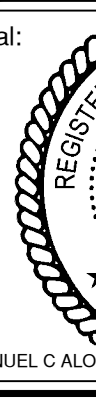


INFO				
DEVELOPMENT PROJECT NAME : DIXIE HIGHWAY APARTMENTS				
3328 NE 11TH Ave. Oakland Park, Fl				
FOLIO NUMBER: 494223056610				
ZONING: MIXED USE				
		SITE		
SITE		26,667 S.F.		
BUILDING FOOT PRINT GROUND LEVEL		18,264		
LANDSCAPE PERVIOUS AREA	4678			
LANDSCAPE REQUIREMENTS		PROVIDED	REQUIRED	COMMENTS
NATIVE SHRUBS AND GROUND COVERS				
		2993	2339	50% OF LANDSCAPE AREA
STREET TREES				1 PER 40 LINEAR FT.,
		4	4	Dixie High way - 157 lf
		5	5	NE 33rd Street 203 lf
		2	3	NE 11th Avenue 105 lf
PERIMETER LANDSCAPE REQUIREMENTS				
R.O.W EDGE 10' LANDSCAPE STRIP PROVIDED 1 TREE FOR EACH 40 LF		VARIANCE		
5' LANDSCAPE STRIP ADJACENT PARKING		VARIANCE		
OTHER PERIMETER REQUIREMENTS HEDGE OR DURABLE LANDSCAPE BARRIER REQUIRED/ WOOD FENCE PROVIDED				
NON RESIDENTIAL USE PERIMETER - 10FT STRIP WITH 8FT WALL 1 TREEE FOR EVERY 30 FT - 1 SHRUB /VINE FOR EACH 5 LF . REMAINDER IN GRASS OR GROUNDCOVER		VARIANCE		
5 FT LANDSCAPE AREA BETWEEN VEHICULAR AND BUILDING				
LANDSCAPE STRIP BUFFER TO ADJACENT COMMERCIAL USE - MIN 10 FT WIDTH AND WALL		VARIANCE		

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Project: CENTRAL PARK Landscape Plans 3328 NE 11TH AVE. OAKLAND PARK, FL	
REVISIONS: 02.26.2021 SABAL PALMS REPLACED WITH OAK TREES PER CITY'S REQUEST AT REVIEW BOARD'S MEETING.	
Seal:  MANUEL C. ALONZO	
Drawing : REVIEW BOARD Date: 07.09.2020 Scale: 1/16" = 1'-0" Drawn by: JRP/MCA Sheet No.: L-1	