SECTION: **86120000**
COUNTY: **BROWARD**
STATE RD: **810**
PERMIT: **2023-L-491-00007**

AMENDMENT NUMBER TEN (10) TO
FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FOUR (4)
LANDSCAPE INCLUSIVE MAINTENANCE MEMORANDUM OF AGREEMENT

THIS AMENDMENT Number Ten (10) to the Agreement dated May 27, 2009, made and entered into this _____ day of _____ 20___ by and between the **DEPARTMENT OF TRANSPORTATION** hereinafter called the **DEPARTMENT** and the **CITY OF COCONUT CREEK**, a municipal subdivision of the State of Florida, hereinafter called the **AGENCY**.

W I T N E S S E T H

WHEREAS, the parties entered into the Landscape Inclusive Maintenance Memorandum of Agreement dated, May 27, 2009 ("Original Agreement") for the purpose of the AGENCY maintaining landscape improvements on various state roads within the AGENCY'S jurisdiction, including **State Road 810 (W. Hillsboro Boulevard**); and,

WHEREAS, the DEPARTMENT and the AGENCY have agreed to add additional landscape on **State Road 810 (W. Hillsboro Boulevard)** in accordance with the Original Agreement; and,

WHEREAS, the parties hereto mutually recognize the need for entering into this Amendment, designating and setting forth the responsibilities of each party for the Additional Improvements; and,

WHEREAS, the AGENCY by Resolution No._____ dated_____, 20___ attached hereto and by this reference made a part hereof, desires to enter into this Agreement and authorizes its officers to do so,

NOW THEREFORE, for and in consideration of mutual benefits that flow each to the other, the parties covenant and agree as follows:

1. The parties herein agree to modify the Original Agreement accordingly:

    a. The following sentence is added to the end of section 3.A. MAINTENANCE OF FACILITIES:

        - The AGENCY shall be responsible for all maintenance and repairs to FDOT sidewalks directly attributable to tree roots or other AGENCY maintained improvements.

b. The following section is hereby added:

20. DEPARTMENT ACCESS TO FACILITIES

The DEPARTMENT will periodically need access to various features within the limits of this Agreement. Upon request of the DEPARTMENT, the AGENCY will have 14 calendar days to provide access to the items noted by the DEPARTMENT. This may require temporary or permanent removal of improvements such as hardscape, landscape or other items conflicting with the items to which the Department needs access.

Should the AGENCY fail to remove or relocate items as requested, the Department may:

(a) Remove conflicting improvements or any portion thereof.

(b) Restore the area with any material meeting Department standards.

(c) Restore the improvements at the request and funding of the AGENCY.

2. Pursuant to Page 7, Section 8 of the Original Agreement, the DEPARTMENT will allow an Adjacent Property Owner to construct additional landscape improvements or to modify an improvement located as indicated in **Exhibit "A"**, State Road 810 (Hillsboro Boulevard) from M.P. 1.338 to M.P. 1.379.

3. The Additional Improvements, more fully described in the plans attached to this Amendment as **Exhibit "B"** and incorporated into the Original Agreement**,** will include the following non-standard items: groundcover, shrubs and irrigation, a bicycle rack, and curved concrete sidewalks. The Additional Improvements shall be installed in accordance with the plans outlined in **Exhibit "B".**

4. The AGENCY agrees to maintain the Additional Improvements in accordance with Part I of **Exhibit "C"** Maintenance Plan for Landscape Improvements, of the Original Agreement, and in compliance with:

SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS

All trees are intended to be maintained at mature height and spread.

- LI (Crape Myrtle)
- MF (Simpson Stopper)

Remove suckering growth from base and clear trunk areas on single trunked trees on a quarterly basis. Lift canopy only as necessary to provide a clear walking path.

Groundcover and shrubs lateral growth shall be maintained to prevent foliage from growing beyond the limits of the planting areas shown on the plan. Also, maintain a 6" setback from foliage to the back of curb, pavement, and/or sidewalk.

Groundcovers and shrubs shall be maintained at the following vertical heights:

- ARA (Perennial Peanut) – between 6"-12" ht.
- CHH (Horizontal Cocoplum) – 18" ht.
- ERN (Golden Creeper) – between 12"-14" ht.
- GAL (Thryallis) – 20" ht
- JUN (Parson's Juniper) – between 12"-14" ht.
- LAM (Trailing Lantana) – between 12"-14" ht.
- STJ (Native Porterweed) – between 12"-14" ht.
- ZAM (Coontie) – 20" ht.

No mechanical pruning equipment to be used with the Zamia. Hand pruning to remove dead fronds only.

Inspect monthly to always maintain full ground coverage for groundcovers and shrubs.

Inspect the irrigation system performance on a monthly basis to ensure the system's pressure is providing adequate coverage and clean or replace any irrigation nozzles that are not properly functioning.

Evaluate plant material on a monthly basis for pests and diseases. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.

To avoid slip hazard, keep concrete walkway free of mulch, sand, leaves, etc.

LIST OF EXHIBITS FOR AMENDMENT #10:

Exhibit A - Landscape Improvements Maintenance Boundaries
Exhibit B - Landscape Improvement Plans
Exhibit C - Resolution

Except as modified by this Amendment, all terms and conditions of the original Agreement and all Amendments thereto shall remain in full force and effect.

SECTION: **86120000**
COUNTY: **BROWARD**
STATE RD: **810**
PERMIT: **2023-L-491-00007**

In Witness whereof, the parties hereto have executed this Amendment effective the day and year written and approved.

CITY OF COCONUT CREEK

By: _____ Date: _____
Sheila N. Rose, City Manager

Attest:

_____ (SEAL)
Joseph J. Kavanagh, City Clerk

Legal Review:

_____
Terrill C. Pyburn, City Attorney

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: _____ Date: _____
John Krane, P.E.,
Director of Transportation Development

Attest:

_____ (SEAL)
Alia Channel, Executive Secretary

Legal Review:

_____ Date: _____
Pamela G. Eidelberg, Office of the General Counsel

SECTION: 86120000
COUNTY: BROWARD
STATE RD: 810
PERMIT: 2023-L-491-00007

EXHIBIT A

LANDSCAPE MAINTENANCE BOUNDARIES

I. ORIGINAL LIMITS OF INCLUSIVE LANDSCAPE MAINTENANCE AGREEMENT FOR State Road 810 (Hillsboro Boulevard):

M.P. 0.000 (East of State Road 7) to M.P. 1.997 (East of State Road 91)

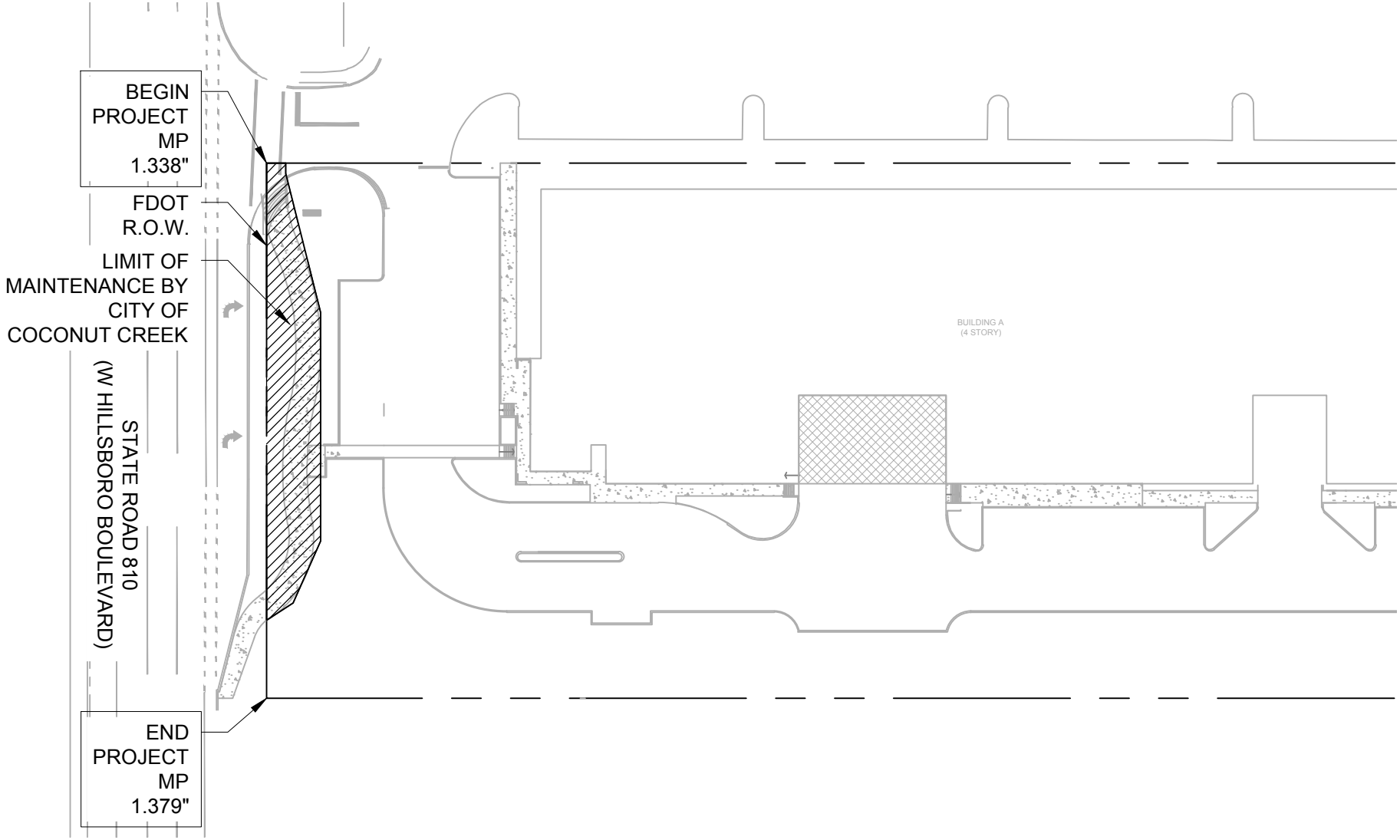
II. LIMITS OF LANDSCAPE IMPROVEMENTS FOR AMENDMENT #10:

State Road 810 (W. Hillsboro Boulevard) from M.P. 1.338 to M.P. 1.379

III. LANDSCAPE IMPROVEMENTS MAINTENANCE RESPONSIBILITIES MAP FOR AMENDMENT #10:

*Please See Attached

***All other limits of the Original Agreement and Amendments shall apply.**



KEITH
4191 West Hillsboro Blvd.
Coconut Creek, FL 33073
Florida Certificate of Authorization # - 7928

DATE: 08/07/2023
SCALE: AS NOTED
DRAWN BY: KG
DESIGN BY: MP
CHECKED BY: MP

N

GRAPHIC SCALE
0 60 120
SCALE= 1" = 60'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

LANDSCAPE IMPROVEMENT MAINTENANCE BOUNDARY MAP CITY OF COCONUT CREEK

LM-001

FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

SECTION: **86120000**
COUNTY: **BROWARD**
STATE RD: **810**
PERMIT: **2023-L-491-00007**

EXHIBIT B

LANDSCAPE IMPROVEMENT PLANS

The AGENCY agrees to install the landscape improvements in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Michael J. Phillips
KEITH

Date: July 6, 2023

REFERENCES (4-27-20)

This reference list is provided as a courtesy. The list may not contain the most current websites. The most current references must be accessed for up-to-date information.

Accessible Sidewalk (ADA) http://www.access-board.gov/guidelines-and-standards/streets-sidewalks

Americans with Disabilities Act (ADA) (ADAAG) http://www.ada.gov/2010ADAstandards_index.htm

American National Standard Institute, *ANSI A300, (Part 1) for Tree Care Operations – Trees, Shrub, and Other Woody Plant Maintenance – Standard Practices (Pruning)*, available for purchase http://webstore.ansi.org

Florida Department of Agriculture and Consumer Services, Division of Plant Industry, *Florida Grades and Standards for Nursery Plants 2015* http://www.freshfromflorida.com/Divisions-Offices/Plant-Industry/Bureaus-and-Services/Bureau-of-Plant-and-Apiary-Inspection

Florida Department of Community Affairs (DCA), *Florida Board of Building Codes & Standards, 2017 Florida Building Code, Chapter 11 Florida Accessibility Code for Building Construction Part A* http://www.floridabuilding.org/fbc/workgroups/Accessibility_Code_Workgroup/Documentation/CHAPTER_11_w_fla_specifics.htm

Florida Department of Transportation, *Program Management, Maintenance Specifications Workbook Supplemental Specifications, Section 580 Landscape Installation* http://www.fdot.gov/programmanagement/Maintenance/2019Jan/default.shtm

Florida Department of Transportation, *FDOT Standard Plans for Design, Construction, Maintenance and Utility Operations on the State Highway System, Index 580-001 Landscape Installation* http://www.fdot.gov/design/standardplans/current/IDx/580-001.pdf

Florida Department of Transportation, *FDOT Design Manual for Design, Construction, Maintenance and Utility Operations on the State Highway System, Chapter 212.11 Clear Sight Triangles* http://www.fdot.gov/roadway/FDM/current/2018FDM212Intersections.pdf

Florida Department of Transportation, *FDOT Design Manual for Design, Construction, Maintenance and Utility Operations on the State Highway System, Chapter 215.2.3 Clear Zone Criteria and 215.2.4 Lateral Offset, Table 215.2.1 Clear Zone Width Requirements, Table 215.2.2 Lateral Offset Criteria (for Trees)* http://www.fdot.gov/roadway/FDM/current/2018FDM215RoadsideSafety.pdf

Florida Department of Transportation, *FDOT Standard Plans for Design, Construction, Maintenance and Utility Operations on the State Highway System, Index Series 102-600 Traffic Control through Work Zones* http://www.fdot.gov/design/standardplans/current/IDx/102-600.pdf

Department of Transportation, Landscape Architecture Website www.MyFloridaBeautiful.com

Florida Department of Transportation, *Maintenance Rating Program Handbook* http://www.dot.state.fl.us/statemaintenanceoffice/MaintRatingProgram.shtm

Florida Department of Transportation Outdoor Advertising Database http://www2.dot.state.fl.us/rightofway/

Florida Exotic Pest Plant Council Invasive Plant Lists http://www.fleppc.org/list/list.htm

Florida Irrigation Society http://www.fisstate.org

Florida Power and Light (FPL), *Plant the Right Tree in the Right Place* http://www.fpl.com/residential/trees/right_tree_right_place.shtml

PART II.
SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS

The R.L.A. of Record shall formulate specific language as directed above and/or by editing the following optional template below to ensure compliance with the project's maintenance performance requirements and to achieve the "DESIGN INTENT".

DO NOT USE ALL OF THE FOLLOWING OPTIONAL TEMPLATE EXAMPLES if the project is NOT proposing that item within the FDOT right of way.

All trees are intended to be maintained at mature height and spread.
LI (Crape Myrtle)
MF (Simpson Stopper)

Remove suckering growth from base and clear trunk areas on single trunked trees on a quarterly basis. Lift canopy only as necessary to provide a clear walking path.

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JUN (Parson's Juniper) – between 12"-14" ht.
LAM (Trailing Lantana) – between 12"-14" ht.
STJ (Native Porterweed) – between 12"-14" ht.
ZAM (Coontie) – 20" ht.

No mechanical pruning equipment to be used with the Zamia. Hand pruning to remove dead fronds only.

Inspect monthly to always maintain full ground coverage for groundcovers and shrubs.

Inspect the irrigation system performance on a monthly basis to ensure the system's pressure is providing adequate coverage and clean or replace any irrigation nozzles that are not properly functioning.

Evaluate plant material on a monthly basis for pests and diseases. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.

To avoid slip hazard, keep concrete walkway free of mulch, sand, leaves, etc.

FDOT LANDSCAPE PERMIT

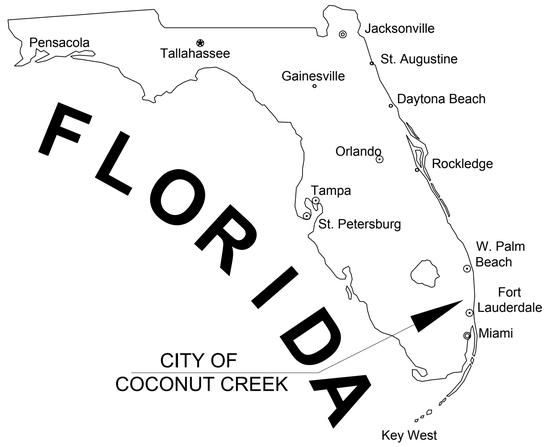
FOR

4161 HILLSBORO STORAGE

4191 W HILLSBORO BLVD.

CITY OF COCONUT CREEK

BROWARD COUNTY, FLORIDA



INDEX OF SHEETS	
SHEET No.	SHEET TITLE
GI-000	COVER SHEET
LD-101	TREE DISPOSITION PLAN
LP-001	LANDSCAPE NOTES
LP-002	LANDSCAPE SCHEDULE & DATA TABLE
LP-100	FDOT CLEAR SIGHT LINE EXHIBIT
LP-101	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS
LI-101	IRRIGATION PLAN
LI-501	IRRIGATION DETAILS

LAND DESCRIPTION:

(PARCEL 1)

PARCEL "A" OF WORKINGMAN'S NURSERY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 126, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33601, PAGE 1736 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

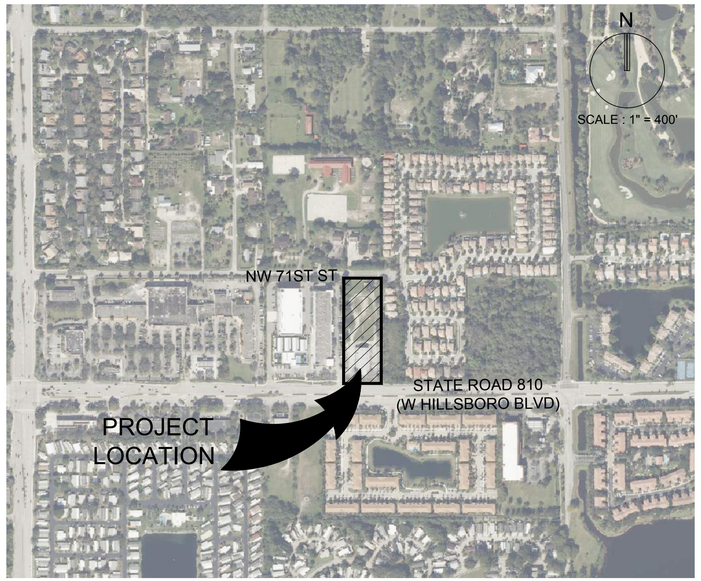
(PARCEL 2)

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT C OF THE MUTUAL INGRESS AND EGRESS EASEMENT BETWEEN FIRST BAPTIST CHURCH OF COCONUT CREEK AND LEDER HILLSBORO COMPANY, LTD. RECORDED IN OFFICIAL RECORDS BOOK 32117, PAGE 1578, LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33445, PAGE 162, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(PARCEL 3)

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 ABOVE CREATED BY, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT B OF THE DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE PAVED ROADWAYS AND ACCESS BY LEDER HILLSBORO, LTD. AND NEW LIFE COMMUNITY CHURCH OF BROWARD COUNTY, INC. RECORDED IN OFFICIAL RECORDS BOOK 33516, PAGE 122 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION LYING WITHIN SAID PARCEL 1.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING 126,976 SQUARE FEET (2.9150 ACRES) MORE OR LESS.



LOCATION MAP

SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST

FDOT R.O.W. REQUIREMENTS:

- DESIGN SPEED: SR-7 (US 441) DESIGN SPEED = 45 MPH
- VERTICAL CLEARANCE: MIN. PLANTING VERTICAL CLEARANCE PER FDOT MAINTENANCE RATING PROGRAM:
  SIDEWALK = 8.5' VERTICAL CLEARANCE
  ROADWAY = 14.5' VERTICAL CLEARANCE

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

PREPARED FOR:
LEDER HILLSBORO OFFICE
4755 TECHNOLOGY WAY, SUITE 203
BOCA RATON, FL 33431

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
PH: (954) 788-3400
State of Florida Certificate of Authorization Number - 7928

PROJECT No. 09675.01
ISSUE DATE: JULY 2023

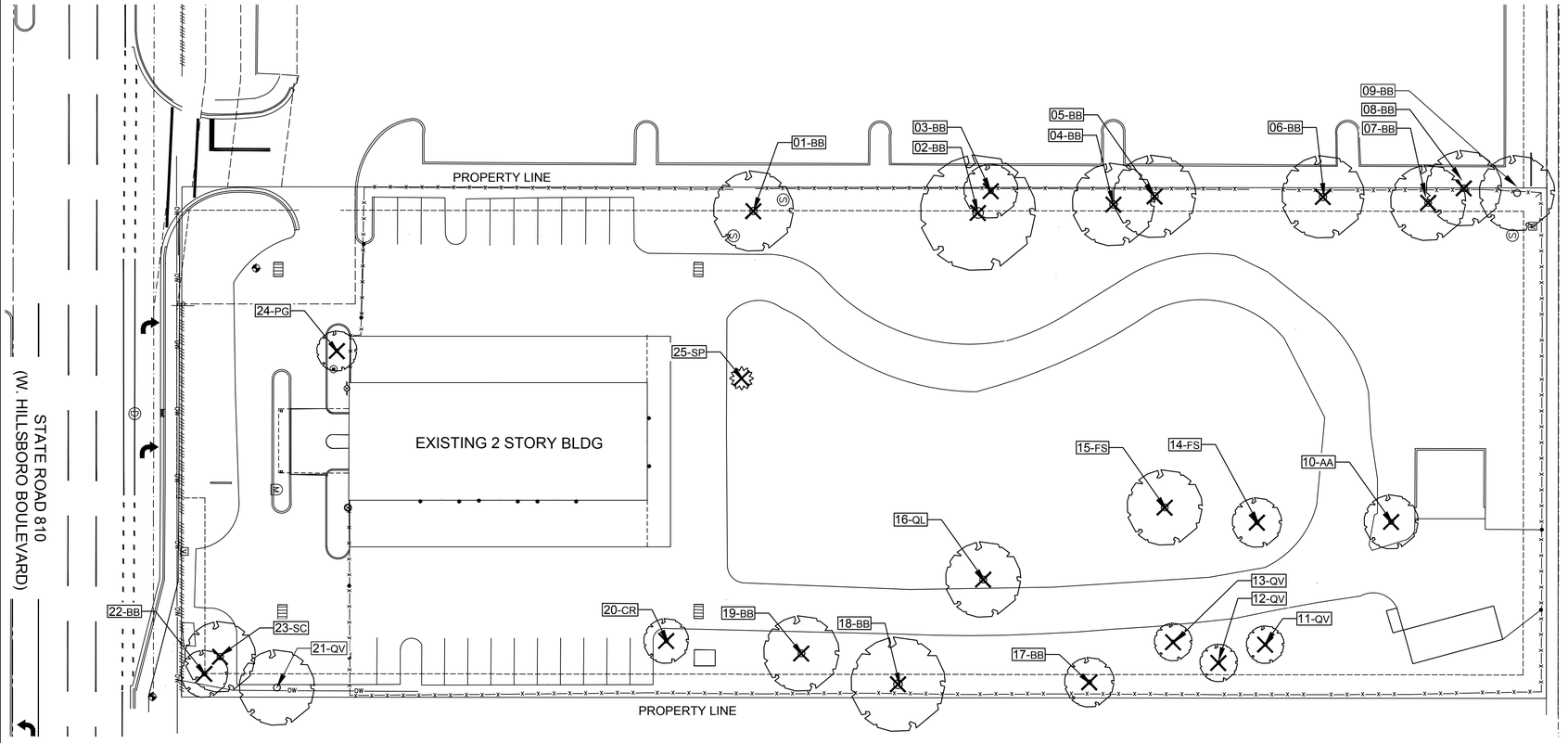
MICHAEL J. PHILLIPS, P.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

FDOT LANDSCAPE PERMIT

DESIGN SPEED = 45 MPH

FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

Drawing name: P:\09675.01 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01 - FDOT GI-000-COVER.dwg Layout Name: GI-000-COVER Plotted by: kjahl Plotted on: Jul 06, 2023 - 3:12pm



GRAPHIC SCALE

0 30 60

SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH

Corporate Office
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400

Miami-Dade County
2160 NW 82 Avenue
Doral, Florida 33122

Palm Beach County
120 N Federal Highway, Suite 208
Lake Worth, Florida 33460

Orange County
2948 E Livingston Street
Orlando, Florida 32803

State of Florida Certificate of
Authorization Number - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

LEDER
4161 HILLSBORO STORAGE

SCALE:	AS NOTED
DATE ISSUED:	07/06/2023
DRAWN BY:	KG
DESIGNED BY:	MP
CHECKED BY:	MP, KS

This item has been digitally signed and sealed by Michael J. Phillips, on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REGISTERED LANDSCAPE ARCHITECT
MICHAEL J. PHILLIPS
LA 0001540
STATE OF FLORIDA

MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

TREE DISPOSITION PLAN

SHEET NUMBER

LD-101

PROJECT NO. 09675.01

Drawing name: P:\09675.01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT-LD-101.dwg Layout Name: LD-101 Plotted on: Jul 06, 2023 - 2:57pm Plotted by: kgehl

Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

TREE DISPOSITION TABLE

PROJECT #: 09675.01 **PROJECT NAME: Leder Hillsboro Blvd.**

TREE #	*COMMON NAME*	*SCIENTIFIC NAME*	*DBH IN.*	*HT. FT.*	*CNPY. FT.*	*TREE % CONDITION*	*TREE DISPOSITION*	*TREE CANOPY S.F.*	*COMMENTS*
1	BLACK OLIVE	*"Bucida buceras"*	13	30	35	50	REMOVE	962	poor branching, inclusions, leaning, storm damag
2	BLACK OLIVE	*"Bucida buceras"*	22	35	50	40	REMOVE	1962	TD, BD, shared canopy, storm damage, dieback
3	BLACK OLIVE	*"Bucida buceras"*	14	35	18	25	REMOVE	254	TD, BD, shared canopy, storm damage, dieback
4	BLACK OLIVE	*"Bucida buceras"*	18	35	35	50	REMOVE	962	TD, BD, shared canopy, storm damage, dieback
5	BLACK OLIVE	*"Bucida buceras"*	13	30	35	50	REMOVE	962	BD, shared canopy, shaded, storm damage
6	BLACK OLIVE	*"Bucida buceras"*	12	30	35	60	REMOVE	962	TD, BD, shared canopy, storm damage
7	BLACK OLIVE	*"Bucida buceras"*	15	30	30	60	REMOVE	706	BD, shared canopy, storm damage, dieback
8	BLACK OLIVE	*"Bucida buceras"*	12	30	30	40	REMOVE	706	BD, shared canopy, inclusions, poor branching
9	BLACK OLIVE	*"Bucida buceras"*	15	30	30	40	**REMAIN**	706	BD, shared canopy, co-dom, inclusions, poor branching
10	EARLEAF ACACIA	*"Acacia auriculiformis"*	19	30	20	65	REMOVE	314	invasive exotic, co-dom, damaged
11	LIVE OAK	*"Quercus virginiana"*	5	20	12	50	REMOVE	113	TD
12	LIVE OAK	*"Quercus virginiana"*	2,3	12	10	50	REMOVE	79	multi-stem,
13	LIVE OAK	*"Quercus virginiana"*	5	12	8	50	REMOVE	50	TD, BD
14	FICUS	*"Ficus spp."*	15	30	20	30	REMOVE	314	TD, BD, multi-stem
15	FICUS	*"Ficus spp."*	8,8	30	30	40	REMOVE	706	co-dom, BD, dieback
16	LAUREL OAK	*"Quercus laurifolia"*	16	40	30	15	REMOVE	706	co-dom, BD, poor branching,severe dieback
17	BLACK OLIVE	*"Bucida buceras"*	9	20	20	20	REMOVE	314	storm damage, top half snapped off
18	BLACK OLIVE	*"Bucida buceras"*	20	40	40	50	REMOVE	1256	TD, BD, shared canopy, shaded, dieback
19	BLACK OLIVE	*"Bucida buceras"*	18	30	30	40	REMOVE	706	TD, BD, shared canopy, shaded, dieback
20	PITCH APPLE	*"Clusia rosea"*	12	20	16	30	REMOVE	201	TD, BD, multi-stem
21	LIVE OAK	*"Quercus virginiana"*	16	25	30	50	**REMAIN**	706	BD, shared canopy, roots/paving
22	BLACK OLIVE	*"Bucida buceras"*	11	20	16	50	REMOVE	201	BD, shared canopy
23	JAMBOLAN PLUM	*Syzygium cumini*	22	25	25	50	REMOVE	N/A	BD, shared canopy
24	YEW	*"Podocarpus gracilior"*	11	18	14	40	REMOVE	154	BD, poor branching,dieback
25	CABBAGE PALM	*"Sabal palmetto"*	10	20	12	60	REMOVE	113	
								12,590	Total S.F. canopy of trees removed

PROVIDED REPLACEMENT

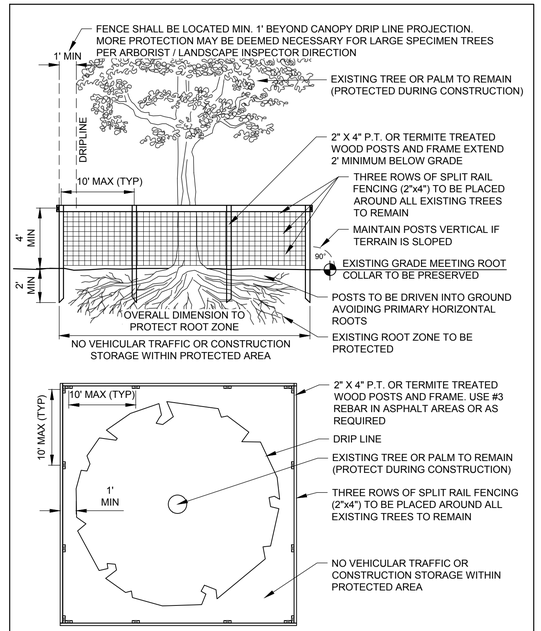
REPLACEMENT CATEGORY	EQUIVALENT REPLACEMENT VALUE	PROVIDED QTY:		PROVIDED CANOPY		
CATEGORY 1 TREES	(300 SF)	66	=	19,800 SF		
CATEGORY 2 TREES	(150 SF)	9	=	1,350 SF		
CATEGORY 3 TREES	(100 SF)	50	=	5,000 SF	**12,590 SF**	TOTAL CANOPY LOSS
CATEGORY 4 TREES	(50 SF)	9	=	450 SF	**26,600 SF**	TOTAL CANOPY REPLACEMENT

TREE DISPOSITION LEGEND:

	EXISTING TREE/PALM TO REMAIN (NO SYMBOL); TO BE PROTECTED DURING CONSTRUCTION
△	EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION
X	EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER)
XXX-xx	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE ON LD-102

TREE DISPOSITION NOTES:

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
2. SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
3. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
4. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
5. ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
6. BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
7. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
8. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.



TEMPORARY TREE PROTECTION DETAIL

NOT TO SCALE

DESIGN SPEED = 45 MPH

FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

Xref ..\..\Engineering\Cadd\XREF\Titleblock\09675.01-G-TBLK 22X34.dwg

A. SCOPE

1. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.
2. Contractor understands that an important element of the design of this project is meeting landscape ordinances with a design flare that includes symmetry, alignment, focal points and / or smooth curvilinear forms where applied and contractor shall follow and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Architect and/or Owner.
3. Landscape Contractor shall fine grade, prepare site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and / or palms meeting minimum requirements and brace them per details provided. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
4. Landscape contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, seed, and mulch.

B. BIDDING

1. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of $10,000 as well as Worker's Compensation.
2. Contractors and Subs must ensure they are doing take offs from Bldg Dep. Revised sets and / or Bid Set documents. Verify with this Office that you are bidding from latest available plans.
3. Read ALL notes and typical planting details sheets prior to submitting RFIs and prior to bidding.
4. When submitting an RFI reference sheet number, detail number and/or note category and number.
5. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid. Plant list pricing (if shown) is for permitting / mitigation comparison purposes only, any prices shown are to be disregarded by Landscape Contractor.
6. All Plant Material shall meet or exceed height and spread requirement. Heights are local code requirement and / or design intent related and always governs over container size. Container size given for reference only and must be sized-up to meet height requirements of plant list. Plant material available with excessive height beyond specifications must be consulted with Landscape Architect for design intent.
7. All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, however is available in Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and he/she shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to construction.
8. Pre-inspections of site required prior to bidding.
9. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Archtiect for clarification.
10. All labor and material for soil amendments and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material from plant beds, in addition to fine grading and mulching all plantbeds and individual trees shall be included in the contractor's bid to perform the work represented in this plan set.
11. Bid shall be itemized for possible value engineering.
12. Sod and Rocks (if specified) shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall have landscape fabric material and minimum 4" depth. Boulders to be bid by unit.
13. All S.F. if noted is approximate and shall not be considered all inclusive; it is the contractor's responsibility to do his or her take off, submit price per S.F. and in the end, sod all areas that are not covered either by plants, mulch and/or rocks. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
14. Final payment to the Contractor shall be for actual plants installed on the project.
15. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid. Research permit status and research all permits and additional documentation and certifications required such as separate tree removal permit for example, and consider prior to bidding.
16. General / Landscape Contractor shall leave a 5% unforeseen conditions allowance such as for additional root barriers determined to be needed on site and as job progresses.
17. Refer to Section T, Watering, for supplemental watering requirement.
18. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies. In case of discrepancies, planting plans shall take precedence over plant list. No substitutions are to be made without prior consent of the Landscape Architect.

C. GENERAL LANDSCAPE NOTES

1. Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground and have circling roots removed. 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 spacing as necessary and/or provide additional plants to provide an adequate screen as required by code. Leave access to utility or clearance as required.
2. All landscaping shall be installed according to sound nursery practices. Contractor shall comply with federal, state and local laws and regulations pertaining to the inspection for plant disease and insect infestation.
3. All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Keith and Associates and may be duplicated without authorization or used for other projects than the intended.
4. The Landscape Contractor shall exercise caution to protect any existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
5. Tree, palm, accent shrubs and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to planting. Landscape Contractor acknowledges that material planted without approval of location may be subject to relocation by Landscape Architect to maintain design intent if not followed properly.
6. All trees must be pruned as per Landscape Architect's direction.
7. In areas where asphalt is removed in order to receive landscape material, the lime rock sub-base material must also be removed and replaced with approved planting soil mix.
8. Landscape contractor is responsible for sending photographs to the landscape architect to pre-approve all trees, palms, and shrubs prior to delivery to project site.
9. Landscape contractor shall coordinate his or her work with that of the irrigation, landscape lighting, and hardscape contractor if different.
10. The landscape contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 days after pre-emergence treatment prior to planting.

D. PERMITS & REGULATIONS

1. Contractor(s) must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.
2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
3. All mandatory requirements by local Landscape Departments and their inspectors shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. TREE REMOVAL

1. Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit if listed as Category 1 by Florida Exotic Pest Plant Council. Confirm with Local Municipality.
2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the tree/palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

F. EXISTING TREES

1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs designated to remain that are scarred or destroyed will be replaced at the contractor's expense, per the appraised value.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
3. Prune trees to remove damaged branches and improve natural shape and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.
4. Prune existing shrubs to remove damaged branches and improve natural shape.
5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work.
6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
7. Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by an ISA Arborist.
8. If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted upon being dug up.
9. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
10. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
11. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

G. TREE RELOCATION (These notes for relocation trees only and if applicable)

1. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.
2. Tree Relocation process must be performed or supervised by ISA Certified Arborist.
3. Water the root zones to field capacity for 5 continuous days before root pruning. At a minimum soak the soil to a 4'-0" depth within a 6' radius.
   Root prune a minimum of six weeks before relocation. Prune away all dead or damaged limbs or fronds. For trees, prune out 1/3 of the existing canopy by selectively trimming small internal branches. For palms, gather fronds above the bud and tie them loosely with jute twine to avoid damage.
4. Brace root pruned trees awaiting relocation.
5. Root prune 3rd of the root system, irrigate daily for 2 weeks then root prune another ½ rd, irrigate daily and prune last ½ rd on actual relocation date, no less than two weeks (six weeks total minimum root pruning by stages). ISA Arborist on staff shall observe for intense shock. Canopy pruning may be deemed necessary by Arborist on staff to balance for intense root ball loss, canopy shall be trimmed only as necessary to increase survival.
6. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
7. With hand tools, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the consulting arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier. Backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.
8. Form a rootball size in compliance with Florida grades and Florida standards number 1 or better.
9. Maintain the soil moisture at field capacity throughout the six weeks.
10. Allow the plant to regenerate roots over a period of six weeks.
11. At the end of six weeks, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball, with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.
12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth specified by the arborist. The undercutting method may be a choker cable drawn through the root ball with heavy equipment.
13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
14. Install trees within 24 hours of removal from their original location to locations provided by Landscape Architect or Developer with approval of municipal / Landscape Inspector.
15. Experienced Tree Spade operator shall move tree or experienced tree mover shall choose best means and methods to strap and rig tree for transporting safely without damage to new location.
16. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period. Replace trees that do not meet this requirement with the same species, size, and quality or per mitigation requirements specific to the governing authority with jurisdiction.
17. Fertilize the plant as directed by the consulting arborist.
18. When the plant is placed in the new location, backfill the planting pit with topsoil and water thoroughly to eliminate air pockets and compact the soil. Set the tree no deeper than its original condition.
19. Cover the root ball area with 3" depth of organic mulch.
20. Provide fungicide and fertility applications at the direction of the consulting arborist.
21. Post transplant watering to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the ISA certified arborist.
22. The diameter of the root--pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
23. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
24. Transplanting must occur within 24 hours after being dug for relocation. Trees/palms should be kept in shade and the canopy kept moist.
25. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
26. The landscape Contractor is to verify that all new holes have appropriate percolation.
27. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
28. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
29. Over the guarantee period the Landscape contractor shall be responsible for resetting any trees or palms that are not vertical when caused by winds less than 74 mph.
30. After transplanting trees and palms, the landscape contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: First month- daily, Second month - three times per week, Third and Fourth months - two times per week, Last eight months - one time per week.
31. For trees over 4" in caliper at the time of planting, the schedule should be: First six weeks, daily, one and a half months to six months - three times per week, last six months - one time per week.

H. SITE PREPARATION & GRADING

1. Landscape contractor shall loosen and till compacted soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
2. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. The planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be amended or replaced with native soil having a ph range of 6.5 - 7.5, as approved by Landscape Architect.
3. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
4. Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish.
6. General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading shall be provided by the Landscape Contractor. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds and weed seeds. All lime rock shall be removed/cleaned down to the native soils.
7. The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials.
8. All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.
9. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.
10. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.

I. IRRIGATION

1. Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.
2. The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.
3. Irrigation / Landscape contractor to guarantee 100% coverage and 50% overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
4. Irrigation Contractor to adapt design to onsite conditions adjusting heads and changing nozzles as required to avoid overspray onto buildings or paved areas.
5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at his or her expense. Water for plant establishment should be included in the cost of the plant.
6. All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with jurisdiction shall be strictly adhered to.
7. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS

1. Face of trees and palms to be located a minimum of 2' setback from all fences, walkways, walls, and paved surfaces, unless otherwise indicated on the plans. Refer to details.

K. UTILITIES / CLEARANCES

1. The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. The owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape Architect and Owner.
3. All canopy trees to be planted min. of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.
4. Landscape contractor shall contact the county, governing authority and/or utility companies to locate all underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner.
5. All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted in the field by contractor to avoid all utilities, and all other obstructions.
6. If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the Governing Agency's Utilities/Public Works Department. 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 existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
7. Above and below ground utilities shall be verified and located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans and confirm conflicts between indicated or located utilities and landscape work. The contractor shall then notify the Project Engineer of said conflicts and the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.
8. The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
9. Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans.
10. Leave clearance and access to all above ground or at grade meters and equipment.
11. Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines.
12. Landscaping shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring to the attention of Landscape Architect any conflicts.

L. ROOT BARRIERS

1. Root barriers will be installed to protect building foundations, curbing, walkways, paved areas, roadway base material and utilities from existing large trees or proposed new trees that are within 5' of existing or new approved construction or as may be deemed necessary as job progresses.
2. Mechanical Root barriers will be used for large existing Canopy Trees and chemical type barriers will be used for new trees.
3. Mechanical Root barriers will be "DeepRoot" and Chemical Root barriers will be "Biobarrier". Substitutions must be of approved equal or better quality.
4. Root barriers will be installed per manufacturer specifications.
5. Root barrier depths will be determined by the manufacturer recommended depth chart and as required by on-site conditions in a case by case basis as deemed necessary by Landscape Architect Architect / ISA Arborist and Landscape Inspector.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

1. All building construction material and foreign material shall be removed from the planting areas and replaced with 70/30 mix (70% sand / 30% organic compost) or amend existing soils per section H.2.
2. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and shrubs, the top 6" of all shrubs and ground cover beds and top 2" of all grassed areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Recycled compost is encouraged as a soil amendment alternative. Planting soil to be weed free.
3. Planting backfill for palms shall be clean coarse native sand unless specified elsewhere.
4. Do not allow air pockets to form when backfilling. All trees shall be watered-in utilizing water probe or a tree bar.

N. PLANT SIZE & QUALITY

1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.
2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
3. U.O.N, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
4. Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
5. All trees and palms shall be free of open wounds and unsightly visible scars.
6. All substitutions must be approved by the governing authority if it is required Canopy and by Landscape Architect / Owner if supplementary accent material.
7. Contractor shall comply with Federal, State, and Local laws and regulations pertaining to the inspection for plant disease and insect infestation.
8. Trees, palms and shrubs, ground covers:
   Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 and 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the Landscape architect. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
9. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
10. Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued healthy growth without resulting shock.
11. Root suckers on any tree are not acceptable and must be properly pruned.
12. Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of all palms and any trees of more than six feet in height. Contractor to supply photograph of trees prior to purchase and installation.

O. PLANTING NOTES

1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.
2. All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are back filled.
3. All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design.
4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
7. All trees, new or relocated, to be staked and guyed as detailed.
8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
9. Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch.
10. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by landscape shrubs.
12. Contractor shall not mark or scar trunks in any fashion.
13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
14. Remove rejected Plant material from the Site immediately and replace with acceptable plants.

P. FERTILIZATION

1. All Fertilization shall comply with state fertilization laws. Fertilization shall be Agriform "20-10-5 Plus minors" or similar approved slow-release tablets applied per manufacturer suggested application rate chart:

Agriform® 21-gm Tablets (SKU# 90026*; 500 tablets/case)

NEW **Tree / Shrub Container Size**

	1 Gal	2 Gal	3 Gal	5 Gal	7 Gal	15 Gal	24" Box
Installation:	1	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	15 to 24

- Place plant in the hole and backfill to halfway point.
- Do not place tablets in the bottom of the planting hole.
- Place Agriform Tablets in the hole about 1to 2 inches away from root tips.
- Finish filling the hole around the plant to grade level.

SCOTTS: 1-800-492-8255 or visit www.scottspro.com

Q. SOD

1. All areas disturbed during construction shall be sodded with St. Augustine 'Seville' unless otherwise noted. These disturbed areas shall have proper irrigation established or re-established if they were disrupted or non-functional.
   Landscape Contractor to supply and install 2" soil layer 50/50 mix blanket for all new sod areas.
2. All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Seville' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall be paid by the total sodded area x the unit price submitted (field verified).
3. Sod shall be machine stripped no more than 24 hours prior to laying.
4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on slopes greater than 3:1 shall be immediately staked after planting.

R. SUBMITTALS

1. Submit 1 gallon container of all planting media for landscape architect review. Samples to include specified planting mix, topsoil, container planting mix (if applicable) and mulch.
2. Submit representative nursery photos of all Trees and Palms for review prior to delivery to the site. Include scale for height.
3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.

S. INSPECTION & ACCEPTANCE

1. Notify the governing Agency if required and Landscape Architect of commencement.
2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.
3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

T. MULCH

1. All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants.
2. Shredded approved organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.
3. All trees in sodded areas shall have a clean cut 4' diameter mulch ring.
4. Preferred mulch is shredded melaleuca. Cypress, red, gold and green mulch is prohibited.
5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

U. WATERING

1. All plant material shall be watered in thoroughly at the time of planting.
2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until completion of contract. 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 ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

V. CLEAN UP

1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
2. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership).
3. Any excess soil, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
4. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

W. MAINTENANCE

1. Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner may choose to retain 5% of payment to ensure compliance.
2. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.
3. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at traffic intersection.

X. GUARANTEE & REPLACEMENT

1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by Contractor.

Y. MISCELLANEOUS.

1. All work to be done in a professional manner.
2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
3. These notes shall be an integral part of the contract of Contractor and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

Z. ABBREVIATIONS IN NOTES AND PLANS

U.N.O. = Unless Otherwise Noted
L.A = Landscape Architect
S.F.= Square Feet
STD = Standard (single trunk)
B&B = Balled and Burlapped
BLDG DEP = Building Department
RFI = Request for Information
FPL= Florida Power & Light
C.O. = Certificate of Occupancy
ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

DESIGN SPEED = 45 MPH

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Orlando, Florida 32803

State of Florida Certificate of Authorization Number - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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LEDER 4161 HILLSBORO STORAGE

SCALE:	AS NOTED
DATE ISSUED:	07/06/2023
DRAWN BY:	KG
DESIGNED BY:	MP
CHECKED BY:	MP, KS

This item has been digitally signed and sealed by Michael J. Phillips. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REGISTERED LANDSCAPE ARCHITECT · MICHAEL J. PHILLIPS · LA 0001540 · STATE OF FLORIDA

MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

LP-001

PROJECT NO. 09675.01

Drawing name: P:\09675\01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT LP-001.dwg Layout Name: LP-001 Plotted on: Jul 06, 2023 - 2:27pm Plotted by: kgehl

City of Coconut Creek - Landscape Requirements		
Zoning	**PCD**	
Net Site Area	126,976 SF	2.91 AC
Total Pervious Area	37,207 SF	
Minimum Landscape Requirements		
	REQUIRED	PROVIDED
1 Tree per 1000 SF (Min.) 37,207/1000 =	37 TREES	**37 TREES**
5 shrubs per 1000 SF (Min.)	186 SHRUBS	**186 SHRUBS**
*** Includes Existing Trees**		
Buffer/Perimeter Trees		
	REQUIRED	PROVIDED
West (583') 1 tree per 40 LF	N/A	**N/A**
East (583') 1 tree per 40 LF	15	**15 TREES**
Roadway Buffer Requirement		
1 tree per 2000 SF of total land area	REQUIRED	PROVIDED
40 shrubs per 2000 SF plus continuous hedge (3 tiers)		
North (NW 71st St) - 3,270 SF/2000 SF =	2 TREES	**4 TREES**
	65 SHRUBS	**108 SHRUBS**
South (Hillsboro Blvd) - 5,450/2000 SF =	3 TREES	**3 TREES**
	109 SHRUBS	**978 SHRUBS**
Street Trees		
North (218') 1 tree per 40 LF	6 TREES	**6 TREES**
South (218') 1 tree per 30 LF (overhead wires)	8 TREES	**8 TREES**
VUA Requirement		
VUA Impervious Area	41,379 SF	
	REQUIRED	PROVIDED
1 SF of Landscape area required per 100 SF of paved area	414 SF	**26,981 SF**
Parking Islands - 1 tree per island	9 TREES	**9 TREES**
Building Foundation (sec. 13-443 (7) €		
BUILDING A		
1 tree, 20 shrubs, 30 gc per 40 LF (tiered)	REQUIRED	PROVIDED
North side (26 LF)	1 tree 13 shrubs, 20 Gc	**4 palms, 50 Shrubs, 0 GC**
South side (109 LF)	3 trees 55 shrubs, 82 Gc	**4 trees, 76 Shrubs, 74 GC**
East side (206 LF)	5 trees 103 shrubs, 154 Gc	**3 trees, 245 Shrubs, 313 GC**
West side (380 LF)	10 trees 190 shrubs, 285 Gc	**12 trees, 332 Shrubs, 200 GC**
TOTAL TREES REQUIRED		
Includes buffer trees, street trees, parking island trees, bldg foundation and min tree code required	97	**117***
Native Requirement		
	REQUIRED	PROVIDED
Trees - 50% of required trees	49 TREES	**85**
Shrubs - 50% of required shrubs	343 SHRUBS	**2,977 SHRUBS**
Tree Requirement		
	REQUIRED	PROVIDED
Canopy Trees - minimum 40% of required trees	39	**68***
Intermediate Trees - minimum 30% of required trees	29	**14**
Small Trees - minimum 10% of required trees	10	**8**
Palms - 3:1= canopy tree; 50% of required max		**36 (12 TREES)**

*Includes Existing

***Trees/Shrubs added to adjacent buffer

PLANT LIST

	SHRUBS & GROUNDCOVERS				
QTY	**** N**	**KEY**	**PLANT NAME**	**SIZE / REMARKS**	**SPECIE %**
375	**	ARA	*Arachis glabrata* PERENNIAL PEANUT	6" HT; 12" SPRD; 12" O.C.	8.5%
178	**	CLU	*Clusia guttifera* SMALL LEAF CLUSIA	36" HT; 30" SPRD; FULL TO BASE; 30" O.C.	4%
90	**N	CHH	*Chrysobalanus icaco 'Horizontal'* HORIZONTAL COCOPLUM	18" HT; 20" SPRD; 24" O.C.	2%
285	**N	CHR	*Chrysobalanus icaco* COCOPLUM	24" HT; 24" SPRD; 24" O.C.	7%
74	**N	CRN	*Clusia rosea 'Nana'* DWARF CLUSIA	12" HT; 16" SPRD; 18" O.C.	2%
648	**N	ERN	*Ernodia littoralis* GOLDEN CREEPER	12" HT; 14" SPRD; 16" O.C.	15%
35	*	GAL	*Galphimia gracilis* THRYALLIS	24" HT; 24" SPRD; 24" O.C.	1%
11	**N	HAM	*Hamelia patens* FIREBUSH	5' HT; 36" SPRD; FULL; TREE FORM	.02%
219	**	HPD	*Hamelia nodosa* *DWARF* FIREBUSH	24" HT; 24" SPRD; 24" O.C.; FULL TO BASE	5%
95	**	JUN	*Juniperus conferta 'Parsonii'* PARSON'S JUNIPER	12" HT; 16" SPRD; 18" O.C.	2.5%
105	**	LAM	*Lantana montividensis* Trailing Lantana	12" HT; 14" SPRD; 18" O.C.	2.5%
213	**N	MUH	*Muhlenbergia capillaris* GULF MUHLY GRASS	24" HT; 24" SPRD; 30" O.C.	5%
305	**N	NEP	*Nephrolepsis exaltata* SWORD FERN	12" HT; 14" SPRD; 24" O.C. CERTIFIED NATIVE ONLY	9%
7	*	PAS	*Passiflora incarnata* PURPLE PASSION VINE	6' HT; FULL VINE; ATTACH TO WALL GRID	.01%
315	*N	PSY	*Psychotria nervosa* WILD COFFEE	20" HT; 24" SPRD; 24" O.C.	10%
50	*	RON	*Rondeletia splendens* PANAMA ROSE	24" HT; 24" SPRD; 24" O.C.	1%
35	**N	SER	*Serenoa repens* SAW PALMETTO	18" HT; 18" SPRD; 36" O.C.	1%
75	**N	STJ	*Stachytarpheta jamaicensis* NATIVE PORTERWEED	12" HT; 16" SPRD; 24" O.C.	2%
28	*	TFP	*Tabernaemontana 'Flore Pleno'* CRAPE JASMINE	36" HT; 36" SPRD; FULL CANOPY; TREE STANDARD	1%
265	**N	TRD	*Trachelospermum floridanum* DWF FAKAHATCHEE GRASS	24" HT; 24" SPRD; 30" O.C.	4%
1800	**N	WET	*Sagittaria, Pontederia, Juncus* WETLAND MIX	12" HT; BARE ROOT; 24" O.C.; 40%, 20%, 40% QTY.	29%
175	**N	ZAM	*Zamia pumila (Zamia floridana)* COONTIE	20" HT; 20" SPRD; 24" O.C.	4%
		SOD	ST. AUGUSTINE 'FLORATUM'	SOLID SOD	

N DENOTES NATIVE SPECIES

**** DENOTES HIGH DROUGHT TOLERANT SPECIES**

* DENOTES MODERATE DROUGHT TOLERANT SPECIES

PLANT LIST

	TREES					
QTY	**** N**	**KEY**	**PLANT NAME**	**SIZE / REMARKS**	**SPECIE %**	**REPL CAT**
5	*N	AR	*Acer rubrum* RED MAPLE	15' HT; 7' SPRD; FULL CANOPY	3%	1
12	**N	CE	*Conocarpus erectus* GREEN BUTTONWOOD	12' HT; 6' SPRD; FULL CANOPY	9%	1
13	**N	BS	*Bursera Simaruba* GUMBO LIMBO	12' HT; 6' SPRD; FULL CANOPY	9%	1
3	*N	IC	*Ilex cassine* DAHOON HOLLY	10' HT; 4' SPRD; FULL CANOPY	2%	3
3	**	ED	*Eleocarpus decipiens* JAPANESE BLUEBERRY	12' HT; 5' SPRD; FULL CANOPY	3%	2
3	**	LI	*Lagerstroemia indica* CRAPE MYRTLE	10' HT; 5' SPRD; MULTI-STEM; FULL CANOPY	2%	3
8	**N	MF	*Myrcianthes fragrans* SIMPSON STOPPER	8' HT; 5' SPRD; MULTI-STEM; FULL CANOPY	6%	3
10	**N	PI	*Pinus elliottii* SLASH PINE	12-15' STAGGERED HTS; 6'-7' SPRD; FULL CANOPY	4%	1
12	**N	QV	*Quercus virginiana* LIVE OAK	15' HT; 7' SPRD; FULL CANOPY	9%	1
3	**N	QV"	*Quercus virginiana* LIVE OAK	18' HT; 8' SPRD; FULL CANOPY	2%	1
6	**N	TD	*Taxodium distichum* BALD CYPRESS	15' HT; 6' SPRD; FULL CANOPY	4%	1
9	**N	TD2	*Taxodium distichum* BALD CYPRESS	10' HT; 4' SPRD; FULL CANOPY	7%	3
-	**	TH	*Tabebuia heterophylla* PINK TRUMPET	12' HT; 6' SPRD; FULL CANOPY	3%	2
8	**	PE	*Ptychosperma elegans* SOLITAIRE PALM	8' & 12' CT; STAGGERED HTS; SINGLE	6%	4
1	**	PE3	*Ptychosperma elegans* SOLITAIRE PALM	8' - 12' CT; STAGGERED HTS; TRIPLE	1%	4
51	**N	SP	*Sabal palmetto* CABBAGE PALM / SABAL PALM	14 - 28' STAGGERED CT HTS; SLICK; SEE PLAN	20%	3

DESIGN SPEED = 45 MPH

FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

KEITH

Corporate Office
301 East Atlantic Boulevard
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2160 NW 82 Avenue
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Palm Beach County
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State of Florida Certificate of Authorization Number - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

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LEDER
4161 HILLSBORO STORAGE

SCALE:	AS NOTED
DATE ISSUED:	07/06/2023
DRAWN BY:	KG
DESIGNED BY:	MP
CHECKED BY:	MP, KS

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REGISTERED LANDSCAPE ARCHITECT
MICHAEL J. PHILLIPS
LA 0001540
STATE OF FLORIDA

MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

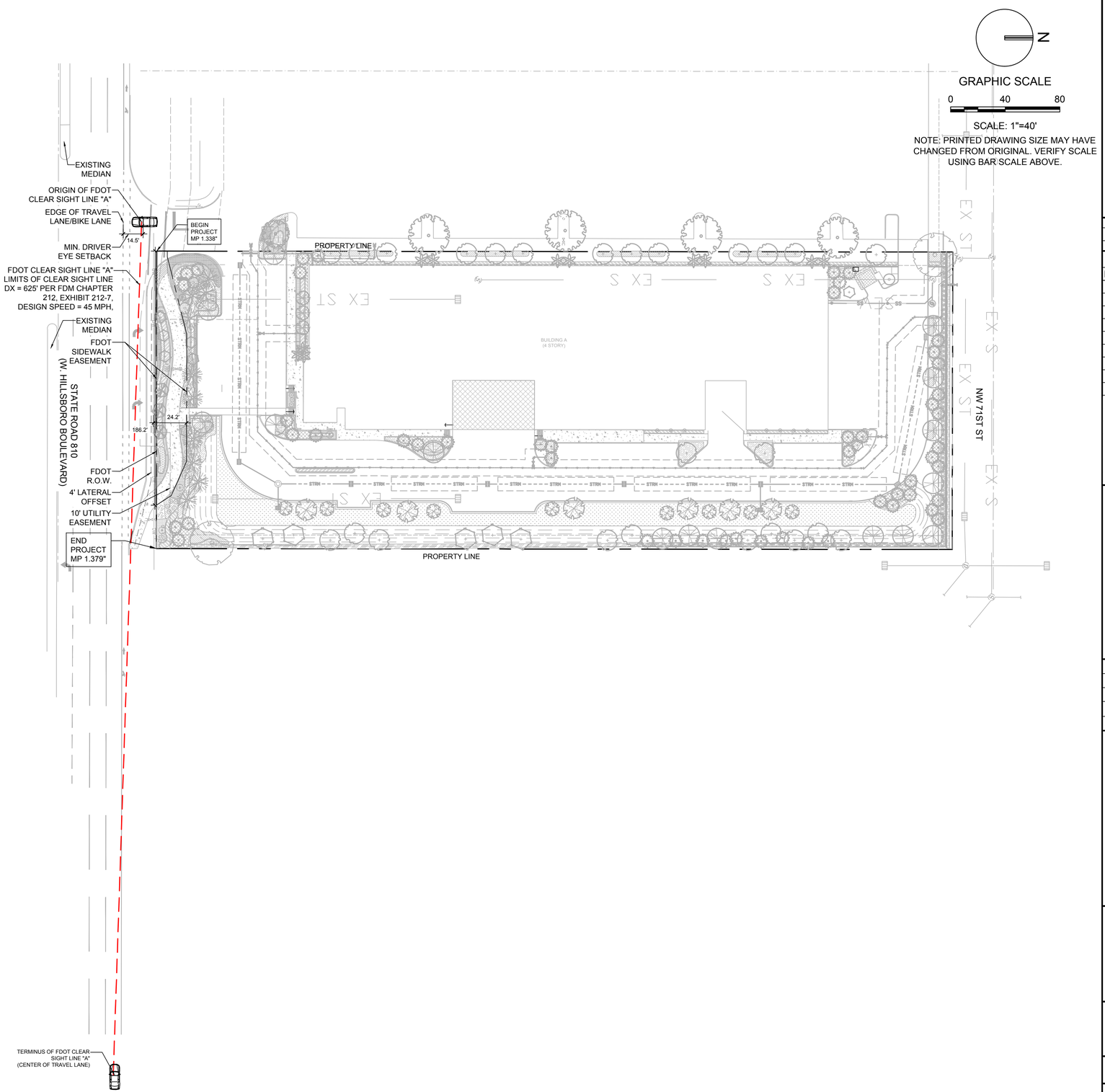
LANDSCAPE SCHEDULE & DATA TABLE

SHEET NUMBER

LP-002

PROJECT NO. 09675.01

Drawing name: P:\09675.01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT-LP-101.dwg Layout Name: LP-002 Plotted by: tgahl Plotted on: Jul 06, 2023 - 2:51pm



Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

DESIGN SPEED = 45 MPH

FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

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LEDER
4161 HILLSBORO STORAGE

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MICHAEL J. PHILLIPS
LA 0001540
STATE OF FLORIDA

MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

FDOT CLEAR SIGHT LINE EXHIBIT

SHEET NUMBER

LP-100

PROJECT NO. 09675.01

Drawing name: P:\09675.01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT-LP-100.dwg Layout Name: LP-100 Plotted by: kgehl Plotted on: Jul 06, 2023 - 2:53pm

FDOT GENERAL NOTES:

1. GOVERNING STANDARD PLANS:
   FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2022-23 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS) ARE AVAILABLE AT THE FOLLOWING WEBSITE: https://www.fdot.gov/design/standardplans
2. GOVERNING STANDARD SPECIFICATIONS:
   FLORIDA DEPARTMENT OF TRANSPORTATION, JULY 2022 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE: https://www.fdot.gov/programmanagement/implemented/specbooks
3. CONTRACTOR SHALL REPAIR ALL DAMAGE DONE TO FDOT PROPERTY DURING DEMOLITION, RELOCATION &/OR INSTALLATION ACTIVITIES AT HIS SOLE EXPENSE.
4. ANY PLANT MATERIAL SUBSTITUTION WITHIN OR IMPACTING THE FDOT RIGHT OF WAY WHETHER REQUESTED BY THE CONTRACTOR, OWNER, LANDSCAPE ARCHITECT OR OTHER WILL NEED TO GET APPROVAL FROM THE FDOT DISTRICT LANDSCAPE ARCHITECT.

FDOT PLANTING NOTES:

1. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY, LANDSCAPE INSTALLATION SHALL COMPLY WITH CURRENT APPLICABLE FDOT MAINTENANCE SPECIFICATION 580. ONLINE REFERENCE: *ssm5800000wd-722-i17992.pdf (windows.net)*
2. FOR THE PORTION OF LANDSCAPE PLANT MATERIAL THAT WILL BE INSTALLED WITHIN THE FDOT RIGHT OF WAY REFER TO THE FDOT STANDARD PLANS INDEX 580-001 LANDSCAPE INSTALLATION. ONLINE REFERENCE: *https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/design/standardplans/2022/idx/580-001.pdf*
3. CYPRESS MULCH IS NOT PERMITTED ON FDOT RIGHT OF WAY. MULCH PERMITTED TO BE USED ARE HARDWOOD MULCH (CONTAINING NO CYPRESS PRODUCTS), RECYCLED MULCH OR APPROVED EQUAL, CERTIFIED BY THE MULCH AND SOIL COUNCIL (MSC). SUBMIT PROOF OF CERTIFICATION TO THE FDOT DISTRICT OPERATIONS PERMIT LANDSCAPE INSPECTOR UPON INSPECTION.
4. SODDED AREAS WILL BE IN ACCORDANCE WITH STANDARD PLANS INDEX 570-010 AND STANDARD SPECIFICATIONS SECTION 162, 570, 981, 982, 983, 987 OF THE DEPARTMENT'S LATEST EDITION OF GOVERNING DESIGN STANDARDS AND STANDARD SPECIFICATIONS. ALL DISTURBED AREAS WILL BE SODDED WITHIN ONE(1) WEEK OF INSTALLATION OF SAID PERMITTED WORK.

FDOT R.O.W. REQUIREMENTS:

- DESIGN SPEED = 45 MPH
- VERTICAL CLEARANCE: MIN. PLANTING VERTICAL CLEARANCE PER FDOT MAINTENANCE RATING PROGRAM:
  SIDEWALK = 8.5' VERTICAL CLEARANCE
  ROADWAY = 14.5' VERTICAL CLEARANCE

CITY 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. 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.
    - Refer to Coconut Creek Fire Equipment Clear Zone diagram to maintain a safe zone fronting 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. System shall provide 100% coverage with 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 req`uired prior to the backfilling of trees/palms in all parking medians and islands.

NOTES

SOD TO BE ST. AUGUSTINE 'FLORATAM', CONTRACTOR TO DETERMINE QUANTITY.

ALL PLANTS TO BE FLORIDA NO. 1 OR BETTER PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.

ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.

BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.

CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND LANDSCAPE SPECIFICATION ATTACHED TO THIS PLAN AND PLANT LIST. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.

PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.

ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON-NATURAL MATERIAL BE REMOVED AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.

NO TRENCHING ALLOWED WITHIN ROOT ZONES OF EXISTING TREES.

PLANT LIST

	SHRUBS & GROUNDCOVERS		
QTY	** N	KEY	PLANT NAME
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178	**	CLU	*Clusia guttifera* SMALL LEAF CLUSIA
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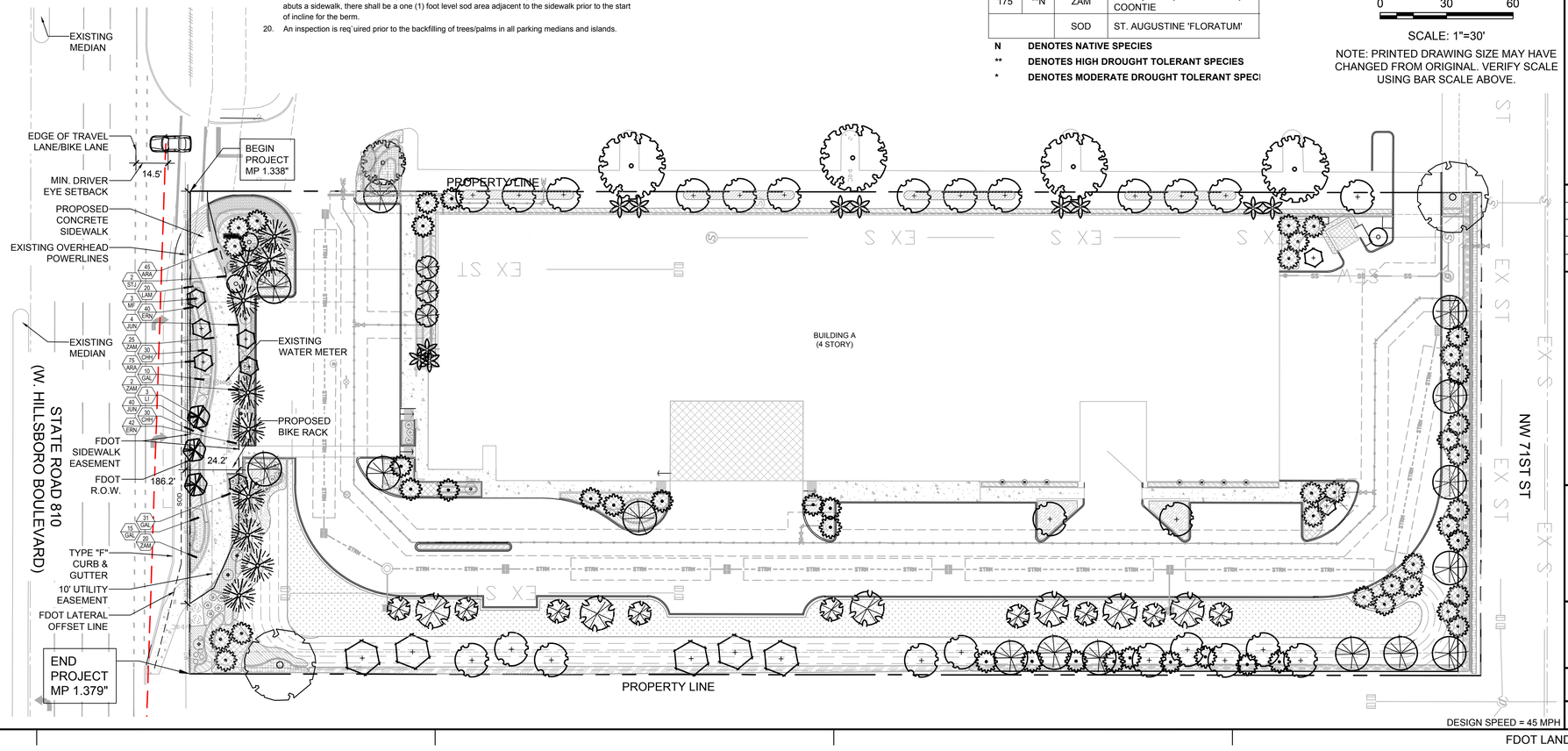
213	**N	MUH	*Muhlenbergia capillaris* GULF MUHLY GRASS
305	**N	NEP	*Nephrolepsis exaltata* SWORD FERN
7	*	PAS	*Passiflora incarnata* PURPLE PASSION VINE
315	*N	PSY	*Psychotria nervosa* WILD COFFEE
50	*	RON	*Rondeletia splendens* PANAMA ROSE
35	**N	SER	*Serenoa repens* SAW PALMETTO
75	**N	STJ	*Stachytarpheta jamaicensis* NATIVE PORTERWEED
28	*	TFP	*Tabernaemontana 'Flore Pleno'* CRAPE JASMINE
265	**N	TRD	*Trachelospermum floridanum* DWF FAKAHATCHEE GRASS
1800	**N	WET	*Sagittaria, Pontederia, Juncus* WETLAND MIX
175	**N	ZAM	*Zamia pumila (Zamia floridana)* COONTIE
		SOD	ST. AUGUSTINE 'FLORATUM'

N DENOTES NATIVE SPECIES
**** DENOTES HIGH DROUGHT TOLERANT SPECIES**
* **DENOTES MODERATE DROUGHT TOLERANT SPECI**

PLANT LIST

	TREES		
QTY	** N	KEY	PLANT NAME
5	*N	AR	*Acer rubrum* RED MAPLE
12	**N	CE	*Conocarpus erectus* GREEN BUTTONWOOD
13	**N	BS	*Bursera Simaruba* GUMBO LIMBO
3	*N	IC	*Ilex cassine* DAHOON HOLLY
3	**	ED	*Eleocarpus decipiens* JAPANESE BLUEBERRY
3	**	LI	*Lagerstroemia indica* CRAPE MYRTLE
8	**N	MF	*Myrcianthes fragrans* SIMPSON STOPPER
10	**N	PI	*Pinus elliottii* SLASH PINE
12	**N	QV	*Quercus virginiana* LIVE OAK
3	**N	QV"	*Quercus virginiana* LIVE OAK
6	**N	TD	*Taxodium distichum* BALD CYPRESS
9	**N	TD2	*Taxodium distichum* BALD CYPRESS
-	**	TH	*Tabebuia heterophylla* PINK TRUMPET
8	**	PE	*Ptychosperma elegans* SOLITAIRE PALM
1	**	PE3	*Ptychosperma elegans* SOLITAIRE PALM
51	**N	SP	*Sabal palmetto* CABBAGE PALM / SABAL PALM



GRAPHIC SCALE
0 30 60
SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

DESIGN SPEED = 45 MPH

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FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

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Orange County
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Orlando, Florida 32803

State of Florida Certificate of Authorization Number - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
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LEDER
4161 HILLSBORO STORAGE

SCALE:	AS NOTED
DATE ISSUED:	07/06/2023
DRAWN BY:	KG
DESIGNED BY:	MP
CHECKED BY:	MP, KS

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REGISTERED LANDSCAPE ARCHITECT MICHAEL J. PHILLIPS LA 0001540 STATE OF FLORIDA

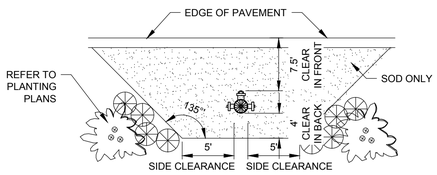
MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LP-101

PROJECT NO. 09675.01

Drawing name: P:\09675.01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT-LP-101.dwg Layout Name: LP-101 Plotted by: kgehl Plotted on: Jul 06, 2023 - 2:54pm



REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY.

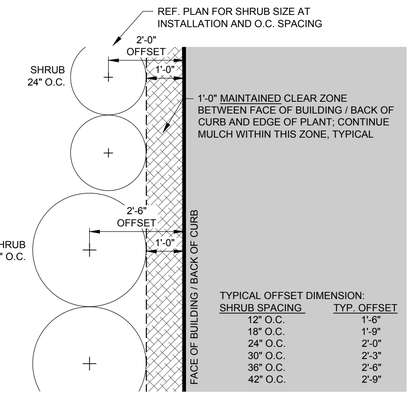
BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), MAILBOXES, PARKING, LAMP-POSTS AND ALL OTHER OBJECTS.

EXCEPTIONS: OTHER FIRE FIGHTING EQUIPMENT OR TRAFFIC POSTS TO PREVENT FIRE FIGHTING EQUIPMENT BEING BLOCKED.

FIRE HYDRANT CLEAR ZONE

PLAN — NOT TO SCALE

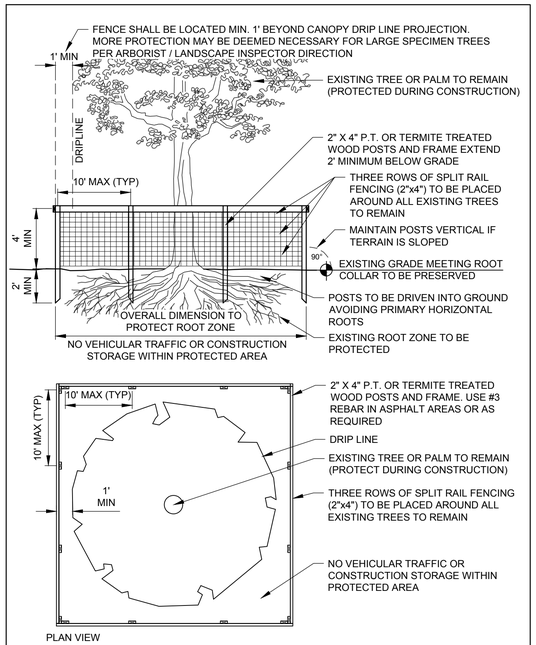


TYPICAL OFFSET DIMENSION:

SHRUB SPACING	TYP. OFFSET
12" O.C.	1'-6"
18" O.C.	1'-9"
24" O.C.	2'-0"
30" O.C.	2'-3"
36" O.C.	2'-6"
42" O.C.	2'-9"

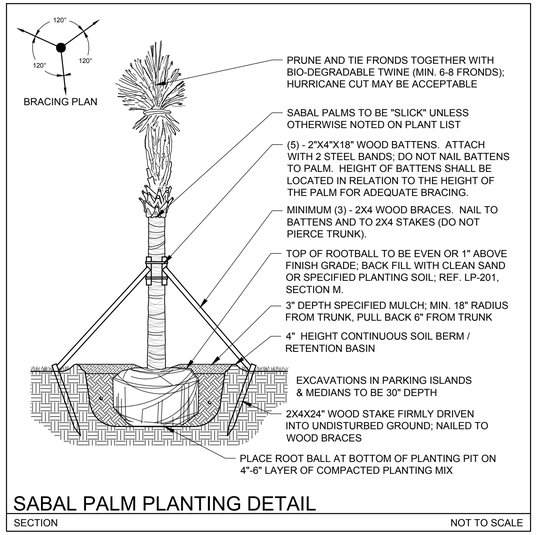
TYPICAL SHRUB OFFSET AT BUILDING / CURB

SECTION — NOT TO SCALE



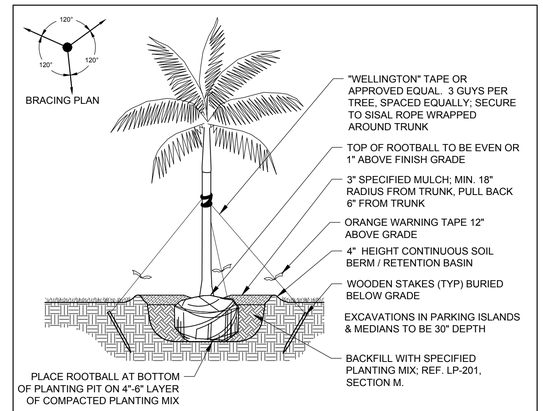
TEMPORARY TREE PROTECTION DETAIL

NOT TO SCALE



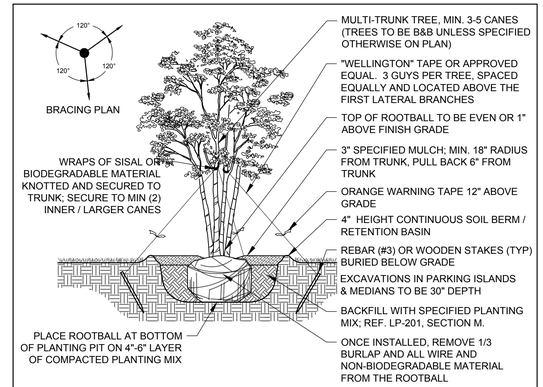
SABAL PALM PLANTING DETAIL

SECTION — NOT TO SCALE



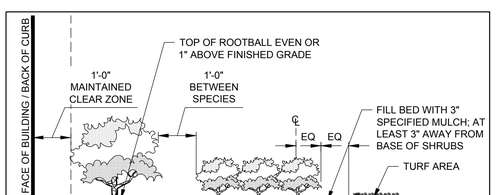
PALM PLANTING DETAIL - SMALL / MEDIUM

SECTION — NOT TO SCALE



TREE PLANTING DETAIL - MULTI-TRUNK

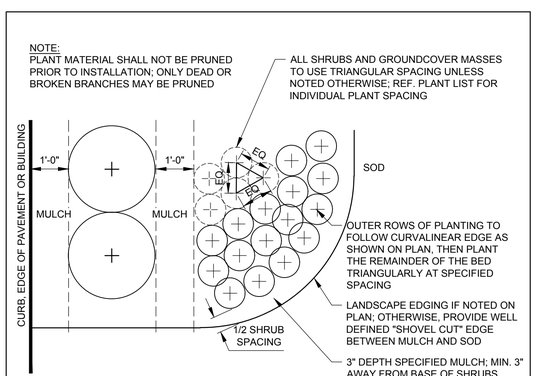
SECTION — NOT TO SCALE



NOTE:
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS PRIOR TO INSTALLATION.

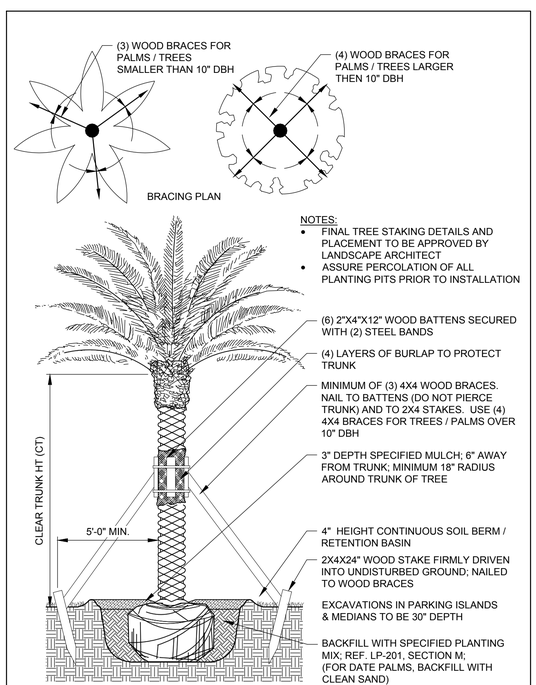
SHRUB AND GROUNDCOVER PLANTING

SECTION — NOT TO SCALE



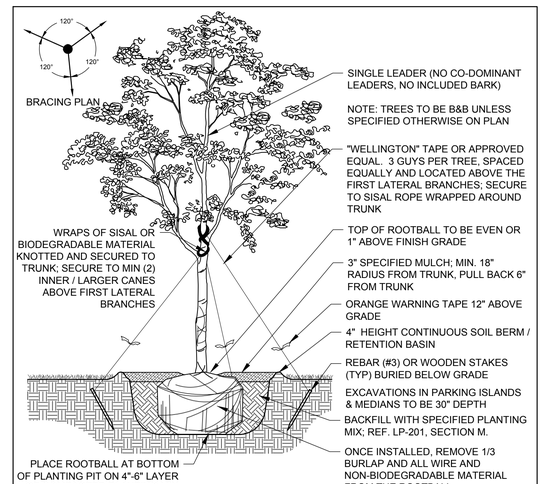
SHRUB AND GROUNDCOVER PLANTING

PLAN — NOT TO SCALE



LARGE TREE / PALM PLANTING DETAIL

SECTION — NOT TO SCALE



TREE PLANTING DETAIL - SINGLE TRUNK

SECTION — NOT TO SCALE

DESIGN SPEED = 45 MPH

FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

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LEDER
4161 HILLSBORO STORAGE

SCALE:	AS NOTED
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REGISTERED LANDSCAPE ARCHITECT — MICHAEL J. PHILLIPS — LA 0001540 — STATE OF FLORIDA

MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

LP-501

PROJECT NO. 09675.01

Drawing name: P:\09675.01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT-LP-501.dwg Layout Name: LP-501 Plotted on: Jul 06, 2023 - 2:58pm Plotted by: kgehl

FDOT IRRIGATION NOTES:

1. THE IRRIGATION SYSTEM SHALL USE THE LOWEST QUALITY WATER AVAILABLE WHICH ADEQUATELY AND SAFELY MEETS THE WATER NEEDS OF THE SYSTEM. STORM WATER, RECLAIM WATER, OR GREY WATER IRRIGATION SHALL BE USED WHENEVER POSSIBLE.
2. FDOT REQUIRES 24-HOUR EMERGENCY ACCESS TO WATER SOURCE.
3. CONTRACTOR SHALL PROVIDE FDOT DISTRICT OPERATIONS MANAGER WITH A SET OF "AS- BUILT" IRRIGATION PLANS.

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	HUNTER PGP 6" POP-UP ROTOR HEADS
	HUNTER I40 POP-UP ROTOR HEADS
	HUNTER SPRAY NOZZLES: 15' RADIUS, WITH PRO SPRAY BODY
	HUNTER SPRAY NOZZLES: 12' RADIUS, WITH PRO SPRAY BODY
	HUNTER SPRAY NOZZLES: 10' RADIUS, WITH PRO SPRAY BODY
	HUNTER SPRAY NOZZLES: 8' RADIUS, WITH PRO SPRAY BODY
	HUNTER SIDE SPRAY: SS530, WITH PRO SPRAY BODY
	HUNTER END SPRAY: ES515, WITH PRO SPRAY BODY
	HUNTER MULTI-STREAM BUBBLERS: MSBN SERIES
	HUNTER BUBBLERS: PCN SERIES
	ZONE VALVE: ELECTRONIC, EQUAL TO IRRITROL, SIZE PER PLAN, IN AMETEK OR CARSON 12"X18" VALVE BOX
	AMES BRASS GATE VALVE, SAME SIZE AS MAINLINE, IN 6" SCH 40 PVC COLLAR EXTENSION AND VALVE BOX
	HUNTER MODULAR IRRIGATION CONTROLLER EQUAL TO PRO-C SERIES WITH SOLAR SYNC, TO BE LOCATED PER OWNER'S PREFERENCE
	SLEEVES: SCH 40 PVC OR RATED EQUAL CLASS SLEEVES TO BE MIN. 24" AND MAX. 36" DEEP
	MAIN LINE: SCH 40 PVC WITH SCH 80 PVS FITTINGS THRUST BLOCKS AT STRESS POINTS, SITE PER PLAN
	LATERAL PIPING: PVC CLASS 200 PVC FITTINGS AND GLUE JOINTS, PER SPECIFICATIONS

NOTES:

1. ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE WITH 100% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING AN APPROVED WATER SOURCE.
2. A RAIN SENSOR MUST BE INSTALLED TO OVER-RIDE THE CONTROLLER.
3. BUBBLERS TO BE PROVIDED FOR NEW AND RELOCATED TREES AND PALMS.
4. CONTRACTOR IS RESPONSIBLE FOR ALL CONDITIONS AND IRRIGATION SPECIFICATION ATTACHED TO THIS PLAN. PLAN AND SPECIFICATIONS SHALL BE CONSIDERED CONTRACT DOCUMENTS.
5. INVESTIGATE TO DETERMINE AND VERIFY THE LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION.
6. REFER TO SHEET LI-501 FOR ADDITIONAL IRRIGATION SPECIFICATIONS AND DETAILS.

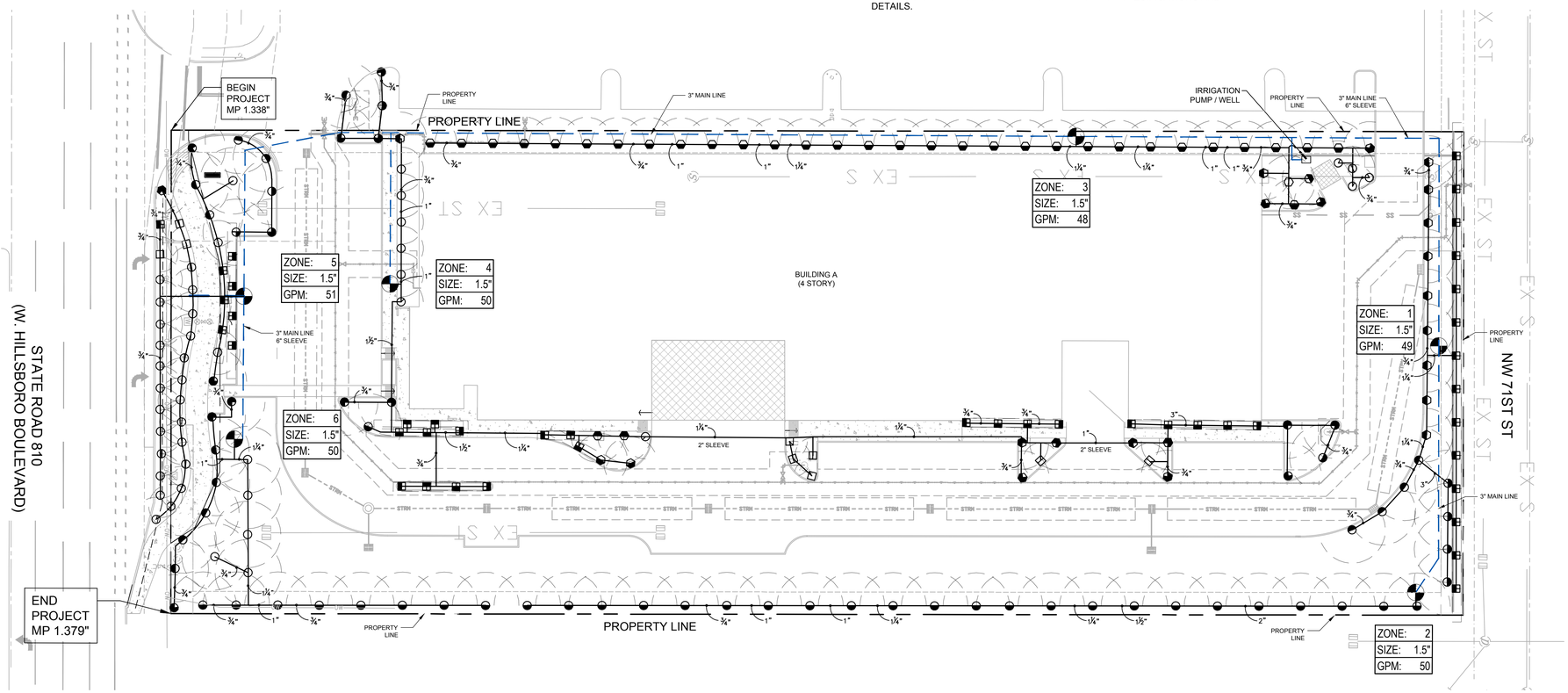
N

GRAPHIC SCALE

0 30 60

SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



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REGISTERED LANDSCAPE ARCHITECT MICHAEL J. PHILLIPS LA 0001540 STATE OF FLORIDA

MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

IRRIGATION PLAN

SHEET NUMBER

LI-101

PROJECT NO. 09675.01

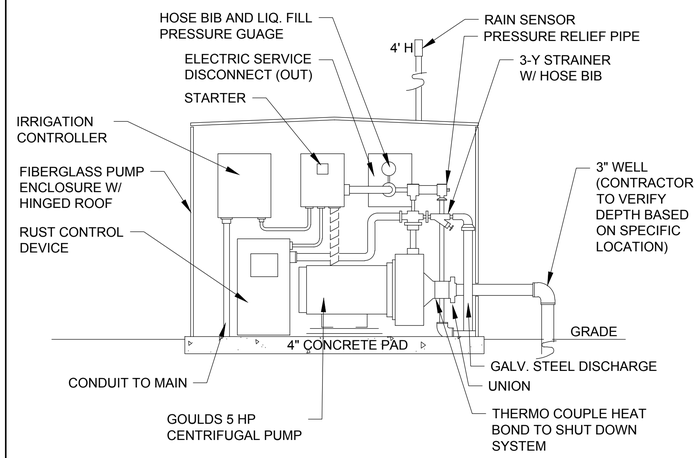
FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

Plotted on: Jul 06, 2023 - 2:57pm Plotted by: kgehl Layout Name: LI-101 Drawing name: P:\09675.01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT LI-101.dwg

Xref ..\..\Engineering\Cadd\XREF\Titleblock\09675.01-G-TBLK_22X34.dwg

IRRIGATION NOTES

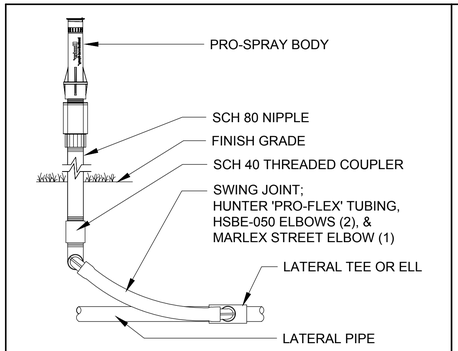
1. THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIAL REQUIRED TO MAKE THE SYSTEM FUNCTION PROPERLY. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND ALSO STATE AND/OR LOCAL CODES.
2. IRRIGATION PLANS ARE SCHEMATIC AND DRAWN FOR GRAPHIC CLARITY. ALL PIPING BELOW PAVEMENT SHALL BE SLEEVED. LAYOUT OF IRRIGATION SYSTEM SHALL BE COORDINATED WITH CORRESPONDING LANDSCAPE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LOCAL UNDERGROUND UTILITY PROVIDERS TO VERIFY LOCATIONS. THE CONTRACTOR IS ENCOURAGED TO VISIT THE SITE PRIOR TO INSTALLATION AND BECOME FAMILIAR WITH EXISTING CONDITIONS.
4. VALVE LOCATIONS ARE SCHEMATIC ONLY AND WILL BE ADJUSTED FOR SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A AMETEK OR CARSON VALVE BOX. THE FLOW ADJUSTMENT FEATURE WILL BE USED TO BALANCE PRESSURE THROUGHOUT THE SYSTEM.
5. PIPING SHALL BE SIZED TO MINIMIZE FRICTION LOSS AND MAINTAIN FLOW VELOCITY BELOW 5 FPS.
6. THE IRRIGATION CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S RECOMMENDATIONS. PROPER GROUNDING EQUIPMENT AND SURGE PROTECTION SHALL BE PROVIDED. A RAIN SENSOR SHALL BE INSTALLED TO OVER-RIDE THE CONTROLLER.
7. ALL HEADS ON RISERS SHALL BE SET AT THE HEIGHT OF ADJACENT PLANT MATERIAL.
8. SPRINKLER LOCATIONS ADJACENT TO PAVEMENT, STRUCTURES, FENCES, ETC. SHALL BE OFFSET AS FOLLOWS: 12" MIN FOR POP-UP MIST HEADS, 18" FOR SHRUB RISERS, 18" FOR ROTOR HEADS, AND TYPICALLY 5 FEET FOR ROTORS ALONG UNCURBED ROADWAYS.
9. ALL SLEEVING SHALL BE SCH 40 PVC TO SIZE INDICATED ON PLAN, OR IF NOT INDICATED, A MIN. OF 2 PIPE SIZES LARGER THAN SUPPLY LINE CONTAINED. ALL SLEEVES SHALL BE INSTALLED A MIN. OF 24" BELOW FINISH GRADE.
10. CONTROL WIRES SHALL BE UL APPROVED PE IRRIGATION CONTROL WIRE. USE 14 GAGE CONTROL WIRE AND 12 GAGE GROUND WIRE. WIRE SHALL BE BUNDLED AND ATTACHED TO THE MAIN LINE IN TRENCH OR THROUGH WIRE SLEEVES AT PAVEMENT CROSSINGS 24" BELOW FIN. GRADE. ALL SPLICES SHALL BE MADE WITH WATERPROOF DIRECT-BURIAL SPLICE KITS AND CONTAINED IN VALVE BOXES. TWO EXTRA CONTROL WIRES SHALL BE INSTALLED TO THE FURTHEST VALVES IN EACH DIRECTION FROM THE CONTROLLER.
11. PIPING IN NARROW PLANTING AREAS, PARKING ISLANDS AND PLANTERS SHALL BE SET TO ONE SIDE TO ALLOW ROOM FOR ROOT BALLS. PIPE AS INDICATED ON PLAN IS SCHEMATIC AND SHOULD BE ADJUSTED FOR FIELD CONDITIONS.
12. ALL GLUE JOINTS SHALL BE CLEANED, SANDED, AND TREATED WITH A COLORED HIGH ETCH PRIMER AND JOINED USING A SOLVENT CONFORMING WITH ASTM D2564.
13. SYSTEM PIPE SIZE 3/4" SHALL BE CLASS 200 PVC; SYSTEM PIPE SIZE 1" OR GREATER SHALL BE CLASS 160 PVC. SYSTEM MAIN WILL BE SCH. 40 PVC TO SIZE INDICATED ON PLAN. ALL FITTINGS WILL BE SOLVENT WELD SCH 40 PVC. MAIN LINE SHALL HAVE 24" MINIMUM COVER; ALL OTHER PIPING WILL HAVE 12" MIN. COVER. ALL BACKFILL FOR PIPE TRENCHES SHALL BE CLEAN AND FREE OF FOREIGN DEBRIS AND SHARP OBJECTS; BACKFILLED TRENCHES SHALL BE PROPERLY COMPACTED. ALL MAIN LINES WILL BE INSTALLED A MIN. OF 3' FROM ANY TREE OR PALM.
14. WATERING TIME PER STATION WILL BE DETERMINED IN THE FIELD AND PER LOCAL REQUIREMENTS. REFER TO MANUFACTURER'S INSTRUCTIONS FOR PRECIPITATION RATES OF SPRINKLERS SPECIFIED.
15. IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE WITH 100% OVERLAP MIN. PROVIDE BUBBLERS FOR ALL NEW AND RELOCATED TREES AND PALMS.
16. RUST CONTROL SYSTEM TO BE INSTALLED WITH PUMP STATION (IF FROM WELL).
17. THE IRRIGATION SYSTEM IN THE RIGHT-OF-WAY IS TO INCORPORATE LOW TRAJECTORY SPRAY HEADS TO MINIMIZE OVERSPRAY.
18. AS-BUILT DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR AND GIVEN TO THE OWNER PRIOR TO FINAL ACCEPTANCE.



NOTE: VERIFY ELECTRIC SUPPLY/PHASE/VOLTAGE & PROVIDE SURGE PROTECTION.

PUMP STATION-WELL

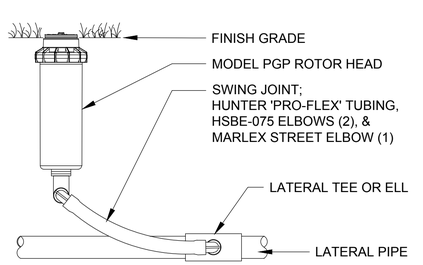
IRRIGATION DETAIL — NOT TO SCALE



SPRAY HEAD ON RISER

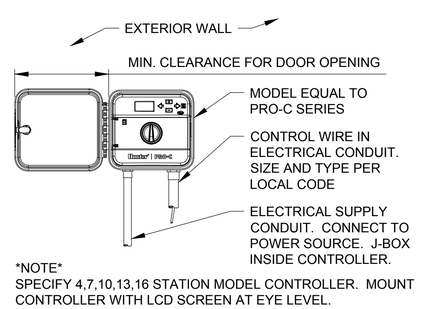
IRRIGATION DETAIL — NOT TO SCALE

*WHEN USING LARGER GPM NOZZLES, BEWARE OF HIGH FRICTION LOSS IN SWING JOINTS.



PGP ROTOR HEAD

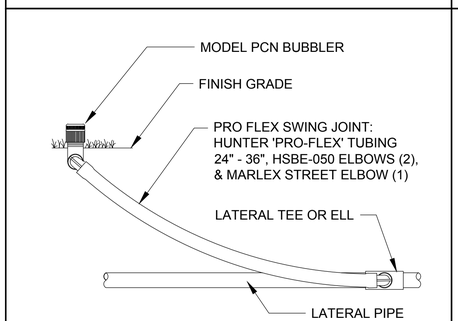
IRRIGATION DETAIL — NOT TO SCALE



NOTE
SPECIFY 4,7,10,13,16 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

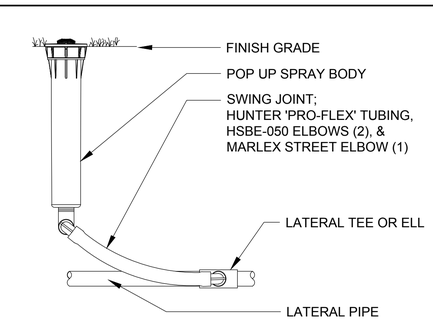
PRO-C CONTROLLER

IRRIGATION DETAIL — NOT TO SCALE



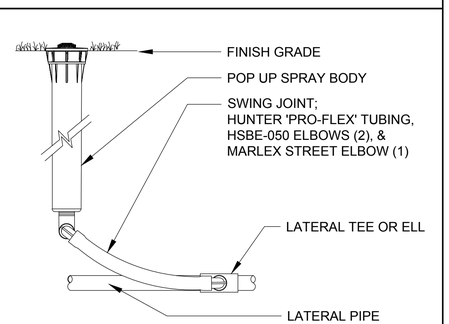
PCN BUBBLER

IRRIGATION DETAIL — NOT TO SCALE



6" POP-UP SPRAY HEAD

IRRIGATION DETAIL — NOT TO SCALE



12" POP-UP SPRAY HEAD

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DESIGN SPEED = 45 MPH

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Palm Beach County
120 N Federal Highway, Suite 208
Lake Worth, Florida 33460

Orange County
2948 E Livingston Street
Orlando, Florida 32803

State of Florida Certificate of Authorization Number - 7928

BID / CONTRACT NO. :

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

LEDER 4161 HILLSBORO STORAGE

SCALE:	AS NOTED
DATE ISSUED:	07/06/2023
DRAWN BY:	KG
DESIGNED BY:	MP
CHECKED BY:	MP, KS

This item has been digitally signed and sealed by Michael J. Phillips. on the date below using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

REGISTERED LANDSCAPE ARCHITECT — MICHAEL J. PHILLIPS — LA 0001540 — STATE OF FLORIDA

MICHAEL J. PHILLIPS, R.L.A
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

SHEET TITLE

IRRIGATION NOTES / DETAILS

SHEET NUMBER

LI-501

PROJECT NO. 09675.01

FDOT LANDSCAPE PERMIT NO. 2023-L-491-00007

Drawing name: P:\09675.01 - 4161 Hillsboro LLC - Leder Group\Landscape Architecture\CAD\FDOT Permit\09675.01_FDOT LI-501.dwg Layout Name: LI-501 Plotted by: kgehl Plotted on: Jul 06, 2023 - 2:56pm

SECTION: **86120000**
COUNTY: **BROWARD**
STATE RD: **810**
PERMIT: **2023-L-491-00007**

EXHIBIT C

RESOLUTION

This Exhibit forms an integral part of the LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT between the DEPARTMENT and the AGENCY.

Please see attached

(To be provided by the Agency)