ADD2018-00038 Lee County ePlan

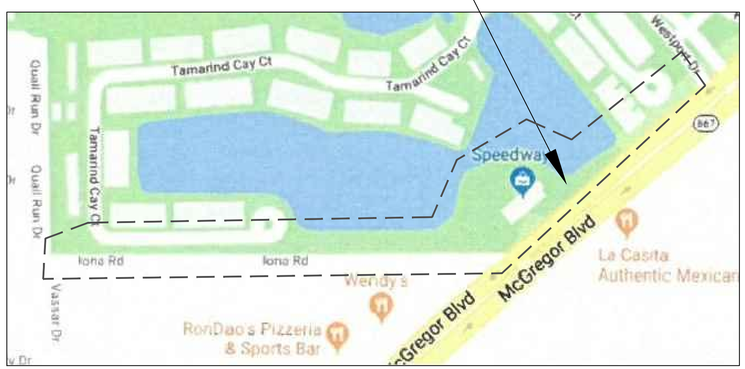
Attachment B

DEVELOPMENT ORDER
LDO2016-00059
AMENDMENT & ADMINISTRATIVE DEVIATION
LANDSCAPE PLANS

FOR

GULF HARBOUR @ TAMARIND CAY
RESIDENTIAL DEVELOPMENT
FORT MYERS. FLORIDA

PROJECT LOCATION



LOCATION MAP

PREPARED FOR:

Gulf Harbour Master Association

c/o Rod Middleton
Suitor, Middleton, Cox & Associates Inc
.
15751 San Carlos Blvd #8
Fort Myers, FL 33908

E-mail: rmiddleton@smc-cam.com
Ph: (239)437-0340 Fax: (239)437-9378

SHEET INDEX

COVER	COVER SHEET
L-1	SITE LANDSCAPE DATA PLAN
L-2	TREE REMMOVAL PLAN
L-3	WALL LAYOUT AND BUFFER PLANTING PLAN & SECTIONS
L-4	WALL LAYOUT AND BUFFER PLANTING PLAN & DETAILS
L-5	TREE REPLACEMENT PLAN

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CONSULTANT:

DESIGN PROFESSIONAL:
Digitally signed by Gregory J. Diserio, RLA
DN: cn=Gregory J. Diserio, RLA, o=David M. Jones, Jr. & Assoc. Inc., ou, email=gdiserio@dmjafl.com, c=US
Date: 2018.03.06 15:51:51 -05'00'
GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	217123
PROJECT MGR:	Gregory J. Diserio, RLA
FILE NAME:	GULF HARBOUR WALL LDO
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR:
ADMINISTRATIVE DEVIATION and LDO AMENDMENT

ISSUED DATE: FEB. 23, 2018
REVISIONS:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
COVER

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THE FOLLOWING ARE THE SITE CALCULATIONS AND MINIMUM REQUIREMENTS PER DSO 94-05-028.00D APPROVED STAMPED PLANS AUGUST 2, 1994:

TOTAL SITE AREA = 1.049,796 S.F.

GENERAL TREE REQURIEMENTS
1 TREE PER 3,000 SF OF DEV AREA.
1,049,796 SF/ 3000 = 350 TREES REQUIRED IN ADDITION TO REQUIRED INTERNAL PARKING AND BUFFER STRIPS

TOTAL GENERAL TREES TO BE PROVIDED THROUGH PROPOSED OR EXISTING TREES SHALL = 350 TREES

INTERNAL PARKING CALCULATIONS
10,967 SF OF PARKING AREA .

1,097 SF OF REQUIRED PLANTING AREA. 1 TREE REQUIRED PER 250 SF REQUIRED AREA.
1,097 SF / 250 SF = 5 TREES REQUIRED.

PARKING STALL SHALL BE NO MORE THAN 100' FROM A TREE.

LANDSCAPING BUFFER STRIPS

BUFFER NO. B-1:

TYPE B (15')
1,102 LF / 100 LF. = 56 TREES REQUIRED
1,102 / 100 X 18 = 198 SHRUBS REQUIRED PER ORIGINAL D.O..

1102 / 3 X 2 = 734 SHRUBS REQUIRED TO FULL FILL CURRENT TYPE 'D' STANDARDS TO BE PROVIDED

56 TREES AND 734 SHRUBS SHALL BE PROVIDED THROUGH PROPOSED OR EXISTING

BUFFER NO. B-2:

TYPE B (15')
515 LF / 100 LF. = 26 TREES REQUIRED
515 / 100 X 18 = 93 SHRUBS REQUIRED PER ORIGINAL D.O.
515 / 3 X 2 = 343 SHRUBS REQUIRED TO FULL FILL CURRENT TYPE 'D' STANDARDS TO BE PROVIDED

26 TREES AND 343 SHRUBS EXISTING or PROPOSED SHALL BE PROVIDED.

BUFFER NO. B-3:

TYPE B (15')
742 LF / 100 LF. = 38 TREES REQUIRED
742/ 100 X 18 = 134 SHRUBS REQUIRED PER ORIGINAL D.O..

38 TREES AND 134 SHRUBS EXISTING

OPEN SPACE
TOTAL AREA = 1,049,796 SF.
40% OPEN SPACE REQUIRED
IMPERVIOUS AREA = 378,793 SF
LAKE AREA = 361,235 SF.
IMPERVIOUS AREA = 378,793 SF
A MAXIMUM OF 25% OF OPEN SPACE CAN BE IN LAKE AREA (104,979 SF)
OPEN SPACE PROVIDED = 414, 748 SF. PER APPROVED DSO.

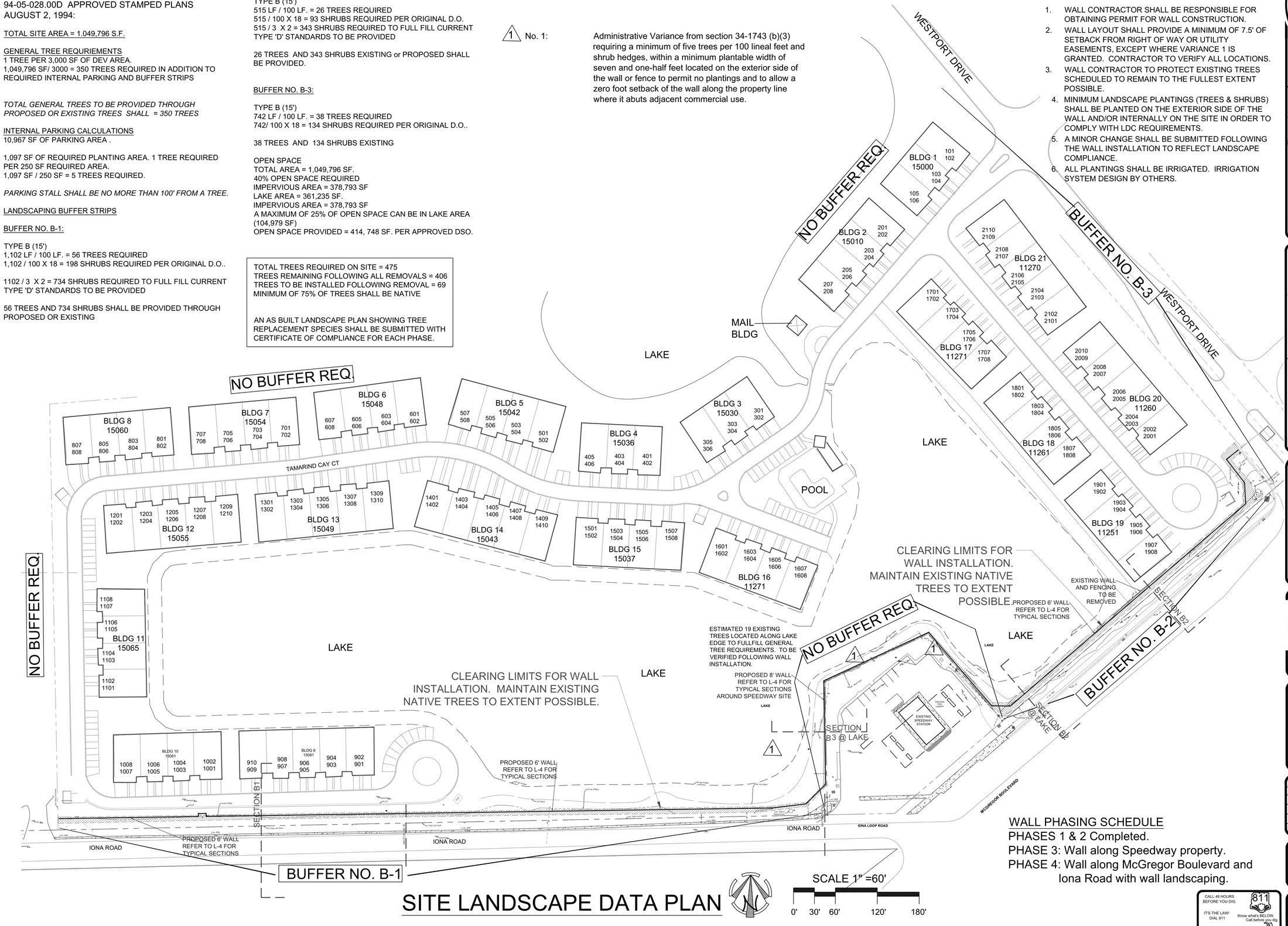
TOTAL TREES REQUIRED ON SITE = 475
TREES REMAINING FOLLOWING ALL REMOVALS = 406
TREES TO BE INSTALLED FOLLOWING REMOVAL = 69
MINIMUM OF 75% OF TREES SHALL BE NATIVE

AN AS BUILT LANDSCAPE PLAN SHOWING TREE REPLACEMENT SPECIES SHALL BE SUBMITTED WITH CERTIFICATE OF COMPLIANCE FOR EACH PHASE.

1 No. 1: Administrative Variance from section 34-1743 (b)(3) requiring a minimum of five trees per 100 lineal feet and shrub hedges, within a minimum plantable width of seven and one-half feet located on the exterior side of the wall or fence to permit no plantings and to allow a zero foot setback of the wall along the property line where it abuts adjacent commercial use.

WALL INSTALLATION NOTES:

1. WALL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMIT FOR WALL CONSTRUCTION.
2. WALL LAYOUT SHALL PROVIDE A MINIMUM OF 7.5' OF SETBACK FROM RIGHT OF WAY OR UTILITY EASEMENTS, EXCEPT WHERE VARIANCE 1 IS GRANTED. CONTRACTOR TO VERIFY ALL LOCATIONS.
3. WALL CONTRACTOR TO PROTECT EXISTING TREES SCHEDULED TO REMAIN TO THE FULLEST EXTENT POSSIBLE.
4. MINIMUM LANDSCAPE PLANTINGS (TREES & SHRUBS) SHALL BE PLANTED ON THE EXTERIOR SIDE OF THE WALL AND/OR INTERNALLY ON THE SITE IN ORDER TO COMPLY WITH LDC REQUIREMENTS.
5. A MINOR CHANGE SHALL BE SUBMITTED FOLLOWING THE WALL INSTALLATION TO REFLECT LANDSCAPE COMPLIANCE.
6. ALL PLANTINGS SHALL BE IRRIGATED. IRRIGATION SYSTEM DESIGN BY OTHERS.



WALL PHASING SCHEDULE
PHASES 1 & 2 Completed.
PHASE 3: Wall along Speedway property.
PHASE 4: Wall along McGregor Boulevard and Iona Road with wall landscaping.

SITE LANDSCAPE DATA PLAN

SCALE 1" =60'
0' 30' 60' 120' 180'

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SITE LANDSCAPE DATA PLAN

SHEET NUMBER:
L - 1

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EXISTING TREE LEGEND

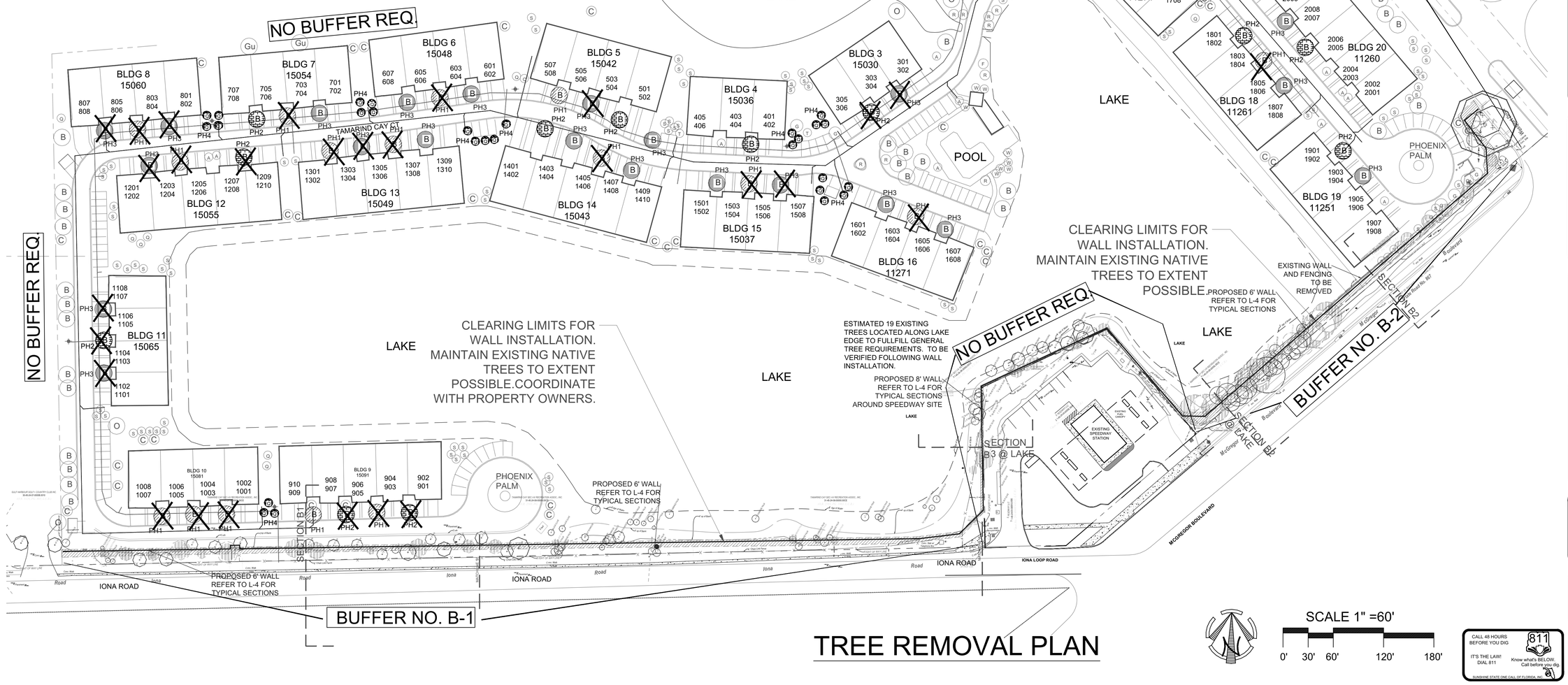
REMOVE	REMAIN		QTY TO REMAIN
BLACK OLIVE TO BE REMOVED (B)	B	BLACK OLIVE TO REMAIN	64
BLACK OLIVE TO BE REMOVED (B)	Q	QUEEN PALM TO REMAIN	9
BLACK OLIVE TO BE REMOVED (B)	O	LIVE OAK TO REMAIN	38
QUEEN PALM TO BE REMOVED (Q)	G	SEAGRAPE TREE TO REMAIN	25
LIVE OAK TO BE REMOVED (O)	C	COCONUT TO REMAIN	42
SEAGRAPE TREE TO BE REMOVED (G)	R	ROYAL/reclinata PALM TO REMAIN	15
COCONUT TO BE REMOVED (C)	F	FOXTAIL PALM TO REMAIN	3
ROYAL PALM TO BE REMOVED (R)	S	SABAL PALM TO REMAIN	121
FOXTAIL PALM TO BE REMOVED (F)	W	WASHINGTON PALM TO REMAIN	18
SABAL PALM TO BE REMOVED (S)	A	ADONIDIA or MONTGOMERY PALM TO REMAIN	16
WASHINGTON PALM TO BE REMOVED (W)	T	YELLOW TABEBUIA TO REMAIN	4
ADONIDIA or MONTGOMERY PALM TO BE REMOVED (A)	P	SLASH PINE TO REMAIN	11
YELLOW TABEBUIA TO BE REMOVED (T)	F	FIG TREE TO REMAIN	2
	Gu	GUMBO TO REMAIN	2
		MISC. TREES NOT LOCATED	46
		TOTAL EXISTING TREES TO REMAIN	406
		MINIMUM TOTAL PROPOSED TREES TO BE PLANTED (REFER TO PLANT LIST)	69

TOTAL TREES REQUIRED ON SITE TO FULLFILL ALL LDC REQUIREMENTS = 475

TREE REMOVAL NOTES

1. IRRIGATION SYSTEM DAMAGED DURING TREE REMOVAL SHALL BE REPAIRED OR REPLACED TO PROVIDE COMPLETE COVERAGE OF PLANTINGS.

X = TREES REMOVED IN PHASES 1 AND 2
TOTAL 31 TREES



TREE REMOVAL PLAN

SCALE 1" =60'
0' 30' 60' 120' 180'

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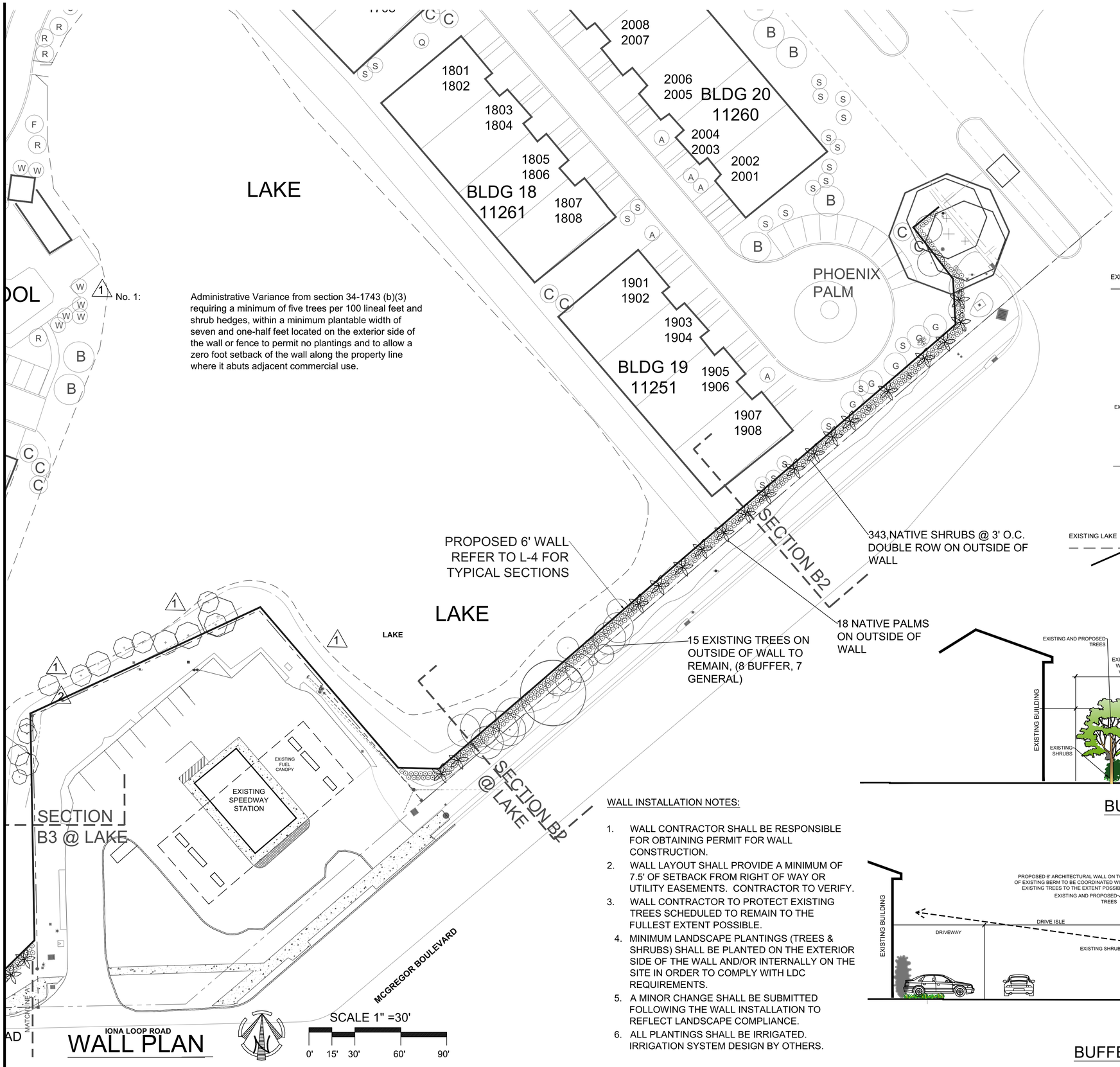
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CHECKED BY:	GJD

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ISSUED DATE:	FEB. 23, 2018
REVISIONS:	

SHEET TITLE:
Tree Removal Plan

SHEET NUMBER:
L - 2

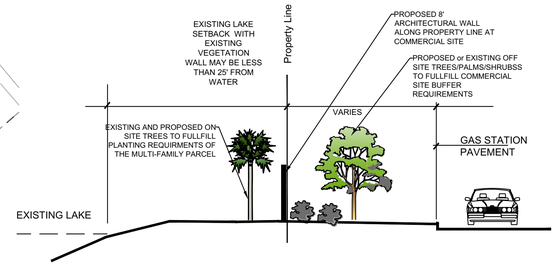


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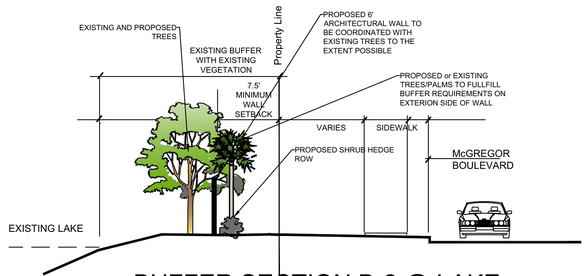
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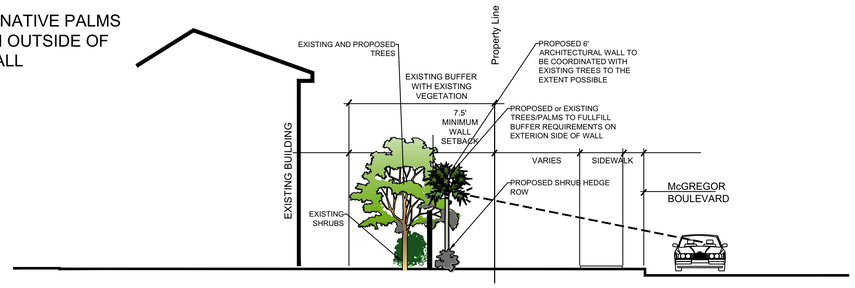
BUFFER SECTION B-2 @ COMMERCIAL ADJACENT PROPERTY LINES

SCALE: 1" = 10'



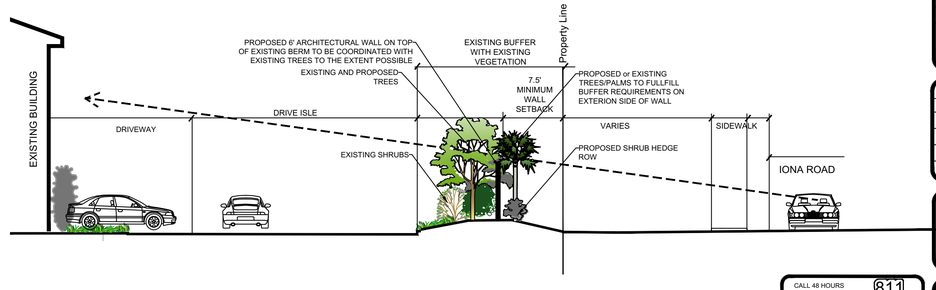
BUFFER SECTION B-2 @ LAKE

SCALE: 1" = 10'



BUFFER SECTION B-2

SCALE: 1" = 10'



BUFFER SECTION B-1

SCALE: 1" = 10'

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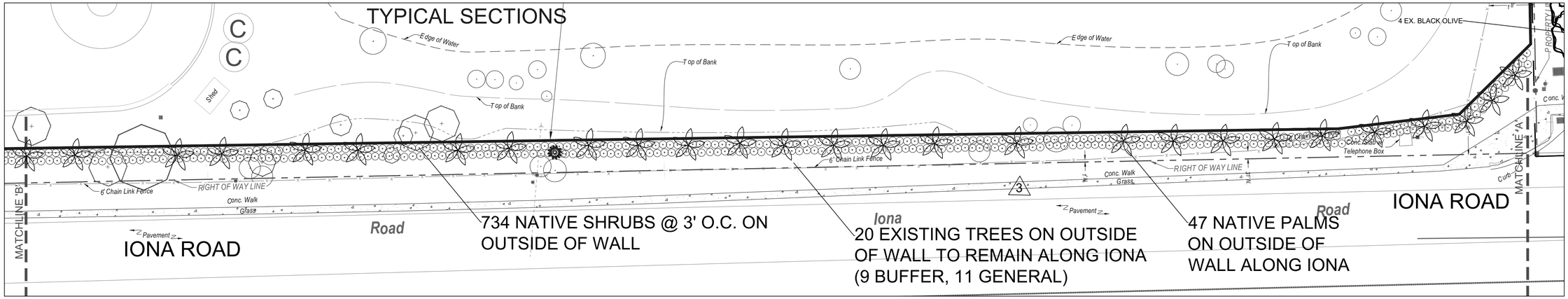
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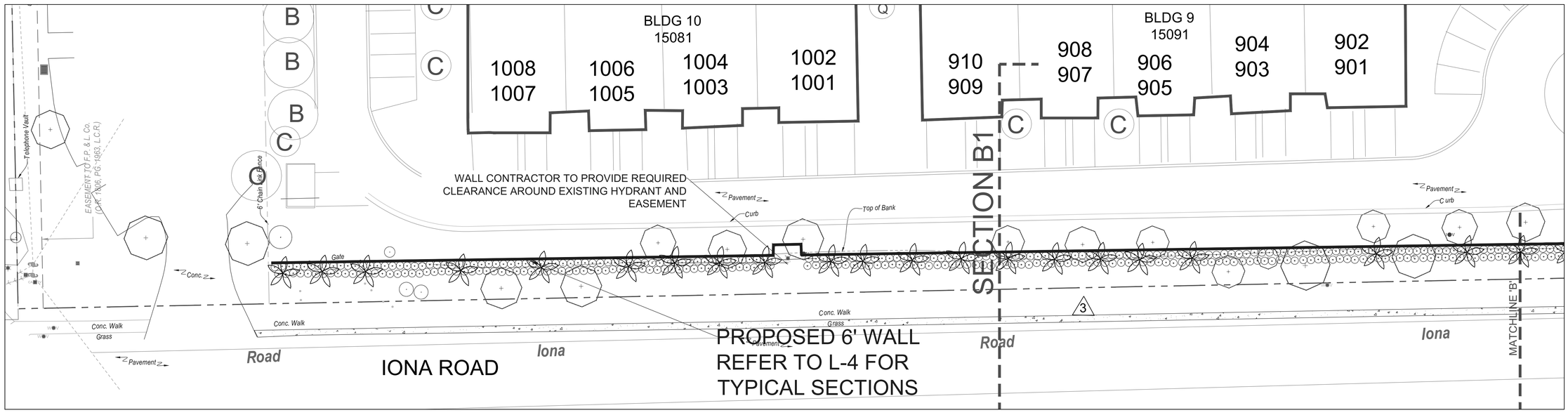
SHEET TITLE:
WALL LAYOUT AND BUFFER PLANTING PLAN & SECTIONS

SHEET NUMBER:
L - 3

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TYPICAL SECTIONS

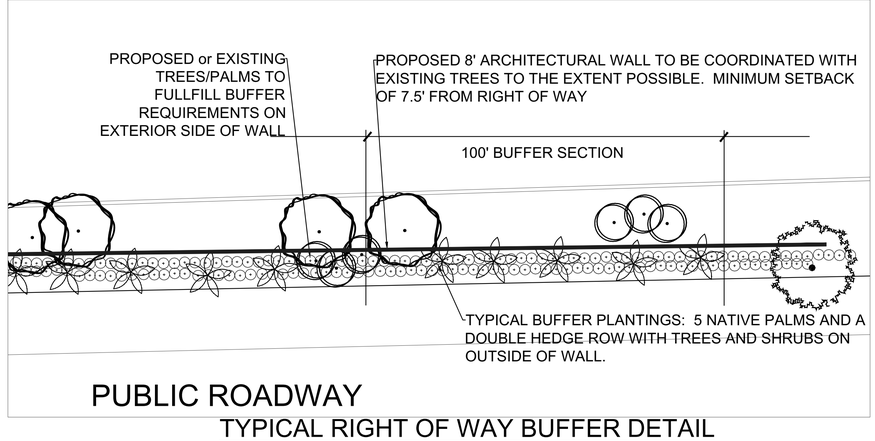




WALL PLAN

SCALE 1" =30'

0' 15' 30' 60' 90'



TYPICAL RIGHT OF WAY BUFFER DETAIL

SCALE: 1" = 20'

BUFFER WALL PLANT LIST

BOTANICAL NAME	COMMON NAME	NATIVE	PLANT SIZE	WALL BUFFER QUANTITY
BUFFER TREES				
Ilex opaca East Palatka	East Palatka Holly	Yes	10' HT, 2" CAL. 4' SPR	
Conocarpus erectus sericeus	Silver Buttonwood	Yes	10' HT, 2" CAL. 4' SPR	
Conocarpus erectus	Green Buttonwood	Yes	10' HT, 2" CAL. 4' SPR	
Quercus virginiana	Live Oak	Yes	10' HT, 2" CAL. 4' SPR	
BUFFER TREES SHALL BE 100% NATIVE				
BUFFER PALMS				
Sabal palmetto	Cabbage Palm	Yes	10'-14' cleartrunk, 4' stagger	65
Roystonea regia	Royal Palm	Yes	10' greywood	
BUFFER PALMS SHALL BE 100% NATIVE. MAX 50% FOR RIGHT OF WAY BUFFERS MAY BE PALMS				
GENERAL TREES				
Tabebuia heteraphylla	Pink Tabebuia	No	10' HT, 2" CAL. 4' SPR	
Ilex opaca East Palatka	East Palatka Holly	Yes	10' HT, 2" CAL. 4' SPR	
Lagerstroemia indica	Crape Myrtle	No	10' HT, 2" CAL. 4' SPR	
Conocarpus erectus sericeus	Silver Buttonwood	Yes	10' HT, 2" CAL. 4' SPR	
Conocarpus erectus	Green Buttonwood	Yes	10' HT, 2" CAL. 4' SPR	
Quercus virginiana	Live Oak	Yes	10' HT, 2" CAL. 4' SPR	
CONTRACTOR TO VERIFY MINIMUM % OF NATIVE TREES EXIST ON SITE				
GENERAL PALMS				
Sabal palmetto	Cabbage Palm	Yes	10'-14' cleartrunk, 4' stagger	
Roystonea regia	Royal Palm	Yes	10' greywood	
Wodyetia bifucata	Foxtail Palm	No	10' clear trunk	
Veitchia montgomeryana	Montgomery Palm	No	10' clear trunk	
Veitchia merillii	Double Adonidia Palm	No	10' clear trunk	
CONTRACTOR TO VERIFY MINIMUM % OF NATIVE TREES EXIST ON SITE				
BUFFER SHRUBS				
Chrysobalanus icaco 'Red Tip'	**Cocoplum**	Yes	24"" ht. 3 gallon	
BUFFER SHRUBS SHALL BE 100% NATIVE				
MISC.				
GRADE B MULCH			ALL PLANT BEDS	
BAHIA SOD			ALL DISTURBED AREAS	

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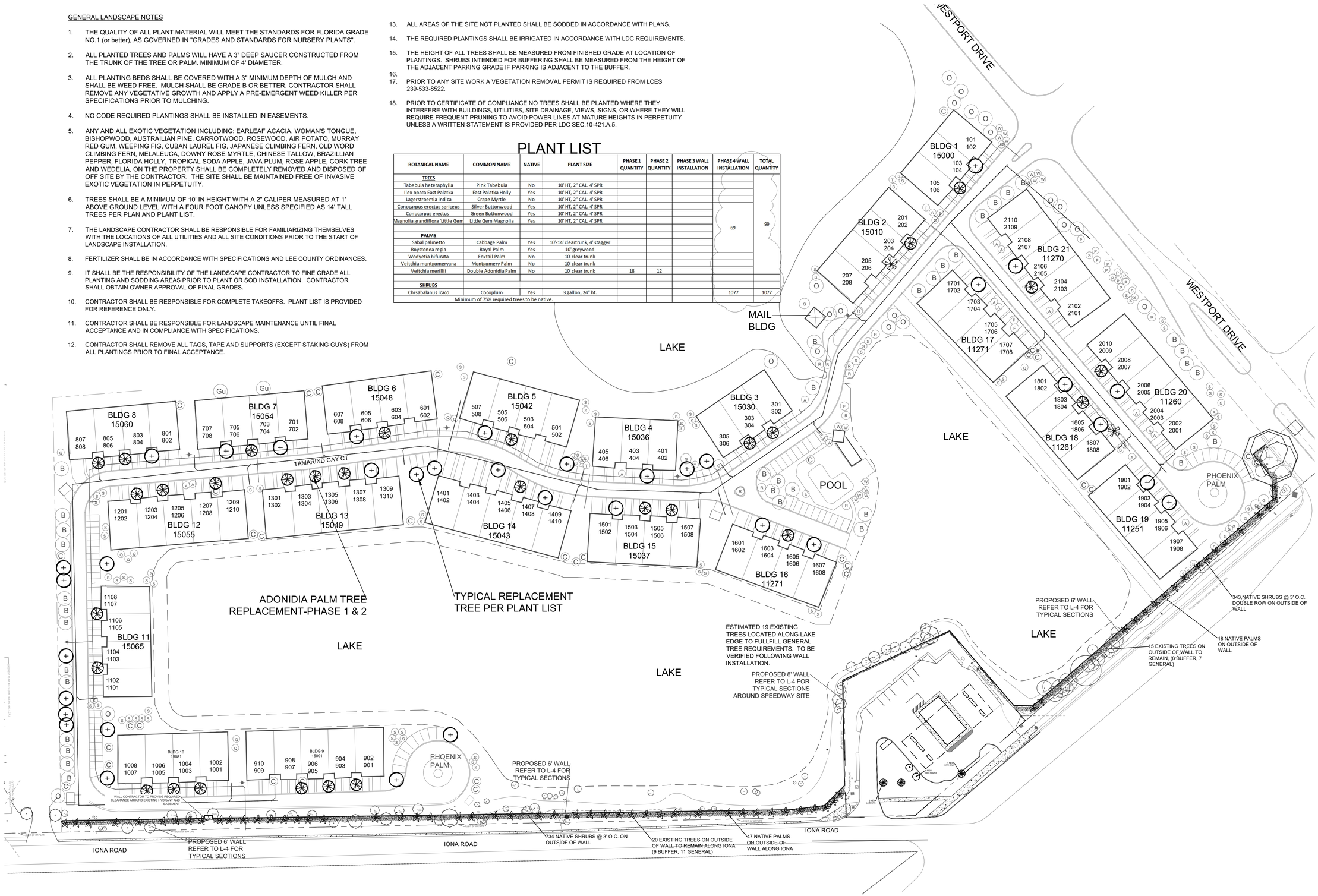
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GENERAL LANDSCAPE NOTES

1. THE QUALITY OF ALL PLANT MATERIAL WILL MEET THE STANDARDS FOR FLORIDA GRADE NO.1 (or better), AS GOVERNED IN "GRADES AND STANDARDS FOR NURSERY PLANTS".
2. ALL PLANTED TREES AND PALMS WILL HAVE A 3" DEEP SAUCER CONSTRUCTED FROM THE TRUNK OF THE TREE OR PALM. MINIMUM OF 4' DIAMETER.
3. ALL PLANTING BEDS SHALL BE COVERED WITH A 3" MINIMUM DEPTH OF MULCH AND SHALL BE WEED FREE. MULCH SHALL BE GRADE B OR BETTER. CONTRACTOR SHALL REMOVE ANY VEGETATIVE GROWTH AND APPLY A PRE-EMERGENT WEED KILLER PER SPECIFICATIONS PRIOR TO MULCHING.
4. NO CODE REQUIRED PLANTINGS SHALL BE INSTALLED IN EASEMENTS.
5. ANY AND ALL EXOTIC VEGETATION INCLUDING: EARLEAF ACACIA, WOMAN'S TONGUE, BISHOPWOOD, AUSTRAILIAN PINE, CARROTWOOD, ROSEWOOD, AIR POTATO, MURRAY RED GUM, WEEPING FIG, CUBAN LAUREL FIG, JAPANESE CLIMBING FERN, OLD WORD CLIMBING FERN, MELALEUCA, DOWNY ROSE MYRTLE, CHINESE TALLOW, BRAZILLIAN PEPPER, FLORIDA HOLLY, TROPICAL SODA APPLE, JAVA PLUM, ROSE APPLE, CORK TREE AND WEDELIA, ON THE PROPERTY SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR. THE SITE SHALL BE MAINTAINED FREE OF INVASIVE EXOTIC VEGETATION IN PERPETUITY.
6. TREES SHALL BE A MINIMUM OF 10' IN HEIGHT WITH A 2" CALIPER MEASURED AT 1' ABOVE GROUND LEVEL WITH A FOUR FOOT CANOPY UNLESS SPECIFIED AS 14' TALL TREES PER PLAN AND PLANT LIST.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH THE LOCATIONS OF ALL UTILITIES AND ALL SITE CONDITIONS PRIOR TO THE START OF LANDSCAPE INSTALLATION.
8. FERTILIZER SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND LEE COUNTY ORDINANCES.
9. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINE GRADE ALL PLANTING AND SODDING AREAS PRIOR TO PLANT OR SOD INSTALLATION. CONTRACTOR SHALL OBTAIN OWNER APPROVAL OF FINAL GRADES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE TAKEOFFS. PLANT LIST IS PROVIDED FOR REFERENCE ONLY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE AND IN COMPLIANCE WITH SPECIFICATIONS.
12. CONTRACTOR SHALL REMOVE ALL TAGS, TAPE AND SUPPORTS (EXCEPT STAKING GUYS) FROM ALL PLANTINGS PRIOR TO FINAL ACCEPTANCE.
13. ALL AREAS OF THE SITE NOT PLANTED SHALL BE SODDED IN ACCORDANCE WITH PLANS.
14. THE REQUIRED PLANTINGS SHALL BE IRRIGATED IN ACCORDANCE WITH LDC REQUIREMENTS.
15. THE HEIGHT OF ALL TREES SHALL BE MEASURED FROM FINISHED GRADE AT LOCATION OF PLANTINGS. SHRUBS INTENDED FOR BUFFERING SHALL BE MEASURED FROM THE HEIGHT OF THE ADJACENT PARKING GRADE IF PARKING IS ADJACENT TO THE BUFFER.
16.
17. PRIOR TO ANY SITE WORK A VEGETATION REMOVAL PERMIT IS REQUIRED FROM LCES 239-533-8522.
18. PRIOR TO CERTIFICATE OF COMPLIANCE NO TREES SHALL BE PLANTED WHERE THEY INTERFERE WITH BUILDINGS, UTILITIES, SITE DRAINAGE, VIEWS, SIGNS, OR WHERE THEY WILL REQUIRE FREQUENT PRUNING TO AVOID POWER LINES AT MATURE HEIGHTS IN PERPETUITY UNLESS A WRITTEN STATEMENT IS PROVIDED PER LDC SEC.10-421.A.5.

PLANT LIST

BOTANICAL NAME	COMMON NAME	NATIVE	PLANT SIZE	PHASE 1 QUANTITY	PHASE 2 QUANTITY	PHASE 3 WALL INSTALLATION	PHASE 4 WALL INSTALLATION	TOTAL QUANTITY
TREES								
Tabebuia heteraphylla	Pink Tabebuia	No	10' HT, 2" CAL. 4' SPR					
Ilex opaca East Palatka	East Palatka Holly	Yes	10' HT, 2" CAL. 4' SPR					
Lagerstroemia indica	Crape Myrtle	No	10' HT, 2" CAL. 4' SPR					
Conocarpus erectus sericeus	Silver Buttonwood	Yes	10' HT, 2" CAL. 4' SPR					
Conocarpus erectus	Green Buttonwood	Yes	10' HT, 2" CAL. 4' SPR					
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	Yes	10' HT, 2" CAL. 4' SPR					
							69	99
PALMS								
Sabal palmetto	Cabbage Palm	Yes	10'-14' cleartrunk, 4' stagger					
Roystonea regia	Royal Palm	Yes	10' greywood					
Wodyetia bifucata	Foxtail Palm	No	10' clear trunk					
Veitchia montgomeryana	Montgomery Palm	No	10' clear trunk					
Veitchia merillii	Double Adonidia Palm	No	10' clear trunk	18	12			
SHRUBS								
Chrsabalanus icaco	Cocoplum	Yes	3 gallon, 24" ht.				1077	1077
Minimum of 75% required trees to be native.								



TREE REPLACEMENT PLAN

SCALE 1" =60'

0' 30' 60' 120' 180'

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L.A. LICENSE: LC COOOO63

PROJECT INFORMATION:

LDO2016-00059 AMENDMENT

FOR

GULF HARBOUR @ TAMARIND CAY RESIDENTIAL DEVELOPMENT FORT MYERS. FLORIDA

PREPARED FOR:

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Date: 2018.03.06 15:53:25 -05'00'

GREGORY J. DISERIO, RLA
RLA NO. 840 DATE:
STATE OF FLORIDA

PROJECT NO.	217123
PROJECT MJR:	Gregory J. Diserio, RLA
FILE NAME:	GULF HARBOUR WALL LDO
DESIGNER:	GJD
CAD TECH:	GJD
CHECKED BY:	GJD

ISSUED FOR: ADMINISTRATIVE DEVIATION and LDO AMENDMENT

ISSUED DATE:	FEB. 23, 2018
REVISIONS:	

SHEET TITLE: Tree Replacement Plan

SHEET NUMBER: L -5

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