

219 PALM TRAIL

PLAN SET



LOCATION MAP (N.T.S.)

DRAWING INDEX

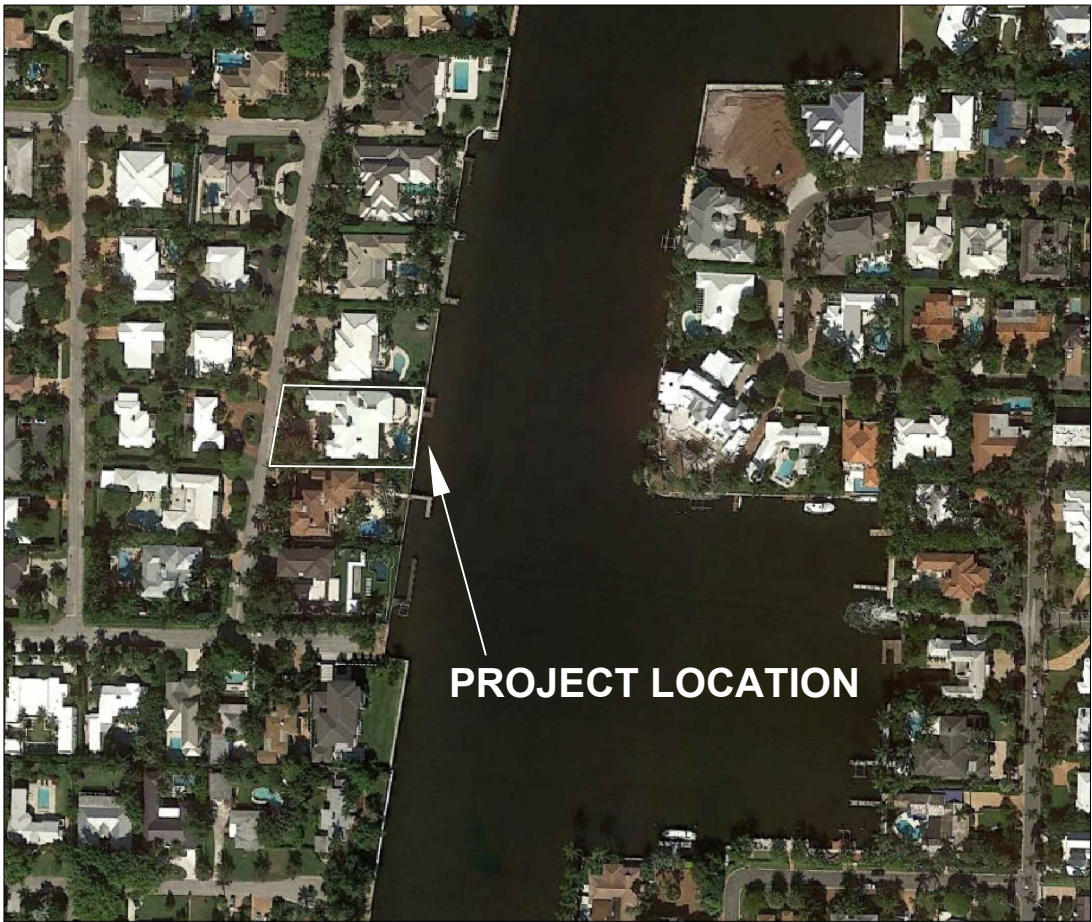
SHEET 1: COVER

SHEET 2: EXISTING
CONDITIONS

SHEET 3: PROPOSED
CONDITIONS

SHEET 4: SECTION A

SHEET 5: DETAILS



VICINITY AERIAL (N.T.S.)

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- Marina & Wetland Permitting
- Mitigation Design & Monitoring
- T&E Species Surveys
- Tree Surveys/ Appraisals

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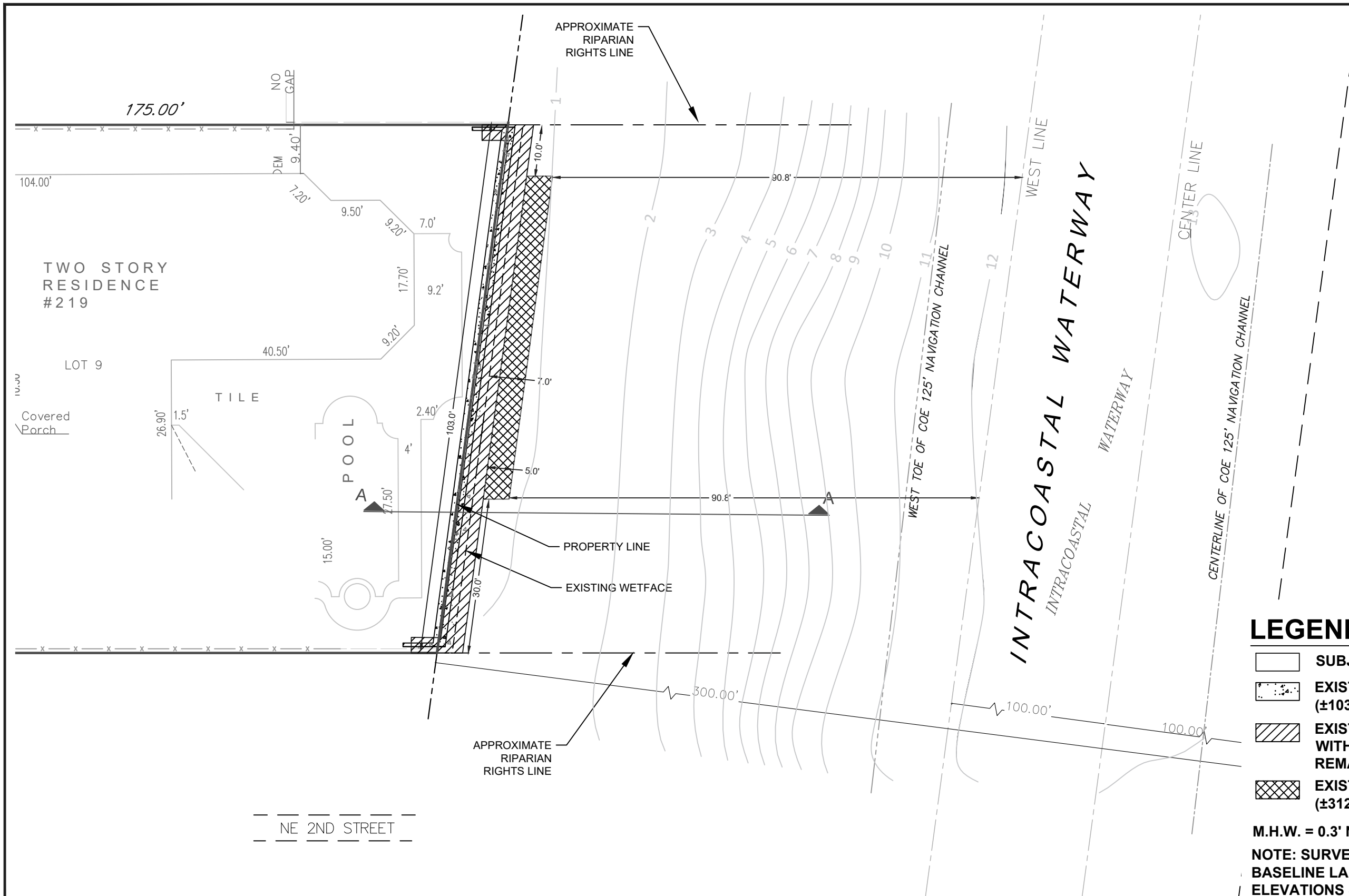
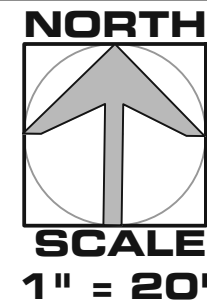
PREPARED FOR:
FIRSTWATER BUILDING & DESIGN

EXISTING CONDITIONS

Date:
3/28/2022
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21-0052

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of :
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LEGEND

- SUBJECT SITE (0.23 AC)
- EXISTING SEAWALL TO REMAIN (±103 LN. FT.)
- EXISTING CONCRETE PANEL SEAWALL WITH 4.6' CAP AND BATTER PILES TO REMAIN (±103 LN. FT.)
- EXISTING MARGINAL DOCK TO REMAIN (±312 SQ. FT.)

M.H.W. = 0.3' NAVD88 M.L.W. = (-)1.9' NAVD88
NOTE: SURVEY INFORMATION PROVIDED BY
BASELINE LAND SURVEY, LLC.
ELEVATIONS SHOWN AS NAVD88.

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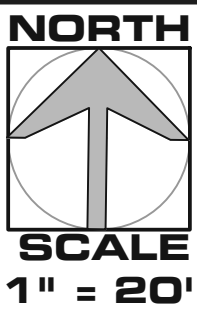
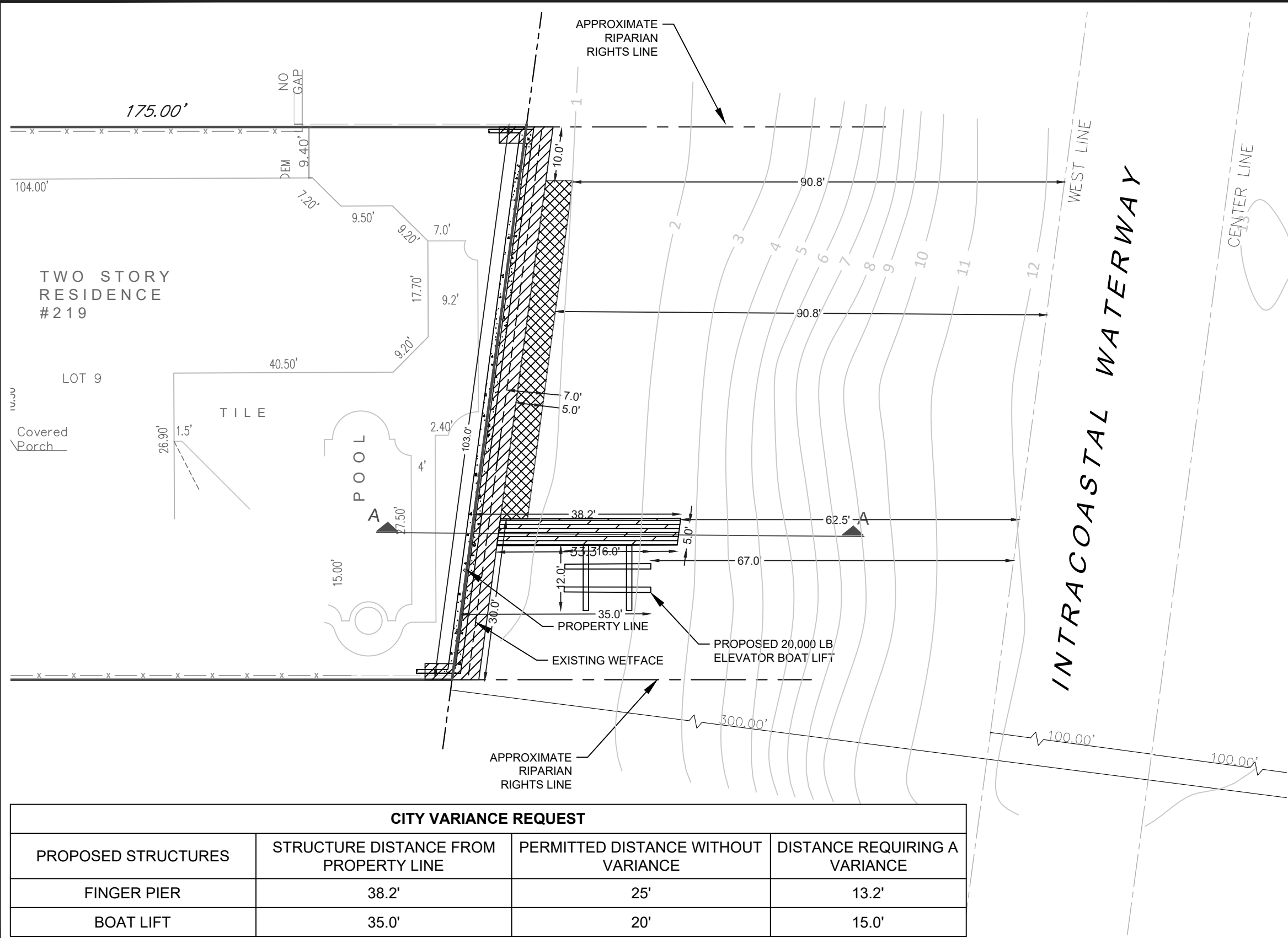
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LEGEND

- SUBJECT SITE (0.23 AC)
- EXISTING SEAWALL (±103 LN. FT.)
- EXISTING CONCRETE PANEL SEAWALL WITH 4.6' CAP AND BATTER PILES (±103 LN. FT.)
- EXISTING MARGINAL DOCK (±312 SQ. FT.)
- PROPOSED CONCRETE FINGER PIER (±165 SQ. FT.)

M.H.W. = 0.3' NAVD88 M.L.W. = (-)1.9' NAVD88
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CITY VARIANCE REQUEST			
PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT VARIANCE	DISTANCE REQUIRING A VARIANCE
FINGER PIER	38.2'	25'	13.2'
BOAT LIFT	35.0'	20'	15.0'

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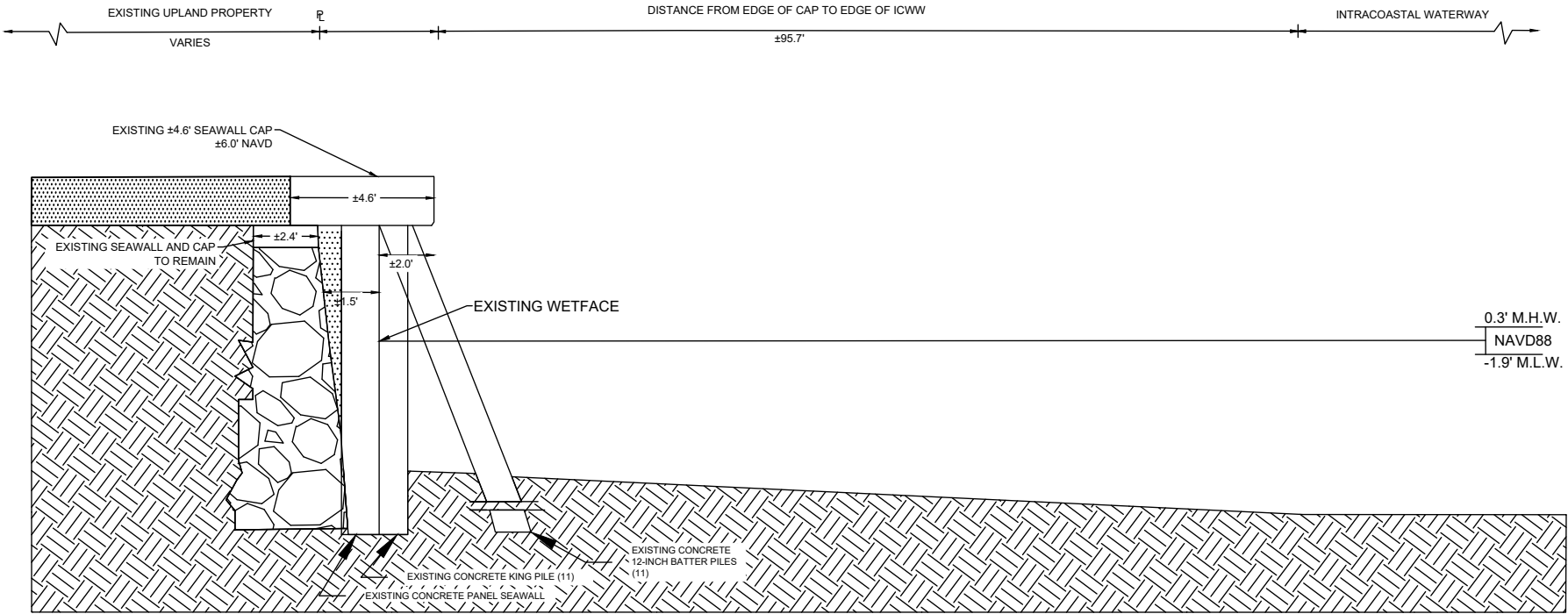
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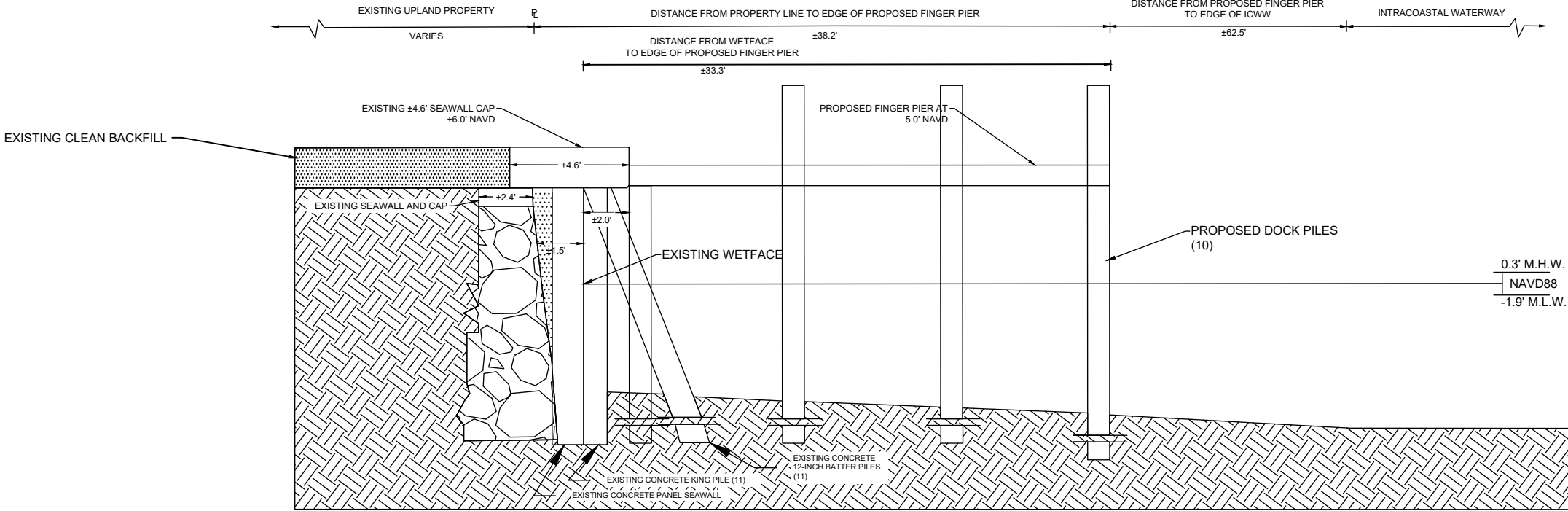
PROPOSED CONDITIONS

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EXISTING CONDITIONS A-A (TYP.)
N.T.S.



PROPOSED CONDITIONS A-A (TYP.)
N.T.S.



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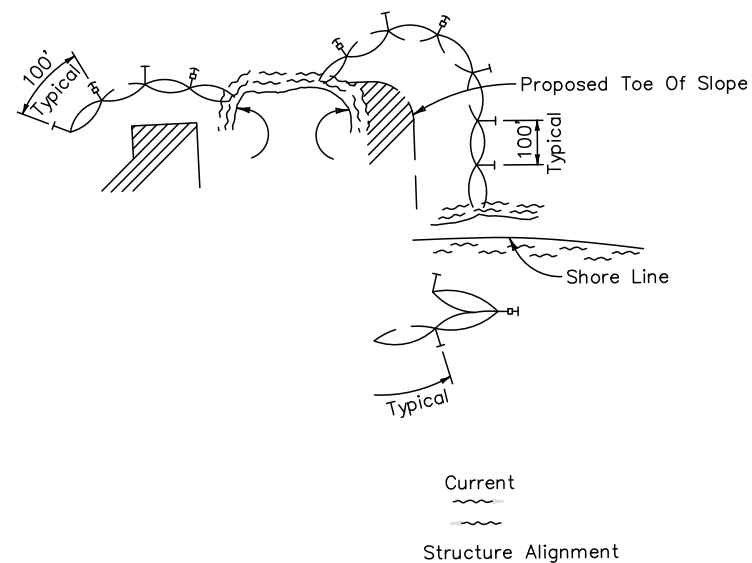
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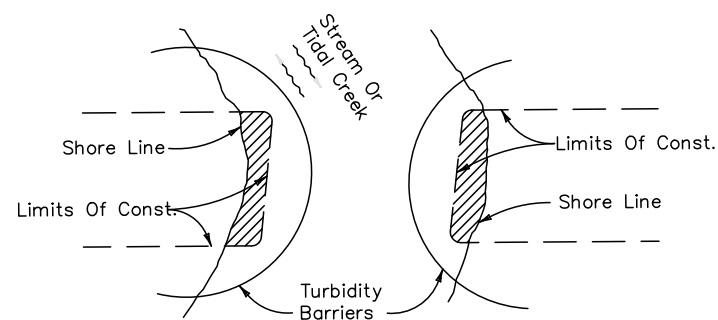
SECTION A		
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CONSTRUCTION BARGE
(TYP.)



LEGEND

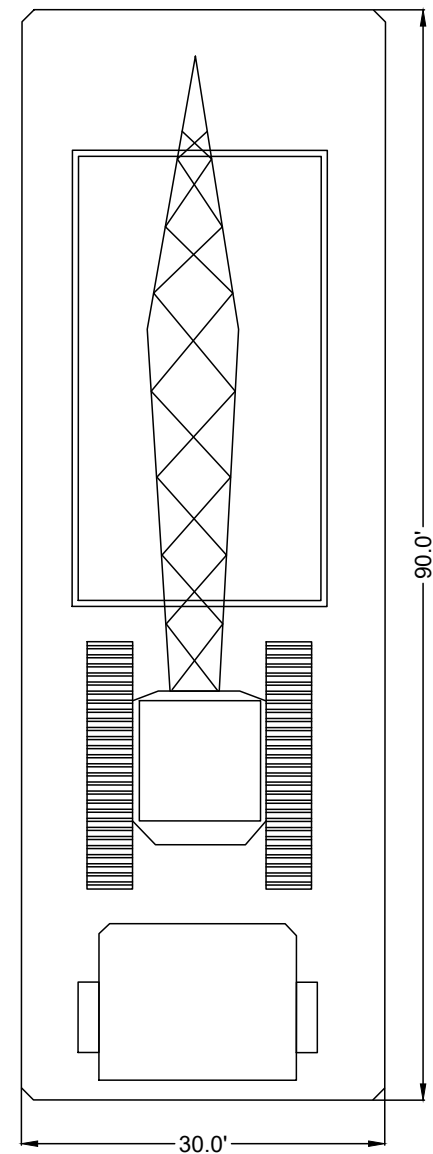
- Pile Locations
- ▨ Dredge Or Fill Area
- ⊕ Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action



Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

TURBIDITY BARRIER APPLICATIONS



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