

Cotleur & Hearing

Landscape Architects Land Planners **Environmental Consultants**

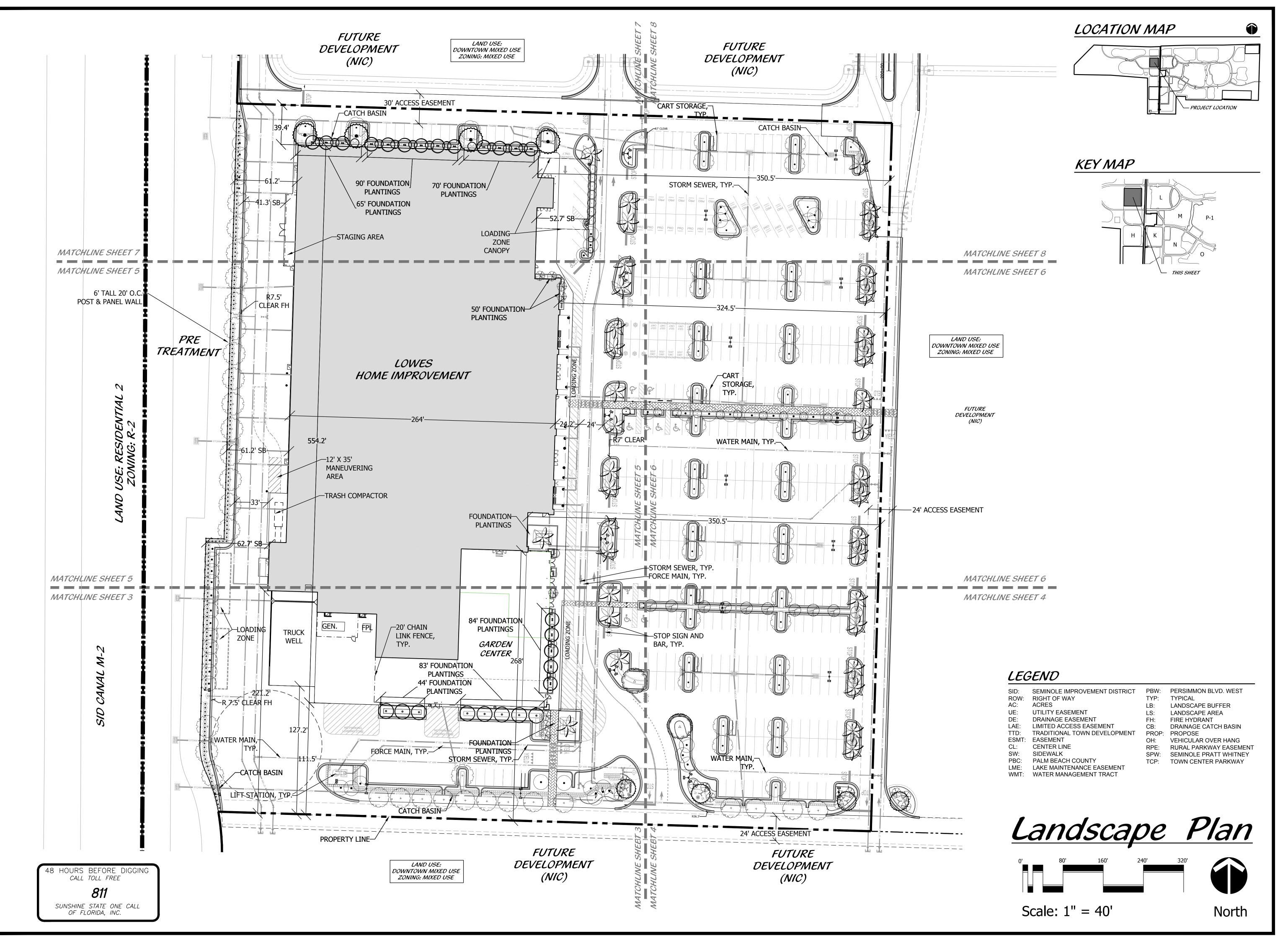
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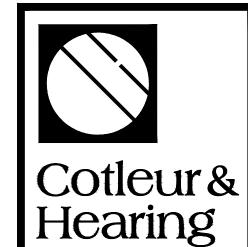
Lic# LC-C000239

APPROVED. 13-0518.138 JOB NUMBER _ 07-21-2025 REVISIONS_

> July 21, 2025 3:00:25 p.m Drawing: 13-0518.138 LP.DWC

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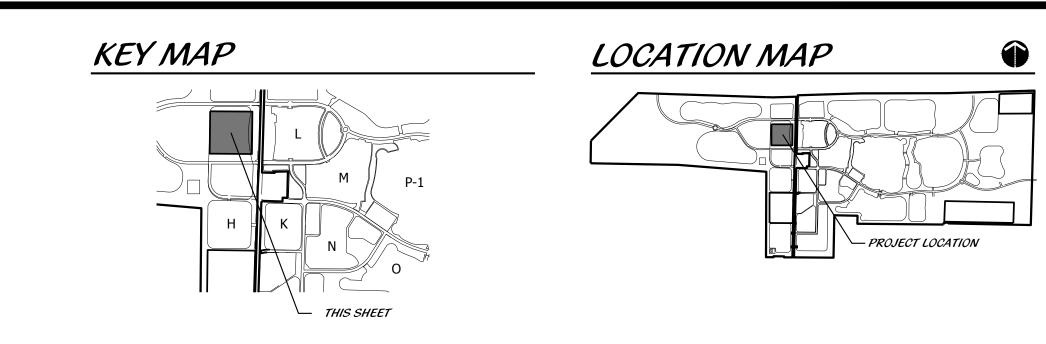
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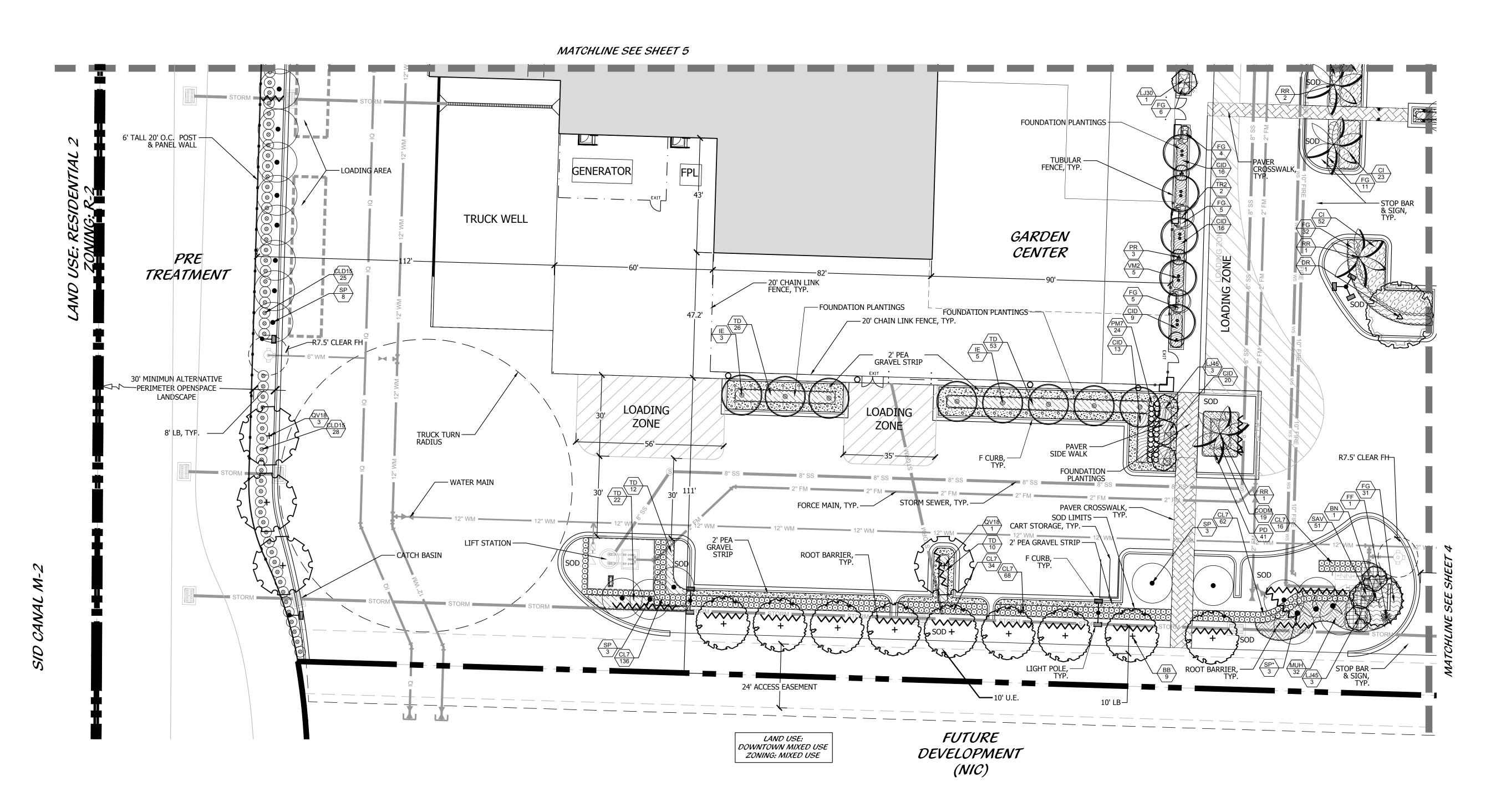
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LEGEND

48 HOURS BEFORE DIGGING

SUNSHINE STATE ONE CALL

OF FLORIDA, INC.

CALL TOLL FREE

SID: SEMINOLE IMPROVEMENT DISTRICT ROW: RIGHT OF WAY AC: ACRES

AC: ACRES
UE: UTILITY EASEMENT
DE: DRAINAGE EASEMENT

LAE: LIMITED ACCESS EASEMENT
TTD: TRADITIONAL TOWN DEVELOPMENT
ESMT: EASEMENT

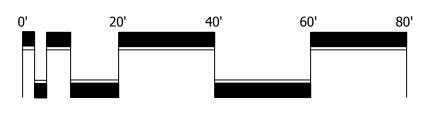
ESMT: EASEMENT CL: CENTER LINE SW: SIDEWALK

PBC: PALM BEACH COUNTY
LME: LAKE MAINTENANCE EASEMENT
WMT: WATER MANAGEMENT TRACT

PBW: PERSIMMON BLVD. WEST
TYP: TYPICAL
LB: LANDSCAPE BUFFER
LS: LANDSCAPE AREA
FH: FIRE HYDRANT
CB: DRAINAGE CATCH BASIN
PROP: PROPOSE

OH: VEHICULAR OVER HANG
RPE: RURAL PARKWAY EASEMENT
SPW: SEMINOLE PRATT WHITNEY
TCP: TOWN CENTER PARKWAY

Landscape Plan



Scale: 1'' = 20'



North

May 21, 2025 4:03:12 p.m. Drawing:13-0518.138 LP.DWG

JCO/PDS

13-0518.138

05-21-2025

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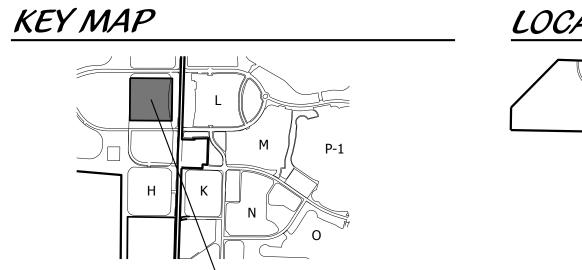
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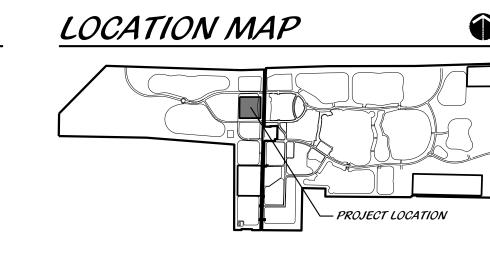
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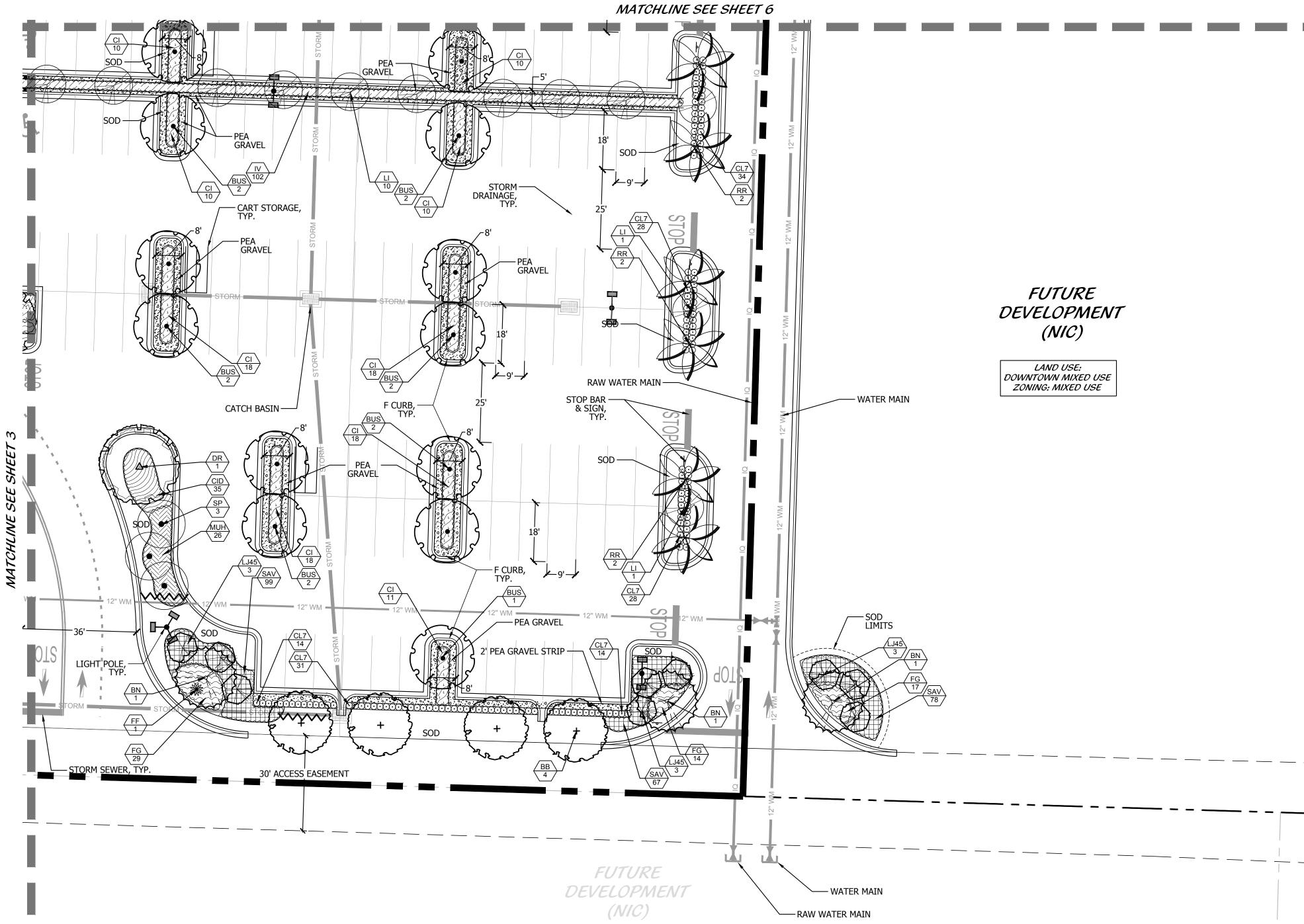
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SHEET 3 OF 9

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LEGEND

ESMT: EASEMENT

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SUNSHINE STATE ONE CALL

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CALL TOLL FREE

SID: SEMINOLE IMPROVEMENT DISTRICT PBW: ROW: RIGHT OF WAY AC: ACRES

UTILITY EASEMENT

DRAINAGE EASEMENT LIMITED ACCESS EASEMENT TRADITIONAL TOWN DEVELOPMENT

CENTER LINE SIDEWALK PBC: PALM BEACH COUNTY LME: LAKE MAINTENANCE EASEMENT

WMT: WATER MANAGEMENT TRACT

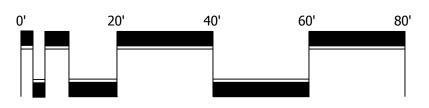
PERSIMMON BLVD. WEST TYP: TYPICAL LANDSCAPE BUFFER LANDSCAPE AREA

DRAINAGE CATCH BASIN PROP: PROPOSE OH: VEHICULAR OVER HANG RPE: RURAL PARKWAY EASEMENT SPW: SEMINOLE PRATT WHITNEY

TCP: TOWN CENTER PARKWAY

FIRE HYDRANT

Landscape Plan

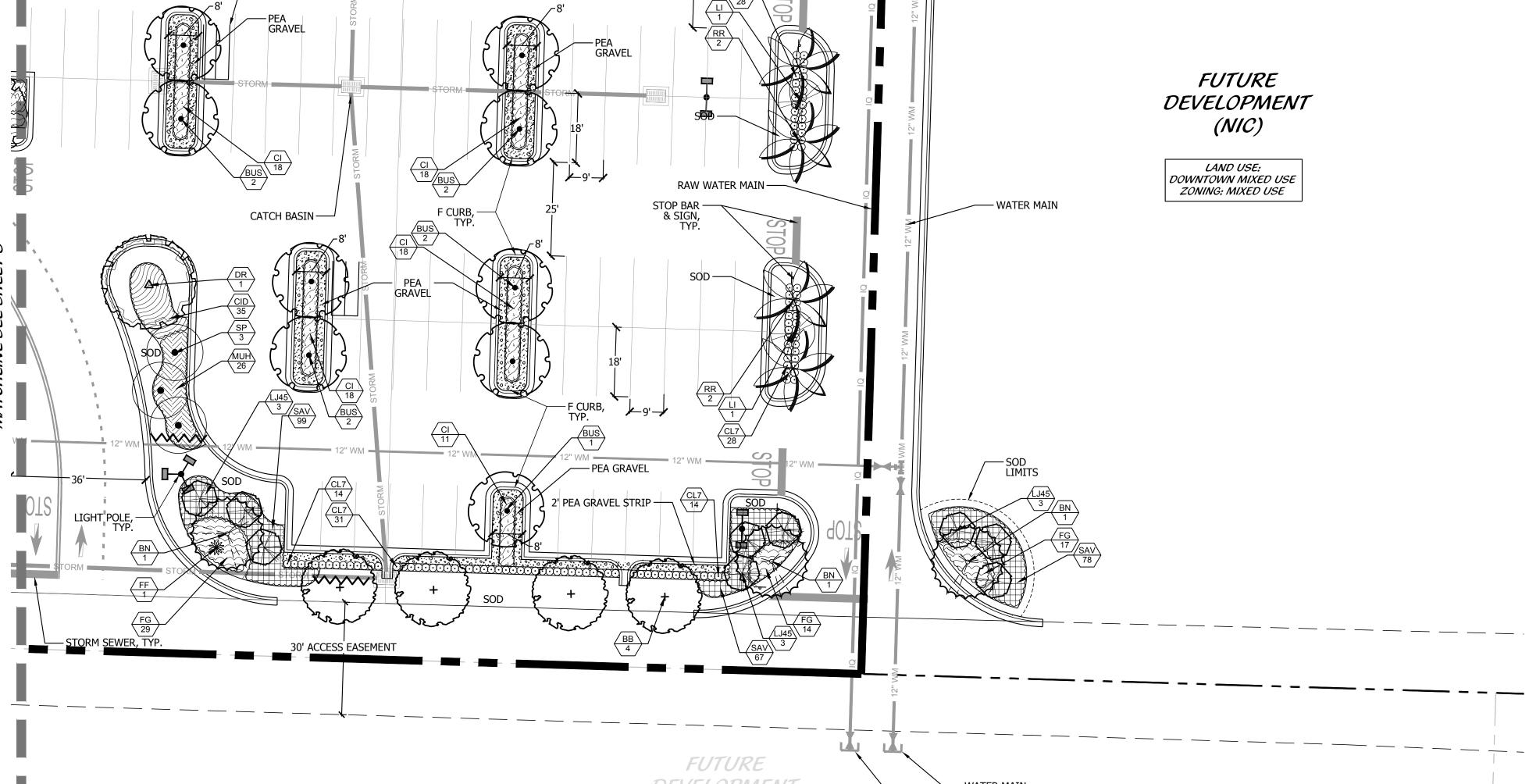


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North

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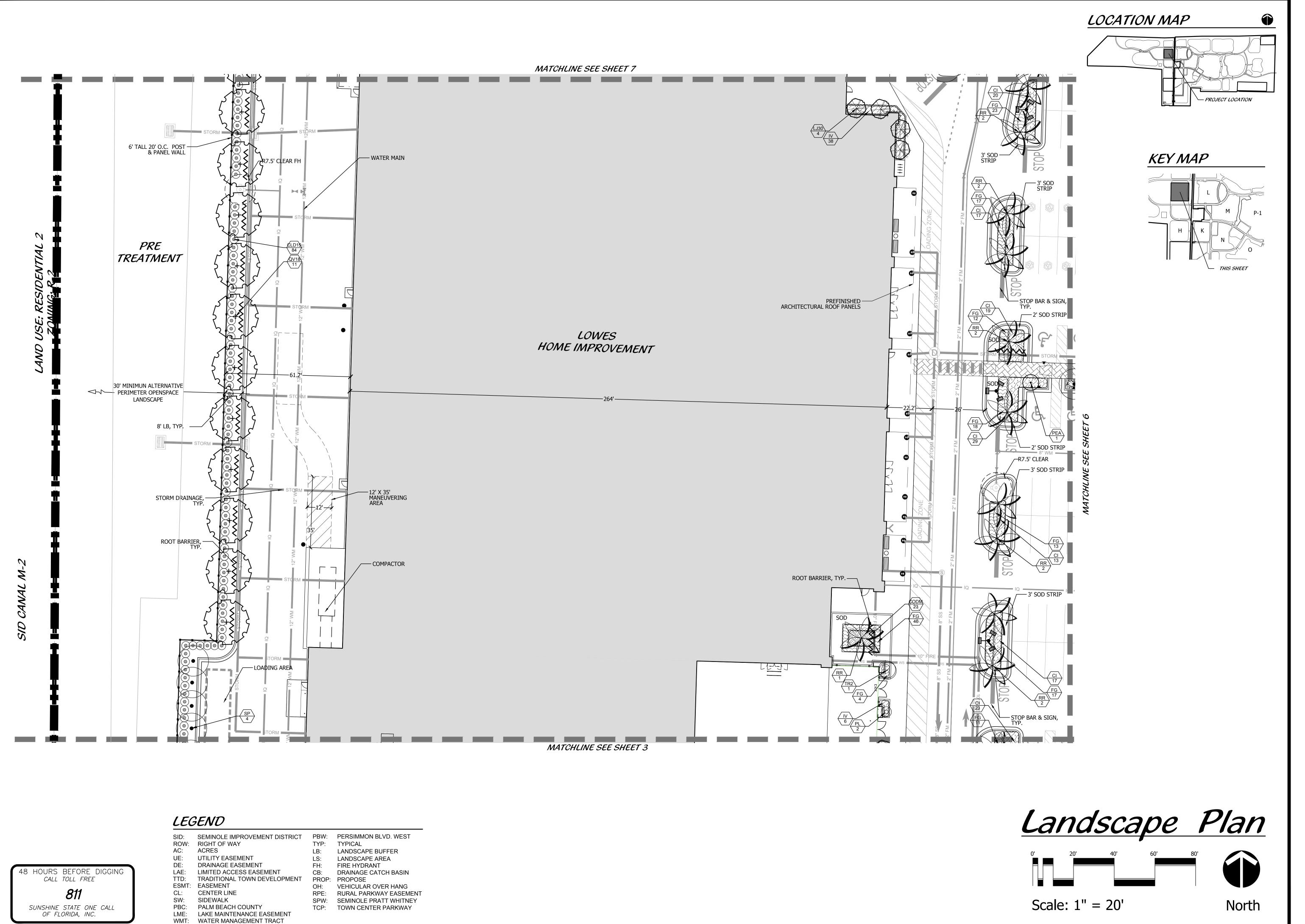
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DESIGNED_ APPROVED_ 13-0518.138 JOB NUMBER _ 05-21-2025

REVISIONS __



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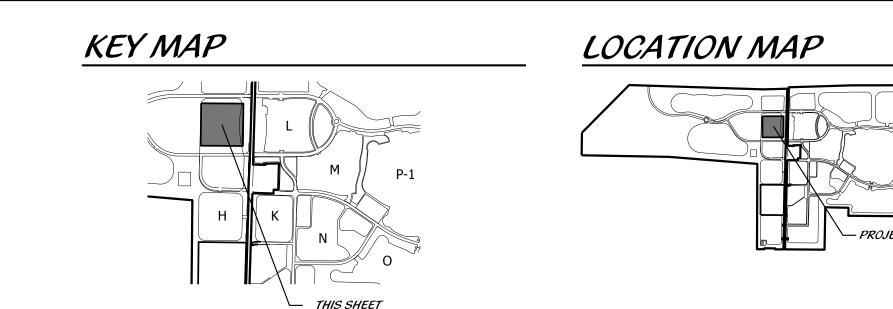
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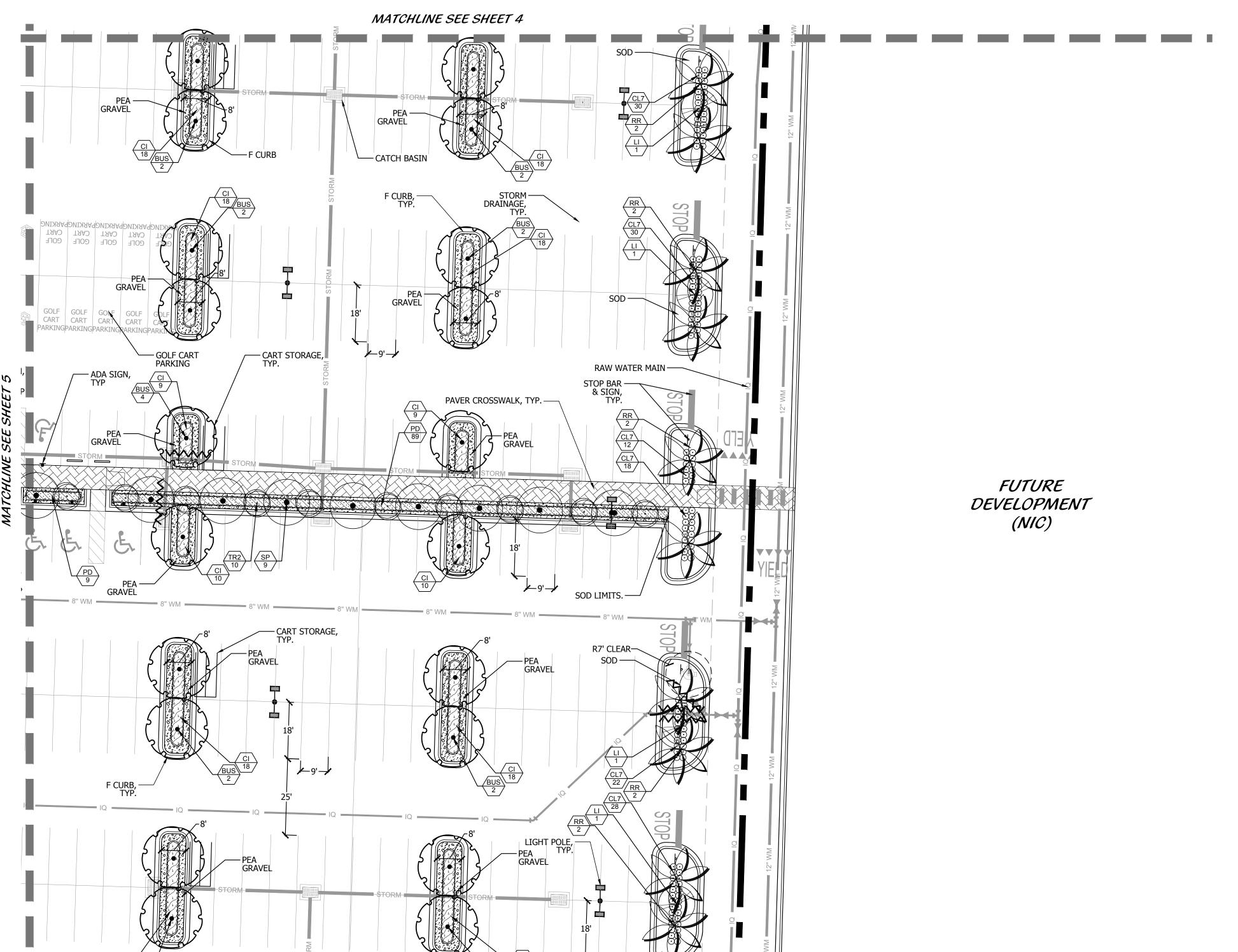
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5 of 9

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LEGEND

SEMINOLE IMPROVEMENT DISTRICT ROW: RIGHT OF WAY AC: ACRES UTILITY EASEMENT DRAINAGE EASEMENT LIMITED ACCESS EASEMENT TRADITIONAL TOWN DEVELOPMENT

ESMT: EASEMENT CENTER LINE SIDEWALK

PALM BEACH COUNTY LME: LAKE MAINTENANCE EASEMENT WMT: WATER MANAGEMENT TRACT

PBW: PERSIMMON BLVD. WEST TYP: TYPICAL LANDSCAPE BUFFER LANDSCAPE AREA

FIRE HYDRANT DRAINAGE CATCH BASIN PROP: PROPOSE OH: VEHICULAR OVER HANG RPE: RURAL PARKWAY EASEMENT

SPW: SEMINOLE PRATT WHITNEY

TCP: TOWN CENTER PARKWAY

Landscape Plan

Scale: 1" = 20'



North

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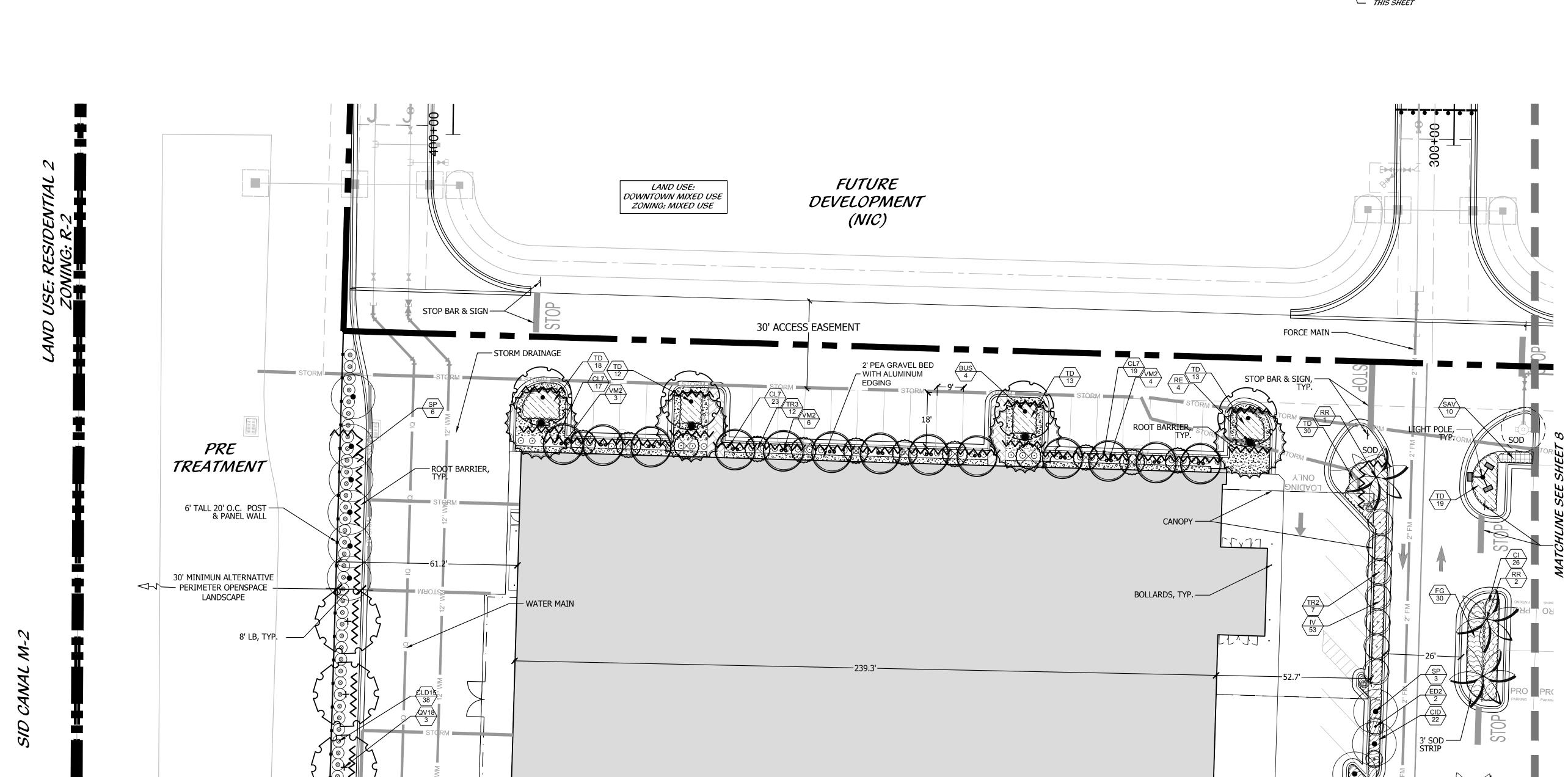
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48 HOURS BEFORE DIGGING CALL TOLL FREE SUNSHINE STATE ONE CALL OF FLORIDA, INC.

STORM -DRAINAGE,

MATCHLINE SEE SHEET 4



MATCHLINE SEE SHEET 5

LEGEND

SID: SEMINOLE IMPROVEMENT DISTRICT PBW:

ROW: RIGHT OF WAY AC: ACRES UE: UTILITY EASEMENT

DRAINAGE EASEMENT LIMITED ACCESS EASEMENT TTD: TRADITIONAL TOWN DEVELOPMENT

ESMT: EASEMENT

811 SUNSHINE STATE ONE CALL

48 HOURS BEFORE DIGGING

CALL TOLL FREE

OF FLORIDA, INC.

PERSIMMON BLVD. WEST TYP: TYPICAL

PROP: PROPOSE

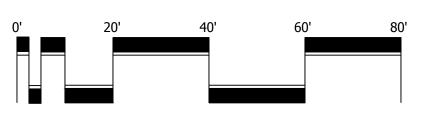
CENTER LINE SW: SIDEWALK PBC: PALM BEACH COUNTY LME: LAKE MAINTENANCE EASEMENT

WMT: WATER MANAGEMENT TRACT

LANDSCAPE BUFFER LANDSCAPE AREA FIRE HYDRANT DRAINAGE CATCH BASIN

OH: VEHICULAR OVER HANG RPE: RURAL PARKWAY EASEMENT SPW: SEMINOLE PRATT WHITNEY TCP: TOWN CENTER PARKWAY

Landscape Plan



Scale: 1'' = 20'



North

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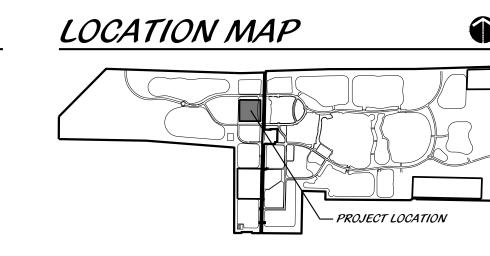
PLAN e, Florida LANDSCAPE Fity of Westlake,

DESIGNED_ JCO/PDS DRAWN_ APPROVED_ 13-0518.138 JOB NUMBER_ 07-21-2025 REVISIONS __

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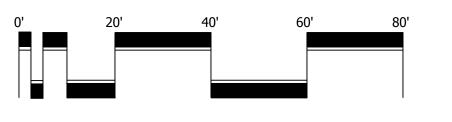
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FUTURE DEVELOPMENT (NIC) CART STORAGE, TYP.— 30' ACCESS EASEMENT STOP BAR & SIGN, — TYP. PARKING PRO PRO PRO PRO PRO PRISING PARKING PRO PRO PARKING PARKING PARKING PARKING PARKING PARKING PARKING PARKING PARKING PRO PRO PRO PRO PARKING PA **FUTURE** PRO PRO PRO PRO PARKING PARKING PARKING PARKING DEVELOPMENT (NIC) TRUCK PARKING ---- WATER MAIN RAW WATER MAIN — STORM DRAINAGE, TYP. -

Landscape Plan





Scale: 1" = 20'

North

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LEGEND

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UE: UTILITY EASEMENT DRAINAGE EASEMENT LIMITED ACCESS EASEMENT

TTD: TRADITIONAL TOWN DEVELOPMENT ESMT: EASEMENT CENTER LINE

SIDEWALK PBC: PALM BEACH COUNTY

PERSIMMON BLVD. WEST PBW:

LANDSCAPE AREA FIRE HYDRANT DRAINAGE CATCH BASIN PROP: PROPOSE

OH: VEHICULAR OVER HANG RPE: RURAL PARKWAY EASEMENT SPW: SEMINOLE PRATT WHITNEY

MATCHLINE SEE SHEET 6

TYP: TYPICAL LANDSCAPE BUFFER

TCP: TOWN CENTER PARKWAY

LME: LAKE MAINTENANCE EASEMENT WMT: WATER MANAGEMENT TRACT

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PLAN e, Florida

LANDSCAPE Fity of Westlake,

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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 GRADES 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

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 MIX SHALL CONTAIN 60% SAND AND 40% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO

ALL PEA GRAVEL IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS WITHIN 6" OF

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. E´(MN) MANGANESE AND (FE) IRON SOURCES MUST BE WATER SOLUBLE (SULFATÉD 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 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 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

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.

LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

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

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

AYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN 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. I. PLANTING GROUND COVER

OOSEN 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 BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE

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

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

OOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN 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. WORK SIFTED STANDARD PLANTING 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

LANDSCAPE WARRANTY

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 REPLACMENT 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.

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 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.

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

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 1-800-432-4470.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS REQUIRED TO PERFORM LANDSCAPE WORK. THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF TREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY 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

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

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.

L TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM ALL SOD SHALL BE STENOTAPHRUM SECONDATUS 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. TREET TREE LOCATIONS SHALL BE COORDINATED WITH DRIVEWAYS, STREET LIGHTS,

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 OF 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.

MINIMUM AND BACKFILLED WITH A SOIL MIX CONSISTING IF 1/3 NATIVE SOIL, 1/3 CLEAN SAND AND 1/3 COMPOSED COW MANURE OR COMPARABLE COMPOSED ORGANÍC MATERIAL CLEARANCE BETWEEN LANDSCAPE AND UTILITIES WILL BE REVIEWED BY SEMINOLE IMPROVEMENT DISTRICT.

ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30'

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 UE 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 FINISHED GRADE SO THAT FRONDS DO NOT FALL INTO THE RIGHT OF WAY.

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

OVERALL PLANT LIST

<u>DE</u>	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	<u>SIZE</u>	NATIVE	REMARKS
REES I	4	BISMARCKIA NOBILIS	BISMARCK PALM	FIELD GROWN	N.A.	8` GW	N	FULL CANOPY MATCHED
SUS	44	BURSERA SIMARUBA	GUMBO LIMBO	N.A.	2.5" CAL	12` OA X 5` SPRD	Υ	FULL CANOPY, FF
OR	2	DELONIX REGIA	ROYAL POINCIANA	B & B	4" CAL	12' OA X 7' SPRD	N	FULL CANOPY, FLORIDA FANCY
D2	2	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	15 GAL	1.5" CAL	5`-6` OA	N	FULL & THICK CANOPY, SHEARED CONICAL SHAPE. FLORIDA FANCY. SINGLE STRAIGHT TRUNK. MATCHED, FULL TO BASE
Œ	8	ILEX X ATTENUATA `EAST PALATKA`	EAST PALATKA HOLLY	30 GAL	2" CAL	8` HT., 3` SPD.	Υ	FULL TO BASE
_J30	5	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL.	MULTI TRUNK	6` HT., 6` SPD.	N	FULL CANOPY, FF, MULTI-TRUNK
_J45	15	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	6` HT., 6` SPD.	N	FULL CANOPY, FF, MULTI-TRUNK
PL	2	POLYALTHIA LONGIFOLIA PENDULA	INDIAN MAST TREE	15 GAL	N.A.	6` - 7` O.A.	N	SINGLE, STRAIGHT TRUNK. MATCHED.
QV18	18	QUERCUS VIRGINIANA	LIVE OAK	FIELD GROWN	2.5" CAL	12` OA X 5` SPRD	Υ	FULL CANOPY, FF
CANOP BB	Y TREE 13	S BUCIDA BUCERAS `SHADY LADY`	SHADY LADY BLACK OLIVE	65 GAL	2.5" CAL	12` OA X 5` SPRD	N	FULL CANOPY. MATCHED.#1
I I	RING TE 17	REES LAGERSTROEMIA INDICA `MUSKOGEE` OR `TUSKEGEE`	CREPE MYRTLE	B & B	1.5"CAL	10` HT X 5` SPRD	N	MULTI, LIMB UP 5`. CHERRY LAKE NURSERY.
PALM T	REES 3	PHOENIX ROBELENII	PYGMY DATE PALM	25 GAL	N.A.	5` O.A., 5` SPRD	N	MULTI-TRUNK, FULL CANOPY, 3 TRUNK MIN.
PEA	1	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	N.A.	N.A.	12` OA	N	SINGLE TRUNK, MATCHED.
RR	37	ROYSTONEA REGIA	ROYAL PALM	F.G.	N.A.	8` GW	Υ	HEAVY CALIPER, FLORIDA FANCY, ROOT PRUNED, FULL
RE	4	ROYSTONEA REGIA	ROYAL PALM	N.A.	N.A.	12`-14` GW	Υ	CANOPY, MIN. 7 LEAF COUNT HEAVY CALIPER. MATCHED.
SP*	3	SABAL PALMETTO	CABBAGE PALM	FIELD GROWN	N.A.	14`, 18`, 22` CT., STGG.		SLICK, CURVED TRUNK,
SP	45	SABAL PALMETTO	CABBAGE PALM	N.A.	N.A.	14`, 18`, & 22` C.T., SEE PLAN	Υ	SLICK, STRAIGHT TRUNK,
ΓR2	20	THRINAX RADIATA	FLORIDA THATCH PALM	FG	N.A.	8` - 10` HT.	Υ	FULL & THICK.
ΓR3	12	THRINAX RADIATA	FLORIDA THATCH PALM	FIELD GROWN	N.A.	8` GW	Υ	FULL & THICK.
/M2	18	VEITCHIA MONTGOMERYANA ~	MONTGOMERY PALM	65 GAL	N.A.	18` O.A.	N	DOUBLE TRUNK, FULL CANOPY.
·055	OTY	POTANICAL NAME	COMMONUNIANT	CONTAINED	OIZE	CDACING	NIATE (T	DEMARKS
CODE	<u>QTY</u>	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
CLD15	<u>S</u> 175	CLUSIA GUTTIFERA	CLUSIA	15 GAL	6` HT. X 3` SPRD.	3` O.C.	N	FULL & THICK
CL7	719	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL	3, X 3,	3` O.C.	N	FULL & THICK, FF
F	2	FURCRAEA FOETIDA	FALSE AGAVE	7 GAL.	3` O.A.	A.S.	N	FULL & THICK
PM7	24	PODOCARPUS MAKII	PODOCARPUS	7 GAL	3` X 2`	2` O.C.	N	FULL & THICK
000	D 00: -	-00						
GROUN CI	D COVE 688	<u>ERS</u> CHRYSOBALANUS ICACO	COCOPLUM	3 GAL	18" X18"	30" O.C.	Υ	FULL & THICK
CID	131	CHRYSOBALANUS ICACO `HORIZONTAL`	DWARF COCOPLUM	3 GAL	12" X 12"	24" O.C.	Υ	FULL & THICK, NOT STRETCHED, FF
CODM	42	CODIAEUM VARIGATUM `MANGO`	MANGO CROTON	3 GAL	18" X 18"	24" OC		FULL & THICK
-6	359	FICUS MACROPHYLLA `GREEN ISLAND`	GREEN ISLAND FICUS	3 GAL	15" X 15"	24" O.C.	N	FULL & THICK
- G	199	ILEX VOMITORIA `SHILLINGS DWARF`	DWARF YAUPON HOLLY	3 GAL	15" X 15"	24" O.C.	Υ	FULL & THICK
-G IV		MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	24" X 24"	30" O.C.	Υ	FULL &THICK
	58		DWARF PODOCARPUS	3 GAL	15" X 15"	18" O.C.		FULL & THICK
IV	139	PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` ~						
IV MUH		PODOCARPUS MACROPHYLLUS `DWARF PRINGLES` ~ SCHEFFLERA ARBORICOLA `TRINETTE`	DWARF VARIEGATED SCHEFFLERA	3 GAL.	18" X18"	2` O.C.	N	FULL & THICK

LEGEND: FF- FLORIDA FANCY RP- ROOT PRUNED CT- CLEAR TRUNK GW- GREY WOOD

Seminole Improvement District (SID) Tree Setback Requirements

NOTE: SOD IS TO BE PRO-VISTA SOD UNLESS OTHERWISE NOTED.

Plant Material	Water/Sewer Main with	Water/Sewer Main	Water/Sewer Lateral with	
	Root Barrier	Without Root Barrier	Root Barrier	
Large Tree	5'	10'	5'	
Large Palm	5'	10'	5'	
Medium Trees and Palms	5'	7.5'	5'	
Small Trees and Palms	3'	5'	3'	

NTS

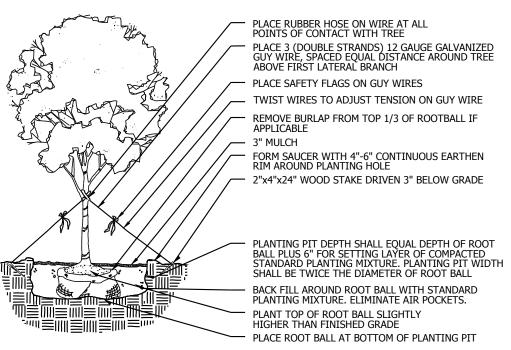
PLAN VIEW

Trunk in Ground

-PALM CANOPY HEAD

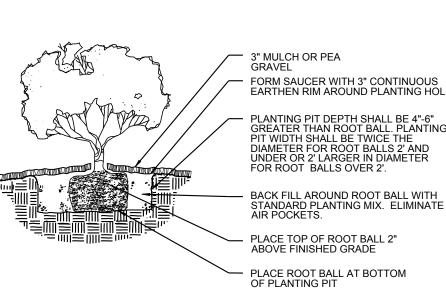
-DIRECTION OF CURVED TRUNK

Note: Root barrier required within 5' of sidewalk



LARGE TREE PLANTING DETAIL

CURVED PALM TRUNK DETAIL



FORM SAUCER WITH 3" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE PLANTING PIT DEPTH SHALL BE 4"-6" GREATER THAN ROOT BALL. PLANTING STANDARD PLANTING MIX. ELIMINATE

SHRUB/GROUNDCOVER PLANTING DETAIL

NTS _MINIMUM 3 - 2"x4" WOOD BRACES SHALL BE TOE NAILED TO WOOD BATTENS __PLANT ROOT BALL SLIGHTLY ABOVE FINISHED WOOD (WD) HEIGHT VARIÉS _FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE _2"x4"x24" WOOD STAKE REMAINING 3" ABOVE GRADE 2. ALL ROOT BARRIERS SHALL BE 1.5' MINIMUM FROM ALL SID FACILITIES. —EXISTING SUBGRADE SIZE OF ROOT BALL WILL BE IN PROPORTION TO SIZE AND TYPE OF PALM IN RELATION TO SOUND NURSERY PRACTICE 6. LARGE PALM TREES INCLUDE ROYAL, WASHINGTONIAN, BISMARK AND SIMILAR SIZED SPECIES.

NTS

—PLACE ROOT BALL AT BOTTOM OF PLANTING PIT LARGE PALM PLANTING DETAIL

MEDJOOL, CANARY ISLAND, SYLVESTER DATE PALM, ETC.

PLANTING DETAILS

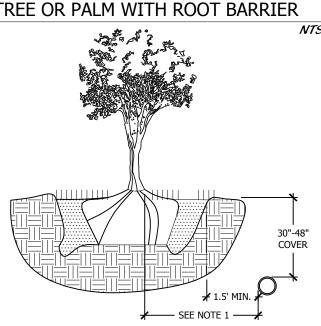
LANDSCAPE AND ROOT BARRIER NOTE: ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH DRIVEWAYS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOW HEREON.

20' OR LESS AT MATURITY (SEE NOTES BELOW) 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. 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 ROOT BARRIERS SHALL BE MINIMUM 60" DEEP. APPROVED PRODUCTS INCLUDE "DEEP ROOT" AND "ROOT SOLUTIONS". FLEXIBLE BARRIERS SHALL BE 36" PANELS MANUFACTURED BY BIOBARRIER.

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

. ALL ROOT BARRIERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN



NOTES: (PLEASE REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS) I. THIS DISTANCE SHALL 5' MINIMUM WITH ROOT BARRIER AND 10' MINIMUM IF NO ROOT BARRIER IS

LANDSCAPE DATA

VEHICULAR USE AREA - INTERIOR PLANTING

AREA CALCULATIONS

VEHICULAR USE AREA

SIDEWALKS & PLAZAS

TOTAL SITE AREA

CANOPY TREES

CANOPY TREES

CANOPY TREES

CANOPY TREES

CANOPY TREES

SHRUBS

LANDSCAPE BUFFER AREA

FOUNDATION PLANTING AREA

INTERIOR LANDSCAPE AREA

LANDSCAPE BUFFERS

GREEN SPACE / PERVIOUS AREA

GREEN SPACE / PERVIOUS AREA

FOUNDATION PLANTING

NORTH FACADE L.F. = 240.66 L.F.

SOUTH FACADE L.F. = 132.5 L.F.

NATIVE PERCENTAGE (OF REQ. MATERIAL)

EAST FACADE L.F. = 554.2 L.F.

CANOPY TREES OR PALMS

SHRUBS/GROUNDCOVER

CANOPY TREES OR PALMS

SHRUBS/GROUNDCOVER

CANOPY TREES OR PALMS

SHRUBS/GROUNDCOVER

PALM/SMALL TREE %

SHRUBS/GROUNDCOVER

CANOPY TREES

INTERIOR LANDSCAPE

BUILDING COVERAGE- LOWES

LOWES AT WESTLAKE LANDSCAPE DATA

S.F.

2,895

376,731

379,626

L.F./CODE

646.86

1/25 L.F.

707.39

1/25 L.F.

651.07

1/25 L.F.

10% VEH. USE AREA

1 PER INTERIOR ISLAND

S.F./CODE

40,846

1 PER 3,000 S.F

1 PER 1,250 S.F.

L.F./CODE

1/20 LF 1/10 SF

1/20 LF

1/10 SF

1/20 LF

1/10 SE

REQ.

50% MAX

REQ.

50%

25%

S.F./CODE

AC.

0.000

0.000

0.000

0.000

0.066

8.649

8.72

REQ.

REQ.

REQ.

33

REQ.

277.1 L.F.

105

120.33L.F.

60

<u>66.25 L.F.</u>

PROV.

39.20%

PROV.

89.00%

100.00%

-LOWES BUILDING FOUNDATION

FOUNDATION PLANTING DETAIL

NOTE: 2' GRAVEL BED TO BE INSTALLED WHEREVER PLANTING DIRECTLY ABUTS THE BUILDING FOUNDATION.

∽PERMALOC BLACK ALUMINUM

MANUFACTURER'S SPECIFICATIONS.

NTS

EDGING- INSTALL PER

~2" DEPTH ¼" PEA GRAVEL

48 HOURS BEFORE DIGGING

CALL TOLL FREE

SUNSHINE STATE ONE CALL

OF FLORIDA, INC.

0.00%

0.00%

0.00%

0.00%

0.76%

99.24%

100.00%

PROV.

PROV

376,731

82

PROV.

158

PROV.

252

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

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

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