

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00209

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Taylor Woodrow Communities at Heron's Glen, LLC., filed an application for administrative approval to a Planned Development on a project known as Magnolia Landing at Heron's Glen for **an internal re-alignment of the southern entrance to Magnolia Landing (Heron's Glen), enhancing the landscape buffer between the southern entrance road and the residential use to the north, and allow a sales trailer on the subject property near the southern entrance on US 41** on property located at 20200 North Tamiami Trail, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 43 South, Range 24 East, Lee County, Florida:

See attached Exhibit A

WHEREAS, the property was originally rezoned in Case Number, 88-03-18-DRI(d) (Z-92-060), and subsequently amended by Case Numbers 95-01-207.13A (AA-98-6), 99-08-261.1AA, MHD-99-003, DCI964597 (Z-00-078), ADD2002-00005, ADD2002-00088, ADD2003-00096, ADD2004-00018, and ADD2004-00217; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

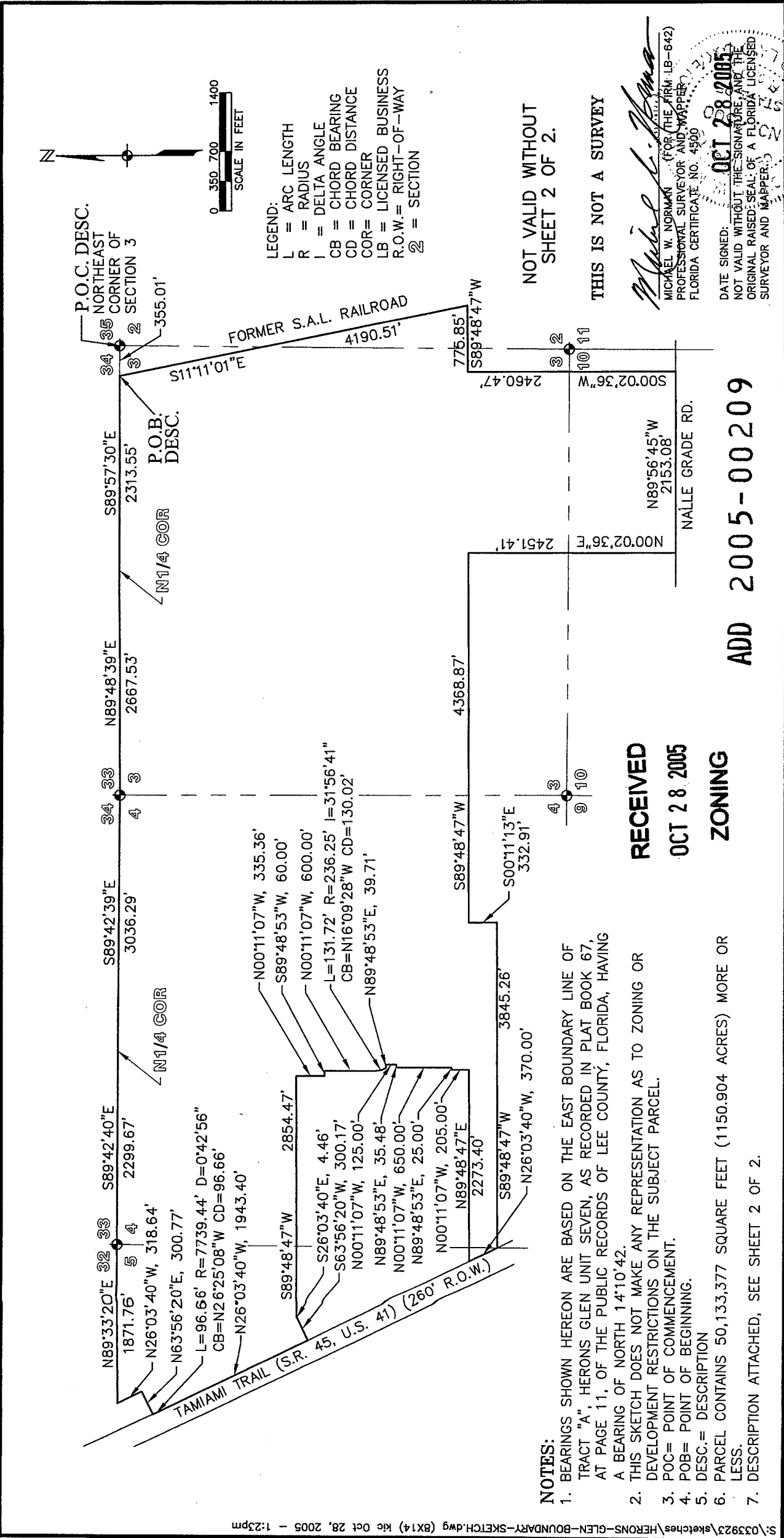
NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Residential Planned Development for **an internal re-alignment of the southern entrance to Magnolia Landing (Heron's Glen), enhancing the landscape buffer between the southern entrance road and the residential use to the north, and allow a sales trailer on the subject property near the southern entrance on US 41** is **APPROVED**, subject to the following conditions:

1. The Development must be in compliance with the ten-page amended Master Concept Plan, dated October, 2005 and revised January, 2006 and February 2006 (stamped received on February 17, 2006. Master Concept Plan for ADD2005-00209 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The only changes approved as part of this administrative amendment are: an internal re-alignment of the southern entrance to Magnolia Landing (Heron's Glen), enhancing the landscape buffer between the southern entrance road and the residential use to the north, and allowing a sales trailer on the subject property near the southern entrance on US 41. No other changes have been authorized as part of this amendment and development must remain in compliance with Resolution Z-92-060, (as amended). The terms and conditions of the original zoning resolution (as amended) remain in full force and effect.
3. Approval of the revised Master Concept Plan conceptually includes the buffer and landscaping as depicted on the Plan. However, the landscaping and buffer must conform with the Lee County Land Development Code at time of local development order.

DULY SIGNED this 20th day of February, A.D., 2006.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development



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October 28, 2005

SHEET: 2 OF 2

LEGAL DESCRIPTION BOUNDARY OF HERONS GLEN

A TRACT OF LAND LYING IN SECTIONS 2, 3, 4, 5 & 10 TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Sections 2, 3, 4, 5 & 10, Township 43 South, Range 24 East, Lee County, Florida, being more particularly described as follows:

Commencing at a Northeast corner of aforementioned Section 3; thence North 89°57'30" West, for a distance of 355.01 feet to the Westerly Right-of-Way line of the former S.A.L. Railroad, also being the POINT OF BEGINNING. From said POINT OF BEGINNING run South 11°11'01" East, along said Right-of-Way, for a distance of 4,190.51 feet; thence departing said Right-of-Way, run South 89°48'47" West, for a distance of 775.85 feet; thence South 00°02'36" West, to the North Right-of-Way line of Nalle Grade Road, for a distance of 2,460.47 feet; thence North 89°56'45" West, along said Right-of-Way, for a distance of 2,153.08 feet; thence North 00°02'36" East, departing said Right-of-Way, for a distance of 2,451.41 feet; thence South 89°48'47" West, for a distance of 4,368.87 feet; thence South 00°11'13" East, for a distance of 332.91 feet; thence South 89°48'47" West, to the Northeasterly Right-of-Way line of Tamiami Trail (S.R. 45, U.S. 41) for a distance of 3,845.26 feet; thence North 26°03'40" West, along said Right-of-Way, for a distance of 370.00 feet; thence North 89°48'47" East, departing said Right-of-Way, for a distance of 2,273.40 feet; thence North 00°11'07" West, for a distance of 205.00 feet; thence North 89°48'53" East, for a distance of 25.00 feet; thence North 00°11'07" West, for a distance of 650.00 feet; thence North 89°48'53" East, for a distance of 35.48 feet; thence North 00°11'07" West, for a distance of 125.00 feet; thence South 89°48'53" West, for a distance of 39.71 feet to the point of intersection with a non-tangent curve; thence run northerly along an arc of a curve to the right of radius 236.25 feet (delta 31°56'41") (chord bearing North 16°09'28" West) (chord 130.02 feet) for a distance of 131.72 feet; thence North 00°11'07" West, for a distance of 600.00 feet; thence South 89°48'53" West, for a distance of 60.00 feet; thence North 00°11'07" West, for a distance of 335.36 feet; thence South 89°48'47" West, for a distance of 2,854.47 feet; thence South 26°03'40" East, for a distance of 4.46 feet; thence South 63°56'20" West, to the Northeasterly Right-of-Way line of said Tamiami Trail (S.R. 45, U.S. 41) for a distance of 300.17 feet; thence North 26°03'40" West, along said Northeasterly Right-of-Way line for a distance of 1,943.40 feet to a point of curvature; thence run northwesterly along an arc of a curve to the left of radius 7,739.44 feet (delta 00°42'56") (chord bearing North 26°25'08" West) (chord 96.66 feet) for a distance of 96.66 feet; thence North 63°56'20" East, departing said Right-of-Way, for a distance of 300.77 feet; thence North 26°03'40" West, to a point on the North line of the North One-Quarter of said Section 5, for a distance of 318.64 feet; thence North 89°33'20" East, along said North line to the Northeast corner of said Section 5, for a distance of 1,871.76 feet; thence South 89°42'40" East, along the North line of aforementioned Section 4, to the North One-Quarter of said Section 4, for a distance of 2,299.67 feet; thence South 89°42'39" East, along said North line of Section 4, to the Northeast corner of said Section 4, for a distance of 3,036.29 feet; thence North 89°48'39" East, along the North line of said Section 3, to the North One-Quarter of said Section 3, for a distance of 2,667.53 feet; thence South 89°57'30" East, to a point on the westerly line of said former S.A.L. Railroad, for a distance of 2,313.55 feet, said point being the POINT OF BEGINNING.

Containing 50,133,377 square feet or 1,150.904 acres, more or less.

Bearings shown are State Plane Coordinate for the West Zone of Florida (NAD 83/90 Adjustment) and are based on the East Boundary Line of Tract "A" of Herons Glen Unit Seven, as recorded in Plat Book 67, at Page 11, of the Public Records of Lee County, Florida, having a bearing of North 14° 10' 42" West.

ADD 2005-00209

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OCT 28 2005

ZONING

Applicant's Legal Checked
by AM 28 OCT 05

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UTILITIES PROVIDING SERVICE:

WATER:

LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8181

SEWER:

NORTH FORT MYERS UTILITY INC
WASTE WATER TREATMENT PLANT NIGHTS & EMERGENCY SERVICE
4000 DEL PRADO BOULEVARD NORTH
NORTH FORT MYERS, FL 33917
PHONE (239) 543-1808

TELEPHONE:

SPRINT
2820 CARGO STREET
FORT MYERS, FLORIDA 33916
PHONE (239) 336-2117 (HAL DELVER)

ELECTRIC:

LEE COUNTY ELECTRIC CO-OP
4980 BAYLINE DRIVE
NORTH FORT MYERS, FLORIDA 33917-3910
PHONE: (239) 656-2154 (TIM BADGER)

CABLE TELEVISION:

TIME WARNER CABLE
1418 SE 10TH STREET
CAPE CORAL, FLORIDA 33990
PHONE (239) 772-2218 EXT. 120
(NALDO RODRIGUEZ)

GARBAGE COLLECTION:

ONYX WASTE SERVICES
17101 PINE RIDGE ROAD SW
FORT MYERS BEACH, FL 33939
PHONE (239) 334-1224

FIRE CONTROL DISTRICT:

NORTH FORT MYERS FIRE CONTROL
AND RESCUE SERVICE DISTRICT
P.O. BOX 3507
NORTH FORT MYERS, FLORIDA 33918
PHONE (239) 731-1931

APPLICATION FOR ADMINISTRATIVE ACTION FOR MAGNOLIA LANDING

**SECTION 2, 3, 4, 5 & 10,
TOWNSHIP 43 S., RANGE 24 E.
Lee County, Florida**

DEVELOPER

TAYLOR WOODROW COMMUNITIES
AT HERONS GLEN L.L.C., dba
TAYLOR WOODROW COMMUNITIES
AT MAGNOLIA LANDING
3501 AVENIDA del VERA
NORTH FORT MYERS, FLORIDA 33917
PHONE: (239) 543-1775
FAX: (239) 543-1845

OWNER

TAYLOR WOODROW COMMUNITIES
AT HERONS GLEN L.L.C., dba
TAYLOR WOODROW COMMUNITIES
AT MAGNOLIA LANDING
3501 AVENIDA del VERA
NORTH FORT MYERS, FLORIDA 33917
PHONE: (239) 543-1775
FAX: (239) 543-1845

STRAP NUMBER

04-43-24-00-00003.0040
04-43-24-00-00003.1000
04-43-24-00-00003.1010
04-43-24-00-00003.1020

SIZE OF PARCEL

1150.9 ACRES

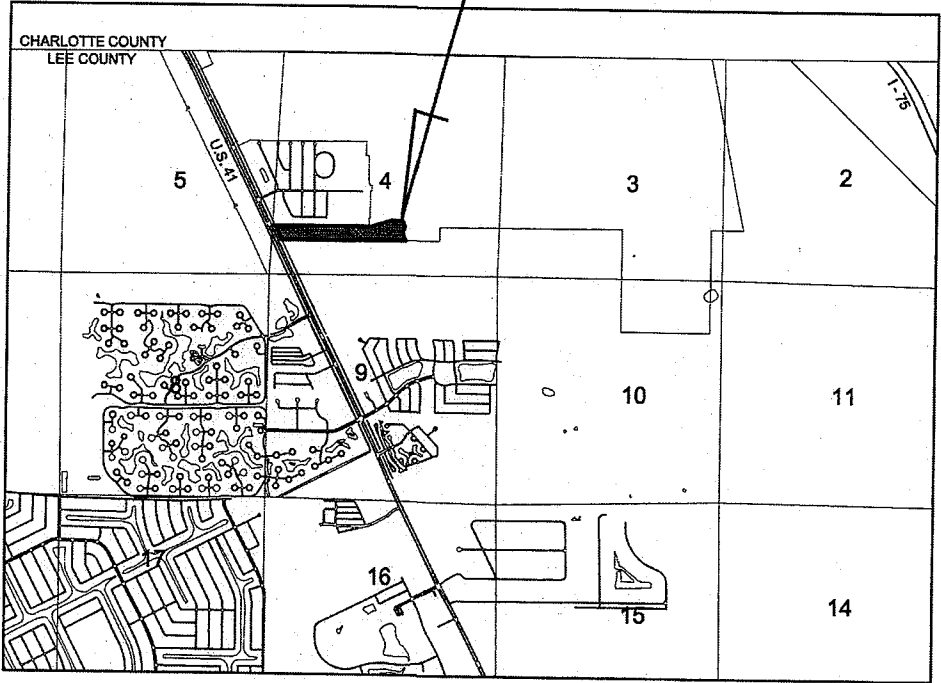
ZONING

RPD

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER
2	AERIAL MAP
3	APPROVED MASTER CONCEPT PLAN
4	REVISED MASTER CONCEPT PLAN FOR AA (REALIGN ROAD, SALES CENTER BUFFER)
L.1	MASTER LANDSCAPE PLAN
L.2	LANDSCAPE PLAN
L.3	LANDSCAPE PLAN
L.4	LANDSCAPE PLAN
L.5	LANDSCAPE PLAN
L.6	LANDSCAPE DETAILS AND NOTES

**PROJECT
LOCATION**



LOCATION MAP

0 2000 4000
SCALE IN FEET

OCTOBER, 2005

REVISED

JANUARY 2006

FEBRUARY 2006

APPROVED

Amendment to
Master Concept Plan
Subject to Case # ADD 2005-00209
Date: 2/20/06

**JOHNSON
ENGINEERING**

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

ADD 2005-00209

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COMMUNITY DEVELOPMENT

SHEET

1



0 500 1000 2000
SCALE IN FEET

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COMMUNITY DEVELOPMENT

ADD 2005-00209
AERIAL MAP

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REVISIONS		

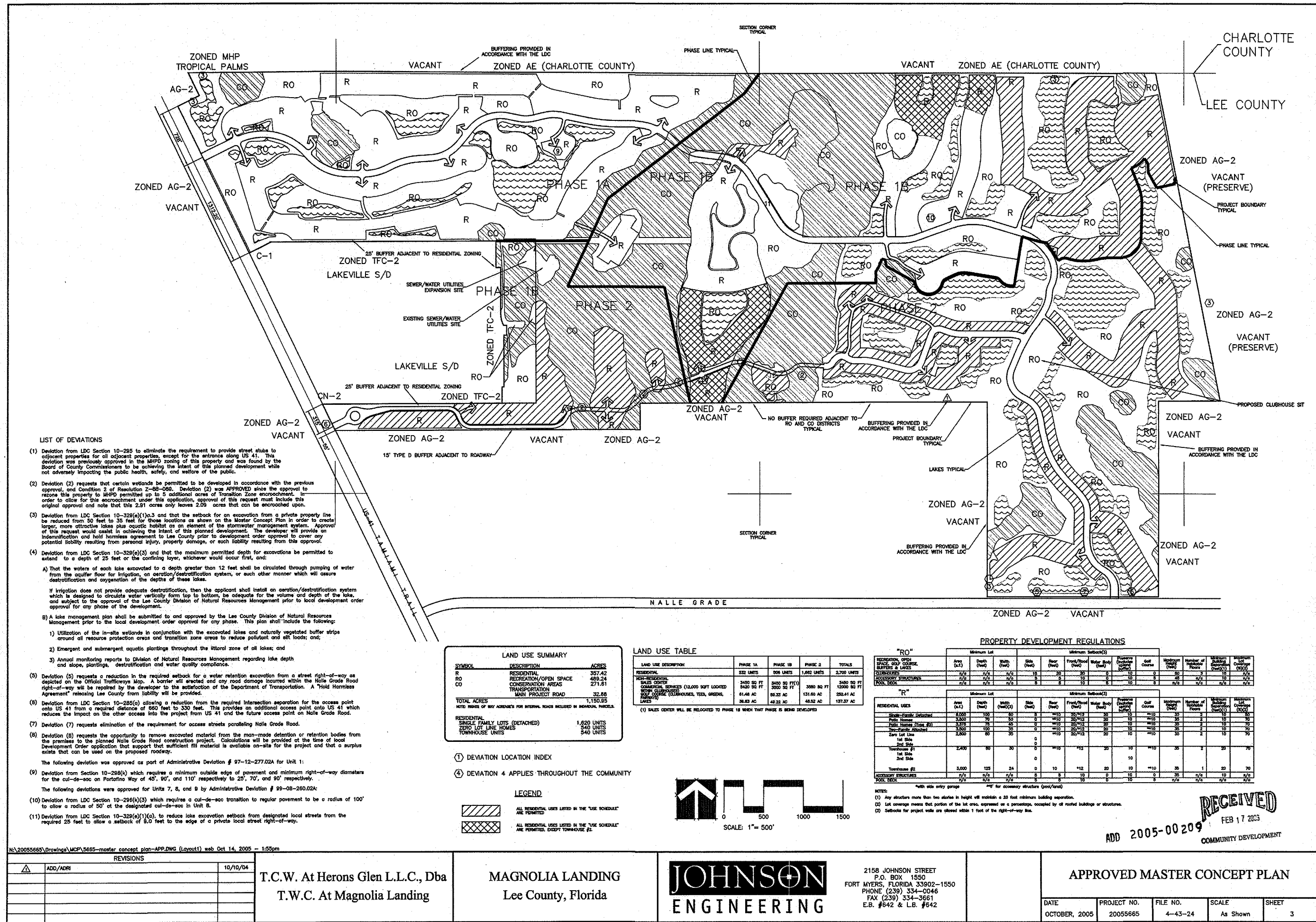
T.C.W. At Herons Glen L.L.C., Dba
T.W.C. At Magnolia Landing

MAGNOLIA LANDING
Lee County, Florida

JOHNSON
ENGINEERING

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DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
OCTOBER, 2005	20055665	4-43-24	As Shown	2



- LIST OF DEVIATIONS**
- (1) Deviation from LDC Section 10-285 to eliminate the requirement to provide street stubs to adjacent properties for all adjacent properties, except for the entrance along US 41. This deviation was previously approved in the MHPD zoning of this property and was found by the Board of County Commissioners to be achieving the intent of this planned development while not adversely impacting the public health, safety, and welfare of the public.
- (2) Deviation (2) requests that certain wetlands be permitted to be developed in accordance with the previous approval, and Condition 2 of Resolution 2-88-088. Deviation (2) was APPROVED since the approval to rezone this property to MHPD permitted up to 5 additional acres of Transition Zone encroachment in order to allow for this encroachment under this application, approval of this request must include the original approval and note that this 2.81 acres only leaves 2.09 acres that can be encroached upon.
- (3) Deviation from LDC Section 10-328(a)(1)(a.3) and that the setback for an excavation from a private property line be reduced from 50 feet to 35 feet for those locations as shown on the Master Concept Plan in order to create larger, more attractive lakes plus aquatic habitat as an element of the stormwater management system. Approval of this request would assist in obtaining the intent of this planned development. The developer will provide an indemnification and hold harmless agreement to Lee County prior to development order approval to cover any potential liability resulting from personal injury, property damage, or such liability resulting from this approval.
- (4) Deviation from LDC Section 10-328(a)(3) and that the maximum permitted depth for excavations be permitted to extend to a depth of 25 feet or the confining layer, whichever would occur first, and:
- A) That the waters of each lake excavated to a depth greater than 12 feet shall be circulated through pumping of water from the aquifer floor for irrigation, an aeration/detratification system, or such other manner which will assure destratification and oxygenation of the depths of these lakes.
- If irrigation does not provide adequate destratification, then the applicant shall install an aeration/detratification system which is designed to circulate water vertically from top to bottom, be adequate for the volume and depth of the lake, and subject to the approval of the Lee County Division of Natural Resources Management prior to local development order approval for any phase of the development.
- B) A lake management plan shall be submitted to and approved by the Lee County Division of Natural Resources Management prior to the local development order approval for any phase. This plan shall include the following:
- 1) Utilization of the in-situ wetlands in conjunction with the excavated lakes and naturally vegetated buffer strips around all resource protection areas and transition zone areas to reduce pollutant and silt loads; and
- 2) Emergent and submergent aquatic plantings throughout the littoral zone of all lakes; and
- 3) Annual monitoring reports to Division of Natural Resources Management regarding lake depth and slope, plantings, destratification and water quality compliance.
- (5) Deviation (5) requests a reduction in the required setback for a water retention excavation from a street right-of-way as depicted on the Official Trafficways Map. A barrier will be erected and any road damage incurred within the Nalle Grade Road right-of-way will be repaired by the developer to the satisfaction of the Department of Transportation. A "Hold Harmless Agreement" releasing Lee County from liability will be provided.
- (6) Deviation from LDC Section 10-285(a) allowing a reduction from the required intersection separation for the access point onto US 41 from a required distance of 660 feet to 330 feet. This provides an additional access point onto US 41 which reduces the impact on the other access into the project from US 41 and the future access point on Nalle Grade Road.
- (7) Deviation (7) requests elimination of the requirement for access streets paralleling Nalle Grade Road.
- (8) Deviation (8) requests the opportunity to remove excavated material from the man-made detention or retention bodies from the premises to the planned Nalle Grade Road construction project. Calculations will be provided at the time of local Development Order application that support that sufficient fill material is available on-site for the project and that a surplus exists that can be used on the proposed roadway.
- The following deviation was approved as part of Administrative Deviation # 97-12-277.02A for Unit 1:
- (9) Deviation from Section 10-286(k) which requires a minimum outside edge of pavement and minimum right-of-way diameters for the cul-de-sac on Portofino Way of 45', 90', and 110' respectively to 20', 70', and 90' respectively.
- The following deviations were approved for Units 7, 8, and 9 by Administrative Deviation # 99-08-260.02A:
- (10) Deviation from LDC Section 10-286(k)(3) which requires a cul-de-sac transition to regular pavement to be a radius of 100' to allow a radius of 50' at the designated cul-de-sac in Unit 8.
- (11) Deviation from LDC Section 10-328(a)(1)(a), to reduce lake excavation setback from designated local streets from the required 25 feet to allow a setback of 9.0 feet to the edge of a private local street right-of-way.

LAND USE SUMMARY		
SYMBOL	DESCRIPTION	ACRES
R	RESIDENTIAL	357.42
RO	RECREATION/OPEN SPACE	489.24
CO	CONSERVATION AREAS	271.61
	TRANSPORTATION	
	MAIN PROJECT ROAD	32.68
TOTAL ACRES		1,150.95
NOTE: NUMBER OF NEW AGENCIES FOR INTERNAL ROADS INCLUDED IN INDIVIDUAL PARCELS.		
RESIDENTIAL		1,620 UNITS
SINGLE FAMILY LOTS (DETACHED)		340 UNITS
ZERO LOT LINE HOMES		340 UNITS
TOWNHOUSE UNITS		340 UNITS

- ① DEVIATION LOCATION INDEX
- ④ DEVIATION 4 APPLIES THROUGHOUT THE COMMUNITY
- LEGEND**
- ALL RESIDENTIAL LOTS LISTED IN THE "USE SCHEDULE" ARE PERMITTED.
- ALL RESIDENTIAL LOTS LISTED IN THE "USE SCHEDULE" ARE PERMITTED, EXCEPT TOWNHOUSE #2.

LAND USE TABLE				
LAND USE DESCRIPTION	PHASE 1A	PHASE 1B	PHASE 2	TOTALS
RESIDENTIAL	532 UNITS	506 UNITS	1,682 UNITS	2,720 UNITS
NON-RESIDENTIAL				
SALES CENTER	3,450 SQ FT	3,450 SQ FT(1)	3,450 SQ FT	3,450 SQ FT
COMMERCIAL SERVICES (12,000 SQ FT LOCATED)	3,450 SQ FT	3,450 SQ FT	3,450 SQ FT	10,350 SQ FT
GOLF COURSE (CLUBHOUSE, TEES, GREENS, FARTHS)	61.48 AC	66.31 AC	131.60 AC	259.39 AC
LAKES	36.83 AC	48.32 AC	48.32 AC	133.47 AC

(1) SALES CENTER WILL BE RELOCATED TO PHASE 1B WHEN THAT PHASE IS BEING DEVELOPED

PROPERTY DEVELOPMENT REGULATIONS											
"RO"	Minimum Lot			Minimum Setback(3)							
	Area (Ac)	Depth (Feet)	Width (Feet)	Side (Feet)	Rear (Feet)	Front/Rear (Feet)	Water Body (Feet)	Front/Rear (Feet)	Water Body (Feet)	Front/Rear (Feet)	Water Body (Feet)
RECREATION, OPEN SPACE, GOLF COURSE, BUFFERS & LAKES	n/a	n/a	n/a	n/a	15	20	20	0	0	0	0
CLUBHOUSE	n/a	n/a	n/a	n/a	5	5	10	5	5	10	5
ACCESSORY STRUCTURES	n/a	n/a	n/a	n/a	5	5	10	5	5	10	5
POOL DECK	n/a	n/a	n/a	n/a	5	5	10	5	5	10	5

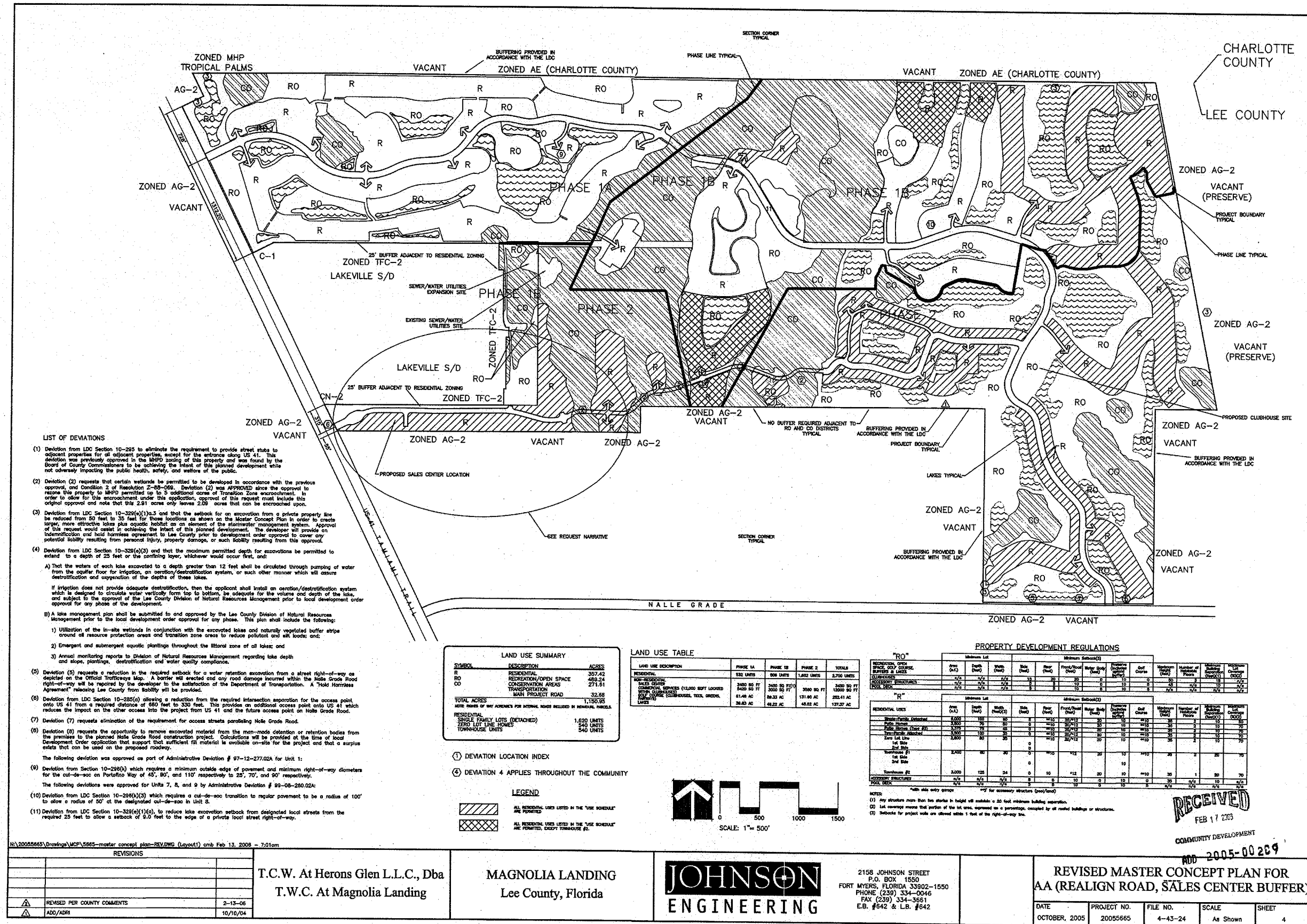
"R"	Minimum Lot			Minimum Setback(3)							
	Area (Ac)	Depth (Feet)	Width (Feet)	Side (Feet)	Rear (Feet)	Front/Rear (Feet)	Water Body (Feet)	Front/Rear (Feet)	Water Body (Feet)	Front/Rear (Feet)	Water Body (Feet)
Single-Family Detached	2,500	120	30	0	10	20/12	20	10	10	30	2
Public Homes	2,500	90	30	0	10	20/12	20	10	10	30	2
Public Homes (Type B)	2,500	100	30	0	10	20/12	20	10	10	30	2
Two-Family Attached	2,500	120	30	0	10	20/12	20	10	10	30	2
Zero Lot Line	2,500	80	30	0	10	20/12	20	10	10	30	2
1st Side											
2nd Side											
Townhouse #1	2,400	80	30	0	10	12	20	10	10	30	2
1st Side											
2nd Side											
Townhouse #2	3,000	125	34	0	10	12	20	10	10	30	2
1st Side											
2nd Side											
Accessory Structures	n/a	n/a	n/a	n/a	5	5	10	0	0	35	n/a
POOL DECK	n/a	n/a	n/a	n/a	5	5	10	0	0	35	n/a

Notes:

(1) Any structure more than two stories in height will maintain a 20 foot minimum building separation.

(2) Lot coverage means that portion of the lot area, expressed as a percentage, occupied by all roofed buildings or structures.

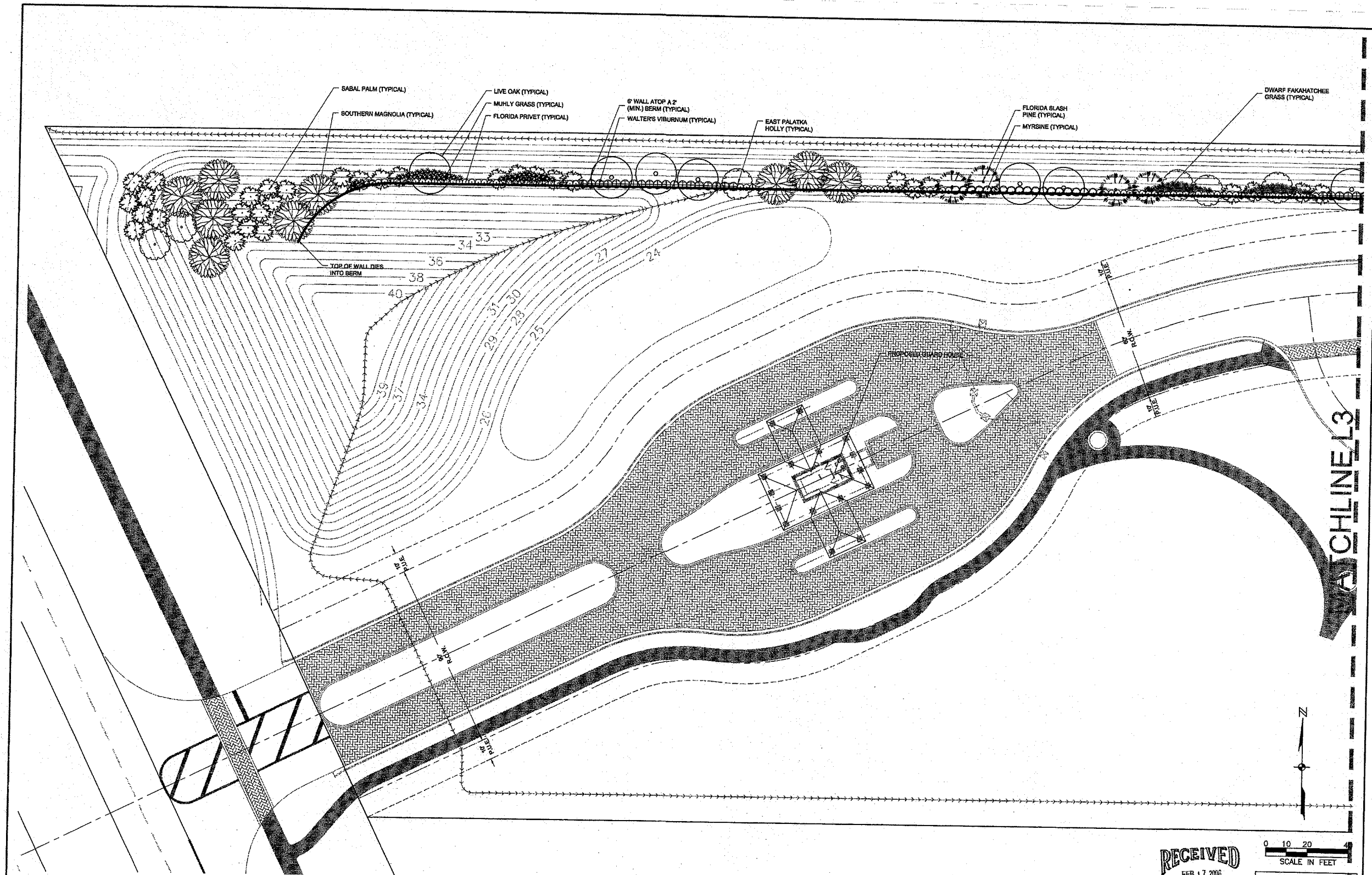
(3) Setbacks for project walls are shown within 1 foot of the right-of-way line.



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COMMUNITY DEVELOPMENT

~~ADD 2005-00289~~



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REVISIONS		
△	REVISED PER COUNTY COMMENTS	2-13-06
△	REVISED PER COUNTY COMMENTS	1-11-06

T.W.C. At Herons Glen L.L.C, Db
T.W.C. At Magnolia Landing

MAGNOLIA LANDING
LEE COUNTY, FLORIDA

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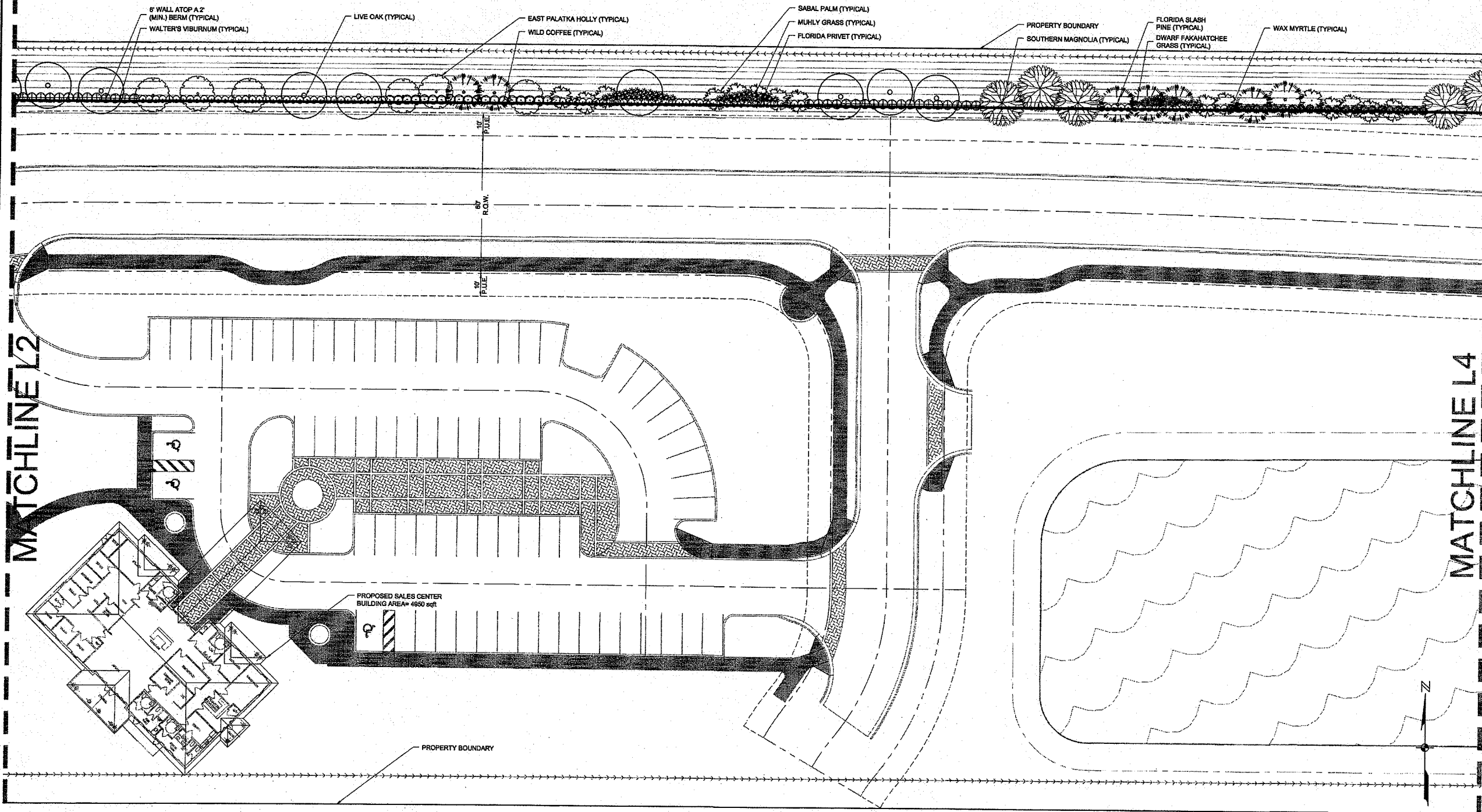
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SCALE IN FEET
PERMIT SET
NOT FOR CONSTRUCTION

ADD 2005-00009
LANDSCAPE PLAN

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
SEPTEMBER 2005	20055665	4-43-24	As Shown	L-2

MATCHLINE L2

MATCHLINE L4



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FEB 17 2006

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SCALE IN FEET

PERMIT SET
NOT FOR CONSTRUCTION

ADD 2005-00209
LANDSCAPE PLAN

REVISIONS		
1	REVISED PER COUNTY COMMENTS	2-13-06
2	REVISED PER COUNTY COMMENTS	1-11-06

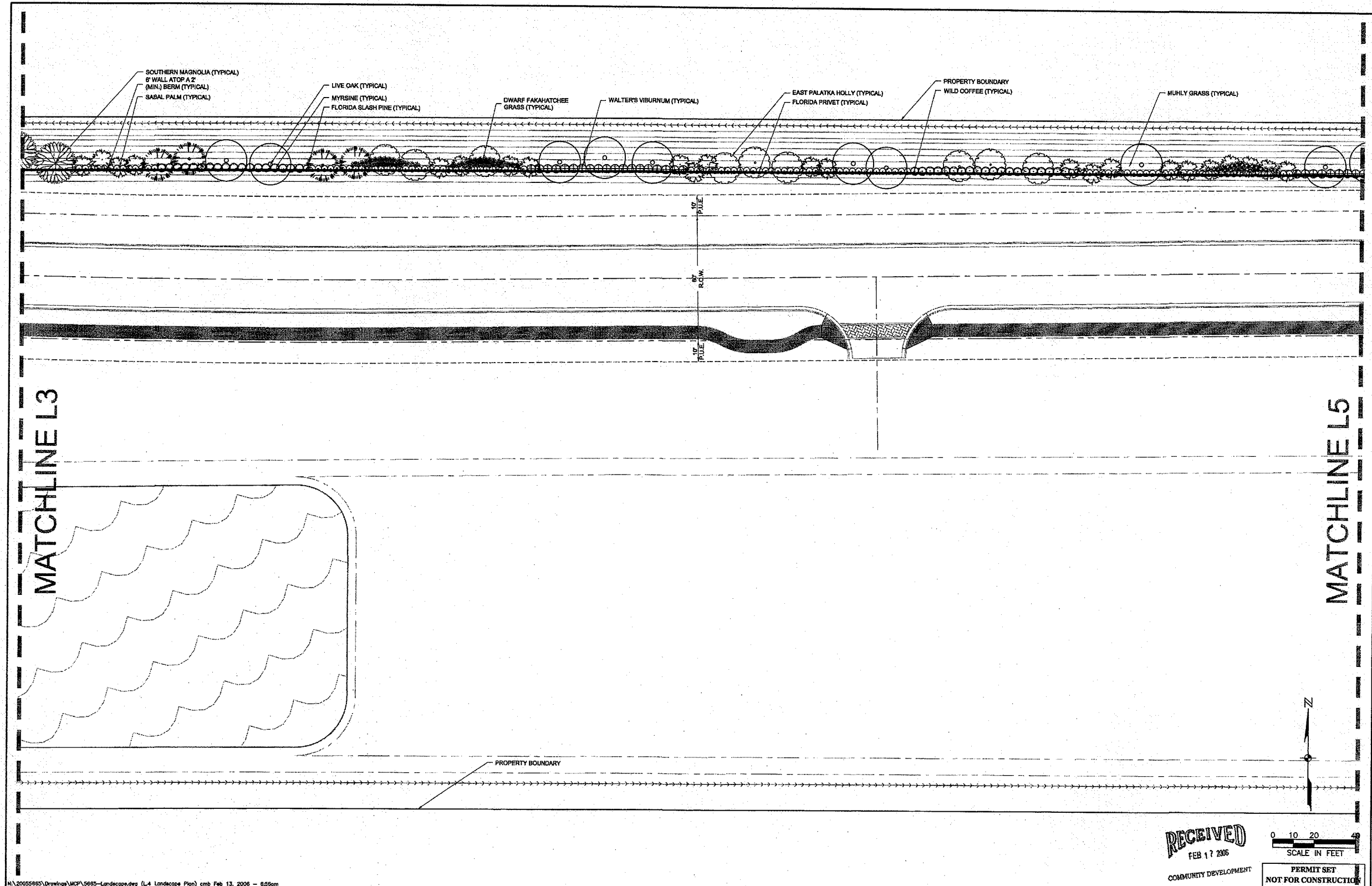
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MAGNOLIA LANDING
LEE COUNTY, FLORIDA

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DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
SEPTEMBER 2005	20055665	4-43-24	As Shown	L3



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REVISIONS		
△	REVISED PER COUNTY COMMENTS	2-13-06
△	REVISED PER COUNTY COMMENTS	1-11-06

T.W.C. At Herons Glen L.L.C, DbA
T.W.C. At Magnolia Landing

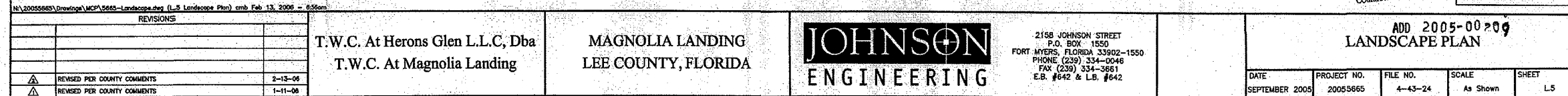
MAGNOLIA LANDING
LEE COUNTY, FLORIDA

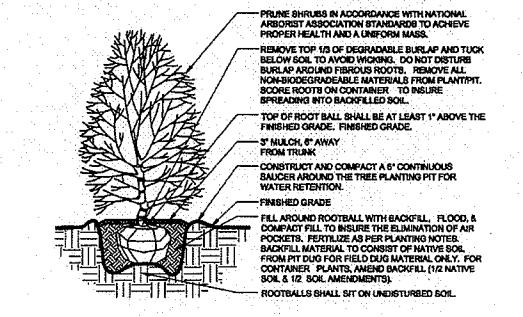
JOHNSON
ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
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E.B. #642 & L.B. #642

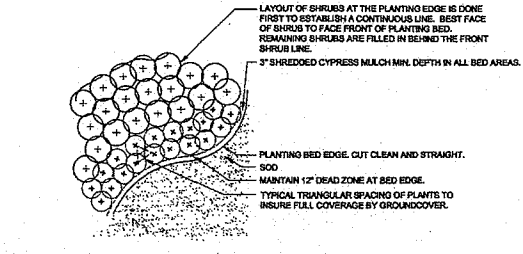
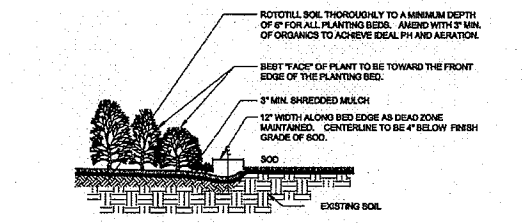
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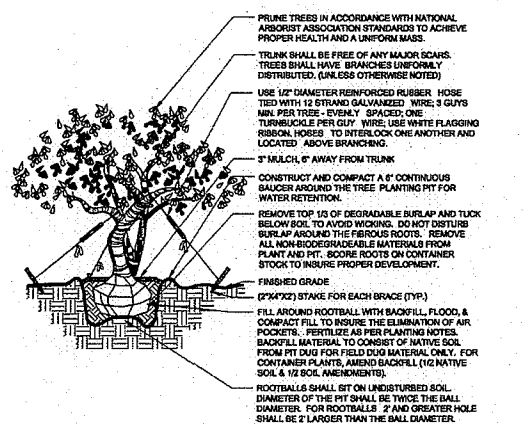




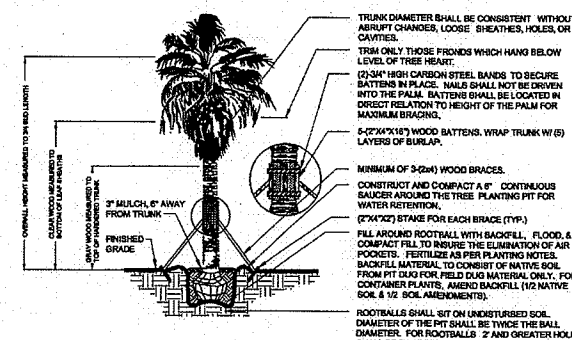
1 TYPICAL SHRUB PIT PLANTING N.T.S.



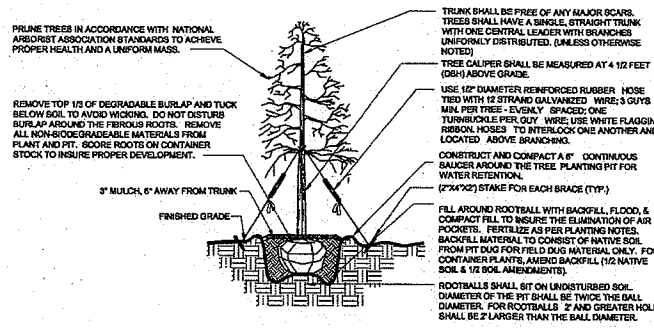
2 TYPICAL SHRUB BED PLANTING N.T.S.



3 TYPICAL MULTI-TRUNK TREE PLANTING N.T.S.



4 TYPICAL PALM TREE PLANTING N.T.S.



5 TYPICAL SINGLE TRUNK TREE PLANTING N.T.S.

SPECIFICATIONS

PLANT MATERIALS: ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOO AND VINES SHALL CONFORM TO THOSE SPECIES AND SIZES INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS AS DETERMINED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS A PLANT THAT IS TRAINED IN ITS DEVELOPMENT TO POSSESS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, BRANCHING, COMPACTNESS AND SYMMETRY. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. SINGLE TRUNK TREES SHALL HAVE A STRAIGHT, CENTRAL LEADER. TRUNK TREES ARE TO HAVE 3/4" EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH WARRIED OR BURNED TRUNKS WILL NOT BE ACCEPTED. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY IN ACCORDANCE WITH INTERNATIONAL SOCIETY OF ARBORIST GUIDELINES TO INSURE PROPER HEALTH AND VIGOROUS GROWTH. ALL MATERIALS SHALL BE SUBJECT TO JOHNSON ENGINEERING INC.'S APPROVAL.

BALLED & BURLAPPED: ALL BALLED & BURLAPPED STOCK SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED, FREE FROM DISEASE AND INSECTS, SECURE IN THE ROOTBALL AND POSSESS ADEQUATE ROOT SYSTEMS. ALL BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE BALL TO PREVENT WINDING. ANY BURLAP THAT IS NOT BIODEGRADABLE SHALL BE CAREFULLY REMOVED TO PROTECT DAMAGE TO FEEDER ROOTS. GROW BAGS SHALL BE REMOVED IN THEIR ENTIRETY. ALL BALLED & BURLAPPED STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE HEADED IN AND THOROUGHLY WATERED UNTIL PLANTING. LIFTING, MOVING, OR ADJUSTING THE PLANT MATERIAL BY THE TRUNK IS PROHIBITED.

CONTAINER GROWN STOCK: ALL CONTAINER GROWN STOCK SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED (NOT ROOT BOUND) AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION. ALL CONTAINER GROWN STOCK THAT IS NOT IMMEDIATELY PLANTED, SHALL BE STORED IN A MANNER TO SHADE THE CONTAINERS FROM DIRECT SUNLIGHT TO MINIMIZE ROOT DAMAGE. ALL CONTAINER STOCK SHALL BE THOROUGHLY WATERED PRIOR TO PLANTING AND DURING STORAGE UNTIL PLANTING. LIFTING AND MOVING OF THE PLANT MATERIAL SHALL BE BY THE CONTAINER ONLY.

MEASUREMENTS: TREES HEIGHTS SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS SHALL NOT INCLUDE ANY TERMINAL GROWTH. SHRUBS HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT SHALL NOT INCLUDE ANY TERMINAL GROWTH. PALMS SHALL BE MEASURED BY THREE HEIGHT CLASSIFICATIONS: OVERALL HEIGHT, CLEAR WOOD, AND GRAY WOOD. OVERALL HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE GROUND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HANGING WOOD.

PLANTING SOIL AND BACKFILL: PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRUITFUL NATURE OF SUBSTRATE. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, NOXIOUS GRASSES OR WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. AMEND BEDS WITH 3" MINIMUM OF ORIGINAL PELLETS AND SOIL AERATION. ROTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER AT A 3-1-2 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING, BASED ON LIKE PLANTING CONDITIONS AND AREA PROXIMITY, SHALL BE SUBMITTED TO JOHNSON ENGINEERING INC.'S FOR APPROVAL PRIOR TO PLANTING.

COMMERCIAL FERTILIZER: FERTILIZERS SHALL BE UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND DELIVERED TO THE SITE IN ORIGINAL UNOPENED BAGS BEARING ALL THE MANUFACTURER'S LABELS. ALL FERTILIZER IS TO BE SLOW RELEASE AND COMPLETE WITH NECESSARY MICRONUTRIENTS. AFTER INSTALLATION, FERTILIZER SHALL BE CLEANED FROM ALL HARDSCAPE SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MATURE SHALL CONSIST OF A SLOW RELEASE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHORUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED 8 MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-6 LBS. OF A 100 LB. FT. OF TREE CANOPY (5 FORM BASE TO DRIPLINE) OR PER MANUFACTURER'S RECOMMENDATION. SOO FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURER'S RECOMMENDATION. UPON ESTABLISHMENT, FERTILIZER SHALL BE FERTILIZED AT A RATE OF 1 LB. OF ACTUAL NITROGEN PER 1000 FT. SQ. OR PER MANUFACTURER'S RECOMMENDATION. (NOTE: BAHIA TURF SHALL RECEIVE FERTILIZATION AT A HALF RATE OF THE ABOVE TURF RECOMMENDATIONS) APPLY A 1/2 LBS. OF A PALM SPECIFIC (1 PART NITROGEN TO 1 PART POTASSIUM WITH 0.3 PARTS MAGNESIUM) FERTILIZER QUARTERLY FOR ALL ESTABLISHED PALMS PER 2" OF HEIGHT OR PER MANUFACTURER'S RECOMMENDATION.

MULCH: MULCH MATERIAL SHALL BE SHREDDED EUCALYPTUS MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3" DEPTH.

SOO: ALL SOO SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASE. JOINTS SHALL BE STAGGERED AND BUTT TIGHT TO MINIMIZE AIR GAPS. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND MOIST TO SOO INSTALLATION. THE SOO SHALL BE LOCATED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AT 90 DEGREES. THE SOO SHALL BE LOCATED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AT 90 DEGREES. THE SOO SHALL BE LOCATED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AT 90 DEGREES. THE SOO SHALL BE LOCATED IN TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AT 90 DEGREES.

SUBSTITUTIONS: NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM JOHNSON ENGINEERING, INC. ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AT JOHNSON ENGINEERING, INC.'S DISCRETION.

WARRANTY: THE CONTRACTOR SHALL WARRANT ALL WORKMANSHIP FOR THE PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE FROM THE OWNER AND JOHNSON ENGINEERING, INC. ANY DEAD, UNHEALTHY, NON-CORFORMING PLANT MATERIAL SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITHIN 7 DAYS OF NOTICE FROM THE OWNER OR JOHNSON ENGINEERING, INC. THE CONTRACTOR SHALL NOT BE LIABLE FOR "ACTS OF GOD" AND VANDALISM, NEGLIGENCE AND THEFT BY OTHERS.

QUALITY ASSURANCE: THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO JOHNSON ENGINEERING, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTIONS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 16 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT JOHNSON ENGINEERING, INC.'S DISCRETION.

LANDSCAPE IRRIGATION NOTES:

- SET DRAIN AND CHECK VALVES AS APPROPRIATE PER MANUFACTURER'S RECOMMENDATIONS.
- GROUP (WHEN PRACTICAL) AND LOCATE VALVES BOXES AND CONTROLLERS IN AN UNOBSTRUCTIVE / ACCESSIBLE LOCATIONS APPROVED BY JOHNSON ENGINEERING, INC.
- HEAD SPACINGS, WORKING PRESSURE, AND PIPE SIZES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- USE BUBBLERS, DRIP, ROTORS, AND SPRAY HEADS WHEN APPROPRIATE. HEADS SHALL BE INSTALLED TO PROVIDE 100% HEAD-TO-HEAD COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE OR RAIN SENSOR SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- HEADS SHALL BE INSTALLED TO MINIMIZE OVERSPRAY TO ALL IMPERVIOUS AREAS INCLUDING SIDEWALKS, ROADS, DRIVES AND OTHER VEHICLE USE AREAS. NO OVERSPRAY ON WALLS, COLUMNS OR OTHER VERTICAL ARCHITECTURAL FEATURES SHALL BE ALLOWED.
- ALL LITTORAL PLANTING AREAS SHALL HAVE INDEPENDENT ZONES TO ENSURE THE FLEXIBILITY OF REDUCING IRRIGATION APPLICATIONS DURING EXTENDED PERIODS OF RAINFALL. CUSTOMIZATION OF THE WATERING SCHEDULING SHALL INCLUDE DAILY, WEEKLY, AND MONTHLY OPTIONS.
- GROUP PLANT MATERIALS ACCORDING TO SFVMD XERISCAPE PRINCIPLES WHEN PRACTICAL.
- TURFGRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN PRACTICAL.

STATUTORY LANDSCAPE NOTES:

- SEE ENGINEERING PLANS FOR ALL OTHER REQUIRED CALCULATIONS. THIS VEGETATION PLAN MEETS AND/OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE LANDSCAPING SECTION OF THE LEE COUNTY LANDSCAPING CODE.
- SEVENTY-FIVE PERCENT (75%) OF THE TOTAL NUMBER OF REQUIRED TREES AND FIFTY PERCENT (50%) OF THE TOTAL NUMBER OF REQUIRED SHRUBS USED IN BUFFERS AND LANDSCAPE SHALL BE OF INDIGENOUS NATIVE VARIETIES.
- ALL REQUIRED TREES AT THE TIME OF INSTALLATION MUST:
 - 1) BE A MINIMUM OF 10' IN HEIGHT.
 - 2) HAVE A 2" CALIPER OF TRUNK DIAMETER (AT 12" ABOVE THE GROUND).
 - 3) HAVE A 4" DIAMETER SPREAD OF CANOPY.
- PALMS MUST HAVE A MINIMUM OF 10' OF CLEAR TRUNK AT THE TIME OF INSTALLATION.
- ALL TREES NOT HAVING A MATURE CANOPY OF A TWENTY FEET (20') MINIMUM SHALL BE MASSED TO CREATE AN EQUIVALENT TWENTY FEET (20') OF CANOPY.
- ALL TREES ADJACENT TO WALKS, BIKE PATHS, AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FEET OF CLEAR TRUNK.
- REQUIRED SHRUBS AND HEDGES MUST BE A MINIMUM OF 24" (48" FOR TYPE F BUFFERS) IN HEIGHT ABOVE THE ON-SITE ADJACENT PAVEMENT SURFACE REQUIRED TO BE BUFFERED AND/OR SCREENED WHEN MEASURED AT THE TIME OF PLANTING. THEY MUST BE A MINIMUM THREE (3) GALLON CONTAINER SIZE, AND SPACES 18" TO 36" ON CENTER. REQUIRED SHRUBS AND HEDGES MUST BE AT LEAST 36" (48" FOR TYPE F BUFFERS) IN HEIGHT WITHIN 12 MONTHS OF INSTALLATION, EXCEPT FOR VISIBILITY AT INTERSECTIONS AND WHERE PEDESTRIAN ACCESS IS PROVIDED. REQUIRED HEDGES MUST BE PLANTED IN DOUBLE STAGGERED ROWS AND MAINTAINED TO FORM A CONTINUOUS, UNBROKEN, VISUAL SCREEN WITHIN 12 MONTHS OF INSTALLATION.
- PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
- ALL TREES INSTALLED IN RESPONSE TO THE REQUIRED INTERNAL LANDSCAPE AREAS, ALSO KNOWN AS INTERNAL CANOPY TREES SHALL BE LOCATED WHERE AND AS SHOWN ON THE DRAWINGS. PALMS MAY BE SUBSTITUTED ON A 2:1 BASIS AND CLUSTERED WITH CONSENT OF LANDSCAPE ARCHITECT.
- PLANTINGS IN EASEMENTS: UTILITY, POWER, OR DRAINAGE EASEMENTS MAY OVERLAP REQUIRED BUFFERS; HOWEVER NO REQUIRED TREES OR SHRUBS MAY BE LOCATED IN ANY UTILITY, POWER, OR STREET EASEMENT OR RIGHT-OF-WAY.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THROUGH FINAL ACCEPTANCE (CERTIFICATE OF COMPLIANCE) A TREE PROTECTION BARRIER FOR ALL INDIVIDUAL OR MASSES OF INDIGENOUS PLANT MATERIALS BEING CREATED AND/OR PRESERVED. ANY TREES OR SHRUBS THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AT A 6:1 RATIO FOR TREES AND 2:1 RATIO FOR PALMS.
- PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTH, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLAN (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WELFARE) PRUNING MUST BE IN ACCORDANCE TO AND ACCEPTABLE WITH THE "PRUNING STANDARDS" (LATEST EDITIONS) ISSUED BY THE NATIONAL ARBORIST ASSOCIATIONS. SEVERELY PRUNED AND/OR DAMAGED TREES MUST BE REPLACED THAT-RACKING PRACTICES ARE PROHIBITED.
- THE FOLLOWING EXOTIC SPECIES OF PLANTS SHALL BE REMOVED AND MAINTAINED FROM OPEN SPACES IN PERPETUITY: A. MELALEUCA SPP., PRUNUS, CAJUPUT, PAPERBARK TREES, CASUARINA SPP., AUSTRALIAN PINE, C. SCJINUS SPP., GRAZULUM PEPPER, FLORIDA HOLY D, ACACIA A. SLOW RELEASE FORMULATION (EUCALYPTUS ACACIA) E. RHODMYRTUS TOMENTOSUS (DOWNY ROSE MYRTLE) F. SOLANUM VARIUM, (TROPICAL SOO APPLE)
- AN AUTOMATIC IRRIGATION SYSTEM COMBINING DRIP, SPRAY HEADS AND ROTORS AS APPROPRIATE WILL BE INSTALLED TO PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS. A MOISTURE RAIN SENSOR WILL 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 WILL BE DESIGNED TO ELIMINATE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, INCLUDING ROADS, DRIVES, AND OTHER VEHICLE USE AREAS. THE IRRIGATION SYSTEM WILL BE DESIGNED TO AVOID IMPACTS ON EXISTING NATIVE VEGETATION THAT WILL BE RETAINED ON THE DEVELOPMENT SITE AND OTHER VERTICAL ARCHITECTURAL FEATURES.
- A 2" MINIMUM LAYER OF ORGANIC MULCH, AFTER WATERING-IN, OR OTHER RECYCLED MATERIALS MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUNDCOVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24" BEYOND ITS TRUNK IN ALL DIRECTIONS.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS RIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY OF FOOT GREEN BOOK. ALL SIGHT TRIANGLES SHALL MAINTAIN A CLEAR ZONE BETWEEN THIRTY-SIX (36) INCHES AND EIGHT FEET (8'). CONTRACTOR TO VERIFY PRIOR TO FINAL ACCEPTANCE.
- VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM LEE COUNTY ENVIRONMENTAL SCIENCES DIVISION PRIOR TO THE COMMENCEMENT OF SITE WORK.

LANDSCAPE CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.
- ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE BODDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS. CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BEHIND SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY. CONTRACTOR SHALL CONFERENCE WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BEHIND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FINISH GRADE ALL LANDSCAPE AREAS ELIMINATING ALL BUMPS, DEPRESSIONS, ROCKS, STICK, OR OTHER DEBRIS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING POSITIVE SHEET FLOW DRAINAGE AWAY FROM ALL STRUCTURES AND TO ALL DRAINAGE WAYS SHOWN OR IMPLIED ON THE DRAWINGS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE/ REPOSITION ANY PLANTS AS SITE CONDITIONS MAY DICTATE DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL TRADES SO AS TO AVOID ANY CONFLICT WITH THE EXECUTION OF WORK BY OTHERS. OWNER SHALL NOT BE RESPONSIBLE FOR THE DAMAGE TO PLANT MATERIALS CAUSED BY OTHER TRADES OR SUBCONTRACTORS. THE CONDITION OF PLANT MATERIAL SHALL BE IN ACCORDANCE TO THE LANDSCAPE ARCHITECT.
- INSTALLATION OF INTERLOCKING PAVERS SHALL HAVE A BASE USING ROAD-BASE CRUSHED STONE OR ASTM D2950, COMPACTED TO 98% DENSITY FOR PEDESTRIAN & LIGHT VEHICULAR TRAFFIC, 88% FOR HEAVY VEHICULAR TRAFFIC. PROVIDE PITCH FOR DRAINAGE. ONE INCH PER TEN FEET OF PAVING SURFACE, TO BE DONE DURING SUB-GRADE PREPARATION. BEDDING SAND SHOULD BE 1" TO 1 1/2" THICK, USING CONCRETE SAND (ASTM C23), WHEN COMPACTING PAVERS A RUBBER PAD SHOULD BE ATTACHED TO THE PLATE BOTTOM OF THE MECHANICAL VIBRATING MACHINE. FOR BEST PAVEMENT COMPACTION USE A ROLLER COMPACTOR. FOR PRECISE CUTS, USE A DIAMOND BLADE SAW. A SOFT-BOND, MATRIX-BLADE IS RECOMMENDED.
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY WHEELSTOPS AND/OR CURBING WHERE IMMEDIATELY ADJACENT TO PAVEMENT.
- THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING

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REVISIONS	

T.W.C. At Herons Glen L.L.C, DbA
T.W.C. At Magnolia Landing

MAGNOLIA LANDING
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING

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COMMUNITY DEVELOPMENT

LANDSCAPE DETAILS AND NOTES

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
SEPTEMBER 2005	20055665	4-43-24	As Shown	L6