Lee County Community Development

APPLICATION FOR VARIANCE PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: FOX PICKLE BALL COURT & FENCE

Request:

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: RELIABLE PERMITTING & B.S.S., INC.
Address: 1016 collier center way#104;
City, State, Zip: 1016 collier center way#106; naples fl 34110
Phone Number: 2392342578
E-mail Address: apermitqueen@reliablepermittingbss.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:

☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☑ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name:
Contact Person:
Address:
City, State, Zip:
Phone Number: Email:

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]
Name: FOX BRIAN & AMY
Address: 15750 OLD WEDGEWOOD CT
City, State, Zip: FORT MYERS FL 33908
Phone Number: 2392605068 Email:

B. Disclosure of Interest [34-202(a)(2)]:

☑ Attach Disclosure of Interest Form.

C. Multiple parcels:

☐ Property owners list. **[34-202(a)(8)]**
☐ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): _____

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed. **[34-203(a)(5)]**

35-45-24-L3-12000.0010

B. Street Address of Property: 15821 HAMPTON VIEW CT

C. Legal Description (must submit) [34-202(a)(5)]:

☑ Legal description (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND

Boundary Survey [34-202(a)(6)]:

☑ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☑ List of surrounding property owners. **[34-202(a)(9)]**
2. ☑ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☑ One set of mailing labels.**. [34-202(a)(9)]**

Note: When the case is found complete/sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: _____

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: SINGLE FAMILY
2. Intended uses of property are: SINGLE FAMILY

G. Future Land Use Classification (Lee Plan):

_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total
_____	_____	Acres	_____	% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): _____ Feet
2. Depth (average if irregular parcel): _____ Feet
3. Total area: _____ Acres or square feet
4. Frontage on road or street: _____ Feet on _____ Street
2nd Frontage on road or street: _____ Feet on _____ Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☑ Not Applicable
- ☐ Estero Planning Community. **[33-54(a)&(b); Lee Plan Policy 19.5.3]**
- ☐ Captiva Planning Community (Captiva Island). **[33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ North (Upper) Captiva Community Plan area. **[33-1711; Lee Plan Policy 25.1.1]**
- ☐ Boca Grande Planning Community. **[Lee Plan Policy 22.1.5]**
- ☐ Caloosahatchee Shores Community Plan area. **[33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ Page Park Community Plan area. **[33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ Palm Beach Boulevard Community Plan area. **[Lee Plan Policy 23.5.2]**
- ☐ Buckingham Planning Community. **[Lee Plan Policy 17.7.2]**
- ☐ Pine Island Planning Community. **[33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ Lehigh Acres Planning Community. **[33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ North Fort Myers Planning Community. **[33-1532(a)&(b)]**
- ☐ North Olga Community Plan area. **[33-1663(a)&(b)]**

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. **[34-201(c)]**

PART 4
ACTION REQUESTED

A. Variance(s). List the specific section number(s) of the Lee County Land Development Code {and their name(s)} from which the relief is sought. **[34-203(b)(3)]** [Attach extra sheets if additional space is needed]:

Section Number	**Title of LDC Section or Subsection**

B. Reason why Variance is needed [Attach extra sheets if additional space is needed]:

C. Variance Criteria. Explain how each variance request meets the criteria set forth in 34-145(b)(3) and (4). **[34-202(b)(6)(a)]**

1. What are the property's inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in LDC section 34-2) on the property owner?
2. Are the exceptional conditions the result of actions of the property owner taken subsequent to the adoption of the ordinance? ☐ **YES** ☐ **NO** (If **YES**, explain.)
3. Is the requested variance the minimum variance that will relieve the unreasonable burden caused by the application of the regulation to the property? ☐ **YES** ☐ **NO** (Explain.)
4. Will granting the variance be injurious to the neighborhood or otherwise detrimental to the public welfare? ☐ **YES** ☐ **NO** **(**Explain.)
5. Is the requested variance consistent with the Lee Plan? ☐ **YES** ☐ **NO** **(**Explain.)
6. If applicable, how does the variance meet the special findings criteria of 34-145(b)(4)?

D. Site Plans:

1. All requests for a variance (excluding a setback variance on a collector or arterial road) must include a site plan showing: **[34-202(b)(6)(b)]**
   - **a.** All existing public streets, easements or other reservations of land within the site;
   - **b.** All existing and proposed structures on the site; and
   - **c.** The location of the proposed variance.
2. All requests for a variance from a required street setbacks on a collector or arterial road must include a site plan, drawn to scale, showing: **[34-202(b)(6)(b)]**
   - **a.** The location of all proposed structures, easements, rights-of-way and vehicular access onto the property, including entrance gates or gatehouses; and
   - **b.** The extent of modification from street setbacks requested.

PART 5
ADDITIONAL REQUIREMENTS

A. Flood Hazard:

- ☑ Not applicable
- ☐ The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

B. Excavations/Blasting:

- ☑ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide information regarding proposed blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).

C. Airport Zones & Lee County Port Authority (LCPA) Requirements:

- ☑ Not Applicable
- ☐ Property is located within _____ Airport Noise Zone: **[34-1104]**
- ☐ Property is located within Airport Runway Protection Zone. Indicate which Zone below. **[34-1105]**
- ☐ Property is located within Airport Residential and Educational Protection Zone: **[34-1106]**
- ☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1107]**
- ☐ A Tall Structures Permit is required. **[34-1108]**

D. Any other reasonable information required by the Department which is commensurate with the intent and purpose of the Land Development Code.

PART 6 SUBMITTAL REQUIREMENT CHECKLIST		
Two copies required for submittal ***Clearly label yo ur attachments as noted in bold below***		
☒	Completed application for Public Hearing [34-202(a)(1)]	
☒	Filing Fee - [34-201(d)]	
☐	Bonus Density Filing Fee - (if applicable) [34-202(a)(11)]	
☒	**Affidavit of Authorization** (notarized) Form [34-202(a)(3)]	
☐	**Additional Agents** [34-202(a)(4)]	
☐	**Multiple Owners List** (if applicable) [34-202(a)(2)]	
☒	**Disclosure of Interest** Form (multiple owners) [34-202(a)(2)]	
☐	**Legal description (must submit one)** [34-202(a)(5)]	
	☐	Legal description (metes and bounds) and sealed sketch of legal description
		OR
	☑	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☐	**Boundary Survey** (not required if platted lot) [34-202(a)(6)]	
☐	**Property Owners list** (if applicable) [34-202(a)(8)]	
☐	**Property Owners map** (if applicable) [34-202(a)(8)]	
☒	Confirmation of **Ownership/Title Certification** [34-202(a)(7)]	
☐	**STRAP Numbers** (if additional sheet is required) [34-203(a)(5)]	
☒	**List of Surrounding Property Owners** [34-202(a)(9)]	
☒	**Map of Surrounding Property Owners** [34-202(a)(9)]	
☒	**Mailing labels** [34-202(a)(9)]	
?	List of **Zoning Resolutions** and Approvals	
☐	Summary of **Public Informational Session** (if applicable)	
☐	**Waivers** from Application Submission Requirements (if applicable) [34-201(c)]	
☐	**Potable Water & Sanitary Sewer**. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(a)(10)]	
☒	List of **variances requested** (if additional sheet is required) [34-203(b)(3)]	
☒	**Reason** Variance is needed (if additional sheet is required)	
?	Variance **criteria** [34-202(b)(6)(a)]	
☒	**Site Plan** [34-202(b)(6)(b)]	
☐	**Excavations/Blasting** (if applicable)	
☐	**Tall Structures Permit** (if applicable) [34-1108]	
☐	**Additional Information** required by Department	

Lee County Community Development

APPLICATION FOR VARIANCE PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: FOX PICKLE BALL COURT & FENCE

Request: Variance for the fence in the rear of the property.

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: RELIABLE PERMITTING & B.S.S., INC.
Address: 1016 collier center way#104;
City, State, Zip: 1016 collier center way#106; naples fl 34110
Phone Number: 2392342578
E-mail Address: apermitqueen@reliablepermittingbss.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:
☐ Applicant is the sole owner of the property. **[34-201(a)(1)a.1.]**

☑ Applicant has been authorized by the owner(s) to represent them for this action. **[34-202(a)(3)]**

☐ Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(a)(4)]

1. Company Name: Reliable Permitting
Contact Person: Shalonda Washington
Address: 1016 Collier Center Way #104
City, State, Zip: Naples, FL 34110
Phone Number: 239-234-2578 Email: apermitqueen@reliablepermittingbss.com

2. Additional Agent(s): Provide the names of other agents that the County may contact concerning this application. **[34-202(a)(4)]**

PART 2
PROPERTY OWNERSHIP

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-202(a)(2)]
Name: FOX BRIAN & AMY
Address: 15750 OLD WEDGEWOOD CT
City, State, Zip: FORT MYERS FL 33908
Phone Number: 239-260-5068 Email:

B. Disclosure of Interest [34-202(a)(2)]:
☑ Attach Disclosure of Interest Form.

C. Multiple parcels:

☐ Property owners list. **[34-202(a)(8)]**
☑ Property owners map. **[34-202(a)(8)]**

D. Certification of Title and Encumbrances [34-202(a)(7)]

1. Title certification document, no greater than 90 days old.
2. Date property was acquired by present owner(s): 2021

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): [Attach extra sheets if additional space is needed. **[34-203(a)(5)]**
35-45-24-L3-12000.0010

B. Street Address of Property: 15821 HAMPTON VIEW CT

C. Legal Description (must submit) [34-202(a)(5)]:

☑ Legal description (8½"x11") and sealed sketch of the legal description.
OR
☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
AND

Boundary Survey [34-202(a)(6)]:

☑ A Boundary survey, tied to the state plane coordinate system.
OR
☐ Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request)**:**

1. ☑ List of surrounding property owners. **[34-202(a)(9)]**
2. ☑ Map of surrounding property owners. **[34-202(a)(9)]**
3. ☑ One set of mailing labels.**. [34-202(a)(9)]**

Note: When the case is found complete/sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: Residential

☐ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property.

F. Use(s) of Property:

1. Current uses of property are: SINGLE FAMILY
2. Intended uses of property are: SINGLE FAMILY

G. Future Land Use Classification (Lee Plan):

Suburban	1.9	Acres	100	% of Total
		Acres		% of Total
		Acres		% of Total

H. Property Dimensions:

1. Width (average if irregular parcel): 471 Feet
2. Depth (average if irregular parcel): 220 Feet
3. Total area: 1187 Acres or square feet
4. Frontage on road or street: 50 Feet on HAMPTON VIEW CT Street
2nd Frontage on road or street: _____ Feet on _____ Street

I. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☑ Not Applicable
- ☐ Estero Planning Community. **[33-54(a)&(b); Lee Plan Policy 19.5.3]**
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PART 4
ACTION REQUESTED

A. Variance(s). List the specific section number(s) of the Lee County Land Development Code {and their name(s)} from which the relief is sought. **[34-203(b)(3)]** [Attach extra sheets if additional space is needed]:

Section Number	Title of LDC Section or Subsection
34-1174	Location and setbacks.

B. Reason why Variance is needed [Attach extra sheets if additional space is needed]:
Please see the narratives that were uploaded.

C. Variance Criteria. Explain how each variance request meets the criteria set forth in 34-145(b)(3) and (4). **[34-202(b)(6)(a)]**

1. What are the property's inherent exceptional conditions that cause the application of the regulation to create a hardship (as defined in LDC section 34-2) on the property owner?
2. Are the exceptional conditions the result of actions of the property owner taken subsequent to the adoption of the ordinance? ☐ **YES** ☑ **NO** (If **YES**, explain.)
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4. Will granting the variance be injurious to the neighborhood or otherwise detrimental to the public welfare? ☐ **YES** ☑ **NO** **(**Explain.)
5. Is the requested variance consistent with the Lee Plan? ☑ **YES** ☐ **NO** **(**Explain.)
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ADDITIONAL REQUIREMENTS

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- ☐ The minimum elevation required for the first habitable floor is _____ NAVD (MSL)

B. Excavations/Blasting:

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☒	**Reason** Variance is needed (if additional sheet is required)	
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☒	**Site Plan** [34-202(b)(6)(b)]	
☐	**Excavations/Blasting** (if applicable)	
☐	**Tall Structures Permit** (if applicable) [34-1108]	
☐	**Additional Information** required by Department	

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, FOX BRIAN & AMY (name), as OWNER (owner/title) of 15821 HAMPTON VIEW CT (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Amy Fox
Signature

8/5/2025
Date

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5th day of Aug, 2025, by Amy Fox (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL

Mary Festa
Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MARY K. FESTA
MY COMMISSION # HH 348157
EXPIRES: April 29, 2027

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, FOX BRIAN & AMY (name), as OWNER (owner/title) of 15821 HAMPTON VIEW CT (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

8/5/2025
Date

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 5 day of Aug, 20 25, by Brian Fox (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MARY K. FESTA
MY COMMISSION # HH 348157
EXPIRES: April 29, 2027

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Amy Fox, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 15821 Hampton View Court and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Amy Fox
Property Owner

Amy Fox
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 08/05/2025 (date) by Amy Fox (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MARY K. FESTA
MY COMMISSION # HH 348157
EXPIRES: April 29, 2027

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Brian Fox, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 15821 Hampton View Court and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Brian Fox
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, on 8/5/2025 (date) by Brian Fox (name of person providing oath or affirmation), who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

MARY K. FESTA
MY COMMISSION # HH 348157
EXPIRES: April 29, 2027

NARRATIVE EXPLANATION

Subject: Request for Variance for Setback Deviation for Accessory Structures at 15821 Hampton View CT

Dear Lee County Community Development Department,

I am writing to formally request a variance to deviate from the standard setback requirements for accessory structures on our property located at 15821 Hampton View CT. Specifically, we are seeking approval to allow the placement of our accessory structure beyond the principal structure, which is currently restricted by the setback limitations.

The hardship that necessitates this variance stems from the unique design and layout considerations of our property, as well as our family's future needs. The property is made up of two lots combined into one. The positioning of the main structure has created a very long lot frontage along Hampton View Court. The backyard is made up almost entirely from one of the lots, with the side of the backyard along Hampton View Court. Our property features a backyard intended to accommodate walkways, outdoor recreational areas, and family activities, including a dedicated space for a Pickleball court. The current design of our backyard, including the placement of these features, is crucial for maximizing the usability and enjoyment of our land.

If we are required to move the Pickleball court back by the 25 feet mandated by the setback requirements, it would significantly reduce the available backyard space. This reduction would leave only a minimal area for family activities and outdoor recreation, which is particularly concerning given that we are a young family with plans to expand. The limited outdoor space would not only hinder our ability to utilize our land effectively but also impact our quality of life, as outdoor activities and family time are central to our lifestyle.

Our intention is to design our backyard in a way that promotes family bonding, outdoor recreation, and future growth. The placement of the accessory structure, in accordance with our current plan, is essential to maintain the integrity of this design and to ensure that we can fully utilize our land for these purposes.

We respectfully request the Board's consideration of this hardship and approve our variance application, which will allow us to adapt our property layout to meet both our family's needs and the practical realities of our land. We appreciate your understanding and assistance in helping us create a safe, functional, and family-friendly outdoor environment.

Thank you for your time and consideration.

Narrative Explanation: Request for Variance for Setback Deviation for Accessory Structures at 15821 Hampton View Ct

Dear Lee County Community Development Department,

I am writing to formally request a variance to deviate from the standard setback requirements for accessory structures on our property located at 15821 Hampton View Ct. Specifically, we are seeking approval to allow the placement of our accessory structure beyond the principal structure, which is currently restricted by the setback limitations.

The hardship that necessitates this variance stems from the unique design and layout considerations of our property, as well as our family's future needs. The property is made up of two lots combined into one. The positioning of the main structure has created a very long lot frontage along Hampton View Court. The backyard is made up almost entirely from one of the lots, with the side of the backyard along Hampton View Court. Our property features a backyard intended to accommodate walkways, outdoor recreational areas, and family activities, including a dedicated space for a Pickleball court. The current design of our backyard, including the placement of these features, is crucial for maximizing the usability and enjoyment of our land.

If we are required to move the Pickleball court back by the 25 feet mandated by the setback requirements, it would significantly reduce the available backyard space. This reduction would leave only a minimal area for family activities and outdoor recreation, which is particularly concerning given that we are a young family with plans to expand. The limited outdoor space would not only hinder our ability to utilize our land effectively but also impact our quality of life, as outdoor activities and family time are central to our lifestyle.

Our intention is to design our backyard in a way that promotes family bonding, outdoor recreation, and future growth. The placement of the accessory structure, in accordance with our current plan, is essential to maintain the integrity of this design and to ensure that we can fully utilize our land for these purposes.

We respectfully request the Board's consideration of this hardship and approve our variance application, which will allow us to adapt our property layout to meet both our family's needs and the practical realities of our land. We appreciate your understanding and assistance in helping us create a safe, functional, and family-friendly outdoor environment.

Variance Criteria Questions

1. Property's Inherent Exceptional Conditions

The hardship necessitating this variance stems from the unique design and layout considerations of our property, along with our family's future needs. The property consists of two lots that have been combined into one. Due to the positioning of the main structure, the property has a long lot frontage along Hampton View Court. As a result, the backyard is composed almost entirely from one of the lots, with the side of the backyard running parallel to Hampton View Court.

Our backyard is intended to serve as a functional space for walkways, outdoor recreational areas, and family activities, including a dedicated Pickleball court. The current layout and design of the backyard are essential for maximizing both the usability and enjoyment of the property. Without the requested variance, these intended uses would be significantly limited, creating an unnecessary hardship for the property owner.

2. Result of Property Owner's Actions

The exceptional conditions described above are not the result of actions taken by the property owner subsequent to the adoption of the ordinance.

3. Minimum Variance

The requested variance represents the minimum relief necessary to alleviate the unreasonable burden caused by the application of the regulation. Approval will allow the proposed work to move forward while maintaining compliance to the greatest extent possible.

4. Impact on Neighborhood and Public Welfare

Granting this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare. The request pertains to a fence, which is a typical and reasonable improvement and will not create negative impacts on surrounding properties or the community.

5. Consistency with the Lee Plan

The requested variance is consistent with the Lee Plan. The proposal falls within the scope of permissible improvements and does not conflict with the intent or provisions of the plan.

6. Special Findings Criteria (34-145(b)(4))

This variance does not fall under the provisions of Section 34-145(b)(4), and therefore, this section is not applicable to the request.

Response Letter

Application #: VAR2025-00015

Address: 15821 Hampton View Ct

Please see the revised Narrative Explanation that addresses all of the variance criteria questions.

Response Letter

Application #: VAR2025-00015

Address: 15821 HAMPTON VIEW CT

Please see the attached signed and sealed survey.

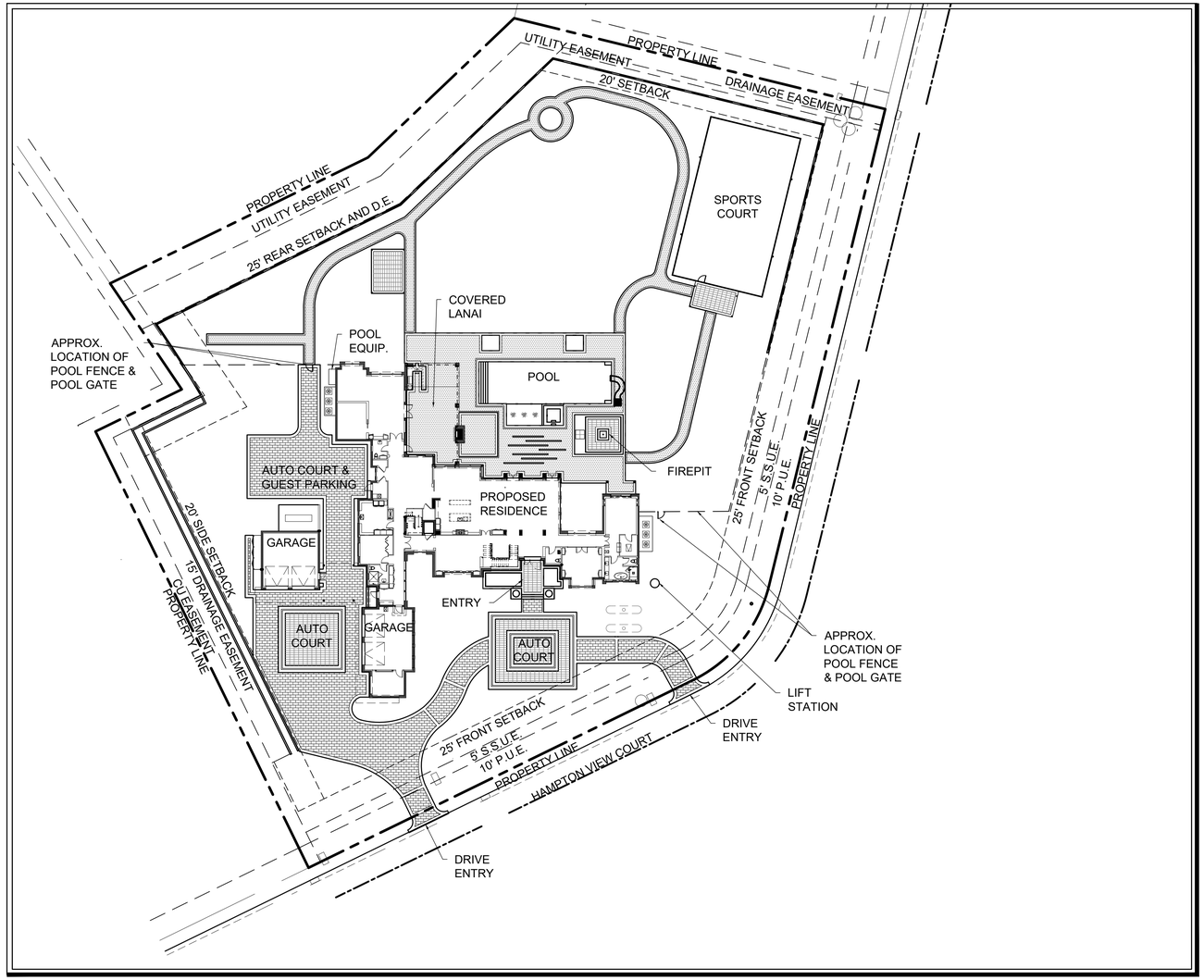
FOX RESIDENCE

LOTS 1 & 2 OF DEVONWOOD ESTATES ON HAMPTON VIEW COURT
FORT MYERS, LEE COUNTY, FL 33908

TABLE OF CONTENTS

ISSUE LEGEND
- ○ FOR REVIEW / INFORMATION ONLY
- ◎ REVISION
- ╳ REMOVED FROM SET

SHEET NO.	DESCRIPTION	03/21/23 CLIENT REVIEW SET	10/05/23 REV. FOR SPORTS COURT	02/22/24 REV. FOR POOL REDESIGN	04/15/24 REV. BASE CHANGES	04/15/24 REV. ADDL DETAIL PER ARCH	02/05/25 REV. CLIENT REQ. CHANGES	03/10/25 REV. CLIENT REQ. CHANGES	03/31/25 REV. CLIENT REQ. CHANGES	04/08/25 REV. CLIENT REQ. CHANGES	04/22/25 REV. CLIENT REQ. CHANGES
				1	2	3	4	5	6	7	8
COVER	TITLE	○	○	○	○	○	○	○	○	○	○
LN	GENERAL NOTES AND SPECIFICATIONS	○	○	○	○	○	○	○	○	○	○
LS1	SITE LAYOUT & MATERIALS PLAN	○	○	◎	◎	○	◎	◎	◎	◎	○
LS2	DRIVE LAYOUT & MATERIALS PLAN	○	○	◎	◎	○	○	○	○	◎	○
LS3	POOL TERRACE LAYOUT & MATERIALS PLAN	○	○	◎	○	○	◎	◎	◎	○	○
LS4	SPORTS COURT FENCE LAYOUT										○
LG1	SITE GRADING PLAN	○	○	○	◎	◎	○	○	○	○	○
LG2	DRIVE GRADING PLAN	○	○	◎	◎	○	○	○	○	○	○
LG3	GUEST PARKING GRADING PLAN		○	○	◎	○	○	○	○	○	○
LG4	POOL TERRACE GRADING PLAN		○	◎	○	○	◎	○	○	○	○
LD1	TYPICAL DETAILS & SECTIONS		○	○	○	○	○	○	○	○	○
LD2	POOL TERRACE DETAILS		○	◎	○	◎	◎	◎	◎	◎	○
LP1	PLANTING PLAN - FRONT									○	○
LP2	PLANTING PLAN - BACK									○	○
LP3	PLANTING PLAN - SIDE									○	○
LP4	PLANTING SCHEDULE									○	○
LP5	PLANTING SCHEDULE									○	○
LP6	PLANT PALETTE									○	○
LP7	PLANT PALETTE									○	○
LP8	PLANTING NOTES									○	○
LP9	PLANTING NOTES									○	○
LP10	PLANTING DETAILS									○	○
LP11	PLANTING DETAILS									○	○
LT1	LIGHTING PLAN										



SCALE : 1"=30'

LANDSCAPE ARCHITECT:
OUTSIDE PRODUCTIONS INTERNATIONAL

FOX
RESIDENCE

LOTS 1-2 OF DEVONWOOD ESTATES ON HAMPTON VIEW COURT, FORT MYERS, LEE COUNTY, FL 33908
CLIENT:
BRIAN & AMY FOX

OUTSIDE PRODUCTIONS international
THE ART & SCIENCE OF OUTDOOR LIVING
5644 TAVILLA CIRCLE SUITE 207
NAPLES, FLORIDA 34110
239-390-1334
www.opidesign.net

W. PATRICK TREFZ, ASLA
LANDSCAPE ARCHITECT #1481

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ISSUE DATE: 03-21-23

REVISION DATE:

REV	DATE	DESCRIPTION
1	02-22-24	REV. FOR POOL REDESIGN
2	04-17-24	REV. FOR BASE CHANGES
3	05-06-24	REV. ADDL DETAIL PER ARCH
4	02-05-25	REV. CLIENT REQ. CHANGES
5	03-10-25	REV. CLIENT REQ. CHANGES
6	03-31-25	REV. CLIENT REQ. CHANGES
7	04-08-25	REV. CLIENT REQ. CHANGES
8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: AS NOTED

JOB NUMBER: 087-21

SHEET TITLE:
COVER

SHEET NUMBER:
LC

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

Z:\Projects\2021\051-100\087-21 Fox Residence\Construction\087-21_OPI_LC.dwg 4/22/2025 8:47 AM by opi 23

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND BEING FAMILIAR WITH DRAWINGS FOR THE FULL SCOPE OF WORK.
2. CONTRACTOR AND SUBCONTRACTOR REQUIRED TO HAVE ENTIRE SET OF PLANS TO BE VALID.
3. CONTRACTOR TO INFORM LANDSCAPE ARCHITECT OF ANY AND ALL ERRORS AND OMISSIONS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING THE WORK.
5. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK OR FABRICATION. THE CONTRACTOR ACCEPTS THAT THE ACTUAL SITE CONDITIONS MATCH THE EXISTING CONDITIONS AS DEPICTED ON THE CONSTRUCTION PLANS IF NO REPORT IS GIVEN TO THE LANDSCAPE ARCHITECT. ANY REVISIONS REQUIRED RESULTING FROM DISCREPANCIES OF THE ACTUAL SITE CONDITIONS SHALL BE THE CONTRACTORS RESPONSIBILITY IF NO NOTICE IS GIVEN TO THE LANDSCAPE ARCHITECT OR OWNER.
6. CONTRACTOR SHALL CONTACT 811 AND ALL LOCAL UTILITY SERVICES FOR LOCATIONS PRIOR TO THE COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL OBTAIN ALL NECESSARY LANDSCAPE CONTRACTOR PERMITS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ENSURE COMPLIANCE WITH APPLICABLE CODES AT NO ADDITIONAL COST TO OWNER.
8. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC DURING THE CONSTRUCTION PROCESS.
9. LIMITS OF WORK AND STAGING AREAS SHALL BE DESIGNATED ON THE PLANS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP HIS RELATED WORK DAILY AND STORE MATERIALS IN A ORGANIZED WAY.
11. CONTRACTOR IS RESPONSIBLE FOR SECURING PROJECT SITE TO AVOID PROPERTY DAMAGE, THEFT OF MATERIALS AND EQUIPMENT.
12. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY BY CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING DRAINAGE STRUCTURES TO MAINTAIN THE FUNCTION OF THE EXISTING DRAINAGE SYSTEM AT ALL TIMES DURING CONSTRUCTION.
14. CONTRACTOR TO PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL MEASURES PER THE APPLICABLE CODE.
15. THE CONTRACTOR SHALL DOCUMENT AND REPORT ALL EXISTING DAMAGES TO THE OWNER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBSEQUENT DAMAGES.
16. CONTRACTOR SHALL PROTECT EXISTING SITE IMPROVEMENTS. ALL DAMAGED ITEMS SHALL BE REPAIRED BY CONTRACTOR AT NO COST TO THE OWNER.
17. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF ANY PLANNED UTILITY INTERRUPTIONS.
18. CONTRACTOR SHALL EMPLOY SKILLED PERSONNEL AND USE APPROPRIATE EQUIPMENT TO ENSURE THAT ALL WORK IS PROFESSIONALLY AND PROPERLY INSTALLED.
19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF APPLICABLE MUNICIPALITY.
20. CONTRACTOR TO PROVIDE MATERIALS SAMPLES OF FINISHES AND MOCKUPS OF PAVERS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER. HARDSCAPE MOCKS UP SHALL BE 8'X8' IN SIZE TO SHOW COLOR VARIATION IN PRODUCTS.
21. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THEY HAVE MOST RECENT SET OF PLANS BEFORE START OF CONSTRUCTION.
22. SUBSTITUTIONS OF MATERIALS AND PRODUCTS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
23. CONTRACTOR IS RESPONSIBLE FOR PROVIDING FINISHED PRODUCT.
24. UPON COMPLETION OF PROJECT ALL EXCESS SOIL, TEMPORARY FENCING, EROSION CONTROL MATERIALS AND OTHER DEBRIS SHALL BE DISPOSED OF LEGALLY. ALL PAVED AREAS, WALLS, ETC. SHALL BE THOROUGHLY WASHED AND CLEANED.

DEMOLITION

1. CONTRACTOR TO COMPLY WITH GOVERNING CODES AND REGULATIONS.
2. CONTRACTOR TO WALK SITE WITH LANDSCAPE ARCHITECT AND OWNER PRIOR TO START OF DEMOLITION.
3. NO RESPONSIBILITY FOR STRUCTURES TO BE DEMOLISHED WILL BE ASSUMED BY THE OWNER.
4. CONTRACTOR TO INSTALL TEMPORARY TREE PROTECTION AND EROSION CONTROL MEASURES PRIOR TO ALL LAND DISTURBANCE.
5. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES IN EROSION CONTROL AND PROTECTION METHODS DAILY TO ENSURE THEIR PERFORMANCE.
6. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF UTILITIES PRIOR TO DEMOLITION.
7. CONTRACTOR TO REFER TO PLANS FOR ITEMS THAT SHALL BE SALVAGED AND REUSED. SALVAGED ITEMS TO BE STORED IN PROTECTED LOCATION COORDINATED WITH OWNER.
8. CONTRACTOR TO PROTECT ALL EXISTING SIDEWALKS, WALLS, CURBS AND STRUCTURES NOT SPECIFIED FOR REMOVAL.
9. CONTRACTOR TO PROVIDE CONSTRUCTION PHASING PLAN AND ALTERNATE ROUTES TO BUILDING FOR OWNER'S APPROVAL, IF APPLICABLE.

LAYOUT NOTES

1. ALL DIMENSIONS ARE SHOWN IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL NOT SCALE FROM PLANS. USE DIMENSIONS AS NOTED.
3. FOR LAYOUT, ALL ANGLES ARE AT 90 DEGREES UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL STAKE THE ALIGNMENT OF ALL PAVEMENT, WALLS, AND OTHER HARDSCAPE FEATURES, PER LAYOUT AND DIMENSION PLAN FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
5. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF WALL OR FACE OF CURB UNLESS OTHERWISE NOTED.
6. WALKWAYS AND HARDSCAPE ELEMENTS INDICATED SHALL HAVE SMOOTH CONTINUOUS CURVES.
7. RADII OF HARDSCAPE IS ESTIMATED FROM SURVEY OR BASE DATA. THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS NECESSARY TO ASSURE EXISTING AND NEW HARDSCAPE MEET FLUSH, EVEN AND SMOOTHLY.

GRADING NOTES

1. GRADES OF HARDSCAPE ARE ESTIMATED FROM SURVEY OR BASE DATA. NEW WORK SHALL MEET AND MATCH EXISTING FINISHED GRADES AT LIMITS OF WORK AND BE FLUSH WITH EXISTING HARDSCAPE. THE CONTRACTOR SHALL MAKE ALL MODIFICATIONS NECESSARY TO ASSURE THE EXISTING AND NEW GRADES MEET THE INTENT OF THE PROPOSED GRADING PLAN.
2. MAXIMUM SLOPES IN LANDSCAPE SHALL NOT EXCEED 4:1 UNLESS OTHERWISE NOTED.
3. ALL SURFACES SHALL BE CONSTRUCTED TO DRAIN AWAY FROM BUILDINGS, WALLS COLUMNS, POOL, ETC.
4. MAXIMUM RUNNING SLOPE OF A WALKWAY SHALL NOT EXCEED 4.9%.
5. MAXIMUM CROSS SLOPES AT WALKWAYS SHALL NOT EXCEED 1.9%.
6. MATCH GRADES WHEN TRANSITIONING MATERIALS FOR FLUSH FINISH UNLESS OTHERWISE NOTED.
7. MINIMIZE GRADING OPERATIONS IN ROOT ZONE OF EXISTING TREES TO REMAIN.
8. CONTRACTOR TO EVALUATE EXISTING DRAIN LINES (IF APPLICABLE) AND DETERMINE IF SUITABLE FOR RE-USE. SEE GRADING PLAN FOR PROPOSED DRAINS AND LINES. NOTIFY LANDSCAPE ARCHITECT IF ALTERNATE DRAIN LINES ARE NEEDED.
9. DRAIN LINES SHALL HAVE A MINIMUM 2% SLOPE.
10. CONTRACTOR SHALL INSTALL IRRIGATION AND ELECTRICAL SLEEVING PRIOR TO INSTALLATION OF HARDSCAPE. STAKE ALL INSTALLED SLEEVE LOCATIONS IN THE FIELD. STAKES SHALL REMAIN VISIBLE UNTIL IRRIGATION AND DRAINAGE IS INSTALLED.
11. TEST ALL NEW UTILITIES AND DRAINAGE SYSTEMS PRIOR TO BACKFILL OF SOIL. REPLACE BACKFILL WITH CARE TO AVOID DAMAGING NEW UTILITIES.
12. FOR ALL CONDITIONS WHERE COMPACTED SUBGRADE IS SPECIFIED, FILL IN 6" LAYERS AND COMPACT TO 95%. REPEAT PROCEDURE WITH EACH 6" LIFT. IN PLANTING BED AREAS COMPACT TO 75-80% MAX.
13. SOIL IN PLANTING BEDS TO BE CLEAN OF DEBRIS LARGER THAN TWO INCHES (2") IN DIAMETER.
14. CONTRACTOR RESPONSIBLE SUPPLYING ALL FILL DIRT AND SCREENED TOP SOIL AS REQUIRED TO MEET PROPOSED GRADES.

WOOD CONSTRUCTION NOTES

1. LUMBER SIZES INDICATED ON DETAILS ARE BOTH NOMINAL AND DIMENSIONAL. DIMENSIONAL SIZES ARE INDICATED IN INCHES.
2. CONTRACTOR TO ASSURE ALL WORK MEETS LOCAL WIND LOAD REQUIREMENTS.
3. UNLESS OTHERWISE NOTED ALL WORK SHALL BE LEVEL, PLUMB AND SQUARE.
4. ALL SOFTWOOD LUMBER SHALL COMPLY WITH GUIDELINES BY THE AMERICAN LUMBER STANDARD COMMITTEE – WWW.ALSC.ORG. LUMBER SHALL BE OF THE BEST QUALITY FOR THE INTENDED US, WITH NO CHECKS, SPLITS, KNOTS, CUPPING OR OTHER DEFECTS.
5. UNLESS OTHERWISE NOTED, ALL CLAD POSTS OR STRUCTURAL MEMBERS SHALL BE SOUTHERN YELLOW PINE, S4S, SELECT STRUCTURAL GRADE, KILN DRIED OR AIR DRIED WITH MAX. 19% MOISTURE CONTENT OR APPROVED EQUAL. STRUCTURAL LUMBER SHALL BE TREATED IN ACCORDANCE WITH AMERICAN WOOD PRESERVERS ASSOCIATION STANDARD UC3B FOR ABOVE GROUND USE, AND UC4A FOR GROUND CONTACT USE.
6. ALL BENCH TOP AND DECK BOARDS SHALL BE PLACED WITH GRAIN CUP FACING DOWN AND SPACED AS SHOWN ON THE DRAWINGS.
7. COUNTERSINK ALL FASTENERS ON DECKS AND BENCHES.
8. ALL WOOD SCREWS AND FASTENERS SHALL BE STAINLESS STEEL 304 OR 316 UNLESS OTHERWISE NOTED. ALL CARRIAGE BOLTS AND BRACKETS SHALL BE GALVANIZED. PROVIDE WASHERS FOR ALL BOLT CONNECTIONS, COUNTERSINK AND PLUG ALL BOLTED CONNECTIONS. CONTRACTOR SHALL SUBMIT HARDWARE TO LANDSCAPE ARCHITECT FOR APPROVAL.
9. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PROVIDE MOCK-UPS AND SAMPLES OF RAILINGS AND WOOD MATERIALS FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ALL MOCK-UPS SHALL BE PROTECTED AND REMAIN UNTIL CONSTRUCTION IS COMPLETE.

ORNAMENTAL METAL NOTES

1. ALL METAL WORK STRUCTURE DESIGNED BY STRUCTURAL ENGINEER.
2. CONTRACTOR TO ASSURE ALL WORK MEETS LOCAL WIND LOAD REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY SITE CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
4. PRODUCT TO BE FREE OF PITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATIONS AND OTHER IMPERFECTIONS WHERE EXPOSED TO VIEW ON FINISHED UNITS.
5. FABRICATE STRUCTURE TO COMPLY WITH DESIGN INTENT, BUT NOT LESS THAN THAT REQUIRED TO SUPPORT STRUCTURAL LOAD.
6. ASSEMBLE STRUCTURE IN CLEAN ENVIRONMENT TO THE GREATEST EXTENT POSSIBLE TO MINIMIZE FIELD CUTTING AND ASSEMBLY. REMOVE ANY BURS FROM CUT EDGES. ELEMENTS THAT ARE HOLLOW AND EXPOSED TO MOISTURE CONDENSATION SHALL HAVE WEEP HOLES TO DRAIN WATER. FABRICATE JOINTS THAT WILL BE EXPOSED TO WEATHER IN A WATERTIGHT MANNER.
7. CONTRACTOR SHALL PROVIDE MOCK-UPS AND SAMPLES OF FINISHED METAL WORK, MINIMUM 24" IN SIZE, TO REPRESENT ACTUAL PRODUCT, FINISH AND COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. ALL MOCK-UPS SHALL BE PROTECTED AND REMAIN UNTIL CONSTRUCTION IS COMPLETE.
8. JOINTS SHALL BE TIGHT HAIRLINE JOINTS. ALL PERMANENT JOINTS SHALL BE FULLY WELDED. WELDING PROCEDURES SHALL FOLLOW AWS D1.1 " STRUCTURAL WELDING CODE – STEEL".
9. POSTS SET PLUMB WITHIN A TOLERANCE OF 1/8 INCH IN 3 FEET.
10. GATE OPERATORS TO BE UTILIZED PER OWNERS REQUIREMENTS.
19. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF ALL METAL WORK AND ACTUAL PRECAST SAMPLES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO FABRICATION.

MASONRY/CAST STONE

1. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL PRODUCTS AND MATERIALS FOR APPROVAL BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. SAMPLES SHALL ILLUSTRATE PRODUCT, FINISHES, TEXTURES AND COLORS. SAMPLES SHALL BE 12"X12" IN SIZE.
2. MORTAR COLOR TO MATCH CAST STONE COLOR.
3. MORTAR MATERIALS SHALL BE SOURCED FROM ONE SOURCE OR PRODUCER OF AGGREGATES TO ENSURE UNIFORM QUALITY AND COLOR.
4. CAST STONE CAPS: SLOPE EXPOSED HORIZONTAL SURFACES 1:12, UNLESS OTHERWISE INDICATED FOR DRAINAGE.
5. EDGES AND FACES TO BY ALIGNED AND FLUSH NOT TO EXCEED 1/8" IN 10 FEET.
6. VARIATION IN PLANE BETWEEN ADJACENT SURFACES (LIPPING): DO NOT VARY FROM FLUSH ALIGNMENT WITH ADJACENT UNITS OR ADJACENT SURFACES INDICATED TO BE FLUSH WITH UNITS BY MORE THAN 1/16 INCH.
7. JOINTS SHALL BE ABUTTED TIGHTLY WITHIN 1/8" IN 36" UNLESS OTHERWISE NOTED.

WATER FEATURE / POOL NOTES

1. ALL DESIGN CHANGES TO BE APPROVED BY OWNER IN WRITING PRIOR TO ORDERING, CONSTRUCTION, REMOVAL, ETC. POOL DEPTHS PER PLAN. POOL CONTRACTOR TO VERIFY POOL STEP CONFIGURATION WITH OWNER. SWIM OUTS, WATER FEATURE, RUNNELS PER PLAN TO BE APPROVED BY OWNER.
2. ALL MATERIAL SELECTIONS INCLUDING POOL COPING, POOL DECK AND POOL TILE TO BE DETERMINED AND APPROVED BY OWNER IN WRITING PRIOR TO ORDERING. WATER LINE TILE SHALL BE 6" UNLESS OTHERWISE SPECIFIED ON PLANS. PROVIDE $20 PER SF ALLOWANCE FOR POOL TILE. POOL FINISH TO BE PEBBLE-TEC OR EQUAL TO BE APPROVED BY OWNER PRIOR TO ORDERING. VERIFY COLOR WITH OWNER.
3. NO BULLNOSE TILE ON STEPS OR SWIMOUTS, UNLESS OTHERWISE NOTED ON PLANS.
4. SEE PLAN FOR POOL AND SPA LIGHTS LOCATED IN MAIN POOL AND SPA. POOL CONTRACTOR TO VERIFY WITH OWNER THE USE OF A FIBER OPTIC AND/OR LED LIGHTING PRIOR TO CONSTRUCTION. IT IS ANTICIPATED THAT LANDSCAPE LIGHTING WILL BE INSTALLED.
5. ALL STRUCTURE BY HYDRAULIC ENGINEER.
6. NO CONSTRUCTION TO TAKE PLACE OR START PRIOR TO RECEIVING THE REQUIRED APPROVED PERMITS.
7. OWNER TO APPROVING (IN WRITING) ALL LOCATIONS OF LIGHTS, SCUPPERS, EMITTERS, DECK JETS, LAMINAR JETS, SKIMMERS, JUNCTIONS BOXES, ETC., PRIOR TO CONSTRUCTION, TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. ALL EMITTERS AND BUBBLERS TO BE BRASS UNLESS OTHERWISE SPECIFIED IN PLANS.
8. CONTRACTOR RESPONSIBLE FOR PROVIDING SHOP DRAWINGS TO OWNER FOR APPROVAL IN WRITING.
9. POOL CONTRACTOR RESPONSIBLE FOR ALL STRUCTURE, PLUMBING, ELECTRICAL, HYDRAULICS
10. ALL PLUMBING TO BE SCHEDULE 40 PVC PRESSURE TESTED DURING CONSTRUCTION
11. ALL EQUIPMENT BY CONTRACTOR UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATIONS. SHOP DRAWINGS, STRUCTURAL DETAILS, HYDROLOGIC DIAGRAMS AND PUMP/FILTRATION SPECIFICATIONS BY POOL CONTRACTOR.
12. CONTRACTOR RESPONSIBLE FOR PROVIDING A FULLY FUNCTIONAL, OPERATING, TURN-KEY POOL AND/OR FOUNTAIN OR FEATURE.
13. CONTRACTOR TO SECURE POOL FROM FALL AND DROWNING RISKS THROUGHOUT THE CONSTRUCTION PROCESS AT ALL TIMES, (24 HOURS A DAY).
14. CONTRACTOR TO ENSURE ALL LOCAL, STATE AND FEDERAL BARRIER REQUIREMENTS ARE MET (FENCES, GATES, ALARMS, COVERS, ETC.).
15. CONTRACTOR TO ENSURE ALL POOL PLUMBING AND DRAINAGE MEET AND/OR EXCEEDS ALL LOCAL, STATE, FEDERAL ANTI-ENTRAPMENT REQUIREMENTS.
16. ALL QUANTITIES TO BE VERIFIED BY CONTRACTOR.
17. (IF APPLICABLE) INFINITY EDGES: 5 GALLON PER MINUTE PER FOOT, UNLESS OTHERWISE NOTED. INFINITY EDGE TO BE COMPLETELY TILED FROM TOP CAP DOWN TO WATERLINE IN SPILL OVER TROUGH.
18. CONTRACTOR TO PROVIDE IN WRITING A CONTRACT FOR REPLACEMENT OR CORRECTION OF ALL WORK FOR ONE YEAR FROM DATE OF ACCEPTANCE. CORRECTION SHALL ALSO INCLUDE REPAIR OF DAMAGES TO ANY PART OF THE PROJECT RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIALS, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER. ALL LABOR AND MATERIALS TO CORRECT DEFECTS (IF THEY HAVE OCCURRED) SHALL BE WARRANTED BY CONTRACTOR ARE ARE NOT LIMITED TO ONLY THE MANUFACTURER'S WARRANTY. REPAIRS, IF REQUIRED, SHALL BE DONE IMMEDIATELY AT NO COST TO THE OWNER. THE POOL, SPA AND/OR FOUNTAIN CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY VANDALISM (WHERE IDENTIFIED BY THE LANDSCAPE ARCHITECT AND/OR OWNER AS THE CAUSE) OR ACTS OF GOD.
19. POOL AREA TO BE BACKFILLED UTILIZING MECHANICAL COMPACTION. PROVIDE COMPACTION TO 95% IN MAXIMUM 6" LIFTS.
20. ALL EQUIPMENT TO BE TESTED FOR PROPER OPERATION PRIOR TO OWNER SIGN-OFF.
21. WRITTEN MAINTENANCE AND OPERATION SPECIFICATIONS FOR POOL, SPA AND/OR FOUNTAIN TO BE SUBMITTED TO OWNER AND/OR OWNER'S REPRESENTATIVE.
22. MANUFACTURER'S DESCRIPTIONS AND INSTALLATION GUIDES ARE REQUIRED FOR ALL INSTALLED ITEMS.
23. COMPLETE OPERATION SCHEMATICS TO BE PROVIDED TO OWNER.
24. MANUFACTURER TO PROVIDE A GUARANTEE FOR THE FOLLOWING ITEMS:
    A. CORRECT OPERATION FOR WATER EMITTER PATTERN AND HEIGHT.
    B. CORRECT OPERATION FOR ALL HYDRAULIC AND ELECTRICAL COMPONENTS.
    C. DESIRED LIGHTING STYLES.
25. GUNITE OR SHOT-CRETE POOL SHELL WITH PROPER REINFORCEMENT.
26. CONCRETE IN THE POOL, SPA AND/OR FOUNTAIN: CONCRETE SHALL BE MIXED IN ACCORDANCE WITH ASTM C_94_78A STANDARDS. MINIMUM STRENGTH REQUIREMENT IS 4000 PSI AT 28 DAYS. ALL CONCRETE CONSTRUCTION SHALL BE IN CONFORMANCE WITH ACI 301_72 (75) & ACI 318_77.
27. INSTALL GROUT IN OBSERVANCE OF ASTM C_476_71 (76) ACI_531 NO. 72_42 AND NO. 67_236.
28. REBAR TO CONFORM TO THE STANDARDS OF ASTM A_615 76A GRADE 40. WELDED WIRE MESH TO CONFORM TO THE STANDARDS OF ASTM A_185_73.
29. STANDARDS FOR PNEUMATICALLY-PLACED CONCRETE:
    A. PORTLAND CEMENT TO CONFORM TO ASTM C150.
    B. AGGREGATE: ACI 506.
    C. USE POTABLE WATER.
35. PAVING INSTALLERS TO EXAMINE SUB-BASE PRIOR TO INSTALL OF DECKING MATERIAL. ANY SUB-BASE DEEMED INAPPROPRIATE FOR CONSTRUCTION TO BE REPORTED IMMEDIATELY IN WRITING TO OWNER OR OWNER'S REPRESENTATIVE. PAVING INSTALLATION TO BE PUT DELAYED UNTIL CONDITIONS ARE SUITABLE FOR CONSTRUCTION.
36. ALL SURFACE RIDGES AND HOLES TO BE REMOVED OR FILLED AS NECESSARY.
37. TREAT ALL SOIL UNDER SUB-BASE AND WITHIN A 5'-0" DISTANCE FROM ALL FOOTERS WITH AN APPROVED PEST CONTROL.
38. POOL TO INCLUDE: (RESIDENTIAL ONLY)
    A. AUTO-FILL/RE-FILL DEVICE
    B. OZONE/SALT WATER CHLORINE GENERATOR
    C. VARIABLE SPEED PUMPS (PENTAIR OR EQUAL)
    D. POOL/SPA CONTROL (PENTAIR INTELLITOUCH OR EQUAL)
    E. POOL/SPA HEATER (LOCHINVAR ENERGYRITE OR EQUAL)
    F. (ALTERNATIVE HEATER COST TO BE ROOF MOUNTED SOLAR)
    G. PROVIDE ALTERNATE COST FOR REMOVABLE KIDDIE-FENCE TO MEET FLORIDA POOL SAFETY ACT CODE
39. FILTER SYSTEM PROVIDED MUST INCLUDE FILTER TANK, PUMP, CHEMICAL FEEDERS, CHEMICAL STORAGE TANKS, FLOW METER, PRESSURE GAUGES, SIGHT GLASS (AS REQUIRED), ANY AND ALL NECESSARY PIPING AND VALVES. FILTER SYSTEM TO BE DESIGNED TO PROVIDE A COMPLETE TURNOVER OF POOL VOLUME IN A MINIMUM OF 6 HOURS AT A RATE OF 2 GAL./MINUTE/SQ. FT. OF FILTER AREA.
40. AN AUTOMATIC POOL CLEANER LINE TO BE PROVIDED.

PLANTING NOTES (SEE PLANTING PLAN SECTION)

LIGHTING NOTES

1. TRANSFORMERS NOT SHOWN. TO BE COORDINATED WITH EACH MANUFACTURER. FINAL LOCATIONS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.
2. CONTRACTOR TO VERIFY THAT TRANSFORMER IS COMPATIBLE WITH LIGHTING BEING USED.
3. LIGHTING CONTRACTOR TO PROVIDE FULLY OPERATIONAL LOW VOLTAGE SYSTEM IN COMPLETE COMPLIANCE WITH ALL APPLICABLE CODES / REGULATIONS.
4. CONTRACTOR RESPONSIBLE FOR TRANSFORMER QUANTITY AND LOCATIONS THAT MEET INDUSTRY STANDARDS FOR VOLTAGE DROP.
5. ALL TRANSFORMERS TO HAVE PHOTOCELL AND TIMER.
6. ALL JUNCTION BOXES ASSOCIATED WITH AQUATIC FIXTURES TO BE LOCATED A MINIMUM OF 10' AWAY FROM EDGE OF FOUNTAIN COPING AND CONCEALED WITHIN LANDSCAPING.
7. ALL LINE VOLTAGE FIXTURES TO BE LOCATED 5' AWAY FROM WATERS EDGE.
8. ALL COLOR TEMPERATURE LAMPS SHALL BE MATCHING.
9. CONTRACTOR TO SUBMIT LIGHTING ZONES AND CONTROLS TO BE APPROVED BY OWNER.
10. SEE SITE ELECTRICAL PLAN FOR POWER SOURCE FOR LED LIGHTING.
11. LANDSCAPE PLANS INDICATE DECORATIVE/ACCENT LIGHTING ONLY. SEE SITE ELECTRICAL PLAN FOR ALL LIFE SAFETY/ D.O.T. REGULATIONS OF LIGHTING AND PHOTOMETRIC INFORMATION.

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NORTH

SCALE: NTS

JOB NUMBER: 087-21

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:
LN

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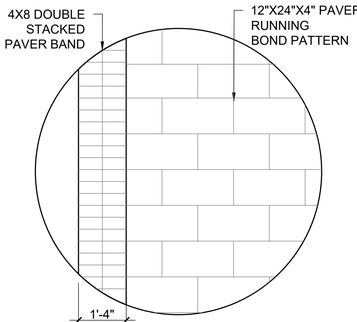
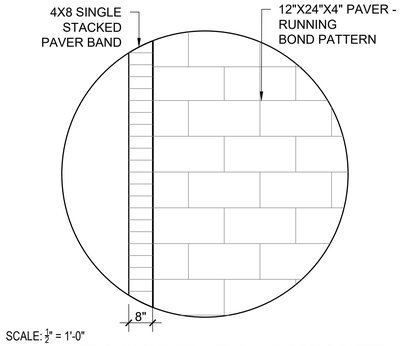


SCALE: $\frac{1}{2}$" = 1'-0"

1

FIELD: 12"X24"X4" PAVER, RUNNING BOND PATTERN
COLOR: TREMRON GRANITE
BAND: 4"X8" PAVER, DOUBLE SOLDIER COURSE
COLOR: TREMRON GRANITE

SEE DETAIL: 5/LD1



SCALE: $\frac{1}{2}$" = 1'-0"

2

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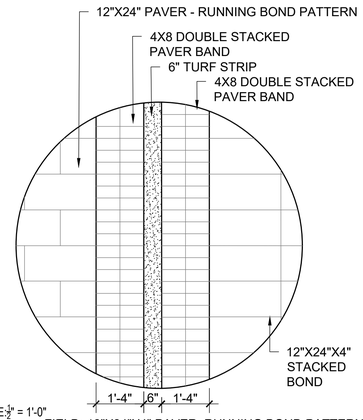
COLOR: TREMRON GRANITE
BAND: 4"X8" PAVER, DOUBLE SOLDIER COURSE
COLOR: TREMRON GRANITE

SEE DETAIL: 5/LD1



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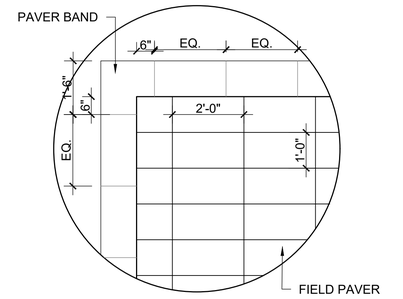
3

FIELD: 12"X24"X4" PAVER, RUNNING BOND PATTERN
COLOR: TREMRON GRANITE
ACCENT FIELD: 12"X24"X4" PAVER, STACKED PATTERN
COLOR: TREMRON GRANITE
BAND: 4"X8" PAVER, DOUBLE SOLDIER COURSE
COLOR: TREMRON GRANITE
ARTIFICIAL TURF: INSTALL PER MANUFACTURER'S SPECIFICATIONS

SEE DETAIL: 5/LD1

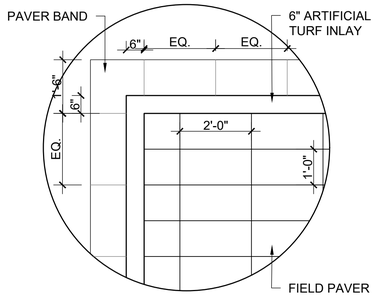


SCALE: $\frac{1}{2}$" = 1'-0"

4

FIELD: 12"X24" AFAMIA PAVER STACKED BOND, TYP
COLOR: WHITE
BAND: 12" WIDE - LENGTH VARIES PER PLAN
COLOR: WHITE

SEE DETAIL: 4/LD1



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COLOR: WHITE
BAND: 12" WIDE - LENGTH VARIES PER PLAN
COLOR: WHITE
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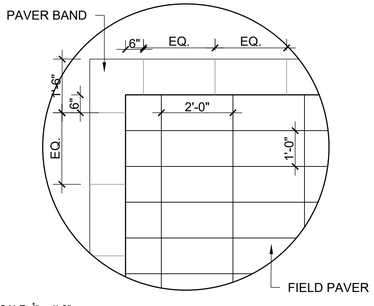
SEE DETAIL: 4/LD1

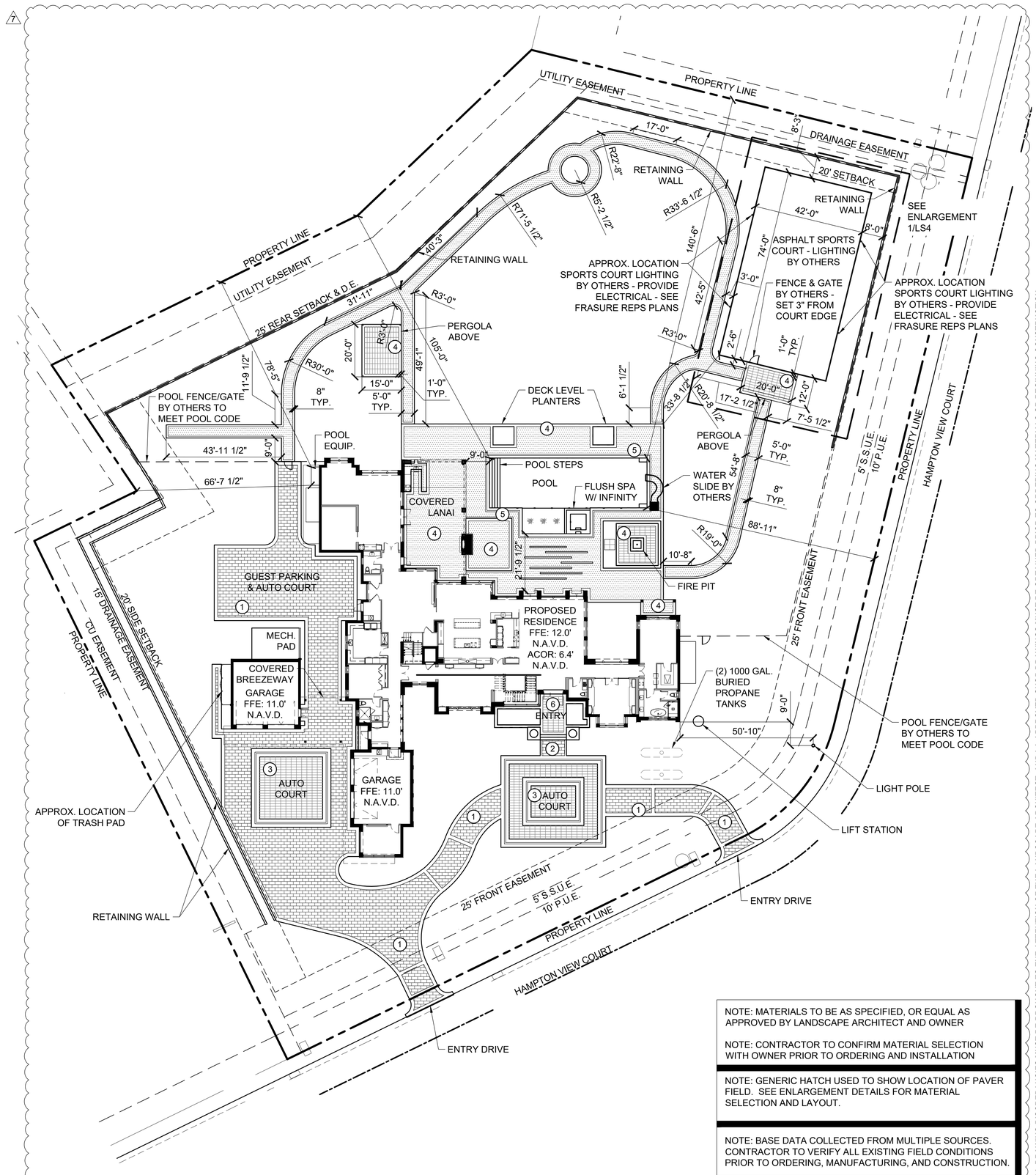


SCALE: $\frac{1}{2}$" = 1'-0"

6

FIELD: 12"X24" STONE HARDSCAPES PAVER STACKED BOND, TYP
COLOR: CAPRI
BAND: 12" WIDE - LENGTH VARIES PER PLAN
COLOR: CAPRI

SEE DETAIL: 4/LD1



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NOTE: CONTRACTOR TO CONFIRM MATERIAL SELECTION WITH OWNER PRIOR TO ORDERING AND INSTALLATION

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NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

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NORTH

SCALE: 1"=20'

JOB NUMBER: 087-21

SHEET TITLE:
SITE LAYOUT & MATERIALS

SHEET NUMBER:
LS1

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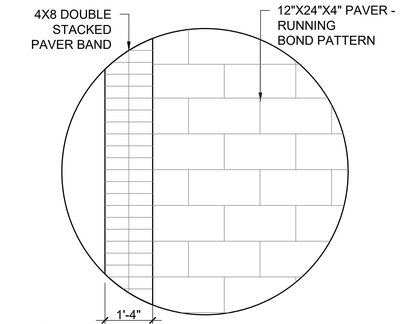

SCALE: 1/2" = 1'-0"

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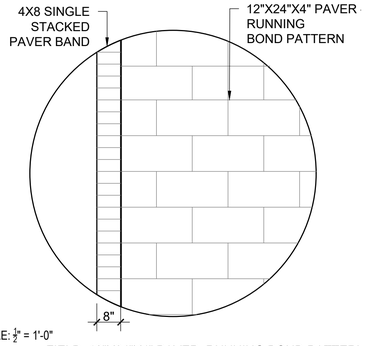
COLOR: TREMRON GRANITE
BAND: 4"X8" PAVER, DOUBLE SOLDIER COURSE
COLOR: TREMRON GRANITE

SEE DETAIL: 5/LD1



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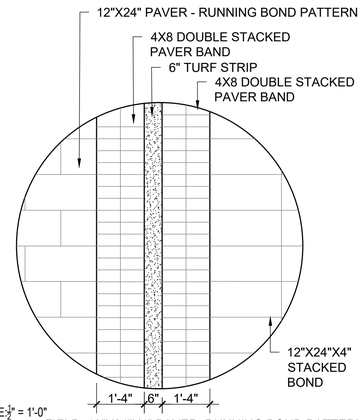
SEE DETAIL: 5/LD1



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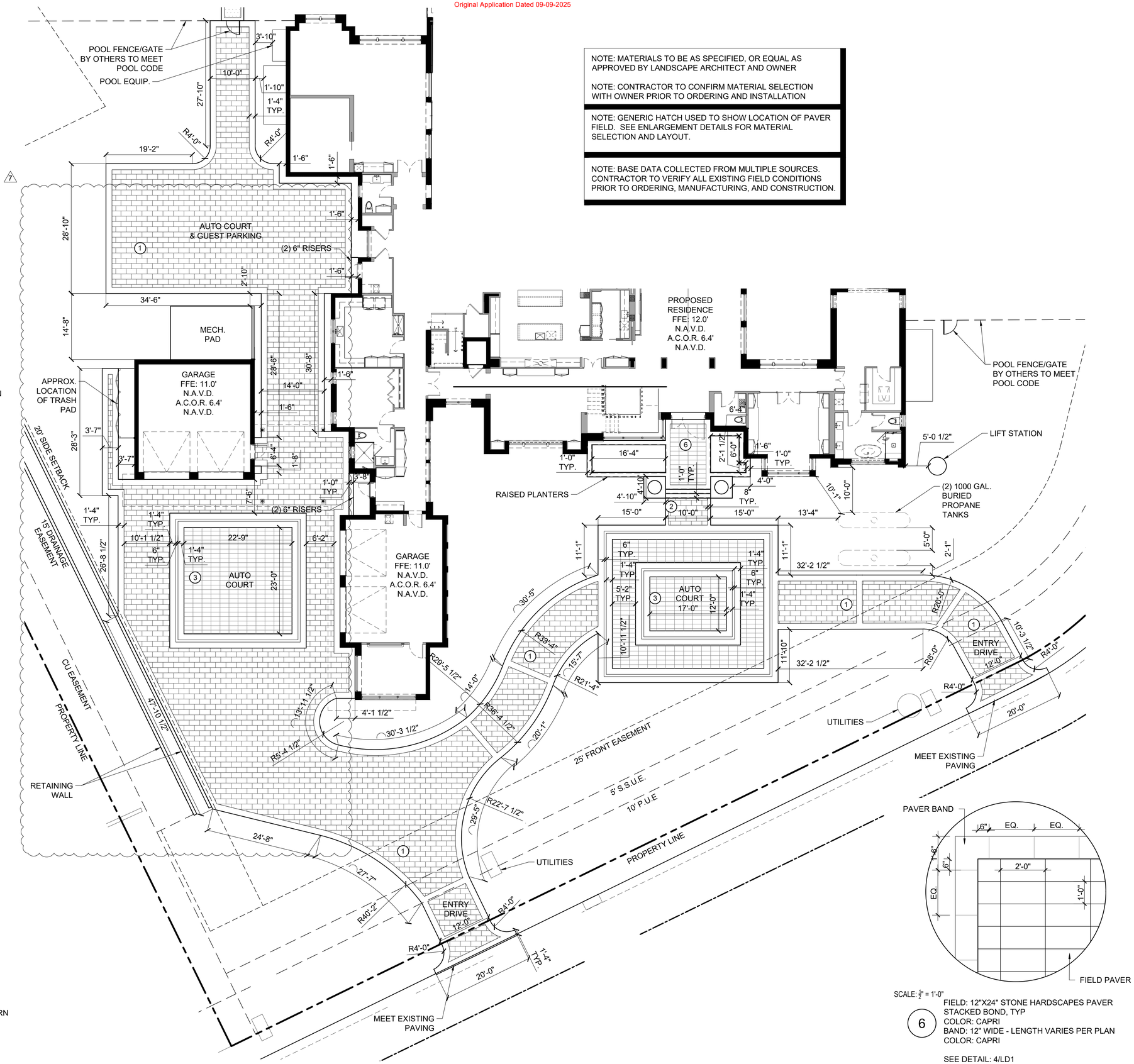
ARTIFICIAL TURF: INSTALL PER MANUFACTURER'S SPECIFICATIONS



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NOTE: CONTRACTOR TO CONFIRM MATERIAL SELECTION WITH OWNER PRIOR TO ORDERING AND INSTALLATION

NOTE: GENERIC HATCH USED TO SHOW LOCATION OF PAVER FIELD. SEE ENLARGEMENT DETAILS FOR MATERIAL SELECTION AND LAYOUT.

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

SCALE: 1/2" = 1'-0"

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FIELD: 12"X24" STONE HARDSCAPES PAVER
STACKED BOND, TYP
COLOR: CAPRI
BAND: 12" WIDE - LENGTH VARIES PER PLAN
COLOR: CAPRI

SEE DETAIL: 4/LD1

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NORTH

SCALE: 1"=10'

JOB NUMBER: 087-21

SHEET TITLE:
DRIVE LAYOUT & MATERIALS

SHEET NUMBER:
LS2

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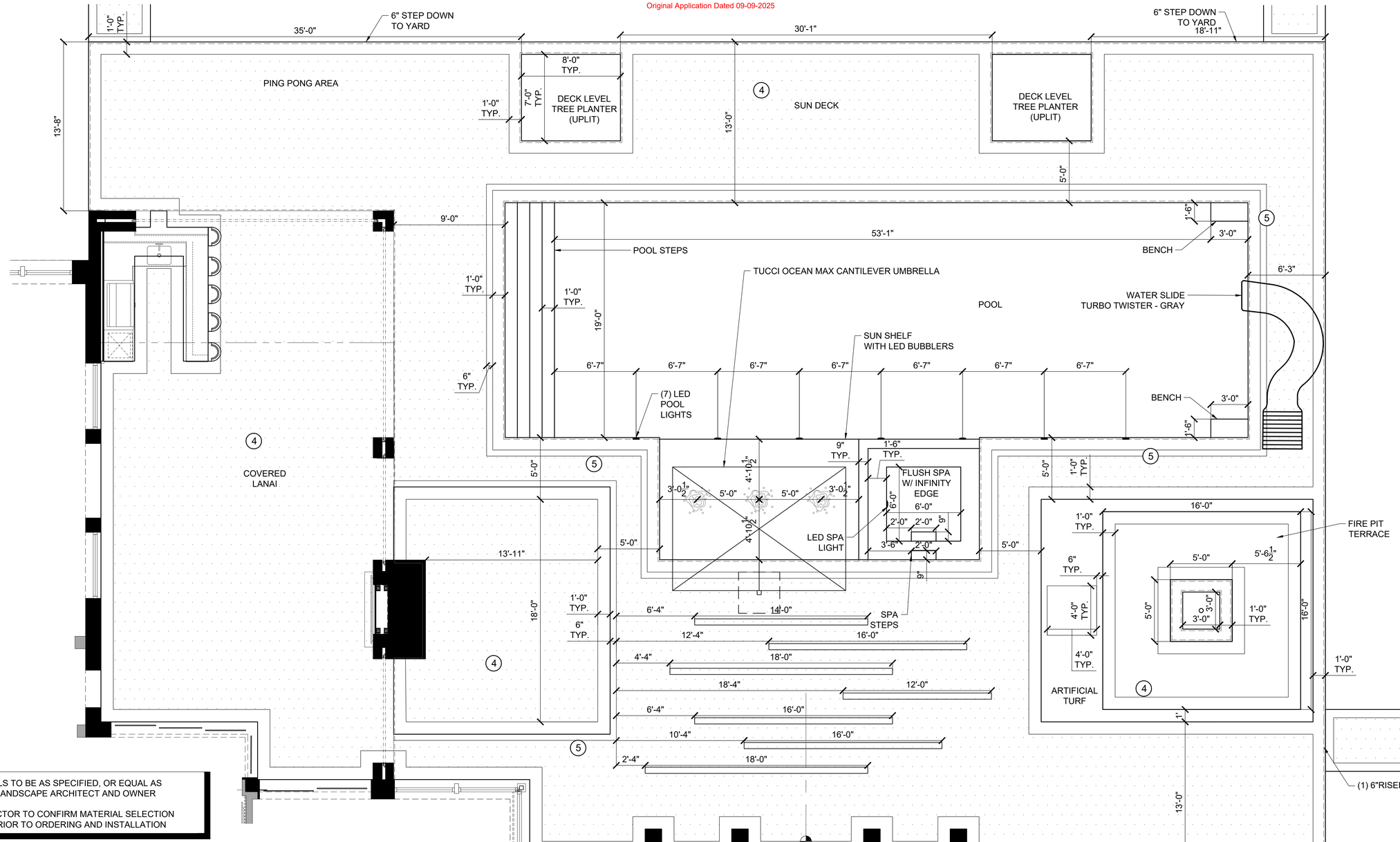

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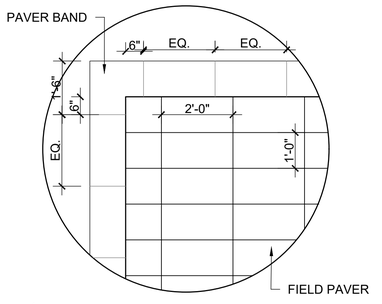
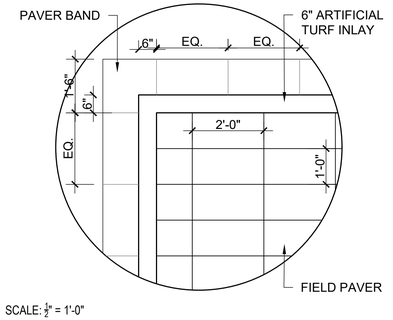


SCALE: 1/2" = 1'-0"

4 FIELD: 12"X24" AFAMIA PAVER STACKED BOND, TYP
COLOR: WHITE
BAND: 12" WIDE - LENGTH VARIES PER PLAN
COLOR: WHITE

SEE DETAIL: 4/LD1



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W. PATRICK TREFZ, ASLA
LANDSCAPE ARCHITECT #1481

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ISSUE DATE: 03-21-23

REVISION DATE:

REV	DATE	DESCRIPTION
1	02-22-24	REV. FOR POOL REDESIGN
2	04-17-24	REV. FOR BASE CHANGES
3	05-06-24	REV. ADDL DETAIL PER ARCH
4	02-05-25	REV. CLIENT REQ. CHANGES
5	03-10-25	REV. CLIENT REQ. CHANGES
6	03-31-25	REV. CLIENT REQ. CHANGES
7	04-08-25	REV. CLIENT REQ. CHANGES
8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1"=10'

JOB NUMBER: 087-21

SHEET TITLE:
POOL TERRACE LAYOUT & MATERIALS

SHEET NUMBER:
LS3

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

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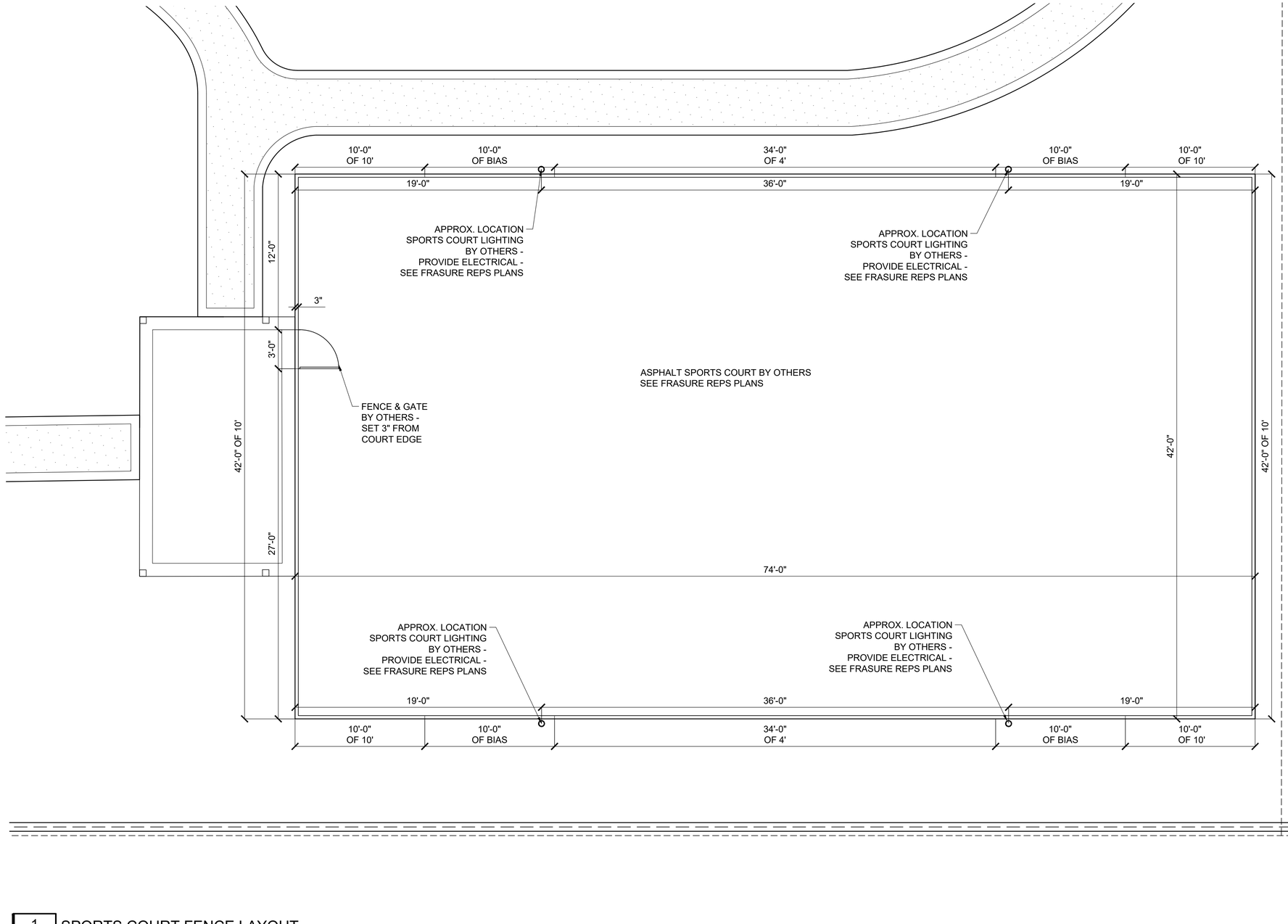

1 LS4 SPORTS COURT FENCE LAYOUT

SCALE: 1/4" = 1'-0"

NOTE: MATERIALS TO BE AS SPECIFIED, OR EQUAL AS APPROVED BY LANDSCAPE ARCHITECT AND OWNER

NOTE: CONTRACTOR TO CONFIRM MATERIAL SELECTION WITH OWNER PRIOR TO ORDERING AND INSTALLATION

NOTE: GENERIC HATCH USED TO SHOW LOCATION OF PAVER FIELD. SEE ENLARGEMENT DETAILS FOR MATERIAL SELECTION AND LAYOUT.

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

FOX RESIDENCE

LOTS 1-2 OF DEVONWOOD ESTATES ON HAMPTON VIEW COURT, FORT MYERS, LEE COUNTY, FL 33908

CLIENT:
BRIAN & AMY FOX

OUTSIDE PRODUCTIONS international
THE ART & SCIENCE OF OUTDOOR LIVING
5644 TAVELLA CIRCLE SUITE 207
NAPLES, FLORIDA 34110
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8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1"=10'

JOB NUMBER: 087-21

SHEET TITLE:
SPORTS COURT FENCE LAYOUT

SHEET NUMBER:
LS4

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

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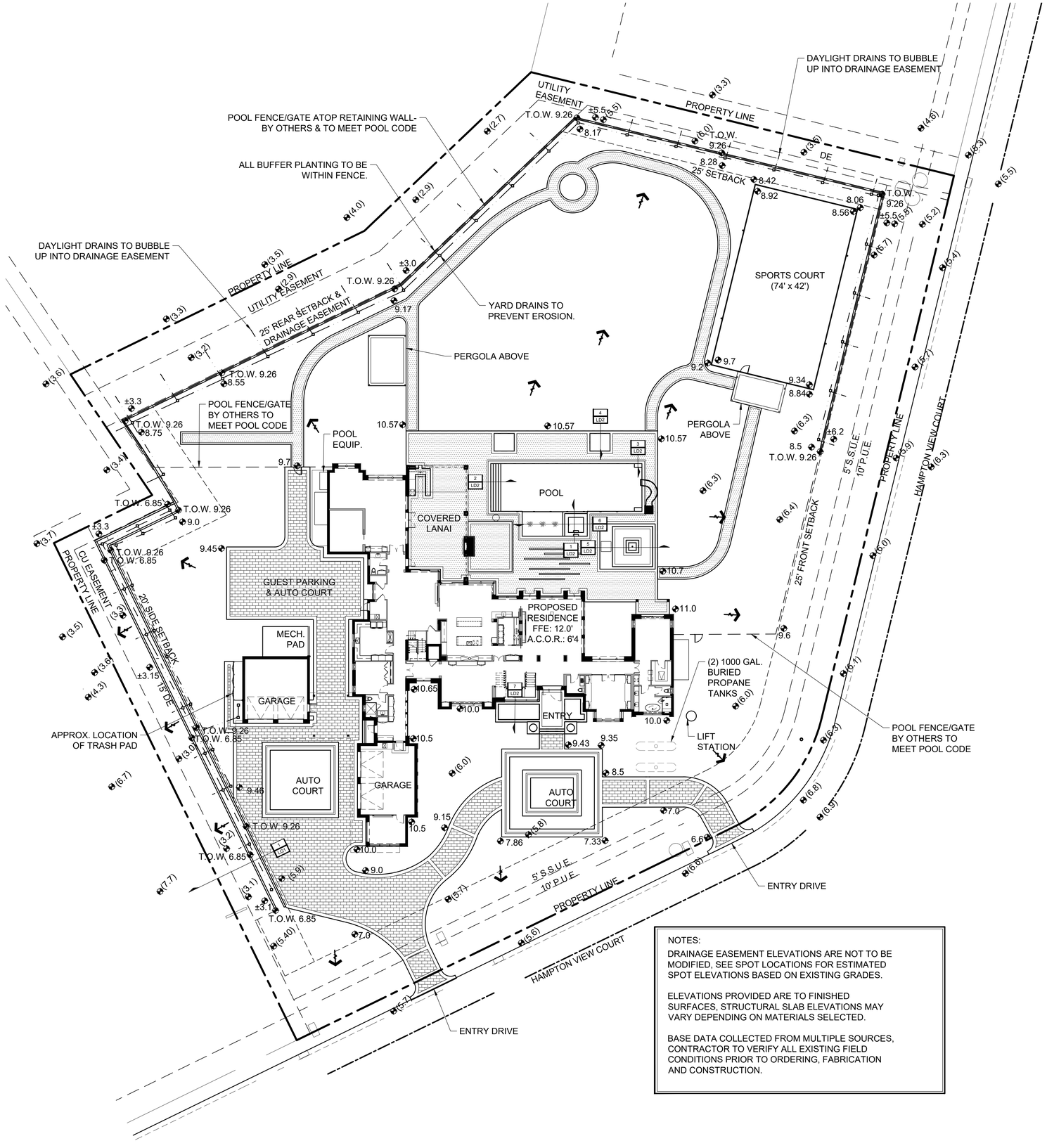
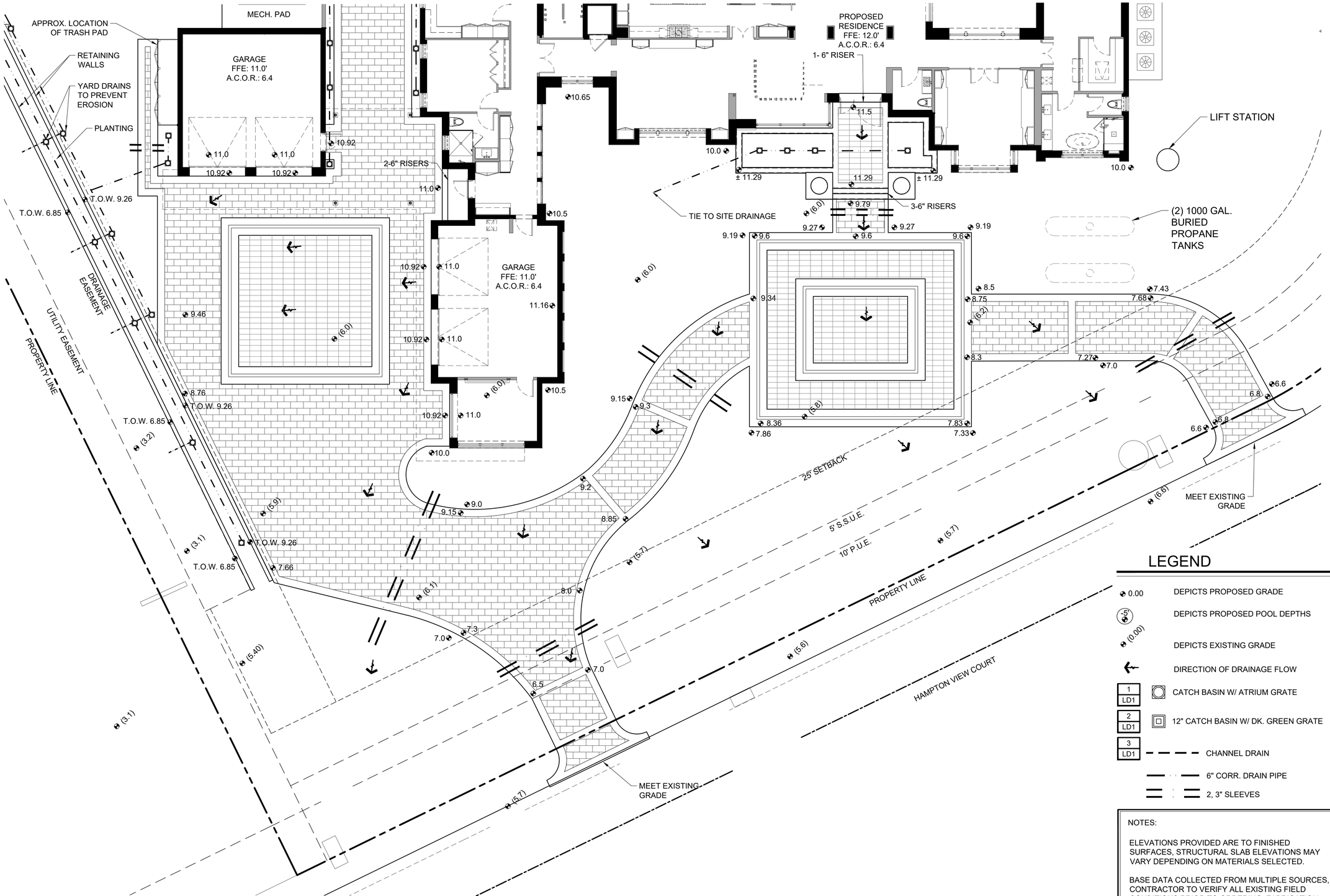

POOL FENCE/GATE ATOP RETAINING WALL- BY OTHERS & TO MEET POOL CODE
ALL BUFFER PLANTING TO BE WITHIN FENCE.
DAYLIGHT DRAINS TO BUBBLE UP INTO DRAINAGE EASEMENT
UTILITY EASEMENT
PROPERTY LINE
T.O.W. 9.26
8.17
8.28
25' SETBACK
8.42
8.92
8.06
8.56
T.O.W. 9.26
DAYLIGHT DRAINS TO BUBBLE UP INTO DRAINAGE EASEMENT
PROPERTY LINE
UTILITY EASEMENT
25' REAR SETBACK & DRAINAGE EASEMENT
T.O.W. 9.26
9.17
YARD DRAINS TO PREVENT EROSION.
SPORTS COURT (74' x 42')
PERGOLA ABOVE
T.O.W. 9.26
8.55
POOL FENCE/GATE BY OTHERS TO MEET POOL CODE
T.O.W. 9.26
8.75
POOL EQUIP.
10.57
10.57
10.57
PERGOLA ABOVE
9.7
9.2
9.7
9.34
8.84
8.5
T.O.W. 9.26
POOL
COVERED LANAI
T.O.W. 6.85
T.O.W. 9.26
9.0
T.O.W. 9.26
T.O.W. 6.85
9.45
GUEST PARKING & AUTO COURT
PROPOSED RESIDENCE FFE: 12.0' A.C.O.R.: 6'4
11.0
9.6
MECH. PAD
GARAGE
10.65
10.0
ENTRY
10.0
(2) 1000 GAL. BURIED PROPANE TANKS
LIFT STATION
APPROX. LOCATION OF TRASH PAD
T.O.W. 9.26
T.O.W. 6.85
10.5
9.43
9.35
8.5
AUTO COURT
GARAGE
AUTO COURT
9.46
9.15
7.0
T.O.W. 9.26
10.5
7.86
7.33
6.6
T.O.W. 6.85
10.0
9.0
T.O.W. 6.85
7.0
5' S.S.U.E.
10' P.U.E.
PROPERTY LINE
HAMPTON VIEW COURT
ENTRY DRIVE
POOL FENCE/GATE BY OTHERS TO MEET POOL CODE
ENTRY DRIVE
25' FRONT SETBACK
5' S.S.U.E.
10' P.U.E.
PROPERTY LINE
HAMPTON VIEW COURT
CU EASEMENT
PROPERTY LINE
20' SIDE SETBACK
T.O.W. 9.26
T.O.W. 6.85
±3.15
T.O.W. 6.85
T.O.W. 9.26
T.O.W. 6.85
T.O.W. 9.26
T.O.W. 6.85
T.O.W. 9.26



LEGEND

- 0.00 — DEPICTS PROPOSED GRADE
- (-5.0) — DEPICTS PROPOSED POOL DEPTHS
- (0.00) — DEPICTS EXISTING GRADE
- DIRECTION OF DRAINAGE FLOW
- 1 / LD1 — CATCH BASIN W/ ATRIUM GRATE
- 2 / LD1 — 12" CATCH BASIN W/ DK. GREEN GRATE
- 3 / LD1 — CHANNEL DRAIN
- 6" CORR. DRAIN PIPE
- 2, 3" SLEEVES

NOTES:

ELEVATIONS PROVIDED ARE TO FINISHED SURFACES, STRUCTURAL SLAB ELEVATIONS MAY VARY DEPENDING ON MATERIALS SELECTED.

BASE DATA COLLECTED FROM MULTIPLE SOURCES, CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, FABRICATION AND CONSTRUCTION.

FOX RESIDENCE

LOTS 1-2 OF DEVONWOOD ESTATES ON HAMPTON VIEW COURT, FORT MYERS, LEE COUNTY, FL 33908

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8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1/8" = 1'-0"

JOB NUMBER: 087-21

SHEET TITLE:
DRIVE GRADING

SHEET NUMBER:
LG2

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

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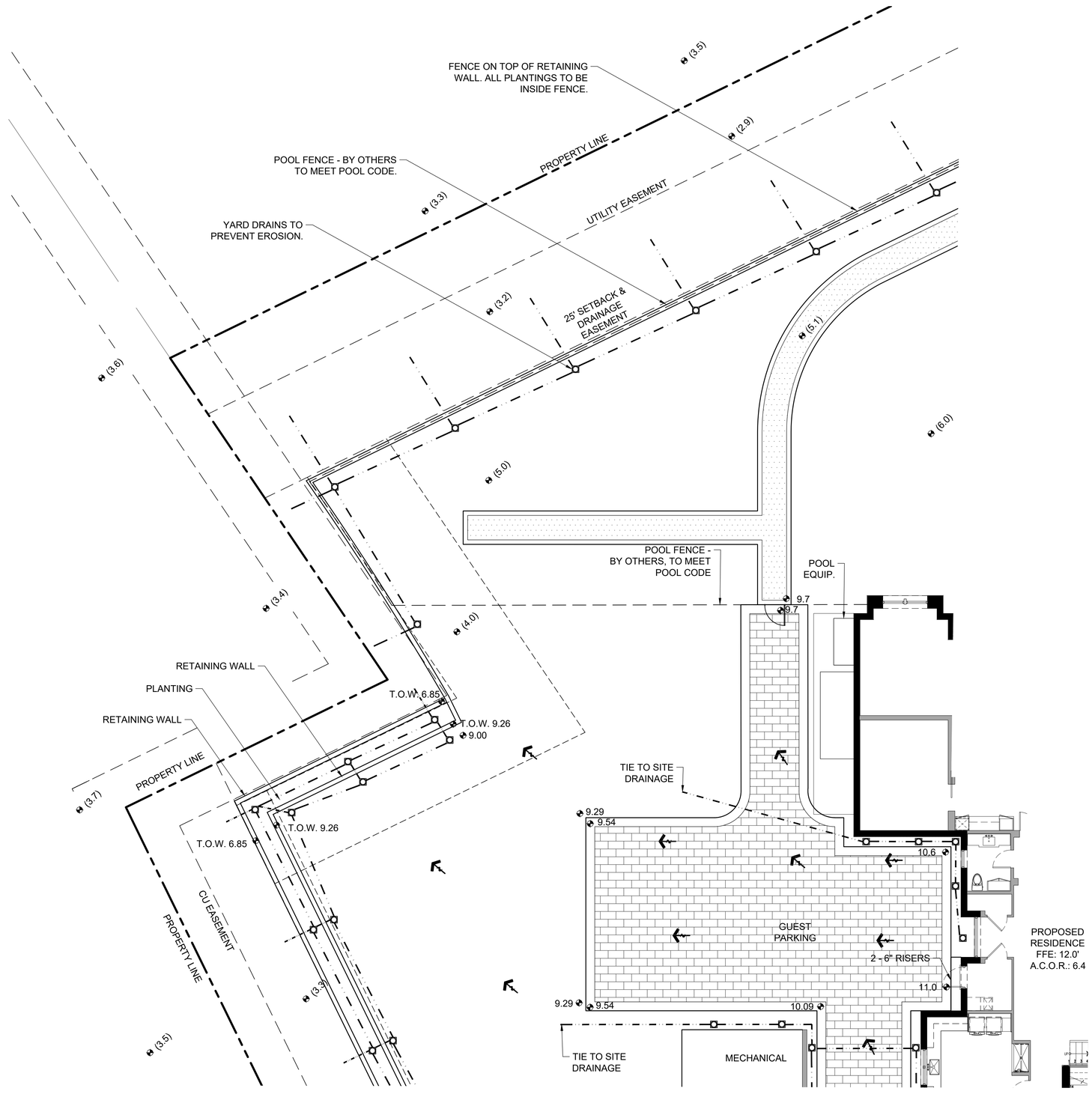

LEGEND

- 0.00 — DEPICTS PROPOSED GRADE
- 5' — DEPICTS PROPOSED POOL DEPTHS
- (0.00) — DEPICTS EXISTING GRADE
- DIRECTION OF DRAINAGE FLOW
- 1 LD1 — CATCH BASIN W/ ATRIUM GRATE
- 2 LD1 — 12" CATCH BASIN W/ DK. GREEN GRATE
- 3 LD1 — CHANNEL DRAIN
- 6" CORR. DRAIN PIPE
- 2, 3" SLEEVES

NOTES:

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7	04-08-25	REV. CLIENT REQ. CHANGES
8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1/8" = 1'-0"

JOB NUMBER: 087-21

SHEET TITLE:
GUEST PARKING GRADING

SHEET NUMBER:
LG3

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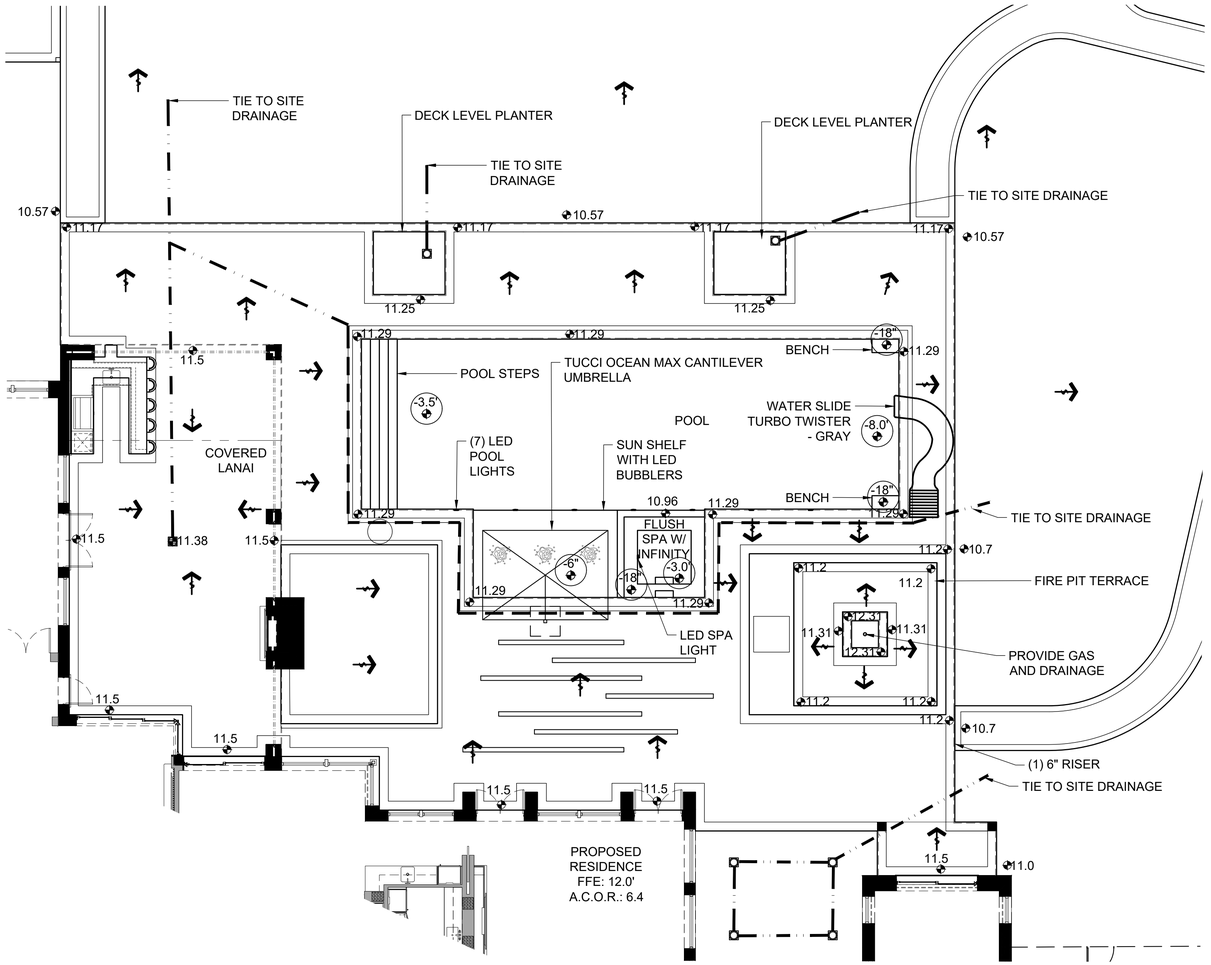

LEGEND

- 0.00 — DEPICTS PROPOSED GRADE
- -5" — DEPICTS PROPOSED POOL DEPTHS
- (0.00) — DEPICTS EXISTING GRADE
- DIRECTION OF DRAINAGE FLOW
- 1 / LD1 — CATCH BASIN W/ ATRIUM GRATE
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- 6" CORR. DRAIN PIPE
- 2, 3" SLEEVES

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8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1/8" = 1'-0"

JOB NUMBER: 087-21

SHEET TITLE:
POOL TERRACE GRADING

SHEET NUMBER:
LG4

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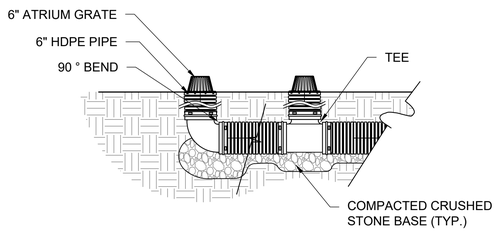
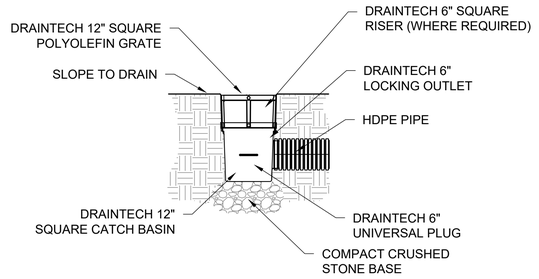


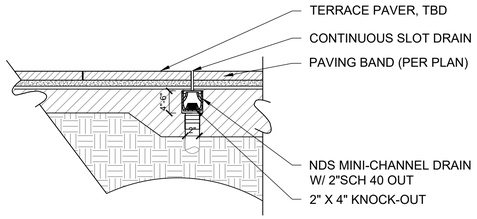
1 LD1 ATRIUM DRAIN

SCALE: 1" = 1'-0"



2 LD1 CATCH BASIN

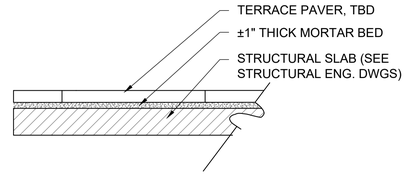
SCALE: 1" = 1'-0"



NOTES:
1. ALL REINFORCING AND MECHANICAL CONNECTIONS TO BE BY STRUCTURAL ENGINEER
2. ALL PLAN ELEVATIONS GIVEN TO FINISHED SURFACE - CONTRACTOR TO VERIFY THICKNESS OF SELECTED MATERIALS AND STRUCTURAL REQUIREMENTS PRIOR TO SETTING SLAB ELEVATION

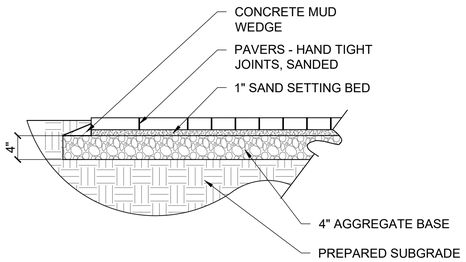
3 LD1 CHANNEL DRAIN

SCALE: 1" = 1'-0"



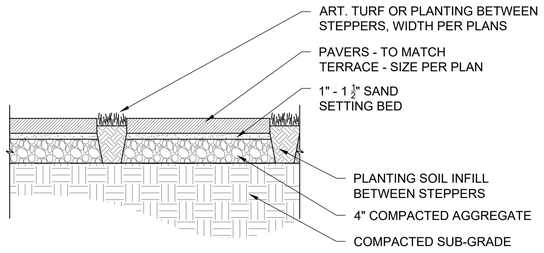
4 LD1 TERRACE PAVING

SCALE: 1" = 1'-0"



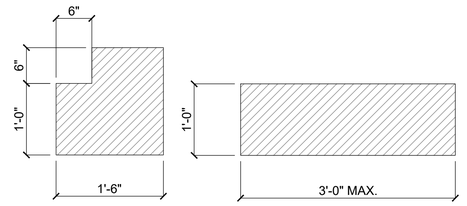
5 LD1 DRIVEWAY PAVING

SCALE: 1" = 1'-0"



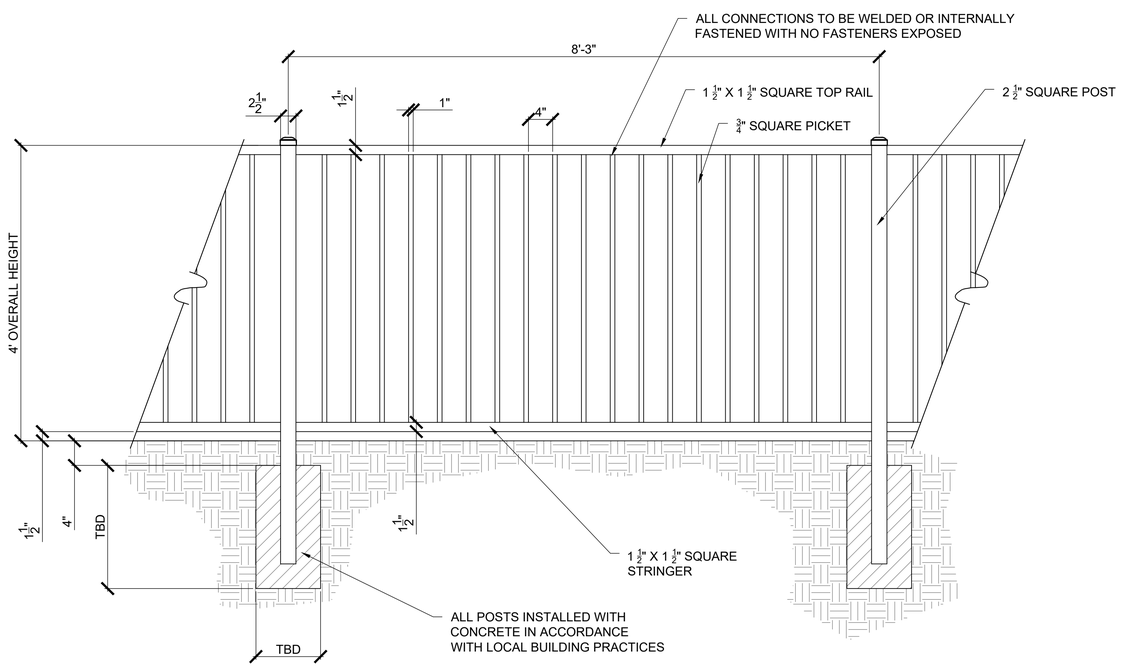
6 LD1 STEPPING STONE PAVING

SCALE: 1" = 1'-0"



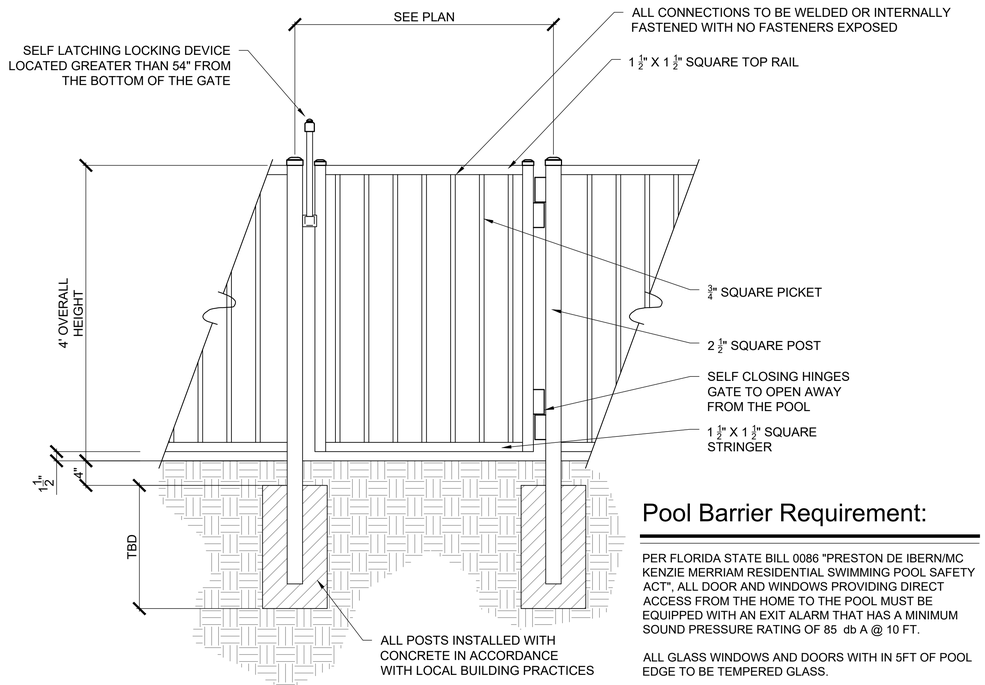
7 LD1 TYPICAL COPING

SCALE: 1" = 1'-0"



8 LD1 POOL FENCE ELEVATION

SCALE: 1" = 1'-0"



9 LD1 POOL GATE ELEVATION

SCALE: 1" = 1'-0"

Pool Barrier Requirement:

PER FLORIDA STATE BILL 0086 "PRESTON DE IBERN/MC KENZIE MERRIAM RESIDENTIAL SWIMMING POOL SAFETY ACT", ALL DOOR AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL MUST BE EQUIPPED WITH AN EXIT ALARM THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 db A @ 10 FT.

ALL GLASS WINDOWS AND DOORS WITH IN 5FT OF POOL EDGE TO BE TEMPERED GLASS.

FOX RESIDENCE

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NORTH

SCALE: AS SHOWN

JOB NUMBER: 087-21

SHEET TITLE:
TYPICAL SITE DETAILS

SHEET NUMBER:
LD1

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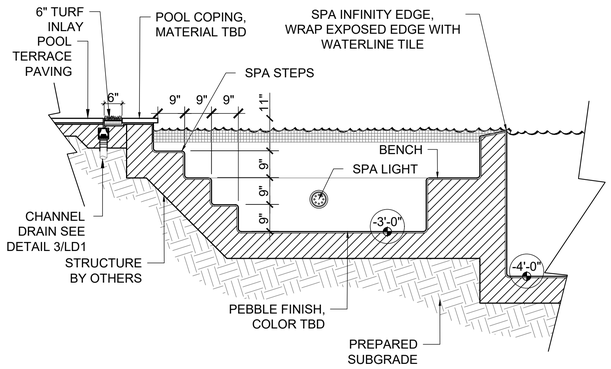
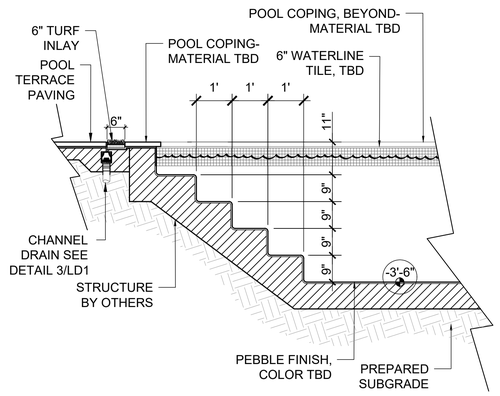


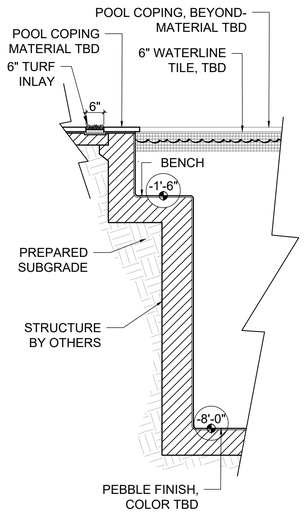
1 LD2 SPA SECTION

SCALE: 1/2" = 1'-0"



2 LD2 POOL STEPS SECTION

SCALE: 1/2" = 1'-0"

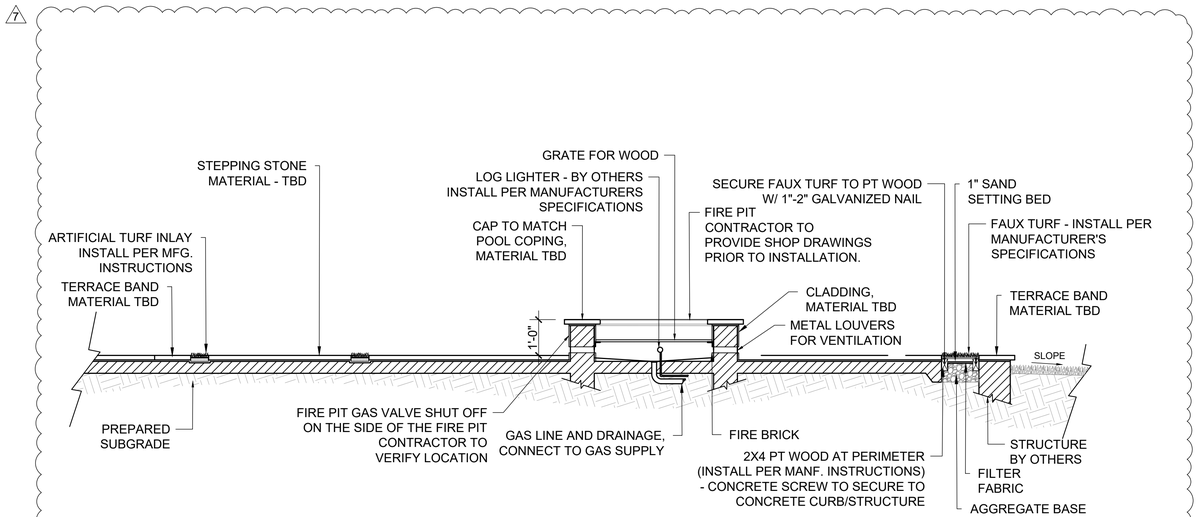


3 LD2 SWIM OUT BENCH SECTION

SCALE: 1/2" = 1'-0"

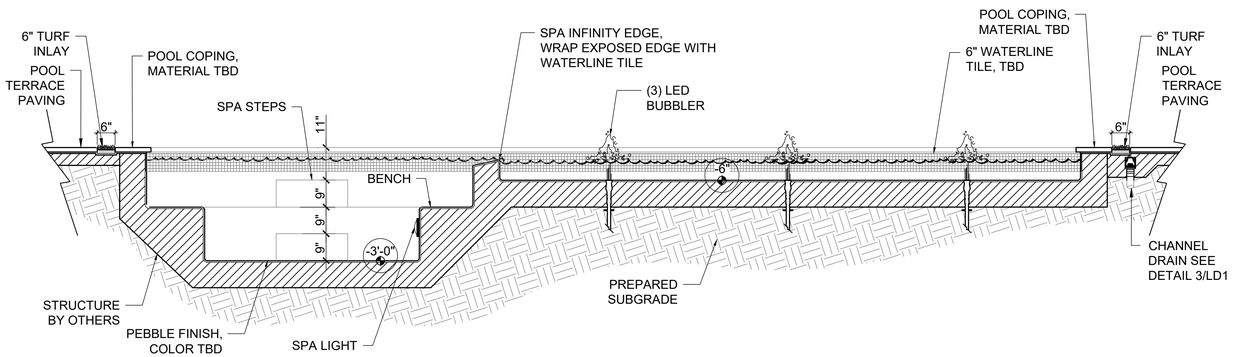
4 LD2 POOL PLANTER SECTION

SCALE: 1/2" = 1'-0"



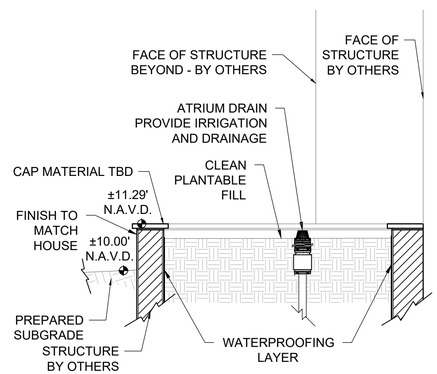
5 LD2 FIRE PIT TERRACE AND STEPS SECTION

SCALE: 1/2" = 1'-0"



6 LD2 SPA / SUN SHELF SECTION

SCALE: 1/2" = 1'-0"



7 LD2 ENTRY PLANTER SECTION

SCALE: 1/2" = 1'-0"

FOX RESIDENCE

LOTS 1-2 OF DEVONWOOD ESTATES ON HAMPTON VIEW COURT, FORT MYERS, LEE COUNTY, FL 33908

CLIENT:
BRIAN & AMY FOX

OUTSIDE PRODUCTIONS international
THE ART & SCIENCE OF OUTDOOR LIVING
5644 TAVILLA CIRCLE SUITE 207
NAPLES, FLORIDA 34110
239-390-1334
www.opidesign.net

W. PATRICK TREFZ, ASLA
LANDSCAPE ARCHITECT #1481

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ISSUE DATE: 03-21-23

REVISION DATE:

REV	DATE	DESCRIPTION
1	02-22-24	REV. FOR POOL REDESIGN
2	04-17-24	REV. FOR BASE CHANGES
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6	03-31-25	REV. CLIENT REQ. CHANGES
7	04-08-25	REV. CLIENT REQ. CHANGES
8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: AS SHOWN

JOB NUMBER: 087-21

SHEET TITLE:
POOL TERRACE DETAILS

SHEET NUMBER:
LD2

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

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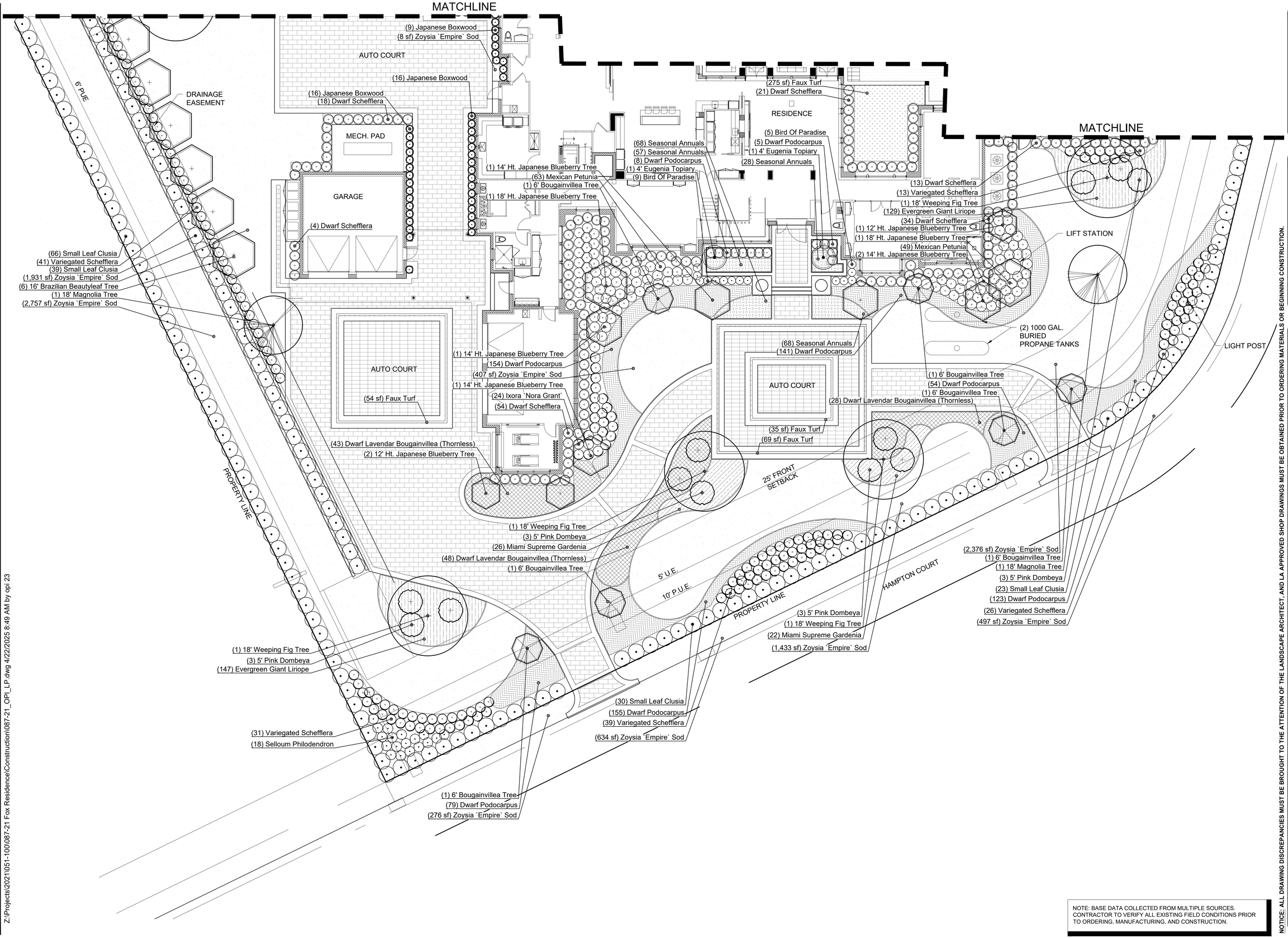

FOX RESIDENCE

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8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1"=10'

JOB NUMBER: 087-21

SHEET TITLE:
PLANTING PLAN - FRONT

SHEET NUMBER:
LP1

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

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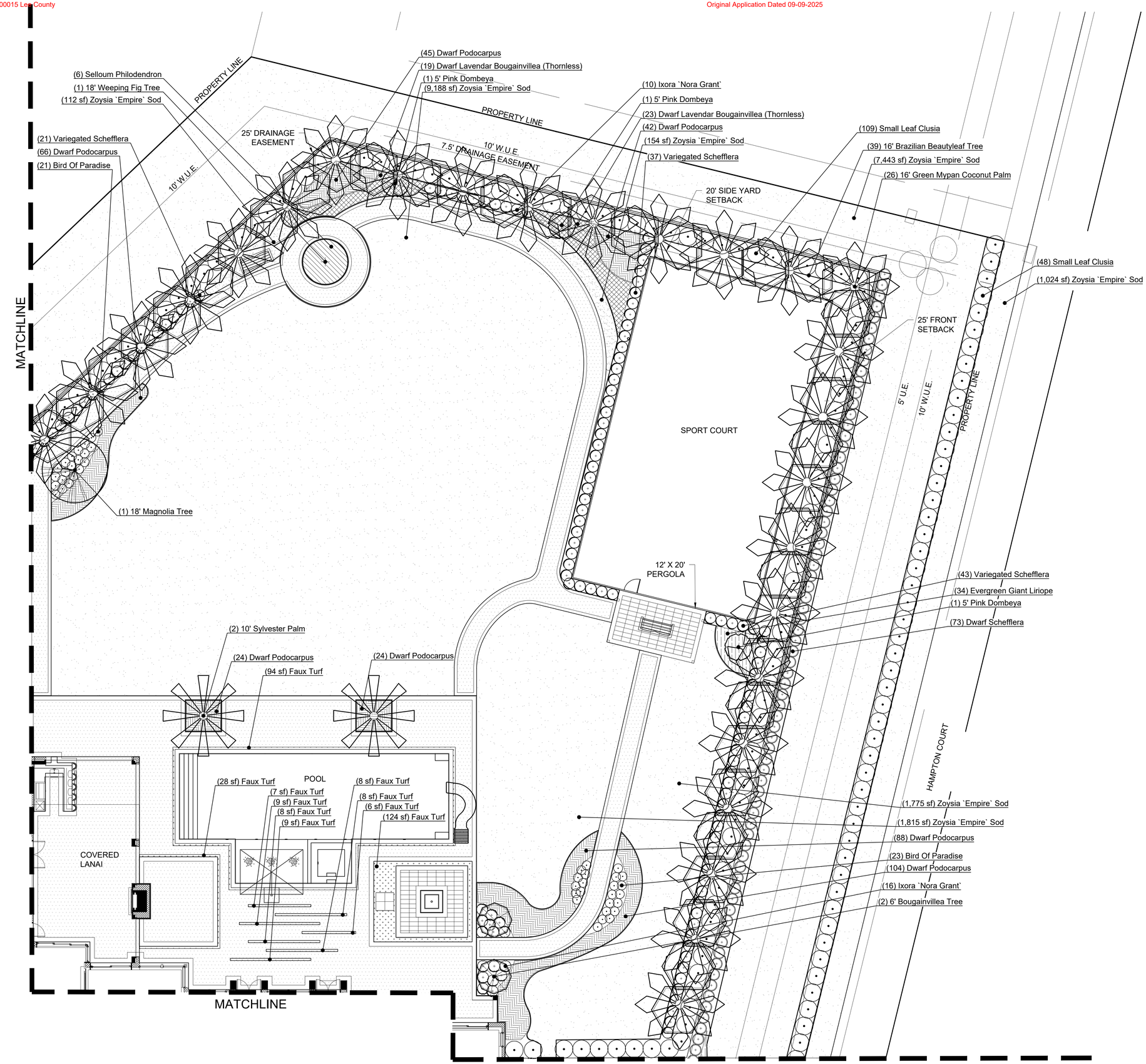

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8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1"=10'

JOB NUMBER: 087-21

SHEET TITLE:
PLANTING PLAN - BACK

SHEET NUMBER:
LP2

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

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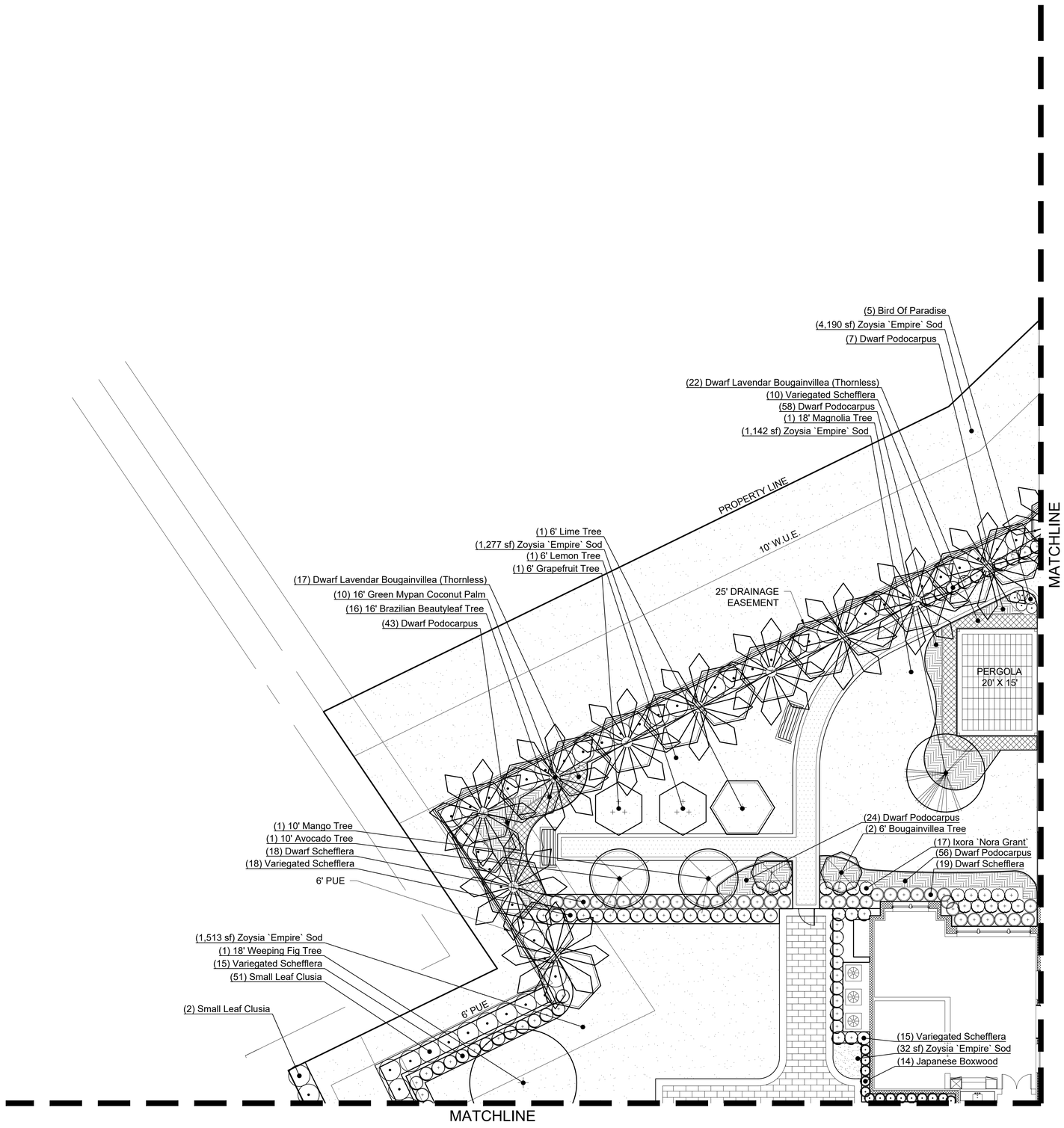

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8	04-22-25	REV. CLIENT REQ. REVISION

NORTH

SCALE: 1"=10'

JOB NUMBER: 087-21

SHEET TITLE:
PLANTING PLAN - SIDE

SHEET NUMBER:
LP3

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	NATIVE	USDA ZONE
TREES								
	BT1	8	Bougainvillea spp. Collected specimen (Provide photo to be approved by Landscape Architect)	6' Bougainvillea Tree	6` OA HT		No	9B-11
	CL3	62	Calophyllum brasiliense	16' Brazilian Beautyleaf Tree	16` HT x 7` SPR	4"	No	10B-11
	CIT1	1	Citrus x aurantiifolia	6' Lime Tree	6` OA HT		No	9-11
	CIT2	1	Citrus x limon	6' Lemon Tree	6` OA HT		No	9-11
	CIT	1	Citrus x paradisi	6' Grapefruit Tree	6` OA HT		No	9-11
	DS	15	Dombeya x seminole	5' Pink Dombeya	5` OA HT			
	EL	3	Elaeocarpus decipiens	12' Ht. Japanese Blueberry Tree	12' HT. X 5' SPR., 3' CT.		No	8B-11
	EL1	5	Elaeocarpus decipiens	14' Ht. Japanese Blueberry Tree	14' HT. X 6' SPR., 4' CT.	4"	No	8B-11
	EL2	2	Elaeocarpus decipiens Full and low (Provide photo to be approved by Landscape Architect)	18' Ht. Japanese Blueberry Tree	18' HT. X 8' SPR., 6' CT.		No	8B-11
	FB5	6	Ficus benjamina Field Grown	18' Weeping Fig Tree	18` HT x 8` SPR	4"	No	10B-11
	MG4	3	Magnolia grandiflora `Bracken`s Brown Beauty` Field Grown	18' Magnolia Tree	18` HT x 8` SPR	4"	Yes	7-10A
	MI	1	Mangifera indica	10' Mango Tree	10` HT x 4` SPR	2"	No	10B-11
	PA	1	Persea americana	10' Avocado Tree	10` HT x 4` SPR	2"	No	9B-11
PALM TREES								
	CN3	36	Cocos nucifera `Green Maypan`	16' Green Mypan Coconut Palm	16` CT		No	9B-11A
	PS	2	Phoenix sylvestris Heavy Caliper	10' Sylvester Palm	10` Clear Wd		No	9B-11

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JOB NUMBER: 087-21

SHEET TITLE:
PLANTING SCHEDULE

SHEET NUMBER:
LP4

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SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	USDA ZONE
SHRUBS								
	BUX	55	Buxus microphylla japonica	Japanese Boxwood	24" OA HT	24" O.C.		
	CLU1	368	Clusia guttifera	Small Leaf Clusia	96" OA HT	48" O.C.	No	10-11
	IXN	67	Ixora x `Nora Grant`	Ixora `Nora Grant`	18" OA HT	30" O.C.	No	10-11
	PHI	18	Philodendron bipinnatifidum	Selloum Philodendron	18" OA HT	30" O.C.	No	8B-11
	POP	13	Podocarpus macrophyllus `Pringles`	Dwarf Podocarpus	24" OA HT	30" O.C.	No	8A-11
	RUE	112	Ruellia brittoniana	Mexican Petunia	18" OA HT	30" O.C.	No	8B-11
	SCH1	254	Schefflera arboricola	Dwarf Schefflera	30" OA HT	30" O.C.	No	9B-11
	SCV	309	Schefflera arboricola `Variegata`	Variegated Schefflera	18" OA HT	30" O.C.	No	9B-11
	STR	63	Strelitzia reginae	Bird Of Paradise	24" OA HT	24" O.C.	No	10-11
ACCENTS								
	TOP	2	Eugenia spp. 3 Ball specimen	4' Eugenia Topiary	4` OA HT	As Shown	No	9-11

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	USDA ZONE	SPACING
SHRUB AREAS									
	GAR-A	48	Gardenia augusta `Miami Supreme`	Miami Supreme Gardenia	20" OA HT	No	8-10	8-10	30" o.c.
	PHI1-A	6	Philodendron bipinnatifidum	Selloum Philodendron	48" OA HT	No	8B-11	8B-11	48" o.c.
	POP-A	1,287	Podocarpus macrophyllus `Pringles`	Dwarf Podocarpus	24" OA HT	18" o.c.	8A-11	8A-11	18" o.c.
ANNUALS									
	SAN-A	221	Seasonal Annuals Mixed, Owners choice	Seasonal Annuals	6" Pot	No			12" o.c.
GROUNDCOVERS									
	BOU2-A	200	Bougainvillea x `Silhouette`	Dwarf Lavendar Bougainvillea (Thornless)	18" OA HT	No	10A-11	10A-11	30" o.c.
	LIR-A	310	Liriope muscari `Evergreen Giant`	Evergreen Giant Liriope	18" OA HT		8A-10A	8A-10A	18" o.c.
SOD/SEED									
	SOD4	734 sf	Faux Turf See plans or specs	Faux Turf	Sod				
	SOD1	39,984 sf	Zoysia japonica `Empire` See plans or specs	Zoysia `Empire` Sod	Sod				
STONE/SHELL/MULCH									
	MULCH4	16,536 sf	Coco Brown Mulch Grade `A` Coco Brown Mulch	Coco Brown Mulch	---		3" Depth		

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JOB NUMBER: 087-21

SHEET TITLE:
PLANTING SCHEDULE

SHEET NUMBER:
LP5

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BOUGAINVILLEA TREE



BRAZILIAN BEAUTYLEAF TREE



LIME TREE



LEMON TREE



GRAPEFRUIT TREE



PINK DOMBEYA



JAPANESE BLUEBERRY TREE



WEEPING FIG TREE



MAGNOLIA TREE



MANGO TREE



AVOCADO TREE



GREEN MAYPAN COCONUT



SYLVESTER PALM

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JOB NUMBER: 087-21

SHEET TITLE:
PLANT PALETTE

SHEET NUMBER:
LP6

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JAPANESE BOXWOOD



SMALL LEAF CLUSIA



IXORA 'NORA GRANT'



SELLOUM PHILODENDRON



DWARF PODOCARPUS



MEXICAN PETUNIA



DWARF SCHEFFLERA



VARIEGATED SCHEFFLERA



BIRD OF PARADISE



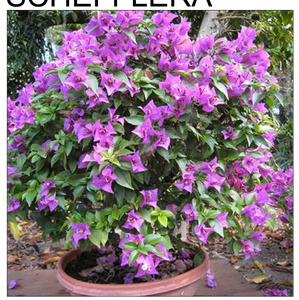
EUGENIA TOPIARY



MIAMI SUPREME GARDENIA



SEASONAL ANNUALS



DWARF LAVENDAR BOUGAINVILLEA



EVERGREEN GIANT LIRIOPE



FAUX TURF



ZOYSIA 'EMPIRE' SOD



COCO BROWN MULCH

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JOB NUMBER: 087-21

SHEET TITLE:
PLANT PALETTE

SHEET NUMBER:
LP7

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

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PART 1 - GENERAL

1.00 GENERAL NOTES
A. PLANT SPECS: ALL PLANT MATERIAL MUST BE FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

B. MULCH: APPLY MULCH AROUND NEWLY PLANTED TREES AND SHRUBS. THIS PRACTICE WILL REDUCE THE SOIL TEMPERATURE FLUCTUATIONS, PREVENT CRUSTING OF THE SOIL, PREVENT WATER RUNOFF, AND HELP TO CONTROL WEEDS. SOME COMMON ORGANIC MULCHING MATERIALS INCLUDE LEAVES, PINE NEEDLES, PINE OR CYPRESS BARD AND WOOD CHIPS. USE THE MULCH AS SPECIFIED ON THE PLANTING PLAN.

C. FUNGI: KEEP ORGANIC MULCHES FROM PILING UP AGAINST THE BASE OF TREE TRUNKS AND SHRUBS. IF THESE MULCHES TOUCH THE BASE OF THE TRUNK, THEY CAN CAUSE PLANTS TO BE ATTACKED BY THE FUNGI THAT BREAKS DOWN THE MULCHING MATERIALS AND CAN KILL THE PLANTS.

D. PRUNING: WOODY SHRUBS, TREES AND VINES SHALL BE PRUNED TO SHAPE WHEN THEY ARE MOST DORMANT, WHICH OCCURS FROM NOVEMBER THROUGH MARCH.

E. RESEARCH: IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH PLANS AND APPROPRIATE AGENCIES TO DETERMINE THE PRESENT LOCATION OF UTILITIES AND OBSTRUCTIONS BEFORE COMMENCING WORK. CONTRACTOR SHALL OBTAIN OR ENSURE THAT NECESSARY PERMITS HAVE BEEN GRANTED TO THE OWNER FOR WORK IN ANY EASEMENTS ON THE OWNER'S PROPERTIES PRIOR TO COMMENCEMENT OF WORK.

F. AGENCY REQUIREMENTS: ALL WORK IN RIGHT-OF-WAY, EASEMENTS, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNING AGENCY WITH JURISDICTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE AGENCY REQUIREMENTS.

G. VISIBILITY: COORDINATE THE INSTALLATION OF TREES AND PLANTS SO AS TO NOT OBSCURE THE SITE VISIBILITY TRIANGLE AT INTERSECTIONS AND THE VISIBILITY OF DIRECTIONAL SIGNS OR LIGHTS. FIELD ADJUST TREE AND PALM LOCATIONS AS REQUIRED TO AVOID CONFLICT WITH LIGHT POLES, ETC. THE OWNER SHALL PROPERLY MAINTAIN TREES AND PLANT MATERIALS AFTER FINAL ACCEPTANCE IN ORDER TO MAINTAIN UNOBSTRUCTED VISIBILITY FOR PEDESTRIANS AND VEHICLES.

H. UTILITIES: THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS (EXISTING AND PROPOSED), RELATED PAVING, ELEVATIONS, WATER AND ELECTRICAL SUPPLY, ETC. PRIOR TO START OF WORK. NOTIFY THE GENERAL CONTRACTOR AND THE ARCHITECT/OWNER'S AGENT IN WRITING OF UNSATISFACTORY CONDITIONS PRIOR TO START OF WORK. START OF WORK WILL INDICATE ACCEPTANCE OF CONDITIONS AND FULL RESPONSIBILITY FOR COMPLETED WORK. VERIFY ALL UNDERGROUND AND ABOVEGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION OF PLANTING AREAS OR PITS, IMMEDIATELY INFORM THE OWNER'S CONSTRUCTION REPRESENTATIVE. ALTERNATE LOCATIONS FOR THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT RESULT FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND /OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION AND COORDINATE ON-SITE WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO START OF WORK.

I. PALM TRANSPLANTING: WHEN RELOCATING EXISTING PALMS CONTRACTOR TO HARD-DIG ROOT BALLS, TREAT ROOTS WITH APPROVED ROOT STIMULATE, AND HEADS OF PALMS WITH FUNGICIDE AND APPROPRIATE INSECTICIDE. ALL RELOCATED PALM FRONDS ARE TO BE PRUNED PRIOR TO INSTALLATION AS PER APPROVED INDUSTRY STANDARDS.

J. DEAD PALM/TREE REMOVAL: CONTRACTOR SHALL SAW CUT AND STUMP GROUND NOTATED DEAD PLANT MATERIAL. LOCATE UTILITIES PRIOR TO STUMP REMOVAL. HOLES FROM ROOT BALL TO BE FILLED, COMPACTED AND SODDED.

1.01 RELATED DOCUMENTS:

A. GENERAL: THE SPECIFICATIONS ARE AN IMPORTANT PART OF THE CONTRACT AND ARE THE BASIS FOR WHICH THE CONTRACTOR'S WORK SHALL BE JUDGED. IF A CONTRACTOR DOES NOT ADHERE TO THE SPECIFICATIONS, THEN THE OWNER CAN REJECT THE WORK AND RENEGOTIATED THE CONTRACT PRICE.

B. DRAWINGS: DRAWINGS ARE A PART OF THIS CONTRACT. ANY DISCREPANCIES BETWEEN PLANS AND CONTRACT DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO THE OWNER.

C. GENERAL PROVISIONS: GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SPECIAL CONDITIONS, APPLY TO THE WORK OF THIS SECTION.

1.02 DESCRIPTION OF WORK:

A. GENERAL: UNDER THIS CONTRACT, THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, ETC., TO COMPLETE ALL LANDSCAPING WORK AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST AND AS HEREIN SPECIFIED. WORK SHALL INCLUDE ALL CONSTRUCTION AND MAINTENANCE/WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL ACCEPTED BY THE OWNER.

B. SITE INSPECTION: THE CONTRACTOR SHALL PERSONALLY EXAMINE THE PROJECT SITE AND FULLY ACQUAINT HIMSELF WITH ALL OF THE EXISTING CONDITIONS IN ORDER THAT NO MISUNDERSTANDING MAY AFTERWARDS ARISE AS TO SITE CHARACTER OR AS TO THE EXTENT OF THE WORK TO BE DONE, AND LIKEWISE, IN ORDER TO ADVISE AND ACQUAINT HIMSELF WITH ALL PRECAUTIONS TO BE TAKEN IN ORDER TO AVOID INJURY TO PERSONS OR PROPERTY OF ANOTHER. THE CONTRACTOR'S BID SHALL REFLECT THIS FULL ACQUAINTANCE WITH THE PROJECT SITE. NO ADDITIONAL COMPENSATION WILL BE GRANTED, AFTER THE BID IS AWARDED, DUE TO ANY USUAL DIFFICULTIES WHICH MAY BE ENCOUNTERED IN THE EXECUTION OR MAINTENANCE OF ANY PORTION OF THE WORK. ANY DISCREPANCIES, OMISSIONS OR DOUBTS AS TO MEANING SHOULD BE COMMUNICATED TO THE OWNER, WHO WILL MAKE ANY INTERPRETATIONS HE DEEMS NECESSARY.

1.03 QUALITY ASSURANCE:

A. CODES & STANDARDS: THE CONTRACTOR IS RESPONSIBLE FOR BEING KNOWLEDGEABLE WITH ALL APPLICABLE CODES, ORDINANCES AND LAWS, AND PLANTING THE LANDSCAPE IN COMPLETE ACCORDANCE WITH SUCH GUIDELINES IN MIND. ANY MODIFICATION MADE TO CONFORM WITH SAID CODES, LAWS AND ORDINANCES, AFTER THE BID IS AWARDED, SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE CLIENT.

B. CONTRACTOR'S CREWS: THE CONTRACTOR SHALL HAVE HIS LABOR CREWS CONTROLLED AND DIRECTED BY AN EXPERIENCED FOREMAN WELL VERSED IN STANDARD PLANTING PROCEDURES, REAXING BLUEPRINTS AND COORDINATION WITH OTHERS PERFORMING SERVICES IN THE JOB AREAS IN ORDER TO EXECUTE INSTALLATION RAPIDLY AND CORRECTLY.

C. SUPERINTENDENT: THE LANDSCAPE CONTRACTOR SHALL PROVIDE A COMPETENT ENGLISH-SPEAKING SUPERINTENDENT ON THE WORK SITE AT ALL TIMES. THIS SUPERVISOR SHALL BE FULLY AUTHORIZED AS THE CONTRACTOR'S AGENT ON THE WORK.

D. CONTRACTOR'S RESPONSIBILITY:
1. THE CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE WORK UNTIL FINAL ACCEPTANCE BY THE OWNER.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL MATERIALS AND WORK AGAINST INJURY FROM ANY CAUSE AND SHALL PROVIDE AND MAINTAIN ALL NECESSARY GUARDS FOR THE PROTECTION OF THE PUBLIC. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HIS NEGLIGENCE IN THE PROSECUTION OF THE WORK.

1.04 PROJECT CONDITIONS:

A. PROTECTION OF EXISTING STRUCTURES: PROTECT ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, UTILITIES (AND OTHER ITEMS OF CONSTRUCTION) AND PLANTINGS (TREES, SHRUBS, GROUND COVERS, ETC.) ALREADY COMPLETED OR ESTABLISHED FROM DAMAGE BY THE CONTRACTOR. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE OWNERS SATISFACTION AT THE CONTRACTOR'S EXPENSE.

B. PROTECTION OF EXISTING PLANT MATERIALS: THE CONTRACTOR IS ACCOUNTABLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO EXISTING TREES, SHRUBS, AND GROUND COVERS CAUSED BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, CARELESS LABOR, ETC. THIS SHALL INCLUDE COMPACTING BY DRIVING OR PARKING INSIDE THE DRIP-LINE OF TREES OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF TREES. THE CONTRACTOR SHALL INSTALL BARRICADES TO PROTECT EXISTING PLANT MATERIALS.

1. NO WASTE MATERIAL SHALL BE BURNED WITH IN THE PROJECT LIMITS. ALL SPOILS AND WASTE MATERIAL SHALL BE HAULED AWAY AT THE CONTRACTOR'S EXPENSE. TREES BURNED OR DAMAGED (SO THAT THEY ARE MISSHAPEN AND /OR UNSIGHTLY SHALL BE REPLACED AT COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES IN CALIPER, AS FIXED AND AGREED LIQUIDATED DAMAGES.

1.05 SUBMITTALS

A. SAMPLES: SAMPLES OF ANY LANDSCAPE MATERIALS MAY BE REQUIRED FOR APPROVAL ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. DELIVERY OF MATERIAL MAY BEGIN AFTER THE OWNER'S APPROVAL OF SAMPLES (I.E. MULCH, PLANTING SOIL, PLANT VARIETIES, ETC.) APPROVED SAMPLES SHALL BE STORED ON THE SITE AND PROTECTED UNTIL FURNISHING OF MATERIALS IS COMPLETED. PLANT SAMPLES MAY BE PLANTED IN PERMANENT POSITIONS, BUT LABELED AS SAMPLES.

1.06 DELIVERY, STORAGE AND HANDLING:

A. PROTECTION OF ROOTS: PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, EXCESS WATER AND FREEZING AND MISHANDLING BY PERSONNEL AS NEEDED UNTIL PLANTING.

B. PROTECTION OF ROOT BALLS: BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN.

C. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF PALM TREES TO FACILITATE MOVING AND HANDLING. CABBAGE PALM HEADS SHALL BE TIED WITH A BURLAP STRIP PER THE FOLLOWING PROCEDURE: THE FIRST (INSIDE) ROW OF FRONDS CONTIGUOUS TO BUD SHALL BE REMOVED. THE NEXT 3-4 ROWS SHALL BE TIED TO BUD FOR SUPPORT. THE REMAINING (LOWER) FRONDS SHALL BE REMOVED . TIED FRONDS AND BUD TIP SHALL NOT BE CLIPPED. BURLAP STRIP SHALL BE LEFT IN PLACE UNTIL THE TREE IS WELL ESTABLISHED IN ITS NEW LOCATIONS.

D. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE. MATERIALS DELIVERED TO THE SITE SHALL BE LEFT IN THEIR ORIGINAL BOXES, WRAPPINGS OR CONTAINERS UNTIL SUCH TIME AS THEY ARE EMPLOYED IN THE PROJECT CONSTRUCTION. THIS PROVISION DOES NOT INCLUDE UNPACKING FOR INSPECTIONS PURPOSES.

E. SOD: TIME DELIVERY SO THAT SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING.

F. TREES AND SHRUBS: PROVIDE FRESHLY DUG TREES AND SHRUBS. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE OWNER. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY.

G. PLANT DELIVERY: ONCE PREPARATIONS FOR PLANTING HAS BEEN COMPLETED, DELIVER TREES AND SHRUBS AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

H. CONTAINER PLANTS: DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

I. STORAGE: THE CONTRACTOR SHALL STORE AND PROTECT THE MATERIALS TO BE USED IN HIS PORTION OF THE PROJECT WORK UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. CONTRACTOR ALSO SHALL BE SOLELY RESPONSIBLE FOR HIS TOOLS AND EQUIPMENT LEFT ON THE JOB SITE.

J. SUBSTITUTIONS: ANY SUBSTITUTIONS MADE FOR REASONS OF UNAVAILABILITY OF MATERIALS OR OTHER REASONS MUST BE APPROVED BY THE OWNER.

K. MATERIALS: ALL MATERIAL AND MANUFACTURER WARRANTIES AND GUARANTEES SHALL BE GIVEN TO THE OWNER AT THE FINAL ACCEPTANCE OF THE PROJECT.

PART II - MATERIALS

2.01 LANDSCAPE DEVELOPMENT MATERIALS:

A. PLANTING SOIL/TOP SOIL: IT IS EXPECTED THAT ALL PLANTING SOIL AND TOP SOIL BE FERTILE, FRIABLE, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL-DRAINED, ARABLE SITE. IT SHALL BE FREE FROM HEAVY CLAY, STONES, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS GRASS AND NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE. CONTRACTOR SHALL BE REQUIRED TO SUBMIT RESULTS OF SOIL TESTS FOR PLANTING SOIL PROPOSED FOR SUE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER. IN NATIVE PLANTING AREAS, SOIL PH SHALL HAVE A TOLERANCE BETWEEN 5.0-6.2 SOIL ADDITIVES SUCH AS ALUMINUM SULFATE SHALL BE ADDED TO THE SOIL TO BRING THE PH TO DESIRED LEVELS. ALL COSTS PROJECTED TO BE INCURRED BY CONTRACTOR FOR SUCH PRODUCTS AND THEIR UTILIZATION SHOULD BE CONSIDERED AS INCLUDED IN T.S.U. COSTS.

B. WATER: ALL WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.

1. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NOT ADDITIONAL COST TO THE OWNER.

C. FERTILIZER: FERTILIZER SHALL BE COMPLETE WITH MICRO-NUTRIENTS, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS.

D. PEAT MOSS: PEAT SHALL BE HORTICULTURAL PEAT COMPOSED OF NOT LESS THAN 60% DECOMPOSED ORGANIC MATTER BY WEIGHT, ON AN OVEN DRIED BASIS. PEAT SHALL BE DELIVERED TO THE SITE IN A WORKABLE CONDITION FREE FROM LUMPS.

E. MULCH:
2. PINE STRAW, MELALEUCA OR CYPRESS MULCH COMMERCIALLY OBTAINED, FREE OF NOXIOUS WEEDS, STICKS, ROOTS AND OTHER DEBRIS AND INSTALLED TO A DEPTH OF 3". MEASUREMENT TO BE MADE AFTER COMPACTION.

2.02 PLANT MATERIALS (TREES, PALMS, SHRUBS, GROUND COVERS, VINES, AND SOD):

A. PLANT GRADING & STANDARDS: PLANT SPECIES AND SIZE SHALL MATCH THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

1. ALL PLANTS NOT OTHERWISE SPECIFIED AS BEING SPECIMEN, SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER, AS DEFINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. SPECIMEN MEANS AN EXCEPTIONALLY DENSE, SYMMETRICAL PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT ITS APPEARANCE IS UNQUESTIONABLE AND OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES , COMPACTNESS AND SYMMETRY.

2. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. PALMS WITH MARRED OR BURNED TRUNKS ARE UNACCEPTABLE. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE PRIOR APPROVAL OF THE OWNER.

3. SODDING IS REQUIRED IN ALL UNPAVED AREAS WITHIN THE SITE BOUNDARIES UNLESS OTHERWISE SHOWN OR NOTED. ALL SO AREAS SHALL BE PLANTED WITH ST. AUGUSTINE "FLORATAM" SOLID SOD. SOD SHALL BE FREE FROM PESTS AND WEEDS, LAID IN STAGGERED ROWS WITH NO GAPS, ROLLED, FERTILIZED AND WATERED IMMEDIATELY AFTER INSTALLATION. SOD SHALL NOT BE LAID ON TOP OF WEEDS, STICKS, ROCKS, ETC. PRIOR TO SODDING OR SEEDING, TREAT SOIL WITH "ROUND-UP" PLANT KILLER AT A RATE OF 2 OZ. PER GALLON. ALL DEBRIS SHALL BE REMOVED PRIOR TO LAYING SOD. SOD RETENTION SLOPES AND BOTTOMS WITH ARGENTINE BAHIA SOLID SOD, PEGGING SOD ON SLOPES 3-1 AND GREATER.

2.03 PLANT MEASUREMENTS:

A. SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY ACROSS THE CROWN WHICH IS SYMMETRICAL ABOVE THE MAIN TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF LOW CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

B. SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY ACROSS THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

C. PALMS: CLEAR TRUNK (C.T.) SHALL BE MEASURED FROM THE GROUND AT TIME OF INSTALLATION TO THE POINT WHERE THE MATURE, AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR THE HEAD. CALIPER SHALL BE MEASURED AT BREAST HEIGHT. OVERALL HEIGHT (O.A.) SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO A POINT ONE-QUARTER THE LENGTH OF THE UNOPENED BUD BELOW THE BUD TIP.

D. SOD: SOD SHALL BE MEASURED ON THE BASIS OF SQUARE FOOTAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR COVERAGE OF THE SQUARE FOOTAGE SHOWN ON PLANS, THEREFORE, SHRINKAGE OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

2.04 INSPECTION/PROVISIONAL ACCEPTANCE:

A. PLANT INSPECTION AND APPROVAL: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND/OR REJECTION AT THE SITE DURING PROGRESS OF THE WORK, OR AFTER COMPLETION, FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES AND LATENT DEFECTS.

1. REJECTED TREES, SHRUBS, OR SOD SHALL BE REMOVED IMMEDIATELY FROM THE SITE. CONTRACTOR SHALL SUBMIT NOTICE IN WRITING AT LEAST ON (1) WEEK PRIOR TO ANTICIPATED DATE OF REQUESTED INSPECTION. IF REQUESTING AN INSPECTION BY THE OWNER, AT A SITE OTHER THAN THE CONSTRUCTION SITE, THEN CONTRACTOR SHALL PAY THE OWNER'S TIME AND EXPENSES INCURRED DURING INSPECTION PERIOD.

2.05 COLLECTED STOCK:

A. COLLECTED PLANT MATERIALS: PLANTS COLLECTED FROM YARDS OR WILD AND NATIVE STRANDS SHALL BE SUBJECT TO THE SAME CARE, HANDLING AND GUARANTEE AS NURSERY GROWN STOCK. ROOT PRUNING SHALL BE COMPLETED FOR AN ADEQUATE PERIOD PRIOR TO RELOCATION (6 MONTHS MINIMUM) AND WITH A ROOT BALL LARGE ENOUGH TO SUSTAIN PLANT GROWTH.

2.06 CONTAINER GROWN STOCK:

A. CONTAINER GROWN PLANT MATERIAL: IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONTAINER GROWN MATERIALS SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

1. PLANTS ROOT BOUND WILL BE ACCEPTED ONLY AT PRIOR AUTHORIZATION OF THE OWNER.
2. PLANTS SHALL NOT BE HANDLED BY STEMS OR FOLIAGE.

2.07 MATERIALS LIST:

A. GENERAL: QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY TO SERVE AS A GUIDE FOR BIDDING, BUT THE OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. ALL DIMENSIONS SHALL BE THE MINIMUM ACCEPTABLE SIZE. SHOULD A DISCREPANCY OCCUR BETWEEN HE BIDDERS TAKE-OFF AND THE PLANT LIST QUANTITY, THE OWNER SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. EACH BID MUST BE SUBMITTED ON THE PRESCRIBED FORM WITH ALL UNIT PRICES FOR ALL MATERIALS FILLED IN. EACH BID SHALL BE SUBMITTED AS SPECIFIED OR IT WILL BE REJECTED. THE BIDDER MAY ADD A SUPPLEMENTAL INFORMATION SHEET REGARDING UNAVAILABLE MATERIAL, ALTERNATE SPECIFICATIONS, ALTERNATE MATERIAL TYPES OR SIZES, SPECIAL CONDITIONS, PROVISIONS OR REQUIREMENTS. INFORMATION REGARDING NON-AVAILABILITY OF PLANTS MUST BE SUBMITTED WITH EACH BID OR THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NEXT LARGEST SIZE PLANT OF THE SAME SPECIES AT NO ADDITIONAL COST TO THE OWNER.

PART III - EXECUTION

3.01 FINE GRADING:

A. GENERAL: UNDER THIS CONTRACT, FINE GRADING SHALL CONSIST OF FINAL FINISH GRADING OF LAWN AND PLANTING AREAS. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISH GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. SEE CURB/GRADE DETAIL. THE CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ANY NECESSARY EQUIPMENT. THE OWNER RESERVES THE RIGHT TO INTERPRET ENGINEERING CROSS SECTIONS OF GRADING DURING ROUGH AND FINE GRADING OF THE SITE TO ESTABLISH THE FINAL TOPOGRAPHY. LANDSCAPE BOULDERS WILL BE FIELD LOCATED BY THE OWNER AND FIT INTO TOPOGRAPHY DURING FINAL GRADING.

B. OBSTRUCTIONS BELOW GROUND: THE OWNER SHALL SELECT ALTERNATE PLANTING LOCATIONS FOR A SITE IF UNDERGROUND CONSTRUCTION, UTILITIES OR OBSTRUCTIONS ARE ENCOUNTERED DURING THE EXCAVATION OR PLANTING AREAS OR PITS. SUCH CHANGES IN LOCATION SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION.

C. PLANT MATERIAL LAYOUT: LOCATION OF PLANTS AND LAYOUT OF ALL BEDS ARE INDICATED ON THE PLANS. PLANT LOCATIONS ARE TO BE STAKED IN THE FIELD BY THE CONTRACTOR. OWNER WILL CHECK STAKING OF PLANTS IN THE FIELD AND WILL ADJUST TO HIS SATISFACTION BEFORE PLANTING BEGINS. WHERE SURFACE OR SUBSURFACE OBSTRUCTIONS ARE ENCOUNTERED OR WHERE CHANGES HAVE BEEN MADE IN CONSTRUCTION, NECESSARY ADJUSTMENTS WILL BE APPROVED BY THE OWNER.

D. PLANTING SOIL/TOPSOIL MIXTURES: (FOR SPECIAL CONDITIONS TO BE DETERMINED BY THE OWNER IN THE FIELD)

TEST SOIL OVER THE ENTIRE SITE AFTER FILL OPERATIONS FOR PROPER PH AND DRAINAGE. AMEND SOIL AS NECESSARY FOR PLANT MATERIAL REQUIREMENTS PER SOIL TEST RESULTS. BACKFILL ALL TREES AND SHRUBS AT THE FOLLOWING RATE: BACK FILL TO BE AN APPROVED MIXTURE BY THE OWNER.

TREES 3.5" CAL. AND GREATER = 1 CUBIC YARD EACH
TREES 1" - 3" CAL./30 GAL. = 1/2 CUBIC YARD EACH
10 GALLON CONTAINER SIZE = 1/4 CUBIC YARD EACH
3 GALLON CONTAINER SIZE = 35 PLANTS PER CUBIC YARD
1 GALLON CONTAINER SIZE = 65 PLANTS PER CUBIC YARD
ROOTED CUTTINGS/4" POTS = 6" DEPTH OF ANNUAL BED MIX

1. FOR SANDY SOILS
50% DECOMPOSED ORGANIC MATTER (MUCK)
25% PEAT
25% EXISTING SOIL
PH: 5.5 - 7.0

2. FOR EXTERIOR PLANTERS
50% DECOMPOSED ORGANIC MATTER (MULCH)
50% SAND
PH: 5.5 - 7.0

3. FOR AZALEAS
50% PEAT
25% PINE STRAW MULCH DECOMPOSED ORGANIC MATTER (MUCK)
25% SAND
PH: 5.5 - 6.5
NOTE: MULCH ENTIRE BED WITH PINE STRAW MULCH (2" DEPTH)

4. FOR ANNUALS
25% DECOMPOSED ORGANIC MATTER (MUCK)
25% SAND
25% PEAT
25% SAWDUST
PH: 5.5 - 7.0
NOTE: TOP-DRESS BED WITH SAWDUST (1" DEPTH)

5. ALL GROUND COVER MASSES IN LAWN AREAS ARE TO HAVE A 2" BED OF FRESH, WEED LESS TOP SOIL AS PER SPECIFICATIONS.

E. FERTILIZER: TWO FERTILIZERS SHALL BE USED IN ALL TYPES OF PLANTINGS EXCEPT PALMS. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN PLUS COMPLETE MICRO NUTRIENTS, SIX (6) PERCENT PHOSPHOROUS, SIX (6) PERCENT POTASSIUM. TABLET FERTILIZER ("AGRIFORM" OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM.

THE TWO FERTILIZERS WILL BE APPLIED AT THE FOLLOWING RATES:

1. PLANT SIZE 6-6-6 "AGRIFORM" TABLET (21 GRAM)

1 GAL. 1/4 LB. 1
3 GAL. 1/3 LB. 2
7-15 GAL. 1/2 LB. 4
1"-6" CALIPER 2 LBS./1"CAL. 2/1" CALIPER
6" AND LARGER 3 LBS./1"CAL. 2/1" CALIPER

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FOX RESIDENCE

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ISSUE DATE:

2. MAGNESIUM SULFATE OR "PALM SPECIAL" WILL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK CALIPER.

F. MATERIAL PLACEMENT: TREES, SHRUBS AND GROUND COVER SHALL BE SET STRAIGHT AND AT SUCH A LEVEL, THAT AFTER SETTLEMENT, THE PLANT BALL WILL STAND FLUSH TO 1/2" ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING PIT (SEE PLANTING DETAILS). PLANTING SOIL SHALL BE THOROUGHLY "WATERED-IN" TO REMOVE ALL AIR POCKETS AROUND THE ROOT BALL. ALL BURLAP, ROPE WIRES, ETC. SHALL BE LOOSENED FROM THE TOP AND SIDES OF THE BALL, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

G. ROOTED CUTTINGS: ROOTED CUTTINGS (OR PLANT CELLS) SHALL BE PLANTED IN BEDS PREPARED BY THOROUGHLY WORKING 4" OF PLANTING SOIL INTO THE TOP 4" OF THE EXISTING SOIL. PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST.

H. WATER BASIN: A BASIN SHALL BE BUILT AROUND ALL PLANTS OR TREES WHICH STAND ALONE AND ARE NOT IN LARGER MULCHED BEDS. A WATER-HOLDING SOIL-DAM SHALL BE BUILT ON THE OUTSIDE EDGE OF THE PLANTING PIT TO FORM A BASIN OF SUFFICIENT VOLUME TO "POND" WATER.

I. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD (SUCKER GROWTH) AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT FLUSH WITH TRUNK OR BRANCH SO AS TO LEAVE NO STUBS. ALL PRUNING SHALL BE PREVIOUSLY APPROVED BY OWNER.

J. TREE GUYING AND BRACING: TREES SHALL BE FIRMLY STAKED OR GUYED IN ACCORDANCE WITH THE PLANS AND PLANTING DETAILS IMMEDIATELY AFTER PLANTING TO PREVENT WIND DAMAGE.

K. MULCHING: WITHIN 5 DAYS AFTER THE PLANTING, APPLY MULCH MATERIALS MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. IT SHALL BE UNIFORMLY APPLIED TO A MINIMUM DEPTH OF 3" OVER ALL TREE, SHRUB, HEDGE AND GROUND COVER PLANTING AREAS. WHERE TREES ARE LOCATED IN SODDED AREAS (18" RADIUS FROM THE FACE OF THE TRUNK) CIRCULAR MULCH LAYER SHALL BE APPLIED AROUND THE BASE OF EACH TREE.

L. BED LINES: BED LINES SHALL HAVE WELL DEFINED TRENCH EDGES TO CONTAIN MULCH. HEDGE LINES SHALL BE LAID OUT WITH STRINGLINE IN THE FIELD PER PLAN LAYOUT. TREES OR SHRUBS SHOWN IN A LINE ON THE PLAN SHALL HAVE THE TRUNKS/CANOPIES IN PROPER ALIGNMENT UPON VISUAL INSPECTION AFTER INSTALLATION. GROUND COVER AND SHRUB BEDS SHALL BE PLANTED ON TRIANGULAR SPACING WITH PLANTS INSTALLED AND FACED FOR OPTIMUM GROWTH INTO THE BED.

M. CLEARANCE AND BED LINES: TREES, PALMS AND SHRUBS SHALL BE PLANTED SO AS TO MAINTAIN ADEQUATE CLEARANCE FROM THE EDGE OF WALKS AND ALONG BUILDING WALLS. CURVILINEAR BED LINES SHALL BE ACCURATELY SCALED FROM PLANS AND LAID-OUT IN THE FIELD. IF FIELD CONDITIONS ARE DIFFERENT FROM PLANS, IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ON-SITE REPRESENTATIVE FOR FIELD ADJUSTMENT OF MATERIALS.

N. FIELD ADJUSTMENTS: THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS, IN THE FIELD, TO THE LOCATIONS OF TREES, PALMS, SHRUBS AND GROUND COVERS, WITHOUT CHARGE FROM THE LANDSCAPE CONTRACTORS. REVISIONS CAN BE MADE FOR AESTHETIC ON HEALTH, SAFETY WELFARE REASONS OR REQUEST FROM THE OWNER.

3.03 WEED CONTROL:

A. WEED CONTROL: LANDSCAPE FABRIC - WEED CONTROL SHALL BE UTILIZED. BIDDERS SHOULD SUBMIT COST AND QUANTITY FOR LANDSCAPE FABRIC AS A SEPARATE LINE ITEM.

B. NOXIOUS WEEDS: ALL LANDSCAPE AREAS SHALL BE FREE OF NUT GRASS, TORPEDO GRASS, AND OTHER NOXIOUS WEEDS. "ROUND-UP" OR APPROVED EQUAL SHALL BE APPLIED TO ALL PLANTING AREAS AS NEEDED AND DETERMINE ON-SITE BY THE OWNER FOR WEED CONTROL. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL WEEDS APPEARING ON THE SITE PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

3.04 PLANT MATERIAL MAINTENANCE

A. MAINTENANCE: ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS NECESSARY TO ENSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE. ALL PALMS WILL BE UNTIED AND DEAD FRONDS REMOVED AT THE DIRECTION OF THE OWNER. APPLY "XL 2G" GRANULAR HERBICIDE (CONTAINS SURFLAN) PER MANUFACTURER'S DIRECTIONS TO ALL PLANT BED AREAS PRIOR TO MULCHING. USE A PROPERLY CALIBRATED GRANULAR APPLICATOR AND DO NOT APPLY CHEMICAL DIRECTLY ONTO LEAVES OF PLANTS.

3.05 PLANT WARRANTIES AND REPLACEMENT POLICY:

A. PLANT MATERIAL: THE CONTRACTOR MUST GUARANTEE THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL PLANTED FOR A MINIMUM OF ONE (1) CALENDAR YEAR, WHICH COMMENCES AT THE TIME OF THE OWNER'S ACCEPTANCE. ANY PLANT THAT DETERIORATES IN HEALTH AND APPEARANCE SO AS TO BECOME A LESSER SPECIFICATION AND/OR GRADE FROM THAT WHICH WAS ORIGINALLY INSTALLED SHALL BE REPLACED. PAYMENT SHALL BE THE RESPONSIBILITY OF THE PARTY CONTROLLING THE FACTORS CAUSING THE PLANT FAILURE. IT SHALL BE THE DUTY OF THE OWNER TO MAKE DECISIONS REGARDING FINANCIAL RESPONSIBILITY FOR REPLACEMENT. I.E. DEFECTIVE OR POORLY MAINTAINED PLANT (CONTRACTOR'S RESPONSIBILITY), CHEMICALS INTRODUCED INTO SOIL BY PROJECT MAINTENANCE CREW (OWNERS RESPONSIBILITY).

B. REPLACEMENTS: EITHER THE CONTRACTOR OR THE OWNER MAY MAKE THE DECISION TO REPLACE. HOWEVER, IF THE OWNER REQUESTS A REPLACEMENT, THEN THE CONTRACTOR SHALL OBLIGE.

C. PLANTS: ALL PLANT REPLACEMENT SHALL BE MADE WITH THE SAME SPECIES, SIZE AND GRADE PLANTS AS WAS IN PLACE AT THE BEGINNING OF THE SERVICE PERIOD OR WITH ANOTHER PLANT OF COMPARABLE VALUE WHICH IS ACCEPTABLE TO THE OWNER.

D. REPLACED PLANTS: ALL PLANTS TO BE REPLACED MUST BE REMOVED FROM THE SITE AND REPLACED WITHIN 10 DAYS. ALL STAKES, BOUNDING AND GUYING DEVICES SHALL BE REMOVED FROM THE SITE ONCE TREES AND PALMS ARE ESTABLISHED.

E. SOD: SOD SHALL BE GUARANTEED FOR ONE (1) YEAR DATING FROM THE DATE OF ACCEPTANCE.

F. MATERIALS AND OPERATIONS: ALL PLANT REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED UNDER ORIGINAL SPECIFICATIONS AND PLANTED AT NO ADDITIONAL COST TO THE OWNER.

3.06 INSPECTION AND ACCEPTANCE OF WORK:

A. PLANT QUALITY: FINAL INSPECTION AT THE END OF THE INSTALLATION PROCESS SHALL BE ON QUALITY OF PLANTS, PLANTING AND ALL OTHER INCIDENTAL WORK PERTAINING TO THE CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT.

B. INSPECTION: A FOLLOW-UP INSPECTION WILL OCCUR DURING THE WARRANTY PERIOD TO DETERMINE STATUS OF THE PLANTS. AT THIS TIME, ANY UNACCEPTABLE PLANTS MUST BE REPLACED AND THEY WILL AGAIN BE SUBJECT TO A ONE-YEAR WARRANTY.

C. PACKAGED MATERIALS: WHEN DELIVERING MATERIALS IN CONTAINERS, SHOW THE WEIGHT, ANALYSIS AND NAME OF THE MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE. MATERIALS DELIVERED TO THE SITE SHALL BE LEFT IN THEIR ORIGINAL BOXES, WRAPPINGS OR CONTAINERS UNTIL SUCH TIME AS THEY ARE EMPLOYED IN THE PROJECT CONSTRUCTION. THIS PROVISION DOES NOT INCLUDE UNPACKING FOR INSPECTION PURPOSES.

D. SOD: THE DELIVERY OF SOD SHALL BE TIMED SO THAT THE SOD WILL BE PLACED WITHIN 24 HOURS AFTER STRIPPING. PROTECT SOD AGAINST DRYING AND BREAKING OF ROLLED STRIPS.

E. TREES AND SHRUBS: PROVIDE FRESHLY DUG TREES AND SHRUBS. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE APPROVED BY THE OWNER. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH MANNER AS TO DAMAGE BARK, BREAK BRANCHES OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY.

F. PLANT DELIVERY: DELIVER TREES AND SHRUBS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

G. CONTAINER PLANTS: DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

H. STORAGE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORAGE AND PROTECTION OF MATERIALS TO BE USED IN HIS PORTION OF THE PROJECT WORK UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER. CONTRACTOR ALSO SHALL BE SOLELY RESPONSIBLE FOR HIS TOOLS AND EQUIPMENT LEFT ON THE JOB SITE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ALL NECESSARY MEASURES TO PROTECT THE INSTALLED AND/OR ON-SITE MATERIALS FROM THEFT PRIOR TO FINAL ACCEPTANCE.

I. SUBSTITUTIONS: ANY SUBSTITUTIONS MADE FOR REASON OF UNAVAILABILITY OF MATERIALS OR OTHER REASONS MUST BE APPROVED BY THE OWNER.

J. MATERIALS: ALL MATERIAL AND MANUFACTURER WARRANTIES AND GUARANTEES SHALL BE GIVEN TO THE OWNER AT THE FINAL ACCEPTANCE OF THE PROJECT.

IRRIGATION

1. IRRIGATION CONTRACTOR SHALL PROVIDE A LUMP SUM BID PRICE FOR A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH HEAD TO HEAD COVERAGE NOT TO EXCEED 50% OF THE DIAMETER OF THE SPRAY PATTERN. THE IRRIGATION SYSTEM DESIGN, SPECIFICATIONS AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE 'IRRIGATION ASSOCIATION" AND THE STANDARDS OF THE "FLORIDA IRRIGATION SOCIETY." THE IRRIGATION CONTRACTOR SHALL INCORPORATE THE FOLLOWING DESIGN PERFORMANCE SPECIFICATIONS INTO THE PLANS AND WRITTEN PLAN SPECIFICATIONS.

2. THE IRRIGATION PLANS SHALL BE DRAWN TO THE SAME SCALE AS THE LANDSCAPE PLANS AND SHALL CLEARLY INDICATE LOCATIONS OF: VALVES, PIPING, MAINLINE, SPRINKLER HEADS, BACK FLOW PREVENTION DEVICE, CONTROLLER, WIRE, RAIN SHUT-OFF DEVICE, AND SLEEVES.

3. THE OWNER SHALL PROVIDE AN " IRRIGATION WATER METER FOR THE SITE. THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL A BACK FLOW PREVENTION DEVICE DOWNSTREAM OF THE METER PER LOCAL GOVERNING CODE REQUIREMENTS FOR THE WATER METER. VERIFY EXISTING GPM/PSI FROM THE WATER SOURCE, AND IF NEEDED, THE CONTRACTOR SHALL ADJUST AND BALANCE THE PROPOSED ZONES AS NECESSARY TO MEET ACTUAL GPM/PSI REQUIREMENTS.

4. CONTROLLER SHALL BE AS MANUFACTURED BY HUNTER INDUSTRIES MODEL ICC2 OR ACC OR RAIN BIRD MODEL ESP-LXM OR ESP-LXD. MODEL SHALL BE SELECTED PER NUMBER OF ZONES REQUIRED. COORDINATE OPERATION OF THE CONTROLLER FOR PROPER ZONE SEQUENCE AND OPTIMUM WATERING TIME, VERIFY LOCATION OF THE CONTROLLER AND START/STOP TIMES WITH THE OWNER'S REPRESENTATIVE. CONTROLLER SHALL BE LOCATED ON AN EXTERIOR WALL IN A LOCKING WALL-MOUNTED UNIT PER PLAN/LEGEND. THE G.C./ELECTRICIAN SHALL PROVIDE 120V POWER SUPPLY TO THE CONTROLLER.

5. MAINLINE PIPING SHALL BE SCH. 40 PVC PIPE. LATERAL PIPING SHALL BE PVC PIPE CLASS 315 FOR 1/2" LINE AND CLASS 200 FOR 3/4" AND ABOVE, PIPING ON PLANS SHALL BE DIAGRAMMATICALLY ROUTED FOR GRAPHIC CLARITY, ACTUAL PLACEMENT SHALL BE LOCATED WITHIN PROPERTY BOUNDARY AND IN "GREEN SPACE" AREAS ADJACENT TO PAVING OR STRUCTURES PER INDUSTRY STANDARDS. COORDINATE INSTALLATION WITH PLANTING PLANS SO CONFLICTS WITH PROPOSED LOCATIONS OF TREES, PALMS AND SHRUBS SHALL BE AVOIDED.

6. IRRIGATION CONTRACTOR SHALL REFERENCE THE LANDSCAPE PLANS AND SPECIFICATIONS TO DETERMINE WHERE IRRIGATION HEADS WILL BE INSTALLED ON RISERS (I.E. HEDGES AND SHRUB MASSES WITH A MATURE HEIGHT OVER 24"). HEIGHTS OF RISERS SHALL BE ADJUSTED AFTER LANDSCAPE INSTALLATION IS COMPLETE AND WILL ALLOW FOR GROWTH OF THE PLAN MATERIAL FOR UNOBSTRUCTED SPRAY PATTERN. RISERS SHALL BE PAINTED "BLACK" WITH A HIGH QUALITY EXTERIOR ENAMEL PAINT. ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED BY TWO STAINLESS STEEL CLAMPS. ADJUST SPRINKLER ARC, RADIUS AND TRAJECTORY AFTER LANDSCAPE INSTALLATION IS COMPLETE TO ASSURE 100% OVERLAP COVERAGE. RAISE OR LOWER POP-UP SPRINKLER BODIES AS REQUIRED AFTER TURF OR MULCH IS INSTALLED. NO RISER SHALL BE INSTALLED ADJACENT TO ANY PEDESTRIAN WALKWAY. 12" POP-UP SPRAY HEADS SHALL BE USED ADJACENT TO WALKWAYS AND WHERE PEDESTRIANS COULD COME IN CONTACT WITH SPRAY HEADS OR RISERS.

7. IRRIGATION CONTRACTOR SHALL DETERMINE LOCATIONS OF ALL UNDERGROUND UTILITIES AND IMPROVEMENTS PRIOR TO START OF WORK ON-SITE. COORDINATE WITH THE GENERAL/SITE CONTRACTOR AND SITE LIGHTING CONTRACTOR FOR PROPOSED UTILITIES AND NEW CONDUITS. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OF ANY DAMAGE THAT RESULTS FROM HIS ACTIVITIES DUE TO IMPROPER VERIFICATION OF UTILITIES AND/OR OPERATOR ERROR DURING EXCAVATIONS. SEE RELATED CIVIL PLANS FOR ADDITIONAL INFORMATION.

8. IRRIGATION CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED BY GOVERNING AGENCIES. CONTRACTOR SHALL BE PROPERLY LICENSED, BONDED AND INSURED.

9. WHERE MAINLINES OR LATERAL LINES ARE COVERED BY PAVING, A SCHEDULE 40 PVC SLEEVE SHALL BE INSTALLED. SLEEVE SIZE SHALL BE TWO TIMES LARGER (INSIDE DIAMETER) THAN THE SIZE OF THE ENCLOSED "WET PIPE" SIZE INDICATED ON THE PLANS. ALL MAINLINES SHALL BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. MAINLINE SHALL BE BURIED A MINIMUM OF 24" AT ROAD CROSSINGS IN A SCHEDULE A 40 PVC SLEEVE SIZED TWO TIMES THE INSIDE DIAMETER OF THE "WET PIPE" ENCLOSED. ALL LATERAL LINES SHALL BE BURIED A MINIMUM DEPTH OF 12" BELOW FINISH GRADE.

10. ALL POP-UP SPRINKLER HEADS SHALL BE MANUFACTURED BY "HUNTER", "TORO" OR "RAINBIRD" AND ALL ROTOR HEADS SHALL BE MANUFACTURED BY " HUNTER." ALL SPRINKLER HEADS SHALL BE INSTALLED ON 1/2" OR 3/4" X 18" FLEX PIPE CONNECTION. FLEX PIPE CEMENT SHALL BE USED ON ALL CONNECTIONS BETWEEN FLEXIBLE PVC AND RIGID PVC.

11. "PURPLE" CLEANER AND PVC GLUE SHALL BE USED ON PVC CONNECTIONS AFTER CUTS/ENDS HAVE BEEN WIPED CLEAN OF BURRS.

12. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING "KING" SEALED WIRE NUTS. ALL TWO WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING 3M-DBR/Y-6 SPLICE KITS.

13. WIRE SHALL BE UF-600 VOLT DIRECT BURIAL 14 GAUGE WIRE INSTALLED DIRECTLY IN THE PIPE TRENCH, BUNDLED AND TAPED EVERY TEN FEET ALONG THE MAINLINE WITH EXPANSION LOOPS PROVIDED AT EACH VALVE. "WHITE" COLOR FOR COMMON WIRE AND "RED" COLOR FOR CONTROL WIRES. RUN ONE ADDITIONAL SPARE WIRE IN EACH DIRECTION ALONG THE MAINLINE.

14. BEFORE SPRINKLER HEADS ARE SET, THE IRRIGATION CONTRACTOR SHALL OPEN CONTROL VALVES AND FLUSH THE LINES THOROUGHLY WITH A FULL HEAD OF WATER TO BE SURE THERE IS NO FOREIGN MATTER IN THE LINES. THE CONTRACTOR SHALL ALSO TEST THE LINES FOR LEAKAGE BY MAINTAINING A FULL HEAD OF PRESSURE (100 PSI) FOR ONE HOUR AFTER LINES ARE COMPLETE WITH CAPPED/DEAD END HEADS.

15. THE IRRIGATION CONTRACTOR SHALL KEEP ONE RECORD SET OF DRAWINGS OF THE IRRIGATION SYSTEM IN GOOD CONDITION AT THE SITE AND MARK ON THEM THE EXACT "RECORD." THE CONTRACTOR SHALL MAKE A DAILY RECORD OF ALL WORK INSTALLED EACH DAY. AN "AS-BUILT" OF THE COMPLETED IRRIGATION SYSTEM SHALL BE PREPARED BY THE IRRIGATION CONTRACTOR TO 1" = 30' SCALE AND SHALL INDICATE THE EXACT LOCATION OF VALVES, HEAD LAYOUT, PIPING, SLEEVES, CONTROLLERS, ETC. BY THE TRIANGULAR SYSTEM OF MEASUREMENTS FROM EASILY IDENTIFIED PERMANENT FEATURES, SUCH AS BUILDINGS, CURBS, AND WALKS. ONE REPRODUCIBLE MYLAR AND TWO SETS OF BLUELINE PRINTS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO OWNER AT FINAL INSPECTION. FINAL ACCEPTANCE AND RELEASE OF RETAINER WILL NOT BE GIVEN UNTIL ALL REQUIRED SUBMITTALS AND "AS-BUILT" DRAWINGS HAVE BEEN TURNED OVER TO THE OWNER AND ARCHITECT.

16. IRRIGATION CONTRACTOR SHALL WARRANTY IRRIGATION SYSTEM FOR 1 YEAR AGAINST FAILURE BEGINNING ON THE DATE OF FINAL ACCEPTANCE.

17. VALVES SHALL BE MANUFACTURED BY HUNTER (ICV SERIES) OR RAIN BIRD (PEB SERIES) AND VALVE BOXES SHALL BE AMETEK VP-10 (OR EQUAL) WITH MATCHING COVERS. MARK ON COVERS WITH INDELIBLE INK/PAINT THE VALVE SEQUENCE NUMBER ACCORDING TO THE CONTROLLER SEQUENCE.

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

FOX RESIDENCE

LOTS 1-2 OF DEVONWOOD ESTATES ON HAMPTON VIEW COURT, FORT MYERS, LEE COUNTY, FL 33908

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LANDSCAPE ARCHITECT #1481

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ISSUE DATE: 03-21-23

REVISION DATE:

REV	DATE	DESCRIPTION
1	02-22-24	REV. FOR POOL REDESIGN
2	04-17-24	REV. FOR BASE CHANGES
3	05-06-24	REV. ADDL DETAIL PER ARCH
4	02-05-25	REV. CLIENT REQ. CHANGES
5	03-10-25	REV. CLIENT REQ. CHANGES
6	03-31-25	REV. CLIENT REQ. CHANGES
7	04-08-25	REV. CLIENT REQ. CHANGES
8	04-22-25	REV. CLIENT REQ. REVISION

JOB NUMBER: 087-21

SHEET TITLE:
PLANTING NOTES

SHEET NUMBER:
LP9

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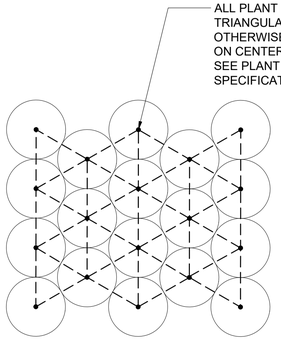
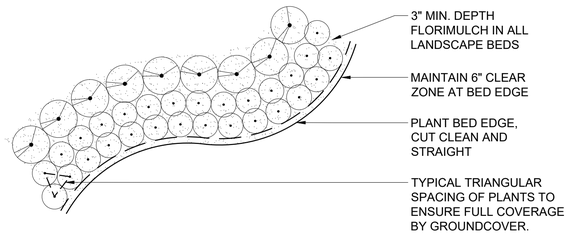


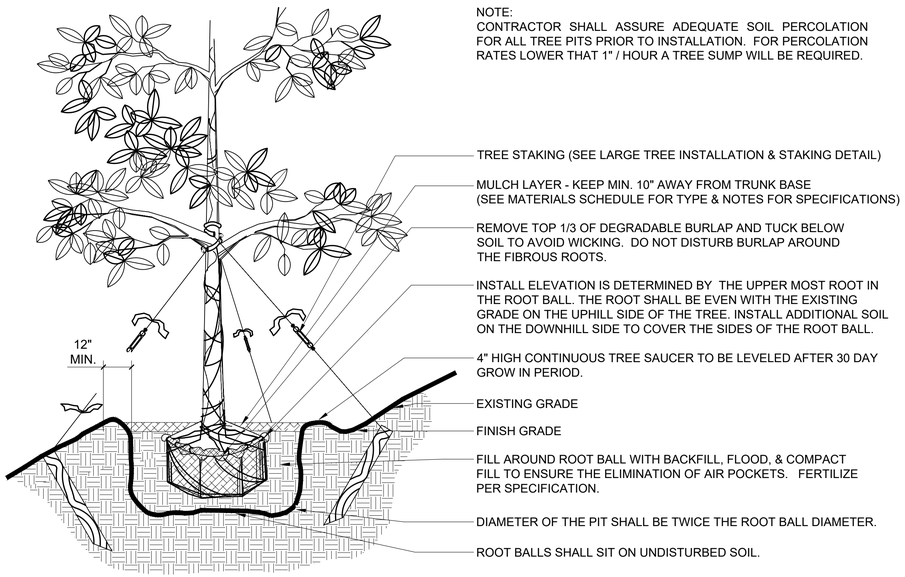
1 TRIANGLE PLANT SPACING DETAIL

1" = 1" O-PD-05



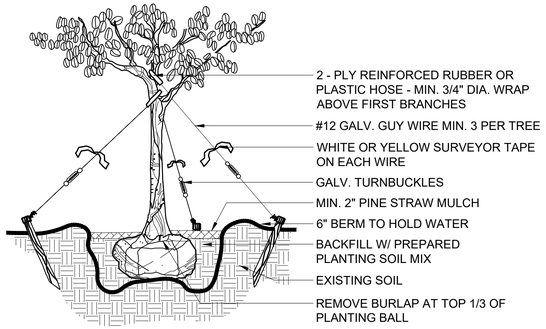
2 TYPICAL PLANT BED DETAIL

1" = 1" O-PD-04



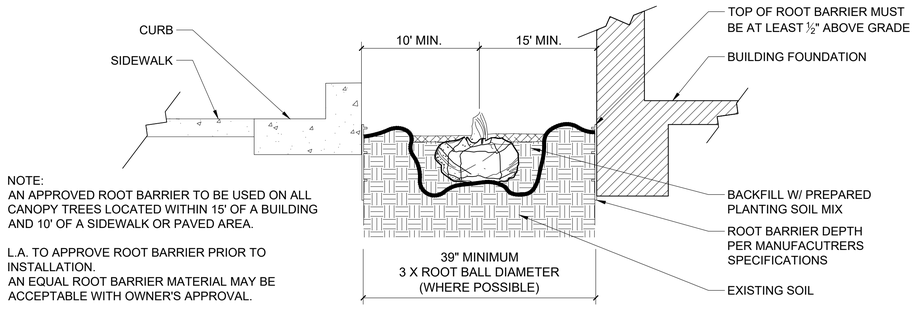
3 LARGE TREE ON SLOPE

1/2" = 1'-0" O-PD-02



4 LARGE TREE TYPICAL PLANTING DETAIL

1" = 1" O-PD-08

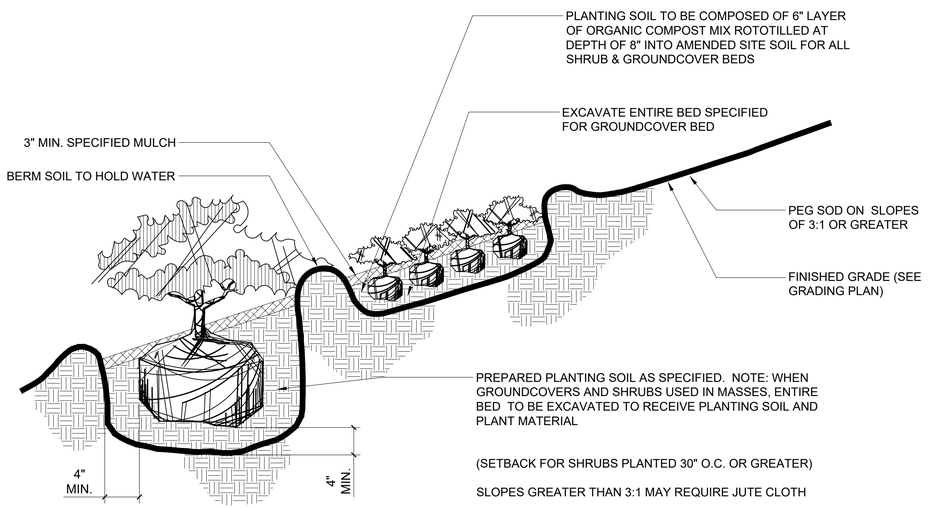


NOTE:
AN APPROVED ROOT BARRIER TO BE USED ON ALL CANOPY TREES LOCATED WITHIN 15' OF A BUILDING AND 10' OF A SIDEWALK OR PAVED AREA.

L.A. TO APPROVE ROOT BARRIER PRIOR TO INSTALLATION.
AN EQUAL ROOT BARRIER MATERIAL MAY BE ACCEPTABLE WITH OWNER'S APPROVAL.

5 ROOT BARRIER DETAIL

1" = 1'-0" O-PD-10



6 SHRUB & GROUNDCOVER ON SLOPE

1" = 1" O-PD-01

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

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JOB NUMBER: 087-21

SHEET TITLE:
PLANTING DETAILS

SHEET NUMBER:
LP10

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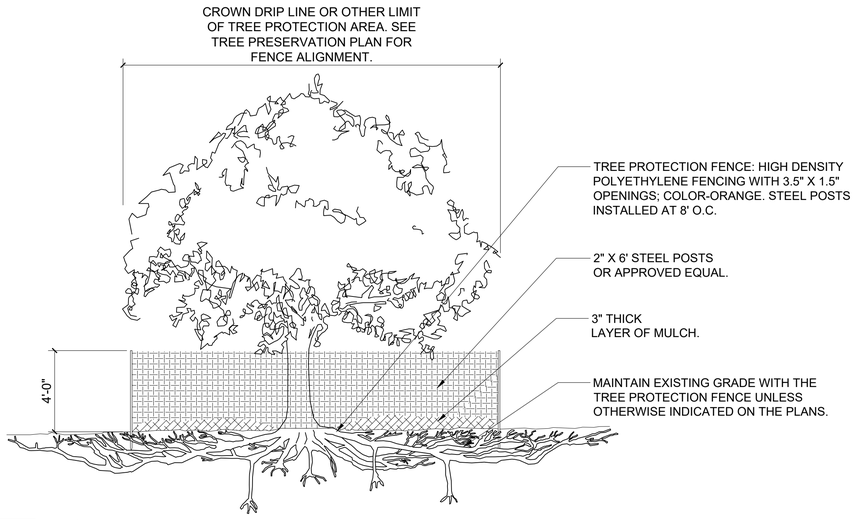
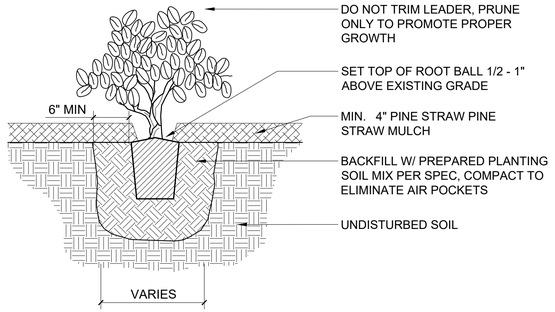
NOTE:
CONTRACTOR SHALL ASSURE
PERCOLATION OF ALL PLANTING
PITS/BEDS PRIOR TO INSTALLATION.

NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.



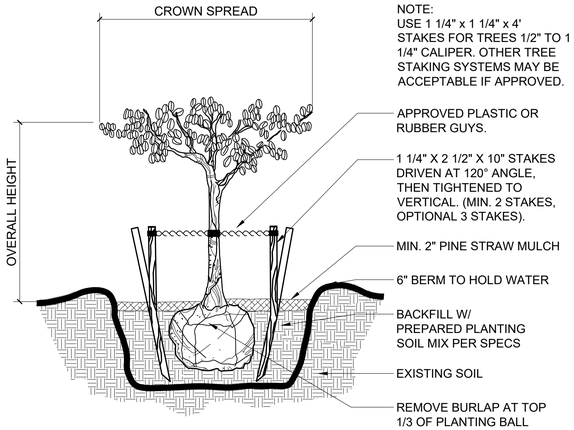
7 VEGETATION PROTECTION FENCE

1" = 1" O-PD-06



9 TYPICAL SHRUB PLANTING DETAIL

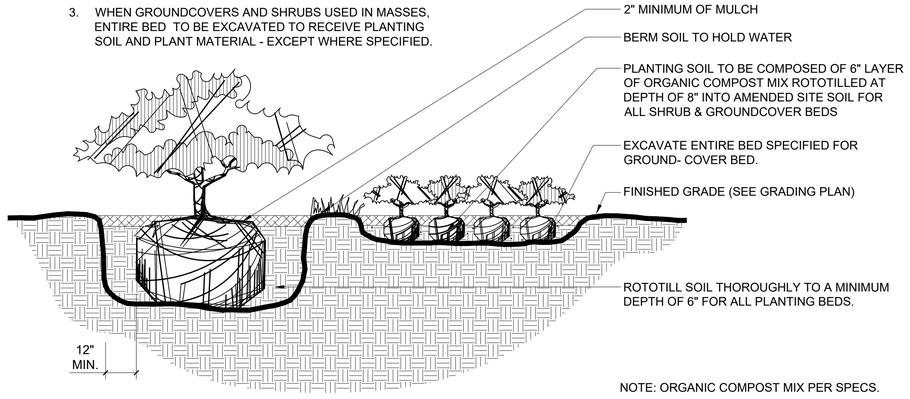
1" = 1" O-PD-11



10 SMALL TREE PLANTING DETAIL

O-PD-03

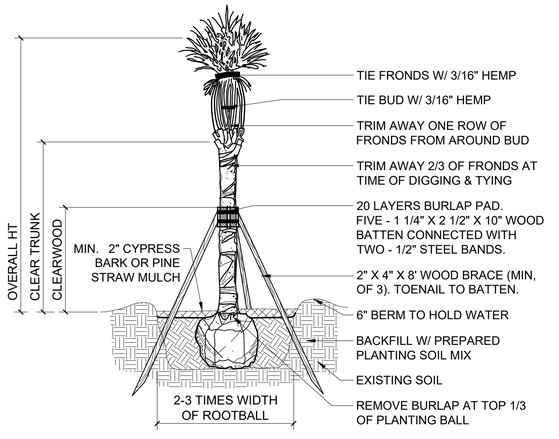
NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
3. WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHERE SPECIFIED.



NOTE: ORGANIC COMPOST MIX PER SPECS.

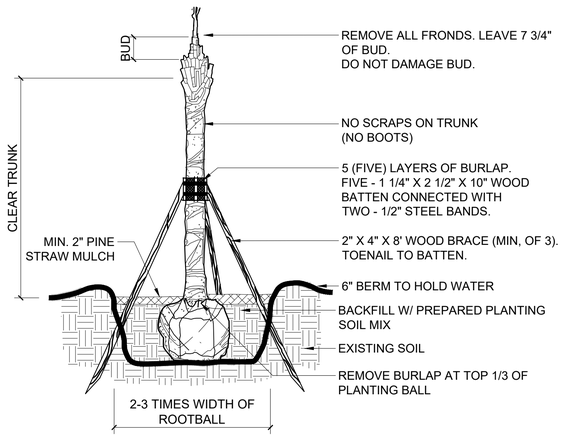
8 SHRUB & GROUNDCOVER INSTALLATION

1" = 1" O-PD-07



11 PALM TYPICAL PLANTING DETAIL

NTS O-PD-12



12 SABAL PALM PLANTING DETAIL

1" = 1" O-PD-09

NOTE: BASE DATA COLLECTED FROM MULTIPLE SOURCES. CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO ORDERING, MANUFACTURING, AND CONSTRUCTION.

FOX RESIDENCE

LOTS 1-2 OF DEVONWOOD ESTATES ON HAMPTON VIEW COURT, FORT MYERS, LEE COUNTY, FL 33908

CLIENT:
BRIAN & AMY FOX

OUTSIDE PRODUCTIONS international
THE ART & SCIENCE OF OUTDOOR LIVING
5644 TAVILLA CIRCLE SUITE 207
NAPLES, FLORIDA 34110
239-390-1334
www.opidesign.net

W. PATRICK TREFZ, ASLA
LANDSCAPE ARCHITECT #1481

This plan and design are the property of Outside Productions, Inc. Plans shall not be copied or reproduced with out permission of Outside Productions, Inc.

ISSUE DATE: 03-21-23

REVISION DATE:

REV	DATE	DESCRIPTION
1	02-22-24	REV. FOR POOL REDESIGN
2	04-17-24	REV. FOR BASE CHANGES
3	05-06-24	REV. ADDL DETAIL PER ARCH
4	02-05-25	REV. CLIENT REQ. CHANGES
5	03-10-25	REV. CLIENT REQ. CHANGES
6	03-31-25	REV. CLIENT REQ. CHANGES
7	04-08-25	REV. CLIENT REQ. CHANGES
8	04-22-25	REV. CLIENT REQ. REVISION

JOB NUMBER: 087-21

SHEET TITLE:
PLANTING DETAILS

SHEET NUMBER:
LP11

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

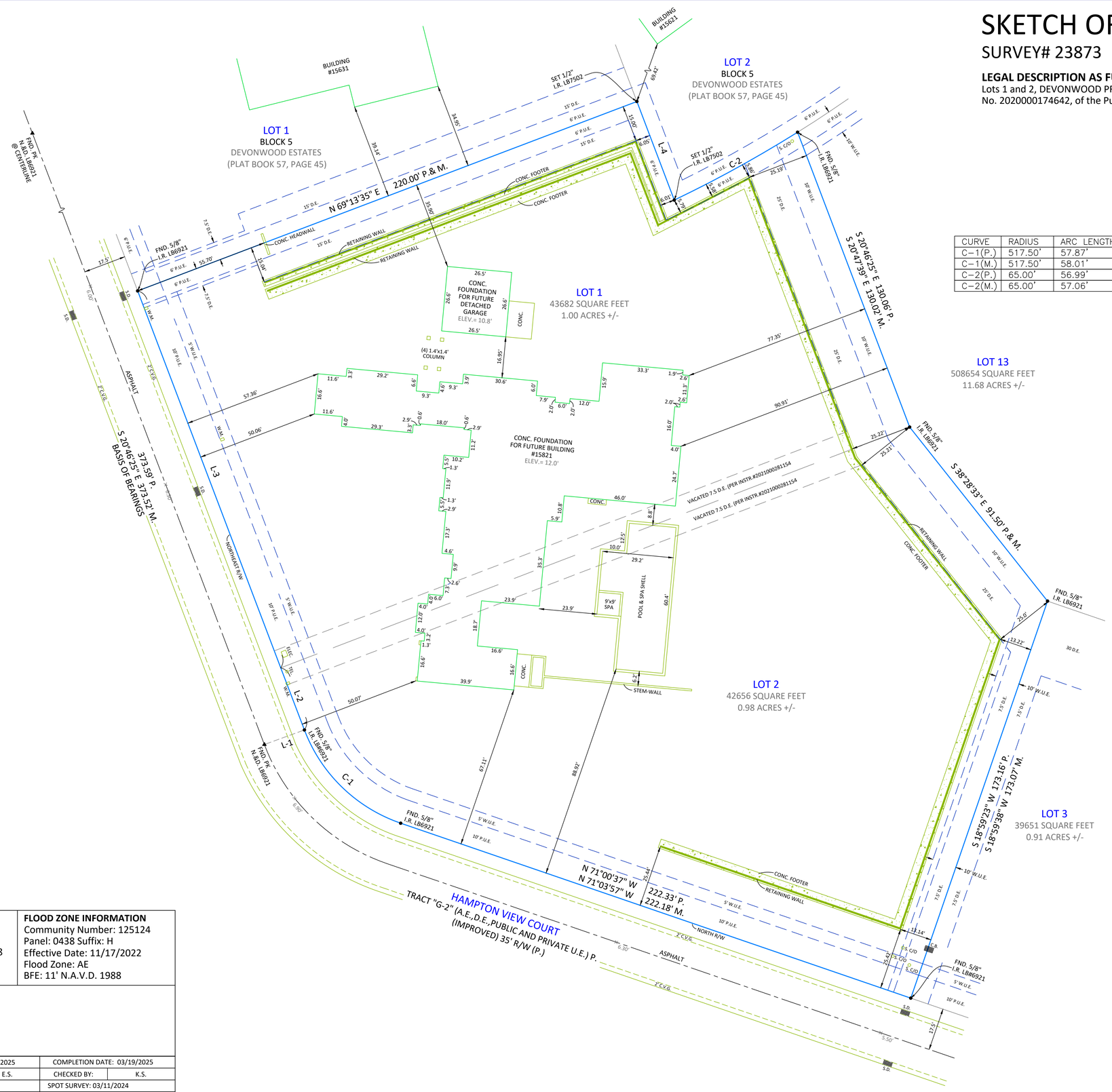
Z:\Projects\2021\051-100\087-21 Fox Residence\Construction\087-21_OPI_LP.dwg 4/22/2025 8:50 AM by opi 23

SKETCH OF BOUNDARY SURVEY

SURVEY# 23873

LEGAL DESCRIPTION AS FURNISHED
Lots 1 and 2, DEVONWOOD PRESERVE, according to the plat thereof as recorded instrument No. 2020000174642, of the Public Records of Lee County, Florida.

BENCHMARK
LAND SERVICES, INC.
1807 J. & C. Boulevard
Naples,Florida 34109
L.B. # 7502
Tel. 239-591-0778
Benchmarklandservices.com



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1(P.)	517.50'	57.87'	57.84'	N 61°06'15" E	6°24'25"
C-1(M.)	517.50'	58.01'	57.98'	N 61°10'12" E	6°25'21"
C-2(P.)	65.00'	56.99'	55.18'	N 45°53'31" W	50°14'12"
C-2(M.)	65.00'	57.06'	55.25'	N 45°53'01" W	50°17'55"

L-1= N 69°13'35" E 17.50' P.
N 69°59'56" E 17.56' M.

L-2= N 20°46'25" W 27.22' P.

L-3= N 20°46'25" W 166.24' P.
N 20°46'19" W 166.18' M.

L-4= S 20°46'25" E 43.47' P.& M.

LEGEND

A.E.	ACCESS EASEMENT
B.R.	BEARING REFERANCE
C.	CALCULATED
C.B.	CATCH BASIN
C.U.E.	COUNTY UTILITY EASEMENT
C.V.G.	CONC VALLEY GUTTERD. DEEDED
CATV.	CABLE TV. RISER
C/O	CLEAN OUT
D.	DEEDED
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
E	EAST
E.O.W.	EDGE OF WATER
ELEC.	ELECTRIC BOX
F.F.	FINISHED FLOOR
FND.	FOUND
G.A.	GUY ANCHOR
I.D.	IDENTIFICATION
I.P.	IRON PIPE
L.B.	LAND SURVEYING BUSINESS
M.	FIELD MEASURED
M.E.S.	MITERED END SECTION
M.H.W.	MEAN HIGH WATER LINE
N	NORTH
N.&D.	NAIL & DISK
N.R.	NON-RADIAL
O.H.L.	OVERHEAD LINE
P.	PLAT
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.E.P.	POOL EQUIPMENT PAD
P.I.	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY
PK	PARKER-KALON NAIL
P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S	SOUTH
S.D.	STORM DRAIN
S. C/O	SEWER CLEAN-OUT
T.B.M.	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
U.E.	UTILITY EASEMENT
W	WEST
W.M.	WATER METER
W.U.E.	WATER UTILITY EASEMENT
× 0.00'	EXISTING ELEVATION
×0.00'	PROPOSED ELEVATION
	POWER POLE
	LIGHT POLE
	FIRE HYDRANT
	WELL
	WATER VALVE

GRAPHIC SCALE
SCALE: 1"= 20'

PROPERTY ADDRESS
15821 Hampton
View Court
Fort Myers, FL, 33908

FLOOD ZONE INFORMATION
Community Number: 125124
Panel: 0438 Suffix: H
Effective Date: 11/17/2022
Flood Zone: AE
BFE: 11' N.A.V.D. 1988

CERTIFIED TO
Amy Fox; Brian Fox

DATE OF SURVEY: 03/04/2025		COMPLETION DATE: 03/19/2025	
DRAWN BY:	E.S.	CHECKED BY:	K.S.
SPOT SURVEY: 03/11/2024		SPOT SURVEY: 03/11/2024	
VACATED DRAINAGE EASEMENT: 08/13/2025			

NOTES:
1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, FREEDOM FROM ENCUMBRANCES OWNERSHIP OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL. TIES ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. FENCE OWNERSHIP NOT DETERMINED.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR USE BY THOSE TO WHOM IT IS CERTIFIED.
6. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
7. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
8. WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER, PER FLORIDA STATUTE 5J-17.052 (4) (d) OF THE FLORIDA ADMINISTRATIVE CODE.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON INTERPRETATION OF MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION OR PLANNING.
11. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.

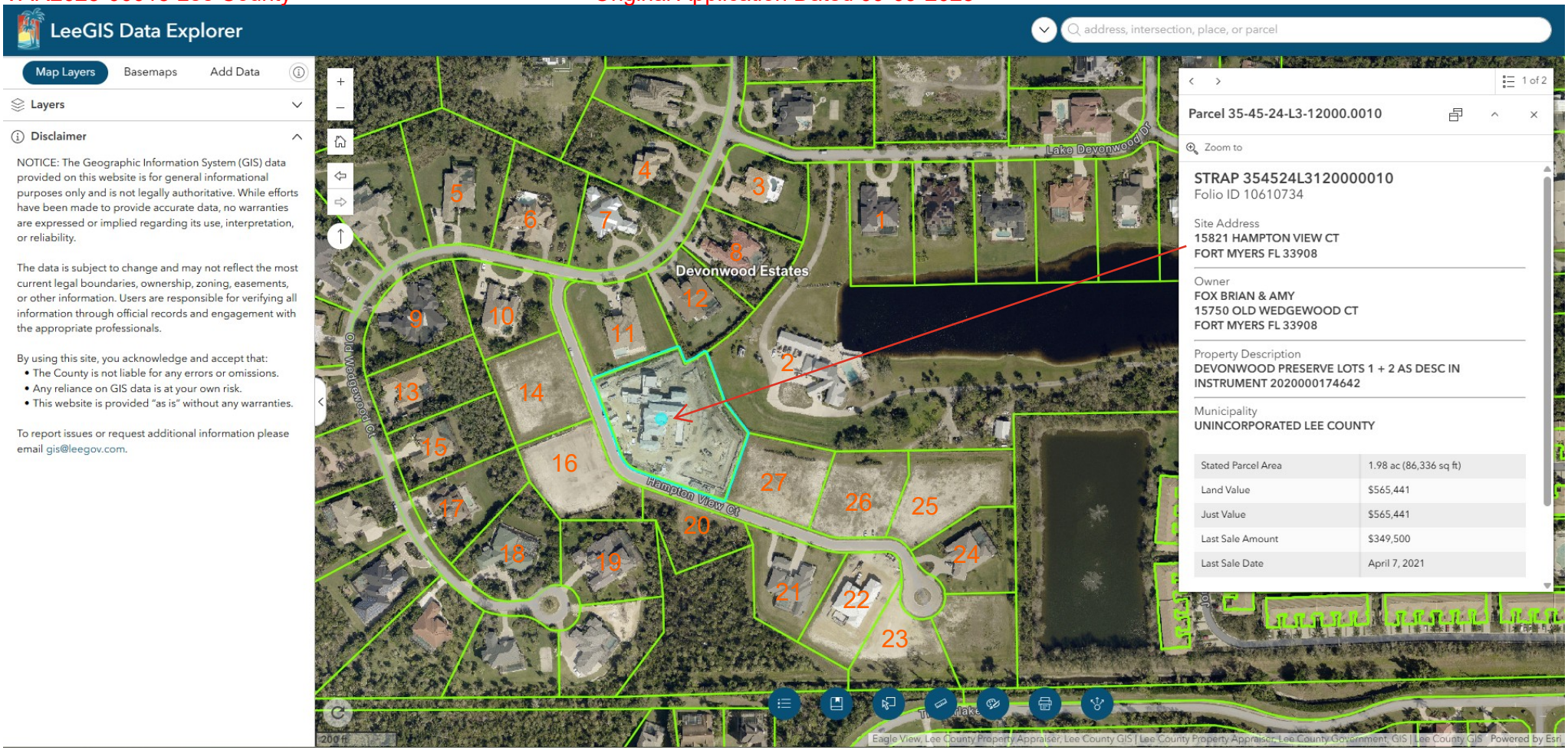
I HEREBY CERTIFY THAT A SURVEY OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION PER STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.053, F.A.C. & PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Kenneth Sarrio Digitally signed by Kenneth Sarrio Date: 2025.08.13 11:38:03 -04'00'

KENNETH SARRIO
PROFESSIONAL SURVEYOR AND MAPPER
PSM NO. 6348 STATE OF FLORIDA

KENNETH SARRIO LICENSED No. 6348 STATE OF FLORIDA SURVEYOR AND MAPPER

VAR2025-00015 Lee County Original Application Dated 09-09-2025



*All properties within 500 feet.

Prepared by:
Ross Law, P.A.
8950 Fontana Del Sol Way
Naples FL 34109

August 7, 2025

Re: Brian and Amy Fox | Parcel IDs 35-45-24-L3-12000.0010 and 35-45-24-L3-12000.0020

To Whom it May Concern;

I am a practicing attorney admitted to the bar in the State of Florida and Georgia. I am writing this Title Opinion Letter with the understanding that it is being relied upon by the appropriate parties in regard to property owned by Brian Fox and Amy Fox, husband and wife (the "Owners"). The properties being reviewed include the following:

Lots 1 and 2, Devonwood Preserve, according to the map or plat thereof, as recorded as Official Record Instrument No. 2020000174642, of the Public Records of Lee County, Florida.

This opinion letter is furnished to you pursuant to my engagement and consent of the Owners. My opinion is limited to the matters expressly stated herein. No opinions are to be inferred or implied beyond those expressly stated.

NOW THEREFORE, as of the date of this review, it is my opinion that the properties are solely owned by Brian and Amy Fox, husband and wife, whose address is 15750 OLD WEDGEWOOD CT, FORT MYERS FL 33908. Ownership is held as tenants by the entirety, which is presumed under Florida law when title is vested in a married couple.

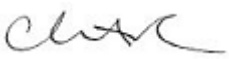
Additionally, there are no mortgages or encumbrances currently secured by the Property, other than certain exceptions, such as easements, covenants, or notices of commencement.

Owner obtained title as follows:

(1) Special Warranty Deed between Devonwood Development, Inc. a Florida Corporation to Brian and Amy Fox, husband and wife, recorded 4/15/2021 in Instrument Number 2021000120660; (Lot 1)
(2) Special Warranty Deed between Devonwood Development, Inc. a Florida Corporation to Brian and Amy Fox, husband and wife, recorded 4/15/2021 in Instrument Number 2021000120662; (Lot 2)

I understand and agree that you will be relying on this opinion.

Sincerely,



Christian Ross
Ross Law, P.A.
Christian@RossTitle.com
239.434.7700

1.
MOGILISHETTY ANURADHA & KOKA RAMESH
6961 LAKE DEVONWOOD DR
FORT MYERS FL 33908

2.
KNOX, CHARLES FOR KAGAN PROPERTY TRUST
6981 LAKE DEVONWOOD DR
FORT MYERS FL 33908

3.
CAMERATTA, DOMINIC & ELIZABETH
15601 OLD WEDGEWOOD CT
FORT MYERS FL 33908

4.
KNAPP, LANA & KEVIN
15600 OLD WEDGEWOOD CT
FORT MYERS FL 33908

5.
KSAR, JAMAL SAMIH & KARI LYNN
15690 OLD WEDGEWOOD CT
FORT MYERS FL 33908

6.
TAHA ISSAM & MARGARET ISSAM TAHA TRUST
15660 OLD WEDGEWOOD CT
FORT MYERS FL 33908

7.
BRENT DOWNING TRUST
15630 OLD WEDGEWOOD CT
FORT MYERS FL 33908

8.
ABUOQAB OQAB ALI & SANA
15611 OLD WEDGEWOOD CT
FORT MYERS FL 33908

9.
POKORNY-CAMPBELL, ANDREW & AIMEE
15781 OLD WEDGEWOOD CT
FORT MYERS FL 33908

10.
SHEELEY, MICHAEL
15661 OLD WEDGEWOOD CT
FORT MYERS FL 33908

11.
FRENCH LISA PYRITZ TR FOR 15631 OLD WEDGEWOOD COURT LAND TRUST
15631 OLD WEDGEWOOD CT
FORT MYERS FL 33908

12.
BYRD, TEELY & LERIN
15621 OLD WEDGEWOOD CT
FORT MYERS FL 33908

13.
KAZAKOS GEORGE TRUST
15811 OLD WEDGEWOOD CT
FORT MYERS FL 33908

14.
15810 HAMPTON VIEW LLC
15810 HAMPTON VIEW CT
FORT MYERS FL 33908

15.
CAMERON, KIRBY & KIMBERLY
15841 OLD WEDGEWOOD CT
FORT MYERS FL 33908

16.
DEFREITAS RONALD & LUCINDA
15820 OLD WEDGEWOOD CT
FORT MYERS FL 33908

17.
BOLOOKI, HOOSHANG & NICOLE
15871 OLD WEDGEWOOD CT
FORT MYERS FL 33908

18.
THIBAUT RANDOLPH E TR FOR RANDOLPH E THIBAUT TRUST
15931 OLD WEDGEWOOD CT
FORT MYERS FL 33908

19.
BRESNAN, CLAYTON & AMANDA
15991 OLD WEDGEWOOD CT
FORT MYERS FL 33908

20.
DEVONWOOD ESTATES HOMEOWNERS A
27180 BAY LANDINGS DR #4
BONITA SPRINGS FL 34135

21.
FRICKE DIANE L TR FOR DIANE L FRICKE TRUST
15840 HAMPTON VIEW CT
FORT MYERS FL 33908

22.
15850 HAMPTON VIEW LLC
15850 HAMPTON VIEW CT
FORT MYERS FL 33908

23.
JEC PROPERTIES LLC
15860 HAMPTON VIEW CT
FORT MYERS FL 33908

24.
GONZALEZ DANIEL BARROS & ALEXANDRA
15861 HAMPTON VIEW CT
FORT MYERS FL 33908

25.
GONZALEZ DANIEL BARROS & ALEXANDRA
15851 HAMPTON VIEW CT
FORT MYERS FL 33908

26.
THOUSAND HILLS LAND DEVELOPMEN
15841 HAMPTON VIEW CT
FORT MYERS FL 33908

27.
THOUSAND HILLS LAND DEVELOPMEN
15831 HAMPTON VIEW CT
FORT MYERS FL 33908

BARBER JANE & STEPHEN H
224 THOMPSON ST #159
HENDERSONVILLE NC 28792

DOWNING BRENT T TR
225 SARANAC DR
SUNSET SC 29685

KSAR JAMAL SAMIH &
15690 OLD WEDGEWOOD CT
FORT MYERS FL 33908

LEE JULIA SUN
15960 OLD WEDGEWOOD CT
FORT MYERS FL 33908

BRESNAN CLAYTON & AMANDA
15991 OLD WEDGEWOOD CT
FORT MYERS FL 33908

BOLOOKI HOOSHANG M &
15871 OLD WEDGEWOOD CT
FORT MYERS FL 33908

KAZAKOS GEORGE TRUST
15811 OLD WEDGEWOOD CT
FORT MYERS FL 33908

SHEELEY MICHAEL K
15661 OLD WEDGEWOOD CT
FORT MYERS FL 33908

BYRD TEELY & LERIN
15621 OLD WEDGEWOOD CT
FORT MYERS FL 33908

DEFREITAS RONALD & LUCINDA
43180 BOARDWALK LOOP CIR
PUNTA GORDA FL 33980

KNAPP LANA F & KEVIN
15600 OLD WEDGEWOOD CT
FORT MYERS FL 33908

TAHA ISSAM A & MARGARET D TR
15660 OLD WEDGEWOOD CT
FORT MYERS FL 33908

SILVA ADALBERTO N &
15930 OLD WEDGEWOOD CT
FORT MYERS FL 33908

MORO ROBERT A & CHRISTINE M
15990 OLD WEDGEWOOD CT
FORT MYERS FL 33908

THIBAUT RANDOLPH E TR
15931 OLD WEDGEWOOD CT
FORT MYERS FL 33908

CAMERON KIRBY C &
15841 OLD WEDGEWOOD CT
FORT MYERS FL 33908

POKORNY-CAMPBELL ANDREW &
15781 OLD WEDGEWOOD CT
FORT MYERS FL 33908

FRENCH LISA PYRITZ TR
15631 OLD WEDGEWOOD CT
FORT MYERS FL 33908

DEVONWOOD EST HOMEOWNERS ASSOC
6981 LAKE DEVONWOOD DR
FORT MYERS FL 33908

15810 HAMPTON VIEW LLC
600 N MAIN ST
MANTENO IL 60950

DEVONWOOD ESTATES HOMEOWNERS A
27180 BAY LANDINGS DR #4
BONITA SPRINGS FL 34135

DEVONWOOD ESTATES HOMEOWNERS A
27180 BAY LANDINGS DR #4
BONITA SPRINGS FL 34135

MOGILISHETTY ANURADHA &
6961 LAKE DEVONWOOD DR
FORT MYERS FL 33908

ABUOQAB OQAB ALI & SANA M
15611 OLD WEDGEWOOD CT
FORT MYERS FL 33908

CAMERATTA DOMINIC &
15601 OLD WEDGEWOOD CT
FORT MYERS FL 33908

DEVONWOOD ESTATES HOMEOWNERS A
27180 BAY LANDINGS DR #4
BONITA SPRINGS FL 34135

THOUSAND HILLS LAND DEVELOPMEN
12651 MCGREGOR BLVD #404
FORT MYERS FL 33919

THOUSAND HILLS LAND DEVELOPMEN
12651 MCGREGOR BLVD #404
FORT MYERS FL 33919

GONZALEZ DANIEL BARROS &
15861 HAMPTON VIEW CT
FORT MYERS FL 33908

GONZALEZ DANIEL BARROS &
15861 HAMPTON VIEW CT
FORT MYERS FL 33908

JEC PROPERTIES LLC
25110 BERNWOOD DR #101
BONITA SPRINGS FL 34135

15850 HAMPTON VIEW LLC
600 N MAIN ST
MANTENO IL 60950

FRICKE DIANE L TR
15840 HAMPTON VIEW CT
FORT MYERS FL 33908

KNOX CHARLES H TR
6981 LAKE DEVONWOOD DR
FORT MYERS FL 33908

FOREST JOINT VENTURE
FOREST OWNERS ASSN
6000 FOREST BLVD
FORT MYERS FL 33908

FOREST PROPERTY OWNERS ASSN
5990 FOREST BLVD
FORT MYERS FL 33908

Subjects: 1, Affected: 36, Buffer: 500, Date: 9/3/2025 12:00:00 AM, List Size: 37
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0,"True","10610734","35-45-24-L3-12000.0010","FOX BRIAN & AMY","","15750 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15821","HAMPTON VIEW CT","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOTS 1 + 2<CR>AS DESC IN INSTRUMENT 2020000174642"
1,"False","10219513","35-45-24-09-00004.0080","BARBER JANE & STEPHEN H","","224 THOMPSON ST #159","","HENDERSONVILLE","NC","28792","","15570","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 8"
2,"False","10219514","35-45-24-09-00004.0090","KNAPP LANA F & KEVIN","","15600 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15600","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 9"
3,"False","10219515","35-45-24-09-00004.0100","DOWNING BRENT T TR","","225 SARANAC DR","","SUNSET","SC","29685","","15630","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 10"
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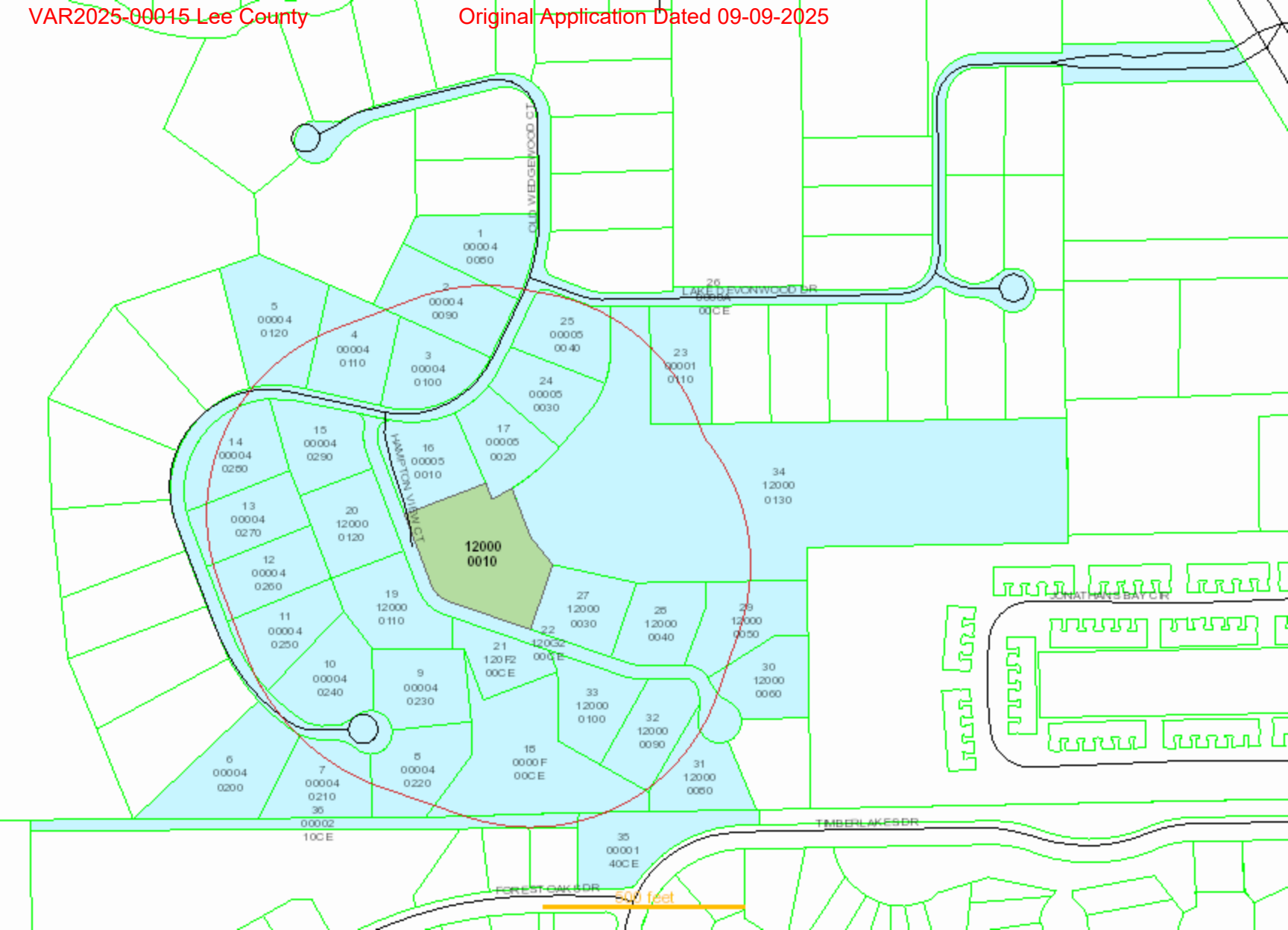
5,"False","10219517","35-45-24-09-00004.0120","KSAR JAMAL SAMIH &","","15690 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15690","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 12"
6,"False","10219525","35-45-24-09-00004.0200","SILVA ADALBERTO N &","","15930 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15930","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 20"

7,"False","10219526","35-45-24-09-00004.0210","LEE JULIA SUN","","15960 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15960","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 21"
8,"False","10219527","35-45-24-09-00004.0220","MORO ROBERT A & CHRISTINE M","","15990 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15990","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 22"
9,"False","10219528","35-45-24-09-00004.0230","BRESNAN CLAYTON & AMANDA","","15991 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15991","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 23"
10,"False","10219529","35-45-24-09-00004.0240","THIBAUT RANDOLPH E TR","","15931 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15931","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 24"
11,"False","10219530","35-45-24-09-00004.0250","BOLOOKI HOOSHANG M &","","15871 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15871","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 25"
12,"False","10219531","35-45-24-09-00004.0260","CAMERON KIRBY C &","","15841 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15841","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 26"
13,"False","10219532","35-45-24-09-00004.0270","KAZAKOS GEORGE TRUST","","15811 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15811","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 27"
14,"False","10219533","35-45-24-09-00004.0280","POKORNY-CAMPBELL ANDREW &","","15781 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15781","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4

LOT 28"
15,"False","10219534","35-45-24-09-00004.0290","SHEELEY MICHAEL K","","15661 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15661","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 4 LOT 29"
16,"False","10219535","35-45-24-09-00005.0010","FRENCH LISA PYRITZ TR","","15631 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15631","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 5 LOT 1"
17,"False","10219536","35-45-24-09-00005.0020","BYRD TEELY & LERIN","","15621 OLD WEDGEWOOD CT","","FORT MYERS","FL","33908","","15621","OLD WEDGEWOOD CT","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 5 LOT 2"
18,"False","10554125","35-45-24-09-0000F.00CE","DEVONWOOD EST HOMEOWNERS ASSOC","","6981 LAKE DEVONWOOD DR","","FORT MYERS","FL","33908","","","DEVONWOOD ESTATES C/E","","FORT MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>TRACT F"
19,"False","10599662","35-45-24-L3-12000.0110","DEFREITAS RONALD & LUCINDA","","43180 BOARDWALK LOOP CIR","","PUNTA GORDA","FL","33980","","15820","HAMPTON VIEW CT","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 11<CR>AS DESC IN INSTRUMENT 2020000174642"
20,"False","10599663","35-45-24-L3-12000.0120","15810 HAMPTON VIEW LLC","","600 N MAIN ST","","MANTENO","IL","60950","","15810","HAMPTON VIEW CT","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 12<CR>AS DESC IN INSTRUMENT 2020000174642"
21,"False","10599664","35-45-24-L3-120F2.00CE","DEVONWOOD ESTATES HOMEOWNERS A","","27180 BAY LANDINGS DR #4","","BONITA SPRINGS","FL","34135","","","DEVONWOOD PRESERVE C/E","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>TRACT F-2<CR>AS DESC IN INSTRUMENT 2020000174642"
22,"False","10599665","35-45-24-L3-120G2.00CE","DEVONWOOD ESTATES HOMEOWNERS A","","27180 BAY LANDINGS DR #4","","BONITA SPRINGS","FL","34135","","","RIGHT OF WAY","","FORT

MYERS","33908","DEVONWOOD PRESERVE<CR>TRACT G-2<CR>AS DESC IN INSTRUMENT 2020000174642"
23,"False","10219834","36-45-24-09-00001.0110","MOGILISHETTY ANURADHA &","","6961 LAKE DEVONWOOD DR","","FORT
MYERS","FL","33908","","6961","LAKE DEVONWOOD DR","","FORT
MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 1 LOT 11"
24,"False","10219843","36-45-24-09-00005.0030","ABUOQAB OQAB ALI & SANA M","","15611 OLD WEDGEWOOD CT","","FORT
MYERS","FL","33908","","15611","OLD WEDGEWOOD CT","","FORT
MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 5 LOT 3"
25,"False","10219844","36-45-24-09-00005.0040","CAMERATTA DOMINIC &","","15601 OLD WEDGEWOOD CT","","FORT
MYERS","FL","33908","","15601","OLD WEDGEWOOD CT","","FORT
MYERS","33908","DEVONWOOD ESTATES<CR>PB 57 PGS 43-45<CR>BLK 5 LOT 4"
26,"False","10219845","36-45-24-09-0000A.00CE","DEVONWOOD ESTATES HOMEOWNERS A","","27180 BAY LANDINGS DR #4","","BONITA SPRINGS","FL","34135","","","RIGHT OF WAY","","FORT
MYERS","33908","DEVONWOOD ESTATES<CR>TRACTS A + C + G<CR>PB 57 PGS 43-45"
27,"False","10599666","36-45-24-L4-12000.0030","THOUSAND HILLS LAND DEVELOPMEN","","12651 MCGREGOR BLVD #404","","FORT
MYERS","FL","33919","","15831","HAMPTON VIEW CT","","FORT
MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 3<CR>AS DESC IN INSTRUMENT 2020000174642"
28,"False","10599667","36-45-24-L4-12000.0040","THOUSAND HILLS LAND DEVELOPMEN","","12651 MCGREGOR BLVD #404","","FORT
MYERS","FL","33919","","15841","HAMPTON VIEW CT","","FORT
MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 4<CR>AS DESC IN INSTRUMENT 2020000174642"
29,"False","10599668","36-45-24-L4-12000.0050","GONZALEZ DANIEL BARROS &","","15861 HAMPTON VIEW CT","","FORT
MYERS","FL","33908","","15851","HAMPTON VIEW CT","","FORT
MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 5<CR>AS DESC IN INSTRUMENT 2020000174642"
30,"False","10599669","36-45-24-L4-12000.0060","GONZALEZ DANIEL

BARROS &","","15861 HAMPTON VIEW CT","","FORT MYERS","FL","33908","","15861","HAMPTON VIEW CT","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 6<CR>AS DESC IN INSTRUMENT 2020000174642"
31,"False","10599671","36-45-24-L4-12000.0080","JEC PROPERTIES LLC","","25110 BERNWOOD DR #101","","BONITA SPRINGS","FL","34135","","15860","HAMPTON VIEW CT","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 8<CR>AS DESC IN INSTRUMENT 2020000174642"
32,"False","10599672","36-45-24-L4-12000.0090","15850 HAMPTON VIEW LLC","","600 N MAIN ST","","MANTENO","IL","60950","","15850","HAMPTON VIEW CT","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 9<CR>AS DESC IN INSTRUMENT 2020000174642"
33,"False","10599673","36-45-24-L4-12000.0100","FRICKE DIANE L TR","","15840 HAMPTON VIEW CT","","FORT MYERS","FL","33908","","15840","HAMPTON VIEW CT","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 10<CR>AS DESC IN INSTRUMENT 2020000174642"
34,"False","10599674","36-45-24-L4-12000.0130","KNOX CHARLES H TR","","6981 LAKE DEVONWOOD DR","","FORT MYERS","FL","33908","","6981","LAKE DEVONWOOD DR","","FORT MYERS","33908","DEVONWOOD PRESERVE<CR>LOT 13<CR>AS DESC IN INSTRUMENT 2020000174642"
35,"False","10219851","01-46-24-00-00001.40CE","FOREST JOINT VENTURE","FOREST OWNERS ASSN","6000 FOREST BLVD","","FORT MYERS","FL","33908","","16451","TIMBERLAKES DR","","FORT MYERS","33908","PARL E OF THE OAKS + NORTH<CR>OF UT 3 THE FOREST<CR>PRESERVATION"
36,"False","10557170","01-46-24-00-00002.10CE","FOREST PROPERTY OWNERS ASSN","","5990 FOREST BLVD","","FORT MYERS","FL","33908","","","FOREST C/E","","FORT MYERS","33908","THE FOREST IDD CANAL ESMTS<CR>TRACT K <CR>PB 37 PG 51<CR>COMMON ELEMENT"


OLD WEDGEWOOD CT
LAKE DEVONWOOD DR
HAMPTON VIEW CT
JONATHANS BAY CIR
TIMBERLAKES DR
FOREST OAKS DR
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0090
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