POMPANO BEACH CODE COMPLIANCE (PER SEC. 155.5203)

WORK AREA: 127,700 SF
ZONING: RM-30

	REQUIRED	PROVIDED
155.5203.B.1.b - NATIVE VEGETATION AND DIVERSITY WHERE 20 OR MORE TREES ARE REQUIRED ON A SITE, AT LEAST 50% OF THE REQUIRED TREES SHALL BE NATIVE SPECIES, AND THE REQUIRED TREES SHALL CONSIST OF AT LEAST FOUR DIFFERENT SPECIES. 100 REQUIRED TREES x 50% = 50 TREES 4 SPECIES REQUIRED	50 NATIVE TREES (50%) 4 SPECIES	100 NATIVE TREES (100%) 4 SPECIES
155.5203.B.2.g.ii(A) - CANOPY TREES AT LEAST 50% OF REQUIRED CANOPY TREES SHALL BE 16' HT IF THE PRINCIPAL STRUCTURE ON THE LOT IS 25' HIGH 57 REQUIRED CANOPY TREES x 50% - 29 TREES	29 TREES (50%)	42 TREES (100%)
155.5203.B.2.g.ii(C) - PALM TREES AT LEAST 50% OF REQUIRED PALM TREES SHALL BE 22' HT IF THE PRINCIPAL STRUCTURE ON THE LOT IS 25' HIGH. NO MORE THAN 50% OF THE TOTAL NUMBER OF REQUIRED TREES SHALL BE PALMS 20 REQUIRED PALMS x 50% - 10 PALMS 100 REQUIRED TREES x 50% = 50 PALMS (MAX)	10 PALMS 50 PALMS (MAX)	12 PALMS 21 PALMS
OVERALL SITE		
155.5203.C - MINIMUM DEVELOPMENT SITE LANDSCAPING AT LEAST ONE TREE AND FIVE SHRUBS PER 3,000 SF OF LOT AREA OR FRACTION THEREOF 127,700 SF / 3,000 SF = 43 TREES 127,700 SF / 3,000 SF) x 5 = 215 SHRUBS	(*) 43 TREES 215 SHRUBS	40 PROP. TREES 3 EXIST. TREES 215 SHRUBS
VEHICULAR USE AREA:		
155.5203.D.1.4.b.iii - LANDSCAPE ISLAND PARKING BAYS EACH LANDSCAPE ISLAND SHALL CONTAIN AT LEAST 1 CANOPY TREE. UNDERSTORY TREES MAY BE SUBSTITUTED IN AREAS BENEATH OVERHEAD UTILITY LINES. 23 LANDSCAPE ISLANDS x 1 TREE = 23 TREES	(*) 23 TREES	21 PROP.TREES 2 EXIST.TREES
155.5203.D.3.b - PERIMETER LANDSCAPE STRIP COMPOSITION CANOPY TREES SHALL BE SPACED A MAXIMUM AVERAGE OF 30' OC EAST: 114' / 30' = 4 TREES SOUTH: 164' / 30' = 6 TREES NORTH: 98' / 30' = 4 TREES	(*) EAST: 4 TREES SOUTH: 6 TREES NORTH: 4 TREES	EAST: 2 PROP., 2 EXIST. SOUTH: 5 PROP., 1 EXIST. NORTH: 2 PROP., 2 EXIST.
155.5203.D.4.a - INTERIOR LANDSCAPING STANDARDS LANDSCAPE PLANTING AREAS SHALL MAKE UP AT LEAST 15% OF THE TOTAL AREA OF A VEHICULAR USE AREA. (VUA = 47,530 SF) 47,530 SF x 15% = 7,130 SF	7,130 SF	11,754 SF
155.5203.D.5 - LANDSCAPING BETWEEN VEHICULAR USE AREA AND BUILDING A MINIMUM WIDTH OF 8 FEET FOR EACH 15 FEET OF BUILDING HEIGHT AND ONE ADDITIONAL FOOT FOR EVERY 2 FEET OF HEIGHT. 267 LF X 52 = 13,884 SF	13,884 SF	7,186 SF
155.5203.E. - BUILDING BASE PLANTINGS REQUIRED SHRUBS SHALL BE PLANTED WITHIN 3 FEET OF THE BASE OF THE BUILDING. 950 LF X 3 = 2,850 SF	2,850 SF	3,098 SF
BUFFERS:		
155.5203.F.3 - PERIMETER BUFFERS TYPE A BUFFER (OPTION 1) SHALL BE PROVIDED ALONG THE EAST AND SOUTH PERIMETER WITH CANOPY TREE PER 30 LF, PLUS A CONTINUOUS HEDGE EAST: 328' / 30' = 11 CANOPY TREES SOUTH: 256' / 30' = 9 CANOPY TREES	(*) 11 CANOPY TREES 9 CANOPY TREES	3 EXIST. TREES 8 PROP. TREES 1 EXIST. TREE 8 PROP. TREES
TOTAL REQUIRED TREES 43 + 23 + 4 + 6 + 4 + 11 + 9 = 100 TREES (*) DENOTES REQUIRED TREES	100 TREES	86 PROPOSED + 14 EXISTING 100 TREES
155.5204.E.1.b - THE MINIMUM NUMBER OF REPLACEMENT TREES REQUIRED TO COMPENSATE FOR REMOVED NON-SPECIMEN TREES THAT CANNOT BE SUCCESSFULLY RELOCATED SHALL BE ONE (1) CALIPER INCH FOR EACH ONE (1) DBH INCH REMOVED TO THE EXTENT THAT THE COMBINED DBH OF THE REPLACEMENT TREES EQUALS THE COMBINED CALIPER OF ALL THE TREES REMOVED. TOTAL INCHES REMOVED = 14 INCHES	14"	14"

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	QTY
	Conocarpus erectus	Buttonwood	B & B	2" Cal.	12' HT x 5' SPR	Yes	21
	Cordia sebestena	Orange Geiger Tree	B & B	2" Cal.	12' HT x 5' SPR	Yes	8
	Conocarpus erectus sericeus	Silver Buttonwood	B & B	2" Cal.	10' HT x 4' SPR	Yes	2
	Ilex cassine	Dahoon Holly	Relocated				1
	Quercus virginiana	Southern Live Oak	B & B	3" Cal.	16' HT x 7' SPR	Yes	30
	Quercus virginiana	Southern Live Oak	Relocated				17
	Sabal palmetto	Cabbage Palm	F.G.		22'-24' OA	Yes	12
	Sabal palmetto	Cabbage Palm	Relocated				12
	Taxodium distichum	Bald Cypress	B & B	2.5" Cal.	14' HT X 6' SPR	Yes	19
	Thrinax radiata Double Trunk	Florida Thatch Palm	F.G.		14' OA	Yes	8

SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	QTY
	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	48" O.C.	36"x36"	Yes	150
	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Cont.	48" O.C.	48" HT	Yes	263
	Codiaeum variegatum	Croton	Cont.	36" O.C.	30"x30"	No	59
	Ficus microcarpa 'Green Island'	Green Island Ficus	Cont.	24" O.C.	15"x15"	No	151
	Hamelia patens	Firebush	Cont.	36" O.C.	24" x 24"	Yes	78

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	QTY
	Jasminum volubile	Wax Jasmine	Cont.	24" O.C.	18"x18"	Yes	969
	Liriope muscari	Lilyturf	Cont.	24" O.C.	18"x18"	Yes	277
	Psychotria nervosa	Wild Coffee	Cont.	24" O.C.	18"x18"	Yes	212
	Tripsacum dactyloides	Fakahatchee Grass	Cont.	36" O.C.	24"x24"	Yes	156

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	O.C.	SIZE	NATIVE	QTY
	Aspidistra elatior	Cast Iron Plant	Cont.	12" O.C.	10"x10"	No	454
	Stenotaphrum secundatum 'Floratam'	Floratam St. Augustine Grass	Sod				± 30,714 sf

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. 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.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. 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.
5. 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.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. 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.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
9. ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE TO BE MAINTAINED AT A HEIGHT NO GREATER THAN 24".
10. A PRE-CONSTRUCTION MEETING WITH THE CITY'S URBAN FORESTRY DIVISION IS REQUIRED BEFORE ANY PLANT MATERIAL IS INSTALLED ON SITE.
11. ALL ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL IS TO BE REMOVED FROM ALL PLANTING AREAS AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
12. SITE MUST MEET THE MINIMUM CONDITIONS OF THE APPROVED PLAN PRIOR TO FINAL INSPECTION.

PLANS ARE IN NAVD88 DATUM CONVERSION EQUATION IS BELOW: (NAVD 1988) + 1.57' = (NGVD 1929)

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

Always call 811 two full business days before you dig to have underground utilities located and marked.

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
KRISTEN E. ALEXA, PLA.
LICENSE NUMBER 5555
DATE:

Kristen E. Alexa, PLA
2022.06.02
12:10:28-04'00'

KHA PROJECT 143256001
DATE JUNE 2022
SCALE AS SHOWN
DESIGNED BY LM
DRAWN BY KJL
CHECKED BY JAW

LANDSCAPE PLAN

ST JOSEPH MANOR II
PREPARED FOR
SMITH & HENZY AFFORDABLE GROUP
POMPANO BEACH FL

SHEET NUMBER
L-201

Plotted By:Alexa, Kristen Sheet Set:ST JOSEPH MANOR II Layout:L-201 LANDSCAPE PLAN June 02, 2022 11:32:02am K:\BCD_Civil\143256001 - St Joseph Manor\CADD\PlanSheets\L-200 LANDSCAPE PLAN.dwg
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