

**GENERAL LANDSCAPE NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, CURRENT EDITION
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF MILDRGANITE PER 6 CU. YDS.
5. TREES, PALMS, SHRUBS GUARANTEED FOR ONE (1) YEAR.
6. APPLY 3" MELALEUCA/EUCALYPTUS MULCH AROUND ALL PLANTS WITHIN 2 DAYS. MULCH SHALL CONTAIN NO ARSENIC BY PRODUCTS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPANCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING OR STRUCTURES TO BE SODDED WITH WITH FLORATAM SOD, SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS
10. ALL LANDSCAPED AREAS INSIDE PROPERTY AND ADJACENT ROW AREAS TO BE 100% COVERED WITH AUTOMATIC SPRINKLER SYSTEM WITH APPROXIMATELY 100% OVERLAP USING RUST FREE WATER AND A RAIN CHECK DEVICE.
11. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.

**REQUIRED TREE PERCENTAGES**

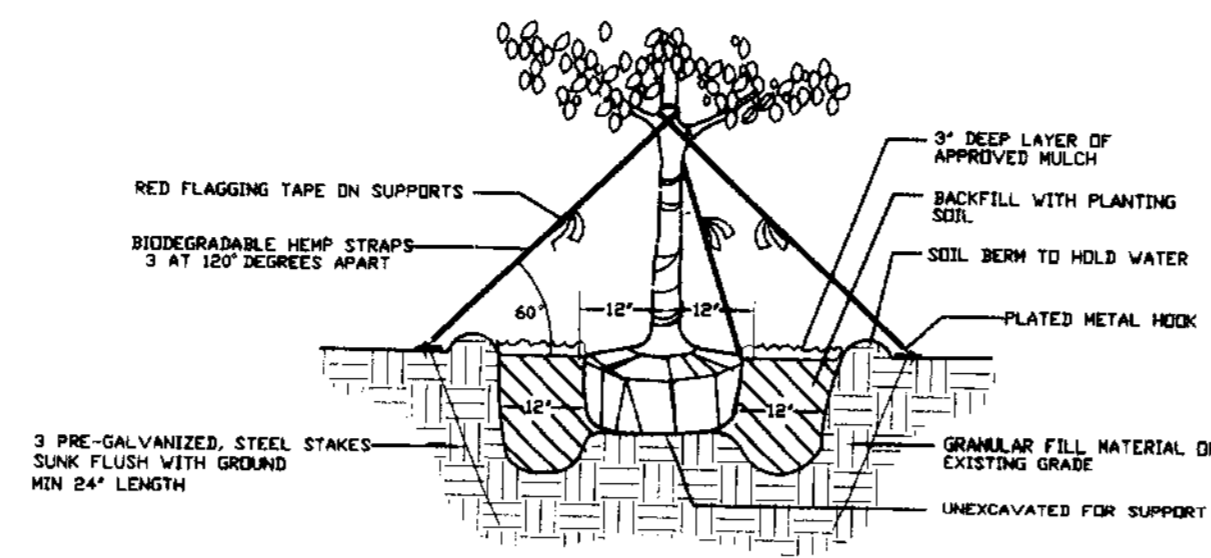
	REQUIRED	PROVIDED
TOTAL TREES REQUIRED = 217		
40% - SHADE TREES	87	95 - OAKS, GUMBOS & LARGE PINES
30% - INTERMEDIATE TREES	65	124 - PIGEON PLUM, EAST PALATKA MEDIUM PINES
10% - SMALL TREES	22	153 - CREPE MYRTLE, SMALL PINES

**CITY OF COCONUT CREEK  
STANDARD LANDSCAPE NOTES**

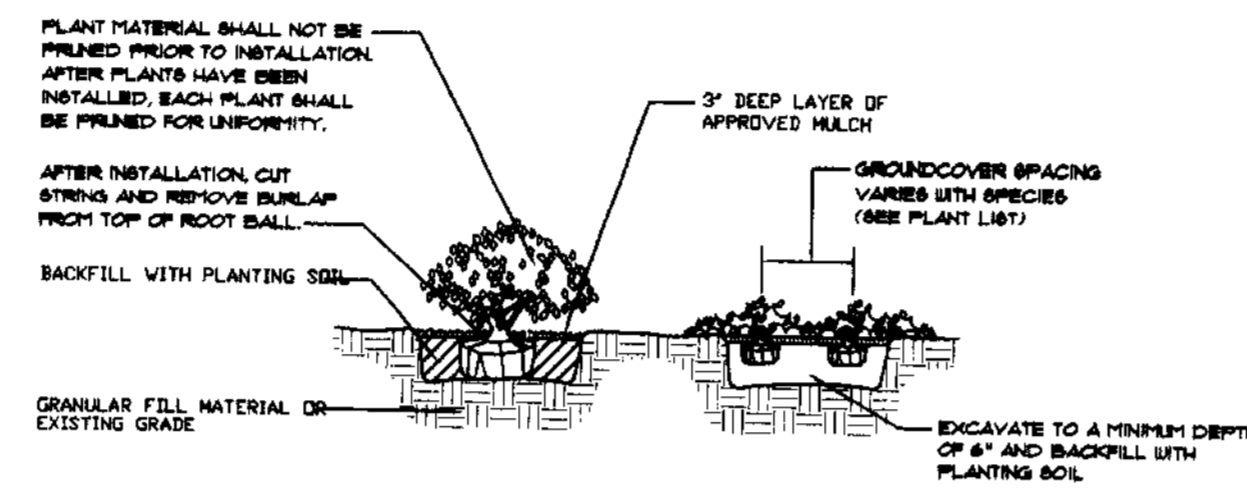
1. All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
2. All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards 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 the 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.

**NOTE: THIS COMMENT SHEET IS TO BE PLACED ON ALL LANDSCAPE PLANS "AS IS".**

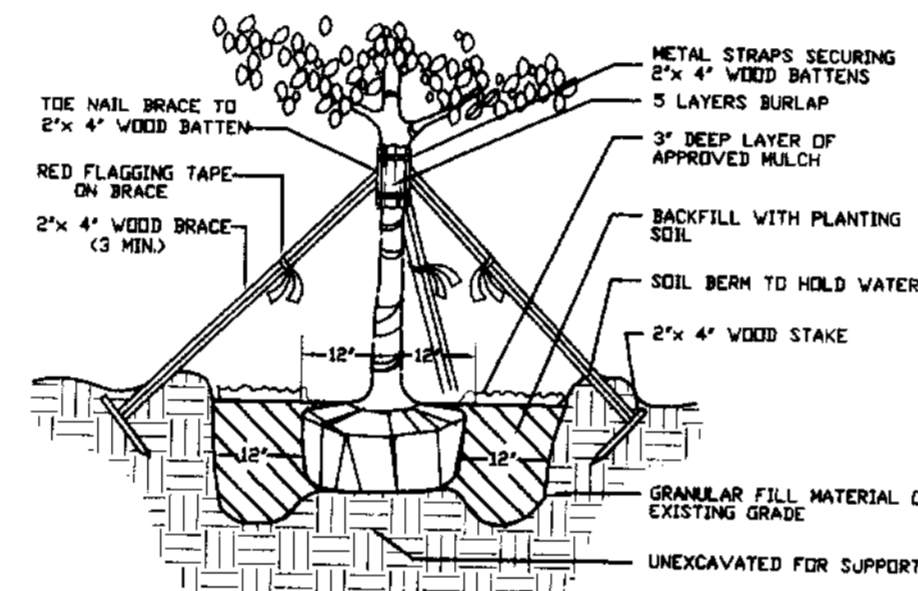
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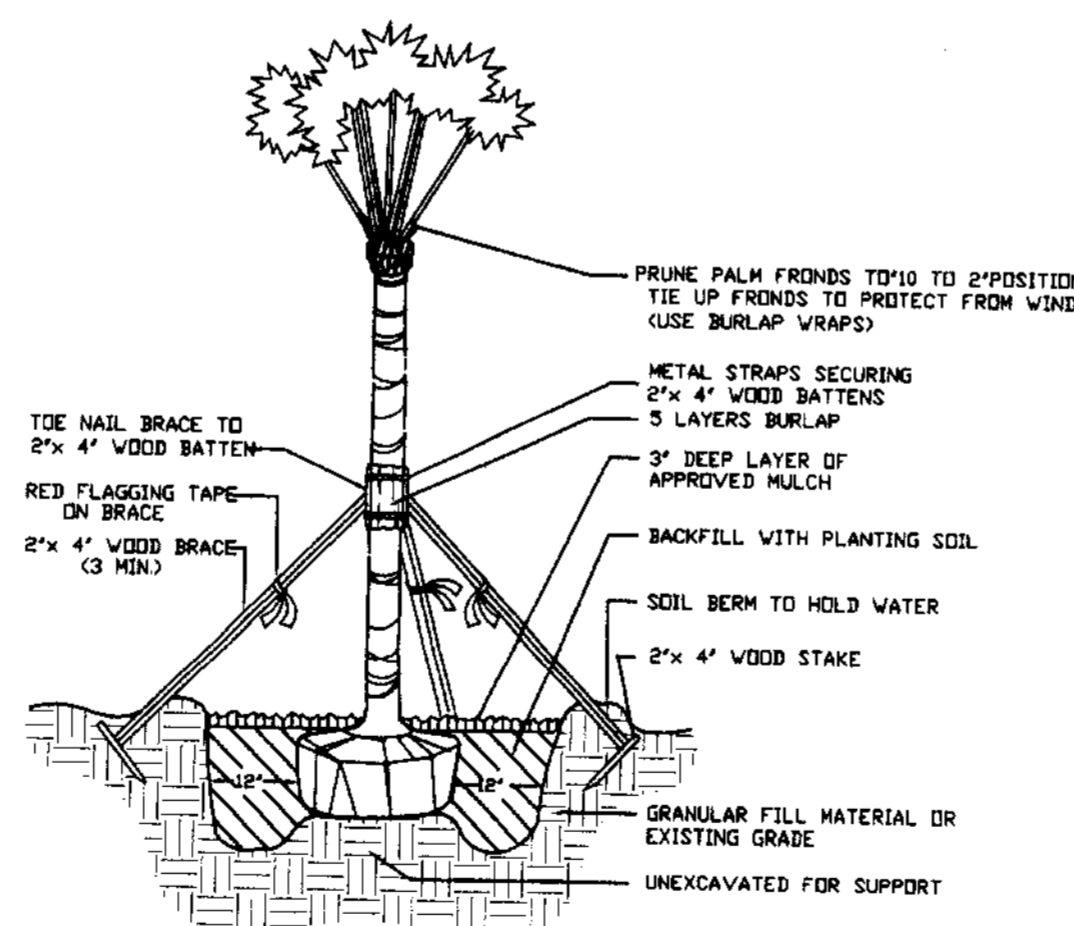
**TREE PLANTING DETAIL**  
FOR TREES UP TO 14' HT. N.T.S.



**SHRUB PLANTING DETAIL**  
N.T.S.



**TREE PLANTING DETAIL**  
TREES 14' HT. AND ABOVE N.T.S.



**SABAL PALM PLANTING DETAIL**  
N.T.S.

**COCONUT CREEK LANDSCAPE CODE**

	REQUIRED	PROVIDED
<b>1) PERIMETER LANDSCAPE REQUIREMENTS</b>		
<b>A. NORTH PERIMETER - 337 L.F.</b>		
STREET TREES (NO FPL)		
1 TREE/ 40 LF	9	9
R.O.W. PERIMETER		
1 TREE/ 40 LF	9	9
25' ROADWAY LANDSCAPE BUFFER		
337 L.F. X 25' = 8425 S.F.		
1 TREE/ 2000 SF	5	18 (+13)
40 SHRUBS/ 2000 SF	200	200+
MEANDERING BERMS MIN 3' HT, SHRUBS & GROUND COVERS		
<b>B. EAST PERIMETER - 526 L.F. (NO FPL &amp; LESS ACCESS DRIVE)</b>		
STREET TREES (NO FPL)		
1 TREE/ 40 LF	14	14
R.O.W. PERIMETER		
1 TREE/ 40 LF	14	14
25' ROADWAY LANDSCAPE BUFFER		
526 L.F. X 25' = 10520 S.F.		
1 TREE/ 2000 SF	6	14 (+8)
40 SHRUBS/ 2000 SF	240	240
MEANDERING BERMS MIN 3' HT, SHRUBS & GROUND COVERS		
<b>C. SOUTH PERIMETER - 330 L.F.</b>		
R.O.W. PERIMETER		
1 TREE/ 40 LF	9	9
25' ROADWAY LANDSCAPE BUFFER		
330 L.F. X 25' = 6600 S.F.		
1 TREE/ 2000 SF	4	25 (+20)
40 SHRUBS/ 2000 SF	160	160+
MEANDERING BERMS MIN 3' HT, SHRUBS & GROUND COVERS		
<b>B. WEST PERIMETER - 600 L.F. (NO FPL)</b>		
ADJACENT PROPERTY PERIMETER (SAME ZONING)		
1 TREE/ 40 LF	15	63 (+46)
1 SHRUB/ 2 LF	300	300
<b>2) INTERIOR LANDSCAPE REQUIREMENTS</b>		
<b>A. PARKING</b>		
187 PARKING SPACES		
1 TREE/ 10 SPACES	19	38 (+19)
<b>B. OTHER VUA AREA</b>		
VUA AREA = 68794 SF - CAR AREA= 56100 = 12694 S.F. REMAINING VUA AREA		
12694 S.F. / 100	1269 S.F.	1269 S.F.
<b>C. DIVER MEDIANS</b>		
380 L.F. OF MEDIANS		
1 TREE/ 40 L.F.	10	18 (+8)
<b>3) BUILDING FACADE PAINTING</b>		
<b>A. BUILDINGS 1 &amp; 2 (IDENTICAL) FRONT WEST SIDE &amp; SIDE SOUTH SIDE</b>		
265 L.F. EACH OR A TOTAL OF 530 L.F.		
1 TREE/ 40 L.F.	14	26 (+12)
20 SHRUBS/ 40 L.F.	280	312
30 G COVER/ 40 L.F.	520	570
<b>B. BUILDINGS 3 - FRONT NORTH SIDE</b>		
250 L.F. OF FACADE		
1 TREE/ 40 L.F.	7	12 (+5)
20 SHRUBS/ 40 L.F.	140	147
30 G COVER/ 40 L.F.	210	270
<b>3) OPEN SPACE REQUIREMENTS</b>		
81142 S.F. OF OPEN SPACE (LESS BLDGS & PAVING)		
1 TREE/ 1000 S.F.	82	128 (+36)
5 SHRUBS/ 1000 S.F.	410	1000+
TOTAL TREES	217	397 (+167 CATEGORY 1 TREES ABOVE CODE)*

- \* ROYAL PALMS AT 1 FOR 1, SABAL PALMS AT 1 FOR 3
- \* TOTAL OF NEW CATEGORY 1, 2 & 3 TREES ABOVE CODE + 40 EXTG SLASH PINE (OR OUT OF THE REMAINING 104-10' HT PINES MAKE 40 OF THOSE 12' HT)

**COCONUT CREEK TREE MITIGATION**

- EXISTING TREES (PER CARNAHAN-PROCTOR-CROSS, INC TREE SURVEY 03/16/06)
- TOTAL TREE QUANTITIES - 219 TREES & PALMS**
  - 33 UNKNOWN TYPES (BASED ON MY VISUAL WALK THRU I BELIEVE THESE ARE ALL BISCHOFFIA OR EARLEAF ACACIA)
    - 1 MAPLE (PROBABLY RED MAPLE/ SWAMP MAPLE)
    - 6 PALMS (ARE SABAL PALMS)
    - 5 OAKS (ARE PROBABLY WATER/LAREL OAKS)
    - 174 SLASH PINES
  - TREE RESOLUTION**
  - 40 SLASH PINES - TO REMAIN
  - 179 SLASH PINES, OAKS, PALMS, MAPLE & UNKNOWN - TO BE REMOVED
  - TREE MITIGATION**
  - 179 SLASH PINES, OAKS, PALMS, MAPLE & UNKNOWN - TO BE REMOVED (UNKNOWN (BISCHOFFIA & ACACIA)
  - 179
  - 167 NEW CAT. 1 TREES ABOVE CODE (SEE ABOVE + QUANTITIES)
  - 12
  - 6 NEW SABAL PALMS- ADDED ONE FOR ONE
  - 6 REMAINING TO BE PAID FOR AT A RATE OF \$ 500 PER TREE

ISSUE / REVISION

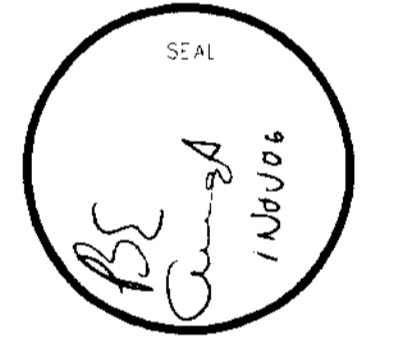
0 JULY 2006

1 SEPT 2006

1 NOV 2006

BRUCE E. CUMMINGS P.A.  
LANDSCAPE ARCHITECTS

LAUDERDALE BY THE SEA, FLA  
954/771-8184



5150 HILLSBORO

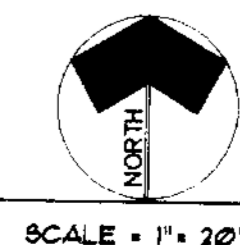
5150 HILLSBORO BOULEVARD

COCONUT CREEK, FLORIDA

SHEET NO.

1-3

**LANDSCAPE NOTES & DETAILS**



SCALE = 1" = 20'