

SECTION: 86120000
COUNTY: BROWARD
STATE RD: 810
PERMIT: 2023-L-491-00002

EXHIBIT C
LANDSCAPE IMPROVEMENT PLANS

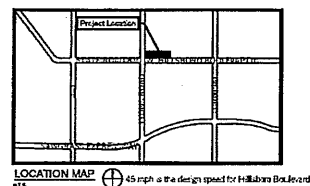
The AGENCY agrees to install the landscape improvements in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Carol B. Perez
AGTLAND

Date: July 31, 2025



Carol B. Perez
Digitally signed by Carol B. Perez
Date: 2023.07.23 18:23:33 -0400



The Marketplace at Hillsboro

4201-4589 STATE ROAD 810 (W. HILLSBORO BLVD)
Coconut Creek, Florida

FDOT LANDSCAPE PERMIT NO.
2023-L-491-00002

LANDSCAPE ARCHITECTS
AGT LAND
1500 NW Corporate Blvd, Suite 101E
Davie, FL 33317
T: (954) 876-5050

CIVIL ENGINEERING
SCHLER
1500 NW Corporate Blvd, Suite 101E
Davie, FL 33317
T: (954) 876-5050

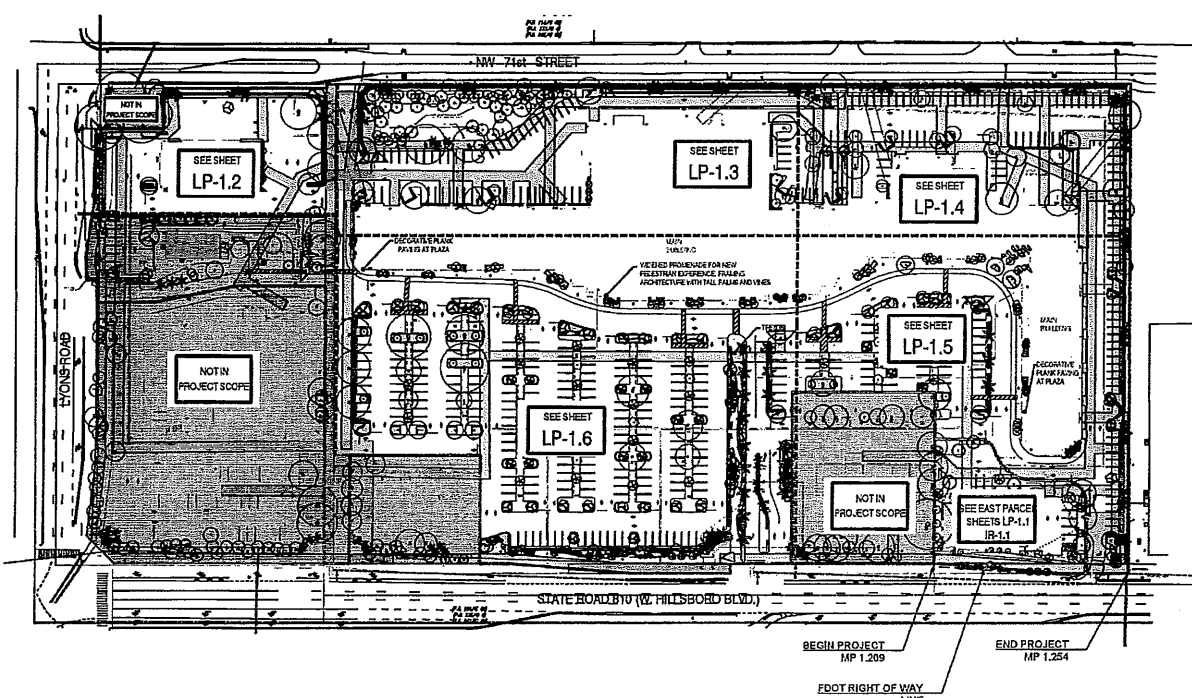
INDEX OF DRAWINGS

LP-CS COVER SHEET
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LP-1.1 LANDSCAPE PLAN EAST OUTPARCEL
LP-1.5 LANDSCAPE PLAN SOUTH EAST
LP-1.7 PLANT LIST AND LANDSCAPE DATA
LP-1.8 LANDSCAPE SPECIFICATIONS AND DETAILS
LP-1.9 FDOT LANDSCAPE SPEC. AND DETAILS
IR-1.0 OVERALL IRRIGATION PLAN
IR-1.1 IRRIGATION PLAN EAST OUTPARCEL
LP-SITE LINE EXHIBIT

PROJECT
THE MARKETPLACE
AT HILLSBORO
4201-4589 W. HILLSBORO BLVD,
COCONUT CREEK, FL
REV
COVER SHEET

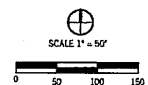
BY
DATE
07/18/23
FOOT 07/20/23 REVISIONS
FOOT 07/20/23 REVISIONS

0-121
LP-CS



CALL US BEFORE YOU GO
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LANDSCAPE ARCHITECTURE

LAND
LANDSCAPE ARCHITECTURE
100 NORTH GATEWAY AVENUE
SUITE 100
FORT PIERCE, FL 34945
(888) 332-8770



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 - LP-02 OVERALL LANDSCAPE PLAN
 - LP-03 LANDSCAPE PLAN EAST SIDEWALK
 - LP-04 LANDSCAPE PLAN SOUTH LANE
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 - LP-06 LANDSCAPE SPECIFICATIONS AND DETAILS
 - LP-07 FOOT LANDSCAPE SPEC. AND DETAILS
 - LP-08 OVERALL SPECIFICATION PLAN
 - LP-09 IRRIGATION PLAN EAST SIDEWALK
 - LP-10 IRRIGATION PLAN SOUTH LANE

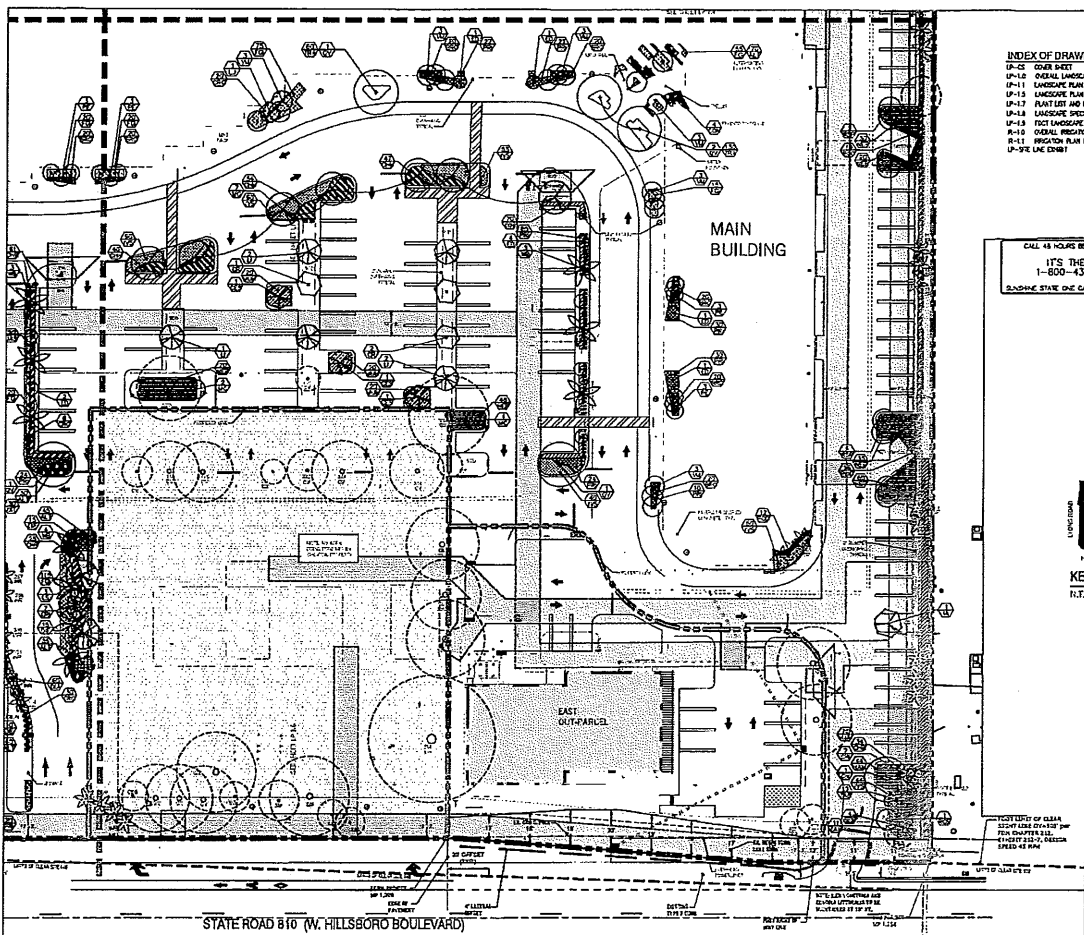
- TEXT KEY**
- EXISTING TREE TO REMAIN
 - ★ EXISTING PLANT TO REMAIN

PROJECT
**THE MARKETPLACE
AT HILLSBORO**
4201-4589 W. HILLSBORO BLVD.
COCONUT CREEK, FL
TITLE
**OVERALL
LANDSCAPE PLAN**

DESIGNED BY	PPS&K
DRAWN BY	W. P. L. / J. L.
CHECKED BY	W. P. L. / J. L.
DATE	02/28/22
REVISION	1.0
APPROVED BY	PPS&K
DATE	03/20/23
REVISION	1.1
APPROVED BY	PPS&K
DATE	07/29/23
REVISION	1.2

DESIGN SPEED = 45 MPH
FOOT LANDSCAPE PERCENT 100
2023-1-491-00002

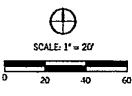
LP-1.0
1.9



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 U-12 IRRIGATION PLAN

LAND
 LANDSCAPE ARCHITECTURE

13700 N. 27TH AVENUE, SUITE 100
 DALLAS, TEXAS 75244
 (214) 343-1111
 FAX (214) 343-1112
 WWW.LANDSCAPEARCHITECT.COM



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 FLORIDA STATE ONE CALL OF FLORIDA, INC.

EXISTING TREE KEY

KEY	NAME
AR	RED MAPLE
BR	BURDER BOUTONNÉE
CP	COTONWOOD TREE
FL	FLORIDA PALM
LO	LOST LEMMON
PR	PRINCE OF WALES
PE	PEACH BLOSSOM
SL	SILVER OAK
WE	WEED OAK
SP	SPRING PALM
SH	SHADY PALM
WH	WINDMILL PALM

EXISTING TREE KEY
 EXISTING TREE TO REMAIN
 EXISTING PALM TO REMAIN



KEY PLAN
 N.T.S.

**THE MARKETPLACE
 AT HILLSBORO**
 4201-4500 W. HILLSBORO BLVD.
 COCONUT CREEK, FL
 33093
**LANDSCAPE PLAN
 SOUTHEAST**

PROJECT NO. _____
 CLIENT _____
 DATE 07/18/23
 DESIGNED BY 01/20/23
 CHECKED BY 01/20/23
 APPROVED BY 01/20/23
 FOOT 03/20/23 RESUBMITTAL #1
 FOOT 07/28/23 RESUBMITTAL #2

DESIGN SPEED = 45 MPH
 FOOT LANDSCAPE PLAN NO. 1.9
 00000-000000



INDEX OF DRAWINGS	
UP-05	COVER SHEET
UP-1.0	OVERALL LANDSCAPE PLAN
UP-1.1	LANDSCAPE PLAN EAST OUTFALL
UP-1.5	LANDSCAPE PLAN SOUTH EAST
UP-1.7	PLANT LIST AND LANDSCAPE DATA
UP-1.8	LANDSCAPE SPECIFICATIONS AND DETAILS
UP-1.9	FOOT LANDSCAPE SPEC. AND DETAILS
R-1.0	OVERALL IRRIGATION PLAN
R-1.1	IRRIGATION PLAN EAST OUTFALL
UN-SITE	LINE SHEET

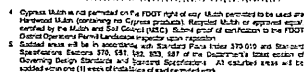
1. **COVERED STANDARD PLANS:**
Florida Department of Transportation, FY 2020-21 Standard Plans for Road and Bridge Construction and applicable *Historic Resources (HR)* are available at the following website: <https://www.floridadot.com/standard-plans>

2. **COVERED STANDARD SPECIFICATIONS:**
Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridge Construction and applicable *Historic Resources (HR)* are available at the following website: <https://www.floridadot.com/specifications>

3. **Contractor shall repair all damage to the FDOT property during construction, reconstruction or maintenance.**

4. **Any point material substitution will voiding the FDOT Right of Way where the Contractor, Engineer, Geotechnical Engineer, Landscape Architect or other will need to get approval from FDOT District Land Management.**

5. **Ownership of all physical excavated materials, as determined by the District, shall remain with the District. The District will be responsible for the material placed in a buried or excavated material shall be handled by the Permittee, at their cost and expense from the Resource Operations Center or stockpiled in those areas as directed by the District.**

[illegible]

FOUO INFORMATION NOTICE

The Impression system shall be designed to be available when absolutely necessary and safety means the water needs of the system. Storm water, ocean water, or gray water shall be used for the system.

The FDOI requires 144-hour emergency access to water source

Contractor shall provide the FDOI Design Operations Manager with a set of "AS-Built" drawings.

Should the existing Impression system not be functional for the time during construction, the contractor means are taken to ensure that the system perform normal and safe. The way to ensure the system is functional is to ensure that the system is functional during the time the system is closed.

The following coverings must be applied in the landscape areas where the system is not in the vegetation cover.

To ensure the entire existing Impression system is restored to fully functional condition, the contractor shall ensure that the system is restored to its original condition and performance level to ensure the condition of the existing system. Any system that is not restored to its original condition will be replaced by the contractor. Any system that is not restored to its original condition will be replaced by the contractor. Any system that is not restored to its original condition will be replaced by the contractor.

FDOT
THE MARKETPLACE
AT HILLSBORO
4201-4589 W. HILLSBORO BLVD.
COCONUT CREEK, FL
07/14
FDOT
LANDSCAPE
SPECIFICATIONS & DETAILS
FDOT & M
E 07/14/2007
08 07/14/2007
01/10/23 C17
FDOT 01/18/23 REV
FDOT 03/20/23 RESUBMITAL #1
FDOT 07/29/23 RESUBMITAL #2

D-50121 SPEED IS 45 MPH

FDOT LANDSCAPE PERMIT NO.
20234-491-00002

LP-1.9⁵⁻⁴¹
1.9



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- UP-13 LANDSCAPE PLAN SOUTH EAST
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- UP-18 LANDSCAPE SPECIFICATIONS AND DETAILS
- UP-19 FOOT LANDSCAPE SPEC. AND DETAILS
- UP-20 OVERALL IRRIGATION PLAN
- UP-21 IRRIGATION PLAN EAST OUTPARCEL
- UP-39E LIME ORDER

TREE KEY

-  DITCH TREE TO REMAIN
 DITCH FALM TO REMAIN

4201-4589 W. HILLSHORE BLVD.
COCONUT CREEK, FL

OVERALL
IRRIGATION PLAN

DATE _____
BY _____
PAGE _____

FOOT 03/20/23 RESUBMITTAL #1 100%
FOOT 07/29/25 RESUBMITTAL #2

IR-1.0
1.1

