



**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 INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED 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.
  - 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 PLANTING SPECIFICATIONS 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 PLANT LEGEND AND THE PLANT CALLOUTS, THE PLANT CALLOUTS 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 PROJECT'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR SUBSTITUTIONS AND ALL REQUIREMENTS FOR SUBSTITUTIONS.
  - 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 AT 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 POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 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.

**LANDSCAPE CALCULATIONS**

|  |  |
|--|--|
| PARCEL AREA:   | 50,130 SF (1.15 AC)  |
| VEHICULAR USE AREA:                                    | 21,876 SF  |
| LANDSCAPE AREA REQUIRED:                               | ALL PERVIOUS AREAS   |
| TOTAL LANDSCAPE AREA PROVIDED:                         | 20,293 SF (40.5% OF SITE AREA)   |
| TOTAL TREES REQUIRED:                                  | 6 TREES (5 / ACRE); 3 LARGE & 2 MEDIUM MINIMUM   |
| TOTAL TREES PROVIDED:                                  | 30 LARGE TREES<br>2 MEDIUM TREES<br>0 SMALL TREES  |
| TOTAL SHRUBS & GROUNDCOVERS REQUIRED:                  | 144 SHRUBS & GROUNDCOVERS (125 / ACRE)   |
| TOTAL SHRUBS & GROUNDCOVERS PROVIDED:                  | 356 SHRUBS & GROUNDCOVERS  |
| NATIVE TREE SPECIES REQUIRED:                          | 50% MINIMUM  |
| NATIVE TREE SPECIES PROVIDED:                          | 93.3%  |
| NATIVE SHRUBS & GROUNDCOVERS SPECIES REQUIRED:         | 50% MINIMUM  |
| NATIVE SHRUBS & GROUNDCOVERS SPECIES PROVIDED:         | 59%  |
| MITIGATION TREES REQUIRED (SEE SHEET TD-2):            | 8 TREES @ 4" CALIPER   |
| MITIGATION TREES PROVIDED:                             | 8 TREES  |
| CANOPY COVERAGE REPLACEMENT REQUIRED (SEE SHEET TD-2): | 2 TREES @ 4" CALIPER   |
| CANOPY COVERAGE REPLACEMENT TREES PROVIDED:            | 2 TREES  |
| VEHICULAR USE AREA LANDSCAPE                           |  |
| VUA NOT USED AS PARKING:                               | 16,150 SF  |
| PARKING SPACES PROVIDED:                               | 34 SPACES  |
| TREES REQUIRED IN VUA:                                 | 4 TREES (1 PER 10 SPACES); 1 LARGE MINIMUM   |
| TREES PROVIDED IN VUA:                                 | 2 LARGE TREES<br>2 MEDIUM TREES<br>0 SMALL TREES   |
| LANDSCAPE AREA REQUIRED:                               | 404 SF (10 SF PER 400 SF OF NON-PARKING VUA)   |
| LANDSCAPE AREA PROVIDED:                               | 2,719 SF   |
| PERIMETER BUFFER LANDSCAPE                             |  |
| WEST - ROADWAY BUFFER (141 LF):                        | TYPE 'B', 15 FT WIDE   |
| PLANTINGS REQUIRED:                                    | GROUP 1 SHRUBS AT 3' HT. & 4' O.C.<br>GROUP 2 TREES AT 4' / 100LF = 6 TREES<br>GROUP 3 SHRUBS AT 1' HT. & 3' O.C.  |
| PLANTINGS PROVIDED:                                    | GROUP 1 = 35 SHRUBS<br>GROUP 2 = 7 EXISTING TREES<br>GROUP 3 = 57 SHRUBS   |
| NORTH - COMPATIBLE ADJACENT USE (250 LF):              | 5 FT WIDE  |
| PLANTINGS REQUIRED:                                    | NO REQUIREMENT   |
| PLANTINGS PROVIDED:                                    |  |
| EAST - RESIDENTIAL ADJACENT USE (260 LF):              | TYPE 'A', 15 FT WIDE   |
| PLANTINGS REQUIRED:                                    | GROUP 1 SHRUBS AT 3' HT. & 4' O.C.<br>GROUP 2 TREES AT 4' / 100LF = 11 TREES<br>GROUP 3 SHRUBS AT 1' HT. & 3' O.C. |
| PLANTINGS PROVIDED:                                    | BUFFER PLANTINGS PROVIDED ON RESIDENTIAL LOT<br>GROUP 1 = 0 SHRUBS<br>GROUP 2 = 8 TREES<br>GROUP 3 = 0 SHRUBS      |
| SOUTH - RESIDENTIAL ADJACENT USE (261 LF):             | TYPE 'A', 20 FT WIDE   |
| PLANTINGS REQUIRED:                                    | GROUP 1 SHRUBS AT 3' HT. & 4' O.C.<br>GROUP 2 TREES AT 4' / 100LF = 11 TREES<br>GROUP 3 SHRUBS AT 1' HT. & 3' O.C. |
| PLANTINGS PROVIDED:                                    | BUFFER PLANTINGS PROVIDED ON RESIDENTIAL LOT<br>GROUP 1 = 0 SHRUBS<br>GROUP 2 = 8 TREES<br>GROUP 3 = 0 SHRUBS      |

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" STEP PANELS. 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 ANY TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING 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 (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS). THE USE OF MULCH CONTAINING CHROMIUM, COPPER, OR ARSENATE (CCA) IS EXPRESSLY PROHIBITED.

**SOIL AMENDMENTS**

BEFORE LANDSCAPE INSTALLATION, THE APPLICANT SHALL PROVIDE DOCUMENTATION THAT THE SOILS ARE SUITABLE FOR THE PRESCRIBED PLANTINGS, AND SOIL AMENDMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS. ALL SOIL AMENDMENTS SHALL BE REGISTERED OR CERTIFIED LANDSCAPE PROFESSIONAL WILL BE REQUIRED AS PROOF THAT SUCH SOIL TENDMENTS HAVE BEEN MADE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR COMPLETION.

**PERFORMANCE BOND (WHEN DETERMINED NECESSARY)**

WHEN THE COUNTY MANAGER OR DESIGNEE DETERMINES THAT CIRCUMSTANCES INDICATE THAT THE PLANTING OF TREES OR VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION WOULD NOT BE PRUDENT, FOR REASONS SUCH AS AN IMPROPER TIME OF YEAR FOR THE PLANTING OF TREES, THE APPLICANT MAY POST A PERFORMANCE BOND WITH THE BOARD OF COUNTY COMMISSIONERS, IN A FORM ACCEPTABLE TO THE COUNTY. THE PERFORMANCE BOND, IF POSTED, SHALL BE IN AN AMOUNT OF NO LESS THAN ONE HUNDRED TWENTY-FIVE PERCENT (125%) OF THE ESTIMATED COST OF ALL TREES AND VEGETATION TO BE PLANTED, PLUS LABOR, PURSUANT TO THE REQUIREMENTS OF THIS DIVISION. THE PERFORMANCE BOND SHALL BE RECEIVED AND ACCEPTED BY THE COUNTY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION.

**REMOVAL OF NON-NATIVE INVASIVE PLANTS**

PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION, ALL NON-NATIVE INVASIVE PLANTS, AS DEFINED IN THE LANDSCAPING CODE, SHALL BE REMOVED FROM THE SITE.

**PLANTING LEGEND**

| SYMBOL                         | BOTANIC NAME                   | COMMON NAME          | MIN. SIZE                          | SPACING  | QUANTITY | NATIVE | DROUGHT TOLERANT |
|--------------------------------|--------------------------------|----------------------|------------------------------------|----------|----------|--------|------------------|
| <b>TREES</b>                   |                                |                      |                                    |          |          |        |                  |
| CC                             | Cercis canadensis              | Eastern Redbud       | 10' ht. x 3' sprd., 1.5" cal. min. | per plan | 2        | YES    | YES              |
| IO                             | Ilex opaca                     | American Holly       | 12' ht. x 5' sprd., 2.5" cal. min. | per plan | 2        | NO     | YES              |
| JV                             | Juniperus virginiana           | Eastern Red Cedar    | 12' ht. x 5' sprd., 2.5" cal. min. | per plan | 3        | YES    | YES              |
| PE                             | Pinus elliotii var. densa      | Southern Slash Pine  | 12' ht. x 5' sprd., 2.5" cal. min. | per plan | 13       | YES    | YES              |
| QV                             | Quercus virginiana             | Live Oak             | 14' ht. x 6' sprd., 4" cal. min.   | per plan | 4        | YES    | YES              |
| TD                             | Taxodium distichum             | Bald Cypress         | 14' ht. x 6' sprd., 4" cal. min.   | per plan | 6        | YES    | YES              |
| <b>SHRUBS AND GROUNDCOVERS</b> |                                |                      |                                    |          |          |        |                  |
| BM                             | Buxus microphylla v. japonica  | Littleleaf Boxwood   | 3 Gal. & 14" ht. min., Full        | 36" o.c. | 48       | NO     | YES              |
| IG                             | Ilex glabra                    | Inkberry             | 7 gal. & 36" ht. min., Full        | 48" o.c. | 12       | YES    | YES              |
| IVN                            | Ilex vomitoria 'Nana'          | Dwarf Yaupon Holly   | 3 Gal. & 14" ht. min., Full        | 36" o.c. | 56       | YES    | YES              |
| JP                             | Juniperus chinensis 'Parsonii' | Parson's Juniper     | 3 Gal. & 14" ht. min., Full        | 30" o.c. | 101      | NO     | YES              |
| MC                             | Muhlenbergia capillaris        | Muhly Grass          | 3 Gal. & 18" ht. min., Full        | 30" o.c. | 62       | YES    | YES              |
| MP                             | Myrica pusilla                 | Dwarf Wax Myrtle     | 7 gal. & 36" ht. min., Full        | 48" o.c. | 9        | YES    | YES              |
| SR                             | Serenca repens                 | Saw Palmetto         | 3 Gal. & 14" ht. min., Full        | 36" o.c. | 25       | YES    | NO               |
| VO                             | Viburnum obovatum              | Walters Viburnum     | 7 gal. & 36" ht. min., Full        | 48" o.c. | 14       | YES    | YES              |
| ZF                             | Zamia floridana                | Coontie              | 3 Gal. & 14" ht. min., Full        | 30" o.c. | 34       | YES    | YES              |
| <b>TURF</b>                    |                                |                      |                                    |          |          |        |                  |
|                                | Paspalum notatum               | Argentine Bahiagrass | Sod                                | ---      | ---      | ---    | ---              |

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

Scale 1" = 30'



SEE SHEET LP-2 FOR BREVARD COUNTY NRMO STANDARD NOTES

**LANDSCAPE PLAN**

**CHRISTIAN BROTHERS AUTOMOTIVE REPAIRS**

**EVERGREEN DESIGN GROUP**

(800) 680-4630  
2355 Glades Road, Suite 334A  
Boca Raton, FL 33433  
www.EvergreenDesignGroup.com  
LC #2600612

**LP-1**

19-1045

| NO. | DATE          | REVISIONS        |
|-----|---------------|------------------|
| 1   | NOVEMBER 2019 | 1. CITY COMMENTS |
| 2   | NOVEMBER 2019 | 2. CITY COMMENTS |
| 3   | NOVEMBER 2019 | 3. CITY COMMENTS |
| 4   | NOVEMBER 2019 | 4. CITY COMMENTS |
| 5   | NOVEMBER 2019 | 5. CITY COMMENTS |
| 6   | NOVEMBER 2019 | 6. CITY COMMENTS |
| 7   | NOVEMBER 2019 | 7. CITY COMMENTS |
| 8   | NOVEMBER 2019 | 8. CITY COMMENTS |

DATE ISSUED: 11/11/2019

DATE CHECKED: 11/11/2019

DATE DRAWN: 11/11/2019

DATE DESIGNED: 11/11/2019

JOB NO.: 19-1045

MBV ENGINEERING, INC.  
1500 W. EAU CALLEE BLVD.  
MELBOURNE, FLORIDA 32935  
P-321-83-1510 F-321-295-0811  
WWW.MBV-ENGINEERING.COM