

# LANDSCAPE PLANS

COLLIER COUNTY CODE MINIMUM for

## CULVER'S GOODLAND-IMMOKALEE



Reviewed and Approved For:

Permit Issuance

PL20170002907 Date: 3/16/2018



GradyMinor

Civil Engineers  
Landscape Architects  
Land Surveyors  
planners

Bonita Springs 239.947.1144  
Fort Myers 239.690.4380

www.GradyMinor.com

Daniel A. Novakovich, RLA

License No. 0001457

Owner/Developer:

### NAPLES SUNSET DREAMS, LLC (Contract Purchaser)

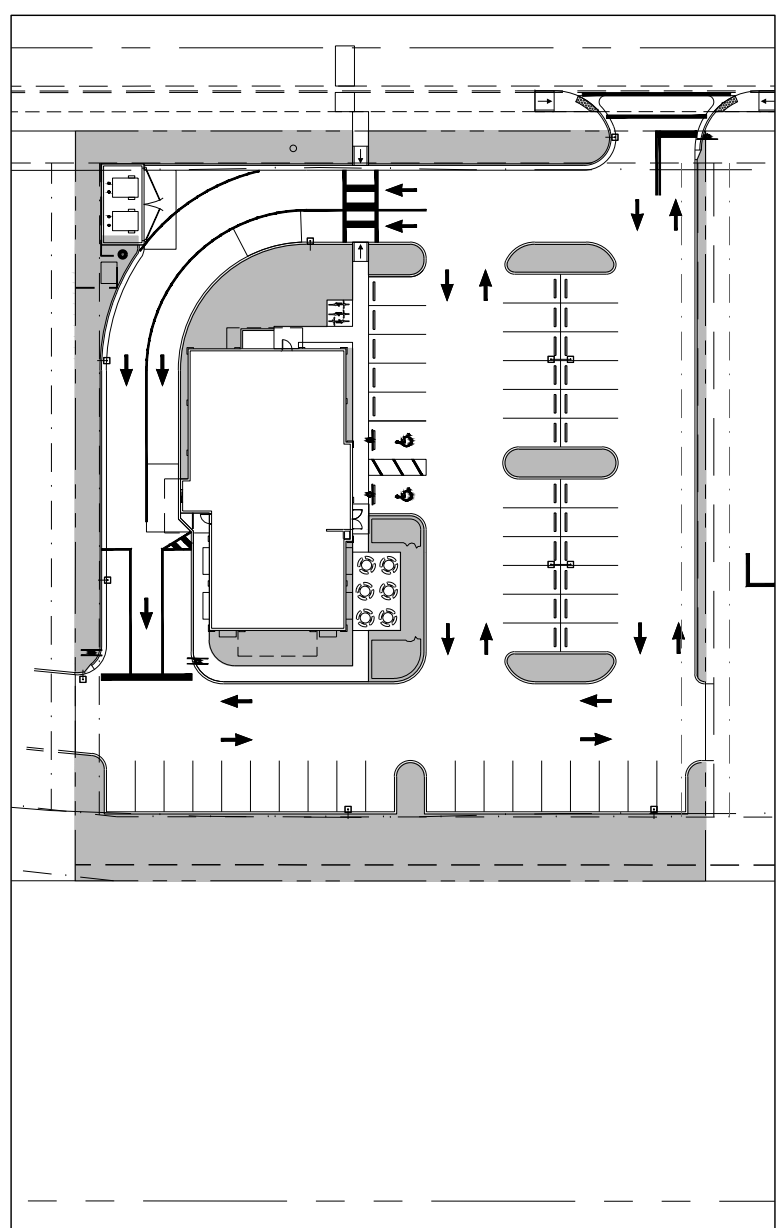
Mike Busalacchi, Manager  
840 Lake Road  
Brookfield, WI 53005  
Tel: 414.687.1245

#### SITE DATA

LAND USE		ACRES	SF	%
TOTAL SITE AREA:	=	1.06	46,137	100%
IMPERVIOUS	=	0.84	36,167	78.4%
BUILDING(S)	=	0.10	4,190	9.1%
PAVEMENT (INCL CURB)	=	0.67	29,071	63.0%
CONCRETE (SIDEWALK/UMPISTER/OTHER)	=	0.07	2,906	6.3%
PERVIOUS (OPEN SPACE)	=	0.22	9,970	21.6%

#### ZONING AND PERIMETER LANDSCAPE BUFFERS

EXISTING ZONING / USE	BUFFER (TYPE)
R.O.W. / SAGE AVENUE (N)	10' (D)
R.O.W. / COCOHATCHEE CANAL R.O.W. & IMMOKALEE ROAD R.O.W. (S)	20' (D)
HERITAGE BAY COMMONS PUD, ACTIVITY CENTER COMMERCIAL / VACANT COMMERCIAL (RESTAURANT PROPOSED UNDER SEPARATE CONCURRENT SDP) (E)	2.5' (A) (5' SHARED)
HERITAGE BAY COMMONS PUD, ACTIVITY CENTER COMMERCIAL / VACANT COMMERCIAL ( PROPOSED HEARTLAND DENTAL PROJECT UNDER PL#20160003383) (W)	7.5' (A) (15' SHARED)



OPEN SPACE PLAN  
SCALE: 1" = 60'

#### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HT. AND SPR.	CAL	SPEC.
	AR	6	Acer rubrum	Red Maple	10' ht min.	2" cal. min.	4' spd. min.
	BB	1	Bauhinia x blakeana	Hong Kong Orchid Tree	10' ht min.	2" cal. min.	4' spd. min.
	MG	7	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	10' ht min.	2" cal. min.	4' spd. min.
	QV	10	Quercus virginiana	Southern Live Oak	10' ht min.	2" cal. min.	4' spd. min.
	RE	2	Roystonea elata	Florida Royal Palm	10' ct min.	Heavy	Single
	SP	3	Sabal palmetto	Cabbage Palmetto	10' ct min.	Booted	Stagrd. Hts., Tied heads, Booted
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT. AND SPR.	SPACING
	HAM	44	Hamelia nodosa	Dwarf Firebush	3 gal. min.	24" Ht. x 18"-24" Spr.	36" oc
	TJC	26	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	7 gal	Espalier to structure	4' o.c.
	TRF	71	Tripsacum floridanum	Florida Gamagrass	3 gal. min.	24" Ht. x 18"-24" Spr.	36" oc
	VOW	31	Viburnum obovatum	Walter's Viburnum	-	24" Ht. x 24" Spr.	36" oc
	VIB	15	Viburnum odoratissimum	Sweet Viburnum	-	24" Ht. x 24" Spr.	36" oc
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT. AND SPR.	SPACING
	TAM	496	Trachelospermum asiaticum 'Minima'	Minima Jasmine	3 gal	8" - 10" ht	18" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT. / SPR. / SPEC.	SPACING
	MIM	159	Mimosa pudica	Sensitive Plant	1 gal.	6" ht. x 12" spr.	18" o.c.
	MUL	768sf	Mulch Strips	DK. BROWN GRANT'S BLEND OR APPR'VD OTHER HARDWOOD MULCH OR OTHER COUNTY APPR'VD MULCH NO CYPRESS MULCH PERMITTED SHREDDED, 3" THICK, ALL PLANT BEDS AND TREES RINGS (4") DIA. WITHIN SOD BEDS. CONTRACTOR TO SUBMIT QUANTITIES.			
	SOD1	TBD	SOD ALL PROPOSED SOD BEDS WITH STENOTAPHRUM SECUNDATUM - ST. AUGUSTINE FLORATAM SOD NOTED AS "SOD" ON PLAN. ALL OTHER DISTURBED AREAS WITH PASPALUM NOTATUM - BAHIA SOD, NOTED AS "BAHIA SOD" ON PLAN. CONTRACTOR TO SUBMIT QUANTITIES.				

### LANDSCAPE ARCHITECTURAL PLANS TABLE OF CONTENTS

Dwg. No.	Description
1	SDP COVER SHEET
2	SDP LANDSCAPE PLAN

#### LANDSCAPE CALCULATIONS

	CALCULATION	REQUIRED	PROVIDED
1. VEHICULAR USE AREA (L.D.C. 4.06.03.B.1 and 2)	27,200 x 10% = 2,720 / 250	11 TREES, 2,720sf PLANTING	11 TREES, 2,720sf PLANTING
2. RIGHT-OF-WAY LANDSCAPING (L.D.C. 4.06.02.C) LABELED AS "RBT"	(NORTH) R.O.W. SAGE AVENUE 10' TYPE "D"	162 LF / 30' = 5 TREES, 108 SHRUBS	5 TREES, 108 SHRUBS
	(SOUTH) R.O.W. IMMOKALEE RD. 20' TYPE "D"	197 LF / 30' = 6 TREES, 131 SHRUBS	6 TREES, 131 SHRUBS
3. PERIMETER BUFFERING (L.D.C. 4.06.02.C) LABELED AS "RBT"	(EAST) ADJACENT PUD 2.5' TYPE "A"	208 LF / 30' = 7 TREES ** AND ADDITIONAL 1,040sf PLANTING	7 TREES 1,040sf
	(WEST) ADJACENT PUD 7.5' TYPE "A"	210 LF / 30' = 7 TREES	7 TREES
4. BUILDING PERIMETER PLANTINGS (L.D.C. 4.06.05.C) LABELED AS "BLD"	BLDGS < 10,000sf: LENGTHS(2) * WIDTHS(2) = 284 LF x 0.25 = 71 LF x 10' WIDE 1 TREE / 300 S.F.	2 TREES 710sf PLANTING	2 TREES 710sf+ PLANTING ***
5. GENERAL TREES (L.D.C. 4.06.05.B.1)	9,983sf / 3,000	3 TREES (INCLUSIVE OF ITEMS 1-4 ABOVE)	3 TREES

#### VEHICULAR USE AREA PLANTING:

- The 348sf area, called out on the south side of the building, is the groundcover, Sensitive Plant (Mimosa pudica). The shrubs (Viburnum obovatum) directly adjacent to the building are counted towards the Required Building Perimeter Planting.
- The 889sf area, called out on the north side of the building, consists of the sod area only. All other plant beds on this side of the building are called out for Required Building Perimeter Planting and the East Buffer Planting Areas.
- The 170sf area, called out to the northwest of the building, is only the sod area between the LBE, the dumpster, and the back of curb for the drive-thru.
- All other Vehicular Use Planting Areas, labeled by INT., are not divided or portions of the parking islands or planting beds they label.

#### \*\* ADDITIONAL EAST BUFFER PLANTING AREAS:

East Buffer 5' LBE over 208 LF = 1,040sf Planting Required  
26 Vines installed on the building at 390sf of planting, 50% coverage at install, accounts for 780sf of total planting area.  
Additional Shrubs called out at 260sf of planting area.  
Total Planting Area: 1,040sf Planting Provided

These plantings labeled as: Add'l Plant: \_\_\_\_\_ sf

#### \*\*\* BUILDING PERIMETER PLANTING:

318sf of Building Perimeter Planting is shown within the South Buffer Area. This amount is less than 50% of the Required Building Perimeter Planting, per LDC 4.06.05.C.5



0 30' 60' 120'  
SCALE: 1" = 60'

CULVER'S GOODLAND-IMMOKALEE  
SDP COVER SHEET  
COLLIER COUNTY

#### REVISIONS

1. REV PER COLLIER COUNTY
COMMENTS DATED: 09/08/2017
2. REV PER COLLIER COUNTY
COMMENTS DATED 11/03/17

SHEET  
1 OF 2

DATE: AUGUST 2017



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## 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, SITERWORK 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." HEREINAFTER). 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 CONSIDERING 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 SUPERCEDE 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 10' IN HEIGHT SHALL BE STAKED.
- THE LANDSCAPE CONTRACTOR AND/OR IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR: A. PLANT WARRANTIES AND REPLACEMENTS, AS SPECIFIED WITHIN THEIR RESPECTIVE AGREEMENT(S) B. PLANT MATERIAL MAINTENANCE UNTIL "SUBSTANTIAL COMPLETION" C. PLANT MATERIAL PROTECTION ADEQUACY D. SCOPE OF WORK VERIFICATION AND EXECUTION E. 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.

## GENERAL SDP NOTES:

- ALL PLANT MATERIAL MUST BE FLORIDA NO. 1.
- MULCH MIN. 2" 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 GROUND COVER 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.
- LINEROCK 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, PER MITS, 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 SFVMD AND/OR LOCAL MUNICIPALITY.
- PLANTINGS PLANTINGS MUST BE A MINIMUM OF 24" FROM THE BACK OF CURB.

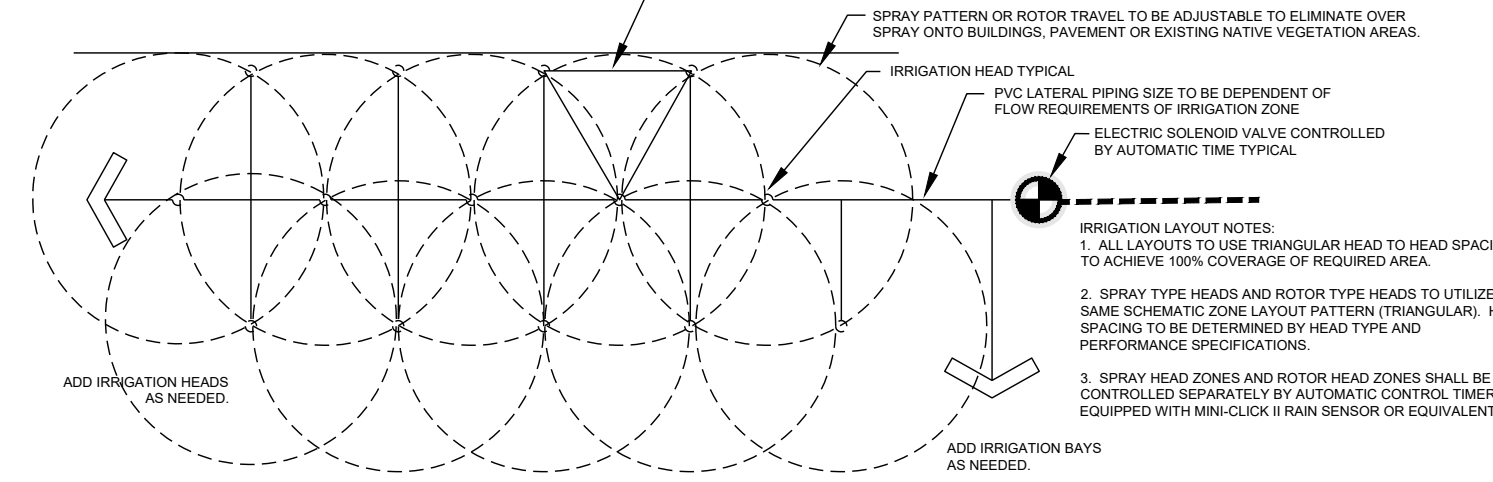
## IRRIGATION LEGEND

KEY	DESCRIPTION
M	#" Irrigation Meter
C	# Station Irrigation Controller
●	Irrigation Well (proposed)
R W	Rain and Wind Sensor Switches
L	Irrigation Valve - Low water use areas - shrubs and groundcovers, typical
H	Irrigation Valve - High water use areas - high water demand sod areas, typical
-----	Irrigation Main Line
-----	Sleeving Locations (Verify with General Contractor)

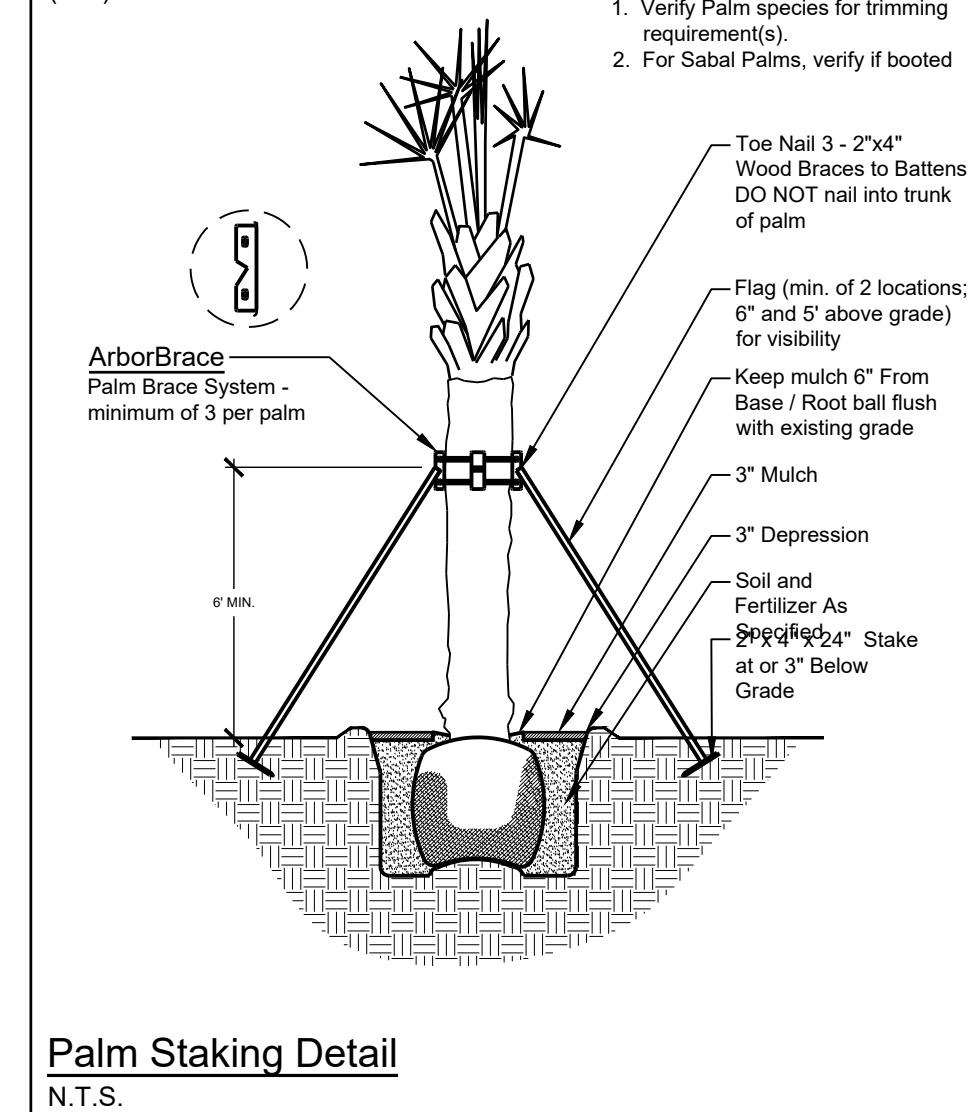
## IRRIGATION NOTES:

- THIS SYSTEM SHALL UTILIZE BUBBLERS ON THE REQUIRED TREES.
- THE IRRIGATION SYSTEM IS TO BE CONTROLLED BY A RAIN AND/OR WIND SENSOR SWITCH CONNECTED TO THE SYSTEM CONTROLLER. THE LOCATION OF THE SYSTEM CONTROLLER IS TO BE VERIFIED AND COORDINATED AS NECESSARY TO PROVIDE ACCESS. THE SPECIFIED CONTROLLER IS BATTERY-POWERED AND CAPABLE OF MAINTAINING SETTINGS ON AN IRRIGATION CYCLE.
- THE IRRIGATION METER, IF REQUIRED, SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR.
- FOR IRRIGATION SLEEVING LOCATIONS SEE IRRIGATION PLANS BY STAHLMAN-ENGLAND.
- 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.
- PER CODE: 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 AND EXISTING NATIVE VEGETATION.
- IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE.

## TYPICAL IRRIGATION ZONE DIAGRAM



ArborBrace®  
(305) 992-4104

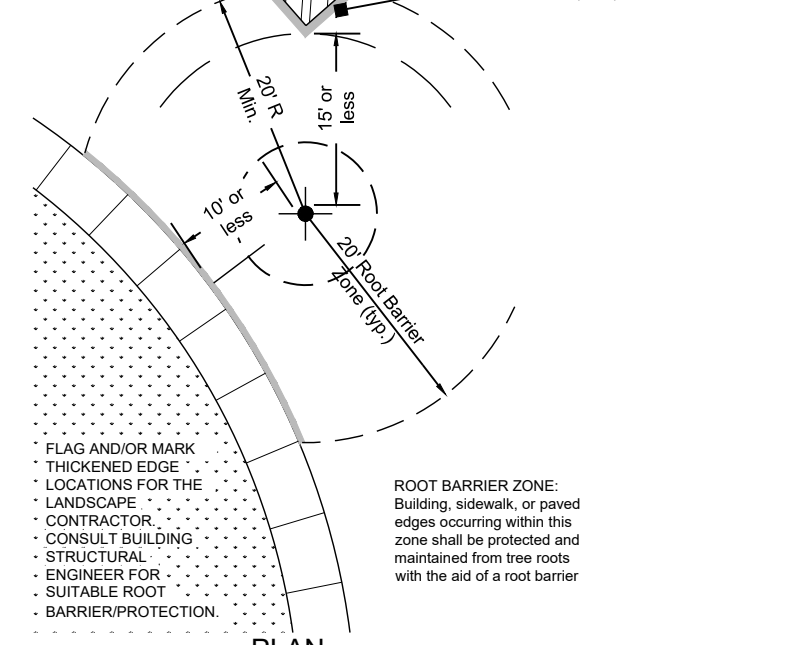
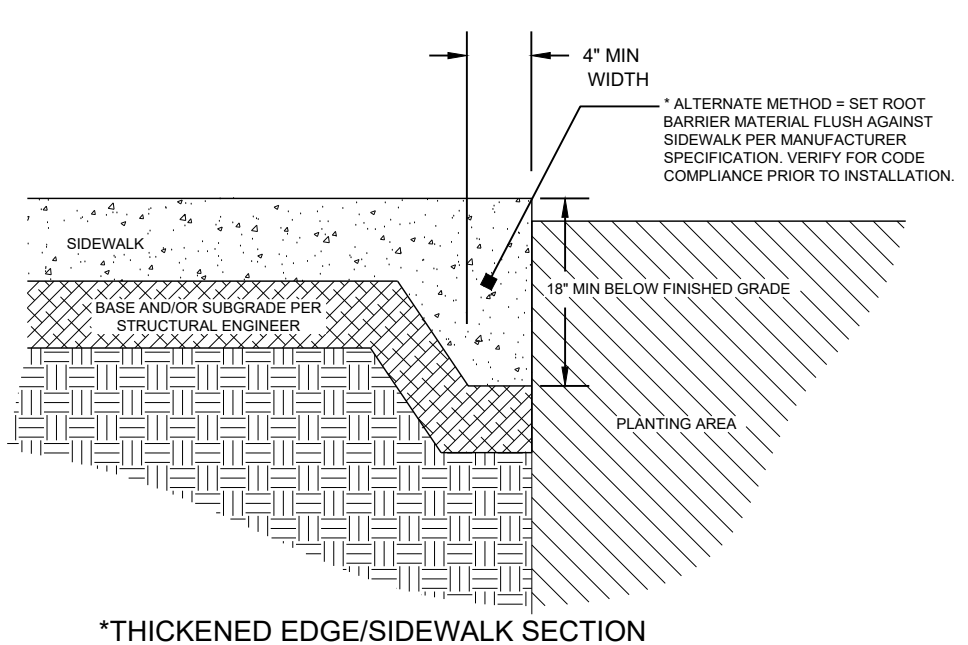


## CONTRACTOR NOTES

- Verify Palm species for trimming requirement(s).
- For Sabal Palms, verify if booted.

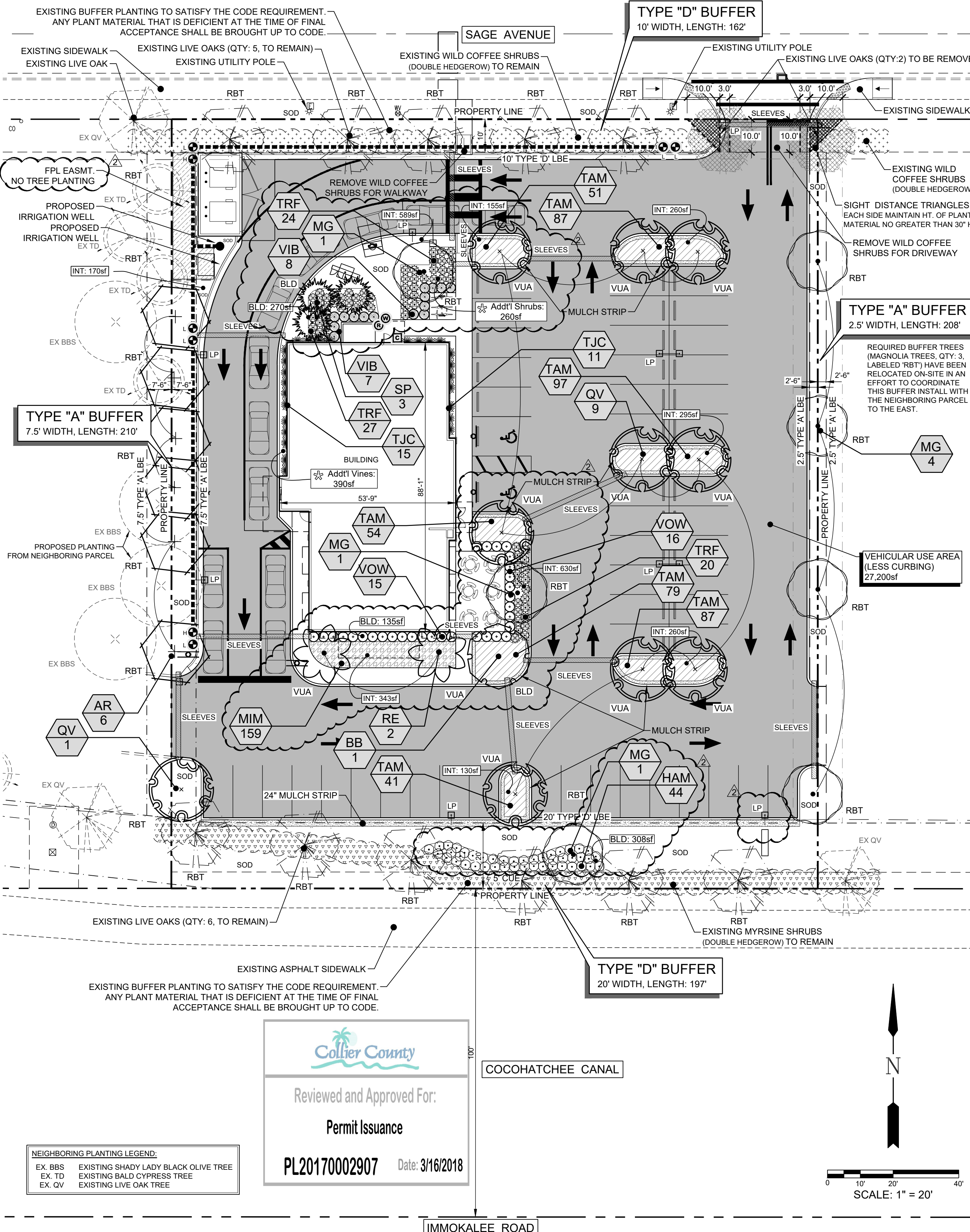
## TREE PLANTING DETAIL

SCALE: NTS



## ROOT BARRIER DETAIL

NOT TO SCALE



GradyMinor

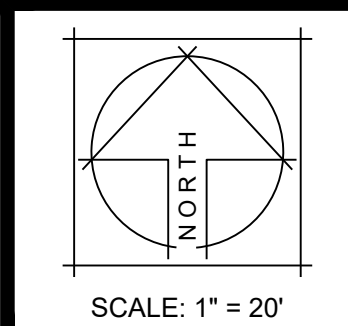
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REVISIONS
1. REV PER COLLIER COUNTY COMMENTS DATED: 09/08/2017
2. REV PER COLLIER COUNTY COMMENTS DATED 11/03/17

SHEET  
2 OF 2

DATE: AUGUST 2017