



- CITY OF COCONUT CREEK**  
**STANDARD LANDSCAPE NOTES**
- 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.
  - 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.
  - Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
  - 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.
  - 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.
  - 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.
  - 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.
  - All plant material shall be free of pests, insects, disease, weeds, etc.
  - 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.
  - 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.
  - All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
  - 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.
  - Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
  - Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
  - All landscaped areas shall be provided with an underground fully automatic irrigation system using pop-up sprinklers. System shall provide 100% coverage with 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.
  - Irrigation permits and plans shall be submitted for approval at time of building permits.
  - 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.
  - 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.
  - 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.
  - An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.
- NOTE: THIS COMMENT SHEET IS TO BE PLACED ON ALL LANDSCAPE PLANS "AS IS".*

**LANDSCAPE TABULAR DATA**

NON-RESIDENTIAL LANDSCAPE REQUIREMENTS			
CATEGORY	REQUIREMENT	VEGETATION REQUIRED	VEGETATION PROVIDED
INTERIOR VEGETATION AREA	6,119 S.F.		
INTERIOR TREES	1/1,000 S.F.	7 TREES	7 TREES
INTERIOR SHRUBS	5/1,000 S.F.	31 SHRUBS	612 SHRUBS
PERIMETER VEGETATION			
NORTH PROPERTY LINE 230 L.F. BUFFER	1 CANOPY TREE / 40 L.F. CONTINUOUS 3' HEDGE	6 CANOPY TREES 155-CONTINUOUS HEDGE	6 CANOPY TREES 124-CONTINUOUS HEDGE REQUIREMENT MET BY EXISTING HEDGE. 37-NEW CONTINUOUS HEDGE PROVIDED FOR 155 TOTAL.
EAST PROPERTY LINE 208 L.F. BUFFER	1 CANOPY TREE / 40 L.F. CONTINUOUS 3' HEDGE	6 CANOPY TREES 138-CONTINUOUS HEDGE	6 CANOPY TREES REQUIREMENT MET BY HEDGE AT PROPERTY LINE ON ADJACENT PROPERTY
SOUTH PROPERTY LINE 367 L.F. BUFFER	1 CANOPY TREE / 40 L.F. CONTINUOUS 3' HEDGE	10 CANOPY TREES 184-CONTINUOUS HEDGE	10 CANOPY TREES 239-CONTINUOUS HEDGE
WEST PROPERTY LINE STREET FRONTAGE-	1 TREE PER 2,000 SF	4 TREES	4 TREES
LAND. EASE 207 L.F X 35' = 7,245 DRIVEWAY (-)25' L.F X 35' = 875 S.F. OF LANDSCAPE BUFFER= 6,370	40 SHRUBS PER 2,000 SF 3 TIERS OF LANDSCAPE UNDULATING BERM 10' X 10' SITE TRIANGLE	128 SHRUBS 3 TIERS UNDULATING BERM 10' X 10' SITE TRIANGLE	403 SHRUBS 3 TIERS UNDULATING BERM 10' X 10' SITE TRIANGLE
VEHICULAR USE AREA	1 TREE FOR EVERY 10 SPACES	105 SPACES = 11 TREES	11 TREES
MITIGATION	0 TREES	0 TREES	0 TREES
R.O.W. STREET TREES	1/40 L.F. (minus 24' for entrance)	5 TREES	5 TREES
LANDSCAPING BETWEEN BUILDING AND PARKING			
TREES	1/40 L.F. OF BUILDING	879 L.F. = 22 TREES	24 TREES
SHRUBS	20/40 L.F. OF BUILDING	440 SHRUBS	497 SHRUBS
GROUNDCOVERS	30/40 L.F. OF BUILDING	660 GROUNDCOVERS	988 GROUNDCOVERS
TOTALS		71 TREES REQUIRED 1,736 SHRUBS/GC	73 TREES PROVIDED 2,776 SHRUBS/GC

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**LANDSCAPE TOTALS TABULAR DATA**

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SHRUBS	1,736 SHRUBS/GC	2,776 SHRUBS/GC

**MIN. TREE SPECIFICATIONS**

SHADE/CANOPY TREES, >30' HT.: 40% MIN. OF REQUIRED TREES. 29/73= 40%

INTERMEDIATE TREES, 20-30' HT.: 30% MIN. OF REQUIRED TREES. 22/73= 30%

SMALL TREES, <20' HT.: NO MORE THAN 10% OF REQUIRED TREES. 6/73= 8%

PALMS: NO MORE THAN 50% OF REQUIRED TREES. 16/73= 22%

**SPECIES DIVERSIFICATION**

THERE ARE 73 TREES PROVIDED ON SITE. THEREFORE, NO MORE THAN 18 TREES (25%) OF ONE SPECIES CAN BE USED.

THERE ARE 10 SPECIES OF TREES/PALMS USED ON THE PLAN INCLUDING 7 SPECIES OF TREES AND 3 SPECIES OF PALMS. THE HIGHEST AMOUNT OF A SINGLE SPECIES IS LIVE OAK AND GREEN BUTTWOOD WITH 13 EACH (19%).

THERE ARE 2,776 SHRUBS PROVIDED ON SITE. THEREFORE, NO MORE THAN 634 SHRUBS (23%) OF ONE SPECIES CAN BE USED.

THERE ARE 21 SPECIES OF SHRUBS USED ON THE PLAN. THE HIGHEST AMOUNT OF A SINGLE SPECIES IS SHILLINGS DWARF HOLLY WITH 597 (21%).

**VUA LANDSCAPE AREA CALCULATION**

VUA=36,024 SF  
36,024 SF / 100 SF = 360 SF OF REQUIRED LANDSCAPE AREA  
SEE CIVIL DRAWINGS AND SITE PLAN FOR SITE CALCULATIONS OPEN SPACE CALCULATIONS AND PARKING CALCULATIONS.

**NATIVE CALCULATIONS**

TREES: THERE ARE 73 TREES ON PLAN. 43 ARE NATIVE = 59% OF TREES ARE NATIVE.

PALMS: THERE ARE 16 PALMS ON PLAN. 9 ARE NATIVE = 56% OF PALMS ARE NATIVE.

SHRUBS: THERE ARE 2776 SHRUBS ON PLAN. 1544 ARE NATIVE = 56% OF SHRUBS ARE NATIVE.

**GREEN CITY PLAN - TREE CANOPY ACHIEVED**

PROJECT AREA = 76,494 SF.  
CANOPY ACHIEVED = 15,650 SF OR 20% CANOPY ACHIEVED

**TREE CATEGORY**

CATEGORY	CANOPY AREA IN S.F.
CATEGORY 1	300 SF
CATEGORY 2	150 SF
CATEGORY 3	100 SF
CATEGORY 4	50 SF

PROJECT SITE 76,494 S.F.  
PROVIDED CANOPY 15,650 S.F.  
% OF CANOPY ACHIEVED = 20%\*

NOTE: THERE IS ARE CONTINUOUS TREE BUFFERS ON THE ADJACENT PROPERTIES ON THE NORTH, EAST, AND SOUTH PROPERTY LINES. THESE TREES HAVE NOT BEEN COUNTED IN THE % OF CANOPY ACHIEVED, BUT WILL GREATLY ADD TO THAT NUMBER IN REALITY.

revision:	DATE	DESCRIPTION
1	3.29.16	SITE PLAN REVIEW COMMENTS
2	5.2.16	DIRC COMMENTS

commission:	14-030
principal:	THORN BROUGH
project manager:	PC

file name: LP-3

date: 02-23-16

title: LANDSCAPE CALCULATIONS

LP-2

of: 4 A