



**CIVIL ENGINEERS  
LAND PLANNERS**

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**MORNINGSTAR  
SELF STORAGE**

9700 S US 17-92  
SEMINOLE COUNTY

REVISIONS			
Description	Date	By	
1. COUNTY COMMENTS	6/4/19	KF	
2. COUNTY COMMENTS	7/26/19	KF	

**LANDSCAPING  
PLAN**

Date: MARCH 2019

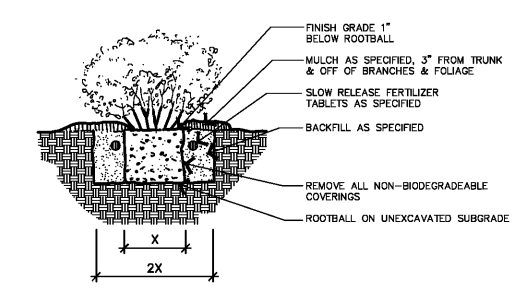
Scale: 1" = 40'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND FOR THE TIME SHOWN USING A DIGITAL SIGNATURE.

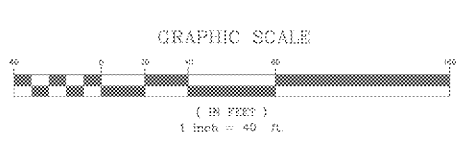
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Digitally signed by kimberley h fischer  
Date: 2019.07.26 15:18:19  
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: L1



TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL N.T.S.



**NORTH BUFFER**  
10' WIDE BUFFER  
WEST OF ENTRANCE:  
4 EVERGREEN TREES  
46 SHRUBS  
EAST OF ENTRANCE:  
3' HEDGE

4 CANOPY TREES

**EAST BUFFER**  
10' WIDE BUFFER NORTH OF ENTRANCE AND ADJACENT TO PARKING SPACE  
26 UNDERSTORY TREES  
3' CONTINUOUS SHRUBS

**EAST BUFFER 50 FOOT SOUTH OF ENTRANCE / ADJACENT TO POND**  
5' BUFFER  
3' CONTINUOUS SHRUBS

**LANDSCAPE NOTES**  
ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.  
DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.  
IN ORDER TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALE, BAFFLER, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.  
ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETRITUS SOIL DISTURBANCE, SODDING, PLUGGING, SPIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 8:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.  
FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH SHADE TOLERANT (I.E. ST. AUGUSTINE) TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS.

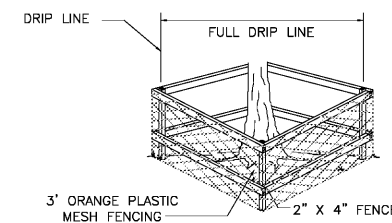
**TREE BARRICADE NOTES**  
1. THE GENERAL CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE TREES THAT ARE TO REMAIN.  
2. ROOTS GREATER THAN 1" DIAMETER SHALL NOT BE CUT UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.  
3. TREE ROOTS GREATER OR EQUAL TO THAT NEED TO BE CUT SHALL BE CUT NEAT.  
4. STOPPED WATER FOR UNNECESSARY VEHICULAR TRAFFIC SHALL NOT BE ALLOWED OVER ANY TREE ROOT SYSTEM.  
5. THE TREE BARRIERS MUST REMAIN UP THROUGHOUT THE CONSTRUCTION UNTIL TIME FOR LANDSCAPING.  
6. ANY ROOT PRUNING NEEDS TO BE WITH A PRO TYPE ROOT SAW OR SIMILAR DEVICE, BUT NOT HEAVY EQUIPMENT. ANY CUT ENDS MUST BE COVERED AND BACKFILLED WITHIN 24 HOURS AND SPECIAL WATERING PROVIDED TO PREVENT DEHYDRATION.  
7. ANY TREE PRUNING NEEDS TO BE DONE BY A CERTIFIED ARBORIST DURING CONSTRUCTION ON THE SITE OR BEFORE THE INSTALLATION OF ANY PLANT MATERIAL.

**LANDSCAPE NOTES**  
-Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plan and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Plans shall reflect any and all necessary discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. The LC shall be responsible for supplying all materials, labor and equipment for the performance of the work.  
-LC shall verify all existing grades, dimensions, adequate drainage, suitable existing soil and foundation and notify owner of discrepancies before proceeding with work. Per FL Statutes, LC to call Statewide State One (800.432.4770) 48 hours prior to digging to have all utilities located.  
-LC to protect existing utilities, structures, surfaces and vegetation noted to be on site. LC shall be responsible for repair/replacement.  
-Protect trees to be saved per detail. Vehicle parking material storage, or soil removal/addition is not permitted within driplines.  
-Round-Up shall be applied twice at ten day intervals per all existing vegetation, sod and groundcover areas that are to be replanted. Extreme care shall be taken to avoid injury and/or death to existing plant material to be saved. Mfr's recommendations shall be followed. Respraying weeds and plants are the responsibility of the contractor through the one year warranty period.  
-All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Fla. unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better grade. (1) health & vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched & densely foliated according to accepted normal shape of the species. LC to obtain written certification from nursery that plant material is Florida No. 1 or better. Trees up to 4" caliper measured at 6" above soil line & over 4" caliper & 12" above soil line unless otherwise noted. All specifications to be met unless otherwise noted. All rootballs and containers to be free of weeds and their roots.  
-Planting of Fla. peat based 1/2" with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains lime rock or construction debris (to be removed).  
-Trees shall be planted so their top main root at the trunk is visible and 2" above finished grade. Do not apply the 1" of mulch to the top of the rootball until after inspection of each tree or palm.  
-Landscape architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, and/or objectivities or the accuracy of property lines or information portrayed on surveys or on documents or plans prepared by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.  
-Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18". See detail.  
-All trees, shrubs and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Application shall be as per the details and mfr's recommendation.  
-All planting beds and trees to receive med. pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4 foot wide mulch rings in turf areas) shall be mulched to a 1 1/2" depth following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers or over their branches or foliage. Mulch is to be applied by hand and shall not be "blown in".  
-LC to maintain all plant material in a plumb, upright and stable condition. All trees/palms to be guyed/tied as per details.  
-LC to remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes and nursery attachments from all plant material.  
-LC shall be responsible to keep plant material in a healthy, watered, insect/pest free condition until owner's final acceptance.  
-LC to provide a one-year warranty for trees, three months for shrubs, groundcovers & vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date. Warranty shall apply only to material that dies due to poor quality, improper handling or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.  
-Provide 100% coverage of all landscape areas using automatic underground irrigation system with rain sensor.

**TREE REMOVEAL/REPLACEMENT:**

	# OF TREES	# OF INCHES	# OF REPLACEMENT
OAK TREES TO BE REMOVED	2	18	4
PALM TREES TO BE REMOVED	4	76	16
PINE TREES TO BE REMOVED	2	32	84
OTHER TREES TO BE REMOVED	8	64	16
			36 REPLACEMENT TREES

48 TOTAL PROPOSED TREES  
105 TOTAL PROPOSED INCHES



AT TIME OF CONSTRUCTION  
TYPICAL TREE BARRIER

**BUILDING FOUNDATION PLANTING:**  
MSP APPROVED: 1.0 PLANT UNIT PER 100 LF  
DO APPROVED: 2.0 PLANT UNITS PER 100 LF  
167 LF X 1.0 PLANT UNIT = 1.67 X 1 = 1.67  
167 LF X 2.0 PLAN UNITS = 1.67 X 2 = 3.34  
6' WIDE SPACE, THEREFORE TYPE C  
27 UNDERSTORY TREES  
27 SHRUBS

CALIPER IS TO BE MEASURED 6" ABOVE GRADE  
ALL TREES TO BE FLORIDA GRADE #1 OR BETTER

**PLANT LIST**

KEY	TOTAL	BOTANICAL NAME	COMMON NAME	SIZE, HEIGHT, WIDTH	REMARKS
MG	9	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8' HT 2" CAL MIN	
IV	9	ILEX CASSINE	DAHOON HOLLY	8' HT 1.5" CAL MIN 2" CAL AVG.	
SP	9	SABAL PALMETTO	CABBAGE PALM	(3" CAL 10' H.)	
LI	21	LAGERSTROEMIA INDICA	GRAPE MYRTLE	2" CAL 8' H.	
IVN	40	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL 18" H. 24" O.C.	
VS	402	VBURNUM ODORATISSIMUM	SWEET VBURNUM	3 GAL 18" H. 24" O.C.	
TA	60	TRACHELOSPERMIUM ASIATICUM	ASIAN JASMINE	MIN. 12 RUNNERS / FULL / 1 GAL	
SOD	AS REQ.	BAHIA HYBRID			QTY BY CONTRACTOR

**SITE LEGEND**

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- RIGHT-OF-WAY
- CONCRETE
- PROPOSED ROW DEDICATION
- 2ND ST PAVING LIMITS
- TYPICAL
- HANDICAP
- 10 PARKING SPACES
- SIDEWALK
- 5' RADIUS
- LINEAR FEET
- SQUARE FEET
- BURIED ELECTRIC