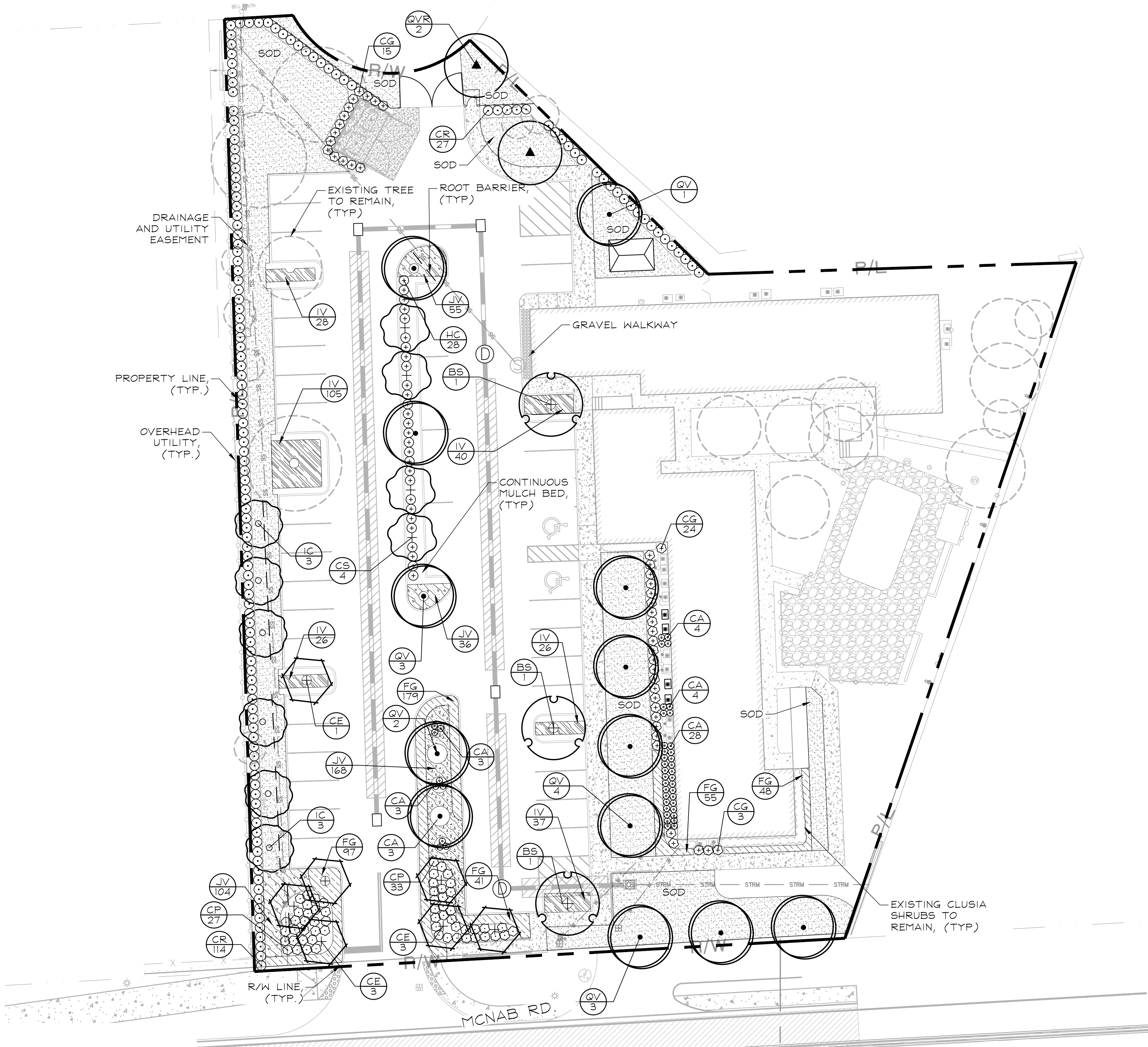


Plotted By: Haragrett, Tom Sheet Set: CYPRESS LANDING CONDOMINIUM PARKING LOT Layout: C3.00 PAVING GRADING AND DRAINAGE PLANS February 12, 2025 05:23:23pm K:\VTL-Civil\044-100\044203010-Cypress Nook\CAD\Plansheets - Cypress Nook\LI.00 LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NATIVE	DROUGHT TOL.	QTY
TREES								
BS	Bursera simaruba	Gumbo Limbo	Cont.	4" Cal.	12' HT x 4' SPR	Yes	Yes	3
CE	Conocarpus erectus sericeus	Silver Buttonwood	Cont.	2" Cal.	10' H X 4' SPR	Yes	Yes	7
CS	Cordia sebestena	Orange Gelger Tree	Cont.	2" Cal.	10' H X 4' SPR	Yes	Yes	4
IC	Ilex cassine	Dahoon Holly	Cont.	2" Cal.	10' HT X 5' SPR	Yes	Yes	6
QV	Quercus virginiana	Southern Live Oak	Cont.	3" Cal.	14' HT X 6' SPR	Yes	Yes	13
QVR	Quercus virginiana	Southern Live Oak	Relocated					2
SHRUBS								
CA	Cordyline fruticosa 'Auntie Lou'	Auntie Lou Ti Plant	Cont.	24" O.C.	18" HT	No		45
CG	Clusia rosea	Clusia	Cont.	36" O.C.	24"x24"	Yes	Yes	42
CP	Codiaeum variegatum 'Petra'	Petra Croton	Cont.	36" O.C.	24" HT	No	Yes	60
CR	Chrysobalanus icaco 'Red Tip'	Red Tip Coco Plum	Cont.	36" O.C.	36" HT	Yes	Yes	141
HC	Hamelia patens 'Compacta'	Dwarf Firebush	Cont.	36" O.C.	24" x 24"	Yes	Yes	28
SHRUB AREAS								
FG	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	18" O.C.	12" FULL	No	Yes	420
IV	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon Holly	Cont.	18" O.C.	15"x15"	Yes	Yes	262
JV	Jasminum volubile	Wax Jasmine	Cont.	18" O.C.	15"x15"	No	Yes	363
GROUND COVERS								
SOD	Stenotaphrum secundatum 'Floratum'	Floratum St. Augustine Grass	Sod					

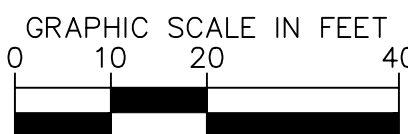
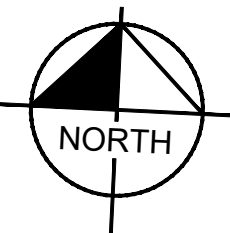
± 7,119 sf

CODE REQUIREMENTS

SITE AREA: 56,530 SF (1.29 ACRES) ZONING: 1-1 LAND USE: B-3	IMPERVIOUS AREA: 36,933 SF (0.84 ACRES) PERVIOUS AREA: 19,597 SF (0.45 ACRES)	REQUIRED	PROVIDED
SEC. 155.5203.B.2.g.ii.(A) AT LEAST 50% OF REQUIRED TREES SHALL BE 14' HIGH IF THE PRINCIPAL STRUCTURE IS BETWEEN 15'-25' TALL, AND 16' HIGH WHEN PRINCIPAL STRUCTURE IS 25'+ TALL. 7 TREES x 50% = 4 TREES @ 14' HIGH		4 TREES	12 TREES (QV)
SEC. 155.5203.B.2.g.ii.(D).(3) NO MORE THAN 50% OF TOTAL NUMBER OF REQUIRED TREES SHALL BE PALM TREES. 7 TOTAL TREES x 50% = 4 PALMS MAX		4 PALMS MAX	0 PALMS
SEC. 155.5203.D.1.3.b PERIMETER LANDSCAPING STRIPS SHALL BE COMPRISED OF CANOPY TREES SPACED A MAXIMUM AVERAGE OF 30' ON CENTER WEST: 300 LF / 30 LF x 1 TREE = 10 TREES		10 TREES	EXISTING 3 PALMS 3:1= 1 CANOPY TREE 3 CANOPY TREES PROPOSED 6 TREES
SEC. 155.5203.C 1 TREE AND 5 SHRUBS PER 3,000 SQ FT OF PERVIOUS LOT AREA OR MAJOR FRACTION THEREOF 19,597 SF / 3,000 SF x 7 TREE = 7 TREES 19,597 SF / 3,000 SF x 5 SHRUBS = 35 SHRUBS		7 TREES 35 SHRUBS	7 TREES 35 SHRUBS
SEC. 155.5203.D.1.4.b.iii EACH LANDSCAPE ISLAND SHALL CONTAIN AT LEAST 1 CANOPY TREE. UNDERSTORY TREES MAY BE SUBSTITUTED IN AREAS BENEATH OVERHEAD UTILITY LINES. 9 LANDSCAPE ISLANDS x 1 TREE = 9 TREES		9 TREES	EXISTING 3 TREES PROPOSED 6 TREES
SEC. 155.5203.D.1.4.c THE LANDSCAPED AREA ABUTING PARALLEL PARKING BAYS SHALL CONTAIN CANOPY TREES SPACED NO MORE THAN 40' APART, A CONTINUOUS HEDGE AND GRASS OR GROUND COVER THROUGHOUT THE REMAINING AREA.		✓	✓

PLANTING NOTES:

- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
- PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
- ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
- ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



PLANS ARE IN NAVD 1988 DATUM
CONVERSION EQUATION IS BELOW:
(NAVD 1988) + 1.58' = (NGVD 1929)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.



Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
THOMAS C. HARGRETT, PLA
FL LICENSE NUMBER
LA #6667512
DATE: 02/12/2025

LANDSCAPE PLAN

CYPRESS LANDING
CONDOMINIUM PARKING
LOT
PREPARED FOR
CITY OF POMPANO BEACH

SHEET NUMBER
L1.00

04/16/2025