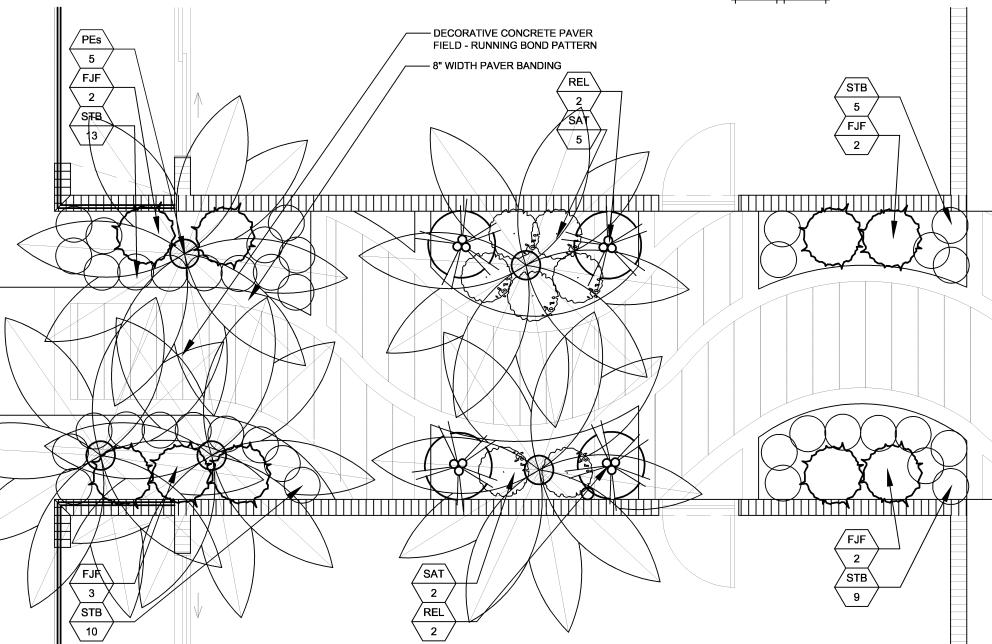


COURTYARD TYPICAL LANDSCAPE PLAN A

SCALE:

NOTE: LANDSCAPE CONFIGURATION FOR BLDGS. 9&10 MIRROR THIS CONDITION FOR BUILDING 3

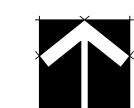


1/4" = 1'-0"

COURTYARD TYPICAL LANDSCAPE PLAN B SCALE: 1/4" = 1'-0"

SOUTH

ANCILLARY BUILDINGS IN SETBACKS



20'-0"

240'-4"

21'-8"

NOTE: LANDSCAPE CONFIGURATION FOR BLDGS. 2,6,8,& 11 MIRROR THIS CONDITION FOR BUILDINGS 5 & 9

SITE DATA						
LAND USE: HIGH-DENSITY RESIDENTIAL ZONING: PUD (PLANNED UNIT DEVELOR	PMENT)					
GROSS AREA: 875,860.44 SF - 20.11 ACRES NET AREA (EXCLUDES ALL CYPRESS PRESERVE AREA): 841,112.24 SF - 19.31 ACRES GROSS RESIDENTIAL DENSITY: 17.40 UNITS/ACRE NET RESIDENTIAL DENSITY: 18.13 UNITS/ACRE						
SETBACKS	REQUIRED	PROVIDED				
NORTH EAST	MIN. 25' MIN. 25'	49'-10" 25'-0"				

MIN. 25'

MIN. 25'

MIN. 25'

OPEN SPACE		
OPEN SPACE: MIN. 35% TOTAL LOT AREA REQUIRED OR 306,551.15 SF		CE: 243,517.51 SF - 27.80% 122,620.46 SF - 14.00%
		366,137.97 SF - 41.80%
SITE COVERAGE - PER GROSS AREA		
BUILDING FOOTPRINT AREAS: BUILDING TYPE I: 16,761.39 SF X 3 = 50,284.17 SI BUILDING TYPE II: 15,070.64 SF X 6 = 90,423.84 SI BUILDING TYPE III: 10,998.11 SF X 3 = 32,994.33 SI BUILDING TYPE IV: 9,717.42 SF X 2 = 19,434.84 SI CLUBHOUSE: 5,171.84 SI POOL GAZEBOS: 1,226.51 SI ENTRY FEATURE: 282.95 SI MAIL KIOSK: 400.00 SI TRASH COMPACTOR: 560.00 SI 200,495.53 SF - (22. POOL DECK, VERANDA, AND TOT LOT: 12,925.20 SF - (1.) PAVED AREAS (DRIVEWAYS & PARKING): 244,288.70 SF - (27.) SIDEWALK AREAS: 40,813.35 SF - (4.) MECHANICAL UNITS: 2,162.50 SF - (0.) TOTAL COVERAGE ON SITE: 500,685.28 SF - (57.)	39%) 48%) 39%) 48%) 56%)	

* 1 ACRE = 43,560 SQ.FT

CITY OF COCONUT CREEK LANDSCAPE REQUIREMENTS - PUD ZONING SITE LANDSCAPE REQUIREMENTS:

1 Tree & 6 shrubs for every 2,000 s.f. of plot area. Provided: 438 Trees (140 Existing) 875,860 s.f. (site area) / 2000 = 438 Trees Required 2,628+ Shrubs 875,860 s.f. (site area) / 2000 = 438 x 6 = 2,628 Shrubs Required ROADWAY LANDSCAPE BUFFER (STREETSCAPE) REQUIREMENTS:

Meandering and Undulating Berm w/ 1:3 Slope Provided: Trees: 1 Tree for every 2,000 sq. ft. of Buffer Area

Meandering berm w/ 3 Tier Planting 3' Hedge + Shrubs @ 40 Shrubs per 2,000 sq. ft. + Groundcovers East (Regency Lakes Drive, 140' ROW) = 25' Buffer Required per Sec. 13-331(g) = 12,187 sq. ft. (buffer area) / 2,000 = 6 Trees & 240 Shrubs 6 Trees & 240+ Shrubs West (State Road 7, 220' ROW) = 45' Buffer Required per Sec. 13-331(g); 45' Buffer provided 13 Trees & 520+ Shrubs = 26,235 sq. ft. (buffer area) / 2,000 = 13 Trees & 520 Shrubs South (NW 61st Road, 50' ROW) = 15' Buffer Required per Sec. 13-331(g); 20' & 10' Buffer provided

STREET TREE REQUIREMENT:

= 14,543 sq. ft. (buffer area) / 2,000 = 8 Trees & 320 Shrubs

1 Tree every 40 linear feet, or 1 Tree every 30 linear feet where overhead wires are present. Provided: 23 Trees West Property Line: 645' / 30 = 22 trees Required 33 Trees South Property Line: 1,189' / 40 = 30 trees Required 13 Trees East Property Line: 488' / 40 = 13 trees Required PERIMETER LANDSCAPE BUFFER REQUIREMENTS Trees: 1 tree per 40 linear feet Provided: Hedge, Wall or Durable Landscape Barrier

INTERIOR LANDSCAPE REQUIREMENTS: Provided: Intermediate & Terminal Landscape Islands: 1 Tree for every 10 Parking Spaces 43 Trees 429 Parking Spaces / 10 = 43 Trees Required Plus 1 Sq. Ft. Landscaped Area for Each 100 Sq. Ft. Paved V.U.A. Provided:

429 spaces x 300 = 128,700 Sq. Ft. VUA Total sq. ft.: 244,289 - 128,700 = 115,589 Sq. Ft. 115,589 / 100 = 1,156 s.f. required

Divider Medians Between Roads: 1 Tree for every 40 linear feet

North = 795 feet / 40 Feet per tree = 20 Trees

265 linear feet / 40 = 7 Trees Required RESIDENTIAL WALKWAY REQUIREMENT:

1 Tree & 10 Shrubs / 40 linear feet of front and side residential building walkway Provided: 84 Trees, 840+ Shrubs

3,359 l.f. front & side walkways / 40 = 84 Trees & 840 Shrubs SIZE & SPECIES REQUIREMENTS: 50% of Trees and Shrubs to be Native Species

690 Total Required Trees x 50% = 345 4,348 Total Required Shrubs x 50% = 2,174 32,564 Shrubs Provided

Shade / Canopy Trees: 40% of Total Required Trees 690 Total Required Trees x 40% = 276 Intermediate Trees: 30% of Total Required Trees

690 Total Required Trees x 30% = 207 Small Trees: No more than 10% of Total Required Trees 690 Total Required Trees x 10% = 69

Palms: No more than 50% of Total Required Trees 690 Total Required Trees x 50% = 345 Palms counted 3:1 except for Royal Palms, Canary Island & Edible Date Palms, Coconut Palms, and Bismark Palms

Trees: No more than 25% of total provided to be of the same species (palms excluded) 616 Provided x 25% = 172 Trees Maximum of Same Species Shrubs: No more than 25% of total provided to be of the same species 32,584 Provided x 25% = 8,146 Shrubs/Groundcovers Maximum of Same Species

Estimated on-site canopy coverage at maturity NOTE: 12 Sabal palms under 8' Clear Trunk proposed and are not counted towards PLANT LIST on-site landscape requirements

Shrubs and Ground Covers

			04-11-14		
Code	Native/Drought	Qty.	Botanical Name / Common Name	Specifications	
AEM	М	108	Aspidistra elatior 'Milky Way' / Cast Iron Plant	1 Gallon, 16-18" OA,18" On Center	
EAG	L	90	Epipremnum aureum / Golden Pothos	1 Gallon, 10-12" OA, 5 per Planter	
FJF	M	114	Fatsia japonica / False Aralia	7 Gallon, 28-32" OA, Place per Plan	
PEs	M	75	Ptychosperma elegans / Solitaire Palm	B&B Field Grown, 8-12' Staggered OA Hts.	
REL	M	90	Rhapis excelsa / Lady Palm	7 Gallon, 4-5' OA, Place per Plan	
SAT	V	84	Schefflera arboricola 'Trinette' / Variegated Arboricola	3 Gallon, 20-24" OA, 24" On Center	
SGC	V	18	Schefflera arboricola 'Gold Capella' / Gold Capella Arboricola	3 Gallon, 20-24" OA, 24" On Center	
STB	V	645	Sansevieria trifasciata 'Black Gold' / Variegated Snake Plant	1 Gallon, 10-12" OA, 18" On Center	
STL	V	111	Sansevieria trifasciata 'Laurentii' / Snake Plant	1 Gallon,10-12" OA, 18" On Center	

NOTE: Easements shall not contain permanent improvements including but not limited to patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, trees, shrubs, hedges, plants, and landscaping, except that utilities, public improvements and sod are allowed. Per discussions with engineering department, shrubs and ground covers under 30" in height will be allowed in easements.

REVISIONS 04-02-12-DRC REVISIONS ES/HJ 05-16-12-P&Z REVISIONS ES/HJ 06-05-12-DRC REVISIONS ES/HJ 10-05-12-PRE-PLAN SM ES/HJ 12-17-12-PERMIT SM ES/HJ 06-20-13-PERMIT SM | ES/HJ 08-07-13-LS REV 03-10-14-LS REV 03-24-14-LS REV ES/HJ 04-11-14-LS REV

8 Trees & 320+ Shrubs

20 Trees

1,156+ Sq. Ft.

Provided:

7 Trees

Provided:

282

238*

461 of 744 Provided (62%)

18,037 Native Shrubs Provided

(55% of Total Shrubs Provided)

Max: 143 of taxodium species provided (20% of Total Trees Provided)

Max 5,413 of same species provided (17% of Total Shrubs Provided)

441,520 Sq. Ft. Proposed Trees 108,740 Sq. Ft. Existing Trees 550,260 Sq. Ft. Total

(63% of Site)

MS, MAA 769 SUII MAA (30)

ANNING ARCHITECTURE

DRAWN CHECKED 12/22/11 AS SHOWN SCALE 1495.PRJ JOB NO. SHEET

LP-8

DRC COURTYARD TYPICAL LANDSCAPE PLAN

OF 11 SHEETS