

**For Staff Use Only**

<b>City of Riviera Beach</b>  Community Development Department 600 W. Blue Heron Boulevard Riviera Beach, Florida 33404  Phone: (561) 845-4060 Fax : (561) 845-4038	Date:	Case Number:
	Project Title:	
	Fee Paid:	Notices Mailed:
	1 <sup>st</sup> Hearing:	2 <sup>nd</sup> Hearing:
	Publication Dates (if required)	

**UNIFORM LAND USE APPLICATION**

(Please attach separate sheet of paper for required additional information)  
**Complete appropriate sections of Application and sign.**

<b>APPLICANT</b>	Name of Property Owner(s):	RIVIERA SHORES LLC		
	Mailing Address:	800 NORTH ROAD, BOYNTON BEACH, FL 33435-3238		
	Property Address:	306 EAST BLUE HERON BLD., RIVIERA BEACH		
	Name of Applicant (if other than owner):	SEVEN KINGS HOLDINGS, INC.		
	Home: ( )	- N/A -	Work: (561) 625-9443	Fax: (561) 625-5689
	E-mail Address:	KEN@SKHOLDINGS.COM		

**PLEASE ATTACH LEGAL DESCRIPTION**

<b>PROPERTY</b>	Future Land Use Map Designation:	DOWNTOWN MIXED USE	Current Zoning Classification:	DOWNTOWN - GENERAL (CITY) IHC - PUD: INLET HARBOR CR (CRA)
	Square footage of site:	14,819 SF	Property Control Number (PCN):	56-43-42-28-00-003-0090
	Type and gross area of any existing non residential uses on site:	VACANT SITE		
	Gross area of any proposed structure:	4,500 <sup>±</sup> SF		
	Is there a current or recent use of the property that is/was in violation of City Ordinance? [ ] Yes [X] No	- N/A -		
	If yes, please describe:	- N/A -		
	Have there been any land use applications concerning all or part of this property in the last 18 months? [ ] Yes [X] No	- N/A -		
	Briefly describe use of adjoining property: North:	MARINA GRANDE TOWERS		
	South:	BLUE HERON BLVD BRIDGE & SERVICE ROAD		
	East:	INTRACASTAL WATERWAY		
West:	MARINA GRANDE CONDO PARKING STRUCTURE			

<b>REZONE</b>	Requested Zoning Classification:	NO CHANGE FROM EXISTING ZONING.
	Is the requested zoning classification contiguous with existing?	- N/A -
	Is a Special Exception necessary for your intended use? [ ] Yes [X] No	
	Is a Variance necessary for your intended use? [ ] Yes [X] No	

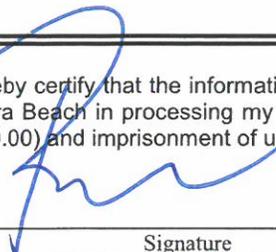
<b>FUTURE LAND USE</b>	Existing Use: <u>VACANT LAND</u>	Proposed Use: <u>RESTAURANT</u>
	Land Use Designation: <u>DOWNTOWN MIXED USE</u>	Requested Land Use: <u>DOWNTOWN MIXED USE</u>
	Adjacent Land Uses: North: <u>RESIDENTIAL (CONDO)</u>	South: <u>BLUE HERON BLVD. BRIDGE / SERVICE ROAD</u>
	East: <u>ICW</u>	West: <u>PARKING GARAGE FOR CONDO BLDG.</u>
	Size of Property Requesting Land Use Change: <u>N/A</u>	

<b>SPECIAL EXCEPTION</b>	Describe the intended use requiring a Special Exception:
	Provide specific LDR ordinance section number and page number:
	How does intended use meet the standards in the Land Development Code?
	Demonstrate that proposed location and site is appropriate for requested use:
	Demonstrate how site and proposed building(s) have been designed so they are compatible with adjacent uses and neighborhoods:
	Demonstrate any landscaping techniques to visually screen use from adjacent uses:
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use:
	Demonstrate how utilities and other service requirements of the use can be met:
	Demonstrate how the impact of traffic generated will be handled:
	On-site:
Off-Site:	
Other:	

<b>VARIANCE</b>	Describe the Variance sought:
	Demonstrate that the Variance is needed to overcome a hardship caused by the unique physical conditions of the site:
	Specify the minimum Variance requirements including: height, lot area, size of structure, size of yard, setback, buffer or open space:
	Other:

SITE PLAN	Describe proposed development: WATERFRONT RESTAURANT
	Demonstrate that proposed use is appropriate to site: HISTORICAL USE OF PROPERTY WAS A FORMER RESTAURANT (CRAB POT)
	Demonstrate how drainage and paving requirement will be met: DRAINAGE WILL BE MET USING EXFILTRATION TRENCH & A PIPED DRAINAGE SYSTEM TO THE FDOT DRAINAGE SYSTEM ON THE SERVICE ROAD. PARKING & DRIVE AISLE AREAS WILL BE PAVED.
	Demonstrate any landscaping techniques to visually screen use from adjacent uses: THE SITE IS ALREADY SCREENED ALONG THE NORTH SIDE (CONDO TOWER) & WEST SIDE (PARKING STRUCTURE) NO SCREENING IS PROPOSED FOR WATERFRONT, & SOUTH SIDE IS SCREENED BY ELEVATED BRIDGE EMBANKMENT.
	Demonstrate what is proposed to reduce the impact of any potential hazards, problems, public nuisances generated by use: PROJECT IS BEING RE-DEVELOPED INTO SAME USE AS PREVIOUSLY ON SITE. TRAFFIC IMPACT WILL BE NO MORE THAN PREVIOUSLY THERE, & IMPROVED PEDESTRIAN/BOATER ACCESS IS ANTICIPATED.
	Demonstrate how utilities and other service requirements of the use can be met: PROPOSED USE MEETS CONCURRENCY.
	Demonstrate how the impact of traffic generated will be handled: On-site: SEE ATTACHED TRAFFIC STATEMENT Off-site:

OTHER	<b>COMMUNICATION TOWER CO-LOCATION REQUIREMENTS:</b>
	<ul style="list-style-type: none"> <li>• Three sets of signed and sealed Construction documents, elevations and all equipment shelters, cabinets, Coax, telephone and power conduits identified. These plans will then be used to obtain the Building Permit.</li> <li>• Antenna manufacture cut sheets including antenna size and shape.</li> <li>• Zoning map of area with site clearly marked.</li> <li>• Photos of existing building or tower and surrounding uses.</li> <li>• Letter of non-interference and FCC compliance from applicant's Radio Frequency Professional.</li> <li>• Map of surrounding carrier existing locations in all directions with type i.e. Guyed, Self-Support, Monopole, Rooftop.</li> <li>• Letter of structural capacity and building code compliance.</li> <li>• Notes on plan or letter demonstrating floor area coverage not in excess of restrictions</li> <li>• Provide Photo Enhancements of proposal.</li> <li>• Statement that proposal is in compliance with Environmental Regulations prior to permit issue.</li> </ul>

<b>Confirmation of Information Accuracy</b>	
I hereby certify that the information on this application is correct. The information included in this application is for use by the City of Riviera Beach in processing my request. False or misleading information may be punishable by a fine of up to five hundred dollars (\$500.00) and imprisonment of up to thirty (30) days and may result in the summary denial of this application.	
 Signature	SEVEN KINGS HOLDINGS, INC. BY: RAYMOND E GRAZIOTTO, PRES.      Oct 3, 2016 Date

**AGENT AUTHORIZATION FORM**

Owner(s) of Record: RIVIERA SHORES LLC, BY ANDREW PODRAY, AMBR

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority personally appeared ANDREW PODRAY

who, being first duly sworn upon oath and personal knowledge say(s) that they are the owner(s) of record of the following described real property:

PCN 56-43-42-28-00-003-0090

the street address of which is: 386 EAST BLUE HERON BLVD., RIVIERA BEACH, FL

and that we hereby appoint:

Name: SEVEN KINGS HOLDINGS, INC & ITS DESIGNEES

Address: 630 MAPLEWOOD DRIVE, SUITE 100  
JUPITER, FL 33458

Telephone: (561) 625-9443

as our authorized agent, to file applications and papers with the City of Riviera Beach, and to represent me (us) at any Hearing regarding my (our) interest.

[Signature] (Seal)  
[Signature] (Seal)  
[Signature] (Seal)

Sworn to and subscribed before me this 29 day of SEPTEMBER, 2016.

[Signature]  
Notary Public



**CRAB POT SITE**  
Riviera Beach, FL

**SITE PLAN APPLICATION NARRATIVE**

The subject site was previously occupied by the Crab Pot, a waterfront restaurant that had been on its site since roughly the middle of the last century. The Crab Pot consisted of about 6,000 square feet, and approximately 14 on-site parking spaces with the balance of any parking historically derived from parking under the adjacent Blue Heron Blvd. bridge and along the service road.

Due in part to the significant damage arising from the 2004 / 2005 hurricane season, the Crab Pot was demolished in 2005, with the then-intent of constructing Inlet Tower, what was to be a 20-story residential condominium building (1 unit per floor). However, with the downturn in the economy and the condominium market collapse the proposed plan proved unfeasible and was abandoned. The site remains currently vacant.

The property is currently owned by Riviera Shores LLC. The Applicant is Seven Kings Holdings, Inc., who has a long term lease with the landowner.

The site itself is comprised of a total of 14,819 square feet (0.34 acres) of land, located in Flood Zone A7, with a minimum elevation of 8' NGVD resulting in a regulatory mandated finish floor elevation of 9' NGVD. Current Land Use / Zoning on the property Downtown Mixed Use / Downtown – General (from the City) and IHC-PUD: Inlet Harbor Center (CRA) respectively. No change from the current Land Use / Zoning designations are being requested.

The Applicant believes this application is fully compliant with the various City Land Development Code for the building.

Relative to concurrency, attached is:

- A traffic statement noting the site is within the City's TCEA, and is therefore in compliance with the Countywide TPS. An application has been filed with the Palm Beach County Traffic Engineering Department for review and approval;
- A City of Riviera Beach Utility District Letter of Capacity for the site;

As a non-residential project school concurrency is not applicable.

Since the demolition of the Crab Pot:

- FDOT has grassed over former paved areas adjacent to the site, while also erecting fencing under the Blue Heron bridge to disallow any random parking;

- The adjacent 20-story Marina Grande condominium towers were completed, which occupy the north side of the property;
- The adjacent 7-story Marina Grande parking structure and recreational facility occupies the west property line; and
- In conjunction with its construction, the above adjacent Marina Grande property (north and west property lines) had installed a fence / wall / landscaping buffer on the Marina Grande property facing this site.

In addition to the above referenced adjoining properties, the subject parcel is bounded on the east by the Intracoastal Waterway, and on the south by the Blue Heron Blvd. service road.

This application is for the City's approval of a roughly 4,500 square foot, one-story waterfront restaurant with seating for a minimum of 150 patrons. Parking consists of both on-site parking (12 on-site parking spaces), and immediately adjacent "off-site" parking in the form of a lease arrangement with FDOT (6 parking spaces), owner of the southerly adjacent ROW for the public service road on which the site faces. Preliminary discussions with FDOT have yielded an informal approval of the submitted site plan and willingness for the land owner to enter into a lease agreement for the shown parking. Formal application to the FDOT has been made concurrent with this City application. FDOT has further indicated any such final lease arrangement will be conditioned upon the City's approval of the submitted site plan.

While the submitted plans include a site plan data sheet showing compliance with the City Land Development Code, a summary of compliance with the Building Standards are as follows:

- The building is a one-story building as defined by the ULDC and complies with Section 31-535(a).
- Ground story of commercial is ten feet to 18 feet tall per Section 31-535(a)(2).
- Roof top equipment is shielded from ground view by placing on the roof per Section 31-535(a)(9). Given the height of the proposed building (one story) and the heights of the surrounding buildings (seven stories plus) shielding the visual impact from adjacent buildings is not possible.
- As a single story structure, the project complies with Section 31-535(a)(10).
- A significant portion of the building's south façade is open air as well and thus meets requirements of Section 31-535(f)(1).
- The nature of the overall design (open structure) does not generally include windows. However, those windows and doors that do occur do include muntins, with limited use of circular windows per Section 31-535(f)(2).
- An expression line has been included in the building design to respond to Sections 31-535(f)(4) and 31-536(4)a.

- The existing characteristics of the site do not meet any of the standard design nor location criteria referred to in section 29-65. The site is located on a one-way service road and therefore it cannot comply with any of the standard design examples shown in the code. The applicant has designed the subject site to comply with all interior and parking landscape requirements of Section 31-536(b)(3)a.1.
- Due to the existing conditions of the site, particularly the wide distance between the property line and existing pedestrian walk parallel to the existing service road, a combined 8' pedestrian walk cannot be accommodated per Section 31-536(b)(3)a.2. The applicant does propose a pedestrian connection from the proposed building and outdoor dining area to the existing public right-of-way that shall comply with ADA accessibility requirements as well as surface treatment.
- Front setback area has been designed to incorporate pedestrian circulation to the main building entry and outdoor dining area while incorporating complimentary landscape elements without obstructing views of the restaurant use in accord with Section 31-536(b)(3)a.3.
- Due to grade differences facing the south elevation to the ROW it is unsafe to comply with Section 31-536(b)(3)b. However, the proposed building has used a Storefront type of entrance with a "faux" entrance doors facing the south ROW, and the building entrance feature as a whole facing the ROW in an attempt to satisfy this appearance criteria.
- The proposed building complies with using at least one of the allowed frontage types, in this case a Storefront per Sections 31-536(b)(3)c and 31-537(a).
- The applicant has provided a continuous maintained hedge to screen the view of the on-site parking from the right-of-way. Additionally, shade trees have been incorporated in this area as required under Section 31-536(b)(4)b.
- The adjacent residential site to the side and rear have an existing 6' wall and fence combination. The adjacent use to the west side is a parking garage and to the north (rear) is the side of a 20 story condo building. The adjacent buffer is heavily landscaped; however, the Applicant proposes to supplement landscape material where screening may need to be increased from the actual residential units such as from a window into the subject property to address those requirements of Section 31-536(b)(4)c.



**Gentile Glas  
Holloway  
O'Mahoney  
& Associates, Inc.**  
Landscape Architects  
Planners and  
Environmental Consultants

1907 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
961-575-9551  
961-575-5260 FAX  
www.landscape-architects.com

Preliminary Site Plan  
**Crab Pot Site**  
Riviera Beach, Florida

Designed: PSS, GGG  
Drawn: PSS  
Approved: GGG/EOM/MTH/JML  
Date: 10-2-16  
Job no. 15-1017  
Revisions:

Seal

LC 0000177

Sheet Title:  
**Preliminary  
Site Plan**

Scale: 1"=10'-0"

Sheet No.

**PSP-1**

15-1017

**Site Data**

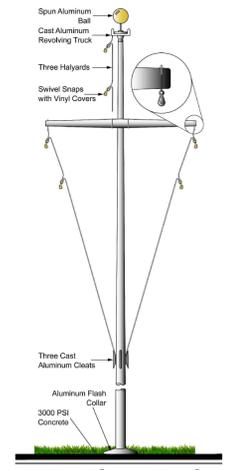
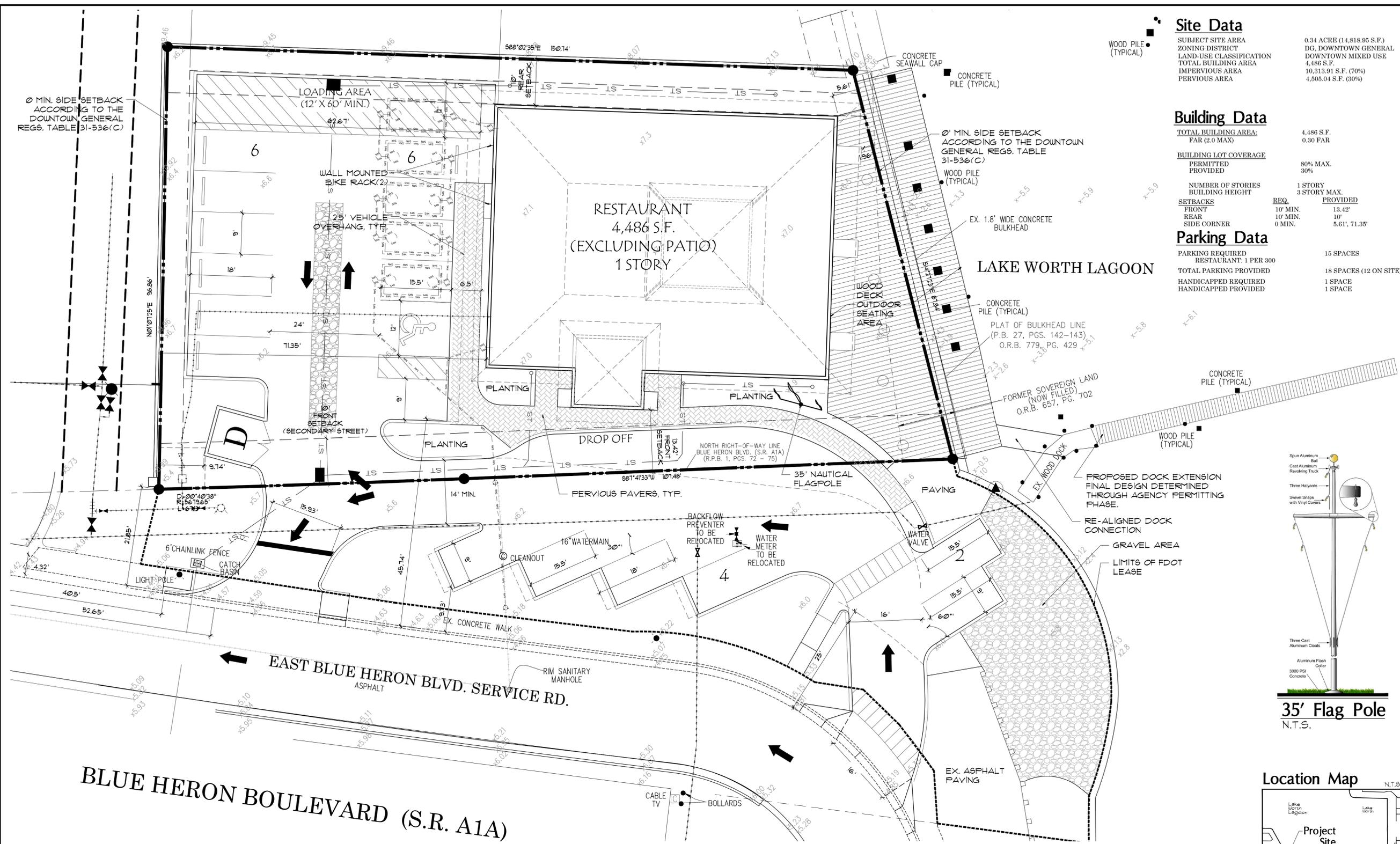
SUBJECT SITE AREA 0.34 ACRE (14,818.95 S.F.)  
ZONING DISTRICT DG, DOWNTOWN GENERAL  
LAND-USE CLASSIFICATION DOWNTOWN MIXED USE  
TOTAL BUILDING AREA 4,486 S.F.  
IMPERVIOUS AREA 10,313.91 S.F. (70%)  
PERVIOUS AREA 4,505.04 S.F. (30%)

**Building Data**

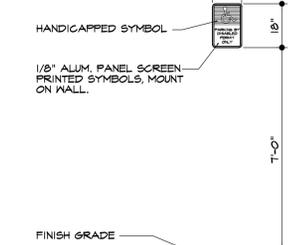
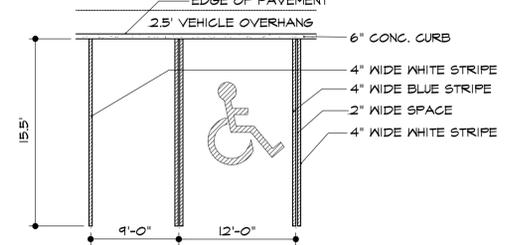
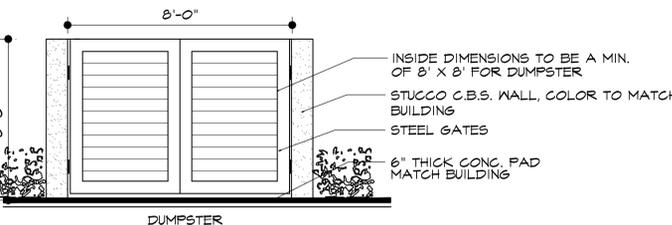
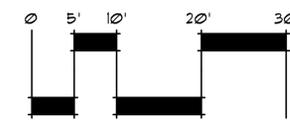
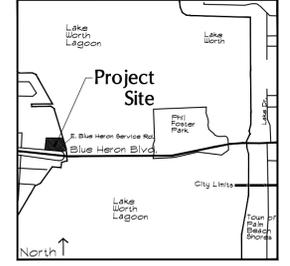
TOTAL BUILDING AREA: 4,486 S.F.  
FAR (2.0 MAX) 0.30 FAR  
BUILDING LOT COVERAGE PERMITTED 80% MAX.  
PROVIDED 30%  
NUMBER OF STORIES BUILDING HEIGHT 1 STORY MAX.  
3 STORY MAX.  
SETBACKS REQ. PROVIDED  
FRONT 10' MIN. 13.42'  
REAR 10' MIN. 10'  
SIDE CORNER 0 MIN. 5.61', 71.35'

**Parking Data**

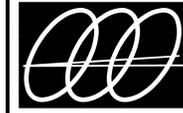
PARKING REQUIRED RESTAURANT: 1 PER 300 15 SPACES  
TOTAL PARKING PROVIDED 18 SPACES (12 ON SITE)  
HANDICAPPED REQUIRED 1 SPACE  
HANDICAPPED PROVIDED 1 SPACE



**Location Map**



FILE IN: CRAB POT - 15-1017 DRAWINGS 026-0 FINAL SITE PLAN 15.DWG  
PLOTTED: 12/7/16 AT 9:35PM BY: DSEIENEN  
SHEET: PLANS



**Gentile Glas  
Holloway  
O'Mahoney  
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561-575-5260 FAX  
www.2GHO.com

Landscape Development Plan  
**Crab Pot Site**  
Riviera Beach, Florida

Designed: DSS  
Drawn: DSS  
Approved: GGG/EOM/MTL  
Date: 10-3-16  
Job no. 15-1017  
Revisions: 12-2-16

9eal

LC 0000177

Sheet Title:  
**Landscape  
Development  
Plan**

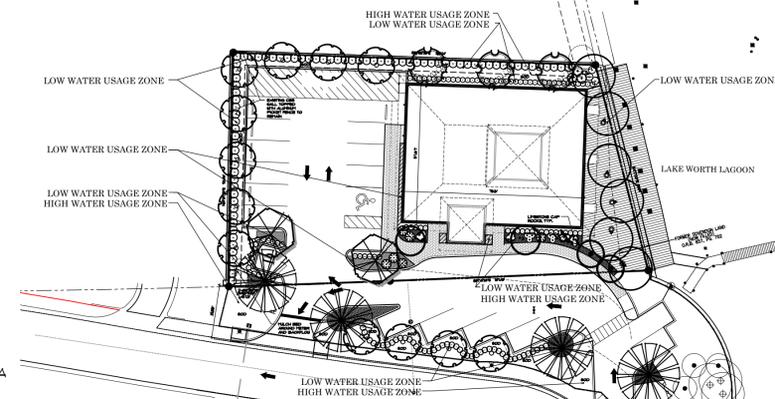
Scale: 1"=10'-0"

Sheet No.

**LP-1**

15-1017

**Water Usage Zones:**



LAKE WORTH LAGOON

**Landscape Data**

TOTAL SITE AREA 0.34 ACRE (14,818.95 S.F.)  
ZONING DISTRICT DOWNTOWN GENERAL  
LAND-USE CLASSIFICATION DOWNTOWN MIXED-USE

**TOTAL BUILDING AREA 4,486 S.F.**  
RESTAURANT

**LANDSCAPE DATA**

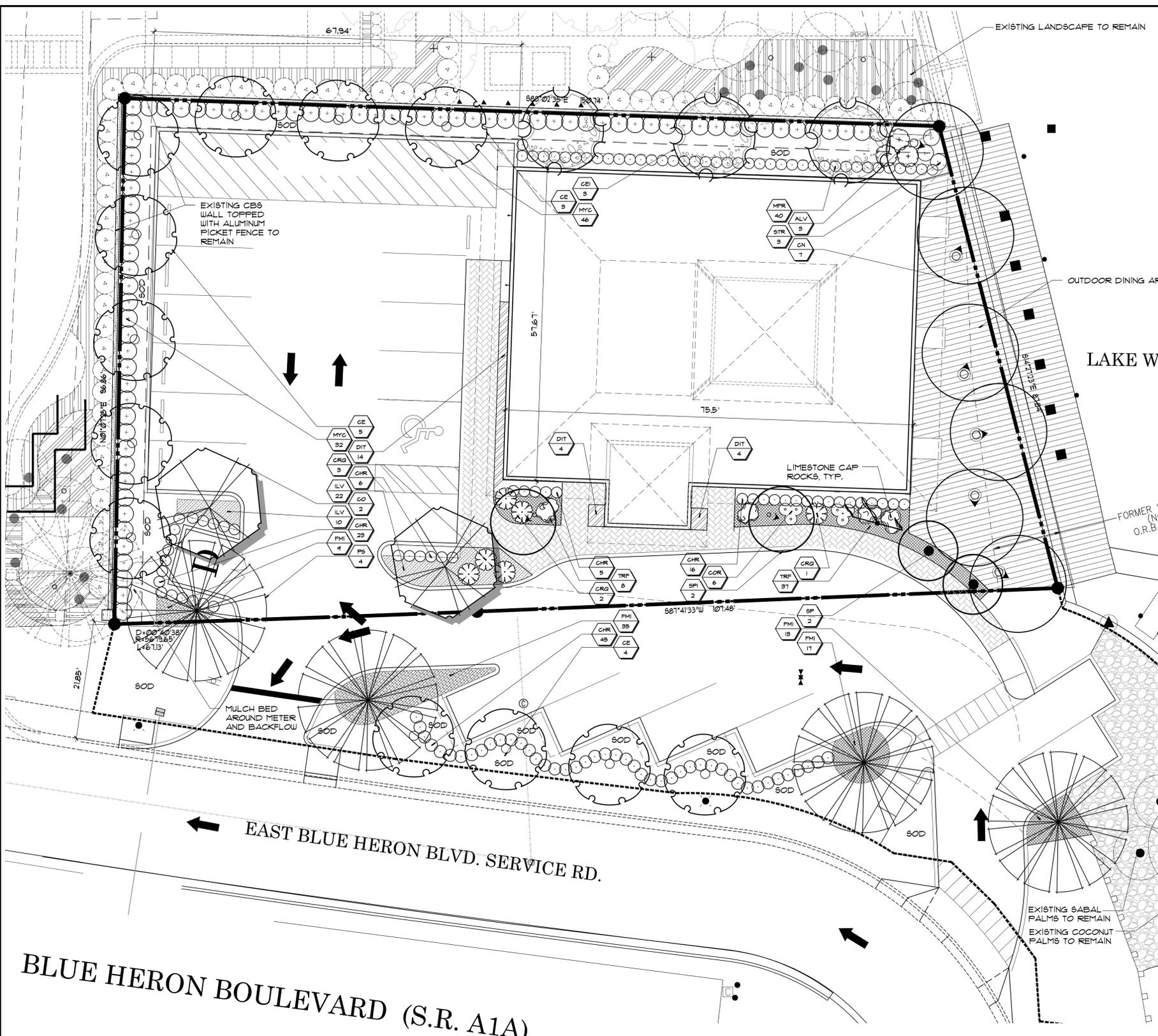
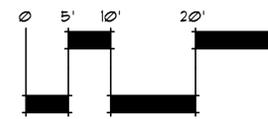
TOTAL NUMBER OF TREES REQUIRED 28 TREES  
TOTAL NUMBER OF TREES PROVIDED (SHADE AND PALM) 31 TREES  
NUMBER OF SHADE TREES PROVIDED 17 TREES  
NUMBER OF PALMS PROVIDED 14 PALMS  
PERCENTAGE OF NATIVE TREE VEG. PROVIDED 68% (21/31)  
PERCENTAGE OF NATIVE SHRUB VEG. PROVIDED 76% (250/328)  
TOTAL PERCENTAGE OF NATIVE VEG. PROVIDED 75% (311/413)  
PERCENTAGE OF DROUGHT TOLERANT TREES PROVIDED 100% (31/31)  
PERCENTAGE OF DROUGHT TOLERANT SHRUBS PROVIDED 95% (364/382)  
TOTAL PERCENTAGE OF DROUGHT TOLERANT PLANTS PROVIDED 96% (395/413)

**MISC. DATA**

LANDSCAPE AREA REQUIRED (ON SITE) 2,963.8 S.F. (20%)  
(20% OF TOTAL AREA)  
ADDITIONAL LANDSCAPE AREA REQUIRED (ON SITE) 180 SQ. FT.  
(30 SQ. FT. FOR EACH PARKING SPACE SIZE REDUCTION) (6)  
ADDITIONAL LANDSCAPE AREA REQUIRED (NO ADDITIONAL ON SITE) 0 SQ. FT.  
(10 SQ. FT. FOR EACH ADDITIONAL PARKING SPACE)  
TOTAL LANDSCAPE AREA REQUIRED 3,143.80 S.F. (21%)  
TOTAL LANDSCAPE AREA PROVIDED 3,688.33 S.F. (25%)

**XERISCAPE WATER EFFICIENT LANDSCAPING**

DESIGN OPTIONS	POSSIBLE POINTS	PLAN POINTS
UTILIZATION OF MOISTURE SENSING CONTROLLER OTHER THAN RAIN-SENSING OR OVERSICR DEVICE	5	5
PLAN SUBMITTED WITH LOW, MODERATE AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN.	5	5
GRASSES: 25 - 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST.	5	
5% OR MORE OF THE THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	10	
SHRUBS: 50% OF THE SHRUB AREAS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	5	
5% OF SITE OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	10	10
TREES: 25 - 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST.	5	
5% OF SITE OR MORE OF THE REQUIRED TREES ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	10	10
EXTRA SHADE TREES IN VEHICLE USE AREAS: 25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS.	5	
50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREAS.	10	
50% AREA LESS THAN 50% OF THE TOTAL LANDSCAPE AREA.	10	
UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE IN DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10	10
<b>TOTAL POINTS</b>		<b>40</b>



EAST BLUE HERON BLVD. SERVICE RD.

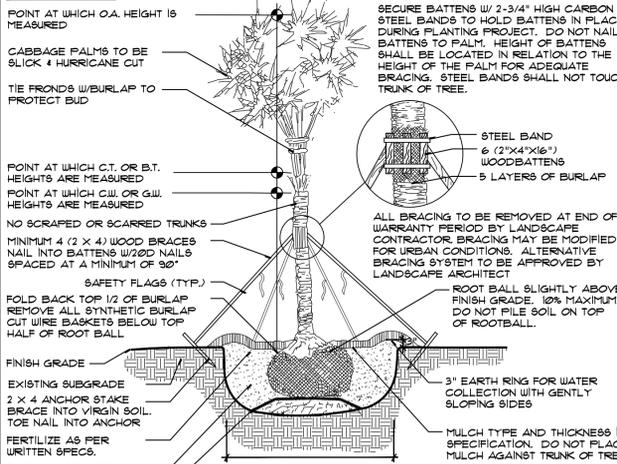
BLUE HERON BOULEVARD (S.R. A1A)

FILE N:\CRAB POT - 15-1017\DRAWINGS\25-0 FINAL SITE PLAN 15.DWG  
PLOTTED: 12/7/16 AT 10:44AM BY: DSIEVENSEN  
SHEET: PLANDIG

Plant List

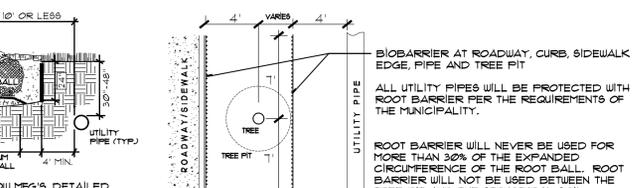
Table with columns: KEY, QTY, BOTANICAL NAME, COMMON NAME, HEIGHT, WIDTH, CALIPER, SPACING, REMARKS. Lists various trees and shrubs with specifications.

Details



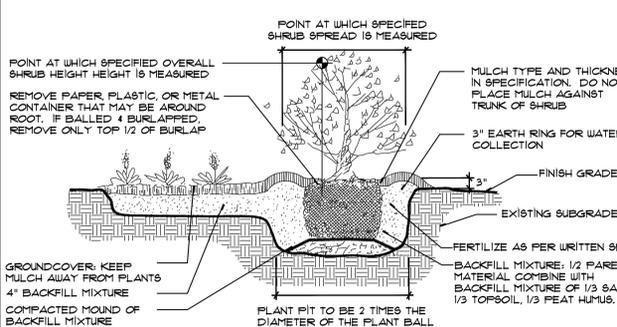
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

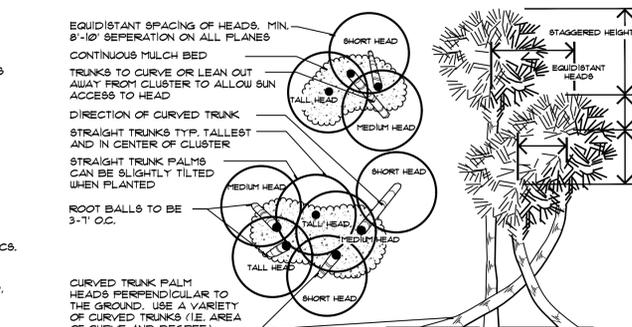


Tree Root Barrier Section N.T.S.

Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4. QUALITY ASSURANCE: SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDSCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS... 1.5. DELIVERY, STORAGE AND HANDLING: PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING...

1.6. WARRANTY: WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION... 1.7. MAINTENANCE SERVICE: MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY...

1.8. QUANTITIES, LOCATION AND SUBSTITUTIONS: THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST... 2.1. PLANT MATERIAL: PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST...

2.2. TOP SOIL: TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS... 2.3. INORGANIC SOIL AMENDMENTS: SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER...

2.4. ORGANIC SOIL AMENDMENTS: PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED... 2.5. FERTILIZATION: PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION...

2.6. MULCHES: MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3\"/>

2.7. PLANTING BED ESTABLISHMENT: PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL...

2.8. FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR...

3.2. PLANTING TREES: LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS... EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6\"/>

3.3. PLANTING SHRUBS: EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3\"/>

3.4. PLANTING GROUNDCOVERS: LOOSEN SUBGRADE TO DEPTH OF 4\"/>

3.5. PLANTING SOD: SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS...

3.6. FERTILIZER: FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS... 3.7. LAWN PREPARATION: LOOSEN SUBGRADE TO DEPTH OF 4\"/>

3.8. SODDING: SODDING SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING... 3.9. LAY SOD STRIPS: LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP...

3.10. LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN...

3.11. GENERAL NOTES: ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM... ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS...

3.12. UTILITIES: ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA...

Logo for Gentle Glas Holloway O'Mahoney & Associates, Inc. with contact information: 1907 Commerce Lane Suite 101 Jupiter, Florida 33458 561-575-9557

Crab Pot Site Riviera Beach, Florida

Designed: DSS Drawn: DSS Approved: GGG/ROM/MTM Date: 10-8-16 Job no.: 15-1072 Revisions: 12-2-16

Seal area with title: Landscape Specification Sheet, Not to Scale, Sheet No. LP-2



Know what's below. Call before you dig.

FILE: NCRAB POT - 15-1072 DRAWINGS.GHG FINAL SITE PLAN 13.DWG PLOTTED: 12/7/16 AT 10:41 AM BY: DEISEN XERSI PLANDWG