

SECTION: 86050000  
STATE ROAD: A1A  
COUNTY: Broward  
PERMIT: 2020-L-491-00019

**AMENDMENT NUMBER TWENTY-EIGHT (28) TO  
FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FOUR (4)  
INCLUSIVE LANDSCAPE MAINTENANCE MEMORANDUM OF AGREEMENT**

This is Amendment Number Twenty-Eight (28) to the Agreement dated December 5, 2007, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ by and between the **FLORIDA DEPARTMENT OF TRANSPORTATION** hereinafter called the “**DEPARTMENT**” and the **CITY OF POMPANO BEACH**, a municipal corporation of the State of Florida, hereinafter called the “**AGENCY**”.

**WHEREAS**, the parties entered into the Inclusive Landscape Maintenance Memorandum of Agreement dated December 5, 2007 for the purpose of maintaining the landscape improvements by the AGENCY on various State Road(s) including A1A (North Ocean Blvd.); and

**WHEREAS**, the DEPARTMENT and the AGENCY have agreed to add additional landscape improvements to be installed on State Road A1A (North Ocean Blvd.) in accordance with the above referenced Agreement; and

**NOW THEREFORE**, for and in consideration of mutual benefits that flow each to the other, the parties covenant and agree as follows:

1. Pursuant to paragraph 1, page 1 of the Amendment Number Six (6) Landscape Inclusive Maintenance Memorandum of Agreement dated August 9, 2013, the DEPARTMENT will allow an adjacent property owner to construct additional landscape improvements or to modify an improvement located as indicated in **Exhibit “A”**, State Road A1A (North Ocean Blvd.) from M.P. 11.008 to M.P. 11.062, in accordance with the plans attached as **Exhibit “B”**.
2. The AGENCY shall agree to maintain the additional landscape improvements according to Exhibit “F” Maintenance Plan of the original agreement, Amendment #21, and as follows:

**PART II. SPECIFIC PROJECT SITE MAINTENANCE REQUIREMENTS AND RECOMMENDATIONS**

- A. A sustainable and resilient landscape involving specifying native drought and salt-tolerant species has been provided for this project.
- B. Canopy Trees are intended to be maintained with a clear trunk of 8.5' minimum.

- C. Remove suckering growth from base and clear trunk areas for single trunk trees monthly.
- D. To maintain the intended appearance of palms, apply 8 – 2 – 12 + 4 Mg at the rate of 1.5 lbs. of fertilizer per 100 sq. ft. of palm canopy area.
- E. To maintain the intended appearance of all shrubs or turf grass, apply slow-release fertilizer that provides essential nutrients over an extended period. Look for a product with an N-P-K ratio (nitrogen-phosphorus-potassium) of 10-10-10 or similar.
- F. Do not remove fronds from self-cleaning palms, unless damaged. Palms with persistent fronds shall only have dead fronds removed, do not remove any green fronds. If it is deemed necessary to prune a palm's fronds, no fronds shall be trimmed above 3 o'clock and 9 o'clock on the horizontal plain.
- G. Groundcover and shrub horizontal growth shall be maintained to prevent foliage from growing beyond the limits of the planting areas shown on the plan. Maintain a 2' setback from the foliage to the edge of curb, pavement, sidewalk and/or other hardscape improvements.
- H. Maintain vertical heights as follows:
  - a. Lawn - *Paspalum Vaginatium* - max 2.5"
  - b. Boston Fern - *Nephrolepis exaltata* at 36" (since it's not on the visibility triangle it can be allowed to grow to maturity)
- I. Inspect groundcovers and shrubs monthly for maintaining full ground coverage.
- J. Evaluate plant material monthly for pests, diseases, drought stress or general decline. If required, follow the integrated pest management program established by the Agency to ensure healthy plants.
- K. Concrete pavers sand set shall be inspected monthly for aesthetic appearance and safety conditions. Address any issues identified by repairing or replacing those specific locations. To maintain the overall aesthetic appearance and safety of the concrete pavers they shall be cleaned on a twice-yearly basis to prevent mold, dirt, oil, and gum build up. Joints and cracks in concrete, patterned concrete or asphalt, concrete pavers, concrete curbs, expansion joints, catch basins, gutter areas, etc. shall be inspected monthly to keep those areas free of weeds.

Except as modified by this Amendment, all terms and conditions of the original AGREEMENT shall remain in full force and effect.

### **LIST OF EXHIBITS**

- Exhibit A – Landscape Improvements Maintenance Boundaries
- Exhibit B – Landscape Improvement Plan

**In Witness whereof**, the parties hereto have executed this Amendment effective the day and year first above written.

**CITY OF POMPANO BEACH**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairperson/Mayor/Manager

Attest: \_\_\_\_\_ (SEAL)  
Clerk

Legal Review: \_\_\_\_\_

**STATE OF FLORIDA**  
**DEPARTMENT OF TRANSPORTATION**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Transportation Development Director

Attest: \_\_\_\_\_  
Executive Secretary

Legal Review: \_\_\_\_\_  
Office of the General Counsel

**SECTION: 86050000**  
**STATE ROAD: A1A**  
**COUNTY: Broward**  
**PERMIT: 2020-L-491-00019**

**EXHIBIT A**

**LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARIES**

**I. PERMIT PROJECT LANDSCAPE IMPROVEMENTS MAINTENANCE LIMITS:**

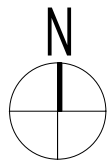
State Road A1A (N. Ocean Blvd.) from M.P. 11.008 to M.P. 11.062 (NE 12th St.)

**II. ORIGINAL INCLUSIVE LANDSCAPE MAINTENANCE AGREEMENT LIMITS FOR STATE ROAD A1A (Ocean Blvd):**

State Road A1A (Ocean Blvd.) from M.P. 8.680 to M.P. 12.039 (Hillsboro Inlet)

**III. LANDSCAPE IMPROVEMENTS MAINTENANCE BOUNDARY MAP:**

Please See Attached

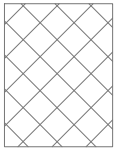


SCALE: 1" = 30' - 0"

# SOLEMAR

FDOT PERMIT: 2020-L-491-00019

## LEGEND:



LIMITS OF MAINTENANCE BY THE CITY OF POMPANO BEACH

LANDSCAPE, HARDSCAPE, & IRRIGATION MAINTAINED BY THE CITY OF POMPANO BEACH

END PROJECT MP 11.062

6' HIGH CONCRETE WALL

N.E. 12TH STREET

STATE ROAD A-1A (OCEAN BLVD)

LANDSCAPE  
CONCRETE SIDEWALK

FDOT R.O.W

REFLECTING POOL

PUBLIC BEACH ACCESS

BEGIN PROJECT MP 11.008

6' HIGH CONCRETE WALL

SCALE: 1" = 30'-0"



# LANDSCAPE IMPROVEMENTS BOUNDARY MAP

**SECTION: 86050000**  
**STATE ROAD: A1A**  
**COUNTY: Broward**  
**PERMIT: 2020-L-491-00019**

**EXHIBIT B**

**LANDSCAPE IMPROVEMENT PLANS**

The AGENCY agrees to install the landscape improvements in accordance with the plans and specifications attached hereto and incorporated herein.

Please see attached plans prepared by: Alejandro Javier Perez, RLA  
ARQUITECTONICA GEO

Date: March 24, 2022

# 1116 N OCEAN BLVD POMPANO BEACH

1116 NORTH OCEAN BOULEVARD  
POMPANO BEACH, FLORIDA 33062

## FDOT LANDSCAPE SUBMITTAL

### ARQUITECTONICA GEO

LANDSCAPE ARCHITECTS

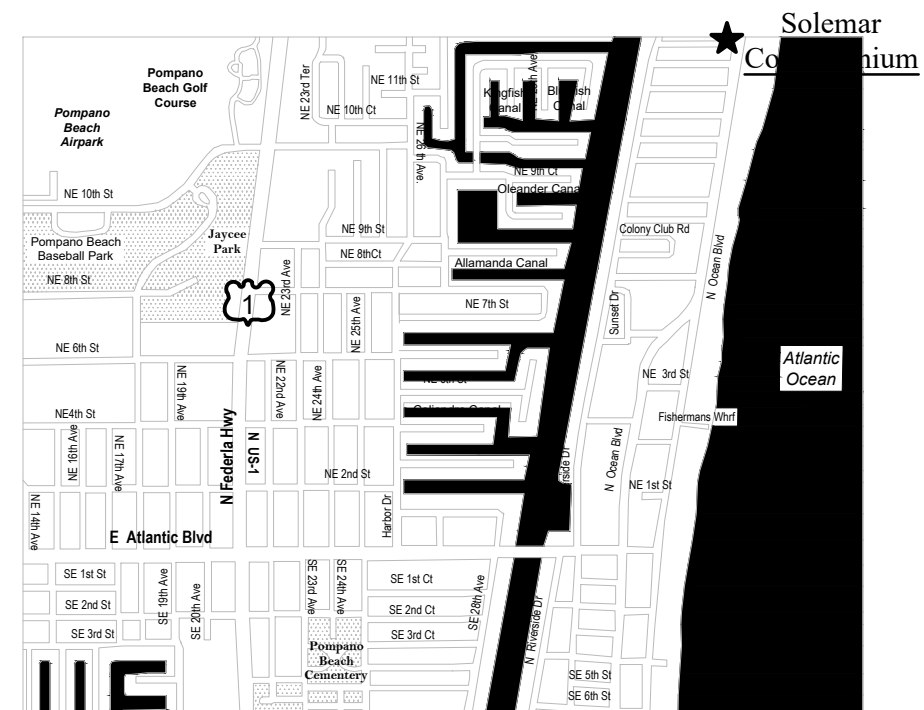
2900 OAK AVE

MIAMI, FLORIDA 33133

Phone (305)372 1812 Fax (305)372 1175

Website: www.arquitectonicageo.com

INDEX OF DRAWINGS		
DESCRIPTION (LANDSCAPE FDOT)		
1	L0-000	INDEX
2	L0-001	GENERAL NOTES
3	L1-001	LIMITS OF CLEAR SIGHT PLAN
4	L1-100	LANDSCAPE PLAN
5	L1-110	PROPOSED R.O.W HARDSCAPE PLAN
6	L1-120	PROPOSED R.O.W TREE PLAN
7	L1-130	PROPOSED R.O.W SHRUB AND GROUNDCOVER PLAN
8	L3-100	R.O.W SECTION
9	L4-100	PROPOSED R.O.W ENLARGEMENT PLAN
10	LIR1-100	PROPOSED R.O.W IRRIGATION PLAN
11	LIR5-100	PROPOSED R.O.W. IRRIGATION DETAILS



#### NOTES:

##### 1. GOVERNING STANDARD PLANS:

Florida Department of Transportation, FY 2021-22 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs) are available at the following website:  
<https://www.fdot.gov/design/standardplans>

##### 2. GOVERNING STANDARD SPECIFICATIONS:

Florida Department of Transportation, January 2022 Standard Specifications for Road and Bridge Construction at the following website:  
<https://www.fdot.gov/programmanagement/implemented/specbooks>

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26000278

PROJECT

# SOLEMAR

PROJECT NO: 10008

SHEET NAME: LANDSCAPE INDEX OF DRAWINGS



DATE: 2020.10.30

DRAWING:

# L0-000

PERMIT NUMBER: 2020-L-491-00019  
FDOT REVISION #2 2022.03.24



**GENERAL NOTES**

1. These plans reflect the scope of the Landscape Architect external services. For Architectural, Civil, please refer to the appropriate consultant documents.
2. The locations of all site amenities are approximate and may be adjusted in the field with owner and/or their representatives approval. See plans for locations of fixed amenities.
3. The locations of plants, as shown in these plans, are approximate. The final locations may be adjusted to accommodate unforeseen field conditions to comply with safety criteria, to avoid creating unsafe sight conditions, or as otherwise directed by or approved by the landscape architect or owner's representative.
4. Construction shall comply with all local building codes.
5. All dimensions shall be verified in the field prior to construction. Written dimensions shall take precedence over scaled drawings.
6. If a discrepancy should arise between layout geometry and design intent, design intent shall take precedence.

**GENERAL GRADING NOTES**

1. All grading information provided is intended for aesthetic purposes and to show relationships only. For detailed grading information see Civil Engineers drawings.
2. Rough grading and site preparation shall be completed for review by Landscape Architect / or owners representative and FDOT District Operations Manager (when in R.O.W) prior to final grading.
3. Roadway grading and transition areas to be reviewed and approved by Civil / Traffic Engineer.
4. Grading and calculations for retention areas to be provided by Civil Engineers.
5. Contractor shall not substantially modify grading plan without the approval of designer. All site aesthetic grading is subject to review and approval of the landscape architect or owner's representative.
6. All graded areas shall be dragged with a drag mat or hand radeel to blend in small imperfections and round off any sharp lines that may have been constructed by equipment. All areas to be planted shall have no water holding pockets.

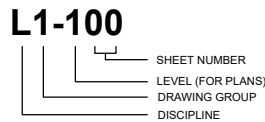
**GENERAL SITE LIGHTING NOTES**

1. All electrical wiring and circuiting by Electrical Engineer in future permit set.
2. Shop drawings shall be required by manufacturers and/or contractors for all connections, footers, electrical requirements and color samples for review and approval by the landscape architect or owner's representative.
3. Photometrics to be provided by the Engineer and coordinated with Landscape Architect/or owner representative FDOT District Operations Manager (when in R.O.W).
4. Transformers and other exterior ballasts shall be hidden from general view with landscaping and /or appropriate enclosures. This should be coordinated with Landscape architect.
5. Lighting requirements for Marine Turtle protection at time of site plan submittal shall be in accordance with section 155.5402 A & B of the City of Pompano Beach Zoning Code.

**DRAWING ORGANIZATION**

**1. DRAWING NUMBERING SYSTEM**

THE DRAWING NUMBER FOR EACH SHEET CONSISTS OF THE FOLLOWING:



**2. DRAWING GROUP**

LANDSCAPE DRAWINGS ARE ORGANIZED INTO THE FOLLOWING GROUPS:

- L0 = GENERAL
- L1 = PLANS
- L2 = ELEVATIONS
- L3 = SECTIONS
- L4 = ENLARGEMENTS
- L5 = DETAILS
- L6 = SCHEDULES

**3. SHEET NUMBER**

EACH DRAWING SHEET WITHIN EACH GROUP/MULTIPLE SHALL BE NUMBERED SEQUENTIALLY FROM 00 TO 99.

**4. DRAWING NUMBER EXAMPLES:**

L1-100 SITE PLAN

**GENERAL LANDSCAPE NOTES**

1. The Contractor shall be responsible for verifying all underground utilities prior to digging in any area. The contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing documents.
2. The contractor is responsible to ensure proper watering and maintenance of new and relocated plant materials during the one year warranty period.
3. Contractor is to report any discrepancies between the construction drawings and field conditions to the Owner's Representative immediately.
4. Landscape Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work. Landscape contractor shall provide schedule of his/her work two weeks in advance, beginning two weeks prior to commencing landscape trade construction.
5. The location of the landscape holding area will be identified by the Owner or Owner's Representative. The Contractor shall adhere to the access routes to and from the holding area without disrupting or impeding access to the site by others. Contractor is responsible for the maintenance of all plant materials, including temporary irrigation and fertilization if necessary during construction, while being held in landscape holding areas.
6. The Contractor shall bear all costs of testing of soils, amendments, etc. associated with the work and included in the specifications. Prior to commencement of the landscape planting work the Contractor shall provide complete soil tests with recommendations for soil treatment in the construction area.
7. Landscape Contractor shall field stake the location of all plant material or field stake the plants prior to initiating installation for the review and approval of the Owner's representative and/or Landscape Architect and FDOT District Operations Manager (when in R.O.W). Note: **No planting shall commence until there is a functional irrigation system in the area to be planted. No trees shall be planted on top of irrigation lines.**
8. Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/ or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with Owner's Representative and the Landscape Architect, and FDOT District Operations Managers (when in R.O.W).
9. Any substitutions in size and/or plant species must be approved by the Landscape Architect or Owner's Representative and FDOT District Operations Manager (when in R.O.W) prior to modification of the contract, purchasing and delivery of plants. All plants will be subject to approval by Landscape Architect and/or Owner's Representative before planting can begin. All plant materials will not include any plants considered to be invasive by the City of Pompano Beach.
10. Contractor shall refer to the landscape planting details, general notes and the project manual and/or specifications for further and complete landscape planting instructions.
11. Landscape Contractor shall coordinate all planting work with permanent or temporary irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation watering and rainfall. Landscape Contractor shall be responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation.
12. Landscape Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and deposited off-site or in an approved disposal area daily. All materials, products and equipment shall be stored in an organized fashion as directed by the Owner's Representative.
13. Landscape Contractor shall re-grade all areas disturbed by plant removal, relocation and/or installation work. Landscape Contractor shall replace (by equal size and quality) any and all existing or new plant material disturbed or damaged by plant removal, relocation, and/or installation work.
14. Site distance concerns must be maintained for clear site visibility from thirty (30) inches to seventy-two (72) inches, tree trunks are excluded as specified in appropriate municipal codes.

**FDOT IRRIGATION NOTES**

1. the irrigation system shall use the lowest quality water available which adequately and safely meets the water needs of the system. Storm water, reclaimed water or gray water irrigation shall be used whenever possible.
2. FDOT requires 24 hour emergency access to water source
3. Contractor shall provide FDOT District Operations Manager with a set of "As-Built" Irrigation plans

**GENERAL LANDSCAPE NOTES CONTD**

15. Guying / staking practices shall not permit nails, screws, wires, etc., to penetrate outer surface of any tree or palm. Trees or palms rejected due to this practice shall be replaced at the Contractor's expense.
16. Burlap material, wire cages, plastic straps, etc., must be cut and removed from top one-half (1/2) of root ball.
17. Trees grown in grow bags or grow bag type material are not allowed.
18. All planting materials shall meet or exceed local requirements as specified by local plant standards.
19. All landscape installations shall meet or exceed the minimum requirements as shown in appropriate municipal codes.
20. The Contractor shall be responsible for the guarantee of all plant material for a period of twelve (12) months from the date of substantial completion. Substantial completion constitutes the beginning of guarantee period.
21. Plant size specifications take precedence over container size.
22. Contractor to verify quantities and report any discrepancies to Owners representative and/or Landscape Architect.
23. All plant material shall be graded Florida #1 or better.
24. All proposed planting beds will be planted out correctly with proper spacing.
25. All tree work will require permitting by a registered Broward County Tree Trimmer.
26. Burlap, wire cages, etc., be removed half way down root balls.
27. Trees must be protected during entire project until completion.
28. No tree/palm roots shall be cut or damaged due to construction activities on site. If there are any tree/palm root conflicts, contact Urban Forestry staff for assistance.

**FDOT GENERAL NOTES**

1. Governing Standard plans: Florida department of transportation, FY 2022-21 Standard Plans for road and bridge construction and applicable interim revisions (IRs).
2. Governing Standard Specifications: *Florida Department of Transportation, July 2020 Standard Specifications for Road and Bridge Construction.*
3. Contractor shall repair any and all damage done to FDOT property during demolition, relocation &/or installation activities at his sole expense.
4. Any plant material substitution within or impacting the FDOT right of way wether requested by the contractor, owner, landscape architect or other will need to get approval from the FDOT district landscape architect.
5. Architectural Pavers installation for sidewalks and/or driveways within FDOT right of way shall comply with current FDOT Standard Specification 526.
6. Ownership of all suitable excavated materials, as determined by the Department, shall remain in the Department until a final acceptance of the permitted project is fulfilled. Excavated materials shall be hauled by the Permittee, at their cost & expense from the site to the Broward Operations Center or stockpiled in those areas as directed by the Department, including asphalt millings.

**FDOT PLANTING NOTES**

1. For the portion of landscape plant material that will be installed within the FDOT Right of Way Landscape installation shall comply with current applicable FDOT maintenance Specifications 580.
2. For the portion of landscape plant material that will be installed within the FDOT Right of Way refer to FDOT Standard plan Index 580-001 Landscape Installation.
3. Cypress Mulch om FDOT R.O.W Mulch permitted to be used are Hardwood mulch(containing no cypress products, recycled mulch or approved equal, certified by the Mulch and soil council (MSC). Submit proof of certification to the FDOT District Operations Permit Landscape Inspector upon inspection.
4. Sodded areas will be in accordance with Standard Plans 570-010 and Standard Specifications Sections 162, 570, 981, 982, 983, 987 of the Department's latest edition of Governing Design Standards and Standard Specifications. All disturbed areas will be sodded within one (1) week of installation of said permitted work



**SOIL PREPARATION AND SOIL MIX**

1. All plants noted for removal shall be relocated as shown on plans or removed and properly disposed of offsite at contractors expense unless otherwise noted.
2. Before finishing top soil grading, scarify & rake subsoil clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material to a depth of 6".
3. Plant holes should be dug and the sides and bottom of the hole should be stable, regardless of depth. Soil scarification is necessary if sides of the hole are compacted.
4. Contractor to apply approved pre-emergent herbicide in accordance with manufacturer's rate and specifications. Contractors to provide manufacturer's specifications for approval.
5. Planting soil mix for planters, trees, shrubs, and ground cover & grasses shall be determined by soil analysis prior to planting landscape.

The planting soil mix should be what comes out of the hole so the plant adapts to the surrounding/existing soil and grows into it. This is why the sides and the bottom of the planting hole should never be compacted with the digging implements. Never fertilize newly planted plants and trees. Please note that peat moss will eventually decompose and clog soil pores thereby inhibiting the plants water and oxygen consumption.

6. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil, it shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous material. Top soil brought in should match as well as possible the existing soil texture and Ph. Planted material should never be "mounded" or raised; the soil will eventually wash away exposing the roots and it will be difficult to establish the plant material due to drought and excessive soil transpiration. All plant/tree material should be installed with the root collar exposed (approximately 1/2" to 1"). Landscape contractor should find the uppermost lateral root and plant that just below the soil surface.
7. Smooth topsoil without compaction to two inches (2") below finish grade in areas to be sodded without compaction.
8. Finish grade all topsoil areas to a smooth non-compacted, even surface assuring positive drainage away from the structures and eliminate any low areas except in retention areas where water may collect.

9. Contractor to remove debris and excess material immediately from job site while keeping in mind that heavy equipment will compact soil to the detriment of water drainage and the health of the newly installed plants. All planting areas with compacted soil will have surfaces scarified to a min. of 6" in depth.

10. Organic Compost. Suitable organic compost to blend with soil material consists of finely divided compost with a pH range of 5 to 7.5, and is composed of highly decomposed (75% with no visible plant fibers) organic matter. The organic compost material shall be ground so that 90% or more passes a 1/2-inch screen. The compost shall be uniform quality, free from toxins, ashes, construction debris, cement, boulders, tar residues, tarred paper, boards, chips, plastic, glass, or any other undesirable material. No compost shall be delivered in a frozen or muddy condition. The compost shall have a minimum of 25% humic matter. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The compost shall be produced by recognized member company of US Composting Council. The compost shall been tested by approved laboratory using test Methods for the Examination of Composting and Compost (TMECC) and has received USEPA Seal of Testing Assurance. The compost shall be measured on a cubic yard basis for mixing with soil materials. Note: The requirements for 25% humic matter and 90% passing a 1/2-inch screen exceed the US Composting Council Standards. Organic compost mulch need not meet these additional requirements, but the material should not be used to mix with soil materials.

11. Organic Humic Material. Humic matter (used in the above standard for organic compost) shall consist of finely divided compost or granular textured humic matter with a pH range of 5 to 7.5, composed of fully decomposed (no visible plant fibers) organic matter. The organic humic material shall be ground so that 75% of the volume of particles are not visible and passes a #140 screen and 100% of the volume passes a #60 screen. The organic humic material shall have a minimum of 75% humic matter content. The electrical conductivity (based upon salt content) shall be less than 5000 micro-mohs/cm. The organic humic material shall be measured on a cubic yard basis for mixing with soil materials.

12. The following uplan and wetland soil blends illustrate the concept for a sandy hummocky landscape typical to some barrier islands where there is a wetland area between steep sandy dunes. The purpose is to mimic the natural soil sequence across the dunes and swales for restoration of the maritime forest.

- i. sandy dune ridge - 80% sandy soil and 20% organic compost.
- ii. sandy dune forest slope - 70% sandy soil and 30% organic compost.
- iii. sandy dune toe slope - 60% sandy soil and 40% organic compost.

**PLANTING SPECIFICATIONS**

1. The contractor is responsible for maintaining, in full, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) Until the job is accepted, in full, by the owner, its representative and Landscape Architect and FDOT District Operations Manager (when in R.O.W).
2. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention. Plant/tree material shall conform to Florida # 1 as described in Florida grades & standards, the latest issue.
3. All trees must be guyed or staked as shown in details.
4. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.
5. Installation of all plant material shall be installed in a sound, workmanlike manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as herein after described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.
6. There shall be no chains or cables used directly on trees or palms, handle with 2" minimum width nylon straps or equal.
7. Contractor shall assure drainage and percolation of all planting pits. Prior to installation of plant material, contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drainage conditions. Plant/tree material that has bark scraped off due to shipping, handling, and installation issues may be rejected upon inspection by the L.A.
8. Contractor to request inspection of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the owner, its representative, and landscape architect and FDOT District Operations Manager (when in R.O.W), shall declare the project substantially complete.
9. Substantial completion constitutes the beginning of guarantee period.
10. Contractor to replace rejected plant within two (2) weeks of notice.
11. Crown pruning of any trees or palms is generally not approved by the national arborist association standards. When it is approved, it must be done in writing.
12. Xeriscaping principles as outlined in the South Florida Water Management District Xeriscaping Plant Guide 2 shall be applied throughout landscape installation and maintenance.

13. All trees must be guyed or staked as shown in details.

14. When plant material is delivered onsite, it shall not be laid down for more than two hours. Plant material when stored onsite shall be placed and maintained in good condition in a vertical position. All plants held onsite shall be kept watered regularly in sufficient amounts to permit continuous and vigorous growth.

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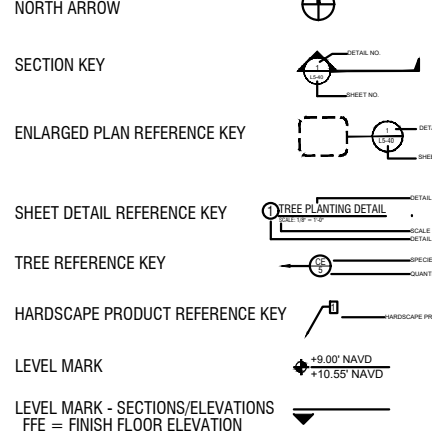
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**SYMBOLS**



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PROJECT  
**SOLEMAR**

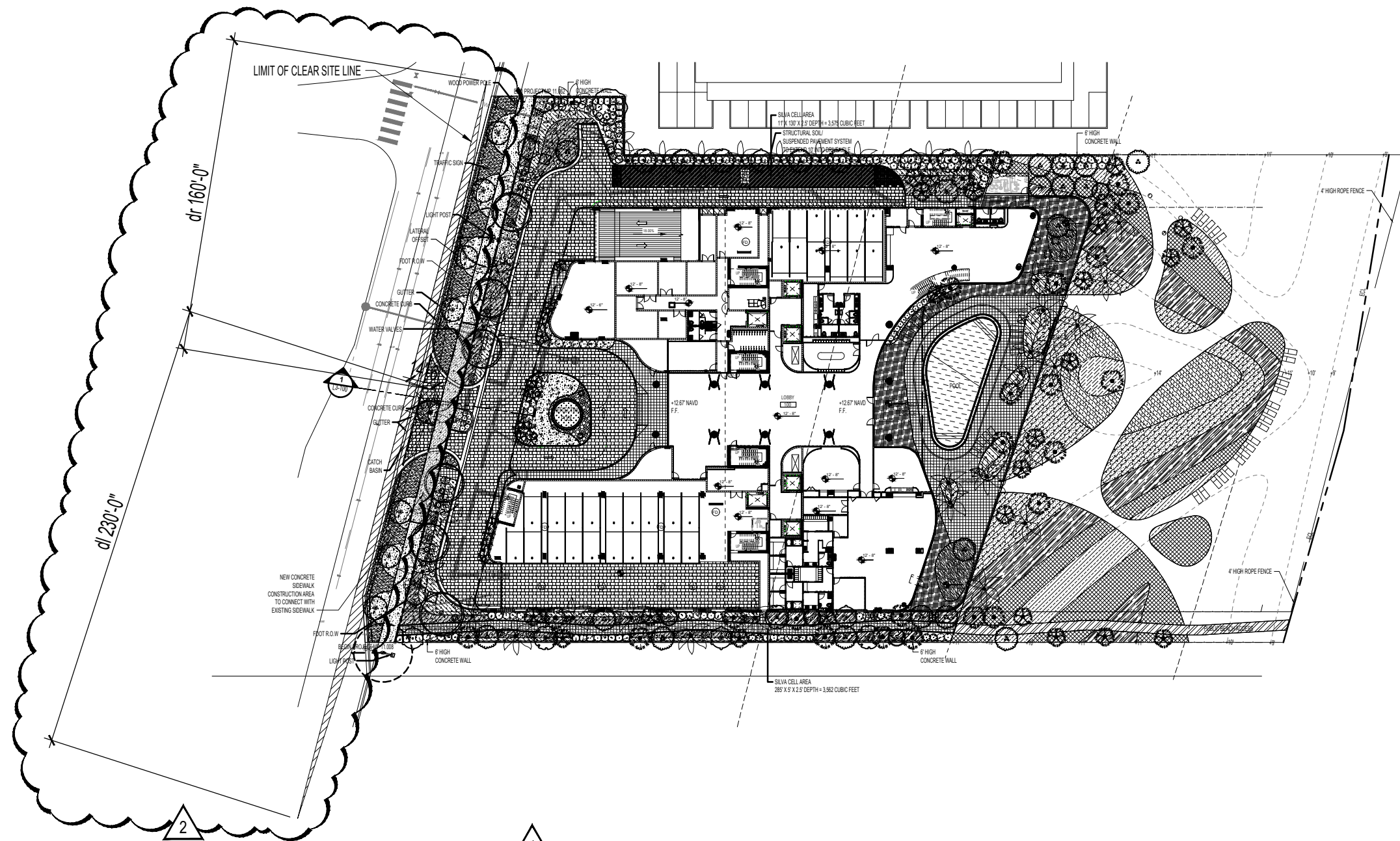
PROJECT NO: 10008  
SHEET NAME: LANDSCAPE NOTES

DATE: 2020.10.30  
DRAWING:  
**L0-001**

PERMIT NUMBER: 2020-L-491-00019  
FDOT REVISION #2 2022.03.24







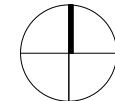
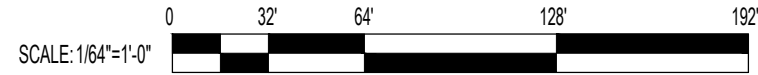
① LIMITS OF CLEAR SIGHT  
SCALE: 1/64"=1'-0"

NOTE: THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH  
THE SECTION NUMBER IS 86050

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PROJECT  
**SOLEMAR**

PROJECT NO: 10008  
SHEET NAME: LIMITS OF CLEAR SITE PLAN



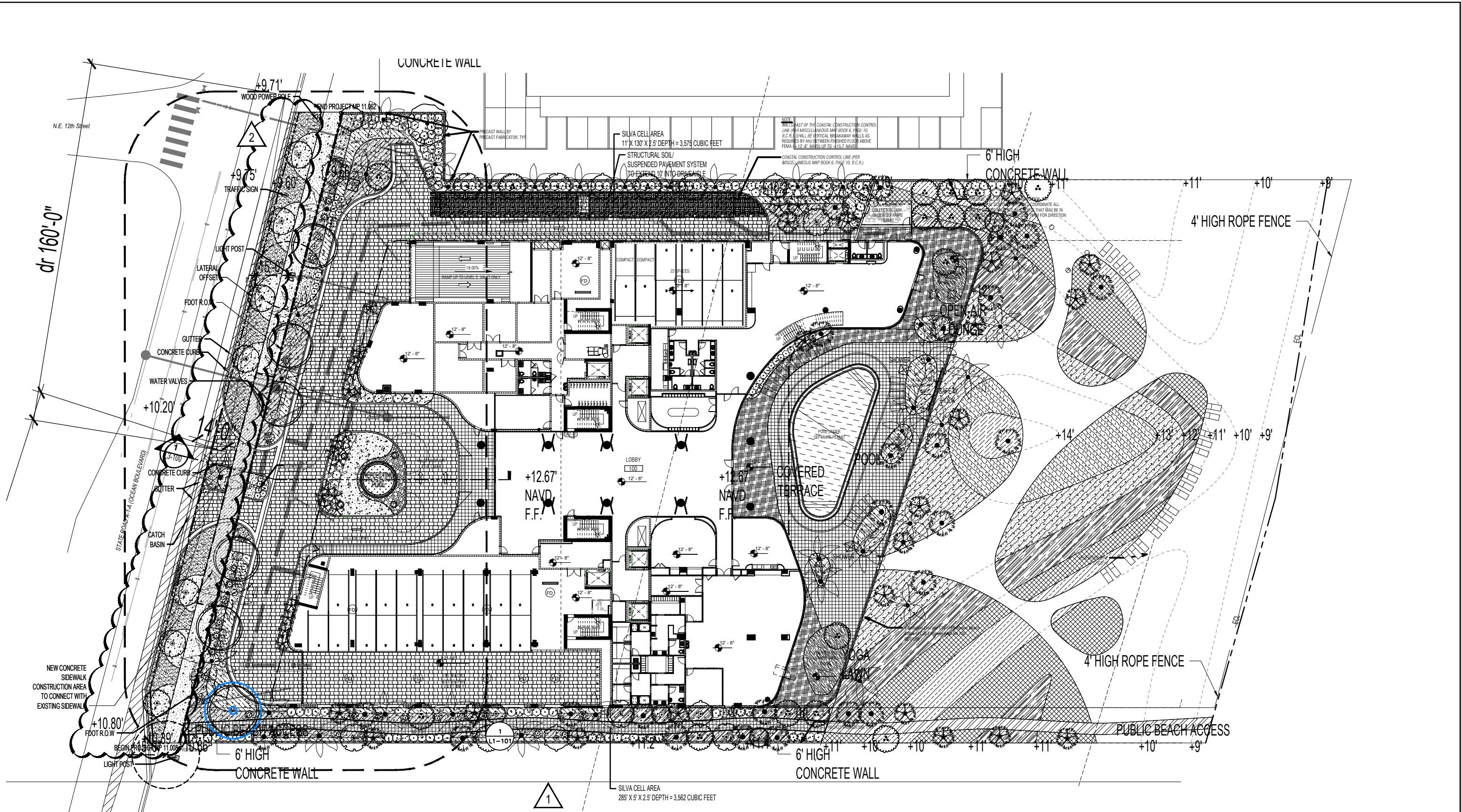
DATE: 2020.10.30

DRAWING:

**L1-001**

PERMIT NUMBER: 2020-L-491-00019  
FDOT REVISION #2 2022.03.24





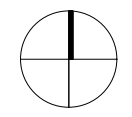
NOTE: THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH  
THE SECTION NUMBER IS 86050

① LANDSCAPE PLAN  
SCALE: 1" = 40'-0"

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PROJECT  
**SOLEMAR**

PROJECT NO: 10008  
SHEET NAME: GROUND LEVEL LANDSCAPE PLAN



DATE: 2020.10.30

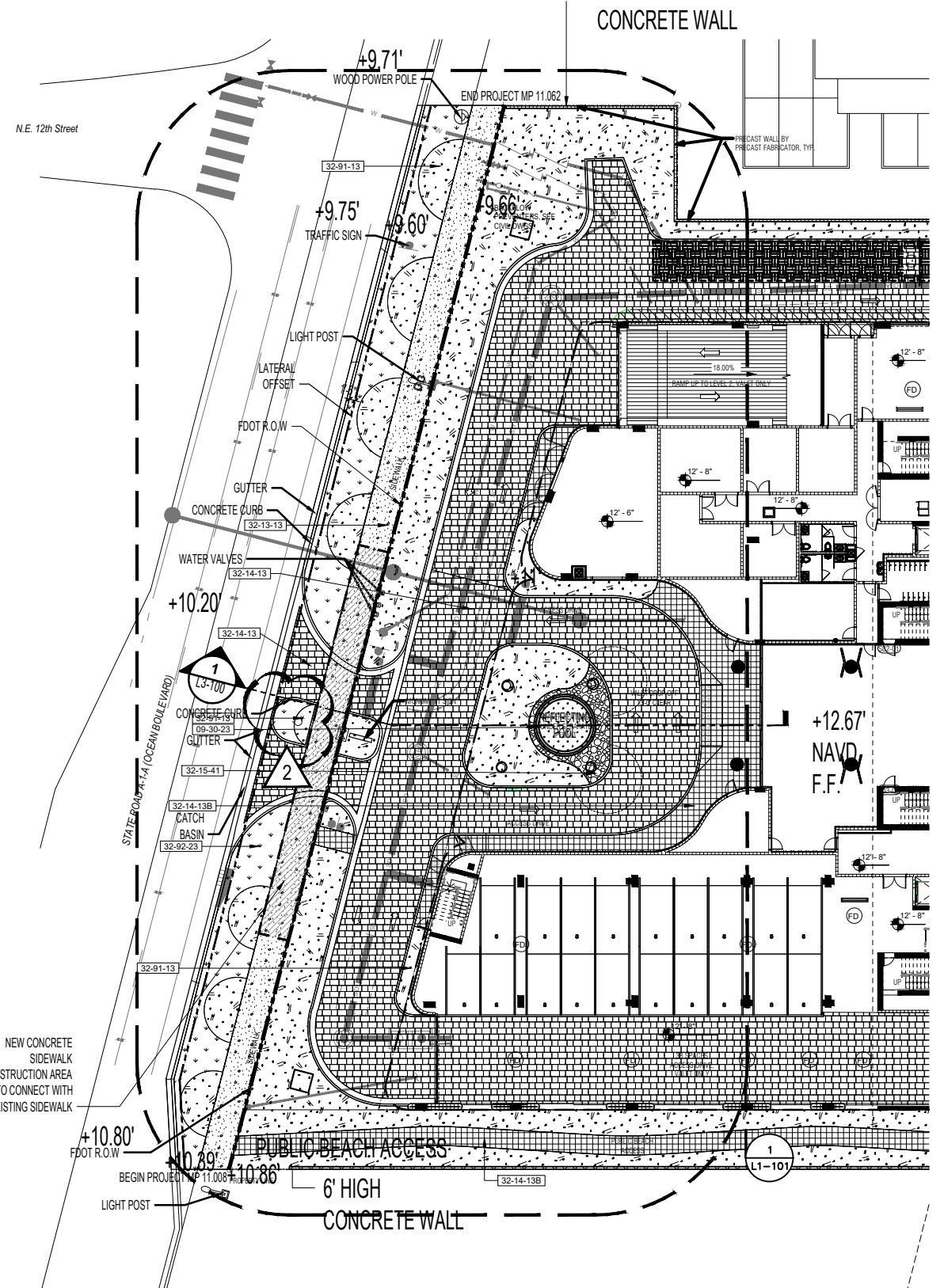
DRAWING:

**L1-101**

PERMIT NUMBER: 2020-L-491-00019  
FDOT REVISION #2 2022.03.24



GROUND LEVEL HARDSCAPE SCHEDULE		
CODE	DESCRIPTION	QTY
09-30-23	ITEM: Mosaic Tiles APPLICATION: Water Feature	205 sf
09-62-53	ITEM: Synthetic turf APPLICATION: Amenity Level 03, Roof MANUFACTURER: South Florida Putting Greens PRODUCT: ST. Augustine Natural COLOR: Summer Blend	749 sf
09-97-26	ITEM: Exposed Aggregate Pool Finish APPLICATION: Pool and Spa level 03 and Roof FINISH: Marquis Series COLOR: Marina MANUFACTURER: Premix Marbletite CONTACT NAME: CONTACT PHONE: 1-800-432-5097 CONTACT EMAIL:	1,815 sf
32 EXTERIOR IMPROVEMENTS		
CODE	DESCRIPTION	QTY
32-13-13	ITEM: Concrete Paving APPLICATION: Right-of-Way Sidewalk FINISH: Broomed/Brushed	2,302 sf
32-14-13	ITEM: Precast Concrete Unit Paving APPLICATION: Vehicular Areas MANUFACTURER: Artistic Pavers PRODUCT: Roadlock 8"x8"x3 1/8" COLOR: Silver Sam	14,686 sf
32-14-13A	ITEM: Precast Concrete Unit Paving APPLICATION: Ground Level MANUFACTURER: Artistic Pavers PRODUCT: Planklock 8"x24"x2 3/8" COLOR: Tan	3,224 sf
32-14-13B	ITEM: Precast Concrete Unit Paving APPLICATION: Ground Level MANUFACTURER: Artistic Pavers PRODUCT: Shellock 24"x24"x1 5/8" COLOR: Ivory	7,263 sf
32-15-41	ITEM: Crushed Stone Surfacing APPLICATION: Water Feature @ Residential Drop-Off TYPE: River Rock COLOR: White	228 sf
32-18-00	ITEM: Mobi-Mat ADA Beach Access Mat APPLICATION: East Beach Access Walk COLOR: Brown Eagle	856 sf
32-91-13	ITEM: Mulching APPLICATION: Planting beds TYPE: Mini Pine Bark Nuggets	8,835 sf
32-92-23	ITEM: Sodding APPLICATION: Right-of-Way TYPE: Refer To Planting Plans	1,841 sf



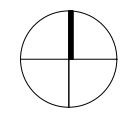
1 PROPOSED ROW HARDSCAPE PLAN  
SCALE: 1" = 40' - 0"

NOTES: THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH  
THE SECTION NUMBER IS 86050

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PROJECT  
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PROJECT NO: 10008  
SHEET NAME: GROUND LEVEL HARDSCAPE PLAN



DATE: 2020.10.30

DRAWING:

**L1-110**

PERMIT NUMBER: 2020-L-491-00019  
FDOT REVISION #2 2022.03.24

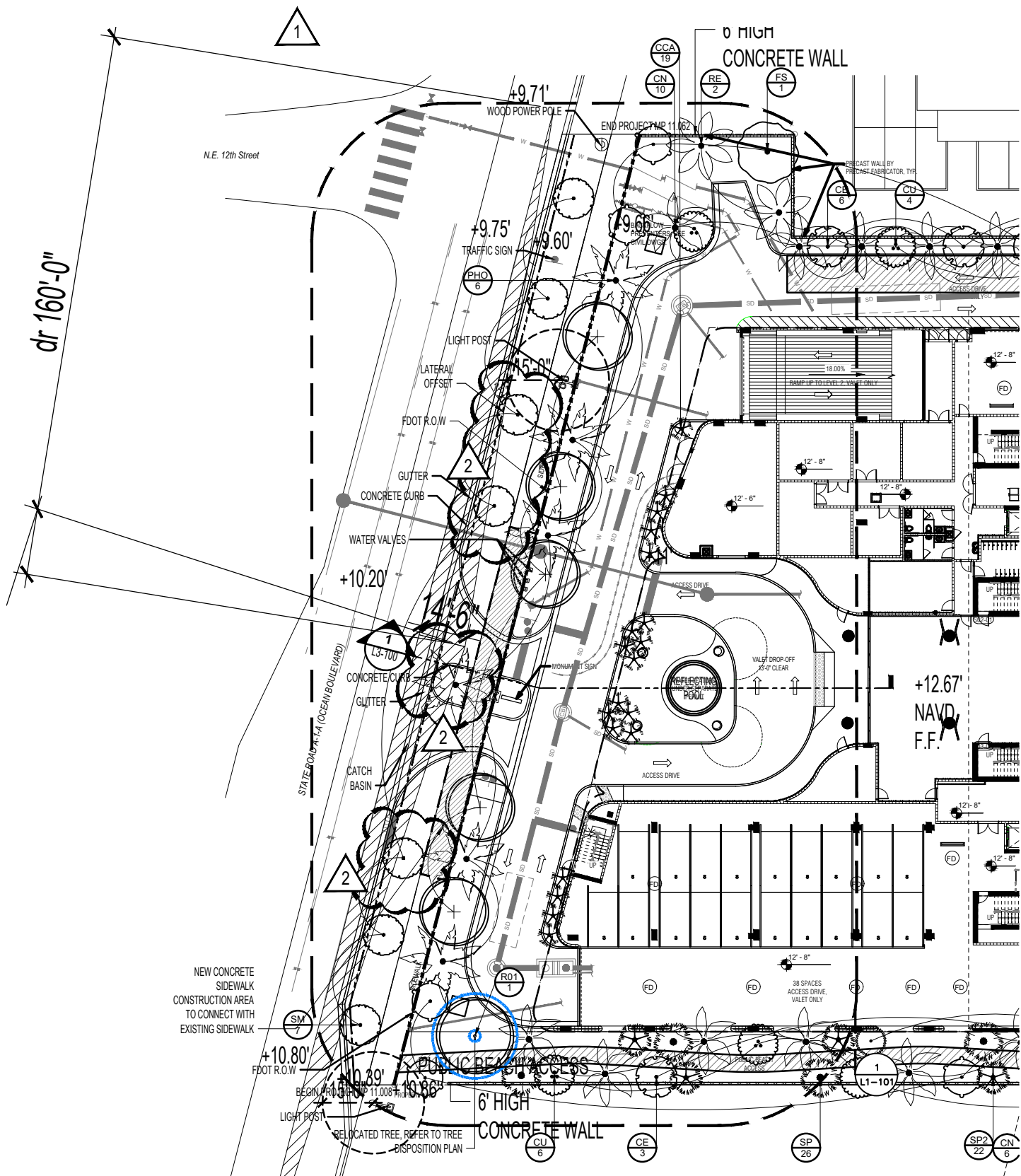


### GROUND LEVEL TREE SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE
	CA	8	Clusia rosea	Autograph Tree	16'	12'	4" min	4' min.	Yes
	CU	20	Coccoloba uvifera	Sea Grape	16'	12'	4" min	4' min.	Yes
	CE	9	Conocarpus erectus	Buttonwood	16'	10'	2"	4' min.	Yes
	CS	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood	14'	10'	2" min	3' min.	Yes
	FS	1	Ficus aurea Specimen, Collected	Strangler Fig	16' min.	12' min.	4" min	4' min.	Yes
	QV	5	Quercus virginiana	Southern Live Oak	16'	12'	4" min	8.5' min	Yes
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE
	CCA	19	Coccothrinax argentata	Silver Palm	14' OA	7'		12' CT	Yes
	CN	30	Cocos nucifera	Coconut Palm	22' GW				No
	PHO	6	Phoenix dactylifera 'Medjool'	Date Palm	22' CT				No
	RE	2	Roystonea elata	Florida Royal Palm	22' GW				Yes
	SP2	23	Sabal palmetto Character	Cabbage Palmetto	14' CT				Yes
	SP	26	Sabal palmetto Character	Cabbage Palmetto	22'-30' CT				Yes
RELOCATED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE
	R01	1	Conocarpus erectus 'Sericeus'	Silver Buttonwood	18'	25'	24"		Yes
STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	CLEAR TRUNK	NATIVE
	SM	7	Swietenia mahagoni	West Indian Mahogany	16'	12'	4" min	8.5' min	Yes

NOTES: THE PROPOSED LIVE OAK TREES ARE PLANTED IN CLOSE PROXIMITY TO THE THE SIDEWALK AND WILL NEED TO MEET THE MINIMUM 8.5' VERTICAL CLEARANCE FOR THE MRP.

NOTES: THE PROPOSED MAHOGANY TREES ARE PLANTED NEAR THE SIDEWALK AND ROADWAY AND WILL NEED TO MEET THE MINIMUM REQUIREMENT OF THE MRP FOR SIDEWALK VERTICAL CLEARANCE 8.5' AND THE ROADWAY VERTICAL CLEARANCE.



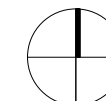
1 PROPOSED ROW TREE PLAN  
SCALE: 1" = 40' - 0"

NOTES: THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH  
THE SECTION NUMBER IS 86050

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PROJECT  
**SOLEMAR**

PROJECT NO: 10008  
SHEET NAME: GROUND LEVEL TREE PLAN



PERMIT NUMBER: 2020-L-491-00019  
FDOT REVISION #2 2022.03.24

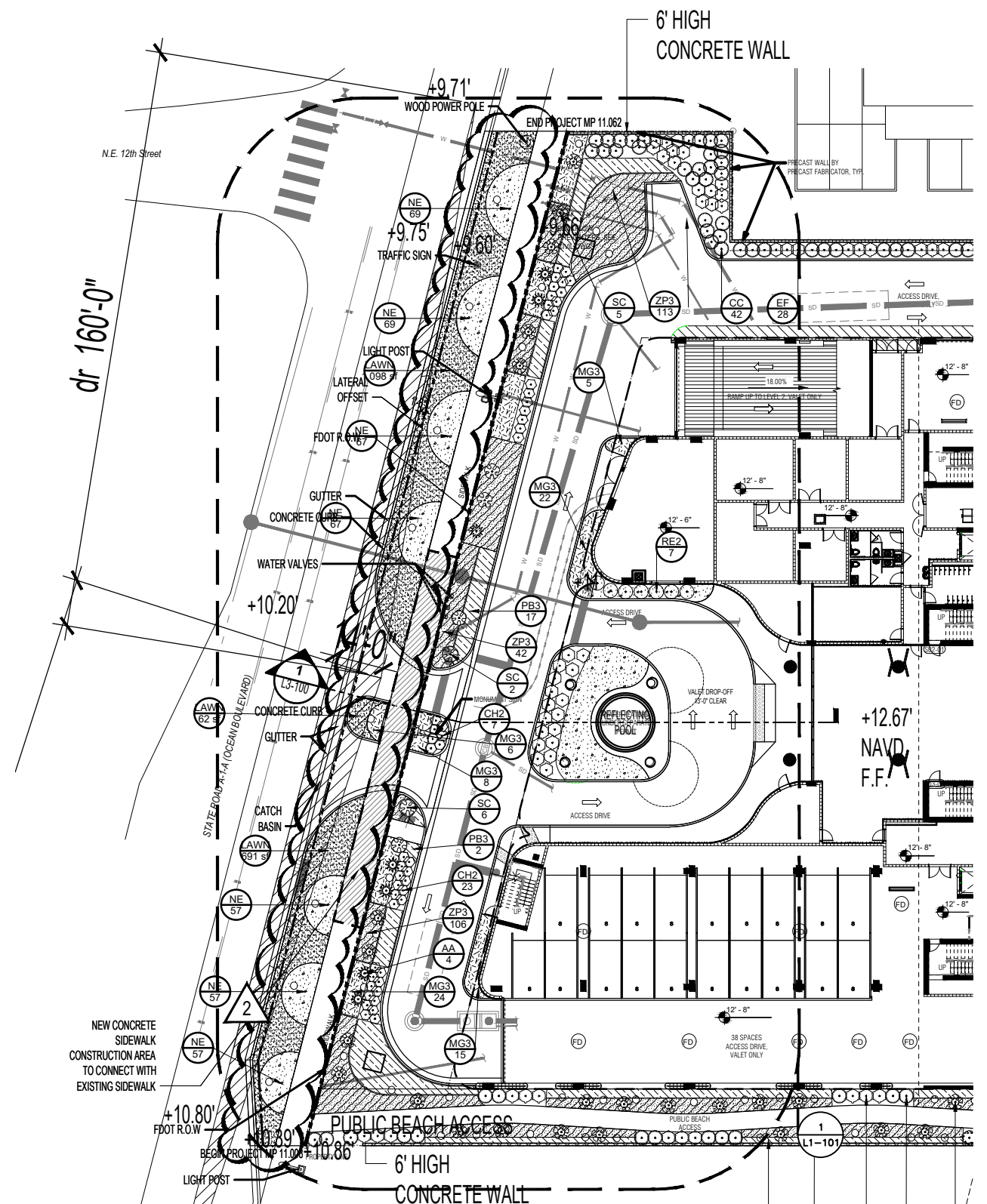
DATE: 2020.10.30

DRAWING:

**L1-120**



GROUND LEVEL SHRUB & GROUND COVER SCHEDULE							
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE
	AA	7	Conocarpus americanus	Century Plant	40"	42"	Yes
	CC	63	Conocarpus cynophallophora	Jamaica Caper	72"	48"	Yes
	CH2	61	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	24"	36"	Yes
	EF	63	Eugenia foetida	Spanish Stopper	72"	48"	Yes
	PK	27	Pithecellobium keyense	Florida Keys Blackbead	40"	36"	Yes
	RA2	33	Randia aculeata	White Indigo Berry	48"	36"	Yes
	RE2	7	Rhapis excelsa	Lady Palm	6'	4'	25G
	SC	31	Serenoa repens 'Cinerea'	Silver Saw Palmetto	36"	48"	Yes
	SM6	10	Suriana maritima	Bay Cedar	60"	48"	Yes
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	SIZE
	CU2	47	Coccoloba uvifera	Sea Grape	24"	24"	Yes
	HD	2,386	Helianthus debilis	Cucumberleaf Sunflower	12"	12"	Yes
	HL2	132	Hymenocallis latifolia	Spider Lily	18"	18"	Yes
	MG3	127	Muhlenbergia capillaris 'Gulf Coast'	Gulf Coast Muhly	24"	24"	Yes
	PB3	166	Portia ligustrifolia	Bahama Coffee	36"	36"	Yes
	SR	221	Serenoa repens	Saw Palmetto	24"	24"	Yes
	SP4	955	Sesuvium portulacastrum	Shoreline Seapurslane	18"	18"	Yes
	SB2	1,404	Spartina bakeri	Sand Cord Grass	18"	18"	Yes
	US2	1,322	Uniola paniculata	Sea Oats	18"	18"	Yes
	ZP3	644	Zamia pumila	Coontie	18"	18"	Yes
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	NATIVE
	NE	739	Nephrolepis exaltata	Boston Fern	18"	18"	Yes
	LAWN	1,289 sf	Paspalum vaginatum	Seashore Paspalum	2.5"	N/A	Yes



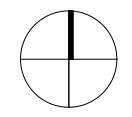
1 PROPOSED ROW SHRUB AND GCVR PLAN  
SCALE: 1" = 40'-0"

NOTES: THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH  
THE SECTION NUMBER IS 86050

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PROJECT  
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PROJECT NO: 10008  
SHEET NAME: GROUND LEVEL SHRUB AND GROUND COVER PLAN



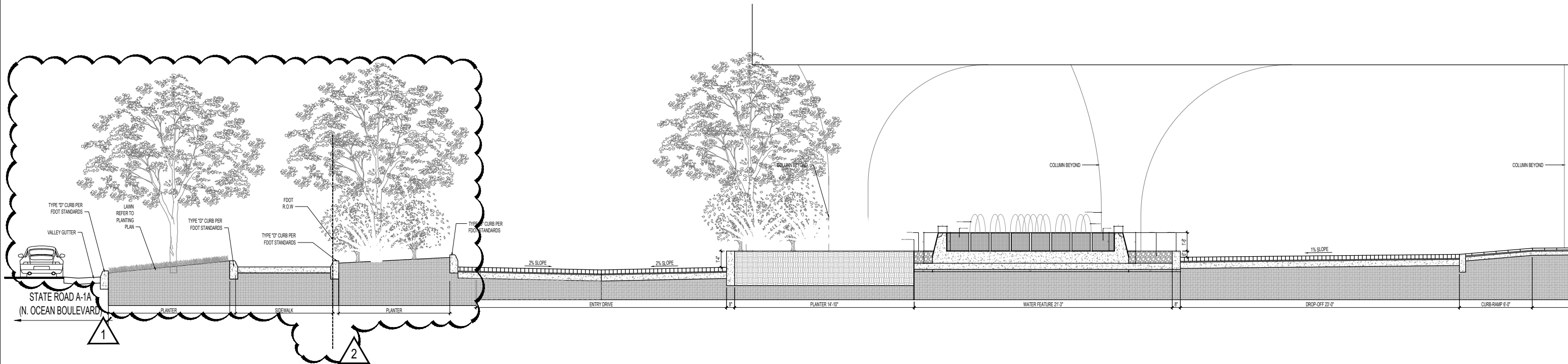
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FDOT REVISION #2 2022.03.24

DATE: 2020.10.30

DRAWING:

**L1-130**

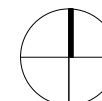
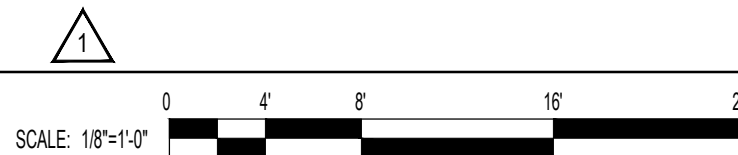




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PROJECT  
**SOLEMAR**

PROJECT NO: 10008  
 SHEET NAME: GROUND LEVEL R.O.W SECTION



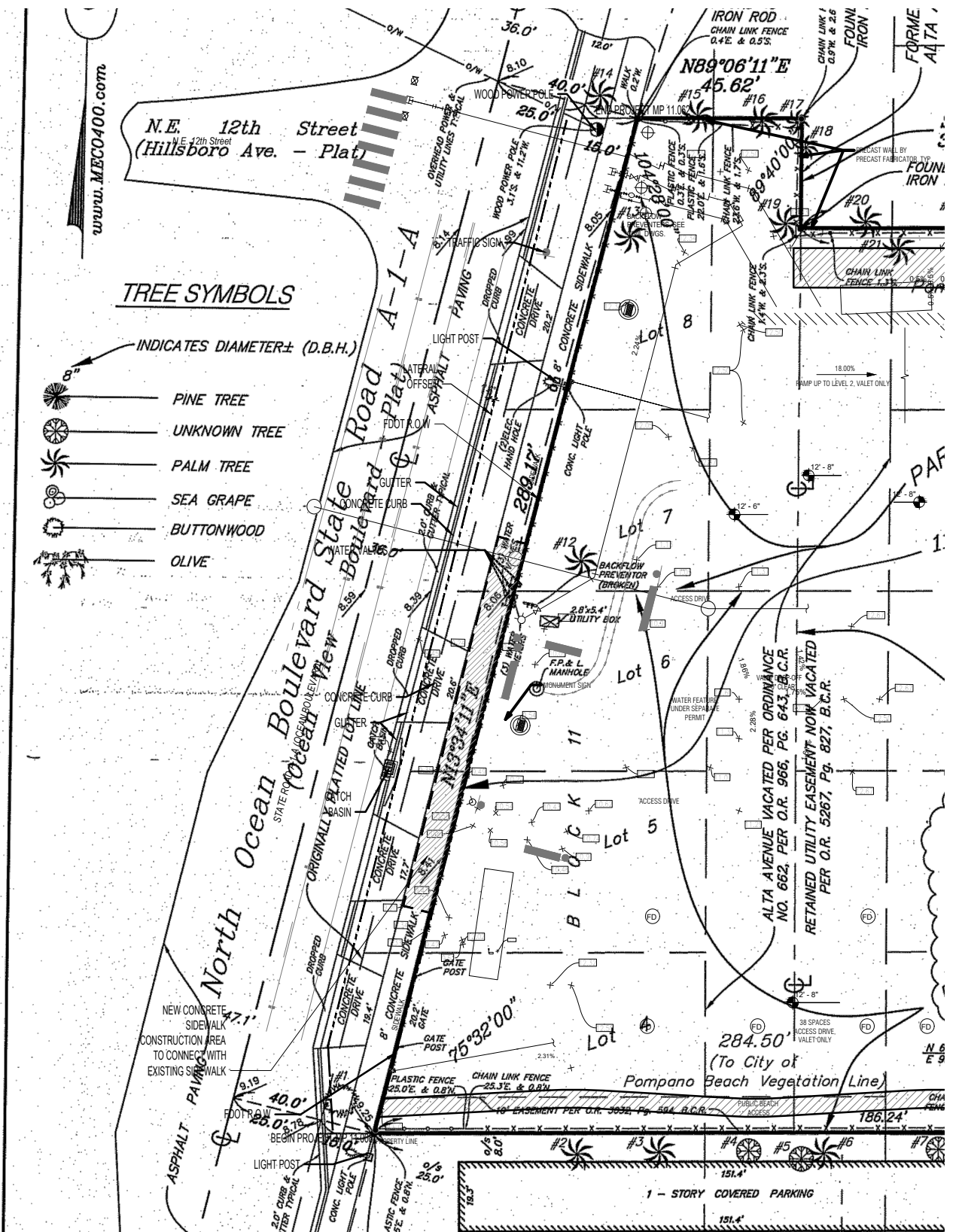
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DRAWING:

**L3-100**

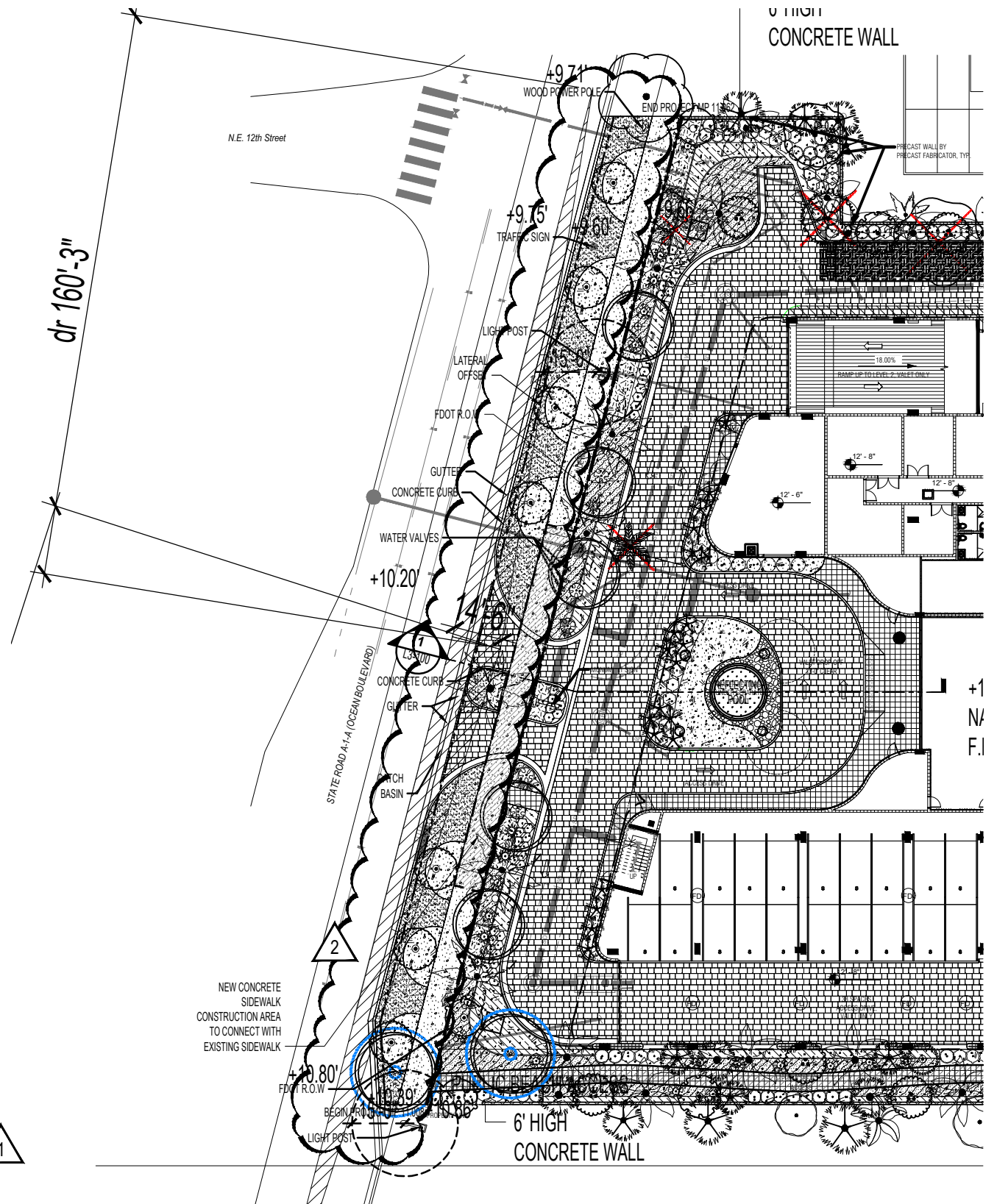
PERMIT NUMBER:2020-L-491-00019  
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- TREE SYMBOLS**
- INDICATES DIAMETER± (D.B.H.)
- PINE TREE
  - UNKNOWN TREE
  - PALM TREE
  - SEA GRAPE
  - BUTTONWOOD
  - OLIVE

① **EXISTING ROW PLAN**  
SCALE: 1" = 40' - 0"



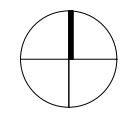
② **PROPOSED ROW PLAN**  
SCALE: 1" = 40' - 0"

NOTES: THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH  
THE SECTION NUMBER IS 86050

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PROJECT  
**SOLEMAR**

PROJECT NO: 10008  
SHEET NAME: ENLARGED GROUND LEVEL R.O.W LANDSCAPE PLAN



DATE: 2020.10.30

DRAWING:

**L4-100**

PERMIT NUMBER: 2020-L-491-00019  
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GENERAL NOTES

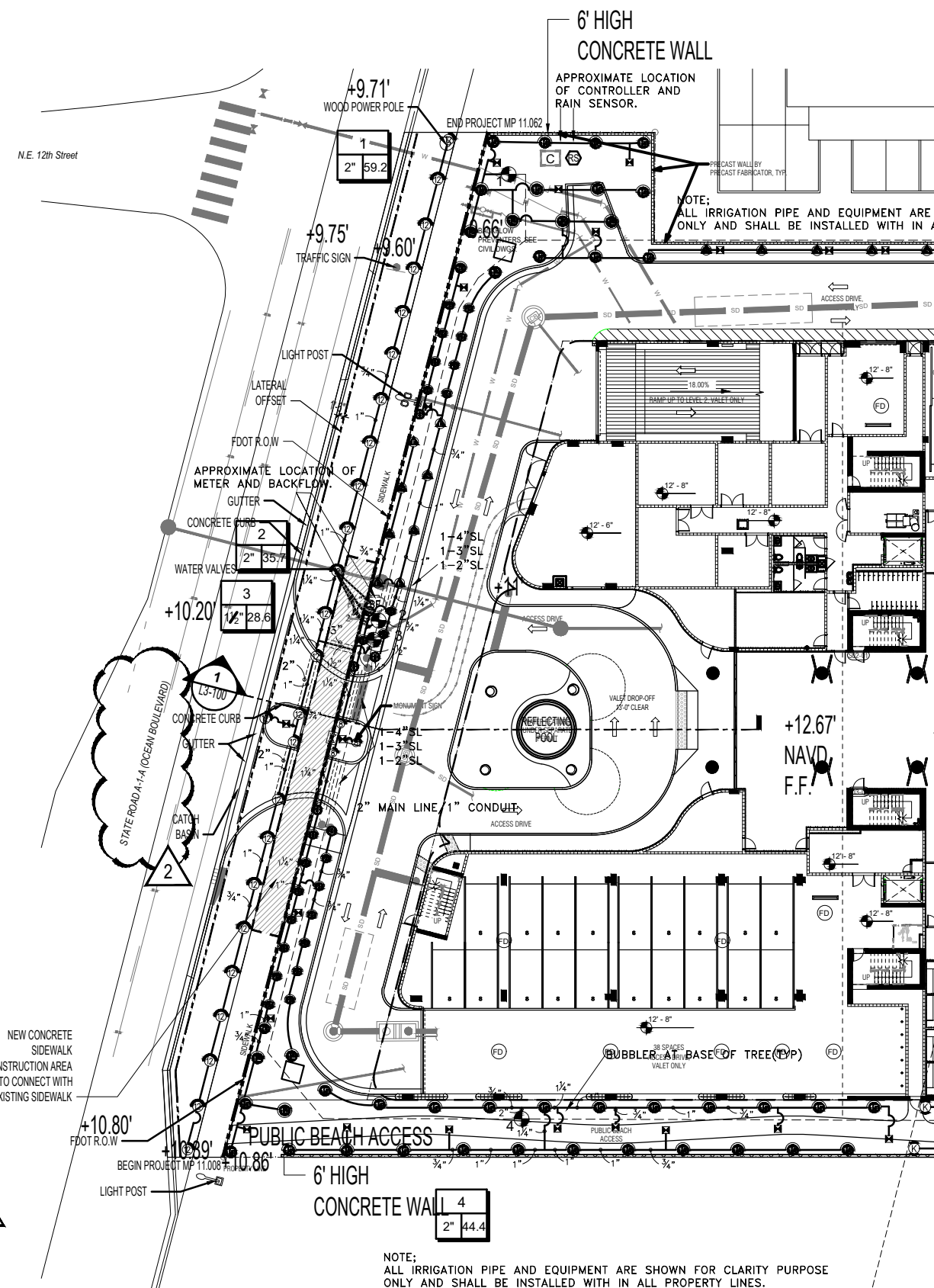
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter PROS-06 8' radius Turf Spray, 6.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter PROS-06 12' radius Turf Spray, 6.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter PROS-12 5' strip spray Shrub Spray, 12.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter PROS-12 8' radius Shrub Spray, 12.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter PROS-12 10' radius Shrub Spray, 12.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter PROS-12 12' radius Shrub Spray, 12.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter PROS-12 15' radius Shrub Spray, 12.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter PROS-12 ADJ Shrub Spray, 12.0" Pop-Up, Co-molded wiper seal with UV Resistant Material.	30
	Hunter MP Corner PROS-12-FRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. T=Turquoise adj arc 45-105 on FRS40 body.	30
	Hunter MP1000 PROS-12-FRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc on FRS40 body.	30
	Hunter MP2000 PROS-12-FRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. K=Black adj arc 90-210, S=Green adj arc 210-270, R=Red 360 arc on FRS40 body.	30
	Hunter MP3000 PROS-12-FRS40-CV Shrub Rotator, 12" (30.48 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP rotary nozzle. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc on FRS40 body.	30
	Hunter MP3500 PROS-12-FRS40-CV Shrub Rotator, 12.0" Pop-Up with factory installed Check Valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle. LB=Light Brown, Adjustable Arc, 90-210, on FRS40 body.	30
	Hunter AFB Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	30
	Hunter ICV-6 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	
	Febco 765 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	
	Hunter PC-400 with (O) PCM-300 Light Commercial & Residential Controller, 7-station expanded module controller, 120 VAC, Outdoor model	
	Hunter MINI-CLIK Rain Sensor, mount as noted	
	Irrigation Lateral Line: PVC Schedule 40	
	Irrigation Mainline: PVC Schedule 40	
	Pipe Sleeve: PVC Schedule 40	
	Valve Callout	
	Valve Number	
	Valve Flay	
	Valve Size	

FDOT NOTES:

- The irrigation system shall use the lowest quality water available which adequately and safely meets the water needs of the system. Storm water, reclaim water, or grey water irrigation shall be used whenever possible.
- Contractor shall provide FDOT District Operations Manager with a set of "As-Built" Irrigation Plans



1 PROPOSED ROW IRRIGATION PLAN  
SCALE: 1" = 40' - 0"

NOTES: THE DESIGN SPEED FOR THIS PROJECT IS 35 MPH  
THE SECTION NUMBER IS 86050

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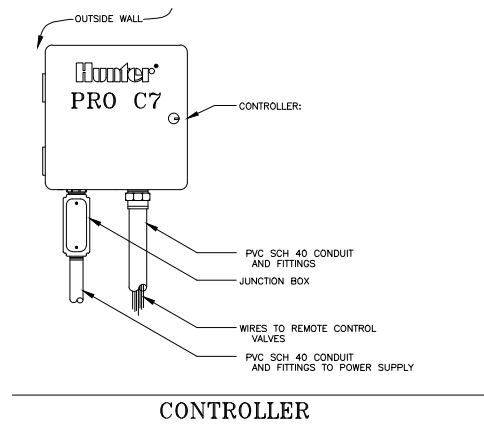
PROJECT  
**SOLEMAR**  
PROJECT NO: 10008  
SHEET NAME: GROUND LEVEL IRRIGATION PLAN



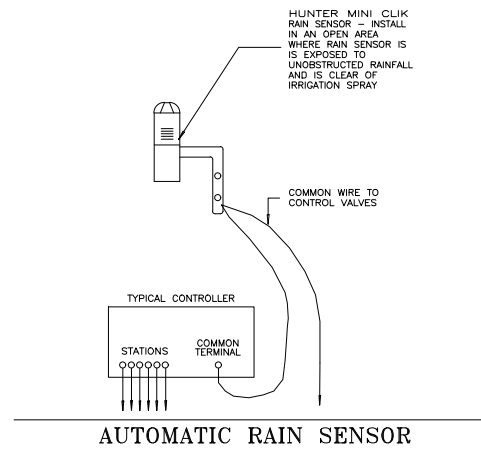
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FDOT REVISION #2 2022.03.24

DATE: 2020.10.30  
DRAWING:  
**LIR1-100**

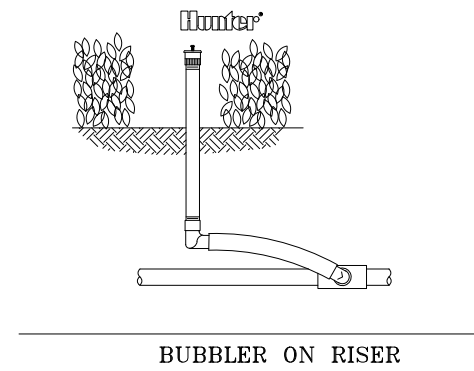




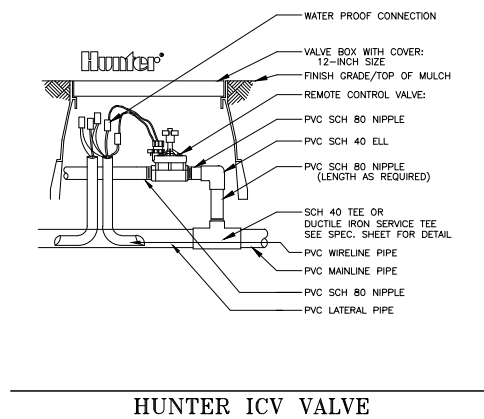
CONTROLLER



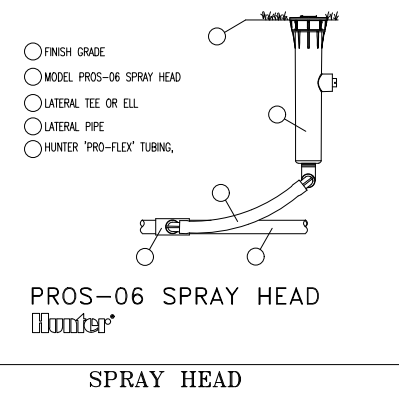
AUTOMATIC RAIN SENSOR



BUBBLER ON RISER

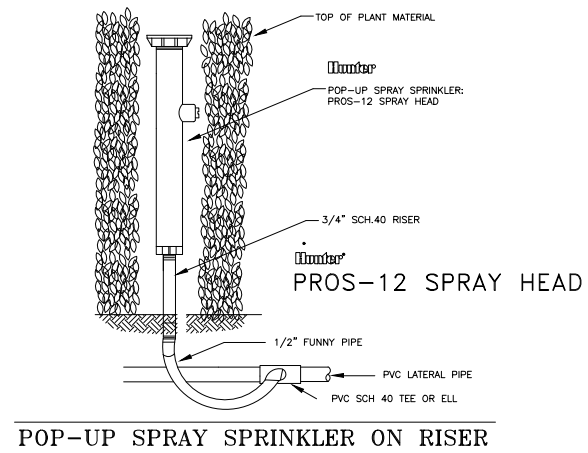


HUNTER ICV VALVE

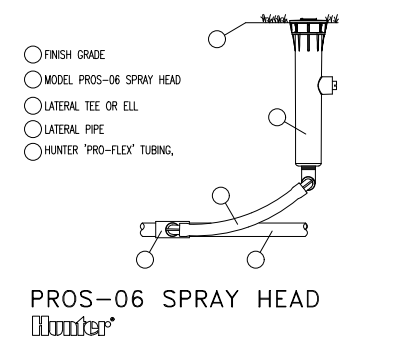


PROS-06 SPRAY HEAD

SPRAY HEAD



POP-UP SPRAY SPRINKLER ON RISER



PROS-06 SPRAY HEAD

ROTARY NOZZLES FOR TEMP DUNES IRRIGATION SPRAY HEAD

NOTES:

1. The irrigation system shall use the lowest quality water available which adequately and safely meets the water needs of the system. Storm water, reclaim water, or grey water irrigation shall be used whenever possible.
2. Contractor shall provide FDOT District Operations Manager with a set of "As-Built" Irrigation Plans

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PROJECT

**SOLEMAR**

PROJECT NO: 10008

SHEET NAME: GROUND LEVEL IRRIGATION DETAILS



DATE: 2020.10.30

DRAWING:

**LIR5-100**

PERMIT NUMBER:2020-L-491-00019  
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