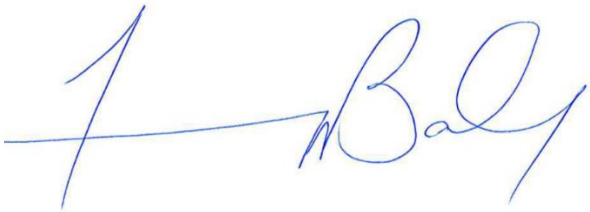
CITY OF RIVIERA BEACH • P. O. Drawer 10682 • RIVIERA BEACH, FLORIDA 33419
DEPARTMENT OF PUBLIC WORKS INTER-DEPARTMENTAL COMMUNICATION
**Tel. (561) 845-4080** **Fax (561) 840-4845**

TO: DeAndrae L. Spradley, Principal Planner
FROM: Terrence N. Bailey, PE
DATE: 1/4/16
RE: Singer Island Gateway Site Plan Review– SP-16-21 Review

==========

Engineering Division has reviewed the submittal and the project is satisfactory for advancing to Planning and Zoning.



Terrence N. Bailey, P.E.
City Engineer

# CITY OF RIVIERA BEACH

600 WEST BLUE HERON BLVD. • RIVIERA BEACH, FLORIDA 33404
(561) 845-4104 (561) 845-4137

OFFICE OF THE
FIRE CHIEF


**TO:** Deandrea Spradley, Principal Planner

**FROM:** Frank Stallworth, Fire Inspector

**DATE:** December 22, 2016

**SUBJECT:** Second site plan review for the Singer Island Gateway LLC, located at 2525-2529 Lake Drive. (SP-16-21).

## Comments

The Fire Prevention Bureau has received and reviewed the site plans for Singer Island Gateway. The project includes two eight stories buildings, 80,772 square feet.

The Fire Prevention Bureau has no comments.

**CITY OF RIVIERA BEACH** **P.O Box 10682** **RIVIERA BEACH, FLORIDA 33419**

**POLICE DEPARTMENT** **INTER-DEPARTMENTAL COMMUNICATION**

**To:** DeAndrae Spradley

**From:** Steven Thomas, Major of Police

**Date:** December 21, 2016

**Re:** Singer Island Gateway SP-16-21

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The Police Department has no further comments.

CC: Clarence Williams, Chief of Police
Michael Madden, Asst. Chief of Police
Natalie Moore, Code Enforcement Administrator
Spencer Rozier, District 1 Commander

# MEMORANDUM

To: **DeAndrae Spradley, Principal Planner**

From: **Leighton Walker, Utilities Engineer**

Date: **January 20, 2017**

Re: **Singer Island Gateway LLC Site Plan Review (SP-16-21)**

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Utility District **approves** the site plan based on the following condition:

1. The site plan is ok to proceed to P&Z; however, the Utility Department comments must be address prior to the 2nd reading of the site plan related items going to the City Council. (See Attached redline markup comments)

LCW

BLUE HERON BOULEVARD

200'-4'x8' EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)

PROPOSED WATER MAIN WITH B.F.P. TO SERVICE DOCK

8"X6" TEE, 8" G.V. & F.H.

PROPOSED BENCHES (SEE ARCH. PLANS FOR DETAILS)

EXISTING 5' SIDEWALK

EXISTING C.B.S. WALL

PROPOSED STORM M.H. AND OUTFALL TO INTERCOASTAL (TYP.)

EXISTING APPROX. WATER LINE

PROPOSED STORM M.H. WITH BAFFLE

EXISTING B.F.P.

EXISTING W.M.

EXISTING SANITARY M.H.

EXISTING CLEANOUT

EXISTING LIGHT POLE (TYP.)

EXISTING VALVE

EXISTING M.H.

EXISTING C.B.S. WALL (TO BE REMOVED)

N87°12'33"E 245.04'(M) 240.0'±(P)

CIVIC AREA PERVIOUS PAVERS

PROPOSED STORM DRAINAGE PIPE (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)

EXISTING FENCE (TO BE REMOVED)

EXISTING 6' UTILITY EASEMENT

EXISTING SANITARY M.H.

EXISTING CATCH BASIN

EXISTING VALVE

PLUG EXISTING 6" W.M.

CONNECT TO EXISTING 12" A.C. W.M. WITH 12"X8" TEE AND G.V.

EXISTING C.B.S. WALL (TO BE REMOVED)

EXISTING SANITARY M.H. RIM 4.87 INV. -1.38N INV. -1.23S

...G 12" C.A. W.M. ...G CATCH BASIN

Contractor shall install at a minimum one 20' stick of DIP on each side of the tee to facilitate the transition between pipe materials.

TWO (2) 8...

PROPOSED 8" WATER MAIN (TYP.)

EXISTING 8" GRAVITY SEWER

EXISTING SIDEWALK (TO BE REMOVED)

EXISTING TYPE "F" CURB (TO BE REMOVED)

R40'

N

20 10 0 20 40

SCALE IN FEET 1"=20'

SILVER BEACH RD.

SITE

BLUE HERON BLVD.

AUSTRALIAN AVE.

OLD DIXIE HWY.

BROADWAY (US-1)

LAKE DR.

PALM BEACH INLET

INTRACOASTAL WATERWAY

ATLANTIC OCEAN

LOCATION MAP
NOT TO SCALE

provide conflict information

TWO (2) 8" 11.25° BENDS

EXISTING WATER METER (TO BE REMOVED)

EXISTING (3) B.F.P. (TO BE REMOVED)

EXISTING CABLE BOX

EXISTING 5' U.E. (P)

EXISTING FENCE (TO BE REMOVED)

EXISTING 6" C.A. W.M. (TO BE REMOVED)

PROPOSED BOAT DOCK

N87°12'33"E 3.00'

PROPOSED LIFTS (TYP.)

EXISTING WOOD DOCK (TO BE REMOVED)

PROPOSED BOAT DOCK

EXISTING SEAWALL

EXISTING CABLE BOX

S00°16'53"E 189.14'

EXISTING CATCH BASIN (TO BE REMOVED)

EXISTING UTILITY POLE (TO BE REMOVED)

PROPOSED BUILDING 49,400 S.F. F.F.E. 8.0

EXISTING CONCRETE (TO BE REMOVED)

PROPOSED 2' VALLEY GUTTER

EXISTING 20' TEMPORARY CONSTRUCTION EASEMENT (TO BE ABANDONED)

EXISTING 6' PERMANENT STORM DRAINAGE EASEMENT (TO BE ABANDONED)

PROPOSED SANITARY LATERAL TO BUILDING W/ C.O. AT R/W

EXISTING 42" STORM DRAINAGE (TO BE REMOVED)

EXISTING F.P.L. PAD (TO BE REMOVED)

EXISTING FENCE

EXISTING 20'X4' FLORIDA, POWER AND LIGHT EASEMENT; SOUTHERN ...EASEMENT

...STING SANITARY CLEAN OUT

...TER SERVICE TO BUILDING

...STING UTILITY POLE (TYP.)

EXISTING 6" C.A. W.M. (TO BE REMOVED)

EXISTING 5' U.E. (P)

N89°33'04"E 243.22'

S00°26'56"E 273.14'

LAKE DRIVE

provide blowup detail of water meter and backflow configuration

greater separation preferred between the proposed WM and the ex. FM UD standards requires 10 ft.

7.02 ft

5.98 ft

8.34 ft

pour thrust block

tee

call out hymax coupling

EXISTING WATER METER

PROPOSED STORM DRAINAGE PIPE (TYP.) (SIZE TO BE DETERMINED DURING FINAL DESIGN)

PROPOSED TYPE "D" CURB (TYP.)

EXISTING 3" W.M.

EXISTING CABLE BOX

EXISTING BELL SOUTH PADS

PROPOSED TYPE "C" INLET (TYP.)

PROPOSED 15" R.C.P. STORM DRAINAGE PIPE IN EXFILTRATION TRENCH (SIZE TO BE DETERMINED DURING FINAL DESIGN)

EXISTING 5' EASEMENT

EXISTING 5' EASEMENT

EXISTING UTILITY POLE

EXISTING 5' EASEMENT

71'-10'X5' EXFILTRATION TRENCH

71'-10'X5' EXFILTRATION TRENCH

71'-10'X5' EXFILTRATION TRENCH

PROPOSED CONCRETE WHEEL STOP (TYP.)

PROPOSED HANDICAP RAMP W/ DETECTABLE WARNING STRIP IN ACCORDANCE W/ A.D.A. SPECIFICATIONS (TYP.)

FENCE (TYP.)

PROPOSED BIKE RACK (BY OTHERS)

PARKING LOT PERVIOUS PAVERS

H.P.

EXISTING FENCE

PROPOSED HANDICAP SIGN (TYP.)

GATE

15'-10'X5' EXFILTRATION TRENCH

11'-10'X5' EXFILTRATION TRENCH

ISLAND ROAD

MATCH EXISTING PAVEMENT ELEV.

CONNECT 15" R.C.P. TO EXISTING STRUCTURE W/ BAFFLE

EXISTING SANITARY M.H. RIM 4.87 (UNABLE TO GET AS-BUITLT)

EXISTING 36" STORM DRAINAGE

EXISTING STORM M.H. RIM 4.65 INV. -1.40E INV. -1.45W TOP OF WEIR 0.3

PROPOSED STORM M.H. OVER EXIST. 36" STORM PIPE

EXISTING CATCH BASIN (TO BE REMOVED AND REPLACED WITH INLET TOP. WEST INV. TO BE PLUGGED)

8"X6" TEE & TWO (2) G.V.'S

PROPOSED WATER METER, R.P.Z., D.D.C.V. ASSEMBLY, & BACKFLOW PREVENTOR. (SIZE TO BE DETERMINED DURING FINAL DESIGN)

EXISTING SIDEWALK (TO BE REMOVED)

EXISTING 8" SANITARY SEWER

8" 45° BEND

8"X6" TEE, 8" G.V. & F.H.

PROPOSED 8"X6" REDUCER

EXISTING 6" C.A. W.M. WITH 6" 90° BEND

plug for future

EXISTING 10" F.M.

## LEGEND

- PROPOSED LAKE DRIVE LIMITS OF RECONSTRUCTION
- PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- PROPOSED STORM SEWER AND CATCH BASIN
- PROPOSED STORM SEWER AND MAN HOLE
- DIRECTION OF FLOW
- DIRECTION OF SWALE
- PROPOSED HIGH POINT
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS/ DECORATIVE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- PROPOSED EXFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
- SEWER SERVICE W/ CLEAN-OUT
- FIRE HYDRANT W/ GATE VALVE
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BIKE RACK (BY OTHERS)
- PROPOSED 24" WHITE STOP BAR, "STOP" SIGN & 6" DOUBLE YELLOW STRIPE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN
- EXISTING OVERHEAD POWER LINE & POWER POLE

NOTES:

1.) THIS DESIGN IS CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
2.) ALL WATER AND WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVIERA BEACH AND THE PALM BEACH COUNTY HEALTH DEPARTMENT.
3.) CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL APPLICABLE GOVERNING AGENCY STANDARDS.
4.) LOCATIONS OF WATER AND SANITARY SEWER SERVICES, DRAINAGE STRUCTURES AND PIPES AND OTHER STRUCTURES TO BE COORDINATED WITH LANDSCAPE DESIGN DURING PREPARATION OF FINAL CIVIL ENGINEERING PLANS.
5.) CONSTRUCTION AND DEMOLITION TO COMPLY WITH N.F.P.A. 241.
6.) FIRE DEPARTMENT LOCKING CAPS WILL BE REQUIRED ON THE FIRE DEPARTMENT CONNECTION.
7.) FITTINGS AND APPURTENANCES ASSOCIATED WITH TRANSITIONS BETWEEN THE PROPOSED WATER MAIN AND EXISTING WATER MAIN WILL BE SHOWN ON THE CIVIL WATER AND SEWER CONSTRUCTION PLANS.
8.) FORCE MAIN PROTECTION DURING UTILITY INSTALLATION IN LAKE DRIVE TO BE PROVIDED BY THE UTILITY CONTRACTOR AT THE PRE-WORK MEETING PRIOR TO THE START OF CONSTRUCTION.
9.) ROOF LEADERS WILL CONNECT DIRECTLY TO THE STORM DRAINAGE SYSTEM. DETAILS WILL BE PROVIDED AS PART OF THE CIVIL PAVING AND DRAINAGE CONSTRUCTION PLANS.

**NOTE:** ALL ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 BASED ON A SURVEY PREPARED BY COMPASS SURVEYING, INC. (800) 226-4807.

ERIK R. COOPER LICENSE No. 56935 STATE OF FLORIDA PROFESSIONAL ENGINEER

REVISIONS

SIMMONS & WHITE
ENGINEERING | PLANNING | CONSULTING | SINCE 1982
Authorization No. 3452
2581 Metrocentre Blvd West • Suite 3 • West Palm Beach, Florida 33407 • (561) 478-7848

| DESIGN | DRAWN | CHECKED | APPROVED | DATE |
|---|---|---|---|---|
| E.C. | T.M. | | | |

SINGER IS. GATEWAY 2525 LAKE DRIVE
SECTION 27, TOWNSHIP 42S., RANGE 43E.
CITY OF RIVIERA BEACH, FLORIDA
CONCEPTUAL PAVING, DRAINAGE, WATER AND WASTEWATER PLAN

| JOB NO. | DRAWING NO. | SHEET | OF |
|---|---|---|---|
| 14-093 | 14093_C01 | 1 | 1 |

Y:\AUTOCAD_FILES\2014\14-093\CONCEPTUAL\14093_C01.dwg 12/13/2016 3:46 PM Tim Murch