



1 OVERALL - EAST BUILDING ELEVATIONS
SCALE : 1" = 20'-0"



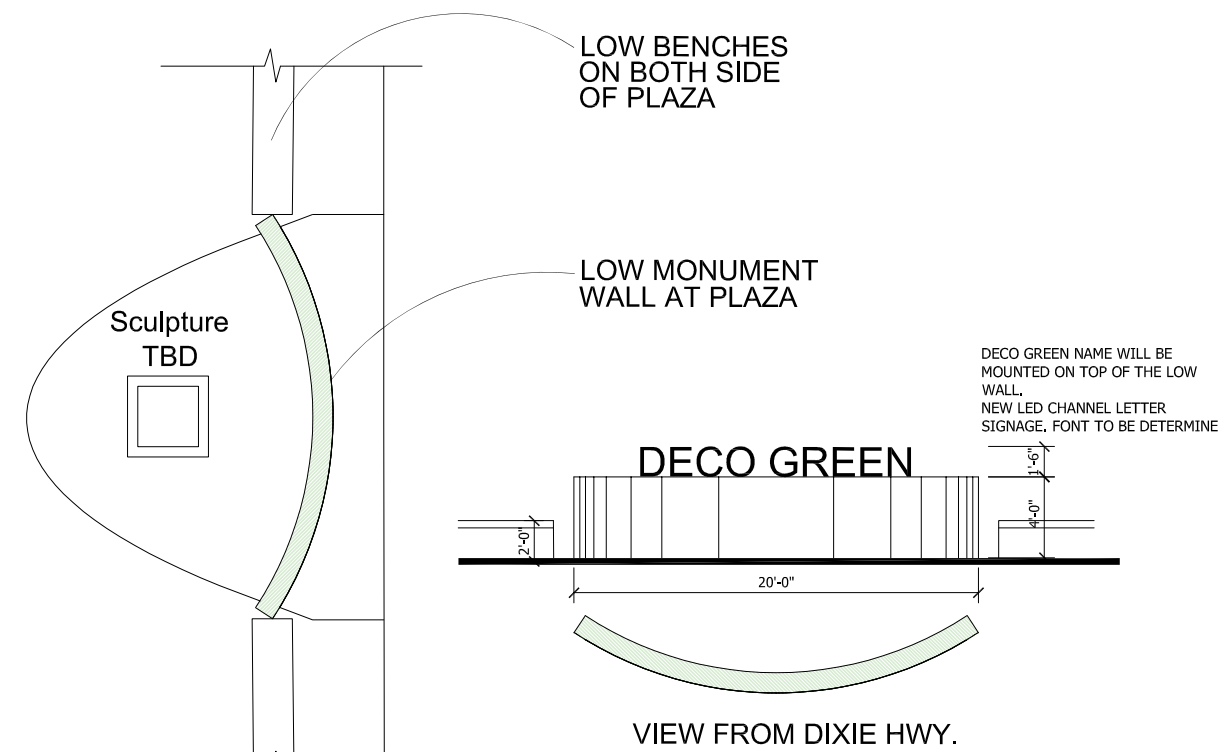
2 OVERALL - WEST BUILDING ELEVATIONS
SCALE : 1" = 20'-0"



3 OVERALL - NORTH BUILDING ELEVATIONS
SCALE : 1" = 20'-0"



4 OVERALL - SOUTH BUILDING ELEVATIONS
SCALE : 1" = 20'-0"



NOTE:
FOR SIGNAGE PLEASE SEE SHT.S, A3.02 & A3.03

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PM: A. Garcia
DRAWN BY: AG & LP
PROJECT: 1943-01
NO:

NO.	REVISION	DATE
01	ENTITLEMENT	01/14/2021
02	PS&L COMMENTS	04/09/2021

ENTITLEMENT PACKAGE

OVERALL BLDG ELEVATIONS
DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/28/2021

A3.01
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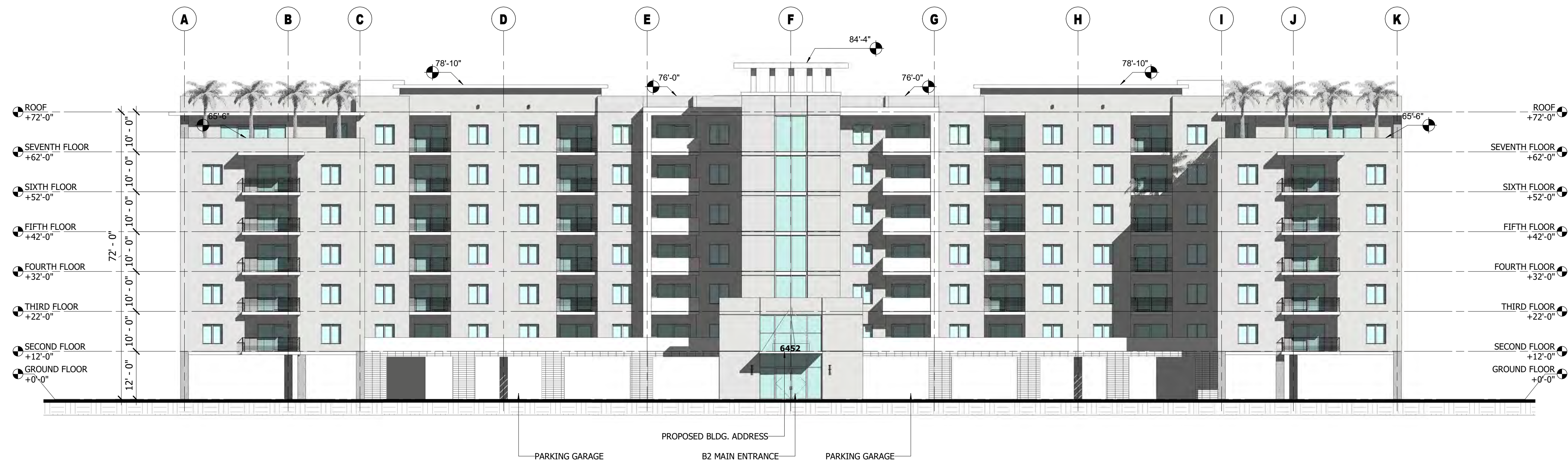
PA:	James M. Riviello
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DRAWN BY:	A. Garcia
PROJECT NO:	1943-01
DATE:	01/14/2021
NO. REVISION	01. ENTITLEMENT
02. PKG COMMENTS	04/09/2021

ENTITLEMENT PACKAGE

ENLARGED ELEVATIONS-BLDG2
DECO GREEN, LLC
LAKE WORTH, FLORIDA
AG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/28/21

A3.02
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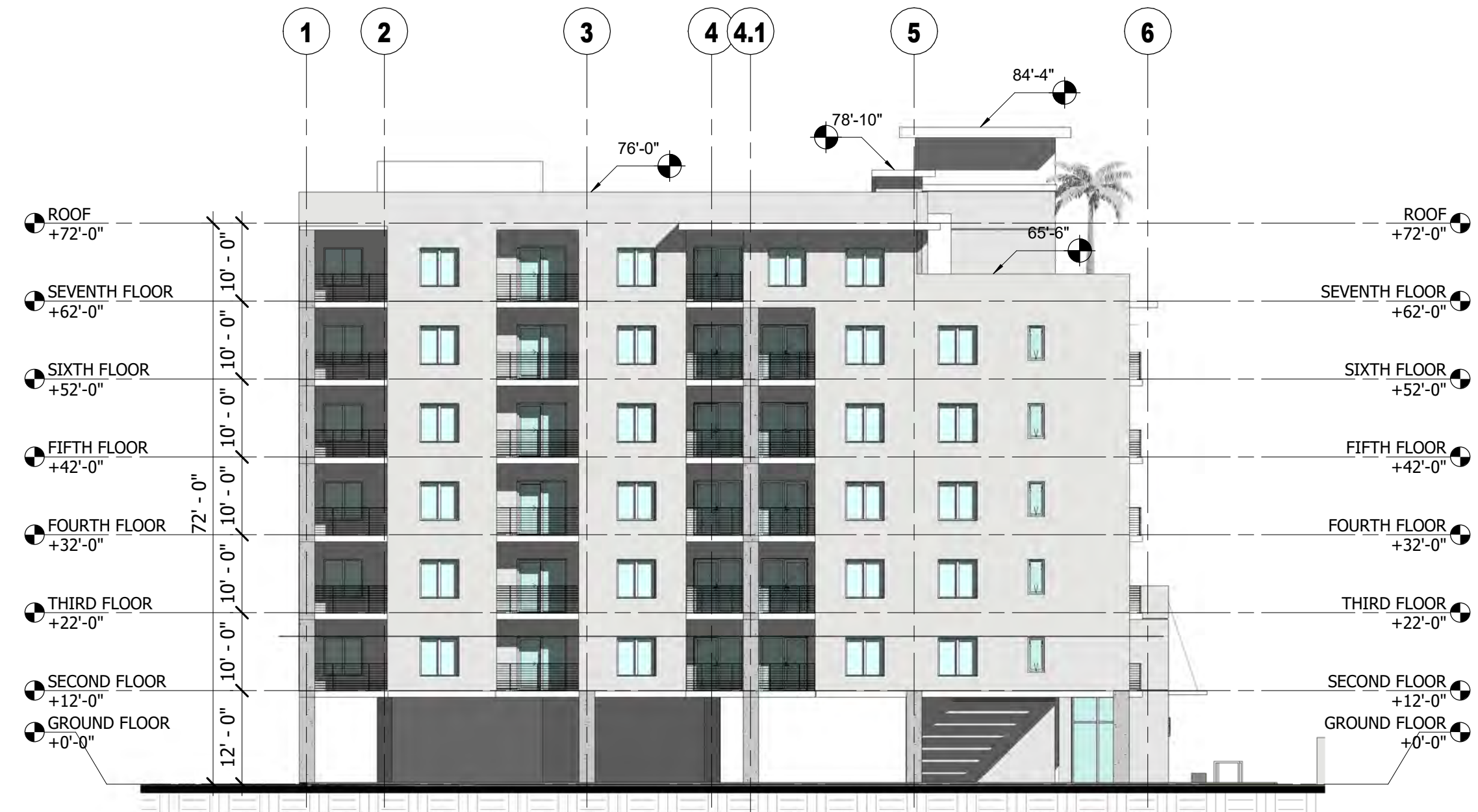
1 BLDG 2 - EAST ELEVATION
SCALE : 1/16" = 1'-0"



2 BLDG 2 - WEST ELEVATION
SCALE : 1/16" = 1'-0"



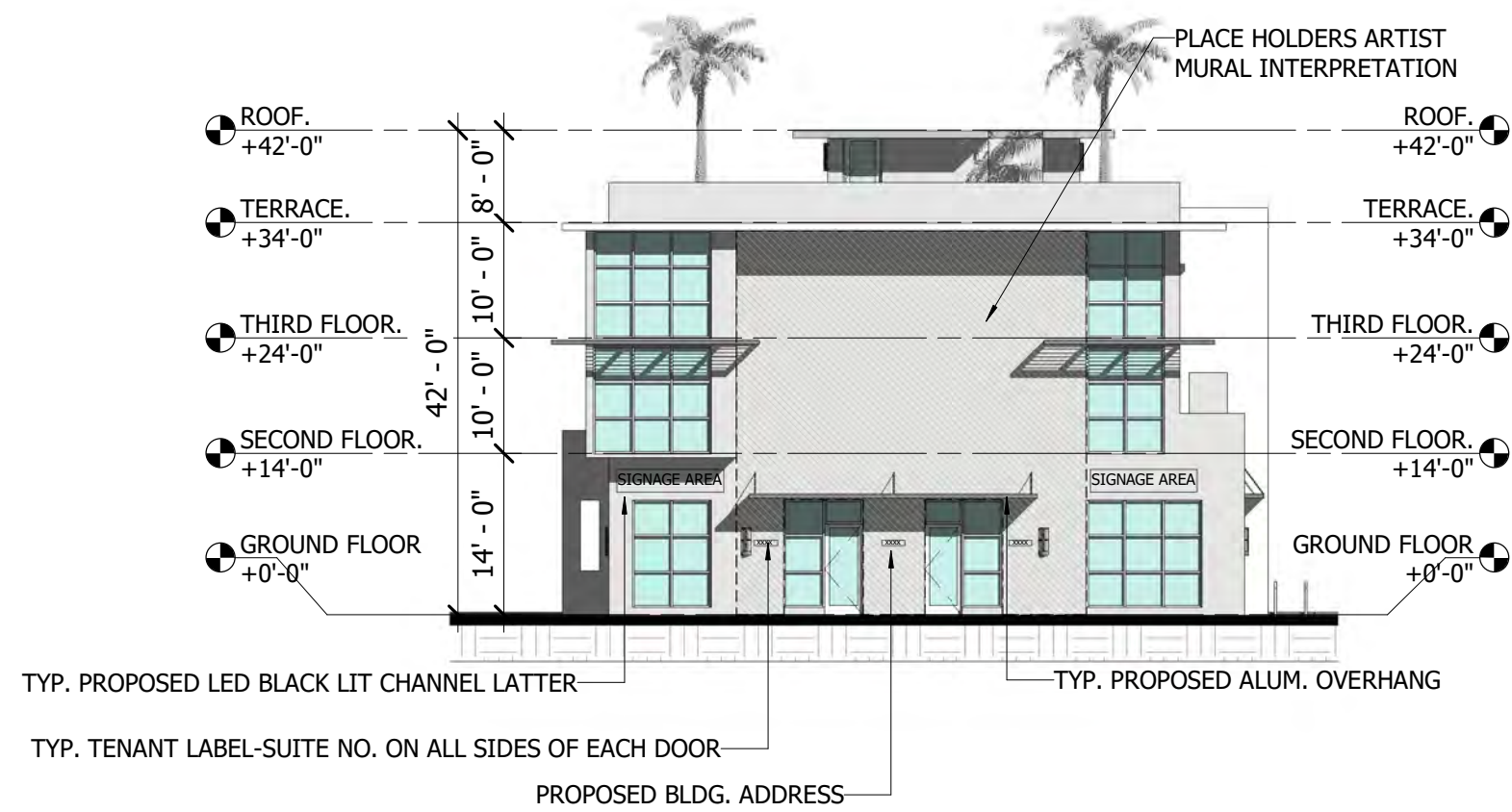
3 BLDG 2 - NORTH ELEVATION
SCALE : 1/16" = 1'-0"



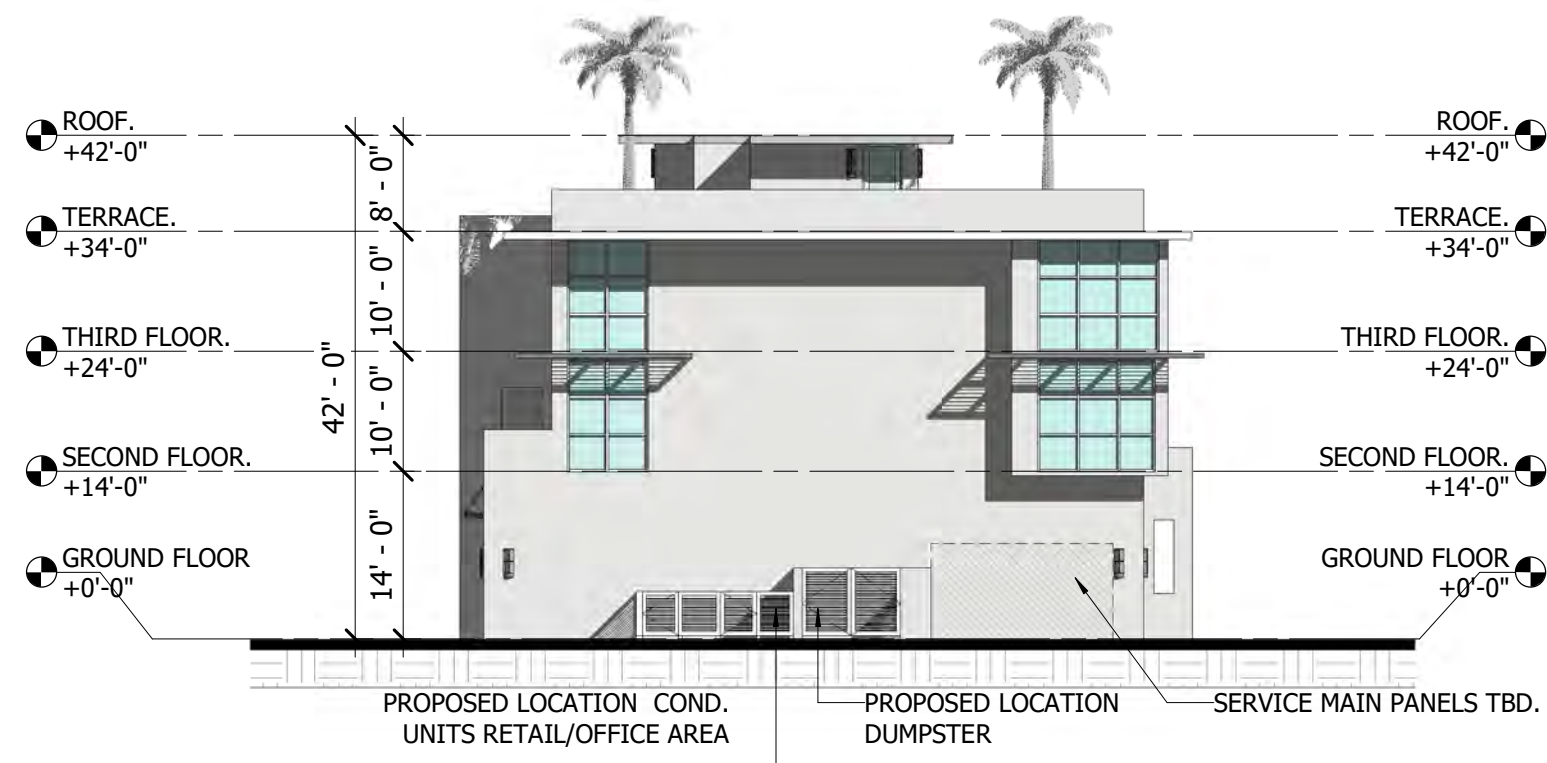
4 BLDG 2 - SOUTH ELEVATION
SCALE : 1/16" = 1'-0"

NOTE:

- BUILDING 1 AND 3 ARE MIRROR
- BUILDING COLOR WILL BE WHITE W/ ACCENT COLORS.
- THESE ELEVATIONS ARE IN GRAY FOR REPRESENTATION ONLY. REFER TO THE RENDERINGS.



1 BLDG 1&3 - EAST ELEVATION - DIXIE HIGHWAY
SCALE : 1/16" = 1'-0"



2 BLDG 1&3 - WEST ELEVATION
SCALE : 1/16" = 1'-0"



3 BLDG 1&3 - ELEVATION FACING 17TH AND 18TH ST.
SCALE : 1/16" = 1'-0"

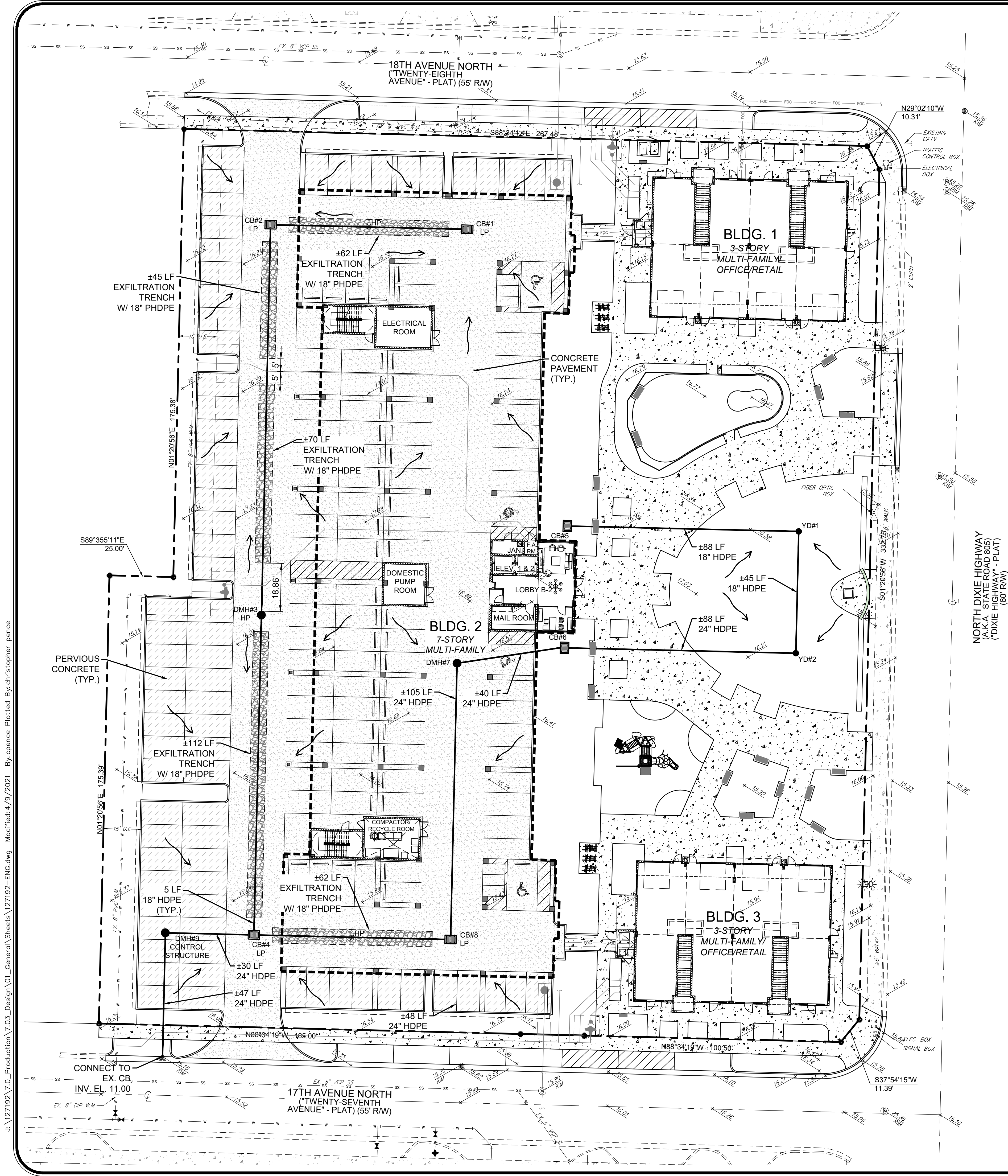


4 BLDG 1&3 - ELEVATION FACING INTERIOR PLAZA
SCALE : 1/16" = 1'-0"

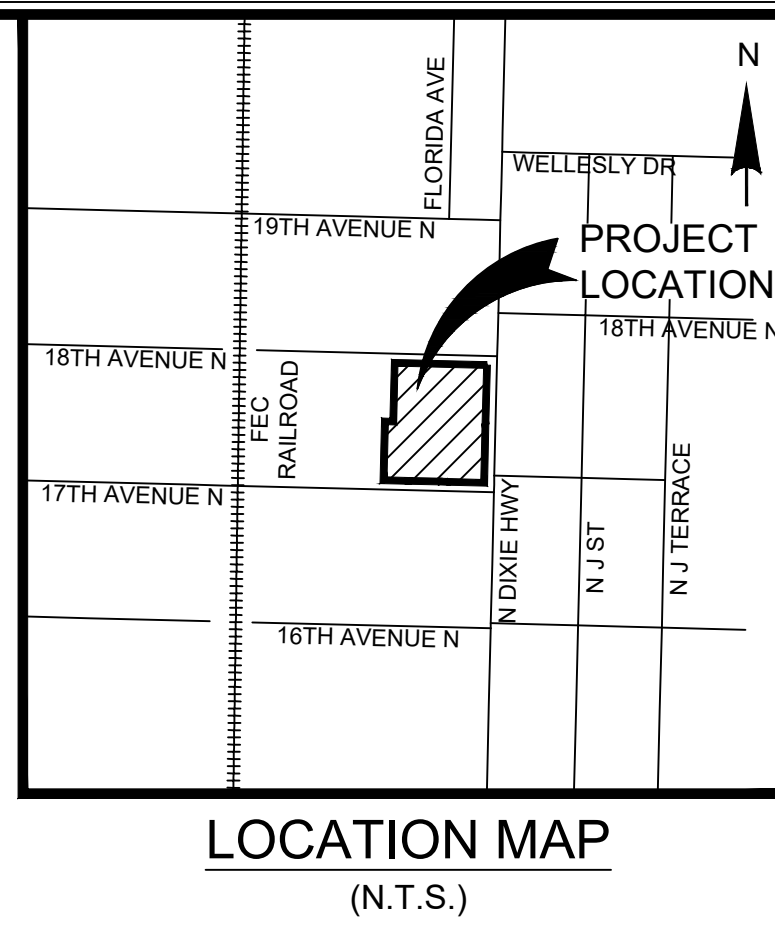
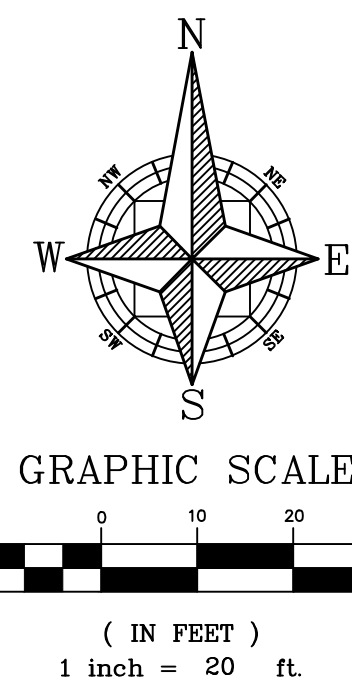
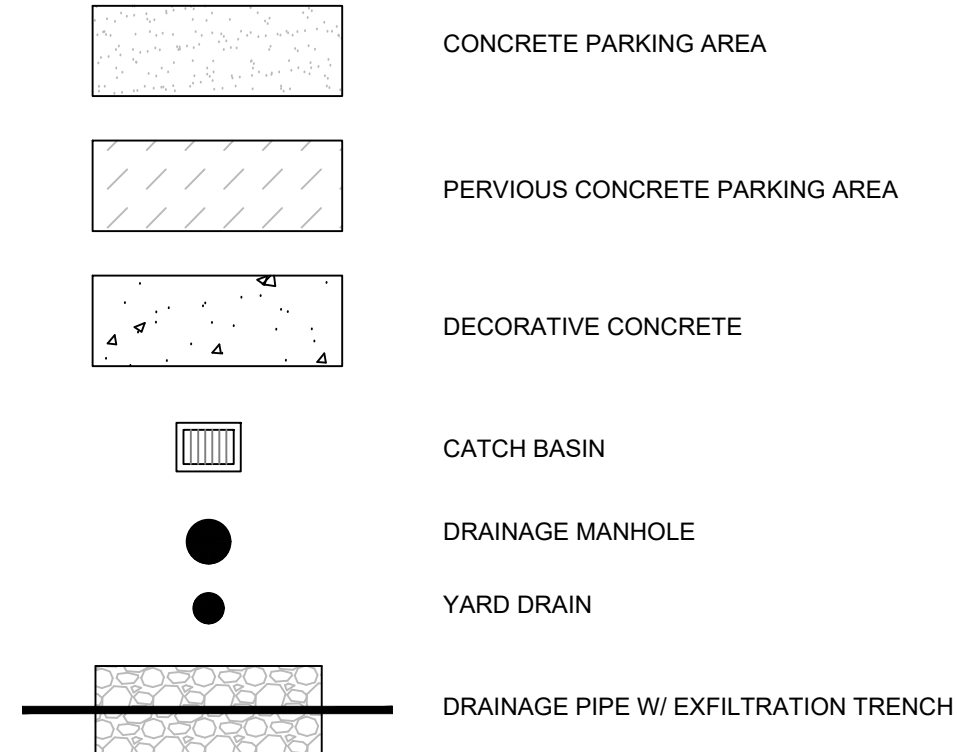
- NOTE:**
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NO.	REVISION	DATE
01	ENTITLEMENT	01/14/2021
02	PS& COMMENTS	04/09/2021

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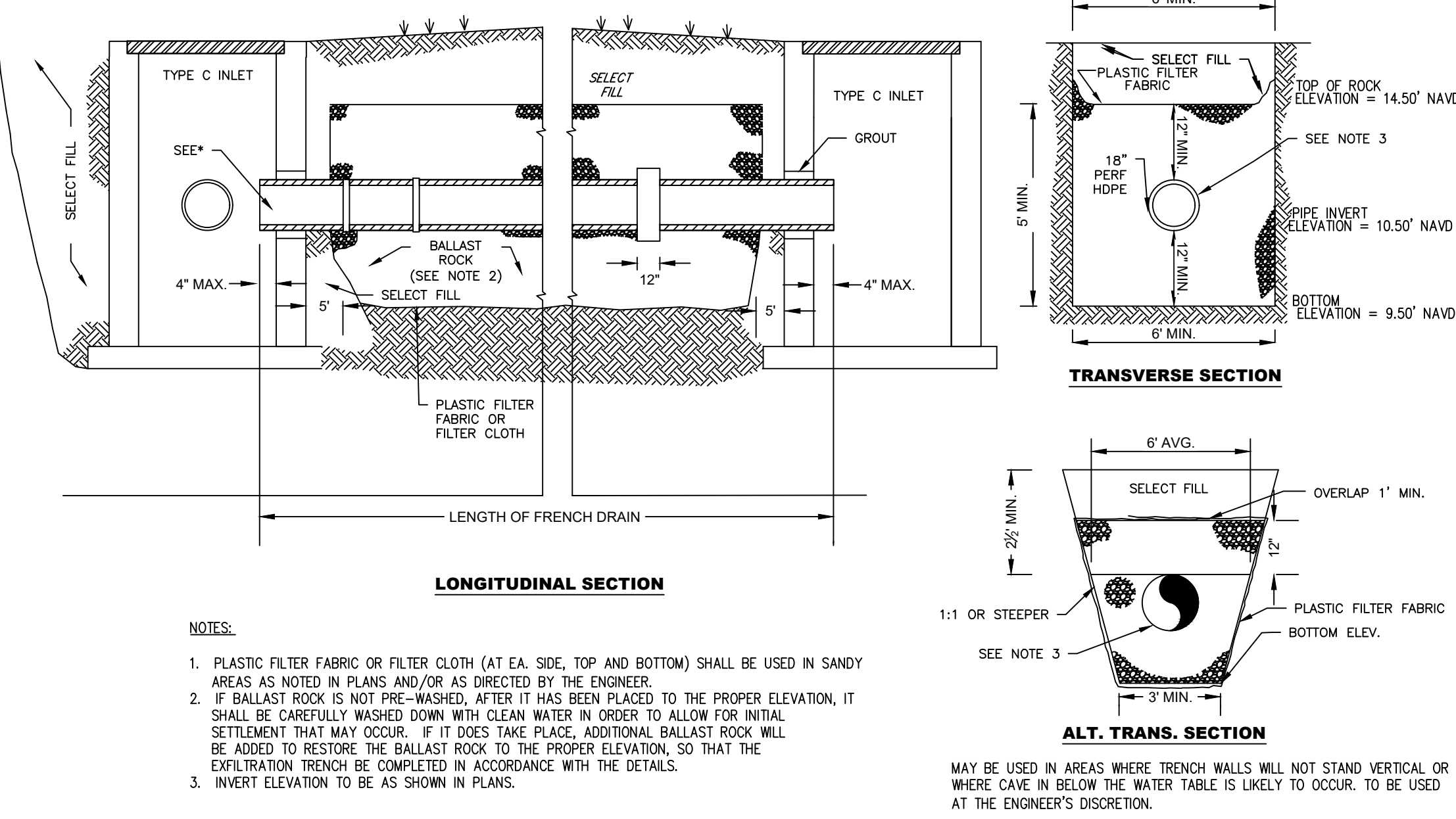


LEGEND



PAVING AND DRAINAGE SPECIFICATIONS

- ELEVATIONS SHOWN HEREON ARE BASED ON THE 1988 NATIONAL AMERICAN VERTICAL DATUM.
- ALL MUCK/ORGANIC MATERIALS ARE TO BE REMOVED PER PALM BEACH COUNTY ENGINEERING DIVISION.
- PRIME COAT AND TACK COAT FOR BASE COURSES SHALL CONFORM TO THE REQUIREMENTS OF PALM BEACH COUNTY/FDOT ENGINEERING DIVISION. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLONS PER SQUARE YARD.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED.
- ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OF POMPAÑO BEACH AND PALM BEACH COUNTY ENGINEERING DIVISION.
- CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES, THE CITY OF LAKE WORTH BEACH ENGINEERING DEPARTMENT 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.
- SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISED OR UNACCEPTABLE MATERIALS INSTALLED OR ORDERED WITHOUT AN APPROVED SHOP DRAWING.
- ALL DRAINAGE PIPE IN AND PARALLEL TO THE ROADWAY SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76. (UNLESS OTHERWISE NOTED ON THE PLANS).
- PVC PIPE SHALL BE NON-PRESSURE PIPE CONFORMING TO ASTM D-3034 SDR 35.
- RESTORE ALL SIDEWALK, PAVEMENT, CURB, SODDING, SIGNAGE, PAVEMENT MARKINGS, ETC. DAMAGED DURING CONSTRUCTION TO ITS ORIGINAL CONDITION.
- ANY EXISTING, UNUTILIZED WATER, SEWER OR GAS SERVICES MUST BE CUT AND CAPPED OR SLEEVED IN PLACE AT ITS RESPECTIVE MAIN.
- ANY CONFLICT WITH EXISTING OR PROPOSED UTILITIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH A TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.
- THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.
- LIMEROCK BASE SHALL BE A MINIMUM OF 8" AND COMPACTED IN 4" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-T180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.
- STABILIZED SUBGRADE - MINIMUM 12" THICK AND COMPACTED TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. MATERIAL TO HAVE MINIMUM L.B.R. OF 40 AND CONFORM TO SECTION 180.
- ALL CURB CUT RAMPS MUST FACE IN THE DIRECTION OF PEDESTRIAN TRAVEL.
- FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORISTS OF TRUCKS ENTERING THE HIGHWAY.
- BASE AND SUB-GRADE DENSITY TESTS SHALL BE CONDUCTED FOR A MAXIMUM 7000 SQUARE FEET OF FINISHED PAVEMENT OR AS DIRECTED BY ENGINEER OR CITY.
- LABORATORY PROCTOR COMPACTION TESTS (T-180) SHALL BE PERFORMED ON ALL MATERIAL. SUB-GRADE AND BASE ANY SUBSEQUENT CHANGES IN MATERIALS. LIMEROCK BEARING RATIOS, SIEVE ANALYSIS AND DENSITIES REQUIRED BY THE CONTRACT DOCUMENTS SHALL BE SUBMITTED BY THE CITY.
- ALL REPAIRS TO EXISTING PAVEMENT SHALL RECEIVE SAW-CUT EDGES PRIOR TO RELAYING ASPHALT. UTILITY PIPING OR WIRING LESS THAN FOUR (4) INCHES IN DIAMETER REQUIRES A SCHEDULE 40 PVC CASING PIPE WITH SAND BACKFILLS UNDER PAVED AREAS ONLY.
- ALL CONTROL STRUCTURES SHALL HAVE POLLUTION RETARDANT BAFFLE AT THE DISCHARGE PIPE OPENING.



- NOTES:
- PLASTIC FILTER FABRIC OR FILTER CLOTH (AT EA. SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AS NOTED IN PLANS AND/OR AS DIRECTED BY THE ENGINEER.
 - IF BALLAST ROCK IS NOT PRE-WASHED, AFTER IT HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 - INVERT ELEVATION TO BE AS SHOWN IN PLANS.

EXFILTRATION TRENCH DETAIL

48 HOURS BEFORE DIGGING
CALL
TOLL FREE
811 or 1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

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DECO GREEN
LAKE WORTH, FLORIDA

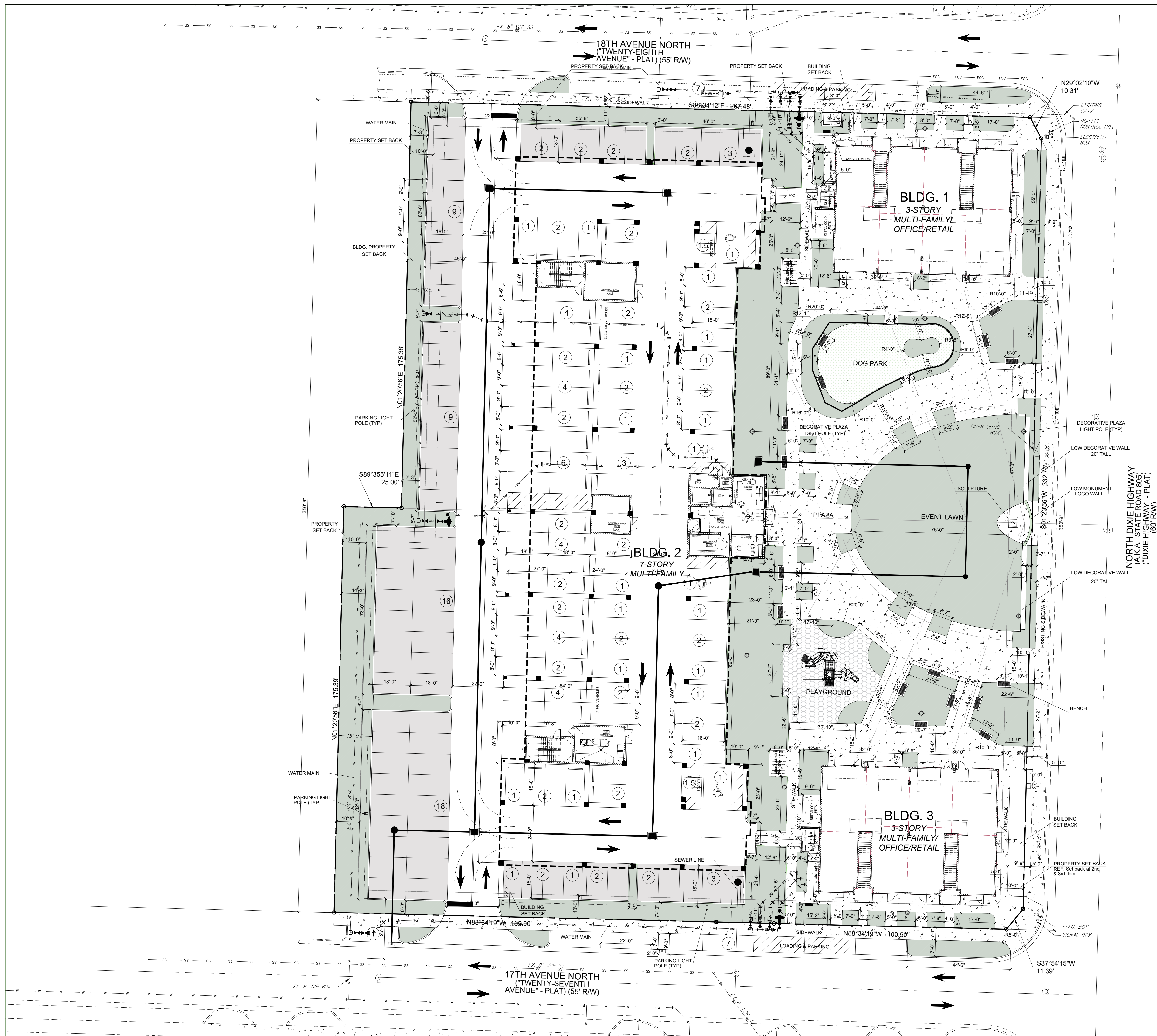
PRELIMINARY PAVING, GRADING AND DRAINAGE
PLAN

NOT FOR CONSTRUCTION

DRAWN: CMP	SCALE: 1" = 20'
DESIGNED: PFR	PROJECT: 127192
CHECKED: PFR	SHEET: C3.0
DATE: 1/13/2021	



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- LEGEND**
- LANDSCAPE (Trees, Shrubs, Groundcovers & Sod)
 - PERVIOUS CONCRETE
 - ARTIFICIAL TURF
 - PERVIOUS RUBBER SURFACE

GRAPHIC SCALE
NORTH 0' 20' 40' 60'

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www.andresmontero.com
LC2600588

Rev	Date	Description	By
1	04/08/21	Site Plan Review Comments from 03/19/2021	AEM/GMP
2			
3			
4			
5			
6			

Sheet Title:
SITE LAYOUT PLAN

Project Name:
DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

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Date: January 14, 2021
Scale: 1" = 20'
Drawn By: AEM/GMP
Approved By: AEM
Project No: 1.20011

Sheet Number:
L-01

SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Rev	Date	Description
1	04/09/21	Site Plan Review Comments from 03/18/2021
2		
3		
4		
5		
6		

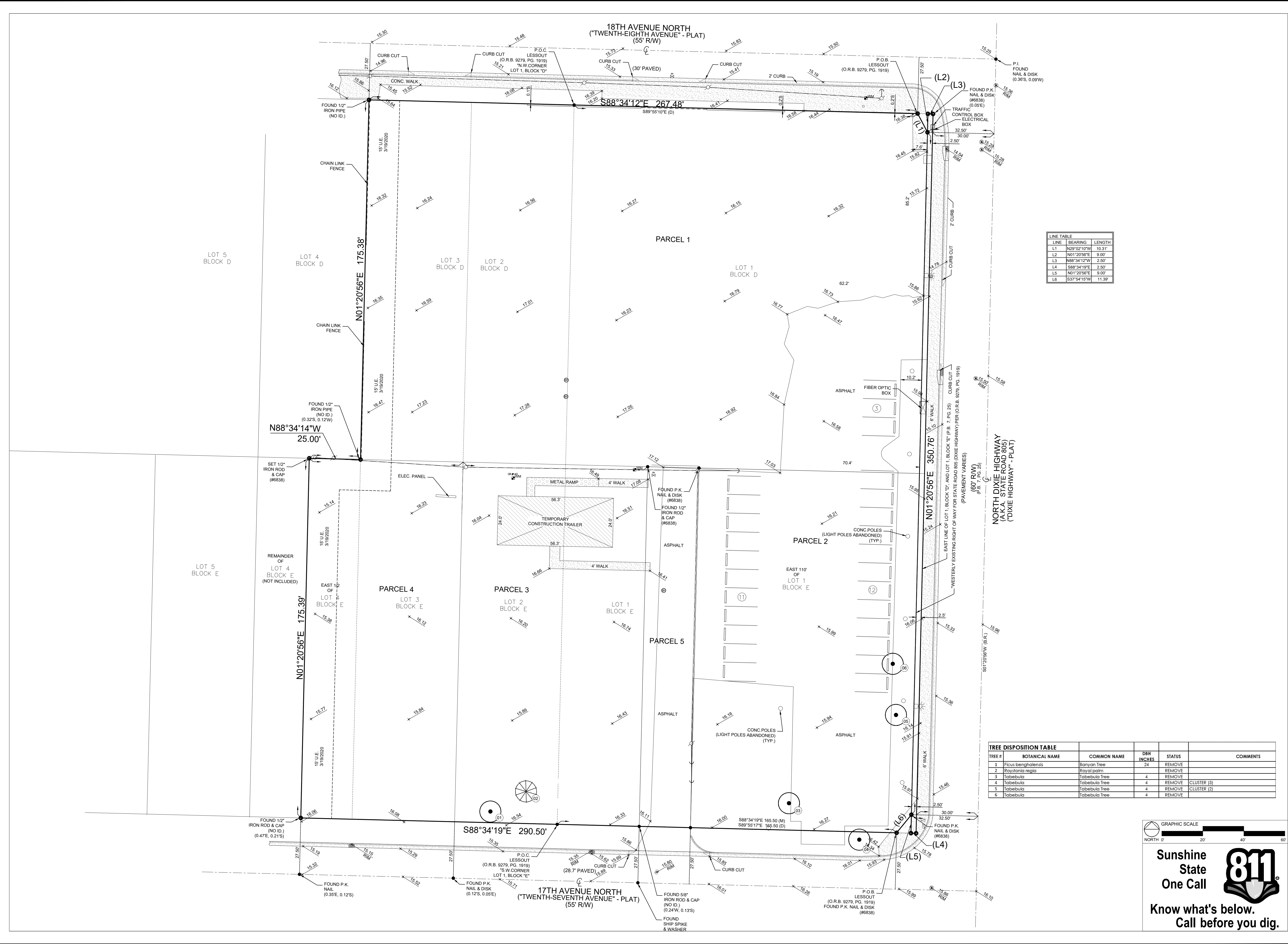
Sheet Title:
**TREE DISPOSITION
PLAN**

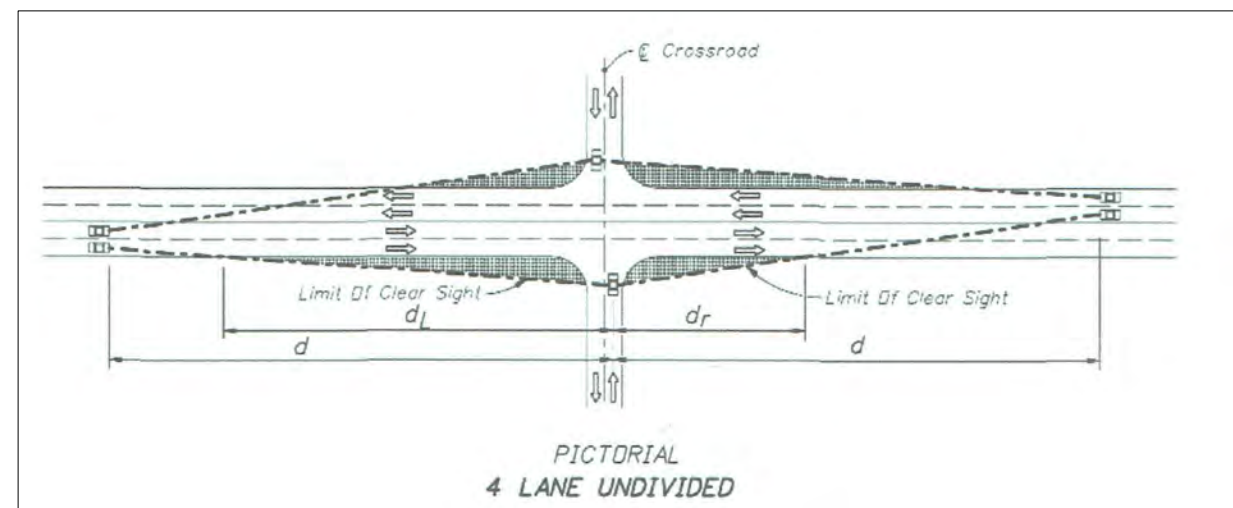
Project Name:
DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

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DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

Date: January 14, 2021
Scale: 1" = 20'
Drawn By: AEM/GMP
Approved By: AEM
Project No: 1.200111
Sheet Number:
L-02

SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

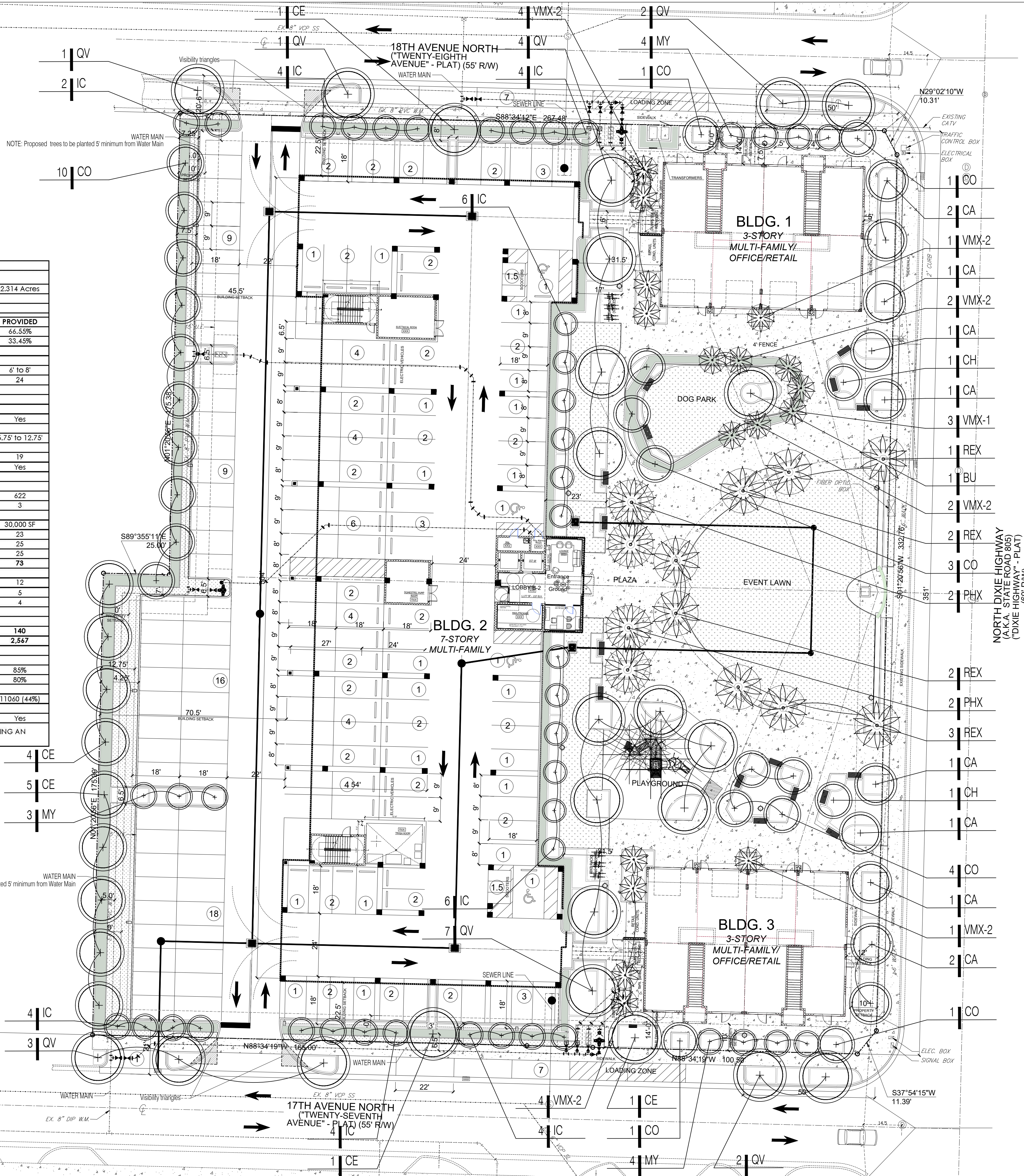


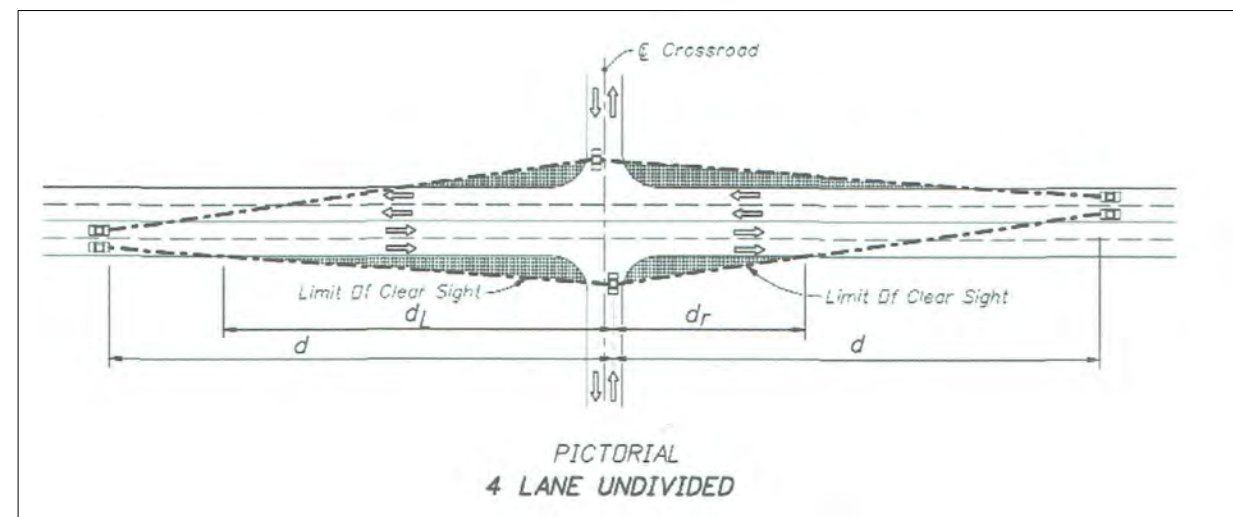


- SIGHT DISTANCE NOTES:
1. SIGHT DISTANCES AT INTERSECTIONS OF 17TH AVENUE NORTH AND 18TH AVENUE NORTH WITH DIXIE HIGHWAY ARE BASED ON FOOT DESIGN STANDARDS.
 2. MINIMUM DRIVER EYE SETBACK SHALL BE 14.5' FROM THE EDGE OF THE TRAVELED WAY.
 3. INTERSECTION SIGHT DISTANCE ARE PROVIDED FOR PASSENGER VEHICLES.
 4. LIMITS OF CLEAR SIGHT DEFINE A CORRIDOR THROUGHOUT WHICH A CLEAR SIGHT WINDOW MUST BE PRESERVE BETWEEN 18" BELOW THE SIGHT LINE DATUM AND 5'-0" ABOVE THE SIGHT LINE DATUM.
 5. DESIGN SPEED 40 MPH.

LANDSCAPE CALCULATIONS		
ZONING	MU-DH	
SITE AREA	100,791 SF	2,314 Acres
VEHICULAR USE AREA (VUA)	662	
IMPERVIOUS AREA	REQUIRED	PROVIDED
PERVIOUS AREA	65%	66.55%
	35%	33.45%
VUA/PERIMETER BUFFER LANDSCAPE (Fronting 17th Ave. North and 18th Ave. North)		
PERIMETER LANDSCAPE STRIP BETWEEN OFF-STREET PARKING AND R.O.W	5'	6' to 8'
305 LF OF VUA FRONTING R.O.W.	20	24
1 LARGE TREE/ 25 LF		
1 MEDIUM TREE/ 20 LF		
1 SMALL TREE/ 15 LF		
CONTINUOUS 3' HEDGE		Yes
PERIMETER LANDSCAPE BETWEEN OFF-STREET PARKING AND ABUTTING PROPERTIES		
375 LF OF VUA FRONTING R.O.W.	5'	5.75' to 12.75'
1 TREE/ 20 LF	19	19
CONTINUOUS 3' TO 6' HEDGE		Yes
INTERIOR LANDSCAPE FOR PARKING AREAS		
TOTAL VUA LANDSCAPE ISLANDS (SF)		622
1 TREE/ 125 SF	4	3
INTERIOR LANDSCAPE (EXCLUSIVE OF VUA AND BUILDINGS)		
25,069 SF		30,000 SF
1 LARGE TREE/ 625 SF	40	23
1 MEDIUM TREE/ 400 SF		25
1 SMALL TREE/ 225 SF		25
TOTAL INTERIOR LANDSCAPE TREES/PALMS		73
STREET TREES ALONG DIXIE HIGHWAY		
STREET TREES ALONG 17TH AVENUE NORTH	21	12
STREET TREES ALONG 18TH AVENUE NORTH		5
		4
TOTAL PLANT MATERIAL		
TREES (TREES/PALMS)	104	140
SHRUBS & GROUNDCOVERS		2,567
NATIVE PLANT MATERIAL CALCULATIONS		
SEVENTY-FIVE (75) PERCENT OF REQUIRED TREES SHALL BE NATIVE	75%	85%
SEVENTY-FIVE (75) PERCENT OF REQUIRED SHRUBS SHALL BE NATIVE	75%	80%
NO MORE THAN 50% OF LANDSCAPE AREAS SHALL BE SOD	353	11060 (44%)
HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT		Yes
NOTE: ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR.		

- NOTES:
1. THE UNPAVED PORTION OF THE RIGHT-OF-WAY ADJACENT TO THE PROPERTY LINE TO BE LANDSCAPED AND PROVIDED WITH IRRIGATION AND MAINTENANCE.
 2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES/PALMS THAT ARE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND UTILITIES OR UTILITY EASEMENT.
 3. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
 4. WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.





SIGHT DISTANCE NOTES:

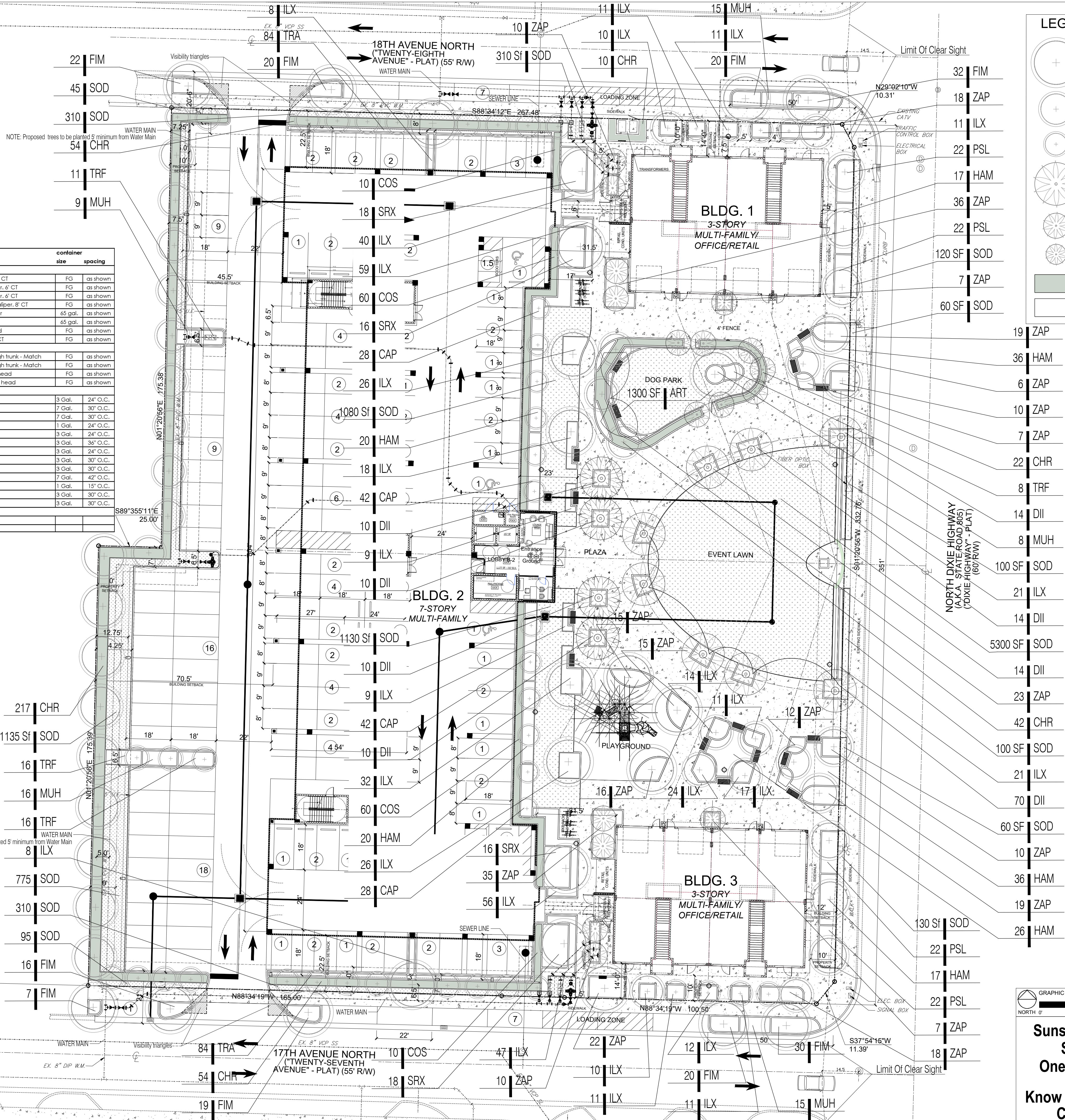
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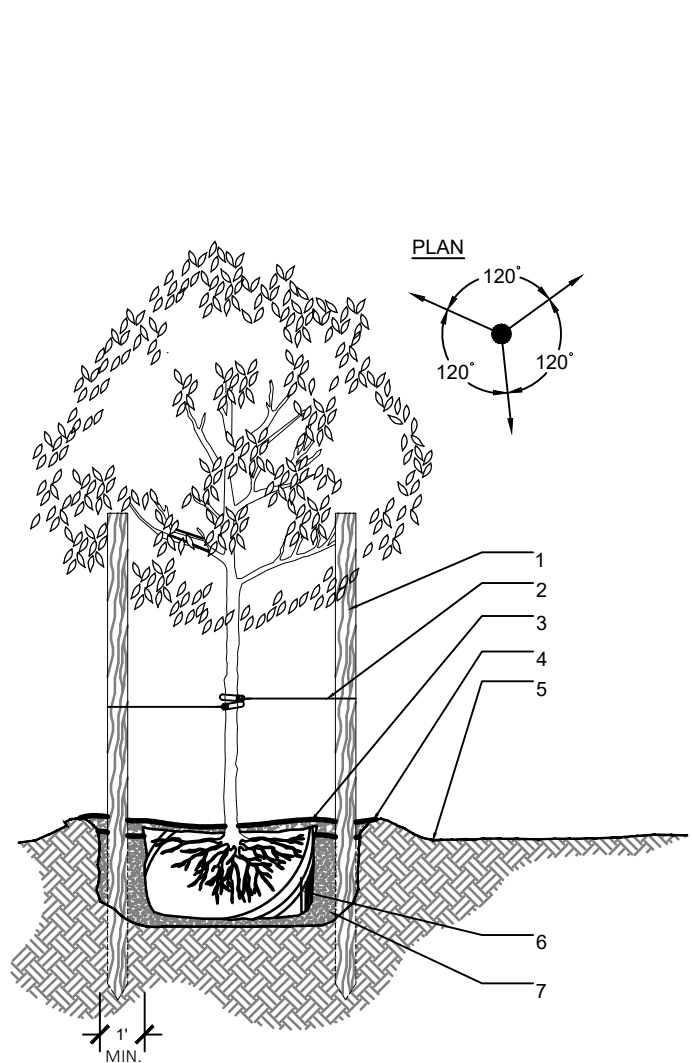
Q#	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES								
1	BU	Bursera simaruba	Gumbo Limbo	High	yes	16' ht. - 5" caliper, 6' CT	FG	as shown
10	CA	Caesalpinia grandifolia	Bridalveil Tree	Medium	no	14' ht. Std. - 3" caliper, 6' CT	FG	as shown
12	CE	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. - 4" caliper, 6' CT	FG	as shown
2	CH	Chrysophyllum oliviforme	Saffin Leaf	High	yes	16' ht. x 6' spr. 3.5" caliper, 6' CT	FG	as shown
21	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht. Std. - 3" caliper	65 gal.	as shown
34	IC	Ilex cassine	Dahoon Holly	Medium	yes	12' ht. 3" Cal. Std.	65 gal.	as shown
11	MY	Myrcianthes fragrans	Simpson's Stopper	High	yes	12' x 5' spr. 2" DBH Std.	FG	as shown
20	QV	Quercus virginiana	Live Oak	High	yes	16' ht. 4" Caliper, 6' CT	FG	as shown
PALMS								
4	PHX	Phoenix sylvestris	Silvester Date Palm	High	naturalized	CT 12' Heavy/ Straight trunk - Match	FG	as shown
8	REX	Roystonea regia	Royal Palm	Medium	yes	CT 14' Heavy/ Straight trunk - Match	FG	as shown
3	VMX-1	Veitchia montgomeryana	Montgomery Palm	Medium	no	12' O.A./Single-Full head	FG	as shown
14	VMX-2	Veitchia montgomeryana	Montgomery Palm	Medium	no	12' O.A./Double-Full head	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
140	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
399	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoloba	Medium	yes	30" O.A.	7 Gal.	30" O.C.
140	COS	Conocarpus erectus 'Sericeus'	Silver Buttonwood	High	yes	30" O.A.	7 Gal.	30" O.C.
152	DII	Dietes iridifolia	African Iris	Medium	no	18" O.A./ Full Clump	1 Gal.	24" O.C.
186	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	naturalized	18" O.A.	3 Gal.	24" O.C.
172	HAM	Hamelia nodosa	Dwarf Firebush	Medium	yes	24" ht x 24" spr.	3 Gal.	36" O.C.
533	ILX	Ilex vomitoria 'Schilling's Dwarf'	Dwarf Yaupon Holly	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
62	MUH	Muhlenbergia capillaris	Pink Muhly Grass	High	yes	30" O.A./ Full Clump	3 Gal.	30" O.C.
88	PSL	Psychotria ligustrifolia	Bahama, Dwarf Wild Coffee	Medium	yes	24" ht x 18" spr.	3 Gal.	30" O.C.
68	SRX	Serenoa repens	Saw Palmetto	High	yes	24" O.A./ Full Clump	7 Gal.	42" O.C.
168	TRA	Trachelospermum asiaticum	Asiatic Jasmine	High	no	10" O.A. Full	1 Gal.	15" O.C.
51	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
315	ZAP	Zamia pumila	Coastal	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
SOD								
11060	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		
1300	ART	Artificial Turf						

NOTE: Proposed trees to be planted 5' minimum from Water Main

NOTES:

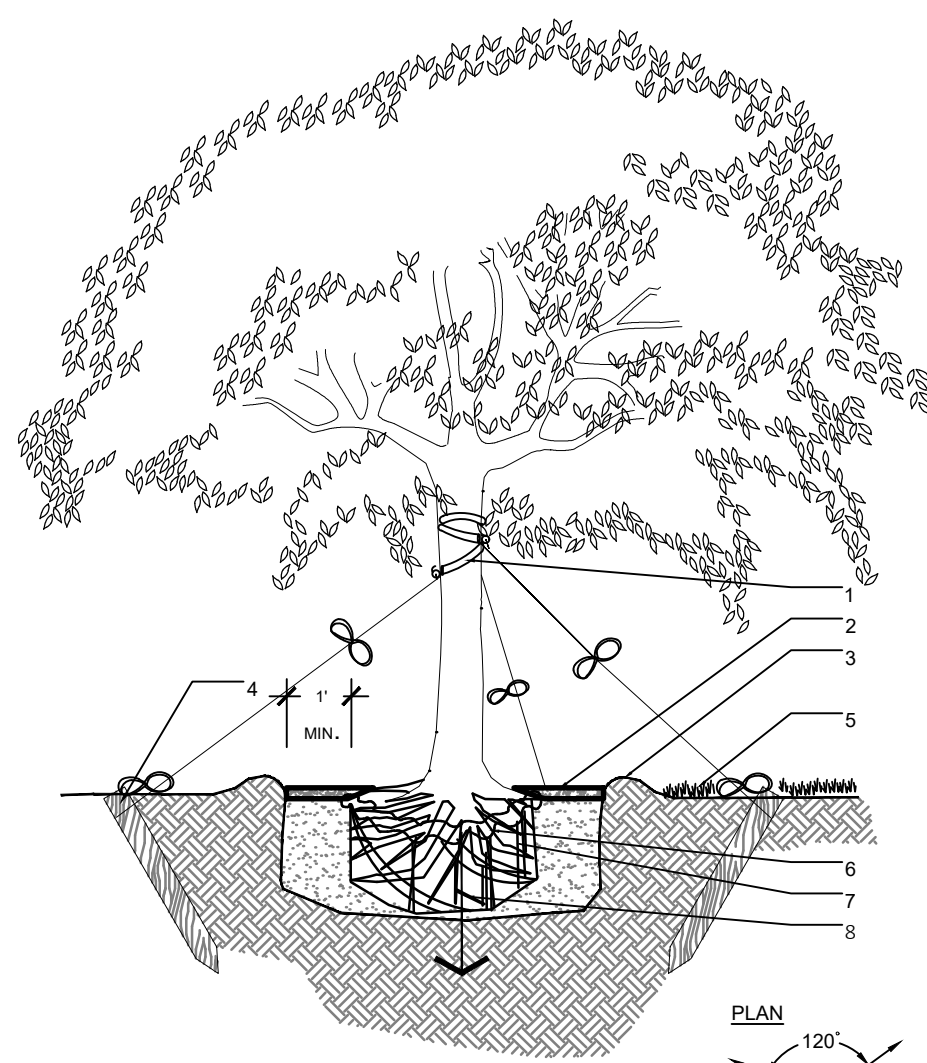
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- ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A FULLY AUTOMATICALLY OPERATED IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS. THIS SYSTEM SHOULD HAVE RAIN SENSOR AND SHOULD AUTOMATICALLY SHUT OFF WHEN RAINING.
- WITHIN VISIBILITY TRIANGLES, LANDSCAPE SHALL BE MAINTAIN TO PROVIDE CLEAR VISIBILITY WITHOUT OBSTRUCTION FROM AN AREA BETWEEN THIRTY (30) INCHES AND EIGHT (8) FEET ABOVE AVERAGE ELEVATION OF THE INTERSECTION.





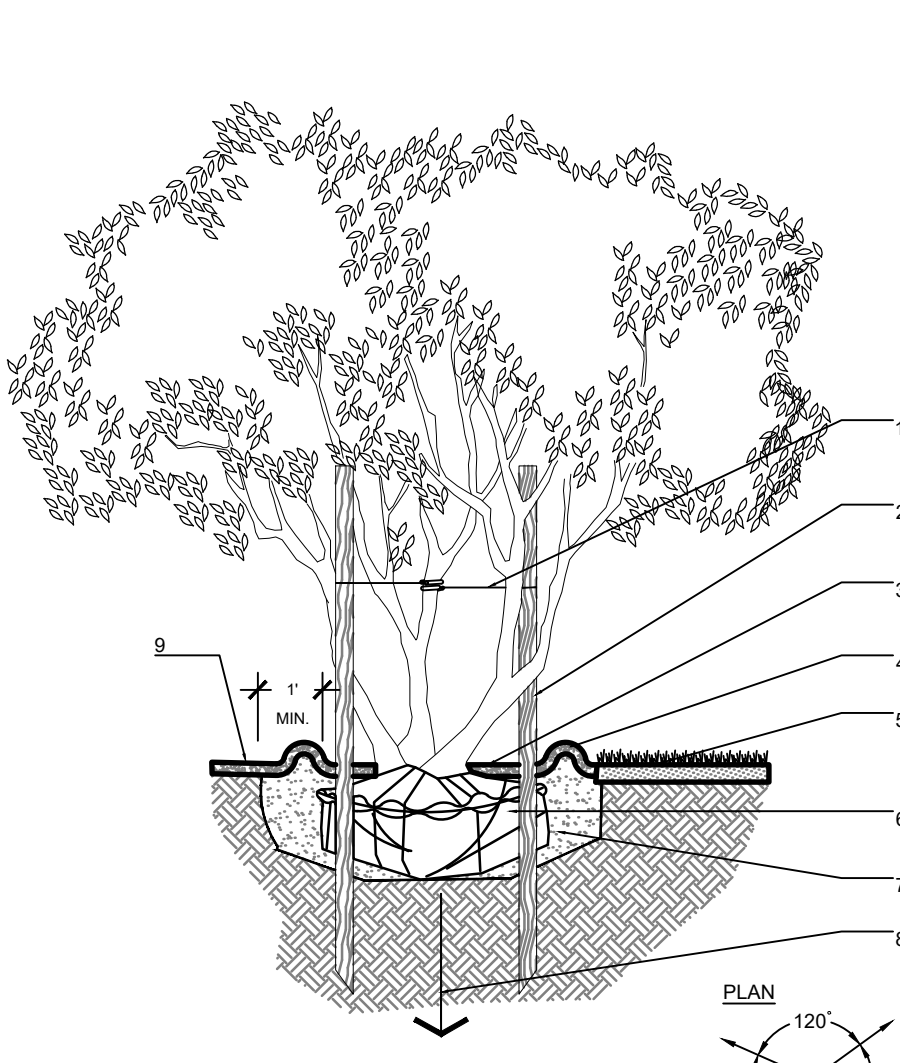
- LEGEND
1. THREE 2"x4" STAKES SPACE EVENLY AROUND TREE
 2. PAINTED BROWN
 3. #10 GALV. WIRE
 4. 2" MINIMUM OF MULCH AS SPECIFIED
 5. 2" MINIMUM OF MULCH AS SPECIFIED
 6. SOIL BERM TO HOLD WATER
 7. FINISHED GRADE (SEE GRADING PLAN)
 8. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 9. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.

1 SMALL TREE SECTION D_XXXX-01.DWG SCALE: N.T.S.



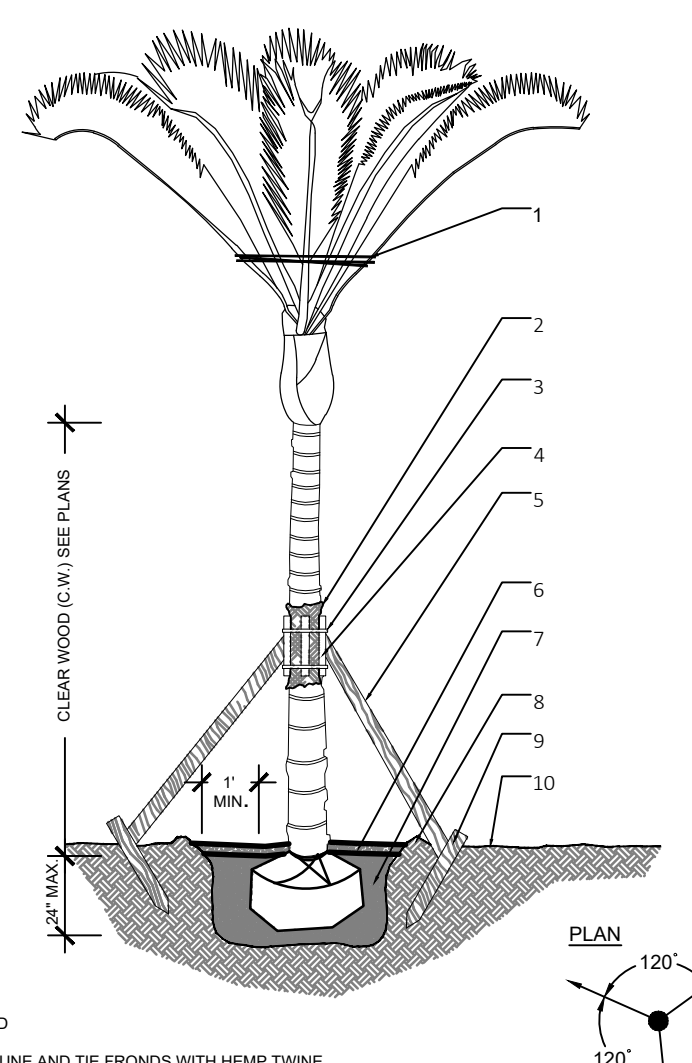
- LEGEND
1. 2" NYLON STRAPPING WRUBBER HOSE WRAPPED 360 AROUND TRUNK BEFORE TYING WRAP @ LATERAL BRANCH
 2. 3" MULCH AS SPECIFIED MIN. 24" FROM TRUNK
 3. 2" MINIMUM OF MULCH AS SPECIFIED
 4. 2"x4" STAKES BURIED 3" BELOW FINISHED GRADE
 5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
 6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
 8. AUGER PER SPEC FOR PERCOLATION
 9. AUGER PER SPEC FOR PERCOLATION

2 LARGE TREE SECTION D_XXXX-02.DWG SCALE: N.T.S.



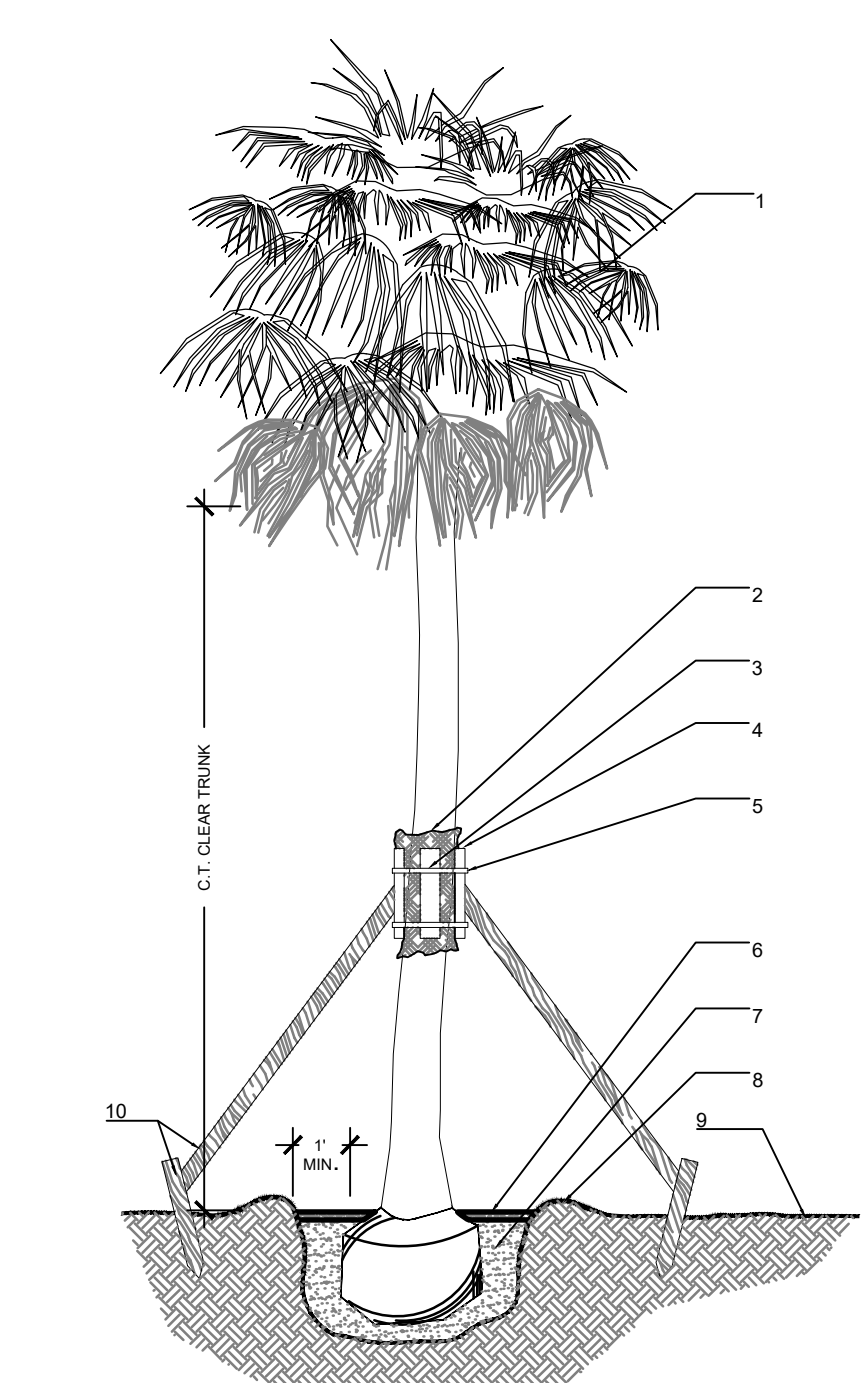
- LEGEND
1. 2" NYLON STRAPPING
 2. THREE 2"x4" STAKES
 3. 3" MULCH AS SPECIFIED
 4. SOIL BERM TO HOLD WATER
 5. FINISHED GRADE - SOD CONDITION (SEE GRADING PLAN)
 6. B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
 8. AUGER PER SPEC FOR PERCOLATION
 9. MULCH CONTINUES - SHRUB BED CONDITION
 10. FINISH GRADE

3 MULTI-TRUNK TREE SECTION D_XXXX-03.DWG SCALE: N.T.S.



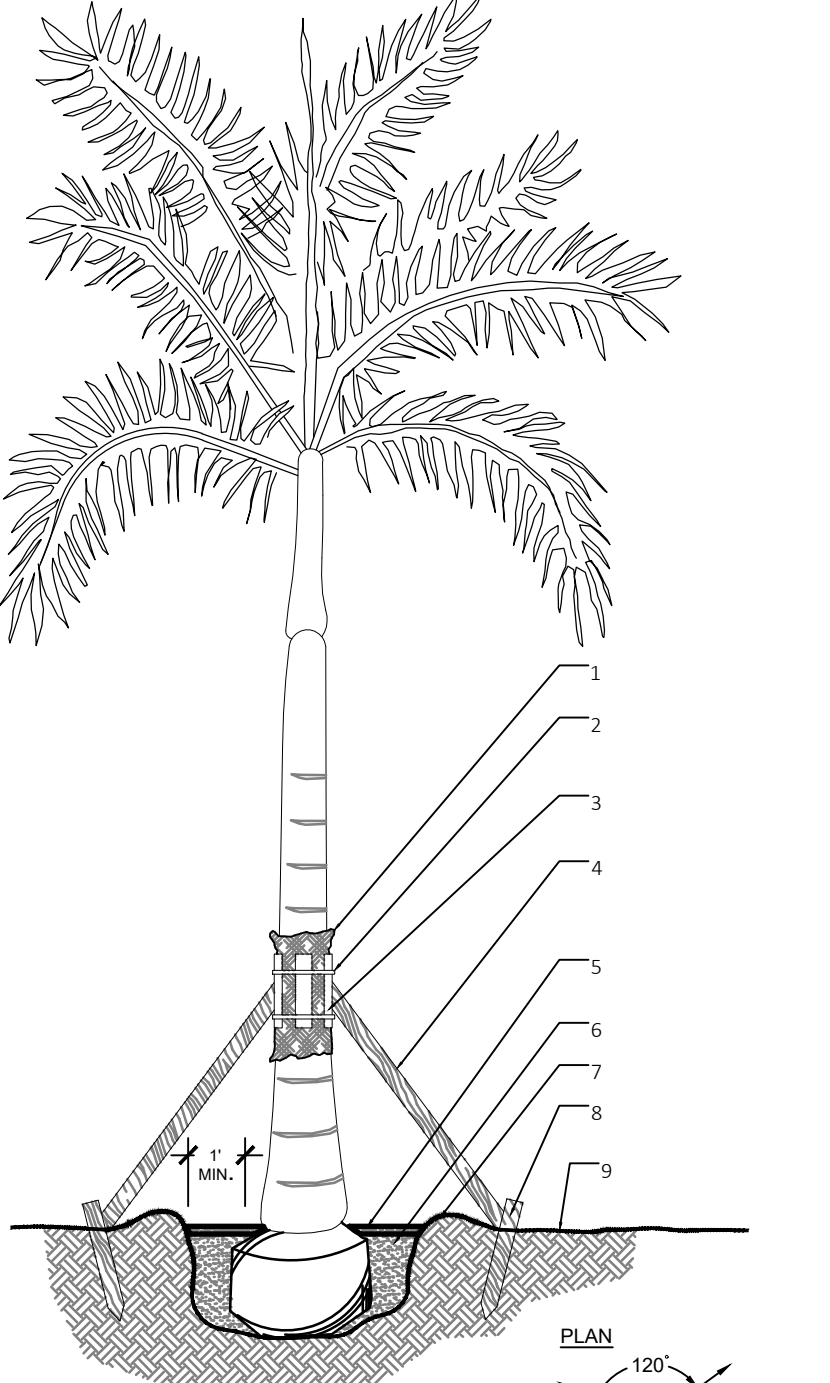
- LEGEND
1. PRUNE AND TIE FRONDS WITH HEMP TWINE
 2. TWO LAYERS OF BURLAP TO PROTECT TRUNK
 3. TWO STEEL BANDS TO SECURE B&B
 4. THREE 2" X 4" X 18" WOOD BATTONS
 5. 3" MIN. MULCH - SEE SPECIFICATIONS
 6. 2" MIN. MULCH - SEE SPECIFICATIONS
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
 8. BERM SOIL TO HOLD WATER
 9. 2" X 4" X 18" WOOD STAKES
 10. FINISH GRADE

4 SMALL PALM SECTION D_XXXX-04.DWG SCALE: N.T.S.



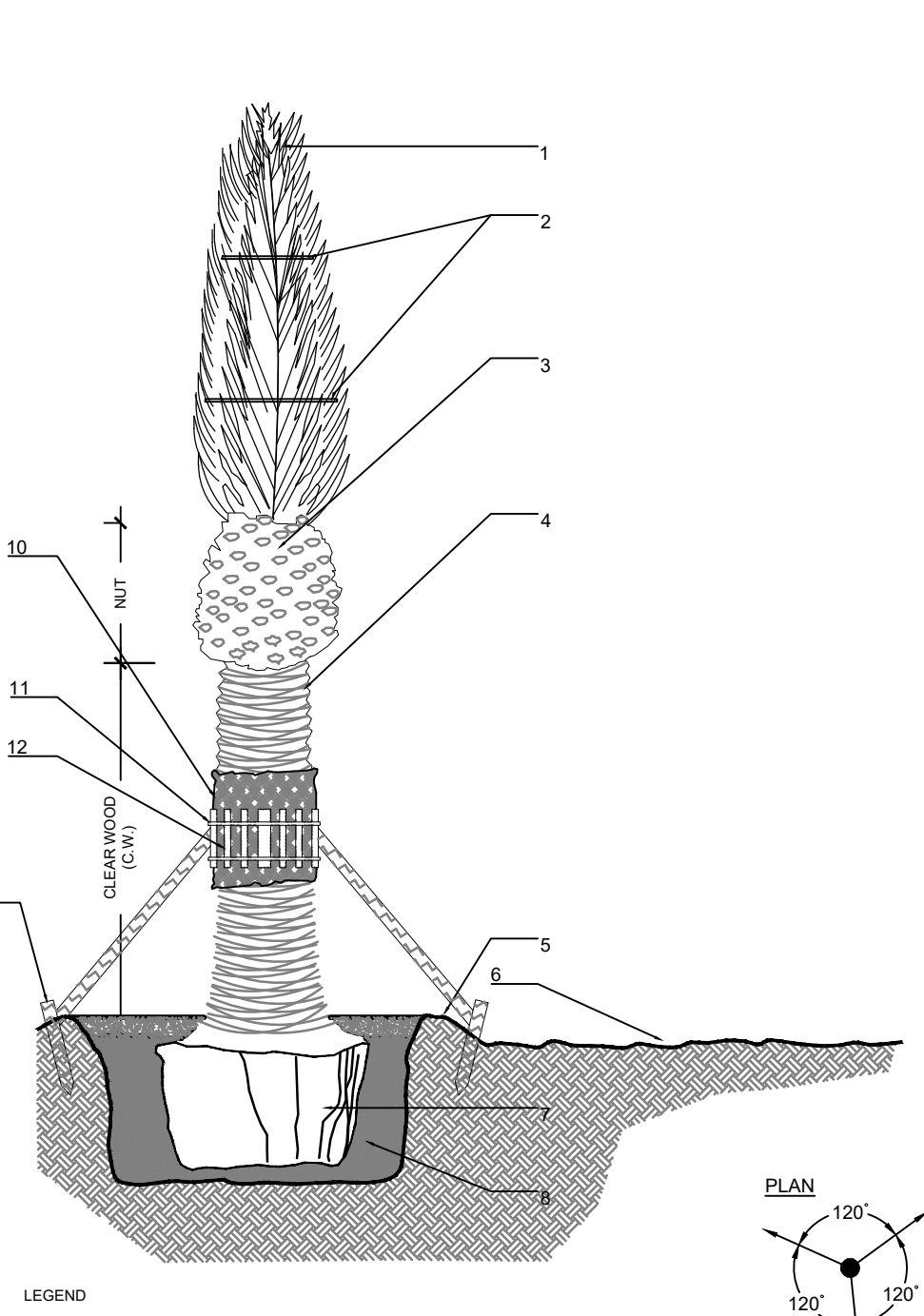
- LEGEND
1. PRUNE AND TIE FRONDS WITH HEMP TWINE. (WASHINGTONIA PALMS REMOVE PER SPEC. HURRICANE CUT SABAL PALMS)
 2. TWO LAYERS OF BURLAP TO PROTECT TRUNK
 3. TWO STEEL BANDS TO SECURE B&B
 4. SIX 2" X 4" X 18" WOOD BATTONS PAINTED BROWN
 5. 3" MIN. MULCH - SEE SPECIFICATIONS
 6. 2" MIN. MULCH - SEE SPECIFICATIONS
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
 8. BERM SOIL TO HOLD WATER FINISH GRADE
 9. FINISH GRADE
 10. 2" X 4" WOOD STAKES

5 SABAL PALM SECTION D_XXX_14.DWG SCALE: N.T.S.



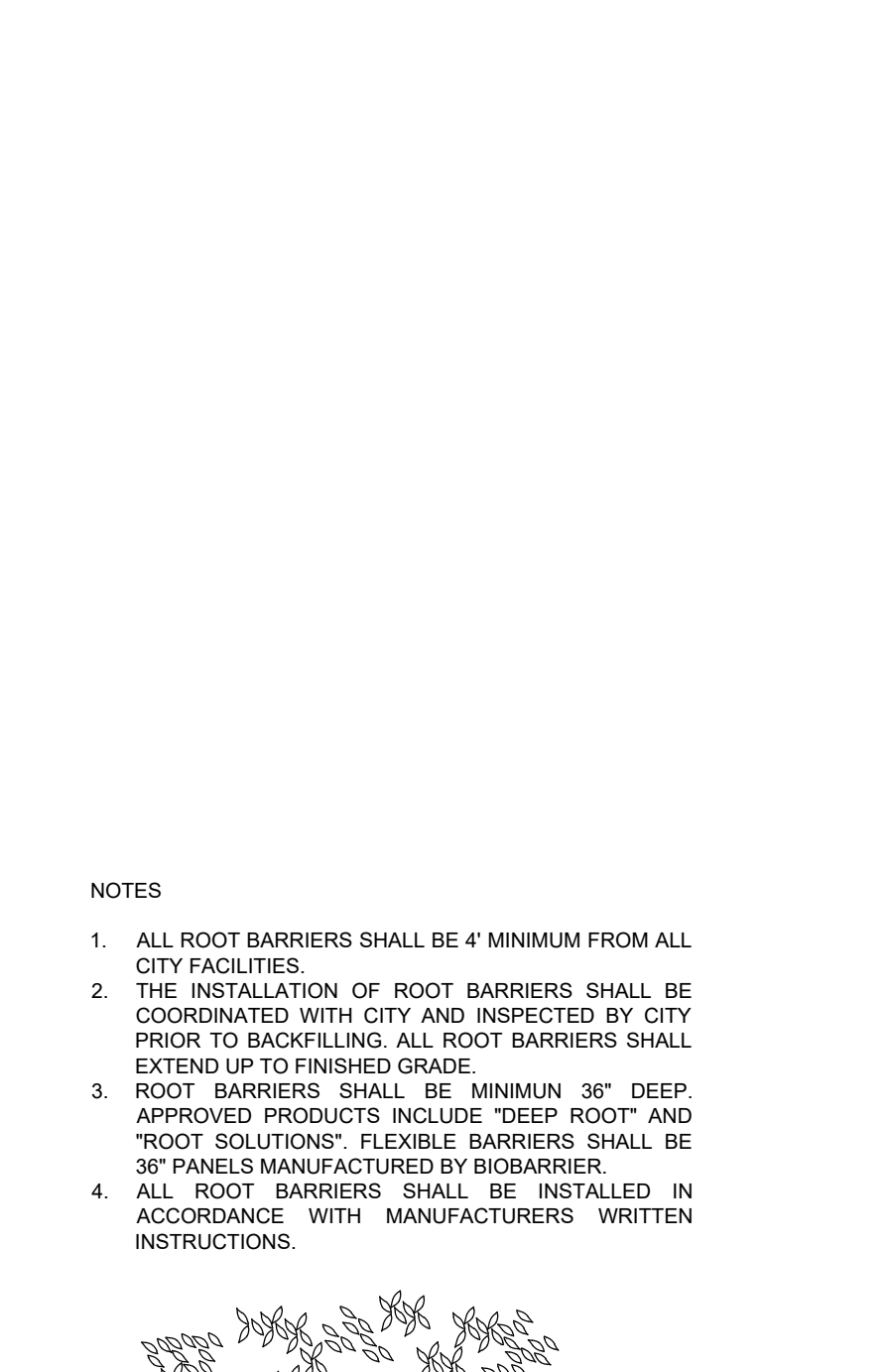
- LEGEND
1. TWO LAYERS OF BURLAP TO PROTECT TRUNK
 2. TWO STEEL BANDS TO SECURE B&B
 3. THREE 2" X 4" X 18" WOOD BATTONS
 4. 3" X 4" LUMBER POLE BRACES. NAIL, DRILL AND NAIL IF NECESSARY TO BATTONS A 2" X 4" STAKES. FLAG AT MIDPOINT
 5. 3" MIN. MULCH - SEE SPECIFICATIONS
 6. FINISHED GRADE
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED. PALMS SHALL BE PLANTED WITH THE TOP OF ROOTBALL AT FINISHED GRADE
 8. BERM SOIL TO HOLD WATER
 9. 2" X 4" X 18" WOOD STAKES
 10. FINISH GRADE

6 ROYAL PALM SECTION D_XXXX_6.DWG SCALE: N.T.S.



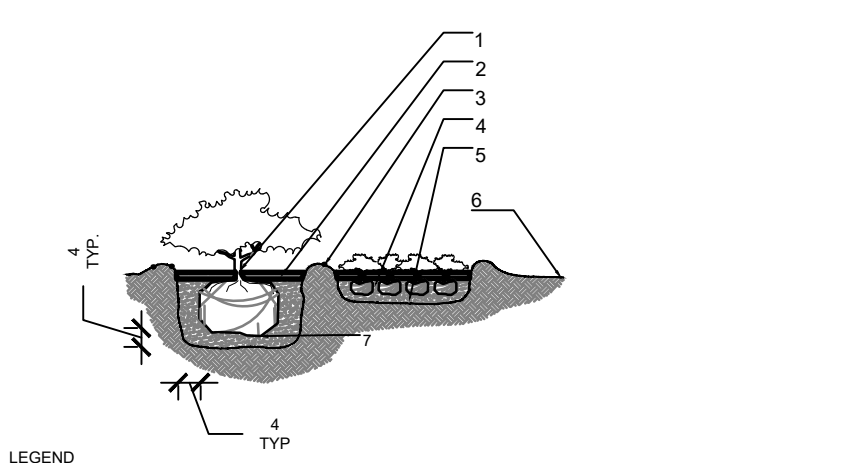
- LEGEND
1. DO NOT PRUNE FROND LENGTHS REMOVE ONLY DEAD FRONDS
 2. TIE FRONDS WITH HEMP TWINE DO NOT CUT HEAD OPEN WITHOUT LANDSCAPE ARCHITECT APPROVAL
 3. SPIN ROD WITH APPROVED PRODUCTS PER SCHEDULE (SEE SPECIFICATIONS)
 4. TRUNKS TO BE FREE OF DAMAGE (IE. CHAIN MARKS, BURNS, GOUGES, ETC.) AND HAVE INFO DATA
 5. SOIL BERM TO HOLD WATER
 6. FINISHED GRADE
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
 8. 2" X 4" X 30" WOOD STAKES
 9. BERM SOIL TO HOLD WATER
 10. 2" X 4" X 30" WOOD STAKES
 11. FINISH GRADE
 12. 4" X 4" WOOD BRACES. NAIL TO BATTONS AND FLAG AT MIDPOINT USE 3 @ 120 FOR ROK-1, 4 @ 90 FOR ROK-2 AND ROK-5.

7 DATE PALM SECTION C 7.DWG SCALE: N.T.S.



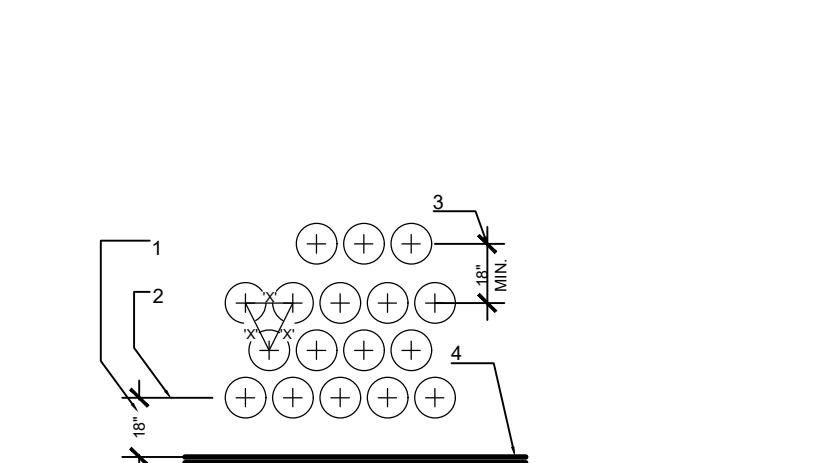
- LEGEND
1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOULDING UP TO THE TOP OF ROOT BALL
 2. 3" MINIMUM OF MULCH
 3. SOIL BERM TO HOLD WATER
 4. MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
 5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
 6. FINISHED GRADE (SEE GRADING PLAN)
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
 8. BERM SOIL TO HOLD WATER FINISH GRADE
 9. FINISH GRADE
 10. 2" X 4" WOOD STAKES

8 SHRUBS AND GROUNCOVERS D_XXXX_8.DWG SCALE: N.T.S.



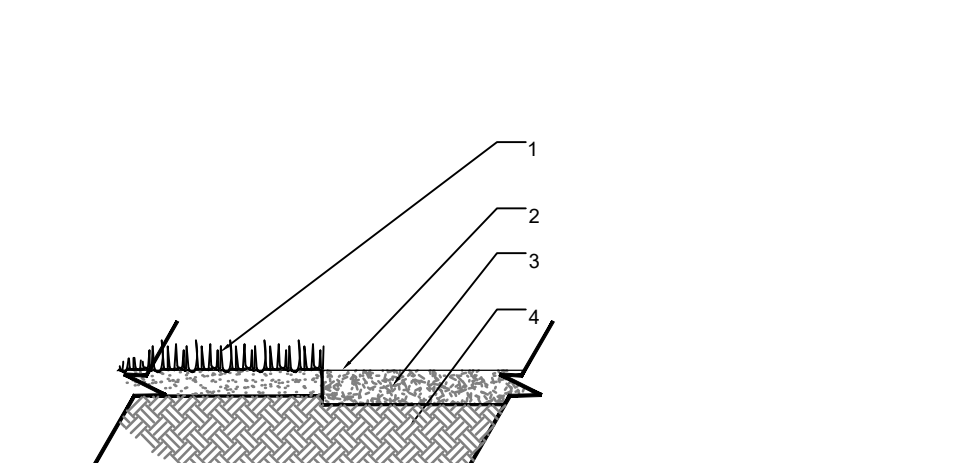
- LEGEND
1. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOULDING UP TO THE TOP OF ROOT BALL
 2. 3" MINIMUM OF MULCH
 3. SOIL BERM TO HOLD WATER
 4. MINIMUM DEPTH OF 12" PLANTING SOIL FOR GROUNDCOVER BED
 5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED
 6. FINISHED GRADE (SEE GRADING PLAN)
 7. PLANTING PIT SHALL BE A MINIMUM OF 2 TIMES SIZE OF ROOTBALL. PREPARED PLANTING SOIL AS SPECIFIED.
 8. BERM SOIL TO HOLD WATER FINISH GRADE
 9. FINISH GRADE
 10. 2" X 4" WOOD STAKES

9 TYPICAL PLANT SPACING D_XXXX_9.DWG SCALE: N.T.S.



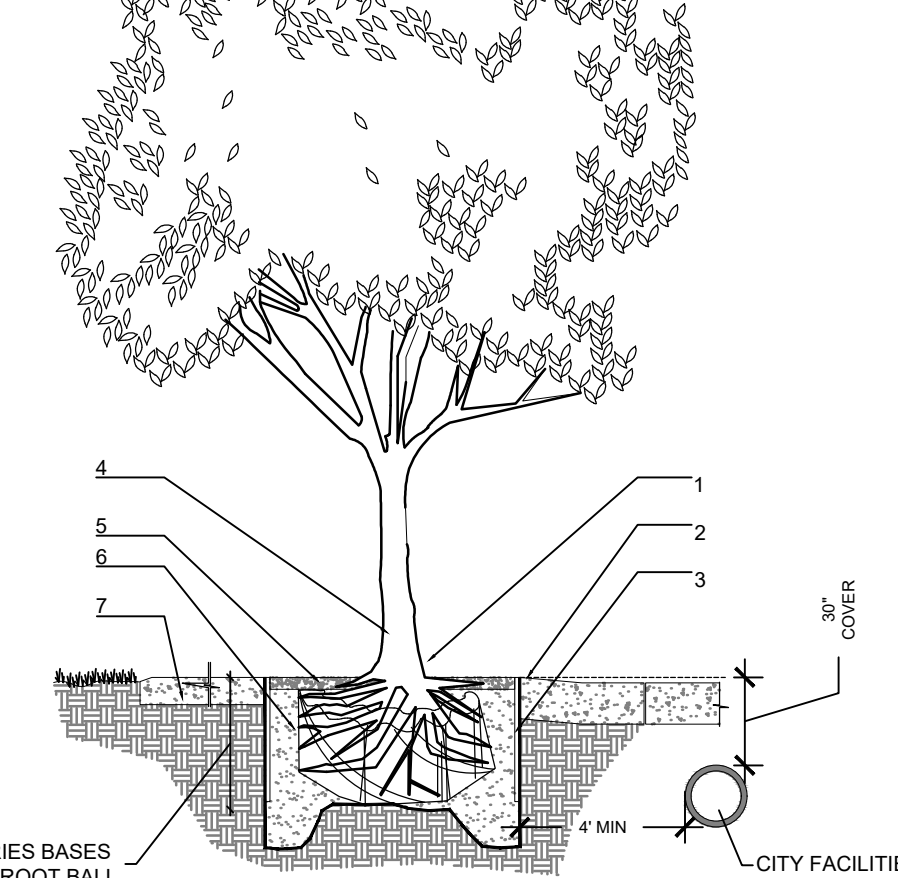
- LEGEND
1. SOD (PROVIDE CLEAN, SMOOTH EDGE BETWEEN SOD AND MULCHED AREAS)
 2. 3" MULCH (SEE SPECIFICATIONS)
 3. COMPLETELY REMOVE EXISTING SOD AS REQUIRED. PRIOR TO PLACING MULCH
 4. PLANTING SOIL (FINE RAKED AND FREE OF WEEDS AND OTHER DELETERIOUS MATERIALS. SEE SPECIFICATIONS)

10 MULCH SECTION D_XXXX_10.DWG SCALE: N.T.S.



- LEGEND
1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
 2. SIDEWALK OR PAVERS
 3. 18" ROOT BARRIER. EXTEND A MINIMUM 6" IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES
 4. CENTER TREE IN PLANTER OPENING.
 5. MULCH
 6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL
 7. CONCRETE SIDEWALK

11 ROOT BARRIER INSTALLATION d-2011-Root barrier.dwg SCALE: N.T.S.



- LEGEND
1. SET ROOT-TRUNK COLLAR FLUSH 1" ABOVE FINISHED GRADE.
 2. SIDEWALK OR PAVERS
 3. 18" ROOT BARRIER. EXTEND A MINIMUM 6" IN BOTH DIRECTION FROM THE CENTERLINE OF THE TREES
 4. CENTER TREE IN PLANTER OPENING.
 5. MULCH
 6. BACKFILL WITH TOPSOIL OR AMENDED TOPSOIL
 7. CONCRETE SIDEWALK

12 ROOT BARRIER INSTALLATION d-2011-Root barrier.dwg SCALE: N.T.S.

General Notes:

1. All plants noted for removal shall be removed and properly disposed off-site at Landscape Contractor's expense unless otherwise noted. Any and all the trees/palms to be removed shall require proper permitting and documentation of size, specie and condition.
2. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and most avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
3. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
4. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
5. Plants shall meet size, container, and spacing specifications. Plant size shall take precedence over container size. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
6. The plant list is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list, the plan shall take precedence over the plant list.
7. All planting beds shall be excavated to a minimum depth of twelve (12") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
8. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches to thirty six (36) inches depending on code requirements.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a minimum 2" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
13. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
14. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
15. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications unless otherwise noted.
16. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
17. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
18. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
19. The Landscape Contractor shall guarantee, in writing, plant survivability. All landscape including shrubs and groundcovers shall be guaranteed for one year after final landscape inspection.
20. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
21. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
22. Existing sod shall be removed as necessary to accommodate new plantings
23. All existing trees on site shall be protected from damage during construction. See existing tree protection fence detail.
24. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
25. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
26. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA.
27. All trees installed within the right-of-way, less than 15 from a road right-of-way, sidewalks or public infrastructure shall utilize a root barrier system.

Sunshine
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Know what's below.
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SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2208 NE 26TH STREET, #1
FORT LAUDERDALE, FL 33306 USA
TEL: 954.533.8299
www.amlandscape.com
LIC2600088

Rev	Date	Description	By
1	04/09/21	Site Plan Review Comments from 03/18/2021	AEM/GMP
2			
3			
4			
5			
6			

LANDSCAPE DETAILS & GENERAL NOTES

DECO GREEN
1715 North Dixie Highway,
Lake Worth, FL 33460

Project Name:

Date: January 14, 2021
Scale: N.T.S.
Drawn By: AEM/GMP
Approved By: AEM
Project No: 1.200111

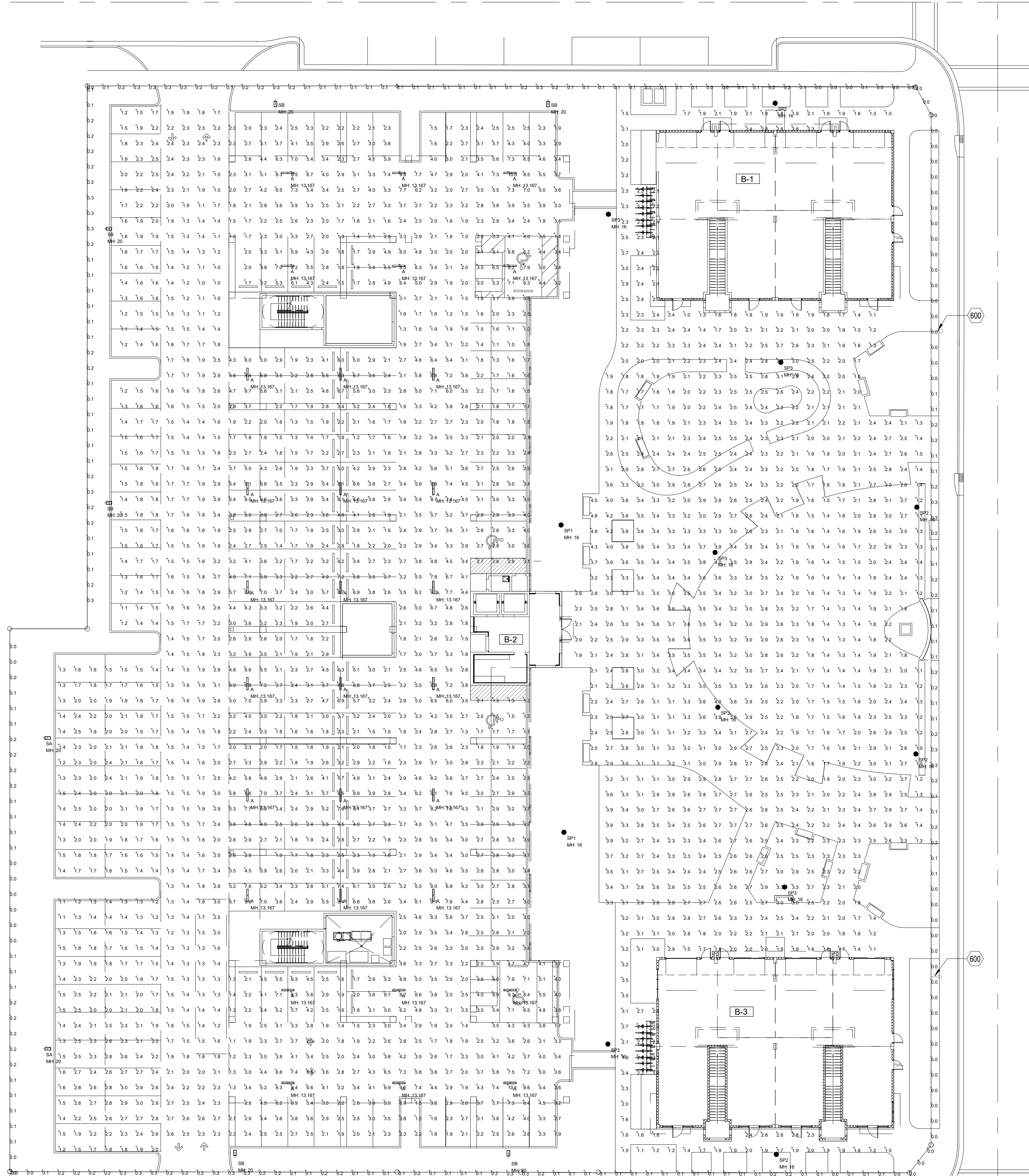
Sheet Number:
L-05



1

PHOTOMETRIC SITE PLAN

1" = 20'-0"

2
E400
A TYPE LUMINAIRE
NOT TO SCALE

RAZAR

3
E400
SA & SB TYPES LUMINAIRE
NOT TO SCALE5
E400
EXISTING POLE AND FIXTURE
NOT TO SCALE

RZR-PTY PLED

4
E400
SP1, SP2 & SP3 TYPES LUMINAIRE
NOT TO SCALE

SITE LIGHTING NOTES:

1. THE SITE LIGHTING SHOWN HAS BEEN DESIGNED WITH A COMPUTERIZED POINT BY POINT PHOTOMETRIC LAYOUT.
2. SITE LIGHTING SHALL BE INSTALLED AS SPECIFIED ON THIS DRAWING. NO FIXTURE SUBSTITUTION WILL BE ACCEPTED BY THIS OFFICE. THIS WILL BE ENABLE LIGHTING CERTIFICATION LETTER TO BE DONE BY OUR OFFICE.
3. IF ANY SITE LIGHTING SUBSTITUTION IS MADE, CERTIFICATION LETTER & TEST FOR LIGHTING SHALL BE SIGNED & SEALED BY AN INDEPENDENT PROFESSIONAL ENGINEER.
4. THE POLE MANUFACTURER SHALL SUPPLY ANY REQ'D CERTIFICATION FOR THE RECOMMENDED BURIAL DEPTH TO COMPLY WITH FLORIDA BUILDING CODE REQUIREMENTS.
5. SOIL SHALL BE TESTED AND IF REQUIRED A CONCRETE FOOTING SHALL BE DONE FOR THE POLE.

KEYNOTES

600 EXISTING ROADWAY STREET LIGHT POLE TO REMAIN. REFER TO THE IMAGE 5 ON THIS SHEET FOR FURTHER INFORMATION.



THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION

6810 Lyons Technology Circle, Suite 185, Coconut Creek FL 33073
P (954) 428-1618 F (954) 428-4416

P.M.: FWG
DRAWN BY: JVS
PROJECT NO.: 221001

NO.	REVISION	DATE	ENTITLEMENT PACKAGE	PAZ COMMENTS
01	ENTITLEMENT PACKAGE	01/14/21		
02	PAZ COMMENTS	04/09/21		

ENTITLEMENT
PACKAGE

PHOTOMETRIC SITE PLAN

DECO GREEN, LLC
LAKE WORTH, FLORIDA
OAG INVESTMENT 5 LLC

SCALE: AS NOTED
DATE: 01/14/2021



980 N. Federal Highway
Suite 110
Boca Raton, FL 33432
TEL: (561) 368-3611
License No. CA 8818
www.formicaengineering.com

E400

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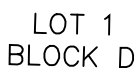
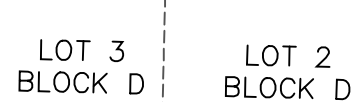
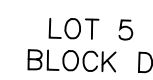
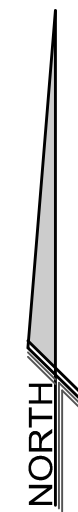
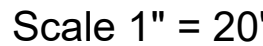
Luminaire Schedule							
Project: DECO GREEN - SITE, REV 3 PALM BEACH COUNTY, FL 01/12/2021							
Symbol	Qty	Label	Arrangement	Manufacturer	Description	Luminaire Lumens	LLF
	30	A	SINGLE	APOGEE TRANSLITE	CD36-4-35-S-xx-xx MH SURFACE MOUNT A.F.F.	3810	0.855
	2	SA	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-AMPLED-4-FT-48LED-700mANWHS-PLED MH POLE MOUNT A.F.G.	10035	0.855
	6	SB	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-AMPLED-8-48LED-700mANWHS-PLED MH POLE MOUNT A.F.G.	5276	0.855
	2	SP1	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PTYPLED-VSQ-W80LED-700mANW MH POST TOP MOUNT A.F.G.	23643	0.855
	4	SP2	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PTYPLED-W80LED-350mANWHS-PLED MH POST TOP MOUNT A.F.G.	4836	0.855
	6	SP3	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZR-PTYPLED-VSQ-W80LED-350mANW MH POST TOP MOUNT A.F.G.	9875	0.855

Calculation Summary							
Project: DECO GREEN - SITE, REV 3 PALM BEACH COUNTY, FL 01/12/2021							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DOG PARK, PLAZA EVENT, KIDS PLAYGROUND & BUILDING PERIMETER	Illuminance	Fc	2.43	4.8	1.0	2.43	4.80
PROPERTY LINE BOTTOM (8' above grade)	Illuminance	Fc	0.15	0.3	0.0	N.A.	N.A.
PROPERTY LINE LEFT (8' above grade)	Illuminance	Fc	0.13	0.3	0.0	N.A.	N.A.
PROPERTY LINE RIGHT (8' above grade)	Illuminance	Fc	0.07	0.3	0.0	N.A.	N.A.
PROPERTY LINE TOP (8' above grade)	Illuminance	Fc	0.12	0.3	0.0	N.A.	N.A.
COVERED PARKING AREA	Illuminance	Fc	3.72	10.1	1.0	3.72	10.10
OPEN PARKING AREA	Illuminance	Fc	1.98	4.3	1.0	1.98	4.30

PERMIT SET

01/14/2021

GENERAL DISCLAIMER:
ANY DESIGN CHANGES TO THE SYSTEM COVERED BY THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER WHO PREPARED THESE PLANS, WILL NULL AND VOID THESE PLANS AND THE REVISED INSTALLATION. IN ADDITION, ALL EXPENSES ASSOCIATED WITH RETURNING THE SYSTEM TO ITS ORIGINAL DESIGN WILL BE THE RESPONSIBILITY OF THE COMPANY WHICH APPROVED THESE CHANGES. FINAL BID TO INCLUDE PERMIT COMMENTS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N29°02'10"W	10.31'
L2	N01°20'56"E	9.00'
L3	N88°34'12"W	2.50'
L4	S88°34'19"E	2.50'
L5	N01°20'56"E	9.00'
L6	S37°54'15"W	11.39'

CERTIFIED TO: OAG Investment 5 LLC, a Florida limited liability company; Marro Law, P.A.; Old Republic National Title Insurance Company
PROPERTY ADDRESS: 1715 North Dixie Hwy, Lake Worth, FL 33460
FLOOD ZONE: X (FIRM 120213-12099C05936F 10/05/2017)
DESCRIPTION:

Parcel 1:
Lots 1, 2 and 3, Block "D", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25
Public Records of Palm Beach County, Florida.

Parcel 2:
The East 110 feet of Lot 1, Block "E", Lake Worth Heights, according to the Plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

LESS from Parcels 1 and 2, that parcel described in the Stipulated Order of Taking in O.R. Book 9279, Page 1919, Public Records of Palm Beach County, Florida, more particularly described as follows:

A portion of Lot 1, Block E, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence South 89°55'17" East along the Southerly boundary line of said Lot 1, a distance of 165.50 feet to the POINT OF BEGINNING; thence continue South 89°55'17" East along said Southerly boundary line, a distance of 7.00 feet to a point on the Westerly Existing Right of way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence North 00°00'02" West along said Westerly Existing Right of way line and said parallel line, a distance of 9.00 feet; thence South 37°54'15" West, a distance of 11.39 feet to the POINT OF BEGINNING.

AND

A portion of Lot 1, Block D, Lake Worth Heights, as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida, lying in Section 16, Township 44 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence South 89°55'10" East along the Northernly boundary line of said Lot 1, a distance of 167.50 feet to the POINT OF BEGINNING; thence continue South 89°55'10" East along said Northernly boundary line, a distance of 5.00 feet to a point on the Westerly Existing Right of Way line for State Road 805 (Dixie Highway), said point being on a line 2.50 feet Westerly of and parallel with the Easterly boundary line of said Lot 1; thence South 00°00'02" East along said Westerly Existing Right of Way line and said parallel line, a distance of 9.00 feet; thence North 29°02'10" West, a distance of 10.31 feet to the POINT OF BEGINNING.

Parcel 3:
The West 40 feet of Lot 1 and all of Lot 2, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 4:
Lot 3, and the East Half (E ½) of Lot 4, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

Parcel 5:
The East 25 feet of the West 65 feet of Lot 1, Block E, Lake Worth Heights, according to the plat thereof as recorded in Plat Book 7, Page 25, Public Records of Palm Beach County, Florida.

TOTAL AREA AS DESCRIBED ABOVE = 100,791 SQUARE FEET (2.314 ACRES)

REVISIONS:

BOUNDARY AND TOPOGRAPHIC SURVEY

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

CRD. FILE	Y201078-A
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LEGEND

CALC.	→ CALCULATED	(P)	→ PAVES	P.I.	→ POINT OF INTERSECTION	ASPHALT PAVEMENT
C.B.S.	→ CONCRETE BLOCK STRUCTURE	R	→ RADIUS	P.O.C.	→ POINT OF COMMENCEMENT	
CONC.	→ CONCRETE	RTA	→ CENTRAL "DELTA" ANGLE	P.O.B.	→ POINT OF BEGINNING	→ CONCRETE PAVEMENT
CONC.	→ CONCRETE	R/L	→ RADIUS LENGTH	R/W	→ RIGHT OF WAY	
D	→ DRAINAGE	R/O.B.	→ ROAD BEARING	→	→ CHAIN LINE	→ PAVEMENT FLATWORK
DELTA	→ DELTA	S/V	→ NATIONAL, SEC'TE VERTICAL, DATA	→	→ WOOD FENCE	
P.E.	→ POOL EQUIPMENT	O.R.B.	→ OFFICIAL RECORD BOOK	→	→ METAL FENCE	→ WATER POWER POLE
ELEV.	→ FINISHED FLOOR ELEVATION	P.B.	→ POINT OF BEGINNING	→	→ CURBLINE	→ WOOD MASTER
ELEV.	→ ELEVATION	P.C.	→ POINT OF CURVATURE	→	→ EASEMENT	→ FIRE HYDRANT
(B.R.)	→ BEARING REFERENCE	P.T.	→ POINT OF TANGENCY	→	→ COVERED	→ CATCH BASIN
(B.R.)	→ BEARING REFERENCE	P.R.C.	→ POINT OF REVERSE CURVATURE	→	→ CHORD LINE	
(M)	→ MEASURED	P.C.C.	→ POINT OF COMPOUND CURVATURE	→	→ LOT LINE	→ SANITARY MANHOLE

SURVEY NOTES:

- 1.) Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- 2.) Elevations shown hereon are based on North Atlantic Vertical Datum of 1988 (NAVD 88).
 - a) Originating benchmark = Leica Global Positioning System.
 - b) $\times \frac{00.00}{\text{}} = \text{existing elevation}$
- 3.) All bearings and distances shown hereon are plat and measured unless otherwise noted.
- 4.) This firm's "Certificate of Authorization" number is "LB 6838".

SCALE: 1" = 20'

[illegible]

DRAWN BY: PICARD

FIELD WK: M.M. / B

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PREV.	Y010390
JOB NO'S	Y400051

JOB NOS. Y180054
Y180420

JOB NO. Y201070

JOB NO. 1201078