

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		
	REQUIRED	PROVIDED
1 tree per 2000 SF of total land area		
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		
	REQUIRED	PROVIDED
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		
	REQUIRED	PROVIDED
VUA Impervious Area	41,379 SF	
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) c)		
	REQUIRED	PROVIDED
1 tree, 20 shrubs, 30 gc per 40 LF (tiered)	1 tree	4 palms, 50 shrubs, 0 GC
North side (26 LF)	3 trees	4 trees, 76 shrubs, 74 GC
South side (109 LF)	5 trees	3 trees, 103 shrubs, 154 GC
East side (206 LF)	10 trees	12 trees, 190 shrubs, 285 GC
West side (380 LF)	10 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

NOTES

- SOD TO BE ST. AUGUSTINE 'FLORATUM', 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.

CITY STANDARD LANDSCAPE NOTES

- All landscape and specifications shall meet or exceed the minimum requirements as provided in the City of Coconut Creek Land Development Code. Plans are incomplete without written notes and specifications.
- All planting material shall meet or exceed Florida Grade #1 as specified in Grades and Standards for Nursery Plants, current edition. Trees shall not be tipped, topped, or shaped prior to installation. Landscape shall be placed to edge of abutting streets, canals, lakes or other lands.
- 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.
- 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.
- 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.
- 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.
- All plant material shall be free of pests, insects, disease, weeds, etc.
- 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.
- All plant material shall be planted at the proper depth, as originally grown and/or so the top of the root ball is flush or slightly above finished grade immediately after planting. All trees should provide trunk taper when properly planted at the correct planting depth.
- All plant material shall be watered in at time of planting to eliminate air pockets in the root zone area.
- 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.
- Irrigation permits and plans shall be submitted for approval at time of building permits.
- All non-single family or duplex irrigation systems other than City water systems shall require a South Florida Water Management District water use permit prior to issuance of an irrigation permit and installation of the irrigation system as required.
- All site amenities to include site street lights, landscape common open space, irrigation common open space, 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.
- 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.
- An inspection is required prior to the backfilling of trees/palms in all parking medians and islands.

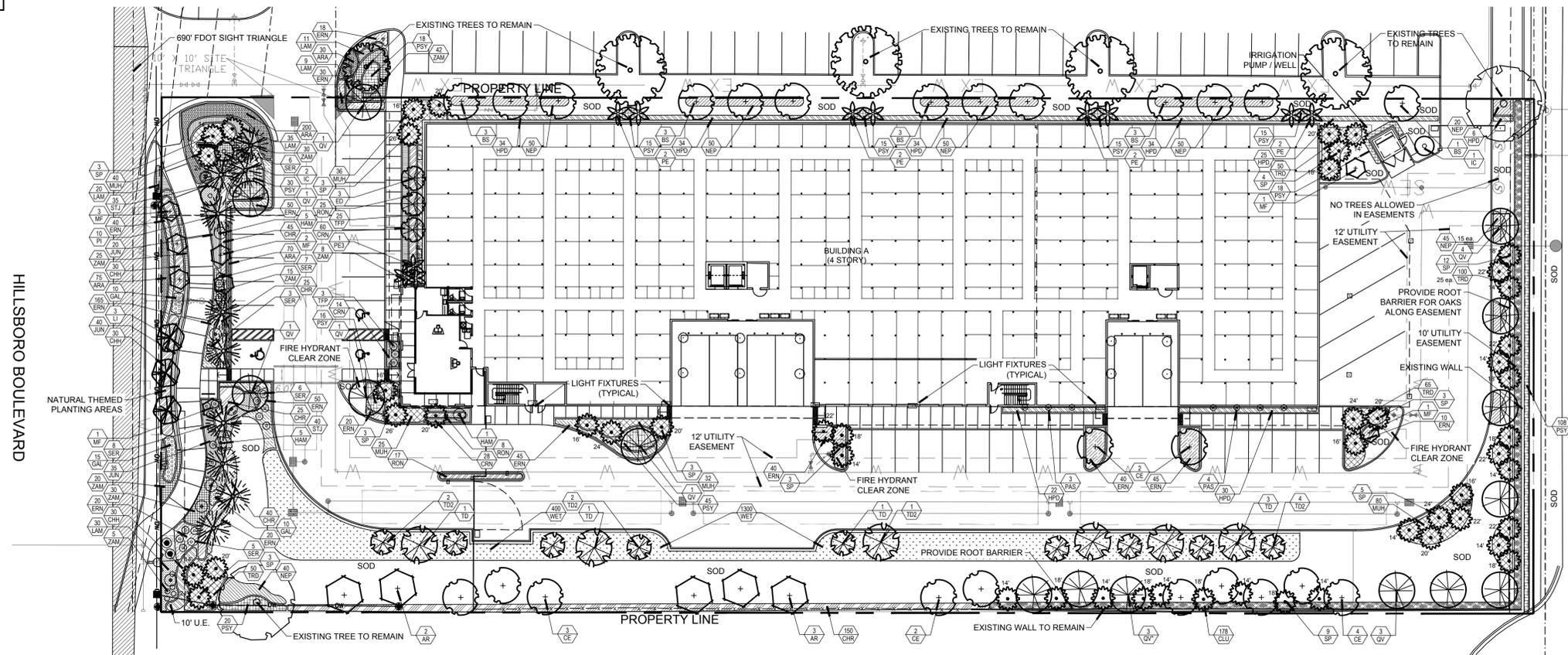
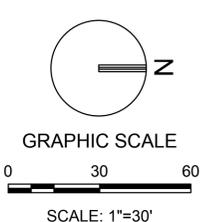
PLANT LIST

SHRUBS & GROUNDCOVERS					
QTY	** N	KEY	PLANT NAME	SIZE / REMARKS	SPECIE %
375	**	ARA	<i>Arachis glabrata</i> PERENNIAL PEANUT	6" HT; 12" SPRD; 12" O.C.	8.5%
178	**	CLU	<i>Clusia guttifera</i> SMALL LEAF CLUSIA	36" HT; 30" SPRD; FULL TO BASE; 30" O.C.	4%
90	**N	CHH	<i>Chrysobalanus icaco</i> 'Horizontal' HORIZONTAL COCOPLUM	18" HT; 20" SPRD; 24" O.C.	2%
285	**N	CHR	<i>Chrysobalanus icaco</i> COCOPLUM	24" HT; 24" SPRD; 24" O.C.	7%
74	**N	CRN	<i>Clusia rosea</i> 'Nana' DWARF CLUSIA	12" HT; 16" SPRD; 18" O.C.	2%
593	**N	ERN	<i>Ernodia littoralis</i> GOLDEN CREEPER	12" HT; 14" SPRD; 16" O.C.	15%
35	*	GAL	<i>Galphimia gracilis</i> THRYALLIS	24" HT; 24" SPRD; 24" O.C.	1%
11	**N	HAM	<i>Hamelia patens</i> FIREBUSH	5' HT; 36" SPRD; FULL; TREE FORM	.02%
219	**	HPD	<i>Hamelia nodosa</i> DWARF FIREBUSH	24" HT; 24" SPRD; 24" O.C.; FULL TO BASE	5%
95	**	JUN	<i>Juniperus conferta</i> 'Parsonii' PARSON'S JUNIPER	12" HT; 16" SPRD; 18" O.C.	2.5%
105	**	LAM	<i>Lantana montividentis</i> Trailing Lantana	12" HT; 14" SPRD; 18" O.C.	2.5%
213	**N	MUH	<i>Muhlenbergia capillaris</i> GULF MUHLY GRASS	24" HT; 24" SPRD; 30" O.C.	5%
305	**N	NEP	<i>Neprotlipsis exaltata</i> SWORD FERN	12" HT; 14" SPRD; 24" O.C. CERTIFIED NATIVE ONLY	9%
7	*	PAS	<i>Passiflora incarnata</i> PURPLE PASSION VINE	6' HT; FULL VINE; ATTACH TO WALL GRID	.01%
315	**N	PSY	<i>Psychotria nervosa</i> WILD COFFEE	20" HT; 24" SPRD; 24" O.C.	10%
50	*	RON	<i>Rondeletia splendens</i> PANAMA ROSE	24" HT; 24" SPRD; 24" O.C.	1%
35	**N	SER	<i>Serenoa repens</i> SAW PALMETTO	18" HT; 18" SPRD; 36" O.C.	1%
75	**N	STJ	<i>Stachytarpheta jamaicensis</i> NATIVE PORTERWEED	12" HT; 16" SPRD; 24" O.C.	2%
28	*	TFP	<i>Tabernaemontana 'Flore Pleno'</i> CRAPE JASMINE	36" HT; 36" SPRD; FULL CANOPY; TREE STANDARD	1%
265	**N	TRD	<i>Trachelospemum floridanum</i> DWF FAKAHATCHEE GRASS	24" HT; 24" SPRD; 30" O.C.	4%
1300	**N	WET	<i>Sagittaria, Pontederia, Juncus</i> WETLAND MIX	12" HT; BARE ROOT; 24" O.C.; 40%, 20%, 40% QTY.	29%
175	**N	ZAM	<i>Zamia pumila (Zamia floridana)</i> 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	<i>Acer rubrum</i> RED MAPLE	15' HT; 7' SPRD; FULL CANOPY	3%	1
12	**N	CE	<i>Conocarpus erectus</i> GREEN BUTTWOOD	12' HT; 6' SPRD; FULL CANOPY	9%	1
13	**N	BS	<i>Bursera Simaruba</i> GUMBO LIMBO	12' HT; 6' SPRD; FULL CANOPY	9%	1
3	**N	IC	<i>Ilex cassine</i> DAHOON HOLLY	10' HT; 4' SPRD; FULL CANOPY	2%	3
3	**	ED	<i>Eleocarpus decipiens</i> JAPANESE BLUEBERRY	12' HT; 5' SPRD; FULL CANOPY	3%	2
3	**	LI	<i>Lagerstroemia indica</i> CRAPE MYRTLE	10' HT; 5' SPRD; MULTI-STEM; FULL CANOPY	2%	3
8	**N	MF	<i>Myrcianthes fragrans</i> SIMPSON STOPPER	8' HT; 5' SPRD; MULTI-STEM; FULL CANOPY	6%	3
10	**N	PI	<i>Pinus elliottii</i> SLASH PINE	12-15' STAGGERED HTS; 6-7' SPRD; FULL CANOPY	4%	1
12	**N	QV	<i>Quercus virginiana</i> LIVE OAK	15' HT; 7' SPRD; FULL CANOPY	9%	1
3	**N	QV*	<i>Quercus virginiana</i> LIVE OAK	18' HT; 8' SPRD; FULL CANOPY	2%	1
6	**N	TD	<i>Taxodium distichum</i> BALD CYPRESS	15' HT; 6' SPRD; FULL CANOPY	4%	1
9	**N	TD2	<i>Taxodium distichum</i> BALD CYPRESS	10' HT; 4' SPRD; FULL CANOPY	7%	3
-	**	TH	<i>Tabebuia heterophylla</i> PINK TRUMPET	12' HT; 6' SPRD; FULL CANOPY	3%	2
8	**	PE	<i>Ptychosperma elegans</i> SOLITAIRE PALM	8' & 12' CT; STAGGERED HTS; SINGLE	6%	4
1	**	PE3	<i>Ptychosperma elegans</i> SOLITAIRE PALM	8' - 12' CT; STAGGERED HTS; TRIPLE	1%	4
51	**N	SP	<i>Sabal palmetto</i> CABBAGE PALM / SABAL PALM	14 - 28' STAGGERED CT HTS; SLICK; SEE PLAN	20%	3



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State of Florida Certificate of Authorization Number - 7928

BID / CONTRACT NO. :

REVISIONS		
NO.	DESCRIPTION	DATE
3	CITY P&Z COMMENTS	08-03-2022

**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:	09/21/2021
DRAWN BY:	MP, KS
DESIGNED BY:	MP
CHECKED BY:	KS

MICHAEL J. PHILLIPS, RLA  
 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\09675.01\LP-101.dwg. Plotted on: Aug 03, 2022 - 12:29pm. Layout Name: LP-101. Plotted by: ngphips