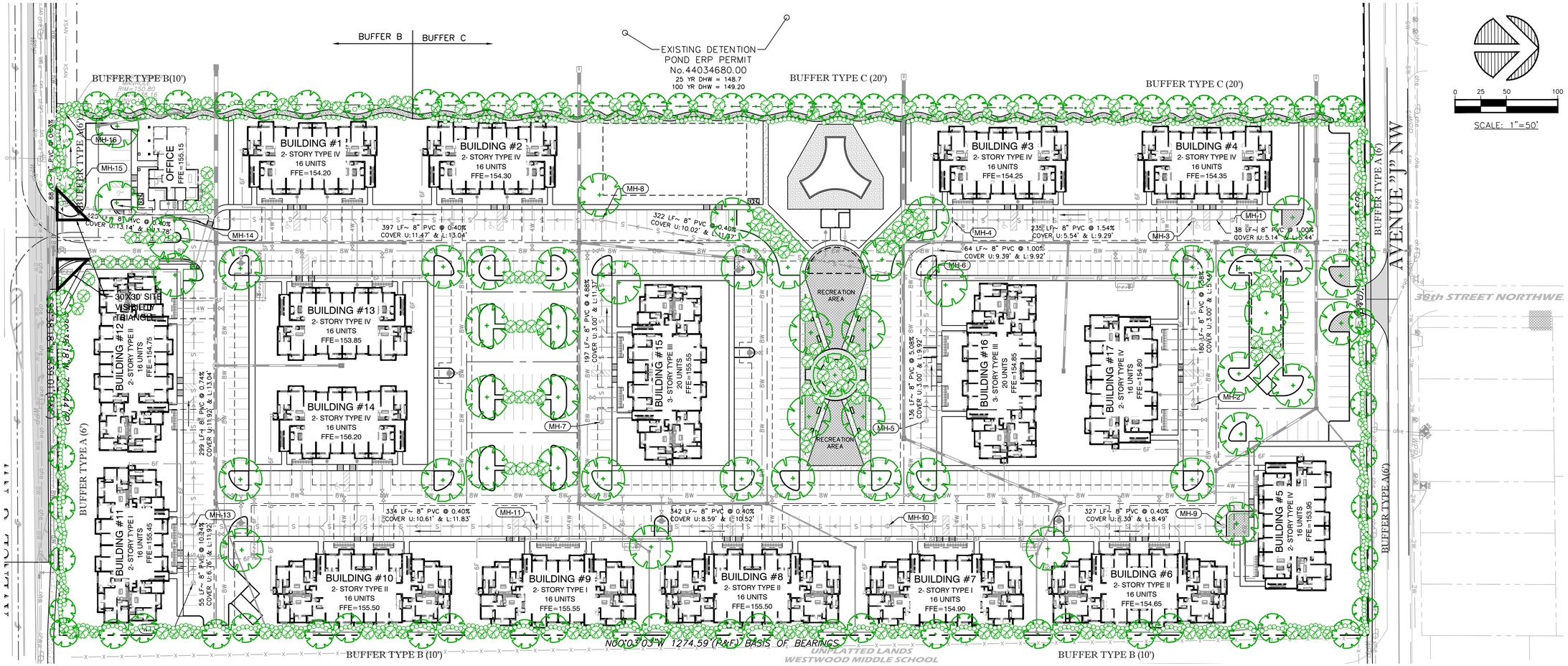


TREE STANDARDS

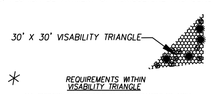
THIS IS A HEALTHY, VIGOROUS TREE THAT IS WELL SHAPED, WELL BRANCHED AND WELL FOLIATED (SUBJECT TO NATURAL GROWTH OF THE VARIETY).

1. **TRUNK AND BRANCHES:**
   - A. RELATIVELY STRAIGHT TRUNK, MEDIUM WELL FORMED.
   - B. BRANCHING UNIFORMLY DISTRIBUTED AT CROWN BEGINNING AT A PREDETERMINED POINT AS IS CHARACTERISTIC WITH THE VARIETY.
2. **FOLIAGE :**
   - A. TREE WELL SUPPLIED WITH HEALTHY, VIGOROUS LEAVES OF NORMAL SIZE, SHAPE, TEXTURE AND DEEP GREEN COLOR ACCORDING TO THE SEASON OR DEGREE OF DORMANCY IN WHICH IT IS DUG (EXCEPT TREES MOVED BARE ROOT OR DECIDUOUS TREES WHEN DORMANT.)
   - B. PEST OR MECHANICAL DESTRUCTION NOT TO EXCEED APPROXIMATELY 1/4 OF INDIVIDUAL LEAVES NOR AFFECT MORE THEN 1/4 OF THE TOTAL FOLIAGE. DETERIORATION OF FOLIAGE CAUSED BY SEASONAL CHANGE EXCEPTED.
3. **ROOT SYSTEM:**
   - A. CONTAINER GROWN. SHALL BE STURDILY ESTABLISHED IN CONTAINER.
   - B. BALLED AND BURLAPPED (B & B).
     - (1) ROOTS SHALL BE STURDILY ESTABLISHED IN BALL.
     - (2) BALL SHALL CONTAIN SUFFICIENT ROOTS TO INSURE RAPID RECOVERY AND GROWTH.
   - C. BARE ROOT.
     - (1) ROOTS HEALTHY AND VIGOROUS.
     - (2) TREE WELL SUPPLIED WITH MAIN LATERAL ROOTS.
     - (3) TREE WELL SUPPLIED WITH FIBROUS (FEEDER) ROOTS.
4. **MINIMUM PLANTING HEIGHT:**

MINIMUM PLANTING HEIGHT	MATURE HEIGHT
6 FEET	7 – 30 FEET
8 FEET	30 – 50 FEET
10 FEET	50 FEET – UP

5. **FLORIDA STATE REQUIREMENTS.** ALL PLANT MATERIALS SHALL MEET THE APPLICABLE REQUIREMENTS CONTAINED IN CHAPTER 581, PLANT INDUSTRY, FLORIDA STATUTES.

* GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

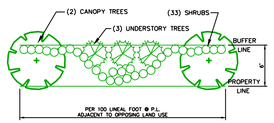


REQUIREMENTS WITHIN VISABILITY TRIANGLE

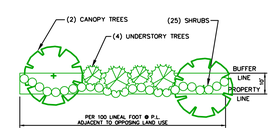
ALL SHRUBS AND BUSHES IN THIS TRIANGULAR AREA ARE TO BE A MAXIMUM OF 24" AT MATURITY.

ALL TREE CANOPIES IN THIS TRIANGULAR AREA ARE TO BEGIN A MINIMUM OF 10' FEET ABOVE THE GROUND AT MATURITY.

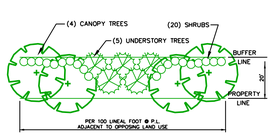
BUFFER DETAILS



TYPE "A" BUFFER DETAIL



TYPE "B" BUFFER DETAIL



TYPE "C" BUFFER DETAIL

LANDSCAPE DATA

1. BUFFER REQUIREMENTS:

	REQUIRED:	PROVIDED:
NORTH (TYPE A)		
• CANOPY TREES: 2 PER 100' X 457'	= 10	10
• UNDERSTORY TREES: 3 PER 100' X 457'	= 14	14
• SHRUBS: 33 PER 100' x457'	= 151	152
SOUTH (TYPE A)		
• CANOPY TREES: 2 PER 100' X 422'	= 9	9
• UNDERSTORY TREES: 3 PER 100' X 422'	= 13	13
• SHRUBS: 33 PER 100' X 422'	= 140	142
EAST (TYPE B)		
• CANOPY TREES: 2 PER 100' X 1275'	= 26	26
• UNDERSTORY TREES: 4 PER 100' X 1275'	= 51	53
• SHRUBS: 25 PER 100' X 1275'	= 319	324
NORTHWEST (TYPE C)		
• CANOPY TREES: 4 PER 100' X 926'	= 38	38
• UNDERSTORY TREES: 5 PER 100' X 926'	= 47	47
• SHRUBS: 20 PER 100' X 926'	= 186	186
SOUTHWEST (TYPE B)		
• CANOPY TREES: 2 PER 100' X 346'	= 7	7
• UNDERSTORY TREES: 4 PER 100' X 346'	= 14	16
• SHRUBS: 25 PER 100' X 346'	= 87	91

2. CANOPY REQUIREMENTS:

A. REQUIRED: CANOPY AT MATURITY SHALL BE 45% OF IMPERVIOUS VEHICULAR USE AREA: 223700 S.F. X 45% = 100665 S.F. REQ'D CANOPY

B. PROVIDED:

QTY.	SPECIES	SPREAD	CANOPY AREA	HEIGHT	TOTAL CANOPY AREA
90	LAGERSTROEMIA (CREPE MYRTLE)	12	113	15'-25'	10170 SQ.FT.
47	Q. VIRGINIANA (LIVE OAK)	50	1964	50'-60'	92308 SQ.FT.

PROVIDED CANOPY AREA = 102478 SQ.FT.

3. PARKING LANDSCAPE REQUIREMENTS:

A. REQUIRED: 15 SF PER PARKING SPACE
PARKING SPACES 560 X 15 = 8,400 SF REQUIRED

B. PROVIDED: 30,162 SF

SITE DATA

1. PARCEL ID: 252824-353603-000020
2. LAND AREA: 21.68 AC.
3. EXISTING ZONING: RESIDENTIAL HIGH
4. PROPOSED ZONING: RESIDENTIAL HIGH
5. DEVELOPED USE: MULTI FAMILY
6. IMPERVIOUS SURFACE RATIO (ISR) CALCULATION
   449355 S.F. / 68.51 AC / 43,560 SF = 0.48
7. DENSITY (UNITS/ ACRES)
   280 UNITS / 21.68 T.L.A. = 12.92 DU/AC
8. PARKING DATA:
   PARKING REQUIRED: AS NEEDED = 560 SPACES
   PARKING PROVIDED: 12' X 20' HANDICAP SPACE = 19 SPACES
   10' X 20' PARKING SPACE = 541 SPACES
   TOTAL PARKING SPACES PROVIDED = 560 SPACES
9. BUILDING SETBACKS:

BUILDING SETBACK FRONT (SOUTH)	35 FT TO ROW 65FT TO C/L
BUILDING SETBACK SIDE (EAST)	7 FT
BUILDING SETBACK SIDE (WEST)	7 FT
BUILDING SETBACK REAR (NORTH)	15 FT

10. LANDSCAPE BUFFERS:

LANDSCAPE BUFFER A (NORTH)	6 FT
LANDSCAPE BUFFER A (SOUTH)	6 FT
LANDSCAPE BUFFER B (EAST)	10 FT
LANDSCAPE BUFFER C (NORTHWEST)	20 FT
LANDSCAPE BUFFER B (SOUTHWEST)	10 FT

11. FLOOD ZONE:
    THIS SITE LIES IN FLOOD ZONE "X" PER NFIP FIRM COMMUNITY PANEL #12105C0330F

LEGEND

- CANOPY TREE (LIVE OAK)
- UNDERSTORY (CREPE MYRTLE)
- SHRUBS
- LANDSCAPE AREA

NOTE: OVERSTORY TREES ARE NOT ALLOWED WITHIN 12' FROM ANY UTILITY LINE (WATER OR SEWER).

NOTE:

OVER STORY TREES ARE NOT ALLOWED WITHIN 12 FEET FROM ANY UTILITY LINE (WATER OR WASTEWATER MAINS).

811 Know what's below. Call before you dig.

IMPORTANT:

ALL SERVICE LATERALS, VALVES, FIRE HYDRANTS, FITTINGS, INLETS, ETC... SHOWN HEREON ARE GRAPHICAL SYMBOLS ONLY AND NOT TO SCALE. REFER TO DETAIL SHEETS FOR EXACT LOCATION, SIZE AND OTHER SPECIFICS.

NO.	DATE	APPR.	REVISIONS

DAVID C. CARTER, P.E. STATE OF FLORIDA LICENSE NO. 31915 ENGINEER, LICENSE NO. 31915, STATE OF FLORIDA. ITEMS OR PAGES LISTED BELOW ARE ELECTRONICALLY SIGNED AND SEALED BY DAVID C. CARTER, P.E. ON THE DATE ADJACENT TO THE SEAL. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT SHALL NOT BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DAVID C. CARTER LICENSE NO. 31915 STATE OF FLORIDA PROFESSIONAL ENGINEER

DRAWN BY:
DESIGNED BY:
CHECKED BY: D.C.C.
ISSUE DATE:
FIELD DATE:

CARTER ENGINEERING
137 5th. St. N.W., Winter Haven Fl. 33881
(863) 294-6965 * E-mail: dave@carter-eng.com

LANDSCAPE PLAN

SUMMERLIN AVENUE "G"

APARTMENT COMPLEX
POLK COUNTY, FLORIDA

PROJECT No.	SHEET #
278	L1.0
PLOT DATE	
Nov 13, 2019-12:38	

Dwg: N:\JMJ – Westwood Apartments\Acad & Graphics_Engineering\Landscape.dwg, Layout: L1.0 Landscape Plan