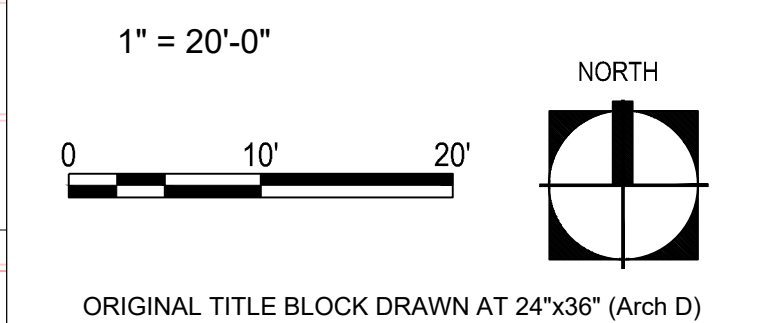


LEGEND

TREES / PALMS	SYMBOL	DESCRIPTION
PALM / TREE TO BE REMOVED		
PALM / TREE TO REMAIN		
PALM / TREE TO BE RELOCATED		
TREE ID		
NEW CONSTRUCTION		

NOTES:
 1. REFER TO FULL SCHEDULE ON SHEET L1-1-01
 2. TREE / PALMS OUTSIDE OF L.O.W. ARE NOT INCLUDED IN TREE DISPOSITION CHART



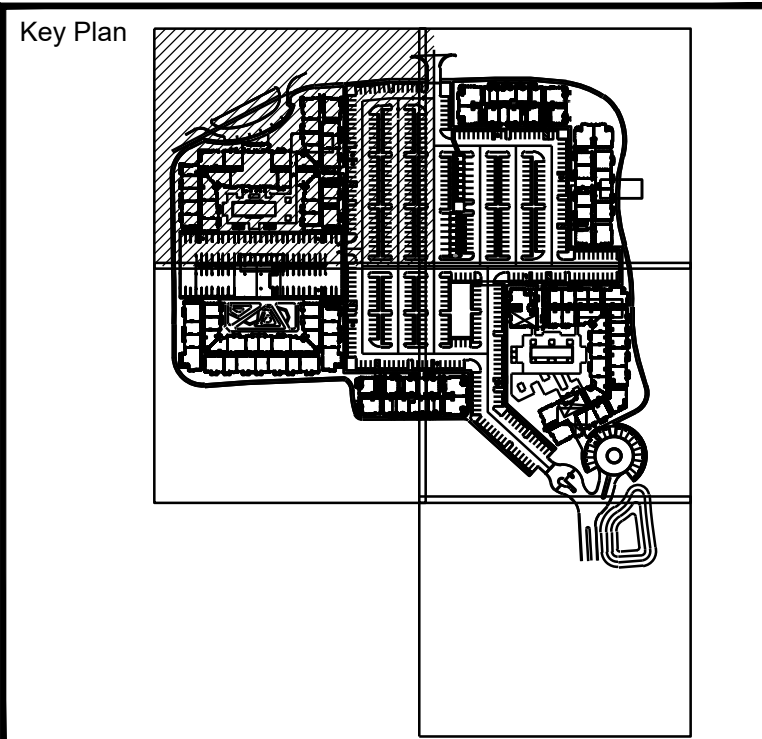
Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

edsa PLANNING
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954.524.3330(000001)

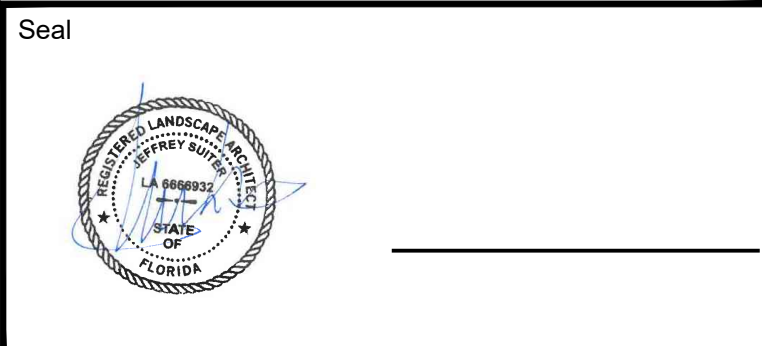
Consultants
SUN-TECH
 CIVIL ENGINEER
 4577 N. NOB HILL ROAD
 SUITE 102
 SUNRISE, FL 33351-4712

BIZI ARQ
 ARCHITECTURE
 17225 S. DIXIE HIGHWAY
 #203
 PALMETTO BAY, FL 33157



Rev	Date	Issued for

Date **SEPTEMBER 17, 2024**
 Designed By **EDSA**
 Drawn By **EDSA**
 Approved / Checked By **JS**
 Project Number **SE240042**

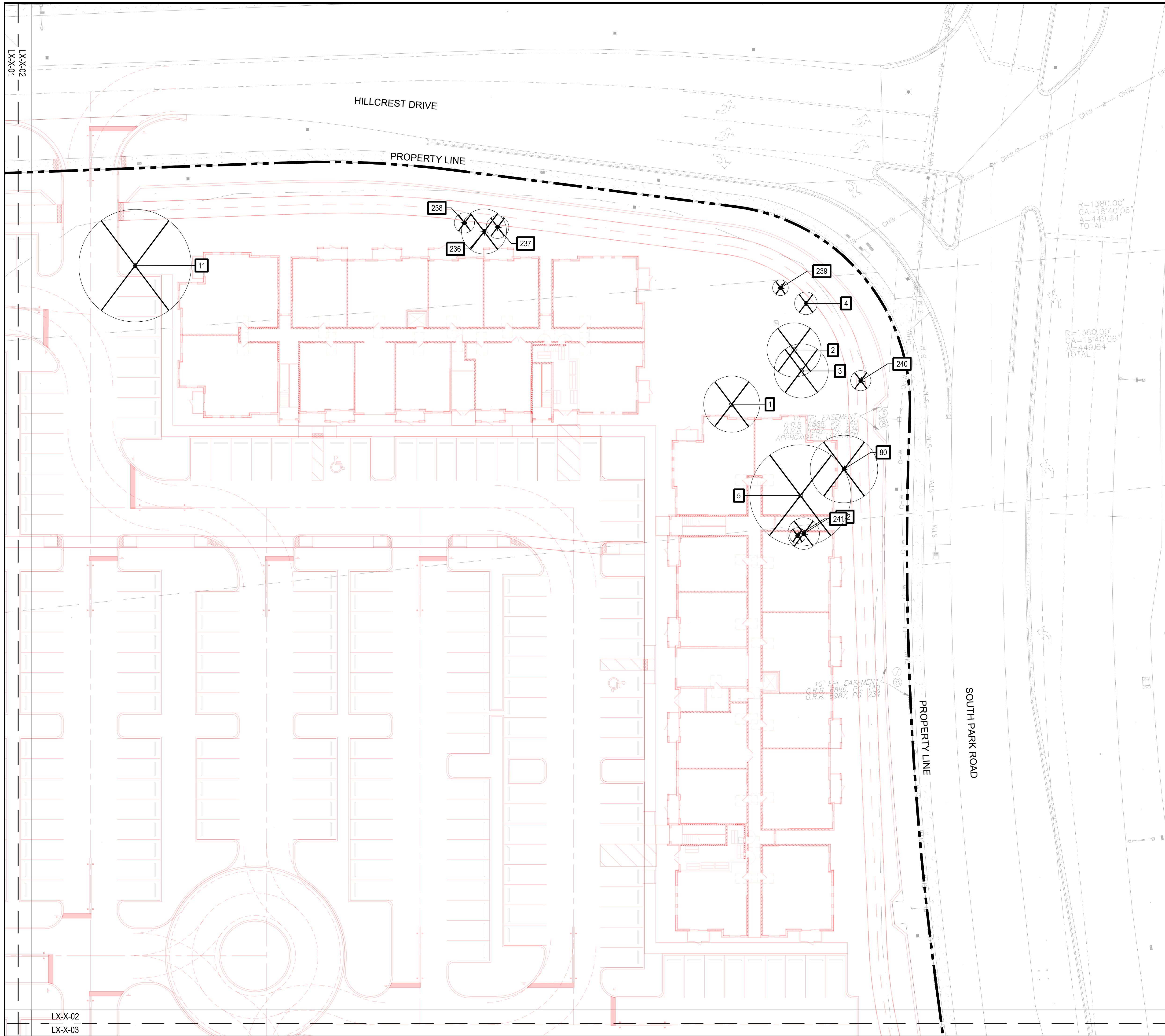


Project Phase
SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Sheet Number
L1-2-01

LX-X-01
 LX-X-04



LEGEND

TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

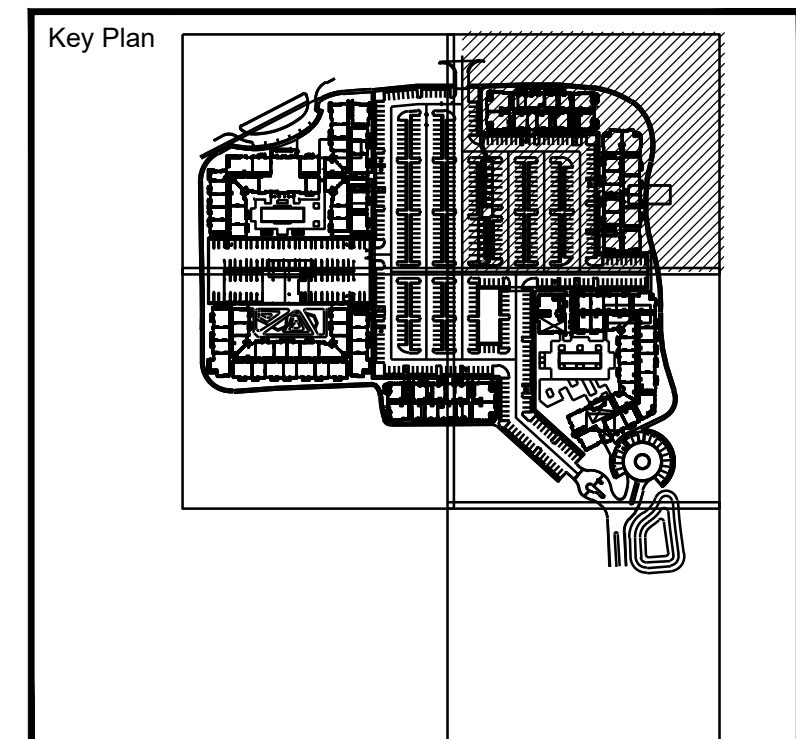
NOTES:
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Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954-524-3330 C000001

Consultants
SUN-TECH CIVIL ENGINEER
 4577 N. NOB HILL ROAD SUITE 102 SUNRISE, FL 33351-4712
BIZI ARQ ARCHITECTURE
 17225 S. DIXIE HIGHWAY #203 PALMETTO BAY, FL 33157



Rev	Date	Issued for

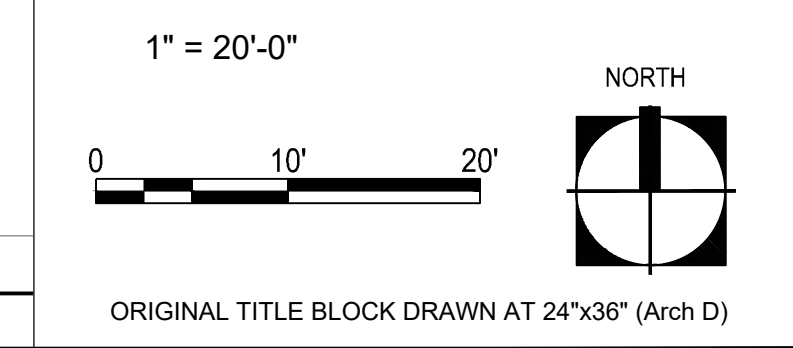
Date SEPTEMBER 17, 2024
 Designed By EDSA
 Drawn By EDSA
 Approved / Checked By JS
 Project Number SE240042



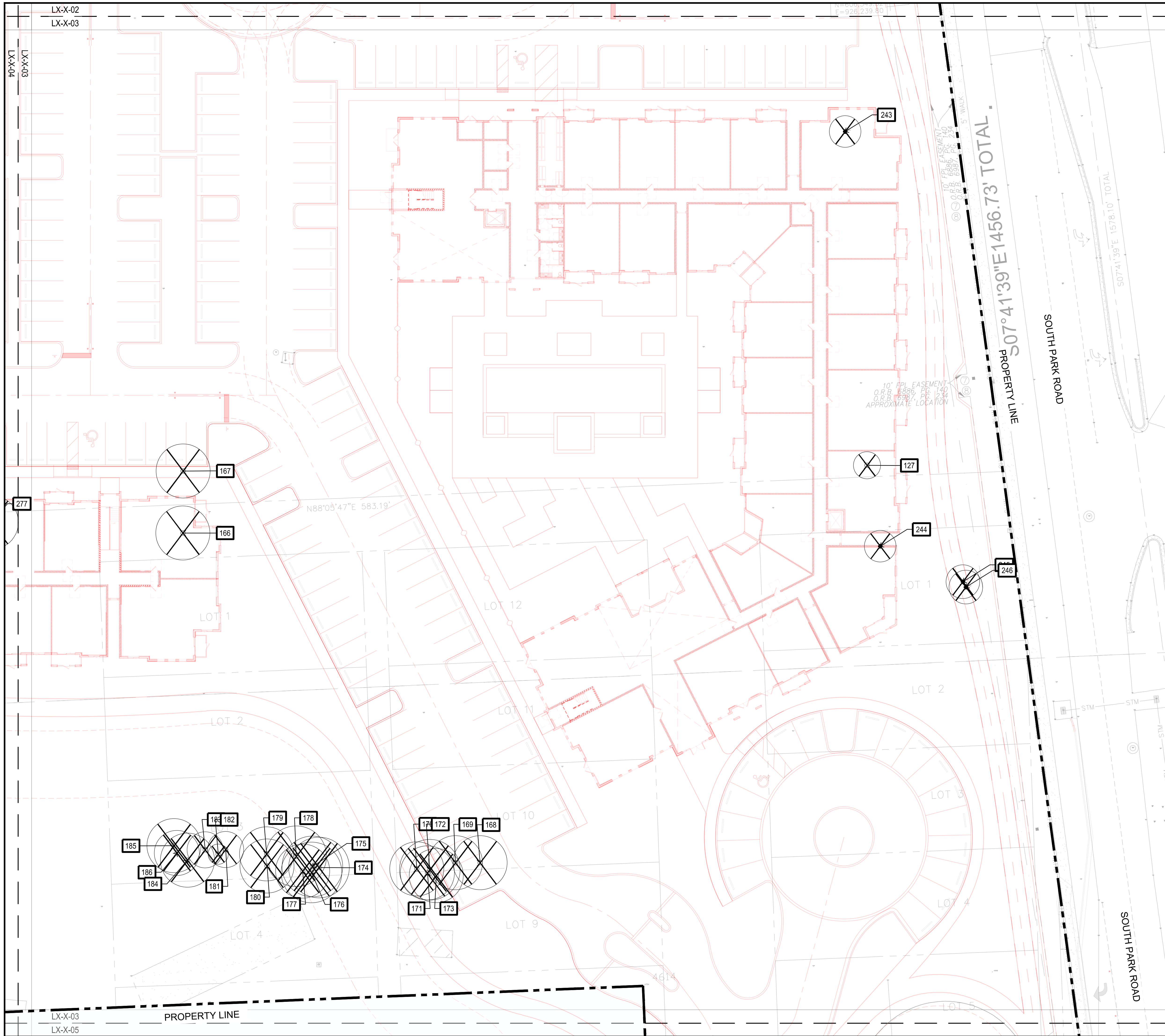
Project Phase
 SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Sheet Number
L1-2-02



LX-X-02
 LX-X-03



LEGEND

TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

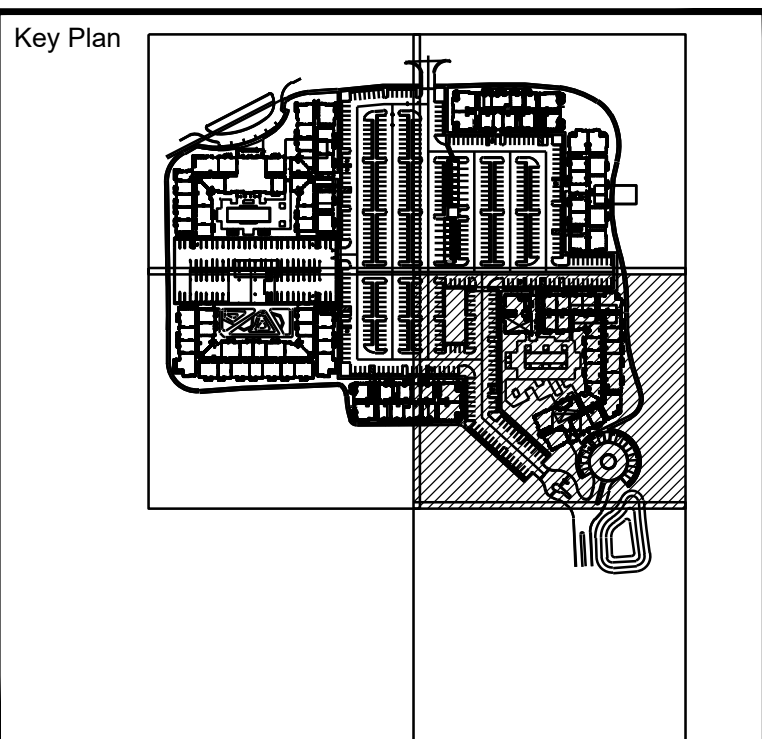
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Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

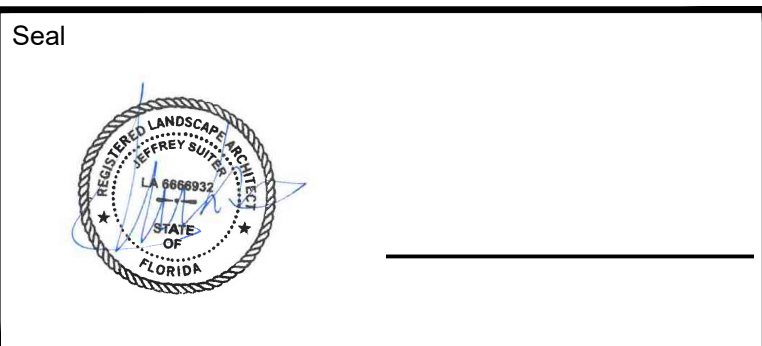
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 1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954-524-3330/000001

Consultants
SUN-TECH CIVIL ENGINEER
 4577 N. NOB HILL ROAD SUITE 102 SUNRISE, FL 33351-4712
BIZI ARQ ARCHITECTURE
 17225 S. DIXIE HIGHWAY #203 PALMETTO BAY, FL 33157



Rev	Date	Issued for

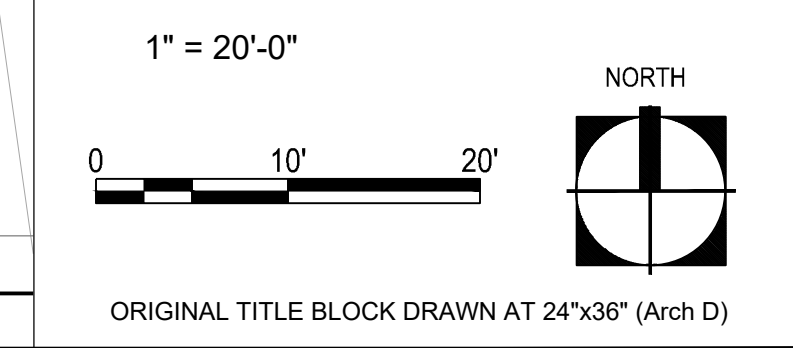
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 Designed By EDSA
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 Project Number SE240042

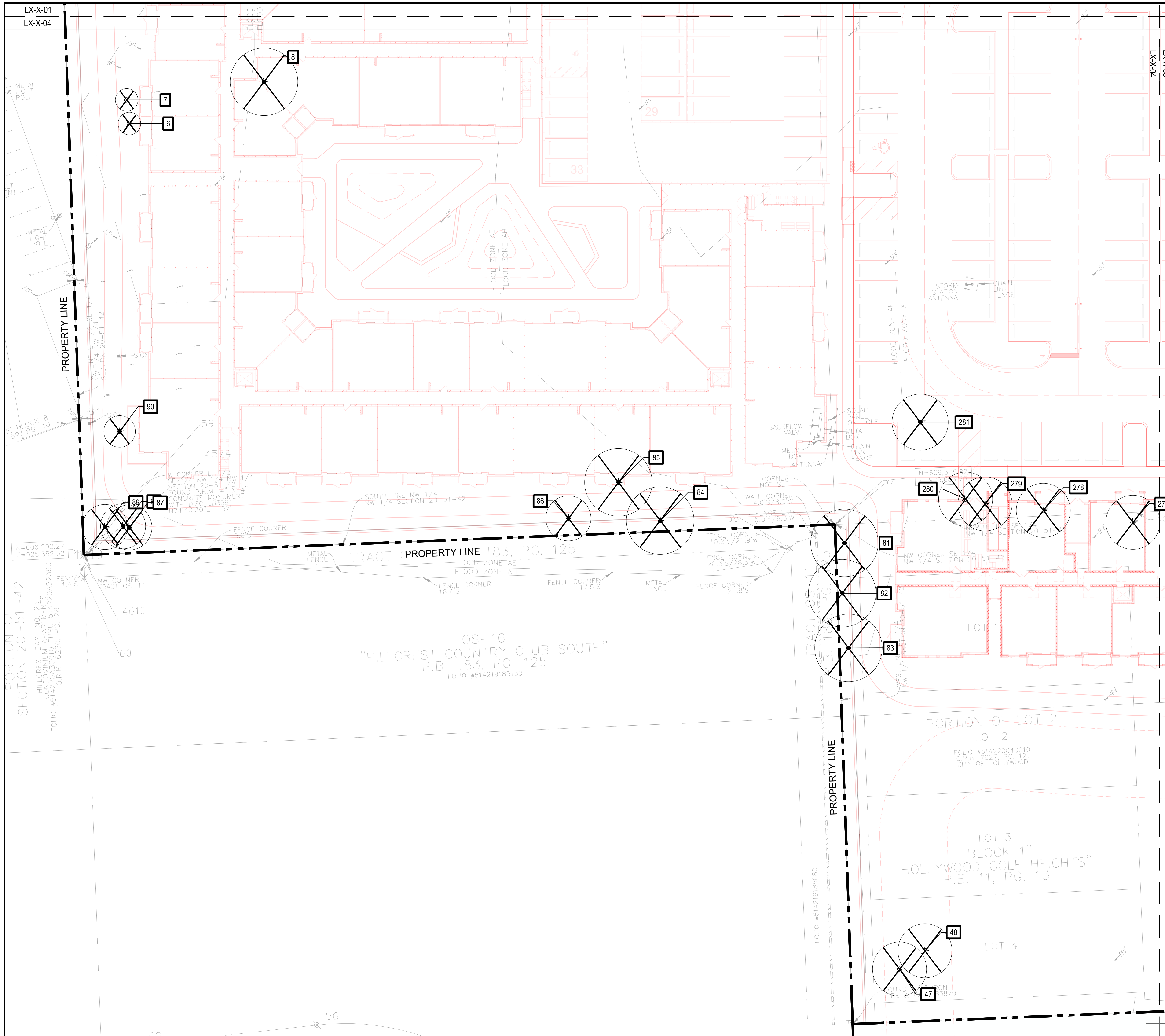


Project Phase
SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Sheet Number
L1-2-03





LEGEND

TREES / PALMS	
SYMBOL	DESCRIPTION
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	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	TREE ID
	NEW CONSTRUCTION

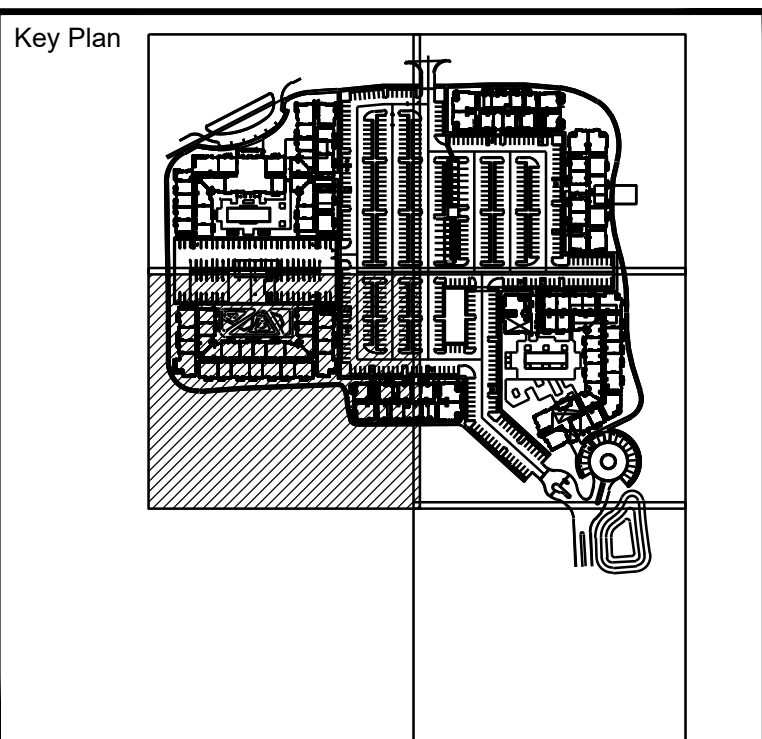
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Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

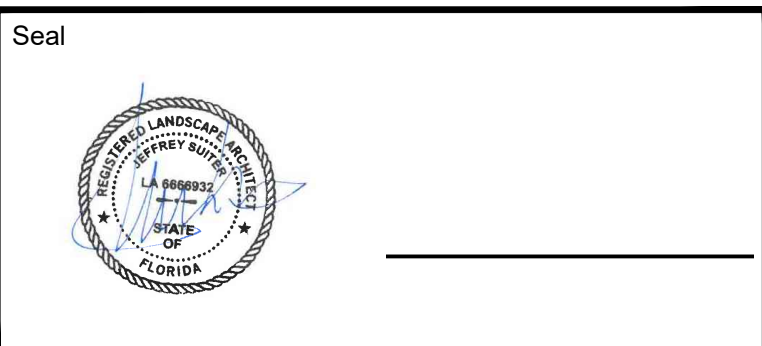
edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954.524.3330/000001

Consultants
SUN-TECH CIVIL ENGINEER
 4577 N. NOB HILL ROAD
 SUITE 102
 SUNRISE, FL 33351-4712
BIZI ARQ ARCHITECTURE
 17225 S. DIXIE HIGHWAY
 #203
 PALMETTO BAY, FL 33157



Rev	Date	Issued for

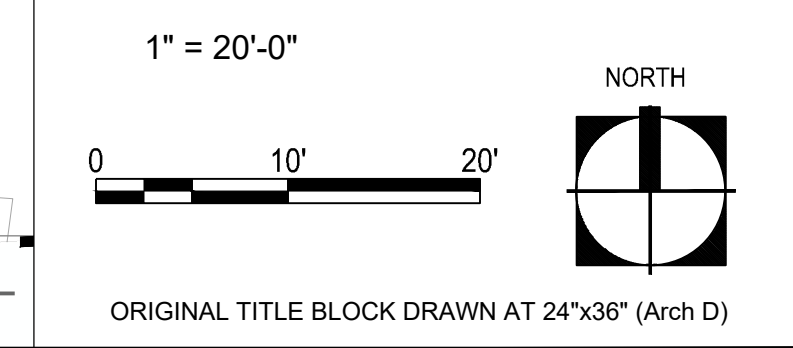
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 Designed By EDSA
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 Approved / Checked By JS
 Project Number SE240042

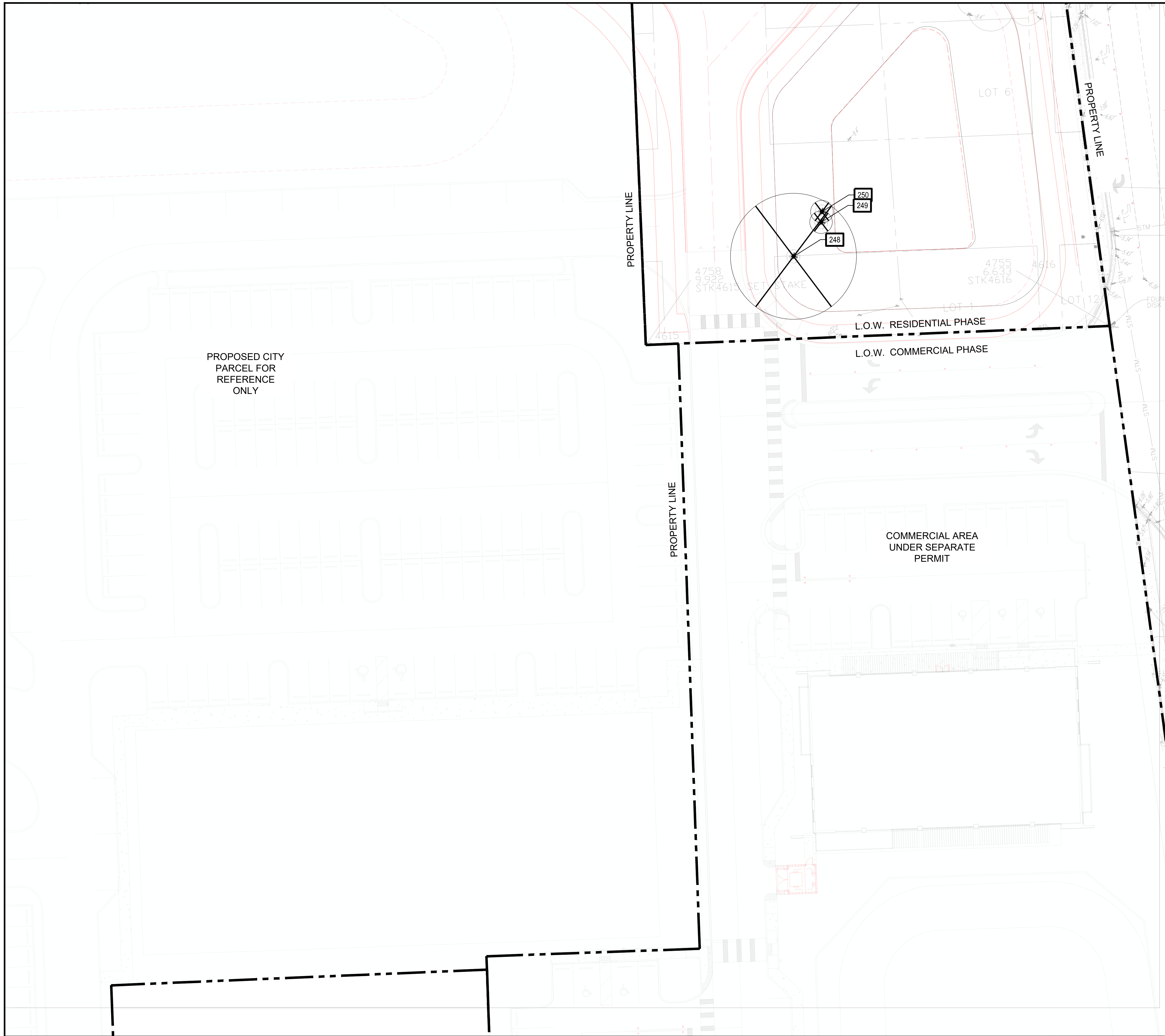


Project Phase
 SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Sheet Number
L1-2-04

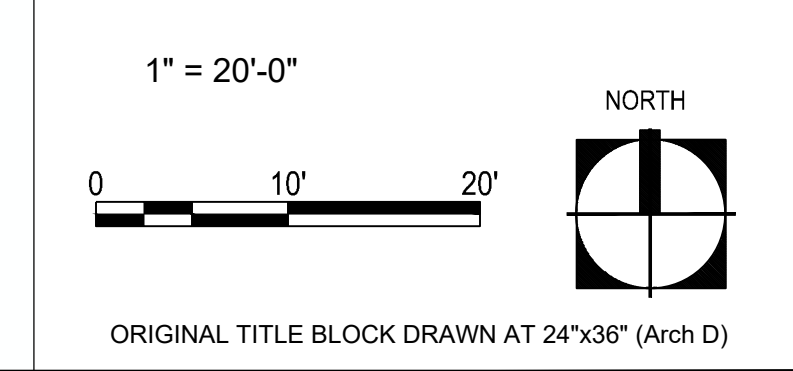




LEGEND

TREES / PALMS	
SYMBOL	DESCRIPTION
	PALM / TREE TO BE REMOVED
	PALM / TREE TO REMAIN
	PALM / TREE TO BE RELOCATED
	PALM / TREE TO BE RELOCATED
	TREE ID
	TREE ID
	NEW CONSTRUCTION

NOTES:
 1. REFER TO FULL SCHEDULE ON SHEET L1-1-01

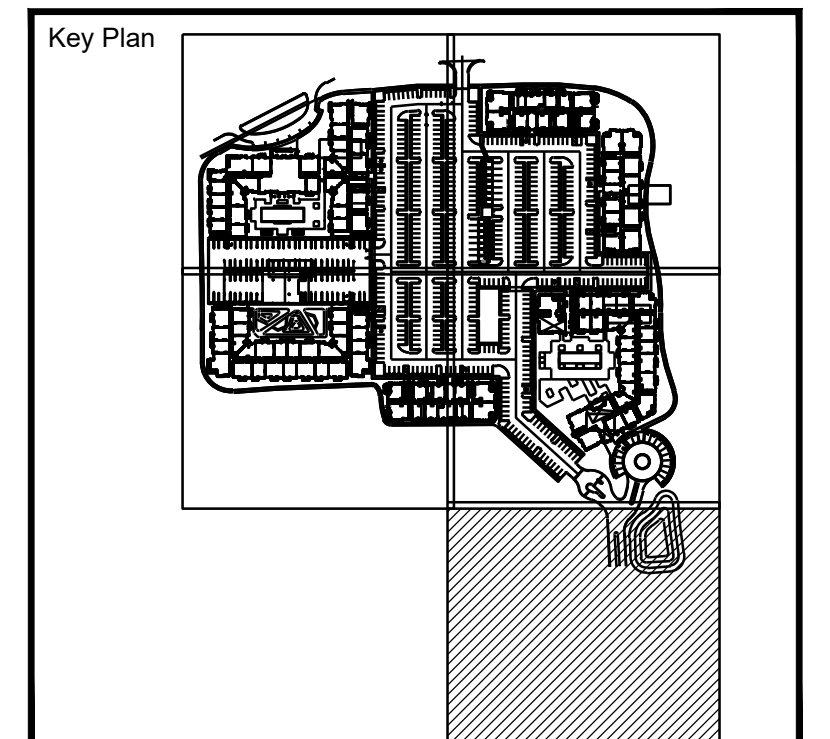


Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

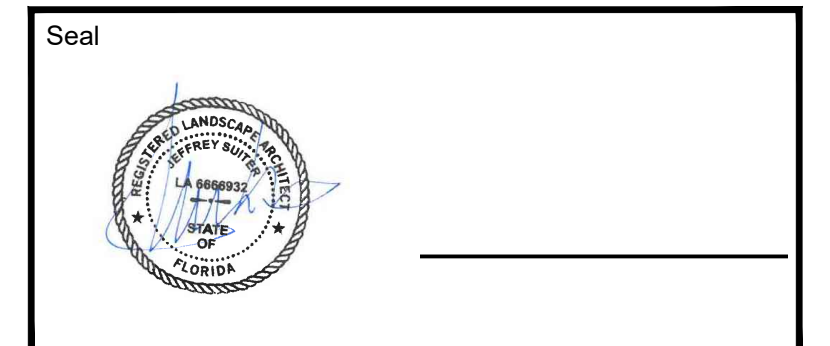
edsa
 PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 1512 E. BROWARD BOULEVARD, SUITE 100
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954-524-3330 C000001

Consultants
SUN-TECH
 CIVIL ENGINEER
 4577 N. NOB HILL ROAD
 SUITE 102
 SUNRISE, FL 33351-4712
BIZI ARQ
 ARCHITECTURE
 17225 S. DIXIE HIGHWAY
 #203
 PALMETTO BAY, FL 33157



Rev	Date	Issued for

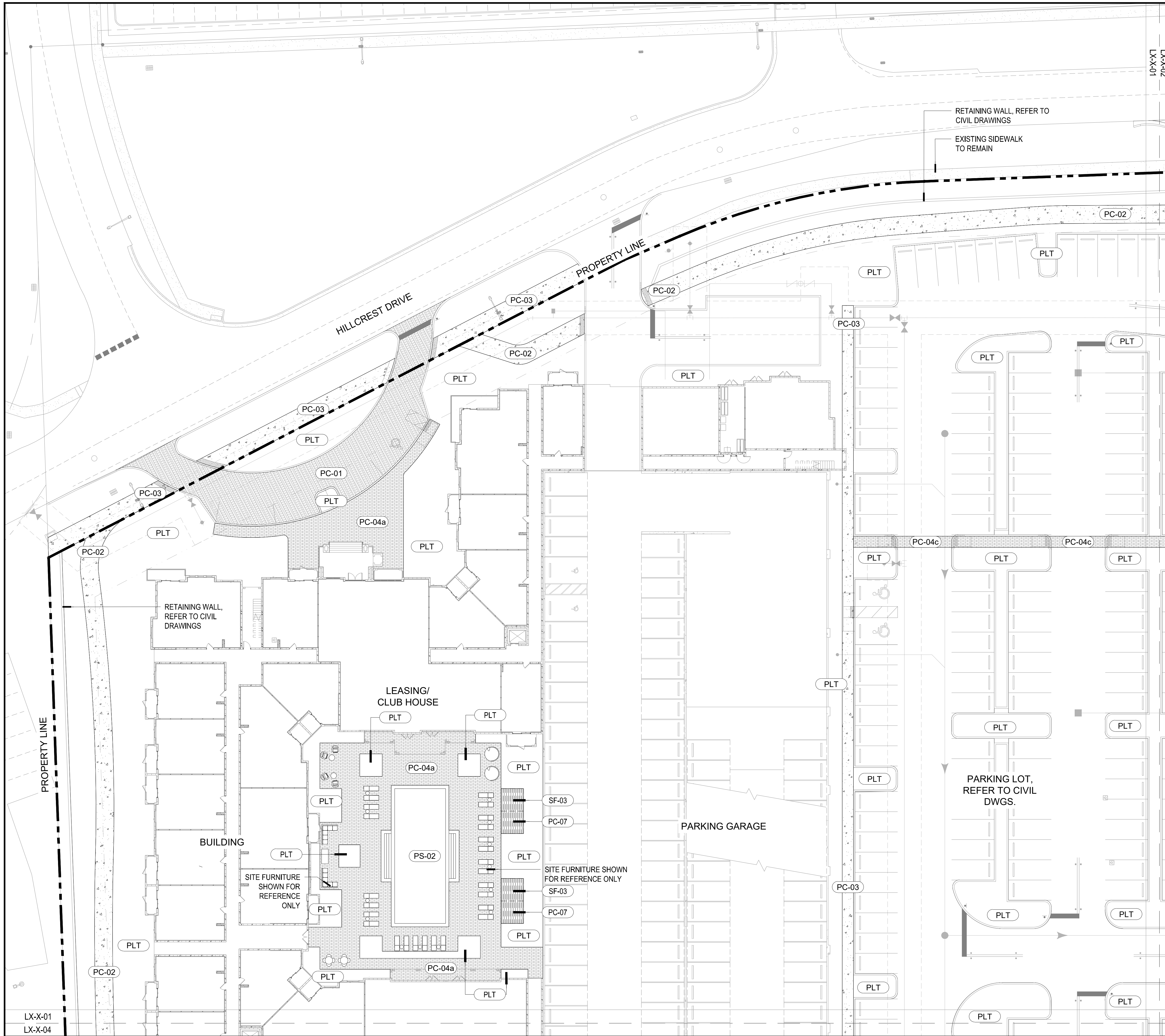
Date **SEPTEMBER 17, 2024**
 Designed By **EDSA**
 Drawn By **EDSA**
 Approved / Checked By **JS**
 Project Number **SE240042**



Project Phase
SITE PLAN SUBMITTAL

Sheet Title
TREE DISPOSITION PLAN

Sheet Number
L1-2-05



PAVING / CURB	
SYMBOL	DESCRIPTION
PC-01	VEHICULAR CONCRETE PAVER
PC-02	MULTI-PURPOSE TRAIL
PC-03	PEDESTRIAN INTEGRAL CONCRETE
PC-04a	CONCRETE PAVER TYPE 1
PC-04b	CONCRETE PAVER TYPE 2
PC-04c	CONCRETE PAVER TYPE 3
PC-05	CRUSHED GRAVEL
PC-06	PEDESTRIAN FLAG STONE PAVERS
PC-07	WOOD DECK
WALLS / STAIRS	
SYMBOL	DESCRIPTION
WS-01	CONCRETE SEAT WALL
FENCES / GATES	
SYMBOL	DESCRIPTION
FG-01	CHAIN LINK FENCE
SITE FURNITURE	
SYMBOL	DESCRIPTION
SF-01	CABANA
POOL / SPAS	
SYMBOL	DESCRIPTION
PS-01	POOL 1
PS-02	POOL 2

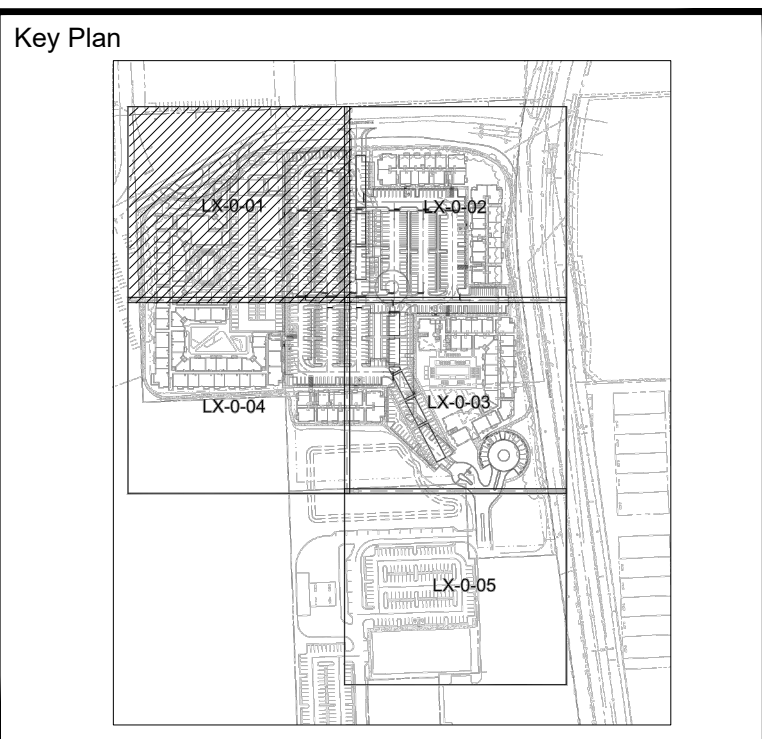
Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
edsa
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954.524.3330

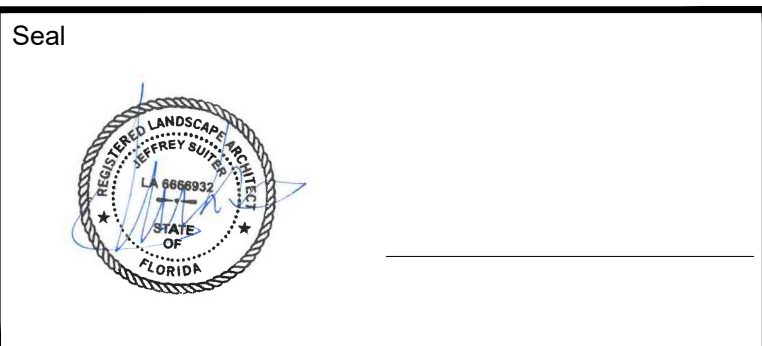
Consultants
SUN TECH
 CIVIL ENGINEER
 4577 N. NOB HILL ROAD SUITE 102
 SUNRISE, FL 33351-4712
BIZI ARQ
 ARCHITECTURE
 17225 S. DIXIE HIGHWAY #203
 PALMETTO BAY, FL 33157

WALLS / STAIRS	
SYMBOL	DESCRIPTION
WS-01	CONCRETE SEAT WALL
FENCES / GATES	
SYMBOL	DESCRIPTION
FG-01	CHAIN LINK FENCE
SITE FURNITURE	
SYMBOL	DESCRIPTION
SF-01	CABANA
POOL / SPAS	
SYMBOL	DESCRIPTION
PS-01	POOL 1
PS-02	POOL 2



Rev	Date	Issued for

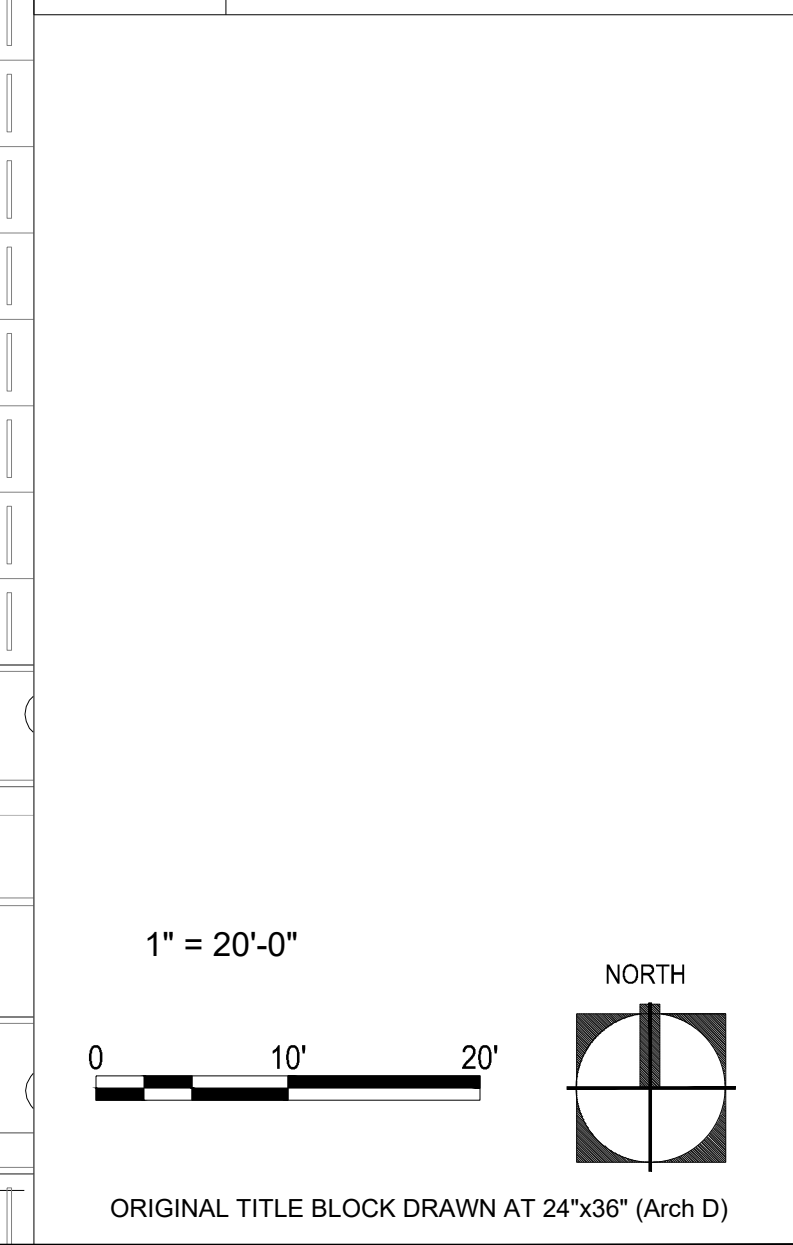
Date: SEPTEMBER 17, 2024
 Designed By: XD, DD
 Drawn By: XD, DD
 Approved / Checked By: JS
 Project Number: 240042



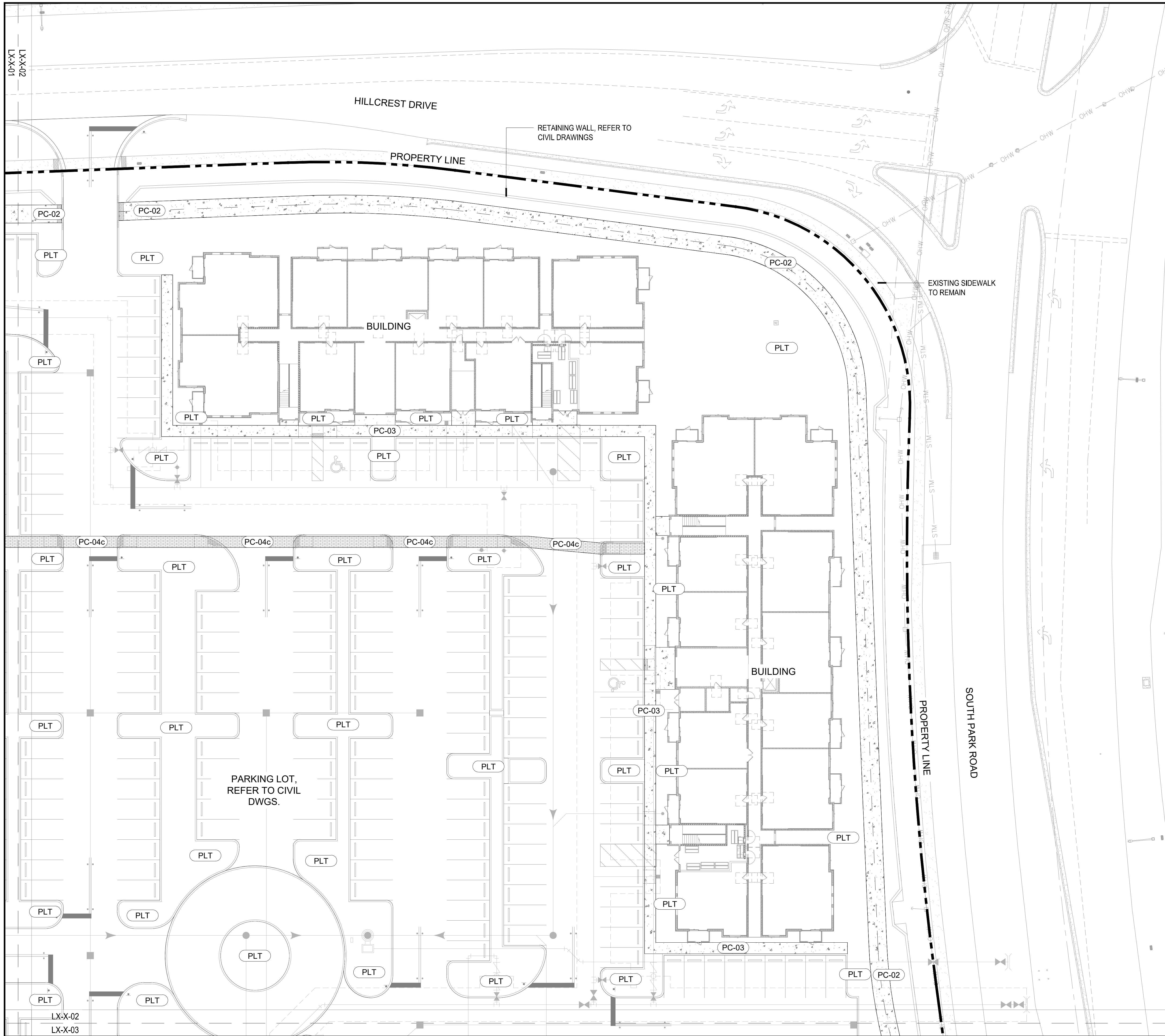
Project Phase
SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE PLAN

Sheet Number
L3-1-01



LX-X-01
 LX-X-04



HARDSCAPE LEGEND	
PAVING / CURB	
SYMBOL	DESCRIPTION
PC-01	VEHICULAR CONCRETE PAVER
PC-02	MULTI-PURPOSE TRAIL
PC-03	PEDESTRIAN INTEGRAL CONCRETE
PC-04a	CONCRETE PAVER TYPE 1
PC-04b	CONCRETE PAVER TYPE 2
PC-04c	CONCRETE PAVER TYPE 3
PC-05	CRUSHED GRAVEL
PC-06	PEDESTRIAN FLAG STONE PAVERS
PC-07	WOOD DECK
WALLS / STAIRS	
SYMBOL	DESCRIPTION
WS-01	CONCRETE SEAT WALL
FENCES / GATES	
SYMBOL	DESCRIPTION
FG-01	CHAIN LINK FENCE
SITE FURNITURE	
SYMBOL	DESCRIPTION
SF-01	CABANA
POOL / SPAS	
SYMBOL	DESCRIPTION
PS-01	POOL 1
PS-02	POOL 2

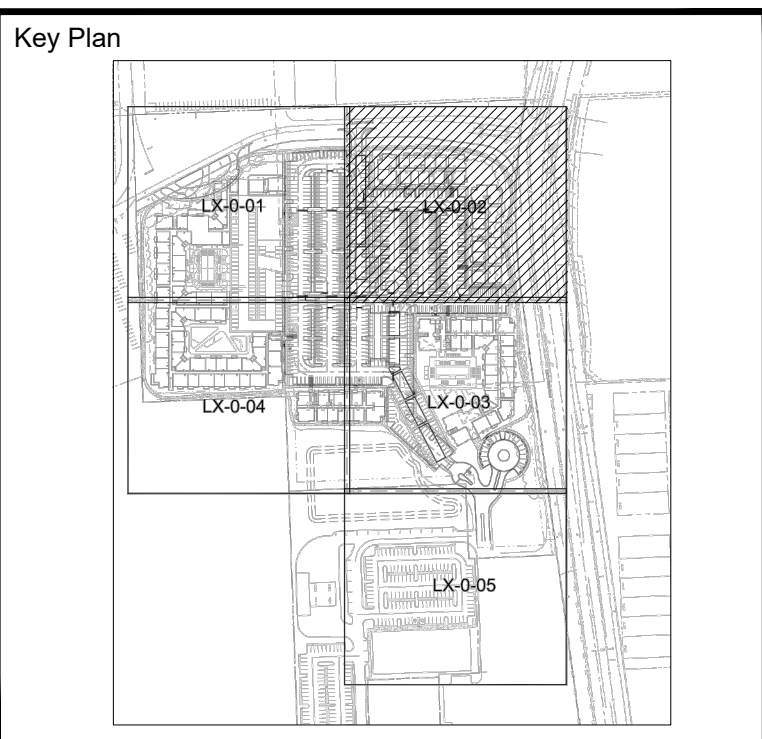
Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
edsa
 1512 E. BROWARD BOULEVARD, SUITE 110
 FORT LAUDERDALE, FLORIDA 33301 USA
 TEL: 954.524.3330

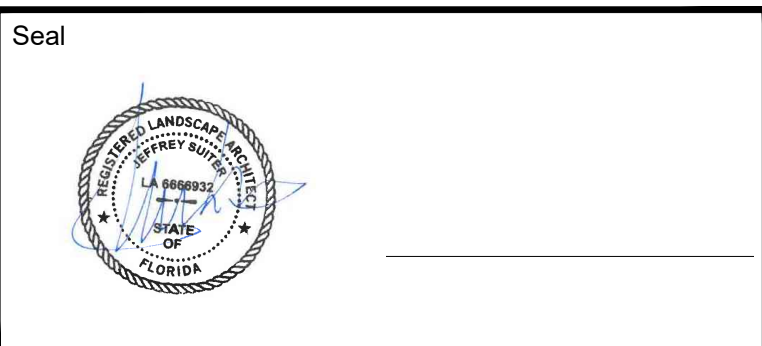
Consultants
SUN TECH CIVIL ENGINEER
 4577 N. NOB HILL ROAD SUITE 102
 SUNRISE, FL 33351-4712

BIZI ARQ ARCHITECTURE
 17225 S. DIXIE HIGHWAY #203
 PALMETTO BAY, FL 33157



Rev	Date	Issued for

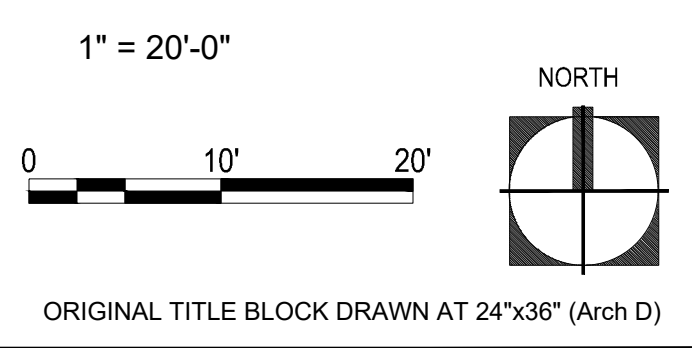
Date: SEPTEMBER 17, 2024
 Designed By: XD, DD
 Drawn By: XD, DD
 Approved / Checked By: JS
 Project Number: 240042

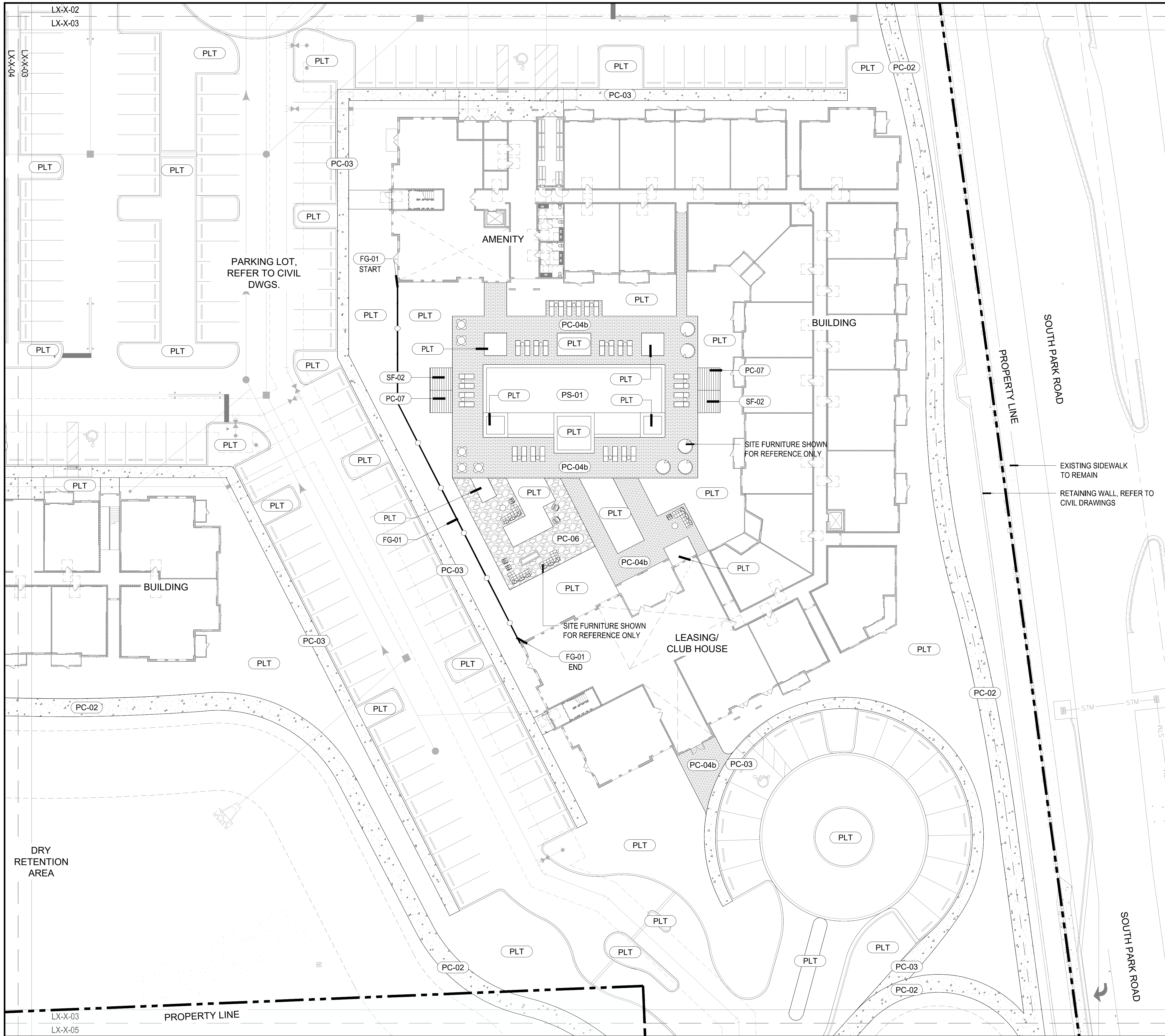


Project Phase
SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE PLAN

Sheet Number
L3-1-02





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PAVING / CURB	
SYMBOL	DESCRIPTION
PC-01	VEHICULAR CONCRETE PAVER
PC-02	MULTI-PURPOSE TRAIL
PC-03	PEDESTRIAN INTEGRAL CONCRETE
PC-04a	CONCRETE PAVER TYPE 1
PC-04b	CONCRETE PAVER TYPE 2
PC-04c	CONCRETE PAVER TYPE 3
PC-05	CRUSHED GRAVEL
PC-06	PEDESTRIAN FLAG STONE PAVERS
PC-07	WOOD DECK
WALLS / STAIRS	
SYMBOL	DESCRIPTION
WS-01	CONCRETE SEAT WALL
FENCES / GATES	
SYMBOL	DESCRIPTION
FG-01	CHAIN LINK FENCE
SITE FURNITURE	
SYMBOL	DESCRIPTION
SF-01	CABANA
POOL / SPAS	
SYMBOL	DESCRIPTION
PS-01	POOL 1
PS-02	POOL 2

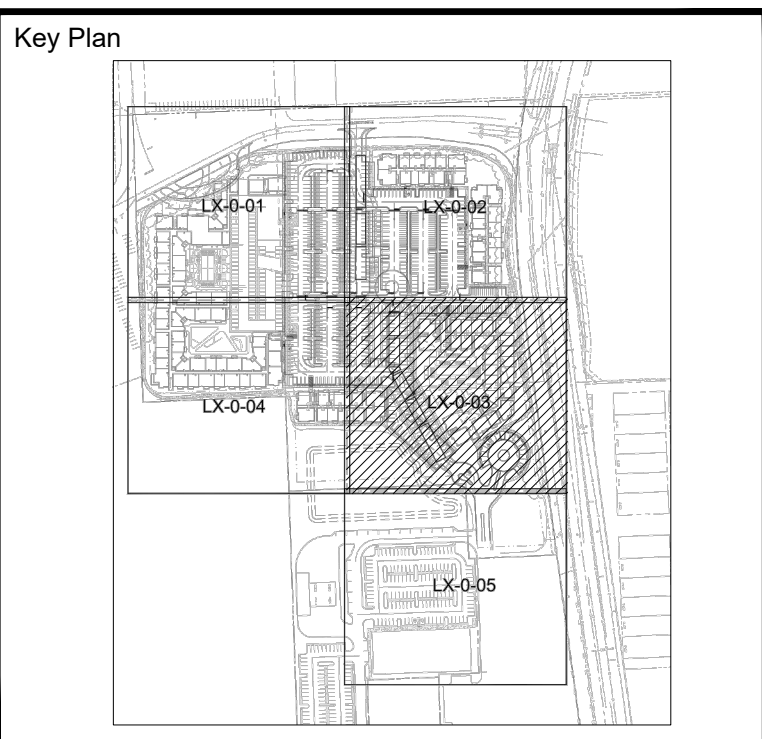
Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

Consultants
edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA TEL: 954.524.3330

Consultants
SUN TECH CIVIL ENGINEER
 4577 N. NOB HILL ROAD SUITE 102 SUNRISE, FL 33351-4712

Consultants
BIZI ARQ ARCHITECTURE
 17225 S. DIXIE HIGHWAY #203 PALMETTO BAY, FL 33157



Rev	Date	Issued for

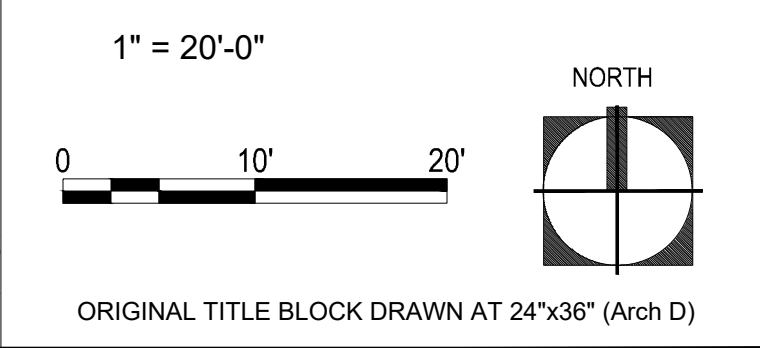
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Designed By	XD, DD
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Approved / Checked By	JS
Project Number	240042

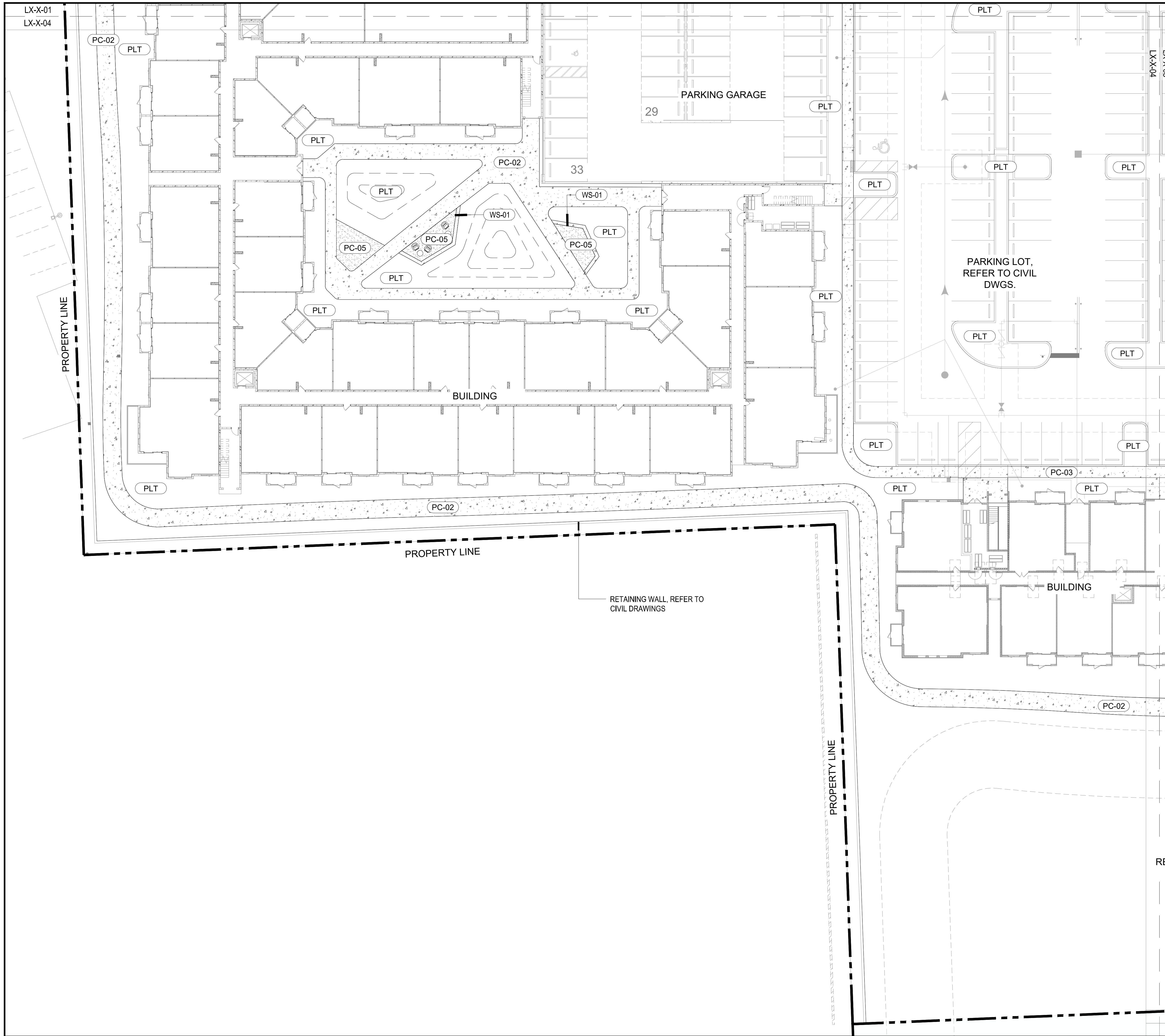


Project Phase
 SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE PLAN

Sheet Number
L3-1-03





HARDSCAPE LEGEND	
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SYMBOL	DESCRIPTION
PC-01	VEHICULAR CONCRETE PAVER
PC-02	MULTI-PURPOSE TRAIL
PC-03	PEDESTRIAN INTEGRAL CONCRETE
PC-04a	CONCRETE PAVER TYPE 1
PC-04b	CONCRETE PAVER TYPE 2
PC-04c	CONCRETE PAVER TYPE 3
PC-05	CRUSHED GRAVEL
PC-06	PEDESTRIAN FLAG STONE PAVERS
PC-07	WOOD DECK
WALLS / STAIRS	
SYMBOL	DESCRIPTION
WS-01	CONCRETE SEAT WALL
FENCES / GATES	
SYMBOL	DESCRIPTION
FG-01	CHAIN LINK FENCE
SITE FURNITURE	
SYMBOL	DESCRIPTION
SF-01	CABANA
POOL / SPAS	
SYMBOL	DESCRIPTION
PS-01	POOL 1
PS-02	POOL 2

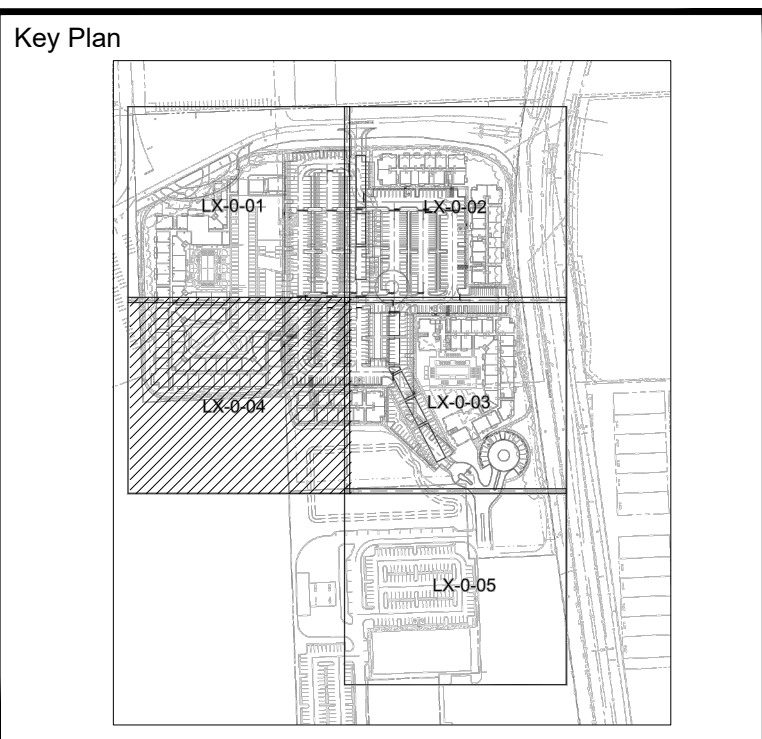
Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

Consultants
edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
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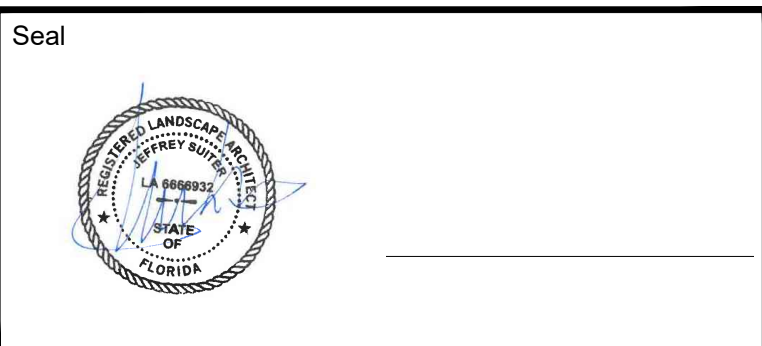
Consultants
SUN TECH CIVIL ENGINEER
 4577 N. NOB HILL ROAD SUITE 102 SUNRISE, FL 33351-4712

Consultants
BIZI ARQ ARCHITECTURE
 17225 S. DIXIE HIGHWAY #203 PALMETTO BAY, FL 33157



Rev	Date	Issued for

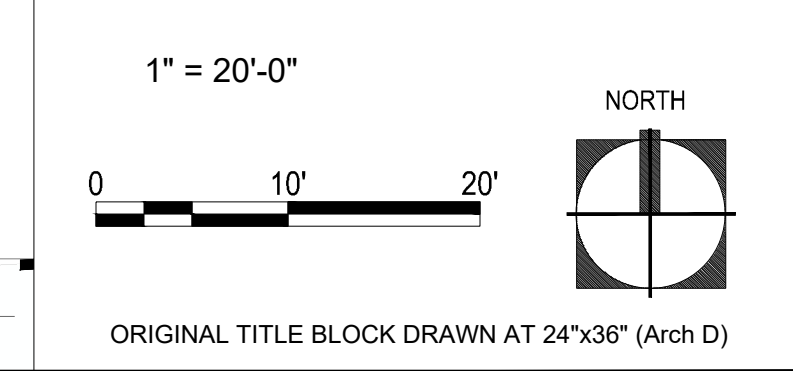
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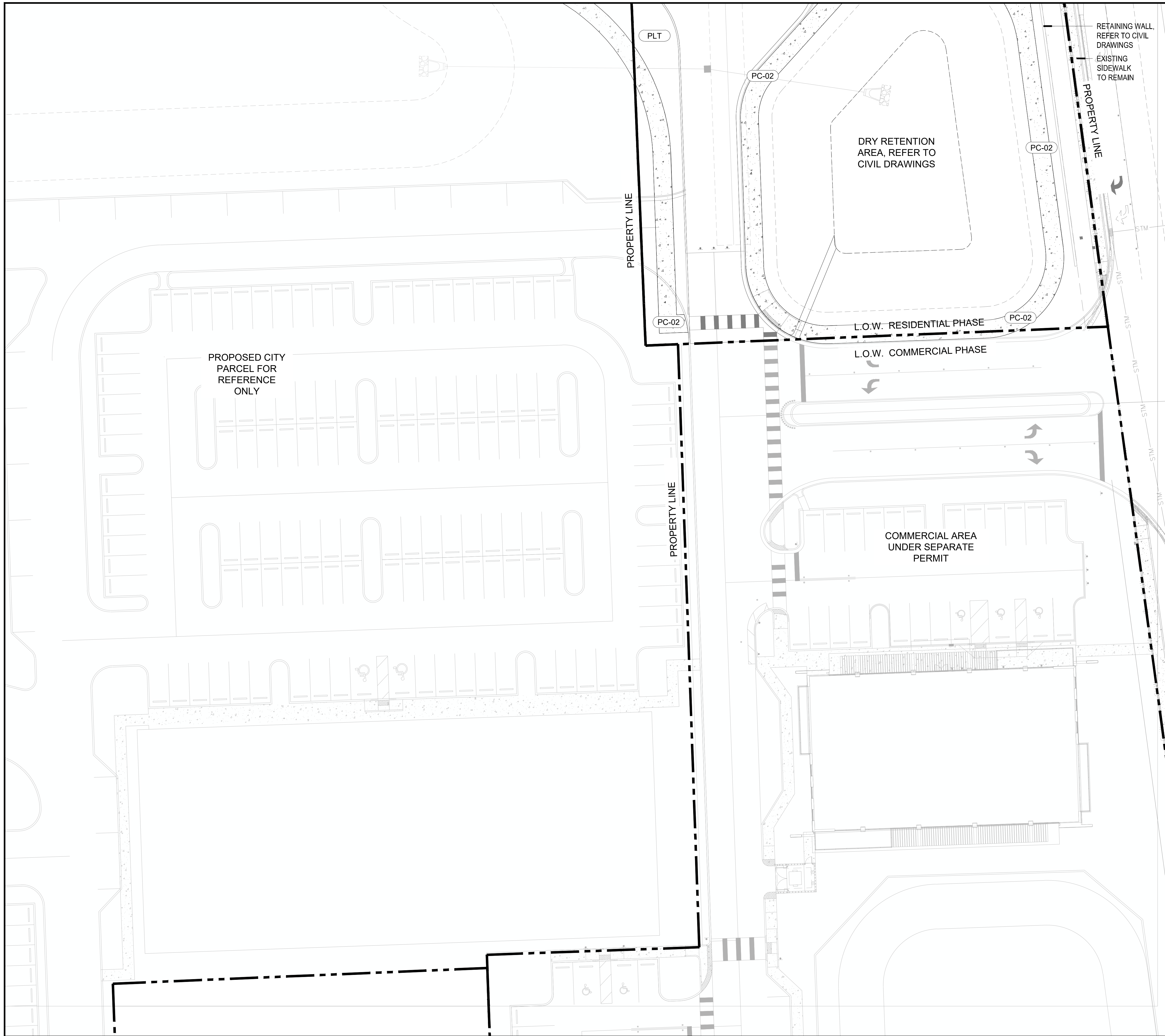


Project Phase
 SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE PLAN

Sheet Number
L3-1-04





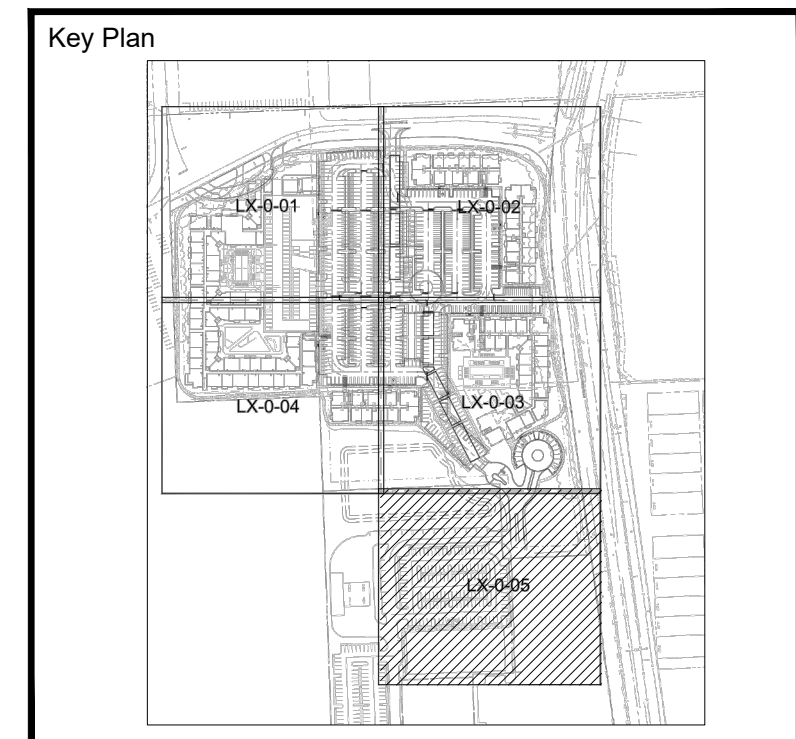
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PAVING / CURB	
SYMBOL	DESCRIPTION
PC-01	VEHICULAR CONCRETE PAVER
PC-02	MULTI-PURPOSE TRAIL
PC-03	PEDESTRIAN INTEGRAL CONCRETE
PC-04a	CONCRETE PAVER TYPE 1
PC-04b	CONCRETE PAVER TYPE 2
PC-04c	CONCRETE PAVER TYPE 3
PC-05	CRUSHED GRAVEL
PC-06	PEDESTRIAN FLAG STONE PAVERS
PC-07	WOOD DECK
WALLS / STAIRS	
SYMBOL	DESCRIPTION
WS-01	CONCRETE SEAT WALL
FENCES / GATES	
SYMBOL	DESCRIPTION
FG-01	CHAIN LINK FENCE
SITE FURNITURE	
SYMBOL	DESCRIPTION
SF-01	CABANA
POOL / SPAS	
SYMBOL	DESCRIPTION
PS-01	POOL 1
PS-02	POOL 2

Project Name
PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
 1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA TEL: 954.524.3330

Consultants
SUN TECH CIVIL ENGINEER
 4577 N. NOB HILL ROAD SUITE 102 SUNRISE, FL 33351-4712
BIZI ARQ ARCHITECTURE
 17225 S. DIXIE HIGHWAY #203 PALMETTO BAY, FL 33157



Rev	Date	Issued for

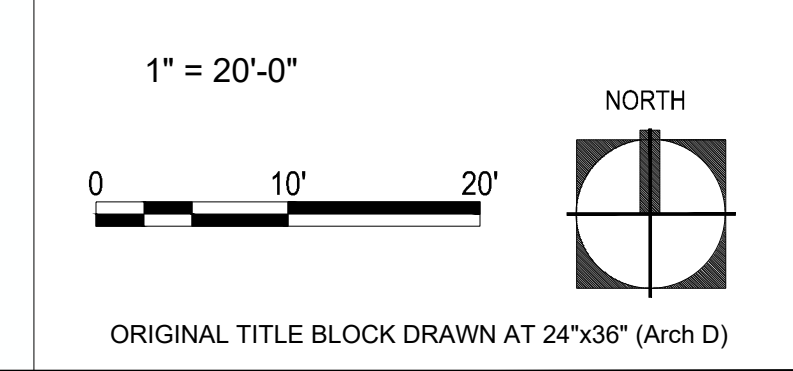
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 Designed By XD_DD
 Drawn By XD_DD
 Approved / Checked By JS
 Project Number 240042



Project Phase
 SITE PLAN SUBMITTAL

Sheet Title
HARDSCAPE PLAN

Sheet Number
L3-1-05



GENERAL NOTES:

- PRIOR TO PLANTING INSTALLATION, THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY OF ALL THE SPECIFIED PLANT MATERIALS. THE CONTRACTOR SHALL SUBMIT DATED PHOTOGRAPHS OF ALL PLANT MATERIAL NOT TAGGED BY THE OWNERS REPRESENTATIVE TO THE OWNERS REPRESENTATIVE FOR REVIEW PRIOR TO DELIVERY OF MATERIALS TO THE PROJECT. ALL PHOTOGRAPHS OF TREES AND PALMS SHALL HAVE A MEASURING DEVICE AND PERSON IN THE PHOTO FOR SCALE. NURSERY SOURCE, HEIGHT, WIDTH AND CALIPER OF PLANT MATERIAL SHALL BE INCLUDED WITH THE PHOTOGRAPH.
- THE PLANT MATERIAL QUANTITIES SHOWN IN THE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND NOTIFYING THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO THE AWARD OF CONTRACT AND COMMENCEMENT OF WORK.
- THE OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT AT ANY STAGE OF THE OPERATION TO REJECT ANY PLANT MATERIALS THAT DO NOT COMPLY WITH THE REQUIREMENTS AS SPECIFIED HEREIN AND REQUIRE THE CONTRACTOR TO REPLACE THE REJECTED MATERIAL WITH MATERIAL MEETING THE SPECIFICATIONS. MAINTENANCE OF REPLACED MATERIAL SHALL CONTINUE UNTIL FINAL ACCEPTANCE.
- THE OWNERS REPRESENTATIVE MAY ADJUST THE LOCATIONS OF THE PLANT MATERIAL SHOWN ON THE PLANS TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS OR TO ACCOMPLISH DESIGN INTENT.
- NO PLANT MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNERS REPRESENTATIVE.
- THE INSTALLATION OF ALL PLANT MATERIALS SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS REQUIREMENTS AND ORDINANCES OF ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND BEAR ALL COSTS RELATED TO THE TESTING OF EXISTING SOILS, PREPARED PLANTING MIXES AND AMENDMENTS.
- THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL TO REMAIN. THE CONTRACTOR SHALL INSTALL AND/OR MAINTAIN BARRICADES AS DETAILED ON THE DRAWINGS AND AS OUTLINED IN THE DEMOLITION/SITE CLEARING NOTES.
- THE CONTRACTOR SHALL REFER TO THE GENERAL, FINE GRADING AND HARDSCAPE NOTES, SPECIFICATIONS AND THE CONTRACT DOCUMENTS PREPARED BY BUT NOT LIMITED TO ARCHITECTURAL, MEP, IRRIGATION, STRUCTURAL AND CIVIL ENGINEERING CONSULTANTS FOR ADDITIONAL REQUIREMENTS.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED THE FOLLOWING:
 - AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z60.1.
 - FLORIDA GRADE NO. 1, FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS FOR NURSERY PLANTS LATEST ADDITION.
- PLANTS SHALL BE SYMMETRICAL AS IS TYPICAL FOR THEIR VARIETY AND SPECIES. THEY SHALL BE FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS.
- NURSERY GROWN STOCK SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL PLANT MATERIAL SIZES SPECIFIED ARE MINIMUM SIZES. HEIGHT AND SPREAD TAKE PRECEDENCE OVER CALIPER AND CONTAINER SIZES.
- CONTAINER PLANTS SHALL HAVE BEEN GROWN IN A RIGID CONTAINER FOR A MINIMUM TIME AS FOLLOWS:
 - TREES.....2 YEARS.
 - SHRUBS ...1 YEAR.
 - GROUNDCOVERS...6 MONTHS.
- ALL CONTAINER PLANTS SHALL HAVE ROOTS SUFFICIENTLY DEVELOPED TO HOLD THE SOIL TOGETHER WHEN REMOVED FROM ITS CONTAINER. NO PLANT MATERIAL SHALL BE BOUND TO THE CONTAINER NOR HAVE CIRCULAR ROOTS.
- BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED WHEN THE ROOT BALL HAS BEEN CRACKED OR BROKEN.
- PLANTS GROWN IN GROW BAGS ARE PROHIBITED.
- SOD SHALL BE THE SPECIES AS CALLED FOR ON THE DRAWINGS. SOD SHALL BE WELL MATTED WITH HEAVY ROOT DEVELOPMENT AND FREE OF WEEDS, FUNGUS AND OTHER DISEASES.
- SOD SHALL BE MACHINE CUT TO A COMMERCIAL SIZE WITH A UNIFORM THICKNESS OF 1-1/4 TO 1-1/2 INCH THICKNESS.

SOIL PREPARATION AND SOIL MIX NOTES:

- PREPARED PLANTING MIX SHALL CONSIST OF THE FOLLOWING:
 - TREES/SHRUBS/GROUNDCOVER.....70% CLEAN BUILDERS SAND, 30% TOPSOIL/PEAT MIX.
 - PALMS.....90% CLEAN BUILDERS SAND, 10% TOPSOIL/PEAT MIX.
 - ANNUALS.....50% CLEAN BUILDERS SAND, 25% PEAT, 25% VERMICULITE.
- PREPARED PLANTING MIX FOR LANDSCAPE ON STRUCTURE SHALL CONSIST OF THE FOLLOWING:
 - 20% CLEAN BUILDERS SAND, 30% PEAT, 30% RICE ROCK, 20% PERLITE.
- THE COMPOSITION OF THE PREPARED PLANTING MIX MAY BE MODIFIED BASED ON RECOMMENDATIONS FROM THE SOIL TEST(S).
- TOPSOIL SHALL BE NATURAL SURFACE SOIL, FERTILE, FRIABLE AGRICULTURAL SOIL FREE OF WEEDS WITH 4-6% ORGANIC MATTER, A PH OF 5.5 TO 6.5 AND CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
- EXISTING SOIL MAY BE SUBSTITUTED FOR TOPSOIL AND/OR SAND BASED ON THE RESULTS OF THE SOIL TEST(S).
- PEAT SHALL BE ORGANIC PEAT SUITABLE FOR HORTICULTURAL PURPOSES. PEAT SHALL BE SHREDDED WITH PIECES NO LARGER THAN ONE-HALF INCH (1/2") IN DIAMETER. PEAT SHALL HAVE A PH OF 4.5 TO 6.5 AND SHALL BE STERILIZED TO MAKE IT FREE OF WEEDS AND NEMATODES.
- COMPOSTED ORGANICS SHALL BE WOOD SHAVINGS, PINE BARK, GREEN WASTES OR CLEAN AGRICULTURAL WASTES, WELL-ROTTED AND SCREENED THROUGH A ONE-HALF INCH (1/2") SCREEN.
- COMPONENTS OF THE PREPARED PLANTING MIX SHALL BE BLENDED OUTSIDE OF THE PLANTING BEDS. THE CONTRACTOR SHALL SUBMIT A 2-GALLON SAMPLE TO A CERTIFIED SOILS TEST LABORATORY FOR ANALYSIS. BASED ON THE LABORATORY ANALYSIS THE CONTRACTOR SHALL APPLY SOIL AMENDMENTS AS NECESSARY TO ADJUST THE PREPARED PLANTING MIX TO MEET THE FOLLOWING REQUIREMENTS:
 - PH VALUE BETWEEN 5.5 AND 6.6.
 - ORGANIC MATTER CONTENT BETWEEN 5% AND 10% OF TOTAL DRY WEIGHT.
 - NITROGEN 5% AVERAGE OF OF ORGANIC MATTER.
 - PHOSPHORUS 0.05% AVERAGE OF TOTAL SOIL CONTENT.
 - POTASSIUM 1.2% AVERAGE OF TOTAL SOIL CONTENT.
- FERTILIZER FOR PLANT MATERIALS SHALL BE AS FOLLOWS:
 - PALMS.....13-3-13 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.
 - TREES..... 8-6-6 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 1/2 CALIPER INCH.

SOIL PREPARATION AND SOIL MIX NOTES: (cont.)

- SHRUBS/GROUNDCOVERS..... 8-10-10 PLUS MINOR ELEMENTS-SLOW RELEASE. 1/2 LB. FERTILIZER PER 100 SQ. FT.
 - LAWNS.....16-4-8 PLUS MINOR ELEMENTS-SLOW RELEASE. 1LB. FERTILIZER PER 1,000 SQ. FT.
 - ENDO AND ECTOMYCORRIZAL INOCULANTS.....DIE HARD OR OWNERS REPRESENTATIVE APPROVED EQUAL.
 - ANTI-DESICCANT.....WILT-PRUF OR OWNERS REPRESENTATIVE APPROVED EQUAL.
- ALL FERTILIZERS SHALL BE MANUFACTURED FROM QUALITY MATERIALS, FREE FROM IMPURITIES AND SHALL MEET RECOGNIZED STANDARDS FOR EFFECTIVENESS.
 - ALL FERTILIZERS SHALL BE FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
 - ALL FERTILIZER SHALL BE DELIVERED TO THE SITE IN CONTAINERS, EACH FULLY LABELED CONFORMING TO APPLICABLE STATE FERTILIZER LAWS AND BEARING THE GRADE AND TRADE NAME OF THE PRODUCER.
 - AFTER ROUGH GRADING HAS BEEN COMPLETED ONE SAMPLE OF EXISTING SOIL PER 5,000 SQ. FT. OF LANDSCAPE AREAS SHALL BE SUBMITTED TO A CERTIFIED SOILS TESTING LABORATORY FOR ANALYSIS AS TO THE SUITABILITY OF THE EXISTING SOIL TO MEET THE REQUIREMENT OF THE PREPARED PLANTING MIX.
 - SOIL SAMPLES SHALL BE TAKEN TO A DEPTH OF TWENTY-FOUR INCHES (24").
 - SHOULD TEST RESULTS INDICATE THAT THE EXISTING SOILS DO NOT FALL WITHIN THE REQUIREMENTS FOR PREPARED PLANTING MIX THE CONTRACTOR SHALL:
 - SUBMIT TO THE OWNERS REPRESENTATIVE FOR APPROVAL AN AMENDED PLANTING MIX ALONG WITH RECOMMENDATION FOR ORGANIC MATERIALS, FERTILIZERS AND/OR OTHER MATERIALS FOUND NECESSARY TO ASSURE OPTIMUM PLANT GROWTH. PROPOSED REVISIONS SHALL INCLUDE METHODOLOGY FOR INCORPORATING THE AMENDMENTS TO A DEPTH OF TWENTY-FOUR INCHES (24"). ANY RECOMMENDED REVISIONS SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF THE AMENDED PLANTING MIX....OR
 - EXCAVATE LANDSCAPE BEDS CONTAINING NONCOMPLIANT EXISTING SOILS TO A DEPTH OF 24 INCHES (24") AND BACKFILL WITH PREPARED PLANTING MIX AS SPECIFIED. PREPARED PLANTING MIX SHALL BE PLACED AND COMPACTED TO 80% STANDARD PROCTOR IN TWELVE INCH (12") LIFTS.
 - EXISTING SOILS MAY BE USED IN EITHER THE PREPARED OR AMENDED PLANTING MIXES AS DETERMINED BY THE SOIL TEST RECOMMENDATIONS.
 - EXCAVATED SOIL MAY BE USED FOR ONSITE FILL IF IT COMPLIES WITH GEOTECHNICAL REQUIREMENTS.
 - SUBMITTALS:
 - RESULTS OF SOILS TESTS INCLUDING CONTENT/MIX ANALYSIS AND AMENDMENT RECOMMENDATIONS.
 - CERTIFICATION THAT PREPARED AND/OR AMENDED PLANTING MIX MEETS REQUIREMENTS.
 - LITERATURE AND PROPOSED APPLICATION RATES FOR SOIL AMENDMENTS, HERBICIDES AND STERILIZERS.

PLANTING NOTES:

- PRIOR TO THE INSTALLATION OF PLANT MATERIALS, THE CONTRACTOR SHALL CONFIRM IN WRITING TO THE OWNERS REPRESENTATIVE THAT THE FINISHED GRADES IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED CONFORM TO THE PROPOSED GRADES NOTED ON THE GRADING PLANS.
- PLANTING SHALL NOT COMMENCE UNTIL IRRIGATION HAS BEEN INSTALLED AND IS OPERATIONAL. TREES MAY BE INSTALLED PRIOR TO THE INSTALLATION OF IRRIGATION PROVIDED THAT A HAND WATERING SCHEDULE IS SUBMITTED TO AND APPROVED BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL SUBMIT WEED CONTROL PRODUCTS THAT DO NOT INCLUDE GLYPHOSATE. PROTECT EXISTING PLANTS TO REMAIN FROM OVERSPRAY. DO NOT APPLY WITHIN ROOT ZONES OF EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION PRIOR TO INSTALLATION OF PLANT MATERIAL.
- CONTRACTOR SHALL CONFIRM THAT ALL ORGANICS, SOD, WEEDS, ROOTS AND DEBRIS HAVE BEEN REMOVED TO A DEPTH OF 12 INCHES FROM ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED. ALL PAVEMENT AND PAVEMENT BASE MATERIAL SHALL BE REMOVED COMPLETELY IN ALL AREAS WHERE PLANT MATERIALS ARE TO BE INSTALLED.
- ANY DEPRESSIONS OR EXCAVATIONS BELOW THE APPROVED FINISHED GRADES CREATED FOR OR BY THE REMOVAL OF SUCH OBJECTS SHALL BE REFILLED WITH CLEAN COARSE SAND AND COMPACTED TO A DENSITY CONFORMING TO THE SURROUNDING GROUND.
- THE CONTRACTOR SHALL PAINT THE OUTLINE OF EACH SHRUB AND GROUNDCOVER BED AND STAKE THE LOCATION OF ALL TREES/PALMS FOR APPROVAL OF THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- TREE/PALM PITS SHALL BE TESTED FOR VERTICAL DRAINAGE BY FILLING WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF MORE THAN 6 INCHES OF WATER IN 1 HOUR SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL FOR CORRECTION OF SUCH CONDITIONS BEFORE PROCEEDING WITH INSTALLATION.
- UNIFORMLY APPLY REQUIRED AMENDMENTS TO AREAS TO RECEIVE SOD AND CULTIVATE BY MECHANICAL TILLING INTO THE TOP 6 INCHES OF SOIL.
- AREAS TO RECEIVE SOD SHALL BE GRADED TO LEVEL OUT ALL UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM TILLAGE, FERTILIZING OR OTHER OPERATIONS. THE RESULTING SURFACE SHALL BE ROLLED WITH THE RESULTING GRADE TO BE NO HIGHER THAN THE ADJACENT PAVING OR OTHER GRADE ELEMENTS AFTER SOD HAS BEEN INSTALLED.
- PLANTING BEDS SHALL THEN BE FINE GRADED TO A SMOOTH AND EVEN SURFACE ASSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATING ANY DEPRESSIONS WHICH MAY COLLECT WATER.
- "SURFLAN" OR OWNER REPRESENTATIVE APPROVED EQUAL PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDED RATE.

PLANTING NOTES: (cont.)

- ALL PLANT PITS SHALL BE EXCAVATED TO A WIDTH AND DEPTH AS INDICATED ON THE DRAWINGS.
- PLANT MATERIALS SHALL BE CENTERED IN THEIR PITS, FACED FOR BEST EFFECT AND SET PLUMB FOR BACKFILLING.
- SHRUB/GROUNDCOVER PLANTINGS SHOWN IN MASS PLANTING BEDS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION. SEE DRAWINGS FOR TRIANGULAR SPACING DETAIL AND PLANT MATERIAL LIST FOR ON-CENTER PLANT SPACING.
- BALLED AND BURLAPPED PLANTS SHALL HAVE THE BURLAP, STRINGS, STRAPS AND WIRE CAGES REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
- PLACE BACKFILL IN PLANT PITS IN LAYERS NOT TO EXCEED 1/3 THE DEPTH OF THE ROOT BALL AND TAMP FIRMLY IN PLACE. PRIOR TO PLACING THE FINAL LAYER, THE PIT SHALL BE FILLED WITH WATER AND THE SOIL ALLOWED TO SETTLE.
- AFTER SETTLEMENT THE CROWN OF THE ROOT BALL SHALL BE ABOVE FINISHED GRADE AS INDICATED ON THE DRAWINGS. PLANTS WITH ROOT BALLS SET BELOW INDICATED HEIGHTS WILL BE REQUIRED TO BE REMOVED AND REPLANTED.
- TREES/PALMS SHALL BE STAKED ACCORDING TO THE DETAILS ON THE DRAWINGS.
- MULCH AS DESIGNATED ON THE DRAWINGS SHALL BE PLACED THROUGHOUT ALL PLANTING AREAS.
- NO MULCH SHALL BE PLACED OVER SHRUB/GROUNDCOVER ROOT BALLS OR WITHIN 4" OF TREE OR PALM TRUNKS.
- SOD SHALL BE PLACED WITH STAGGERED BUTT TIGHT JOINTS. THERE SHALL BE NO VOIDS OR OVERLAPPING OF EDGES BETWEEN SOD PIECES.
- SOD SHALL BE ROLLED IMMEDIATELY AFTER BEING PLACED. CLEAN BUILDERS' SAND SHALL BE USED TO FILL ANY RESULTING VOIDS OR UNEVENNESS IN THE SOD SURFACE. ANY AREAS REQUIRING EXCESSIVE TOP-DRESSING SHALL HAVE THE SOD REMOVED, THE AREA REGRADED AND RE-SODDED.
- THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS AND/OR SPECIFICATIONS FOR ADDITIONAL PLANTING INSTRUCTIONS.

POST PLANTING NOTES :

- MAINTENANCE:
 - DURING THE PROJECT WORK PERIOD PRIOR TO SUBSTANTIAL COMPLETION ACCEPTANCE, THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL.
 - MAINTENANCE DURING THE WORK PERIOD PRIOR TO THE SUBSTANTIAL COMPLETION ACCEPTANCE SHALL CONSIST OF WATERING, CULTIVATING, WEEDING, MULCHING, REMOVAL OF DEAD MATERIAL, REPAIRING/TIGHTENING OF STAKES AND GUYS, RESETTING PLANTS TO PROPER GRADES AND UPRIGHT POSITION AND FURNISHING AND APPLYING SUCH SPRAYS AS NECESSARY TO KEEP PLANT MATERIAL REASONABLY FREE OF DAMAGING INSECTS AND DISEASE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL PLANT MATERIAL AS REQUIRED TO SUPPLEMENT IRRIGATION AND RAINFALL IN ORDER TO ENSURE PLANT MATERIAL ESTABLISHMENT.
- SUBSTANTIAL COMPLETION ACCEPTANCE:
 - UPON WRITTEN NOTICE FROM THE CONTRACTOR, THE OWNERS REPRESENTATIVE SHALL REVIEW THE WORK AND DETERMINE IF THE WORK IS SUBSTANTIALLY COMPLETE.
 - FOR THE PURPOSE OF ACCEPTANCE ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, UNDAMAGED, FREE OF WEEDS AND DISEASE, AND EXHIBITING EVIDENCE OF ESTABLISHING NEW ROOTS. PLANT MATERIAL DEEMED UNACCEPTABLE SHALL BE REMOVED AND REPLACED.
 - THE DATE OF SUBSTANTIAL COMPLETION OF THE PLANTING SHALL BE THE DATE WHEN THE OWNERS REPRESENTATIVE ACCEPTS IN WRITING THAT ALL WORK RELATED TO PLANTING IS COMPLETE.
- WARRANTY:
 - ALL PLANT MATERIAL SHALL BE WARRANTED IN WRITING BY THE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF WRITTEN NOTIFICATION OF SUBSTANTIAL COMPLETION. REPLACEMENT OF PLANT MATERIAL DURING THE WARRANTY PERIOD SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL HAVE THE SAME WARRANTY PERIOD OF ONE (1) YEAR FROM DATE OF REPLACEMENT.

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC



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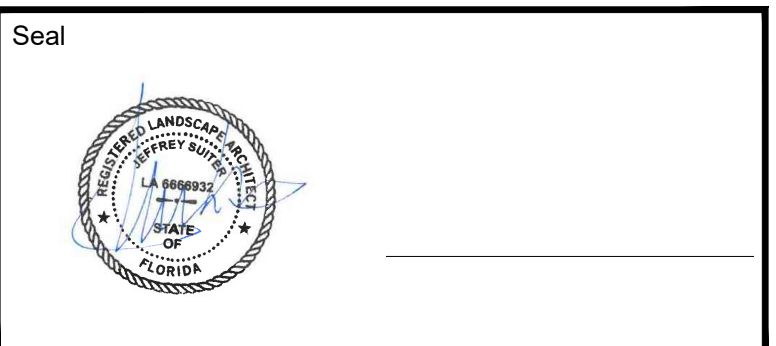
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CIVIL ENGINEER
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BIZI ARQ
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17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for

Date	SEPTEMBER 17, 2024
Designed By	XD_DD
Drawn By	XD_DD
Approved / Checked By	JS
Project Number	240042



Project Phase

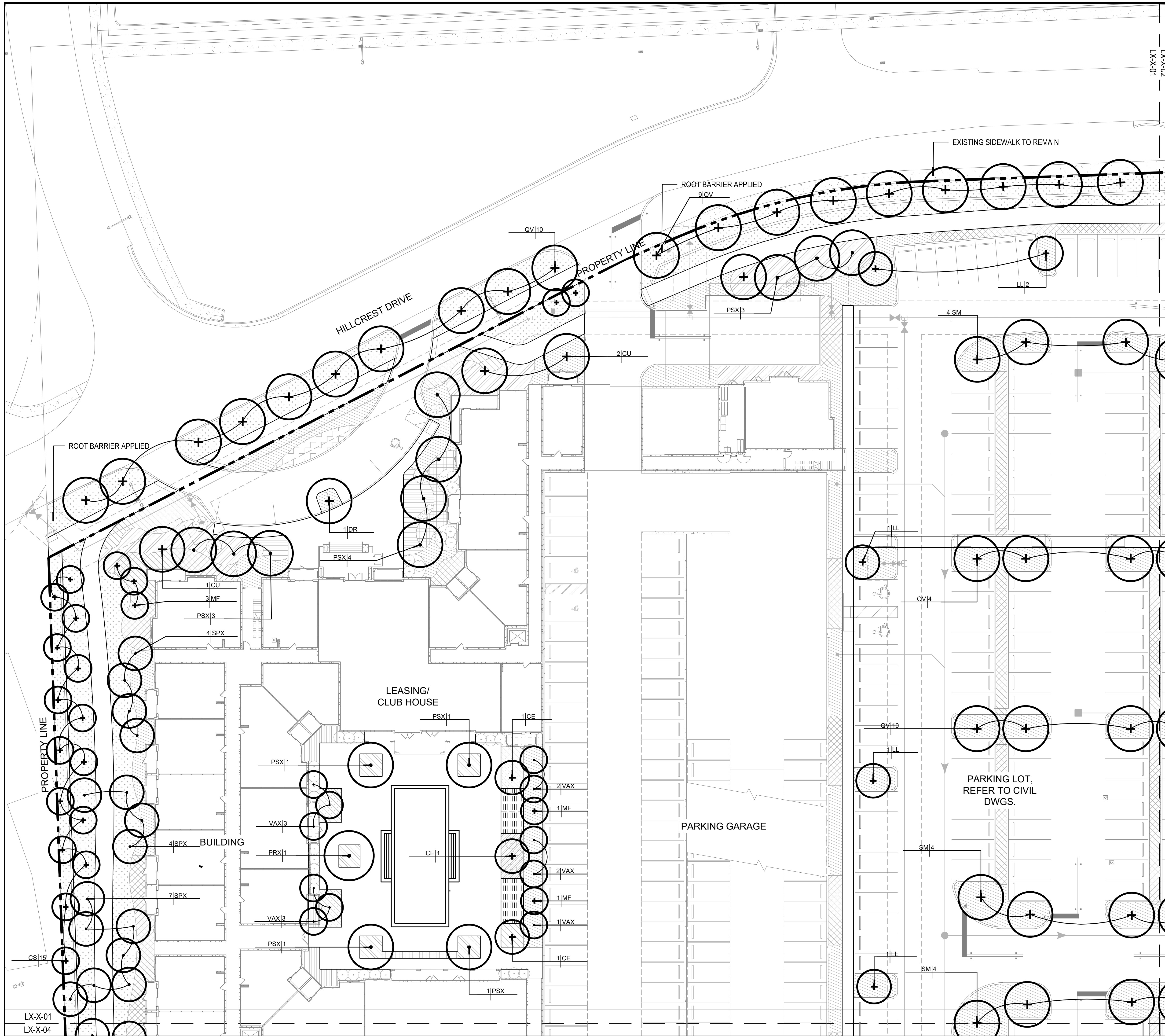
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Sheet Title

PLANTING NOTES

Sheet Number

L3-0-01



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE CANOPY TREES		
+	CU	Coccoloba uvifera Sea Grape
+	DR	Delonix regia Royal Poinciana
+	QV	Quercus virginiana Southern Live Oak
+	SM	Swietenia mahagoni West Indian Mahogany
MEDIUM CANOPY TREES		
+	BS	Bursera simaruba Gumbo Limbo
+	CE	Conocarpus erectus Green Buttonwood
+	CS	Conocarpus erectus var. Sericeus Silver Buttonwood
+	LL	Lysiloma latisiliquum Wild Tamarind
PALMS		
•	CNX	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm
•	PRX	Phoenix reclinata Senegal Date Palm
•	PSX	Phoenix sylvestris Sylvester Date Palm
•	SPX-2	Sabal palmetto Cabbage Palm
•	SPX	Sabal palmetto Cabbage Palm
•	VAX	Veitchia arecina Montgomery Palm
•	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
+	MF	Myrcianthes fragrans Simpson's Stopper

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

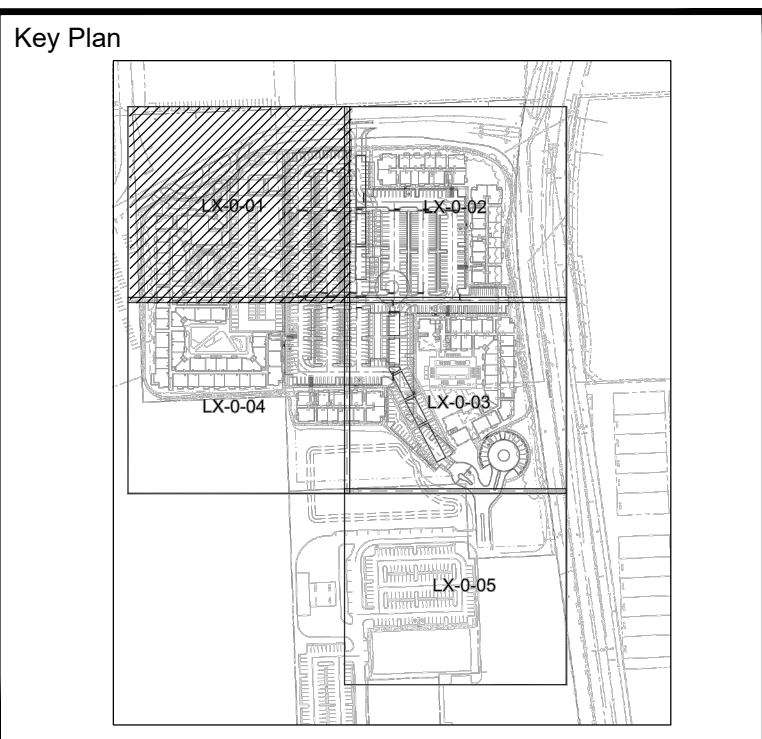
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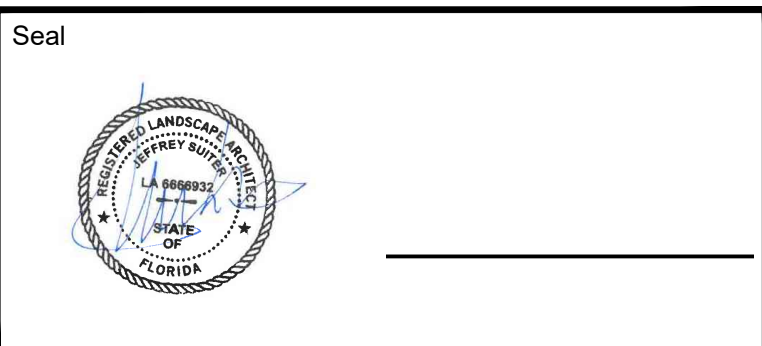
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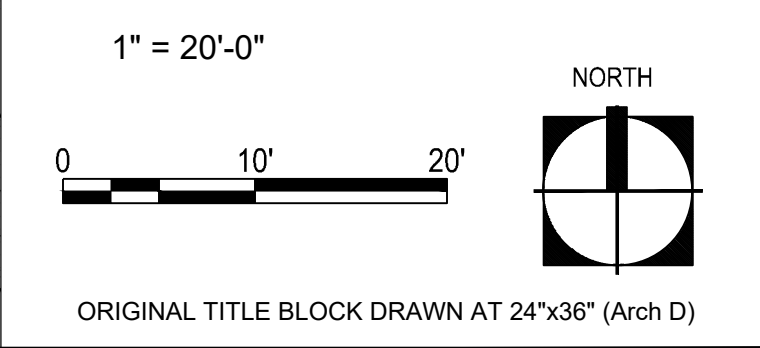
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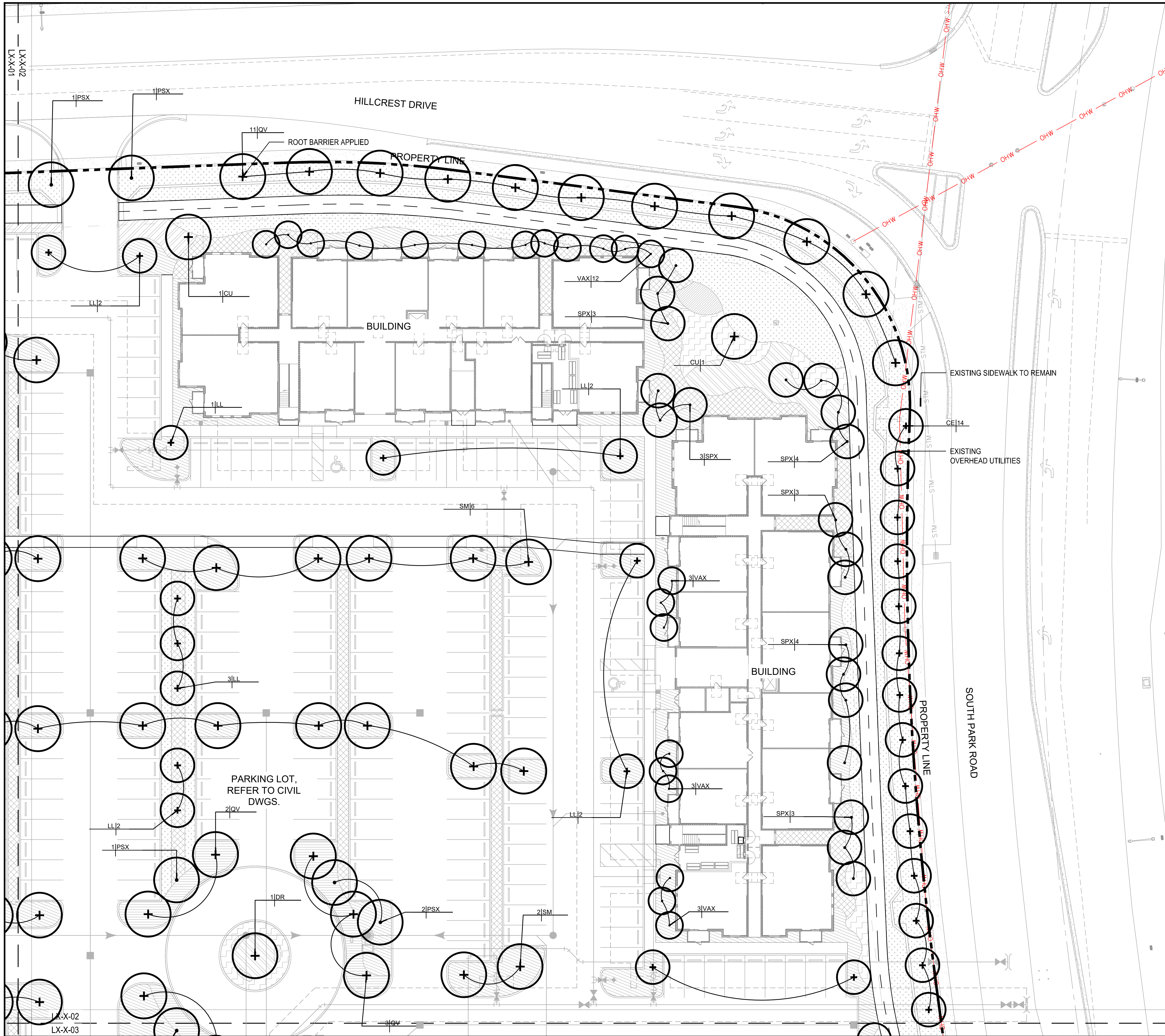
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TREE PLAN

Sheet Number

L5-1-01





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE CANOPY TREES		
	CU	Coccoloba uvifera Sea Grape
	DR	Delonix regia Royal Poinciana
	QV	Quercus virginiana Southern Live Oak
	SM	Swietenia mahagoni West Indian Mahogany
MEDIUM CANOPY TREES		
	BS	Bursera simaruba Gumbo Limbo
	CE	Conocarpus erectus Green Buttonwood
	CS	Conocarpus erectus var. Sericeus Silver Buttonwood
	LL	Lysiloma latisiliquum Wild Tamarind
PALMS		
	CNX	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm
	PRX	Phoenix reclinata Senegal Date Palm
	PSX	Phoenix sylvestris Sylvestre Date Palm
	SPX-2	Sabal palmetto Cabbage Palm
	SPX	Sabal palmetto Cabbage Palm
	VAX	Veitchia arecina Montgomery Palm
	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
	MF	Myrcianthes fragrans Simpson's Stopper

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

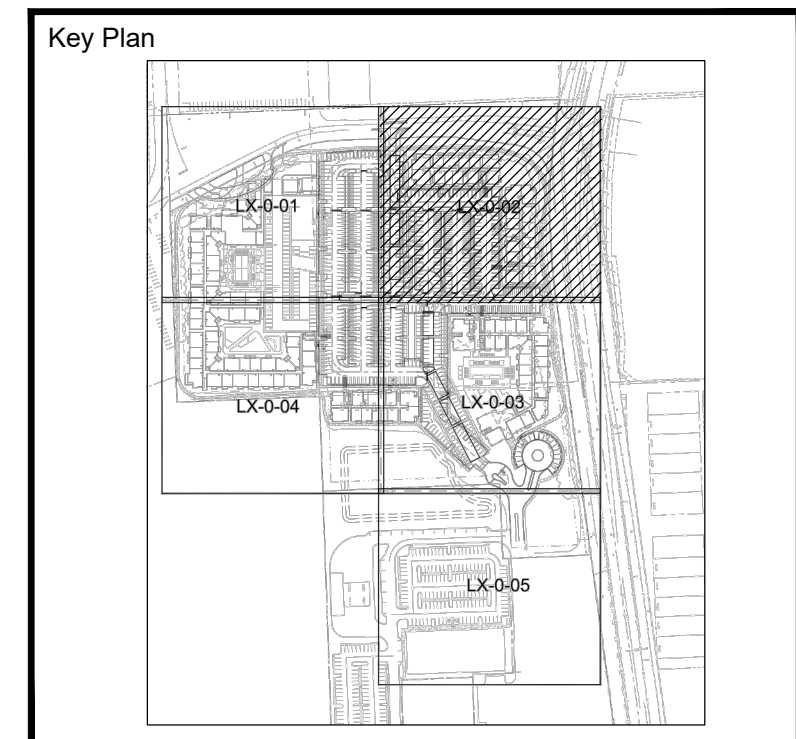
**PARK ROAD
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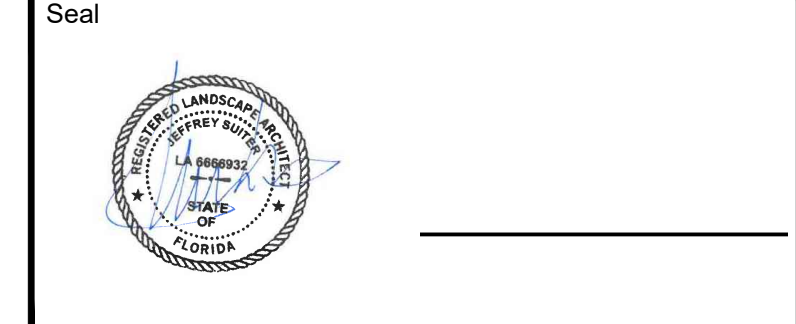
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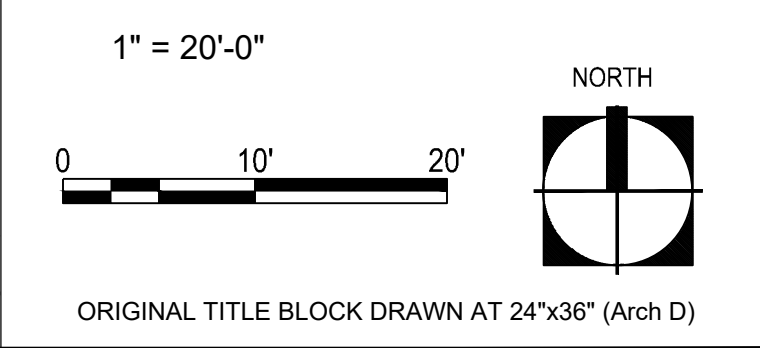
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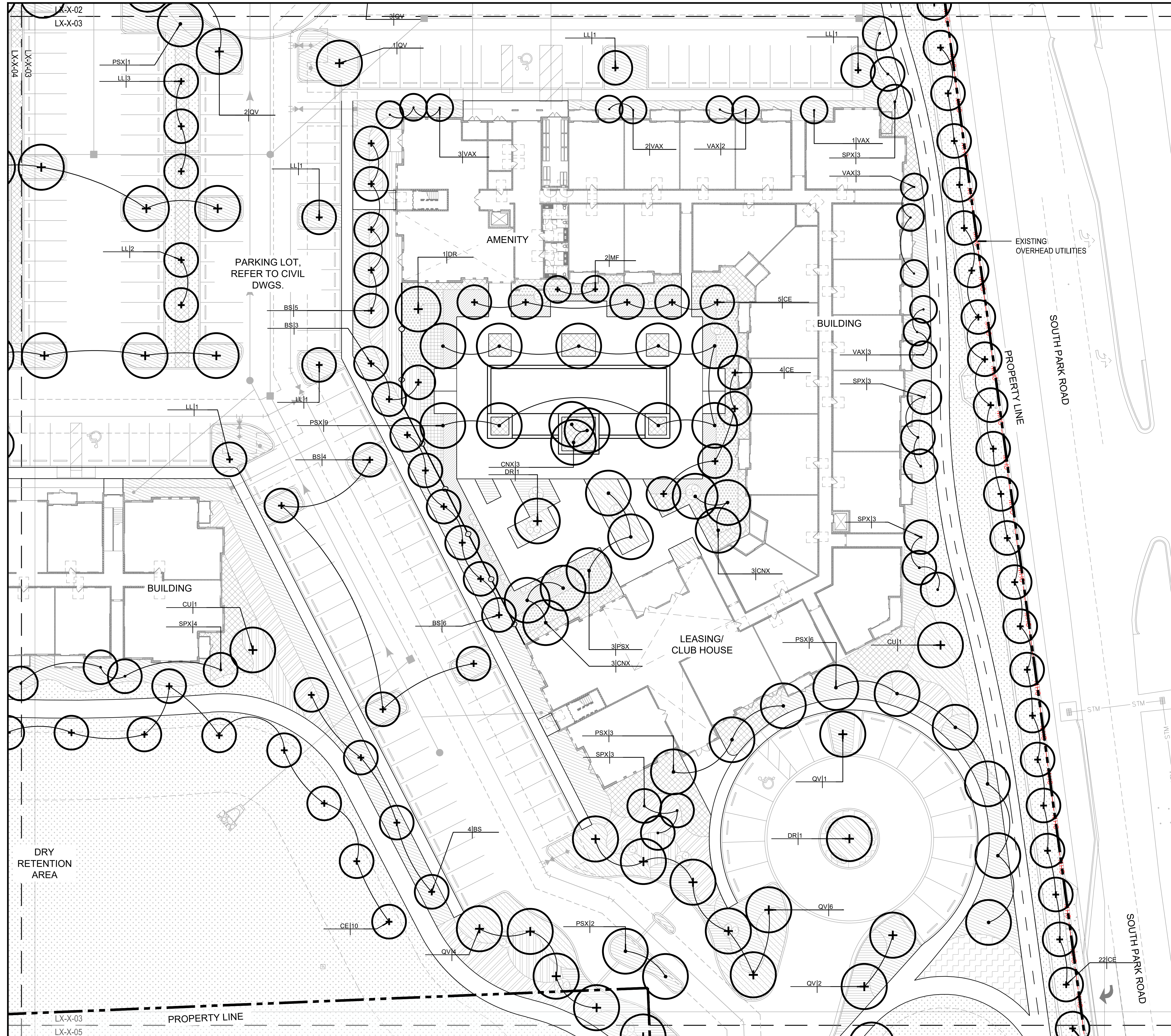
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TREE PLAN

Sheet Number

L5-1-02





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE CANOPY TREES		
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	DR	Delonix regia Royal Poinciana
	QV	Quercus virginiana Southern Live Oak
	SM	Swietenia mahagoni West Indian Mahogany
MEDIUM CANOPY TREES		
	BS	Bursera simaruba Gumbo Limbo
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	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
	MF	Myrcianthes fragrans Simpson's Stopper

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

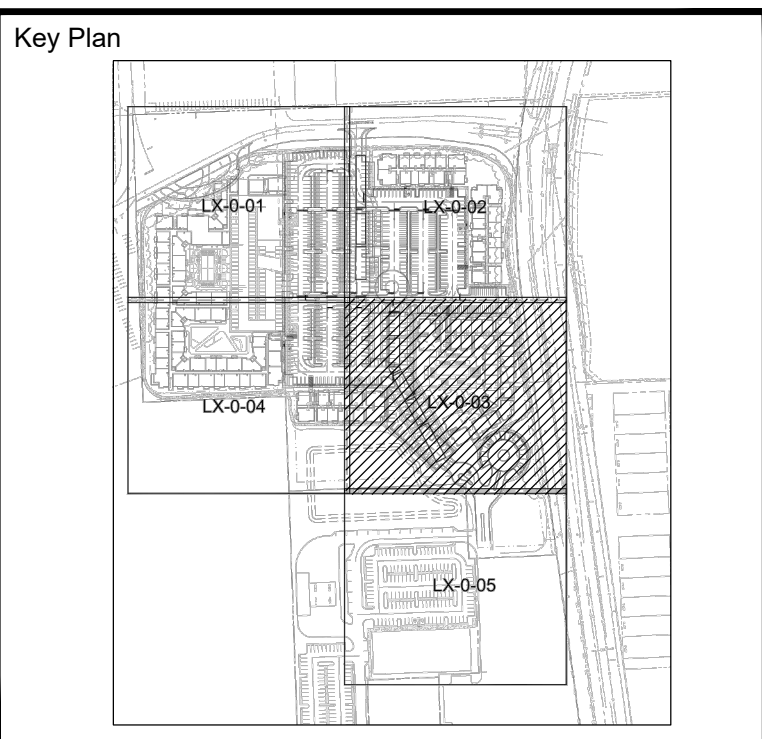
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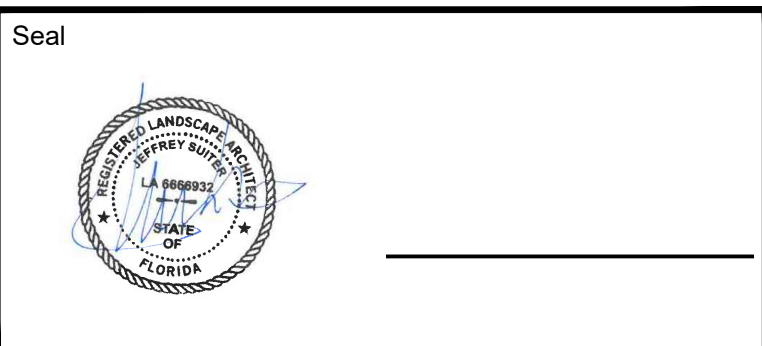
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Project Number: 240042



Project Phase

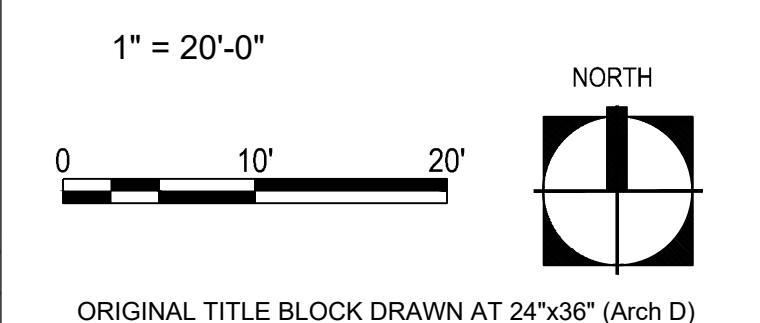
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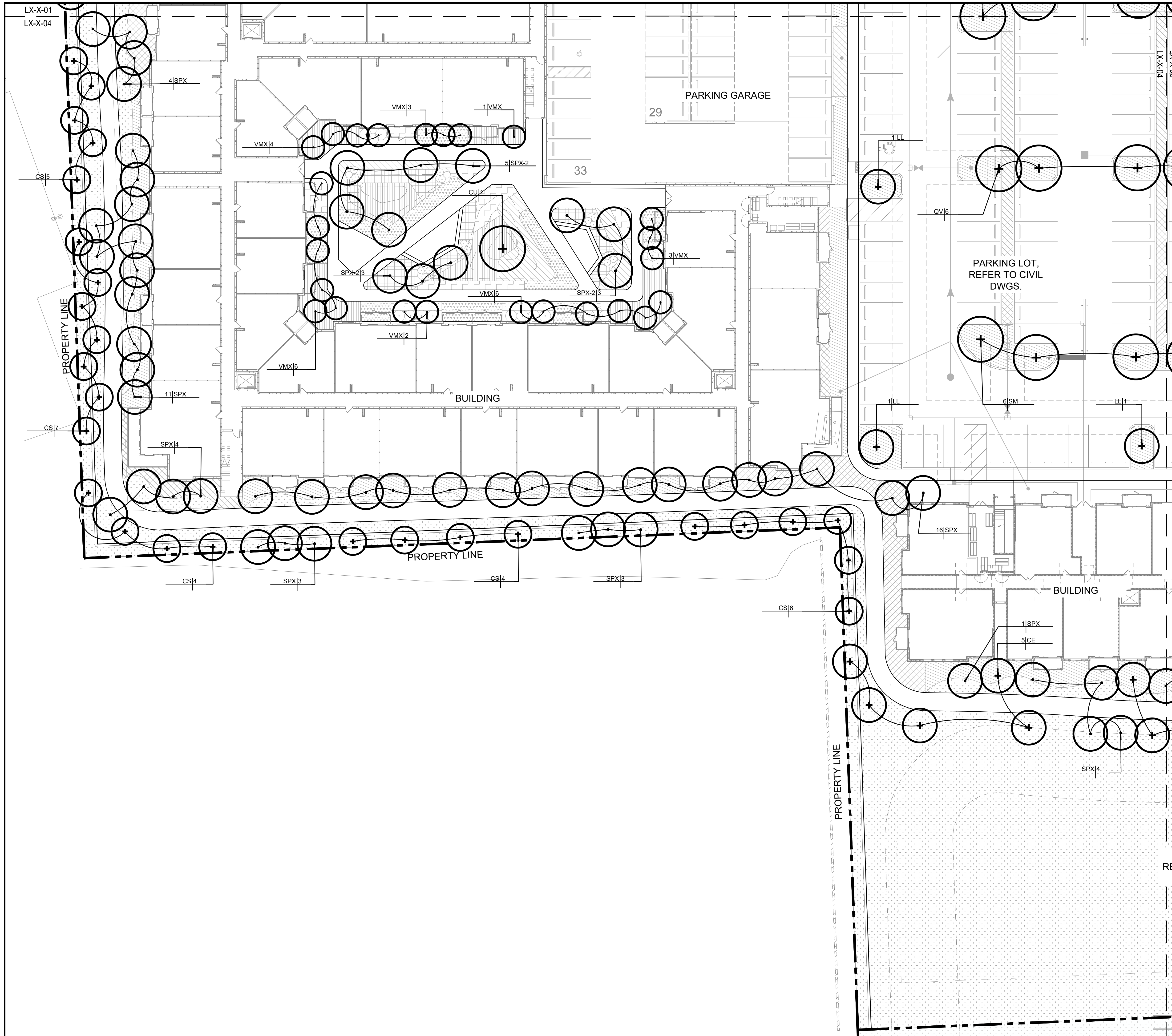
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TREE PLAN

Sheet Number

L5-1-03





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE CANOPY TREES		
+	CU	Coccoloba uvifera Sea Grape
+	DR	Delonix regia Royal Poinciana
+	QV	Quercus virginiana Southern Live Oak
+	SM	Swietenia mahagoni West Indian Mahogany
MEDIUM CANOPY TREES		
+	BS	Bursera simaruba Gumbo Limbo
+	CE	Conocarpus erectus Green Buttonwood
+	CS	Conocarpus erectus var. Sericeus Silver Buttonwood
+	LL	Lysiloma latisiliquum Wild Tamarind
PALMS		
•	CNX	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm
•	PRX	Phoenix reclinata Senegal Date Palm
•	PSX	Phoenix sylvestris Sylvester Date Palm
•	SPX-2	Sabal palmetto Cabbage Palm
•	SPX	Sabal palmetto Cabbage Palm
•	VAX	Veitchia arecina Montgomery Palm
•	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
+	MF	Myrcianthes fragrans Simpson's Stopper

1" = 20'-0"

0 10' 20'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC

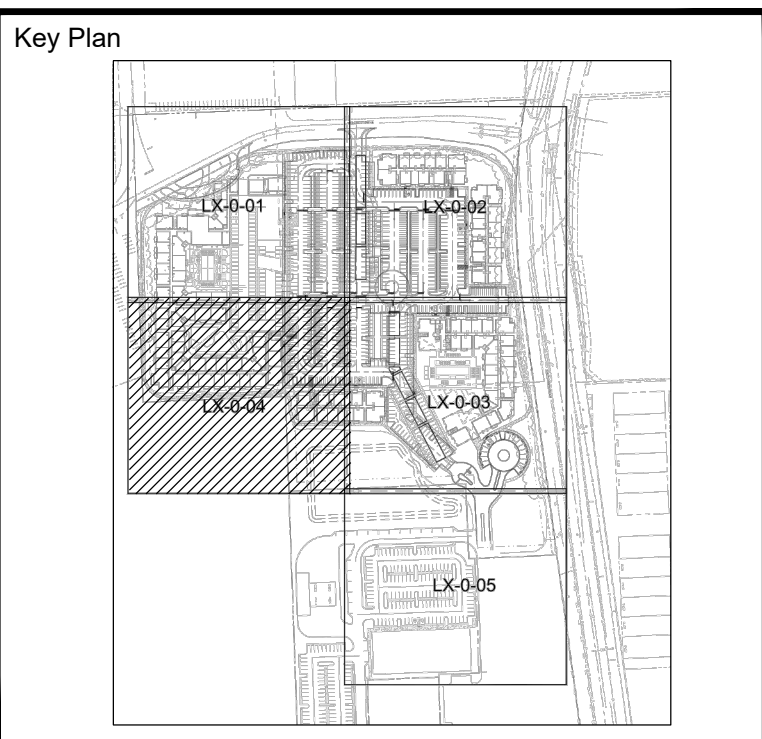
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants

SUN TECH CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157



Rev	Date	Issued for

Date: SEPTEMBER 17, 2024

Designed By: XD, DD

Drawn By: XD, DD

Approved / Checked By: JS

Project Number: 240042

Seal

Project Phase

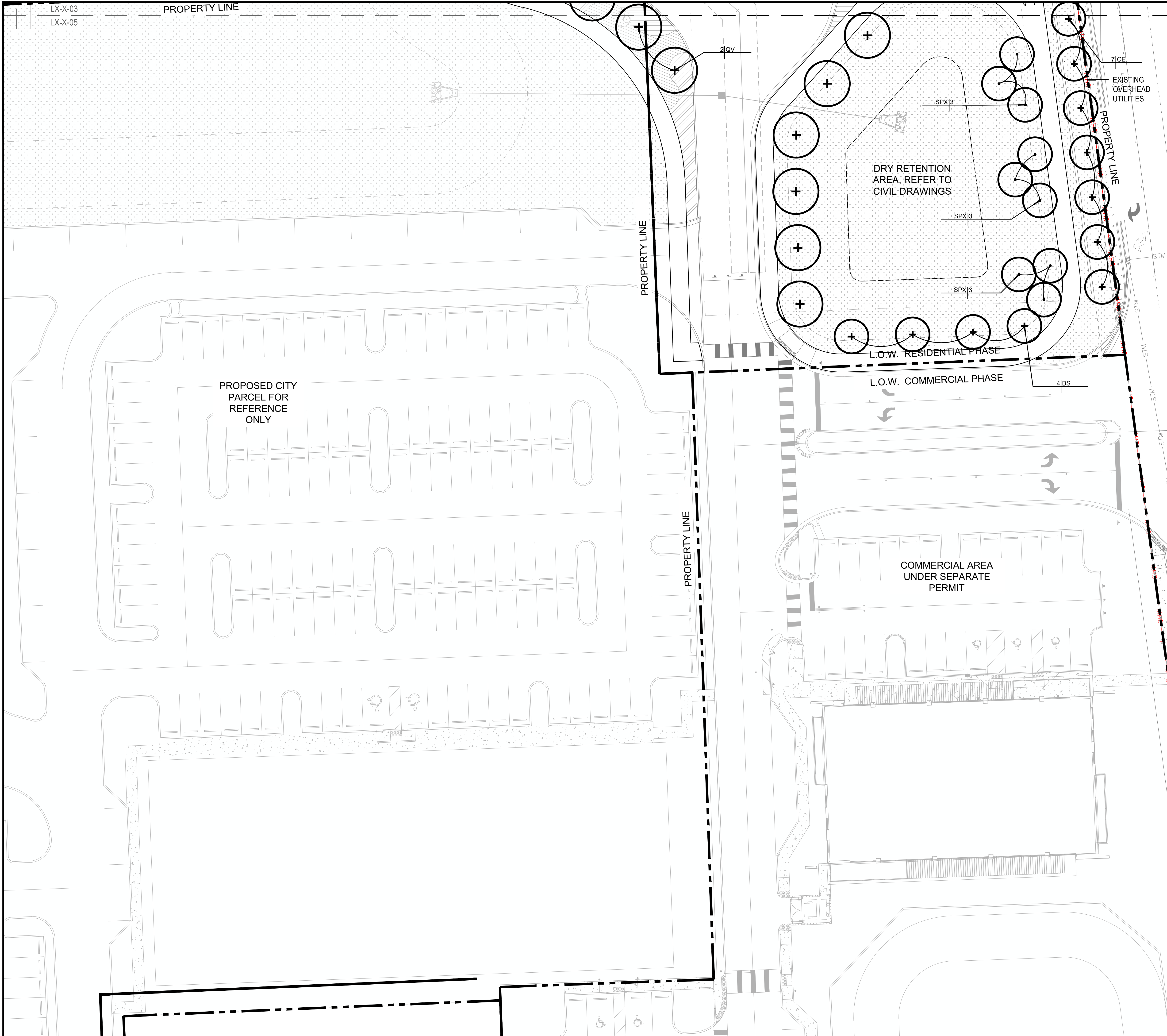
SITE PLAN SUBMITTAL

Sheet Title

TREE PLAN

Sheet Number

L5-1-04



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
LARGE CANOPY TREES		
	CU	Coccoloba uvifera Sea Grape
	DR	Delonix regia Royal Poinciana
	QV	Quercus virginiana Southern Live Oak
	SM	Swietenia mahagoni West Indian Mahogany
MEDIUM CANOPY TREES		
	BS	Bursera simaruba Gumbo Limbo
	CE	Conocarpus erectus Green Buttonwood
	CS	Conocarpus erectus var. Sericeus Silver Buttonwood
	LL	Lysiloma latisiliquum Wild Tamarind
PALMS		
	CNX	Cocos nucifera 'Green Malayan' Green Malayan Coconut Palm
	PRX	Phoenix reclinata Senegal Date Palm
	PSX	Phoenix sylvestris Sylvestre Date Palm
	SPX-2	Sabal palmetto Cabbage Palm
	SPX	Sabal palmetto Cabbage Palm
	VAX	Veitchia arecina Montgomery Palm
	VMX	Veitchia merrillii Christmas Palm
SMALL CANOPY TREES		
	MF	Myrcianthes fragrans Simpson's Stopper

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC

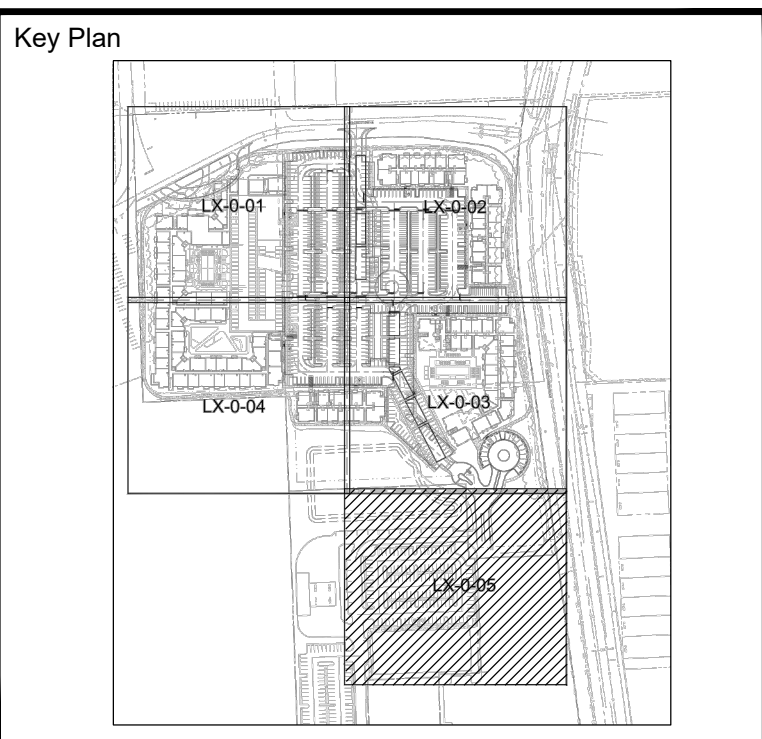
PLANNING
LANDSCAPE ARCHITECTURE
URBAN DESIGN

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants

SUN TECH
CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ
ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157



Rev	Date	Issued for

Date	SEPTEMBER 17, 2024
Designed By	XD_DD
Drawn By	XD_DD
Approved / Checked By	JS
Project Number	240042

Seal

Project Phase

SITE PLAN SUBMITTAL

Sheet Title

TREE PLAN

Sheet Number

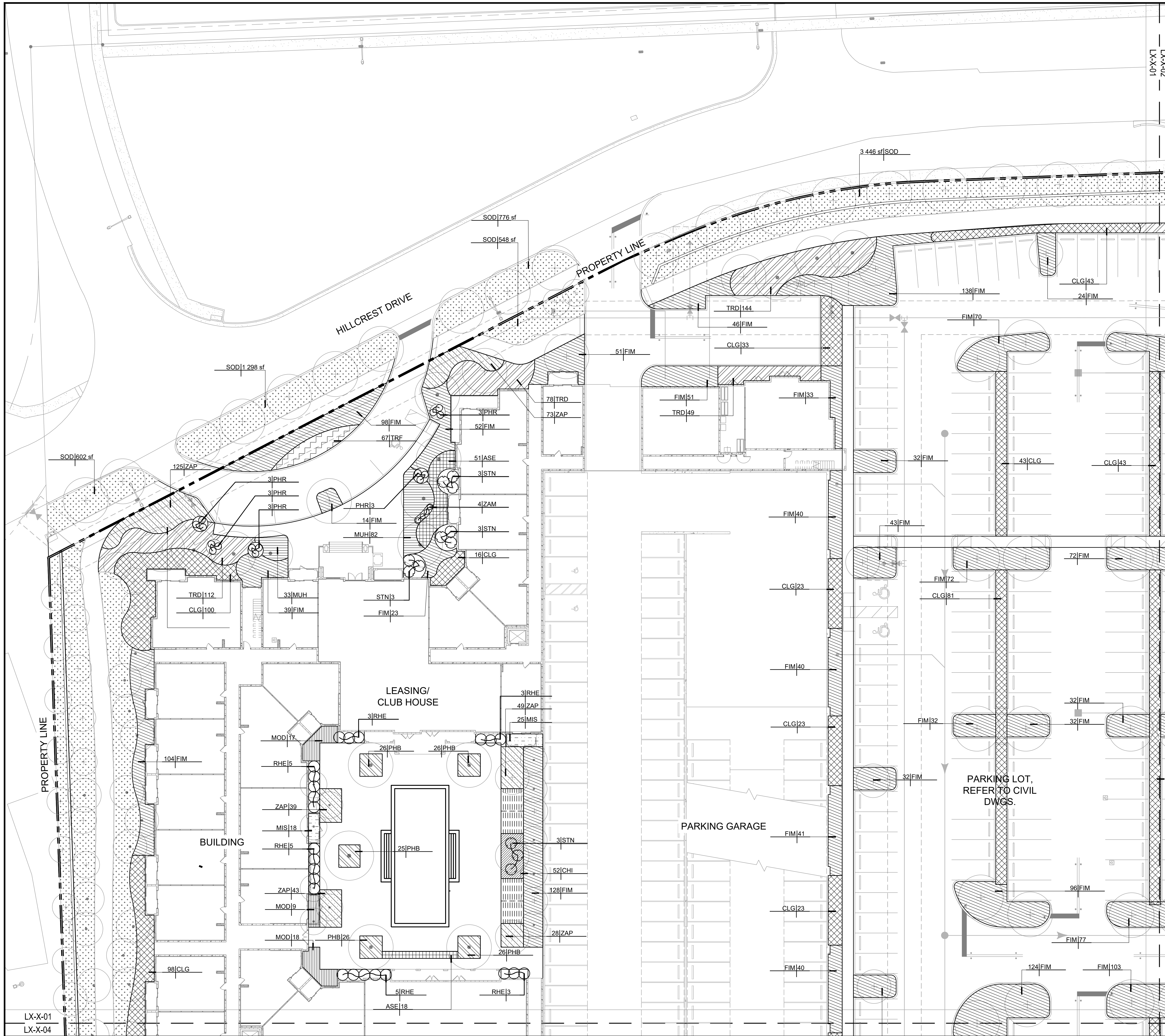
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1" = 20'-0"

0 10' 20'

NORTH

ORIGINAL TITLE BLOCK DRAWN AT 24"x36" (Arch D)



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
	RHE	Rhapis excelsa Lady Palm
	STN	Strelitzia nicolai Giant Bird of Paradise
	STR	Strelitzia reginae Bird Of Paradise
	ZAM	Zamia floridana Coontie
SHRUB AREAS		
	ASE	Aspidistra elatior Cast Iron Plant
	CLG	Clusia guttifera Small Leaf Clusia
	FIM	Ficus microcarpa green island Green Island Ficus
	MOD	Monstera deliciosa Split-leaf Philodendron
	MUH	Muhlenbergia capillaris Pink Muhly Grass
	PEN	Pennisetum setaceum Fountain Grass
	PHB	Philodendron x 'Burle Marx' Burle Marx Philodendron
	TRD	Tripsacum dactyloides Fakahatchee Grass
	TRF	Tripsacum floridanum Dwarf Fakahatchee Grass
	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
	MIS	Microsorium scolopendria Wart Fern
	NEE	Nephrolepis exaltata Boston Fern
	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

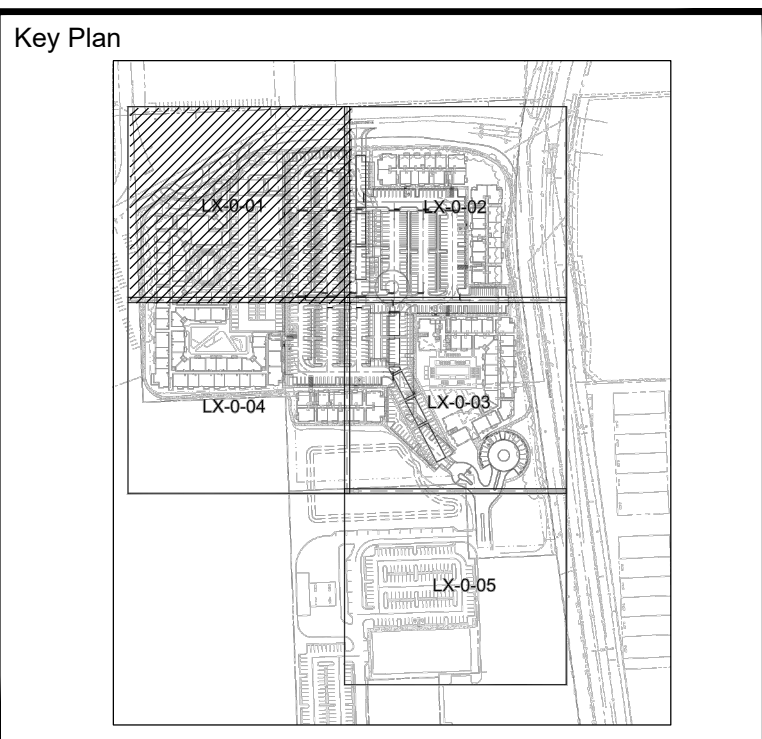
edsa

1512 E. BROWARD BOULEVARD, SUITE 110
FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants

SUN TECH CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157



Rev	Date	Issued for

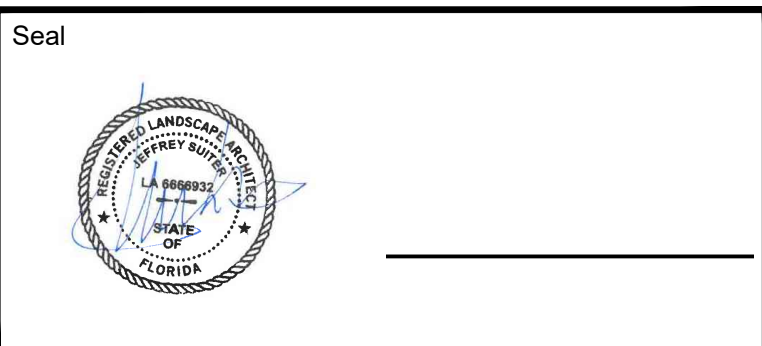
Date SEPTEMBER 17, 2024

Designed By XD_DD

Drawn By XD_DD

Approved / Checked By JS

Project Number 240042



Project Phase

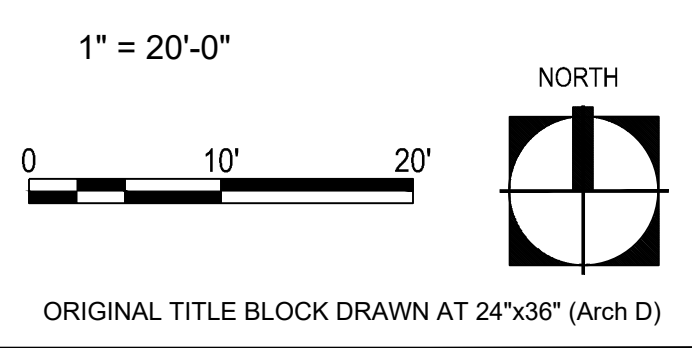
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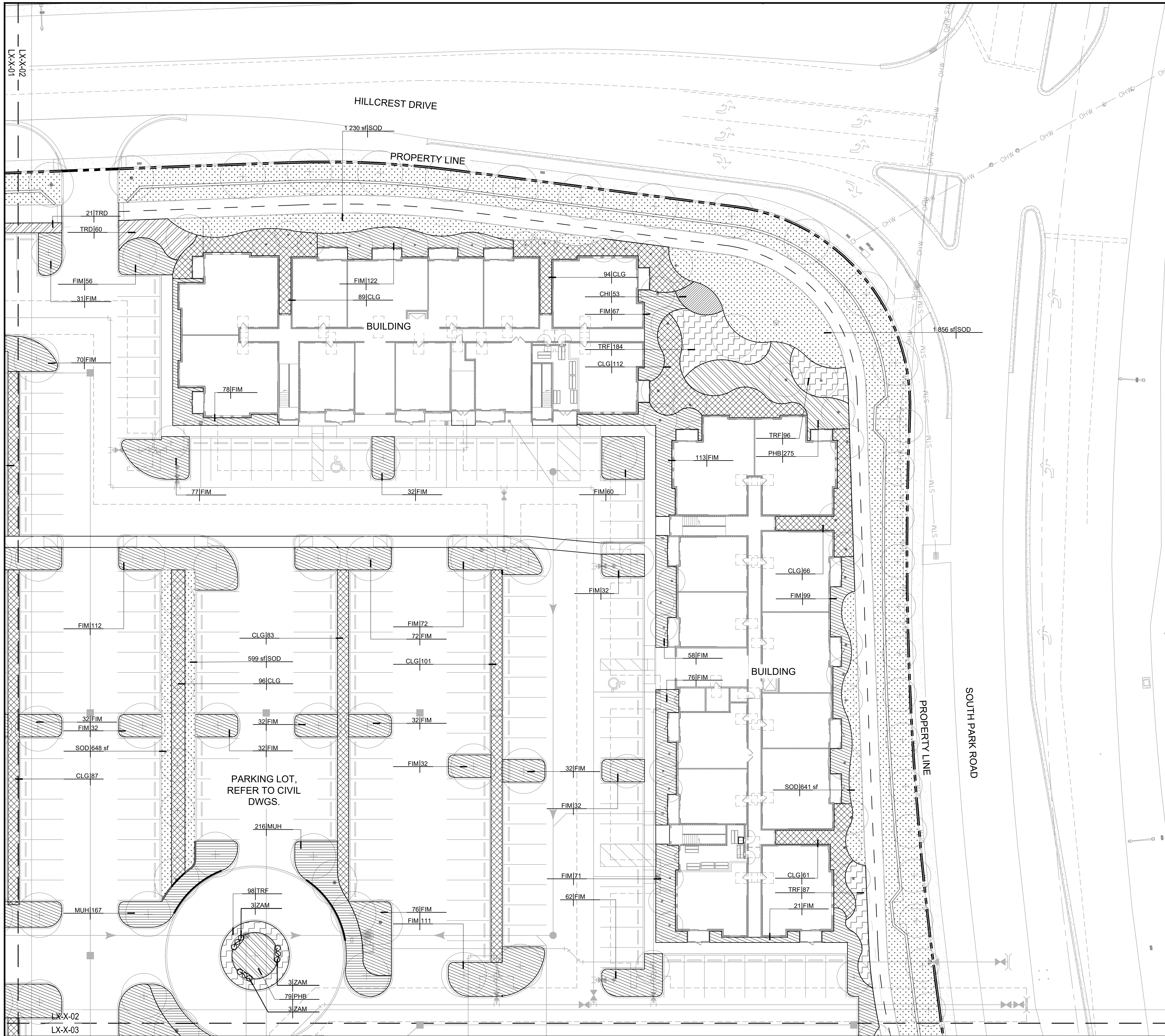
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SHRUB PLAN

Sheet Number

L6-1-01





PLANT SCHEDULE

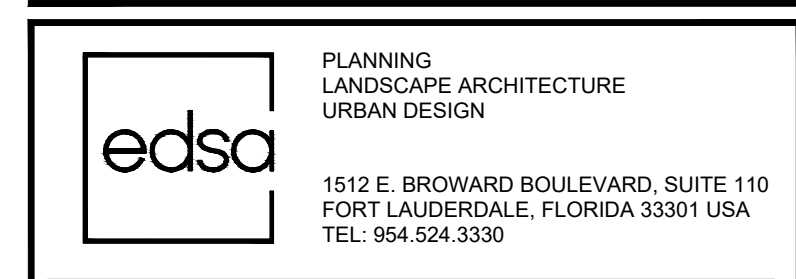
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
(Symbol)	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
(Symbol)	RHE	Rhapis excelsa Lady Palm
(Symbol)	STN	Strelitzia nicolai Giant Bird of Paradise
(Symbol)	STR	Strelitzia reginae Bird Of Paradise
(Symbol)	ZAM	Zamia floridana Coontie
SHRUB AREAS		
(Symbol)	ASE	Aspidistra elatior Cast Iron Plant
(Symbol)	CLG	Clusia guttifera Small Leaf Clusia
(Symbol)	FIM	Ficus microcarpa green island Green Island Ficus
(Symbol)	MOD	Monstera deliciosa Split-leaf Philodendron
(Symbol)	MUH	Muhlenbergia capillaris Pink Muhly Grass
(Symbol)	PEN	Pennisetum setaceum Fountain Grass
(Symbol)	PHB	Philodendron x 'Burle Marx' Burle Marx Philodendron
(Symbol)	TRD	Tripsacum dactyloides Fakahatchee Grass
(Symbol)	TRF	Tripsacum floridanum Dwarf Fakahatchee Grass
(Symbol)	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
(Symbol)	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
(Symbol)	MIS	Microsorium scolopendria Wart Fern
(Symbol)	NEE	Nephrolepis exaltata Boston Fern
(Symbol)	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

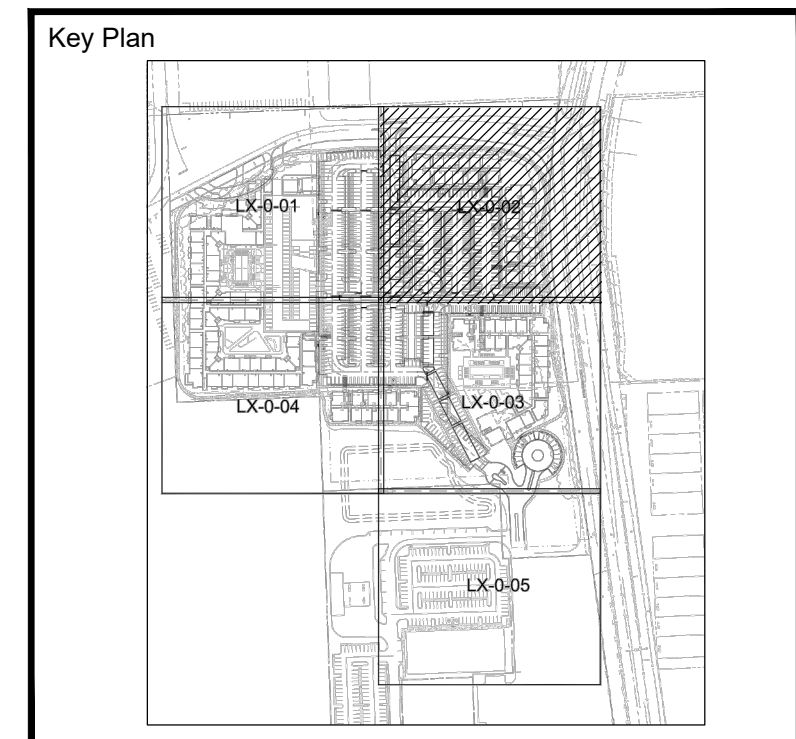
PARK ROAD DEVELOPMENT, LLC



Consultants

SUN TECH CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157



Rev	Date	Issued for

Date: SEPTEMBER 17, 2024

Designed By: XD_DD

Drawn By: XD_DD

Approved / Checked By: JS

Project Number: 240042



Project Phase

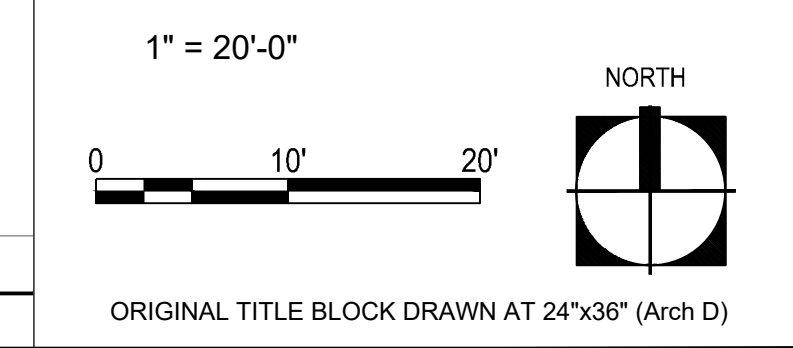
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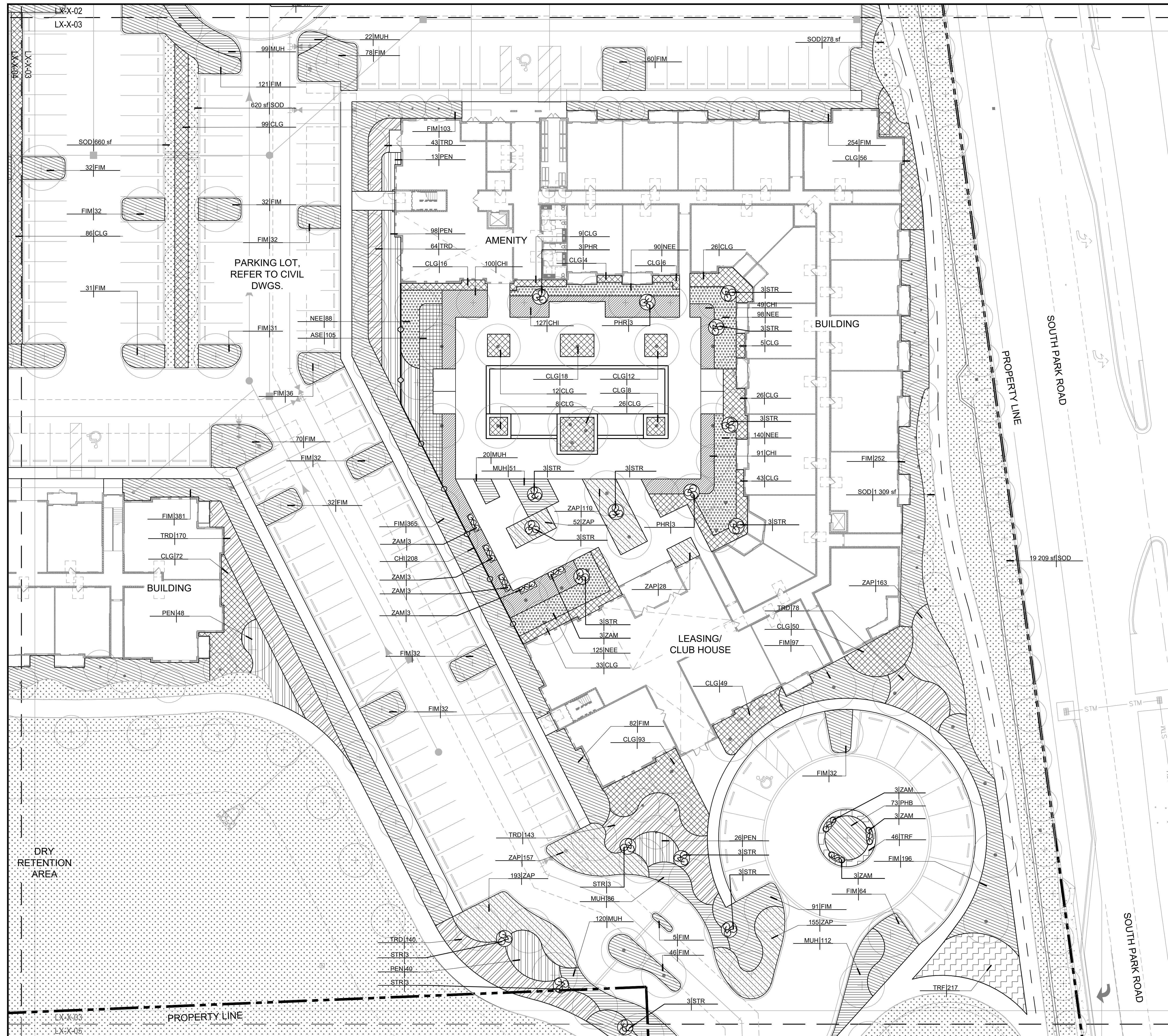
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SHRUB PLAN

Sheet Number

L6-1-02





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
(Symbol)	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
(Symbol)	RHE	Rhapis excelsa Lady Palm
(Symbol)	STN	Strelitzia nicolai Giant Bird of Paradise
(Symbol)	STR	Strelitzia reginae Bird Of Paradise
(Symbol)	ZAM	Zamia floridana Coontie
SHRUB AREAS		
(Symbol)	ASE	Aspidistra elatior Cast Iron Plant
(Symbol)	CLG	Clusia guttifera Small Leaf Clusia
(Symbol)	FIM	Ficus microcarpa green island Green Island Ficus
(Symbol)	MOD	Monstera deliciosa Split-leaf Philodendron
(Symbol)	MUH	Muhlenbergia capillaris Pink Muhly Grass
(Symbol)	PEN	Pennisetum setaceum Fountain Grass
(Symbol)	PHB	Philodendron x 'Burlie Marx' Burlie Marx Philodendron
(Symbol)	TRD	Tripsacum dactyloides Fakahatchee Grass
(Symbol)	TRF	Tripsacum floridanum Dwarf Fakahatchee Grass
(Symbol)	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
(Symbol)	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
(Symbol)	MIS	Microsorium scolopendria Wart Fern
(Symbol)	NEE	Nephrolepis exaltata Boston Fern
(Symbol)	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

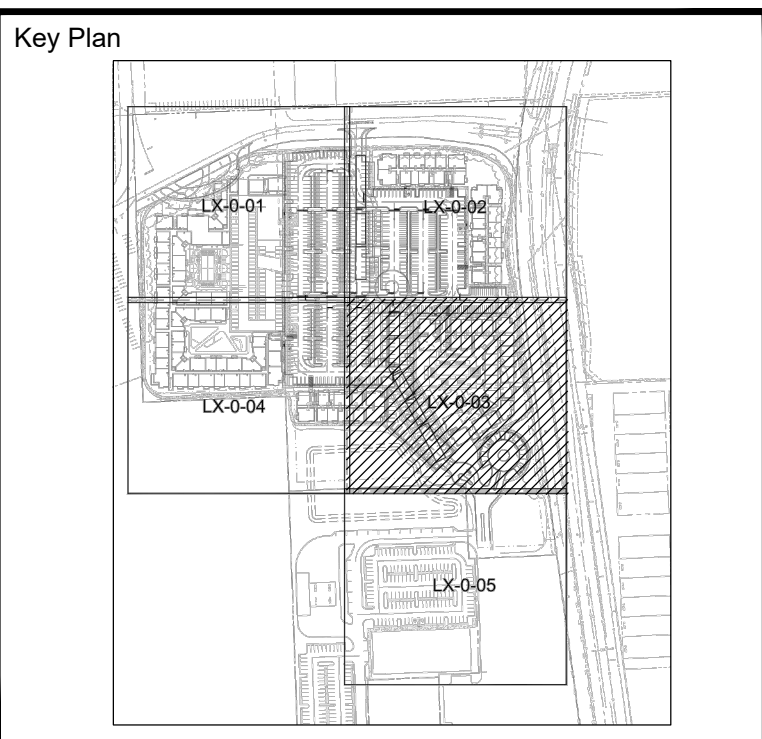
PARK ROAD DEVELOPMENT, LLC



Consultants

SUN TECH
CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ
ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157



Rev	Date	Issued for

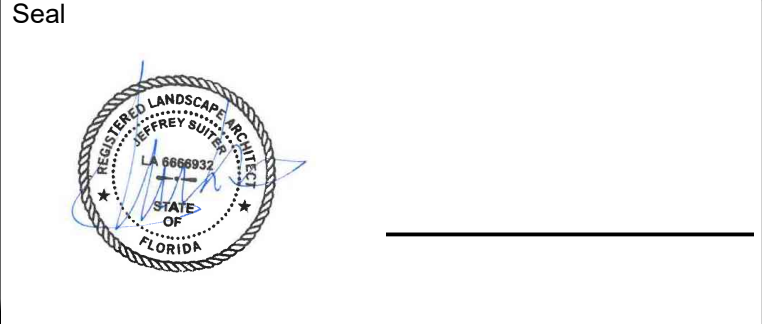
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Designed By: XD_DD

Drawn By: XD_DD

Approved / Checked By: JS

Project Number: 240042



Project Phase

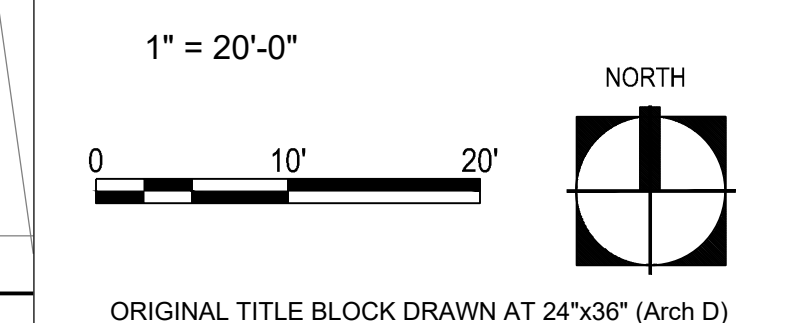
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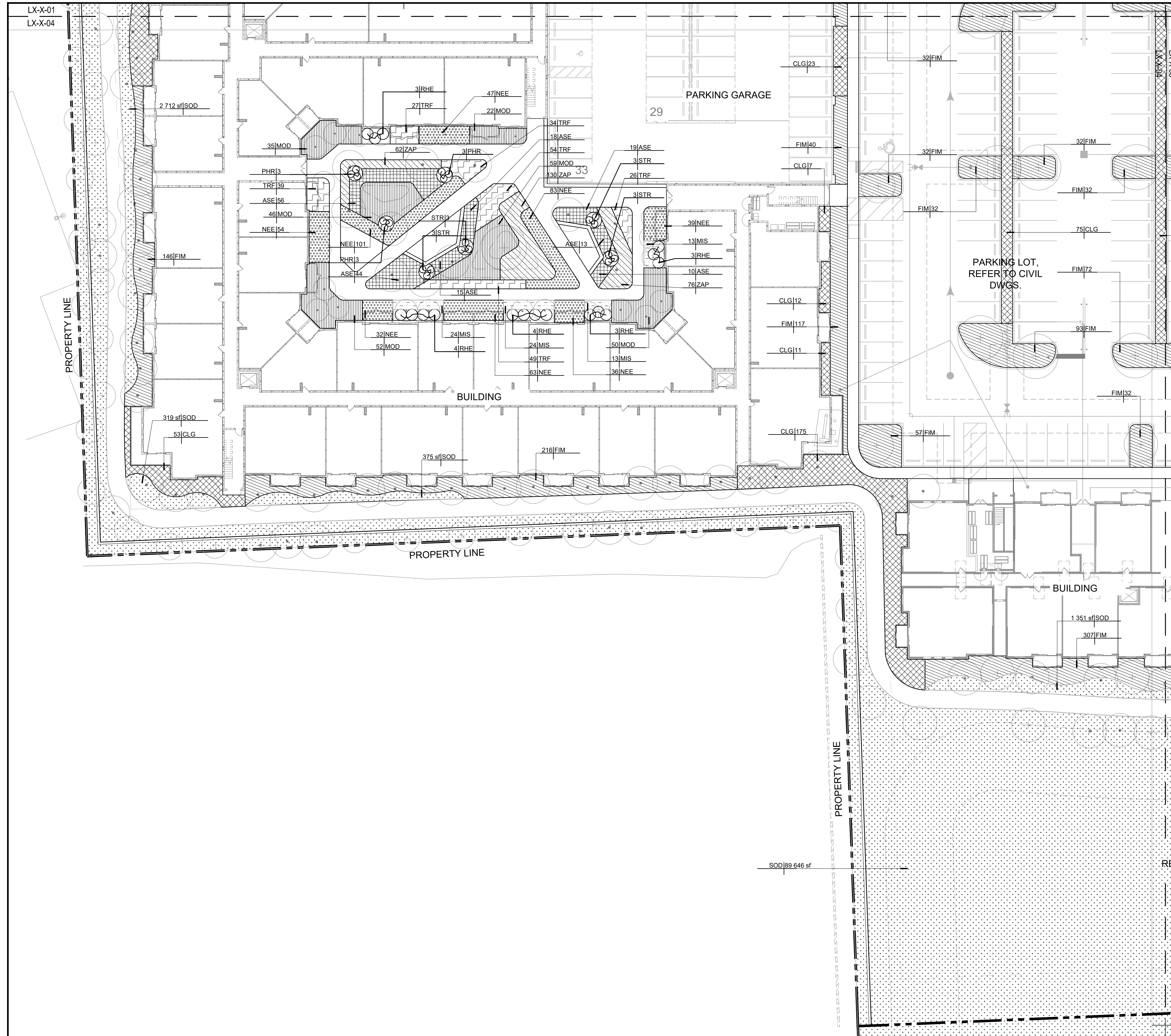
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SHRUB PLAN

Sheet Number

L6-1-03





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
(Symbol)	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
(Symbol)	RHE	Rhapis excelsa Lady Palm
(Symbol)	STN	Strelitzia nicolai Giant Bird of Paradise
(Symbol)	STR	Strelitzia reginae Bird Of Paradise
(Symbol)	ZAM	Zamia floridana Coontie
SHRUB AREAS		
(Symbol)	ASE	Aspidistra elatior Cast Iron Plant
(Symbol)	CLG	Clusia guttifera Small Leaf Clusia
(Symbol)	FIM	Ficus microcarpa green island Green Island Ficus
(Symbol)	MOD	Monstera deliciosa Split-leaf Philodendron
(Symbol)	MUH	Muhlenbergia capillaris Pink Muhly Grass
(Symbol)	PEN	Pennisetum setaceum Fountain Grass
(Symbol)	PHB	Philodendron x 'Burlie Marx' Burlie Marx Philodendron
(Symbol)	TRD	Tripsacum dactyloides Fakahatchee Grass
(Symbol)	TRF	Tripsacum floridanum Dwarf Fakahatchee Grass
(Symbol)	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
(Symbol)	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
(Symbol)	MIS	Microsorium scolopendria Wart Fern
(Symbol)	NEE	Nephrolepis exaltata Boston Fern
(Symbol)	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

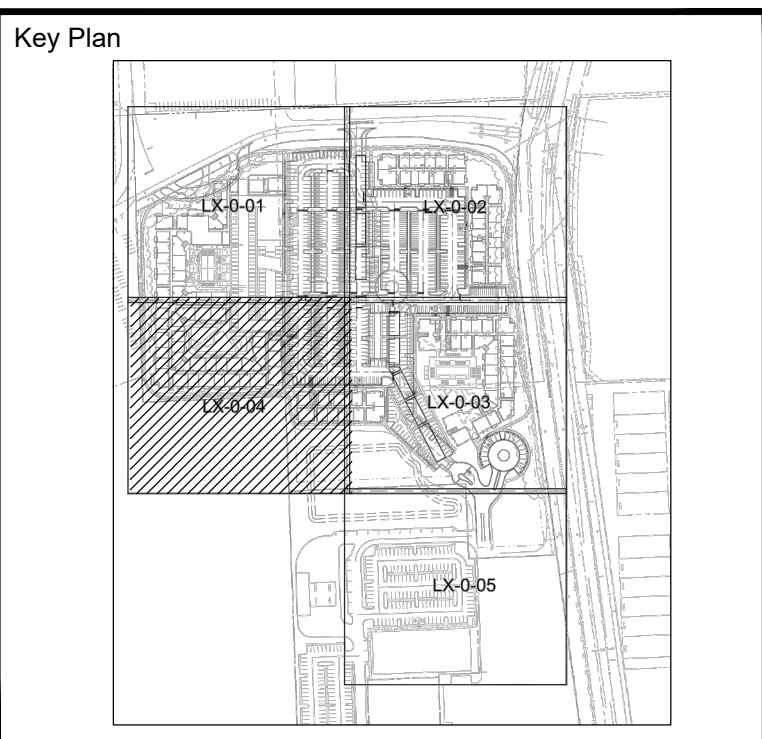
PARK ROAD DEVELOPMENT, LLC



Consultants

SUN TECH
CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ
ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157



Rev	Date	Issued for

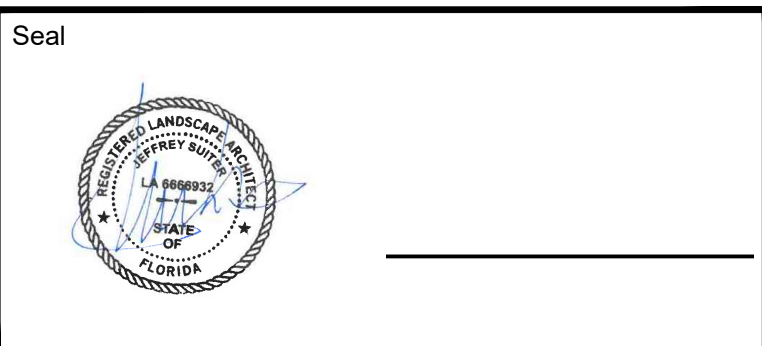
Date: SEPTEMBER 17, 2024

Designed By: XD, DD

Drawn By: XD, DD

Approved / Checked By: JS

Project Number: 240042



Project Phase

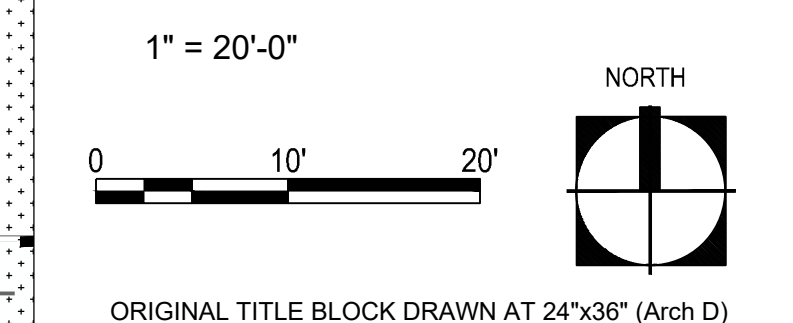
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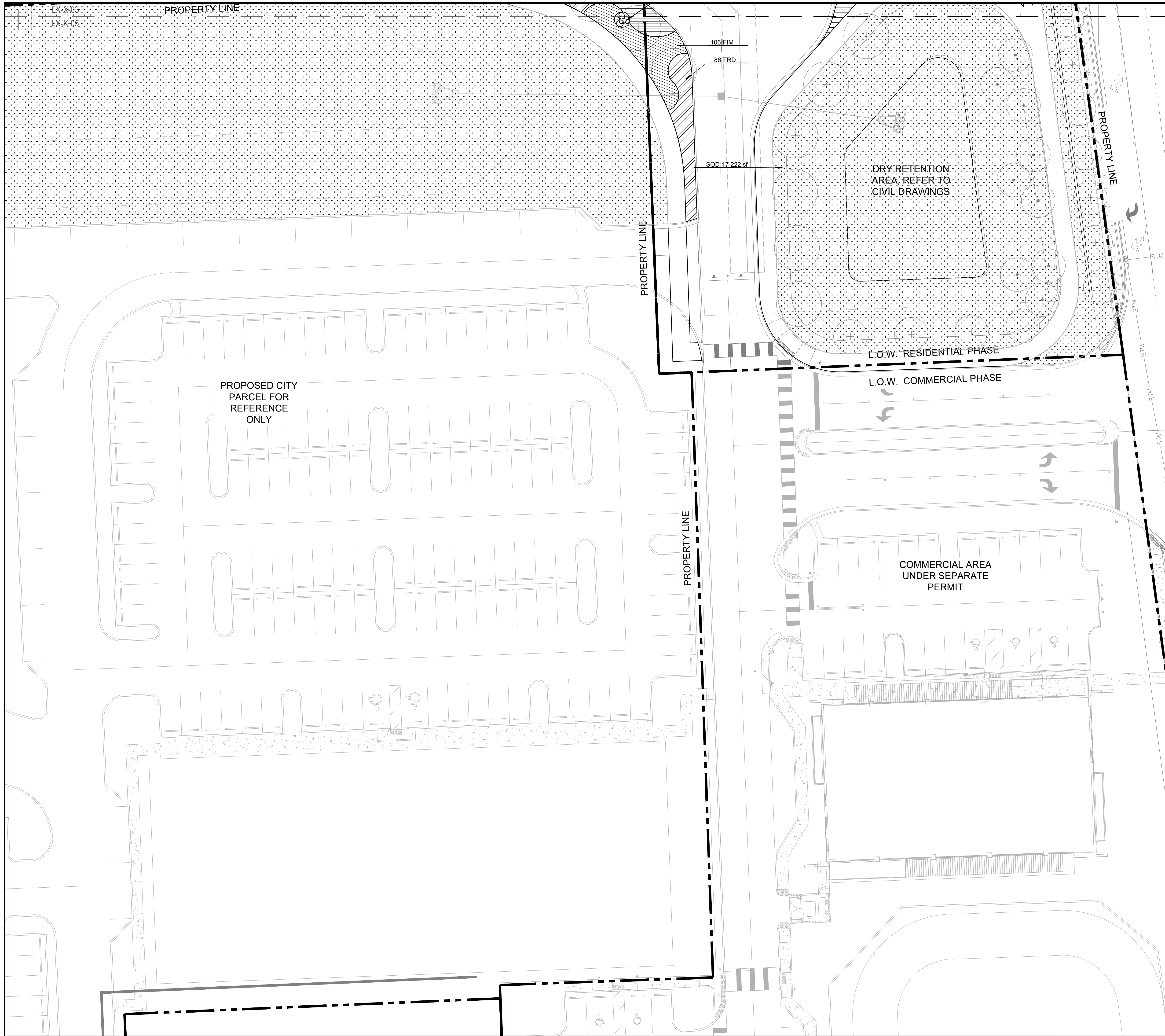
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SHRUB PLAN

Sheet Number

L6-1-04





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
SHRUBS		
(Symbol)	PHR	Philodendron x 'Rojo Congo' Rojo Congo Philodendron
(Symbol)	RHE	Rhapis excelsa Lady Palm
(Symbol)	STN	Streitzia nicolai Giant Bird of Paradise
(Symbol)	STR	Streitzia reginae Bird Of Paradise
(Symbol)	ZAM	Zamia floridana Coontie
SHRUB AREAS		
(Symbol)	ASE	Aspidistra elatior Cast Iron Plant
(Symbol)	CLG	Clusia guttifera Small Leaf Clusia
(Symbol)	FIM	Ficus microcarpa green island Green Island Ficus
(Symbol)	MOD	Monstera deliciosa Split-leaf Philodendron
(Symbol)	MUH	Muhlenbergia capillaris Pink Muhly Grass
(Symbol)	PEN	Pennisetum setaceum Fountain Grass
(Symbol)	PHB	Philodendron x 'Burle Marx' Burle Marx Philodendron
(Symbol)	TRD	Tripsacum dactyloides Fakahatchee Grass
(Symbol)	TRF	Tripsacum floridanum Dwarf Fakahatchee Grass
(Symbol)	ZAP	Zamia pumila Coontie Cycad
GROUND COVERS		
(Symbol)	CHI	Chrysobalanus icaco 'Horizontalis' Horizontal Coco Plum
(Symbol)	MIS	Microsorium scolopendria Wart Fern
(Symbol)	NEE	Nephrolepis exaltata Boston Fern
(Symbol)	SOD	Stenotaphrum secundatum St. Augustine Grass

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

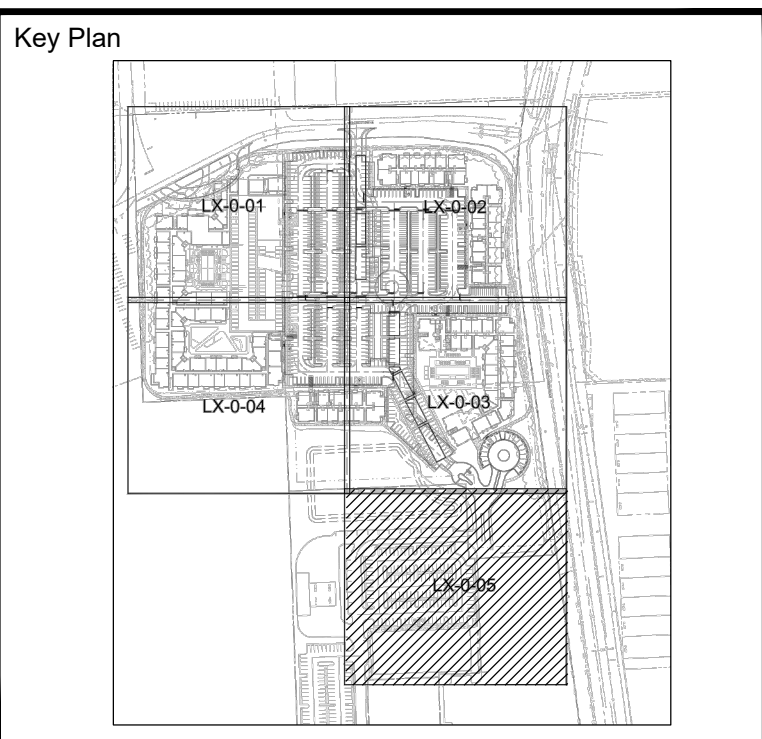
PARK ROAD DEVELOPMENT, LLC



Consultants

SUN TECH
CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102
SUNRISE, FL 33351-4712

BIZI ARQ
ARCHITECTURE
17225 S. DIXIE HIGHWAY #203
PALMETTO BAY, FL 33157



Rev	Date	Issued for

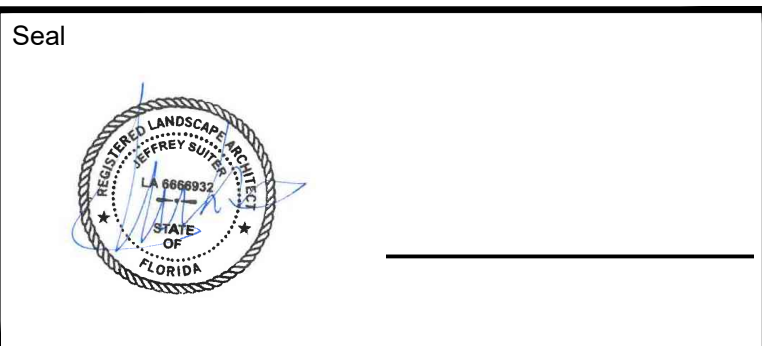
Date: SEPTEMBER 17, 2024

Designed By: XD_DD

Drawn By: XD_DD

Approved / Checked By: JS

Project Number: 240042



Project Phase

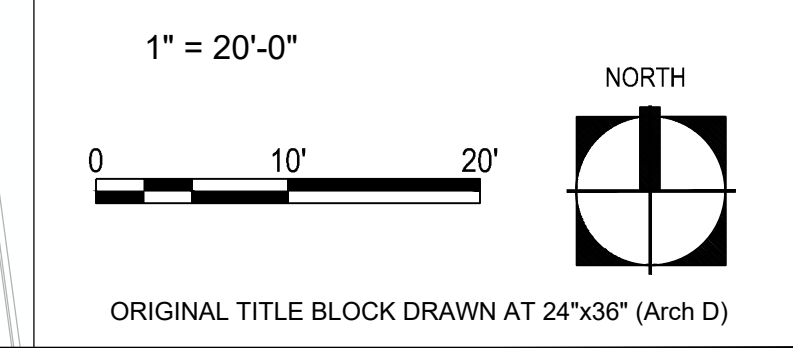
SITE PLAN SUBMITTAL

Sheet Title

SHRUB PLAN

Sheet Number

L6-1-05



PARK ROAD RESIDENTIAL PARCEL

Client
PARK ROAD DEVELOPMENT, LLC

Consultants
edsa PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954-524-3330 (000000)

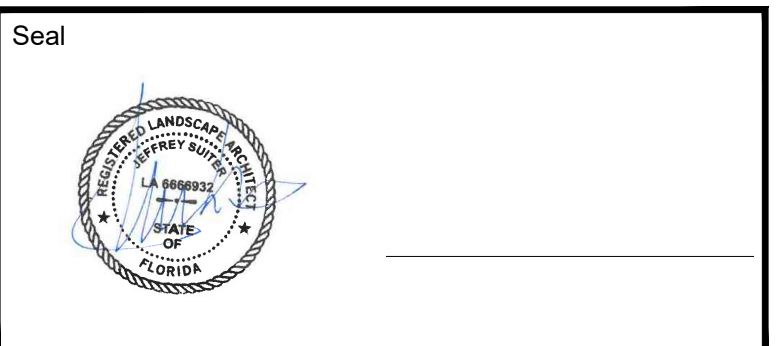
Consultants
SUN-TECH CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102 SUNRISE, FL 33351-4712

Consultants
BIZI ARQ ARCHITECTURE
17225 S. DIXIE HIGHWAY #203 PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for

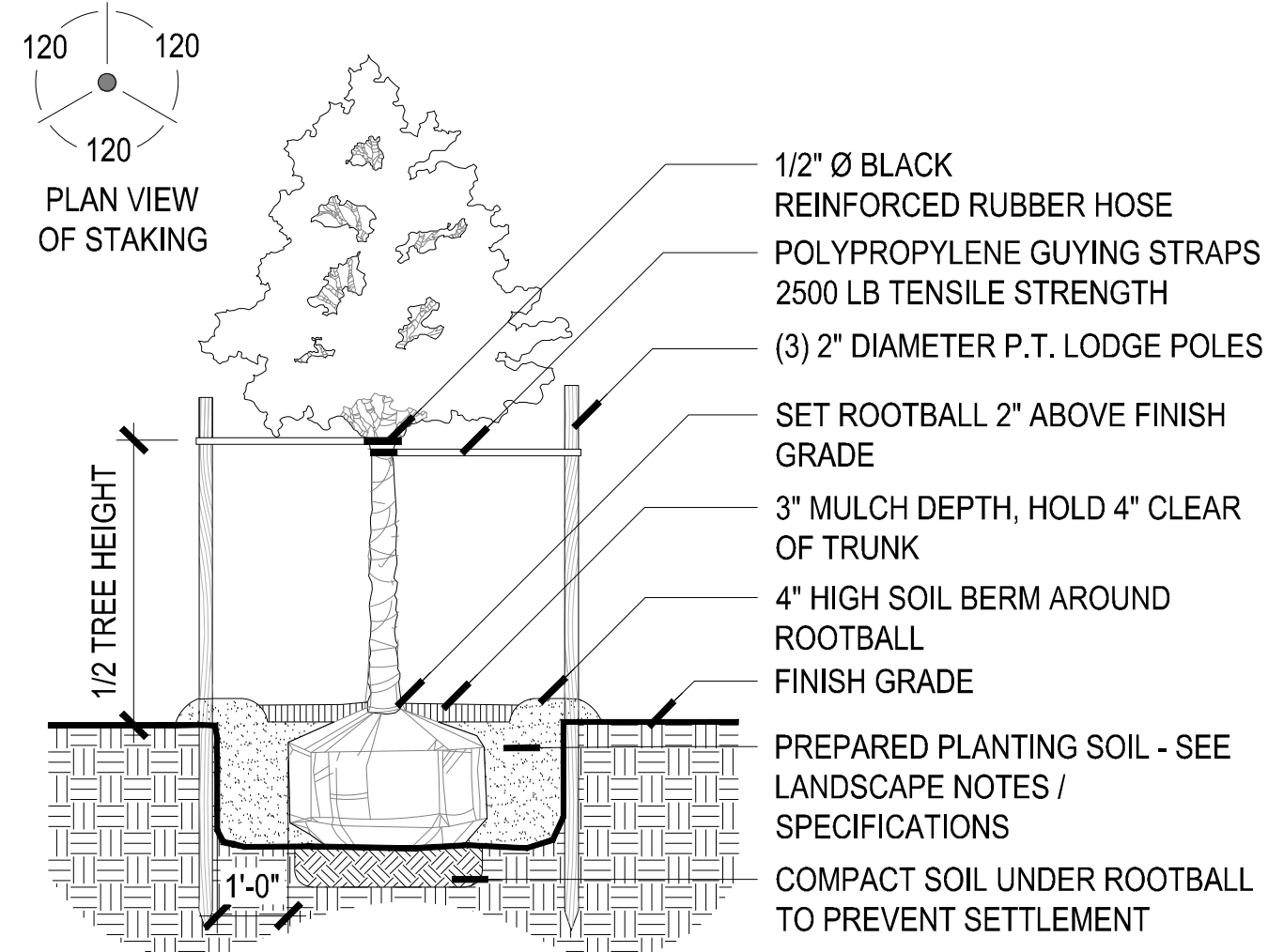
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Designed By	EDSA
Drawn By	EDSA
Approved / Checked By	JS
Project Number	SE240042



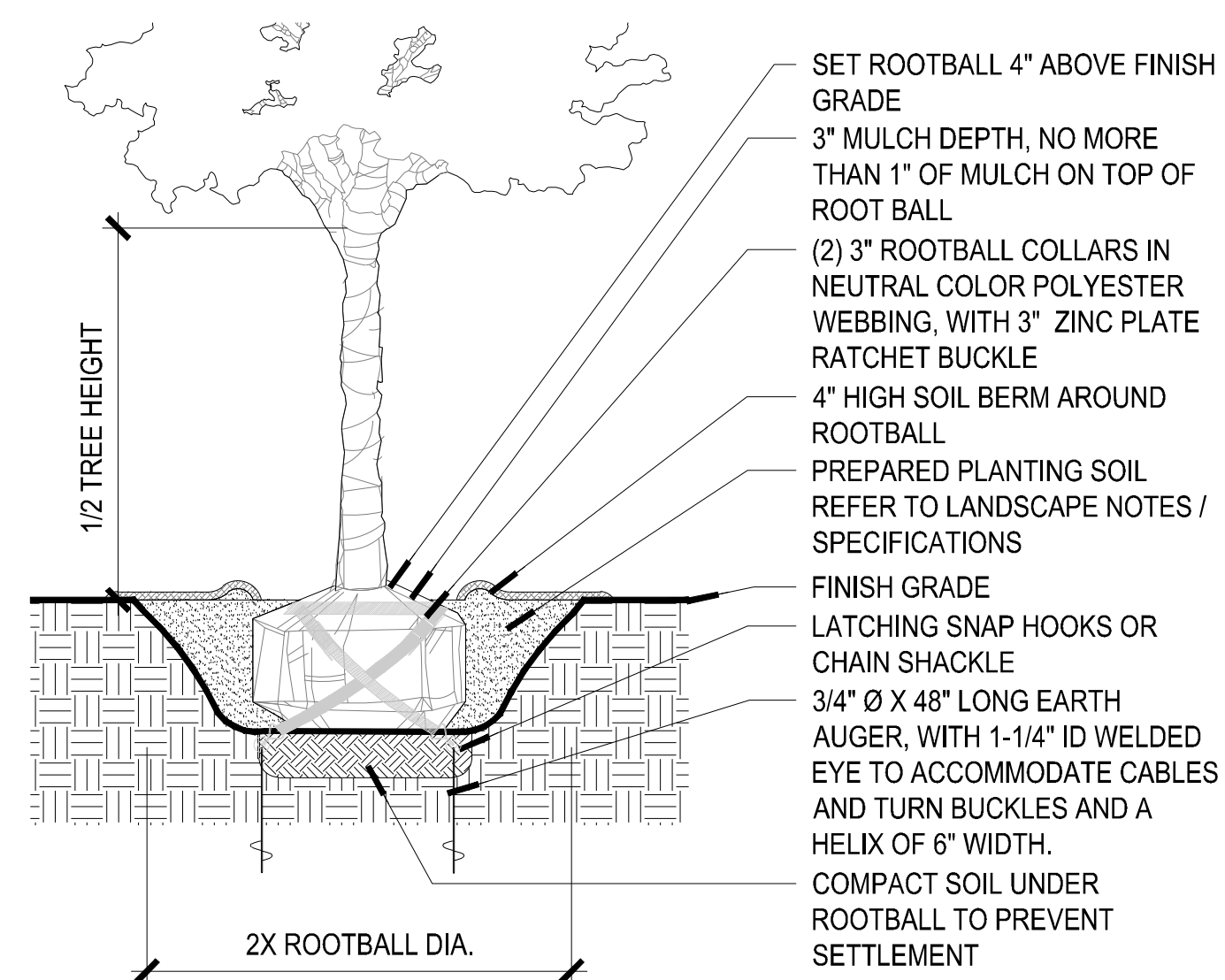
Project Phase
SITE PLAN SUBMITTAL

PLANTING DETAILS

Sheet Number
L6-2-01



NOTE:
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)
- ALL TREES TO BE SET PLUMB IN PLANTING PIT



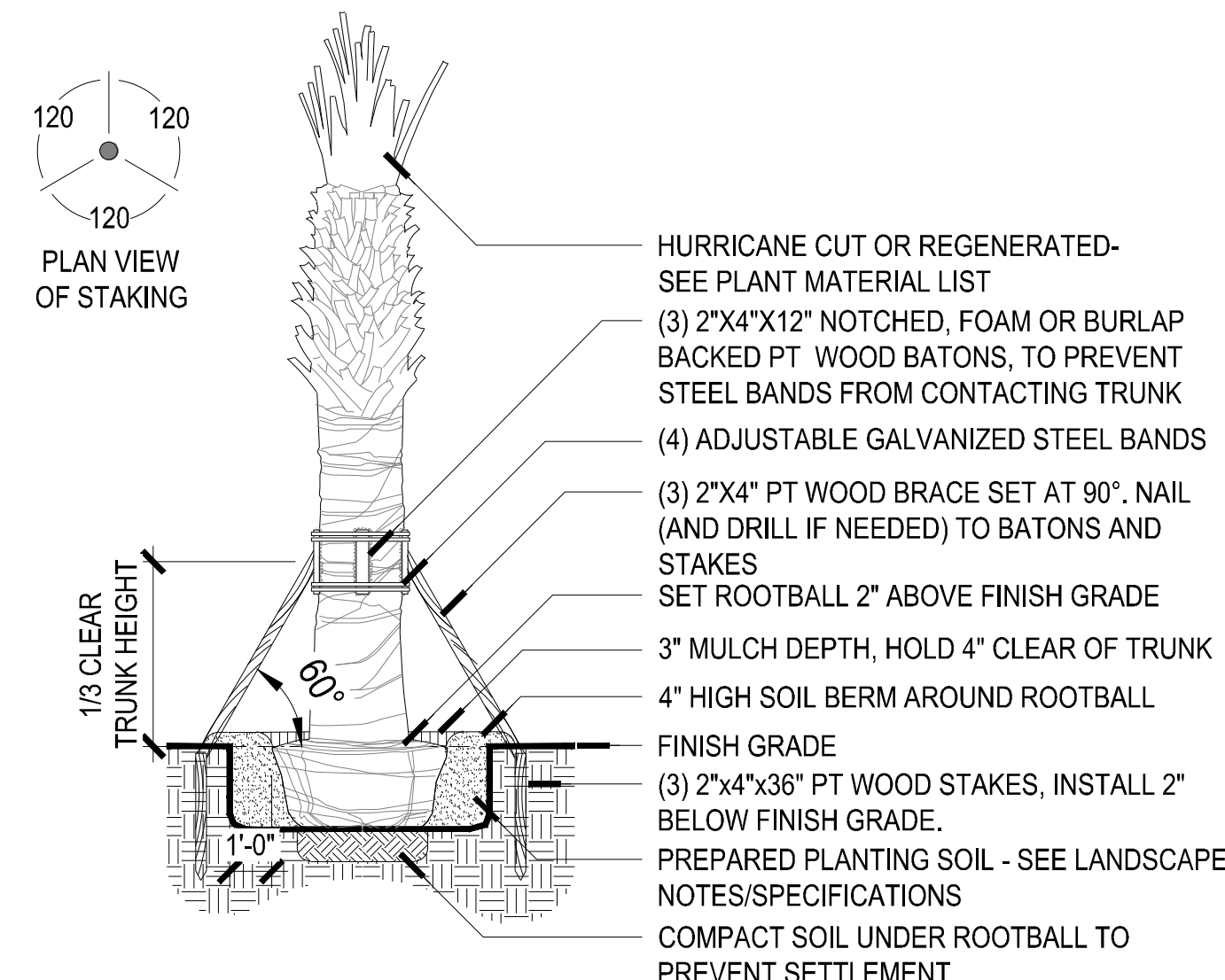
NOTE:
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
- ALL TREES TO BE SET PLUMB IN PLANTING PIT.
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.

1 TREE STAKING <3" CALIPER

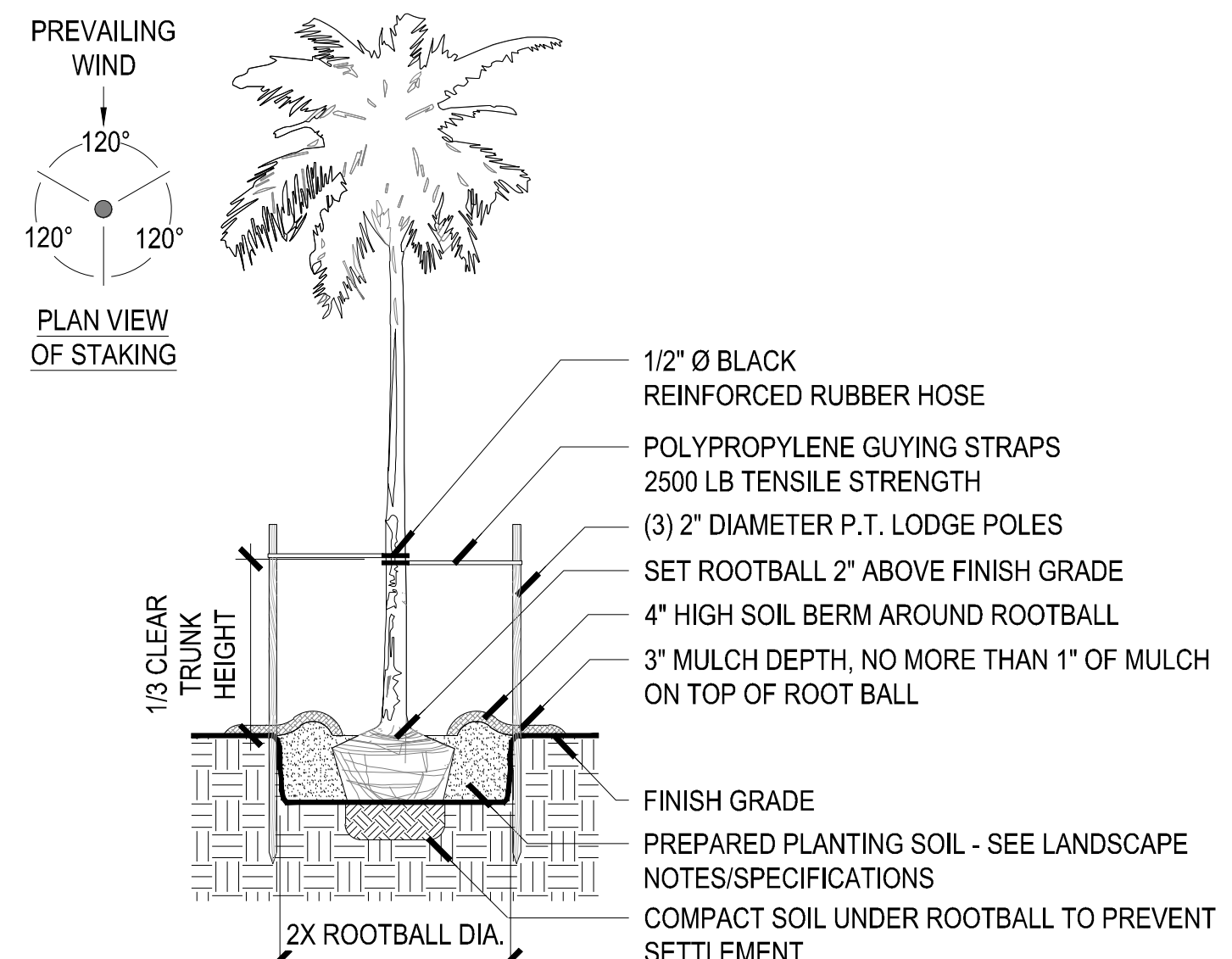
SCALE - NTS

2 LARGE TREE ON GRADE >7" CALIPER

SCALE - NTS



NOTE:
- CONTRACTOR TO STAKE LOCATION OF PALMS FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION
- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)
- ALL PALMS TO BE SET PLUMB IN PLANTING PIT



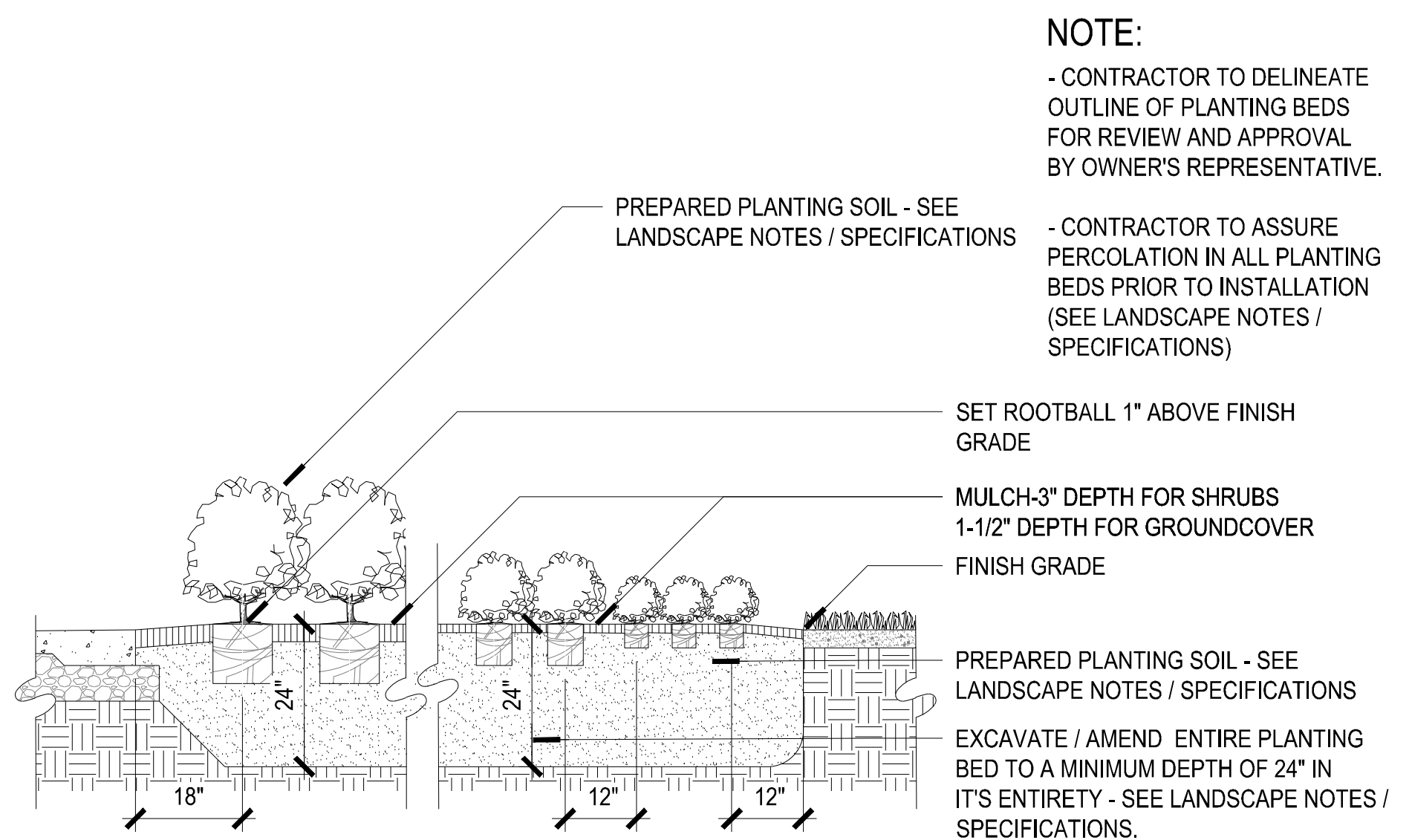
NOTE:
- CONTRACTOR TO STAKE LOCATION OF TREES FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS).
- ALL TREES TO BE SET PLUMB IN PLANTING PIT.
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS.
- ALL WOOD BRACING MEMBERS SHALL BE STAINED PRIOR TO INSTALLATION. STAIN COLOR TO BE SELECTED BY OWNER OR OWNERS REPRESENTATIVE.

3 LARGE PALM

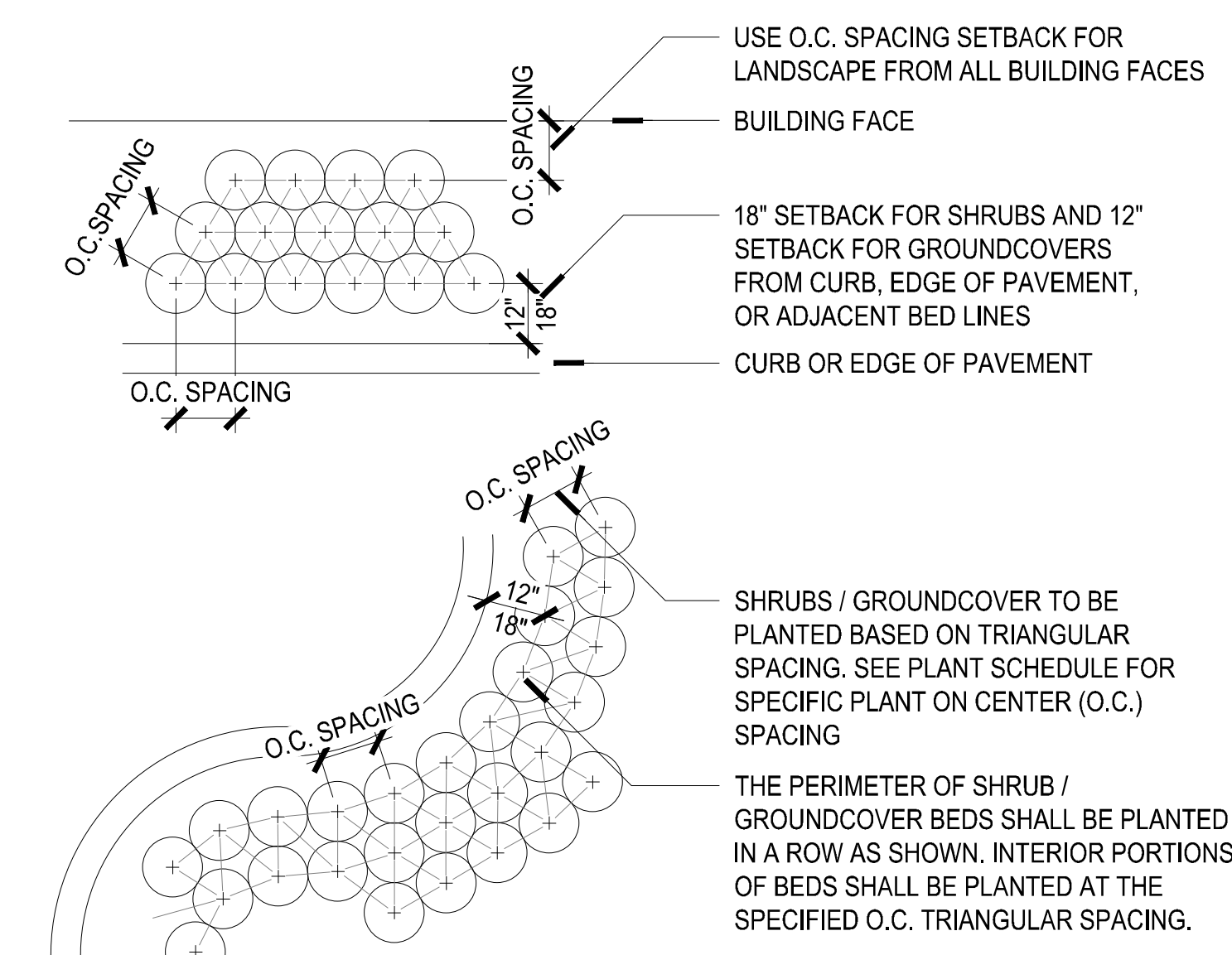
SCALE - NTS

4 SMALL PALM

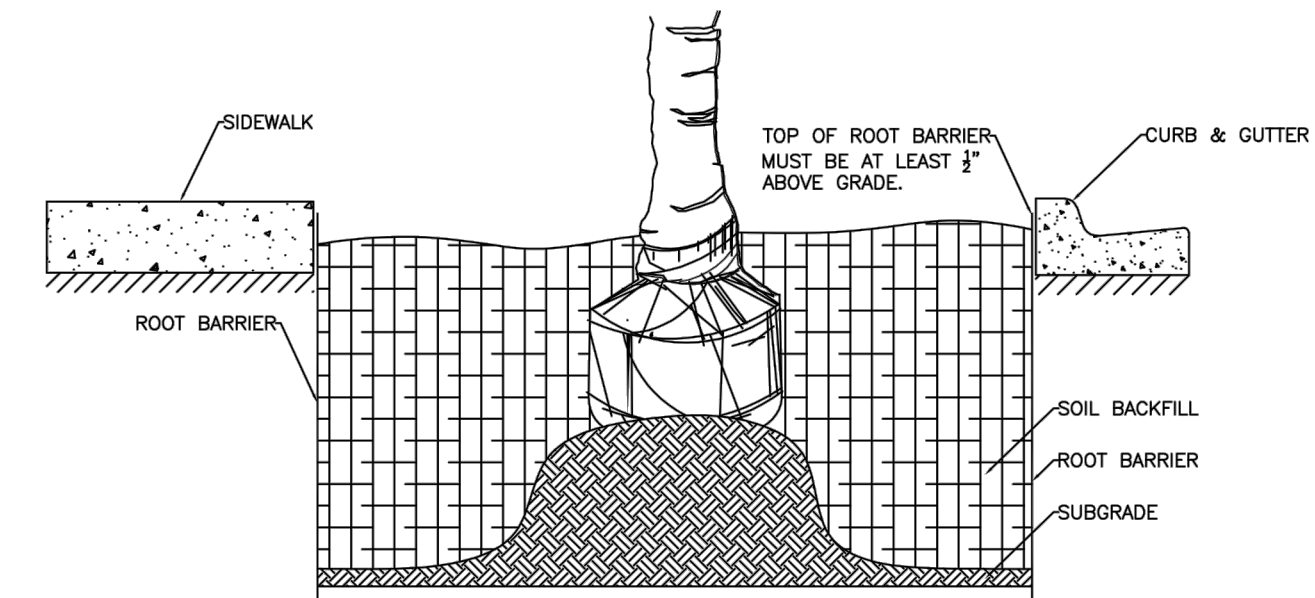
SCALE - NTS



NOTE:
- CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
- CONTRACTOR TO ASSURE PERCOLATION IN ALL PLANTING BEDS PRIOR TO INSTALLATION (SEE LANDSCAPE NOTES / SPECIFICATIONS)



NOTE:
- CONTRACTOR TO DELINEATE OUTLINE OF PLANTING BEDS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.
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NOTE:
1. ROOT BARRIERS WHEN USED FOR SWALE TREES THAT ARE PLANTED WITHIN FIVE FEET OF A SIDEWALK OR ROADWAY SHALL BE PLACED AGAINST THE EDGE OF THE SIDEWALK AND THE EDGE OF THE PAVEMENT, AND SHALL EXTEND FIVE FEET IN BOTH DIRECTIONS PARALLEL TO THE SIDEWALK AND ROADWAY.

5 SHRUB GROUNDCOVER SPACING

SCALE - NTS

6 SHRUB GROUNDCOVER SPACING PLAN

SCALE - NTS

7 ROOT BARRIER (FROM CITY OF HOLLYWOOD)

SCALE - NTS

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	ORIGIN	CAL	REMARKS
LARGE CANOPY TREES									
	CU	11	Coccoloba uvifera	Sea Grape	FG	12' Ht. x 5' Spr.	Native	2"	
	DR	5	Delonix regia	Royal Poinciana	FG	12' Ht. x 5' Spr.	Non-Native	2"	
	QV	80	Quercus virginiana	Southern Live Oak	FG	12' Ht. x 5' Spr.	Native	2"	
	SM	26	Swietenia mahagoni	West Indian Mahogany	FG	14'-16' HT X 6' SPR	Native	3"	
MEDIUM CANOPY TREES									
	BS	26	Bursera simaruba	Gumbo Limbo	FG	12' Ht. x 5' Spr.	Native	2"	
	CE	70	Conocarpus erectus	Green Buttonwood	FG	12' Ht. x 5' Spr.	Native	2"	
	CS	41	Conocarpus erectus var. Sericeus	Silver Buttonwood	FG	10'-12' HT X 4' SPR	Native	1.5"	
	LL	30	Lysiloma latisiliquum	Wild Tamarind	FG	12' Ht. x 5' Spr.	Native	2"	
PALMS									
	CNX	9	Cocos nucifera 'Green Malayan'	Green Malayan Coconut Palm	FG / MARL GROWN	8'-10' CW	Non-native		
	PRX	1	Phoenix reclinata	Senegal Date Palm	FG	Specimen	Non-Native		
	PSX	47	Phoenix sylvestris	Sylvester Date Palm	FG	12' CT	Non-Native		
	SPX-2	11	Sabal palmetto	Cabbage Palm	FG	10' - 18' CT, SEE PLANS	Native		Curved
	SPX	106	Sabal palmetto	Cabbage Palm	FG	10' - 18' CT, SEE PLANS	Native		
	VAX	46	Veitchia arecina	Montgomery Palm	FG	14'-16' OA / SINGLE	Non-native		
	VMX	25	Veitchia merrillii	Christmas Palm	45 Gal	12' OA / Triple	Non-native		
SMALL CANOPY TREES									
	MF	10	Myrcianthes fragrans	Simpson's Stopper	45 gal	10'-12' HT X 4' SPR	Native	1.5"	

PLANT SCHEDULE									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	ORIGIN	REMARKS
SHRUBS									
	PHR	33	Philodendron x 'Rojo Congo'	Rojo Congo Philodendron	7 gal	3' O.A.	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	RHE	41	Rhapis excelsa	Lady Palm	7 gal	4' HT. / MULTI	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	STN	12	Streitzia nicolai	Giant Bird of Paradise	15 gal	8' O.A.	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	STR	54	Streitzia reginae	Bird Of Paradise	7 gal	30" OA	SEE PLAN	Non-Native	Medium Drought Tolerant Low Maintenance
	ZAM	37	Zamia floridana	Coontie	7 gal	24" OA	SEE PLAN	Native	High Drought Tolerant Low Maintenance
SHRUB AREAS									
	ASE	349	Aspidistra elatior	Cast Iron Plant	3 Gal.	24" O.A.	30" O.C.	Non-Native	Medium Drought Tolerant. Low Maintenance
	CLG	2 428	Clusia guttifera	Small Leaf Clusia	3 Gal.	36" O.A.	36" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	FIM	7 600	Ficus microcarpa green island	Green Island Ficus	3 Gal.	30" OA	30" O.C.	Non-Native	Medium Drought Tolerant. Low Maintenance
	MOD	308	Monstera deliciosa	Split-leaf Philodendron	3 gal	30" OA	36" O.C.	Non-Native	Min 5 Mature Leaves
	MUH	1 008	Muhlenbergia capillaris	Pink Muhly Grass	3 Gal.	18" O.A.	24" O.C.	Native	High Drought Tolerant. Low Maintenance
	PEN	225	Pennisetum setaceum	Fountain Grass	3 Gal.	36" O.A.	36" O.C.	Native	High Drought Tolerant. High Maintenance
	PHB	556	Philodendron x 'Burlie Marx'	Burlie Marx Philodendron	3 gal	24" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	TRD	1 188	Tripsacum dactyloides	Fakahatchee Grass	3 gal	30" OA	30" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	TRF	1 024	Tripsacum floridanum	Dwarf Fakahatchee Grass	3 Gal.	18" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	ZAP	1 483	Zamia pumila	Coontie Cycad	3 gal	18" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
GROUND COVERS									
	CHI	680	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocco Plum	1 gal	18" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	MIS	117	Microsorium scolopendria	Wart Fern	1 gal	18" O.C.	24" O.C.	Non-Native	Medium Drought Tolerant. Low Maintenance
	NEE	996	Nephrolepis exaltata	Boston Fern	3 Gal.	24" O.A.	24" O.C.	Native	Medium Drought Tolerant. Low Maintenance
	SOD	145 345 sf	Stenotaphrum secundatum	St. Augustine Grass	sod				

- NOTE:
- NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE CITY OF HOLLYWOOD APPROVAL.
 - ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL INSPECTION.
 - NO CYPRESS MULCH IS TO BE USED ON SITE.
 - IRRIGATION PLANS WITH 100% COVERAGE TO BE SUBMITTED AT BUILDING PERMIT.

CITY OF HOLLYWOOD									
DEVELOPMENT AREA LANDSCAPE CALCULATIONS									
		Square Feet			Acres				
Site Area (Gross)		672,819			15.45				
Terminal Islands		53							
Building Footprint Coverage		186,044			4				
		<i>Sidewalks</i>			1				
		<i>Impervious Area (Enclosures, Walls, etc.)</i>			0				
Vehicle Use Area		201,267			4.62				
Vehicle Use Area Landscape		50,317			SF				
Open Space (Landscape + Lake Area)		102,088			2.34				
Impervious Area		453,206			67%				
Pervious Area		219,613			33%				
Total Area (Gross)		672,819							
SITE LANDSCAPE REQUIREMENTS									
		Required			Provided				
Site Landscape Requirement		168,205			219,613			SF	
Street Frontage (Trees)		Required			Provided				
<i>One 12' street tree per 50 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.</i>		19			19			+ Trees	
<i>One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed</i>		31			31			+ Trees	
Open Space Requirement (Trees)		168,205			219,613			SF	
<i>All pervious areas shall be landscaped with grass, ground cover and/or shrubbery, or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.</i>		168			168			+ Trees	
<i>A minimum of one (1) tree per 1,000 square feet of pervious area of property, this is in addition to tree requirement for parking lots and paved vehicular use areas.</i>									
VUA LANDSCAPE AREA									
		Required			Provided				
VUA Landscape Requirement		50,317			121,787			SF	
Parking Lot Landscape Requirements (Trees)		Required			Provided				
<i>Terminal islands shall be installed at each end of all rows of parking spaces. Each island shall contain a minimum of 190 square feet of pervious area and shall measure the same length as the adjacent parking stall. Each island shall contain at least one tree.</i>		53			53			+ Trees	
VUA Perimeter Buffer (Trees)		Required			Provided				
<i>For at-grade parking lots, a perimeter landscape buffer must be included within the required setback area with one tree for every 20 linear feet of required buffer area.</i>		EA			n/a			+ Trees	
Interior Landscape for VUA (Shrubs/Landscape)		50,317			50,317			+ SF	
<i>Lots with a width of more than 50'; 25% of the total square footage of the paved Vehicular Use Area shall be landscaped.</i>		LS Area			25%			25%	
Native Species Requirement		Required			Provided				
<i>Native Plant Requirement (as defined in the Hollywood Landscape Specifications Manual), excluding groundcover material, shall be a minimum of 60% trees and 50% Shrubs</i>		173			173			+ Trees	
		9000			9000			+ Shrubs	

Project Name

PARK ROAD RESIDENTIAL PARCEL

Client

PARK ROAD DEVELOPMENT, LLC



PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
1512 E. BROWARD BOULEVARD, SUITE 110 FORT LAUDERDALE, FLORIDA 33301 USA
TEL: 954.524.3330

Consultants

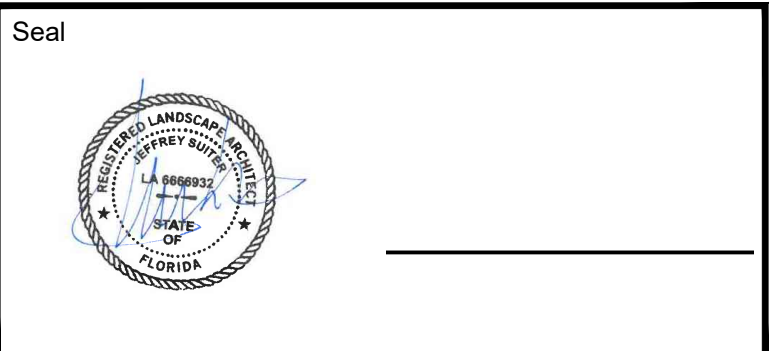
SUN TECH CIVIL ENGINEER
4577 N. NOB HILL ROAD SUITE 102 SUNRISE, FL 33351-4712

BIZI ARQ ARCHITECTURE
17225 S. DIXIE HIGHWAY #203 PALMETTO BAY, FL 33157

Key Plan

Rev	Date	Issued for

Date: SEPTEMBER 17, 2024
Designed By: XD_DD
Drawn By: XD_DD
Approved / Checked By: JS
Project Number: 240042



Project Phase: SITE PLAN SUBMITTAL

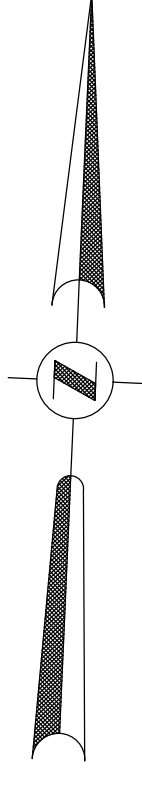
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Sheet Number: L6-3-01

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MATCH LINE SHEET 3

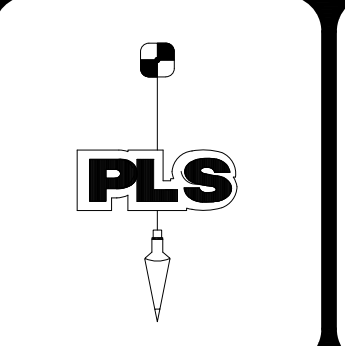


SHEET 2 OF 5

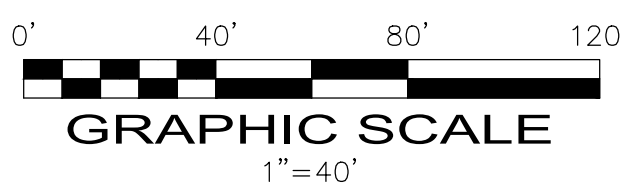
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 PEMBROKE ROAD & SOUTH PARK ROAD
 HOLLYWOOD, BROWARD COUNTY
 FLORIDA 33021

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ALTA/NSPS LAND TITLE SURVEY



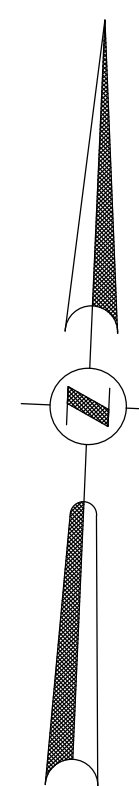
POLICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@policeandsurveyors.com
 WEBSITE: www.policeandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870



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 CHECKED BY: J.F.P.

SCALE: 1" = 40'
 SURVEY DATE: 3/20/24

FILE: PARK ROAD DEVELOPMENT, LLC
 ORDER NO.: 73027



LEGEND

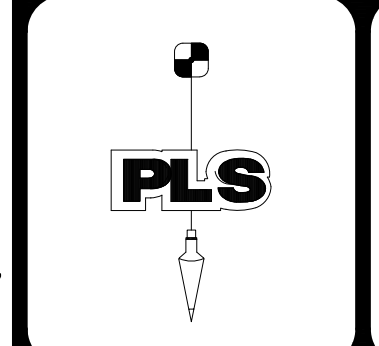
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SHEET 3 OF 5

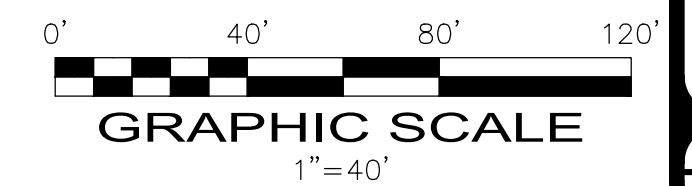
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TRACT 05-16
 "HILLCREST COUNTY CLUB SOUTH"
 P.B. 183, PG. 125
 N02°01'27"W 1297.02' TOTAL

TRACT 05-11
 P.B. 183, PG. 125
 UNPLATTED PORTION OF SECTION 20-51-42

UNPLATTED PORTION OF SECTION 20-51-42
 S02°01'52"E 623.38' TOTAL

NOT A PART OF THIS SURVEY
 UNPLATTED PORTION OF SECTION 20-51-42
 INSTRUMENT #1614954

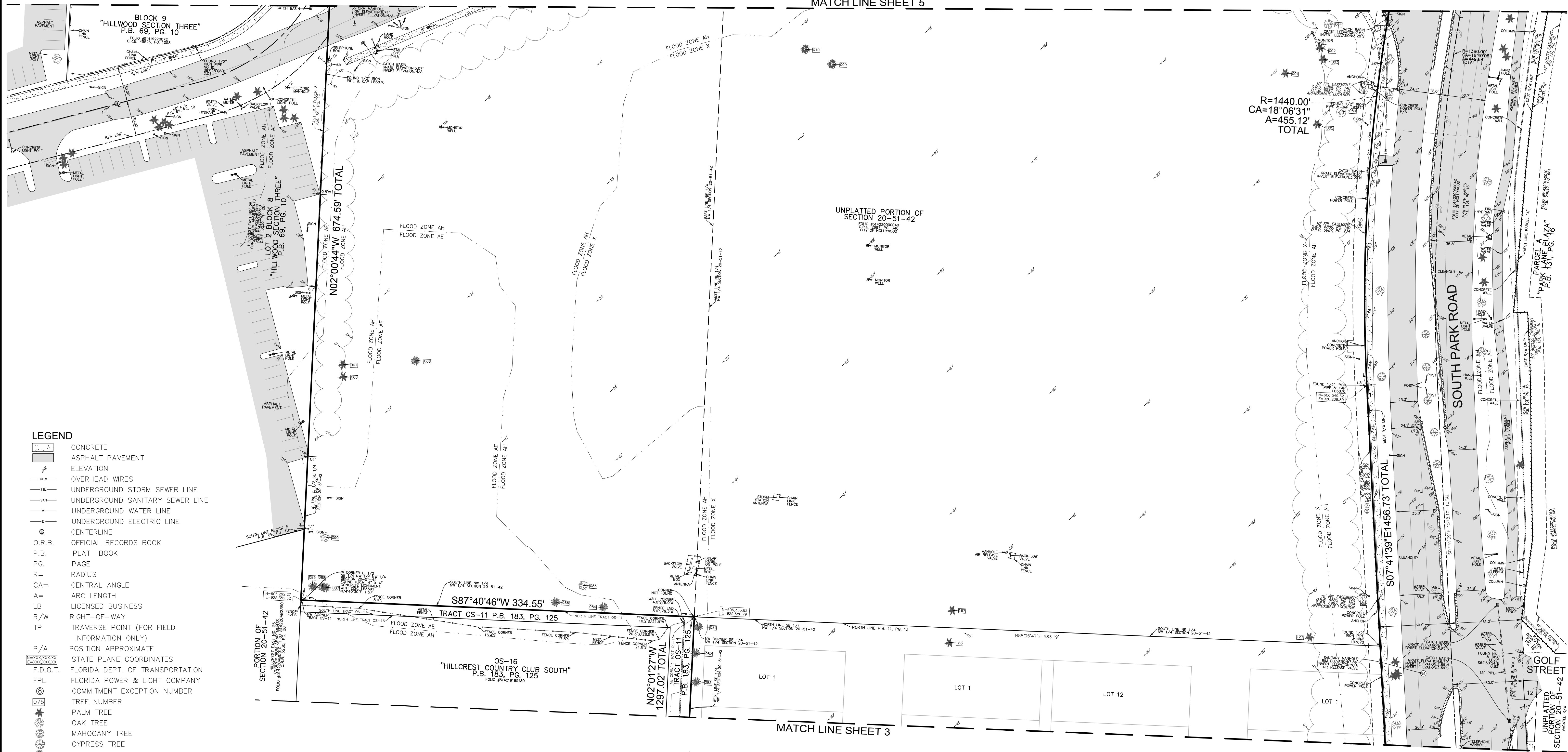
N02°02'13"W 623.10' TOTAL

S07°41'39"E 1456.73' TOTAL

UNPLATTED PORTION OF SECTION 20-51-42

UNPLATTED PORTION OF SECTION 20-51-42

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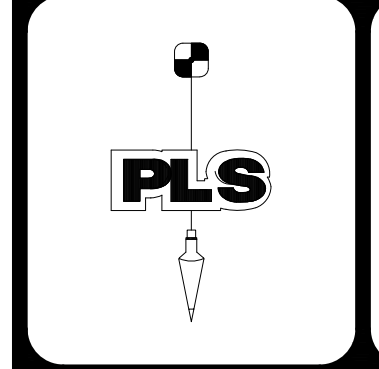


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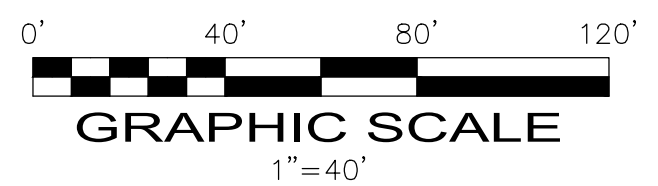
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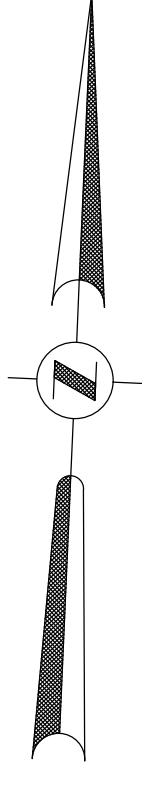
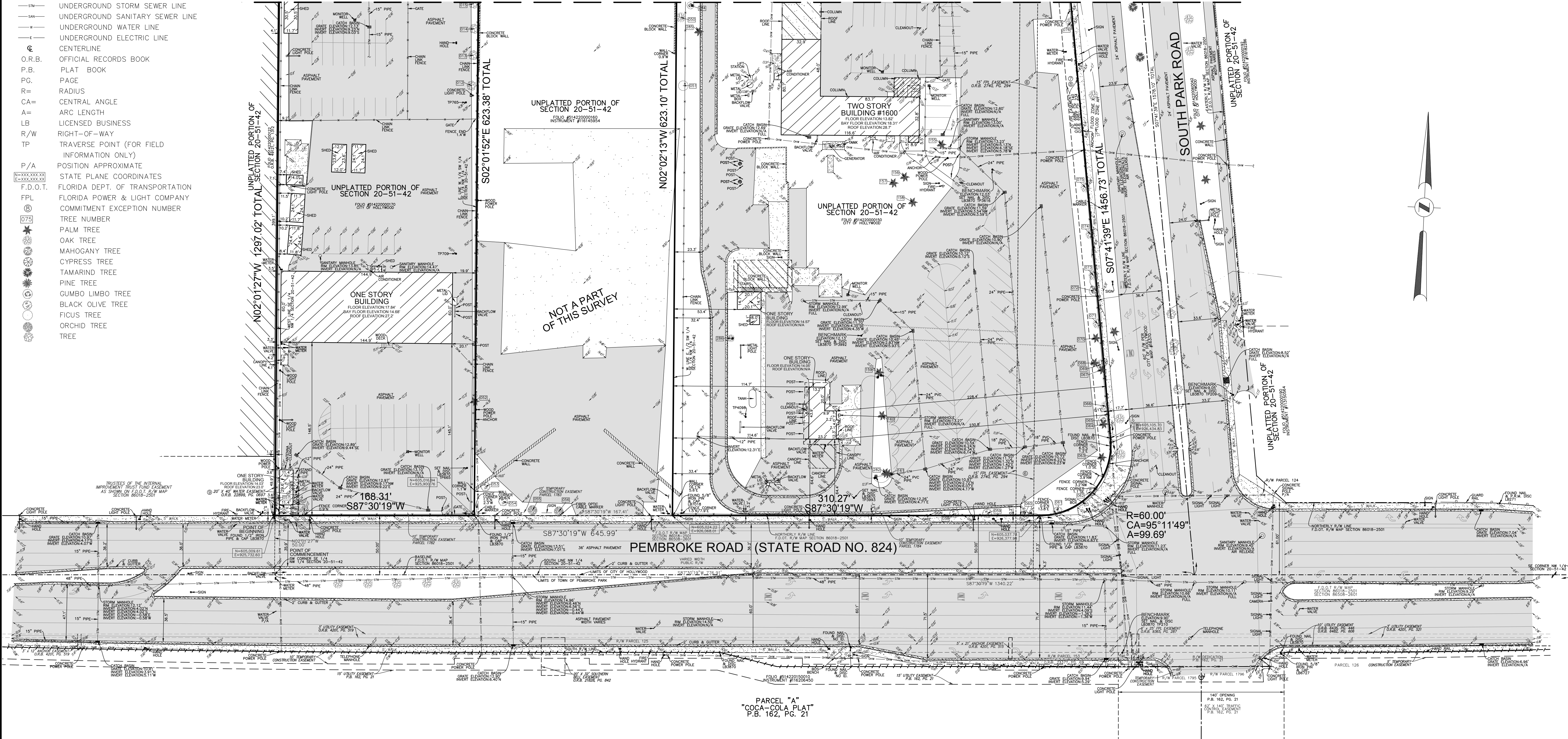
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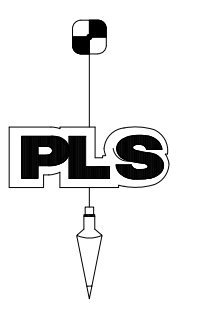


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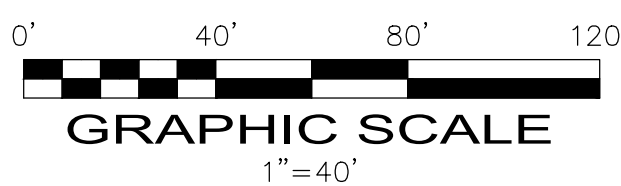
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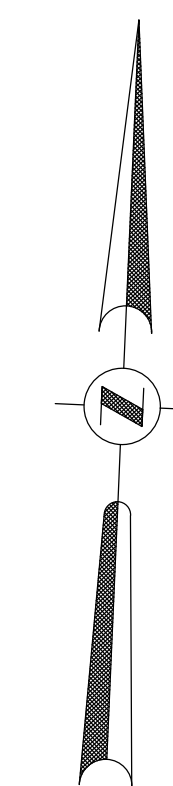


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FILE: PARK ROAD DEVELOPMENT, LLC
ORDER NO.: 73096

PARCEL "A"
"COCA-COLA PLAT"
P.B. 162, PG. 21



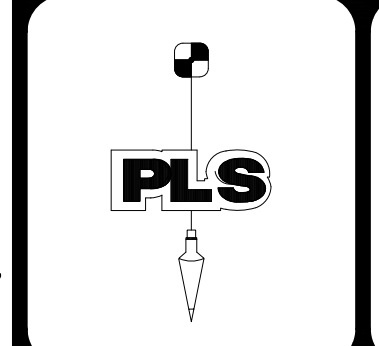
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SHEET 3 OF 5

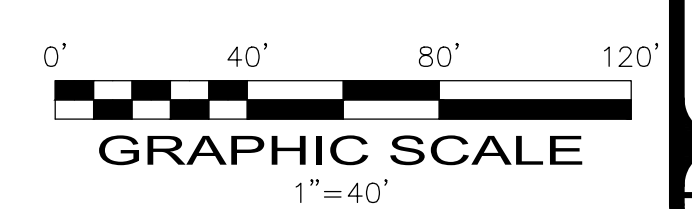
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 CERTIFICATE OF AUTHORIZATION LB#3870



DRAWN BY: B.E. SCALE: 1" = 40'
 CHECKED BY: J.F.P. SURVEY DATE: 3/20/24 FILE: PARK ROAD DEVELOPMENT, LLC ORDER NO.: 73096

TRACT 05-16
 "HILLCREST COUNTRY CLUB SOUTH"
 P.B. 183, PG. 125

TRACT 05-11
 P.B. 183, PG. 125

UNPLATTED PORTION OF SECTION 20-51-42

UNPLATTED PORTION OF SECTION 20-51-42

S02°01'52"E
 623.38' TOTAL

NOT A PART OF THIS SURVEY

UNPLATTED PORTION OF SECTION 20-51-42

N02°02'13"W
 623.10' TOTAL

UNPLATTED PORTION OF SECTION 20-51-42

S07°41'39"E
 1456.73' TOTAL

UNPLATTED PORTION OF SECTION 20-51-42

UNPLATTED PORTION OF SECTION 20-51-42

N02°01'27"W
 1297.02' TOTAL

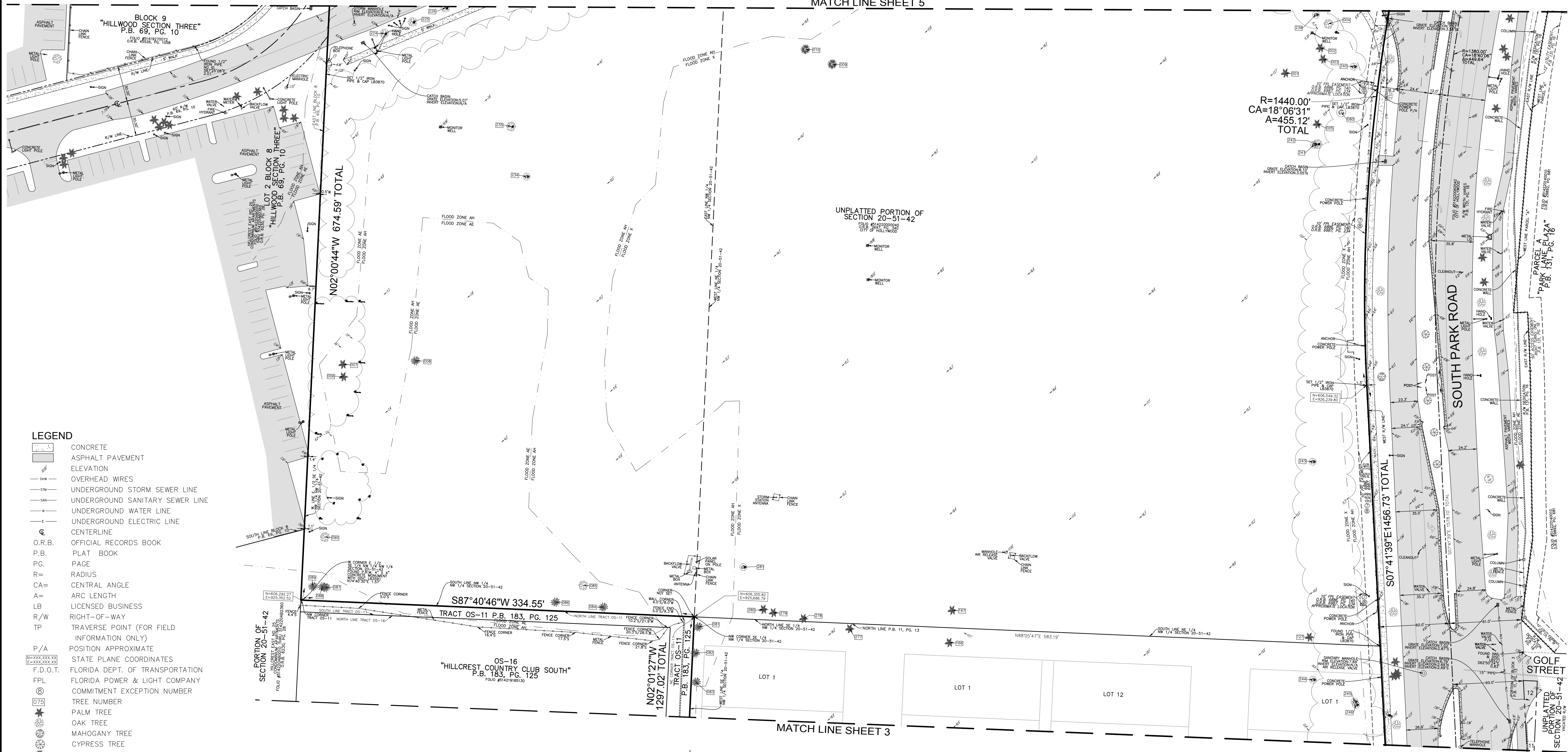
N02°01'27"W
 1297.02' TOTAL

S87°36'04"W
 167.34'

MATCH LINE SHEET 5

MATCH LINE SHEET 3

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND ELECTRIC LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.G. PAGE
 - R= RADIUS
 - CA= CENTRAL ANGLE
 - A= ARC LENGTH
 - LB LICENSED BUSINESS
 - R/W RIGHT-OF-WAY
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - P/A POSITION APPROXIMATE
 - STATE PLANE COORDINATES
 - F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
 - FPL FLORIDA POWER & LIGHT COMPANY
 - COMMITMENT EXCEPTION NUMBER
 - TREE NUMBER
 - PALM TREE
 - OAK TREE
 - MAHOGANY TREE
 - CYPRESS TREE
 - TAMARIND TREE
 - PINE TREE
 - GUMBO LIMBO TREE
 - BLACK OLIVE TREE
 - FICUS TREE
 - ORCHID TREE
 - TREE

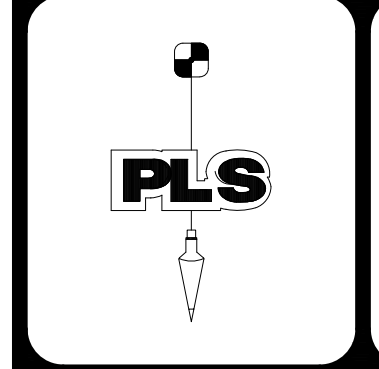


SHEET 4 OF 5

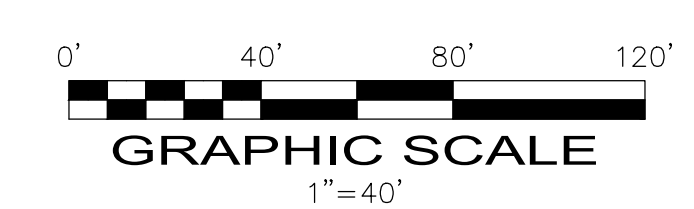
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 5 INCLUSIVE

PARK ROAD REDEVELOPMENT
 PEMBROKE ROAD & SOUTH PARK ROAD
 HOLLYWOOD, BROWARD COUNTY
 FLORIDA 33021

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY



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