



Planning, Zoning, and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Delray Plaza (fka Lavers International Plaza)
Project Location: 600 West Linton Boulevard
Request: Class IV Site Plan Modification
Board: Site Plan Review and Appearance Board
Meeting Date: May 10, 2017

Board Action:

Approve the Class IV Site Plan Modification, Landscape Plan, Architectural Elevations, and Waiver request on a 4 to 0 vote (Laura Sullivan, Shannon Dawson and Fred Kaub absent)

Project Description:

Located east of I-95, the plaza is located on the south side of West Linton Boulevard and bound by Lavers Avenue to the east and SW 10th Avenue to the west. This parcel is zoned Planned Commercial with a General Commercial Future Land Use designation.

The proposal is to demolish three commercial and office buildings to the east of the driveway from West Linton Boulevard which total 62,391 square feet; construction of three one-story, freestanding buildings, including one grocery store consisting of 30,025 square feet; demolition of the drive-thru canopy on the parcel's western-most building; enclosure of the drive-thru area to create an additional 2,727 square feet of tenant space and new outdoor patio space; and, provision of site improvements including landscaping, parking, and sight lighting. The proposed redevelopment will reduce the subject site's total building area of 85,357 square feet to 80,698 square feet.

A waiver request to LDR Section 4.6.16(H)(3)(k) is included which requires that a 5' landscape strip be provided between head to head parking rows; the proposal does not provide any landscaping between parking rows.

Board Comments:

Board comments were relevant to the landscaping and proposed colors.

Public Comments:

No members of the public spoke for or against the project.

Associated Actions:

All required actions were taken.

Next Action:

SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

---STAFF REPORT---

CITY OF DELRAY BEACH

MEETING DATE: May 10, 2017

ITEM: **Delray Plaza (2017-115)** – Class IV Site Plan Modification, Landscape Plan, Architectural Elevation, and Waiver associated with the demolition of existing Buildings, construction of three new buildings, and exterior alterations to existing buildings with associated site improvements.

Recommendation: Approve

GENERAL DATA:

Owners..... LIP I, LCC; LIP II, LLC; LIP III, LLC.

Agent..... Derrick B. Cave, P.E. of Kimley Horn

Location..... Southwest corner of West Linton
Boulevard and Lavers Avenue.

Property Size..... 7.67 Acres

Future Land Use Map... GC (General Commercial)

Current Zoning..... PC (Planned Commercial)

Adjacent Zoning. North: RM (Multi-family Residential, Medium
Density), CF (Community Facilities),
and GC

East: PC

South: SAD (Special Activities District)

West: GC

Existing Land Use..... Retail and Office

Proposed Land Use..... Retail and Office

Water Service..... Existing on site.

Sewer Service..... Existing on site.



ITEM BEFORE THE BOARD

The item before the Board is approval of a Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations at **Delray Plaza (fka Lavers International Plaza)** located at **600 West Linton Boulevard**.

BACKGROUND

The subject property is located on Tract "A" of the Lavers International Plaza Plat 2, which consists of approximately 9 acres. Tract "A" consists of two parcels; the parcel to the west contains 0.80 acres and is zoned General Commercial (GC), while the parcel to the east contains 7.67 acres and is zoned Planned Commercial (PC).

Laver's International Plaza has an extensive land use history. In October of 1990, the property was rezoned from SAD (Special Activities District) to PC (Planned Commercial) with the City wide rezoning. At its meeting of October 27, 1992, the City Commission approved a rezoning of the westernmost 106' of Tract "A" of Lavers International Plaza Plat 2 from PC to GC (General Commercial) to accommodate a Checkers Restaurant, now Pollo Tropical.

PROJECT DESCRIPTION

The applicant owns the two adjacent parcels, under unified control, that together comprise Lavers International Plaza, originally constructed in 1986. Located east of I-95, the plaza is located on the south side of West Linton Boulevard and bound by Lavers Avenue to the east and SW 10th Avenue to the west within a commercially dominated portion of the West Linton Boulevard corridor. The subject property is located south of Linton Boulevard and west of Lavers Avenue.

The primary parcel, herein referred to as the subject parcel is the larger of the two which comprise Lavers International Plaza, measuring 7.67 acres including 85,357 square feet of commercial and office uses. This parcel is zoned Planned Commercial with a General Commercial Future Land Use designation. The secondary parcel is 0.80 acres and includes the existing Pollo Tropical restaurant, which measures 3,019 square feet. This parcel is zoned General Commercial with a General Commercial Future Land Use designation. The applicant has noted this secondary parcel is not part of the submitted application before the Board.

The proposal is to demolish three commercial and office buildings to the east of the driveway from West Linton Boulevard which total 62,391 square feet. The proposed development includes the construction of three one-story, freestanding buildings, including one grocery store located at the northeast corner of the subject parcel, and two additional retail buildings along the rear property line and are identified as Building 200 and 300. The grocery store, identified as Building 100, consists of 30,025 square feet and 27' high measured to the roof deck. The grocery store will face interior to the site, toward the parking lot and will include an outdoor dining area that wraps the northwest building corner. Buildings 200 and 300 measure 13,535 square feet and 11,985 square feet respectively, and both are approximately 17' high measured to the roof deck. All mechanical equipment will be located on the roof decks and screened by parapets.

In addition to the above, the applicant proposes to demolish the drive-thru canopy on the subject parcel's western-most building, identified as Building 900. Building 900 is a two-story building with office and commercial uses. The area previously used as the drive-thru will be enclosed to create an additional 2,727 square feet of tenant space and will include a new

outdoor patio space. The drive-thru stacking lane will be removed and redesigned for a landscaping and parking area at the rear of the building. The proposed redevelopment will reduce the subject site's total building area of 85,357 square feet to 80,698 square feet.

Overall site enhancements proposed include improvements to the landscaping, underground utilities, and light fixtures. The applicant notes the existing driveways will remain as currently designed, but has noted a desire to widen the Laver's Avenue driveway to better accommodate delivery trucks. Perimeter landscaping will be provided and will assist in screening the development from the adjacent right-of-way and residential development to the south.

A waiver request to LDR Section 4.6.16(H)(3)(k) has been requested. This Section requires that a 5' landscape strip be provided between head to head parking rows; the proposal does not provide any landscaping between parking rows

SITE PLAN ANALYSIS

Items identified in the Land Development Regulations shall specifically be addressed by the body taking final action on the site and development application/request.

Pursuant to **LDR Section 4.3.4(K), Development Standards Matrix**, the requirements for the PC Zoning District are provided below.

	Standard	Provided
Lot Size (Minimum)	10,000 sf	334,227 sf
Lot Width (Minimum)	50'	1,070.40'
Lot Depth (Minimum)	100'	275.54'
Lot Frontage (Minimum)	50'	1,284'
Floor Area (Minimum)	6,000'	11,985'
Setback (Minimum)		
Front (North)	10'	28.8'
Side Street (East)	10'	13.79'
Side Interior (West)	0'	N/A
Rear (South)	10'	14.4'
Building Height (Maximum)	48'	21'-1"
Open Space (Minimum)	25%	25%

As illustrated above, the requirements applicable to the PC zoning district have been met.

LDR Section 4.4.12, Planned Commercial Zoning District

Pursuant to **LDR Section 4.4.12(B), Principal Uses and Structures Permitted**, commercial uses permitted within the General Commercial (GC) district are permitted within the PC district. The GC district permits general retail uses that would include the grocery store and retail tenant space proposed by this application.

Pursuant to **LDR Section 4.4.12(C), Accessory Uses and Structures Permitted**, accessory uses including parking lots and refuse areas are permitted as proposed by this application.

Development Standards

Pursuant to **LDR Section 4.4.12(F)(1), Development Standards**, within the first ten feet (10') of the front yard setback area (abutting the property line) full landscaping shall be provided. The required landscape buffer has been provided, except where it was required to be reduced due to the added right turn lane from West Linton Boulevard. Given the required turn lane resulting in the reduction, the landscape buffer is deemed compliant. It is important to note however, that although this has been reduced in this area, the minimum amount of required open space has not been impacted.

LDR Article 4.6 - Supplemental District Regulations:

Fences, Walls, and Hedges

The applicant proposes a continuous hedge around the north, east, and southern parcel boundary lines. The hedge is to be planted of native Red Tip Cocoplum, which are typically maintained and trimmed to 4'. Hedges up to 6' are permitted within required front yards and 8' within rear and side yards. The Cocoplum plants will be planted at 36" on center and will be a minimum of 24" at time of installation, per the landscape tables. The hedge is not planted within required sight triangles and will not obstruct visibility.

The western property line is a common parcel line with the adjacent parcel, under the same ownership. These parcels grant each other cross access and are under unified control. Therefore, the hedge does not extend along this parcel line.

Commercial and Industrial Uses to Operate Within a Building

Pursuant to **LDR Section 4.6.6**, all commercial uses shall operate within a completely enclosed building rather than outside, with the exception of the following allowable usage areas: off-street parking, refuse and service area, outdoor dining, signage, loading and unloading, outside storage permitted by zoning district, and retail displays. The applicant proposes all activities except for those permitted by the Code to be conducted inside the proposed structures.

The proposed development incorporates an outdoor dining area on the north and west sides of Building 100, which has been identified as a future grocer. This area will be fenced in and separated from adjacent vehicular use areas. The applicant has also noted that all grocery-related packing and shipping materials shall be stored within the building, and will not be visible by the public. A recommended condition of approval is to limit the garage door to be open only during delivery times.

This Section also requires dumpsters to be enclosed on three sides and have solid gates on the fourth side that screen the dumpster from view. The applicant indicates such a condition on the site plan, but does not include a detail drawing to provide further information. The applicant shall be required to submit this information prior to site plan certification.

Lighting

Pursuant to **LDR Section 4.6.8(A)(3)**, the height of parking lot and wall-mounted luminaries is limited to 25'. The applicant complies with this requirement and proposes three light pole styles, each 25' or less in height. Wall packs are mounted at 15'. All perimeter lights are cut-off style lights. One lamppost style fixture with an upward facing light is provided as an accent in the proposed pocket park between Buildings 200 and 300.

The applicant proposes to replace existing pole mounted fixtures to match the new LED fixtures. Existing locations and mounting heights will remain as currently designed. The applicant noted in the April 27, 2017 response letter that new fixtures would be dimmed to meet spillover

criteria. However, this note must be added to the Photometric Plan as a condition of approval. The applicant complies with spillover criteria except along the western boundary of the secondary parcel. Security lighting for the site will be achieved with individual pole control via a wireless 0-10v dimming system. All site fixtures will be dimmed to minimum 50% at approximately 11pm.

Off-Street Parking

Pursuant to **LDR Section 4.6.9(C)(3)(e)**, the applicant is required to provide four parking spaces per 1,000 square feet of gross floor area. Therefore, the applicant is required to provide 335 parking spaces to serve the plaza. The applicant proposes 397 total parking spaces, comprised of 305 standard spaces, 74 compact spaces, and 18 ADA spaces. A maximum of 30 percent of the required parking spaces are permitted to be compact spaces. The applicant complies with this requirement and provides 23 percent compact parking throughout the site. All required parking spaces are located on the subject parcel.

As a condition of approval, the applicant shall provide a detail drawing of all parking space typologies, demonstrating dimensional standards. The applicant shall also provide wheel stops in head-to-head parking spaces. Wheel stops may only be eliminated in spaces with continuous curbing. Furthermore, the applicant shall note the location of bike racks and provide a detail drawing of the proposed racks. The applicant has provided a note indicating five bike parking spaces will be installed, which complies with the Code required ratio of five spaces per 100,000 square feet of floor area.

The applicant notes in the April 27, 2017 response letter that existing driveways will remain as currently designed. However, the site plan notes the Lavers Avenue driveway is planned for widening. As a condition of approval, the applicant shall revise the site plan note to indicate the driveway will remain as designed.

A minimum stacking distance of 50' is required based on the number of spaces provided in the site. The applicant exceeds this stacking requirement. All proposed drive aisles meet the minimum 24' aisle width and only exceed the maximum 26' aisle width to accommodate the truck routes and maneuvering. The proposed truck route demonstrates trucks accessing the site from Lavers Avenue and exiting onto SW 10th Street. Clear access is provided across the site with minimal turns.

Off Street Loading

Pursuant to **LDR Section 4.6.10**, the grocery store should have three loading spaces and Buildings 200 and 300 should have two loading spaces. However, the Board may waive excess loading zones upon submission of a loading demand statement from the applicant. The applicant currently provides three separate off-street loading spaces, one for each of the proposed structures. The grocery store will accommodate two vehicles in the loading zone, screened within a structure and behind a roll-up garage door. Buildings 200 and 300 each have a dedicated loading zone located on the side of the respective buildings. All spaces comply with the Code's dimensional standards. Building 900, upon renovation, will maintain shared access to the loading zone with the neighboring structure as previously approved.

Based on the anticipated uses, the proposed loading spaces will satisfy the loading demand for the site, as determined by the applicant. However, a recommended condition of approval is that the garage door remains closed except during times of delivery.

Sight Visibility:

Pursuant to **LDR Section 4.6.14**, the application demonstrates compliance with both the City's sight triangle requirements (10 feet for a driveway intersecting a street), and with the FDOT requirements shown on the site plan. However, the applicant shall revise the Lavers Avenue sight triangles to be within the parcel, as opposed to the middle of right-of-way as currently demonstrated; this revision is listed as recommended condition of approval.

LANDSCAPE ANALYSIS

The Senior Landscape Planner has reviewed the plans and proposed landscaping; the submittal was found to be compliant subject to approval of the waiver request to eliminate the 5' landscape buffer between parking tiers.

The proposal involves the removal of multiple Green Buttonwood and Pongam Trees, and Queen Palms from throughout the site. The tree removal is being adequately mitigated by replacing with additional trees such as Southern Live Oak and Gumbo Limbo trees. The property perimeter landscaping includes a tiered system including large Royal Palm trees accented by lower Ligustrum trees with hedging and shrubs below. Tabebuia trees, which are flowering trees, will add to the overall aesthetic throughout the site. While the landscape strip between parking tiers is not provided, ample landscaping has been provided throughout the site with adequate terminal tree islands softening the large amount of parking.

W A I V E R

Pursuant to **LDR Section 2.4.7(B)(5)**, prior to granting a waiver, the approving body shall make a finding that the granting of the waiver:

- (a) Shall not adversely affect the neighboring area;
- (b) Shall not significantly diminish the provision of public facilities;
- (c) Shall not create an unsafe situation; and
- (d) Does not result in the grant of a special privilege in that the same waiver would be granted under similar circumstances on other property for another applicant or owner.

The applicant is requesting relief from LDR Section 4.6.16(H)(3)(k), which requires that whenever parking tiers abut, they shall be separated by a minimum 5' wide landscaping strip. This strip shall be in addition to the parking stall and be free of any vehicular encroachment, including car overhang. In addition, a 2' hedge shall be installed within this landscape strip and run the entire length of the strip. Pedestrian walkways are permitted to allow passage through the hedge. Nonmountable curbs are not required for these landscaping strips, provided carstops are provided.

In consideration of the criteria above, the granting of the waiver will not affect the neighboring area in that the requirement impacts the internal portions of the property, and the minimum landscaping requirement has been met which results in more landscaping along the perimeter of the property. The provision of public facilities will not be impacted, and the creation of an unsafe situation should not occur as a result of this relief. While the landscape strip is intended to aesthetically improve developments throughout the city, it also separates cars and provides a bit of a safety buffer, as well. Therefore, as a mean of meeting the intent of the requirement which may also provide that added separation between vehicles, tree diamonds have been provided within the center of each parking section. The applicant has indicated that the site is not deep enough to allow space for the installation of the required landscape strip and also

accommodate the required front buffer along West Linton Boulevard while maintaining the rear yard setback and providing the minimum 25% open space, and therefore, this condition would be considered a special condition afforded to other similar situations.

Given the above, positive findings can be made subject to compliance with the recommended conditions of approval regarding the landscape plan.

ARCHITECTURAL ELEVATIONS

Pursuant to **LDR Section 4.6.18(E)**, the following criteria shall be considered, by the Site Plan Review and Appearance Board, in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general, contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed buildings are contemporary in design and include a palette of warm-colored stone and neutral paint colors. The buildings include embellishments such as varying awnings, decorative parapets, stacked stone columns, and decorative trim. The buildings have flat roofs, in contrast to the existing pitched-roofs. This design change allows the mechanical equipment to be located and screened on the rooftops.

Building 100, the proposed grocery store, addresses the interior of the site with its building frontage. Therefore, the rear facade (a long window-less wall) is adjacent to Laver's Avenue. To compensate, the applicant maintained decorative elements from other facades and applies them to the rear facade. The rear facade is embellished with awnings, columns, facade cutouts, and stacked stone. Landscaping also provides screening of this facade.

Overall, the buildings are compatible with the existing and remaining buildings. The proposed development shares a common neutral paint pallet while enhancing the proposed design with the aforementioned details. The existing buildings and proposed buildings share a similar storefront design and awning application. Furthermore, the proposed buildings are consistent with other new commercial development in the area and share a similar aesthetic. Buildings 200 and 300 in particular are consistent with the scale of recently developed commercial in the immediate vicinity.

The proposed project is not anticipated to have a negative impact on surrounding neighborhoods. Due to the building scale and landscaping, the proposed development will not exacerbate any existing condition. In fact, the buildings will be reduced from the existing two-story development to one story along the rear property line, as proposed. The existing site places the rear of the buildings facing the residential development; therefore, the proposed design is consistent with existing conditions.

Overall, the proposed structures are harmonious with surrounding development and demonstrate contextual awareness. Based on the above, a positive finding can be made with respect to LDR Section 4.6.18(E).

REQUIRED FINDINGS

Pursuant to **LDR Section 3.1.1**, prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.

LDR Section 3.1.1(A) - Future Land Use Map: The subject property is designated GC (General Commercial) on the Future Land Use Map and is zoned PC (Planned Commercial). Per the Future Land Use Element, the PC zoning designation is consistent with the GC Future Land Use Map designation. Pursuant to LDR Section 4.4.12(B), grocery stores and general retail are permitted uses within the PC zoning district. Based upon the above, it is appropriate to make a positive finding with respect to consistency with the Future Land Use Map designation.

LDR Section 3.1.1(B) - Concurrence: As described in Appendix "A", a positive finding of concurrence can be made as it relates to water and sewer, streets and traffic, drainage, parks and recreation, schools, and solid waste.

LDR Section 3.1.1(C) - Consistency (Standards for Site Plan Actions): As described in Appendix "B", a positive finding of consistency can be made as it relates to Standards for Site Plan Actions.

LDR Section 3.1.1(D) - Compliance with the Land Development Regulations: As described under the Site Plan Analysis section of this report, a positive finding of compliance with the LDR can be made, when all outstanding items attached as conditions of approval are addressed.

Comprehensive Plan Policies: A review of the objectives and policies of the adopted Comprehensive Plan was conducted and the following is noted:

Future Land Use Element Objective A-1 - Property shall be developed or redeveloped in a manner so that the future use and intensity is appropriate and complies in terms of soil, topographic, and other applicable physical considerations, is complimentary to adjacent land uses, and fulfills remaining land use needs.

The property is proposed to be redeveloped to incorporate a grocery store and general retail uses. The redevelopment will provide updated tenant space, consistent with other recently developed commercial structures in the vicinity. The grocery store will serve as a strong anchor tenant to the plaza and will serve a local need. The redevelopment of this site will also support the redeveloped Delray Village Shoppes across the street by providing spillover tenant attraction.

LDR Section 2.4.5(F) (5) - Compatibility (Site Plan Findings): The approving body must make a finding that development of the property pursuant to the site plan will be compatible and harmonious with adjacent and nearby properties and the City as a whole, so as not to cause substantial depreciation of property values. The following zoning designations and uses about the subject property:

	Zoning Designation:	Use:
North	RM, CF, GC	Multi-Family Residential, Fire Station, and Medical Office
South	SAD	Multi-Family Residential (The Vinings at Delray Beach/The Atlantic at East Delray Beach)
East	PC	Commercial (New Century Commons)
West	GC	Commercial (Pollo Tropical)

As discussed above in the analysis of Future Land Use Element Objective A-1, positive findings can be made with respect to the compatibility of the proposed development with the adjacent properties. The development proposal will be compatible and harmonious with the adjacent properties and a positive finding can be made with regard to LDR Section 2.4.5(F)(5).

REVIEW BY OTHERS

A Courtesy Notice was sent to the Atlantic at East Delray (fka the Vinings at Delray Beach), the Woods of Southridge, and Southridge.

Letters of objection or support, if any, will be presented at the SPRAB.

ASSESSMENT AND CONCLUSION

The proposed development includes demolition of three existing buildings totaling 62,931 square feet and construction of three new freestanding commercial buildings totaling 57,538 square feet. The redevelopment will reduce the total site building area from 85,357 square feet to 80,698 square feet. The proposed buildings will be located south and east of the existing Linton Boulevard entrance.

Façade renovations are also proposed for an existing building (Building 900) west of the Linton Boulevard entrance which include enclosing a drive-thru to provide additional tenant space (2,727 square feet), modifying the façades, and adding a plaza space to the east of the building. Overall site improvements include updated landscaping and utilities including lighting. The uses are consistent with the Future Land Use designation and uses permitted within the zoning district.

The project is consistent with the policies of the Comprehensive Plan and Land Development Regulations subject to compliance with the recommended conditions of approval.

ALTERNATIVE ACTIONS

- A. Postpone with direction.
- B. Move approval of the Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations (2017-115) for **Delray Plaza** (fka Lavers International Plaza) located at **660 West Linton Boulevard**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Sections 2.4.5(F) and 2.4.7(B)(5) and Chapter 3, subject to conditions.

- C. Move denial of the Class IV Site Plan Modification, Landscape Plan, and Architectural Elevations (2017-115) for **Delray Plaza** (fka Lavers International Plaza) located at **660 West Linton Boulevard**, by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in LDR Sections 2.4.5(F) and 2.4.7(B)(5) and Chapter 3.

STAFF RECOMMENDATION

By Separate Motions:

Waiver: Minimum Landscape Requirements, New Commercial Development

Approve the waiver request to **LDR Section 4.6.16(H)(3)(k)** which requires a five foot landscape strip between abutting parking rows, whereas the required landscape strip has not been provided, based on positive findings with LDR Section 2.4.7(B)(5).

Class IV Site Plan Modification

Approve the Class IV Site Plan Modification (2017-115) for **Delray Plaza** (fka Lavers International Plaza) located at **660 West Linton Boulevard**, by adopting the findings of fact and law contained in the staff report, and finding that the request and approval thereof is consistent with the Comprehensive Plan and meets criteria set forth in LDR Section 2.4.5(F) and Chapter 3, subject to compliance with the following conditions of approval:

1. That Civil Sheet C-400 be revised prior to site plan certification, which includes the Pollo Tropical parcel in the "Total Floor Area" Project Data Table. Total proposed area is 80,698 square feet, as opposed to the noted 83,713 square feet.
2. That a detail drawing of the dumpster enclosure be provided;
3. That a note on the Photometric plans be provided to indicate lights will be dimmed as necessary along SW 10th Ave. to comply with the permitted spillover of 0.25 footcandles prior to site plan certification;
4. That signed and sealed Photometric plans be provided prior to site plan certification;
5. That detail drawings be submitted of typical parking spaces for all space typologies (standard, compact, and ADA) demonstrating compliance with dimensional standards prior to site plan certification;
6. That wheel stops be provided for all parking spaces that are not adjacent to continuous curbing prior to site plan certification;
7. That all bike rack locations be indicated on the site plan and submit a detail drawing of the proposed racks prior to site plan certification;
8. That the applicant work with the City Engineer to improve the ingress/egress configuration at the southeast corner of the site, providing access from Lavers Avenue prior to site plan certification. The City Engineer shall review the proposed driveway from Lavers Avenue to confirm the driveway is proposed to remain as currently designed, and is not widened as by this application. The applicant notes in the response letter (page 22, comment 10) that the request for a wider driveway will be submitted separately. If proposed design does include a widened driveway, the City Engineer shall review the design administratively. This review shall occur prior to site plan certification;
9. That the loading zone rolling door on Building 100 remain closed except during times of delivery; and,
10. That the sight visibility triangles along Lavers Avenue be provided along the property lines, as opposed to within the right of way, on all plans prior to site plan certification.

Landscape Plan

Approve the landscape plan for the **Linton International Plaza** (2017-115) for **Delray Plaza** (fka Lavers International Plaza) located at **660 West Linton Boulevard**, by adopting the findings of fact and law contained in the staff report based on positive findings with respect to Section 4.6.16 of the Land Development Regulations.

Architectural Elevations

Approve the Architectural Elevations (2017-115) for **Delray Plaza** (fka Lavers International Plaza) located at **660 West Linton Boulevard**, by adopting the findings of fact and law contained in the staff report, based on positive findings with respect to LDR Section 4.6.18(E).

<p style="text-align: center;">APPENDIX “A” CONCURRENCY FINDINGS</p>

Pursuant to **LDR Section 3.1.1(B), Concurrency**, as defined pursuant to Objective B-2 of the Land Use Element of the Comprehensive Plan, must be met and a determination made that the public facility needs of the requested land use and/or development application will not exceed the ability of the City to fund and provide, or to require the provision of, needed capital improvements for the following areas:

Water and Sewer: Water and sewer service is available via service lateral connections to mains located within the Linton Blvd. right-of-way. The proposed project will reduce the total building area from 85,357 square feet to 80,698 square feet. Therefore, an impact on water and sewer demand is not anticipated by the applicant. At this time, the applicant has not performed detail wastewater calculations. Exact impacts will be calculated at the time of final engineering and permitting.

The Comprehensive Plan states that adequate water and sewer treatment capacity exists to meet the adopted LOS at the City's build-out population based on the current FLUM. The proposal will have an insignificant impact on all public services. Thus, a positive finding with respect to this level of service standard can be made.

Streets and Traffic: The trip generation for the proposed development will result in a net decrease in traffic by 136 daily trips. The applicant proposes a new right-turn lane along West Linton Boulevard, as required by FDOT; the new traffic signal is supported by the City and is awaiting final approval from Palm Beach County. Based on the reduced trip generation, a positive finding can be made with respect to this level of service standard.

Parks and Recreation Facilities: No impact due to the non-residential use of property.

Solid Waste: Based upon the Solid Waste Authority's Trash Generation Rates, the proposed trash generated by the modification will result in 335 tons of trash per year. This is an increase of 107 tons per year and is primarily the result of the grocery market, which generates approximately three times as much solid waste per square foot than the shopping center uses.

The Solid Waste Authority has indicated that its facilities have sufficient capacity to handle all development proposals until the year 2048, thus a positive finding with respect to this level of service standard can be made.

Drainage: Drainage is to be accommodated by sheet flow to catch basins and exfiltration trenches. There should be no impact on drainage as it relates to this level of service based on the reduction in total building area. The applicant has provided a drainage statement indicating the proposed project will not affect any of the existing exfiltration trenches and notes a new trench will be installed. Thus, a positive finding can be made with respect to this level of service standard.

Schools: School concurrency findings do not apply for non-residential uses.

APPENDIX "B"

STANDARDS FOR SITE PLAN ACTIONS

- A. Building design, landscaping, and lighting (glare) shall be such that they do not create unwarranted distractions or blockage of visibility as it pertains to traffic circulation.

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- B. Separation of different forms of transportation shall be encouraged. This includes pedestrians, bicyclists, and vehicles in a manner consistent with policies found under Objectives D-1 and D-2 of the Transportation Element.

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- C. Open space enhancements as described in Policies found under Objective B-1 of the Open Space and Recreation Element are appropriately addressed.

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- D. The City shall evaluate the effect that any street widening or traffic circulation modification may have upon an existing neighborhood. If it is determined that the widening or modification will be detrimental and result in a degradation of the neighborhood, the project shall not be permitted.

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- E. Development of vacant land which is zoned for residential purposes shall be planned in a manner which is consistent with adjacent development regardless of zoning designations.

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- F. Property shall be developed or redeveloped in a manner so that the future use and intensity are appropriate in terms of soil, topographic, and other applicable physical considerations; complementary to adjacent land uses; and fulfills remaining land use needs.

Not applicable	<input type="checkbox"/>
Meets intent of standard	<input checked="" type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- G. Redevelopment and the development of new land shall result in the provision of a variety of housing types which shall continue to accommodate the diverse makeup of the City's demographic profile, and meet the housing needs identified in the Housing Element. This shall be accomplished through the implementation of policies under Objective B-2 of the Housing Element.

Not applicable	<input checked="" type="checkbox"/>
Meets intent of standard	<input type="checkbox"/>
Does not meet intent	<input type="checkbox"/>

- H.** The City shall consider the effect that the proposal will have on the stability of nearby neighborhoods. Factors such as noise, odors, dust, traffic volumes and circulation patterns shall be reviewed in terms of their potential to negatively impact the safety, habitability and stability of residential areas. If it is determined that a proposed development will result in a degradation of any neighborhood, the project shall be modified accordingly or denied.

Not applicable	
Meets intent of standard	X
Does not meet intent	

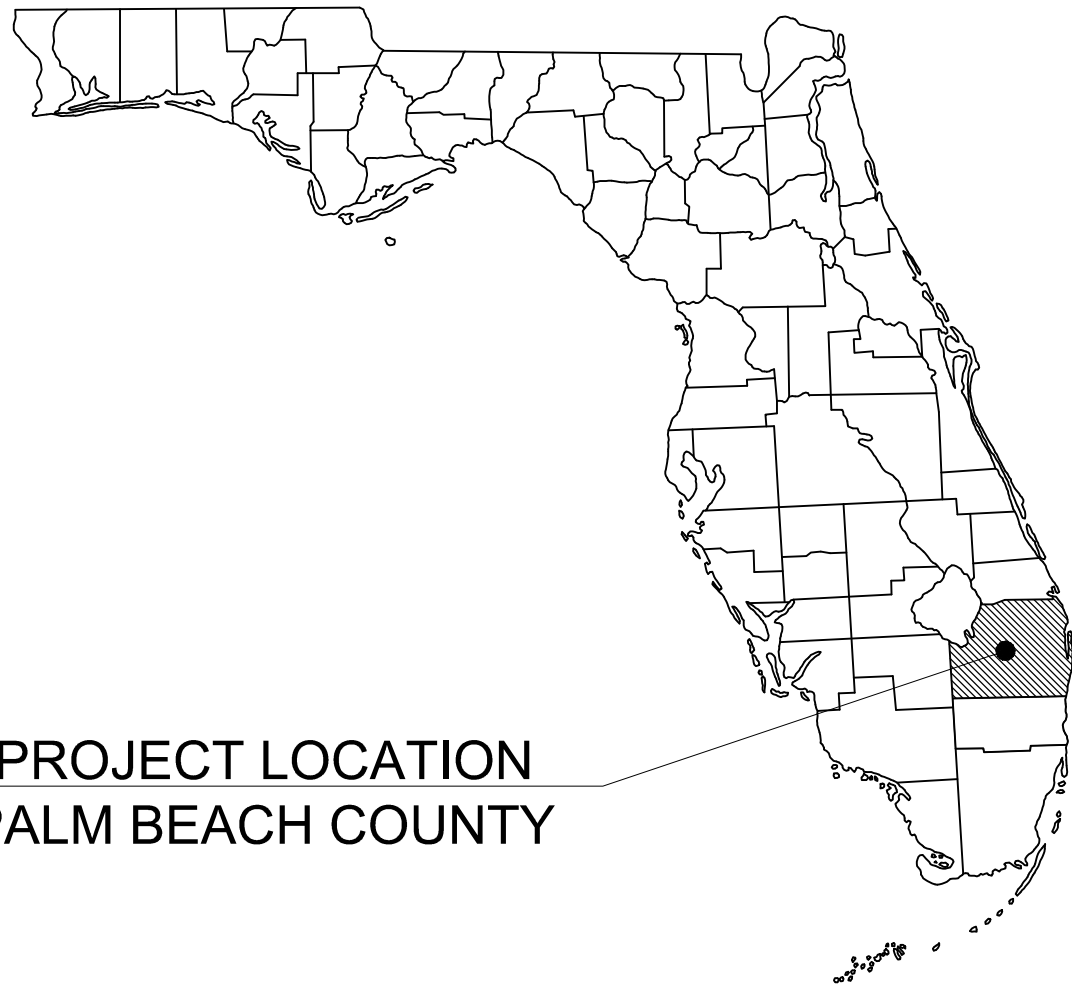
- I.** Development shall not be approved if traffic associated with such development would create a new high accident location, or exacerbate an existing situation causing it to become a high accident location, without such development taking actions to remedy the accident situation.

Not applicable	
Meets intent of standard	X
Does not meet intent	

- J.** Tot lots and recreational areas, serving children from toddler to teens, shall be a feature of all new housing developments as part of the design to accommodate households having a range of ages. This requirement may be waived or modified for residential developments located in the downtown area, and for infill projects having fewer than 25 units.

Not applicable	X
Meets intent of standard	
Does not meet intent	

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PROJECT LOCATION
PALM BEACH COUNTY

PROJECT TEAM

DEVELOPER

S.J. COLLINS ENTERPRISES
5 SW BROAD ST, SUITE B
P.O. BOX 214
FAIRBURN, GEORGIA 30213
(770) 363-8357

ARCHITECT

RYAN WEBB, RA, LEED AP B+C
WAKEFIELD BEASLEY & ASSOCIATES
5200 AVALON BOULEVARD
ALPHARETTA, GEORGIA 30009
(678) 533-3253

SURVEYOR

E.C. DEMETER, PSM
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

CIVIL ENGINEER

DERRICK B. CAVE, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4094

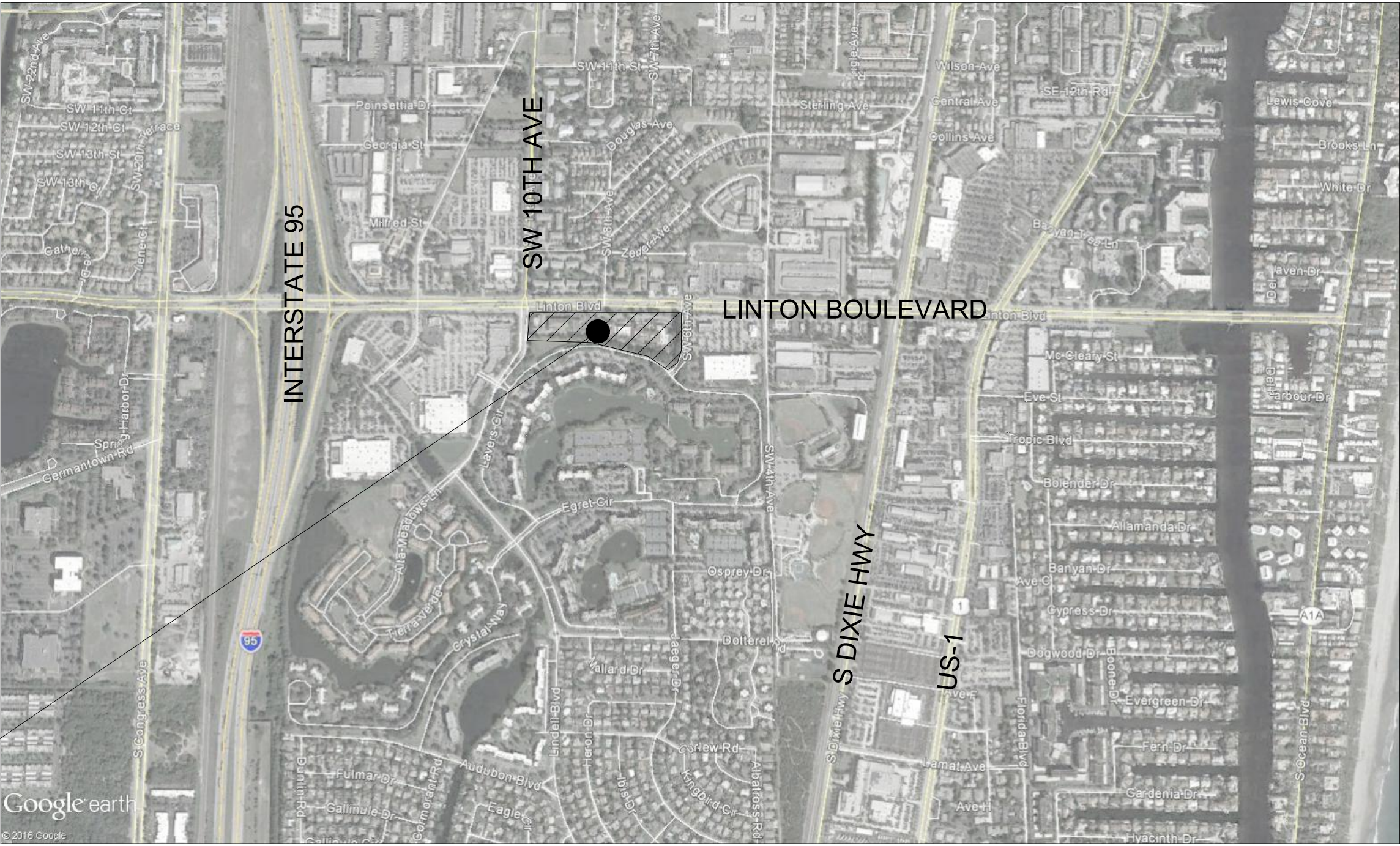
LANDSCAPE ARCHITECT

STEPHEN FECCIA, PLA
KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 841-0665

GEOTECHNICAL CONSULTANT

CONTOUR ENGINEERING
1955 VAUGHAN ROAD NW, SUITE 101
KENNESAW, GEORGIA 30144
(770) 794-0266

PROJECT LOCATION



VICINITY
N.T.S.



LIST OF CONTACTS

STORMWATER

SOUTH FLORIDA WATER MGMT DISTRICT
3301 GUN CLUB ROAD
WEST PALM BEACH, FL 33406
(561) 682-6736

PALM BEACH COUNTY HEALTH

225 S. CONGRESS AVENUE
DELRAY BEACH, FL 33445
(561) 274-3100

ENVIRONMENTAL SERVICES

CITY OF DELRAY BEACH
CITY HALL
100 NW 1ST AVENUE
DELRAY BEACH, FL 33444
(561) 243-7000

PLANNING AND ZONING

CITY OF DELRAY BEACH
CITY HALL
100 NW 1ST AVENUE
DELRAY BEACH, FL 33444
(561) 243-7040

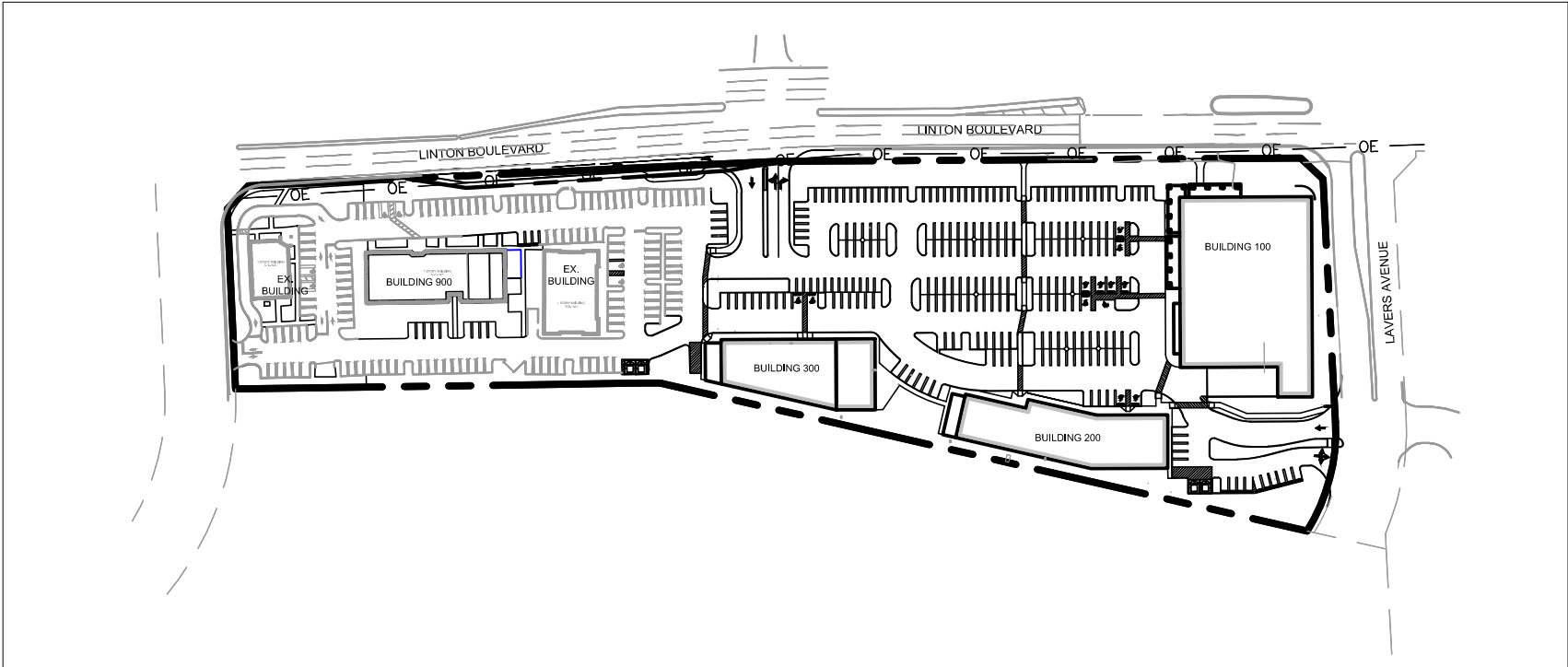
BUILDING DIVISION

CITY OF DELRAY BEACH
CITY HALL
100 NW 1ST AVENUE
DELRAY BEACH, FL 33444
(561) 243-7200

FIRE PREVENTION

501 WEST ATLANTIC AVENUE
DELRAY BEACH, FL 33444
(561) 243-7400

SITE PLAN SUBMITTAL
FOR
DELRAY PLAZA
LOCATED IN
DELRAY BEACH, FLORIDA
SECTION 29, TOWNSHIP 46S, RANGE 43E



OVERALL SITE PLAN
1"=200'
(FOR REFERENCE ONLY)



SHEET LIST TABLE

C-000	COVER SHEET
C-001	DEMOLITION PLAN
C-002	DEMOLITION PLAN
C-400	OVERALL SITE PLAN
C-401	SITE PLAN
C-402	SITE PLAN
C-403	TRUCK ROUTE PLAN
C-500	OVERALL UTILITY PLAN
C-501	UTILITY PLAN
C-502	UTILITY PLAN
C-601	PAVING, GRADING, AND DRAINAGE PLAN
C-602	PAVING, GRADING, AND DRAINAGE PLAN
L-100	TREE DISPOSITION PLAN
L-101	TREE DISPOSITION PLAN
L-102	TREE DISPOSITION PLAN
L-200	LANDSCAPE PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE PLAN
L-210	LANDSCAPE DETAILS
L-211	LANDSCAPE NOTES

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

CALL 48 HOURS BEFORE YOU DIG



IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

DERRICK B. CAVE

FLORIDA LICENSE NUMBER

56400

DATE: 04/20/2017

KHA PROJECT

147591000

DATE

04-20-2017

SCALE AS SHOWN

DESIGNED BY DDK

DRAWN BY DDK

CHECKED BY DBC

COVER SHEET

DELRAY PLAZA
PREPARED FOR
S.J. COLLINS

FLORIDA

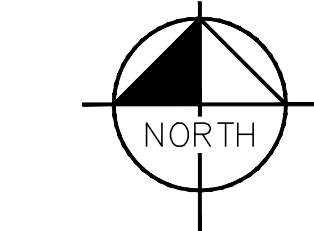
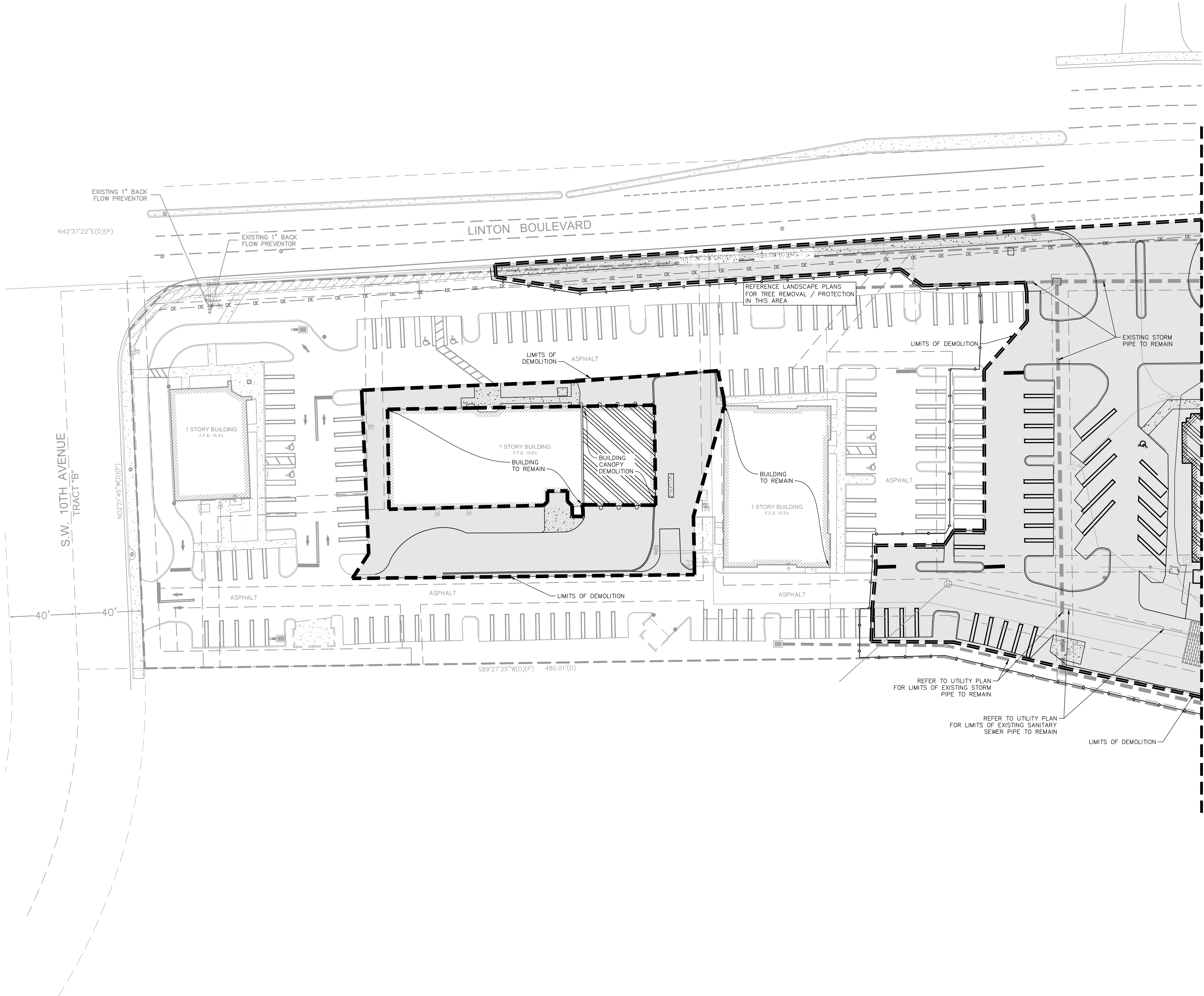
DELRAY BEACH

SHEET NUMBER
C-000

REVISIONS

No. DATE BY

Plotted By: King, Devin Sheet: Set: DELRAY PLAZA L040401C-001 DEMOLITION PLAN April 20, 2017 12:11:28am K:\VRB-LEDEV\147591000 - Lovers International Plaza\CAD\PlanSheets\C-000 DEMOLITION PLAN.dwg This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEMOLITION LEGEND

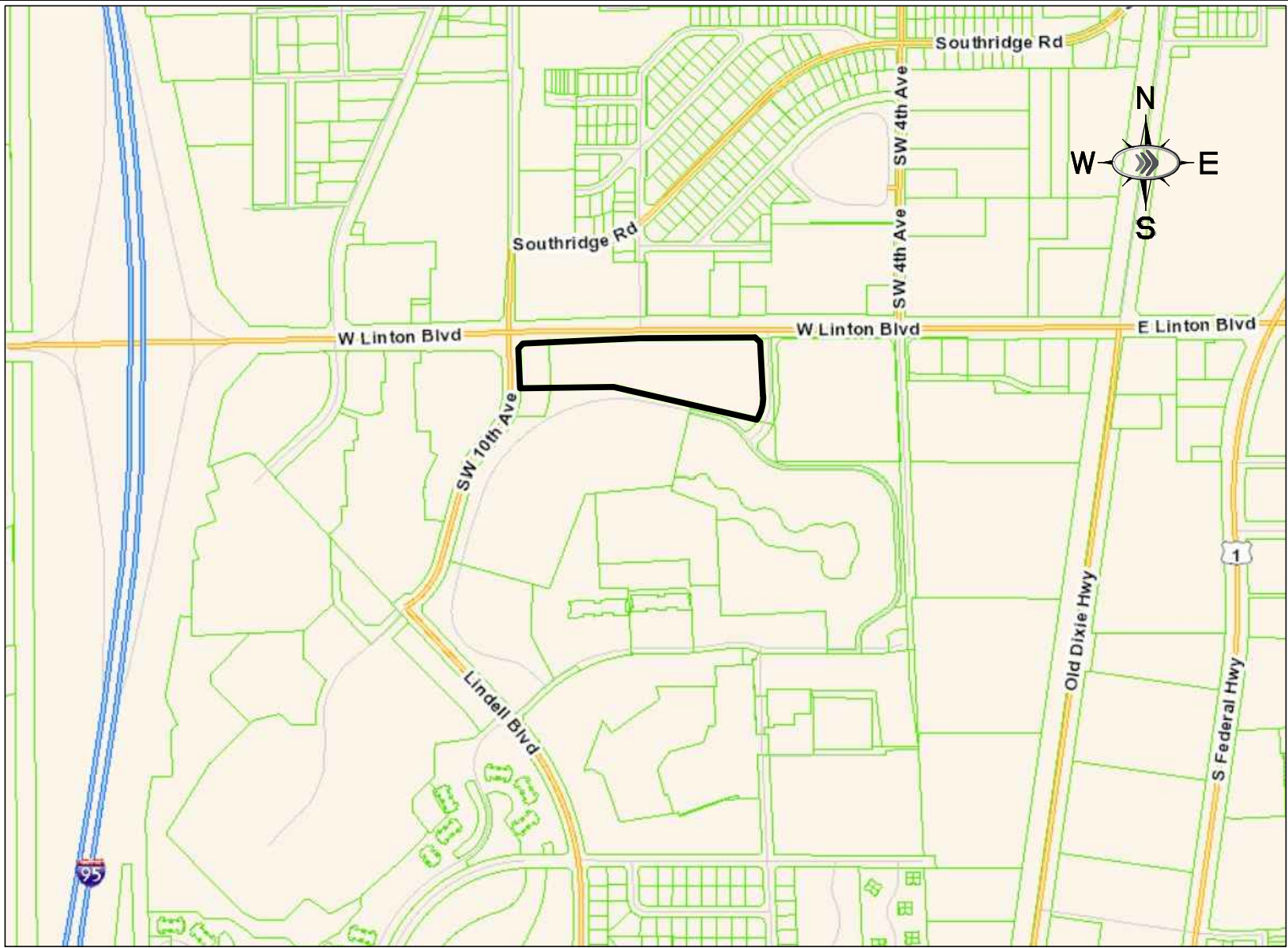
- BUILDING DEMOLITION
- LIMITS OF DEMOLITION
- CONSTRUCTION FENCE

DEMOLITION NOTES:

- THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
- THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
- ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
- CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
- EXISTING IMPROVEMENTS WITHIN THE LIMITS OF DEMOLITION ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
- CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
- DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
- ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
- WHERE REMAINING INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
- SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
- SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.
- SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUMSTANCES OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEMOLISHING ALL EXISTING IRRIGATION. THE CONTRACTOR SHALL ASSURE THAT THE INTEGRITY OF THE IRRIGATION SYSTEM FOR THE REMAINING DEVELOPMENT IS MAINTAINED.

KHA PROJECT 147591000		LICENCED PROFESSIONAL		 © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696
DATE 04-20-2017		DERRICK B. CAVE		
SCALE AS SHOWN		FLORIDA LICENSE NUMBER 56400		
DRAWN BY DDK		DATE: 04/20/2017		
CHECKED BY DBC				
DELRAY PLAZA PREPARED FOR S.J. COLLINS		DEMOLITION PLAN		
SHEET NUMBER C-001		FLORIDA		
DELRAY BEACH		REVISIONS		BY

Plotted By: King, Devin Sheet Set: DELRAY PLAZA Layout: C-400 SITE PLAN April 20, 2017 03:03:07pm K:\VRB\IDEV\147591000 - Lavers International Plaza\CAD\PlanSheets\C-400 SITE PLAN.dwg
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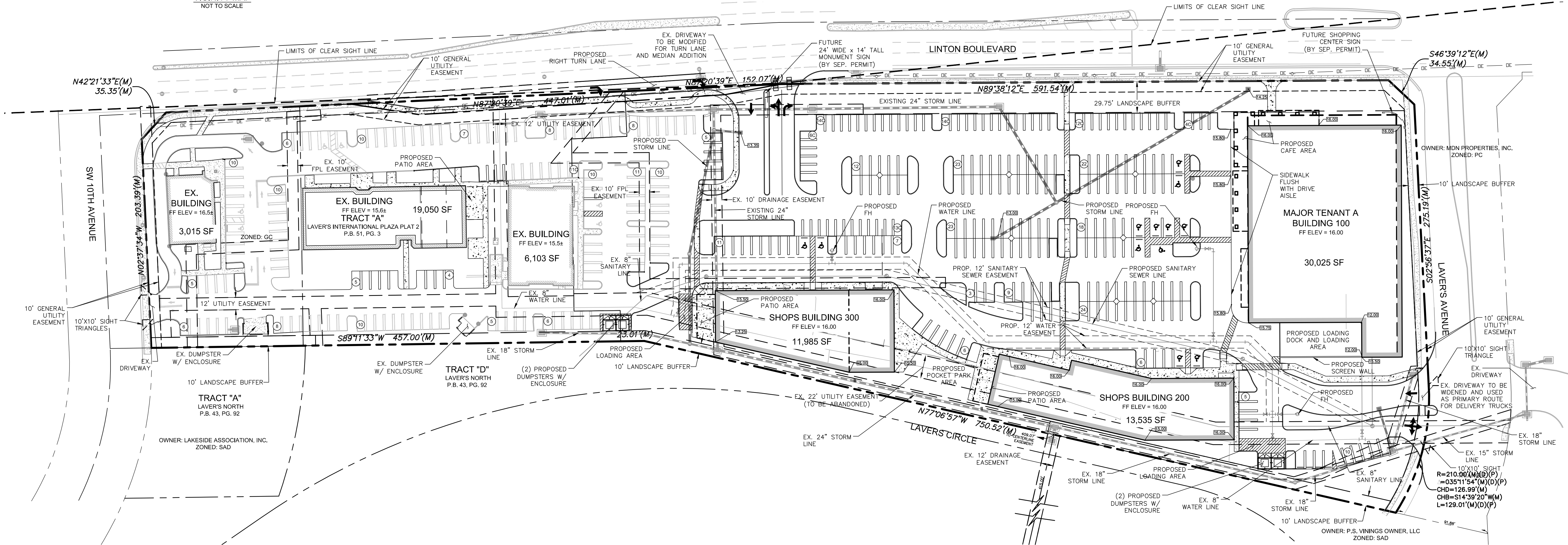


VICINITY MAP
NOT TO SCALE

SITE DATA		
LOCATION:	SECTION 29 TOWNSHIP 46 S RANGE 43 E	
ADDRESS:	660 LINTON BLVD., DELRAY BEACH, FL 33444	
ZONING:	PC - PLANNED COMMERCIAL	
LAND USE:	GC	
SITE AREA:	369,389 SF	8.48 AC
PROJECT DATA		
GROUND FLOOR AREA:	74,188 SF	20.08%
TOTAL FLOOR AREA: (INCLUDES 9,525 SF OF 2ND STORY IN BUILDING 900)	83,713 SF	
PARKING/PAVED AREA:	202,868 SF	54.92%
OPEN (LANDSCAPED) SPACE:	92,287 SF	25.00%
WATER BODIES:	0	00.00%
NUMBER OF DWELLING UNITS:	0	
DWELLING UNITS PER ACRE:	0	

PARKING SUMMARY	
EXISTING CONDITIONS:	SHOPPING CENTER (85,357 SF)
EXISTING USE:	4 SPACES PER 1,000 SF
EXISTING CALCULATION:	342
TOTAL REQUIRED:	366
TOTAL PROVIDED:	
PROPOSED CONDITIONS:	RETAIL (83,713 SF)
PROPOSED USE:	4 SPACES PER 1,000 SF
CALCULATED AT:	335
TOTAL REQUIRED:	
PARKING SPACES PROVIDED:	
REGULAR:	305
COMPACT:	74
HANDICAPPED:	18
TOTAL:	397
BICYCLE PARKING PROVIDED (5 PER 100,000 SF OF FLOOR AREA):	5
PARKING LEGEND:	
⑫	NUMBER OF STANDARD PARKING SPACES
⑬	NUMBER OF COMPACT PARKING SPACES
BUILDING DATA	
SETBACKS:	
FRONT:	29.75'
REAR:	10.00'
INTERIOR SIDE:	N/A
STREET SIDE:	10.00'
NUMBER OF FLOORS:	1
TYPE OF CONSTRUCTION:	IIB

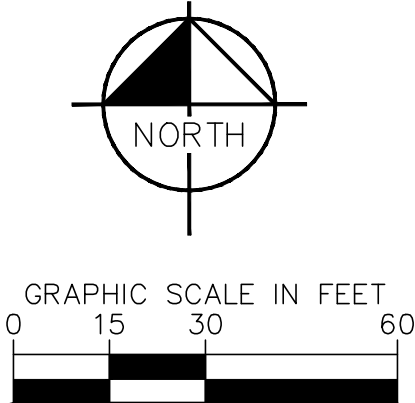
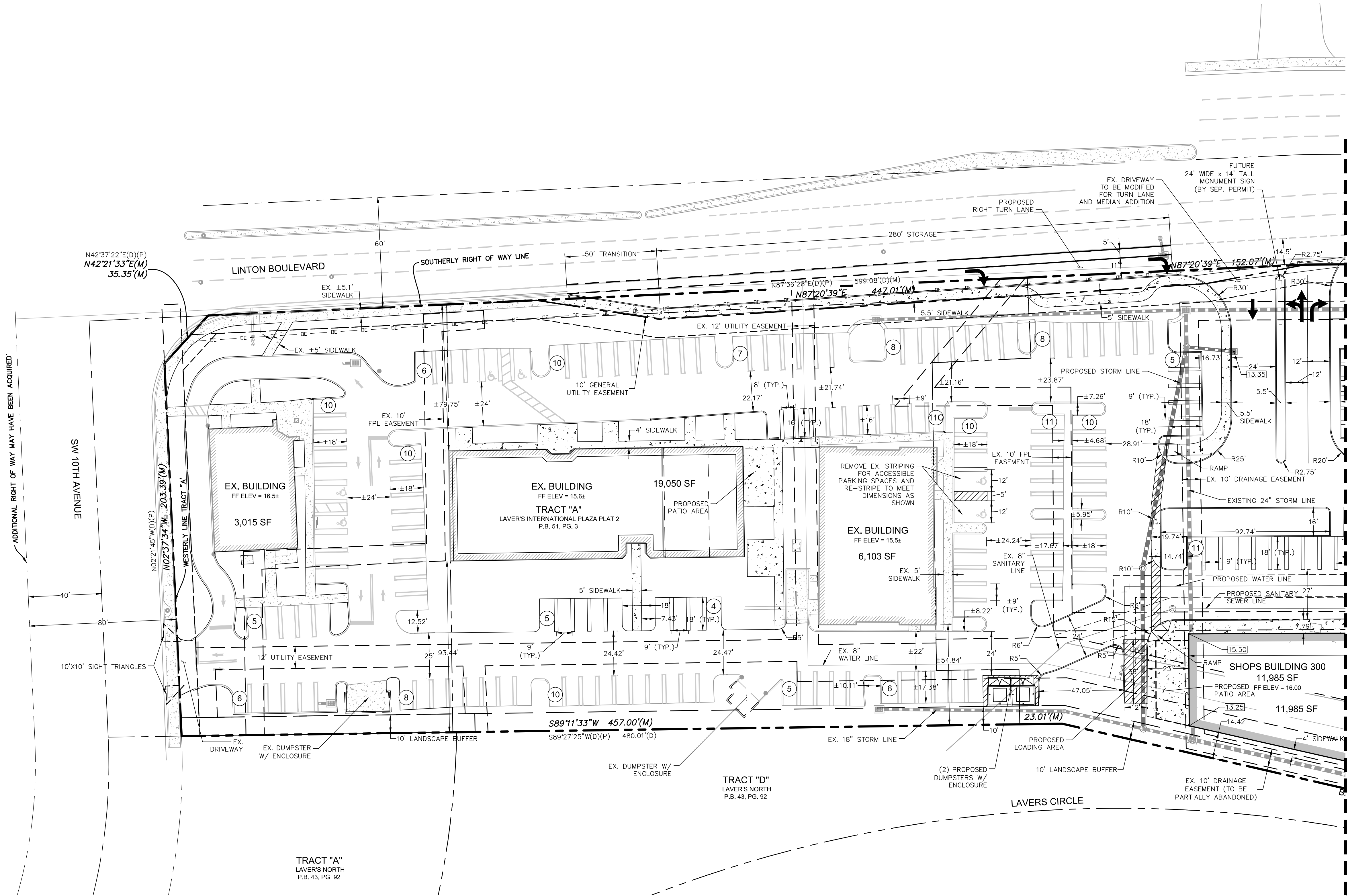
- SITE NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN. ALL INTERIOR CURBED RADII ARE TO BE 3' UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - NO WETLANDS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
 - MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
 - REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - TYPICAL 90' PARKING STALL DEPTH IS 18' AND TYPICAL PARKING STALL WIDTH IS 9' UNLESS OTHERWISE NOTED. EACH PARKING SPACE INCLUDES STRIPING AND WHEEL STOPS PER CITY STANDARD. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH.
 - A CITY APPROVED BUS SHELTER AND MASS TRANSIT EASEMENT (AS APPLICABLE) WILL BE PROVIDED PER CITY OF DELRAY BEACH COMPREHENSIVE PLAN, POLICY A-1.5 AND LDR SECTION 2.4.3 (D) (7).
 - ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1.1 & LD 1.2.



DELRAY PLAZA PREPARED FOR S.J. COLLINS	FLORIDA DELRAY BEACH	SHEET NUMBER C-400	
		OVERALL SITE PLAN	
		Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696	
LICENSED PROFESSIONAL KHA PROJECT 147591000 DATE 04-20-2017 SCALE AS SHOWN DESIGNED BY DDK DRAWN BY DDK CHECKED BY DBC	DERRICK B. CAVE FLORIDA LICENSE NUMBER 56400 DATE: 04/20/2017	REVISIONS No. DATE BY	

NOTE: THIS CONCEPTUAL SITE PLAN IS BASED ON LIMITED AVAILABLE INFORMATION WHICH MAY INCLUDE AERIAL PHOTOGRAPHY, GIS DATA AND TAX MAP INFORMATION. IT IS INTENDED AS PRELIMINARY FOR THE PURPOSE OF UNDERSTANDING A POTENTIAL SITE CONFIGURATION, LOCAL LAND DEVELOPMENT CODE COMPLIANCE, ACCESS POINTS, SPECIFIC TENANT REQUIREMENTS, ETC. HAVE NOT BEEN REVIEWED OR CONFIRMED WITH LOCAL JURISDICTIONAL AGENCIES DURING THE PREPARATION OF THIS CONCEPTUAL SITE PLAN. THIS PLANS WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE COMMITMENT OR SURVEY.

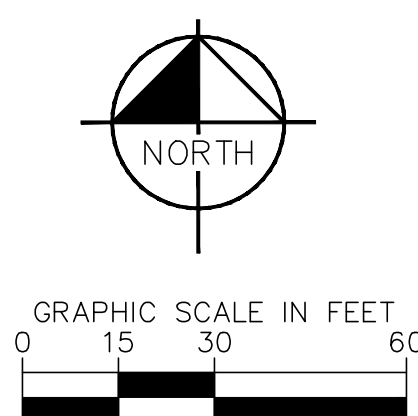
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SITE NOTES

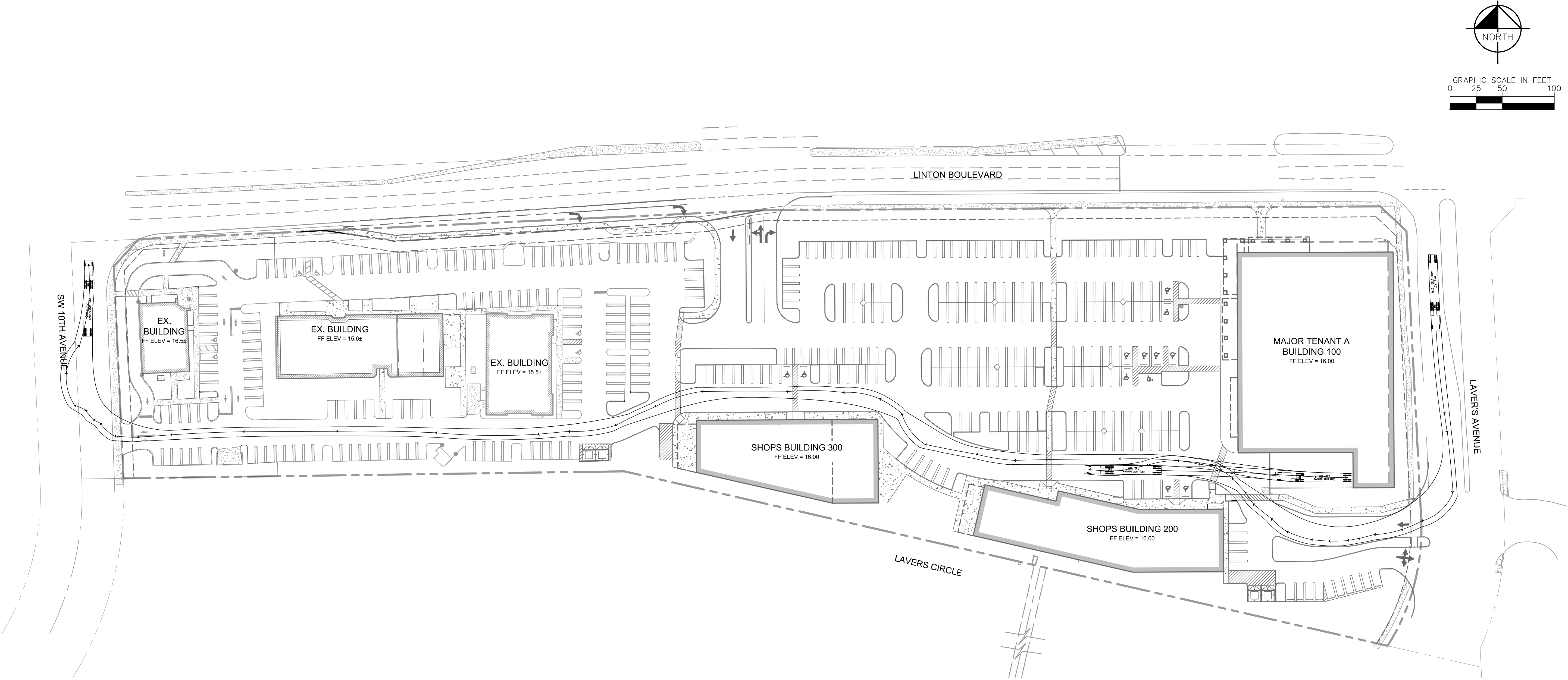
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11. A CITY APPROVED BUS SHELTER AND MASS TRANSIT EASEMENT (AS APPLICABLE) WILL BE PROVIDED PER CITY OF DELRAY BEACH COMPREHENSIVE PLAN, POLICY A-1.5 AND LDR SECTION 2.4.3 (D) (7).

DELRAY PLAZA PREPARED FOR S.J. COLLINS	FLORIDA	DELRAY BEACH	REVISIONS		BY
			No.	DATE	
SHEET NUMBER C-401		Kimley»Horn			
KHA PROJECT 147591000		LICENSED PROFESSIONAL			
DATE 04-20-2017		DERRICK B. CAVE			
SCALE AS SHOWN		FLORIDA LICENSE NUMBER 56400			
DESIGNED BY DDK		WWW.KIMLEY-HORN.COM CA 0000696			
DRAWN BY DDK		© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100			
CHECKED BY DBC		DATE: 04/20/2017			



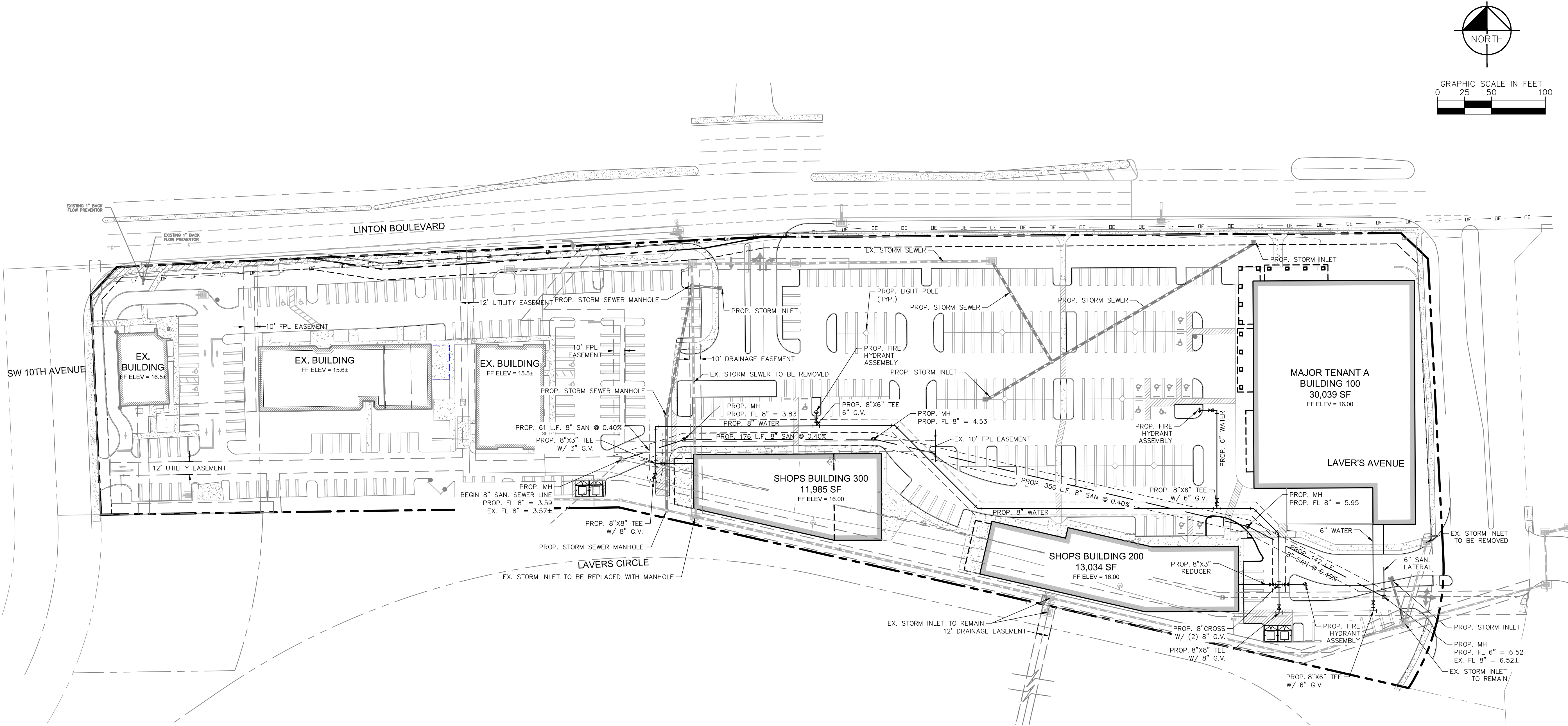
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Plotted By: King, Devin Sheet Set: DELRAY PLAZA L:\D\out\C-403 TRUCK ROUTE PLAN April 20, 2017 12:14:04pm K:\VRB LDEV\147591000 Lavers International Plaza\CAD\PlanSheets\C-403 TRUCK ROUTE PLAN.dwg
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SHEET NUMBER C-403	DELRAY PLAZA PREPARED FOR S.J. COLLINS	FLORIDA DELRAY BEACH	TRUCK ROUTE PLAN				KHA PROJECT 147591000	LICENSED PROFESSIONAL DERRICK B. CAVE	Kimley»Horn <small>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696</small>	REVISIONS No.	BY DATE
			DATE 04-20-2017	SCALE AS SHOWN DESIGNED BY DDK DRAWN BY DDK CHECKED BY DBC	FLORIDA LICENSE NUMBER 56400	DATE: 04/20/2017					

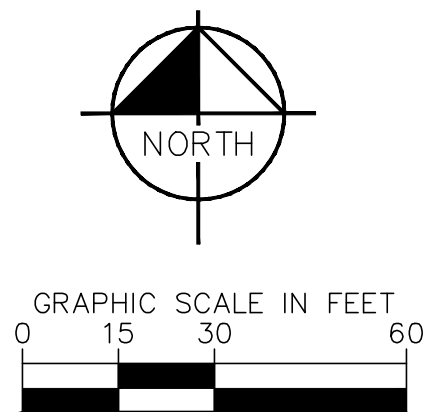
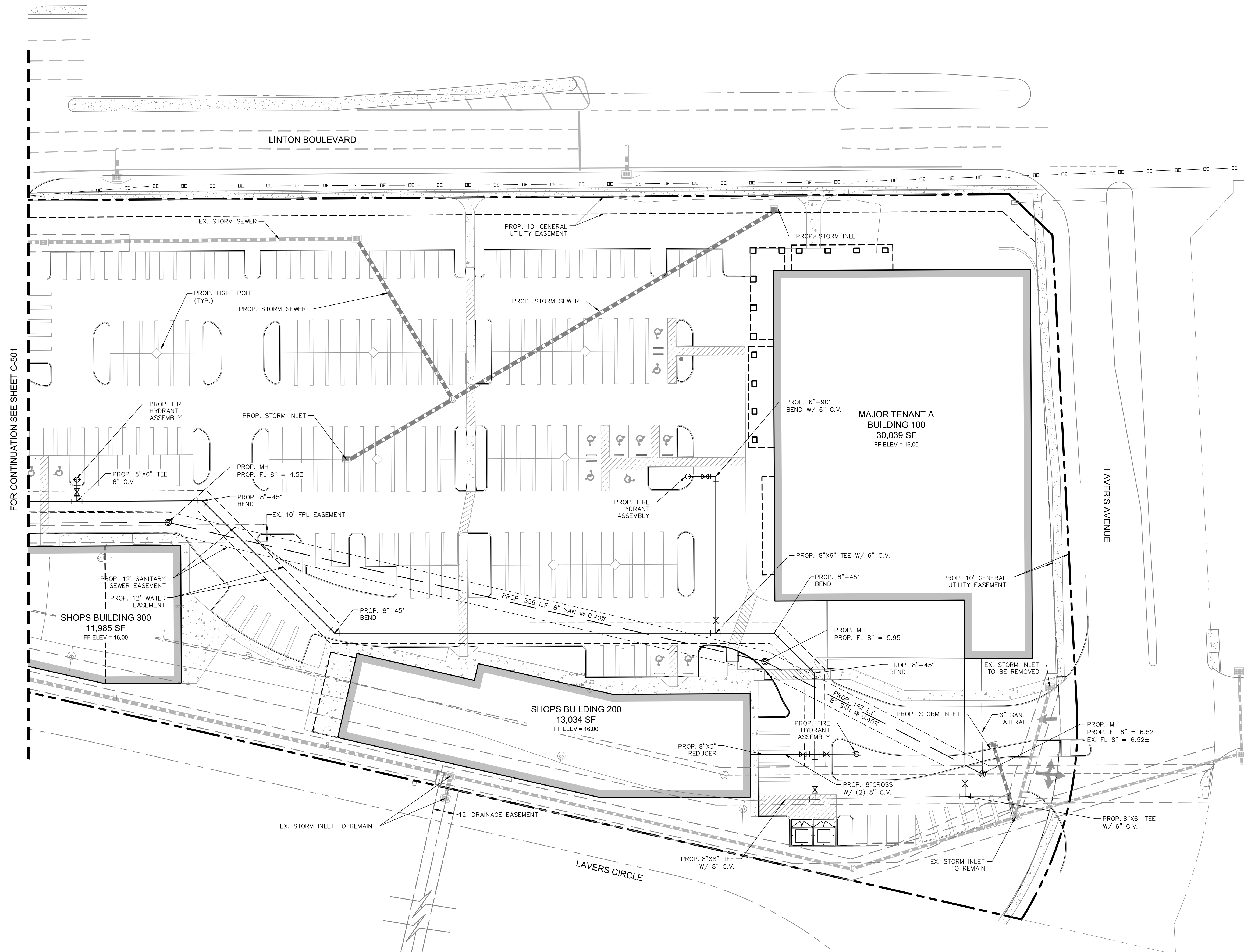
Plotted By: King, Devin Sheet Set: DELRAY PLAZA Layout: C-500 UTILITY PLAN April 20, 2017 12:18:29pm K:\VRB_LDEV\47591000 - Lavers International Plaza\CAD\PlanSheets\C-500 UTILITY PLAN.dwg
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UTILITY NOTES

1. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
3. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
4. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
5. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.
6. PROPOSED UTILITIES ARE TO BE UNDERGROUND.

DELRAY PLAZA PREPARED FOR S.J. COLLINS	FLORIDA DELRAY BEACH	OVERALL UTILITY PLAN	KHA PROJECT 147591000 DATE 04-20-2017 SCALE AS SHOWN DESIGNED BY DDK DRAWN BY DDK CHECKED BY DBC	LICENSED PROFESSIONAL DERRICK B. CAVE FLORIDA LICENSE NUMBER 56400 DATE: 04/20/2017	Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 0000696	REVISIONS	No.	BY	DATE



- ## UTILITY NOTES
1. THE CONTRACTOR SHALL PROTECT EXISTING UNDERGROUND UTILITIES AND APPURTENANCES FROM DAMAGE DURING CONSTRUCTION OPERATIONS.
 2. THE LOCATION OF EXISTING UTILITIES, STORM DRAINAGE STRUCTURES AND OTHER ABOVE AND BELOW-GRADE IMPROVEMENTS ARE APPROXIMATE AS SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION, SIZE AND INVERT ELEVATIONS OF SUCH PRIOR TO THE START OF CONSTRUCTION.
 3. GAS, PHONE AND ELECTRIC SERVICES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DRY UTILITY COMPANIES MAY ALTER THE DESIGN LAYOUT DURING THEIR REVIEW.
 4. CONTRACTOR SHALL ADJUST EXISTING VALVES AND OTHER APPURTENANCES TO FINAL GRADE. ALL SURFACE UTILITIES TO REMAIN SHALL HAVE TRAFFIC-RATED LIDS IN PAVEMENT AREAS.
 5. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF DELRAY BEACH UTILITIES DIVISION.
 6. PROPOSED UTILITIES ARE TO BE UNDERGROUND.

DELRAY PLAZA
PREPARED FOR
S.J. COLLINS

DELRAY BEACH

UTILITY PLAN

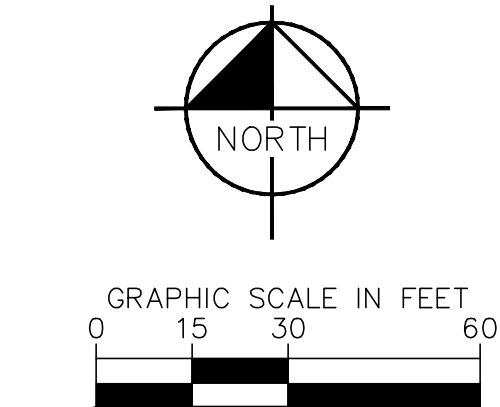
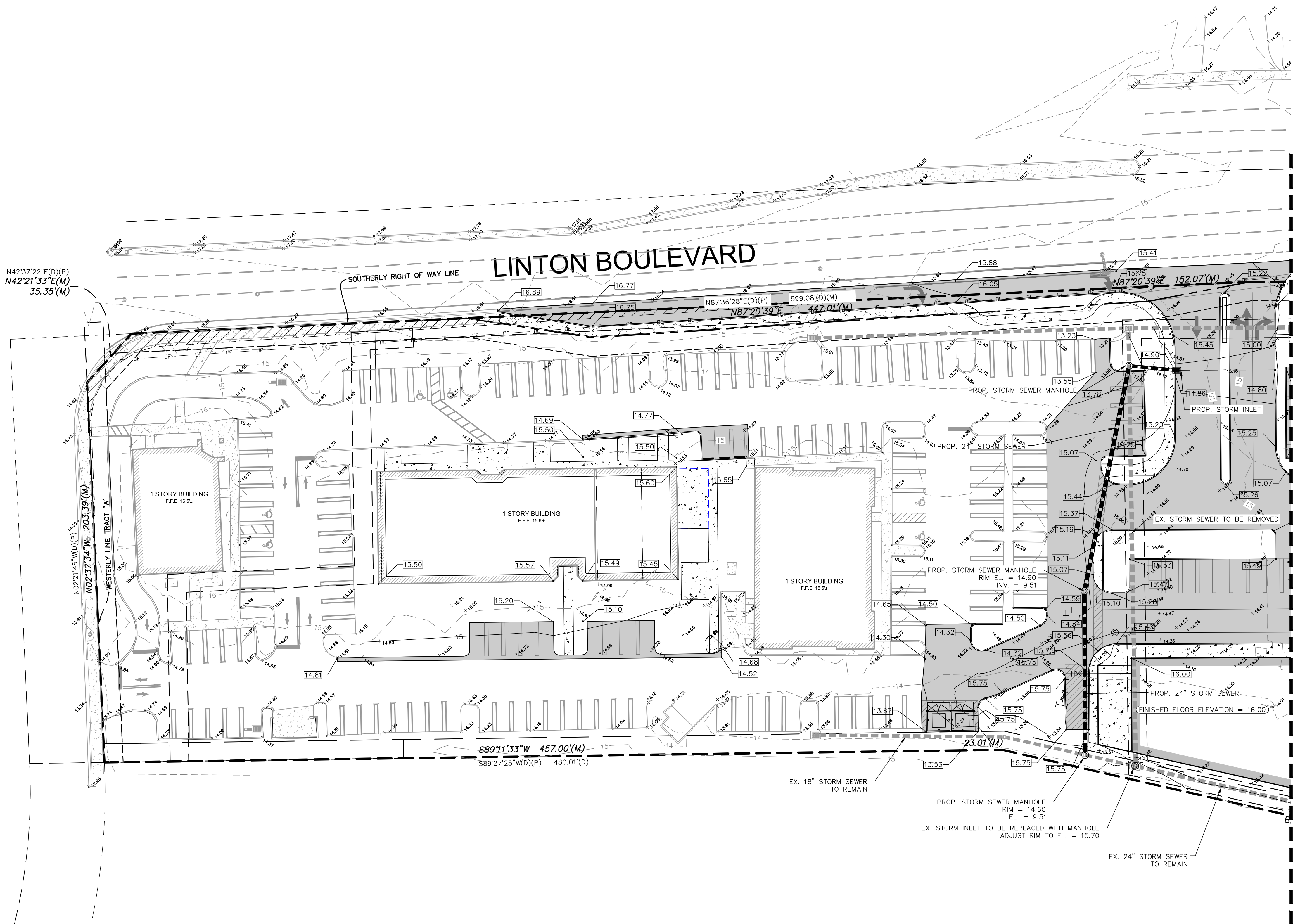
KHA PROJECT 147591000	DATE 04-20-2017	LICENSED PROFESSIONAL
SCALE AS SHOWN	DESIGNED BY DDK	DERRICK B. CAVE
DRAWN BY DDK	CHECKED BY DRC	FLORIDA LICENSE NUMBER 56400
		DATE: 04/20/2017

Kimley»»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

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Plotted By: King, Devin Sheet Set: DELRAY PLAZA LAYOUT: C-601 PAVING GRADING AND DRAINAGE PLAN April 20, 2017 12:39:39pm K:\VRB\LEVA\147591000 - Lavers International Plaza\CAD\PlanSheets\C-600 PAVING GRADING AND DRAINAGE PLAN.dwg
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- LEGEND**
- GRADE BREAK
 - 21.82 PROPOSED GRADE (EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED)
 - x 20.1 EXISTING GRADES (FROM SURVEY)
 - DRAINAGE FLOW DIRECTION
 - TS TOP OF SIDEWALK GRADE
 - TC TOP OF CURB GRADE
 - ME MATCH EXISTING ELEVATION
 - HP DENOTES HIGH POINT
 - SD STORM DRAIN PIPE
 - (0-XXX) DRAINAGE STRUCTURE NUMBER
 - PROPOSED LIGHT POLE
 - PROPOSED ASPHALT PAVEMENT
 - STANDARD CONCRETE SIDEWALK

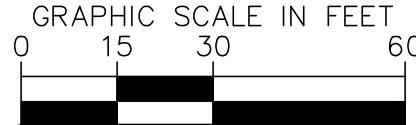
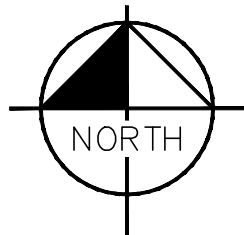
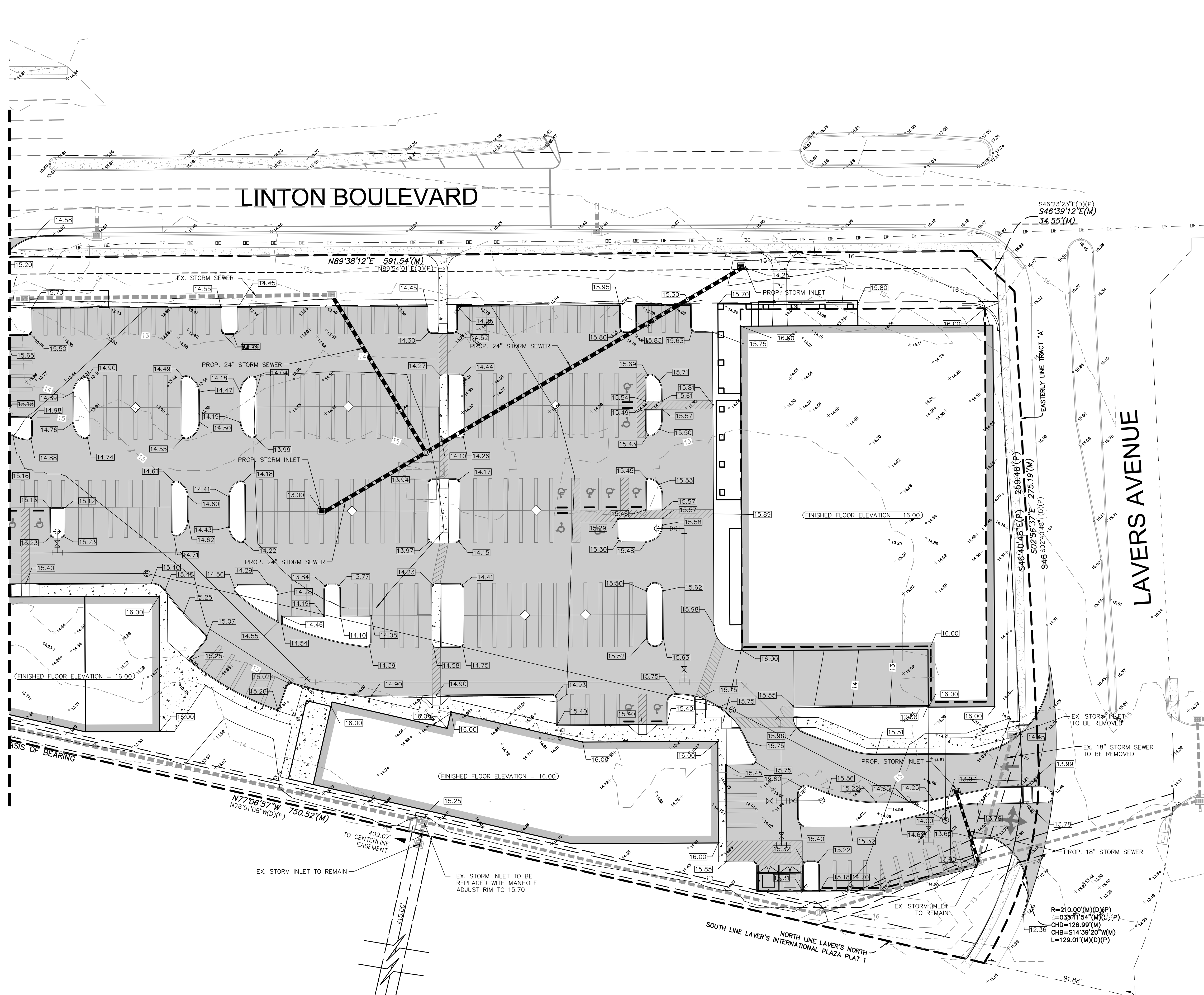
NOTES:

- CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS WITHIN PAVED AREAS OF SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
- ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
- ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- SPOT ELEVATIONS ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- EXISTING GRADES HAVE BEEN TAKEN FROM A SURVEY PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC., DATED NOVEMBER 22, 2016. ELEVATIONS BASED ON NAVD '88 DATUM.
- STORM DRAIN PIPE SHALL BE AS FOLLOWS:
 - A. RCP CLASS III PER ASTM C-76
 - B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
 - 48" AND SMALLER SHALL BE 3/4"x3/4"x7'-12" CORRUGATION
 - 16 GA WITH A MINIMUM THICKNESS OF 0.064"
 - 54" AND LARGER SHALL BE 3/4"x3/4"x7'-12" CORRUGATION
 - 14 GA WITH A MINIMUM THICKNESS OF 0.075"
 - C. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294
 - JOINTS SHALL BE WATER TIGHT
 - ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT
- ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
 - A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
 - B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280. CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND SUB PIPE DETAIL
 - C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
- ALL CURBS ARE STANDARD 0.5' WIDE, AND TOP OF CURB ELEVATION IS 0.5' ABOVE TOP OF PAVEMENT UNLESS OTHERWISE NOTED.

DELRAY PLAZA PREPARED FOR S.J. COLLINS	FLORIDA	PAVING GRADING AND DRAINAGE PLAN	KHA PROJECT 147591000	DATE 04-20-2017	SCALE AS SHOWN	DESIGNED BY DDK	DRAWN BY DDK	CHECKED BY DBC	LICENSED PROFESSIONAL DERRICK B. CAVE	© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 0000696	Kimley»Horn	No.	REVISIONS	BY	DATE

Plotted By: King, Devin Sheet Set: DELRAY PLAZA, LAYOUT C-602 PAVING GRADING AND DRAINAGE PLAN April 20, 2017 12:42:28pm K:\VRB-LDEV\147591000 - Lovers International Plaza\CAD\PlanSheets\C-602 PAVING GRADING AND DRAINAGE PLAN.dwg
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FOR CONTINUATION SEE SHEET C-601



LEGEND

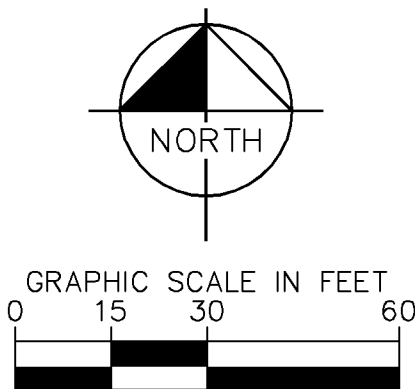
- GRADE BREAK
- PROPOSED GRADE (EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED)
- EXISTING GRADES (FROM SURVEY)
- DRAINAGE FLOW DIRECTION
- TS TOP OF SIDEWALK GRADE
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- SD STORM DRAIN PIPE
- DRAINAGE STRUCTURE NUMBER
- PROPOSED LIGHT POLE
- PROPOSED ASPHALT PAVEMENT
- STANDARD CONCRETE SIDEWALK

NOTES:

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 - FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280. CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
 - NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.

KHA PROJECT 147591000		DATE 04-20-2017		SCALE AS SHOWN		DESIGNED BY DDK		DRAWN BY DDK		CHECKED BY DBC		LICENCED PROFESSIONAL DERRICK B. CAVE		© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 0000696		REVISIONS		DATE		BY			
PAVING GRADING AND DRAINAGE PLAN														FLORIDA		DELAY PLAZA PREPARED FOR S.J. COLLINS		SHEET NUMBER C-602					

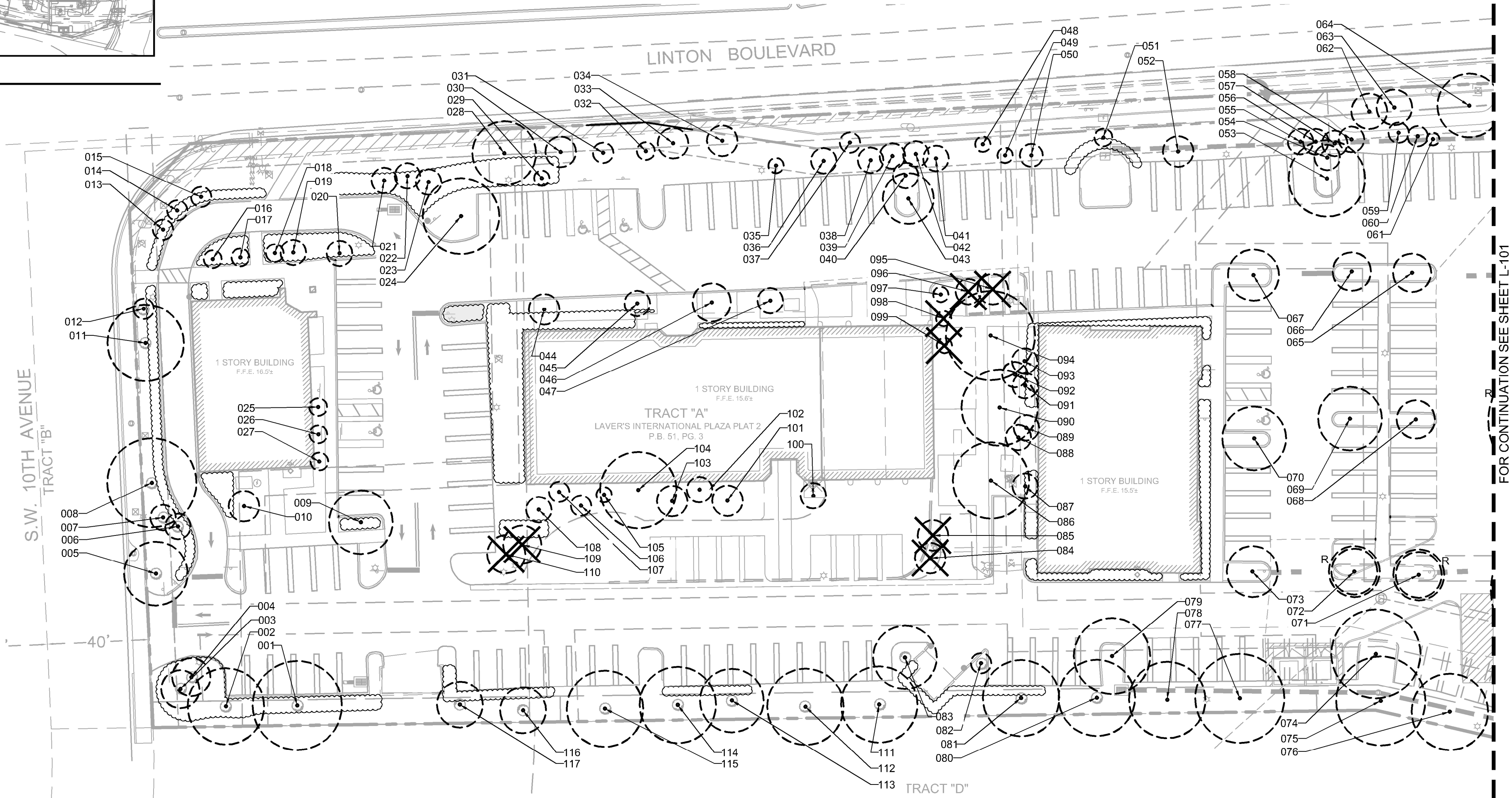
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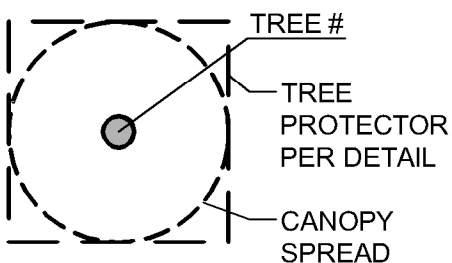
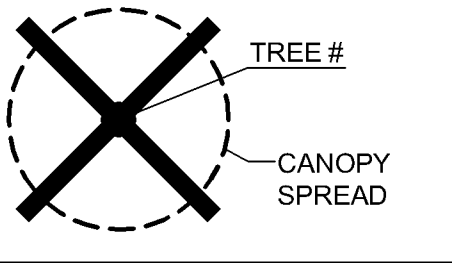
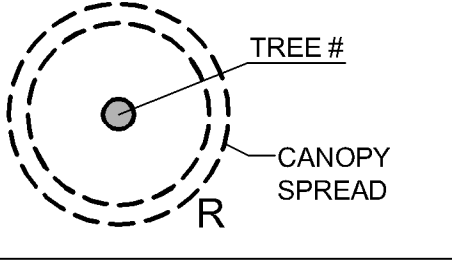
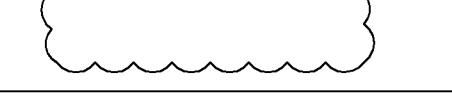

LAVERS INTERNATIONAL PLAZA TREE DISPOSITION TABLE							
No.	Botanical Name	Common Name	DBH (in.)	SPREAD (ft)	HEIGHT (ft.)	Condition Rating	Disposition
1	Bucida buceras	Black Olive	20	35	40	85%	Remain
2	Bucida buceras	Black Olive	20	30	40	55%	Remain
3	Syagrus romanzoffiana	Queen Palm		15	15	60%	Remain
4	Syagrus romanzoffiana	Queen Palm		15	25	60%	Remain
5	Bucida buceras	Black Olive	20	25	25	70%	Remain
6	Washingtonia robusta	Washingtonian Palm		10	45	70%	Remain
7	Washingtonia robusta	Washingtonian Palm		10	25	70%	Remain
8	Bucida buceras	Black Olive	22	35	40	85%	Remain
9	Quercus virginiana	Southern Live Oak	13	25	25	75%	Remain
10	Ligustrum japonicum	Ligustrum	1@6, 1@5, 1@4, 2@3	12	15	70%	Remain
11	Bucida buceras	Black Olive	16	30	30	70%	Remain
12	Conocarpus erectus 'sericeus'	Silver Buttonwood	5	8	12	50%	Remain
13	Ligustrum japonicum	Ligustrum	1@4, 1@3, 1@2	8	7	45%	Remain
14	Ligustrum japonicum	Ligustrum	2@4, 1@3, 1@2	8	9	60%	Remain
15	Ligustrum japonicum	Ligustrum	1@6, 1@4	8	9	60%	Remain
16	Ptchosperma elegans	Solitaire Palm		7	18	90%	Remain
17	Ptchosperma elegans	Solitaire Palm		7	18	90%	Remain
18	Ptchosperma elegans	Solitaire Palm		7	18	90%	Remain
19	Ligustrum japonicum	Ligustrum	1@5, 2@4, 1@2	10	8	80%	Remain
20	Ligustrum japonicum	Ligustrum	5@5	10	8	20%	Remain
21	Sabal palmetto	Sabal Palm		10	15	80%	Remain
22	Sabal palmetto	Sabal Palm		10	15	80%	Remain
23	Sabal palmetto	Sabal Palm		10	13	80%	Remain
24	Conocarpus erectus	Green Buttonwood	18	30	35	70%	Remain
25	Ptchosperma elegans	Solitaire Palm		8	20	80%	Remain
26	Ptchosperma elegans	Solitaire Palm		8	20	80%	Remain
27	Ptchosperma elegans	Solitaire Palm		8	20	80%	Remain
28	Cupaniopsis anacardioides	Carrotwood	12	25	25	75%	Remain
29	Conocarpus erectus 'sericeus'	Silver Buttonwood	4	6	10	50%	Remain
30	Tabebuia heterophylla	Pink Tabebuia	12	12	22	30%	Remain
31	Conocarpus erectus 'sericeus'	Silver Buttonwood	4	8	10	65%	Remain
32	Conocarpus erectus 'sericeus'	Silver Buttonwood	4	7	9	60%	Remain
33	Tabebuia heterophylla	Pink Tabebuia	7	12	20	50%	Remain
34	Tabebuia heterophylla	Pink Tabebuia	5	12	20	45%	Remain
35	Ligustrum japonicum	Ligustrum	4	6	8	40%	Remain
36	Ligustrum japonicum	Ligustrum	1@6, 1@5, 1@3	10	12	85%	Remain
37	Conocarpus erectus 'sericeus'	Silver Buttonwood	4	8	14	60%	Remain
38	Sabal palmetto	Sabal Palm		10	20	75%	Remain
39	Sabal palmetto	Sabal Palm		10	25	75%	Remain
40	Sabal palmetto	Sabal Palm		10	30	75%	Remain

LAYERS INTERNATIONAL PLAZA TREE DISPOSITION TABLE							
No.	Botanical Name	Common Name	DBH (in.)	SPREAD (ft)	HEIGHT (ft.)	Condition Rating	Disposition
41	<i>Sabal palmetto</i>	Sabal Palm		10	30	75%	Remain
42	<i>Sabal palmetto</i>	Sabal Palm		10	20	75%	Remain
43	<i>Quercus virginiana</i>	Southern Live Oak	13	20	30	80%	Remain
44	<i>Ligustrum japonicum</i>	Ligustrum	1@8, 2@7	12	14	60%	Remain
45	<i>Ligustrum japonicum</i>	Ligustrum	6	10	14	45%	Remain
46	<i>Ligustrum japonicum</i>	Ligustrum	1@7, 1@4	15	14	65%	Remain
47	<i>Ligustrum japonicum</i>	Ligustrum	2@4, 1@3	10	14	65%	Remain
48	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttonwood	4	6	8	55%	Remain
49	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttonwood	4	6	8	55%	Remain
50	<i>Tabebuia heterophylla</i>	Pink Tabebuia	10	9	25	55%	Remain
51	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttonwood	6	7	8	55%	Remain
52	<i>Tabebuia heterophylla</i>	Pink Tabebuia	8	12	20	60%	Remain
53	<i>Swietenia mahogani</i>	Mahogany	20	30	40	80%	Remain
54	<i>Sabal palmetto</i>	Sabal Palm		10	20	80%	Remain
55	<i>Sabal palmetto</i>	Sabal Palm		10	20	80%	Remain
56	<i>Sabal palmetto</i>	Sabal Palm		10	25	80%	Remain
57	<i>Sabal palmetto</i>	Sabal Palm		10	20	80%	Remain
58	<i>Sabal palmetto</i>	Sabal Palm		10	15	80%	Remain
59	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttonwood	4	8	14	70%	Remain
60	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttonwood	4	8	14	70%	Remain
61	<i>Ligustrum japonicum</i>	Ligustrum	4	5	7	20%	Remain
62	<i>Tabebuia heterophylla</i>	Pink Tabebuia	5	14	25	55%	Remain
63	<i>Tabebuia heterophylla</i>	Pink Tabebuia	6	14	30	70%	Remain
64	<i>Tabebuia caraiba</i>	Yellow Tabebuia	16	25	35	75%	Remain
65	<i>Quercus virginiana</i>	Southern Live Oak	8	15	25	60%	Remain
66	<i>Quercus virginiana</i>	Southern Live Oak	8	15	25	40%	Remain
67	<i>Quercus virginiana</i>	Southern Live Oak	10	20	25	80%	Remain
68	<i>Quercus virginiana</i>	Southern Live Oak	7	15	22	40%	Remain
69	<i>Quercus virginiana</i>	Southern Live Oak	11	25	25	70%	Remain
70	<i>Quercus virginiana</i>	Southern Live Oak	7	25	25	70%	Remain
71	<i>Quercus virginiana</i>	Southern Live Oak	12	20	25	75%	Relocate
72	<i>Quercus virginiana</i>	Southern Live Oak	10	20	25	70%	Relocate
73	<i>Quercus virginiana</i>	Southern Live Oak	11	20	25	45%	Remain
74	<i>Pongam pinnata</i>	Pongam Tree	12	35	35	80%	Remain
75	<i>Bucida buceras</i>	Black Olive	16	35	50	80%	Remain
76	<i>Bucida buceras</i>	Black Olive	14	30	30	35%	Remain
77	<i>Bucida buceras</i>	Black Olive	22	35	45	70%	Remain
78	<i>Bucida buceras</i>	Black Olive	24	30	45	70%	Remain
79	<i>Pongam pinnata</i>	Pongam Tree	14	30	35	55%	Remain
80	<i>Bucida buceras</i>	Black Olive	16	30	45	65%	Remain
81	<i>Bucida buceras</i>	Black Olive	20	30	40	70%	Remain
82	<i>Tabebuia heterophylla</i>	Pink Tabebuia	4	8	12	35%	Remain
83	<i>Pongam pinnata</i>	Pongam Tree	12	25	25	45%	Remain

* SEE
CONTINUATION ON
SHEET L-102



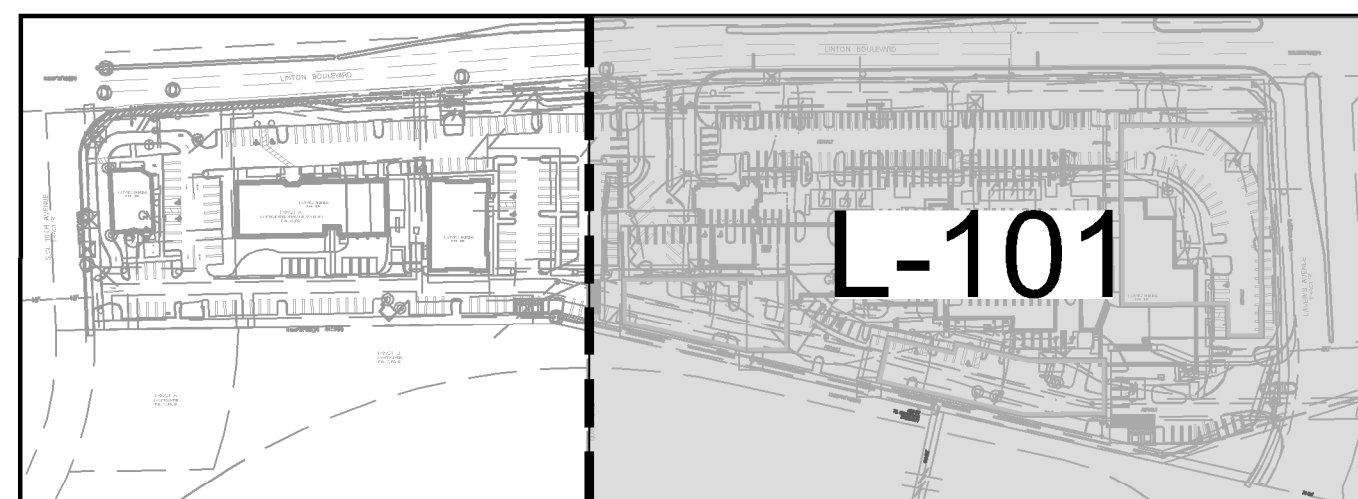
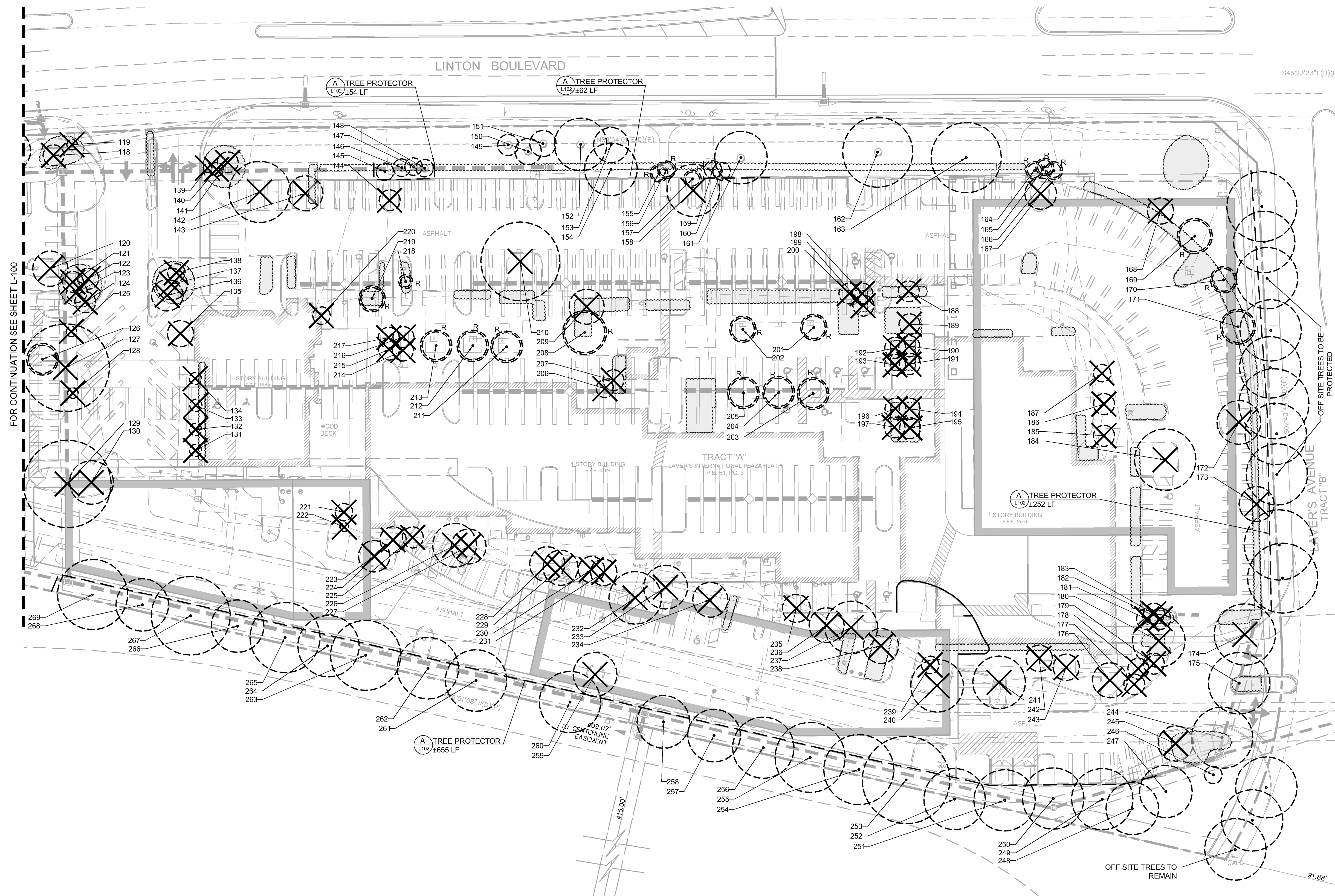
FOR CONTINUATION SEE SHEET L-101

TREE DISPOSITION LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RELOCATED
	EXISTING SHRUBS TO REMAIN
	EXISTING SHRUBS TO BE REMOVED

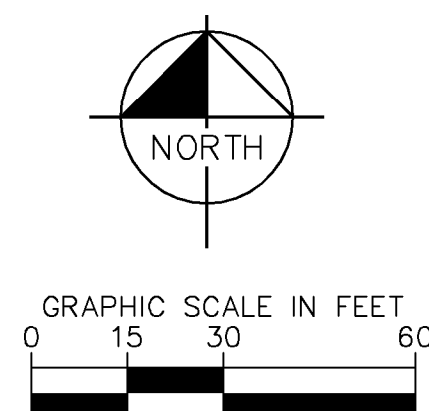
TREE DISPOSITION SUMMARY	
TREES TO BE REMOVED	53
DBH TO BE REMOVED	DBH FOR TREES \geq 8" DBH: 525" DBH FOR TREES $<$ 8" DBH: 78" <hr/> TOTAL DBH REMOVED: 603 INCHES
PALMS TO BE REMOVED	45
TREES TO BE RELOCATED	(3) LIVE OAKS (6) YELLOW TABEBUIAS <hr/> 9 TREES
PALMS TO BE RELOCATED	(8) ROYAL PALMS (7) SABAL PALMS <hr/> 15 PALMS

TREE MITIGATION SUMMARY		
	REQUIRED	PROVIDED
DBH TO BE REPLACED	603 INCHES	(48) GUMBO LIMBOS @ 5" CAL = 240 INCHES (23) SILVER BUTTWOODS @ 3" CAL = 69 INCHES (2) ROYAL POINCIANA @ 5" CAL = 10 INCHES (20) GRAPE MYRTLES @ 3" CAL = 60 INCHES (16) LIGUSTRUMS @ 3" CAL = 48 INCHES (1) LIVE OAKS @ 5" CAL = 55 INCHES (2) YELLOW TABEBUIA @ 3" CAL = 6 INCHES (16) PINK TABEBUIAS @ 3.5 " CAL = 56 INCHES <hr/> 544 INCHES REPLACED ON SITE (525" FOR TREES 8" OR GREATER, 19" FOR TREES LESS THAN 8")
PALMS TO BE REPLACED	45	(11) ALEXANDER PALMS (6) PYGMY DATE PALMS (12) ROYAL PALMS (13) SABAL PALMS (3) MONTGOMERY PALMS <hr/> 45 PALMS REPLACED ON SITE
DELRAY BEACH TREE TRUST FUND CONTRIBUTION	603" - 544" = <u>59 INCHES</u>	59 INCHES x \$350 = <u>\$20,650</u> <ul style="list-style-type: none"> • \$350/CALIFER INCH FOR TREES REMOVED UNDER 8" DBH • \$450/CALIFER INCH FOR TREE REMOVED AT OR GREATER THAN 8" DBH

TREE TRUST FUND VALUES PER SECTION 4.6.19(5)(d) OF
THE DELRAY BEACH LAND DEVELOPMENT REGULATIONS

LANDSCAPE MAP
NTS

TREE DISPOSITION LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RELOCATED
	EXISTING SHRUBS TO REMAIN
	EXISTING SHRUBS TO BE REMOVED

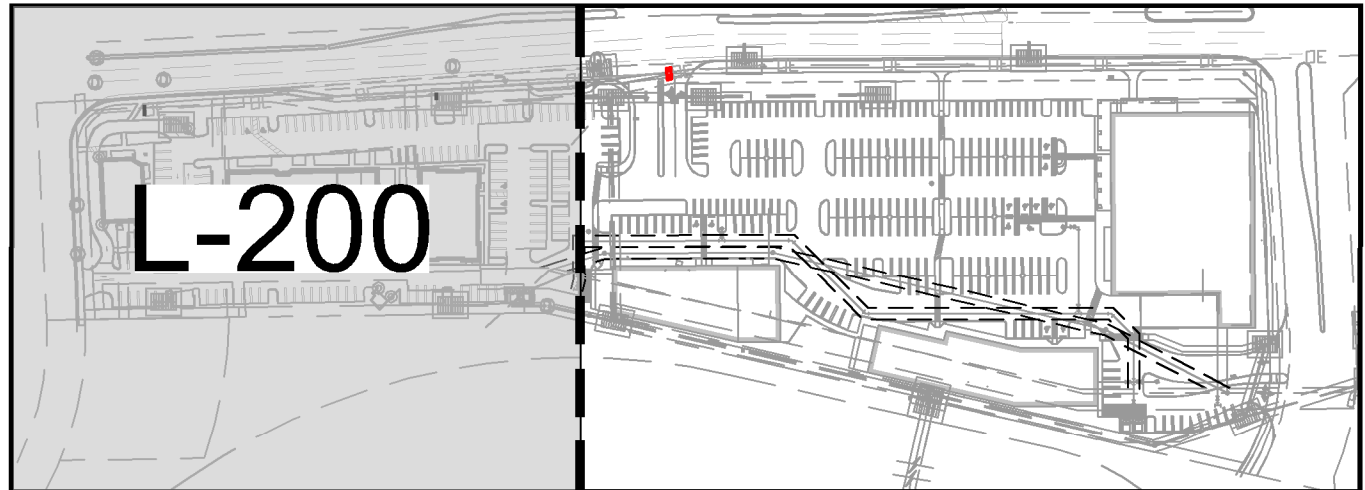
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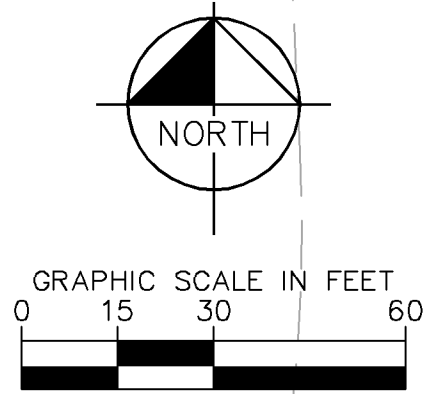
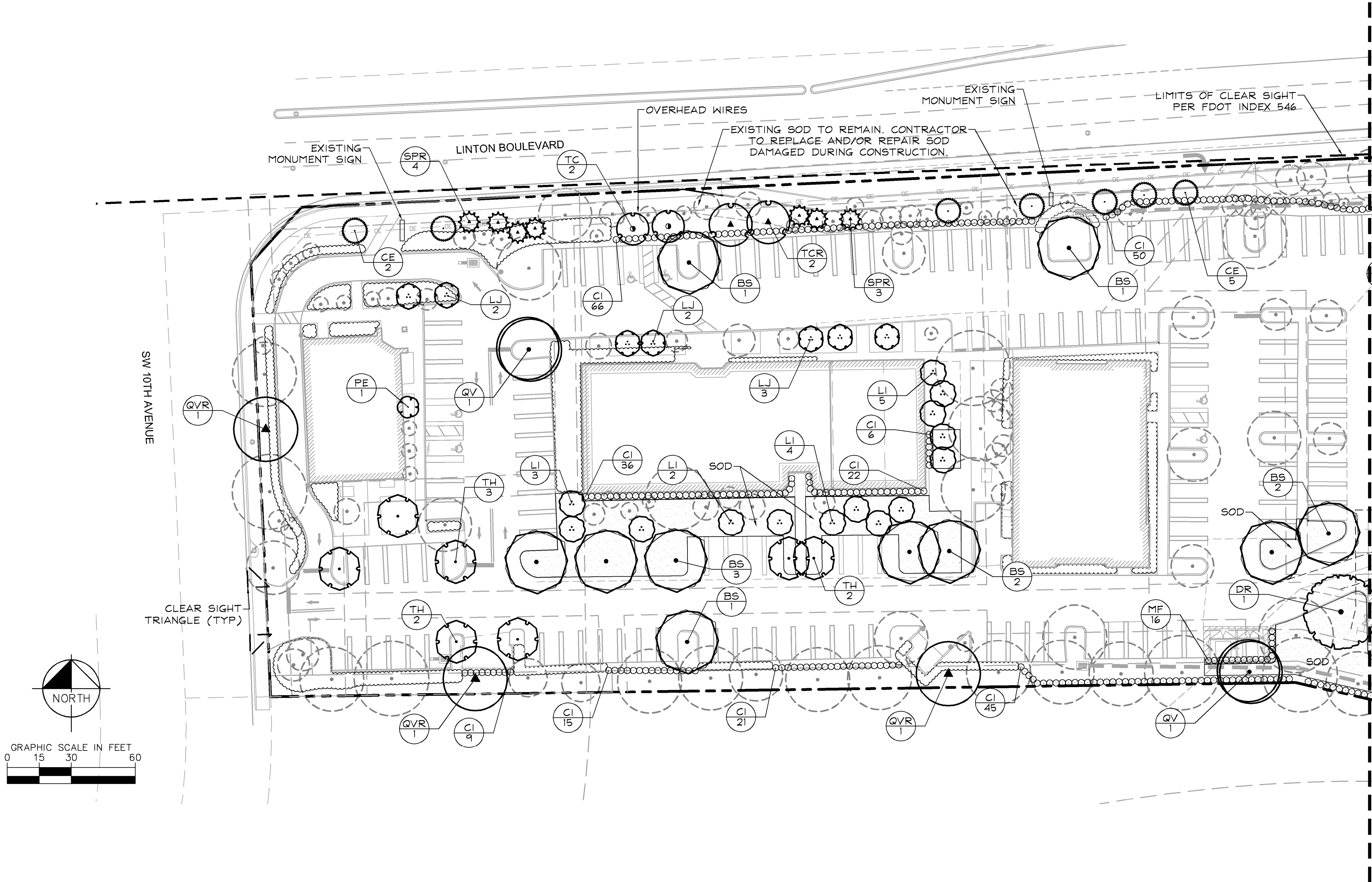
LAVERS INTERNATIONAL PLAZA TREE DISPOSITION TABLE							
No.	Botanical Name	Common Name	DBH (in.)	SPREAD (ft)	HEIGHT (ft.)	Condition Rating	Disposition
84	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	45%	Remove
85	<i>Syagrus romanzoffiana</i>	Queen Palm		12	15	45%	Remove
86	<i>Ficus. Spp</i>	Ficus	12	30	35	65%	Remain
87	<i>Sabal palmetto</i>	Sabal Palm		10	28	80%	Remain
88	<i>Sabal palmetto</i>	Sabal Palm		10	25	80%	Remain
89	<i>Sabal palmetto</i>	Sabal Palm		10	20	80%	Remain
90	<i>Ficus. Spp</i>	Ficus	34	30	35	80%	Remain
91	<i>Sabal palmetto</i>	Sabal Palm		10	20	80%	Remain
92	<i>Sabal palmetto</i>	Sabal Palm		10	20	80%	Remain
93	<i>Sabal palmetto</i>	Sabal Palm		10	20	180%	Remain
94	<i>Ficus. Spp</i>	Ficus	24	35	40	65%	Remain
95	<i>Conocarpus erectus</i>	Green Buttonwood	5	12	18	80%	Remove/Mitigate
96	<i>Conocarpus erectus</i>	Green Buttonwood	5	10	18	80%	Remove/Mitigate
97	<i>Conocarpus erectus</i>	Green Buttonwood	4	6	12	70%	Remain
98	<i>Conocarpus erectus</i>	Green Buttonwood	4	6	12	70%	Remove/Mitigate
99	<i>Conocarpus erectus</i>	Green Buttonwood	4	6	12	70%	Remove/Mitigate
100	<i>Sabal palmetto</i>	Sabal Palm		10	14	70%	Remain
101	<i>Conocarpus erectus</i>	Green Buttonwood	5	12	20	75%	Remain
102	<i>Quercus virginiana</i>	Southern Live Oak	4	10	20	60%	Remain
103	<i>Conocarpus erectus</i>	Green Buttonwood	4	12	12	50%	Remain
104	<i>Quercus virginiana</i>	Southern Live Oak	12	30	30	50%	Remain
105	<i>Conocarpus erectus</i>	Green Buttonwood	4	6	12	25%	Remain
106	<i>Conocarpus erectus</i>	Green Buttonwood	4	8	12	40%	Remain
107	<i>Conocarpus erectus</i>	Green Buttonwood	4	8	15	50%	Remain
108	<i>Ligustrum japonicum</i>	Ligustrum	2@6, 1@5	10	15	70%	Remain
109	<i>Syagrus romanzoffiana</i>	Queen Palm		15	25	60%	Remove/Mitigate
110	<i>Syagrus romanzoffiana</i>	Queen Palm		15	25	60%	Remove/Mitigate
111	<i>Bucida buceras</i>	Black Olive	14	30	30	45%	Remain
112	<i>Bucida buceras</i>	Black Olive	14	30	35	55%	Remain
113	<i>Bucida buceras</i>	Black Olive	12	25	25	30%	Remain
114	<i>Bucida buceras</i>	Black Olive	15	30	35	60%	Remain
115	<i>Bucida buceras</i>	Black Olive	12	30	30	60%	Remain
116	<i>Conocarpus erectus</i>	Green Buttonwood	6	18	25	50%	Remain
117	<i>Conocarpus erectus</i>	Green Buttonwood	10	18	20	45%	Remain
118	<i>Syagrus romanzoffiana</i>	Queen Palm		12	20	65%	Remove/Mitigate
119	<i>Phoenix roebelenii</i>	Pygmy Date Palm		5	5	80%	Remove/Mitigate
120	<i>Pongam pinnata</i>	Pongam Tree	12	20	20	70%	Remove/Mitigate
121	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	80%	Remove/Mitigate
122	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	80%	Remove/Mitigate
123	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	80%	Remove/Mitigate
124	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	80%	Remove/Mitigate
125	<i>Tabebuia heterophylla</i>	Pink Tabebuia	4	6	10	40%	Remove/Mitigate
126	<i>Quercus virginiana</i>	Southern Live Oak	7	18	20	75%	Relocate
127	<i>Bucida buceras</i>	Black Olive	20	50	50	85%	Remove/Mitigate
128	<i>Tabebuia heterophylla</i>	Pink Tabebuia	4	5	10	50%	Remove/Mitigate
129	<i>Bucida buceras</i>	Black Olive	28	50	45	85%	Remove/Mitigate
130	<i>Pongam pinnata</i>	Pongam Tree	10	25	30	80%	Remove/Mitigate
131	<i>Lagerstroemia indica</i>	Crape Myrtle	2@2, 1@1	7	12	45%	Remove/Mitigate
132	<i>Lagerstroemia indica</i>	Crape Myrtle	3@2, 3@1	7	12	45%	Remove/Mitigate
133	<i>Lagerstroemia indica</i>	Crape Myrtle	3@2, 3@1	7	12	45%	Remove/Mitigate
134	<i>Lagerstroemia indica</i>	Crape Myrtle	6@1	5	12	45%	Remove/Mitigate
135	<i>Pandus utilis</i>	Screw Pine	4@6	15	28	85%	Remove/Mitigate
136	<i>Syagrus romanzoffiana</i>	Queen Palm		18	30	80%	Remove/Mitigate
137	<i>Syagrus romanzoffiana</i>	Queen Palm		18	28	80%	Remove/Mitigate
138	<i>Syagrus romanzoffiana</i>	Queen Palm		10	15	45%	Remove/Mitigate
139	<i>Phoenix roebelenii</i>	Pygmy Date Palm		5	6	60%	Remove/Mitigate
140	<i>Syagrus romanzoffiana</i>	Queen Palm		8	25	45%	Remove/Mitigate
141	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	45%	Remove/Mitigate
142	<i>Bucida buceras</i>	Black Olive	20	35	45	80%	Remove/Mitigate
143	<i>Bucida buceras</i>	Black Olive	12	20	30	40%	Remove/Mitigate
144	<i>Conocarpus erectus</i>	Green Buttonwood	5	12	15	85%	Remove/Mitigate
145	<i>Sabal palmetto</i>	Sabal Palm		10	25	80%	Remain
146	<i>Sabal palmetto</i>	Sabal Palm		10	25	80%	Remain
147	<i>Sabal palmetto</i>	Sabal Palm		10	25	80%	Remain
148	<i>Sabal palmetto</i>	Sabal Palm		10	25	80%	Remain
149	<i>Tabebuia heterophylla</i>	Pink Tabebuia	5	12	15	50%	Remain
150	<i>Tabebuia heterophylla</i>	Pink Tabebuia	8	15	20	65%	Remain
151	<i>Tabebuia heterophylla</i>	Pink Tabebuia	6	15	20	60%	Remain
152	<i>Conocarpus erectus</i>	Green Buttonwood	18	30	35	60%	Remain
153	<i>Conocarpus erectus</i>	Green Buttonwood	12	20	30	50%	Remain
154	<i>Bucida buceras</i>	Black Olive	22	30	35	65%	Remain
155	<i>Sabal palmetto</i>	Sabal Palm		10	18	80%	Relocate
156	<i>Sabal palmetto</i>	Sabal Palm		10	22	80%	Relocate
157	<i>Sabal palmetto</i>	Sabal Palm		10	30	80%	Relocate
158	<i>Pongam pinnata</i>	Pongam Tree	12	30	30	65%	Remove/Mitigate
159	<i>Sabal palmetto</i>	Sabal Palm		10	18	80%	Remain
160	<i>Sabal palmetto</i>	Sabal Palm		10	18	80%	Remain
161	<i>Bucida buceras</i>	Black Olive	18	30	45	60%	Remain
162	<i>Bucida buceras</i>	Black Olive	24	40	45	85%	Remain
163	<i>Bucida buceras</i>	Black Olive	24	40	45	85%	Remain
164	<i>Sabal palmetto</i>	Sabal Palm		10	18	80%	Relocate
165	<i>Sabal palmetto</i>	Sabal Palm		10	23	80%	Relocate
166	<i>Sabal palmetto</i>	Sabal Palm		10	20	80%	Relocate
167	<i>Pongam pinnata</i>	Pongam Tree	14	18	30	60%	Remove/Mitigate
168	<i>Tabebuia caraiba</i>	Yellow Tabebuia	8	15	18	45%	Remove/Mitigate
169	<i>Tabebuia caraiba</i>	Yellow Tabebuia	12	20	18	65%	Relocate
170	<i>Tabebuia caraiba</i>	Yellow Tabebuia	10	15	20	65%	Relocate
171	<i>Tabebuia caraiba</i>	Yellow Tabebuia	11	20	20	65%	Relocate
172	<i>Pongam pinnata</i>	Pongam Tree	12	25	28	70%	Remove/Mitigate
173	<i>Pongam pinnata</i>	Pongam Tree	10	20	25	50%	Remove/Mitigate
174	<i>Bucida buceras</i>	Black Olive	22	35	40	70%	Remove/Mitigate
175	<i>Bucida buceras</i>	Black Olive	18	35	40	75%	Remain
176	<i>Pongam pinnata</i>	Pongam Tree	16	20	30	45%	Remove
177	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
178	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	60%	Remove/Mitigate
179	<i>Syagrus romanzoffiana</i>	Queen Palm		12	32	60%	Remove/Mitigate
180	<i>Pongam pinnata</i>	Pongam Tree	18	30	35	70%	Remove/Mitigate

LAVERS INTERNATIONAL PLAZA TREE DISPOSITION TABLE							
No.	Botanical Name	Common Name	DBH (in.)	SPREAD (ft)	HEIGHT (ft.)	Condition Rating	Disposition
181	<i>Syagrus romanzoffiana</i>	Queen Palm		12	30	60%	Remove/Mitigate
182	<i>Syagrus romanzoffiana</i>	Queen Palm		12	35	60%	Remove/Mitigate
183	<i>Syagrus romanzoffiana</i>	Queen Palm		12	40	60%	Remove/Mitigate
184	<i>Pongam pinnata</i>	Pongam Tree	22	35	35	65%	Remove/Mitigate
185	<i>Callistemon citrinus</i>	Bottlebrush	4@4	12	25	35%	Remove/Mitigate
186	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
187	<i>Syagrus romanzoffiana</i>	Queen Palm		10	30	45%	Remove/Mitigate
188	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
189	<i>Syagrus romanzoffiana</i>	Queen Palm		10	18	45%	Remove/Mitigate
190	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
191	<i>Syagrus romanzoffiana</i>	Queen Palm		12	28	60%	Remove/Mitigate
192	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
193	<i>Syagrus romanzoffiana</i>	Queen Palm		12	28	60%	Remove/Mitigate
194	<i>Syagrus romanzoffiana</i>	Queen Palm		15	25	60%	Remove/Mitigate
195	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
196	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
197	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
198	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
199	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
200	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
201	<i>Roystonea regia</i>	Royal Palm		15	35	90%	Relocate
202	<i>Roystonea regia</i>	Royal Palm		15	35	90%	Relocate
203	<i>Roystonea regia</i>	Royal Palm		18	40	90%	Relocate
204	<i>Roystonea regia</i>	Royal Palm		18	40	90%	Relocate
205	<i>Roystonea regia</i>	Royal Palm		18	40	90%	Relocate
206	<i>Syagrus romanzoffiana</i>	Queen Palm		10	25	60%	Remove/Mitigate
207	<i>Syagrus romanzoffiana</i>	Queen Palm		12	28	60%	Remove/Mitigate
208	<i>Tabebuia cariba</i>	Yellow Tabebuia	18	25	28	60%	Relocate
209	<i>Tabebuia cariba</i>	Yellow Tabebuia	14	20	28	70%	Relocate
210	<i>Simarouba glauca</i>	Paradise Tree	24	45	40	80%	Remove/Mitigate
211	<i>Roystonea regia</i>	Royal Palm		18	40	90%	Relocate
212	<i>Roystonea regia</i>	Royal Palm		18	40	90%	Relocate
213	<i>Roystonea regia</i>	Royal Palm		18	40	90%	Relocate
214	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
215	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
216	<i>Syagrus romanzoffiana</i>	Queen Palm		12	25	60%	Remove/Mitigate
217	<i>Syagrus romanzoffiana</i>	Queen Palm		12	12	60%	Remove/Mitigate
218	<i>Sabal palmetto</i>	Sabal Palm		8	7	40%	Relocate
219	<i>Tabebuia cariba</i>	Yellow Tabebuia	8	15	15	60%	Relocate
220	<i>Syagrus romanzoffiana</i>	Queen Palm	10	10	45	45%	Remove/Mitigate
221	<i>Ligustrum japonicum</i>	Ligustrum	5	10	12	45%	Remove/Mitigate
222	<i>Ligustrum japonicum</i>	Ligustrum	4	4	8	20%	Remove/Mitigate
223	<i>Pongam pinnata</i>	Pongam Tree	10	18	20	60%	Remove/Mitigate
224	<i>Conocarpus erectus</i>	Green Buttonwood	8	15	25	60%	Remove/Mitigate
225	<i>Conocarpus erectus</i>	Green Buttonwood	5	12	25	60%	Remove/Mitigate
226	<i>Conocarpus erectus</i>	Green Buttonwood	11	25	30	80%	Remove/Mitigate
227	<i>Conocarpus erectus</i>	Green Buttonwood	9	20	25	50%	Remove/Mitigate
228	<i>Conocarpus erectus</i>	Green Buttonwood	5	20	25	65%	Remove/Mitigate
229	<i>Conocarpus erectus</i>	Green Buttonwood	5	18	25	65%	Remove/Mitigate
230	<i>Conocarpus erectus</i>	Green Buttonwood	5	15	25	45%	Remove/Mitigate
231	<i>Conocarpus erectus</i>	Green Buttonwood	5	15	25	45%	Remove/Mitigate
232	<i>Pongam pinnata</i>	Pongam Tree	16	30	30	70%	Remove/Mitigate
233	<i>Pongam pinnata</i>	Pongam Tree	10	25	30	70%	Remove/Mitigate
234	<i>Conocarpus erectus</i>	Green Buttonwood	8	20	30	70%	Remove/Mitigate
235	<i>Conocarpus erectus</i>	Green Buttonwood	10	16	20	70%	Remove/Mitigate
236	<i>Pongam pinnata</i>	Pongam Tree	12	20	30	45%	Remove/Mitigate
237	<i>Pongam pinnata</i>	Pongam Tree	24	30	40	70%	Remove/Mitigate
238	<i>Pongam pinnata</i>	Pongam Tree	13	20	30	70%	Remove/Mitigate
239	<i>Syagrus romanzoffiana</i>	Queen Palm		10	18	30%	Remove/Mitigate
240	<i>Pongam pinnata</i>	Pongam Tree	18	30	35	80%	Remove/Mitigate
241	<i>Pongam pinnata</i>	Pongam Tree	20	30	30	65%	Remove/Mitigate
242	<i>Conocarpus erectus 'sericeus'</i>	Silver Buttonwood	1@4, 1@3	15	20	80%	Remove/Mitigate
243	<i>Conocarpus erectus</i>	Green Buttonwood	10	15	30	80%	Remove/Mitigate
244	<i>Bucida buceras</i>	Black Olive	14	30	35	70%	Remain
245	<i>Callistemon citrinus</i>	Bottlebrush	1@8, 1@6	20	20	40%	Remove/Mitigate
246	<i>Syagrus romanzoffiana</i>	Queen Palm		15	20	60%	Remain
247	<i>Bursera simaruba</i>	Gumbo Limbo	14	25	25	75%	Remain
248	<i>Bucida buceras</i>	Black Olive	12	30	35	80%	Remain
249	<i>Bucida buceras</i>	Black Olive	22	35	45	85%	Remain
250	<i>Bucida buceras</i>	Black Olive	24	35	45	85%	Remain
251	<i>Bucida buceras</i>	Black Olive	20	35	45	85%	Remain
252	<i>Bucida buceras</i>	Black Olive	20	35	40	85%	Remain
253	<i>Bucida buceras</i>	Black Olive	24	50	50	85%	Remain
254	<i>Bucida buceras</i>	Black Olive	24	40	45	85%	Remain
255	<i>Bucida buceras</i>	Black Olive	24	40	45	85%	Remain
256	<i>Bucida buceras</i>	Black Olive	30	35	50	85%	Remain
257	<i>Bucida buceras</i>	Black Olive	24	30	40	75%	Remain
258	<i>Bucida buceras</i>	Black Olive	16	30	35	75%	Remain
259	<i>Pongam pinnata</i>	Pongam Tree	10	25	20	55%	Remove
260	<i>Bucida buceras</i>	Black Olive	28	35	55	85%	Remain
261	<i>Bucida buceras</i>	Black Olive	14	30	45	75%	Remain
262	<i>Bucida buceras</i>	Black Olive	24	35	45	85%	Remain
263	<i>Bucida buceras</i>	Black Olive	18	40	45	65%	Remain
264	<i>Bucida buceras</i>	Black Olive	18	35	45	80%	Remain
265	<i>Bucida buceras</i>	Black Olive	30	40	45	80%	Remain
266	<i>Bucida buceras</i>	Black Olive	20	30	35	70%	Remain
267	<i>Bucida buceras</i>	Black Olive	24	45	45	85%	Remain
268	<i>Bucida buceras</i>	Black Olive	14	30	30	60%	Remain
269	<i>Bucida buceras</i>	Black Olive	20	40	45	85%	Remain

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LANDSCAPE MAP
NTS



PLANT SCHEDULE

TREES	COMMON NAME
BS	Gumbo Limbo
CE	Silver Buttonwood
DR	Royal Poinciana
LI	Natchez Grape Myrtle
LJ	Ligustrum
QV	Southern Live Oak
QVR	Southern Live Oak
TC	Yellow Tabebuia
TCR	Yellow Tabebuia
TH	Pink Tabebuia
PALM TREES	COMMON NAME
PE	Alexander Palm
PR	Pygmy Date Palm
RR	Florida Royal Palm
RRR	Florida Royal Palm
SP	Sabal Palm
SPR	Sabal Palm
VI	Single Montgomery Palm
SHRUBS	COMMON NAME
AV	Variegated Shell Ginger
CF	Auntie Lou Ti Plant
CG	Small-Leaf Clusia
CI	Red Tip Cocoplum
CQ	Queen Emma Crinum
FG	Green Island Ficus
JN	Angel Wing Jasmine
MF	Simpson Stopper
SHRUB AREAS	COMMON NAME
PA	Blue Plumbago
PB	Burle Marx Philodendron
TF	Dwarf Fakahatchee Grass
GROUND COVERS	COMMON NAME
DT	Blueberry Flax Lily
IV	Dwarf Yaupon Holly
SOD	Floratam St. Augustine Sod
SEE FULL PLANT SCHEDULE ON SHEET L-202	



DELRAY PLAZA
PREPARED FOR
S.J. COLLINS

FLORIDA
DELRAY BEACH

SHEET NUMBER
L-200

LANDSCAPE PLAN

KHA PROJECT
147591000

DATE
04-20-2017

SCALE AS SHOWN

DESIGNED BY
SF

DRAWN BY
SF

CHECKED BY
JH

LICENSED PROFESSIONAL
JONATHAN D. HAIGH, PLA
FLORIDA LICENSE NUMBER
LA 6666795
DATE: 04/20/2017

Kimley»Horn

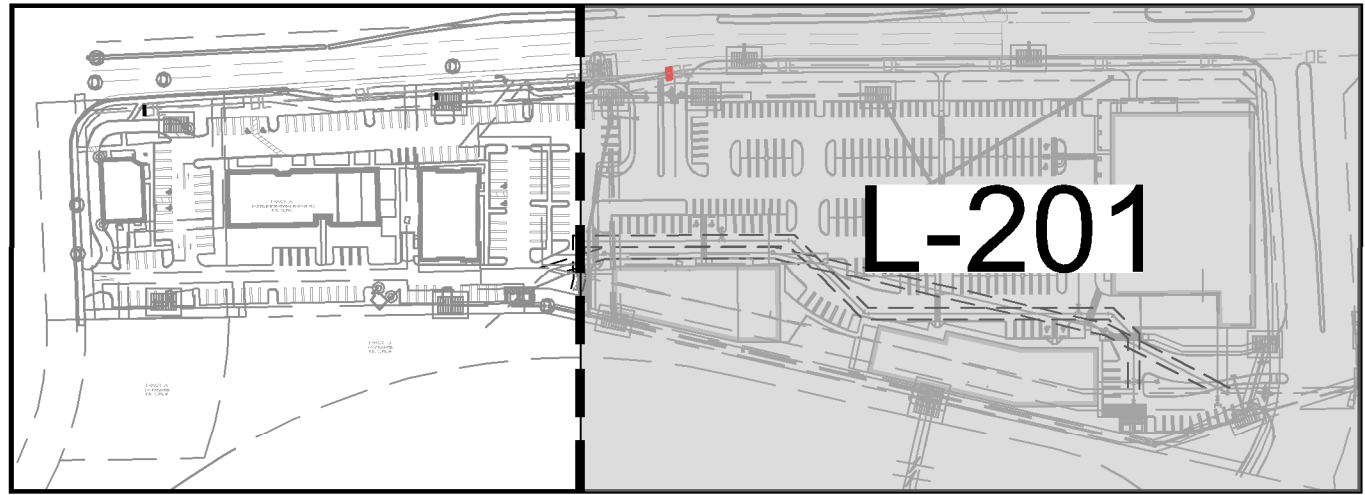
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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REVISIONS

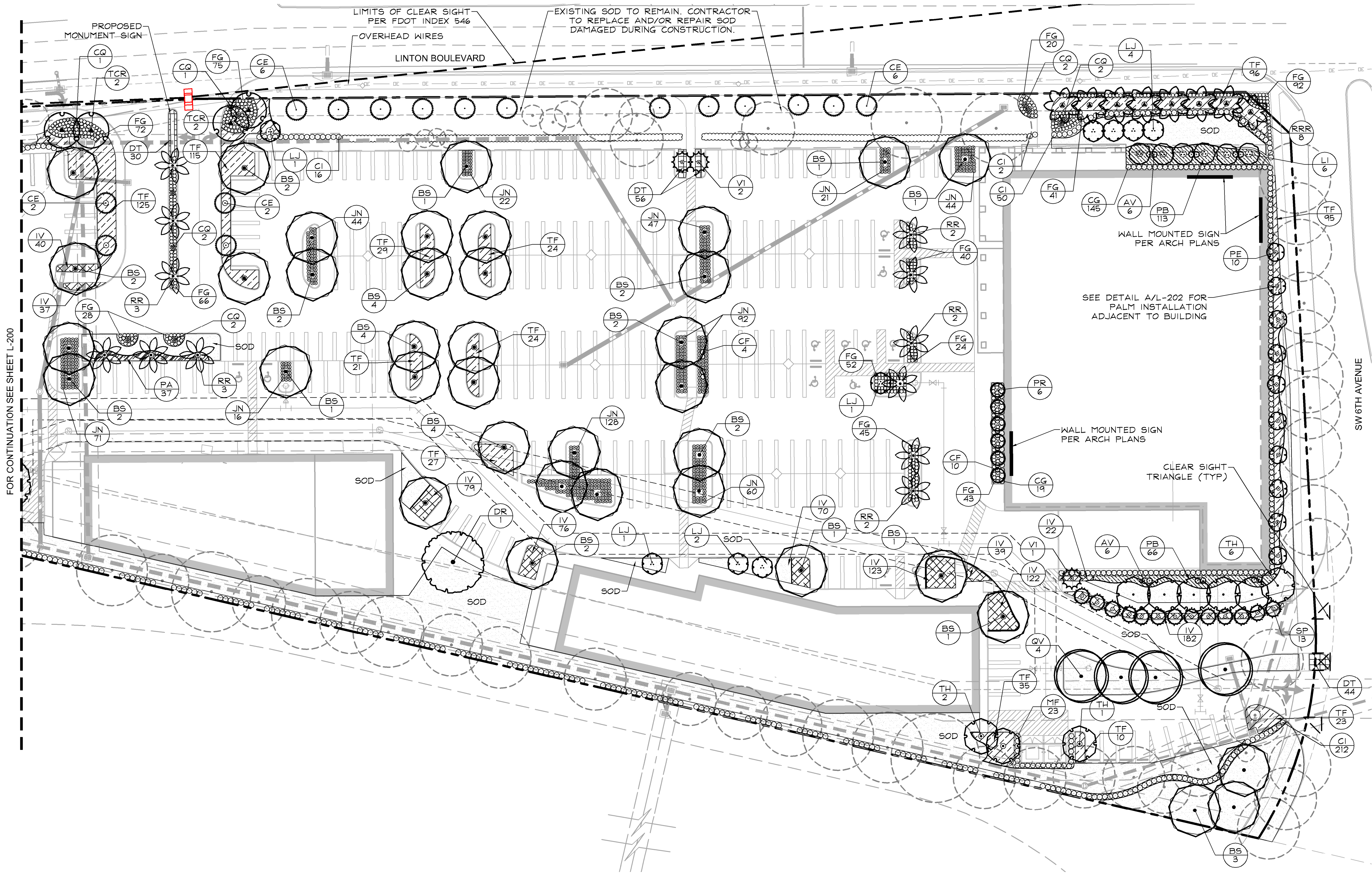
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BY

Plotted By: Cass, Derrida. Sheet: S&L-AVEERS INTERNATIONAL PLAZA. Layout: C-401 SITE PLAN. February 10, 2017. 08:11:30pm. K:\V&B LDEV\147591000 - Lavers International Plaza\CAD\PlanSheets\C-401 SITE PLAN.dwg. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

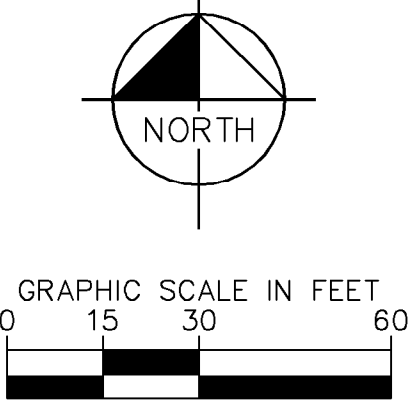
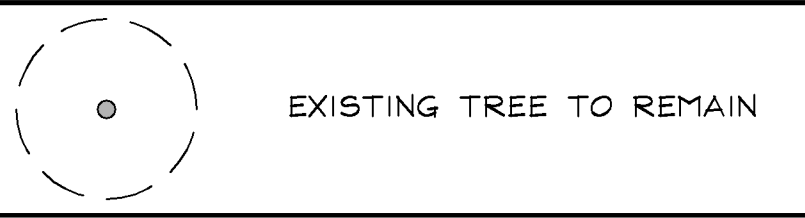


LANDSCAPE MAP
NTS



PLANT SCHEDULE

TREES	COMMON NAME
BS	Gumbo Limbo
CE	Silver Buttonwood
DR	Royal Poinciana
LI	Natchez Grape Myrtle
LJ	Ligustrum
QV	Southern Live Oak
QVR	Southern Live Oak
TC	Yellow Tabebuia
TCR	Yellow Tabebuia
TH	Pink Tabebuia
PALM TREES	COMMON NAME
PE	Alexander Palm
PR	Pygmy Date Palm
RR	Florida Royal Palm
RRR	Florida Royal Palm
SP	Sabal Palm
SPR	Sabal Palm
VI	Single Montgomery Palm
SHRUBS	COMMON NAME
AV	Variegated Shell Ginger
CF	Auntie Lou Ti Plant
CG	Small-Leaf Clusia
CI	Red Tip Cocoplum
CQ	Queen Emma Crinum
FG	Green Island Ficus
JN	Angel Wing Jasmine
MF	Simpson Stopper
SHRUB AREAS	COMMON NAME
PA	Blue Plumbago
PB	Burle Marx Philodendron
TF	Dwarf Fakahatchee Grass
GROUND COVERS	COMMON NAME
DT	Blueberry Flax Lily
IV	Dwarf Yaupon Holly
SOD	Floratan St. Augustine Sod
SEE FULL PLANT SCHEDULE ON SHEET L-202	



DELRAY PLAZA PREPARED FOR S.J. COLLINS DELRAY BEACH	LANDSCAPE PLAN	KHA PROJECT 147591000 DATE 04-20-2017 SCALE AS SHOWN DESIGNED BY SF DRAWN BY SF CHECKED BY JH	LICENCED PROFESSIONAL JONATHAN D. HAIGH, PLA FLORIDA LICENSE NUMBER LA 6666795 DATE: 04/20/2017	Kimley»Horn © 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 0000696	REVISIONS	BY
					No.	DATE

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE
BS	Bursera simaruba	Gumbo Limbo	B # B	5" Cal.	16' HT x 6' SPR	48	X
CE	Conocarpus erectus 'Sericeus' Standard. Prune to 4' CT	Silver Buttonwood	B # B	3" Cal.	12' HT x 5' SPR	23	X
DR	Delonix regia	Royal Poinciana	B # B	5" Cal.	18' HT x 7' SPR	2	
LI	Lagerstroemia x 'Natchez' Min. 3 Stems. 3" Cal total.	Natchez Crape Myrtle	B # B	3" Cal.	12' HT x 5' SPR	20	
LJ	Ligustrum japonicum Multi stem. 5 Stems. 3" Cal total, Prune to 4' CT	Ligustrum	B # B	3" Cal.	8' HT x 8' SPR	16	
QV	Quercus virginiana	Southern Live Oak	Cont.	5" Cal.	16' HT x 6' SPR	6	X
QVR	Quercus virginiana	Southern Live Oak	Relocated			3	X
TC	Tabebuia caraiba	Yellow Tabebuia	B # B	3" Cal.	16' HT x 5' SPR	2	
TCR	Tabebuia caraiba	Yellow Tabebuia	Relocated			6	
TH	Tabebuia heterophylla	Pink Tabebuia	B # B	3" Cal.	14' HT x 5' SPR	16	
PALM TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	NATIVE
PE	Ptychosperma elegans Single. Matching.	Alexander Palm	F.G.		10-12' GW	11	
PR	Phoenix roebelenii Triple	Pygmy Date Palm	F.G.		8' HT	6	X
RR	Roystonea regia	Florida Royal Palm	F.G.		18' GW	12	X
RRR	Roystonea regia	Florida Royal Palm	Relocated			8	X
SP	Sabal palmetto Slick Trunk. Stagger heights in groupings	Sabal Palm	F.G.		16-20' CT	13	X
SPR	Sabal palmetto	Sabal Palm	Relocated			7	
VI	Veitchia montgomeryana Single	Single Montgomery Palm	F.G.		20' HT	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE
AV	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	Cont.	36" O.C.	18"x18"	12	
CF	Cordyline fruticosa 'Auntie Lou' 5 PPP	Auntie Lou Ti Plant	7 gal	As Shown	36" HT	14	
CG	Clusia guttifera Shrub, full to base.	Small-Leaf Clusia	Cont.	36" O.C.	48" HT	164	X
CI	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	36" O.C.	24"x24"	550	X
CQ	Crinum augustum 'Queen Emma'	Queen Emma Crinum	Cont.	As Shown	36" HT	10	
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15"x15"	598	
JN	Jasminum nitidum	Angel Wing Jasmine	Cont.	24" O.C.	18"x18"	545	
MF	Myrcianthes fragrans	Simpson Stopper	Cont.	36" O.C.	24"x24"	39	X
SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE
PA	Plumbago articulata 'Imperial Blue'	Blue Plumbago	3 gal	30" O.C.	24"x24"	37	
PB	Philodendron burle-marxii	Burle Marx Philodendron	3 gal	30" O.C.	24" x 24"	179	
TF	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 gal	36" O.C.	18"x18"	624	X
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	QTY	NATIVE
DT	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 gal	18" O.C.	10" H.	130	
IV	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal	18" O.C.	10"x10"	790	X
SOD	Stenotaphrum secundatum 'Floratum'	Floratum St. Augustine Sod	sod			±28,735 sf	

PLANTING NOTES:

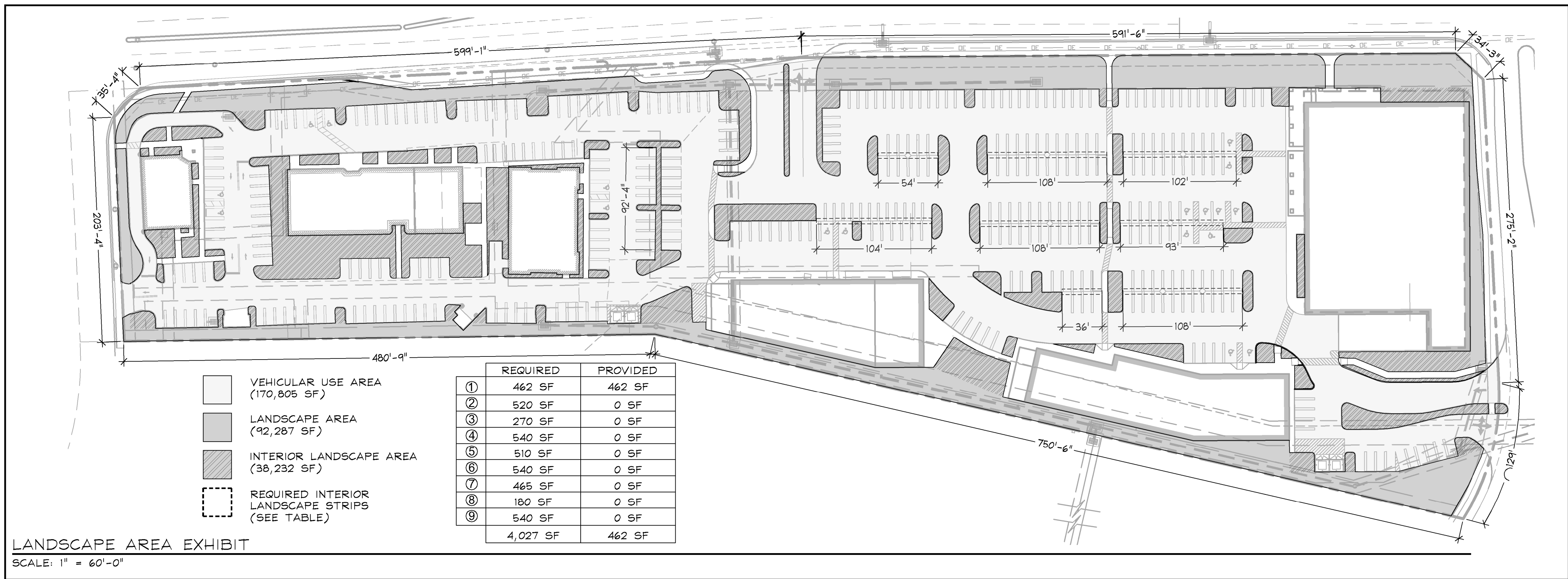
1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER AS ILLUSTRATED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I (CURRENT EDITION) BY THE FLORIDA DEPARTMENT OF AGRICULTURE
5. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
6. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
7. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
8. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
9. AN IRRIGATION PLAN WILL BE REQUIRED DURING THE BUILDING PERMITTING PHASE. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATED SPRINKLER SYSTEM THAT WILL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS AND GRASS TO BE MAINTAINED. ALL SYSTEMS SHALL BE DESIGNED TO ALLOW HEAD-TO-HEAD COVERAGE (ONE HUNDRED (100) PERCENT COVERAGE WITH ONE (100) PERCENT OVERLAP.
10. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS; LD 1.1 & LD 1.2
11. ALL AIR CONDITIONERS AND AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE SCREENED WITH SHRUBBERY PER DELRAY BEACH LDF 4.6.16(H)(7).

CITY OF DELRAY BEACH CODE REQUIREMENTS:

PER SEC. 4.6.16 OF THE DELRAY BEACH LAND DEVELOPMENT REGULATIONS
SITE AREA 212,222 SF (2.12 AC)

SITE AREA: 364,384 SF (8.48 AC)
IMPERVIOUS AREA: 277,102 SF | PERVIOUS AREA: 92,287 SF

IMPERVIOUS AREA: 277,102 SF IMPERVIOUS AREA: 92,287 SF	REQUIRED	PROVIDED
<p>4.6.16(D)(2)(c) - NATIVE SPECIES REQUIRED A PORTION OF ALL PLANT MATERIALS REQUIRED TO BE PLANTED SHALL BE NATIVE SPECIES. 50% OF THE REQUIRED TREE AND 25% OF ALL OTHER REQUIRED PLANT MATERIAL SHALL BE NATIVE.</p> <p>207 TREES/PALMS x 50% = <u>104 TREES/PALMS</u> 3,192 SHRUBS/GC x 25% = <u>798 SHRUBS/GC</u></p>	<p>104 TREES/PALMS</p> <p>798 SHRUBS/GC</p>	<p>125 TREES/PALMS (60%)</p> <p>2,167 SHRUBS/GC (68%)</p>
<p>4.6.16(E)(3) - TREES WHEN MORE THAN 10 TREES ARE REQUIRED TO BE PLANTED, A MIX OF SPECIES SHALL BE PROVIDED. 41+ REQUIRES TREES = <u>5 SPECIES</u></p>	5 SPECIES	13 SPECIES
<p>4.6.16(E)(6) - PALMS NO MORE THAN 50% OF THE REQUIRED TREES SHALL BE PALMS. THREE PALMS SHALL EQUAL ONE SHADE TREE. COCONUT PALMS AND ROYAL PALMS MAY BE CREDITED ON A ONE FOR ONE BASIS WITH SHADE TREES. 243 REQUIRED TREES X 50% = <u>122 PALMS MAX</u></p>	MAX 122 PALMS	45 PALMS
<p>4.6.16(E)(8) - LAWN GRASS NO MORE THAN 70% OF THE COMBINATION OF THE REQUIRED INTERIOR GREEN SPACE AND THE REQUIRED PERIMETER LANDSCAPE BUFFERS, SHALL BE PLANTED IN LAWN GRASS 92,287 SF LANDSCAPE AREA x 50% = <u>46,143 SF MAX</u></p>	MAX 42,643 SF	28,735 SF (PROPOSED)
<p>4.6.16(H)(3)(a) PERIMETER BUFFER A STRIP OF LAND AT LEAST 5' IN DEPTH SHALL BE LOCATED BETWEEN OFF STREET PARKING AND OTHER VEHICULAR USE AREAS, AND THE RIGHT-OF-WAY. LANDSCAPING SHALL CONSIST OF ONE TREE FOR EACH 30 LF, OR FRACTION THEREOF.</p> <p>NORTH: 1,095 LF / 30 = <u>37 TREES</u> EAST: 438 LF / 30 = <u>15 TREES</u> SOUTH: 1,231 LF / 30 = <u>41 TREES</u> WEST: 203 LF / 30 = <u>7 TREES</u></p>	<p>NORTH: 41 TREES</p> <p>EAST: 15 TREES</p> <p>SOUTH: 41 TREES</p> <p>WEST 7 TREES</p>	<p>NORTH: 32 PROP. 9 EXIST. EAST: 6 PROP. 1 EXIST. (1) 13 OFF SITE</p> <p>SOUTH: 5 PROP. 36 EXIST.</p> <p>WEST: 1 PROP. 6 EXIST.</p>
<p>4.6.16(H)(3)(g) INTERIOR LANDSCAPE AREA THE AMOUNT OF INTERIOR LANDSCAPING WITHIN OFF-STREET PARKING AREAS SHALL AMOUNT TO NO LESS THAN 10% OF THE TOTAL AREA USED FOR PARKING AND ACCESS WAYS. 170,805 SF PARKING x 10% = <u>17,080 SF INTERIOR LANDSCAPE</u></p>	17,080 SF	38,232 SF (2)
<p>4.6.16(H)(3)(h) INTERIOR LANDSCAPE TREES/PALMS THERE SHALL BE A GROUP OF PALMS OR A SHADE TREE FOR EVERY 125 SF OF REQUIRED INTERIOR LANDSCAPING. NO MORE THAN 25% SHALL BE PALMS.</p> <p>17,355 SF INTERIOR LA / 125 = <u>139 TREES/PALMS</u> 139 REQUIRED TREES/PALMS x 25% = <u>35 PALMS MAX</u> (ROYAL PALMS COUNTED AS ONE TREE)</p>	<p>139 TREES/PALMS</p> <p>35 PALMS MAX</p>	<p>63 EXIST TREES 31 EXIST PALMS + @ 3:1 = 10 PALMS + 118 PROP TREES 23 PROP PALMS + @ 3:1 = 8 PALMS <u>199 TREES TOTAL</u></p> <p>18 PALMS</p>
<p>TOTAL REQUIRED TREES</p> <p>41+15+41+7+139 = <u>243 TREES</u></p>	243 TREES	296 TREES
<p>4.6.16(H)(3)(i) LANDSCAPE ISLANDS ONE SHADE TREE SHALL BE PROVIDED IN EVERY ISLAND WITH A MINIMUM OF 75 SF OF SHRUBS/GROUNDCOVERS 76 LANDSCAPE ISLANDS x 1 TREE = <u>76 TREES</u> 76 LANDSCAPE ISLANDS x 75 SF = <u>5,700 SF SHRUBS/GC</u></p>	<p>76 TREES/PALMS (3)</p> <p>5,700 SF SHRUBS/GC</p>	<p>76 TREES/PALMS (3)</p> <p>8,599 SF SHRUBS/GC</p>
<p>4.6.16(H)(3)(k) INTERIOR LANDSCAPE STRIPS WHENEVER PARKING TIERS ABUT, THEY SHALL BE SEPARATED BY A MINIMUM 5' WIDE LANDSCAPE STRIP. (SEE EXHIBIT THIS SHEET)</p>	4,407 SF	462 SF (2)
<p>4.6.16(H)(4)(b) FOUNDATION PLANTING FOUNDATION TREES WITH SPECIFICATIONS RELATING TO A 26-35' STRUCTURE SHALL BE PLANTED ALONG THE BUILDING FACADE(S) THAT FACE A RIGHT-OF-WAY. MIN. TREE HEIGHT: 16'-18' MIN. PALM HEIGHT: 20'</p>	✓	✓



(1) OFF SITE TREES NOT COUNTED TOWARD REQUIREMENT

(2) DEFICIT AREA OF 3,945 SF INTERIOR LANDSCAPE STRIPS AS REQUIRED PER SECTION 4.6.16(H)(3)(k) IS ACCOUNTED FOR IN THE OVERALL INTERIOR LANDSCAPE AREA AS REQUIRED PER SECTION 4.6.16(H)(3)(g)

(3) 78 REQUIRED TREES IN LANDSCAPE ISLANDS PER SECTION 4.6.16(H)(3)(i) ARE INCLUDED IN THE TOTAL TREE COUNT FOR INTERIOR LANDSCAPE AREA IN SECTION 4.6.16.(H)(3)(i)

LANDSCAPE PLAN

DELRAY PLAZA
PREPARED FOR
S.J. COLLINS

SHEET NUMBER
L-202

KHA PROJECT 147591000	DATE 04-20-2017	JONATHAN D. HAIGH, PLA		LICENSED PROFESSIONAL
SCALE AS SHOWN	DESIGNED BY SF	FLORIDA LICENSE NUMBER LA 6666795		
DRAWN BY SF	CHECKED BY JH	DATE: 04/20/2017		

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DEIRAY BEACH

FLORIDA

REVISIONS

No

BY

Plotted By: Casey, David, Shreek, SELL LAVERS, INTERNATIONAL PLAZA, February 10, 2017, 08:11:30pm K:\VGB-LOE\VAL2591000 - Lower International Plaza\CAD\Plan\Sheets\C-400 SITE PLANTING.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS. INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA
STAKING/GUYING	FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 20% CLEAN FLORIDA MUCK AND 80% PARTS CLEAN SAND. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
2. MUCK (OR MUCKY PEAT) FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, AND OF A VERY HIGH ORGANIC CONTENT DERIVED FROM FLORIDA SOURCES; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
3. SAND FOR USE IN PREPARING SOIL MIXTURE SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB- BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 7 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Kimley»Horn

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DELAY PLAZA
PREPARED FOR
S.J. COLLINS

FLORIDA
DELAY BEACH

SHEET NUMBER
L-211

KHA PROJECT
147591000

DATE
04-20-2017

SCALE AS SHOWN

DESIGNED BY SF

DRAWN BY SF

CHECKED BY JH

LICENSED PROFESSIONAL

JONATHAN D. HAIGH, PLA

FLORIDA LICENSE NUMBER
LA 6666795

DATE: 04/20/2017

REVISIONS

NO.

DATE



FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)



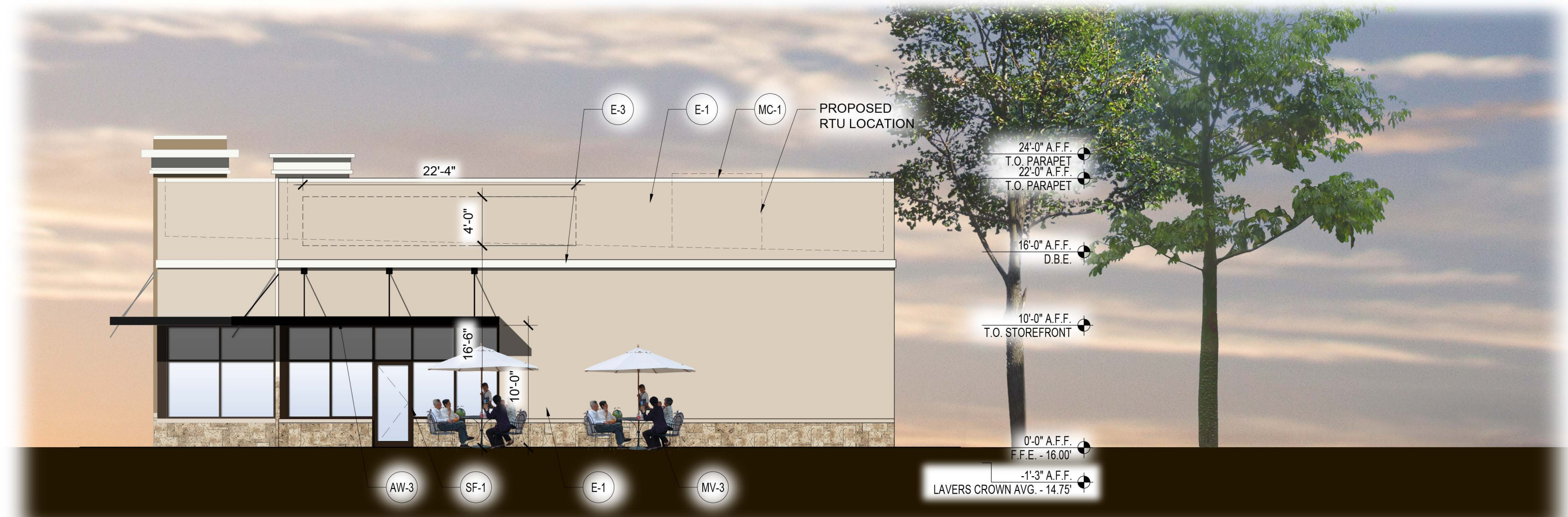
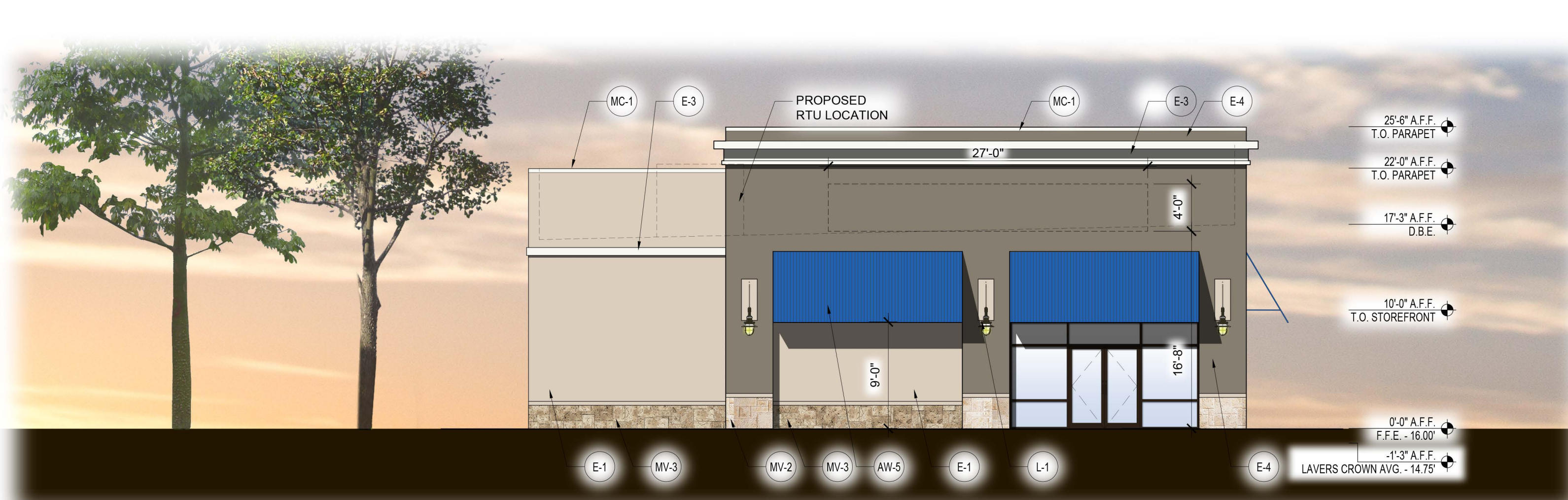
REAR ELEVATION (EAST)

DELRAY PLAZA

DELRAY BEACH, FL
CONCEPTUAL COLORED ELEVATIONS
APRIL 21, 2017
SCALE: 3/32" = 1'-0"

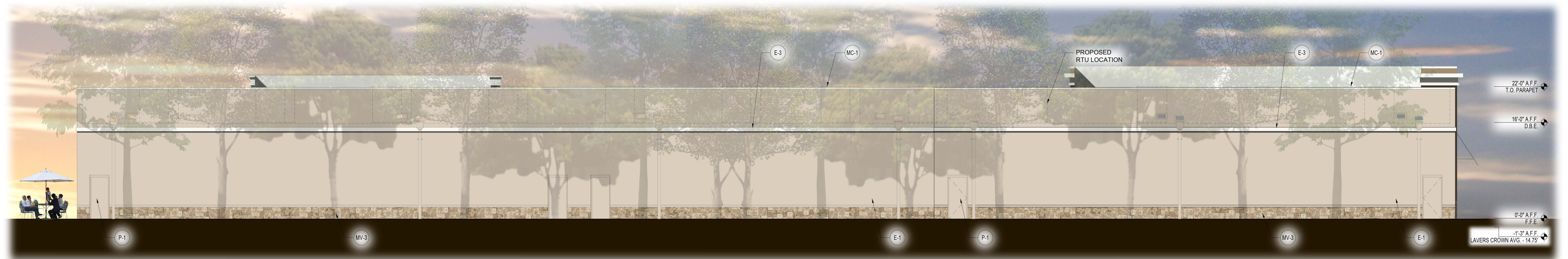


NORTH ELEVATION



EAST ELEVATION

WEST ELEVATION



SOUTH ELEVATION



DELRAY PLAZA

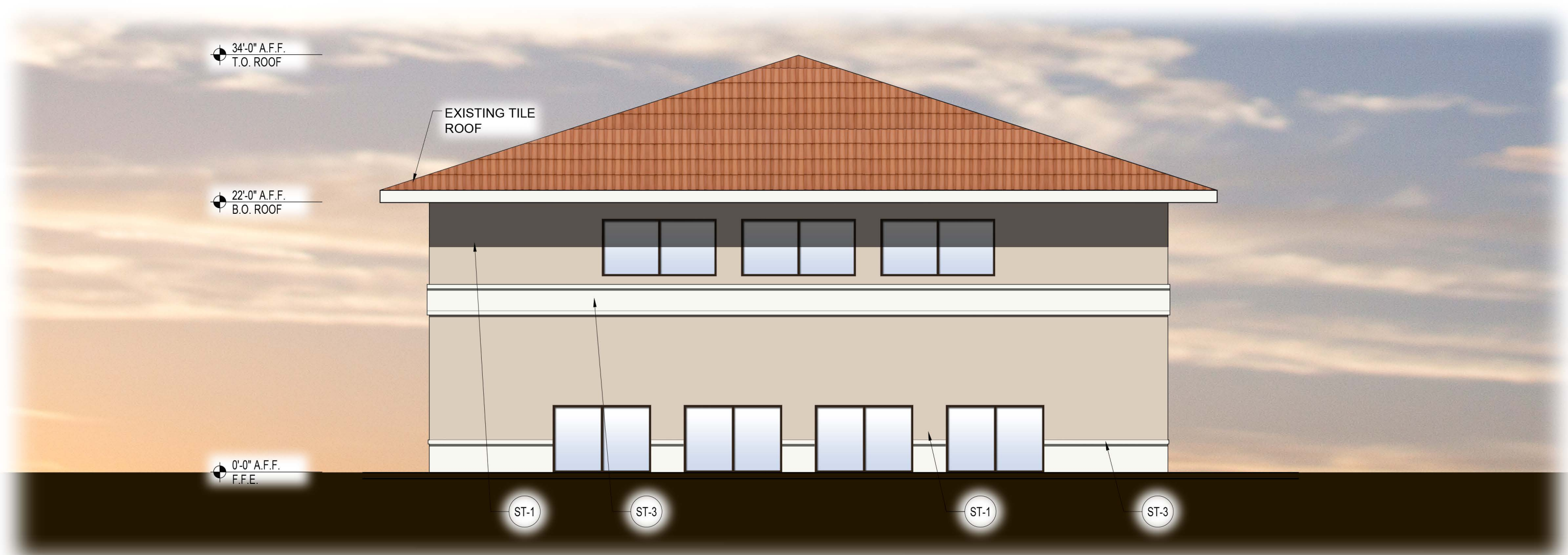
DELRAY BEACH, FL
BUILDING 200 CONCEPTUAL COLORED ELEVATIONS
APRIL 21, 2017
SCALE: 1/8" = 1'-0"



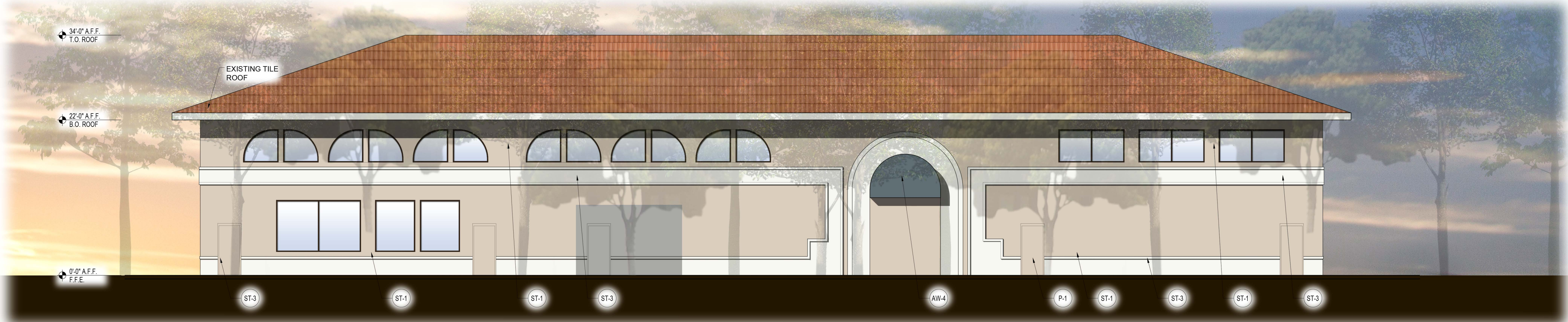
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



DELRAY PLAZA

DELRAY BEACH, FL
 BUILDING 900 CONCEPTUAL COLORED ELEVATIONS
 APRIL 21, 2017
 SCALE: 1/8" = 1'-0"