

50 TYPE 'A' BUFFER
 49 OPAQUE FEATURE PER CODE
 3030 CANOPY TREES (LARGE/SMALL)
 98 UNDERSTORY TREES
 733 SHRUBS
 977 L.F.

25 TYPE 'B' BUFFER WITH 'O' OPAQUE FEATURE PER CODE
 7676 CANOPY TREES (LARGE/SMALL)
 241 UNDERSTORY TREES
 1,656 SHRUBS
 3,010 L.F. + 233 L.F. DRIVEWAYS

25 TYPE 'B' BUFFER WITH DECORATIVE FENCE

ADJ. ZONING PTND I AMN I USE I-1

2-LANE TO 4-LANE ROAD TRANSITION STARTING AT STATION 21+80 DESIGN SPEED 30MPH

PARKING AREAS BUFFERED (PER 625.003), MAY BE INCORPORATED WITH BUFFER PERMETER

53RD STREET

EXISTING 30' CANAL IRFWD SUB-LATERAL A-9

EXISTING TREE TO REMAIN TO BE PROTECTED IN PLACE

25 TYPE 'B' BUFFER
 5555 CANOPY TREES (LARGE/SMALL)
 208 UNDERSTORY TREES
 1424 SHRUBS
 2,588 L.F.

TRACT 'B' STORM WATER RETENTION (9.2 Acres)
 Lake / Basin
 CE = 17.5
 10Yr = 20.74
 25Yr = 21.05
 100Yr = 21.52
 MEAN = 20.13

HOTEL, COMMUNITY AND COMMERCIAL BUILDINGS REQ. ADDITIONAL FOUNDATION PLANTING

26/26 CANOPY TREES (LARGE/SMALL)
 82 UNDERSTORY TREES
 559 SHRUBS
 1016 L.F.

50 TYPE 'N' BUFFER
 20/20 CANOPY TREES (LARGE/SMALL)
 67 UNDERSTORY TREES
 498 SHRUBS
 664 L.F.

ADJ. ZONING AG-1 LAND USE L-1

SINGLE FAMILY

MIXED USE

ADJ. ZONING RS-3 LAND USE L-1

SINGLE FAMILY HOMES: 2 CANOPY TREES EACH TYP.
 3.6 TREES, 5' MIN HT. AT PLANTING
 5 SPECIES MIN (NATIVE, FRESHWATER WETLAND VARIETIES PER IAC APPENDIX E)

LITTORAL PLANTING 27,340 SHRUBS 2' OC
 219 TREES

LITTORAL PLANTING 5,232 SHRUBS 2' OC
 42 TREES

LITTORAL PLANTING 5,245 SHRUBS 2' OC
 42 TREES

OPEN SPACE

122' CONDO

124' CONDO

126' CONDO

128' CONDO

130' CONDO

132x142

82x82 RETAIL

82x58 RETAIL

82x58 RETAIL

WELLNESS-CMTR.

YOGA HUB

OFFICE/APT.

REMOVABLE BOLLARD

FIRE LANE

URBAN SERVICE BOUNDARY

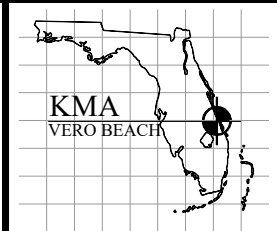
WEST LIMIT OF 58TH AVE
 130' ULTIMATE ROW

560TH AVENUE

RESERVE FOR INDIAN RIVER COUNTY

THIS SECTION OF 53RD STREET IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE 58th AVENUE IMPROVEMENT WHICH HAVE BEEN DESIGNED AND WILL BE CONSTRUCTED BY PALETTES IN CONNECTION WITH INDIAN RIVER COUNTY, FL BEGINNING IN DECEMBER OF 2018

MARK	REVISION	DATE	BY



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 CERTIFICATE OF AUTHORIZATION NUMBER - 00006335

Mandala Village

PRELIMINARY LANDSCAPE PLAN

DATE:	DATE:	PROJECT NO.
Scott B. McGuire, P.E. FL Reg No. 39573	David S. Knight, P.E. FL Reg No. 41060	16-041