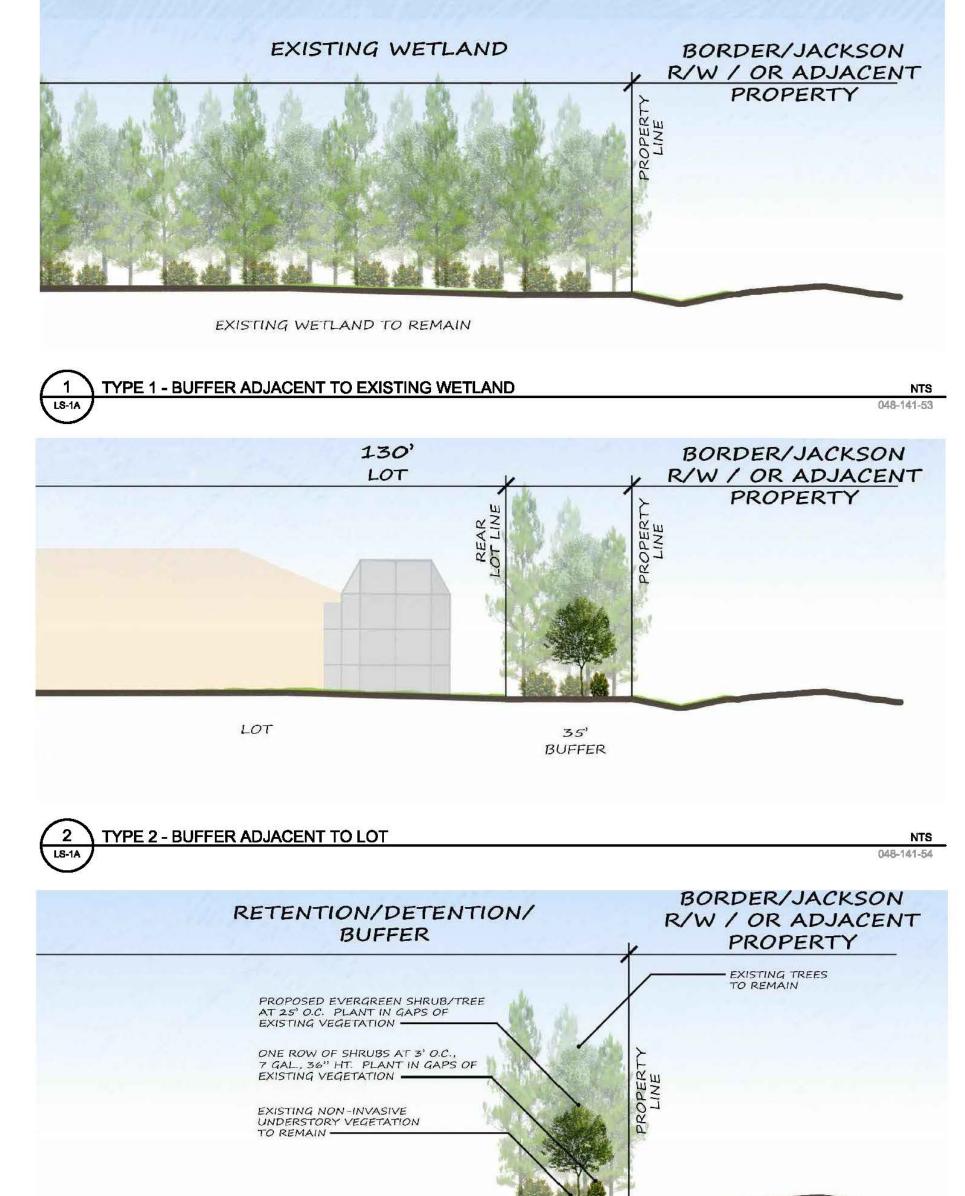
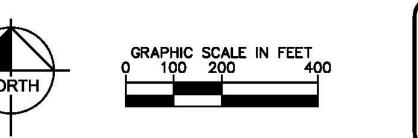


LANDSCAPE CALCULATIONS						
	REQUIRED	PROVIDED				
BUFFER TYPE 1	SEE PLAN	SEE PLAN				
ADJACENT TO EXISTING WETLAND - EXISTING VEGETATION TO BE PRESERVED/NO ADDITIONAL PLANTING REQUIRED						
PUD MASTER PLAN ORD. NO. 2015-15						
BUFFER TYPE 2 & 3	SEE PLAN CALLOUTS	SEE PLAN CALLOUTS				
ADJACENT TO LOTS AND RETENTION PONDS						
35' WIDTH + 6' HT OPAQUE FENCE OR WALL (TBD) + 1 SHRUB PER 10 LF 1 CANOPY TREE OR EVERGREEN TREE / 25 LF						
NOTE: EXISTING NON-INVASIVE UNDERSTORY VEGETATION TO REMAIN.						
PUD MASTER PLAN ORD. NO. 2015-15						
LOT TREES WITHIN OR ADJACENT TO ROW	SEE PLAN	SEE PLAN				
1 TREE PER LOT WITHIN OR ADJACENT TO ROW						
PUD MASTER PLAN ORD. NO. 2015-15						
TREE REPLACEMENT	6,519,114 SF (TOTAL SITE) - 1,963,209 SF (WETLANDS) -	478 LOT TREES (BUILDER TO PROVIDE 2 PER LOT ON 239 LOTS) +1,800 TREES ACROSS SITE (INCLUDING BUFFERS AND STREET TREES)				
1 TREE / 2000 SF OF PARCEL	4,555,905 SF / 2000 SF = 2,278 TREES	2,278 TREES				
SECTION 54-589						

TYPICAL BUFFERS





RETENTION/DETENTION FACILITY

3 TYPE 3 - BUFFER ADJACENT TO RETENTION/DENTENTION

35' BUFFER

CALL 2 WORKING DAYS
BEFORE YOU DIG

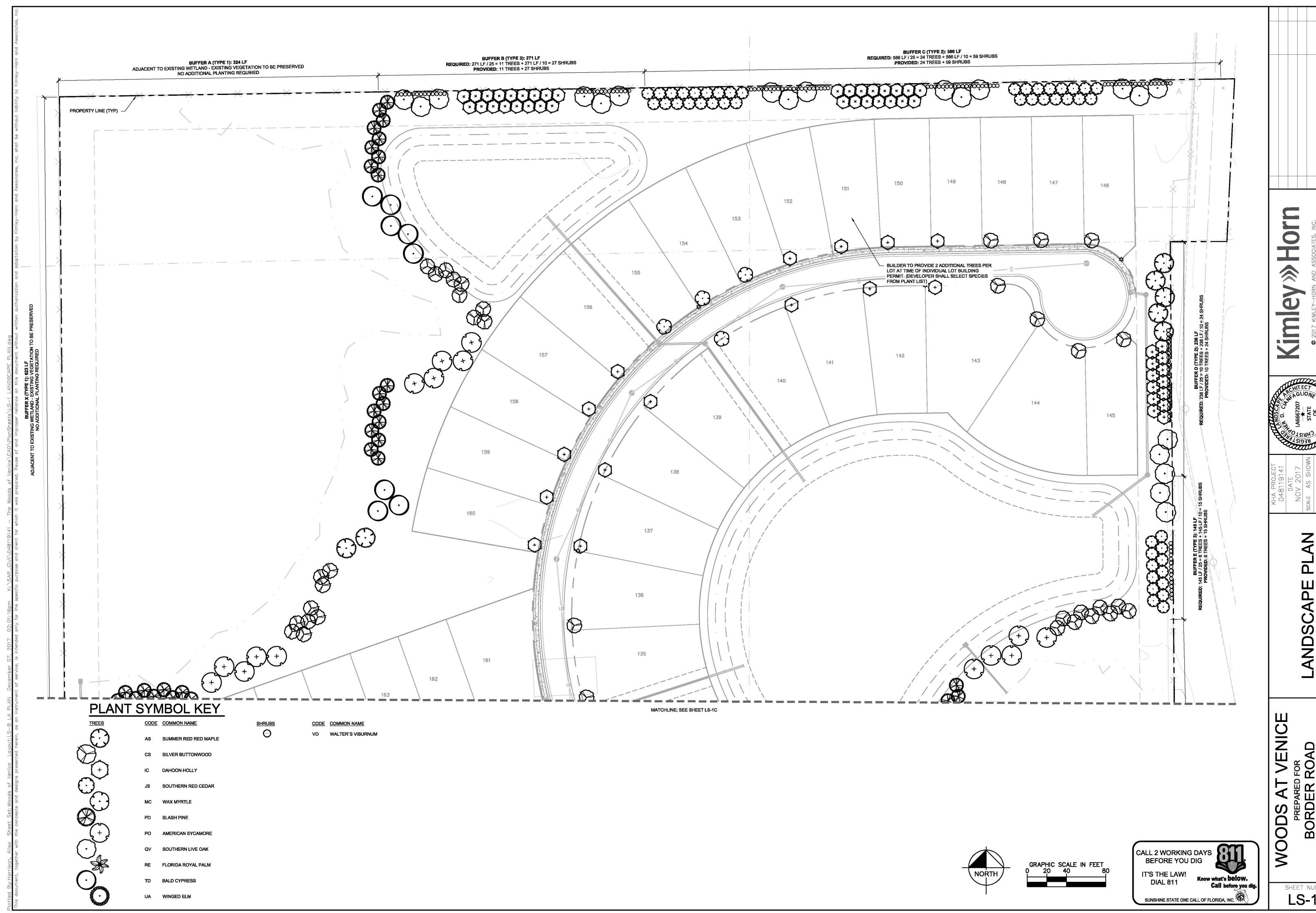
IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

PREPAREI BORDER INVESTMEN

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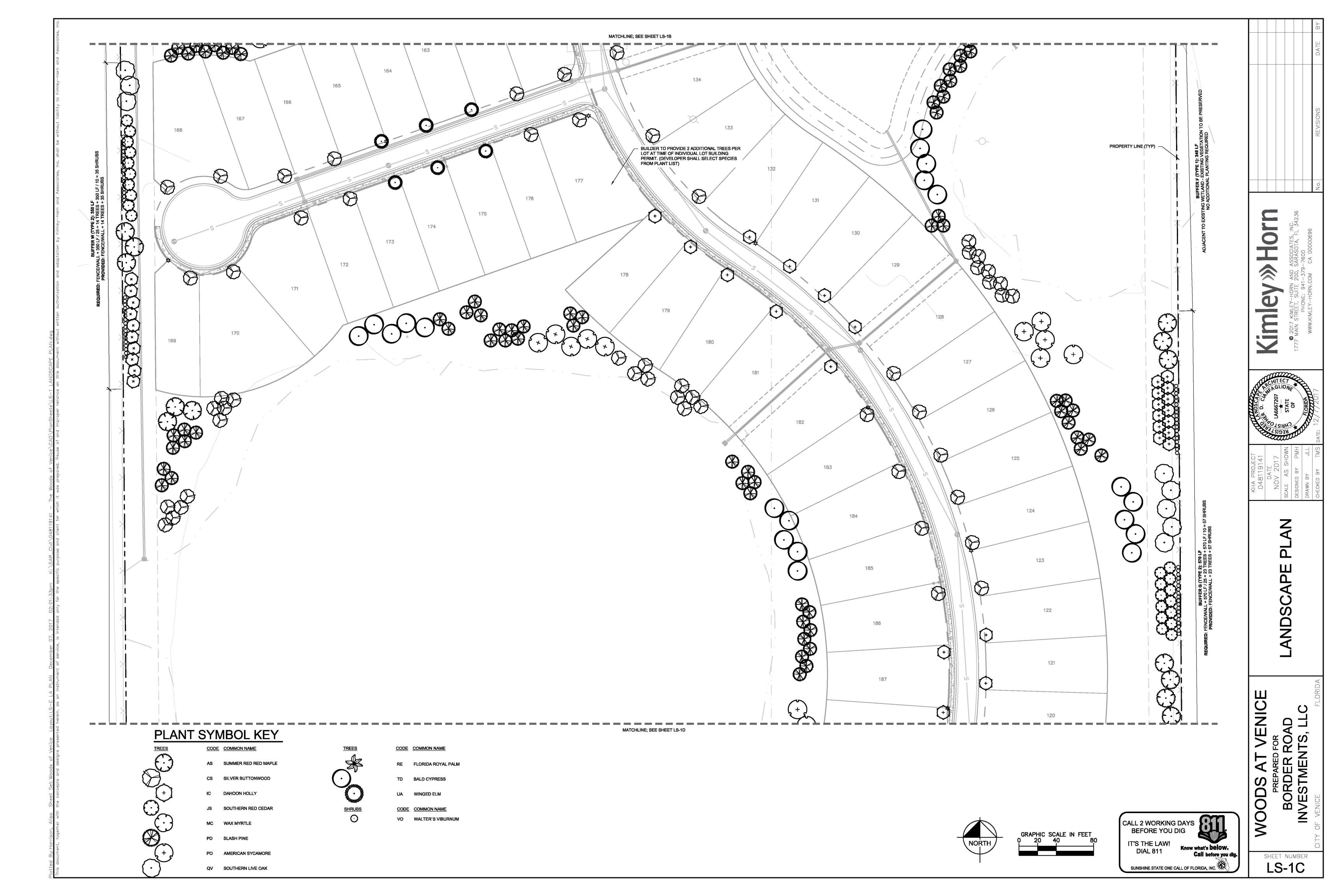
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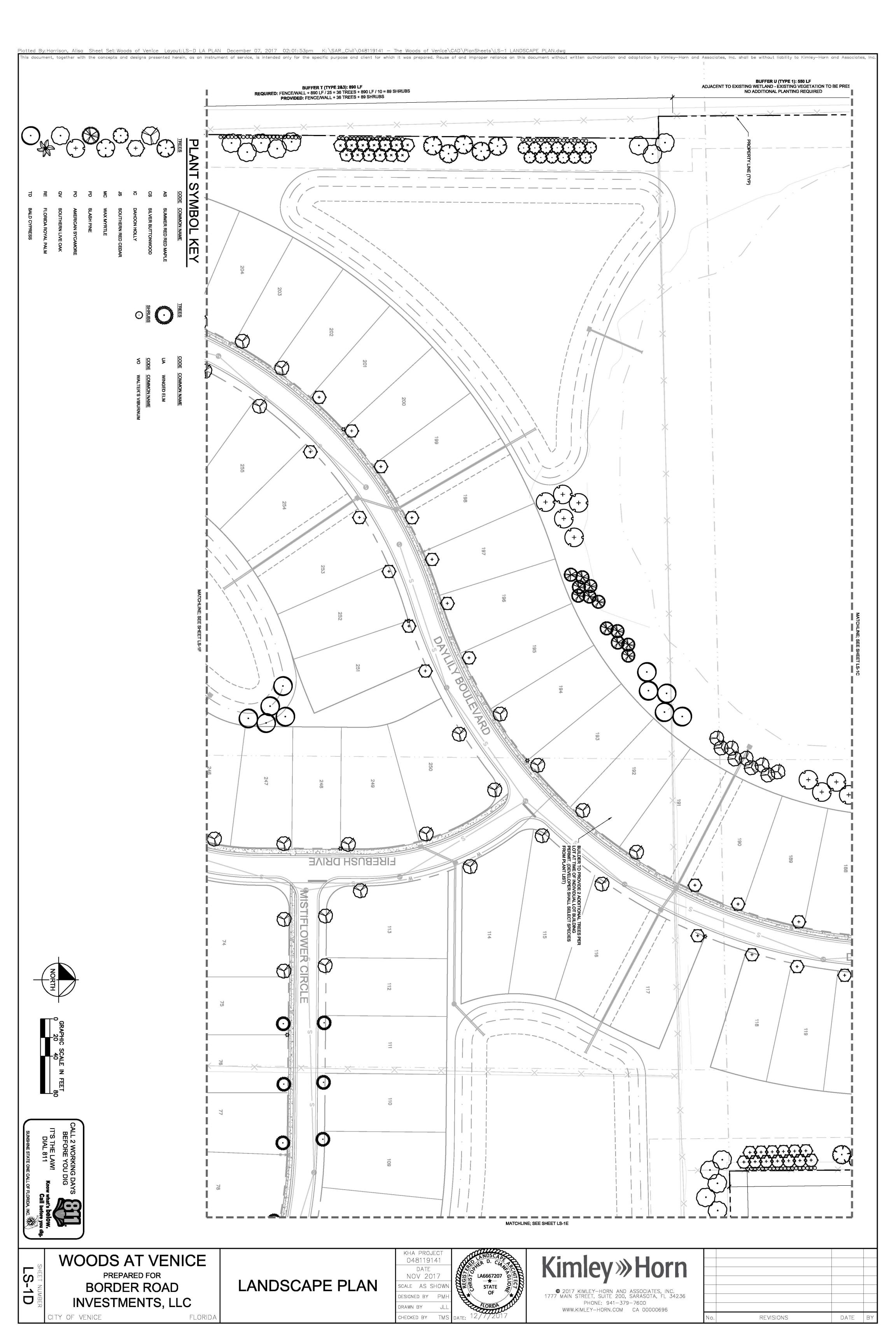


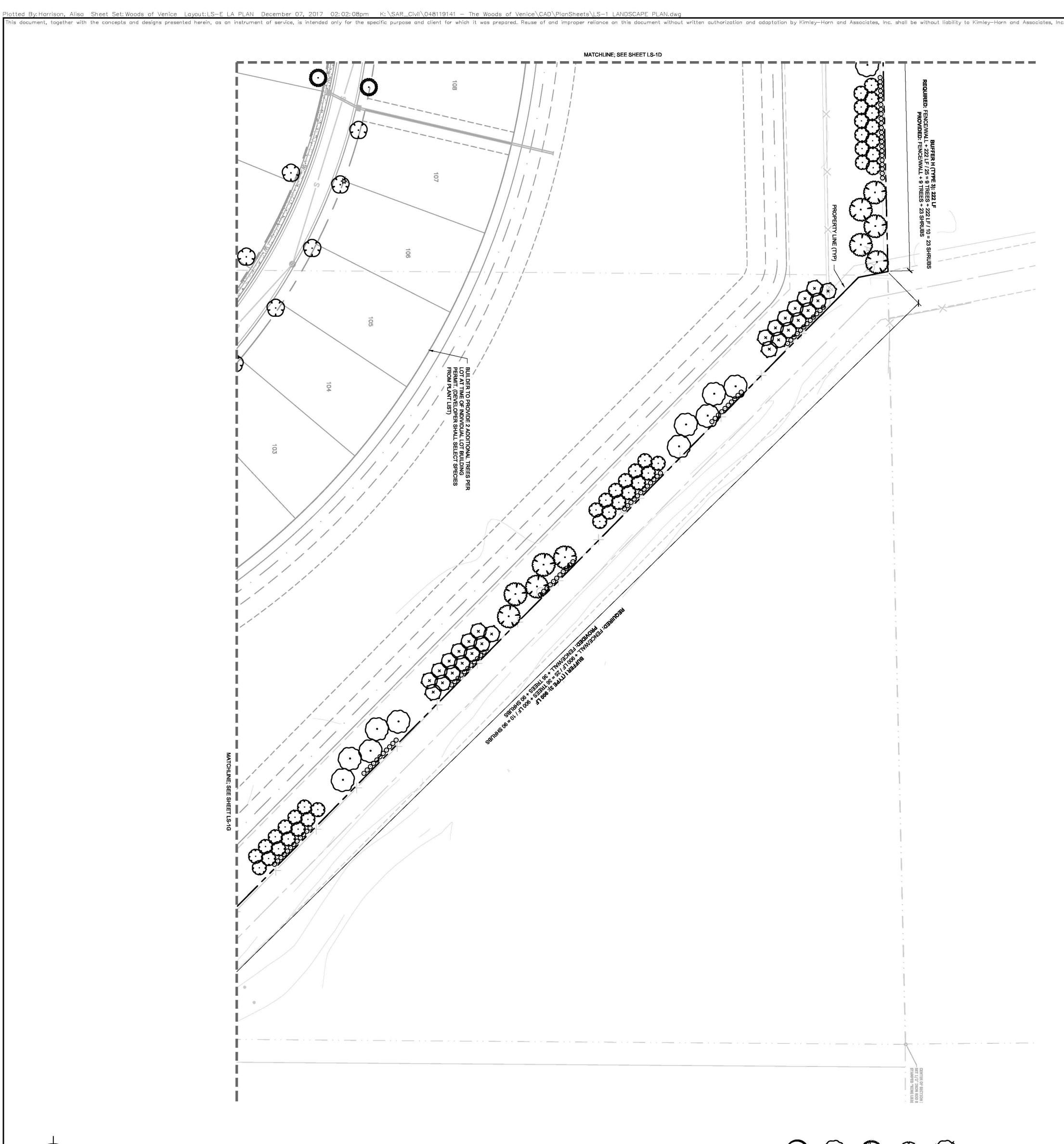
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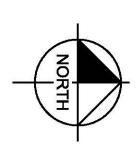
BORDER ROAD
INVESTMENTS, LLC

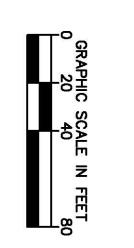
SHEET NUMBER LS-1B

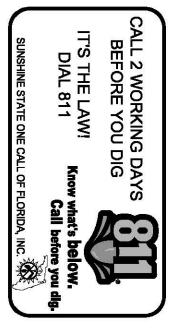












WOODS AT VENIC

LANDSCAPE PLAN



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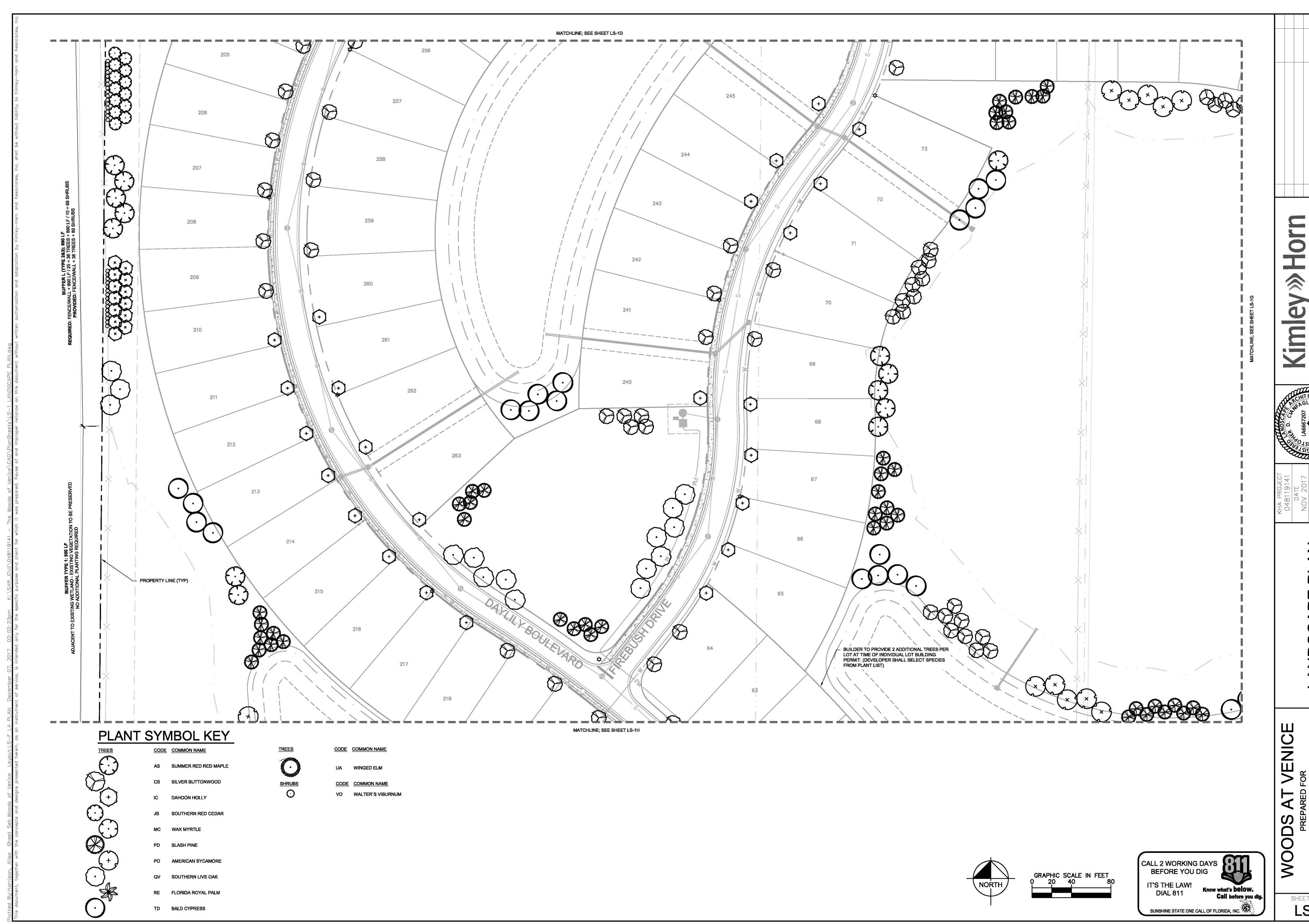


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WOODS AT VENICE

PREPARED FOR
BORDER ROAD
INVESTMENTS, LLC

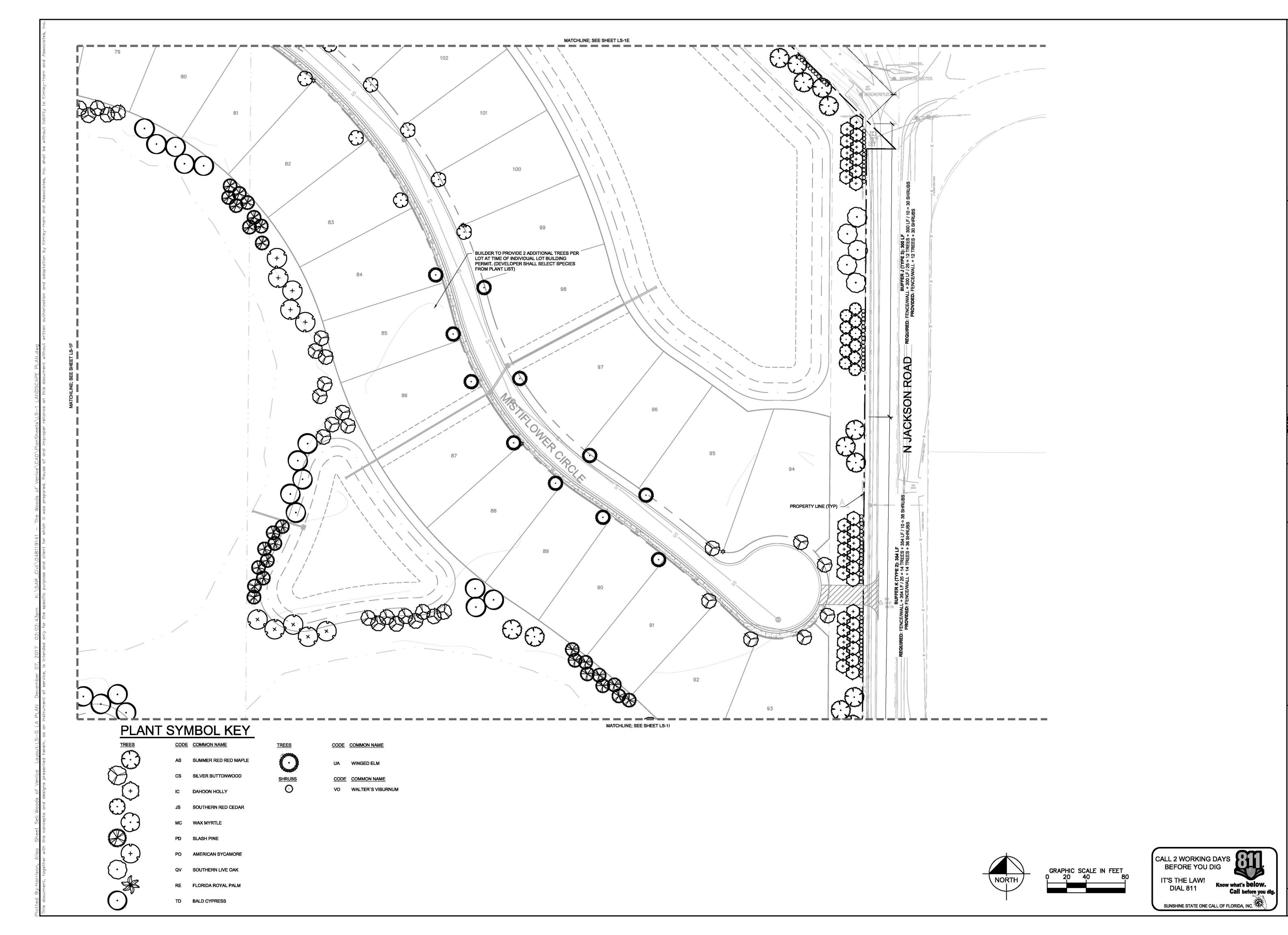
INVESTMENTS, LLC
CITY OF VENICE FLORIDA



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SHEET NUMBER LS-1F

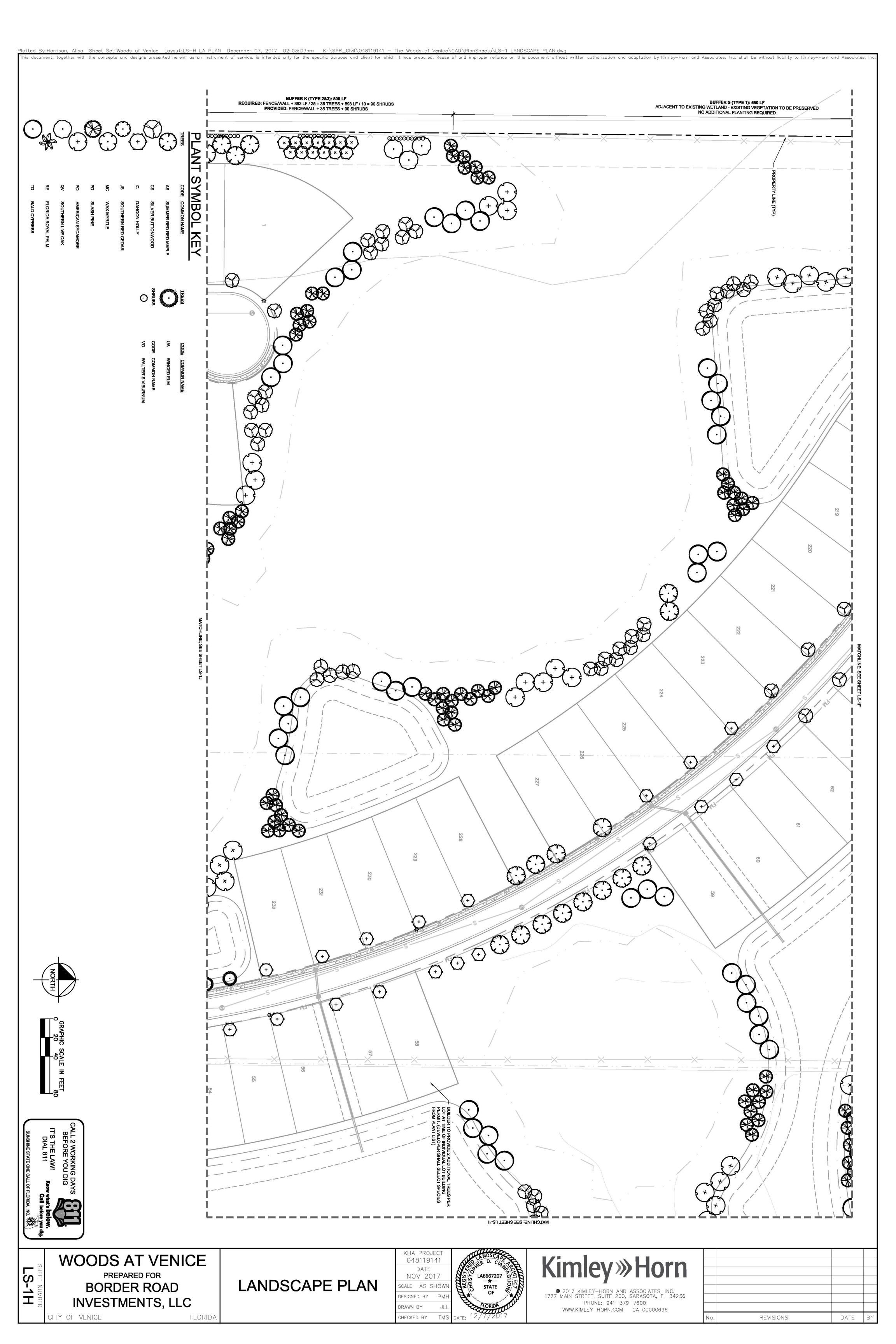


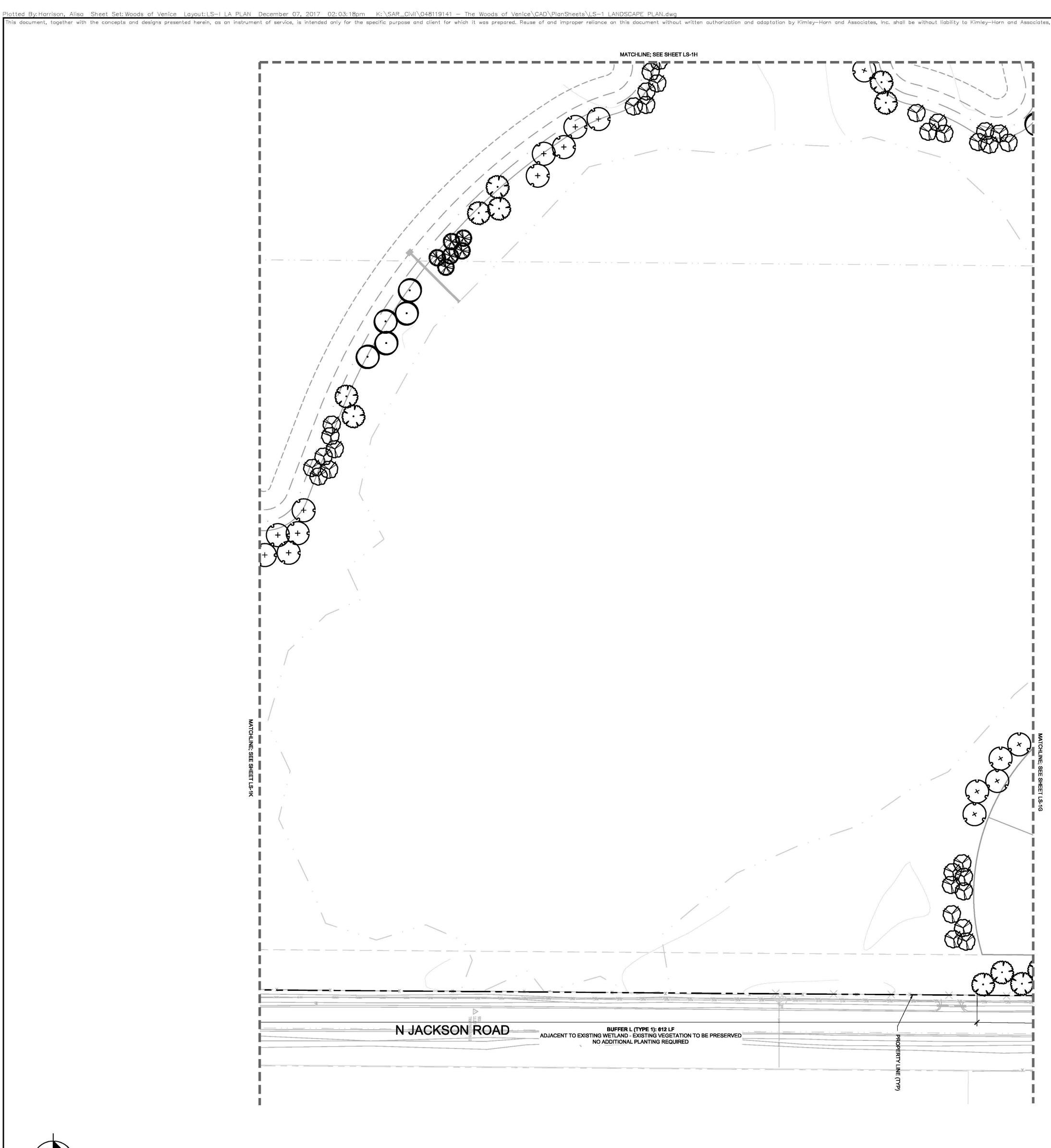
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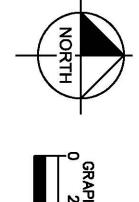
VENICE WOODS

SHEET NUMBER

LS-1G









LS-1

CITY OF VENICE

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WALTER'S VIBURNUM	COMMON NAME	WINGED ELM	BALD CYPRESS	FLORIDA ROYAL PALM	SOUTHERN LIVE OAK	AMERICAN SYCAMORE	SLASH PINE	WAX MYRTLE	SOUTHERN RED CEDAR	DAHOON HOLLY	SILVER BUTTONWOOD	SUMMER RED RED MAPLE	COMMON NAME	MBOL KEY

WOODS AT VENICE PREPARED FOR **BORDER ROAD** INVESTMENTS, LLC

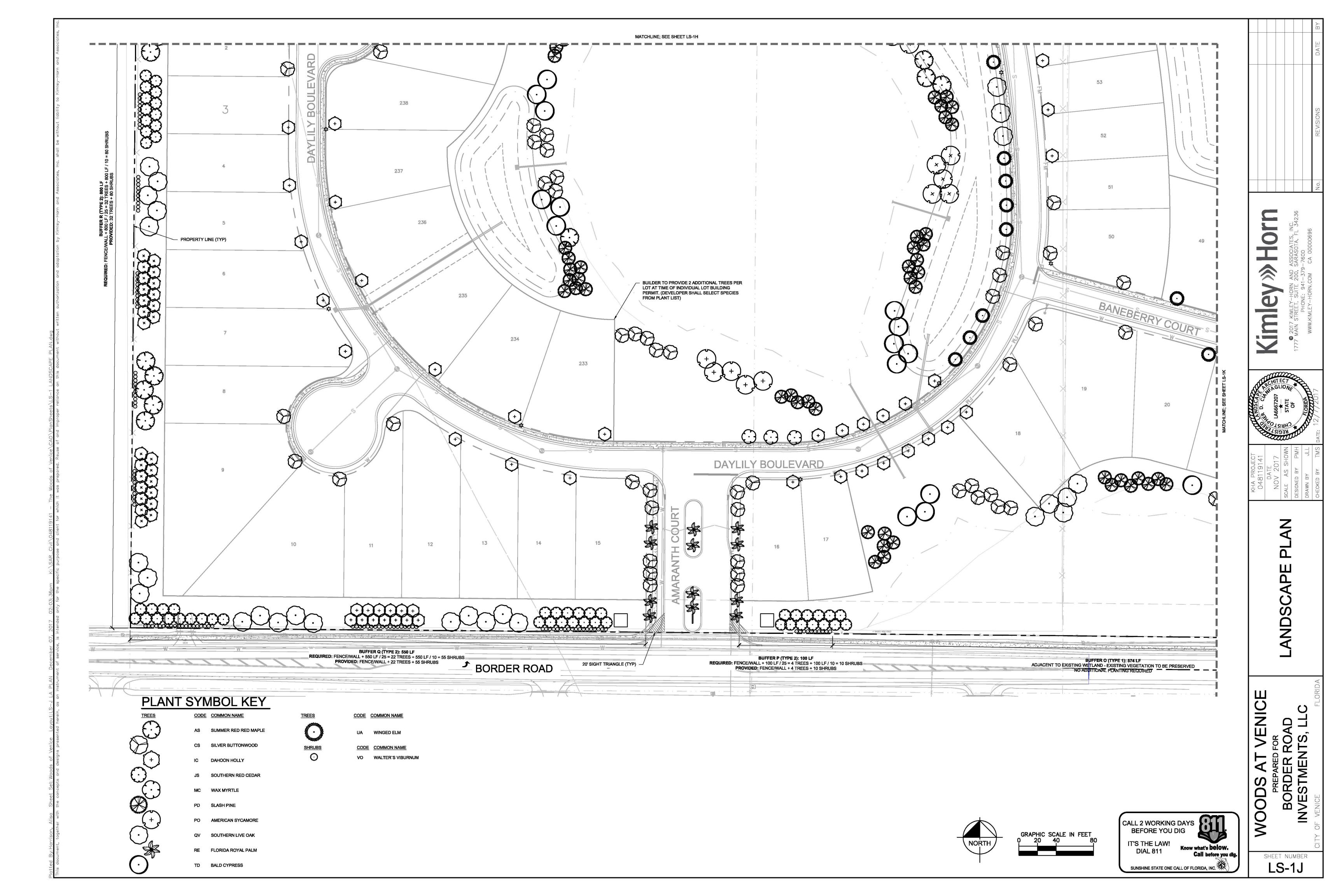
FLORIDA

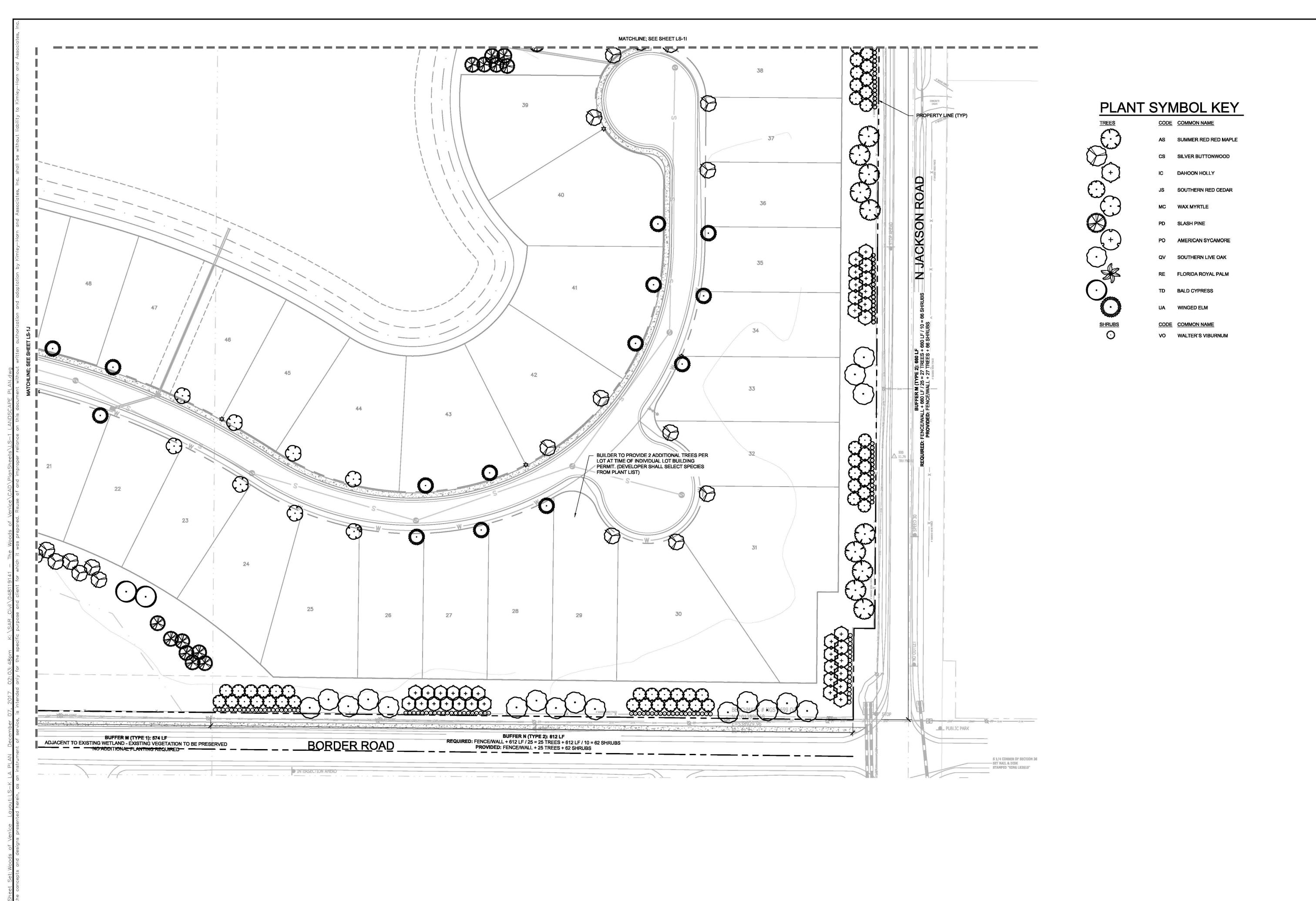
LANDSCAPE PLAN

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DRAWN BY JLL	FLORIDA
CHECKED BY TMS	DATE: 12/7/2017

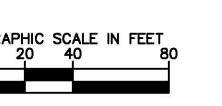
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PHONE: 941-379-7600

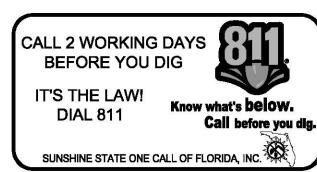
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WOODS AT VENICE
PREPARED FOR
BORDER ROAD

SHEET NUMBER

LANDSCAPE

1. SCOPE OF WORK

- 1.1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THESE PLANS.
- WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- 1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.
- 1.4. THE SCOPE OF WORK SHALL CONSIST OF:

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

- 2.1. ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 2.3. WHERE APPLICABLE, THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600.
- 2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.
- 2.6. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

3. SUBMITTALS

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL MUI CH SOIL MIXTURE

ONE (1) GALLON PLASTIC BAG ONE (1) GALLON PLASTIC BAG

ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

3.2. CONTRACTOR TO SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

- 4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.
- 4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED

5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- 6.1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW: SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS
- DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 6.3. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS. STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN
- 6.4. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR

7. WATER

- CONTRACTOR SHALL PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE, WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.
- 7.2. WATERING/IRRIGATION RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

8. FERTILIZER

- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE
- 8.2. FERTILIZER RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

9. MULCH

- 9.1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE
- 9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

- 10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN IT'S 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
- 10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- 10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

- 12.1. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
- 12.2. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

13. PLANTING PROCEDURES

- 13.1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE
- 13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 13.3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.
- 13.4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.
- 13.5. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE AS NEEDED WITH CLEAN SOIL MIXTURE.
- 13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- 13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.
- 13.8. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM
- 13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.
- 13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.
- 13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION
- 13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

- 14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
- 14.4. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 14.5. HAND THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- 14.6. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.
- 14.7. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER AND THEN
- 14.8. IF. IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 14.9. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS. THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY EXCESSIVE HEAT AND MOISTURE.
- 14.10. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE AND MAINTAIN A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK, ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH

AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

- INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER
- APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- 17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE

18. WARRANTY

- 18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF
- 18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS
- 18.3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT

CLEAR TRUNK

FULL TO GROUND

GREY WOOD HARDENED OFF

OVERALL HEIGHT ROOTS PLUS GROWER

17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

17.2. CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL

SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

- CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- SPECIFIED AT NO ADDITIONAL COST TO THE OWNER. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE

19. ABBREVIATIONS

BALLED AND BURLAPPED

DIAMETER AT BREAST HEIGHT

N

CALL 2 WORKING DAYS **BEFORE YOU DIG**

IT'S THE LAW!

Call before you dig SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER

(2) 6" DIA. CLEAR OF MULCH AT TRUNK FLARE. 3" MINIMUM MULCH AS SPECIFIED. WHERE REES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.

(4) 4" HIGH BERM, FIRMLY COMPACTED.

) ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S

6) FINISHED GRADE. (SEE GRADING PLAN) 7) TOP OF ROOTBALL MIN. 1" ABOVE FINISHED

(9) TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.

8) PREPARED PLANTING SOIL AS SPECIFIED.

(10) UNDISTURBED NATIVE SOIL. (11) SCARIFY BOTTOM AND SIDES OF PLANTING

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

PRUNE ALL TREES IN ACCORDANCE WITH ANSI

(1) 5 LAYERS OF BURLAP TO PROTECT

(2) FIVE 2" X 4" X 18" WOOD BATTENS.

3) SECURE BATTENS WITH 2-3/4" CARBON

STEEL BANDS TO HOLD BATTENS IN

PLACE. NO NAILS SHALL BE DRIVEN INTO

LOCATED IN RELATION TO THE HEIGHT OF

PALM. HEIGHT OF BATTENS SHALL BE

THE PALM FOR ADEQUATE BRACING.

NAIL IF NECESSARY) TO BATTENS AND 2"

(4) (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN

4" STAKES. STAIN DARK BROWN.

8 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.

(9) PREPARED PLANTING SOIL AS SPECIFIED.

FINAL TREE STAKING DETAILS AND PLACEMENT

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED

CONTRACTOR SHALL ASSURE PERCOLATION OF

REFER TO POOR DRAINAGE CONDITION DETAIL.

ALL PLANTING PITS PRIOR TO INSTALLATION -

5) 3" SPECIFIED MULCH

(6) BERM SOIL TO HOLD WATER.

(SEE LANDSCAPE NOTES).

TO BE APPROVED BY OWNER.

AREA OUTSIDE TREE PIT.

MIN. 1/2 MATURE SHRUB WIDTH

MIN. 1/2 MATURE

SHRUB WIDTH

TREE PLANTING ON A SLOPE

LIMITS OF PLANTING

3X ROOTBALL

3X ROOTBALL

DIAMETER

<u>PLAN</u>

SECTION

6 POOR DRAINAGE CONDITION

MULCH/TOPSOIL BACKFILL -

ROOTBALL AND TRUNK -

TREE STABILIZATION AND -

FERTILIZATION SYSTEM

(1) TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT. (2) 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.

3) 3. 4" HIGH BERM, FIRMLY COMPACTED.) 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE

6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE. (5) TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

(6) 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)

(7) TOP OF ROOTBALL MIN. 1" ABOVE FINISHED 8 PREPARED PLANTING SOIL AS SPECIFIED. 9) ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING.

ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH. (10) UNDISTURBED NATIVE SOIL. (11) SCARIFY BOTTOM AND SIDES OF PLANTING

CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING

THAT COULD GIRDLE TREE OR RESTRICT ROOT

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI

GROWTH) ON UPPER 1/3 OF ROOTBALL.

1) FINISH GRADE (SEE GRADING PLANS) 2) BACKFILL WITH PREPARED PLANTING

 $m{(3)}$ FILTER CLOTH, MIRAFI 500X OR BETTER.

5) AUGURED HOLE Ø ±18" PENETRATE

(6) BACKFILL WITH 1/2" - 3/4" GRAVEL TO

LAYER TO ASSURE PROPER

(7) WATER TABLE. (DEPTH VARIES)

1" ABOVE FINISHED GRADE.

(8) UNDISTURBED NATIVE SOIL.

FOR PLANT STAKING.

MIN. 3 MATURE SHRŪB WIDTH

PERCOLATION.

THROUGH OCCLUDING LAYER TO WATER

TABLE OR TO A DEPTH OF 7' TO ASSURE

REQUIRED DEPTH THROUGH OCCLUDING

(9) SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS

. THIS DETAIL SHALL BE IMPLEMENTED WHERE

PERCOLATION RATES ARE 2" PER HOUR OR

B. CONTRACTOR TO PERFORM PERCOLATION TEST

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET

AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE

SOIL MIX AS SPECIFIED.

(4) SLOPE BOTTOM TO DRAIN.

PROPER PERCOLATION.

SHRUB/GROUNDCOVER PLANTING

REPRESENTATIVE.

3X ROOT BALL WIDTH

SECTION

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS

WIDTH VARIES - SEE PLANS

(1) CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).

(3) 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

PLANTED PARKING LOT ISLANDS/MEDIANS

SUPPORT OF CURB SYSTEM (TYP).

CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR

1) 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.) 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24"

POST SELECTION SHOULD BE BASED ON EXPECTED

RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND

TREATED WOOD POSTS ARE TYPICALLY USED FOR

CONSTRUCTION AND OTHER APPLICATIONS.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

PROTECTION BETWEEN TIES AND POSTS.

STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE

CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR

POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH

OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6'

(AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY

BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND

POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

SECURE FENCING TO POST WITH NYLON CABLE TIES

BURIAL BELOW GRADE.

INSTALLATION NOTES:

AT BED EDGE.

BEST FACE OF SHRUB/ **GROUNDCOVER TO FACE** FRONT OF PLANTING BED. REFER TO PLANT SCHEDULE FOR SPACING **MAINTAIN 12" DEAD ZONE**

1) TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL. (2) PRUNE ALL SHRUBS TO **ACHIEVE A UNIFORM**

MASS/HEIGHT. 3 3" MULCH LAYER AS SPECIFIED. 4 EXCAVATE ENTIRE BED

5 FINISHED GRADE (SEE GRADING PLAN). (6) PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL

SPECIFIED FOR GROUNDCOVER

(7) SCARIFY OF PLANTING PIT SIDES AND BOTTOM. (8) 4" HIGH BERM FIRMLY COMPACTED.

MIX AS SPECIFIED.

(9) UNDISTURBED NATIVE SOIL. (10) FERTILIZER TABLETS (MAX 3"

EXISTING GRADE

(DASHED)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

4" TYP.

3X ROOT BALL WIDTH MINIMUM

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

MOUNDING UP TO THE TOP OF 2) PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE. (3) 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED. 4) SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING

GRADE. MULCH OVER EXPOSED 5) FINISHED GRADE (SEE GRADING (6) PREPARED PLANTING SOIL AS

1 TOP OF SHRUB ROOTBALLS TO BE

PLANTED 1" - 2" HIGH WITH SOIL

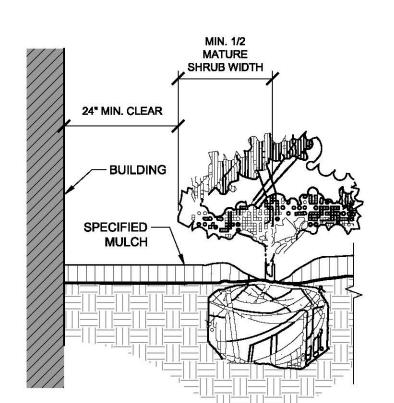
(7) SCARIFY SIDES AND BOTTOM OF PLANTING PIT.

SPECIFIED. (SEE LANDSCAPE

(8) FERTILIZER TABLETS (MAX 3"

(9) UNDISTURBED NATIVE SOIL

4 \ SHRUB/GROUNDCOVER PLANTING ON A SLOPE



1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

8 \ PLANTINGS ADJACENT TO BUILDINGS

VENIC

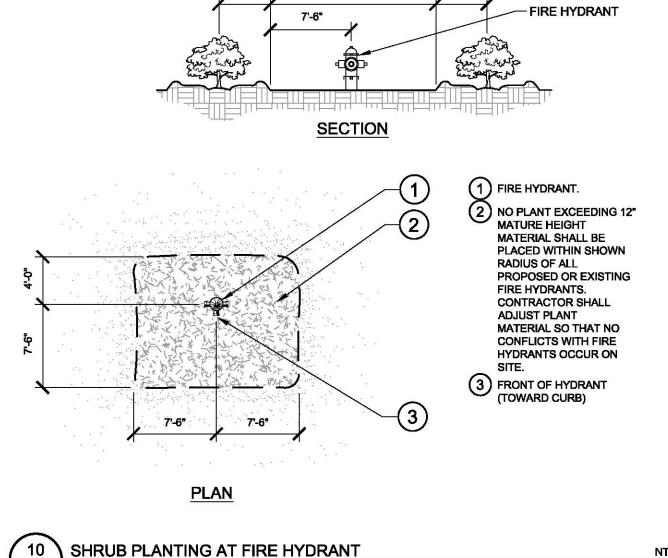
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1) INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN.
MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.

NOSE-IN DETAIL

9 PARKING SPACE/CURB PLANTING



CORNER CONNECTION CONNECTION

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

11 TREE PROTECTION FENCING

<u>PLAN</u>

ELEVATION

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SHEET NUMBER LS-2B