

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

SITE PLAN

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

| | |
|--------------|---------------|
| PROJECT No.: | FLB2300.10.00 |
| DRAWN BY: | RN |
| CHECKED BY: | CL |
| DATE: | 02/08/2023 |
| CAD ID: | LAND |

PROPOSED SITE PLAN

FOR

CRITERION
 EXTERIOR GROUP LLC

PROPOSED DEVELOPMENT
 NW 33RD STREET
 POMPANO BEACH, FL 33069

BOHLER

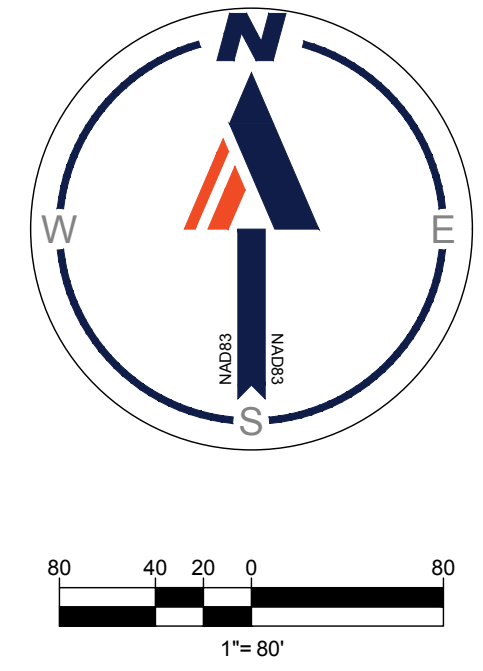
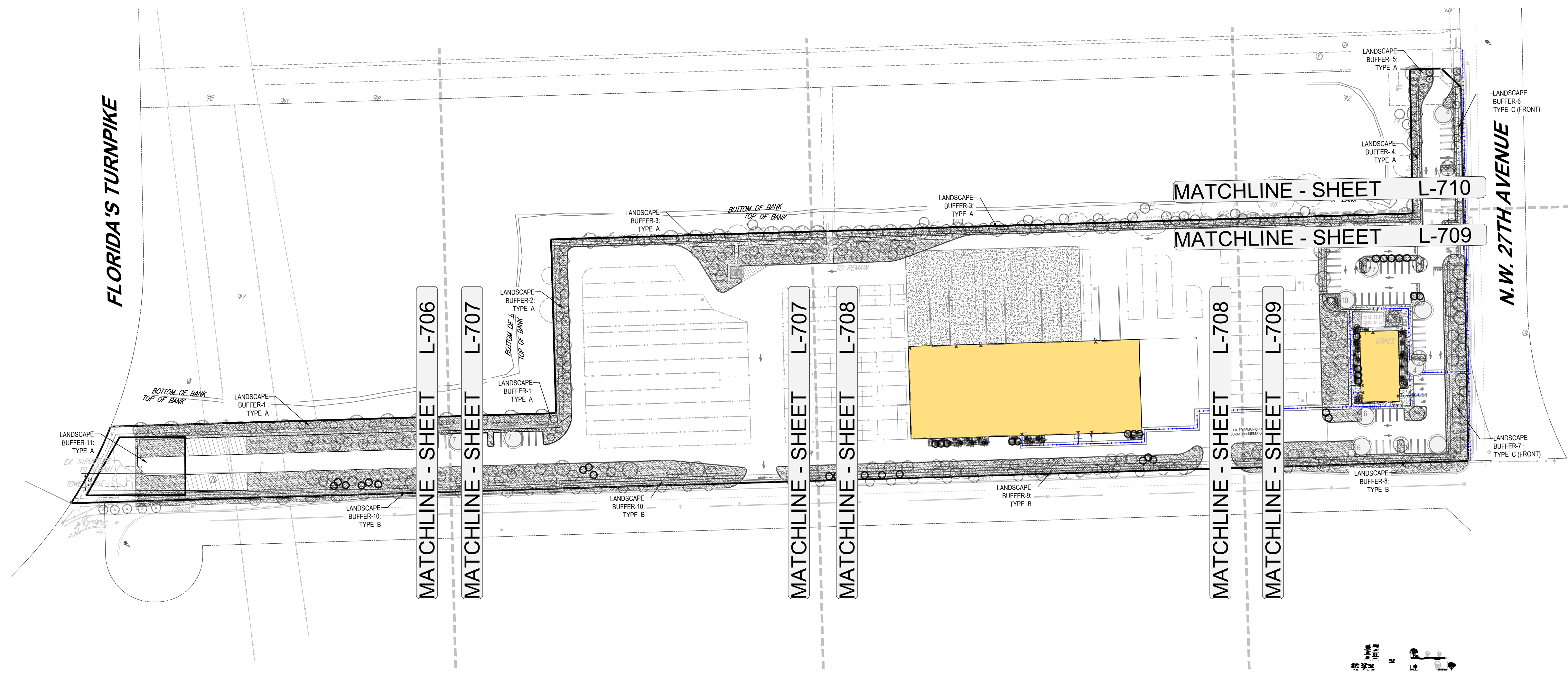
1900 NW CORPORATE BOULEVARD
 SUITE 101E
 BOCA RATON, FLORIDA 33431
 Phone: (561) 571-0280
 Fax: (561) 571-0281
 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRETT M. WALDMAN, P.L.A. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SHEET NUMBER:
L-705

ORG. DATE - 02/08/2023



GENERAL LANDSCAPE NOTES:

- ALL PLANTING BEDS TO BE MULCHED WITH 3" FLORIMULCH MELALEUCA (COCOA BROWN) MULCH. INSTALL A DOUBLE LAYER OF WEED FABRIC UNDER ALL MULCH INSTALLATIONS
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION
- DIGGING IN UTILITY EASEMENTS SHALL BE BY HAND ONLY
- THIS PLAN IS TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN IN ACCORDANCE WITH LANDSCAPE SPECIFICATION #2.C., UNLESS OTHERWISE STATED ON THIS PLAN.
- SHRUBS PLANTED ALONG HEAD-IN PARKING STALLS SHALL BE INSTALLED TO ALLOW A CLEARANCE OF TWO FEET FROM FACE OF CURB TO ALLOW FOR BUMPER OVERHANG.
- IF IRRIGATION IS REQUIRED BY THE OWNER OR APPROVING MUNICIPALITY, THE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM MEETING THE SPECIFICATIONS OF THE CHOSEN PRODUCT'S MANUFACTURER. THE IRRIGATION DESIGN SHALL ACCOMMODATE LAWN AND BED AREAS EACH UNDER SEPARATE ZONES TO MAXIMIZE WATER EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ANY PERMITS REQUIRED FOR THE INSTALLATION OF AN IRRIGATION SYSTEM.
- PLANT MATERIAL SUBSTITUTIONS MUST BE FORMALLY SUBMITTED TO BOHLER ENGINEERING AND THE MUNICIPAL ENGINEER AND LANDSCAPE CONSULTANTS FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ANY PLANT MATERIAL THAT ARE TO BE INSTALLED WITHIN STORMWATER BMP FEATURES MUST BE NATIVE SPECIES.
- WITHOUT EXCEPTION, WEED BARRIER FABRIC SHALL NOT BE INSTALLED WITHIN ANY BMP FACILITY. BMP FACILITIES INCLUDE RAINGARDENS, INFILTRATION TRENCHES, VEGETATIVE SWALES AND STORMWATER BASINS.
- ANY TREE INSTALLED WITHIN 10 FT. OF NEW CONCRETE SIDEWALKS AND/OR NEARBY UNDERGROUND UTILITY OR PIPE SHOULD BE INSTALLED WITH BIOPARTICULATE ROOT BARRIER FABRIC AS SHOWN. SEE DETAIL DETAIL 8, C-704.
- THERE IS TO BE NO PLANTING OF TREES OR SHRUBS EITHER DIRECTLY OVER OR WITHIN 10 HORIZONTAL FEET OF THE SANITARY SEWER GRAVITY SEWERS AND FORCE MAIN.

LANDSCAPE COMMENTS # 16, 17, 18.

- ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". ALL TREES VIA PERIMETER TREES BE 14' O.A TO CREATE A LARGEST OPTED CLEAR LINE OF SIGHT FROM ROADWAY.
- PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ON SITE WHERE THERE IS TREE PROTECTION AND/OR PLANT MATERIAL IS INSTALLED ON SITE.
- ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
- ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
- OVERHEAD UTILITIES WILL BE BURIED FOR THIS PROJECT AS PER 155.5509

NATIVE SPECIES:

CONTRACTOR SHALL VERIFY PLANT QUANTITIES IN THE TABLE WITH THE PLAN. WHERE THERE IS A DISCREPANCY IN PLANT QUANTITIES, THE PLAN OVER RIDES THE PLANT LIST

* ALL PLANTS ARE NATIVE SPECIES - HIGH DROUGHT TOLERANCE
 ** CONTRACTOR TO VERIFY SQUARE FOOTAGE

ROOT BARRIER NOTES:

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN.

ADDITIONALLY, TREES ARE TO BE INSTALLED WITH TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL A TREE ENROACH INTO A BUCUE WITHOUT PRIOR BCWUD APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHAL AND BCWUD

AS PER CITY ORDINANCE(S) §50.02(A) (4) AND §100.35(E), THAT LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN (5') FIVE FEET OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES ETC. ALSO, PLEASE NOTE THAT NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY-OWNED SEWER LATERAL CLEANOUT OR WATER &/OR REUSE METER. SHOW THE LOCATION OF ALL EXISTING CITY OWNED AND MAINTAINED POTABLE WATER MAINS AND SERVICES, SANITARY SEWER MAINS OR LATERALS AND STORM DRAINAGE LINES ON THE PROPOSED LANDSCAPE PLANS. CONTACT TRACY WYNN GIS COORDINATOR ENGINEERING DIV. FOR UTILITY INFORMATION: 564-545-7097 TRACY.WYNN@COFBL.COM ENGINEERING STANDARD STREET TREE DETAIL 316-1 AND 315-1.

SEE DETAIL 7, SHEET C-711 FOR ROOT BARRIER DETAILS.

- ALL HEDGES ABUTTING CITY RIGHTS OF WAY ARE MAINTAINED AT A HEIGHT NO GREATER THAN 24". ALL TREES VIA PERIMETER TREES BE 14' O.A
- PRE-CONSTRUCTION MEETING WITH URBAN FORESTRY IS REQUIRED BEFORE ANY WORK IS PERFORMED ON SITE, WHERE THERE IS TREE PROTECTION AND/OR PLANT MATERIAL IS INSTALLED ON SITE.
- ALL ROAD ROCK, CONCRETE, ASPHALT AND OTHER NON NATURAL MATERIAL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO LANDSCAPE INSTALLATION AND BE REPLACED WITH PLANTING SOIL PRIOR TO LANDSCAPE INSTALLATION.
- ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
- NO DEVELOPMENT, WORK, OR DEMO ACTIVITY SHALL BE ALLOWED WITHIN THE DRIPLINE OF A TREE OR TREE PROTECTION AREA.
- FINES AND OR PENALTIES FOR ENROACHMENT INTO THE CRITICAL ROOT ZONES AND WITHIN THE TREE PROTECTION ZONE FOR EXISTING TREES TO BE PROTECTED AND PRESERVED WILL BE ISSUED AS NEEDED.

LANDSCAPE DATA TABLE (A)

| JURISDICTION | CITY OF POMPANO BEACH | | | |
|---|---|-----------------------------|-----------------------|-------------|
| CURRENT ZONING /PROPOSED ZONING | I-1 (GENERAL INDUSTRIAL) / I-1 (GENERAL INDUSTRIAL) | | | |
| TOTAL SITE AREA | 451,421 SF (±10.36 AC) | | | |
| VUA AREA | 285,983.2 S.F. (±6.0 A.C.) - 0.0% | | | |
| IMPERVIOUS AREA: (MINIMUM / PROPOSED / MAXIMUM) | 20% / 42.3% / 80% | | | |
| IMPERVIOUS AREA (LOT COVERAGE) | 324,424 SF (71.8%) | | | |
| PROPOSED BUILDING & SIDEWALK | 50,164 SF (1.15 AC) - 11.10% | | | |
| *PER 155.5203.B.5.A - E: REFER TO SHEETS C-705 - L-707 FOR IRRIGATION PLANS | | | | |
| MINIMUM SITE DEVELOPMENT LANDSCAPING - 155.5203.C | | | | |
| | REQUIRED | PROVIDED | | |
| MIN. 20% OF THE TOTAL GROSS AREA SHALL EQUAL LANDSCAPED PERVIOUS AREA | 90,285 SF | 127,300 SF (28.2%) | | |
| 1 TREE AND 5 SHRUBS FOR EVERY 3,000 SQUARE FEET OF LOT AREA | 151 TREES 755 SHRUBS | 151 TREES 755 SHRUBS | | |
| PERIMETER SHRUBS (2,128' LF) | 1,064 SHRUBS | 1,751 SHRUBS | | |
| NATIVE TREES (50% MIN.) | 76 TREES | 320 TREES (89%) | | |
| VUA REQUIREMENTS AS PER 155.5203.D | | | | |
| • 32.1' BLDG HEIGHT (32' - 1') | 8,375' REQUIRED | 5' PROVIDED | | |
| • 8.75 + 8 = 16.75' / 2 = 8.375' FEET | | | | |
| LANDSCAPE : BETWEEN VUA & BUILDING. | 15' LF MIN. | 5' LF MIN. | | |
| 155.5203.F.3 REQUIRED BUFFER TYPES & STANDARDS | | | | |
| | TREES: VUA TREES (9" O.C. / 48" O.C. @ WATER) | TREES: BUFFER - C / U | TREES: TOTAL PROVIDED | MITIGATION: |
| BUFFER 1: 544' LF (TYPE-A) WATER | 14 TREES | 11 C / 19 U | 25 C / 19 U | |
| BUFFER 2: 225' LF (TYPE-A) WATER | 6 TREES | 6 C / 9 U | 18 C / 9 U | 6 C |
| BUFFER 3: 1,116' LF (TYPE-A) WATER | 28 TREES | 23 C / 38 U | 51 C / 38 U | |
| BUFFER 4: 187' LF (TYPE-A) WATER | 5 TREES | 4 C / 7 U | 9 C / 7 U | |
| BUFFER 5: 39' LF (TYPE-A) 30" O.C. | 1 TREES | 1 C / 2 U | 2 C / 2 U | |
| BUFFER 6: 213' LF (TYPE-C) OHW | 7 TREES | 16 / U | 16 / U | |
| BUFFER 7: 260' LF (TYPE-C) OHW | 9 TREES | 9 C / 9 U | 18 C / 9 U | |
| BUFFER 8: 297' LF (TYPE-B) OHW | 10 TREES | 10 C / 15 U | 10 C / 15 U | |
| BUFFER 9: 531' LF (TYPE-B) OHW | 18 TREES | 18 C / 27 U | 38 U | |
| BUFFER 10: 777' LF (TYPE-B) OHW | 26 TREES | 26 C / 39 U | 52 C / 39 U | |
| BUFFER 11: 98' LF (TYPE-A) 30" O.C. | 3 TREES | 4 C / 5 U | | |
| *NOTE: C = CANOPY, U = UNDERSTORY, OHW = OVERHEAD WIRES | | | | |
| 155.5203.D.4 VUA REQUIREMENTS | | | | |
| INTERIOR LANDSCAPE: VUA 285,983 | REQUIRED: 42,897 SF (15%) | PROVIDED: 41,695 SF (14.5%) | | |

LANDSCAPE DATA TABLE (B)

| LANDSCAPED ISLAND - 155.5203.D.4 | | |
|---|------------------------------|------------|
| | REQUIRED | PROVIDED |
| PARKING ISLAND TREES | 12 TREES | 12 TREES |
| INTERIOR LANDSCAPE EQUAL TO 15% OF THE TOTAL VEHICULAR USE AREA (43,180 SF) | 6,477 SF | 8,850 SF |
| BUILDING BASE PLANTINGS - 155.5203.D.5 | | |
| MIN. OF 18' OF LANDSCAPE AREAS BETWEEN A VEHICULAR USE AREA & ABUTTING BUILDING | 18' | 5' |
| SUPERIOR LANDSCAPE DESIGN | 340 SHRUBS, 16 TREES | |
| BUILDING BASE PLANTINGS - 155.5203.E | | |
| | REQUIRED | PROVIDED |
| SHRUBS MAX. ON-CENTER SPACING 3' FT. (APPROX. 320 LF) | 107 SHRUBS | 433 SHRUBS |
| STREET TREES 155.5203.G.2.C. | | |
| VUA STREET TREES: NW 27th AVE. - 1 PER EA. 30' L.F. (472' LF) | 16 TREES | 16 TREES |
| VUA STREET TREES: NW 33rd ST. - 1 PER EA. 30' L.F. (1,603' LF) | 54 TREES | 54 TREES |
| 155.5301.B | | |
| SCREEN FROM VIEW FROM ADJACENT STREETS AND PROPERTIES BY CONTINUOUS HEDGES 6' FEET IN HEIGHT | 80 SHRUBS | 83 SHRUBS |
| 155.5204. TREE REPLACEMENT | | |
| REQUIRED NUMBER OF REPLACEMENT TREES | 42 NON-SPECIMEN CANOPY TREES | |
| NOTE: OVERHEAD UTILITIES WILL BE BURIED FOR THIS PROJECT AS PER 155.5509. | | |
| PER CITY ORDINANCE(S) §50.02(A) (4) AND §100.35(E), THAT LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN (5') FIVE FEET OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES ETC. ALSO, PLEASE NOTE THAT NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY-OWNED SEWER LATERAL CLEAN-OUT OR WATER &/OR REUSE METER. | | |