



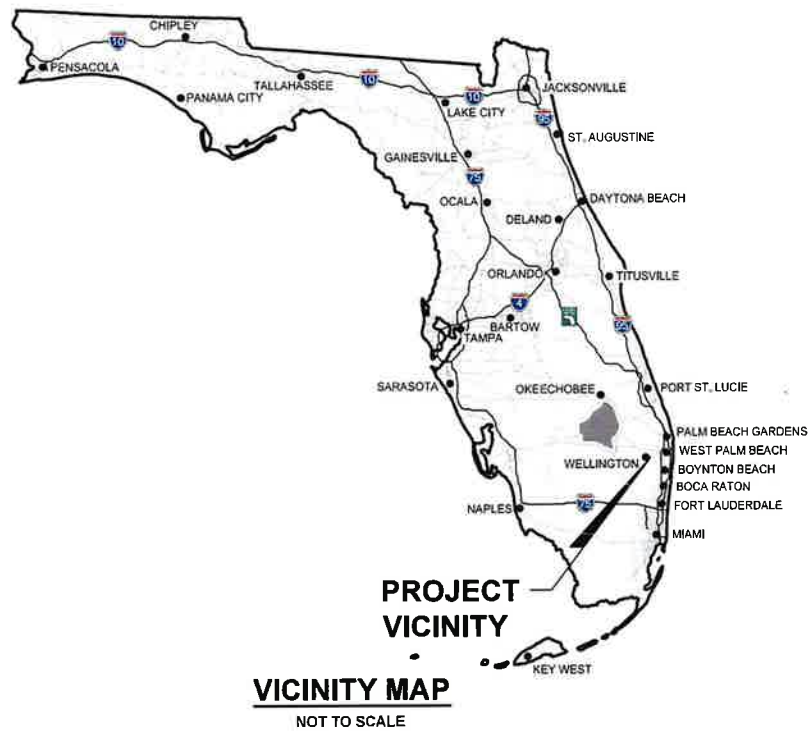
Mint Eco Car Wash
SP-22-04

Prepared By:
Planning Department
City of Greenacres
5800 Melaleuca Lane
Greenacres, FL 33463



CONCEPTUAL ENGINEERING PLANS MINT ECO CAR WASH LAKE WORTH ROAD

SECTION 25, TOWNSHIP 44S., RANGE 42E.
CITY OF GREENACRES, FLORIDA



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	CONCEPTUAL DEMOLITION PLAN
3	CONCEPTUAL STRIPING, SIGNAGE AND HORIZONTAL CONTROL PLAN
4	CONCEPTUAL ENGINEERING PLAN
5	ENGINEERING DETAILS AND SECTIONS

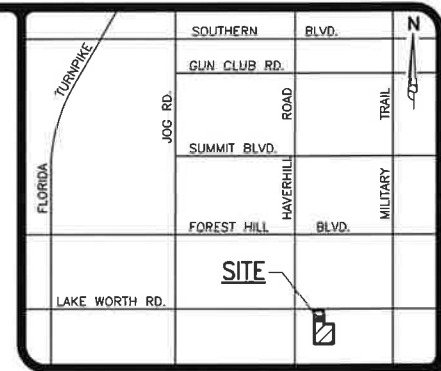
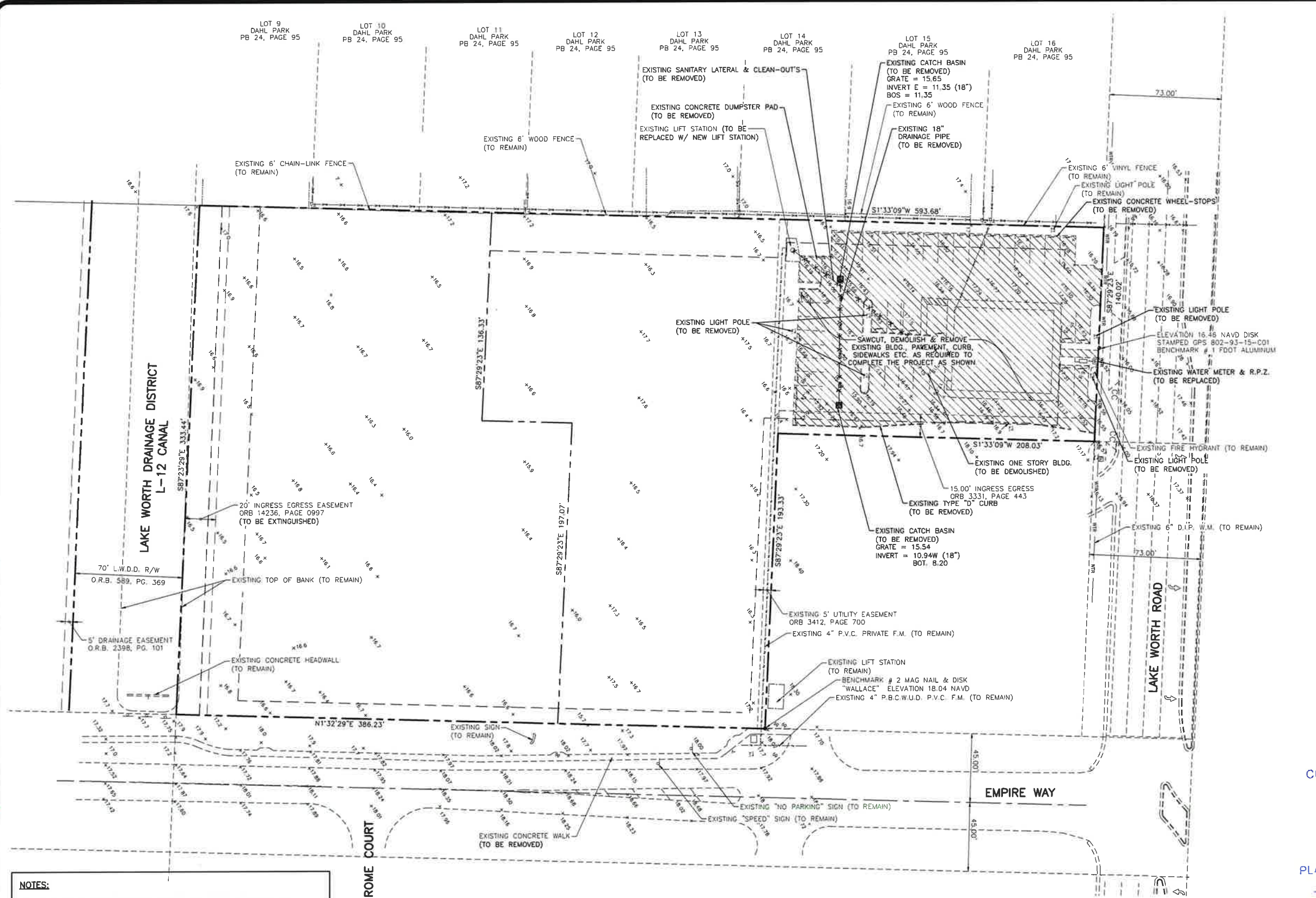
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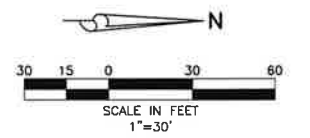
PLANNING & ENGINEERING

2/1/2023

REVISIONS		 ENGINEERING • PLANNING • CONSULTING • SURVEYING 2281 Metrocenter Blvd West • Suite 204 West Palm Beach, Florida 33411 • (561) 478-1848				MINT ECO CAR WASH LAKE WORTH RD. SECTION 25, TOWNSHIP 44S., RANGE 42E. CITY OF GREENACRES, FLORIDA		
						TITLE SHEET		
DESIGN G.B.	DRAWN R.S.	CHECKED	APPROVED	DATE	JOB NO. 22-160	DRAWING NO. 22106C01	SHEET 1	OF 5



LOCATION MAP
NOT TO SCALE



LEGEND

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

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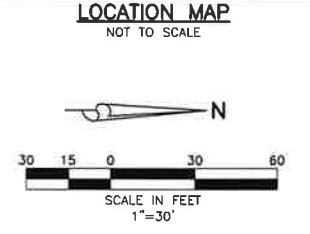
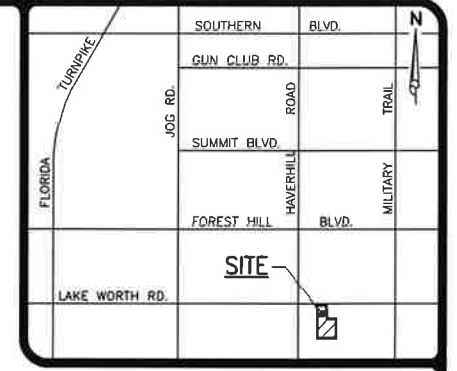
PLANNING & ENGINEERING

2/1/2023

- 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 P.B.C.W.U.D. AND THE PALM BEACH COUNTY HEALTH DEPARTMENT REQUIREMENTS.
 - 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 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.

 ENGINEERING & PLANNING SINCE 1982 <small>2581 Veterans Blvd West Suite 3 West Palm Beach, Florida 33407 (561) 478-1848</small>		MINT ECO CAR WASH LAKE WORTH RD. SECTION 25, TOWNSHIP 44S., RANGE 42E. CITY OF GREENACRES, FLORIDA CONCEPTUAL DEMOLITION PLAN	
1.) REVISED PER LATEST SITE PLAN CHANGES, 10/17/22 D.B.		JOB NO. 22-160 DRAWING NO. 22160C02 SHEET 2 OF 5	
REVISIONS	DESIGN G.B.	DRAWN R.S.	CHECKED APPROVED DATE

LOT 9 DAHL PARK PB 24, PAGE 95
 LOT 10 DAHL PARK PB 24, PAGE 95
 LOT 11 DAHL PARK PB 24, PAGE 95
 LOT 12 DAHL PARK PB 24, PAGE 95
 LOT 13 DAHL PARK PB 24, PAGE 95
 LOT 14 DAHL PARK PB 24, PAGE 95
 LOT 15 DAHL PARK PB 24, PAGE 95
 LOT 16 DAHL PARK PB 24, PAGE 95



LEGEND

- "STOP" SIGN (R1-1)
30"x30"
- "DO NOT ENTER" SIGN (R5-1)
30"x30"
- "ACCESSIBLE PARKING" SIGN
12"x18"
- TYPICAL TURN LANE ARROW
- PROPOSED DIRECTIONAL ARROW
- PROPOSED BENCH & TRASH CAN (BY OTHERS)
- PROPOSED BIKE RACK (BY OTHERS)
- 24" WHITE STOP BAR, "STOP" SIGN & (25') 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
- EXISTING OVERHEAD POWER LINE & POWER POLE
- EXISTING STORM DRAINAGE PIPE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING FORCE MAIN

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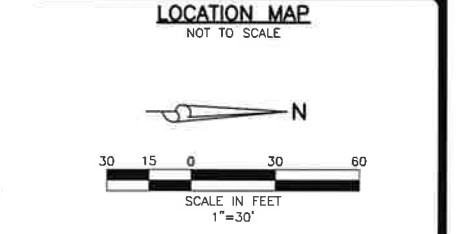
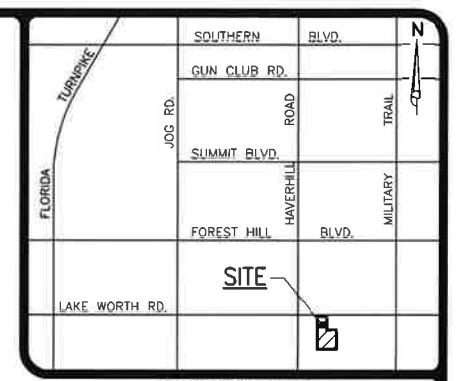
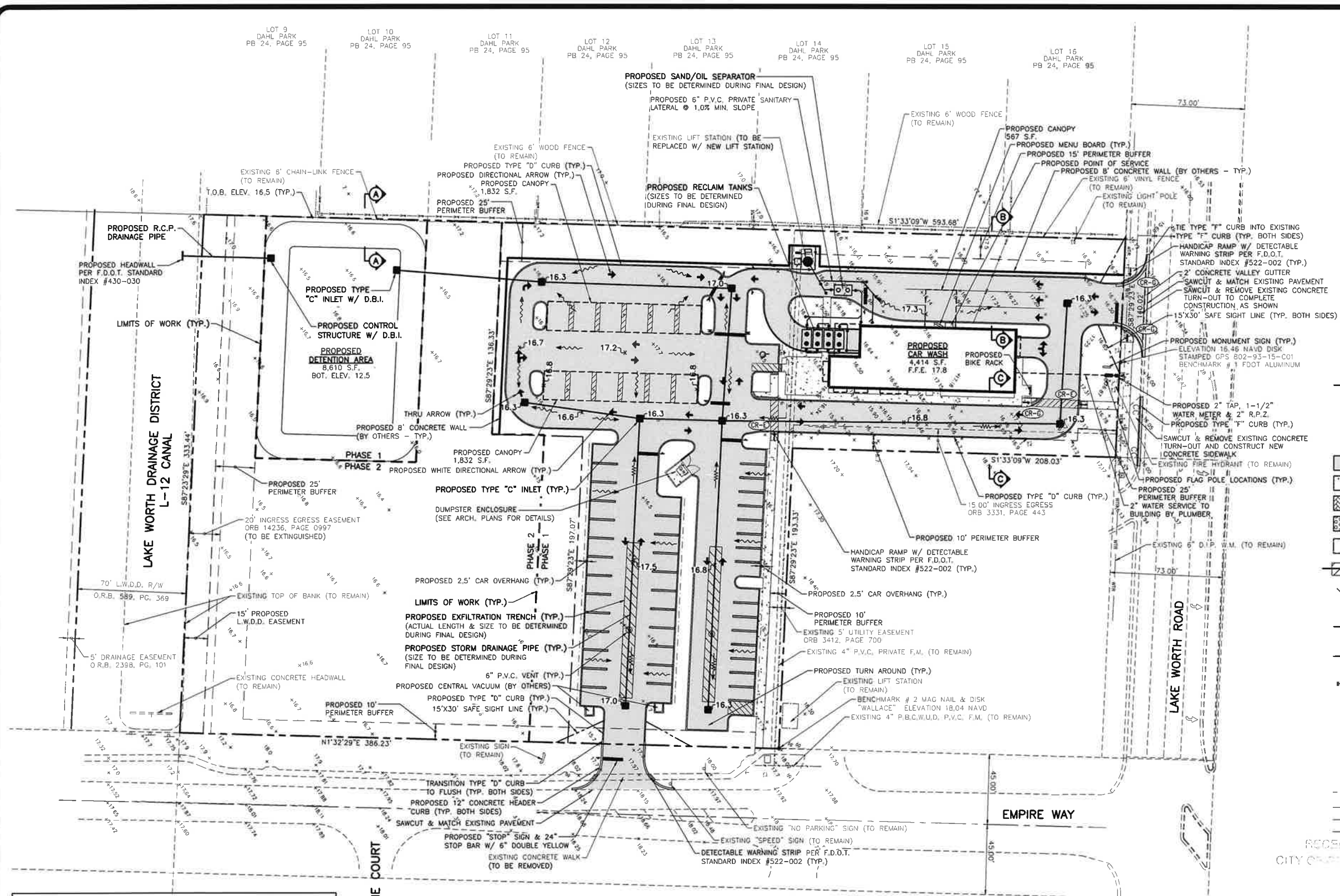
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- REVISIONS**
4. ADDED NEW LIFT STATION PER EXISTING LIFT STATION SURVEY, 02/01/23 D.B.
 3. GENERAL REVISIONS PER LATEST S.P., 1/16/23 R.S.
 2. GENERAL REVISIONS PER LATEST S.P., 12/16/22 R.S.
 1. REVISED PER LATEST SITE PLAN CHANGES, 10/17/22 D.B.

SIMMONS & WHITE
 ENGINEERING & PLANNING | CONSULTING & DESIGN
 2501 Metropolitan Blvd West, Suite 300, West Palm Beach, Florida 33407 • (561) 478-7048

MINT ECO CAR WASH LAKE WORTH RD.
 SECTION 25, TOWNSHIP 44S., RANGE 42E.
 CITY OF GREENACRES, FLORIDA
 CONCEPTUAL SIGNAGE, STRIPING &
 HORIZONTAL CONTROL PLAN

DESIGN G.B.	DRAWN R.S.	CHECKED	APPROVED	DATE	JOB NO. 22-160	DRAWING NO. 22160003	SHEET 3 OF 5
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- LEGEND**
- PROPOSED STORM SEWER AND CATCH BASIN
 - DIRECTION OF FLOW
 - DIRECTION OF SWALE
 - PROPOSED HIGH POINT
 - EXISTING GRADE ELEVATION
 - PROPOSED ASPHALT OR CONCRETE
 - PROPOSED CONCRETE
 - PROPOSED BRICK PAVERS/DECORATIVE PAVEMENT
 - PROPOSED DETECTABLE WARNING SURFACE
 - SAWCUT & REMOVE EXISTING PAVEMENT, CONCRETE, CURB, ETC.
 - PROPOSED INFILTRATION TRENCH (ACTUAL LENGTH & SIZE TO BE DETERMINED DURING FINAL DESIGN)
 - SEWER SERVICE W/ CLEAN-OUT
 - FIRE HYDRANT W/ GATE VALVE
 - PROPOSED SANITARY SEWER LINE, MANHOLE & FLOW DIRECTION
 - WATER SERVICE & R.P.Z. (REFER TO POTABLE WATER SERVICE SINGLE METER INSTALLATION DETAIL)
 - PROPOSED LIGHT POLE (BY OTHERS)
 - PROPOSED DIRECTIONAL ARROW
 - PROPOSED BENCH & TRASH CAN (BY OTHERS)
 - PROPOSED BIKE RACK (BY OTHERS)
 - 24" WHITE STOP BAR, "STOP" SIGN & (25") 6" DOUBLE YELLOW STRIPING W/ BI-DIRECTIONAL AMBER R.P.M.'S
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REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
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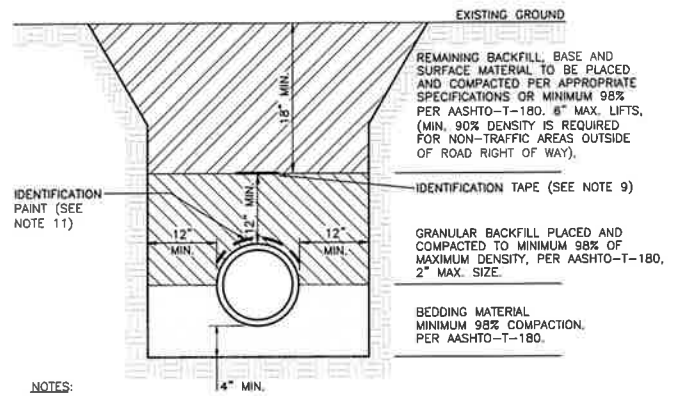
SIMMONS & WHITE
 ENGINEERING & PLANNING & CONSTRUCTION & LAND SURVEY
 2581 Westchester Blvd West Suite 3 West Palm Beach, Florida 33407 (561) 478-7848

DESIGN	DRAWN	CHECKED	APPROVED	DATE
G.B.	R.S.			

MINT ECO CAR WASH LAKE WORTH RD.
 SECTION 25, TOWNSHIP 44S., RANGE 42E.
 CITY OF GREENACRES, FLORIDA
**CONCEPTUAL PAVING, DRAINAGE,
 WATER AND WASTEWATER PLAN**

JOB NO.	DRAWING NO.	SHEET	OF
22-160	22160C04	4	5

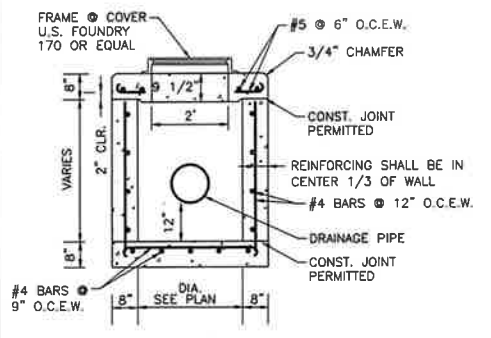
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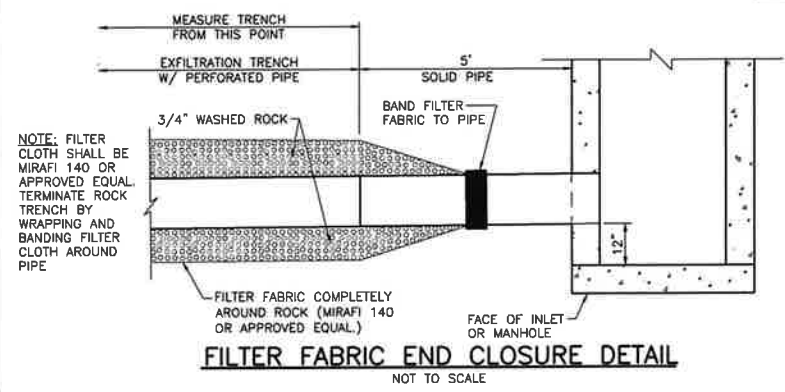
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
- THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH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

TYPICAL TRENCH DETAIL (NON-PAVED AREAS)
NOT TO SCALE

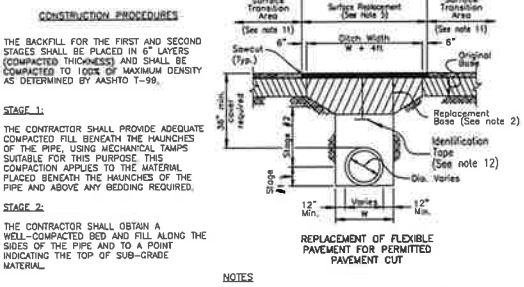


STANDARD MANHOLE
NOT TO SCALE

- INLET AND MANHOLE NOTES**
- ALL EXPOSED CORNERS AND EDGES SHALL BE CHAMFERED 3/4".
 - INLETS AND MANHOLES SHALL BE PRECAST CLASS "A" 3000 P.S.I. CONCRETE.
 - FRAMES AND GRATES SHALL BE CAST IRON AND IN ACCORDANCE WITH F.D.O.T. SPECIFICATIONS.
 - REINFORCING STEEL SHALL CONFORM TO A.S.T.M. 615 GRADE 40.
 - INLET GRATES SHALL BE U.S. FOUNDRY DWG. OR EQUAL (USF 4155-6210 TYPE "C", USF 6290 TYPE "E") TYPE "E" GRATE CAST IN TWO SECTIONS.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER.

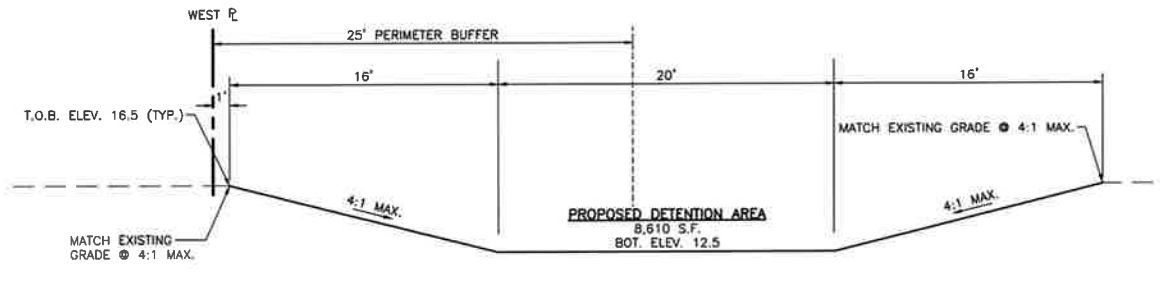


FILTER FABRIC END CLOSURE DETAIL
NOT TO SCALE

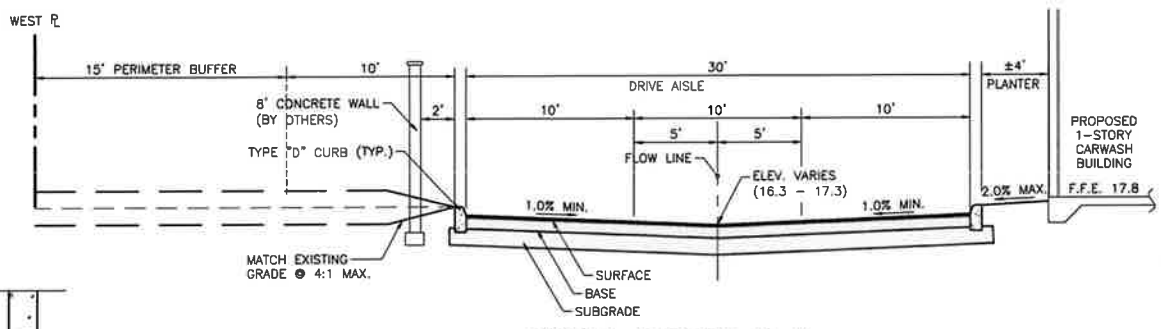


- CONSTRUCTION PROCEDURES**
- THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 6" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
- STAGE 1:**
THE CONTRACTOR SHALL PROVIDE ADEQUATE COMPACTED FILL BENEATH THE HAUNCHES OF THE PIPE, USING MECHANICAL TAMPS SUITABLE FOR THIS PURPOSE. THIS COMPACTION APPLIES TO THE MATERIAL PLACED BENEATH THE HAUNCHES OF THE PIPE AND ABOVE ANY BEDDING REQUIRED.
- STAGE 2:**
THE CONTRACTOR SHALL OBTAIN A WELL-COMPACTED BED AND FILL ALONG THE SIDES OF THE PIPE AND TO A POINT INDICATING THE TOP OF SUB-GRADE MATERIAL.
- NOTES:**
- BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL OR WASHED AND GRADED LIMEROCK 3/8" - 7/8" SIZING WITH EQUAL OR GREATER STRUCTURAL ADEQUACY AS EXISTING. UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED.
 - REPLACED BASE MATERIAL OVER DITCH SHALL BE 18" LIMEROCK (LIM100) MINIMUM FOR THOROUGHFARE PLAN ROADS. ANY ALTERNATE BASE MATERIAL REQUESTED BY THE ENGINEER OF RECORD REQUIRES APPROVAL BY THE ROADWAY PRODUCTION DIVISION.
 - ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWS AND BUTT-JOINTED.
 - BASE MATERIAL (PER ROADWAY PRODUCTION DESIGN STANDARDS) SHALL BE PLACED IN TWO OR THREE LAYERS (6" MAX. PER LAYER) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO THE SPECIFIED DENSITY. (MINIMUM 98% AASHTO T-180).
 - 1" FRICTION COURSE FC-9.5 OVER 1-1/2" TYPE SP STRUCTURAL COURSE (TRAFFIC LEVEL C) WITH TACK COAT AT 0.05 GAL/SY AND 10-30 PINE COAT AT 0.10 GAL/SY FOR LIMEROCK BASE. FOLLOW THE LATEST FOOT SPECIFICATIONS FOR APPLICATION RATES OF PINE AND TACK COATS. CONTRACTOR TO SUBMIT MATERIALS AND RATES TO ENGINEER FOR APPROVAL PRIOR TO BEGINNING WORK.
 - PIPE SHALL BE PLACED IN A DRY TRENCH.
 - ALL ROADWAY REPAIR WORK SHALL BE PERFORMED IN CONFORMANCE WITH APPLICABLE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND COUNTY PTRA EL-9-3005.
 - DENSITY TESTS SHALL BE TAKEN IN 1 FT LIFTS ABOVE THE PIPE AT INTERVALS OF 400 FT MAXIMUM (1 SET MINIMUM) OR AS DIRECTED BY THE CONSTRUCTION COORDINATION DIVISION. RESULTS SHALL BE SUBMITTED TO CONSTRUCTION COORDINATION DIVISION AS PART OF THEIR FIELD REVIEW.
 - ENGINEER-OF-RECORD SHALL PROVIDE FULL-TIME INSPECTION DURING THE ENTIRETY OF THE OPEN-CUT OPERATION, BEGINNING WITH THE EXCAVATION AND CONTINUING THROUGH THE COMPLETION OF THE PAVING.
 - IF THE PAVEMENT IS NOT COMPLETELY RESTORED IMMEDIATELY FOLLOWING THE OPEN CUT, A SMOOTH TEMPORARY PATCH (MINIMUM 1.5" SP 12.5 STRUCTURAL COURSE ASPHALT) SHALL BE INSTALLED, PROPERLY MATCHING THE EXISTING GRADE OF THE ROADWAY. THE TEMPORARY PATCH SHALL BE ALLOWED TO REMAIN IN PLACE AND BE MAINTAINED FOR A PERIOD NO LONGER THAN 45 DAYS. THE COUNTY RETAINS THE RIGHT TO USE POSTED SURVEY TO COMPLETE ANY RESTORATION WORK THAT HAS NOT BEEN COMPLETED IN THE 45 DAY PERIOD. ALTERNATIVE TEMPORARY TRENCH PROTECTION (STEEL PLATES OR OTHERS) MAY BE APPROVED BY THE CONSTRUCTION COORDINATION DIVISION.
 - FOR FINAL RESTORATION (INCLUDES THE PATCHED/SURFACE REPLACEMENT AREA OVER THE TRENCH), THE ROAD SHALL BE WELLED/RESURFACED PER NOTE 9 ABOVE FOR A FULL LANE WIDTH OF THE TRAVEL LANES ENCOMPASSED BY THE TRENCH AREA, INCLUDING A TRANSITION AREA OF 50 FT ON EACH SIDE MEASURED FROM TOP OF TRENCH.
 - APPROVED MAGNETIC TAPE IS REQUIRED FOR ALL MAIN PRESSURE PIPES AND CONDUIT IN THE COUNTY'S RIGHT-OF-WAY. INSTALL TAPE 24" BELOW FINISHED GRADE.
 - CONTINUOUS 4" WIDE PAINT STRIPING IS REQUIRED FOR DIP/PCCP WATER MAINS (BLUE), DIP SANITARY FORCE MAINS (GREEN), DIP RECLAIMED WATER MAINS (PURPLE), GAS MAINS (YELLOW), OR AS REQUIRED BY THE APWA.

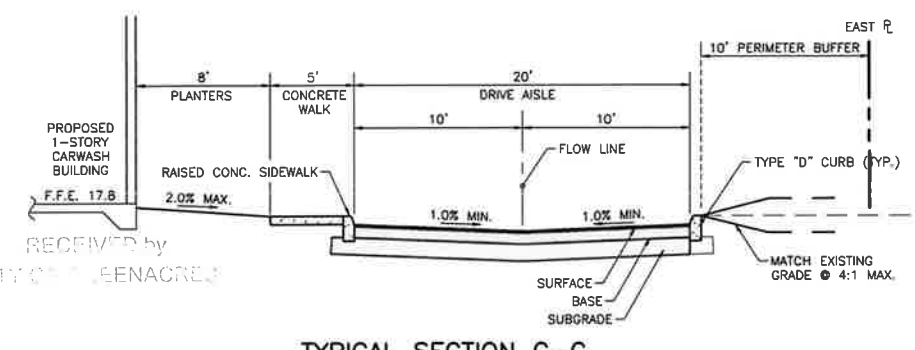
OPEN CUT DETAIL FOR THOROUGHFARE ROADS (PAVED AREAS)



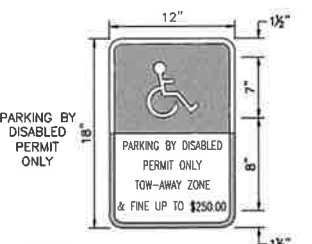
TYPICAL SECTION A-A
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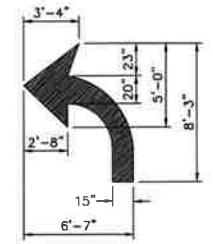
TYPICAL SECTION B-B
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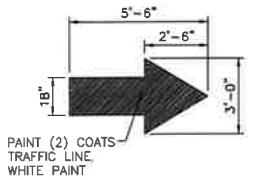
TYPICAL SECTION C-C
NOT TO SCALE



- NOTES:**
- ALL LETTERS ARE 1" SERIES 'C'.
 - TOP PORTION TO BE REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 - BOTTOM PORTION TO BE REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- HANDI-CAP SIGN DETAIL**
NOT TO SCALE
- NOTES:**
- SIGNAGE AND STRIPING TO BE CONSTRUCTED IN ACCORDANCE WITH PALM BEACH COUNTY ORDINANCE NO. 85-42

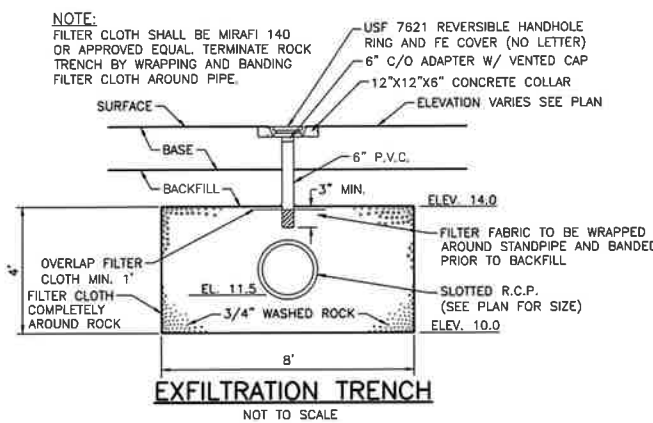


TURN LANE ARROW
NOT TO SCALE

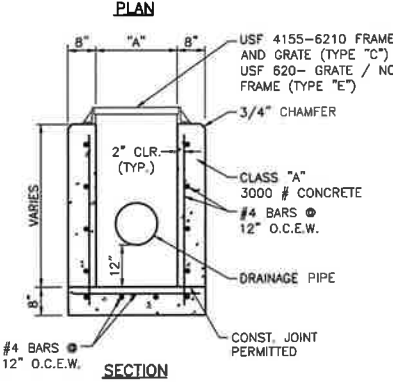
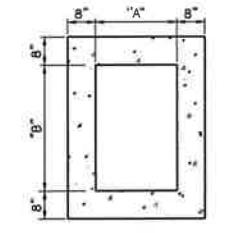


DIRECTIONAL ARROW
NOT TO SCALE

- PAVEMENT SPECIFICATIONS:**
- SURFACE - 1/2" A.C.S.C. TYPE S-1.
- BASE - 6" LIMEROCK PRIMED OR 8" SHELLROCK, COMPACT TO 98% PER A.A.S.H.T.O. T-180.
- SUBGRADE - 12" COMPACTED SUBGRADE, COMPACT TO 98% PER A.A.S.H.T.O. T-180.

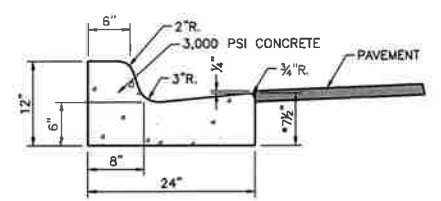


EXFILTRATION TRENCH
NOT TO SCALE



STANDARD TYPE "C" & "E" INLET
NOT TO SCALE

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



TYPICAL SECTION F-F
NOT TO SCALE

FEB 3 2023

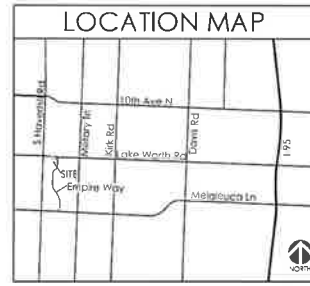
PLANNING & ENGINEERING

SIMMONS WHITE
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2381 Westshore Blvd West Suite 3 West Palm Beach, Florida 33407 (561) 478-7948

MINT ECO CAR WASH LAKE WORTH RD.
SECTION 25, TOWNSHIP 44S., RANGE 42E.
CITY OF GREENACRES, FLORIDA
PAVING AND DRAINAGE DETAILS

REVISIONS	DESIGN	DRAWN	CHECKED	APPROVED	DATE
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JOB NO. 22-180	DRAWING NO. 22160C05	SHEET 5 OF 5
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1551 N. Flagler Dr. Ste 102
West Palm Beach, FL 33401
Phone: 561-884-6141
Email: info@inlandplan.com
Website: www.inlandplan.com
License No: LC26000232

Mint Eco Car Wash LWR

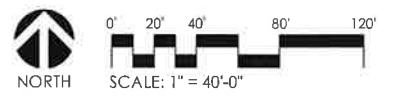
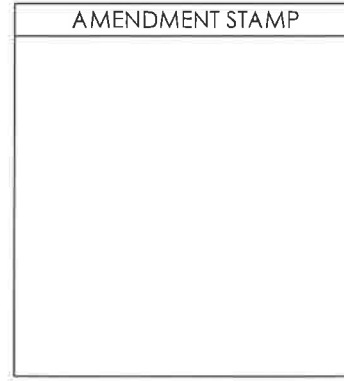
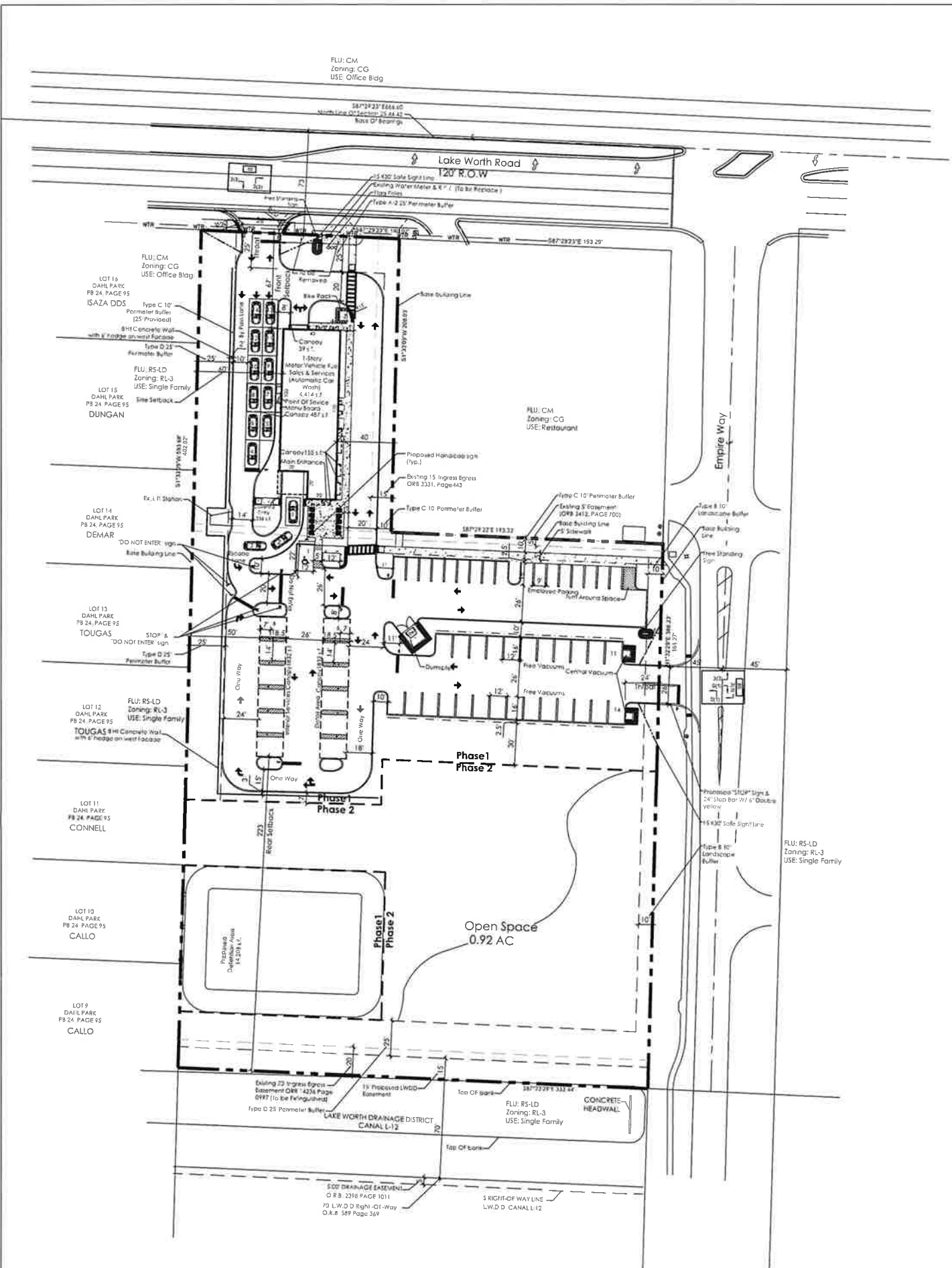
The City of Greenacres, Florida

SITE TABULAR DATA	
Application Name	Mint Eco Car Wash LWR
Application Number	2022-
Future Land Use Designation	Commercial (C)
Existing Zoning District	General Commercial (GC)
Proposed Zoning District	Commercial Intensive (CI)
Section, Township, Range	25/44/42
Property Control Numbers	18-42-44-25-00-000-3260; 3080; 3081
Existing Use	Abandoned Retail / Vacant
Proposed Use	Stand Alone Car Wash Facility
Total Gross Site Area	3.82 AC. (167,770.20 s.f.)
Total Gross Floor Area	4,414 s.f.
Total Floor Area Ratio	0.02
Total Building Coverage	3% (5,511 s.f.)
(Including canopy of 1,097 s.f.)	
Open Space	65% (102,101 s.f.)
Building Height	Max. 35'
Number of Stories	1
Total Open Space Proposed	31,529 s.f.
Impervious Area	35% (55,669 s.f.)
Pavement/Walks (51,255 s.f.)	
Buildings (4,414 s.f.)	
Parking Required	14 Spaces
1 space/200 s.f. of office @ 1,300 s.f. = 7 spaces	
2 spaces/detail lane @ 2 lanes = 4 spaces	
1 space/1,000 s.f. of building @ 3,114 s.f. = 3 spaces	
Parking Provided	58 spaces
Handicap Spaces Required	1
Handicap Spaces Proposed	1
Concurrency Approval*	
Stand Alone Car Wash Facility	4,414 s.f.
*Concurrency is approved for the above uses and amounts shown on this plan	

PROPERTY DEVELOPMENT REQUIREMENTS										
ZONING DISTRICT	MINIMUM LOT DIMENSIONS			F.A.R.	MAX BLDG COVER	SETBACKS/SEPARATIONS				
	SIZE	WIDTH	DEPTH			FRONT	SIDE INTERIOR (W/6)	SIDE INTERIOR (E/6)	SIDE STREET	REAR
CODE	CI	2.0 AC.	28'	N/A	0.35	30'	20'	20'	25'	30'
CODE	Transitional Area	N/A	N/A	N/A	N/A	N/A	50'	N/A	N/A	50'
PROP	CI	3.6 AC.	140.02'	492.82'	0.05 AC	6%	67'	60'	40'	56'

*Sec. 16-1286 Note (3) Art. IV, Div. 7

TYPE 2 ZONING VARIANCE (CONCURRENT)			
ULDC ARTICLE	REQUIRED	PROPOSED	VARIANCE
Section 16-502 (2)	Lot width, two hundred (200) feet	140' as measured at the setback line	60' lot width reduction
Minimum Lot Width			

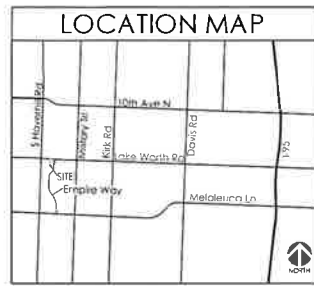


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Design By: JES
Drawn By: TS
Checked By: JS
File No: 1075.08
Job No: 22-29

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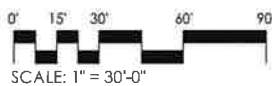
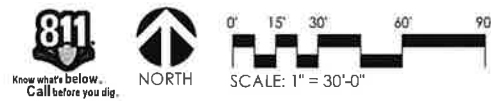
DATE	DESCRIPTION
10/14/22	Entrance Relocate
12/12/22	Wall Relocate
12/14/22	Wall Relocate

SITE PLAN

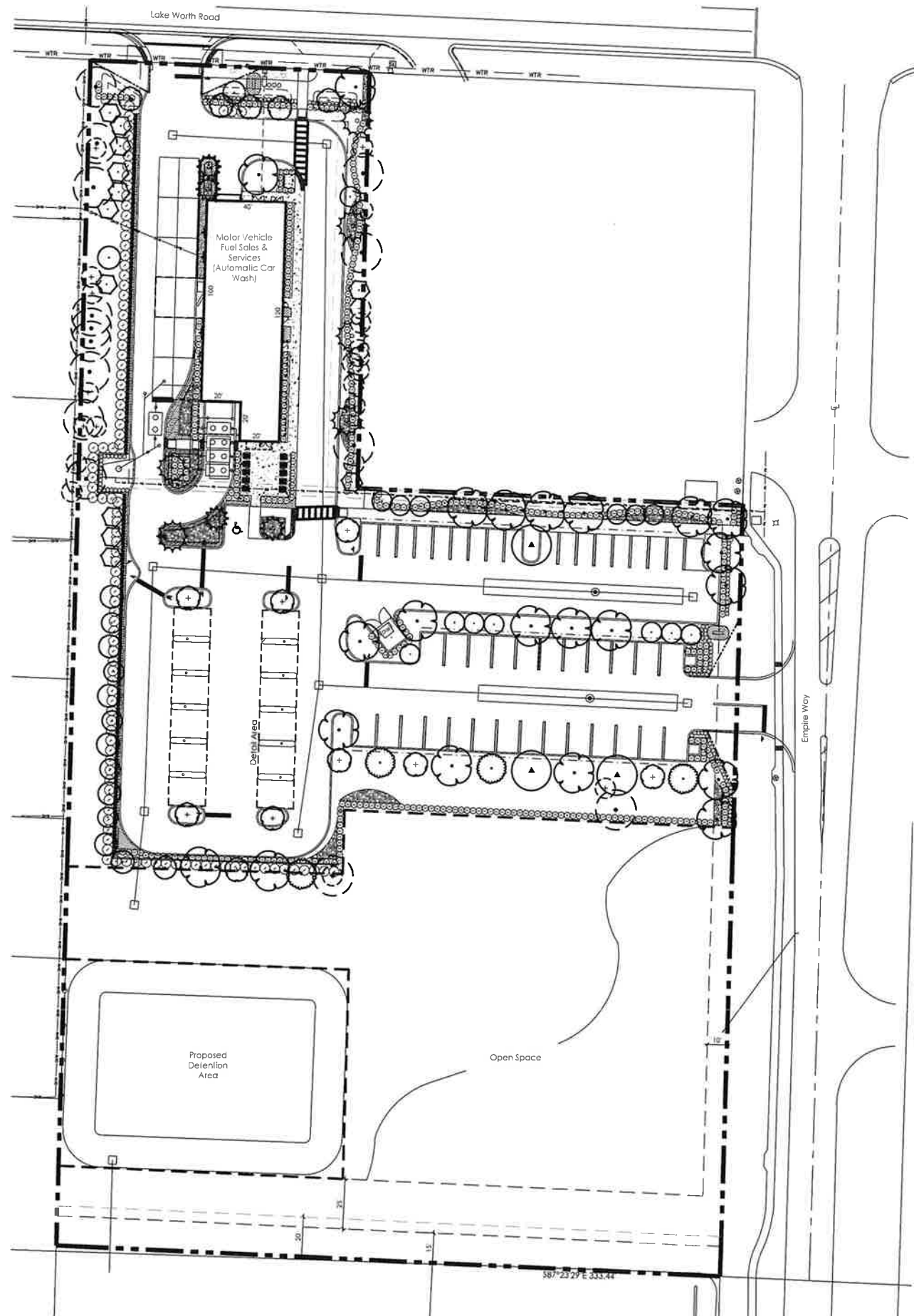


Mint Eco Car Wash LWR

The City of Greenacres,
Florida



DRAWING INDEX	
LI-1	Landscape Index Sheet
LP-1	Landscape Plan
LP-2	Landscape Notes
LP-3	Landscape Specifications
TD-1	Tree Disposition Plan



SCHMIDT NICHOLS

LANDSCAPE ARCHITECTURE AND URBAN PLANNING

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License No: LC2600232

Mint Eco Car Wash LWR

The City of Greenacres, Florida

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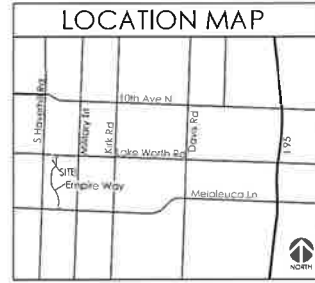
12/22/22 Per Comments
01/18/23 Per Site Plan

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Digitally signed by Jon E. Schmidt
Date: 2023.01.16 11:46:32 -05'00'

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Jon Eric Schmidt LA 0001638

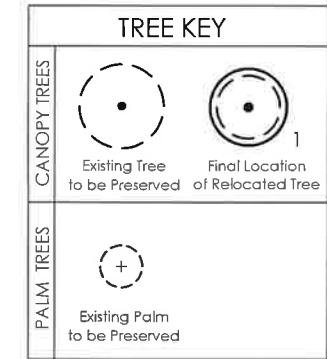
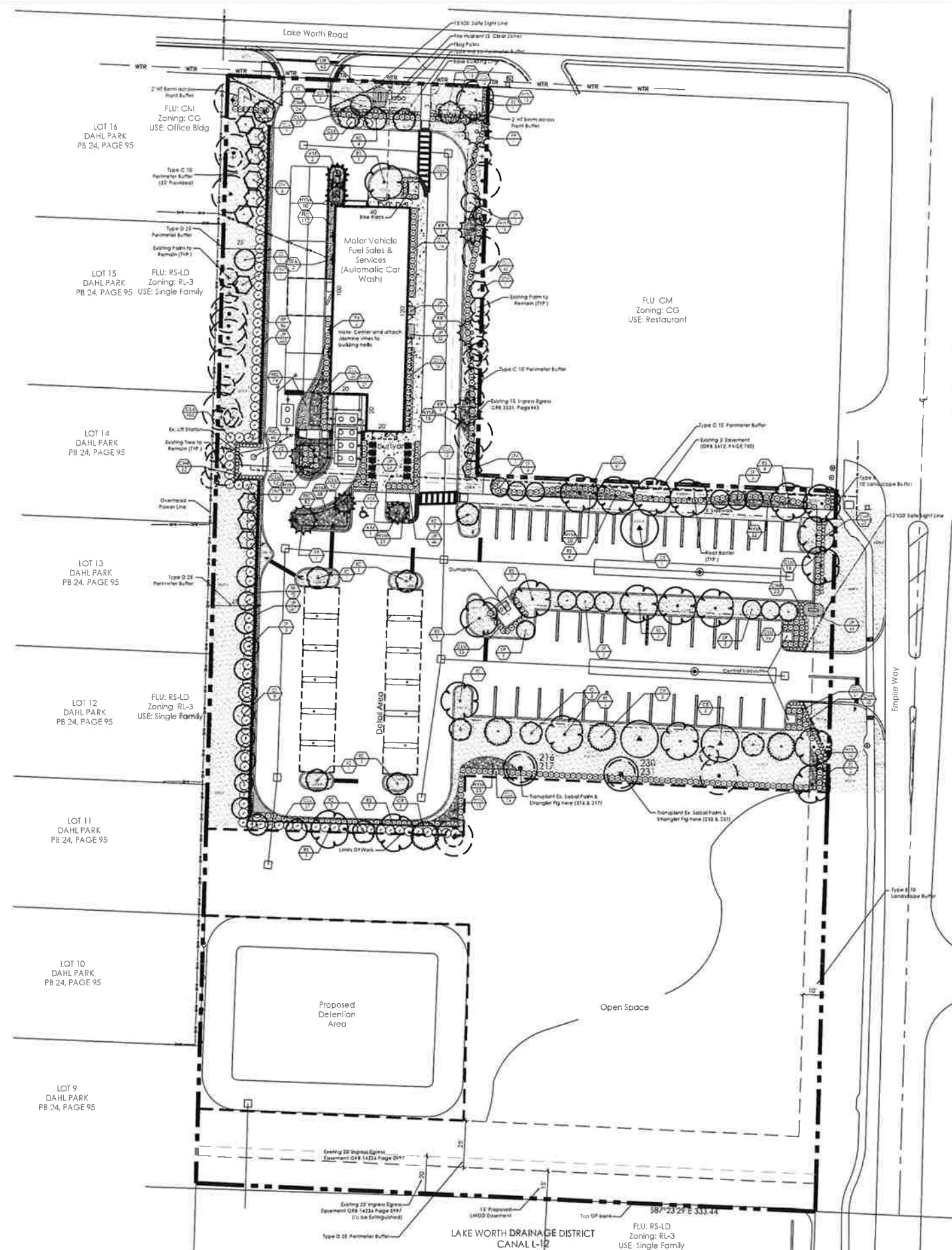
LANDSCAPE INDEX



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	BS	22	Bursera simaruba / Gumbo Limbo Single Straight Trunk, No Low Crotch
	CR	4	Clusia rosea / Autograph Tree Standard Form, Matched
	CE	3	Conocarpus erectus / Green Button Wood Single Straight Trunk, No Low Crotch
	CS	10	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk
	IC	14	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AM	4	Adonidia merrillii / Double Trunk / Double Trunk Christmas Palm Matched, Double Trunks
	RR	5	Roystonia regia / Royal Palm Matched, No Scarred Trunks, Full Heads
	SP-T	12	Sabal palmetto / Transplanted Cabbage Palm Transplanted From On Site, Stagger Heights in Groups, Avg. 12' OA Min, Ht. in Groupings
	SP	19	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups
	V2	1	Vellichia montgomeryana / Montgomery Palm / Double Trunk / Double Trunk, No Scarred Trunks, Matched
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	CHR	139	Chrysobalanus icaco / Green Cocoplum Full To Base, Green Color (no Red Tip) Contact L.A. for substitution if no Green Color is nursery available.
	CLU	438	Clusia guttifera / Small-Leaf Clusia Full to Base
	CL6	108	Clusia guttifera / Small-Leaf Clusia Full to Base
	FIP	176	Ficus pumila / Creeping Fig Trellis to Wall
	TRA	4	Trachelospermum jasminoides / Confederate / Confederate Jasmine Trellis to Wall
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME
	HYM	248	Hymenocallis latifolia / Spider Lily Full
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	FIC	328	Ficus microcarpa / Green Island / Green Island Ficus Full to Base
	LIR	739	Liriope muscari / Evergreen Giant / Evergreen Giant Liriope Full
	SOD A	21,381 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Slagger Seams, Field Verily Sod Areas Prior To Bid, Sod All Disturbed Areas

Note: See Sheet LP-2 for full plant list.



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Mint Eco Car Wash LWR
 The City of Greenacres, Florida

Date:	08/16/22
Scale:	1" = 20'-0"
Design By:	CWK
Drawn By:	CWK
Checked By:	JES
File No.	1075 08
Job No.	22-29

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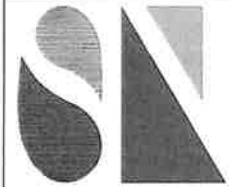
12/22/22	Per Comments
01/16/23	Per Site Plan

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LANDSCAPE PLAN

811 Know what's below. Call before you dig.

 SCALE: 1" = 30'-0"



**SCHMIDT
NICHOLS**

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**Mint Eco
Car Wash LWR**
The City of Greenacres, Florida

Date: 08/16/22
Scale: NTS
Design By: CWK
Drawn By: CWK
Checked By: JES
File No: 1075 DB
Job No: 22-29

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NO.	DATE	DESCRIPTION
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01/16/23		Per Site Plan

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FLORIDA REGISTRATION NO:
Jon Eric Schmidt LA 0001638

**LANDSCAPE
NOTES**

PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
	BS	22	Bursera simaruba / Gumbo Limbo Single Straight Trunk, No Low Crotch	3" Cal	14'	6'	8"	Low	Native
	CR	4	Clusia rosea / Autograph Tree Standard Form, Matched	2.5" Cal.	12'	6'	5' Min.	Low	Native
	CE	3	Conocarpus erectus / Green Button Wood Single Straight Trunk, No Low Crotch	2.5" Cal.	12'	6'	5' Min.	Low	Native
	CS	10	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2.5" Cal.	12'	6'	5' Min.	Low	Native
	IC	14	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2.5" Cal.	12'	6'	5' Min.	Low	Native
PALM TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	NATIVE
	AM	4	Adonidia merrillii 'Double Trunk' / Double Trunk Christmas Palm Matched, Double Trunks	N/A	12' CT	10'-12'	12' CT	Low	Non-Native
	RR	5	Roystonea regia / Royal Palm Matched, No Scarred Trunks, Full Heads	N/A	12' GW	15'	12' GW	Medium	Native
	SP-T	12	Sabal palmetto / Transplanted Cabbage Palm Transplanted From On Site, Stagger Heights in Groups, Avg. 12' OA Min. Ht. in Groupings	EX.	EX.	EX.	EX.	Low	Native
	SP	19	Sabal palmetto / Sabal Palm Slick Trunks, Hurricane Cut, Stagger Heights 4' in Groups	N/A	12'-20' CT	N/A	12'-20' CT	Low	Native
	V2	1	Veitchia montgomeryana / Montgomery Palm 'Double Trunk' Double Trunk, No Scarred Trunks, Matched	N/A	14' CT	15'	14' CT	Low	Non-Native
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	CHR	139	Chrysobalanus icaco / Green Cocoplum Full To Base, Green Color (no Red Tip) Contact L.A. for substitution if no Green Color is nursery available.	24"	24"	24" O.C.	Low	Native	
	CLU	438	Clusia guttifera / Small-Leaf Clusia Full to Base	36"	24"	24" O.C.	Low	Native	
	CL6	108	Clusia guttifera / Small-Leaf Clusia Full to Base	6"	48"	5" O.C.	Low	Native	
	FIP	176	Ficus pumila / Creeping Fig Trellis to Wall	18"	12"	24" O.C.	Low	Non-Native	
	TRA	4	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine Trellis to Wall	48"	24"	As Shown	Medium	Non-Native	
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	HYM	246	Hymenocallis latifolia / Spider Lily Full	24"	24"	30" O.C.	Low	Native	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	SPACING	WATER USAGE	STATUS	
	FIC	328	Ficus microcarpa 'Green Island' / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	LIR	739	Liriope muscari 'Evergreen Giant' / Evergreen Giant Liriope Full	6"	6"	12" O.C.	Low	Non-Native	
	SOD A	21,381 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Slagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	

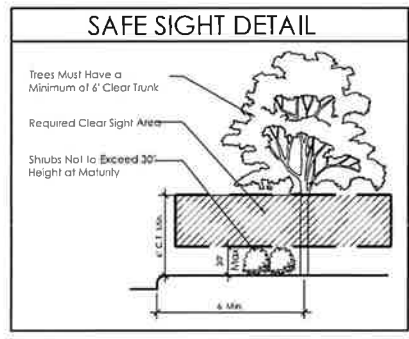
Note: See Sheet LP-2 for full plant list.

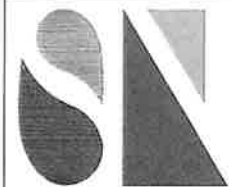
LANDSCAPE REQUIREMENTS

Category	Requirement	No. Required	No. Provided
Trees:			
North Property Line (TYPE A-2)	112' 25' O.C.	5	8
North Property Line (TYPE C)	193' 30' O.C.	7	7
South Property Line	333' 25' O.C.	14	19
East Property Line (TYPE C)	184' 30' O.C.	7	9
East Property Line (TYPE B)	135' 25' O.C.	5	5
West Property Line	402' 25' O.C.	16	20
Shrubs:			
North Property Line (TYPE A-2)	112' 24" O.C.	56	93
North Property Line (TYPE C)	193' 24" O.C.	97	103
South Property Line	333' 24" O.C.	167	173
East Property Line (TYPE C)	184' 24" O.C.	92	93
East Property Line (TYPE B)	135' 24" O.C.	68	48
West Property Line	402' 24" O.C.	201	279
Material			
Impervious Area (Exclpd Building)	51,225 s.f.	10% Landscape	5,123 s.f.
Canopy Trees	5,123 s.f.	1 per 100 s.f.	51
Foundation Planting Around Building	14,934 s.f.	5%	747 s.f.
Tree Species	4,414 s.f.	41+ Trees	5
Tree Dedication Requirement	4,414 s.f.	1 per 1,000 s.f. Building Area	5
Native/Drought Tolerant Trees	53 Trees	30%	25
Palm Substitution	7 of Required	30% Max	30% Max

LANDSCAPE NOTES

- Easements shall not encroach landscape buffers more than 3 feet.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and graded areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- No muck-grown sod shall be utilized in detention areas.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and fire stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the 'Root Barrier' detail for installation requirements. However, in no case shall a tree encroach into a Utility Easement without prior Utility Department approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All parking lot islands, and any other areas on site with base rock, shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing and also for City approval.
- All ground-mounted equipment shall be screened from view and approved by the City of Greenacres.
- Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
- Any equipment (condensing units, transformers, etc) must not interfere with proposed parking lot trees. One tree must be planted in each island.





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NO.	DATE	DESCRIPTION
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01/16/23	Per Site Plan	

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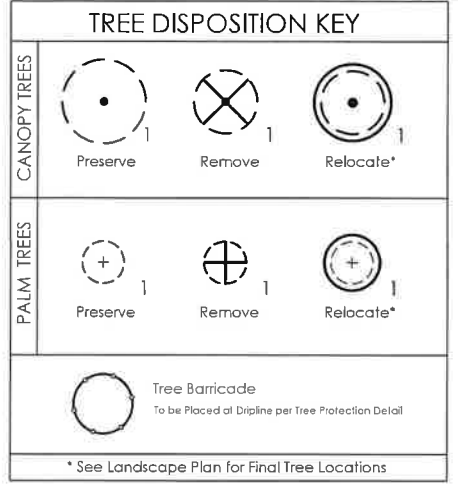
TREE DISPOSITION PLAN

TD-1

of 1

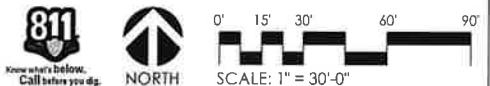
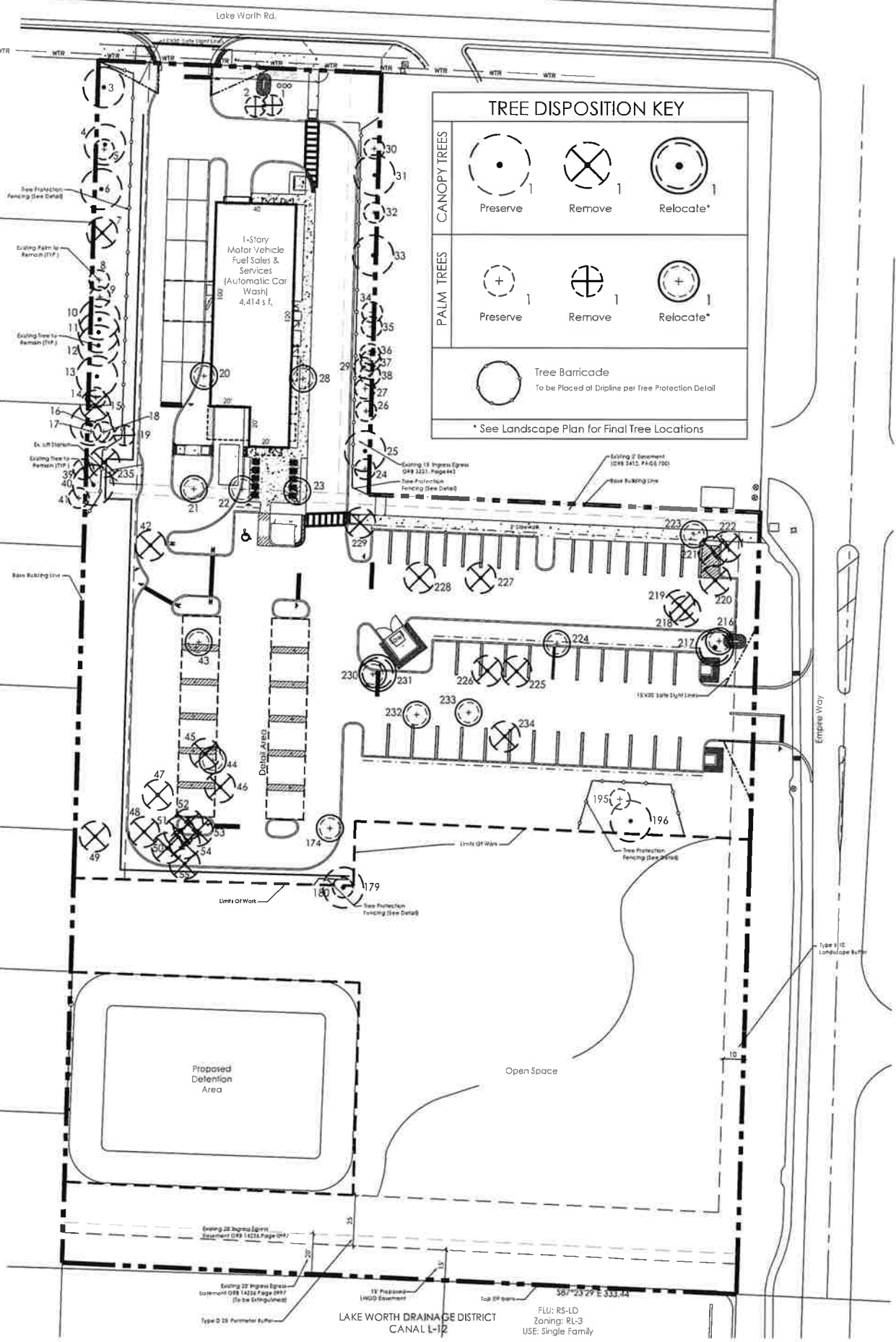
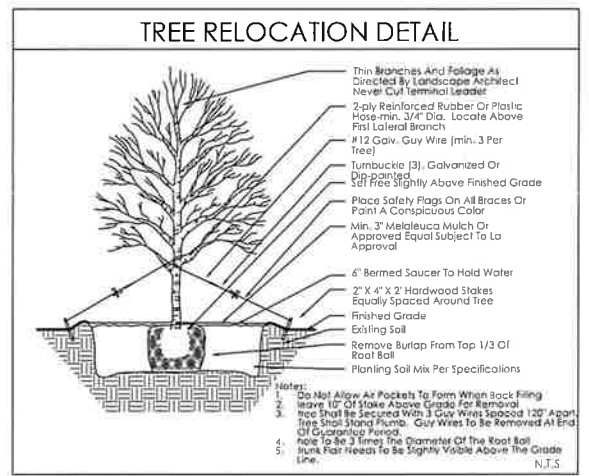
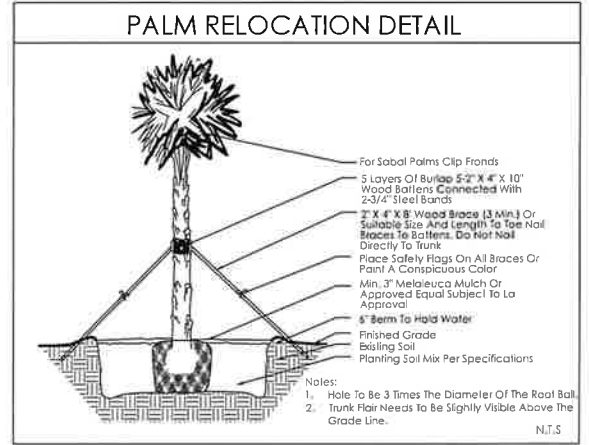
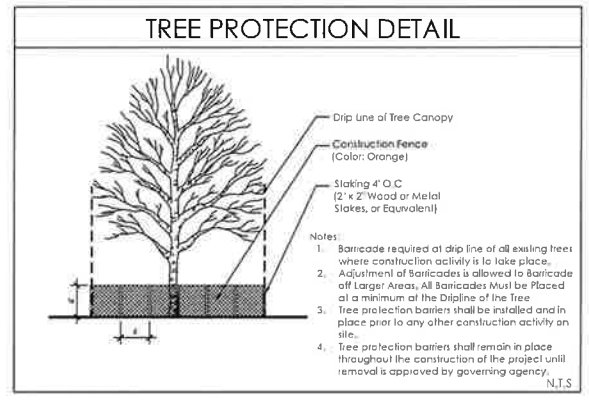
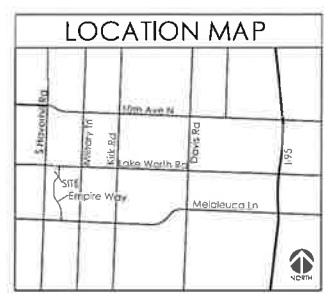
TREE DISPOSITION CHART

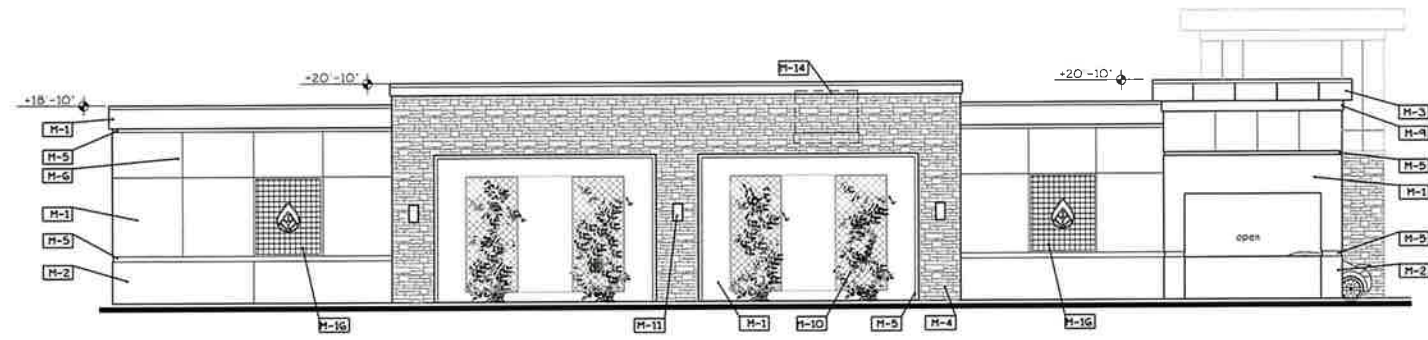
TREE ID	TREE SPECIES (COMMON)	TREE SPECIES (BOTANICAL)	C.T.	DBH	DISPOSITION	NOTES
1	Adonidia Palm	Adonidia peruviana	10		Remove	Single Trunk
2	Adonidia Palm	Adonidia peruviana	20		Remove	Double Trunk
3	Live Oak	Quercus virginiana	20	10	Preserve	
4	Strangler Fig	Ficus aurea		24	Preserve	
5	Sabal Palm	Sabal palmetto	12		Preserve	
6	Strangler Fig	Ficus aurea		6	Preserve	
7	Carabao Palm	Cosmibuena macrocarpa	16	24	Remove	Invasive Species
8	Sabal Palm	Sabal palmetto	16		Preserve	
9	Sabal Palm	Sabal palmetto	16		Preserve	
10	Bamboo	Ficus benghalensis		6	Preserve	
11	Live Oak	Quercus virginiana		6	Preserve	
12	Live Oak	Quercus virginiana		10	Preserve	
13	Live Oak	Quercus virginiana		10	Preserve	
14	Sabal Palm	Sabal palmetto	12		Preserve	
15	Carabao Palm	Cosmibuena macrocarpa	12	6	Remove	Invasive Species
16	Strangler Fig	Ficus aurea		6	Preserve	
17	Sabal Palm	Sabal palmetto	20		Preserve	
18	Sabal Palm	Sabal palmetto	20		Preserve	
19	Queen Palm	Roystonea regia/Phaenax	35		Remove	
20	Sabal Palm	Sabal palmetto	15		Transplant	
21	Sabal Palm	Sabal palmetto	10		Transplant	
22	Sabal Palm	Sabal palmetto	12		Transplant	
23	Sabal Palm	Sabal palmetto	16		Transplant	
24	Sabal Palm	Sabal palmetto	12		Preserve	
25	Live Oak	Quercus virginiana		30	Preserve	
26	Sabal Palm	Sabal palmetto	16		Preserve	
27	Sabal Palm	Sabal palmetto	16		Preserve	
28	Sabal Palm	Sabal palmetto	10		Transplant	
29	Sabal Palm	Sabal palmetto	8		Preserve	
30	Sabal Palm	Sabal palmetto	17		Preserve	
31	Live Oak	Quercus virginiana		6	Preserve	
32	Sabal Palm	Sabal palmetto	12		Preserve	
33	Live Oak	Quercus virginiana		6	Preserve	
34	Sabal Palm	Sabal palmetto	10		Preserve	
35	Sabal Palm	Sabal palmetto	10		Preserve	
36	Sabal Palm	Sabal palmetto	18		Preserve	
37	Sabal Palm	Sabal palmetto	18		Preserve	
38	Sabal Palm	Sabal palmetto	18		Preserve	
39	Sabal Palm	Sabal palmetto	10		Preserve	
40	Royal Poinciana	Delonix regia		20	Preserve	
41	Sabal Palm	Sabal palmetto	12		Preserve	
42	Slash Pine	Pinus elliotii		15	Remove	Tree is dead
43	Sabal Palm	Sabal palmetto	18		Transplant	
44	Sabal Palm	Sabal palmetto	18		Transplant	
45	Slash Pine	Pinus elliotii		14	Remove	
46	Tropical Almond	Ternstroemia caroliniana		14	Remove	
47	Tropical Almond	Ternstroemia caroliniana		18	Remove	
48	Slash Pine	Pinus elliotii		15	Remove	
49	Tropical Almond	Ternstroemia caroliniana		16	Remove	
50	Slash Pine	Pinus elliotii		18	Remove	
51	Schiffelia	Braselia schottlandii		6	Remove	Invasive Species
52	Slash Pine	Pinus elliotii		20	Remove	
53	Live Oak	Quercus virginiana		6	Remove	Invasive Species
54	Slash Pine	Pinus elliotii		10	Remove	
55	Slash Pine	Pinus elliotii		12	Preserve	
56	Sabal Palm	Sabal palmetto	10		Transplant	
57	Strangler Fig	Ficus aurea		6	Preserve	
58	Sabal Palm	Sabal palmetto	20		Preserve	
59	Sabal Palm	Sabal palmetto	18		Preserve	
60	Slash Pine	Pinus elliotii		22	Preserve	
61	Sabal Palm	Sabal palmetto	16		Transplant	Trunk and Stump
62	Strangler Fig	Ficus aurea		6	Transplant	Trunk and Stump
63	Slash Pine	Pinus elliotii		10	Remove	Trunk and Stump
64	Slash Pine	Pinus elliotii		15	Remove	
65	Slash Pine	Pinus elliotii		18	Remove	
66	Slash Pine	Pinus elliotii		22	Remove	
67	Live Oak	Quercus virginiana		22	Remove	
68	Live Oak	Quercus virginiana		6	Remove	Invasive Species
69	Sabal Palm	Sabal palmetto	14		Transplant	
70	Sabal Palm	Sabal palmetto	17		Transplant	
71	Tropical Almond	Ternstroemia caroliniana		30	Remove	
72	Tropical Almond	Ternstroemia caroliniana		30	Remove	
73	Live Oak	Quercus virginiana		14	Remove	
74	Live Oak	Quercus virginiana		18	Remove	
75	Slash Pine	Pinus elliotii		22	Remove	
76	Slash Pine	Pinus elliotii		22	Remove	
77	Slash Pine	Pinus elliotii		22	Remove	
78	Slash Pine	Pinus elliotii		22	Remove	
79	Slash Pine	Pinus elliotii		22	Remove	
80	Slash Pine	Pinus elliotii		22	Remove	
81	Slash Pine	Pinus elliotii		22	Remove	
82	Slash Pine	Pinus elliotii		22	Remove	
83	Slash Pine	Pinus elliotii		22	Remove	
84	Slash Pine	Pinus elliotii		22	Remove	
85	Slash Pine	Pinus elliotii		22	Remove	
86	Slash Pine	Pinus elliotii		22	Remove	
87	Slash Pine	Pinus elliotii		22	Remove	
88	Slash Pine	Pinus elliotii		22	Remove	
89	Slash Pine	Pinus elliotii		22	Remove	
90	Slash Pine	Pinus elliotii		22	Remove	
91	Slash Pine	Pinus elliotii		22	Remove	
92	Slash Pine	Pinus elliotii		22	Remove	
93	Slash Pine	Pinus elliotii		22	Remove	
94	Slash Pine	Pinus elliotii		22	Remove	
95	Slash Pine	Pinus elliotii		22	Remove	
96	Slash Pine	Pinus elliotii		22	Remove	
97	Slash Pine	Pinus elliotii		22	Remove	
98	Slash Pine	Pinus elliotii		22	Remove	
99	Slash Pine	Pinus elliotii		22	Remove	
100	Slash Pine	Pinus elliotii		22	Remove	
101	Slash Pine	Pinus elliotii		22	Remove	
102	Slash Pine	Pinus elliotii		22	Remove	
103	Slash Pine	Pinus elliotii		22	Remove	
104	Slash Pine	Pinus elliotii		22	Remove	
105	Slash Pine	Pinus elliotii		22	Remove	
106	Slash Pine	Pinus elliotii		22	Remove	
107	Slash Pine	Pinus elliotii		22	Remove	
108	Slash Pine	Pinus elliotii		22	Remove	
109	Slash Pine	Pinus elliotii		22	Remove	
110	Slash Pine	Pinus elliotii		22	Remove	
111	Slash Pine	Pinus elliotii		22	Remove	
112	Slash Pine	Pinus elliotii		22	Remove	
113	Slash Pine	Pinus elliotii		22	Remove	
114	Slash Pine	Pinus elliotii		22	Remove	
115	Slash Pine	Pinus elliotii		22	Remove	
116	Slash Pine	Pinus elliotii		22	Remove	
117	Slash Pine	Pinus elliotii		22	Remove	
118	Slash Pine	Pinus elliotii		22	Remove	
119	Slash Pine	Pinus elliotii		22	Remove	
120	Slash Pine	Pinus elliotii		22	Remove	
121	Slash Pine	Pinus elliotii		22	Remove	
122	Slash Pine	Pinus elliotii		22	Remove	
123	Slash Pine	Pinus elliotii		22	Remove	
124	Slash Pine	Pinus elliotii		22	Remove	
125	Slash Pine	Pinus elliotii		22	Remove	



VEGETATION NOTES

- Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by governing agency.
- During land clearing and construction, protective barriers shall be maintained around all trees / palms or groups of trees / palms to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.
- A permit to remove trees / palms must be applied for with the governing agency prior to any tree removal.
- All relocated trees and palms shall be staked and guyed as indicated in the details.
- Hurricane cut all Sabals prior to transplant.
- All transplanted trees must be transplanted using best industry standards.
- Provide irrigation to transplanted trees or trees within holding areas to ensure survivorship.
- Vegetation to be preserved shall be barricaded with a 3-foot high plastic mesh (orange OSHA) supported by 5-foot long rebar or 2" x 2" wood stakes or equivalent.
- Vegetation to be preserved at a lower final grade may be protected with a 24-inch high silt fence around the preserve area or vegetation with the location of the 3-foot high plastic mesh, if needed.
- If hand clearing is necessary within the preserve area or under the vegetation canopy, vegetation to be preserved can initially be delineated by plastic ribbon affixed to survey stakes (to avoid pulling up and taking down fencing) and then protected with either plastic mesh and/or the silt fence.
- Vegetation to be relocated can usually be delineated by plastic ribbon affixed to survey stakes unless their relocation is delayed due to root pruning. If root pruning is required, the vegetation shall be protected with either plastic mesh and/or silt fence.





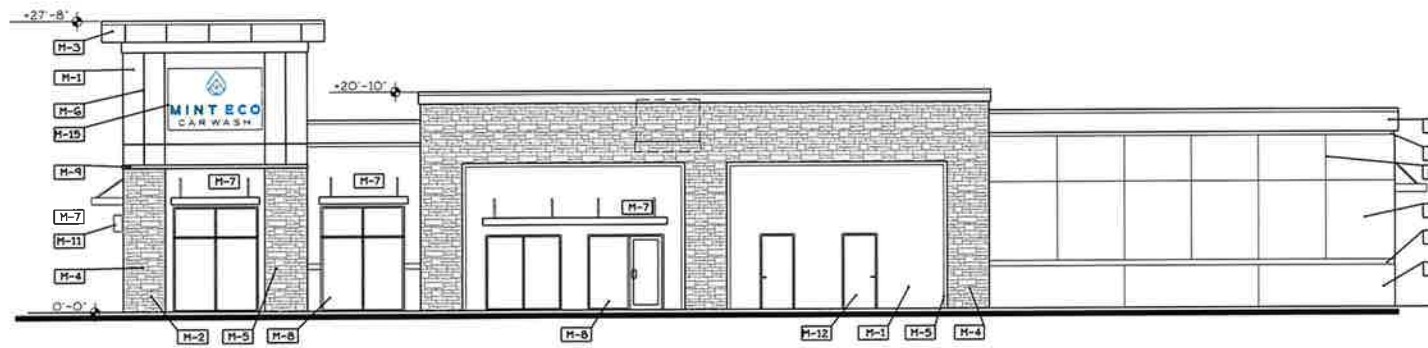
WEST ELEVATION

1/8" = 1'-0"



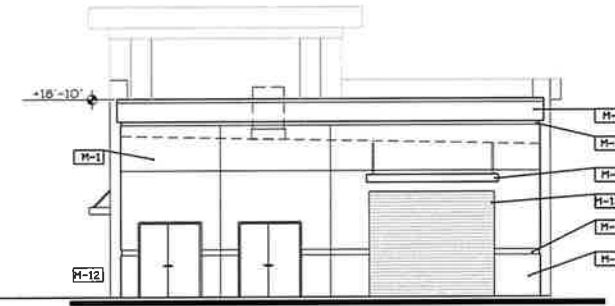
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

BUILDING MATERIALS	COLOR
M-1 STUCCO MEDIUM TEXTURE	SW6203 SPARE WHITE
M-2 STUCCO COARSE TEXTURE	SW7656 TINSMTH
M-3 STUCCO SMOOTH TEXTURE	SW7656 TINSMTH
M-4 STONE	GREY
M-5 RECESSED BAND	SW6733 VEGAN
M-6 RECESSED REGLET	
M-7 PREFAB METAL AWNING	GREY
M-8 WINDOW LIGHT GREEN TINT	WHITE FRAME
M-9 RAISED BAND	SW6733 VEGAN
M-10 VINE TRELLIS	BLACK
M-11 DECORATIVE LIGHT FIXTURE	
M-12 SWING DOOR	SW7656 TINSMTH
M-13 ROLL UP DOOR	WHITE
M-14 A/C ROOF PACKAGE	
M-15 SIGN	
M-16 METAL MESH	

BUILDING CONSTRUCTION TYPE IB
CONSTRUCTION MATERIALS:
MASONRY WALLS AND CONCRETE PLANK ROOF



Digitally signed by Guy C Pelletier
Date: 2022.08.18 07:51:59 -0400

MINT ECO CAR WASH
4840 LAKE WORTH ROAD, GREENACRES, FLORIDA

ELEVATIONS

DATE: 8/18/22
DRAWN BY: G.P.
PROJ. NO. 2218
REVISED:

SHEET:

A-2

601 HERITAGE DRIVE, SUITE 410
JUPITER, FLORIDA 33458
(561) 331-5036
CERTIFICATE OF AUTHORIZATION #A25003279
GUY C. PELLETIER #11000
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