

NO.	DATE	DESCRIPTION	BY
1	06/17/24	SPRAB COMMENTS	SB
2	06/17/24	SPRAB COMMENTS	SB
3	06/17/24	SPRAB COMMENTS	SB
4	06/17/24	SPRAB COMMENTS	SB
5	06/17/24	SPRAB COMMENTS	SB
6	06/17/24	SPRAB COMMENTS	SB
7	06/17/24	SPRAB COMMENTS	SB
8	06/17/24	SPRAB COMMENTS	SB
9	06/17/24	SPRAB COMMENTS	SB
10	06/17/24	SPRAB COMMENTS	SB
11	06/17/24	SPRAB COMMENTS	SB
12	06/17/24	SPRAB COMMENTS	SB
13	06/17/24	SPRAB COMMENTS	SB
14	06/17/24	SPRAB COMMENTS	SB

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DESIGNED BY: S/SUB AP  
 CHECKED BY: S/SUB AP  
 DRAWN BY: S/SUB AP

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

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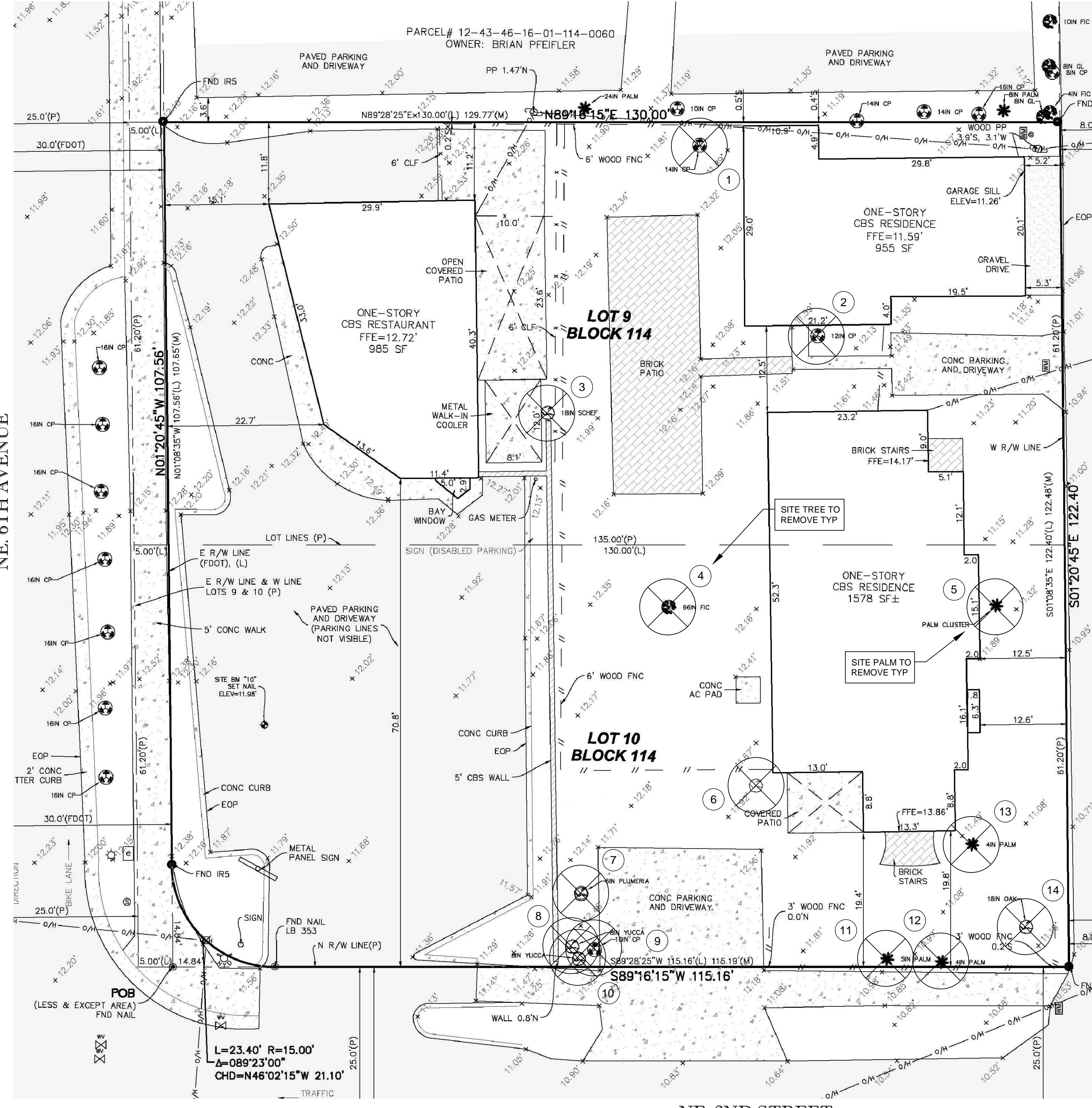
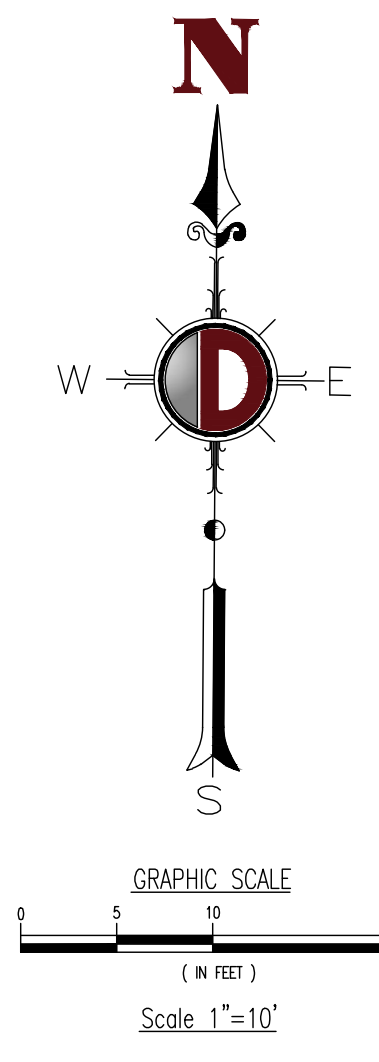
TITLE: **TREE DISPOSITION PLAN**

SCALE: (N) AS SHOWN  
 (M) NOTED

DATE: 9/25/23

PROJECT No: 21.010.01

SHEET No: **LP-1** Rev. #: 13

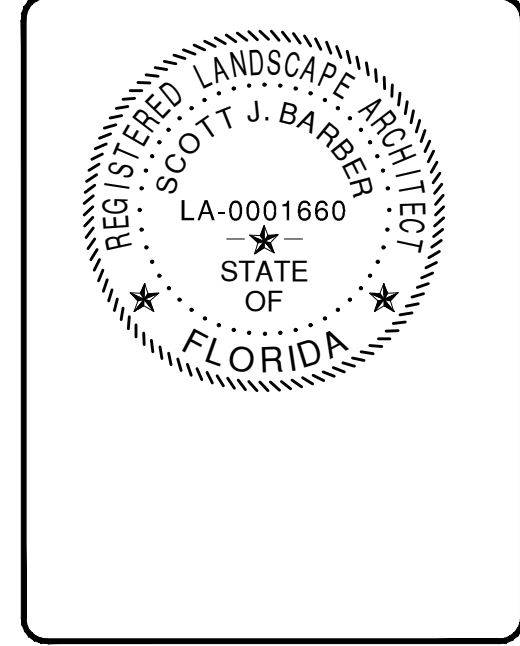


**TREE #14 REMOVAL JUSTIFICATION**

- TREE ROOT BALL ELEVATION 1 FOOT ABOVE FINISH GRADE OF PROPOSED STREET SIDEWALK AND REQUIRED PEDESTRIAN SITE ACCESS TO THE STREET IN THAT LOCATION.
- APPROXIMATELY 40% OF THE CRITICAL ROOT ZONE AND TREE CANOPY WILL NEED TO BE REMOVED FOR BUILDING FOUNDATION CONSTRUCTION AND TO REDUCE UTILITY CONFLICTS. THIS WILL DAMAGE THE TREE STRUCTURE.

BRANCH REQUIRED TO BE REMOVED TO CONSTRUCT THE BUILDING. GROWING IN THE DIRECTION OF THE BUILDING 10' AWAY FROM CENTER OF TRUNK

HOUSE AND LANDSCAPE TO BE DEMOLISHED



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**TREE DISPOSITION TABLE:** (TREE DATA FROM ARBORIST REPORT BY HORTICULTURAL ASPECTS DATED: 7/18/22)

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 $\geq 50\%$ )		
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

**PALM DISPOSITION TABLE:** (TREE DATA FROM ARBORIST REPORT BY HORTICULTURAL ASPECTS DATED: 7/18/22)

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  $\geq 50\%$  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

**Requirements of Vegetation Removal (Sec. 4.6.19 (E)(5))**

**\* 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

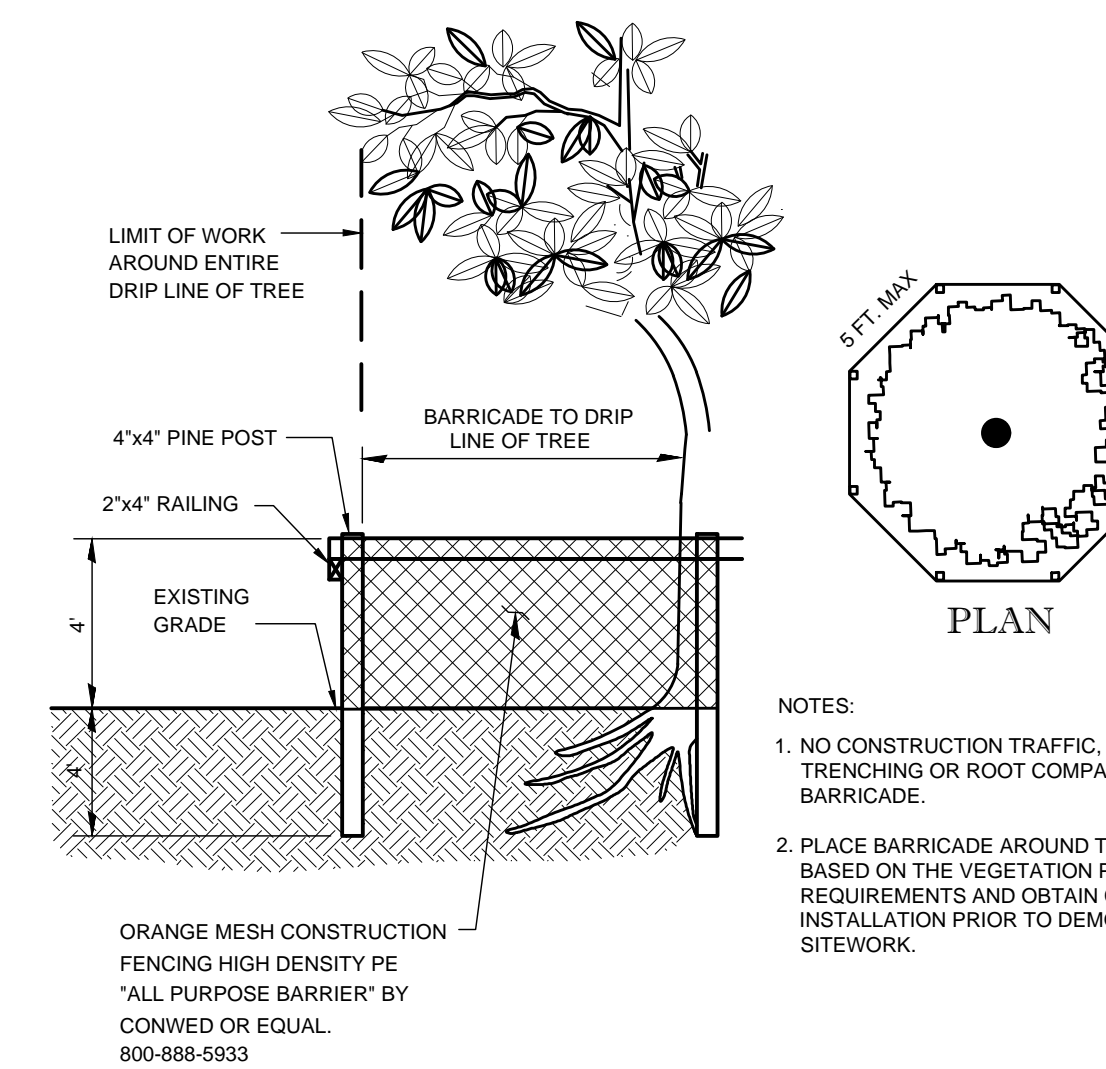
**Example:** In-lieu-fee for a 21" DBH tree:  $(\$450 \times 8") + (\$650 \times 4") + (\$850 \times 6") + (\$1,000 \times 3") = \$3,600 + \$2,600 + \$5,100 + \$3,000 = \$14,300$

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.

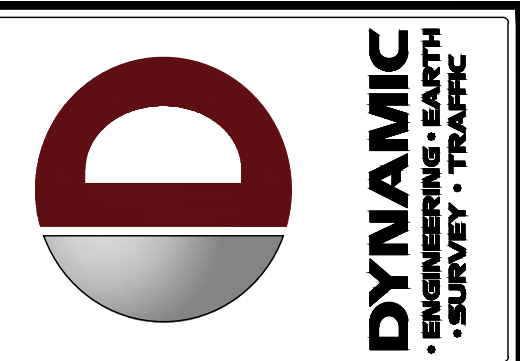
**TREE MITIGATION NOTES:**

- 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.
- MITIGATION TREE REPLACEMENT REQUIREMENTS ARE BASED ON SECTION 4.6.19 (E)(5)(b), REQUIRING INCH FOR INCH REPLACEMENT OF TREES 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
- 2 TREES (CONDITION < 50%) WILL BE REMOVED AND REPLACED WITH TWO 16' HT X 7' 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.
- 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.
- 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.
- CITY IS REQUIRING THE PROJECT TO PAY AN IN-LIEU FEE FOR 7 EXISTING SABAL PALMS ALONG FEDERAL HIGHWAY AT \$75 PER FOOT (7 @ 18' EA.) = \$9,450 IN-LIEU OF REPLACING EXISTING SABAL PALM STREET TREES.

13



1 TREE BARRICADE DETAIL  
 SCALE: NTS



REV	DATE	COMMENTS
1	11/16/21	CITY OF DELRAY BEACH PAC COMMENTS
2	04/27/22	SPRABE COMMENTS
3	03/03/23	PLANNING COMMENTS
4	09/25/23	SPRABE COMMENTS
5	11/7/24	SITE PLAN CHANGE
6	11/23/23	SPRABE COMMENTS
7	05/17/24	SITE PLAN CHANGE
8	06/17/24	SPRABE COMMENTS

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OWNER: S.L.B.      DESIGNER: S.L.B.      APPROVED BY: A.P.

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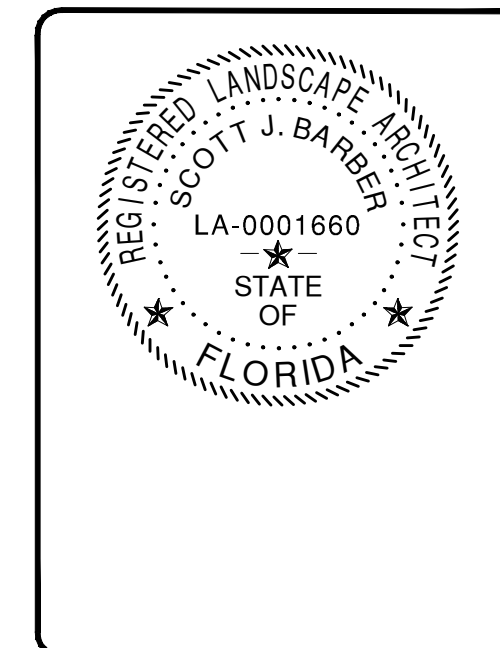
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TITLE: **TREE DISPOSITION PLAN**

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

SHEET No: **LP-1A**      Rev. #: **13**

**LANDSCAPE AND ROOT BARRIER NOTES:**

ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS FOR ROOT BARRIER INSTALLATION. SEE DETAIL SHEET LP-4.

**GENERAL IRRIGATION NOTES:**

1. THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE 100 PERCENT COVERAGE WITH 100% COVERAGE WITH HEAD TO HEAD OVERLAP FOR ALL NEW LANDSCAPE. THE WATER SOURCE WILL BE THE POTABLE WATER METER IDENTIFIED ON THIS PLAN. TURF, SHRUBS, AND TREES WILL BE WATERED ON SEPARATE ZONES. SITE IRRIGATION ZONES WILL BE CONTROLLED INDEPENDENTLY FROM THE ELECTRONIC CONTROLLER, AND WILL OPERATE BETWEEN 5 PM AND 8 AM. SEE IRRIGATION PLAN SHEETS LP-3 & 4.
2. A RAIN SENSOR WILL BE INSTALLED TO AID IN WATER CONSERVATION.
3. REFER TO THE ELECTRICAL PLANS FOR POWER CONNECTION TO THE CONTROLLER. INSTALL CONTROLLER IN A WALL MOUNTED WEATHER PROOF ENCLOSURE. MOUNT RAIN SENSOR ON THE BUILDING PARAPET WALL OR DUMPSTER SCREEN WALL PER MANUFACTURER'S RECOMMENDATIONS.

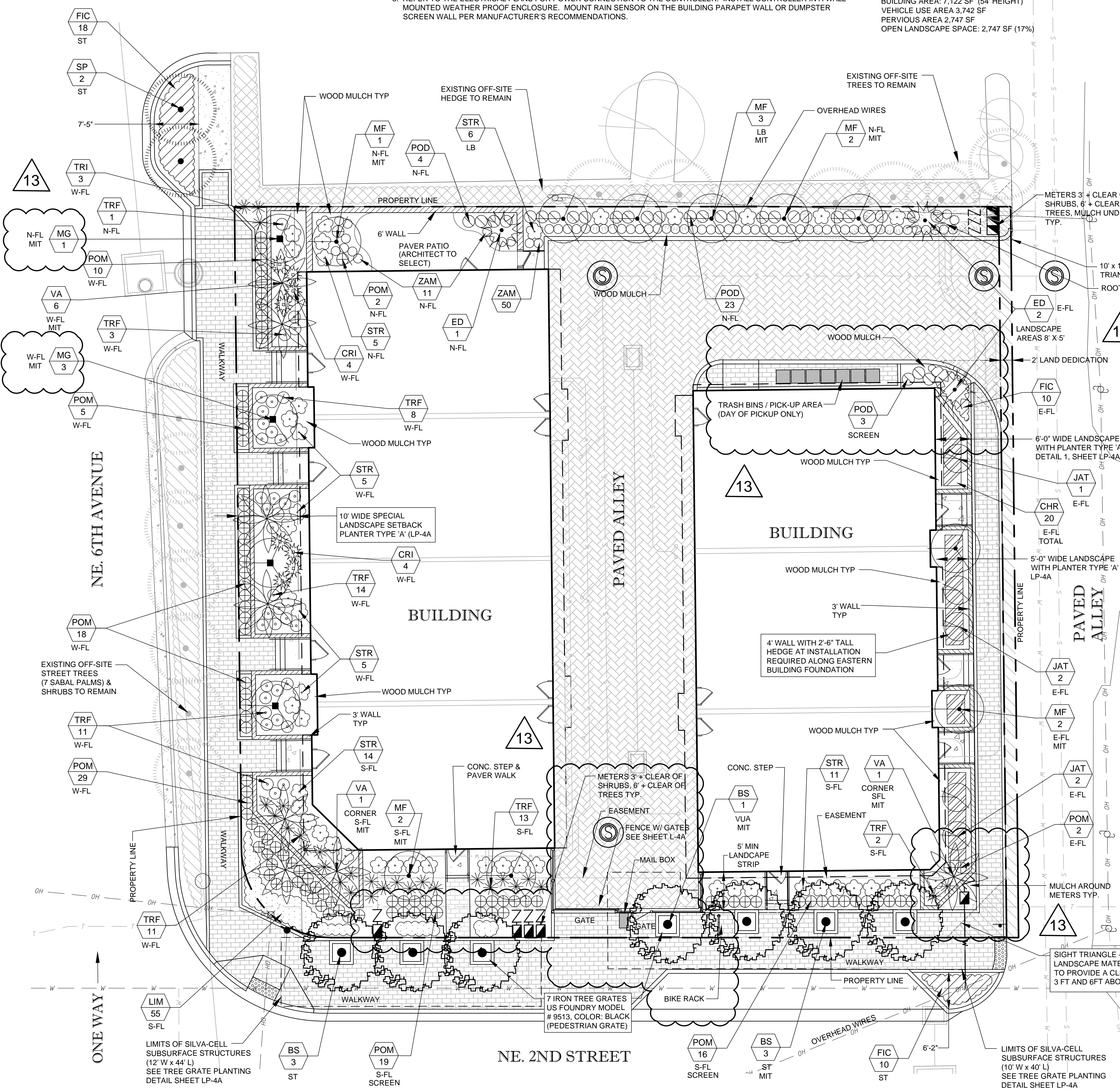
**PLANT TAG LEGEND:**

FL - FOUNDATION LANDSCAPE  
 LB - LANDSCAPE BARRIER  
 ST - STREET TREES  
 SCREEN - SCREENING PLANTS

**SITE DATA:**  
 ZONING: CBD - CENTRAL BUSINESS DISTRICT  
 SITE AREA: 15,864 SF (.36 AC)  
 BUILDING AREA: 7,122 SF (54' HEIGHT)  
 VEHICLE USE AREA 3,742 SF  
 PVIOUS AREA 2,747 SF  
 OPEN LANDSCAPE SPACE: 2,747 SF (17%)

**Landscape Requirements**

Category	Requirements	Provided	Plant Lists (Example)
Interior Landscaping (LDR Sec. 4.4.16(9)(a) & (b))	Required: 10% of 3,742 SF of parking & accessways, one tree for every 125 sq. ft.	375 sq. ft. 3 Trees	# (Quantity) & List of Trees/Palms # (Quantity) & List of shrubs for hedge
Interior V&A Landscape Area	Required: 4 Trees & Continuous Hedge	0 sq. ft. 0 Trees	• 1 Tree (south end) • 23 Shrub Hedge
Landscape Strip (LDR Sec. 4.4.16(9)(b))	Required: Not Required	0 L.F.	# (Quantity) & List of Trees/Palms # (Quantity) & List of shrubs for hedge
Landscape Adjacent to R/W	Required: Not Required	0 L.F.	# (Quantity) & List of Trees/Palms # (Quantity) & List of shrubs for hedge
Landscape Barrier (LDR Sec. 4.4.16(9)(c))	Required: One tree for every 30 l.f. with continuous hedge	120 L.F.	# (Quantity) & List of Trees/Palms # (Quantity) & List of shrubs for hedge
Foundation Landscaping (LDR Sec. 4.4.16(9)(d))	Required: Total building facade length facing ROWs	AS LISTED	# (Quantity) & List of Trees/Palms # (Quantity) & List of shrubs and/or ground covers
Street Trees (LDR Sec. 4.4.19(5)(2)(b) CBD Section)	Required: One street tree for every 40 l.f. with a minimum of one tree per property.	252 L.F. 6 Trees	# (Quantity) & List of Trees: • South - 6 Trees • West - 3 Trees, 6 Double Palms • South - 2 Trees, 2 Double Palms • East - 2 Trees, 2 Palms Palms



**NATIVE PLANTING REQUIREMENTS:**  
 REQUIRED = MAX 50% PALMS, 50% OF TREES AND 25% OF PALMS AND SHRUBS SHALL BE NATIVE  
 PROPOSED = 40% SITE PALMS, 100% NATIVE TREES, 33% NATIVE PALMS, 29% NATIVE SHRUBS

**PLANT SCHEDULE (CONTRACTOR TO VERIFY ALL QUANTITIES)**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (Minimums)	PERIMETER PLANTINGS			
					N	W	E	S
SINGLE TRUNK TREES (Mitigation Trees = MF-10, MG-4 & BS-7)								
BS*	7	Bursera simaruba	Gumbo Limbo	16'-18" Ht x 7" Spr x 4" Cal, 8' Ct, Specimen				BS-7
MG*	4	Magnolia grandiflora	Southern Magnolia	16'-18" Ht x 7" Spr x 4" Cal, 8' Ct, Specimen				MG-1 MG-3
MF*	10	Myrcianthes fragans	Simpson's Stopper	16'-18" Ht x 7" Spr x 4" Cal, 8' Ct, Specimen				MF-6 MF-2 MF-2
ED	3	Elaeocarpus decipiens	Japanese Blueberry	16'-18" Ht x 7" Spr x 4" Cal, 8' Ct				ED-1 ED-2
PALMS (Mitigation Palms = VA-8)								
VA	8	Veitchia arecina	Montgomery Palm	18' Overall Ht, Double Trunk, Min. 8' CT				VA-6 VA-2
SP*	2	Sabal Palmetto	Sabal Palm	Match existing street palms (16' HT, 8' CT Min)				
SHRUBS								
JAT	5	Jatropha intergerima	Jatropha Tree	25G, 6' Height, Standard			X	X
TRI*	3	Tripsacum dactyloides	Fakahatchee Grass	3G, 24"x24", 36" On Center			X	X
POD	30	Podocarpus macrophyllus	Japanese Yew	7G, 48" x 24", 24" On Center			X	X
CHR*	20	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba	15G, 30" Height at Installation, 30" OC			X	X
STR	46	Strelitzia reginaea	Dwarf Bird of Paradise	15G, 36" x 36", Space as shown			X	X
CRI	8	Crinum asiaticum	Crinum Lily	10G, 36" x 36", Space as shown			X	
GROUND COVER								
FIC	38	Ficus microcarpa	Green Island Ficus	3G, 18" x 18", 24" On Center			X	X
POM	99	Podocarpus macrophyllus 'Pringles Dwarf'	Pringles Dwarf Podocarpus	3G, 16" x 16", 24" On Center			X	X
ZAM*	61	Zamia integrifolia	Coontie	3G, 18" x 18", 36" On Center			X	X
TRF*	63	Tripsacum floridanum	Dwarf Fakahatchee	3G, 18" x 18", 30" On Center			X	X
LIM	55	Liriope muscari	Lilyturf	1G, 8" x 8" Full, 18" On Center			X	X
MULCH								
MULCH	**	3" Layer of double ground hardwood (Cocoa Brown)						

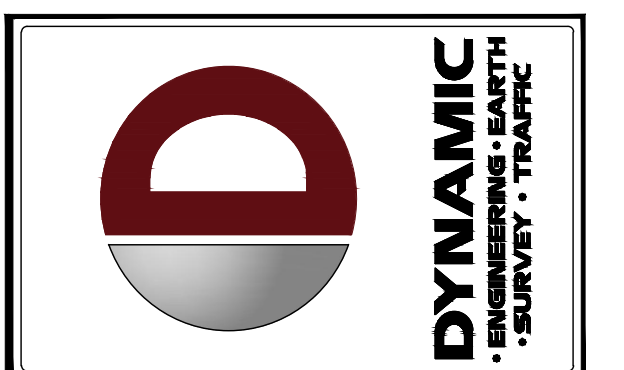
\* NATIVE SPECIES - HIGH DROUGHT TOLERANCE (OTHERS MEDIUM DROUGHT TOLERANCE)  
 \*\* CONTRACTOR TO VERIFY LOCATION AND QUANTITY.

**PLANT SCHEDULE (Roof Top Planters (7) - Sheet LP-2A)**

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (Minimums)	Per Planter
SHRUBS					
CHC	14	Chamaedorea cataractarum	Cat Palm	15G, 36" x 36", 1 at each end of roof planters	2 Per Planter
ZAI*	59	Zamia integrifolia	Coontie	7G, 24" x 24", 36" On Center	8 Per Planter

**REG. LANDSCAPE ARCHITECT**  
 SCOTT J. BARBER  
 LA-0001660  
 STATE OF FLORIDA

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13	06/17/24	SPRAB COMMENTS
12	5/17/24	SITE PLAN CHANGE
11	11/26/24	SITE PLAN CHANGE
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9	09/25/23	SPRAB COMMENTS
8	05/03/23	PLANNING COMMENTS
7	03/03/23	PLANNING COMMENTS
5	06/02/22	SPRAB COMMENTS
2	04/27/21	CITY OF DELRAY BEACH TAC COMMENTS
1	11/16/21	CITY OF DELRAY BEACH TAC COMMENTS

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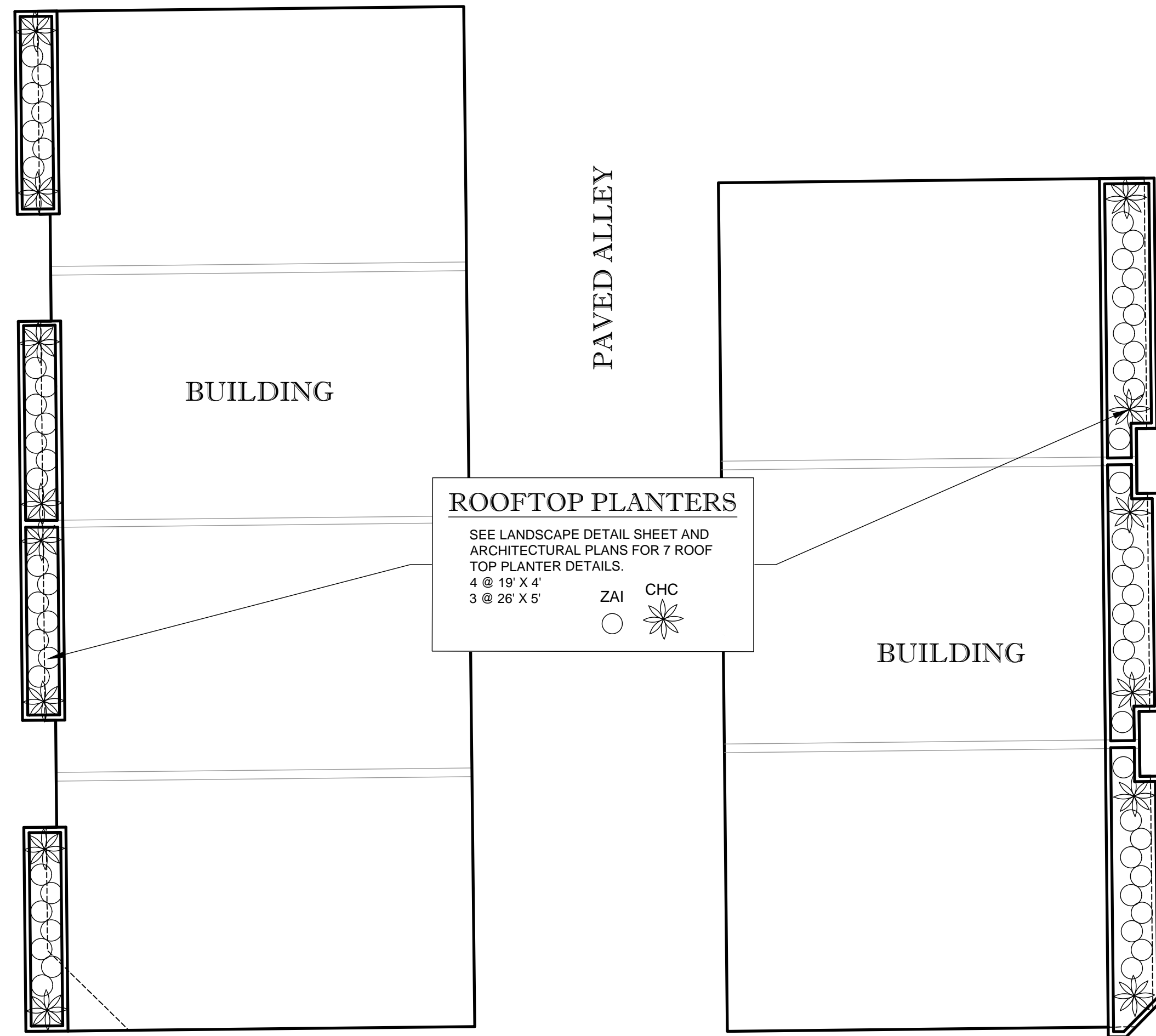
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TITLE: **LANDSCAPE PLAN**

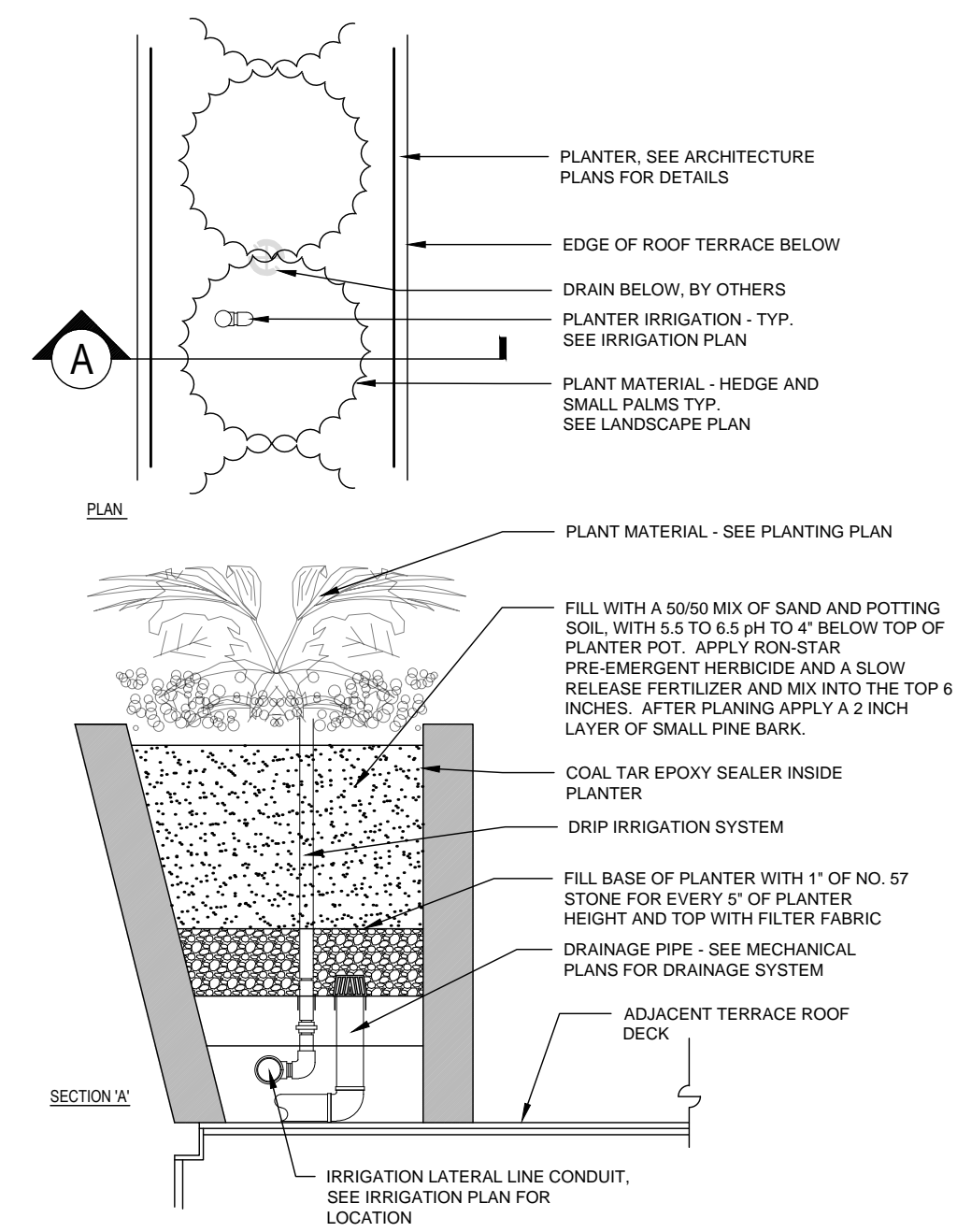
SCALE: (N) AS NOTED (V) NOTED DATE: 11/3/23  
 PROJECT No: 21.010.01

SHEET No: **LP-2** Rev. #: **13**

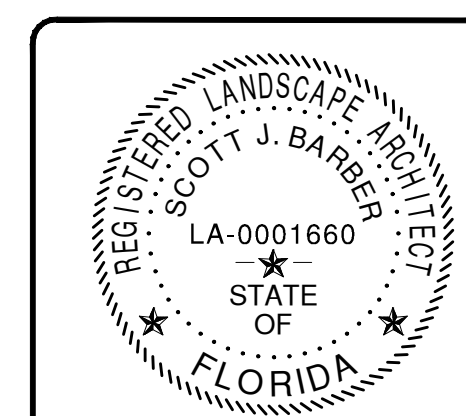
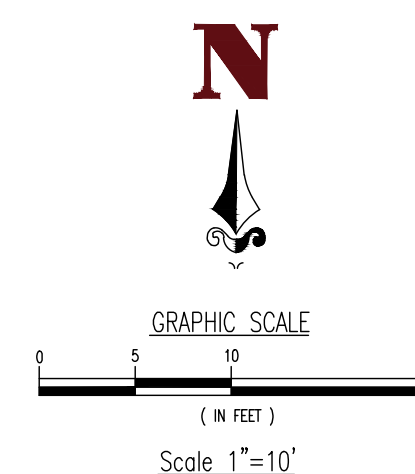


**PLANT SCHEDULE (Roof Top Planters (7) - Sheet LP-2A)**

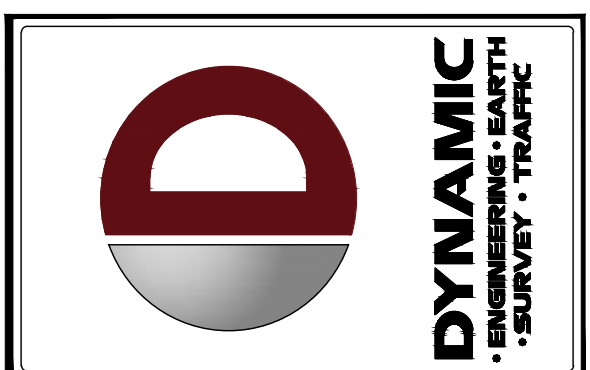
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (Minimums)
SHRUBS				
CHC	14	Chamaedorea cataractarum	Cat Palm	15G, 36" x 36", 1 at each end of roof planters 2 Per Planter
ZAI*	59	Zamia integrifolia	Coontie	7G, 24" x 24", 36" On Center 8 Per Planter



**1 TYPICAL ROOF TERRACE PLANTER DETAIL**  
SCALE: NTS



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REV.	DATE	BY	COMMENTS
13	06/17/24	SB	SPRAB COMMENTS
12	5/17/24	SB	SITE PLAN CHANGE
11	1/26/24	SB	SITE PLAN CHANGE
10	11/23/23	SB	SPRAB COMMENTS
9	09/25/23	SB	SPRAB COMMENTS
8	05/03/23	SB	PLANNING COMMENTS
7	03/03/23	SB	PLANNING COMMENTS
5	06/02/22	SB	SPRAB COMMENTS
2	04/27/22	SB	SPRAB COMMENTS
1	11/16/21	SB	CITY OF DELRAY BEACH TAC COMMENTS

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OWNER: SJB  
DESIGNED BY: SJB  
DRAWN BY: SJB  
CHECKED BY: SJB  
APPROVED BY: AP

PROJECT: **NETA 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

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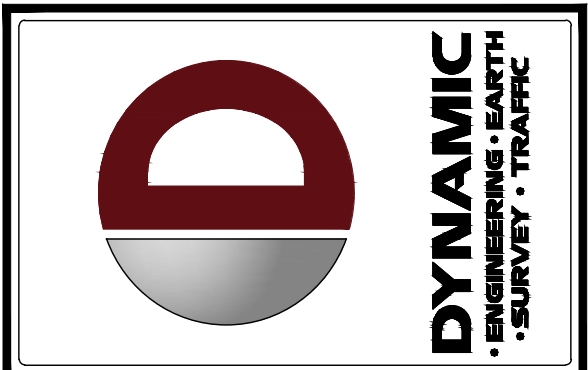
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TITLE: **LANDSCAPE PLAN**

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

SHEET No: **LP-2A** Rev. #: **13**



NO.	DATE	DESCRIPTION	BY
13	06/17/24	SPRAB COMMENTS	SS
12	07/17/24	SITE PLAN CHANGE	SS
11	11/26/24	SITE PLAN CHANGE	SS
10	11/25/23	SPRAB COMMENTS	SS
9	09/25/23	SPRAB COMMENTS	SS
8	05/20/23	PLANNING COMMENTS	SS
7	03/03/23	PLANNING COMMENTS	SS
6	09/22/22	SPRAB COMMENTS	SS
5	04/27/22	SPRAB COMMENTS	SS
2	11/7/16/21	CITY OF DELRAY BEACH TAC COMMENTS	SS
		REV.	DATE
		COMMENTS	

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 PROPOSED RESIDENTIAL TOWNHOMES  
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 CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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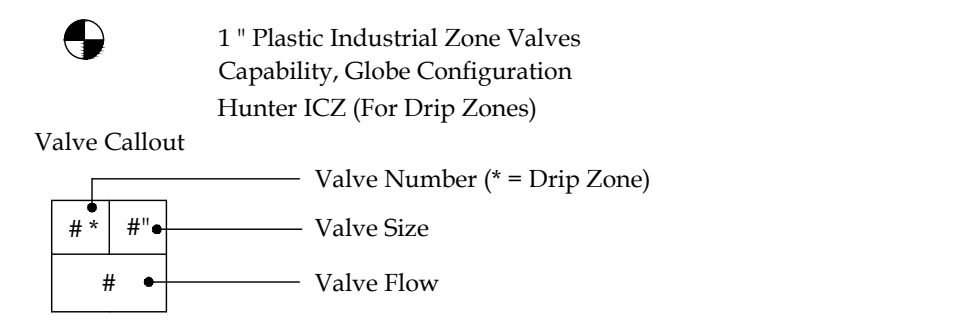
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TITLE:	<b>IRRIGATION PLAN</b>	
SCALE: (H) AS SHOWN	DATE:	11/3/23
PROJECT No:	21.010.01	
SHEET No:	<b>LP-3</b>	Rev. #: <b>13</b>

### IRRIGATION SCHEDULE

(CONTRACTOR TO VERIFY QUANTITIES)

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
☒	Hunter PCB Flood Bubbler		25	1.00	3'
C	Hunter Pro-C Controller (Outdoor model) (Mount on building, coordinate electrical service by others)				
R	Hunter WSS-SEN, wireless rain sensor (Mount on roof parapet)				
P	Point of Connection - Existing 1" Backflow Preventer				
●	1" Plastic Industrial Zone Valves Capability, Globe Configuration Hunter ICZ (For Drip Zones)				



Irrigation Lateral Line: PVC Class 200 SDR 21  
 PVC Class 200 irrigation pipe. See pipe sizing chart

Irrigation Mainline: PVC Schedule 40 (1 1/2")

Pipe Sleeve: PVC Schedule 40  
 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 36 inches beyond edges of paving or construction.

Hunter PLD-10-18, Self Cleaning, Pressure Compensating, Drip Line Irrigation System utilizing 1.0 gph emitters with a 18" emitter spacing and 16" line spacing per manufacturer's recommendations. The PVC header shall be buried 12", and drip tubing buried 4". See drip line detail sheet LJ-3

#### PIPE SIZING CHART

SIZE PIPE SO NOT TO EXCEED A MAXIMUM FLOW OF 5 FEET PER SECOND (fps)

PIPE SIZE GUIDELINE:

3/4"	(0-9 GPM)
1"	(10-16 GPM)
1 1/4"	(16-25 GPM)
1 1/2"	(25-35 GPM)
2"	(35-52 GPM)

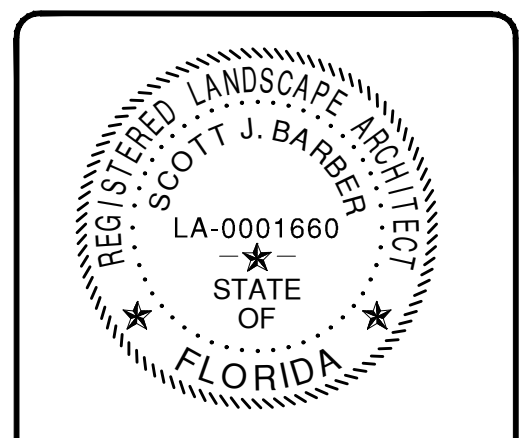
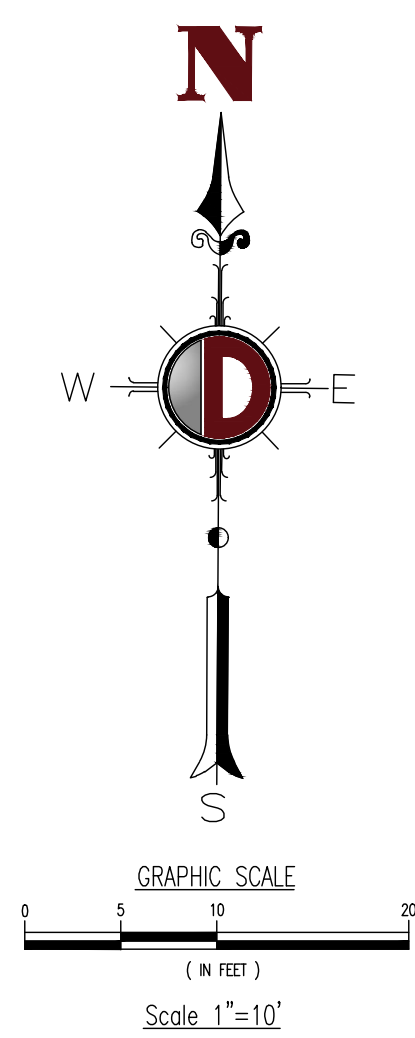
### SYSTEM SCHEDULE

No.	TYPE	SIZE	GPM	PRECIP (IN/HR)	RUN TIME (Min)
ZONE 1	TREE BUBBLERS	1"	18	1 Gal/Min.	10
ZONE 2	SHRUB DRIP	1"	13	1.4	52
ZONE 3	TREE BUBBLERS	1"	19	1 Gal/Min.	10
ZONE 4	SHRUB DRIP	1"	13	1.4	52
ZONE 5	SHRUB DRIP	1"	12	1.4	52

NOTE: DAILY OPERATION FOR 60 DAY ESTABLISHMENT PERIOD, AFTER 3 DAYS PER WEEK OR PER LOCAL REGULATIONS, WHICH EVER IS MORE RESTRICTIVE.

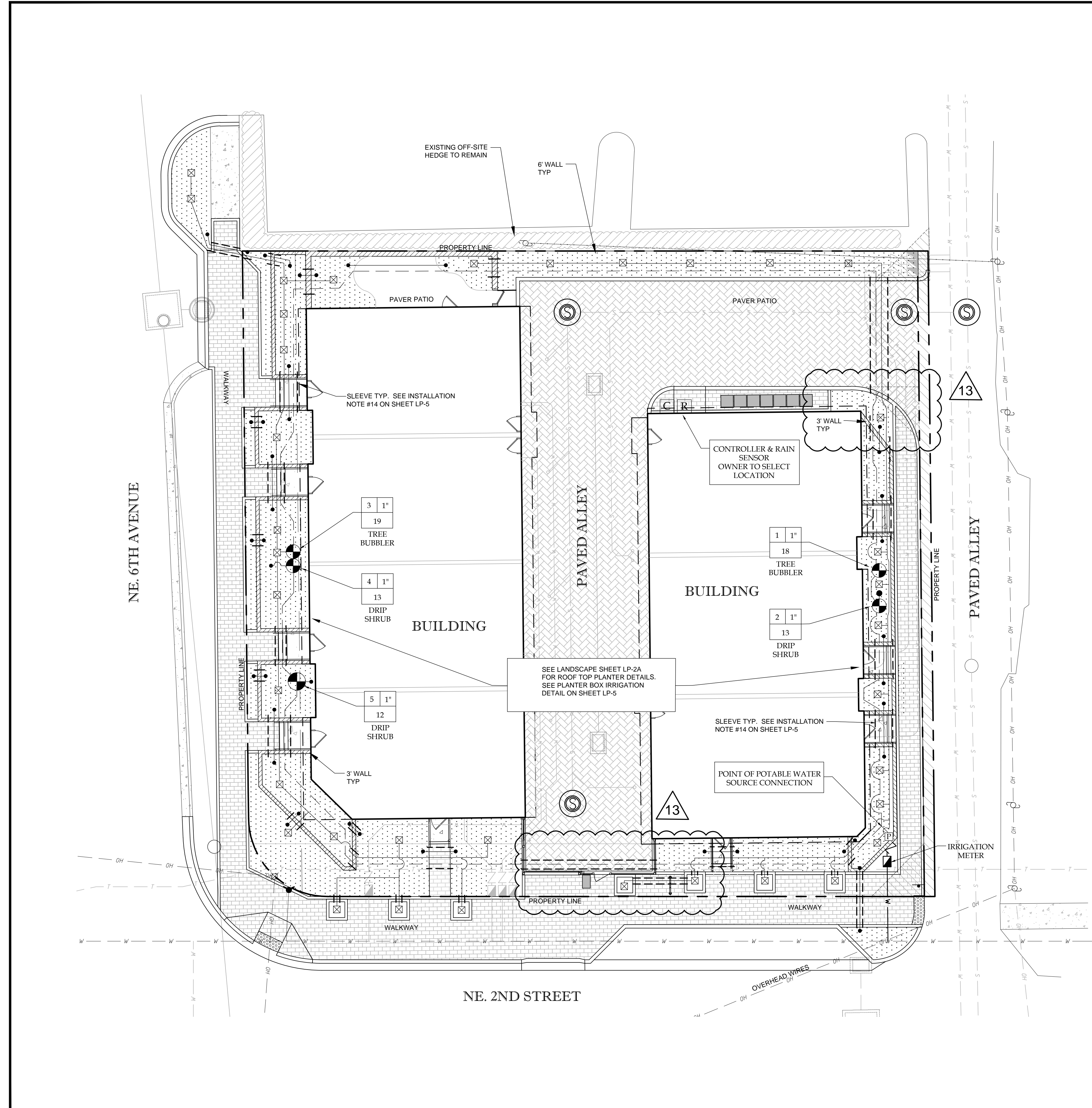
### GENERAL IRRIGATION NOTES

- PROVIDE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH HEAD TO HEAD OVERLAP. THE SYSTEM IS DESIGNED IN HYDRO-ZONES BASED ON PLANTING ARRANGEMENT. THE WATER SOURCE WILL BE A WATER MAIN CONNECTION PROVIDING APPROXIMATELY 30 GPM @ 50 PSI. DISTRIBUTION WILL BE THROUGH A COMBINATION OF DRIP LINE AND FLOOD BUBBLERS ON TREES. A RAIN SENSOR WILL BE PROVIDED TO AID IN WATER CONSERVATION.
- THE MAIN LINE CONNECTION IS SCHEMATIC ONLY. THE CONTRACTOR SHALL VERIFY THE TAP AND BACKFLOW PREVENTER LOCATION, AND INSTALL THE MAINLINE APPROPRIATELY WITHIN THE PROPERTY LANDSCAPE AREAS.
- CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION FOR THE CONTROLLER. COORDINATE LOCATION OF CONTROLLER WITH OWNER. LOCATION ON PLANS IS CONCEPTUAL FOR PLANNING PURPOSES.
- ALL PLANTER BOXES WILL BE IRRIGATED WITH DRIP EMITTER TYPE. INSTALLATION IRRIGATIONS CONNECTED TO THE OVERALL IRRIGATION SYSTEM.



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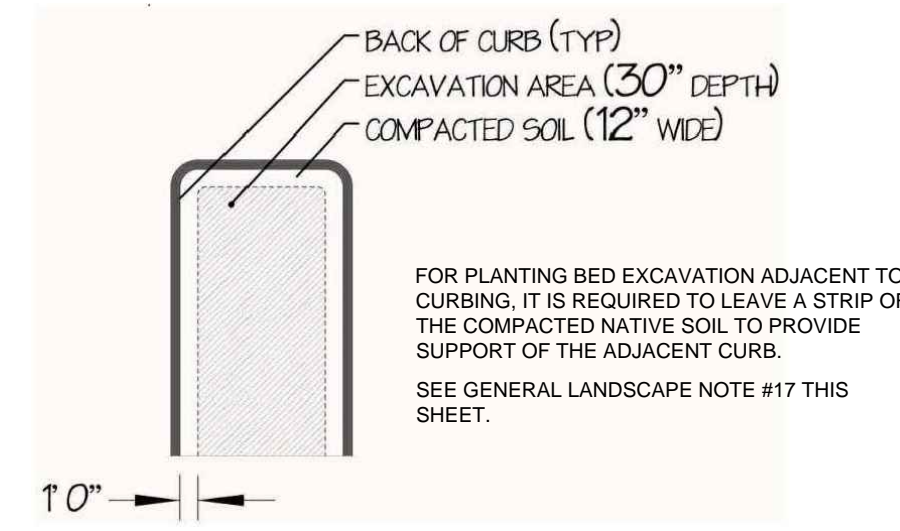
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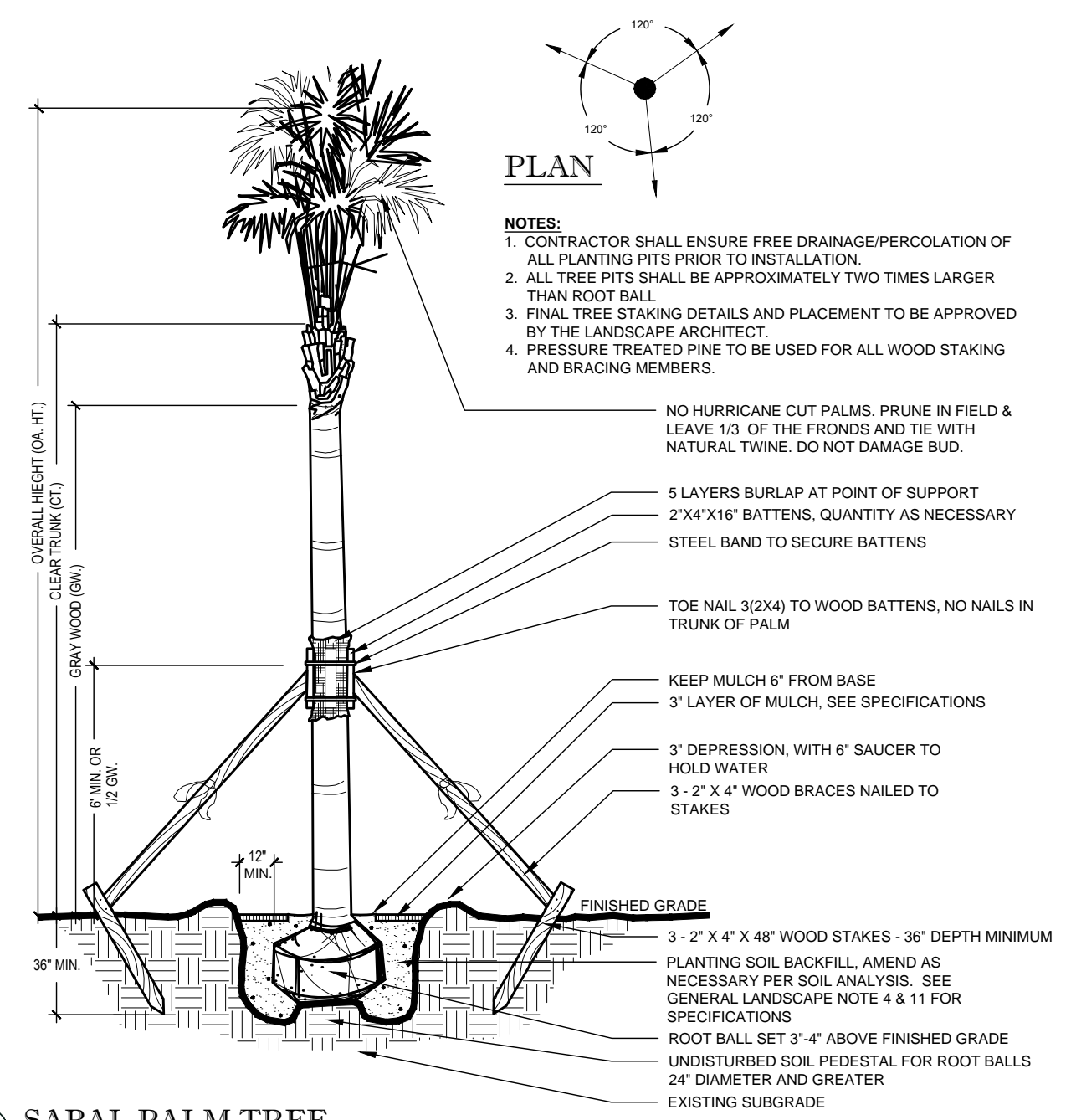
NE. 6TH AVENUE

NE. 2ND STREET

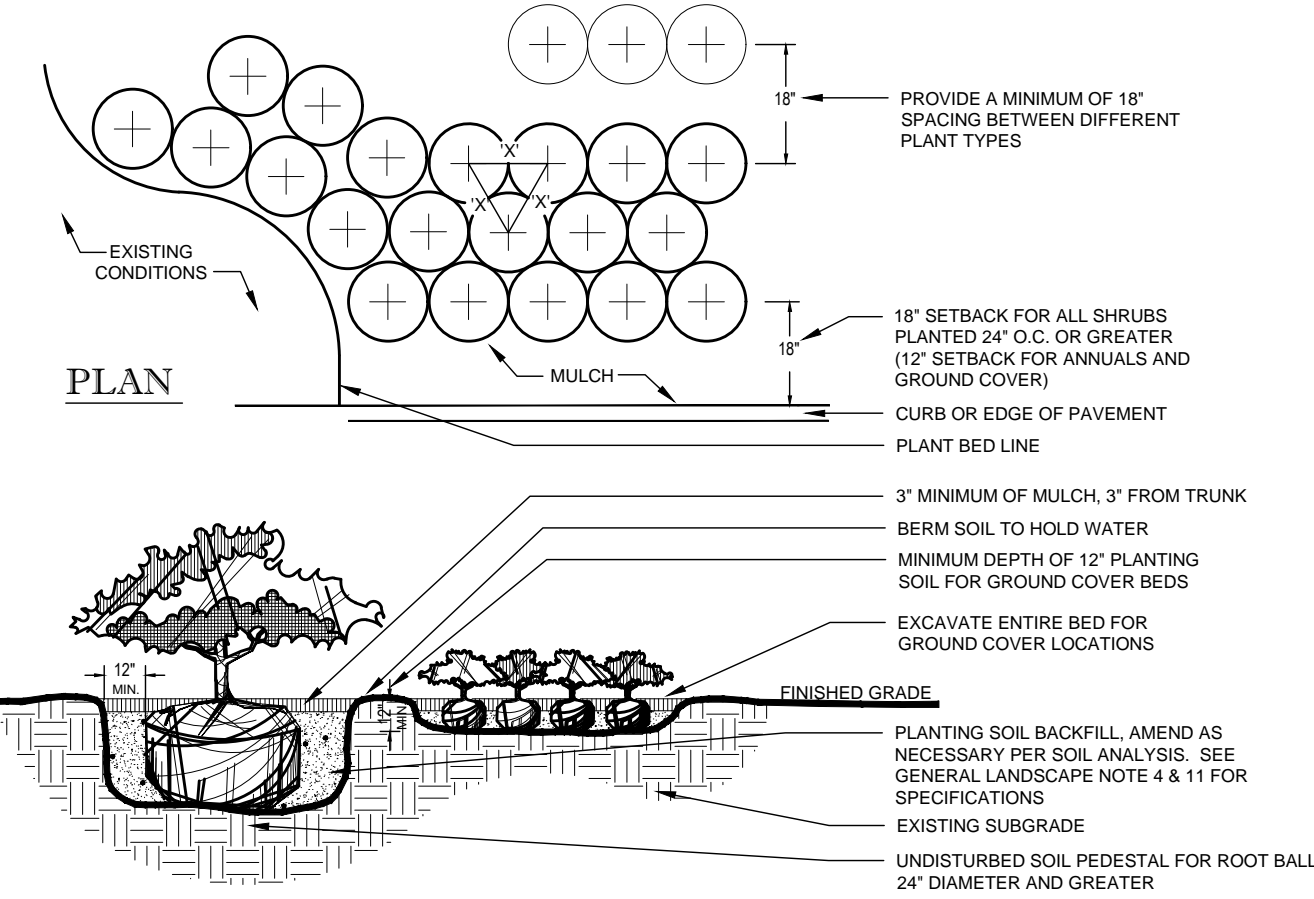
13



3 CURB AREA PLANTING DETAIL  
SCALE: NTS



5 SABAL PALM TREE

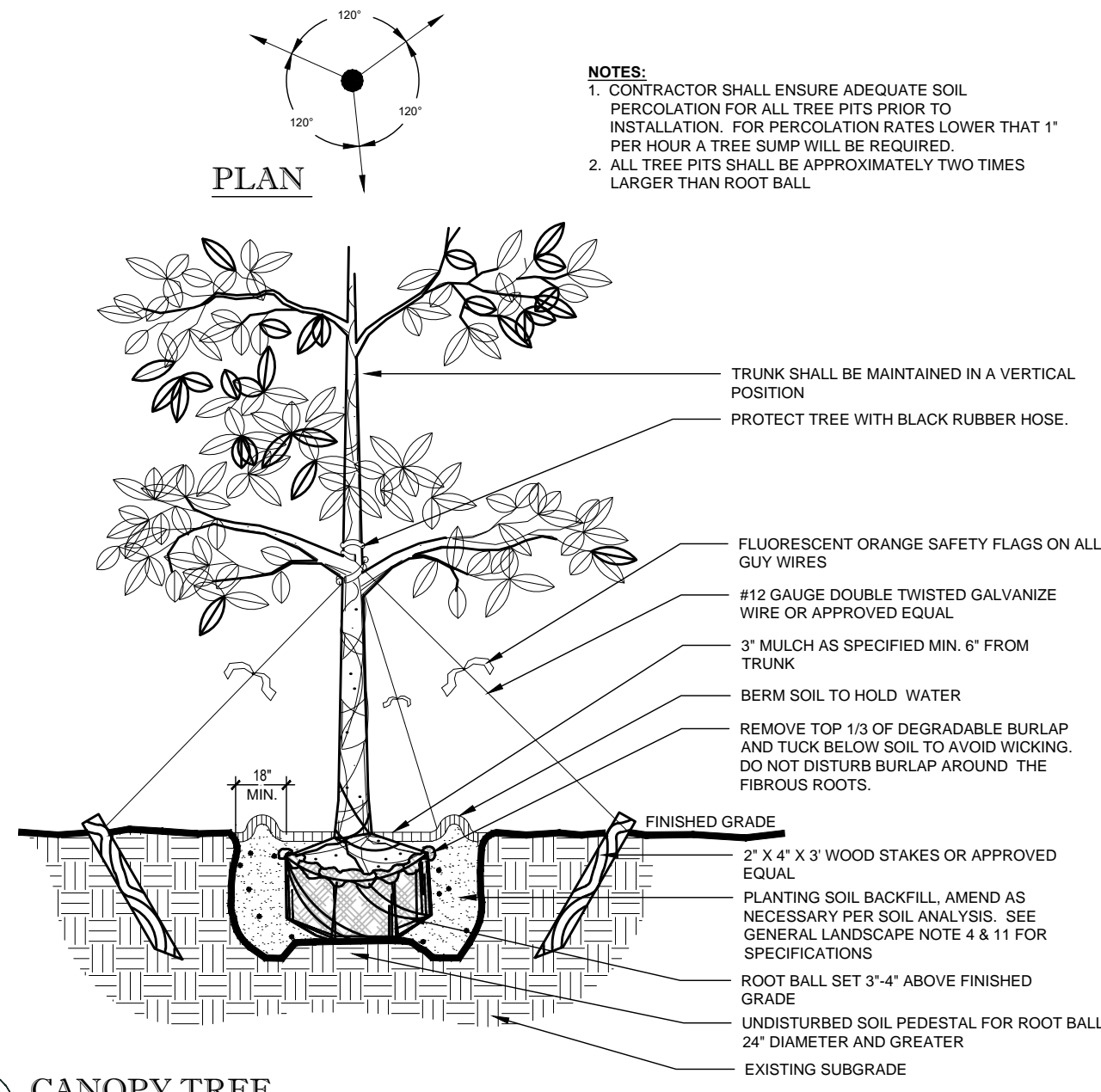


2 SHRUB AND GROUND COVER  
SCALE: NTS

- 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.

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)-A-300 PRUNING STANDARDS.

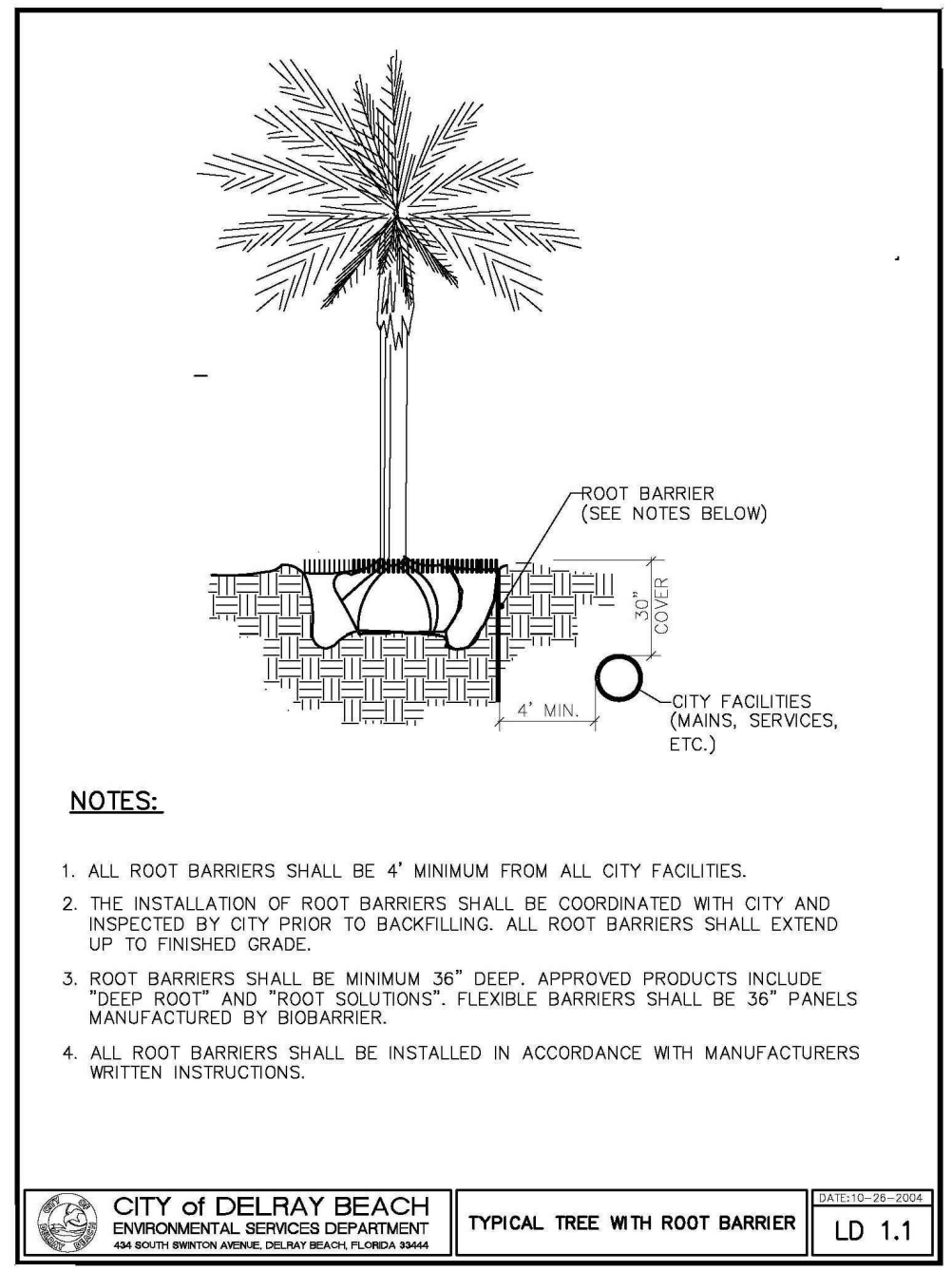
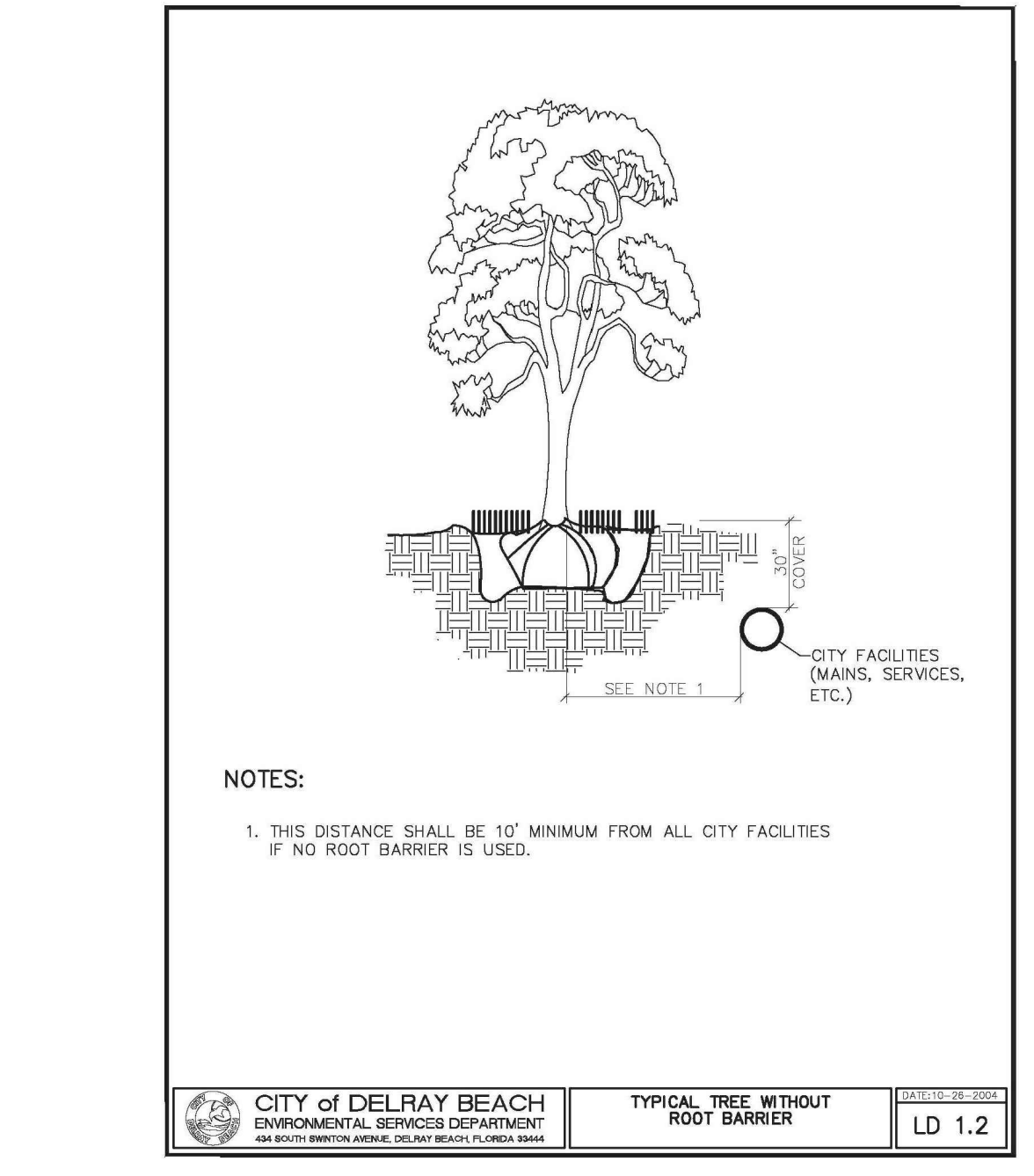


7 CANOPY TREE  
SCALE: NTS

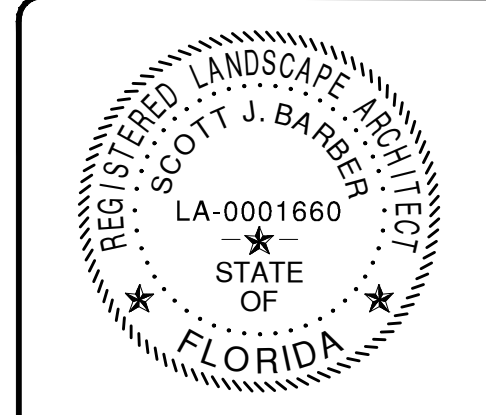
GENERAL PLANTING NOTES:

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 LD1.1 & LD1.2.

MULCH APPLICATION  
SCALE: NTS

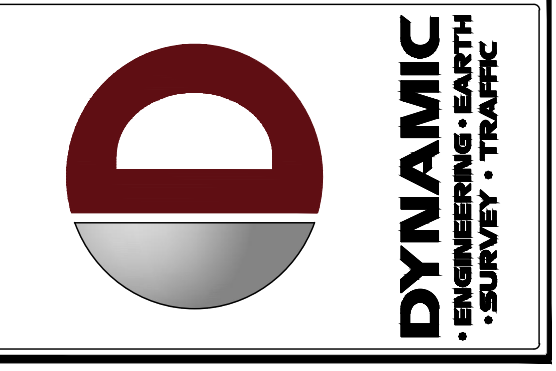


4 LANDSCAPE ROOT BARRIER DETAIL  
SCALE: NTS



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APPROVED BY: AP

PROJECT: META ARCHITECTS - THE EDGE AT PINEAPPLE GROVE  
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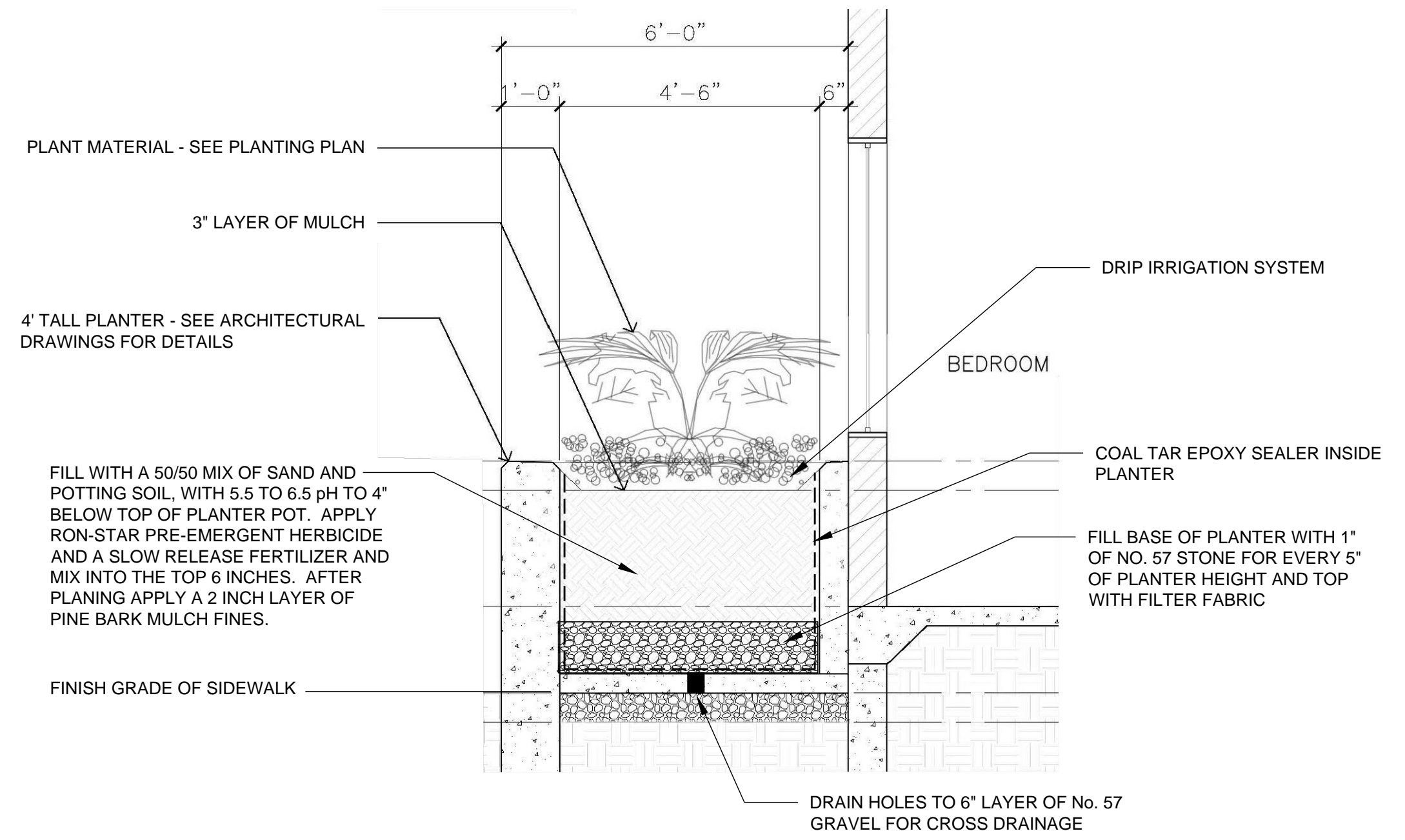
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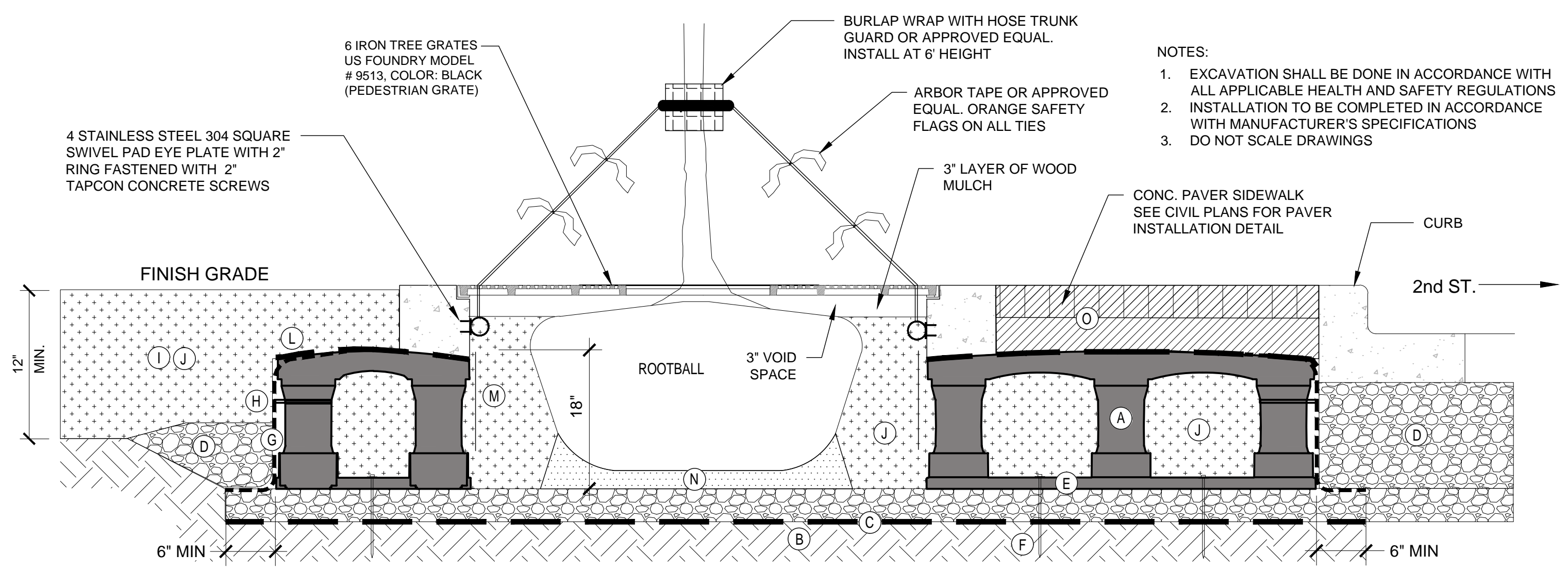
TITLE: LANDSCAPE DETAILS

SCALE: (N/A) DATE: 9/25/23  
PROJECT No: 21.010.01

SHEET No: LP-4 Rev. #: 13

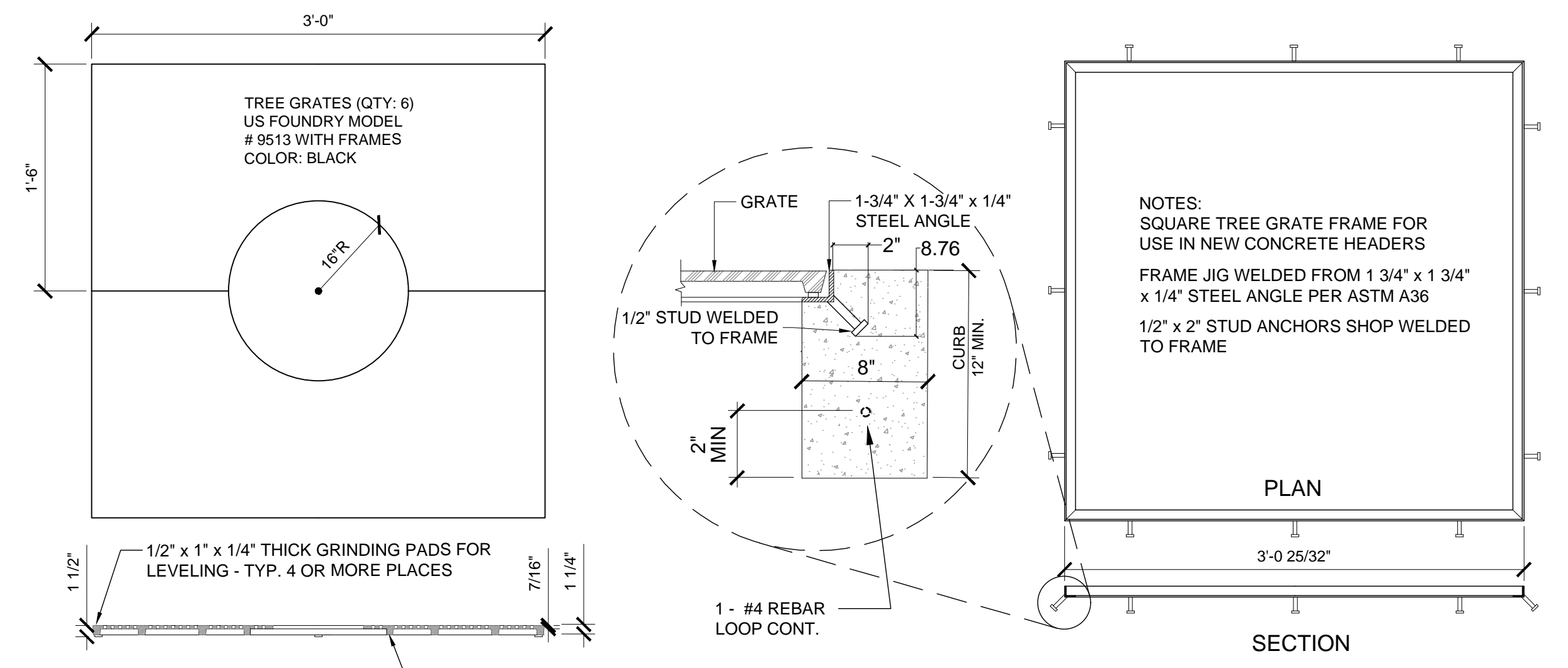


1 GROUND LEVEL RAISED PLANTER TYPE 'A' DETAIL  
SCALE: NTS

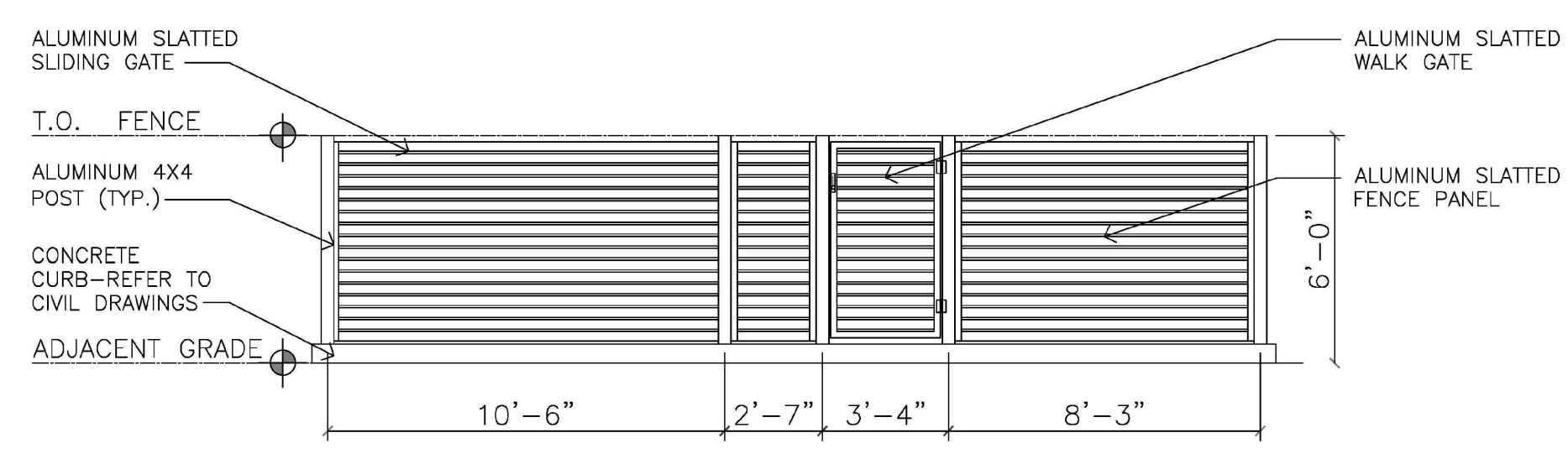


- NOTES:
- EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
  - INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
  - DO NOT SCALE DRAWINGS
- A 1X SILVA CELL SYSTEM (2' W x 4' L x 1.5' D)
- B SUBGRADE, COMPACTED
- C GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
- D AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
- E SILVA CELL BASE SLOPE, 10% MAX
- F ANCHORING SPIKES, CONTACT DEEPROOF FOR ALTERNATIVE
- G GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
- H CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
- I ADJACENT LANDSCAPE AREA
- J PLANTING SOIL, 70/30 MIX BY ATLAS PEAT & SOIL, INC. PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
- L 2 OZ. WEEDSTOPPER SPUNBOND FILTER FABRIC BY FABRISCAPE OR APPROVED EQUAL
- M DEEPROOF ROOT BARRIER, 18", DEPTH. INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
- N PLANTING SOIL BELOW ROOT BALL; COMPACTED WELL TO PREVENT SETTLING
- O PAVEMENT AND AGGREGATE BASE PER PROJECT MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING = 2 3/4" CONCRETE PAVER OVER 1 1/2" SAND BEDDING OVER 6" LIMEROCK BASE

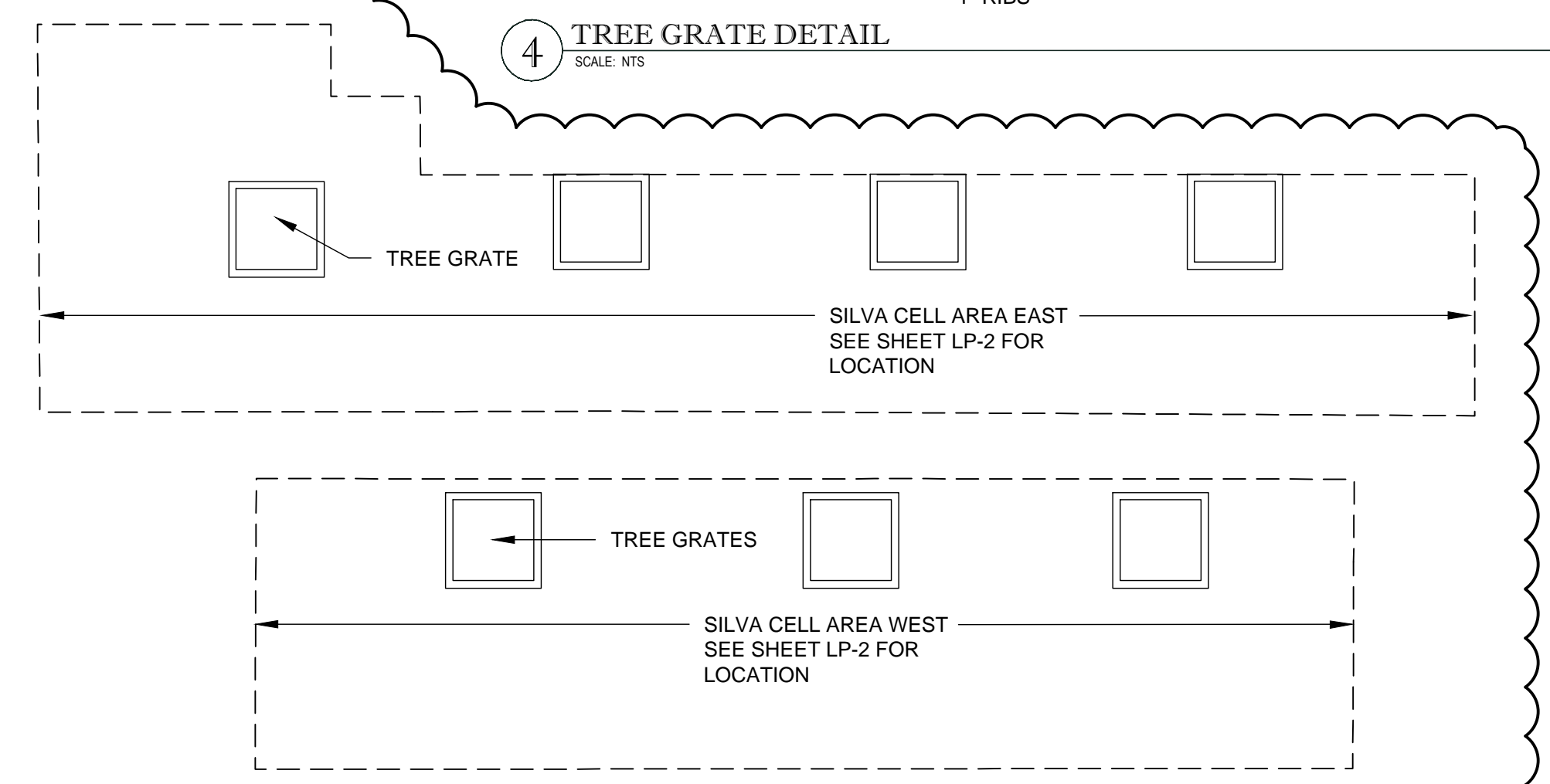
3 SILVA CELL SECTION ELEVATION DETAIL  
SCALE: NTS



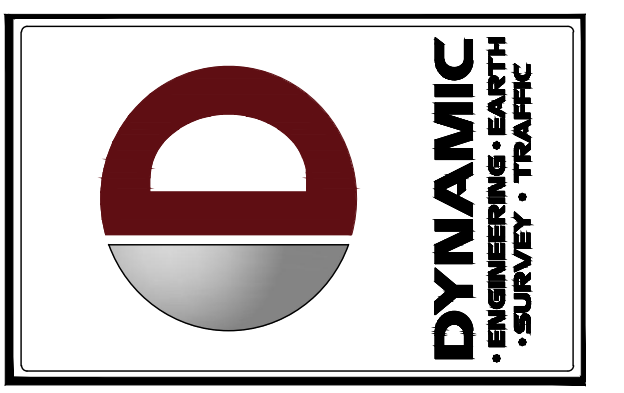
4 TREE GRATE DETAIL  
SCALE: NTS



2 DRIVEWAY FENCE / GATES DETAIL  
SCALE: NTS



5 SILVA CELL LAYOUT PLAN DETAIL  
SCALE: NTS



NO.	DATE	BY	REVISIONS
13	06/17/24	SB	SPRINK COMMENTS
12	5/17/24	SB	SITE PLAN CHANGE
11	11/26/24	SB	SITE PLAN CHANGE
10	11/23/23	SB	SPRINK COMMENTS
9	09/25/23	SB	SPRINK COMMENTS
8	09/25/23	SB	PLANNING COMMENTS
7	03/03/23	SB	PLANNING COMMENTS
5	06/02/22	SB	SPRINK COMMENTS
2	04/27/22	SB	SPRINK COMMENTS
1	11/16/21	SB	CITY OF DELRAY BEACH TAC COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

OWNER: SUB SUB SUB SUB SUB SUB SUB SUB SUB SUB SUB SUB

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

PROJECT: META ARCHITECTS - THE EDGE AT PINEAPPLE GROVE PROPOSED RESIDENTIAL TOWNHOMES BLOCK 114, LOTS 9 & 10 605 NE 2ND STREET DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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REGISTERED LANDSCAPE ARCHITECT  
SCOTT J. BARBER  
LA-0001660  
STATE OF FLORIDA

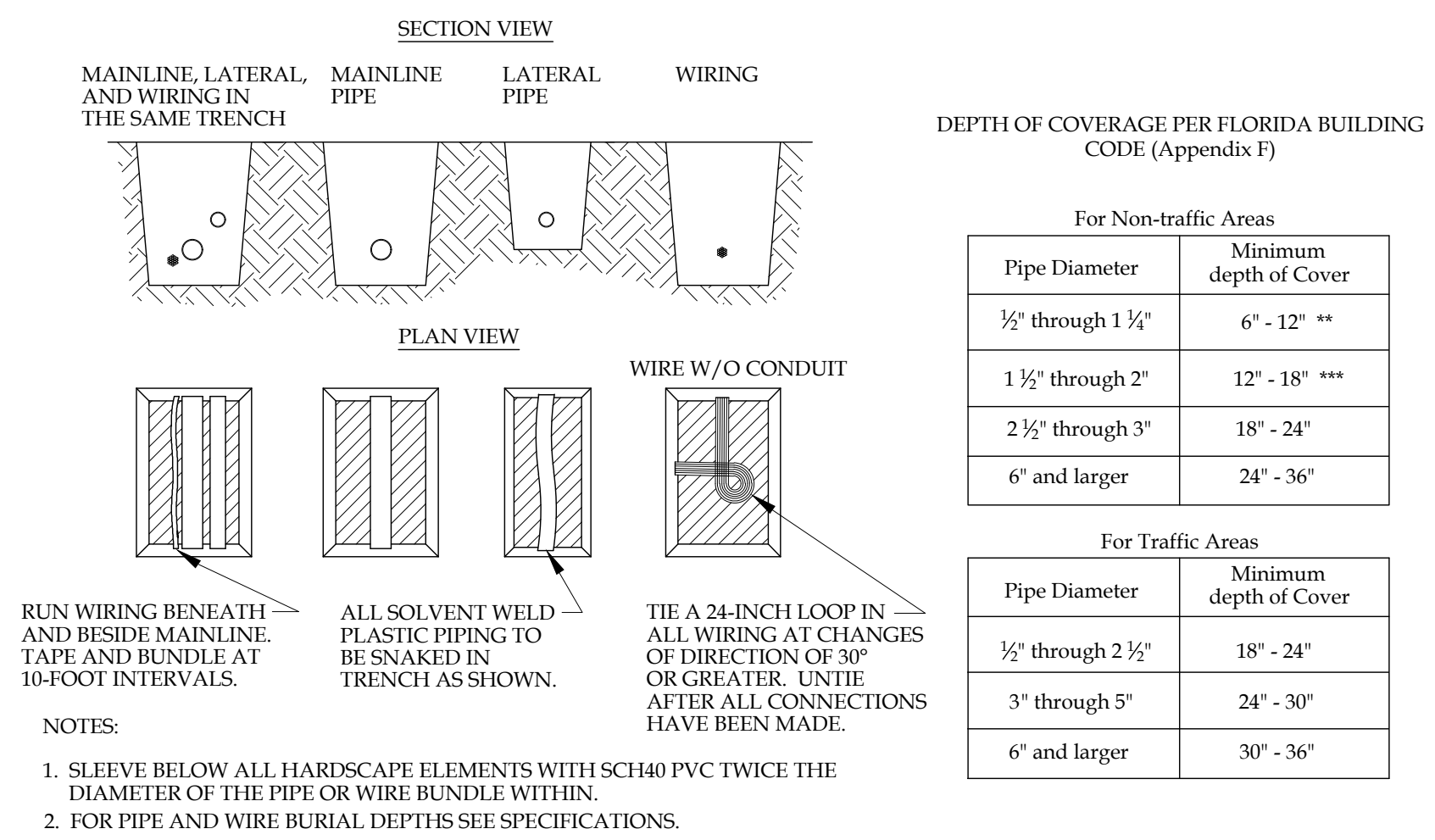
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LANDSCAPE ARCHITECTURE & PLANNING  
LC-26000593

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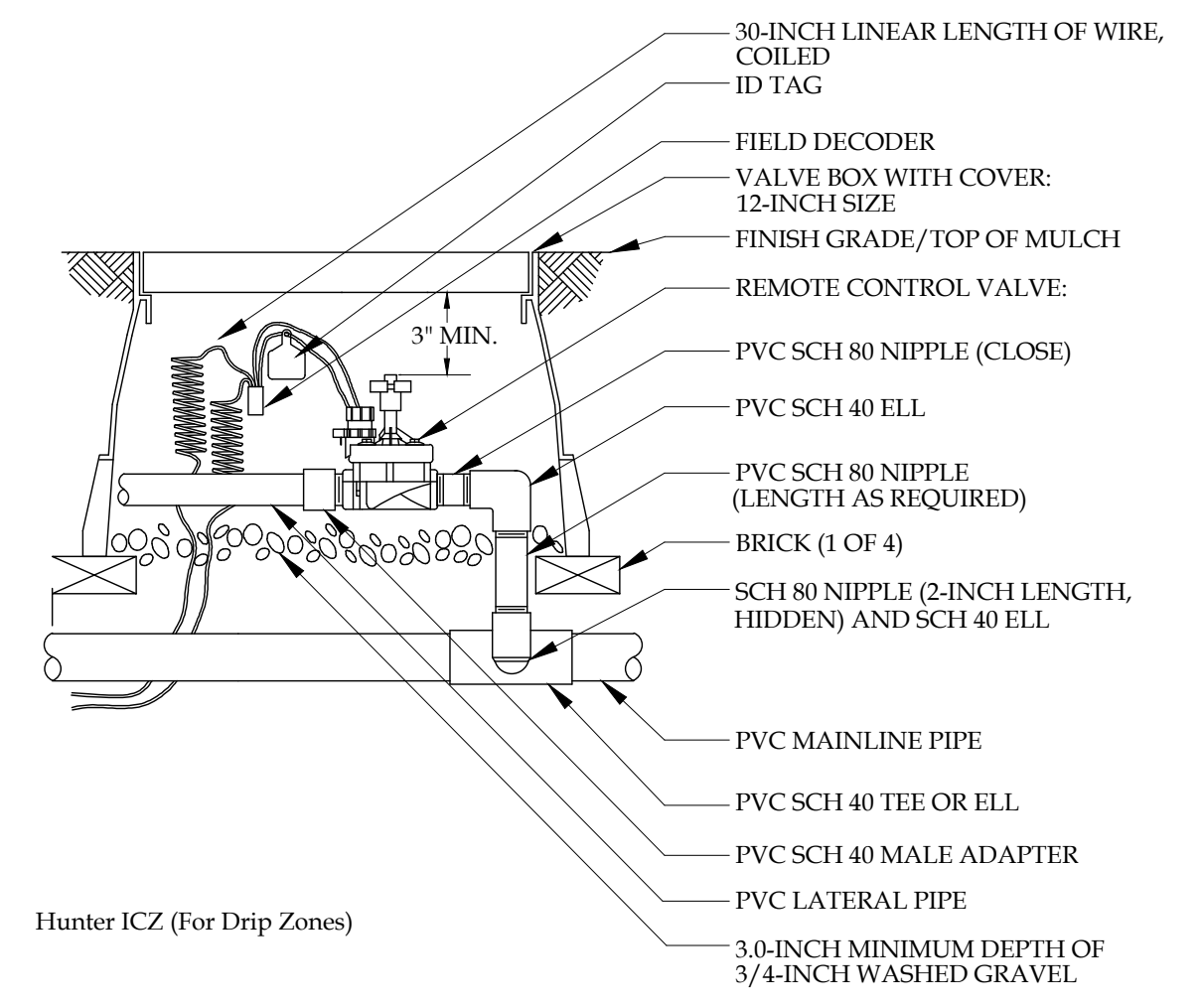
TITLE: LANDSCAPE DETAILS

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

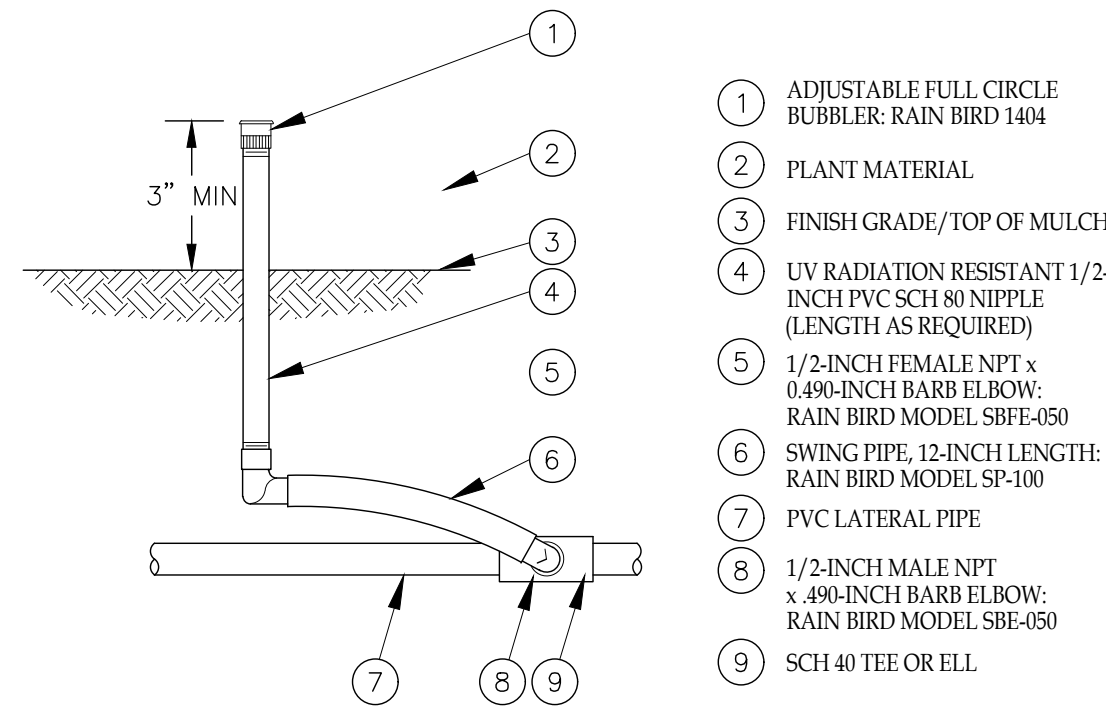
SHEET No: LP-4A Rev. #: 13



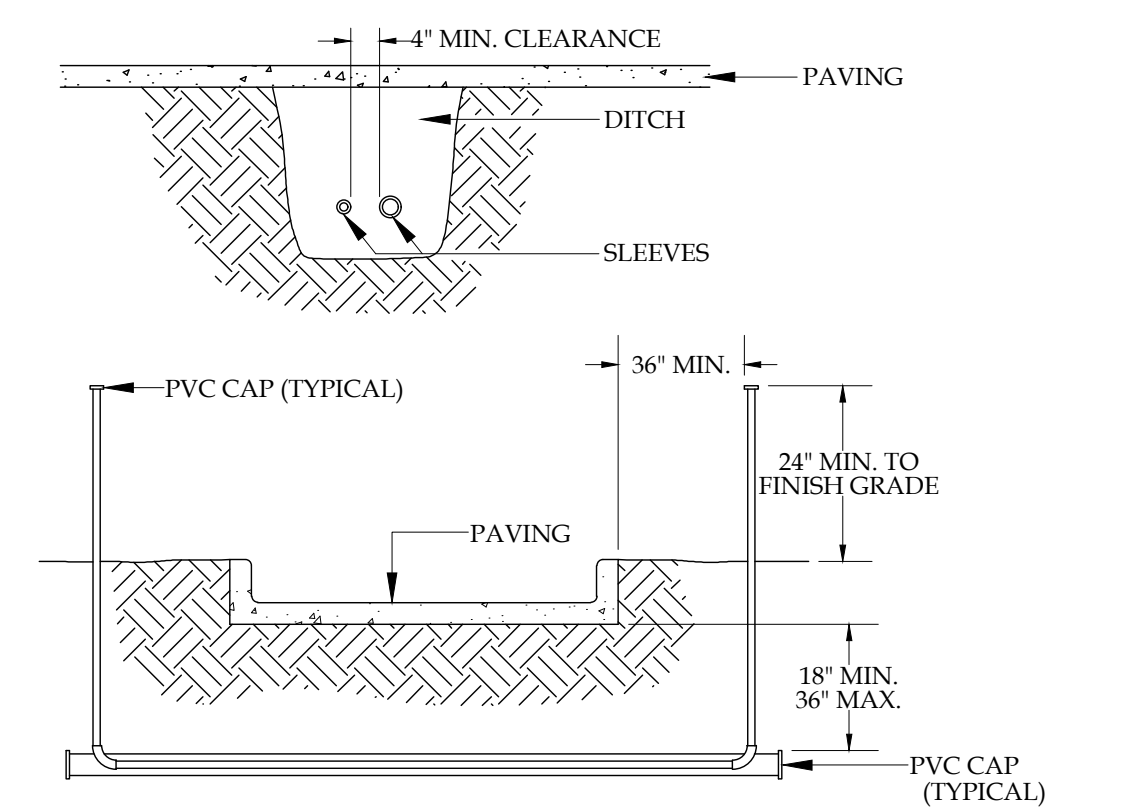
PIPE & WIRE TRENCHING DETAIL NTS.



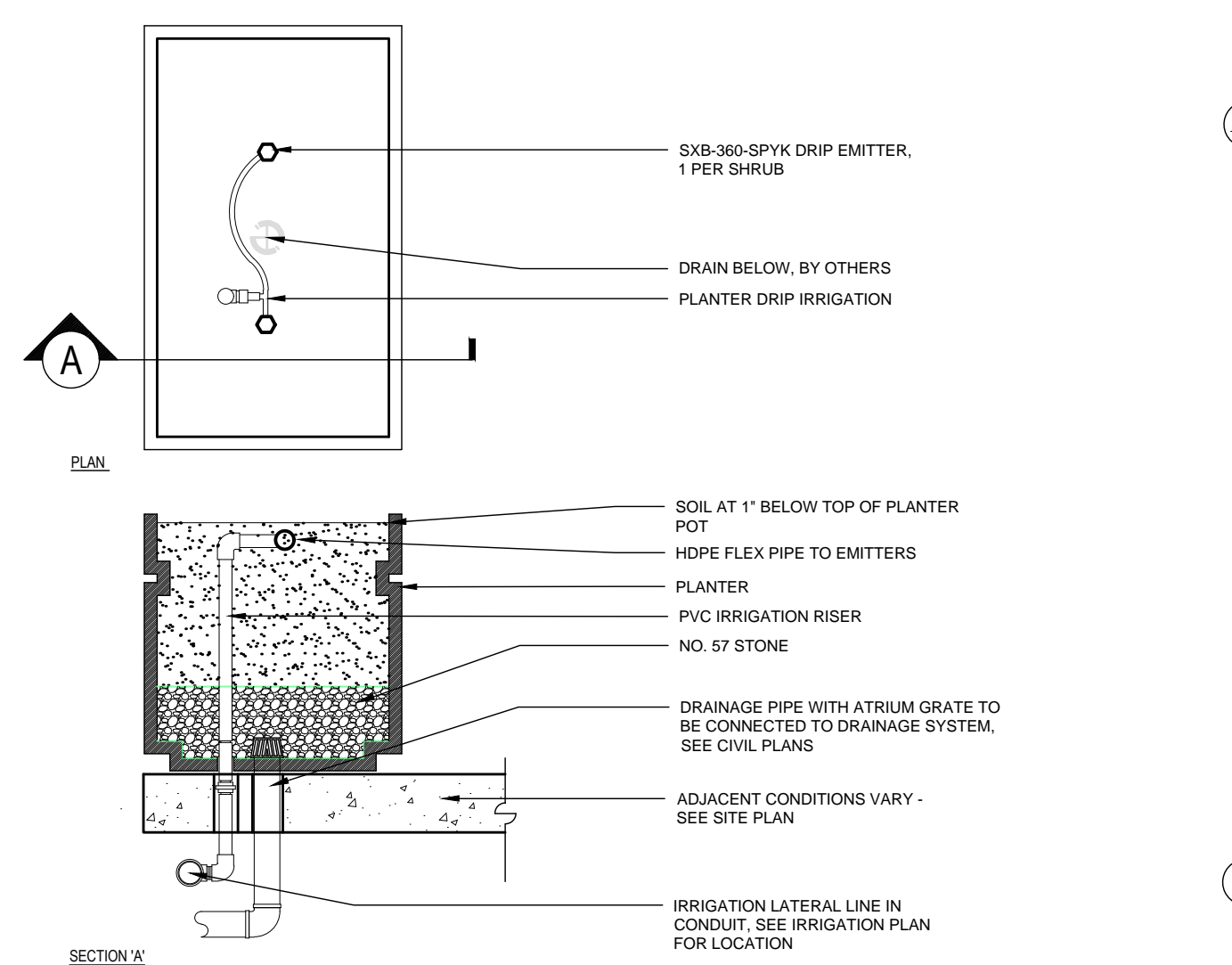
REMOTE CONTROL VALVE NTS.



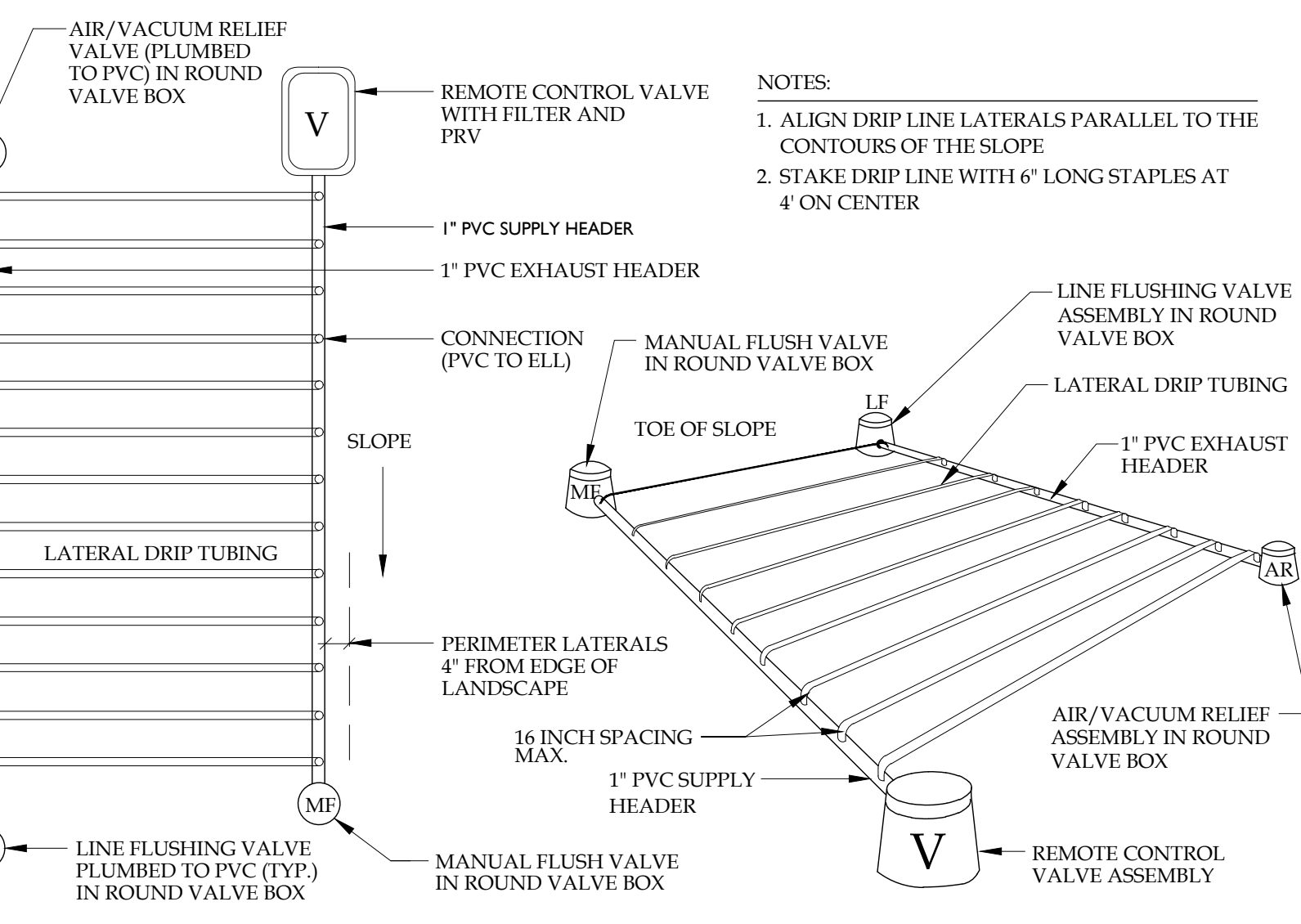
FULL CIRCLE BUBBLER DETAIL NTS.



PIPE AND WIRE SLEEVE DETAIL NTS.



RAISED PLANTER IRRIGATION NTS.



DRIP LINE DETAIL NTS.

INSTALLATION NOTES

- 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.
- The Contractor must comply with the current Florida Building Code.
- No product substitutions or changes will be allowed without the written approval of the Owner and Irrigation Designer.
- The Contractor is responsible for all permits and fees.
- Over-spray onto buildings, signs or pavement is prohibited.
- The Contractor is responsible for locating utilities prior to digging.
- No rocks or other extraneous materials to be used in backfilling of pipe trenches.
- All pipe to be installed as per manufacturer's specifications.
- All threaded joints to be coated with Teflon tape or liquid Teflon.
- All pipes to be thoroughly flushed before installation of heads.
- All low voltage electrical connections made in the field to be installed in valve boxes with waterproof connectors.
- The Contractor shall be responsible for proper coverage of all landscape areas.
- The Contractor to supply to the Owner with operation manuals and two (2) wrenches for adjusting each valve and head type.
- 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.
- All control wires shall be minimum #14 AWG. Run two (2) spare control wires and identify them in the valve box.
- 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.
- 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.
- The irrigation contractor shall flush and adjust all pipe, emitters and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- 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.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- 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.
- 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.
- 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.

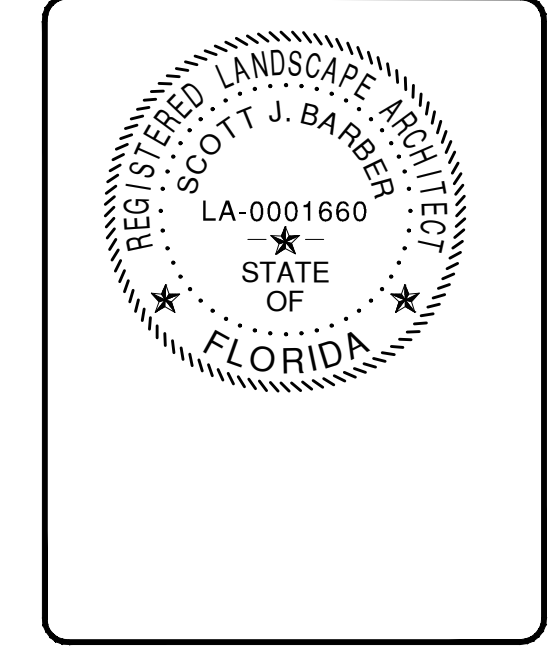
TESTING & MAINTENANCE

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.

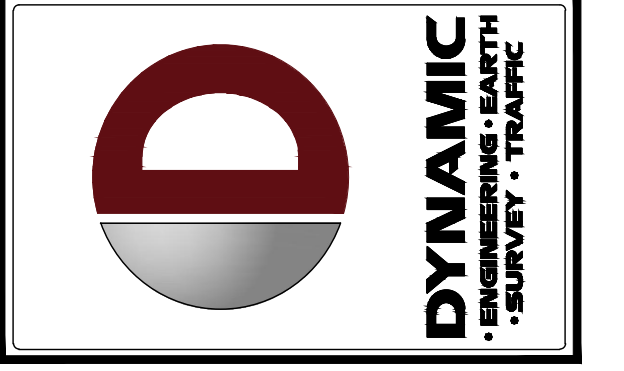
SYSTEM MAINTENANCE:  
Every month the irrigation system shall be inspected to ensure that the various components and functions of the irrigation system are functioning properly. The scope of work includes, but is not limited to, the point of connection, piping system, electrical system, sprinkler heads, 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 according 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
1	11/16/21	CITY OF DELRAY BEACH, FLORIDA
2	09/27/22	SPRINK COMMENTS
3	09/27/22	SPRINK COMMENTS
4	09/27/22	SPRINK COMMENTS
5	09/27/22	SPRINK COMMENTS
6	09/27/22	SPRINK COMMENTS
7	09/27/22	SPRINK COMMENTS
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11	11/22/23	SPRINK COMMENTS
12	5/17/24	SITE PLAN CHANGE

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DESIGNED BY: SUB  
CHECKED BY: SUB  
DATE: AP

PROJECT: META ARCHITECTS - THE EDGE AT PINEAPPLE GROVE  
PROPOSED RESIDENTIAL TOWNHOMES  
100 NE 5TH AVENUE, SUITE B2  
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CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

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TITLE: IRRIGATION DETAILS

SCALE: (H) AS NOTED DATE: 11/3/23

PROJECT No: 21.010.01

SHEET No: LP-5 Rev. #: 13