

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date:	June 8, 2021	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department:	Engineering & Public Works
Submitted By:	Engineering & Public Works
Submitted For:	Traffic Division

I. EXECUTIVE BRIEF

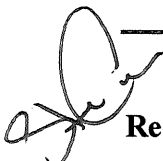
Motion and Title: Staff recommends motion to approve: an agreement with Arden Homeowners Association, Inc. (Community) for enforcement of the traffic laws of the state to be performed by the Palm Beach County Sheriff's Office (PBSO).

SUMMARY: Approval of this agreement will authorize PBSO to provide enforcement of the traffic laws of the state upon the private roadways during normal patrol hours within the Community. District 6 (YBH)

Background and Justification: Section 316.006, Florida Statutes, provides that Palm Beach County (County) may exercise traffic control over private roads by written agreement after consultation with PBSO. The Community wishes to contract with the County to have PBSO provide enforcement of the traffic laws of the state upon its roadways during normal patrol hours at the discretion of PBSO. Should the Community desire PBSO to be situated in its development at times outside normal hours, the Community understands that a separate contract must be executed with PBSO for additional services and that the Community will be invoiced by PBSO for such additional services.

Attachments:

1. Location Map
2. Agreement with Exhibits A, B, and C (3)

 MEL	Recommended By: YBH/TEL <i>ma D Z Mel</i>	Date
	County Engineer	<i>5/5/2021</i>
Approved By:	<i>Pal</i>	Date
	Assistant County Administrator	<i>5/9/21</i>

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
Does this item include the use of federal funds? Yes No **X**

Budget Acct No.: Fund__ Dept.__ Unit__ Object
 Program

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

OFMB QA 5.5.21 5/5/21

Contract Dev. and Control

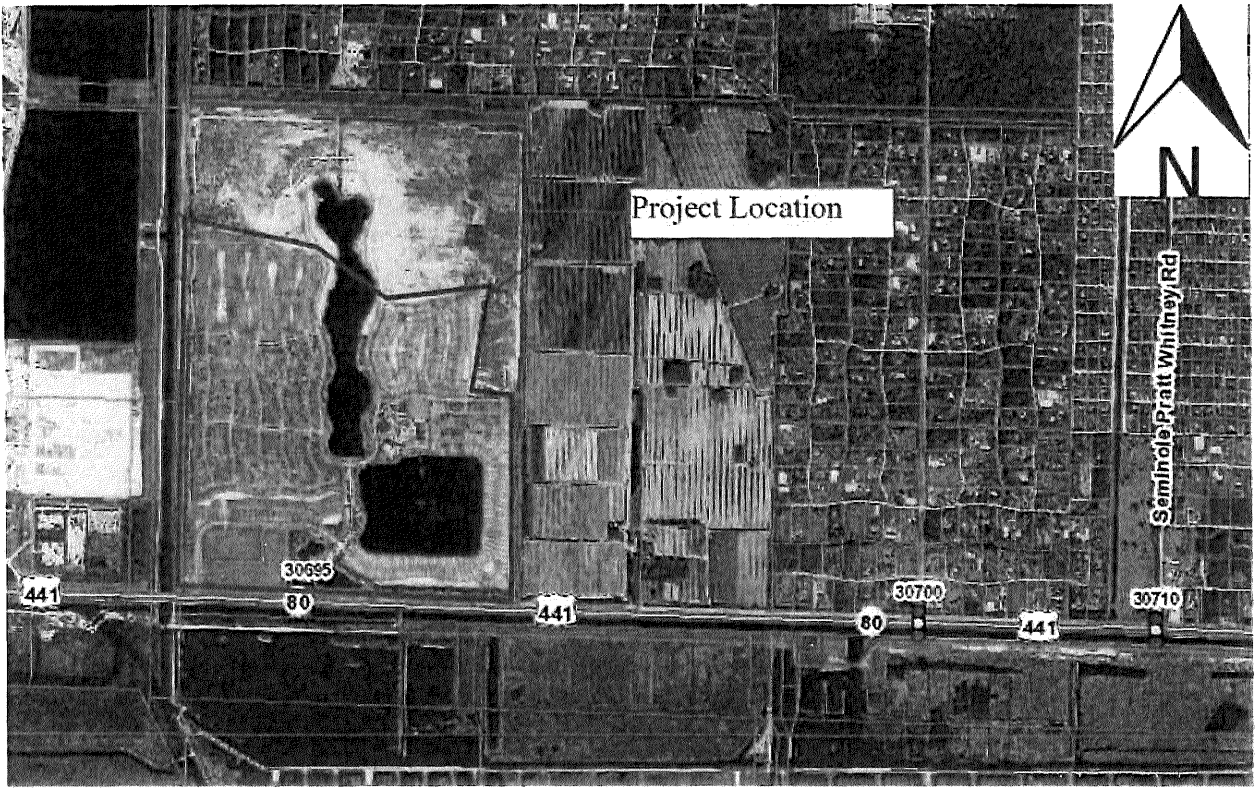
B. Approved as to Form and Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



AGREEMENT FOR ENFORCEMENT OF THE TRAFFIC LAWS OF THE
STATE BETWEEN PALM BEACH COUNTY AND
Arden Homeowners Association, Inc.

THIS AGREEMENT FOR ENFORCEMENT OF THE TRAFFIC LAWS OF THE STATE (AGREEMENT), made and entered into this ____ day of _____, 20____ between PALM BEACH COUNTY (COUNTY), a political subdivision of the State of Florida, by and through its Board of County Commissioners and Arden Homeowners Association, Inc. (COMMUNITY) (individually "Party" or collectively "Parties") representing a private residential community located in Palm Beach County, Florida.

WITNESSETH:

WHEREAS, the COMMUNITY owns or controls the private roadways within Arden (DEVELOPMENT); and

WHEREAS, Section 316.006 (3)(b), Florida Statutes, provides that the COUNTY may exercise traffic control jurisdiction over private roads by written agreement; and

WHEREAS, Section 316.006 (3)(b), Florida Statutes further requires the COUNTY to consult with a designee of the Palm Beach County Sheriff's Office (SHERIFF), regarding the agreement, as evidenced in Exhibit C; and

WHEREAS, the COMMUNITY wishes to contract with the COUNTY for the SHERIFF to provide for enforcement of traffic laws of the state over the private roads in the DEVELOPMENT.

NOW, THEREFORE, in consideration of the mutual representations, terms, and covenants contained herein, the Parties hereby agree as follows:

1. The above recitations are true and correct and incorporated herein.
2. The COMMUNITY desires to have the SHERIFF provide enforcement of the traffic laws of the state upon the COMMUNITY's roadways during normal patrol hours (SERVICES). Should the COMMUNITY desire the SHERIFF to be situated in its DEVELOPMENT at times outside normal patrol hours, the COMMUNITY understands that a separate contract shall be executed for additional services. The COMMUNITY will be invoiced for such additional services by the SHERIFF's Contracts and Permits Division.
3. The COMMUNITY has provided the COUNTY with certification by a licensed engineer that traffic control devices within the DEVELOPMENT are in accordance with the standards set forth in the Manual on Uniform Traffic Control Devices (MUTCD) and Chapter 316, Florida Statutes (Exhibit A).
4. The COMMUNITY has provided an affidavit, affirming that the COMMUNITY owns or controls the roadways within the DEVELOPMENT (Exhibit B).
5. The COUNTY and SHERIFF shall exercise their authority in the DEVELOPMENT's geographical area pursuant to this AGREEMENT and granted by the laws of the State of Florida.
6. Any proposed change to a traffic control device or addition of a new traffic control device within the DEVELOPMENT must be submitted to the COUNTY in writing for review. The COUNTY will provide the COMMUNITY with written notification of its decision. The COMMUNITY shall not install nor modify any traffic control device within the DEVELOPMENT unless approved by the COUNTY (Approved Traffic Control Device).
7. Within 10 business days after an Approved Traffic Control Device is installed, the COMMUNITY shall submit to the COUNTY a certification by a licensed engineer that the Approved Traffic

Control Devices within the **DEVELOPMENT** were installed and are in accordance with the standards set forth in the MUTCD and Chapter 316, Florida Statutes.

8. The **COMMUNITY** shall grant **COUNTY** and **SHERIFF** access to the **DEVELOPMENT** as needed in order for the **COUNTY** and **SHERIFF** to fulfill its duties associated with this **AGREEMENT**.
9. The **COMMUNITY** shall be responsible for maintaining all traffic control devices within the **DEVELOPMENT**, as directed by the **COUNTY**.
10. The **COMMUNITY** shall reimburse the **COUNTY** for all actual costs incurred by the **COUNTY** related to traffic control. This includes but is not limited to costs incurred to review any proposed new traffic control devices and/or proposed change to a traffic control device submitted after the certification date in **Exhibit A**, and costs associated with the **COUNTY** inspecting traffic control devices within the **DEVELOPMENT**.
11. The **COMMUNITY** shall be responsible for regularly inspecting, identifying and replacing damaged or missing traffic control devices. The **COMMUNITY** shall notify the **COUNTY** of any damaged or missing traffic control device within two (2) weeks of discovery. The **COMMUNITY** shall repair and or replace any damaged or missing traffic control device within 90 days of discovery. The **COMMUNITY** shall notify the **COUNTY** of any repair or replacement of any traffic control device within 48 hours of the completed repair or replacement.
12. The **COMMUNITY** shall have 90 days to complete any **COUNTY** requested traffic control device repair or replacement within the **DEVELOPMENT**.
13. Under no circumstances shall the **COUNTY** incur any cost related to installing, inspecting, or maintaining any traffic control device within the **DEVELOPMENT**.
14. The rendition of **SERVICES**, standards of performance, discipline and other matters incident to the performance of such **SERVICES**, and the control of personnel employed shall be within the sole discretion of the **SHERIFF**.
15. Persons employed in the performance of **SERVICES** provided are appointees of the **SHERIFF** and not the **COUNTY**. As appointees of the **SHERIFF**, they receive all benefits, training and promotion opportunities provided by the **SHERIFF**.
16. This **AGREEMENT** may be canceled by the **COUNTY** or **COMMUNITY** for any reason after 60 days written notice has been provided to the other Party with a copy to the **SHERIFF**.
17. This **AGREEMENT** is subject to modification in writing by the mutual consent of the Parties to this **AGREEMENT** and executed with the same formality as the original **AGREEMENT**.
18. All notices and or inquiries required or allowed by this **AGREEMENT** shall be delivered in person or mailed by Certified Mail, Return Receipt Requested, with sufficient postage affixed, to the Party to whom such notice is to be given. Such mailed notices shall be deemed received three (3) business days following the notices being placed in the U.S. Mail. Notices are to be mailed to the following:
As to the activities of the **COUNTY** and **COMMUNITY**:

COUNTY: Palm Beach County Engineering and Public Works
Attn: Motasem Al-Turk, Ph.D., P.E. – Director, Traffic Division
2300 North Jog Road, 3rd Floor
West Palm Beach, FL 33411

With a copy to: Palm Beach County Attorney's Office
Attn: Yelizaveta B. Herman
Assistant County Attorney
P.O. Box 1989
West Palm Beach, FL 33402-1989

COMMUNITY:

Arden Homeowners Association, Inc.
Attn: Tom Kanfer
2835 Arden Park Drive
Wellington, FL 33470
Phone #: 561-461-5501

As to the contract for the administration of the SERVICES under this AGREEMENT:

SHERIFF:

Palm Beach County Sheriff's Office
Attn: Lt. Paul Rispoli
3228 Gun Club Road
West Palm Beach, FL 33406
(561) 687-6825

19. The exercise of enforcement of the traffic laws provided for herein shall be in addition to the jurisdictional authority presently exercised by the COUNTY and SHERIFF under law, and nothing in this AGREEMENT shall be construed to limit or remove any jurisdictional authority.
20. The COMMUNITY shall protect, defend, reimburse, indemnify and hold the COUNTY, its agents, employees and elected officers harmless from and against all claims, liability, expense, loss, cost, damages or causes of action of every kind or character, including attorney's fees and costs, whether at trial or appellate levels or otherwise, arising during and as a result of their performance of the terms of this AGREEMENT or due to the acts or omissions of the COMMUNITY.
21. The COUNTY has consulted with the SHERIFF as required by 316.006(3)(b)(2), Florida Statutes. See acknowledgment of consultation, a copy of which is attached hereto and incorporated herein as Exhibit C.
22. In the event that any section, paragraph, sentence, clause, provision hereof be held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this AGREEMENT and the same shall remain in full force and effect.
23. This AGREEMENT represents the entire understanding between the Parties and supersedes all other negotiations, representations, or agreement, either written or oral, relating to this AGREEMENT.
24. This AGREEMENT, including any exhibits referenced herein, may be executed in one or more counterparts all of which shall constitute collectively but one and the same. The COUNTY may execute the AGREEMENT through electronic or manual means. The COMMUNITY shall execute the AGREEMENT by manual means only, unless the COUNTY provides otherwise.
25. This AGREEMENT shall be construed by and governed by the laws of the State of Florida.
26. Any costs or expenses (including reasonable attorney's fees) associated with enforcement of the terms and/or conditions of this AGREEMENT shall be borne by the respective Parties.
27. Notwithstanding anything contained herein, as provided under Section 119.0701, Florida Statutes, if the COMMUNITY: (i) provides a service; and (ii) acts on behalf of the COUNTY as provided under Section 119.011(2), Florida Statutes, the COMMUNITY shall comply with the requirements of Section 119.0701, Florida Statutes, as it may be amended from time to time. The COMMUNITY is specifically required to:
 - A. Keep and maintain public records required by the COUNTY to perform services as provided under this AGREEMENT.
 - B. Upon request from the COUNTY'S Custodian of Public Records, provide the COUNTY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law. The COMMUNITY

further agrees that all fees, charges and expenses shall be determined in accordance with Palm Beach County PPM CW-F-002, Fees Associated with Public Records Requests, as it may be amended or replaced from time to time.

- C. Ensure that public records that are exempt, or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the AGREEMENT, if the COMMUNITY does not transfer the records to the public agency.
- D. Upon completion of the AGREEMENT, the COMMUNITY shall transfer, at no cost to the COUNTY, all public records in possession of the COMMUNITY unless notified by COUNTY's representative/liaison, on behalf of the COUNTY's custodian of Public Records, to keep and maintain public records required by the COUNTY to perform the service. If the COMMUNITY transfers all public records to the COUNTY upon completion of the AGREEMENT, the COMMUNITY shall destroy any duplicate public records that are exempt, or confidential and exempt from public records disclosure requirements. If the COMMUNITY keeps and maintains public records upon completion of the AGREEMENT, the COMMUNITY shall meet all applicable requirements for retaining public records. All records stored electronically by the COMMUNITY must be provided to the COUNTY, upon request of the COUNTY's Custodian of Public Records, in a format that is compatible with the information technology systems of the COUNTY, at no cost to the COUNTY.

Failure of the COMMUNITY to comply with the requirements of this article shall be a material breach of this AGREEMENT. The COUNTY shall have the right to exercise any and all remedies available to it, including but not limited to, the right to terminate for cause. The COMMUNITY acknowledges that it has familiarized itself with the requirements of Chapter 119, Florida Statutes, and other requirements of state law applicable to public records not specifically set forth herein.

IF THE COMMUNITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE COMMUNITY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, PLEASE CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT RECORDS REQUEST, PALM BEACH COUNTY PUBLIC AFFAIRS DEPARTMENT, 301 N. OLIVE AVENUE, WEST PALM BEACH, FL 33401, BY E-MAIL AT RECORDSREQUEST@PBCGOV.ORG OR BY TELEPHONE AT 561-355-6680.

- 28. The COMMUNITY shall, at its sole expense, maintain in full force and effect at all times during the life of this AGREEMENT, commercial general liability insurance with limits of at least \$1 million per occurrence, and include COUNTY and SHERIFF as Additional Insureds on such policy. The COMMUNITY shall agree to provide the COUNTY with at least ten (10) day prior notice of any cancellation, non-renewal or material change to the insurance coverage. The requirements contained herein, as well as the COUNTY's review or acceptance of insurance maintained by the COMMUNITY are not intended to and shall not in any manner limit or qualify the liabilities and obligation assumed by the COMMUNITY under the AGREEMENT.
- 29. The Parties agree that no person shall be excluded on the grounds of race, color, sex, age, national origin, disability, religion, ancestry, marital status, familial status, sexual orientation, gender identity and expression, or genetic information from the benefits of or be subjected to any form of discrimination under any activity carried out by the performance of this AGREEMENT, as provided in County R-2017-1770, as amended.

30. The COUNTY has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 – 2-440, as may be amended. The Inspector General’s authority includes but is not limited to the power to review past, present and proposed COUNTY contracts, transactions, accounts and records to require the production of records, and to audit, investigate, monitor, and inspect the activities of the COMMUNITY, its officers, agents, employees, and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 – 2-440 and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second-degree misdemeanor.

IN WITNESS WHEREOF, the undersigned Parties hereto have executed this Termination Agreement on the day and year first written above.

COUNTY:

APPROVED AS TO TERMS
AND CONDITIONS

By: Motsem Al-Turk
Motasem Al-Turk
Traffic Division Director

(COMMUNITY'S Seal)

ATTEST:

COMMUNITY: Arden Homeowners Association, Inc.
a Florida corporation
corporation licensed to do business in Florida

BY: Stan Brown - President
(Signature of other corporate officer)
(Print Name and Title)

BY: Andrew Smith - VP
(Signature of President or Vice President)
(Print Name and Title)

EXECUTED by COUNTY this _____ day of _____, 20 ____.

(COUNTY Seal)

ATTEST:

Joseph Abruzzo
Clerk of the Circuit Court & Comptroller

Palm Beach County, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, by and through its BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Dave Kerner, Mayor

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: ybh _____
Yelizaveta B. Herman
Assistant County Attorney



April 7, 2021

Arden Homeowner's Association, Inc.
2835 Arden Park Drive
Wellington, Florida 33470

Attention: Ms. Toni Kanfer

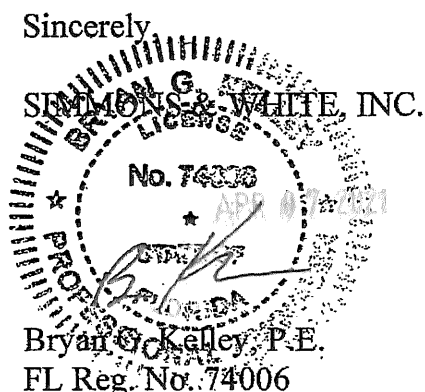
Reference: Arden Sheriff Certification
Palm Beach County, Florida

Dear Ms. Kanfer:

Simmons & White, Inc. has completed our review of the traffic control devices of the Arden residential development which is located on the north side of Southern Boulevard approximately 2 miles west of Lion Country Safari Road in Palm Beach County, Florida. Note the development is still partially under construction. The traffic control devices certification is for Phase 1 (Pod's A, B, and E) and Pod K of Phase 2. The remaining Pod's and phases are not included in this certification since the traffic control devices have not been fully installed.

The observed traffic controls meet the applicable federal, state and local standards for traffic controls, including the Manual on Uniform Traffic Control Devices (MUTCD) and Chapter 316, Florida Statutes. Specifically, the traffic control devices are in accordance with the applicable requirements regarding height, reflectivity/visibility, and location. The approved signing and marking plans are attached for reference with any changes noted. This letter serves as an Engineer's Certification of the above. If you should have any questions or require any additional information, please contact our office.

Sincerely,

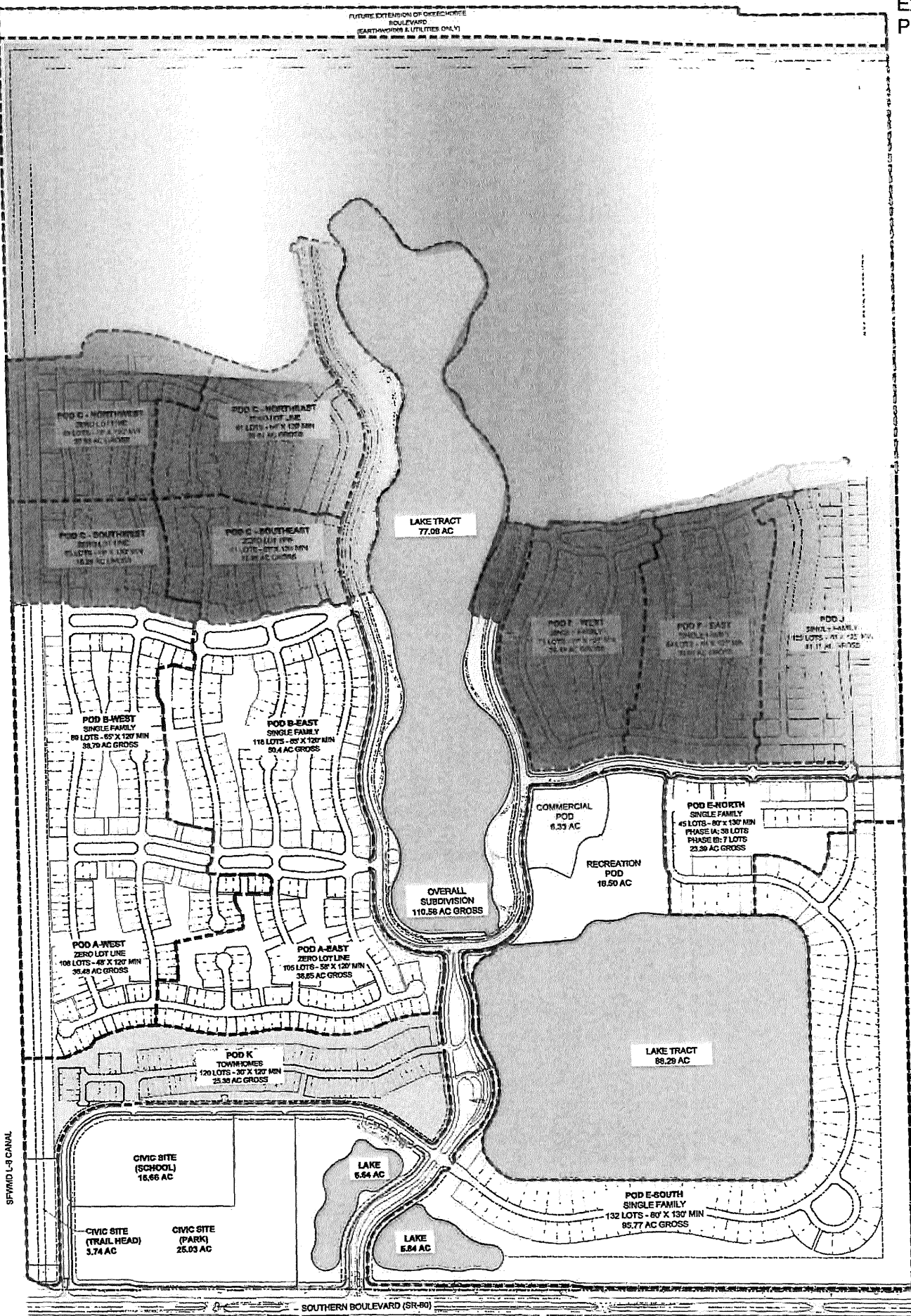


BGK/sa x:/docs/misc/tr/bryan/20033.arden

2581 Metrocentre Boulevard West Suite 3 West Palm Beach Florida 33407
T: 561.478.7848 F: 561.478.3738 www.simmonsandwhite.com
Certificate of Authorization Number 3458

SFWMD L-8 CANAL

FUTURE EXTENSION OF GREENHORSE BOULEVARD (EARTHWORK & UTILITIES ONLY)



LEGEND:

- PHASE I *
- PHASE II *
- PHASE III *
- LAKE *

(* EARTHWORK IN PHASE I)

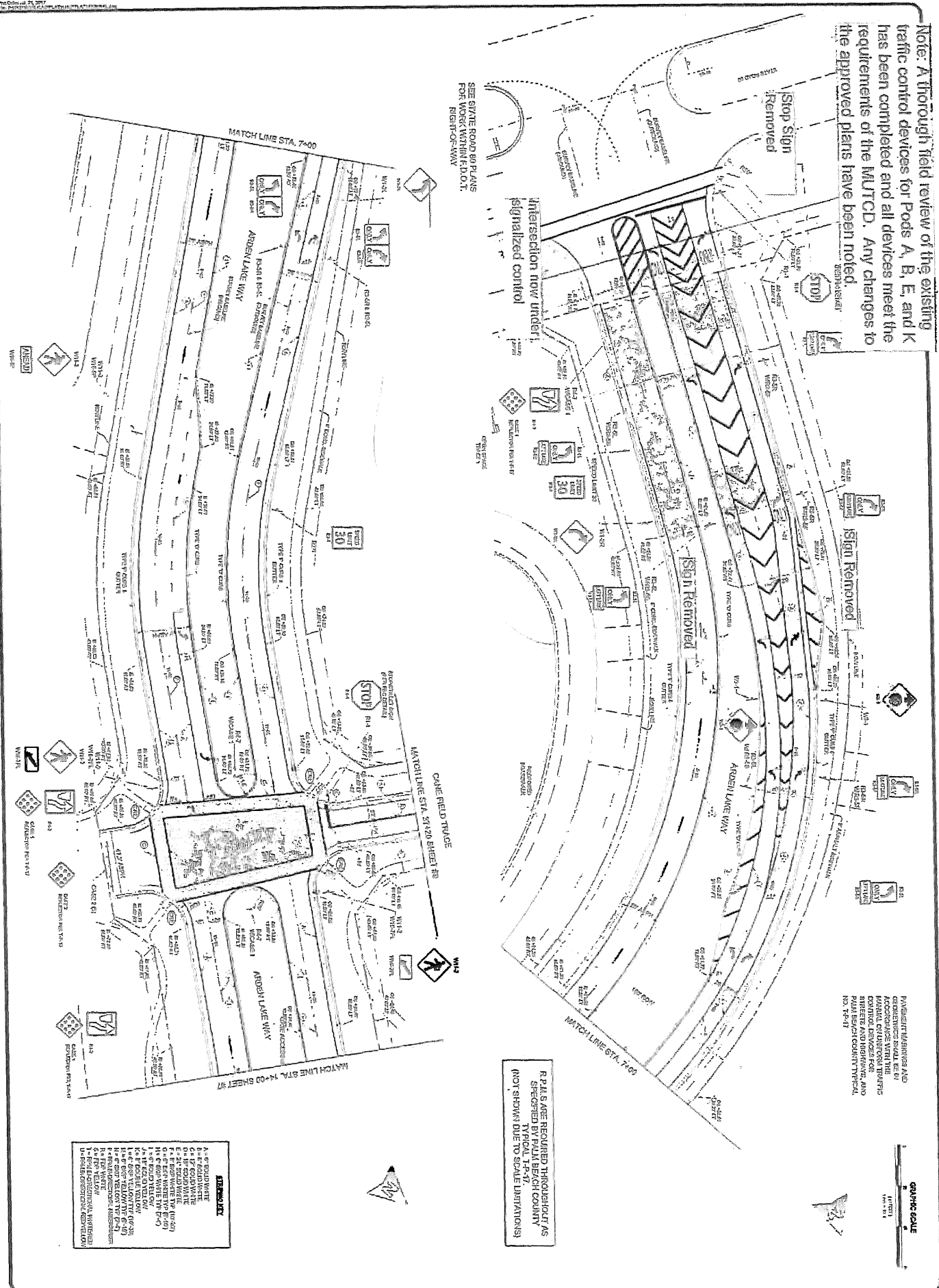


SFWMD C-51 CANAL

SFWMD C-51 CANAL

ARDEN-DEVELOPMENT PHASING MAP
UPDATED: JUNE 2019

Note: A thorough field review of the existing traffic control devices for Pods A, B, E, and K has been completed and all devices meet the requirements of the MUTCD. Any changes to the approved plans have been noted.



R.P.I.'S ARE REQUIRED THROUGHOUT AS SHOWN BY SYMBOLS IN PLAN (NOT SHOWN DUE TO SCALE LIMITATIONS)

SYMBOLS

1	1" x 6" ROAD MARK
2	6" x 6" ROAD MARK
3	6" x 6" ROAD MARK
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100	6" x 6" ROAD MARK

DATE: 1627
SHEET NO.: 6
OF 14

ARDEN PLAT 1
ARDEN LAKE WAY
STA. 0+00 TO STA. 14+00

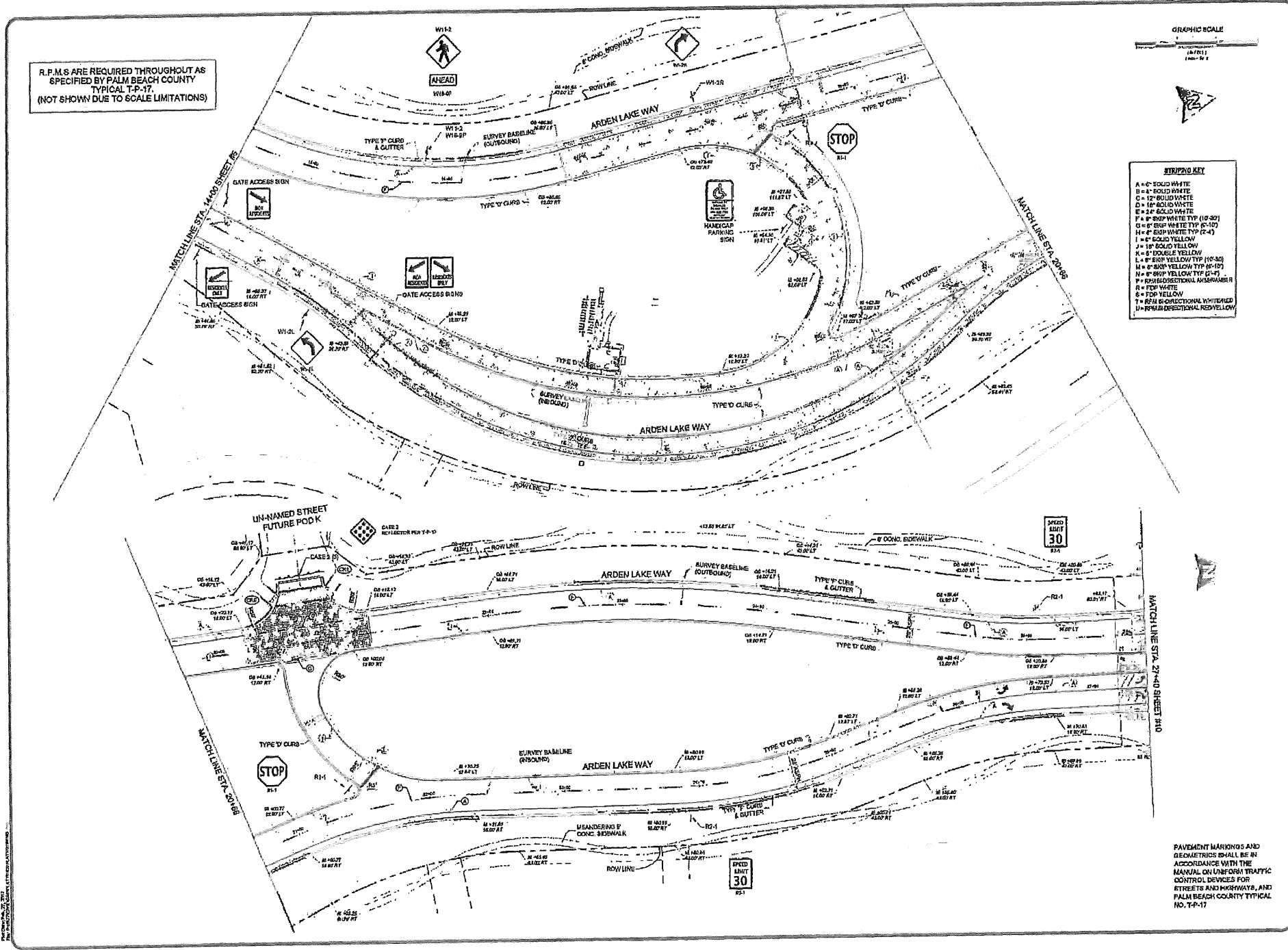
MDV / FR
FREDERICK ROY, JR., P.E.
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE: AUG 2018

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MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS SURVEYORS DEVELOPMENT CONSULTANTS
EEB# 2436 FAX: (888) 543-9726 LBN# 2439
TEL: (561) 993-0000
1650 FOREST HILL BLVD., SUITE 205
WEST PALM BEACH, FLORIDA 33405

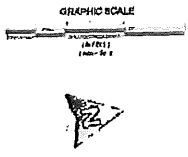


R.F.M.S ARE REQUIRED THROUGHOUT AS SPECIFIED BY PALM BEACH COUNTY TYPICAL T-P-17. (NOT SHOWN DUE TO SCALE LIMITATIONS)



STRIPING KEY

- A = 6" SOLID WHITE
- B = 4" SOLID WHITE
- C = 12" SOLID WHITE
- D = 18" SOLID WHITE
- E = 24" SOLID WHITE
- F = 6" STOP WHITE TYP (10-30)
- G = 6" STOP WHITE TYP (2-4)
- I = SOLID YELLOW
- J = 10" SOLID YELLOW
- K = 6" DOUBLE YELLOW
- L = 6" STOP YELLOW TYP (10-30)
- M = 6" STOP YELLOW TYP (2-4)
- N = 6" STOP YELLOW TYP (2-4)
- P = 4" BIFUNCTIONAL ARROWBAR
- R = TOP WHITE
- G = TOP YELLOW
- T = 4" BIFUNCTIONAL WHITE/RED
- U = 4" BIFUNCTIONAL RED/YELLOW



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 ENGINEERS SURVEYORS DEVELOPMENT CONSULTANTS
 EBR 2438 FAX (561) 848-3728 LBF 2438
 www.mbsai.com
 1850 FOREST HILLS BLVD SUITE 206
 WEST PALM BEACH, FLORIDA 33408

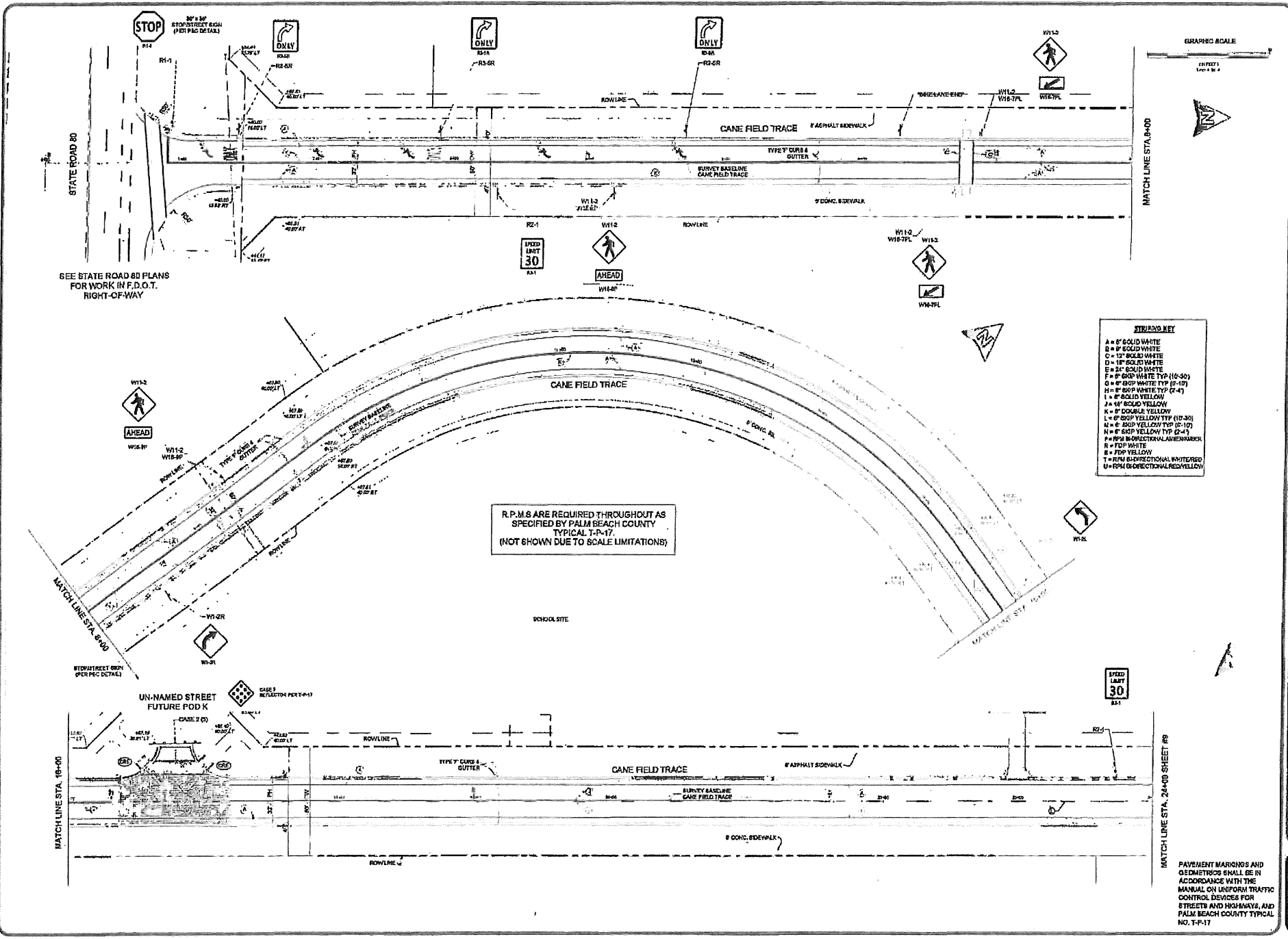
PROJECT NO. 1627
 SHEET NO. 7
 DATE: AUG 2015

ARSENAL / TR
 PREPARED BY: J.R. P.F. MAZE
 FOR MICHAEL B. SCHORAH & ASSOCIATES, INC.

ARSENAL PLAT 1
 ARDEN LAKE WAY
 STA. 14+00 TO STA. 27+40

JOB NO. 1627
 SHEET NO. 7
 OF 14

PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND PALM BEACH COUNTY TYPICAL NO. T-P-17



SEE STATE ROAD 80 PLANS FOR WORK IN F.D.O.T. RIGHT-OF-WAY

R.P.M.S ARE REQUIRED THROUGHOUT AS SPECIFIED BY PALM BEACH COUNTY TYPICAL T-R-17 (NOT SHOWN DUE TO SCALE LIMITATIONS)

STANDARD KEY

- A = 6" SOLID WHITE
- B = 6" SOLID WHITE
- C = 12" SOLID WHITE
- D = 18" SOLID WHITE
- E = 24" SOLID WHITE
- F = 6" SOLID WHITE TYP (10-30)
- G = 6" SOLID WHITE TYP (0-10)
- H = 6" SOLID WHITE TYP (2-4)
- I = 6" SOLID YELLOW
- J = 4" SOLID YELLOW
- K = 6" DOUBLE YELLOW
- L = 6" SOLID YELLOW TYP (10-30)
- M = 6" SOLID YELLOW TYP (0-10)
- N = 6" SOLID YELLOW TYP (2-4)
- P = RPM BIDIIRECTIONAL LAMENARROWER
- R = FOD WHITE
- S = FOD YELLOW
- T = RPM BIDIIRECTIONAL WHITE/RED
- U = RPM BIDIIRECTIONAL RED/YELLOW

PAYMENT MARKINGS AND OEDMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-17

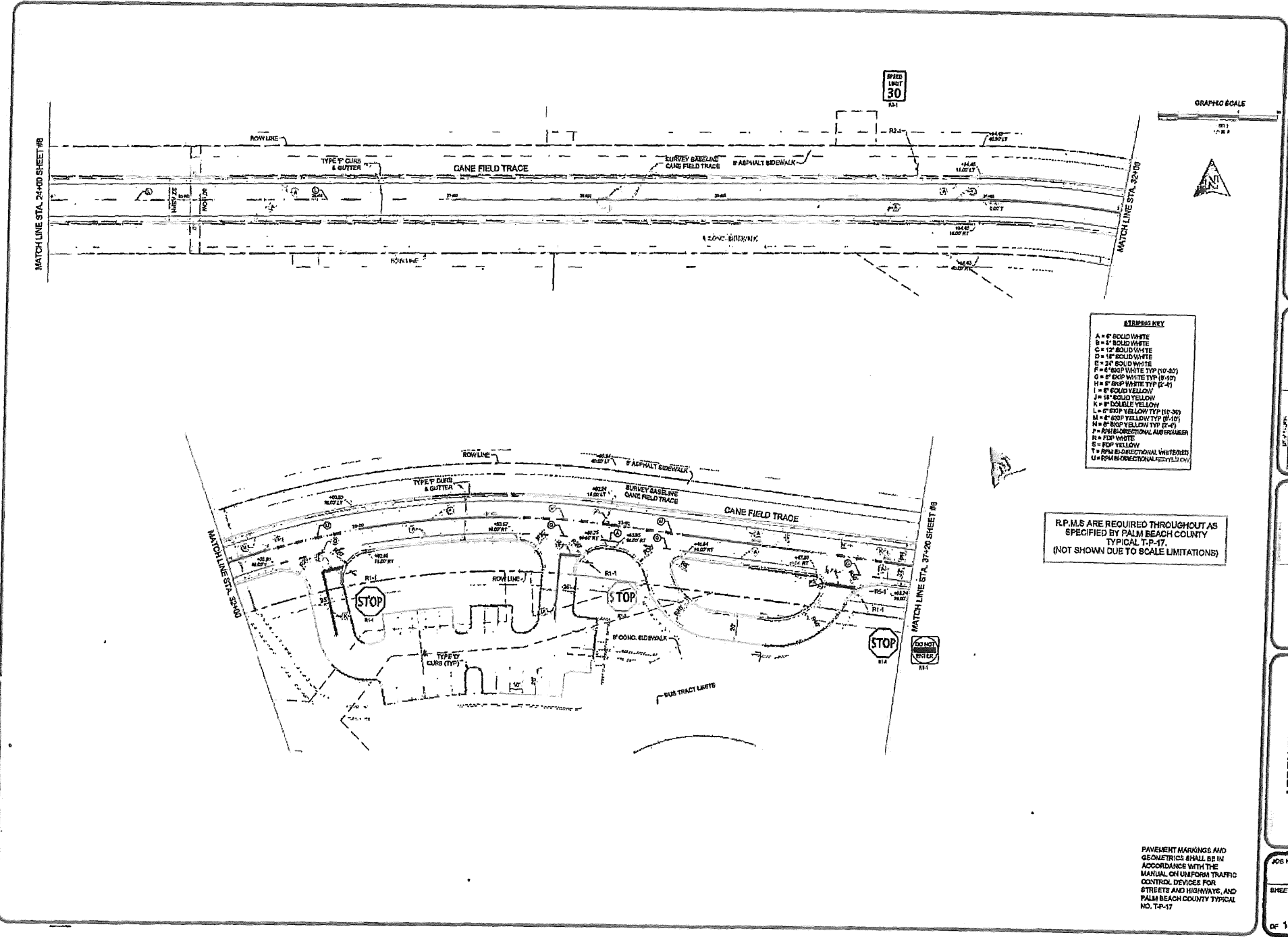


MICHAEL B. SCHORAH & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERING CONSULTANTS
 ENGINEERS SURVEYORS REGISTERED CONTRACTORS
 EBF 2408 TEL: (561) 995-0060 EBF 2408
 1650 FOREST HILL BLVD. SUITE 208
 WEST PALM BEACH, FLORIDA 33409

DATE: AUG 2015
 DRAWN BY: RDM/FR
 CHECKED BY: RDM/FR
 PROJECT NO.: 1627
 SHEET NO.: 8

ARDEN PLAT 1
 CANE FIELD TRACE
 STA. 0+00 TO STA. 24+00

JOB NO. 1627
 SHEET NO. 8
 OF 14



- MARKING KEY**
- A = 6" SOLID WHITE
 - B = 8" SOLID WHITE
 - C = 12" SOLID WHITE
 - D = 18" SOLID WHITE
 - E = 24" SOLID WHITE
 - F = 6" EXP WHITE TYP (10-30)
 - G = 8" EXP WHITE TYP (8-10)
 - H = 8" EXP WHITE TYP (2-4)
 - I = 8" SOLID YELLOW
 - J = 18" SOLID YELLOW
 - K = 8" DOUBLE YELLOW
 - L = 6" EXP YELLOW TYP (10-30)
 - M = 8" EXP YELLOW TYP (8-10)
 - N = 8" EXP YELLOW TYP (2-4)
 - P = RWI BI-DIRECTIONAL AMBER NUMBER
 - R = 6" SOLID WHITE
 - S = 6" SOLID YELLOW
 - T = RWI BI-DIRECTIONAL WHITE NUMBER
 - U = RWI BI-DIRECTIONAL YELLOW

R.P.M.S ARE REQUIRED THROUGHOUT AS SPECIFIED BY PALM BEACH COUNTY TYPICAL T-P-17. (NOT SHOWN DUE TO SCALE LIMITATIONS)

PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND PALM BEACH COUNTY TYPICAL NO. TP-17



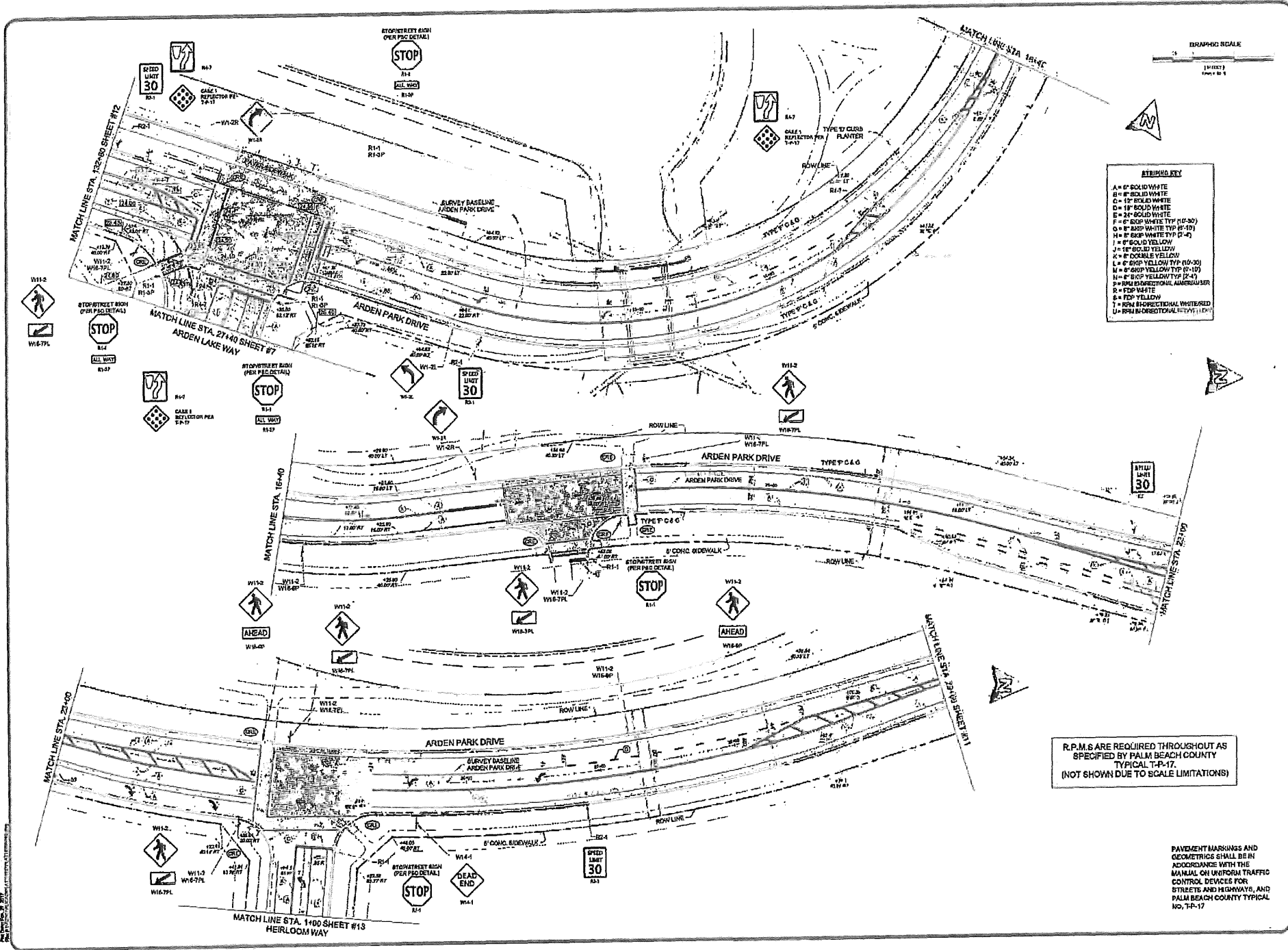
MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS SURVEYORS DEVELOPMENT CONSULTANTS
EOR 2458 TEL (561) 988-0000 FAX (561) 988-0000
10561 WEST HILL BLVD., SUITE 200 WEST PALM BEACH, FLORIDA 33418

DATE	BY	REVISION

DATE	BY	REVISION

AR DEN PLAT 1
CANE FIELD TRACE
STA. 24+00 TO STA. 37+20

JOB NO. 1627
SHEET NO. 9
of 14



MARKING KEY

- A = 6" SOLID WHITE
- B = 8" SOLID WHITE
- C = 12" SOLID WHITE
- D = 18" SOLID WHITE
- E = 24" SOLID WHITE
- F = 6" SOLID WHITE TYP (W-30)
- G = 8" SOLID WHITE TYP (W-10)
- H = 8" SOLID WHITE TYP (P-4)
- I = 6" SOLID YELLOW
- J = 18" SOLID YELLOW
- K = DOUBLE YELLOW
- L = 6" SOLID YELLOW TYP (W-30)
- M = 6" SOLID YELLOW TYP (W-10)
- N = 8" SOLID YELLOW TYP (P-4)
- O = 6" SOLID YELLOW TYP (W-30)
- P = 6" SOLID YELLOW TYP (W-10)
- Q = 6" SOLID YELLOW TYP (W-30)
- R = 6" SOLID YELLOW TYP (W-10)
- S = 6" SOLID YELLOW TYP (W-30)
- T = 6" SOLID YELLOW TYP (W-10)
- U = 6" SOLID YELLOW TYP (W-30)
- V = 6" SOLID YELLOW TYP (W-10)
- W = 6" SOLID YELLOW TYP (W-30)
- X = 6" SOLID YELLOW TYP (W-10)
- Y = 6" SOLID YELLOW TYP (W-30)
- Z = 6" SOLID YELLOW TYP (W-10)

R.P.M.S ARE REQUIRED THROUGHOUT AS SPECIFIED BY PALM BEACH COUNTY TYPICAL T-P-17. (NOT SHOWN DUE TO SCALE LIMITATIONS)

PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND PALM BEACH COUNTY TYPICAL NO. T-P-17



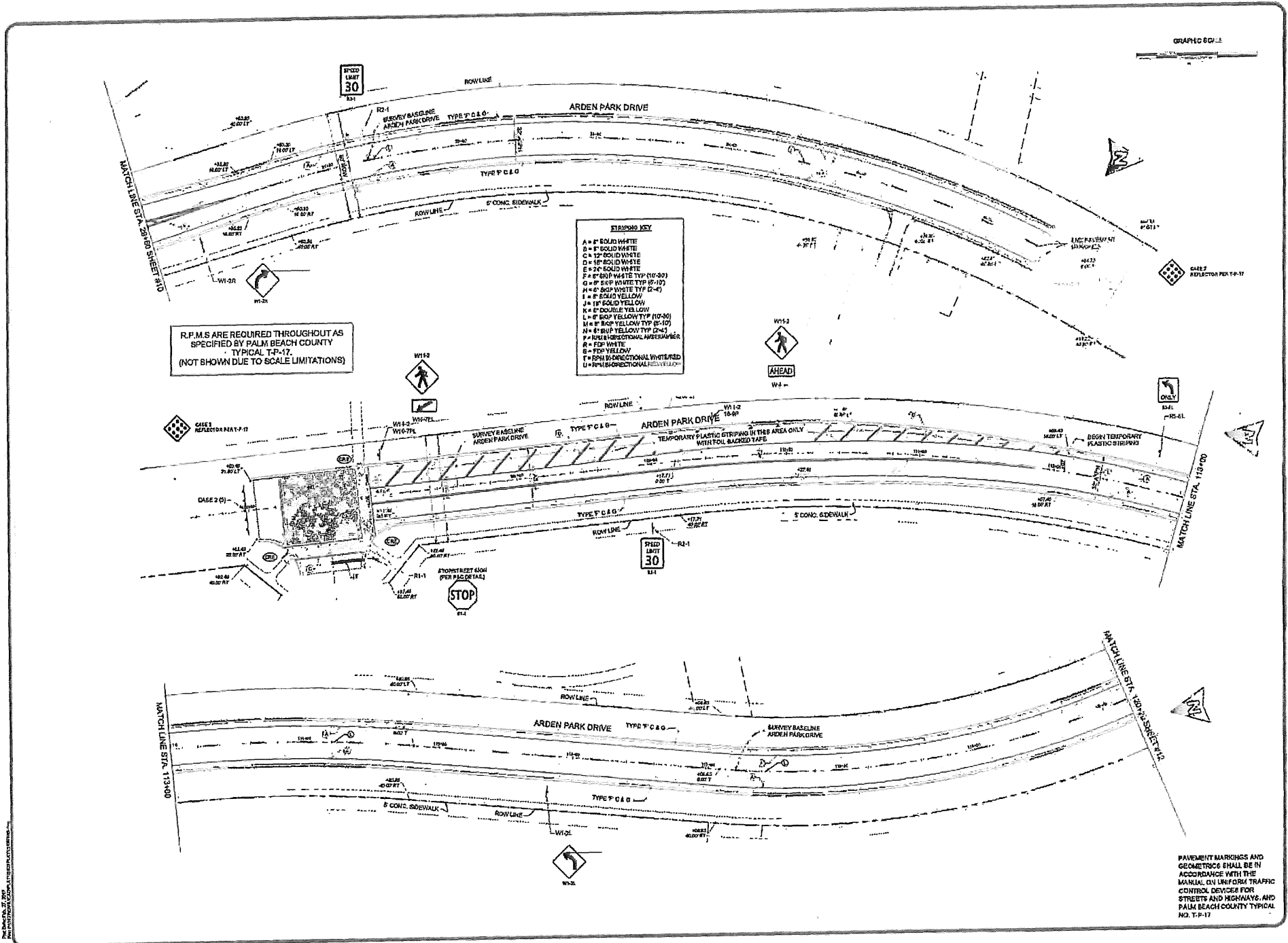
MICHAEL B. SCHORAH & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS
 1850 FOREST HILL BLVD., SUITE 200
 WEST PALM BEACH, FLORIDA 33406
 PHONE: (561) 843-3322 FAX: (561) 843-3323 LBR 2-038



MDV/FR
 PREPARED BY: J.R. P.E.
 CHECKED BY: M.B.S.
 DATE: AUG 2015

ARDEN PLAT 1
 ARDEN PARK DRIVE
 STA. 9+00 TO STA. 29+00

JOB NO. 1627
 SHEET NO. 10
 OF 14



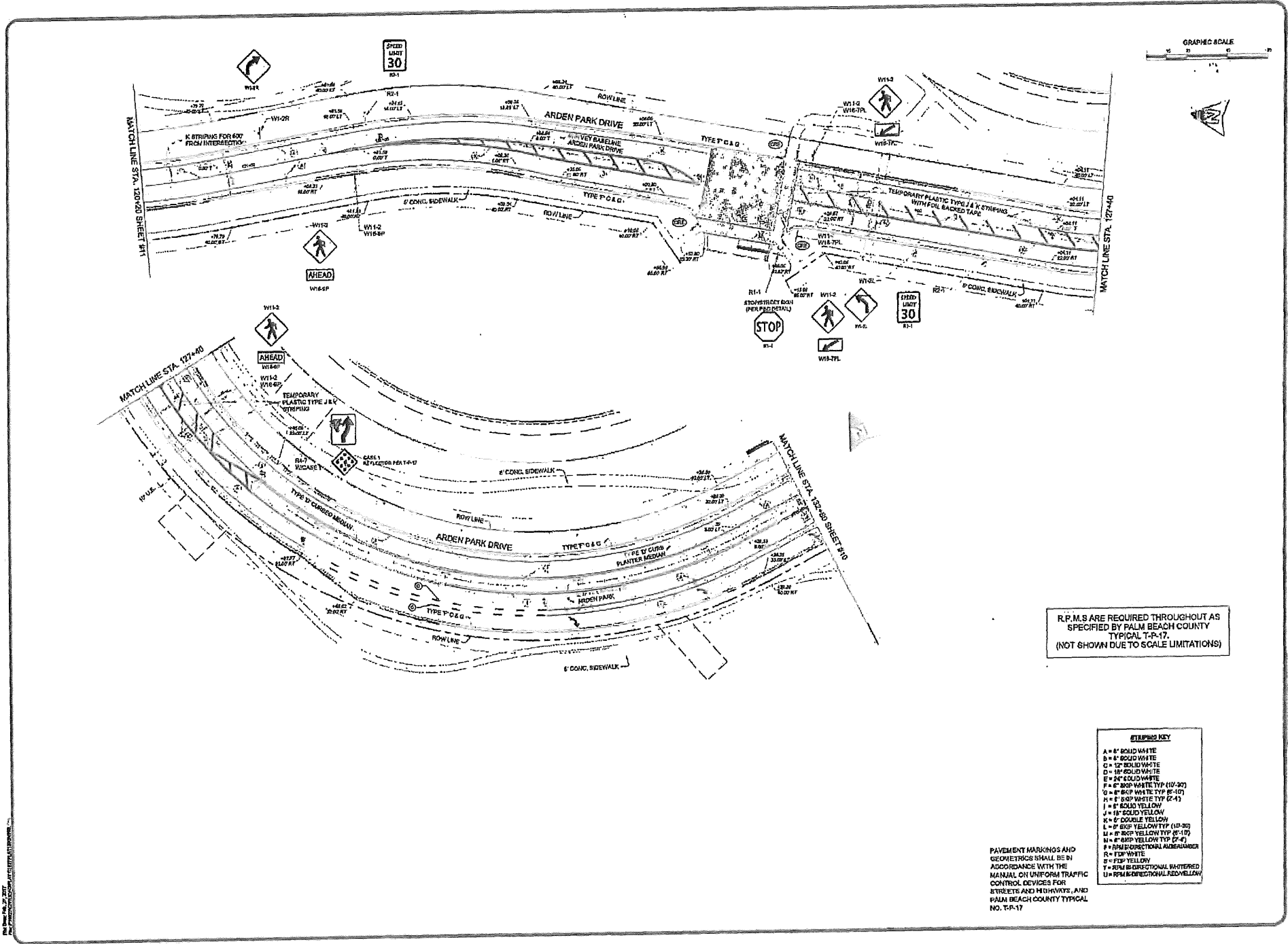
MICHAEL B. SCHORAH & ASSOCIATES, INC.
 ENGINEER SURVEYOR PLANNING CONSULTANT
 1850 FOREST HILLS BLVD SUITE 208
 WEST PALM BEACH, FLORIDA 33408

DATE	DESCRIPTION

INDV / FR
 FREDERICK J. P. SCHORAH
 PROJECT MANAGER
 MICHAEL B. SCHORAH & ASSOCIATES, INC.
 DATE: AUG 2015

ARDEN PLAT 1
 ARDEN PARK DRIVE
 STA. 29+60 TO STA. 38+00
 STA. 106+00 TO STA. 120+20

JOB NO. **1627**
 SHEET NO. **11**
 OF 14



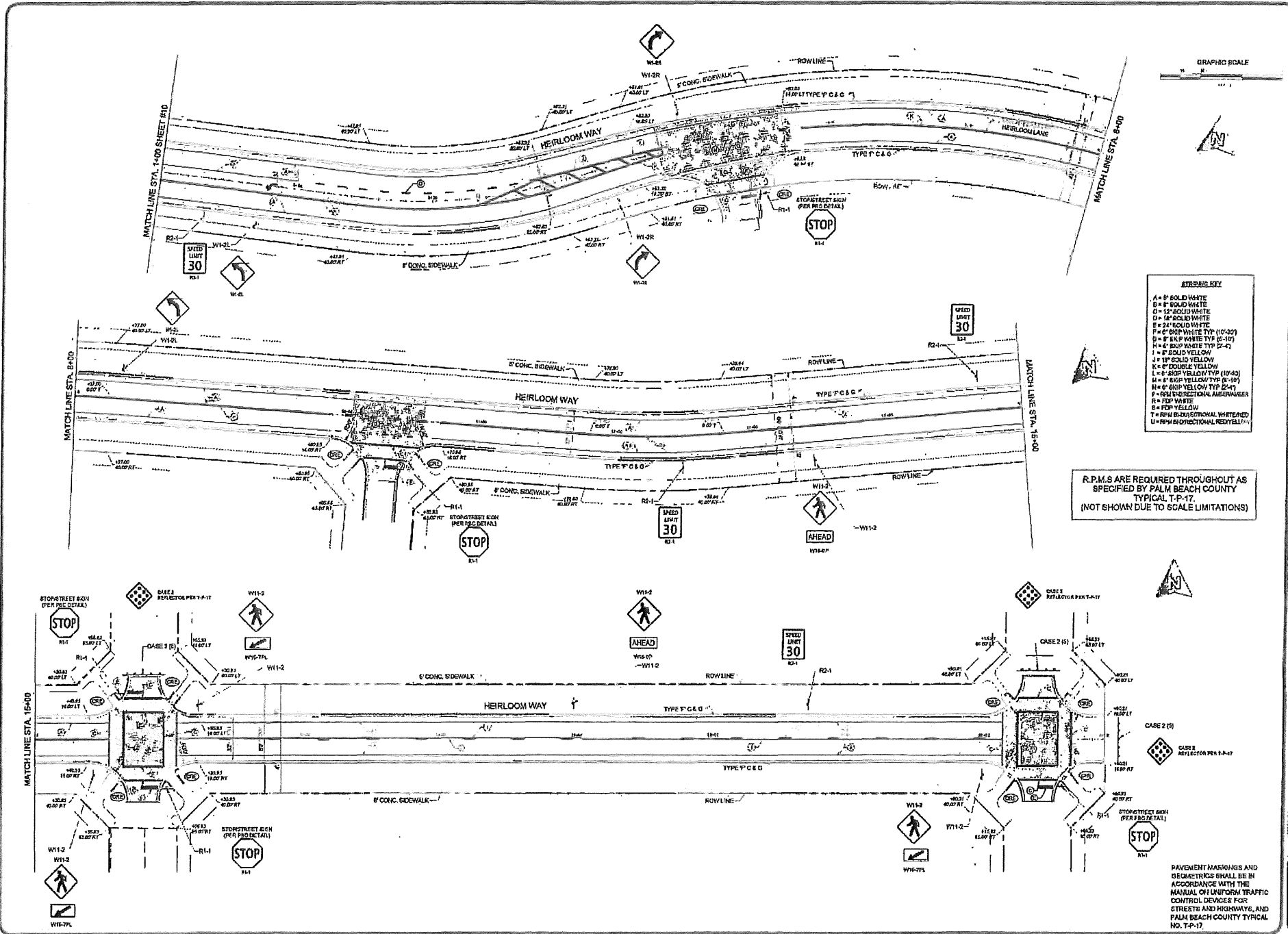
MICHAEL B. SCHORAH & ASSOCIATES, INC.
 ENGINEERS SURVEYORS DEVELOPMENT CONSULTANTS
 1850 FORELIS BEACH, FLORIDA 33408
 SUITE 208
 WEST PALM BEACH, FLORIDA 33408
 TEL: 561-833-2277
 FAX: 561-833-2278
 WWW.MBSA.COM

MDY / FR	DATE
	AUG 2015

FREDERICK ROTH, P.E.
 PROFESSIONAL ENGINEER
 PALM BEACH COUNTY
 AND ASSOCIATES, INC.
 DATE

ARDEN PLAT 1
DESCRIPTION: ARDEN PARK DRIVE
STA. 120+20 TO STA. 132+80

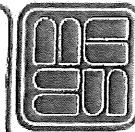
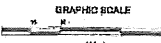
JOB NO.	1627
SHEET NO.	12
OF 14	



STRIPING KEY

- A = 8" SOLID WHITE
- B = 8" SOLID WHITE
- C = 12" SOLID WHITE
- D = 18" SOLID WHITE
- E = 24" SOLID WHITE
- F = 6" SUP WHITE TYP (0-30)
- G = 8" SUP WHITE TYP (0-10)
- H = 4" SUP WHITE TYP (2-4)
- I = 8" SOLID YELLOW
- J = 12" SOLID YELLOW
- K = 2" DOUBLE YELLOW
- L = 6" SUP YELLOW TYP (0-30)
- M = 8" SUP YELLOW TYP (0-10)
- N = 4" SUP YELLOW TYP (2-4)
- P = 10" BIDIRECTIONAL ARROW/ARROWBAR
- R = FDF WHITE
- S = FDF YELLOW
- T = 8" BIDIRECTIONAL WHITE/RED
- U = 8" BIDIRECTIONAL RED/YELL

R.P.M.S ARE REQUIRED THROUGHOUT AS SPECIFIED BY PALM BEACH COUNTY TYPICAL T-P-17. (NOT SHOWN DUE TO SCALE LIMITATIONS)



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS AND ARCHITECTS
 1866 FOREST HILL BLVD., SUITE 208
 WEST PALM BEACH, FLORIDA 33408
 TEL: (561) 832-8779 FAX: (561) 832-8778
 LEAF 2/35

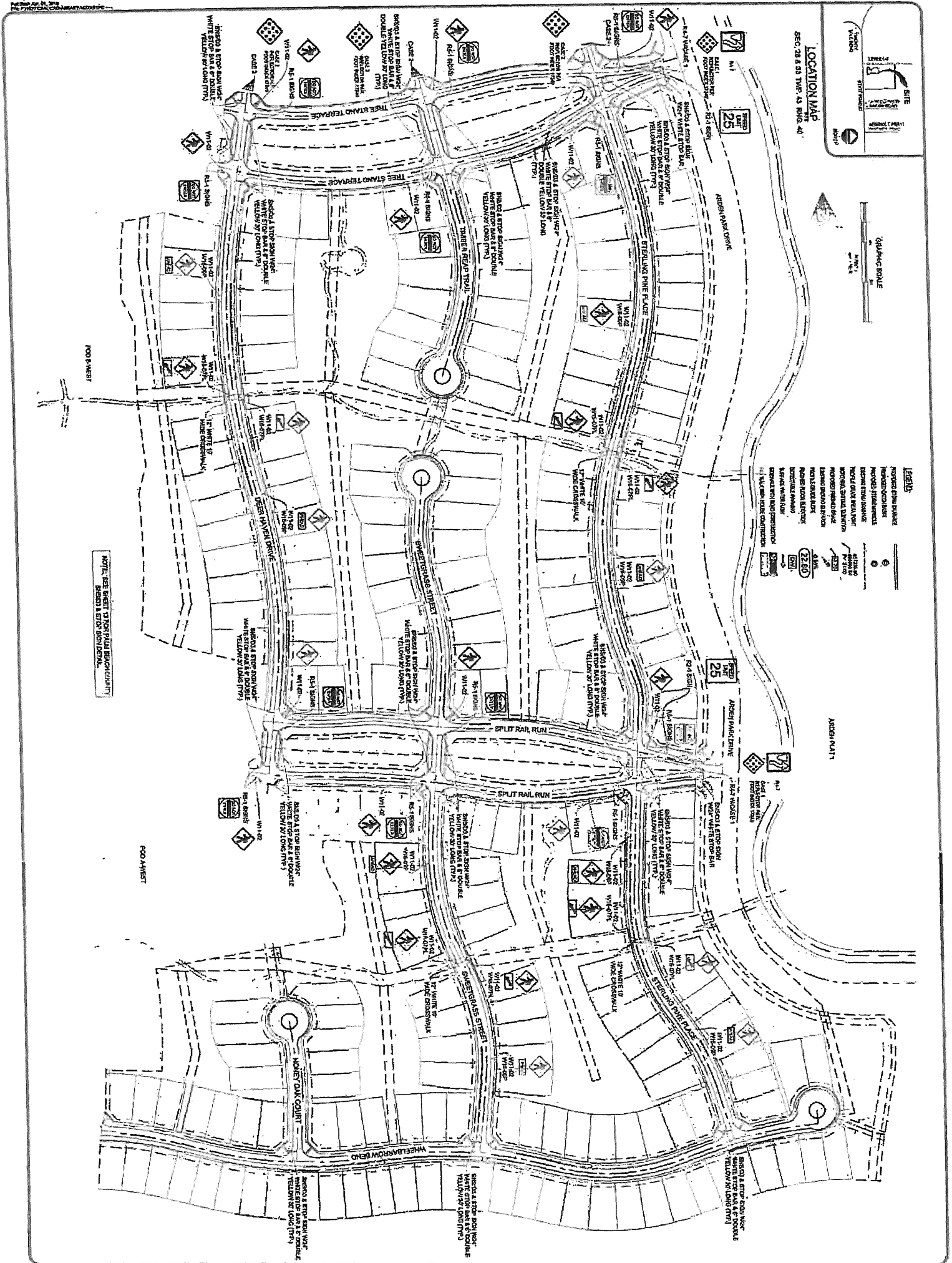
DATE: 08/01/2015	TIME: 10:00 AM
PROJECT: ARDEN PLAT 1	SHEET NO. 13
SCALE: AS SHOWN	DATE: AUG 2015

DESIGNED BY: FREDERICK WOTH, JR., P.E.
 CHECKED BY: JAMES W. SCHORAH, P.E.
 DATE: AUG 2015

ARDEN PLAT 1
 HEIRLOOM LANE
 STA. 14+00 TO STA. 23+00

JOB NO. 1627
 SHEET NO. 13
 OF 14

PAVEMENT MARKINGS AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND PALM BEACH COUNTY TYPICAL NO. T-P-17.



NOTE: SEE SHEET 13 FOR PAUL BEAUCHAMPT ROAD & STOP SIGN DETAIL.

DATE 1627	PROJECT ARDEN POD A-EAST AND POD B-EAST
SHEET NO. 14	DESCRIPTION SIGNING AND MARKING PLAN

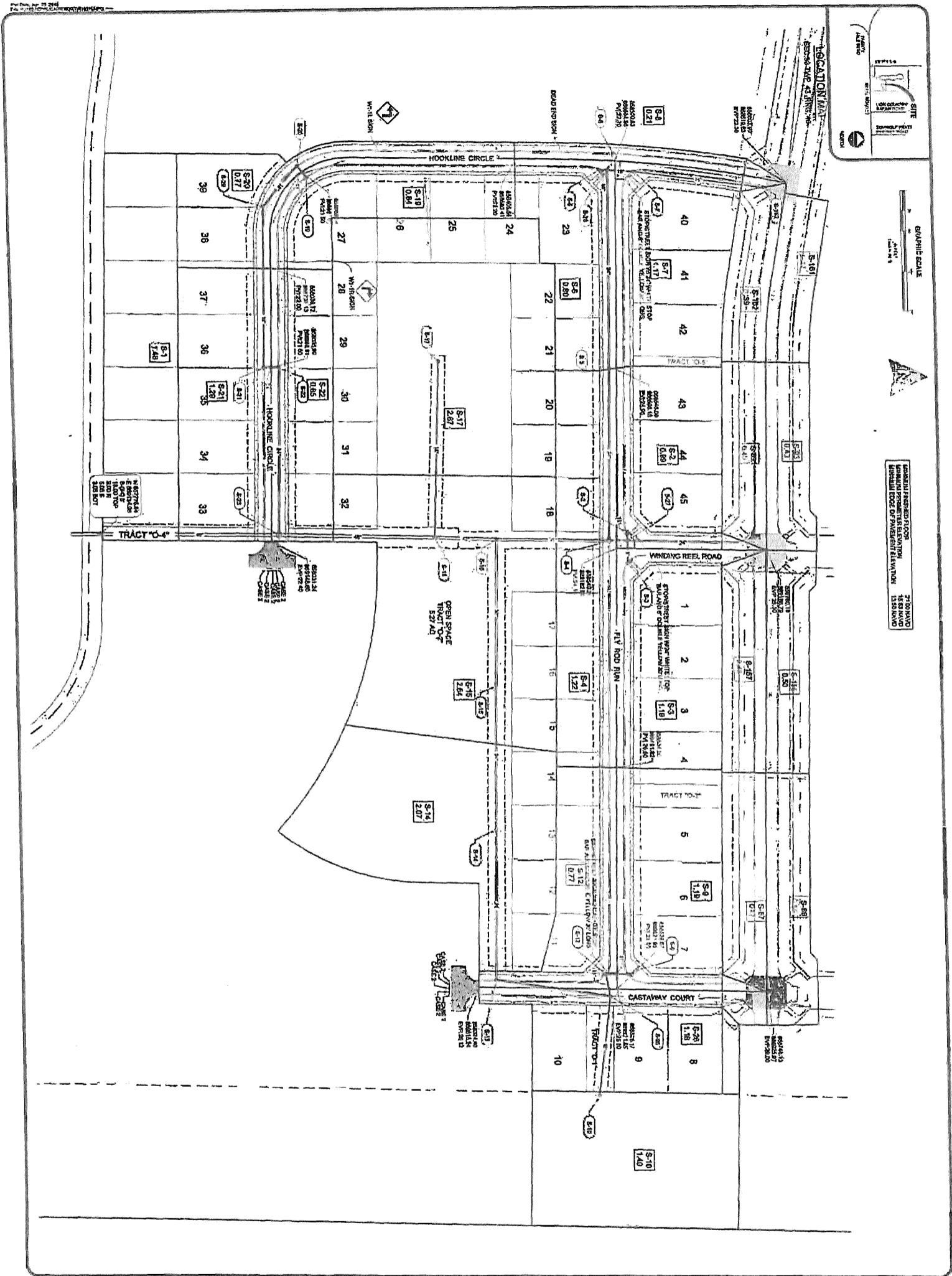
DATE MAY 11 2016	SCALE 1"=100'
DATE AUG 2015	REVISIONS NONE

DATE MAY 11 2016	DATE AUG 2015
---------------------	------------------

DATE MAY 11 2016	DATE AUG 2015
---------------------	------------------

MICHAEL B. SCHORAH & ASSOCIATES, INC.
 ENGINEERS SURVEYORS DEVELOPMENT CONTRACTORS
 TEL: (561) 968-0000
 FAX: (561) 643-0121
 www.mbsch.com
 1890 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33409





JOB NO.
1627
SHEET NO.
2

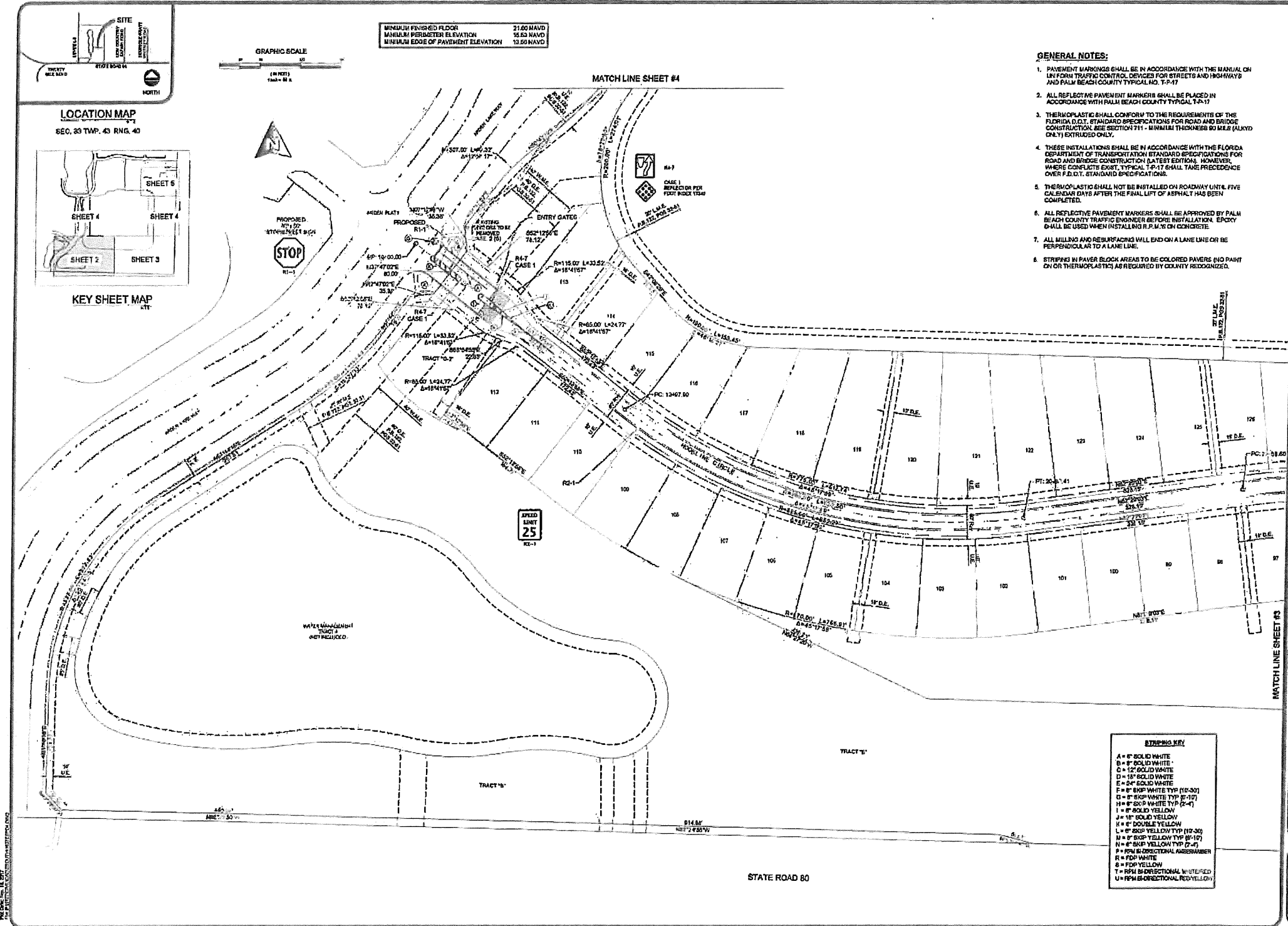
PROJECT
**ARDEN
POD-E-NORTH**
DESCRIPTION
**DRAINAGE MASTER & PAVEMENT
MARKING AND SIGNING PLAN**

DESIGNED BY
FREDERICK ROTH, JR., P.E.
FLORIDA LICENSE # 10991
FOR MICHAEL B. SCHORAH
AND ASSOCIATES, INC.
DATE
AUG 1 8 2016
SCALE
1"=50'
DATE
JULY 2016

NO.	REVISIONS

**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**
ENGINEERS SURVEYORS DEVELOPMENT CONSULTANTS
EB# 2438 TEL: (561) 954-0900 LBF 2438
PALM BEACH, FLORIDA FAX: (561) 942-9728
WWW.MBSA-FLA.COM
1650 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406





- GENERAL NOTES:**
1. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AND PALM BEACH COUNTY TYPICAL NO. T-P-17
 2. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH PALM BEACH COUNTY TYPICAL T-P-17
 3. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. HOWEVER, WHERE CONFLICTS EXIST, TYPICAL T-P-17 SHALL TAKE PRECEDENCE OVER F.D.D.T. STANDARD SPECIFICATIONS.
 4. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. HOWEVER, WHERE CONFLICTS EXIST, TYPICAL T-P-17 SHALL TAKE PRECEDENCE OVER F.D.D.T. STANDARD SPECIFICATIONS.
 5. THERMOPLASTIC SHALL NOT BE INSTALLED ON ROADWAY UNTIL FIVE CALENDAR DAYS AFTER THE FINAL LIFT OF ASPHALT HAS BEEN COMPLETED.
 6. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE APPROVED BY PALM BEACH COUNTY TRAFFIC ENGINEER BEFORE INSTALLATION. EPOXY SHALL BE USED WHEN INSTALLING R.P.M.'S ON CONCRETE.
 7. ALL MILLING AND RESURFACING WILL END ON A LANE LINE OR BE PERPENDICULAR TO A LANE LINE.
 8. STRIPING IN PAVED BLOCK AREAS TO BE COLORED PAVERS (NO PAINT ON OR THERMOPLASTIC) AS REQUIRED BY COUNTY RECOGNIZED.

STRIPING KEY

A = 6" SOLID WHITE
B = 8" SOLID WHITE
C = 12" SOLID WHITE
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 8" SKIP WHITE TYP (10-30)
G = 8" SKIP WHITE TYP (8-12)
H = 8" SKIP WHITE TYP (2-4)
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = 6" SKIP YELLOW TYP (10-30)
M = 8" SKIP YELLOW TYP (8-12)
N = 8" SKIP YELLOW TYP (2-4)
P = RPM BIDIRECTIONAL ARROWBAR
R = FDP WHITE
S = FDP YELLOW
T = RPM BIDIRECTIONAL WHITE/RED
U = RPM BIDIRECTIONAL RED/YELLOW

MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS SURVEYORS DEVELOPMENT CONSULTANTS
P.O. BOX 2000
WEST PALM BEACH, FLORIDA 33408
TEL: (561) 835-0000
WWW.SCHORAH.COM LBP-2488

REVISED: _____
DESIGNED: _____
DATE: _____

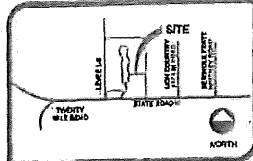
PROJECT: ARDEN
SUBJECT: POD E-SOUTH
SCALE: 1" = 60'
DATE: JAN 2017

DESIGNED BY: _____
CHECKED BY: _____
DATE: _____

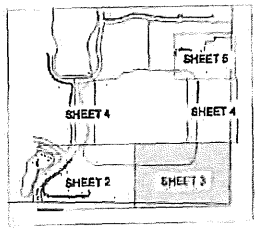
PROJECT: ARDEN
SUBJECT: POD E-SOUTH
SCALE: 1" = 60'
DATE: JAN 2017

DESIGNED BY: _____
CHECKED BY: _____
DATE: _____

JOB NO. 1627
SHEET NO. 2
OF 18



LOCATION MAP
SEC. 33 TWP. 43 RING. 40



KEY SHEET MAP



MINIMUM FINISHED FLOOR 21.00 NAVD
MINIMUM PERIMETER ELEVATION 15.43 NAVD
MINIMUM EDGE OF PAVEMENT ELEVATION 13.50 NAVD

- STRIPING KEY**
- A = 6" SOLID WHITE
 - B = 6" SOLID WHITE
 - C = 12" SOLID WHITE
 - D = 18" SOLID WHITE
 - E = 24" SOLID WHITE
 - F = 6" SKIP WHITE TYP (10'-30')
 - G = 6" SKIP WHITE TYP (8'-10')
 - H = 6" SKIP WHITE TYP (2'-4')
 - I = 6" SOLID YELLOW
 - J = 18" SOLID YELLOW
 - K = 6" DOUBLE YELLOW
 - L = 6" SKIP YELLOW TYP (10'-30')
 - M = 6" SKIP YELLOW TYP (8'-10')
 - N = 6" SKIP YELLOW TYP (2'-4')
 - P = RPM BI-DIRECTIONAL ARROW/NUMBER
 - R = FDP WHITE
 - S = FDP YELLOW
 - T = RPM BI-DIRECTIONAL WYSTERED
 - U = RPM BI-DIRECTIONAL RED/YELLOW

WATER MANAGEMENT
TRACT 2
(NOT INCLUDED)

PAVEMENT FINISHES AND GEOMETRICS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND PALM BEACH COUNTY TYPICAL NO. 14-17

SPEED LIMIT 25 R2-1

SPEED LIMIT 25 R2-1

STOP R1-1

W11-2

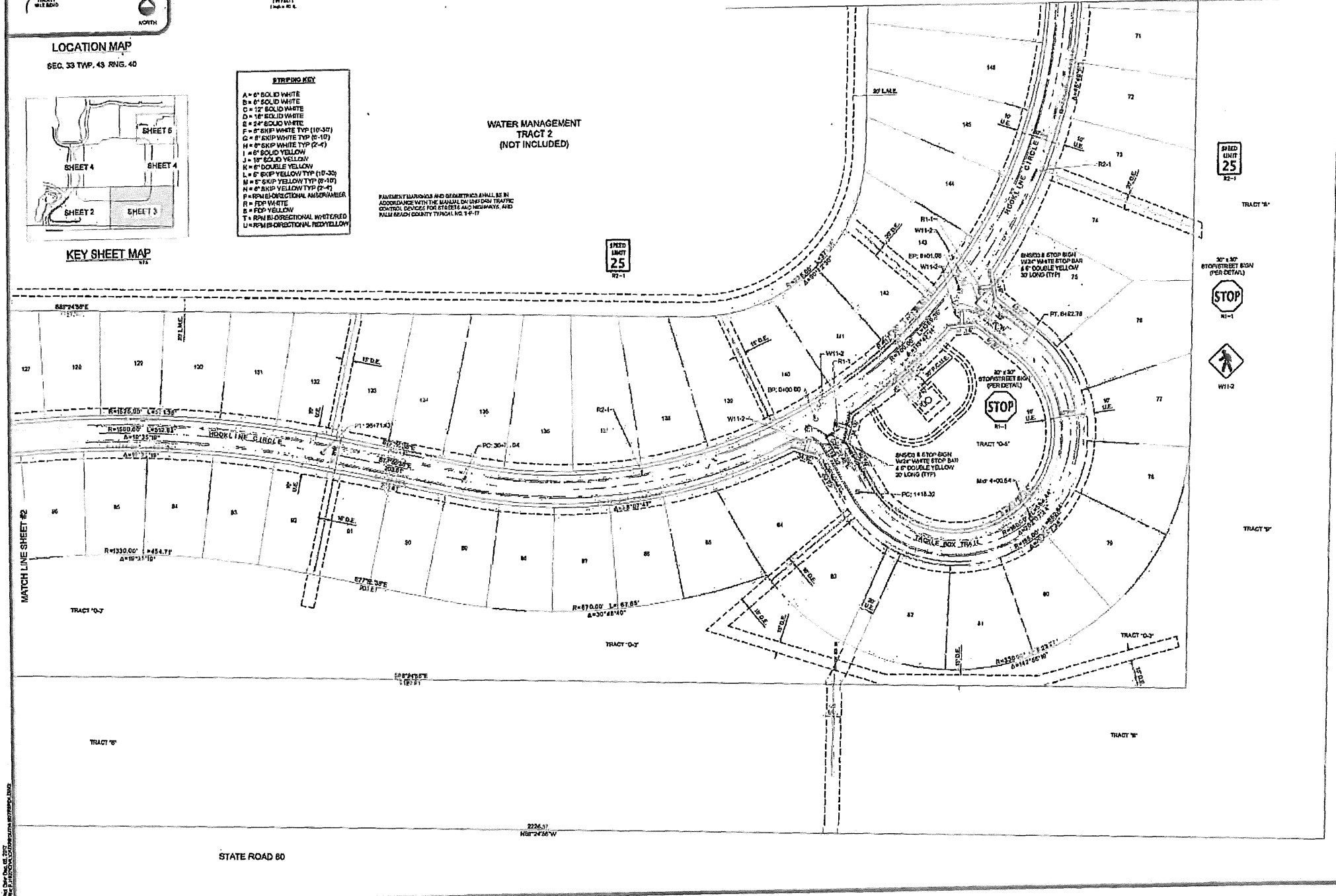
MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS SURVEYORS DEVELOPMENT CONSULTANTS
2000 S. STATE ROAD 80, SUITE 200
WEST PALM BEACH, FLORIDA 33411
TEL: 561-833-3333
FAX: 561-833-3333
WWW.MBSA.COM

DATE	DESCRIPTION

DATE	DESCRIPTION

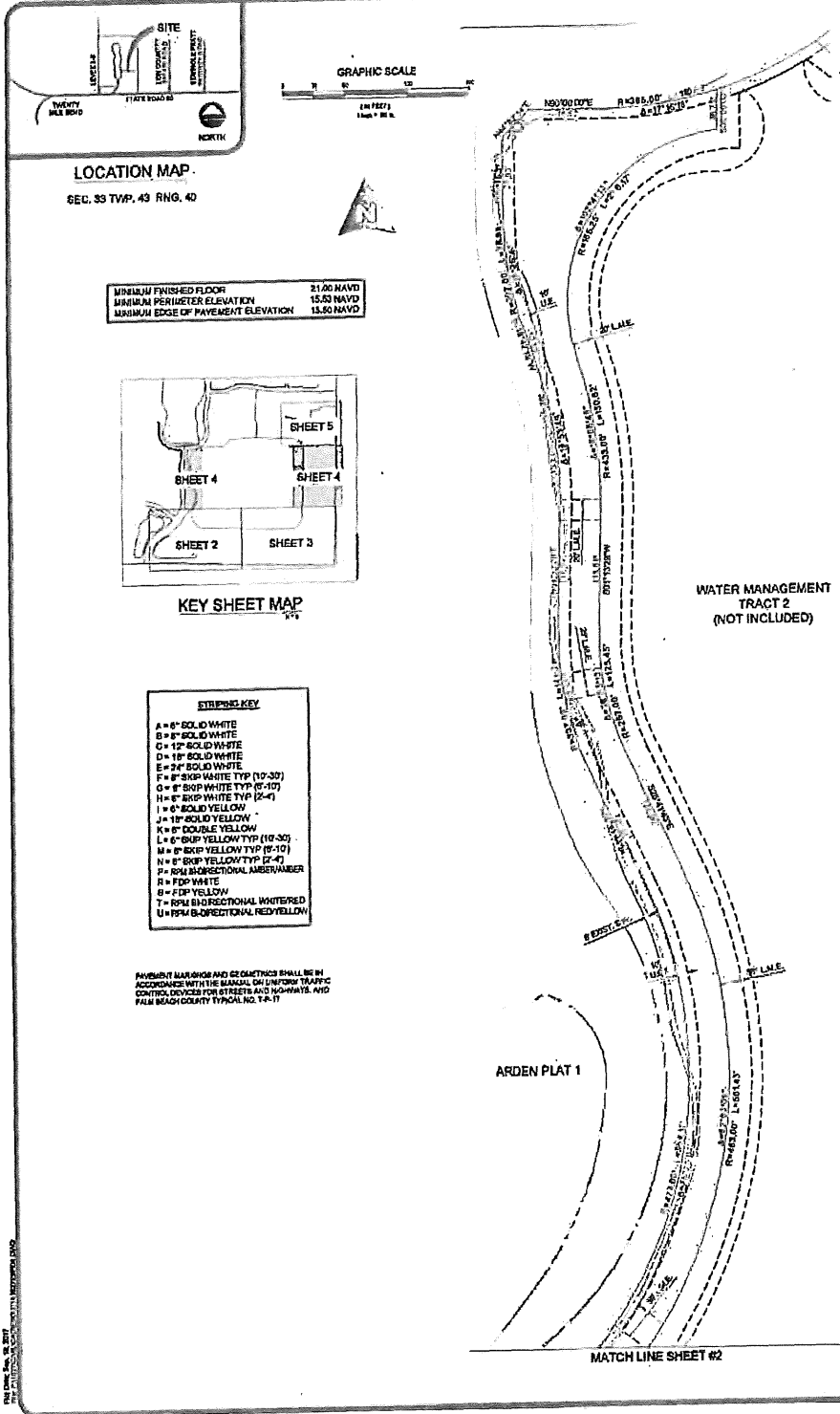
AR DEN
POD E-SOUTH
DIMENSION, SIGNING & MARKING PLAN

JOB NO. 1627
SHEET NO. 3
OF 18

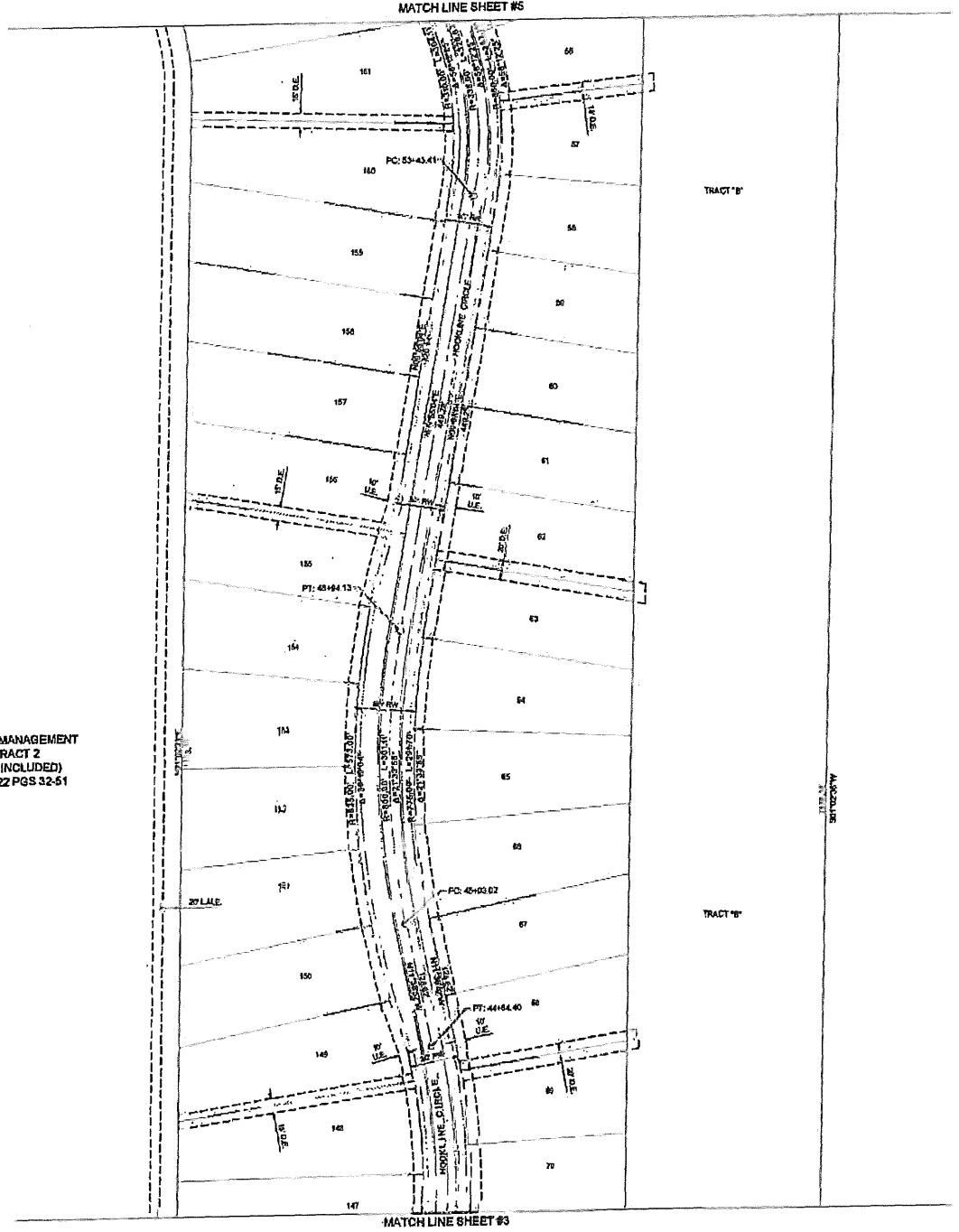


DATE PLOTTED: 01/11/17 11:58 AM

STATE ROAD 80



WATER MANAGEMENT
TRACT 2
(NOT INCLUDED)
P.B. 122 PGS 32-51



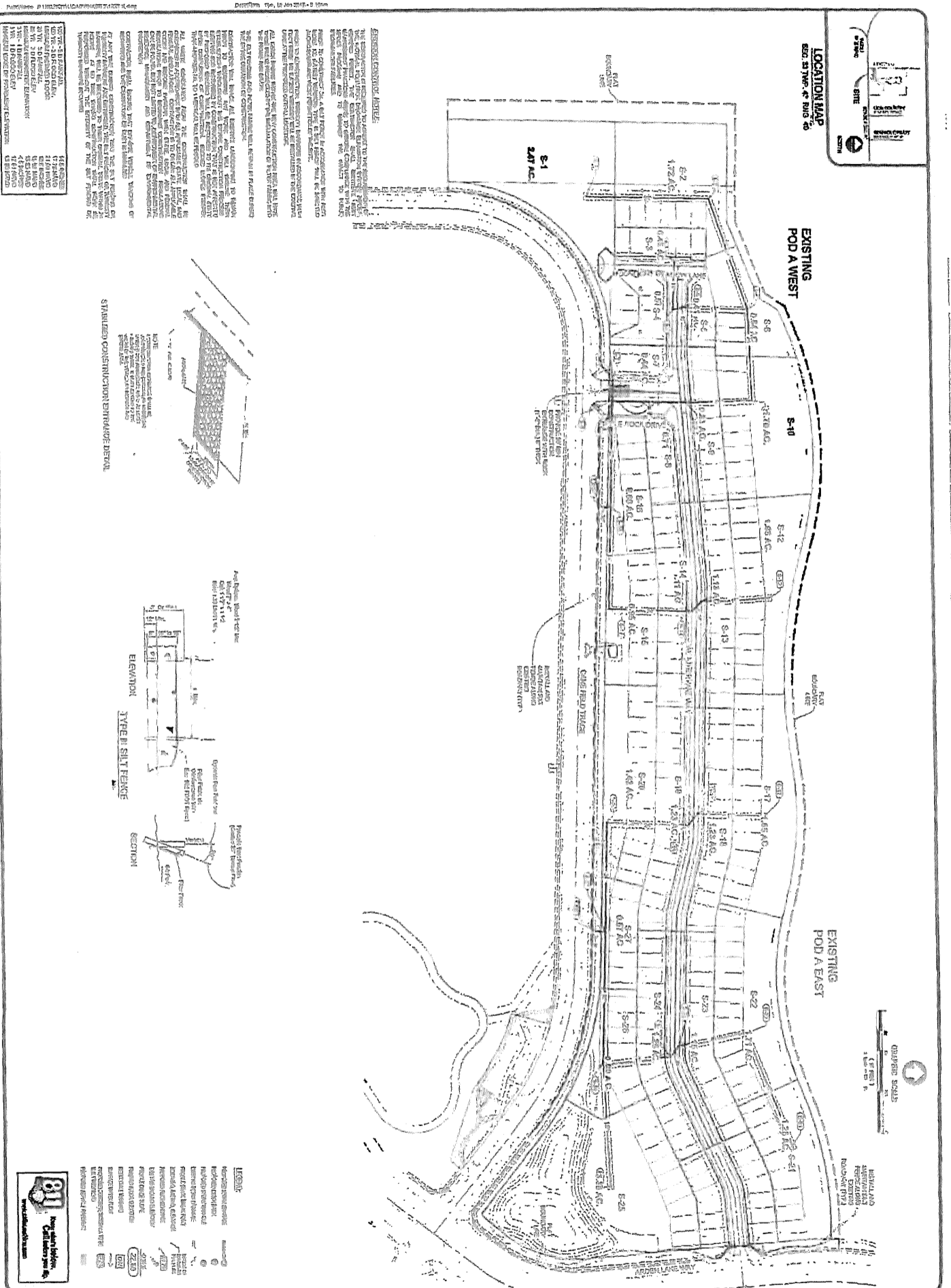
MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - PLANNING CONSULTANTS
EBS# 2438 TEL: (813) 942-4000
EBS# 2438 FAX: (813) 942-8728 WEB# 2438
www.schorah.com SUITE 205
1850 FOREMAN BEACH, FLORIDA 33408

ESTIMATED 42502 RESURVED 12/2016
--

PROPOSED	MDV / FR	6002	1" = 60'	JAN 2017
PREDRAWN FILE	DATE	DATE	DATE	DATE
FOR MICHAEL B. SCHORAH & ASSOCIATES, INC.				

PROJECT: **ARDEN
POD E-SOUTH**
DESIGN: DRG
DIMENSION, SIGNING & MARKING PLAN

JOB NO. **1627**
SHEET NO. **4**
OF 18



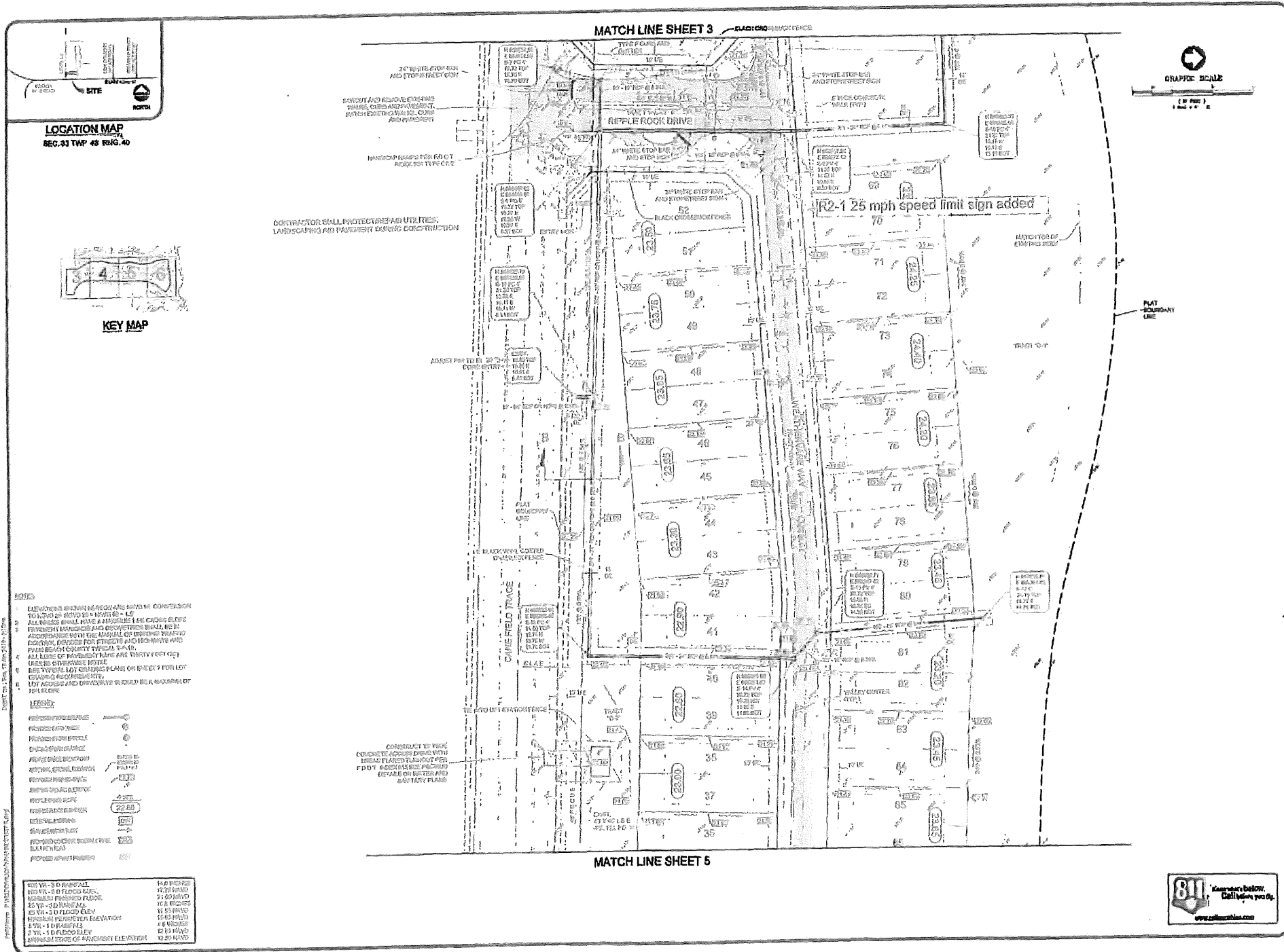
1627
 2
 8

PROJECT
ARDEN PUD
POD K
DESCRIPTION
MASTER DRAINAGE AND
EROSION CONTROL PLAN

MSAL/MHC
 Scale:
1"=100'
 DATE:
OCTOBER 2018

MICHAEL B. SCHORAH & ASSOCIATES, INC.
 ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS
 TEL: (904) 998-0002
 EB# 2438 FAX: (904) 442-0720 LB# 2435
 www.schorah.com
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406



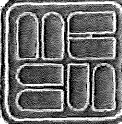


LOCATION MAP
SEC. 31 TWP. 48 N. R14G. 40



- NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL PAVES SHALL HAVE A MINIMUM 1% CROSS SLOPE TOWARD THE DRAINAGE DITCH OR STREET.
 3. ALL PAVES SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
 4. ALL PAVES SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
 5. ALL PAVES SHALL BE 15' WIDE UNLESS OTHERWISE NOTED.
 6. ALL PAVES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
 7. ALL PAVES SHALL BE 5' WIDE UNLESS OTHERWISE NOTED.
 8. ALL PAVES SHALL BE 3' WIDE UNLESS OTHERWISE NOTED.
 9. ALL PAVES SHALL BE 2' WIDE UNLESS OTHERWISE NOTED.
 10. ALL PAVES SHALL BE 1' WIDE UNLESS OTHERWISE NOTED.
- LEGEND:**
- 1. 4" CONC. DRIVEWAY
 - 2. 4" CONC. DRIVEWAY
 - 3. 4" CONC. DRIVEWAY
 - 4. 4" CONC. DRIVEWAY
 - 5. 4" CONC. DRIVEWAY
 - 6. 4" CONC. DRIVEWAY
 - 7. 4" CONC. DRIVEWAY
 - 8. 4" CONC. DRIVEWAY
 - 9. 4" CONC. DRIVEWAY
 - 10. 4" CONC. DRIVEWAY

4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY
4" CONC. DRIVEWAY	10' CONC. DRIVEWAY

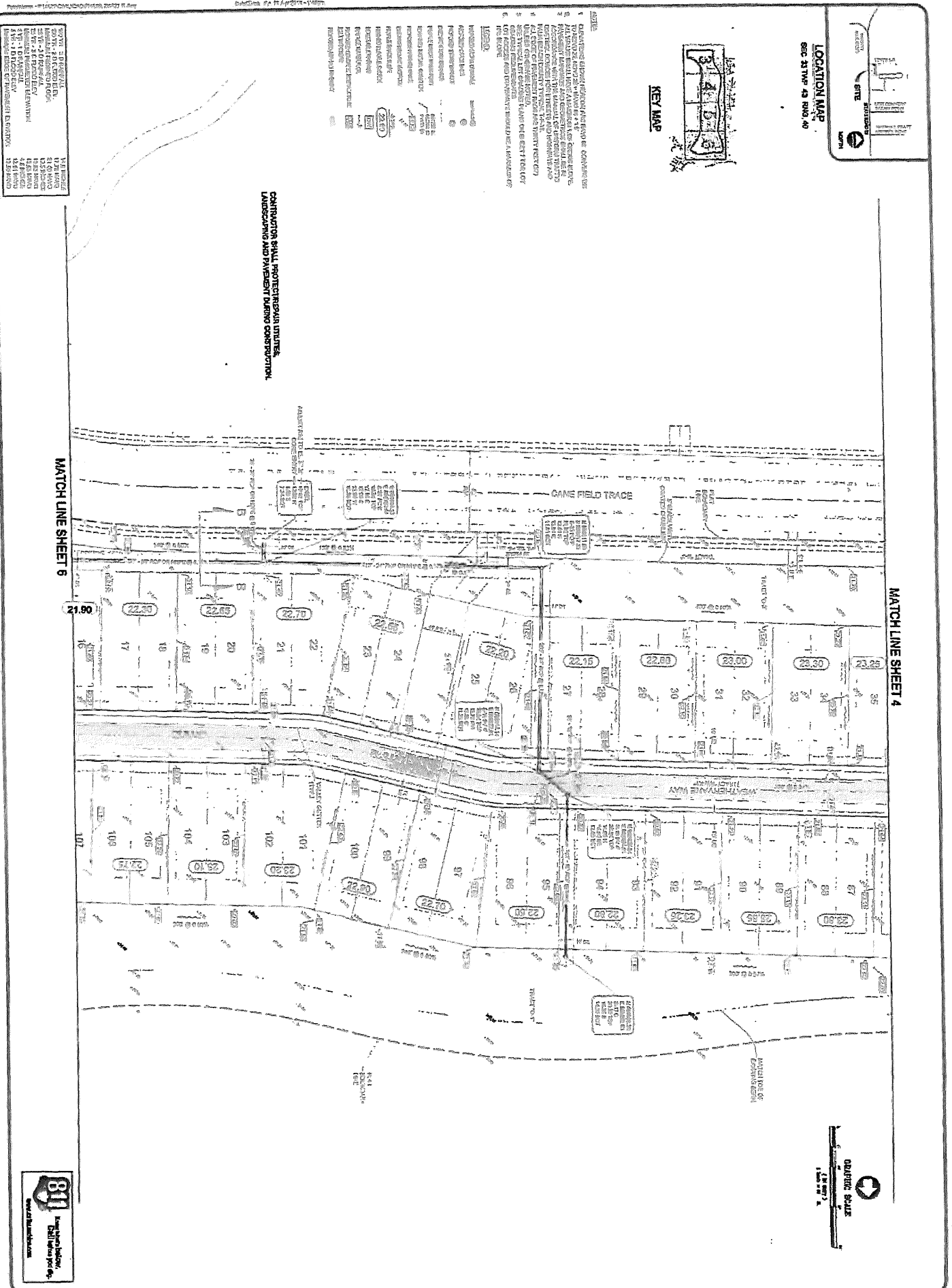


MICHAEL B. SCHORAH & ASSOCIATES, INC.
 ENGINEERS • ARCHITECTS • PLANNERS • ENVIRONMENTAL CONSULTANTS
 1850 FOREST HILL BLVD., SUITE 200
 WEST PALM BEACH, FLORIDA 33409
 TEL: (561) 842-8772
 FAX: (561) 842-8772
 LWP 2438

DATE: 10/11/18
 DRAWN BY: MAM/AMC
 CHECKED BY: MAM/AMC
 SCALE: 1" = 40'
 PROJECT: ARDEN PUD POD K
 SHEET: 4 OF 8
 DATE: OCTOBER 2018

**ARDEN PUD
 POD K**
 PAVING AND DRAINAGE PLAN

JOB NO. 1627
 SHEET NO. 4
 OF 8



LOCATION MAP
SEE SHEET 48 AND 49

KEY MAP

CONTRACTOR SHALL PROTECT EXISTING UTILITIES,
LANDSCAPING AND PAVEMENT DURING CONSTRUCTION.

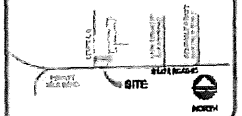
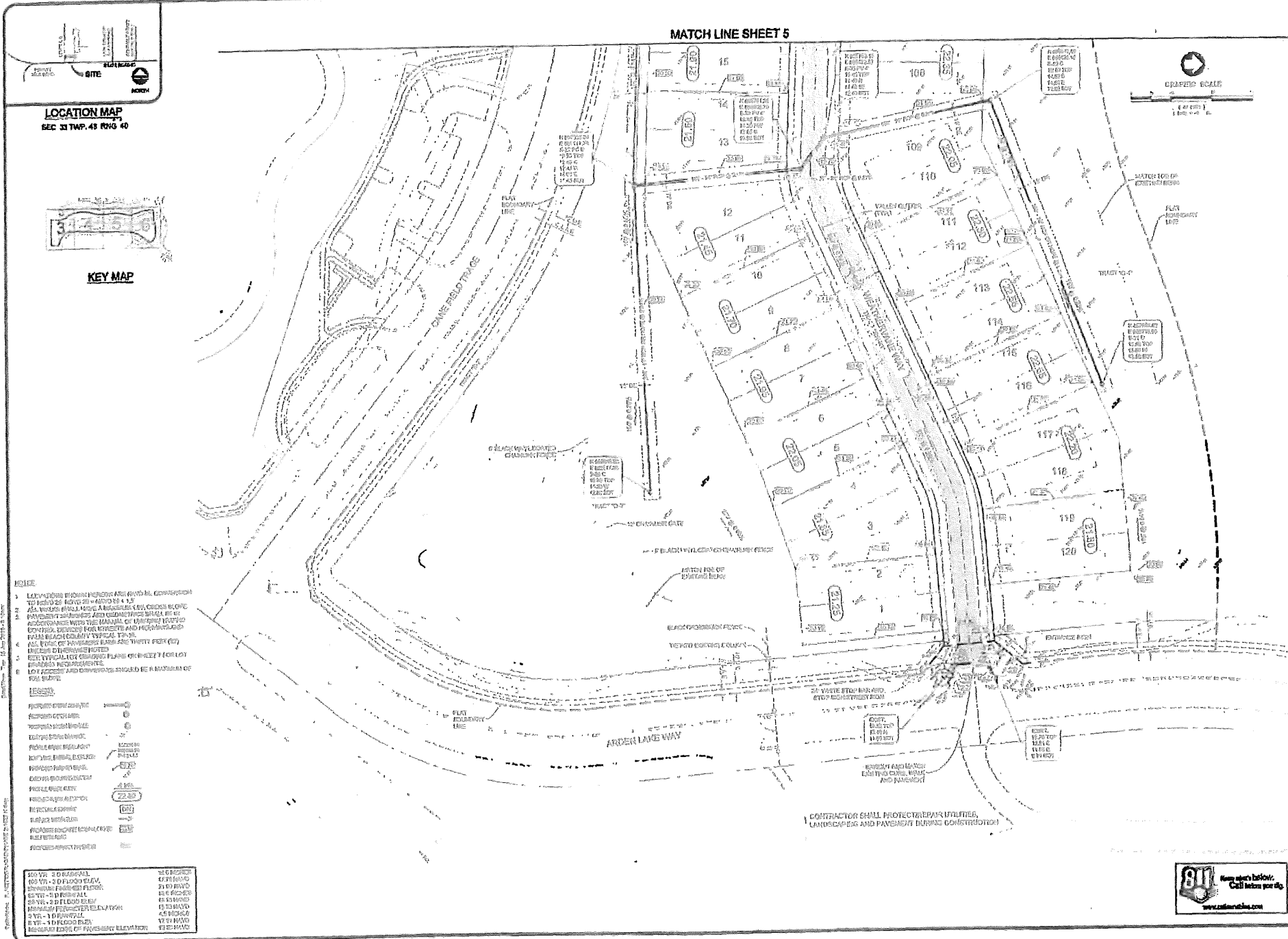
MATCH LINE SHEET 6

MATCH LINE SHEET 4

GRAPHIC SCALE
1" = 40'



SHEET NO. 5 OF 8	PROJECT ARDEN PUD POD K	DRAWN BY <i>[Signature]</i> CHECKED BY <i>[Signature]</i> DATE: MAR 13 2018	CONTRACT NO. MAM/MHC	SCALE 1" = 40'	DATE OCTOBER 2018	MICHAEL B. SCHORAH & ASSOCIATES, INC. ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS TEL: (561) 998-0090 FAX: (561) 998-9126 www.schorah.com 1660 FOREST HILL BLVD., SUITE 208 WEST PALM BEACH, FLORIDA 33418
	PROJECT NO. 1627		SHEET NO. 5			



NOTES:

1. LOTS TO BE PAVED SHOWN AND ALSO BE CONSTRUCTION TO BE 12" TO 24" ABOVE FINISHED GRADE AS TO ZELV. SLOPE SHALL BE 1% TO 2%.
2. ZELV. SLOPE SHALL BE 1% TO 2%.
3. ALL PAVING SHALL BE CONFORMANT WITH THE MANUAL OF PRACTICES FOR ROAD CONSTRUCTION AND MAINTENANCE AS SET FORTH IN THE MANUAL OF PRACTICES FOR ROAD CONSTRUCTION AND MAINTENANCE.
4. ALL TYPE OF PAVING SHALL BE PERFORMED BY THE CONTRACTOR AND SHALL BE SUBJECT TO ALL TYPICAL CONSTRUCTION SPECIFICATIONS AND ALL OTHER REQUIREMENTS.
5. ALL CONSTRUCTION SHALL BE SUBJECT TO ALL TYPICAL CONSTRUCTION SPECIFICATIONS AND ALL OTHER REQUIREMENTS.

LEGEND:

PROPOSED PAVEMENT	---
PROPOSED CEMENT CONCRETE	---
PROPOSED ASPHALT	---
EXISTING PAVEMENT	---
EXISTING ASPHALT	---
EXISTING CEMENT CONCRETE	---
PROPOSED DRIVEWAY	---
PROPOSED DRIVEWAY	---
PROPOSED DRIVEWAY	---
PROPOSED DRIVEWAY	---
PROPOSED DRIVEWAY	---
PROPOSED DRIVEWAY	---
PROPOSED DRIVEWAY	---

20 FT WIDE GRADE	12 FT WIDE GRADE
15 FT WIDE GRADE	8 FT WIDE GRADE
10 FT WIDE GRADE	6 FT WIDE GRADE
5 FT WIDE GRADE	4 FT WIDE GRADE
2 FT WIDE GRADE	3 FT WIDE GRADE
1 FT WIDE GRADE	2 FT WIDE GRADE
MINIMUM FINISHED ELEVATION	FINISHED ELEVATION
PROPOSED FINISHED ELEVATION	EXISTING FINISHED ELEVATION
PROPOSED FINISHED ELEVATION	EXISTING FINISHED ELEVATION
PROPOSED FINISHED ELEVATION	EXISTING FINISHED ELEVATION
PROPOSED FINISHED ELEVATION	EXISTING FINISHED ELEVATION

MICHAEL B. SCHORAH & ASSOCIATES, INC.
 PROFESSIONAL ENGINEER
 EBK 2493 TEL (904) 424-4700
 1630 FOREST HILL BLVD., SUITE 205
 WEST PALM BEACH, FLORIDA 33409

PROJECT NO. 1627
 SHEET NO. 6
 DATE: OCTOBER 2018

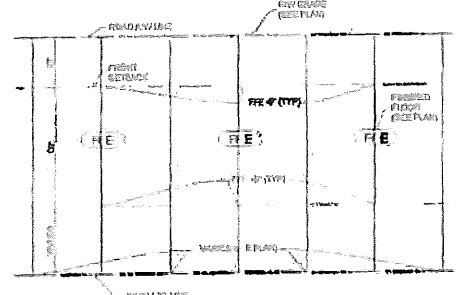
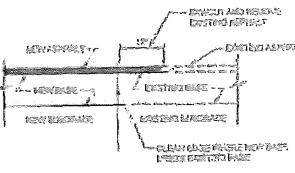
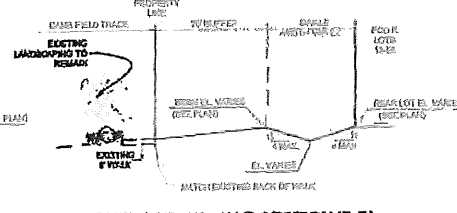
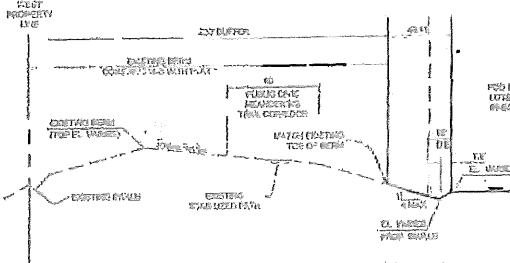
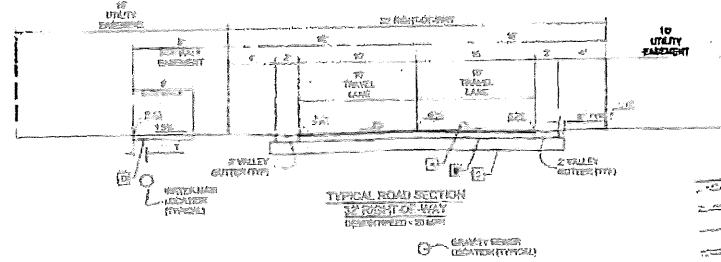
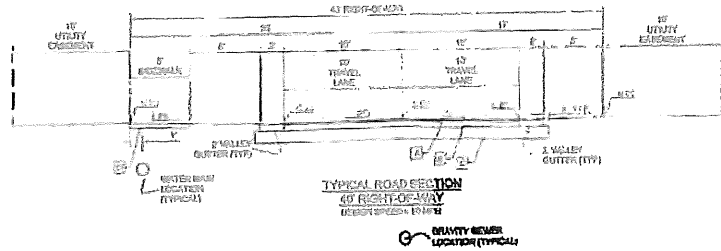
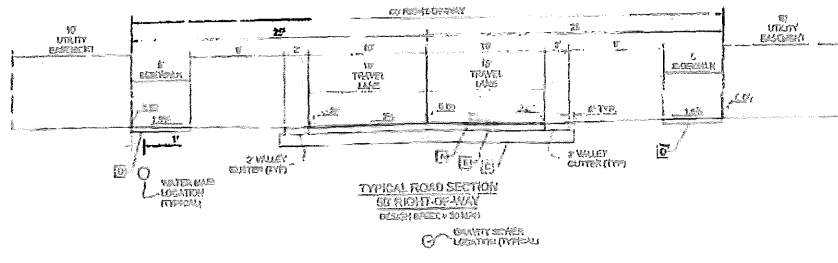
ARDEX
 NATIONAL OFFICE: 400 S. W. 12TH AVENUE, SUITE 1200
 MIAMI, FLORIDA 33135
 TEL: (305) 444-0800
 FAX: (305) 444-0801

PROJECT: MAMMHC
 SCALE: 1" = 40'
 DATE: OCTOBER 2018

**ARDEX PUD
 POD K
 PAVING AND DRAINAGE PLAN**

JOB NO. 1627
 SHEET NO. 6
 OF 8

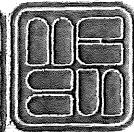
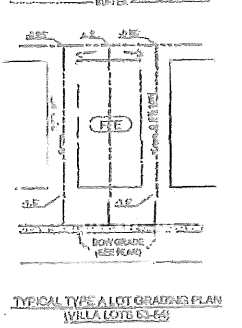
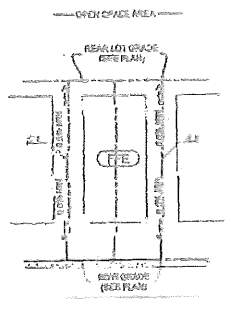
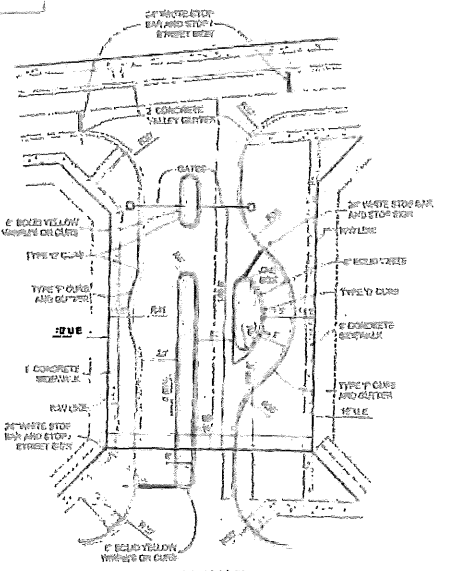




- TYPICAL SECTION NOTES**
- ALL PAVED AREAS WITHIN THE PROJECT LIMITS THAT ARE COVERED BY THE TYPICAL SECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PAVEMENT DESIGN SPECIFICATIONS UNLESS OTHERWISE INDICATED BY THE CONTRACTOR IN THE FIELD.
 - SEE THE PLAN OR CROSS SECTION FOR DIMENSIONS FOR EACH TYPE OF CURB.
 - CONCRETE SHALL BE 4000 PSI COMPACTED 4" THICK BASE COURSE SHALL BE 4" DEEP AND SHALL BE COVERED BY THE CURB. THE CURB SHALL BE 4" DEEP AND SHALL BE COVERED BY THE CURB.
 - CONCRETE SHALL BE 4000 PSI COMPACTED 4" THICK BASE COURSE SHALL BE 4" DEEP AND SHALL BE COVERED BY THE CURB.
 - IF WIDE ROW OF 60'-0" TO BE INSTALLED ALONG ALL CURBS.

- 60' ROW, 40' ROW AND 20' ROW PAVEMENT DESIGN**
- SEE TYPE 2-B ASPHALT TO CONCRETE SURFACE COURSE FROM CURB TO 10' FROM CURB AND TYPE 2-B ASPHALT TO CONCRETE (11" x 6")
 - 6" TOP LAYER OF 1.5" GRAVEL (1.5" x 0.75") WITH 10% FINE SAND (1.5" x 0.75")
 - 4" TOP LAYER OF 1.5" GRAVEL (1.5" x 0.75") WITH 10% FINE SAND (1.5" x 0.75")
 - 4" TOP LAYER OF 1.5" GRAVEL (1.5" x 0.75") WITH 10% FINE SAND (1.5" x 0.75")
 - 4" TOP LAYER OF 1.5" GRAVEL (1.5" x 0.75") WITH 10% FINE SAND (1.5" x 0.75")

- CANE FIELD TRACE AND RIPPLE ROCK DRIVE DESIGN**
- TYPE 2-B ASPHALT TO CONCRETE SURFACE COURSE FROM CURB TO 10' FROM CURB AND TYPE 2-B ASPHALT TO CONCRETE (11" x 6")
 - 6" TOP LAYER OF 1.5" GRAVEL (1.5" x 0.75") WITH 10% FINE SAND (1.5" x 0.75")
 - 4" TOP LAYER OF 1.5" GRAVEL (1.5" x 0.75") WITH 10% FINE SAND (1.5" x 0.75")
 - 4" TOP LAYER OF 1.5" GRAVEL (1.5" x 0.75") WITH 10% FINE SAND (1.5" x 0.75")
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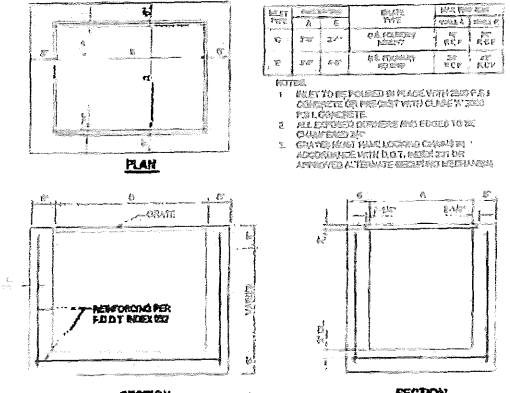
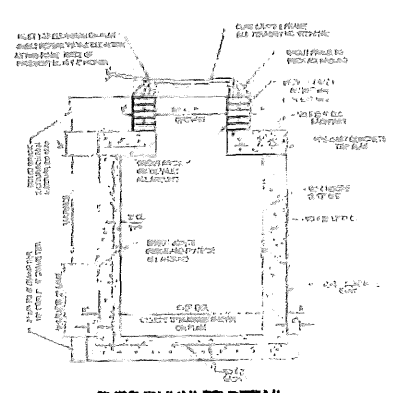
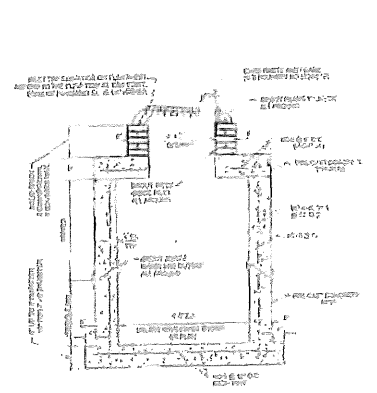
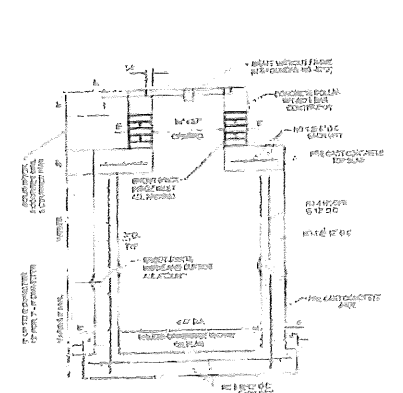
MICHAEL B. SCHORAH & ASSOCIATES, INC.
 PROFESSIONAL ENGINEERS
 1850 FOREST HILL BLVD., SUITE 208
 WEST PALM BEACH, FLORIDA 33408
 TEL: (561) 840-0000
 FAX: (561) 840-0001
 LBR 2408

DATE: 10/20/2018	SCALE:
DRAWN BY: J. B. SCHORAH	CHECKED BY: J. B. SCHORAH
PROJECT: ARDEN PUD POD K	SHEET NO. 7

AS SHOWN
 OCTOBER 2018

ARDEN PUD POD K
 PAVING AND DRAINAGE PLAN

SHEET NO. 7
 OF 8



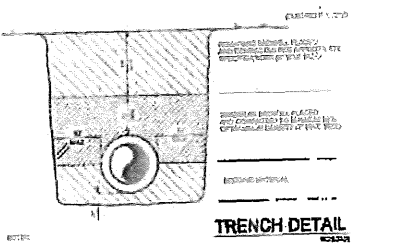
FEET	INCHES	FEET	INCHES
1/8"	3/16"	1/4"	3/8"
1/2"	5/8"	3/4"	1 1/8"
1"	1 1/4"	1 1/2"	1 5/8"
2"	2 1/2"	2 1/2"	2 5/8"
3"	3 1/4"	3 1/2"	3 5/8"
4"	4 1/4"	4 1/2"	4 5/8"
6"	6 1/4"	6 1/2"	6 5/8"
8"	8 1/4"	8 1/2"	8 5/8"
10"	10 1/4"	10 1/2"	10 5/8"
12"	12 1/4"	12 1/2"	12 5/8"

- 1. ALL INLET DETAIL DRAWINGS SHALL BE PLACED WITHIN THE PAVING AND DRAINAGE PLAN FOR THE PROJECT.
- 2. ALL EXPOSED SURFACES SHALL BE FINISHED TO THE APPROVED ALTERNATE SPECIFICATIONS FOR PAVING.
- 3. CHANGES SHALL BE APPROVED BY THE ENGINEER BEFORE PROCEEDING WITH THE PROJECT.

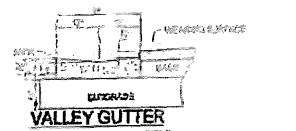
- REINFORCED ESCAPEMENT
1. ALL REINFORCED ESCAPEMENTS SHALL BE CONCRETE WITH REINFORCING BARS OR WELDED WIRE FABRIC.
 2. REINFORCING BARS SHALL BE PLACED AT THE TOP OF THE ESCAPEMENT.
 3. ESCAPEMENTS SHALL BE FINISHED TO THE APPROVED ALTERNATE SPECIFICATIONS FOR PAVING.
 4. ESCAPEMENTS SHALL BE FINISHED TO THE APPROVED ALTERNATE SPECIFICATIONS FOR PAVING.
 5. ESCAPEMENTS SHALL BE FINISHED TO THE APPROVED ALTERNATE SPECIFICATIONS FOR PAVING.
 6. ESCAPEMENTS SHALL BE FINISHED TO THE APPROVED ALTERNATE SPECIFICATIONS FOR PAVING.
 7. ESCAPEMENTS SHALL BE FINISHED TO THE APPROVED ALTERNATE SPECIFICATIONS FOR PAVING.
 8. ESCAPEMENTS SHALL BE FINISHED TO THE APPROVED ALTERNATE SPECIFICATIONS FOR PAVING.

FILL MATERIAL SPECIFICATIONS:

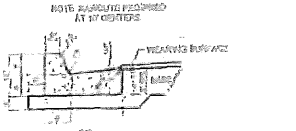
ESCORTING FILL SHALL BE CLEAN, BRANDED MATERIALS THAT ARE FREE OF RUBBER CURBS, COMBUSTIBLE RUBBER, WOOD, COLLAPSE, CRACKS, OR OTHERS. ALL MATERIALS SHALL BE PLACED IN THE ESCORTING COURSE OF THE FILL SHALL BE LEAST 1/2" (12.5mm) IN ALL DIRECTIONS. ALL MATERIALS SHALL BE PLACED IN THE ESCORTING COURSE OF THE FILL SHALL BE LEAST 1/2" (12.5mm) IN ALL DIRECTIONS.



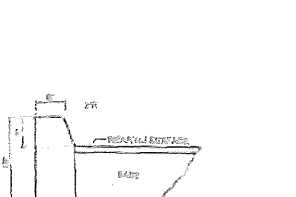
1. ESCORTING FILL SHALL BE CLEAN, BRANDED MATERIALS THAT ARE FREE OF RUBBER CURBS, COMBUSTIBLE RUBBER, WOOD, COLLAPSE, CRACKS, OR OTHERS.
2. ALL MATERIALS SHALL BE PLACED IN THE ESCORTING COURSE OF THE FILL SHALL BE LEAST 1/2" (12.5mm) IN ALL DIRECTIONS.
3. ESCORTING FILL SHALL BE CLEAN, BRANDED MATERIALS THAT ARE FREE OF RUBBER CURBS, COMBUSTIBLE RUBBER, WOOD, COLLAPSE, CRACKS, OR OTHERS.
4. ALL MATERIALS SHALL BE PLACED IN THE ESCORTING COURSE OF THE FILL SHALL BE LEAST 1/2" (12.5mm) IN ALL DIRECTIONS.
5. ESCORTING FILL SHALL BE CLEAN, BRANDED MATERIALS THAT ARE FREE OF RUBBER CURBS, COMBUSTIBLE RUBBER, WOOD, COLLAPSE, CRACKS, OR OTHERS.
6. ALL MATERIALS SHALL BE PLACED IN THE ESCORTING COURSE OF THE FILL SHALL BE LEAST 1/2" (12.5mm) IN ALL DIRECTIONS.



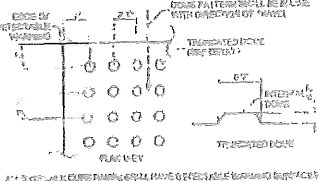
NOTE: LANDINGS REQUIRED AT ALL CURBS



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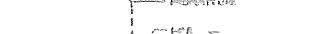
NOTE: DETAIL TO BE CONCRETE WITH REINFORCING BARS OR WELDED WIRE FABRIC



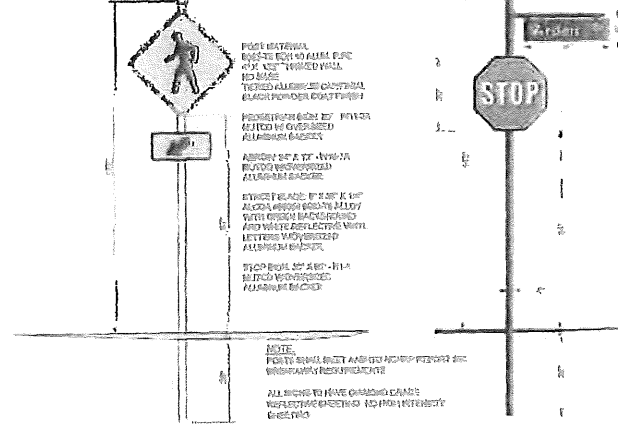
FORMED GROOVE OR PRE-CASTED GUTTER



NOTE: DETAIL TO BE CONCRETE WITH REINFORCING BARS OR WELDED WIRE FABRIC



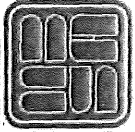
FORMED GROOVE OR PRE-CASTED GUTTER



ALL SIGNS TO HAVE CHROME CANE REFLECTIVE SHEETING AND HIGH-INTENSITY GREEN PAINT

REFLECTIVE SHEETING AND HIGH-INTENSITY GREEN PAINT TO BE APPLIED TO THE SIGN AND TO THE SIGNPOST

ALL SIGNS TO HAVE CHROME CANE REFLECTIVE SHEETING AND HIGH-INTENSITY GREEN PAINT



MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • ARCHITECTS • SURVEYORS • PLANNERS
1689 PRESERVE DRIVE SUITE 400
WEST PALM BEACH, FLORIDA 33411
TEL: (561) 860-9700 FAX: (561) 860-9702
www.schorah.com



DATE: OCTOBER 2019
SCALE: AS SHOWN
PROJECT: ARDEN PUD POD K
DRAWN BY: [Signature]
CHECKED BY: [Signature]

PROJECT: ARDEN PUD
POD K
DOCUMENT: PAVING AND DRAINAGE PLAN

JOB NO: 1627
SHEET NO: 8
OF 8

AFFIDAVIT

I, Andrew Smith of Arden Homeowners Association, Inc. (**COMMUNITY**), hereby certify that I have the authority to act on behalf of the **COMMUNITY**. I further certify that the **COMMUNITY** owns or controls the roadways within Arden (**DEVELOPMENT**).

Per the Agreement for Enforcement of the Traffic Laws of the State's requirements, Exhibit A has been provided by a registered professional engineer who performed a traffic survey within the **DEVELOPMENT**; Exhibit A certifies that the roadways within the **DEVELOPMENT** meet all applicable standards as outlined in the *Manual on Uniform Traffic Control Devices*. The **COMMUNITY** understands that it has met the requirements of the Palm Beach County Sheriff's Department (**SHERIFF**) by having this traffic survey completed, and submits this information for your records.

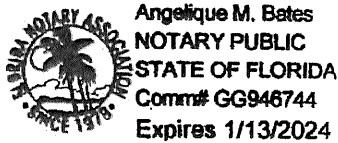
The **COMMUNITY** respectfully requests the **SHERIFF** to commence enforcement of the traffic laws of the state within its **DEVELOPMENT** as soon as possible.

Arden Homeowners Association, Inc.
Community Name

Andrew Smith 10-27-20
Signature / Print Name Date

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of October, 2020, by Andrew Smith (name of person) as Chairman-vice President (title of officer/member/partner) for Arden Homeowners Association (name of corporation/company/partnership), on behalf of the [choose one] corporation/company/partnership, who is personally known to me or has produced _____ (type of identification) as identification.



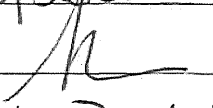
Angelique M. Bates
Signature of Notary Public - State of Florida
Angelique M. Bates
Print, Type, or Stamp Commissioned Name of Notary Public

PBSO ACKNOWLEDGMENT OF CONSULTATION

I, Ric L. Bradshaw, Sheriff of Palm Beach County, Florida, hereby acknowledge that Palm Beach County (COUNTY) has consulted with a designee of the Palm Beach County Sheriff's Office (PBSO) regarding the Agreement for Enforcement of the Traffic Laws of the State (AGREEMENT) over the private road or roads that are owned or controlled by Arden Homeowners Association, Inc. (COMMUNITY), as required by 316.006(3)(b)(2), Florida Statutes. Further, the PBSO hereby waives the statutory requirement that establishes October 1 as the effective date of the AGREEMENT.

FISCAL IMPACT

There is no fiscal impact to the PBSO resulting from routine enforcement in regards to the AGREEMENT between the COUNTY and COMMUNITY.

Date: 3/3/2021
By: 
Print Name: Ric L. Bradshaw
Title: Sheriff