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Notes

1. ALL PROHIBITED, EXOTIC AND INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. (CODE 4.6.6.4, LDR)
2. USE OF CYPRESS MULCH IS PROHIBITED.
3. ALL CANOPY TREES TO BE PLANTED WITHIN OVERHEAD UTILITIES EASEMENT SHALL BE CONSISTENT WITH FP&L'S TREE LIST AS SUGGESTED IN THE "PLANT THE RIGHT TREE IN THE RIGHT PLACE" GUIDELINES. (SEE LP-2 FOR FPL DETAIL)
4. ALL PROPOSED TREES AND PALMS IMMEDIATELY ADJACENT TO UNDERGROUND UTILITIES SHALL HAVE ROOT PROTECTION BARRIER.
5. ALL OPEN AREA ARE TO BE LANDSCAPED IN ACCORDANCE WITH THIS PLAN.
6. SECURITY IS REQUIRED FOR 50% OF THE COST OF THE LANDSCAPE MATERIAL AND ITS INSTALLATION. THE APPLICANT SHALL WARRANT AND GUARANTEE SURVIVAL OF ALL REQUIRED PLANTINGS FOR A PERIOD OF 24 MONTHS FOLLOWING THE EXPIRATION OF TIME FOR INSTALLATION, OR 24 MONTHS FOLLOWING CERTIFICATION OF INSTALLATION BY THE APPLICANT'S CONSULTANT, WHICHEVER IS EARLIER. (CODE 4.6.6.B.3, LDR)
7. ALL TREES AND SHRUBS ARE LOW TO MODERATE WATER USAGE AREAS. (ONCE ESTABLISHED) ALL SOD AREAS ARE HIGH WATER USAGE AREAS.
8. ALL EXISTING ON-SITE VEGETATION TO REMAIN, TO BE RELOCATED OR REMOVED. SEE SHEET TDP-1 FOR DETAILS.
9. ALL EXISTING VEGETATION THAT IS TO REMAIN ON-SITE IS NOTED. (SEE LEGEND)
10. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO LANDSCAPE AND IRRIGATION INSTALLATION.
11. PROPERTY OWNER IS RESPONSIBLE FOR REPLACING ANY REQUIRED LANDSCAPING IN EASEMENTS THAT MAY BE DISTURBED BY FUTURE MAINENANCE.

Landscape Data

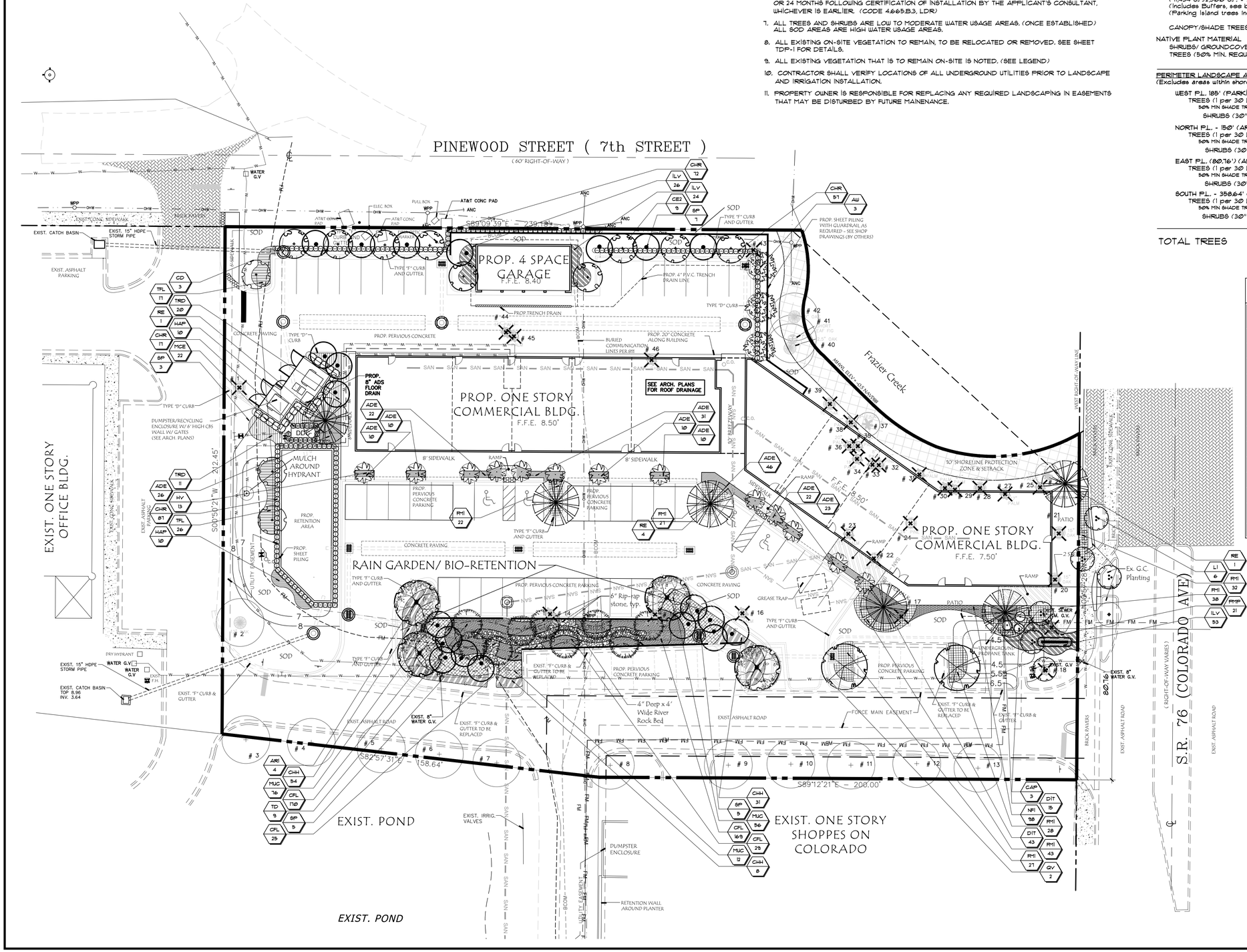
TOTAL SITE		71,434 S.F. (1.64 ACRES)
TOTAL OPEN SPACE PROVIDED (MIN. 35%):		25,295 S.F. (35.4%)
LANDSCAPED AREA PROVIDED:		19,920 S.F. (27.8%)
	REQUIRED	PROPOSED
MINIMUM FOR SITE OVERALL LANDSCAPE AREA of Developed site (58,000 S.F.)	20% (14,287 S.F.)	27.8% (19,920 S.F.)
INTERIOR LANDSCAPE	7,143 S.F.	14,626 S.F.
TREES (MIN. 1 per 2,500 S.F.) (71,434 S.F./2,500 S.F. = 29) (Includes Buffers, see below) (26) (Parking Island trees included - 1 tree per X14)	43	77
CANOPY/SHADE TREES (Includes existing Oaks)	22 (50%)	48/77 (62%)
NATIVE PLANT MATERIAL SHRUBS/ GROUNDCOVER (50% MIN. REQUIRED) TREES (50% MIN. REQUIRED)	(50%) 22 (50%)	1,085/1,663 (65%) 71/77 (92%)

PERIMETER LANDSCAPE AREA
(Excludes areas within shoreline protection zone)

WEST P.L. 185' (PARKING ADJACENT TO DRIVE I&LE)		
TREES (1 per 30 LF) (185'/30')	6	6
50% MIN SHADE TREES (3)		3 (50%)
SHRUBS (30" O.C. MAX)	74	90
NORTH P.L. - 150' (AREA ALONG PARKING ONLY) 10' BUFFER		
TREES (1 per 30 LF) (150'/30')	5	10
50% MIN SHADE TREES (3)		7 (70%)
SHRUBS (30" O.C. MAX) (150'/2.5')	60	106
EAST P.L. (80.76') (AREA ALONG PARKING ONLY) 10' BUFFER		
TREES (1 per 30 LF) 80.76'/30')	3	4
50% MIN SHADE TREES (2)		3 (100%)
SHRUBS (30" O.C. MAX) (80.76'/2.5')	32	47
SOUTH P.L. - 358.64' (P.L. ACCROSS DRIVE I&LE) EX. BUFFER		
TREES (1 per 30 LF) (358.64'/30')	12	11 (existing)
50% MIN SHADE TREES (6)		11 (100%)
SHRUBS (30" O.C. MAX) (358.64'/2.5')	N/A	N/A
TOTAL TREES	43	76

WATER CONSERVATION POINT SCALE

DESIGN OPTIONS	LDR POINTS	PLAN POINTS
UTILIZATION OF MOISTURE-SENSING CONTROLLER (OTHER THAN RAINSWITCH)	5	5
PLAN SUBMITTED WITH LOW, MODERATE, AND HIGH WATER USAGE ZONES INDICATED ON THE LANDSCAPE PLAN.	5	5*
25% TO 50% OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST.	5	×
51% PERCENT OR MORE OF THE GRASS AREAS ARE MADE UP OF DROUGHT-TOLERANT GRASS SPECIES FROM THE LIST.	10	10
25% TO 50% OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	5	×
51% OR MORE OF THE REQUIRED SHRUBS ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM TH LIST.	10	10
25%T TO 50% OF THE REQUIRED TREES ARE MADE UP OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	5	×
51% OR MORE OF THE REQUIRED TREES ARE MADE OF DROUGHT-TOLERANT SPECIES FROM THE LIST.	10	10
25% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA.	5	×
50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA.	10	×
SOD AREA LESS THAN 50% OF THE TOTAL LANDSCAPE AREA.	5	×
UTILIZATION OF COMPACTED MULCH BEDS AT LEAST THREE INCHES DEEP IN ALL PLANTED AREAS EXCEPT GROUND COVER.	10	10
TOTAL POINTS FOR WATER CONSERVATION (50 pts. required)		50



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Landscape Development Plan
Shoppes on Colorado Annex
City of Stuart, Florida

Designed: DSS
Drawn: DSS
Approved: GGG/EOM/MTH
Date: 2-12-19
Job no. 18-1103
Revisions: 9-12-19
10-28-19
2-11-20

Seal

LC 0000177

Sheet Title:
Landscape Development Plan

Scale: 1"=20'

Sheet No.
LP-1

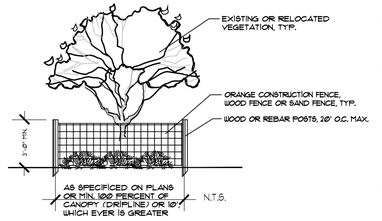
18-1103

0 10' 20' 40' 60'

FILE: P:\SHOPPES ON COLORADO ANNEX - 18-XXXX\DRAWING FILES\CURRENT\SHOPPES AT COLORADO ANNEX_P_P_1_REV 6.DWG
PLOTTED: 2/11/20 AT 4:59PM BY: DSIEMSEN
XREFS:

Vegetation Protection Detail

NOT TO SCALE



PRESERVED TREES

FENCING OF UNDISTURBED AREAS:

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL ENCLOSE THE ENTIRE UNDISTURBED AREA, OR TREE, WITHIN A FENCE OR SIMILAR BARRIER AS SHOWN. WOODEN (OR EQUIVALENT) POSTS STEEL REBAR OR WOOD AT LEAST 2 x 2 INCHES SHALL BE IMPLANTED IN THE GROUND DEEP ENOUGH TO BE STABLE AND WITH AT LEAST 3 FEET VISIBLE ABOVE THE GROUND. THE PROTECTIVE POSTS SHALL BE PLACED NOT MORE THAN 20 FEET APART, AND SHALL BE LINKED TOGETHER BY ORANGE NET FENCE FABRIC, OR OTHER. NO HEAVY EQUIPMENT, VEHICLES, STORAGE OF MATERIALS, ETC., SHALL OCCUR WITHIN THE VEG. PROTECTION ZONE. EXTREME CARE SHALL BE TAKEN WHEN WORKING NEAR THE BASE OF TREES. NO FINISH GRADE FILL SHALL BE PLACED WITHIN A ZONE OF 2/3 THE DIAMETER OF THE TREE CANOPY.

FLATWORK CONSTRUCTION WITHIN CANOPY & TREE BARRICADE SHALL BE BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL.

UTILITY WORK (TRENCHING) WITHIN THE CANOPY & TREE BARRICADE SHALL BE DONE WITH EXTREME CARE TO MINIMIZE DISTURBANCE TO THE ROOTS BY EXCAVATING, COMPACTING OR ADDING FILL. THE TREE BARRICADE WILL BE MODIFIED TEMPORARILY TO ALLOW ONLY THE MINIMUM WORK ZONE TRESPASS INTO THE CANOPY AREA, CONTINUING TO PROTECT THE REST OF THE CANOPY AREA WITH BARRICADE. NO FILL, EVEN TEMPORARY, SHALL BE PLACED IN ANY PROTECTED ZONE. AT THE CONCLUSION OF SAID ACTIVITY, THE WORKZONE SHALL BE CLEANED UP & TREE BARRICADES REPLACED TO THEIR ORIGINAL CONFIGURATION.

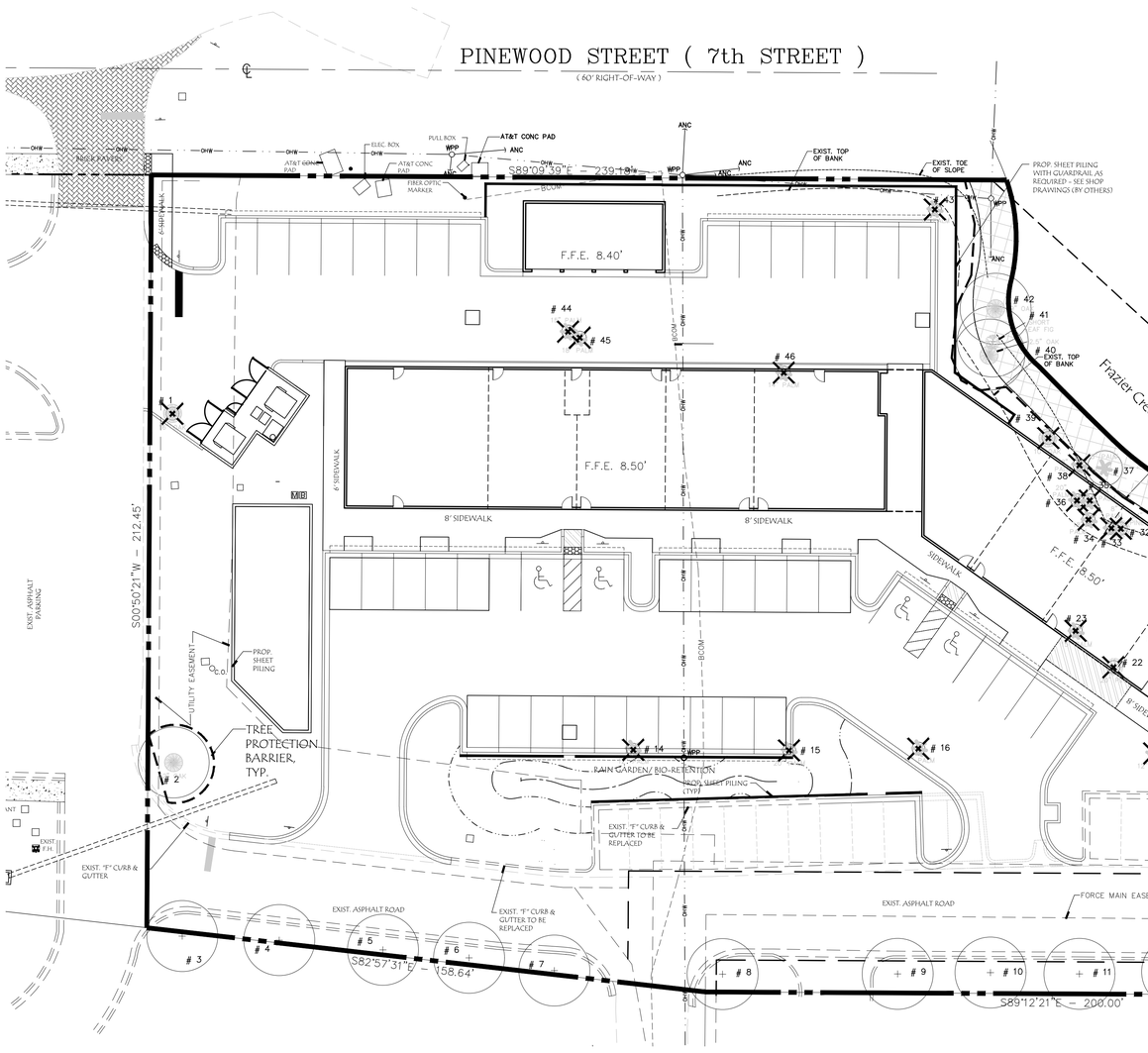
Tree Disposition Notes:

ALL EXISTING TREES TO BE PRUNNED BY A CERTIFIED ARBORIST ONE MONTH PRIOR TO C.O. TO INSURE HEALTH OF TREES AND SIGHT VISIBILITY AS REQUIRED FOR SAFE TRAVEL.

ALL EXISTING TREES TO BE KEPT IRRIGATED DURING CONSTRUCTION

ALL EXISTING TREES MUST BE DELIVERED AT THE END OF THE PROJECT IN EQUAL OR BETTER CONDITION WHICH ADDRESSES THE SHAPE AND SIZE OF THE CANOPY AND THE SIGNS OF THE QUALITY AND VIGOROUS GROWTH.

ALL PROHIBITED, EXOTIC AND INVASIVE SPECIES SHALL BE REMOVED FROM THE ENTIRE SITE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



Existing Tree Fate Table

Shoppes on Colorado Annex

February-19

Tag #	Species	Proposed Disposition	Size (DBH)	In Development Area	In Preserve Area	Specimen/Historic	Pine Mitigated Inches	Oak Mitigated Inches	Replacement Palms (1:1)	Notes
1	OAK	REMOVE	16	Y		S		16		MITIGATE/REPLACE WITH OAK TREES, MIN. 4.5
2	OAK	REMAIN	12	Y		S				
3	OAK	REMAIN	12	Y		S				
4	OAK	REMAIN	9	Y		S				
5	OAK	REMAIN	7	Y		S				
6	OAK	REMAIN	5	Y		S				
7	OAK	REMAIN	12	Y		S				
8	OAK	REMAIN	11	Y		S				
9	OAK	REMAIN	10	Y		S				
10	OAK	REMAIN	12	Y		S				
11	OAK	REMAIN	12	Y		S				
12	OAK	REMAIN	10	Y		S				
13	OAK	REMAIN	12	Y		S				
14	SABAL PALM	REMOVE	12	Y					1	MITIGATE/REPLACE 14' C.T.
15	SABAL PALM	REMOVE	20	Y					1	MITIGATE/REPLACE 14' C.T.
16	SABAL PALM	REMOVE	11	Y					1	MITIGATE/REPLACE 14' C.T.
17	SABAL PALM	REMOVE	12	Y					1	MITIGATE/REPLACE 14' C.T.
18	QUEEN PALM	REMOVE	10	Y						NO REQUIREMENT
19	OAK	REMOVE	17	Y		S		17		MITIGATE/REPLACE WITH OAK TREES, MIN. 4.5
20	OAK	REMOVE	15	Y		S		15		MITIGATE/REPLACE WITH OAK TREES, MIN. 4.5
21	OAK	REMOVE	15	Y		S		15		MITIGATE/REPLACE WITH OAK TREES, MIN. 4.5
22	PINE	REMOVE	20	Y		S	20			MITIGATE/REPLACE WITH PINE TREES, MIN. 12
23	SABAL PALM	REMOVE	15	Y					1	MITIGATE/REPLACE 14' C.T.
24	PINE	REMOVE	24	Y		S	24			MITIGATE/REPLACE WITH PINE TREES, MIN. 12
25	SABAL PALM	REMOVE	12	Y					1	MITIGATE/REPLACE 14' C.T.
26	SABAL PALM	REMAIN	12	Y						
27	SABAL PALM	REMOVE	17	Y					1	MITIGATE/REPLACE 14' C.T.
28	OAK	REMOVE	14	Y		S		14		MITIGATE/REPLACE WITH OAK TREES, MIN. 4.5
29	SABAL PALM	REMOVE	20	Y					1	MITIGATE/REPLACE 14' C.T.
30	SABAL PALM	REMOVE	14	Y					1	MITIGATE/REPLACE 14' C.T.
31	SABAL PALM	REMOVE	20	Y					1	MITIGATE/REPLACE 14' C.T.
32	PINE	REMOVE	24	Y		S	24			MITIGATE/REPLACE WITH PINE TREES, MIN. 12
33	SABAL PALM	REMOVE	8	Y					1	MITIGATE/REPLACE 14' C.T.
34	SABAL PALM	REMOVE	18	Y					1	MITIGATE/REPLACE 14' C.T.
35	SABAL PALM	REMOVE	14	Y					1	MITIGATE/REPLACE 14' C.T.
36	SABAL PALM	REMOVE	20	Y					1	MITIGATE/REPLACE 14' C.T.
37	SABAL PALM	REMAIN	8		Y					
38	SABAL PALM	REMOVE	18	Y					1	MITIGATE/REPLACE 14' C.T.
39	OAK	REMOVE	10	Y		S		10		MITIGATE/REPLACE WITH OAK TREES, MIN. 4.5
40	LAUREL OAK	REMAIN	2.5		Y					
41	SHORT LEAF FIG	REMAIN	-		Y					
42	LAUREL OAK	REMAIN	9		Y					
43	COCONUT PALM	REMOVE	8	Y						NO REPLACEMENT
44	SABAL PALM	REMOVE	15	Y					1	MITIGATE/REPLACE 14' C.T.
45	SABAL PALM	REMOVE	18	Y					1	MITIGATE/REPLACE 14' C.T.
46	SABAL PALM	REMOVE	14	Y					1	MITIGATE/REPLACE 14' C.T.
		TOTAL REPLACEMENTS:					68"	87"	18 palms	PER CITY FORMULA = 41 PINES AND 48 OAKS TO REPLANT OR MITIGATE (SEE BELOW)

Slash Pine Replacement Formula: 68 "
Total inches to remove X 1.5, divided by 2.5" = 41 total trees to replant. OR
X 50% = 21 X 175% of Plant Finder cost($125 X 175% = $219) = $4,599 (total to pay into City fund)

Pine Replacement = **41** trees (2.5") **OR** 50% of trees (**21** trees) and **$4,599**
(based on a $125 Plant Finder replacement - 12')

Oak Tree Replacement Formula: 87 "
Total inches to remove X 2.5, divided by 4.5" = 48 total trees to replant. OR
X 50% = 24 X 175% of Plant Finder cost($800 X 175% = $1,400) = $33,600 (total to pay into City fund)

Oak Replacement = **48** trees (4.5") **OR** 50% of trees (**24** trees) and **$33,600**
(based on a $1,400 Plant Finder replacement - 4.5")

✳ THE APPLICANT TO PLANT 50% OF THE REQUIRED MITIGATION TREES OFF SITE AS PERMITTED BY SECTION 5.05.02

Existing Tree Legend

- # 44 / 15" PALM — EXISTING TREE NUMBER / EXISTING TREE SIZE AND SPECIES
- EXISTING TREE SYMBOL
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTION BARRIER

0 10' 20' 40' 60'

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Tree Disposition & Mitigation Plan

Shoppes on Colorado Annex

City of Stuart, Florida

Designed: DSS
Drawn: DSS
Approved: GGG/EOM/MTH
Date: 2-12-19
Job no. 18-1103
Revisions: 9-12-19
10-28-19
2-12-20 Base Update

Seal

LC 0000177

Sheet Title:
Landscape Development Plan

Scale: 1"=20'

Sheet No.
TDP-1

18-1103

FILE: P:\SHOPPES ON COLORADO ANNEX - 18-XXXX\DRAWING FILES\CURRENT\SHOPPES AT COLORADO ANNEX_P_P_1_REV 6.DWG
PLOTTED: 2/13/20 AT 12:19PM BY: DSIEMSEN
XREFS:

Plant List

TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	SPACING	D.T.	NATIVE	REMARKS
AR1	4	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME MAPLE	12'	3-4'	2.5"	A.S.	V	Y	
CD	3	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12'	4'		A.S.	M	Y	
CE2	9	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	12'	3-4'	2"	A.S.	V	Y	Standard
LI	6	LAGERSTROEMIA INDICA 'MUSKOGEE'	CREPE MYRTLE	12'	3-4'	2"	A.S.	V	N	Standard
QV	2	QUERCUS VIRGINIANA	LIVE OAK	12'	3-4'	2.5"	A.S.	V	Y	
TD	9	TAXODIUM DISTICHUM	BALD CYPRESS	12'	3-4'	2.5"	A.S.	V	Y	

PALMS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT		CALIPER	SPACING	D.T.	NATIVE	REMARKS
AW	3	ACOELORRHAPHE 'WRIGHTII	EVERGLADES PALM	14-16'	O.A.	MULTI	A.S.	V	Y	
HV	13	HYOPHORBE VERSCHAFFELTII	SPINDLE PALM	4'	G.W.	SINGLE	A.S.	V	N	
RE	6	ROYSTONEA ELATA	ROYAL PALM	8'	G.W.	SINGLE	A.S.	V	Y	
SP	20	SABAL PALMETTO	CABBAGE PALMETTO	8'	C.T.		A.S.	V	Y	HURRICANE CUT HEADS, SLICK, STAGGER HEIGHTS

SHRUBS

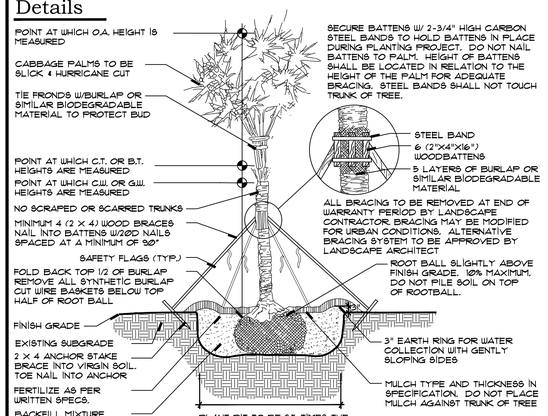
KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
CAP	3	CALYPTRANTHES PALLENS	SPICEWOOD	6'	3'		A.S.	V	Y	FULL TO BASE
CHH	93	CHRYSOBALANUS ICACO 'HORIZONTAL'	HORIZONTAL COCOPLUM	24"	24"		2.5' O.C.	V	Y	
CHR	233	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	24"	18"		2' O.C.	V	N	
DIT	58	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	18 IN.	18"		2' O.C.	V	N	
FMI	217	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	24"	24"		2' O.C.	V	N	
HAP	20	HAMELIA PATENS	FIREBUSH	24"	18"		2.5' O.C.	V	Y	
ILV	103	ILEX VOMITORIA 'STOKES DWARF'	STOKES DWARF	18"	18"		2' O.C.	V	Y	
MUC	144	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	24"	24"		2.5' O.C.	V	Y	
MCE	22	MYRICA CERIFERA	WAX MYRTLE	48"	3'		3' O.C.	V	Y	
PMP	21	PODOCARPUS MACROPHYLLUS 'PRINGLES'	DWARF JAPANESE YEW	24"	18"		1.5' O.C.	M	N	FULL TO BASE
TRD	31	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	36"	24"		3' O.C.	V	Y	
TFL	43	TRIPSACUM FLORIDANA	FLORIDA GAMMA GRASS	18"	18"		2.5' O.C.	V	Y	

GROUNDCOVER

KEY	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	GAL.	SPACING	D.T.	NATIVE	REMARKS
ADE	210	ASPARAGUS DENSIFLORUS 'MEYERSII'	FOXTAIL FERN	18"	18"	#1 FULL POT	1.5' O.C.	V	N	
CFL	393	CANNA FLACCIDA	YELLOW CANNA	18"	12"	#3	1.5' O.C.	M	Y	
NFI	98	NEOREGELIA 'FIREBALL'	FIREBALL BROMELIAD	6"	6"	#1	1' O.C.	V	N	

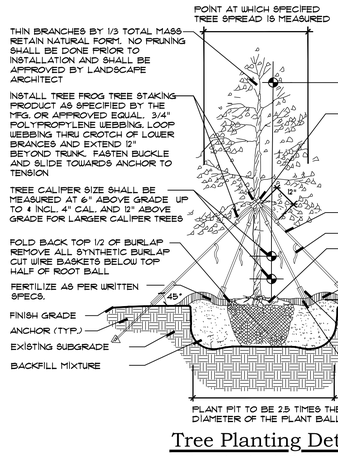
ABBREVIATIONS:
D.T.: DROUGHT TOLERANCE, V= VERY, M= MODERATE, L= LOW
NATIVE: Y= YES, N= NO
G.W.=GREY WOOD, C.T.= CLEAR TRUNK, O.A.=OVERALL, A.S.= AS SPECIFIED, O.C.=ON CENTER

Details



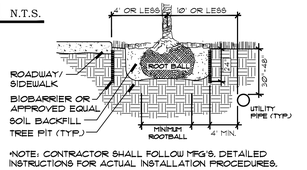
Palm Planting Detail N.T.S.

Tree Planting Over 3.5" Cal.

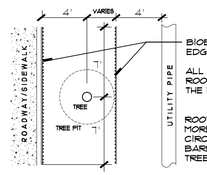


Tree Planting Detail N.T.S.

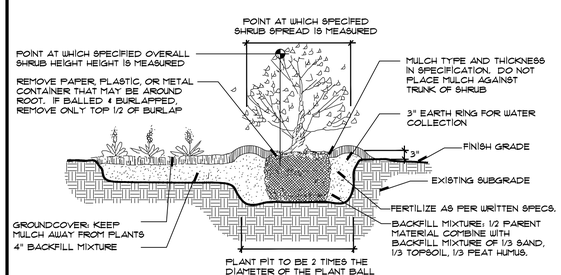
Tree Planting 1" To 3.5" Cal.



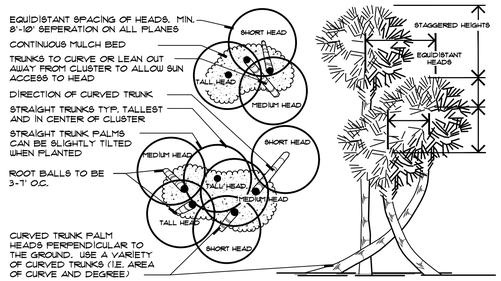
Tree Root Barrier Section N.T.S.



Tree Root Barrier Plan N.T.S.



Shrub & Ground Cover Planting Detail N.T.S.



Typical Cabbage Palm Layout N.T.S.

Specifications - Exterior Plants

1.4: QUALITY ASSURANCE:

SOIL ANALYSIS SHALL BE CONDUCTED BY THE LANDCAPE CONTACTOR PRIOR TO APPLICATION OF ANY SOIL AMENDMENTS, FERTILIZERS AND BACKFILL MIXTURES. THE LANDSCAPE CONTACTOR SHALL USE A QUALIFIED SOIL TESTING LABORATORY

THE RESULT OF THE SOIL TESTS SHALL BE SUBMITTED TO THE OWNER AND LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE APPILCATION OF SAID MATERIALS. ADJUSTMENTS TO THE SOIL AMENDENTS MAY BE MADE UPON CONSULTAION WITH THE OWNER AND THE LANDSCAPE ARCHITECT.

1.5: DELIVERY, STORAGE AND HANDLING:

PRUNING OF TREES SHALL BE DONE ON SITE AFTER PLANTING FOR DAMAGED LIMBS OR AS DIRECTED TO IMPROVE OVERALL PLANT APPEARANCE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. PRUNING METHODS SHALL FOLLOW STANDARD HORTICULTURAL PRACTICES USING APPROPRIATE TOOLS. LOPPING, SHEARING OR TOPPING OF PLANT MATERIAL WILL BE GROUNDS FOR REJECTION. DAMAGED, SCARRED, FRAYED, SPLIT OR SKINNED BRANCHES, LIMBS OR ROOTS TO BE PRUNED BACK TO LIVE WOOD. THE CENTRAL LEADER OR BUD SHALL BE LEFT INTACT UNLESS SEVERELY DAMAGED.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE, THIN OUT STRUCTURE AND REMOVE NOT MORE THAN 15% OF BRANCHES.

1.6: WARRANTY:

WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEATH AND UNHEALTHY CONDITION, EXCEPT AS MAY RESULT FROM NEGLECT BY OWNER, DAMAGE BY OTHERS AND UNUSUAL PHENOMENA BEYOND CONTRACTOR'S CONTROL. REPLACEMENTS SHALL BE MADE WITH COMPATIBLE SIZE AND QUALITY OF MATERIAL AT A TIME REQUESTED OR ACCEPTABLE BY THE OWNER OR LANDSCAPE ARCHITECT. PLANT MATERIAL REJECTED DURING THE COURSE OF CONSTRUCTION SHALL BE REMOVED WITHIN FIVE (5) WORKING DAYS AND REPLACED BEFORE THE FINAL INSPECTION FOR COMPLETION WILL BE SCHEDULED. WARRANTY ON REPLACEMENT PLANTS SHALL BE 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE REPLACEMENTS. ANY DAMAGE TOLANDSCAPE, SODDED OR SEEDED AREAS DURING REPLACEMENT OF PLANT MATERIAL SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR.

1.7: MAINTENANCE SERVICE:

MAINTENANCE AND GENERAL CLEAN UP SHALL BE PERFORMED DAILY. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, REMOVAL OF LITTER, MOWING, PRUNING, RESETTING SETTLED PLANTS, REMOVING, REPAIRING OR REPLACING STAKES AND GUYS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZATION AND SIMILAR OPERATIONS AS NEEDED TO ENSURE NORMAL GROWTH AND HEALTHY PLANT MATERIAL. MAINTENANCE SHALL BEGIN AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE FOR NINETY (90) DAYS FROM THE DATE OF FINAL ACCEPTANCE.

1.8: QUANTITIES, LOCATION AND SUBSTITUTIONS:

THE QUANTITIES OF PLANT MATERIALS SHOWN ON PLANS SHALL TAKE PRECEDENCE OVER THE PLANT QUANTITIES ON THE PLANT LIST. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST THE NUMBER AND LOCATIONS OF THE DESIGNATED TYPES AND SPECIES OF PLANTS TO BE USED AT ANY OF THE LOCATIONS SHOWN. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE PLANT MATERIAL. NO SUBSTITUTION OF PLANT MATERIAL TYPES, SPECIFICATIONS OR SIZES WILL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO NOT ACCEPT PLANT MATERIAL THAT DOES NOT, IN THE OPINION OF THE OWNER AND/OR LANDSCAPE ARCHITECT, MEET THE SPECIFICATIONS HEREIN.

2.1: PLANT MATERIAL:
2.2:
2.3:

PROVIDE SIZES AND SPECIFICATIONS OF PLANTS AS SHOWN ON PLANS OR LISTED ON PLANT LIST. ALL TREES, PALMS, SHRUBS, GROUND COVERS AND OTHER PLANTS SHALL CONFORM TO THE STANDARD OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE LATEST EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS BY FLORIDA DEPARTMENT OF AGRICULTURE, PART I AND II. PLANT MATERIAL SHALL ALSO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. (ANSI) BULLETIN Z 60.1 - 1990 AND AS REVISED.

SPECIMEN PLANTS SHALL BE FLORIDA FANCY OR BETTER AND SHALL CONFORM TO THE LITERATURE STANDARDS LISTED ABOVE.

2.4: TOP SOIL:

TOPSOIL SHALL BE FRIABLE FERTILE SOIL WITH REPRESENTATIVE CHARACTERISTICS OF AREA SOILS. IT SHOULD BE FREE OF HEAVY CLAY, SILT, STONE, EXCESS LIME, SHELL ROCK, PLANT ROOTS, WEEDS, DEBRIS OR OTHER FOREIGN MATTER. IT SHALL NOT CONTAIN NOXIOUS PLANT GROWTH (SUCH AS BERMUDA, TORPEDO OR NUT GRASS). IT SHALL TEST BETWEEN THE PH RANGE OF 5.0 TO 7.0 UNLESS OTHERWISE SPECIFIED AND CONTAIN NO TOXIC RESIDUE OR SUBSTANCES THAT WOULD ENDANGER PLANT GROWTH. IF TOPSOIL IS NOT AVAILABLE ON SITE, IT SHALL BE IMPORTED FROM LOCAL SOURCES WITH SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH NOT LESS THAN 4".

2.5: INORGANIC SOIL AMENDMENTS:

SAND SHALL BE CLEAN, SALT-FREE AND CONTAINING NO EXTRANEOUS MATTER.

MYCORRHIZAL AMENDMENT SHALL BE DIEHARD™ TRANSPLANT AS MANUFACTURED BY HORTICULTURAL ALLIANCE OR EQUAL TO WITH THE FOLLOWING INGREDIENTS:

ENDOMYCORRHIZAL FUNGI
ECTOMYCORRHIZAL FUNGI
BENEFICIAL BACTERIA
HUMIC ACID
SOLUBLE SEA KELP
AMINO ACIDS
HORTA-SORB WATER MANAGEMENT GEL
TRICHODERMA
YUCCA PLANT EXTRACTS
VITAMIN B COMPLEX

2.6: ORGANIC SOIL AMENDMENTS:

PEAT HUMUS SHALL BE DECOMPOSED PEAT WITH NO IDENTIFIABLE FIBERS OR IF AVAILABLE, MUCK MAY BE SUBSTITUTED AND SHALL BE FREE FROM STONES, EXCESSIVE PLANT ROOTS, DEBRIS OR OTHER FOREIGN MATTER. MUCK SHALL NOT BE OVERLY SATURATED WITH WATER.

2.7: FERTILIZATION:

PROVIDE FERTILIZER UNIFORM IN COMPOSITION, DRY, AND IN A FREE FLOWING CONDITION FOR APPLICATION BY SUITABLE EQUIPMENT, AND DELIVER IN UNOPENED BAGS OR CONTAINERS, EACH FULLY LABELED.

FERTILIZE TREES, SHRUBS AND GROUND COVERS WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
5.00 LBS. OR 14.5 CUPS / PALMS
3.00 LBS. OR 8.70 CUPS / 12-16" MATERIAL
2.00 LBS. OR 5.80 CUPS / 8-12- MATERIAL
0.69 LBS OR 2.00 CUPS / 6-8" MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS. OR 1/4 CUP / 1 GAL MATERIAL

2.8: MULCHES:

MULCH TO BE APPLIED TO ALL PLANTING BEDS, 3" THICK MIN.
PINE STRAW MULCH SHALL BE APPLIED ONLY TO THOSE AREAS AS INDICATED ON THE PLAN. APPLY 6" FLUFFED, 2-3" THICK AFTER COMPACTION.

2.10:PLANTING SOIL MIX:

BACKFILL MIXTURE: 1/2 PARENT SOIL, 1/2 MIXTURE (1/3 SAND, 1/3 TOPSOIL, 1/3 PEAT HUMUS).

3.1: PLANTING BED ESTABLISHMENT:

PREPARATION: PRIOR TO THE INSTALLATION OF PLANTS, THE SITE SHALL BE FREE OF WEEDS, GRASS, SOD, DEBRIS, ROCKS OR OTHER MATERIAL MAKING THE SITE UNPLANTABLE. FOR FINAL ACCEPTANCE ALL PLANTED AREAS SHALL BE WEED FREE.

FINISH GRADING: THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE INSTALLATION AND GRADING OF TOPSOIL, IF NECESSARY, WITH THE GENERAL CONTRACTOR, TO INSURE THE SITE IS AT FINISH GRADE PRIOR TO INSTALLING PLANTS.

3.2: PLANTING TREES:

LAYOUT PLANTS ACCORDING TO LANDSCAPE PLANS. IF A CONFLICT ARISES AS TO THE LOCATION, SPACING OR OTHER CONFLICT, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.

EXCAVATE PIT TO TWO AND ONE-HALF (2 1/2) TIMES THE DIAMETER OF TREE BALL AND NOT LESS THAN 6" DEEPER. COMPACT A LAYER OF BACKFILL MIXTURE IN PIT TO LOCATE COLLAR OF PLANT PROPERLY IN A SLIGHTLY DISHED FINISH GRADE. BACKFILL AROUND BALL WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS, WATERING THOROUGHLY AS LAYERS ARE PLACED. BUILD 3" HIGH BERM OF SOIL BEYOND EDGE OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

GUY AND STAKE TREES, LESS THAN 3.5" IN CALIPER, IN FOUR DIRECTIONS WITH "ARBORBRACE" NYLON TREE GUYING KIT WITH HARDENED NYLON ANCHOR AND 3/4" 800 LB. POLYPROP UV WEBBING, MODEL (ATG-R) OR APPROVED EQUAL. STAKE TREES IMMEDIATELY AFTER PLANTING. FOR MULTI-TRUNK PLANT MATERIAL, ATTACH GUYS TO FOUR (4) LARGEST LIMBS, CARE MUST BE TAKEN NOT TO MAKE GUYS TOO TIGHT. FOR TREES 3.5" IN CALIPER AND OVER, TREES MUST BE STAKED WITH WOOD 2X4 METHOD. FOLLOW PALM STAKING DETAIL FOR REQUIREMENTS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ELIMINATE GUYING OR STAKING. THE OWNER SHALL RECEIVE A CREDIT OR DEBIT FOR THE UNIT PRICE OF THE GUYING OR STAKING. THE LANDSCAPE CONTRACTOR SHALL REMOVE BRACING IN ONE YEAR.

3.2: PLANTING SHRUBS:

EXCAVATE PITS OR TRENCH TWO (2) TIMES DIAMETER OF BALLS OR CONTAINERS, AND 3" DEEPER THAN REQUIRED FOR POSITIONING AT PROPER HEIGHT. COMPACT A LAYER OF BACKFILL MIXTURE IN BOTTOM BEFORE PLACING PLANTS. CONTAINER GROWN MATERIALS SHALL BE PLANTED WITH 48 HOURS AFTER DELIVERY TO SITE. PLACE PLANT IN PIT AND BACKFILL AROUND PLANTS WITH BACKFILL MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. WATER THOROUGHLY AS LAYERS ARE PLACED. FORM A 3" HIGH BERM OF SOIL BEYOND THE EDGES OF EXCAVATION. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST.

3.4: PLANTING GROUNDCOVERS:

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

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW FOR SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS, AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY FERTILIZER AS SPECIFIED AND THEN MULCH WITH THE TYPE AND THICKNESS SPECIFIED ON PLANT LIST, LIFTING PLANT FOLIAGE ABOVE MULCH. MULCH SHALL BE SPREAD BEFORE PLANTING PLANTS IN POTS LESS THAN 1 GALLON SIZE (4", LINERS, ETC.).

Specifications - Lawns and Grasses

2.1: PRODUCTS:

SOD SHALL MEET AMERICAN SOD PRODUCES ASSOCIATION STANDARDS FOR NURSERY GROWN SOD FOR THICKNESS OF CUT, PAD SIZE, STRENGTH OF SECTIONS, MOISTURE CONTENT AND THATCH. SOD SHALL BE GUARANTEED TO BE UNIFORM IN COLOR, LEAF TEXTURE, AND SHOOT DENSITY AND FREE OF WEEDS, DISEASE, FUNGUS, INSECTS OR OTHER IMPERFECTIONS AND SUFFICIENTLY KNITTED TO SUSTAIN GROWTH. SOD SHALL BE MOWED FOR FINAL ACCEPTANCE.

2.3: FERTILIZER:

FERTILIZE TURF AREAS WITH TYPE 1 FERTILIZER, COMPLYING WITH THE STATE FERTILIZER LAWS. THE FERTILIZER SHALL BE CHEMICALLY DESIGNATED WITH 12-8-8. PROVIDE AT LEAST 50% OF THE PHOSPHORIC ACID FROM NORMAL SUPER PHOSPHATE OR AN EQUIVALENT SOURCE PROVIDING A MINIMUM OF TWO UNITS OF SULFUR. THE AMOUNTS OF SULFUR AND ALL OTHER CHEMICAL SHALL BE INDICATED ON THE QUANTITATIVE ANALYSIS CARD ATTACHED TO THE UNOPENED BAG.

3.1: LAWN PREPARATION:

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL PROVIDED ON SITE OR IMPORTED 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 1000 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.

3.2: SODDING:

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

LAY SOD STRIPS WITH TIGHT JOINTS, DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL MIX 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 TAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

Landscape Certificatoin

LANDSCAPE CERTIFICATION: THE LANDSCAPE ARCHITECT SHALL PROVIDE FINAL CERTIFICATION TO THE OWNER AND MUNICIPALITY THAT PLANTS ARE INSTALLED PER THE DESIGN PLAN, DETAILS AND SPECIFICATIONS. ANY CHANGES TO THE PLAN WILL NEED TO HAVE THE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION. CONFORMITY TO FLORIDA GRADE #1 IN THE ROOT BALL REQUIRES THE LANDSCAPE ARCHITECT TO INSPECT TREES PRIOR TO INSTALLATION AT THE SITE. IT IS THE RESPONSIBILITY OF THE OWNER/GENERAL CONTRACTOR/LANDSCAPE CONTRACTOR FOR ORGANIZING INSPECTIONS OF PLANT MATERIAL PRIOR TO INSTALLATION.

General Notes:

SOD TO BE ST. AUGUSTINE UNLESS OTHERWISE NOTED ON PLANS

ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR.

ALL CONSTRUCTION DEBRIS & HARDPAN TO BE REMOVED FROM PLANTING BEDS TO A DEPTH OF 30"

UTILITES:

ABOVE AND BELOW GROUND UTILITIES SHALL BE VERIFIED AND LOCATED BY THE LANDSCAPE CONTRACTOR PRIOR TO COMMENCING WORK IN THE PROJECT AREA. IF UTILITY PLANS ARE AVAILABLE, THE CONTRACTOR SHALL EXAMINE THEM AND BRING ANY AND ALL CONFLICTS TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. WHEN WORKING IN AN AREA WHERE KNOWN UTILITIES EXIST, UTILITY LOCATIONS MAY NEED TO BE STAKED BY A SURVEYOR OR THE UTILITY COMPANIES. THE CONTRACTOR HAS THE OPTION TO CONTACT 811TO SCHEDULE LOCATION OF THE UTILITIES WHICH SUBSCRIBE TO THEIR SERVICE.

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Landscape Specifications Plan
Shoppes on Colorado Annex
City of Stuart, Florida

Designed: DSS
Drawn: DSS
Approved: GGG/EOM/MTH
Date: 2-12-19
Job no. 18-1103
Revisions: 9-12-19
10-28-19
2-11-20

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Scale: AS SHOWN

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LP-2
18-1103

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