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A LANDSCAPE DEVELOPMENT PLAN FOR
LEO at Venice Beach
Venice Beach, Florida

PROJ. CODE	22-037
DRAWN BY	DEM
REVIEWED BY	DML

ISSUED	
DATE	DESCRIPTION
04-04-25	FOR CONSTRUCTION
04-25-25	FOR SUBMITTAL

REVISIONS

SHEET
L1.01

GENERAL NOTES:

- ALL PLANT MATERIALS TO BE FLORIDA NO. 1 GRADE AS DEFINED BY 'GRADES AND STANDARDS FOR NURSERY PLANTS', FLORIDA DEPARTMENT OF AGRICULTURE.
- THE CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE UTILITY COMPANY TO HAVE ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED ON THIS PROJECT, FIELD LOCATED BOTH HORIZONTALLY AND VERTICALLY PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR, WHEN SIGNING THE CONTRACT DOCUMENTS, RELIEVES THE OWNER AND LMA PARTNERS FROM ANY AND ALL LIABILITY CLAIMS RESULTING FROM THE DAMAGE TO AND/OR INJURY DERIVED FROM AN ENCOUNTER WITH ANY AND ALL EXISTING UTILITIES.
- BEFORE THE WORK IS STARTED, THE LMA AND GENERAL CONTRACTOR WILL MEET ON THE SITE FOR A DETAILED EXPLANATION OF THE SITE LAYOUT PLAN.
- DO NOT SCALE FROM DRAWING. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. FIELD DIMENSIONS PREVAIL OVER ALL OTHER DIMENSIONS. CONTACT LMA WITH DISCREPANCIES IN DIMENSIONS.
- ALL TREES LOCATED ARE TO REMAIN. VERIFY TREE LOCATION IN FIELD.
- ALL LANDSCAPING TO BE MULCHED WITH PINE BARK "MINI-NUGGETS." ALL MULCH SHALL BE APPLIED AT A MINIMUM DEPTH OF 3".
- CONTRACTOR SHALL OBTAIN PROPER PERMIT FOR WORK PRIOR TO CONSTRUCTION.
- CONTRACTOR TO HAVE LICENSED SURVEYOR OR ENGINEER TO SET ALL LAYOUT STAKES TO ENSURE PROPOSED LAYOUT DOES NOT ENVOACH ANY SETBACKS OR PROPERTY LINES PRIOR TO CONSTRUCTION.
- PLANT ALL DISTURBED AREAS IN RIGHT-OF-WAY WITH ARGENTINE BAHIA GRASS (OR DROUGHT TOLERANT SUBSTITUTE).
- 75% OF ANY LANDSCAPING ON PLAN SHALL BE NATIVE PLANTS OR PLANTS LISTED AS XERISCAPE SPECIES
- IN NO CASE SHOULD ONE SPECIES CONSTITUTE MORE THAN 50% OF THE PROPOSED PLANTINGS.
- OTHER THAN TREES, PLANTING MATERIALS SHALL NATURALLY GROW NO TALLER THAN THIRTY(30) INCHES.
- LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORM-WATER RUN-OFF FLOW TO OR IN A DITCH, SWALE, OR POND.
- ALL THE TREES OVER-HANG TO THE PUBLIC RIGHT OF WAY/OR TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM THE FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM OF CANOPY/ 16.6' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.
- IRRIGATION WILL BE PROVIDED CONSISTENT WITH SEC. 87-3.7.3.A.

HERITAGE TREE	SIZE	STATUS
LIVE OAK	22"	REMOVE
LIVE OAK	30"	REMOVE
LIVE OAK	29"	REMOVE
LIVE OAK	30"	REMOVE
LIVE OAK	57"	REMOVE
LIVE OAK	44"	REMOVE
LIVE OAK	35"	STAY
LIVE OAK	66"	REMOVE
LIVE OAK	28"	REMOVE
LIVE OAK	24"	REMOVE
LIVE OAK	37"	REMOVE
LIVE OAK	32"	REMOVE

SECTION 4.2 LANDSCAPE BUFFERS - TYPE 3 (1,164 L.F.)
REQUIRED: 15' WIDE BUFFER WITH (50) SHRUBS EVERY 100' (582 REQUIRED TREES), 6" TALL FENCE, (3) CANOPY TREE EVERY 100' (35 REQUIRED TREES) AND (1) UNDERSTORY TREE (12 REQUIRED TREES)
PROVIDED: 35 NEW CANOPY TREES, 21 UNDERSTORY TREES, 582 SHRUBS AND A 6" TALL FENCE THE LENGTH OF THE PROPERTY LINE.

LIVE OAK - 22" (TO BE REMOVED)

LIVE OAK - 30" (TO BE REMOVED)

LIVE OAK - 29" (TO BE REMOVED)

2 LIVE OAKS - 30", 57" D.B.H. (TO BE REMOVED)

1 CANOPY TREE PER 20 SPACES

LIVE OAK - 44" D.B.H. (TO BE REMOVED)

EXISTING VEGETATION TO REMAIN

POND 4

LIVE OAK - 35" D.B.H. (TO REMAIN)

EXISTING VEGETATION TO REMAIN

POND 5

LIVE OAK - 32" D.B.H. (TO BE REMOVED)

TYPICAL 25' WILDLIFE BREAK IN FENCE. 1 EVERY 500 L.F.

6" TALL FENCE ENCLOSURE TO SCREEN TRASH COMPACTOR

25' VISIBILITY TRIANGLE

25' VISIBILITY TRIANGLE

SECTION 4.2 LANDSCAPE BUFFERS - TYPE 3 (700 L.F.)
REQUIRED: 15' WIDE BUFFER WITH (50) SHRUBS EVERY 100' (350 REQUIRED TREES), 6" TALL FENCE, (3) CANOPY TREE EVERY 100' (21 REQUIRED TREES) AND (1) UNDERSTORY TREE EVERY 100' (7 REQUIRED)
PROVIDED: 28 NEW CANOPY TREES, 7 UNDERSTORY TREE, 350 SHRUBS AND 6" TALL FENCE THE LENGTH OF THE PROPERTY LINE.

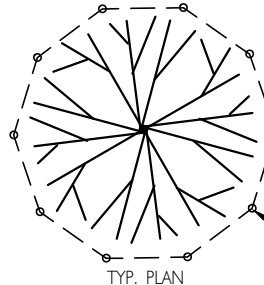
VEHICULAR USE AREA REQUIREMENTS			
Total Parking Square Footage	180,432 sq.ft.		
Total Landscape Square Footage Required (10%)	18,043.20 sq.ft.		
Total Landscape Square Footage Provided	33,422.17 sq.ft. (18.5%)		

TREE MITIGATION REQUIREMENTS			
Total Acreage	73.789 Acres		
Preserved Tree Canopy	43.65 Acres		
Tree Acreage for Mitigation	30.13 Acres (73.789-43.65)		
Inches Required for Mitigation	(30.13 x 40") = 1,205.2"		
	Removed	Remain	Required
Heritage Trees Removed (Inches (1:1))	399"	35"	399"
All other Trees Removed (40" per Acre)	1,205"		1,205"
Total Tree Inches Removed			1,604"
Total Inches Replaced			1,604.5"

TREE SPECIES	TOTAL INCHES
AMERICAN ELM	147.5"
CLAUDIA MAGNOLIA	82.5"
ROUND-LOBED SWEET GUM	55"
SHUMARD OAK	175"
SILVER BUTTONWOOD	62.5"
SKYROCKET EASTERN REDCEDAR	177.5"
SOUTHERN LIVE OAK	197.5"
SOUTHERN RED CEDAR	110"
SPARTAN JUNIPER	335"
SWEET ACACIA	100"
SWEET BAY MAGNOLIA	162"

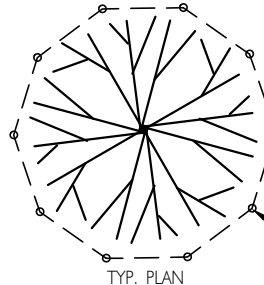
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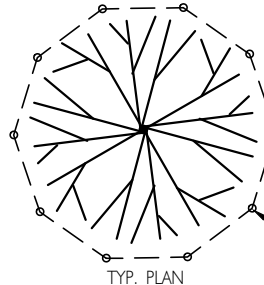
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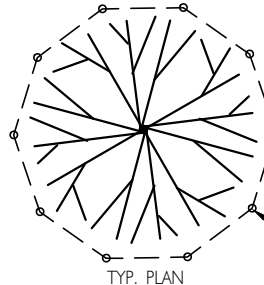
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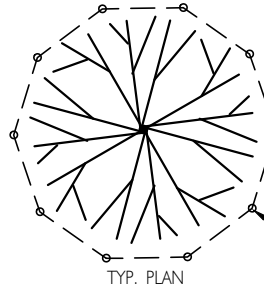
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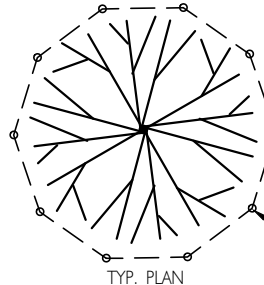
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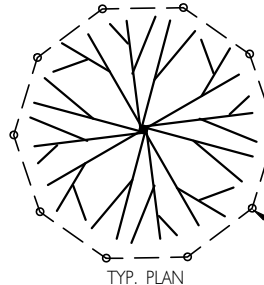
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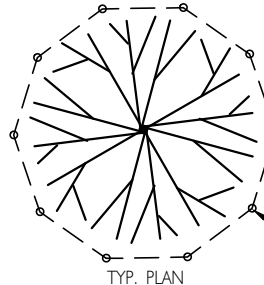
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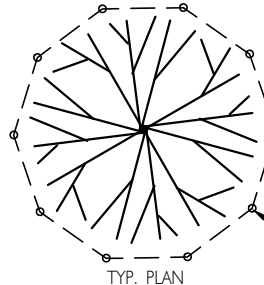
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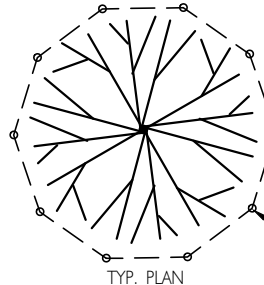
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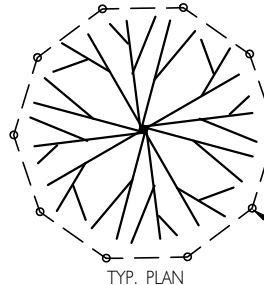
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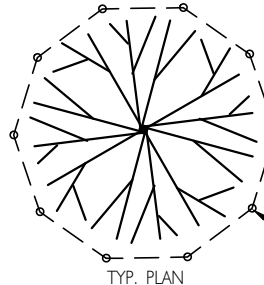
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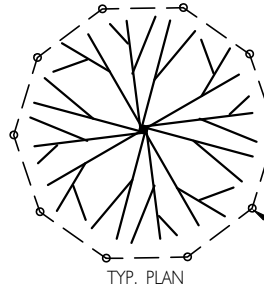
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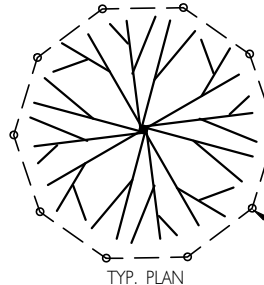
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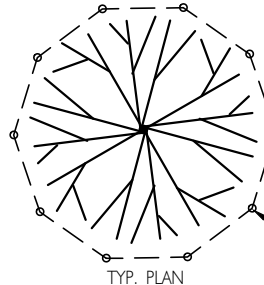
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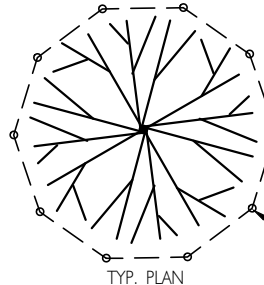
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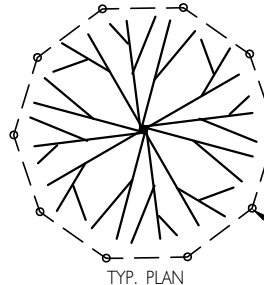
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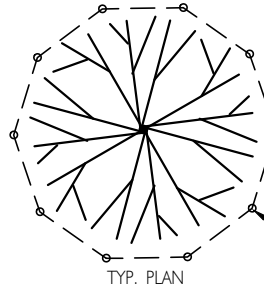
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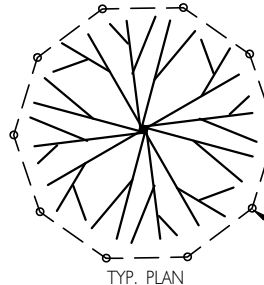
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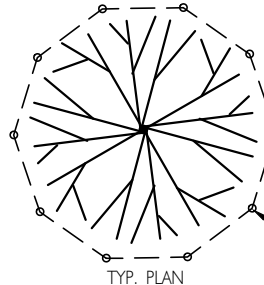
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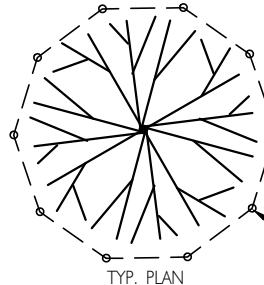
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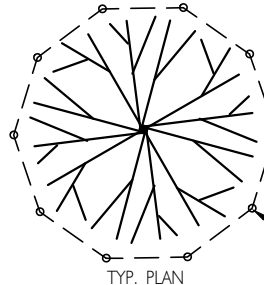
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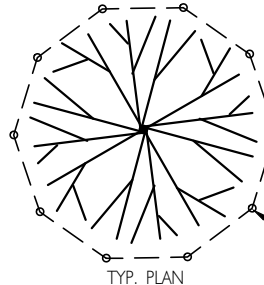
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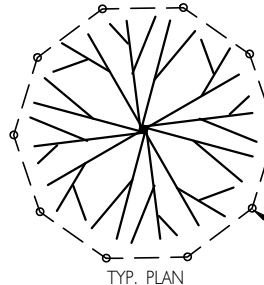
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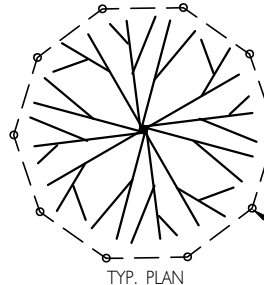
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