



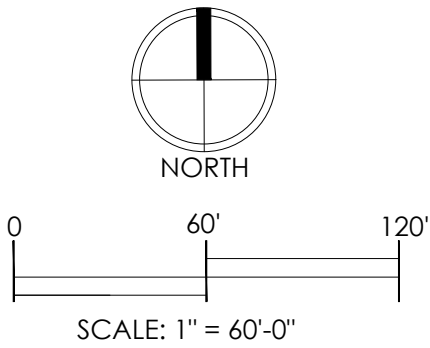
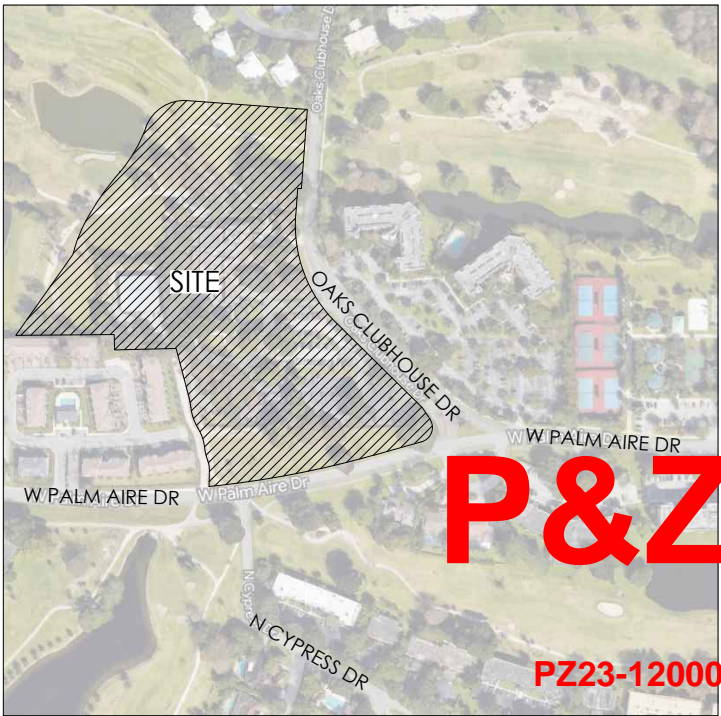
SHEET INDEX

SHEET	DESCRIPTION
LP.01	OVERALL LANDSCAPE PLAN
TD.1	TREE DISPOSITION PLAN
TD.2	TREE DISPOSITION PLAN
LP.10	LANDSCAPE PLAN
LP.11	LANDSCAPE PLAN
LP.12	LANDSCAPE PLAN
LP.13	LANDSCAPE PLAN
LP.14	LANDSCAPE PLAN
LP.15	LANDSCAPE PLAN
LP.30	LANDSCAPE DETAILS AND REQUIREMENTS
LP.31	LANDSCAPE DETAILS
LP.32	LANDSCAPE SPECIFICATIONS
LP.33	LANDSCAPE SPECIFICATIONS

GENERAL NOTES:

- ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRAND DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, INTACT LEADER CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.
- A PRE-CONSTRUCTION MEETING IS REQUIRED WITH THE CITY OF POMPAÑO BEACH URBAN FORESTRY DEPARTMENT PRIOR TO ANY CONSTRUCTION ACTIVITIES ONSITE. ALL TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION ACTIVITIES.
- NO DEVELOPMENT, WORK OR DEMOLITION ACTIVITY SHALL BE ALLOWED WITHIN THE DRIPLINE OF A TREE OF TREE PROTECTION AREA.
- ALL EXISTING AND PROPOSED SITE OVERHEAD UTILITIES SHALL BE BURIED.
- 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.
- ALL EXISTING TREES TO REMAIN WILL BE PRUNED BY AN ISA CERTIFIED ARBORIST UNDER THE DIRECTION OF A BCMA OR ASCA REGISTERED CONSULTING ARBORIST.
- AN IRRIGATION PLAN SHALL BE PROVIDED AS AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INSTALLED IN ACCORDANCE WITH REQUIREMENTS OF THE BUILDING CODE, INCLUDE A RAIN-SENSING CUTOFF DEVICE, PROVIDING 100% COVERAGE WITH 50% OVERLAP, AND REUSE WATER WHENEVER PRACTICABLE AND AVAILABLE.
- BUBBLERS WILL BE PROVIDED FOR ALL NEW AND RELOCATED TREES, REFER TO IRRIGATION PLAN FOR ADDITIONAL INFORMATION.
- ALL HEDGES ABUTTING CITY RIGHT OF WAYS ARE TO BE MAINTAINED AT A HEIGHT NO GREATER THAN 24".
- PER CITY ORDINANCE 50.02(A) AND 100.35(E), THAT LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN 5' OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT-OF-WAY INCLUDING METERS, HYDRANTS, SERVICE LINES, ETC. ADDITIONALLY, NO TREES, SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A 3' RADIUS OF A CITY-OWNED SEWER LATERAL CLEANOUT OR WATER AND/OR REUSE METER.
- AS PER 155.5204.D.4., TREE RELOCATION ACTIVITIES MUST POST A BOND TO INSURE THE SURVIVAL OF TREES DESIGNATED FOR RELOCATION. THIS BOND SHALL BE IN ADDITION TO ANY OTHER BOND THAT MAY BE REQUIRED BY ANY OTHER ENTITIES. DETERMINATION OF THE BOND AMOUNT SHALL BE BASED ON THE DOLLAR VALUE GIVEN FOR EACH AT TIME OF PERMITTING.
- AS PER 155.5204.F. NO DEVELOPMENT, WORK, OR DEMO ACTIVITY SHALL BE ALLOWED WITHIN THE DRIPLINE OF A TREE OR TREE PROTECTION AREA.
- PENALTIES WOULD BE INCURRED BY THE CONTRACTOR FOR DAMAGES TO THE EXISTING TREES ON SITE FROM THE CONTRACTOR, THE SUBCONTRACTORS, OR EMPLOYEES. ANY ENCROACHMENT WITHIN THE TREE PROTECTION ZONE, FAILURE TO MAINTAIN THE TREE PROTECTION ZONE, OR ANY DAMAGE TO THE TREE(S) OR CRITICAL ROOT ZONES WILL RESULT IN MITIGATION. THE CAUSE OF DAMAGES WOULD INCLUDE, BUT NOT BE LIMITED TO, STORAGE OF MATERIALS, PLACING FILL OR DEBRIS, DISPOSAL OF PAINT OR SOLVENTS, PARKING OF MACHINES UNDER TREES OR TREE PROTECTION ZONE ENCROACHMENT. AN EXAMPLE OF THIS WOULD BE: VIOLATIONS OF THIS WILL RESULT IN A FINE OF \$1000.00 FOR THE FIRST OFFENSE, \$1500.00 FOR THE SECOND, AND \$2000.00 FOR THE THIRD, ETC. IF PHYSICAL DAMAGE IS DONE TO THE TREE, AN APPRAISAL OF THE DAMAGES AND RELATED FEES WILL BE DETERMINED BY AN ASCA REGISTERED CONSULTING ARBORIST, AND BE BASED ON ALL, OR A PERCENTAGE OF, THE ESTABLISHED VALUE ASSIGNED TO THE TREE.
- AS PER 155.5204.F.3.D: ALL UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND THE TREE PROTECTION AREA WHERE POSSIBLE. IF THIS IS NOT POSSIBLE, A TUNNEL MADE BY A POWER-DRIVEN SOIL AUGER MAY BE USED UNDER THE TREE.
- LANDSCAPING MATERIALS OTHER THAN SOD ARE NOT ALLOWED WITHIN FIVE FEET OF ANY PORTION OF CITY OWNED UTILITIES WITHIN THE PUBLIC STREET RIGHT OF WAY INCLUDING METERS, HYDRANTS, SERVICE LINES ETC. NO TREES SHRUBBERY OR OBSTRUCTION SHALL BE PLACED WITHIN A THREE FOOT RADIUS OF A CITY OWNED SEWER LATERAL CLEAN OUT OR WATER AND/OR REUSE METER.

LOCATION MAP



Consultants:

Revisions:

2023/06/12 - Intake
2023/08/16 - Resubmittal #1
2024/01/02 - Resubmittal #2
2024/10/16 - Resubmittal #3
2024/12/11 - Resubmittal #4
2025/01/27 - Resubmittal #5
2025/04/02 - Post-DRC Revisions
2025/05/01 - Post-DRC Revisions
2025/05/20 - P&Z Submittal

THE OAKS AT PALM AIRE  
Pompano Beach, Florida

MORGUARD

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

Sunshine811.com

Drawn By:	AS/JG/ZK
Drawing #:	1272
File Name:	LP_1272.dwg
Date:	01/03/2024

OVERALL  
LANDSCAPE PLAN

SHEET #: LP.01

PZ23-12000017  
06-25-2025