



7-ELEVEN STORE
 STORE # 38227
 DYER BLVD. & CARROLL ST.
 KISSIMMEE, FLORIDA

REVISIONS:
 1. 10/23/17 DRC COMMENTS
 2. 12/27/17 CITY REVIEW COMMENTS
 3.
 4.

DRAWN BY: JAZ
 DATE: 8/18/17
17040
 LANDSCAPE PLAN
LS1
 BID SET - 1/13/18

GENERAL LANDSCAPE NOTES

- All plant material to be Florida #1 or better quality, as specified in the current edition of the FDACS Grades and Standards for Nursery Stock.
- Tree caliper measurements shall be taken at six (6) inches above natural grade. Measurements for trees over four (4) inches of caliper shall be taken at twelve (12) inches above natural grade. Diameter breast height (DBH) measurements to be taken at 4.5 feet above natural grade.
- The Plant Material Schedule included with the Plans is provided only for the landscape contractor's convenience; it shall not be construed as to conflict or predominate over the Plans.
- In the event of discrepancies in the quantities shown on the Plant Material Schedule/Bid Form and those shown on the Plans, the landscape contractor shall bid the quantity shown on the Plant Material Schedule/Bid Form and provide a note as to the quantity shown on the Plans.
- If a conflict between the Plans and the Specifications exists, the Plans shall predominate and be considered the controlling document.
- Landscape contractor shall provide documentation of plant material when specified. Plants specified by Genus and Species Name must require documentation.
- All materials shall be installed as specified on the Plans. All labor not adhere to the Details and Specifications. They will be selected by the Landscape Architect. Rejected materials will be replaced by the landscape contractor at no additional cost.
- All necessary permits shall be provided by the installing contractor for work shown on the Plans, unless otherwise specifically stated in the Specifications or other documents.
- The landscape contractor shall be responsible for verification and protection of all underground utilities. Plant material shown on the Plans that conflict with underground utilities shall be brought to the attention of the Landscape Architect prior to installation.
- General contractor shall provide site grading to within 0.1 foot of finish grade. The landscape contractor shall provide fine grading to produce a positive drainage condition on the site. Surface water shall be directed to engineered drainage structures/slopes with smooth grading transitions. Debris larger than 1.5 inches shall be removed from surface of landscape beds and sodded areas.
- All plant material shall be installed and maintained in the highest standard of workmanship and in accordance with the Details and Specifications. Plant material shall be maintained by the landscape contractor until Final Acceptance is granted by the Owner.
- All B&B trees shall have strings, twine or rope removed from the top of the basket. All flagging tape, identification tags, and other objects shall be removed from the plant material prior to calling for a Substantial Completion inspection.
- Mulch shall be Pine Bark mini-nuggets. Sod shall be 'Argentine' Bahia.
- The landscape contractor shall remove existing vegetation necessary to complete the work shown on the plans. Use of herbicide shall be in accordance to manufacturers' recommendations and supervised by licensed applicators. The landscape contractor is solely responsible for the means to remove existing vegetation and responsible to ensure that re-growth does not occur.
- The landscape contractor shall keep a neat and orderly job site. Paved surfaces necessary for egress shall be kept clear of debris. Debris generated by the work shown on the Plans shall be removed from the site.
- The landscape contractor shall provide a replacement warranty for trees of one year's duration and shrub/groundcover for three months' duration from Final Acceptance.
- Sod shall be laid with tight joints. Sodded areas shall be rolled within three days after installation. Landscape contractor shall apply proper irrigation water quantities prior to rolling to insure proper soil/root contact but not produce indentations from pedestrians.
- All questions concerning the Plans, Details, or Specifications shall be directed to the Landscape Architect, (727-343-1809).

FERTILIZATION SCHEDULE

- All plant material shall be fertilized upon installation but prior to mulching. Plant material adjacent to open bodies of water shall be mulched immediately following fertilization to reduce translocation of the granules.
 - Fertilizer shall be Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation. Contractor may use the Standard or Lo-Start mixes depending on the level of existing fertilizer from plant nursery applications.
 - Each containerized plant shall receive fertilization at the rates shown for each container size. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.
- | | |
|----------------------|-------------------|
| 1 Gallon Container | 15 plants per cup |
| 3 Gallon Container | 1/4 cup |
| 7 Gallon Container | 1/2 cup |
| 15 Gallon Container | 3/4 cup |
| 25 Gallon Container | 1-1/2 cups |
| 30 Gallon Container | 1-3/4 cups |
| 45 Gallon Container | 2-1/4 cups |
| 65 Gallon Container | 2-1/4 cups |
| 100 Gallon Container | 3 cups |
- Each balled and burlapped plant shall receive one half (0.5) cup of Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation for every caliper inch of trunk. One (1) cup equals two hundred eighty (280) grams of Scotts Osmocote 'Classic' 19-6-12 fertilizer.
 - Scotts Osmocote 'Classic' 19-6-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Scotts Osmocote 'Plus' 15-9-12 in the twelve (12) month release formulation shall be applied to palms at a rate of five (5) cups per one hundred (100) square feet of palm canopy. One (1) cup equals two hundred fifty (250) grams of Scotts Osmocote 'Plus' 15-9-12 fertilizer. If dripline of palm extends into lawn or other shrub/groundcover areas, the palm fertilizer shall be the only fertilizer applied to the area under the dripline of the palm.

LEGEND AND ABBREVIATIONS:

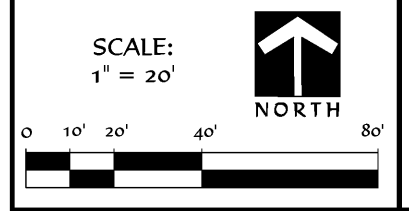
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
±	MORE OR LESS
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
OR#	OFFICIAL RECORDS BOOK
C	CENTRAL
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
C.D.	CHORD BEARING
P.O.C.	POINT ON CURVE
P.O.N.	POINT OF NADIR
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.I.	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
CP	CAST IRON PIPE
CP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
VCP	VITRIFIED CLAY PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
P.B.	PLAT BOOK
OR#	OFFICIAL RECORDS BOOK
OR#	PAGES
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECORDED
CCP	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
■	FOUND CONCRETE MONUMENT AS NOTED
■	FOUND NAIL AS NOTED
■	FOUND NAIL & BOLT AS NOTED
■	FOUND IRON ROD & CAP AS NOTED
■	FOUND IRON PIPE AS NOTED
■	FOUND ROD AS NOTED
■	SPY MARK DISK (LB 801)
■	SET 5/8" IRON ROD & CAP (LB 801)
■	CONTROL POINT MARK AS DESIGNATED
■	IRON MANHOLE
■	INLET GRATE
■	SAFETY DASH
■	SAFETY MANHOLE
■	SAFETY CLEANOUT
■	SEWER VE
■	TELEPHONE MANHOLE
■	WATER METER
■	WATER VALVE
■	WATER VALVE
■	WATER VALVE
■	FIRE HYDRANT
■	CONCRETE UTILITY POLE
■	METAL UTILITY POLE
■	WOOD UTILITY POLE
■	UTILITY POLE GUY ANCHOR
■	LIGHT POLE (TYPE NOTED ON SURVEY)
■	BELLARD
■	SIGN
■	WIRE PULLBOX
---	LINE BREAK
---	CHAIN LINK FENCE
---	WOOD FENCE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND SANITARY SEWER
---	UNDERGROUND STORM SEWER
---	UNDERGROUND ELECTRIC
---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND GAS
---	UNDERGROUND TRAFFIC SIGNAL
---	UNDERGROUND WATER
---	EXISTING CONTOUR
---	+ 6.42 SPOT ELEVATION (HARD SURFACE)
---	+ 6.4 SPOT ELEVATION (GROUND)
---	6.42 * = TOP OF CURB ELEVATION
---	6.19 * = EDGE OF PAVEMENT ELEVATION
■	CONCRETE AREA
■	ASPHALT AREA
■	BRICK PAVEMENT AREA
▲	FREE-OPTIC CABLE MARKER
▲	BURIED SEWER MAIN MARKER
▲	BURIED WATER MAIN MARKER
○	4" ELM

PLANT MATERIAL SCHEDULE

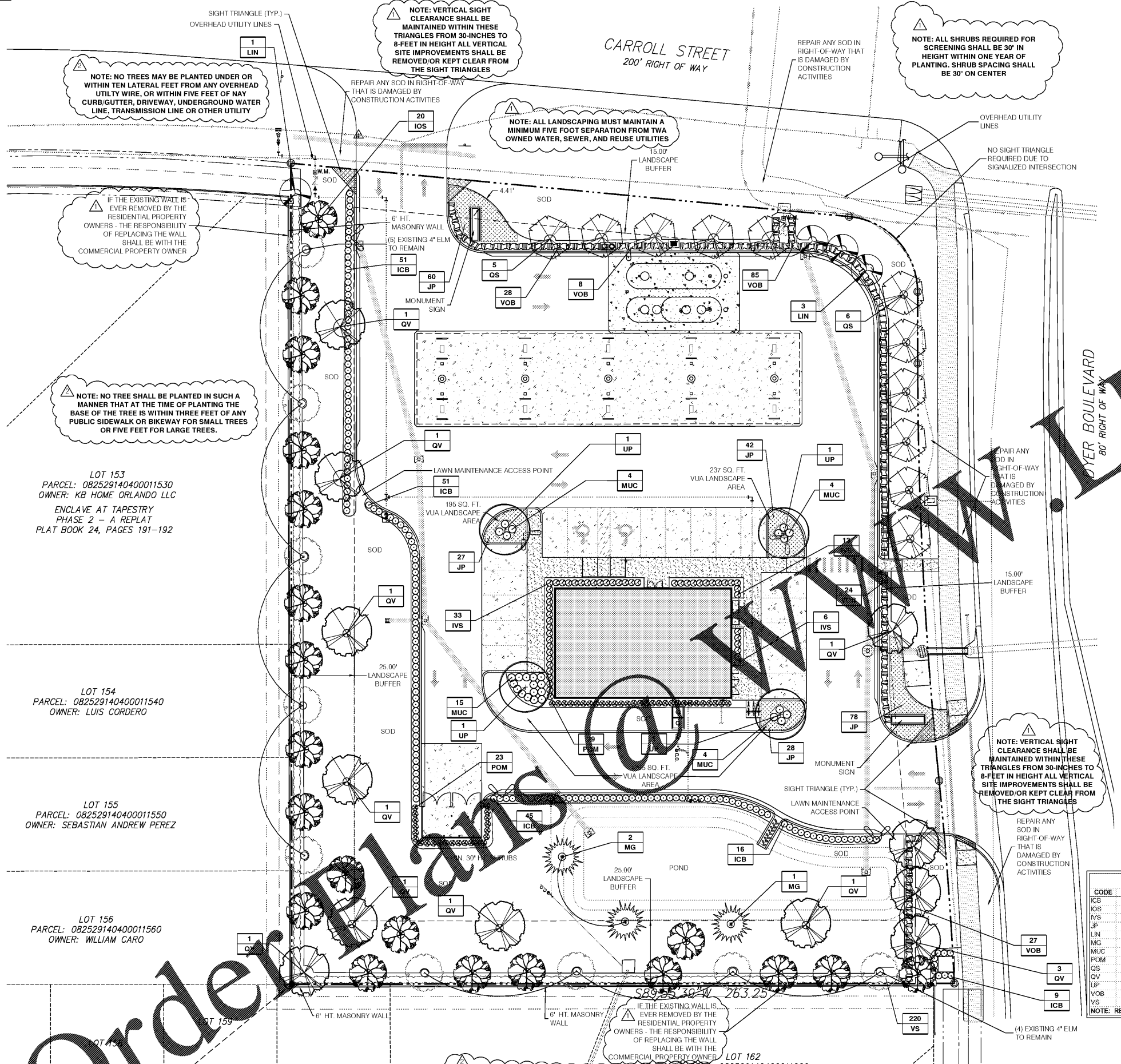
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
ICB	172	ILEX CORNUTA BURFORDII NANA	DWARF BURFORD HOLLY	MIN. 24" HT.	2.5' O.C.	NO
ICB	20	ILEX OPACA x ATTAELENATA 'SAVANNAH'	SAVANNAH HOLLY (SAB.) EAGLESTON HOLLY	10-12" HT. X 4" SPD., 2 1/2" CAL.	AS SHOWN	YES
IVS	52	ILEX VOMITORIA SHILLINGS	DWARF YALPON HOLLY	MIN. 24" HT.	2.5' O.C.	YES
JP	235	JUNIPERUS PARSONII	PARSONS JUNIPER	1 GAL., 18" HT.	2' O.C.	NO
LIN	4	LAGESTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE 'WHITE'	10-12" HT. X 4" SPD., 2 1/2" CAL.	AS SHOWN	NO
MG	3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	10-12" HT. X 4" SPD., 2 1/2" CAL.	AS SHOWN	YES
MUC	27	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL., 24" HT.	3' O.C.	YES
POM	52	PODOCARPUS MACROPHYLLA	VEVY PODOCARPUS	MIN. 30" HT.	2.5' O.C.	NO
QS	11	QUERCUS SHUMARDII	SHUMARD RED OAK	10-12" HT. X 4" SPD., 2 1/2" CAL.	AS SHOWN	YES
QV	12	QUERCUS VIRGINIANA	LIVE OAK	10-12" HT. X 4" SPD., 2 1/2" CAL.	AS SHOWN	YES
UP	4	UKURUS PARVIFOLIA 'ALLEE'	ALLEE LACEBARK ELM	14" HT. X 6" SPD., 4" CAL.	AS SHOWN	NO
VOB	172	VIBURNUM OBOVATUM	WALTERS VIBURNUM 'DWARF VARIETY'	MIN. 30" HT.	2.5' O.C.	YES
VS	220	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	MIN. 24" HT.	2.5' O.C.	NO

NOTE: REQUIREMENT FOR 50% NATIVE PLANT MATERIAL IS WAIVED DUE TO IRRIGATION SOURCE PROPOSED TO BE RECLAIMED WATER

KISSIMMEE PROJECT # DRC#17-00138



JACOB ZIMMERMAN, RLA
 REG. NO. FL 17040
 LANDSCAPE ARCHITECT



NOTE: VERTICAL SIGHT CLEARANCE SHALL BE MAINTAINED WITHIN THESE TRIANGLES FROM 30-INCHES TO 8-FEET IN HEIGHT ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM THE SIGHT TRIANGLES

NOTE: ALL SHRUBS REQUIRED FOR SCREENING SHALL BE 30" IN HEIGHT WITHIN ONE YEAR OF PLANTING. SHRUB SPACING SHALL BE 30" ON CENTER

NOTE: ALL LANDSCAPING MUST MAINTAIN A MINIMUM FIVE FOOT SEPARATION FROM TWA OWNED WATER, SEWER, AND REUSE UTILITIES

NOTE: NO TREES MAY BE PLANTED UNDER OR WITHIN TEN LATERAL FEET FROM ANY OVERHEAD UTILITY WIRE, OR WITHIN FIVE FEET OF ANY CURB/GUTTER, DRIVEWAY, UNDERGROUND WATER LINE, TRANSMISSION LINE OR OTHER UTILITY

IF THE EXISTING WALL IS EVER REMOVED BY THE RESIDENTIAL PROPERTY OWNERS - THE RESPONSIBILITY OF REPLACING THE WALL SHALL BE WITH THE COMMERCIAL PROPERTY OWNER

NOTE: NO TREE SHALL BE PLANTED IN SUCH A MANNER THAT AT THE TIME OF PLANTING THE BASE OF THE TREE IS WITHIN THREE FEET OF ANY PUBLIC SIDEWALK OR BIKEWAY FOR SMALL TREES OR FIVE FEET FOR LARGE TREES.

LOT 153
 PARCEL: 082529140400011530
 OWNER: KB HOME ORLANDO LLC
 ENCLAVE AT TAPESTRY
 PHASE 2 - A REPLAT
 PLAT BOOK 24, PAGES 191-192

LOT 154
 PARCEL: 082529140400011540
 OWNER: LUIS CORDERO

LOT 155
 PARCEL: 082529140400011550
 OWNER: SEBASTIAN ANDREW PEREZ

LOT 156
 PARCEL: 082529140400011560
 OWNER: WILLIAM CARO

LAND DEVELOPMENT CODE REQUIREMENTS

PERIMETER BUFFER - (TO RESIDENTIAL USE) LARGE/MEDIUM TREE REQUIRED PER 15 LINEAR FT. OF R.O.W. 543 LINEAR FT. ALONG DYER AND CARROLL/30' - 19 LARGE TREES REQUIRED LARGE TREES PROVIDED: (4) LIVE OAK, (11) SHUMARD OAK, (4) CRAPE MYRTLE @ OVERHEAD UTILITIES HEDGE REQUIRED AND PROVIDED (WALTERS VIBURNUM)	SCREENING OF DUMPSTER ENCLOSURE MIN. 30" SHRUBS REQUIRED AND PROVIDED (PODOCARPUS) BUILDING FOUNDATION EXPOSED TO RIGHT-OF-WAY = 113 LINEAR FT. MINIMUM 60% SHRUB COVERAGE OF FOUNDATION LENGTH 81% PROVIDED	VEHICULAR USE AREA 25 SQ. FT. OF INTERIOR LANDSCAPE SPACE / PARKING SPACE 40 PARKING SPACES x 25 SQ. FT./SPACE = 1000 SQ. FT. INTERIOR SPACE REQUIRED 2,304 SQ. FT. OF INTERIOR LANDSCAPE SPACE PROVIDED ONE TREE REQUIRED/TEN PARKING SPACES = 4 TREES REQUIRED TREES PROVIDED: (4) LACEBARK (CHINESE) ELM - 4" CAL. ONE SHRUBS REQUIRED/TWO PARKING SPACES = 20 SHRUBS REQUIRED SHRUBS PROVIDED: (27) PINK MUHLY GRASS
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