



CITY OF PALM BEACH GARDENS

ENGINEERING DEPARTMENT

10500 N. MILITARY TRAIL, PALM BEACH GARDENS, FL 33410-4698

Standard Conditions of Approval

PLEASE BE ADVISED THAT THE FOLLOWING STANDARD CONDITIONS SHALL ONLY BE USED AS A GENERAL GUIDANCE TO APPLICANTS. THEREFORE, NOT ALL CONDITIONS MAY APPLY; SOME CONDITIONS MAY BE MODIFIED AND NEW ONES MAY BE ADDED TO BE PROJECT SPECIFIC.

1. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall receive a boundary plat approval or a Technical Compliance Approval letter (TCA) for the plat of this project from the Planning & Zoning Department, in accordance with the City's LDR. (Engineering).
2. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall submit signed/sealed/ dated construction plans (paving/grading/drainage and water/sewer) and all pertinent calculations for review and approval. (Engineering)
3. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall provide to the City letters of authorization from the applicable utility companies allowing landscaping and light poles to be placed within the utility easements. (Engineering)
1. Prior to the issuance of the clearing permit, the infrastructure permit, or the building permit for the vertical construction, whichever occurs first, the Applicant shall provide itemized cost estimates and surety for the project, in accordance with the LDR Sections 78-309 and 78-461. The itemized cost estimates shall include all public elements for the onsite and offsite improvements for the project for the infrastructure, landscaping and irrigation costs. The cost estimates shall be dated, signed and sealed by a professional engineer and landscape architect registered in the State of Florida. Surety will be based on 110% of the total combined City approved cost estimates and shall be posted with the City. (Engineering)
4. Prior to the issuance of the infrastructure permit or the issuance of the building permit for the vertical construction, whichever occurs first, the Applicant shall provide a signed and sealed photometric plan and submit a site lighting permit application. (Engineering)
5. Prior to the commencement of construction, the Applicant shall schedule a pre-construction meeting with City staff. Inspections related to the infrastructure permit will not be performed until the pre-construction meeting has occurred. In addition, failure to comply with this condition could result in a Stop Work Order of all work/construction activity for the subject development site. (Engineering)

6. Prior to the commencement of construction, the Applicant shall provide all necessary construction zone signage and fencing as required by the Engineering Department. (Engineering)
7. Prior to the issuance of the Certificate of Completion for the infrastructure permit by the Engineering Department or the issuance of the first Certificate of Occupancy, whichever occurs first, the Applicant shall provide copies of the required FDOT test results for our review and approval. (Engineering)
8. Prior to the issuance of the Certificate of Completion for the infrastructure permit by the Engineering Department or the issuance of the first Certificate of Occupancy, whichever occurs first, the Applicant shall provide copies of the required concrete and density testing as required by the Florida Department of Transportation standards for our review and approval. (Engineering)
9. Prior to the issuance of the Certificate of Completion for the infrastructure permit by the Engineering Department or the issuance of the first Certificate of Occupancy, whichever occurs first, the Applicant shall provide the Engineering Department with copies of all permits, permit applications and Requests for Additional Information (RAI's) to and from regulatory agencies regarding issues on all permit applications, certifications and approvals. (Engineering)
10. The construction, operation and/or maintenance of any elements of the subject project shall not have any negative impacts on the existing drainage of surrounding areas. If, at any time during the project development, it is determined by the City that any of the surrounding areas are experiencing negative drainage impacts caused by the project, it shall be the Applicant's responsibility to resolve said impacts in a period of time and a manner acceptable to the City prior to additional construction activities. The City may cease issuing building permits and/or Certificates of Occupancy until all drainage concerns are resolved. (Engineering)
11. The Applicant shall comply with all Federal Environmental Protection Agency and State of Florida Department of Environmental Protection permit requirements for construction activities. (Engineering)
2. Applicant shall comply with all Federal EPA and State of Florida Department of Environmental Protection NPDES permit requirements, including but not limited to, preparation of a stormwater pollution prevention plan and identification of appropriate Best Management Practices, as generally accepted by the Environmental Planning Agency (EPA) and/or local regulatory agencies, for construction activities, implementation of the approved plans, inspection and maintenance of controls during construction. (Engineering)
12. Prior to the issuance of the Certificate of Completion for the infrastructure permit by the Engineering Department or the issuance of the first Certificate of Occupancy, whichever occurs first, the Applicant shall provide a Notice of Termination (NOT) for the project. (Engineering)
13. The Applicant shall notify the City's Engineering Department at least 72 hours prior to the

commencement of any work/construction activity so that the Fire and Police Departments can be notified of any potential road closures or restricted access. Failure to comply with this condition could result in a Stop Work Order of all work/construction activity within the subject development site. (Engineering)

14. The Applicant shall comply with any and all Palm Beach County Traffic Division conditions as outlined in PBC Traffic Division equivalency and concurrency approval letters. (Engineering)
15. Prior to final sign-off of the site lighting permit by the Engineering Department, the Applicant shall provide a signed and sealed certification letter from the engineer-of-record or the as-builts of the photometric plan. (Engineering)