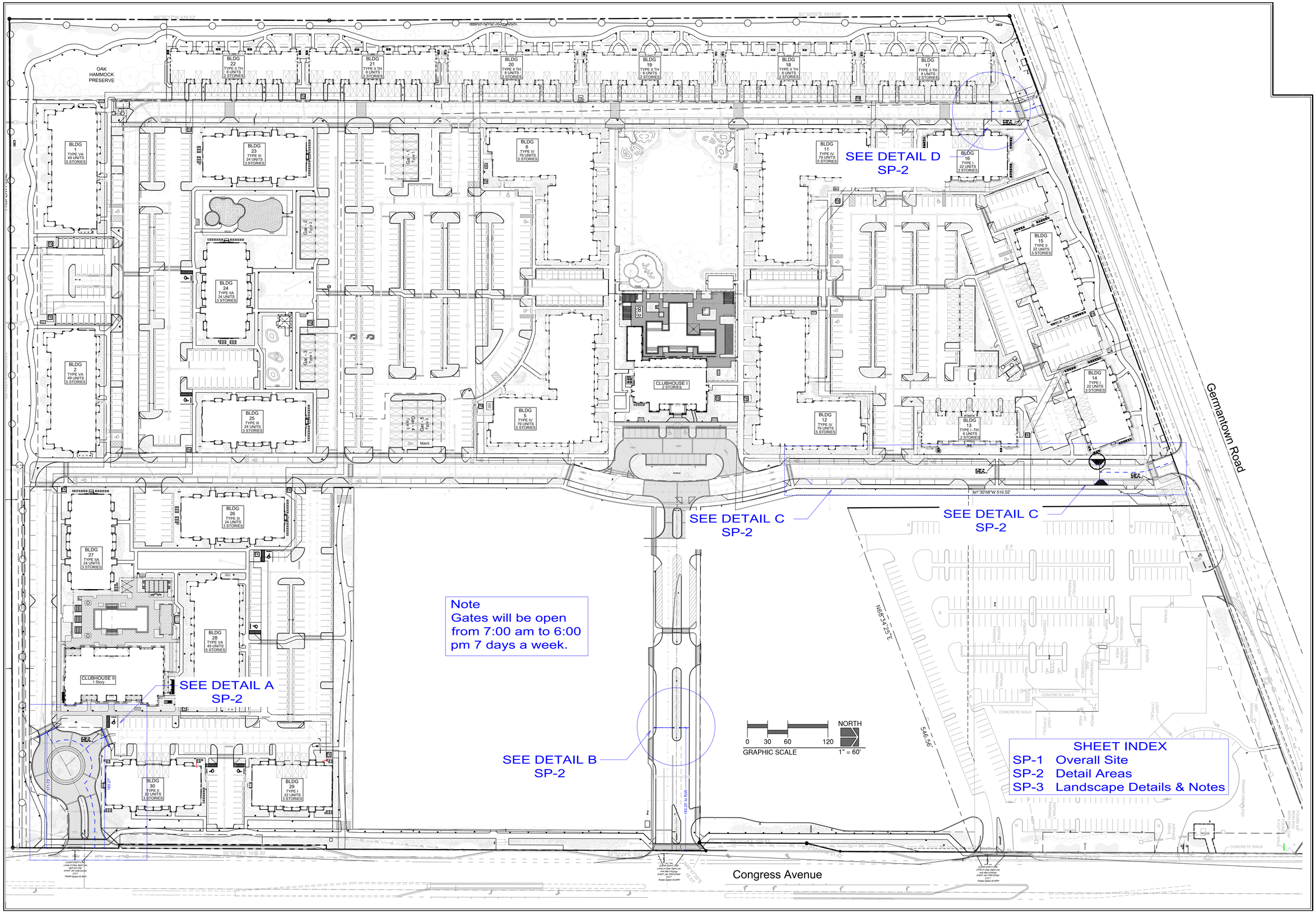


Response to TAC 2nd review	SET	06-03-26
Response to TAC 1st review 03-2026	SET	04-23-26
Revisions		

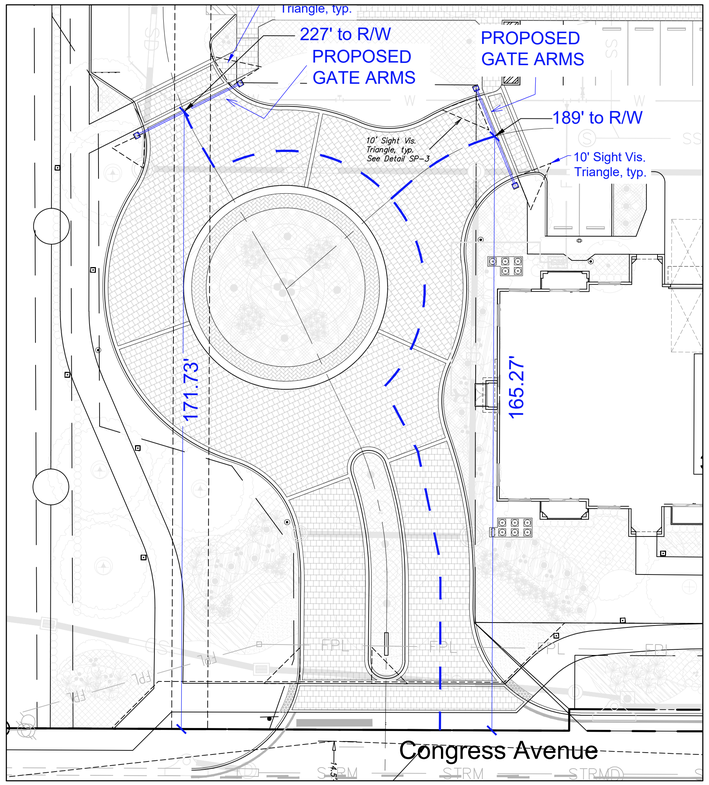
Covelli Design Associates Inc.
Urban Planning ◆ Landscape Architecture
7050 West Palmetto Park Road Suite 15-274 Boca Raton, Florida 33433
561-910-0330
LA 0000967
covellidesign.com

Gate Arms
Parks at Delray I & II
Delray Beach Florida

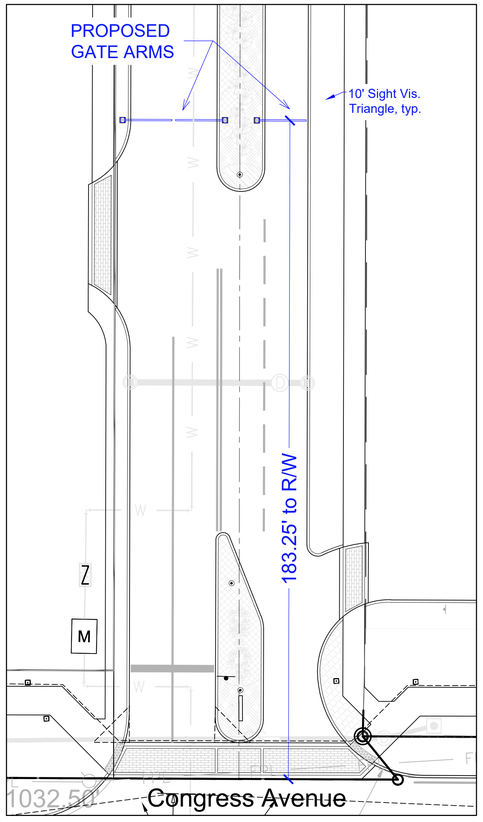
Date	01-21-2026
Scale	AsNoted
PN#	1231

REGISTERED LANDSCAPE ARCHITECT MATTHEW E. COVELLI LA 967 STATE OF FLORIDA
07-28-2026

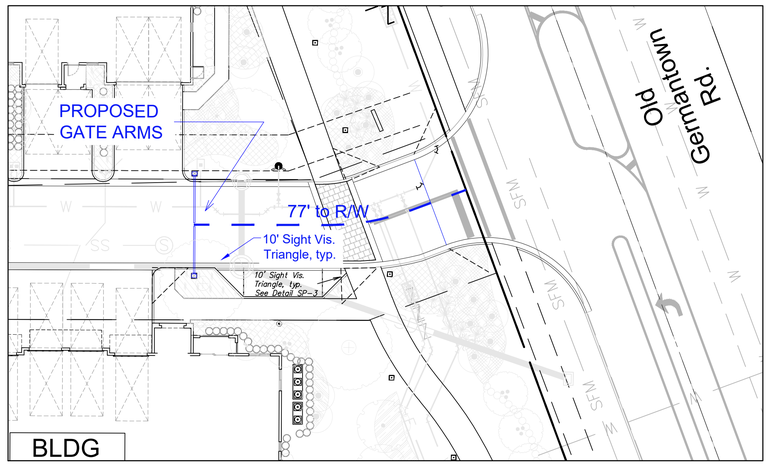
Drawing No.
SP-1
OF 3



DETAIL A

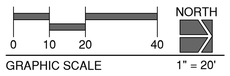


DETAIL B



Note-
Based on provided queuing study this vehicular storage area can be reduced from 100' to 77' as shown and will not create a conflict within the Old Germantown Road R/W.

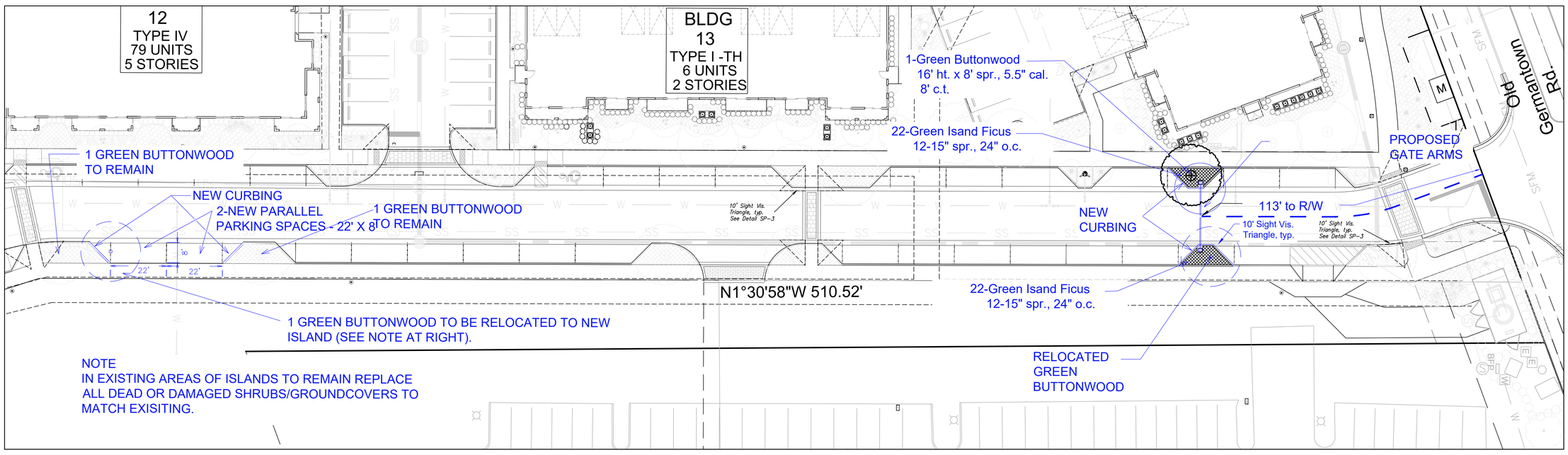
DETAIL D



LANDSCAPE & GATE ARMS NOTES
1. ADJUST EXISTING SHRUBS TO ACCOMMODATE NEW GATE ARM FOOTERS & HOUSING.
2. PRUNE OVERHANGING TREES OR PALMS TO CLEAR RAISED GATE ARMS.

NEW LANDSCAPE ISLANDS NOTES
1. Two existing parking spaces to be relocated across from Bldg # 12 (at left).
2. Two new landscape islands. Remove all limerock, etc. and replace with planting soil. Connect new irrigation heads in islands to existing system.

GENERAL LANDSCAPE / UTILITY NOTES
1. All prohibited plant species shall be eradicated from the development site and reestablishment of prohibited species shall not be permitted.
2. Any trees or shrubs placed within water, sewer, or drainage easements shall conform to the City of Delray Beach Standard Details; LD 1.0 & LD 2.0, see SP-3.



NOTE
IN EXISTING AREAS OF ISLANDS TO REMAIN REPLACE ALL DEAD OR DAMAGED SHRUBS/GROUNDCOVERS TO MATCH EXISITING.

DETAIL C

Revisions	
Response to TAC 1st review 03-2026	SET 04-23-26
Response to TAC 2nd review	SET 06-03-26

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Gate Arms Detail Areas

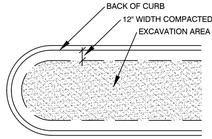
Parks at Delray I & II

Delray Beach Florida

Date	01-21-2026
Scale	AsNoted
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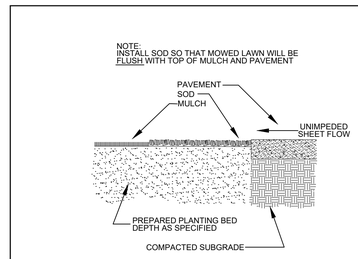
REGISTERED LANDSCAPE ARCHITECT
STEVEN E. TAYE
LA 967
STATE OF FLORIDA
07-28-2026

Drawing No.
SP-2
OF 3



NOTE
1. Existing native soil within all landscape islands, interior landscape strips and perimeter landscape strips, adjacent to vehicular use areas, shall be excavated down to a depth of thirty (30) inches below existing grade, except for a 12" buffer from the inside of curb or pavement.
2. A suitable planting soil mixture of fifty/fifty (50/50), sixty/forty (60/40) (sand/topsoil) or as otherwise indicated by the Registered Landscape Architect, shall either be backfilled in place of the native soil or efficiently mixed with the native soil to create an optimum environment for successful root development.
3. If native soil is to be mixed, it shall first be screened to remove rocks and debris larger than one-half (1/2) inch in diameter prior to mixing.
4. All properties under this section shall be required to have an open landscape bed inspection prior to backfilling to insure the thirty (30) inch depth has been met. **[City of Delray Beach Amd. Ord. 6-12 2/21/12]**

LANDSCAPE SOIL REPLACEMENT AREAS
WITHIN OR ADJACENT TO VEHICULAR USE AREAS
NOT TO SCALE



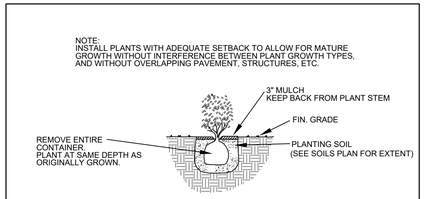
SOD / MULCH INSTALLATION
NOT TO SCALE

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

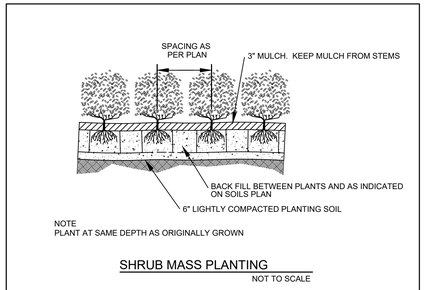
sunshine 811.com

811

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

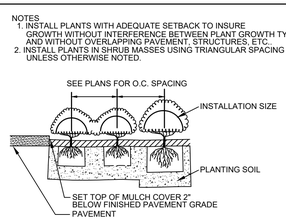


SHRUB PLANTING DETAIL
NOT TO SCALE

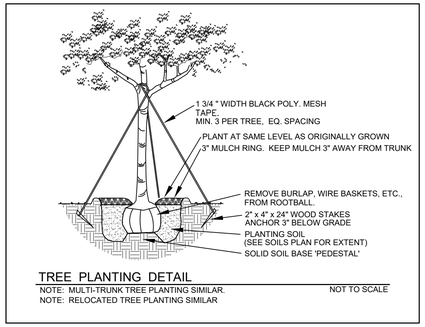


NOTE
PLANT AT SAME DEPTH AS ORIGINALLY GROWN

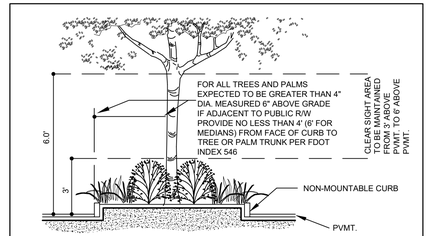
SHRUB MASS PLANTING
NOT TO SCALE



SHRUB SPACING
NOT TO SCALE

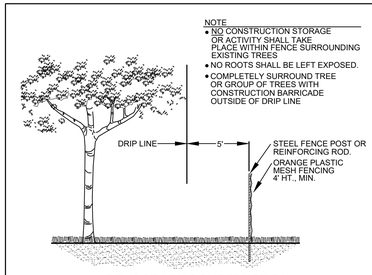


TREE PLANTING DETAIL
NOTE: MULTI-TRUNK TREE PLANTING SIMILAR.
NOTE: RELOCATED TREE PLANTING SIMILAR
NOT TO SCALE

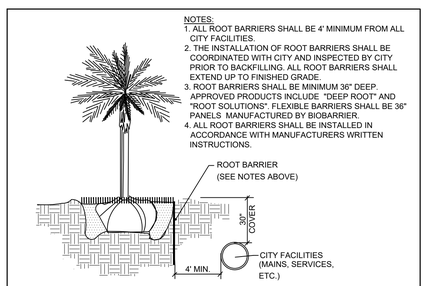


NOTE: DIMENSIONS NOTED ABOVE APPLY TO ALL CLEAR SIGHT VISIBILITY AREAS - MEDIANS AS SHOWN ABOVE AND ROADSIDE CLEAR SIGHT TRIANGLES. AS NOTED ON THE PLANS.

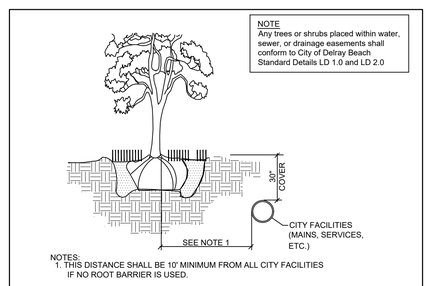
SECTION CLEAR SIGHT AREA WITHIN SIGHT VISIBILITY TRIANGLE AND HORIZONTAL CLEARANCE
NOT TO SCALE



TEMPORARY CONSTRUCTION BARRICADE
NOT TO SCALE

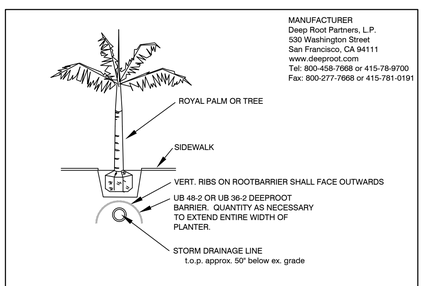


TYPICAL TREE WITH ROOT BARRIER LD 1.0
City of Delray Beach Standard Detail LD1.0
Date 10-04-2024



NOTES:
1. THIS DISTANCE SHALL BE 10' MINIMUM FROM ALL CITY FACILITIES IF NO ROOT BARRIER IS USED.

TYPICAL TREE WITHOUT ROOT BARRIER LD 2.0
City of Delray Beach Standard Detail LD2.0
Date 10-04-2024



PLANTING TREES ON TOP OF STORM DRAINAGE
NOT TO SCALE

Standard Landscape Notes

1. All landscape and specifications shall meet or exceed the minimum requirements as provided by the City of Delray Beach Land Development Code.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition.
3. All sizes shown for plant material on the plan are to be considered as minimums. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan will also be required for acceptance.
4. Landscape shall be placed to edge of abutting ROW, canals, lakes or other lands.
5. All mechanical equipment, air conditioning, irrigation pump stations and equipment, fpl transformers, pool pumps, etc. must be screened on three (3) sides by landscape shrubs. Note: the quantity of screening shrubs may be in addition to the required number of shrubs as provided in the code calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary.
6. Guying/staking practices shall not permit nails, screws, wires, etc. to penetrate outer surfaces of trees, palms or other planted material. Trees, palms and plant material will be rejected due to this practice.
7. Burlap material, wire cages, plastic/canvas straps, etc. must be cut and removed for the top one-half (1/2) depth of the root ball. Trees and shrubs grown in grow bags or grow bag type material must have such material removed entirely prior to planting the tree or shrub.
8. All plant material shall be free of pests, insects, disease, weeds, etc.
9. All plant material shall be planted at the proper depths, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
10. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
11. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit.
12. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 75% overlap (minimum) using rust-free water, except any preserved areas remaining in natural state. A rain sensor device or switch shall be installed that will override the irrigation system when adequate rainfall has occurred. Water shall not be directed and/or provided onto impervious surfaces and/or be designed or installed to throw water over an impervious surface such as a sidewalk, etc. Hours of operation for all irrigation systems shall be limited to 5:00 p.m. to 8:00 a.m. only or as may be further restricted by South Florida Water Management District or other jurisdictional agency.
13. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
14. The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. Notify owner if conflicts exist.
15. Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
16. All trees and palms placed closer than 10' from underground utilities shall receive root barrier. See detail this sheet.
17. Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
18. Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90ø to slope direction. Stake sod or otherwise ensure its establishment on slopes.
19. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Cover all shrub beds with a 3" layer of mulch. Mulch shall not touch tree, palm or shrub trunks or stems.
20. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Follow manufacturer's recommendations for rates. sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
21. Planting soil shall be a mix of 1/3 native soil , 1/3 clean sand & 1/3 peat as shown on the planting plan. If native soil is unacceptable, contact landscape architect.
22. Reinforced concrete curbing at least 6" in height shall be provided around all landscape islands and as a separator between all landscape areas that are adjacent to vehicular use areas unless such curbing will interfere with the drainage the drainage.
23. The landscape irrigation system shall utilize reclaimed water, when available and where allowed by Florida Statutes, from one master meter located at the property line. Coordinate location and service with the City of Delray Beach Public Utilities Department.

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Response to TAC 1st review	SET 04-23-26
Revisions	

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Gate Arms
Landscape Details & Notes
Parks at Delray I & II
Delray Beach
Florida

Date	04-17-2026
Scale	AsNoted
PN#	1231

REGISTERED LANDSCAPE ARCHITECT
STEVEN L. TATE
LA 967
STATE OF FLORIDA
07-28-2026

Drawing No.
SP-3
OF 3