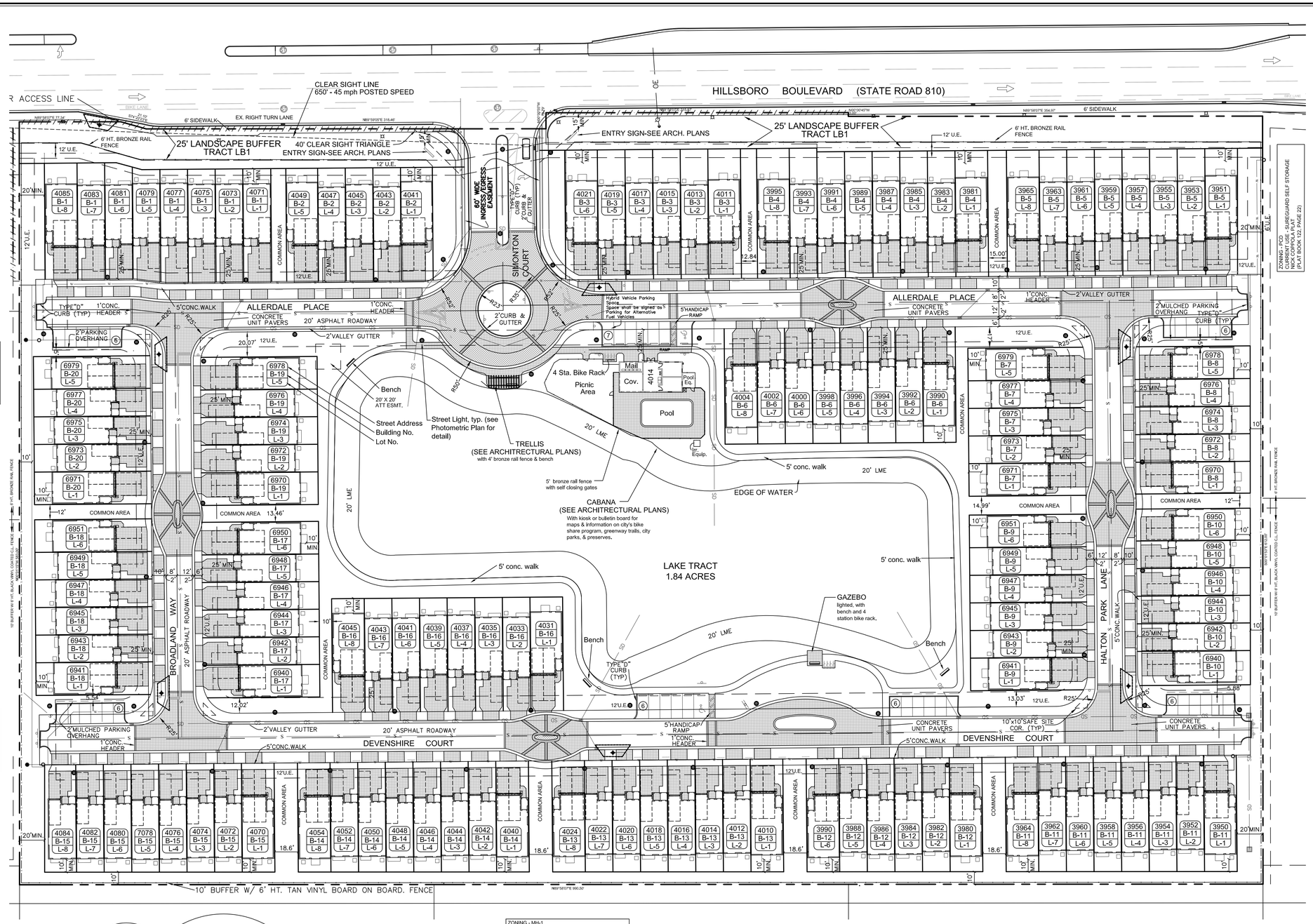
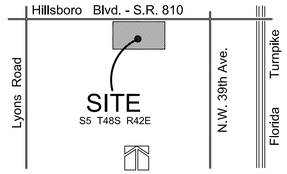




Site Location Map

N.T.S.

Cabana/Pool Building address-
4014 Allerdale Place
Coconut Creek, FL 33073

SITE PLAN NOTES

1. SEE 'SIMONTON COURT P.U.D.', AS APPROVED BY THE CITY OF COCONUT CREEK, FOR FURTHER DETAIL.
2. SEE 'SIMONTON COURT' PLAT, PLAT BOOK 176, PGS 49 & 50, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
3. ZONING: SIMONTON COURT P.U.D.
4. PROJECTED START DATE: February 1, 2015
   PROJECTED COMPLETION DATE: JULY 30, 2017
5. SEE ARCHITECTURAL PLANS FOR BUILDING HEIGHT, TRELLIS, ENTRY SIGNAGE, AND POOL HOUSE DETAILS.
6. REFUSE COLLECTION SHALL BE BY ALL SERVICE REFUSE.
7. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF PUD REGULATIONS AND BUILDINGS SHALL BE SERVICED BY UNDERGROUND POWER, TELEPHONE, AND CABLE.
8. BUFFERS PROVIDED-
   HILLSBORO BLVD. -25'
   EAST SIDE -10'
   WEST SIDE -10'
   SOUTH SIDE -10'
9. SETBACKS PROVIDED-
   FRONT -25'
   REAR -10'
   SEPARATION BETWEEN BUILDINGS (MIN.) - SIDE TO SIDE -12'
   SEPARATION BETWEEN BUILDING (MIN.) - SIDE AND REAR -20'
   SIDE SETBACK FROM BUFFER -10'
10. TOTAL DWELLING UNITS (ALL 2 STORY TOWNHOMES) 133 UNITS
11. DENSITY - 9.60 UNITS / ACRE
12. POOL AND CABANA SHALL BE PERMITTED FOR CONSTRUCTION BEFORE ISSUANCE OF FIRST C.O.
13. ABOVE GROUND UTILITY EQUIPMENT SHALL BE PLACED IN COMMON AREAS
14. PER P.U.D. DRIVE SEPARATION SHALL BE A MINIMUM OF 2.5'
15. DRIVEWAYS SHALL BE CONCRETE UNIT PAVERS.
16. SALES AND MODELS SHALL BE OPEN DAILY FROM 9 AM TO 6 PM.

SITE TABULATIONS

	ACREAGE	%
SITE AREA	13.85	100.00
ROADWAY TRACT	2.60	18.8
BUILDING AREA	3.51	25.3
SIDEWALKS, PATIOS & REC.	0.65	4.5
DRIVEWAYS	1.72	12.4
ROADWAY	1.88	13.6
60% LAKE WATER SURFACE	0.74	5.3
TOTAL IMPERVIOUS AREA	8.50	61.0
BUFFER TRACTS	0.53	3.8
OPEN SPACE	5.35	38.6
TOTAL LAKE (WATER AREA)	1.24	8.9
40% WATER SURFACE AREA	0.50	3.6
TOTAL OPEN SPACE (OPEN SPACE+40% OF LAKE)	5.85	42.2
TOTAL PERVIOUS AREA (OPEN SPACE LESS LAKE WATER AREA)	4.11	29.6

PARKING TABULATIONS

REQUIRED PARKING (2.25 per unit, min. 2 spaces per unit)

UNIT TYPE	# OF UNITS	# OF BEDRMS
A or B	60	3
C	35	3 (w/opt. 4)
D	38	4

133 units x 2.25 spaces / unit = 300 spaces
Guest Parking 12% (300) = 336 SPACES REQUIRED

SPACES PROVIDED

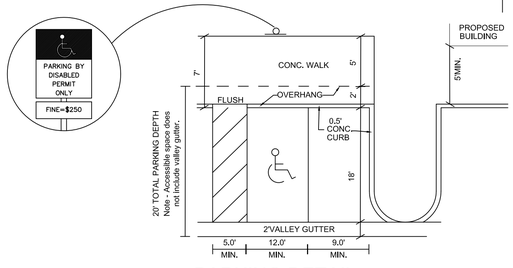
Garage Spaces - 171
Driveway Spaces - 171
Other Spaces (cabana, park, etc.) - 43*
*incl. 2 accessible spaces & 1 alt. fuel space

TOTAL 385 PROVIDED

PUD DEVELOPMENT STANDARDS

PUD PERMITTED USE DEVELOPMENT STANDARDS - RESIDENTIAL USE		
STANDARD (see notes below as indicated)	PUD	SOURCE
MAX. GROSS DENSITY (D.U./ACRE)	10	LAND USE PLAN
MAX. BUILDING HEIGHT (FEET/STORIES)	30'/2 STORIES)	
MAX. BUILDING COVERAGE (% LOT AREA)	40	
MIN. BUILDING PARCEL AREA (ACRES)	1	
MAX. BUILDING PARCEL AREA (ACRES)	NONE	
MIN. BUILDING SETBACKS (FEET)(1)		
MIN. FRONT SETBACK (HILLSBORO BLVD.)	25	
MIN. SIDE SETBACK	0	
MIN. REAR SETBACK	10	
MIN. SIDE CORNER SETBACK	12	
MIN. SETBACK FROM WATERBODIES (FEET)(2)	30	
MIN. PUD PERMINTER LDSCP BUFFER (FEET)(3)		SEC. 13-348(D)(4)
NORTH PROP. LINE	25	
WEST PROP. LINE	10	
SOUTH PROP. LINE	10	
EAST PROP. LINE	10	
MIN. DIST BETWEEN BLDGS. (FEET)	12	
MIN. DISTANCE BETWEEN BLDG & PARKING (FEET)	5	
VEHICULAR USE AREAS (VUA)		
MIN. OPEN SPACE (% OF GROSS PUD AREA) (4)	35	SEC. 13-348(D)(8)
MIN. OPEN SPACE AREA (ACRES)	4.85	
MIN. AIR CONDITIONED DWELLING UNIT SIZE (S.F.)		
ONE (1) BEDROOM	N/A	
TWO (2) BEDROOMS	N/A	
THREE (3) BEDROOMS	1,424 S.F.	

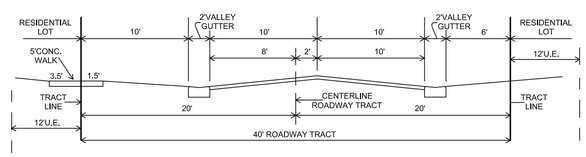
(1) Setbacks are measured from the back of the landscape buffer.
(2) Dimensions from edge of water level.
(3) Landscape buffers shall contain only required landscaping and berms as noted
(4) Calculated with waterbodies / open space credit pursuant to Sections 13-348(d)(8), 13-348(g) and 13-348(h).



PARKING DETAIL

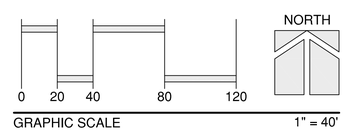
N.T.S.

ZONING - MH-1
CURRENT USE - MOBILE HOME PARK
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45 THROUGH 54, P.B.C.R.)



TYPICAL ROADWAY SECTION

N.T.S.



GRAPHIC SCALE 1" = 40'

LAND DESCRIPTION

LEGAL DESCRIPTION

PARCEL A OF SIMONTON COURT, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 176, PAGE 49 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CONTAINING 580,208 SQUARE FEET OF 13.32 ACRES, MORE OR LESS.

See SP-3 for Typical Building Detail & Sales Center

Revisions	SET	12/15/14
Revisions pursuant to staff review dated 10/20/14		

Covelli Design Associates Inc.
Urban Planning • Landscape Architecture
2295 N.W. Corporate Blvd. Suite 213
Boca Raton, Florida 33431
561-910-0330
LC 26000287
covellidesign.com

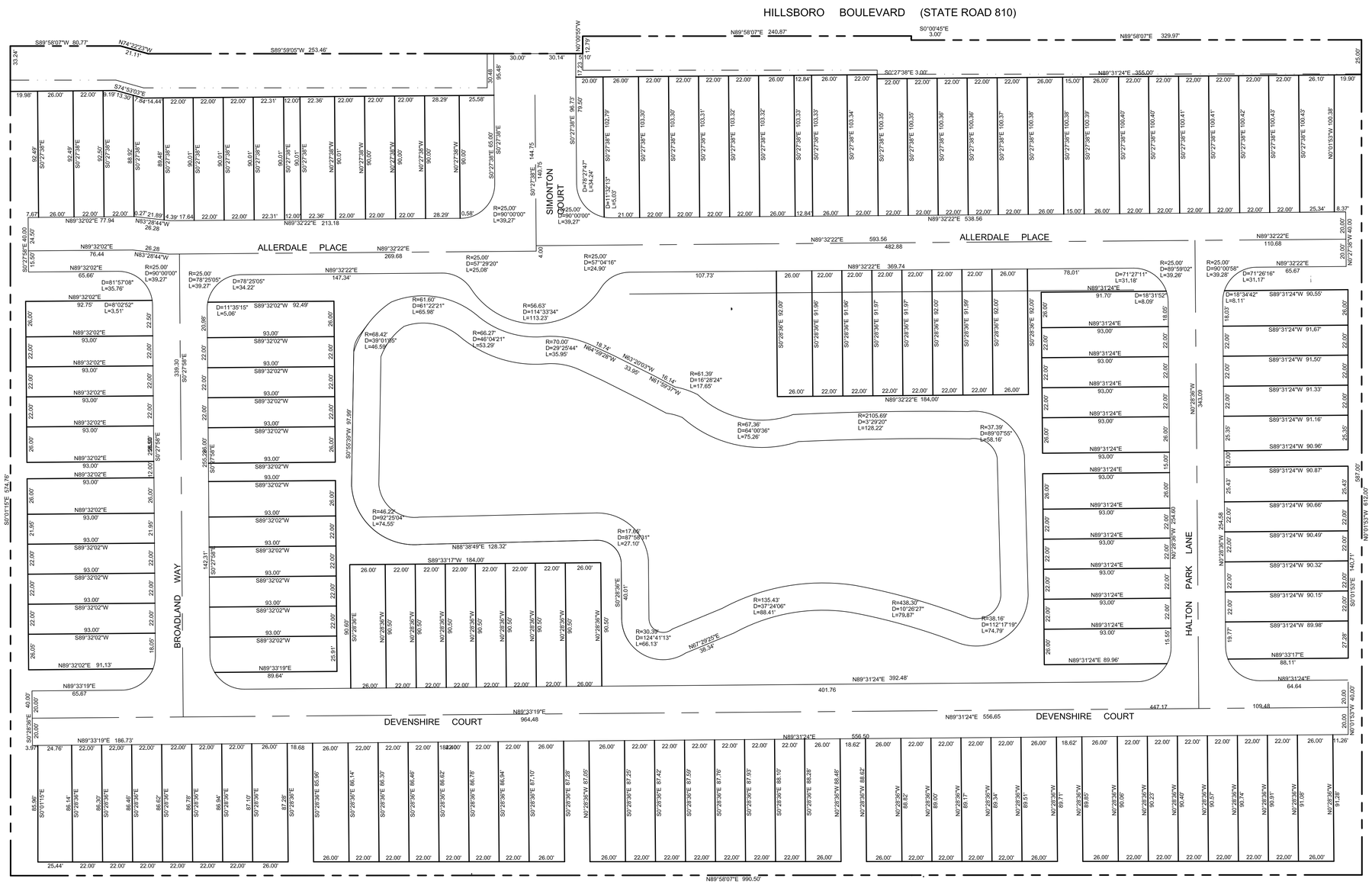
Site Plan
Simonton Court
Coconut Creek Florida

Date	09-29-2014
Scale	As Noted
PN#	1176

SUBMITTED BY–

STEVEN E. TATE
LANDSCAPE ARCHITECT
No. 967
STATE OF FLORIDA
–FOR THE FIRM–
DATE 12-22-14

Drawing No.
SP-1
OF 3



NOTE
The Site Geometry Plan is intended for informational purposes only and not for layout.

Revisions pursuant to staff review dated 10/20/14	SET	12/15/14

Revisions

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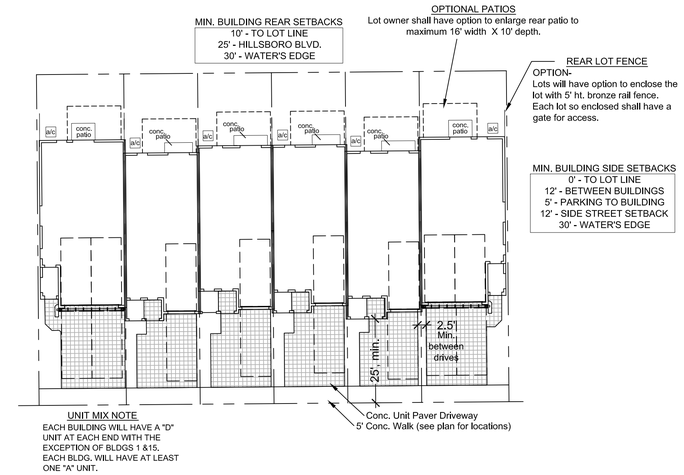
Site Geometry Plan
Simonton Court
Coconut Creek Florida

Date	09-29-2014
Scale	As Noted
PN#	1176

SUBMITTED BY–

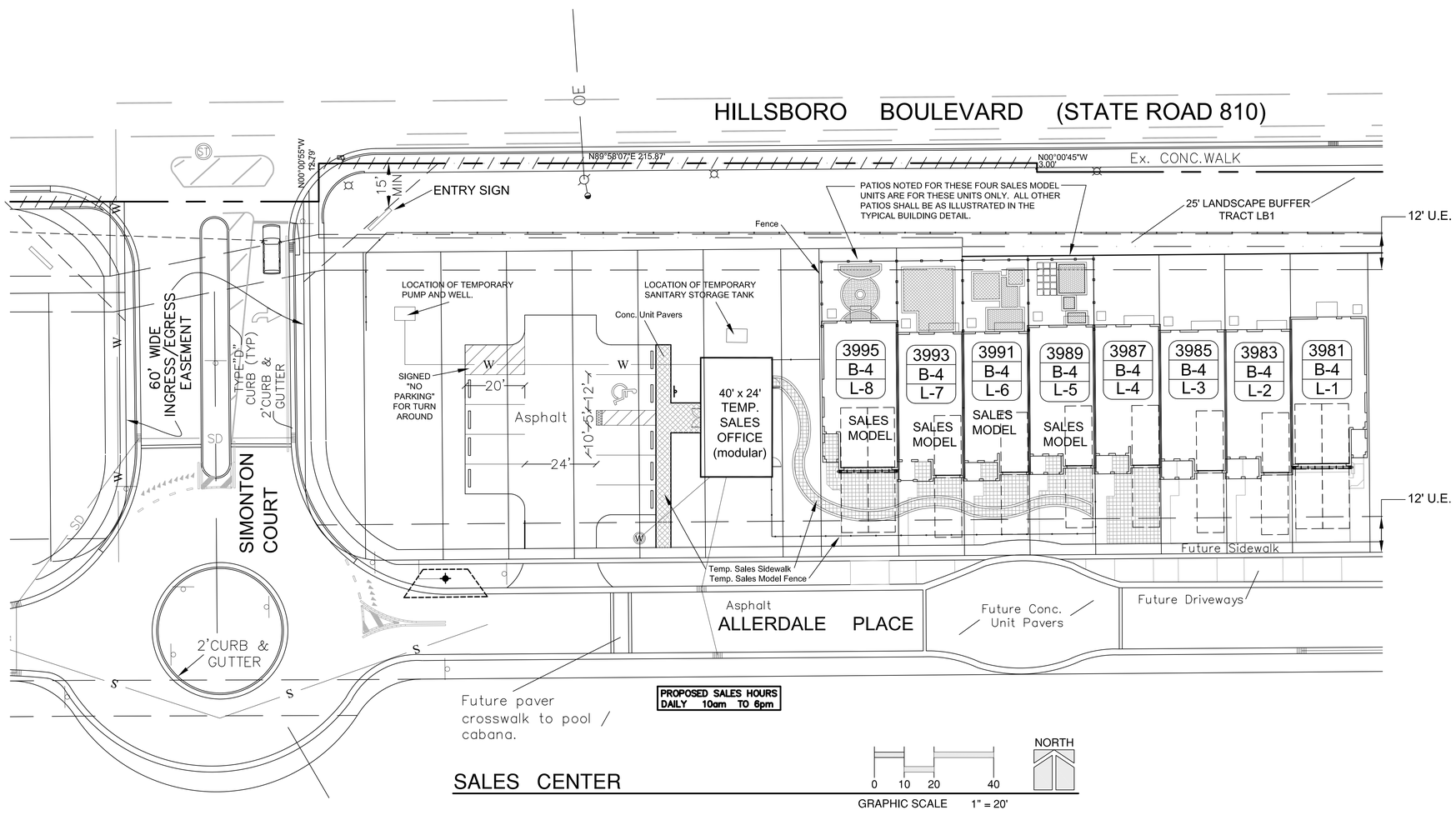
STEVEN E. TATE
LANDSCAPE ARCHITECT
No. 967
STATE OF FLORIDA
–FOR THE FIRM–
DATE 12-22-14

Drawing No.
SP-2
OF 3



TYPICAL BUILDING DETAIL

NOT TO SCALE



SALES CENTER

Revisions pursuant to staff review dated 10/20/14	SET	12/15/14

Revisions

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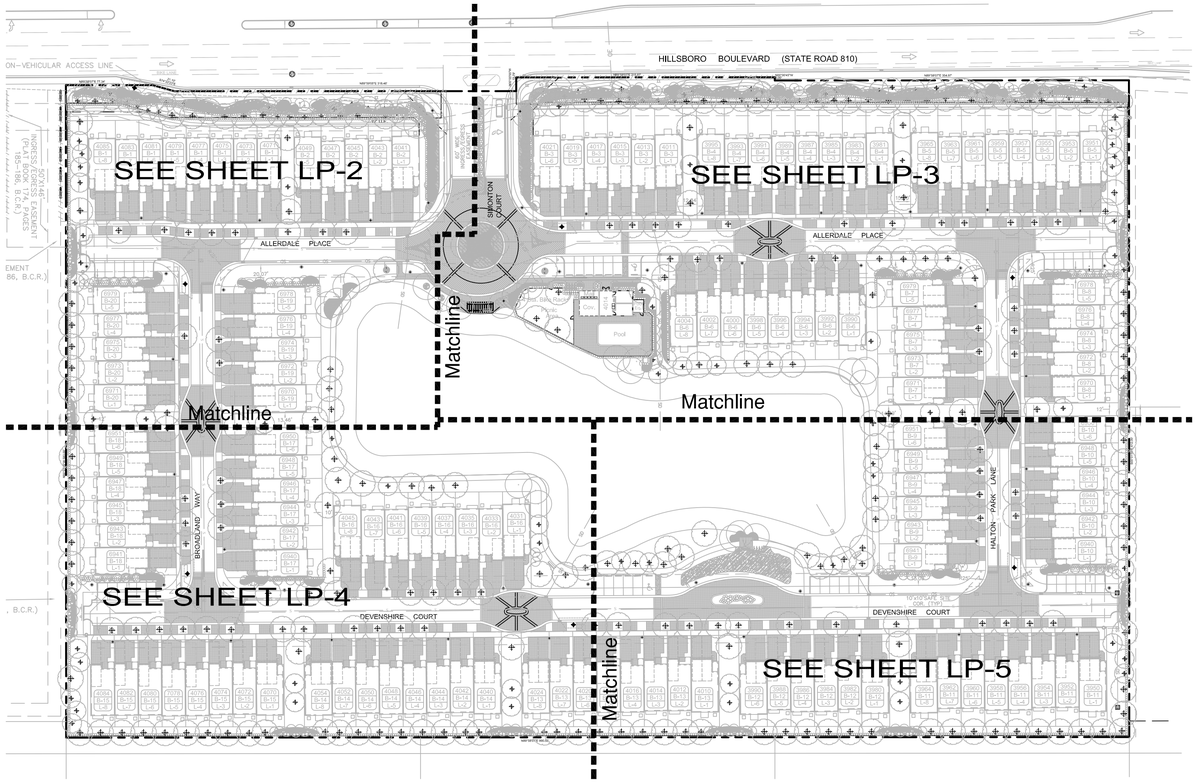
Site Details
Simonton Court
Coconut Creek Florida

Date	09-29-2014
Scale	As Noted
PN#	1176

SUBMITTED BY–

STEVEN E. TATE
LANDSCAPE ARCHITECT
No. 967
STATE OF FLORIDA
–FOR THE FIRM–
DATE 12-22-14

Drawing No.
SP-3
OF 3



LANDSCAPE SHEET KEY

NORTH
N.T.S.

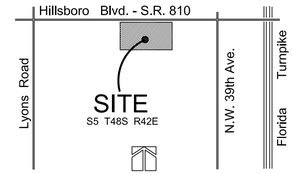
SHEET LP-6	BUILDINGS 1, 2, 3, 4, 5, & 16
SHEET LP-7	BUILDINGS 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, & 20
SHEET LP-8	NOTES AND DETAILS

Landscape Requirements

CODE SECTION	REQUIREMENT
13-443.2	MINIMUM LANDSCAPE REQM'T. / PUD 1 tree and 6 shrubs per 2000 s.f. of open space 162,478 s.f./2000 = 81 trees req. 486 shrubs req.
13-443.7(a)	CORNER LOT 1 tree and 4 shrubs per corner lot 10 lots = 10 trees and 40 shrubs
13-443.7(d)	FRONT AND SIDE BLDG. LANDSCAPE 1 tree and 10 shrubs (or 30 g'cover) per 40 l.f. 4915 l.f./40 = 122 trees req. 1220 shrubs (or 3660 g'cover)req.
13-443.8	PERIMETER LANDSCAPE 1 tree per 40 l.f., continuous hedge 2222 l.f. / 40 = 55 trees and 1111 shrubs
13-443.12(a)	INTERIOR LANDSCAPE/VEHICULAR USE AREA 1 tree per 10 spaces 43 spaces/10 = 4 trees req.
13-443.13	STREET TREES 1 tree per 40 l.f. 5924 l.f. / 40 = 148 trees
ROADWAY LANDSCAPE BUFFER STANDARDS	
13-443.15(c)2	OPEN SPACE TREES 1 tree / 2000 s.f. buffer 23,087 s.f. / 2000 = 12 trees required
13-443.15(c)4	HEDGE 1 / 2 l.f. buffer 932 l.f. / 2 = 466 shrubs required
13-443.15(c)2	OPEN SPACE SHRUBS 40 shrubs / 2000 s.f. buffer 23,087 s.f. / 2000 (40) = 461 shrubs required

Landscape Totals

	required	provided
Trees (does not include palms)	432	458
Shade/Canopy trees (40% min.)	173	229
Intermediate trees (30% min.)	130	186
Small trees (10% max.)	43	43 (counted out of total 253 provided)
Palms (50% max.)*	216	156
Native Trees & Palms (40% min.)	179	500 (81% of provided trees & palms)
* Cabbage & Alexander counted 3:1)		
Shrubs	3744	7003
Native Shrubs (40% min.)	1498	4934 (70% of provided shrubs)



Site Location Map
N.T.S.

Cabana/Pool Building address-
4014 Allerdale Place
Coconut Creek, FL 33073

Screening Above Ground Equipment

ALL ABOVE GROUND EQUIPMENT SHALL BE SCREENED ON 3 SIDES WITH 24" HT. COCOPLUM HEDGE MATERIAL PLANTED AS PER SPECIFICATION IN PLANT KEY. HEDGE MATERIAL QUANTITIES WILL VARY DEPENDING ON LOCATION AND SIZE OF EQUIPMENT AND MAY NOT BE SHOWN ON PLAN IF EQUIP. IS ADDED AT A LATER DATE. PROVIDE A 3' CLEAR ZONE BETWEEN EQUIPMENT AND HEDGE OR AS MAY BE REQURED BY UTILITY.
EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, A/C CONDENSERS, UTILITY EQUIPMENT, MECHANICAL EQUIPMENT, TRANSFORMER BOX, VALVES, EXHAUST VENTS, ETC.

Landscape Placement

1. TREES SHALL BE MIN. 10' FROM WATER MAINS AND SHALL HAVE A 36" DEPTH ROOTBARRIER. SEE DETAIL SHEET LP-8.
2. TREES SHALL BE A MIN. 15' FROM LIGHT POLES, SMALL TREES AND PALMS SHALL BE 10' FROM LIGHT POLES, SEE DETAIL LP-8.
3. SEE FIRE HYRANT CLEAR ZONE DETAIL ON LP-8.

Cabbage Palm Relocation Notes

AS OF 2006 THERE WERE APPROXIMATLEY 156 EXISTING CABBAGE PALMS FROM THE SITE THAT WERE LOCATED IN A TEMPORARY HOLDING AREA.

An inventory of the relocated palms shall be conducted by the contractor and landscape architect prior to final planting to determine which palms are currently of health and quality to use on site.

Utilize these selected existing palms to create a staggered, natural appearance in each grouping.

SEE SHEET LP-8 FOR ADDITIONAL NOTES AND DETAILS CONCERNING CABBAGE PALM RELOCATION.

Plant Key

COMMON AREA IS LP-2, LP-3, LP-4, & LP-5
TYPICAL LOT LANDSCAPE IS LP-6 & LP-7

Common Area Quan.	Typical Lot Landscape Quan.	Site Total	Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
	455	455	AD	Asparagus densiflorus 'Myersii' / Foxtail Asparagus 12" o.a., full, 15" o.c.	VERY
200		200	AN	Annuals Quan. noted is s.f. of planting bed. By owner/seasonal selection	VERY
280		280	BH	BUTTERFLY HABITAT (see also VE) The butterfly habitat shown on sht. LP-5 shall be planted with an equal mix of the following plants in a random, 'naturalistic' manner- 70-Pentas Laceolata - Red 70-Asclepias Tuberosa - Orange Milkweed 70-Stachytarpheta Jamalcencis - Porterweed 70-Asclepias Curassavica - Bloodflower Milkweed Ea. plant shall be 6-12" ht., full, 24" o.c., max.	N.A.
10		10	CB	Cordia Boissieri / White Geiger 10' ht. x 4.5' spr., 2.5" cal., 5' c.t. standard	VERY
	58	58	CC*	Capparis cynophallophora / Jamacan Caper 36" ht. x 18-24" spr., FULL	VERY
6		6	CD*	Coccoloba Diversifolia / Pigeon Plum 12' ht. x 5'spr., 2.5" d.b.h., 5' c.t.	VERY
44		44	CE*	Cococarpus Erectus / Green Buttonwood 12-14' ht. x 5'spr., 3" d.b.h., balanced branching, 5' c.t.	VERY
	35	35	CH	Chamaedorea cataractarum / Cat Palm 36-42" ht. x 36" spr., FULL	-
936	2470	3406	CI*	Chrysobalanus Icaco "Red Tip" / Red Tip Cocoplum 24" ht. x 15" spr., 24" o.c. Adjust quantity to plant with branches touching.	VERY
	17	17	CM	Chamaedorea seifrizii / Reed Palm 36-42" ht. x 24-30" spr., min. 8 stems, FULL	-
17		17	CN	Cocos Nucifera 'Maypan' / Maypan Coconut Palm 4'-8' c.w., stagger heights in each grouping	VERY
55		55	CR*	Clusia Rosea / Pitch Apple 10' ht. x 4.5' spr., 3" cal., 5' c.t.	VERY
	42	42	CT	Cordyline fruticosa 'Kiwi' / Kiwi Ti Plant 36-42" ht. x 24-30" spr., min. 3 main stems, FULL	-
308		308	CU*	Coccoloba Uvifera / Seagrape 30" ht. x 18-24"spr., 24" o.c., adjust quantity to plant with branches touching.	VERY
6		6	CU-1*	Coccoloba Uvifera / Seagrape 10' ht. x 6' spr., 5' c.t., standard	VERY

Plant Key

COMMON AREA IS LP-2, LP-3, LP-4, & LP-5
TYPICAL LOT LANDSCAPE IS LP-6 & LP-7

Common Area Quan.	Typical Lot Landscape Quan.	Site Total	Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
	260	260	CVG	Codiaeum variegatum 'Gold Dust' / Gold Dust Croton 24" ht. x 15-18" spr., 24" o.c.	VERY
	132	132	CVM	Codiaeum variegatum 'Mamey' / Mamey Croton 24" ht. x 15-18" spr., 24" o.c.	VERY
17		17	DR	Delonix Regia / Royal Poinciana 12' ht. x 7' spr., 3-1/2' d.b.h.	VERY
	1014	1014	DT	Dianella tasmanica variigata / Variegated Flax Lily 12" o.a., full, 15" o.c.	VERY
60		60	ES	Euphorbia Milii 'Short & Sweet'/ Pink Dwarf Crown of Thorns 12" ht., full, 15" o.c.	VERY
963	600	1563	FM	Ficus microcarpa 'Green Island' / Green Island Ficus 12" ht. x 12-15" spr., 24" o.c.	VERY
383		383	HA	Hamelia Patens 'Compacta' / Dwarf Firebush 24" ht. x 15" spr., 24" o.c.	VERY
162		162	HC*	Hymenocallis Latifolia / Spider Lily 18" ht., full, 24" o.c.	VERY
81		81	HP*	Hamelia Patens / Firebush 30" ht. x 15" spr.	VERY
102		102	HR	Hibiscus Rosa-sinensis / Pink Hibiscus 24" ht. x 18" spr., 24" o.c.	MOD.
16		16	HS	Hibiscus Rosa-sinensis / Pink Hibiscus "Standard" 5' ht. x 3' spr., standard	MOD.
17		17	IC*	Ilex cassine / Dahoon Holly 12' ht. x 5'spr., 3" d.b.h., balanced branching, 5' c.t.	VERY
400	432	832	IV*	Ilex Vomitoria 'Shellings Dwarf' / Dwarf Yaupon Holly 10-12" ht. x 18" spr., 15" o.c.	VERY
10		10	JH	Jatropha Hastata / Jatropha 5' ht. x 4' spr., full	VERY
	582	582	JV	Jasminum volubile / Wax Jasmine 18" ht. x 18 spr., 18" o.c.	MOD.
76		76	LJ	Ligustrum Japonicum / Japanese Privet 10' ht. x 6' spr., 5' c.t., multi-stem tree form	VERY
27		27	LL*	Lysiloma Latisiliqua / Lysiloma 12' ht. x 6.5'spr., 4" d.b.h., 5' c.t.	-
569		569	MC*	Muhlenbergia Capillaris / Muhly Grass 12-18" o.a., full, 24" o.c.	VERY

Plant Key

COMMON AREA IS LP-2, LP-3, LP-4, & LP-5
TYPICAL LOT LANDSCAPE IS LP-6 & LP-7

Common Area Quan.	Typical Lot Landscape Quan.	Site Total	Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
31		31	MF*	Myrcianthes Fragrans / Simpson Stopper 5' ht. x 3' spr., full	VERY
	660	660	MF-1*	Myrcianthes Fragrans / Simpson Stopper 20" ht. x 12" spr., 24" o.c., Adjust quantity to plant with branches touching.	VERY
418		418	NM*	Nephrolepis Cordata / Sword Fern 12" ht. x 12" spr., 24" o.c.	-
4		4	PA*	Passiflora Incarnata / Passionflower, Maypop 36" ht., train on trellis	MOD
	100	100	PE	Ptychosperma elegans / Alexander Palm c.w.(bottom of crownshaft) as noted on plan, single heavy trunk	VERY
8		8	PE-1	Ptychosperma Elegans / Alexander Palm 14-16' ht., double trunk, Palm shall be sized to clear cabana bldg.	VERY
	136	136	PN	Psychotria ligustrifolia / Dwarf Wild Coffee 18" ht. x 12" spr., 24" o.c.	-
520		520	PP	Podocarpus "Pringles" / Pringles Podocarpus 10-12" ht. x 12" spr., 15" o.c.	-
	39	39	PV	Petrea volubilis / Queen's Wreath 36" ht., min. 3 runners, train on trellis	VERY
14		14	PU	Plumeria Obtusa / Plumeria "Singapore Pink" 8-10' ht., x 4-6' spr.	VERY
25		25	QV*	Quercus Virginiana / Live Oak 12' ht. x 6.5'spr., 4" d.b.h., 5' c.t.	VERY
66		66	QV-1*	Quercus Virginiana 'Highrise' / 'Highrise' Live Oak 14' ht. x 6.5'spr., 4" d.b.h., 5' c.t.	VERY
21		21	RE*	Roystonea Elata / Royal Palm g.w. ht. as noted on plan	VERY
	255	255	RT	Cocoloba diversifolia / Pigeon Plum* 10' ht. x 4-6' spr., 5'c.t.	VERY
			REAR LOT TREE SELECTION	Conocarpus erectus sericeus / Silver Buttonwood* 10' ht. x 4-6' spr., 5'c.t.	
				Ilex cassine / Dahoon Holly* 10' ht. x 4-6' spr., 5'c.t.	
				Lagerstoemia Indica / Crape Myrtle 10' ht. x 4-6' spr., 5'c.t., 3 trunks varieties / color selection Muskogee - pink Natchez - white Tuscadora - dark pink	
				Magnolia "Little Gem" / Little Gem Magnolia 10' ht. x 4-6' spr., 5'c.t.	

Plant Key

COMMON AREA IS LP-2, LP-3, LP-4, & LP-5
TYPICAL LOT LANDSCAPE IS LP-6 & LP-7

Common Area Quan.	Typical Lot Landscape Quan.	Site Total	Symbol	Botanic Name / Common Name Specification	Degree of Drought Tolerance
835		835	SA	Schefflera Arboricola "Trinette" / Dwarf Schefflera 18" ht. x 12" spr., 24" o.c.	-
50		50	SM*	Swietenia Mahagonii / West Indies Mahogany 12' ht. x 6.5'spr., 4" d.b.h., 5' c.t.	VERY
144		144	SP*	Sabal Palmetto / Cabbage Palm stagger hts. in group 10-18' c.t., new palms with boots Quan. includes any relocated palms from site. Match palms within each grouping.	VERY
	88	88	SP-1*	Sabal palmetto / Cabbage Palm c.t. ht. as noted on plan, WITH BOOTS	VERY
15		15	SP-2*	Sabal Palmetto / Cabbage Palm 20' c.t., matched in character, ht., trunk size.	VERY
7		7	TR*	Thrinax Radiata / Florida Thatch Palm 4-5' ht., doubles	VERY
15		15	VE	BUTTERFLY HABITAT (VINES) The butterfly habitat shown on sht. LP-5 notes 15 vines each trained to a post as detailed on sht. LP-8. The species and quantities shall be as follows- 8-Aristolochia Spp. - Dutchman's Pipe 7-Passiflora Incarnata - May Pop 36" ht., min. 3 runners ea., train to post	N.A.
835	662	1497	VS	Viburnum Suspensum / Sandankwa Viburnum 24" ht. x 15" spr., 24" o.c. Adjust quantity to plant with branches touching.	MOD.
77	39	116	ZF*	Zamia Floridana / Coontie 12" o.a., full	VERY
			SOD	St. Augustine "Floratam" solid sodded areas, see also notes & detail LP-8	

Drought tolerance is per "SFWMD Xeriscape Plant Guide"

PLAN QUANTITIES TAKE PRECEDENCE OVER THOSE NOTED ABOVE

* = Native to Florida

Abbreviations:

c.t. - clear trunk	ht. - height
c.w. - clear wood	o.a. - overall
d.b.h. - diameter at breast height	o.c. - on-center spacing
g.w. - greywood	spr. - spread

		12/15/14
	SET	
Revisions pursuant to staff review dated 10/20/14		

Revisions

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LC 26000287
covellidesign.com

Landscape Plan

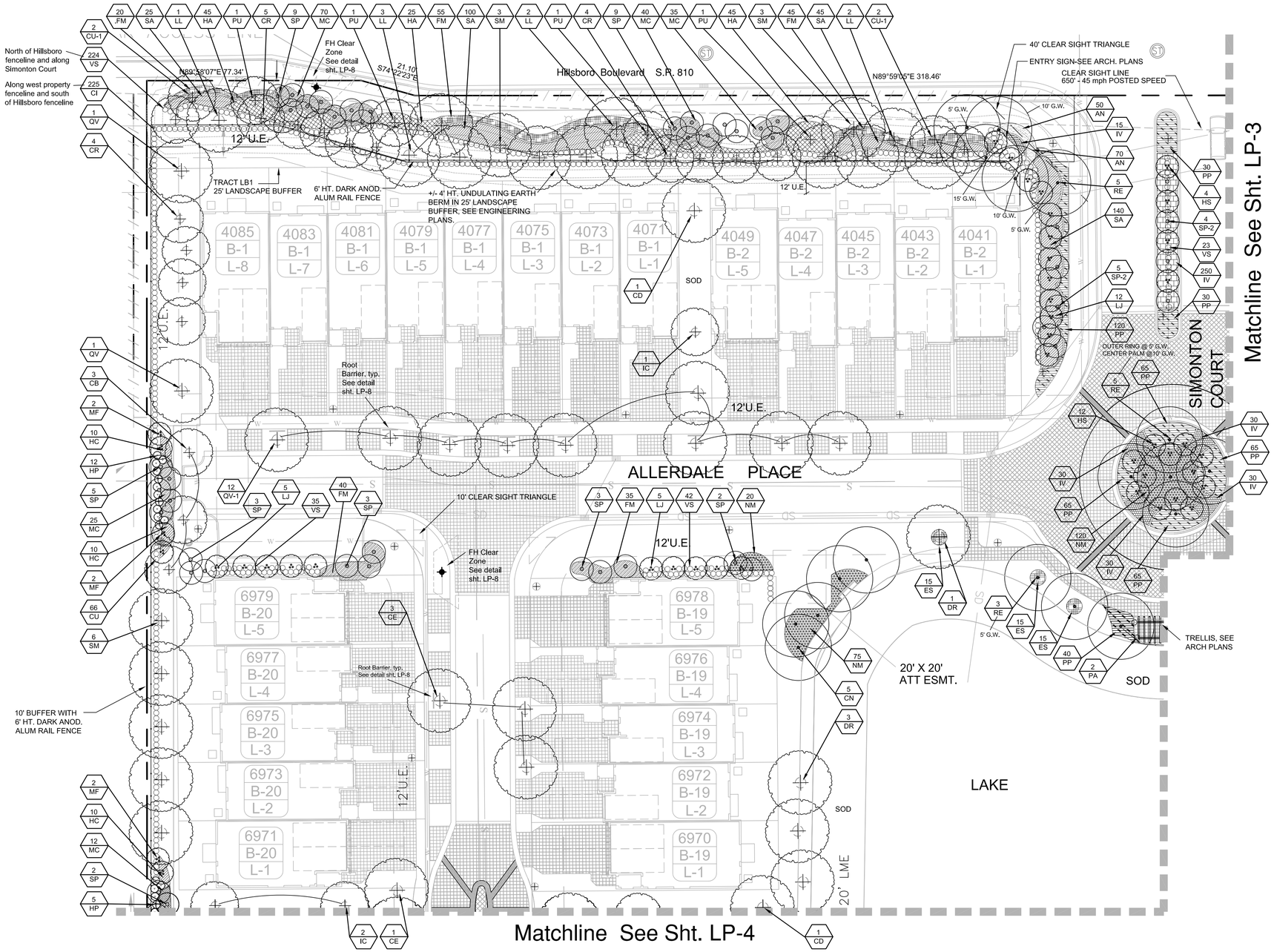
Simonton Court
Coconut Creek Florida

Date	09-29-2014
Scale	As Noted
PN#	1176

SUBMITTED BY–

STEVEN E. TATE
LANDSCAPE ARCHITECT
No. 967
STATE OF FLORIDA
–FOR THE FIRM–
DATE 12-22-14

Drawing No.
LP-1
OF 8



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Drawing No.

LP-2

OF 8

HILLSBORO BOULEVARD (STATE ROAD 810)

ALLERDALE PLACE

Matchline See Sht. LP-2

Matchline See Sht. LP-5

40' CLEAR SIGHT TRIANGLE

ENTRY SIGN-SEE ARCH. PLANS

N00°00'55"W 12.79'

N89°58'07"E 215.97'

N00°00'45"W 1.00'

N89°58'07"E 354.97'

Along east property fenceline and south of Hillsboro fenceline

+/- 4' HT. UNDULATING EARTH BERM IN 25' LANDSCAPE BUFFER, SEE ENGINEERING PLANS.

6' HT. DARK ANOD. ALUM RAIL FENCE

TRACT LB1 25' LANDSCAPE BUFFER

North of Hillsboro fenceline and along Simonton Court

FH Clear Zone See detail sht. LP-8

Root Barrier, typ. See detail sht. LP-8

10' CLEAR SIGHT TRIANGLE

Start Hibiscus

TRELLIS, SEE ARCH. PLANS

10' BUFFER WITH 6' HT. DARK ANOD. ALUM RAIL FENCE

LAKE

SOD

20' LME

12'U.E.

Pool

Picnic Area

Mail

Cov.

Bike Rack

Pool Eq.

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DATE 12-22-14

NORTH

0 10 20 40 60

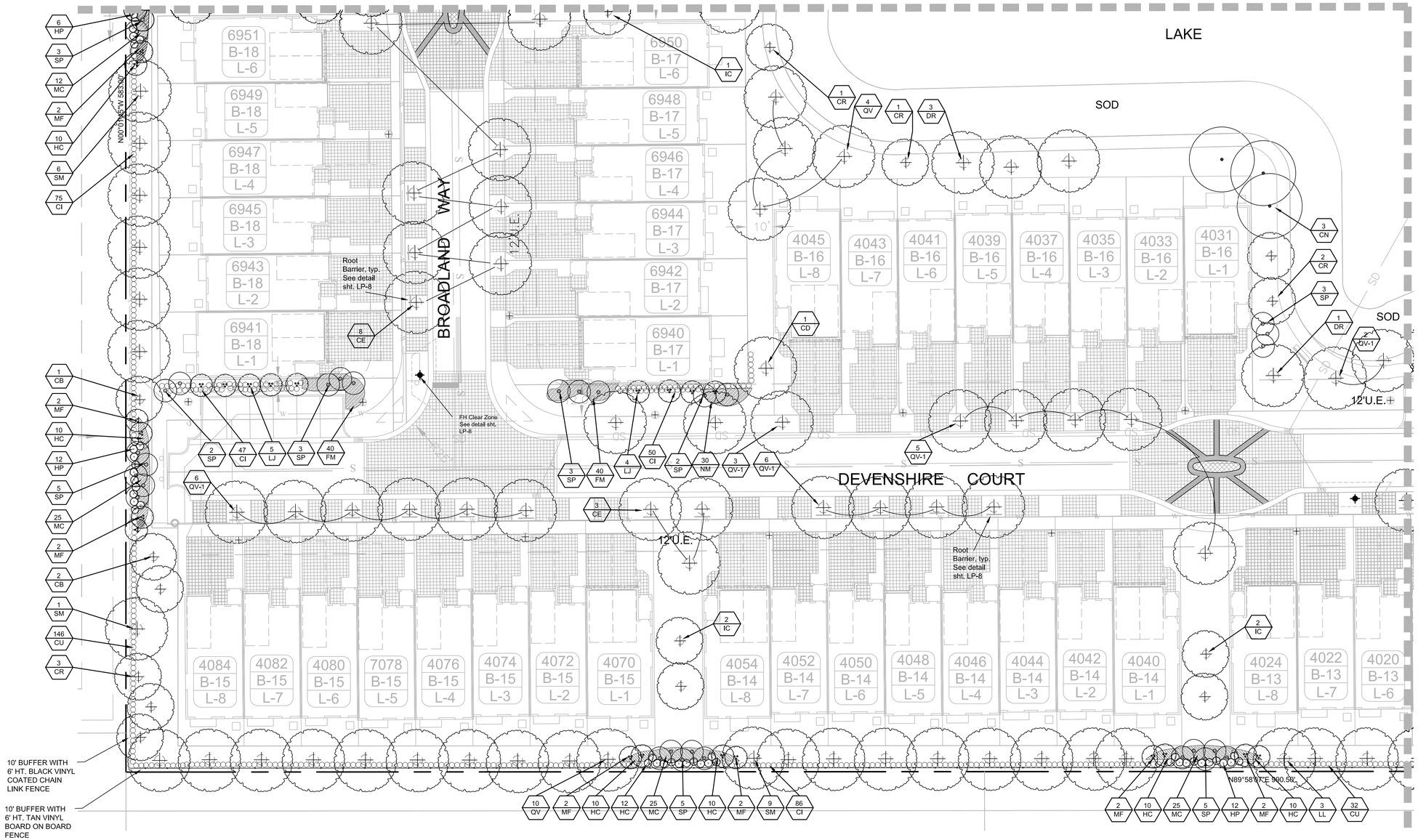
GRAPHIC SCALE 1" = 20'

Drawing No.

LP-3

OF 8

Matchline See Sht. LP-2



Matchline See Sht. LP-5

NORTH

0 10 20 40 60

GRAPHIC SCALE 1" = 20'

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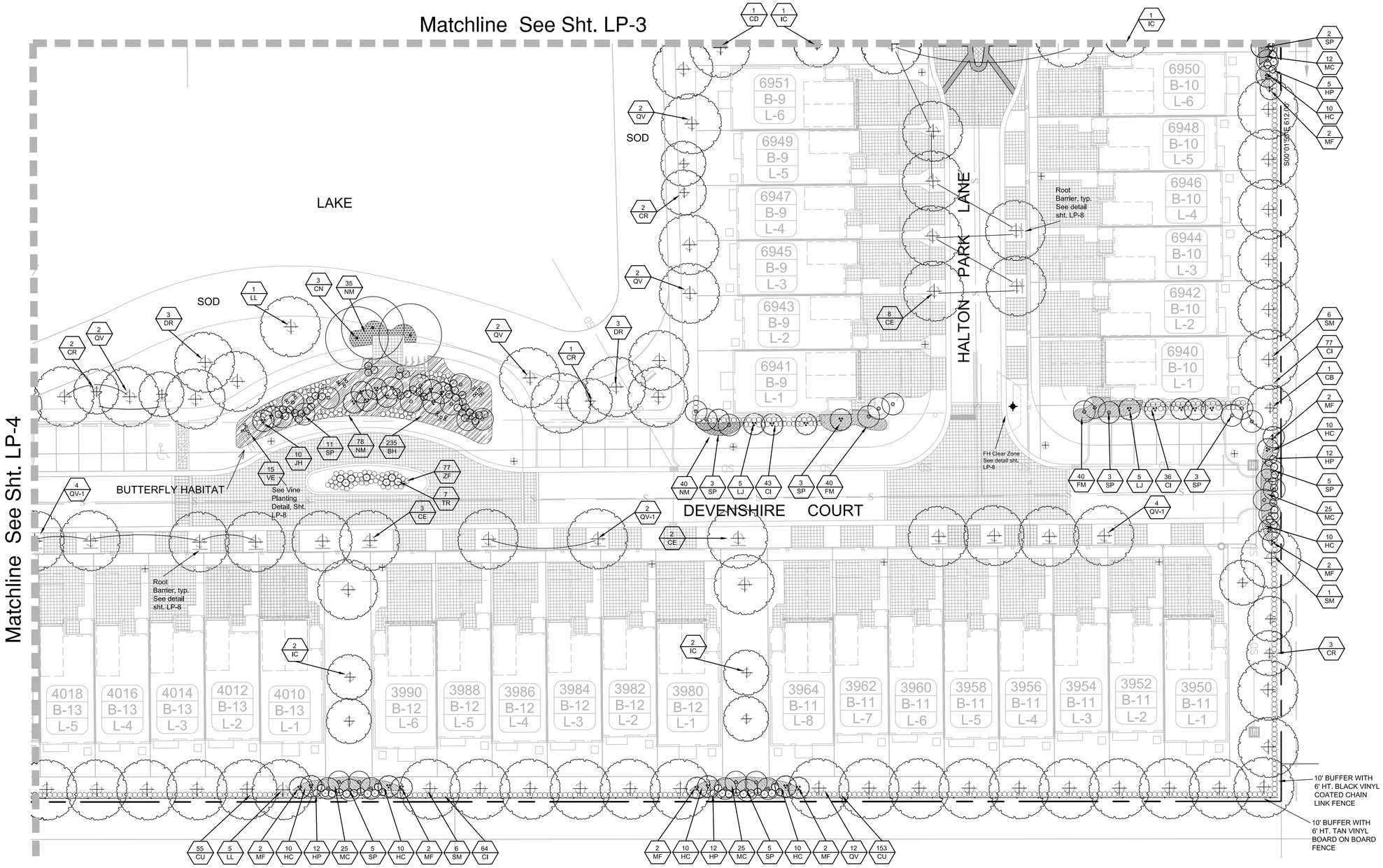
DATE 12-22-14

Drawing No.

LP-4

OF 8



NORTH

0 10 20 40 60

GRAPHIC SCALE 1" = 20'

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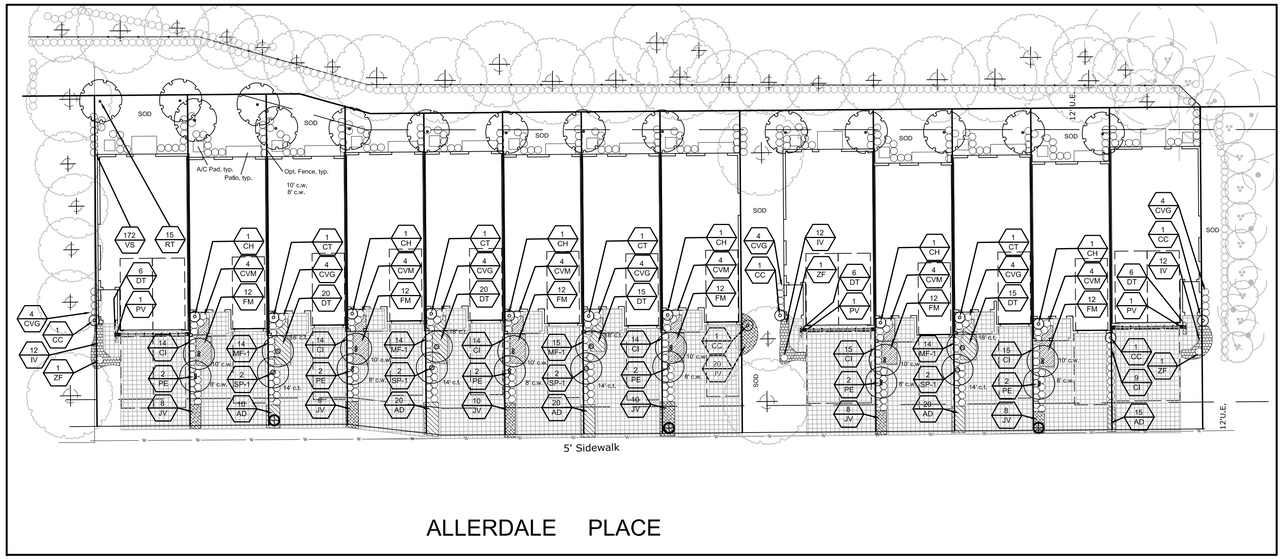
Drawing No.
LP-5
OF 8



ALLERDALE PLACE

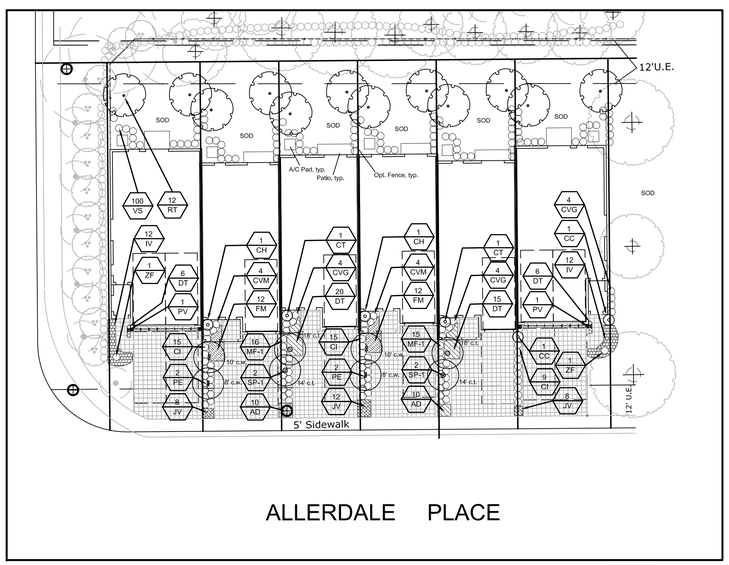
TYPICAL LOT LANDSCAPE PLAN

RESIDENTIAL BUILDINGS 1 & 2

NORTH

0 10 20 40

GRAPHIC SCALE 1" = 20'



ALLERDALE PLACE

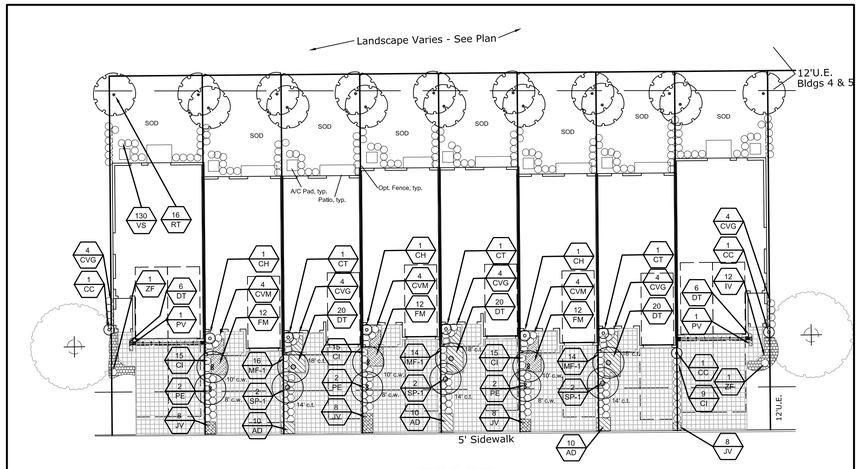
TYPICAL LOT LANDSCAPE PLAN

RESIDENTIAL BUILDING 3

NORTH

0 10 20 40

GRAPHIC SCALE 1" = 20'



STREET

Note-
Street edge & street tree locations vary, see plan sheets

TYPICAL LOT LANDSCAPE PLAN

RESIDENTIAL BUILDINGS 4, 5, & 16

NORTH

0 10 20 40

GRAPHIC SCALE 1" = 20'

NOTE - SCREENING ABOVE GROUND EQUIPMENT

ALL ABOVE GROUND EQUIPMENT SHALL BE SCREENED ON 3 SIDES WITH 24" HT. COCOPLUM HEDGE MATERIAL PLANTED AS PER SPECIFICATION IN PLANT KEY. HEDGE MATERIAL QUANTITIES WILL VARY DEPENDING ON LOCATION AND SIZE OF EQUIPMENT AND MAY NOT BE SHOWN ON PLAN IF EQUIP. IS ADDED AT A LATER DATE. PROVIDE A 3' CLEAR ZONE BETWEEN EQUIPMENT AND HEDGE OR AS MAY BE REQUIRED BY UTILITY.
EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, A/C CONDENSERS, UTILITY EQUIPMENT, MECHANICAL EQUIPMENT, TRANSFORMER BOX, VALVES, EXHAUST VENTS, ETC.

LANDSCAPE PLACEMENT NOTES

1. TREES SHALL BE MIN. 10' FROM WATER MAINS AND SHALL HAVE A 36" DEPTH ROOTBARRIER. SEE DETAIL SHEET LP-8.
2. TREES SHALL BE A MIN. 15' FROM LIGHT POLES, SMALL TREES AND PALMS SHALL BE 10' FROM LIGHT POLES, SEE DETAIL LP-8.
3. SEE FIRE HYRANT CLEAR ZONE DETAIL ON LP-8.

See Sht. LP-1 Plant Key
See Sht. LP-8 for Details & Notes

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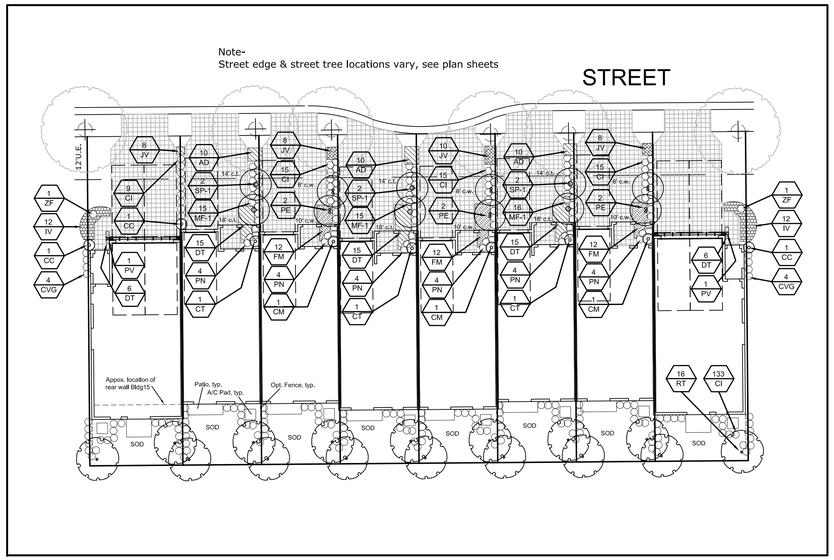
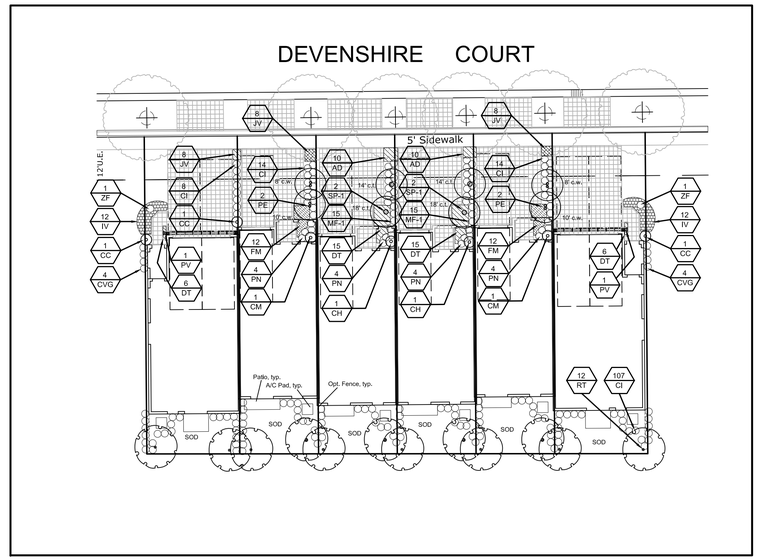
Drawing No.
LP-6
OF 8



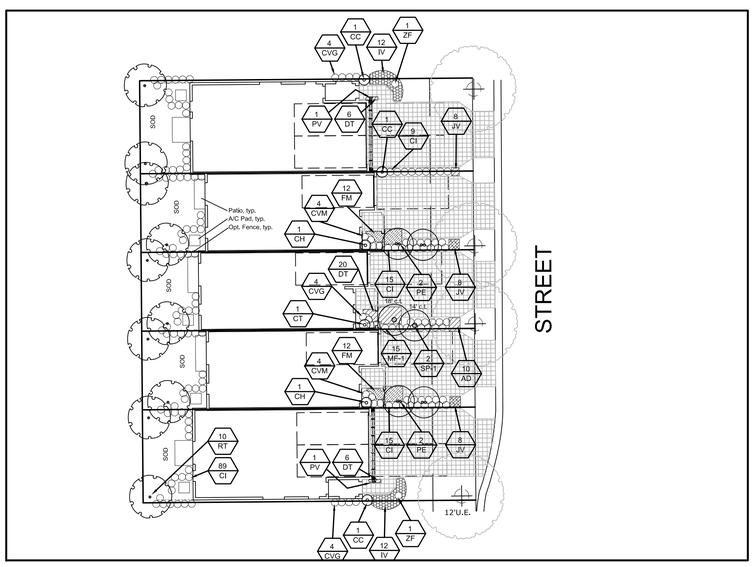
TYPICAL LOT LANDSCAPE PLAN
RESIDENTIAL BUILDINGS 6, 11, 13, 14, & 15

0 10 20 40
GRAPHIC SCALE 1" = 20'
NORTH



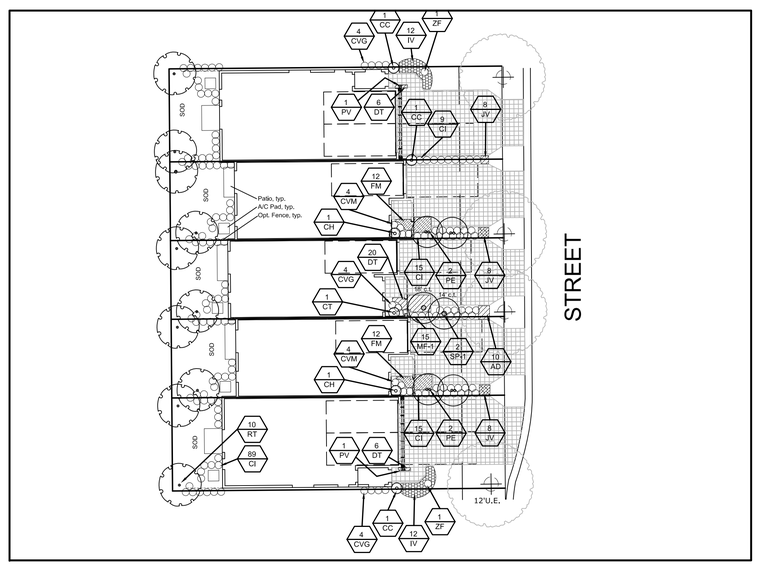
TYPICAL LOT LANDSCAPE PLAN
RESIDENTIAL BUILDING 12

0 10 20 40
GRAPHIC SCALE 1" = 20'
NORTH



TYPICAL LOT LANDSCAPE PLAN
RESIDENTIAL BUILDINGS 9, 10, 17, & 18

0 10 20 40
GRAPHIC SCALE 1" = 20'
NORTH varies



TYPICAL LOT LANDSCAPE PLAN
RESIDENTIAL BUILDINGS 7, 8, 19, & 20

0 10 20 40
GRAPHIC SCALE 1" = 20'
NORTH varies

NOTE - SCREENING ABOVE GROUND EQUIPMENT

ALL ABOVE GROUND EQUIPMENT SHALL BE SCREENED ON 3 SIDES WITH 24" HT. COCOPLUM HEDGE MATERIAL PLANTED AS PER SPECIFICATION IN PLANT KEY. HEDGE MATERIAL QUANTITIES WILL VARY DEPENDING ON LOCATION AND SIZE OF EQUIPMENT AND MAY NOT BE SHOWN ON PLAN IF EQUIP. IS ADDED AT A LATER DATE. PROVIDE A 3' CLEAR ZONE BETWEEN EQUIPMENT AND HEDGE OR AS MAY BE REQURED BY UTILITY.
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LANDSCAPE PLACEMENT NOTES

1. TREES SHALL BE MIN. 10' FROM WATER MAINS AND SHALL HAVE A 36" DEPTH ROOTBARRIER. SEE DETAIL SHEET LP-8.
2. TREES SHALL BE A MIN. 15' FROM LIGHT POLES, SMALL TREES AND PALMS SHALL BE 10' FROM LIGHT POLES, SEE DETAIL LP-8.
3. SEE FIRE HYRANT CLEAR ZONE DETAIL ON LP-8.

See Sht. LP-1 Plant Key
See Sht. LP-8 for Details & Notes

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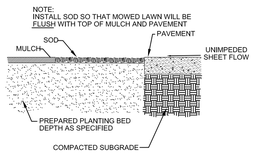
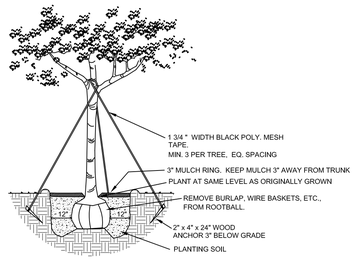
LP-6
OF 8



SOD / MULCH INSTALLATION

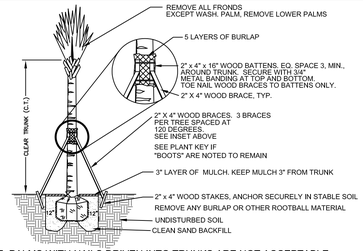
NOT TO SCALE



TREE PLANTING DETAIL

NOTE: MULTI-TRUNK TREE PLANTING SIMILAR.

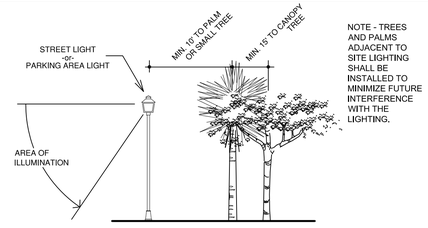
NOT TO SCALE



NOTE: PALMS WITH NAILS DRIVEN INTO TRUNKS ARE NOT ACCEPTABLE.

CABBAGE PALM PLANTING DETAIL
WASHINGTON PALM PLANTING DETAIL
(Relocated Palm Similar)

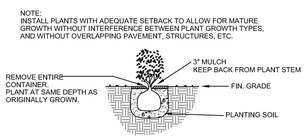
NOT TO SCALE



NOTE - TREES AND PALMS ADJACENT TO SITE LIGHTING SHALL BE INSTALLED TO MINIMIZE FUTURE INTERFERENCE WITH THE LIGHTING.

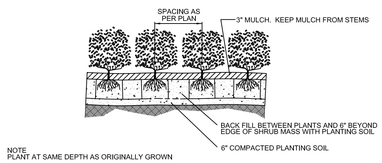
SIGHT LIGHTING / TREE & PALM DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

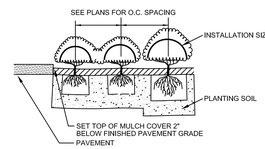


NOTE
PLANT AT SAME DEPTH AS ORIGINALLY GROWN

SHRUB MASS PLANTING

NOT TO SCALE

NOTES
1. INSTALL PLANTS WITH ADEQUATE SETBACK TO INSURE GROWTH WITHOUT INTERFERENCE BETWEEN PLANT GROWTH TYPES, AND WITHOUT OVERLAPPING PAVEMENT, STRUCTURES, ETC.
2. INSTALL PLANTS IN SHRUB MASSES USING TRIANGULAR SPACING UNLESS OTHERWISE NOTED.

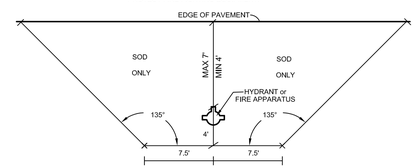


SHRUB SPACING

NOT TO SCALE

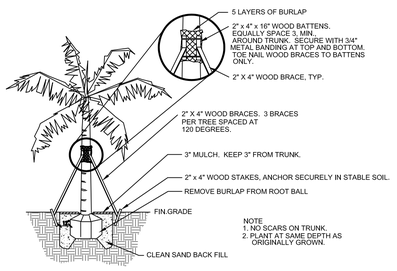
NOTES

1. REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.
2. BY THE AUTHORITY OF THE SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2
3. THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.
4. EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT, OR TRAFFIC POSTS TO PROTECT FIRE FIGHTING EQUIPMENT.



FIRE HYDRANT CLEAR ZONE

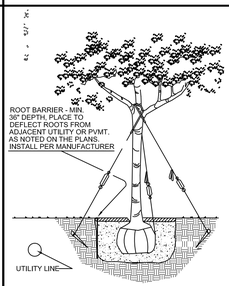
NOT TO SCALE

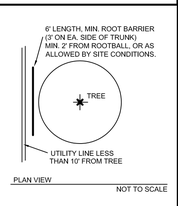


NOTE
1. NO SCARS ON TRUNK.
2. PLANT AT SAME DEPTH AS ORIGINALLY GROWN.

ROYAL PALM PLANTING DETAIL
(Coconut Palm Similar)

NOT TO SCALE





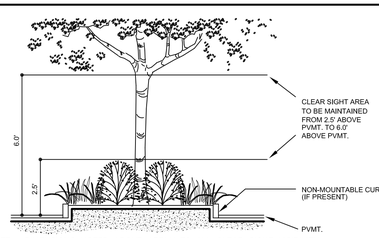
PLAN VIEW

NOT TO SCALE

ROOT BARRIER SHALL BE MIN. 36" DEPTH AND AS MANUFACTURED BY:
ROOT SOLUTIONS
(800)554-0914
-OR-
BIGBARRIER
(800)257-6687

ROOT BARRIER DETAIL

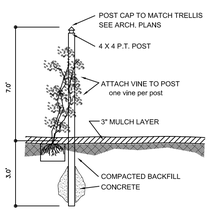
NOT TO SCALE



NOTE: DIMENSIONS NOTED ABOVE APPLY TO ALL CLEAR SIGHT VISIBILITY AREAS – MEDIANS AS SHOWN ABOVE AND ROADSIDE CLEAR SIGHT TRIANGLES.

SECTION CLEAR SIGHT AREA WITHIN SAFE SIGHT DISTANCE TRIANGLE

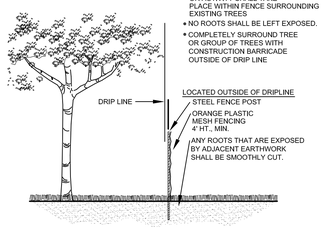
NOT TO SCALE



BUTTERFLY HABITAT
VINE PLANTING DETAIL

NOT TO SCALE

NOTE
- NO CONSTRUCTION STORAGE OR ACTIVITY SHALL TAKE PLACE WITHIN FENCE SURROUNDING EXISTING TREES
- NO ROOTS SHALL BE LEFT EXPOSED.
- COMPLETELY SURROUND TREE OR GROUP OF TREES WITH CONSTRUCTION BARRICADE OUTSIDE OF DRIP LINE



TREE PROTECTION BARRICADE DETAIL

NOT TO SCALE

ALWAYS CALL TWO FULL BUSINESS DAYS BEFORE YOU DIG

CALL
811
sunshine 811.com

Know what's below.
Call before you dig.

PALM RELOCATION NOTES

1. Palms shall be dug with the largest rootball possible.
2. Prune fronds as follows:
   Cabbage Palms - Remove all fronds and loose leaf bases.
   Coconut Palms - Remove all fruit and flower spikes.
3. Relocate palms to new location on site and install according to planting detail.
4. Set up temporary watering system utilizing the exising or a temp. city water meter. Each palm shall recieve two bubblers spaced on opposite sides of the rootball. Palms shall be watered to ensure rootball remaims moist during the establishment period.
   SUBMIT A WATERING SHEDULE AND SCHEMATIC LAYOUT FOR APPROVAL TO LANDSCAPE ARCHITECT.

CITY OF COCONUT CREEK STANDARD LANDSCAPE COMMENTS

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.

1. 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.
2. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
3. 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.
4. 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.
5. 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.
6. 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.
7. All plant material shall be free of pests, insects, disease, weeds, etc.
8. 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.
9. 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.
10. All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
11. Color-treated or dyed mulch will not be accepted.
12. 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.
13. Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting fire hydrants.
14. Do not plant trees, shrubs or groundcover within Electric Meter Clear Zone. Provide a safe zone as described by the Electrical Inspector.
15. 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.
16. Irrigation permits and plans shall be submitted for approval at time of building permits.
17. 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.
18. 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.
19. 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.
20. An Inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

SUPPLEMENTAL LANDSCAPE NOTES

1. All sizes shown for plant material on the plan are to be considered as minimums. 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 will also be required for acceptance.
2. All plant material and work shall be guaranteed for one-year from date of final job acceptance. During the one year guarantee, any plant material that dies or is in an unhealthy condition shall be replaced with the same plant type at least equal to the size and quality originally specified. The replacement material shall also be guaranteed for one year from the date of its installation. The guarantee will be null and void if plant material is damaged or killed by lightning, hurricane force winds, hail or freeze.
3. The landscape contractor is responsible for verifying there are not conflicts with above or below ground utilities prior to commencing landscape installation. notify owner if conflicts exist.
4. Any trees to remain shall be pruned in such a way to promote proper horticultural and natural tree growth.
5. All trees and palms shall be placed a minimum of 10' from underground utilities. see details.
6. Ground covers shall be spaced as noted or to insure ground cover within 6 months of planting.
7. Place sod on smooth sod bed. Remove any rocks and other debris prior to sodding. Sod shall be placed so there are no gaps or voids between pieces. On slopes place sod at 90ø to slope direction. Stake sod or otherwise ensure its establishment on slopes.
8. Mulch shall be eucalyptus or melaleuca mulch. All trees in sod areas are to have a 30" ring covered with a 3" layer of mulch. Dyed mulch is not acceptable.
9. All plant material shall be fertilized with a tablet form balanced fertilizer containing minor elements. Ffollow manufacturer's recommendations for rates. Sod areas shall be fertilized with a granular form balanced fertilizer with minor elements following manufacturer's recommendations for rates.
10. Planting soil shall be a mix of 1/3 native soil , 1/3 clean sand & 1/3 peat.
11. All landscaping shall be installed in a workmanlike manner, and according to accepted good planting procedures with quality plant materials as herein described.

Revisions pursuant to staff review dated 10/20/14	SET	12/15/14

Revisions

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Landscape Details & Notes

Simonton Court
Coconut Creek Florida

Date	09-29-2014
Scale	As noted
PN#	1065

Steven E. Tate
Landscape Architect
No. 967
State of Florida
-FOR THE FIRM-

Date 12-22-14

Drawing No.
LP-8
OF 8