

# 989 WINTERBERRY DRIVE, MARCO ISLAND, FL

## SITE DEVELOPMENT PLANTING PLANS

Reviewed for code compliance  
**M Holden**  
 11/26/2024 12:08:09 PM



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**INVESTIGATE BEFORE YOU EXCAVATE**, "Call Sunshine State One" Toll Free 1-800-432-4770, Florida Statute 553.851 (1979) requires minimum of 2 days and maximum of 5 days notice before you excavate.

S.Lyarchitecture

Sarah Lyons, AIA AR98487

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SUBMITTAL SET  
 8/29/24

Orig. Issue Date: 06/17/2024

| REV. | Description  | Date    |
|------|--|---------|
| A    | 1. Added (3) Sabal Palms and (3) Cocoplum shrubs to revised bench/bike rack area as req'd.<br>2. Adjusted plantings/grovel for new trash collection area, filled in previous deleted trash area with Sensitive Plant, Cocoplum, added (1) Orange Geiger Tree.<br>3. Re-located (2) Sabal Palms, added (1) Sabal Palm<br>4. Added Cocoplum, Sensitive Plant in SW corner. | 8/29/24 |

989 WINTERBERRY

ADDRESS: 989 WINTERBERRY DRIVE,  
 MARCO ISLAND, FL 34135

**SDP PLANTING PLANS**

Project Number:

Date: 08/29/2024

Drawn By: WVB

Checked By: EG

**LP-COV**

SHEET 1 OF 4

Scale:

Winterberry Drive

INVESTIGATE BEFORE YOU EXCAVATE, "Call Sunshine State One" Toll Free 1-800-432-4770, Florida Statute 553.851 (1979) requires minimum of 2 days and maximum of 5 days notice before you excavate.

NORTH: TYPE 'C' BUFFER  
10' WIDE AREA WITH ONE TREE/30 FT REQUIRED  
LENGTH: 100' = 4 TREES REQUIRED, 4 TREES PROVIDED  
(KEY = 'CN')

SOUTH: TYPE 'C' BUFFER  
10' WIDE AREA WITH ONE TREE/30 FT REQUIRED  
LENGTH: 100' = 4 TREES REQUIRED, 4 TREES PROVIDED  
(KEY = 'CS')

EAST: TYPE 'C' BUFFER  
10' WIDE AREA WITH ONE TREE/30 FT REQUIRED  
LENGTH: 180' = 6 TREES REQUIRED, 6 TREES PROVIDED  
(KEY = 'CE')

WEST: TYPE 'A' BUFFER  
10' WIDE AREA WITH ONE TREE/30 FT REQUIRED  
LENGTH: 180' = 6 TREES REQUIRED, 6 TREES PROVIDED  
(KEY = 'AW')

VEHICLE USE AREA:  
REQUIRED PLANTINGS: 10% OF TOTAL VUA AREA (2500 SF) = 250 SF  
1 TREE PER 250 SF = 1 TREE REQUIRED, 3 PROVIDED  
ALL PARKING SPECIES ARE NO GREATER THAN 50' FROM VUA TREE  
(KEY = 'VU')

GENERAL LANDSCAPING REQUIREMENT  
1 CANOPY TREE PER 3,000 SF OF PERVIOUS AREA  
PERVIOUS AREA = 11966 SF  
4 TREE REQUIRED, 8 TREES PROVIDED (KEY = 'GEN')

BUILDING PERIMETER PLANTINGS:  
5' WIDE AREA WITH 10% OF TOTAL BUILDING  
AREA (1700 SF) = 170 SF, 940 SF PROVIDED

**BENCH/BIKE RACK LANDSCAPING REQUIREMENT**

The area around the bicycle rack and bench shall be landscaped with either one minimum 12-foot shade tree and four three-gallon shrubs or three eight-foot (gray wood) palm trees and four three-gallon shrubs per every bicycle rack and bench provided. The landscaping is in addition to any other landscape requirements of the land development code. FULFILLED

**TREE SPECIES/NATIVE / DROUGHT TOLERANT REQUIREMENTS**

REQUIRED TREES = 26, MORE THAN 4 TREE SPECIES ARE PROVIDED  
MORE THAN 50% OF TREES AND 50% OF SHRUBS ARE NATIVE  
50% OR MORE OF PLANTS ARE DROUGHT TOLERANT  
50% OR MORE OF REQUIRED TREES ARE CANOPY TREES, LESS THAN 50% ARE PALMS

| TREE/PALM CLASSIFICATION KEY |                           |    |                           |    |                           |
|------------------------------|---------------------------|----|---------------------------|----|---------------------------|
| GEN                          | GENERAL LANDSCAPING REQ'T | AW | WESTERN "A" BUFFER REQ'T  | CS | SOUTHERN "C" BUFFER REQ'T |
| VU                           | VEHICULAR USE AREA REQ'T  | CN | NORTHERN "C" BUFFER REQ'T | CE | EASTERN "C" BUFFER REQ'T  |
|                              |                           |    |                           | BB | BENCH/BIKE RACK REQ'T     |

NOTE:  
SYM BOL SHOWN AT LEFT DENOTES EXISTING TREE/PALM TO BE RETAINED AND POSSIBLY USED FOR TREE PRESERVATION CREDITS

SEE SHEET LP-2, LP-3 FOR MATERIAL LIST AND SPECIFICATIONS

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989 WINTERBERRY  
ADDRESS: 989 WINTERBERRY DRIVE, MARCO ISLAND, FL 34135

**SDP PLANTING PLAN**

Project Number:  
Date: 08/29/2024  
Drawn By: WVB  
Checked By: EG

**LP-1**  
SHEET 2 OF 4  
Scale: 1/8" = 1'-0"

## LANDSCAPE MATERIAL LIST

### PALMS / TREES

| SYMBOL | QTY | BOTANICAL              | COMMON              | REMARKS  | NATIVE | DR. TOL. |
|--------|-----|------------------------|---------------------|--|--------|----------|
|        | 2   | Bursera simaruba       | Gumbo Limbo         | 12'-14' oa, 6' spr, 3" cal, 7' ct, full, 65G min. container or B & B | X      | X        |
|        | 1   | Caesalpinia granadillo | Bridal Veil Tree    | 12'-14' oa, 6' spr, 3" cal, 7' ct, full, 65G min. container          |        |          |
|        | 1   | Coccothrinax miraguama | Miraguama Palm      | 6' oa, full, SingleTrunk, Matched, container                         | X      | X        |
|        | 1   | Cordia sebestena       | Orange Geiger Tree  | 12' oa, 6' spr, 3" cal, 6' ct, full, 65 gallon min. container        | X      | X        |
|        | 1   | Pandanus utilis        | Screw Pine          | 8'-10' oa, 8' spr, multi-trunk, container                            |        | X        |
|        | 1   | Quercus virginiana     | Southern Live Oak   | 12'-14' oa, 6' spr, 3" cal, 7' ct, full, 65 gallon min. container    | X      | X        |
|        | 12  | Sabal palmetto         | Sabal Palm          | (8)@12', 2@13', (2)@14' ct, booted, no fronds                        | X      | X        |
|        | 4   | Taxodium distichum     | Bald Cypress        | 12' oa, 6' spr, 3" cal, 6' ct, full, 65 gallon min. container        | X      | X        |
|        | 5   | Thrinax radiata        | Florida Thatch Palm | 5' oa, 4' spr, full head, Single Trunk, container                    | X      | X        |

### SHRUBS, ACCENTS, VINES, GROUND COVER

| SYMBOL | QTY | BOTANICAL                | COMMON              | REMARKS  | NATIVE | DR. TOL. |
|--------|-----|--------------------------|---------------------|--|--------|----------|
|        | 5   | Acrostichum danaeifolium | Leather Fern        | 3' oa, 3' spr, full, container                                     | X      | X        |
|        | 64  | Chrysobalanus icaco      | Cocoplum            | 24" oa, 24" spr, full, container, 3' oc                            | X      | X        |
|        | 2   | Dombeya x seminole       | Pink Dombeya        | 3' oa, full, container   |        |          |
|        | 221 | Ernodea littoralis       | Golden Creeper      | 8" oa, 10" spr, full, gallon, 24" oc                               | X      | X        |
|        | 584 | Mimosa strigillosa       | Sensitive Plant     | 6" oa, 12" spr, full, 1 gallon, 18" oc, 3-1/2" min. depth of mulch | X      | X        |
|        | 225 | Muhlenbergia capillaris  | Pink Muhly          | 12"-18" oa, full, 3 gallon, 3' oc                                  | X      | X        |
|        | 10  | Psychotria ligustrifolia | Bahama Wild Coffee  | 24" oa, full, container  | X      | X        |
|        | 13  | Serenoa repens cinerea   | Silver Saw Palmetto | 30" oa, 30" spr, full, 25 gallon min.                              | X      | X        |
|        | 97  | Spartina bakeri          | Cord Grass          | 18"-24" oa, full, 3G container, 4' oc                              | X      | X        |
|        | 25  | Zamia floridana          | Coontie Fern        | 24" oa, 24" spr, full, container, SET 2" ABOVE GRADE               | X      | X        |

### MATERIALS

| QTY | ITEM                    | DESCRIPTION   |
|-----|-------------------------|---|
| A/R | REMOVALS: Plantings     | Reference Tree Removal Plan. VERIFY with Owner/Landscape Architect on site  |
| 67  | Mulch: Coco Brown (CY)  | 3.5" depth for Sensitive Plant beds; 2"-3" depth for all other newly planted areas. VERIFY QTY.   |
| 14  | Mulch: Pine Needle (CY) | 2"-3" depth for areas shown on drawing. VERIFY QTY.   |
| 48  | Fossil Rock/#57 (CY)    | 1/2"-1-1/2" Dia., 3" depth over Mirafi filter fabric or equivalent. VERIFY QTY, PROVIDE SAMPLE FOR APPROVAL   |
| 240 | Aluminum Edging (LF)    | Sure-edge (Manufacturer: Sure-loc), 3/16" thick x 4" depth, Mill finish, Install level and flush with final grade of adjacent areas per manufacturer's specifications. VERIFY QTY |
|     | IRRIGATION              | Reference: Irrigation Plans   |

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### PLANTING SPECIFICATIONS

Project Number:

Date: 08/29/2024

Drawn By: WVB

Checked By: EG

## LP-2

SHEET 3 OF 4

Scale:

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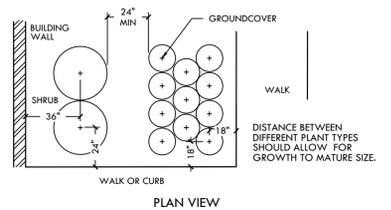
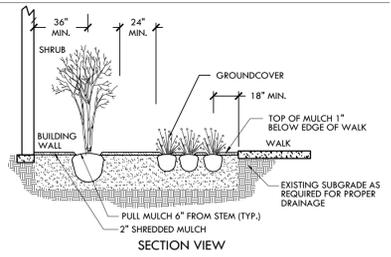
Checked By: EG

**LP-3**

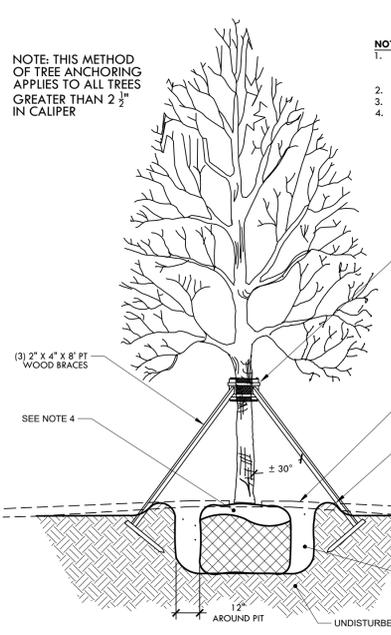
SHEET 4 OF 4

Scale:

- NOTES:**
- DO NOT TRIM LEADER. PRUNE ONLY DAMAGED FOLIAGE AND TO PROMOTE PROPER GROWTH.
  - SET PLANT PLUMB.
  - ORIGINAL GRADE OF SHRUB BASE TO BE PLANTED HIGHER (1" - 2") ABOVE EXISTING GRADE TO ALLOW FOR SETTLEMENT.
  - DIAMETER OF HOLE: 2 X ROOTBALL, OR ADD 24" TO ROOTBALL FOR ROOTBALLS >24".
  - 6" WATERING SAUCER FOR 6" HT./SPR. OR LARGER PLANTS
  - BACKFILL PER SPECIFICATIONS. USE "JETTING-IN" TECHNIQUE WITH WATER HOSE FIRMLY COMPACT BACKFILL SOIL TO ELIMINATE AIR POCKETS AND PREVENT SETTLEMENT.
  - SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOTBALL.



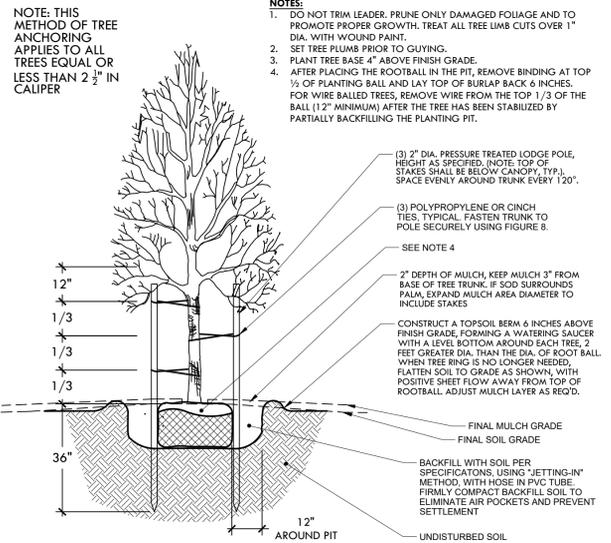
1 SHRUB/GROUNDCOVER PLANTING DETAIL



2 LARGE TREE PLANTING/ANCHORING

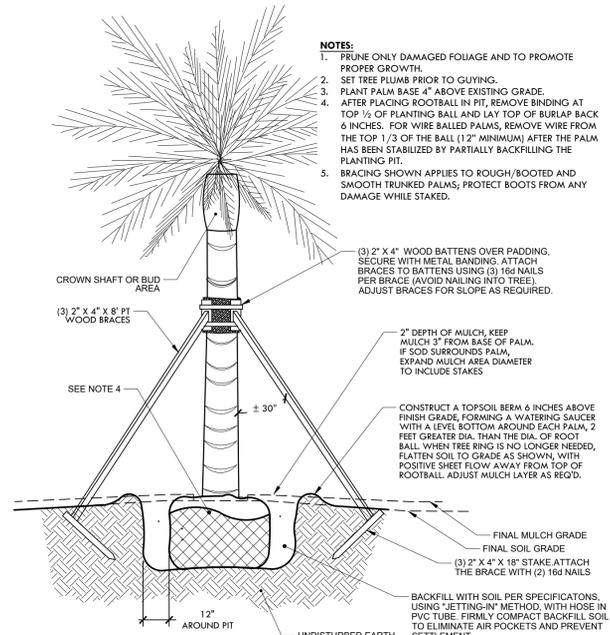
- NOTES:**
- DO NOT TRIM LEADER. PRUNE ONLY DAMAGED FOLIAGE AND TO PROMOTE PROPER GROWTH. TREAT ALL TREE LIMB CUTS OVER 1" DIA. WITH WOUND PAINT.
  - SET TREE PLUMB PRIOR TO GUYING.
  - PLANT TREE BASE 4" ABOVE FINISH GRADE.
  - AFTER PLACING THE ROOTBALL IN THE PIT, REMOVE BINDING AT TOP 1/3 OF PLANTING BALL AND LAY TOP OF BURLAP BACK 6 INCHES. FOR WIRE BALLED TREES, REMOVE WIRE FROM THE TOP 1/3 OF THE BALL (12" MINIMUM) AFTER THE TREE HAS BEEN STABILIZED BY PARTIALLY BACKFILLING THE PLANTING PIT.

NOTE: THIS METHOD OF TREE ANCHORING APPLIES TO ALL TREES EQUAL OR LESS THAN 2 1/2" IN CALIPER



3 SMALL TREE PLANTING/ANCHORING

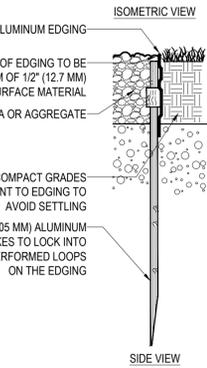
- NOTES:**
- DO NOT TRIM LEADER. PRUNE ONLY DAMAGED FOLIAGE AND TO PROMOTE PROPER GROWTH. TREAT ALL TREE LIMB CUTS OVER 1" DIA. WITH WOUND PAINT.
  - SET TREE PLUMB PRIOR TO GUYING.
  - PLANT TREE BASE 4" ABOVE FINISH GRADE.
  - AFTER PLACING THE ROOTBALL IN THE PIT, REMOVE BINDING AT TOP 1/3 OF PLANTING BALL AND LAY TOP OF BURLAP BACK 6 INCHES. FOR WIRE BALLED TREES, REMOVE WIRE FROM THE TOP 1/3 OF THE BALL (12" MINIMUM) AFTER THE TREE HAS BEEN STABILIZED BY PARTIALLY BACKFILLING THE PLANTING PIT.



4 PALM PLANTING/ANCHORING

- NOTES:**
- PRUNE ONLY DAMAGED FOLIAGE AND TO PROMOTE PROPER GROWTH.
  - SET TREE PLUMB PRIOR TO GUYING.
  - PLANT PALM BASE 4" ABOVE EXISTING GRADE.
  - AFTER PLACING ROOTBALL IN PIT, REMOVE BINDING AT TOP 1/3 OF PLANTING BALL AND LAY TOP OF BURLAP BACK 6 INCHES. FOR WIRE BALLED PALMS, REMOVE WIRE FROM THE TOP 1/3 OF THE BALL (12" MINIMUM) AFTER THE PALM HAS BEEN STABILIZED BY PARTIALLY BACKFILLING THE PLANTING PIT.
  - BRACING SHOWN APPLIES TO ROUGH/BOOVED AND SMOOTH TRUNKED PALMS; PROTECT BOOTS FROM ANY DAMAGE WHILE STAKED.

- NOTES:**
- Install per manufacturer's "Installation Guidelines".
  - SIZES: Sure-Edge is a 3/16" (4.8mm) thick aluminum and is available in 4" (102mm), 5.5" (140mm) or 8" (203mm) depths. Sections available in 8' (2.4m) and 16' (4.9m) lengths.
  - FINISHES: Finishes include: Mill (natural aluminum), Black anodized, Green point, Brown point, Black point, Bronze point.
  - STAKES: Heavy duty 12" or 18" aluminum stakes are included with each section and slide into the edging stake pockets, allowing it to be securely anchored into the ground. Each 8' (2.4m) section includes 3 stakes. Each 16' (4.9m) section includes 5 stakes.
  - CONNECTION: Sections are connected together without offset or double thickness at the joints and secured with two stakes at every joint.
  - INSTALLATION: SITE INSPECTION: Check to ensure that all underground lines, irrigation hoses, and other cables are installed below the maximum depth of edging to be used.
  - TRENCH: Edge all landscape beds, maintenance strips, and/or where noted on design plan. Define the area to be edged using string, garden hose, or paint. Using a spade or mechanical trencher, cut a trench along area to be defined to depth so top of edging will not exceed 1/2" (12.7 mm) above finished grade. (CAUTION: Edging installed more than 1/2" (12.7 mm) above grade may be considered a trip hazard and is not recommended in area with pedestrian traffic.)
  - INSTALL: Install edging with radius edge and ridges pointing up. Stake pockets should be on inside of bed.
  - STAKING/CONNECTION: 5 stakes per 16' (4.9m) section and 3 stakes per 8' (2.4m) section are included with material. Stakes are to be laid 1/2" (12.7 mm) below top of edging and to be placed in every available pocket.
  - END STAKE ADAPTORS: Use supplied end stake adaptors at all start/stop points where edging section does not end at desired point. Use to splice pieces of cut edging together.
  - ANTI-FROST HEAVE STAKE POCKET: 2 stake-shaped cut outs per 16' section & 1 per 8' section, located at the bottom of the material. Intended to accept a standard sure-loc stake at a 45 degree angle to reduce edging movement and especially soil shifts due to temperature changes.
  - BACK FILLING: Back fill on both sides of edging during installation, leaving no more than two sections unsupported at one time. Compact back fill along edging ensuring that top edge is no more than 1/2" (12.7 mm) above finish grade. Clean up and remove excess material from site.



5 SURE-LOC SureEdge ALUMINUM LANDSCAPE EDGING

**Landscape Installation Notes**

- Landscape Contractor shall keep a field set of Planting and Irrigation Drawings and Landscape Specifications on site at all times during planting phase.
- Landscape Contractor shall verify all quantities of material shown on the drawings prior to submitting his bid. Planting plan to take precedence over plant list. Final quantities of sod, top soil, crushed shell, gravel, rock, edging, and mulch to be verified on site by the Landscape Contractor when applicable.
- Any building construction material or foreign material shall be removed from planting areas and replaced with acceptable top soil.
- All plant materials used shall meet the standards for Florida No. 1 or better, as set out in Grades and Standards for Nursery Plants, part I and part II, Department of Agriculture, State of Florida (as amended).
- Root ball sizes on all transplanted plant materials shall also meet state standards. Plant Material noted as Specimen shall be Florida Fancy grade.
- All sizes shown for plant material on the plan are to be considered minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance. All trees to be SINGLE trunked, unless otherwise noted on plans.
- All trees and palms 8' in height and over shall be staked according to the Staking Details. All non-biodegradable wrapping such as twine, wire, or nylon cord shall be removed from the tree root ball before planting. Top of tree root ball shall be planted flush with existing grade. All trees and palms shall be properly guyed, braced and/or staked, at the time of planting to ensure establishment of the tree or trees and erect growth. Nail staking or other methods that cause cosmetic or biological damage to the

- and familiarize himself with the site and all work conditions so as to include in his bid a cost for removal of exotic plant material from the project site as required by County Code. Existing plant removals, transplants, sod adjustments, debris removal and finish grading, shall also be included.
- Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation. A decision shall be made at the time to keep the existing plant material and adjust the plan or remove the existing plant material.
- INSTALL ALL GROUNDCOVER PLANTS 18" MIN. AND CENTERS OF ALL SHRUBS 36" MIN. AWAY FROM THE EDGES OF ALL WALKS, DRIVEWAYS, TERRACES, WALLS, OR ADJOINING PLANTING BED EDGES.
- Tree removal to include backfilling of holes to a level flush with the existing grade. All material to be removed from site.
- Site preparation shall include removal of any weeds/invasive plants, patches of grass, cleanup of any dead material and finish grading. Prohibited invasive exotic vegetation REQUIRING REMOVAL and treatment so that re-growth will not occur specifically includes the following: Earleaf acacia (Acacia auriculiformis), Australian pine (Casuarina spp.), Melaleuca (Melaleuca spp.), Catclaw mimose (Mimosa pigra), Downy rosemyrtle (Rhodomyrtus tomentosa), Brazilian pepper (Schinus molle), Java plum (Syzygium cumini), Women's tongue (Albizia lebbek), Climbing fern (Lygodium spp.), Air potato (Dioscorea bulbifera), Lather leaf (Colubrina asiatica), Carrotwood (Cupaniopsis anacardioides)
- Location of plant materials (trees, palms, shrubs, ground covers and vines), walks, or other landscape features may be relocated on site at the discretion of the Landscape Architect, or Owner.
- All new and or redevelopment shall retain existing native and mature vegetation to the maximum extent possible. Existing native
- Care shall be taken not to disturb or damage any underground construction or utilities. Any damage to these facilities during the planting operations will be repaired at the expense of the Landscape Contractor in a manner approved by the Owner or Landscape Architect. Where underground construction or obstructions will not permit the planting of plant materials in accordance with the plans, new locations for the plant material will be designated by the Landscape Architect.
- The Landscape Contractors is responsible for all employee & equipment SAFETY. Local and regional safety procedures shall be strictly adhered to.
- The Landscape Contractor shall exercise caution to protect all existing sod and irrigation. Any damage to the sod or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
- The Landscape Contractor shall at all times keep the job site clean and free from accumulated waste material, debris, and rubbish. All sod removed for planting areas shall be removed from the site.
- The Landscape Contractor shall fully inspect

- and familiarize himself with the site and all work conditions so as to include in his bid a cost for removal of exotic plant material from the project site as required by County Code. Existing plant removals, transplants, sod adjustments, debris removal and finish grading, shall also be included.
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- vegetation shall be retained unless stormwater management design, necessary grade changes, required infrastructure or approved construction footprints necessitate its removal. The need to remove existing vegetation shall be demonstrated by the applicant as part of the building permit or site development plan review process. Areas of retained vegetation shall be preserved in their entirety with all trees, under story, and ground covers left intact and undisturbed provided that prohibited exotic plant materials as defined herein are to be removed.
- During construction, all reasonable steps necessary to prevent the destruction or damaging of existing vegetation shall be taken. No excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the drip line of any vegetation that is required to be preserved, or that will be credited towards the required landscaping. Protective barriers shall be installed and maintained beyond the drip line of all retained vegetation unless site improvements prohibit installation of barriers beyond the drip line, and shall remain in place for the duration of the construction process phase. The location of the protective barriers shall be determined by a landscape architect or design professional.