

SITE INFORMATION

SITE ADDRESS: 8111 BROADWAY E
ESTERO, FL 33928

STRAP: 28-46-25-E2-U1923.2494

SITE AREA: 46,547 SF (1.07 ACRES)

CURRENT ZONING: AG-2

PROPOSED USE: CPD / COMMERCIAL OFFICE



Prepared By:



18197 Sandy Pines Circle
North Fort Myers, FL 33917
Tel: 239.691.7790
Email: info@landesco.com

E Seal: 10-15-2019

Prepared For:

8111 Broadway E
Estero, FL 33928

In Conjunction With:



1" = 20'

Existing Tree Exhibit

DATE IN: 10-15-2019

DRAWN BY: JOK

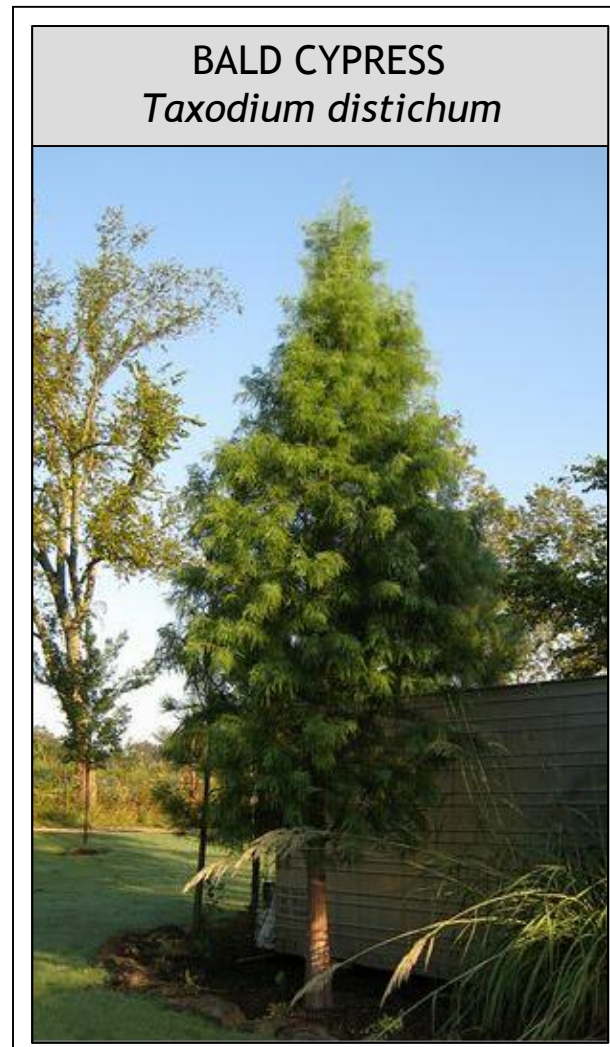
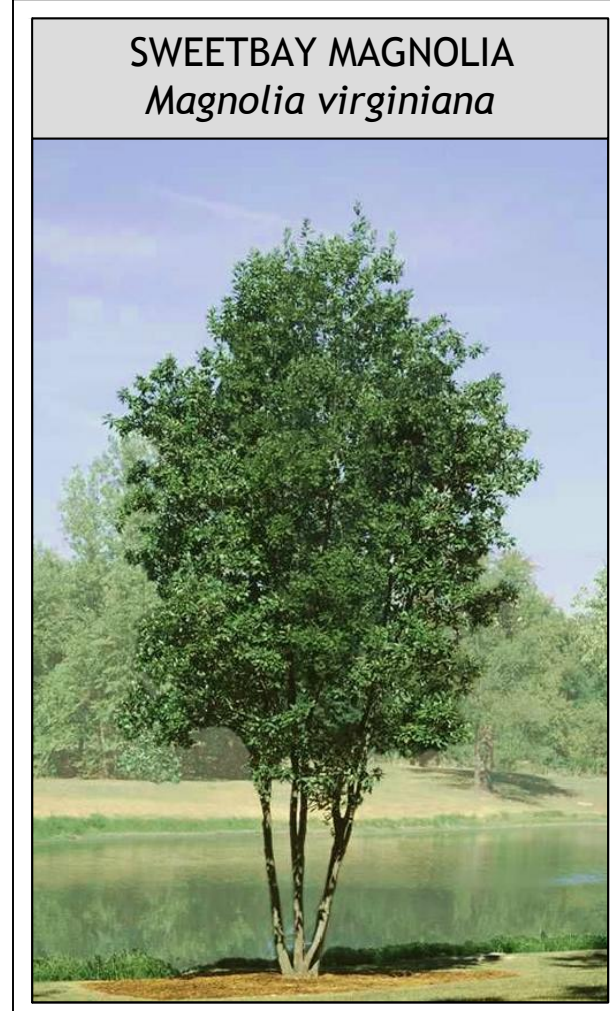
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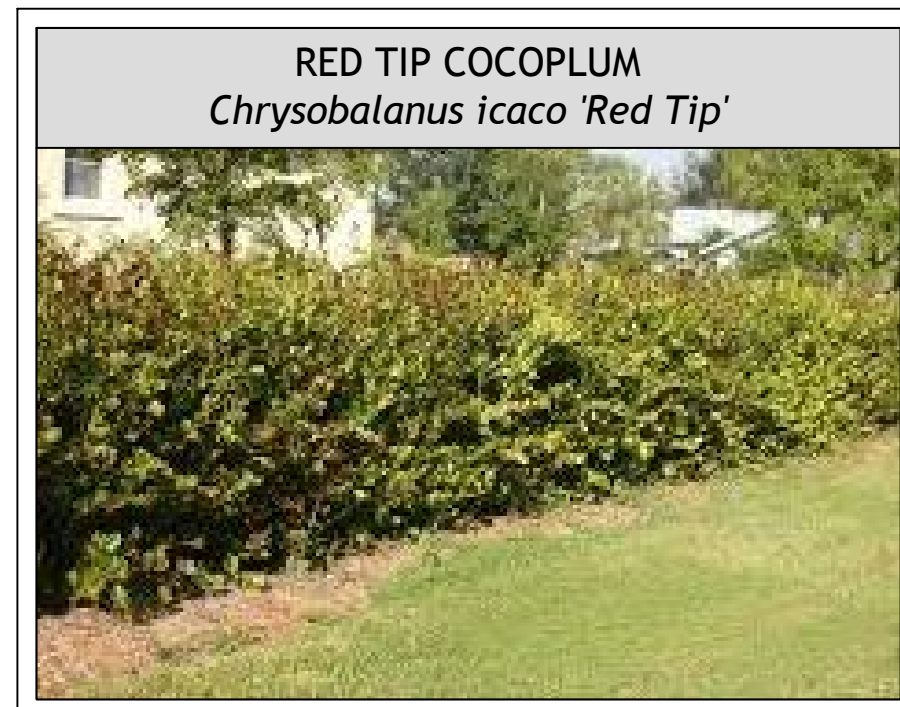
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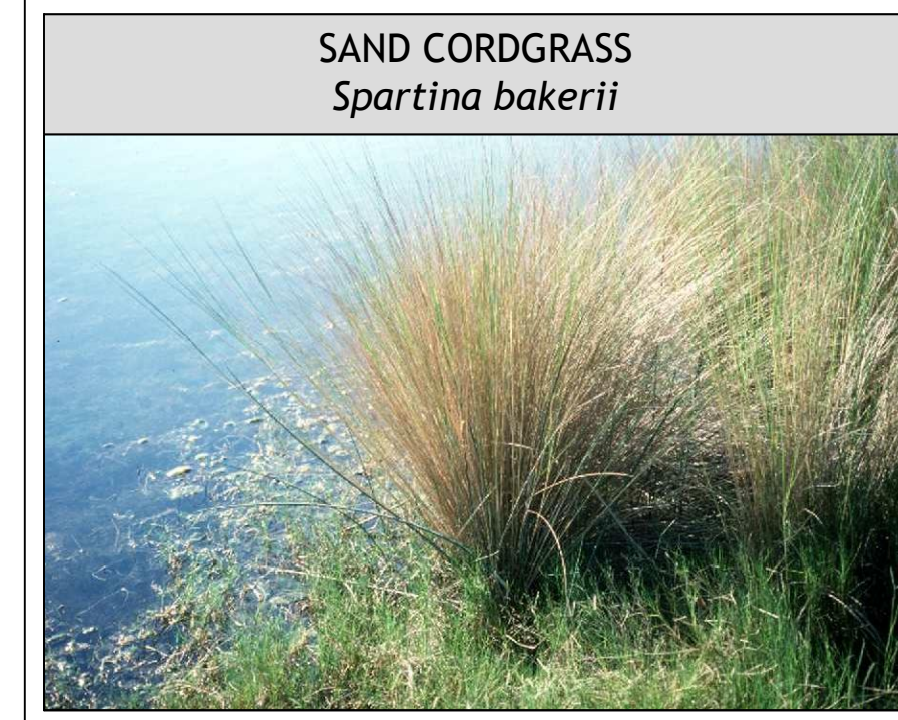
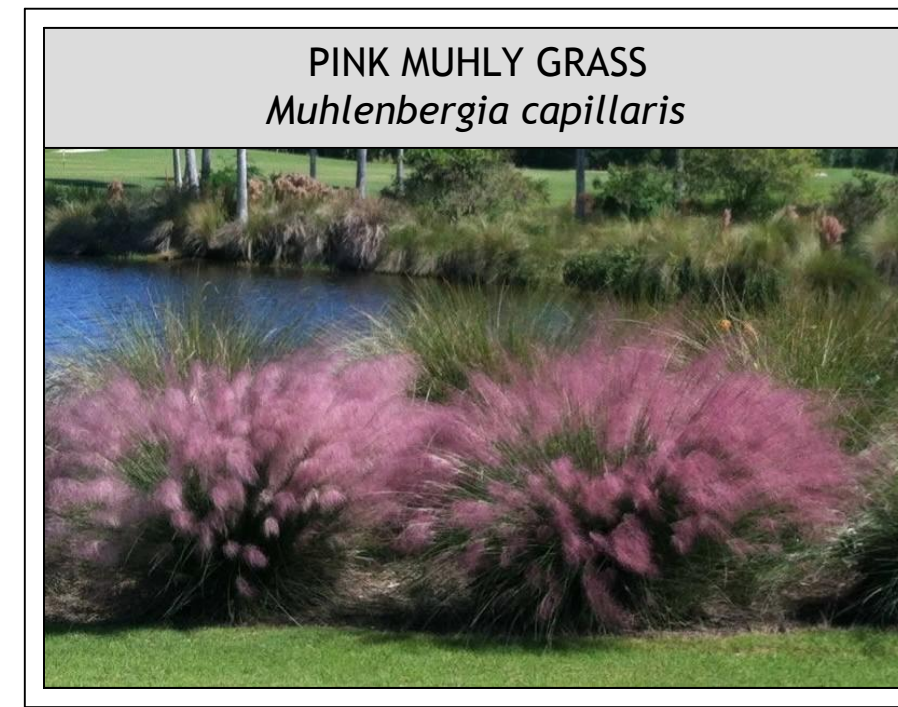
TREES



SHRUBS



GRASSES



PLANT SCHEDULE

KEY	SYMBOL	QTY	SPECIES	PLANT TYPE	CATEGORY	NATIVE STATUS
PROPOSED TREES						
IC		30 4	Dahoon Holly, <i>Ilex cassine</i>	CANOPY	BUF	YES
					VUA	
MV		1 5	Sweetbay Magnolia, <i>Magnolia virginiana</i>	CANOPY	GEN	YES
					VUA	
PE		11 1	Southern Slash Pine, <i>Pinus elliottii var. densa</i>	CANOPY	BUF	YES
					GEN	
TD		5 3	Bald Cypress, <i>Taxodium distichum</i>	CANOPY	BUF	YES
					GEN	
TOTAL TREES		60	***FOR REVIEWER ONLY*** (60 + 14 (GEN/PCT) + 12 (BUF/PCT) = 86			
PROPOSED SHRUBS						
CI		99 101	Red Tip Cocoplum, <i>Chrysobalanus icaco 'Red Tip'</i>	SHRUB	BUF	YES
					VUA	
JD		31 60	Parson's Juniper, <i>Juniperus davurica 'Parsonii'</i>	SHRUB	BPP	YES
					VUA	
MG		84	Muhly Grass, <i>Muhlenbergia capillaris</i>	GRASS	VUA	YES
SB		101	Sand Cordgrass, <i>Spartina bakerii</i>	GRASS	VUA	YES
SR		93	Silver Saw Palmetto, <i>Serenoa repens</i>	SHRUB	BUF	YES
ZP		34	Coontie, <i>Zamia pumila</i>	SHRUB	VUA	YES
TOTAL SHRUBS		603				
---		---	Floratam Grass, <i>Stenotaphrum secundatum 'Floratam'</i>	LAWN	THROUGHOUT	YES

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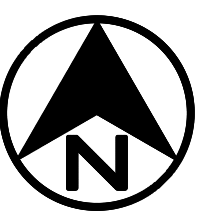
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Plant Schedule

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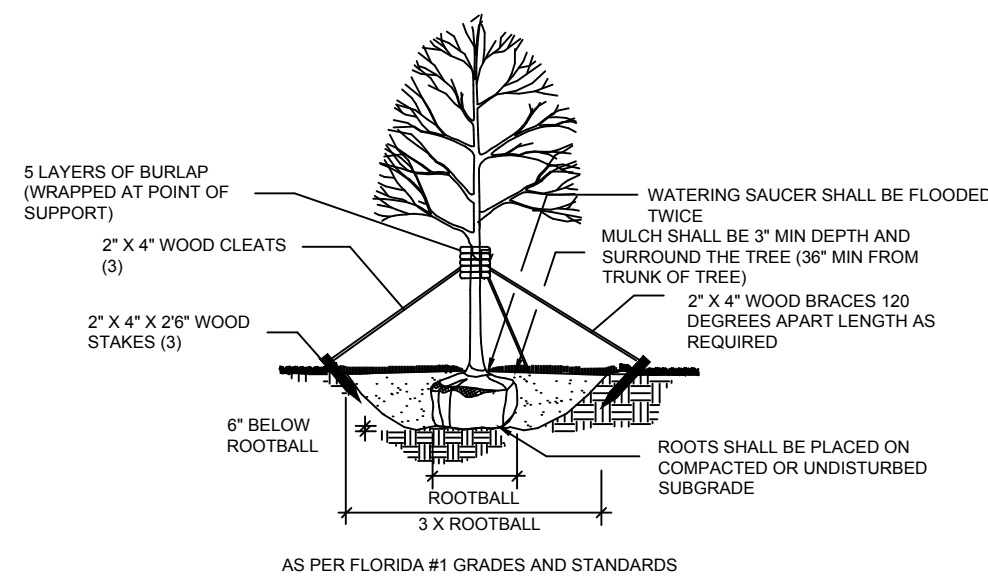
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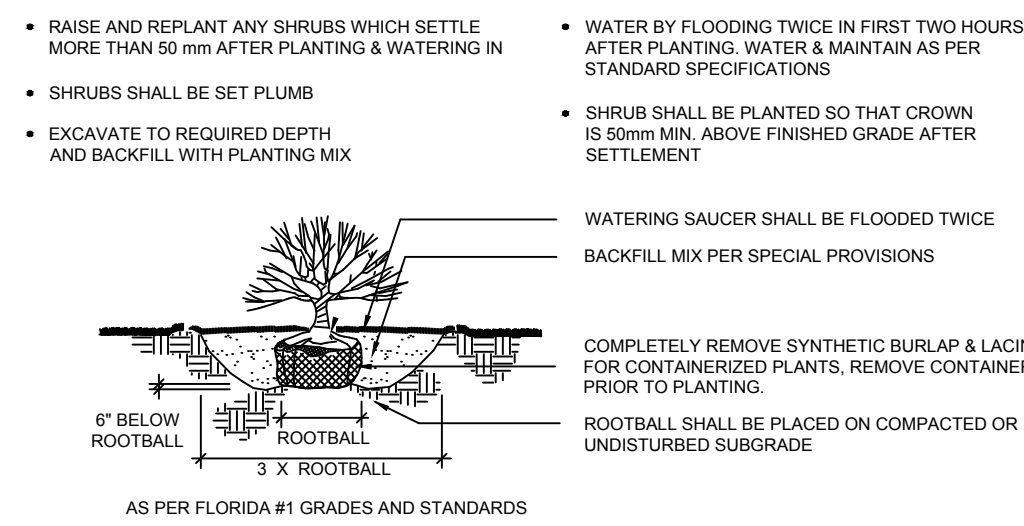
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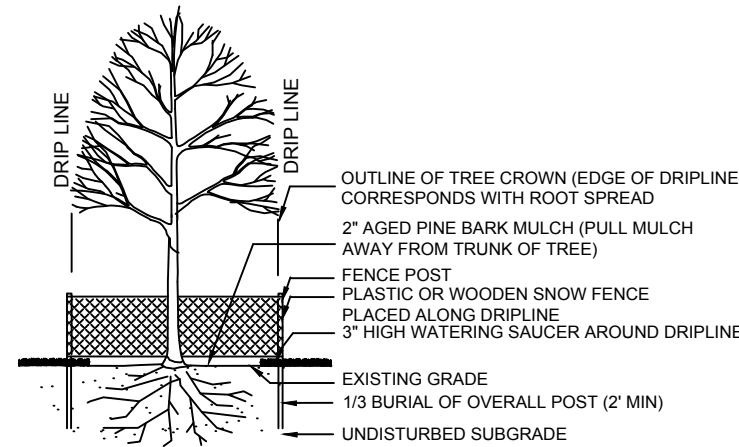
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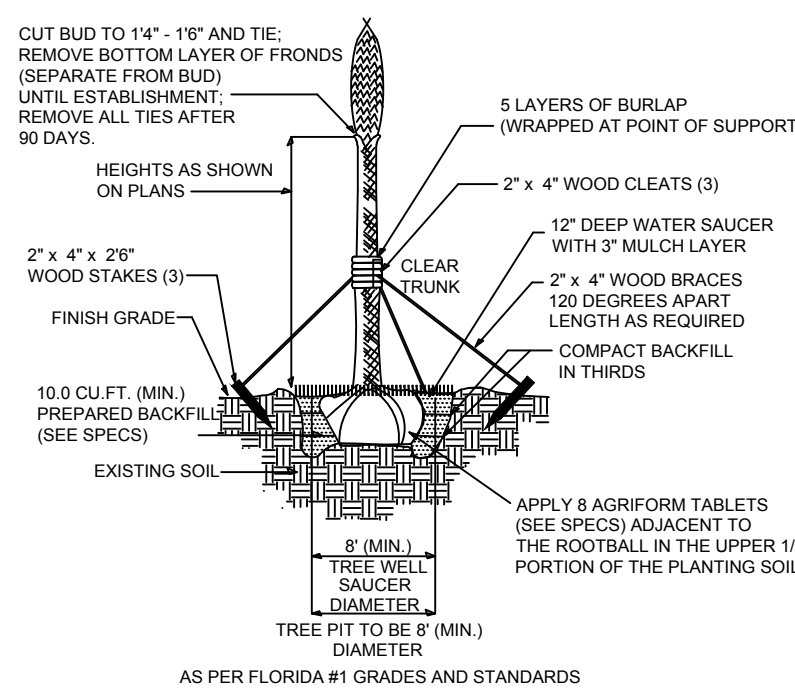
1 DECIDUOUS TREE PLANTING



2 SHRUB PLANTING



3 TREE PROTECTION



4 PALM PLANTING & STAKING

PLAN NOTES

- REPAIR EXISTING TURF AREAS DISTURBED BY/DURING CONSTRUCTION (SOD).
- CONTRACTOR SHALL LOCATE THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PROPOSED PLANTINGS AS SHOWN ON DRAWING. PLANTING MATERIALS SHOWN ON PLAN TAKE PRECEDENCE TO THOSE OF THE PLANT LIST/SCHEDULE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART I AND 'GRADES AND STANDARDS FOR NURSERY PLANTS' PART II, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES TALLAHASSEE..
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS ORIGINAL GRADE PRIOR TO DIGGING.
- ALL PLANTS SHALL BE BALLED AND WRAPPED AS SPECIFIED.
- CONTAINER GROWN STOCK SHALL NOT BE USED/ACCEPTED IF IT IS ROOT BOUND. ALL WRAPPING MATERIAL MADE OF PLASTICS, OR SYNTHETICS, SHALL BE REMOVED AT TIME OF PLANTING.
- ALL PLANTS SHALL BE WATERED WITHIN FIRST 24 HOURS OF PLANTING. WATERING SHALL BE THOROUGH IN ORDER TO ENSURE THAT ALL AIR POCKETS ARE REMOVED FROM ROOT BALL AREA.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL NEW PLANTINGS, INCLUDING SOD. SOD SHALL BE WATERED UNTIL TIME OF KNITTING.
- TREES OUTSIDE OF PLANTING BED AREAS SHALL RECEIVE 5' DIAMETER MULCH RING.
- ALL PLANTS AND STAKES SHALL BE SET PLUMB AT TIME OF PLANTING, UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMB UNTIL END OF GUARANTEE PERIOD.
- INFORMATION IN "NOTES" TAKES PRECEDENCE OVER INFORMATION IN "DETAILS".
- CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES AND/OR DEVIATIONS FROM INFORMATION SHOWN/Written ON THE PLAN.
- THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.

FLORIDA EXOTIC AND INVASIVE PLANT SPECIES REMOVAL

THE FOLLOWING HIGHLY INVASIVE PLANTS MUST BE REMOVED FROM THE DEVELOPMENT AREA, IF IT EXISTS, AND THE PROPERTY MUST BE MAINTAINED FREE OF INVASIVE EXOTICS IN PERPETUITY. TO DATE A LIST OF SPECIES CONSIDERED INVASIVE AND EXOTIC CAN BE FOUND AT [HTTP://WWW.FLEPPC.ORG](http://www.fleppc.org). ALSO SEE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT LIST. PLANTS LISTED AS CATEGORY 1 INVASIVE SPECIES ARE STRICTLY PROHIBITED.

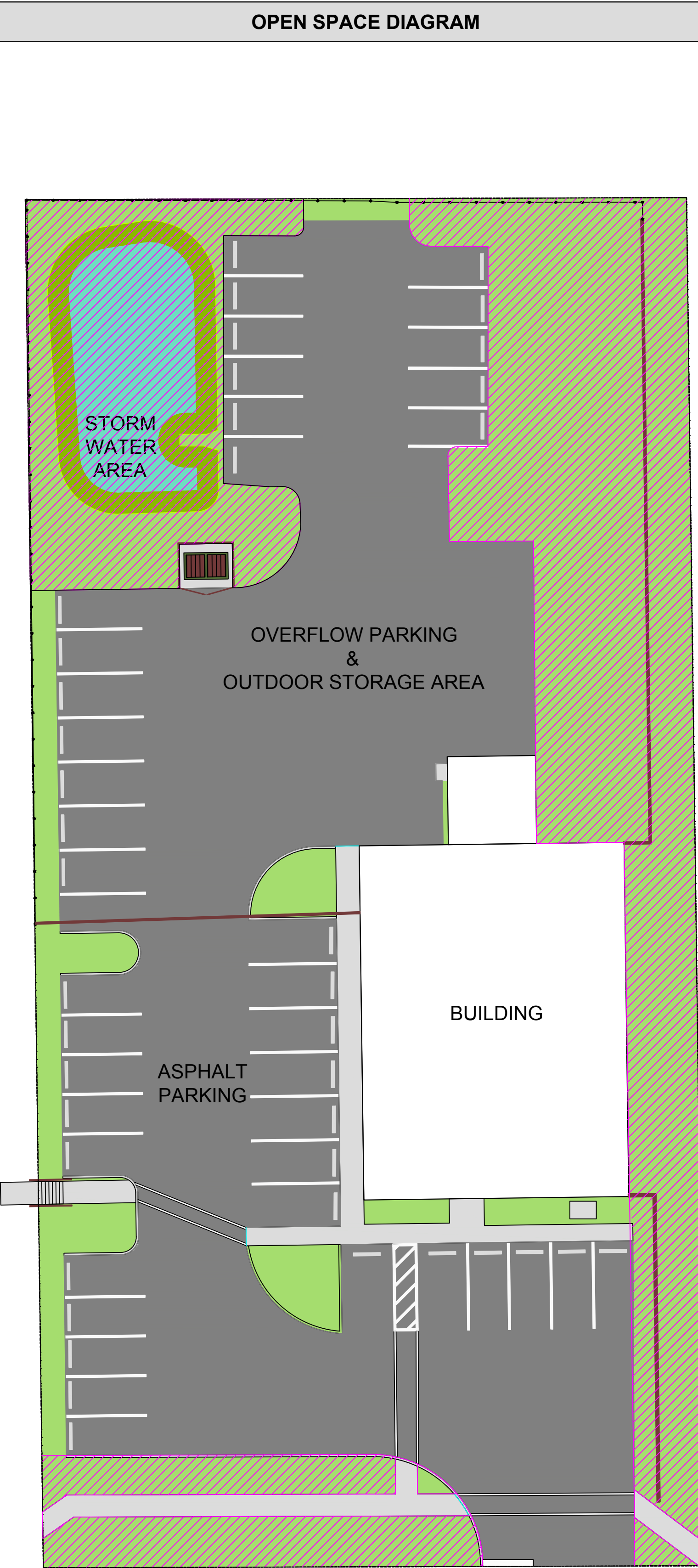
SITE ANALYSES OF WETLAND AND PROTECTED WILDLIFE AREAS

THE EXTENT OF DEVELOPMENT SHOWN ON THIS PLAN MAY BE EFFECTED BY ANALYSES OF THE PRESENCE OF WETLAND AREAS AND PROTECTED WILDLIFE HABITAT. THIS LEVEL OF ANALYSIS IS REQUIRED BY FEDERAL, STATE AND/OR LOCAL DEVELOPMENT REGULATIONS, AND HAS NOT BEEN PERFORMED BY LANDESCO, PLLC. WE THEREFORE TAKE NO RESPONSIBILITY FOR THE DEPICTION OF THIS LEVEL OF INFORMATION.

LANDSCAPING AND IRRIGATION NOTES

- PLANT MATERIAL USED SHALL MEET THE STANDARDS OF FLORIDA #1 OR BETTER AS SET OUT IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
- ROOT BALL SIZES ON ALL TRANSPLANTED MATERIALS MUST MEET STATE STANDARDS.
- 75% OF THE REQUIRED TREES AND 50% OF THE SHRUBS SHALL BE NATIVE VARIETIES. 100% OF THE REQUIRED TREE AND SHRUB SPECIES DEPICTED ARE CONSIDERED NATIVE FLORIDA SPECIES.
- TREES ADJACENT TO WALKWAYS, BIKE PATHS AND RIGHT-OF-WAYS MUST BE MAINTAINED WITH EIGHT FEET (8') OF CLEARANCE AND BE CLEAR OF VEHICULAR SIGHT TRIANGLES. REQUIRED HEDGES MUST BE PLANTED IN UNINTERRUPTED ROWS SO AS TO FORM A CONTINUOUS UNBROKEN SCREEN WITHIN A MINIMUM OF ONE YEAR AFTER TIME OF PLANTING.
- A MINIMUM THREE-INCH THICK LAYER OF MULCH, MEASURED AFTER WATERING-IN, SHALL BE PLACED AROUND ALL NEWLY INSTALLED TREES, SHRUBS, AND GROUNDCOVER PLANTINGS. ALL LANDSCAPE AREAS NOT RECEIVING A VEGETATIVE COVER MUST BE MULCHED. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24 INCHES BEYOND ITS TRUNK. THE USE OF CYPRESS MULCH IS DISCOURAGED.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN PERPETUITY IN A HEALTHY AND VIGOROUS CONDITION. TREE AND PALM STAKING AND TEMPORARY BARRICADES SHALL BE REMOVED WITHIN 12 MONTHS AFTER INSTALLATION.
- ALL CODE REQUIRED TREES SHALL BE A MINIMUM OF 10 FEET IN HEIGHT AFTER INSTALLATION, HAVE A 3-INCH CALIPER (AT 12 INCHES ABOVE THE GROUND) AND A FOUR-FOOT WIDE CANOPY. PALMS MUST HAVE A MINIMUM OF 10 FEET OF CLEAR TRUNK/WOOD AT TIME OF PLANTING. TREES LOCATED ALONG ARTERIAL ROADS MUST HAVE A MINIMUM 3-INCH CALIPER (AT 12 INCHES ABOVE GROUND) AT THE TIME OF INSTALLATION.
- SHRUBS SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE TO BE BUFFERED AND/OR SCREENED, WHEN MEASURED AT THE TIME OF PLANTING. ALL SHRUBS INTENDED FOR SCREENING MUST BE A MINIMUM OF 3-GALLON CONTAINER SIZE AT TIME OF PLANTING AND 36 INCHES IN HEIGHT WITHIN 12 MONTHS OF PLANTING, SHALL BE MAINTAINED AT A HEIGHT NO LESS THAN 36 INCHES ABOVE THE ADJACENT PAVEMENT REQUIRED TO BE BUFFERED AND/OR SCREENED, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED, WHICH SHALL BE MAINTAINED AT 24 INCHES ABOVE NEAREST ROADWAY, MAXIMUM.
- CANOPY TREES SHALL NOT BE PLANTED WITHIN SEVEN FEET OF ANY ROADWAY, SIDEWALK, OR PUBLIC UTILITY UNLESS AN ACCEPTABLE ROOT BARRIER MATERIAL IS INSTALLED BETWEEN THE TREE AND THE ROADWAY, SIDEWALK, OR PUBLIC UTILITY.
- IRRIGATION REQUIRED. THE IRRIGATION SYSTEM SHALL BE OPERATED BY AN AUTOMATIC IRRIGATION CONTROLLER. ALL LANDSCAPE AREAS, INCLUDING PARKING LOT ISLANDS, WILL BE ADEQUATELY SLEEVED FOR IRRIGATION. A MOISTURE (RAIN) SENSOR SHALL BE INCLUDED IN THE IRRIGATION SYSTEM AND LOCATED ON THE SITE SO THAT IT WILL RECEIVE DIRECT RAINFALL, NOT IMPEDED BY OTHER OBJECTS. THE IRRIGATION SYSTEM SHALL BE DESIGNED IN A WAY THAT ELIMINATES THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICULAR USE AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE. IRRIGATION CONTRACTOR SHALL PROVIDE A SYSTEM THAT PROVIDES HEAD TO HEAD OR 100% COVERAGE WITH SPRAY HEADS OR OTHER APPROVED DEVICE.

PROHIBITED INVASIVE EXOTICS	
Common Name	Scientific Name
Earleaf acacia	Acacia auriculiformis
Woman's tongue	Albizia lebeck
Bishopwood	Bischofia javanica
Australian Pines	All Casuarina species
Carrotwood	Cupianopsis anacardioides
Rosewood	Dalbergia sissoo
Air potato	Dioscorea alata
Murray red gum	Eucalyptus camaldulensis
Weeping fig	Ficus benjamina
Cuban laurel fig	Ficus microcarpa
Japanese Climbing fern	Lygodium japonicum
Old World climbing fern	Lygodium microphyllum
Melaleuca, paper tree	Melaleuca quinquenervia
Downy rose myrtle	Rhodomyrtus tomentosa
Chinese tallow	Sapium sebiferum
Brazilian pepper, Florida holly	Schinus terebinthifolius
Tropical soda apple	Solanum viarum
Java plum	Syzygium cumini
Rose apple	Syzygium jambos
Cork tree	Thespesia populnea
Wedelia	Wedelia trilobata



OPEN SPACE
15,704 SF

Prepared By:



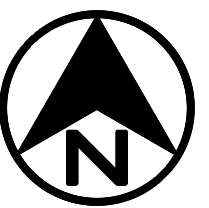
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Landscape Details

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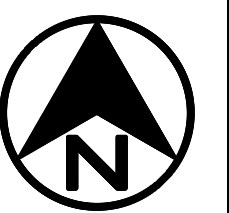
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Color Rendered Site Plan

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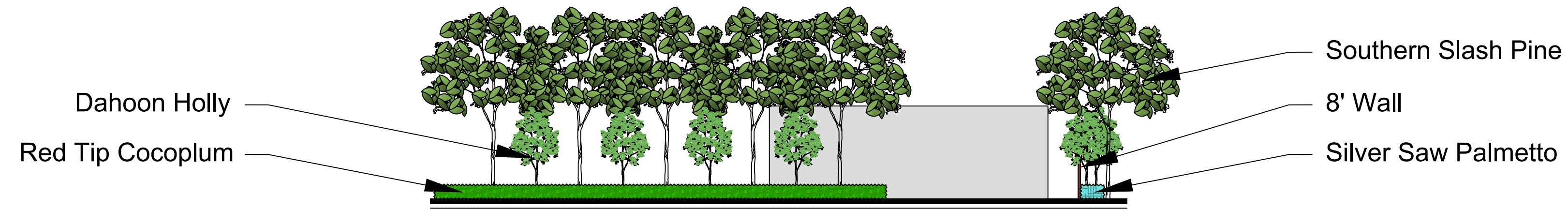
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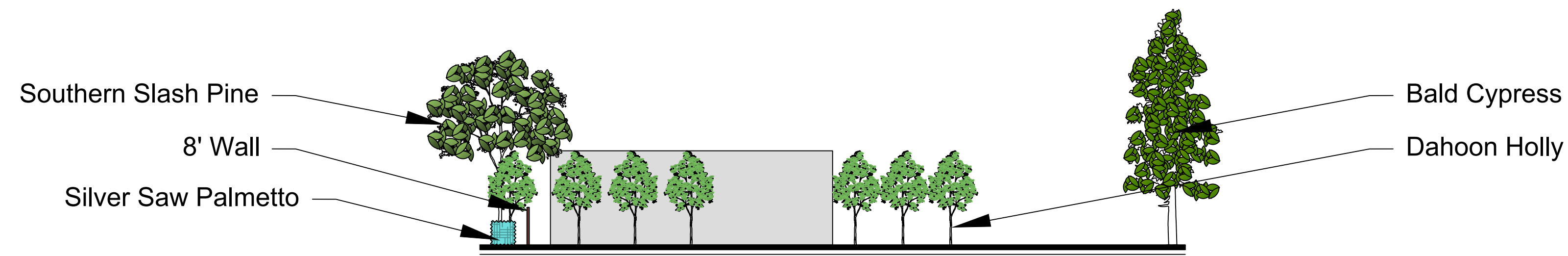
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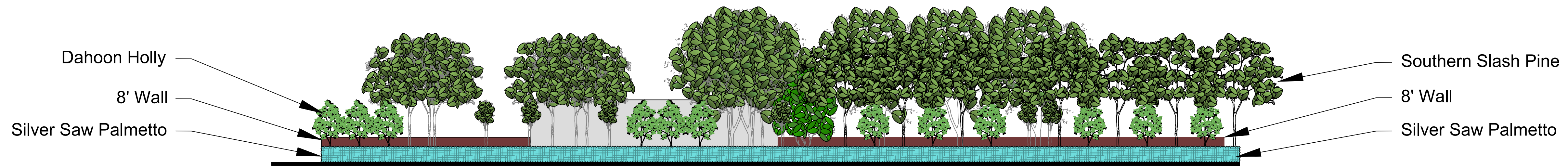
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SOUTH



NORTH



EAST



WEST

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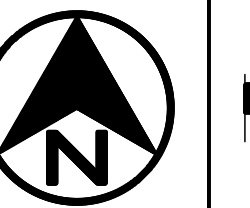
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Landscape Elevations

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