

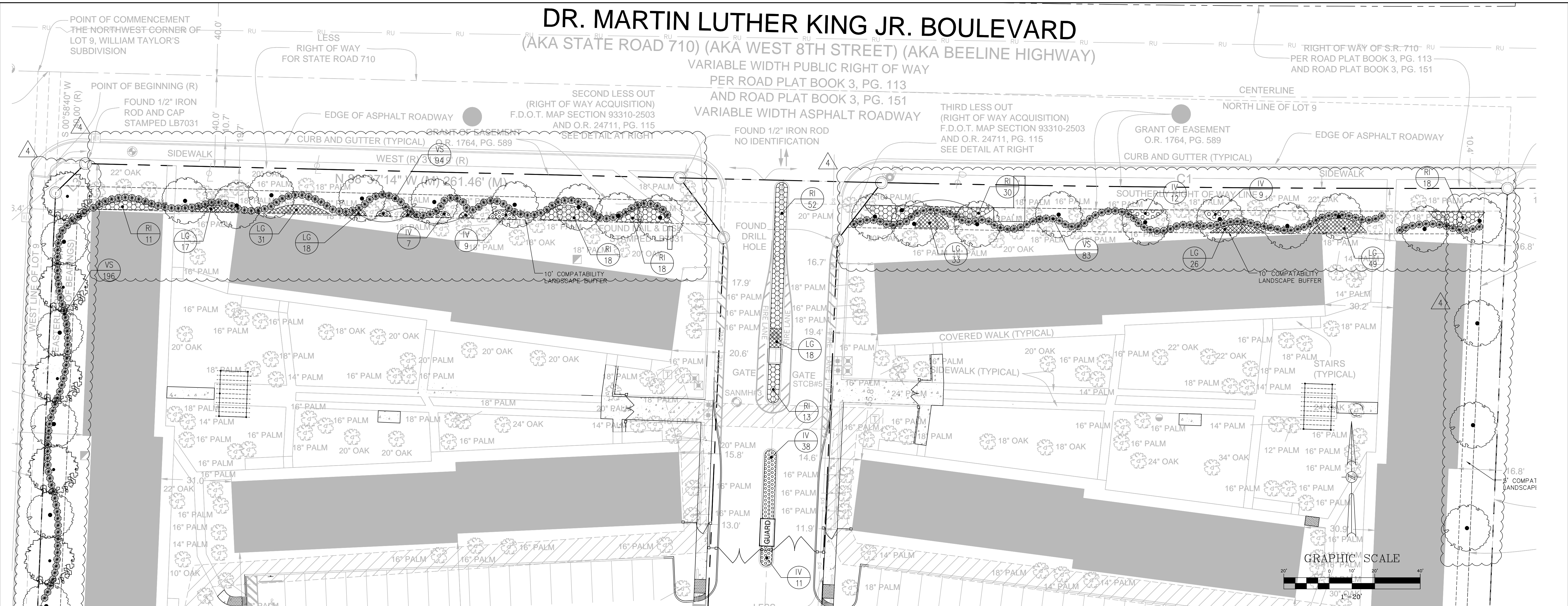
DR. MARTIN LUTHER KING JR. BOULEVARD

(AKA STATE ROAD 710) (AKA WEST 8TH STREET) (AKA BEELINE HIGHWAY)

VARIABLE WIDTH PUBLIC RIGHT OF WAY

PER ROAD PLAT BOOK 3, PG. 113
AND ROAD PLAT BOOK 3, PG. 151

VARIABLE WIDTH ASPHALT ROADWAY



MATCH LINE - SEE SHEET L-1b

LANDSCAPE NOTES

- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
- PLANT SIZES SHOWN ON THE PLANT LIST ARE ABSOLUTE MINIMUMS. WHEN MORE THAN ONE SIZE CRITERIA ARE LISTED THEN THE PLANT MATERIAL SHALL COMPLY WITH EACH OF THE CRITERIA, NOT JUST ONE. THESE ARE GENERALLY MINIMUMS DICTATED BY THE JURISDICTION. DIFFERENT PLANTS GROW AT DIFFERENT RATES BUT ALL MINIMUMS MUST BE MET. ALL NEW TREES SHALL HAVE THE CALIPER MEASURED AT 6" ABOVE GRADE, UNLESS OTHERWISE NOTED.
- ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE A MULCH DEPTH OF 3 INCHES MINIMUM.
- A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE DESIGNED HIGH WATER LINE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
- GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
- PLANT MIX OF 6" SHALL BE TILLED INTO EXISTING SOIL TO A DEPTH OF 24". REFER TO SHRUB AND TREE PLANTING DETAIL FOR EXTENT OF PLANT MIX TO BE PROVIDED. PLANT MIX SHALL CONSIST OF 1/3 PEAT MOSS AND 2/3 EXISTING SOIL. ALL PLANT MATERIALS SHALL RECEIVE A SLOW RELEASE FERTILIZER IN QUANTITIES AS DIRECTED BY THE MANUFACTURER.
- ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES.
- WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.

DATE	REVISIONS	BY	CHECKED
07/20/18	PER CITY COMMENTS	WRH	WRH
08/08/18	ADDED GUARD HOUSE	WRH	WRH

APARTMENTS AT AZURE ESTATES
F.K.A. STONYBROOK APARTMENTS
1555 DR. MARTIN LUTHER KING JR.
RIVIERA BEACH, FL 33404

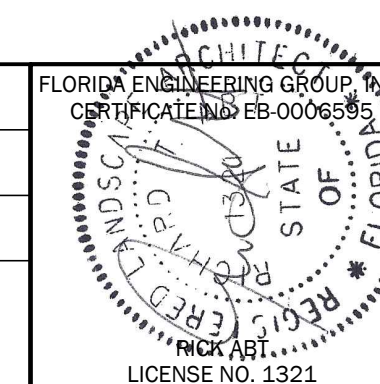


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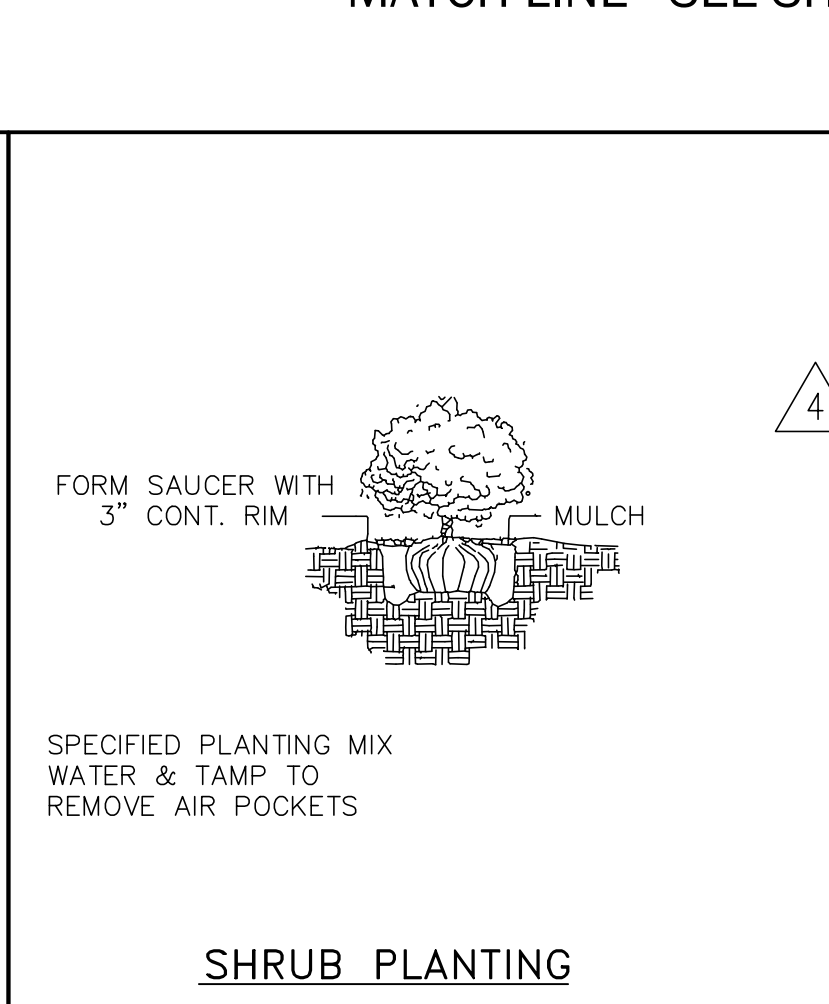
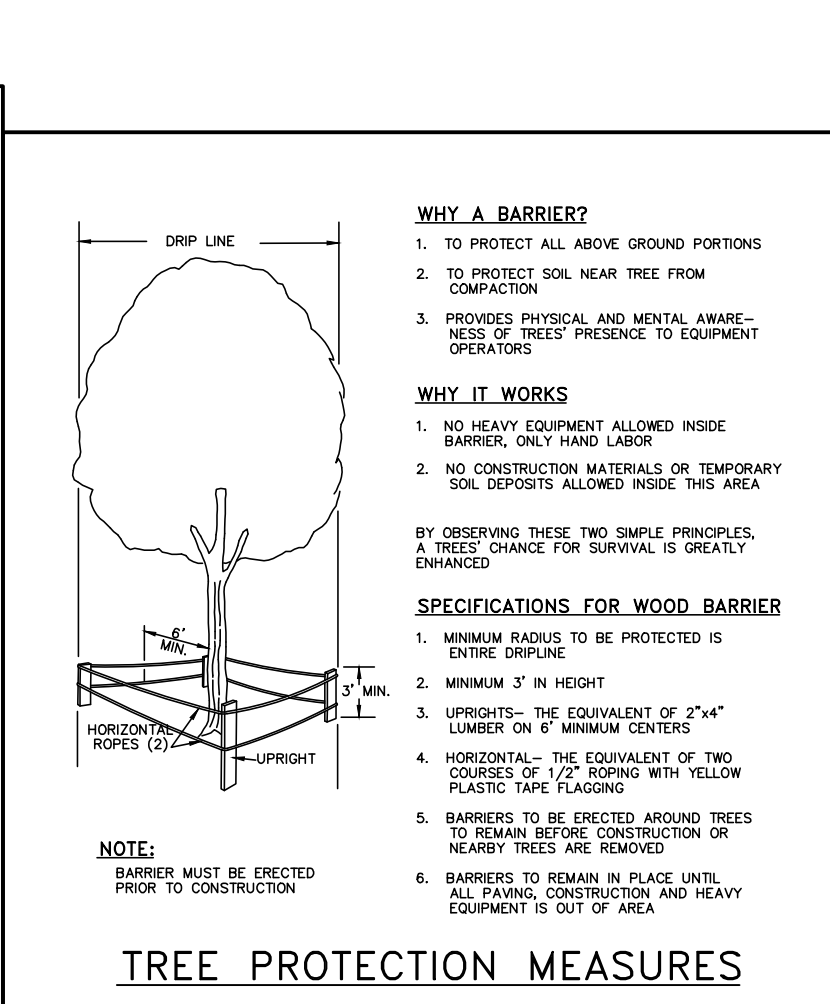
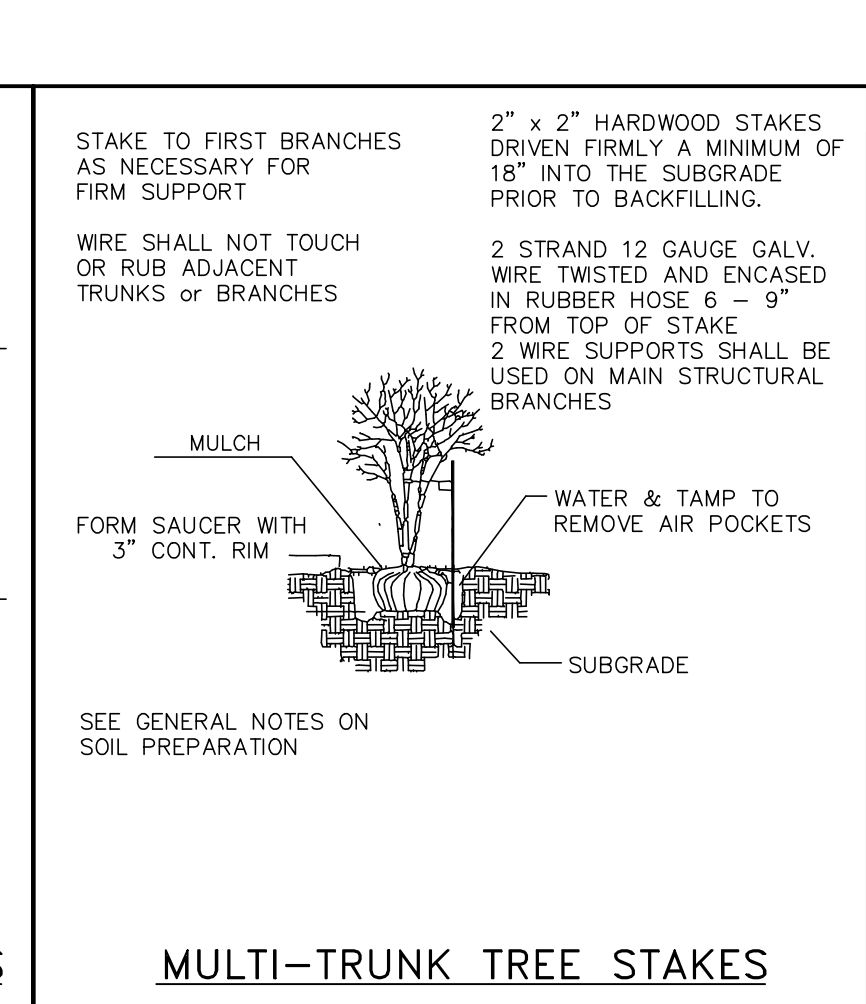
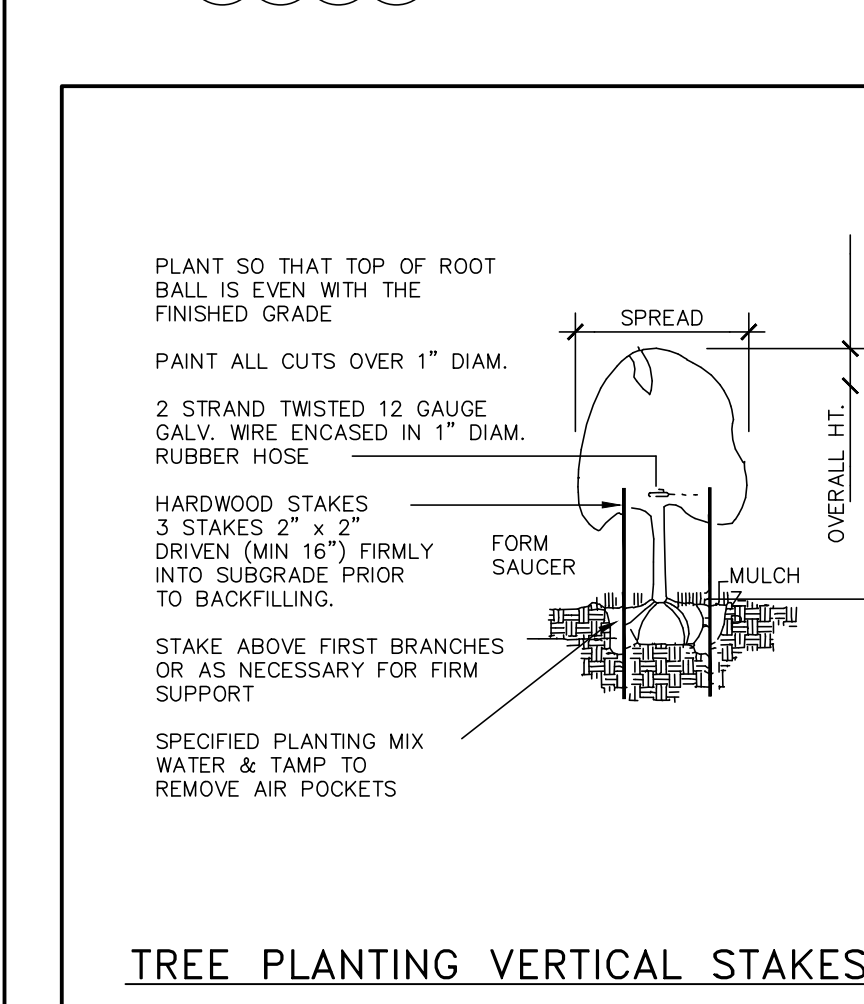
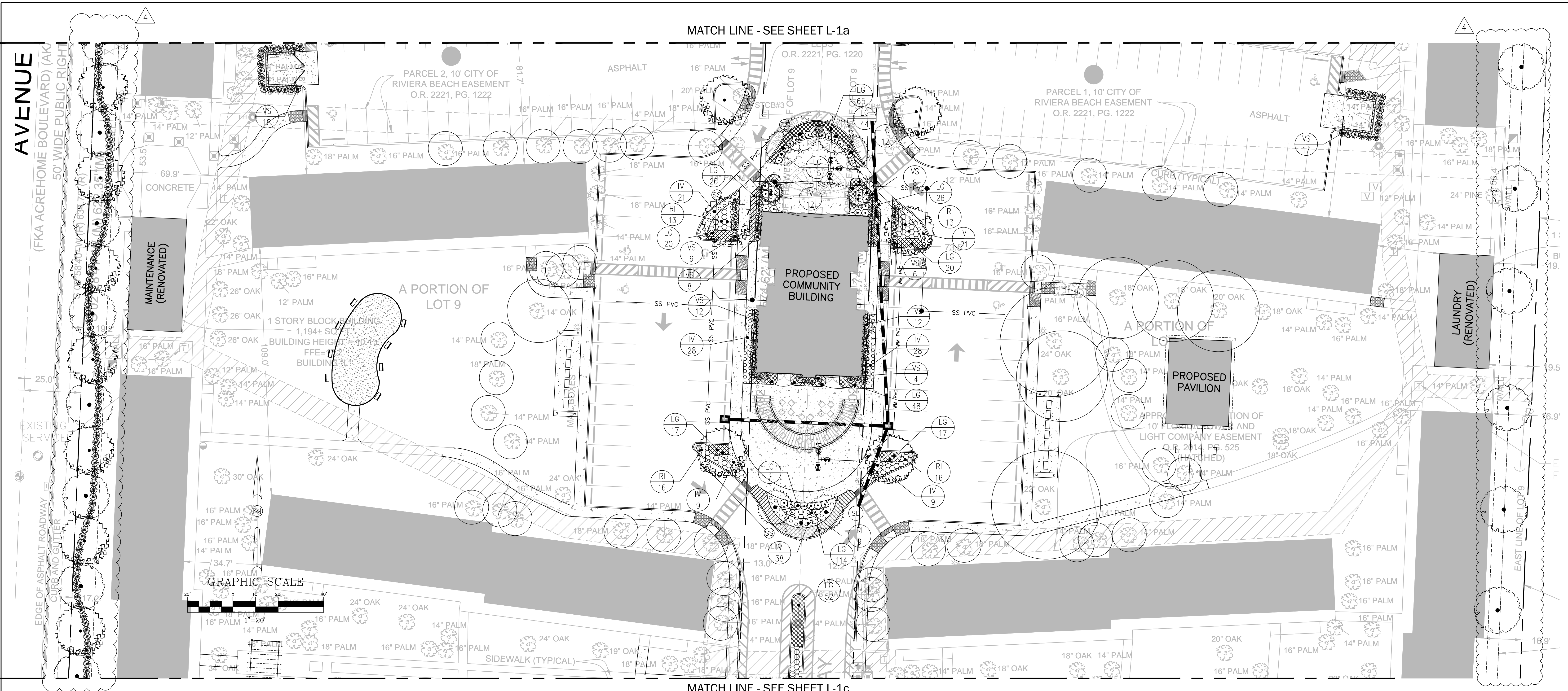
SITE LANDSCAPE PLAN (NORTH)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

PROJECT NO.	17-062
SCALE	1"=20'
DATE	AUGUST 7, 2017
SHEET NO.	L-1a
SHEET	16 OF 18



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FLORIDA FRIENDLY LANDSCAPE SCHEDULE						
SYMBOL	ABR.	COMMON NAME	BOTANICAL NAME	MINIMUM SIZE	QUANTITY	REMARKS
VS	VIBURNUM	SANDANKWA VIBURNUM	SANDANKWA VIBURNUM	36\"/>		
LC	LOROPETALUM	LOROPETALUM CHINENSE	LOROPETALUM CHINENSE	3 GAL. 24\"/>		
IV	ILEX	SCHELLINGS DWARF VOMITORIA	SCHELLINGS DWARF VOMITORIA	3 GAL. 12\"/>		
RI	RAPHIOLEPIS	INDIAN HAWTHORN	RAPHIOLEPIS INDICA ALBA	3 GAL. 12\"/>		
LG	LIRIOPE	EVERGREEN GIANT	LIRIOPE EVERGREEN GIANT	3 GAL. 18\"/>		
SOD	BAHIA	QUANTITY DETERMINED BY CONTRACTOR				

DATE	REVISIONS	BY	CHECKED
07/20/18	PER CITY COMMENTS	WRH	WRH
08/08/18	ADDED GUARD HOUSE	WRH	WRH

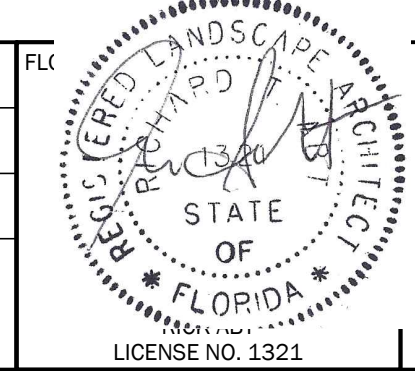
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 1555 DR. MARTIN LUTHER KING JR.
 RIVIERA BEACH, FL 33404

FEG FLORIDA ENGINEERING GROUP
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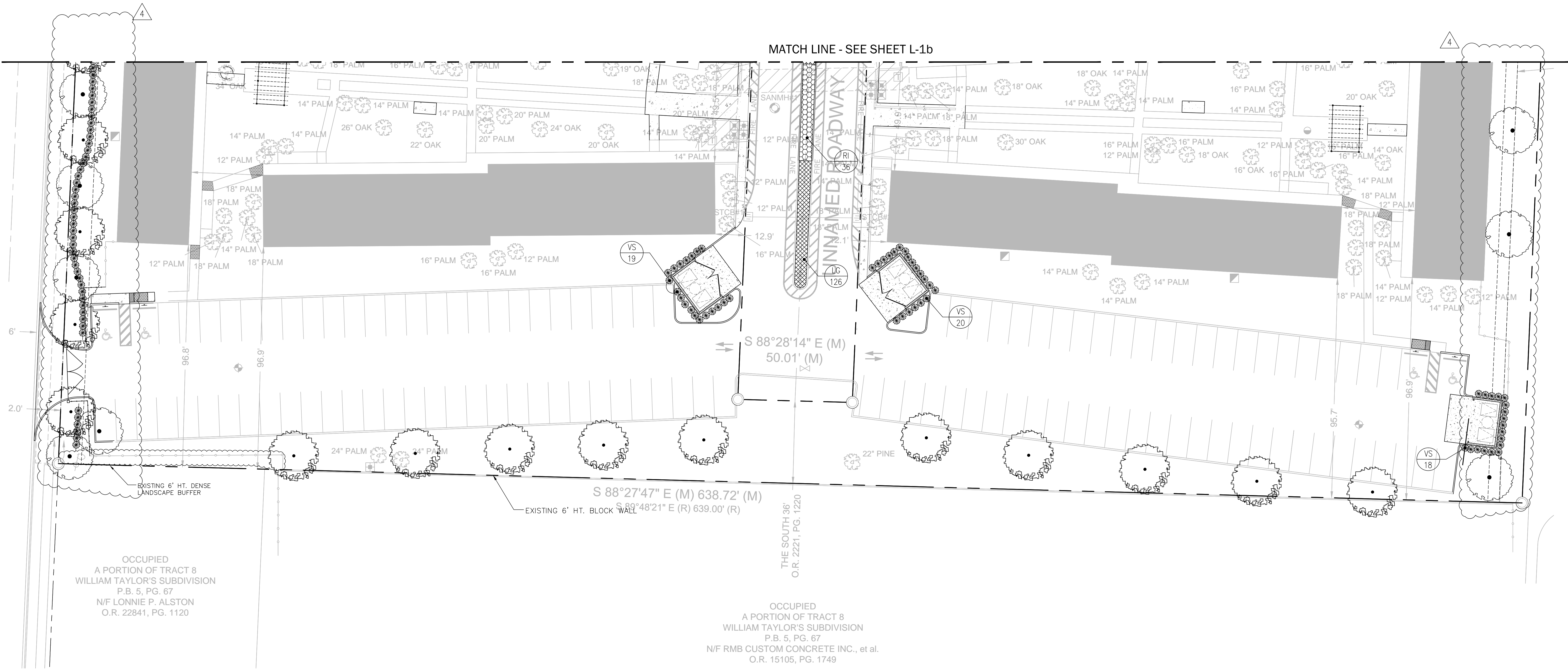
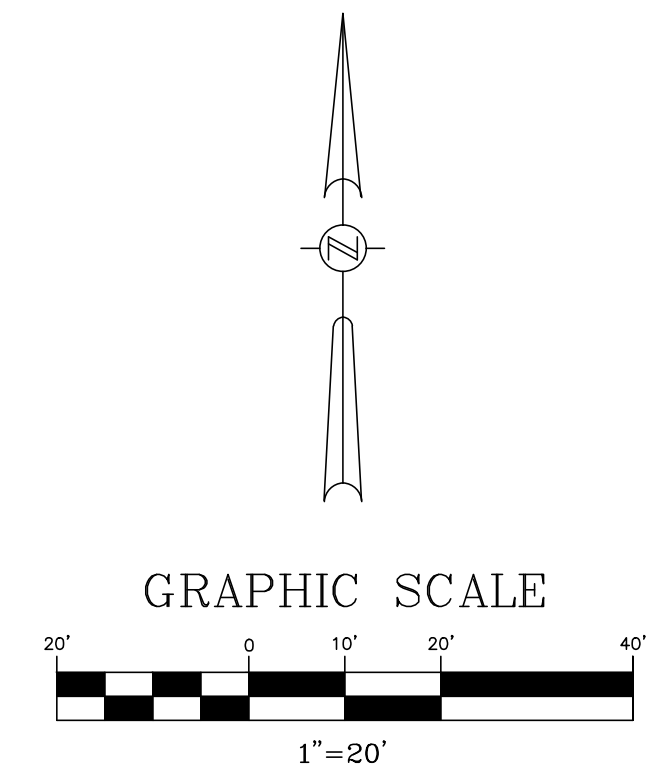
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SITE LANDSCAPE PLAN (CENTRAL)			
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

PROJECT NO.	17-062
SCALE	1"=20'
DATE	AUGUST 7, 2017
SHEET NO.	L-1b
SHEET	17 OF 18



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OCCUPIED
A PORTION OF TRACT 8
WILLIAM TAYLOR'S SUBDIVISION
P.B. 5, PG. 67
N/F LONNIE P. ALSTON
O.R. 22841, PG. 1120

OCCUPIED
A PORTION OF TRACT 8
WILLIAM TAYLOR'S SUBDIVISION
P.B. 5, PG. 67
N/F RMB CUSTOM CONCRETE INC., et al.
O.R. 15105, PG. 1749

07/20/18	△ PER CITY COMMENTS	DC	WRH
8/08/18	△ ADDED GUARD HOUSE	WRH	WRH
DATE	REVISIONS	BY	CHECKED

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1555 DR. MARTIN LUTHER KING JR.
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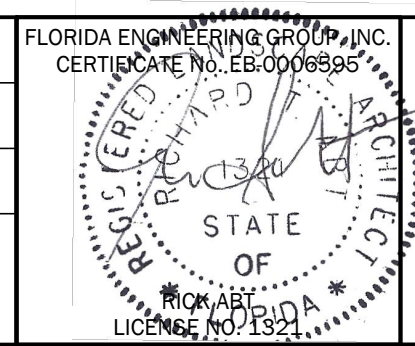


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SITE LANDSCAPE PLAN (SOUTH)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
RTA	RTA	RTA	RTA

PROJECT NO.	17-062
SCALE	1"=20'
DATE	AUGUST 7, 2017
SHEET NO.	L-1c
SHEET	18 OF 18



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