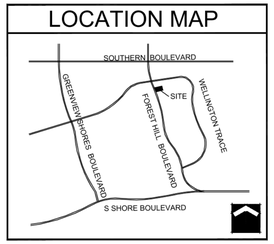
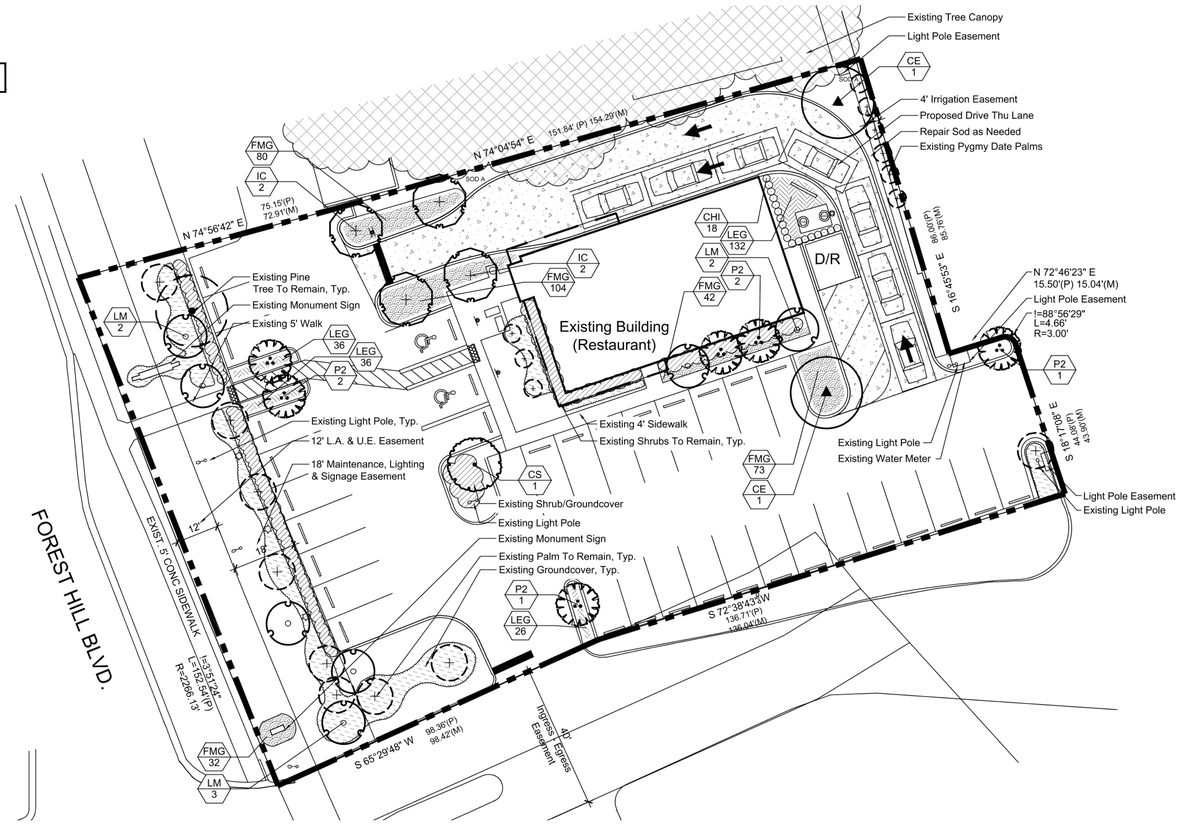
Exhibit C - Landscape Plan

LOCATION MAP



PLANT LIST

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD	CLEAR TRUNK	WATER USAGE	STATUS
	CE	2	Conocarpus erectus / Green Button Wood Single Straight Trunk, No Low Crotch	2.5" Cal.	14'	4'-6'	5' Min.	Low	Native
	CS	1	Conocarpus erectus sericeus / Silver Button Wood Single Straight Trunk	2.5" Cal.	12'	4'	5' Min.	Low	Native
	IC	4	Ilex cassine / Dahoon Holly Single Straight Trunk, Full to Base is Not Acceptable	2.5" Cal.	14'	4'-6'	5' Min.	Low	Native
FLOWERING TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**	**CLEAR TRUNK**	**WATER USAGE**	**STATUS**
	LM	7	Lagerstroemia indica x fauriei `Muskogee` / Muskogee Crape Myrtle Standard, Matched, No Low Crotch	2.5" Cal.	10'	4'	5' Min.	Low	Non-Native
PALM TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CALIPER**	**HEIGHT**	**SPREAD**	**CLEAR TRUNK**	**WATER USAGE**	**STATUS**
	P2	6	Ptychosperma elegans / Alexander Palm Double Trunked, Matched	N/A	10' CT	10'	10' CT	Low	Non-Native
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**SPREAD**	**SPACING**	**WATER USAGE**	**STATUS**	
	CHI	18	Chrysobalanus icaco / Coco Plum Full To Base, Small Shrubs	18"	18"	24" O.C.	Low	Native	
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**SPREAD**	**SPACING**	**WATER USAGE**	**STATUS**	
	FMG	331	Ficus microcarpa `Green Island` / Green Island Ficus Full to Base	12"	12"	18" O.C.	Medium	Non-Native	
	LEG	230	Liriope muscari `Evergreen Giant` / Evergreen Giant Liriope Full, Groundcover	6"	6"	12" O.C.	Low	Non-Native	
	SOD A	1,068 sf	Stenotaphrum secundatum / St. Augustine Grass Solid Sod, Stagger Seams, Field Verify Sod Areas Prior To Bid, Sod All Disturbed Areas	N/A	N/A	N/A	High	Non-Native	



LANDSCAPE REQUIREMENTS

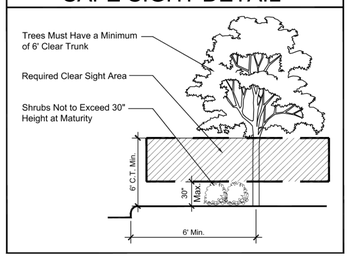
	Category		Requirement	No. Required	No. Provided
Perimeter	Trees:				
	West Property Line Trees	153'	40' O.C.	4	7 Existing
	West Property Line Flowering	153'	30' O.C.	5	5
	TOTAL TREES			9	12
	Shrubs:				
	West Property Line	153'	24" o.c.	77	Existing
	TOTAL SHRUBS			77	Existing
Interior	**Category**		**Requirement**	**No. Required**	**No. Provided**
	Interior Trees	31,580 sf	1 per 1500 sf	22	9 (1 Existing)*
	Shrubs	31,580 sf	3 per 1500 sf	66	18 + Exist.
	Parking Island Trees	9 Islands	1/Island	9	9 (2 Existing)
	Landscape Area	8,865 sf	40%	3,546 s.f.	3,654 s.f. (41%)
	Foundation Planting	228 lf	40%	92 lf	115 lf
	Foundation Planting Trees	92 lf	1 per 20 lf	5	5
	Flowering Trees	22 Trees	10% Min.	2 Min.	2
	14' Ht Trees	22 Trees	50% Min.	11 Min.	6
	Palm Substitution	22 Trees	20% Min	4 Min.	6
	TOTAL TREES		Buffers and Interiors	40	30 (10 Existing)
	TOTAL SHRUBS		Buffers and Interior	143	18 + Existing

* Does not count tree required for buffer for vehicular use areas

LANDSCAPE NOTES

1. Easements shall not encroach landscape buffers more than 5 feet.
2. Landscaping in right-of-way buffers shall be installed on the exterior side of walls or fences.
3. FDOT Type D or F curb shall be provided along the perimeter of all landscape, open space, drainage and grassed areas adjacent to paved vehicular use areas, except where wheel stops are provided.
4. Safe sight triangles shall be maintained clear of vegetation to provide unobstructed visibility between 30" and 8' above crown of road.
5. Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage structures, etc. shall not interfere with landscaping in terminal islands, parking islands, medians, buffers or other landscaped areas.
6. All plant material is to be installed a the height, spread and DBH/Caliper shown in the Plant List, container sizes are given as a suggestion only.
7. No muck-grown sod shall be utilized in detention areas.
8. All landscape areas (including sod) shall be irrigated with an underground automatic sprinkler system providing min. 150% coverage.
9. Trees shown on this plan are for graphic representation only. Tree spacing is based on design requirements and the trees shown on these plans attempt to accomplish that spacing while maintaining the required setbacks from utilities. Trees may be field adjusted to avoid conflicts with driveways and underground utilities. In any case the trees shall be located in the field in accordance with the planting details shown hereon.
10. Trees are to be installed with a ten foot (10') separation from any water or sewer main and/ or service, hydrants, and lift stations. If a ten foot (10') separation cannot be achieved, the tree can be installed with a root barrier system. Refer to the "Root Barrier" detail for installation requirements.
11. All planters shall be excavated to a minimum depth of the native soil on site and back-filled with a suitable soil consisting of fifty percent (50%) composted organic matter, well-mixed with native soil. Backfill material shall be free from rock, construction debris, or other extraneous material.
12. All substitutions or modifications from the approved Landscape Plan must be submitted and approved by the Landscape Architect in writing.
13. All ground-mounted equipment shall be screened from view.
14. Prior to C.O., the site must have 100% sod coverage, including greenspace in the directly adjacent ROW. All disturbed areas must be sodded including all areas used for staging and maneuvering that may not be indicated on the Landscape Plan.
15. All trees shall meet FPL Right Tree, Right Place guidelines.

SAFE SIGHT DETAIL



Know what's **below.** **Call** before you dig.

0 10' 20' 40' 60'

Scale 1"= 20'-0"

North

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Chicken Salad Chick

Wellington, Florida

Date:	12/11/20
Scale:	1" = 20'-0"
Design By:	MLD
Drawn By:	AM
Checked By:	JES
File No.	1008.01
Job No.	20-89

REVISIONS / SUBMISSIONS

02/26/21 Resubmittal

Landscape Plan

LP-1 of 2