

Date:	10/7/09
Drawn by:	SG
Reviewed by:	CL
Job Number:	2945
Revision:	Date:
▲	12/1/09
▲	1/13/10

SEMINOLE COUNTY LAND DEVELOPMENT CODE
(PART 64. OFF-STREET PARKING, LOADING, AND LANDSCAPING REGULATIONS)

TOTAL SITE AREA 51,688 SF (1.19 AC)

SOUTH BUFFER (222 LF)
(ALONG SR 426/ALOMA AVENUE)

REQ.: 25' WIDE MIN. LANDSCAPE BUFFER (PER GREENWAY FONTE FUD)
PROV.: 25' WIDE LANDSCAPE BUFFER

REQ.: 4 CANOPY TREES PER 100' (PER GREENWAY FONTE FUD)
PROV.: TO BE INSTALLED BY OTHERS

REQ.: HEDGE SCREENING 100% OF ADJACENT PARKING (PER GREENWAY FONTE FUD)
PROV.: TO BE INSTALLED BY OTHERS

WEST BUFFER (235 LF)
(ALONG CLAYTON CROSSING WAY)

REQ.: 5' WIDE MIN, 10' WIDE AVERAGE LANDSCAPE BUFFER (PER GREENWAY FONTE FUD)
PROV.: 10' WIDE LANDSCAPE BUFFER

REQ.: 4 CANOPY TREES PER 100' (PER GREENWAY FONTE FUD)
PROV.: 5 CANOPY TREES (LIVE OAK)

REQ.: HEDGE SCREENING 100% OF ADJACENT PARKING (PER GREENWAY FONTE FUD)
PROV.: TO BE INSTALLED BY OTHERS

NORTH BUFFER (221 LF)
(ADJACENT TO FUBLIX PARCEL)

-NO BUFFER REQUIRED

EAST BUFFER (234 LF)
(ADJACENT TO PARCEL 'B')

-NO BUFFER REQUIRED

REQUIRED MIX OF TREE SPECIES

REQ.: 1 NATIVE SPECIES WHEN EXCEED 10 REQUIRED TREES
PROV.: 2 NATIVE SPECIES (LIVE OAK, YAUPON HOLLY TREE FORM)

REQ.: 2 SPECIES PER 10-20 REQUIRED TREES PLANTED
PROV.: 2 SPECIES (LIVE OAK, YAUPON HOLLY TREE FORM)

VEHICULAR USE AREA (22,553 SF)

REQ.: 10% MIN. LANDSCAPE AREA PER VUA
23,110 SF X .10 = 2,311 SF
PROV.: 10% LANDSCAPE AREA MIN.

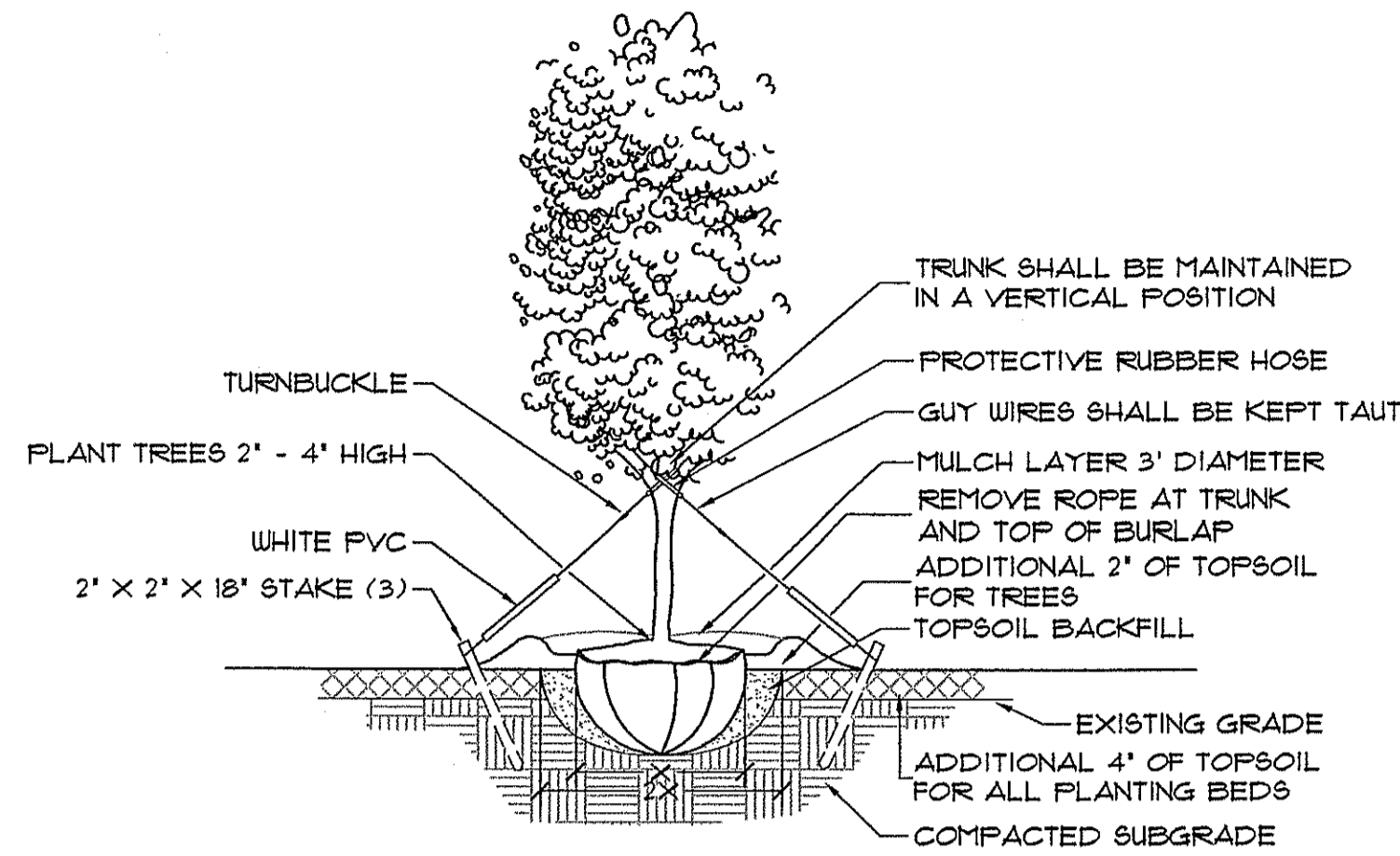
REQ.: 1 CANOPY TREE PER 200 SF OF REQUIRED INTERIOR LANDSCAPE AREA
PROV.: MIN. 1 CANOPY TREE PER 200 SF OF REQUIRED LANDSCAPE AREA

REQ.: NO MORE THAN 20 PARKING SPACES IN AN UNINTERRUPTED ROW
PROV.: NO MORE THAN 20 PARKING SPACES IN AN UNINTERRUPTED ROW

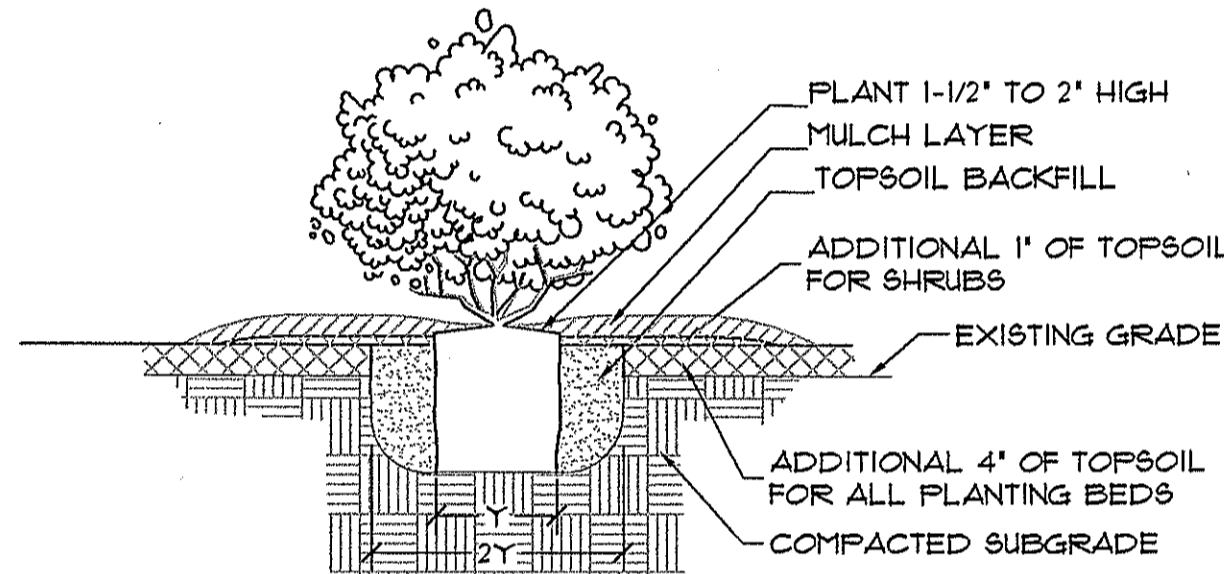
REQ.: TREE ISLANDS SHALL BE 100 SF MIN, 8' WIDE MIN.
PROV.: TREE ISLAND MIN. 100 SF, 8' WIDE MIN.

LANDSCAPE NOTES

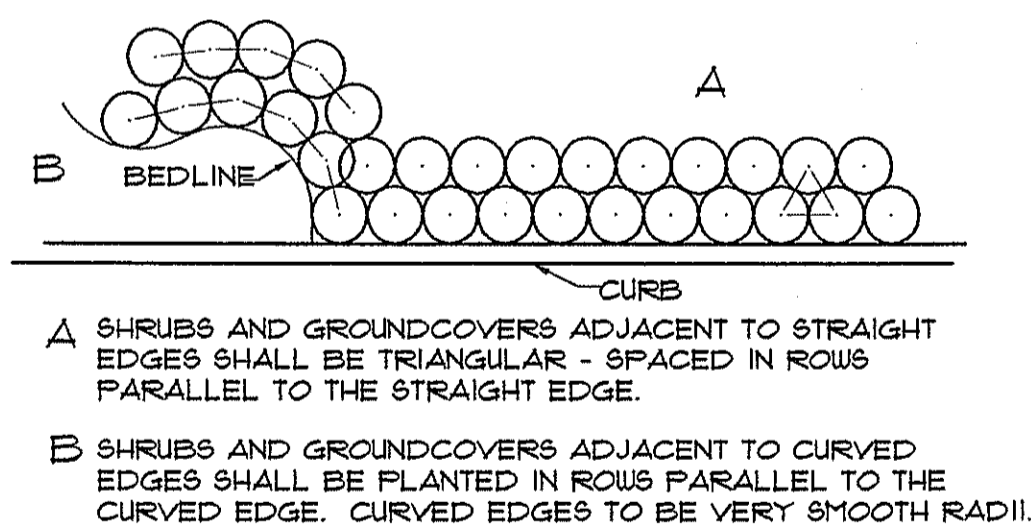
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER ACCORDING TO THE CURRENT NURSERY GRADES AND STANDARDS.
- ALL PLANT BEDS SHALL BE DRESSED WITH 3" LAYER OF MULCH. ALL OTHER AREAS SHALL RECEIVE SOD (SEE PLAN FOR TYPE).
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO INSTALLATION.
- ALL PLANTS SHALL MEET SIZE, CONTAINER, AND SPACING SPECIFICATIONS. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE TO RECEIVE THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
- ALL SHRUBS SHALL BE PLANTED 1-1/2" ABOVE GRADE AND TREES SHALL BE PLANTED 2-1/2" ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS. SHRUBS SHALL BE A MINIMUM OF 2' IN HEIGHT IMMEDIATELY AFTER PLANTING. TREES SHALL HAVE A MINIMUM HEIGHT OF 8 FEET AND MINIMUM CALIPER OF 2-1/2" WITH AN OVERALL AVERAGE OF 3", MEASURED 1' ABOVE GRADE. CALIPER OF ALL TREES ARE REQUIRED TO BE PLANTED A MINIMUM OF 2-1/2" WITH AN OVERALL AVERAGE OF 3" MEASURED 1' ABOVE GROUND.
- CONTRACTOR SHALL PERFORM SOIL TESTS PRIOR TO CONSTRUCTION AND AMEND WITH LIME AND SULFUR AS NEEDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING. GRADING SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
- SOIL SHALL BE FREE FROM LIME ROCK AND CONSTRUCTION DEBRIS.
- IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES REPRESENTED ON THE PLAN VS. QUANTITIES SHOWN ON THE PLANT LIST, THE PLAN SHALL CONTROL.
- CONTRACTOR SHALL MAINTAIN TREES IN A STRAIGHT AND PLUMB POSITION FOR ONE YEAR. CONTRACTOR SHALL STAKE ALL TREES IF REQUIRED BY THE JURISDICTION.
- PRIOR TO REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TAKE OFFS AND QUANTITIES. THE QUANTITIES ON THE PLANT LIST SERVE ONLY AS A GUIDE TO THE OWNER AND L.A. THIS INCLUDES SOD AND MULCH QUANTITIES OF WHICH THE CONTRACTOR SHALL BE HELD TO BID QUANTITIES.
- SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY, EITHER BY SAMPLES, PHOTOS, OR NURSERY VISITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DIGGING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYEY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
- CONTRACTOR SHALL ANTICIPATE THE FIRST FIVE FEET AROUND BUILDING PERIMETER WILL BE COMPACTED AND FOUNDATION BEDS SHOULD BE TILLED AND IMPROVED TO SUSTAIN VIGOROUS, HEALTHY PLANT GROWTH.



TYPICAL TREE PLANTING
CROSS SECTION - N.T.S.



TYPICAL SHRUB PLANTING
CROSS SECTION - N.T.S.



TYPICAL SHRUB PLANTING
PLAN - N.T.S.

MASTER PLANT LIST

BankFIRST Master Plant List					1/13/10, Revision #2
Quantity	Symbol	Botanical Name	Common Name	Size & Specification	
Trees					
4	IO	<i>Ilex hybrida</i> 'Conaf' OakLeaf P.P.49487	OakLeaf Holly	30 Gal., 5' - 6' Ht. x 2 1/2' - 3' Spd., Full	
2	IV	<i>Ilex vomitoria</i>	Yaupon Holly	65 Gal., 7' - 8' Ht. x 7' - 8' Spd., Multi-trunk, Tree Form	
5	JC	<i>Juniperus chinensis</i> 'Torulosa'	Torulosa Juniper	30 Gal., 9' - 11' Ht., Full, Cherry Lake Tree Farm 1-800-429-2171	
6	LIT	<i>Lagerstroemia indica</i> 'Tuscarora'	Tuscarora Crape Myrtle	65 Gal., 10' Ht. x 5' Spd., 2 1/2' Cal., Multi-trunk, Symmetrical Canopy Structure: Matched Appearance	
10	QV	<i>Quercus virginiana</i>	Live Oak	65 Gal., 12' - 14' Ht. x 6' Spd., 3" Cal.	
10	QV100	<i>Quercus virginiana</i>	Live Oak	100 Gal., 14' Ht. x 6' Spd., 4" Cal., Symmetrical Canopy Structure: Matched Appearance	
Shrubs/Groundcover					
7	AA	<i>Agave americana</i>	Century Plant (Blue Agave)	15 Gal., 36" x 36", Matched specimens	
70	BF	<i>Bulbine frutescens</i> 'Hallmark'	Orange Bulbine	1 Gal., 24" O.C.	
145	IVN	<i>Ilex vomitoria</i> 'Schellings Dwarf'	Dwarf Yaupon Holly	3 Gal., 12" x 15", 30" O.C.	
56	IVS	<i>Ilex vomitoria</i> 'Stokes Dwarf'	Dwarf Yaupon Holly	3 Gal., 12" x 12", 30" O.C.	
125	LEG	<i>Liriope muscari</i> 'Evergreen Giant'	Evergreen Giant Liriope	1 Gal., 18" O.C., Full	
58	LOR	<i>Loropetalum chinense rubrum</i> 'Ruby'	Dwarf Ruby Loropetalum	2 Gal., 15" Ht. Min., 24" O.C., Dense	
259	MCG	<i>Muhlenbergia capillaris</i>	Muhly Grass	3 Gal., 30" Ht., 36" O.C., Full	
9	SRE	<i>Serenoa repens</i>	Silver Saw Palmetto	15 Gal., 48" O.C.	
358	TAM	<i>Trachelospermum asiaticum</i> 'Minima'	Minima Jasmine	1 Gal., 18" O.C., Full	
254	TUV	<i>Tulbaghia violacea</i>	Society Garlic	1 Gal., 12" O.C., 12" Ht. Min., Full	
304	VO	<i>Viburnum obovatum</i>	Walter's Viburnum	3 Gal., 18" x 15", 30" O.C., Full	
635	VOD	<i>Viburnum obovatum</i> 'Schellings'	Dwarf Walter's Viburnum	3 Gal., 24" x 18", 30" O.C.	
Miscellaneous					
7,755	SF	<i>Zoysia japonica</i> 'Empire'	Empire Zoysia	Solid panels, Disease & Weed Free	
109	CY	Mulch	Mini Pine Bark Mulch	3" Depth	
19,496	SF	Irrigation			
7	POT	*Planter pots per hardscape plans, plant each with (1) AA *Fill all pots with gravel, potting soil and plantings as noted. Irrigate with microjet.			
Plant quantities for pots are included in plant list above.					

PROPERTY APPRAISER ID NUMBER 31-21-31-300-024A-0000
APPROVED FOR CONSTRUCTION

SEMINOLE COUNTY
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THIS APPROVAL IS SUBJECT TO SPECIFIC CONFORMANCE TO THE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND ANY SPECIAL REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CORRECT ANY DEFECTS IN THE PLANS OR THE FACILITY AS CONSTRUCTED WHICH RESULTS IN A FAILURE TO MEET APPLICABLE CODE REQUIREMENTS. ADMINISTRATIVE ACCEPTANCE OF THE DEVELOPER'S PLANS DOES NOT CONSTITUTE A WAIVER OF ANY CODE REQUIREMENTS NOR DOES IT RELIEVE THE DEVELOPER OF RESPONSIBILITY TO MEET THOSE REQUIREMENTS. THIS SPECIFIC APPROVAL IS VALID FOR A PERIOD OF ONE YEAR FROM THE DATE BELOW.

APPROVED:

SEMINOLE COUNTY DEVELOPMENT REVIEW DEPARTMENT

DATE

HARDSCAPE, LANDSCAPE & IRRIGATION PLANS

BankFIRST
Oviedo, Florida

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AND ASSOCIATES, INC.
150 W. JESSUP AVENUE
LONGWOOD, FLORIDA
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Landscape Details, Notes & Plant List

Sheet Number:
L2.00