### CITY OF HOLLYWOOD, FLORIDA INTER-OFFICE MEMORANDUM PLANNING AND DEVELOPMENT SERVICES

DATE:

April 14, 2011

FILE: 11-V-12

TO:

Development Review Board

VIA:

Andria Wingett, Planning Manager LUC

FROM:

Leander Hamilton, Planning & Development Services Administrator

SUBJECT:

Variance to reduce the existing number of parking spaces for the property

located at 607 S. State Road 7 (K-Mart Plaza).

### REQUEST

Variance request to reduce the existing 494 parking spaces to provide 463 spaces.

### RECOMMENDATION

Variance: Approval, with the condition all improvements (trees, shrubs, sod, etc) as reflected on the Landscape Plan included in Attachment A (Sheet LP-1) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

### **REQUEST**

This request is for a Variance to reduce the existing 494 spaces for the K-Mart plaza on the northeast corner of Washington Street and State Road 7 and provide 463 spaces.

Since its establishment in 1970, there have been several modifications to the layout of this plaza. These include the development and subsequent discontinued use of an outparcel and a change from angled parking to 90 degree parking. As a result of these changes over time, the amount of provided parking has varied. Today, FDOT is purchasing a portion of the property along State Road 7 ranging in width from about 60 feet to 93 feet. Following the widening, this portion of the site will be reestablished with an arrangement similar to what exists. Particularly, the area will contain the required landscape buffer and typical 90 degree parking. As proposed, this design allows the site to maintain safe traffic flow for cars maneuvering through the site.

Existing trees and shrubs will be replaced with new Dahoon Holly and Live Oak Trees and native hedges. This is the only area impacted on-site. No other Variances are being requested at this time.

### SITE BACKGROUND

Applicants:

Florida Department of Transportation

Address/Location:

607 S. State Road 7

Net Size of Property:

10.93 acres (approximately)

Present Zoning:

US 441/State Road 7 Commercial Corridor District - Low Hybrid

Commercial South Sub Area (SR7 CCD – LHC)

Present Land Use: ADJACENT ZONING

K-Mart store and shopping plaza

North: US 441/State Road 7 Commercial Corridor District - Low Hybrid Commercial South

Sub Area (SR7 CCD – LHC)

South: US 441/State Road 7 Commercial Corridor District - Low Hybrid Commercial South

Sub Area (SR7 CCD - LHC)

East: High Density Multiple Family (RM-25)

West: US 441/State Road 7 Commercial Corridor District - Low Hybrid Commercial South

Sub Area (SR7 CCD – LHC)

### CONSISTENCY WITH THE COMPREHENSIVE PLAN AND CITY-WIDE MASTER PLAN

Hollywood recognizes US 441/SR 7 as a major transportation Corridor and one of regional significance. The importance of its successful redevelopment is not only obvious to residents and visitors of West Hollywood, but the entire City. Its significance is made even more obvious by the number of goals, objective and policies in the Comprehensive Plan which were derived from the City-Wide Master Plan policies relating to State Road 7.

The proposed cure plan is consistent with the following goals, objectives and policies of the Comprehensive Plan and City-Wide Master Plan:

**OBJECTIVE 3.1:** Assist, coordinate and monitor Florida Department of Transportation Plans for the proposed US441/SR7 widening project and, when feasible, implement City Capital Improvement Projects and/or other City efforts necessary to supplement and enhance economic development, land use changes, and infrastructure service improvements in tandem with phased roadway widening improvements.

**Policy 3.1.1:** Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future changes. (CWMP Policy 1.1)

Policy 1.24: Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.

Policy 1.27: Assist FDOT regarding the redesign of the US 441/SR 7 Corridor through the City of Hollywood to ensure that FDOT's redesign plans complement and support the City's plans as well as accommodate FDOT's construction needs.

Policy 1.47: Promote the development of US 441/SR 7 as a major transit corridor.

While the creation of non-conformities as a result of the FDOT takings is not ideal, the proposed design has minimal impact on the site. The plaza will maintain full functionality and impacted

landscaping will be replaced beyond what exists. This will help improve the overall appearance of the corridor which currently lacks aesthetic appeal.

### **VARIANCE**

Reduce the existing 494 parking spaces to provide 463 spaces.

The following criteria are listed in the Zoning and Land Development Regulations Section 5.6 F (1) and are utilized in evaluating Variances:

**CRITERION 1:** 

That the requested Variance maintains the basic intent and purpose of the subject regulations particularly as it affects the stability and appearance of the City.

ANALYSIS:

As mentioned earlier in this report, there have been several modifications to the layout of this plaza including the development and subsequent discontinued use of an outparcel and a change from angled parking to 90 degree parking. As a result of these changes over time, the amount of provided parking has varied. Today the site provides 494 parking spaces. Upon reconstruction, 31 parking spaces will be lost, leaving a total of 463 spaces for customers. The applicant has worked with the City's Engineering Division to ensure this design will aid safe traffic flow throughout the site. It will also create the required landscaped buffer with more planting materials than what exits, thus maintaining an improved streetscape.

The intent of parking regulations is to ensure adequate amounts of parking are available based on a particular use. A parking study conducted by the applicant on two separate days over a 10-hour period reflected a maximum parking occupancy of only 22% (included in Attachment A). The applicant further explains, "The basic intent and purpose of the subject regulations is to provide adequate parking for patrons of the business. All businesses at the shopping center have been operating for years at a parking ratio that is substantially less than code requirements...The separate retail uses operate with varying hours, staggering the amount of people who patronize the businesses throughout the day. Observation of the site at various times of the day shows a great availability of parking. The requested variance will not have a negative affect on the stability and appearance of the City of Hollywood."

FINDING:

Consistent.

**CRITERION 2:** 

That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

ANALYSIS:

"The current use has demonstrated compatibility with surrounding land uses and has proven that it is not detrimental to the community. Thus, the reduction in the amount of parking spaces will not result in any change to the demonstrated compatibility of the site and will not be detrimental to the community," expresses the applicant.

Reducing the amount of parking spaces for this development does not hinder its daily operations or create unfavorable parking conditions. Given the limited nature of most properties along the corridor, many businesses provide a minimal amount of parking which is further non-conforming as it is located off-site within right-of-way. This business is situated on one of the larger parcels and provides ample off-street parking for its use. Its ability to continue to function as a commercial development on the corridor helps maintain consistency with the surrounding commercial land uses. Consistency with the abutting residential district will be unchanged as there are no alterations on the rear side of the property.

The proposed design helps enhance the area rather than acting as a detriment to the community. As such, to help ensure the best possible outcome which includes the completion of these improvements, staff is suggesting the condition all improvements as reflected on the Landscape Plan (trees, shrubs, sod, etc) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy (whichever is applicable).

FINDING:

Consistent, with staff's condition.

**CRITERION 3:** 

That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plan adopted by the City.

ANALYSIS:

Many policies within the Comprehensive Plan supporting State Road 7 were first established by the City-Wide Master Plan. Sub-Area 1 of the Plan details existing conditions and desired actions for improvement along State Road 7. Part of this includes working with FDOT to create a design which will be beneficial to Hollywood and the community immediately surrounding this corridor. While it does express a desire to avoid redesigns which result in variances and/or non-conformities, staff today recognizes this may not be realistic. In many instances, creating a design which conforms to all requirements may have a negative impact on business and could possibly cause owners undue hardship. Variance requests such as this one are minimal and allow businesses to continue maximizing use of their land by maintaining full operations.

FINDING:

Consistent.

**CRITERION 4:** 

That the need for requested Variance is not economically based or self-imposed.

ANALYSIS:

The requested Variance is being made as a result of a State-funded roadway improvement needed to meet transportation/transit demands of a growing population. This Variance is not economically based or self-imposed. Rather, completion of this improvement by FDOT is needed to

help the roadway meet required level-of-service standards therefore allowing traffic to flow properly through the City and County.

FINDING:

Consistent.

**CRITERION 5:** 

That the Variance is necessary to comply with State or Federal Law and is

the minimum Variance necessary to comply with the applicable law.

FINDING:

Not applicable.

### RECOMMENDATION

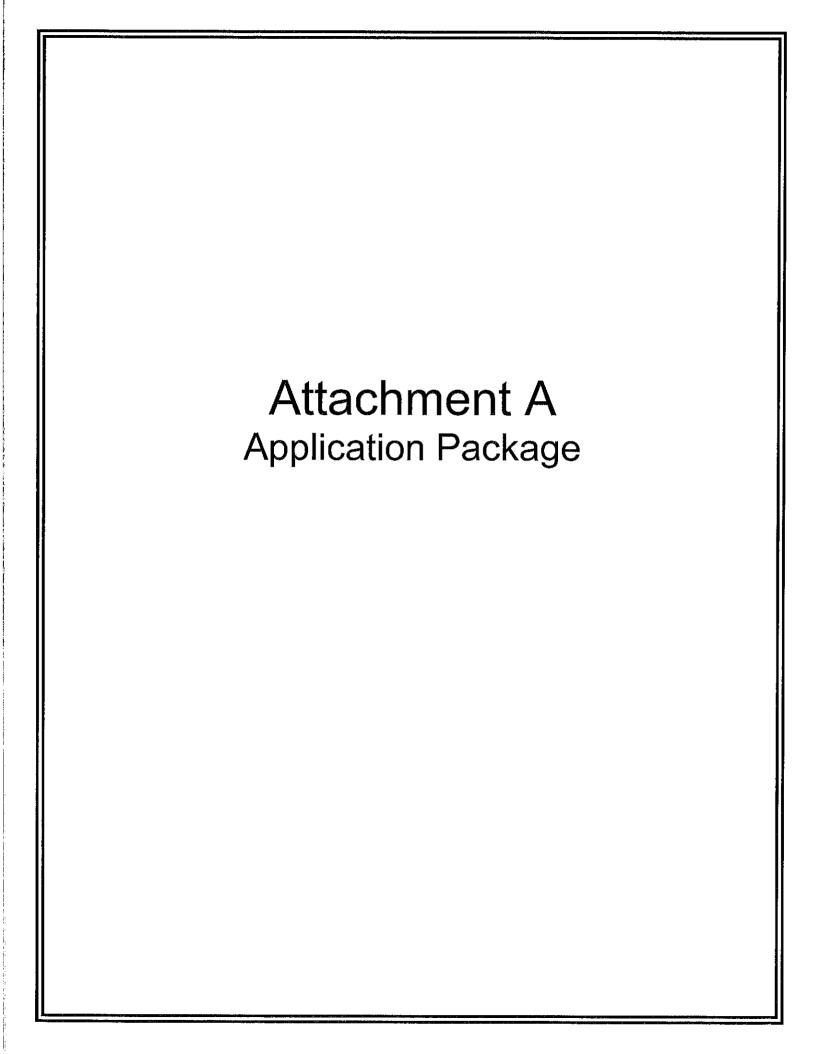
Variance:

Approval, with the condition all improvements as reflected on the Landscape Plan (trees, shrubs, sod, etc) are completed prior to the issuance of a Certificate of Completion or Certificate of Occupancy

(whichever is applicable).

ATTACHMENT A: ATTACHMENT B:

Application Package Land Use & Zoning Map





2600 Hollywood Boulevard Room 315 Hollywood, FL 33022

File No. (to be filled by the Office of Planning)

APPLICATION TYPE (CHECK ONE)

### GENERAL APPLICATION



Tel-(954) 921-3471 Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed. and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website

http://www.hollywoodfl.org/ comm\_planning/appforms.htm



(	
☑ Development Review Board ☐ Historic Preservation Board	
☐ Planning and Zoning Board ☐ Technical Advisory Committee	
☐ City Commission Date of Application: January 19, 2010	)
Location Address: 607 S. State Road 7 (Parcel 163)	
Lot(s): N/A Block(s): N/A Subdivision: N/A	···
Folio Number(s): 5141 13 00 0161	
Zoning Classification: SR 7 CCD-CC Sub Land Use Classification: General Business	
Existing Property Use: K-Mart Shopping Plaza Sq Ft/Number of Units:	
Is the request the result of a violation notice? ( ) Yes (✓) No if yes, attach a copy of viola	
Has this property been presented to the City before? If yes, check al that apply and provide I	−ile
Number(s) and Resolution(s):	
☑ Economic Roundtable ☐ Technical Advisory Committee ☐ Development Review B	oard
☐ Planning and Zoning Board ☐ Historic Preservation Board ☐ City Commission	
Explanation of Request: Site Plan Modifications, Parking Variance	) (1)
NI/A	
Number of units/rooms: N/A Sq Ft: +/- 40,000 sq. ft.	
Value of Improvement: N/A Estimated Date of Completion: 2012	
Will Project be Phased?()Yes(✓)No if Phased, Estimated Completion of Each Pr	ıase
Name of Current Property Owner: Hollywood Acquisition LLC % Wharton Realty Group	Inc
Address of Property Owner: 8 Industrial Way E, FL 2 Eatontown, NJ 07724	
Telephone:Fax:Email Address: Name of Consultant/Representative/Tenant (circle one): Land Design South of Florida, In-	
0404.0 4 3344.5 344.5	C.
Address: 2101 Centrepark W. Dr. #100 Telephone: 561-478-8501  Fax: 561-478-5012 Fmail Address: Izolezzi@landdesignsouth.com	<del></del> -
Date of Purchase: N/A is there an option to purchase the Property? Yes ( ) No if Yes, Attach Copy of the Contract.	(√)
List Anyone Else Who Should Receive Notice of the Hearing:	
Address:	-
Email Address:	

Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an



2600 Hollywood Roulevard Room 315 Hollywood, 0.33022

### GENERAL APPHATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Fallure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(NOWe) certify that (1) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted berewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: N/A	Date N/A
PRINT NAME: NA	Dane WA
PRINT NAME: N/A  FEGY  Signature of Consultant/Representative:	超
PRINT NAME: Lynn Zolezzi, Land Design South	pof Florida, Inc. 06/21/10
Signature of Tenant: N/A	Date: VA
PRINT NAME <u>NA</u>	Dale IVA
I am the current owner of the described real pr (project description): N/A am hereby authorizing (name of the represent	INER POWER OF ATTORNEY  Sperty and that I am aware of the nature and effect the request for to my property, which is hereby made by me or native).  N/A to be my legar
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### PROT CERTIFICATION

This is to certify that I am an authorized representative for the Florida Department of Transportation, and by signing this affidavit, I so hereby authorize the undersigned to serve as agent to submit and represent City of Hollywood applications related to the State Road 7 expansion project.

Signature of FDOT Representative:

Victor Ramos

State of Plotida County of Broward

Subscribed and swom before me on

1/19/10 by Rygen Ma

Personally known Produced identification

Signature at Notary Public



(Affix Stamp)

Signature of agences

Lynn Zolezzi - Latid Design South of Florida, Inc.

State of Florida County of Broward

Subscribed and sworn before me on.

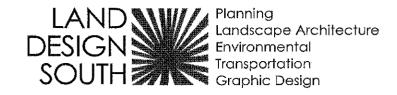
Personally latowic Produced identification CANAL WEST AND CO.

Signature of Notary Public

Signature

(Affix Stamp)





### JUSTIFICATION STATEMENT Request for Regulatory Variance

K-Mart Shopping Plaza / 607 S State Road 7
Folio ID# 5141 13 00 0161
Hollywood, Florida
Submitted: January 19, 2011

### REQUEST

The purpose of this request is to obtain a variance from the City of Hollywood's Zoning and Land Development Regulations for the K-Mart Shopping Plaza located at the northeast corner of State Road 7 (U.S. 441) and Washington Street. Currently, the site is approximately 10.927 acres in size. The approximate size of the site after the right-of-way acquisition is 10.355 acres.

The site must be reconfigured due to the expansion of State Road 7 by the Florida Department of Transportation (FDOT). Pursuant to City of Hollywood Land Development Code, Article V, Section 5.3.E.1, for acquisition parcels within a Florida Department of Transportation US 441/SR 7 corridor improvement project, petitions for Variances may be filed by an authorized representative of the FDOT.

Thus, on behalf of the Florida Department of Transportation, Land Design South of Florida, Inc. is requesting a variance from the parking requirements of <u>Article VII, Section 7.2.A.29</u> of the City of Hollywood's Zoning and Land Development Code.

### PROPERTY HISTORY & SITE CHARACTERISTICS

The existing zoning classification for the property is the SR 7 CCD Low Hybrid South Commercial Sub-Area. The site is improved with a 125,926 square foot multi-tenant shopping center. K-Mart is the main tenant in the center. There are two other buildings in the plaza, a free standing liquor store and a multi-tenant building. A search of the Hollywood Public Records revealed that the existing the building improvements were constructed in 1992. Currently there are 494 parking spaces in the plaza.

### **ACQUISITION IMPACTS**

### **Parking Loss**

There are several impacts related to the road widening, including lost of parking. Thirty-one (31) parking spaces located along State Road 7 will be lost as a result of the road widening process.

### Liquor store

The new right-of-way line intersects the 4,338 square foot liquor store building, which is located at the northwest portion of the site. As a result, the retail building will be demolished in order to provide for the required 10 foot landscape setback along SR 7 and re-established parking for the site.

### Re-established parking

After the acquisition, subsequent demolition of the liquor store and reconfiguration of parking for the site, the total number of parking spaces provided will be 463. Currently the shopping center does not meet the Land Development Code requirements for parking, which is 1 space per each 220 square feet of building

area. The existing improvements were permitted in 1992 and it appears that changes to parking requirements since that time, have created the existing nonconformity. The changes to building area, parking and parking ratios are summarized below:

	Total Building Area	Actual Parking	Parking Ratio
Existing	125,926	494	1 space per 254 sf
Existing Conditions			
Cured Layout	121,588	463	1 space per 262 sf

### Relocated access point

The bus bay currently located at the corner of State Road 7 and Washington Street will be relocated further north, as a result of the road widening. This relocation will impact the southern SR 7 access point, and as a result this access point will need to be relocated further to the north.

### Landscape Buffer

A ten (10) foot wide landscape buffer has been re-established along State Road 7, within the affected area. In addition, several light poles and the one (1) sign along State Road 7 have been relocated.

### VARIANCE REQUEST

Zoning Code Section	Existing	Proposed	Variance
Article VII	494 parking	463 parking	Variance for a reduction of 31 parking spaces.
Section 7.2.A.29	spaces	spaces	

### REGULATORY VARIANCE CRITERIA

The City of Hollywood has established five (5) criteria that must be met in order to obtain a regulatory variance. These criteria and responses to each criterion are specified below.

### Article V, Section 5.3.F.1

<u>Variances</u>. Except as set forth in division F.2. below, no Variance shall be granted by the Development Review Board unless the Board finds that the petitioner has shown that criteria a. through d. have been met or criteria e. is established, then the Variance shall be granted.

a. That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city.

The site is currently non-conforming in term of required parking, as it does not provide 1 space per each 220 square feet of building area. The existing parking ratio for the center is 1 space per each 254 square feet of building area. Although there is a loss of 31 spaces as a result of the right of way acquisition, this loss is offset by the reduced building square footage for the shopping center. The resulting parking ratio is 1 space per each 262 square feet of building area which is only slightly higher than the existing parking ratio.

The basic intent and purpose of the subject regulations is to provide adequate parking for patrons of the business. All businesses at the shopping center have been operating for years a parking ratio that is substantially less than code requirements. A search of the Hollywood public records revealed that a variance was never applied for in order to address this non-conformity.

Another fact to consider is the that the parking requirement for a shopping center use is very general and does not take into consideration the type of businesses that currently operate on the site. The separate retail uses operate with varying hours, staggering the amount of people who patronize the businesses throughout the day. Observation of the site at various times of the day shows a great availability of parking. The requested variance will not have a negative affect on the stability and appearance of the City of Hollywood.

b. That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community.

The use and function of the current business operations will not be altered as a result of this variance. The current use has demonstrated compatibility with surrounding land uses and has proven that it is not detrimental to the community. Thus, the reduction in the amount of parking spaces will not result in any change to the demonstrated compatibility of the site and will not be detrimental to the community.

c. That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

The requested variance is consistent with applicable Goals, Objectives and Policies.

<u>Policy 1.9:</u> Coordinate with FDOT to expedite the widening project for the US 441/SR 7 to coincide with proposed impacts.

The requested variance is consistent with Policy 1.9. This variance request is being submitted on behalf of the Florida Department of Transportation in an effort to resolve any site development issues that coincide with the road widening along State Road 7.

<u>Policy 1.21:</u> Create a business development and retention program that provides incentives that encourage businesses to remain in the US 441/SR 7 Corridor.

The Florida Department of Transportation has been working diligently to minimize the impacts of the State Road 7 road widening project on business owners along that corridor. The variances that are being submitted to the City of Hollywood represent FDOT's commitment to retaining the businesses along the State Road 7 Corridor, thus, the requested variance is consistent with Policy 1.21.

<u>Policy 1.24:</u> Create an environment to protect the establishment and enhancement of small business along the US 441/SR 7 Corridor.

The requested variance is consistent with Policy 1.24, as it is FDOT's goal to protect small businesses along the State Road 7 Corridor by minimizing the impacts of the road widening project. The property will retain sufficient parking to service the small businesses located in the shopping center.

<u>Policy 1.37:</u> Establish policy guidelines and/or code requirements addressing the impacts of eminent domain relating to the US 441/SR7 Corridor.

The Florida Department of Transportation worked with the City of Hollywood in establishing an Eminent Domain Ordinance that addresses the acquisition impacts that occur as a result of the State Road 7 Corridor widening process. Thus, the requested variance is consistent with Policy 1.37.

d. That the need for the requested Variance is not economically based or self-imposed.

The need for the variance is a result of the Florida Department of Transportation right of way taking along State Road 7 and is not a direct result of an action by the property owner. Therefore, the variances are not economically based or self-imposed.

e. That the Variance is necessary to comply with state or federal law and is the minimum Variance necessary to comply with the applicable law.

The requested variance is the minimum necessary to maintain the current business operations on the site, without causing further impact to the property owner by requiring additional site improvements. Due to site constraints is not possible to configure the site with more that 463 parking spaces. Therefore the requested variance is the minimum variance that is necessary for the property owner to make reasonable use of the property.

Based on the above and attached information, the Applicant respectfully requests approval of the proposed variance.



### SEXTON ENGINEERING ASSOCIATES, INC.

Consulting Engineers and Surveyors

### Kmart Parcels State Road 7 - Parcel 162 & 163 651 South 60th Ave., Hollywood, Florida

Sexton Engineering Associates, Inc. conducted parking counts on the subject property to establish a typical demand for on-site parking for the existing business. These counts were conducted at thirty minute intervals for the following dates and times.

Thursday

May 13, 2010

9:00AM - 7:00PM

Saturday

June 12, 2010

9:00AM - 7:00PM

The subject property has a parking supply of 584 parking spaces and all of these spaces were included in the parking count. A sketch of the parking supply is attached to this report.

Based on the parking counts for the subject property for the study period, a peak parking demand was determined for each day and a percentage of the parking supply was calculated as follows:

Thursday

May 13, 2010

11:30AM

113 spaces

19% of supply

Saturday

June 12, 2010

12:30PM

129 spaces

22% of supply

A graphic presentation of the parking demand by time for each of the study periods is attached for this report.

Ву:

Sexton Engineering Association

NO 28556

Michael F. Sexton, P.E.

FL. Reg. No. 28558

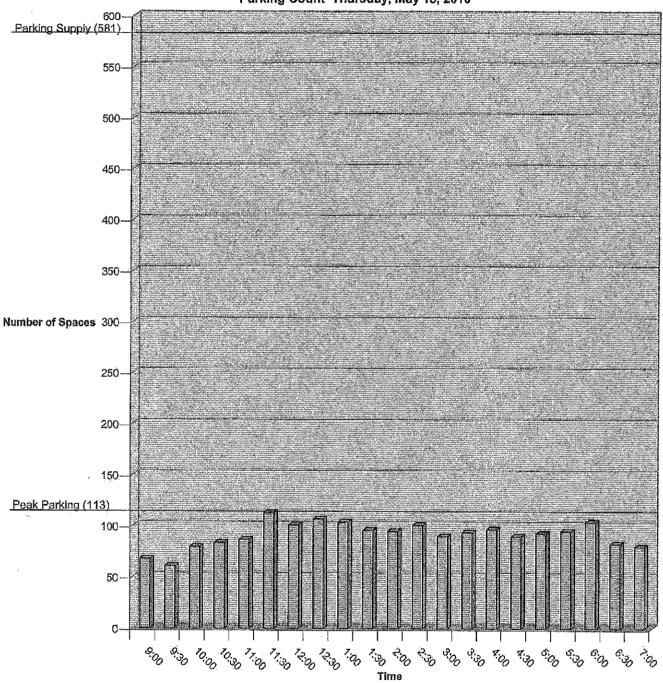
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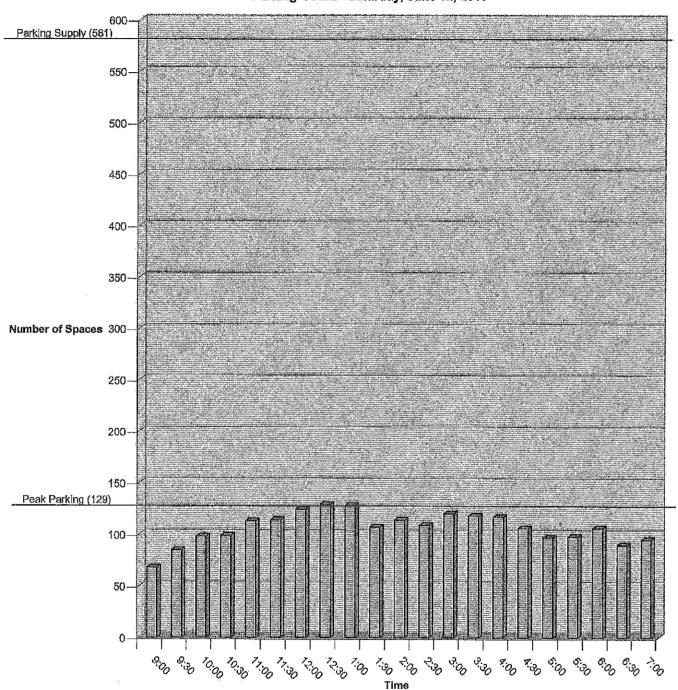
### SEXTON ENGINEERING ASSOCIATES, INC.

### Kmart Parcels 162 & 163 Parking Count Thursday, May 13, 2010





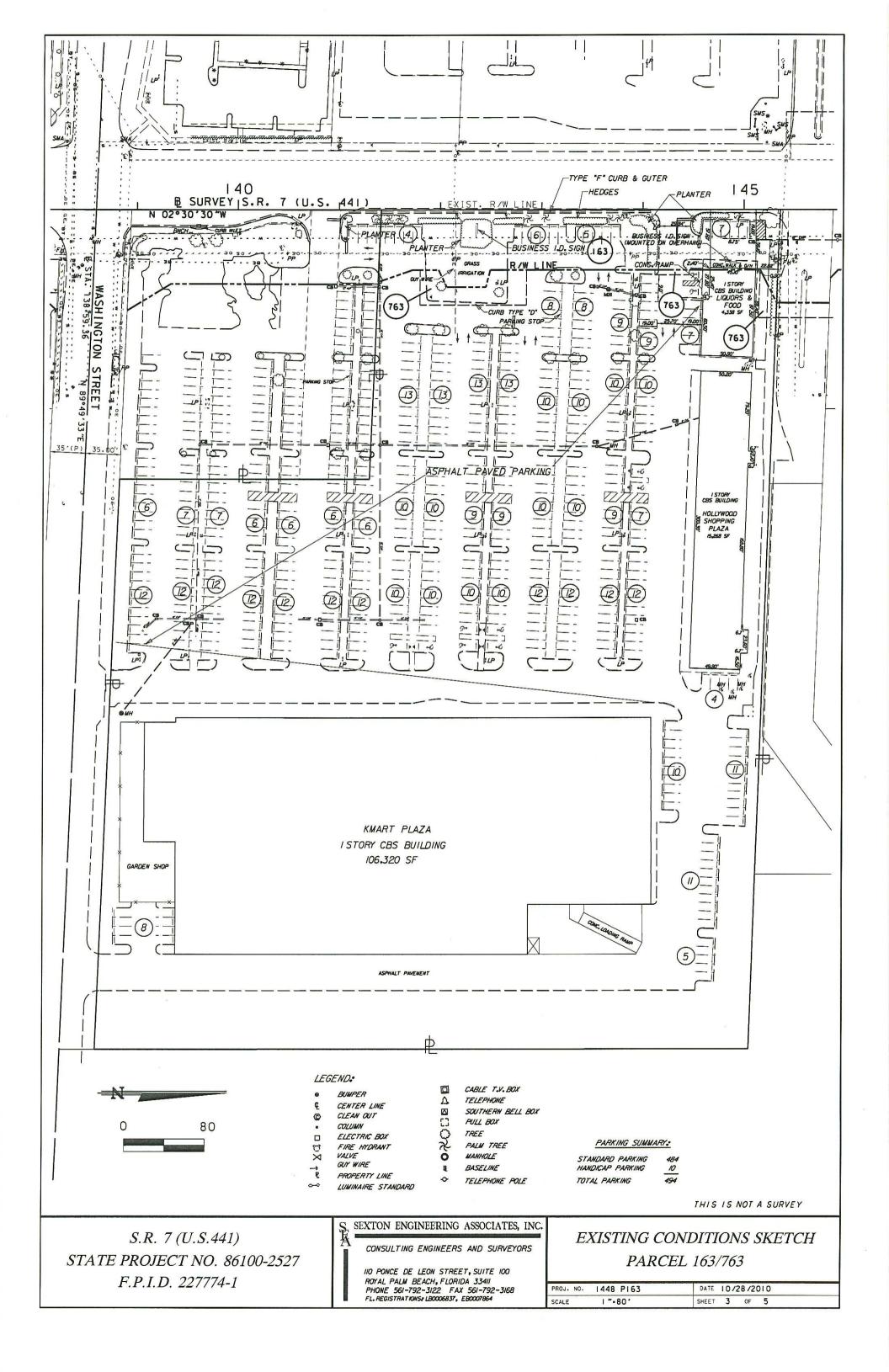
### Kmart - Parcels 162 & 163 Parking Count Saturday, June 12, 2010

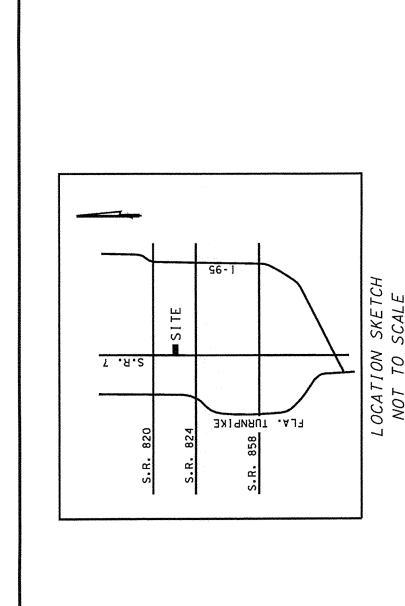


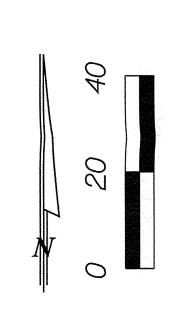
110 Ponce de Leon Street • Royal Palm Beach, FL 33411 • Phone: 561-792-3122 • Pax: 561-792-3168 • Email: office@sextonengineering.com
Engineering Business No. 0007864

Surveying & Mapping Business No. 0006837









ABBREVIATIONS:

BE BASELINE
FF FINISH FLOOR
RADIUS LENGTH
A DELTA ANGLE
L ARC LENGTH
C CENTER LINE
PB PLAT BOOK
PC PAGE
IRON ROD
NAD NAIL B DISK
ORB OFFICIAL RECO

EXIST FND. IR/C FPL B.E. U.E. P.O.B. P.O.C. PCP

ACCESS EASEMENT 40 N 1/2 COR. OF SEC 24-51-41 FND. BCED BDI N 89°49'33"E M. PE. 67.68 S 9€.62.8E1 .AT2 B WASHINGTON STREET

### 198 NO **PROJECT**

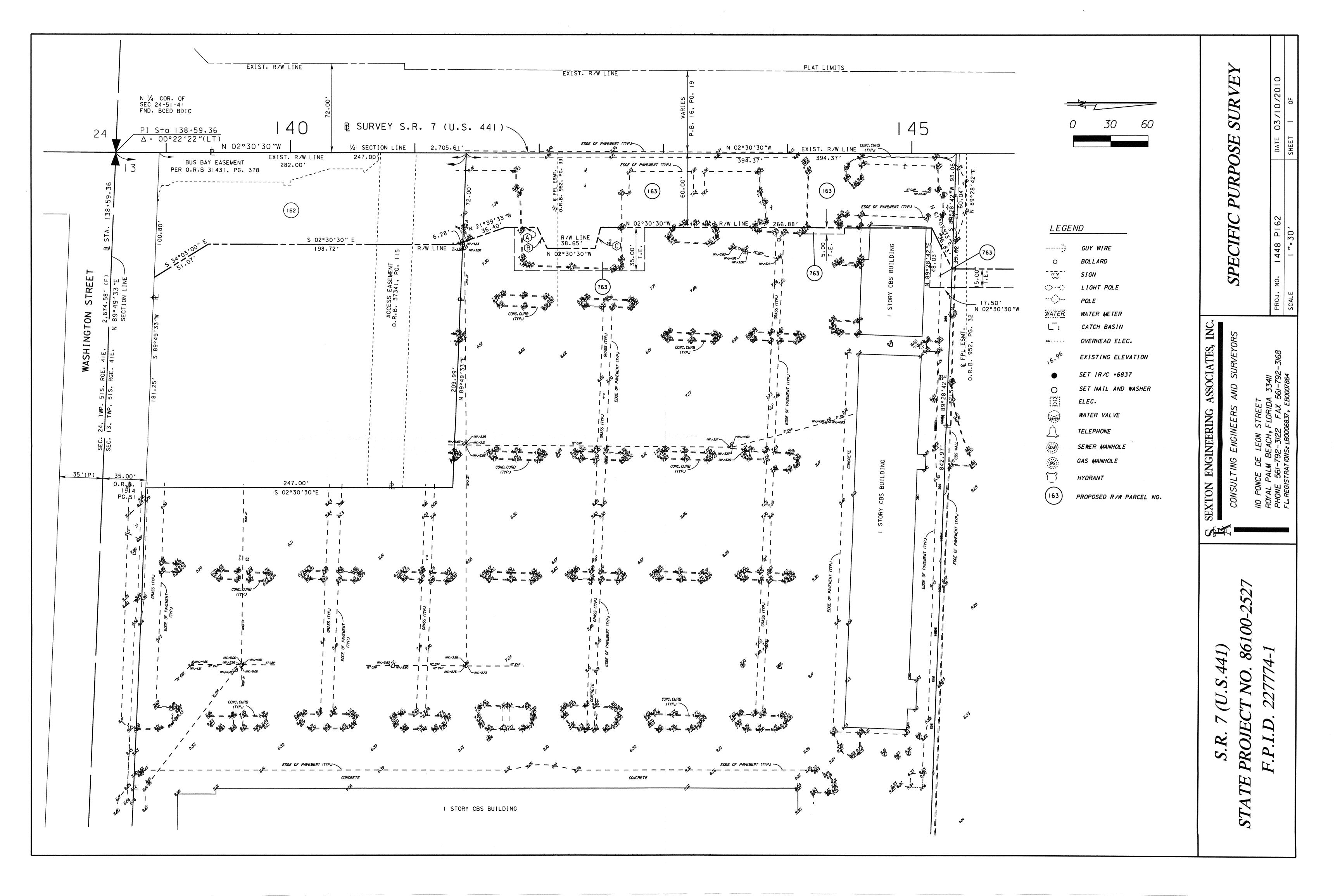
## GINEERING

CONSULTING

# SURVEY

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NAME OF DEVELOPMENT K-MART PLAZA 607 S. STATE ROAD 7
GENERAL BUSINESS
SR 7CCD COMMERCIAL CORE SUB-AREA EXISTING LAND USE DESIGNATION EXISTING ZONING DESIGNATION EXISTING USES SHOPPING PLAZA BROWARD COUNTY PARCEL I.D. NUMBER 5141 13 00 0161 ±34,365 S.F. (0.79 AC.) TOTAL AFFECTED AREA TOTAL SITE AREA BEFORE ROAD WIDENING ±475,980 S.F. (10.927 AC.) TOTAL SITE AREA AFTER ROAD WIDENING ±451,064 S.F. (10.355 AC.) TOTAL BUILDING SQUARE FOOTAGE 121,588 S.F. K-MART PLAZA 106,320 S.F. HOLLYWOOD SHOPPING PLAZA 15,268 S.F BUILDING COVERAGE AFTER ROAD WIDENING 26.96% **BUILDING HEIGHT** IMPERVIOUS SURFACE AREA WITHIN AFFECTED AREA PERVIOUS SURFACE AREA WITHIN AFFECTED AREA TOTAL PARKING REQUIRED (1 SP. PER 250 S.F.)

ONE STORY, EXISTING STRUCTURES 24,177 S.F. (0.56 AC.) 70.35%

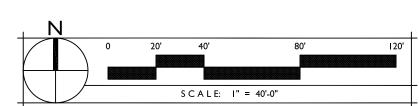
10,188 S.F. (0.23 AC.) 29.65% 486 SP. (23 SP. VARIANCE) 463 SP. 0'/101.52' 0'/15.<del>4</del>8' 0'/35.45' 0'/95.02'

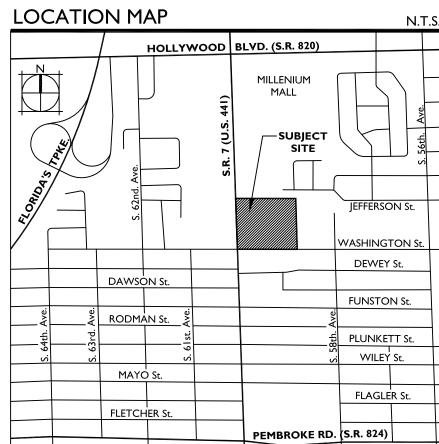
AC.	= ACRES	R/W	= RIGHT-OF-WAY
СВ	= CATCH BASIN	S	= SOUTH
CBS	= CONCRETE, BLOCK & STUCCO	SAN	= SANITARY MANHOLE
CONC.	= CONCRETE	S.F.	= SQUARE FEET
E	= EAST	SP.	= PARKING SPACES
L.F.	= LINEAR FEET	TYP.	= TYPICAL
LP	= LIGHT POLE	W	= WEST
MH	= MANHOLE	Ç	= LIGHT POLE
Ν	= NORTH	9	= SIGN
PP	= POWER POLE	<del>(</del> )	= EXISTING TREE

- I.) FOR ADDITIONAL SITE DETAILS, REFER TO THE FOLLOWING PLANS ON FILE WITH THE CITY OF HOLLYWOOD: - SITE PLAN PREPARED BY SDA & ASSOCIATES, INC. STAMP DATE AUG. 20, 1999. - PRELIMINARY SITE PLAN PREPARED BY SDA & ASSOCIATES, INC. STAMP DATE MARCH 24, 2004. - ENGINEERING PLAN PREPARED BY SDA & ASSOCIATES, INC. APPROVAL STAMP DATE MARCH 3, 2000. - LANDSCAPE PLAN PREPARED BY LANDSCAPE ARCHITECTS COLLABORATIVE STAMP DATE AUG. 20, 1999.
- 2.) CURED PLAN BASE INFORMATION TAKEN FROM "PROPOSED CONDITIONS SKETCH CURED PARCEL 163/763" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 10/28/2010.

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ARCHITECTS WRITTEN PERMISSION."

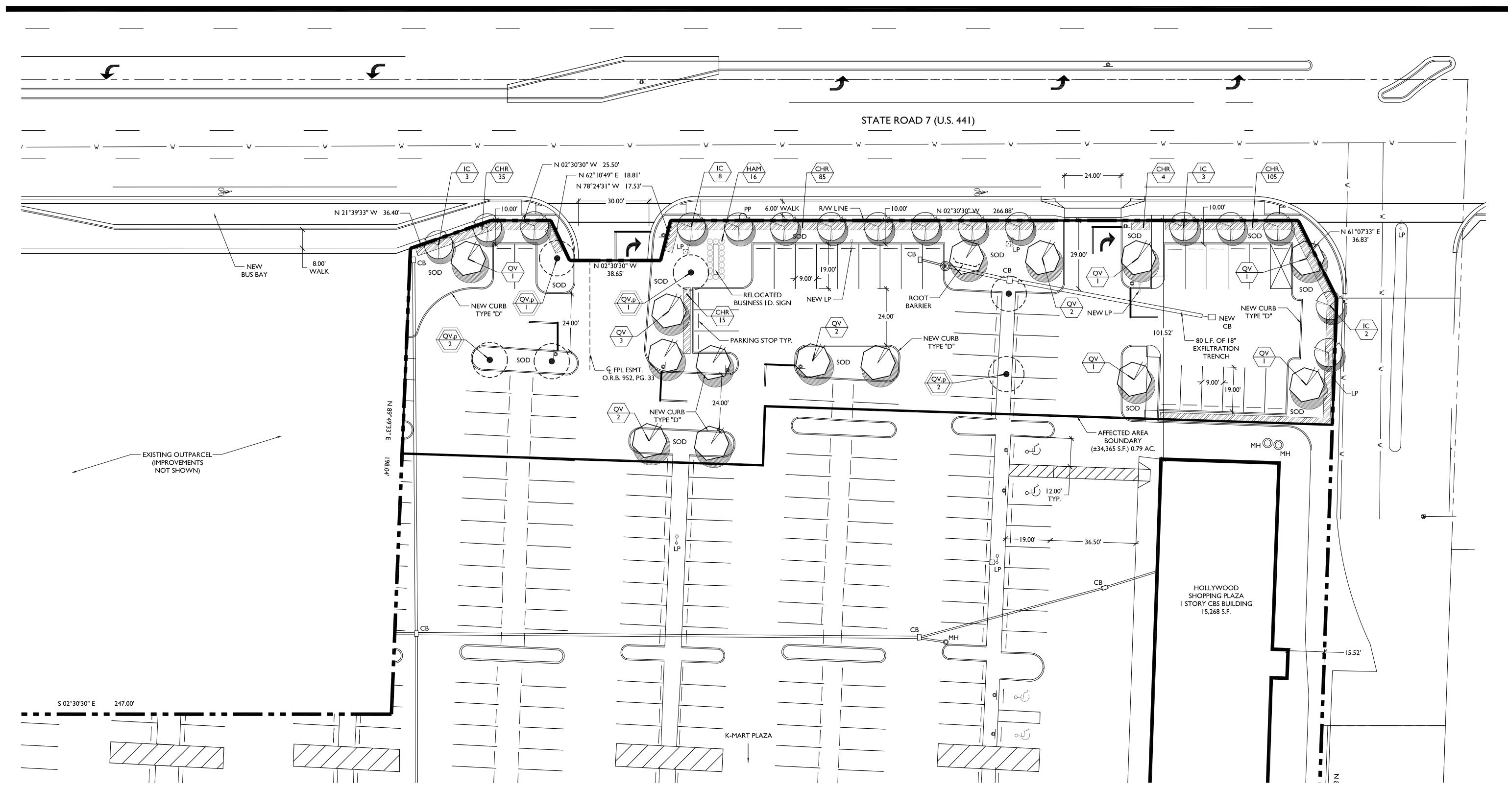




### S.R. 7 (U.S. 441) RIGHT-OF-WAY EXPANSION PARCEL 163 - CLIRED PLAN

PARCE	L 163 - CURED PLAN
CALE:	l "=40'-0"
RAWN BY:	: RHD
RAWING #	#: 2011-01-03_CP_P-163_1072.6AA.dwg
LE #:	1072.6AA
ATE:	04/02/2010
L.D.S	. PROJECT SCHEDULE
ATE APPROVAL	NOTES INITIAL VARIANCE SUBMITTAL
	SHEET #

CP. I





K-MART PLAZA

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### LEGEND

= POWER POLE

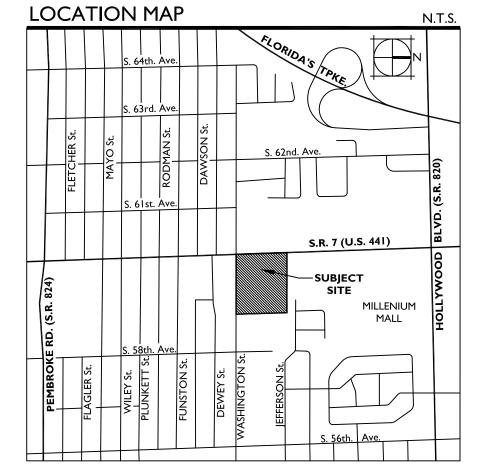
AC.	= ACRES	R/W	= RIGHT-OF-WAY
СВ	= CATCH BASIN	S	= SOUTH
CBS	= CONCRETE, BLOCK & STUCCO	SAN	= SANITARY MANHOLE
CONC.	= CONCRETE	S.F.	= SQUARE FEET
E	= EAST	SP.	= PARKING SPACES
L.F.	= LINEAR FEET	TYP.	= TYPICAL
LP	= LIGHT POLE	W	= WEST
MH	= MANHOLE	Ŷ	= LIGHT POLE
N	= NORTH	9	= SIGN

= EXISTING TREE

### NOTES

- I.) FOR ADDITIONAL SITE DETAILS, REFER TO THE FOLLOWING PLANS ON FILE WITH THE CITY OF HOLLYWOOD:
  SITE PLAN PREPARED BY SDA & ASSOCIATES, INC. STAMP DATE AUG. 20, 1999.
  PRELIMINARY SITE PLAN PREPARED BY SDA & ASSOCIATES, INC. STAMP DATE MARCH 24, 2004.
  ENGINEERING PLAN PREPARED BY SDA & ASSOCIATES, INC. APPROVAL STAMP DATE MARCH 3, 2000.
  LANDSCAPE PLAN PREPARED BY LANDSCAPE ARCHITECTS COLLABORATIVE STAMP DATE AUG. 20, 1999.
  - STAMP DATE AUG. 20, 1999.
     SITE PLAN PREPARED BY SAM ENGEL JR, AIA, APPROVAL STAMP DATE OCT, 27, 1992.
- 2.) CURED PLAN BASE INFORMATION TAKEN FROM "PROPOSED CONDITIONS SKETCH CURED PARCEL 163/763" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC., DATE 10/28/2010.





S C A L E: I" = 20-0"

S.R. 7 (U.S. 441)
RIGHT-OF-WAY EXPANSION
RIGHT-OF-WAT EXPANSION
PARCEL 163 - LANDSCAPE PLAN

CAL	.E:	I "=20'-0"
)RA	WN BY:	RHD
DRAWING #: 2011-01-03_LP_P-163_1072.6.		
ILE #	<b>#</b> :	1072.6AA
DATI	≣:	01/03/2011
	L.C	O.S PROJECT SCHEDULE
DATE	APPROVAL	NOTES
19/2011		INITIAL VARIANCE SUBMITTAL
S	HE	ET #

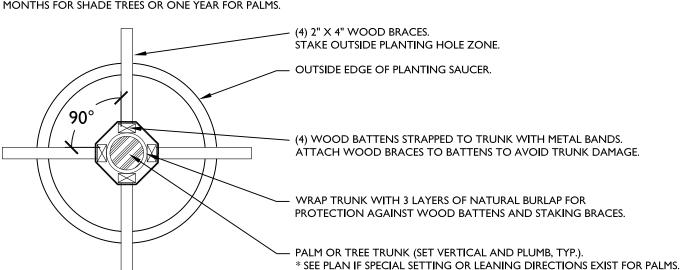
LP-I

I. APPLICABLE TO ALL PALMS WITH CALIPER SIZE OF LESS THAN SIX (6) INCHES. 2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX

> - (3) 2" X 4" WOOD BRACES. STAKE OUTSIDE PLANTING HOLE ZONE. - OUTSIDE EDGE OF PLANTING SAUCER. (3) WOOD BATTENS STRAPPED TO TRUNK WITH GALVANIZED METAL BANDS. ATTACH WOOD BRACES TO BATTENS TO AVOID TRUNK WRAP TRUNK WITH 3 LAYERS OF NATURAL BURLAP FOR PROTECTION AGAINST WOOD BATTENS AND STAKING BRACES.

### LARGE PALM OR TREE STAKING PLAN

NTS. I. APPLICABLE TO ALL MULTI-TRUNK PALMS AND PALMS WITH CALIPER SIZE OF SIX (6) INCHES OR GREATER 2. ALL TREE SUPPORTS MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. TYPICALLY SIX



### **GROUNDCOVER DETAIL**

NTS.

### NTS. " OF SHREDDED MELALEUCA MULCH PLACED BETWEEN PLANTS ABOVE EXISTING SOIL LEVEL. 2" OF I/4" MULCH PLACED ON TOP OF TILLED SOIL. TILL MULCH 2" -4" INTO PREVIOUSLY TILLED SOIL. LEVEL TO FINISHED GRADE BY HAND RAKING. TILL SOIL TO A MINIMUM DEPTH OF 4" BELOW THE EXISTING SOIL LEVEL. EXISTING SOIL.

### PLANT SPACING DETAIL

			NTS.
SPACING "D"	ROW "A"	PLANT SPACING CHART	
6" O.C.	5.2"		•
8" O.C.	6.93"	° ° °	
10" O.C.	8.66"		
12" O.C.	10.4"	\ \ \ D"\ \D" \A"	
18" O.C.	15.6"	\	
24" O.C.	20.8"	\/ \/ \/ \/ D" \	
30" O.C.	26.0"	° °	
36" O.C.	31.2"		
48" O.C.	41.6"		

SHRUB PLANTING DETAIL

### OVERALL LANDSCAPE SCHEDULE

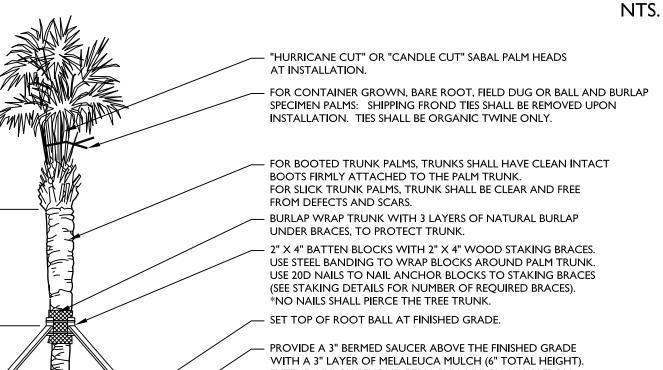
Know what's BELOW.

CALL before you dig

NTS.

<u>NATIVE</u>	QTY	CODE	BOTANICAL NAME	COMMON NAME	SIZE & REMARK
			TR	EES	
Y Y Y	16 14 6	IC QV QV,p	llex cassine Quercus virginiana Quercus virginiana	Dahoon Holly Live Oak Live Oak	B&B, 10' - 12' Ht x 5' Spr., Full Canop B&B, 10' - 12' Ht x 5' Spr., Full Canop Existing preserved in place
			SHR	UBS	
Y Y	240 16	CHR HAM	Chrysobalanus icaco 'Red Tip' Hamelia patens ' Compacta'	Red Tip Cocoplum Dwarf Firebush	#3, 24" × 24", 24" OC., Full #3, 24" × 24", 30" OC., Full
		SOD	Stenotaphrum secundatum	St. Augustine 'Floritam'	Solid Sod, Sq. Ft. to be determined by land. contractor





EXTEND MULCH BEYOND BERM. PULL MULCH AWAY FROM TRUNK A MINIMUM OF 3". - 2" X 4" X MIN. 24" WOOD STAKES. ANCHOR TREE BRACES WITH WOOD STAKES.

BACKFILL SHALL BE CLEAN, SALT FREE SAND AND PEAT MOSS MIXTURE 3:1 RATIO. ALL BACKFILL SHALL BE WATER-JETTED FOR FIRM COMPACTION.

WATER JET ALL BACKFILL FOR FIRM COMPACTION.

FOLD BACK BURLAP COVERING MATERIALS BELOW

CUT BACK WIRE BASKETS BELOW TOP HALF OF THE ROOT BALL.

COMPLETELY REMOVE SYNTHETIC BURLAP COVERING MATERIALS.

TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

PROVIDE A PLANTING HOLE WITH A MINIMUM OF 3 TIMES

THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE.

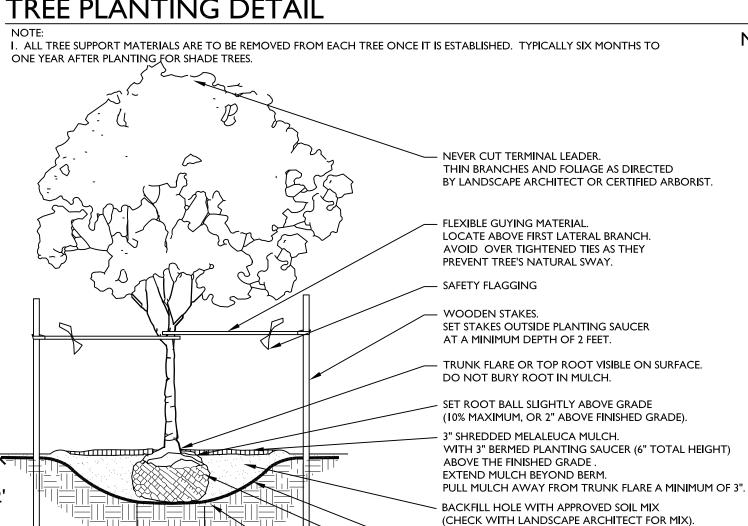
TREE PLANTING SAUCER

TOP HALF OF ROOT BALL.

REMOVE ROOT BALL COVERING.

INSTALL STAKE BRACES OUTSIDE TEMPORARY SAUCER.

DISTANCE AROUND THE ROOT BALL SHALL BE I/2 THE WIDTH OF THE ROOTBALL, OR (12") MIN. CLEARANCE. TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE SETTLING.

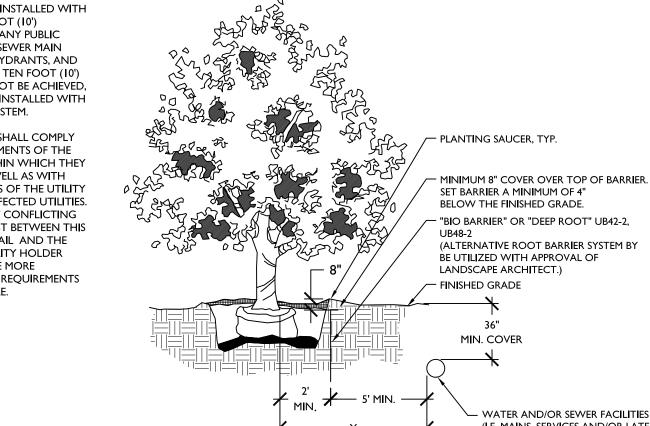


STAKING PLAN DIAGRAM

### NTS. PLANT ROOTBALL MINIMUM OF I" ABOVE FINISHED GRADE, WITH A MAXIMUM OF 10% OF ROOTBALL EXPOSED ABOVE GRADE. 3" SHREDDED MELALEUCA MULCH. PULL MULCH AWAY FROM TRUNK A MINIMUM OF 3" PROVIDE 3" EARTH PLANTING SAUCER REMOVE BURLAP FROM TOP I/3 OF ROOTBALL COMPLETELY REMOVE ANY SYNTHETIC WRAPPING MATERIALS. BACKFILL PLANTING HOLE WITH APPROVED PLANTING MIX. SEE LANDSCAPE ARCHITECT FOR PROPER MIX SPECIFICATIONS. PROVIDE A PLANTING HOLE MINIMUM OF 3 TIMES THE DIAMETER OF THE ROOT BALL ON THE SURFACE AND TWO TIMES THE ROOT BALL DIAMETER AT THE BASE. TAMP BOTTOM OF PLANTING HOLE TO MINIMIZE PLANT SETTLING.

### **ROOT BARRIER DETAIL**

I. TREES ARE TO BE INSTALLED WITH A MINIMUM TEN FOOT (10') SEPARATION FROM ANY PUBLIC WATER OR PUBLIC SEWER MAIN AND/OR SERVICE, HYDRANTS, AND LIFT STATIONS. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIÈVED THE TREE SHALL BE INSTALLED WITH A ROOT BARRIER SYSTEM. 2. ROOT BARRIERS SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES IN THE EVENT THAT CONFLICTING REQUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER REQUIREMENTS. THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.



(ALTERNATIVE ROOT BARRIER SYSTEM BY BE UTILIZED WITH APPROVAL OF - WATER AND/OR SEWER FACILITIES (I.E. MAINS, SERVICES AND/OR LATERALS) 7' MIN. W/BARRIER 10' MIN. W/O BARRIER

- WATER AND/OR SEWER FACILITIES (I.E. MAINS, SERVICES AND/OR LATERALS) 7' MIN. WITH BARRIER 10' MIN. WITHOUT BARRIER OUTSIDE EDGE OF TREE OR PALM TRUNK - "BIO BARRIER" OR "DEEP ROOT" UB 42-2, UB 48-2 (ALTERNATIVE ROOT BARRIER SYSTEM BY BE UTILIZED WITH APPROVAL OF LANDSCAPE ARCHITECT.)

TYPICAL PLANTING DIAGRAM

TREE PROTECTION DETAIL

THE BARRICADE SHALL BE

PLACED SO AS TO ENCOMPAS

THE CRITICAL PROTECTION

- B MINIMUM\* BOUNDARY

A= INCHES OF DIAMETER

B=CRITICAL PROTECTION

\_\_\_ B BOUNDARY

GRADE OF PROTECTED

(CPZ) THAT AREA

WITHIN A CIRCLE DESCRIBED BY A RADIUS OF

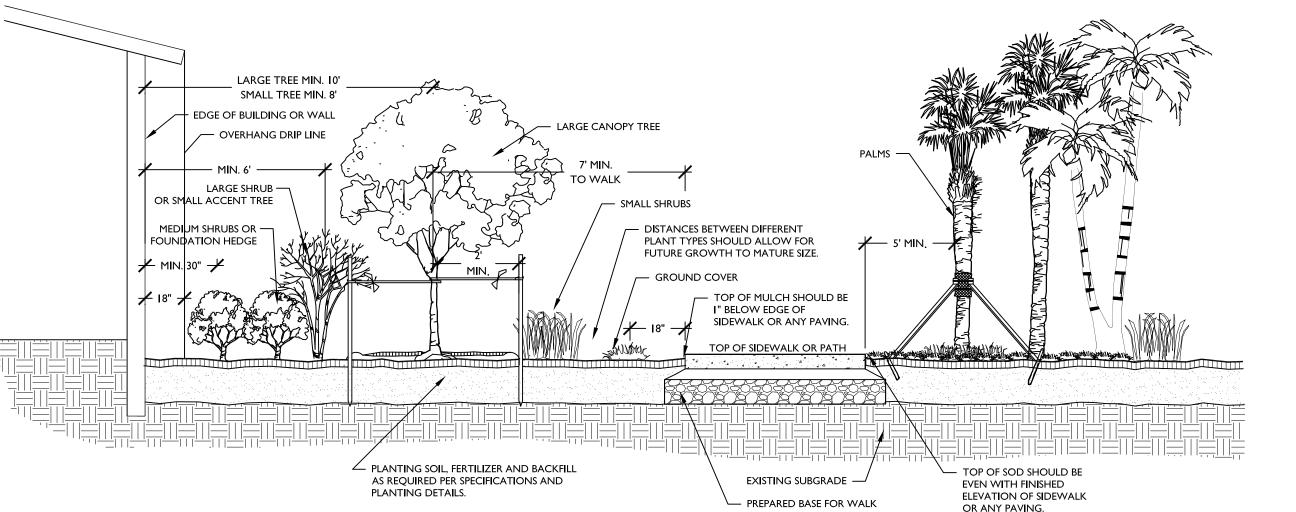
SURROUNDING A TREE

OF THE TREE'S DIAMETER AT 4.5' ABOVE GRADE

\*B MIN=75 % OF B AREA

ZONE (CPZ)

NOTE: I. THIS DETAIL APPLIES TO ALL TREES THAT WILL BE PRESERVED IN PLACE OR BE RELOCATED.



### LANDSCAPE NOTES

I. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS.

2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT.

3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE WITH EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES.

4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT

5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL. 6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED.

7. ALL PLANT MATERIAL TO BE INSTALLED SHALL CONFORM TO FLORIDA POWER AND LIGHT'S (FPL'S) RIGHT TREE RIGHT PLACE GUIDELINES.

8. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST. 9. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.

10. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.

II. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

SHRUB AND GROUNDCOVER PLANTING DETAIL

— MAINTAIN I2" AT PLANT BED EDGE

MAINTAIN 18" MIN.

**BETWEEN SHRUB MASSES** 

-REMAINING SHRUBS FILLED

IN BEHIND FRONT SHRUBS

EDGE FIRST TO ESTABLISH

CONTINUOUS LINE, BEST

FACE OF SHRUB TO FACE

FRONT OF PLANTING BED.

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**A** 

S.R. 7 (U.S. 441) **RIGHT-OF-WAY EXPANSION** PARCEL 163 - LANDSCAPE PLAN



A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings,

signage, pathways, easements, utilities or roadways. B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein. C.All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents.

D.Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.

A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036. B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street, NW, Suite 500, Washington, D.C. 20005.

C.Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.

D. Florida Department of Agriculture "Grades and Standards for Nursery Plants", most recent addition.

E. National Arborist Association- Pruning Standards for Shade Trees F. All standards shall include the latest additions and amendments as of the date of advertisement for bids

A.Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their

sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect. B. Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's

Compensation Insurance. IV. Requirements of Regulatory Agencies

A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site.

V. Submittals A.Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply with regulations applicable to landscape materials.

B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.

C.Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery.

D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect.

1. Provide a particle size analysis, including the following gradient of mineral content: USDA Designation Size in mm

+2 mm Very Course Sand 1-2 mm Coarse Sand 0.5-1 mm 0.25-0.5 mm Medium Sand Fine Sand 0.1-0.25 mm Very fine sand 0.05-0.1 mm 0.002-0.05 mm smaller than 0.002

2. Provide a chemical analysis, including the following: a. pH and buffer pH

b. Percentage of organic content by oven-dried weight. c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.

d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm.

e. Cation exchange capacity (CEC). E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic

F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape

Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.

A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be responsible for all damage resulting from neglect or failure to comply with this requirement. Part 2. Materials

A.Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project for at least two years. They shall have been freshly dug. All plant names and descriptions shall be as defined in Hortus Third.

2. All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for

Nursery Plants. 3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project

unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location. B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous

1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.

Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants

shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant. 1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes acceptable after pruning, where

pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.

D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not

obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price. E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.

F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.

G. Selection and Tagging 1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon delivery. Such approval shall not impair the right of inspection and rejection during progress of the work.

2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.

3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk. H. Anti-Desiccants

1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to be sprayed so that all leaves and branches are covered with a continuous protective film.

 Balled and Burlapped (B&B) Plant Materials 1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire. All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of

ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before planting. J. Container Plants 1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and

Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball. 2. Container plants shall have been grown in the container long enough to have established roots throughout the growing medium.

K. Bareroot and Collected Plants 1. Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock.

2. Bareroot material shall not be dug or installed after bud break or before dormancy.

3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost.

L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted on the drawings, these plants shall be Florida Fancy. M. Palms

1. Coconut Palms shall be grown from a certified seed.

2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting. 3. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from

Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy. 4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect and scars.

5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil. N. Sod 1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material. 2. Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after

harvesting. 3. Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water.

O. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and watered sufficiently to maintain root viability.

P. Transportation and Storage of Plant Material

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches. 2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches

broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected. 3. All bareroot stock sent from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable

moisture-holding medium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected.

4. Plants must be protected at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wet mulch, or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall not be bound with wire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to avoid damaging it.

Q. Mechanized Tree Spade Requirements

Trees may be moved and planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B root-ball diameter according to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. The machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown in the plans and in accordance with applicable sections of the specifications.

II Materials for Planting

A. Mulch: Except as otherwise specified, mulch shall be shredded Melaleuca mulch - grade "A". All Melaleuca mulch shall be made entirely from the wood and bark of the Melaleuca quinquinerva tree. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the 3/4" diameter and 11/2" in length. Mulch shall be free of weeds, seeds, and any other organic or inorganic material other than Melaleuca wood and bark. It shall not contain stones or other foreign material that will prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be less than 3". Submit sample for approval.

B. 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.

C. Gravel Mulch: Use only where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, washed free of loam, sand, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with Permaloc Design Edge or other approved gravel stop. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter fabric below aggregate rock.

D. Root Barrier: Where specified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings. Root barriers shall comply with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. In the event that conflicting requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the more stringent of the requirements shall be applicable. E. Planter Edging: Use only where specifically indicated on plans. Edging shall be Permaloc Design Edging in black. Alternate edging may be utilized with prior approval of

F. Anti-desiccant: shall be an emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be delivered

in containers of the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval. III. Materials for Soil Amendment

A. Pine Bark: Horticultural-grade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.

1. Pine bark shall be aged sufficiently to break down all woody material. Pine bark shall be screened. 2. pH shall range between 4 and 7.0.

3. Submit manufacturer literature for approval.

B. Organic Matter: Leaf matter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter. Organic matter shall be commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval.

C. Course Sand: Course concrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.

1. Sands shall be clean, sharp, natural sands free of limestone, shale and slate particles.

2. Provide the following particle size distribution:

Percentage Passing 3/8 in (9.5 mm) 100 No. 4 (4.75 mm) 95-100 80-100 No. 8 (2.36 mm) 50-85 No. 16 (1.18 mm) No. 30 (0.60 mm) 25-60 10-30 No. 50 (0.30 mm) No. 100 (0.15 mm) 2-10

D. Lime: shall be ground, palletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus magnesium oxide). Submit manufacturer literature for approval.

E. Sulfur: shall be flowers of sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.

F. Fertilizer: Agricultural fertilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer

literature for approval.

IV. Planting Mix A. Planting Mix

> . Planting Mix for Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture. 2. Planting Mix for Palms: Mixture of course sand and peat mixed to the following proportion:

Percent by Volume Component 75% Coarse Sand 25%

B. Planting mix shall be thoroughly mixed, screened, and shredded.

C. Prior to beginning the mixing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved. D. During the mixing process but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from the finished soil mix, with soil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised planting

E. Make all amendments of lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.

F. All mixing shall take place in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly

G. Protect the planting mix from erosion prior to installation.

I. Excavation of Planted Areas A. Locations for plants and/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the landscape architect is required before excavation begins.

B. Tree, shrub, and groundcover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is initially dug too deep, the soil added to bring it up to the correct level should be thoroughly tamped. 1. The sides of the excavation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any

subsurface drain lines within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb. 2. Maintain all required angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or structures. 3. Subgrade soils shall be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left

uncovered or unprotected overnight. C. For trees and shrubs planted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate the hole to the depth of the root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the

1. In areas of slowly draining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level. 2. Save the existing soil to be used as backfill around the tree. 3. On steep slopes, the depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings.

D. Detrimental soil conditions: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers detrimental to the growth of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are received from the landscape architect.

E. Obstructions: If rock, underground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations for any planting shall be determined by the landscape architect. II. Installation of Planting Mix

A. Prior to the installation of the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.

B. The landscape architect shall review the preparation of subgrades prior to the installation of planting mix. C. Do not proceed with the installation of planting mix until all utility work in the area has been installed.

D. Protect adjacent walls, walks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing concrete, metal, masonry work, and other items as directed during the progress of the work.

1. Clean up any soil or dirt spilled on any paved surface at the end of each working day.

2. Any damage to the paving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation

contractors expense. E. Till the subsoil into the bottom layer of topsoil or planting mix.

1. Loosen the soil of the subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device.

2. Spread a layer of the specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together. 3. Immediately install the remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled subgrade to become compacted.

4. In the event that the tilled area becomes compacted, till the area again prior to installing the planting mix. F. Install the remaining topsoil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the

drawings are the final grades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this reduction of soil volume, depending on predicted settling properties for each type of soil. 1. Phase the installation of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.

2. Compact each lift sufficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel firm to the foot in all areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.

a. Dig a hole 250 mm (10 in.) in diameter and 250 mm (10 in.) deep. b. Fill the hole with water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.

c. In the event that the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction. d. The landscape architect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil. 3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.

5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil.

4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading

6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall be

III. Fine Grading A.It shall be the responsibility of the Contractor to finish grade (min. 6" below adjacent F.F.E.). Finish grades in planting areas shall be one inch lower than adjacent paving and are to include 3" of mulching. New earthwork shall blend smoothly into the existing earthwork, and grades shall pitch evenly between spot grades. All planted areas

must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work. B. Fill all dips and remove any bumps in the overall plane of the slope.

1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft). 2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft).

3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding. C.Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.

IV. Planting Operations

A. Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does not shift or move laterally one year later.

2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected. B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the

trunk as a lever in positioning or moving the tree in the planting area. C.Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat.

Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.

1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall be worked firmly into and around the roots, with care taken to fill in completely with no air pockets.

E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.

1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees.

2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling. F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect.

G.Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement. 1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the

amendments are thoroughly mixed into the backfill. 2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process.

3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning. H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will

be evenly applied over the entire surface and thoroughly washed in without additional charge. I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.

J. Remove all tags, labels, strings, etc. from all plants.

K. Remove any excess soil, debris, and planting material from the job site at the end of each workday.

L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings. V. Relocation of Existing Material:

A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures. 1. Select a healthy tree

2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning. 3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The

diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree. 4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots.

5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.

6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day. 7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.

8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting.

9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.

A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be responsible for any damage caused by the falling or leaning of trees.

C. Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings

Any tree that is not stable at the end of the warranty period shall be rejected. A. Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches,

waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no

case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant. B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears.

C. Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.

VIII. Mulching A. All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs.

IX. Maintenance of Trees, Shrubs, and Vines

A. Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases and in vigorous condition.

C.Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost. D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor,

adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball. E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds

or other sources, at no additional expense to the owner when irrigation systems are unavailable. F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect

X. Acceptance

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the anticipated date of inspection

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full

conformance to the contract documents, including correct species. C. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the

XI. Acceptance in Part

guarantee periods terminate at one time.

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract. XII. Guarantee Period and Replacements

A. The guarantee period for trees and shrubs shall begin at the date of acceptance.

B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance. C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification. E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a

replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that

F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings.

landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

G.The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period. XIII. Final Inspection and Final Acceptance

At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be

received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the

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S.R. 7 (U.S. 441) **RIGHT-OF-WAY EXPANSION** PARCEL 163 - LANDSCAPE PLAN

SCALE:

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