

## DEPARTMENT OF SUSTAINABLE DEVELOPMENT PLANNING & ZONING DIVISION

4800 WEST COPANS ROAD COCONUT CREEK, FLORIDA 33063



SHEILA N. ROSE DEPARTMENT DIRECTOR

February 10, 2015

Ronnie Kirchman II Kirchman Construction Co. 2597 SE Delmar Street Stuart, FL 34997

RE: VCA

**Administrative Application PZ-14120014** 

Dear Mr. Kirchman:

Your application dated December 23, 2014 requesting Administrative Approval for the above referenced project, has been passed with conditions. Specifically, this approval includes the following components:

· Berm reduction and improvments

Enclosed are the conditions. Accordingly, you may proceed with securing the necessary permits for the above referenced modification. Meanwhile, should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

W. SCOTT STOUDENMIRE, AICP

Deputy Director of Sustainable Development

WSS:iw

\\pdc\data\Development Services\Common\Documents\PLANNING & ZONING\Project Coordinator\Admin approval letters\L-15025 VCA AA.docx

**Enclosures** 

cc: Sue Schmitt, Building Supervisor



# DEPARTMENT OF SUSTAINABLE DEVELOPMENT 4800 WEST COPANS ROAD COCONUT CREEK, FLORIDA 33063

## CITY OF COCONUT CREEK

DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW #3
2-9-15

PROJECT NAME:		VCA			
PROJECT NUMBER: PZ		PZ-14120014	*		
LOCATION:					
APPLICANT/A	AGENT:				
<b>REVIEW/APP</b>	LICATION	AA			
DISCIPLINE	REVIEWER		EMAIL	TELEPHONE	
DRC Chair	Liz Aguiar – Senior Planner		laguiar@coconutcreek.net	(954) 973-6756	
Planning	Linda Whitman – Senior Planner		lwhitman@coconutcreek.net	(954) 973-6756	
Planning	Renee Cross – Senior Planner		rcross@coconutcreek.net	(954) 973-6756	
Building	Sean Flanagan - Chief Structural Inspector		sflanagan@coconutcreek.net	(954) 973-6750	
Engineering	Eileen Cabrera - Engineer I		ecabrera@coconutcreek.net	(954) 545-6655	
Fire	Rodney Zancanata - Fire Marshall		rzancanata@coconutcreek.net	(954) 973-1563	
Landscape	Scott Peavler - Landscape (consultant)		speavler@coconutcreek.net	(954) 973-6756	
Police	Kathy McLand - Police Department		kmarkland@coconutcreek.net	(954) 956-6721	

### **ENGINEERING**

### **Passed with Conditions**

All proposed trees shall be maintained outside utilities and drainage easements.

### **PLANNING AND ZONING**

#### **Passed with Conditions**

- 1. Application Expiration: Be advised that any Administrative Approval application inactive for more than 6 months will be considered null and void and any application submitted will be treated as a new application with applicable fees.
- 2. The proposed bench must have center arms as shown on the City of Coconut Creek's Amenities Package. Please ensure that the trellis columns wraps are cream colored and the beams (exposed metal) are metallic bronze.

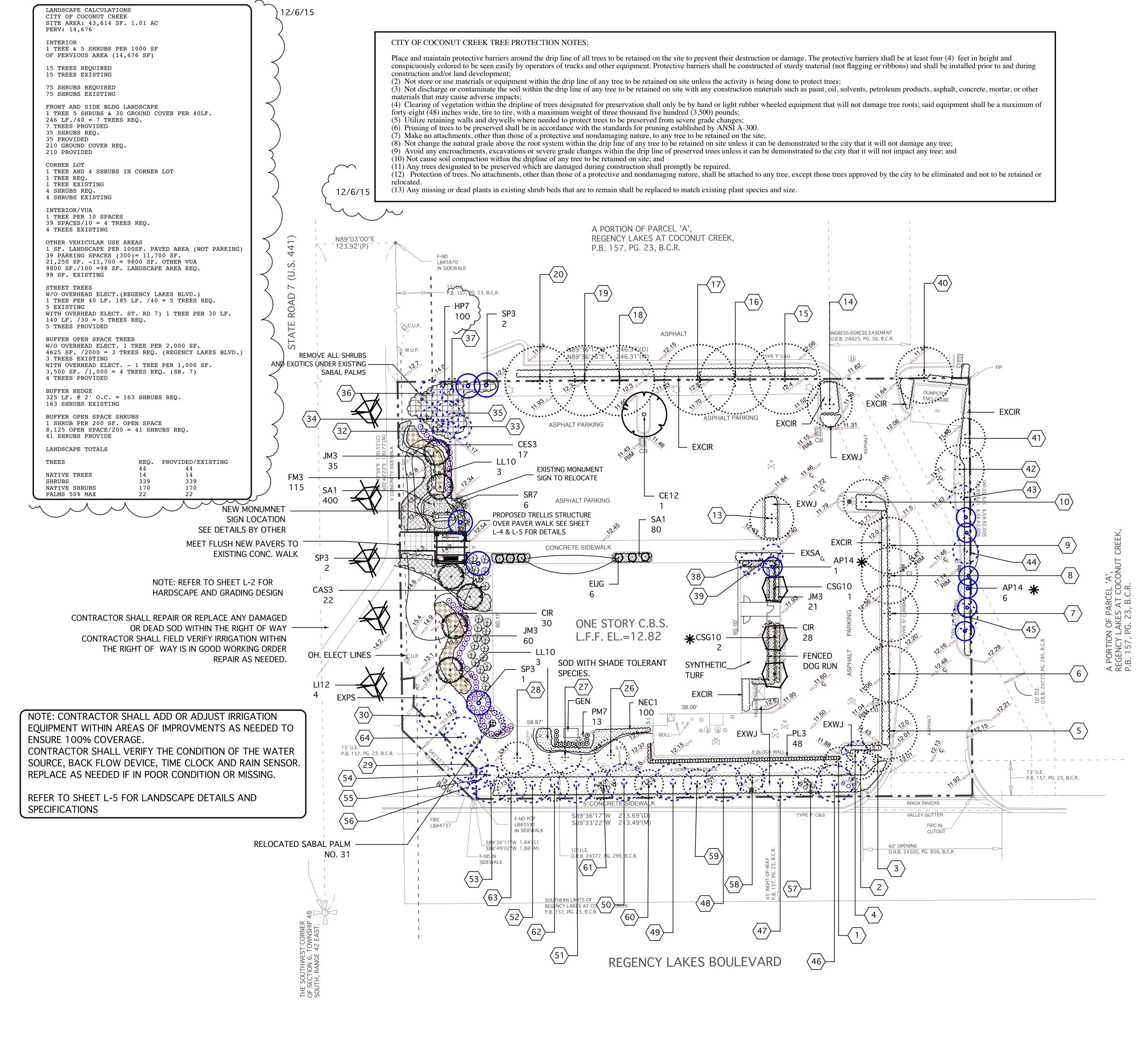
### **LANDSCAPE**

### **Passed with Condtions**

#### General:

- 1. Revised mitigation note on Sheet L-3 to state what is being used for the mitigation of the five Areca Palms being removed. Was five palms, now is 4 Arecas and 3 Sabals.
- Confirm that the Sabals now being used as mitigation are not used for any landscape site or buffer requirements.

Applicant is required to address EACH comment and to revise plans accordingly (acknowledgements, are not corrections). ONLY COMPLETE & BOUND PACKAGES WILL BE ACCEPTED, no inserts, along with one (1) digital copy on disk which will include complete signed/sealed plan sets, responses & any requested or outstanding documents. Applicant does not need to resubmit application or previously submitted documents. Applicant will be advised as to how many plan sets will be needed. Additional comments may be provided at DRC meeting and/or required upon review of any revised plans.





12/6/15

### MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CAS3	CRINUM ASIATICUM CRINUM LILLY, QUEEN EMMA PURPLE	36"X 30" O.A. 5 PPP MIN. HIGH DROUGHT TOLERANCE	21
CE12	CONOCARPUS ERECTUS GREEN BUTTONWOOD TREE	12' HT.X 6' SPR. MIN. 5'CT. 2.5" CAL. NATIVE, HIGH DROUGHT TOLERANCE	1
CSG10	CORDIA SEBESTENA ORANGE GEIGER TREE	10' HT X 5' SPR. MIN. MULTI- TRUNK 4.5'CT. B&B, FG NATIVE HIGH DROUGHT TOLERANCE	3
CES3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	24" X 24" SPR. 24" O. C. FULL TO GROUND, NATIVE HIGH DROUGHT TOLERANCE	17

FM3	FICUS MICROCARPA GREEN ISLAND FICUS	12"X15" 18"-24" OC. HIGH DROUGHT TOLERANCE	115
HP7	HEMEILIA PATENS FIRE BUSH	24"X 24" SPR. 24" OC NATIVE HIGH DROUGHT TOLERANCE	100
JM3	JASMINE MULTIFLORUM DOWNY JAS.	18" X 18" SPR. 24" O.C. MEDIUM DROUGHT TOLERANCE	111
LI12	LAGERSTROEMIA INDICA CREPE MYRTLE 'TUSKEGEE'	12' X 5' SPR. 2.5" CAL . 4.5' CT. SINGLE TRUNK HIGH DROUGHT TOLERANCE	4
LL10	LIGUSTRUM LUCIDUM TREE LIGUSTRUM	10' X 5' SPR. MULTI-STEM, 3' C.T. MIN. NO CROSSING BRANCHES & SEPARATE STEMS FROM GROUND UP	6
NBM1	NEPHROLEPIS BISERRATA 'MACHO' FERN	24"X124" SPR 24" -30" OC. SHADE GROWN	17
NEC1	NEPHROLEPIS EXALTATA '' COMPACTA'' BOSTON FERN	12"X12" 15" O.C. NATIVE	100
PL3	PSYCHOTRIA LIGUSTRIFOLIA WILD COFFEE	24" X 24" SPR. 24" OC. NATIVE MEDIUM DROUGHT TOLERANCE	48
SOD	ST. AUGUSTINE FLORITAM ADD AND REPLACE AS NEEDED USE SHADE TOLERANT SPECIES AS NOTED ON PLAN	CONTRACTOR TO VERIFY QTY FOR AREAS MISSING OR IN POOR CONDITION	
SP3	SABAL PALMETTO CABBAGE PALMT	14' -18 OA. SMOOTH TRUNK NURSERY GROWN STOCK ONLY. NATIVE HIGH DROUGHT TOLERANCE	5
SR7	SERENOTI REFERENCE	RPkAN&IJST NATIVE	6
KEY	SAW PALMETTO PLANT NAME	HIGH DROUGHT TOLERANCE SPECIFICATION	QUANTITY
AP14	PTYCHOSPERMA ELEGANS ALEXANDRA PALM	12-18 OA. 6' GW. MATCHED B&B 4" CAL	7
CIR	CHRYSOBALANUS ICACO RED TIP COCOPLUM HEDGE	24" HT X 24" SPR. 24" 0.C. NATIVE MEDIUM DROUGHT TOLERANCE	76
EUG	EUGENIA COMPACTA TOPIARY PYRAMID SHAPE	4' HT. MATCHED SPEC. FULL TO BASE	6
<u>PM7</u>	PODOCARPUS MACROPHYLLA YEW PODOCARPUS	36" X 20" SPR. 24" O.C. FULL TO BASE	13
SA1	SEASONAL ANNUALS TO BE SELECTED BY OWNER	8" -10" O.C FULL TO POT COLOR - DETERMINED BY OWNER	480

NOTE: CONTRACTOR SHALL DO OWN TAKE FROM PLANS PLANS SHALL TAKE PRECEDENCE SHOULD A DISCREPENCY OCCUR



INDICATES REPLACEMENT MATERIAL FOR REMOVALS AS NOTED ON SHEET L-3

INDICATES EXISTING TREE NO. REFER TO SHEET L-3 FOR SPECIFICATIONS

LANDSCAPE • ARCHITECTURE
1016 NE 45TH STREET, OAKLAND PARK, FL. 33334
PH: 954-163-4011
FAX: 954-639-9668
E: MLAGROUPINC@YAHOO.COM

SIONS:		
city	comments	

REV: city comments 12/6/15

SHEET TITLE:

## LANDSCAPE PLANTING PLAN

SBORO ANIMAL HOSPITAI REGENCY LAKES BLVD

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF MLA GROUP, INC. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME" © MLA GROUP INC.

SEAL:

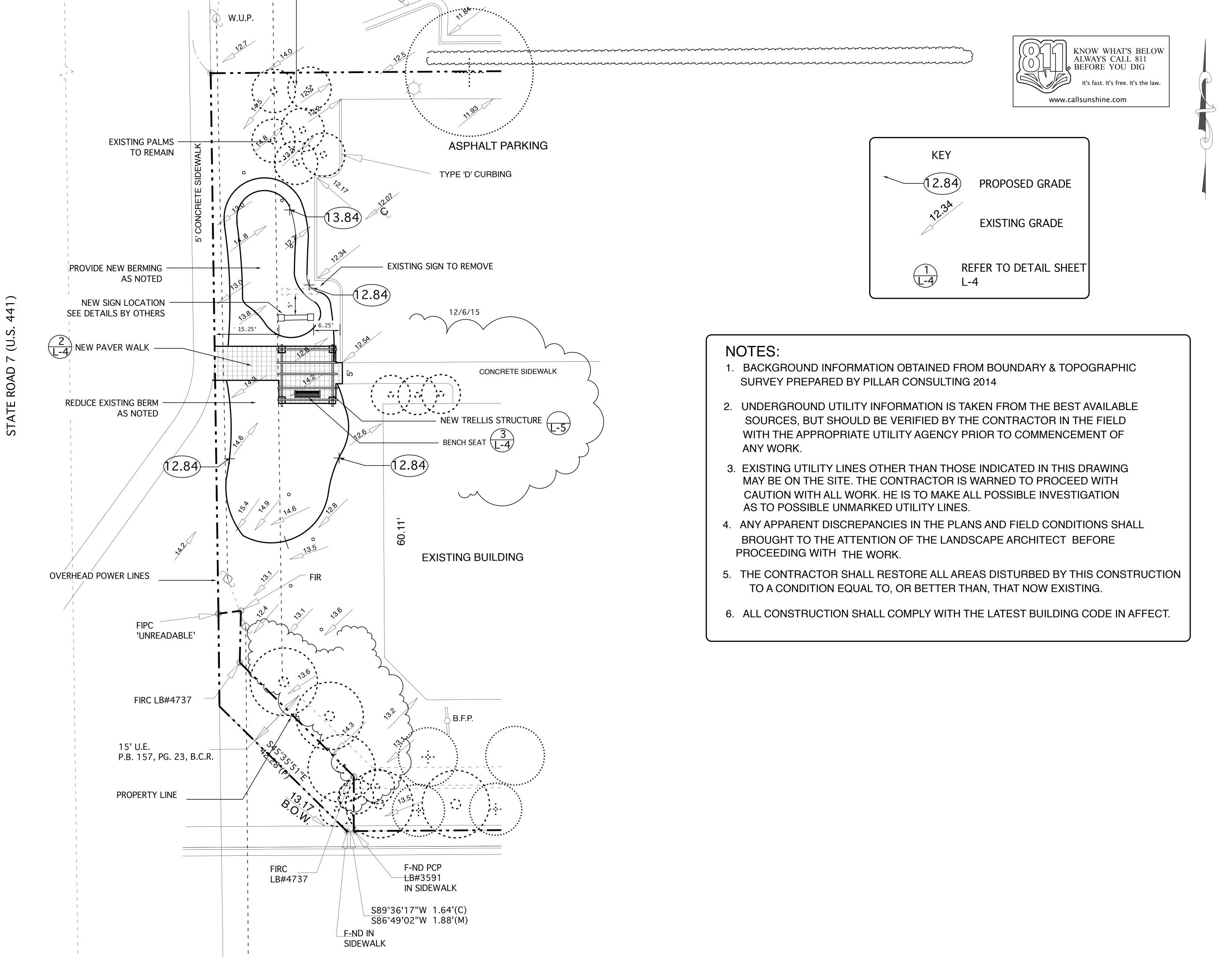
SCALE: 1"=20'

DATE DRAWN: 11-28-14

SHEET NO.

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REVISIONS:

REV: city comments 12/6/15

SHEET TITLE:

ENLARGED HARDSCAPE AND GRADING

19 REGENCY LAKES BLVI

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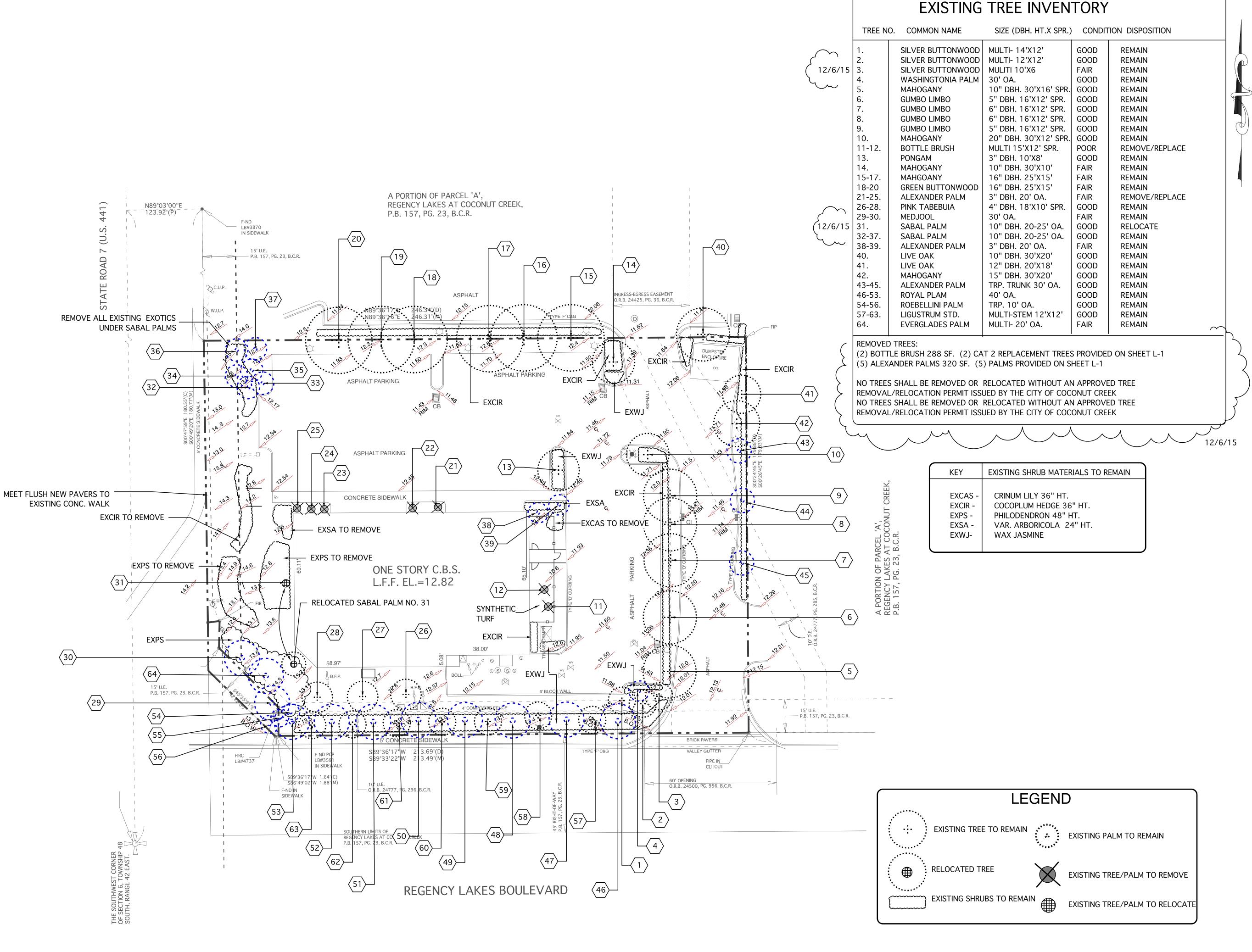
SCALE: 1"=10'

DATE DRAWN: 11-28-14

SHEET NO.

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OF



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EVISIONS:
EV: city comments 12/6/15

EXISTING TREE
DISPOSITION
PLAN

HILLSBORO ANIMAL HOSPITAL 619 REGENCY LAKES BLVD CITY OF COCONUT CREEK

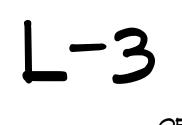
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SEAL:

SCALE: 1"=20'

DATE DRAWN: 11-28-14

SHEET NO.



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## GENERAL STRUCTURAL NOTES:

### CONCRETE:

ALL CONCRETE SHALL ATTAIN 3000 P.S.I. MIN. COMPRESSIVE STRENGTH AT 28 DAYS. AGGREGATES TO BE CLEAN AND WELL GRADED, MAXIMUM SIZE TO BE 1". CONCRETE SLUMP 3" MIN. TO 5" MAX. ALL SLEEVES, CONDUITS, INSERTS, BLOCK-OUT, BOLTS, PLUMBING AND OR PLUMBING SHALL BE SECURED IN PLACE BEFORE POURING CONCRETE. CONCRETE SHALL BE READY MIX. ALL CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE ACI BUILDING CODE, THE ACI DETIALING MANUAL AND THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS LATEST EDITION. CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS REQUIRED BY THE LATEST ACI SPECIFICATIONS. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A-185, UNLESS OTHERWISE SPECIFIED. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A-615.

MASONRY UNITS SHALL BE ASTM C 90-90 GRADE NI OR NII w/MIN COMPRESSIVE STRENGTH OF 1500 P.S.I. ON NET AREA OF INDIVIDUAL UNITS. ALL CMU SHALL BE LAID IN A FULL BED OF MORTAR.

ALL MORTAR SHALL BE TYPE M IN ACCORDANCE w/ ASTM SPECIFICATION C476-83 OR EQUAL. ALL GROUT SHALL BE AS FLUID AS POSSIBLE FOR PURING WITHOUT SEGRETION OF THE CONSTITUENT PARTS.

FILL AND BACKFILL TO BE COMPACTED TO 98% OF THE MAXIMUM DENSITY.

COMPACTED FILL SHALL BE FREE OF ORGANIC MATTER MAXIMUM SIZE OF ANY ROCKS

WITHIN 12" BELOW THE FLOOR SLAB SHALL BE A MAXIMUM OF 3" IN DIAMETER.

## FORMWORK AND SHORING:

STRUCTURAL CONCRETE SHALL NOT BE STRIPPED UNTIL IT REACHED A MIN. OF TWO THIRDS OF THE 28 DAYS DESIGN STRENGTH. DESIGN, ERECTION AND REMOVAL OF ALL FORMWORK, SHORES AND RESHORES SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT ACI 347 AND ACI 301 SPECIFICATION.

### SAFETY

THE CONTRACTOR SHALLCOMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.

PROVIDE ALL SHORING, BRACING AND SHEATHING AS REQUIRED FOR SAFETY AND FOR THE PROPER EXECUTION OF THE WORK, REMOVE WHEN WORK IS COMPLETED.

## GENERAL:

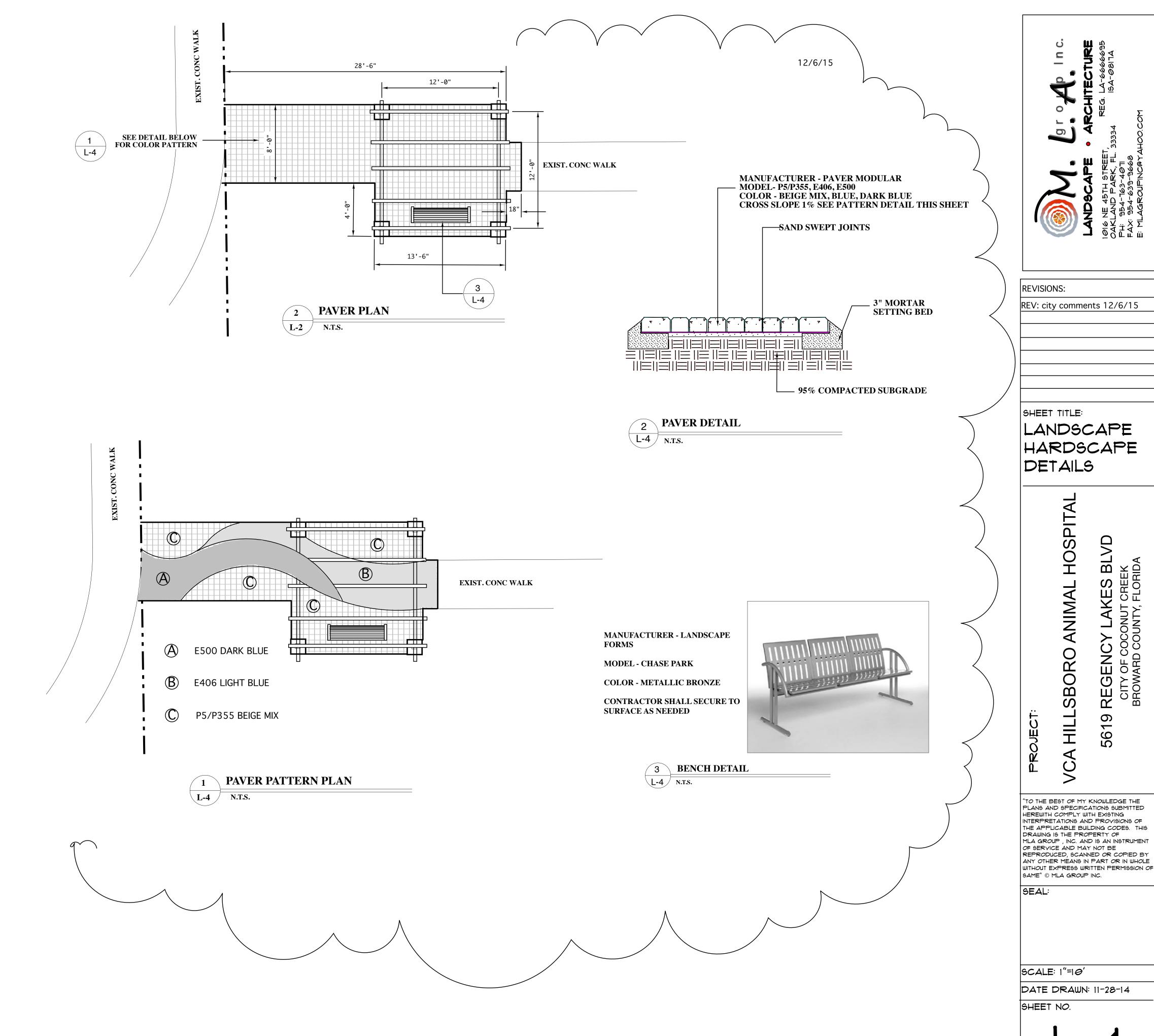
DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE BEFORE STARTING WORK. CONTRACTOR IS RESPONSIBLE TO ADHEAR TO ALL LOCAL CODES AS WELL AS THE LATEST FLORIDA BUILDING CODE 2001 EDITION.

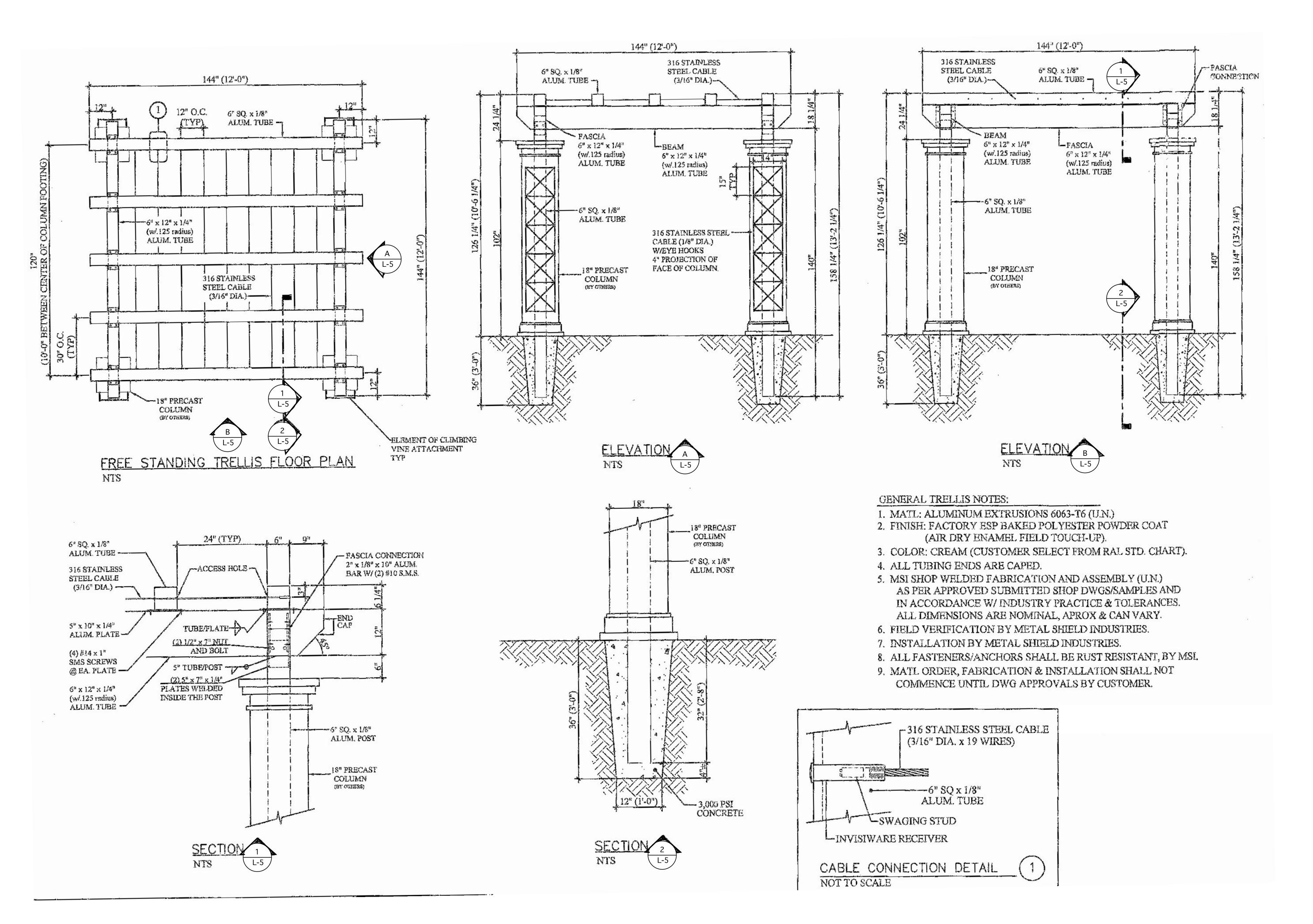
ALL STRUCTURAL LUMBER TO BE SOUTHERN PINE No. 2 OR BETTER. MIN. BENDING STRESS. Fb = 1,200 PSI. = SHEAR STRESS = 90 PSI. E=1500 KSI.

ALL SPECIFIED CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT OF RECORD.

THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THE PLAN IS STRICTLY FOREBIDDEN. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONIBLE FOR ERRORS RESULTING FROM SUCH ACTIONS.

CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION/GRADING.
CONTRACTOR SHALL ADHEAR TO ALL LOCAL AND STATE CODE REQUIREMENTS.





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REVISIONS:		
REVISIONS.		

SHEET TITLE:

# TRELLIS DETAILS

SBORO ANIMAL HOSPITAL REGENCY LAKES BLVD

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SFAI	:

SCALE: DATE DRAWN: 11-28-14

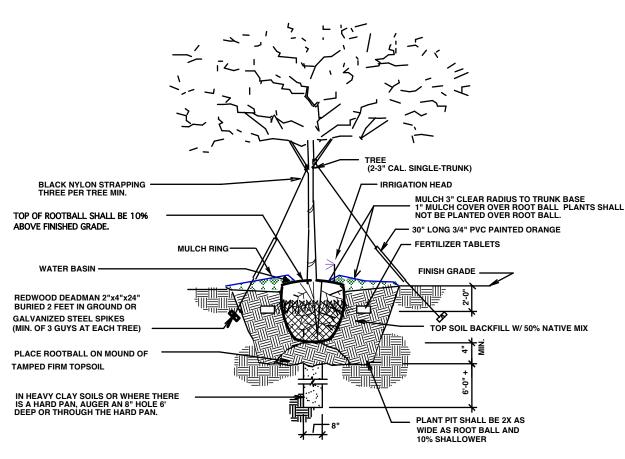
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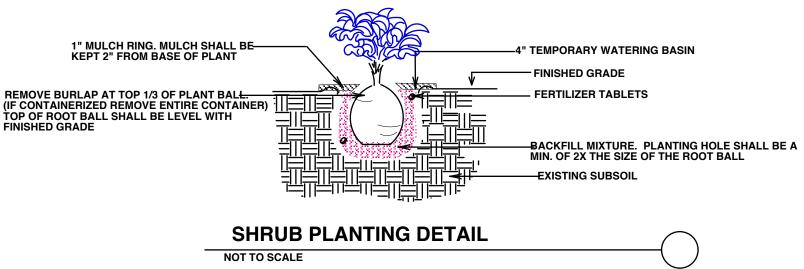
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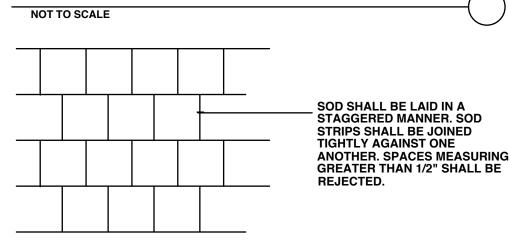
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# PALM PLANTING DETAIL



# SINGLE TRUNK GUYING AND PLANTING DETAIL NOT TO SCALE

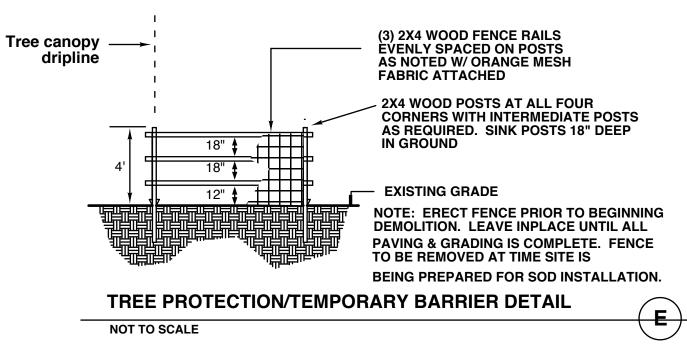




# SOD PLANTING DETAIL NOT TO SCALE



NOTE: TREE PROTECTION SHALL BE INSTALLED ON ALL TREES TO REMAIN WITHIN OUR PROPERTY FOR THE DURATION OF CONSTRUCTION.



ROOT BALL SLIGHTLY TRUNK FLARE OR TOP ROOT ABOVE GRADE 10% MAXIMUM VISIABLE ON SURFACE ROOT BALL SHALL BE CLEAR OF PLANTINGS NOTES: PLANTING DEPTH WILL BE DETERMINED BY THE TREE'S TRUNK FLARE OR THE TOP TOP SOIL SRUFACE ROOT WILL BE VISIBLE ON THE SURFACE OF THE PLANTING CUT BACK WIRE BASKETS BELOW THE TOP HALF OF THE COMPACTED ROOT BALL FOLD BACK BURLAP COVERING MATERIALS BELOW THE TOP HALF OF THE ROOT BALL. COMPLLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE 3 TIMES ROOT BALL DIAMETER IT IS ETABLISHED. THIS IS TYPICALLY DONE AFTER SIX MONTHS FOR SHADE TREES AND ONE YEAR FOR PALMS

ROOT BALL DETAIL

NOT TO SCALE

# GENERAL LANDSCAPE NOTES

- 1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR THE PLAN WIL TAKE PRECEDENCE OVER THE PLANT LIST.
- 2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK
- 3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
- 4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- 5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (I YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- 6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED. SOD SHALL BE WEED AND PEST FREE. SOD SHALL BE LAID ON A SMOOTH SURFACE WITH TIGHT JOINTS CUT TO CONFORM TO PLANTERS AND CURBS.
- 7. ALL BED AREAS TO RECEIVE A 3" LAYER OF <u>EUCALYPTUS MULCH/FLORIMULCH,</u> & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE) MULCH TYPE SHALL BE FREE OF ARSENIC BY PRODUCTS
- 8. ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
- 9. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS. TRANSPORTATION, WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE PROVIDED BY OTHERS.
- 10. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- 11. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- 12. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- 13. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- 14. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND
- 15. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- 16. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- 17. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.
- 18. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- 19. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- 20. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL. (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).
- 21. SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- 22. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF NATURE" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- 23. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS 10% ABOVE FINAL GRADE SURROUNDING THE PLANTING AREA. NO PLANT MATERIAL SHALL BE ACCEPTED IF PLANTED TOO DEEP. ALL GUYS AND STAKING SHALL BE REMOVED WITHIN ONE YEAR AFTER FINAL INSPECTION OR ESTABLISHMENT
- 24. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST
- 25. COMMERCIAL FERTILIZER FOR TREES, SHURBS AND GROUND COVER COMMERCIAL FERTILIZER SHALL BE NUTRI PAK® 3 YR. TIME RELEASE FERTILIZER PACKET DISTRIBUTED BY HORT- ENTERPRISES INC. EQUAL SUBSTITUTIONS MAY BE ACCEPTED NUTRI PAK FERTILIZER PACKETS ARE AVAILABLE IN SPECIAL NUTRIENT FORMULATIONS FOR SPECIFIC PLANT TYPES EG. TREES, SHRUBS, FLOWERING PLANTS, POTTED PLANTS AND PALMS.

provide an adequate screen.

- NEW TREE AND SHRUB APPLICATIONS: PLACE PACKET 6"-8" DEEP, SPACED EVENLY AROUND OUTER EDGES OF ROOTS 12 INCHES ON CENTER.
  PERENNIALS: PLACE PACKETS 6"-8" DEEP NEAR ROOTS ESTABLISHED PLANTINGS:
- MATURE PLANTINGS:
  TREES: USE 1 PACKET PER INCH OF TRUNK DIAMETER SPACED EVENLY AROUND DRIP LINE BURY 6"-8"
  BELOW SOIL IN UPRIGHT POSITION, TAP HOLE CLOSED WITH HEEL OF YOUR FOOT.
  SHRUBS: USE 1 PACKET FOR EVERY 12 INCHES OF HEIGHT OR SPREAD.
- GENERAL SLOW RELEASE FERTILIZERS WITH MICOR NUTRIENTS MAY BE APPLIED WITH LOW OR NO PHOSPHORUS SUCH AS A 13-0-13
- LOW PHOSPHORUS SHALL MEAN 2% OR LESS.

  APPLICATION RATES SHALL BE ADHEARED TO AS WRITTEN ON THE PRODUCT LABEL. POSTPONE FERTILIZING WHEN ONE INCH OR MORE OF RAIN IS EXPECTED.
- 26. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:

  1 PAC PER TREE = 36" RALL SIZE
- 1 PAC PER TREE 36" BALL SIZE 2 PAC PER TREE – OVER 36" BALL SIZE
- 1 PAC PER 1REE OVER 36 BALL SIZE 1 PAC PER 20 GAL. CONTAINER 0.5 PACS PER 7-10 GAL. CONTAINER
- 0.5 PACS PER 7-10 GAL. CONTAINER 0.25 PACS PER 3 GAL. CONTAINER 0.12 PACS PER 1GAL. CONTAINER
- 27. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- 28. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE. PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIAL AT TON
- 29. IRRIGATION: AN AUTOMATIC RUST FREE UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO ENSURE 100% COVERAGE WITH 100% OVERLAP. CONTRACTOR SHALL PROVIDE A RAIN SENSOR AND ADJUST HEADS TO AVOID OVERSPRAY ONTO BUILDING WALLS, WALKS, UTILITIES, DRIVES ECT. CONTRACTOR SHALL PAINT ALL ABOVE GROUND RISERS FLAT BLACK
- 30. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED. TOPPED. OR HATRACKED.
- 31. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS. STICKES. STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER
- 32. MAINTENENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE.

  MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY
- 33. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION
- 34. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
- 35. SOD. AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED. ALL SOD SHALL HAVE A MIN. OF 2" OF TOPSOIL. SEE NOTE NO. 6 ABOVE.
- 36. EXCAVATION REQUIREMENT:
  REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL TO
  A LEVEL 3" BELOW THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO
  CREATE SMALL SCALE MOUNDING IS ENCOURAGED. ALL LANDSCAPED PLANTING BEDS SHALL BE
  EXCAVATED TO A DEPTH OF 6" AND REPLACED WITH CLEAN FILL. A MIN 2" OF TOPSOIL SHALL BE
- INSTALLED BELOW ALL SODDED AREAS.

  37. A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSACPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN FIGHT WILL BE APPROVED IN SWALE AREAS.
- TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBITT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
- MINIMUM SOIL DEPTH:

## CITY OF COCONUT CREEK LANDSCAPE NOTES

- 1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
- 2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall
- not be tipped, topped, or shaped prior to installation.

  3. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
- 4. 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 is 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. All hedge material required for screening purposes shall be planted with branches touching. Adjust on-center spacing as necessary and/or provide additional plants to
- 5. Sight distance concerns must be maintained for clear sight visibility from thirty (30) inches to seventy-two inches, tree trunks excluded.

  Measurement shall be made from top of root hall planted at proper elevation.
- Measurement shall be made from top of root ball planted at proper elevation.

  6. Guying/staking practices shall not permit nails, screws, wires, etc., to penetrate outer surfaces of trees, palms or other plant material. Trees,
- palms and plant material rejected due to this practice shall be replaced with the inspector on site.

  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 required landscape material shall be installed using a planting soil mix comprised of a type appropriate to the individual proposed plant material and the native soil found on the site.
- 10. All plant material shall be planted at the proper depth, 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.
- 11. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
- 12. Color-treated or dyed mulch will not be accepted.
  13. Upon completion of work, the site shall be cleared of all debris, superfluous materials, and equipment caused by this permit to the satisfaction
- 14. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
- 15. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
- 16. All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with a 50% overlap (minimum) using rust free water, except 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
- 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.
- 17. Irrigation permits and plans shall be submitted for approval at time of building permits.
- 18. All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District
- water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.

  19. All site amenities to include site street lights, landscape common open space, irrigation common open space, buffers, berms, landscape entry
- features, etc. leading up to and including the model center and/or first certificate of occupancy must be completed and functional prior to issuance of the first requested certificate of occupancy.

  20. The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area,
- 20. The height of all required, designed and installed berms shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a berm abuts a sidewalk, there shall be a one (1) foot level sod area adjacent to the sidewalk prior to the start of incline for the berm.
- 21. An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

  22. A landscape management plan is required as part of the site plan package, detailing a plan for landscape management for a period of 5 years for issuance of Certificate of Occupancy.



REVISIONS:
SHEET TITLE:
LANDSCAPE
DETAILS AND
SPECIFICATION
7

HILLSBORO ANIMAL HOSPIT 5619 REGENCY LAKES BLVD

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SAME" © MLA GROUP INC.

SEAL:

SCALE: 1"=10'

DATE DRAWN: 11-28-14

SHEET NO.



OF-