

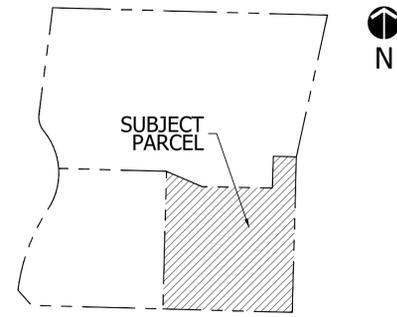
NORHLAKE BOULEVARD

DEED BOOK 915, PAGE 914
DEED BOOK 916, PAGE 453

S88°26'21"E

75' TO CENTER LINE

BANYAN TREE PHASE III KEY MAP



PROPOSED WAIVERS

TYPE	CODE	REQUIREMENT(S)	PROPOSED	DEVIATION
Permitted Signs - Ground Floor Tenant Wall Sign	78-285 Table 24	24" Letter Height and 70 Square Feet Maximum Area	30" Letter Height and 80 Square Feet Maximum Area for 5 Signs	Increased Letter Height of 6" and 10 Square Feet for 5 Tenant Signs
		1 Sign per Tenant Space or Bay	2 Additional Signs for End Cap Users	2 Signs

LEGAL DESCRIPTION

PARCEL 1 (FEE SIMPLE PARCEL)
A PARCEL OF LAND LYING WITHIN THE PLAT OF BANYAN PLACE, AS RECORDED IN PLAT BOOK 103, PAGES 74 AND 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PLAT OF BANYAN PLACE, THENCE BEAR N 88°26'21" W ALONG THE SOUTH LINE OF SAID PLAT (BEARING BASIS), 218.18 FEET; THENCE N 01°33'39" E, 230.79 FEET; THENCE S 68°01'23" E, 60.19 FEET; THENCE S 88°28'41" E, 120.63 FEET; THENCE N 01°31'19" E, 51.19 FEET; THENCE S 88°28'41" E, 41.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID PLAT OF BANYAN PLACE; THENCE S 01°31'19" W ALONG SAID EAST LINE, 261.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENT PARCEL)

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AND PARKING UNDER PARKING AGREEMENT FOR BENEFIT OF RESTAURANT PARCEL AS CONTAINED IN SECTION 8.5 OF THE DECLARATION OF COVENANTS FOR BANYAN PARCEL 12.04 RECORDED JUNE 9, 2003 IN O.R. BOOK 15345, PAGE 1000, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOCATION MAP



SITE DATA

NAME OF PROJECT	BANYAN TREE PHASE III: BUILDING 3301
PCN: 82-43-42-18-20-003-0000	
SECTION: 18, TOWNSHIP: 42, RANGE: 43	
FLU DESIGNATION:	MIXED USE
ZONING DESIGNATION:	PUD / MMD
OVERLAYS:	AB002 - CENTRAL
PETITION NUMBER:	TBD
PHASE III SITE AREA	1.102 AC
	47,993.28 SF
FEMA FLOOD ZONE	X

PHASE BUILDING DATA	
BUILDING 3305 (EXISTING)	2,770 SF
BANK	
BUILDING 3301 (PROPOSED)	5,000 SF
RESTAURANT	
MEDICAL OFFICE	3,300 SF
OFFICE BUILDINGS ON NORTH PARCEL (EXISTING)	25,000 SF
OFFICE	
GROSS SQUARE FOOTAGE	36,070 SF

USES	
BANK (EXISTING)	2,770 SF
RESTAURANT (PROPOSED)	5,000 SF
MEDICAL OFFICE (PROPOSED)	3,300 SF
OFFICE (EXISTING)	25,000 SF
TOTAL	36,070 SF

OUTDOOR SEATING	
OUTDOOR SEATING WITHOUT SERVICE ¹	900 SF

LAND USE ALLOCATION	SF	AC	%
BUILDING LOT COVERAGE	8,350.85	0.19	17.4%
VEHICULAR USE AREA	23,661.02	0.54	49.3%
OPEN SPACE	11,260.80	0.26	23.5%
SIDEWALK & PLAZA	4,720.61	0.11	9.8%
TOTAL	47,993.27	1.10	100.0%

SURFACE COVER	SF	AC	%
IMPERVIOUS AREA			
BUILDING LOT COVERAGE	8,350.85	0.19	17.4%
VEHICULAR USE AREA	23,661.02	0.54	49.3%
SIDEWALKS LESS THAN 6'	4,720.61	0.11	9.8%
TOTAL IMPERVIOUS	36,732.48	0.84	76.5%

PERVIOUS AREA	SF	AC	%
INTERIOR GREEN SPACE	11,260.80	0.26	23.46%
TOTAL PERVIOUS	11,260.80	0.26	23.46%
*** TOTAL	47,993.27	1.10	100.0%

*** NOTE: CALCULATIONS UNDER BY 0.0122 SF (0.000025%) DUE TO CAD OPERATOR HUMAN ERROR.

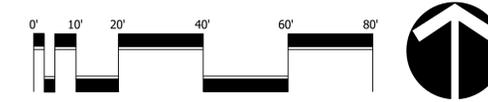
BUILDING DATA	REQUIRED	PROVIDED
BUILDING STORIES	1	1
PHASING	1	1

BUILDING SETBACK DATA - SUBJECT PARCELS ONLY	REQUIRED	PROVIDED
FRONT (SOUTH - NORTHLAKE)	30'	92'
REAR (NORTH)	25'	34'
SIDE (EAST)	20'	79'
SIDE (WEST)	20'	20'

PARKING CALCULATIONS	REQUIRED	PROVIDED
PHASE III BANK W/DRIVE THRU (1/250SF)	11	23
PHASE III RESTAURANT (1/150SF + 1/250SF)	53	39
PHASE III MEDICAL OFFICE (1/200SF)	17	17
PHASE III OFFICE (1/300SF)	83	93
TOTAL PARKING FOR PHASE III ONLY	164	172
TOTAL PARKING FOR PHASE II ONLY	239²	213
TOTAL PARKING FOR PHASE I ONLY	148	164
TOTAL PARKING FOR PHASES I, II, & III	551	549
PHASE III HANDICAP SPACES (INCLUDED IN TOTAL)	5	7
PHASE III BICYCLE PARKING (5% REQ VEH PARKING)	8	10

¹ OUTDOOR SEATING AREAS WITHOUT SERVICE SHALL BE EXEMPT FROM PARKING REQUIREMENTS. SQUARE FOOTAGE SHALL NOT EXCEED 25% OF GROSS FLOOR AREA OF RESTAURANT, BUSINESS, OR INSTITUTION SERVING FOOD OR BEVERAGE (LDR SEC. 78-181). IF AT ANY TIME THE OUTDOOR SEATING AREAS, WITHOUT SERVICE, EXCEEDS THE 25% GFA, THE ADDITIONAL SQUARE FOOTAGE SHALL BE PARKED AT A RATE OF 1 SPACE PER 250 SF GFA OF OUTDOOR SEATING AREA.
² APPLICANT PROPOSES TO AMEND THE REQUIRED PARKING FOR PHASE II THROUGH A CONCURRENT PETITION.

Site Plan



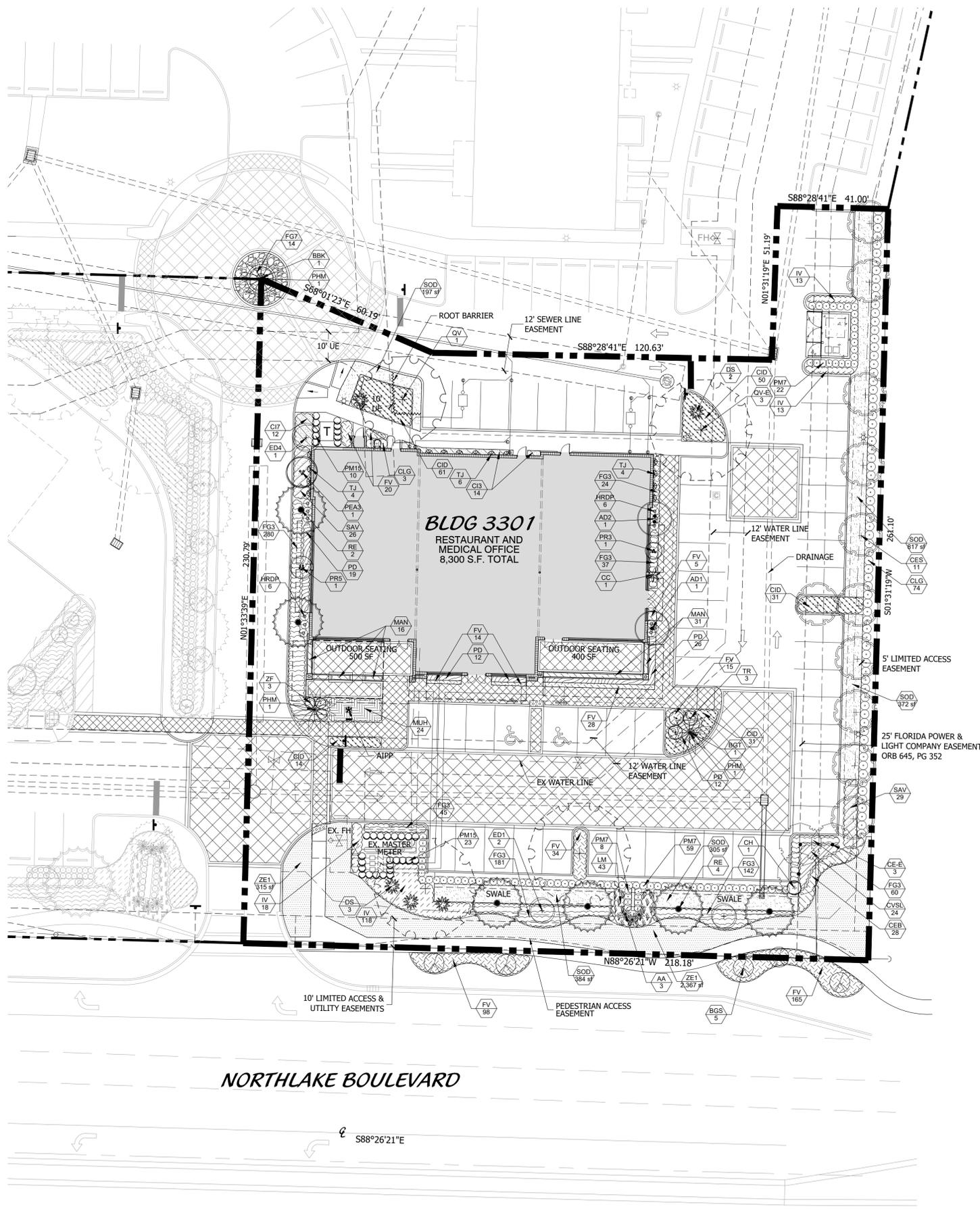
Scale: 1" = 20'-0" North

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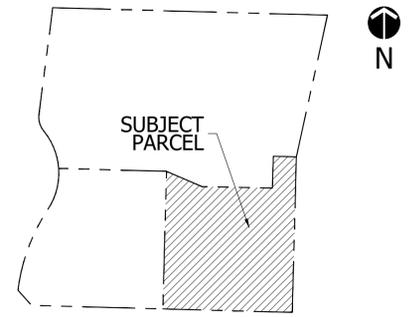
Banyan Tree PUD Phase III
Building 3301
Palm Beach Gardens, Florida

DESIGNED	DEH/HP
DRAWN	RO
APPROVED	DEH
JOB NUMBER	19-0306
DATE	11-28-23
REVISIONS	06-21-24

June 21, 2024 2:19:3 p.m.
Drawing: 19-0306.SP.DWG



BANYAN TREE PHASE III KEY MAP



LOCATION MAP

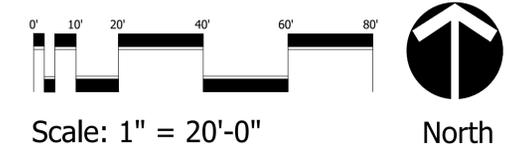


LANDSCAPE DATA

NAME OF PROJECT		BANYAN TREE PHASE III: BUILDING 3301	
PCN: 52-43-42-18-20-003-0020			
SECTION: 18, TOWNSHIP: 42, RANGE: 43			
FLU DESIGNATION:		MIXED USE	
ZONING DESIGNATION:		PUD / MXD	
OVERLAYS:		NBOZ - CENTRAL	
PETITION NUMBER:		TBD	
PHASE III SITE AREA		1.102 AC	
FEMA FLOOD ZONE		X	
		47,993.28 SF	
LAND USE			
BUILDING LOT COVERAGE	SF	AC	%
VEHICULAR USE AREA	8,351	0.19	17.40%
OPEN SPACE	23,661	0.54	49.30%
SIDEWALK & PLAZA	11,261	0.26	23.46%
TOTAL	47,993	1.10	100.00%
LANDSCAPE POINTS			
OPEN SPACE FOR LANDSCAPE POINTS		PROV SF	
		11,261	
REQUIRED LANDSCAPE POINTS	REQ	PROV	
15 POINTS PER 100 SF	1,689	3,608.38	
OPEN SPACE (15% REQ)	REQ SF	PROV SF	PROV %
	7,199	11,261	23.5%
SOD			
MAX. 40% OF LANDSCAPE OPEN SPACE	SF	%	
PROVIDED ON SITE	4,504	40%	
	4,765	42%	
LANDSCAPE DATA			
SHRUBS - PBG PREFERRED/DROUGHT TOLERANT SPECIES	REQUIRED	PROVIDED	
TREES/PALMS - PBG PREFERRED/DROUGHT TOLERANT SPECIES	75%	38%	
	75%	91%	

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Landscape Plan



Scale: 1" = 20'-0"

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Banyan Tree PUD Phase III
Building 3301
Palm Beach Gardens, Florida

DESIGNED	DEH/HP
DRAWN	RO
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JOB NUMBER	19-0306
DATE	06-21-24
REVISIONS	

June 21, 2024 3:13:56 p.m.
Drawing: 19-0306 LP.DWG

LANDSCAPE LIST

TOTAL POINTS	QTY FROM SPECIES LIST	PBG PREF.	QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CANOPY / ORNAMENTAL TREES									
25	5	5	~	5	BGS	BOUGAINVILLEA 'BARBARA KARST'	5' O.A.	25 GAL	FULL SPECIMEN, STANDARD, MATCHED
15	5	3	~	3	CE-E	CONOCARPUS ERECTUS 'SERICEUS'	10' HT X 8' SPRD.	EXISTING	EXISTING ON SITE TO REMAIN
55	5	11	~	11	CES	CONOCARPUS ERECTUS 'SERICEUS'	8'-10' HT X 6'-8' SPRD	30 GAL	FULL CANOPY, SINGLE STRAIGHT TRUNK
10	5	2	~	2	EDJ	ELAEAGARUS DECIPENS	7'-8' O.A.	25 GAL	FULL TO BASE, MATCHED, SHEARED, CONICAL
1	1	1	~	1	EDJ	ELAEAGARUS DECIPENS	10' O.A.	30 GAL	FULL TO BASE, MATCHED, SHEARED, CONICAL
75	25	3	~	3	QV-E	QUERCUS VIRGINIANA	10' DBH	EXISTING	EXISTING ON SITE, TO REMAIN
15	15	1	~	1	QV-E	QUERCUS VIRGINIANA	12-14' HT. X 6'-8' SPRD.	FIELD GROWN	FULL CANOPY, SYMMETRICAL, 6' CT MIN.
PALMS									
3.3	3.3	1	~	1	AD1	ADONIDIA MERRILLII	10-12' O.A.	FIELD GROWN	FULL CANOPY, SINGLE TRUNK
3.3	3.3	1	~	1	AD2	ADONIDIA MERRILLII	10-12' O.A.	FIELD GROWN	FULL CANOPY, DOUBLE TRUNK
1	1	1	~	1	CC	COCOTHRINAX CRINITA	3'-4' O.A.	N.A.	FULL CANOPY, SINGLE TRUNK
1	1	1	~	1	CH	CHAMAEOROP HUMULUS CERIFERA 'SILVER SELECT'	4'-5' O.A., 2' WOOD	30 GAL	MULTI TRUNK, FULL CANOPY, FLORIDA FANCY
* 96.9	32.3	3	~	3	PHM	PHOENIX DACTYLIFERA 'MEDJOO'	12-14' CT	FIELD GROWN	FULL CANOPY, MATCHED, DIAMOND CUT, SPECIMEN
5.3	5.3	1	~	1	PEA3	PHYCHOSPERMA ELEGANS	10-12' O.A.	FIELD GROWN	FULL CANOPY, TRIPLE TRUNK, MATCHED
1	1	1	~	1	FR3	PHOENIX ROBELINII	6'-7' O.A.	N.A.	MULTI-TRUNK, FULL CANOPY, 3 STEM MINIMUM
1	1	1	~	1	FR5	PHOENIX ROBELINII	6'-7' O.A.	N.A.	MULTI-TRUNK, FULL CANOPY, 5 STEM MINIMUM
150	25	6	~	6	RE	ROYSTONIA REGIA	16' GW	FIELD GROWN	FULL CANOPY, MATCHED
3	1	3	~	3	TR	THRINAX RADIATA	4'-5' HT X 5' SPRD	N.A.	FULL & THICK
SHRUBS									
3	1	3	~	3	AA	AGAVE AMERICANA 'GAINSVILLE BLUE'	GAINSVILLE BLUE CENTURY PLANT	30" X 30"	15 GAL. A.S.
1	1	1	~	1	BBK	BOUGAINVILLEA 'BARBARA KARST'	BARBARA KARST BOUGAINVILLEA	10' TRELIS	25 GAL. A.S.
1	1	1	~	1	BGT	BOUGAINVILLEA 'IMPERIAL THAI DELIGHT'	THAI DELIGHT BOUGAINVILLEA	4' TRELIS	7 GAL. A.S.
187	1	187	~	187	CID	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	18" X 18"	3 GAL. 2' O.C.
14	1	14	~	14	C13	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	2' X 2'	3 GAL. 2.5' O.C.
12	1	12	~	12	C17	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	2.5' X 2.5'	7 GAL. 2.5' O.C.
77	1	77	~	77	CLS	CLUSIA GUTTIERA	SMALL LEAF CLUSIA	3' X 3'	7 GAL. 3' O.C.
5	1	5	~	5	DS	DIODON SPINULOSUM	MEXICAN CYCAD	5' X 5'	45 GAL. A.S.
24	1	24	~	24	CVSL	CODIAEUM VARIEGATUM 'STOP LIGHT'	STOP LIGHT CROTON	18" X 18"	3 GAL. 2' O.C.
12	1	12	~	12	HRDP	HIBISCUS ROSA-SINIENSIS 'DOUBLE PEACH'	DOUBLE PEACH HIBISCUS	3' X 3' BUSH	10 GAL. A.S.
69	1	69	~	69	PD	PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	2' X 2'	7 GAL. 2' O.C.
89	1	89	~	89	PM7	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF PODOCARPUS	3' HT. X 2.5' SPRD.	7 GAL. 2' O.C.
33	1	33	~	33	PM15	PODOCARPUS MACROPHYLLUS	PODOCARPUS	4.5' HT. X 2.5' SPRD.	15 GAL. 2.5' O.C.
55	1	55	~	55	SAV	SCHIEFFERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHIEFFERA	18" X 18"	3 GAL. 2' O.C.
14	1	14	~	14	TJ	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	3' TRELIS	3 GAL. A.S.
3	1	3	~	3	ZF	ZAMIA PUMILIA	COONTIE PALM	24" X 36"	15 GAL. A.S.
SPACING									
22.4	0.8	28	~	28	CEB	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET CARISSA	12" X 12"	3 GAL. 24' O.C.
615.2	0.8	769	~	769	FG3	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	15" X 15"	3 GAL. 24' O.C.
11.2	0.8	14	~	14	FG7	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	20" X 20"	3 GAL. 24' O.C.
303.2	0.8	379	~	379	FV	FICUS VACCINIODES	FORMOSAN CREEPING FIG	12" X 12"	1 GAL. 18' O.C.
129.6	0.8	162	~	162	IV	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	12" X 12"	1 GAL. 24' O.C.
34.4	0.8	43	~	43	LM	LIROPE BLUE LIROPE	SUPER BLUE LIROPE	12" X 12"	3 GAL. 18' O.C.
37.6	0.8	47	~	47	MAN	MANDEVILLA	MANDEVILLA	12" X 12"	3 GAL. 18' O.C.
19.2	0.8	24	~	24	MJH	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	18" X 12"	3 GAL. 30' O.C.
375.48	0.14	2682	~	2682	ZE1	(S.F.) ZOYSIA JAPONICA 'EMPIRE'	EMPIRE ZOYSIA GRASS	SOD	ROLL
290.5	0.14	2075	~	2075	SOD1	(S.F.) STENOTAPHRUM SECUNDATUM	ST. AUGUSTINE GRASS	SOD	ROLL

* = SPECIMEN (INCLUDES 25 ADDITIONAL POINTS)
 1,689.00 TOTAL REQUIRED LANDSCAPE POINTS (23.5% OPEN SPACE, 15 PPTS / 100 S.F.)
 2,903.58 TOTAL PROPOSED LANDSCAPE POINTS
 1,214.58 TOTAL POINTS OVER

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDED MELALEUCA EUCALYPTUS GRADE #4 RECYCLED, OR BLACK MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3" EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGEN ACTIVATED SLODGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS. BY CHECKING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM (SODIUM FREE), TABLET FERTILIZER (SODIUM FREE) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	3/8 LB.	3
7.5 GAL.	1 1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

* FLORIDA EAST COAST PALM SPECIAL* SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO REFLECT UNDESIRABLE FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO ENSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT, WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE Voids AND AIR POCKETS. BUILD A 6" HIGH BERM 6" STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREES TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WHATEVER THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE. COMPACTED TO ELIMINATE Voids AND AIR POCKETS. FORM GRADE, SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE Voids AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORING OF GRADE, MOWING AND TRIMMING, GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS, SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PARICUM REPENS) IS PRESENT BEFORE PLANTING, THE CONTRACTOR SHALL CONSIDER IT TO BE REMOVED. THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, WANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
 1. THIS DISTANCE SHALL BE 1" MINIMUM WITH ROOT BARRIER AND 10" MINIMUM IF NO ROOT BARRIER IS USED.
 2. ALL ROOT BARRIERS SHALL BE MINIMUM 18" MINIMUM FROM ALL SEASONED FACILITIES.
 3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SEASOAT AND INSPECTED BY SEASOAT PRIOR TO INSTALLING ALL ROOT BARRIERS SHALL EXCEED UP TO FINISH GRADE.
 4. ROOT BARRIERS SHALL BE MINIMUM 36" DEEP APPROVED PRODUCTS INCLUDE "DEEP ROOT", "ROOT SOLUTIONS", AND "TODS OF BERRY".
 5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

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 6. LARGE PALM TREES INCLUDING WASHINGTONIA, BIRAMA AND SIMILAR SODD SPECIES.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'GRADES AND STANDARDS' LATEST EDITION.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF PALM BEACH GARDENS, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SITE LIGHTING AND SIGNAGE.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LAND DEVELOPMENT REGULATIONS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING (EXCLUDING ANTENNAS). THE LANDSCAPING SHALL EXTEND ONE FOOT HIGHER THAN THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SHADE TREES SHALL BE NO CLOSER THAN 15' FROM SUA UTILITIES UNLESS AN APPROVED 48" ROOT BARRIER IS PROVIDED. NO SHADE TREE WILL BE PERMITTED CLOSER THAN 10' FROM SUA UTILITIES.

PALM TREES SHALL BE NO CLOSER THAN 10' FROM SUA UTILITIES UNLESS AN APPROVED 48" ROOT BARRIER IS PROVIDED. NO PALM TREE WILL BE PERMITTED CLOSER THAN 7' FROM SUA UTILITIES.

TREES WITH PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET.

PLANTING ISLANDS WITHIN AND ADJACENT TO PARKING AREAS SHALL BE FREE OF LINE ROCK AND OTHER FOREIGN MATERIALS TO A DEPTH OF 36". IF NECESSARY, RECYCLED PLANTING SOIL MIXTURE SHOULD BE USED TO REPLACE UNSUITABLE SOIL, WHICH IS EXCAVATED.

EARTH BERMS SHALL NOT EXCEED 3' AND A SLOPE OF 4:1. ALL INTERIOR ISLANDS SHALL BE MOUNDEN (EARTH ROLL) 12" HIGHER THAN THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS.

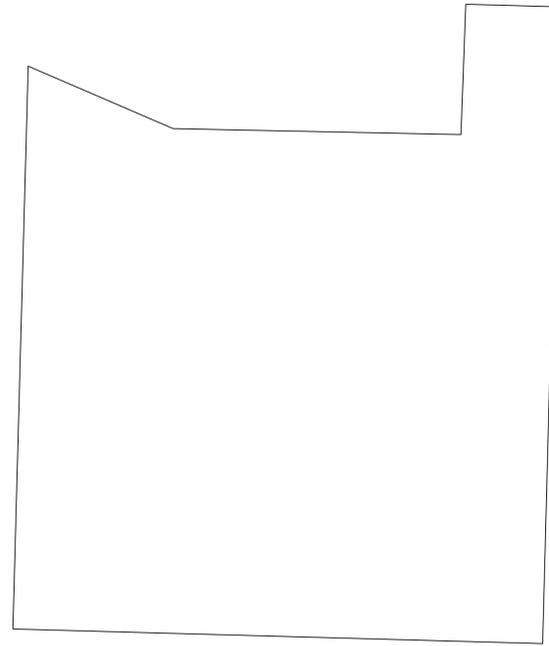
THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL NEW LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

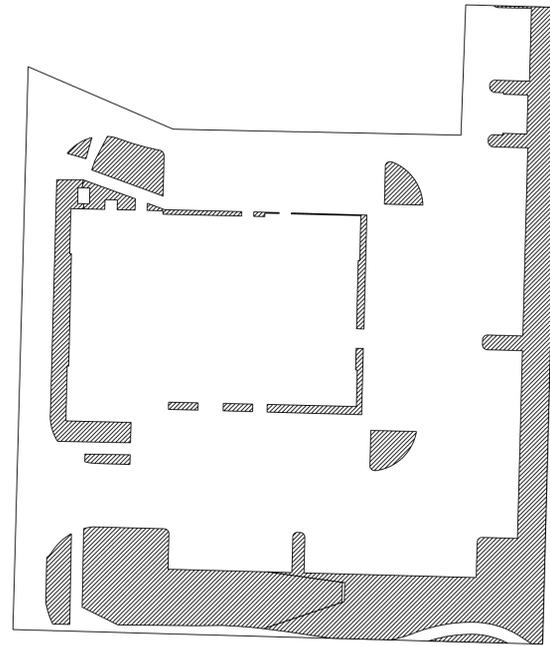
THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS FOR HIS/HER WORK.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS

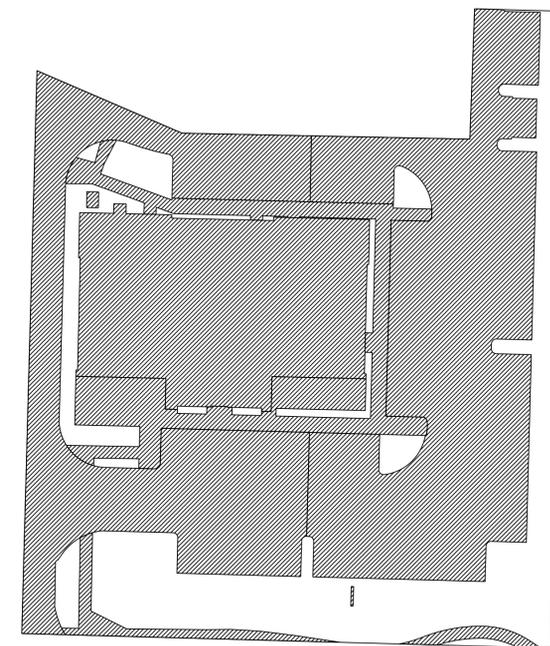
TOTAL SITE AREA



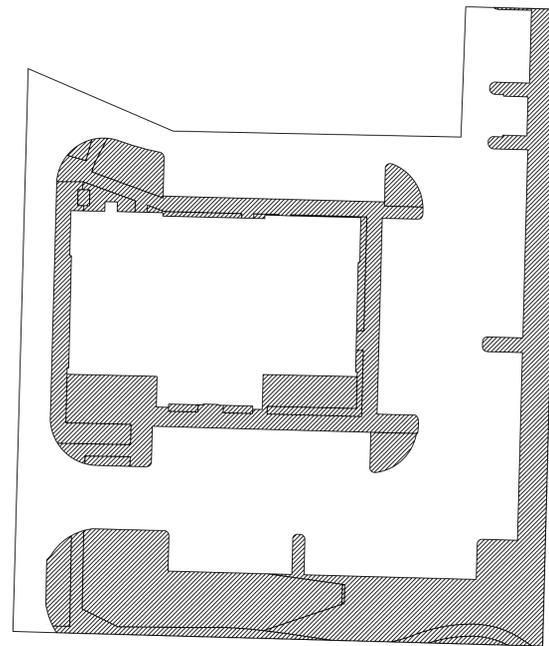
PERVIOUS AREA



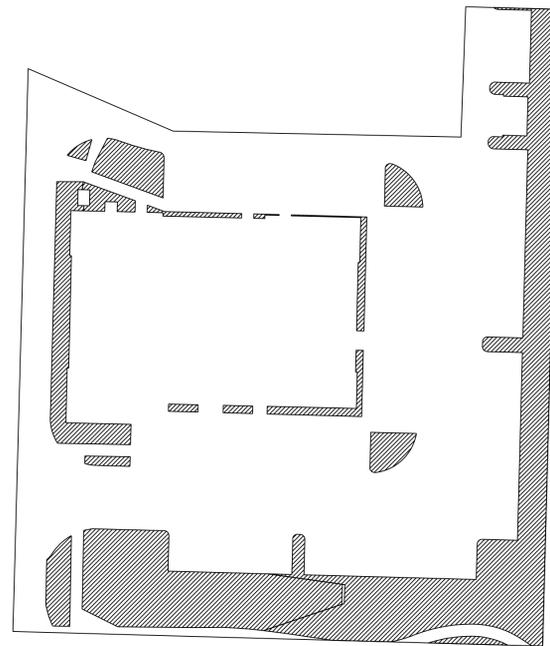
IMPERVIOUS AREA



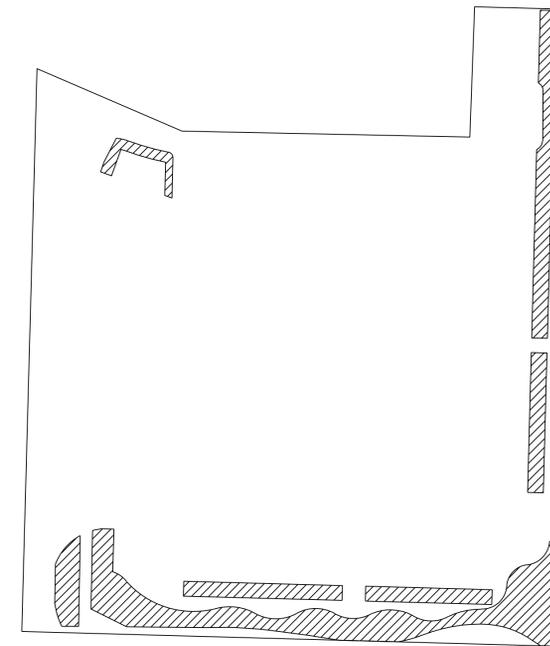
OPEN SPACE



OPEN SPACE FOR LANDSCAPE POINTS



SOD



AREA CALCULATIONS

CATEGORY	TOTAL SITE	PERVIOUS	IMPERVIOUS	OPEN SPACE	OPEN SPACE LANDSCAPE	SOD
SITE BOUNDARY	47,993.2840					
BUILDING			8,350.8476			
SIDEWALKS			4,720.6086			
VEHICULAR USE AREA			23,661.0192			
INTERIOR GREEN SPACE		11,260.7964		11,260.7964	11,260.7964	
SOD (MAX. 40% OF LANDSCAPE AREA)						4,764.6735
TOTAL	47,993.2840	11,260.7964	36,732.4754	11,260.7964	11,260.7964	4,764.6735

AREA CALCULATIONS UNDER BY 0.0122 SF (0.000025%) DUE TO HUMAN CAD OPERATOR ERROR.

MAX. SOD	4,504.3186
OVER BY	260.3549



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Banyan Tree PUD Phase III
Building 3301
Palm Beach Gardens, Florida

DESIGNED	DEH/MP
DRAWN	RO
APPROVED	DEH
JOB NUMBER	19-0306
DATE	11-28-23
REVISIONS	06-21-24

June 21, 2024 3:25:06 p.m.
Drawing: 19-0306 AC.DWG

SHEET 1 OF 1

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Area Calculation