

GENERAL NOTES

- 1.) CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGED PLANT MATERIAL TO REMAIN AND SHALL REPLACE TO LIKE OR BETTER CONDITION.
- 2.) MODIFY EXISTING IRRIGATION TO PROVIDE 100% COVERAGE WITH 50% OVERLAP FOR THE PROPOSED LANDSCAPE.
- 3.) IN AREAS WHERE SHRUBS ARE REMOVED, REPLACE WITH SOD.

RELOCATION NOTES

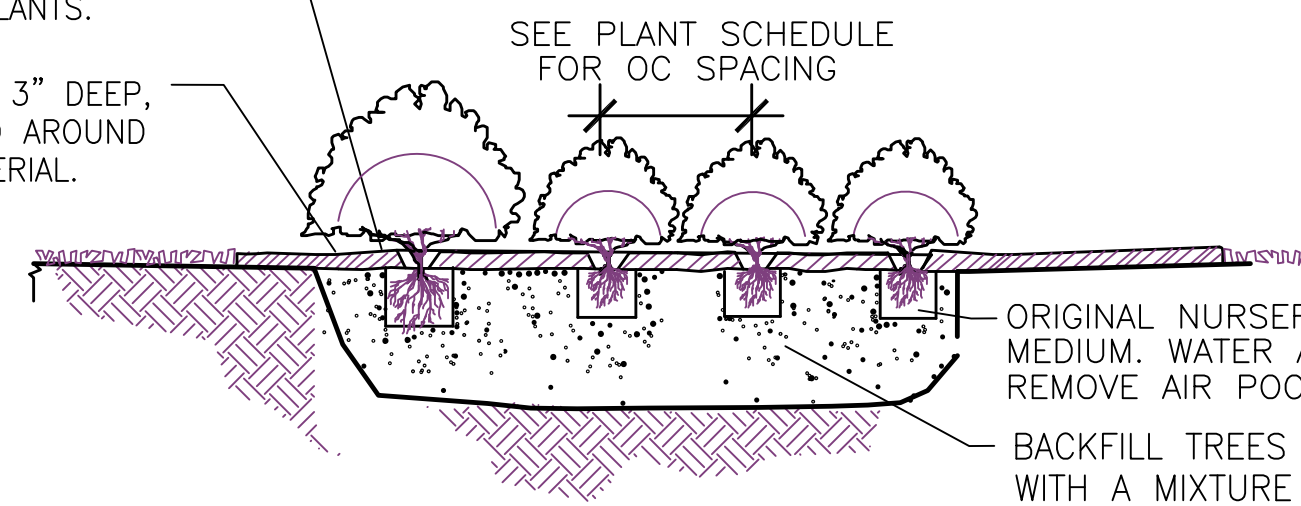
- 1) FOLLOW THESE NOTES FOR RELOCATED MATERIALS IN ADDITION TO THE LANDSCAPE NOTES.
- 2) A CERTIFIED ARBORIST, CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE SHALL OVERSEE PRUNING OPERATIONS. PRUNE IN COMPLIANCE WITH ANSI A300 STANDARDS AND THESE PLANS. PLANT MATERIAL WITHIN THE LIMITS OF CLEAR SIGHT SHALL BE MAINTAINED TO PROVIDE PROPER VERTICAL AND HORIZONTAL CLEARANCE.
- 3) ATTACH TREE IDENTIFICATION TAGS THAT MATCH THE PLAN NUMBERS PRIOR TO ROOT PRUNING OR TREE RELOCATION OPERATIONS. NOTIFY THE LANDSCAPE ARCHITECT OF TAGGING METHOD FOR APPROVAL PRIOR TO TAGGING.
- 4) INSTALL TREES WITHIN 24 HOURS OF REMOVAL FROM THEIR ORIGINAL LOCATION TO THEIR NEW LOCATION WITHIN THE PROJECT LIMITS.
- 5) WATER THE ROOT ZONES TO FIELD CAPACITY FOR 5 CONTINUOUS DAYS BEFORE ROOT PRUNING.
- 6) ROOT PRUNE TREES 3 WEEKS BEFORE RELOCATION.
- 7) ROOT PRUNE WITH EQUIPMENT TO SEVER ROOTS. ENSURE ROOTS ARE NOT TORN OR PULLED APART. SUBMIT ROOT PRUNING PROCEDURES BEFORE THE RECONSTRUCTION MEETING.
- 8) MAINTAIN THE SOIL MOISTURE AT FIELD CAPACITY THROUGHOUT THE ROOT PRUNING PERIOD.
- 9) BRACE ROOT PRUNED TREES AWAITING RELOCATION.
- 10) MAINTAIN TREES IN A HEALTHY AND VIGOROUS CONDITION DURING INSTALLATION AND THROUGHOUT THE PLANT ESTABLISHMENT PERIOD.

CITY OF COCONUT CREEK

STANDARD LANDSCAPE NOTES

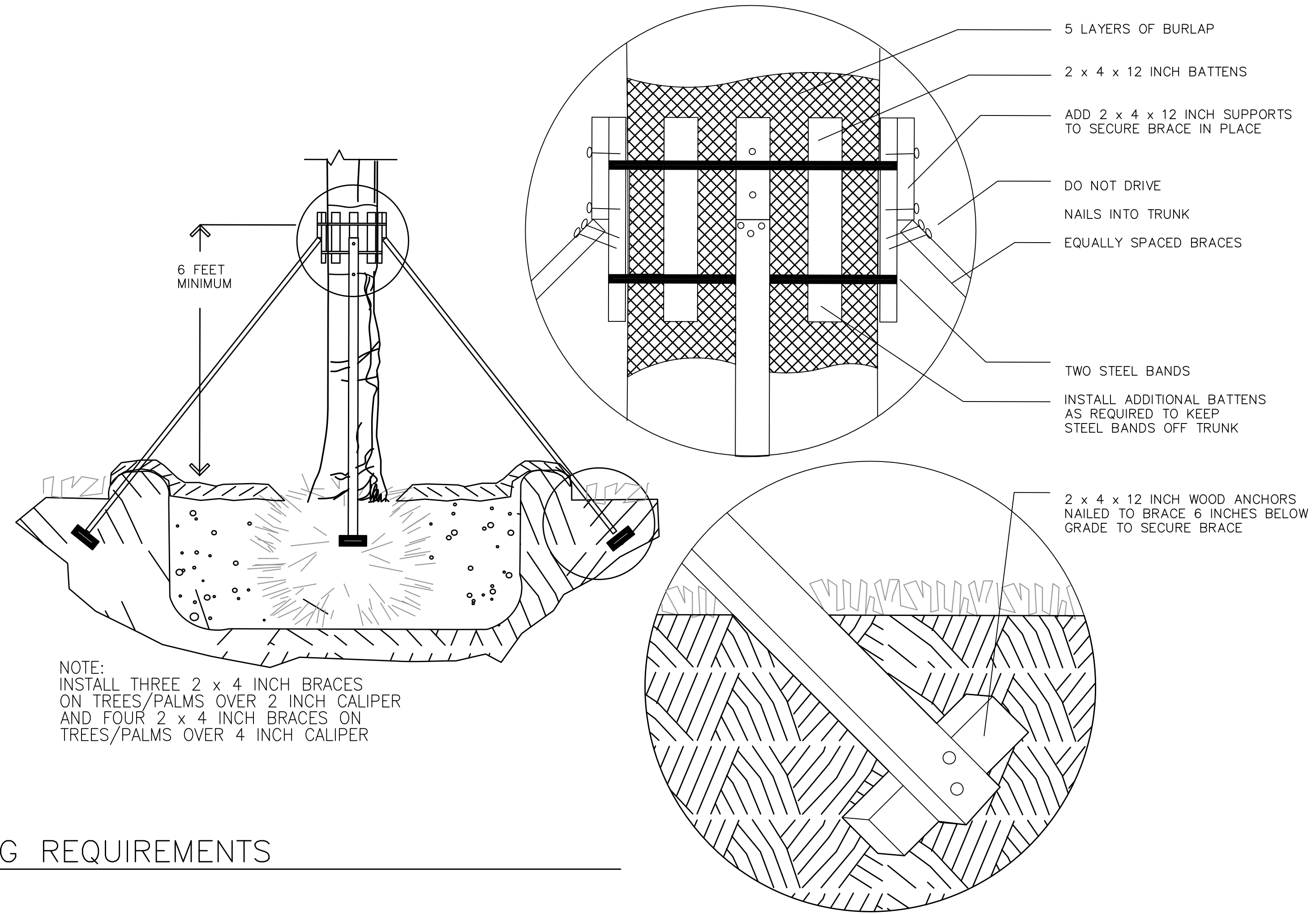
1. ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE. PLANS ARE INCOMPLETE WITHOUT WRITTEN NOTES AND SPECIFICATIONS.
2. ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN GRADES AND STANDARDS 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 PROVIDE AN ADEQUATE SCREEN.
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 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 OF THE INSPECTOR.
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 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, 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.

PULL MULCH BACK FROM BASE OF PLANTS.
MAINTAIN A 3" DEEP, MULCH BED AROUND PLANT MATERIAL.

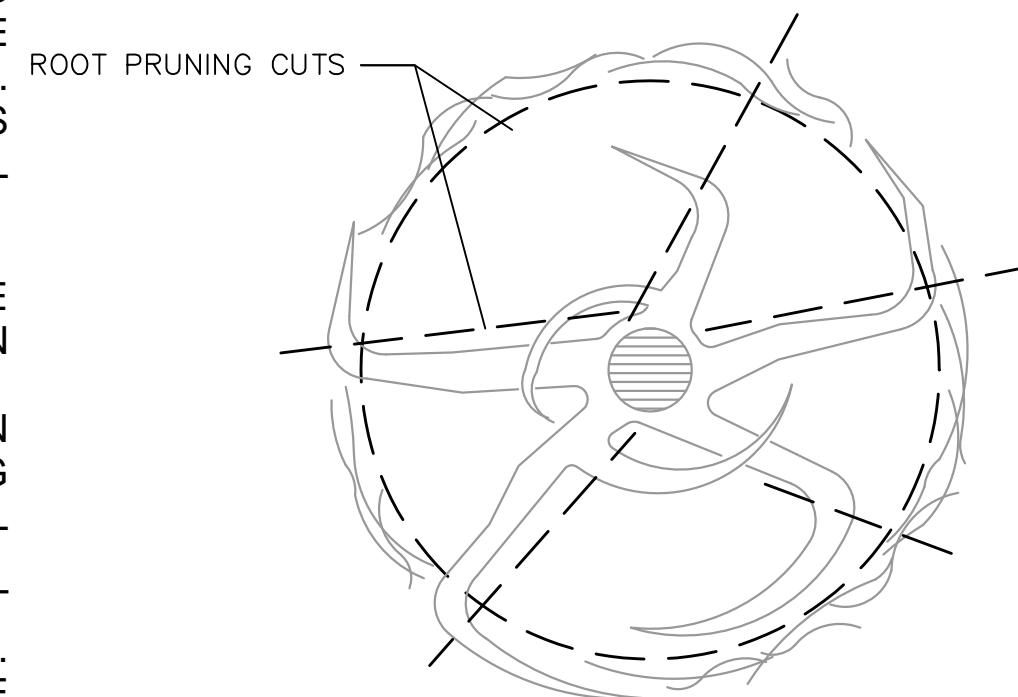


NOTE: CONTRACTOR MUST COORDINATE WITH THE CITY LANDSCAPE INSPECTORS PRIOR TO TREE RELOCATION AND ROOT PRUNING ACTIVITIES; SUSTAINABLE DEVELOPMENT DEPT. 954.973.6456

SHRUB AND GROUNDCOVER PLANTING DETAIL
N.T.S.

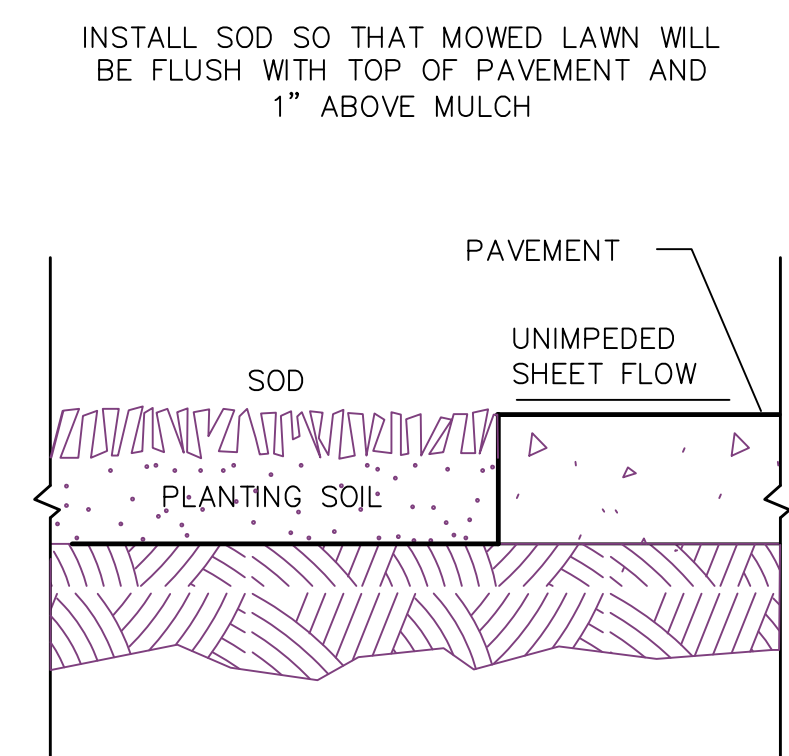


BRACING REQUIREMENTS
N.T.S.

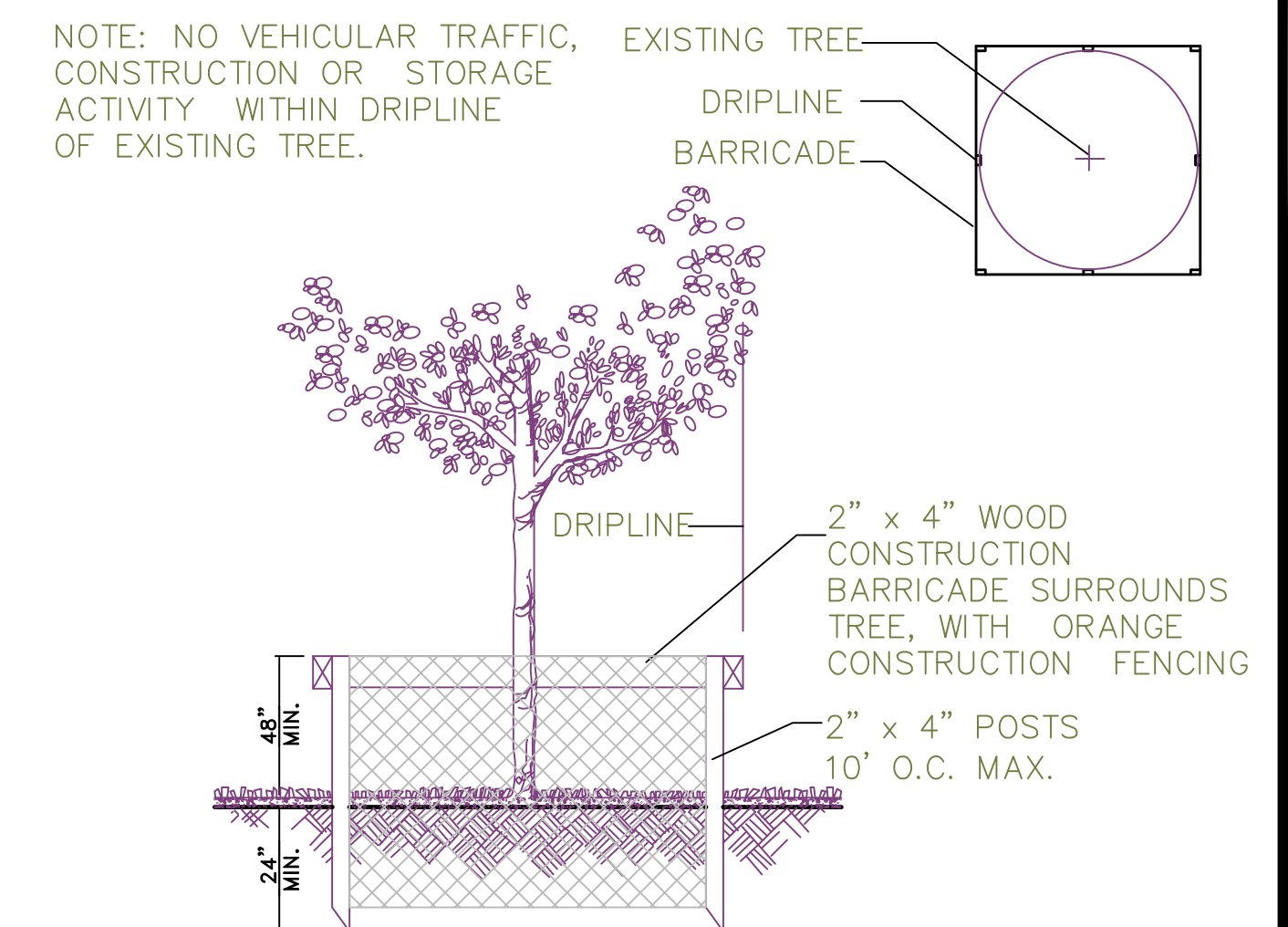


NOTE: CUT CROSSING, DEFLECTING AND CIRCLING ROOTS BEFORE INSTALLATION. THIS MAY REQUIRE CUTTING ALL OF THE ROOTS AT THE ROOTBALL PERIMETER, RADIALLY PRUNING THE ROOTBALL TOP TO BOTTOM AND CUTTING INDIVIDUAL ROOTS.

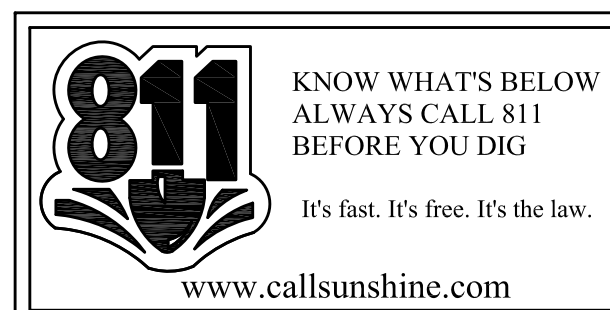
ROOT PRUNING DETAIL
N.T.S.



SOD PLANTING DETAIL
N.T.S.



TEMPORARY CONSTRUCTION BARRICADE FOR EXISTING TREES
N.T.S.



ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
CERTIFICATE OF AUTHORIZATION NO. 1337
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FLORIDA 33309 TEL.: (954) 776-1616

REV	DATE	DESCRIPTION

DATE: APRIL 17, 2014
SCALE: AS NOTED
DESIGNED BY: J.M.
DRAWN BY: J.M.
CHECKED BY: C.M.

SEMINOLE PLANNED MAIN STREET DEVELOPMENT DISTRICT (PMDD)
COCONUT CREEK
FLORIDA

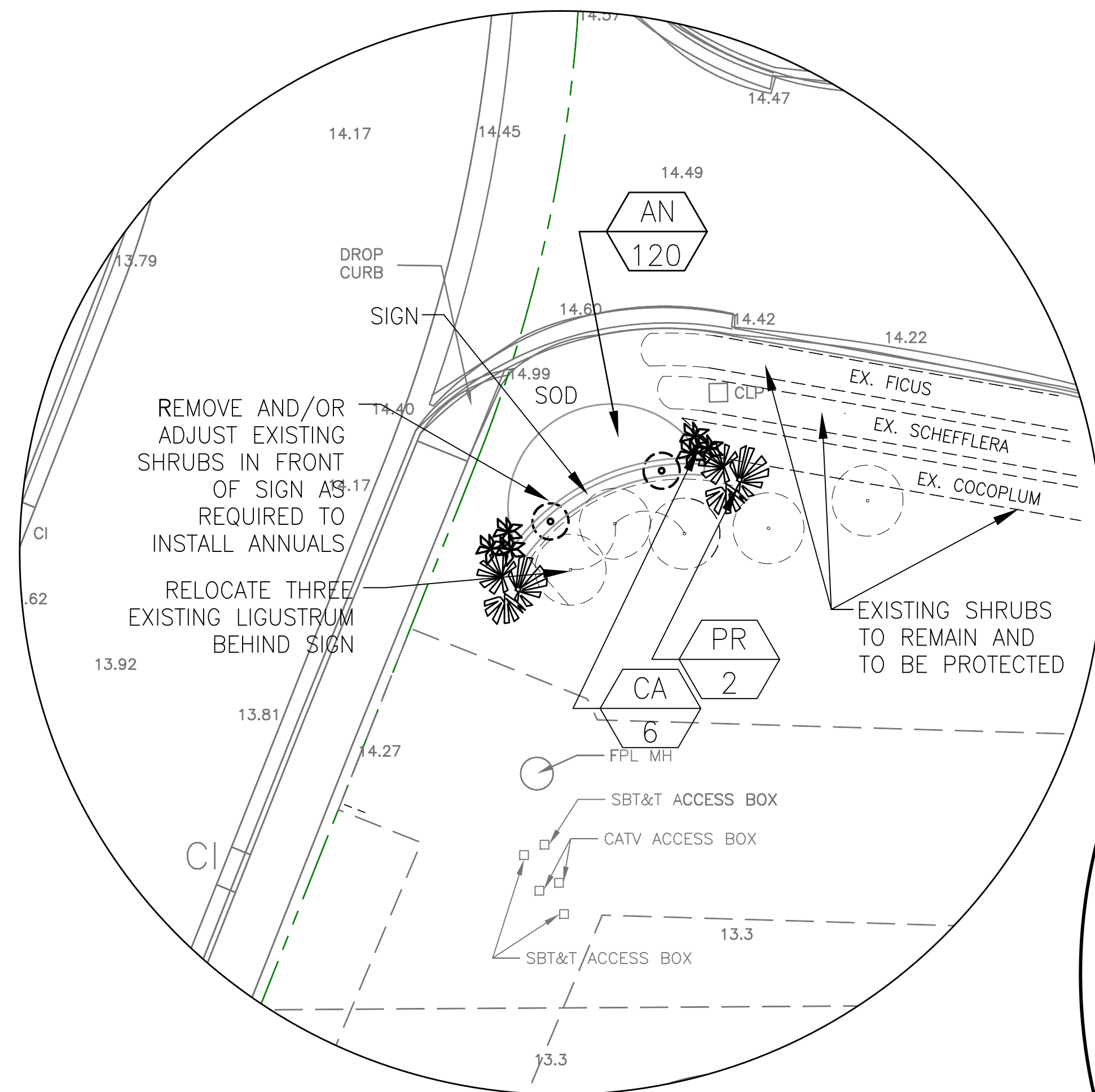
LANDSCAPE NOTES AND DETAILS

SHEET NO. **LD-1**
PROJECT NO. **17796.56**

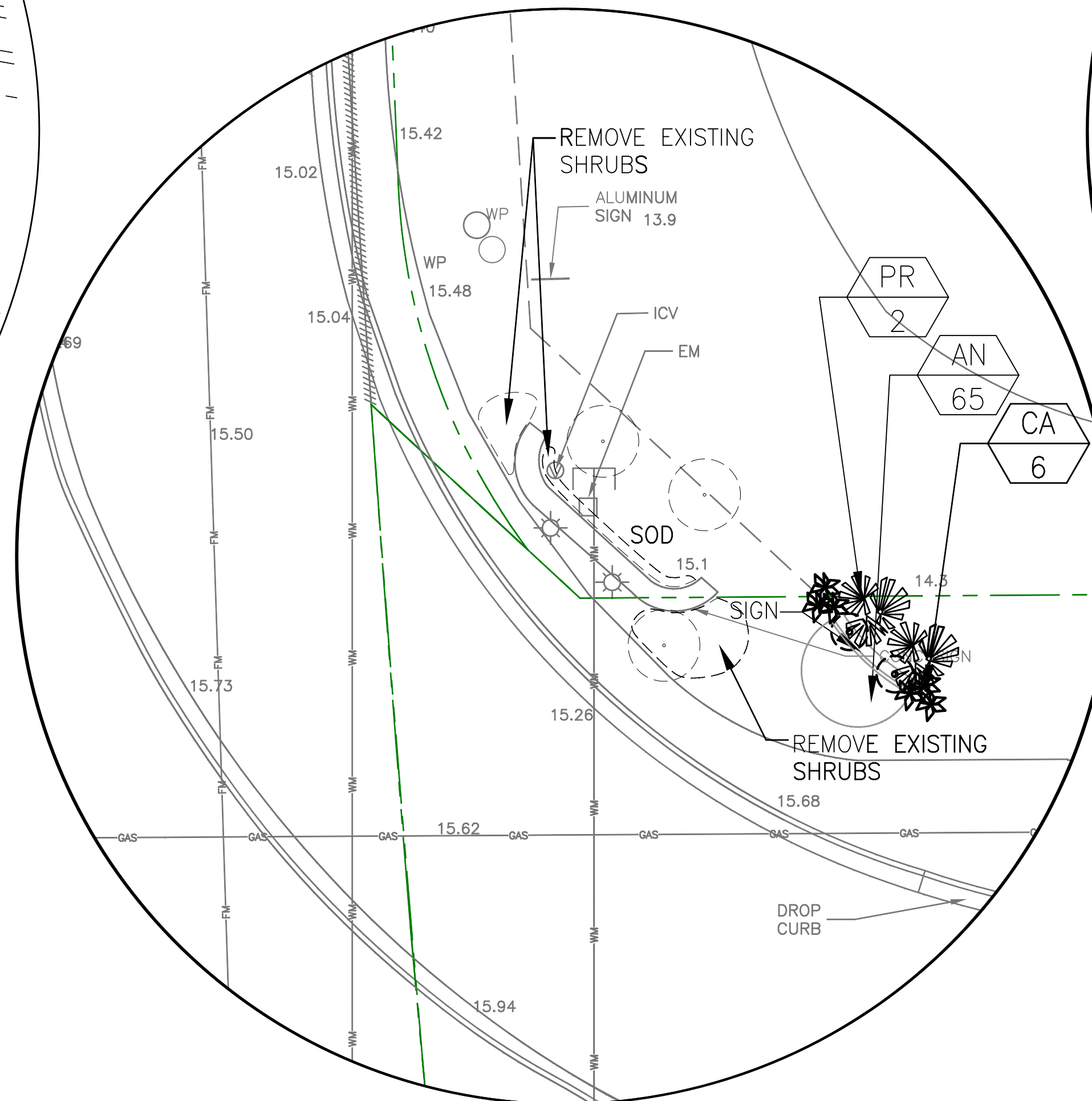
(FOR THE FIRM)

PLANT SCHEDULE						
KEY	DESCRIPTION	MINIMUM SPECIFICATIONS	UNIT	OC SPACING	NATIVE/DROUGHT TOLERANT	QUANTITY
SHRUBS						
AF	ANNUALS	1 GAL, 6 IN HT	EA	10 IN		325
CA	CRINUM AUGUSTUM 'QUEEN EMMA' (QUEEN EMMA LILY)	15 GAL, 48 IN HT	EA	AS SHOWN		18
PR	PHOENIX ROEBELII (PYGMY DATE PALM)	8FT HT, TRIPLE TRUNK, MATCH	EA	AS SHOWN	DT	6
SOD	STENOTAPHRUM SECUNDATUM (ST. AUGUSTINE SOD)	SOLID PIECES	SF			AS REQUIRED

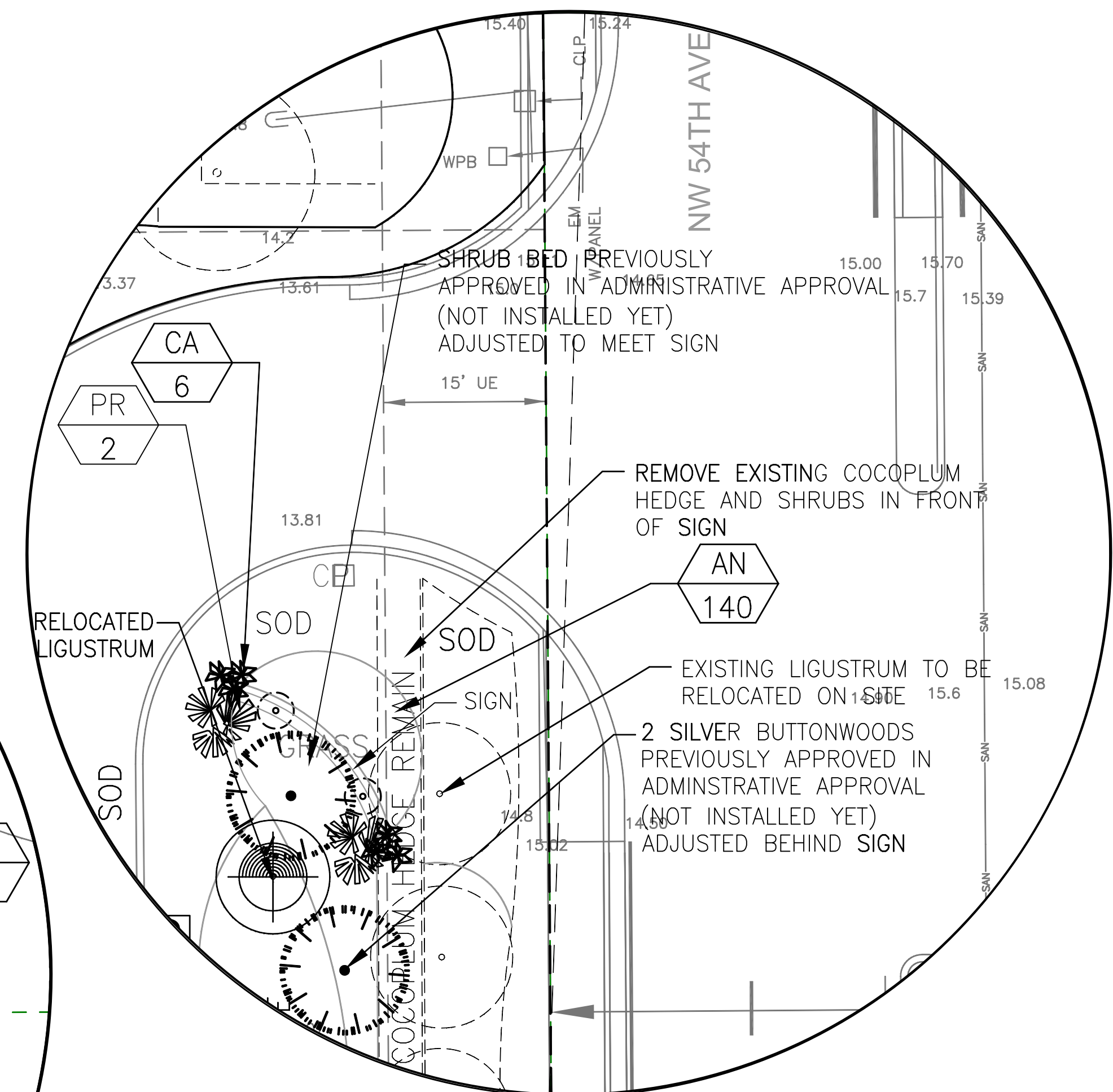
ABBREV: CAL: CALIPER G: GALLON IN: INCH FT: FOOT HT: HEIGHT OC: ON CENTER SPR: SPREAD STD: STANDARD OA: OVERALL GW: GRAY WOOD AC: ACRE LF: LINEAR FOOT CY: CUBIC YARD SF: SQUARE FOOT EA: EACH SY: SQUARE YARD LS: LUMP SUM RP



**EAST-WEST ACCESS ROAD
LANDSCAPE PLAN**
1"=10'



**COMMERCE SQUARE SIGN
LANDSCAPE PLAN**
1"=10'



**NW 54TH AVE
LANDSCAPE PLAN**
1"=10'

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SEMINOLE PLANNED MAIN STREET
DEVELOPMENT DISTRICT
(PMDD)
COCONUT CREEK
FLORIDA
SIGNAGE LANDSCAPE PLAN

SHEET NO. LD-2
PROJECT NO. 17796.56

(FOR THE FIRM)

4/17/2014 4:18 PM Scale: 1/20 Layout Tab: LD-2 Pen Table: KS-MONO.CTB Plot Created by: JASON MIHALOVITS