

NOTES:

GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. 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(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

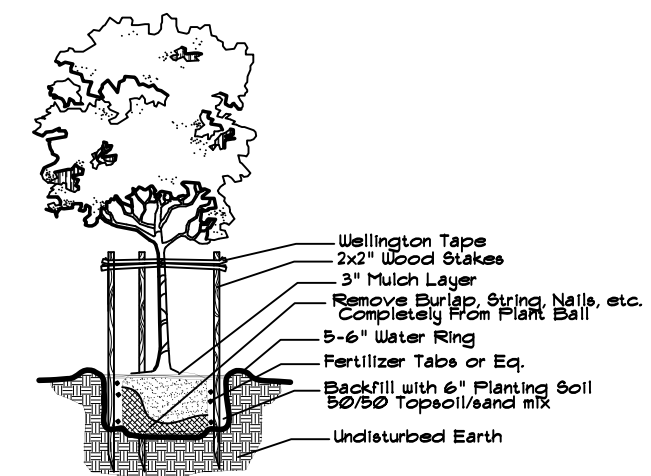
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Architectural Alliance.

The plan takes precedence over the plant list.

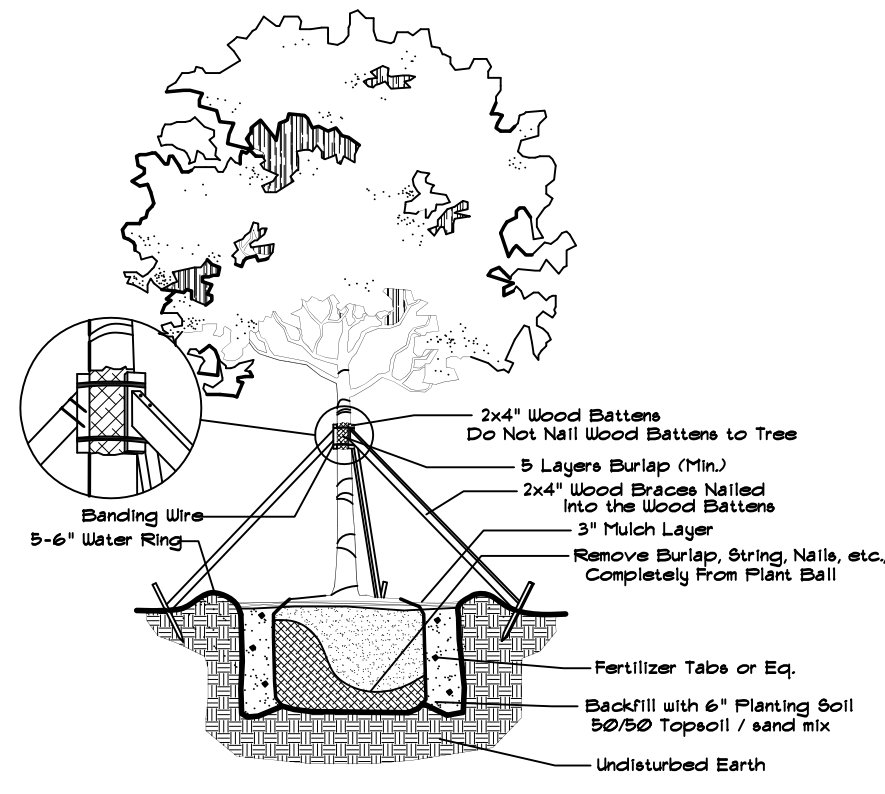
SPECIAL INSTRUCTIONS

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

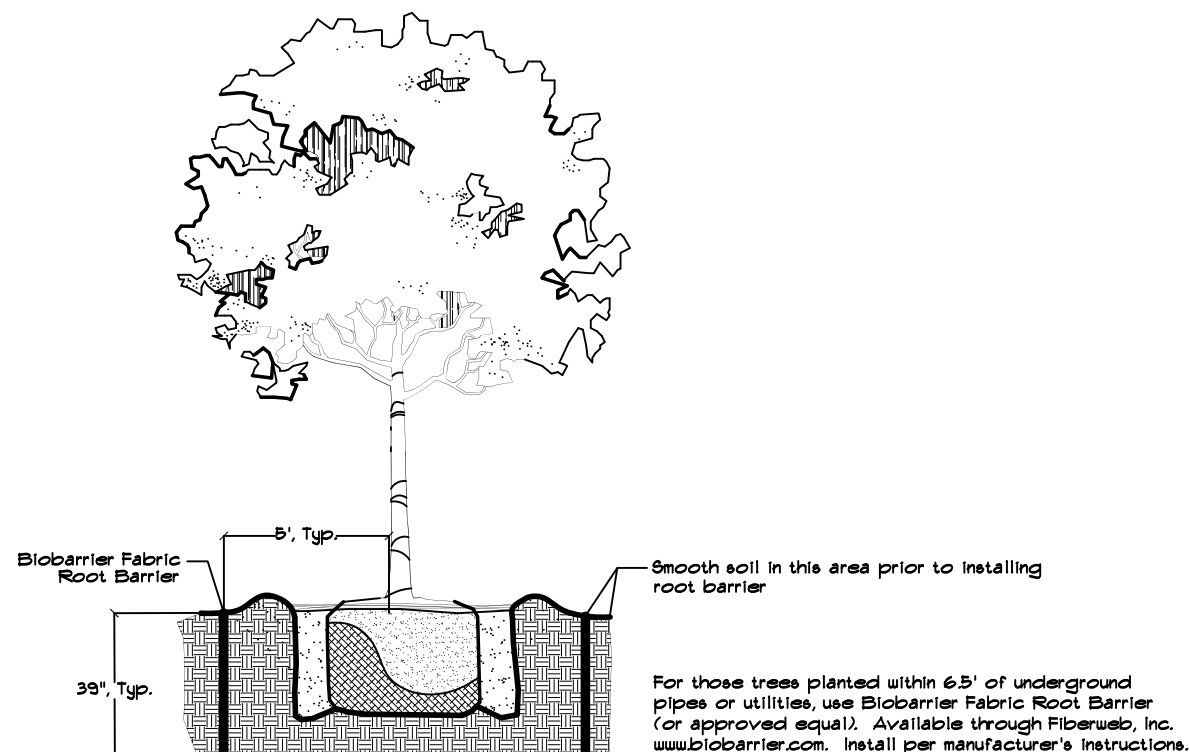
All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine "Palmetto" solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



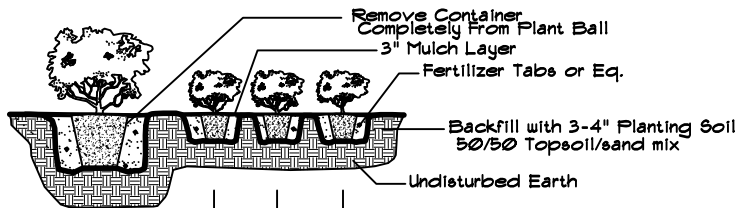
Small Tree Planting Detail NTS



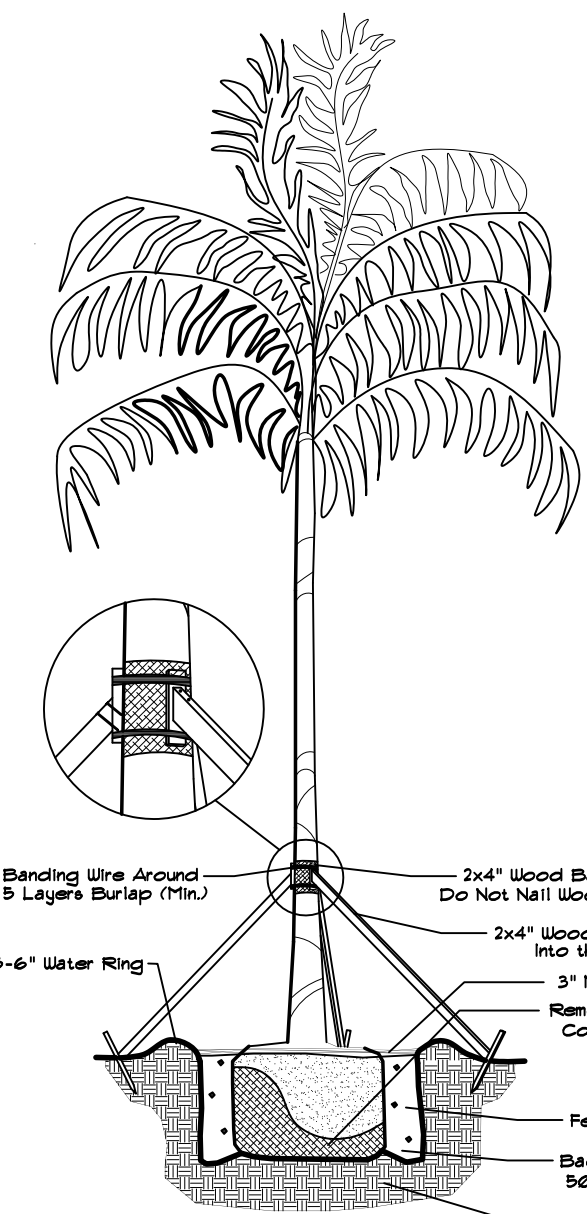
Large Tree Planting Detail NTS



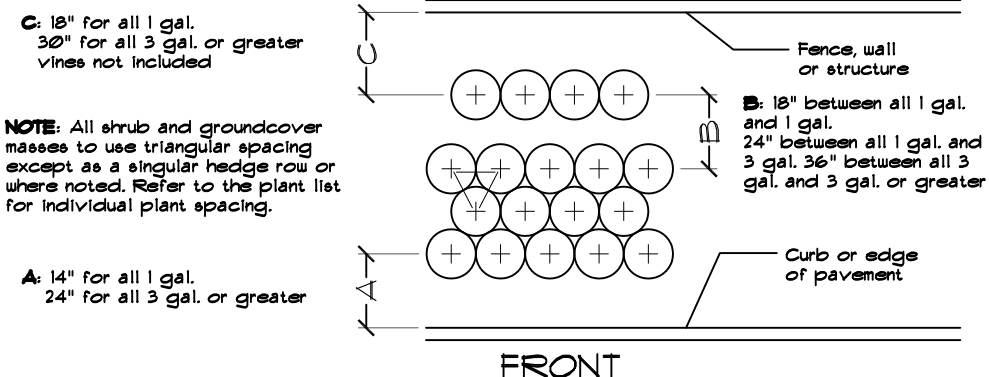
Fabric Root Barrier Detail NTS



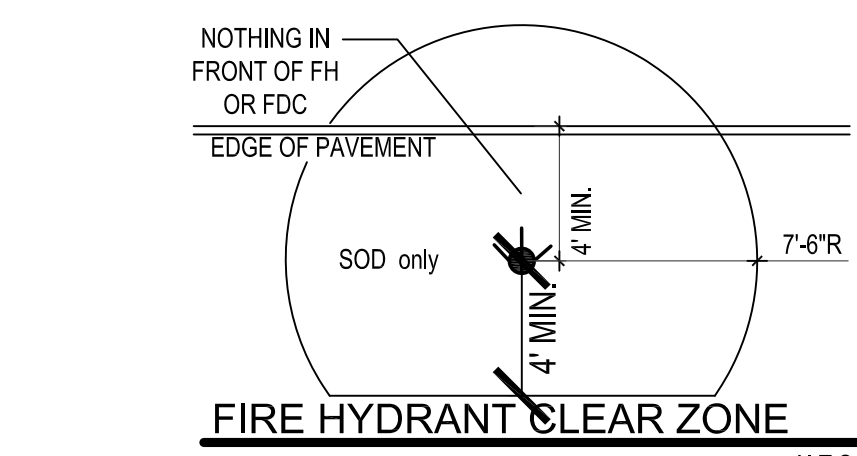
Shrub & Ground Cover Planting Detail NTS



Palm Planting Detail NTS



Typical Plant Spacing NTS



FIRE HYDRANT CLEAR ZONE N.T.S.

MAINSTREET DESIGN GUIDELINES + CITY OF COCONUT CREEK LANDSCAPE REQUIREMENTS

1) Site Perimeter
FRONTAGE ROAD STREETScape. (South Perimeter). REQUIREMENT:
Trees: 1 tree every 30 linear feet
Shrub (Sample Road) = 563 feet / 30 Feet per tree = 19 Trees
South / Groundcover: Min. 60% in Pervious Areas between sidewalk and parking
South (Sample Road) = 12,131 (buffer area) x 60% = 7,278 s.f.

STREET TYPE 'D' (North Perimeter) STREETScape REQUIREMENTS:
Shade Trees: 1 tree every 30 linear feet
North (Street Type 'D') = 660 feet / 30 Feet per tree = 22 Trees

STREET TYPE 'A' (ROAD- East Perimeter) STREETScape REQUIREMENTS:
Shade Trees: 1 tree every 30 linear feet
Small Trees & Palms: 1 tree every 30 linear feet, additional.
East (Road) = 775 feet / 30 Feet per tree = 26 Trees x 2 = 52

REQUIRED TREES 25, TOTAL = 52 TREES PROVIDED
21 - MONTGOMERY PALMS = 21 PALM TREES
05 - CRAPE MYRTLE TREES = 05 TREES
26 - LIVE OAK TREES = 26 TREES (NATIVE)
REQUIRE TREES 25, TOTAL = 52 TREES PROVIDED
Shrub / Groundcover: Min. 60% in Pervious Areas between sidewalk and parking
East (Type 'A' Road) = 2,283 (buffer area) x 60% = 1,370 s.f.

PLOT TREE REQUIREMENT:
RESIDENTIAL PMDD DISTRICT:
1 Tree & 5 shrubs for every 1,000 s.f. pervious plot area.
110,450 s.f. (site area) / 1000 = 110 Trees Required
110,450 s.f. (site area) / 1000 = 110 x 5 = 550 Shrubs Required

WEST PERIMETER TREE REQUIREMENT:
1 Tree every 30 linear feet
West Property Line: 810' / 30 = 27 trees Required

PARKING LOT LANDSCAPE REQUIREMENTS:
1 Tree every 10 Parking Spaces
381 Parking Spaces / 10 = 38 Trees Required

TOTAL TREES REQUIRED = 271. TOTAL TREES PROVIDED = 300+

NATIVE TREE + SHRUB REQUIREMENT:

- (1). 50% of Trees required to be of a Native Species
50% of 271 Required Trees = 135 trees
296 - 100%+ Native Trees PROVIDED
- (2). 50% of Shrubs & Groundcovers to be of a native species
50% of 19,546 Provided Shrubs & Groundcovers = 7,818 Shrubs
10,639, 54% Native
- (3). 50% of Trees to be Drought-Tolerant Species
50% 271 Provided Trees = 135 Trees
296 Trees, 10% are drought tolerant
- (4). 50% of Shrubs & Groundcovers to be Drought-Tolerant Species
50% of 21,597 Provided Shrubs & Groundcovers = 10,798 Shrubs
11,800 Shrubs & Groundcovers are of a drought tolerant sp. = 55%.

NATIVE TREE + SHRUB REQUIREMENT:
100% of required trees are Native, 58% of total provided trees, (511), are Native also.
100% of required shrubs are Native, 54% of total provided shrubs are Native also.

REQUIRED OPEN SPACE CALCULATION TABLE: NET SITE AREA: 11.86 ACRES (516,759.25 sq. ft.)

AREAS	ON SITE		OFF SITE (IN R/W)		TOTALS		
	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Percent (%)
Parks & Greenway Trails	0.38	16,502 sq. ft.	0.62	26,951 sq. ft.	1.00	43,453 sq. ft.	8.4%
Landscape Buffers (Pervious areas)	2.60	113,082 sq. ft.			2.60	113,082 sq. ft.	21.9%
Other Pervious Areas (permeable driveways and walkways)	1.04	45,220 sq. ft.			1.04	45,220 sq. ft.	8.8%
Water Bodies (Width > 100 ft)	1.30	56,677 sq. ft.			1.30	56,677 sq. ft.	11.0%
TOTAL					5.93	258,431 sq. ft.	50.01%

OPEN SPACE BONUS TABLE: NET SITE AREA: 11.86 ACRES (516,759.25 sq. ft.)

AREAS	ON SITE		OFF SITE (IN EXIST. R/W)		TOTALS		
	Acres	Sq. Ft.	Acres	Sq. Ft.	Acres	Sq. Ft.	Percent (%)
Parks & Greenway Trails	0.38	16,502 sq. ft.	0.60	26,128 sq. ft.	0.98	42,630 sq. ft.	8.2%
Public Plaza and Gathering Areas	0.31	13,420 sq. ft.			0.31	13,420 sq. ft.	2.6%
Outdoor Private Recreation Areas : (Overlook Areas at lake and pool deck areas)	0.17	7,315 sq. ft.			0.17	7,315 sq. ft.	1.4%
Water Bodies (Width < 60ft)	0.49	21,527 sq. ft.			0.49	21,527 sq. ft.	4.2%
TOTAL					1.95	84,891 sq. ft.	16.4%

Plant list table with columns: SPECIES, COMMON NAME, HEIGHT, CALIBER, QUANTITY, NATIVE, DROUGHT, SPACING, etc.

REVISIONS

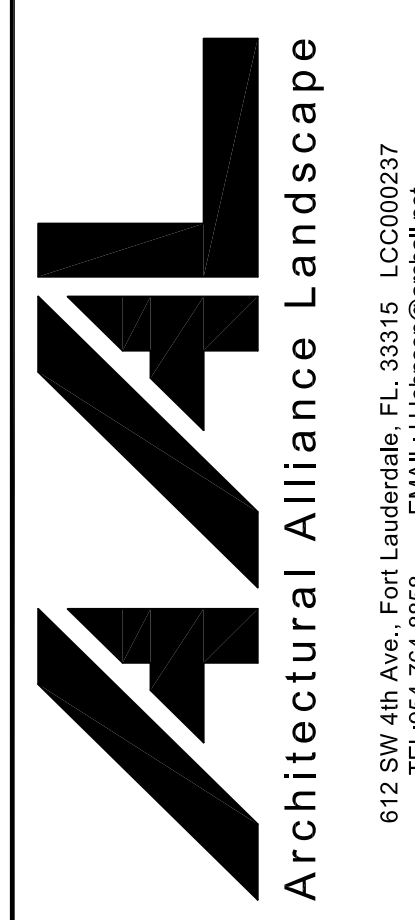
NO.	DESCRIPTION	DATE	BY
1	SITE PLAN RESUBMITTAL	02/19/14	
2	SITE PLAN RESUBMITTAL #2	04/08/14	
3	SITE PLAN RESUBMITTAL #3	07/17/14	
4	SITE PLAN RESUBMITTAL #4	08/20/14	
5	SITE PLAN ADMINISTRATIVE AMENDMENT	10/30/15	
6	SITE PLAN ADMINISTRATIVE AMENDMENT COMMENTS	01-08-16	

MIDTOWN RESIDENCES AT COCONUT CREEK, FL. CLUB HOUSE ADDRESS:

4901 SAMPLE ROAD, COCONUT CREEK, FL. FOR: FC LAND INVESTMENT A, LLC.

HUGH JOHNSON RLA # 855

Seal



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DRAWN M.M.
CHECKED H.J.
DATE 08/20/2014
SCALE AS SHOWN
JOB NO. 1528.PRJ
SHEET