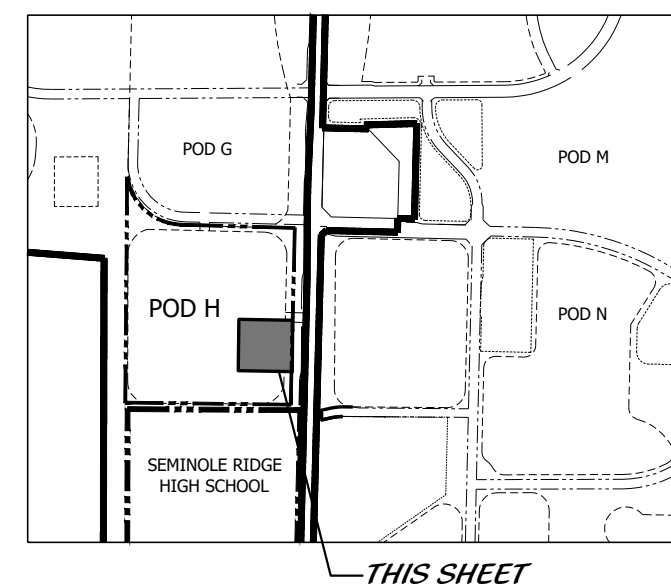
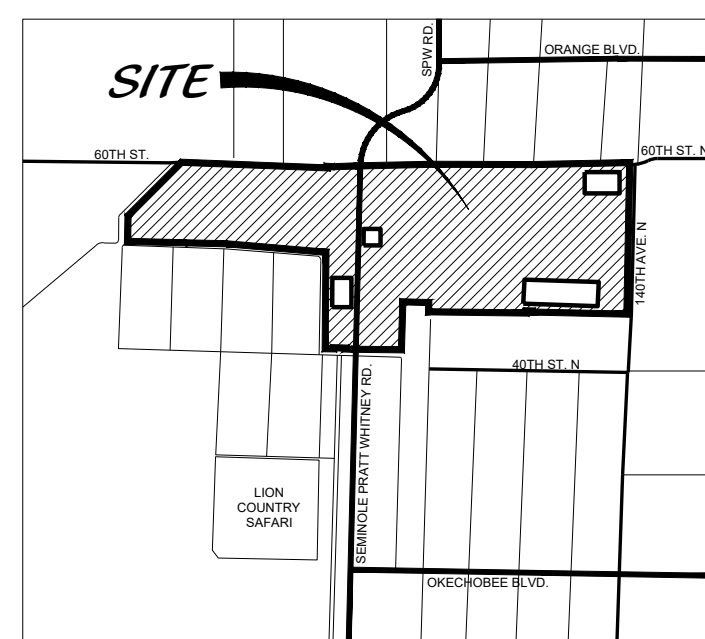


KEY MAP



LOCATION MAP



LANDSCAPE DATA

AREA CALCULATIONS	S.F.	AC.	%
BUILDING FOOTPRINT	17,266.44	0.396	11.32%
VEHICULAR USE AREA	65,187.16	1.496	42.73%
SIDEWALKS & PLAZAS	15,650.78	0.359	10.26%
LANDSCAPE BUFFER AREA	35,681.25	0.819	23.39%
FOUNDATION PLANTING AREA	3,024.48	0.069	1.98%
INTERIOR LANDSCAPE AREA	15,758.89	0.362	10.33%
TOTAL SITE AREA	152,569	3.50	100.00%

GROSS AFFECTED AREA	152,569 SF
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CATEGORY	CODE	REQ.	PROV.
INTERIOR LANDSCAPE	(SECTION 4, TABLE 4-3)		
TOTAL TREES FOR GROSS SITE AREA	1/3000 SF	51	95
TOTAL SHRUBS FOR GROSS SITE AREA	3/1250 SF	366	890
FOUNDATION PLANTING: FRONT FAÇADE - 239 LF	(SECTION 4.15)		
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 96LF	5	6
SHRUBS - (8' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 96 SF	76	85
FOUNDATION PLANTING - SIDE FAÇADES - 516 LF	(SECTION 4.16)		
TREES - (1/20 LF OF 40% FAÇADE LENGTH)	1/20 OF 206 LF	10	16
SHRUBS - (5' WIDTH PLANTING AREA FOR 40% FAÇADE LENGTH)	1/10 OF 206 SF	103	181
NORTH BUFFER- 342 LF	(SECTION 4.13)		
TREES **	1/25 LF	14	14
CONTINUOUS HEDGE	3' HT.	YES	YES
SOUTH BUFFER- 224 LF	(SECTION 4.13)		
TREES	1/25 LF	9	10
CONTINUOUS HEDGE	3' HT.	YES	YES
WEST BUFFER- 301 LF	(SECTION 4.13)		
TREES	1/25 LF	12	13
CONTINUOUS HEDGE	3' HT.	YES	YES
TREE SPECIES MIX	(SECTION 4.12)		
MIN. NO. OF TREE SPECIES	84 TREES	6	9
PLANT SPECIES	(SECTION 4.12)		
NATIVE TREE SPECIES	60% OF REQ. MIN.	31	40
NATIVE SHRUB SPECIES	60% OF REQ. MIN.	220	624

* NOTE: EAST BUFFER LANDSCAPE REQUIREMENTS ARE SATISFIED BY EXISTING LANDSCAPE BUFFER.
** CANOPY TREE SUBSTITUTE IS 3:1 RATIO. EXCEPTION FOR ROYAL, BISMARCK, PHOENIX, AND CANARY. (7.D.2B) [ORD. 2018-002]

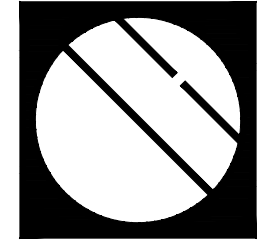
LEGEND

ADA	AMERICANS WITH DISABILITIES	ADA SIGN
LB	LANDSCAPE BUFFER	STOP SIGN
DE	DRAINAGE EASEMENT	DO NOT ENTER
R	RADIUS	GREASE TRAP
OH	OVER HANG	TRANSFORMER
SB	SETBACK	
SW	SIDEWALK	
TYP	TYPICAL	
LSEV	LOW SPEED ELECTRIC VEHICLE	
ELEC TRANS	ELECTRONIC TRANSFORMER	

PROJECT TEAM

PROPERTY OWNER: MINTO PBLH, LLC 16604 TOWN CENTER PKWY. NO. SUITE B WESTLAKE, FL 33470 PHONE: 954-973-4490	CIVIL ENGINEER: THOMAS ENGINEERING GROUP 6300 NW 31ST AVENUE FORT LAUDERDALE, FL 33309 PHONE: 954-202-7000
DEVELOPER: KONOVER SOUTH, LLC 431 FAIRWAY DR SUITE 201 DEERFIELD BEACH, FL 33441 PHONE: (954) 354-8282	SURVEYOR: GEOPPOINT SURVEYING, INC. 4152 WEST BLUE HERON BLVD, SUITE 105 RIVIERA BEACH, FLORIDA 33404 PHONE: 561-444-2720
SITE PLANNER/LANDSCAPE ARCHITECT: COTLEUR & HEARING 1934 COMMERCE LANE, SUITE 1 JUPITER, FL 33458 PHONE : 561-747-6336	TRAFFIC ENGINEER: PINDER TROUTMAN CONSULTING, INC. 2005 VISTA PARKWAY, SUITE 111 WEST PALM BEACH, FL 33411-6700 PHONE: 561-296-9698
ARCHITECT: CUHACI & PETERSON 2600 MATTLAND CENTER PARKWAY, SUITE 200 MATTLAND, FL 32751 PHONE: (407) 661-9100	SEMINOLE IMPROVEMENT DISTRICT - ENGINEER : CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 PHONE: 561-392-1991

LANDSCAPE PLAN



Cotleur & Hearing

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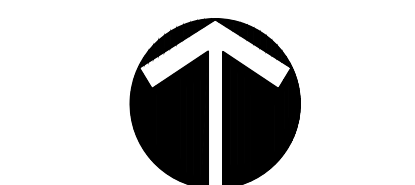
SHOPPES AT WESTLAKE LANDINGS
POD H - PARCEL C2
PALM BEACH COUNTY, FL

Donaldson E
Hearing:A010980000
0015D8A13286A000
16979

Digitally signed by Donaldson E
Hearing:A0109800000015D8A1
3286A00016979



DESIGNED	DEH
DRAWN	JCO/RMK
APPROVED	DEH
JOB NUMBER	13-0518.60.01
DATE	12-29-21
REVISIONS	04-19-22
	07-12-22
	09-09-22
	02-15-23
	03-20-23
	04-04-24



Scale: 1" = 20'

September 10, 2024 1:23:15 p.m.
Drawing: 13-0518.60.01 LP C2 KFC.DWG

SHEET 1 OF 2

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LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADING AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION. PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES AND PALMS FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY AND FLORIDA NUMBER 1.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, IE, ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MUST SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AIR MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE COCO BROWN DYED B GRADE MULCH. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS WITHIN 6" OF PLANT STEMS.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS SHALL UTILIZE AN 8-2-12+4 ANALYSIS, PLUS MICRO NUTRIENTS. 100 PERCENT OF THE (N) NITROGEN, (K) POTASSIUM, (MG) MAGNESIUM, AND (B) BORON MUST BE IN CONTROLLED RELEASE FORM. THE (MN) MANGANESE AND (FE) IRON SOURCES MUST BE WATER SOLUBLE (SULFATED OR CHELATED).

FERTILIZER WILL BE APPLIED PER THE MANUFACTURERS RECOMMENDATIONS. "FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT THE RATE RECOMMENDED BY THE MANUFACTURER.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES ONLY. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 6" OF STEMS.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND AIR POCKETS. ROLL PLANTS FLAT ON SURFACE. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PLANTS FLAT ON SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP, STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. FILL JOINTS WITH TOPSOIL. MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (Panicum repens) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

ALL LANDSCAPE ISLANDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE FINAL ACCEPTANCE, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

IRRIGATION

ALL LANDSCAPED AREAS (INCLUDING SOD AREAS) SHALL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC SPRINKLER SYSTEM PROVIDING 100 PERCENT COVERAGE. LANDSCAPE INSTALLATION SHALL NOT OCCUR UNTIL THE IRRIGATION SYSTEM IS OPERATIONAL, UNLESS THE OWNER, THE OWNER'S REPRESENTATIVE, OR THE PROJECT LANDSCAPE ARCHITECT GRANTS APPROVAL.

GENERAL LANDSCAPE NOTES

ALL LANDSCAPING AND ABOVE GROUND STRUCTURES SHOWN HEREON ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT (S.I.D.) STREETSCAPE STANDARDS.

ALL PROPOSED PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DESCRIBED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE.

ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF MULCH.

ALL PLANT MATERIAL SHALL BE PRUNED, IF NEEDED, TO ACHIEVE THE SHAPE AND FORM CHARACTERISTIC TO THEIR DESIGN INTENT. PRUNING TO BE IN STRICT ACCORDANCE WITH ISA STANDARDS.

ALL SOD OR SEED SHALL BE CERTIFIED (IF APPLICABLE) AND WEED AND INSECT FREE. VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS OR CHANGES WITHOUT THE AUTHORIZATION OF S.I.D., THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

CALL SUNSHINE ONE CALL SERVICE FOR UNDERGROUND UTILITY LOCATIONS 48 HOURS PRIOR TO ANY EXCAVATION OF DIGGING 1-800-432-4770.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED TO PERFORM LANDSCAPE WORK.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE VISIBILITY IS REQUIRED BY S.I.D. DESIGN REQUIREMENTS. ANY PLANT MATERIAL PLANTED WITHIN SAFE SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED IN A WAY THAT PROVIDES UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT SURFACE OF THE ADJACENT ROADWAY.

VEGETATION LOCATED WITHIN SAFE SIGHT DISTANCE TRIANGLE AREAS SHALL BE TRIMMED SO THAT NO CANOPY LIMBS OR FOLIAGE EXTEND INTO REQUIRED VISIBILITY AREAS.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

LOCAL UTILITY AND FIRE RESCUE CLEARANCE ZONES SHALL BE PROVIDE AROUND ALL ABOVE GROUND OR AT GRADE METERS AND EQUIPMENT.

ALL TREES SHALL BE LOCATED WITHIN A MUCK PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

ALL SOD SHALL BE STENOTAPHRUM SECUNDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD) UNLESS OTHERWISE NOTED ON PLANS.

TYPE D, E OR F RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

ALL TREES AND PALMS SHALL BE STAKED/GUYED IN ACCORDANCE WITH THE SPECIFICATIONS AND PLANTING DETAILS.

STREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS, UTILITIES AND FIRE HYDRANTS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OR NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

ROYAL PALM TREES WITHIN THE ROW SHALL BE REGULARLY MAINTAINED AND TRIMMED SO FRONDS DO NOT FALL ONTO ROADWAYS.

ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF 1/2 NATIVE SOIL, 1/4 CLEAN SAND AND 1/4 COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANIC MATERIAL. CLEARANCE BETWEEN LANDSCAPE AND UTILITIES WILL BE REVIEWED BY SEMINOLE IMPROVEMENT DISTRICT.

ROOT BARRIER NOTES

TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON SEMINOLE IMPROVEMENT DISTRICT (S.I.D.) STREETSCAPE STANDARDS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM S.I.D. 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 SHOW HEREIN.

ADDITIONALLY, LARGE TREES OR PALMS ARE TO BE INSTALLED WITH A 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 SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER" DETAIL FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE SHALL TREE ENCRoACH INTO A SID E WITHOUT PRIOR SID APPROVAL AND ONLY SOD CAN BE INSTALLED WITHIN 7.5' OF A FIRE HYDRANT UNLESS OTHERWISE APPROVED BY THE FIRE MARSHALL.

ALL LANDSCAPING AND ABOVE GROUND STRUCTURE SHOWN HEREIN ARE DESIGNED AND ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SEMINOLE IMPROVEMENT DISTRICT STANDARDS.

ROYAL PALM TREES PLANTED WITHIN RIGHT OF WAYS SHALL BE REGULARLY MAINTAINED SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

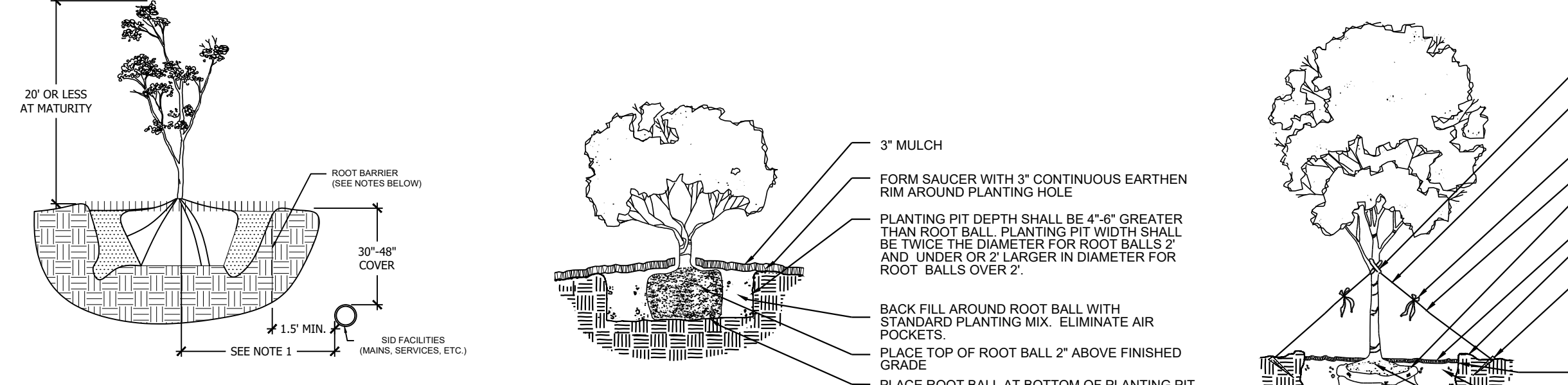
TREES SHALL HAVE A MINIMUM TWO FOOT SEPARATION FROM BIKE PATHS AND SIDEWALKS.

OVERALL PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	GAL	SIZE	NATIVE	REMARKS
TREES								
FL	3	POLYALTHIA LONGIFOLIA PENDULA	MAST TREE	30 GAL	NA	10' OA	N	SINGLE, STRAIGHT TRUNK. MATCHED.
CANOPY TREES								
BB	4	BUCIDIA BUCERAS 'SHADY LADY'	SHADY LADY BLACK OLIVE	65 GAL	5" CAL	12'-14' OA	N	FULL CANOPY. MATCHED.
BA	3	BUNESIA ARBOREA	VERAWOOD	65 GAL	2.5" CAL	12'-14' HT, 6'-8' SPRD	N	SINGLE STRAIGHT TRUNK. FULL CANOPY.
BS	2	BURSERA SIMARUBA	GUMBO LIMBO	45 GAL	3.5" CAL	12' HT X 6' SPRD	Y	FULL CANOPY
DR	1	FULL CANOPY DELONIX REGIA	ROYAL POINCIANA	65 GAL	4" CAL	16' OA	N	FULL CANOPY. SPECIMEN.
ED12	9	FULL CANOPY SPECIMEN. ELAEOCARPUS DECIPIENT	JAPANESE BLUEBERRY TREE	45 GAL	NA	12' OA	N	FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. SINGLE STRAIGHT TRUNK. MATCHED, FULL TO BASE
PALM TREES								
AD3	1	ADONIDIA MERRILLII	CHRISTMAS PALM TPL	FIELD GROWN	N.A.	8' CT	N	TRIPLE, FULL CANOPY
PR3	2	TRIPLE, FULL CANOPY PHOENIX ROBELENI	PYGMY DATE PALM	25 GAL	NA	5' HT X 5" SPRD	N	MULTI-TRUNK, FULL CANOPY, 3 TRUNK MIN.
PEA3	1	MULTI-TRUNK, FULL CANOPY, 3 TRUNK MIN. PTYCHOSPHERMA ELEGANS	ALEXANDER PALM	FIELD GROWN	NA	8' CT	N	FULL CANOPY, 3 STEMS, MATCHED, FL FANCY
RE	2	FULL CANOPY, 3 STEMS, MATCHED, FL FANCY ROYSTONEA ELATA	ROYAL PALM	FIELD GROWN	NA	8' GW	Y	FULL CANOPY, MATCHED
PALMS								
CAR	4	COPERNICIA ALBA	CARANDAY PALM	65 GAL	MULTI TRUNK	10' OA		
SMALL PALMS								
CH	3	CHAMAEROPS HUMILIS 'SILVER SELECT'	EUROPEAN FAN PALM SILVER SELECT	30 GAL	NA	4'-5' OA	N	MULTI TRUNK, FULL CANOPY
SMALL TREES								
CES	1	CONOCARPUS 'SERICEUS'	SILVER BUTTONWOOD TREE	30 GAL	1.5" CAL	8'-10' OA	Y	FULL CANOPY. FULL TO BASE (BECKER GARDENS)
JA2	2	FULL CANOPY. FULL TO BASE (BECKER GARDENS) JATROPHA FULL, SPECIMEN	JATROPHA BUSH FORM	25 GAL	NA	4'-5" OA	N	FULL, SPECIMEN

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
SHRUBS								
CS15	11	CLUSIA FLAVA	SMALL LEAF CLUSIA	15 GAL	5' X 5'	3' OC	Y	FULL & THICK
PM15	30	FULL & THICK PODOCARPUS MACROPHYLLUS	PODOCARPUS	15 GAL	6'-7' OA	AS	N	FULL & THICK
PM7	13	FULL & THICK PODOCARPUS MACROPHYLLUS	PODOCARPUS 'PRINGLES'	7 GAL	2' HT X 2' SPRD	AS	N	FULL & THICK, MATCHED.
GROUND COVERS								
CID	121	CHRYSOBALANUS ICACO 'HORIZONTAL'	DWARF COCOPLUM	3 GAL	12" X 12"	24" OC	Y	FULL & THICK, NOT STRETCHED, FLORIDA FANCY
FG	66	FULL & THICK FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	12" X 12"	24" OC	N	FULL & THICK
HD	24	FULL & THICK HAMELIA PATENS 'COMPACTA'	DWARF FIREBUSH	3 GAL	18" X18"	30" OC	Y	FULL & THICK, FLORIDA NATIVE VARIETY
HRW	14	FULL & THICK, FLORIDA NATIVE VARIETY HIBISCUS	HIBISCUS 'DOUBLE WHITE WING'	3 GAL	24" X 24"	30" OC	N	FULL & THICK
IV	32	FULL & THICK ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL	14" X 14"	24" OC	Y	FULL & THICK
JAS	41	FULL & THICK JASMIMUM SIMPLICIFOLIUM	WAX JASMINE	3 GAL	24" X 24"	24" OC	N	FULL & THICK
PD7	76	FULL & THICK PODOCARPUS MACR. 'PRINGLES' OR 'META'	DWARF PODOCARPUS	7 GAL	12" X 18"	24" OC	N	FULL & THICK
SAV	101	SCHIEFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHIEFFLERA	3 GAL	18" X18"	30" OC	N	FULL & THICK
SOD	2,370 SF	STENOTAPHRUM SECANDATUM	ST AUGUSTINE OR CITRA BLUE	NA	NA	NA		WEED FREE

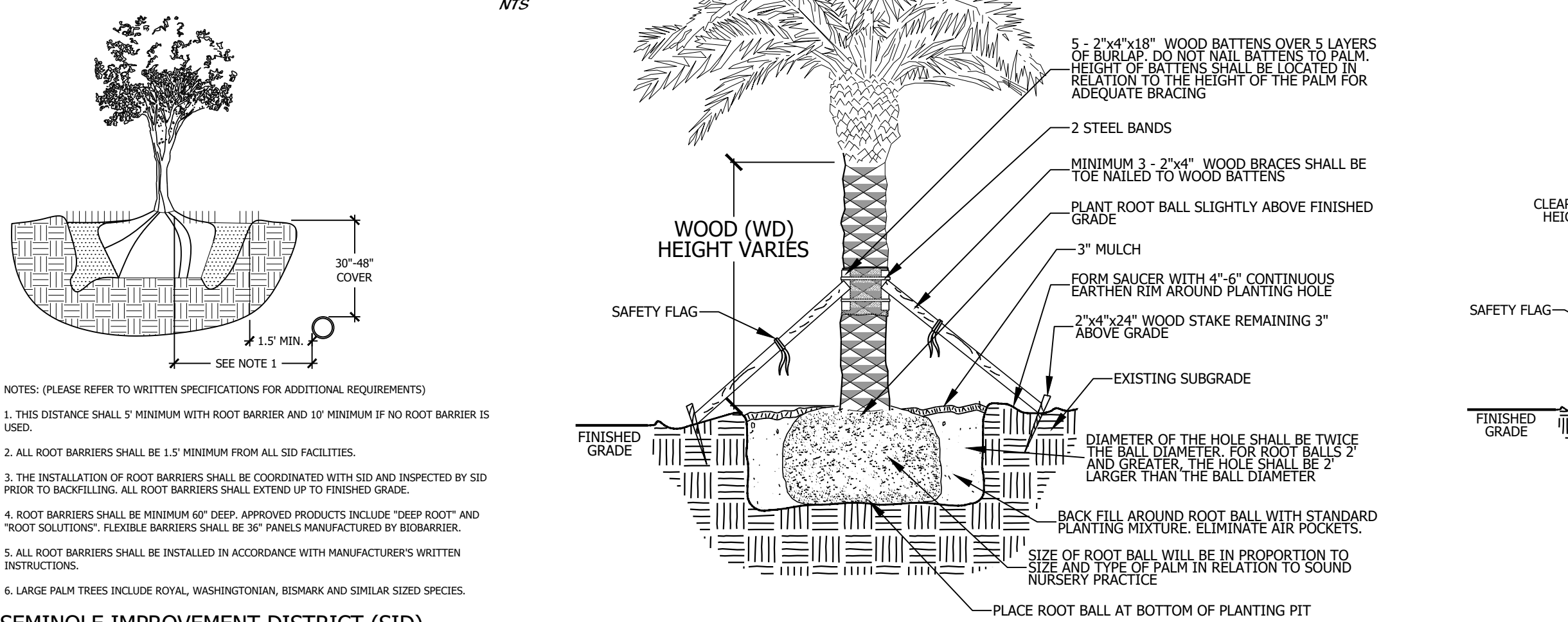
PLANTING DETAILS



SHRUB/GROUND COVER PLANTING DETAIL

- NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS)
1. THIS DISTANCE SHALL 3" MINIMUM WITH ROOT BARRIER AND 5" MINIMUM IF NO ROOT BARRIER IS USED.
 2. ALL ROOT BARRIERS SHALL BE 1.5" MINIMUM FROM ALL SID FACILITIES.
 3. THE INSTALLATION OF ROOT BARRIERS SHALL BE COORDINATED WITH SID AND INSPECTED BY SID PRIOR TO BACKFILLING. ALL ROOT BARRIERS SHALL EXTEND UP TO FINISHED GRADE.
 4. ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.
 5. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

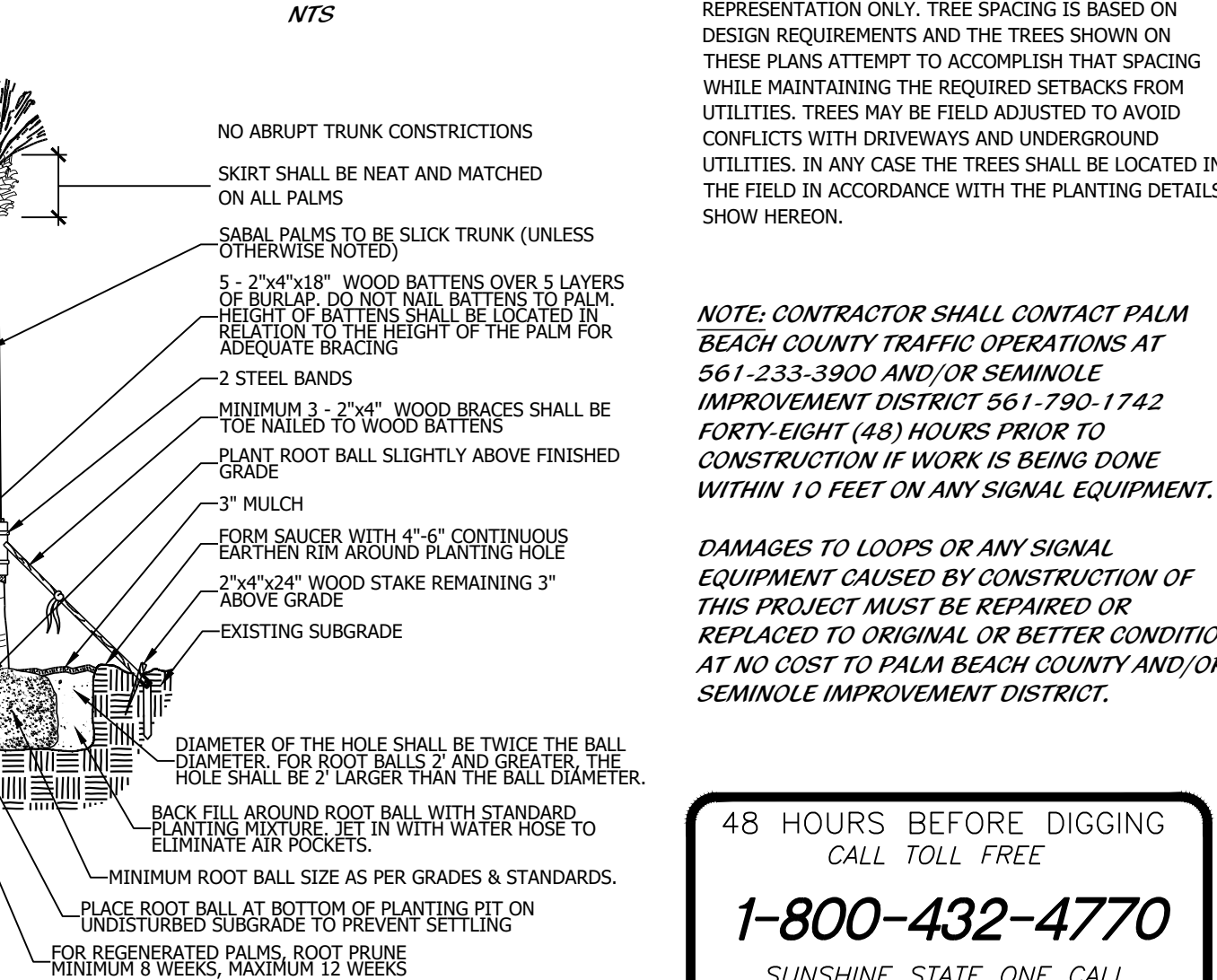
SEMINOLE IMPROVEMENT DISTRICT (SID) TYP. SMALL TREE OR PALM WITH ROOT BARRIER



LARGE PALM PLANTING DETAIL

MEDJOO, CANARY ISLAND, SYLVESTER DATE PALM, ETC.

LARGE TREE PLANTING DETAIL



SABAL PALM PLANTING DETAIL

LANDSCAPE AND ROOT BARRIER NOTE:

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