

ID#	COMMON NAME	DBH (IN)	HEIGHT (FEET)	CANOPY DIA (FEET)	CLEAR TRUNK (FEET)	DISPOSITION	CONDITION	MITIGATION VALUE
3	SCHEFFLERA	16	20	15		REMOVE	< 50%	MITIGATION ON SITE (4.6.19.E.6.a - TREE FOR TREE BASIS)
4	FICUS	66	40	60		REMOVE	< 50%	MITIGATION ON SITE (4.6.19.E.6.a - TREE FOR TREE BASIS)
6	PLUMARIA	8	15	15		REMOVE	> 50%	MITIGATION ON SITE (INCH FOR INCH DBH BASIS)
7	PLUMARIA	9	15	15		REMOVE	> 50%	MITIGATION ON SITE (INCH FOR INCH DBH BASIS)
8	YUCCA	12	18	15		REMOVE	> 50%	MITIGATION ON SITE (INCH FOR INCH DBH BASIS)
10	YUCCA	12	20	15		REMOVE	> 50%	MITIGATION ON SITE (INCH FOR INCH DBH BASIS)
14	LIVE OAK	19	40	35		REMOVE	> 50%	MITIGATION ON SITE (INCH FOR INCH DBH BASIS)
TOTAL CALIPER INCHES \geq 50%		60						
						TREES WITH CONDITION RATING < 50% TO BE REMOVED: 2 TREES		
						TOTAL DBH OF TREES WITH CONDITION RATING \geq 50% TO BE REMOVED: 60 INCHES		

TREE REPLACEMENT CALCULATIONS * (TREES ≥50%)		
NEW TREES (4" CAL MIN.)	CALIPER (CAL) REQUIRED	CALIPER (CAL) PROVIDED
NEW TREES (QTY: 16)	60"	64" DBH INSTALLED ON SITE

TREE REPLACEMENT CALCULATIONS * (TREES <50%)		
NEW TREES (TREE FOR TREE @ 4" CAL MIN.)	CALIPER (CAL) REQUIRED	CALIPER (CAL) PROVIDED
NEW TREES (QTY: 2)	4"	8" DBH INSTALLED ON SITE

ID#	COMMON NAME	DBH (IN)	HEIGHT (FEET)	CANOPY DIA (FEET)	CLEAR TRUNK (FEET)	DISPOSITION	CONDITION	MITIGATION VALUE
1	SABAL PALM		18		11	REMOVE	> 50%	MITIGATE HEIGHT ON SITE (1:1)
2	SABAL PALM		16		9	REMOVE	> 50%	MITIGATE HEIGHT ON SITE (1:1)
5	SOLITAIRE PALM		18		12	REMOVE	> 50%	MITIGATE HEIGHT ON SITE (1:1)
9	COCONUT PALM		22		12	REMOVE	> 50%	MITIGATE HEIGHT ON SITE (1:1)
11	CHRISTMAS PALM		20		14	REMOVE	> 50%	MITIGATE HEIGHT ON SITE (1:1)
12	CHRISTMAS PALM		18		12	REMOVE	> 50%	MITIGATE HEIGHT ON SITE (1:1)
13	SOLITAIRE PALM		19		12	REMOVE	> 50%	MITIGATE HEIGHT ON SITE (1:1)
TOTAL HEIGHT (FEET)			131					
					TOTAL NUMBER OF PALMS WITH CONDITION RATING < 50% TO BE REMOVED: 0 PALMS			
					TOTAL HEIGHT OF PALMS WITH CONDITION RATING ≥ 50% TO BE REMOVED: 131 FEET			

PALM REPLACEMENT CALCULATIONS **		
NEW PALMS (PALM FOR PALM BASIS)	OVERALL HEIGHT (FT)	CLEAR TRUNK (FT)
MONTGOMERY PALM (QTY: 8)	18' EACH (TOTAL 144' HEIGHT)	MIN. 6' EACH

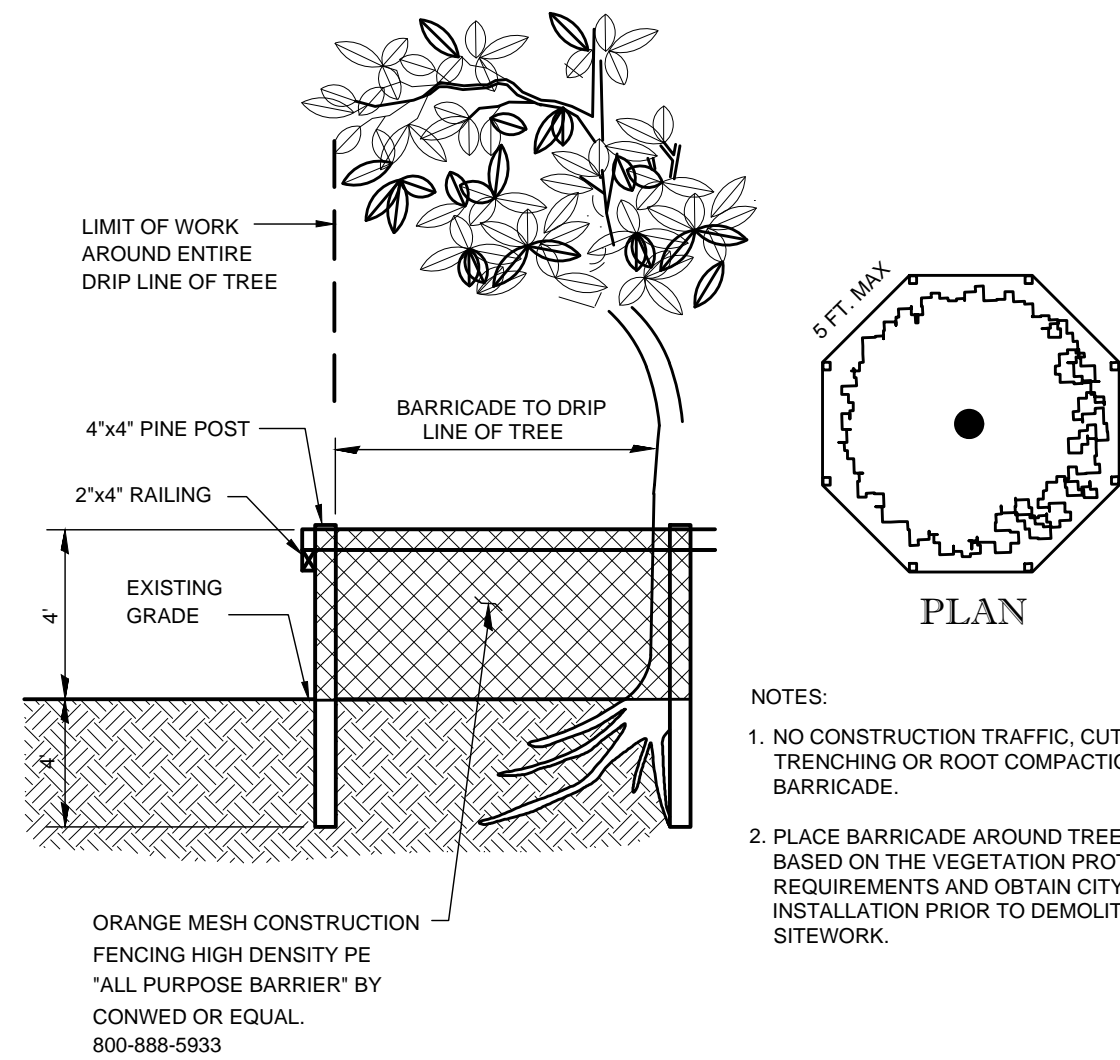
* **TREE**
 *Staff recommends at least 4" CAL trees for mitigation as required.
 Trees with condition rating of $\geq 50\%$: Total DBHs of trees shall be replaced with equivalent # of CAL inches of replacement trees.
 Trees with condition rating of $< 50\%$: Required to be mitigated on a tree-for-tree basis (16' OH X 6" ST X 8" CT X 7" SPR for others & 12' OH for SF & Duplex)

** **Palm**
 Palms with condition rating of $\geq 50\%$: Replaced with one palm of equal overall heights (OH) or 16 ft OH, whichever is greater
 Palms with condition rating of $< 50\%$: Required to be mitigated on a palm-for-palm basis (16' OH X 8" CT for others & 12' OH X 6" CT for SF & Duplex)

In Lieu Fee for TREE (Sec. 4.6.19.(E)(5)(d))	
DBH 0 to 8"	\$450
DBH 9" to 12"	\$650
DBH 13" to 18"	\$850
DBH 19" and greater	\$1,000

For trees with a condition rating of between 25 percent and 50 percent, the in-lieu fee shall be calculated at 50 percent of the above escalating scale.

1. NO TREES OR PALMS WILL BE RETAINED OR RELOCATED BECAUSE OF UNDESIRABLE SPECIES, OVERALL AGE/CONDITION, LOCATION ADJACENT TO PERIMETER FENCES OR PAVEMENT, AND OVERLAPPING ROOT SYSTEMS.
2. MITIGATION TREE REPLACEMENT REQUIREMENTS ARE BASED ON SECTION 4.6.19 (E)(5)(b), REQUIRING INCH DBH OF TREE TO BE REPLACED GREATER THAN 4" DBH, AND A CONDITION $\geq 50\%$. TREES WITH A CONDITION LESS $< 50\%$ SHALL BE REPLACED 1 TREE FOR 1 TREE. INVASIVE TREES LISTED IN SECTION 4.6.19.E.6.b DO NOT REQUIRE MITIGATION
3. 2 TREES (CONDITION $< 50\%$) WILL BE REMOVED AND REPLACED WITH TWO 16" HT X 4" SPR X 4" DBH, 8" CT TREE. 60 DBH INCHES OF TREES WILL BE REMOVED (CONDITION $\geq 50\%$). 64 DBH INCHES WILL BE REPLACED ON-SITE WITH 16" - 16" HT X 7" SPR X 4" DBH, 8" CT TREES.
4. 2 SABAL PALMS, 2 CHRISTMAS PALMS, 2 SOLITAIRE PALMS, 1 COCONUT PALM = 131" HT WILL BE REMOVED AND REPLACED WITH 144" HT ON-SITE WITH 8 MONTGOMERY PALMS WITH HEIGHTS OF 18' OVERALL.
5. SEE BELOW FOR THE TREE PROTECTION DETAIL TO BE INSTALLED AROUND ALL EXISTING OFF-SITE TREES ON THE NORTH PROPERTY LINE TO REMAIN PRIOR TO CONSTRUCTION ACTIVITIES.



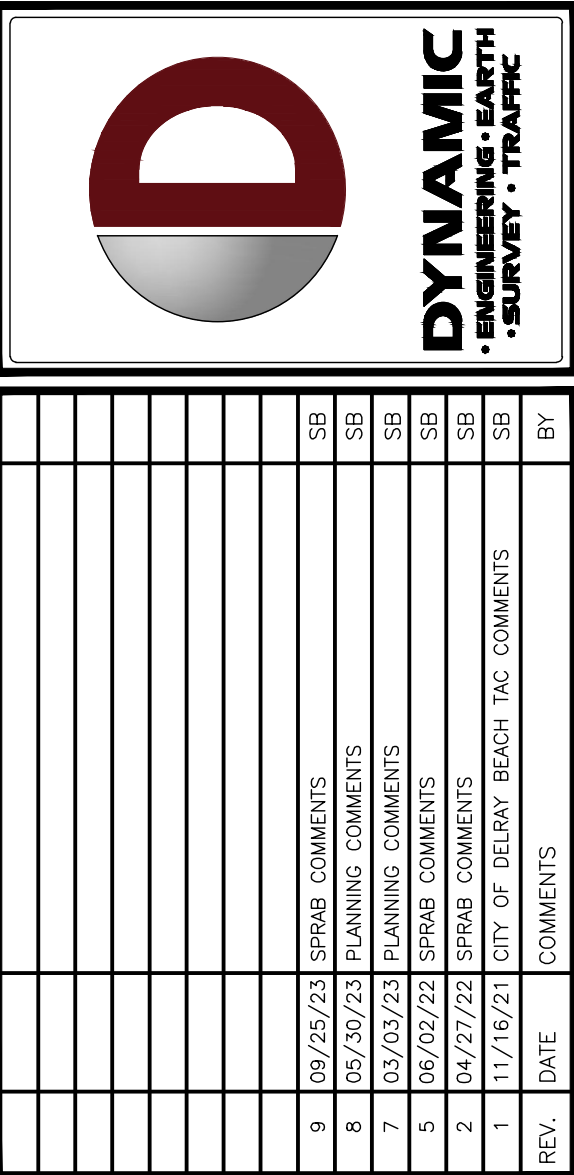
SCALE: NTS

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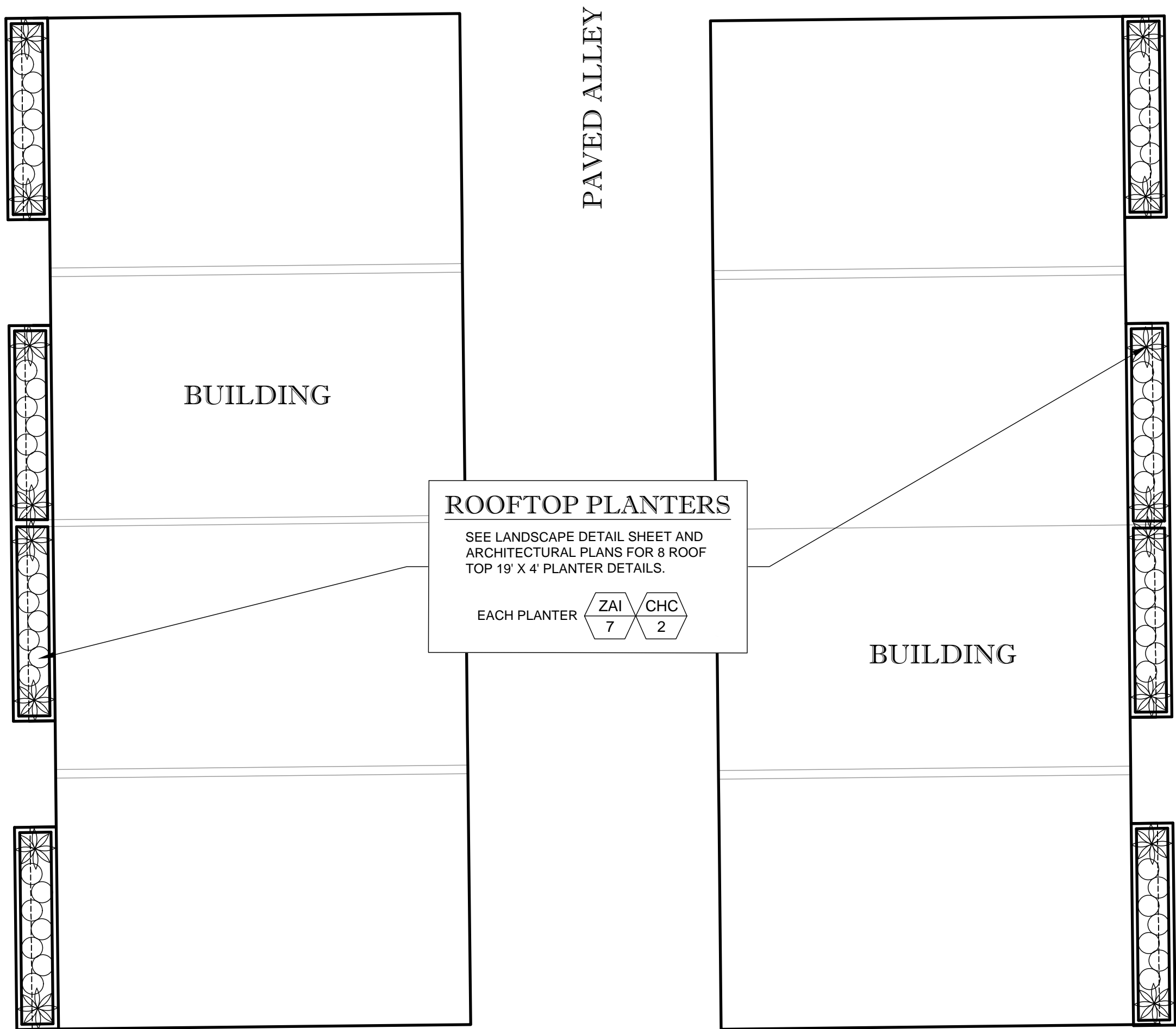
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DRAWN BY: _____ SUB _____	DESIGNED BY: _____ SUB _____	CHECKED BY: _____ SUB _____	CHECKED BY: _____ AP _____
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PROJECT: **NETTA ARCHITECTS – THE EDGE AT PINEAPPLE GROVE**
PROPOSED RESIDENTIAL TOWNHOMES
BLOCK 114, LOTS 9 & 10
605 NE 2ND STREET
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

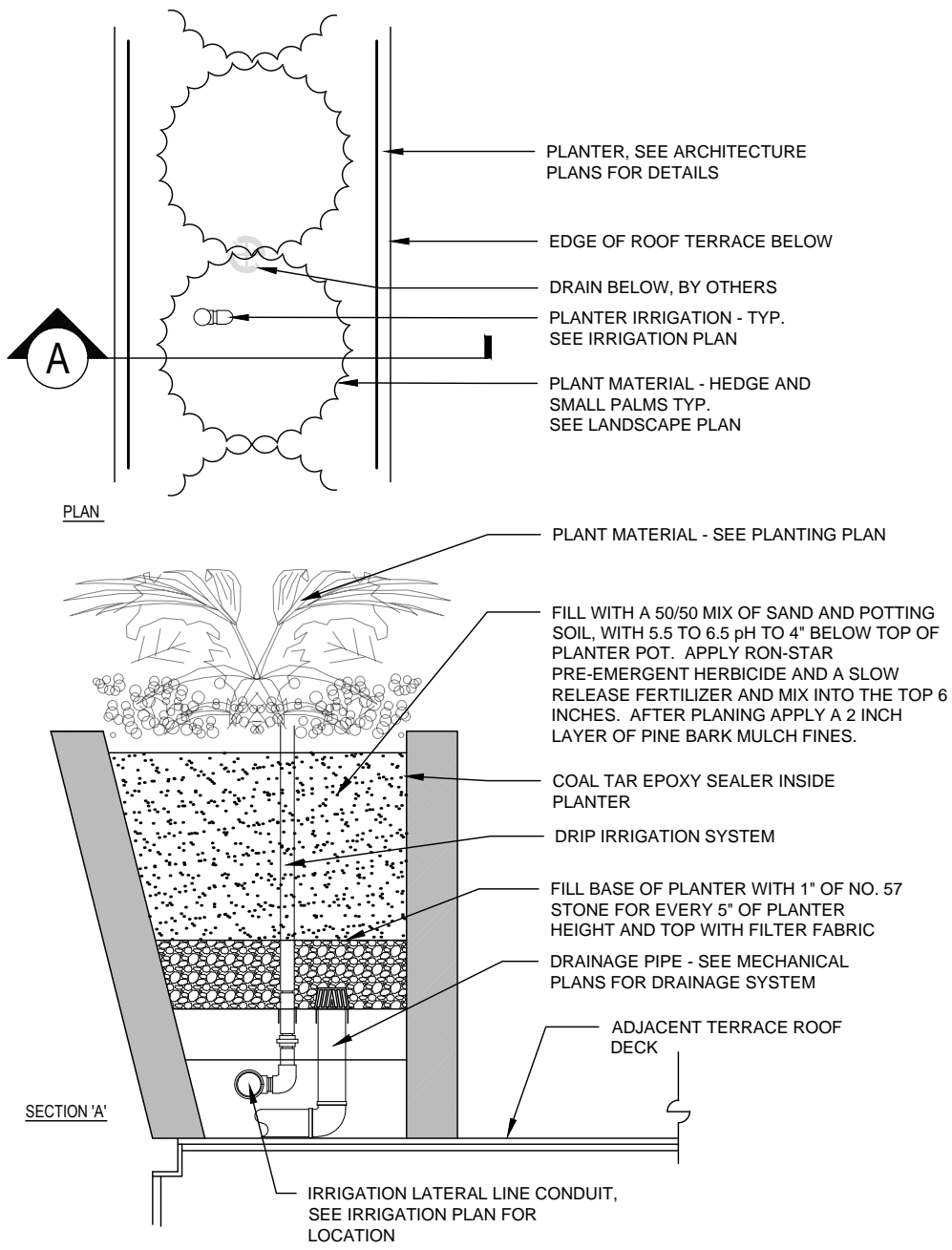


TITLE:		TREE DISPOSITION PLAN	
SCALE: (H) AS (V) NOTED		DATE: 9/25/23	
PROJECT No: 21.010.01			
SHEET No:		Rev. #:	
LP-1A		0	

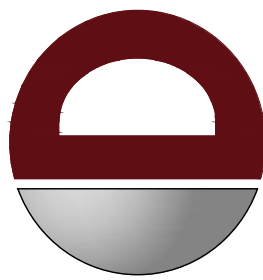
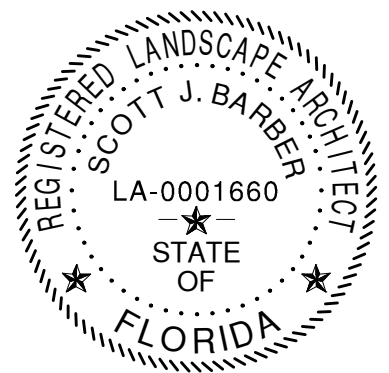
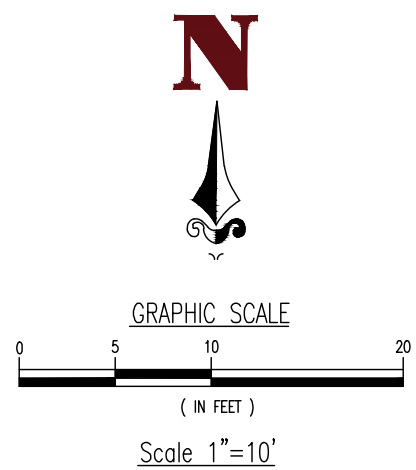


PLANT SCHEDULE (Roof Top Planters (8) - Sheet LP-2A)

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (Minimums)
SHRUBS				
CHC	16	Chamaedorea cataractarum	Cat Palm	15G, 36" x 36", 1 at each end of roof planters 2 Per Planter
ZAI*	56	Zamia integrifolia	Coontie	7G, 24" x 24", 36" On Center 8 Per Planter



1 TYPICAL ROOF TERRACE PLANTER DETAIL
SCALE: NTS



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DESIGNED BY: SUB DESIGNED BY: SUB DESIGNED BY: SUB DESIGNED BY: AP

PROJECT:
NETA ARCHITECTS - THE EDGE AT PINEAPPLE GROVE
PROPOSED RESIDENTIAL TOWNHOMES
BLOCK 114, LOTS 9 & 10
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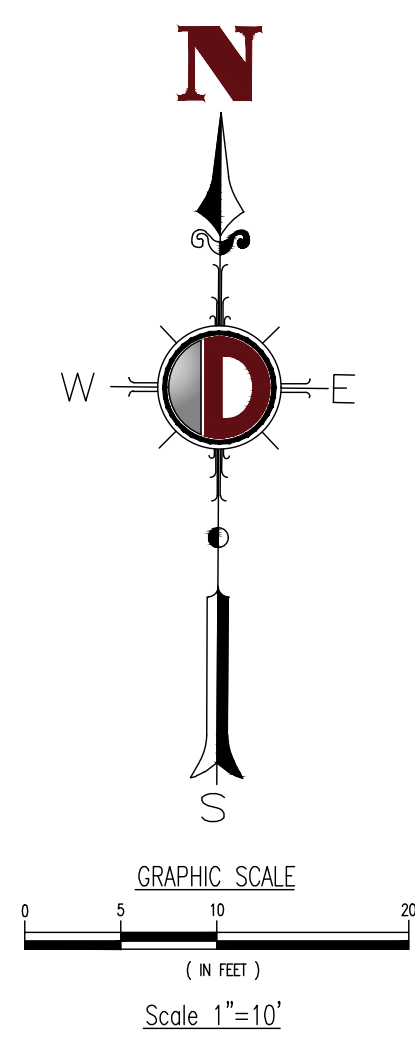
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TITLE: **LANDSCAPE PLAN**

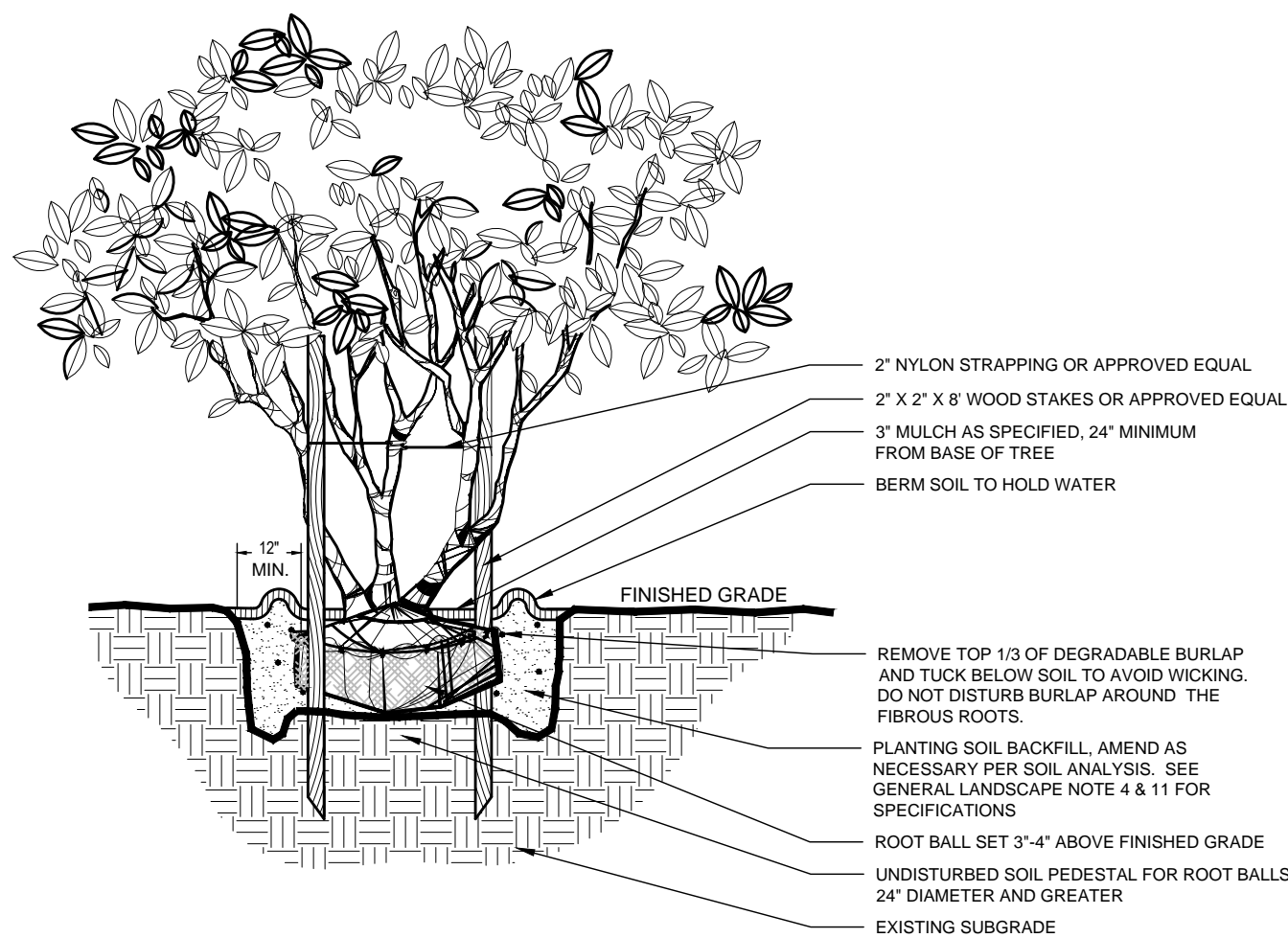
SCALE: (H) AS NOTED DATE: 9/25/23
PROJECT No: 21.010.01

SHEET No: **LP-2A** Rev. #: 0

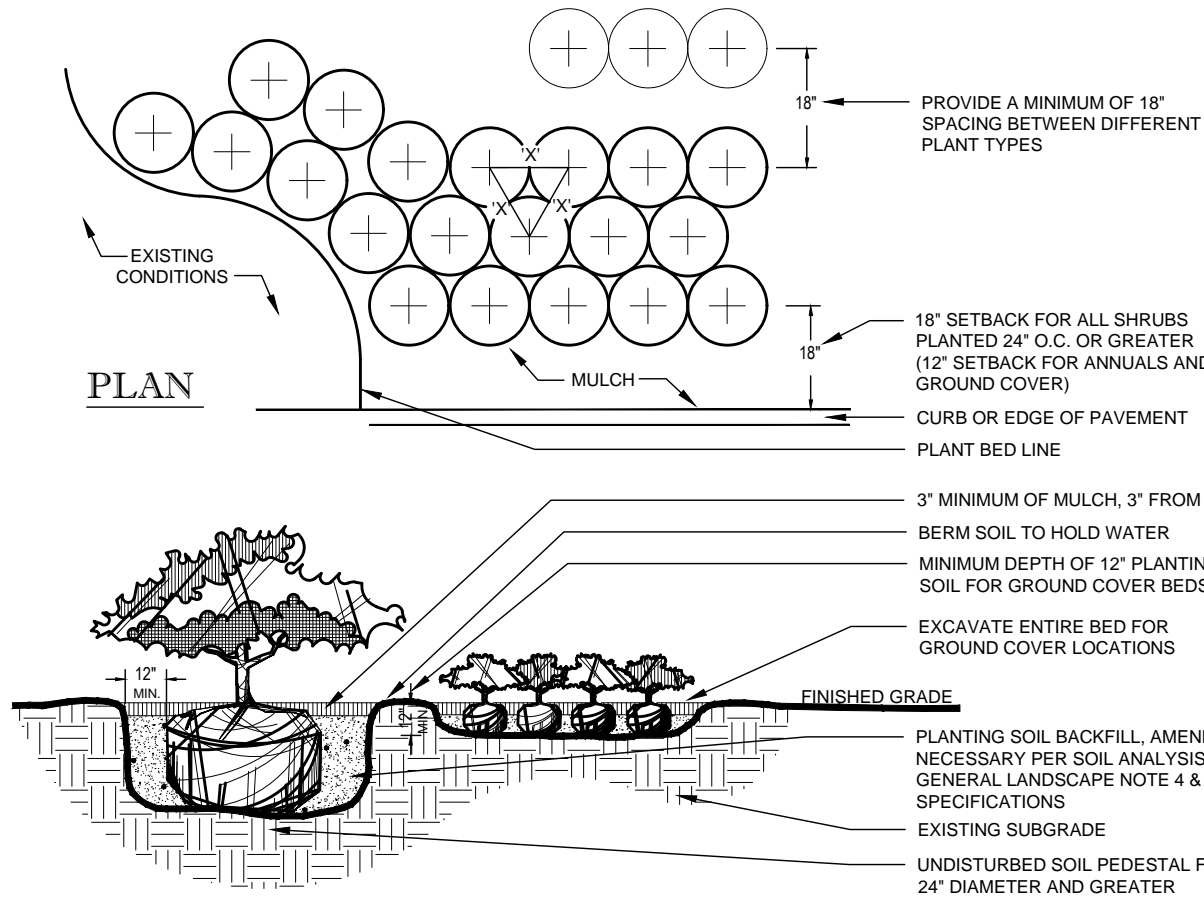


SHEET No:	Rev. #:
LP-3	0

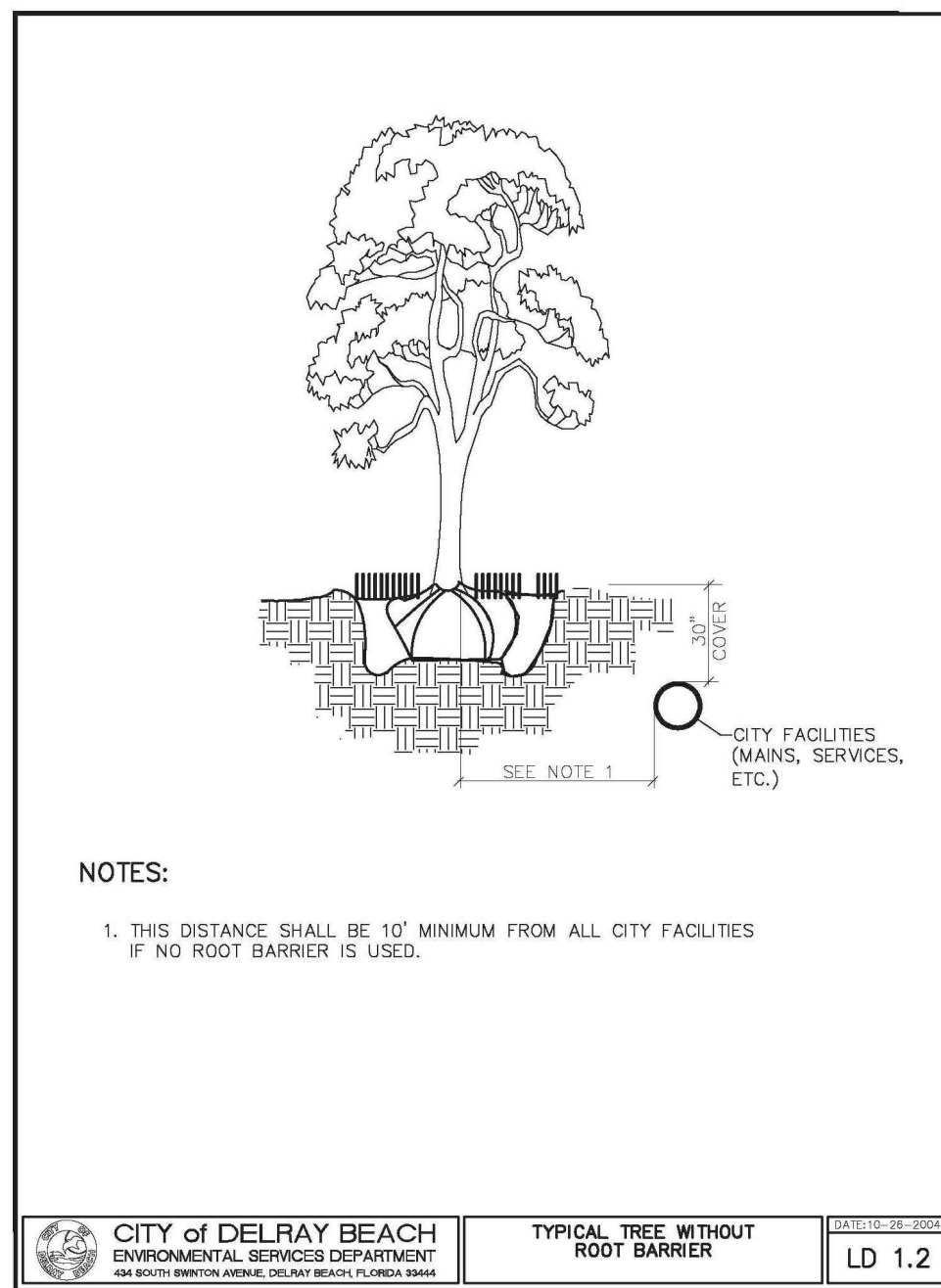
- NOTES:
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 2. ALL TREE PITS SHALL BE APPROXIMATELY 2 TIMES LARGER THAN ROOT BALL.
 3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.



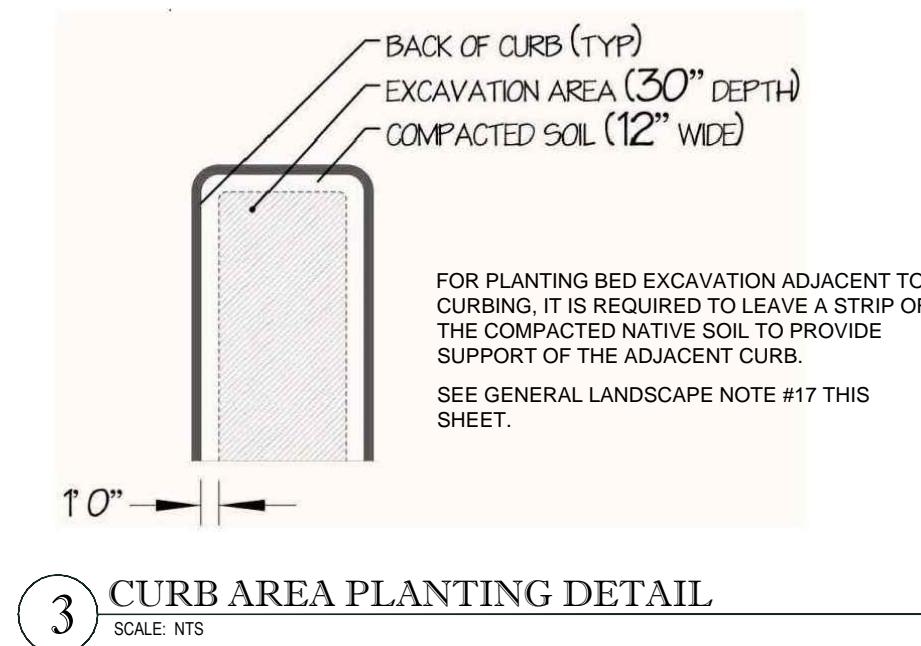
1 MULTI-STEM UNDERSTORY TREE
SCALE: NTS



2 SHRUB AND GROUND COVER
SCALE: NTS

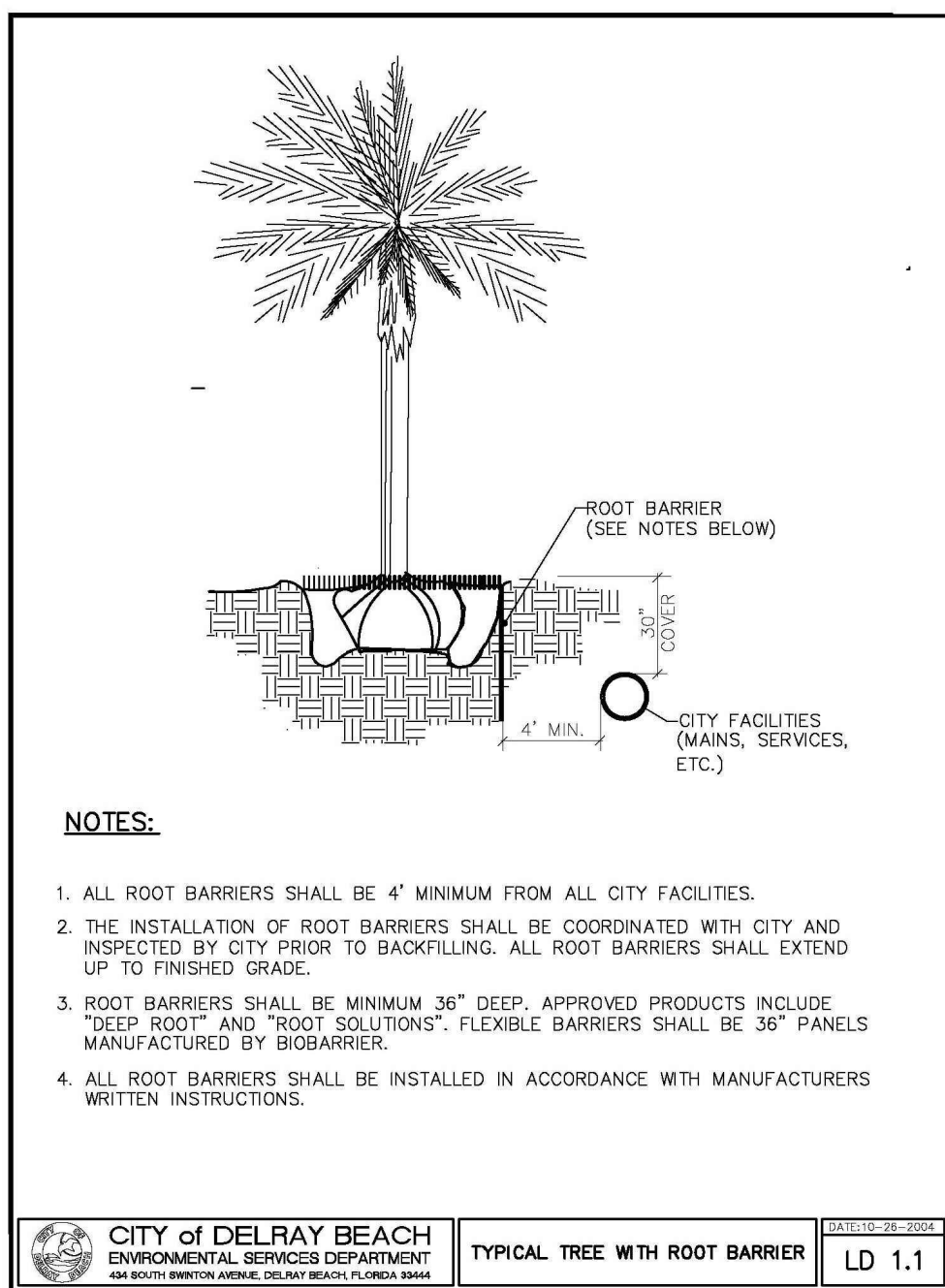


4 LANDSCAPE ROOT BARRIER DETAIL
SCALE: NTS

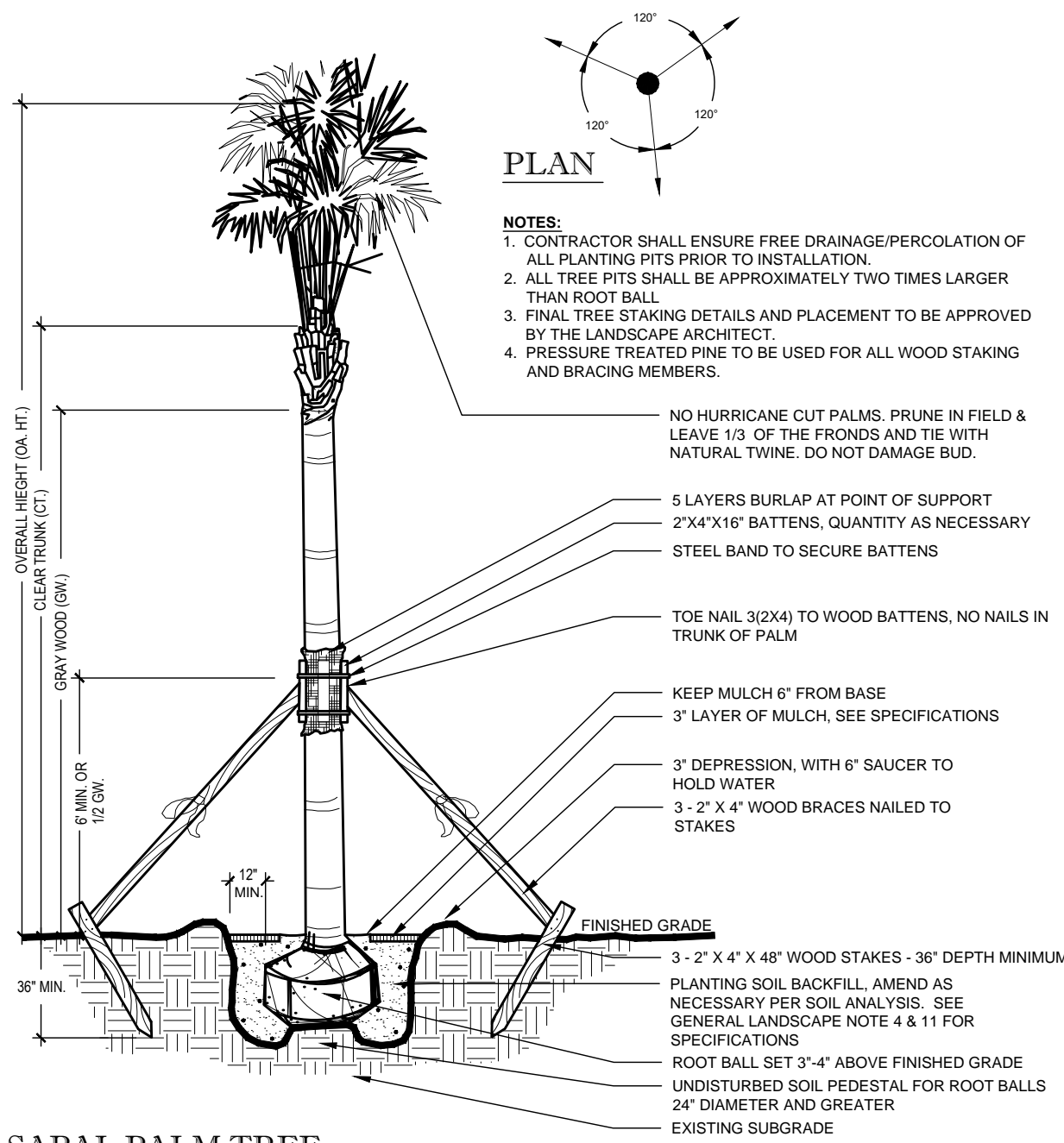


3 CURB AREA PLANTING DETAIL
SCALE: NTS

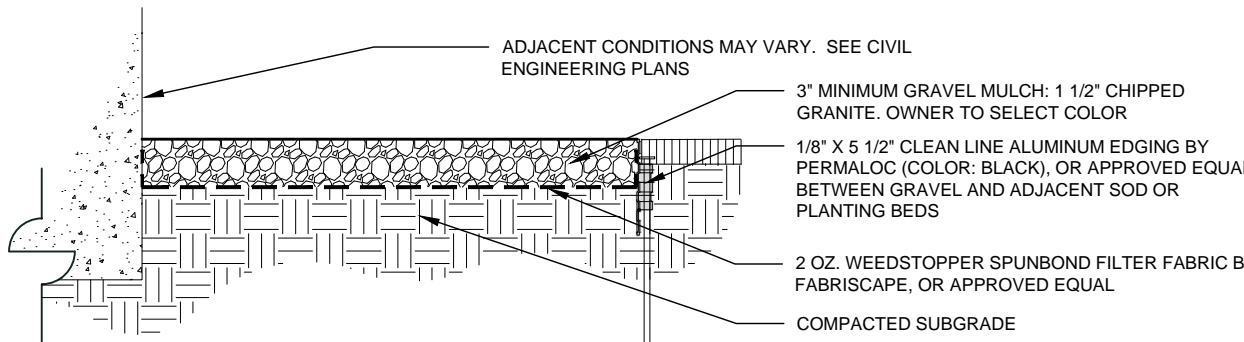
- NOTES:
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
 2. ALL PLANTING PITS SHOULD HAVE VERTICAL SIDES AND BE APPROXIMATELY TWO TIMES LARGER THAN ROOT BALL.
 3. PLANT MATERIAL SHALL BE INSTALLED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
 4. WHERE GROUND COVERS ARE USED IN MASSES, THE ENTIRE BED SHALL BE EXCAVATED PRIOR TO RECEIVING PLANT MATERIAL AND PLANTING SOIL EXCEPT WHERE SPECIFIED.
 5. ALL PLANT MATERIAL MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.
 6. PLANT MATERIAL INSTALLED ADJACENT TO STRAIGHT EDGES SHALL BE SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE. THOSE INSTALLED ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE.



- NOTES:
1. ALL ROOT BARRIERS SHALL BE 4" MINIMUM FROM ALL CITY FACILITIES.
 2. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH CITY AND INSPECTED BY CITY PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 3. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
 4. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS.



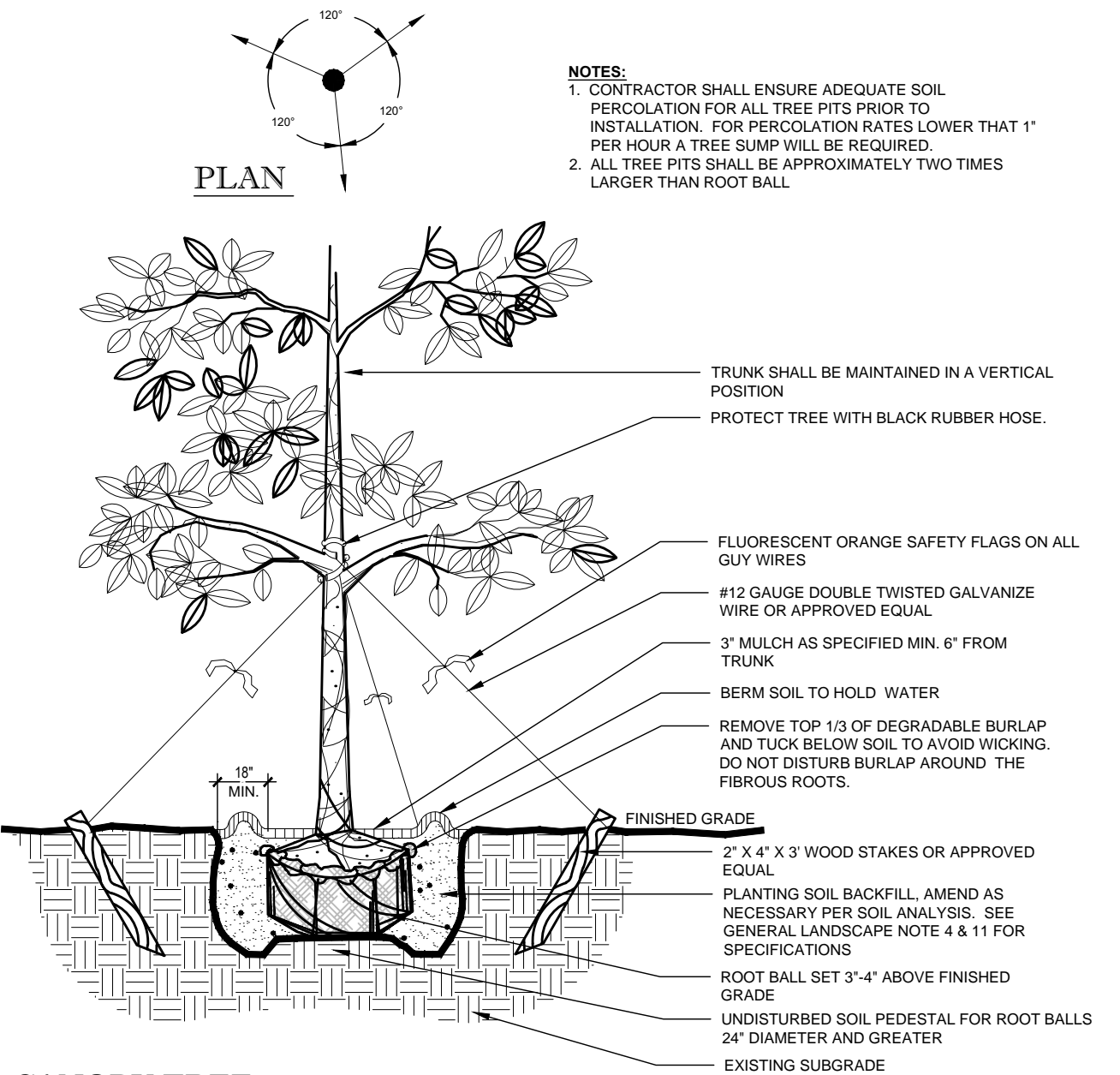
5 SABAL PALM TREE
SCALE: NTS



6 GRAVEL APPLICATION
SCALE: NTS

CANOPY TREE PLANTING NOTES:

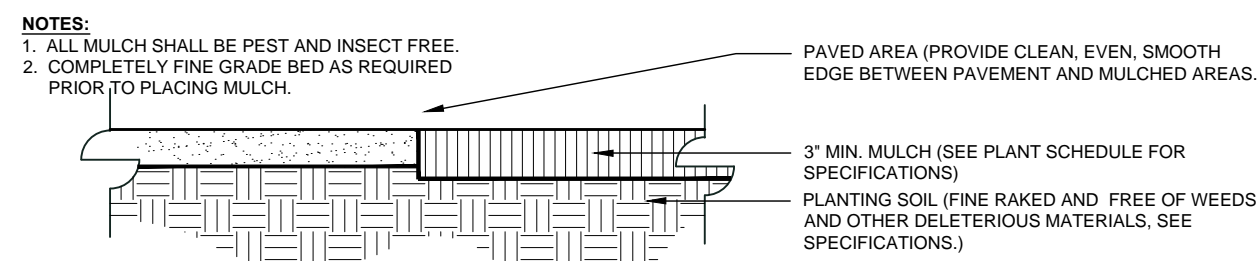
1. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
2. ALL TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM LIGHT POLES, AND SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
3. ALL TREE TRIMMING SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)-300 PRUNING STANDARDS.



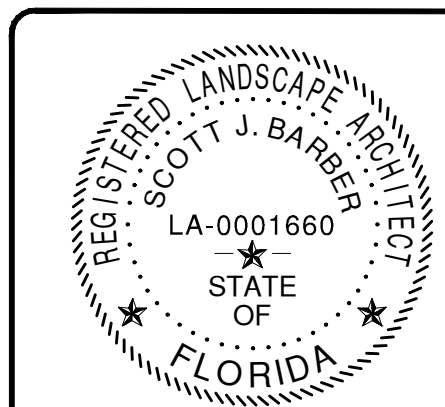
7 CANOPY TREE
SCALE: NTS

GENERAL PLANTING NOTES:

1. NUISANCE, EXOTIC PLANT SPECIES REMOVAL SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS OF THE MUNICIPAL REGULATIONS, GUIDELINES AND STANDARDS.
2. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER, AS SET FORTH BY THE LATEST EDITION OF FLORIDA GRADES AND STANDARDS.
3. PLANT MATERIAL SHALL BE LOCAL FLORIDA NURSERY STOCK.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER PLANTING SOIL AND AMENDMENTS RECOMMENDED BY A SOIL ANALYSIS REPORT FOR HEALTHY, VIGOROUS PLANT GROWTH. SEE NOTE 11.
5. ALL PLANT MATERIAL HOLES SHALL BE HAND DUG EXCEPT WHERE MACHINE DUG HOLES WILL NOT ADVERSELY AFFECT OR DAMAGE UTILITIES OR PROJECT IMPROVEMENTS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE ELEMENTS UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE OWNER'S REP. THIS MAINTENANCE SHALL INCLUDE BUT MAY NOT BE LIMITED TO MOWING, EDGING AND TRIMMING GRASS, KEEPING PLANTING BEDS FREE OF DEBRIS AND WEEDS, MANAGING ALL DISEASE OR INFESTATION, WATERING OF PLANT MATERIALS, AND MAINTAINING MULCH.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR FROM THE DATE OF COMPLETION OF CONSTRUCTION.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND STAKE ALL UTILITIES. A MINIMUM OF TEN FEET SEPARATION IS REQUIRED BETWEEN UTILITIES AND TREE PLANTINGS. IN ADDITION, ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE FLOW LINE OF SWALES AND PROPOSED OR EXISTING STORM WATER INLETS.
9. NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDER-STORY TREES AND SHRUBS OR GROUND COVER. THIS WILL ENSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
10. ALL PLANT MATERIALS TO BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED. BAG GROWN PLANTS ARE NOT ACCEPTABLE.
11. THE PLANTING SOIL USED IN THE PLANTING OPERATIONS SHALL BE A 70 / 30 MIX BY ATLAS PEAT & SOIL, INC. (OR APPROVED EQUAL) CONSISTING OF NATURAL, FRIABLE, FINE LOAM WITH A PH OF 5.5 TO 7.0, AND 3-5% ORGANIC MATTER. IT SHALL BE FREE OF WEED SEEDS, PATHOGENS, LITTER, SOD, CLAY, ROAD BASE, STONES, ROOTS AND STUMPS. SOIL DEPTH SPECIFIED ON THE PLANS IS MEASURED AFTER LIGHT COMPACTION. SEE NOTE 4.
12. BED PREPARATION: INSTALL A MINIMUM DEPTH OF TWELVE INCHES OF PLANTING SOIL. REMOVE ALL DEBRIS BEFORE SOIL PLACEMENT. GRADE THE BED TO THE PROPOSED FINISH GRADE. DIG PLANTING PITS AT 2 TIMES THE DIAMETER OF THE POT. FILL PLANT PIT WITH SPECIFIED PLANTING SOIL AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8 DEPTH OF THE ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF HOLE WITH PLANTING SOIL AND WATER IN. FERTILIZE EACH PLANT WITH THE RECOMMENDED RATE BASED ON SOIL ANALYSIS AND RECOMMENDATIONS. WATER IN ENTIRE PLANTING BED THOROUGHLY. RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL SOIL AND RAKE THE BED TO ITS FINISH GRADE.
13. MULCH ALL BED AREAS WITH A 3" DEPTH OF APPROVED ORGANIC MULCH. ENSURE MULCH OVER ROOT BALLS DOES NOT EXCEED A DEPTH OF ONE INCH. REMOVE ALL DEBRIS FROM THE MULCH. WATER BED THOROUGHLY. THE USE OF CYPRESS MULCH IS PROHIBITED.
14. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING THE FINE GRADING OF PLANTING AREAS TO ENSURE AT LEAST THREE PERCENT POSITIVE DRAINAGE AWAY FROM BUILDINGS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST SIX INCHES BELOW FINISH FLOOR OF THE ADJACENT BUILDING. PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT TWO INCHES BELOW THE FLATWORK.
15. IF ALTERNATIVE VEGETATION IS UTILIZED, I.E. MATCHING AND/OR EXTENDING EXISTING SHRUB BED, THE INSTALLED MATERIAL MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. MATERIAL IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.
16. LANDSCAPE CONTRACTOR SHALL REPAIR, RELOCATE AND/OR REPLACE ANY CONSTRUCTION DAMAGED OR REMOVED LANDSCAPE MATERIALS, ON OR OFF SITE, THAT ARE NOT DELINEATED ON THE DEMOLITION PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER'S REP. PRIOR TO ANY REMEDIATION LANDSCAPE EFFORTS.
17. ALL LANDSCAPE ISLANDS AND INTERIOR LANDSCAPE STRIPS SHALL BE EXCAVATED DOWN TO A DEPTH OF 30 INCHES BELOW EXISTING GRADE, AND A SUITABLE PLANTING SOIL MIXTURE SHALL BE BACKFILLED TO CREATE ENVIRONMENT FOR SUCCESSFUL ROOT DEVELOPMENT. BACKFILL SHOULD BE INSTALLED IN 6" LIFTS AND COMPACTED TO 75% PROCTOR.
18. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO CITY OF DELRAY STANDARD DETAILS LD1 & LD2.



8 MULCH APPLICATION
SCALE: NTS

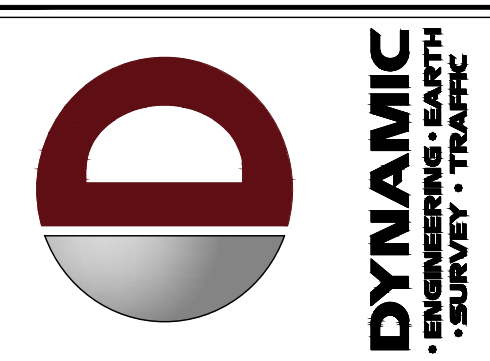


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NO.	DATE	REV.	COMMENTS
1	09/25/23		SPRAB COMMENTS
2	09/25/23		SPRAB COMMENTS
3	09/25/23		SPRAB COMMENTS
4	09/25/23		SPRAB COMMENTS
5	09/25/23		SPRAB COMMENTS
6	09/25/23		SPRAB COMMENTS
7	09/25/23		SPRAB COMMENTS
8	09/25/23		SPRAB COMMENTS
9	09/25/23		SPRAB COMMENTS

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OWNER: SJB DESIGNED BY: SJB CHECKED BY: SJB

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PROPOSED RESIDENTIAL TOWNHOMES
BLOCK 114, LOTS 9 & 10
605 NE 2ND STREET
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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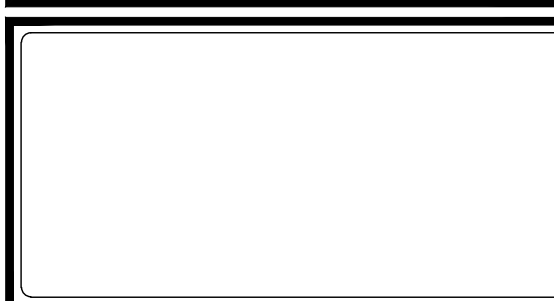
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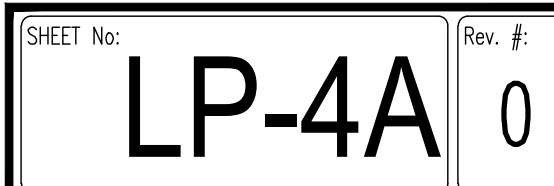
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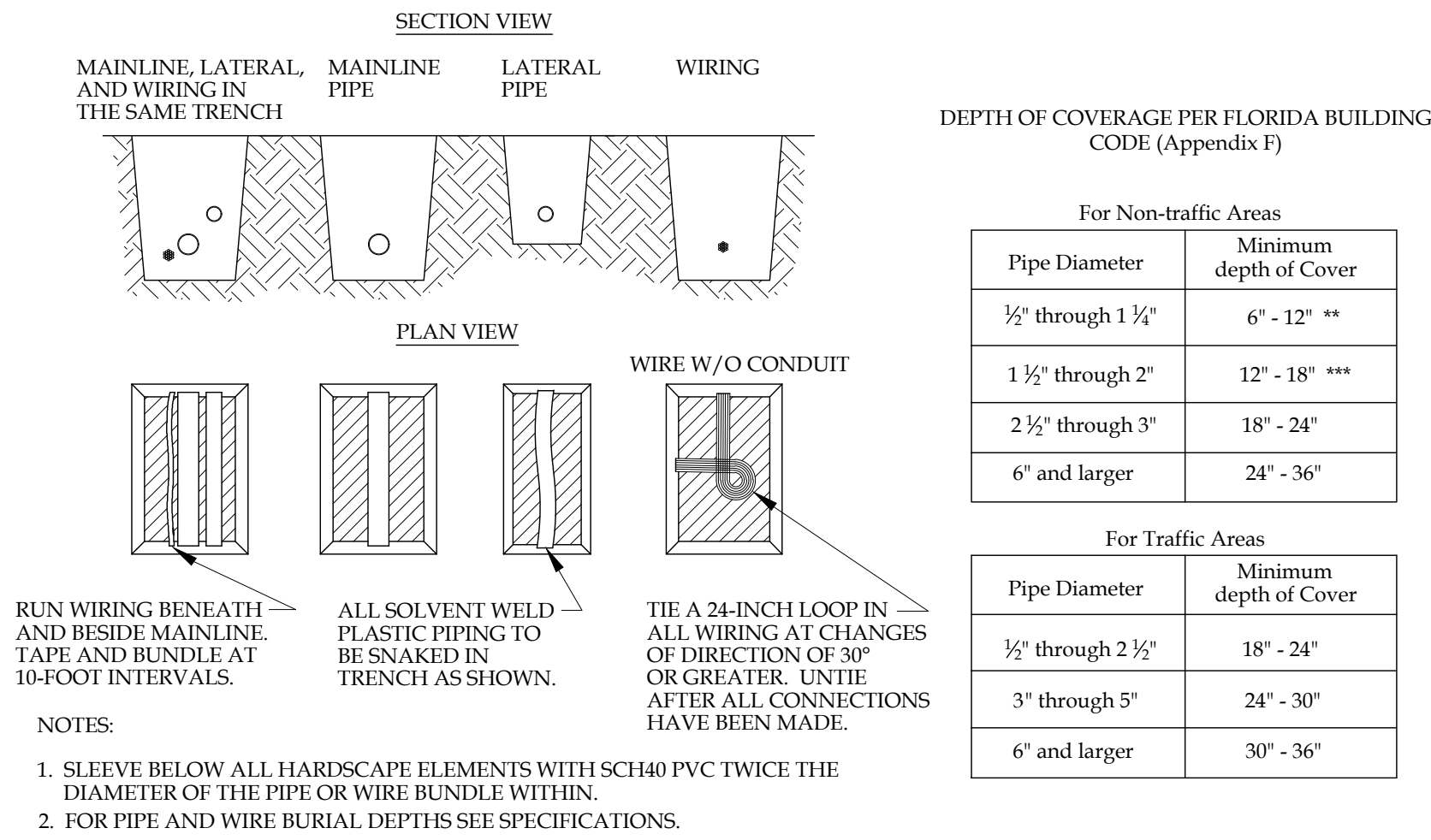
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TITLE: **LANDSCAPE
DETAILS**

SCALE: (H) AS
(V) NOTED
PROJECT No: 21.010.01

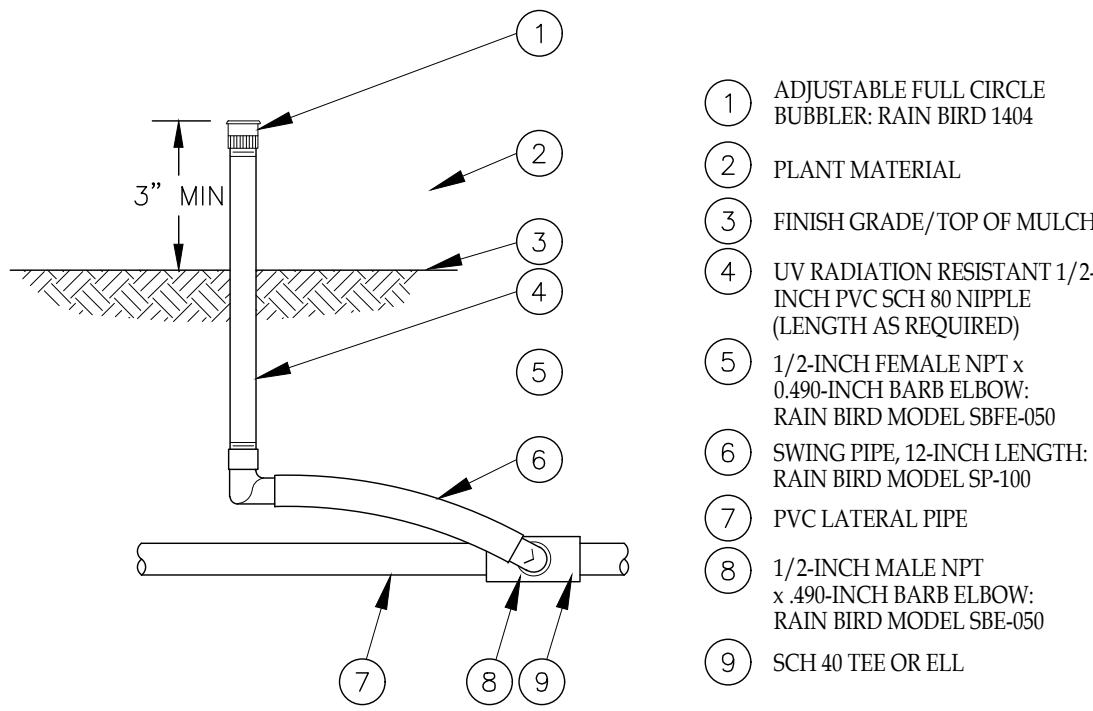
SHEET No: **LP-4**
Rev. #: 0





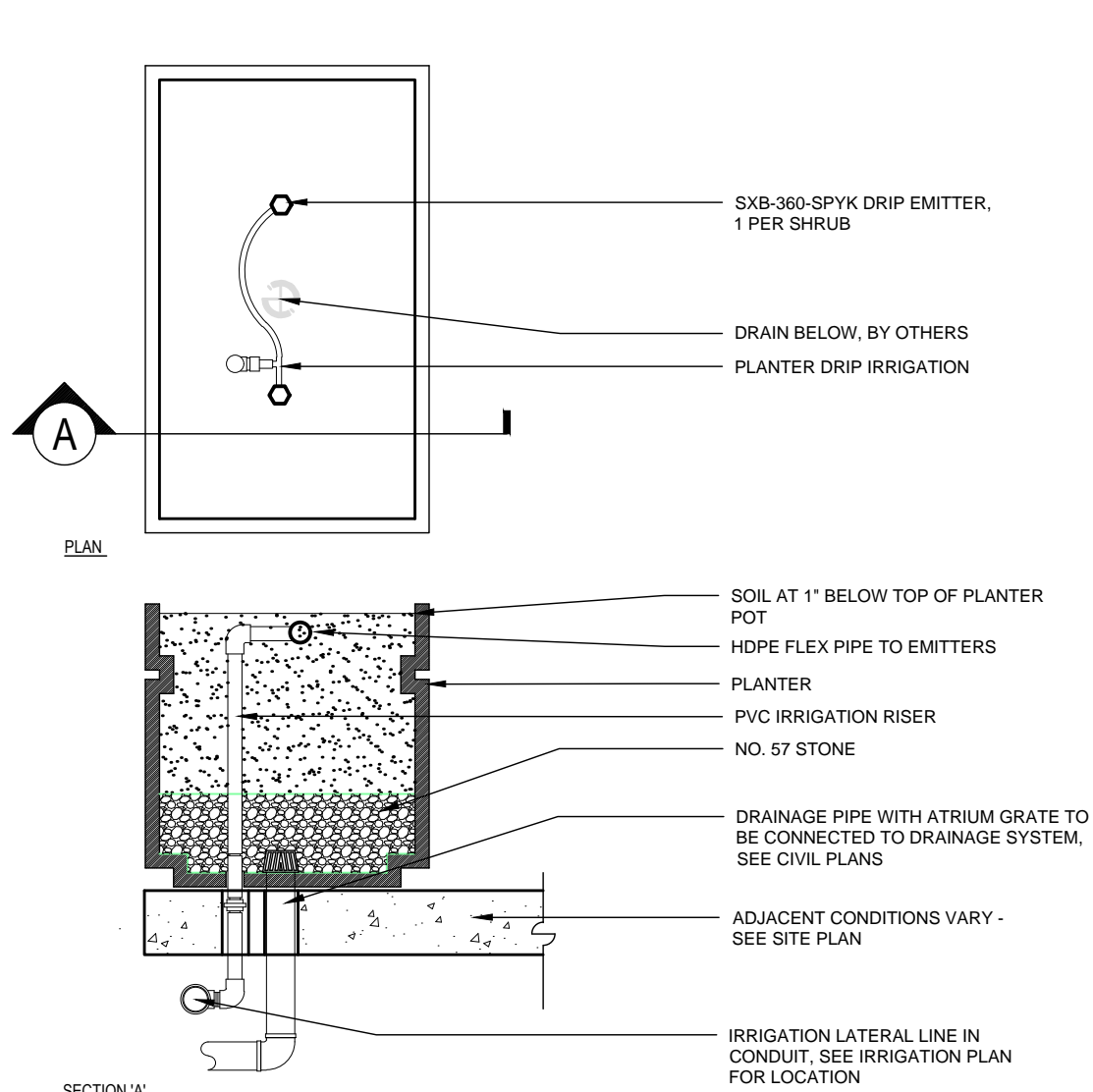
PIPE & WIRE TRENCHING DETAIL

NTS.



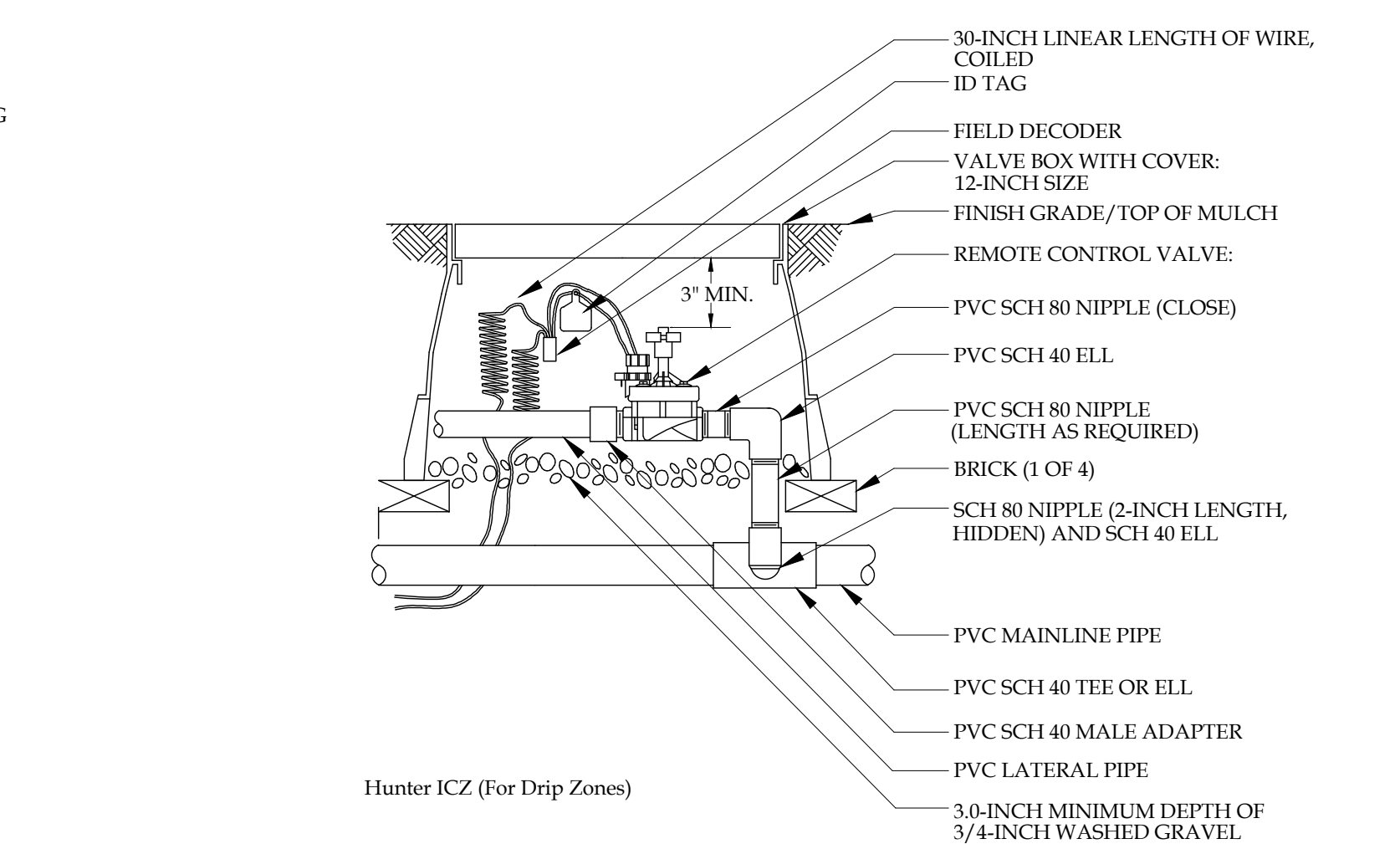
FULL CIRCLE BUBBLER DETAIL

NTS.



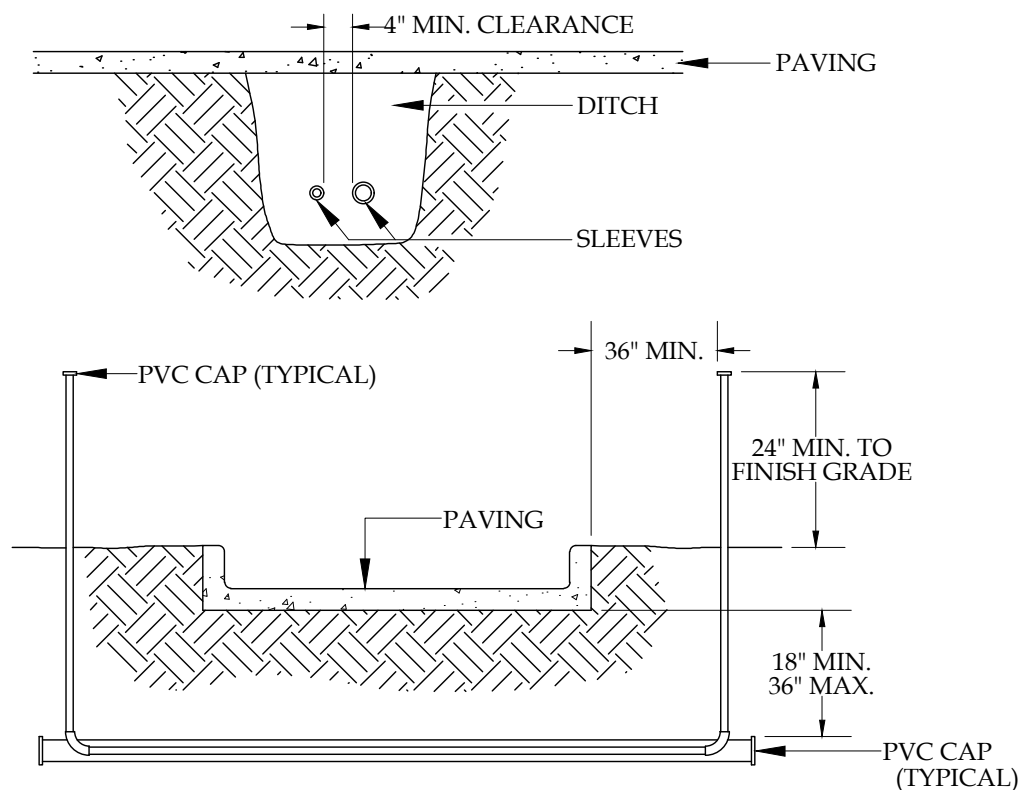
RAISED PLANTER IRRIGATION

NTS.



REMOTE CONTROL VALVE

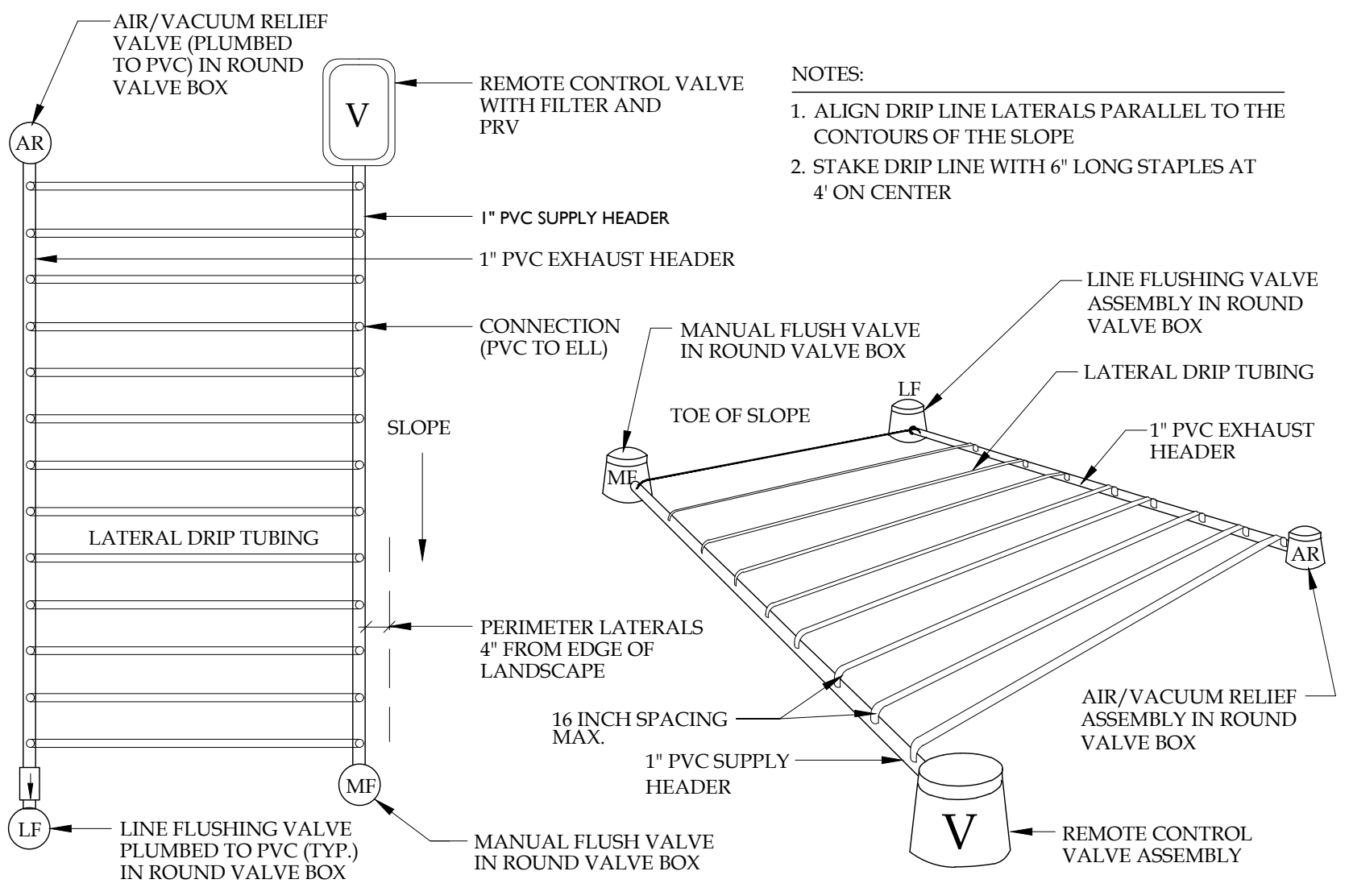
NTS.



- NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE SCH40 PIPE. SEE INSTALLATION NOTE #14
 2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
 3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
 4. MECHANICALLY TAMP TRENCH BACKFILL TO 95% PROCTOR.

PIPE AND WIRE SLEEVE DETAIL

NTS.



DRIP LINE DETAIL

NTS.

INSTALLATION NOTES

1. The Contractor must provide an automatic underground irrigation system providing 100% coverage of all new landscape material. The system water source will be a water main connection providing approximately 30 gpm at 50 psi at the source point. The contractor shall verify that the source meets the design requirements prior to installation.
2. The Contractor must comply with the current Florida Building Code.
3. No product substitutions or changes will be allowed without the written approval of the Owner and Irrigation Designer.
4. The Contractor is responsible for all permits and fees
5. Over-spray onto buildings, signs or pavement is prohibited.
6. The Contractor is responsible for locating utilities prior to digging.
7. No rocks or other extraneous materials to be used in backfilling of pipe trenches.
8. All pipe to be installed as per manufacturer's specifications.
9. All threaded joints to be coated with Teflon tape or liquid Teflon.
10. All pipes to be thoroughly flushed before installation of heads.
11. All low voltage electrical connections made in the field to be installed in valve boxes with waterproof connectors.
12. The Contractor shall be responsible for proper coverage of all landscape areas.
13. The Contractor to supply to the Owner with operation manuals and two (2) wrenches for adjusting each valve and head type.
14. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
15. All control wires shall be minimum #14 AWG. Run two (2) spare control wires and identify them in the valve box.
16. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers. All shall be marked indicating station numbers.
17. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
18. The irrigation contractor shall flush and adjust all pipe, emitters and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
19. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
20. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
21. The irrigation contractor shall incorporate check valves on all emitters as needed to prevent low head drainage where possible post valve shut-off draining will occur.
22. Installer is required to conduct final testing and adjustment to achieve design specification prior to completion of the system and acceptance by the owner or owner's representative.
23. Contractor to provide owner with post construction documentation, including as-built drawings, recommended maintenance schedules and activities, operational schedule, design precipitation rates, system adjusting methods for decreasing water once landscape is established, water source and shutoff method and all operational guides for controller.

TESTING & MAINTENANCE

TESTING:

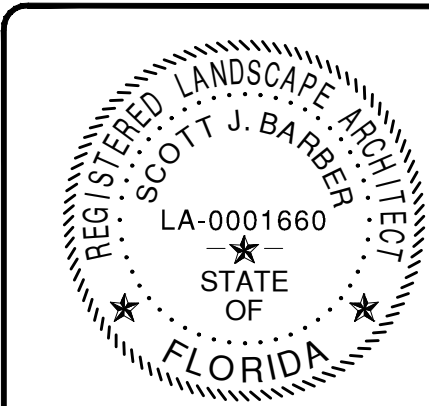
Upon completion of main line and prior to backfill, pressure test the entire water-filled main line (with valves and backflow closed) at (150) pounds per square inch for 30 minutes using a pump and pressure gauge. Repair any systems which exceed (5) pounds per square inch drop in 30 minutes of testing, until the standard can be achieved and verified.

SYSTEM MAINTENANCE:

Every month the irrigation system shall be inspected to ensure that the various components and functions of the irrigation system are functioning properly. The scope of work includes, but is not limited to, the point of connection, piping system, electrical system, sprinkler heads, nozzles, drip components, valves, controller and weather/soil sensors.

SYSTEM SCHEDULING

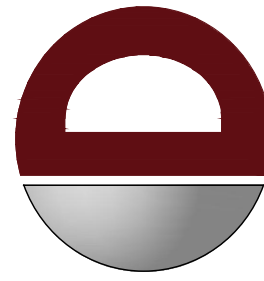
Before scheduling run times, the site should be "walked" and planted areas inspected to observe plant stress and health. Soil moisture levels should be inspected throughout planted areas, and appropriate adjustments made to the irrigation schedule. Each irrigation session should be scheduled to encourage deep roots through deep watering and minimal runoff. This can be achieved through use of multiple short repeat cycles when necessary, especially on slopes and sites with compacted soils. Watering times should deliver enough water to soak the ground to a depth of 12 inches. Run times should be adjusted accordingly to soil type and plant water requirements. Less water is needed to soak a sandy soil compared to a clay soil. Soils should be allowed to dry to a 50% moisture depletion level between irrigations to avoid root rot and allow adequate air to be present in the soil. Run times shall be adjusted seasonally.



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REV.	DATE	COMMENTS	BY
1	11/16/21	CITY OF DELRAY BEACH TAC COMMENTS	
2	04/27/22	SPRINK COMMENTS	
3	09/02/22	SPRINK COMMENTS	
4	03/03/23	PLANNING COMMENTS	
5	03/03/23	PLANNING COMMENTS	
6	05/05/23	PLANNING COMMENTS	
7	05/05/23	PLANNING COMMENTS	
8	05/05/23	PLANNING COMMENTS	
9	09/05/23	SPRINK COMMENTS	

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION	
DRAWN BY: SUB	CHECKED BY: SUB
DESIGNED BY: SUB	APPROVED BY: AP
PROJECT: NETA ARCHITECTS - THE EDGE AT PINEAPPLE GROVE PROPOSED RESIDENTIAL TOWNHOMES 100 NE 5TH AVENUE, SUITE B2 DELRAY BEACH, FL 33483 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA	

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TITLE: IRRIGATION DETAILS	
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SCALE: (H) AS (V) NOTED	DATE: 9/25/23
PROJECT NO: 21.010.01	

SHEET No: LP-5	Rev. #: 0
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