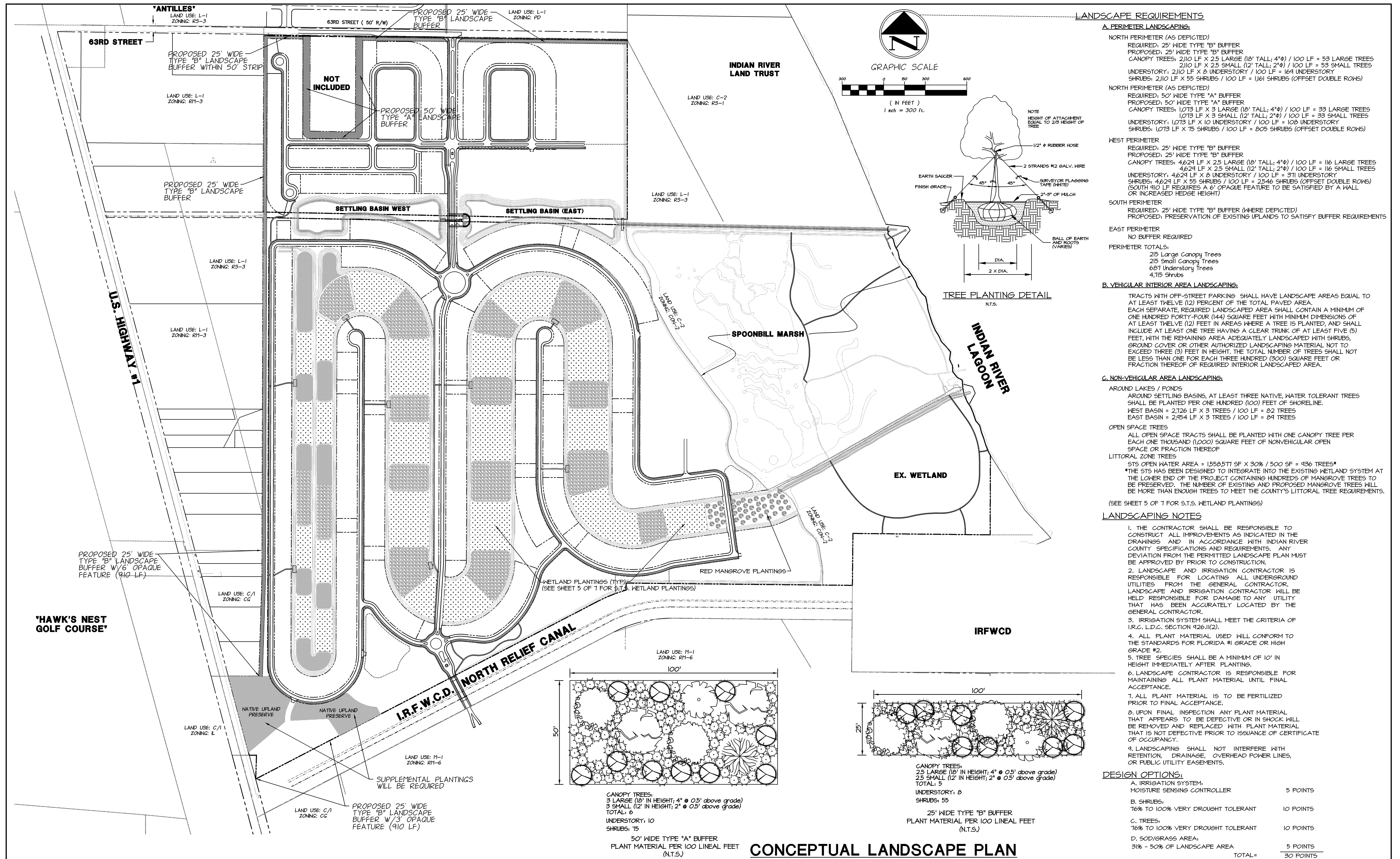


Conceptual Landscape Plan



LANDSCAPE REQUIREMENTS

A. PERIMETER LANDSCAPING:

NORTH PERIMETER (AS DEPICTED)
 REQUIRED: 25' WIDE TYPE "B" BUFFER
 PROPOSED: 25' WIDE TYPE "B" BUFFER
 CANOPY TREES: 2,110 LF X 2.5 LARGE (18' TALL; 4"Ø) / 100 LF = 53 LARGE TREES
 2,110 LF X 2.5 SMALL (12' TALL; 2"Ø) / 100 LF = 53 SMALL TREES
 UNDERSTORY: 2,110 LF X 8 UNDERSTORY / 100 LF = 164 UNDERSTORY
 SHRUBS: 2,110 LF X 55 SHRUBS / 100 LF = 1,161 SHRUBS (OFFSET DOUBLE ROWS)

NORTH PERIMETER (AS DEPICTED)
 REQUIRED: 50' WIDE TYPE "A" BUFFER
 PROPOSED: 50' WIDE TYPE "A" BUFFER
 CANOPY TREES: 1,073 LF X 3 LARGE (18' TALL; 4"Ø) / 100 LF = 33 LARGE TREES
 1,073 LF X 3 SMALL (12' TALL; 2"Ø) / 100 LF = 33 SMALL TREES
 UNDERSTORY: 1,073 LF X 10 UNDERSTORY / 100 LF = 108 UNDERSTORY
 SHRUBS: 1,073 LF X 75 SHRUBS / 100 LF = 805 SHRUBS (OFFSET DOUBLE ROWS)

WEST PERIMETER
 REQUIRED: 25' WIDE TYPE "B" BUFFER
 PROPOSED: 25' WIDE TYPE "B" BUFFER
 CANOPY TREES: 4,624 LF X 2.5 LARGE (18' TALL; 4"Ø) / 100 LF = 116 LARGE TREES
 4,624 LF X 2.5 SMALL (12' TALL; 2"Ø) / 100 LF = 116 SMALL TREES
 UNDERSTORY: 4,624 LF X 8 UNDERSTORY / 100 LF = 371 UNDERSTORY
 SHRUBS: 4,624 LF X 55 SHRUBS / 100 LF = 2,546 SHRUBS (OFFSET DOUBLE ROWS)
 (SOUTH 910 LF REQUIRES A 6' OPAQUE FEATURE TO BE SATISFIED BY A WALL OR INCREASED HEDGE HEIGHT)

SOUTH PERIMETER
 REQUIRED: 25' WIDE TYPE "B" BUFFER (WHERE DEPICTED)
 PROPOSED: PRESERVATION OF EXISTING UPLANDS TO SATISFY BUFFER REQUIREMENTS

EAST PERIMETER
 NO BUFFER REQUIRED

PERIMETER TOTALS:
 215 Large Canopy Trees
 215 Small Canopy Trees
 681 Understory Trees
 4,715 Shrubs

B. VEHICULAR INTERIOR AREA LANDSCAPING:

TRACTS WITH OFF-STREET PARKING SHALL HAVE LANDSCAPE AREAS EQUAL TO AT LEAST TWELVE (12) PERCENT OF THE TOTAL PAVED AREA. EACH SEPARATE, REQUIRED LANDSCAPED AREA SHALL CONTAIN A MINIMUM OF ONE HUNDRED FORTY-FOUR (144) SQUARE FEET WITH MINIMUM DIMENSIONS OF AT LEAST TWELVE (12) FEET IN AREA WHERE A TREE IS PLANTED, AND SHALL INCLUDE AT LEAST ONE TREE HAVING A CLEAR TRUNK OF AT LEAST FIVE (5) FEET, WITH THE REMAINING AREA ADEQUATELY LANDSCAPED WITH SHRUBS, GROUND COVER OR OTHER AUTHORIZED LANDSCAPING MATERIAL NOT TO EXCEED THREE (3) FEET IN HEIGHT. THE TOTAL NUMBER OF TREES SHALL NOT BE LESS THAN ONE FOR EACH THREE HUNDRED (300) SQUARE FEET OR FRACTION THEREOF OF REQUIRED INTERIOR LANDSCAPED AREA.

C. NON-VEHICULAR AREA LANDSCAPING:

AROUND LAKES / PONDS
 AROUND SETTLING BASINS, AT LEAST THREE NATIVE, WATER TOLERANT TREES SHALL BE PLANTED PER ONE HUNDRED (100) FEET OF SHORELINE.
 WEST BASIN = 2,126 LF X 3 TREES / 100 LF = 82 TREES
 EAST BASIN = 2,454 LF X 3 TREES / 100 LF = 84 TREES

OPEN SPACE TREES
 ALL OPEN SPACE TRACTS SHALL BE PLANTED WITH ONE CANOPY TREE PER EACH ONE THOUSAND (1,000) SQUARE FEET OF NONVEHICULAR OPEN SPACE OR FRACTION THEREOF

LITTORAL ZONE TREES
 STS OPEN WATER AREA = 1550,571 SF X 30% / 500 SF = 936 TREES*
 *THE STS HAS BEEN DESIGNED TO INTEGRATE INTO THE EXISTING WETLAND SYSTEM AT THE LOWER END OF THE PROJECT CONTAINING HUNDREDS OF MANGROVE TREES TO BE PRESERVED. THE NUMBER OF EXISTING AND PROPOSED MANGROVE TREES WILL BE MORE THAN ENOUGH TREES TO MEET THE COUNTY'S LITTORAL TREE REQUIREMENTS.

(SEE SHEET 5 OF 1 FOR S.T.S. WETLAND PLANTINGS)

LANDSCAPING NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS AS INDICATED IN THE DRAWINGS AND IN ACCORDANCE WITH INDIAN RIVER COUNTY SPECIFICATIONS AND REQUIREMENTS. ANY DEVIATION FROM THE PERMITTED LANDSCAPE PLAN MUST BE APPROVED BY PRIOR TO CONSTRUCTION.
- LANDSCAPE AND IRRIGATION CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES FROM THE GENERAL CONTRACTOR. LANDSCAPE AND IRRIGATION CONTRACTOR WILL BE HELD RESPONSIBLE FOR DAMAGE TO ANY UTILITY THAT HAS BEEN ACCURATELY LOCATED BY THE GENERAL CONTRACTOR.
- IRRIGATION SYSTEM SHALL MEET THE CRITERIA OF I.R.C. L.D.C. SECTION 426.11(2).
- ALL PLANT MATERIAL USED WILL CONFORM TO THE STANDARDS FOR FLORIDA #1 GRADE OR HIGH GRADE #2.
- TREE SPECIES SHALL BE A MINIMUM OF 10' IN HEIGHT IMMEDIATELY AFTER PLANTING.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL UNTIL FINAL ACCEPTANCE.
- ALL PLANT MATERIAL IS TO BE FERTILIZED PRIOR TO FINAL ACCEPTANCE.
- UPON FINAL INSPECTION ANY PLANT MATERIAL THAT APPEARS TO BE DEFECTIVE OR IN SHOCK WILL BE REMOVED AND REPLACED WITH PLANT MATERIAL THAT IS NOT DEFECTIVE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- LANDSCAPING SHALL NOT INTERFERE WITH RETENTION, DRAINAGE, OVERHEAD POWER LINES, OR PUBLIC UTILITY EASEMENTS.

DESIGN OPTIONS:

A. IRRIGATION SYSTEM:
 MOISTURE SENSING CONTROLLER 5 POINTS

B. SHRUBS:
 76% TO 100% VERY DROUGHT TOLERANT 10 POINTS

C. TREES:
 76% TO 100% VERY DROUGHT TOLERANT 10 POINTS

D. SOD/GRASS AREA:
 31% - 50% OF LANDSCAPE AREA 5 POINTS

TOTAL = 30 POINTS

NO.	DATE	DESCRIPTION	DR/APP
4.	1/03/19	CHANGE RICHEY PARCEL WEST BUFFER TO TYPE A	SH/SM
3.	9/13/18	REVISED PER I.R.C. COMMENT LETTER EMAILED 8/27/18	SH/SM
2.	6/20/18	REVISED PER I.R.C. TRC COMMENT LETTER DATED 5/11/18	SH/SM
1.	3/20/18	REVISED PER I.R.C. TRC COMMENT LETTER	SH/SM
NO.		DESCRIPTION	DR/APP

REVISIONS

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 CONSULTING ENGINEERS

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Ecotech Consultants, Inc.
 ENVIRONMENTAL SCIENCES & ENGINEERING

SPOONBILL RESERVE
CONCEPTUAL PLANNED DEVELOPMENT PLANS
 INDIAN RIVER COUNTY FLORIDA

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STEPHEN E. MOLER, P.E. FL#33193

DRAWN	SH
DESIGNED	SH
CHECKED	SEM
DATE	8/17
SCALE	1"=300'
SHEET	7 OF 7
DWG NO	1421