

**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. Landscaping shall be placed to edge of adjoining streets, canals, lakes or other lands.
- All mechanical equipment, air conditioning, irrigation pump stations and equipment, PFL 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 notes calculation table. All screening shrubs shall be planted for proper operation of equipment being screened and/or for 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 roof ball planted at proper elevation.
- Cutting/finishing 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.
- Wrap material, wire cages, plastic/casings 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 composed 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.
- Color-treated or dyed mulch will not be accepted.
- Upon completion of work, the site shall be cleaned of all debris, surplus 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 from 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. Systems shall provide 100% coverage with a 50% overlap (minimum) using turf type emitters, 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 5:30 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 permit.
- 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, buffer, beams, landscape entry features, etc. leading up to and including the model center and/or final 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 beams shall be from the highest adjacent point whether it is the sidewalk, parking area, vehicular use area, surrounding ground, etc. Where a beam above a sidewalk, there shall be a one (1) foot level and area adjacent to the sidewalk prior to the start of finish for the beam.

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

11/20/2005 Update to Standard Landscape Notes

**COCONUT CREEK LANDSCAPE REQUIREMENTS SUMMARY**

1. One (1) tree and five (5) shrubs per one thousand (1,000) sq. ft. of plot area not utilized for structures and parking.

20,765	/	1,000	=	21
Required Trees		Provided Trees		23

2. A minimum five foot landscaped buffer shall be located around the perimeter of the project.

3. Landscaping adjacent to street right of way:  
Required: A 10' wide landscape strip with one (1) tree every forty (40) linear feet and a visual screen three (3) feet in height.

180	/	40	=	5
Required Trees		Provided Trees		7
+ 3' Berm / Hedge		+ 3' Berm / Hedge		

4. Perimeter Landscaping:  
Required: One (1) tree for each forty (40) linear feet and a continuous hedge. 1610 linear feet divided by 40=41 trees

807	/	40	=	20
Required Trees		Provided Trees		20
+ Contid. Hedge		+ Contid. Hedge		

5. Screening for storage areas, dumpsters and mechanical equipment required:  
Required: to be screened on 3 sides.  
Provided: Screened on 3 sides.

6. Interior Landscape requirements for vehicular use area:  
Required: One (1) tree for every ten (10) parking spaces. One (1) sq. ft. of landscaped area for each one hundred (100) sq. ft. of paved area. 48 parking spaces divided by 10= 5 trees. 14,263 sq. ft. paved area divided by 100=142 sq. ft. landscaped area  
Provided: 5 Trees

7. Street Trees: Street trees shall be placed in swale rights of way of fifty (50) feet in width.  
Required: One (1) tree per every forty (40) linear feet of frontage.

180	/	40	=	5
Required Trees		Provided Trees		5

8. Building Foundation: 1 tree and 5 shrubs or 15 ground cover per 40 l.f.  
Required: One (1) tree per every forty (40) linear feet of frontage.

316	/	40	=	8
Required Trees		Provided Trees		8
Required Shrubs		Provided Shrubs		98

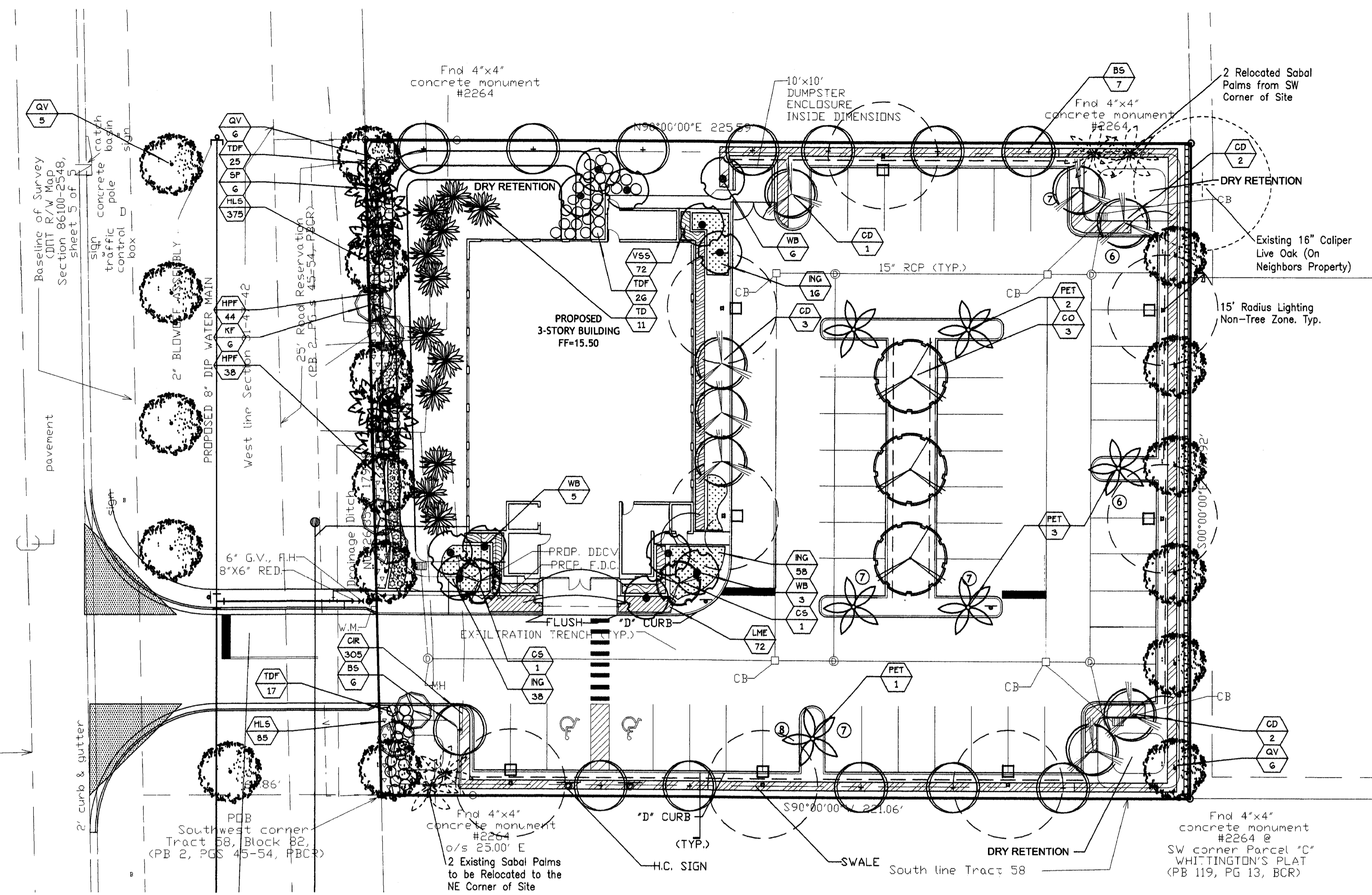
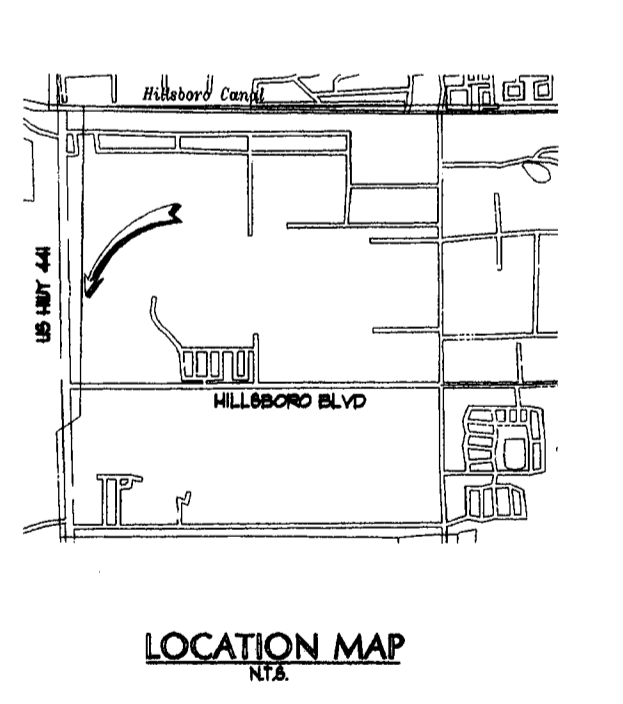
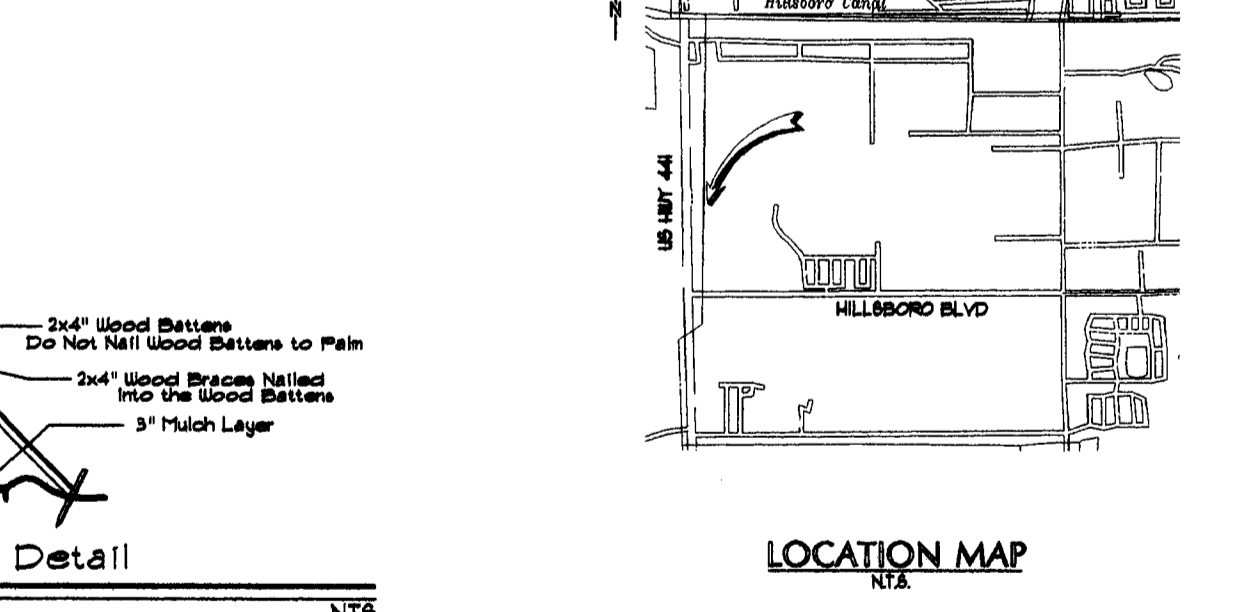
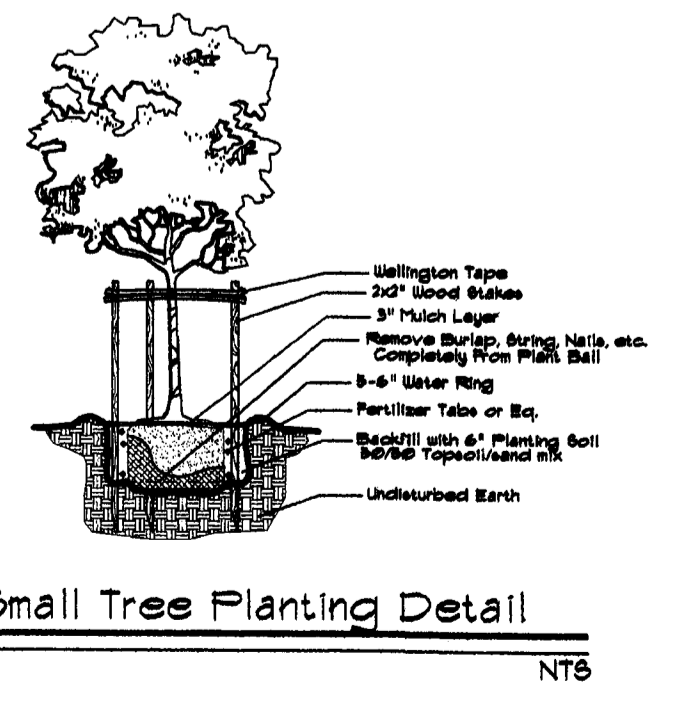
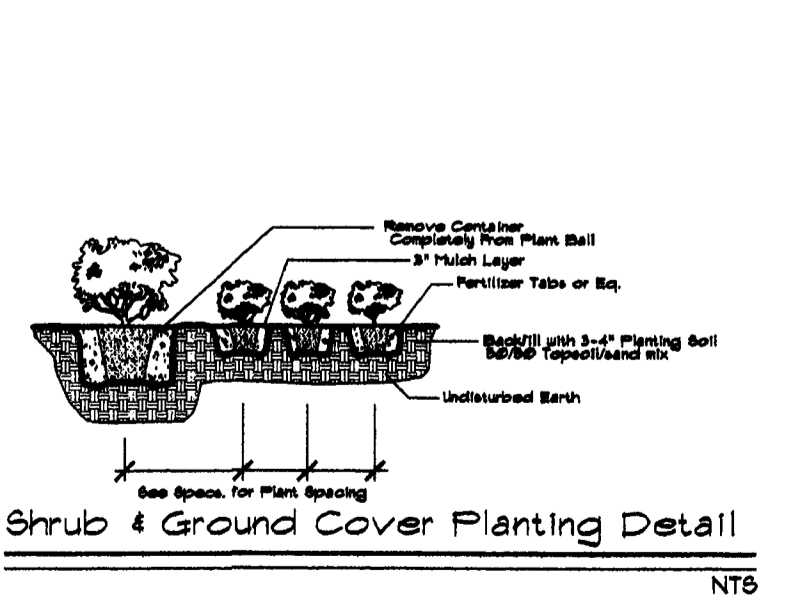
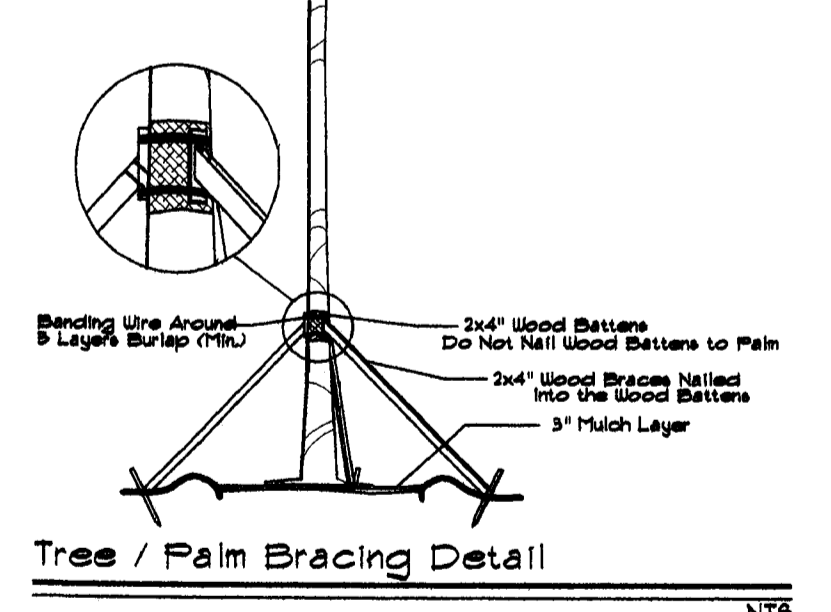
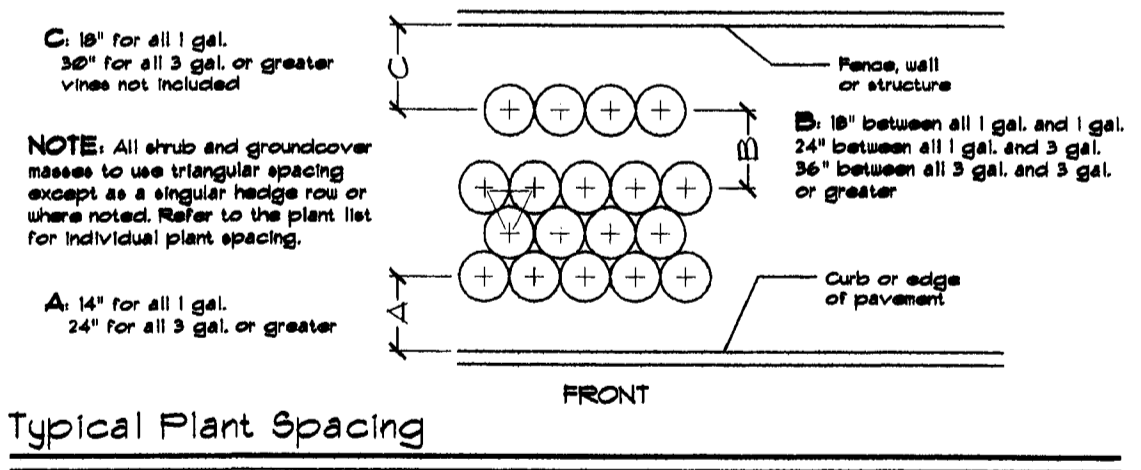
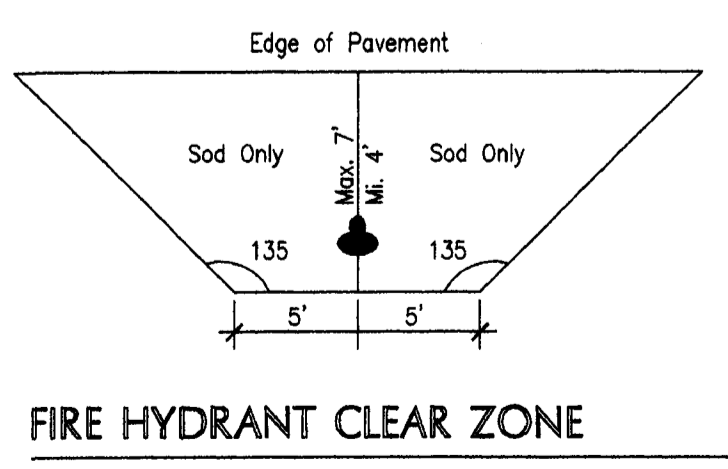
9. Required Tree Specifications  
Shade / canopy Trees: min. 40% at 12' x 5', 2" Cal.  
Intermediate Trees: min. 30% at 10' x 4', 2" Cal.  
Small Trees: min. 10% at 8' x 4', 1.5" Cal.  
Palm Trees

Total Trees	73	=	56%
Provided Shade Trees	41	=	18%
Provided Intermediate Trees	13	=	8%
Provided Small Trees	6	=	18%
Provided Palm Trees	13	=	100%

SITE AREA	=	40,233 s.f.
Building area	=	4,820 s.f.
Parking	=	14,263 s.f.
Sidewalks	=	385 s.f.
Total Impervious	=	19,468 s.f.
Total Pervious	=	20,765 s.f.

**PLANT LIST**

Code	Drought QTY.	Botanical Name / Common Name	Specifications
<b>PROPOSED TREES / PALMS</b>			
BS	(N) V	Bursera simaruba / Gumbo Limbo Tree	B&B Field Grown, 12' X 6-7", 1.5-2" DBH, single main leader.
CD	(N) V	Coccoloba diversifolia / Pigeon Plum	B&B Field Grown, 12' X 6-7", 1.5-2" DBH, single main leader.
CS	(N) V	Cordia sebestena / Orange Geiger	B&B Field Grown, 10' X 5-6", 1.5" DBH, single main leader.
KF	(N) V	Krugiodendron ferreum / Black Ironwood	B&B Field Grown, 8' X 4-5", 1" DBH, single main leader.
PET	(N) V	Psychosperma elegans / Solitaire Palm	B&B Field Grown, 12' OA, 3" cal., triple trunks
QV	(N) V	Quercus virginiana / Live Oak	B&B Field Grown, 15' X 8", 2" Cal. DBH, single main leader.
SP	(N) V	Sabal palmetto / Cabbage Palm	B&B Field Grown, 5@18, 6@24 & 6@30' OA, 12' CT Min., 12" DBH, Staggered Hts. As Shown
TD	(N) V	Taxodium distichum / Bald Cypress	B&B Field Grown, 10' X 5-6", 1.5" DBH, single main leader.
TH	(N) V	Tabebuia heterophylla / Pink Trumpet	B&B Field Grown, 12' X 6-7", 1.5-2" DBH, single main leader.
WB	(N) V	Wodyetia bifurcata / Foxtail Palm	B&B Field Grown, 14' OA, 3" cal., single trunks
<b>ACCENTS / SHRUBS</b>			
CIR	(N) M	Chrysobalanus icaco / 'Red Tip' Cocoplum	3 Gal., 24" OA, 2" OC
HPF	(N) V	Hamelia patens / Fire Bush	3 Gal., 24" OA, 2" OC
ING	(N) M	Ixora 'Nora Grant' / Pink Nora Grant Ixora	3 Gal., 24" OA, 2" OC
TDF	(N) M	Tripsacum dactyloides / Dwarf Pakahatchee Grass	3 Gal., 24" OA, 3" OC
VSS	(N) M	Viburnum suspensum / Sandankwa Viburnum	3 Gal., 24" OA, 2" OC
<b>GROUND COVERS</b>			
LME	(N) V	Liriope muscari 'eg' / Liriope Evergreen Giant	1 Gal., 12" OA, 1" OC
<b>MISCELLANEOUS</b>			
SOD	(N) M	Stenotaphrum secundatum / St. Augustine 'Floratum'	Solid application - no gaps between seams
SOIL	(N) M	50/50 Soil Mix	Sand / Topsoil



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**M & S Real Estate Development Co., LLC**  
U. S. 441 (North State Road 7)  
Coconut Creek, Florida

Landscape Plan

Sheet Description  
Landscape Plan

Release Date  
11-3-04

Project Number

Drawing Number  
1-1

Sheet 1 Of 1



SCALE: 1"=20'-0"