

JHI

Jeff H. Iravani, Inc.

Consulting Engineers

1934 Commerce Lane, Suite 5 Jupiter, FL 33458

Tel: (561) 575-6030 Fax: (561) 575-6088

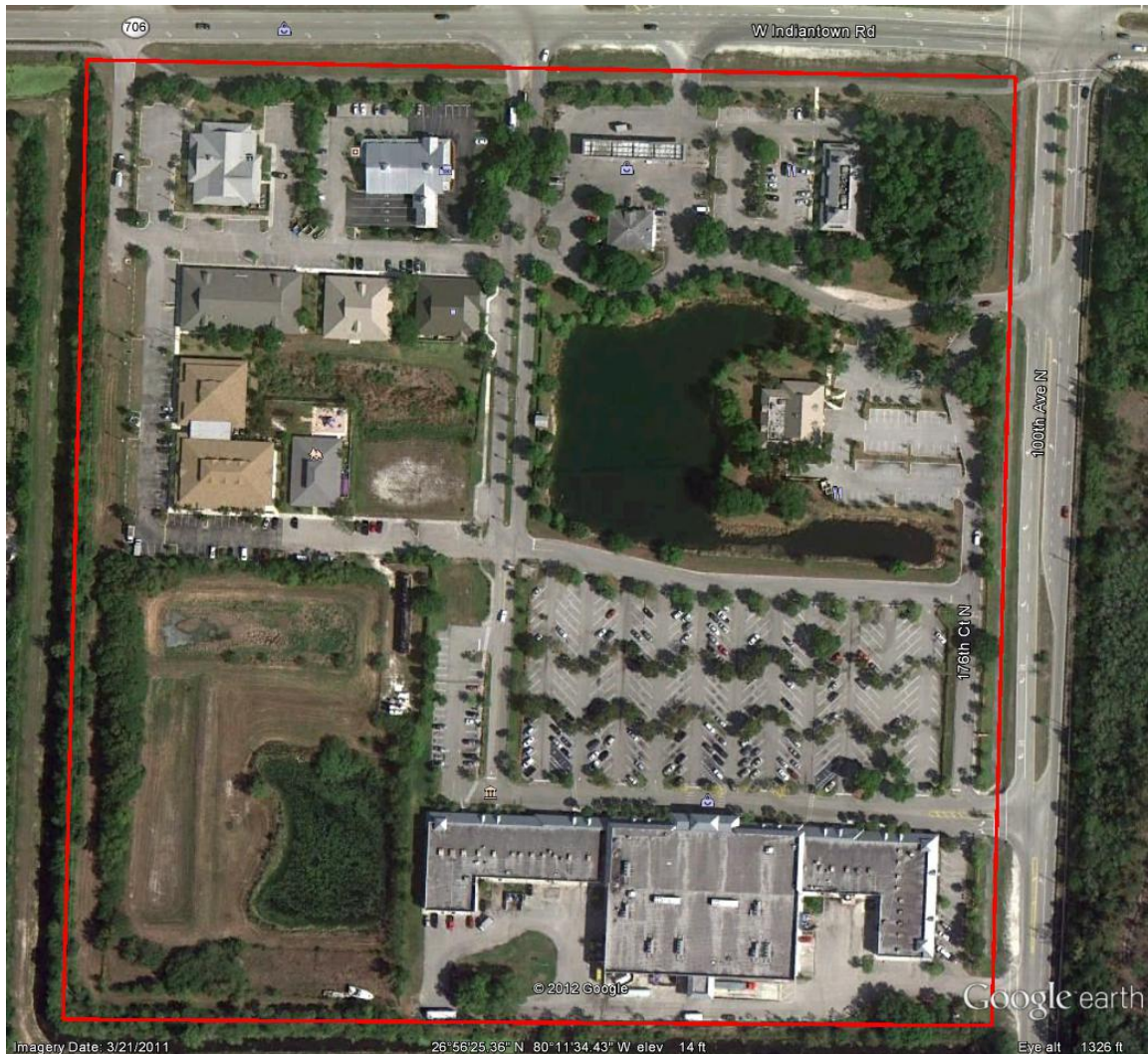
JHI@bellsouth.net

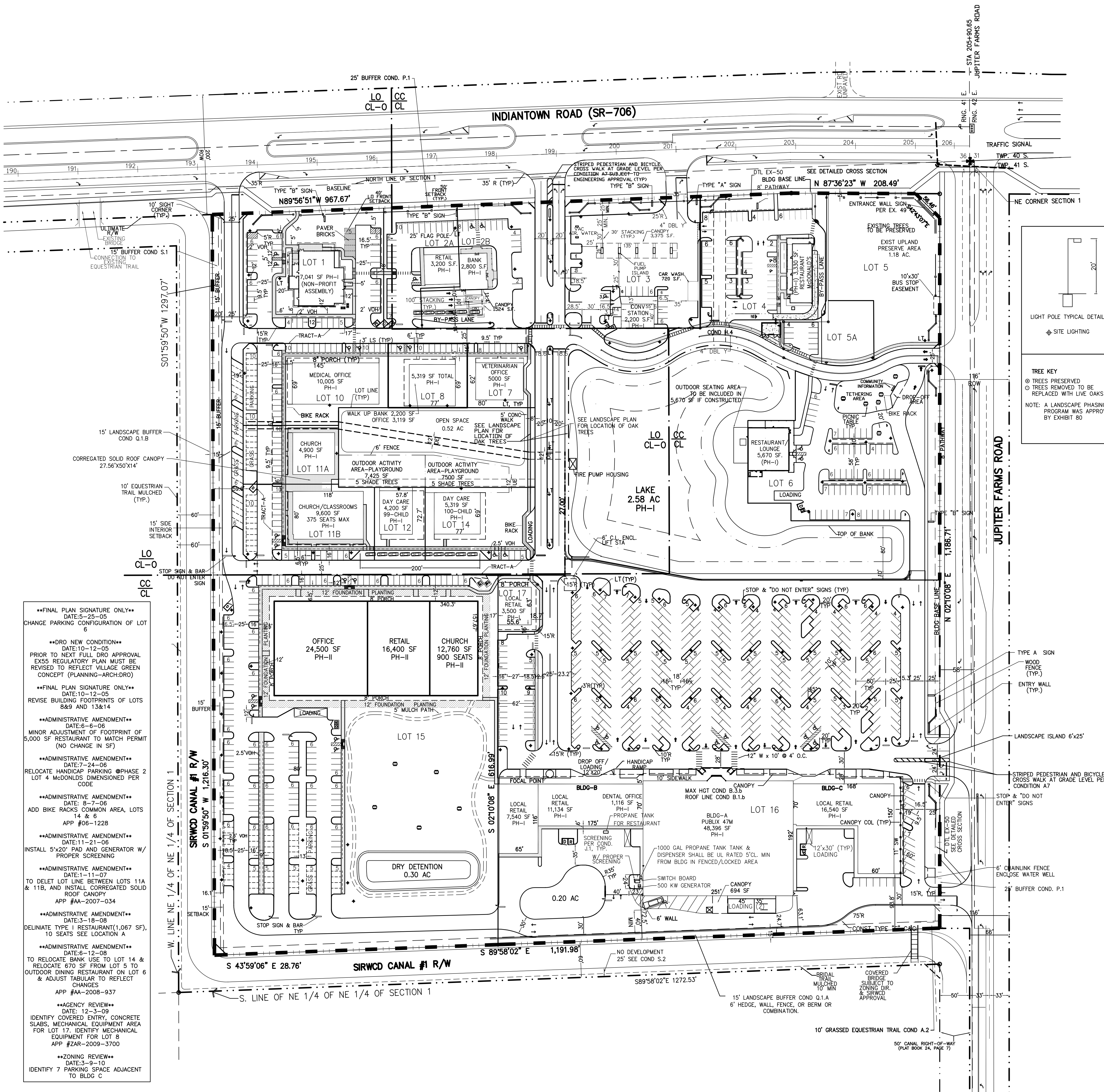
Jupiter Farms Community Shopping Center

34.43 Acres

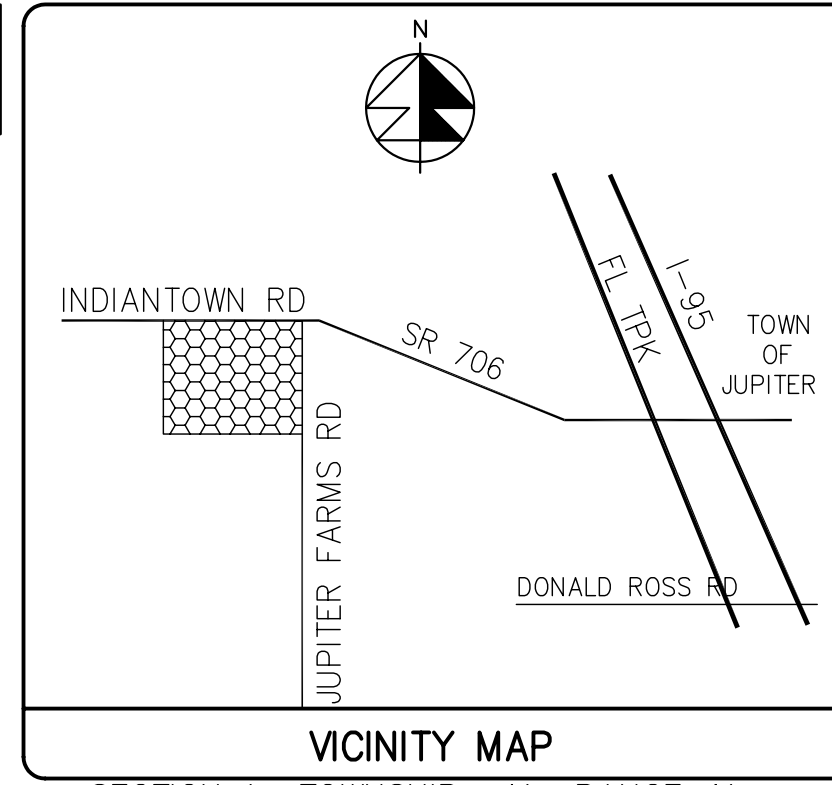
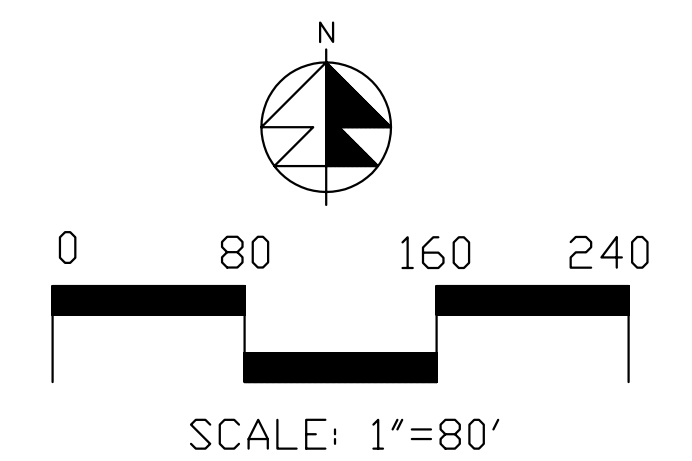
Palm Beach County, FL

Scope of work: Planning, Traffic, Civil, Water &
Wastewater Package Treatment Plants





PROJ # 0623-000



CONCURRENCY APPROVAL			
PHASE-I TOTAL		157,530 SF	
BANK W/ DRIVE THRU LANES		2,800 SF	
WALK UP BANK		2,200 SF	
OFFICE		3,150 SF	
CONV. STORE W/ GAS		2,200 SF	
5 GAS PUMPS/10 FUEL POSITIONS			
NON-PROFIT ASSEMBLY		7,041 SF	
ACCESSORY CAR WASH		720 SF	
CHURCH		14,500 SF	
MEDICAL/DENTAL/VET		16,121 SF	
CHILD DAYCARE CENTER 199 KIDS		9,519 SF	
RESTAURANT FAST FOOD		3,330 SF	
FAST FOOD DRIVE THRU LANE		1 LANE	
RETAIL GENERAL		90,310 SF	
RESTAURANT & LOUNGE		5,670 SF	
PHASE-II TOTAL		53,660 SF	
RETAIL		14,500 SF	
OFFICE		26,400 SF	
CHURCH		12,760 SF	

LANDSCAPE REQUIREMENTS			
CATEGORY	CODE REQ.	NO. REQ.	NO. PRO.
PERIMETER			
TREES--ROW	25' O.C.	196	196
TREES--INCOMP. BUFFER	20' O.C.	123	123
TREES--COMPAT. BUFFER	N/A	N/A	N/A
SHRUBS	24' O.C.	1221	21
TOTAL PERIM TREES		319	319
INTERIOR			
TREES--LOT	1/2,500 SF	641	641
TREES--LANDS. ISLANDS	1/ISLAND	84	84
SHRUBS--LOT	3/2,500 SF	1923	1923
TOTAL TREES		725	725

LANDSCAPE NOTES:
a. U.E. SHALL NOT ENCR OACH LANDSCAPE BUFFERS MORE THAN 5 FT. b. LANDSCAPING IN ROW BUFFERS SHALL BE INSTALLED ON THE EXTERIOR SIDE OF WALLS OR FENCES. c. WALLS & FENCES SHALL BE SETBACK A MIN OF 10' FROM ULT. ROW.
d. FOOT TYPE D SHALL BE PROVIDED ALONG THE PERIMETER OF ALL LANDSCAPE, OPEN SPACE, DRAINAGE & GRASSED AREAS ADJACENT TO PAVED VEHICULAR USE AREAS, EXCEPT WHERE WHEEL STOPS ARE USED.
e. SAFE SIGHT TRIANGLES SHALL BE MAINTAINED CLEAR OF VEGETATION TO PROVIDE UNOBSTRUCTED VISIBILITY BETWEEN 30' & 8' ABOVE RD CROWN.
f. LIGHT POLES, FIRE HYDRANTS, ELECTRICAL/MECHANICAL EQUIPMENT, SIGNS, DRAINAGE STRUCTURES, ETC. SHALL NOT INTERFERE W/ LANDSCAPING IN TERMINAL ISLANDS, PARKING ISLANDS, MEDIANS, BUFFERS OR OTHER LANDSCAPE AREAS.

LANDSCAPE REQUIREMENTS (LOT-1 ONLY)			
CATEGORY	CODE REQ.	NO. REQ.	NO. PRO.
INTERIOR			
TREES--LOT	1/1,200 SF	39	39
TREES--LANDS. ISLANDS	1/ISLAND	2	2
SHRUBS--LOT	3/1,200 SF	117	117
TOTAL TREES		158	

PROJECT NO 0623-000
SEE CONDITIONS
NOTES:
1. THE MAXIMUM HEIGHT FOR ALL STRUCTURES EXCEPT FOR A GROCERY STORE OR CHURCHES AND PLACES OR WORSHIP, SHALL NOT EXCEED ONE STORY OR 25'; MEASURED FROM FINISHED GRADE TO HIGHEST POINT. THE MAX HEIGHT FOR A GROCERY STORE OR CHURCHES AND PLACES OR WORSHIP SHALL NOT EXCEED 35'. MEASURED FROM FINISHED GRADE TO HIGHEST POINT, PER CONDITION A3
2. ALL MECHANICAL AND AIR CONDITIONING EQUIPMENT SHALL BE SCREENED FROM VIEW ON ALL SIDES IN A MANNER CONSISTENT WITH THE COLOR AND CHARACTER OF THE PRINCIPAL STRUCTURE OR EQUIVALENT LANDSCAPE MATERIAL ACCEPTABLE TO THE ZONING DIVISION AS PER CONDITION A4
3. ALL LIGHT POLE LOCATIONS ARE CONCEPTUAL, EXACT LOCATIONS WILL BE PROVIDED ONCE PHOTOMETRIC STUDIES ARE COMPLETE AND WILL BE INCLUDED WITHIN BUILDING PERMIT APPLICATION.
4. DEVELOPER INTENDS TO SUBDIVIDE THE PROPERTY PURSUANT TO PLATTING EXEMPTION OF PBC ULDC 8.6.R.
5. PORCHES, LANDSCAPING AND WALKS SHALL BE IN ACCORD W/ ATTACHED 3, R95-1015.
6. SEE EXHIBIT 86 FOR DETAILS McDONALD'S.
7. SEE PLAT FOR ALL EXISTING EASMENTS.

SITE DATA			
CONTROL NO.	92-17	R.	2005-0144
PETITION NO.	00A2004-218	R.	2005-0144
PROJECT NO.	0623-000		
PROJECT NAME	JUPITER FARMS COMM. SHOPPING CENTER		
PROPOSED USE	GAS/RETAIL/FAST FOOD/RESTAURANT/CHURCH/BANK/POST OFFICE		
FUTURE LAND USE	CL-O/RR-10; CL/RR-10		
TIER	RURAL		
ZONING DISTRICT	CC/CL/MUPD		
PCN LOT 1	00-41-41-01-05-001-0010		
PCN LOT 2A & 2B	00-41-41-01-05-001-0021, 0022		
PCN LOT 3	00-41-41-01-05-001-0020		
PCN LOT 4	00-41-41-01-05-001-0040		
PCN LOT 5 & 5A	00-41-41-01-05-001-0050, 0051		
PCN LOT 6	00-41-41-01-05-001-0060		
PCN LOT 7	00-41-41-01-05-001-0070		
PCN LOT 8	00-41-41-01-05-001-0080		
PCN LOT 10	00-41-41-01-05-001-0100		
PCN LOT 11A/B	00-41-41-01-05-001-0111		
PCN LOT 12	00-41-41-01-05-001-0113		
PCN LOT 14	00-41-41-01-05-001-0110		
PCN LOT 15	00-41-41-01-05-001-0160		
PCN LOT 16	00-41-41-01-05-001-0150		

TAX 792	OVERLAY	JUPITER FARMS NEIGHBORHOOD PLAN
LOT AREA	1,650,488 SF	37.89 AC
NET LOT AREA	34.43 AC	
CL NET AREA	28.53 AC	
CL-O NET AREA	9.38 AC	
GROSS FLOOR AREA	211,190 SF	4.85 AC
PHASE-I TOTAL	157,530 SF	
BANK W/ DRIVE THRU LANES	2,800 SF	
WALK UP BANK	2,200 SF	
OFFICE	3,119 SF	
CONV. STORE W/ GAS	2,200 SF	
5 GAS PUMPS/10 FUEL POSITIONS		
NON-PROFIT ASSEMBLY	7,041 SF	
ACCESSORY CAR WASH	720 SF	
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FAST FOOD DRIVE THRU LANE	1 LANE	
RETAIL GENERAL	90,310 SF	
RESTAURANT & LOUNGE	5,670 SF	
PHASE-II TOTAL	53,660 SF	
UPON CONNECTION TO JUPITER WATER UTILITIES & LOXAHATCHEE RIVER DISTRICT SYSTEMS		
RETAIL	14,500 SF	
OFFICE	26,400 SF	
CHURCH	12,760 SF	
BLDG HEIGHT	26 FT MAX	
GAS CANOPY HEIGHT	18 FT MAX	
MPDP (MULTI FUEL DISPENSER PUMP)	5 EA	
FUELING POSITIONS	10 EA	
BUILDING COVERAGE	211,190 SF	

PARKING REQUIRED			
CATEGORY	CODE REQ.	NO. REQ.	NO. PRO.
INTERIOR			
TREES--LOT	1/1,200 SF	39	39
TREES--LANDS. ISLANDS	1/ISLAND	2	2
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PROJECT NO 0623-000
SEE CONDITIONS
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5. PORCHES, LANDSCAPING AND WALKS SHALL BE IN ACCORD W/ ATTACHED 3, R95-1015.
6. SEE EXHIBIT 86 FOR DETAILS McDONALD'S.
7. SEE PLAT FOR ALL EXISTING EASMENTS.

PARKING PROVIDED			
CATEGORY	CODE REQ.	NO. REQ.	NO. PRO.
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PROPERTY DEVELOPMENT REGULATIONS			
ZONING	SIZE	WIDTH DEPTH FRONT	SETBACKS/SEPARATION
MUPD/CLO	3 AC	200' 250' N/A	.20 .25 N/A 25' C-15' R-30' 25' C-15' R-30'
MUPD/CL	3 AC	200' 250' N/A	.10 .25 N/A 25' C-15' R-30' 25' C-15' R-30'

FINAL PLAN SIGNATURE ONLY
DATE:5-25-05
CHANGE PARKING CONFIGURATION OF LOT 6

DRO NEW CONDITION
DATE:10-12-05
PRIOR TO NEXT FULL DRO APPROVAL EXSS REGULATORY PLAN MUST BE REVISED TO REFLECT VILLAGE GREEN CONCEPT (PLANNING-ARCH:DRO)

FINAL PLAN SIGNATURE ONLY
DATE:10-12-05
REVISE BUILDING FOOTPRINTS OF LOTS 8&9 AND 13&14

ADMINISTRATIVE AMENDMENT
DATE:6-6-06
MINOR ADJUSTMENT OF FOOTPRINT OF 5,000 SF RESTAURANT TO MATCH PERMIT (NO CHANGE IN SF)

ADMINISTRATIVE AMENDMENT
DATE:7-24-06
RELOCATE HANDICAP PARKING @PHASE 2 LOT 4 & McDONALD'S DIMENSIONED PER CODE

ADMINISTRATIVE AMENDMENT
DATE:8-7-06
ADD BIKE RACKS COMMON AREA, LOTS 14 & 6
APP #06-1228

ADMINISTRATIVE AMENDMENT
DATE:11-21-06
INSTALL 5'x20' PAD AND GENERATOR W/ PROPER SCREENING

ADMINISTRATIVE AMENDMENT
DATE:1-11-07
TO DELETE LOT LINE BETWEEN LOTS 11A & 11B, AND INSTALL CORRUGATED SOLID ROOF CANOPY
APP #AA-2007-034

ADMINISTRATIVE AMENDMENT
DATE:3-18-08
DELINATE TYPE I RESTAURANT(1,067 SF), 10 SEATS SEE LOCATION A

ADMINISTRATIVE AMENDMENT
DATE:6-12-08
TO RELOCATE BANK USE TO LOT 14 & RELOCATE 670 SF FROM LOT 5 TO OUTDOOR DINING RESTAURANT ON LOT 6 & ADJUST TABULAR TO REFLECT CHANGES
APP #AA-2008-937

AGENCY REVIEW
DATE: 12-3-09
IDENTIFY COVERED ENTRY, CONCRETE SLABS, MECHANICAL EQUIPMENT AREA FOR LOT 17, IDENTIFY MECHANICAL EQUIPMENT FOR LOT 8
APP #ZAR-2009-3700

ZONING REVIEW
DATE:3-9-10
IDENTIFY 7 PARKING SPACE ADJACENT TO BLDG C

REVISIONS	
03-25-03	REV PER CLIENT
05-06-03	REV PER CLIENT
02-23-04	REV PER CLIENT
02-27-04	REV PER CLIENT
04-05-04	REV PER CLIENT
05-28-04	REV PER PBC
06-10-04	REV PER SITE
06-28-04	REV PER SITE
07-16-04	REV PER PBC
03-09-05	REV PER PBC
03-22-05	REV PER PBC
06-11-05	REV LOT 6
09-09-05	REV PER CLIENT
04-17-06	REV LOT 11
03-05-08	REV PER ATM
08-20-08	REV PER PBC
05-18-11	ADD PH-V

Jeff H. Travani, Inc.
Consulting Engineers
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jht@ellisout.net

Jupiter Farms
Community Shopping Center
PALM BEACH COUNTY, FLORIDA

MASTER SITE PLAN
FINAL SUBDIVISION PLAN
DRAWN BY ZAK
DESIGNED BY JHI
SCALE 1" = 80'
DATE 02-14-1995

SEAL
JOB NO. 1105-1067
SHEET NO. SP-1

Petition # 92-17(E) JUPITER FARMS COMMUNITY SHOPPING CENTER MUPD REVISED PRELIMINARY DEVT./OVERALL SITE PLAN

JHI

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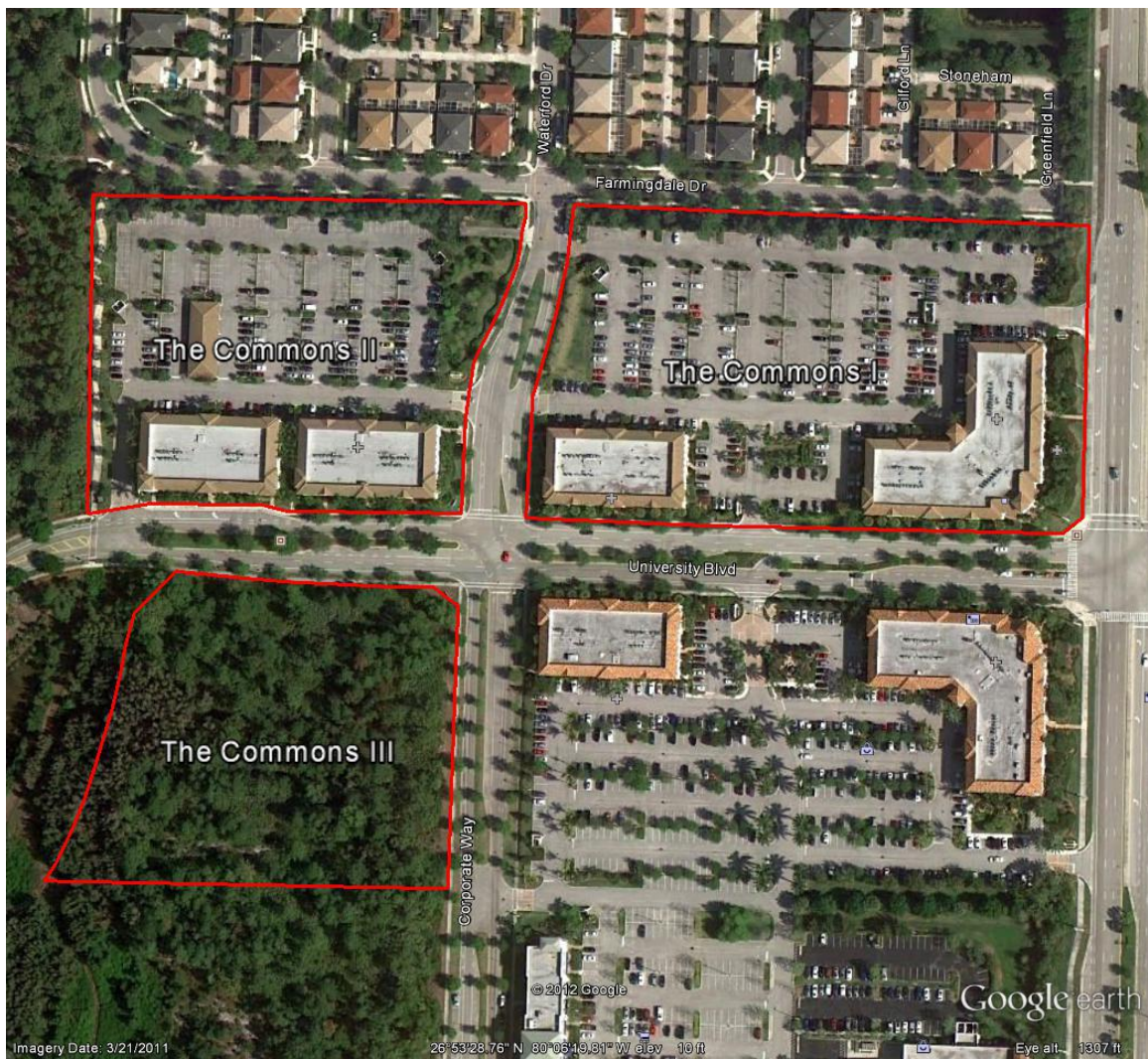
The Commons I 6.65 Acres

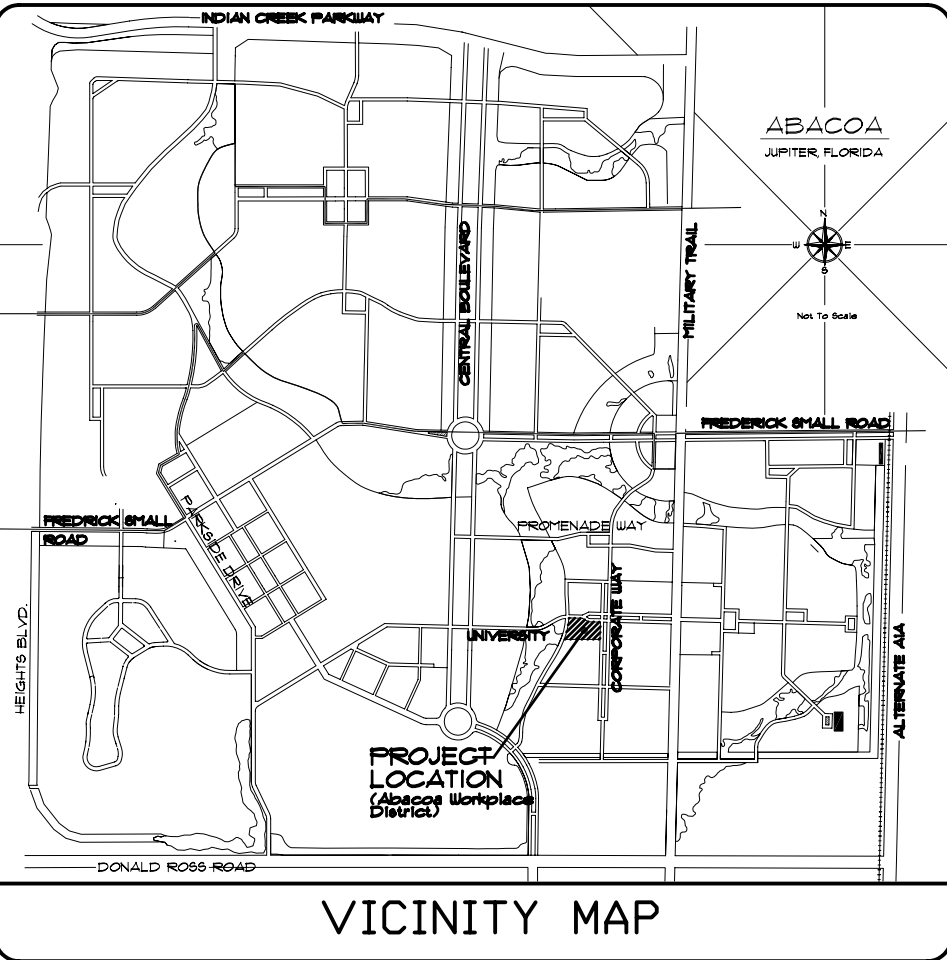
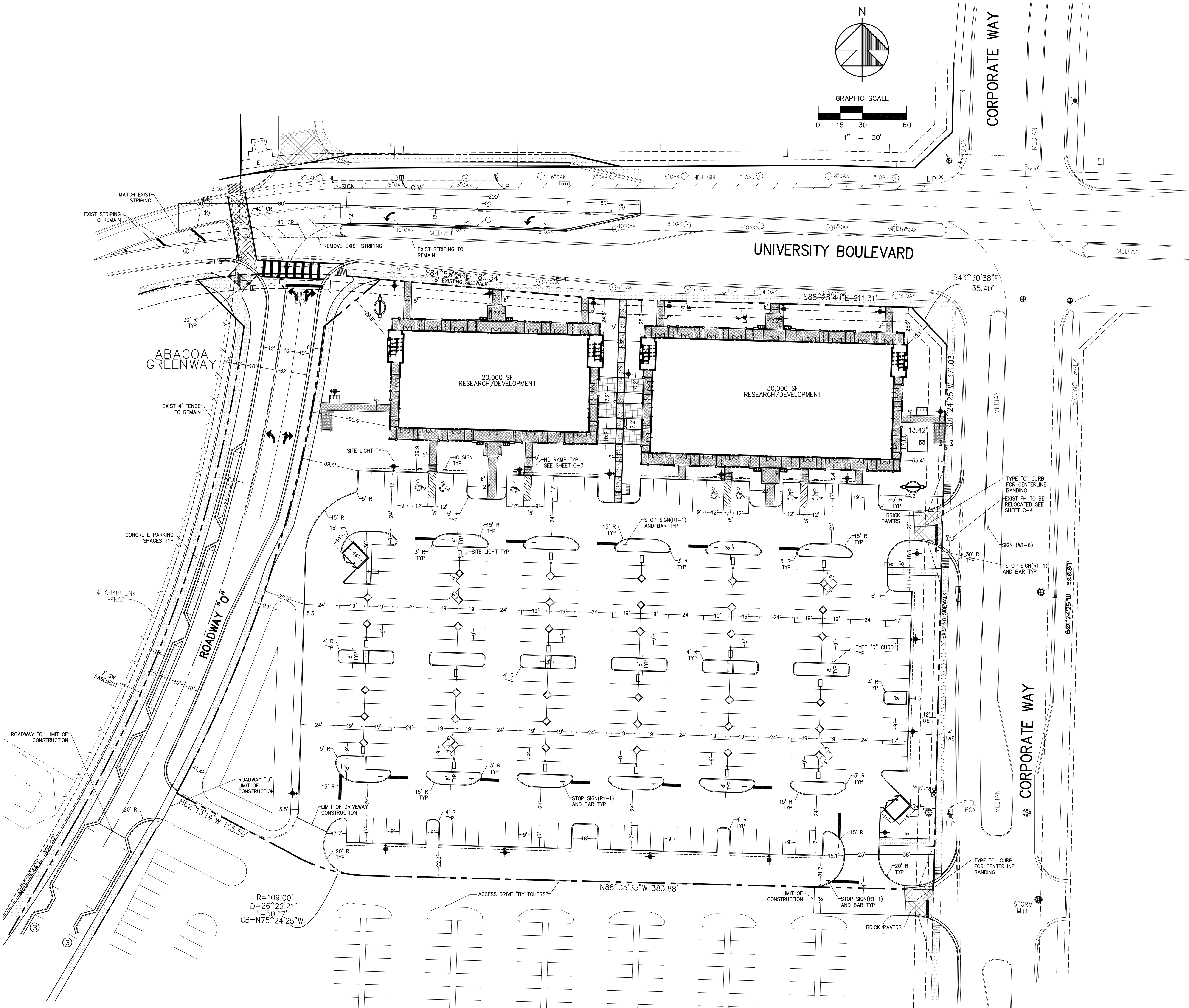
The Commons II 4.99 Acres

The Commons III 4.17 Acres

Jupiter, FL

Scope of work: Civil





SEC 24, TWP 41S RGE 42E

- NOTES:
- CONTRACTOR SHALL USE WHITE PAVER BRICKS TO CONSTRUCT STOP BAR & OTHER MARKINGS IN PAVER BRICK AREAS.
 - SURVEYOR SHALL VERIFY DIMENSIONS OF ALL BUILDINGS WITH APPROVED FLOOR PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STAKING THE BUILDING.
 - VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING, OR STRIPPING ANY VEGETATION FROM PROPERTY LOCATED WITHIN THE TOWN OF JUPITER.
 - ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS AND SIDEWALKS WITHIN 6 FEET OF EXISTING OR PROPOSED TREES.
 - ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH A SUITABLE SOIL MIXTURE.

STRIPING LEGEND	
①	6" SOLID WHITE
②	8" SOLID WHITE
③	12" SOLID WHITE
④	18" SOLID WHITE
⑤	24" SOLID WHITE
⑥	6" SKIP WHITE TYP (10'-30')
⑦	6" SKIP WHITE TYP (6'-10')
⑧	6" SKIP WHITE TYP (2'-4')
⑨	6" SOLID YELLOW
⑩	18" SOLID YELLOW
⑪	6" DOUBLE YELLOW
⑫	6" SKIP YELLOW (10'-30')
⑬	6" SKIP YELLOW TYP (6'-10')
⑭	6" SKIP YELLOW TYP (2'-4')

REVISIONS	
01-11-05	REV PER TOJ

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JUPITER, FLORIDA 33458
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jhi@jehsouth.net

Commons Phase-III
Buildings 5 & 6
(University Corporate Park)
Abacoa Parcel WK-4A1
JUPITER, FLORIDA

PAVEMENT MARKING PLAN			
DATE	SCALE	DESIGNED BY	DRAWN BY
10-05-05	1"=30'	JHI	ZAK

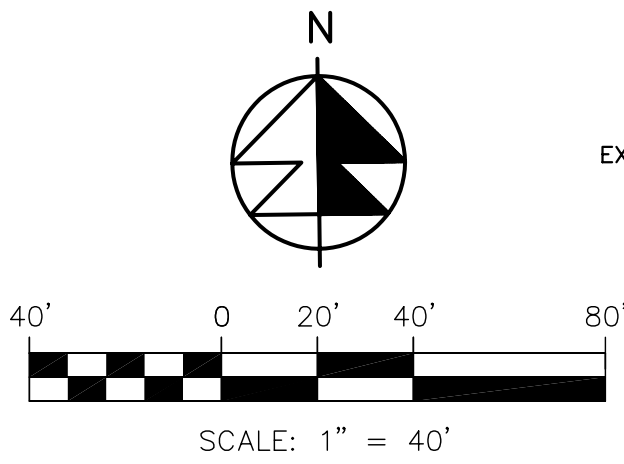
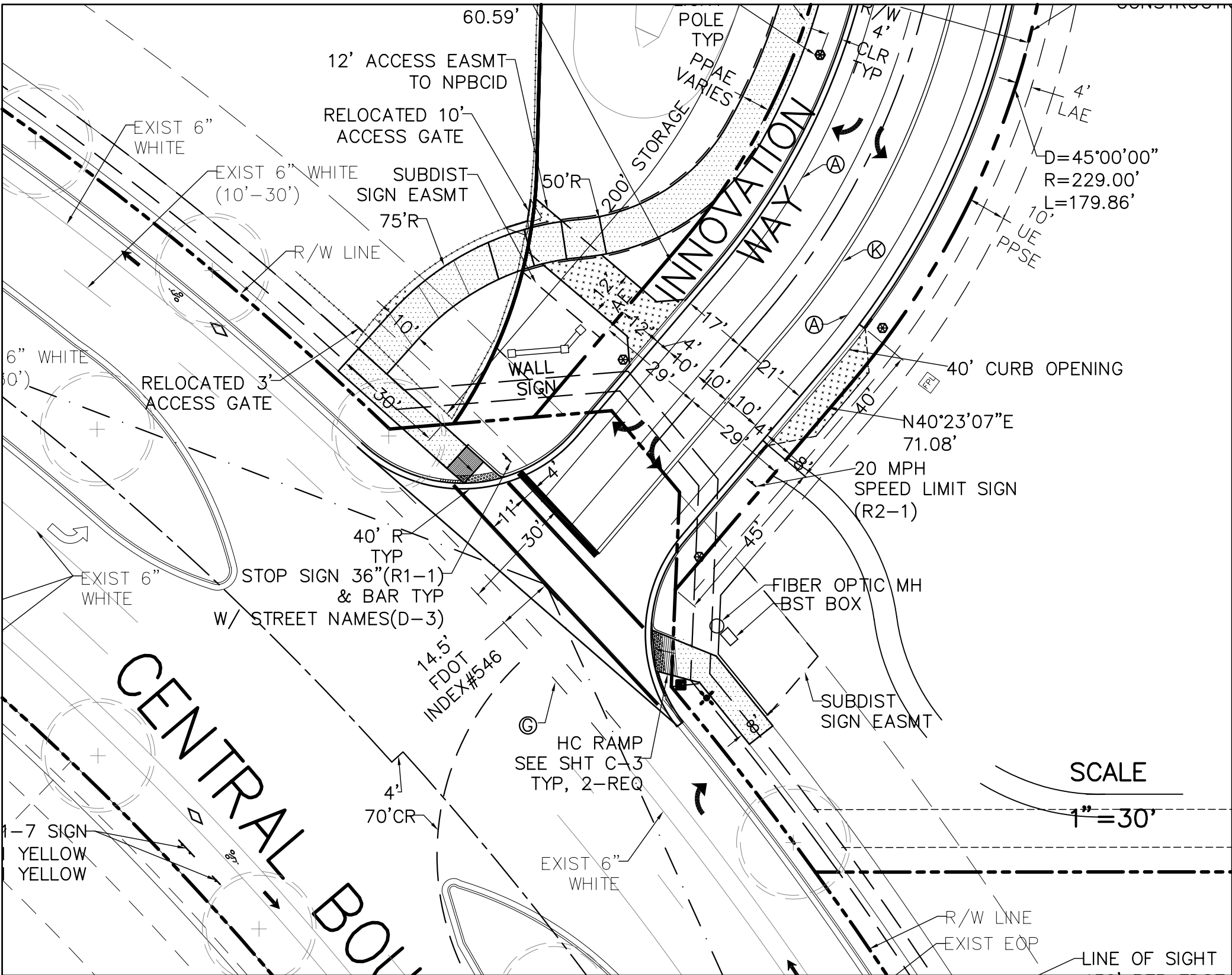
SEAL	
CDAN 406986 JEFF H. IRAVANI 33155 JOB NO.	0505-875 SHEET NO.
C-2	

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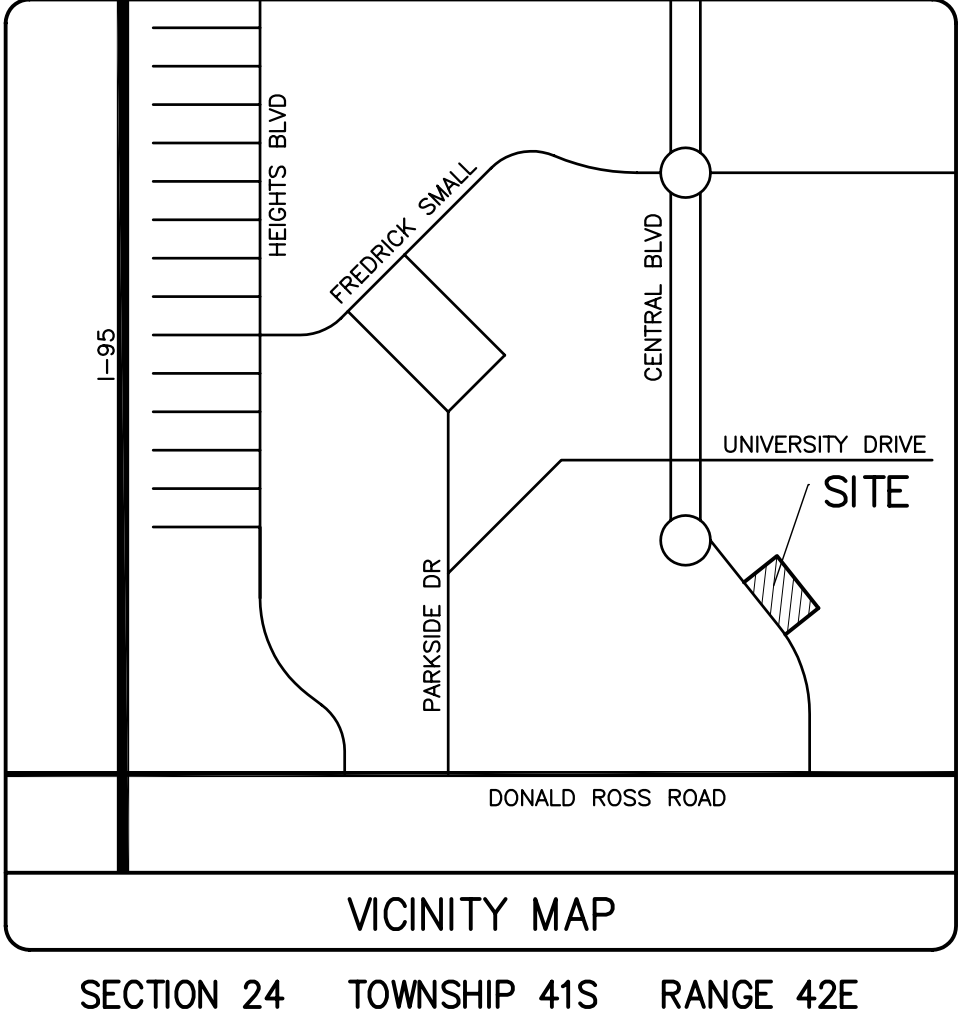
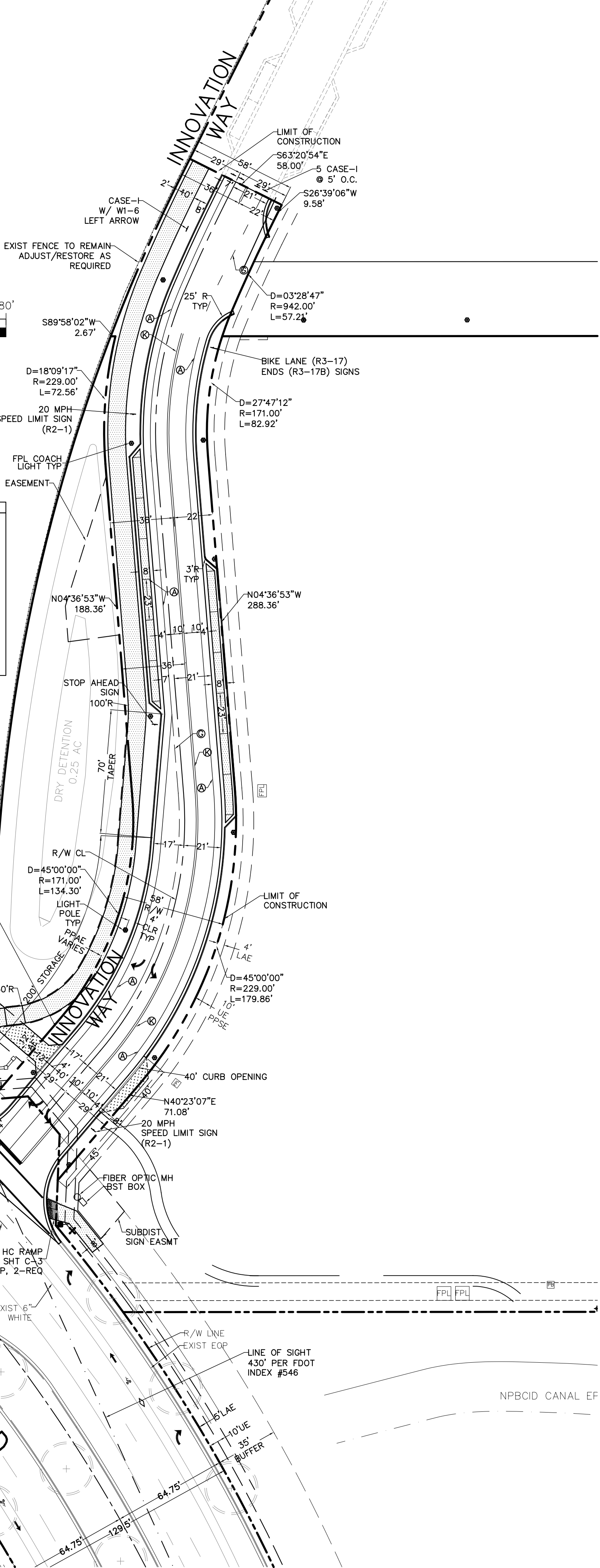
Institute for Healthy Living 10.7 Acres
Innovation Way 1.21 Acres
Jupiter, FL

Scope of work: Civil





STRIPING LEGEND	
Ⓐ	6" SOLID WHITE
Ⓑ	8" SOLID WHITE
Ⓒ	12" SOLID WHITE
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Ⓔ	24" SOLID WHITE
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Ⓗ	6" SKIP WHITE TYP (2'-4')
Ⓘ	6" SOLID YELLOW
Ⓚ	18" SOLID YELLOW
Ⓛ	6" DOUBLE YELLOW
Ⓜ	6" SKIP YELLOW (10'-30')
Ⓝ	6" SKIP YELLOW TYP (6'-10')
Ⓟ	6" SKIP YELLOW TYP (2'-4')



- NOTES:
1. ALL PAVEMENT MARKING AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL TP-10-001. ALL STRIPING SHALL BE THERMOPLASTIC.
 2. 19"-24" DEEP ROOT BARRIERS MUST BE INSTALLED ALONG ALL CURBS & SIDEWALKS WITHIN 10' OF EXISTING OR PROPOSED TREES. (SEE LANDSCAPE PLANS)
 3. SURVEYOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STAKING & INFORM THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
 4. ALL HANDICAP RAMPS & DETECTABLE WARNINGS SHALL BE CONSTRUCTED IN ACCORD W/ 1994 USDOJ ADA REQ'S & FBC-11.4. FDOT INDEX 304 SHALL BE USED ONLY FOR RAMP CONSTRUCTION.
 5. ALL STRIPING WITHIN PUBLIC RIGHT OF WAY SHALL BE THERMOPLASTIC. ALL CURBED MEDIANS SHALL RECEIVE RPM'S AT TOP OF CURB AND IN GORE STRIPING IN ACCORDANCE WITH FBC TYPICAL T-P-10-001.
 6. SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO THE INNOVATION WAY RIGHT-OF-WAY AND THE DRY DETENTION AREA.
 7. DOUBLE YELLOW CENTERLINE STRIPING SHALL RECEIVE SINGLE RPM'S AT 20' ON CENTER AND LOCATED BETWEEN THE DOUBLE YELLOW STRIPING IN LIEU OF DUAL RPM'S AT 40' ON CENTER OUTSIDE THE DOUBLE YELLOW STRIPING.
 8. SEE THE INSTITUTE FOR HEALTHY LIVING CONSTRUCTION PLANS # 0809-1007 BY JEFF H. IRAVANI INC. FOR IMPROVEMENTS ABUTTING INNOVATION WAY.

REVISIONS	
12-13-10	REV PER CLIENT
02-16-11	REV PER PBC
03-04-11	REV PER PBC
06-23-11	REV PER TOC

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Innovation Way
WK44A Tract-A, Abacoa
Jupiter, Florida

Pavement Marking & Signage Plan

DATE	SCALE	DESIGNED BY	DRAWN BY
11-16-2010	1"=40'	JHI	ZAK

SEAL

JEFF H. IRAVANI, PE
FL REG #33155
CDA #6986

JOB NO.
0909-1035

SHEET NO.
C-2

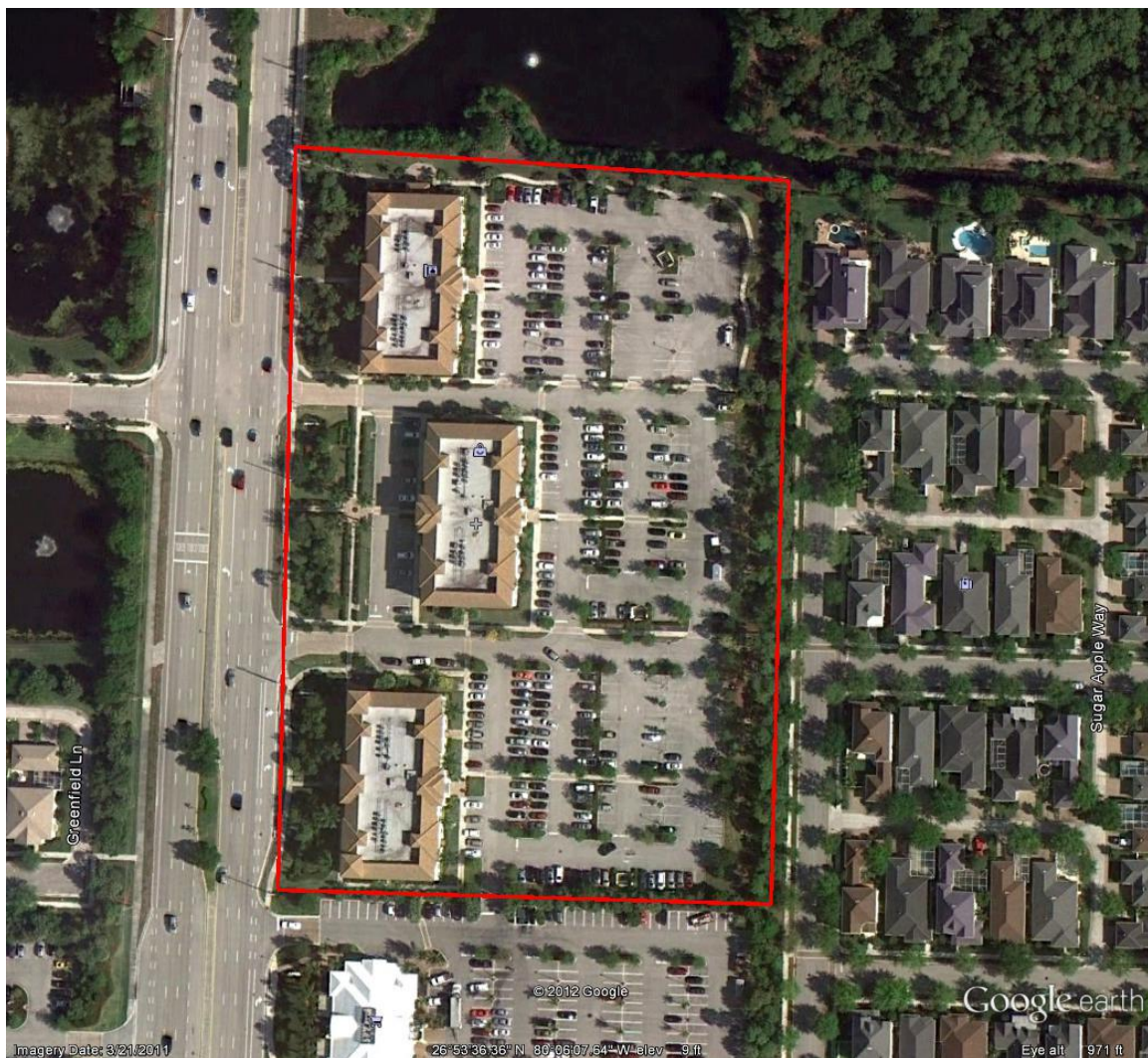
LEGEND	
Ⓐ	PROP PAVT EL
Ⓑ	PROP CONC EL
Ⓒ	EXIST EL
Ⓓ	CONTRACTOR TO FIELD VERIFY
Ⓔ	INVERT EL
Ⓕ	OVN BASIN
Ⓖ	YARD DRAIN
Ⓗ	BOTTOM EL
Ⓘ	TOP EL
Ⓚ	EXFILTRATION TRENCH
Ⓛ	WATER MAIN
Ⓜ	WATER SERVICE
Ⓝ	SANITARY SERVICE
Ⓟ	FORCE MAIN
Ⓡ	FIRE MAIN
Ⓢ	WASTEWATER GRAVITY
Ⓣ	FIRE HYDRANT
Ⓤ	POST INDICATOR VALVE
Ⓥ	GATE VALVE
Ⓦ	TAPPING VALVE
Ⓧ	VALVE
Ⓨ	FIRE DEPT CONNECTION
Ⓩ	CV CHECK VALVE
ⓐ	DCDA-DBL CHOK DETECTOR ASSEMBLY
ⓑ	RPDS-REDUCED PRESSURE DET SYS
ⓓ	WATER METER
ⓔ	REDUCED PRESSURE BACKFLOW PREV.
ⓖ	SAMPLE POINT
ⓗ	MITERED END SECTION
Ⓣ	FIN FLOOR ELEV
Ⓤ	FLOW LINE ELEV
Ⓡ	TOP OF BANK
Ⓢ	TOE OF SLOPE
Ⓣ	TOP OF CONCRETE
Ⓤ	TOP OF PAVERS
Ⓥ	UTILITY EASEMENT
Ⓦ	DRAINAGE EASEMENT
Ⓧ	LAKE MAINTENANCE EASMT
Ⓨ	LIMITED ACCESS EASMT
Ⓩ	CLEANOUT
ⓐ	BORING NO. AND LOCATION
ⓑ	ELLIPTICAL RCP
ⓓ	REINFORCED CONC PIPE
ⓔ	CORRUGATED ALUMINUM PIPE
ⓖ	HIGH DENSITY POLYETHYLENE PIPE
Ⓢ	POLYVINYL PIPE
Ⓣ	CORRUGATED METAL PIPE

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
CALL SUNSHINE
NOTIFICATION CENTER

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Greenway Professional Center
7.97 Acres
Jupiter, FL

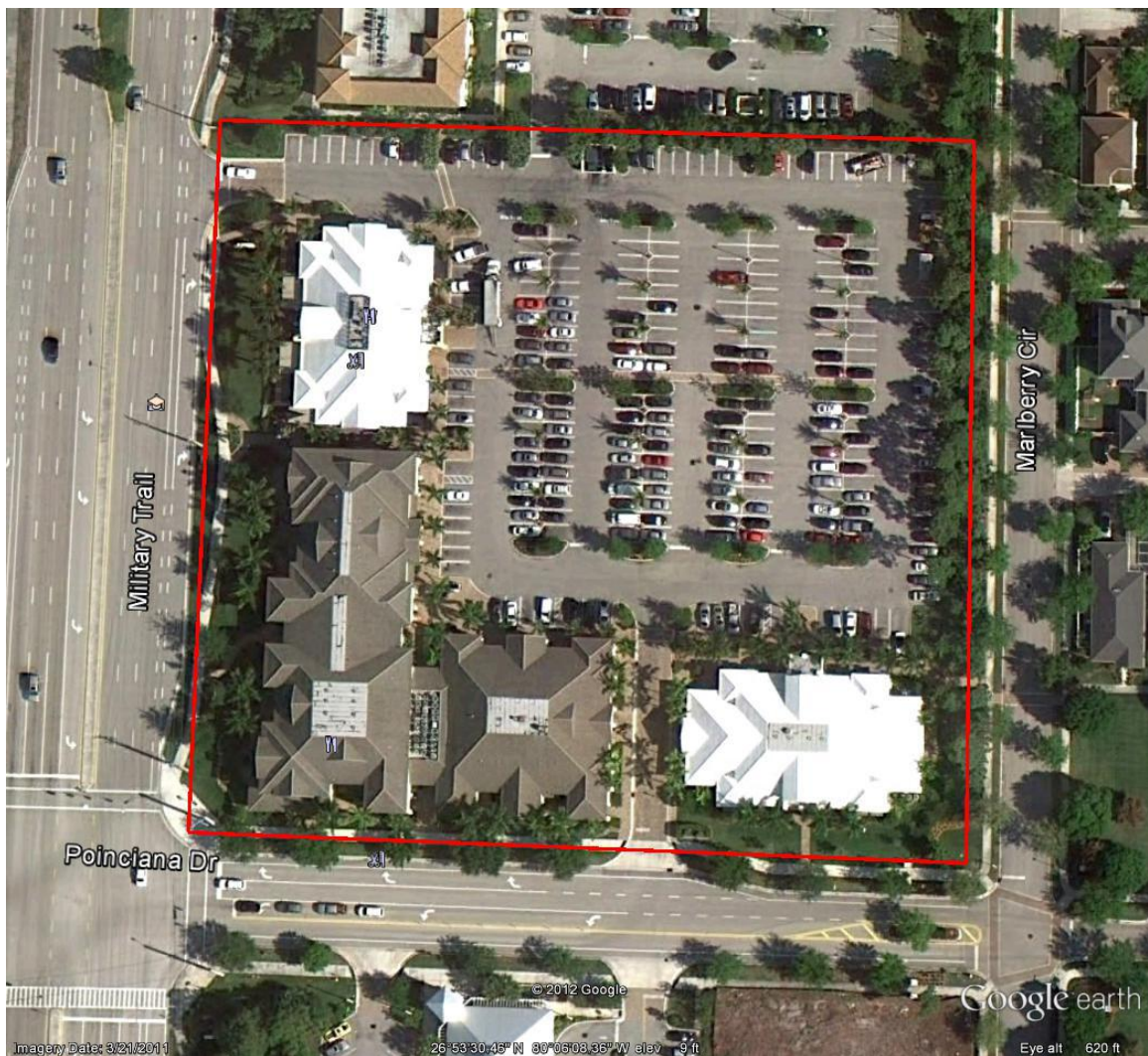
Scope of work: Civil



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Bermudiana
5.0 Acres
Jupiter, FL

Scope of work: Civil



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**Corporate Center West
(South University)
9.86 Acres
Royal Palm Beach, FL**

Scope of work: Civil



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Haverhill Industrial Park 20.65 Acres Riviera Beach, Fl

Scope of work: Civil



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Haverhill Acres 11.82 Acres
Palm Beach County, FL

Scope of work: Planning, Civil



NOTES

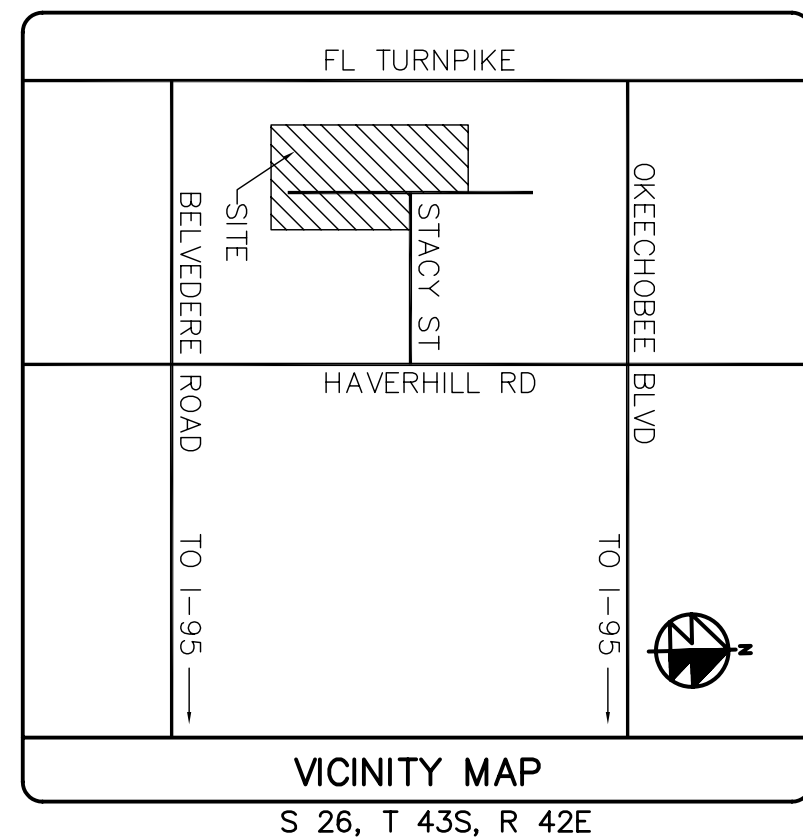
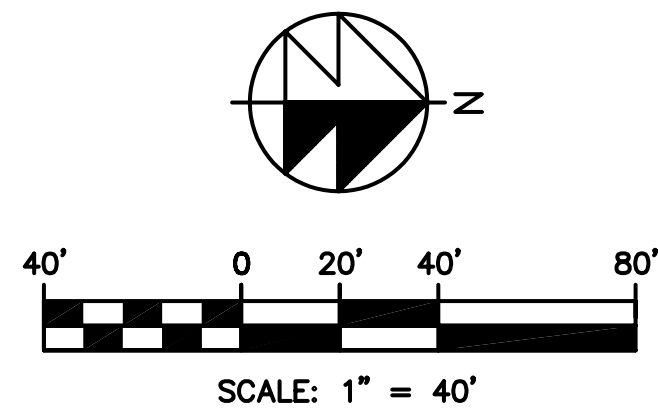
1. ALL WALLS AND OSTDS SHALL BE ABANDONED.
2. FOR STOP BARS IN BRICK PAVER AREAS SHALL BE WHITE BRICKS IN LIEU OF STRIPING.
3. NAME OF STREET WILL BE CHANGED AFTER APPROVAL OF ABANDONMENT OF STACY ST. R/W.
4. NEW NAME WILL BE SUBJECT TO PALM BEACH COUNTY ADDRESSING DEPARTMENT APPROVAL.
5. THE REQUESTED TDR UNITS HAVE BEEN DESIGNATED AS WORKFORCE HOUSING UNITS. ALL WORKFORCE UNITS ARE SUBJECT TO A RESTRICTIVE COVENANT AS SHALL BE SOLD, RESOLD, OR RENTED ONLY TO LOW, MODERATE 1, MODERATE 2, OR MIDDLE INCOME QUALIFIED HOUSEHOLDS. (PLANNING COMMENT#3)

6. THE 53 WORKFORCE UNITS WILL BE DISTRIBUTED AMONG FOUR AMI CATEGORIES AS FOLLOWS:
INCOME LEVEL LOW (60%-80%) 13 UNITS
MODERATE (81%-100%) 13 UNITS
MODERATE (101%-120%) 13 UNITS
MIDDLE (121%-150%) 14 UNITS
(PLANNING COMMENT#4)

7. PER ULDC, ARTICLE 5.0.2.B.5., IN LIEU OF PROVIDING RECREATIONAL AMENITIES ON SITE THIS PETITION IS REQUIRED TO CONTRIBUTE \$67,280 PRIOR TO PLAT APPROVAL FOR THE ACQUISITION AND IMPROVEMENT OF COMMUNITY OR NEIGHBORHOOD PARKS WITHIN A 5 MILE RADIUS OF THIS PETITION. (PLAT: PARKS DEVELOPMENT)

ZONING: RS
FLU: MR5
SINGLE FAMILY
RESIDENTIAL

VARIANCE TABLE				
AGENDA ITEM	CODE SECTION	REQUIRED	PROVIDED	VARIANCE
BA-2005-0877	3.D.2.a.1 PERFORMANCE STANDARDS ACCESS AND CIRCULATION	80' MIN R/W	FRONTAGE ON LOCAL STREET	30' R/W
	3.C.2.a.2 PERFORMANCE STANDARDS ACCESS AND CIRCULATION	80' MIN R/W	ACCESS ON LOCAL STREET 50' R/W	30' R/W
ADDRESS OF PROPERTY	5374 STACY ST, WEST PALM BEACH, FL - 33417 1291 STACY ST, WEST PALM BEACH, FL - 33417 1325 S STACY ST, WEST PALM BEACH, FL - 33417 1349 S STACY ST, WEST PALM BEACH, FL - 33417 1389 N STACY ST, WEST PALM BEACH, FL - 33417 1407 N STACY ST, WEST PALM BEACH, FL - 33417			



REVISIONS

11-10-05	REV PER CLIENT
08-26-05	REV PER CLIENT
08-26-05	REV PER CLIENT
08-26-05	REV PER CLIENT
10-20-07	REV PER CLIENT
12-20-07	REV PER CLIENT
12-20-07	REV PER DRG
02-15-08	REV PER DRG
02-15-08	REV PER DRG
04-11-08	REV PER DRG
06-11-08	REV PER DRG
08-15-08	REV PER DRG
09-09-08	REV PER DRG
10-21-08	REV PER DRG
10-21-08	REV PER DRG
09-18-09	REV PER PRELIMS

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HAVERHILL ACRES

FINAL SITE PLAN

PALM BEACH COUNTY, FLORIDA

DRAWN BY

ZAK

DESIGNED BY

JHI

SCALE

1"=40'

DATE

01-22-07

SEAL

JEFF H. IRAVANI, PE

FL REG # 33155

COA# 406986

JOB NO.

0310-777

SHEET NO.

SP-1

SITE DATA

CONTROL NO. 05-103
APPLICATION NO. DRO-2008-1014
PROJECT NO. 5148-000
BCC RESOLUTION NO. 2008-0927 MAY 22, 2008
PROJECT NAME. HAVERHILL ACRES
OWNERSHIP TYPE. CONDOMINIUM
ZONING. PUD
FUTURE LAND USE. HR8
TIER. URBAN/SUBURBAN
SECTION 26, TOWNSHIP 43S, RANGE 42E
PCN 00-42-43-26-02-000-0201,0202,0203,0210,0220,0230,0240,0250,0261,0262
TAX. 225
OVERLAY. NONE
TOTAL DWELLING UNITS. 160 DU
PUD. 94 (9 WORK FORCE)
BONUS. 37 (15 WORK FORCE)
TDR. 29 (29 WORK FORCE)

DENSITY. 13.5 DU/AC
ALLOWABLE DENSITY. 12 DU/AC
UNIT TYPE. MULTIFAMILY

TOTAL SITE AREA. 514,668 SF 11.82 AC 100.0%
BLDG AREA. 92,528 SF 2.12 AC 18.0%
PAVT/SW AREA. 187,269 SF 4.30 AC
IMPERVIOUS AREA. 279,797 SF 6.42 AC 54.4%
OPEN SPACE. 234,871 SF 5.40 AC 45.6%
DRY DETENTION AREA. 83,199 SF 1.91 AC

BLDG HEIGHT. 35 FT MAX
BUILDING COVERAGE. 92,528 SF 2.12 AC
PARKING REQ. 360 SP
160 DU @ 2 SP PER UNIT
GUEST PARKING. 40 SP
PARKING PROP. 361 SP
HANDICAP SP REQ'D. 12 SP
HANDICAP SP PROP. 12 SP

RECREATION AREA REQ. 160 D.U. x .008 0.96 AC
RECREATION AREA PROV. 0.48 AC
PRIV CIVIC SITE REQ. 2% OF 11.81 AC 0.23 AC
PRIV CIVIC SITE PROV. 0.23 AC

CONCURRENCY APPROVAL

160 DWELLING UNITS 94,270 SF
CLUBHOUSE 2,450 SF

*CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN.

PROPERTY DEVELOPMENT REGULATIONS

REQ	MIN LOT DIM'S SIZE	MIN LOT DIM'S WIDTH	MIN LOT DIM'S DEPTH	MAX BUILDING HEIGHT	SETBACKS/SEPARATION FRONT	SEPARATION SIDE	SEPARATION REAR
800SF	65	75	35	40%	25	15	25
PROF11.81AC	467	645	35	18.1%	25	25	N/A

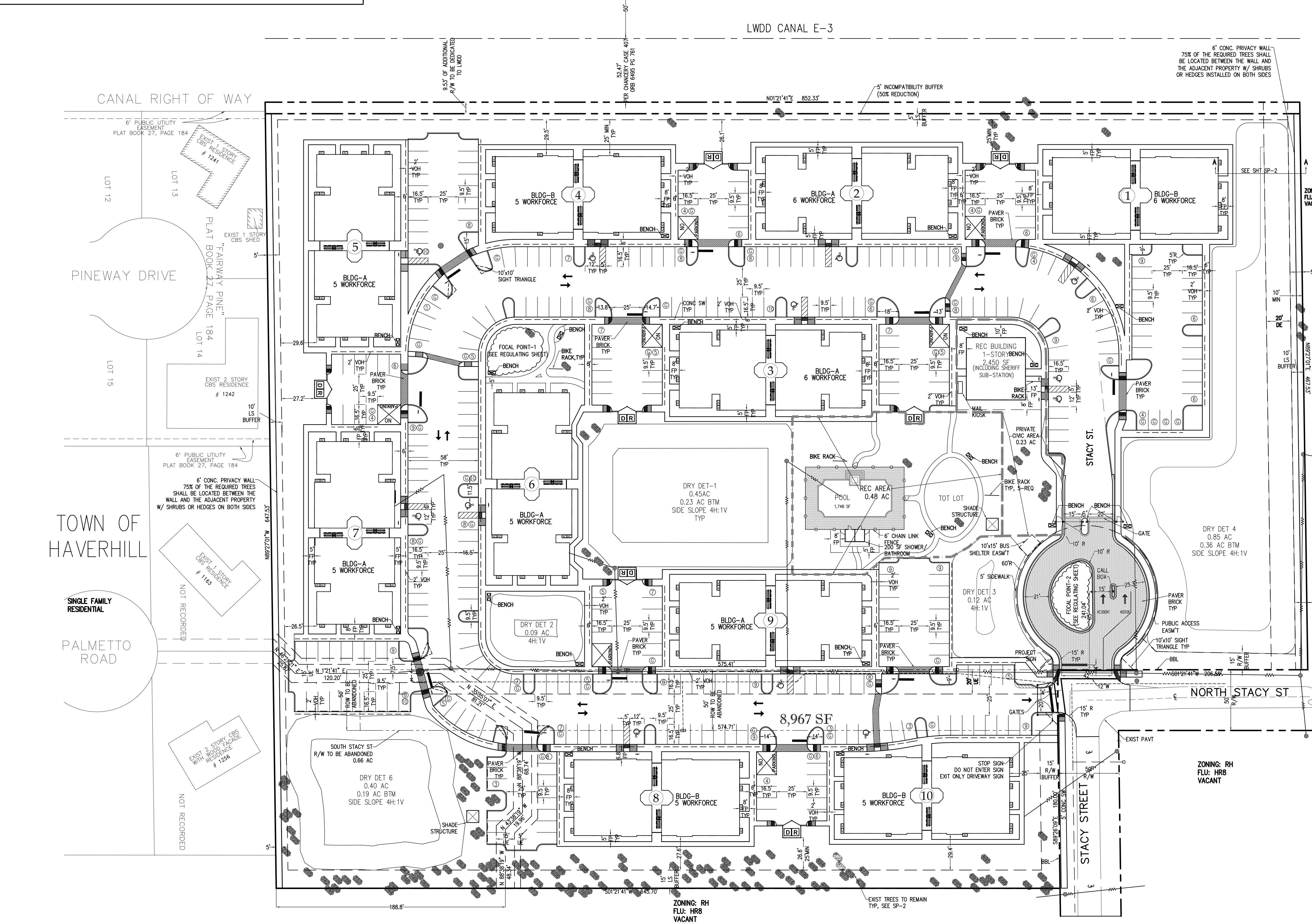
LANDSCAPING REQUIREMENTS

CATEGORY	CODE REQUIREMENT	REQUIRED	PROVIDED
PERIMETER			
TREES-R-O-W	1 PER 25 LF	16	16
TREES-INCOMPATIBLE BUFFER	1 PER 20 LF	98	98
TREES-COMPATIBLE BUFFER	1 PER 25 LF	28	28
SHRUBS	24" OC	1490	1490
TOTAL PERIMETER TREES		140	140

INTERIOR
TREES-LOT 1 PER 1,250 SF 405 405
SHRUBS-LOT 3 PER 1,250 SF 1,215 1,215
TOTAL TREES 405 405

BUILDING UNIT BREAKDOWN

BLDG	# DU	BLDG TYPE	WORKFORCE HOUSING	GROSS FLOOR AREA
1	16	B	6	15,728
2	16	A	6	18,128
3	16	A	6	18,128
4	16	B	6	15,728
5	16	A	6	18,128
6	16	A	6	18,128
7	16	A	5	18,128
8	16	B	6	15,728
9	16	B	6	18,128
10	16	B	6	15,728
10 BLDG	160 DU	17-A / 3-B	53	171,680 SF



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Wellington Medical Arts Pavilion III 4.0 Acres

Wellington Medical Arts Pavilion IV 4.75 Acres

Wellington, FL

Scope of work: Civil

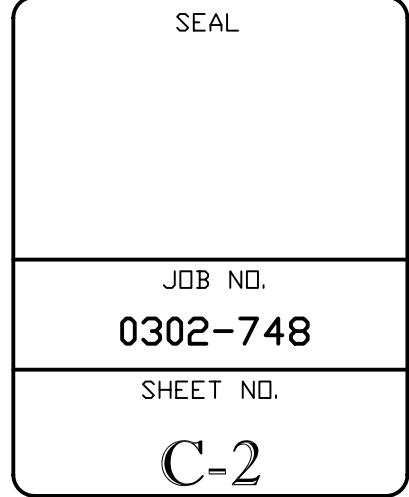


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**US 441 MUPD 13.32 Acres
Palm Beach County, FL**

Scope of work: Civil





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Loxahatchee Business Park 9.3 Acres
Jupiter, FL

Scope of work: Civil, Traffic

