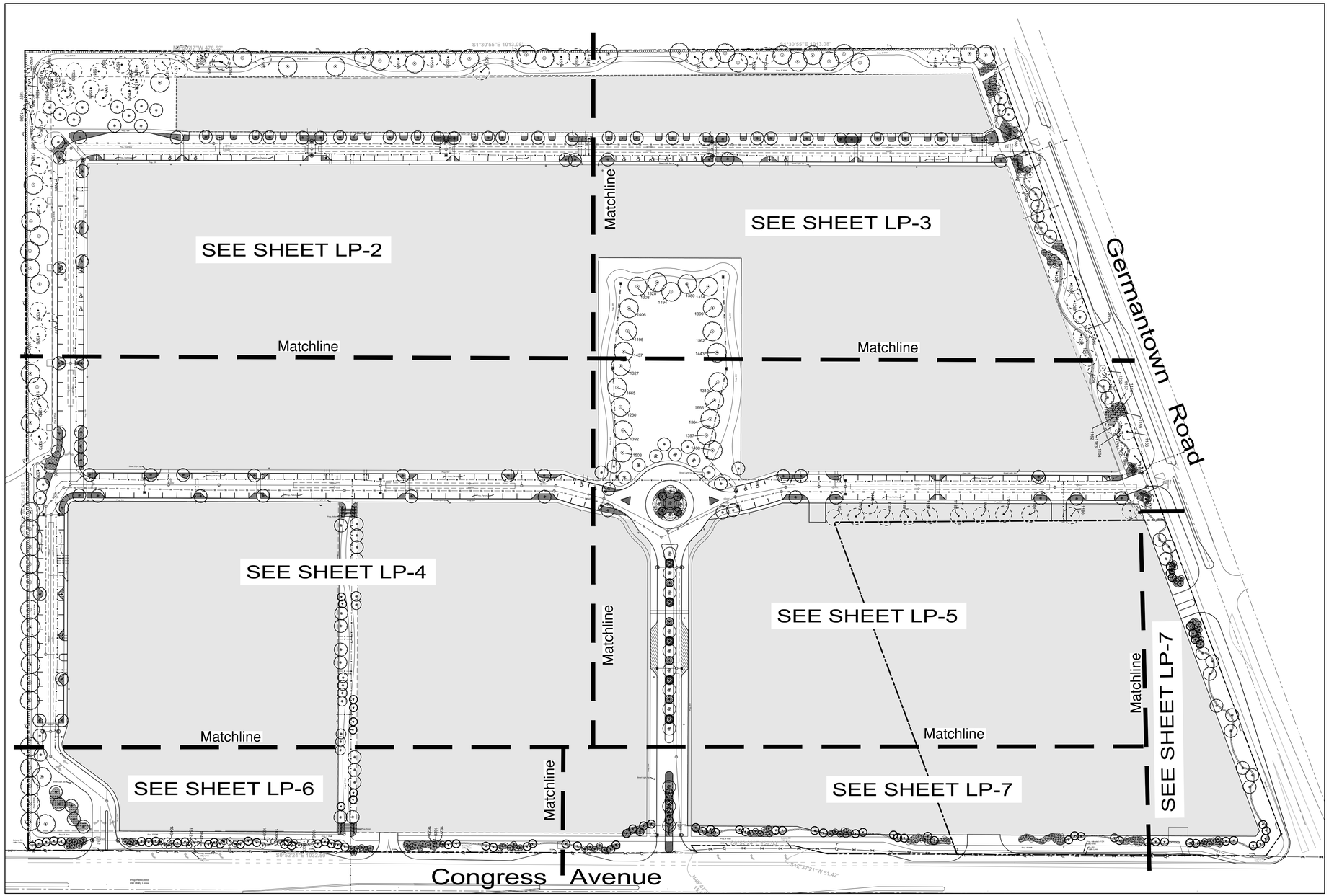

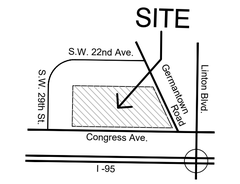

Site Location Map

NORTH

N.T.S.

LANDSCAPE KEY PLAN

See Multifamily Landscape Plan for internal improvements west of easterly roadway / roundabout.

NORTH

SCALE 1" = 80'

NOTE-
SHADED AREA NOT PART OF THIS PLAN

See LP-6 for Plant Key & Replacement Tabulations
See LP-8 for Standard Planting Details & Notes

Revised pursuant to TAC review dated 06-18-19	SET	07-30-19

Revisions

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Infrastructure
Landscape Plan
1690-2350 South Congress Avenue
Delray Beach Florida

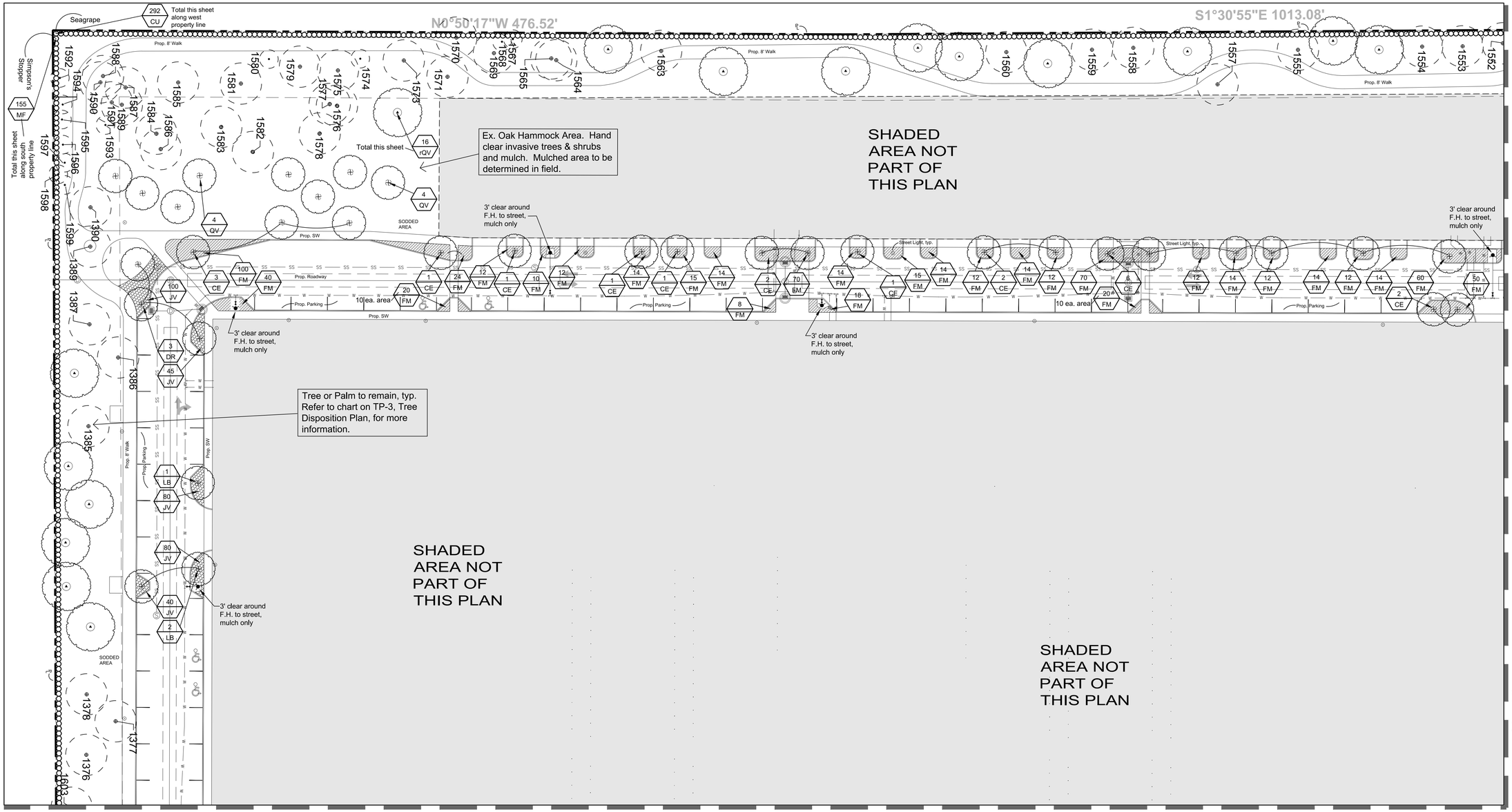
Date	05-06-2019
Scale	As Noted
PN#	1231

PREPARED BY

Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm

DATE

Drawing No.
LP-1
OF 8



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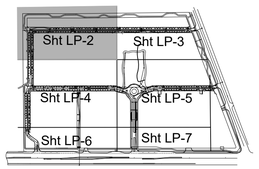

Sheet Key
N.T.S.

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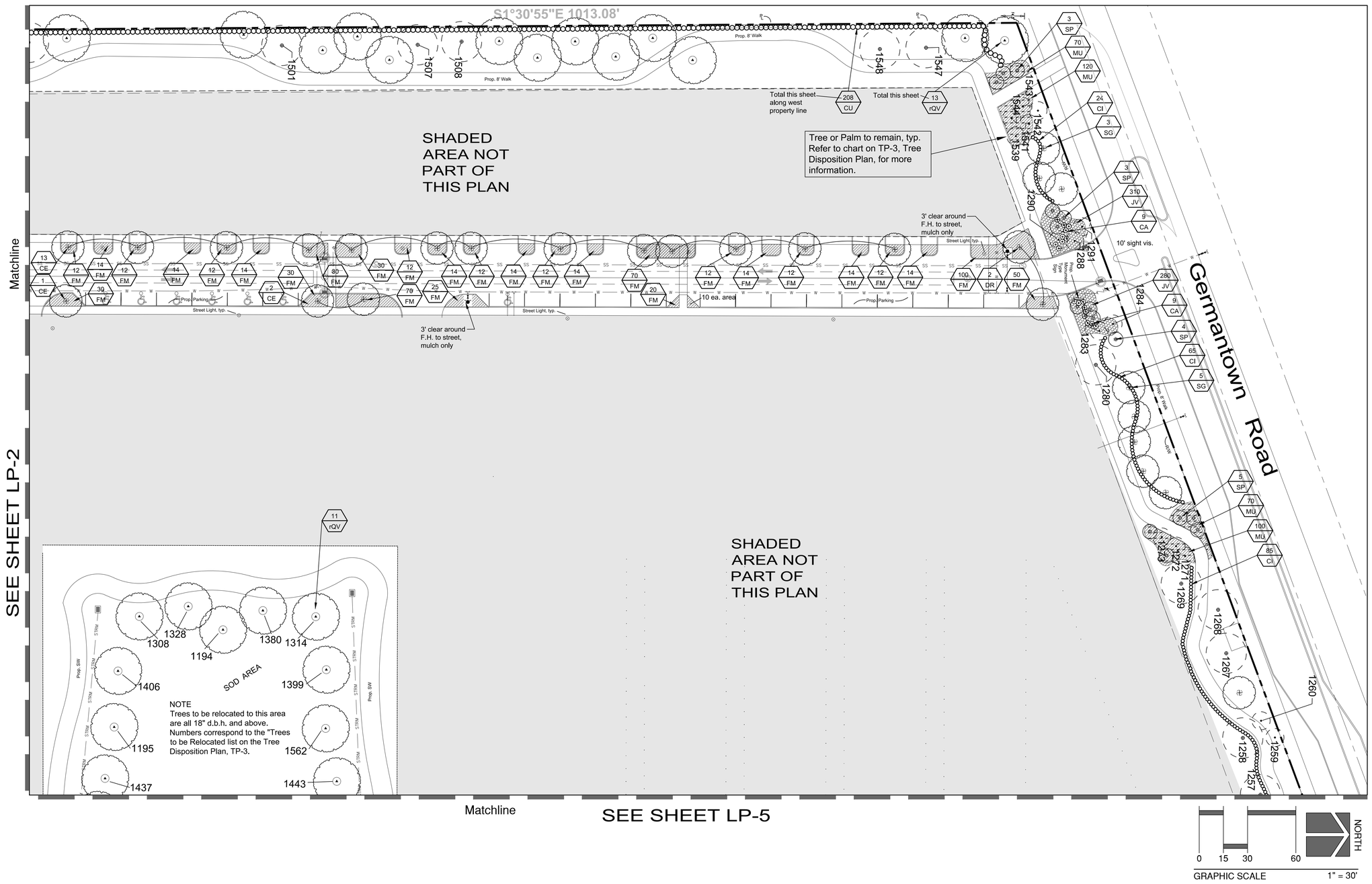
Drawing No.
LP-2
OF 8



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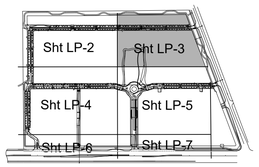
See LP-8 for Standard Planting Details & Notes



Sheet Key
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Drawing No.
LP-3
OF 8

Matchline SEE SHEET LP-2

Tree or Palm to remain, typ. Refer to chart on TP-3, Tree Disposition Plan, for more information.

SHADED AREA NOT PART OF THIS PLAN

3' clear around F.H. to street, mulch only

Total this sheet along south property line

Total this sheet

SHADED AREA NOT PART OF THIS PLAN

SHADED AREA NOT PART OF THIS PLAN

SEE SHEET LP-5

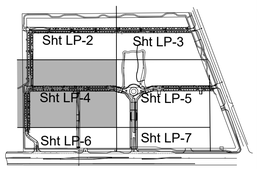
Matchline

Matchline SEE SHEET LP-6

See LP-6 for Plant Key & Replacement Tabulations
See LP-8 for Standard Planting Details & Notes

0 15 30 60
GRAPHIC SCALE 1" = 30'

NORTH



Sheet Key
N.T.S.

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Drawing No.
LP-4
OF 8

Matchline SEE SHEET LP-3

NOTE
Trees to be relocated to this area are all 18" d.b.h. and above. Numbers correspond to the "Trees to be Relocated list on the Tree Disposition Plan, TP-3.

SHADED AREA NOT PART OF THIS PLAN

Tree or Palm to remain, typ. Refer to chart on TP-3, Tree Disposition Plan, for more information.

Germantown Road

SOD AREA

25' g.w., matched

18' g.w., matched

Street Light, typ.

Prop. SW

Prop. Parking

10 ea. area

3' clear around F.H. to street, mulch only

NOTE- SOD TO PHASE LIMIT LINES

Matchline SEE SHEET LP-4

Matchline SEE SHEET LP-7

SHADED AREA NOT PART OF THIS PLAN

SHADED AREA NOT PART OF THIS PLAN

Sheet Key
N.T.S.
Sht LP-2
Sht LP-3
Sht LP-4
Sht LP-5
Sht LP-6
Sht LP-7

Matchline SEE SHEET LP-7

See LP-6 for Plant Key & Replacement Tabulations
See LP-8 for Standard Planting Details & Notes

0 15 30 60
GRAPHIC SCALE 1" = 30'
NORTH

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LP-5
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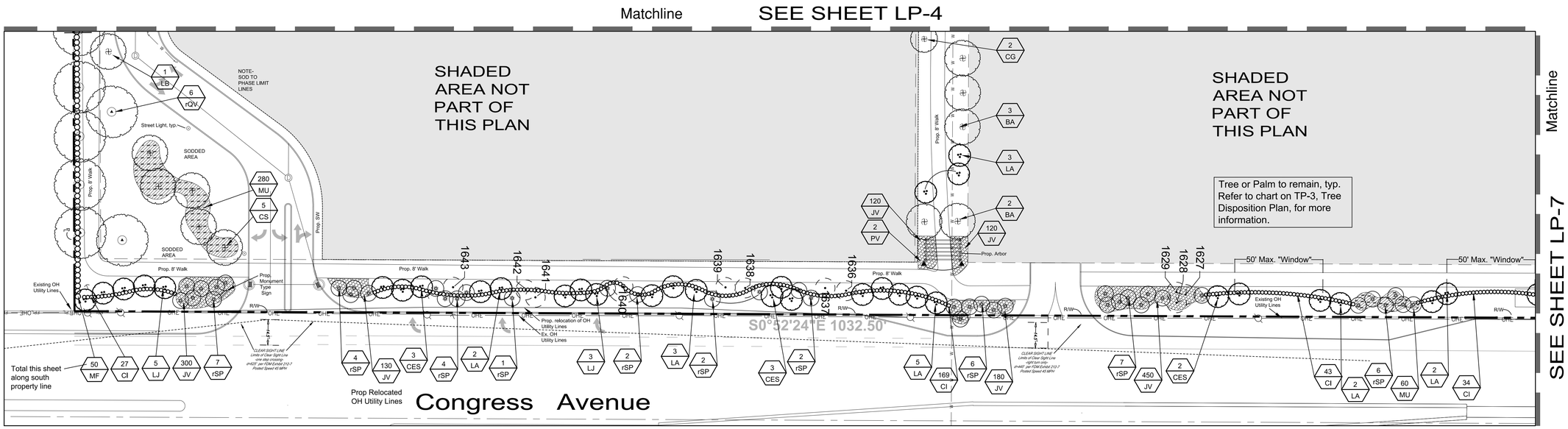


See LP-6 for Plant Key & Replacement Tabulations
See LP-8 for Standard Planting Details & Notes

0 15 30 60
GRAPHIC SCALE 1" = 30'
NORTH

PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree/Palm Replacement 1:1	Tree d.b.h. Replacement
135	AZ	Alpinia zerumbet 'Variegata' / Varigated Shell Ginger 24" o.a., full, 24" o.c.	VERY		
18	BA	Bulnesia arboria / Verawood 16' ht. x 8' spr., 4" cal., balanced branching, 5' c.t.	VERY		18 @ 4" 72"
43	CA	Crinum procerum splendens / Queen Emma Lily 30" ht.	VERY		
36	CE*	Cococarpus Erectus / Green Buttonwood 16' ht. x 8' spr., 4" cal., balanced branching, 5' c.t.	VERY		36 @ 4" 144"
24	CES*	Cococarpus erectus sericeus / Silver Buttonwood 12' ht. x 6' spr., 5' c.t., multi-stem tree form	VERY	24	
10	CG	Caesalpinia granadillo / Bridalveil Tree 12' ht. x 6' spr., 5' c.t.	MOD	10	
5	CS	Chorisia speciosa "Monsa" / Thornless Floss Silk Tree 16' ht. x 8' spr., 8" cal., balanced branching, 5' c.t.	VERY	4	1 @ 5" 5"
500	CU	Coccoloba uvifera / Seagrape 36" ht. x 24" spr., 30" o.c., full to ground	VERY		
1047	CI*	Chrysobalanus Icaco "Red Tip" / Red Tip Cocoplum 24" ht. x 15" spr., 24" o.c.	VERY		
15	DR	Delonix regia / Royal Poinciana 18-20' x 10' spr., 6" cal., balanced branching, 6' c.t.	VERY	1	14 x 6" 90"
780	ES	Euphorbia milii "Short & Sweet" / Thornless Crown of Thorns 10" o.a., 12" o.c., pink	VERY		
2415	FM	Ficus microcarpa 'Green Island' / Green Island Ficus 12" ht. x 15-18" spr., maintain at 24" ht.	-		
750	IV*	Ilex Vomitoria 'Shellings Dwarf' / Dwarf Yaupon Holly 10-12" ht. x 15" spr., 15" o.c.	VERY		
5950	JV	Jaminum volubile / Wax Jasmine 10-12" ht. x 15" spr., 15" o.c.	VERY		
35	LA	Lagerstroemia indica 'Muskogee' / Pink Crape Myrtle 16' ht. x 6.5' spr., 4" cal., 5' c.t. standard	VERY	25	10 x 4" 40"
11	LB*	Lysiloma Bahamiensis / Wild Tamarind 16' ht. x 8' spr., 4" cal., 5' c.t., balanced branching	VERY		11 x 4" 44"
30	LJ	Ligustrum Japonicum / Japanese Privet 12' ht. x 6' spr., 5' c.t., multi-stem tree form	VERY	30	

PLANT KEY (cont.)

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree/Palm Replacement	Tree d.b.h. Replacement
403	MF*	Myrcianthes Fragrans / Simpson Stopper 30" ht. x 20-24" spr., 30" o.c.	VERY		
1530	MU*	Muhlenbergia capillaris / Pink Muhly Grass 24" ht. x 18" spr., 24" o.c.	VERY		
175	PS	Philodendron selloum / Selloum 24" ht., min. 2 heads per pot, 30" o.c.	VERY		
4	PV	Petrea volubilis / Queen's Wreath 36" ht., min. 3 main runners, train to arbor with plastic ties	VERY		
8	QV*	Quercus Virginiana / 'Highrise' Live Oak 16' ht. x 8'spr., 4" d.b.h., 5' c.t.	VERY	8	
23	QVH*	Quercus Virginiana 'Highrise' / 'Highrise' Live Oak 16' ht. x 8'spr., 4" cal., 5' c.t.	VERY		23 @ 4" 92"
23	RE	Roystonea Elata / Royal Palm g.w. ht. as noted on plan, heavy trunk, matched	VERY	23 palms	
200	SA	Schefflera Arboricola "Trinette" / Dwarf Var. Schefflera 18" ht. x 12" spr., 24" o.c.	VERY		
22	SG*	Simarouba glauca / Paradise Tree 16' ht. x 8' spr., 4" d.b.h., balanced branching, 5' c.t.	VERY	18	4 @ 4" 16"
58	SP*	Sabal palmetto / Cabbage Palm Stagger c.t. hts. 14-20' in ea. group per detail on LP-8	VERY	58 palms	
19	TC	Tabebuia caraiba / Yellow Trumpet Tree 16' ht. x 8' spr., 4" d.b.h., balanced branching	VERY	19	
Trees & Palms to be Relocated					
71	rQV*	Quercus Virginiana / Live Oak Relocated from site. Note oaks to be relocated with 18" and larger trunks are noted by tree # per the Tree Disposition Plan and are to be relocated to park area as shown on LP-3 & 5.	VERY		
58	rSP*	Sabal palmetto / Cabbage Palm Relocated from site. Stagger c.t. hts. 14-20' in ea. group per detail on LP-8	VERY		

Removal & Replacement

SEE ALSO TREE DISPOSITION PLAN & MULTI-FAMILY PLAN

Trees & Palms to Remain - 123
(primarily located in future perimeter buffer area)

Trees & Palms to be Relocated - 129
(rated quality at least 40% by LeGette report and located in developable area)

Trees - 71 (all live oaks) THIS PLAN - 71 LIVE OAKS RELOCATION SHOWN
Palms - 58 (all cabbage palms) - THIS PLAN 58 CABBAGE PALMS RELOCATION SHOWN

Trees & Palms to Remove - 364
(located in total site, due to rating in report)

Trees

Rating	*Quant.*
0-49%	176 @ 1:1 Trees
50-100%	31 Total dbh = 501"
Total - 207	

THIS PLAN 139 @ 1:1 REPLACEMENT TREES
37 TREES REPLACED IN MULTI-FAMILY PLAN

THIS PLAN 503" REPLACEMENT

Palms

Rating	*Quant.*
0-49%	142
50-100%	15 (up to 60' ht.)
Total - 157	

THIS PLAN 81 REPLACEMENT PALMS
76 PALMS TO BE REPLACED IN MULTI-FAMILY PLAN

TOTAL TREES & PALMS ORIGINALLY ON SITE - 616

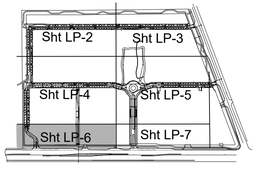
All sod shall be St. Augustine "Floratam"

Abbreviations:
c.w. - clear wood
g.w.- grey wood
ht. - height
o.a. - overall
o.c. - on-center spacing
spr. - spread

* = Florida Native

PLANT KEY NOTES
1. The Contractor is responsible to verify all plant quantities and report any discrepancies to the Landscape Architect.
2. Drought tolerance noted is per SFWMD (May 2003) "Waterwise" South Florida Edition or University of Florida IFAS Extension Service, as applicable.

See LP-8 for Standard Planting Details & Notes



Sheet Key
N.T.S.

07-30-19	SET
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Drawing No.
LP-6
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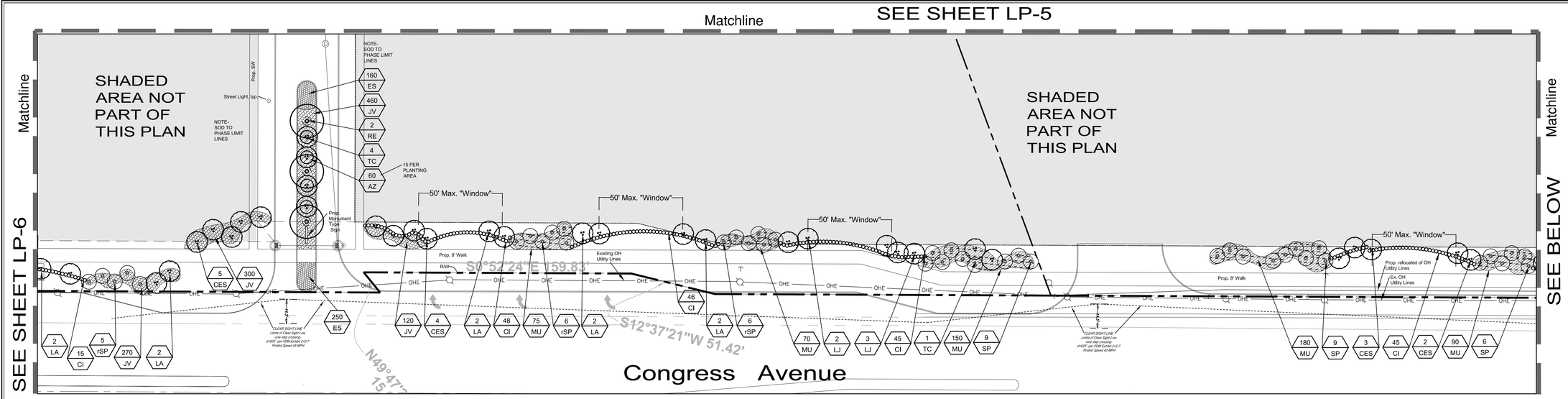

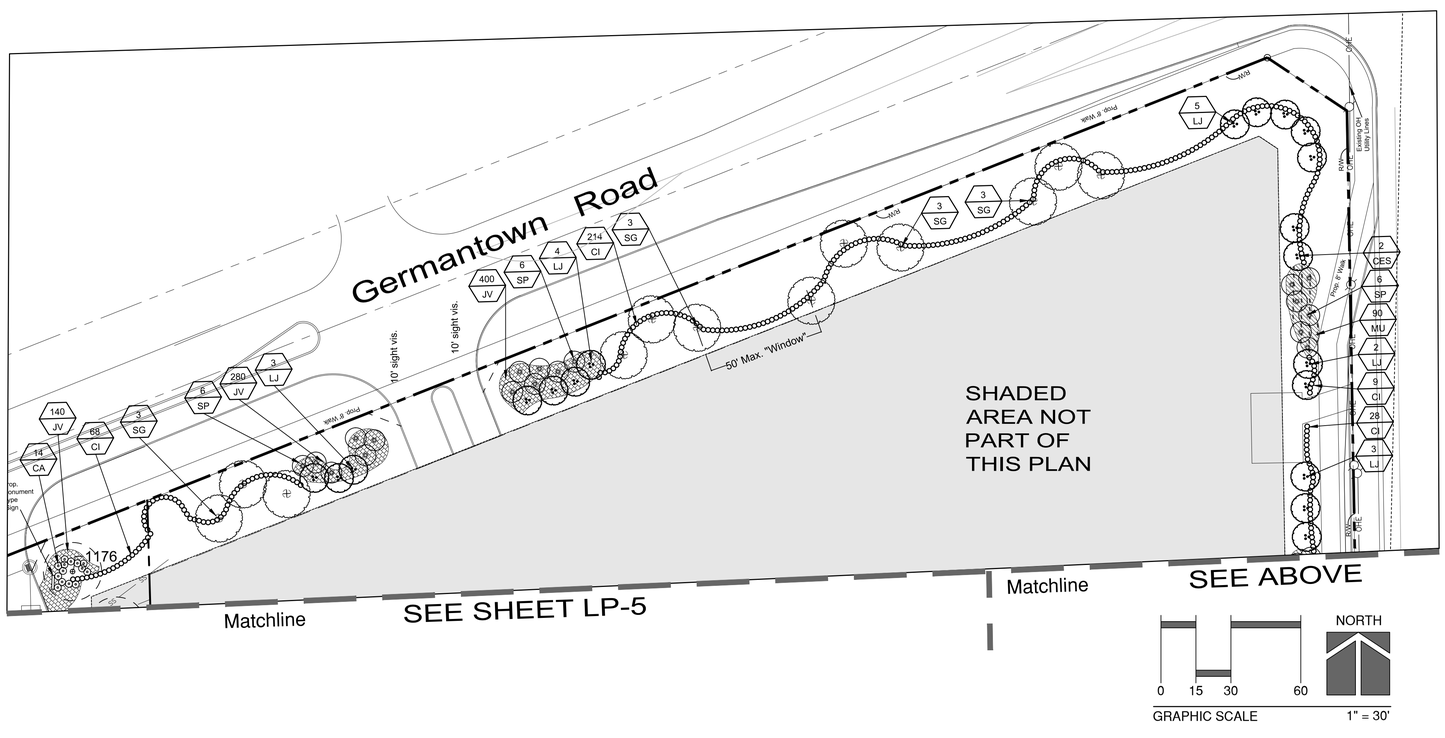

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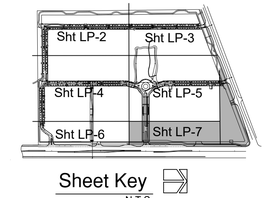

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LP-7
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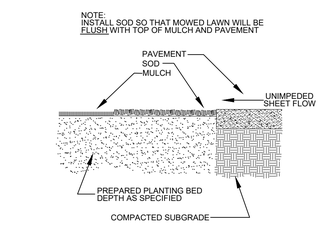
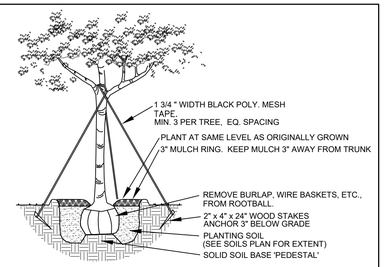


SOD / MULCH INSTALLATION

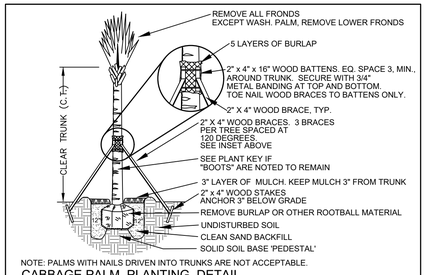
NOT TO SCALE



TREE PLANTING DETAIL

NOTE: MULTI-TRUNK TREE PLANTING SIMILAR.
NOTE: RELOCATED TREE PLANTING SIMILAR

NOT TO SCALE

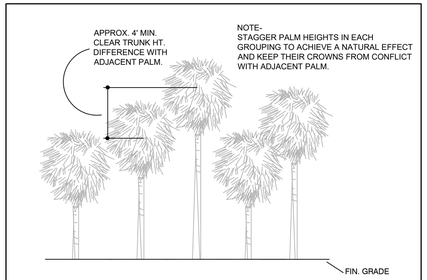


NOTE: PALMS WITH NAILS DRIVEN INTO TRUNKS ARE NOT ACCEPTABLE.

CABBAGE PALM PLANTING DETAIL

NOTE: RELOCATED PALM PLANTING SIMILAR.

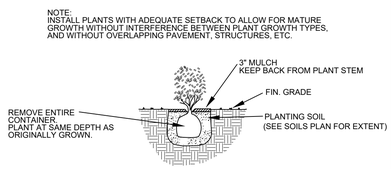
NOT TO SCALE



CABBAGE PALM GROUP PLANTING DETAIL

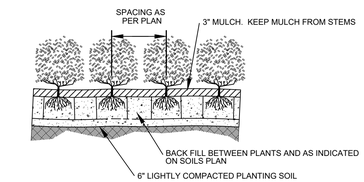
NOTE: RELOCATED PALM GROUPING SIMILAR.

NOT TO SCALE



SHRUB PLANTING DETAIL

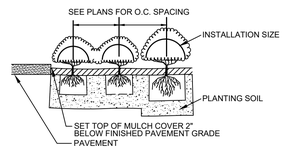
NOT TO SCALE



NOTE
PLANT AT SAME DEPTH AS ORIGINALLY GROWN

SHRUB MASS PLANTING

NOT TO SCALE



SHRUB SPACING

NOT TO SCALE

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

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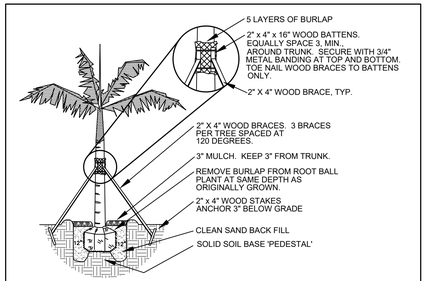
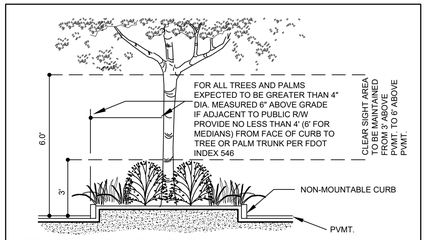
Know what's **below.**
Call before you dig.



PINNATE LEAF TYPE PALM PLANTING DETAIL

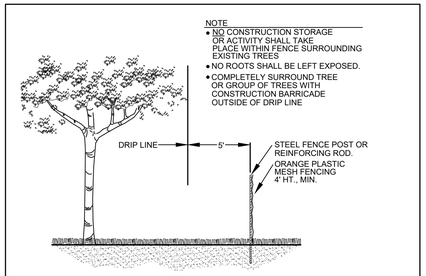
NOT TO SCALE



NOTE: DIMENSIONS NOTED ABOVE APPLY TO ALL CLEAR SIGHT VISIBILITY AREAS - MEDIANS AS SHOWN ABOVE AND ROADSIDE CLEAR SIGHT TRIANGLES. AS NOTED ON THE PLANS.

SECTION CLEAR SIGHT AREA WITHIN SIGHT VISIBILITY TRIANGLE AND HORIZONTAL CLEARANCE

NOT TO SCALE



TEMPORARY CONSTRUCTION BARRICADE

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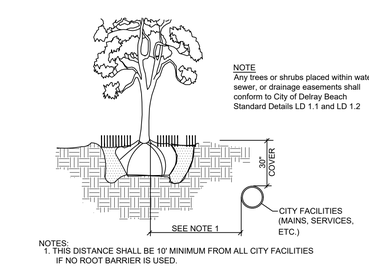
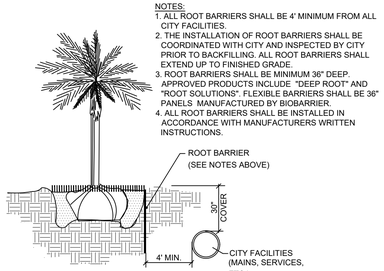


NOTES:
1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

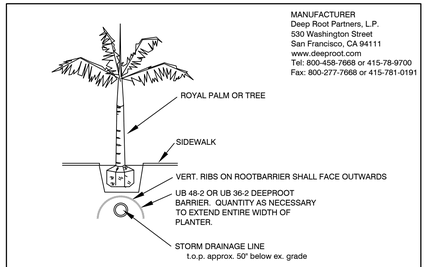
TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

City of Delray Beach Standard Detail LD1.2



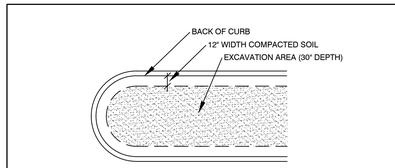
TYPICAL TREE WITH ROOT BARRIER LD 1.1

City of Delray Beach Standard Detail LD1.1



PLANTING TREES ON TOP OF STORM DRAINAGE

NOT TO SCALE



NOTE
1. Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement .
2. A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development.
3. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing.
4. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. **[City of Delray Beach Amd. Ord. 6-12 2/21/12]**

LANDSCAPE SOIL REPLACEMENT AREAS

NOT TO SCALE

WITHIN OR ADJACENT TO VEHICULAR USE AREAS

Standard Landscape Notes

1. All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Delray Beach Land Development Code.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
3. All sizes shown for plant material on the plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for acceptance.
4. Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
5. All mechanical equipment, air conditioning, irrigation pump stations and equipment, fpl transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
6. Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
7. Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
10. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
11. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
12. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
13. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
14. The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
15. Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
16. All trees and palms placed closer than 10' from underground utilities shall receive root barrier. See detail this sheet.
17. Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
18. Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90ø to slope direction. Stake sod or otherwise ensure its establishment on slopes.
19. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch. Mulch shall not touch tree, palm or shrub trunks or stems.
20. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
21. Planting soil shall be a mix of 1/3 native soil , 1/3 clean sand & 1/3 peat as shown on the planting plan. If native soil is unacceptable, contact landscape architect.
22. Reinforced concrete curbing at least 6" in height shall be provided around all landscape islands and as a separator between all landscape areas that are adjacent to vehicular use areas unless such curbing will interfere with the drainage the drainage.
23. The landscape irrigation system shall utilize reclaimed water, when available and where allowed by Florida Statutes, from one master meter located at the property line. Coordinate location and service with the City of Delray Beach Public Utilities Department.

Revisions

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Infrastructure
Landscape Details & Notes
1690-2350 South Congress Avenue
Delray Beach Florida

Date	05-06-2019
Scale	As Noted
PN#	1231

PREPARED BY

Steven E. Tate, RLA
Landscape Architect #967
State of Florida
For The Firm

DATE

Drawing No.
LP-8
OF 8