

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

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: Carol B. Perez
AGTLAND

Date: July 31, 2025

The Marketplace at Hillsboro

4201-4589 STATE ROAD 810 (W. HILLSBORO BLVD)

Coconut Creek, Florida

FDOT LANDSCAPE PERMIT NO.

2023-L-491-00002

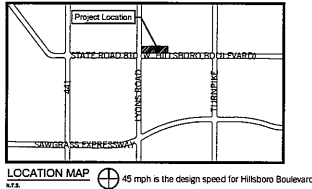
AGTILAND

LANDSCAPE ARCHITECTURE

L22 NORTH DAVENPORT AVENUE
DELMAR BEACH, FL 33444
TEL: 561-276-5050
WWW.AGTILAND.COM

Carol B. Perez

Digitally signed by Carol B. Perez
Date: 2023.05.31 10:23:23 -0400



LANDSCAPE ARCHITECTS

AGTILAND
132 N Swinton Avenue
Delray Beach, FL 33444
T (561) 276-5050

CIVIL ENGINEERING

BOHLER
1900 NW Corporate Blvd, Suite 101E
Boca Raton, FL 33431
T (561) 371-0280

INDEX OF DRAWINGS

- LP-CS COVER SHEET
- LP-1.0 OVERALL LANDSCAPE PLAN
- 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

TITLE

COVER SHEET

SHEET NO.

FILE NAME

07/15/23

02/20/23 RESUBMITTAL #1

07/29/23 RESUBMITTAL #2

SHEET

LP-CS

CALL 14 HOURS BEFORE YOU DIG.
IT'S THE LAW
1-800-432-4770
BARRING STATE LINE CALL OF FLORIDA, INC.

AGILAND
LANDSCAPE ARCHITECTURE
122 NORTH DIXIE AVENUE
DEERBACH, FL 34428
TEL: 813-881-1111
WWW.AGILAND.COM



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 - LP-1.2 LANDSCAPE PLAN SOUTH EAST
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 - LP-1.5 FOOT LANDSCAPE SPEC. AND DETAILS
 - IR-1.0 OVERALL IRRIGATION PLAN
 - IR-1.1 IRRIGATION PLAN EAST OUTPARCEL
 - LP-SITE LINE EXHIBIT

- TREE KEY**
- EXISTING TREE TO REMAIN
 - EXISTING PALM TO REMAIN

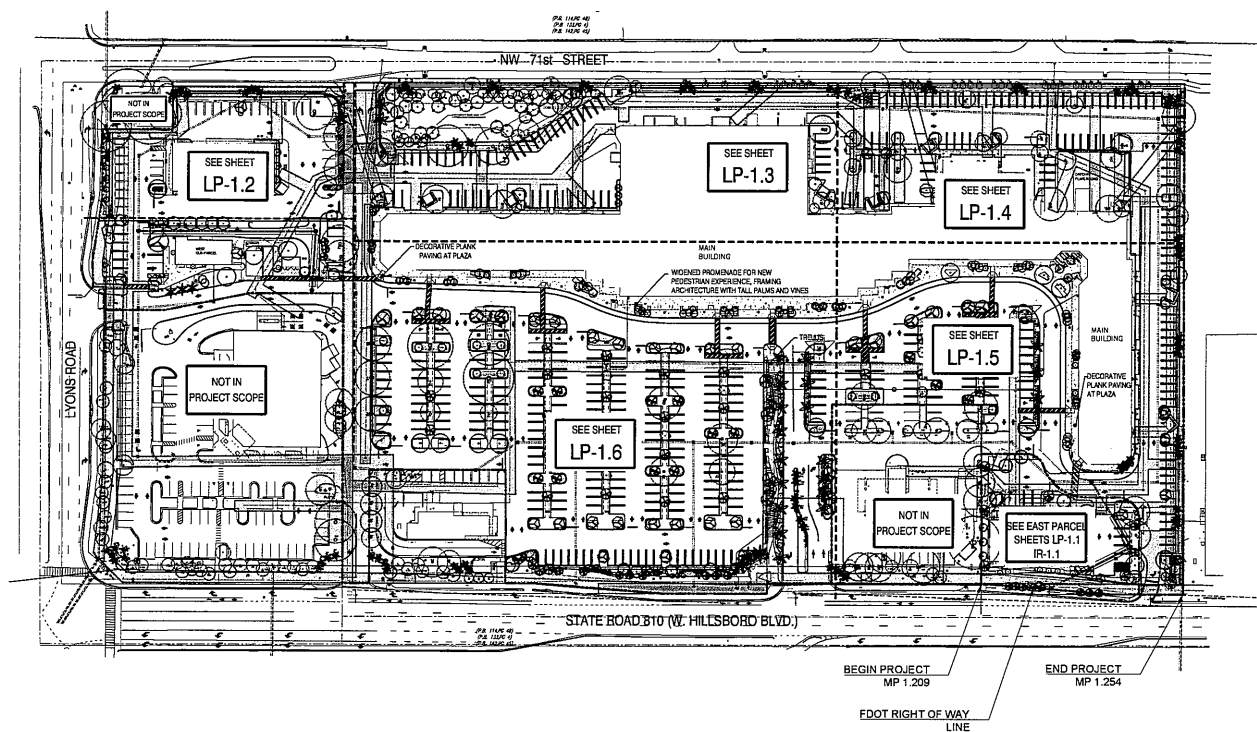
PROJECT
THE MARKETPLACE
AT HILLSBORO
4201-4589 W. HILLSBORO BLVD.
COCONUT CREEK, FL

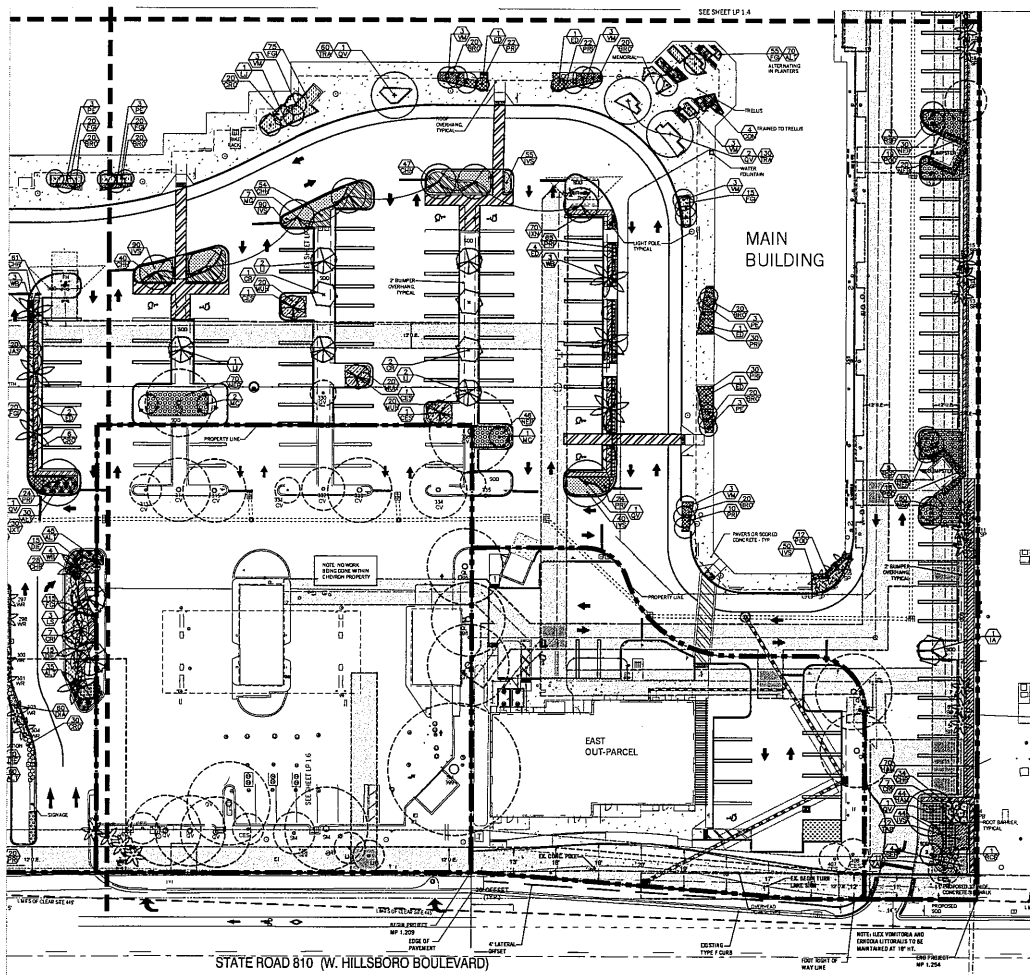
TITLE
OVERALL
LANDSCAPE PLAN

PROJ. NO.	2023-L-491-00002
DATE	02/28/22
DESIGNER	BBB
CHECKER	BBB
DATE	01/18/23
ADDENDUM #	08/31/23
DATE	03/20/23
RESUBMITTAL #	01/29/25
DATE	

DESIGN SPEED = 45 MPH
FOOT LANDSCAPE PERMIT NO.
2023-L-491-00002

SHEET
LP-1.0
OF
1.9





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 LP-03 LANDSCAPE PLAN EAST OUT-PARCEL
 LP-04 LANDSCAPE PLAN SOUTH EAST
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 LP-06 LANDSCAPE SPECIFICATIONS AND DETAILS
 LP-07 FOOT LANDSCAPE SPEC. AND DETAILS
 R-01 GENERAL IRRIGATION PLAN
 R-02 IRRIGATION PLAN EAST OUT-PARCEL
 LP-SITE LINE CONTOUR

ACI LAND
 LANDSCAPE ARCHITECTURE

110 NORTH CHANDLER AVENUE
 DELRAY BEACH, FL 33483
 T 561.276.5500
 www.aciland.com

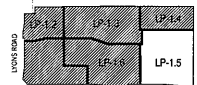
SCALE: 1" = 20'
 0 20 40 60

CALL 48 HOURS BEFORE YOU DIG.
 IT'S THE LAW
 1-800-432-4770
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

EXISTING TREE KEY

KEY	NAME
AM	RED MAPLE
CE	SLIVER BUTTERWOOD
CV	ROSESHAW TREE
FA	STRAWBERRY PINE
LD	LAGUNAR
PE	PERSEA NORONHA
PL	SAFETY QUIN
SL	LAUREL OAK
SW	LINE OAK
SP	SAND PALM
SR	SHADE PALM
WE	WASHINGTON PALM

EXISTING TREE KEY
 ○ EXISTING TREE TO REMAIN
 ○ EXISTING PALM TO REMAIN



KEY PLAN
 N.T.S.

PROJECT
 THE MARKETPLACE
 AT HILLSBORO
 4201-4589 W. HILLSBORO BLVD.
 COCONUT CREEK, FL
FILE
 LANDSCAPE PLAN
 SOUTHEAST

PROJ. NO.
 2023-1-491-00002
FILE NAME
 BB
DATE
 01/10/23
DESIGNER
 BB
CHECKER
 BB
DATE
 01/10/23
REVISIONS
 01/10/23 UPGRADE BROW SHOT
 03/20/23 RESUBMITTAL #1
 07/29/23 RESUBMITTAL #2

DESIGN SPEED = 45 MPH
 FOOT LANDSCAPE PERMIT NO.
 2023-1-491-00002
LP-1.5
 1.9



INDEX OF DRAWINGS

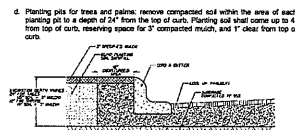
- | | |
|---------|--------------------------------------|
| LP-CS | COVER SHEET |
| LP-1.0 | OVERALL LANDSCAPE PLAN |
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| IR-1.1 | IRRIGATION PLAN EAST OUTPARCEL |
| LP-SETT | LINE FIGURES |

EDOT GENERAL NOTES

- 7. GOVERNING STANDARD PLANS:**
Florida Department of Transportation, FY 2022-23 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IR) are available at the following website:
<https://www.floridadot.com/interim-revisions>
- 8. GOVERNING STANDARD SPECIFICATIONS:**
Florida Department of Transportation, July 2022 Standard Specifications for Road and Bridges
<https://www.floridadot.com/specifications/>
- 9. CONTRACT DOCUMENTS:**
The contract documents to be used in the FDOT Property during construction, relocation or alteration activities shall be those as follows:
- a. Any plan material substitution within or impacting the FDOT Right of Way whether by the Florida Department of Transportation, its Architect or other will need to get approval from the FDOT District Landscapes Architect.
 - b. Ownership of all suitable excavated materials, as determined by the Department, shall remain with the Contractor. The Contractor shall be responsible for fully disposing of all Excavated materials shall be hauled by the Permittee, at their cost & expense from the site to the Regional Operations Center or stockpiled in those areas as directed by the District Landscapes Architect.

EDOT PLANTING NOTES

- 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: <http://www.fdot.state.fl.us/Design%20and%20Construction/Specifications/580.htm>
- For the portion of landscape plant material that will be installed within the FDOT Right of Way, refer to the following Florida Department of Transportation Standard Specifications for Roadway Construction and Related Work, Section 609. Online Reference: <http://www.dot.state.fl.us/projects/researchanddevelopment/standardspecifications/standard-specifications-for-roadway-construction-and-related-work.pdf>
- The contractor shall ensure that all plants are suitable for plant growth. The organic matter content of the soil less than or equal to 15%, a maximum of 10% and have a pH level of 5.5 or greater and less than or equal to 7.3. Planting areas where the existing subgrade is unstable or contains standing water, it will need to be removed and replaced with amended planting soil, as follows:
- a. Areas to be planted with trees shall continue back from easement, is required back 18" from the back of cuts (See Detail below).
 - b. Contractor shall replace with all unsuitable soil including concrete, pavement, mud, etc.
 - c. Areas to be planted with shrubs shall be backfilled with amended planting soil, which may be planted and resseeded with specified planting soil, e.g., 60% sand and 40% mud.
 - d. Areas to be planted with herbaceous annual ground covers, remove compacted soil to top of grade and replace with amended planting soil, which may be planted and resseeded with top of cut, removing surface area of 3' compacted mud and 1' clear from top of cut.



4. Cypress Mulch is not permitted on the 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 and Maintenance Inspection upon inspection.
5. Soils areas are to be installed by Standard Plan Index 570-010 and Standard Specifications Sections 750, 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.

FERT IRRIGATION NOTE

- ### **IRRIGATION NOTES**
1. The irrigation system shall be available when adequately and safely meets the water needs of the system. Storm water, reclaim water, or grey water irrigation shall be used whenever possible.
 2. The FDOT requires Backflow Prevention to water source.
 3. Contractor shall provide the FDOT District Operations Manager with a set of "As-Built" drawings of the irrigation system.
 4. Should the existing irrigation system not be functional for the time during construction, ensuring that measures are taken to water existing plant material and soil. This may include the use of hand watering or the installation of the microirrigation system on how the system is zoned.
 5. New plant material shall be scheduled in the landscape areas when existing irrigation modifications occur.
 6. To ensure the entire existing irrigation system is returned to fully functional condition, the contractor shall provide agency and FDOT with a written report of the system's performance test to document the condition of the existing system. Any repairs that are required to the existing system to remain will be performed by the maintaining agency prior to the end of the warranty period. Any repairs that are required to the existing system after the conclusion of the warranty period will be the responsibility of the contractor. The entire irrigation system shall be returned to fully functional condition.



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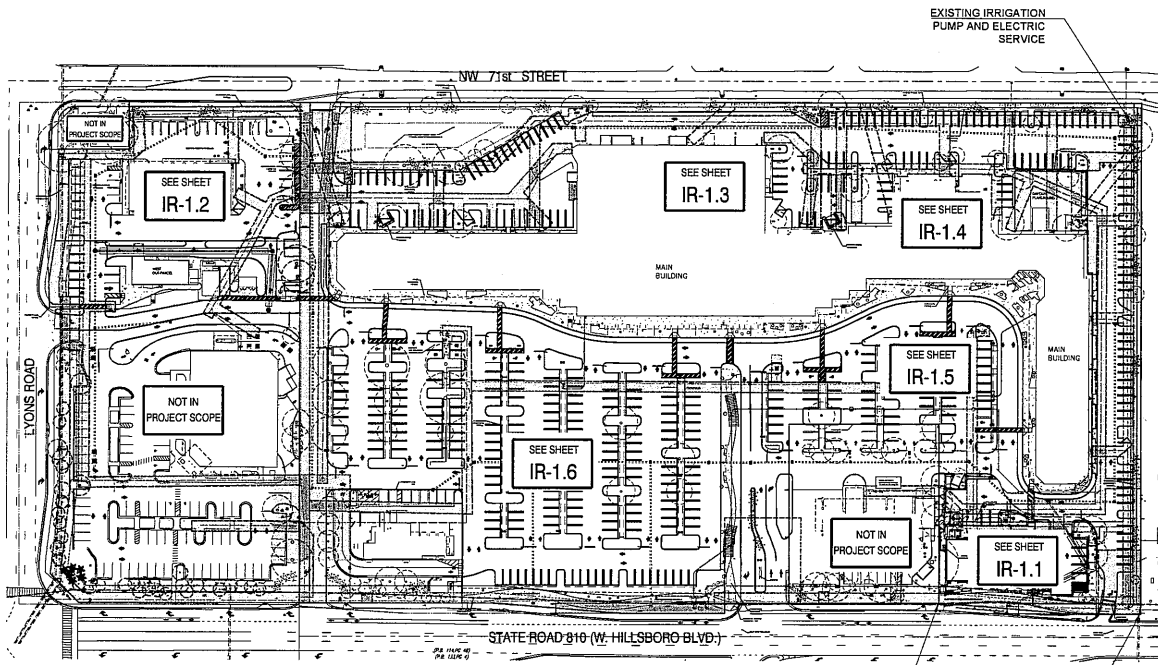
PROJECT
 THE MARKETPLACE
 AT HILLSBORO
 4201-4509 W. HILLSBORO BLVD.
 COCONUT CREEK, FL

TITLE
 OVERALL
 IRRIGATION PLAN

PROJ. NO.
 19/17/21
DATE
 03/20/23 RESUBMITTAL #1
 07/28/25 RESUBMITTAL #2

DESIGN SPEED = 45 MPH
FOOT LANDSCAPE PERMIT NO.
 2023-L-451-00002

SHEET
 IR-1.0
 OF
 1.1



PARKING LOT IRRIGATION SYSTEM VIF
 CAPACITY AND TIE IN LOCATION IN
 FIELD. COORDINATE WITH ARCHITECT
 AND LANDSCAPE ARCHITECT

