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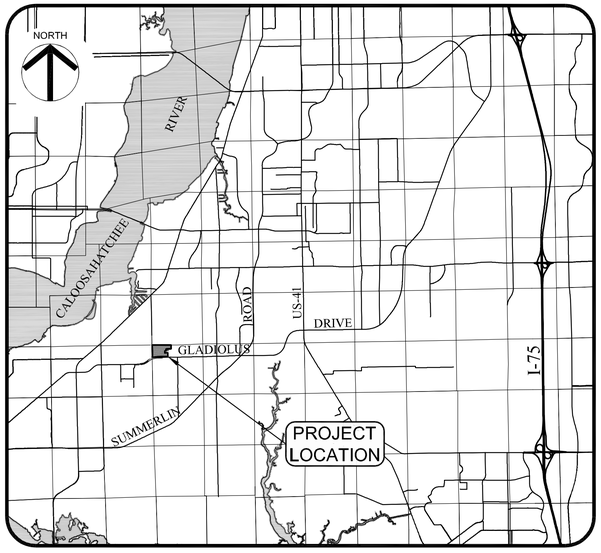
RESTORATION PLANS FOR

TORTUGA

(F.K.A. - STONEGATE)

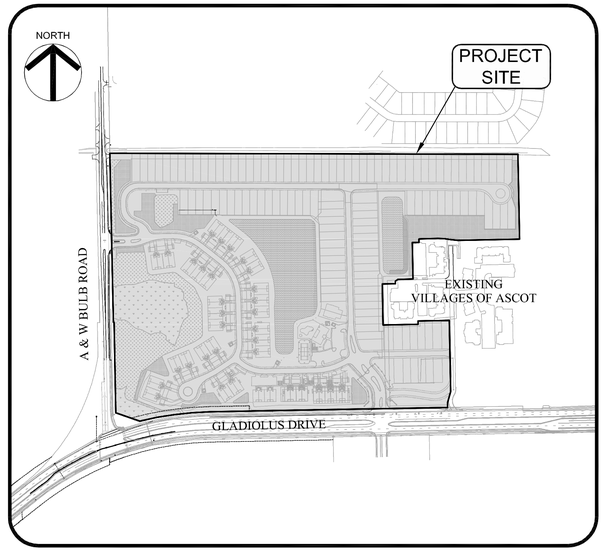
(DOS2006-00234)

PART OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



PROJECT LOCATION MAP
NO SCALE

⚠	SHEET INDEX
1	COVER SHEET
2	OVERALL RESTORATION SITE PLAN
3	RESTORATION AREA #8 PLANTING ENLARGEMENT
4	RESTORATION AREA #8 SECTIONS
5	PLANTING DETAILS
6	PLANTING DETAILS
7	MATERIAL SCHEDULE & SPECIFICATIONS



PROJECT SITE MAP
NO SCALE

taylor morrison
Homes Inspired by You

DEVELOPED BY:

TAYLOR MORRISON OF FLORIDA, INC.

4415 METRO PARKWAY
SUITE 325
FORT MYERS, FL 33916
PHONE: (239) 444-2900 FAX: (239) 444-2890

APPROVED
DOS2015-00061
Tom Sawtell, Development Review Representive
Division of Development Services
9/24/2015

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

TORTUGA
CLIENT: TAYLOR MORRISON OF FLORIDA, INC.
COVER SHEET

PLAN REVISIONS

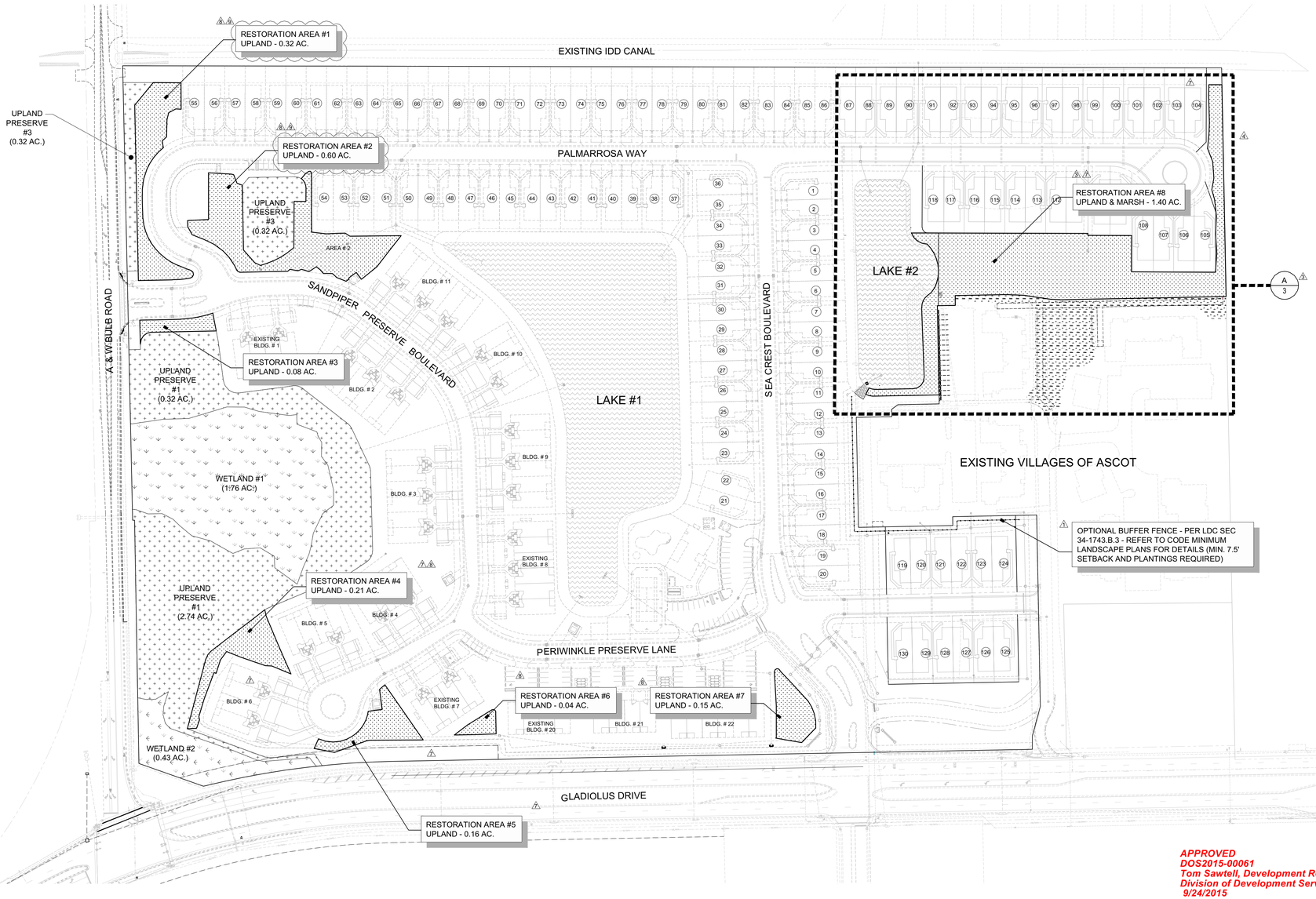
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⚠	05/24/10	REVISED PER COUNTY COMMENTS
⚠	02/25/11	REVISED PER COUNTY COMMENTS
⚠	07/15/11	REVISED PER COUNTY COMMENTS
⚠	09/29/11	REVISED PER COUNTY COMMENTS
⚠	05/25/12	REVISED FOR ASCOT PLANTINGS
⚠	04/15/15	REVISED PER CLIENT & COUNTY COMMENTS
⚠	07/07/15	REVISED PER UPDATED SURVEY DATA
⚠	08/28/15	REVISED PER CLIENT & COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

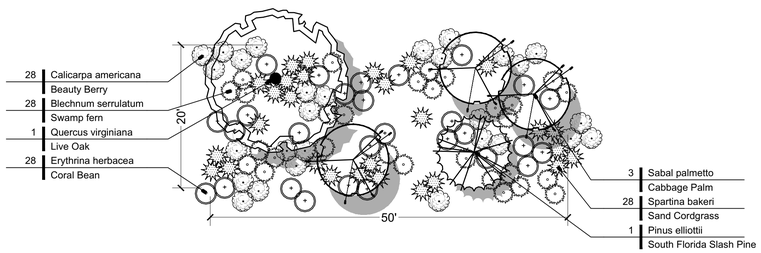
RICHARD GRANT WILBANKS, P.L.A.
FL LICENSE NO. LA666725

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APPROVED
DOS2015-00061
Tom Sawtell, Development Review Representive
Division of Development Services
9/24/2015



A TYPICAL 1000 SF UPLAND PLANTING

SCALE: N.T.S.

NOTE: PLANTING TYPICAL IS REPRESENTATIVE AND DOES NOT CONSTITUTE ALL OF THE APPROVED PLANT SPECIES. SEE ALTERNATIVE APPROVED SPECIES CHART ON SHEET 7.

LEGEND

- UPLAND RESTORATION AREA
- UPLAND PRESERVE
- WETLAND
- LITTORAL AREA

RESTORATION AREA SUMMARY

	ACREAGE	SQUARE FOOTAGE
RESTORATION AREA #1	0.32	14,019
RESTORATION AREA #2	0.60	25,827
RESTORATION AREA #3	0.08	3,265
RESTORATION AREA #4	0.21	9,274
RESTORATION AREA #5	0.16	7,113
RESTORATION AREA #6	0.04	1,826
RESTORATION AREA #7	0.15	6,359
RESTORATION AREA #8	1.40	61,052
TOTAL	2.96	128,735

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TORTUGA

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

OVERALL RESTORATION SITE PLAN

PLAN REVISIONS

A	02/26/10	REVISED PER COUNTY COMMENTS
B	03/24/10	REVISED PER COUNTY COMMENTS
C	02/20/11	REVISED PER COUNTY COMMENTS
D	07/15/11	REVISED PER COUNTY COMMENTS
E	06/26/11	REVISED PER COUNTY COMMENTS
F	05/29/12	REVISED FOR ASCOT PLANTINGS
G	06/15/15	REVISED PER CLIENT & COUNTY COMMENTS
H	07/01/15	REVISED PER UPDATED SURVEY DATA
I	08/28/15	REVISED PER CLIENT & COUNTY COMMENTS

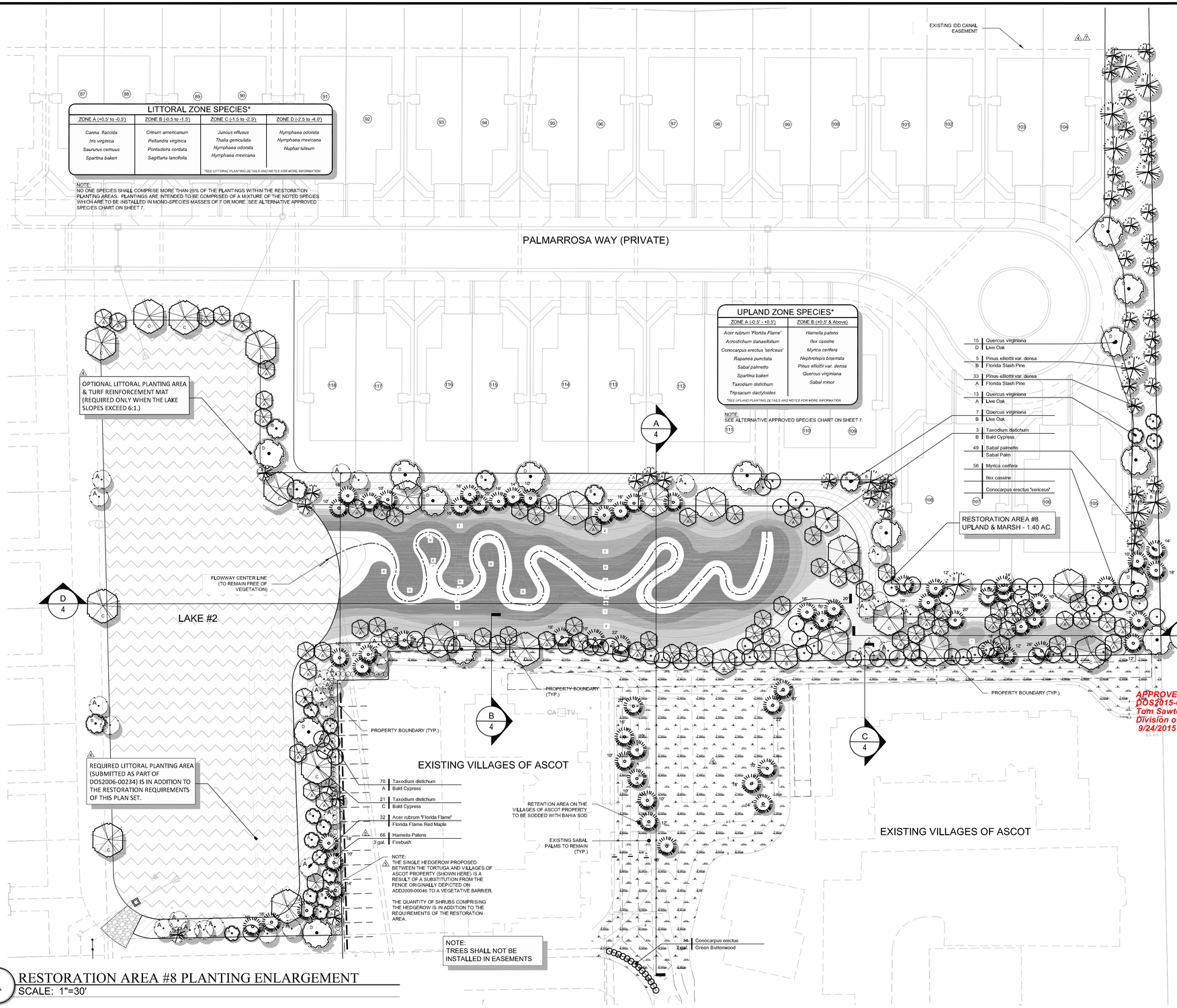
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RICHARD GRANT WILBANKS, P.L.A.
FL LICENSE NO: LA0666725

SET NUMBER: 186-02-E19

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A RESTORATION AREA #8 PLANTING ENLARGEMENT
SCALE: 1"=30'

SCALE: 1" = 30'

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TORTUGA

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

RESTORATION AREA #8 PLANTING ENLARGEMENT

PLAN REVISIONS

1	02/26/10	REVISED PER COUNTY COMMENTS
2	03/24/10	REVISED PER COUNTY COMMENTS
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7	07/01/15	REVISED PER UPDATED SURVEY DATA
8	08/28/15	REVISED PER CLIENT & COUNTY COMMENTS

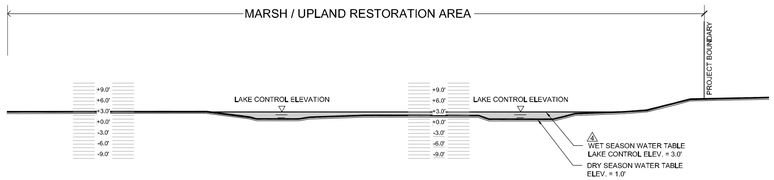
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FL LICENSE NO. LA6666725

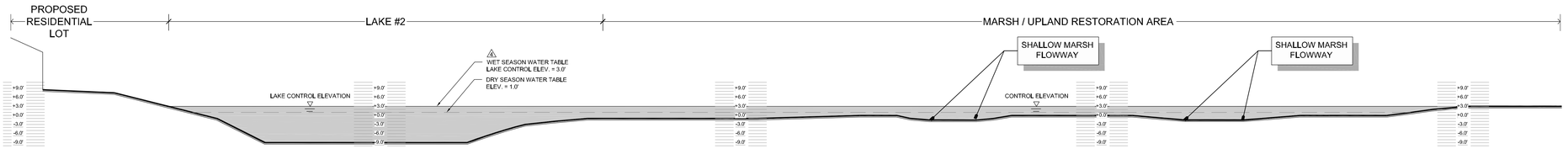
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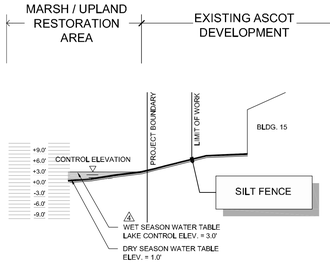
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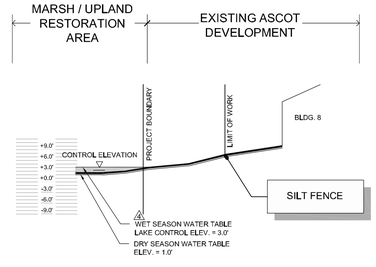
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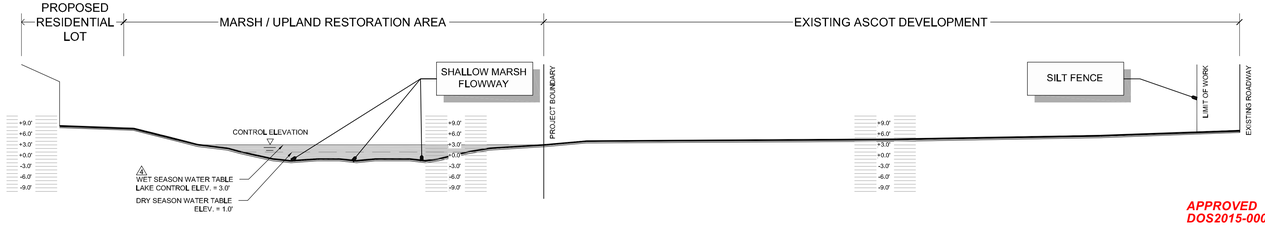
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B RESTORATION AREA #8 SECTION
SCALE: 1"=20'



C RESTORATION AREA #8 SECTION
SCALE: 1"=20'



A RESTORATION AREA #8 SECTION
SCALE: 1"=20'

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DOS2015-00061
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TORTUGA

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

RESTORATION AREA #8 SECTIONS

PLAN REVISIONS

1	03/26/10	REVISED PER COUNTY COMMENTS
2	03/24/10	REVISED PER COUNTY COMMENTS
3	02/20/11	REVISED PER COUNTY COMMENTS
4	07/15/11	REVISED PER COUNTY COMMENTS
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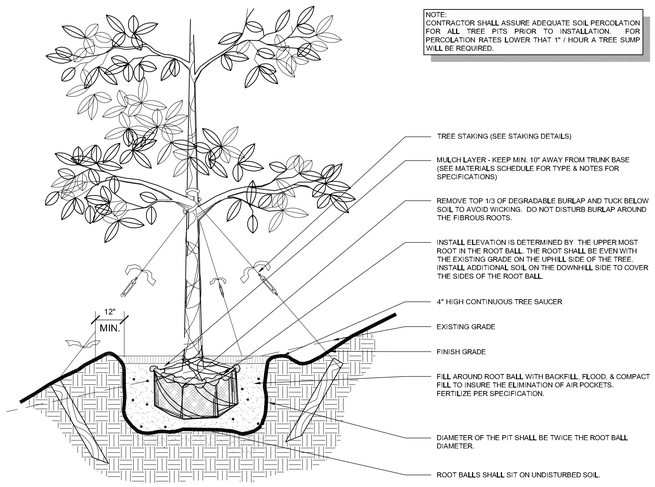
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

RICHARD GRANT WILBANKS, P.L.A.
FL LICENSE NO. LA0666725

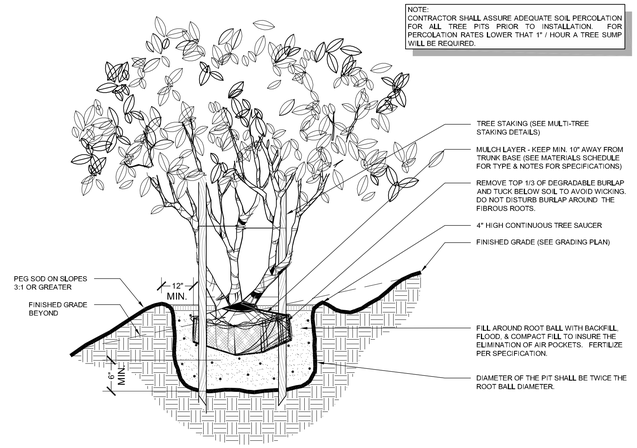
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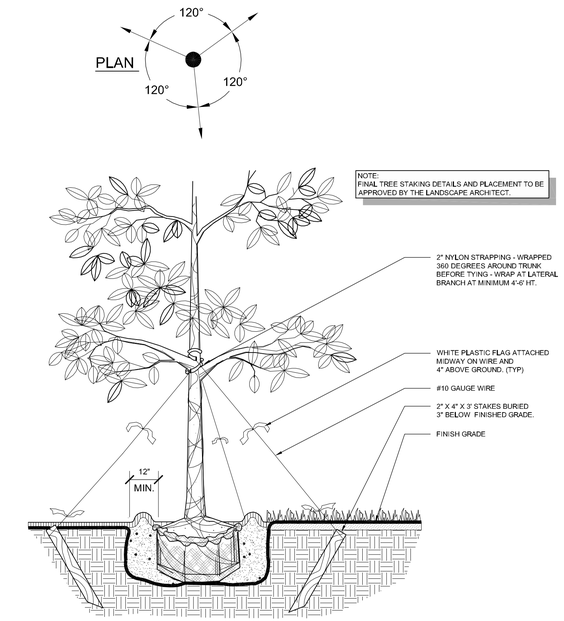
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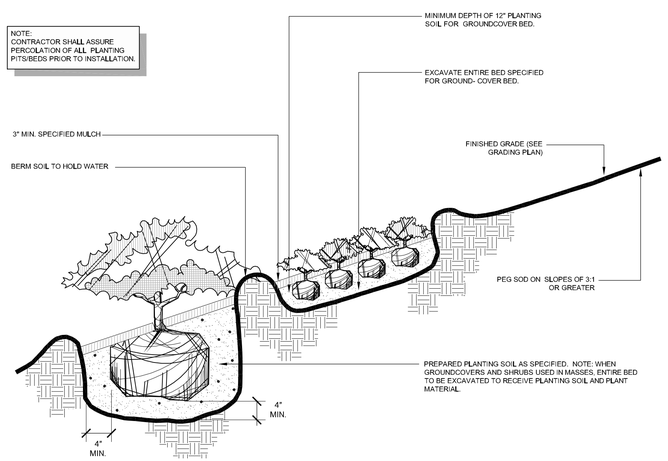
D LARGE TREE ON SLOPE
SCALE: N.T.S.



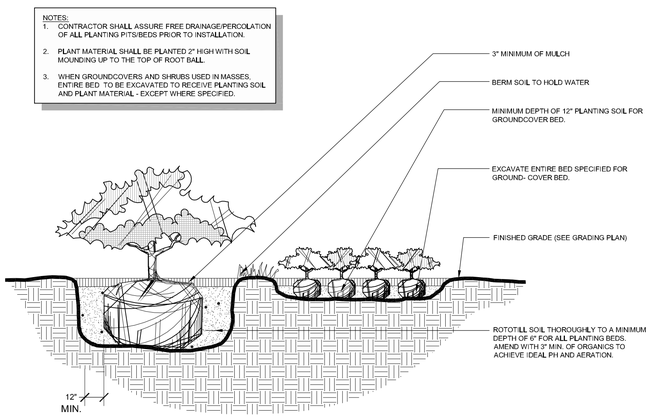
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SCALE: N.T.S.



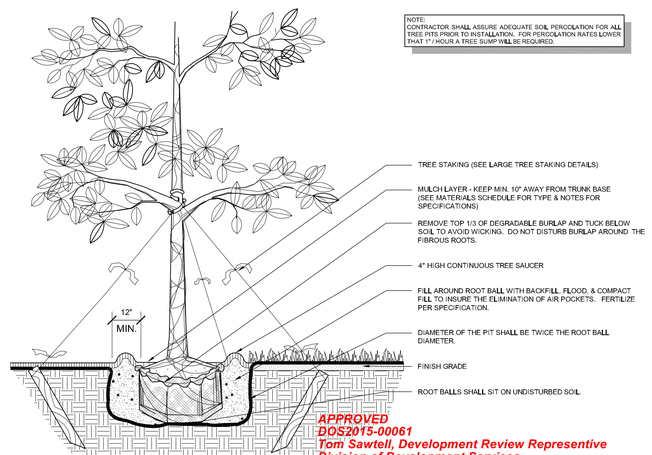
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SCALE: N.T.S.



A SHRUB AND GROUNDCOVER ON SLOPE
SCALE: N.T.S.



B SHRUB AND GROUNDCOVER INSTALLATION
SCALE: N.T.S.



APPROVED
DOS2015-00061
Tom Sawtell, Development Review Representive
Division of Development Services
9/24/2015

C LARGE TREE INSTALLATION
SCALE: N.T.S.

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TORTUGA

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLANTING DETAILS

PLAN REVISIONS

1	02/26/10	REVISED PER COUNTY COMMENTS
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8	07/01/15	REVISED PER UPDATED SURVEY DATA.
9	08/28/15	REVISED PER CLIENT & COUNTY COMMENTS

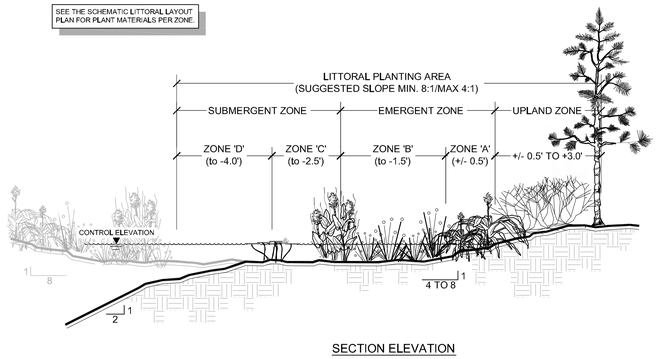
FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000345

RICHARD GRANT WILBANKS, P.L.A.
FL LICENSE NO. LA6666725

SET NUMBER: 186-02-E19

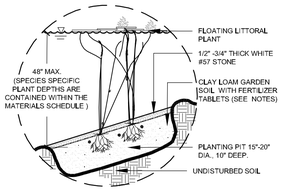
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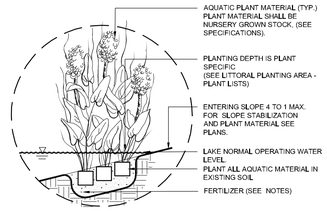


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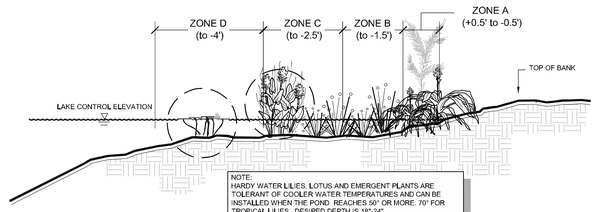
D TYPICAL LITTORAL ZONES
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NOTE:
HARDY WATER LILIES WILL GROW AT WATER DEPTHS OF 12-18" OVER THE TOP OF THE POT. THE PLANT CAN BE PLACED IN THE POT AT AN INITIAL DEPTH OF SIX INCHES AND THEN LOWERED TO ITS FINAL PLACEMENT OR 12-18 AS THE PLANT GROWS.

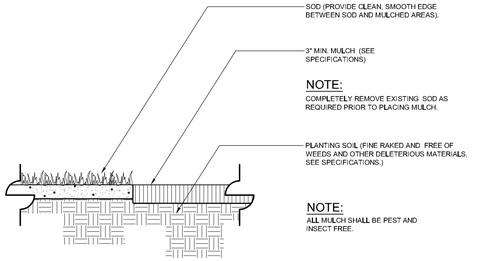


NOTES:
1. FOR CONTAINER PLANTS: LITTORAL PLANT RHIZOMES / ROOTSTALK MUST BE PLACED ABOVE OR ON THE SUBSTRATE.
2. FOR BARE ROOT PLANTS: DISTRIBUTE THE ROOTS EVENLY WITHIN THE SUBSTRATE BY GENTLY PULLING UPWARDS ON THE PLANT AFTER INSTALLATION.

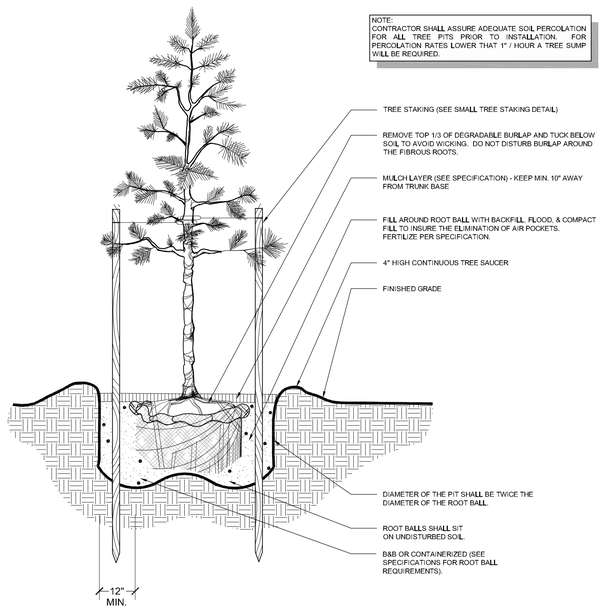


NOTE:
HARDY WATER LILIES, LOTUS AND EMERGENT PLANTS ARE TOLERANT OF COOLER WATER TEMPERATURES AND CAN BE INSTALLED WHEN THE POND REACHES 50° OR MORE. 70° FOR TROPICAL LILIES. DESIRED DEPTH IS 18"-24".

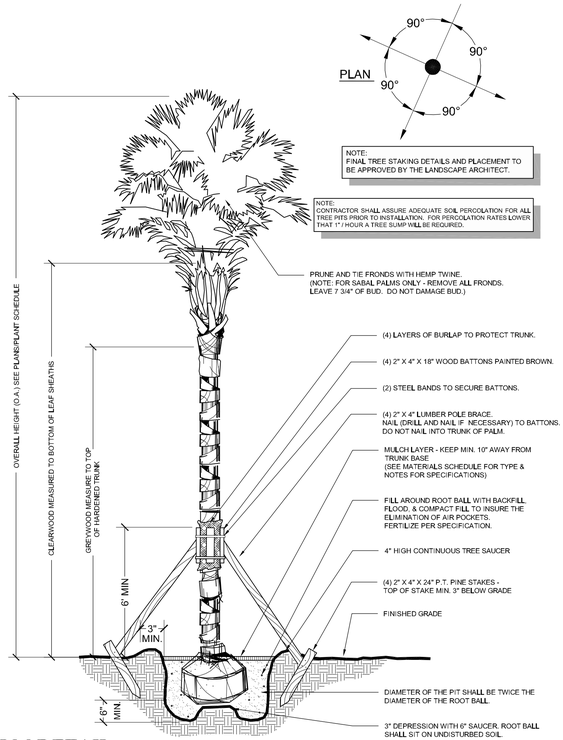
E LITTORAL INSTALLATION DETAIL
SCALE: N.T.S.



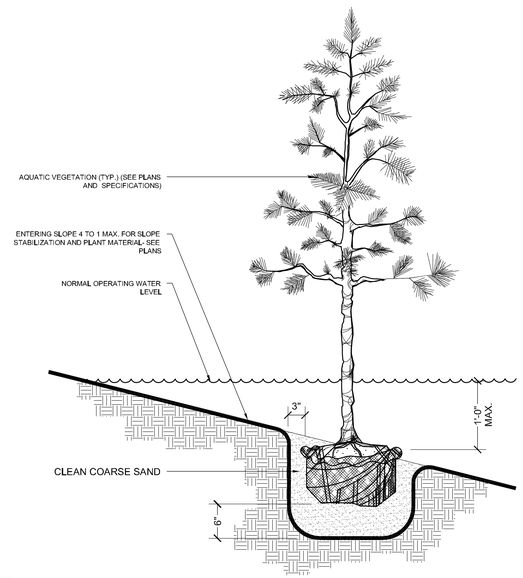
F MULCH APPLICATION
SCALE: N.T.S.



A PINE TREE INSTALLATION
SCALE: N.T.S.



B PALM DETAIL
SCALE: N.T.S.



C AQUATIC TREE
SCALE: N.T.S.

APPROVED
DOS2015-00061
Tom Sawtell, Development Review Representive
Division of Development Services
9/24/2015

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com

TORTUGA

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

PLANT DETAILS

PLAN REVISIONS

1	02/26/10	REVISED PER COUNTY COMMENTS
2	05/14/10	REVISED PER COUNTY COMMENTS
3	02/30/11	REVISED PER COUNTY COMMENTS
4	07/15/11	REVISED PER COUNTY COMMENTS
5	09/26/11	REVISED PER COUNTY COMMENTS
6	05/25/12	REVISED FOR ASCOT PLANTINGS
7	06/15/15	REVISED PER CLIENT & COUNTY COMMENTS
8	07/01/15	REVISED PER UPDATED SURVEY DATA
9	08/26/15	REVISED PER CLIENT & COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

RICHARD GRANT WILBANKS, P.L.A.
FL LICENSE NO. LA6667723

SET NUMBER: 186-02-E19

SHEET: 6

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⚠ RESTORATION AREA - 1 UPLAND AREA (14,019 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	14,019 SF / 219 SF = 64 TREES
RESTORATION SHRUBS (1 SHRUB PER 9 SF)	14,019 SF / 9 SF = 1,558 SHRUBS

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
15	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
15	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
34	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
390	BLECHNUM SERRULATUM	SWAMP FERN	1 GALLON, 12" OA HT	AS SHOWN	Y
389	CALICARPA AMERICANA	AMERICAN BEAUTY-BERRY	1 GALLON, 12" OA HT	AS SHOWN	Y
389	ERYTHRINA HERBACEA	CORAL BEAN	1 GALLON, 12" OA HT	AS SHOWN	Y
390	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	AS SHOWN	Y

NOTE: NO ONE SHRUB SHALL COMPRISE MORE THAN 25% OF THE SHRUB PLANTINGS WITHIN THE RESTORATION AREA.

⚠ RESTORATION AREA - 2 UPLAND AREA (25,827 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	25,827 SF / 219 SF = 118 TREES
RESTORATION SHRUBS (1 SHRUB PER 9 SF)	25,827 SF / 9 SF = 2,870 SHRUBS

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
30	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
30	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
58	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
718	BLECHNUM SERRULATUM	SWAMP FERN	1 GALLON, 12" OA HT	AS SHOWN	Y
717	CALICARPA AMERICANA	AMERICAN BEAUTY-BERRY	1 GALLON, 12" OA HT	AS SHOWN	Y
717	ERYTHRINA HERBACEA	CORAL BEAN	1 GALLON, 12" OA HT	AS SHOWN	Y
718	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	AS SHOWN	Y

NOTE: NO ONE SHRUB SHALL COMPRISE MORE THAN 25% OF THE SHRUB PLANTINGS WITHIN THE RESTORATION AREA.

RESTORATION AREA - 3 UPLAND AREA (3,265 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	3,265 SF / 219 SF = 15 TREES
RESTORATION SHRUBS (1 SHRUB PER 9 SF)	3,265 SF / 9 SF = 363 SHRUBS

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
5	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
5	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
5	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
91	BLECHNUM SERRULATUM	SWAMP FERN	1 GALLON, 12" OA HT	AS SHOWN	Y
91	CALICARPA AMERICANA	AMERICAN BEAUTY-BERRY	1 GALLON, 12" OA HT	AS SHOWN	Y
90	ERYTHRINA HERBACEA	CORAL BEAN	1 GALLON, 12" OA HT	AS SHOWN	Y
91	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	AS SHOWN	Y

NOTE: NO ONE SHRUB SHALL COMPRISE MORE THAN 25% OF THE SHRUB PLANTINGS WITHIN THE RESTORATION AREA.

⚠ RESTORATION AREA - 4 UPLAND AREA (9,274 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	9,274 SF / 219 SF = 43 TREES
RESTORATION SHRUBS (1 SHRUB PER 9 SF)	9,274 SF / 9 SF = 1,031 SHRUBS

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
10	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
10	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
23	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
258	BLECHNUM SERRULATUM	SWAMP FERN	1 GALLON, 12" OA HT	AS SHOWN	Y
258	CALICARPA AMERICANA	AMERICAN BEAUTY-BERRY	1 GALLON, 12" OA HT	AS SHOWN	Y
257	ERYTHRINA HERBACEA	CORAL BEAN	1 GALLON, 12" OA HT	AS SHOWN	Y
258	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	AS SHOWN	Y

NOTE: NO ONE SHRUB SHALL COMPRISE MORE THAN 25% OF THE SHRUB PLANTINGS WITHIN THE RESTORATION AREA.

⚠ RESTORATION AREA - 5 UPLAND AREA (7,113 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	7,113 SF / 219 SF = 33 TREES
RESTORATION SHRUBS (1 SHRUB PER 9 SF)	7,113 SF / 9 SF = 791 SHRUBS

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
9	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
8	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
16	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
198	BLECHNUM SERRULATUM	SWAMP FERN	1 GALLON, 12" OA HT	AS SHOWN	Y
198	CALICARPA AMERICANA	AMERICAN BEAUTY-BERRY	1 GALLON, 12" OA HT	AS SHOWN	Y
198	ERYTHRINA HERBACEA	CORAL BEAN	1 GALLON, 12" OA HT	AS SHOWN	Y
197	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	AS SHOWN	Y

NOTE: NO ONE SHRUB SHALL COMPRISE MORE THAN 25% OF THE SHRUB PLANTINGS WITHIN THE RESTORATION AREA.

⚠ RESTORATION AREA - 6 UPLAND AREA (1,826 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	1,826 SF / 219 SF = 9 TREES
RESTORATION SHRUBS (1 SHRUB PER 9 SF)	1,826 SF / 9 SF = 203 SHRUBS

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
2	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
2	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
5	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
51	BLECHNUM SERRULATUM	SWAMP FERN	1 GALLON, 12" OA HT	AS SHOWN	Y
51	CALICARPA AMERICANA	AMERICAN BEAUTY-BERRY	1 GALLON, 12" OA HT	AS SHOWN	Y
51	ERYTHRINA HERBACEA	CORAL BEAN	1 GALLON, 12" OA HT	AS SHOWN	Y
50	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	AS SHOWN	Y

NOTE: NO ONE SHRUB SHALL COMPRISE MORE THAN 25% OF THE SHRUB PLANTINGS WITHIN THE RESTORATION AREA.

⚠ RESTORATION AREA - 7 UPLAND AREA (6,359 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	6,359 SF / 219 SF = 29 TREES
RESTORATION SHRUBS (1 SHRUB PER 9 SF)	6,359 SF / 9 SF = 707 SHRUBS

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
6	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
6	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
17	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
177	BLECHNUM SERRULATUM	SWAMP FERN	1 GALLON, 12" OA HT	AS SHOWN	Y
177	CALICARPA AMERICANA	AMERICAN BEAUTY-BERRY	1 GALLON, 12" OA HT	AS SHOWN	Y
177	ERYTHRINA HERBACEA	CORAL BEAN	1 GALLON, 12" OA HT	AS SHOWN	Y
176	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	AS SHOWN	Y

NOTE: NO ONE SHRUB SHALL COMPRISE MORE THAN 25% OF THE SHRUB PLANTINGS WITHIN THE RESTORATION AREA.

⚠⚠ RESTORATION AREA - 8 UPLAND AREA (61,052 SF)

CALCULATIONS	
RESTORATION TREES (1 TREE PER 219 SF)	61,052 SF / 219 SF = 279 TREES
RESTORATION SHRUBS* (1 SHRUB PER 9 SF)	26,133 SF / 9 SF = 2,904 SHRUBS
LITTORALS* (1 LITTORAL PER 4 SF)	34,919 SF / 4 SF = 8,730 LITTORALS

NOTES:
1) SHRUB AND LITTORALS AREAS DO NOT OVERLAP FOR CALCULATION PURPOSES, HOWEVER, ACTUAL PLANTING LOCATIONS MAY VARY.
2) FLOW-WAY TO REMAIN CLEAR OF VEGETATION.

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
22	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
46	CONOCARPUS ERECTUS 'SERICEUS'	SILVER BUTTONWOOD	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
	ILEX CASSINE	DAHOON HOLLY	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
	MYRICA CERIFERA	WAX MYRTLE	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
32	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE - A	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
10	PINUS ELLIOTTII DENSA	FLORIDA SLASH PINE - B	12' HT X 6' SPR, 2.5" CAL, 30G	AS SHOWN	Y
13	QUERCUS VIRGINIANA	LIVE OAK - A	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
7	QUERCUS VIRGINIANA	LIVE OAK - B	12' HT X 6' SPR, 2.5" CAL, 30G	AS SHOWN	Y
15	QUERCUS VIRGINIANA	LIVE OAK - D	14' HT X 6' SPR, 3" CAL, 30G	AS SHOWN	Y
60	TAXODIUM DISTICHUM	BALD CYPRESS - A	10' HT X 4' SPR, 2" CAL, 25G	AS SHOWN	Y
3	TAXODIUM DISTICHUM	BALD CYPRESS - B	12' HT X 6' SPR, 2.5" CAL, 30G	AS SHOWN	Y
19	TAXODIUM DISTICHUM	BALD CYPRESS - C	14' HT X 6' SPR, 3" CAL, 30G	AS SHOWN	Y

PALMS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
52	SABAL PALMETTO	CABBAGE PALM	10' CT, CUT HEAD SLICK	AS SHOWN	Y

SHRUBS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
	ACROSTICHUM DANAEIFOLIUM	GIANT LEATHER FERN	1 GALLON, 12" OA HT	24" OC	Y
	HAMELIA PATENS	FIREBUSH	1 GALLON, 12" OA HT	24" OC	Y
	NEPHROLEPIS BISERRATA	BOSTON FERN	1 GALLON, 12" OA HT	24" OC	Y
2,904	RAPANEA PUNCTATA	MYRSINE	1 GALLON, 12" OA HT	24" OC	Y
	SABAL MINOR	DWARF PALMETTO	1 GALLON, 12" OA HT	24" OC	Y
	SPARTINA BAKERI	SAND CORDGRASS	1 GALLON, 12" OA HT	24" OC	Y
	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	1 GALLON, 12" OA HT	24" OC	Y

LITTORALS

QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION	SPACING	NATIVE
	CANNA FLACCIDA	GOLDEN CANNA	2" LINER	24" OC	Y
	CRINUM AMERICANUM	SWAMP LILY	2" LINER	24" OC	Y
	IRIS VIRGINICA	BLUE FLAG IRIS	2" LINER	24" OC	Y
	JUNCUS EFFUSUS	SOFT RUSH	2" LINER	24" OC	Y
	NUPHAR LUTEUM	SPADDERDOCK	2" LINER	24" OC	Y
	NYMPHAEA ODORATA	FRAGRANT WATERLILY	2" LINER	24" OC	Y
8,730	NYMPHAEA MEXICANA	YELLOW WATERLILY	2" LINER	24" OC	Y
	PELTANDRA VIRGINICA	GREEN ARROW ARUM	2" LINER	24" OC	Y
	PONTADERIA CORDATA	PICKERELWEED	2" LINER	24" OC	Y
	SAURURUS CERNUUS	LIZARD'S TAIL	2" LINER	24" OC	Y
	SAGITTARIA LANCIFOLIA	DUCK POTATO	2" LINER	24" OC	Y
	SPARTINA BAKERI	SAND CORDGRASS	2" LINER	24" OC	Y
	THALIA GENICULATA	ALLIGATOR FLAG	2" LINER	24" OC	Y

⚠ NOTE: NO ONE SHRUB OR LITTORAL WILL COMPRISE 25%.

PLANTING DEPTH ⚠

BOTANICAL NAME	MAX.
ACER RUBRUM 'FLORIDA FLAME'	TO -0.5"
ACROSTICHUM DANAEIFOLIUM	TO -0.5"
BLECHNUM SERRULATUM	TO -0.5"
CANNA FLACCIDA	TO -1.0"
CONOCARPUS ERECTUS 'SERICEUS'	TO -0.5"
CRINUM AMERICANUM	TO -0.5"
HAMELIA PATENS	TO +0.5
ILEX CASSINE	TO CONTROL
IRIS VIRGINICA	TO -1.0"
JUNCUS EFFUSUS	TO -2.0"
MYRICA CERIFERA	TO CONTROL
NEPHROLEPIS BISERRATA	TO CONTROL
NUPHAR LUTEUM	TO -4.0"
NYMPHAEA MEXICANA	TO -3.0"
NYMPHAEA ODORATA	TO -3.0"
PELTANDRA VIRGINICA	TO -1.0"
PINUS ELLIOTTII DENSA	TO CONTROL
PONTADERIA CORDATA	TO -1.0"
QUERCUS VIRGINIANA	TO CONTROL
RAPANEA PUNCTATA	TO CONTROL
SABAL MINOR	TO CONTROL
SABAL PALMETTO	TO -0.5"
SAGITTARIA LANCIFOLIA	TO -1.0"
SAURURUS CERNUUS	TO -1.0"
SPARTINA BAKERI	TO -0.5"
TAXODIUM DISTICHUM	TO -1.0"
THALIA GENICULATA	TO -3.0"
TRIPSACUM DACTYLOIDES	TO -1.0"

NOTE:
ALL PLANTING DEPTHS ARE MEASURED FROM CONTROL.

⚠ ALTERNATIVE PLANT LIST FOR RESTORATION AREAS

BOTANICAL NAME	COMMON NAME
LARGE TREES	
ACER RUBRUM	RED MAPLE
BURSERA SIMARUBA	GUMBO LIMBO
CHRYSOPHYLLUM OLIVIFORME	SATINLEAF
GORDONIA LASIANTHUS	LOBLOLLY BAY
ULMUS ALATA	WINGED ELM
PINUS ELLIOTTII VAR. 'DENSA'	SO. FLORIDA SLASH PINE
QUERCUS LAURELIFOLIA	LAUREL OAK
QUERCUS VIRGINIANA	LIVE OAK
TAXODIUM DISTICHUM	BALD CYPRESS
TAXODIUM ASCENDENS	POND CYPRESS
JUNIPERUS SILICICOLA	SOUTHERN RED CEDAR
ULMUS FLORIDANA	FLORIDA ELM
FRAXINUS CAROLINIANA	POP ASH
PERSEA PALUSTRIS	SWAMP BAY
MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA
ILEX CASSINE	DAHOON HOLLY
RHIZOPHORA MANGLE	RED MANGROVE
LAGUNCULARIA RACEMOSA	WHITE MANGROVE
AVICENNIA GERMINALIS	BLACK MANGROVE
CONOCARPUS ERECTUS	GREEN BUTTONWOOD
ANNONA GLABRA	POND APPLE
SWIETENIA MAHAGONI	MAHOGANY
SMALL TREES	
BUCIDA BUCERAS	BLACK OLIVE
CONOCARPUS ERECTUS	GREEN BUTTONWOOD
COCCOLOBA DIVERSIFOLIA	PIGEON PLUM
COCCOLOBA UVIFERA	SEA GRAPE
CORDIA SEBESTENA	ORANGE GEIGER
MYRICA CERIFERA	WAX MYRTLE
ILEX CASSINE	DAHOON HOLLY
ILEX VOMITORIA	YAUPON HOLLY
HAMELIA PATENS	FIREBUSH
ILLICIUM FLORIDANUM	FLORIDA ANISE
MAGNOLIA VIRGINIANA	SWEETBAY
PALM TREES	
SABAL PALMETTO	CABBAGE PALM
ROYSTONEA REGIA	ROYAL PALM
LARGE TREES	LARGE TREES
SHRUBS	
CALLICARPA AMERICANA	BEAUTYBUSH
CHRYSOBALANUS ICACO	COCOPLUM
MYRICANTHES FRAGRANS	SIMPSON STOPPER
EUGENIA SERREGATA	SPANISH STOPPER
HAMELIA PATENS	FIREBUSH
ILEX VOMITORIA SPP.	DWARF YAUPON
SERENOA REPENS	SAW PALMETTO
ACROSTICHUM DANAEFOLIUM	LEATHER FERN
MYRICA CERIFERA	WAX MYRTLE
PSYCHOTRIA UNDATA	WILD COFFEE
CAPPARIS CYNOPHALLOPHORA	JAMAICAN CAPER
SABAL MINOR	DWARF PALMETTO
VIBURNUM OBOVATUM	WALTERS VIBURNUM
SIDEROXYLON CELASTRINUM	BUCKTHORN / MASTIC
LYCIUM CAROLINIANUM	CHRISTMAS BERRY
GOSSYPIUM HIRSUTUM	WILD COTTON
FORESTIERA SEGREGATA	WILD OLIVE / FLORIDA PRIVET
MUHLENBERGIA CAPILLARIS	MUHLY GRASS
TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS
GROUNDCOVERS	
ZAMIA PUMILA	COONTIE
LANTANA INVOLUCRATA	LANTANA
HYMENOCALLIS LATIFOLIA	SPIDER LILY
BORRICHIA FRUITESCENS	SEA OXEYE DAISY
TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS
NEPHROLEPIS BISERRATA	SWORD FERN
NEPHROLEPIS EXALTATA	BOSTON FERN
IPOMOEA PES-CAPRAE	RAILROAD VINE
HELIANTHUS DEBILIS	DUNE SUNFLOWER
GAILLARDIS PULCHELLA	BLANKET FLOWER

APPROVED
DOS2015-00061
Tom Sawtell, Development Review Represente
Division of Development Services
9/24/2015

NOTES & SPECIFICATIONS ⚠

GENERAL NOTES :

PRELIMINARY

1. THE LIMITS OF CONSTRUCTION ARE DEFINED BY THE 'LIMIT OF WORK' NOTED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
3. SEE ALL GRADING PLANS, ENGINEERING, PAVEMENT, WALLS, AND SITE FURNISHINGS PLANS FOR ADDITIONAL NOTES, SITE PREPARATION, AND OTHER PERTINENT INFORMATION.
4. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT.
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. THE LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF SITE DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
7. THE LOCATION OF THE LANDSCAPE HOLDING AREA WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ADHERE TO THE ACCESS ROUTES TO AND FROM THE HOLDING AREA WITHOUT DISRUPTING OR IMPEDING ACCESS TO THE SITE BY OTHERS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
9. THE ATTACHED PLANTING PLAN IS A GRAPHIC REPRESENTATION FOR THE TREATMENT OF THE DESIGNATED SITE(s); ACTUAL PLANT MATERIAL LOCATIONS MAY VARY. PLANT MATERIAL SELECTIONS MAY CHANGE BASED UPON AVAILABILITY OR ON SITE SPECIFIC CONDITIONS, AND ARE NOT LIMITED TO THE PLANT MATERIAL LISTED IN THE PLANT SCHEDULE. MINIMUM QUANTITY AND QUALITY WILL BE MAINTAINED. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO MAKE NECESSARY OR REQUIRED CHANGES AS DICTATED BY THE ABOVE ITEMS. NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.

PLANT MATERIAL

1. CONTRACTOR IS TO SUBMIT TO THE LANDSCAPE ARCHITECT THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS BEFORE COMMENCEMENT OF WORK, IF APPLICABLE.
2. ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTS MEETING SPECIFICATION AS NOTED PRIOR TO INSTALLATION. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL PLANT MATERIAL FROM THE PROJECT THAT DOES NOT CONFORM TO SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANT MATERIAL FROM THE PLANT LEGEND TO THE DRAWINGS. QUANTITIES FROM DRAWINGS SHALL GOVERN UNLESS OTHERWISE NOTED.
5. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE TO FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS", PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. PLANT MATERIALS IN SOME INSTANCES SHALL EXCEED NO. 1 GRADE, IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF THIS PROJECT.
6. ANY SUBSTITUTIONS IN SIZE, QUANTITY, AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT BEFORE PLANTING CAN BEGIN.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND THE END OF THE ESTABLISHMENT PERIOD. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION, AND THE MAINTENANCE PERIOD, SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AT CONTRACTOR'S EXPENSE.

PLANTING NOTES :

INSTALLATION – PLANTING LAYOUT

1. ALL RESTORATION AREAS TO BE MULCHED WITH PINE STRAW AND PLANTED WITH 100% NATIVE VEGETATION.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
3. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS, INCLUDING THE LAKE LINER. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTORS EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
4. ALL SHRUB BEDLINE AREA DEFINITIONS TO BE DETAILED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE REJECTED AND IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO BRING THE AREAS TO SPECIFICATIONS.
5. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES WITH THE QUALITY OF PLANT MATERIALS AS HEREIN DESCRIBED. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
6. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR SHALL FILL ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE THAT PROPER DRAINAGE AND PERCOLATION IS AVAILABLE. CORRECT IF REQUIRED TO ENSURE PERCOLATION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
7. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
8. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANTS LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
9. THE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
10. WHERE APPLICABLE, THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
11. THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK.
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIALS ABOVE CONTROL TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, OR ROCK MULCH AS SPECIFIED IN THE PLANT LEGEND.
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD FOLLOWING NOTICE OF SUBSTANTIAL COMPLETION BY THE OWNER. THE PROJECT WILL NOT BE ACCEP

LAND USE SUMMARY

CATEGORY	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
(EXISTING TORTUGA) PHASE 1		
IMPERVIOUS		
BUILDING	3.1 ±	15.9%
DRIVEWAY/SIDEWALK	1.2 ±	6.2%
ROADWAY	1.3 ±	6.7%
SUBTOTAL	5.6 ±	28.7%
PERVIOUS		
OPEN SPACE / RESTORATION	5.8 ±	29.8%
UPLAND / WETLAND	4.9 ±	25.1%
SUBTOTAL	10.7 ±	54.9%
LAKE	3.2 ±	16.4%
PHASE 1 TOTAL	19.5 ±	100.0%
(EXISTING TORTUGA) PHASE 2		
IMPERVIOUS		
BUILDING	4.4 ±	27.0%
DRIVEWAY/SIDEWALK	1.8 ±	11.0%
ROADWAY	2.4 ±	14.7%
SUBTOTAL	8.6 ±	52.8%
PERVIOUS		
OPEN SPACE / RESTORATION	7.2 ±	44.1%
UPLAND / WETLAND	0.5 ±	3.1%
SUBTOTAL	7.7 ±	47.2%
PHASE 2 TOTAL	16.3 ±	100.0%
(EXISTING TORTUGA) PHASE 3		
IMPERVIOUS		
BUILDING	0.1 ±	9.0%
DRIVEWAY/SIDEWALK	0.7 ±	63.7%
SUBTOTAL	0.8 ±	72.7%
PERVIOUS		
OPEN SPACE	0.3 ±	27.3%
SUBTOTAL	0.3 ±	27.3%
PHASE 3 TOTAL	1.1 ±	100.0%

CATEGORY	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
(PROPOSED TORTUGA) PHASE 4		
IMPERVIOUS		
BUILDING	1.5 ±	20.6%
DRIVEWAY/SIDEWALK	0.3 ±	4.1%
ROADWAY	0.5 ±	6.8%
SUBTOTAL	2.3 ±	31.5%
PERVIOUS		
OPEN SPACE	3.2 ±	43.8%
SUBTOTAL	3.2 ±	43.8%
LAKE (INCLUDING MARSH)	1.8 ±	24.7%
PHASE 4 TOTAL	7.3 ±	100.0%
(PROPOSED TORTUGA) PHASE 5		
IMPERVIOUS		
BUILDING	0.6 ±	24.0%
DRIVEWAY/SIDEWALK	0.1 ±	4.0%
ROADWAY	0.2 ±	8.0%
SUBTOTAL	0.9 ±	36.0%
PERVIOUS		
OPEN SPACE	1.6 ±	64.0%
SUBTOTAL	1.6 ±	64.0
PHASE 5 TOTAL	2.5 ±	100.0%
PROJECT AREA TOTAL	46.7 ±	100.0%
IMPERVIOUS AREA TOTAL	18.6 ±	39.8%
OPEN SPACE AREA TOTAL	28.1 ±	60.2%

- TOTAL OF 40% OPEN SPACE IS REQUIRED (46.7 AC. @ 40% = 18.7 AC.). OPEN SPACE REQUIREMENT IS BASED UPON 40% OPEN SPACE PROVIDED THROUGHOUT THE ENTIRE PARCEL.
- A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE SHALL BE LAKE AREA. 4.6 ACRES OF LAKE HAS BEEN INCLUDED IN THIS OPEN SPACE TOTAL.

PHASING CHART

PHASE 1-A (CERTIFIED)	BUILDINGS 1, 7, & 8; LAKE # 1; SANDPIPER PRESERVE BLVD, AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING, LIFT STATION; FORCE MAIN; WATER MAIN NECESSARY FOR OFFSITE CONNECTION; WALL AND ALL LANDSCAPE BUFFERS ALONG GLADIOLUS. ALSO INCLUDES REMOVAL OF EXOTICS FROM PRESERVES, LAKE #1 LITTORALS AND REQUIRED BUFFERS.
PHASE 1-B (CERTIFIED)	BUILDING # 20 & RESTORATION AREA # 6
PHASE 1-C	BUILDINGS # 2-6 & 9-11; RESTORATION AREAS #3-5.
PHASE 2-A (CERTIFIED)	INCLUDES ASCOT ENTRANCE MODIFICATIONS AND FRONTAGE ROAD WITH ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING.
PHASE 2 (CERTIFIED)	LOTS # 1-86, BLDGS. 21 & 22; RESOTRATION AREAS # 1, 2, & 7; MODIFICATION TO INTERSECTION OF PALMARROSA WAY & SEA CREST BLVD.
PHASE 3 (CERTIFIED)	AMENITY CENTER
PHASE 4	LOTS # 87-118; RESTORATION AREA # 8; LAKE # 2 AND LITTORALS; REMAINDER OF PALMARROSA WAY AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT (1ST LIFT), SIGNAGE & STRIPING.
PHASE 5	LOTS # 119-130; REMAINDER OF PERIWINKLE PRESERVE LANE AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT (1ST LIFT), SIGNAGE & STRIPING.

TORTUGA INDIGENOUS PRESERVATION SUMMARY ⚠

PROJECT AREA:	46.67 ACRES
OPEN SPACE REQUIRED:	40% OF PROJECT AREA
INDIGENOUS PRESERVATION PROVIDED	8.19 ACRES
INDEGENOUS PRESERVATION PROVIDED (%)	43.9% OF OPEN SPACE

WETLAND # 1	1.76 ACRES
WETLAND # 2	0.43 ACRES
UPLAND PRESERVE # 1	2.74 ACRES
UPLAND PRESERVE # 2	0.17 ACRES
UPLAND PRESERVE # 3	0.32 ACRES
★ WETLAND/UPLAND TOTAL	5.42 ACRES
RESTORATION AREA # 1	0.32 ACRES
RESTORATION AREA # 2	0.60 ACRES
RESTORATION AREA # 3	0.08 ACRES
RESTORATION AREA # 4	0.21 ACRES
RESTORATION AREA # 5	0.16 ACRES
RESTORATION AREA # 6	0.04 ACRES
RESTORATION AREA # 7	0.15 ACRES
RESTORATION AREA # 8 (INCLUDING MARSH)[1]	1.40 ACRES
★★ RESTORATION AREA TOTAL	2.96 ACRES
★ WETLAND/UPLAND TOTAL (1 TO 1 RATIO):	5.42 ACRES
★★ RESTORATION AREAS (0.50 TO 1 RATIO):	1.48 ACRES
UPLAND PRESERVE # 1	0.69 ACRES
● (125% CREDIT FOR CONTIGUOUS PRESERVE > 1 ACRE & 75' IN WIDTH)	
● (ADDITIONAL 10% CREDIT FOR 2.74 ACRE PRESERVATION ADJACENT TO ROADWAY)	0.27 ACRES
OFFSITE MITIGATION BANK (3 TO 1 RATIO):	0.33 ACRES
TOTAL INDIGENOUS PROVIDED:	8.19 ACRES

1 - FOR MARSH DETAILS AND CROSS SECTION REFERENCE THE RESTORATION PLANS FOR TORTUGA, WALDROP ENGINEERING FILE 186-02-E19.

NOTE: ⚠⚠

MAINTENANCE ACTIVITIES IN THE INDIGENOUS PLANTING AREAS MAY INCLUDE THE FOLLOWING:
1.) THE HAND REMOVAL OF INVASIVE EXOTICS.
2.) THE NON-MECHANICAL INSTALLATION OF REPLACEMENT TREES, SHRUBS, AND LITTORALS.
3.) THE REPAIR OF SLOPES AND/OR STABILIZING MATERIALS, ONLY IN AREAS WHERE RESTORATION PLANTINGS HAVE PERISHED PROVIDED THAT THE INDIGENOUS PLANTING AREAS ARE RETURNED TO THEIR PREVIOUS STATE.

LOT AREA TABLE

LOT #	LOT AREA (SF)	LOT #	LOT AREA (SF)	LOT #	LOT AREA (SF)
87	4,899	102	4,916	117	4,352
88	4,900	103	4,934	118	4,619
89	4,901	104	5,520	119	5,280
90	5,308	105	5,334	120	4,385
91	5,309	106	4,464	121	4,385
92	4,905	107	4,505	122	4,888
93	4,906	108	6,139	123	4,953
94	4,907	109	4,536	124	5,964
95	4,908	110	4,712	125	5,200
96	4,909	111	4,712	126	4,392
97	4,911	112	4,352	127	4,312
98	4,912	113	4,352	128	4,392
99	4,913	114	4,712	129	4,312
100	4,914	115	4,352	130	5,280
101	4,915	116	4,352		

UNIT SUMMARY

PHASE	UNIT TYPE	# OF UNITS
PHASE 1-A	MULTI-FAMILY	28 UNITS
PHASE 1-B	MULTI-FAMILY	8 UNITS
PHASE 1-C	MULTI-FAMILY	80 UNITS
PHASE 2	MULTI-FAMILY & TWO-FAMILY ATTACHED	106 UNITS
PHASE 3	AMENITY	-
PHASE 4	TWO-FAMILY ATTACHED	32 UNITS
PHASE 5	TWO-FAMILY ATTACHED	12 UNITS
TOTAL		266 UNITS

DENSITY CALCULATION

TOTAL NUMBER OF UNITS	266 UNITS
PROJECT AREA	46.7 ACRES
TOTAL DENSITY	5.70 UNITS / ACRE

REFUSE & SOLID WASTE DISPOSAL CALCULATIONS

PHASES	REQUIRED	PROVIDED
PHASE 1 (A, B, & C)	944 S.F.	1,053 S.F.
PHASES 2 & 3 (MULTI-FAMILY & AMENITY)	244 S.F.	263 S.F.
PHASES 2 & 4 & 5 (SINGLE-FAMILY)	N/A	TRASH WILL BE HANDLED BY CURB-SIDE PICK-UP

REFUSE AND SOLID WASTE DISPOSAL CALCULATIONS WERE DERIVED FROM ORDINANCE 08-10 EFFECTIVE 06/02/08 (SEC. 10-261)

PROPERTY DEVELOPMENT REGULATIONS PER LEE COUNTY LAND DEVELOPMENT CODE

RM-8 REGULATIONS	TWO-FAMILY ATTACHED	
	REQUIRED	PROVIDED
PRINCIPAL STRUCTURES:		
MINIMUM LOT AREA PER UNIT	5,000 SF	4,312 SF - 6,139 SF*
MAXIMUM LOT COVERAGE	45%	29% - 48%*
MINIMUM LOT WIDTH PER UNIT	40 FT	36' - 70'*
MINIMUM LOT DEPTH	100 FT	111 FT. - 137 FT.
STREET SETBACK	20 FT	20 FT
SIDE YARD SETBACK	7 FT	6.25 FT - 15 FT *
REAR YARD SETBACK	20 FT	20 FT
WATER BODY SETBACK	25 FT	25 FT
MAXIMUM BUILDING HEIGHT	35 FT	22'-4"

* FOR MIN. LOT AREA, MIN. LOT WIDTH, SIDE YARD SETBACK, AND LOT COVERAGE, PLEASE REFERENCE LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-713 "ALTERNATE PROPERTY DEVELOPMENT REGULATIONS FOR DUPLEX,TWO-FAMILY ATTACHED AND TOWNHOUSE UNITS". AS AN ALTERNATIVE TO DEVELOPING IN ACCORDANCE WITH SECTION 34-715, PERTAINING TO PROPERTY DEVELOPMENT REGULATIONS FOR MULTI-FAMILY RESIDENTIAL DISTRICTS, A PARCEL MAY BE DEVELOPED WITH DUPLEXES,TWO-FAMILY ATTACHED UNITS AND TOWNHOUSES ON LOTS WITH A MINIMUM AREA OF 2,400 SQUARE FEET PER UNIT WITHOUT COMPLIANCE WITH MINIMUM WIDTH, DEPTH, OR SIDE YARD SETBACK REQUIREMENTS.

SYMBOL LEGEND

- PHASE DELINEATION
- PHASE BOUNDARY
- (XX) LOT NUMBER
- LAKE
- MARSH (RESTORATION AREA)
- RESTORATION AREA
- WETLAND
- UPLAND PRESERVE

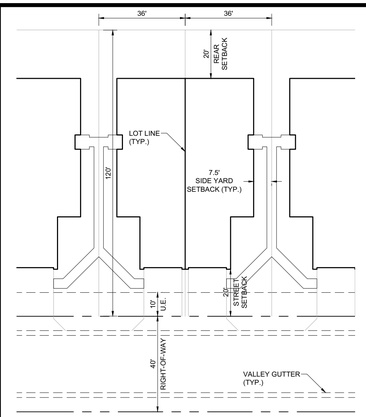
PARKING CALCULATIONS

PHASE	UNITS/SF	RATIO REQUIRED	SPACES REQUIRED	SPACES PROVIDED
1	116	1.75 PER UNIT PLUS 10% GUEST PARKING	223.3	252
2 (MULTI-FAMILY)	20	1.75 PER UNIT PLUS 10% GUEST PARKING	38.5	39
2 (SINGLE-FAMILY)	86	2 PER UNIT	172	179
3	3,591 SF	1 PER 100 S.F.	35.9	37
4	32	2 PER UNIT	64	64
5	12	2 PER UNIT	24	24
TOTAL			557.7	595

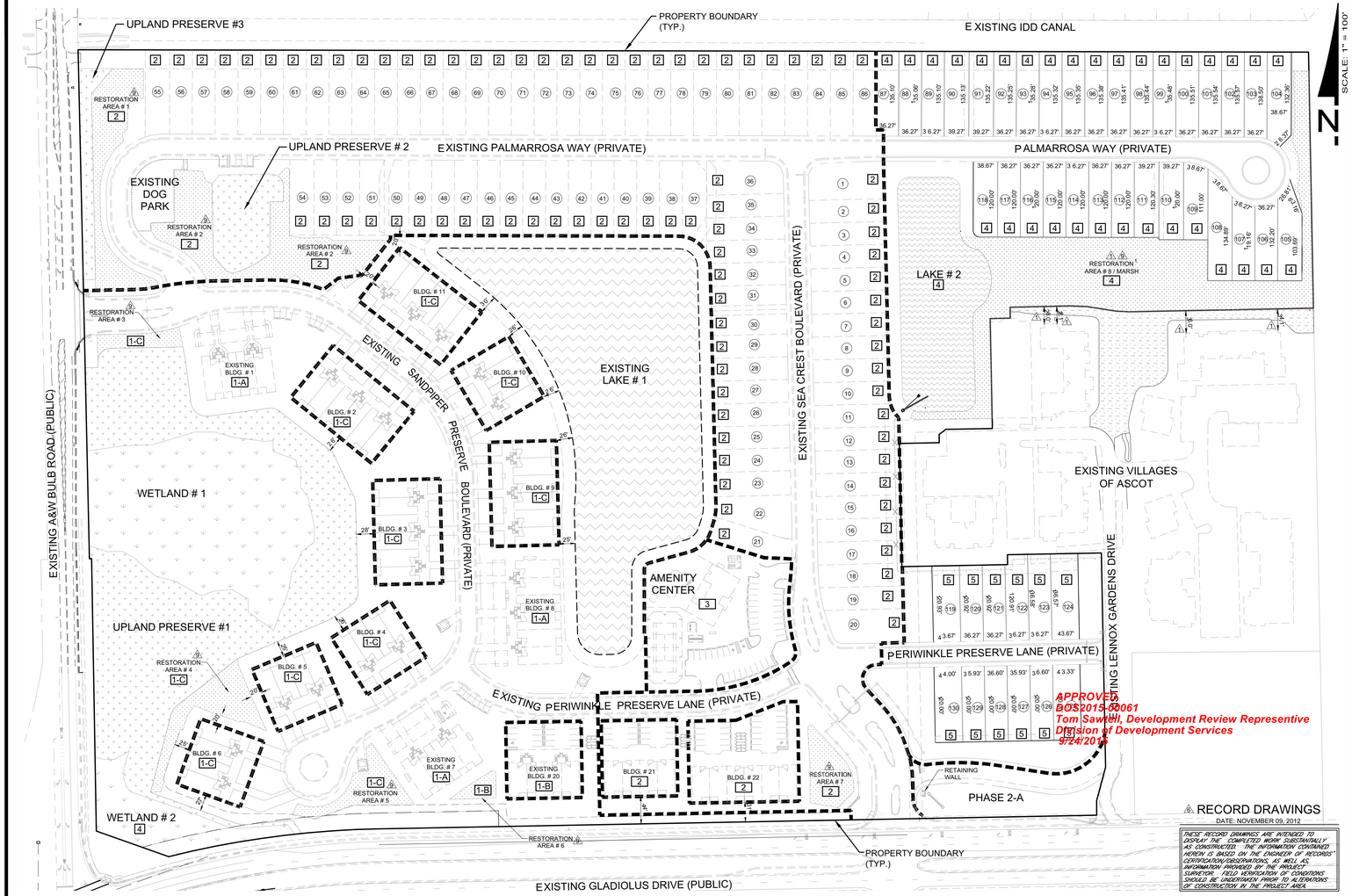
HANDICAP SPACE REQUIREMENT: 2% OF OVERALL SPACES = 12
HANDICAP SPACES PROVIDED: 5 PLUS 238 PRIVATE DRIVEWAYS = 243

SECTION 34-713 ALTERNATE PROPERTY DEVELOPMENT REGULATIONS STANDARDS FOR TWO-FAMILY ATTACHED UNITS

1.)	THE OVERALL PARCEL ON WHICH THE LOTS ARE DEVELOPED SHALL COMPLY WITH ALL LOT COVERAGE, AREA, WIDTH AND DEPTH REQUIREMENTS FOR THE RM DISTRICT IN WHICH LOCATED. (SEE PROPERTY DEVELOPMENT REGULATIONS CHART FOR REQUIREMENTS)	THE PARCEL IS LARGER THAN 5,000 SF, WIDER AND DEEPER THAN 40' & 100' RESPECTIVELY, AND LOT COVERAGE IS 21%.
2.)	ALL STRUCTURES SHALL COMPLY WITH SETBACKS FOR THE RM DISTRICT IN WHICH LOCATED, AS MEASURED FROM THE BOUNDARY OF THE OVERALL PARCEL. (SEE PROPERTY DEVELOPMENT REGULATIONS CHART FOR REQUIREMENTS)	STRUCTURES COMPLY WITH SETBACKS. THE CLOSEST STRUCTURE TO BOUNDARY IS 20'.
3.)	ALL STRUCTURES SHALL COMPLY WITH FRONT AND REAR AND WATER BODY SETBACKS FOR THE RM DISTRICT IN WHICH LOCATED, AS MEASURED FROM INDIVIDUAL LOT LINES. (20' FRONT & REAR SETBACK, 25' WATER BODY SETBACK)	20' STREET SETBACK, 20' REAR YARD SETBACK, & 25' WATER BODY SETBACK PROVIDED.
4.)	ALL STRUCTURES WHICH EXCEED THE MAXIMUM HEIGHT REQUIREMENTS OF THE RM DISTRICT IN WHICH LOCATED SHALL COMPLY WITH THE ADDITIONAL SETBACKS SPECIFIED IN ARTICLE VII, DIVISION 30, SUBDIVISION II, OF THIS CHAPTER AS MEASURED FROM THE OVERALL PARCEL BOUNDARY. (35' MAX HEIGHT PER RM-8)	ALL TWO-FAMILY UNITS ARE 22'-4" IN HEIGHT.
5.)	THE APPLICANT SHALL PROVIDE ADEQUATE ASSURANCE THAT ALL AREAS OF THE OVERALL PARCEL WHICH ARE NOT DEVELOPED WITH INDIVIDUAL LOTS SHALL REMAIN AS OPEN SPACE. SUCH ASSURANCE MAY BE IN THE FORM OF AN EASEMENT OR OTHER DOCUMENT OR COMBINATION OF DOCUMENTS SATISFACTORY TO THE COUNTY ATTORNEY	PLEASE SEE SECTION 10.2 OF THE MASTER HOA DOCUMENTS FOR TORTUGA FOR OPEN SPACE ASSURANCE.



TYPICAL LOT LAYOUT
(NOTE: DRIVEWAYS & SIDEWALKS SHOWN MAY VARY IN CONFIGURATION)



WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE , SUITE 305 BONITA SPRINGS, FL 34135
P: 239.405.7777 F: 239.405.7899 EMAIL: info@waldropengineering.com

TORTUGA

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

OVERALL PHASING PLAN & SITE CALCULATIONS

PLAN REVISIONS

⚠	07/26/11	REVISED PER LEE COUNTY & SFWMD COMMENTS
⚠	09/15/11	REVISED PER LEE COUNTY COMMENTS
⚠	11/09/12	RECORD DRAWINGS
⚠	08/15/15	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

RONALD D. WALDROP, P.E.
FL LICENSE NO. 52794

SET NUMBER: 186-02-09

SHEET : 3

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