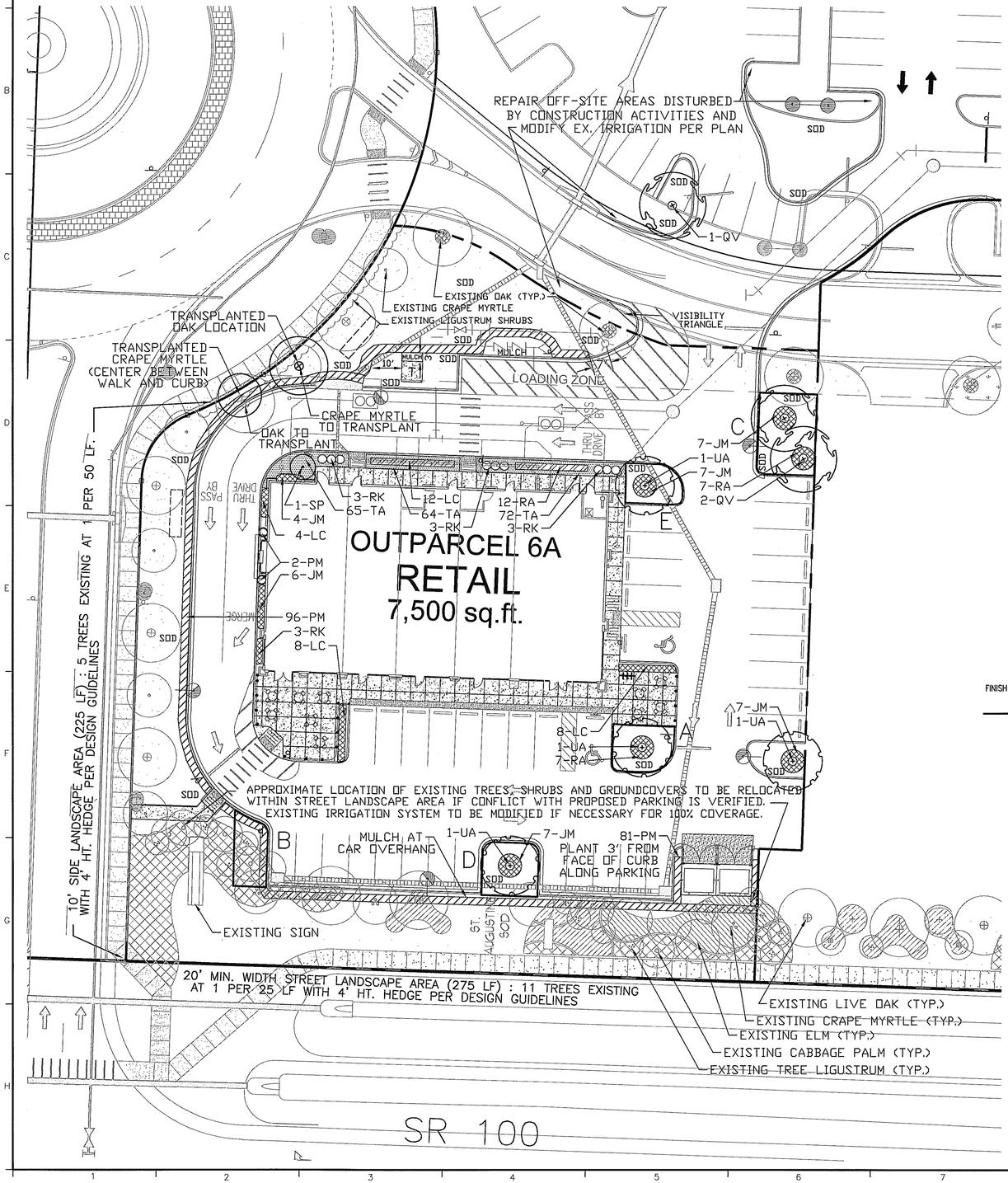
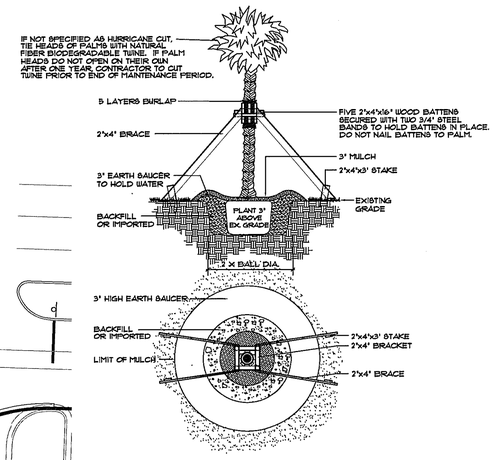
J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
FLORIDA REGISTRATION NO. LA0000014776
5621 REVELWOOD LOOP, WINTER PARK, FL. 32792
PHONE: 407-718-2124 FAX: 407-671-6904

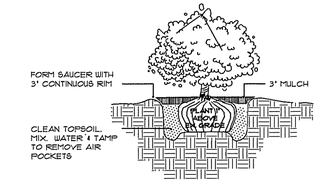
SCALE: 1" = 20'
0 20 40

NORTH



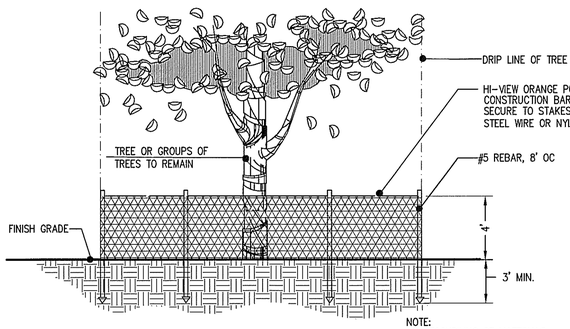


PALM PLANTING DETAIL



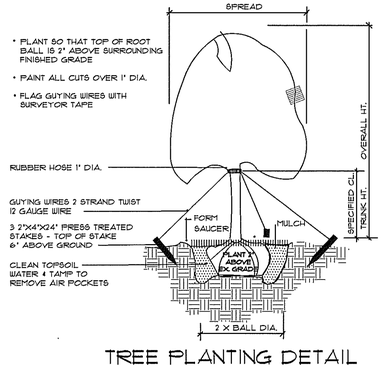
SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



NOTE:
NO STOCKPILING OF MATERIALS, TRASH OR DEBRIS SHALL BE PERMITTED WITH THE BARRIER.

TREE BARRIER



TREE PLANTING DETAIL

SCALE: NOT TO SCALE

GENERAL NOTE

LANDSCAPE AND IRRIGATION PLAN AS-BUILTS ARE TO BE PREPARED AND SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT.

PLANT NOTES

1.). ALL LANDSCAPED AREAS DELINEATED ON THESE PLANS SHALL BE 100% IRRIGATED AS PER SEC. C (14.) OF THE PALM COAST TOWN CENTER ARCHITECTURAL DESIGN CRITERIA GUIDELINES.

2.). ALL LANDSCAPED BEDS SHALL BE TOP DRESSED WITH 3" OF MINI-PINE BARK NUGGET MULCH.

3.). ALL TREE SAUCERS SHALL BE TOP DRESSED WITH 3" OF MINI-PINE BARK NUGGET MULCH.

4.). IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BECOME FULLY FAMILIAR WITH ALL EXISTING SITE CONDITIONS AND TO STUDY ALL SUBSURFACE UTILITY PLANS

5.). STAKING OF TREES AND PALMS IS REQUIRED BY THE LANDSCAPE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAINTAIN ALL TREES, PALMS AND SHRUBS IN AN UPRIGHT PLUM CONDITION.

6.). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ARCHITECTURAL OR PAVED SURFACES.

7.). ALL PLANT MATERIAL SHALL BE GRADED FLORIDA NO. 1 ACCORDING TO THE GRADES AND STANDARDS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (LATEST EDITION)

8.). TREE CALIPERS SHALL BE MEASURED 4-1/2' ABOVE GRADE.

9.). THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL SHRUBS FOR A PERIOD NO SHORTER THAN 90 DAYS FROM THE DATE OF THE 'FINAL ACCEPTANCE' BY THE CLIENT AND LANDSCAPE ARCHITECT. ALL TREES SHALL CARRY A MINIMUM ONE YEAR WARRANTY. ALL WARRANTY RESTRICTIONS SHALL BE SPECIFICALLY DESCRIBED IN WRITING AND SHALL BE PART OF THE BIDDING DOCUMENTS PROVIDED TO THE CLIENT

10.). CONTRACTOR IS RESPONSIBLE FOR SOD AND PLANT QUANTITY TAKE-OFF. IN CASE OF DISCREPANCIES THE PLAN QUANTITIES RULE OVER LIST QUANTITIES.

PLANT LIST

SYMBOL	QTY	LABEL	COMMON NAME (BOTANICAL NAME) SPECIFICATIONS
			CANOPY TREES:
×	3	QV	LIVE OAK (QUERCUS VIRGINIANA) 3" CAL. MIN. MEASURED 4-1/2' ABOVE GROUND, 14' MIN. HT., B&B, 5' CT.
+	4	UA	ALLEE ELM (ULMUS PARVIFOLIA 'ALLEE') 3" CAL. MIN. MEASURED 4-1/2' ABOVE GROUND, 14' MIN. HT., B&B, 5' CT.
			PALMS:
⊙	1	SP	CABBAGE PALM (SABAL PALMETTO) 12' CLEAR TRUNK HT., STRAIGHT TRUNKS, NO SCARS
			SCREEN HEDGE:
	177	PM	PODOCARPUS (PODOCARPUS MACROPHYLLA) 7 GAL. MIN., 48" HT. MIN., FULL, 36" OC
			ORNAMENTAL SHRUBS AND GROUNDCOVERS:
	26	RA	DWARF INDIAN HAWTHORN (RAPHIOLEPIS INDICA 'ALBA') 3 GAL., 12" HT., 12" SPR., FULL, 24" O.C.
	38	JM	DOWNY JASMINE (JASMINUM MULTIFLORUM) 3 GAL., 18"– 24" HT., FULL, 30" O.C.
	12	RK	KNOCK-OUT ROSE (ROSA 'KNOCK-OUT') 7 GAL., 24" HT., FULL, 36" O.C.
	32	LC	LORAPETALUM (LORAPETALUM CHIN. RUBRUM 'PLUM DELIGHT') 7 GAL., 24"– 28" HT., FULL, 30" O.C.
	182	TA	VARIEGATED ASIAN JASMINE (TRACHELOSPERMUM ASIATICUM 'VARIEGATA') 1 GAL., 12"– 15" SPREAD, FULL, 18" O.C.
	SOD		ST. AUGUSTINE FLORATAM (STENOTAPHRUM SECUNDATUM 'FLORATAM') SOLID SOD (SEE PLAN "SOD" LABELS). SOD SOIL MAT TO BE FLUSH WITH TOP OF ADJACENT SIDEWALKS AND BACK OF CURB.

B ▭ LANDSCAPE ISLAND AREA WITH LETTER DESIGNATION

TOTAL VUA = 22,000 SQ. FT.

REQUIRED VUA LANDSCAPE ISLAND AREA CREDITS = 22,000 SF / 4,000 SF = 5.5 (6) CREDITS

PROVIDED VUA LANDSCAPE ISLAND AREA CREDITS:

LANDSCAPE ISLAND	TOTAL AREA (SQ. FT.)	# OF CREDITS
A	308	308 SF / 250 SF = 1
B	250	250 SF / 250 SF = 1
C	537	537 SF / 250 SF = 2
D	336	336 SF / 250 SF = 1
E	250	250 SF / 250 SF = 1
		TOTAL CREDITS PROVIDED = 6

PUD REQUIREMENTS AND CITY LANDSCAPE DEVELOPMENT STANDARDS SEC. 5.01.04

(SEE PLAN NOTES FOR EACH PERIMETER LANDSCAPE AREA REQUIREMENT)

CONTRACTOR IS REQUIRED TO ATTEND A MANDATORY PRE-CONSTRUCTION MEETING WITH CITY STAFF

MIN. 15% TOTAL LANDSCAPE AREA PROVIDED WITH MIN. 5% OF TOTAL AREA PROVIDED IN SITE INTERIOR.

JOB #: 06033.2
PRJ. MGR: J.M.
DESIGNER: J.S.L.
CHECKED: J.S.L.

LANDSCAPE ARCHITECT
J. Scott Liberty, RLA
FL. LIC. #LA0001476

NO.	DATE	REVISIONS
4	11-4-09	PER REVISED BASE
3	9-21-09	PER REVISED SITE AND 10-28-08 CITY COMMENT
2	10-13-08	FPL COMMENT ON TRANS. ORIENTATION/LANDSCAPING
1	9-17-08	PER REVISED BASE AND CITY REVIEW COMMENTS

RECORD DRAWING
THIS SET OF PLANS AND SPECIFICATIONS HAS BEEN SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH CONTRACTOR'S MARK-UPS AND SPECIFICATIONS, BASED ON AS-BUILT INFORMATION PROVIDED BY CONTRACTOR.
ENGINEER:

OUTPARCEL 6A
PALM COAST LANDING
AT
Town Center
FOR
WEINGARTEN REALTY & DEVELOPERS REALTY CORP.

LANDSCAPE PLAN

Consulting Engineers & Surveyors

LOCHRANE
ENGINEERING, INC.
201 SOUTH BUMBY AVENUE
ORLANDO, FLORIDA 32803
PH: (407) 896-1776 FAX: (407) 896-9167
WWW.LOCHRANE.COM
CERTIFICATE OF AUTHORIZATION # 00002585

SHEET L1 OF 1