

ADMINISTRATIVE AMENDMENT (FPA) ADD2011-00087

ADMINISTRATIVE AMENDMENT  
LEE COUNTY, FLORIDA

WHEREAS, West Bay Club Development Corporation LLC., filed an application for Final Zoning Plan Approval to a Residential Planned Development on a project known as West Bay Club Boat/RV Storage Area to allow development of an accessory residential boat/RV storage area for property located at 4600 West Bay Boulevard, described more particularly as:

LEGAL DESCRIPTION: In Section 05, Township 47 South, Range 25 East, Lee County, Florida:

See Attached Exhibit A

WHEREAS, the property was originally rezoned in case number Z-96-005 [with subsequent amendments in case numbers PD-98-003, FPA-98-088, FPA-98-089, FPA-99-003, ADD1999-00024, ADD1999-00056, ADD2000-00016, ADD2002-00042, Z-05-010, ADD2005-00022, ADD2006-00043, ADD2008-00076 and Z-09-030]; and

WHEREAS, the subject property is located in the Suburban Future Land Use Category as designated by the Lee Plan; and

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

WHEREAS, the original planned development approval provides for approval of a Final Plan Approval consistent with Condition 2 of Zoning Resolution Z-96-005; 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, the subject application has been review in accordance with the existing planned development approval for Final Plan Approval; and

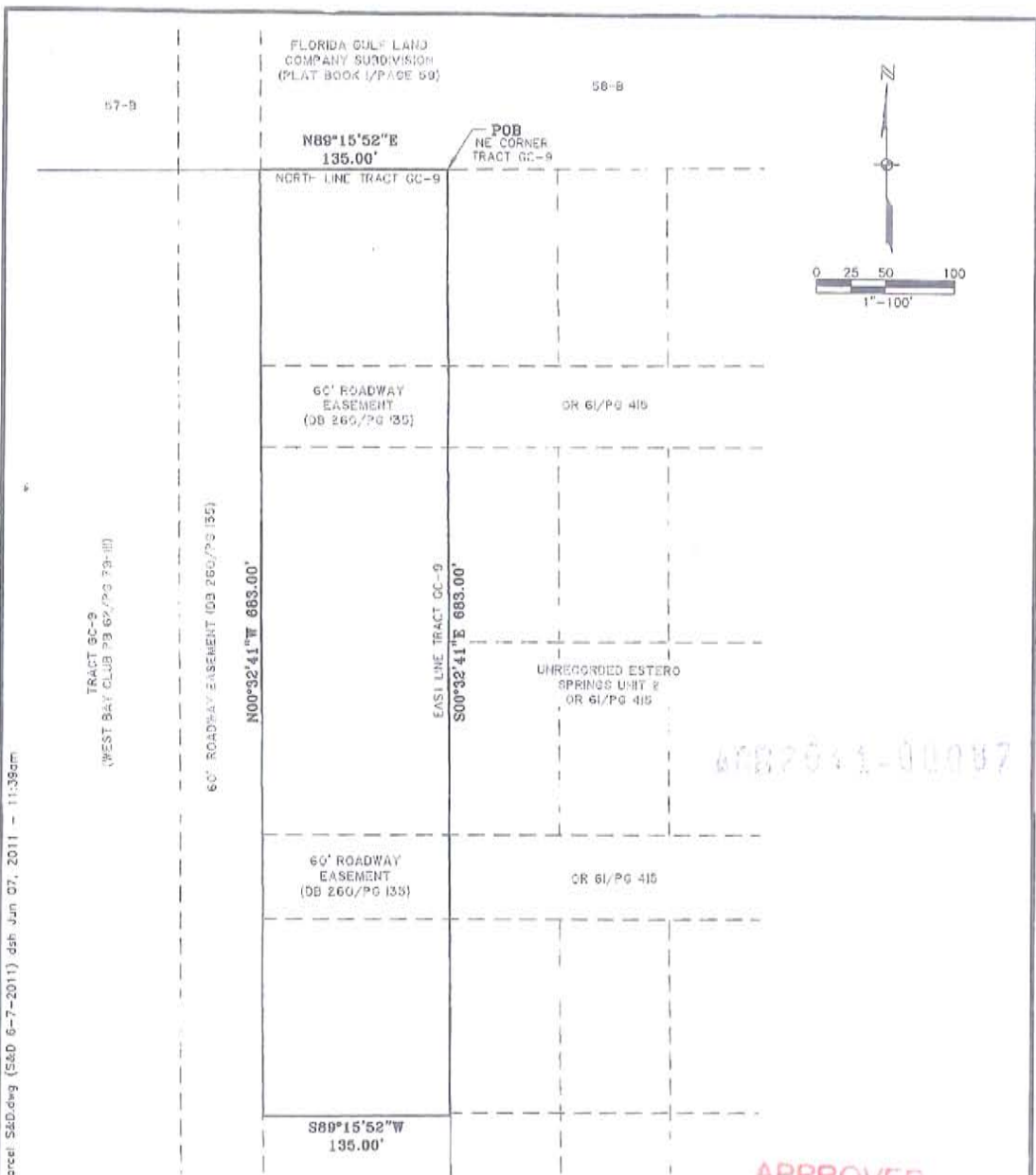
WHEREAS, it is found that the proposed Final Plan Approval application is consistent with the existing zoning approvals and the Lee County Land Development Code.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for Final Plan Approval to the Planned Development for West Bay Club Boat/RV Storage Area is **APPROVED with the following conditions:**

1. The Development of the boat/RV storage area must be in substantial compliance with the 7-page Final Zoning Plan, by Johnson Engineering, dated October, 2011, stamped received on November 8, 2011 (Page C-04 stamped received on February 16, 2012).
2. Final Zoning Plan ADD2011-00087 is hereby APPROVED and adopted. A reduced copy is attached hereto.

DULY SIGNED this 9<sup>th</sup> day of March, A.D., 2012.

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



6887041-00087

APPROVED  
LEGAL *(Signature)*  
11/14/11

**LEGAL DESCRIPTION**

A TRACT OR PARCEL OF LAND LYING IN TRACT GC-9, AS SHOWN ON THE PLAT OF WEST BAY CLUB, RECORDED IN PLAT BOOK 62, PAGES 79 THROUGH 111, RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND LYING IN SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT GC-9; THENCE RUN S 00°32'41"E ALONG THE EAST LINE OF SAID TRACT GC-9; THENCE RUN S 89°15'52" W FOR 135.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF A 60' ROADWAY EASEMENT AS DESCRIBED IN DEED BOOK 260, PAGE 135 OF SAID PUBLIC RECORDS; THENCE RUN N 00°32'41" W ALONG SAID EAST RIGHT-OF-WAY LINE FOR 683.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID TRACT GC-9; THENCE RUN N 89°15'52" E ALONG SAID NORTH LINE FOR 135.00 FEET TO THE POINT OF BEGINNING.

LEGEND	
GC	= GOLF COURSE
PB	= PLAT BOOK
PG	= PAGE
OR	= OFFICIAL RECORD BOOK
DB	= DEED BOOK

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF WEST BAY CLUB, PLAT BOOK 62, PAGE 79, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE NORTH LINE OF TRACT GC-9 BEARS NORTH 89° 15' 52" EAST.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. POB = POINT OF BEGINNING
4. PARCEL CONTAINS 2.12 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

*(Signature)*  
KEVIN M. RISSASSI (FOR THE FIRM LB-642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 6433

DATE SIGNED: NOV 17 2011  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

C:\2011\20118776-000\Surveying\Sketches\West Bay Club Boat Storage Parcel S&D.dwg (S&D 6-7-2011) dsh Jun 07, 2011 - 11:38am

**JOHNSON ENGINEERING**  
2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
FAX (239) 334-3061  
E.B. #642 & L.B. #642

**SKETCH AND DESCRIPTION**  
**PART OF TRACT GC-9, WEST BAY CLUB**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2011	20118776	5-47-25	1"=100'	1 OF 1

**EXHIBIT A**

# CONSTRUCTION PLANS FOR WEST BAY CLUB BOAT & RV STORAGE

OWNER/ AGENT/ DEVELOPER  
WEST BAY CLUB DEVELOPMENT CORPORATION  
4610 WEST BAY BOULEVARD  
ESTERO, FLORIDA 33928  
PHONE: (239) 498-7770

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STRAP NUMBER  
32-46-25-07-00MF2.0000

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SIZE OF PARCEL  
TOTAL = ACRES

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ZONING  
RPD (RESOLUTION # Z-96-005)

UTILITIES PROVIDING SERVICE

WATER AND SEWER  
LEE COUNTY UTILITIES  
1500 MONROE STREET  
FORT MYERS, FLORIDA 33902  
PHONE: (239) 478-8163

TELEPHONE  
UNITED TELEPHONE SYSTEM  
P.O. BOX 2477  
NAPLES, FLORIDA 33939  
PHONE: (239) 263-6221

ELECTRIC  
FLORIDA POWER & LIGHT COMPANY  
P.O. BOX 413013  
NAPLES, FLORIDA 33941  
PHONE: (239) 334-7754

CABLE TELEVISION  
COMCAST  
301 TOWER ROAD  
NAPLES, FLORIDA 34113  
PHONE: (239) 793-9600

GARBAGE COLLECTION  
SUPERIOR SERVICES  
1112 SE 9TH LN  
CAPE CORAL, FLORIDA 33990  
PHONE: (239) 995-4475

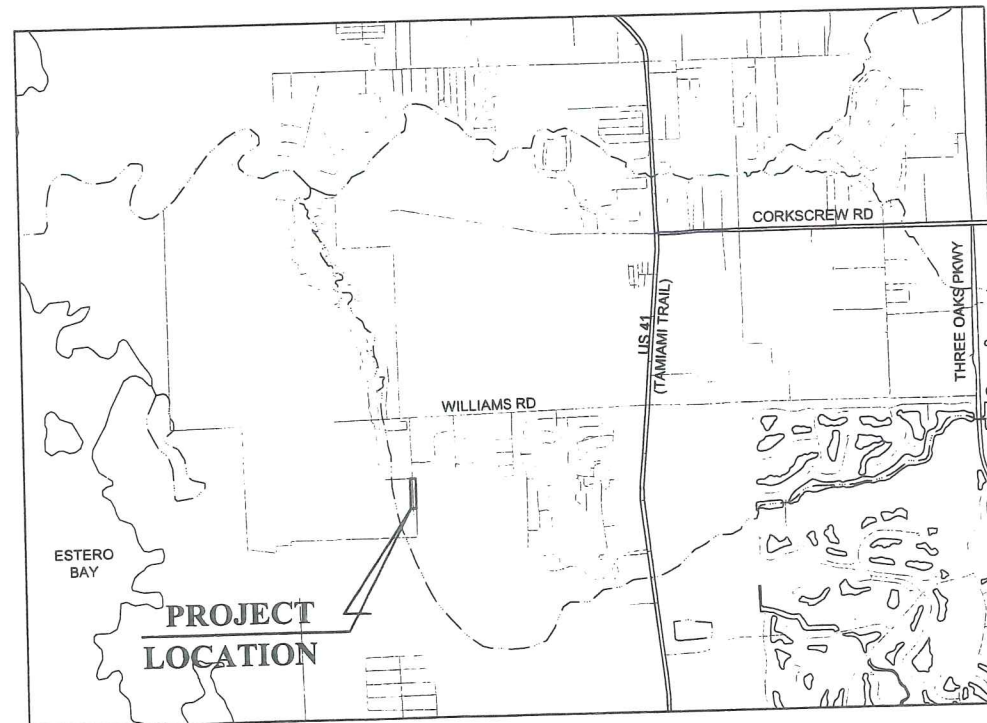
FIRE CONTROL DISTRICT  
ESTERO FIRE PROTECTION  
AND RESCUE DISTRICT  
20241 SOUTH TAMIAHI TRAIL  
ESTERO, FLORIDA 33928  
PHONE: (239) 947-3473

## SECTION 5, TOWNSHIP 46&47 S, RANGE 29 E LEE COUNTY, FLORIDA

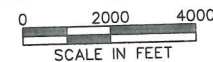
RECEIVED  
NOV 08 2011  
COMMUNITY DEVELOPMENT

### INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
C02	ABBREVIATIONS, LEGEND, NOTES AND AERIAL MAP
C03	EROSION CONTROL PLAN
C04	SITE, PAVING AND GRADING PLAN
C05	FLUCFCS AND PROTECTED SPECIES MAP
L01-L02	LANDSCAPE PLAN



**LOCATION MAP**



OCTOBER, 2011

ADD2011-00087

**APPROVED**  
Plan Pg 1 of 7  
Subject to Case # ADD2011-00087  
Date 3/8/2012

**JOHNSON  
ENGINEERING**

2122 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

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 62421

DANA L. HUME, PE

DATE

SHEET NUMBER  
**C01**

NO.	DATE	DESCRIPTION

DATE: OCTOBER, 2011  
 PROJECT NO. 20118871-000  
 FILE NO. 5-46&47-29  
 SCALE: As Shown

ABBREVIATIONS,  
 LEGEND, NOTES  
 AND AERIAL MAP

**ABBREVIATIONS**

AC	ACRE
ALT	ALTERNATE
APPROX.	APPROXIMATE
ASB	ASBESTOS
BM	BENCH MARK
BLDG	BUILDING
BOT	BOTTOM
CB	CATCH BASIN
CFM	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CI	CAST IRON PIPE
CJP	CONSTRUCTION JOINT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CV	CHECK VALVE
CF	CUBIC FOOT
CY	CUBIC YARD
E	CENTER LINE
ELKG	CAULKING
QLF	CHAIN LINK FENCE
COL	COLUMN, COLOR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CTRS	CENTERS
CJ	COPPER
DI.	DIAMETER
DIAG	DIAGONAL
DM	DIMENSION
DIST.	DISTANCE
DIP	DUCTILE IRON PIPE
DE	DRAINAGE EASEMENT
DWG	DRAWING
E	EAST
EL/ELEV	ELEVATION
EQUIP	EQUIPMENT
RCPP	REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EX	EXISTING
FF	FINISHED FLOOR
FPE	FINISHED FLOOR ELEVATION
FM	FORCE MAIN
FD	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FIN	FINISH
FRP	FIBERGLASS REINFORCED PLASTIC
FT	FEET
C	NATURAL GAS
GI	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GV	GATE VALVE
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
HOR	HORIZONTAL
HYD	HYDRANT
ID	INSIDE DIAMETER
IDD	IONA DRAINAGE DISTRICT
INVT	INVERT
IRR	IRRIGATION
LAE	LAKE ACCESS EASEMENT
LCU	LEE COUNTY UTILITY EASEMENT
LF	LINEAL FEET
LME	LAKE MAINTENANCE EASEMENT
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MJ	MECHANICAL JOINT
MAX	MAXIMUM
MECH	MECHANICAL
MES	MITERED END SECTION
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH
NE	NORTHEAST
NW	NORTHWEST
NPW	NON POTABLE WATER
NTS	NOT TO SCALE
NUM/#	NUMBER
NOM	NOMINAL
NG	NATURAL GAS
OC	ON CENTERS
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PV	PLUG VALVE
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
POLY. PE.	POLYETHYLENE
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PGL	PROPOSED GRADE LINE
R	PROPERTY LINE
PLBG	PLUMBING
PLVD	PLYWOOD
PW	POTABLE WATER
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
QUAN	QUANTITY
R	RADIUS
RD	ROAD
RCPP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
ROW	RIGHT OF WAY
RU	REUSE LINE
R/W	RIGHT OF WAY
S	SOUTH
SE	SOUTHEAST
SW	SOUTHWEST
SS	SANITARY SEWER
SAN	SANITARY
SCH	SCHEDULE
SECT	SECTION
SEW	SEWER
SH	SHEET
SPEC	SPECIFICATION
SO	SQUARE
ST	STREET
STA	STATION
STL	STEEL
STD	STANDARD
SUR	SURFACE
SYM	SYMMETRICAL
TOE	TOE OF SLOPE
TOB	TOP OF BANK
THK	THICK
TEL	TELEPHONE
TEMP	TEMPERATURE
TRANS	TRANSFORMER
TYP	TYPICAL
UE	UTILITY EASEMENT
VERT	VERTICAL
W	WATER
WM	WATER MAIN
W/O	WITHOUT
WD	WOOD
WT	WEIGHT
WV	WATER VALVE
WH	WALL HYDRANT

**SYMBOLS**

	GATE VALVE		IRRIGATION SERVICE (DOUBLE)
	TEE ASSEMBLY		IRRIGATION SERVICE (SINGLE)
	REDUCER		SEWER SERVICE (DOUBLE)
	BLOW OFF		SEWER SERVICE (SINGLE)
	FIRE HYDRANT		WATER SERVICE (DOUBLE)
	FIRE HYDRANT ASSEMBLY W/ GATE VALVE		WATER SERVICE (SINGLE)
	MITERED END SECTION		HEADWALL
	MANHOLE W/ NUMBER		DRAINAGE INLET (SEE PLAN FOR TYPES)
	PLUG VALVE		THROAT INLET
			FLARED END SECTION

**HATCH PATTERNS**

	WETLAND		EXISTING LAKE TO BE FILLED
	UPLAND BUFFER		PROPOSED LAKE
	UPLAND PRESERVE		LITTORAL SHELF AREA
	INDIGENOUS AREA		COMPENSATING LITTORAL PLANTING AREA
	NATURAL AREA		RIPRAP / GRAVEL
	FILTER MARSH		BRICK PAVERS
	EXISTING LAKE		

NOTE:  
 HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES  
 ONLY, ACTUAL HATCH PATTERNS ON DRAWING MAY  
 VARY IN SCALE & ANGLE

**LINETYPES**

EXISTING	PROPOSED
	FM
	SS
	WM
	IRR
	RU

**GENERAL NOTES:**

- ELEVATIONS ARE REFERENCED TO NGVD 29.
- THE LOCATION OF EXISTING UTILITIES, PAVEMENT, VEGETATION, AND MISCELLANEOUS IMPROVEMENTS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
- ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, THE CONTRACTOR SHOULD NOTIFY THE OWNER/ENGINEER WITHOUT DELAY.
- EXISTING FACILITIES SHALL BE RESTORED TO A CONDITION EQUIVALENT TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION, AT NO ADDITIONAL COST TO OWNER.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS, (LATEST EDITION), LEE COUNTY DEVELOPMENT STANDARDS AND SPECIFICATIONS AND LEE COUNTY UTILITIES REQUIREMENTS.
- LOCATIONS OF INLETS AND STORM DRAINS MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION.
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS NECESSARY TO MATCH PROPOSED GRADES.
- CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT REVIEW A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
- CONTRACTOR TO PROVIDE SILT FENCE, STAKED HAY BALES AND OTHER APPROPRIATE MEASURES TO EFFECT THE FILTRATION OF SURFACE WATER FLOWS AND TO PROVIDE EROSION PROTECTION DURING CONSTRUCTION ACTIVITIES. PROTECTION IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL DISTURBED SOILS HAVE BEEN STABILIZED WITH GRASS OR SUITABLE EROSION PROTECTION TREATMENT.
- PROPOSED ROADWAYS SHOWN ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED.
- ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED AND MULCHED UNLESS NOTED OTHERWISE.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
- CONTRACTOR SHALL RETAIN, ON THE WORK SITE, COPIES OF ANY PERMITS NECESSARY FOR CONSTRUCTION.
- CONTRACTOR SHALL PROMPTLY REPORT ALL FIELD CHANGES TO THE ENGINEER.
- CONTRACTOR SHALL CLEAR ALL EXCAVATION AND FILL AREAS; ACTUAL LIMITS OF CLEARING SHALL BE DETERMINED IN THE FIELD BY OWNER OR ENGINEER.
- CONTRACTOR SHALL REMOVE ALL MUCK AND OTHER UNSUITABLE MATERIAL FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL MUCK AND OTHER UNSUITABLE MATERIAL EXCAVATED FROM LAKES OR REMOVED FROM FILL AREAS SHALL BE STOCKPILED AT THE PROPOSED PROJECT AS DETERMINED BY THE OWNER.
- SITE GRADES MAY BE ADJUSTED IN FIELD BY ENGINEER.
- CONTRACTOR SHALL USE DESIGNATED CONSTRUCTION ENTRANCES FOR EMPLOYEES AND DELIVERY OF MATERIALS.
- THE LOCATIONS OF EXISTING UTILITIES AND STORM SEWERS SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORD DRAWINGS AND FIELD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXACT LOCATION PRIOR TO CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE ENGINEER.
- DURING CONSTRUCTION, GRATE INLET AND JUNCTION BOX OPENINGS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORDED DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER.
- CONTRACTOR IS REQUIRED TO OBTAIN FROM THE ENGINEER AND OWNER WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH THE FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED DEWATERING PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED TREE REMOVAL PERMITS.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH APPLICABLE REGULATION

**PAVING, GRADING AND DRAINAGE NOTES:**

- THIS SITE CAN BE UTILIZED SAFELY FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODING OR ADVERSE SOIL CONDITIONS.
- LENGTH OF STORM DRAIN PIPES ARE APPROXIMATE AND ARE MEASURED FROM CENTER OF STRUCTURE.
- CONTRACTOR SHALL NOTIFY THE LEE COUNTY DIVISION OF DEVELOPMENT SERVICES A MINIMUM OF 72 HOURS PRIOR TO ALL REQUIRED INSPECTIONS.
- CONTRACTOR SHALL NOTIFY THE OWNER AND CONTACT ALL UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES IN THE AREA 72 HOURS (MIN.) PRIOR TO COMMENCING CONSTRUCTION.
- PLACE 200 S.F. OF SOD AROUND ALL INLETS, HEADWALLS, AND CONTROL STRUCTURES. USE ARGENTINE BAHIA AND CONFORM TO FOOT SECTION 575.
- PLACE 18" OF SOD CONTINUOUS ALONG EDGES OF PAVEMENT OF ALL ROADS AND/OR CURB, LAYING PARALLEL WITH THE ROAD MAINTAINING 1" BELOW FINISHED PAVEMENT GRADE.
- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECTED TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE INSPECTED BY THE OWNER'S ENGINEER PRIOR TO FINAL ACCEPTANCE.

**APPROVED**

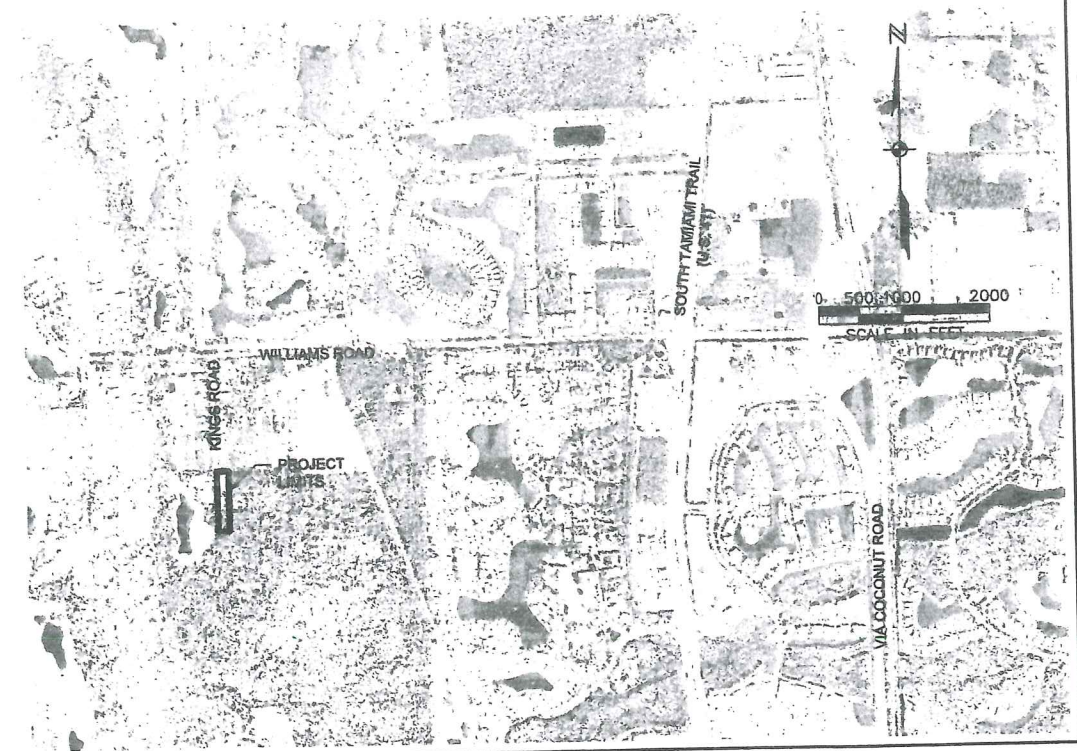
Plan Pg 2 of 7

Subject to Case # ADD2011-00087

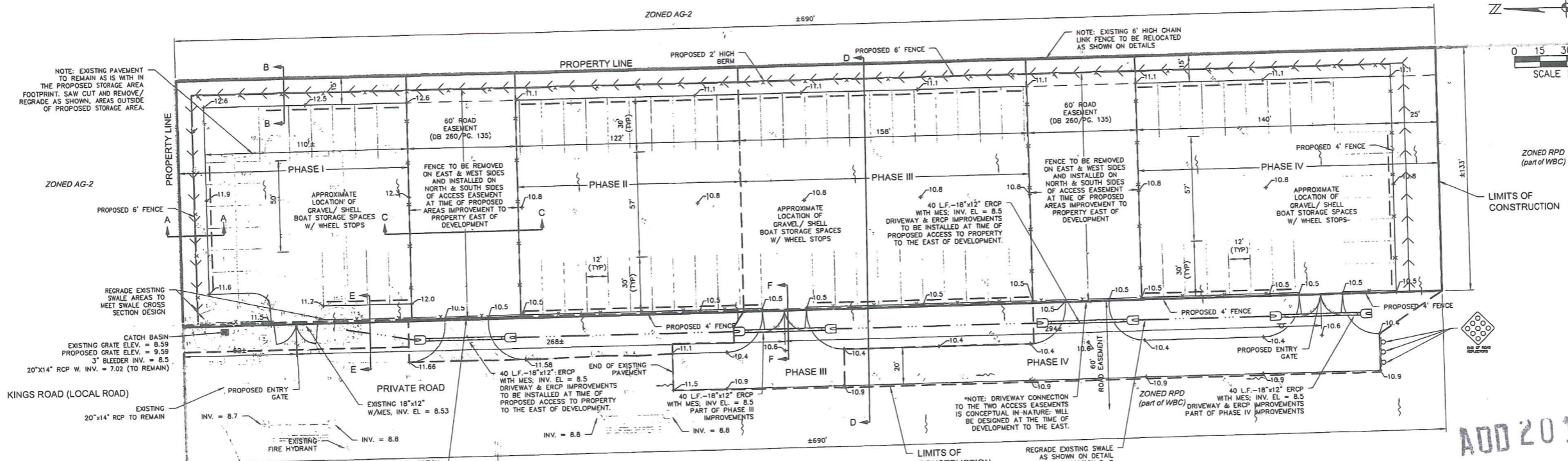
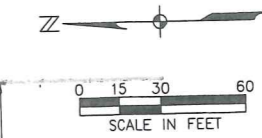
Date 3/8/2012

ADD2011-00087

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 COMMUNITY DEVELOPMENT







ADD 2011-00087

**APPROVED**  
Plan Pg 4 of 7

DEVIATIONS Subject to Case # ADD2011-00087  
Date 3/8/2012

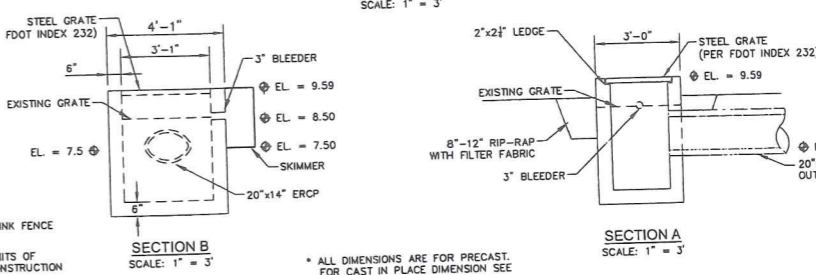
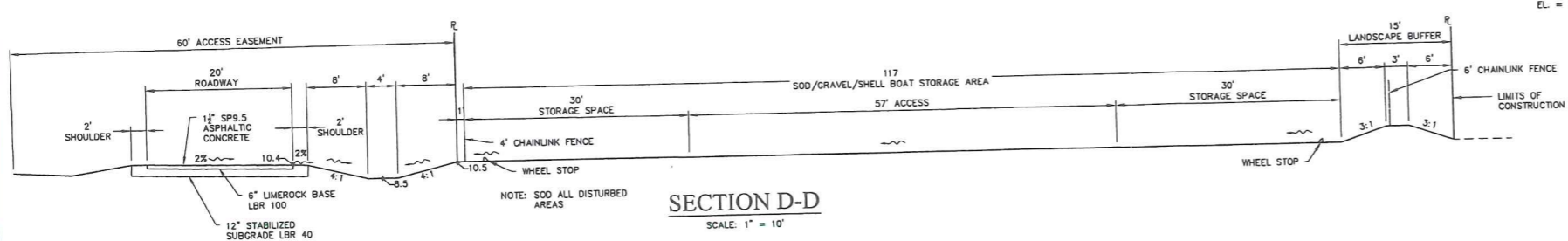
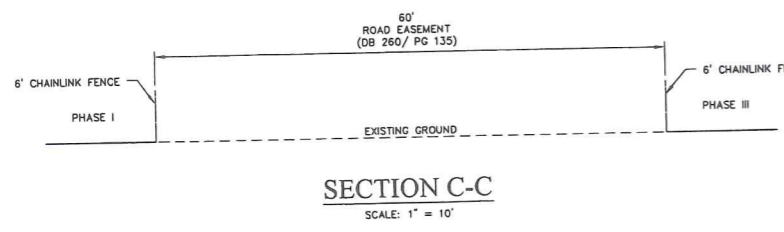
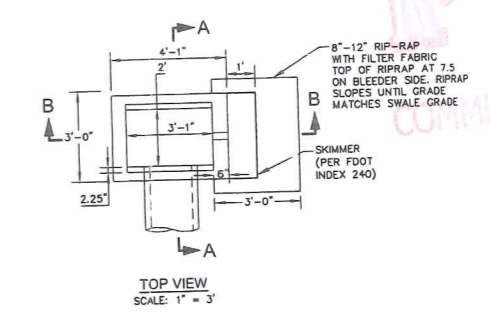
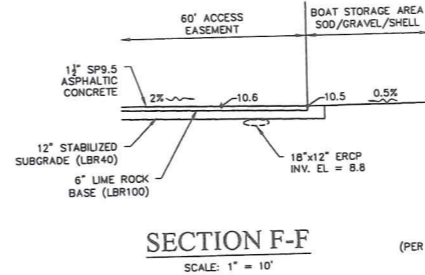
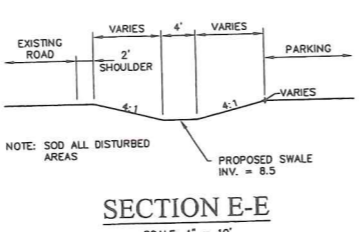
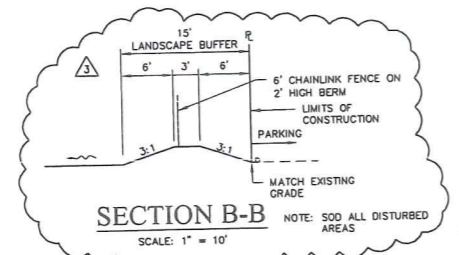
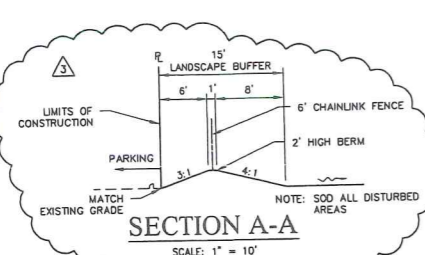
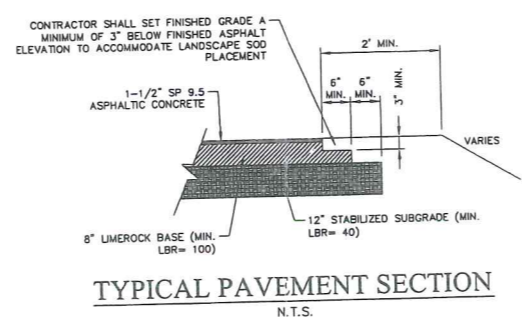
TABLE I

Phase	Acres
I	0.43
II	0.46
III	0.52
IV	0.75
Road Easements	0.36

TABLE II

Total Area	2.62	100%
Impervious Area	1.41	54%
Pervious Area	1.21	46%



**MODIFIED FDOT TYPE "C" INLET**  
(PER FOOT INDEX 232)  
SCALE: 1" = 3'

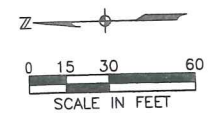
REVISIONS

NO.	DATE	DESCRIPTION
1	11/17/11	REVISED INLET
2	12/14/11	ADDED TABLE II
3	01/25/12	REVISED SECTIONS

DATE: OCTOBER, 2011  
PROJECT NO. 20118871-000  
FILE NO. 5-46847-29  
SCALE: As Shown

SITE, PAVING AND GRADING PLAN

SHEET NUMBER  
**C04**



**JOHNSON ENGINEERING**  
 2122 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0048  
 FAX (239) 334-3861  
 E.B. #642 & L.B. #642



WEST BAY CLUB  
 BOAT & RV STORAGE  
 Lee County, Florida

ADD 2011-00087

NOV 08 2011

FLUCFCS Code	Description	Jurisdictional Status	Acreage
100	Existing Outdoor Storage within West Bay Club	N	0.76
740	Disturbed Land/Vegetative Debris	N	0.85
436	Upland Scrub, Pine & Hardwoods	N	0.41
437	Australian Pine	N	0.10
Total			2.12

Legend  
 N = Non-jurisdictional

Notes  
 1. Habitat mapping was conducted by Johnson Engineering ecologists in September 2011 in accordance with the Florida Land Use Cover and Forms Classification System (FLUCFCS)(FDOT, 1999). Habitat lines are approximate and are based on a 2011 Lee County aerial photograph.  
 2. Gopher tortoise locations were field flagged and GPS located by Johnson Engineering, FWC authorized Gopher tortoise agent in September 2011.

Project boundary  
 FLUCFCS polygons  
 Gopher tortoise burrow  
 -PO = Potentially Occupied  
 -AB = Abandoned  
 - - - Approximate PSS transect location

**APPROVED**  
 Plan Pg 5 of 7

Subject to Case # ADD 2011-00087  
 Date 3/8/2012

NO.	DESCRIPTION	DATE

DATE: OCTOBER 2011  
 PROJECT NO. 20118871-000  
 FILE NO. 46-25-29  
 SCALE: As Shown

FLUCFCS and Protected Species Survey map

SHEET NUMBER  
**C05**

ADD 2011-00087

STEPHEN J. TRUJMAN  
 P.L.A. No. LA-0000676

NOV 08 2011  
 DEVELOPMENT

WEST BAY CLUB

BOAT & RV STORAGE  
 LEE COUNTY, FLORIDA

NO.	REVISIONS DESCRIPTION	DATE

DATE: OCTOBER, 2011  
 PROJECT NO. 2011871-000  
 FILE NO. 5-46847-29  
 SCALE: As Shown

LANDSCAPE DETAILS AND NOTES

SHEET NUMBER  
**L02**

**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, UNLESS SPECIFIED LARGER ON THE PLANS:
    - 1) BE A MINIMUM OF 10' IN HEIGHT.
    - 2) HAVE A 2" CALIPER OF TRUNK DIAMETER (AT 12" ABOVE THE FINAL GRADE).
    - 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 FOOT OF CLEAR TRUNK.
  - REQUIRED SHRUBS AND HEDGES MUST BE A MINIMUM OF 24" (4" 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" (60" 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 STAGED 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 1 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 3:1 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 CREDITED AND/OR PRESERVED. ANY TREES USED FOR CREDIT THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AT A 5:1 RATIO FOR TREES AND 3:1 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 PLANT (EXCEPT WHERE NECESSARY TO PROMOTE PUBLIC HEALTH, SAFETY, AND WEAR) UNLESS OTHERWISE SPECIFIED 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 "HAT-RACKING" PRACTICES ARE PROHIBITED.
  - THE FOLLOWING EXOTIC SPECIES OF PLANTS AS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S 2007 INVASIVE PLANT LIST SHALL BE REMOVED AND MAINTAINED FROM OPEN SPACES IN PERPETUITY. 1. MELALEUCA SPP. (PUNK, CAJUPUT, PAPERBACK TREE) 2. CASUARINA SPP. (AUSTRALIAN PINE) 3. SCHINUS SPP. (BRAZILIAN PEPPER, FLORIDA HOLLY) 4. ACACIA AURICULIFORMIS (EARLEAF ACACIA) 5. RHODYMIRTUS TOMENTOSUS (DOWNY ROSE MYRTLE) 6. SOLANUM MURIBUM (TROPICAL SOOTY APPLE) 7. ANACARDIUM (CASHWOOD) 10. DALBERGIA SISSECO (ROSEWOOD) 11. DIOSCOREA ALATA (AIR POTATO) 12. EUCALYPTUS CAMALDULENSIS (MURRAY RED GUM) 13. FICUS SPP. (WEeping FIG, CUBAN LAUREL FIG) 14. LYGODIUM (JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN) 15. SAPINDUM SPP. (CHINESE TALLOW) 16. STYGIUM (JAVA PLUM, ROSE APPLE) 17. THESPESIA GUILAEA (CORK TREE) 18. WEDDLEA (WEDDLEA) 19. ABRUS PRECATORIUS (ROSBARY PEA) 20. ARDISIA SPP. (TREE) 21. WEDDLEA (WEDDLEA) 22. CALOPHYLLUM ANTILLANUM (SANTA MARIA) 24. CINNAMOYNIUM CAMPHORA CAMPHOR TREE) 25. COCAOUSA ESCULENTA (WILD TARO) 26. COLUBRINA ASIATICA (LEATHER LEAF) 27. DIOSCOREA ALATA (WINNED YAM) 28. EICHORNIA CRASSIPES (WATER HYACINTH) 29. EUGENIA UNIFLORA (SURIANINA CHERRY) 30. HYDRILLA VERTICILLATA (HYDRILLA) 31. HYGROPHILA POLYSPERMA (GREEN HYGRO) 32. HYMENACHNE AMPLEXICAULIS (WEST INDIAN MARSH GRASS) 33. IMPERATA CYLINDRICA (COGON GRASS) 34. JASMINUM DICHOCHOMUM (GOLD COAST JASMINE) 35. JASMINUM FLUMINENSE (BRAZILIAN JASMINE) 36. LANTANA CAMARA (LANTANA) 37. LEGUSTRUM SINENSE (CHINESE CLAW VINE) 40. MANIKARA ZAPOT (SAPPODILLA) 41. MIMOSA PIGRA (CATCLAW MIMOSA) 42. NEPHROLEPSIS COORDIFOLIA (SWORD FERN) 43. NEPHROLEPSIS MULTIFOLIA (ASIAN SWORD FERN) 44. NEYRAUDIA REYNAUDIANA (CANE GRASS) 45. PAEDERIA CRUDDASIANA (ONION VINE) 46. PAEDERIA FOETIDA (SKUNK VINE) 47. PANICUM REPENS (TORPEDO GRASS) 48. PENNISTEMUM PUJIPURUM (WAPLER GRASS) 49. PISTIA VINE) 47. PANICUM REPENS (TORPEDO GRASS) 48. PENNISTEMUM PUJIPURUM (WAPLER GRASS) 49. PISTIA STRATIOTES (WATER LETTUCE) 50. PISIDIA CATTALANUM (STRAWBERRY GUAVA) 51. PIDALUM GUAJAVA (GUAJAVA) 52. PLERARIA MONTANA VAR. LOBATA (KUDZU) 53. RHYNCHELTRUM REPENS (NATAL GRASS) 54. RUELIIA TWEDDIANA (MEXICAN PUMELINA) 55. SCAEVOLA TACADA (BEACH NAUPAKA) 56. SCHEFFLERA ACTINOPHYLLA (QUEENSLAND UMBRELLA TREE) 57. SENNA PENDULA VAR. GLABRATA (CLIMBING CASSIA, CHRISTMAS CASSIA) 58. SOLANUM TAMPICENSE (WETLAND NIGHTSHADE) 59. SYNGONIUM PODOPHYLLUM (ARROWHEAD VINE) 60. TECTARIA INCISA (INCISED HALBERD FERN) 61. UROCHLOA MUTICA (PARA GRASS)
  - 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 NEW VERTICAL ARCHITECTURAL FEATURES.
  - A 3" MINIMUM LAYER OF MULCH, AFTER WATERING-IN, OR OTHER RECYCLED MATERIALS MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER 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 TRIANGLE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF FDOT 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 SERVICES DIVISION PRIOR TO THE COMMENCEMENT OF SITE WORK.
  - ALL HEALTHY SABAL PALMS WITH MINIMUM EIGHT-FOOT CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.

**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 UNOBTRUSIVE / ACCESSIBLE LOCATIONS APPROVED BY JOHNSON ENGINEERING, INC.
- HEAD SPACING, 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 SPFMD XERISCAPE PRINCIPLES WHEN PRACTICAL.
- TURFGRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN PRACTICAL.
- THE IRRIGATION SYSTEM IS TO BE COMPUTERIZED SO IT MEASURES MOISTURE CONTENT IN THE SOIL.

**SPECIFICATIONS**

**PLANT MATERIALS:** ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD 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 AND TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARRED 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 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 WOKING. 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 HEALED 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. 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 FROND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

**PLANTING SOIL AND BACKFILL:** PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. 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 ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL 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 APPLIED TO ALL PLANTING SURFACES AND WATERED IN THOROUGHLY PER MANUFACTURER'S SPECIFICATIONS. TREES AND SHRUBS MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHOROUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED MONTHLY DURING THE GROWING SEASON AT A RATE OF 4-8 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (2 FORM BASE TO DRIFPLE) OR PER MANUFACTURER'S RECOMMENDATION. (NOTE: BAHIA 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. FERTILIZERS WITH A LOW LEACHING POTENTIAL (SLOW RELEASE) MUST BE USED, MUST NOT BE APPLIED AFTER THE GROWTH OF THE TURFGRASS HAS CEASED, AND MUST BE KEPT OUT OF THE LOWEST REASONABLE LEVELS.

**MULCH:** MULCH MATERIAL SHALL BE GRADE A, NATURAL COLOR, SHREDDED MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3" DEPTH. CYPRESS MULCH IS NOT ACCEPTABLE.

**SOD:** ALL SOD SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. JOINTS SHALL BE STAGGERED AND BUTT TIGHT TO MINIMIZE AIR GAPS. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND MOIST TO SOD INSTALLATION. THE SOD SHALL BE ROLLED TWO DIRECTIONS PERPENDICULAR FROM ONE ANOTHER AFTER INSTALLATION TO ENSURE PROPER GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

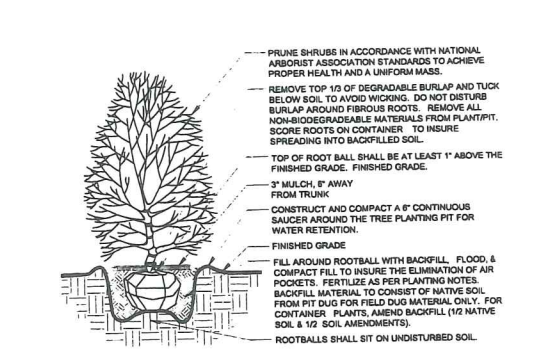
**SUBSTITUTIONS:** NO SUBSTITUTION OF ANY MATERIALS' VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM JOHNSON ENGINEERING, INC. ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AT JOHNSON ENGINEERING, INC.'S DISCRETION.

**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-CONFORMING 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.

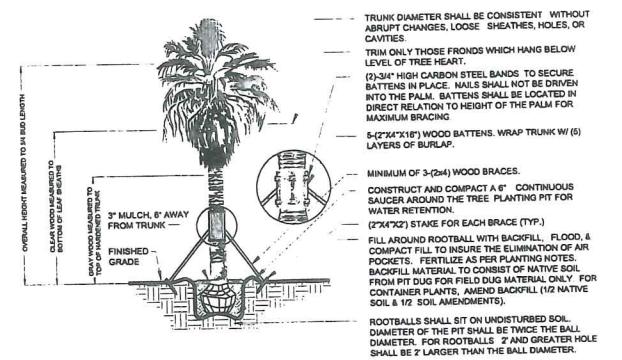
**QUALITY ASSURANCE:** THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO JOHNSON ENGINEERING, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT JOHNSON ENGINEERING, INC.'S DISCRETION.

**LANDSCAPE CONSTRUCTION NOTES:**

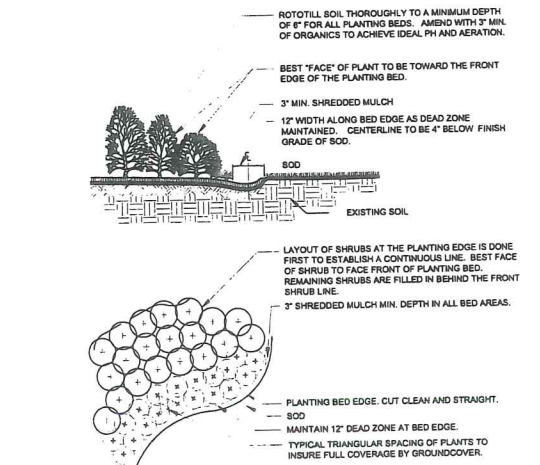
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.
- ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SODDED UNLESS OTHERWISE INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL GET APPROVAL OF FINE GRADING FROM LANDSCAPE ARCHITECT PRIOR TO THE INSTALLATION OF TURF. GRADING FOR LANDSCAPE BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY. CONTRACTOR SHALL CONFER WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING THIS WORK TO CONFIRM ACTUAL SHAPES AND ELEVATIONS OF THE LANDSCAPE BERMING. 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 D2940, COMPACTED TO 95% DENSITY FOR PEDESTRIAN & LIGHT VEHICULAR TRAFFIC, 85% 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 C33), WHEN COMPACTING PAVERS A RUBBER PAD SHOULD BE ATTACHED TO THE PLATE BOTTOM OF THE MECHANICAL VIBRATING MACHINE. FOR BEST PAVEMENT COMPACTON 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 CURBS 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 ALL APPLICABLE PERMITS.



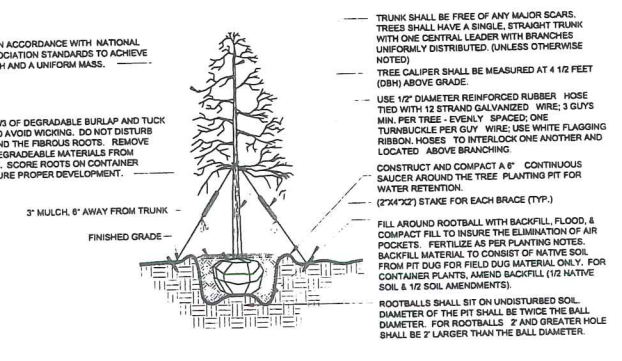
1 TYPICAL SHRUB PIT PLANTING N.T.S.



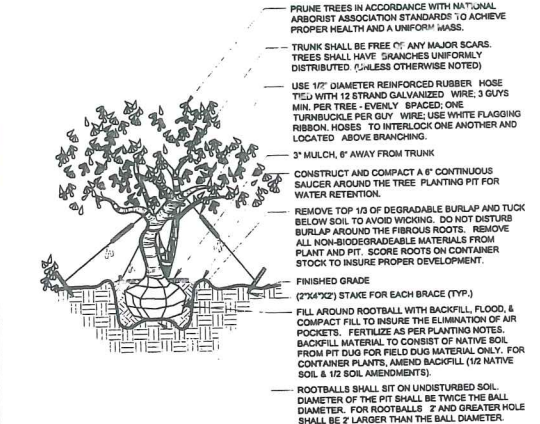
4 TYPICAL PALM TREE PLANTING N.T.S.



2 TYPICAL SHRUB BED PLANTING N.T.S.



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



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

**APPROVED Plan**  
 Subject to Case # **ADD2011-00087**  
 Date **3/8/2012**

# CONSTRUCTION PLANS

## FOR

# WEST BAY CLUB

## BOAT & RV STORAGE

OWNER/ AGENT/ DEVELOPER

WEST BAY CLUB DEVELOPMENT CORPORATION  
4610 WEST BAY BOULEVARD  
ESTERO, FLORIDA 33928  
PHONE: (239) 498-7770

STRAP NUMBER

32-46-25-07-00MF2.0000

SIZE OF PARCEL

TOTAL = ACRES

ZONING

RPD (RESOLUTION # Z-96-005)

UTILITIES PROVIDING SERVICE

WATER AND SEWER  
LEE COUNTY UTILITIES  
1500 MONROE STREET  
FORT MYERS, FLORIDA 33902  
PHONE: (239) 479-8163

TELEPHONE  
UNITED TELEPHONE SYSTEM  
P.O. BOX 2477  
NAPLES, FLORIDA 33939  
PHONE: (239) 263-6221

ELECTRIC  
FLORIDA POWER & LIGHT COMPANY  
P.O. BOX 413013  
NAPLES, FLORIDA 33941  
PHONE: (239) 334-7754

CABLE TELEVISION  
COMCAST  
301 TOWER ROAD  
NAPLES, FLORIDA 34113  
PHONE: (239) 793-9600

GARBAGE COLLECTION  
SUPERIOR SERVICES  
1112 SE 9TH LN  
CAPE CORAL, FLORIDA 33990  
PHONE: (239) 995-4475

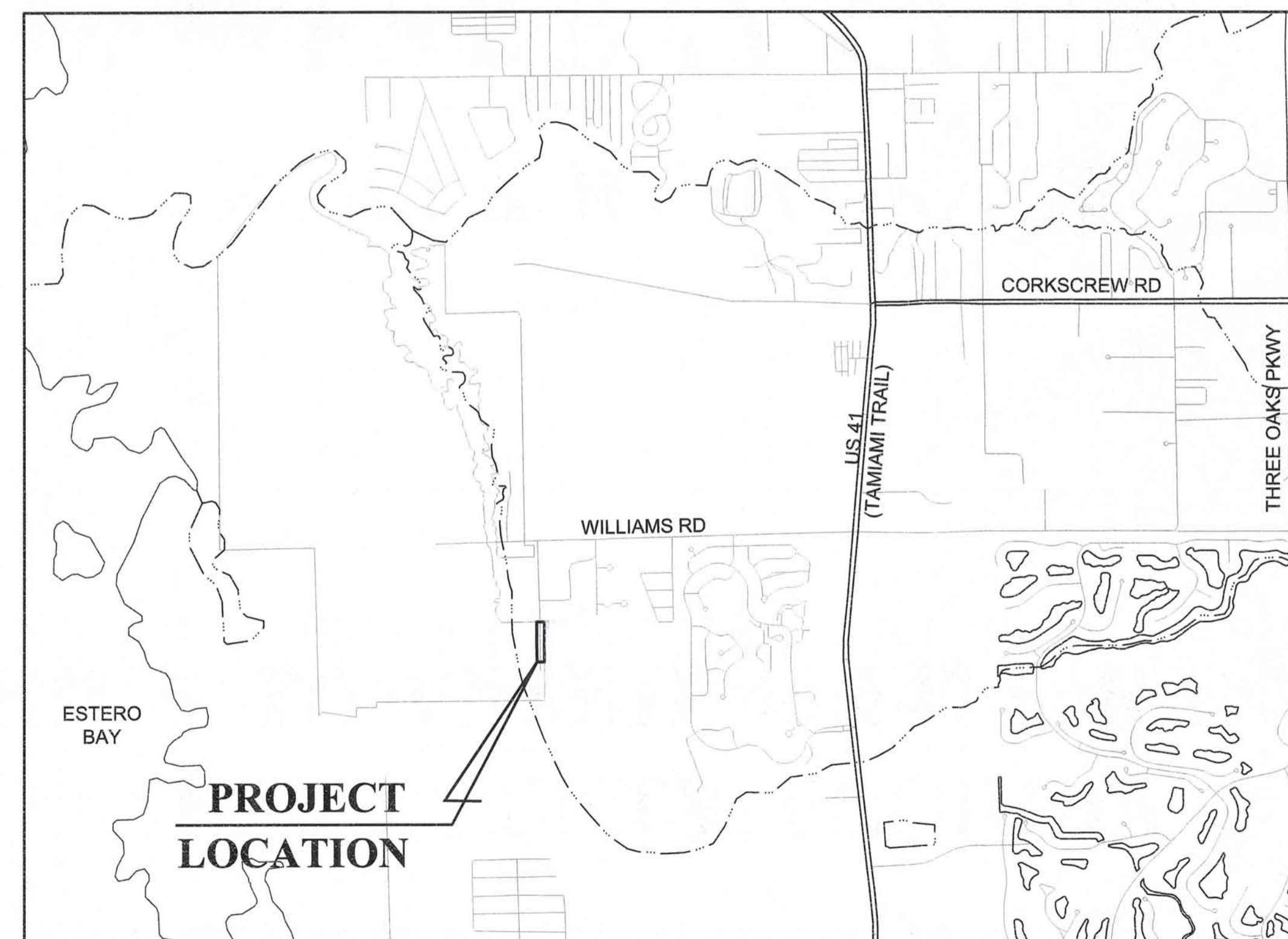
FIRE CONTROL DISTRICT  
ESTERO FIRE PROTECTION  
AND RESCUE DISTRICT  
20241 SOUTH TAMAMI TRAIL  
ESTERO, FLORIDA 33929  
PHONE: (239) 947-3473

## SECTION 5, TOWNSHIP 46&47 S, RANGE 29 E

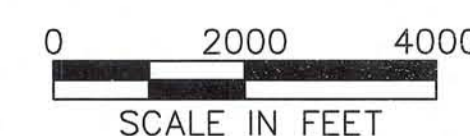
## LEE COUNTY, FLORIDA

### INDEX OF PLANS

SHEET NO.	DESCRIPTION
C01	COVER
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C03	EROSION CONTROL PLAN
C04	SITE, PAVING AND GRADING PLAN
C05	FLUCFCS AND PROTECTED SPECIES MAP
L01-L02	LANDSCAPE PLAN



LOCATION MAP



OCTOBER, 2011

APPROVED

Plan Pg 1 of 7

Subject to Case # ADD2011-00087

Date 3/8/2012

ADD2011-00087



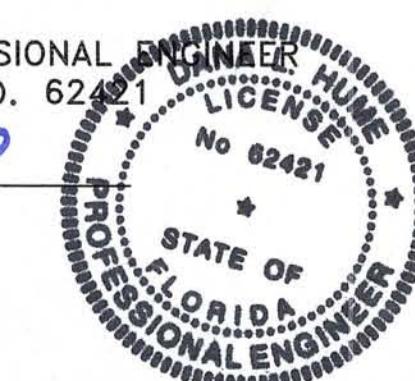
**JOHNSON**  
ENGINEERING

2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0045  
FAX (239) 334-3661  
E.B. #642 & L.B. #642

REGISTERED PROFESSIONAL  
FLORIDA LICENSE NO. 62421

DANA L. HUME, PE

DATE 11.3.11

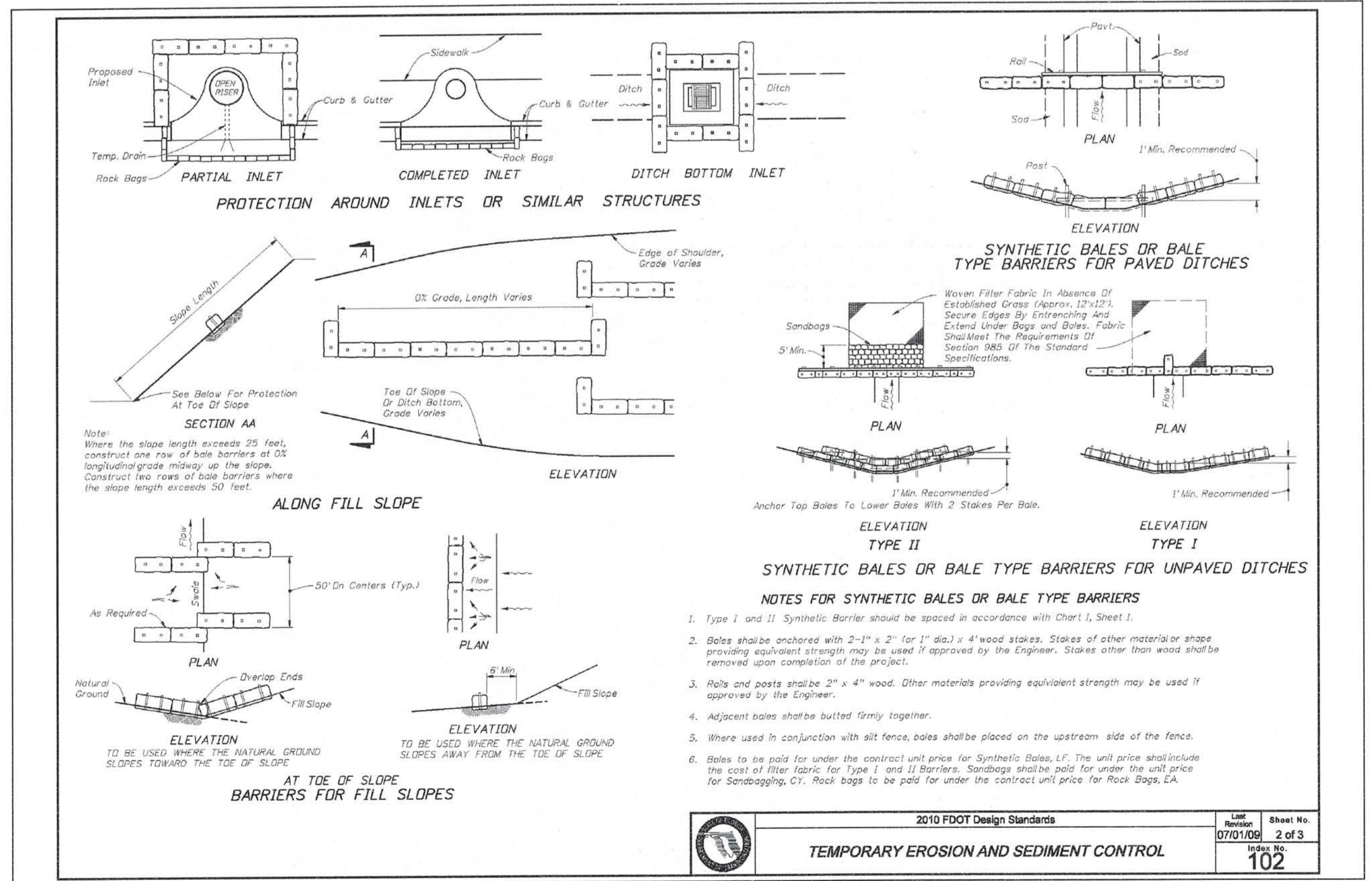
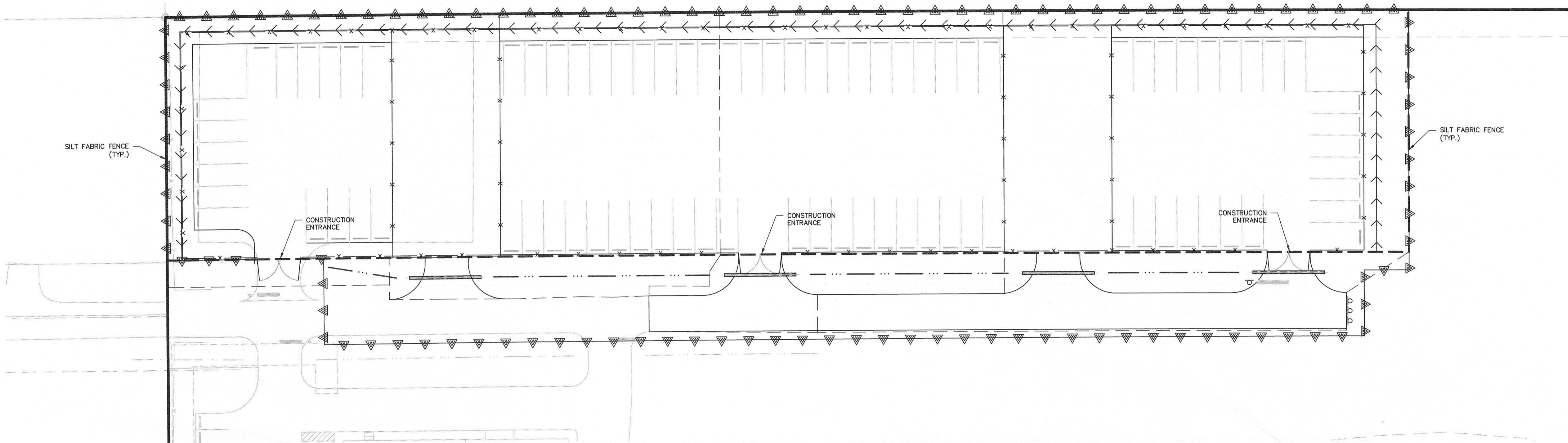
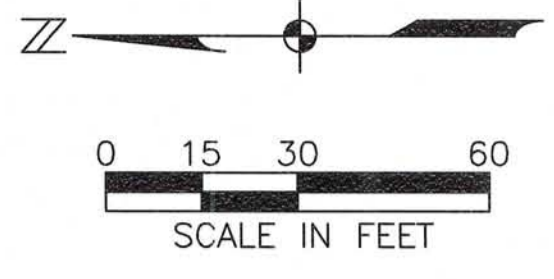


SHEET NUMBER

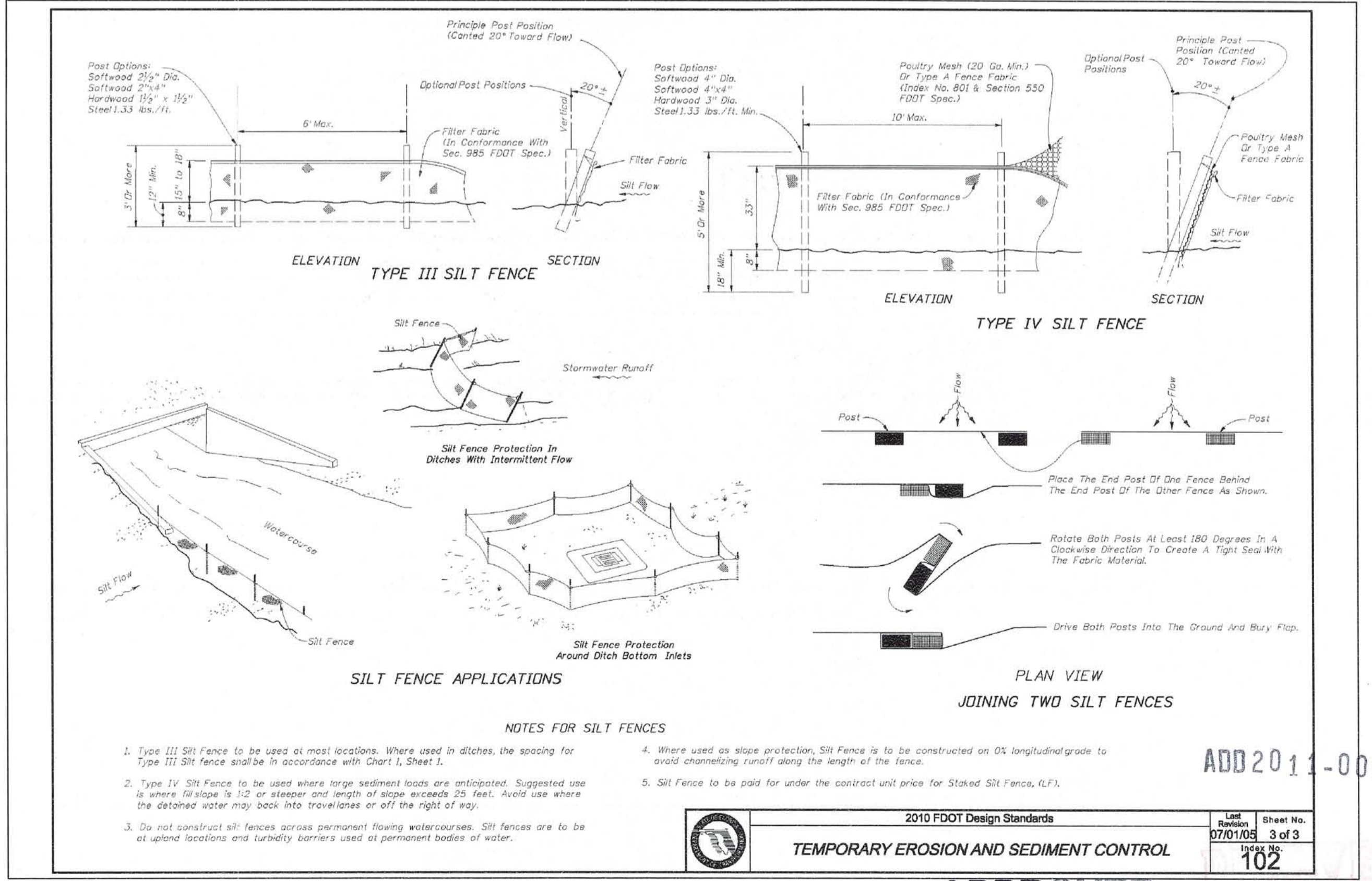
C01



NO.	DESCRIPTION	DATE



2010 FDOT Design Standards	Limit	Sheet No.
TEMPORARY EROSION AND SEDIMENT CONTROL	07/01/06	2 of 3
		<b>102</b>

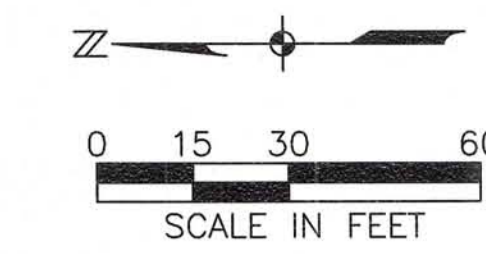


2010 FDOT Design Standards	Limit	Sheet No.
TEMPORARY EROSION AND SEDIMENT CONTROL	07/01/06	3 of 3
		<b>102</b>

**APPROVED**  
 Plan Pg 3 of 7  
 Subject to Case # ADD2011-00087  
 Date 3/8/2012

ADD 2011-00087





**JOHNSON ENGINEERING**  
 2122 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



FLUCFCS Code	Description	Jurisdictional Status	Acreage
100	Existing Outdoor Storage within West Bay Club	N	0.76
740	Disturbed Land/Vegetative Debris	N	0.85
436	Upland Scrub, Pine & Hardwoods	N	0.41
437	Australian Pine	N	0.10
		Total	2.12

**Legend**  
 N = Non-jurisdictional

**Notes**  
 1. Habitat mapping was conducted by Johnson Engineering ecologists in September 2011 in accordance with the Florida Land Use Cover and Forms Classification System (FLUCFCS) (FDOT, 1999). Habitat lines are approximate and are based on a 2011 Lee County aerial photograph.  
 2. Gopher tortoise locations were field flagged and GPS located by Johnson Engineering, FWC authorized Gopher tortoise agent in September 2011.

- Project boundary
- FLUCFCS polygons
- ▲ Gopher tortoise burrow
- PO = Potentially Occupied
- AB = Abandoned
- - - Approximate PSS transect location

ADD 2011-00087

**APPROVED**  
 Plan Pg 5 of 7  
 Subject to Case # ADD2011-00087  
 Date 3/8/2012

**RECEIVED**  
 NOV 06 2011  
 COMMUNITY DEVELOPMENT

WEST BAY CLUB

BOAT & RV STORAGE  
 Lee County, Florida

NO.	DESCRIPTION	DATE

DATE: OCTOBER 2011  
 PROJECT NO. 20118871-000  
 FILE NO. 46-25-29  
 SCALE: As Shown

FLUCFCS and Protected Species Survey map

SHEET NUMBER  
**C05**

STEPHEN J. TRUDNAK  
 RLA NO. JA-000676  
 11/14/10

WEST BAY CLUB

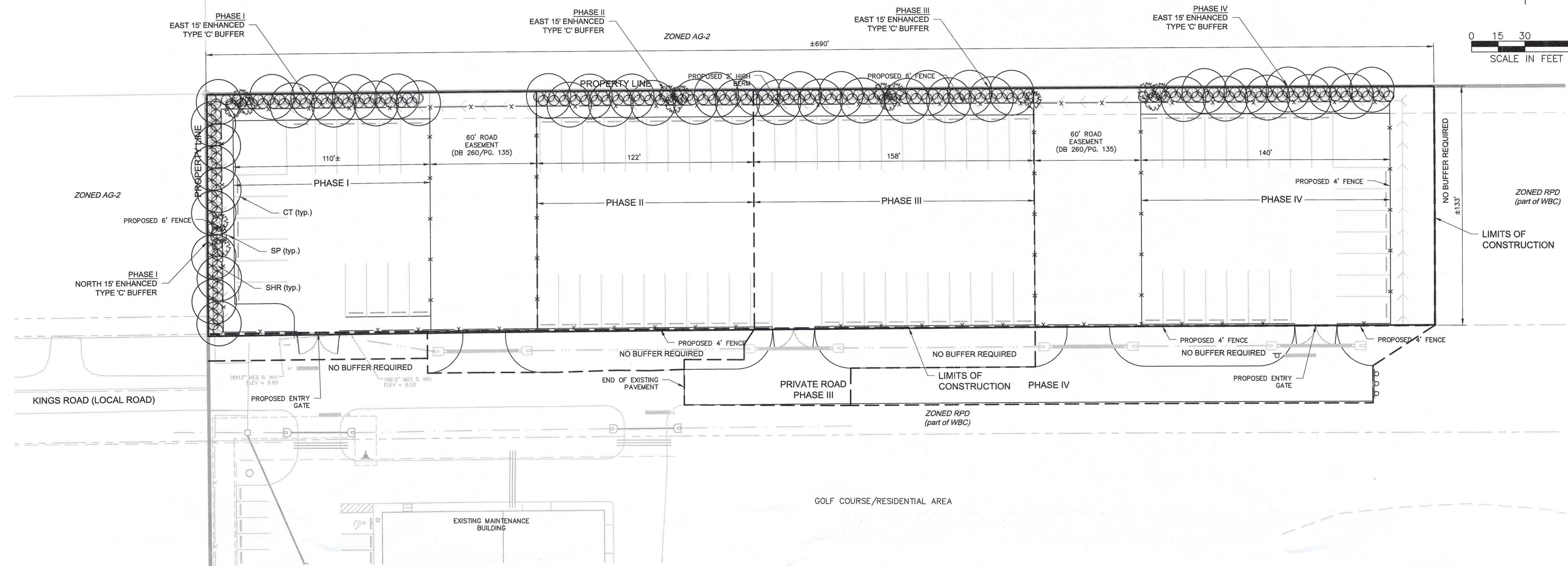
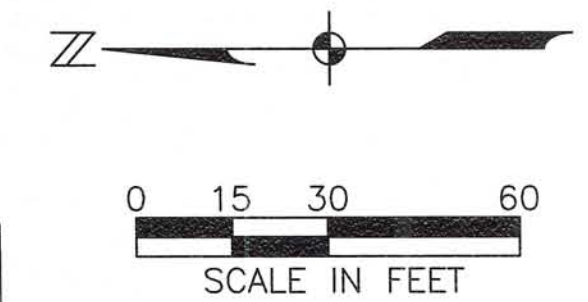
BOAT & RV STORAGE  
 LEE COUNTY, FLORIDA

NO.	DATE	DESCRIPTION

DATE: OCTOBER, 2011  
 PROJECT NO. 20118871-000  
 FILE NO. 5-46847-29  
 SCALE: As Shown

ADD 2011-00087  
 LANDSCAPE PLAN

SHEET NUMBER  
**L01**

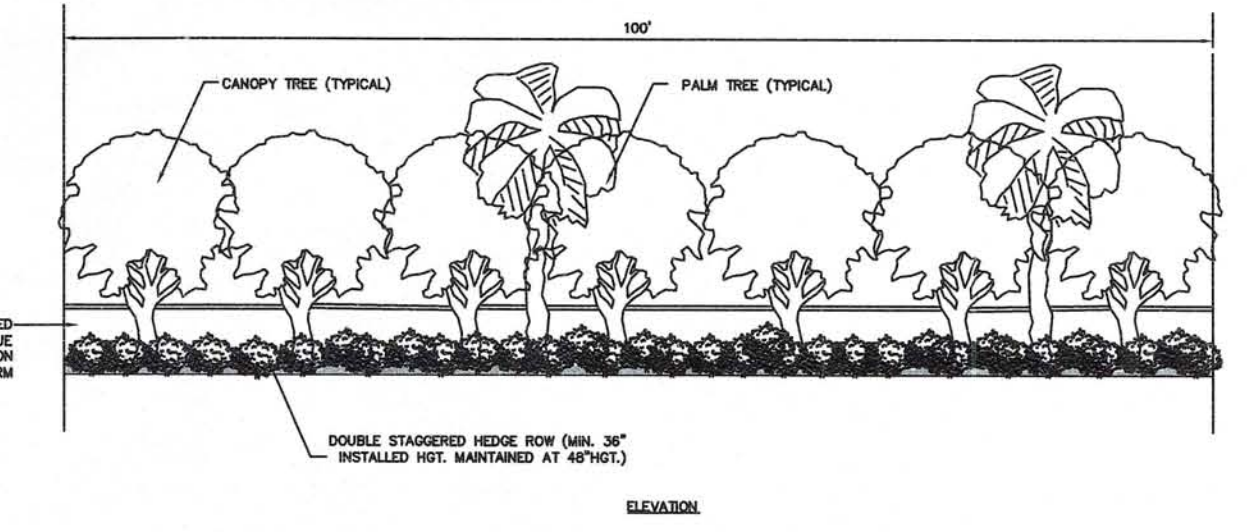
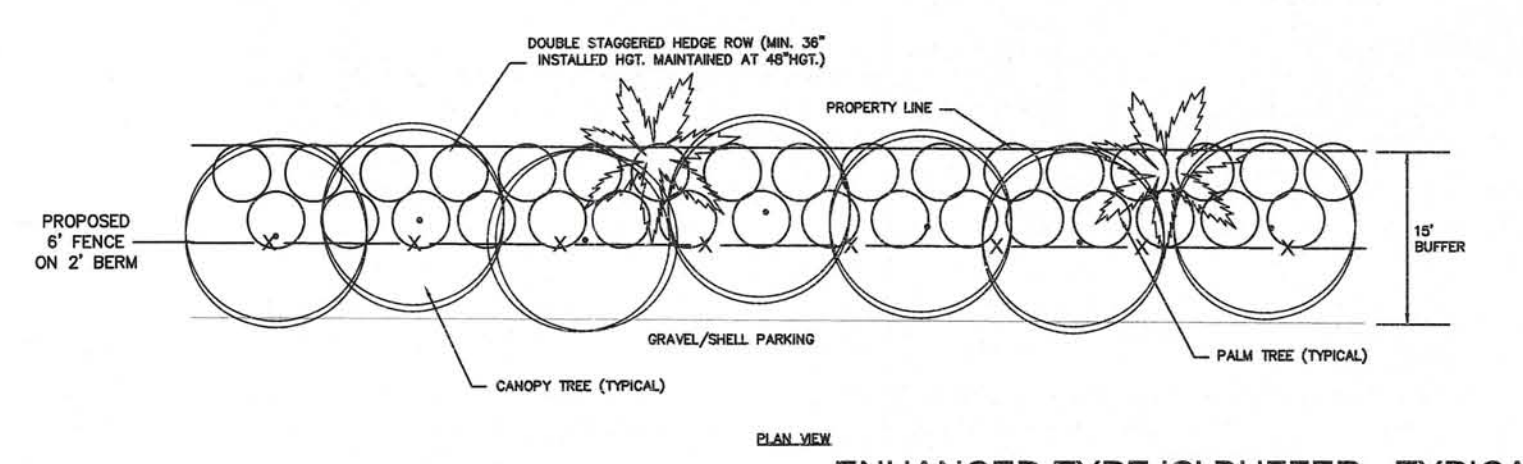
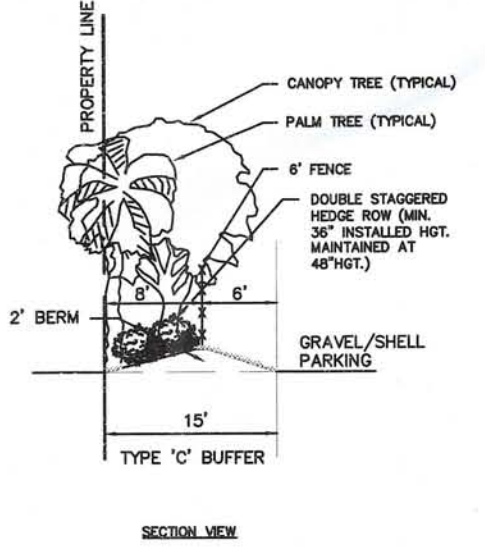


DEVELOPMENT CALCULATIONS									
	DESCRIPTION	DEVELOPMENT STANDARD	AREA or LENGTH	REQUIRED TREES	PROVIDED TREES	REQUIRED PALMS	PROVIDED PALMS	REQUIRED SHRUBS	PROVIDED SHRUBS
<b>ENHANCED BUFFER CALCULATIONS</b>									
PHASE I	NORTH TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	133 LF	10	10	3	3	44	44
PHASE I	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	110 LF	8	8	3	3	37	37
PHASE II	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	122 LF	9	9	3	3	41	41
PHASE III	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	158 LF	12	12	4	4	53	53
PHASE IV	EAST TYPE 'C' BUFFER	7 Trees, 2 Palms, & 33 Shrubs per 100LF	140 LF	10	10	3	3	47	47
<b>NATIVE VARIETIES</b>			75% of Trees & 50% of Shrubs must be Florida Native Species	<b>TOTAL</b>	<b>NATIVE</b>	<b>% NATIVE</b>			
			TREES/PALMS	65	65	100%			
			SHRUBS	222	222	100%			

- NOTES:**  
 1) ALL SIZES SPECIFIED ARE MINIMUMS.  
 2) LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIALS.  
 3) ALL TURF AREAS TO BE BAHIA SOD UNLESS OTHERWISE NOTED ON THE DRAWINGS.  
 4) HEALTHY SABAL PALMS WITH A MINIMUM EIGHT-FOOT CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.

OVERALL MATERIAL SCHEDULE					
QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
		Palms	Palms		
16	SP	Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
49	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
222	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
		Pine Straw	Pine Straw	3" Depth	

- NOTES:**  
 1) Any combination of the following native trees can be installed to meet the "Canopy Tree" specification:  
 Acer rubrum - Florida Flame - Florida Flame Red Maple  
 Ilex x attenuata 'East Palatka' - East Palatka Holly  
 Pinus Elliottii 'Densa' - South Florida Slash Pine  
 Quercus virginiana - Live Oak  
 Quercus laurifolia - Laurel Oak  
 Taxodium distichum - Bald Cypress  
 2) Any combination of the following native shrubs can be installed to meet the "Shrub" specification:  
 Chrysobalanus icaco 'Red Tip' - Red Tip Cocoplum  
 Conocarpus erectus - Green Buttonwood  
 Conocarpus erectus sericeus - Silver Buttonwood  
 Hamelia patens - Firebush  
 Myrcianthis fragrans - Simpson's Stopper  
 Rapanea punctata - Myrsine



**ENHANCED TYPE 'C' BUFFER - TYPICAL**  
 7 TREES PER 100 LINEAR FEET  
 2 PALM TREES PER 100 LINEAR FEET  
 33 SHRUBS PER 100 LINEAR FEET

PHASE I MATERIAL SCHEDULE					
QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
		Palms	Palms		
6	SP	Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
18	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
81	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
		Pine Straw	Pine Straw	3" Depth	

PHASE III MATERIAL SCHEDULE					
QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
		Palms	Palms		
4	SP	Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
12	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
53	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
		Pine Straw	Pine Straw	3" Depth	

PHASE II MATERIAL SCHEDULE					
QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
		Palms	Palms		
3	SP	Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
9	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
41	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
		Pine Straw	Pine Straw	3" Depth	

PHASE IV MATERIAL SCHEDULE					
QTY	SYM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
		Palms	Palms		
3	SP	Sabal Palmetto	Sabal Palm	14', oa	YES
		Trees	Trees		
10	CT	Canopy Tree*	Canopy Tree*	10' x 4', 2" cal.	YES
		Shrubs	Shrubs		
47	SHR	Shrub*	Shrub*	7g, 36" ht.	YES
		Mulch	Mulch		
		Pine Straw	Pine Straw	3" Depth	

**APPROVED**  
 Plan Pg 6 of 7  
 Subject to Case # ADD 2011-00087  
 Date 3/8/2012  
 NOV 08 2011  
 COMMUNITY DEVELOPMENT

STEPHEN J. TERLAKY  
P.L.C. NO. LA-14000978  
*Signature*  
11/19/11

WEST BAY CLUB

BOAT & RV STORAGE  
LEE COUNTY, FLORIDA

REVISIONS	DESCRIPTION	DATE

NO. 011-00087

DATE: OCTOBER, 2011  
PROJECT NO. 2011871-000  
FILE NO. 5-46847-29  
SCALE: As Shown

LANDSCAPE DETAILS AND NOTES

SHEET NUMBER

L02

**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, UNLESS SPECIFIED LARGER ON THE PLANS:
- 1) BE A MINIMUM OF 10' IN HEIGHT.
  - 2) HAVE A 2" CALIPER OF TRUNK DIAMETER (AT 12" ABOVE THE FINAL GRADE).
  - 3) HAVE A 4' DIAMETER SPREAD OF CANOPY.
- PALMS MUST HAVE A MINIMUM OF 10' OF CLEAR TRUNK AT THE TIME OF INSTALLATION.
5. ALL TREES NOT HAVING A MATURE CANOPY OF A TWENTY FEET (20') MINIMUM SHALL BE MASSES TO CREATE AN EQUIVALENT TWENTY FEET (20') OF CANOPY.
  6. ALL TREES ADJACENT TO WALKS, BIKE PATHS, AND RIGHTS-OF-WAY MUST BE MAINTAINED WITH EIGHT FOOT OF CLEAR TRUNK.
  7. 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 MUST BE AT LEAST 36" (60" 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.
  8. PLANT MATERIALS SHALL CONFORM TO THE STANDARDS FOR FLORIDA. NO 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS 1 AND II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED).
  9. 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 3:1 BASIS AND CLUSTERED WITH CONSENT OF LANDSCAPE ARCHITECT.
  10. 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.
  11. 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 CREDITED AND/OR PRESERVED. ANY TREES USED FOR CREDIT THAT ARE DAMAGED DURING CONSTRUCTION, SHALL BE REPLACED AT A 5:1 RATIO FOR TREES AND 3:1 RATIO FOR PALMS.
  12. PLANT MATERIAL PROVIDED IN COMPLIANCE TO THE LEE COUNTY LDC MAY ONLY BE PRUNED TO PROMOTE HEALTH, UNIFORM, AND NATURAL GROWTH OF THE SPECIFIC PLANT (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 "HAT-RACKING" PRACTICES ARE PROHIBITED.
  13. THE FOLLOWING EXOTIC SPECIES OF PLANTS AS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S 2007 INVASIVE PLANT LIST SHALL BE REMOVED AND MAINTAINED FROM OPEN SPACES IN PERPETUITY. 1. MELALEUCA SPP. (PUNK, CAJUPUT, PAPERBACK TREE) 2. CASUARINA SPP. (AUSTRALIAN PINE) 3. SCHINUS SPP. (BRAZILIAN PEPPER, FLORIDA HOLLY) 4. ACACIA AURICULIFORMIS (EARLEAF ACACIA) 5. RHODMYRTUS TOMENTOSUS (DOWNY ROSE MYRTLE) 6. SOLANUM VIARUM (TROPICAL SODA APPLE) 7. ALBIZIA LEBBECK (WOMAN'S TONGUE) 8. BISCHOFIA JAVANICA (BISHOPWOOD) 9. CUPANOPSIS ANACARDIODES (CARROTWOOD) 10. DALBERGIA SIBICOC (ROSEWOOD) 11. DIOSCOREA ALATA (AIR POTATO) 12. EUCALYPTUS CAMALDULENSIS (MURRAY RED GUM) 13. FICUS SPP. (WEEPING FIG, CUBAN LAUREL FIG) 14. LYGODIUM (JAPANESE CLIMBING FERN, OLD WORLD CLIMBING FERN) 15. SAPUM SEBIFERUM (CHINESE TALLOW) 16. SYZYGIUM (JAVA PLUM, ROSE APPLE) 17. THESPESIA OPULNEA (CORK TREE) 18. WEDELIA TRILORATA (WEDELIA) 19. ABRUS PRECATORIUS (ROSBARY PEA) 20. ARDISIA SPP. (CORBARIAN) 21. ASPARAGUS AETHIOPICUS (ASPARAGUS FERN) 22. BAUHINIA VARIEGATA (ORCHID TREE) 23. CALOPHYLLUM ANTIUM (SANTAL MARIA) 24. CINNAMOMUM CAMPHORA (CAMPOR TREE) 25. COLOCASIA ESCULENTA (WILD TARO) 26. COLUBRINA ASIATICA (LEATHER LEAF) 27. DIOSCOREA ALATA (WINGED YAM) 28. EICHHORNIA CRASSIPES (WATER-HYACINTH) 29. EUGENIA UNIFLORA (SURINAM CHERRY) 30. HYDRILLA VERTICILLATA (HYDRILLA) 31. HYGROPHILA POLYSPERMA (GREEN HYGRO) 32. HYMENOCHENE AMPLEXICALLIS (WEST INDIAN MARSH GRASS) 33. IMPERATA CYLINDRICA (COON GRASS) 34. JASMINUM DICHOTOMUM (GOLD COAST JASMINE) 35. JASMINUM FLUMINENSE (BRAZILIAN JASMINE) 36. LANTANA CAMARA (LANTANA) 37. LIGUSTRUM SINENSE (CHINESE PRIVET) 38. LUDWIGIA PERUVIANA (PERUVIAN PRIMROSEWILLOW) 39. MACFADYENA UNGUI-CATI (CATS CLAW VINE) 40. MANILKARA ZAPOTA (SAPODILLA) 41. MIOSMA PIGRA (CATCLAW MIOSMA) 42. NEPHROLEPS CORDIFOLIA (SWORD FERN) 43. NEPHROLEPS MULTIFOLIA (ASIAN SWORD FERN) 44. NEYRAUDIA REYNALDIANA (CANE GRASS) 45. PAEDERIA FOETIDA (SKUNK VINE) 47. PANICUM REPENS (TORPEDO GRASS) 48. PENNISTEMUM PUPUREM (NAPIER GRASS) 49. PISTIA STRATIOTES (WATER LETTUCE) 50. PSIDIUM CATTLEIANUM (STRAWBERRY GUAVA) 51. PSIDIUM GUAJAVA (GUAVA) 52. PUERARIA MONTANA VAR. LOBATA (KUDZU) 53. RHYNCHELTRUM REPENS (NATAL GRASS) 54. RUELLIA TWEEDIANA (MEXICAN PETUNIA) 55. SCAEVOLA TACCADA (BEACH NAUPAKA) 56. SCHEFFLERA ACTINOPHYLLA (QUEENSLAND UMBRELLA TREE) 57. SENNIA PENUDA VAR. CLABRATA (CLIMBING CASSIA, CHRISTMAS CASSIA) 58. SOLANUM TAMPICENSE (WETLAND NIGHTSHADE) 59. SYNGONIUM POOPLYLLUM (ARROWHEAD VINE) 60. TECTARIA INCISA (INCISED HALBERD FERN) 61. UROCHLOA MUTICA (PARA GRASS)
  14. 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 INCORPORATED INTO 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 NEW VERTICAL ARCHITECTURAL FEATURES.
  15. A 3" MINIMUM LAYER OF MULCH, AFTER WATERING-IN, OR OTHER RECYCLED MATERIALS MUST BE PLACED AND MAINTAINED AROUND ALL NEWLY INSTALLED TREES, SHRUBS AND GROUND COVER PLANTINGS. EACH TREE MUST HAVE A RING OF MULCH NO LESS THAN 24" BEYOND ITS TRUNK IN ALL DIRECTIONS.
  16. THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN SAFE SIGHT DISTANCE TRIANGLES AT ALL INTERSECTIONS AND VEHICULAR CONNECTIONS SIGHT TRIANGLES MUST BE IN ACCORDANCE WITH THE ROADSIDE RECOVERY AREA PROVISIONS OF FDOT 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.
  17. VEGETATION REMOVAL PERMIT MUST BE OBTAINED FROM LEE COUNTY ENVIRONMENTAL SCIENCES DIVISION PRIOR TO THE COMMENCEMENT OF SITE WORK.
  18. ALL HEALTHY SABAL PALMS WITH MINIMUM EIGHT-FOOT CLEAR TRUNK MUST BE SALVAGED AND REUSED ON SITE.

**LANDSCAPE IRRIGATION NOTES:**

1. SET DRAIN AND CHECK VALVES AS APPROPRIATE PER MANUFACTURER'S RECOMMENDATIONS.
2. GROUP (WHEN PRACTICAL) AND LOCATE VALVES BOXES AND CONTROLLERS IN AN UNOBTRUSIVE / ACCESSIBLE LOCATIONS APPROVED BY JOHNSON ENGINEERING, INC.
3. HEAD SPACING, WORKING PRESSURE, AND PIPE SIZES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. 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.
5. 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.
6. 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.
7. GROUP PLANT MATERIALS ACCORDING TO SPFMD XERISCAPE PRINCIPLES WHEN PRACTICAL.
8. TURFGRASS AREAS AND PLANTING BEDS SHALL HAVE SEPARATE ZONES AND RUN INDEPENDENTLY FROM ONE ANOTHER WHEN PRACTICAL.
9. THE IRRIGATION SYSTEM IS TO BE COMPUTERIZED SO IT MEASURES MOISTURE CONTENT IN THE SOIL.

**SPECIFICATIONS**

**PLANT MATERIALS:** ALL TREES, PALMS, SHRUBS, GROUNDCOVERS, LITTORALS, WATER PLANTS, SOD 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 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. MULTI-TRUNK TREES ARE TO HAVE 3-5 EQUAL SIZED TRUNKS UNLESS OTHERWISE SPECIFIED. PLANTS WITH MARKED 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 WICKING. 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 HEATED 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 THE 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 BRANCHES BEGIN TO BRANCH EQUALLY AROUND THE CROWN. 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 FROND HEIGHT AT TIME OF INSTALLATION. CLEAR WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE BOTTOM OF THE FROND SHEATH. GRAY WOOD SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE TOP OF HARDENED WOOD.

**PLANTING SOIL AND BACKFILL:** PLANTING SOIL FOR USE IN PREPARING BACKFILL FOR PLANT PITS SHALL BE A FERTILE, FRIABLE, NATIVE SOIL WITHOUT MIXTURE OF SUBSOIL MATERIALS. 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 ORGANICS TO ACHIEVE OPTIMAL PH LEVELS AND SOIL AERATION. ROTOTILL TO A DEPTH OF 6" AND INCORPORATE A COMPLETE SLOW RELEASE FERTILIZER AT A 3-1 RATIO. THE RESULTS OF POST SOIL MODIFICATION TESTING SHALL BE SUBMITTED TO JOHNSON ENGINEERING 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 MIXTURE SHALL CONSIST OF A SLOW RELEASE THE FORMULATION OF 3 PARTS NITROGEN TO 1 PART PHOSPHORUS TO 2 PARTS POTASSIUM (3-1-2 RATIO). ALL TREES AND SHRUBS SHALL BE FERTILIZED BI-MONTHLY DURING THE GROWING SEASON AT A RATE OF 4.8 LBS. OF A PER 100 SQ. FT. OF BEDS / TREE CANOPY (3 FORM BASE TO DRIPLINE) OR PER MANUFACTURER'S RECOMMENDATION. SOD FERTILIZER SHALL BE TURF SPECIFIC FOR ESTABLISHING NEW LAWNS AND APPLIED PER MANUFACTURER'S RECOMMENDATION. UPON ESTABLISHMENT, THE TURF 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 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. FERTILIZERS WITH A LOW LEACHING POTENTIAL (SLOW RELEASE) MUST BE USED. MUST NOT BE APPLIED AFTER ACTIVE GROWTH OF THE TURF/GRASS HAS CEASED, AND MUST BE KEPT OUT OF THE LOWEST REACHABLE LEVELS.

**MULCH:** MULCH MATERIAL SHALL BE GRADE A, NATURAL COLOR, SHREDDED MULCH, FREE FROM WEED SEEDS, AND APPLIED TO A MINIMUM 3" DEPTH. CYPRESS MULCH IS NOT ACCEPTABLE.

**SOD:** ALL SOD SHALL MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, INSECTS, AND DISEASES OF ANY KIND. JOINTS SHALL BE STAGGERED AND BUTT TIGHT TO MINIMIZE AIR GAPS. THE GRADE SHALL BE SMOOTH, FREE OF DEBRIS, POSITIVELY DRAINED, AND MOIST TO SOD INSTALLATION. THE SOD SHALL BE ROLLED IN TWO DIRECTIONS PERPENDICULAR FROM EACH OTHER AFTER INSTALLATION TO ENSURE PROPER GROUND CONTACT. IN AREAS WHERE A ROLLER CANNOT BE USED, HAND TAMPING SHALL BE REQUIRED. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS AFTER HARVESTING.

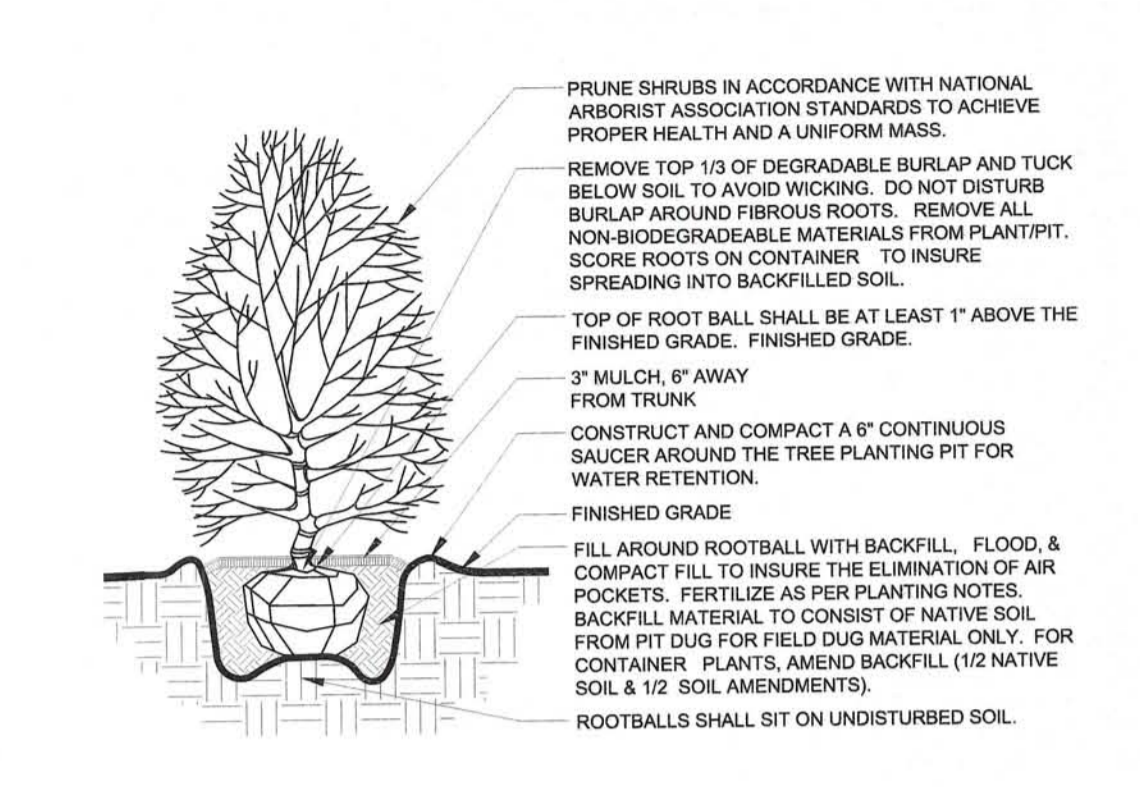
**SUBSTITUTIONS:** NO SUBSTITUTION OF ANY MATERIALS, VARIETIES, GRADES, OR SIZES SHALL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM JOHNSON ENGINEERING, INC. ANY / ALL UNAUTHORIZED SUBSTITUTIONS MAY REQUIRE REPAIRING / REPLACING AT THE CONTRACTOR'S EXPENSE AT JOHNSON ENGINEERING, INC.'S DISCRETION.

**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-CONFORMING 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.

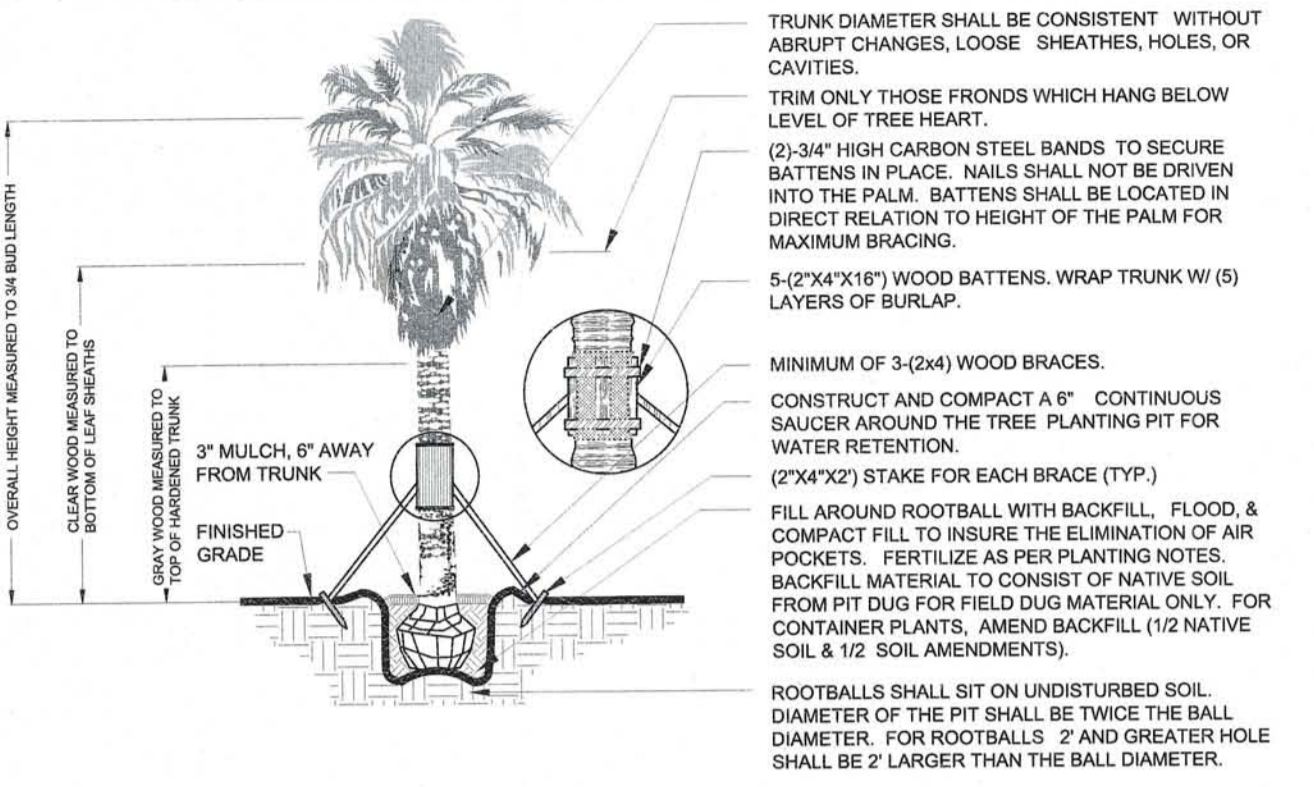
**QUALITY ASSURANCE:** THE CONTRACTOR SHALL PROVIDE SUBSTANTIAL PROOF TO JOHNSON ENGINEERING, INC. THAT HE / SHE HAS A MINIMUM OF 5 YEARS EXPERIENCE IN THE FIELD OF LANDSCAPE CONTRACTING WITH PROJECTS OF SIMILAR SCOPE. THE CONTRACTOR MUST SUPPLY AT ALL TIMES ON SITE WHEN WORK IS BEING PERFORMED A QUALIFIED SUPERVISOR WITH A MINIMUM OF 18 MONTHS FIELD EXPERIENCE. ALCA LANDSCAPE CERTIFICATIONS CAN SUBSTITUTE IN LIEU OF THE EXPERIENCE REQUIREMENT AT JOHNSON ENGINEERING, INC.'S DISCRETION.

**LANDSCAPE CONSTRUCTION NOTES:**

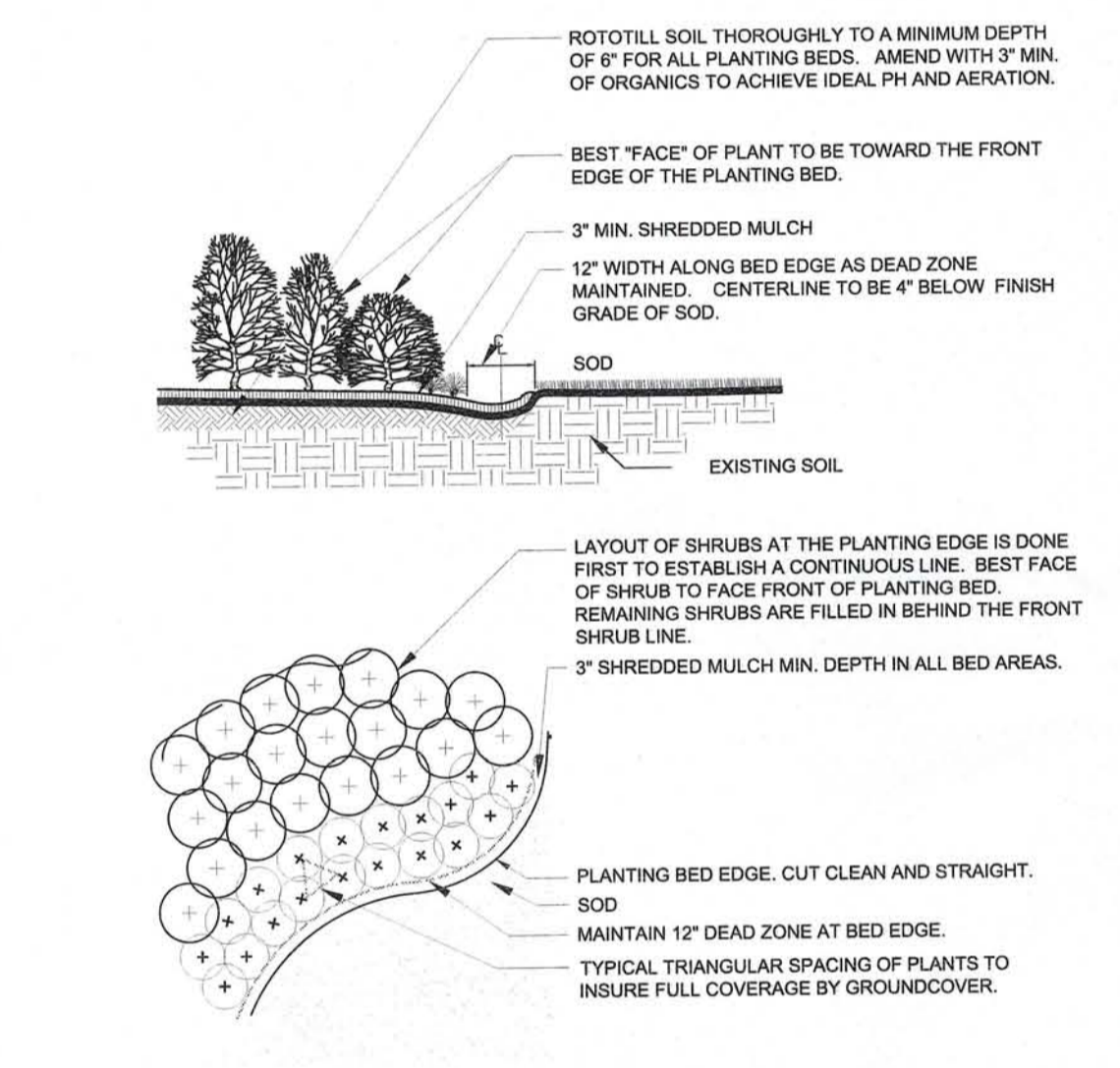
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SERVICES BOTH UNDERGROUND AND OVERHEAD PRIOR TO THE COMMENCEMENT OF WORK. PROTECTION OF ALL UTILITIES AND SERVICES THROUGHOUT THE COURSE OF WORK IS EXPECTED.
2. ALL LANDSCAPE AREAS (EXCEPT FOR PLANTING BEDS) SHALL BE SODDED 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 BERMING SHOWN ON PLANS AND DETAILS IS APPROXIMATE ONLY. CONTRACTOR SHALL CONFER WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK TO CONFIRM DEAD UNHEALTHY AND ELEVATIONS OF THE LANDSCAPE BERMING. 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.
3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO RELOCATE / REPOSITION ANY PLANTS AS SITE CONDITIONS MAY DICTATE DURING CONSTRUCTION.
4. 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.
5. INSTALLATION OF INTERLOCKING PAVERS SHALL HAVE A BASE USING ROAD-BASE CRUSHED STONE OR ASTM D2940, COMPACTED TO 95% DENSITY FOR PEDESTRIAN & LIGHT VEHICULAR TRAFFIC, 98% 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 C33). WHEN COMPACTING PAVERS A RUBBER PAD SHOULD BE ATTACHED TO THE BOTTOM OF THE MECHANICAL VIBRATING MACHINE. FOR BEST PAVER COMPACTION USE A ROLLER COMPACTOR, FOR PRECISE CUTS, USE A DIAMOND BLADE SAW. A SOFT-BOND, MATRIX-BLADE IS RECOMMENDED.
6. ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCRoACHMENT BY WHEELSTOPS AND/OR CURBING WHERE IMMEDIATELY ADJACENT TO PAVEMENT.
7. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON THE DRAWINGS PRIOR TO BIDDING. ALL QUANTITIES ON THE DRAWINGS ARE PROVIDED FOR CONVENIENCE ONLY.
8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS.



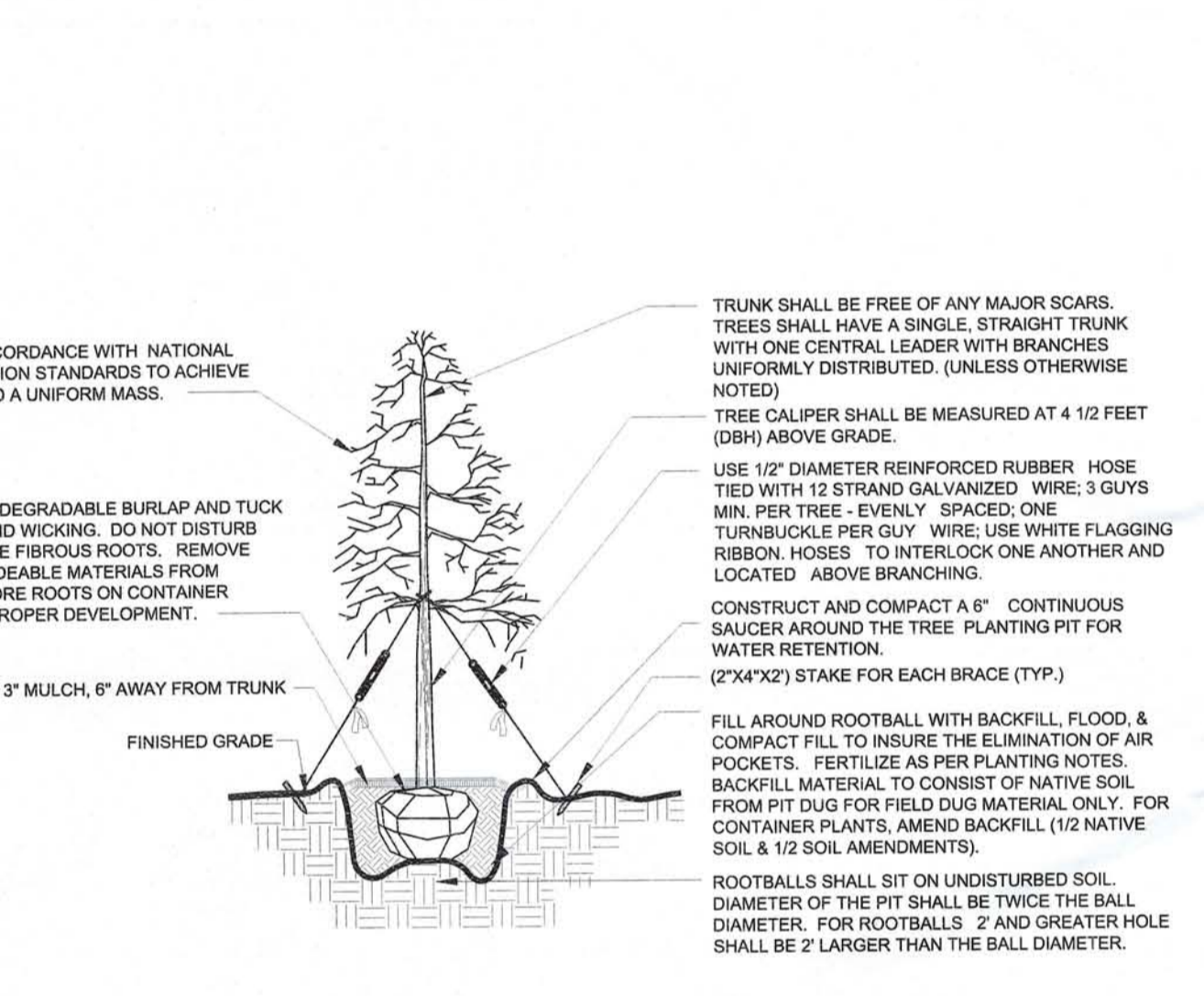
1 TYPICAL SHRUB PIT PLANTING N.T.S.



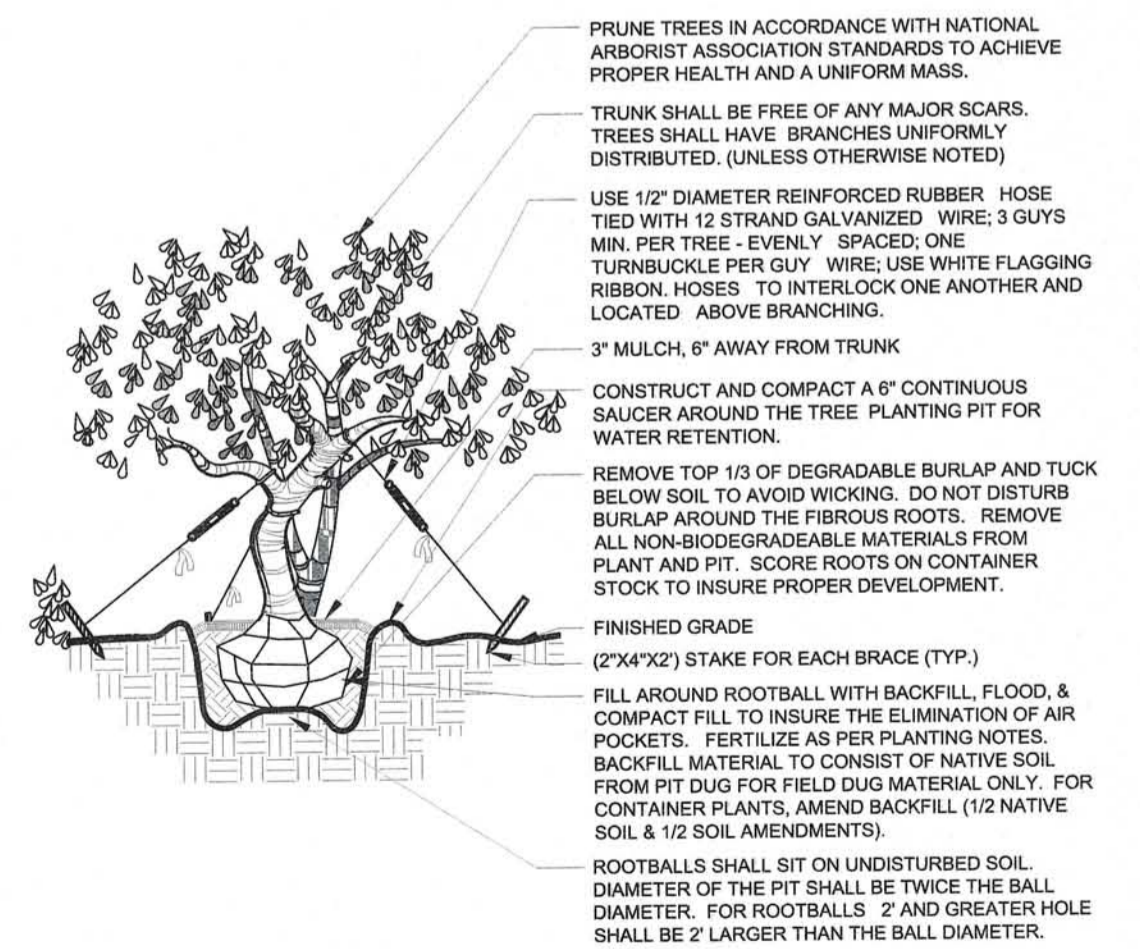
4 TYPICAL PALM TREE PLANTING N.T.S.



2 TYPICAL SHRUB BED PLANTING N.T.S.



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



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

**APPROVED**  
Plan Pg 7 of 7  
Subject to Case # ADD2011-00087  
Date 3/8/2012