

SIGN DATA

	PERMITTED	PROPOSED
MAX. SIGN AREA:	60 SF	45 SF
MAX. COPY AREA:	36 SF	13 SF
MAX. SIGN HEIGHT:	8'	5'-8"
SIGN SEPARATION:	200'	200'
SIGN SETBACK:	15'	15'

NOTE:

PROPOSED TENANT SIGN TO MATCH APPROVED SIGNAGE COLORS AND MATERIALS.

TYPICAL SIGN COPY COLOR LIMITED TO DARK BRONZE ON A WHITE FIELD.

ALL OTHER GRAPHICS TO BE BLACK.

Tenant Sign Exhibit



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Banyan Tree PUD

Parcel 12.04

Palm Beach Gardens, Florida

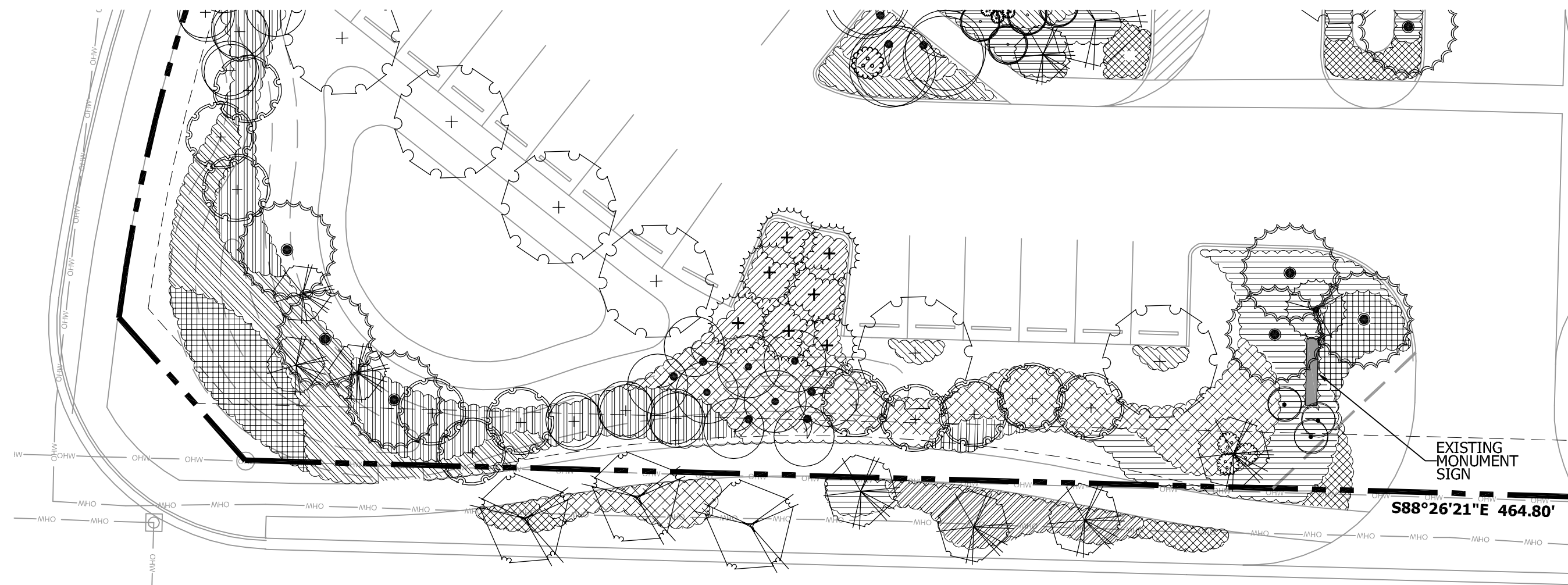
DESIGNED	BC
DRAWN	RW
APPROVED	DEH
JOB NUMBER	11-0209
DATE	06-09-11
REVISIONS	06-14-11
	07-12-11
	11-07-11

November 07, 2011 3:35:03 p.m.
Drawing: 11-0209 LP.DWG

SHEET 1 OF 1

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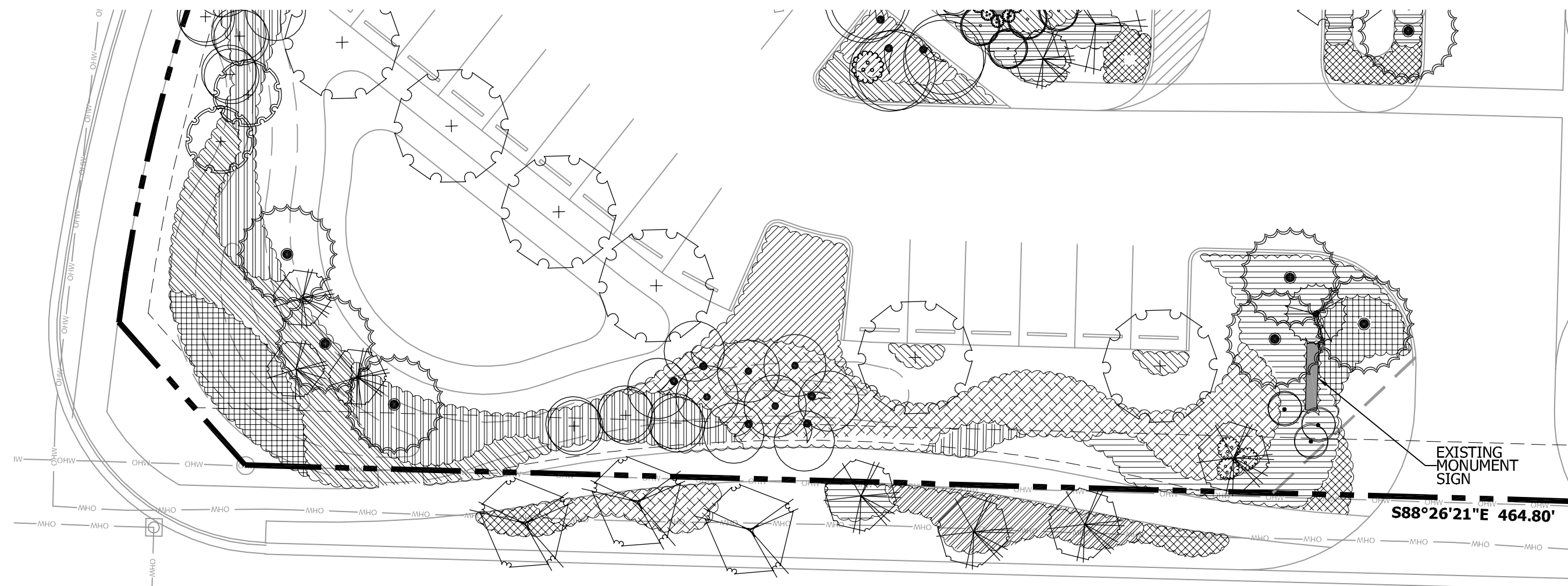
APPROVED NORTHLAKE BOULEVARD BUFFER



POINTS TABLE

SPECIMEN TREES	0 POINTS
SPECIMEN PLANTS	0 POINTS
SPECIMEN PALMS	75 POINTS
NATIVE TREES 5" DBH	0 POINTS
CITY PREFERRED TREE SP. 12' HT. MIN. (INCL. EXIST.)	2,010 POINTS
TREES NOT LISTED ON LIST OR LESS THAN 12' HT.	555 POINTS
CITY PREFERRED PALM SP. 8' OF CLEAR TRUNK	415.8 POINTS
PALMS NOT LISTED OR LESS THAN 8' CLEAR TRUNK	107 POINTS
ALL SHRUBS	4,567 POINTS
ALL GROUNDCOVERS	937.5 POINTS
GRASS	760.8 POINTS
TOTAL POINTS	9,428.1 POINTS
REQUIRED POINTS	8,369.3 POINTS

EXISTING NORTHLAKE BOULEVARD BUFFER



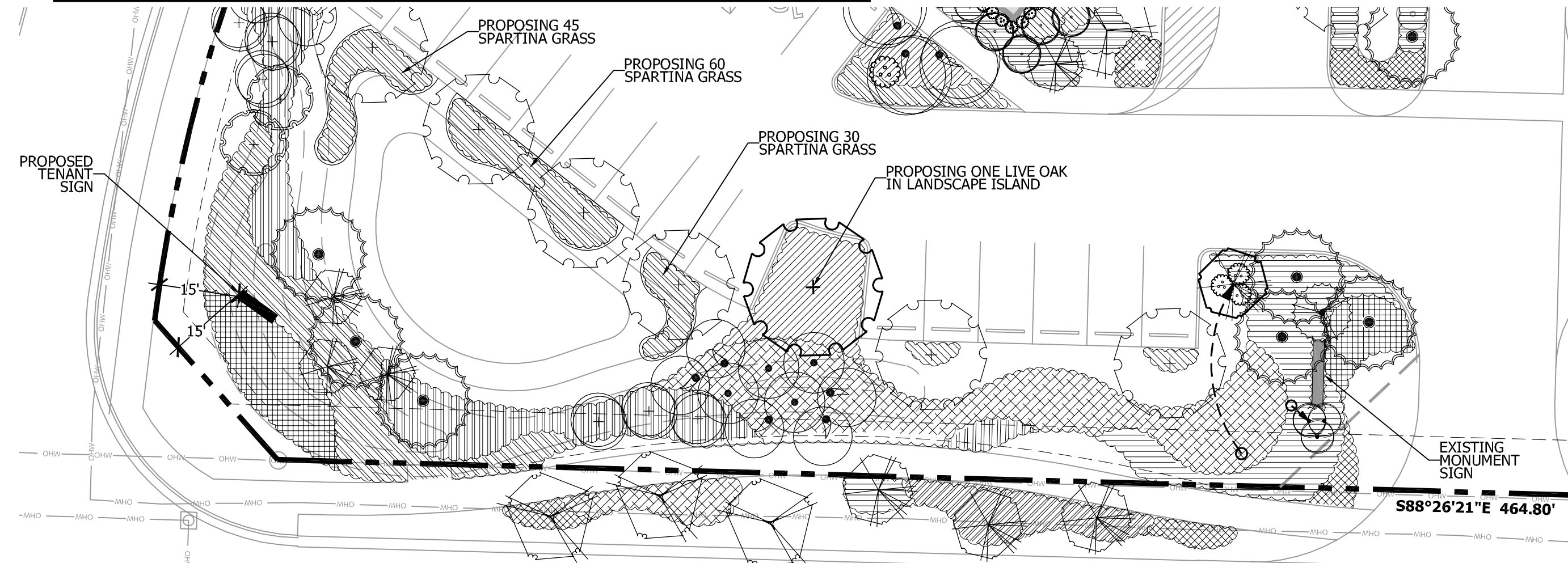
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-45 POINTS FOR REMOVAL OF 9 YELLOW CASSIA TREES
 -105 POINTS FOR REMOVAL OF 7 PINE TREES
 -150 POINTS TOTAL

ADJUSTED POINTS -150 = 9,278.1 TOTAL POINTS

PROPOSED NORTHLAKE BOULEVARD BUFFER



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-45 POINTS FOR REMOVAL OF 9 YELLOW CASSIA TREES
 -105 POINTS FOR REMOVAL OF 7 PINE TREES
 +135 POINTS FOR ADDITION OF 135 SPARTINA GRASS
 +15 POINTS FOR ADDITION OF 1 LIVE OAK TREE
 -0 POINTS TOTAL

**LOST 150 POINTS TOTAL
 GAINED 150 POINTS TOTAL
 (NO NET LOSS FROM ORIGINAL POINTS SPECIFIED)**

PLANT LIST

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
[CANOPY TREES]					
1	QUERCUS VIRGINIANA	LIVE OAK	12'x 5', 2.5" CAL.	A. S.	FULL CANOPY, 5' C.T. MIN.
[GROUNDCOVERS / GRASSES]					
135	SPARTINA BAKERI	SAND CORDGRASS	#3, 30"x 30"	2' O.C.	FULL & THICK

NOTE: ASTERISK (*) INDICATES FLORIDA NATIVE PLANT MATERIAL

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.

ALL SOD WITHIN NEW LANDSCAPE AREAS SHALL BE STENOTAPHRUM SECONDATUS "FLORITAM" (ST AUGUSTINE SOD), EXCEPT IN THE AREA AROUND THE .72 ACRE LAKE AND THE .61 ACRE DRY RETENTION AREA, WHERE BAHIA SOD SHALL BE SPECIFIED.

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

TYPE D OR F RAISED CONCRETE CURBS SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

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 LIME 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 MOUNDING (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.

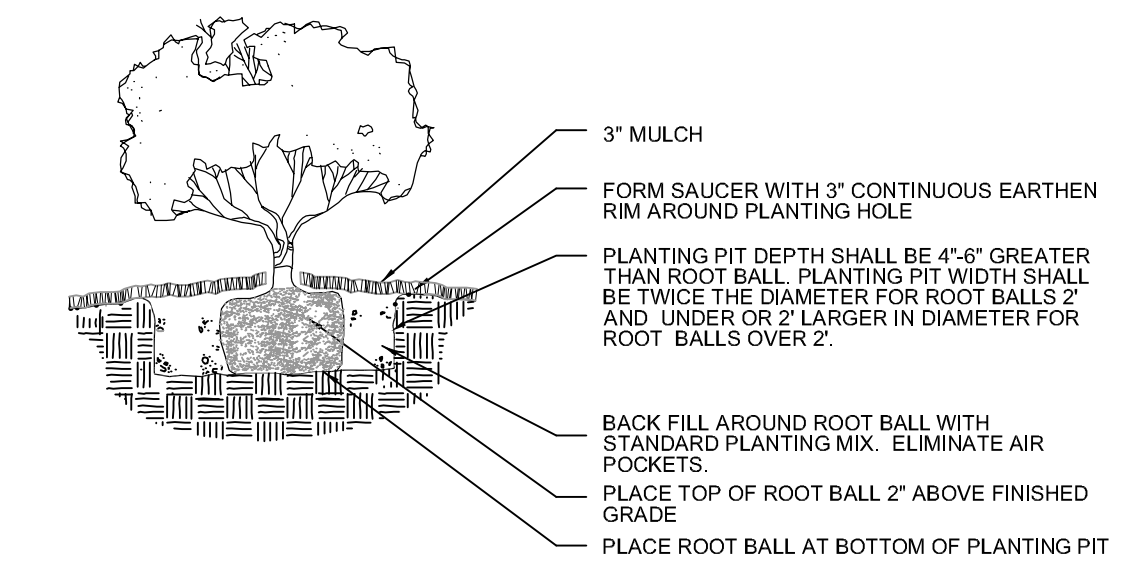
NO VERTICAL CONSTRUCTION OR PLANTINGS WILL BE PLACED WITHIN THE 20-FOOT LAKE MAINTENANCE EASEMENT, WITH THE EXCEPTION OF THE AREAS WHERE A VARIATION HAS BEEN REQUESTED.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PALM BEACH GARDENS LAND DEVELOPMENT REGULATIONS. THE CITY OF PALM BEACH GARDENS CODE (LDRS) SHALL GOVERN IN THE EVENT OF A CONFLICT.

ALL EXOTIC AND NUISANCE VEGETATION SHALL BE REMOVED FROM ON SITE.

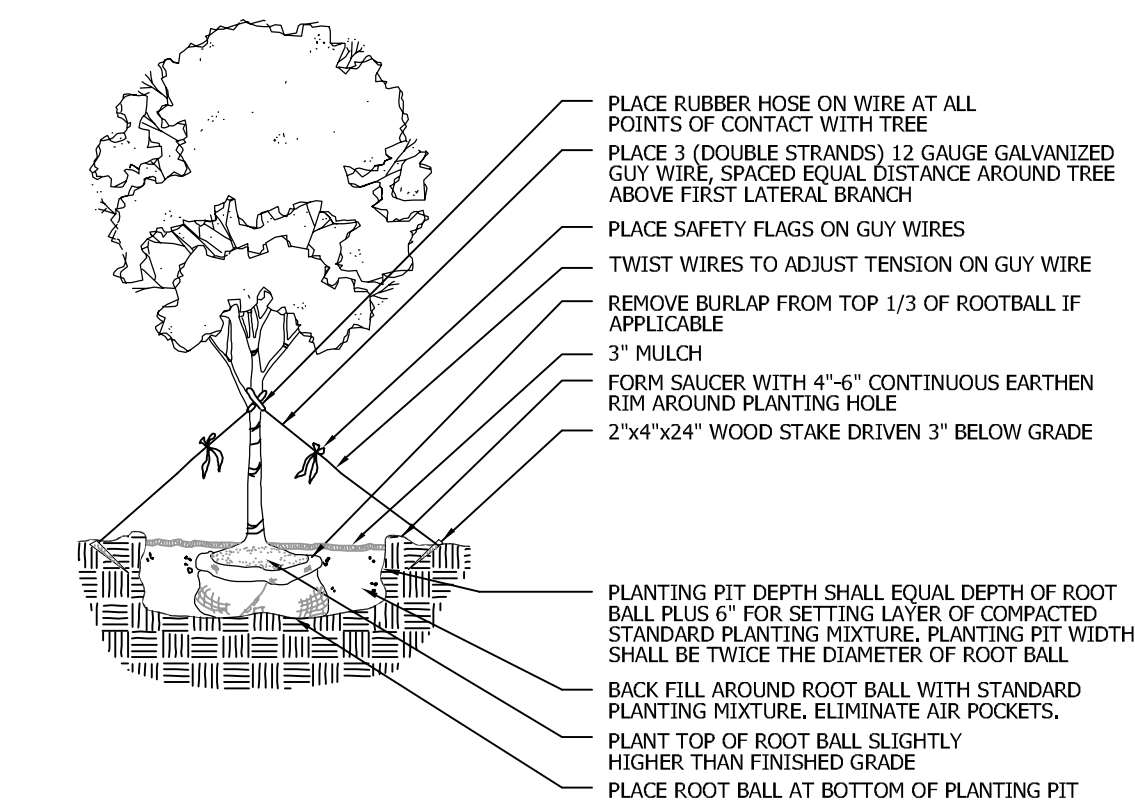
ALL TREES AND LANDSCAPING WILL BE FIELD LOCATED TO AVOID CONFLICT WITH THE EXISTING UTILITY, LIGHT POLES AND DRAINAGE LINES.

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

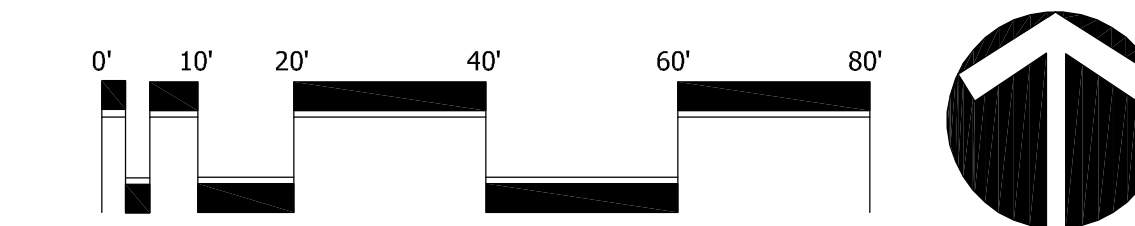
NTS



LARGE TREE PLANTING DETAIL

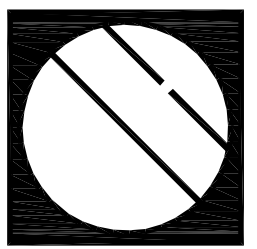
NTS

**Northlake Blvd.
Landscape Plan**



Scale: 1" = 20'-0"

North



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 Land Planners
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Banyan Tree PUD
 Parcel 12.04
 Palm Beach Gardens, Florida

DESIGNED	DEH
DRAWN	RW
APPROVED	DEH
JOB NUMBER	11-0209
DATE	06-09-11
REVISIONS	06-14-11
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July 12, 2011 9:26:19 a.m.
 Drawing: 11-0209.LP.DWG

SHEET 1 OF 1

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