EXISTING TREE LEGEND

- RELOCATED SABAL PALM
- EXISTING OAK TO REMAIN
- EXISTING PINE TREE TO REMAIN
- EXISTING SABAL PALM TO REMAIN
- RELOCATED OAK

WATER CONSERVATION POINT SCALE

DESIGN OPTIONS	LDR POINTS	PLAN POINTS
UTILIZATION OF MOISTURE-SENSING CONTROLLER (OTHER THAN RAINBUTCH)	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	X
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	X
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	X
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	X
50% MORE THAN THE REQUIRED SHADE TREES PLANTED IN THE VEHICULAR USE AREA.	10	X
SOD AREA LESS THAN 50% OF THE TOTAL LANDSCAPE AREA.	5	X
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

Landscape Data

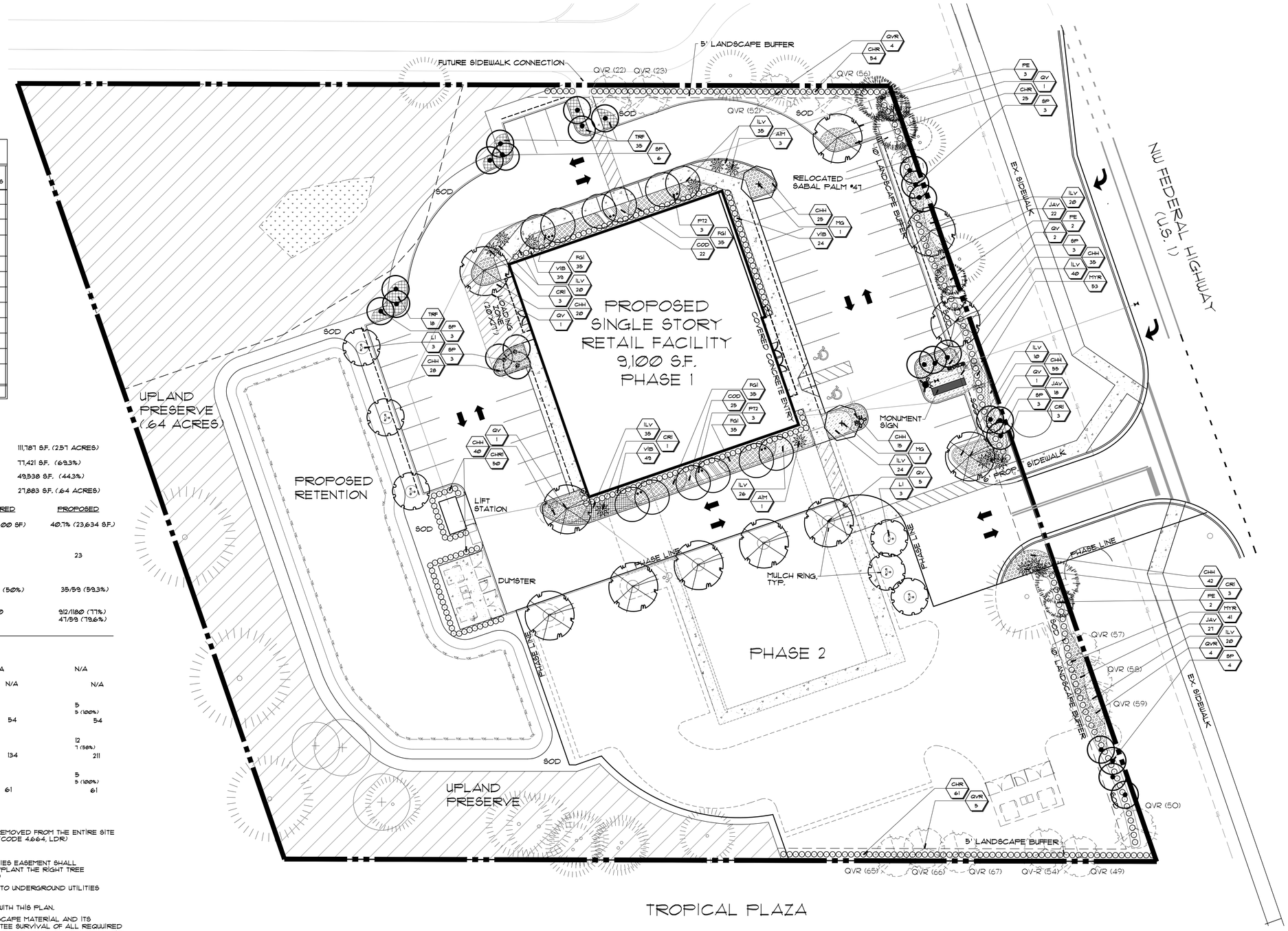
TOTAL SITE		111,781 S.F. (2.57 ACRES)
TOTAL OPEN SPACE PROVIDED: (INCLUDING U.P. AND PHASE 2 NOT BUILT OUT)		77,421 S.F. (69.3%)
LANDSCAPED AREA PROVIDED: (EXCLUDING PRESERVE AREA)		49,538 S.F. (44.3%)
UPLAND PRESERVE:		27,883 S.F. (.64 ACRES)
	REQUIRED	PROPOSED
MINIMUM FOR SITE		
OVERALL LANDSCAPE AREA of Developed site* (58,000 S.F.) *(excludes Preserve and Phase 2)	20% (11,600 SF)	40.1% (23,634 S.F.)
TREES (1 per 58,000 S.F.) (2,500 SF/ 58,000 S.F. - Total developed Site Area) (Excludes Buffers, see below) (Parking Island trees included - 1 tree per)	23	23
CANOPY/SHADE TREES	30 (50%)	35/59 (59.3%)
NATIVE PLANT MATERIAL		
SHRUBS/ GROUNDCOVER (50% MIN. REQUIRED)	590	912/1180 (77%)
TREES (50% MIN. REQUIRED)	31	47/59 (79.6%)

PERIMETER LANDSCAPE AREA
(Excludes areas within Preserve areas)

WEST P.L. (N/A) (UPLAND PRESERVE BOUNDARY)		
TREES (1 per 30 LF)	N/A	N/A
50% MIN SHADE TREES (2)		
SHRUBS (30" O.C. MAX)	N/A	N/A
NORTH P.L. - 354.61' (221.6 WITHIN U.P., BUFFER) 5' BUFFER		
TREES (1 per 30 LF) (133'/30')	5	5
50% MIN SHADE TREES (3)		5 (100%)
SHRUBS (30" O.C. MAX) (133'/2.5')	54	54
EAST P.L. (333.69') 10' BUFFER		
TREES (1 per 30 LF) 333.69'/30')	12	12
50% MIN SHADE TREES (6)		7 (58%)
SHRUBS (30" O.C. MAX) (333.69'/2.5')	134	211
SOUTH P.L. - 354.61' (202.2' WITHIN U.P.) 5' BUFFER		
TREES (1 per 30 LF) (152'/30')	5	5
50% MIN SHADE TREES (3)		5 (100%)
SHRUBS (30" O.C. MAX) (152'/2.5')	61	61

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 4.664, 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 4.665.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.



TROPICAL PLAZA

0 10 20 40 60

FILE: O:\ROOMS TO GO PATIO_JENSEN BEACH 18-0213\DRAWINGS\CURRENT\18-0213 RTG PATIO LP BASE 7.23.18.DWG
PLOTTED: 10/18/18 AT 5:41PM BY: KEVIN
XREFS:

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Rooms To Go Outdoor Furniture

Landscape Plan
Stuart, Florida

Designed: EOM/KMS
Drawn: KMS
Approved: GGG/EOM/MTH
Date: 8.24.18
Job no.
Revisions: 10.10.18

Seal

Digitally signed by M. Troy Holloway
Date: 2018.10.18 17:43:45 -04'00'
LC 0000111

Sheet Title:
Landscape Development Plan

Scale: 1"=20'

Sheet No.
LP-1
18-0213