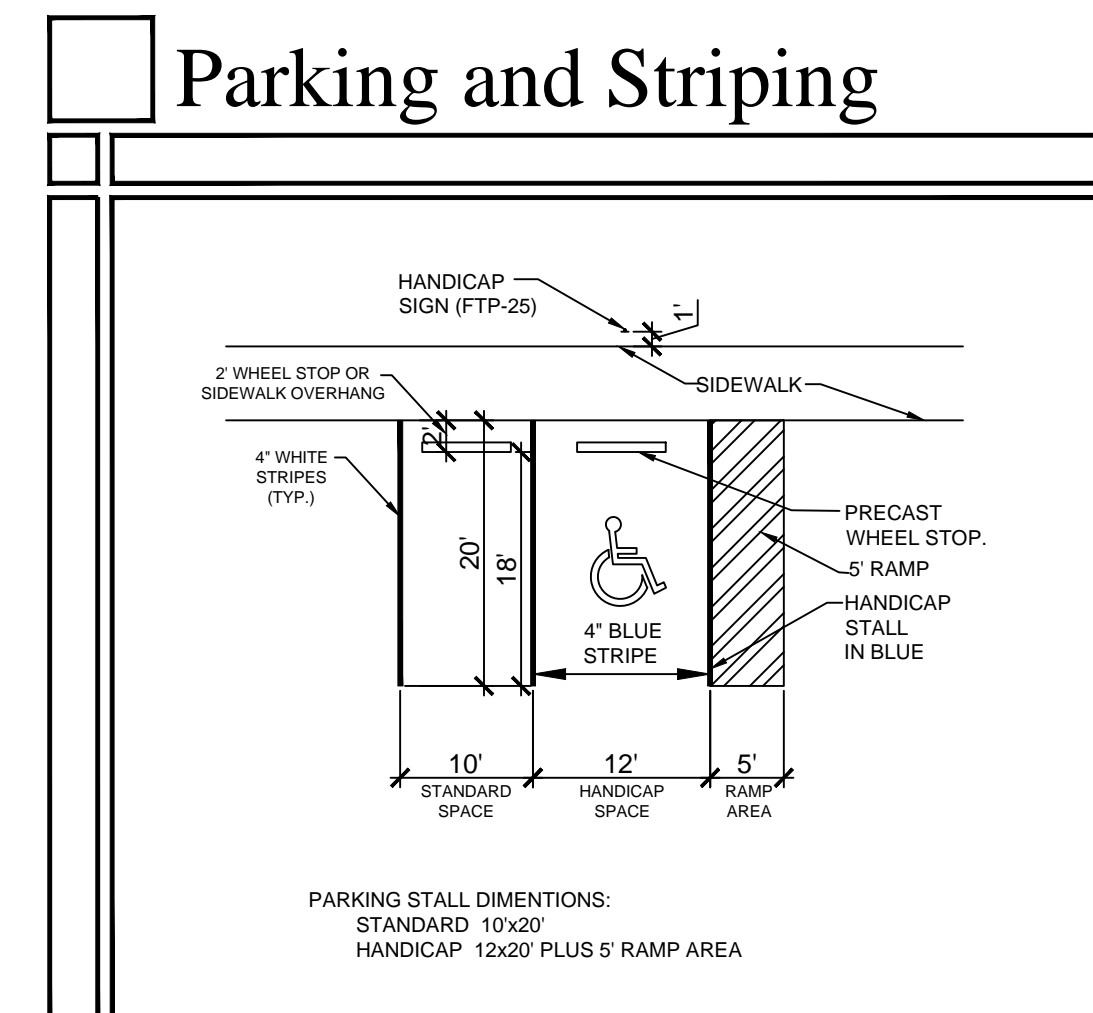
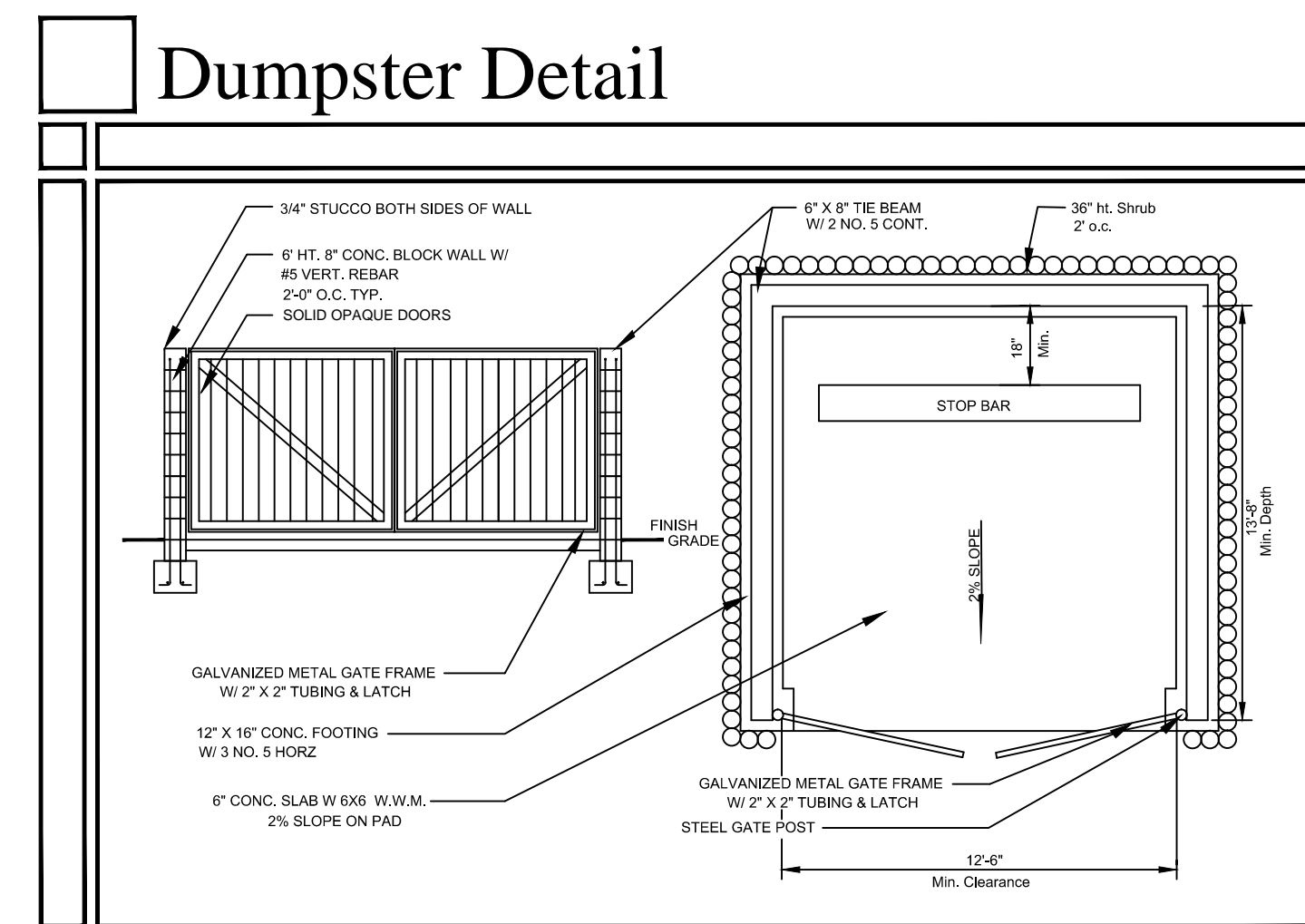


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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

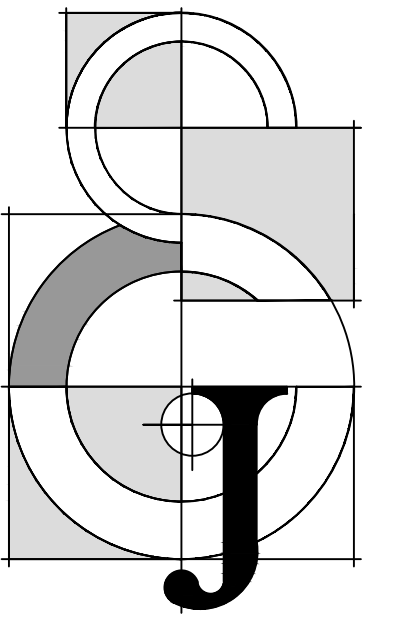


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Scale:	NTS
Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.	688.01
Job No.	14-08

REVISIONS / SUBMISSIONS

09/30/14	Staff Comments
03/18/16	SP Amendment
05/10/16	Submittal

Phase 1 Regulating Plan



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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

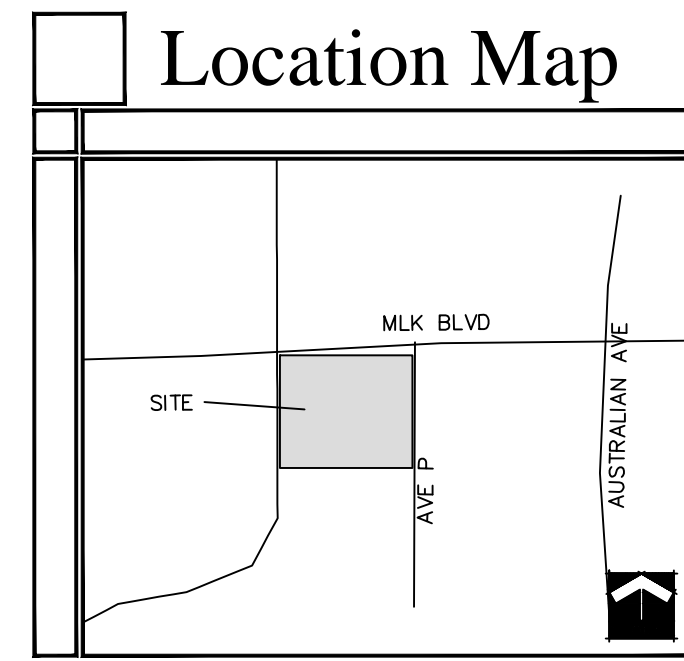
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Drawn By: BMC
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File No. 688.01
Job No. 14-08

REVISIONS / SUBMISSIONS	
09/30/14	Staff Comments
10/03/14	Fencing Revision
01/13/15	MYC Spec
10/14/15	FPL Pad/Easement Rev.
03/17/16	Revise per Civil
05/10/16	Submittal

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

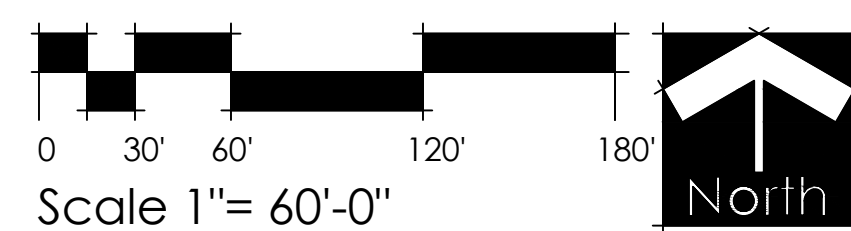
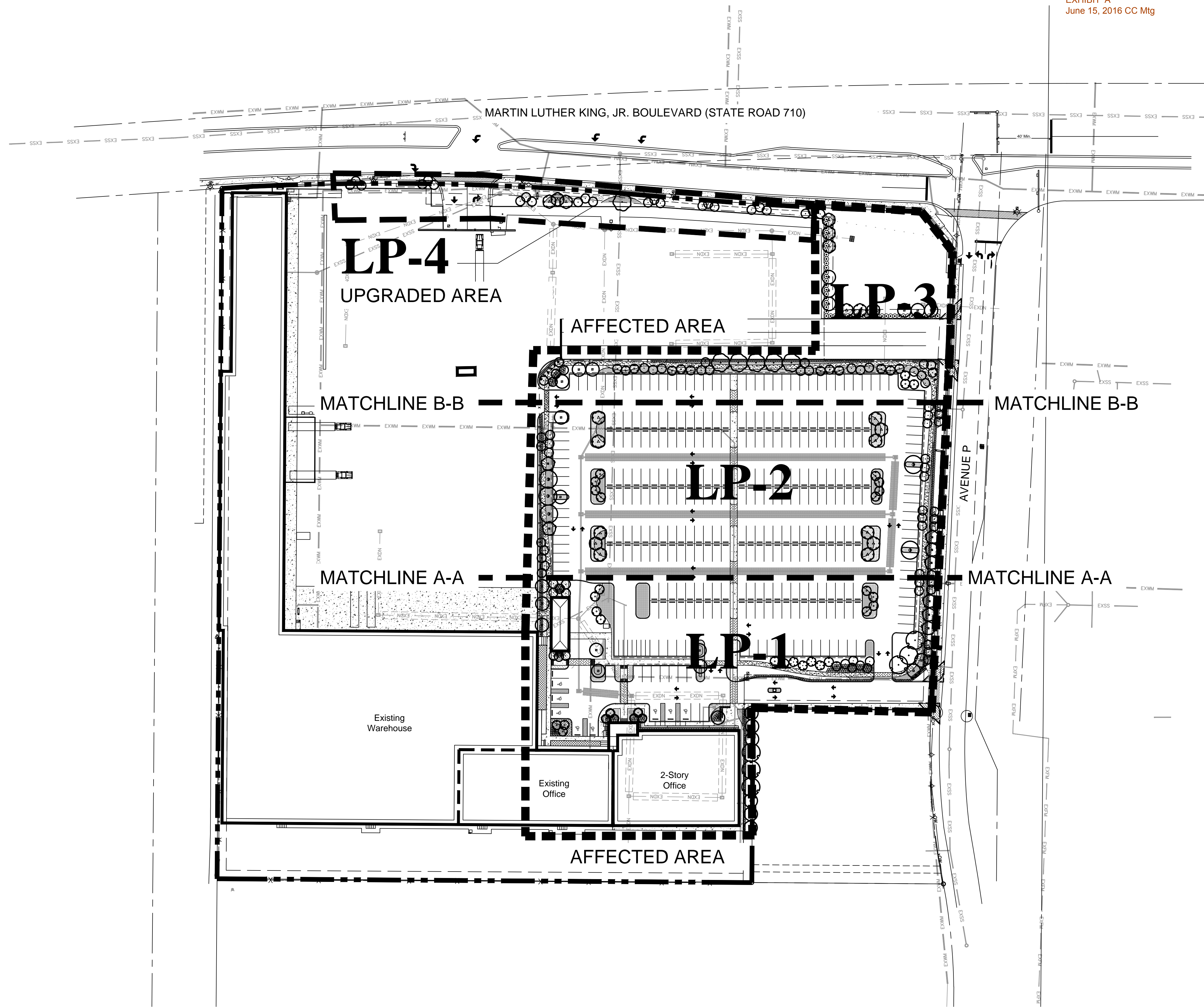
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Phase 1 Landscape Index

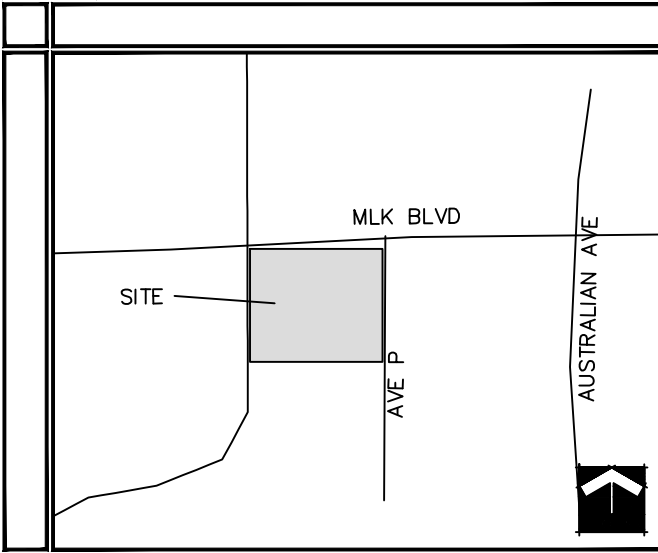


Phase 1 Tropical Shipping

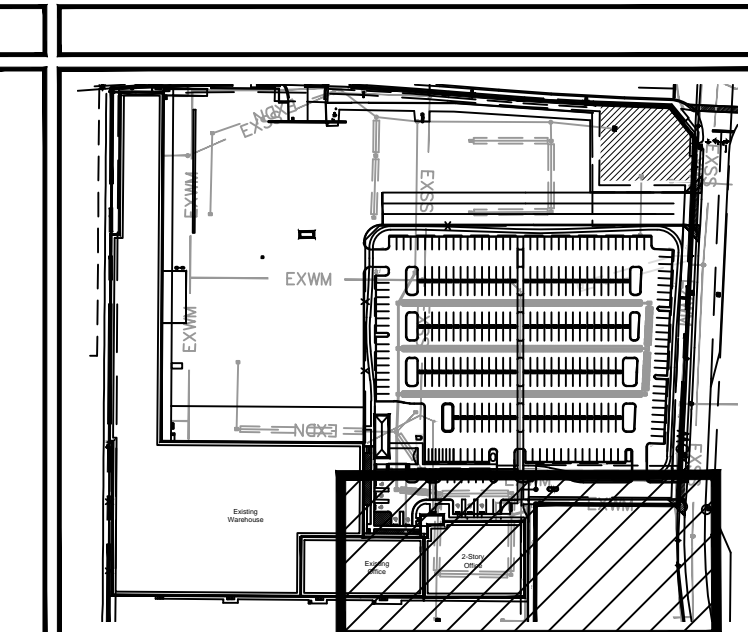
- LI-1 Phase 1 Landscape Index
- LP-1 Phase 1 Foundation Landscape Plan
- LP-2 Phase 1 Parking Lot Landscape Plan
- LP-3 Phase 1 North End Landscape Plan
- LP-4 Upgraded Area Landscape Plan
- LP-5 Landscape Specifications
- LP-6 Tree Disposition Plan



Location Map



Site Map



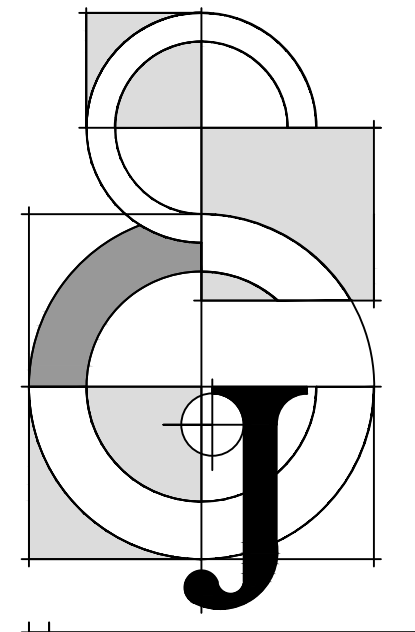
Phase 1 Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
BS	5	Bursera simaruba / Gumbo Limbo*	N/A	2.5" DBH	12'	5'	
CL	8	Clusia rosea / Autograph Tree Standard, Min. 4" CT, Min. 1.5' Cal	N/A	2.5" Cal	12'	6'	
CE	5	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	N/A	2.5" Cal	12'	6'	
CS	38	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk, 5' CT Min.	N/A	2.5" Cal	12'	6'	
CO	4	Cordia alliodora / Orange Geiger Tree* Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'	
IC	27	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'	
LI	17	Lagerstroemia indica / Tuscara / Crape Myrtle Multi-Trunk+ Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'	
QH	6	Quercus virginiana / High Rise / High Rise Live Oak * Single Straight Trunk, Min. 8" CT, To be Planted in Tree Grates with Structural Soil Where Indicated	N/A	3.5" Cal	16'	6'	
SP	71	Sabal palmetto / Sabal Palm* Sabal Palms, Hurricane Cut, Slagger Heights	N/A	N/A	12-18" CT.	N/A	
WR	6	Washingtonia robusta / Mexican Fan Palm Full, Slagger heights	N/A	N/A	22' - 28" OA	10'	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
CHI	921	Chrysobalanus icaco / Coco Plum* Full To Base	3 gal. min.	24" o.c.	24"	24"	
CAQ	6	Crinum augustum / Queen Emma / Queen Emma Crinum Full	7 gal. min.	36" o.c.	30"	30"	
MYF	13	Myrcianthes fragrans / Simpson's Stopper * Full	7 gal. min.	24" o.c.	36"	24"	
MYC	49	Myrica cerifera / Wax Myrtle* Full to Base	25 Gal. Min.	5" o.c.	6'	4'	
PAI	14	Passiflora incarnata / Passion Flower Vine Attach to Fence	3 Gal. Min.	As Shown	24"	18"	
TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 gal	30" o.c.	24"	24"	

Phase 1 Plant List (continued)

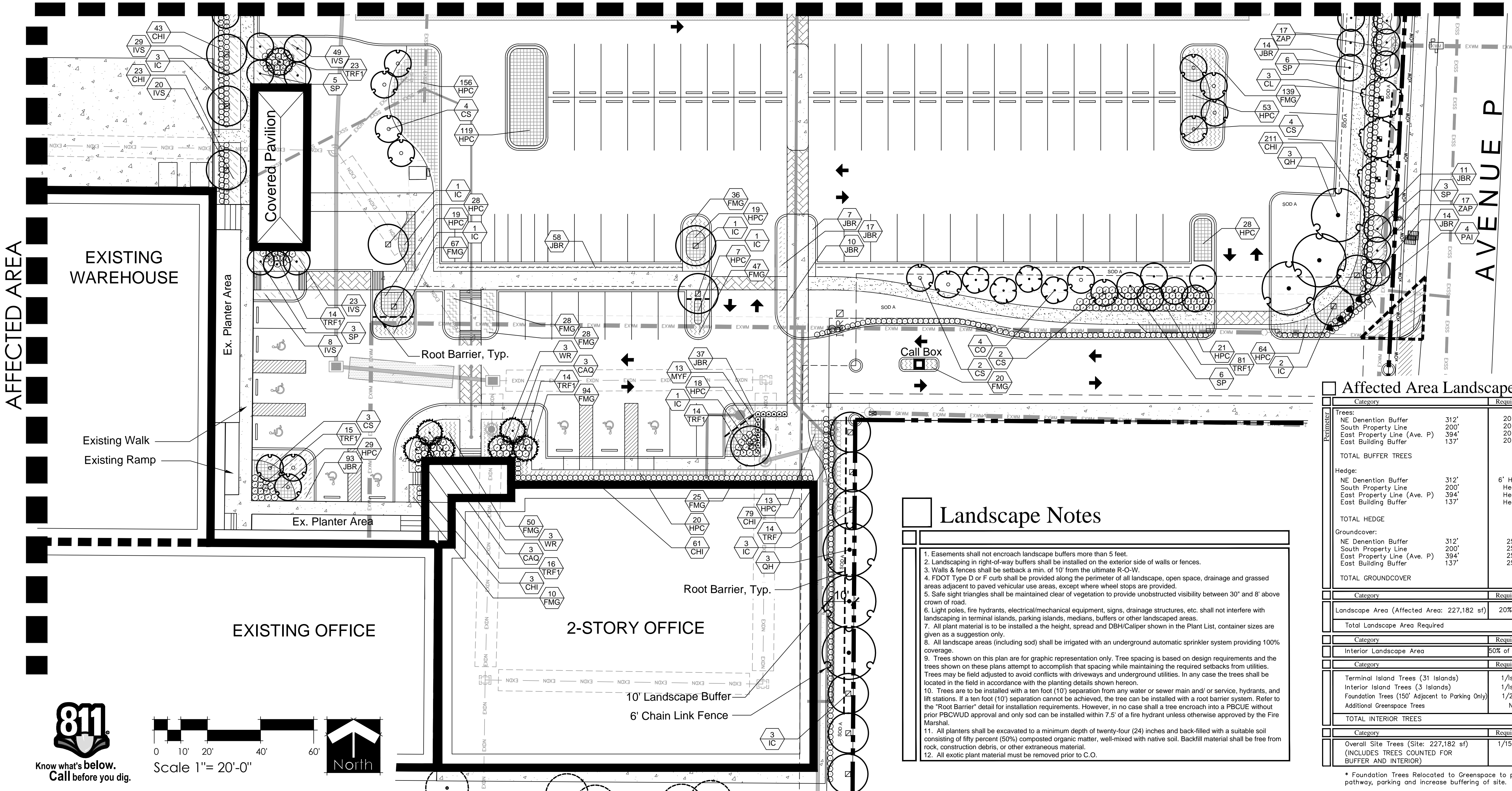
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	HEIGHT	SPREAD
HPC	808	Hamelia patens 'Compacta' / Dwarf Firebush* Full	3 Gal. Min.	24" o.c.	12"	12"	
TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 Gal. Min.	30" o.c.	24"	24"	
ZAP	266	Zamia pumila / Coontie* Full	3 Gal min	24" o.c.	12"	12"	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
FMG	829	Ficus microcarpa / Green Island / Green Island Ficus* Full To Base	3 Gal. Min.	18" o.c.	12"	12"	
IVS	129	Ilex vomitoria 'Schillings' / Schillings Holly* Full To Base	3 Gal. Min.	24" o.c.	12"	12"	
JBR	1,139	Juniperus horizontalis / Blue Rug / Blue Rug Juniper* Full	3 Gal. Min.	18" o.c.	6"	12"	
NEB	187	Nephrolepis exaltata / Boston Fern* Full	3 Gal. Min.	12"	12"	24"	
SOD A	13,828 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Slagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod				

EXHIBIT 'A'
June 15, 2016 CC Mtg



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MATCHLINE A-A SHEET LP-2



Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCU without prior PBCUVD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotation Buffer	312'	20 l.f.	16 (4 ex.)
South Property Line	200'	10 l.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 l.f.	20 (7 ex.)
East Building Buffer	137'	20 l.f.	7 (9)
TOTAL BUFFER TREES		53	55
Hedge:			
NE Denotation Buffer	312'	6' Hedge	6' Hedge
South Property Line	200'	Hedge	Hedge
East Property Line (Ave. P)	394'	Hedge	Hedge
East Building Buffer	137'	Hedge	Hedge
TOTAL HEDGE			546
Groundcover:			
NE Denotation Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER		262'	287'
Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	52,092 sf
Total Landscape Area Required		45,437 sf	52,092 sf
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	39,802 sf
Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	46
Interior Island Trees (3 Islands)	1/Island	3	3
Foundation Trees (150' Adjacent to Parking Only)	1/20 lf	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex)
TOTAL INTERIOR TREES		47	95
Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf)	1/1500 sf	152	152
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)			(95 Int.) (57 Buf.)

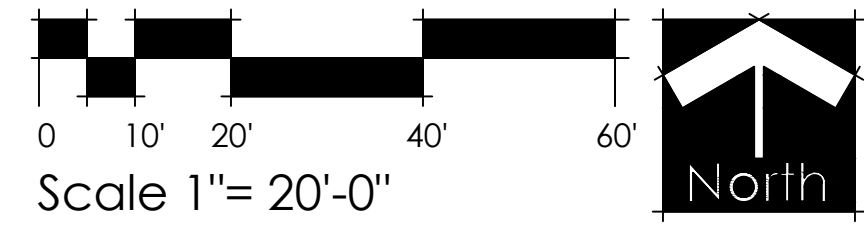
* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.

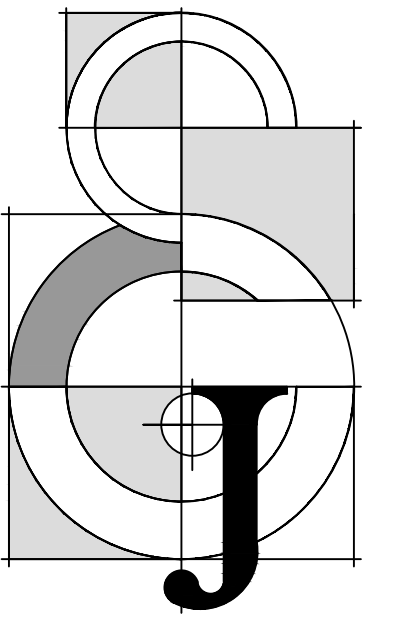
Tropical Shipping
Riviera Facility
City of Riviera Beach, Florida

Date: 5/21/14
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: JMS
File No. 688.01
Job No. 14-08

REVISIONS / SUBMISSIONS
09/30/14 Staff Comments
10/03/14 Fencing Revision
01/13/15 MYC Spéc
10/14/15 FPI Pad/Egument Rev.
11/10/15 Entry Revisions
03/17/16 Revise per Civil
05/10/16 Submittal

Phase 1
Landscape
Plan





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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

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10/14/15	EPL Pac/Eqment Rev.
11/10/15	Entry Revisions
03/17/16	Revise per Civil
05/10/16	Submittal

Phase 1 Landscape Plan

Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:	NE Denention Buffer	312'	20 I.f.
	South Property Line	200'	20 I.f.
	East Property Line (Ave. P)	394'	20 I.f.
	East Building Buffer	137'	20 I.f.
TOTAL BUFFER TREES		53	55
Hedge:	NE Denention Buffer	312'	6' Hedge
	South Property Line	200'	6' Hedge
	East Property Line (Ave. P)	394'	6' Hedge
	East Building Buffer	137'	6' Hedge
TOTAL HEDGE		546	
Groundcover:	NE Denention Buffer	312'	25%
	South Property Line	200'	25%
	East Property Line (Ave. P)	394'	25%
	East Building Buffer	137'	25%
TOTAL GROUNDCOVER		262'	287'

Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	52,092 sf
Total Landscape Area Required		45,437 sf	52,092 sf

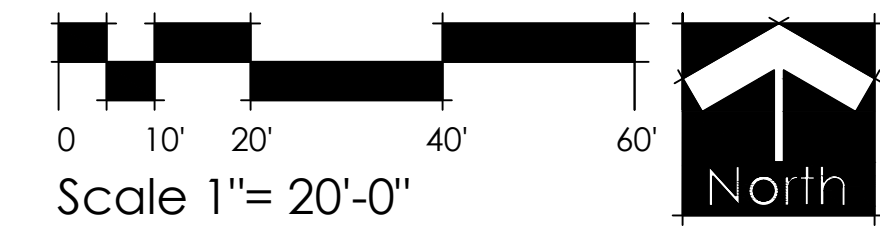
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	39,802 sf

Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	46
Interior Island Trees (3 Islands)	1/Island	3	3
Foundation Trees (150' Adjacent to Parking Only)	1/20 If	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex)
TOTAL INTERIOR TREES		47	95

Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf)	1/1500 sf	152	152
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)			(95 Int.) (57 Buf.)

* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.

EXHIBIT 'A'
June 15, 2016 CC Mtg



Phase 1 Plant List (continued)

SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	HEIGHT	SPREAD
[Pattern]	HPC	808	Hamelia patens 'Compacta' / Dwarf Firebush* Full	3 Gal. Min.	24" o.c.	12"	12"
[Pattern]	TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 Gal. Min.	30" o.c.	24"	24"
[Pattern]	ZAP	266	Zamia pumila / Coonite* Full	3 Gal. min	24" o.c.	12"	12"
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
[Pattern]	FMG	829	Ficus microcarpa 'Green Island' / Green Island Ficus+ Full To Base	3 Gal. Min.	18" o.c.	12"	12"
[Pattern]	IVS	129	Ilex vomitoria 'Schillings' / Schillings Holly* Full To Base	3 Gal. Min.	24" o.c.	12"	12"
[Pattern]	JBR	1,139	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper+ Full	3 Gal. Min.	18" o.c.	6"	12"
[Pattern]	NEB	187	Nephrolepis exaltata / Boston Fern* Full	3 Gal. Min.	12"	12"	24"
[Pattern]	SOD A	13,828 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			

* = Florida Native / + = Drought Tolerant

Landscape Notes

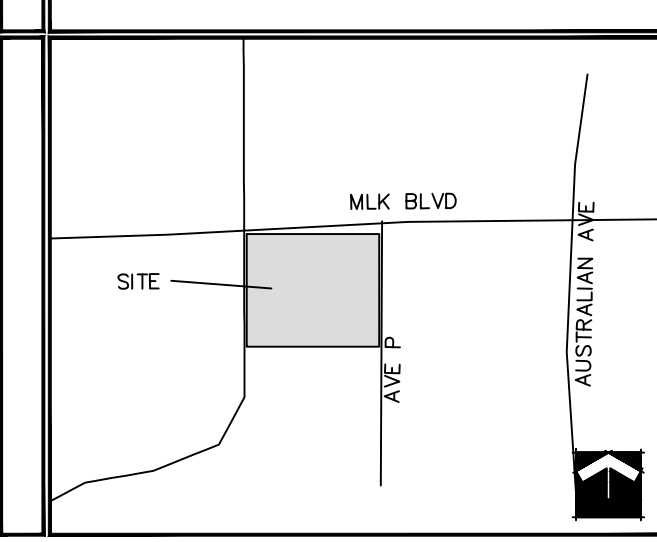
- Easements shall not encroach landscape buffers more than 5 feet.
- Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 6' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

Phase 1 Plant List

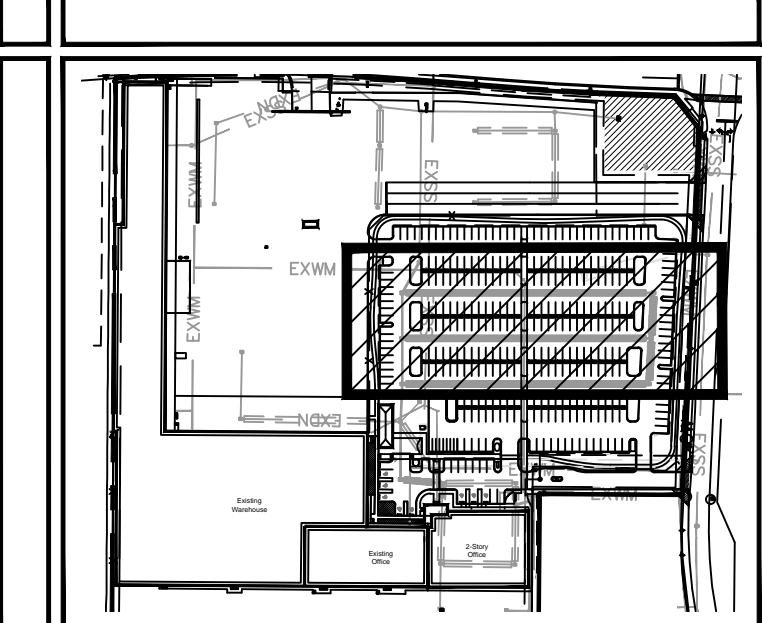
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
[Symbol]	BS	5	Bursera simaruba / Gumbo Limbo* Single Straight Trunk, Min. 5' CT	N/A	2.5" DBH	12'	5'
[Symbol]	CL	8	Clusia rosea / Autograph Tree Standard, Min. 4" CT, Min. 1.5" Cal	N/A	2.5" Cal	12'	6'
[Symbol]	CE	5	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	N/A	2.5" Cal	12'	6'
[Symbol]	CS	38	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk., 5' CT Min.	N/A	2.5" Cal	12'	6'
[Symbol]	CO	4	Cordia sebestena / Orange Geiger Tree* Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'
[Symbol]	IC	27	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
[Symbol]	LI	17	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk+ Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
[Symbol]	QH	6	Quercus virginiana 'High Rise' / High Rise Live Oak* Single Straight Trunk, Min. 8' CT, To be Planted in Tree Grates with Structural Soil Where Indicated	N/A	3.5" Cal	16'	6'
[Symbol]	SP	71	Sabal palmetto / Sabal Palm* Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
[Symbol]	WR	6	Washingtonia robusta / Mexican Fan Palm Full, Stagger heights	N/A	N/A	22' - 28' OA	10'

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
[Symbol]	CHI	921	Chrysobalanus icaco / Coco Plum* Full To Base	3 gal. min.	24" o.c.	24"	24"
[Symbol]	CAQ	6	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Full	7 gal. min.	36" o.c.	30"	30"
[Symbol]	MYF	13	Myrcianthes fragrans / Simpson's Stopper* Full	7 gal. min.	24" o.c.	36"	24"
[Symbol]	MYC	49	Myrica cerifera / Wax Myrtle* Full To Base	25 Gal. Min.	5" o.c.	6"	4"
[Symbol]	PAI	14	Passiflora incarnata / Passion Flower Vine Attach to Fence	3 Gal. Min.	As Shown	24"	18"
[Symbol]	TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 gal	30" o.c.	24"	24"

Location Map

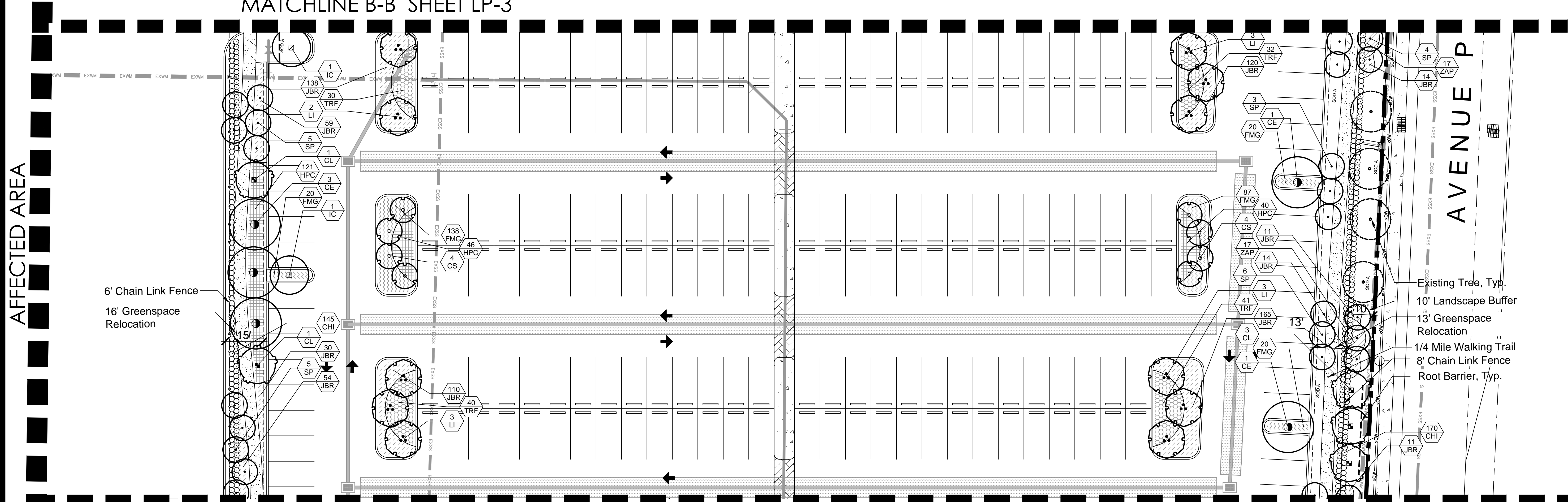


Site Map



MATCHLINE B-B SHEET LP-3

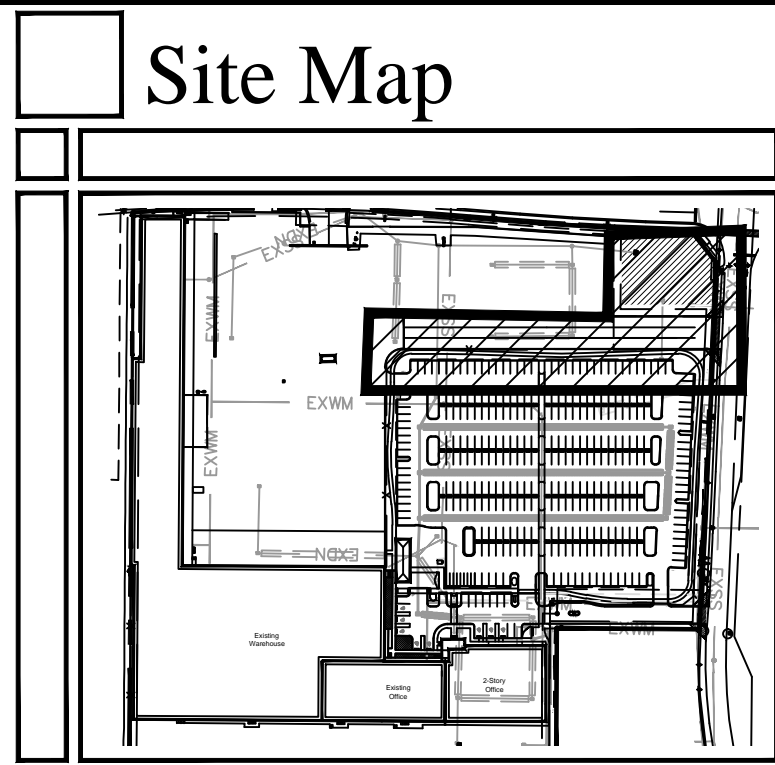
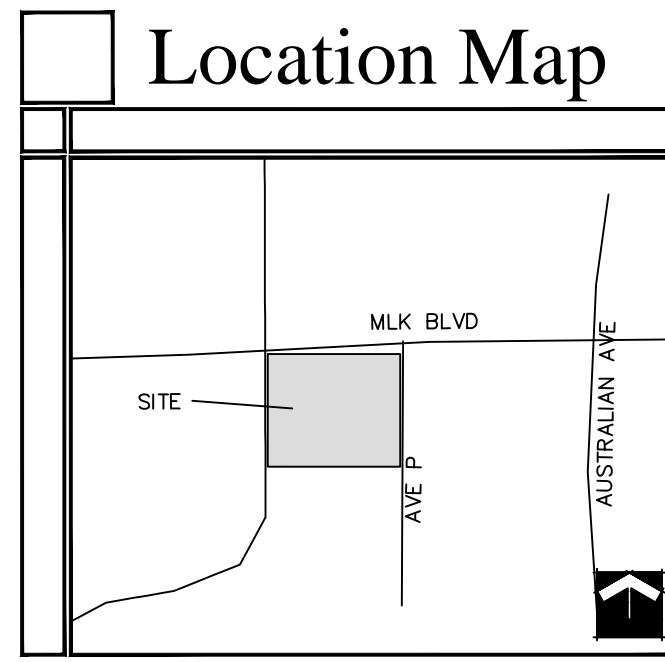
MATCHLINE A-A SHEET LP-1



AFFECTED AREA

6' Chain Link Fence
16' Greenspace Relocation

Existing Tree, Typ.
10' Landscape Buffer
13' Greenspace Relocation
1/4 Mile Walking Trail
8' Chain Link Fence
Root Barrier, Typ.



Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotation Buffer	312'	20 l.f.	16 (4 ex.)
South Property Line	200'	20 l.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 l.f.	20 (7 ex.)
East Building Buffer	137'	20 l.f.	7 (9)
TOTAL BUFFER TREES			53
Hedge:			
NE Denotation Buffer	312'	6' Hedge	49
South Property Line	200'	Hedge	108
East Property Line (Ave. P)	394'	Hedge	310
East Building Buffer	137'	Hedge	79
TOTAL HEDGE			546
Groundcover:			
NE Denotation Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER			262'

Affected Area Landscape Requirements (cont.)

Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	52,092 sf
Total Landscape Area Required		45,437 sf	52,092 sf
Interior Landscape Area			
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	39,802 sf
Category			
Terminal Island Trees (31 Islands)	1/Island	31	46
Interior Island Trees (3 Islands)	1/Island	3	3
Foundation Trees (150' Adjacent to Parking Only)	1/20 lf	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex.)
TOTAL INTERIOR TREES		47	95
Category			
Overall Site Trees (Site: 227,182 sf)	1/1500 sf	152	152
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)			(95 Int.) (57 Buf.)

Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCUWD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

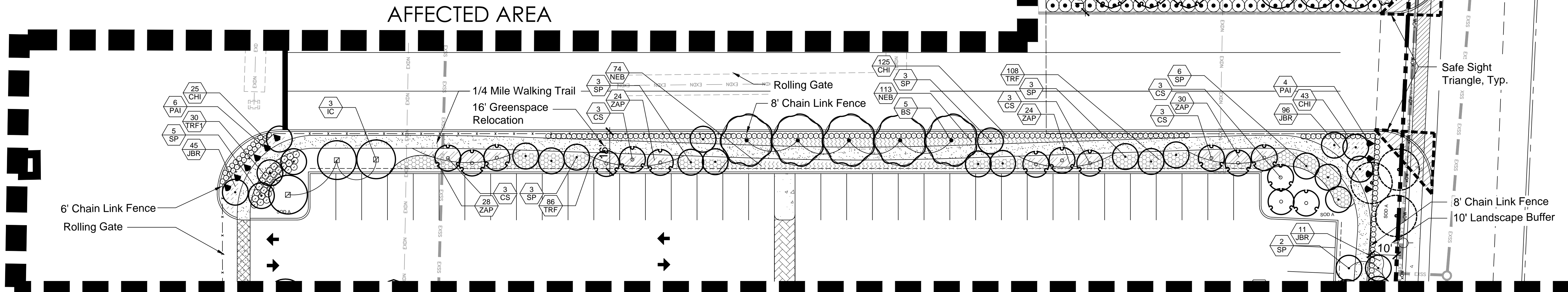
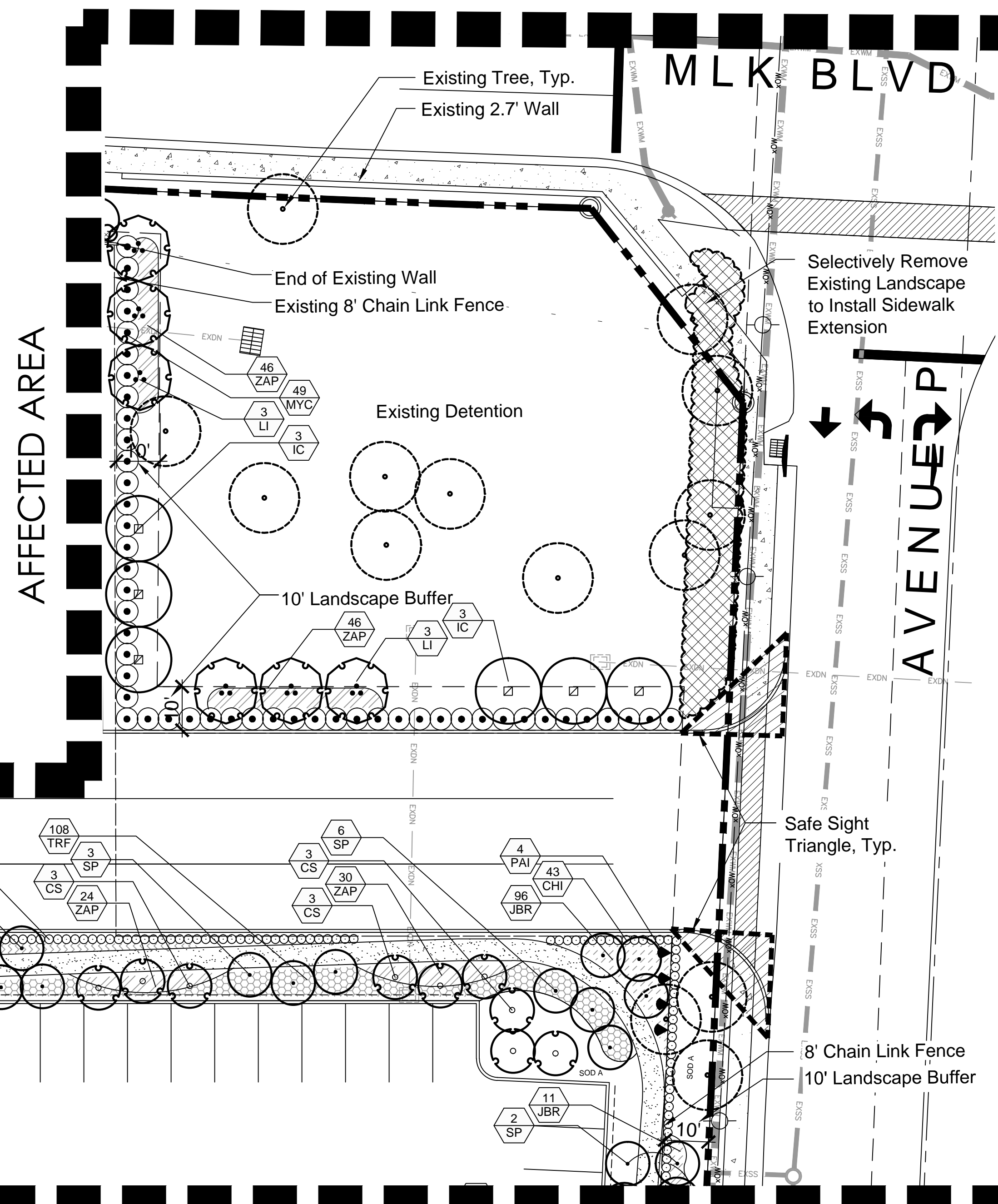
Phase 1 Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	BS	5	Bursera simaruba / Gumbo Limbo* Single Straight Trunk, Min 5' CT	N/A	2.5" DBH	12'	5'
	CL	8	Clusia rosea / Autograph Tree Standard, Min. 4' CT, Min. 1.5' Cal	N/A	2.5" Cal	12'	6'
	CE	5	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	N/A	2.5" Cal	12'	6'
	CS	38	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'
	CO	4	Cordia sebestena / Orange Geiger Tree* Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'
	IC	27	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	LI	17	Lagerstroemia indica / Tuscaraora / Crape Myrtle Multi-Trunk* Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	QH	6	Quercus virginiana / High Rise / High Rise Live Oak* Single Straight Trunk, Min. 8' CT, To be Planted in Tree Grates with Structural Soil Where Indicated	N/A	3.5" Cal	16'	6'
	SP	71	Sabal palmetto / Sabal Palm* Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
	WR	6	Washingtonia robusta / Mexican Fan Palm Full, Stagger heights	N/A	N/A	22'-28' OA	10'
SHRUBS							
	CHI	921	Chrysobalanus icaco / Coco Plum* Full To Base	3 gal. min.	24" o.c.	24"	24"
	CAQ	6	Crinum augustum / Queen Emma / Queen Emma Crinum Full	7 gal. min.	36" o.c.	30"	30"
	MYF	13	Myrcianthes fragrans / Simpson's Stopper* Full	7 gal. min.	24" o.c.	36"	24"
	MYC	49	Myrica corifera / Wax Myrtle* Full to Base	25 Gal. Min.	5" o.c.	6'	4'
	PAI	14	Passiflora incarnata / Passion Flower Vine Attach to Fence	3 Gal. Min.	As Shown	24"	18"
	TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 gal	30" o.c.	24"	24"

Phase 1 Plant List (continued)

SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	HEIGHT	SPREAD
	HPC	808	Hamelia patens 'Compacta' / Dwarf Firebush* Full	3 Gal. Min.	24" o.c.	12"	12"
	TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 Gal. Min.	30" o.c.	24"	24"
	ZAP	266	Zamia pumila / Coonite* Full	3 Gal. min	24" o.c.	12"	12"
GROUND COVERS							
	FMG	829	Ficus microcarpa 'Green Island' / Green Island Ficus* Full To Base	3 Gal. Min.	18" o.c.	12"	12"
	IVS	129	Ilex vomitoria 'Schillings' / Schillings Holly* Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	JBR	1,139	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper* Full	3 Gal. Min.	18" o.c.	6"	12"
	NEB	187	Nephrolepis exaltata / Boston Fern* Full	3 Gal. Min.	12"	12"	24"
	SOD A	13,828 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			

* = Florida Native / + = Drought Tolerant



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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Date:	5/21/14
Scale:	1" = 20'-0"
Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.:	688.01
Job No.:	14-08

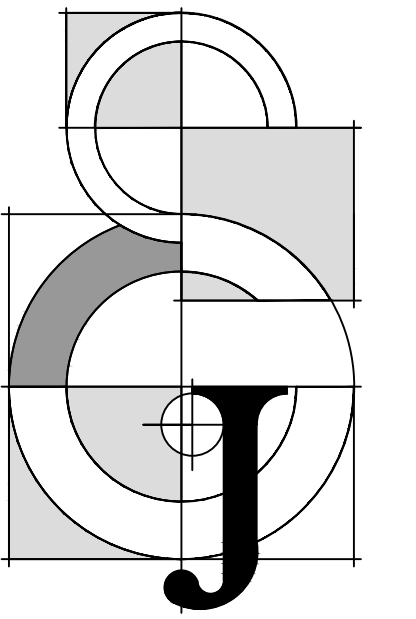
REVISIONS / SUBMISSIONS	
09/30/14	Staff Comments
10/03/14	Fencing Revision
01/13/15	MYC Spec
10/14/15	FPL Pcd/Easment Rev.
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03/17/16	Revise per Civil
05/10/16	Submittal

Phase 1 Landscape Plan

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

Scale 1" = 20'-0"

North

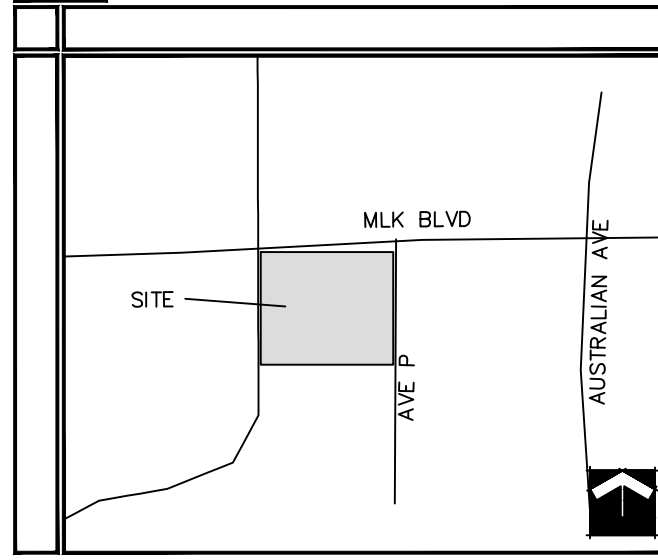


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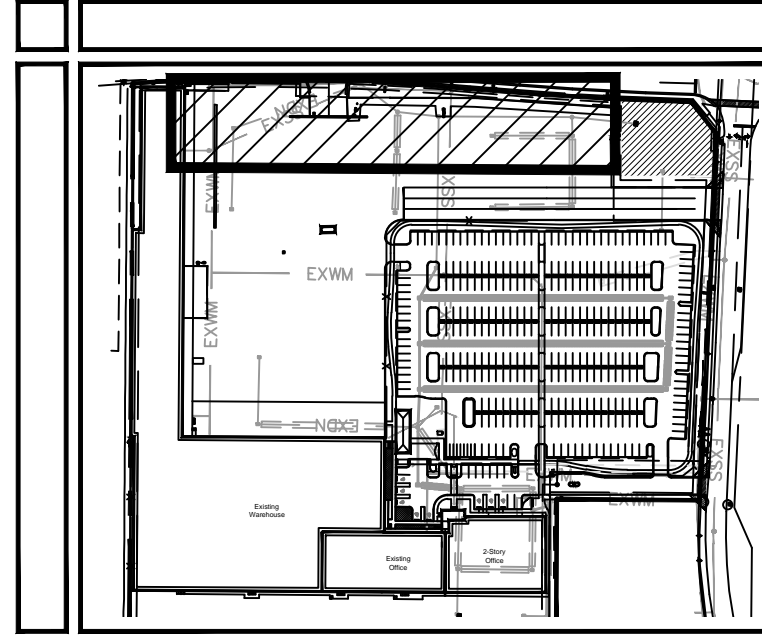
Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Location Map



Site Map



Upgraded Area Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	BS	1	Bursera simaruba / Gumbo Limbo+ Single Straight Trunk, Min 5' CT	N/A	2.5" DBH	12'	5'
	LI	3	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk+ Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	SP	24	Sabal palmetto / Sabal Palm+ Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	HEIGHT	SPREAD
	HPC	113	Hamelia patens 'Compacta' / Dwarf Firebush+ Full	3 Gal. Min.	24" o.c.	12'	12'

EXHIBIT 'A'
June 15, 2016 CC Mtg

Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotation Buffer	312'	20 I.f.	16 (4 ex.)
South Property Line	200'	20 I.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 I.f.	20 (7 ex.)
East Building Buffer	137'	20 I.f.	7 (9)
TOTAL BUFFER TREES			53
Hedge:			
NE Denotation Buffer	312'	6' Hedge	6' Hedge
South Property Line	200'	Hedge	Hedge
East Property Line (Ave. P)	394'	Hedge	Hedge
East Building Buffer	137'	Hedge	Hedge
TOTAL HEDGE			546
Groundcover:			
NE Denotation Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER		262'	287'
Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	52,092 sf
Total Landscape Area Required		45,437 sf	52,092 sf
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	39,802 sf
Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	46
Interior Island Trees (3 Islands)	1/Island	3	3
Foundation Trees (150' Adjacent to Parking Only)	1/20 If	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex)
TOTAL INTERIOR TREES		47	95
Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	152	152 (95 Int.) (57 Buf.)

* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.

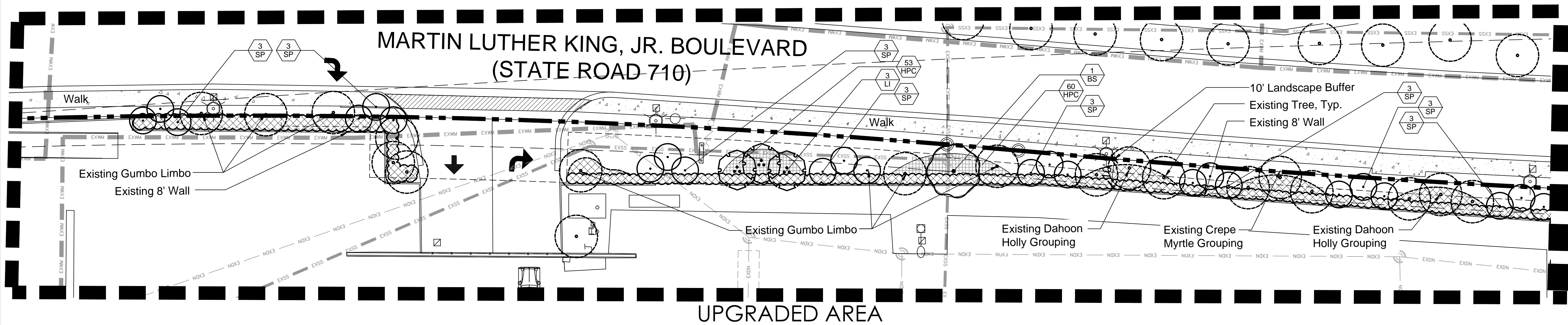
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- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

Upgraded Area Notes

- Upgraded area improvements are not included in the affected area landscape requirements, and are additional to the numbers seen in the chart.

UPGRADED AREA



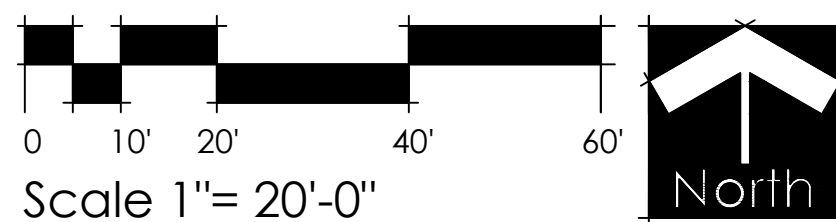
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Scale 1" = 20'-0"

Phase 1 Landscape Plan

1. Trees, Shrubs and Ground Cover
PART 1 GENERAL

1.01 WORK INCLUDED

- A. Extent of planting work is shown on drawings and in schedules.
- B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
- C. Finish Grade Elevations: 1 inch below top of pathway edging.

1.02 QUALITY ASSURANCE

- A. Subcontract landscape work to a single firm specializing in landscape work.
- B. Source Quality Control:
 - 1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 - 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made.
 - 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
 - 4. Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scorch, injuries, abrasions, discoloration, or other defects. Provide trees, palms and shrubs for grade needed as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida, unless otherwise noted.
 - a. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or bolls are increased proportionately.
- C. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.

1.03 SUBMITTALS

- A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
- B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
- C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
- D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
- B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and rolling strips.
- C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind—tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
- D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
- E. Do not remove container grown stock from containers until planting time.

1.05 JOB CONDITIONS

- A. Proceed with and complete landscape work as rapidly as portions of site become available.
 - B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
 - C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
 - D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other disciplines. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
 - E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.06 SPECIAL PROJECT WARRANTY
- A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
 - B. Warrant trees for a period of one year after date of substantial completion against defects, death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
 - C. Warrant shrubs for 1 full year after date of substantial completion.
 - D. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.

PART 2 PRODUCTS

2.01 TOPSOIL

- A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
- B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" in diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contains no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect. Topsoil shall comply with the following quantitative analysis.

COMPONENTS	VOLUME MEASURE	PARTICLE SIZE
Organic Matter	3 - 5%	
Silt	10 - 30%	0.05 to 0.002 MM
Sand	25 - 75%	0.2 to 0.05 MM
Clay	5 - 25%	0.002 MM and below

2.02 SOIL AMENDMENTS

If necessary to bring soil into above specified limits:

- A. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
- B. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
- C. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
- D. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.

- 1. For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
 - 2. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.
- 2.03 PLANT MATERIAL
- A. Plant list is part of this specification section.
 - B. Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, State Plant Board of Florida.
 - C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration for No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
 - D. Coniferous and Broadleafed Evergreens: Provide evergreens of size shown or listed. Dimensions indicate minimum height and spread. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown.
- 2.04 GRASS MATERIALS
- A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for impurities. Provide seed of variety, species, and germination percentages and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
 - B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
 - a. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or bolls are increased proportionately.
- 2.05 MISCELLANEOUS LANDSCAPE MATERIALS
- A. Ground Cover: Provide plants established and well-rooted in removable containers or inerm peat pots and with not less than minimum number and length of runners specified.
 - B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
 - C. Mulch: Melaleuca or equal.
 - D. Stokes and Guy: When required provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

3.01 LAYOUT

- A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.
- 3.02 PREPARATION OF PLANTING SOIL

 - A. Before removal of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - B. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
 - C. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
 - 1. Mix lime with dry soil prior to mixing of fertilizer.
 - 2. Prevent lime from contacting roots of acid-loving plants.
 - D. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.

3.03 PREPARATION FOR PLANTING AREAS (To include Lawn and Planting Bed Areas)

- A. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting area. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or worked into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the drip line of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material removed from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.

3.04 PREPARATION FOR PLANTING LAWNS

- A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Fill to a depth of not less than 6", apply soil amendments and fertilizers and fill in depressions; and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.
 - 1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
- B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
 - 1. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
 - 2. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
 - 3. Allow for sod thickness in areas to be sodded.
- C. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove the ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
- D. Moist prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting sod. Do not create a muddy soil condition.
- E. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cutt/mulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
 - 1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
 - 2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- B. Excavation for Trees and Shrubs: Excavate pits, beds and trenched with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 - 1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
 - 2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

- A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.
- B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer

- of backfill.
- Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
- Dish top of backfill to allow for mulching.
- Mulch pits, trenches and planting areas. Provide not less than following thickness of mulch and work into top of backfill and finish level with adjacent finish grades: Provide 3" thickness of mulch.
- Guy and stake trees immediately after planting . as indicated.

3.07 PRUNING

- A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scorched, frayed, split, or skinned branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
- B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.

3.08 SODDING NEW LAWNS

- A. Lay sod within 24 hours from time of stripping.
- B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces to sod; remove excess to avoid smothering of adjacent grass.
- C. Water sod thoroughly with a fine spray immediately after planting.

3.09 MAINTENANCE

- A. Begin maintenance immediately after planting.
- B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
- C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting supports, tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
- D. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
- E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
 - 1. Sodded lawns, not less than 30 days after substantial completion.
 - 2. Seeded lawns, not less than 60 days after substantial completion.

3.10 CLEANUP AND PROTECTION

- A. During landscape work, keep pavement clean and work area in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

3.11 INSPECTION AND ACCEPTANCE

- A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
- B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass is established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance)
- C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

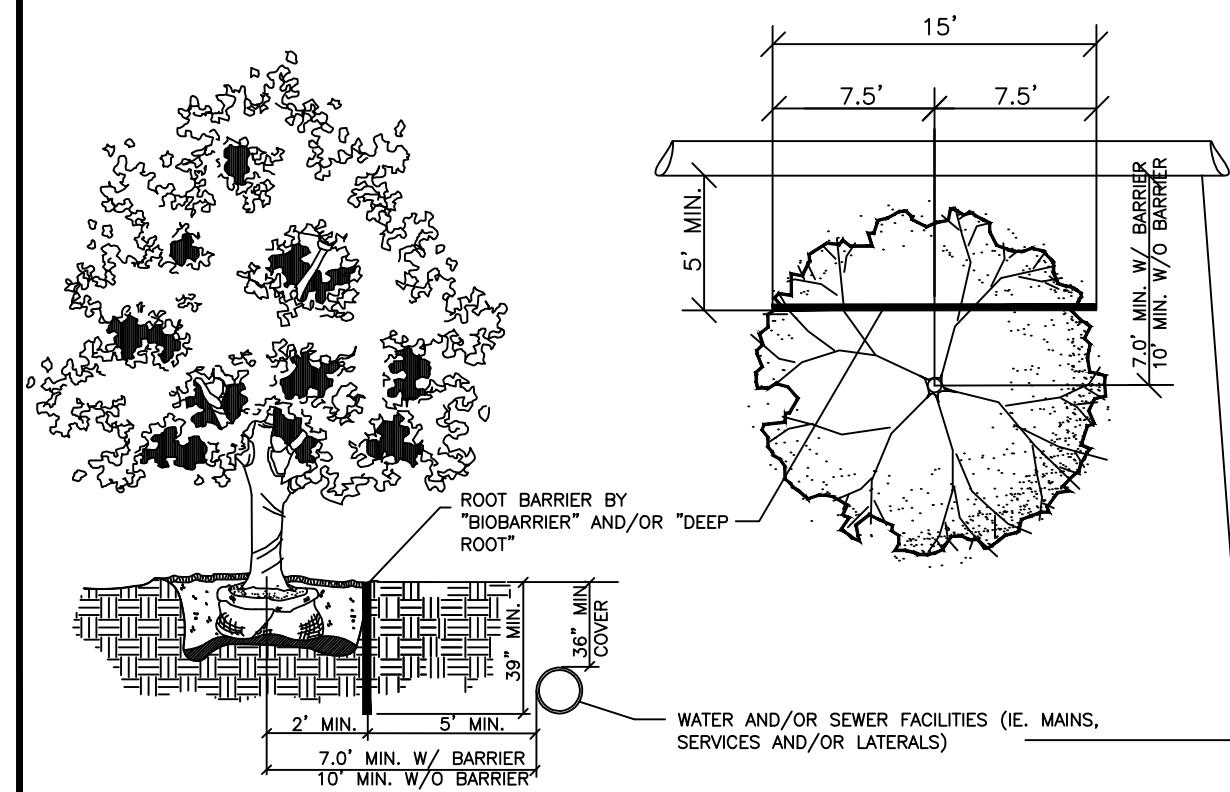
3.12 IRRIGATION

- A. An automatic irrigation system providing 100% coverage with 50% overlap is to be provided.
- B. A rain sensor is required on all Irrigation Systems.
- C. Provide an as built drawing of the irrigation system to the Landscape Architect.

LANDSCAPE AND ROOT BARRIER NOTE:

Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.



Typical Root Barrier Detail

LANDSCAPE NOTES

GENERAL

- 1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Florida Dept. of Agriculture, 2nd Edition 2/98. No deviations will be permitted.
- 2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
- 3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
- 4. All work shall proceed in a professional manner in accordance with standard nursery and installation practices.
- 5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
- 6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
- 7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
- 8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
- 9. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planting process.
- 10. Existing plant material to be removed, except as noted.

TREES & PALMS

- 1. All trees, new and relocated, to be staked and guyed as detailed.
- 2. No double or multi-trunk trees unless otherwise specified.
- 3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.
- 4. Root suckers on Live Oaks are not acceptable.
- 5. All trees falling within grassed areas to have a 3" mulch ring with no more than 1" of mulch directly adjacent to the trunk of the tree. Min. 3' radius mulch ring to be provided.

PLANTING BEDS

- 1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
- 2. All planting beds to receive 3" deep shredded mulch per specifications.
- 3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
- 4. All existing asphalt base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.

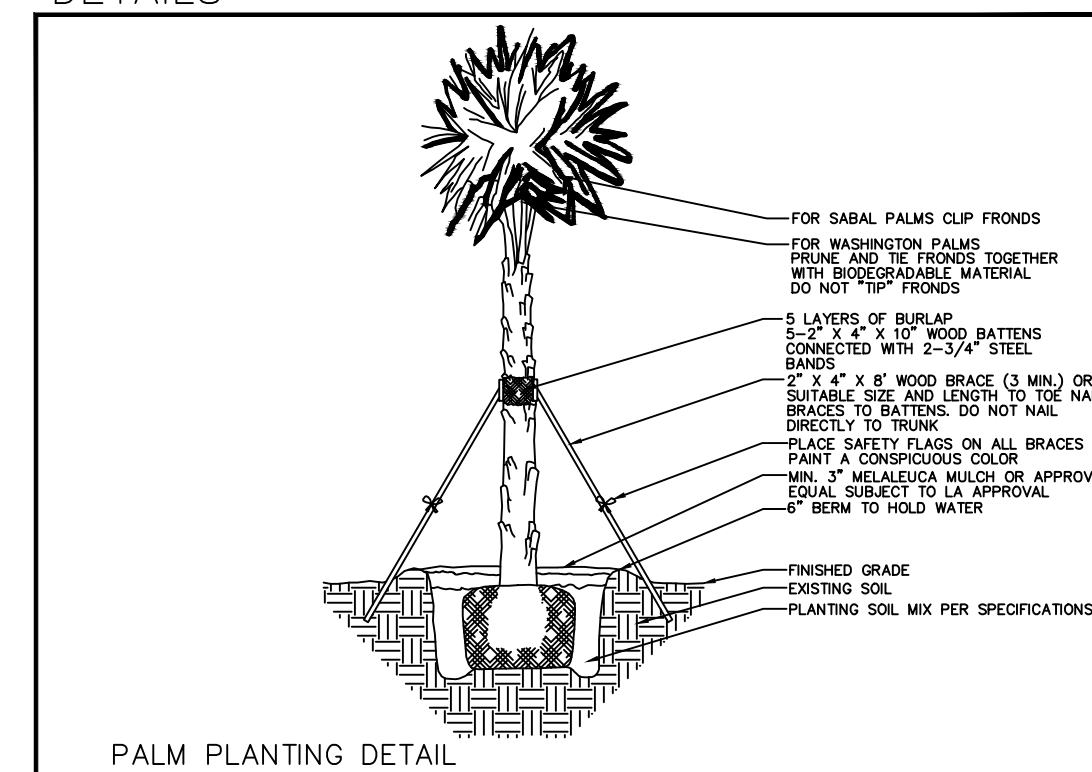
SOD

- 1. Landscape Contractor is responsible for replacing any damaged sod.
- 2. All sod areas to receive a 3" top dressing of soil per specifications.

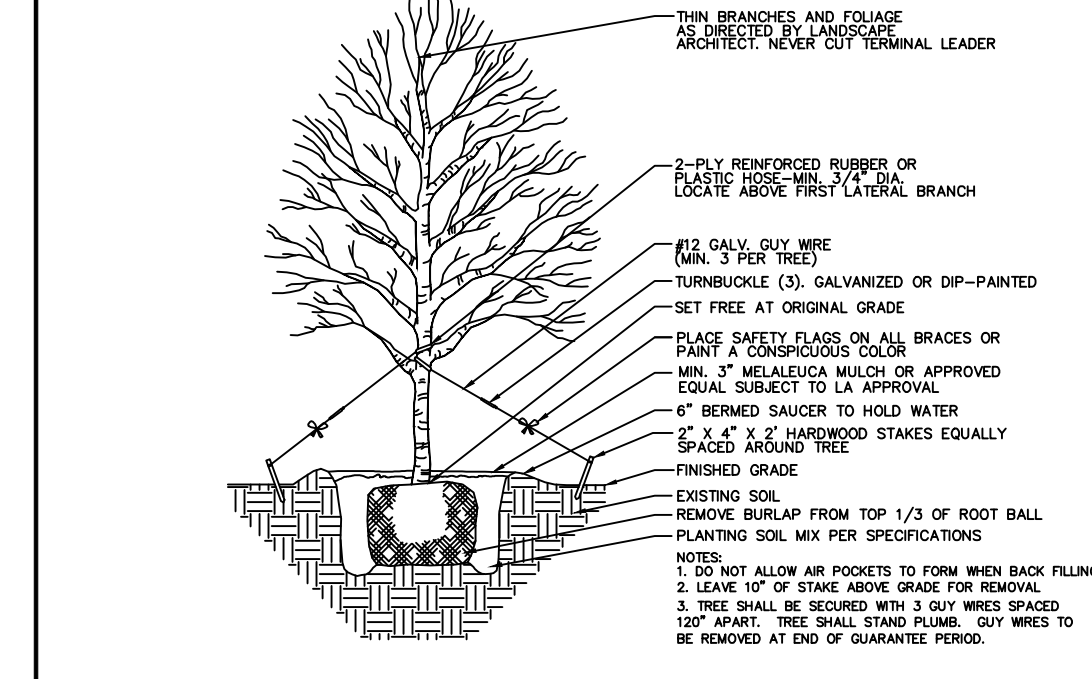
IRRIGATION

- 1. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage, and a rain sensor per attached plans. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect.

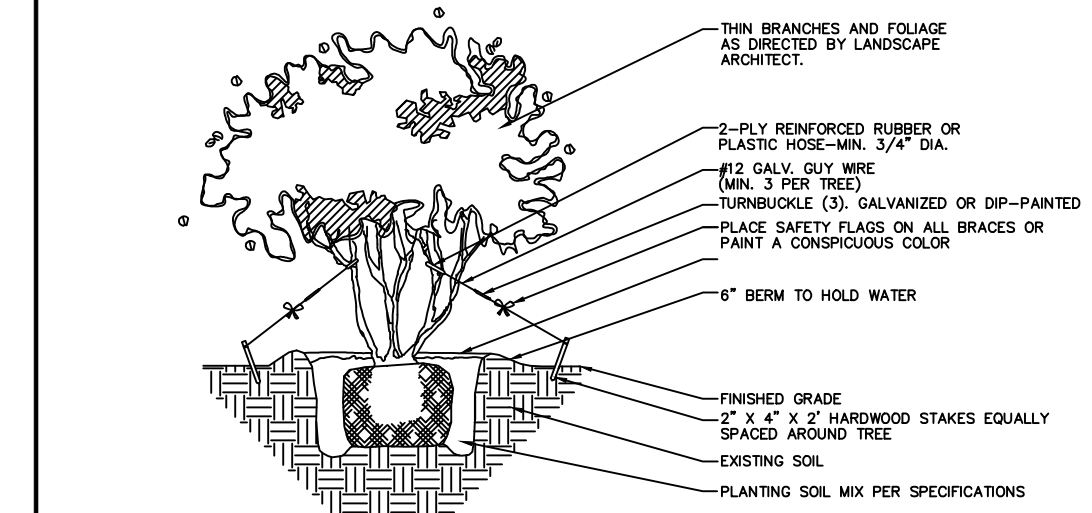
DETAILS



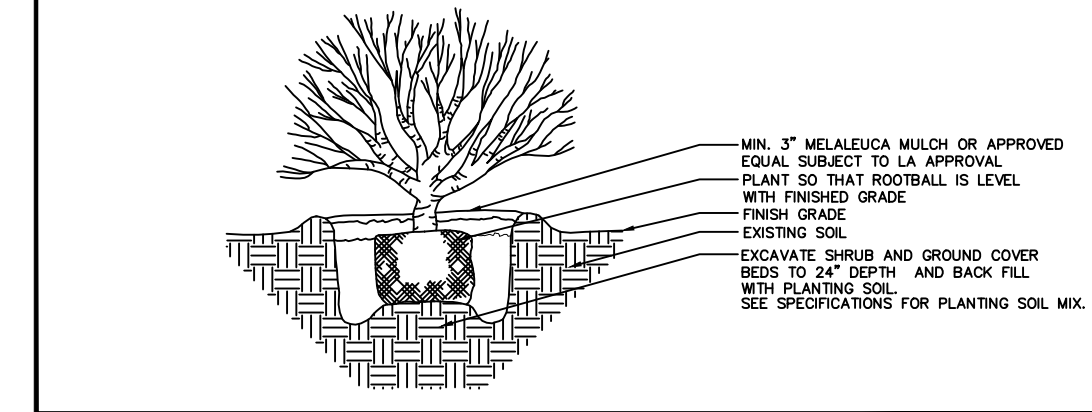
PALM PLANTING DETAIL



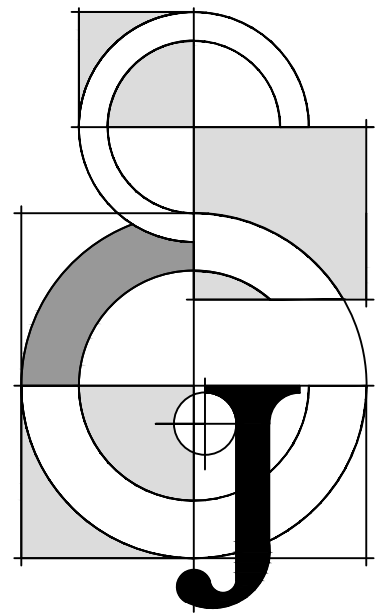
LARGE TREE (OVER 8' HT.) PLANTING DETAIL



MULTI-TRUNK TREE PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Date: 5/21/14
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: Jes
File No. 688.01
Job No. 14-08

REVISIONS / SUBMISSIONS

Date	Description
09/30/14	Staff Comments
10/03/14	Fencing Revision
01/03/15	MVC Spec
10/14/15	FPL Pad/Easment Rev.
11/10/15	Entry Revisions
03/17/16	Revise per Civil
05/10/16	Submittal

Phase 1 Landscape Specs

LP-5 of 6

Tree Tabular

Tree No.	Species	Disposition
1	Gumbo Limbo	Preserve
2	Gumbo Limbo	Preserve
3	Gumbo Limbo	Preserve
4	Dahoon Holly	Preserve
5	Dahoon Holly	Preserve
6	Dahoon Holly	Preserve
7	Gumbo Limbo	Preserve
8	Unknown	Preserve
9	Gumbo Limbo	Preserve
10	Gumbo Limbo	Preserve
11	Dahoon Holly	Preserve
12	Dahoon Holly	Preserve
13	Dahoon Holly	Preserve
14	Dahoon Holly	Preserve
15	Dahoon Holly	Preserve
16	Dahoon Holly	Preserve
17	Dahoon Holly	Preserve
18	Dahoon Holly	Remove
19	Dahoon Holly	Remove
20	Dahoon Holly	Preserve
21	Dahoon Holly	Preserve
22	Dahoon Holly	Preserve
23	Dahoon Holly	Preserve
24	Dahoon Holly	Preserve
25	Live Oak	Preserve
26	Live Oak	Preserve
27	Live Oak	Preserve
28	Live Oak	Preserve
29	Live Oak	Preserve
30	Unknown	Remove
31	Unknown	Remove
32	Unknown	Remove
33	Unknown	Remove
34	Unknown	Remove
35	Live Oak	Remove
36	Dahoon Holly	Preserve
37	Dahoon Holly	Preserve
38	Dahoon Holly	Preserve
39	Live Oak	Preserve
40	Live Oak	Preserve
41	Live Oak	Preserve
42	Live Oak	Preserve
43	Sabal Palm	Remove
44	Live Oak	Remove
45	Sabal Palm	Remove
46	Live Oak	Remove
47	Slash Pine	Remove
48	Slash Pine	Remove
49	Slash Pine	Remove
50	Live Oak	Remove
51	Live Oak	Remove
52	Live Oak	Remove
53	Gumbo Limbo	Remove
54	Sabal Palm	Remove
55	Sabal Palm	Remove
56	Slash Pine	Remove
57	Slash Pine	Remove
58	Slash Pine	Remove
59	Live Oak	Remove
60	Live Oak	Remove
61	Sabal Palm	Remove
62	Gumbo Limbo	Remove
63	Sabal Palm	Remove
64	Sabal Palm	Remove
65	Unknown	Remove
66	Unknown	Remove
67	Unknown	Remove
68	Unknown	Remove
69	Unknown	Remove
70	Unknown	Remove
71	Unknown	Remove
72	Unknown	Remove
73	Unknown	Remove
74	Unknown	Remove
75	Unknown	Remove
76	Unknown	Remove
77	Unknown	Remove
78	Unknown	Remove
79	Unknown	Remove
80	Unknown	Remove
81	Unknown	Remove
82	Unknown	Preserve
83	Unknown	Remove
84	Unknown	Remove
85	Unknown	Remove
86	Sabal Palm	Remove
87	Sabal Palm	Remove
88	Sabal Palm	Remove
89	Sabal Palm	Preserve
90	Sabal Palm	Preserve
91	Sabal Palm	Preserve
92	Sabal Palm	Preserve
93	Live Oak	Preserve
94	Live Oak	Preserve
95	Live Oak	Preserve
96	Live Oak	Preserve
97	Live Oak	Preserve
98	Live Oak	Preserve
99	Live Oak	Preserve
100	Live Oak	Preserve
101	Live Oak	Preserve
102	Live Oak	Preserve
103	Live Oak	Preserve
104	Live Oak	Preserve
105	Sabal Palm	Preserve
106	Unknown	Preserve
107	Unknown	Preserve
108	Unknown	Preserve
109	Unknown	Preserve
110	Unknown	Preserve
111	Unknown	Preserve
112	Unknown	Preserve
113	Unknown	Preserve
114	Crepe Myrtle	Preserve
115	Crepe Myrtle	Preserve
116	Crepe Myrtle	Preserve

Tree Key

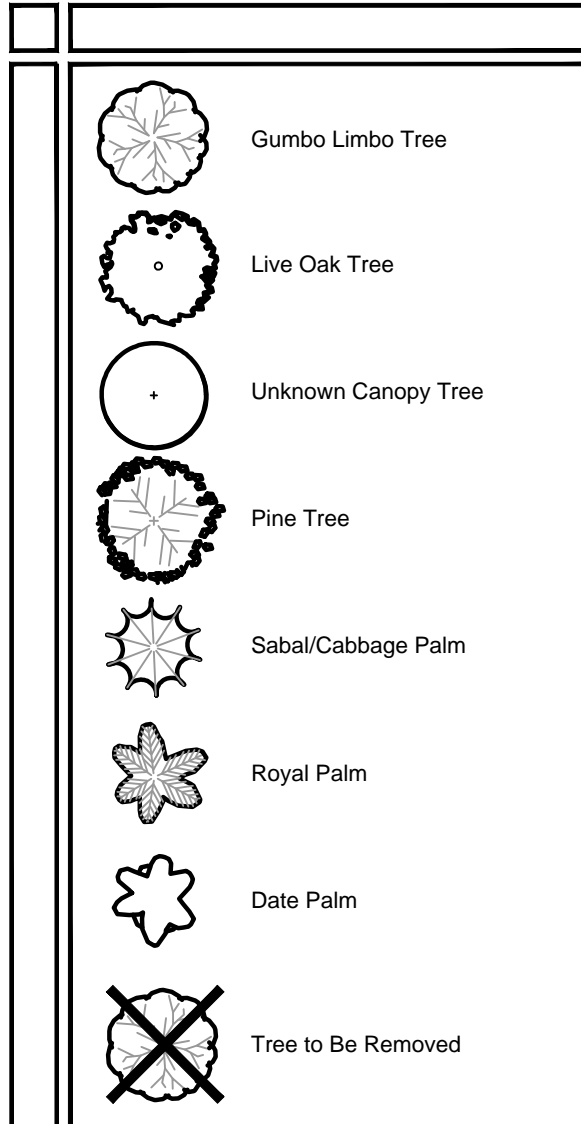
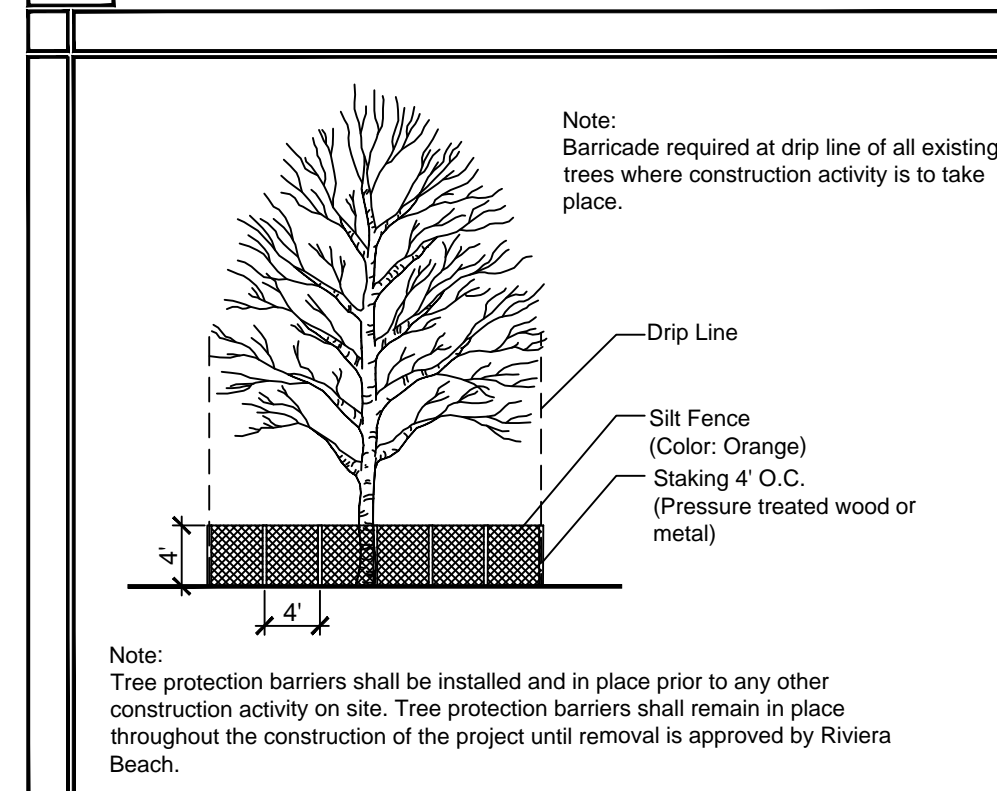


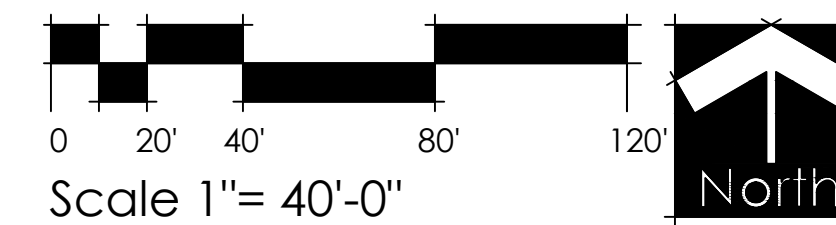
EXHIBIT 'A'
June 15, 2016 CC Mtg

Tree Protection Detail



Exotic Removal Notes

1. All exotics shall be removed from the site prior to C.O.



Tree Protection Notes

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by the City of Palm Beach Gardens.
2. During land altering and construction, protective barriers shall be erected and maintained around all trees or groups of trees to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.



Tropical Shipping Riviera Facility

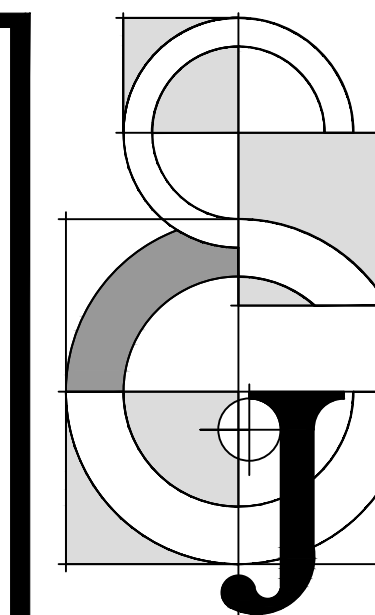
City of Riviera Beach, Florida

Date: 09/26/14
Scale: 1" = 40'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No. 688.01
Job No. 14-08

REVISIONS / SUBMISSIONS	
10/03/14	Fencing Revision
10/14/15	FPL Pad/Easment Rev.
11/10/15	Entry Revisions
03/17/16	Revise per Civil
05/10/16	Submittal

Tree Disposition Plan

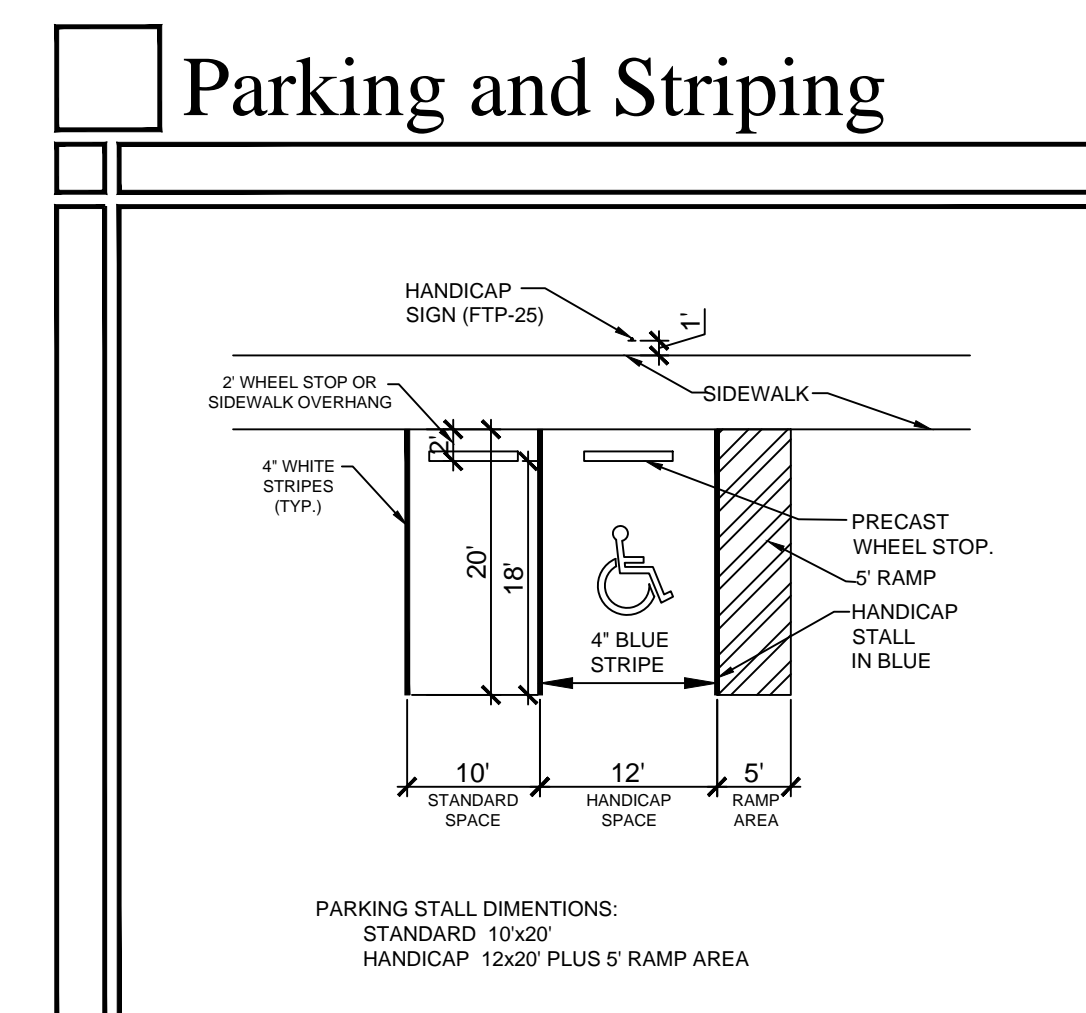
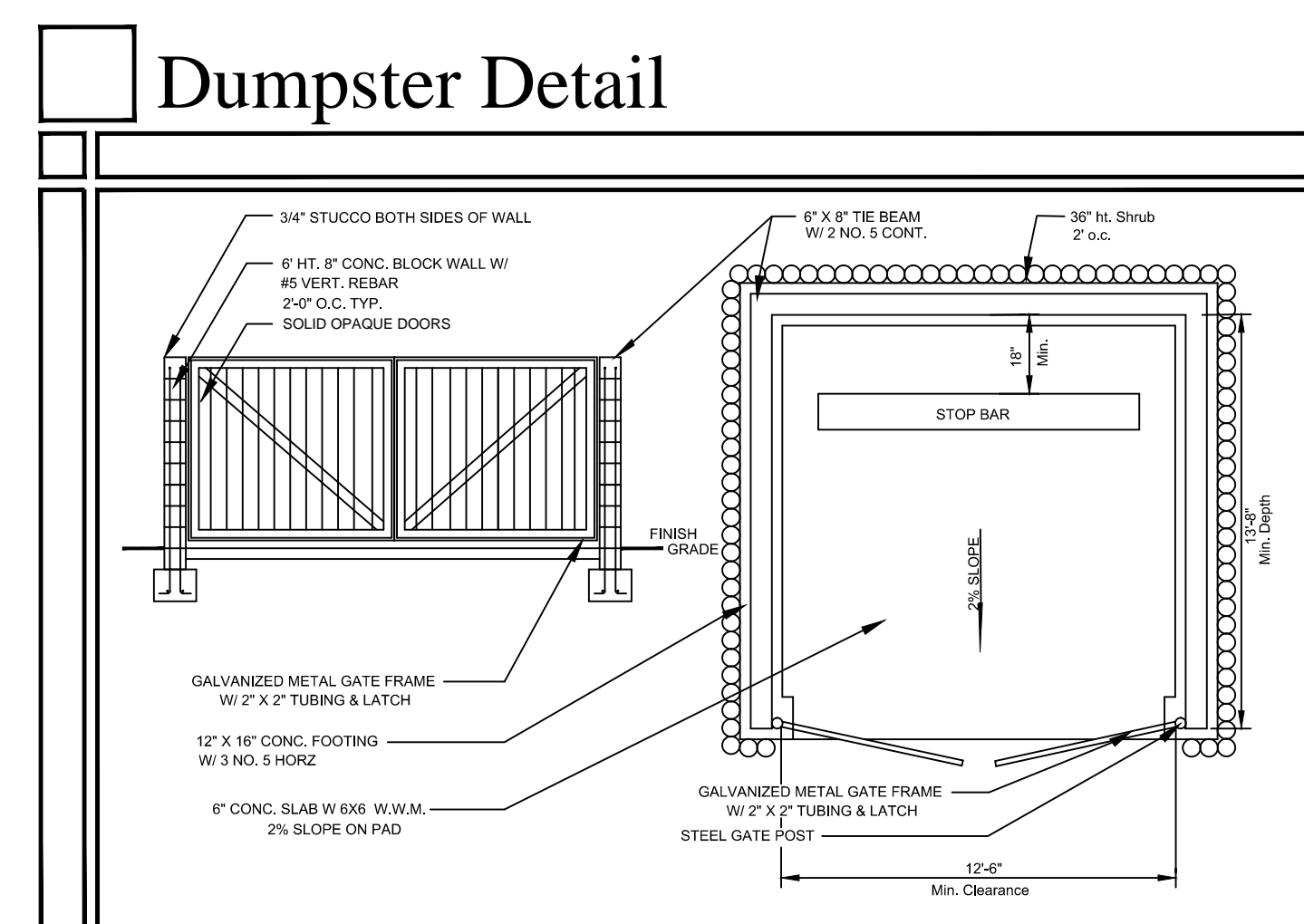
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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

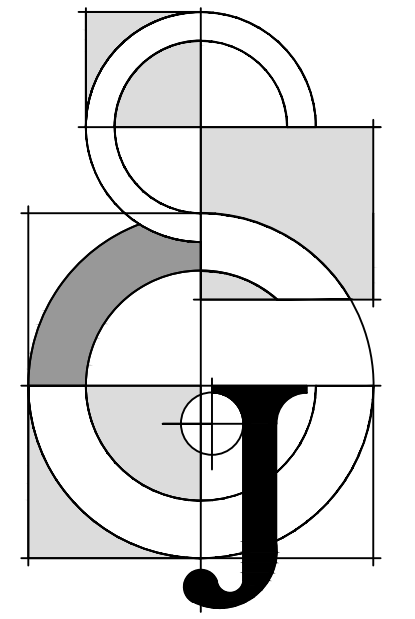


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Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.	688.01
Job No.	14-08

REVISIONS / SUBMISSIONS

09/30/14	Staff Comments
03/18/16	SP Amendment
05/10/16	Submittal

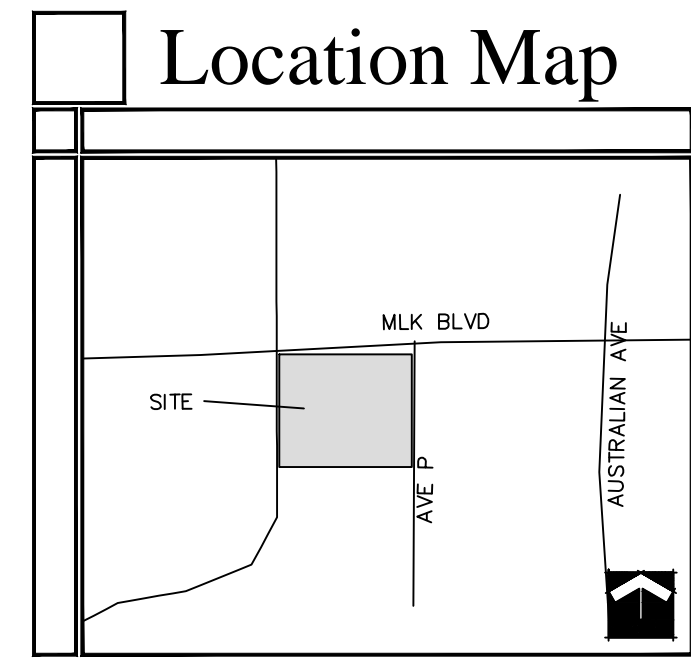
Phase 2A
Regulating
Plan



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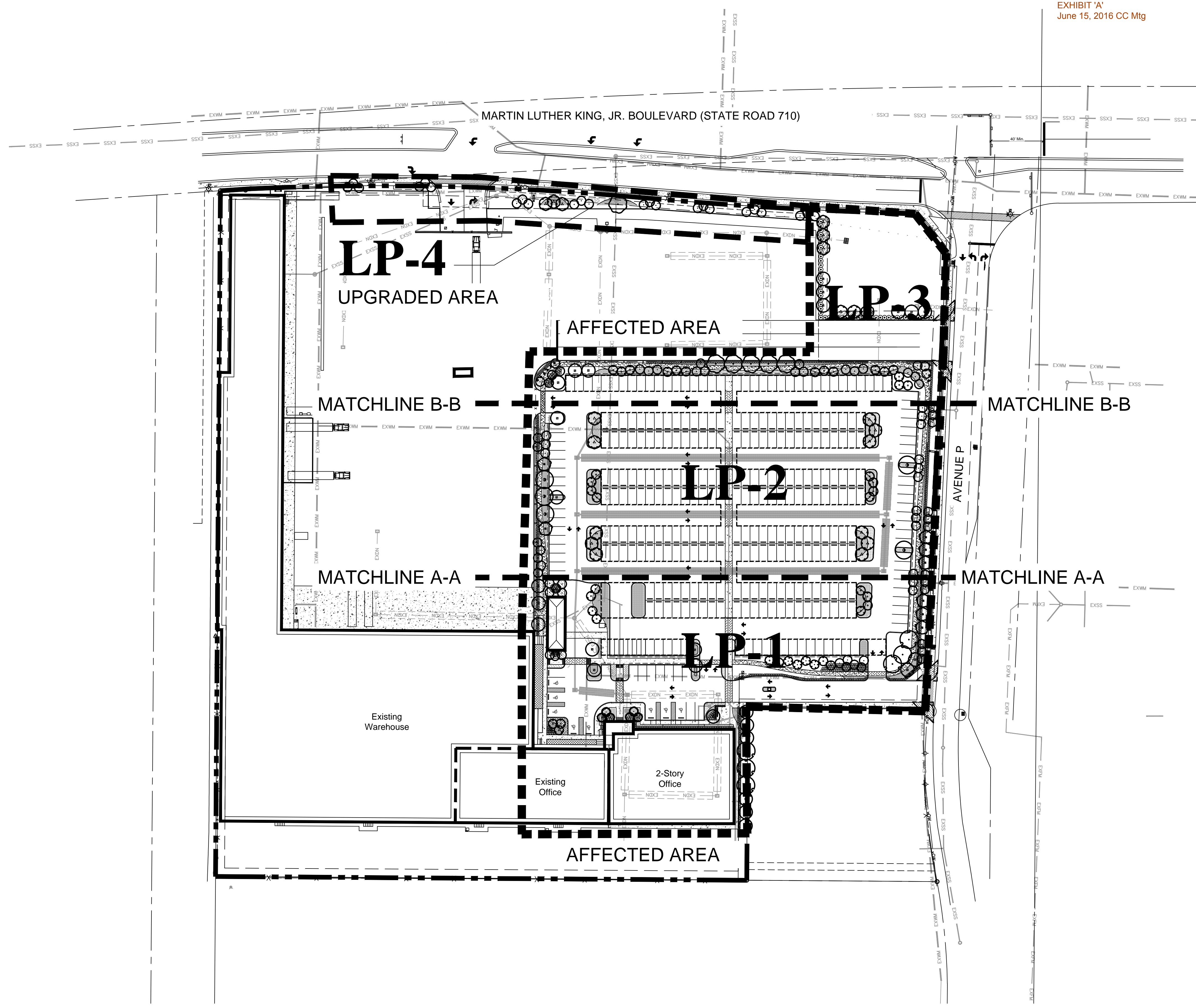
Tropical Shipping Riviera Facility

City of Riviera Beach, Florida



Phase 2A Tropical Shipping

- LI-1 Phase 2A Landscape Index
- LP-1 Phase 2A Foundation Landscape Plan
- LP-2 Phase 2A Parking Lot Landscape Plan
- LP-3 Phase 2A North End Landscape Plan
- LP-4 Upgraded Area Landscape Plan
- LP-5 Landscape Specifications
- LP-6 Tree Disposition Plan



Date:	5/21/14
Scale:	1" = 60'-0"
Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.	688.01
Job No.	14-08

REVISIONS / SUBMISSIONS	
09/30/14	Staff Comments
10/03/14	Fencing Revision
01/13/15	MYC Spec
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03/17/16	Revise per Civil
05/10/16	Submittal

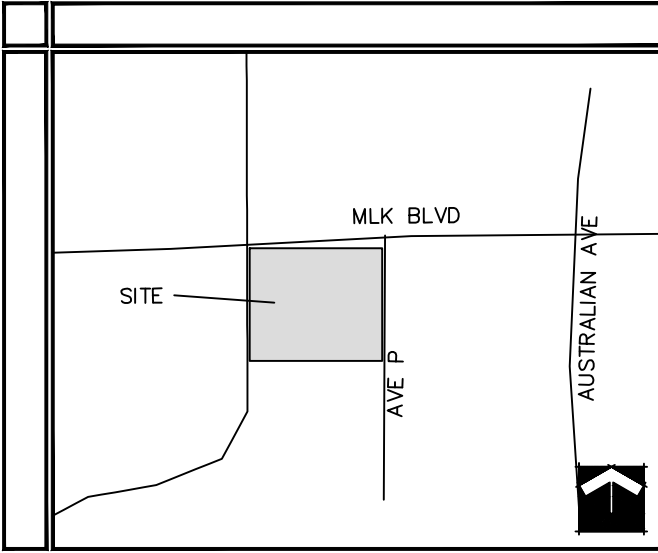
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Printed name
FLORIDA REGISTRATION NO. LA 0001638

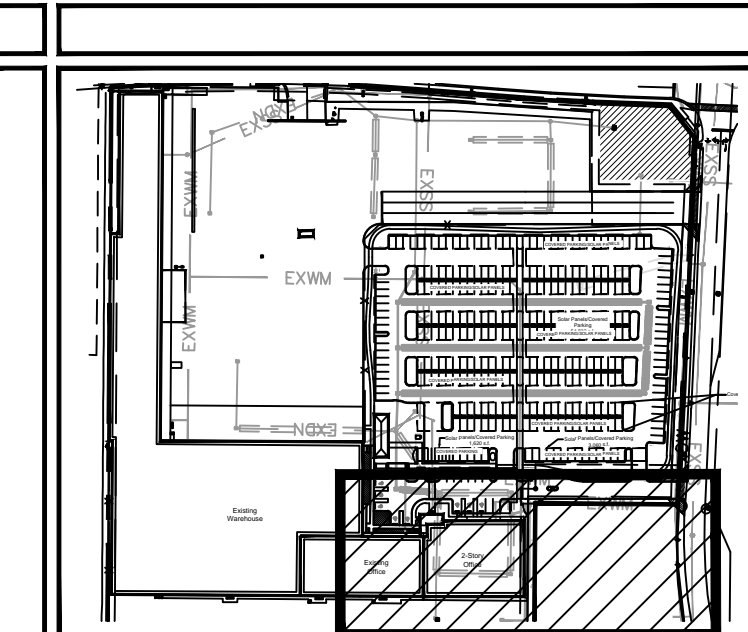
Phase 2A Landscape Index

Scale 1" = 60'-0"

Location Map



Site Map



Phase 2A Plant List

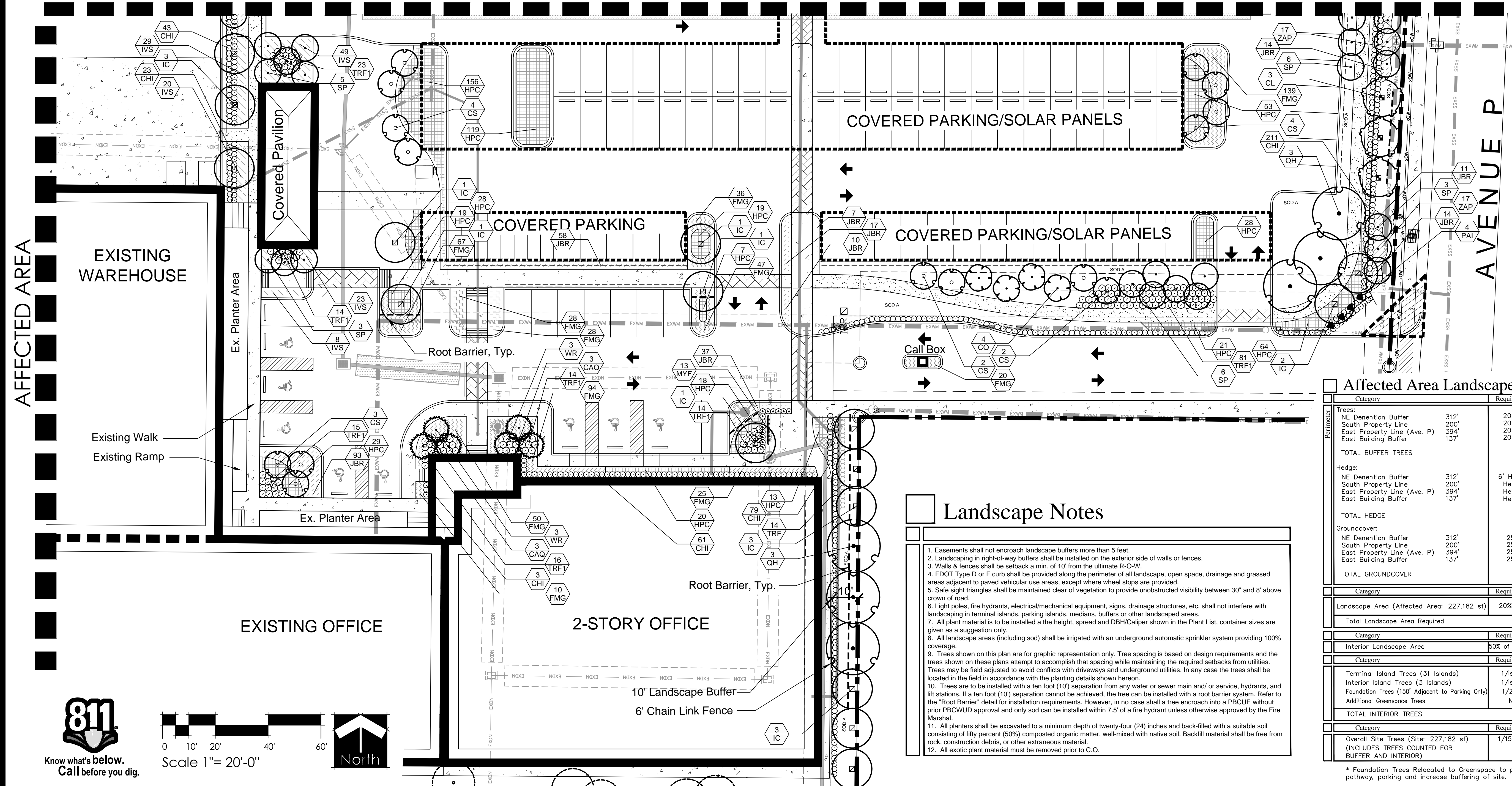
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
BS	5	Bursaria sinaruba / Gumbo Limbo*	N/A	2.5' DBH	12'	5'	
CL	8	Clusia rosea / Autograph Tree	N/A	2.5' Cal	12'	6'	
CE	5	Conocarpus erectus / Green Buttonwood	N/A	2.5' Cal	12'	6'	
CS	38	Conocarpus erectus sericeus / Silver Button Wood*	N/A	2.5' Cal	12'	6'	
CO	4	Cordia sebestena / Orange Geiger Tree*	N/A	2.5' Cal	12'	6'	
IC	27	Ilex cassine / Dahoon Holly*	N/A	2.5' Cal	12'	6'	
LI	17	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk*	N/A	2.5' Cal	12'	6'	
OH	6	Quercus virginiana 'High Rise' / High Rise Live Oak *	N/A	3.5' Cal	16'	6'	
SP	71	Sabal palmetto / Sabal Palm*	N/A	N/A	12-18' CT.	N/A	
WR	6	Washingtonia robusta / Mexican Fan Palm	N/A	N/A	22' - 28' OA	10'	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
CHI	321	Chrysobalanus icaco / Coco Plum*	3 gal. min.	24" o.c.	24"	24"	
CAO	6	Citrus augustum 'Queen Emma' / 'Queen Emma' Citrus	7 gal. min.	36" o.c.	30"	30"	
MYF	13	Myrcianthes fragrans / Simpson's Stopper*	7 gal. min.	24" o.c.	36"	24"	
MYC	49	Myrica cerifera / Wax Myrtle*	25 Gal. Min.	5' o.c.	6'	4'	
PAI	14	Passiflora incarnata / Passion Flower Vine	3 Gal. Min.	As Shown	24"	18"	
TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass*	3 gal	30" o.c.	24"	24"	

Phase 2A Plant List (continued)

SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	HEIGHT	SPREAD
HPC	808	Hamamelis patens 'Compacta' / Dwarf Firebush*	3 Gal. Min.	24" o.c.	12"	12"	
TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass*	3 Gal. Min.	30" o.c.	24"	24"	
ZAP	266	Zamia pumila / Coontie*	3 Gal. min	24" o.c.	12"	12"	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
FMG	829	Ficus microcarpa 'Green Island' / Green Island Ficus*	3 Gal. Min.	18" o.c.	12"	12"	
IVS	129	Ilex vomitoria 'Schillings' / Schillings Holly*	3 Gal. Min.	24" o.c.	12"	12"	
JBR	1,139	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper*	3 Gal. Min.	18" o.c.	6"	12"	
NEB	187	Nephtrolepis exaltata / Boston Fern*	3 Gal. Min.	12"	12"	24"	
SOD A	13,828 sf	Stenotaphrum secundatum / St. Augustine Grass	sod	Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas			

EXHIBIT 'A'
June 15, 2016 CC Mtg

MATCHLINE A-A SHEET LP-2



Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotation Buffer	312'	20 l.f.	16
South Property Line	200'	20 l.f.	10
East Property Line (Ave. P)	394'	20 l.f.	10
East Building Buffer	137'	20 l.f.	7
TOTAL BUFFER TREES			53
Hedge:			
NE Denotation Buffer	312'	6' Hedge	6' Hedge
South Property Line	200'	Hedge	Hedge
East Property Line (Ave. P)	394'	Hedge	Hedge
East Building Buffer	137'	Hedge	Hedge
TOTAL HEDGE			546
Groundcover:			
NE Denotation Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUND COVER		262'	287'
Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	52,092 sf
Total Landscape Area Required		45,437 sf	52,092 sf
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	39,802 sf
Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	46
Interior Island Trees (3 Islands)	1/Island	3	3
Foundation Trees (150' Adjacent to Parking Only)	1/20 If	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex.)
TOTAL INTERIOR TREES		47	95
Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf)	1/1500 sf	152	152
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)			(95 Int.) (57 Buf.)

Landscape Notes

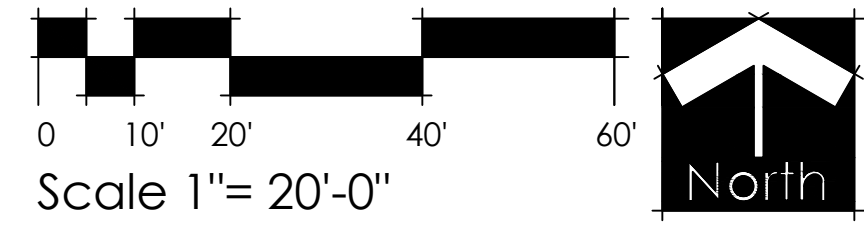
- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities.
- Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCEU without prior PBCEU approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

Tropical Shipping
Riviera Facility
City of Riviera Beach, Florida

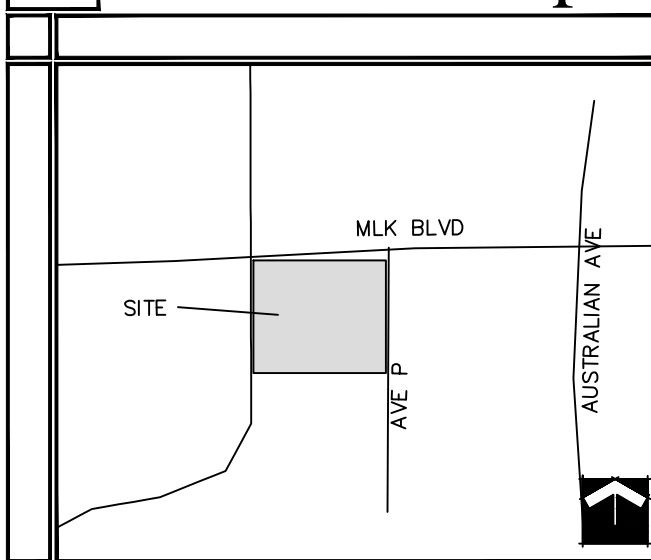
Date: 5/21/14
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No. 688.01
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REVISIONS / SUBMISSIONS
09/30/14 Staff Comments
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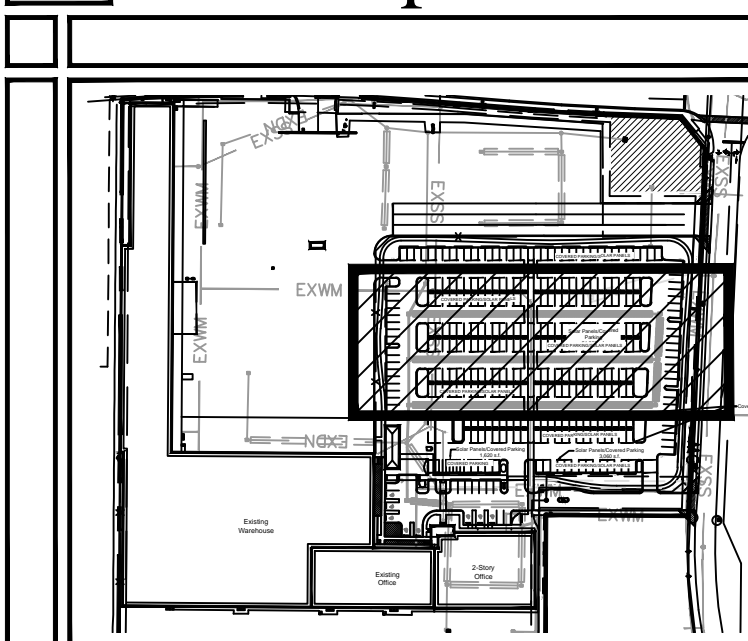
Phase 2A
Landscape
Plan



Location Map



Site Map



Phase 2A Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	BS	5	Bursera simaruba / Gumbo Limbo*+ Single Straight Trunk, Min 5' CT	N/A	2.5" DBH	12'	5'
	CL	8	Clusia rosea / Autograph Tree Standard, Min. 4' CT, Min. 1.5' Cal	N/A	2.5" Cal	12'	6'
	CE	5	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	N/A	2.5" Cal	12'	6'
	CS	38	Conocarpus erectus sericeus / Silver Button Wood*+ Single Straight Trunk., 5' CT Min.	N/A	2.5" Cal	12'	6'
	CO	4	Cordia sebestena / Orange Geiger Tree*+ Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'
	IC	27	Ilex cassine / Dahoon Holly*+ Single Straight Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	LI	17	Lagerstroemia indica / Tuscarora / Crane Myrtle Multi-Trunk*+ Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	QH	6	Quercus virginiana 'High Rise' / High Rise Live Oak *+ Single Straight Trunk, Min. 8' CT. To be Planted in Tree Grates with Structural Soil Where Indicated	N/A	3.5" Cal	16'	6'
	SP	71	Sabal palmetto / Sabal Palm*+ Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
	WR	6	Washingtonia robusta / Mexican Fan Palm Full, Stagger heights	N/A	N/A	22' - 28' OA	10'
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	CHI	921	Chrysobalanus icaco / Coco Plum*+ Full To Base	3 gal. min.	24" o.c.	24"	24"
	CAQ	6	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Full	7 gal. min.	36" o.c.	30"	30"
	MYF	13	Myrcianthes fragrans / Simpson's Stopper *+ Full	7 gal. min.	24" o.c.	36"	24"
	MYC	49	Myrica cerifera / Wax Myrtle*+ Full to Base	25 Gal. Min.	5' o.c.	6'	4'
	PAI	14	Passiflora incarnata / Passion Flower Vine Attach to Fence	3 Gal. Min.	As Shown	24"	18"
	TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass*+ Full To Base	3 gal	30" o.c.	24"	24"

Phase 2A Plant List (continued)

SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	HEIGHT	SPREAD
	HPC	808	Hamelia patens 'Compacta' / Dwarf Firebush*+ Full	3 Gal. Min.	24" o.c.	12"	12"
	TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass*+ Full To Base	3 Gal. Min.	30" o.c.	24"	24"
	ZAP	266	Zamia pumila / Coontie*+ Full	3 Gal min	24" o.c.	12"	12"
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	829	Ficus microcarpa 'Green Island' / Green Island Ficus*+ Full To Base	3 Gal. Min.	18" o.c.	12"	12"
	IVS	129	Ilex vomitoria 'Schillings' / Schillings Holly*+ Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	JBR	1,139	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper*+ Full	3 Gal. Min.	18" o.c.	6"	12"
	NEB	187	Nephrolepis exaltata / Boston Fern*+ Full	3 Gal. Min.	12"	12"	24"
	SOD A	13,826 sf	Stenotaphrum secundatum / St. Augustine Grass Sod Soil, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			

* = Florida Native / + = Drought Tolerant

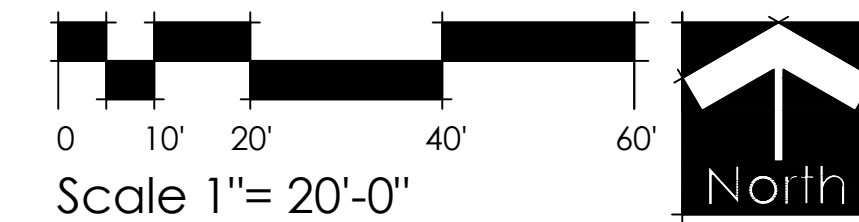
Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscape in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

Affected Area Landscape Requirements

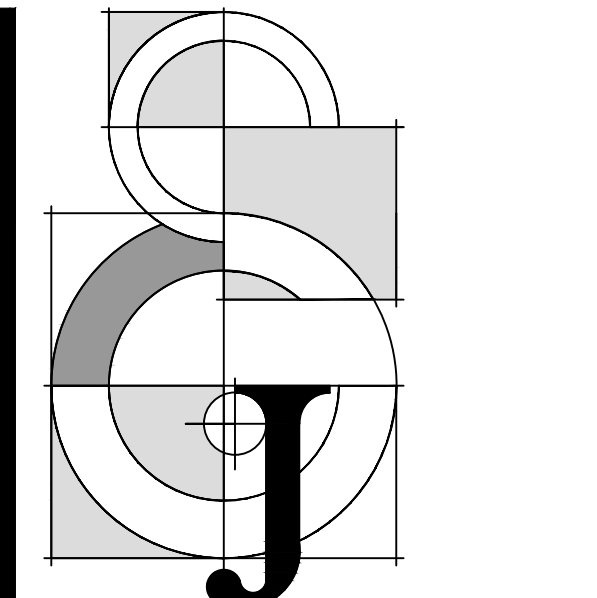
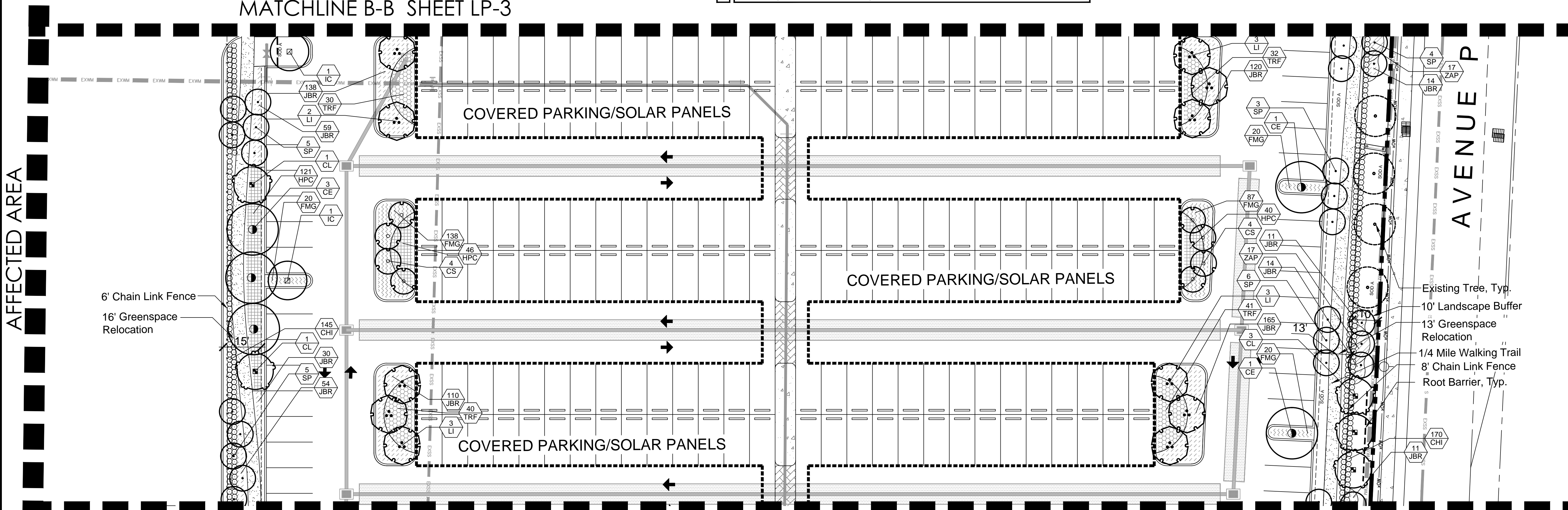
Category	Requirement	No. Required	No. Provided		
Trees:	NE Denetion Buffer	20 I.f.	16 (4 ex.)		
	South Property Line	20 I.f.	10 (0 ex.)		
	East Property Line (Ave. P)	20 I.f.	20 (7 ex.)		
	East Building Buffer	137'	7		
TOTAL BUFFER TREES		53	55		
Hedge:	NE Denetion Buffer	312'	6' Hedge	6' Hedge	49
	South Property Line	200'	Hedge	Hedge	108
	East Property Line (Ave. P)	394'	Hedge	Hedge	310
	East Building Buffer	137'	Hedge	Hedge	79
TOTAL HEDGE				546	
Groundcover:	NE Denetion Buffer	312'	25%	78'	80'
	South Property Line	200'	25%	50'	52'
	East Property Line (Ave. P)	394'	25%	99'	120'
	East Building Buffer	137'	25%	35'	35'
TOTAL GROUNDCOVER		262'	287'		
Category	Requirement	No. Required	No. Provided		
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	52,092 sf		
Total Landscape Area Required		45,437 sf	52,092 sf		
Category	Requirement	No. Required	No. Provided		
Interior Landscape Area	50% of Required	22,719 sf	39,802 sf		
Category	Requirement	No. Required	No. Provided		
Terminal Island Trees (31 Islands)	1/Island	31	46		
Interior Island Trees (3 Islands)	1/Island	3	3		
Foundation Trees (150' Adjacent to Parking Only)	1/20 If	8	1*		
Additional Greenspace Trees	NA	NA	45 (7 ex)		
TOTAL INTERIOR TREES		47	95		
Category	Requirement	No. Required	No. Provided		
Overall Site Trees (Site: 227,182 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	152	152 (95 Int.) (57 Buf.)		

* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.



MATCHLINE B-B SHEET LP-3

MATCHLINE A-A SHEET LP-1



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E-mail: jschmidt@jesla.com
Website: www.jesla.com
License No.: LC26000232

Tropical Shipping
Riviera Facility
City of Riviera Beach, Florida

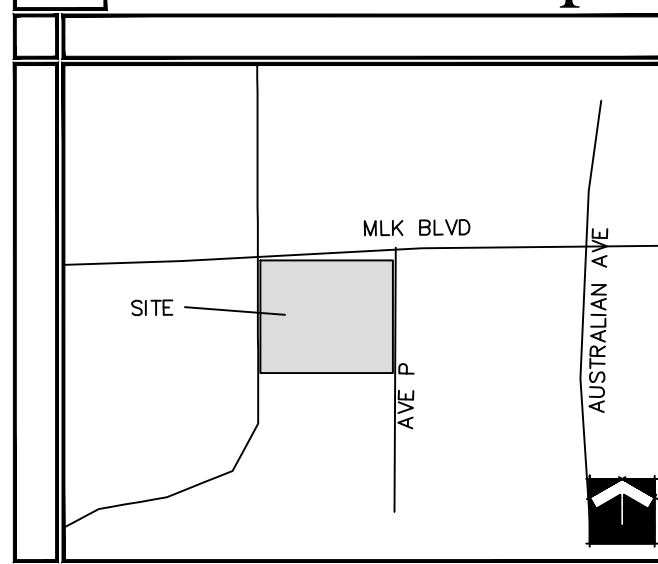
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REVISIONS / SUBMISSIONS

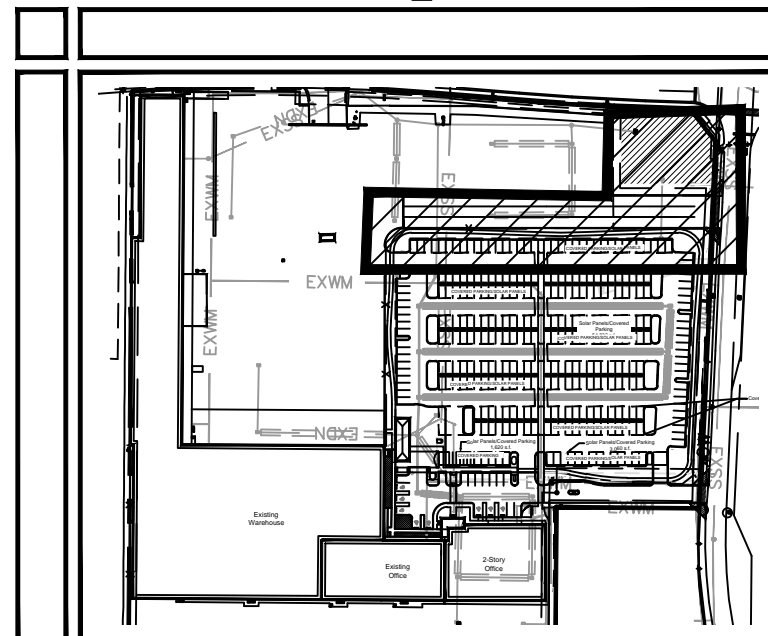
09/30/14	Staff Comments
10/14/15	Final Landscape Revision
11/10/15	Entry Revisions
03/17/16	Revise per Civil
05/10/16	Submittal

Phase 2A
Landscape
Plan

Location Map



Site Map



Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotation Buffer	312'	20 l.f.	16 (4 ex.)
South Property Line	200'	20 l.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 l.f.	20 (7 ex.)
East Building Buffer	137'	20 l.f.	7 (9)
TOTAL BUFFER TREES		53	55
Hedge:			
NE Denotation Buffer	312'	6' Hedge	49
South Property Line	200'	Hedge	108
East Property Line (Ave. P)	394'	Hedge	310
East Building Buffer	137'	Hedge	79
TOTAL HEDGE			546
Groundcover:			
NE Denotation Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER		262'	287'

Affected Area Landscape Requirements (cont.)

Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)			
	20% Site	45,437 sf	52,092 sf
Total Landscape Area Required		45,437 sf	52,092 sf
Interior Landscape Area			
	50% of Required	22,719 sf	39,802 sf
Category			
	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	46
Interior Island Trees (3 Islands)	1/Island	3	3
Foundation Trees (150' Adjacent to Parking Only)	1/20 lf	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex.)
TOTAL INTERIOR TREES		47	95
Overall Site Trees (Site: 227,182 sf)			
	1/1500 sf	152	152
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)			(95 Int.) (57 Buf.)

* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.

Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
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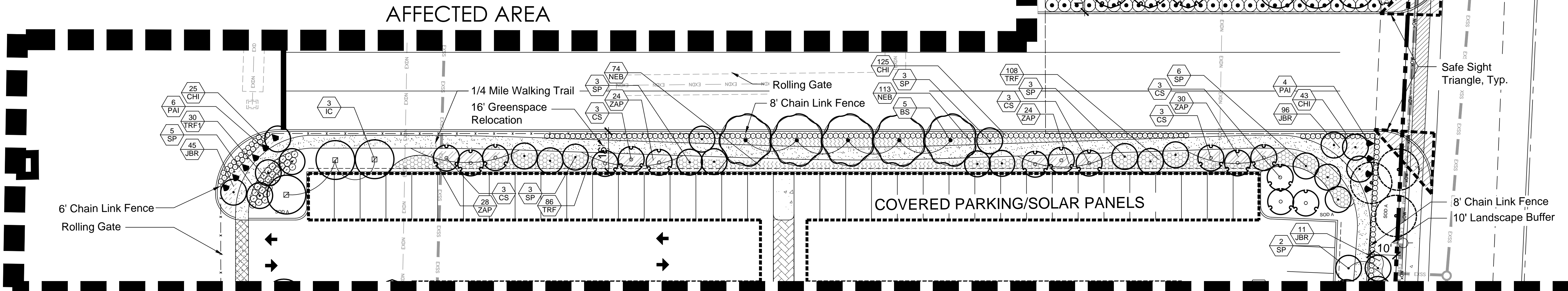
Phase 2A Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	BS	5	Bursera simaruba / Gumbo Limbo* Single Straight Trunk, Min. 5' CT	N/A	2.5" DBH	12'	5'
	CL	8	Clusia rosea / Autograph Tree Standard, Min. 4' CT, Min. 1.5' Cal	N/A	2.5" Cal	12'	6'
	CE	5	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	N/A	2.5" Cal	12'	6'
	CS	38	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk, 5' CT Min.	N/A	2.5" Cal	12'	6'
	CO	4	Cordia sebestena / Orange Geiger Tree* Single Straight Trunk, Min. 5' CT	N/A	2.5" Cal	12'	6'
	IC	27	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	LI	17	Lagerstroemia indica / Tuscarora / Crape Myrtle Multi-Trunk* Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	QH	6	Quercus virginiana / High Rise / High Rise Live Oak* Single Straight Trunk, Min. 8' CT, To be Planted in Tree Grates with Structural Soil Where Indicated	N/A	3.5" Cal	16'	6'
	SP	71	Sabal palmetto / Sabal Palm* Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
	WR	6	Washingtonia robusta / Mexican Fan Palm Full, Stagger heights	N/A	N/A	22' - 28' OA	10'
SHRUBS							
	CHI	921	Chrysobalanus icaco / Coco Plum* Full To Base	3 gal. min.	24" o.c.	24"	24"
	CAQ	6	Crinum augustum / Queen Emma / Queen Emma / Crinum Full	7 gal. min.	36" o.c.	30"	30"
	MYF	13	Myrcianthes fragrans / Simpson's Stopper* Full	7 gal. min.	24" o.c.	36"	24"
	MYC	49	Myrica cerifera / Wax Myrtle* Full to Base	25 Gal. Min.	5" o.c.	6'	4'
	PAI	14	Passiflora incarnata / Passion Flower Vine Attach to Fence	3 Gal. Min.	As Shown	24"	18"
	TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 gal.	30" o.c.	24"	24"

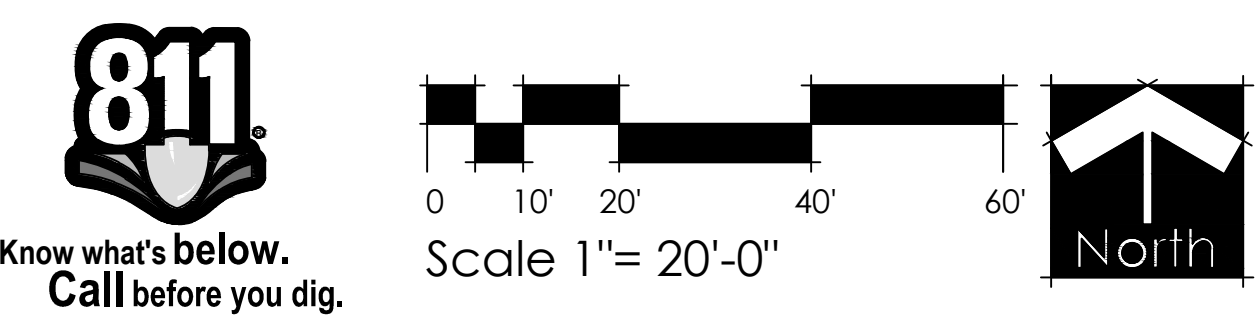
Phase 2A Plant List (continued)

SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	HEIGHT	SPREAD
	HPC	808	Hamelia patens 'Compacta' / Dwarf Firebush* Full	3 Gal. Min.	24" o.c.	12"	12"
	TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 Gal. Min.	30" o.c.	24"	24"
	ZAP	266	Zamia pumila / Coontie* Full	3 Gal. min	24" o.c.	12"	12"
GROUND COVERS							
	FMG	829	Ficus microcarpa 'Green Island' / Green Island Ficus* Full To Base	3 Gal. Min.	18" o.c.	12"	12"
	IVS	129	Ilex vomitoria 'Schillings' / Schillings Holly* Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	JBR	1,139	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper* Full	3 Gal. Min.	18" o.c.	6"	12"
	NEB	187	Nephrolepis exaltata / Boston Fern* Full	3 Gal. Min.	12"	12"	24"
	SOD A	13,828 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			

* = Florida Native / + = Drought Tolerant



MATCHLINE B-B SHEET LP-2



**Tropical Shipping
Riviera Facility**
City of Riviera Beach, Florida

Date: 5/21/14
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
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REVISIONS / SUBMISSIONS

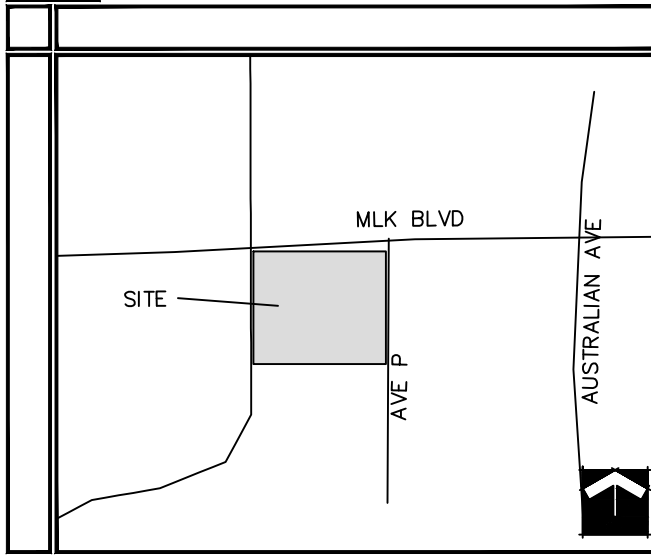
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**Phase 2A
Landscape
Plan**
LP-3 of 6

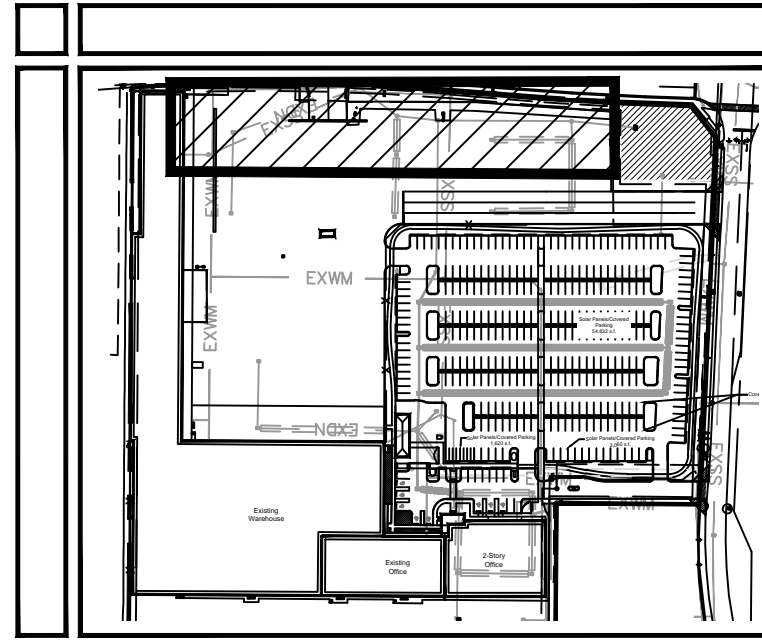
EXHIBIT 'A'
June 15, 2016 CC Mtg

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Tel: (561) 684-6141 • Fax: (561) 684-6142
E-mail: jschmidt@jesla.com
Website: www.jesla.com
License No.: LC26000232

Location Map



Site Map



Upgraded Area Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	BS	1	Bursera simaruba / Gumbo Limbo+ Single Straight Trunk, Min 5' CT	N/A	2.5" DBH	12'	5'
	LI	3	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk+ Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	SP	24	Sabal palmetto / Sabal Palm+ Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	HEIGHT	SPREAD
	HPC	113	Hamelia patens 'Compacta' / Dwarf Firebush+ Full	3 Gal. Min.	24" o.c.	12'	12'

EXHIBIT 'A'
June 15, 2016 CC Mtg

Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotation Buffer	312'	20 I.f.	16 (4 ex.)
South Property Line	200'	20 I.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 I.f.	20 (7 ex.)
East Building Buffer	137'	20 I.f.	7
TOTAL BUFFER TREES			53
Hedge:			
NE Denotation Buffer	312'	6' Hedge	6' Hedge
South Property Line	200'	Hedge	Hedge
East Property Line (Ave. P)	394'	Hedge	Hedge
East Building Buffer	137'	Hedge	Hedge
TOTAL HEDGE			546
Groundcover:			
NE Denotation Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER		262'	287'
Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	52,092 sf
Total Landscape Area Required		45,437 sf	52,092 sf
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	39,802 sf
Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	46
Interior Island Trees (3 Islands)	1/Island	3	3
Foundation Trees (150' Adjacent to Parking Only)	1/20 If	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex)
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Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	152	152 (95 Int.) (57 Buf.)

* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.

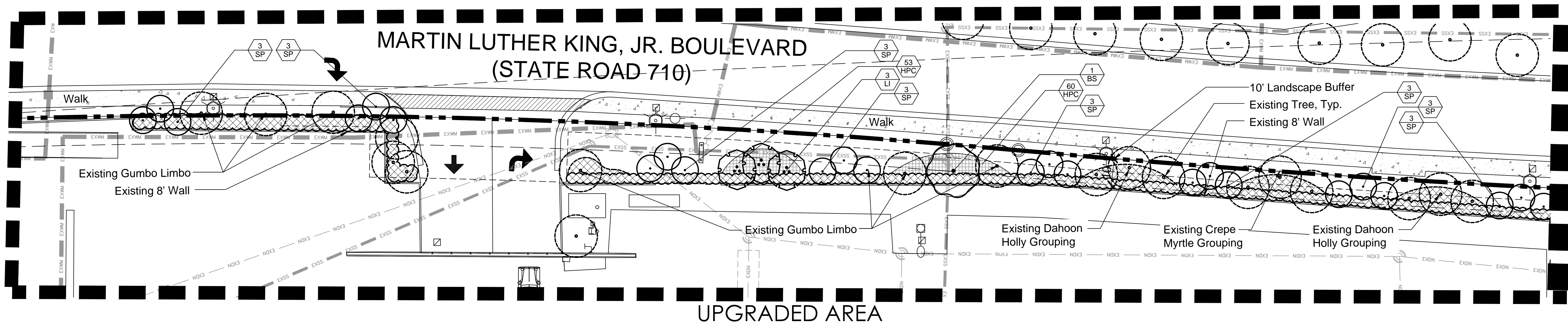
Upgraded Area Notes

Upgraded area improvements are not included in the affected area landscape requirements, and are additional to the numbers seen in the chart.

Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FOOT Type D or F cuts shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

UPGRADED AREA



**Tropical Shipping
Riviera Facility**
 City of Riviera Beach, Florida

Date: 5/21/14
 Scale: 1" = 20'-0"
 Design By: JES
 Drawn By: BMC
 Checked By: JES
 File No: 688.01
 Job No: 14-08

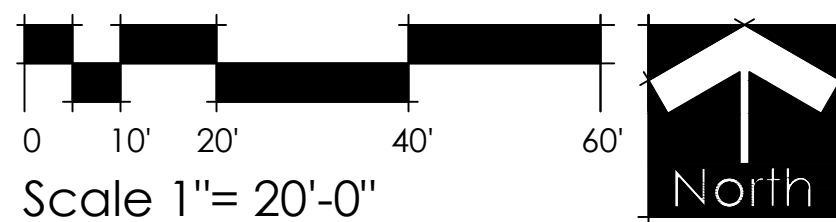
REVISIONS / SUBMISSIONS

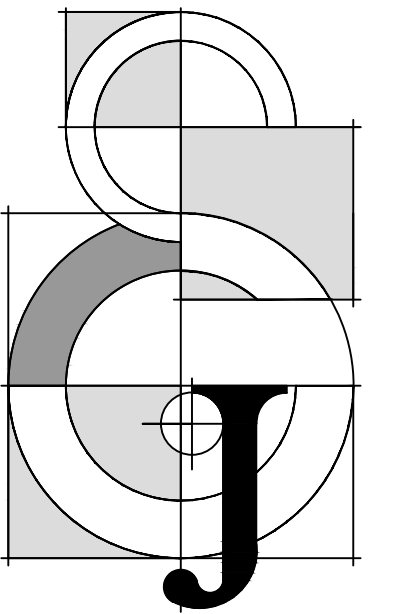
- 09/30/14 Staff Comments
- 10/03/14 Fencing Revision
- 01/13/15 MYC Spec
- 10/14/15 PPL Pcd/Easment Rev.
- 11/10/15 Entry Revisions
- 03/17/16 Revise per Civil
- 05/10/16 Submittal

Phase 2A
 Landscape
 Plan



Know what's below.
 Call before you dig.





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E-mail: jschmidt@jesla.com
Website: www.jesla.com
License No.: LC2600232

Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

LANDSCAPE NOTES

- GENERAL**
- All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Florida Dept. of Agriculture, 2nd Edition 2/98. No deviations shall be permitted.
 - By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
 - Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
 - All work shall proceed in a professional manner in accordance with standard nursery and installation practices.
 - Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming soil quantities and certifying such to the Owner or his representative.
 - Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
 - Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
 - Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
 - The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
 - Existing plant material to be removed, except as noted.
- TREES & PALMS**
- All trees, new and relocated, to be staked and guyed as detailed.
 - No double or multi-trunk trees unless otherwise specified.
 - Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.
 - Root suckers on Live Oaks are not acceptable.
 - All trees falling within grassed areas to have a 3" mulch ring with no more than 1" of mulch directly adjacent to the trunk of the tree. Min. 3' radius mulch ring to be provided.
- PLANTING BEDS**
- Groundcover and shrubs to be laid out in a uniform and consistent pattern.
 - All planting beds to receive 3" deep shredded mulch per specifications.
 - Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
 - All existing asphalt base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
- SOD**
- Landscape Contractor is responsible for replacing any damaged sod.
 - All sod areas to receive a 3" top dressing of soil per specifications.
- IRRIGATION**
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage, and a rain sensor per attached plans. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect.

EXHIBIT 'A'
June 15, 2016 CC Mtg

- For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
 - For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.
- 2.03 PLANT MATERIAL**
- Plant list is part of this specification section.
 - Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, State Plant Board of Florida.
 - Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration for No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
 - Coniferous and Broadleafed Evergreens: Provide evergreens of size shown or listed. Dimensions indicate minimum height and spread. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown.
- 2.04 GRASS MATERIALS**
- Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for germination. Provide seed of specified species, percentages and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
 - Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
 - Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
- 2.05 MISCELLANEOUS LANDSCAPE MATERIALS**
- Ground Cover: Provide plants established and well-rooted in removable containers or internal peat pots and with not less than minimum number and length of runners specified.
 - Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
 - Mulch: Melaleuca or equal.
 - Stakes and Guys: When required provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.
- 3.07 PRUNING**
- All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scorched, frayed, split, or skinned branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
 - Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- 3.08 SODDING NEW LAWNS**
- Lay sod within 24 hours from time of stripping.
 - Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work silted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 - Water sod thoroughly with a fine spray immediately after planting.
- 3.09 MAINTENANCE**
- Begin maintenance immediately after planting.
 - Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
 - Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting supports, tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as needed to keep trees and shrubs free of insects and diseases.
 - Remove and replace excessively pruned or misformed stock resulting from improper pruning.
 - Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
 - Sodded lawns, not less than 30 days after substantial completion.
 - Seeded lawns, not less than 60 days after substantial completion.
- Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
 - Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
 - Landscape Contractor is to maintain the site weed-free until final acceptance by the Owner.
- 3.10 CLEANUP AND PROTECTION**
- During landscape work, keep pavement clean and work area in an orderly condition.
 - Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.
- 3.11 INSPECTION AND ACCEPTANCE**
- When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
 - Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass is established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
 - Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.
- 3.12 IRRIGATION**
- An automatic irrigation system providing 100% coverage with 50% overlap is to be provided.
 - A rain sensor is required on all Irrigation Systems.
 - Provide an as built drawing of the irrigation system to the Landscape Architect.

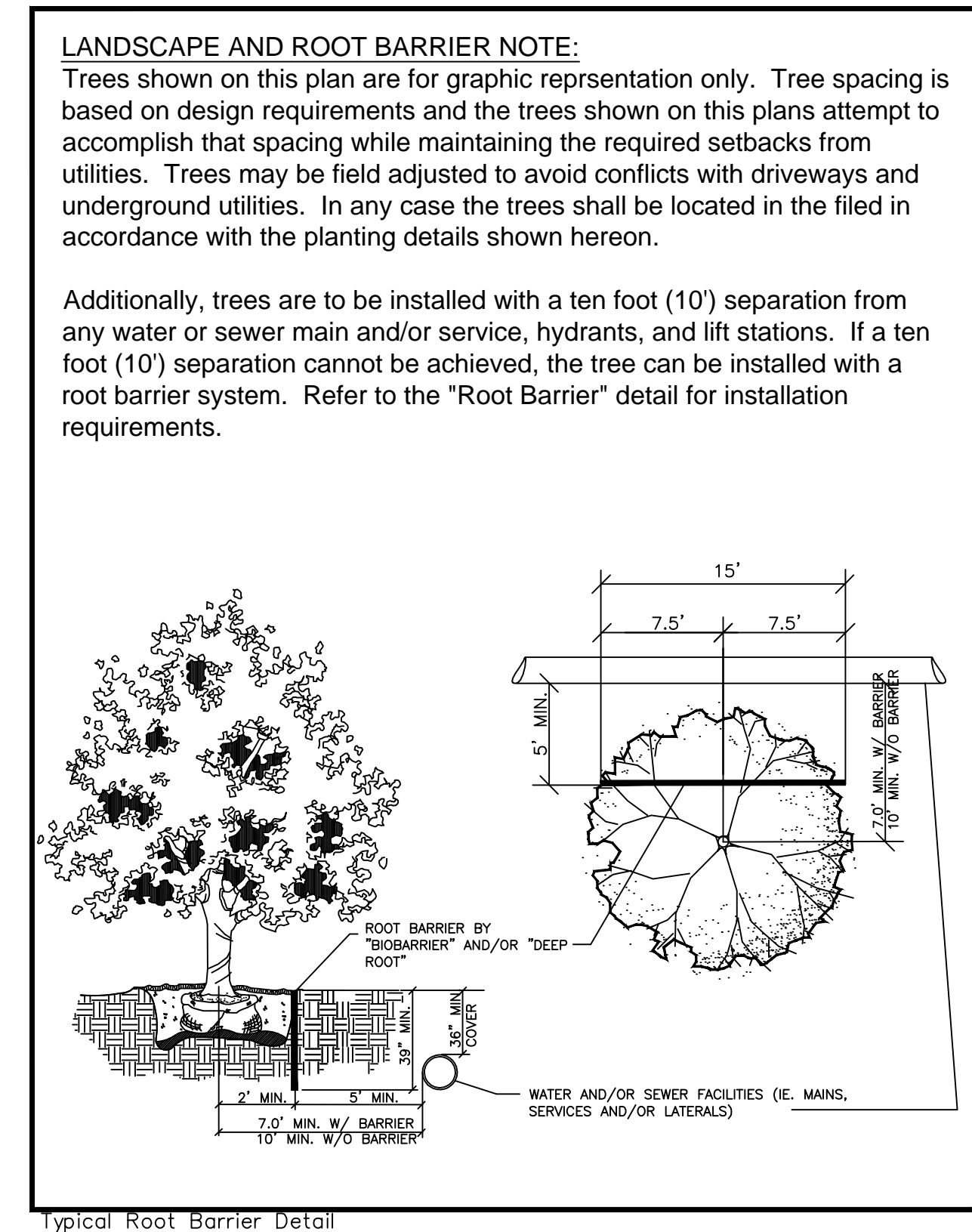
- PART 3 EXECUTION**
- 3.01 LAYOUT**
- Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and areas of secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.
- 3.02 PREPARATION OF PLANTING SOIL**
- Before removal of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
 - For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
 - Mix lime with dry soil prior to mixing of fertilizer.
 - Prevent lime from contacting roots of acid-loving plants.
 - Remove all shellrock encountered and backfill with clean sand or sand/soil mix.
- 3.03 PREPARATION FOR PLANTING AREAS (To include Lawn and Planting Bed Areas)**
- Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting area. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disked, tilled or worked into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material removed from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootballs.
- 3.04 PREPARATION FOR PLANTING LAWNS**
- Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Fill to a depth of not less than 6", apply soil amendments and fertilizers, and fill in depressions; and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.
 - Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
 - Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
 - Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
 - Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
 - Allow for sod thickness in areas to be sodded.
 - Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
 - Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting final sod. Do not create a muddy soil condition.
 - Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.
- 3.05 PREPARATION OF PLANTING BEDS**
- Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
 - For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
 - For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
 - Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.
- 3.06 PLANTING TREES, PALMS AND SHRUBS**
- Layout individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required.
 - Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer

Trees, Shrubs and Ground Cover

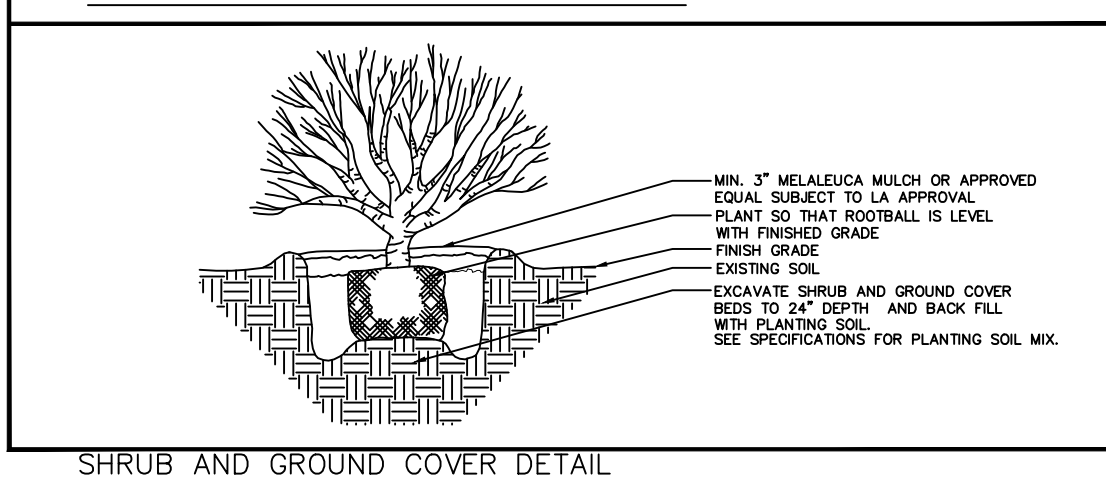
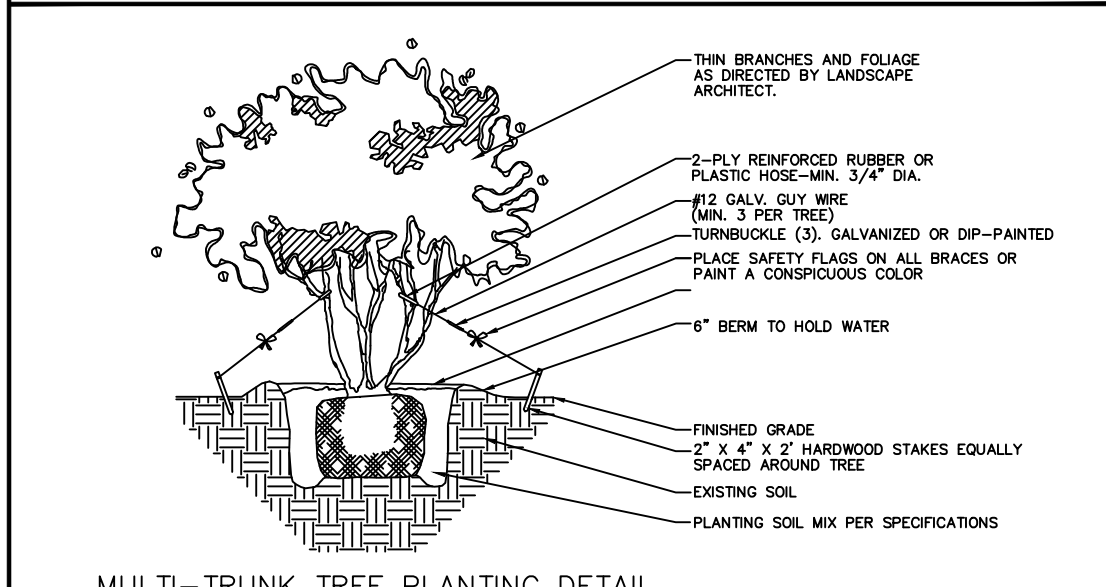
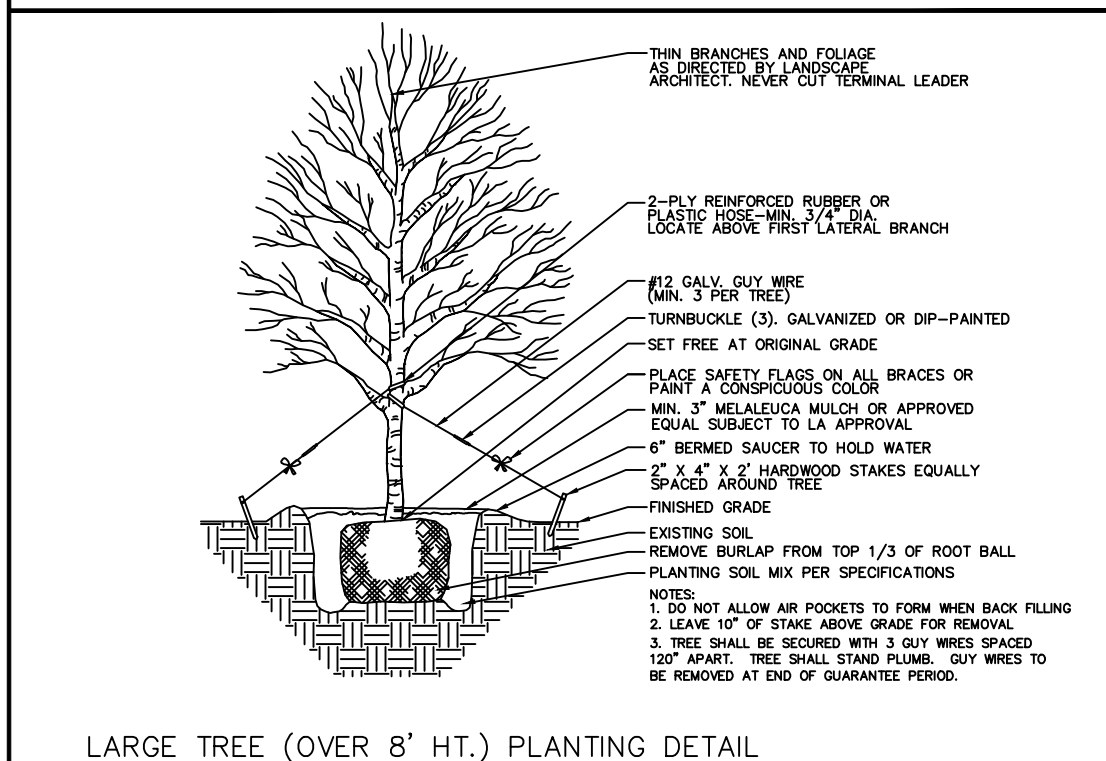
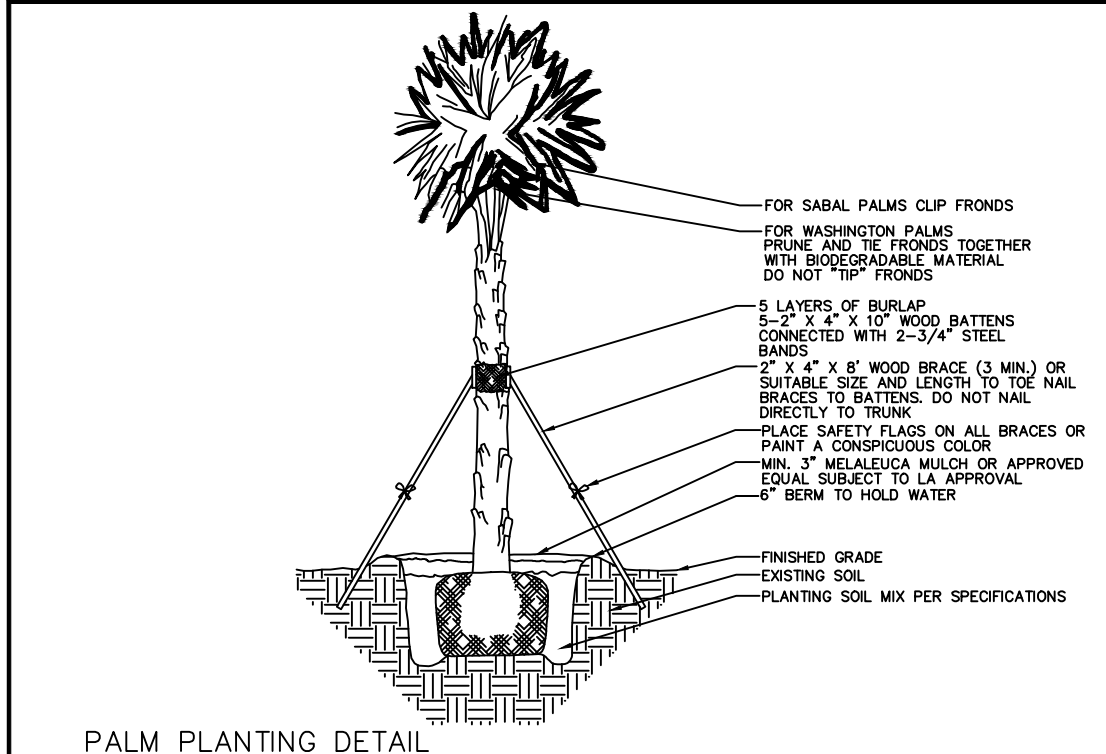
- PART 1 GENERAL**
- 1.01 WORK INCLUDED**
- Extent of planting work is shown on drawings and in schedules.
 - Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
 - Finish Grade Elevations: 1 inch below top of pathway edging.
- 1.02 QUALITY ASSURANCE**
- Subcontract landscape work to a single firm specializing in landscape work.
 - Source Quality Control:
 - General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 - Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made.
 - Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
 - Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scorch, injuries, abrasions, disfigurement. Provide trees, palms and shrubs for grade needed as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida, unless otherwise noted.
 - Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or balls are increased proportionately.
 - Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.
- 1.03 SUBMITTALS**
- Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
 - Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
 - Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
 - Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work.
- 1.04 DELIVERY, STORAGE AND HANDLING**
- Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
 - Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of roller strips.
 - Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind-tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
 - Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
 - Do not remove container grown stock from containers until planting time.
- 1.05 JOB CONDITIONS**
- Proceed with and complete landscape work as rapidly as portions of site become available.
 - Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
 - Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
 - Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other disciplines. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
 - Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.06 SPECIAL PROJECT WARRANTY**
- Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
 - Warrant trees for a period of one year after date of substantial completion against defects, death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
 - Warrant shrubs for 1 full year after date of substantial completion.
 - Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
 - Another inspection will be conducted at end of extended warranty period, to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

- PART 2 PRODUCTS**
- 2.01 TOPSOIL**
- If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
 - Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" in diameter. It shall not contain noxious plant growth (such as bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contain no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect. Topsoil shall comply with the following quantitative analysis.
- | COMPONENTS | VOLUME MEASURE | PARTICLE SIZE |
|----------------|----------------|--------------------|
| Organic Matter | 3 - 5% | |
| Silt | 10 - 30% | 0.05 to 0.002 MM |
| Sand | 25 - 75% | 0.2 to 0.05 MM |
| Clay | 5 - 25% | 0.002 MM and below |
- 2.02 SOIL AMENDMENTS**
- If necessary to bring soil into above specified limits:
- Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
 - Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
 - Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
 - Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.

- LANDSCAPE AND ROOT BARRIER NOTE:**
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.
- Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.



DETAILS



Date: 5/21/14
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No. 688.01
Job No. 14-08

REVISIONS / SUBMISSIONS

09/30/14 Staff Comments
10/03/14 Fencing Revision
01/05/15 M/C Spec
10/14/15 FPL Pkg/Easment Rev.
11/10/15 Entry Revisions
03/17/16 Revise per Civil
05/10/16 Submittal

Phase 2A Landscape Specs

LP-5 of 6

Tree Tabular

Tree No.	Species	Disposition
1	Gumbo Limbo	Preserve
2	Gumbo Limbo	Preserve
3	Gumbo Limbo	Preserve
4	Dahoon Holly	Preserve
5	Dahoon Holly	Preserve
6	Dahoon Holly	Preserve
7	Gumbo Limbo	Preserve
8	Unknown	Preserve
9	Gumbo Limbo	Preserve
10	Gumbo Limbo	Preserve
11	Dahoon Holly	Preserve
12	Dahoon Holly	Preserve
13	Dahoon Holly	Preserve
14	Dahoon Holly	Preserve
15	Dahoon Holly	Preserve
16	Dahoon Holly	Preserve
17	Dahoon Holly	Preserve
18	Dahoon Holly	Remove
19	Dahoon Holly	Remove
20	Dahoon Holly	Preserve
21	Dahoon Holly	Preserve
22	Dahoon Holly	Preserve
23	Dahoon Holly	Preserve
24	Dahoon Holly	Preserve
25	Live Oak	Preserve
26	Live Oak	Preserve
27	Live Oak	Preserve
28	Live Oak	Preserve
29	Live Oak	Preserve
30	Unknown	Remove
31	Unknown	Remove
32	Unknown	Remove
33	Unknown	Remove
34	Unknown	Remove
35	Live Oak	Remove
36	Dahoon Holly	Preserve
37	Dahoon Holly	Preserve
38	Dahoon Holly	Preserve
39	Live Oak	Preserve
40	Live Oak	Preserve
41	Live Oak	Preserve
42	Live Oak	Preserve
43	Sabal Palm	Remove
44	Live Oak	Remove
45	Sabal Palm	Remove
46	Live Oak	Remove
47	Slash Pine	Remove
48	Slash Pine	Remove
49	Slash Pine	Remove
50	Live Oak	Remove
51	Live Oak	Remove
52	Live Oak	Remove
53	Gumbo Limbo	Remove
54	Sabal Palm	Remove
55	Sabal Palm	Remove
56	Slash Pine	Remove
57	Slash Pine	Remove
58	Slash Pine	Remove
59	Live Oak	Remove
60	Live Oak	Remove
61	Sabal Palm	Remove
62	Gumbo Limbo	Remove
63	Sabal Palm	Remove
64	Sabal Palm	Remove
65	Unknown	Remove
66	Unknown	Remove
67	Unknown	Remove
68	Unknown	Remove
69	Unknown	Remove
70	Unknown	Remove
71	Unknown	Remove
72	Unknown	Remove
73	Unknown	Remove
74	Unknown	Remove
75	Unknown	Remove
76	Unknown	Remove
77	Unknown	Remove
78	Unknown	Remove
79	Unknown	Remove
80	Unknown	Remove
81	Unknown	Remove
82	Unknown	Preserve
83	Unknown	Remove
84	Unknown	Remove
85	Unknown	Remove
86	Sabal Palm	Remove
87	Sabal Palm	Remove
88	Sabal Palm	Remove
89	Sabal Palm	Preserve
90	Sabal Palm	Preserve
91	Sabal Palm	Preserve
92	Sabal Palm	Preserve
93	Live Oak	Preserve
94	Live Oak	Preserve
95	Live Oak	Preserve
96	Live Oak	Preserve
97	Live Oak	Preserve
98	Live Oak	Preserve
99	Live Oak	Preserve
100	Live Oak	Preserve
101	Live Oak	Preserve
102	Live Oak	Preserve
103	Live Oak	Preserve
104	Live Oak	Preserve
105	Sabal Palm	Preserve
106	Unknown	Preserve
107	Unknown	Preserve
108	Unknown	Preserve
109	Unknown	Preserve
110	Unknown	Preserve
111	Unknown	Preserve
112	Unknown	Preserve
113	Unknown	Preserve
114	Crepe Myrtle	Preserve
115	Crepe Myrtle	Preserve
116	Crepe Myrtle	Preserve

Tree Key

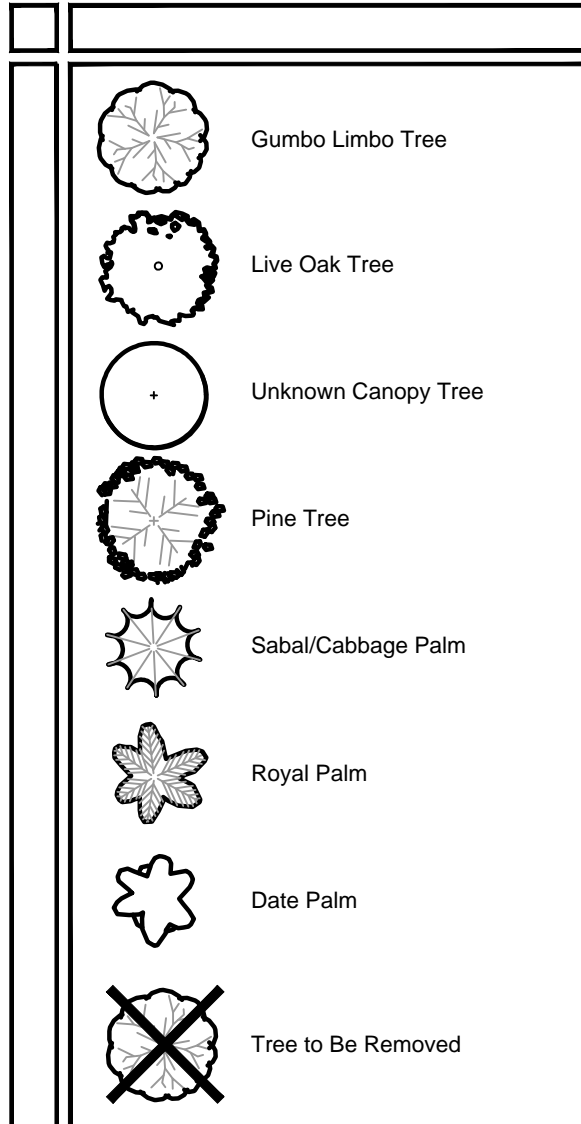
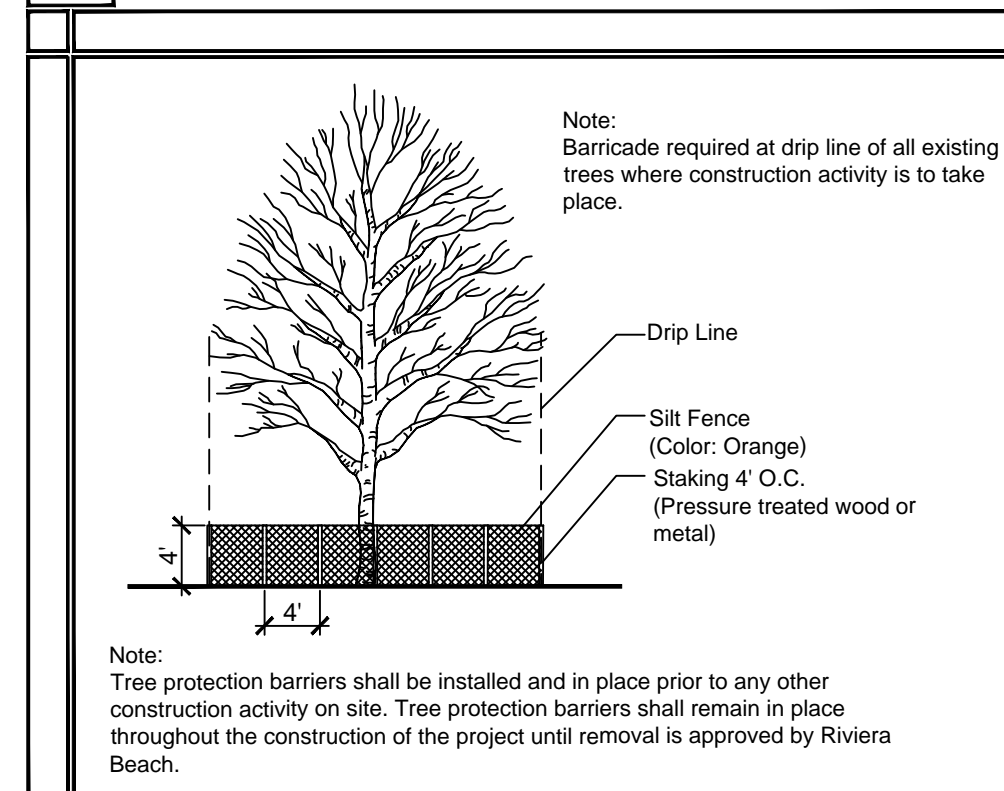


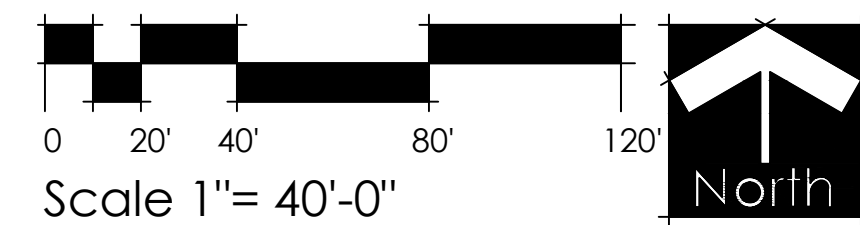
EXHIBIT 'A'
June 15, 2016 CC Mtg

Tree Protection Detail



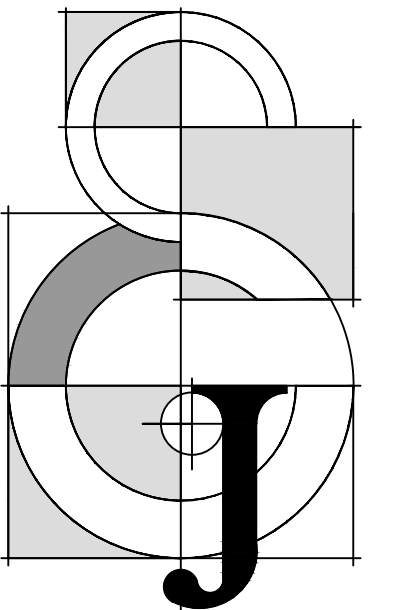
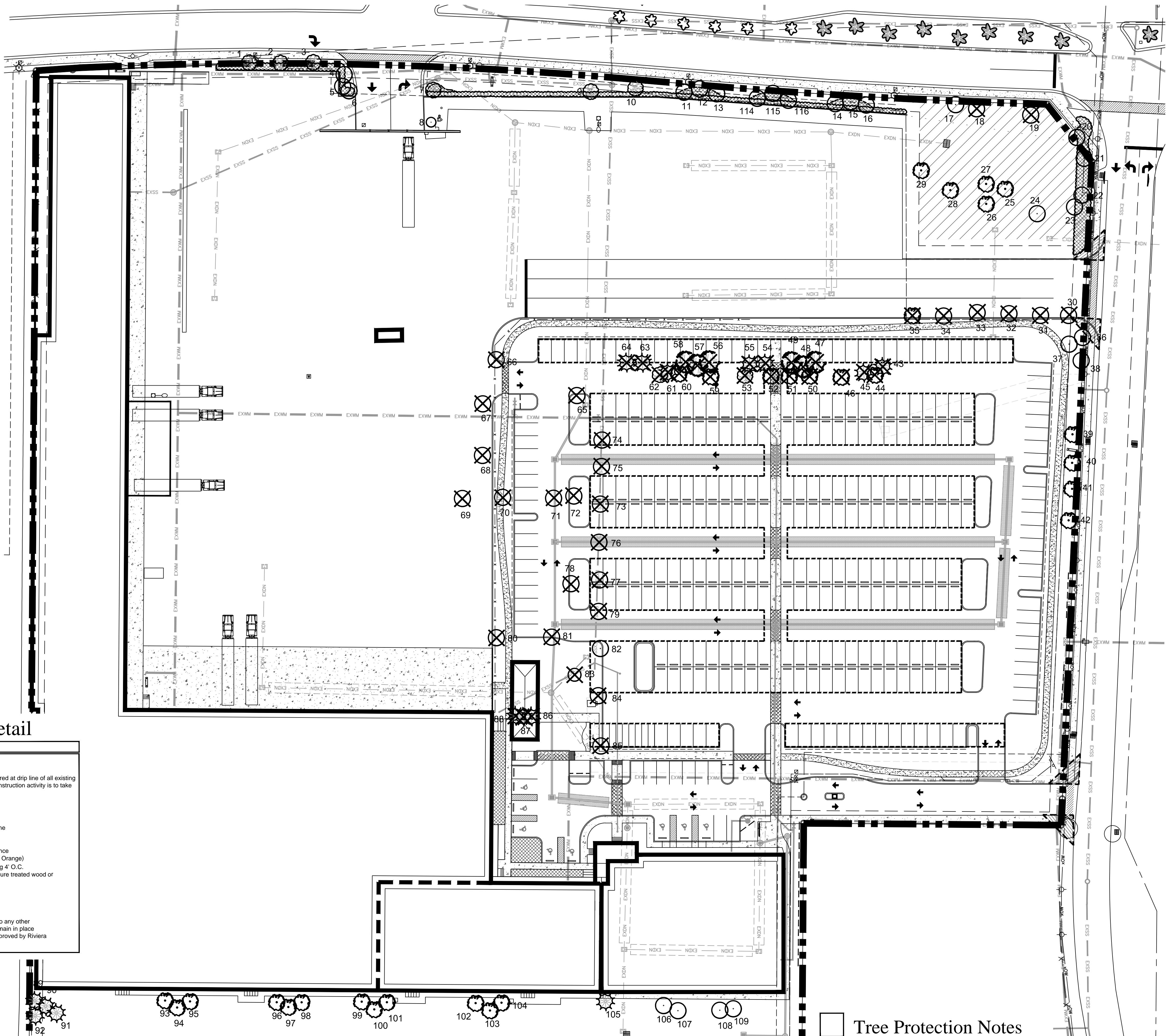
Exotic Removal Notes

1. All exotics shall be removed from the site prior to C.O.



Tree Protection Notes

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by the City of Palm Beach Gardens.
2. During land altering and construction, protective barriers shall be erected and maintained around all trees or groups of trees to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.



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Tropical Shipping Riviera Facility

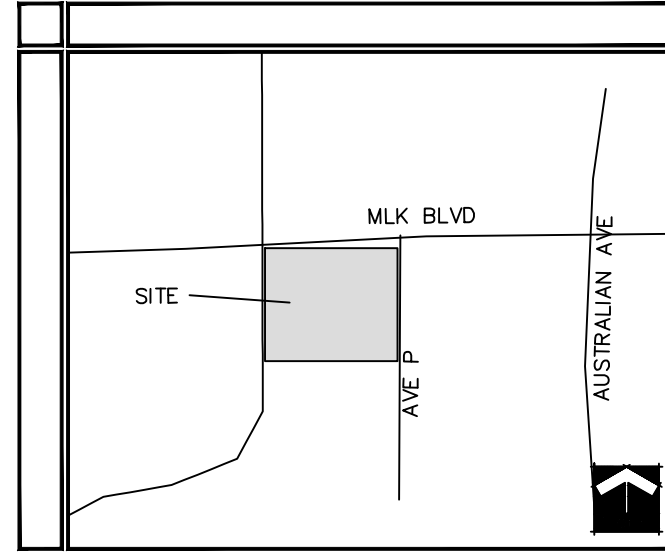
City of Riviera Beach, Florida

Date: 09/26/14
Scale: 1" = 40'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No. 688.01
Job No. 14-08

REVISIONS / SUBMISSIONS	
10/03/14	Fencing Revision
10/14/15	FPL Pad/Easment Rev.
11/10/15	Entry Revisions
03/17/16	Revise per Civil
05/10/16	Submittal

Tree Disposition Plan

Location Map



Parking Greenspace Relocation

PROJ. CODE	Description	Area
	6' Divider medians between parking aisles	8,590 s.f.
	Varied width greenspace pushed to outside of parking area	14,214 s.f.

Site Data

Application Number	TBD
Name of Project	Tropical Shipping Office and Warehouse
Proposed Use	IND
Future Land Use Designation	Urban/Suburban
Tier	IG
Zoning District	32/42/43
Section, Township, Range	56-43-42-32-35-000-0020
Property Control Numbers	56-43-42-32-38-000-0020 56-43-42-32-38-000-0040 56-43-42-32-38-000-0030
Traffic Analysis Zone	13,3684 acres
Total Site Area (582,327 s.f.)	13,3684 acres
Total Gross Floor Area	146,218 s.f.
Proposed Office	30,000 s.f.
Existing Office	14,524 s.f.
Existing Warehouse	101,694 s.f.
Total Floor Area Ratio	25%
Total Building Coverage (including canopies of)	4,276 s.f.
Impervious Area	83%
Buildings	135,661 s.f.
Pavement/Walks	347,364 s.f.
Pervious Area	99,302 s.f.
Building Height	max. 50'
Number of Stories	2
Parking Required	251 SPACES
Ex. Office- 1 Space/300 s.f. @ 14,526 s.f. =	49
Prop. Office- 1 Space/300 s.f. @ 30,000 s.f. =	100
Ex. Warehouse- 1 Space/1000 s.f. @ 101,386 s.f. =	102
Proposed Parking	321 SPACES
General Parking=	313
Motorcycle Parking=	8
Handicap Spaces Required	8
Handicap Spaces Proposed	8
Loading Required (15' x 55' Min.) *	3
Loading Provided	Loading Yard 3+

Development Regulations

IG PROPERTY DEVELOPMENT REQUIREMENTS										
ZONING DISTRICT	MINIMUM LOT DIMENSIONS	MAX FAR	MINIMUM PERV. AREA	MAX BLDG. HEIGHT	MAX BLDG. SETBACK	FRONT SETBACK	REAR SETBACK	MINIMUM DRIVEWAY WIDTH	MINIMUM DRIVEWAY DEPTH	REAR SETBACK
IG	1.0 AC.	--	N/A	N/A	45%	50'	40'	15'	N/A	20'
IG	13.37 AC.	--	N/A	N/A	23%	40'	632'	15'	N/A	63'

Notes

BASE INFORMATION FOR THIS PROJECT WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY CALVIN, GIORDANO & ASSOCIATES, INC. DATED 4/22/14

Development Team

OWNER:	TROPICAL SHIPPING USA LLC 5 EAST 11TH STREET RIVIERA BEACH, FLORIDA 33404 (561) 681-3900
SURVEYOR:	CALVIN GIORDANO & ASSOCIATES 560 VILLAGE BLVD, SUITE 340 WEST PALM BEACH, FL 33409 (561) 684-6161
CIVIL ENGINEER:	REIKENIS & ASSOCIATES LLC 13061 SE GREEN TURTLE WAY TEQUESTA, FL 33469 (561) 818-5381
ARCHITECT:	LCA ARCHITECTURE, INC. 1975 SANSBURY'S WAY SUITE 108 WEST PALM BEACH, FLORIDA 33411 (561) 493-4787
TRAFFIC ENGINEER:	SIMMONS & WHITE 5501 CORPORATE WAY WEST PALM BEACH, FLORIDA 33407 (561) 478-7848
PLANNER/LANDSCAPE ARCHITECT:	JON E. SCHMIDT AND ASSOCIATES, INC. 2247 PALM BEACH LAKES BOULEVARD SUITE 101 WEST PALM BEACH, FLORIDA 33409 (561) 684-6141

Bike Rack Detail

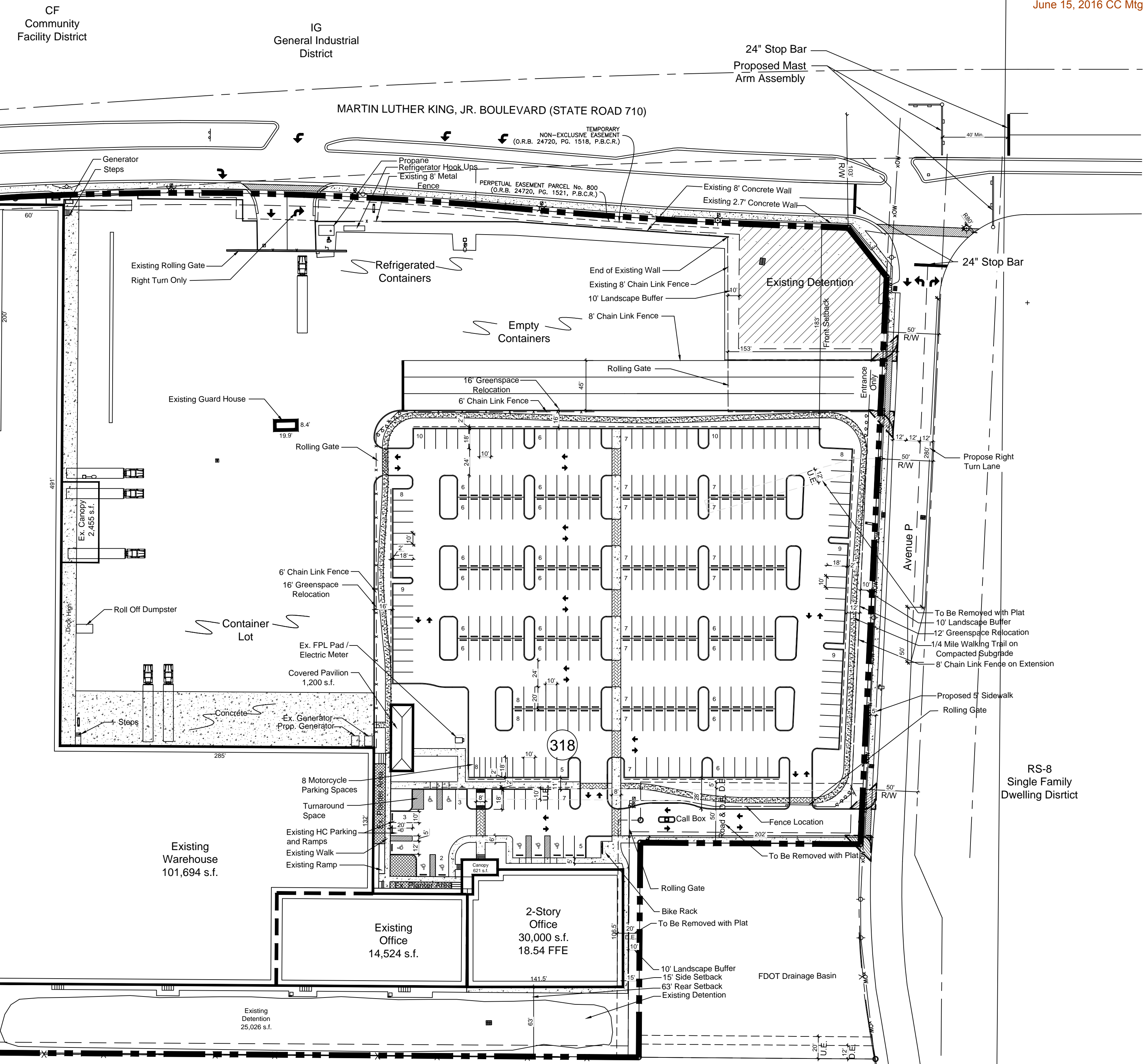
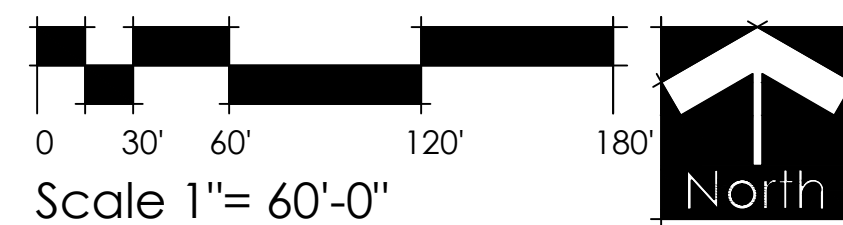
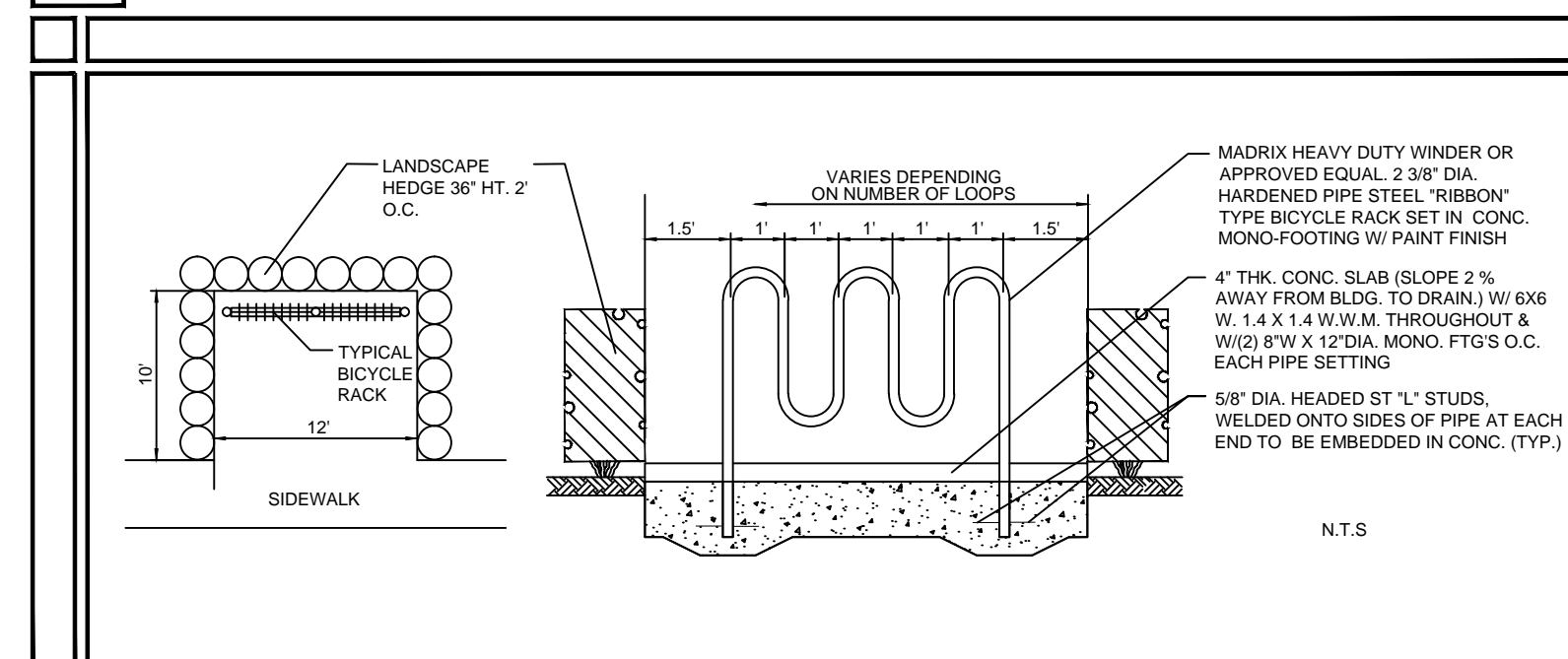
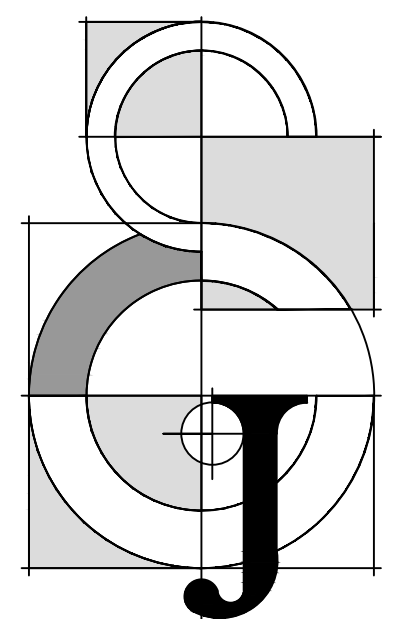


EXHIBIT 'A'
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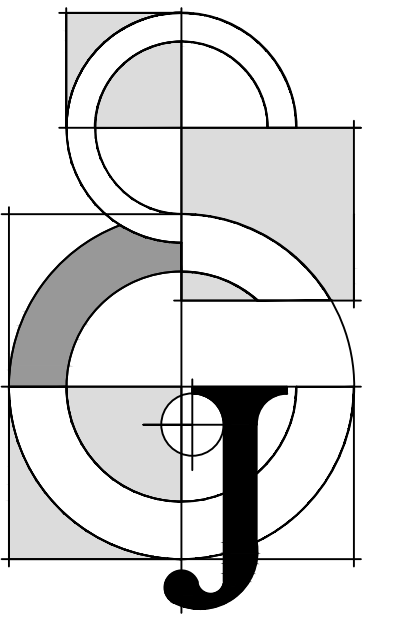
Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Date:	05/21/14
Scale:	1" = 60'-0"
Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.	688.01
Job No.	14-08

REVISIONS / SUBMISSIONS	
07/15/14	Footprint Expansion
09/12/14	Footprint Expansion
09/30/14	Staff Comments
10/03/14	Fencing Revision
11/05/14	Trucks Removed
10/13/15	Ex. FPL Pad
10/13/15	Sidewalk Rev.
10/30/15	Entry Revisions
11/18/15	HC Parking Revisions
12/10/15	Remove Solar Canopies
03/18/16	SP Amendment
05/10/16	Submittal

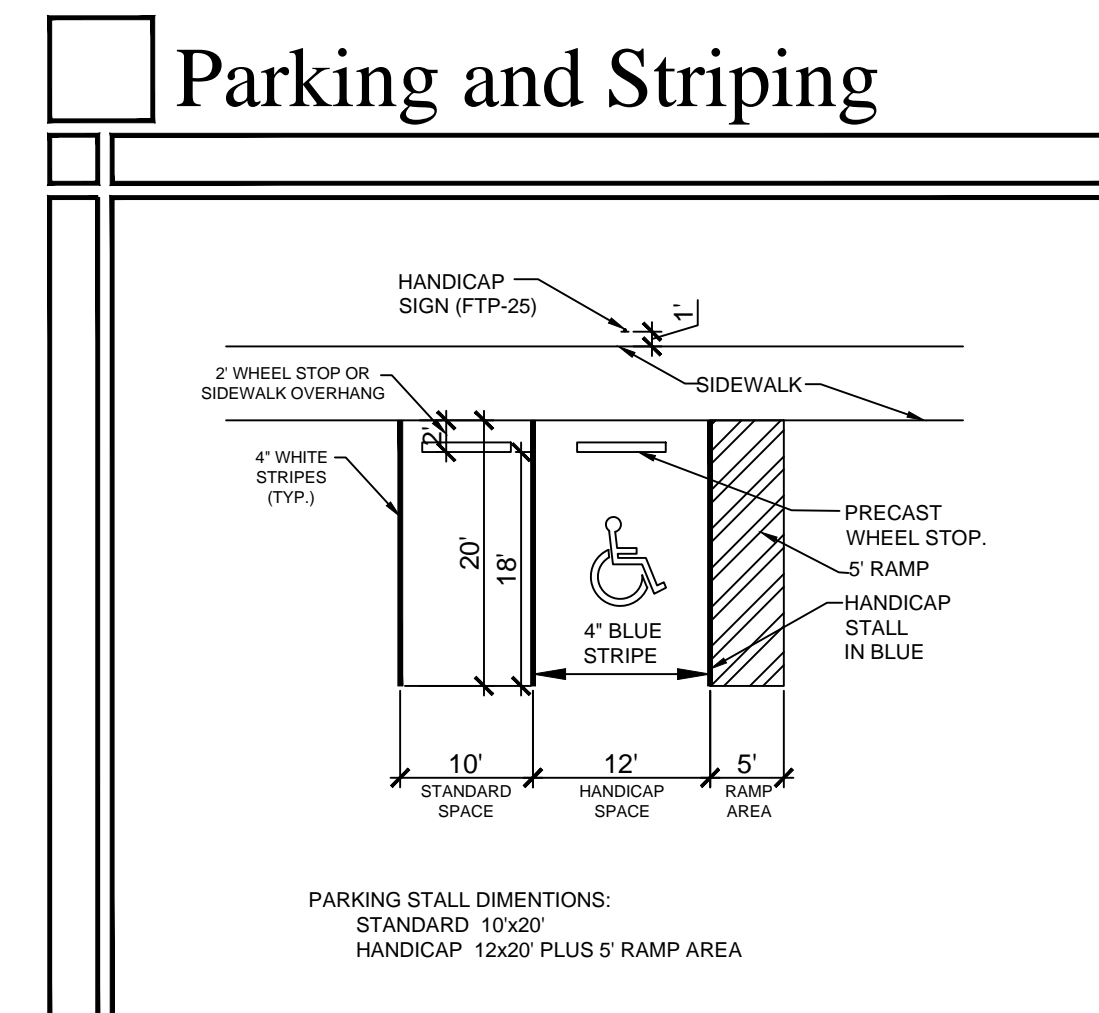
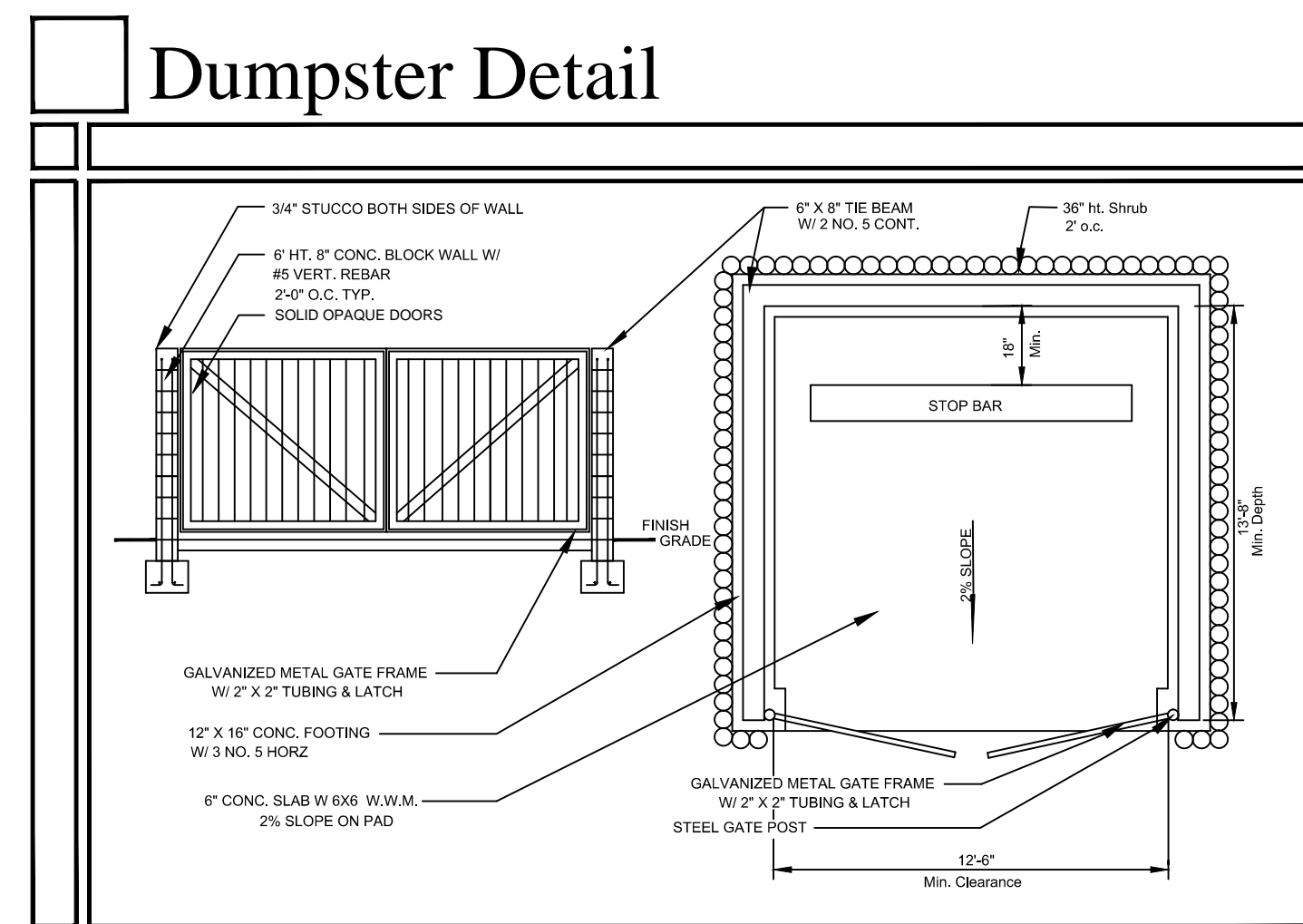
Phase 2B Site Plan



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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida



Date: 05/21/14
 Scale: NTS
 Design By: JES
 Drawn By: BMC
 Checked By: JES
 File No. 688.01
 Job No. 14-08

REVISIONS / SUBMISSIONS

09/30/14 Staff Comments
 03/18/16 SP Amendment
 05/10/16 Submittal

Phase 2B Regulating Plan

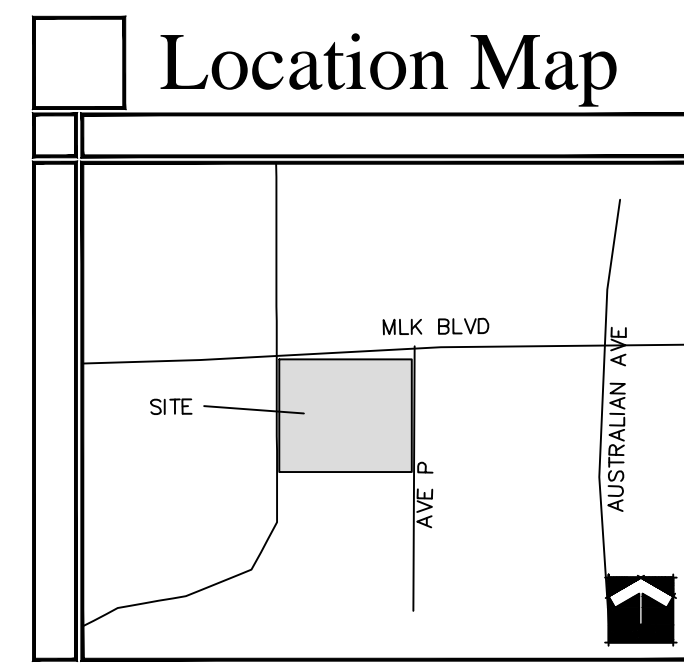
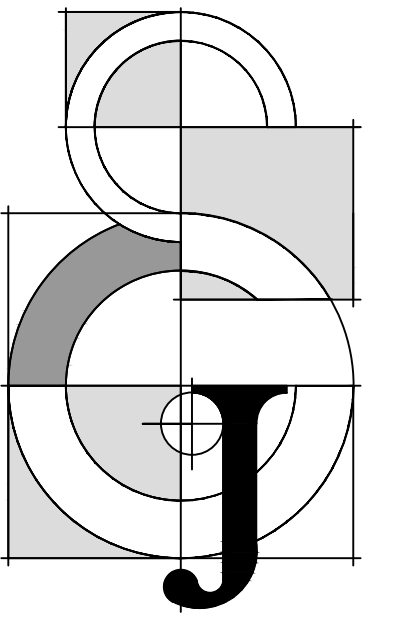


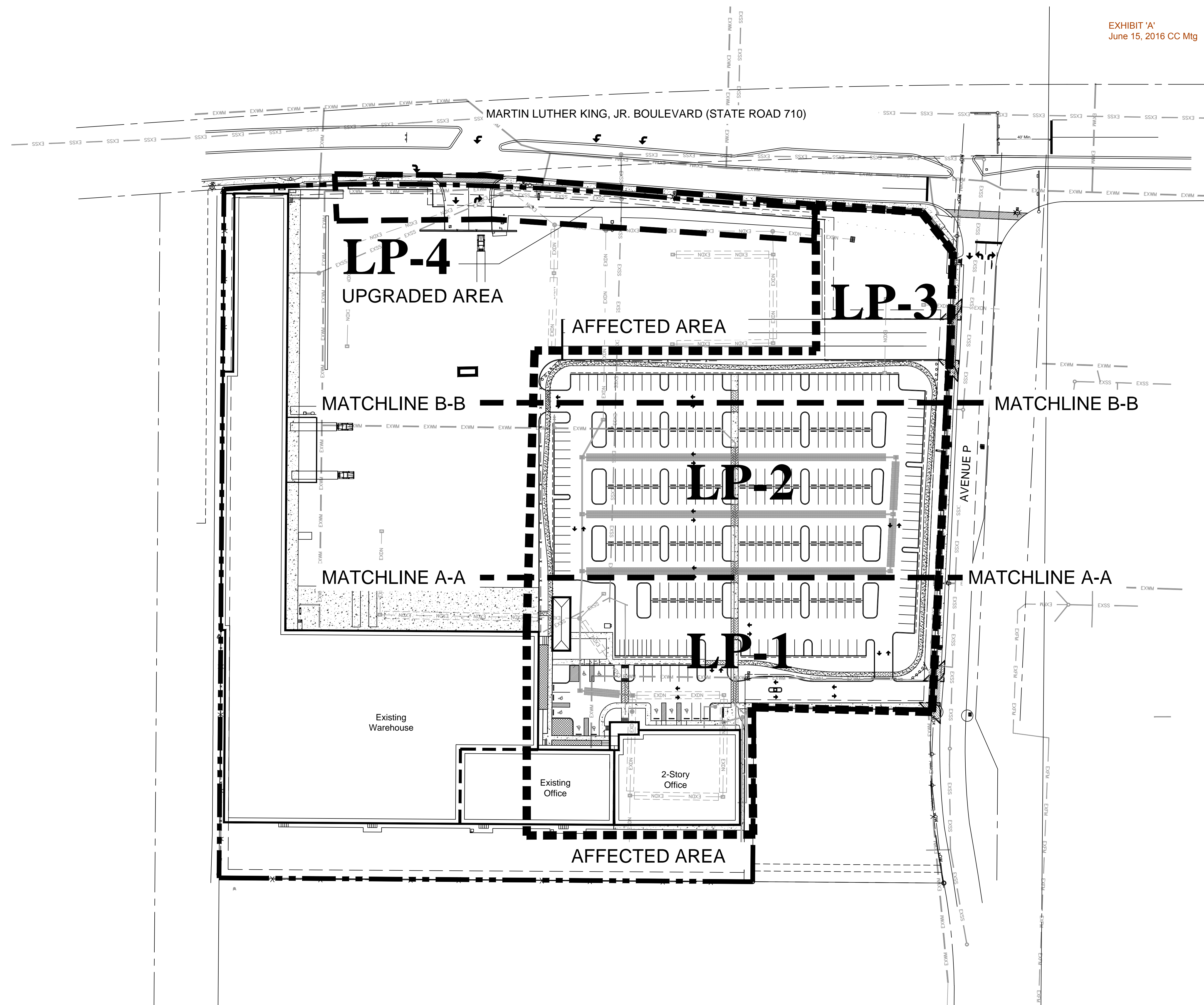
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June 15, 2016 CC Mtg



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Phase 2B Tropical Shipping

- ALI-1 Phase 2B Landscape Index
- ALP-1 Phase 2B Foundation Landscape Plan
- ALP-2 Phase 2B Parking Lot Landscape Plan
- ALP-3 Phase 2B North End Landscape Plan
- ALP-4 Upgraded Area Landscape Plan
- ALP-5 Landscape Specifications
- ALP-6 Tree Disposition Plan



Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Date: 5/21/14
Scale: 1" = 60'-0"
Design By: JES
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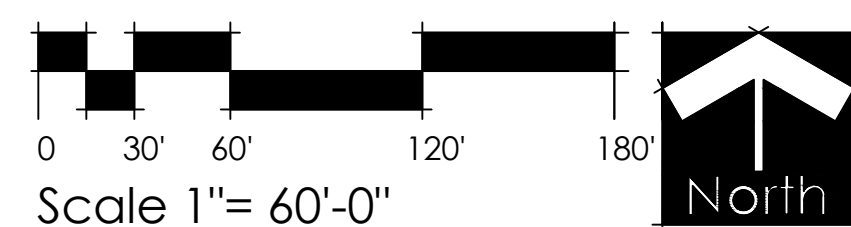
REVISIONS / SUBMISSIONS

09/30/14	Staff Comments
10/03/14	Fencing Revision
01/13/15	MYC Spec
10/14/15	FPL Pad/Easement Rev.
01/18/16	Alternative Plan Created
03/17/16	Revise per Civil Plan
05/10/16	Submittal

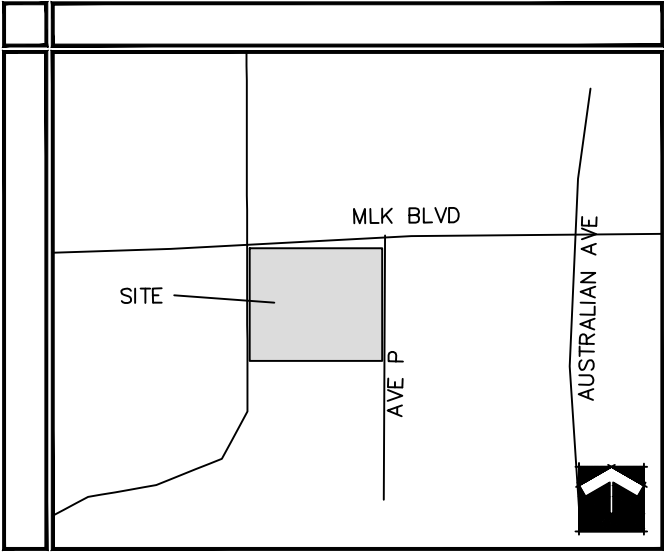
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LANDSCAPE ARCHITECT.

Printed name
FLORIDA REGISTRATION NO. LA 0001638

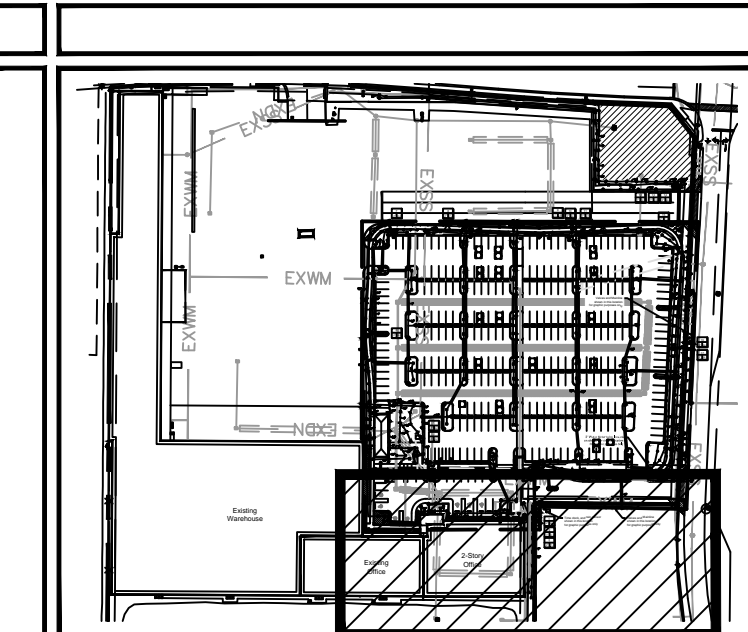
Phase 2B Landscape Index



Location Map



Site Map



Phase 1 Plant List

CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
BS	5	Bursera simaruba / Gumbo Limbo* Single Straight Trunk, Min 5' CT	N/A	2.5' DBH	12'	5'
CL	8	Clusia rosea / Autograph Tree Standard, Min. 4' CT, Min. 1.5" Cal	N/A	2.5' Cal	12'	6'
CE	5	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	N/A	2.5' Cal	12'	6'
CS	38	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk, 5' CT Min.	N/A	2.5' Cal	12'	6'
CO	4	Cordia sebestena / Orange Geiger Tree* Single Straight Trunk, Min. 5' CT	N/A	2.5' Cal	12'	6'
IC	21	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5' Cal	12'	6'
LI	11	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk* Multi-Trunk, Min. 5' CT.	N/A	2.5' Cal	12'	6'
QH	6	Quercus virginiana 'High Rise' / High Rise Live Oak * Single Straight Trunk, Min. 8' CT, To be Planted in Tree Grates with Structural Soil Where Indicated	N/A	3.5' Cal	16'	6'
SP	71	Sabal palmetto / Sabal Palm* Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
WR	6	Washingtonia robusta / Mexican Fan Palm Full, Stagger heights	N/A	N/A	22' - 28' OA	10'
CHI	921	Chrysobalanus icaco / Coco Plum* Full To Base	3 gal. min.	24" o.c.	24"	24"
CAQ	6	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Full	7 gal. min.	36" o.c.	30"	30"
MYF	13	Myrcianthes fragrans / Simpson's Stopper* Full	7 gal. min.	24" o.c.	36"	24"
PAI	14	Passiflora incarnata / Passion Flower Vine Attach to Fence	3 Gal. Min.	As Shown	24"	18"
TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 gal	30" o.c.	24"	24"

Phase 1 Plant List (continued)

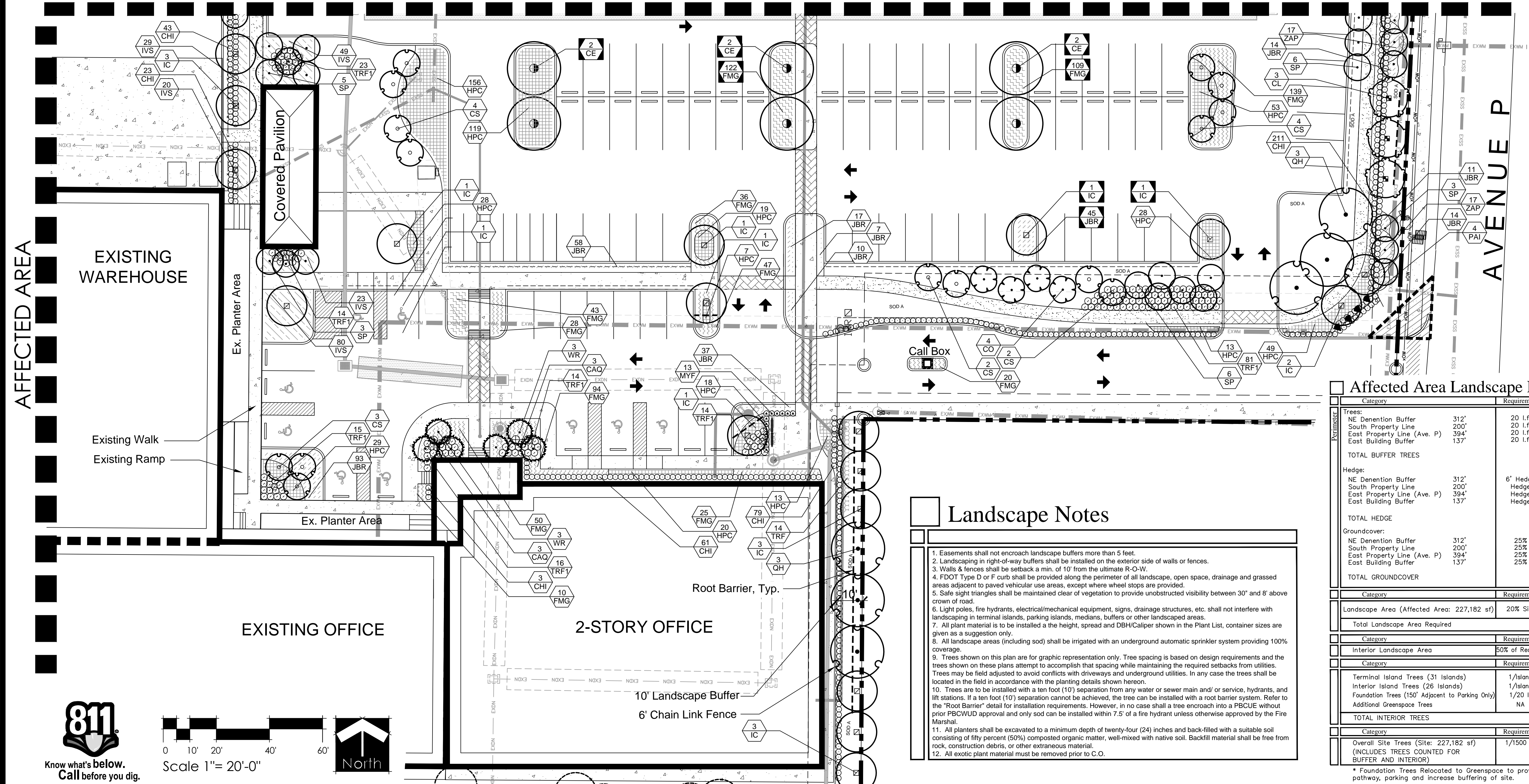
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	HEIGHT	SPREAD
	HPC	759	Hamelia patens 'Compacta' / Dwarf Firebush* Full	3 Gal. Min.	24" o.c.	12"	12"
	TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 Gal. Min.	30" o.c.	24"	24"
	ZAP	174	Zamia pumila / Coontie* Full	3 Gal. min	24" o.c.	12"	12"
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	777	Ficus microcarpa 'Green Island' / Green Island Ficus* Full To Base	3 Gal. Min.	18" o.c.	12"	12"
	IVS	201	Ilex vomitoria 'Schillings' / Schillings Holly* Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	JBR	1,142	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper* Full	3 Gal. Min.	18" o.c.	6"	12"
	NEB	142	Nephrolepis exaltata / Boston Fern* Full	3 Gal. Min.	12"	12"	24"
	SOD A	13,828 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			

Phase 2B Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	CE	12	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5" Cal., No Low Crotch, Min. 5' CT	N/A	2.5" Cal	12'	6'
	IC	5	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	LI	2	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk* Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	QV	10	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	712	Ficus microcarpa 'Green Island' / Green Island Ficus* Full To Base	3 Gal. Min.	18" o.c.	12"	12"
	JBR	723	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper* Full	3 Gal. Min.	18" o.c.	6"	12"

EXHIBIT 'A'
June 15, 2016 CC Mtg

MATCHLINE A-A SHEET LP-2



Landscape Notes

1. Easements shall not encroach landscape buffers more than 5 feet.
2. Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
3. Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
4. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
5. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
6. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
7. All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
8. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
9. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities.
10. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCEU without prior PBCEU approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
11. All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
12. All exotic plant material must be removed prior to C.O.

Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotion Buffer	312'	20 l.f.	16 (4 ex.)
South Property Line	200'	10 l.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 l.f.	20 (7 ex.)
East Building Buffer	137'	20 l.f.	7 (2 ex.)
TOTAL BUFFER TREES		53	55
Hedge:			
NE Denotion Buffer	312'	6' Hedge	6' Hedge 49
South Property Line	200'	Hedge	Hedge 108
East Property Line (Ave. P)	394'	Hedge	Hedge 310
East Building Buffer	137'	Hedge	Hedge 79
TOTAL HEDGE			546
Groundcover:			
NE Denotion Buffer	312'	25%	78' 80'
South Property Line	200'	25%	50' 52'
East Property Line (Ave. P)	394'	25%	99' 100'
East Building Buffer	137'	25%	35' 35'
TOTAL GROUNDCOVER		262'	287'
Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	56,307 sf
Total Landscape Area Required		45,437 sf	56,307 sf
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	44,017 sf
Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	49
Interior Island Trees (26 Islands)	1/Island	26	26
Foundation Trees (150' Adjacent to Parking Only)	1/20 lf	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex.)
TOTAL INTERIOR TREES		47	121
Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	152	176 (121 Int.) (55 Buf.)

* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.
** Fire Main within Buffer

**Tropical Shipping
Riviera Facility**
 City of Riviera Beach, Florida

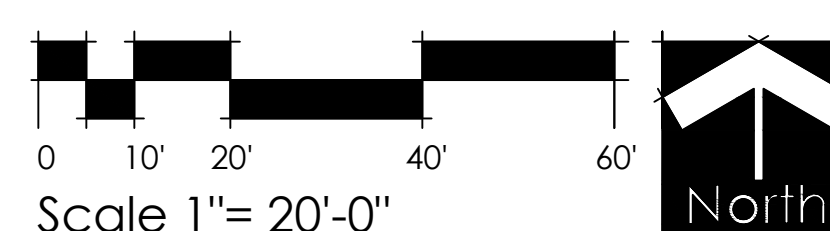
Date: 5/21/14
 Scale: 1" = 20'-0"
 Design By: JES
 Drawn By: BMC
 Checked By: JES
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REVISIONS / SUBMISSIONS

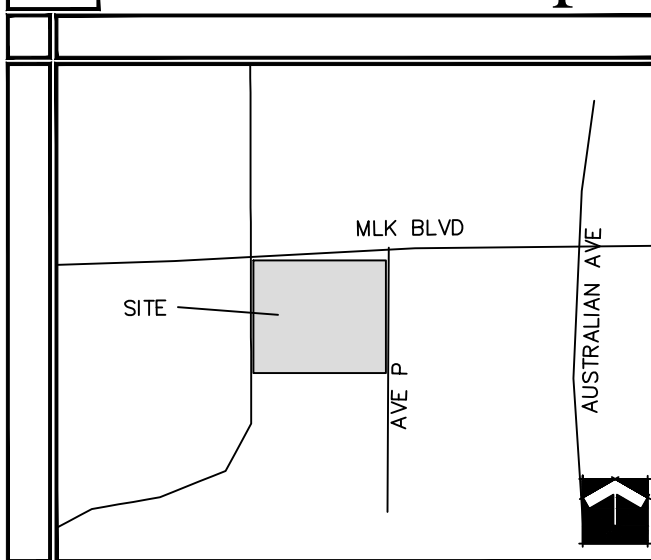
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 03/17/16 Revise per Civil Plan
 05/10/16 Submittal

Phase 2B
 Landscape
 Plan

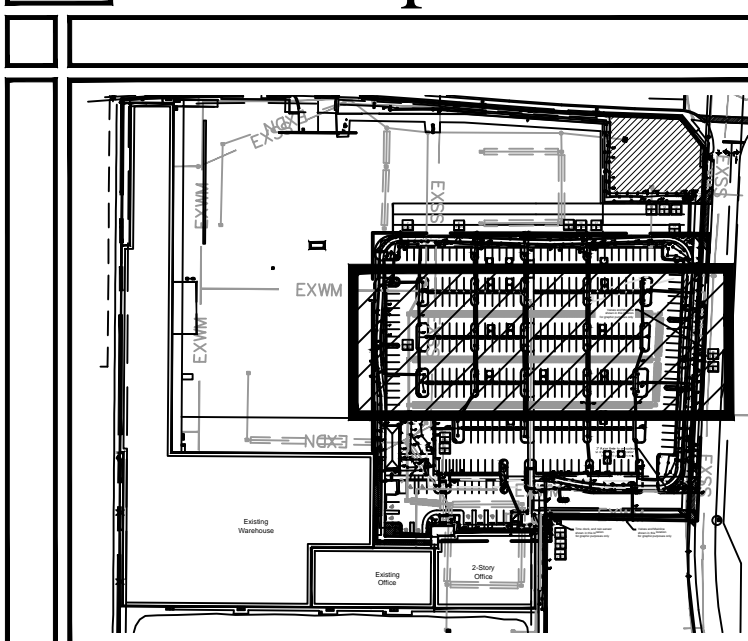
LP-1 of 6



Location Map



Site Map



Phase 1 Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	BS	5	Bursera simaruba / Gumbo Limbo*	N/A	2.5" DBH	12'	5'
	CL	8	Clusia rosea / Autograph Tree	N/A	2.5" Cal	12'	6'
	CE	5	Conocarpus erectus / Green Buttonwood	N/A	2.5" Cal	12'	6'
	CS	38	Conocarpus erectus sericeus / Silver Button Wood*	N/A	2.5" Cal	12'	6'
	CO	4	Cordia sebestena / Orange Geiger Tree*	N/A	2.5" Cal	12'	6'
	IC	21	Ilex cassine / Dahoon Holly*	N/A	2.5" Cal	12'	6'
	LI	11	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk*	N/A	2.5" Cal	12'	6'
	QH	6	Quercus virginiana High Rise / High Rise Live Oak*	N/A	3.5" Cal	16'	6'
	SP	71	Sabal palmetto / Sabal Palm*	N/A	N/A	12-18' CT.	N/A
	WR	6	Washingtonia robusta / Mexican Fan Palm	N/A	N/A	22' - 28' OA	10'
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	CHI	921	Chrysobalanus icaco / Coco Plum*	3 gal. min.	24" o.c.	24"	24"
	CAQ	6	Cinnum augustum 'Queen Emma' / Queen Emma Cinnum	7 gal. min.	36" o.c.	30"	30"
	MYF	13	Myrciantha fragrans / Simpson's Stopper*	7 gal. min.	24" o.c.	36"	24"
	PAI	14	Passiflora incarnata / Passion Flower Vine	3 Gal. Min.	As Shown	24"	18"
	TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass*	3 gal	30" o.c.	24"	24"
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT.	SPACING	HEIGHT	SPREAD
	HPC	759	Hamelia patens 'Compacta' / Dwarf Firebush*	3 Gal. Min.	24" o.c.	12"	12"
	TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass*	3 Gal. Min.	30" o.c.	24"	24"
	ZAP	174	Zamia pumila / Coonide*	3 Gal. min	24" o.c.	12"	12"
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	777	Ficus microcarpa 'Green Island' / Green Island Ficus*	3 Gal. Min.	18" o.c.	12"	12"
	IVS	201	Ilex vomitoria 'Schilling's' / Schilling's Holly*	3 Gal. Min.	24" o.c.	12"	12"
	JBR	1,142	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper*	3 Gal. Min.	18" o.c.	6"	12"
	NEB	142	Nephrolepis exaltata / Boston Fern*	3 Gal. Min.	12"	12"	24"
	SOD A	13,828	Stenotaphrum secundatum / St. Augustine Grass	sod			

* = Florida Native / + = Drought Tolerant

Phase 2B Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	CE	12	Conocarpus erectus / Green Buttonwood	N/A	2.5" Cal	12'	6'
	IC	5	Ilex cassine / Dahoon Holly*	N/A	2.5" Cal	12'	6'
	LI	2	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk*	N/A	2.5" Cal	12'	6'
	QV	10	Quercus virginiana / Southern Live Oak*	N/A	2.5" Cal	12'	6'
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	712	Ficus microcarpa 'Green Island' / Green Island Ficus*	3 Gal. Min.	18" o.c.	12"	12"
	JBR	723	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper*	3 Gal. Min.	18" o.c.	6"	12"

* = Florida Native / + = Drought Tolerant

Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
- All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
- Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown herein.
- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

MATCHLINE B-B
SHEET LP-3

MATCHLINE A-A SHEET LP-1

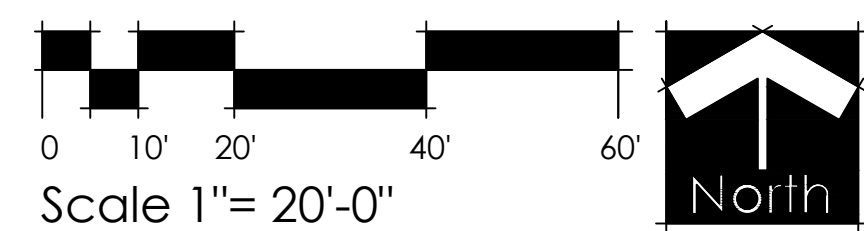
EXHIBIT 'A'
June 15, 2016 CC Mtg

Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denention Buffer	312'	20 I.f.	16 (4 ex.)
South Property Line	200'	20 I.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 I.f.	20 (7 ex.)
East Building Buffer	137'	20 I.f.	7 (2**)
TOTAL BUFFER TREES		53	55
Hedge:			
NE Denention Buffer	312'	6' Hedge	6' Hedge
South Property Line	200'	Hedge	Hedge
East Property Line (Ave. P)	394'	Hedge	Hedge
East Building Buffer	137'	Hedge	Hedge
TOTAL HEDGE			546
Groundcover:			
NE Denention Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER		262'	287'
Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	56,307 sf
Total Landscape Area Required		45,437 sf	56,307 sf
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	44,017 sf
Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	49
Interior Island Trees (26 Islands)	1/Island	26	26
Foundation Trees (150' Adjacent to Parking Only)	1/20 If	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex)
TOTAL INTERIOR TREES		47	121
Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf)	1/1500 sf	152	176
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)			(121 Int.) (55 Buf.)



Know what's below.
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AFFECTED AREA

Root Barrier, Typ.

6' Chain Link Fence
16' Greenspace Relocation

Existing Tree, Typ.
10' Landscape Buffer
13' Greenspace Relocation
1/4 Mile Walking Trail
8' Chain Link Fence
Root Barrier, Typ.

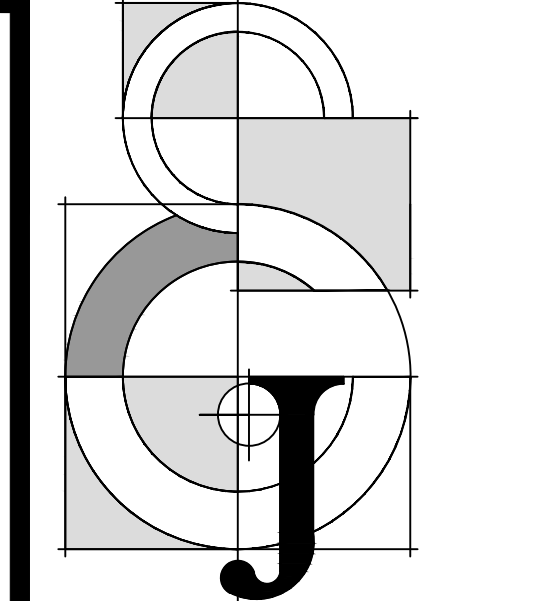
Date:	5/21/14
Scale:	1" = 20'-0"
Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.	688.01
Job No.	14-08

REVISIONS / SUBMISSIONS	
09/30/14	Staff Comments
10/03/14	Fencing Revision
01/13/15	MYC Spec
10/14/15	EPI Pad/Eqment Rev.
11/10/15	Entry Revisions
01/18/16	Alternative Plan Created
03/17/16	Revise per Civil Plan
05/10/16	Submittal

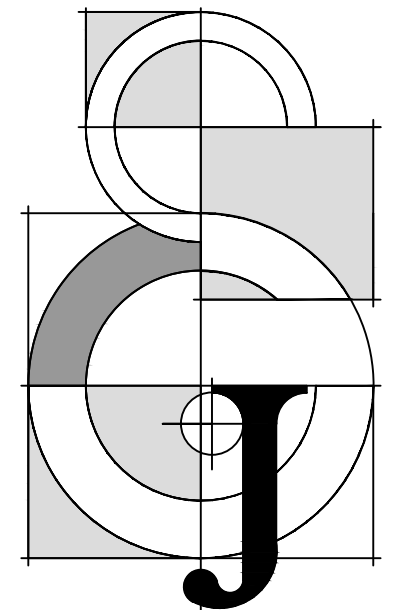
Phase 2B
Landscape
Plan

LP-2 of 6

Tropical Shipping
Riviera Facility
City of Riviera Beach, Florida



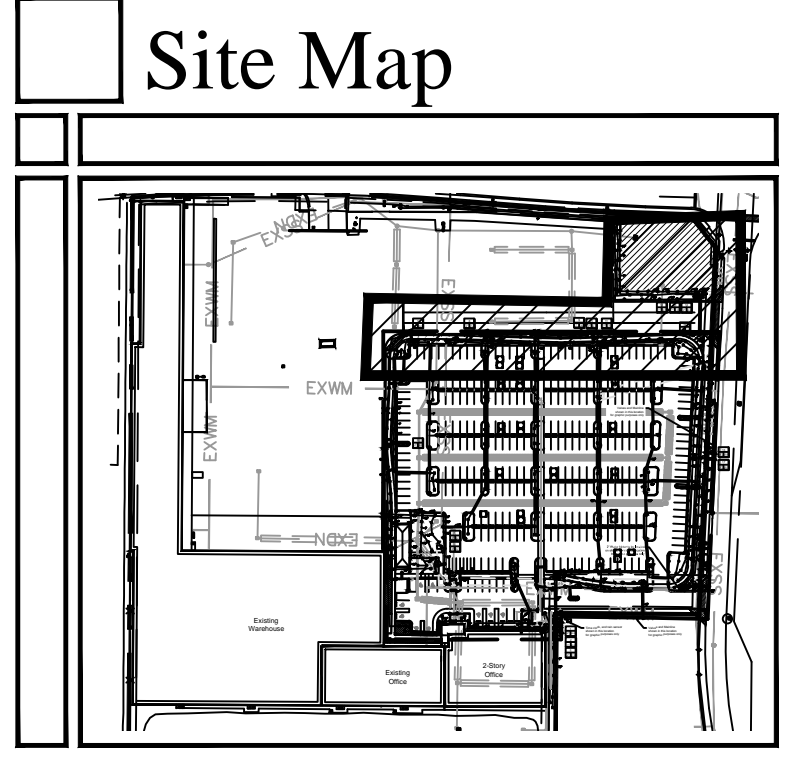
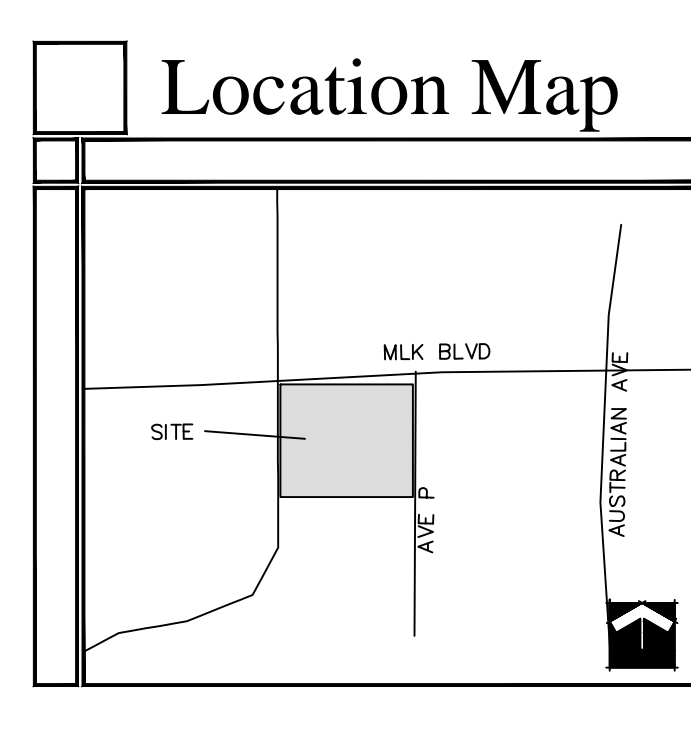
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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida



Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denetion Buffer	312'	20 l.f.	16 (4 ex.)
South Property Line	200'	20 l.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 l.f.	20 (7 ex.)
East Building Buffer	137'	20 l.f.	7 (2**)
TOTAL BUFFER TREES		53	55
Hedge:			
NE Denetion Buffer	312'	6' Hedge	49
South Property Line	200'	Hedge	108
East Property Line (Ave. P)	394'	Hedge	310
East Building Buffer	137'	Hedge	79
TOTAL HEDGE			546
Groundcover:			
NE Denetion Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER		262'	287'

Affected Area Landscape Requirements (cont.)

Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	56,307 sf
Total Landscape Area Required		45,437 sf	56,307 sf
Interior Landscape Area			
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	44,017 sf
Category			
Terminal Island Trees (31 Islands)	1/Island	31	49
Interior Island Trees (26 Islands)	1/Island	26	26
Foundation Trees (150' Adjacent to Parking Only)	1/20 lf	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex.)
TOTAL INTERIOR TREES		47	121
Category			
Overall Site Trees (Site: 227,182 sf)	1/1500 sf	152	176
(INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)			(121 Int.) (55 Buf.)

- ### Landscape Notes
- Easements shall not encroach landscape buffers more than 5 feet.
 - Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
 - Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
 - FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
 - Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
 - Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
 - All plant material is to be installed at the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
 - All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
 - Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
 - Trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCUWD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
 - All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
 - All exotic plant material must be removed prior to C.O.

Phase I Plant List

CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
BS	5	Bursera simaruba / Gumbo Limbo* Single Straight Trunk, Min. 5' CT	N/A	2.5' DBH	12'	5'
CL	8	Clusia rosea / Autograph Tree Standard, Min. 4' CT, Min. 1.5' Cal	N/A	2.5' Cal	12'	6'
CE	5	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5' Cal., No Low Crotch, Min. 5' CT	N/A	2.5' Cal	12'	6'
CS	38	Conocarpus erectus sericeus / Silver Button Wood* Single Straight Trunk, 5' CT Min.	N/A	2.5' Cal	12'	6'
CO	4	Cordia sebestena / Orange Geiger Tree* Single Straight Trunk, Min. 5' CT	N/A	2.5' Cal	12'	6'
IC	21	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5' Cal	12'	6'
LI	11	Lagerstroemia indica 'Tuscarora' / Cape Myrtle Multi-Trunk* Multi-Trunk, Min. 5' CT.	N/A	2.5' Cal	12'	6'
QH	6	Quercus virginiana 'High Rise' / High Rise Live Oak* Single Straight Trunk, Min. 8' CT, To be Planted in Tree Grates with Structural Soil Where Indicated	N/A	3.5' Cal	16'	6'
SP	71	Sabal palmetto / Sabal Palm* Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
WR	6	Washingtonia robusta / Mexican Fan Palm Full, Stagger heights	N/A	N/A	22'-28' OA	10'
SHRUBS						
CHI	921	Chrysobalanus icaco / Coco Plum* Full To Base	3 gal. min.	24" o.c.	24"	24"
CAQ	6	Crinum augustum 'Queen Emma' / 'Queen Emma' Crinum Full	7 gal. min.	36" o.c.	30"	30"
MYF	13	Myrcianthes fragrans / Simpson's Stopper* Full	7 gal. min.	24" o.c.	36"	24"
PAI	14	Passiflora incarnata / Passion Flower Vine Attach to Fence	3 Gal. Min.	As Shown	24"	18"
TRF1	207	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 gal.	30" o.c.	24"	24"
SHRUB AREAS						
HPC	759	Hamelia patens 'Compacta' / Dwarf Firebush* Full	3 Gal. Min.	24" o.c.	12"	12"
TRF	351	Tripsacum floridanum / Dwarf Fakahatchee Grass* Full To Base	3 Gal. Min.	30" o.c.	24"	24"
ZAP	174	Zamia pumila / Coontie* Full	3 Gal min	24" o.c.	12"	12"

Phase 1 Plant List (continued)

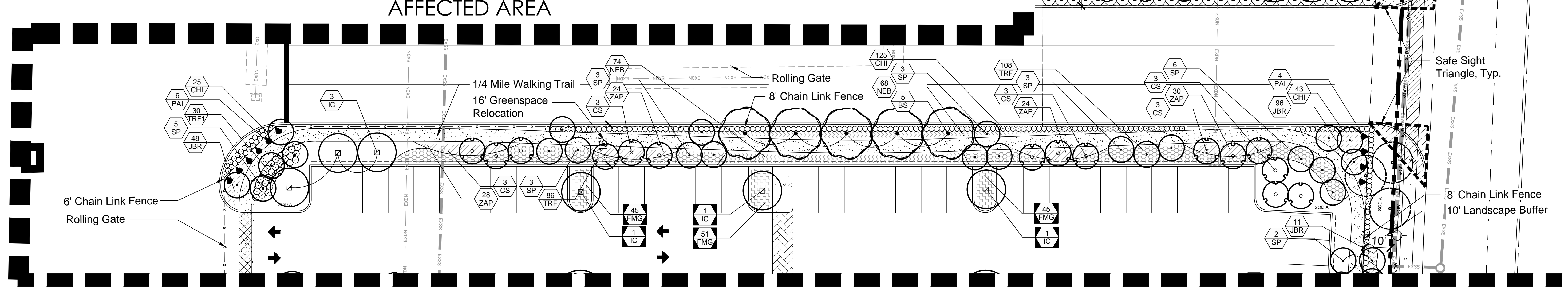
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	HEIGHT	SPREAD
	FMG	777	Ficus microcarpa 'Green Island' / Green Island Ficus* Full To Base	3 Gal. Min.	18" o.c.	12"	12"
	IVS	201	Ilex vomitoria 'Schillings' / Schillings Holly* Full To Base	3 Gal. Min.	24" o.c.	12"	12"
	JBR	1,142	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper* Full	3 Gal. Min.	18" o.c.	6"	12"
	NEB	142	Nephrolepis exaltata / Boston Fern* Full	3 Gal. Min.	12"	12"	24"
	SOD A	13,828 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	sod			

* = Florida Native / + = Drought Tolerant

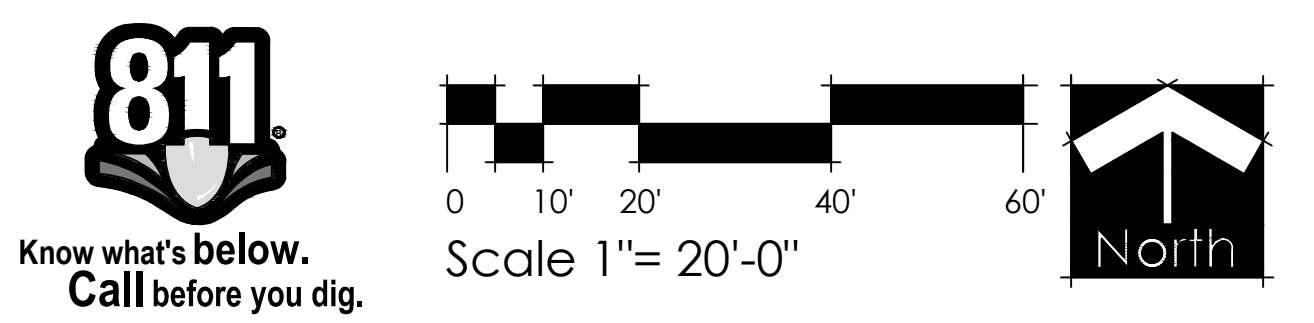
Phase 2B Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	CE	12	Conocarpus erectus / Green Buttonwood Single Straight Trunk, Min. 2.5' Cal., No Low Crotch, Min. 5' CT	N/A	2.5' Cal	12'	6'
	IC	5	Ilex cassine / Dahoon Holly* Single Straight Trunk, Min. 5' CT.	N/A	2.5' Cal	12'	6'
	LI	2	Lagerstroemia indica 'Tuscarora' / Cape Myrtle Multi-Trunk* Multi-Trunk, Min. 5' CT.	N/A	2.5' Cal	12'	6'
	QV	10	Quercus virginiana / Southern Live Oak* Single Straight Trunk, Min. 5' CT.	N/A	2.5' Cal	12'	6'
GROUND COVERS							
	FMG	712	Ficus microcarpa 'Green Island' / Green Island Ficus* Full To Base	3 Gal. Min.	18" o.c.	12"	12"
	JBR	723	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper* Full	3 Gal. Min.	18" o.c.	6"	12"

* = Florida Native / + = Drought Tolerant



MATCHLINE B-B SHEET LP-2

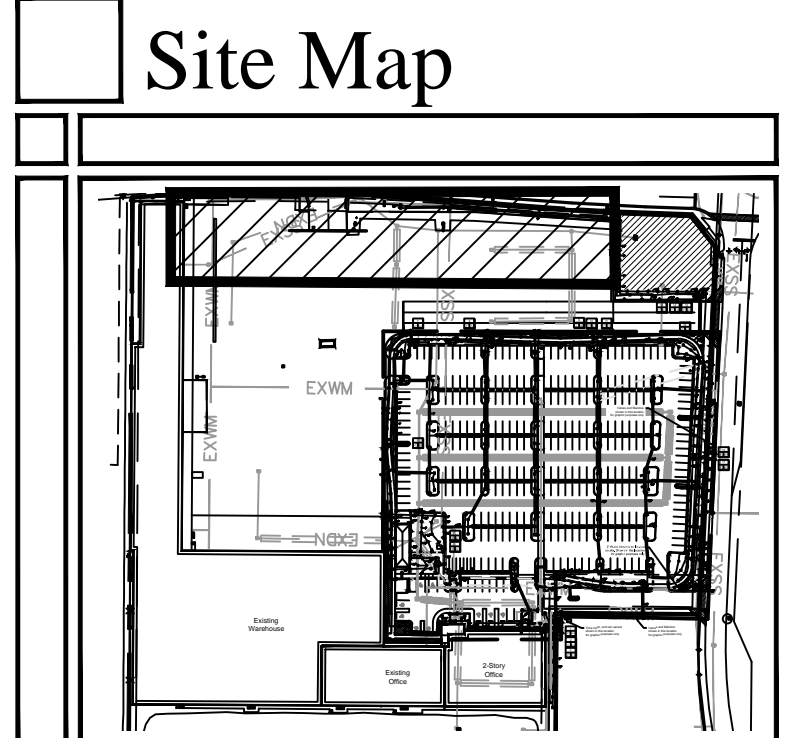
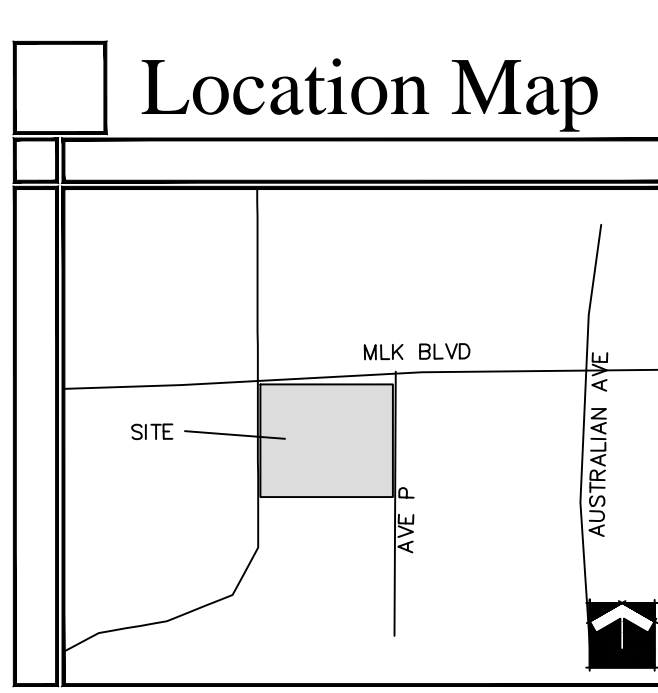


Date: 5/21/14
Scale: 1" = 20'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No: 688.01
Job No: 14-08

REVISIONS / SUBMISSIONS

09/30/14	Staff Comments
10/03/14	Fencing Revision
01/13/15	MYC 3rd Rev
10/14/15	FPL Pkg/Easement Rev.
11/10/15	Entry Revisions
01/18/16	Alternative Plan Created
03/17/16	Revise per Civil Plan
05/10/16	Submittal

Phase 2B Landscape Plan



Upgraded Area Plant List

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	HEIGHT	SPREAD
	BS	1	Bursera simaruba / Gumbo Limbo+ Single Straight Trunk, Min 5' CT	N/A	2.5" DBH	12'	5'
	LI	3	Lagerstroemia indica 'Tuscarora' / Crape Myrtle Multi-Trunk+ Multi-Trunk, Min. 5' CT.	N/A	2.5" Cal	12'	6'
	SP	24	Sabal palmetto / Sabal Palm+ Slick Trunks, Hurricane Cut, Stagger Heights	N/A	N/A	12-18' CT.	N/A
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	HEIGHT	SPREAD
	HPC	113	Hamelia patens 'Compacta' / Dwarf Firebush+ Full	3 Gal. Min.	24" o.c.	12'	12'

EXHIBIT 'A'
June 15, 2016 CC Mtg

Affected Area Landscape Requirements

Category	Requirement	No. Required	No. Provided
Trees:			
NE Denotation Buffer	312'	20 I.f.	16 (4 ex.)
South Property Line	200'	20 I.f.	10 (0 ex.)
East Property Line (Ave. P)	394'	20 I.f.	20 (7 ex.)
East Building Buffer	137'	20 I.f.	7**
TOTAL BUFFER TREES			53
Hedge:			
NE Denotation Buffer	312'	6' Hedge	6' Hedge
South Property Line	200'	Hedge	Hedge
East Property Line (Ave. P)	394'	Hedge	Hedge
East Building Buffer	137'	Hedge	Hedge
TOTAL HEDGE			546
Groundcover:			
NE Denotation Buffer	312'	25%	78'
South Property Line	200'	25%	50'
East Property Line (Ave. P)	394'	25%	99'
East Building Buffer	137'	25%	35'
TOTAL GROUNDCOVER		262'	287'
Category	Requirement	No. Required	No. Provided
Landscape Area (Affected Area: 227,182 sf)	20% Site	45,437 sf	56,307 sf
Total Landscape Area Required		45,437 sf	56,307 sf
Category	Requirement	No. Required	No. Provided
Interior Landscape Area	50% of Required	22,719 sf	44,017 sf
Category	Requirement	No. Required	No. Provided
Terminal Island Trees (31 Islands)	1/Island	31	49
Interior Island Trees (26 Islands)	1/Island	26	26
Foundation Trees (150' Adjacent to Parking Only)	1/20 If	8	1*
Additional Greenspace Trees	NA	NA	45 (7 ex)
TOTAL INTERIOR TREES		47	121
Category	Requirement	No. Required	No. Provided
Overall Site Trees (Site: 227,182 sf) (INCLUDES TREES COUNTED FOR BUFFER AND INTERIOR)	1/1500 sf	152	176 (121 Int.) (55 Buf.)

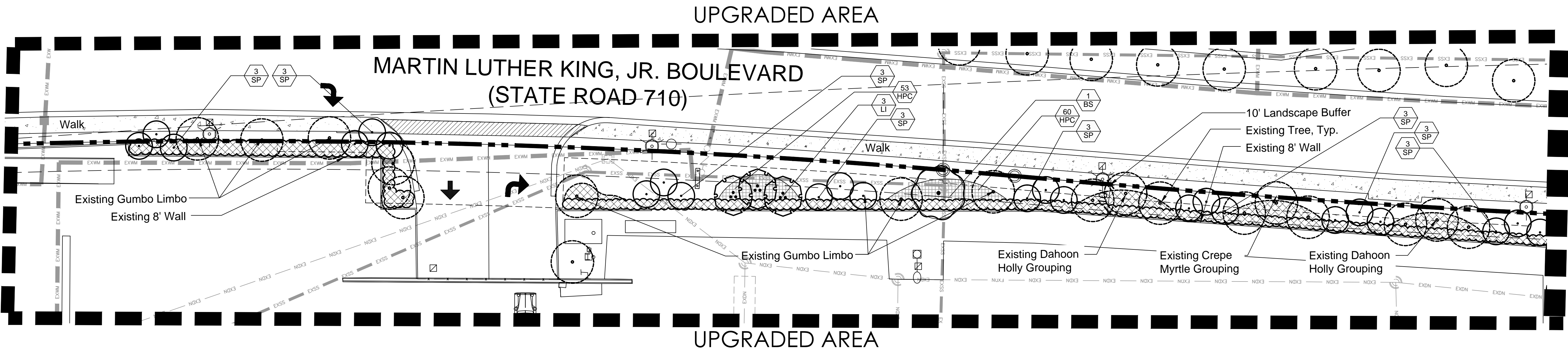
* Foundation Trees Relocated to Greenspace to provide shade to pathway, parking and increase buffering of site.
** Fire Main within Buffer

Landscape Notes

- Easements shall not encroach landscape buffers more than 5 feet.
- Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
- Walls & fences shall be setback a min. of 10' from the ultimate R-O-W.
- FOOT Type D or F cuts shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
- Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30' and 8' above crown of road.
- Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
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- All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage.
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- Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements. However, in no case shall a tree encroach into a PBCUE without prior PBCWUD approval and only sod can be installed within 7.5' of a fire hydrant unless otherwise approved by the Fire Marshal.
- All planters shall be excavated to a minimum depth of twenty-four (24) inches and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
- All exotic plant material must be removed prior to C.O.

Upgraded Area Notes

* Upgraded area improvements are not included in the affected area landscape requirements, and are additional to the numbers seen in the chart.



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Tropical Shipping Riviera Facility

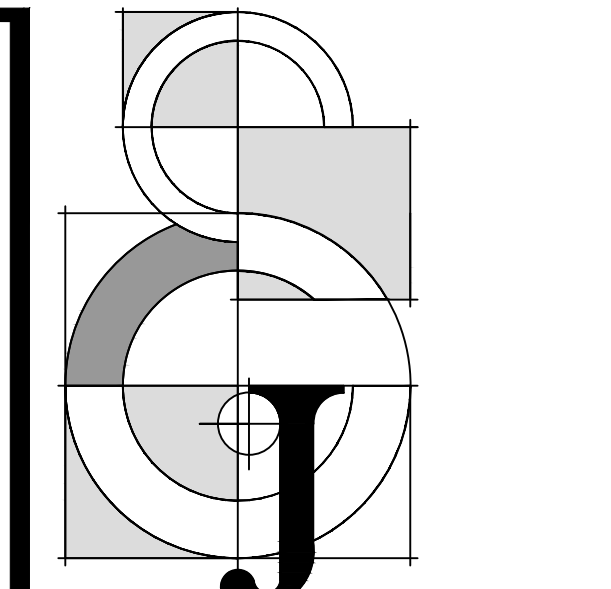
City of Riviera Beach, Florida

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03/17/16 Revise per Civil Plan
05/10/16 Submittal

811
Know what's below.
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Scale 1" = 20'-0"



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Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Trees, Shrubs and Ground Cover

- PART 1 GENERAL**
- 1.01 WORK INCLUDED**
- A. Extent of planting work is shown on drawings and in schedules.
 - B. Subgrade Elevations: Excavation, filling and grading required to establish elevations 4" lower than elevations and contours shown on drawings are not specified in this Section.
 - C. Finish Grade Elevations: 1 inch below top of pathway edging.
- 1.02 QUALITY ASSURANCE**
- A. Subcontract landscape work to a single firm specializing in landscape work.
 - B. Source Quality Control:
 - 1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
 - 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material. When authorized, adjustment of contract amount will be made.
 - 3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
 - 4. Trees, Palms and Shrubs: Provide trees, palms and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as decay, knots, sun-scald, injuries, abrasions, discoloration. Provide trees, palms and shrubs for grade needed as outlined under Grades and Standards for Nursery Plants, State Plant Board of Florida, unless otherwise noted.
 - a. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or bolls are increased proportionately.
 - C. Inspection: Landscape Architect reserves right to inspect trees, palms and shrubs either at place of growth or at site before planting, for compliance with requirements for name, variety, size and quality.
- 1.03 SUBMITTALS**
- A. Certification: Submit certificates of inspections as required by governmental authorities, and manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials. Submit other data substantiating that materials comply with specified requirements.
 - B. Submit seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentage by weight, and percentage of purity, germination, and weed seed for each grass seed species.
 - C. Planting Schedule: Submit planting schedule showing schedule dates for each type of planting in each area of site.
 - D. Maintenance Instructions: Submit typewritten procedures for maintenance of landscape work.
- 1.04 DELIVERY, STORAGE AND HANDLING**
- A. Packaged Materials: Deliver packaged materials in original containers showing weight analysis and name of manufacturer. Protect materials from deterioration during delivery, and while stored at site.
 - B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and break-up of rolled strips.
 - C. Trees, palms and shrubs: Provide freshly dug trees, palms and shrubs. Do not prune prior to delivery. Do not bend or bind—tie trees or shrubs in such a manner to damage bark, break branches or destroy natural shape. Provide protective covering during delivery.
 - D. Deliver trees, palms and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist.
 - E. Do not remove container grown stock from containers until planting time.
- 1.05 JOB CONDITIONS**
- A. Proceed with and complete landscape work as rapidly as portions of site become available.
 - B. Utilities: Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
 - C. Excavation: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.
 - D. Planting Schedule: Where applicable, prepare a proposed planting schedule. Schedule dates to establish a logical sequence for completing each type of landscape work to avoid damage to other landscape work and work performed by other disciplines. Correlate with specified maintenance periods to provide maintenance from date of substantial completion. Once accepted, revise dates only as approved in writing, after documentation of reasons for delay.
 - E. Coordination with Lawns: Plant trees, palms and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Landscape Architect. If planting of trees, palms and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
- 1.06 SPECIAL PROJECT WARRANTY**
- A. Warrant lawns through specified maintenance period, and until final acceptance. The required period is for one full year following installation of lawn areas.
 - B. Warrant trees for a period of one year after date of substantial completion against defects of death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond Landscape Contractor's control.
 - C. Warrant shrubs for 1 full year after date of substantial completion.
 - D. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Landscape Architect, it is advisable to extend warranty period for a full growing season or for one full year.
 - 1. Another inspection will be conducted at end of extended warranty period, to determine acceptance or rejection. Only one replacement will be required at end of warranty period, except for losses or replacements due to failure to comply with specified requirements.

PART 2 PRODUCTS

- 2.01 TOPSOIL**
- A. If topsoil is not available on site it must be furnished as specified. Throughout all parts of site where finish grades and contour lines differ from existing contour lines, bring to finish grade contours shown on "Grading Plan."
 - B. Topsoil shall be friable fertile soil with representative characteristics of area soils. It should be free of heavy clay, silt, stone, extraneous lime, plant roots and other foreign matter greater than 1 1/2" in diameter. It shall not contain noxious plant growth (such as Bermuda or nut grass). It shall test in neutral Ph range of 5.0 to 6.75 and contains no toxic substances that can be deemed to impede plant growth. The contractor shall be prepared to have soil lab-tested at his expense by the Landscape Architect. Topsoil shall comply with the following quantitative analysis.
- | COMPONENTS | VOLUME MEASURE | PARTICLE SIZE |
|----------------|----------------|--------------------|
| Organic Matter | 3 - 5% | |
| Silt | 10 - 30% | 0.05 to 0.002 MM |
| Sand | 25 - 75% | 0.2 to 0.05 MM |
| Clay | 5 - 25% | 0.002 MM and below |
- 2.02 SOIL AMENDMENTS**
- If necessary to bring soil into above specified limits:
- A. Lime: Natural limestone (Dolomite) containing not less than 85% of total carbonates, ground so that not less than 90% passes a 10-mesh sieve and not less than 50% passes a 100-mesh sieve.
 - B. Peat Humus or Peat Moss: Texture, moisture and pH range suitable for intended use.
 - C. Humus Soil Conditioner: Consisting of yard trimmings and biosolids co-compost.
 - D. Commercial Fertilizer: Complete fertilizer of neutral character, with 40% - 50% of the total nitrogen in a water insoluble form. It shall be uniform in composition, dry and free flowing.

- 1. For trees, palms and shrubs, provide fertilizer with not less than 6% available phosphoric acid, 6% nitrogen and 6% soluble potash.
 - 2. For lawns, provide fertilizer with not less than 6% phosphoric acid, and 6% potassium, and percentage of nitrogen required to provide not less than 1 lb. of actual nitrogen per 1000 square feet of lawn area. Provide nitrogen in a form that will be available to lawn during initial period of growth.
- 2.03 PLANT MATERIAL**
- A. Plant list is part of this specification section.
 - B. Quality: Trees, palms, shrubs and other plants shall conform to the standards for Florida No. 1 or better as given in the latest edition of Grades and Standards for Nursery Plants, State Plant Board of Florida.
 - C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration for No. 1 graded trees in Grades and Standard for Nursery Plants for type and species required. Provide single stem trees except where special forms are shown or listed. Ball condition variable.
 - D. Coniferous and Broadleaved Evergreens: Provide evergreens of size shown or listed. Dimensions indicate minimum height and spread. Provide specified quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown.
- 2.04 GRASS MATERIALS**
- A. Grass Seed: Provide fresh, clean, new-crop seed complying with established tolerance for germination, purity, vigor, seed weight, seedling characteristics and minimum percentages of purity, germination, and maximum percentage of weed seed, as specified. Attach a schedule of requirements.
 - B. Sod: Provide strongly rooted sod free of weeds and undesirable native grasses, capable of growth and development when planted.
 - a. Sizes: Provide trees and shrubs of sizes shown or specified. Trees, palms and shrubs of larger size may be used if acceptable to Landscape Architect, and if sizes of roots or bolls are increased proportionately.
- 2.05 MISCELLANEOUS LANDSCAPE MATERIALS**
- A. Ground Cover: Provide plants established and well-rooted in removable containers or formal peat pots and with not less than minimum number and length of runners specified.
 - B. Anti-Erosion Mulch: Provide clean, dry, mulching hay or straw of coastal bermuda, pangola or bahia grass. Only undeteriorated mulch which can be readily cut into the soil shall be used.
 - C. Mulch: Melaleuca or equal.
 - D. Stakes and Guys: When required provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 1/2" hose, cut to required lengths to protect tree trunks from damage by wires.

PART 3 EXECUTION

- 3.01 LAYOUT**
- A. Layout individual trees and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as maybe required.
- 3.02 PREPARATION OF PLANTING SOIL**
- A. Before removal of roots, plants, sods, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
 - B. Mix specified soil amendments and fertilizers with topsoil at rates specified. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
 - C. For planting beds, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
 - 1. Mix lime with dry soil prior to mixing of fertilizer.
 - 2. Prevent lime from contacting roots of acid-loving plants.
 - D. Remove all shellrock encountered and backfill with clean sand or sand/soil mix.
- 3.03 PREPARATION FOR PLANTING AREAS (To include Lawn and Planting Bed Areas)**
- A. Spread a layer of 2 to 3 inches of humus soil conditioner over the entire planting area. Planting areas shall include all new sod areas, shrub areas and tree areas. These areas shall be as large as 3 times the diameter of the beds of the plants, except where confined by hardscape features such as paved parking areas, paved walk ways, structures, etc. Overlapping areas shall be considered to be one large planting area for the entire mass. The humus soil conditioner shall then be uniformly disks, tilled or worked into the existing soil to a depth of 6 to 8 inches with the following exception: no rototilling shall occur closer to the trunks of established plants than one half the distance to the dripline of the existing plant canopy. All plants, including hedges and ground cover shall be planted in individually dug holes and the material removed from the holes shall then be further mixed with the prepared site soil prior to backfilling of the planting holes around the rootbolls.
- 3.04 PREPARATION FOR PLANTING LAWNS**
- A. Preparation of Unchanged Grades: Where lawns are to be planted in areas that have not been altered or disturbed by excavating, grading, or stripping operations, prepare soil for lawn planting as follows: Fill to a depth of not less than 6", apply soil amendments and fertilizers, remove lumps, clods, stones, and fill in depressions; till soil to a homogenous mixture of fine texture, free of lumps, clods, stones, roots and other extraneous matter.
 - 1. Prior to preparation of unchanged areas, remove existing grass, vegetation and turf. Dispose of such material outside of Owner's property; do not turn over into soil being prepared for lawns.
 - B. Elsewhere: Loosen subgrade of lawn areas to a minimum depth of 4". Remove stones over 1 1/2" in any dimension and sticks, roots, rubbish and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
 - 1. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement.
 - 2. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil.
 - 3. Allow for sod thickness in areas to be sodded.
 - C. Grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll and rake and remove high spots and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
 - D. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting sod. Do not create a muddy soil condition.
 - E. Restore lawn areas to specified condition if eroded or otherwise disturbed after fine grading and prior to planting.

3.05 PREPARATION OF PLANTING BEDS

- A. Loosen subgrade of planting bed areas to a minimum depth of 12" using a cultimulcher or similar equipment. Remove stones over 1 1/2" in any dimension, and sticks, stones, rubbish and other extraneous matter. Spread planting soil mixture to minimum depth required to meet lines, grades and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil. Add soil amendment.
 - 1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
 - 2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- B. Excavation for Trees and Shrubs: Excavate pits, beds and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
 - 1. For balled and burlapped (B & B trees and shrubs), make excavations at least half again as wide as the ball diameter and equal to the ball depth.
 - 2. For container grown stocks, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
- C. Dispose of subsoil removed from landscape excavations. Do not mix with planting soil or use as backfill. Fill excavations for trees and shrubs with water and allow to percolate out before planting.

3.06 PLANTING TREES, PALMS AND SHRUBS

- A. Lay out individual trees, palm and shrub locations and areas for multiple plantings where required. Stake locations and outline areas and secure Landscape Architect's acceptance before start of planting work. Make adjustments as may be required.
- B. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and center of pit or trench with top of ball at same elevation as adjacent finished landscape grade. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer

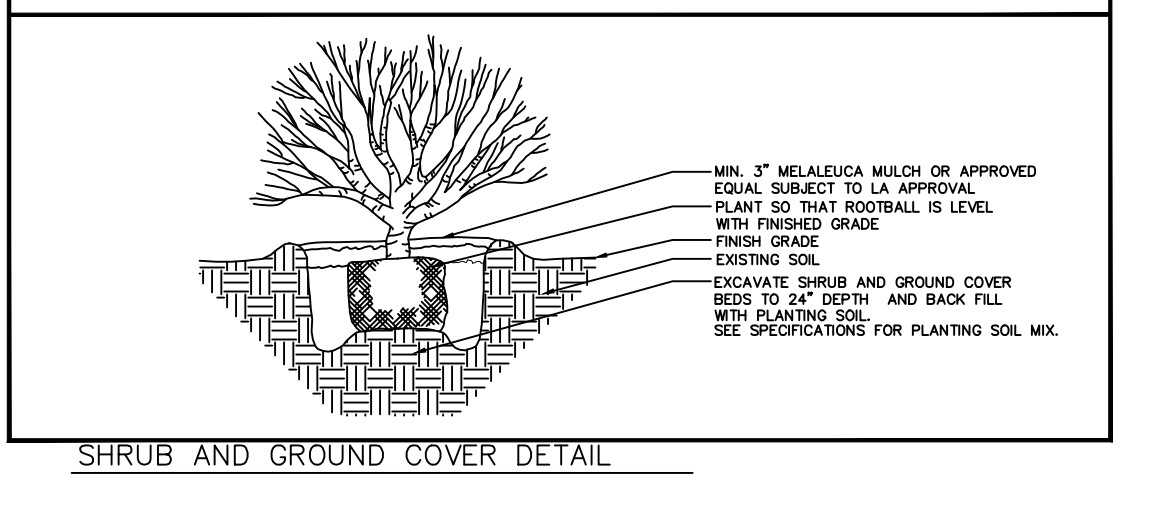
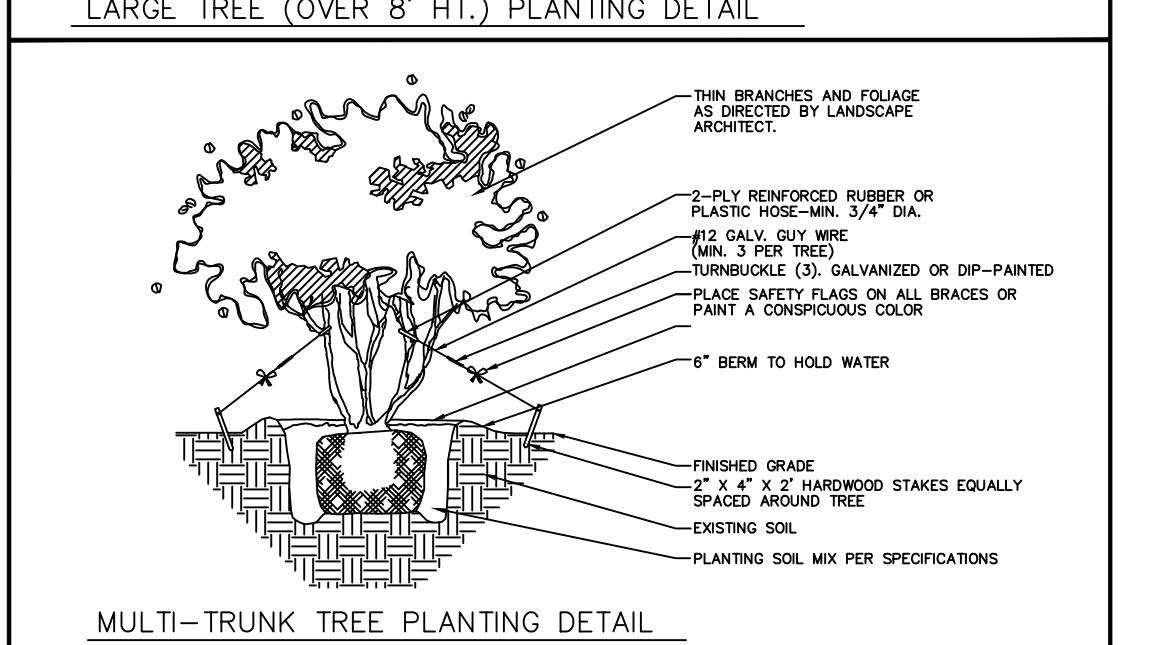
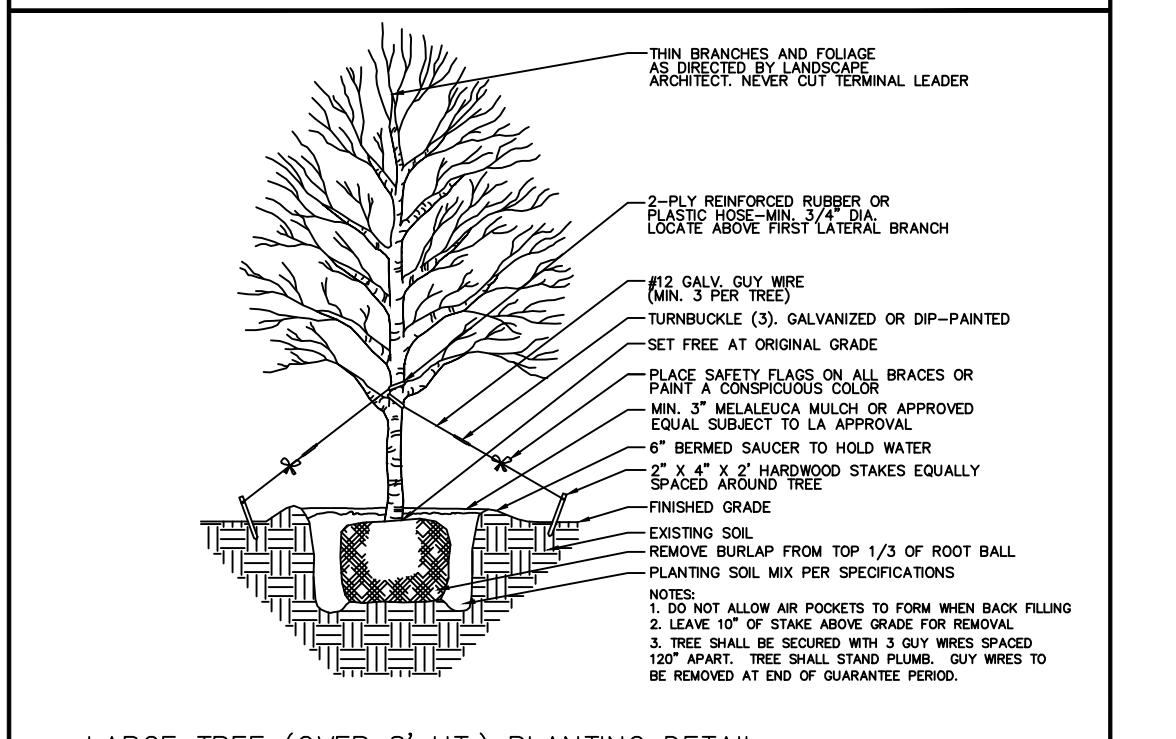
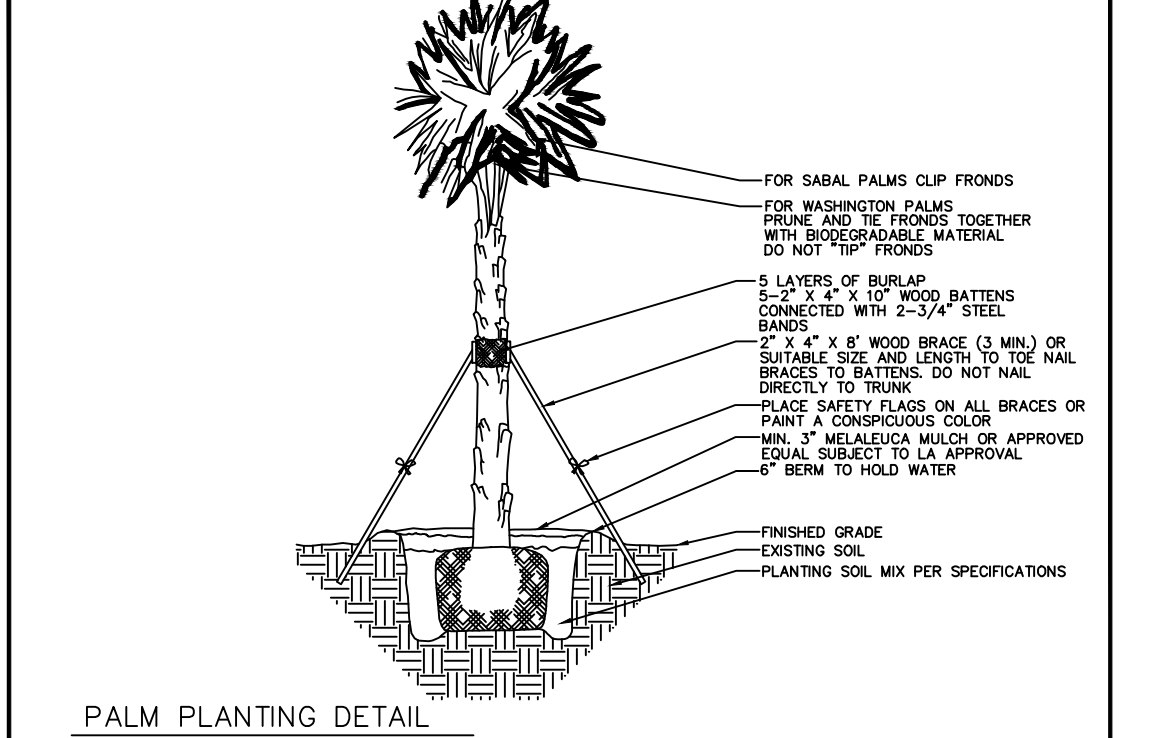
- of backfill.
 - C. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with an approved can cutter; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
 - D. Dish top of backfill to allow for mulching.
 - E. Mound pits, trenches and planting areas. Provide not less than following thickness of mulch and work into top of backfill and finish level with adjacent finish grades: Provide 3" thickness of mulch.
 - F. Guy and stake trees immediately after planting, as indicated.
- 3.07 PRUNING**
- A. All pruning shall be done on the site before planting as directed by Landscape Architect. Pruning shall follow modern horticultural practices (Grades and Standards for Nursery Plants) and shall be done with approved tools designed for the purpose intended. Lopping, topping, or shearing of trees or shrubs will be grounds for rejecting the plants as unsuitable and not meeting requirements. Damaged, scorched, frayed, split, or skinned branches, limbs or roots shall be pruned back to live wood nearest to the next sound outside lateral bud, branch, limb or root. The terminal leader or bud in all trees or shrubs shall be left intact and not removed unless damaged.
 - B. Prune, thin out and shape trees and shrubs. Prune trees to retain required height and spread. Unless otherwise directed by Landscape Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
- 3.08 SODDING NEW LAWNS**
- A. Lay sod within 24 hours from time of stripping.
 - B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll tightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 - C. Water sod thoroughly with a fine spray immediately after planting.
- 3.09 MAINTENANCE**
- A. Begin maintenance immediately after planting.
 - B. Maintain trees, palms, shrubs and other plants until final acceptance but in no case less than following period: 30 days after substantial completion of planting.
 - C. Maintain trees, palms, shrubs and other plants by pruning, cultivating and weeding as required for healthy growth. Restore planting supports, tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and diseases.
 - D. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
 - E. Maintain lawns for not less than the period stated below, and longer as required to establish an acceptable lawn.
 - 1. Sodded lawns, not less than 30 days after substantial completion.
 - 2. Seeded lawns, not less than 60 days after substantial completion.
 - F. Maintain lawns by watering fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
 - G. Landscape Contractor is responsible for watering all sod and plant materials from day of installation through final acceptance even if irrigation is not in place, unless this responsibility is assumed in writing by another party.
 - H. Landscape Contractor is to maintain the site weed-free until acceptance by the Owner.
- 3.10 CLEANUP AND PROTECTION**
- A. During landscape work, keep pavement clean and work area in an orderly condition.
 - B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.
- 3.11 INSPECTION AND ACCEPTANCE**
- A. When landscape work is completed, including maintenance, Landscape Architect will, upon request, make an inspection to determine acceptability. Landscape work may be inspected for acceptance in parts agreeable to Landscape Architect, provided work offered for inspection is complete, including maintenance.
 - B. Seeded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, uniform close stand of specified grass is established, free of weeds, bare spots and surface irregularities (95% coverage required for acceptance).
 - C. Sodded lawns will be acceptable provided requirements, including maintenance, have been complied with, and healthy, well-rooted, even-colored, viable lawn is established, free of weeds, open joints and bare areas (95% coverage required for acceptance). Where inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until re-inspected by Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.
- 3.12 IRRIGATION**
- A. An automatic irrigation system providing 100% coverage with 50% overlap is to be provided.
 - B. A rain sensor is required on all Irrigation Systems.
 - C. Provide an as built drawing of the Irrigation system to the Landscape Architect.

EXHIBIT 'A'
June 15, 2016 CC Mtg

LANDSCAPE NOTES

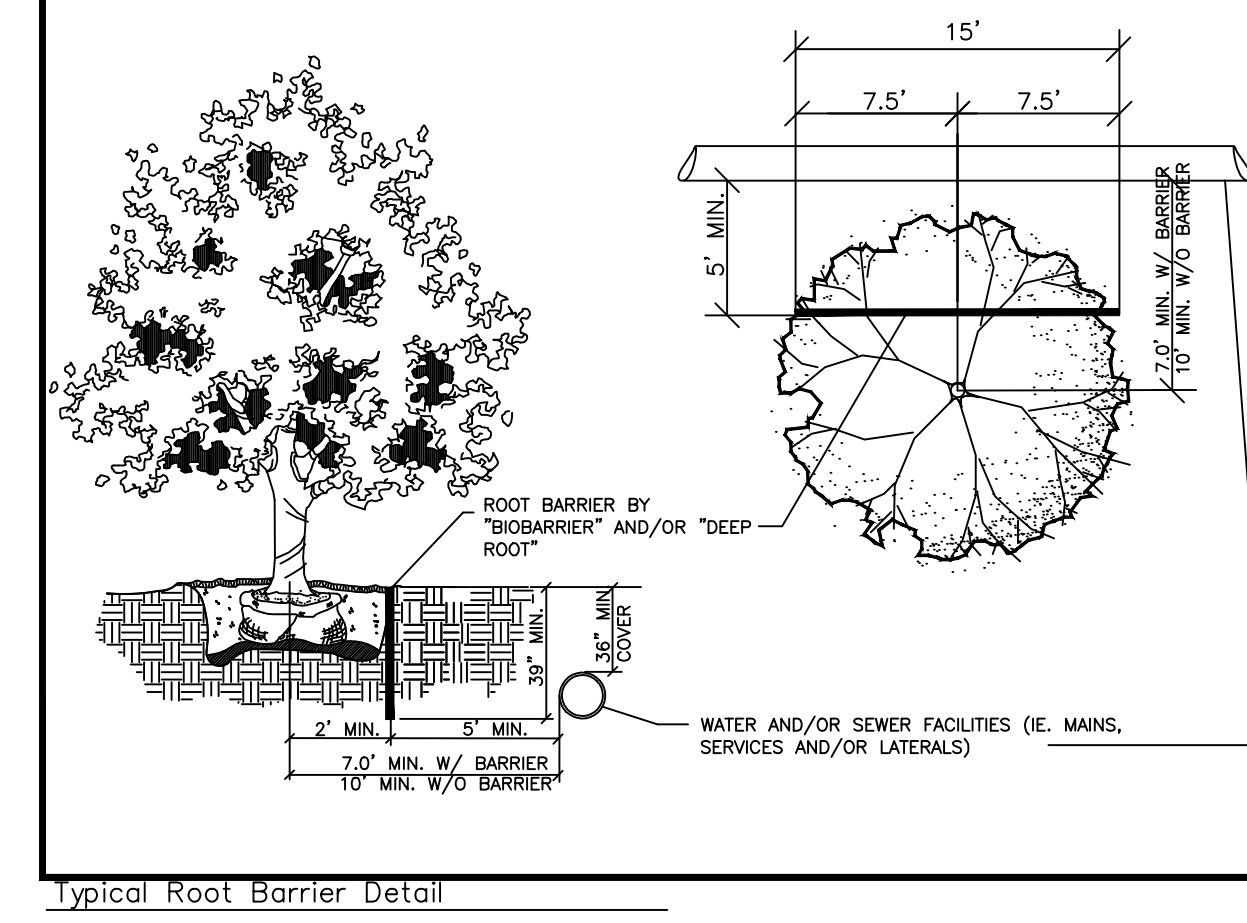
- GENERAL**
1. All proposed material shall be Florida No. 1 or better as set forth in "Grades & Standards for Nursery Plants," Florida Dept. of Agriculture, 2nd Edition 2/98. No deviations will be permitted.
 2. By submitting a bid, the landscape contractor is responsible for providing the material specified on the plans. No substitutions will be accepted without prior written approval and acceptance by the Owner or his representative, or Landscape Architect.
 3. Materials to be hand-selected at the discretion of the Owner or his representative, or Landscape Architect.
 4. All work shall proceed in a professional manner in accordance with standard nursery and installation practices.
 5. Quantities on plant list are for convenience only. Landscape Contractor is responsible for all plants shown on planting plans. When discrepancies occur between plant list and planting plans, the plans are to override the plant list in all cases. Contractor is responsible for confirming sod quantities and certifying such to the Owner or his representative.
 6. Contractor is responsible for locating all underground utilities prior to digging. Notify the Owner or his representative, or the Landscape Architect immediately regarding discrepancies or conflicts.
 7. Landscape Contractor to notify the Owner or his representative, or Landscape Architect at least three (3) working days prior to beginning any stage of work.
 8. Owner or Landscape Architect to be immediately notified of any discrepancies found in field.
 9. The Owner or his representative, or Landscape Architect reserve the right to field adjust plant material on-site to avoid conflicts or discrepancies not anticipated in the planning process.
 10. Existing plant material to be removed, except as noted.
- TREES & PALMS**
1. All trees, new and relocated, to be staked and guyed as detailed.
 2. No double or multi-trunk trees unless otherwise specified.
 3. Face of trees and palms to be located a minimum of 2'-0" off all sidewalks/bike paths or other paved surfaces, unless otherwise noted on plans.
 4. Root suckers on Live Oaks are not acceptable.
 5. All trees falling within grassed areas to have a 3" mulch ring with no more than 1" of mulch directly adjacent to the trunk of the tree. Min. 3' radius mulch ring to be provided.
- PLANTING BEDS**
1. Groundcover and shrubs to be laid out in a uniform and consistent pattern.
 2. All planting beds to receive 3" deep shredded mulch per specifications.
 3. Landscape Contractor is responsible for verifying that clean top soil, meeting the attached specifications, exists in each planting bed prior to planting. Contractor shall add or amend top soil if necessary. Tree pits shall be backfilled as noted in attached specifications. Excavate all shrub and groundcover beds as specified and backfill with planting soil per specifications.
 4. All existing asphalt base material to be removed from planting areas and replaced with clean top soil prior to planting. Final grade within planting areas to be 2" below adjacent paved areas or top of curb.
- SOD**
1. Landscape Contractor is responsible for replacing any damaged sod.
 2. All sod areas to receive a 3" top dressing of soil per specifications.
- IRRIGATION**
1. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing 100% coverage, and a rain sensor per attached plans. No landscape installation shall occur until the irrigation system is operational, unless approval is granted by Owner or his representative, or Landscape Architect.

DETAILS



LANDSCAPE AND ROOT BARRIER NOTE:
 Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on this plan attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the filed in accordance with the planting details shown hereon.

Additionally, trees are to be installed with a ten foot (10') separation from any water or sewer main and/or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.



Date:	5/21/14
Scale:	1" = 20'-0"
Design By:	JES
Drawn By:	BMC
Checked By:	Jes
File No.	688.01
Job No.	14-08

REVISIONS / SUBMISSIONS	
09/30/14 Staff Comments	
10/03/14 Fencing Revision	
01/31/15 MTC Spec	
10/14/15 FPL Pad/Easment Rev.	
11/10/15 Entry Revisions	
01/18/16 Alternative Plan Created	
03/17/16 Revise per Civil Plan	
05/10/16 Submittal	

Phase 2B Landscape Specs

Tree Tabular

Tree No.	Species	Disposition
1	Gumbo Limbo	Preserve
2	Gumbo Limbo	Preserve
3	Gumbo Limbo	Preserve
4	Dahoon Holly	Preserve
5	Dahoon Holly	Preserve
6	Dahoon Holly	Preserve
7	Gumbo Limbo	Preserve
8	Unknown	Preserve
9	Gumbo Limbo	Preserve
10	Gumbo Limbo	Preserve
11	Dahoon Holly	Preserve
12	Dahoon Holly	Preserve
13	Dahoon Holly	Preserve
14	Dahoon Holly	Preserve
15	Dahoon Holly	Preserve
16	Dahoon Holly	Preserve
17	Dahoon Holly	Preserve
18	Dahoon Holly	Remove
19	Dahoon Holly	Remove
20	Dahoon Holly	Preserve
21	Dahoon Holly	Preserve
22	Dahoon Holly	Preserve
23	Dahoon Holly	Preserve
24	Dahoon Holly	Preserve
25	Live Oak	Preserve
26	Live Oak	Preserve
27	Live Oak	Preserve
28	Live Oak	Preserve
29	Live Oak	Preserve
30	Unknown	Remove
31	Unknown	Remove
32	Unknown	Remove
33	Unknown	Remove
34	Unknown	Remove
35	Live Oak	Remove
36	Dahoon Holly	Preserve
37	Dahoon Holly	Preserve
38	Dahoon Holly	Preserve
39	Live Oak	Preserve
40	Live Oak	Preserve
41	Live Oak	Preserve
42	Live Oak	Preserve
43	Sabal Palm	Remove
44	Live Oak	Remove
45	Sabal Palm	Remove
46	Live Oak	Remove
47	Slash Pine	Remove
48	Slash Pine	Remove
49	Slash Pine	Remove
50	Live Oak	Remove
51	Live Oak	Remove
52	Live Oak	Remove
53	Gumbo Limbo	Remove
54	Sabal Palm	Remove
55	Sabal Palm	Remove
56	Slash Pine	Remove
57	Slash Pine	Remove
58	Slash Pine	Remove
59	Live Oak	Remove
60	Live Oak	Remove
61	Sabal Palm	Remove
62	Gumbo Limbo	Remove
63	Sabal Palm	Remove
64	Sabal Palm	Remove
65	Unknown	Remove
66	Unknown	Remove
67	Unknown	Remove
68	Unknown	Remove
69	Unknown	Remove
70	Unknown	Remove
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78	Unknown	Remove
79	Unknown	Remove
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81	Unknown	Remove
82	Unknown	Preserve
83	Unknown	Remove
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86	Sabal Palm	Remove
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89	Sabal Palm	Preserve
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93	Live Oak	Preserve
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101	Live Oak	Preserve
102	Live Oak	Preserve
103	Live Oak	Preserve
104	Live Oak	Preserve
105	Sabal Palm	Preserve
106	Unknown	Preserve
107	Unknown	Preserve
108	Unknown	Preserve
109	Unknown	Preserve
110	Unknown	Preserve
111	Unknown	Preserve
112	Unknown	Preserve
113	Unknown	Preserve
114	Crepe Myrtle	Preserve
115	Crepe Myrtle	Preserve
116	Crepe Myrtle	Preserve

Tree Key

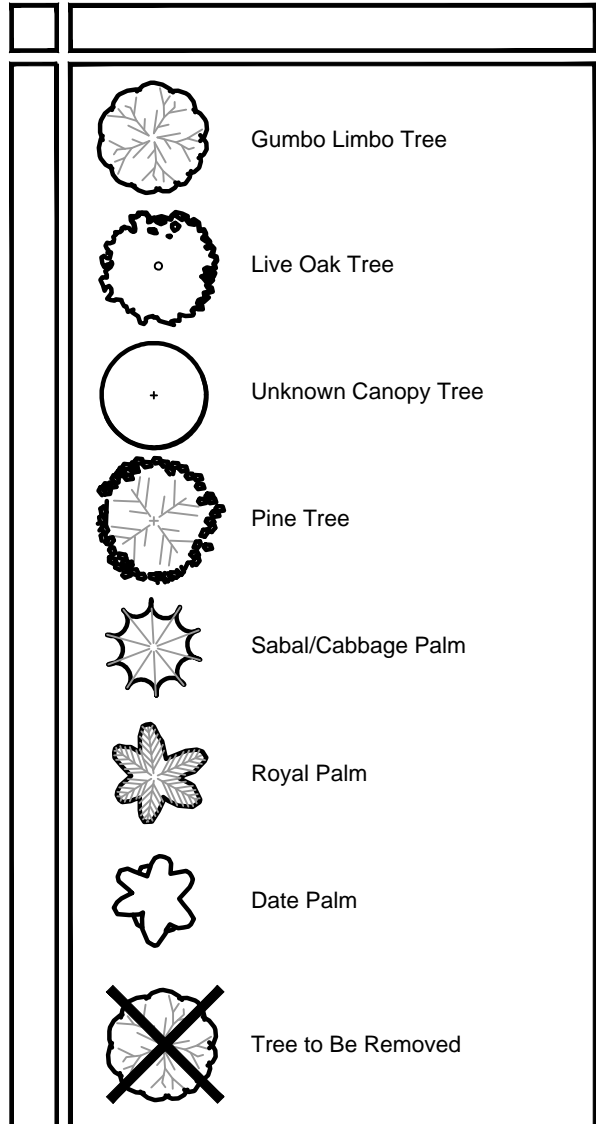
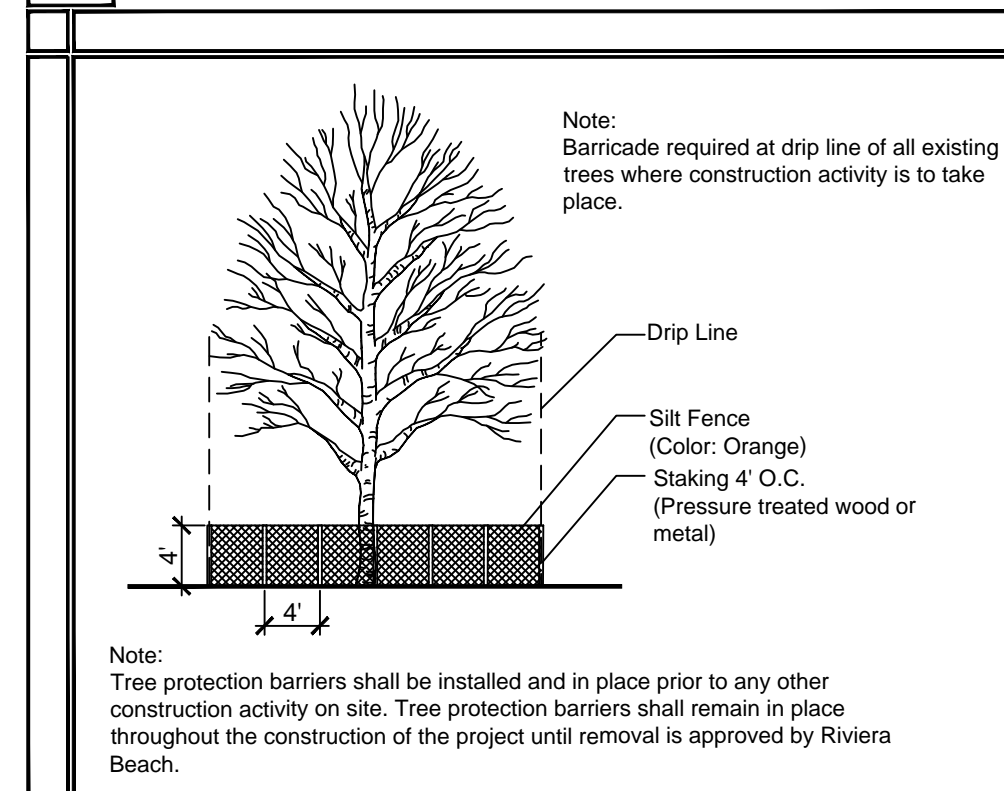


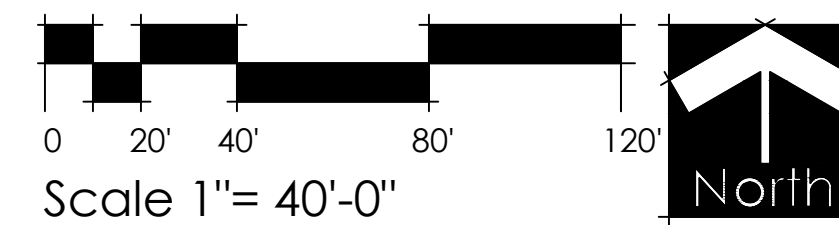
EXHIBIT 'A'
June 15, 2016 CC Mtg

Tree Protection Detail



Exotic Removal Notes

1. All exotics shall be removed from the site prior to C.O.



Tree Protection Notes

1. Tree protection barriers shall be installed and in place prior to any other construction activity on site. Tree protection barriers shall remain in place throughout the construction of the project until removal is approved by the City of Palm Beach Gardens.
2. During land altering and construction, protective barriers shall be erected and maintained around all trees or groups of trees to be protected. The movement of equipment or the storage of equipment, materials, and placement of debris or fill within protective barriers is prohibited.



Tropical Shipping Riviera Facility

City of Riviera Beach, Florida

Date: 09/26/14
Scale: 1" = 40'-0"
Design By: JES
Drawn By: BMC
Checked By: JES
File No. 688.01
Job No. 14-08

REVISIONS / SUBMISSIONS

- 10/03/14 Fencing Revision
- 10/14/15 FPL Pad/Easment Rev.
- 11/10/15 Entry Revisions
- 01/18/16 Alternative Plan Created
- 03/17/16 Revise per Civil Plan
- 05/10/16 Submittal

Tree Disposition Plan

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