

TRACT 200 EAST PROPERTY LINE BUFFER - ONLY

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
AR	5	Acer rubrum	Red Maple	Container or RPG	3"Cal	14' x 5' spr
QV-3	9	Quercus virginiana	Live Oak	Container or RPG	3"Cal	14' x 5' spr
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PE	18	Pinus elliotti	Slash Pine	Container or RPG	3"Cal	12' x 4' spr
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
VOB	132	Viburnum obovatum	Walter's Viburnum	3 gal, 24" Min Ht		

TRACT 200 OVERALL PLANT SUMMARY INCLUDES BUFFER

ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
SP	37	Sabal palmetto	Cabbage Palmetto	B & B		10-16' ct
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
AR	12	Acer rubrum	Red Maple	Container or RPG	3"Cal	14' x 5' spr
MAG	10	Magnolia grandiflora 'DD Blanchard'	DD Blanchard Magnolia	Container or RPG	3"Cal	10-12' x 5' spr
QV-3	29	Quercus virginiana	Live Oak	Container or RPG	3"Cal	14' x 5' spr
TAX	10	Taxodium distichum	Bald Cypress	25 gal w/ 24" rootball minimum	3"Cal	10-12' oah
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
PE	51	Pinus elliotti	Slash Pine	Container or RPG	3"Cal	12' x 4' spr
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
VOB	132	Viburnum obovatum	Walter's Viburnum	3 gal, 24" Min Ht		

EAST PL BUFFER 400 LF

Required	Total Trees & Shrubs Required	Proposed
20' Buffer Width		20' Buffer Width
3 Canopy Trees / 100 lf	12 Trees	5 Red Maple 9 Live Oaks 18 Pine = 32
33 Shrubs / 100 lf	132 Shrubs	132 Walkers Viburnum

TREE MITIGATION REQ

1 tree / 2000 sf of Development Area
297,921 sf / 2,000 sf = Total Tree Required 149

Total Trees Proposed	Total
Slash Pines	51
Sabal Palms	37
Red Maples	12
Magnolias	10
Live Oaks	29
Bald Cypress	10
Total	149

No More than 25% of the Total Mitigation Trees shall be Sabal Palm & Wax Myrtle. 37 Sabal Palm & 0 Wax Myrtle = 37 Trees or 25%

TREE REMOVAL

No clearing with heavy equipment, filling, or placement of improvements or utility lines shall occur within the protected root zone of any canopy tree to be saved, per Section 54-588 (1) (b) of Sarasota County Code. The protected root zone is defined as the dripline of the tree. Only hand clearing or mowing is permitted within the protected root zone of canopy trees to be saved if authorized by the Administrator. Where unauthorized removal of native vegetation within the protected root zone occurs the Administrator may require the replanting of understory vegetation. Full dripline protection is required; however the Administrator may allow certain activities to be conducted within the barricaded dripline of a tree, so long as the County determines that the tree will not be adversely affected.

A Tree Permit will be required prior to any construction, native vegetative removal within the dripline of a tree, and/or tree removal.

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CERTIFICATE OF LICENSURE
LIC-00000260

Stewart-Washmuth & Co., Inc.
1916 Rain Forest Trail • Sarasota, Florida 34240
Phone: 941.377.4704 • Web: www.swco-inc.net

Florida Board Certified No. LC-0000260

PROJECT NO.	1413
SCALE	1" = 200'
DATE	12/09/15
DRAWN BY	LRW
ISSUED	02/16/16

TRACT 200
Villages of Milano
NEAL COMMUNITIES
Jacaranda Road Venice, Florida

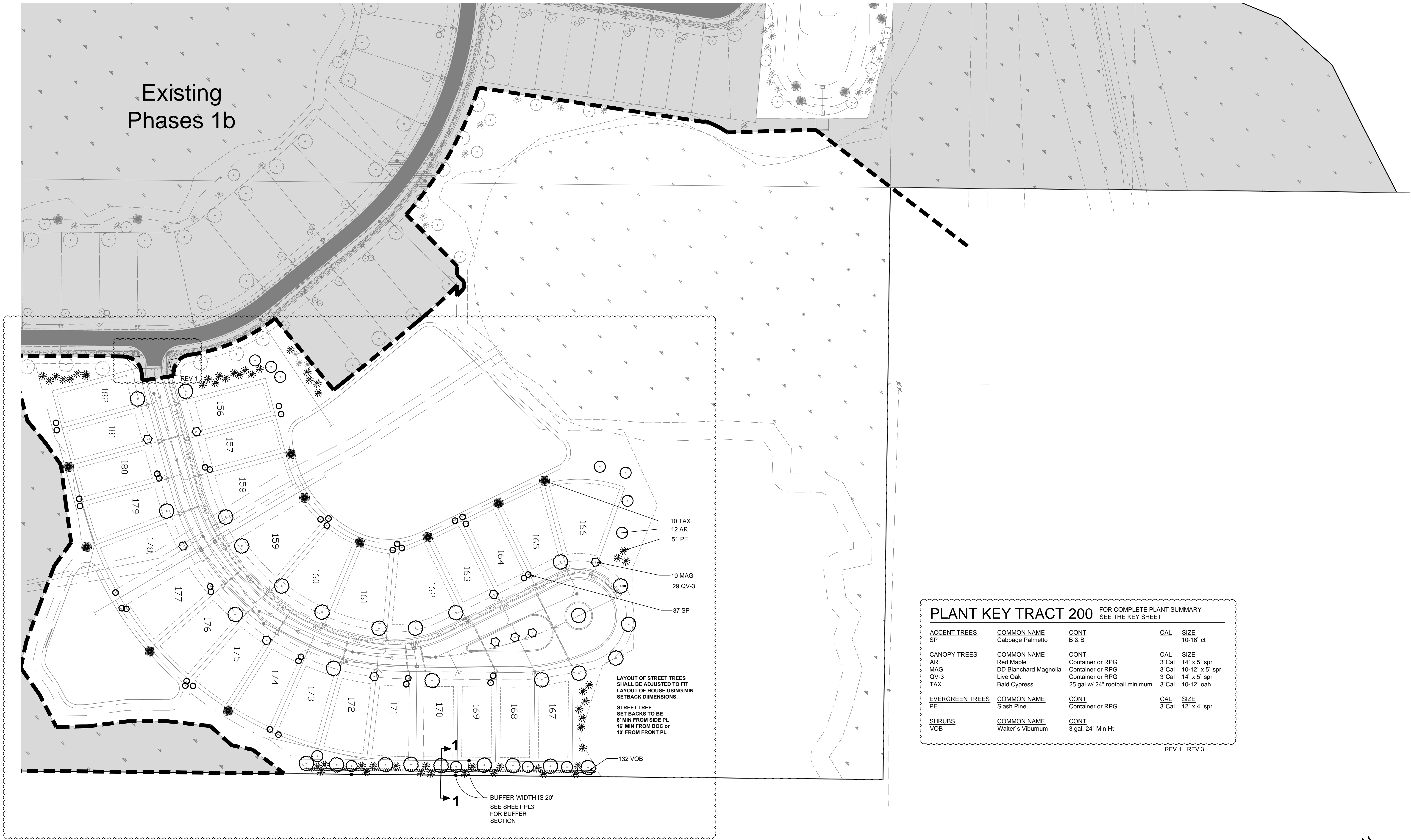
REVISIONS

NO.	DATE	DESCRIPTION
1	01/27/16	Initial City Comments
2	02/03/16	Revisions as per City Comments
3	02/16/16	Revisions as per City Comments

SHEET NO. **KEY**

Key Plan

Existing
Phases 1b



REV 2 REV 3

PLANT KEY TRACT 200 FOR COMPLETE PLANT SUMMARY SEE THE KEY SHEET

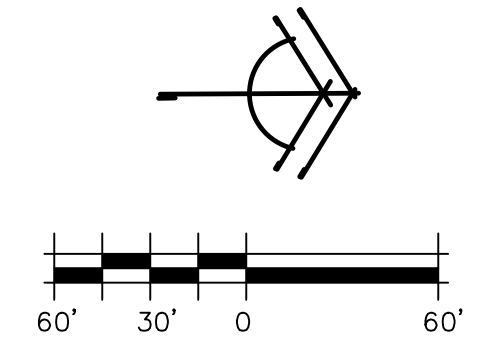
ACCENT TREES	COMMON NAME	CONT	CAL	SIZE
SP	Cabbage Palmetto	B & B		10-16' ct

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
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MAG	DD Blanchard Magnolia	Container or RPG	3"Cal	10-12' x 5' spr
QV-3	Live Oak	Container or RPG	3"Cal	14' x 5' spr
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EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
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SHRUBS	COMMON NAME	CONT	CAL	SIZE
VOB	Walter's Viburnum	3 gal, 24" Min Ht		

REV 1 REV 3



Code Planting Plan

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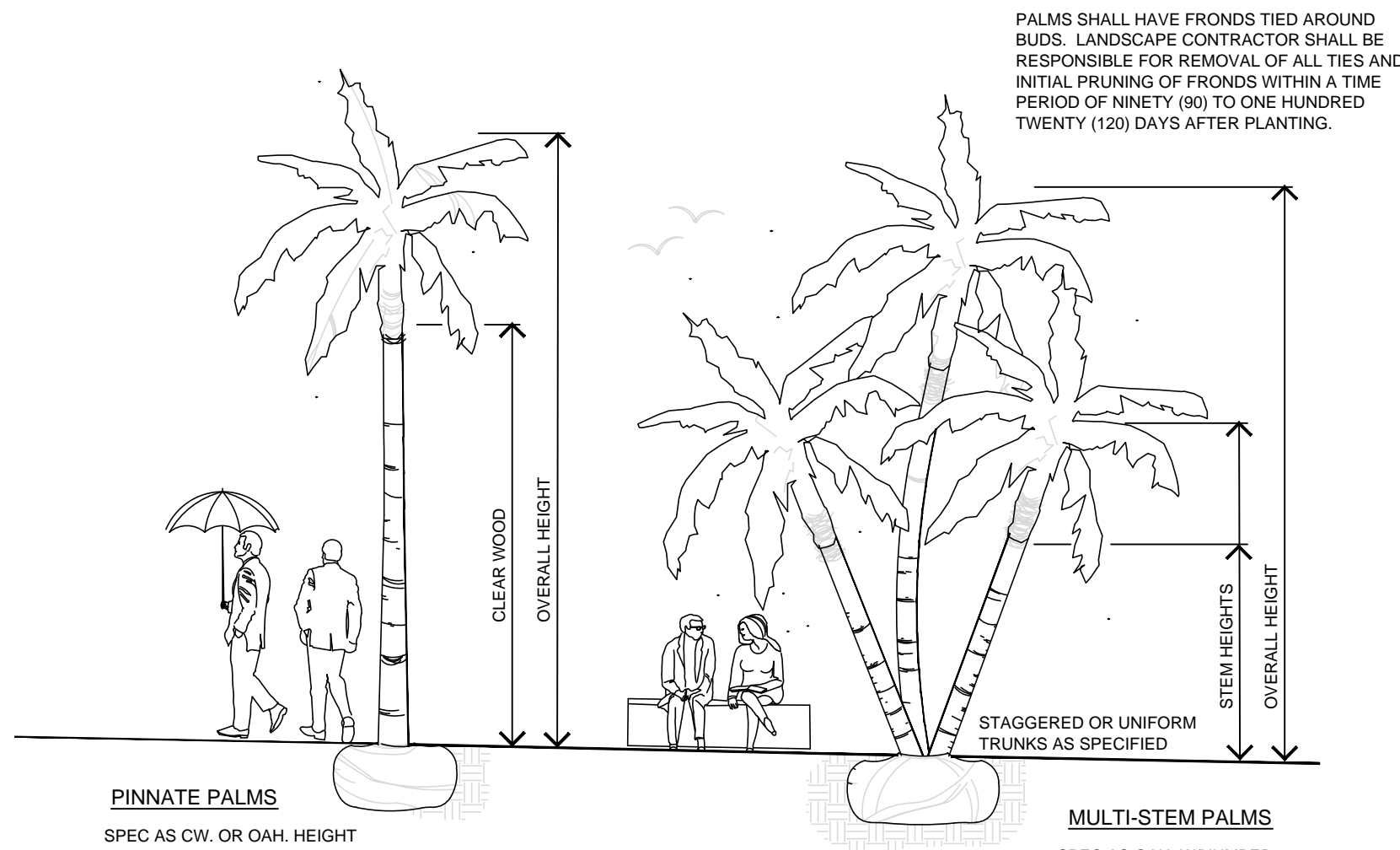
Stewart-Washmuth & Co., Inc.
1916 Rain Forest Trail • Sarasota, Florida 34240
Phone: 941.377.4704 • Web: www.svwco-la.net
Florida Board Certified No. LC0000260

PROJECT NO.	1413-2
SCALE	1" = 60'
DATE	12/08/15
DRAWN BY	LRW
ISSUED	02/16/16

TRACT 200
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NEAL COMMUNITIES
Jacaranda Road Venice, Florida

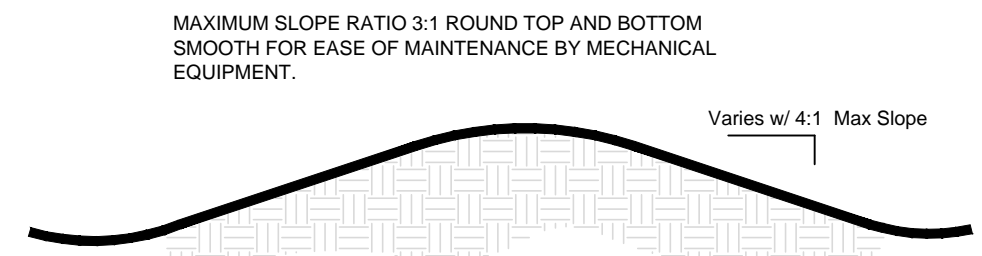
REVISIONS	DATE	BY	REVISIONS AS PER CITY COMMENTS
1	02/16/16		Revisions as per City Comments
2	02/16/16		Revisions as per City Comments
3	02/16/16		Revisions as per City Comments

SHEET NO.
PL 1



PALM SIZING SPECIFICATIONS

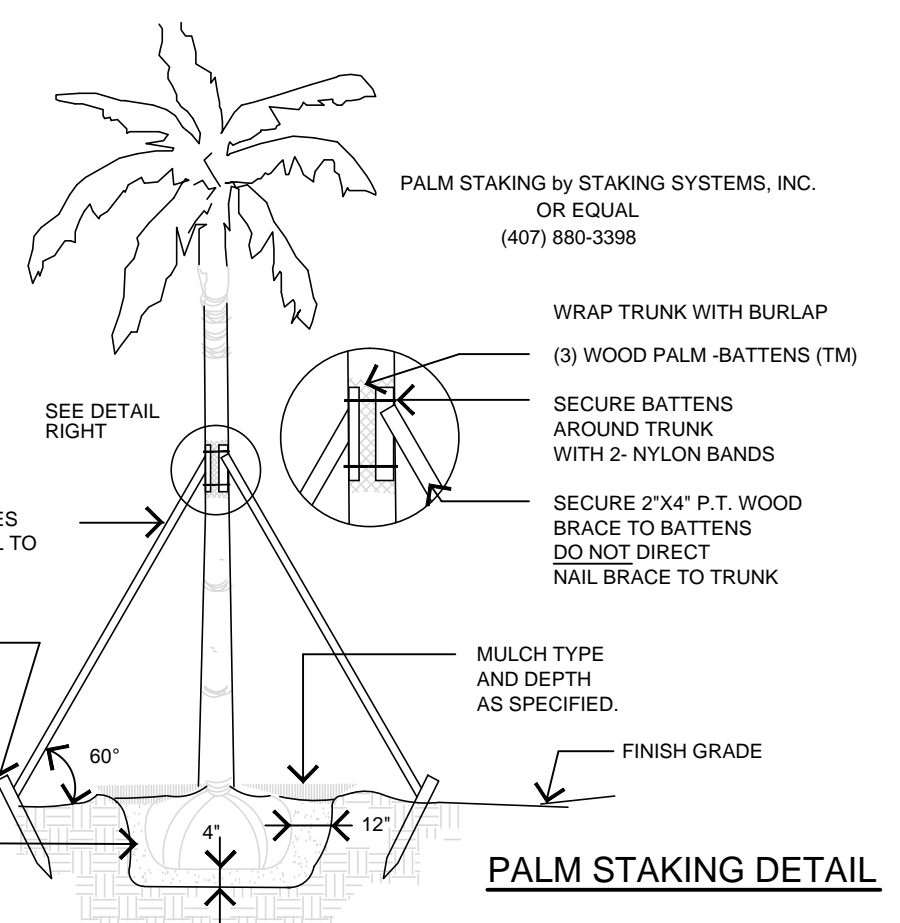
NOT TO SCALE



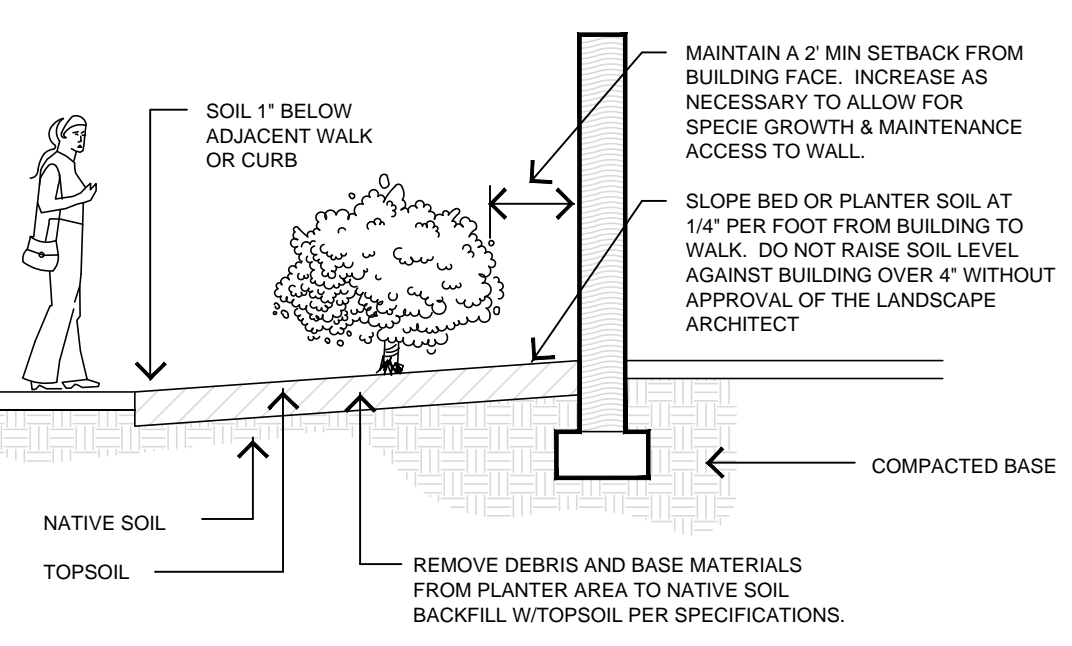
ALL BERM AREAS SHALL RECEIVE CLEAN TOP SOIL IN QUANTITIES AS INDICATED ON THE PLANS. GRADE WITH A MAXIMUM 3:1 SIDE SLOPE (UNLESS OTHERWISE SPECIFIED) TO MEET SHAPES INDICATED BY CONTOUR LINES. CONTOUR LINES SHOWN INDICATE A 1'-0" CONTOUR INTERVAL AND DO NOT REFLECT ACTUAL SITE GRADES.

EARTH BERM DETAIL

NOT TO SCALE

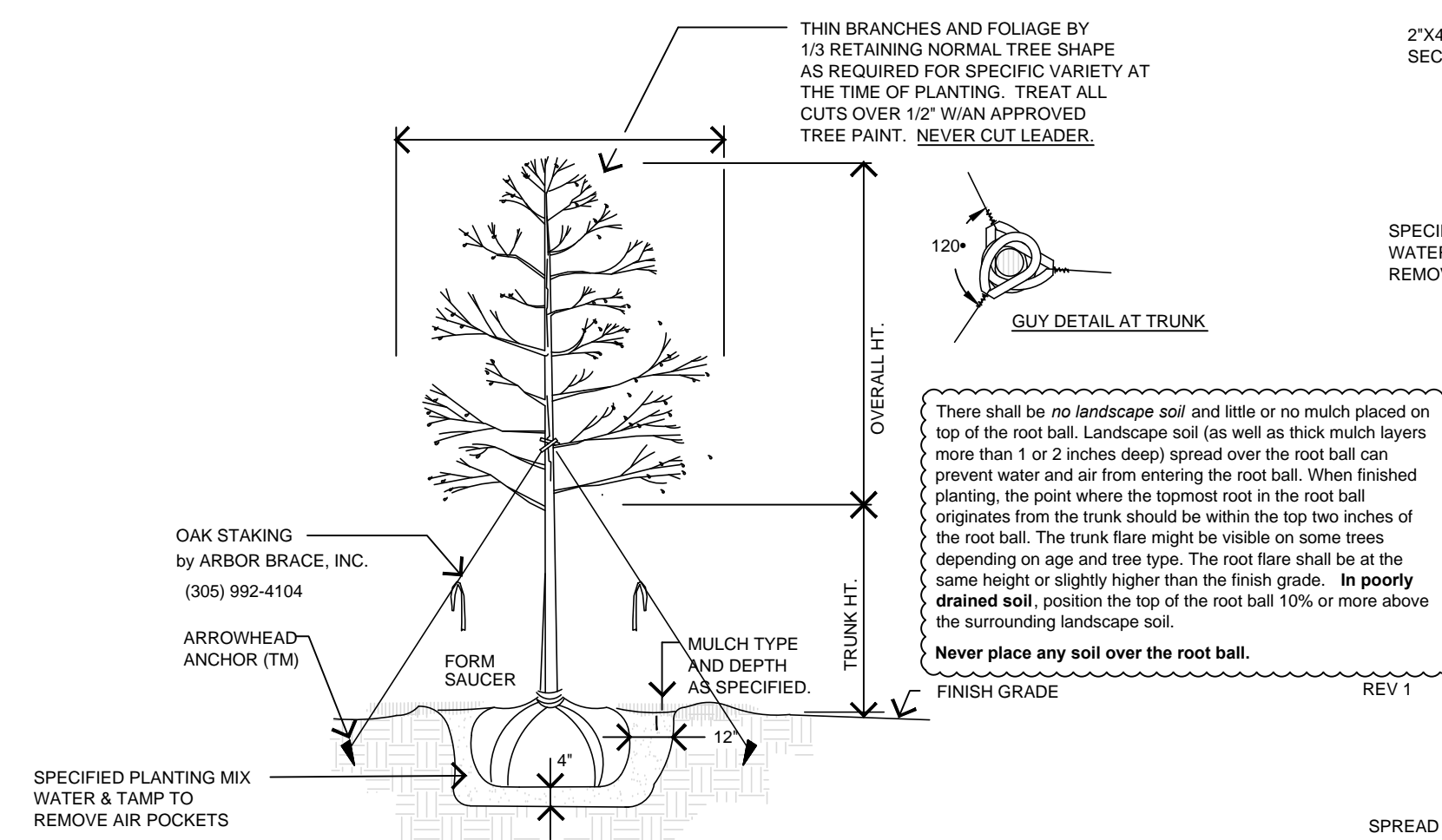


PALM STAKING DETAIL

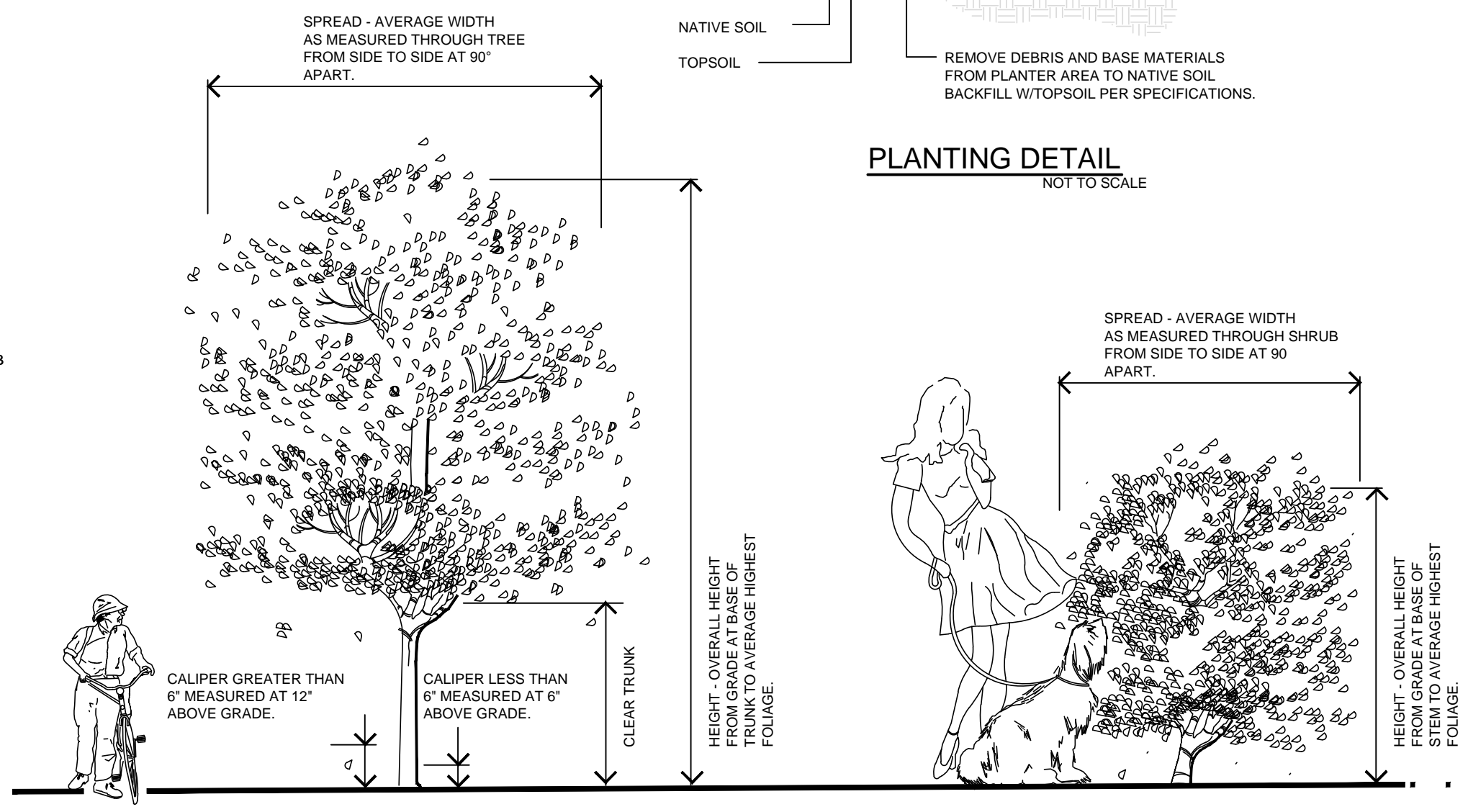


SLOPED SURFACE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING, STAKING & PRUNING



TREE & SHRUB SIZING SPECIFICATION

SOIL PREPARATION AND PLANTING MIX

- Prior to installation, the landscape contractor shall determine the adequacy of the existing soil for sustaining plants. The contractor shall provide soil samples taken from 5 to 6 locations on the site mixed together and sent to an approved laboratory for analysis of pH, fertility and composition. Recommendations for deficiencies shall be determined by the landscape contractor.
- Prior to installation, the landscape contractor shall determine the adequacy of the soil for drainage and percolation. A shovel width hole 36" deep shall be dug in appropriate planting bed locations, filled with water and monitored for a percolation rate. Inadequate percolation shall be reported to the landscape architect or owner for correction. The landscape contractor shall be responsible for replacement of all plants due to inadequate drainage conditions if poor conditions are not reported.
- All existing turf and weed areas shall be treated with Round-up herbicide as necessary to eliminate all turf and weeds. A minimum of two (2) applications are required - an initial application and a second application 7 to 10 days later. Apply as per manufacturer's recommendations. Areas shall be mechanically scraped to remove dead foliage and litter. All debris shall be removed from the site.
- All Herbicide and pesticides shall be applied by a licensed applicator as per state and other codes.
- All earth and fill operations shall be brought within 1/10 of a foot of finished grade by others. The landscape contractor shall be required to adjust finished grades where necessary to meet walks, pavements, drives, etc. at proper elevation for sod and mulching operations.
- Finish grade to be a smooth even surface assuring positive drainage away from structures. Eliminate any low areas which may collect water.
- Amend backfill of all shrubs and groundcovers with 1/3 clean Florida Peat or approved planting mix. Mix organic soil amendments thoroughly with the native soil before backfilling planting pits.

FERTILIZATION

- Contractor shall correct pH as necessary as determined from required Soil Samples.
- Contractor shall determine the fertilization needs based on the results of the soil tests. Appropriate rates of a slow release fertilizer meeting the local ordinances shall be applied to all trees, palms, shrubs and groundcovers.
- Cost of fertilization shall be included in the initial cost of the plant material.
- Fertilizer application shall be consistent with Chapter 54, Article XXXII (Fertilizer and Landscape Management) of the Sarasota County Code.

PLANTING NOTES

- The contractor shall refer to the landscape planting details, Plant List and, General Notes for complete landscape planting instructions.
- Installation of all work shall be coordinated with other contractors on the site in such a manner as to allow for a speedy and orderly completion of all work on the site. The landscape contractor shall closely coordinate with the irrigation contractor.
- Contractors are cautioned to be aware of underground utilities. Prior to excavation, the contractor shall check with the job site superintendent and utility companies for a location of all utilities.
- Any conditions found contrary to the plans shall be reported to the Landscape Architect for resolution along with a suggested course of action prior to altering the design solution presented in the plans.
- Prior to the installation of an operable irrigation system, the contractor shall be responsible for the hand watering of all tree, palms, shrubs and groundcovers that may be installed. Watering shall be a min of five (5) times per week and of sufficient quantity to guarantee the maintenance of plant material quality until such time as an operable irrigation system is available.
- It is the responsibility of the landscape contractor to assure that the plantings are receiving proper irrigation prior to the acceptance of the project by the owner. The landscape contractor shall coordinate with the irrigation contractor to adjust the system if too little or too much water is being applied.
- The landscape contractor shall be responsible for the replacement of plant material experiencing transplant shock due to the lack of water at any time during the planting operation.
- Mark out the locations of all planting beds and tree locations prior to the installation of the irrigation system so as to facilitate the layout of the irrigation system and tree bubblers.
- Plant material shall be Florida No 1, or better quality as per "Grades and Standards for Nursery Plants", Florida Dept. of Agriculture and Consumer Affairs, or shall match quality standards as previously established by the Landscape Architect through the tagging of representative samples.
- All plant material shall either be sun or shade grown, as appropriate for the conditions on the site where the material is to be planted.
- All plant material shall be protected during transport and delivery to the job site with shade cloth or other acceptable means of windburn protection.
- The plant count quantities in the Plant List are for the convenience of the Landscape Contractor. Contractors shall verify all plant counts with the specified quantities on the landscape plans. The landscape contractor is responsible for all materials drawn n the plan.
- At his discretion, the landscape architect may require plants to be set in place and approved prior to installation. The landscape contractor shall call to schedule the inspection four (4) working days in advance.
- Typically, shrub and groundcover plantings are shown on plans as a mass planting bed. Plants shall be placed on a triangular spacing configuration with staggered spacing. Plant center to center spacing (o.c.) are listed in the Plant List.
- Trees grown in Grow Bags or grow bag type of materials must have the grow bag material completely removed prior to planting.
- Balled and burlapped material shall have the top one half (1/2) of the burlap around the base of the trunk cut and pulled back. Do not remove burlap. Wire Cages, straps, etc. must be cut and removed prior to installation.
- Trees shall be staked by means of an Arborbrace Tree Guying System.
- The landscape contractor shall mulch all plant beds with a clean, weed free mulch of a type and of a depth as noted in the plant list. All free standing trees shall have a minimum of a 5' diameter mulch circle extending past the outside of the the planting pit saucer. Do not mulch annual beds.
- Sod shall be by owner.
- The contractor shall guarantee all plant material for a period of one year following the date of substantial completion.
- The contractor shall request an inspection of the project. If all work is complete and satisfactory in accordance with the contract documents, then the installation shall be considered substantially complete. Substantial completion shall constitute the beginning of the guarantee period.
- The landscape contractor shall provide the owner a complete maintenance program to be followed during and after the warranty period. During the warranty period, the landscape contractor shall not be held responsible for theft, vandalism or unusual acts of God.
- All plant material shall be Florida #1 or better quality at time of planting and shall be maintained in this same condition until final acceptance. Decline in condition and quality prior to acceptance shall be grounds for rejection and replacement.
- Removal of all staking and guy wires shall be the responsibility of the owner after plant establishment. The landscape contractor must agree to removal if done within the warranty period.

IRRIGATION NOTES

Irrigation Plans shall be prepared.
 The system shall be fully automatic and provide coverage of the planted site in adherence to the Water Efficient Landscape Ordinance.
 The Irrigation System shall provide:
 1. Rain Sensor Gauge
 2. Separate Zones to irrigate Turf and shrubs.
 3. Connection to the developer's well water source
 The programming of the system shall take into consideration slow percolating soils.

INVESTIGATE BEFORE YOU EXCAVATE
"CALL SUNSHINE"
 1-800-432-4770
 TOLL FREE
 FL. STATUTE 553.851 (1979) REQUIRES MIN. OF 2 DAYS AND MAX. OF 5 DAYS NOTICE BEFORE YOU EXCAVATE.

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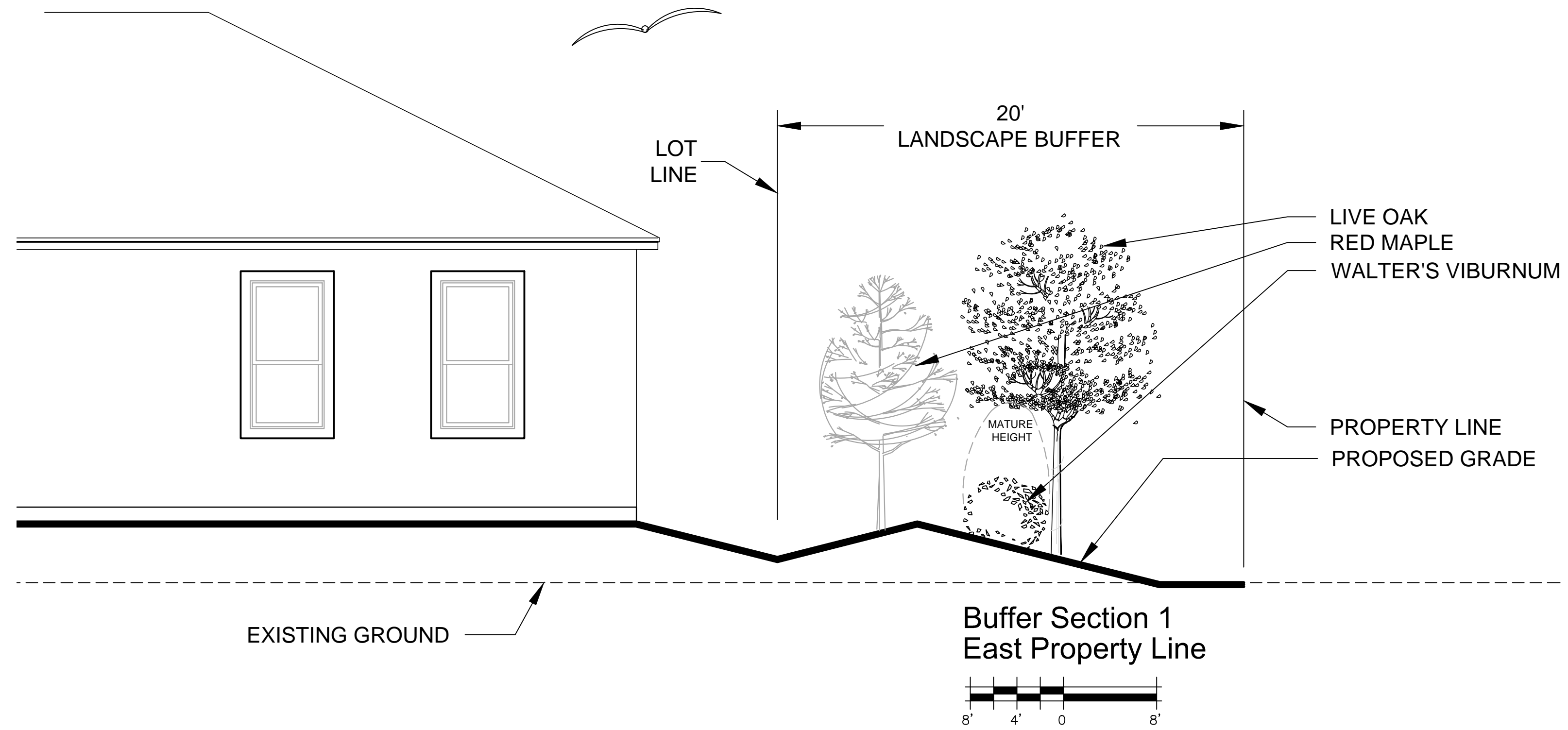
Stewart-Washmuth & Co., Inc.
 1916 Rain Forest Trail • Sarasota, Florida 34240
 Phone: 941.377.4704 • Web: www.swco-la.net
 Florida Board Certified No. LC0000260
 LANDSCAPE ARCHITECTS

PROJECT NO.	1413-2
SCALE	As Shown
DATE	12/08/15
DRAWN BY	LRW
ISSUED	02/16/16

TRACT 200
Villages of Milano
 NEAL COMMUNITIES
 Jacaranda Road Venice, Florida

REVISIONS	REVISIONS as per City Comments
1	04/07/16

SHEET NO.
PL 2



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CERTIFICATE OF REGISTRATION
 LC-0000260

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PROJECT NO.	1413
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DRAWN BY	LRW
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TRACT 200
Villages of Milano
 NEAL COMMUNITIES
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REVISIONS	SHEET NO.
0	PL 3