

SITE / LAND USE SUMMARY

IMPERVIOUS		
USE	ACRES	% OF SITE
BUILDING AREA	0.12 ACRES	13.0%
PAVEMENT/SIDEWALKS	0.52 ACRES	54.4%
TOTAL IMPERVIOUS AREA	0.64 ACRES	67.4%
PERVIOUS		
OPEN SPACE	0.27 ACRES	28.0%
DETENTION	0.04 ACRES	4.6%
TOTAL PERVIOUS AREA	0.31 ACRES	32.6%
TOTAL SITE AREA	0.95 ACRES	100%

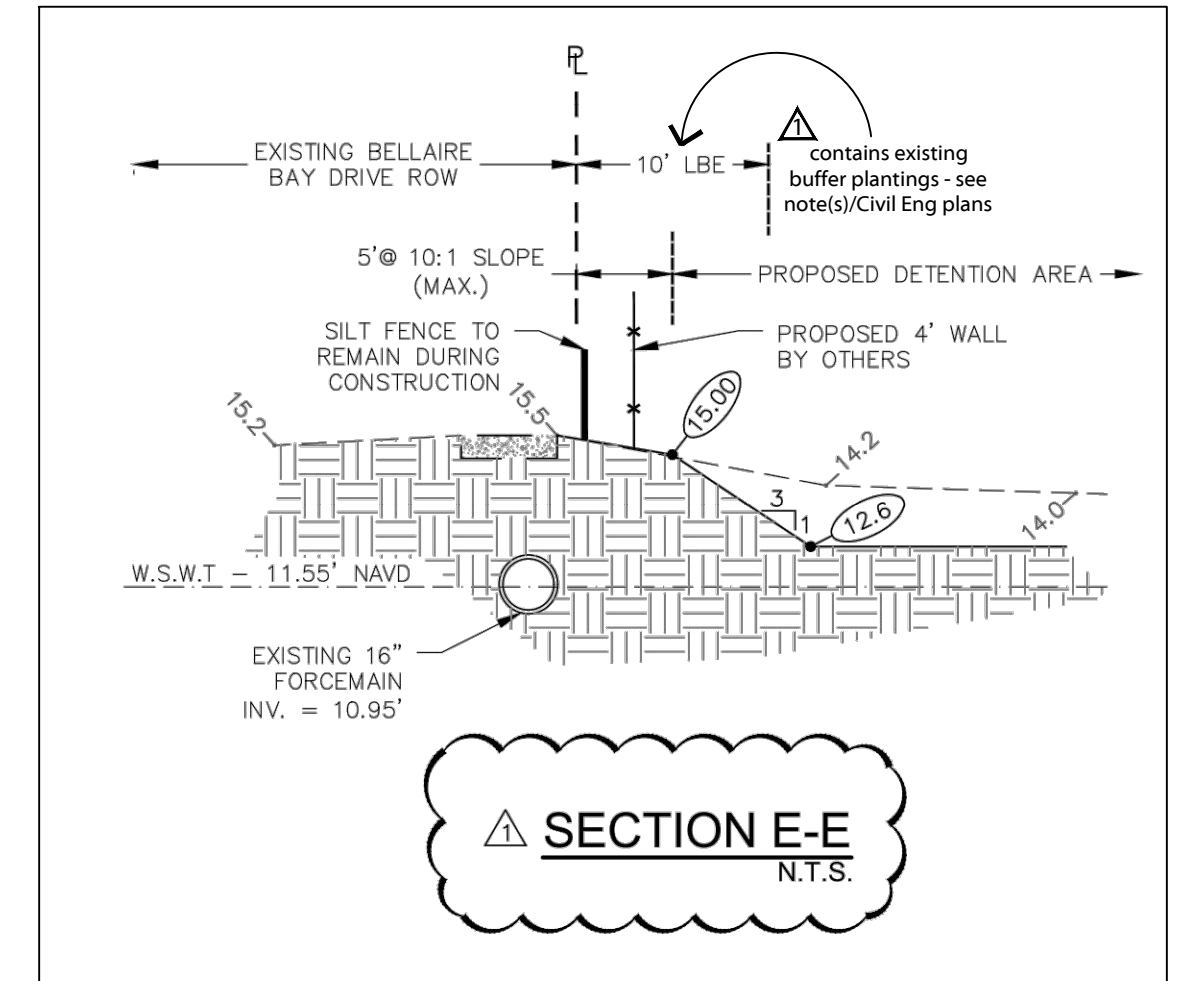
PROVIDE ROOT BARRIER ADJACENT TO ALL "F" CURB - CROSS-REFERENCE WITH ENGINEERING PLANS FOR LOCATIONS (SEE ROOT BARRIER DETAIL SHEET 3 OF 4)



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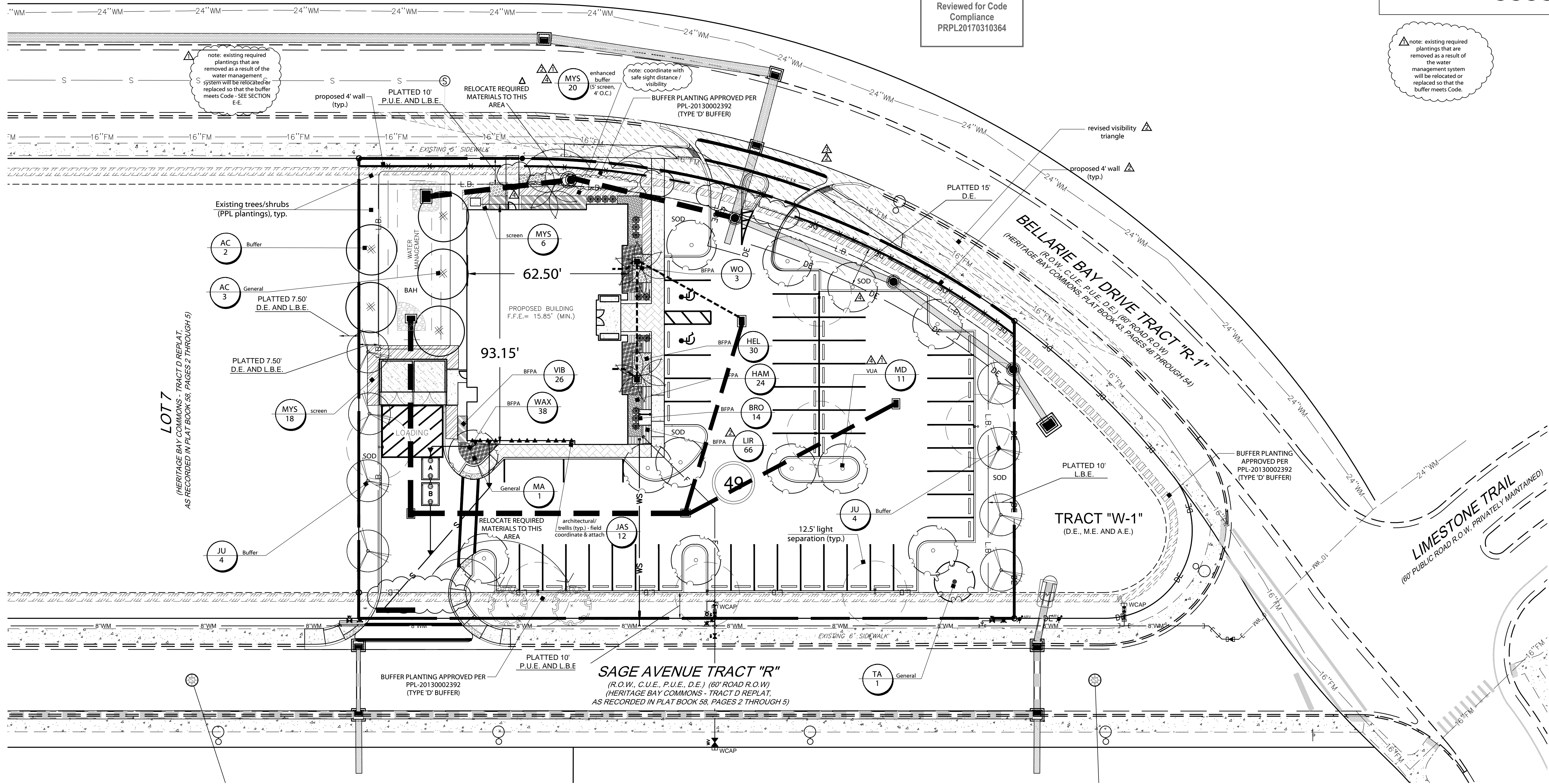
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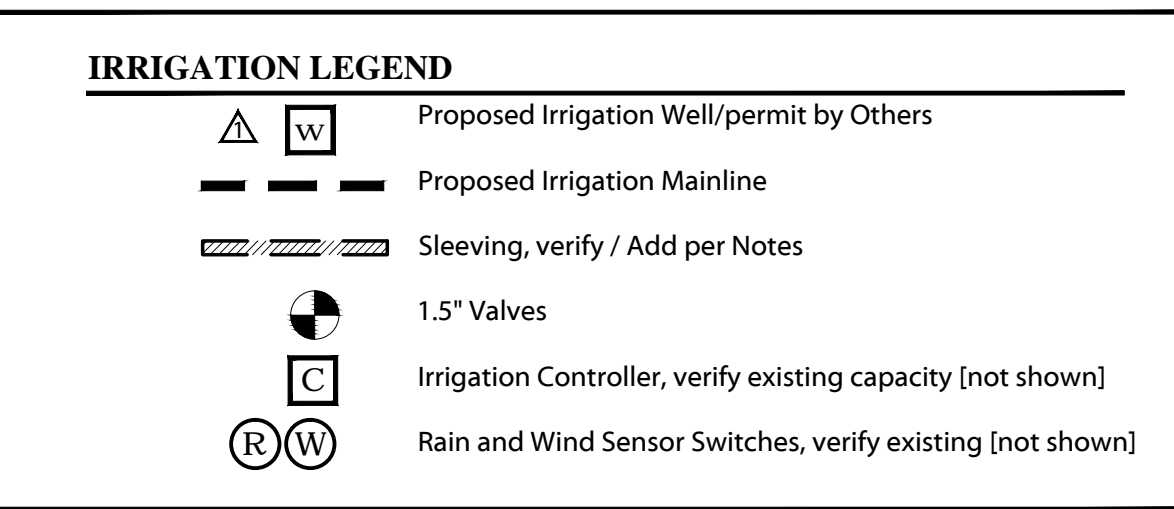
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note: existing required plantings that are removed as a result of the water management system will be relocated or replaced so that the buffer meets Code.





- IRRIGATION NOTES:**
- Sleeving indicated shall be coordinated with existing structures, sized according to lateral piping (or group of laterals) to be contained, and adjusted to final field conditions. Verify existing sleeves for capacity and application in lieu of sleeving indicated on this plan.
 - No pressurized piping shall be run under roadways, drives, or other structures without sleeving.
 - Valve locations / scale indicated are graphic representations of approximate locations. Field adjustments will be necessary according to the final location of structures, area to be irrigated.
 - The calculations are based upon Manufacturer guidelines for PGV valves, INST spray heads, and other equipment by Hunter Industries.

WATER USAGE CALCULATIONS (BASED UPON IRRIGATION USAGE OF 1" WEEK):

189.26 gpm x 20 minutes per day = 3,785.2 gallons per day
 x 3x's week / sprays = 11,355.6 gallons per week

TOTAL GALLONS PER WEEK: 11,355.6

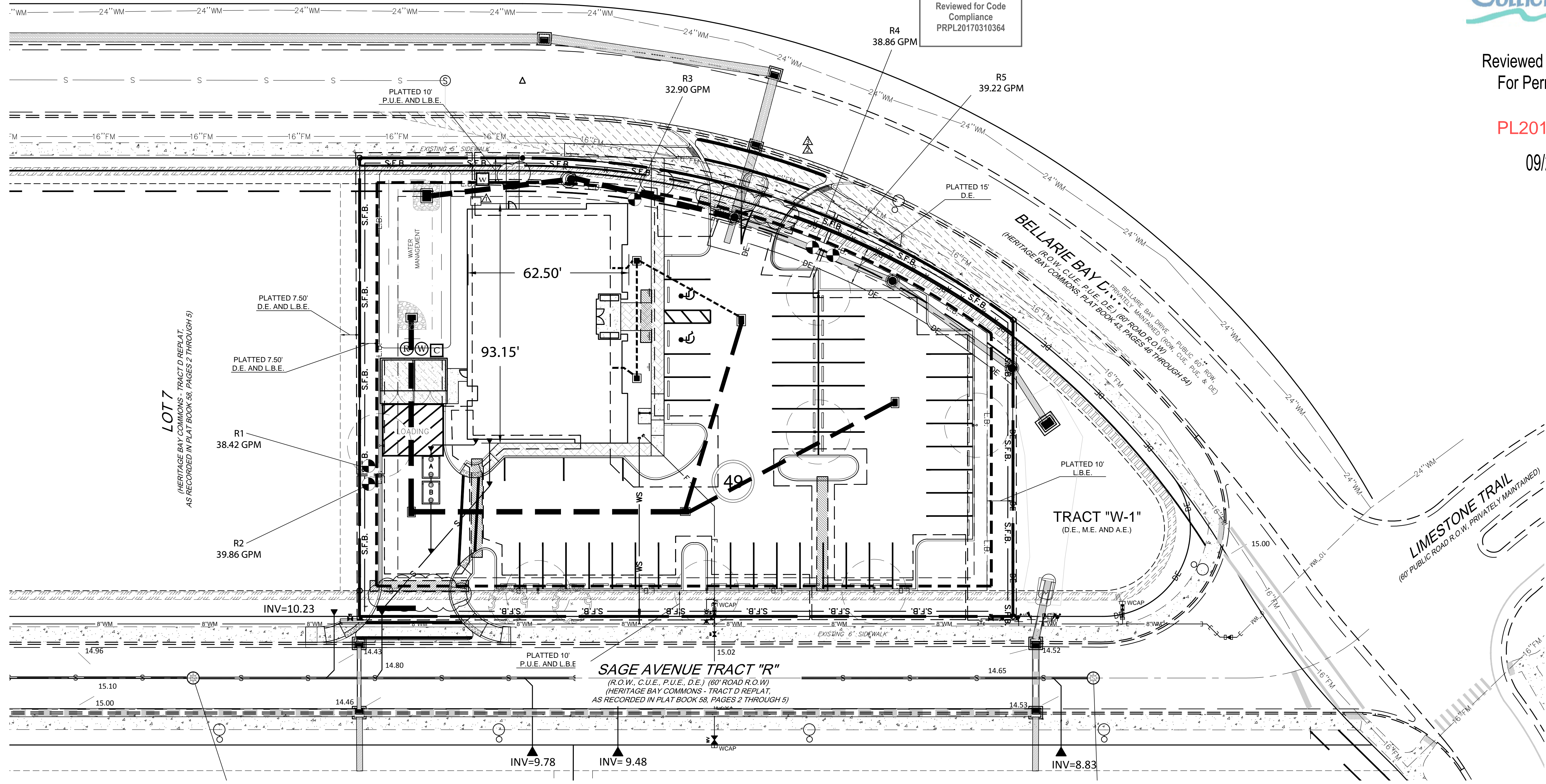
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PROJECT CALCULATION TABLE:

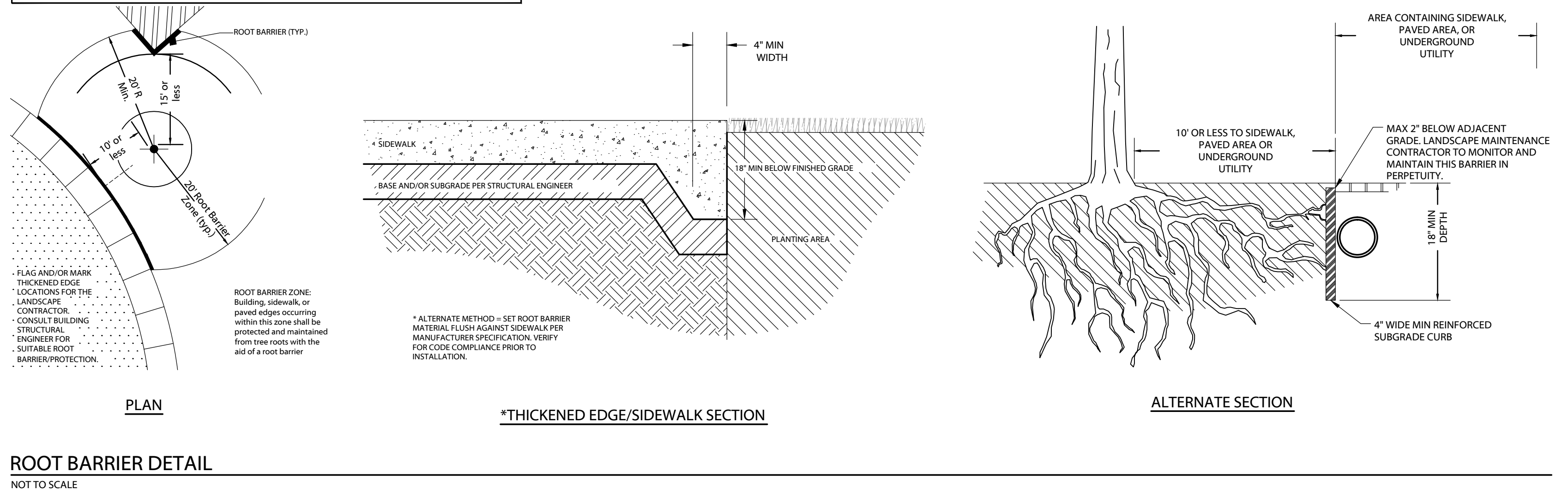
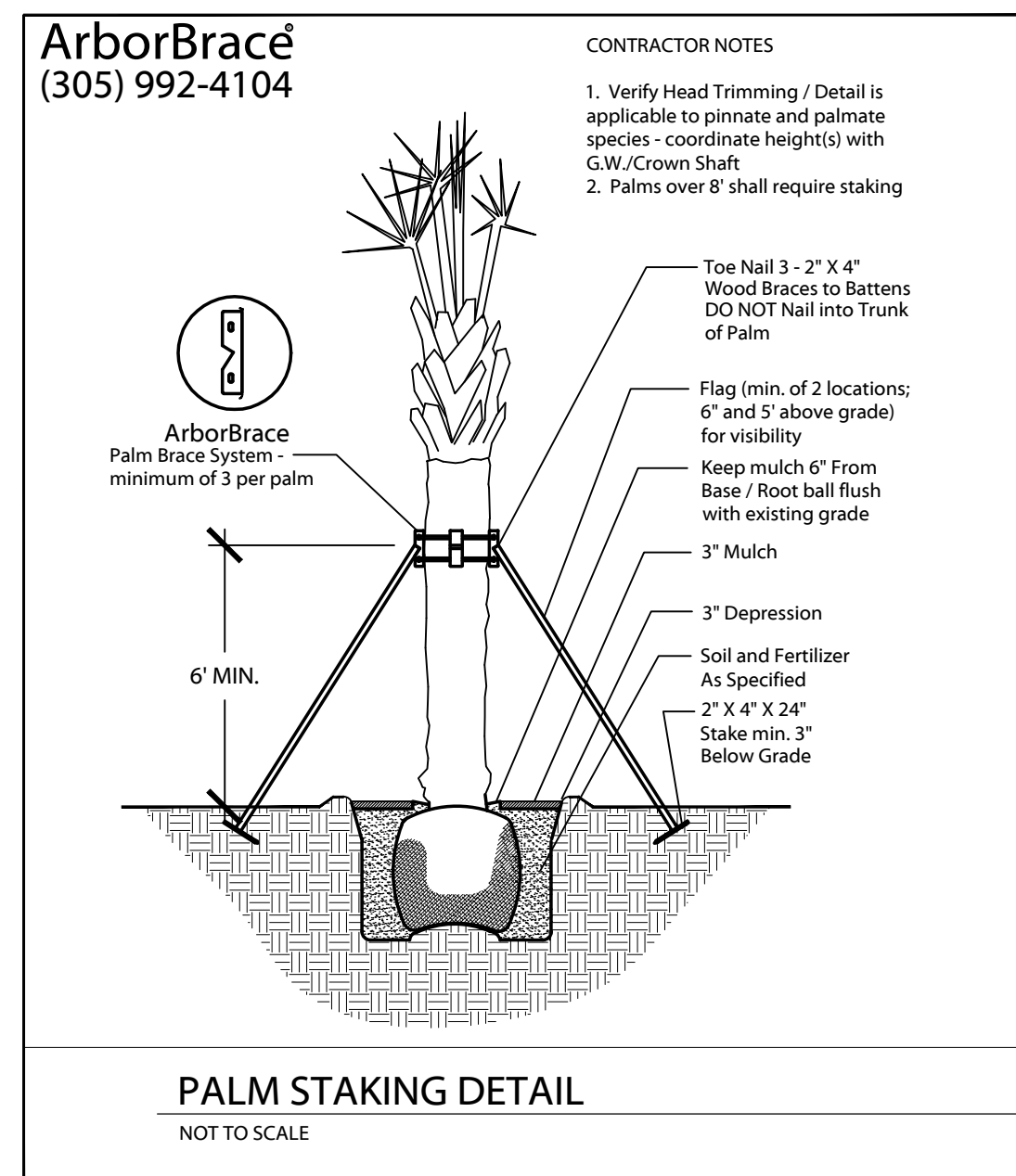
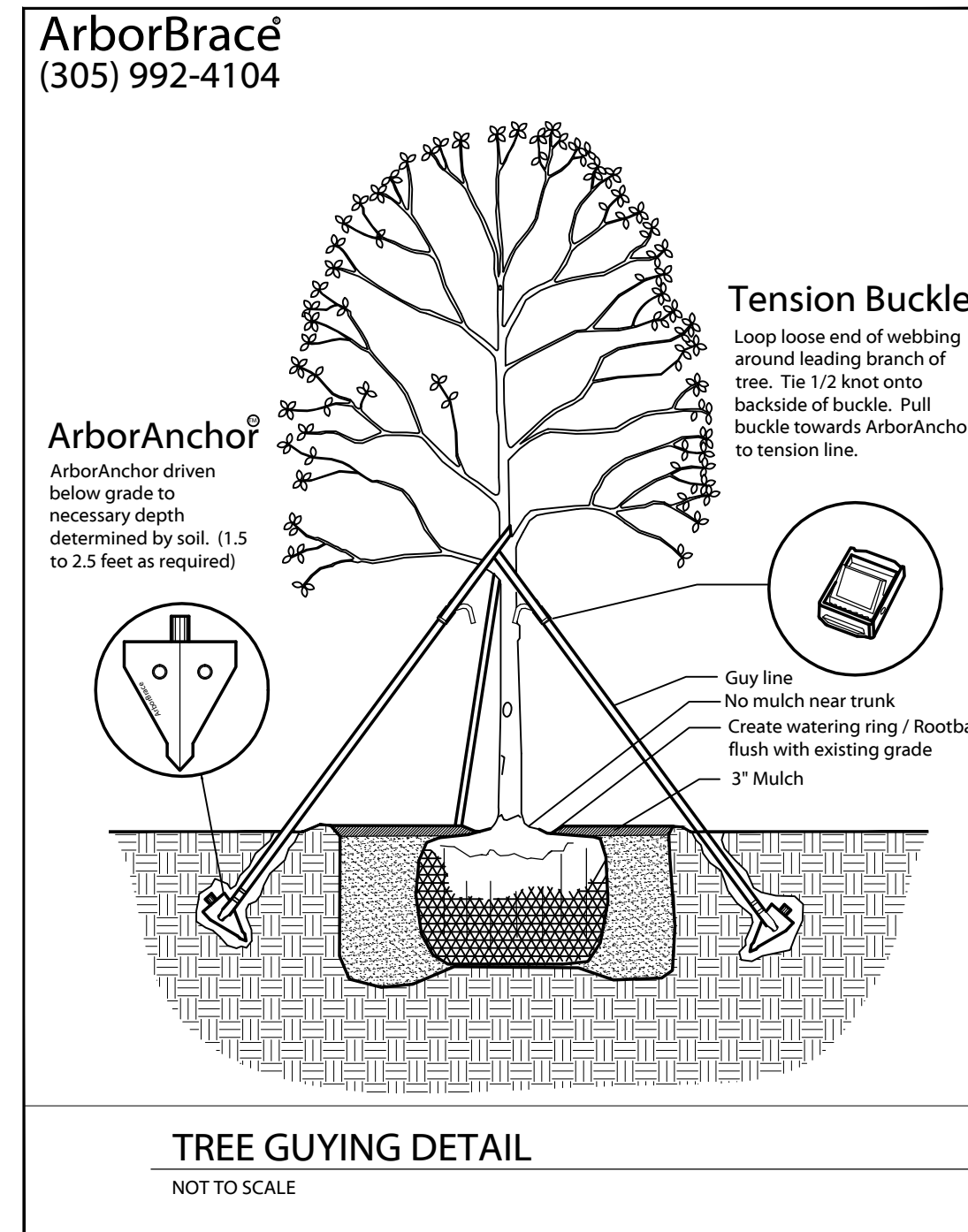
- I. PERIMETER BUFFERING** (Per LDC Sec. 4.06.02).
TYPES OF BUFFERS:
A: 10' wide with trees spaced no more than 30' O.C.
B: 15' wide, 80% opaque within one year / 6' height, may include wall, fence, hedge, berm or combination, trees spaced no more than 25' O.C. / Hedge: min. 10 G., 5' HT., 3' SPR., 4' O.C. Max.
C: 20' wide, opaque within one year / 6' height, may include wall, fence, hedge, berm or combination, two staggered rows of trees spaced no more than 30' O.C. / Hedge: min. 10 G., 5' HT., 3' SPR., 4' O.C. Max.
D. R.O.W. alternate (to be consistent with Collier County Streetscape Master Plan), for a 0 - 99' R.O.W. width: Buffer width is 10' / 100+ R.O.W. width: Buffer width is 15'. Developments >15 Ac. and Developments within an activity center: Buffer width is 20'. Activity Center R.O.W. Buffer: n/a if internal to the development. Trees spaced no more than 30' O.C. / Hedge: 24' at the time of planting and 36' within one year.
NOTE: See L.D.C. for specific exceptions to the following uses: Industrial and Commercially zoned properties, Auto Service Stations, Business Parks.
- NORTH BUFFER: Previously-installed/PPL 20130002392; adjust as noted
 EAST BUFFER: 10' (PER PLAT) Type 'A' Buffer: 116' / 30 = 4 Trees required/provided; note PPL buffer at ROW location(s)
 SOUTH BUFFER: Previously-installed/PPL 20130002392; adjust as noted
 WEST BUFFER: 7.5' (PER PLAT) Type 'A' Buffer: 179' / 30 = 6 Trees required/provided; screen requirement at dumpster location
 MATERIALS REQUIRED ABOVE ARE LABELED AS "BUFFER"
- II. VEHICULAR USE AREAS (V.U.A.) AND R.O.W.** (Per LDC Sec. 4.06.03).
 1. Minimum of 10% of interior landscape areas. Minimum width is 5' and minimum area is 150 s.f.
 2. One tree / 250 s.f.
 3. Landscape islands: min. 8' wide / 100 s.f. Required one tree per island. Existing trees retained qualify for increased consecutive parking spaces.
 4. Parking stall shall be < than 50' from a tree.
 5. Green Space Requirements for Buildings > 40,000 s.f.
 a. Shopping Centers require 7% min. size of v.u.a. must be developed as green space in the front yard or courtyard and is in addition to the building perimeter planting; however, this may count toward open space requirements (LDC Sec. 4.02.01).
 b. Commercial Buildings the green space is reduced to 5% of the V.U.A.
 c. Benches required: 1 foot per 1,000 s.f. of building area. 75% of the benches may be located adjacent to the building along paths, walks, and within arcades/malls.
 6. Green Space Requirements for Buildings > 20,000 s.f.
 a. Trees in V.U.A. must be min. 14'-16' HT., 6'-8' SPR., 3"-4" CAL. WITH 6" OF C.T.
 b. The first row of landscape islands closest to the building must be landscaped with trees, palms, (min. 7' C.T.) shrubs, and groundcovers.
 22,652 S.F. x 10% = 2,266 S.F. / 250 = 10 Trees Required / 10 Provided
 MATERIALS REQUIRED ABOVE ARE LABELED AS "V.U.A"
- III. TREE CREDITS FOR PRESERVED TREES** (Per LDC Sec. 4.06.04.B).
 N/A
- IV. MINIMUM LANDSCAPE REQUIREMENTS.**
 1. Residential: One canopy tree / 3,000 s.f. of lot area or two trees per lot (Max. 15 trees per lot).
 2. Multifamily: One canopy tree / 2,000 s.f. of lot area excluding preserve.
 3. Industrial / Commercial: One canopy tree / 3,000 s.f. of pervious site area or one tree per lot.
 4. Communication Towers.
 13,504 s.f. / 3,000 s.f. = 5 Trees Required / Provided
 MATERIALS REQUIRED ABOVE LABELED AS "GENERAL"
- V. LITTORAL SHELF PLANTING AREA** (Per LDC Sec. 3.05.10)
 N/A
- VI. BUILDING FOUNDATION PLANTING AREA (B.F.P.A.).**
 1. Min. of width determined by bldg. size, with 50% max. occurring in buffers
 2. Decorative paving areas incorporating courtyards, walkways, water features, plazas, covered seating, and outdoor dining may be used for up to 20% BFFPA
 3. Vine planted arbors, wall planters, and trellis structures may be used for up to 15% BFFPA
 4. Buildings under 10,000 S.F. = (TOTAL OF ALL FACADES) x.25x10'; 5' minimum bed Width; Tree/Palm 1/300 S.F.
 Buildings over 10,000 S.F. / less than 50' zoned height = (TOTAL OF ALL FACADES) x.45x15'; 14' Height; 10' minimum bed Width; Tree/Palm 1/400 S.F.
 Buildings 50' or more zoned height = (TOTAL OF ALL FACADES) x.55x20'; 18' Height; 10' minimum bed Width; Tree/Palm 1/500 S.F.
 (93.15'x2) + (62.5'x2) = 312 x .25 x 10' = 780 s.f. Required / > Provided with 3 tree/palm LABELED AS "BFFPA"
- VII. TREES AND SHRUBS. (proposed only / see plan for existing PPL planting layout)**
 1. CODE REQUIRED TREES: 75% NATIVE TREES
 MINIMUM #25, 10' HT., 1 3/4" CAL., 4' SPR. MIN.
 2. CODE REQUIRED SHRUBS: 50% NATIVE SHRUBS. Shrubs min. 24" in height above the adjacent pavement surface to be buffered, 3 G., 18" - 36" O.C., Min. 36" within one year and in perpetuity. Hedges in double staggered rows where required, in Type 'D' Buffers.
 3. CODE REQUIRED PALMS: MIN. 10' C.T., 3:1 ratio for 30% max. in Type D buffer / V.U.A.
 28 TREES REQUIRED x 75% = 21 NATIVE TREES REQUIRED
 > 75% NATIVE TREES PROVIDED
 142 SHRUBS REQUIRED x 50% = 71 NATIVE SHRUBS REQUIRED
 > 50% NATIVE SHRUBS PROVIDED
 SPECIES MIX: For 1 - 10 trees: 1 / For 11 - 20 trees: 2 / For 21 - 30 trees: 3 / For 31 - 40 trees: 4 / For > 40 trees: 5
- VIII. PEDESTRIAN PATHWAYS.** (5.05.08. E.Z.h.)
 Shade and site amenities.
 LABELED AS "Shade" - N/A Provided

GENERAL SDP NOTES

- MULCH: Min. 3" layer (after watering in) required, Extending min. 12" ring from trunk in all directions. 25% MAX. ALLOWABLE CYPRESS MULCH.
- BERMS: For grass stabilized: max. 4:1 slope, For groundcover stabilized: 3:1 max. with the toe of the slope set back 5' for the edge of R.O.W./Property lines. Berms are permitted in easements provided written approval received from all interests under said easement. Berms adjacent to I-75 have exemptions to these requirements.
- STAKING. Re-staked within 24 hours of a blow over / staking failure. Remove between 6 and 12 months after planting.
- LIGHT POLES. Min. 12.5' from trees.
- EASEMENTS. Written permission must be obtained for any planting.
- LIMEROCK. Shall be excavated from planting holes / planting areas in parking lots.
- SIGNAGE. Indicate to reduce conflicts.
- MAINTENANCE. Shall abide by all Codes. Removals shall be verified with pertinent Codes, Surveys, Permits, etc. prior to action.
- IRRIGATION. 100% coverage required, timers with automatic overrides for rain, separate zoning is required for different water use areas, and watering within guidelines established by the SFWMD and/or local municipality.
- PLANTINGS. Plantings must be a minimum of 24" from the back of curb.
- PRESERVES. Maintain Floratam/planted sod @ preserve edge via mechanical means (avoid herbicidal spray) to eliminate sod intrusion into native area(s).

LANDSCAPE INSTALLATION NOTES:

- A set of Construction Documents and/or Approved Code-required Plans shall be on site at all times.
- All utilities, easements, right-of-way, Ownership, and/or other survey data shall be verified by the General Contractor, Sitework Contractor, and/or Landscape Contractor prior to the Commencement of Work.
- Compliance / Permit acquisition and/or display is required for Code-relevant requirements (such as, but not limited to: removals, trimming, replacement, etc.).
- Verify Plant Quantities and Specifications with the Landscape Architect (also referenced as "L.A." hereafter). Notify the Landscape Architect immediately if discrepancies are noted. Planting Plan shall take precedence over 'Plant List Quantities.' The L.A. reserves the right for material rejection if the installation does not correspond to the Plant List Specification / Remark.
- Plant material is to be Florida Grade #1 minimum and Florida Fancy for plant material specified as "Specimen." Trees are to be considered single trunk and meet the minimum standard for Code within the applicable jurisdiction.
- Sizes/specifications are considered minimum. Installation material is to meet or exceed these requirements - verify any discrepancy prior to material purchase, delivery, and/or installation.
- The Landscape Contractor shall verify the location of plant material with the Landscape Architect prior to installation - contact the L.A. for specific guidelines. If a site conflict / potential is noted, notify the Landscape Architect prior to material installation. The L.A. reserves the right for material relocation if the installation does not correspond to the Planting Plan.
- The Landscape Contractor and/or Irrigation Contractor shall be responsible for damaged site utilities, infrastructure, etc. Repair / Replace shall be a requirement.
- Verify site removals, relocations, and/or protected items prior to Bid Preparation. This may include but not be limited to: sod, soil, plant material, stumps, etc. The Landscape Contractor shall be required to complete work as outlined with the Planting Plan(s), Specifications, and Notes.
- Quantities and specification are subject to adjustment, relocation, and/or removal during or after the installation and subsequent approval process by the L.A.
- Exotic(s) or Nuisance Plants as defined by the local agency(ies) shall supersede State requirements; however, the Florida Exotic Pest Plant Council (FLEPPC) and/or UF-IFAS Standards shall be used as a database to justify removals if no local ordinance/Code requirement exists.
- The Landscape Contractor shall execute pruning via a Certified Arborist and using standards as established by the International Society of Arboriculture. All pruning, upon request, shall be advised by the L.A.
- Trees and palms over 8' in height shall be staked.
- The Landscape Contractor and/or Irrigation Contractor shall be responsible for: 1) plant warranties and replacements, as specified within their respective agreement(s) 2) plant material maintenance until "Substantial Completion" 3) plant material production adequacy 4) Scope of Work verification and execution 5) coordination of all Subcontractor(s)
- The Owner / General Contractor shall be responsible for: 1) Providing Final Grade, Site Access, Security of the site 2) Contract review and acceptance of terms 3) Plant / Irrigation Maintenance coordination 4) Payment milestones



PLANT SCHEDULE: [Contractor note: required relocations not part of this schedule; verify with Sheet 1 of 4]

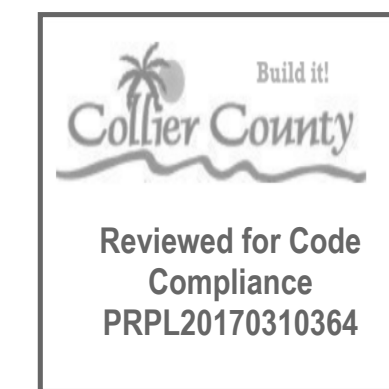
TAG	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATION	NATIVE	COLD TOLERANCE
TREES						
JU	8	Southern Red Cedar	Juniperus silicicola	10' O.A., 4'-5' SPR, 1 3/4" CAL.	Y	3 - 11
AC	5	Red Maples	Acer rubrum	10' O.A., 4'-5' SPR, 1 3/4" CAL.	Y	3 - 11
MD	11	Magnolia 'dd'	Magnolia 'DD Blanchard'	10' O.A., 4'-5' SPR, 1 3/4" CAL.	Y	5 - 11
MA	1	Little Gem Magnolia	Magnolia virginiana 'LG'	10' O.A., 4'-5' SPR, 1 3/4" CAL.	Y	5 - 11
TA	1	Purple Tab	Tabebuia impetiginosa	10' O.A., 4'-5' SPR, 1 3/4" CAL.	N	9 - 11
PALMS						
WO	3	Foxtail Palm	Wodeyia bifurcata	Triple; 16' O.A., heavy/matched	N	9-11
SHRUBS / ACCENTS / VINES						
VIB	26	Walter's viburnum	Viburnum obovatum	24"x24"	Y	8-11
WAX	38	Wax Jasmine	Jasminum volubile	24"x24"	N	9-11
HEL	30	Dune Sunflower	Helianthus debilis	12" OA	Y	10-11
HAM	24	Firebush	Hamelia patens	24" x 24"	Y	9-11
BRO	14	Bromeliad blanchetiana	Aechmea blanchetiana	24" OA	N	10-11
LIR	66	Liriope	Liriope muscari	12" OA	N	5-11
MYS	44	Myrsine	Myrsine floridana	5' O.A., 4' o.c.; full to base	Y	10-11
JAS	12	Confederate Jasmine	Trachelospermum jasminoides	4' trellis (attach to bldg trllis/remove field-grown)	N	5-11
GROUNDCOVERS / OTHERS						
SOD	T.B.D.	St. Augustine	Stenotaphrum secundatum 'Floratum'	Set on raked, suitable soil / remove rocks > 3/4" diameter / tight joints	N	8a-11
BAH	T.B.D.	Bahia	Paspalum notatum 'Pensacola'	Set on raked, suitable soil / remove rocks > 3/4" diameter / tight joints (detention areas)	N	8a-11
-	T.B.D.	Mulch	-	Pine Straw	--	--
-	T.B.D.	Root Barrier	-	Concrete per details / submit alt.'s to L.A.	--	--



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LDC IRRIGATION NOTES:

- The site is to contain 100% Irrigation Coverage via an efficient system utilizing standards common to the industry.
- The Irrigation system is to be controlled by a rain sensor switch connected to the System controller. The location of the System controller is to be verified and coordinated as necessary to provide access and electrical connection(s).
- Coordinate separation, electrical, and other requirements when determining the final well location. Also, see note #5 for additional equipment to be installed.
- Irrigation sleeving locations indicated are diagrammatic and serve only as a guide for installation purposes. Irrigation sleeving is to be a minimum of Schedule 40 PVC. This work is to be coordinated by the General Contractor. The Irrigation Contractor/Subcontractor shall not be responsible for sleeving installation unless this work is in the Irrigation Scope of Work. Sleeving shall be clearly marked, flagged, or otherwise delineated above grade to avoid damage and provide ease of location for future use. Sleeving shall be utilized in areas where piping must cross a greater than 5' width, such as roads and walks.
- Backflow Preventer shall be required per industry standards and Collier County Codes.
- Avoid overspray on pavement, buildings, etc. Utilize pressure-compensating heads for elimination of aerosol spray (This is a standard feature of INST, Hunter spray heads).
- Verify pressure and flow rate after the Meter/Backflow assembly prior to bid submission. The design is based upon the following operating parameters: 60 GPM Max. and 40 PSI Min.-60 PSI Max.
- Pipe sizing shall be determined by the Friction Loss Method and water velocity shall not exceed 5 cubic feet per second.
- Constant pressure piping shall be SCH 40 PVC.
- The Irrigation Contractor shall supply As-built drawings and material cut sheets upon installation completion and as a term of Final Acceptance. This cost shall be accommodated in the bid.
- Zones shall be marked in the controller box and corresponding valves shall have affixed to the Valve Cover a waterproof, fade-resistant tag.
- Verify installation and parts warranty prior to Contract execution.
- Irrigation heads in planting beds shall be 12" pop-up minimum and 6" pop-up minimum in sod areas. Risers, if installed, shall be black pvc consistent with later piping. Substitution(s) shall not be accepted unless the L.A. is notified prior to installation. If substituted without notification, a CREDIT shall be issued to the client for comparable pop-up sprays. Verify remaining type(s), if necessary. Install quick couplers as required or as noted.
- This system shall be automated, provide a moisture sensing device, and will avoid the application (or indirect runoff of irrigation water) of water to impervious areas.



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