

CONTRACTOR SHALL REMOVE ALL EXISTING PROHIBITED & INVASIVE VEGETATION DURING CONSTRUCTION. AFTER SUBSTANTIAL COMPLETION, PROPERTY OWNER SHALL MAINTAIN PROPERTY FREE OF ALL PROHIBITED & INVASIVE VEGETATION.

PLANTING LEGEND

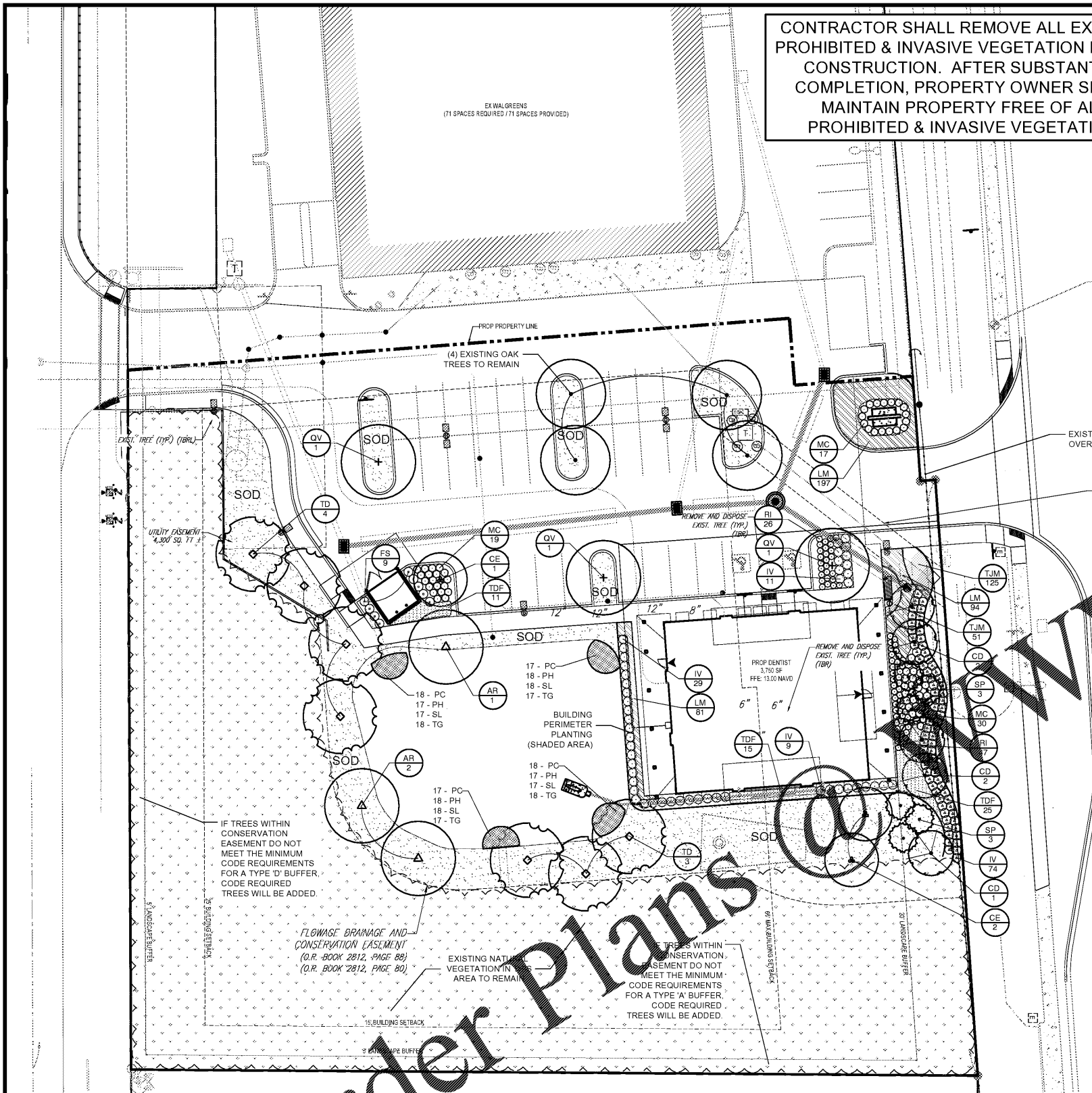
SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
TREES							
AR	Acer rubrum	Red Maple	10' ht. x 4' sprd., 2" cal. min.	per plan	3	YES	YES
CD	Coccoloba diversifolia	Pigeon Plum	10' ht. x 4' sprd., 2" cal. min.	per plan	5	YES	YES
CE	Conocarpus erectus	Silver Buttonwood	10' ht. x 4' sprd., 2" cal. min.	per plan	3	YES	YES
QV	Quercus virginiana	Southern Live Oak	10' ht. x 4' sprd., 2" cal. min.	per plan	3	YES	YES
TD	Taxodium distichum	Bald Cypress	16' ht. x 6' sprd., 4" cal. min.	per plan	7	YES	YES
NOTE: ALL TREES SHALL BE CONTAINER-GROWN. CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.							
PALMS							
SP	Sabal palmetto	Cabbage Palm	FG, 10' CT min., Slick	per plan	6	YES	YES
SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS							
FS	Forestiera segregata	Florida Privet	3 Gal. & 20" ht. min., Full	36" o.c.	9	YES	YES
IV	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal. & 20" ht. min., Full	36" o.c.	15	YES	YES
LM	Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope	1 gal., 8-10 pips/pot, 15" ht. min.	18" o.c.	72	NO	YES
MC	Muhlenbergia capillaris	Muhly Grass	3 Gal. & 24" ht. min., Full	36" o.c.	3	YES	YES
RI	Raphiolepis indica	Indian Hawthorn	3 Gal. & 20" ht. min., Full	4" o.c.	72	NO	YES
TDF	Tripsacum dactyloides	Fakahatchee Grass	3 Gal. & 20" ht. min., Full	12" o.c.	51	YES	YES
TJM	Trachelium jasmninoides 'Minima'	Dwarf Confederate Jasmine	1 Gal. min., 18"-24", 3" stems min.	---	176	NO	YES
AQUATICS							
PC	Pontederia cordata	Pickerelweed	4" pot	12" o.c.	70	YES	YES
PH	Panicum hemitomon	Maidencane	4" pot	12" o.c.	70	YES	YES
SL	Sagittaria latifolia	Common Arrowhead	4" pot	12" o.c.	70	YES	YES
TG	Thalia geniculata	Fire Flag	4" pot	12" o.c.	70	YES	YES
TURF							
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	---	---	---	---

LANDSCAPE CALCULATION

TOTAL SITE AREA:	67,011 SF
OPEN SPACE AREA REQUIRED:	13,402 SF (20% OF SITE AREA)
OPEN SPACE AREA PROVIDED:	44,093 SF (65.8% OF SITE AREA)
GENERAL TREE REQUIREMENT DEVELOPMENT AREA:	67,011 SF
TREES REQUIRED:	19 TREES (1 TREE / 3,500 SF)
TREES PROVIDED:	7 TREES AT 4" CAL., 16" HT. MIN. FOR UP TO 50% QUANTITY REDUCTION AS ALLOWED PER LDC SEC. 3-422(C)(2)
BUILDING PERIMETER PLANTING BUILDING GROSS FIRST FLOOR:	3,750 SF
LANDSCAPE AREA REQUIRED:	375 SF (10% OF GROSS FIRST FLOOR)
LANDSCAPE AREA PROVIDED:	1,041 SF (27.8% OF GROSS FIRST FLOOR)
VEHICULAR USE AREA PLANTING PAVEMENT AREA:	16,594 SF
LANDSCAPE AREA REQUIRED IN VUA:	1,659 SF (10% OF PAVEMENT AREA)
LANDSCAPE AREA PROVIDED IN VUA:	1,868 SF
TREES REQUIRED:	7 TREES (1 TREE PER 250 SF)
TREES PROVIDED:	3 TREES + 4 EXISTING TREES PROVIDED
TREES WITHIN 65 FT. OF EVERY SPACE:	---
BUFFERS NORTH / SHARED COMMERCIAL ACCESS:	NONE REQUIRED
EAST / U.S. 41 - 205 LF, EXCLUDING DRIVEWAY:	TYPE 'D'
TREES REQUIRED:	10 TREES (5 PER 100 LF OF BUFFER)
TREES PROVIDED:	7 TREES + 6 PALMS (=2 TREES) + WOODED CONSERVATION EASEMENT PROVIDED + EXISTING TO REMAIN WITH INFILL AS NEEDED
DOUBLE ROW, STAGGERED SHRUBS REQUIRED:	---
SOUTH - 285 LF:	TYPE 'A'
TREES REQUIRED:	11 TREES (4 PER 100 LF OF BUFFER)
TREES PROVIDED:	EXISTING WOODED CONSERVATION EASEMENT
WEST / BEAUMONT ROAD - 227 LF:	TYPE 'D'
TREES REQUIRED:	11 TREES (5 PER 100 LF OF BUFFER)
TREES PROVIDED:	EXISTING WOODED CONSERVATION EASEMENT
DOUBLE ROW, STAGGERED SHRUBS REQUIRED:	EXISTING TO REMAIN WITH INFILL AS NEEDED
STORMWATER POND PLANTING LINEAR FOOTAGE OF SHORELINE:	280 LF
REQUIRED WETLAND PLANTS:	280 PLANTS (1 PLANT / 1 LF OF SHORELINE)
PROVIDED WETLAND PLANTS:	280 PLANTS

GENERAL GRADING AND PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS. CURRENT EDITION AT TIME OF INSTALLATION.
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS WITHIN BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED BASED ON A SOIL TEST PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - IF SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
 - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY OF WATER AVAILABLE, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF A PUBLIC SOURCE, IF APPLICABLE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN SEVEN (7) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PINE BARK NUGGETS OR APPROVED EQUAL IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ALL TREES IN SOD AREAS SHALL HAVE A MINIMUM OF 4 FOOT DIAMETER MULCH RING. NO CYPRESS MULCH SHALL BE USED.

Scale 1" = 20'

BOHLER ENGINEERING
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	BY
1	2/4/20	PER REVIEW COMMENTS	EDG

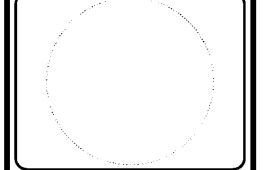
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NOT APPROVED FOR CONSTRUCTION

PROJECT No. F18180133
 DRAWN BY: KBCR
 CHECKED BY: KIB
 DATE: 10/21/2019
 SCALE: AS SHOWN
 CADD:

PROJECT: **LANDSCAPE PLANS**
 FOR **ENCORE REAL ESTATE**
 LOCATION OF SITE
 28100 S TAMAMI TRAIL
 BONITA SPRINGS, FL 34134
 LEE COUNTY, FLORIDA

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 FLORIDA BUSINESS CERT. OF ALTH. No. 20780
 LANDSCAPE ARCHITECT PUBLIC REG. No. 22000060



SHEET TITLE: **LANDSCAPE PLANTING**
 SHEET NUMBER: **LP-1**

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