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Landscape Development Plan
Dyer Industrial West
Riviera Beach, Florida

Designed: GGG, DSS
Drawn: DSS
Approved: GGG, MTH, ECM
Date: 4-9-19
Job no.: 18-0819
Revisions: 4-16-19
2-14-20

Cad no.: CAD0
8ea1

LC 000111
Sheet Title:
Landscape Development Plan
Scale: 1"=30'-0"
Sheet No.:
LP-1
18-0819

LANDSCAPE DATA:

SITE AREA : 3.16 AC. (137,614.08 s.f.)
TOTAL LANDSCAPE AREA REQUIRED: 27,522.82 s.f. (20%)
TOTAL LANDSCAPE AREA PROVIDED: 27,612.02 s.f. (20%)

LANDSCAPE REQUIREMENTS:

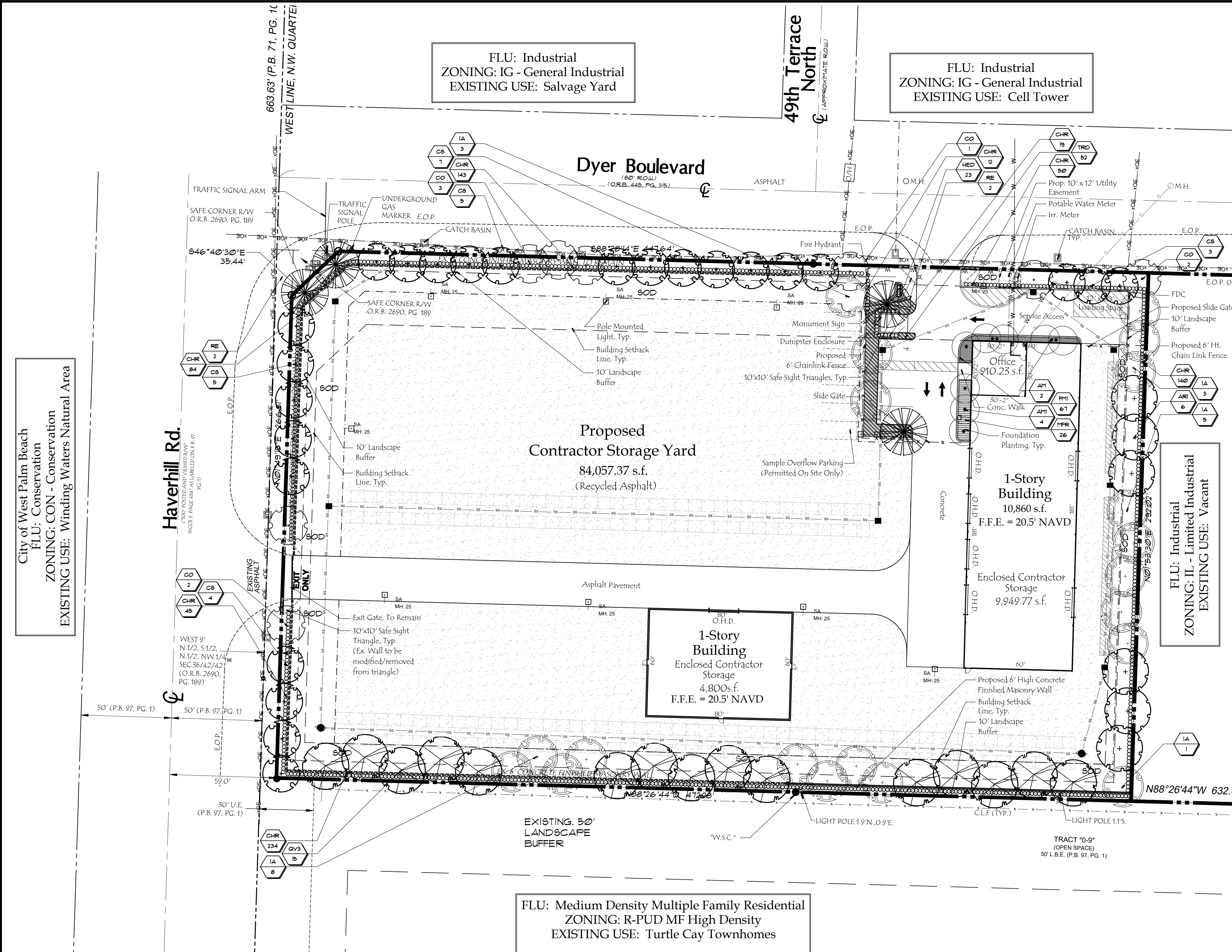
| | REQUIRED | PROVIDED |
|--|-----------------|---|
| NORTHERN PERIMETER (421.66 L.F.) (Excludes -26' (X1) drives For Calculation) | 21 TREES | 21 TREES (1:20 L.F.) |
| SOUTHERN PERIMETER (472.30 L.F.) | 24 TREES | 24 TREES (1:20 L.F.) |
| WESTERN PERIMETER (240.81 L.F.) (Excludes -26' (X1) drives For Calculation) | 12 TREES | 12 TREES (1:20 L.F.) |
| EASTERN PERIMETER (291.95 L.F.) | 15 TREES | 15 TREES (1:20 L.F.) |
| INTERIOR ISLAND TREES | 2 TREES | 2 TREES (1 PER ISLAND) |
| INTERIOR LANDSCAPING (1/1500 s.f.) (Landscape Areas Excludes Buffers: 13,715.23 s.f.) | 9 TREES | 9 TREES |
| TOTAL TREES | 83 TREES | 83 TREES (PALMS = 3 TO 1 CANOPY TREE) |
| VEGETATION SPECIES MIX | 6 SPECIES | 6 SPECIES (OVER 75 REQUIRED TREES REQUIRES A MIX OF 6 SPECIES INCLUDING PALMS) |
| PALM SUBSTITUTION (25% MAX) | 21 PALMS MAX | 10 PALMS; 12% (10 OUT OF 83) |

NATIVE REQUIREMENTS:

| | REQUIRED | PROVIDED |
|--|------------|---------------------------------|
| NATIVE/PREFERRED SPECIES TREES & PALMS | 50% | 93% (77 out of 83) |
| NATIVE/PREFERRED SPECIES SHRUBS & GROUNDCOVERS | 25% | 94% (1,062 out of 1,129) |
| TOTAL PERCENTAGE OF NATIVE SPECIES | 70% | 94% (1,138 out of 1,212) |
| TOTAL PERCENTAGE OF NATIVE SHADE TREES | 60% | 78% (65 out of 83) |
| TOTAL PERCENTAGE OF NATIVE ACCENT TREES | 10% | 10% (8 out of 83) |

LANDSCAPE NOTES:

- THE LANDSCAPE ARCHITECT OF RECORD SHALL VERIFY THAT THE INSTALLATION COMPLIES WITH THE APPROVED PLAN OF RECORD. THIS VERIFICATION INCLUDES THE SPECIES (TYPE, QUANTITY, AND OTHER ORIGINAL PLANTING, SPECIFICATIONS) DESIGN OR LOCATION, IRRIGATION, AND ALL OTHER LANDSCAPE STRUCTURES AND MATERIAL USED IN ACCORDANCE WITH THE SITE PLAN.
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR AND SHALL BE DESIGNED IN ACCORDANCE TO SECTION 20-124 OF RIVIERA BEACH LANDSCAPE SECTION.
- IRRIGATION SOURCE SHALL BE POTABLE OR WELL WATER SOURCE.
- ALL PLANTING BEDS/ISLANDS SHALL BE FREE OF SHELLROCK THREE (3) AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30" OR TO CLEAN NATIVE SOILS AND BACKFILLED WITH THE SPECIFIED BACKFILL MIXTURE
- ALL TREES UNDER FPL POWER LINES ARE REQUIRED TO COMPLY WITH THE FPL PLANT THE RIGHT TREE IN THE RIGHT PLACE' GUIDELINES.
- ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MIN. OF 6" ABOVE THE TOP OF CURB.
- THE EXISTENCE, EXACT LOCATIONS AND DEPTHS OF UTILITIES DEPICTED ON DRAWINGS AND PLANS PROVIDED BY THE CITY OF RIVIERA BEACH UTILITY DISTRICT (CRBUD), SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CRBUD ASSUMES NO RESPONSIBILITY FOR ANY POTENTIAL UTILITY CONFLICTS. IF IT IS DETERMINED THAT UTILITIES DEPICTED ON DRAWINGS AND PLANS PROVIDED BY CRBUD ARE NON-EXISTENT OR PARTIALLY EXISTENT, THE CRBUD ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION OF THESE UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO CRBUD UTILITIES AS A RESULT OF THIS WORK.
- ANY WATER AND/OR SEWER CONNECTIONS MUST BE COORDINATED AND SUPERVISED BY UTILITY DISTRICT PERSONNEL. PLEASE GIVE 72 HOURS' NOTICE FOR CONNECTIONS.



City of West Palm Beach
FLU: Conservation
ZONING: CON - Conservation
EXISTING USE: Winding Waters Natural Area

FLU: Industrial
ZONING: IG - General Industrial
EXISTING USE: Salvage Yard

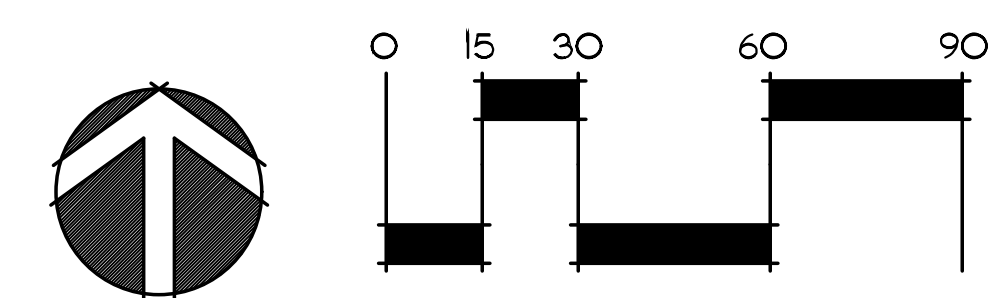
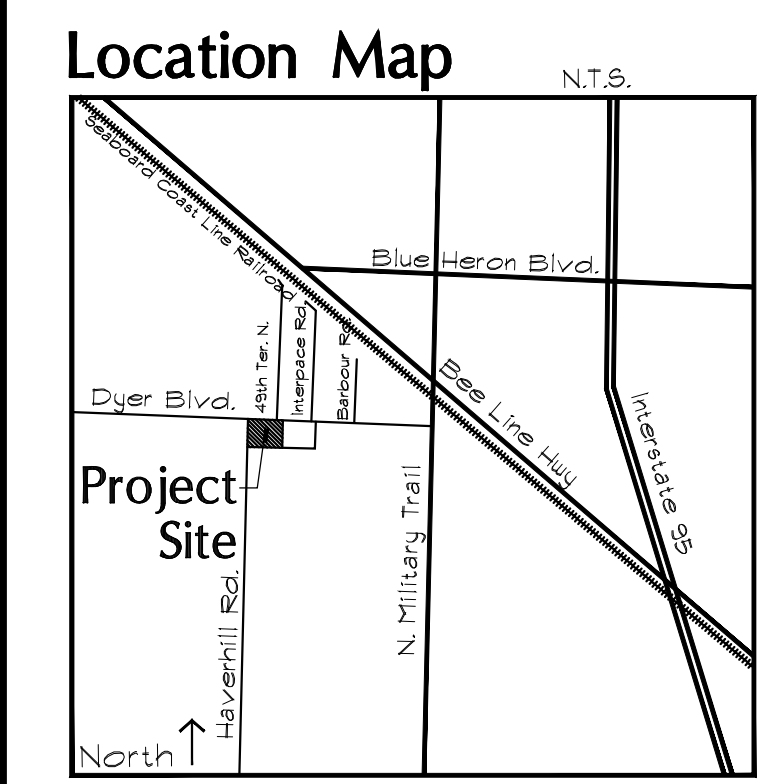
FLU: Industrial
ZONING: IG - General Industrial
EXISTING USE: Cell Tower

FLU: Industrial
ZONING: IL - Limited Industrial
EXISTING USE: Vacant

FLU: Medium Density Multiple Family Residential
ZONING: R-PUD MF High Density
EXISTING USE: Turtle Cay Townhomes

PLANT LEGEND:

- | | | | |
|--|---------------------------|--|----------------------|
| | Live Oak 'High Rise' | | Holly 'East Palatka' |
| | Red Maple 'Florida Flame' | | Orange Geiger |
| | Silver Buttonwood | | Green Island Ficus |
| | Royal Palm | | Simpson's Stopper |
| | Christmas Palm (Double) | | Fakahatchee Grass |
| | Christmas Palm (Single) | | Dune Sunflower |
| | | | Red Tip Cocoplum |



Amendment Stamps

Blank area for amendment stamps.

Zoning Stamps

Blank area for zoning stamps.

FILE MAINTENANCE DIVISION IS OBTAINING WINTERLAND GROUP SITE/WINTERLAND WEST -HG_FINAL SITE AND LANDSCAPE PLAN 6DWIS PLOTTED: 2/16/20 AT 4:58PM BY DSEI/SEN XREFS