING TEXT/MAP OR COMP PLAN AMENDMENT $1500	

(See page 7 for definitions of Levels)

The owner, architect or other authorized agents are urged to attend the meeting. Each applicant must familiarize themselves with the Architectural Commission criteria and procedure. If all required information is not presented with this application, the project will not be placed on the agenda for review and consideration. PLEASE NOTE: Although an application meets minimum zoning requirements the Architectural Commission may approve, approve with conditions, or disapprove a request not found to meet Architectural Review criteria as found in Town Code, Section 152.23. All residents are notified of applicant's request by mail.

ALL APPLICATIONS MUST BE COMPLETE, SIGNED, NOTARIZED AND SUBMITTED BY THE DEADLINE DATE

1. This Application (pages 3-6)
2. Agent's Authorization Letter (Required if owner not presenting)
3. Application fee (see page 7)
4. Model, if applicable (see page 8)
5. 11 set of Plans; 2 Signed and Sealed -
   We require two full-size sets signed and sealed and the other nine can be 11"x17" in size
6. Narrative letter describing the project
7. Samples, renderings, pdfs, jpegs and Power Point photos are due 14 days prior to meeting.

TOWN OF MANALAPAN
600 South Ocean Boulevard
Manalapan, FL 33462-3398
Telephone (561) 585-9477, Fax (561) 585-9498

VARIANCE REVIEW APPLICATION

Variance Review applications must be accompanied by proper exhibits and shall be filed at least thirty (30) days prior to the date of the Town Commission (TCOM) meeting at which such requests are to be reviewed. The Town Commission Meetings are scheduled on the fourth Tuesday of each month at 10:00 a.m.

Eleven (11) sets of the completed application with all required information must be submitted to the Building Department.

Application must be made by the owner of the land or the owner may authorize a designee, agent or representative by power of attorney filed with the Town of Manalapan.

Proper application exhibits are required as follows:

1. Plans, documents and other material to adequately depict and support the request.

2. Plot plan to scale identifying the following:
   a. location of structure (s)
   b. lot size
   c. setbacks
   d. percentage of lot coverage
   e. percentage of lot that is landscaped/green space (front yard and total lot)
   f. finished topographical elevations

3. A letter of request must note each section of the Town of Manalapan Zoning Code in which a variance is being requested and must also include the applicant's responses to the criteria Section 151.672 (C)(1-6), as addressed on the attached form.

4. A Development Application and a non-refundable fee of seven hundred and fifty dollars ($750.00) made payable to the Town of Manalapan must be presented with the completed application.

Notice for TCOM's approval/denial hearing, on the application, shall be sent by facsimile, electronic mail, hand delivery or bulk mail to all town residents at least ten (10) days prior to the meetings. Both notices shall be combined into a single notice whenever practical.

SECTION 151.672 (C)(1-6), VARIANCES

The following criteria must be answered by each applicant and included with the letter of application for Variance Review:

(C) Variances. The Town Commission shall authorize on appeal such variance from the terms of the chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary and undue hardship. In order to authorize **ANY** variance from the terms of the zoning chapter, the Town Commission **MUST** and **SHALL** find:

(If additional space is required in order to fully respond, please number your responses and attach any additional pages.)

(1) That special conditions and circumstances exist which are peculiar to the land or building involved and which are not applicable to other lands or buildings in the same zoning district.
Response: Please refer to the included justification statement which addressed the variance criteria.

(2) That the special conditions and circumstances do not result from the actions of the applicant or his predecessor in interest.
Response: Please refer to the included justification statement which addressed the variance criteria.

(3) That granting the variances requested will not confer on the applicant any special privilege that is denied by this chapter to other land or structures in this same zoning district.
Response: Please refer to the included justification statement which addressed the variance criteria.

(4) That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter and would work unnecessary and undue hardships on the applicant.
Response: Please refer to the included justification statement which addressed the variance criteria.

(5) That the variance granted is the minimum variance that will make possible the reasonable use of the land or structure, or both.
Response: Please refer to the included justification statement which addressed the variance criteria.

(6) That the grant of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
Response: Please refer to the included justification statement which addressed the variance criteria.

Please refer to the following sections in the Town of Manalapan Zoning Code:

Section 151.671	SPECIAL EXCEPTIONS AND VARIANCES; PUBLIC HEARING AND PROCEDURES
Section 151.673	EXERCISE OF POWERS

Should you have any questions regarding this application, please contact the Building Official or Town Clerk at (561) 585-9477.

PROJECT NARRATIVE
Point Manalapan
Variance Request

March 23, 2023

urban design studio

Urban Design
Land Planning
Landscape Architecture

OVERVIEW

On behalf of the property owner and applicant, Howard A. Parker, Urban Design Studio is formally requesting approval of a variance for minimum lot size at 1275 Lands End Road (lots 1 and 2 of the No.10 Point Manalapan Plat, PCN: 42-43-45-10-19-000-0010). The 1.03-acre property is located southwest of the intersection of Lands End Road and Little Pond Road along the intracoastal waterway. The property is currently platted as two lots. The northern lot is improved with a single family home however a portion of the home overlaps with the current lot line. Then the area to the south is surplus unimproved property. The intent of this application is to relocate the internal lot line to maintain two lots and eliminate the encroachment of the existing home across the current lot line. The proposal would result in the north lot (Lot 1) having approximately 0.704 acres of land and the southern lot (Lot 2) will be the remainder of approximately 0.329 acres.

The property is located within the R3-A zoning district which allows for single family and single family residential uses. The Town Code requires a Single family lot in thi1,780 s district to have a minimum area of 21, 780 square feet (0.50 acres). When the internal lot line is relocated to eliminate the encroachment of the existing home and the proper setback is incorporated, the remainder Lot will consist and approximately 14,331 square feet (.33 acres). Therefore, this application is to request the approval of a variance to reduce the minimum lot size from 0.50 acres to .33 acres.

BACKGROUND

This plat was approved April 28, 1992 by the Town of Manalapan. The plat, "Plat No.10 Point Manalapan" consists of four (4) lots located on the west side of Lands End Road adjacent to the intracoastal waterway. The original house on Lot 1 was constructed in 1992 and then permitted for expansion in which was when the structure encroached across the lot line.

APPLICATION REQUEST

The request is for a variance to the minimum lot size as established in Section 151.334 of the Manalapan zoning code. Proposed is approximately 1/3 of an acre (0.33 acre) property resulting in a 34% reduction in the lot size requirement per the R3-A zoning district requirements. The original building (single-family house) was constructed in 1992 and

subsequently an addition was constructed over the lot line as shown in the survey. The applicant would like to subdivide and modify the prior approved lots of which a variance is needed for the minimum lot size in the R3-A zoning district. Since the property is currently platted as two lots, there are separate existing driveways that can service for both lots. Prior to construction, there will be additional approvals required with Palm Beach County Health Department for separate septic systems for each lot

The following chart outlines the code requirements, existing conditions, and the proposed lot configurations. Please refer to the site plan provided with the submittal package for the specific proposed layout.

LOT CONFIGURATIONS						
	Required Lot Size (SF)	Required Lot Size (Ac.)	Existing Lot Size (SF)	Existing Lot Size (Ac.)	Proposed Lot Size (SF)	Proposed Lot Size (Ac.)
Lot 1	21,780	0.50	23,212	0.53	30,687	0.70
Lot 2	21,780	0.50	21,806	0.50	14,331	0.33

VARIANCE CRITERIA

In compliance with Section 151.672 of the Town code, the following criteria are addressed for review of the variance:

1. **That special conditions and circumstances exist which are peculiar to the land or building involved and which are not applicable to other lands or buildings in the same zoning District.**

   Special conditions exist specific to 1275 Lands End Road. It is one of the larger remaining waterfront lots with the capability to subdivide and provide an additional property within the town limits. While shown on the property appraiser as one singular lot, it was previously approved and platted for two separate lots. The granting of this variance will allow reconfiguration of the two lots and the ability to construct a new single-family house on the new Lot 2.

2. **That the special conditions and circumstances do not result from the actions of the applicant or his or her predecessor in interest.**

   The existing home and expansion were originally permitted through the Town however, to the Applicant's knowledge, there was never any indication from the Town that with the expansion, it would create an encroachment into Lot 2 or that it would result in making Lot 2 nonconforming. In addition, while researching this site,

it appeared that the zoning of the property was R-1D which allows a smaller lot size. However, at a meeting with Town staff, it was clarified that the actual zoning is R3-A which allows multifamily uses as well as single family, however to propose single family, the lot must be a minimum of .50 acres. Although it was the application who proposed the expansion, the nonconforming circumstance was caused with the issuance of permits for the house expansion to cross the lot line and cause Lot to become nonconforming. Approval of this application will correct the prior actions and allow for the construction of the second home as originally intended.

3. **That granting the variances requested will not confer on the applicant any special privilege that is denied by this chapter to other lands or structures in this same zoning District.**

   The granting of this variance will not result in any special privileges that do not already exist within the Town. There are multiple lots within the Town of Manalapan that are approximately 1/3 of an acre, therefore, the new Lot 2 will be consistent with many other single family home sites within the Town.

4. **That literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning District under the terms of this chapter and would work unnecessary and undue hardships on the applicant.**

   The existing single-family house was constructed over the lot line in 1992, however, the plat was never required to be amended to show the new configuration of the two separate lots. The granting of this variance will correct the nonconforming created with the permitting and construction of the expansion over the lot line but continue to allow for the construction of a single-family house to be constructed on Lot 2 that is consistent with other home sites within the town limits.

5. **That the variance granted is the minimum variance that will make possible the reasonable use of the land or structure, or both.**

   The proposed relocation of the common lot line is based on the minimum side setback from the existing home structure and therefore, this requested variance is the minimum to make reasonable use of the land for the construction of a second home as always intended.

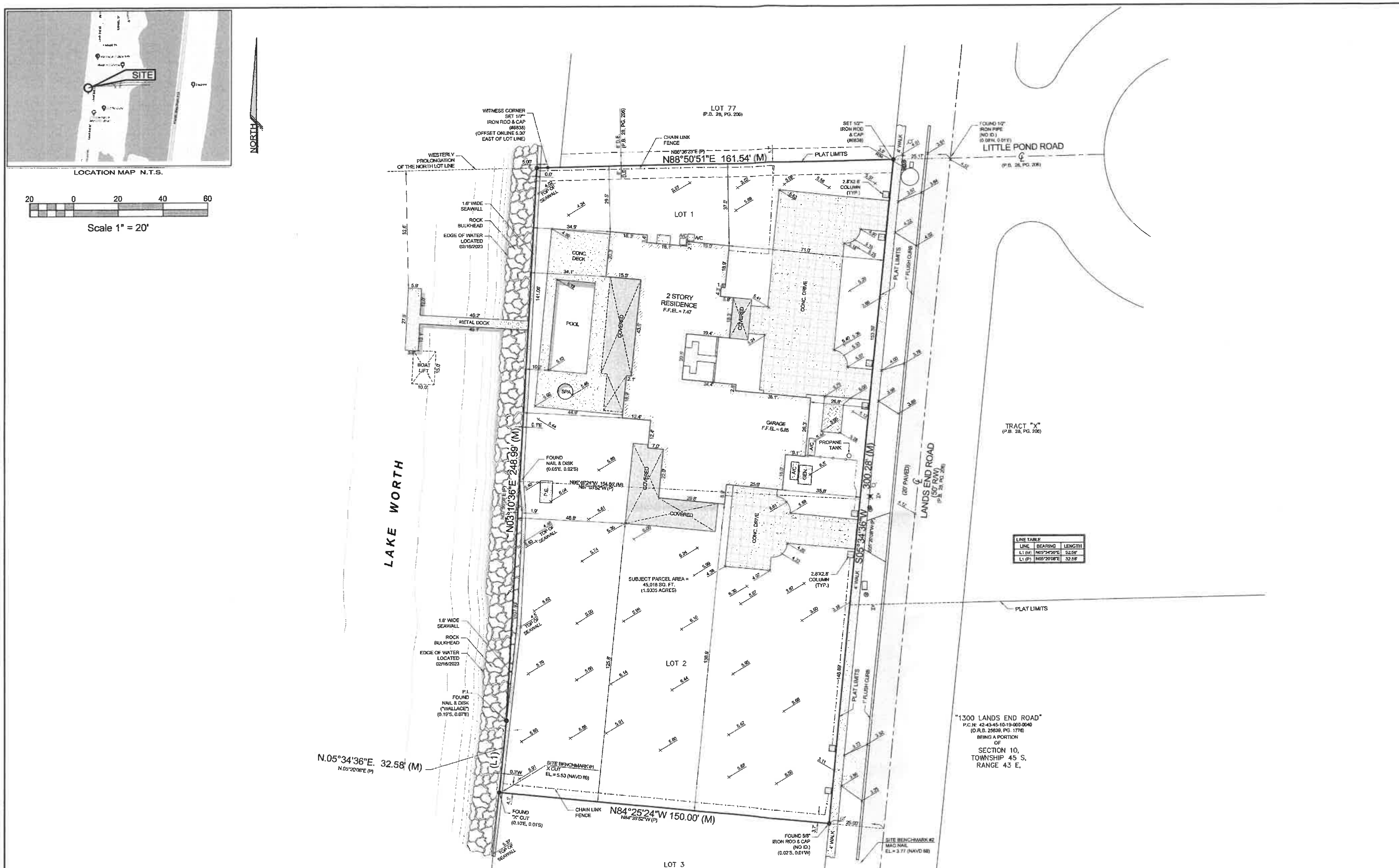
6. **That the grant of the variance will be in harmony with the general intent and purpose of this chapter and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

   The granting of the requested variance will not be injurious to the surrounding area. The lot size is similar to other surrounding lot sizes and allows for a new property and residents within the Town of Manalapan.

7. **In granting any variance, the Town Commission may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this chapter. Under no circumstances shall the Town Commission grant a variance to permit a use not generally, or by special exception, permitted in the zoning District involved or any use expressly or by implication prohibited by the terms of this chapter in the zoning District. No nonconforming use of neighboring lands or structures or both in the same zoning District and no permitted use of lands or structures or both in other zoning Districts shall be considered grounds for the authorization of a variance.**

   Acknowledged

On behalf of the property owner and applicant, Howard A. Parker, Urban Design Studio requests consideration for approval of this variance to correct the encroachment but allow for the construction of a second home with a reduced lot size at 1275 Lands End Road. Should you have any questions or need any additional information, the project managers at Urban Design Studio are Lauren Burnley, AICP and Bradley Miller.



REVISIONS:

SURVEY NOTES:

1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
2.) Area of subject property = 45,018 square feet (1.0335 acres), more or less.
3.) Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).

a) Originating benchmark = Leica Global Positioning System.

b) ×00.00 = existing elevation (NAVD 88 typical).

4.) No underground improvements located.
5.) Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Rotate Grid bearings 00°14'28"counterclockwise to Plat bearings. Bearings are based on the well established centerline of Lands End Road. Distances are plat and measured unless otherwise shown.
6.) This firms "Certificate of Authorization" number is "LB 8838".

CERTIFIED TO: HOWARD AND MELISSA PARKER
PROPERTY ADDRESS: 1275 Lands End Road, Manalapan, FL 33462.
FLOOD ZONE: AE (6' NAVD 88) FIRM 120215 12099C0783F 10/05/2017
BASE FLOOD ELEVATION = 6' (NAVD 88)
DESCRIPTION: Lots 1 and 2, **POINT MANALAPAN PLAT NO. 10**, according to the Plat thereof, as recorded in Plat Book 69, Page 8, Public Records of Palm Beach County, Florida

BOUNDARY SURVEY

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

[illegible]

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

CRD. FILE Y230143

LEGEND:

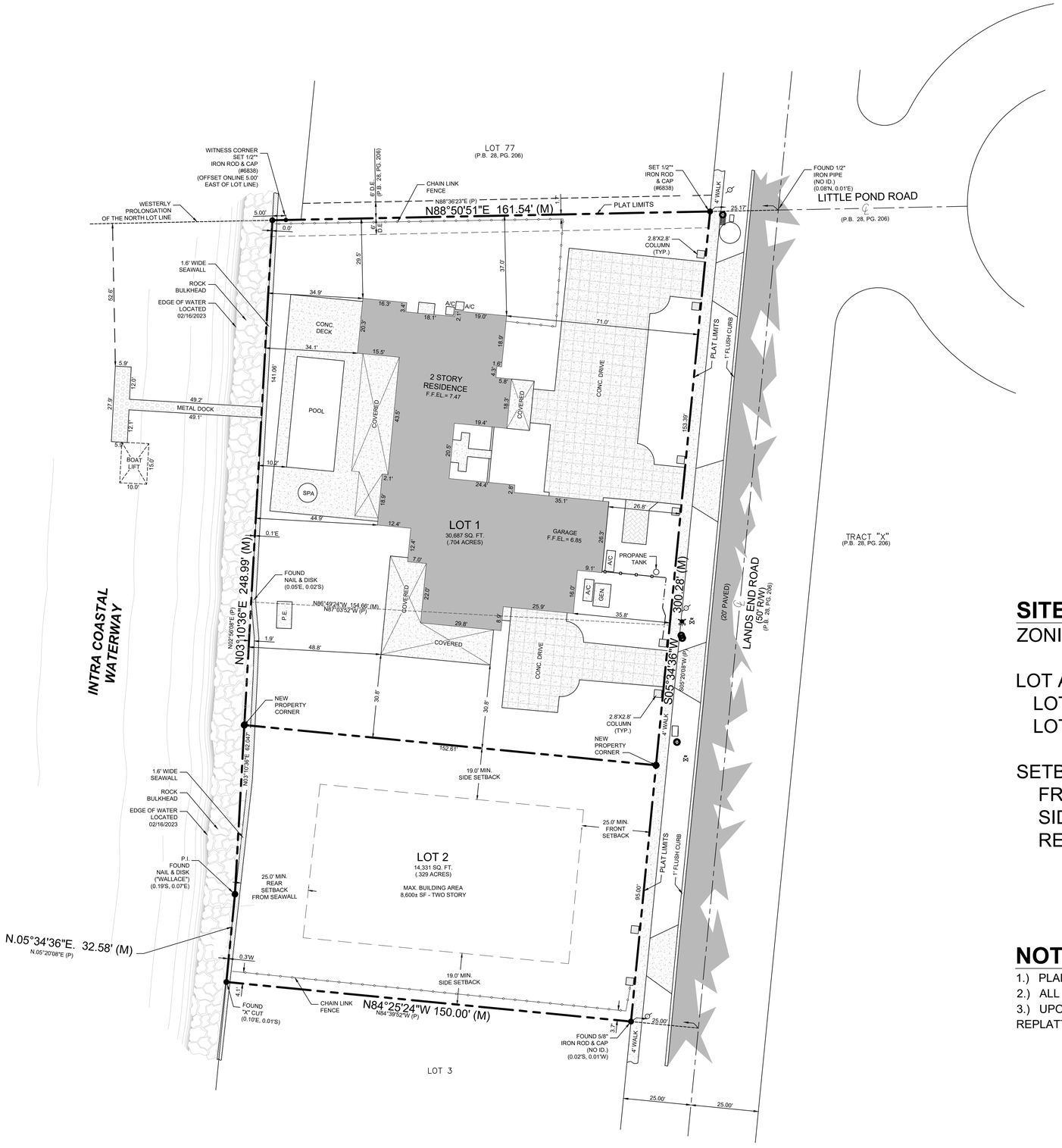
- CALC = CALCULATED
- C.B.S = CONCRETE BLOCK STRUCTURE
- CONC. MON. = CONCRETE MONUMENT
- CONC. = CONCRETE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- P.E. = POOL EQUIPMENT
- F.F.EL. = FINISHED FLOOR ELEVATION
- EL. = ELEVATION
- (B.R.) = BEARING REFERENCE
- (D) = DEED
- (M) = MEASURED
- (P)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

SCALE:	1" = 20'
DRAWN BY:	PICARD (C)
FIELD WK:	PAUL
DATE:	02/16/2023

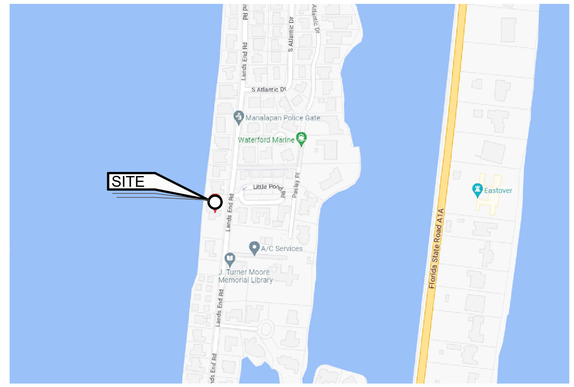
MILLER LAND SURVEYING

1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

REF:	F45/52 P84/10 M20/07 X-839 B68/14 M22/78
PREV. JOB NO'S.	Y-01-0027
JOB NO.	Y230143
L - 1540-A	



LOCATION MAP



SITE DATA

ZONING			R3-A
LOT AREA AREA	REQ.	EXIST.	PROP.
LOT 1 (SF)	21,780	23,212	30,687
LOT 2 (SF)	21,780	21,806	14,331
SETBACKS - MIN. REQUIRED			
FRONT			25'
SIDE (20% OF AVG. LOT WIDTH)			19'
REAR - FROM SEAWALL			25'

NOTES

1.) PLAN BASED ON SURVEY PROVIDED BY MILLER LAND SURVEYING DATED 2/16/2023.
2.) ALL BUILDING SETBACKS SUBJECT TO TOWN CODE AT TIME OF PERMITTING.
3.) UPON APPROVAL OF A VARIANCE TO MIN. LOT AREA FOR LOT 2, THE PROPERTY WILL BE REPLATTED.

urban design studio
Urban Design
Land Planning
Landscape Architecure
610 Clematis Street, Suite CU02
West Palm Beach, FL 33401
561.366.1100 FAX 561.366.1111
www.udsflorida.com
#LA0001739

POINT MANALAPAN
LOTS 1 & 2
1275 Lands End Rd., Manalapan, FL
CONCEPTUAL SUBDIVSION PLAN

H:\JOBS\Point Manalapan-Lots 1 & 2_22-090\Howard A. Parker, Jr._DD_000\Drawings\Site Plan\2023.04.05 Concept Plan.dwg

NORTH

0 10' 20' 40'

Scale: 1" = 20'-0"

Date:	MARCH 22, 2023
Project No.:	22-090.000
Designed By:	BDM
Drawn By:	BDM
Checked By:	LB

Revision Dates:
April 5, 2023 Max. Building Area

CSP-1
of 1

H:\JOBS\Point Manalapan-Lots 1 & 2_22-090\Howard A. Parker, Jr._DD_000\Drawings\Site Plan\2023.04.05 Concept Plan.dwg 4/5/2023 3:00:00 PM

TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date: April 11, 2023

Agenda Item No.: RA 2

Agenda Item Name: **Site Plan Review SPR 23-1** Timothy Nardi, agent for RCPB, LLC (Eau Palm Beach Hotel), 100 South Ocean Boulevard

ACTION REQUESTED: Discussion ■ Approval ☐

BACKGROUND:

Eau Palm Beach – Timothy Nardi, agent for RCPB, LLC, (Eau Palm Beach), 100 South Ocean Boulevard, is requesting a Site Plan Review to allow changes to the approved exterior paint colors in accordance with Sec. 151.666 (A) of the Town Zoning Code.

ATTACHMENTS:

- Site Plan Review Application
- Development Drawings/Presentation

TOWN OF MANALAPAN
600 South Ocean Boulevard, Manalapan, FL 33462
(561) 585-9477, Fax (561) 585-9498
townhall@manalapan.org www.manalapan.org

DEVELOPMENT APPLICATION

Submittal Date:_____ Property Control # _____

PROPERTY OWNER(S)	AUTHORIZED AGENT(Required if owner not presenting)
Name: RCPB, LLC	Name: Tim Nardi
Address: 1410 Rocky Ridge Dr Suite 170 Roseville, CA 95661	Address: 100 S. Ocean Blvd. Manalapan, FL 33462
Phone: 916-263-0222	Phone: 305-778-7623
E-mail:	E-mail: Tim.Nardi@EastPalmBeach.com

ARCHITECT/LANDSCAPE ARCHITECT	DEVELOPER/CONTRACTOR:
Name: Daniel Freed	Name:
Company Name: CallisonRTKL	Company Name:
Address: 396 Alhambra Circle South Tower, Suite 500 Coral Gables, Fl 33134	Address: Has not been selected
Phone: 786-268-3939 Cell: 443-791-7925	Phone: Cell:
E-mail: Dan.Freed@crtkl.com	E-mail:

Tim Nardi

APPLICANT'S CERTIFICATION

(I) ^ (owner or authorized agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Manalapan, Florida. I certify that all drawings and specifications for buildings or structures either larger than 500 sq. ft. or costing more than $3,000 must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Manalapan and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true

and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Manalapan, Florida, and are not returnable.

Signature-Owner or Authorized Agent _____

Print Name Tim Nardi

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 9th day of March 2023,

by Tim Nardi as _____ for _____.

Personally known ✓ or ~~Produced Identification~~ _____

Type of Identification _____

Notary Signature

PHILIP BRICE

Print Notary Name

SEAL

PHILIP BRICE
Notary Public - State of Florida
Commission # HH 043727
My Comm. Expires Nov 28, 2024
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

(Payable by check only)

ARCHITECTURAL REVIEW – Level 1 $100		PUD or PUD AMENDMENT $750	
ARCHITECTURAL REVIEW – Level 2 $250		SITE PLAN REVIEW $750	√
ARCHITECTURAL REVIEW – Level 3 $500		SPECIAL EXCEPTION USE $750	
ARCHITECTURAL REVIEW – Level 4 $1,000		VARIANCE $750	
PAVER AGREEMENT $500		ZONING TEXT/MAP OR COMP PLAN AMENDMENT $1500	

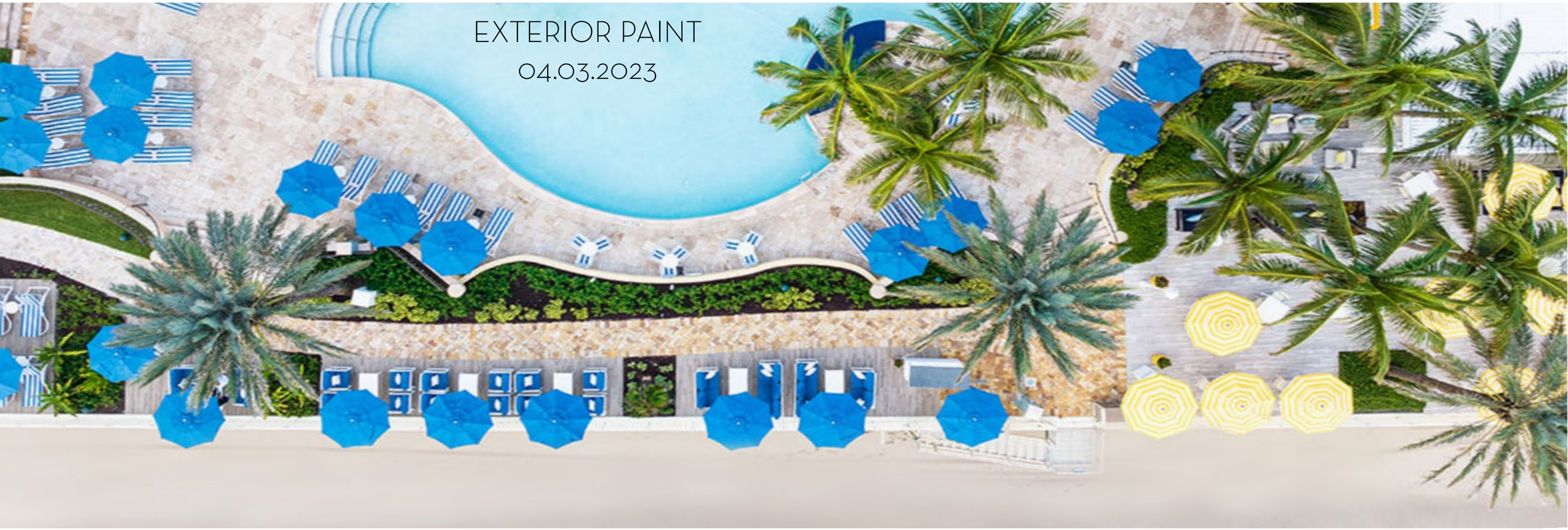
(See page 7 for definitions of Levels)

The owner, architect or other authorized agents are urged to attend the meeting. Each applicant must familiarize themselves with the Architectural Commission criteria and procedure. If all required information is not presented with this application, the project will not be placed on the agenda for review and consideration. PLEASE NOTE: Although an application meets minimum zoning requirements the Architectural Commission may approve, approve with conditions, or disapprove a request not found to meet Architectural Review criteria as found in Town Code, Section 152.23. All residents are notified of applicant's request by mail.

ALL APPLICATIONS MUST BE COMPLETE, SIGNED, NOTARIZED AND SUBMITTED BY THE DEADLINE DATE

1. This Application (pages 3-6)
2. Agent's Authorization Letter (Required if owner not presenting)
3. Application fee (see page 7)
4. Model, if applicable (see page 8)
5. 11 set of Plans; 2 Signed and Sealed -
   We require two full-size sets signed and sealed and the other nine can be 11"x17" in size
6. Narrative letter describing the project
7. Samples, renderings, pdfs, jpegs and Power Point photos are due 14 days prior to meeting.

EAU PALM BEACH

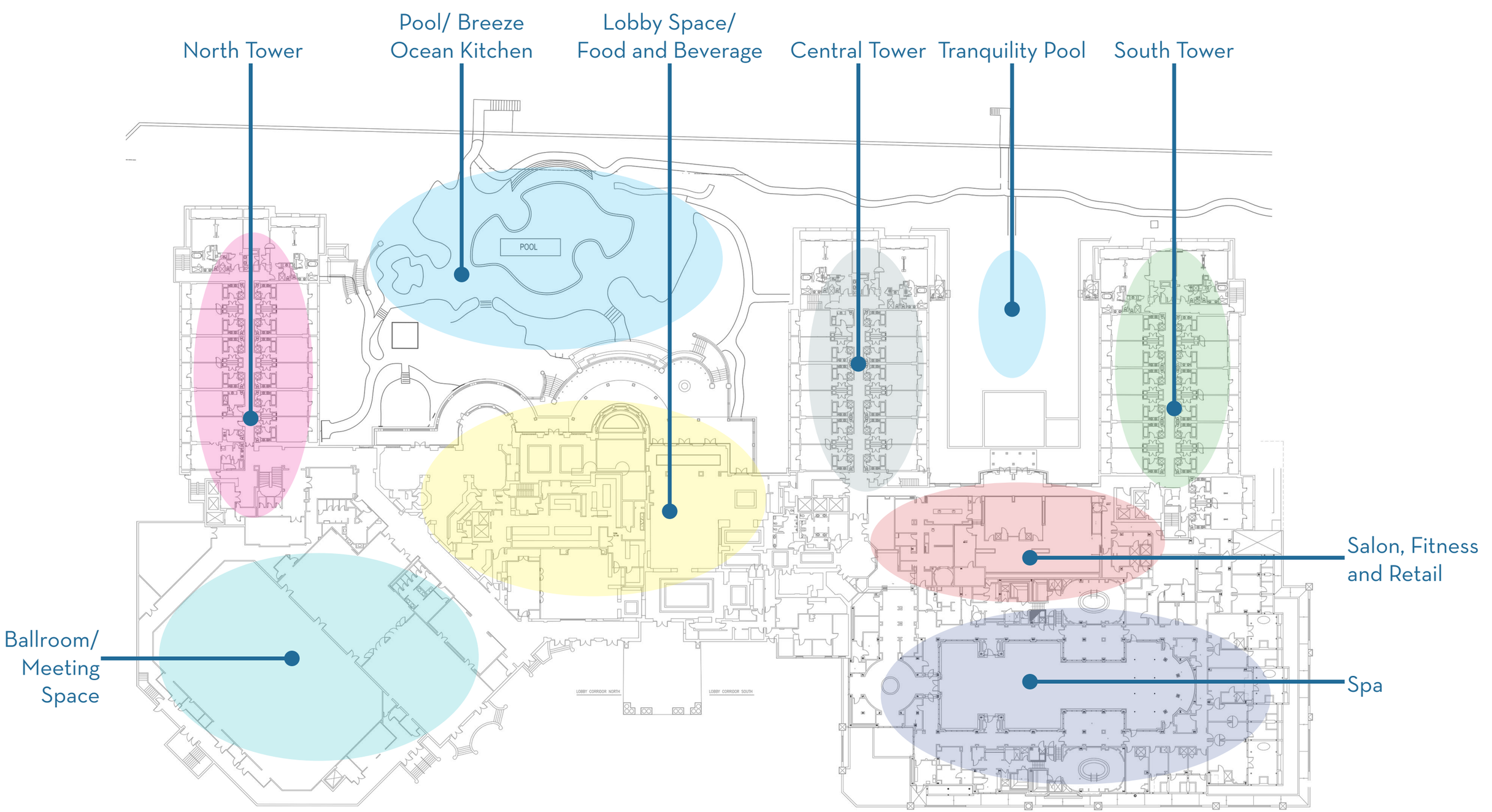


EXTERIOR PAINT

04.03.2023

EAU PALM BEACH
Resort & Spa

CRTKL



GROUND LEVEL PLAN

EAU PALM BEACH
Resort & Spa

CRTKL

CURRENT EXTERIOR PAINT SCHEMES

EAU PALM BEACH 2023

BENJAMIN MOORE - AURA 169

BENJAMIN MOORE - GLOWING APRICOT 165

BENJAMIN MOORE - GOLDEN MIST 2158-40

BENJAMIN MOORE - HARVEST BRONZE 1146

SW6693 LILY

SW7005 PURE WHITE

SW7015 REPOSE GRAY

SW6764 SWIMMING

BM HC-70 VAN BUREN BROWN

EXTERIOR COLOR SCHEME

SW6693 -LILY, YELLOW BUILDING & BALCONY / SW7005 -PURE WHITE, BALCONY RAILINGS / SW6764 -SWIMMING, CORNICE / SW7015 -REPOSE GREY, ACCENT PAINT

YELLOW UPPER BUILDING / DARKER YELLOW BOTTOM / WHITE RAILING

SW6693 LILY

SW7005 PURE WHITE

SW7015 REPOSE GRAY

SW6764 SWIMMING

BM HC-70 VAN BUREN BROWN

BM HC-70 VAN BUREN BROWN

SW6693 LILY

SW6764 SWIMMING

SW7015 REPOSE GRAY

SW7015 REPOSE GRAY

SW6693 LILY

SW6693 LILY

SW7015 REPOSE GRAY

YELLOW BUILDING & FRONT

SW6693 LILY
SW7015 REPOSE GRAY
SW6764 SWIMMING
SW6693 LILY
SW6693 LILY
SW7015 REPOSE GRAY
SW6693 LILY
SW7015 REPOSE GRAY
SW6764 SWIMMING
SW6693 LILY
SW6693 LILY
SW6693 LILY

TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date: April 11, 2023

Agenda Item No.: RA 3

Agenda Item Name: **Site Plan Review SPR 23-2** Timothy Nardi, agent for RCPB, LLC (Eau Palm Beach Hotel), 100 South Ocean Boulevard

ACTION REQUESTED: Discussion ■ Approval ☐

BACKGROUND:

Eau Palm Beach – Timothy Nardi, agent for RCPB, LLC, (Eau Palm Beach), 100 South Ocean Boulevard, is requesting a Site Plan Review to allow the installation of flood panels in accordance with Sec. 151.666 (A) of the Town Zoning Code.

ATTACHMENTS:

- Site Plan Review Application
- Development Drawings/Product Specifications
- Due Diligence Report prepared by Kimley Horn

TOWN OF MANALAPAN
600 South Ocean Boulevard, Manalapan, FL 33462
(561) 585-9477, Fax (561) 585-9498
townhall@manalapan.org www.manalapan.org

DEVELOPMENT APPLICATION

Submittal Date:_____ Property Control # 42-43-45-02-00-001-0021

PROPERTY OWNER(S)	AUTHORIZED AGENT(Required if owner not presenting)
Name: RCPB, LLC	Name: TIM NARDI
Address: 1410 ROCKY RIDGE DR. SUITE 220 ROSEVILLE, CA. 95661	Address: 100 SOUTH OCEAN BLVD MANALAPAN, FLORIDA 33462
Phone: 916 263-0222	Phone: 561 533-6000
E-mail:	E-mail: TIM.NARDI@EAUPALMBEACH.COM

ARCHITECT/LANDSCAPE ARCHITECT	DEVELOPER/CONTRACTOR:
Name: JOSHUA HORNING, P.E.	Name: DOUG HALL
Company Name: KIMLEY-HORN AND ASSOCIATES, INC	Company Name: SMC SITEWORK CONTRACTOR
Address: 1615 S. CONGRESS AVENUE SUITE 201, DELRAY BEACH, FL. 33445	Address: 3114 TUXEDO AVENUE WEST PALM BEACH, FLORIDA 33405
Phone: 561 404-7240 Cell:	Phone: 561 689-8848 Cell: 561 358-6559
E-mail: JOSH.HORNING@KIMLEY-HORN.COM	E-mail: DOUGLAS@SMCCONTRACTING.COM

APPLICANT'S CERTIFICATION

(I) FJ (owner or authorized agent) affirm and certify that I understand and will comply with all provisions and regulations of the Town of Manalapan, Florida. I certify that all drawings and specifications for buildings or structures either larger than 500 sq. ft. or costing more than $3,000 must be drawn or verified by a state registered architect or engineer and his seal of office imprinted thereon. Additionally, I certify that the drawings and specifications show full compliance and do fully comply with the Zoning Code. I understand that if any drawings or specifications are not in full compliance, the application will be rejected. If approved by the Town, the aforementioned real property described herein will be considered, in every respect, to be a part of the Town of Manalapan and will be subjected to all applicable laws, regulations, taxes and police powers of the Town including the Comprehensive Plan and Zoning Code. I further certify that all statements and diagrams submitted herewith are true

and accurate to the best of my knowledge and belief. Further, I understand that this Application and attachments become part of the Official Records of the Town of Manalapan, Florida, and are not returnable.

Signature-Owner or Authorized Agent _____

Print Name TIMOTHY M. NAYD.

STATE OF FLORIDA, COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 30th day of MARCH 2023,

by TIMOTHY NAYDI as VICE PRESIDENT for RCPB, LLC.

Personally known ✓ or Produced Identification _____

Type of Identification _____

Notary Signature

PHILIP BRICE

Print Notary Name

SEAL

PHILIP BRICE
Notary Public - State of Florida
Commission # HH 043727
My Comm. Expires Nov 28, 2024
Bonded through National Notary Assn.

CHECK BELOW WHERE APPLICABLE

(Payable by check only)

ARCHITECTURAL REVIEW – Level 1 $100		PUD or PUD AMENDMENT $750	
ARCHITECTURAL REVIEW – Level 2 $250		SITE PLAN REVIEW $750	✓
ARCHITECTURAL REVIEW – Level 3 $500		SPECIAL EXCEPTION USE $750	
ARCHITECTURAL REVIEW – Level 4 $1,000		VARIANCE $750	
PAVER AGREEMENT $500		ZONING TEXT/MAP OR COMP PLAN AMENDMENT $1500	

(See page 7 for definitions of Levels)

The owner, architect or other authorized agents are urged to attend the meeting. Each applicant must familiarize themselves with the Architectural Commission criteria and procedure. If all required information is not presented with this application, the project will not be placed on the agenda for review and consideration. PLEASE NOTE: Although an application meets minimum zoning requirements the Architectural Commission may approve, approve with conditions, or disapprove a request not found to meet Architectural Review criteria as found in Town Code, Section 152.23. All residents are notified of applicant's request by mail.

ALL APPLICATIONS MUST BE COMPLETE, SIGNED, NOTARIZED AND SUBMITTED BY THE DEADLINE DATE

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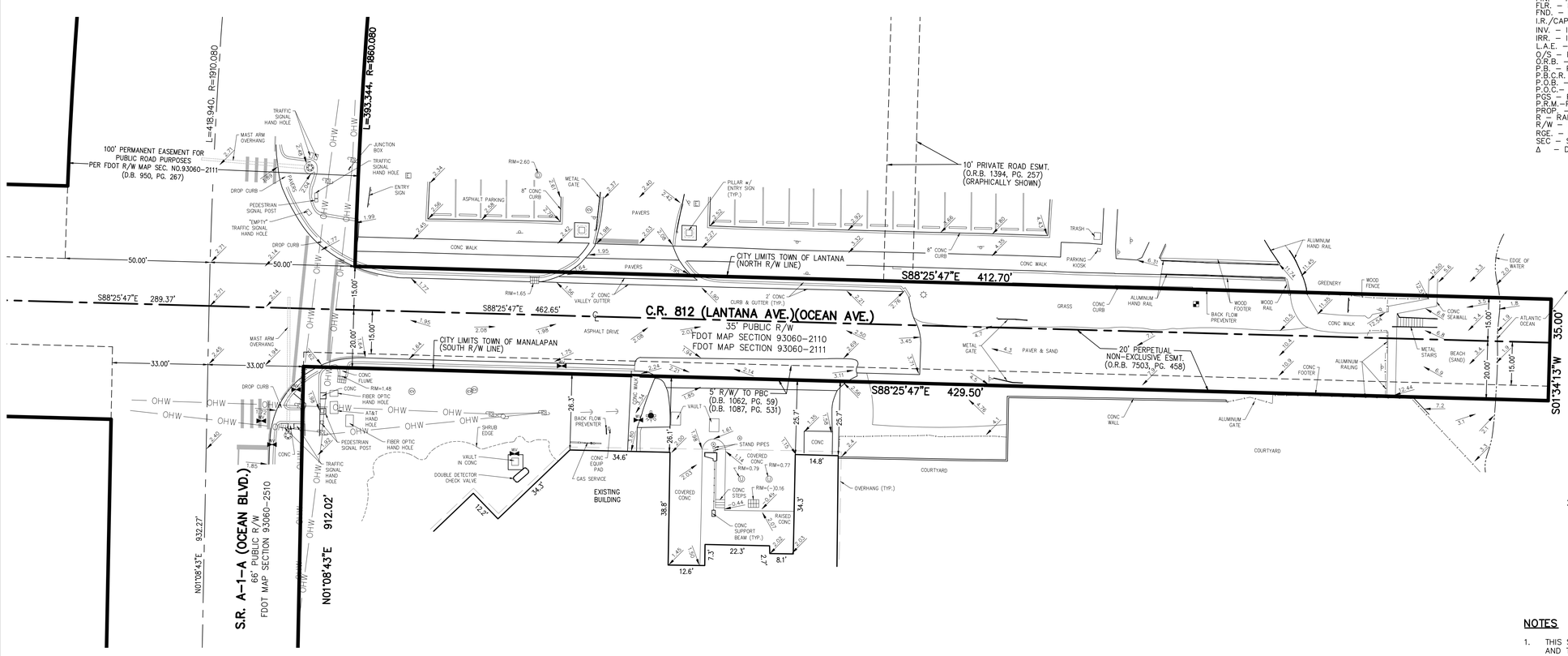
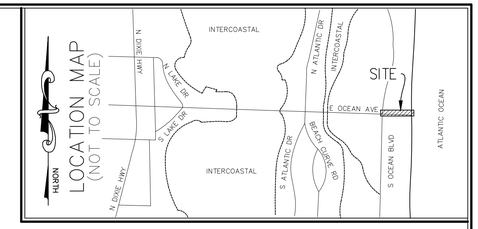
3. Application fee (see page 7)
4. Model, if applicable (see page 8)
5. 11 set of Plans; 2 Signed and Sealed -
   We require two full-size sets signed and sealed and the other nine can be 11"x17" in size
6. Narrative letter describing the project
7. Samples, renderings, pdfs, jpegs and Power Point photos are due 14 days prior to meeting.





LEGEND

A/C – AIR CONDITIONER
L – ARC LENGTH
ALUM. – ALUMINUM
B.E. – BUFFER EASEMENT
C.O. – CLEANOUT
CLF – CHAIN LINK FENCE
CONC. – CONCRETE
COV. COVERED
D.E. – DRAINAGE EASEMENT
ELEC. – ELECTRIC
ELEV. – ELEVATION
EQUIP. – EQUIPMENT
ESMT. – EASEMENT
EXIST. – EXISTING
F.P.L.–FLORIDA POWER & LIGHT
FIN. – FINISHED
FLR. – FLOOR
FND. – FOUND
I.R./CAP – IRON ROD & CAP
INV. – INVERT
IRR. – IRRIGATION
L.A.E. – LIMITED ACCESS EASEMENT
O/S – BUILDING OFFSET
O.R.B. – OFFICIAL RECORD BOOK
P.B. – PLAT BOOK
P.B.C.R. – PALM BEACH COUNTY RECORD
P.O.B. – POINT OF BEGINNING
P.O.C.– POINT OF COMMENCEMENT
PGS. – PAGE(S)
P.R.M.–PERMANENT REFERENCE MONUMENT
PROP. – PROPOSED
R – RADIUS
R/W – RIGHT-OF-WAY
RGE. – RANGE
SEC – SECTION
Δ – DELTA (CENTRAL ANGLE)

SQ. FT. – SQUARE FEET
TWP. – TOWNSHIP
TYP. – TYPICAL
U.E. – UTILITY EASEMENT
W.M. – WATER METER
W.E. – WATER EASEMENT
S.E. – SANITARY EASEMENT
– LIGHT POLE
– FIRE HYDRANT
– CATCH BASIN
– WATER VALVE
– SET 5/8" IR/CAP LB 3591
– SANITARY MANHOLE
– DRAINAGE MANHOLE
– WOOD POWER POLE (UNLESS NOTED)
– CENTER LINE
– EXISTING ELEVATION
– TRAFFIC SIGN
– ELECTRICAL WIRES OVERHEAD
– ANCHOR
– WATER METER
– RPZ
– GROUND LIGHT
– ELECTRIC HAND HOLE
– IRRIGATION CONTROL VALVE
– CONCRETE POWER POLE
– FIRE DEPARTMENT CONNECTION

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

NOTES

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE ASSUMED AND REFERRED TO THE CENTERLINE OF S OCEAN AVE AS S88°25'47"E
6. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. 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.
9. FLOOD ZONE: "AE" (EL.6); COMMUNITY PANEL NO. 120215 0783 F; DATE: OCTOBER 5, 2017.
10. BENCHMARK ORIGIN DESCRIPTION: NATIONAL GEODETIC SURVEY BENCHMARK "F315". ELEVATION = 2.28'
11. THE PURPOSE OF THIS SURVEY IS TO DELINEATE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING CONDITIONS ONLY AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON **MARCH 9, 2023**. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

BY	DATE	REVISIONS

FILE NAME 10356 SPS

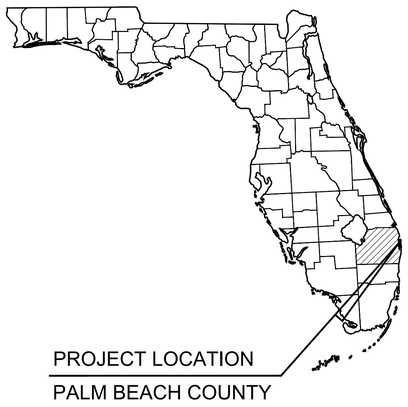
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

100 S OCEAN BLVD
SPECIFIC PURPOSE SURVEY

DATE	03-09-23
DRAWN BY	TKM
F.B./ PG.	HDS
SCALE	1"=20'

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

JOB # 10356
SHT.NO. 1
OF 1 SHEETS



SITE DEVELOPMENT PLANS

FOR

EAU PALM BEACH

PREPARED FOR

EAU PALM BEACH HOLDINGS, LLC

MARCH 2023

VICINITY MAP
SECTION: 16 TOWNSHIP: 51S RANGE: 42E

NORTH

GRAPHIC SCALE IN FEET
0 81.5 162.9 325.9

Sheet List Table	
Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C1.00	EROSION & SEDIMENTATION CONTROL PLANS
C1.10	EROSION & SEDIMENTATION CONTROL DETAILS
C2.00	HORIZONTAL CONTROL PLANS
C3.00	ENGINEERING PLAN
C3.10	ENGINEERING DETAILS
C3.11	ENGINEERING DETAILS
C3.12	ENGINEERING DETAILS

PROJECT TEAM

DEVELOPER
COCCHIOLA, LLC
1190 NW 159 DRIVE
MIAMI, FL 33169

CIVIL ENGINEER
KIMLEY–HORN & ASSOCIATES, INC.
1615 SOUTH CONGRESS AVENUE, SUITE 201
DELRAY BEACH, FL 33445
PHONE: (561) 404–7236
CONTACT: JOSHUA D. HORNING, P.E.

SURVEYOR
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FL 33434
PHONE: (561) 392–1991
CONTACT: DAVID P. LINDLEY, P.L.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY–HORN AND ASSOCIATES, INC.
1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FL 33445 FAX: 561-863-8175
PHONE: 561-330-2345 REGISTRY NO. 696
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER
67505
DATE: ——

KHA PROJECT
245390000
DATE
MARCH 2023
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

COVER SHEET

EAU PALM BEACH
RESORT & SPA
PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

SHEET NUMBER
C0.00

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 DANIA BEACH STANDARD DETAILS

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.

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 NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).

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.

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.

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.

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.

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.

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 MINIMUM 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 PIPES SHALL BE LAID WITH A MINIMUM OF 36" CLEAR COVER UNLESS OTHERWISE INDICATED.
14. STORM SEWER, GRAVITY WASTEWATER, FORCE MAINS AND RECLAIMED WATER MAINS CROSSING UNDER POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN GRAVITY SEWER OR STORM SEWER, THE CROSSING SHALL BE ARRANGED SO THAT THE STORM/GRAVITY SEWER PIPE JOINTS AND POTABLE WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN SIX (6) FEET BETWEEN ANY TWO JOINTS, BOTH PIPES SHALL BE D.I.P., AND THE MINIMUM VERTICAL SEPARATION SHALL BE SIX (6) INCHES. WHERE THERE IS NO ALTERNATIVE TO STORM/WASTEWATER/FORCE MAIN/RECLAIMED WATER MAINS CROSSING OVER A POTABLE WATER MAIN, THE CRITERIA FOR MINIMUM TWELVE (12) INCH VERTICAL SEPARATION BETWEEN LINES AND JOINT ARRANGEMENT, AS STATED ABOVE, SHALL BE REQUIRED, AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION, IN ALL OF THE ABOVE CASES D.I.P. IS NOT REQUIRED FOR STORM SEWER PIPE.
15. FORCE MAINS CROSSING RECLAIMED WATER MAINS OR STORM SEWER SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF TWELVE (12) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND THE OUTSIDE OF THE RECLAIMED WATER MAIN OR STORM SEWER AND THE RECLAIMED WATER MAIN SHALL CROSS OVER THE FORCE MAIN.
16. AT THE UTILITY CROSSING DESCRIBED IN ITEMS 1 AND 2 ABOVE, ONE FULL LENGTH OF DUCTILE IRON WATER MAIN PIPE SHALL BE CENTERED SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE JOINTS. WHERE THIS IS NOT POSSIBLE, JOINTS SHALL BE AT LEAST THREE (3) FEET FROM STORM SEWERS AND SIX (6) FEET FROM GRAVITY SEWER MAINS, FORCE MAINS AND RECLAIMED WATER MAINS.
17. SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF TWELVE (12) INCHES. IF 12" VERTICAL SEPARATION CANNOT BE MAINTAINED, THEN THE WATER MAIN SHALL BE D.I.P. AND THE SEWER SERVICE LATERAL SHALL BE C-900 SDR 18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES. WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM VERTICAL SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED, THE WATER MAIN SHALL BE D.I.P. AND THE SEWER LATERAL SHALL BE C-900 SDR 18 OR BETTER.
18. WATER AND WASTEWATER MAINS SHALL BE LOCATED A MINIMUM OF TEN (10) FEET HORIZONTAL FROM OTHER PUBLIC UTILITIES OR PRIVATELY OWNED MAINS WHEN INSTALLED PARALLEL, UNLESS SPECIFICALLY APPROVED BY POA. A MINIMUM OF TEN (10) FEET OF HORIZONTAL SEPARATION IS ALSO REQUIRED FROM STRUCTURES, BUILDINGS, WALLS, AND FENCES, UNLESS SPECIFICALLY APPROVED BY THE POA IN WRITING. PHONE LINES SHALL CROSS THE POA'S WATER/WASTEWATER FACILITIES WITH A MINIMUM OF TWELVE (12) INCH VERTICAL CLEARANCE. GAS MAINS AND ELECTRIC POWER CABLES SHALL CROSS THE POA'S WATER/WASTEWATER FACILITIES WITH A MINIMUM OF EIGHTEEN (18) INCH VERTICAL CLEARANCE.
19. ONSITE EXISTING FIRE HYDRANT ASSEMBLIES SHALL BE RELOCATED. CONTRACTOR SHALL REMOVE THE FIRE HYDRANT ASSEMBLY AND 6" PIPE AND CAP THE REMAINING STUB.
20. 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.
21. 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 130 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.

$$\text{(EQUATION } Q = \frac{LD\sqrt{P}}{148{,}000}\text{)}$$

Q = ALLOWABLE LEAKAGE, GALLONS/HOUR
L = LENGTH OF PIPE TESTED, FEET
D = NOMINAL DIAMETER, INCHES
P = AVERAGE TEST PRESSURE, LB/IN GAUGE

22. 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.
23. 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 (3.0 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.

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 STATION/OFFSET (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. UTILITY SYSTEMS (WATER, GRAVITY SEWER AND FORCE MAINS) :
   A. THE DRAWINGS SHALL INCLUDE STATE PLANE COORDINATES (NORTHING, EASTING, AND ELEVATION) FOR PIPES AT 100' INTERVALS; FOR ALL FITTINGS; AS-BUILT ELEVATIONS FOR PIPE CROSSINGS, PIPE LENGTHS AND LOCATIONS, AS APPROPRIATE, FOR ALL FACILITIES, INCLUDING SERVICES. PROVIDE AS-BUILT INFORMATION FOR ALL SAMPLE POINTS FOR PRE-TREATMENT SAMPLING.
   B. AS-BUILT DATA FOR WATER SERVICES SHALL INCLUDE CONTROL VALVES AND SERVICE TAPS.
   C. AS-BUILT DRAWINGS FOR GRAVITY SEWERS SHALL INCLUDE PIPE LENGTHS, SLOPES, CLEANOUTS, ELEVATIONS FOR CONFLICT CLEARANCES, MANHOLE RIMS AND INVERT ELEVATIONS.
   D. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
   E. 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 THE UTILITIES DEPARTMENT.
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

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LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER
67505
DATE: ____

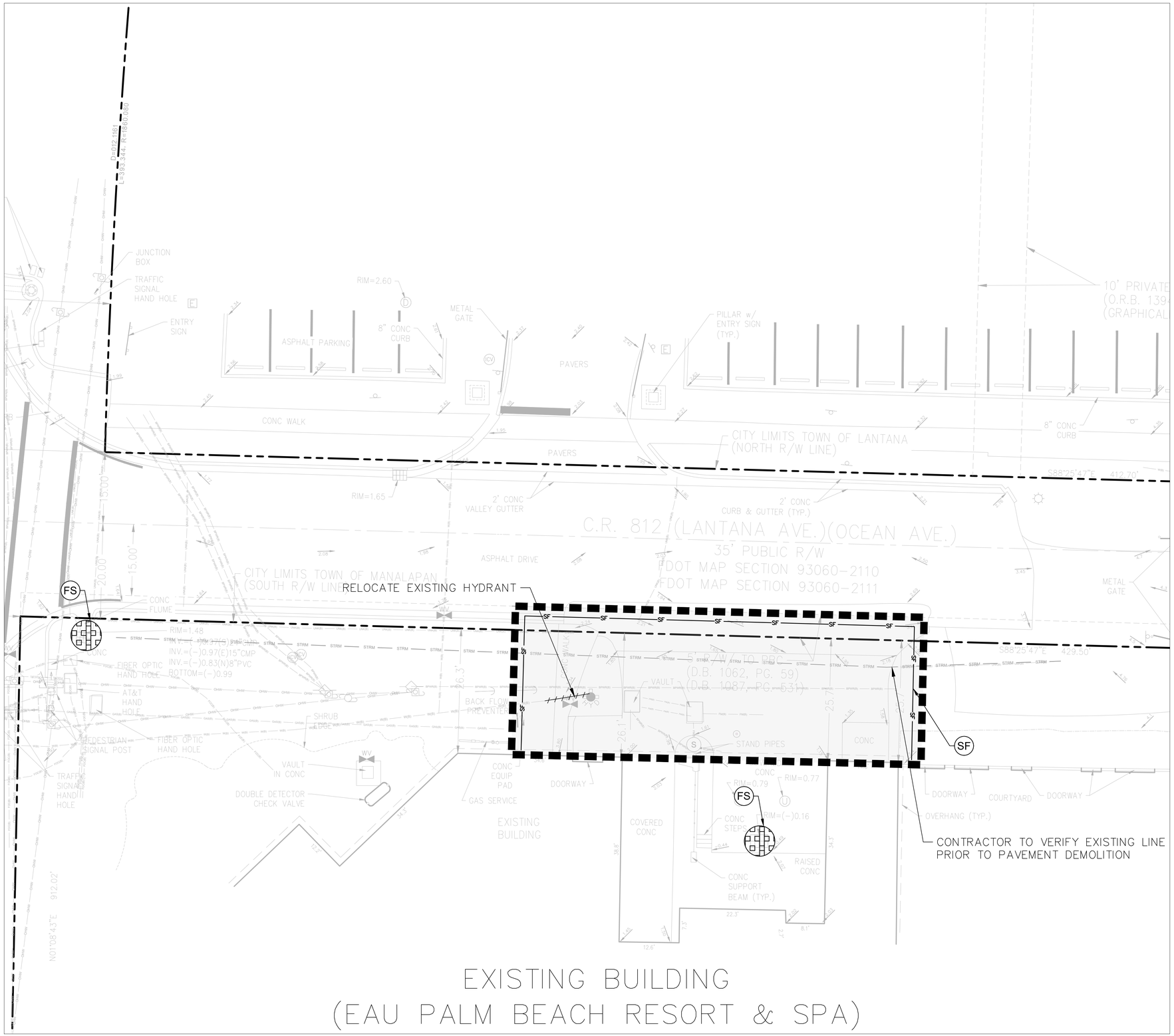
KHA PROJECT 245390000
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

GENERAL NOTES

EAU PALM BEACH RESORT & SPA

PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

SHEET NUMBER
C0.01



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. THE SWPPP PLAN SHALL GENERALLY EMPLOY THE BEST MANAGEMENT PRACTICES AND FOLLOW THE DETAILS AND SPECIFICATIONS IN THE FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL LATEST EDITIONS).
20. THE CONTRACTOR SHALL PROVIDE A START DATE ALONG WITH A COPY OF A DETAILED SWPPP TO ELSA TELLEZ.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WEEKLY REPORTS TO THE ASSIGNED CITY ENGIEERING INSPECTOR AND UPDATING THE SWPPP TO CORRECT DEFICIENCIES.

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EROSION & SEDIMENTATION CONTROL PLANS

EAU PALM BEACH RESORT & SPA

PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

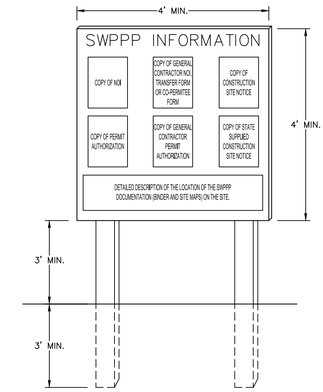
SHEET NUMBER
C1.00

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

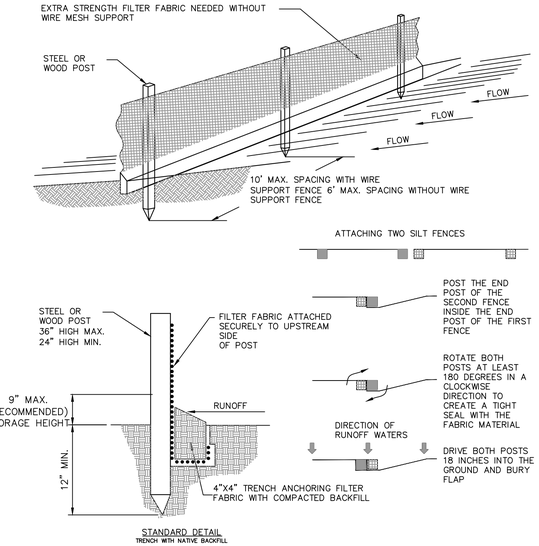
1. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES 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.



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

KHA



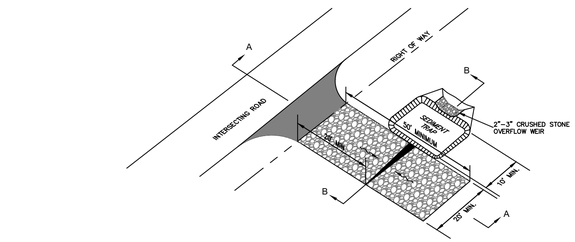
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

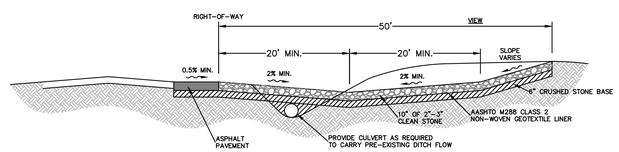
NOTE:

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.

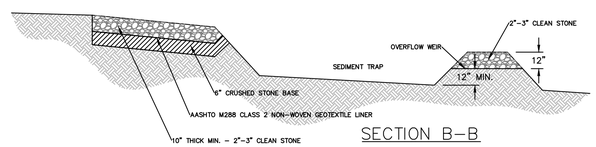
STAKED SILT FENCE
NOT TO SCALE

KHA





SECTION A-A

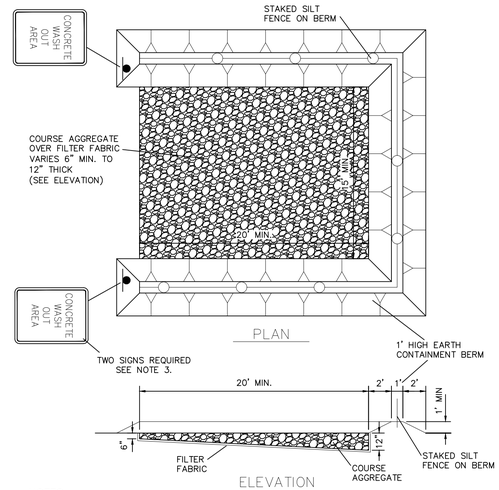


SECTION B-B

NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

CONSTRUCTION ENTRANCE
NOT TO SCALE

KHA



PLAN

ELEVATION

NOTES:
1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

CONCRETE TRUCK WASH OUT AREA
NOT TO SCALE

KHA

No.	REVISIONS	DATE	BY

Kimley»Horn

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DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER
67505
DATE:

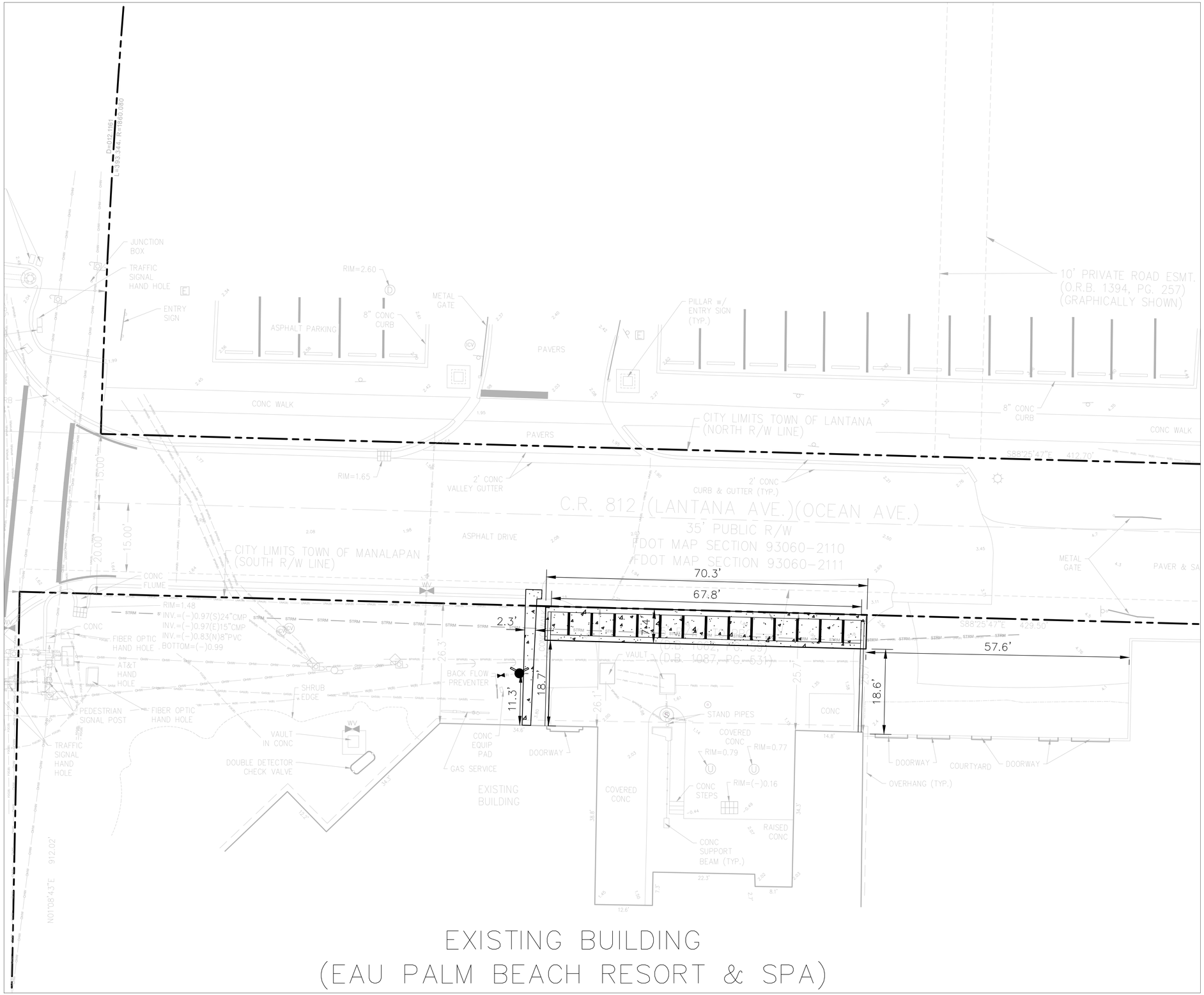
KHA PROJECT 245390000
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

EROSION & SEDIMENTATION CONTROL DETAILS

EAU PALM BEACH RESORT & SPA

PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

SHEET NUMBER
C1.10



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DELRAY BEACH, FL. 33445
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LICENSED PROFESSIONAL
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FL LICENSE NUMBER
67505
DATE:

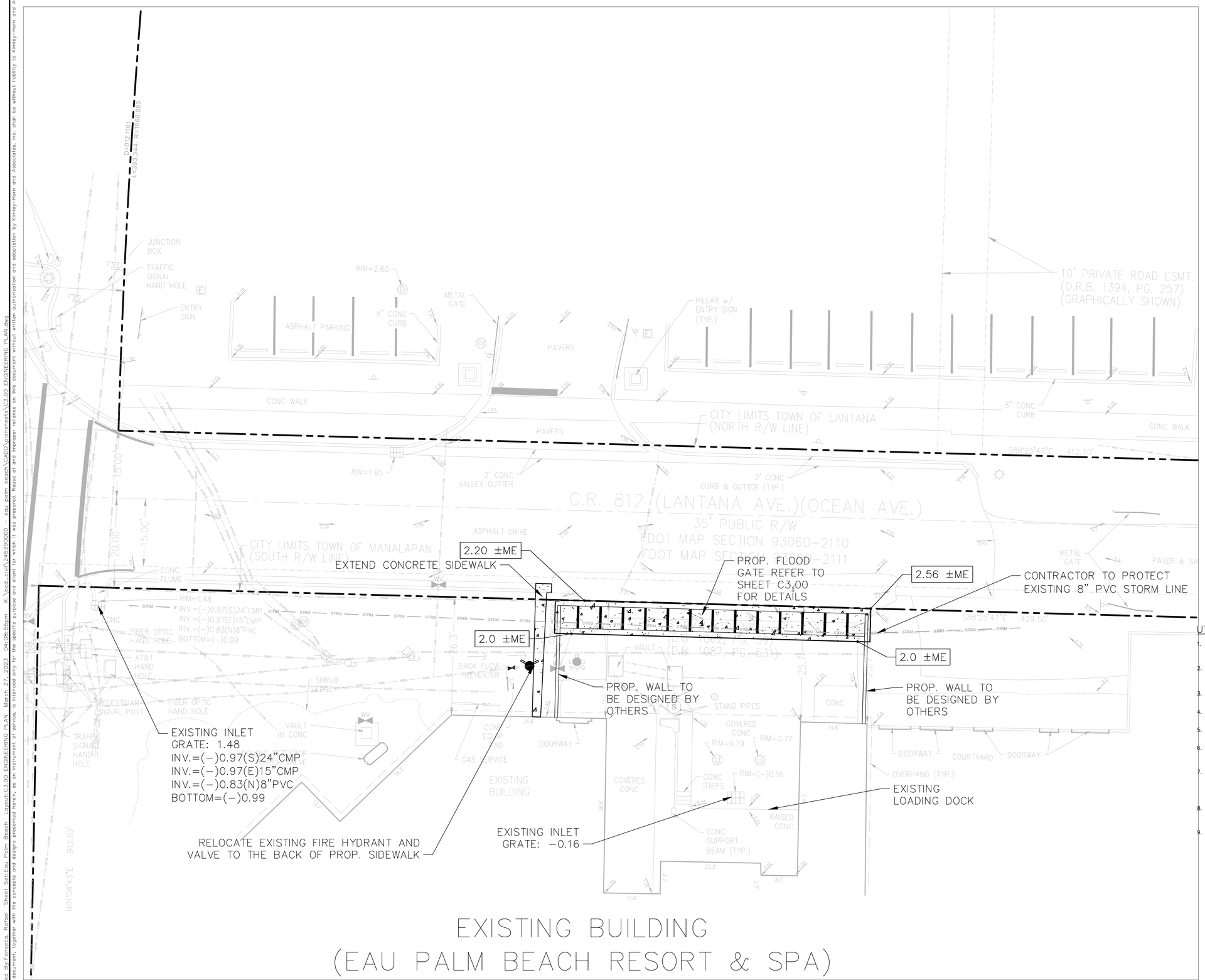
KHA PROJECT
245390000
DATE
MARCH 2023
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

HORIZONTAL CONTROL PLANS

EAU PALM BEACH RESORT & SPA

PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

SHEET NUMBER
C2.00



PAVING, GRADING AND DRAINAGE NOTES

1. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
2. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 1V:48H (2.08%, PER LATEST ADA SPECIFICATION). THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
3. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH A TWENTY FOUR INCH (24") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1 ½") SHALL BE PLACED IN THE BASE OF THE STRUCTURE
5. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522-002.
6. CONTRACTOR SHALL CLEAN ALL PROP. DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
7. PROP. ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
8. PROP. ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
9. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. DRAINAGE DESIGN, STRUCTURES AND PIPES FOR THE SALE CENTER ARE TEMPORARY AND WILL BE REMOVED DURING PERMANENT SITE DEVELOPMENT.

UTILITY NOTES:

1. ALL WATER & FIRE MAIN SHALL BE PVC C-900 DR-14 UNLESS OTHERWISE NOTED. RESTRAIN ALL JOINTS. ALL FIRE MAIN SHALL BE INSTALLED BY A CERTIFIED FIRE SPRINKLER CONTRACTOR.
2. ALL DUCTILE IRON PIPE (DIP) SHALL BE CLASS 51 UNLESS OTHERWISE NOTED. ALL DIP SHALL BE MARKED PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
3. ALL WATER MAIN AND FIRE MAIN SHALL HAVE A MINIMUM OF 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED.
4. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL SUPPORT AND PROTECT ALL EXIST. AND PROPOSED UTILITIES WHEN CONSTRUCTING NEW UTILITIES.
6. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
7. ANY BUILDING FIRE LINE SHOWN ON THESE PLANS IS BEING SHOWN FOR COORDINATION PURPOSES ONLY. KIMLEY-HORN IS ONLY RESPONSIBLE FOR THE DESIGN OF THE WATER MAIN UP TO THE POINT OF SERVICE NOTED ON THE PLANS. PLEASE SEE PLANS BY (FIRE LINE DESIGNER) FOR PLAN AND DETAILS OF THE BUILDING FIRE LINE BEYOND THE POINT OF SERVICE.
8. ALL PROPOSED BACKFLOW PREVENTERS, REDUCED PRESSURE DETECTOR BACKFLOW PREVENTERS AND DOUBLE DETECTOR CHECK VALVES SHALL BE USC CERTIFIED AND LEAD FREE.
9. ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRACTOR HOLDING A CLASS I, II, OR V LICENSE PER FS 633.102.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
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PHONE: 561-330-2345 REGISTRY NO. 696
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER 67505
DATE:

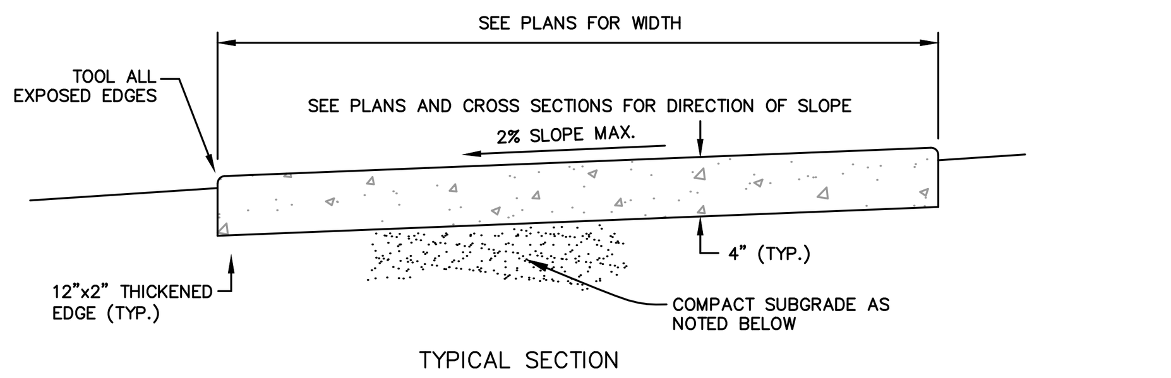
KHA PROJECT 245390000
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

ENGINEERING PLAN

EAU PALM BEACH RESORT & SPA

PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

SHEET NUMBER
C3.00

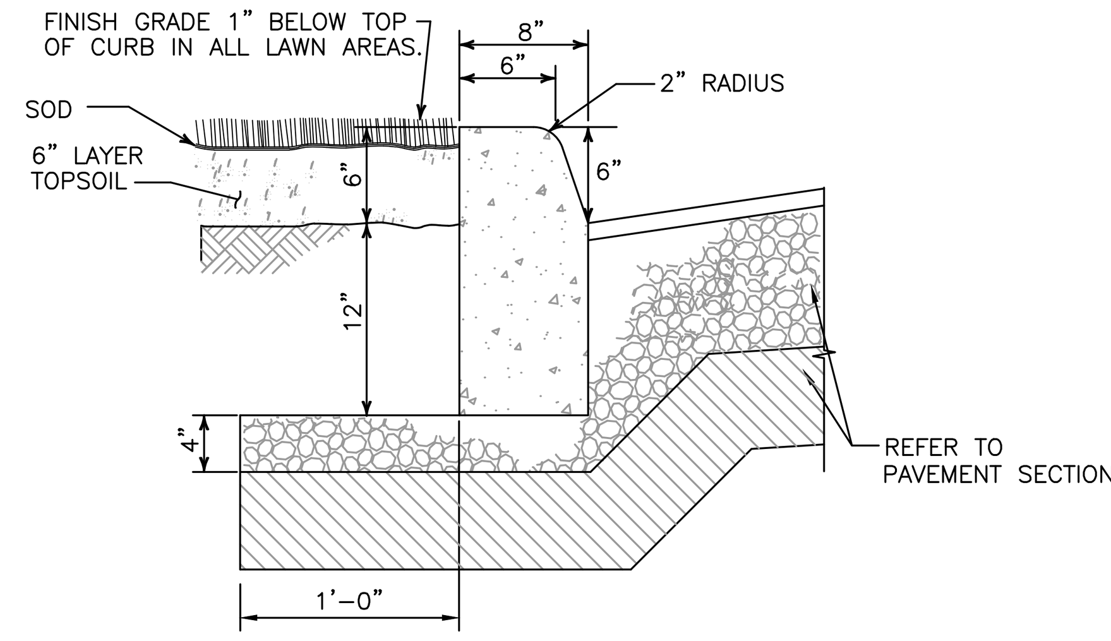


TYPICAL SECTION

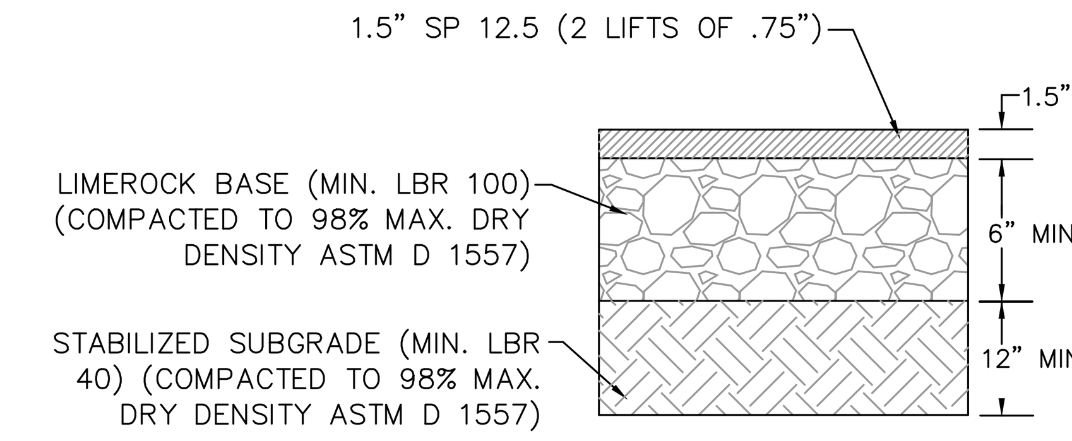
NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB OR AT ANY OTHER RIGID STRUCTURE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
3. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS FOR SIDEWALKS.
4. MINIMUM THICKNESS OF SIDEWALK SHALL BE 4" THICK CONCRETE.
5. FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W., COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE
KHA



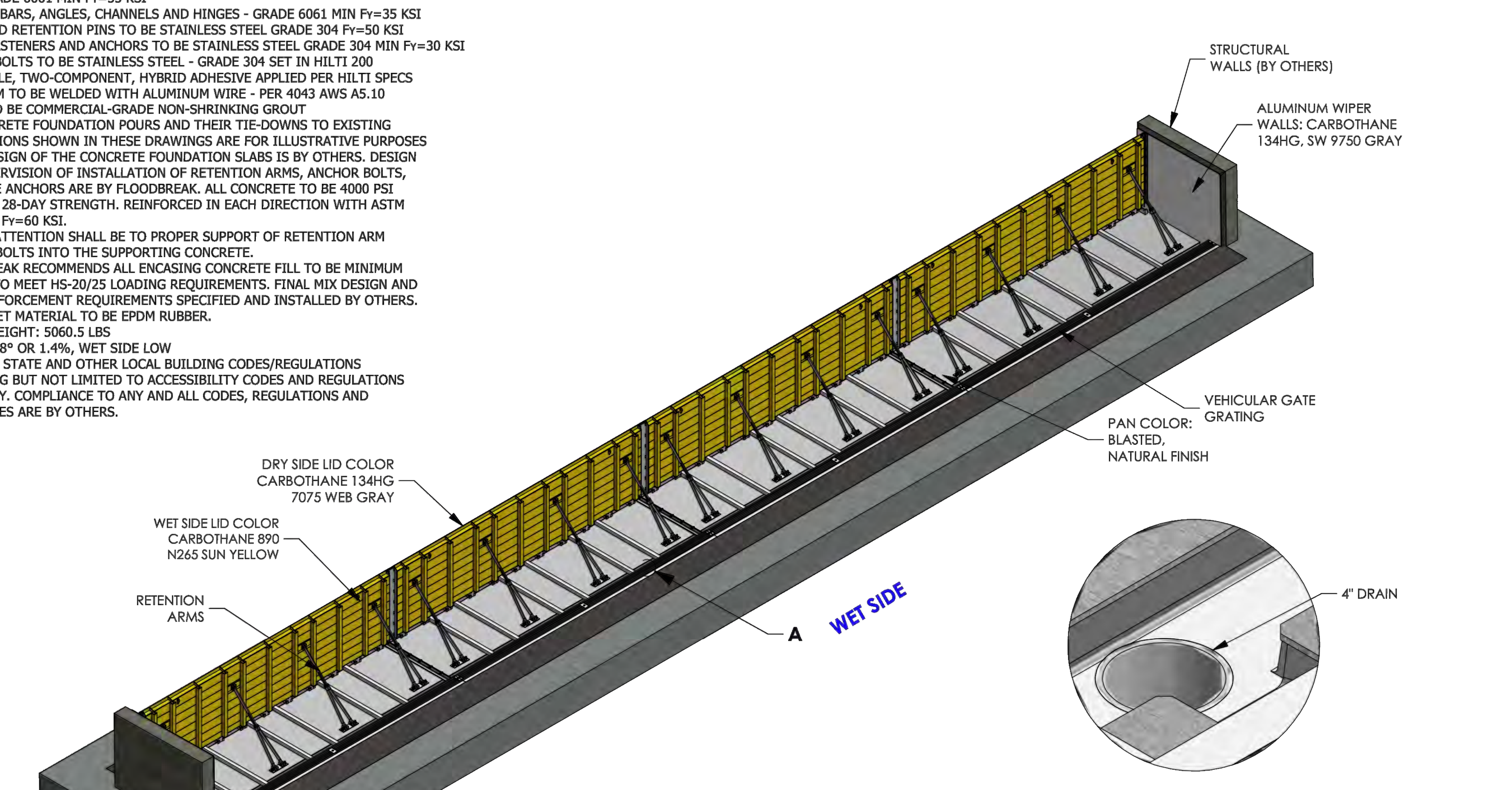
TYPE "D" CURB
NOT TO SCALE
KHA



LIGHT DUTY ASPHALTIC CONCRETE PAVEMENT SECTION
NOT TO SCALE
KHA

STRUCTURAL SPECIFICATIONS:

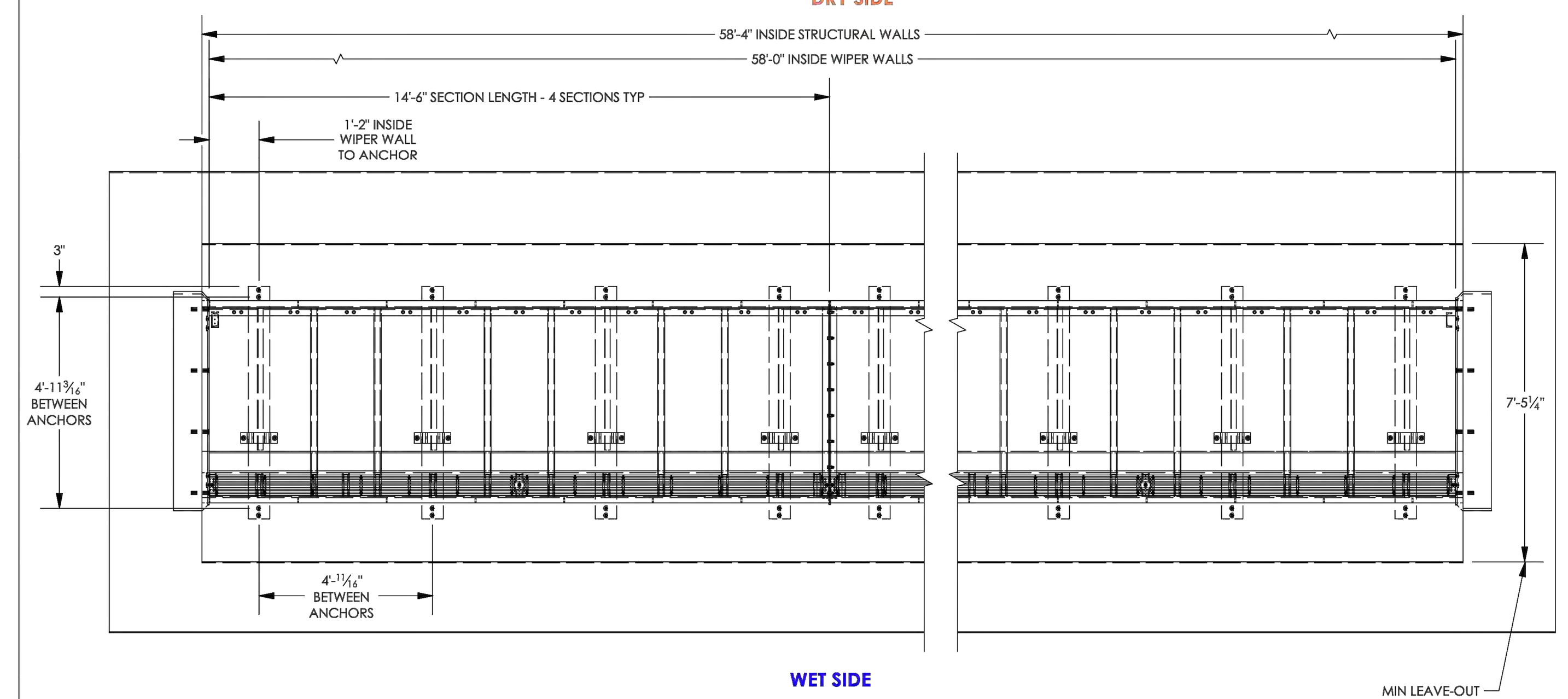
1. FLOODGATE MATERIAL TO BE ALUMINUM AS FOLLOWS:
   - EXTRUSIONS - GRADE 6005-T5 MIN Fy=35 KSI
   - SMOOTH AL SHEET/PLATE - GRADE 5052 MIN Fy=25.8 KSI AND GRADE 6061 MIN Fy=35 KSI
   - AL FLAT BARS, ANGLES, CHANNELS AND HINGES - GRADE 6061 MIN Fy=35 KSI
2. HINGE AND RETENTION PINS TO BE STAINLESS STEEL GRADE 304 Fy=50 KSI
3. BOLTS, FASTENERS AND ANCHORS TO BE STAINLESS STEEL GRADE 304 MIN Fy=30 KSI
4. ANCHOR BOLTS TO BE STAINLESS STEEL - GRADE 304 SET IN HILTI 200 INJECTABLE, TWO-COMPONENT, HYBRID ADHESIVE APPLIED PER HILTI SPECS
5. ALUMINUM TO BE WELDED WITH ALUMINUM WIRE - PER 4043 AWS A5.10
6. GROUT TO BE COMMERCIAL-GRADE NON-SHRINKING GROUT
7. ALL CONCRETE FOUNDATION POURS AND THEIR TIE-DOWNS TO EXISTING FOUNDATIONS SHOWN IN THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. DESIGN OF THE CONCRETE FOUNDATION SLABS IS BY OTHERS. DESIGN AND SUPERVISION OF INSTALLATION OF RETENTION ARMS, ANCHOR BOLTS, AND GATE ANCHORS ARE BY FLOODBREAK. ALL CONCRETE TO BE 4000 PSI MINIMUM 28-DAY STRENGTH. REINFORCED IN EACH DIRECTION WITH ASTM A615 MIN Fy=60 KSI.
   SPECIAL ATTENTION SHALL BE TO PROPER SUPPORT OF RETENTION ARM ANCHOR BOLTS INTO THE SUPPORTING CONCRETE.
8. FLOODBREAK RECOMMENDS ALL ENCASING CONCRETE FILL TO BE MINIMUM 3500PSI TO MEET HS-20/25 LOADING REQUIREMENTS. FINAL MIX DESIGN AND ANY REINFORCEMENT REQUIREMENTS SPECIFIED AND INSTALLED BY OTHERS.
9. ALL GASKET MATERIAL TO BE EPDM RUBBER.
10. TOTAL WEIGHT: 5060.5 LBS
11. SLOPE: 0.8° OR 1.4%, WET SIDE LOW
12. FEDERAL, STATE AND OTHER LOCAL BUILDING CODES/REGULATIONS INCLUDING BUT NOT LIMITED TO ACCESSIBILITY CODES AND REGULATIONS MAY APPLY. COMPLIANCE TO ANY AND ALL CODES, REGULATIONS AND GUIDELINES ARE BY OTHERS.



DETAIL A

TYPICAL VEHICLE GATE
NOTE: LAYOUT, SIZE, AND DETAIL ARE GATE-SPECIFIC
SEE SHEETS 3, 5 AND 6 FOR STRUCTURAL WALL DIMENSIONAL DETAILS

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL http://www.floodbreak.com
SERIAL	1135	PRODUCT	VEHICULAR GATE	
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE INTELLECTUAL PROPERTY OF ***FLOODBREAK, LLC.***, IS COVERED BY U.S. PATENTS 6,623,209; 8,511,939; 9,279,224; 9,458,588; 9,458,590; 10,619,317; 10,619,318 AND PATENTS PENDING, AND ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ***FLOODBREAK, LLC.*** IS PROHIBITED.		NAME	DATE	TITLE Example Gate 58'-0" L x 2'-7" H
	DRAWN	ALJ	10/7/2020	
	CHECKED	JB	2/4/2021	
	APPROVED	NE	2/4/2021	
	DO NOT SCALE DRAWING			SHEET SIZE A · DRAWING 1135-VG01-00000-00 · REV 2 · SCALE N/A · SHEET 1 OF 20



PLAN VIEW RELATIVE TO LEAVE-OUT

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL http://www.floodbreak.com
SERIAL	1135	PRODUCT	VEHICULAR GATE	
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE INTELLECTUAL PROPERTY OF ***FLOODBREAK, LLC.***, IS COVERED BY U.S. PATENTS 6,623,209; 8,511,939; 9,279,224; 9,458,588; 9,458,590; 10,619,317; 10,619,318 AND PATENTS PENDING, AND ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ***FLOODBREAK, LLC.*** IS PROHIBITED.		NAME	DATE	TITLE Example Gate 58'-0" L x 2'-7" H
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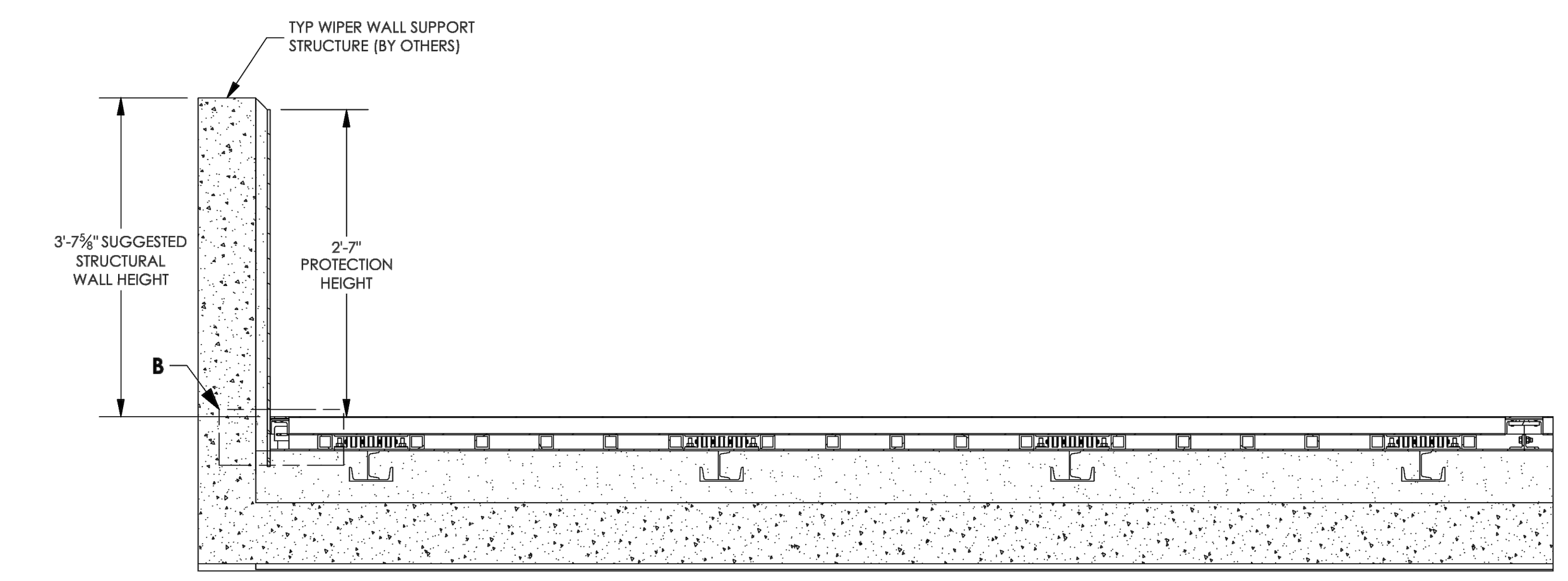
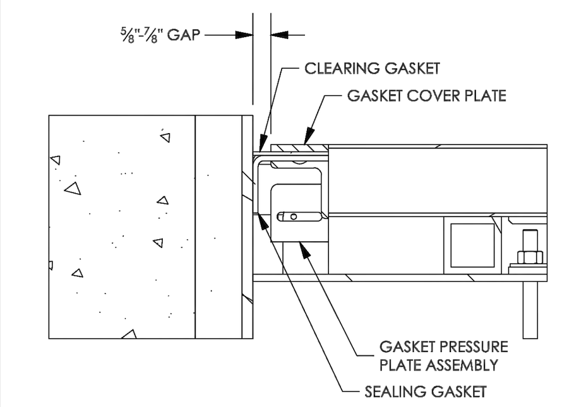
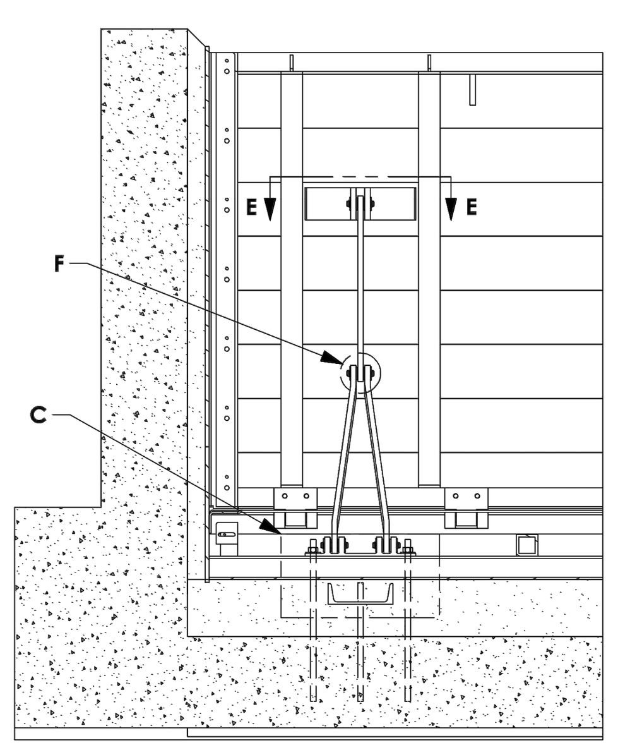


LONGITUDINAL SECTION IN CLOSED POSITION
(VIEW FROM WET SIDE - CROPPED FOR CLARITY)

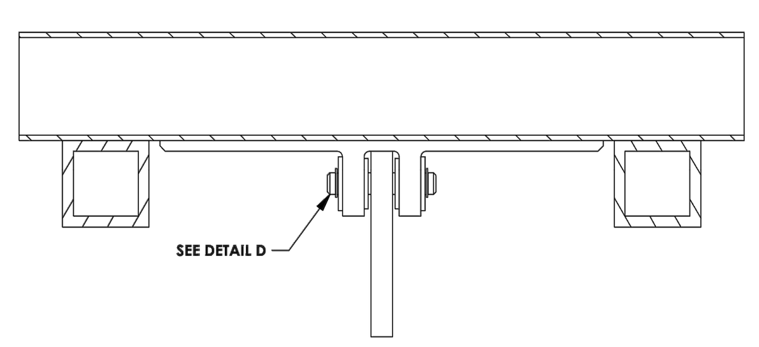


DETAIL B
LID GASKET DETAIL

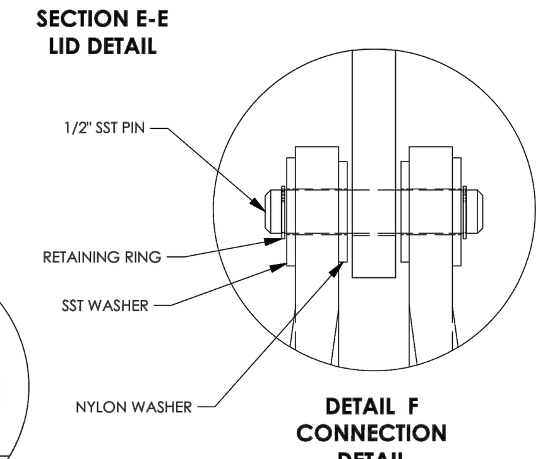
FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL http://www.floodbreak.com
SERIAL	1135	PRODUCT	VEHICULAR GATE	
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE INTELLECTUAL PROPERTY OF ***FLOODBREAK, LLC.***, IS COVERED BY U.S. PATENTS 6,623,209; 8,511,939; 9,279,224; 9,458,588; 9,458,590; 10,619,317; 10,619,318 AND PATENTS PENDING, AND ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF ***FLOODBREAK, LLC.*** IS PROHIBITED.		NAME	DATE	TITLE Example Gate 58'-0" L x 2'-7" H
	DRAWN	ALJ	10/7/2020	
	CHECKED	JB	2/4/2021	
	APPROVED	NE	2/4/2021	
	DO NOT SCALE DRAWING			SHEET SIZE A · DRAWING 1135-VG01-00000-00 · REV 2 · SCALE N/A · SHEET 3 OF 20



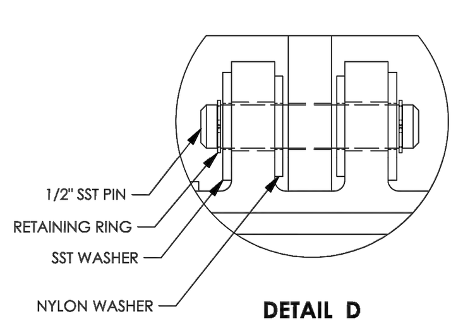
GATE LONGITUDINAL SECTION OPEN
SECTION VIEW FROM WET SIDE



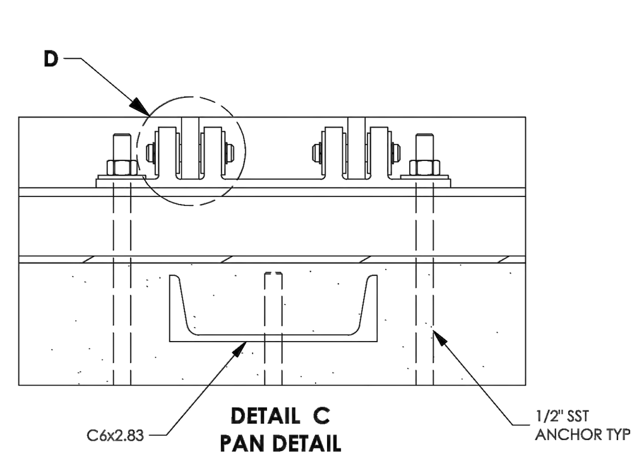
SECTION E-E
LID DETAIL



DETAIL F
CONNECTION DETAIL



DETAIL D
LID AND PAN CONNECTION DETAIL



DETAIL C
PAN DETAIL

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL http://www.floodbreak.com
SERIAL	1135	PRODUCT	VEHICULAR GATE	
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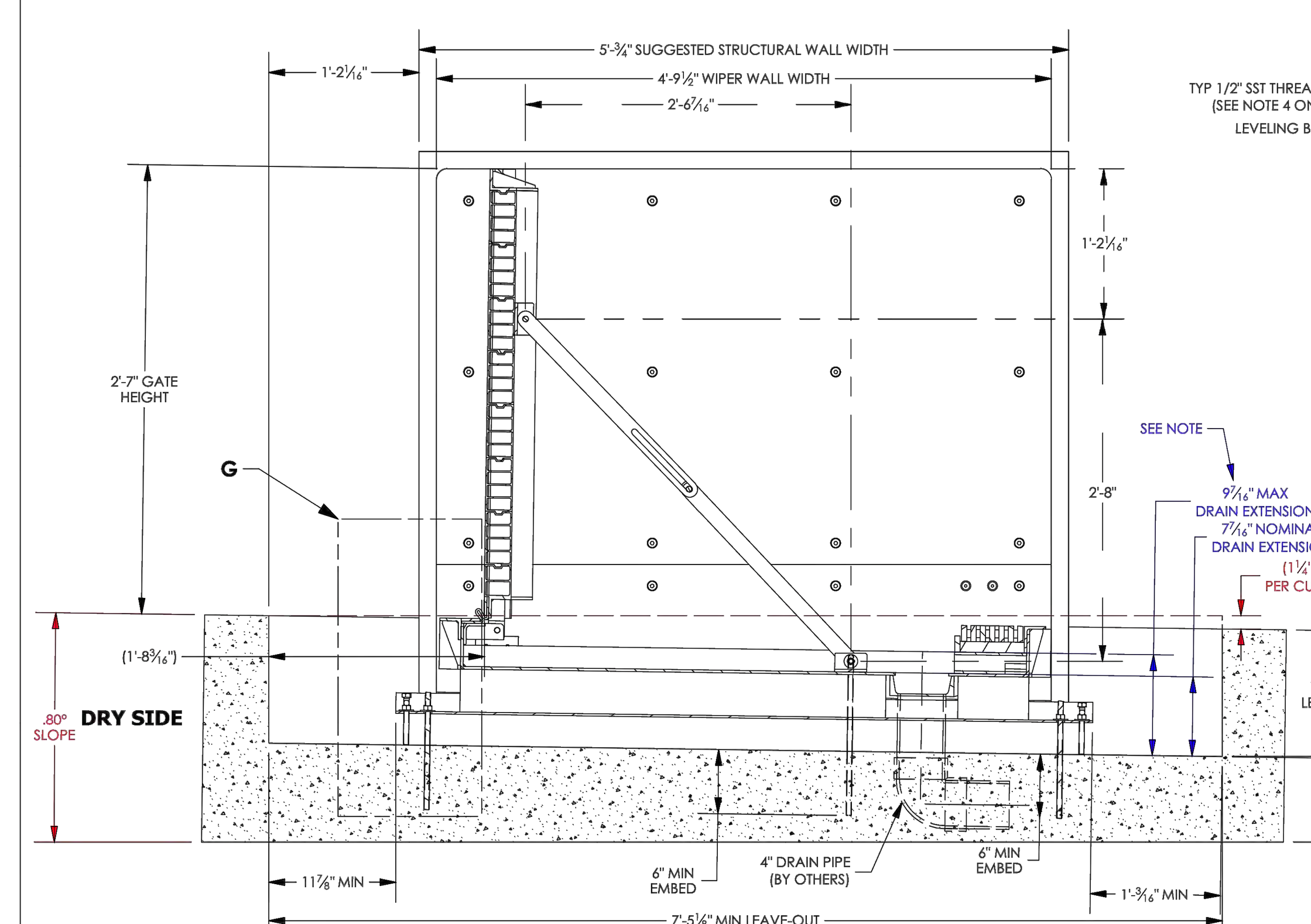
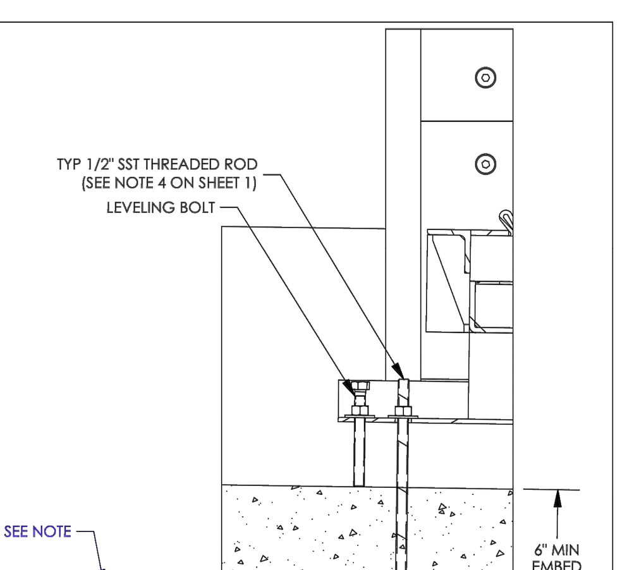
	DRAWN	ALJ	10/7/2020	
	CHECKED	JB	2/4/2021	
	APPROVED	NE	2/4/2021	
	DO NOT SCALE DRAWING			SHEET SIZE A · DRAWING 1135-VG01-00000-00 · REV 2 · SCALE N/A · SHEET 4 OF 20





DETAIL G
ANCHOR AND LEVELING BOLT DETAIL

NOTE: THESE DIMENSIONS ARE PROVIDED FOR **REFERENCE** ONLY. ACTUAL FIELD DIMENSIONS VARY. IT IS HIGHLY SUGGESTED THAT THE PVC DRAIN PIPE EXTENSION BE LEFT 'LONG' AND TRIMMED AS NEEDED DURING INSTALLATION OF THE FLOOD BARRIER.

TYPICAL CROSS-SECTION OF GATE ASSY

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL http://www.floodbreak.com
SERIAL	1135	PRODUCT	VEHICULAR GATE	
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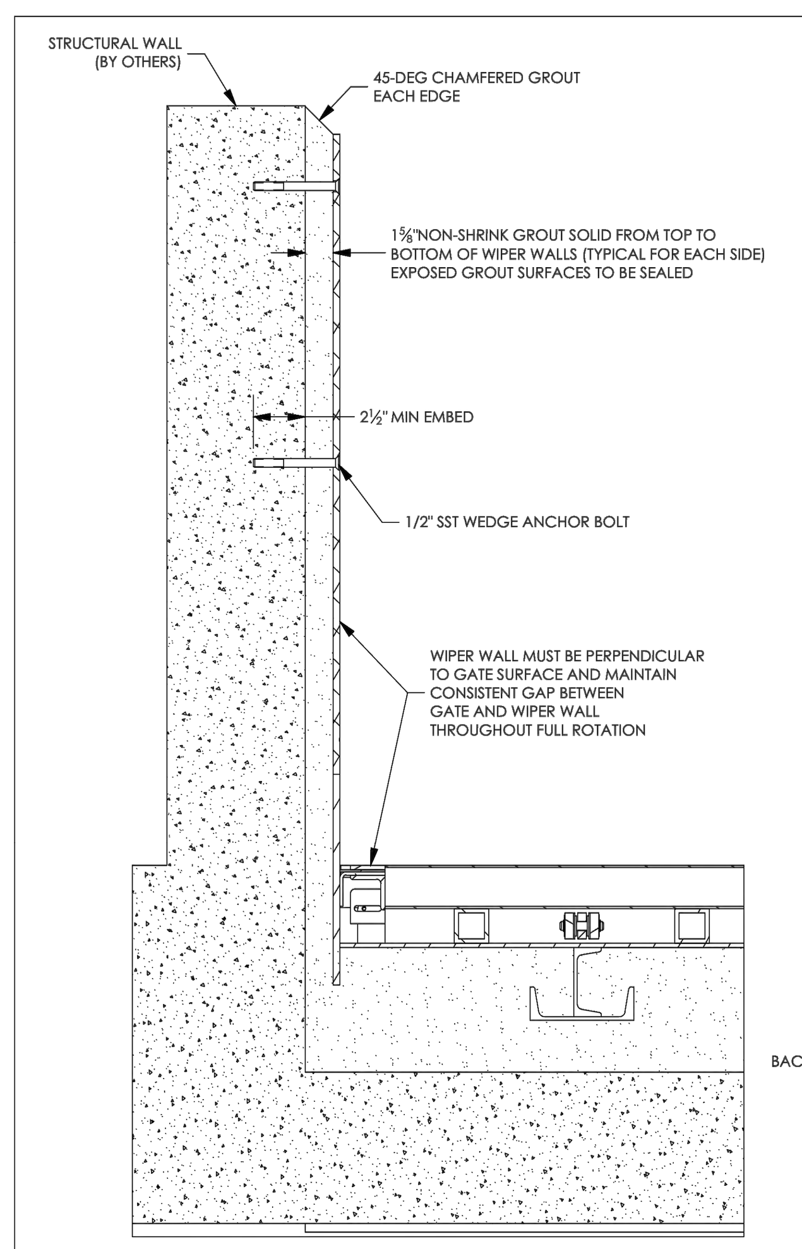
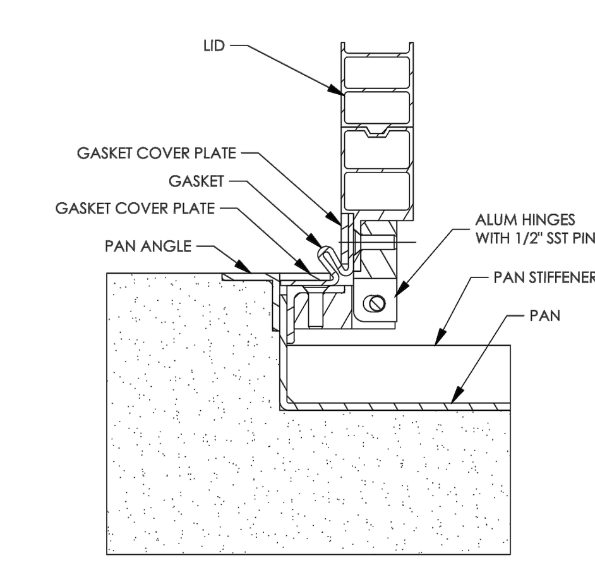
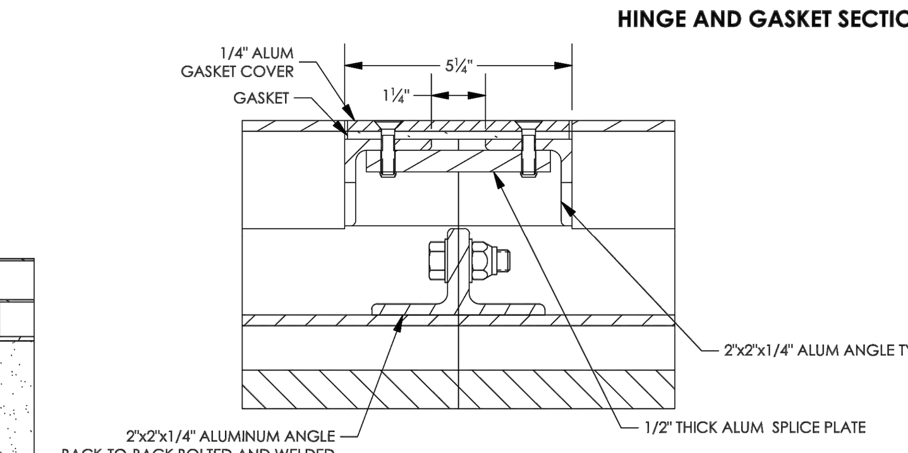
	CHECKED	JB	2/4/2021	
	APPROVED	NE	2/4/2021	
	DO NOT SCALE DRAWING			SHEET SIZE A · DRAWING 1135-VG01-00000-00 · REV 2 · SCALE N/A · SHEET 5 OF 20



WIPER WALL FRONT SECTION



HINGE AND GASKET SECTION DETAIL



SPLICE SECTION DETAIL

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL http://www.floodbreak.com
SERIAL	1135	PRODUCT	VEHICULAR GATE	
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	CHECKED	JB	2/4/2021	
	APPROVED	NE	2/4/2021	
	DO NOT SCALE DRAWING			SHEET SIZE A · DRAWING 1135-VG01-00000-00 · REV 2 · SCALE N/A · SHEET 6 OF 20

No.	REVISIONS	DATE	BY

Kimley»Horn
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1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER
67505
DATE: ____

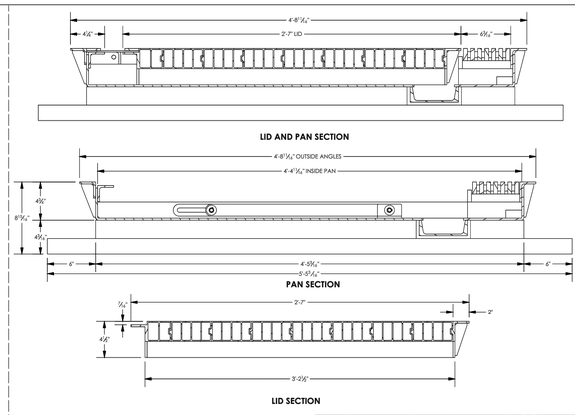
KHA PROJECT 245390000
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

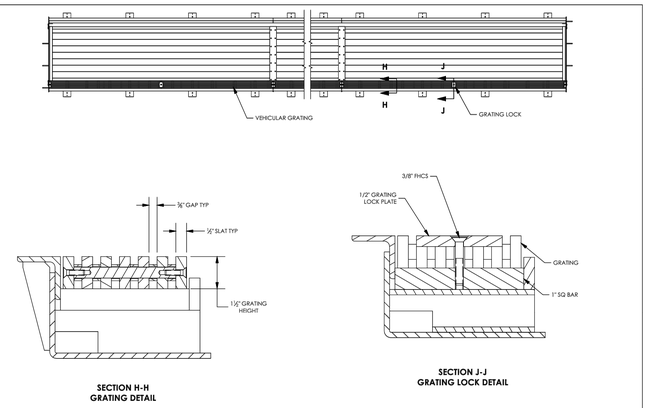
ENGINEERING DETAILS

EAU PALM BEACH RESORT & SPA

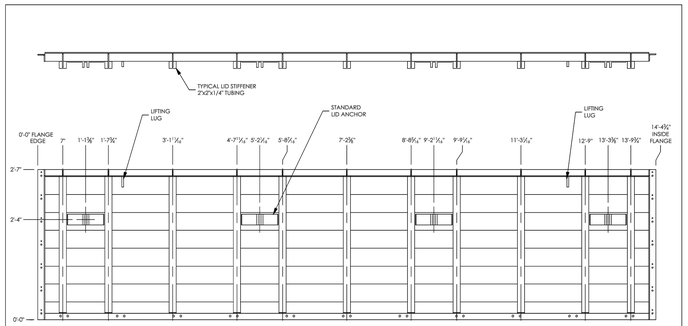
PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

SHEET NUMBER
C3.10

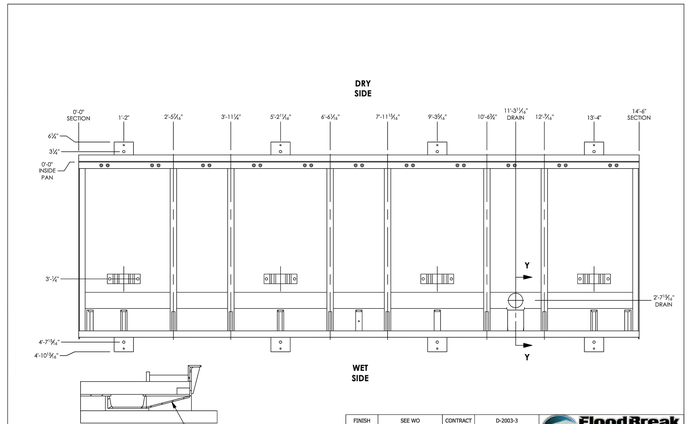




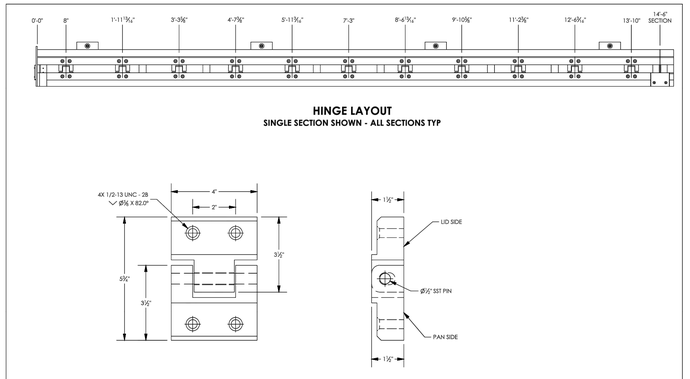
TYPICAL GRATING AND GRATING LOCK DETAILS



ASSEMBLED LID AND ANCHOR LAYOUT
SINGLE SECTION SHOWN, ALL 4 SECTIONS TYP

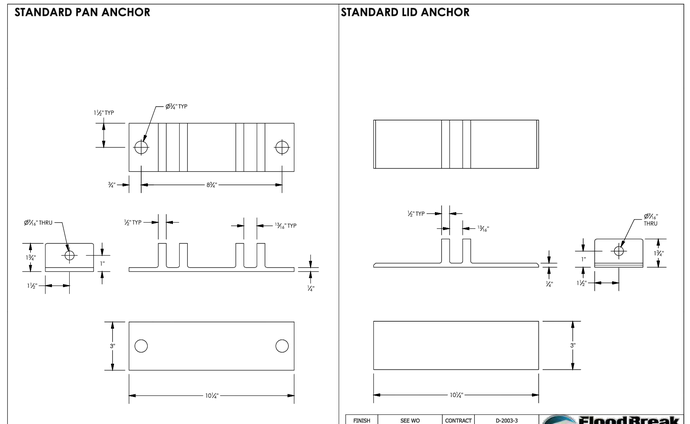


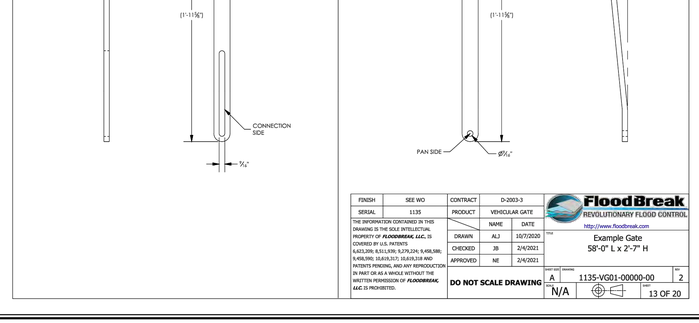
ASSEMBLED PAN AND ANCHOR LAYOUT
LEFT-CENTER SECTION SHOWN. CENTER TWO SECTIONS HAVE DRAIN LOCATION MIRRORED.

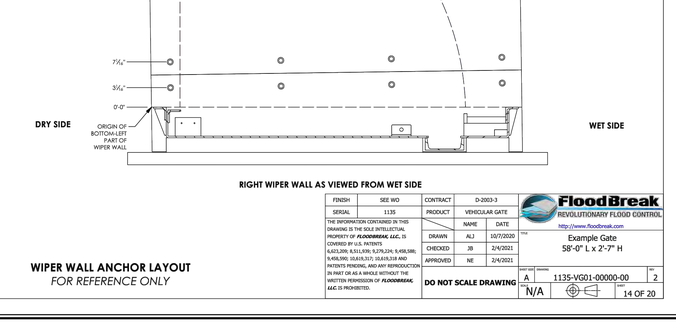


HINGE LAYOUT
SINGLE SECTION SHOWN - ALL SECTIONS TYP

TYPICAL HINGE ASSY
(6061 T6 ALUMINUM)

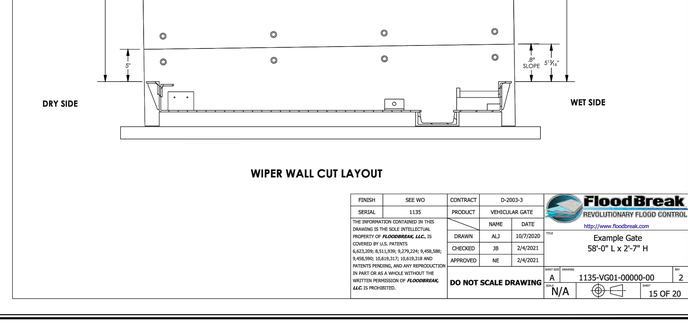






RIGHT WIPER WALL AS VIEWED FROM WET SIDE

WIPER WALL ANCHOR LAYOUT
FOR REFERENCE ONLY



WIPER WALL CUT LAYOUT

FINISH	SEE WO
SERIAL	1135

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CONTRACT	D-2003-3	
PRODUCT	VEHICULAR GATE	
	NAME	DATE
DRAWN	ALJ	10/7/2020
CHECKED	JB	2/4/2021
APPROVED	NE	2/4/2021

DO NOT SCALE DRAWING

FloodBreak REVOLUTIONARY FLOOD CONTROL
http://www.floodbreak.com

TITLE: Example Gate 58'-0" L x 2'-7" H

SHEET SIZE	DRAWING	REV.
A	1135-VG01-00000-00	2
SCALE: N/A		SHEET: 7 OF 20
SHEET: 8 OF 20		
SHEET: 9 OF 20		
SHEET: 10 OF 20		
SHEET: 11 OF 20		
SHEET: 12 OF 20		
SHEET: 13 OF 20		
SHEET: 14 OF 20		
SHEET: 15 OF 20		

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER
67505
DATE:

KHA PROJECT
245390000
DATE
MARCH 2023
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

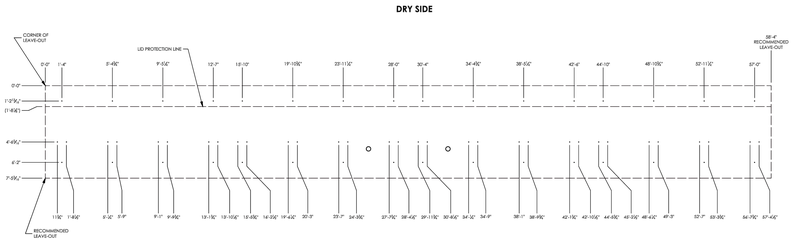
EAU PALM BEACH RESORT & SPA

PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC
TOWN OF MANALAPAN FL

ENGINEERING DETAILS

SHEET NUMBER
C3.11

RECTANGLE REPRESENTS THE CONCRETE LEAVE-OUT PLAN VIEW



ANCHOR LOCATIONS IN CONCRETE LEAVE-OUT
PROVIDED TO AID IN REBAR PLACEMENT
ANCHORS MUST NOT CONTACT STEEL REBAR OR ANY OTHER STEEL MEMBERS.

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL	
SERIAL	1135	PRODUCT	VEHICULAR GATE	http://www.floodbreak.com	
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE INTELLECTUAL PROPERTY OF **FLOODBREAK, LLC,** IS COVERED BY U.S. PATENTS 6,623,209; 8,511,939; 9,279,224; 9,458,588; 9,458,590; 10,619,317; 10,619,318 AND PATENTS PENDING, AND ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF **FLOODBREAK, LLC** IS PROHIBITED.		NAME	DATE	TITLE: Example Gate 58'-0" L x 2'-7" H	
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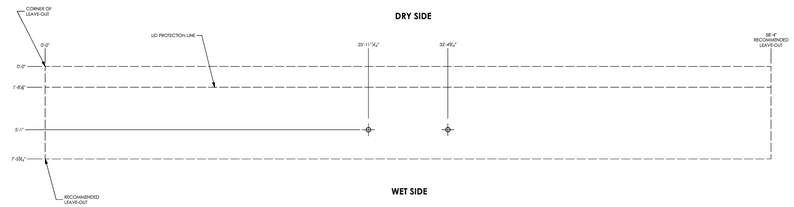
	CHECKED	JB 2/4/2021		
	APPROVED	NE 2/4/2021		
	DO NOT SCALE DRAWING		SHEET SIZE: B; DRAWING: 1135-VG01-00000-00; REV: 2	
			SCALE: N/A	SHEET: 16 OF 20

RECTANGLE REPRESENTS THE CONCRETE LEAVE-OUT PLAN VIEW



DRAIN LOCATIONS IN CONCRETE LEAVE-OUT
PROVIDED TO AID IN REBAR PLACEMENT
DRAINS MUST NOT CONTACT STEEL REBAR OR ANY OTHER STEEL MEMBERS.

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL	
SERIAL	1135	PRODUCT	VEHICULAR GATE	http://www.floodbreak.com	
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	CHECKED	JB 2/4/2021		
	APPROVED	NE 2/4/2021		
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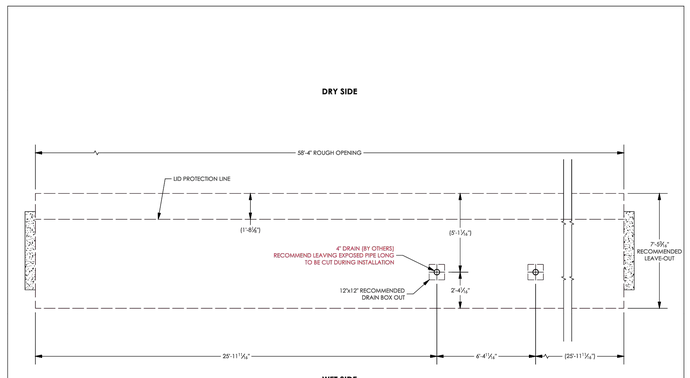

ROUGH OPENING SUMMARY PLAN VIEW

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL	
SERIAL	1135	PRODUCT	VEHICULAR GATE	http://www.floodbreak.com	
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	CHECKED	JB 2/4/2021		
	APPROVED	NE 2/4/2021		
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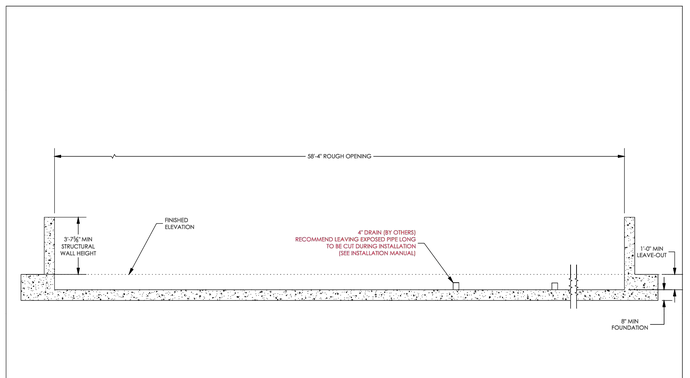

ROUGH OPENING SUMMARY LONGITUDINAL ELEVATION VIEW FROM WET SIDE

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL	
SERIAL	1135	PRODUCT	VEHICULAR GATE	http://www.floodbreak.com	
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	APPROVED	NE 2/4/2021		
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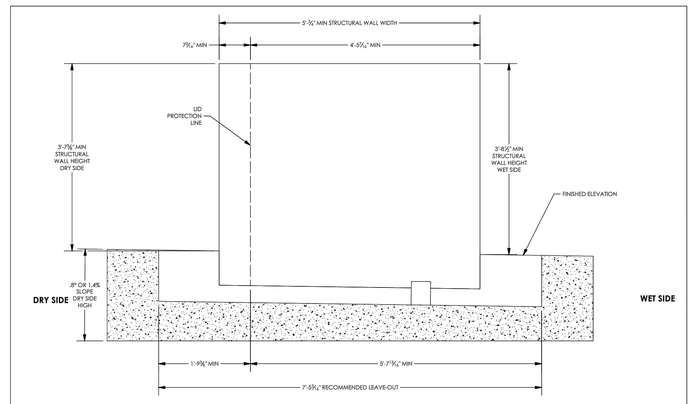

ROUGH OPENING SUMMARY SIDE ELEVATION VIEW

FINISH	SEE WO	CONTRACT	D-2003-3	FloodBreak REVOLUTIONARY FLOOD CONTROL	
SERIAL	1135	PRODUCT	VEHICULAR GATE	http://www.floodbreak.com	
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	DRAWN	ALJ 10/7/2020		
	CHECKED	JB 2/4/2021		
	APPROVED	NE 2/4/2021		
	DO NOT SCALE DRAWING		SHEET SIZE: A; DRAWING: 1135-VG01-00000-00; REV: 2	
			SCALE: N/A	SHEET: 20 OF 20

No.	REVISIONS	DATE	BY

Kimley»Horn
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1615 S. CONGRESS AVE, SUITE 201,
DELRAY BEACH, FL 33445
PHONE: 561-330-2345 FAX: 561-863-8175
WWW.KIMLEY-HORN.COM REGISTRY NO. 696

LICENSED PROFESSIONAL
JOSHUA D. HORNING
FL LICENSE NUMBER
67505
DATE:

KHA PROJECT
245390000
DATE
MARCH 2023
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

ENGINEERING DETAILS

EAU PALM BEACH RESORT & SPA

PREPARED FOR
EAU PALM BEACH HOLDINGS, LLC

TOWN OF MANALAPAN FL

SHEET NUMBER
C3.11

FLOODBREAK VG
INSTALLATION MANUAL

VEHICULAR TRAFFIC RATED PASSIVE FLOOD BARRIER

A step by step guide for the installation of the FloodBreak Vehicular Traffic Rated Fully Passive Flood Barrier

FloodBreak
REVOLUTIONARY FLOOD CONTROL

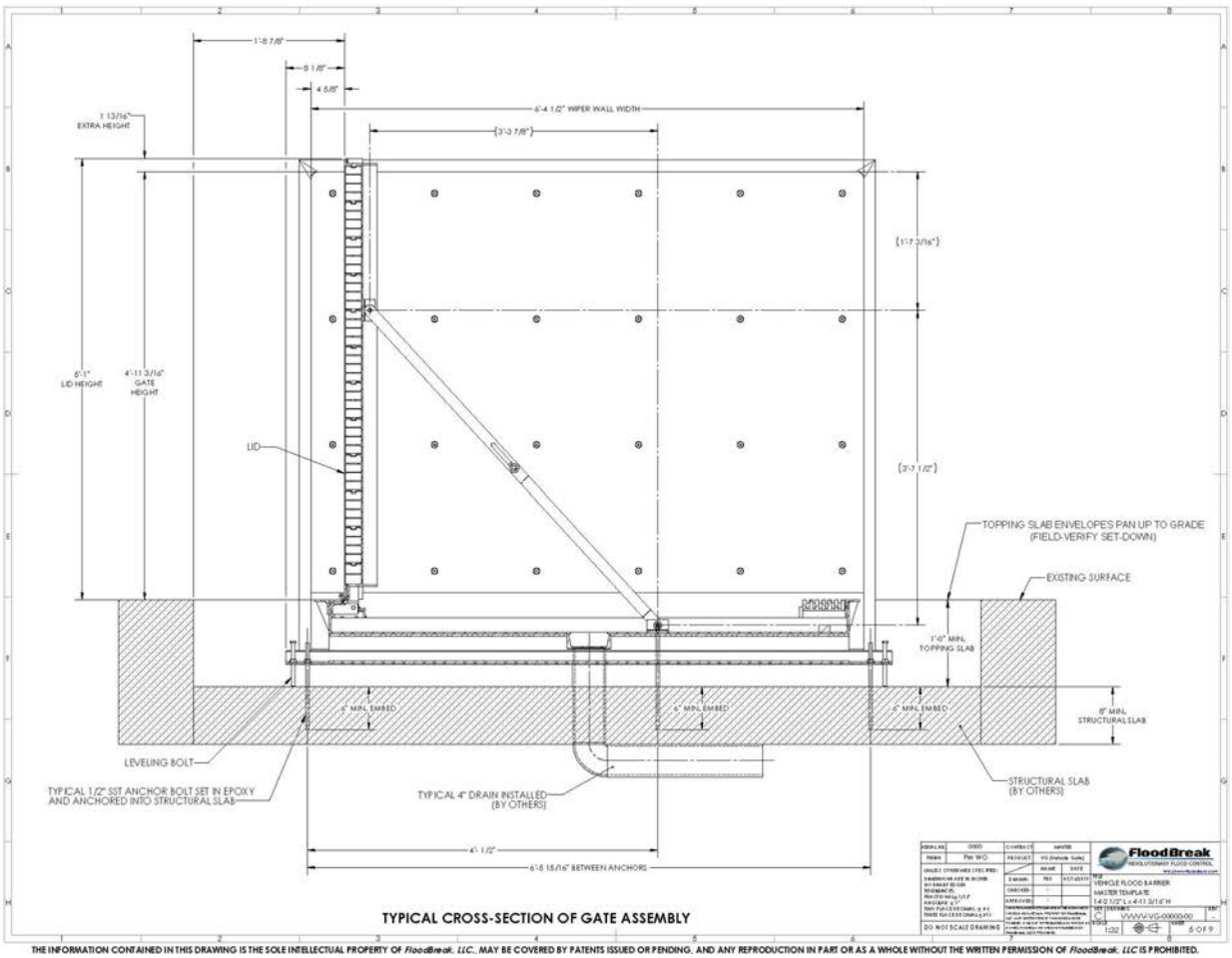
FloodBreak, L.L.C.
5909 West Loop South, Suite 200
Houston, Texas 77401
(713) 980-6610
Info@FloodBreak.com

Table of Contents

Site Preparation

Every FloodBreak barrier is custom fabricated to suit the flood protection height required and is sized to fit the specific property being protected. For this reason, it is important to refer to the drawings that pertain to the unique gate being installed for all dimensional criteria.

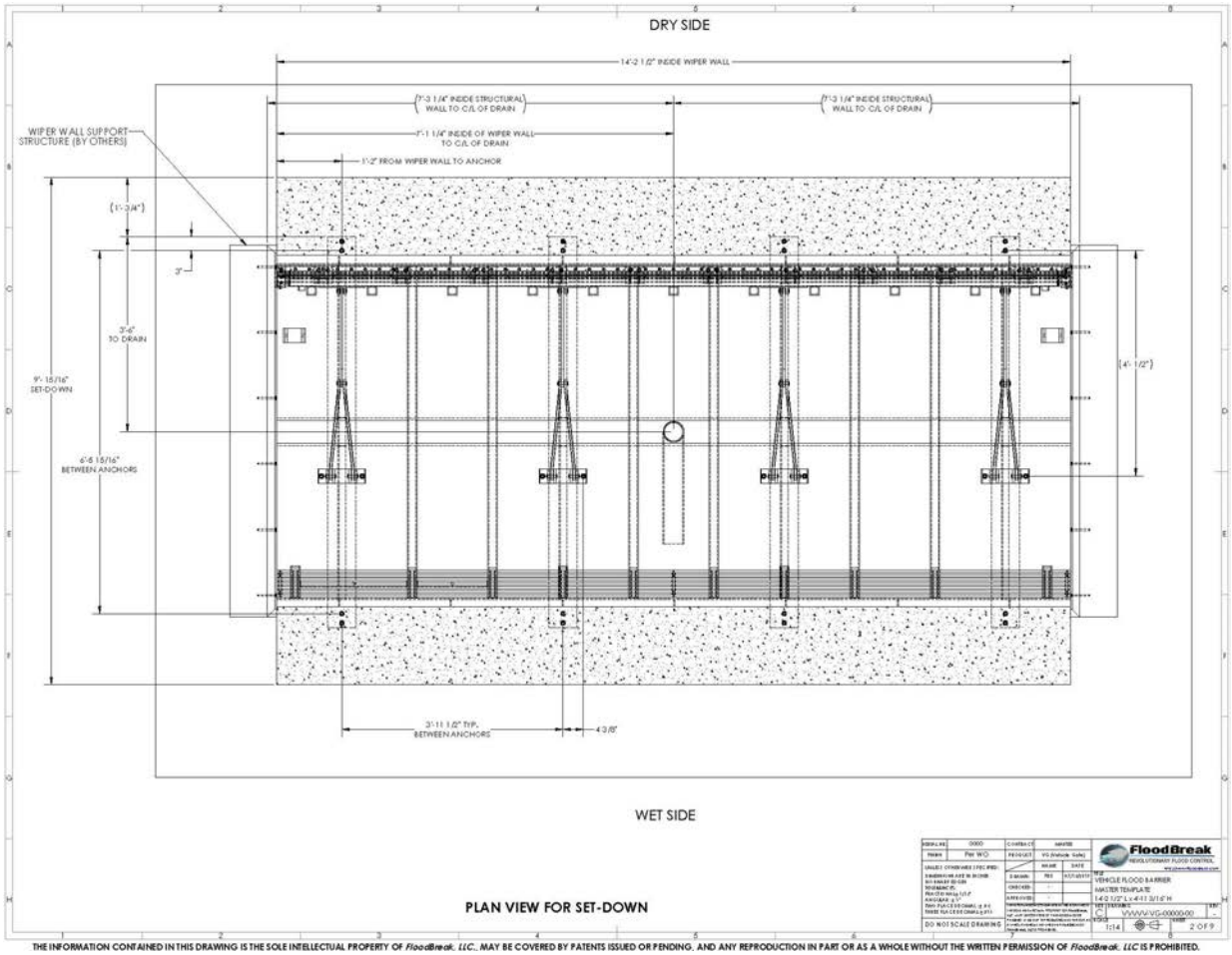
- Structural footing or "foundation" slab requirement
  - ***Example- 1*** - In this example the drawing sheet showing the cross-section of the gate and concrete, provides details such as the minimum structural slab thickness, topping slab thickness, set down width and a gate to slab relationship. The drawing sheet on which this can be found may differ by product and gate but is included with the drawing package provided for your installation.



Example- 1

All concrete foundation pours and the tie-downs to existing foundations shown in the drawings are for illustrative purpose only. Design of the concrete foundation slabs is by others unless specifically noted otherwise.

- Plan view ofinstallation
  - ***Example- 2*** – In this example, the plan view includes the dimensioned concrete leave-out, distance between the wiper wall support structures, placement of the drain as well as the “wet side” and “dry side” indicators which are important for orientating the gate properly.



Example- 2

The drainpipe placement and optional hydraulic supply conduit connections are non-typical and special attention must be paid to the drawing set provided for each gate. It is important to be aware of the wet side and dry side indications on the drawing for the proper understanding of the orientation and how that relates to the plumbing layout. It is strongly advised that an additional small “leave out” be left around the intended plumbing connections to allow access if plumbing positioning must be altered during installation and before topping slab is completed.

Receiving and Temporary Storage

Barrier shipping configuration

Often, the FloodBreak barrier is shipped completely assembled requiring minimal to no final assembly of the component in the field. Depending upon the size of the barrier and shipping logistics available, the barrier may be delivered in sections or segments if required. The sections will be modular and involve minimal effort to join or assemble on site. Wiper walls are also optionally removeable depending upon logistics. Detailed assembly instruction is provided in the ***Installation*** section of this manual.

Delivery Planning and Scheduling

FloodBreak will notify the contractor or designated coordinator prior to scheduling the shipment of the flood barrier(s). This is important to allow for the proper preparation of required equipment, rigging, personnel as well as temporary storage space of the barrier(s).

Unloading the Barrier

As covered in the previous section, it is important to have the proper equipment and rigging available to unload the barrier to avoid damage and personal injury. **FloodBreak requires all operators and installers to follow guidelines, regulations and best practices as determined by OSHA or other applicable agency relative to the work being performed.** Please refer to www.osha.gov OHSA Standards for Hoisting and Rigging for more information.

- Do not pick up the barrier by placing forklift forks underneath the unit regardless of size. This can cause damage to the aluminum pan and other structure on bottom side.
- Barriers should be lifted utilizing soft sided nylon lifting straps and "basket" or "cradle" rigging attachment method. ***Example- 3***
- Multiple straps should be placed no more than 6 feet apart and at no more than a 10-degree angle back to lift. A minimum of 2 straps or pick points required for all barriers.
- The use of an adequately sized spreader bar is recommended for larger sections.
- Lift one barrier or section at a time. I.e. if barriers are stacked for shipment, do not lift stack. Lift each piece or segment independently to avoid damage.
- Remove barrier(s) from trailer one at a time, starting with the topmost accessible barrier section. If there are installation kits, boxes or other items stacked on the barrier section to be lifted, please remove these items before lifting the barrier.

Unloading the Accessories

All barriers will include an installation and accessory kit. Depending upon configuration, there may also be additional components such as hydraulic power units, hoses, cabling etc. included in the shipment. It is important that these components are accounted for and unloaded from delivery truck. In some cases, the items are in small boxes and can be transported in the cab or toolboxes of delivery truck. PLEASE REFER TO BILL OF LADING to insure all items shipped have been unloaded.

- Unload installation/accessory box(es) and or pallet(s) by hand or using forklift.
- Larger components such as hydraulic power units are typically shipped on a pallet. If lifting the unit on a pallet, make certain that the unit is secured to the pallet and that the pallet is in a condition suitable to accomplish the lift. If the HPU is not secured sufficiently to the pallet, and or the pallet has been damaged or otherwise unsuitable, please use implemented lifting points on the HPU.

Example- 3

Temporary Storage of the Barrier, Accessories and Components

It is very important to store the barrier and the accompanying accessories and components thoughtfully and purposefully, especially on active job sites and when the installation is not immediate.

- The barrier(s) must be placed on firm flat surface to fully support and prevent possible deformation. ***Example- 4***
- If possible DO NOT STACK barriers. If barriers must be stacked, extreme care must be taken to protect the barrier surfaces while fully supporting and spreading the weight of the barriers equally.
- Choose a location away from jobsite activity that may cause damage to the barrier(s)
- Installation kits contain items such as paints, epoxies and sealants, which are temperature and humidity sensitive. Please store the installation kits in a cool dry place. If hardware kits are too large and space does not permit, please remove the items such as paints, epoxies, and sealants from the hardware kits and place in cool dry place.
- Hydraulic power units should be stored in cool dry place or otherwise protected from the elements.

Example- 4

Installation

In this section, we will cover the typical installation procedure, areas of special attention and overall requirements to insure the barrier functions properly. This section should be fully reviewed by the installation crew prior to installation day. Pre-arrangements are typically made to have a FloodBreak representative on-site for the installation(s). FloodBreak can also be contacted at any time for advice or guidance concerning your barrier and installation.

Planning the installation

The installation timing should be considered and planned to maximize efficiency and minimize impact to the property access as well as protect the newly installed barrier from excessive construction site damage. FloodBreak barriers are often placed in areas that are access points to and from the property being protected. For this reason, it is advised that the barrier installation be done near the end of the construction project to reduce inadvertent damage caused by heavy construction traffic and processes, such as heavy equipment, concrete work, painting etc. If the barrier must be installed in an active construction path, care must be taken to protect the barrier from damage. Some examples are:

- Light foot traffic, and possible small spills:

  - Use plastic sheeting to cover all exposed surfaces
  - Smooth plywood sheets or similar can be added on top of the protective sheeting to protect from light impact.
- Construction equipment or vehicle traffic: (Roadway and Vehicle Barriers only)
  - Road plates or trench plates should be used in addition to the primary protection.
  - Road or trench plates *must be configured to support the entire load and prevent overloading of the barrier, especially before the barrier has been properly installed and fully supported by concrete encasement.*
    - IMPORTANT: ROAD PLATES OR TRENCH PLATES MUST BE ISOLATED FROM THE BARRIER SURFACES TO PREVENT SLIPPAGE, TRANSFER, MARRING AND CORROSION.

Please contact FloodBreak during the planning process to help answer any preparation questions and to secure an installation date available for FloodBreak advisor to attend.

Review and inspect the installation location

Final review and inspection of the installation site and preparations is critical. Please take time to verify that installation site has been prepared to the specifications outlined in the drawings pertaining to each barrier. See the ***Site Preparation*** section of this manual for more details. Verify the following:

- Drain placement and height
- Structural slab thickness
- Structural wall placement
- Hydraulic supply line conduit(s) *if applicable*
- Placement of the HPU(s) *if applicable*
- Site accessibility for equipment used to transport the barrier into position

Installation Tools and Materials Needed

Each FloodBreak barrier is supplied with and installation kit ***Example- 5.*** Below is a list of basic hand tools and building materials that may be needed in addition to the installation kit provided.

- Materials to temporarily support barrier at elevation while adjusting height
  - Masonry blocks. Size increments per installation requirements
  - Lumber dunnage may be used temporarily, but cannot be encased in concrete, therefore must be removed during final leveling and before concrete encasement.
- Rotary laser level or builders transit level
- 4-foot beam level
- Tape measure
- Putty knife
- Orbital sander
- Hammer drill with SDS plus chuck or adapter
- Compressed air or vacuum (for cleaning out holes drilled in masonry)
  - Small hole, long reach (+*12"*) extension for vacuum or compressed air
  - Long reach brush (+*12"*) to help remove debris in 9/16" diameter holes
- Hand tap(s)
  - ½-13 UNC

  - 3/8-16 UNC
- Hex key wrenches
  - 3/16”
  - 7/32”
  - 5/16”
- Adjustable wrench
- ¾” Open end wrench
- ¾” Deep well socket and wrench
  - *Optional* - Cordless drill with adapter to connect to ¾” *socket* (improves efficiency while adjusting levelers on large barriers)
- 1”-1/2” deep well socket and 12” extension (for barriers with hydraulic assist units)
- Claw hammer
- Reciprocating saw
  - Short blade suited for cutting aluminum
- 4” angle grinder
  - Cutoff wheel for steel and stainless steel
  - Cutoff wheel for aluminum
- Painting supplies
  - Paint brush
  - Paint roller assembly
  - Masking tape
  - Paint mixing stick
- Additional ***aluminum or non-compressible plastic shims*** (installation dependent)
  ***Note** Shims are provided with installation kit(s), however additional shims may be needed to accommodate site conditions)*
  - Horseshoe shims ideal. (used around wiper wall wedge anchors)
  - 1/16” to 1/8” increments
- Protective masking supplies to protect barrier during concrete pour
  - Plastic sheeting
  - Masking tape
  - Plywood sheeting
  - Etc.
- Materials to support wiper walls during grouting
  - Lumber for whalers
  - Temporary anchors
  - Etc.
- Armor All brand vinyl protectant spray or equivalent
  (Installation/maintenance tip)
  - Used to lubricate the wiper walls during opening and closing of the barrier lid, which helps prevent the gasket from “flipping” or “rolling”.
  - DO NOT USE PETROLEUM BASED LUBRICANTS

Example- 5

Installation Steps

Step 1 Clean the installation area

Clear excess dirt and debris from the structural slab and the structural walls that the barrier will be anchored to.

Step 2 Determine final elevation and position

The surface of the barrier, when closed, will be at finished elevation. Before moving the barrier into position, it is advised that a guideline or mark be placed on the structural walls that will help the installers rough in the barrier elevation. Final elevation can be verified with a transit level if required. Similar markings can be placed within the leave out to further help roughly position the barrier while lowering.

Step 3 Cut excess drainpipe length

If the barrier is designed for a vertical drainpipe (which enters the pan from the bottom side), it is suggested that some of the excess length be trimmed before moving the barrier into position. This is important because the barrier will be in the closed position initially and will not be able to rest at the desired elevation if the drainpipe meets the underside of the barrier lid. Using the final elevation determinations from ***Step 2***, along with measurements taken from the barrier, cut the excess drainpipe length leaving approximately ½" to 1" protruding into the pan or drain trough. This will allow for some fine adjustment and the drainpipe will be cut to flush after concrete encasement.

Step 4 Move the barrier into position

IMPORTANT: The barrier must be properly rigged and supported using appropriately sized rigging, spreader bars, and machinery during the placement procedure. See ***Receiving and Temporary Storage*** section of this manual for proper rigging, lifting and transporting instruction.

- Verify that the barrier is oriented correctly. Dry side of barrier must face the protected property. Please refer to the barrier specific drawing and the ***Site Preparation*** section of this manual for more details.

- Rough position the barrier between the structural walls and within the leave out. If the barrier has a vertical pan mounted drain, stop just above drainpipe for inspection.

- Slowly lower the barrier onto the foundation taking care to align with pre-cut opening for vertical drain if equipped. ***Example- 6***

- If the barrier will need no more than the 4.5" of elevation adjustment provided by the leveling screws, the barrier may be lowered completely to rest upon the foundation.

  Note: If the barrier will need to be elevated from the foundation more than the leveling screws will allow, masonry blocks should be used beneath each mounting channel to rough in elevation. Final leveling will still be accomplished by the leveling screws, therefore masonry blocks will also need to be placed under the leveling screws to allow for adjustment. These blocks will remain and be encased in concrete.

- Align the barrier within the leave out before installing the leveling screws. If the barrier must be adjusted after the leveling screws are in contact with the foundation, care must be taken not to "drag" the barrier on the leveling screws. The screws will bend in the aluminum channel causing them to fail. Furthermore, the leveling screws will leave gouges in the foundation making it difficult to move the barrier out of the gouges.

Example- 6

Step 5 Install the leveling screws and raise to approximate elevation

- Clean the ½-13 UNC threaded holes in the mounting channel before installing the leveling screws. If necessary, carefully "chase" the threads with ½-13 UNC hand tap. ALUMINUM THREADS - DO NOT CROSS THREAD!
- Install all the leveling screws into the mounting channels. Thread into the channel until in contact with the foundation. IMPORTANT: DO NOT try to lift the barrier at this point.
- After all the leveling screws are installed, begin the process of raising the barrier by carefully adjusting each leveling screw no more than ½" at a time. REMEMBER - The mounting channel threads are ALUMINUM and will fail if overloaded by trying to lift entire barrier on single screw. Move around the perimeter as many times as necessary to equally raise the barrier no more than ½" of thread at a time. It is helpful to use lumber as a lever to relieve the stress on the leveling screw while adjusting.

Step 6 Level the barrier

- The barrier must be level to function properly. It is important that the surrounding surfaces are not used to dictate barrier level.
- Using a transit level, start the leveling process by finding the mounting channel that is at the highest elevation after the rough leveling process. All other points will be adjusted to match this elevation.
- Working on whichever side of the barrier the highest elevation was found or established, start moving away from this point and along that barrier edge to each leveling screw. Adjust each screw slightly up or down to match the established high point elevation. *NOTE: it is usually required to adjust several screws in a row to uniformly raise or*

lower the barrier, especially if the barrier needs to be lowered and the leveling screw loses contact with the foundation. Several passes at each screw along the barrier may be required.

- After completing the leveling process on one side of the barrier, move to the other side and continue the process of gradually moving all leveling points to the established high point elevation.
- The expected result of the leveling process should be within 1/16" or better at all leveling points. The FloodBreak field representative should be consulted if this is not the case.
- Double check your work. After the gate has been leveled. Check again and make certain that each leveling screw is in contact with the foundation.

Step 7 Install mounting channel anchors

- Using the appropriately sized extended length hammer drill bit provided in the installation kit, begin match drilling the holes required for installing the mounting channel anchors. **See drawings for minimum embedment depth**. *NOTE: If obstructions such as rebar are encountered while drilling the mounting channel anchor holes, use a rebar cutting drill to overcome the obstruction **if allowed**. If the cutting of rebar obstruction is **disallowed**, please consult FloodBreak with actual achieved depth and number of affected holes for disposition **before** installing the anchors.*
- Clean the holes using brush and compressed air or vacuum. See literature included with the HILTI 200 Epoxy provided in the installation kit for further details.
- Prepare the stainless-steel threaded rods to be installed by placing a nut and washer on one end. This will ensure that the threads are in working order before the rod is inserted into the epoxy.
- Following the manufacturer's instructions included with the *HILTI 200* epoxy provided, epoxy the stainless-steel threaded rods into the holes drilled. *NOTE: If the concrete is wet or does not meet the requirements outlined by the manufacturer for the epoxy provided, please contact FloodBreak field representative for alternative solutions.*
- Refer to the *HILTI 200* data sheet concerning cure time for your ambient and base material temperature.
- Once the epoxy has reached the cure time, hand tighten all the nuts. Hand tighten only at this point.

Step 8 Open the barrier

FloodBreak requires all operators and installers to follow guidelines, regulations and best practices as determined by OSHA or other applicable agency relative to the work being performed. Please refer to www.osha.gov OHSA Standards for Hoisting and Rigging for more information.

- Prepare the barrier for opening by generously spraying Armor All brand vinyl protectant onto the wiper wall surface(s) to help prevent the gasket from "rolling" or "flipping" during manual operation.
- Remove the inlet grating using the tools provided in the installation kit and set aside
- Attach the stainless cable(s) to the integrated lifting lugs using the hardware provided. *NOTE: some very small barriers that do not require machinery to lift, may not be supplied with a cable. See packing slip included with the hardware kit.*
- Rig the cable to the forklift or machinery being used to lift the barrier, utilizing a nylon strap or lifting ring. **DO NOT place the stainless-steel cable directly onto a forklift fork! The cable can be cut rapidly by the edges of the fork while sliding! Please rig appropriately!**
- Use the machinery to lift the barrier lid gently along its swing radius. **DO NOT ONLY LIFT VERTICALLY!!! Be mindful that the barrier lid is hinged and will need to be "walked" up in a progressive up and forward motion.**
- Once the barrier lid is vertical and still being held safely by the lifting equipment, place the prop rods into the receivers and secure with pin(s) provided.

- After all the prop rods are installed and secured, the machinery used to open the barrier may be disconnected and moved away if needed.

Step 9 Install retention arm anchors

- Using the appropriately sized extended length hammer drill bit provided in the installation kit, begin match drilling the holes required for installing the retention arm anchors. **See drawings for minimum embedment depth**. *NOTE: If obstructions such as rebar are encountered while drilling the retention arm anchor holes, use a rebar cutting drill to overcome the obstruction **if allowed**. If the cutting of rebar obstruction is **disallowed**, please consult FloodBreak with actual achieved depth and number of affected holes for disposition **before** installing the anchors.*
- Clean the holes using brush and compressed air or vacuum. See literature included with the HILTI 200 Epoxy provided in the installation kit for further details.
- Prepare the stainless-steel threaded rods to be installed by placing a nut and washer on one end. This will ensure that the threads are in working order before the rod is inserted into the epoxy.
- Following the manufacturer's instructions included with the *HILTI 200* epoxy provided, epoxy the ½-13 UNC stainless steel threaded rods into the holes drilled. *NOTE: If the concrete is wet or does not meet the requirements outlined by the manufacturer for the epoxy provided, please contact FloodBreak field representative for alternative solutions.*
- Refer to the *HILTI 200* data sheet concerning cure time for your ambient and base material temperature.
- Once the epoxy has reached the cure time, hand tighten all the nuts. Hand tighten only at this point.

Step 10 Install hydraulic lift arm anchors (if equipped)

- Using the appropriately sized diameter extended length hammer drill bit provided in the installation kit, begin match drilling the holes required for installing the hydraulic lift arm anchors. **See drawings for minimum embedment depth**. *NOTE: If obstructions such as rebar are encountered while drilling the lift arm anchor holes, use a rebar cutting drill to overcome the obstruction **if allowed**. If the cutting of rebar obstruction is **disallowed**, please consult FloodBreak with actual achieved depth and number of affected holes for disposition **before** installing the anchors.*
- Clean the holes using brush and compressed air or vacuum. See literature included with the *HILTI 200* Epoxy provided in the installation kit for further details.
- Prepare the stainless-steel threaded rods to be installed by placing a nut and washer on one end. This will ensure that the threads are in working order before the rod is inserted into the epoxy.
- Following the manufacturer's instructions included with the HILTI 200 epoxy provided, epoxy the stainless-steel threaded rods into the holes drilled. *NOTE: If the concrete is wet or does not meet the requirements outlined by the manufacturer for the epoxy provided, please contact FloodBreak field representative for alternative solutions.*
- Refer to the *HILTI 200* data sheet concerning cure time for your ambient and base material temperature.
- Once the epoxy has reached the cure time, hand tighten all the nuts. Hand tighten only at this point.

Step 11 Connect parallel exiting drain (if equipped)

If the barrier is equipped with hydraulic lift assist, the drains will exit parallel to the barrier on the wet side. Make appropriate connections per drawing layout.

Step 12 Connect the hydraulic supply and return lines (if equipped)

Route the hydraulic supply and return lines into the pan thru the connection point provided. The supply and return lines should be routed to the barrier through appropriately sized soft bend conduit. It is never advised to run the hydraulic lines without conduit. The lines need to be accessible for maintenance and replacement if required.

Step 13 Trim excess anchor length

It is critical that any excess length be trimmed from the retention arm mounting anchors before lowering the barrier lid. Failure to do so will damage the interior lid surface by puncturing it. The anchors must be cut off below the support rib elevation.

Step 14 Close the barrier

FloodBreak requires all operators and installers to follow guidelines, regulations and best practices as determined by OSHA or other applicable agency relative to the work being performed. Please refer to www.osha.gov OHSA Standards for Hoisting and Rigging for more information.

- Attach the stainless cable(s) to the integrated lifting lugs using the hardware provided. *NOTE: some very small barriers that do not require machinery to lift, may not be supplied with a cable. See packing slip included with the hardware kit.*
- Rig the cable to the forklift or machinery being used to lower the barrier, utilizing a nylon strap or lifting ring. **DO NOT place the stainless-steel cable directly onto a forklift fork! The cable can be cut rapidly by the edges of the fork while sliding! Please rig appropriately!**
- Use the machinery to put a very slight tension on the cable(s) ensuring that the machinery is supporting the barrier lid during the prop rod removal.
- Once it is verified that the barrier lid is safely supported in place with the machinery, remove the prop rods from the receivers and place back into the appropriate stowed position in the pan. *IMPORTANT: Make certain that the prop rods and included hardware are lying flat and will not be an obstruction for the barrier lid once lowered.*
- Use the machinery to lower the barrier lid slowly along its swing radius. **DO NOT ONLY LOWER VERTICALLY!!! Be mindful that the barrier lid is hinged and will need to be "walked" down in a progressive down and away motion.**
- Once the barrier lid is closed and resting in pan, disconnect the cables from the lifting lugs and remove from the barrier. IMPORTANT: DO NOT leave the cables attached to the barrier lid. Cables can become obstructions for the barrier lid.
- Replace the inlet grating and verify that it rests flat on all contact points. If the grating does not sit flat after re-installing, it may be necessary to make minor adjustments to the anchoring points. Please contact FloodBreak field representative for advice.

Step 15 Shim and anchor wiper walls

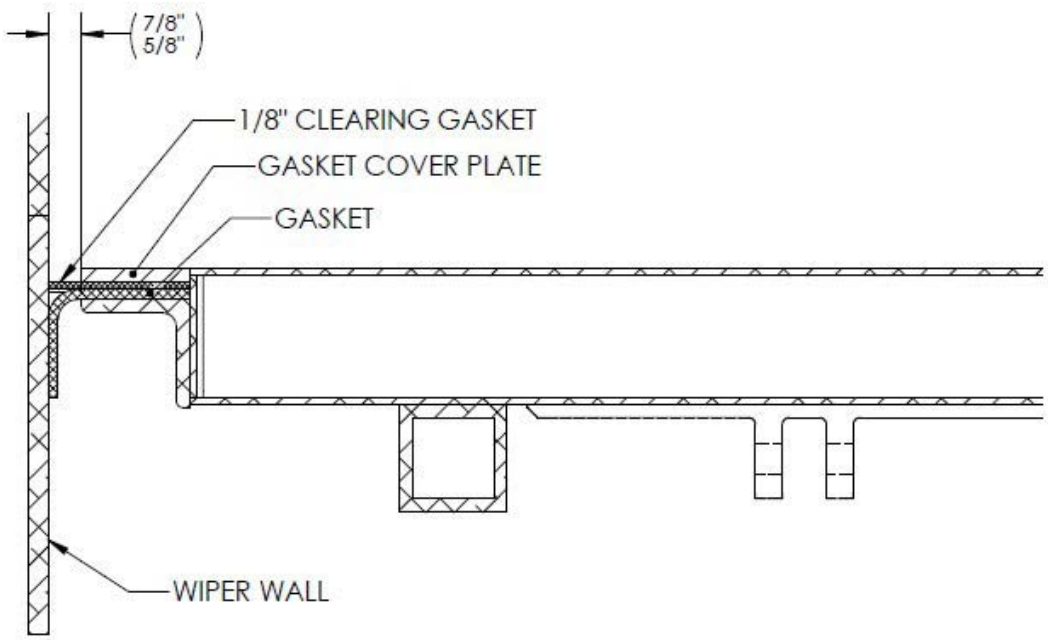
It is crucial that this step be done properly. Failure to properly align and anchor the wiper walls can cause the barrier to fail to deploy or leak excessively resulting in property damage.

- Begin placing approved shim materials between the wiper wall and structural wall to achieve proper spacing.
    - Shims must be non-compressible, non-organic and compliant with dissimilar materials criteria to avoid galvanic corrosion. Use only approved shim materials.
    - Assure that there is no re-bar or non-approved materials in contact with the wiper wall surface.
    - Use a level and straight edge to verify perpendicularity and flatness of wiper wall.
    - Wiper wall must be perpendicular to the barrier lid surface.
    - Straight edge should be used horizontally across wiper wall surface to indicate flatness or high and low spots in addition to the perpendicularity requirement.
    - Ideally, shims are installed at every accessible anchoring hole in the wiper wall. This is typically the first horizontal row from the top and vertical rows from each edge. Additional shims can be utilized if necessary, if they can be secured, preventing movement during grouting process.

- Using the appropriately sized masonry bit provided, match drill the wiper wall to the structural wall. Holes should be drilled to a depth to allow for wedge anchor to be completely flush with wiper wall once installed. **See drawings for minimum embedment depth**.
- Working perimeter holes first, begin installing anchors one at a time, ensuring that the wiper wall will be flat and perpendicular to the barrier surface once anchors are fully tightened.
    - Hint: Before tightening anchors, press firmly on the wiper wall and shim(s) in the location being anchored to determine if shim(s) will need to be adjusted before tightening the anchor.
    - Continually evaluate and verify perpendicularity and flatness as each anchor is installed.
- Install the anchors in the inner rows.
    - These anchor points may be unsupported with shims due to inaccessibility.
    - Utilize straight edge to determine flatness of wiper wall plane. Do not overtighten unsupported anchors as this can cause a depression in the wiper wall plane surface.
        - Slight depression(s) in the unsupported areas of the wiper wall plane, measuring ¼" or less, are acceptable. Depressions exceeding ¼" must be remedied.
        - Raised areas in the wiper wall plane are **NOT ACCEPTABLE**. Raised areas must be drawn down to the perpendicular plane established. Failure to do so may result in barrier binding during deployment.

Step 16 Evaluate the wiper wall to barrier alignment.

- Test the function of the barrier by opening the barrier as described in ***Step 8*** or by utilizing the hydraulic lift assist *(if equipped) see* ***Step 17***
- Perform this procedure very slowly, with a spotter watching the interface of barrier lid and each wiper wall simultaneously during opening.
    - If any binding occurs, STOP IMMEDIATELY to avoid damaging the barrier. Safely lower the barrier lid and adjust wiper walls as required.
- The ideal gap between the gasket cover plate and the wiper wall is specified in the drawings provided. ***Example- 7***
- If the barrier lid can open fully without any binding and the gasket maintains uniform contact throughout deployment arc, the wiper walls are adjusted properly, and the barrier may be lowered.



Example- 7.

Step 17 *Run in of Hydraulic system (if equipped)*

Note: *If barrier is not visible from the location of the hydraulic controls, please use a spotter located at the barrier that can communicate back to the operator. This is for safety as well as preventing unnecessary damage.* ***It is critical that there be no traffic, pedestrians or any obstruction on or around the flood barriers during the deployment with the hydraulic assist****.*

- Make certain that there is no traffic, pedestrians or any obstruction on or around the barrier.
- Once operator(s) have established communication or line of sight to barrier, the remote HPU may be energized.
- After powering on the HPU, use the up/down actuation lever or button to lift the flood barrier to the fully upright position. Continue to hold the actuator for about 5 seconds after reaching full extension to help purge air pockets introduced during installation.
- Lower the barrier by using the up/down actuation lever or button. ENSURE THAT THE BARRIER IS FOLLOWING OR MAINTAING CONTACT WITH THE LIFT ARM(S) DURING THE LOWERING PROCESS. STOP IMMEDIATELY AND ADDRESS IF NOT. Once the barrier has completely closed, continue to hold the actuator in the down direction for about 5 seconds.
- Do the steps of raising and lowering the barrier described above, two or three times or until smooth, predictable operation is achieved and the lift arms are in sync. If the barrier up/down operation does not operate smoothly and predictably or the lift arms are not in sync after performing these steps a few times, please contact FloodBreak field representative for advice. Failure to achieve uniform lifting and synchronization of all lifting arms in the system could result in potential damage to the barrier and/or lifting system.

NOTE: If work is to be done inside the pan once the barrier has been opened with the hydraulic assist, please install the prop rods as described in ***Step 8*** *for safety while working within the barrier.* ***DO NOT FORGET TO DISENGAGE AND PROPERLY STOW THE PROP RODS BEFORE ATTEMPTING TO LOWER.***

Step 18 Pour enveloping/topping slab

- IMPORTANT: *Consult the structural engineer for concrete and or grout design.*
- Prepare the barrier for the final concrete and grouting pours by covering and protecting the barrier surfaces to prevent damage and protect from concrete and grout splashing etc.
- Concrete must be poured at a consistency or slump that will allow for complete **VOID FREE** encasement. ***Failure to provide complete void free encasement can result in excessive wear, metal fatigue and potential failure of the barrier. FloodBreak strongly recommends using a high flow non-shrink grout product for the preliminary pour up to the bottom of the pan so that there are NO voids, and everything is encased. Then using a concrete product and pour the remaining few inches of the topping slab.***
- Utilization of a vibration tool to work out air pockets is required, however take care not to perform this process in excess and cause movement or distortion of the barrier. Tapping on the pan with a rubber mallet will also help flow the concrete / grout mix throughout the pan.
- It is advised to pour the concrete / grout from the wet side of the barrier and work it through to the dry side to ensure complete encasement. Vibrating from both wet and dry sides is highly recommended.

Step 19 Fill space behind wiper wall(s)

- Prepare the barrier for the final concrete and grouting pours by covering and protecting the barrier surfaces to prevent damage and protect from concrete and grout splashing etc.
- **IMPLEMENT ADEQUATE SUPPORT STRUCTURE(S) I.E WHALER BOARDS AND FRAMING STRUCTURE TO COMPLETELY SUPPORT THE WIPER WALL(S) DURING THE GROUTING PROCESS.** ***FAILURE TO PROPERLY AND ADEQUATELY SUPPORT THE WIPER WALL(S) DURING THE GROUTING PROCESS CAN RESULT IN MOVEMENT OF THE WIPER WALL(S) AND POTENTIAL BARRIER FAILURE!***
- See step above!!!!
- Using a high flow non-shrink grout, carefully fill the area between the aluminum wiper wall(s) and the structural support wall(s) they are anchored to. Ensure there are no voids and that the wiper wall(s) are not moved out of alignment while grouting.

Step 20 Seal cold joints and exposed grout

- Use only approved sealants shipped with the installation kit
- Self-leveling sealant, *SIKAFLEX 1CSL* or equivalent, should be applied to all horizontal cold joints or where the barrier meets the topping slab.
- *SIKAFLEX 1A* or equivalent sealant should be applied to all exposed grout surfaces between wiper wall(s) and structural walls. This important step is to prevent efflorescence through the wiper wall seams.

Step 21 Seal drain

- After the encasement concrete work has been completed and allowed time for initial cure, open the barrier (See ***Step 8*** or ***Step 17*** if equipped)
- Ensure that the drainpipe is cut flush with the drain trough or pan surface. Leaving the drainpipe above flush may keep the barrier from properly and fully draining.
- Seal around the drainpipe with *SIKAFLEX 1A* or *SIKAFLEX 1CSL* self-leveling sealant provided or equivalent.
- Close the barrier and replace the inlet grating.

Step 22 Finish out wiper wall surfaces

- Prepare to finish out the putty and painting process of the wiper walls by covering and protecting the other barrier surfaces with plastic sheeting, masking tape or equivalent procedures and clean the wiper wall with denatured alcohol to remove any remaining dirt or Armor All residue

- Mix the two-part metal to metal epoxy supplied per the manufacturer's instructions. *(TIP: use small amounts to start with until you have a good understanding of how quickly the epoxy will harden.)*
- Apply the epoxy resin to the heads of the anchors in the counter-sunk holes with the goal of having enough material to perform a final sanding leaving a flat smooth finish. Perform in stages if required.
- After the countersinks have been filled completely, allow to harden.
- Using an orbital sander and 100 to 180 grit sandpaper, sand the epoxied areas to blend smoothly into the wiper wall surface.
- Inspect for high spots, low spots, voids etc. Repair and areas needed to achieve perfectly flat and smooth surface for the barrier gasket to seal against.
- Once the all the epoxy work is completed satisfactorily, prepare the wiper wall surface for painting by lightly sanding the entire surface. This will help ensure a well bonded uniform finish once painted.
- Mix the two-part epoxy paint (color should match barrier lid surface) by simply combining the part A and part B cans provided.
- Completely paint the wiper walls to provide a clean smooth finish. *Tip: utilize a*
- *roller if possible. Brushing the epoxy paint on large surfaces does not provide a uniform smooth finish.*

Step 23 Installation verification

- Make sure the manual lifting cables and shackles are removed from the barrier.
- Ensure that the inlet grating section(s) are properly installed and fastened if equipped with fasteners.
- Prepare the manual lifting cables, shackles and inlet grating removal tools to be delivered to the end user or end users maintenance team
- Complete the FloodBreak installation verification form providing required photos as indicated.

For Vehicle Gates and Roadway Gates with multiple sections

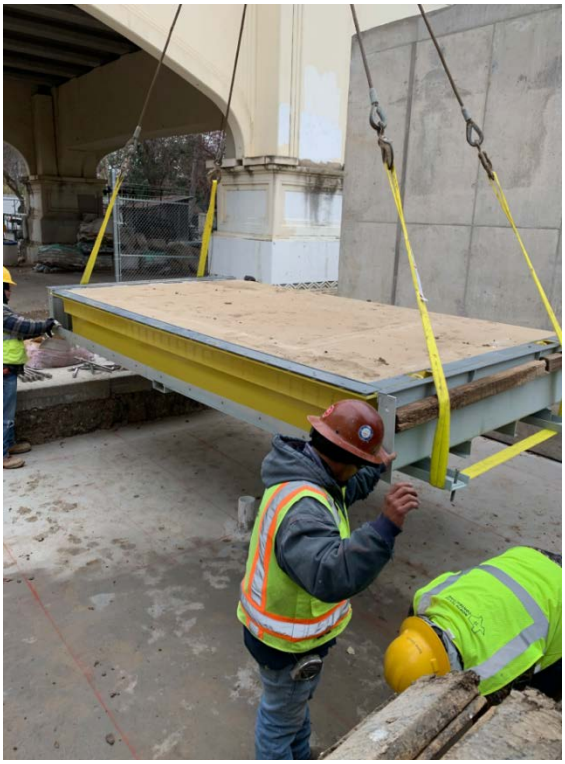
- Start at one end of the opening and place the first section of gate on the structural slab. *(TIP : Its easiest to measure out each section and use chalk lines on the structural slab so placement is as close as possible)*
- Remove the gasket splice retaining plate and the splice connection bolts.
- Apply a generous amount of Sika Flex 1A to the pan splice flange prior to lifting the next section in place.
- Lift the next section in place and line up the lid splice bolts. Reinstall previously removed lid splice bolts.
- Repeat for multiple sections
- Carefully lift gate lid and place the prop rods into place.
- install the supplied bolts into the pan splice flange.
- Lower the gate back down.

Gasket installation

- Remove the bolts and gasket retaining plates from the gasket flange.
- Using Acetone or a similar cleaning solvent, wipe gasket flange surface e clean of any debris. *(TIP : Using a grinder with a stainless steel wiper wheel or wire cup will help if surface is dirty)*
- Lay out gasket and wipe the backside that will be facing down clean with acetone.
- Starting with the splice flanges, lay a continuous bead of silicone and a zig zag pattern covering the entire flange and continue covering the entire gasket flange around the whole gate.
- Carefully lay the gasket down onto the silicone covered gasket flange.
- Lay the gasket retaining plates back in the same position they were removed and carefully start installing the bolts using a drill on a low speed. ***Note:*** *before installing the corners bolts, make sure the gasket is pressed down using the handle of a hammer or something similar and then install and tighten the bolts so the gasket is engaged with the pressure plate.*
- Make sure the gasket is in the correct position and rolled downward along the wiper wall surface.
- Tighten all bolts.
- Carefully lift the gate to the full upright position and place the prop rods into place.
- Install the pressure plate in each corner. *(TIP : the edge of the pressure plate should be approximately ½" from the face of the wiper wall)*
- Once pressure plates are in correct position and engaging the gasket, apply a generous amount of silicone to the back of the pressure plate where it meets the gasket to help it stay in place. This is best completed using the supplied clear rubber on the nozzle of the silicone tube.
- Once pressure plates are fully installed spray the wiper walls with Armor All or similar lubricant and lower the gate making sure the gasket stays in the correct position and doesn't flip along the wiper surface.
- Go to ***STEP 6*** to complete installation.

Review the below examples 8 – 14.

Example- 8.



Example- 9.

Example- 10.

Example- 11.

Example- 12.

Example- 13.

Example- 14.

Due Diligence Report

Eau Palm Beach Resort
Manalapan, Florida

Prepared for:
Eau Palm Beach Holdings, LLC

March 2023
Kimley-Horn Project #:245390000

1615 South Congress Ave, Suite #201
Delray Beach, Florida 33445
(561) 330 – 2345

Registry 696

Joshua D. Horning, P.E.
Florida License #67505

Kimley»Horn

TABLE OF CONTENTS

SITE INFORMATION

Address	100 South Ocean Boulevard Manalapan, FL 33462
Municipality	Manalapan
County	Palm Beach

EXISTING SITE PHYSICAL CONDITIONS

NARRATIVE

The project is located at the southeast intersection of South Ocean Boulevard and East Ocean Ave in the Town of Manalapan, Palm Beach County, Florida. It is understood that this project consists in the renovation of the existing loading dock area of the Eau Palm Beach Resort & Spa. The renovation will incorporate automated flood barriers and retaining walls to contain the site from flood events near the loading dock.

SITE PHOTO LOG

Photo 1 – E Ocean Avenue – Street View

Photo 2 - Ocean Boulevard

Photo 3 – Loading Dock Area – Street View

Photo 4 – Fire Hydrant and FDC Location

Photo 5 – Potential Flood Gate Installation Area

Photo 6 – Ponding near Loading Dock Entrance

ZONING INFORMATION

Current Land Use	Hotel Resort Club Commercial
Future Land Use	N/A
Zoning	C3-Commercial (Limited) (Medium Density, Low intensity of Use)
Overlay District	N/A

ADJACENT ROADWAY INFORMATION AND REQUIREMENTS

Adjacent Roadway: E ocean Avenue
Jurisdiction: FDOT and Manalapan

UTILITY INFORMATION

WATER

Provider: Town of Manalapan
Location:

- East Ocean Avenue: 8" Cast Iron Pipe (CIP)
- South Ocean Avenue: 8" Cast Iron Pipe (CIP)

Fire Hydrant:

- Existing:
  - East Ocean Avenue
  - South Ocean Avenue

Refer to Exhibit E – Utility As-built

SANITARY SEWER

Provider: Town of Manalapan
Location: 8" (PVC) on South Ocean Avenue

Refer to Exhibit E – Utility As-built

ELECTRIC / COMMUNICATIONS / GAS

Florida Power & Light (Electric): No response at this time
AT&T (Communications): No response at this time
Century Link (Communications): There is no facilities within or near the site.
Comcast (Communication): No response at this time.
Hotwire (Fiber): No response at this time.
Florida Public Utilities (Gas): Gas line and meter along East Ocean Avenue

STORMWATER INFORMATION AND REQUIREMENTS

Drainage District Jurisdiction(s): South Florida Water Management District (SFWMD)
Existing Permit Number: 50-02039-S
Property Size: 6.35 acres
Design Requirements:
Water Quality – Quality for the entire site must be met through the most stringent of the following criteria:

1) 1" of runoff from the entire developed site, OR 2) 2.5" of runoff times the impervious area percentage

Water Quantity – Quantity for the entire site must be met through the use of either underground stormwater storage systems (such as exfiltration trench or vault storage) or retention/detention areas. A retention/detention area of approximately 15% of the entire site is recommended as a best practice for site layout. The water quantity stored on site shall adhere to the following criteria:

1) 10-year/24-hour storm event – to determine the minimum elevation of the roadway crown
2) 25-year/72-hour storm event – to determine the minimum elevation of the perimeter berm
3) 100-year /72-hour storm event – to determine the minimum finished floor of the buildings

Refer to Exhibit E – Utility As-built

PRELIMINARY LIST OF JURISDICTIONAL AGENCY PERMITS

Town of Manalapan
Building Permit
Estimated Permit Fee: $75.00 plus 2.7% of construction costs.
Submittal Review: 10 Days
Estimated Time Frame: 1 – 3 months

Planned Unit Development (PUD) Amendment
Estimated Permit Fee: $750.00
Submittal Review: 30 Days
Estimated Time Frame: 1 – 3 months

Drainage Districts
Florida Department of Environmental Protection (FDEP) – 10/2 Self-Certification Permit
Estimated Permit Fee:
Estimated Time Frame: Upon Submittal

Florida Department of Transportation (FDOT) – Drainage Permits
Estimated Permit Fee: $600
Estimated Time Frame: 1 – 2 months

EXHIBITS

TABLE OF EXHIBITS

PAPA Banner

Location Address	100 S OCEAN BLVD
Municipality	MANALAPAN
Parcel Control Number	42-43-45-02-00-001-0021
Subdivision	
Official Records Book	16241 **Page** 1525
Sale Date	NOV-2003
Legal Description	2-45-43, S 692.7 FT OF N 1559 FT OF GOV LT 1 LYG E OF SR A-1-A & E 125 FT OF S 152 FT OF N 1559 FT GOV LT 1 LYG W OF SR A-1-A

Owners

ZINFANDEL HOLDINGS LLC

Mailing address

1410 ROCKY RIDGE DR STE 170

ROSEVILLE CA 95661 2822

Sales Date	Price	OR Book/Page	Sale Type	Owner
NOV-2003	$10	16241 / 01525	QUIT CLAIM	ZINFANDEL HOLDINGS LLC
NOV-2003	$67,500,000	16241 / 01509	WARRANTY DEED	EVERGREEN BRITANNIA O13 &
DEC-1988	$100	05913 / 01351	QUIT CLAIM	
DEC-1988	$12,000,000	05913 / 01334	WARRANTY DEED	
JAN-1985	$100	04442 / 00963	CERT OF TITLE	

1 2

No Exemption Information Available.

Number of Units	310	***Total Square Feet**	337437	**Acres**	8.0143
Use Code	3900 - MOTEL	**Zoning**	C3 - Commercial (Limited) (42-MANALAPAN)		

Tax Year	2022	2021	2020
Improvement Value	$88,633,924	$67,356,520	$0
Land Value	$72,323,000	$62,000,000	$0
Total Market Value	$160,956,924	$129,356,520	$130,000,000

All values are as of January 1st each year

Tax Year	2022	2021	2020
Assessed Value	$142,292,172	$129,356,520	$130,000,000
Exemption Amount	$0	$0	$0
Taxable Value	$142,292,172	$129,356,520	$130,000,000

Tax Year	2022	2021	2020
Ad Valorem	$2,370,162	$2,134,124	$2,166,736
Non Ad Valorem	$86,757	$82,388	$80,448
Total tax	$2,456,919	$2,216,512	$2,247,184

Detail by Entity Name

Foreign Limited Liability Company
EAU PALM BEACH HOLDINGS, LLC

Filing Information

Document Number	M21000012838
FEI/EIN Number	84-4043811
Date Filed	09/29/2021
State	DE
Status	ACTIVE

Principal Address

1410 ROCKY RIDGE DR., STE. 170
ROSEVILLE, CA 95661

Mailing Address

1410 ROCKY RIDGE DR., STE. 170
ROSEVILLE, CA 95661

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title President, CFO

CALDERA, HECTOR
1410 ROCKY RIDGE DR., STE. 170
ROSEVILLE, CA 95661

Title VP, Secretary

REUTER, ANNA M
1410 ROCKY RIDGE DR., STE. 170
ROSEVILLE, CA 95661

Title Member

BCCAP, INC.
1410 ROCKY RIDGE DR., STE. 170
ROSEVILLE, CA 95661

Annual Reports

Report Year	Filed Date
2022	01/05/2022
2022	07/06/2022
2023	01/04/2023

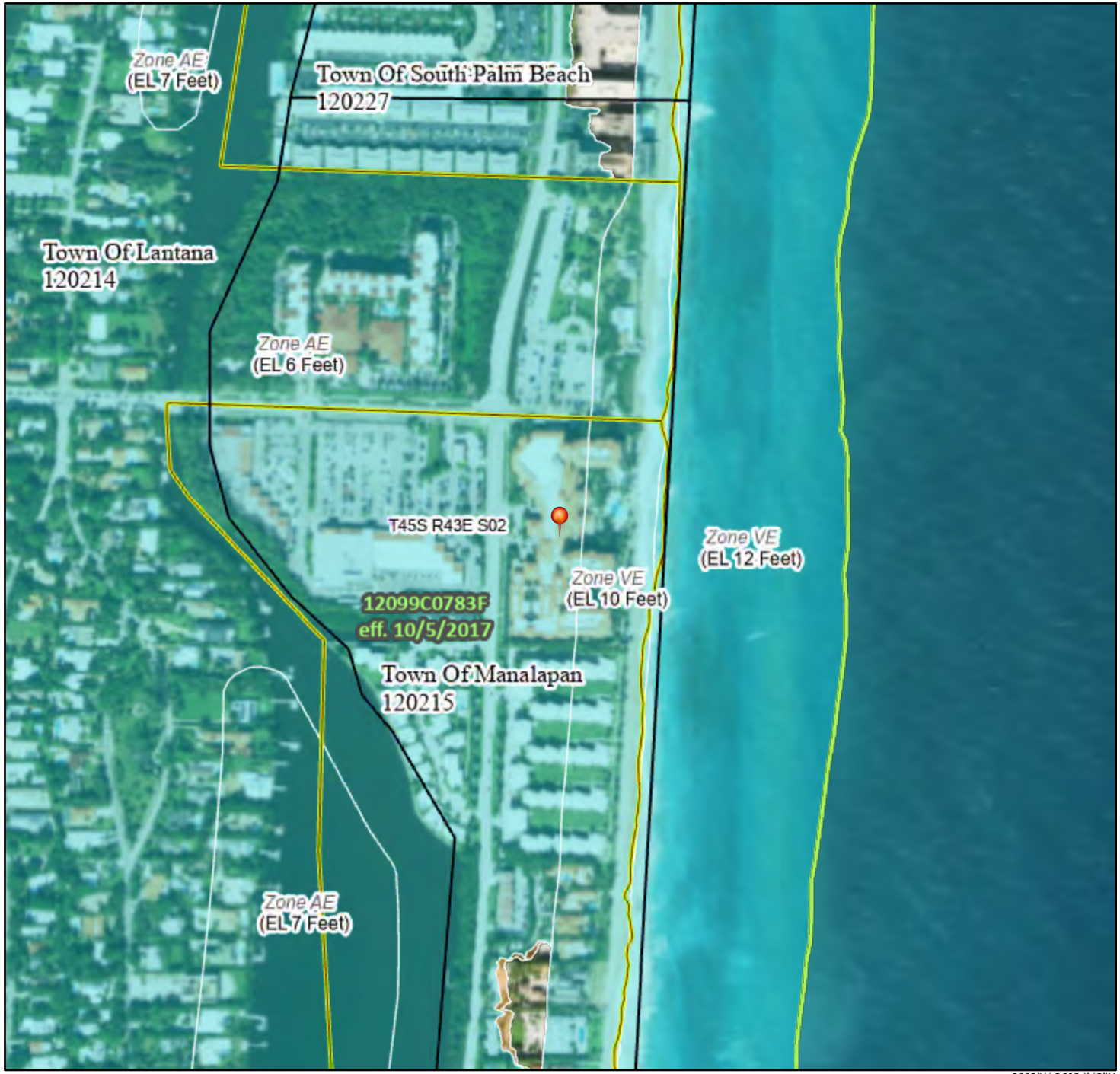
Document Images

01/04/2023 -- ANNUAL REPORT	View image in PDF format
08/25/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
07/07/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
07/06/2022 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2022 -- ANNUAL REPORT	View image in PDF format
09/29/2021 -- Foreign Limited	View image in PDF format

National Flood Hazard Layer FIRMette

FEMA

80°2'37"W 26°35'15"N



80°2'W 26°34'43"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR 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 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/28/2023 at 8:23 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.

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.

Map Scale: 1:3,420 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Palm Beach County Area, Florida
Survey Area Data: Version 19, Sep 1, 2022

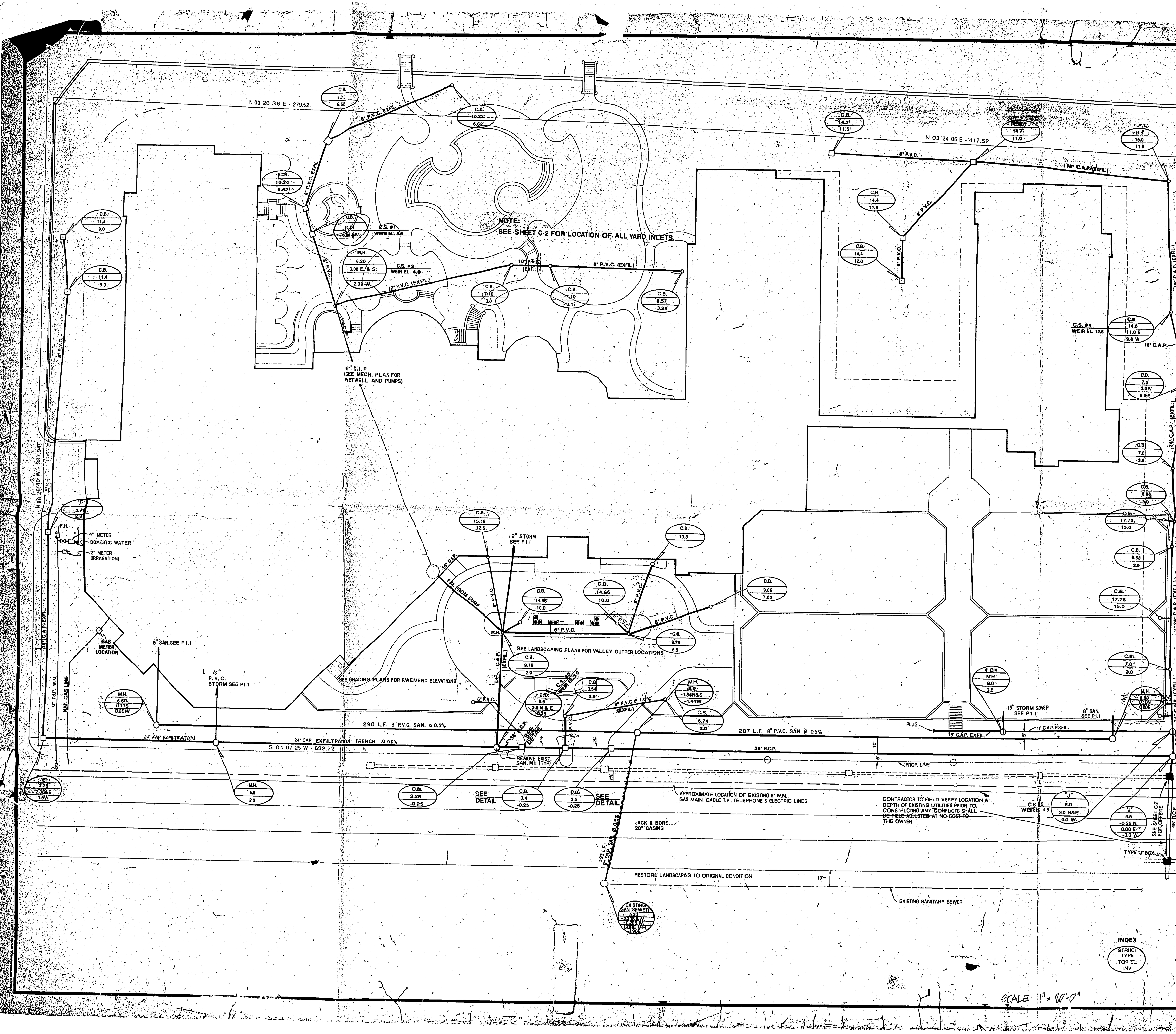
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 14, 2022—Jan 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents-Urban land complex, 0 to 5 percent slopes	3.2	6.0%
5	Arents-Urban land complex, organic substratum	20.0	37.5%
9	Beaches	4.0	7.5%
11	Canaveral-Urban land complex, 0 to 5 percent slopes	2.4	4.5%
48	Urban land, 0 to 2 percent slopes	18.9	35.5%
99	Water	4.3	8.0%
100	Waters of the Atlantic Ocean	0.5	0.9%
Totals for Area of Interest		**53.2**	**100.0%**



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ADAIR & BRADY, INC.

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CONSULTANT

ARCHITECT

STAMPS

DESIGN ARCHITECTS

Wimberly Allison Tong & Goo

DATE	No.	DESCRIPTION
2-21-89		FOR PERMITTING
4-12-89		Up Dated as per Landscaping Plan
4-28-89		FOR PERMITTING
5-17-89		Revise Storm Sewer

REVISIONS

UTILITY PLAN

SHEET DESCRIPTION

4-14-89

DATE

88038.00

JOB NO.

C-1

SHEET

THE RITZ-CARLTON HOTEL

MANALAPAN
FLORIDA

PROJECT

CHAPMAN COYLE CHAPMAN & ASSOCIATES

Architects AIA Inc.

3101 Towercreek Parkway Suite 400

Atlanta Georgia 30339

Telephone 404/952-2952

James P Chapman AIA
Hugh B. Coyle, Jr. AIA
A. Byron Chapman AIA
Robert S Sussenbach AIA
Elbert N Griffin AIA

[illegible]
5/18/89

TOWN OF MANALAPAN
AGENDA ITEM SUMMARY

Meeting Date: April 11, 2023

Agenda Item No.: RA 4

Agenda Item Name: Town Manager Stumpf's Report

ACTION REQUESTED: Discussion ■ Action ■

BACKGROUND:

- Code Enforcement Log
- Intracoastal Crossing update
- Capital projects update