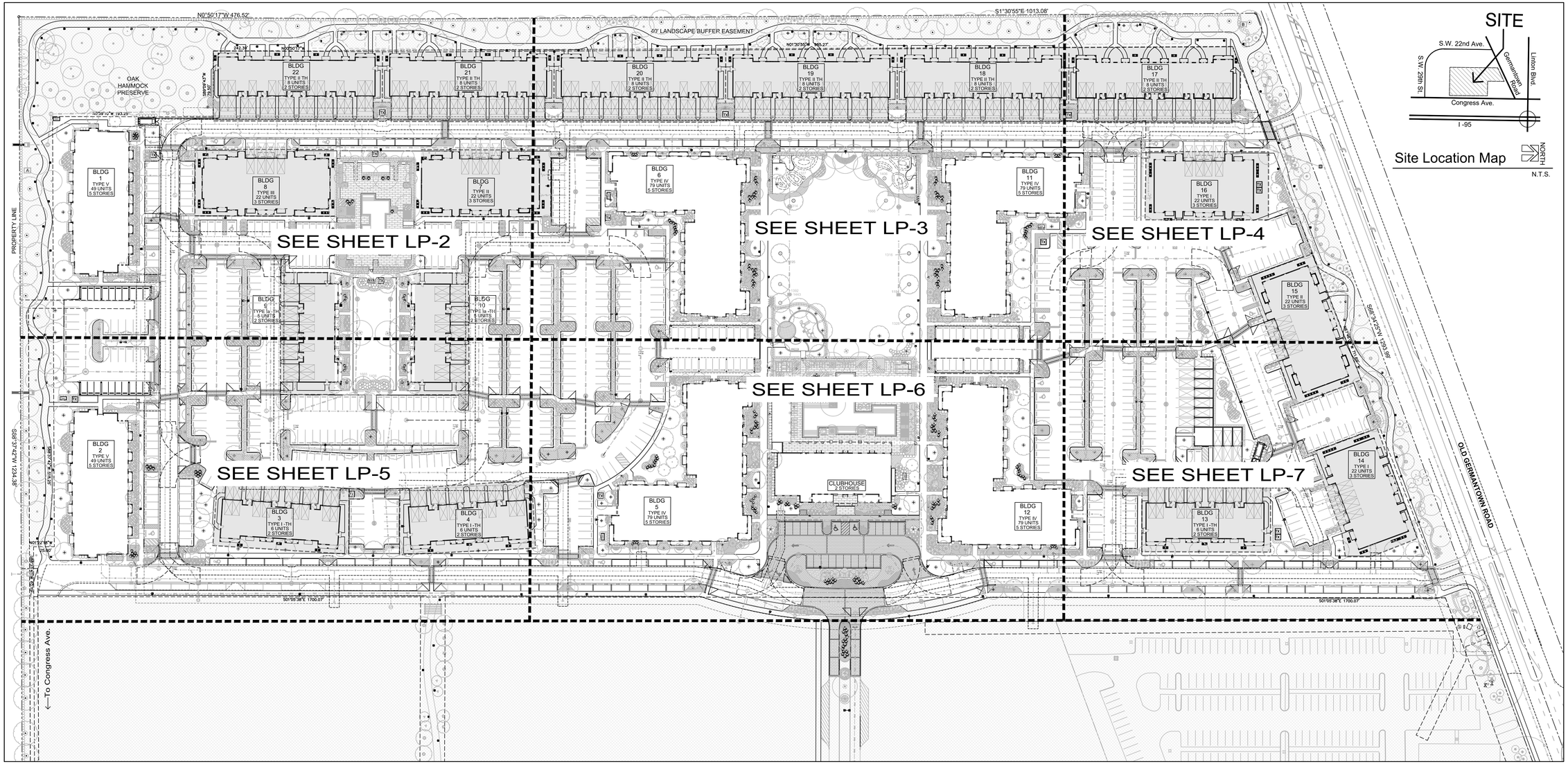

LANDSCAPE KEY PLAN

NORTH

SCALE 1" = 60'

LANDSCAPE PLAN SHEET INDEX

LP-1	Overall Landscape Plan
LP-2 thru LP-7	Site Landscape Plan
LP-8	Individual Building Foundation Landscapes Bldgs 3-4-7-8-9-10-13-14-15-16 & 17 thru 22 (shaded areas)
LP- 9	Plant Key and Landscape Tabulations
LP-10	Landscape Details & Notes

NOTES

1. All prohibited plant species shall be eradicated from the development site and reestablishment of prohibited species shall not be permitted.
2. 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., see LP-10.

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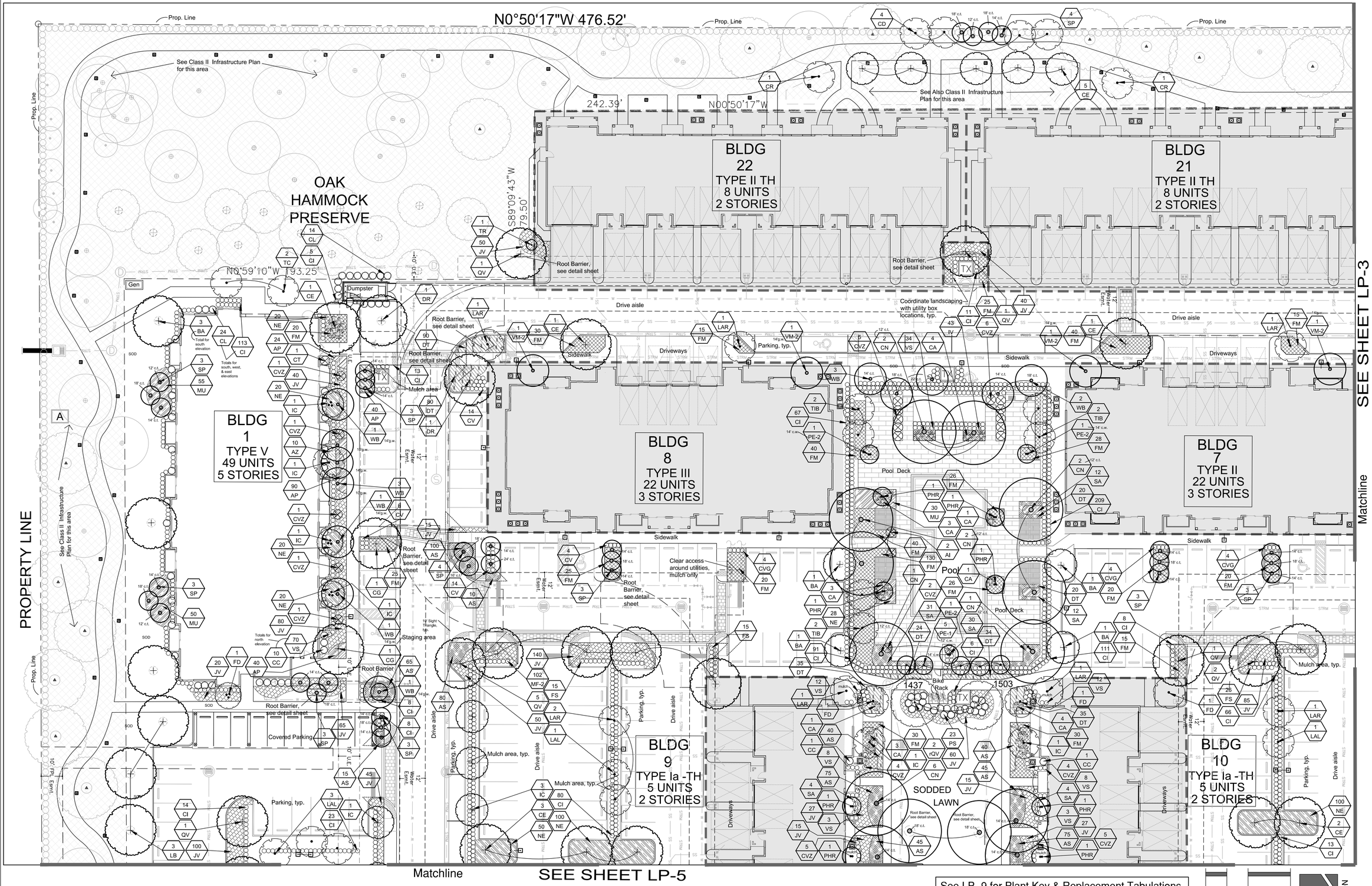
Boca Raton, Florida 33433
561-910-0330
LA 0000967
covelldesign.com

Landscape Plan
Parks at Delray - Parcel A
Delray Beach Florida

Date	01-27-2020
Scale	As Noted
PN#	1231

Drawing No.
LP-1
OF 10



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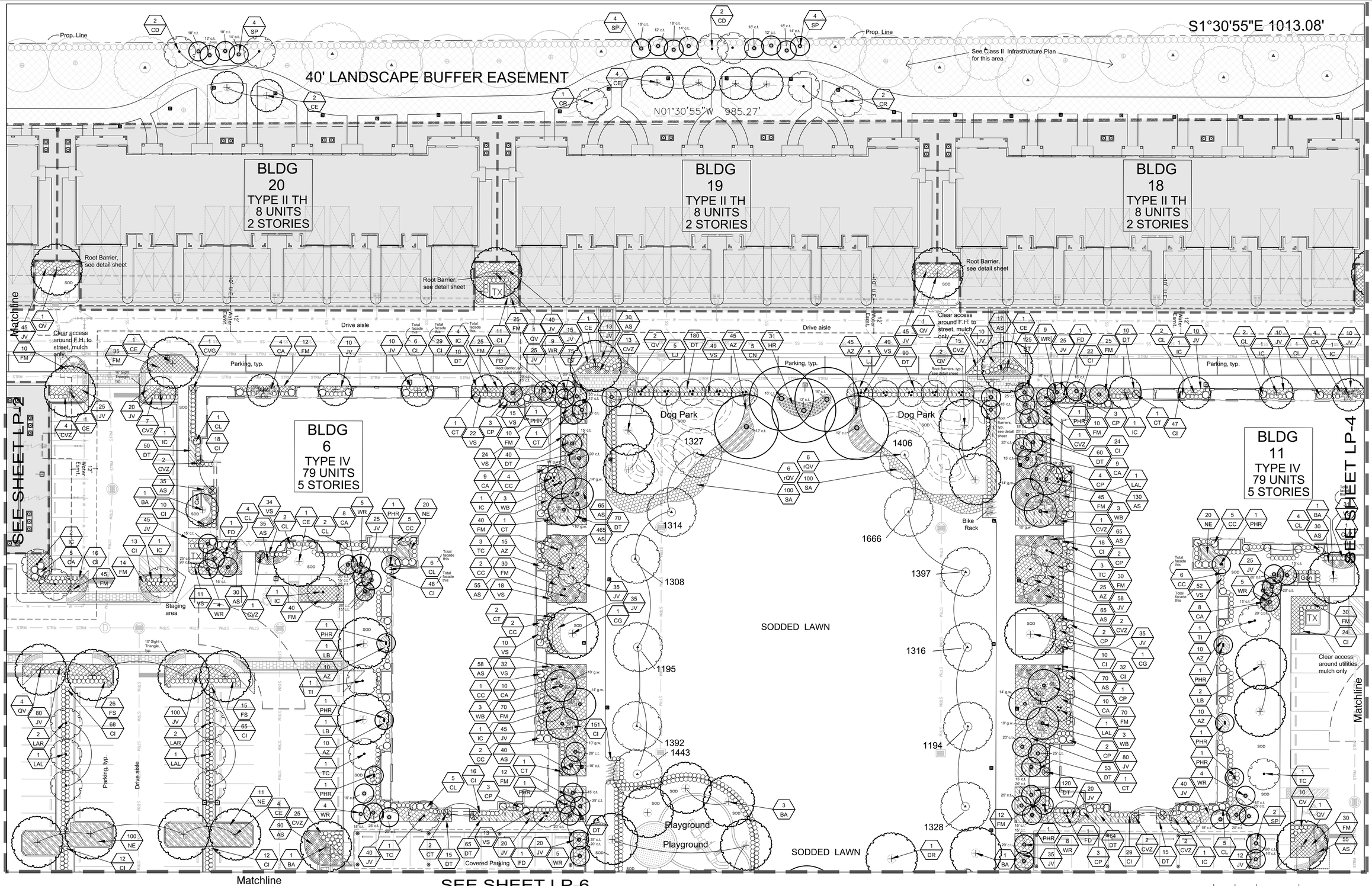
Landscape Plan
Parks at Delray
Florida
Delray Beach

Date	09-06-2019
Scale	As Noted
PN#	1231

Drawing No.
LP-2
OF 10



See LP-9 for Plant Key & Replacement Tabulations
See LP-10 for Standard Planting Details & Notes

0 10 20 40
GRAPHIC SCALE 1" = 20'
NORTH

Revisions		
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Landscape Plan
Parks at Delray
Delray Beach Florida

Date	01-27-2020
Scale	As Noted
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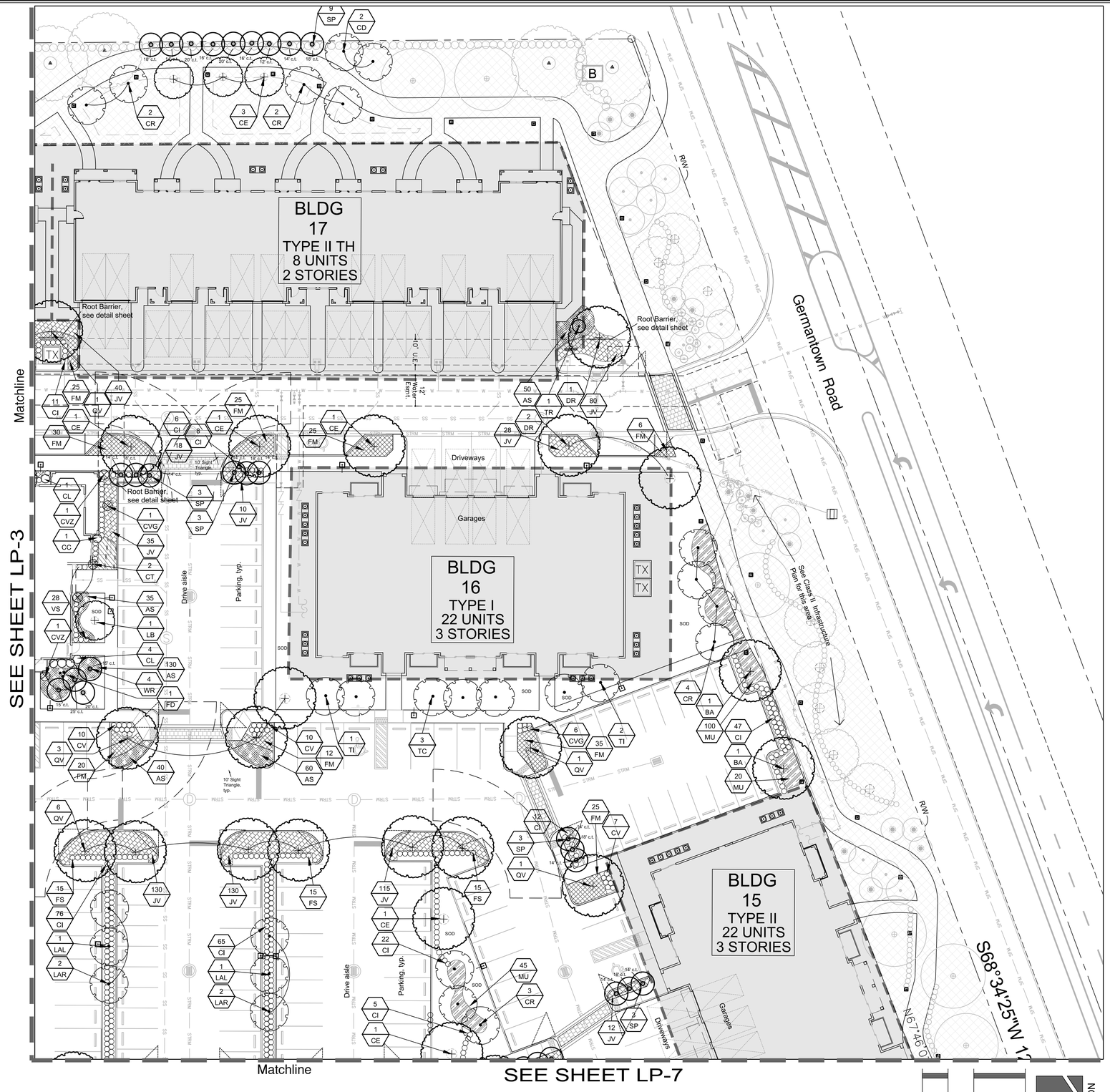
Drawing No.
LP-3
OF 10



See LP-9 for Plant Key & Replacement Tabulations
See LP-10 for Standard Planting Details & Notes

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Parks at Delray
Delray Beach Florida

Date	01-27-2020
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Drawing No.
LP-4
OF 10

Matchline

SEE SHEET LP-2

Matchline

SEE SHEET LP-6

BLDG 2
TYPE V
49 UNITS
5 STORIES

BLDG 3
TYPE I -TH
6 UNITS
2 STORIES

BLDG 4
TYPE I -TH
6 UNITS
2 STORIES

SODDED LAWN

1665

1408

Clear access around utilities, ~~mulch only~~

Root Barrier see detail sheet

Clear access around F.H., mulch only

Root Barrier, see detail sheet

Mulch area, typ.

Parking, typ.

Drive aisle

Driveways

10' Sight Triangle, typ.

12' Water Esmt.

Prop. Line

10' FPL Esmt.

See Class II Infrastructure Plan for this area

S88°37'42"W 518.25'

N01°22'18"W 25.00'

S88°37'42"W 60.15'

S01°05'38"E 1700.67'

Staging area

Clear access around F.H. to street, mulch only

Root Barrier, see detail sheet

Drive Aisle

0 10 20 40

GRAPHIC SCALE 1" = 20'

NORTH

See LP-9 for Plant Key & Replacement Tabulations
See LP-10 for Standard Planting Details & Notes

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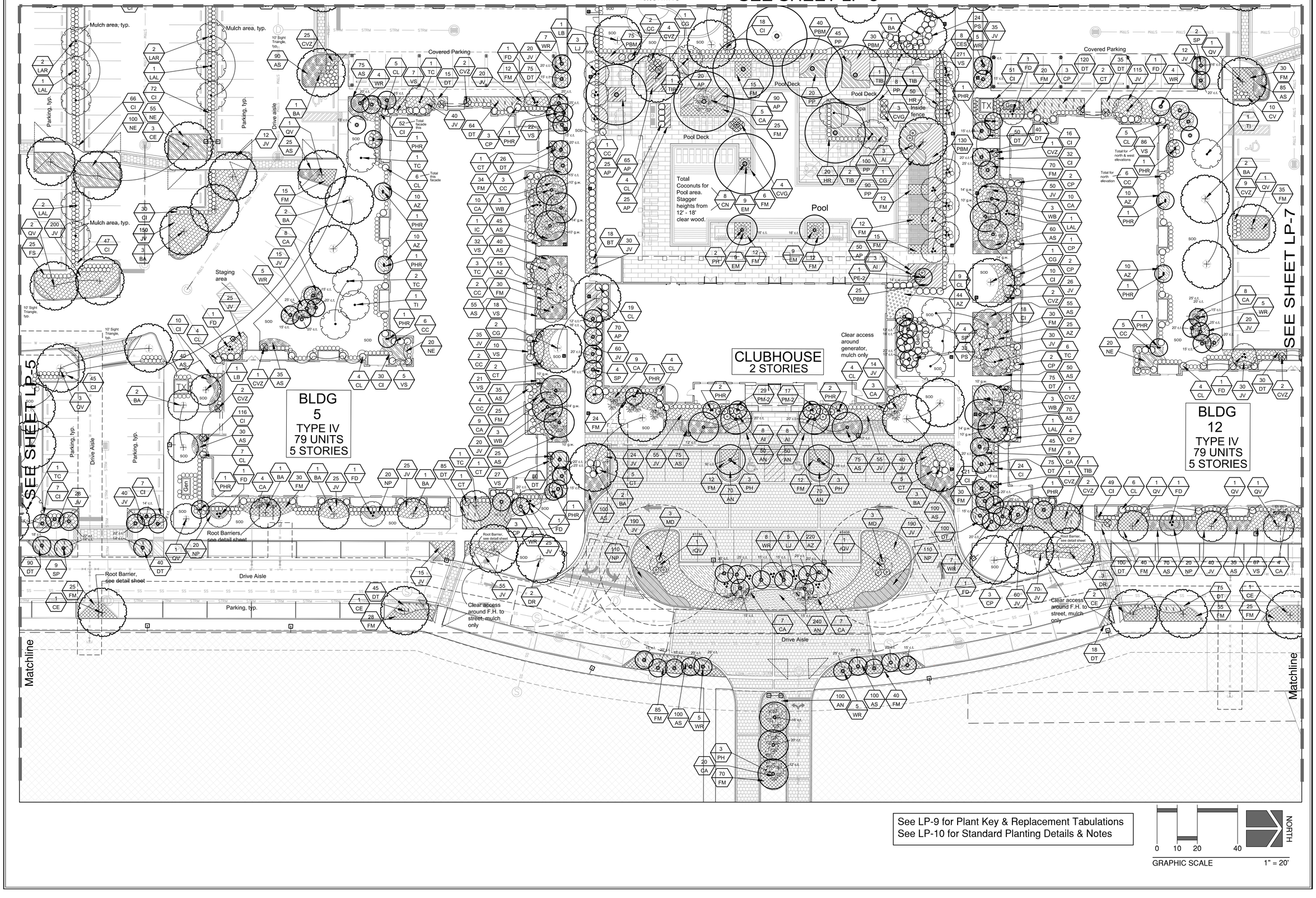
Drawing No.
LP-5
OF 10



See LP-9 for Plant Key & Replacement Tabulations
See LP-10 for Standard Planting Details & Notes

0 10 20 40
GRAPHIC SCALE 1" = 20'
NORTH

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Parks at Delray
Florida
Delray Beach

Date	01-27-2020
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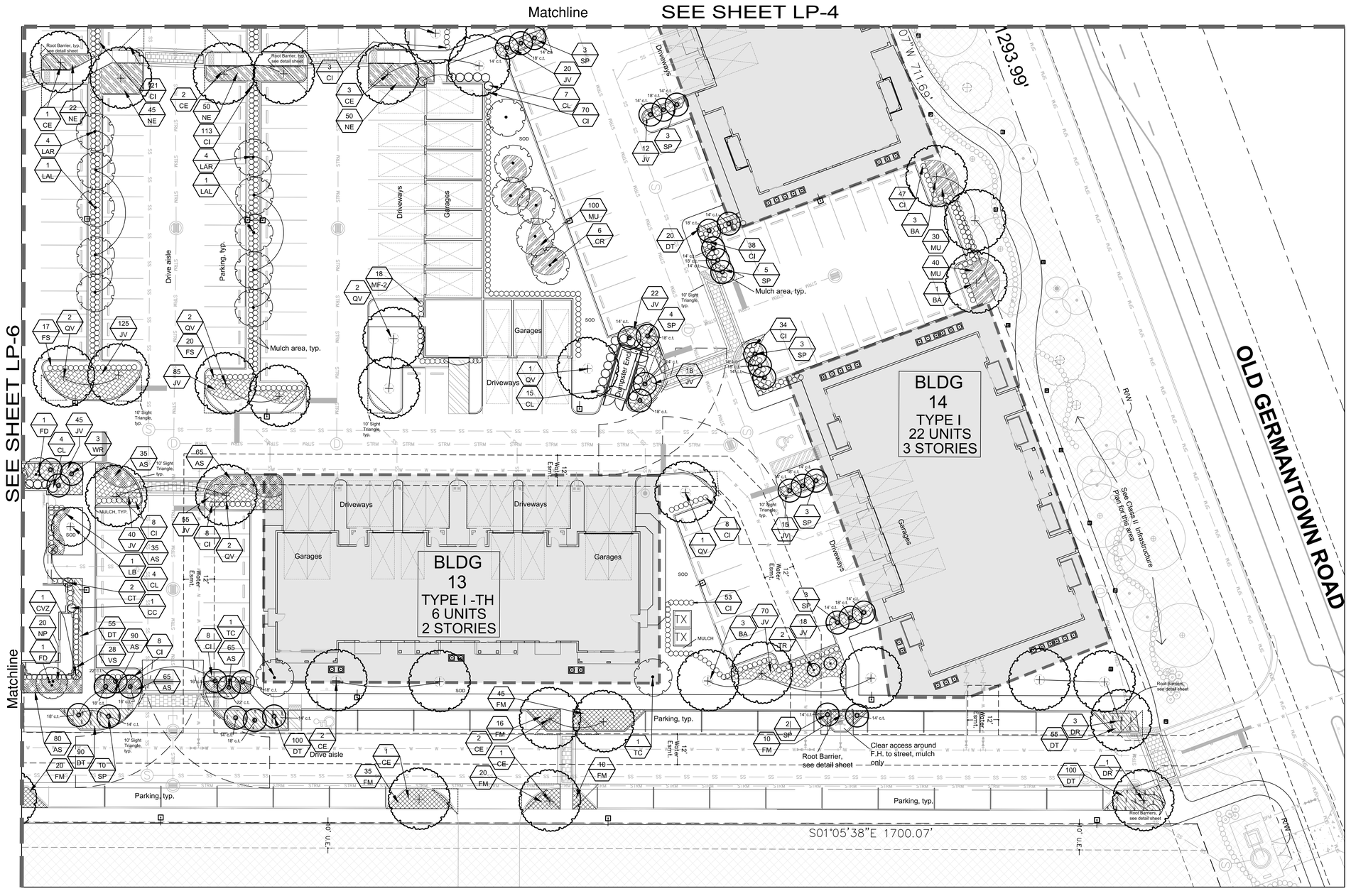
Drawing No.
LP-6
OF 10



See LP-9 for Plant Key & Replacement Tabulations
See LP-10 for Standard Planting Details & Notes

0 10 20 40 NORTH
GRAPHIC SCALE 1" = 20'

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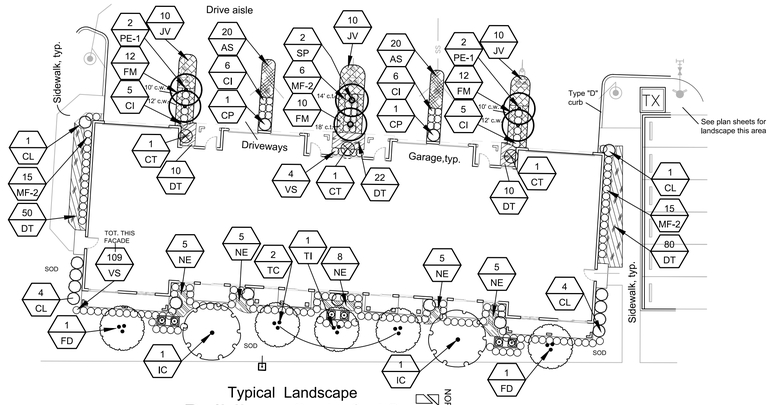
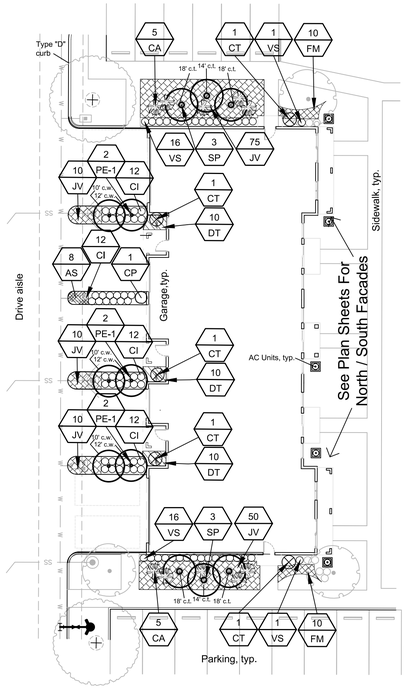
Drawing No.
LP-7
OF 10



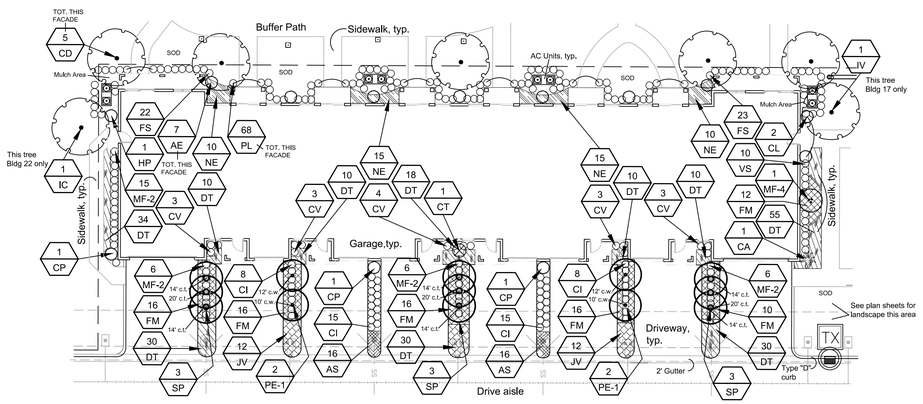
Typical Landscape
Buildings 3, 4, & 13

NORTH



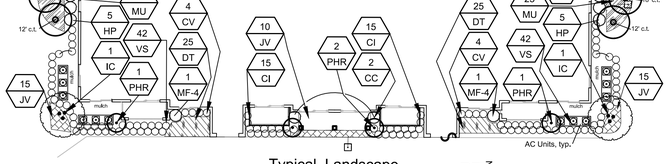
Typical Landscape
Buildings 9 & 10

NORTH VARIES, SEE PLAN



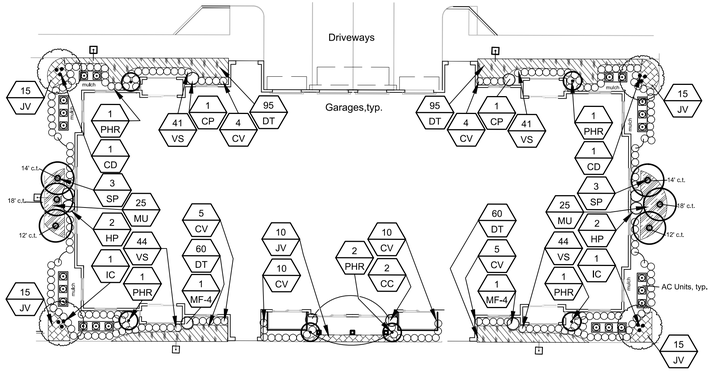
Typical Landscape
Buildings 17 thru 22

NORTH



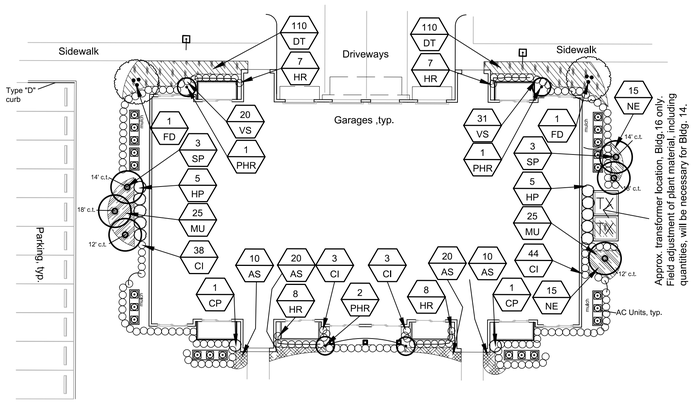
Typical Landscape
Buildings 7 & 15

NORTH



Typical Landscape
Building 8

NORTH



Typical Landscape
Buildings 14 & 16

NORTH

NOTE - TYPICAL BUILDING FOUNDATION PLANTING
Some field adjustment of plant material may be required to avoid conflict with underground utilities and adjust for minor actual pavement locations.

NOTES
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See LP-9 for Plant Key & Replacement Tabulations
See LP-10 for Standard Planting Details & Notes

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Delray Beach Florida

Date	09-06-2019
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Drawing No.
LP-8
OF 10

Removal & Replacement

SEE ALSO TREE DISPOSITION PLAN &
INFRASTRUCTURE PLAN

Trees & Palms to Remain - 116
(primarily located in future perimeter buffer area)

Trees & Palms to be Relocated - 99
(rated quality at least 40% by LeGette report and located in developable area)

Trees - 68 (all live oaks) SEE INFRASTRUCTURE PLAN FOR ALL RELOCATIONS
Palms - 31 (all cabbage palms)

Trees & Palms to Remove - 402
(located in total site, due to rating in report)

Trees
Rating *Quant.*
0-49% 178 @ 1:1 Trees
50-100% 36 Total dbh = 722”
Total - 214

37 @ 1:1 REPLACEMENT TREES BY THIS PLAN
141 TREES REPLACED BY INFRASTRUCTURE PLAN
178 TOTAL TREES REPLACED @1:1

235" REPLACEMENT TREES BY THIS PLAN
487" REPLACED BY INFRASTRUCTURE PLAN

Palms
Rating *Quant.*
0-49% 168
50-100% 20 (up to 60' ht.)
Total - 188

107 PALMS REPLACED BY THIS PLAN
81 PALMS REPLACED BY INFRASTRUCTURE PLAN

TOTAL TREES & PALMS ORIGINALLY ON SITE - 617

Landscape Tabulations

A. TOTAL LOT AREA
1,007,572 s.f.
B. STRUCTURES, PARKING WALKWAYS, DRIVES, ETC.
721,086 s.f.
C. TOTAL PERVIOUS LOT AREA
286,486 s.f.
D. AREA OF SHRUBS & GROUNDCOVERS REQUIRED
85,946 s.f. (30% of "C")
E. AREA OF SHRUBS & GROUNDCOVERS PROVIDED
81,822 s.f.
F. NATIVE VEGETATION REQUIRED
21,487 s.f. (25% of "D")
G. NATIVE VEGETATION PROVIDED
34,420 s.f.
H. TOTAL PAVED VEHICULAR USE AREA
377,441 s.f.
I. TOTAL INTERIOR LANDSCAPE AREA REQUIRED
37,744 s.f. (10% of "H")
J. TOTAL INTERIOR LANDSCAPE AREA PROVIDED
39,949 s.f.

Landscape Tabulations (cont.)

K. TOTAL INTERIOR SHADE TREES REQUIRED
301 (I/125)
L. TOTAL INTERIOR SHADE TREES PROVIDED
254
M. TOTAL L.F. SURROUNDING PARKING OR VEHICULAR USE AREA
250 l.f.
N. TOTAL NUMBER OF PERIMETER TREES REQUIRED
10 (136/25)
O. TOTAL NUMBER OF PERIMETER TREES PROVIDED
10
P. TOTAL NUMBER OF EX. TREES TO BE SAVED ON SITE
18
Q. TOTAL NUMBER OF NATIVE TREES REQUIRED
109 (50% of total required trees)
R. TOTAL NUMBER OF NATIVE TREES PROVIDED
305
S. TOTAL NUMBER OF OF TREES ON PLAN PROVIDED
493

PLANT KEY

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree/Palm Replacement 1:1	Tree d.b.h. Replacement
42	AE*	Ardisia escallonioides / Marlberry 4' ht., full	MOD		
24	AI	Alcantarea imperialis / Imperial Bromeliad 24-30" ht., sun grown	MOD		
580	AN	Annuals Seasonal annuals, to be selected. Quan. is s.f. of area	-		
689	AP	Acalypha pendula / Dwarf Chenille Plant 10-12" spr., 15" o.c.	-		
5183	AS	Asparagus densiflorus "Myers" / Foxtail Asparagus Fern 10-12" spr., 15" o.c.	VERY		
534	AZ	Alpinia zerumbet 'Variegata' / Varigated Shell Ginger 24-30" o.a., full, 24" o.c.	VERY		
51	BA	Bulnesia arboria / Verawood 16' ht. x 8' spr., 4" d.b.h., balanced branching, 5' c.t.	VERY		
18	BT	Bambusa textilis gracilis - Graceful Bamboo 8-10' ht, min. 5 mature culms, 15 gal.	-		
255	CA	Crinum procerum splendens / Queen Emma Lily 36" o.a., full	VERY		
95	CC	Chamaedorea cataractarum / Cat Palm 36" o.a., full	-		
44	CD*	Coccoloba diversifolia / Pigeon Plum 12' ht. x 5-6' spr.	VERY		
70	CE*	Cococarpus Erectus / Green Buttonwood 16' ht. x 8' spr., 4" d.b.h., balanced branching, 5' c.t.	VERY	count 37 trees @1:1	
8	CES*	Cococarpus erectus sericeus / Silver Buttonwood 12' ht. x 6' spr., 5' c.t., multi-stem tree form	VERY		
16	CG	Caesalpinia granadillo / Bridalveil Tree 12' ht. x 6' spr., 5' c.t.	MOD		
4257	CI*	Chrysobalanus Icaco "Red Tip" / Red Tip Cocoplum 24" ht. x 15" spr., 24" o.c.	VERY		
268	CL	Clusia guttifolia / Small Leaf Clusia 4' ht. x 2.5' spr., full to ground	VERY		
27	CN	Cocos nucifera / Maypan Coconut Palm clear wood (c.w.) trunk hts. as noted on plan	VERY		
78	CP*	Capparis cynophallophora / Jamaica Caper 4' ht. x 2.5' spr., full to ground	VERY		
22	CR*	Clusia rosea / Pitch Apple 12' ht. x 5-6' spr., 5' c.t., balanced branching	VERY		
5	CS*	Cordia sebestena / Orange Geiger Tree 10' ht. x 5' spr., 5' c.t. standard, matched	VERY		
58	CT	Cordyline fruticosa 'Auntie Lou' / Auntie Lou Ti Plant 3-4' ht., min. 3 full staggered heads	VERY		
284	CV	Codiaeum variegatum "Petra" / Petra Croton 24" ht. x 15" spr., 24" o.c.	VERY		
27	CVG	Codiaeum variegatum "Gold Dust" / Gold Dust Croton 30" ht. x 24" spr., full to ground	VERY		
180	CVZ	Codiaeum variegatum "Zanzibar" / Zanzibar Croton 30" ht. x 24" spr., full to ground	VERY		
15	DR	Delonix regia / Royal Poinciana 18-20' x 10' spr., 6" d.b.h., balanced branching, 6' c.t.	VERY		
6580	DT	Dianella tasmanica 'Variegata / Varigated Flax Lily 10-12" o.a., 15" o.c.	VERY		
27	EM	Euphorbia milii / Thai Hybrid Crown of Thorns - Pink 18" ht. x 12" spr., full	VERY		
34	FD	Filicium decipiens / Japanese Fern Tree 10' ht. x 5' spr., 4' c.t.	MOD		
3460	FM	Ficus microcarpa 'Green Island' / Green Island Ficus 12" ht. x 15-18" spr., maintain at 24" ht.	-		
508	FS*	Forestiera segregata / Florida Privet 24" ht. x 15" spr., 24" o.c.	VERY		
50	HP*	Hamelia patens / Firebush 3' ht. x 2.5' spr., full	MOD		
161	HR	Hibiscus rosa-sinensis / Hibiscus "Seminole Pink" 24" ht. x 12-15" spr.	MOD		
56	IC*	Ilex cassine / Dahoon Holly 12' ht. x 5-6' spr.	VERY		
54	IV*	Ilex vomitoria "Schillings Dwarf" / Dwarf Yaupon 12-15" o.a./, 24" o.c.	VERY		
7050	JV	Jaminum volubile / Wax Jasmine 10-12" ht. x 15" spr., 15" o.c.	VERY		
24	LAL	Lagerstroemia indica 'Muskogee' / Pink Crape Myrtle 16' ht. x 6.5' spr., 4" d.b.h., 5' c.t. standard	VERY		
37	LAR	Lagerstroemia indica 'Tuscadora' / Coral Red Crape Myrtle 16' ht. x 6.5' spr., 4" d.b.h., 5' c.t. standard	VERY		
13	LB*	Lysiloma Bahamiensis / Wild Tamarind 16' ht. x 8' spr., 4" d.b.h., 5' c.t., balanced branching	VERY		
18	LJ	Ligustrum Japonicum / Japanese Privet 12' ht. x 6' spr., 5' c.t., multi-stem tree form	VERY		
6	MD	Monstera deliciosa / Ceriman 24-30" ht., min. 2 heads per pot, full	-		
484	MF-2*	Myrcianthes Fragrans / Simpson Stopper 24" ht. x 15-18" spr., 24" o.c.	VERY		
16	MF-4*	Myrcianthes Fragrans / Simpson Stopper 4' ht. x 2.5' spr., full to ground	VERY		
825	MU*	Muhlenbergia capillaris / Pink Muhly Grass 24" ht. x 18" spr., 24" o.c.	VERY		
1694	NE*	Nephrolepis exaltata / Dwarf Sword Fern 12-15" o.a., 24" o.c.	-		
300	NP	Neoregelia "Petra" / Petra Bromeliad 12 o.a., 15" o.c., sun grown	-		
300	PBM	Philodendron "Burle Marx" / Burle Marx Philodendron 12-15" spr., full, 24" o.c.	MOD		
45	PE-1	Ptychosperma elegans / Alexander Palm ht. as noted on plan, single trunk	VERY		

PLANT KEY (cont.)

Quantity	Plan Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance	Tree/Palm Replacement 1:1	Tree d.b.h. Replacement
4	PE-2	Ptychosperma elegans / Alexander Palm ht. as noted on plan, double trunk	VERY		
11	PH	Phoenix sylvestris / Sylvester Date Palm ht. as noted on plan	VERY		
64	PHR	Phoenix roebelenii / Dwarf Date Palm 4-5' o.a., double trunk	VERY		
408	PL*	Psychotria ligustrifolia / Bahama Wild Coffee 24" ht. x 15" spr., 24" o.c.	MOD		
46	PM-2	Podocarpus macrophyllus / Yew Podocarpus 48" ht. x 30" spr., column	MOD		
263	PP	Podocarpus "Pringles" / Pringles Podocarpus 10" o.a., 18" o.c.	MOD		
104	PS	Philodendron selloum / Selloum 24" ht., min. 2 heads per pot, 30" o.c.	VERY		
70	QV*	Quercus Virginiana 'Highrise' / 'Highrise' Live Oak 16-18' ht. x 8'spr., 4" d.b.h., 5' c.t.	VERY		count 59 trees @4" = 236"
18	rQV*	Quercus Virginiana / Live Oak Relocated from site. Oaks to be relocated with 18" and larger trunks are noted by tree # per the Tree Disposition Plan and are to be relocated to park area as shown on LP-3 & 6.	VERY		
293	SA	Schefflera Arboricola "Trinette" / Dwarf Var. Schefflera 18" ht. x 12" spr., 24" o.c.	VERY		
237	SP*	Sabal palmetto / Cabbage Palm c.t. heights as noted on plan	VERY	count 107 palms @1:1	
42	TC	Tabebuia caraiba / Yellow Trumpet Tree 16' ht. x 8' spr., 4" d.b.h., balanced branching	VERY		
14	TI	Tabebuia impetiginosa / Purple Tabebuia 16' ht. x 8' spr., 4" d.b.h., balanced branching	VERY		
12	TIB	Tibouchina granulosa / Purple Glory Tree 5-6' ht., standard	MOD		
4	TR*	Thrinax radiata / Florida Thatch Palm 5-6' ht., double	MOD		
4	VM-2	Veitchia winin / Winin Palm ht. as noted on plan, double trunk	VERY		
2335	VS	Viburnum suspensum / Sandankwa 20" ht. x 12-15" spr., 24" o.c.	MOD		
42	WB	Wodyetia birfurcata / Foxtail Palm g.w. height as noted on plan	MOD		
132	WR	Washingtonia robusta / Washington Palm ht. as noted on plan	VERY		

All sod shall be St. Augustine "Palmetto"

* = Florida Native

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

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

NOTES
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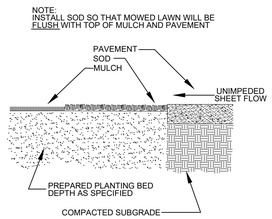
Landscape Plan
Parks at Delray
Delray Beach Florida

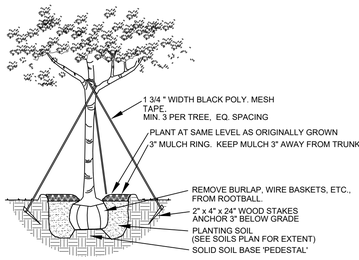
Date 01-27-2020
Scale As Noted
PN# 1231

Drawing No.
LP-9
OF 10



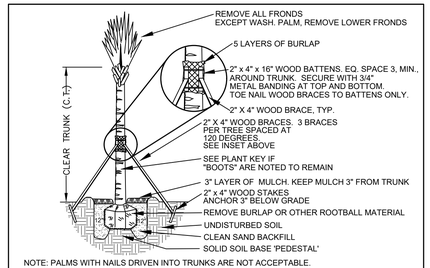
SOD / MULCH INSTALLATION

NOT TO SCALE



TREE PLANTING DETAIL

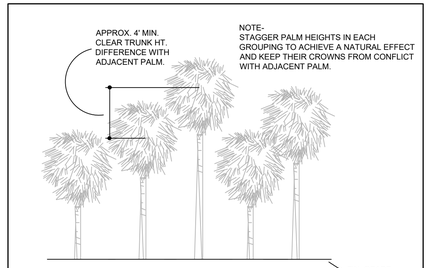
NOTE: MULTI-TRUNK TREE PLANTING SIMILAR. NOT TO SCALE
NOTE: RELOCATED TREE PLANTING SIMILAR



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

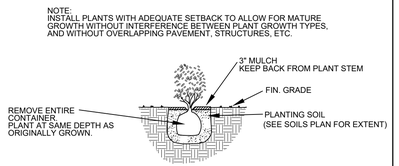
CABBAGE PALM PLANTING DETAIL

NOTE: RELOCATED PALM PLANTING SIMILAR. NOT TO SCALE



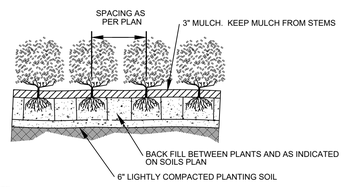
CABBAGE PALM GROUP PLANTING DETAIL

NOTE: RELOCATED PALM GROUPING SIMILAR. NOT TO SCALE



SHRUB PLANTING DETAIL

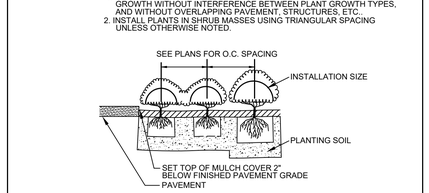
NOT TO SCALE



NOTE
PLANT AT SAME DEPTH AS ORIGINALLY GROWN

SHRUB MASS PLANTING

NOT TO SCALE



SHRUB SPACING

NOT TO SCALE

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

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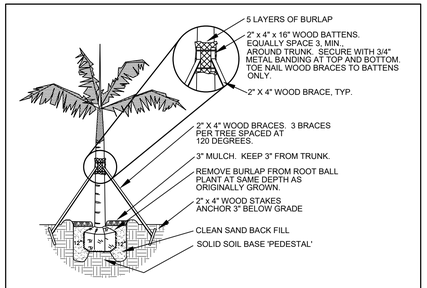
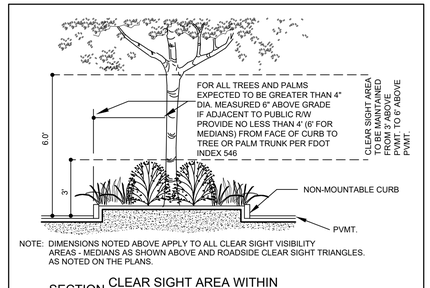
Know what's **below.**
Call before you dig.



PINNATE LEAF TYPE PALM PLANTING DETAIL

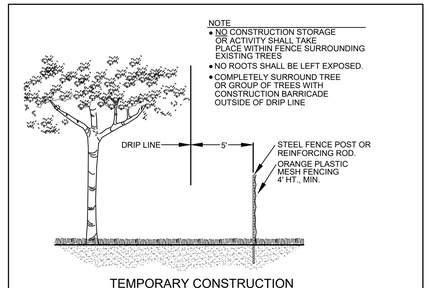
NOT TO SCALE



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

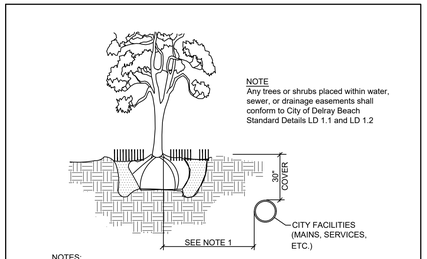
SECTION CLEAR SIGHT AREA WITHIN SIGHT VISIBILITY TRIANGLE AND HORIZONTAL CLEARANCE

NOT TO SCALE



TEMPORARY CONSTRUCTION BARRICADE

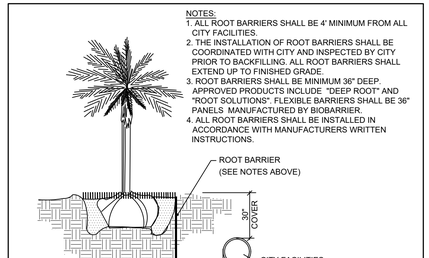
NOT TO SCALE



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

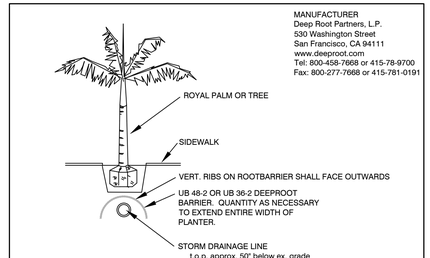
TYPICAL TREE WITHOUT ROOT BARRIER LD 1.2

City of Delray Beach Standard Detail LD1.2



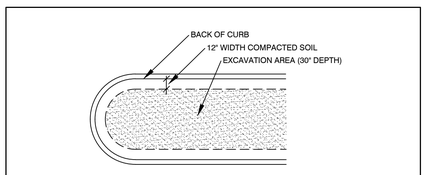
TYPICAL TREE WITH ROOT BARRIER LD 1.1

City of Delray Beach Standard Detail LD1.1



PLANTING TREES ON TOP OF STORM DRAINAGE

NOT TO SCALE



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

LANDSCAPE SOIL REPLACEMENT AREAS NOT TO SCALE

WITHIN OR ADJACENT TO VEHICULAR USE AREAS

Standard Landscape Notes

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

Revisions	
Revised per SPRAB meeting of 10-28-20	SET 10-30-20
Response to TAC review dated 07-22-20	SET 09-02-20
Response to TAC review dated 05-12-20	SET 06-04-20
Response to TAC review dated 03-05-20	SET 04-10-20

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Landscape Details & Notes
Parks at Delray
Delray Beach Florida

Date	01-27-2020
Scale	As Noted
PN#	1231

Drawing No.

LP-10

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