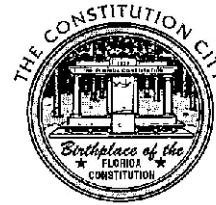


# DOWNTOWN LANDSCAPE IMPROVEMENTS - PHASE 2

FOR  
THE CITY OF PORT ST. JOE



## INDEX OF SHEETS

LS.01	KEY SHEET
LS.02	TABULATION OF QUANTITIES
LS.03	GENERAL NOTES
LS.04 THRU LS.10	LANDSCAPE PLANS

FDOT FINANCIAL PROJECT ID 416533-6-58-05

## PREPARED FOR:

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## PREPARED BY:

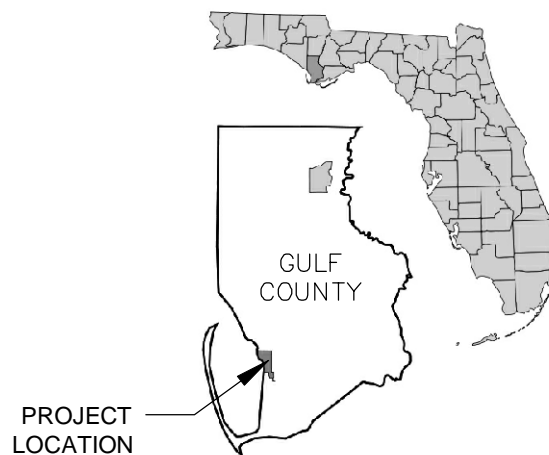


GGI, LLC dba GENESIS GROUP  
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TALLAHASSEE, FLORIDA 32303  
(850) 224-4400 (850) 681-3600 FAX  
LANDSCAPE ARCHITECTURE LC26000202  
www.GenesisGroup.com

## LANDSCAPE ARCHITECT OF RECORD:

JOSEPH C. PETRICH, R.L.A.  
FLA License Number: 1173

DATE: 04/15/2010



PROJECT LOCATION



PROJECT LOCATION

PROJECT LOCATION

LOCATION MAP  
N.T.S.

GULF COUNTY, FLORIDA

## INCLUDED IN PLANS BY REFERENCE:

FLORIDA DEPARTMENT OF TRANSPORTATION  
CONSTRUCTION STANDARDS AND DETAILS  
<http://www.dot.state.fl.us/rddesign/rd/rtds/10/2010Standards.shtm>

NOTE : PROJECT TO BE CONSTRUCTED AS PER  
FLORIDA DEPARTMENT OF TRANSPORTATION  
STANDARD SPECIFICATIONS FOR ROAD AND  
BRIDGE CONSTRUCTION, 2010 EDITION, UNLESS  
OTHERWISE SHOWN BY DESIGN DETAILS OR  
MODIFIED BY CONTRACT DOCUMENTS.



# GENERAL NOTES

- CONTRACTOR SHALL INSTALL PLANT MATERIAL AS INDICATED ON THE PLANS AND IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 580.
- CONTRACTOR SHALL INSTALL PLANTINGS IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 544 UNLESS OTHERWISE NOTED HEREIN. THE LANDSCAPE CONTRACTOR SHALL NOT BE REQUIRED TO INSTALL TREE BARRICADES AS PROVIDED PER INDEX NO. 544.
- PLANT STAKING SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 544.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND MAINTAINING PLANT MATERIAL FOR THE DURATION OF THE ESTABLISHMENT PERIOD.
- DO NOT MAKE ANY CHANGES, SUBSTITUTIONS, OR REVISIONS TO THE PLANS. ANY CHANGES, SUBSTITUTIONS, OR REVISIONS MUST HAVE PRIOR APPROVAL BY THE PROJECT ENGINEER AND LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL STAKE LOCATIONS OF ALL TREES FOR REVIEW AND APPROVAL BY THE PROJECT ENGINEER AND LANDSCAPE ARCHITECT. THE PROJECT ENGINEER AND LANDSCAPE ARCHITECT RESERVE THE RIGHT TO MAKE ANY LOCATIONAL CHANGES NECESSARY.
- IMPORT TOPSOIL FROM OFF-SITE SOURCES, IF REQUIRED. TOP SOIL SHALL BE DEFINED AS THE UPPER 4" TO 6" OF NATURALLY OCCURRING SOILS SUITABLE FOR AGRICULTURAL PRODUCTION, AND ARE WITHOUT DRAINAGE LIMITATIONS. OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 4" DEEP. UNDER NO CIRCUMSTANCES SHOULD TOPSOIL BE OBTAINED FROM BOGS OR MARSHES.
- PLANTING SOIL BACKFILL MIX: FOR TREE PITS, SHRUB AND GROUND COVER PLANTINGS, MIX 50% EXISTING TOPSOIL TO 50% MUSHROOM COMPOST TO COMPLY WITH FLORIDA STATUTE 335.167 AND SOIL AMENDMENTS AS REQUIRED TO ESTABLISH A pH BETWEEN 5.5 AND 6.0. MUSHROOM COMPOST AVAILABLE THROUGH QUINCY FARMS OF QUINCY, FLORIDA. ALTERNATE PLANTING SOIL BACKFILL MIXTURE: MIX 50% EXISTING TOPSOIL TO 50% SOIL ADMIXTURE COMPRISED OF 1/3 PARTS DECOMPOSED PINE BARK, 1/3 PARTS COMMERCIALY PROCESSED COW MANURE AND 1/3 PARTS CANADIAN PEAT AND AMENDMENTS AS REQUIRED TO ESTABLISH A pH BETWEEN 5.5 AND 6.0.

FOR SOD AREAS: APPLY 2" LAYER OF MUSHROOM COMPOST OR THE ALTERNATIVE PLANTING SOIL BACKFILL MIX AND INCORPORATE TO 6" DEPTH PER FDOT STANDARD SPECIFICATION SECTION 575.

FERTILIZER FOR INITIAL INSTALLATION OF TREES, SHRUBS, GROUND COVERS AND FOR GRASSING AND SOD AREAS SHALL BE OSMOCOTE PLUS 15-9-12 SOUTHERN STOCK NO. 90330, SLOW RELEASE FERTILIZER AS MANUFACTURED BY SCOTT'S COMPANY, OR APPROVED EQUAL FORMULATION.

INCORPORATE FERTILIZER INTO PLANTING SOILS / BACKFILL AS FOLLOWS:

50 OZ. PER EA. 4" POT OR PLANT LINER	9.0 OZ. PER EA. 15 GALLON CONTAINER
1.0 OZ. PER EA. 1 GALLON CONTAINER	14.0 OZ. PER EA. 20 GALLON CONTAINER
2.0 OZ. PER EA. 2 GALLON CONTAINER	17.0 OZ PER EA. 25 GALLON CONTAINER
3.0 OZ. PER EA. 3 GALLON CONTAINER	30 OZ. PER EA. 45 GALLON CONTAINER
5.0 OZ. PER EA. 5 GALLON CONTAINER	44.5 OZ PER EA. 65 GALLON CONTAINER
6.0 OZ. PER EA. 7 GALLON CONTAINER	69.0 OZ. PER EA. 100 GALLON CONTAINER
8.5 OZ. PER EA. 10 GALLON CONTAINER	136 OZ. PER EA. 200 GALLON CONTAINER

FOR GRASSING AND SOD AREAS:  
APPLY 40#/1000 SF.

FOR PALMS:  
APPLY 40 OZ. PER TREE, INCORPORATED INTO PLANTING BACKFILL MIX.

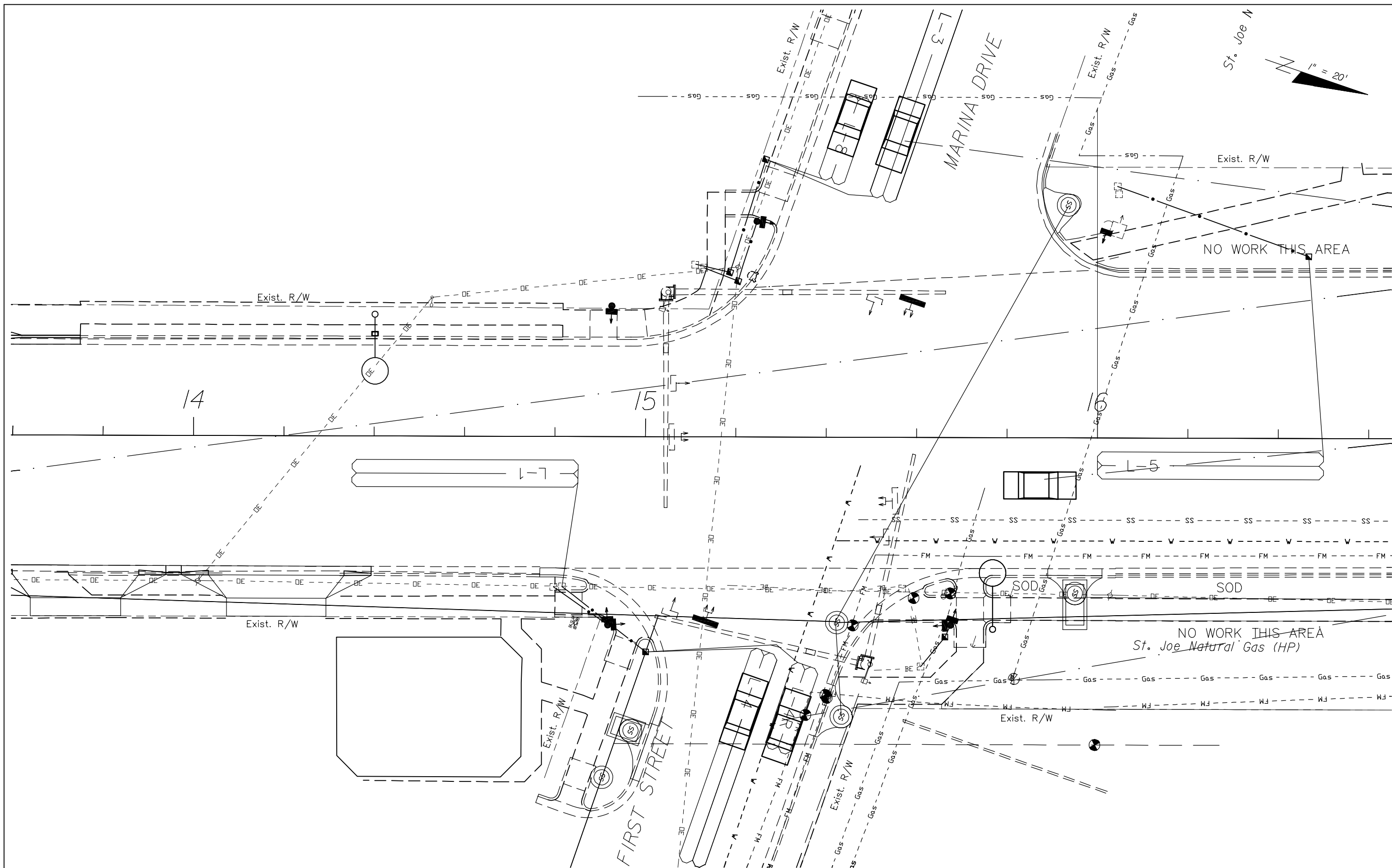
- CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND LANDSCAPE ARCHITECT IMMEDIATELY OF ANY UNFORESEEN SITE CONDITIONS (COMPACTED SOIL/SUBGRADE, POOR DRAINAGE, UTILITY CONFLICTS, ETC.) PRIOR TO PROCEEDING WITH LANDSCAPE INSTALLATION.
- ALL GRADABLE NURSERY PLANTS SHALL BE FLORIDA NO. 1 GRADE OR BETTER AS DESCRIBED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, SECOND EDITION.

- ALL PLANTS, MATERIAL, LABOR, AND WORKMANSHIP ARE SUBJECT TO APPROVAL BY THE PROJECT ENGINEER AND LANDSCAPE ARCHITECT. ALL PLANTS SHALL BE FREE FROM WEED, INSECT AND DISEASE INFESTATIONS.
- BACKFILL PLANTING PITS WITH ENOUGH COMPACTED PLANTING MIX SO THAT THE TOP OF THE ROOT BALL WILL REST AT THE FINISHED GRADE.
- BACKFILL PLANTING PITS WITH APPROVED PLANTING MIX. FORM A SOIL BERM AROUND THE OUTER EDGE OF THE PIT TO FACILITATE WATER UPTAKE.
- MULCH ALL PLANTING BEDS WITH PINE STRAW TO A MINIMUM COMPACTED DEPTH OF 2 1/2".
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR 1 YEAR. ANY PLANT THAT DOES NOT MEET THE GRADES AND STANDARDS FOR FLORIDA NO. 1 SHALL BE PROMPTLY REMOVED AND REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE PROJECT ENGINEER AND LANDSCAPE ARCHITECT.
- WARRANTY INSPECTION SHALL BE CONDUCTED AT 90 DAY INTERVALS DURING THE ESTABLISHMENT PERIOD. THE ESTABLISHMENT PERIOD FOR WATERING AND MAINTENANCE BY THE CONTRACTOR SHALL BE 365 DAYS. THE CONTRACTOR SHALL REQUEST AN ESTABLISHMENT PERIOD INSPECTION AT THE END OF THE 365 DAY ESTABLISHMENT PERIOD. A REPRESENTATIVE FROM THE AGENCY RESPONSIBLE FOR MAINTENANCE SHALL BE IN ATTENDANCE AT THE ESTABLISHMENT PERIOD INSPECTION.
- PLANT ESTABLISHMENT AND MAINTENANCE SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION SECTION 580-5. MAINTENANCE SHALL INCLUDE MOWING, LITTER PICK-UP IN ADVANCE OF MOWING OPERATIONS, EDGING, TREE TRIMMING, MULCHING, WATERING, INCLUDING COST FOR WATER. FERTILIZATION AND INSECT MANAGEMENT SHALL BE AT THE CONTRACTOR'S DISCRETION TO ASSURE PLANTS ARE MAINTAINED IN A GOOD, HEALTHY CONDITION. PLANT BEDS, INCLUDING TREE RINGS AND SOD AREAS SHALL REMAIN WEED FREE THROUGHOUT THE ESTABLISHMENT PERIOD. FREQUENCY FOR MOWING OPERATIONS SHALL BE AS FOLLOWS: SUMMER MONTHS: MARCH 15-SEPTEMBER 15 (ONCE EVERY 14 DAYS). DURING THE REMAINDER OF THE YEAR, MOWING FREQUENCY SHALL BE NO LESS THAN ONCE EVERY THREE WEEKS (21 DAYS).
- PRUNING:
  - PLANT PRUNING (HAND PRUNING) SHALL BE THE PRIMARY METHOD OF SHAPE AND SIZE CONTROL AND SHALL BE ACCOMPLISHED UNDER THE SUPERVISION OF AN EXPERIENCED SPECIALIST TO ENSURE THIS FUNCTION IS COMPLETED IN ACCORDANCE WITH RECOMMENDED HORTICULTURAL PRACTICES FOR PROPER BUDDING, BLOOMING, AND GROWTH HABIT TO OCCUR.
  - TREES SHALL BE MAINTAINED FREE OF ANY LOW HANGING BRANCHES OR LIMBS, WHICH MAY INTERFERE WITH VEHICULAR OR PEDESTRIAN TRAFFIC. ANY BRANCHES REMOVED SHALL BE FINISH CUT FLUSH TO WHERE THE BRANCH JOINS THE MAIN STEM. SUCKERS SHALL BE REMOVED FROM THE BASE OF THE TREE AS THEY EMERGE AND CUT EVEN WITH THE SOIL LINE.
  - ALL TREES LOCATED WITHIN 10 FEET OF OVERHEAD POWER LINES SHALL BE SELECTIVELY PRUNED, AS NECESSARY TO MAINTAIN 10 FEET OF VERTICAL CLEARANCE TO THE WIRES AT ALL TIMES.
- AREAS DESIGNATED AS NATURAL AREAS OR EXISTING VEGETATION TO REMAIN SHALL REMAIN UNDISTURBED. DO NOT STORE EQUIPMENT OR MATERIALS IN THESE AREAS.
- WORK ZONE TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH FDOT DESIGN STANDARDS INDEXES 600 AND 602.
- DOCUMENTATION OF DETAIL DESIGN FOR US 98 IS BASED ON PLANS PROVIDED BY FDOT. BASE PLANS FOR SR 71 HAVE BEEN CREATED FROM AERIAL PHOTOGRAPHY AND VISUAL FIELD ANALYSIS.
- LOCATE ALL UTILITIES PRIOR TO LANDSCAPE INSTALLATION.

## UTILITY NOTES

- A UTILITY REPRESENTATIVE SHALL BE PRESENT IF LANDSCAPING REQUIRES ANY EXCAVATION GREATER THAN 36".
- THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES DURING THE CONSTRUCTION. NO UTILITY SHALL BE RELOCATED. PLANTING SHALL BE ADJUSTED HORIZONTALLY, AT THE DIRECTION OF ENGINEER, TO NEGATE ANY UTILITY CONFLICT.
- UTILITY LOCATIONS ON THE PLANS ARE APPROXIMATE ONLY. THESE HAVE NOT BEEN VERIFIED EITHER HORIZONTALLY OR VERTICALLY.
- THE CONTRACTOR SHALL NOTIFY UTILITY OWNERS THROUGH SUNSHINE STATE ONE-CALL OF FLORIDA, INC. (1-800-432-4770) TWO BUSINESS DAYS IN ADVANCE OF BEGINNING WORK ON THE JOB SITE.

REVISIONS						JOSEPH C. PETRICH, R.L.A. R.L.A. LICENSE NUMBER 1173 GGI, LLC, dba GENESIS GROUP 9822 TAPESTRY PARK CIRCLE, SUITE 201 JACKSONVILLE, FL 32246 LANDSCAPE ARCHITECTURE LC26000202	STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION			SHEET NO.  GENERAL NOTES  LS.03
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID	
							30(U.S.98)	GULF	416533-6-58-05	



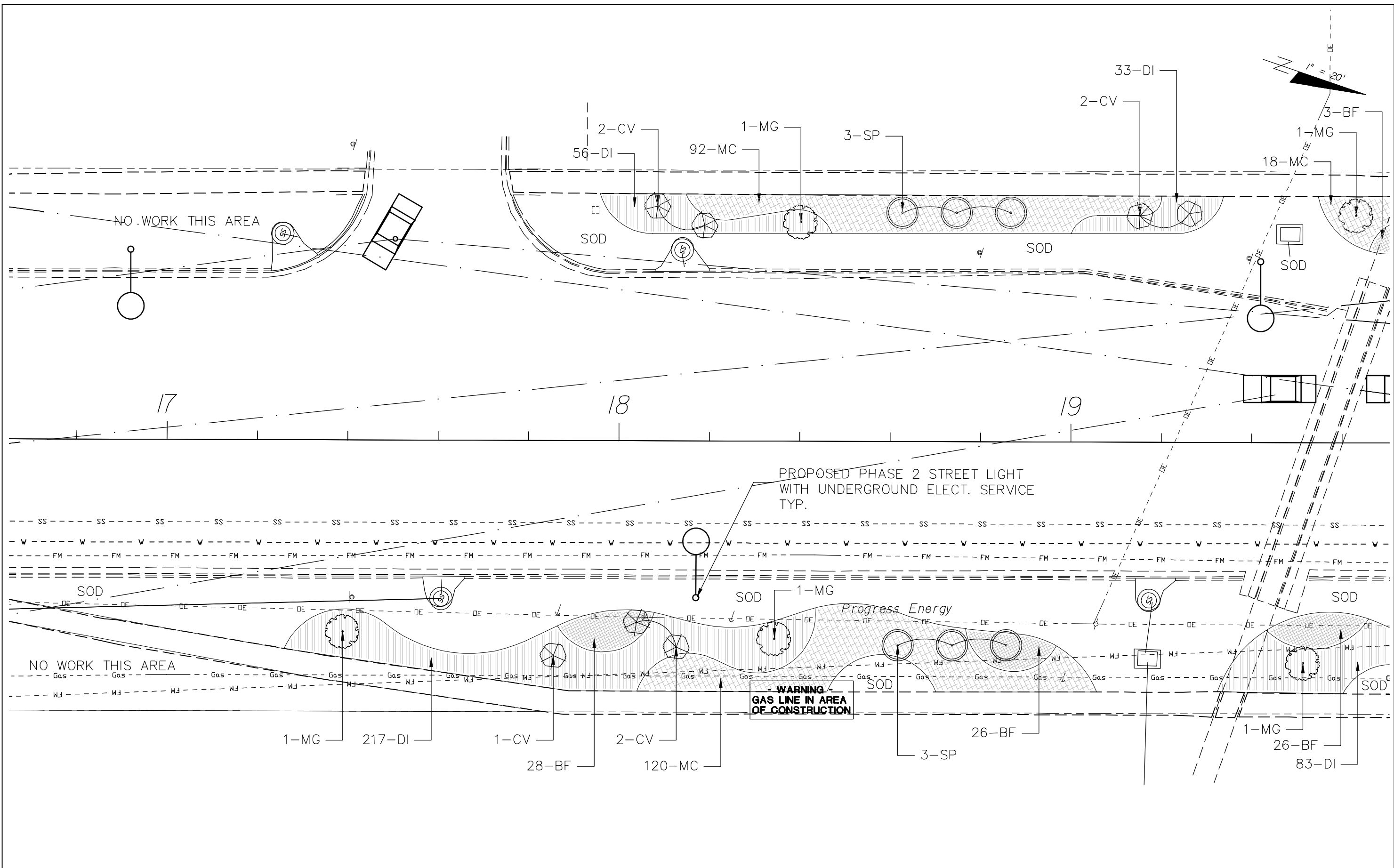
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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 R.L.A. LICENSE NUMBER 1173  
 GGI, LLC, dba GENESIS GROUP  
 9822 TAPESTRY PARK CIRCLE, SUITE 201  
 JACKSONVILLE, FL 32246  
 LANDSCAPE ARCHITECTURE LC26000202

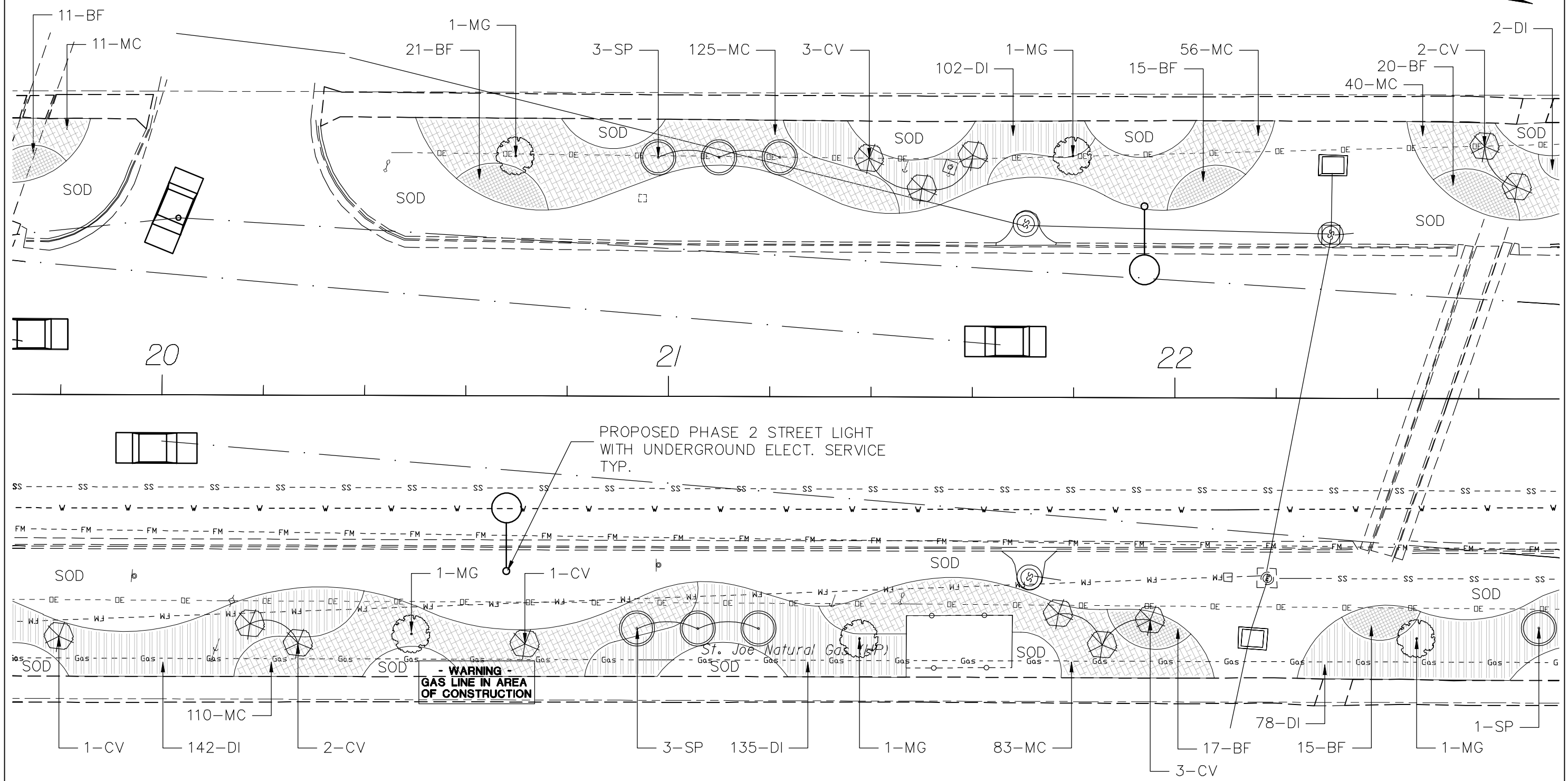
CITY OF PORT ST. JOE, FLORIDA		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
30(U.S.98)	GULF	416533-6-58-05

**LANDSCAPE  
PLAN**

SHEET NO.  
LS.04



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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		LS.05
							30(U.S.98)	GULF	416533-6-58-05		



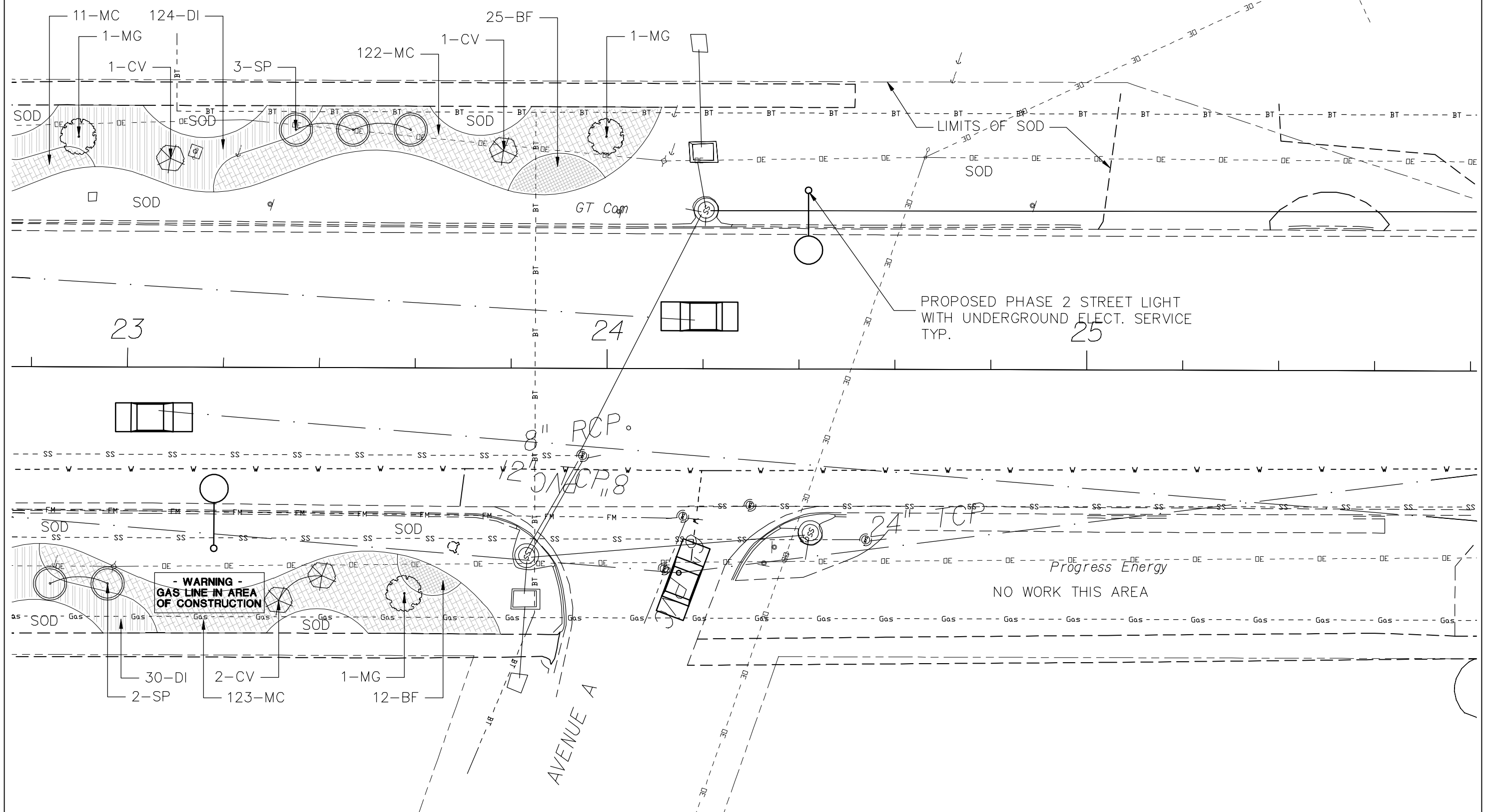
REVISIONS					
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CITY OF PORT ST. JOE, FLORIDA		
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**LANDSCAPE  
PLAN**

SHEET  
NO.  
  
LS.06



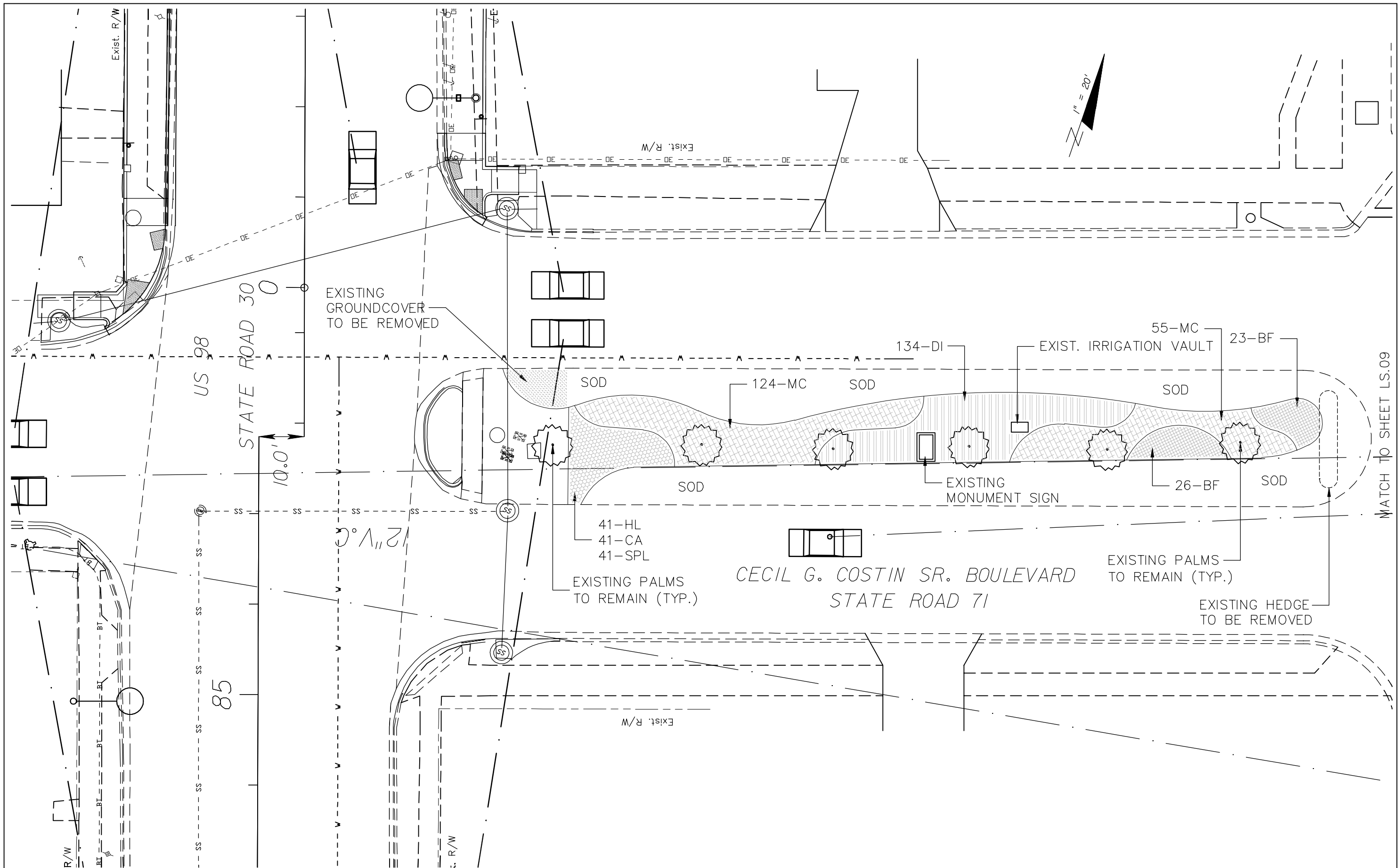
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CITY OF PORT ST. JOE, FLORIDA		
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30(U.S.98)	GULF	416533-6-58-05

**LANDSCAPE  
PLAN**

SHEET NO.  
LS.07



REVISIONS

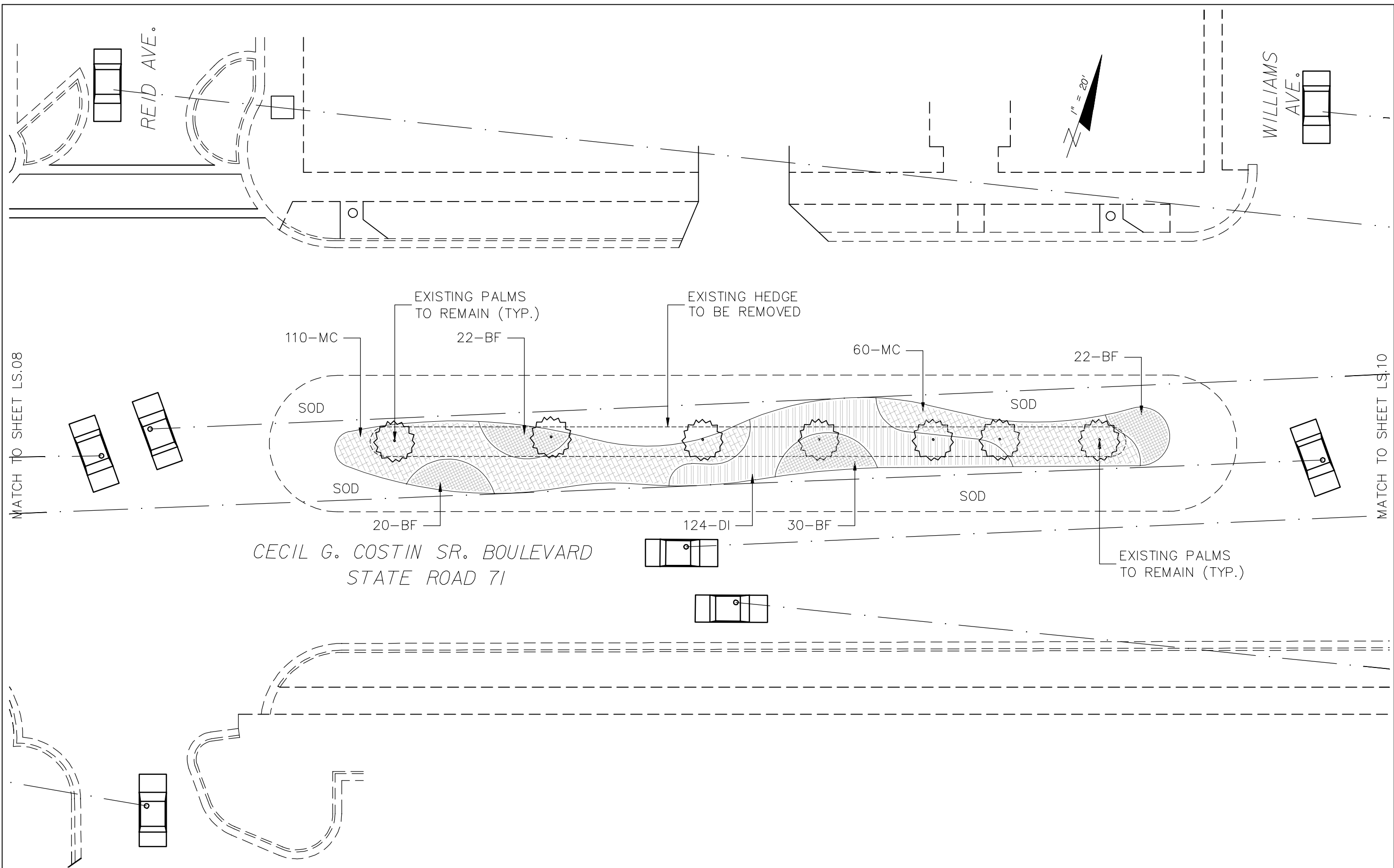
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 JACKSONVILLE, FL 32246  
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CITY OF PORT ST. JOE, FLORIDA		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
71	GULF	416533-6-58-05

**LANDSCAPE  
PLAN**

SHEET NO.  
LS.08



CECIL G. COSTIN SR. BOULEVARD  
STATE ROAD 71

REVISIONS

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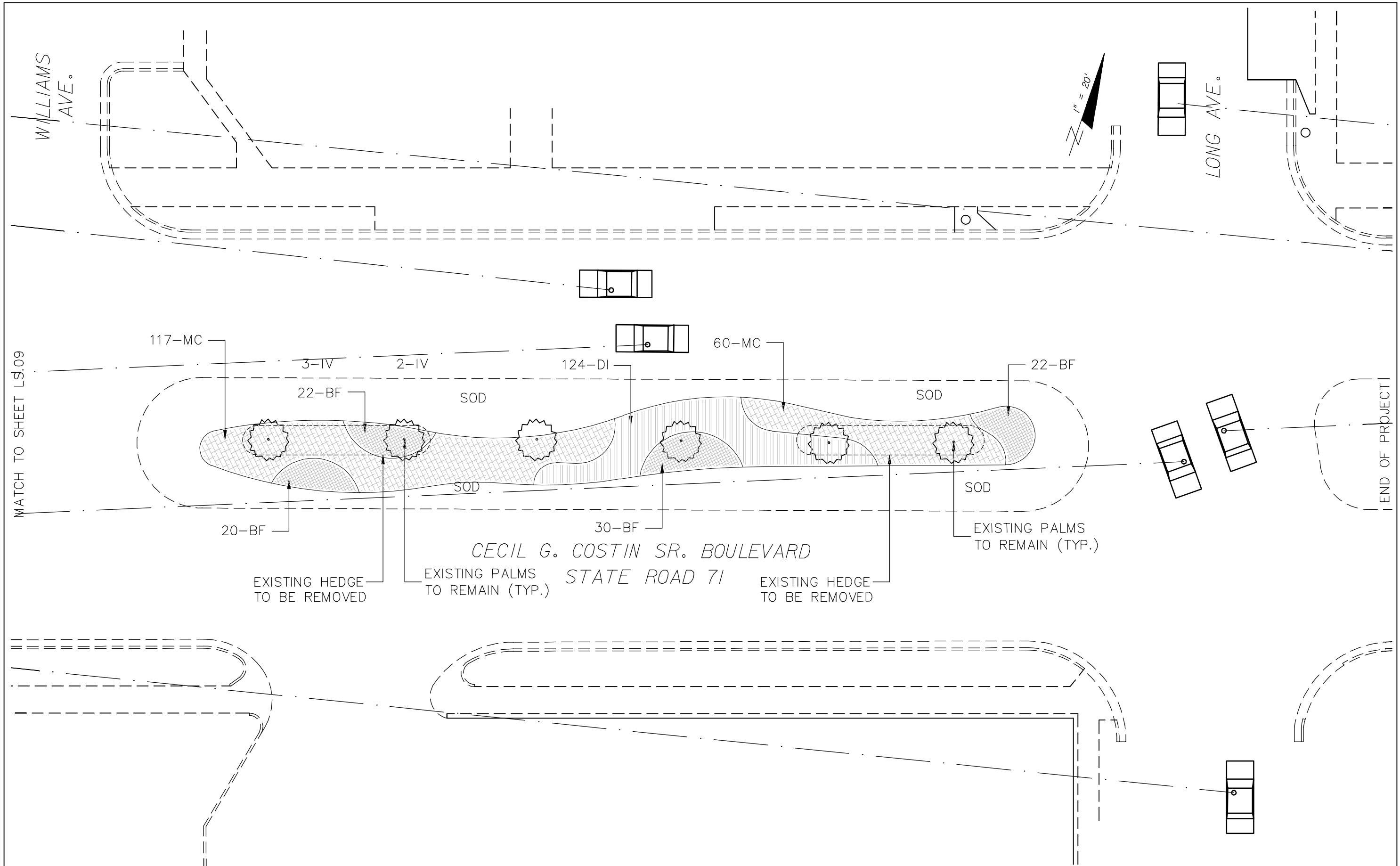
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LANDSCAPE ARCHITECTURE LC26000202

CITY OF PORT ST. JOE, FLORIDA		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
71	GULF	416533-6-58-05

LANDSCAPE  
PLAN

SHEET  
NO.

LS.09



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DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		LS.10
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