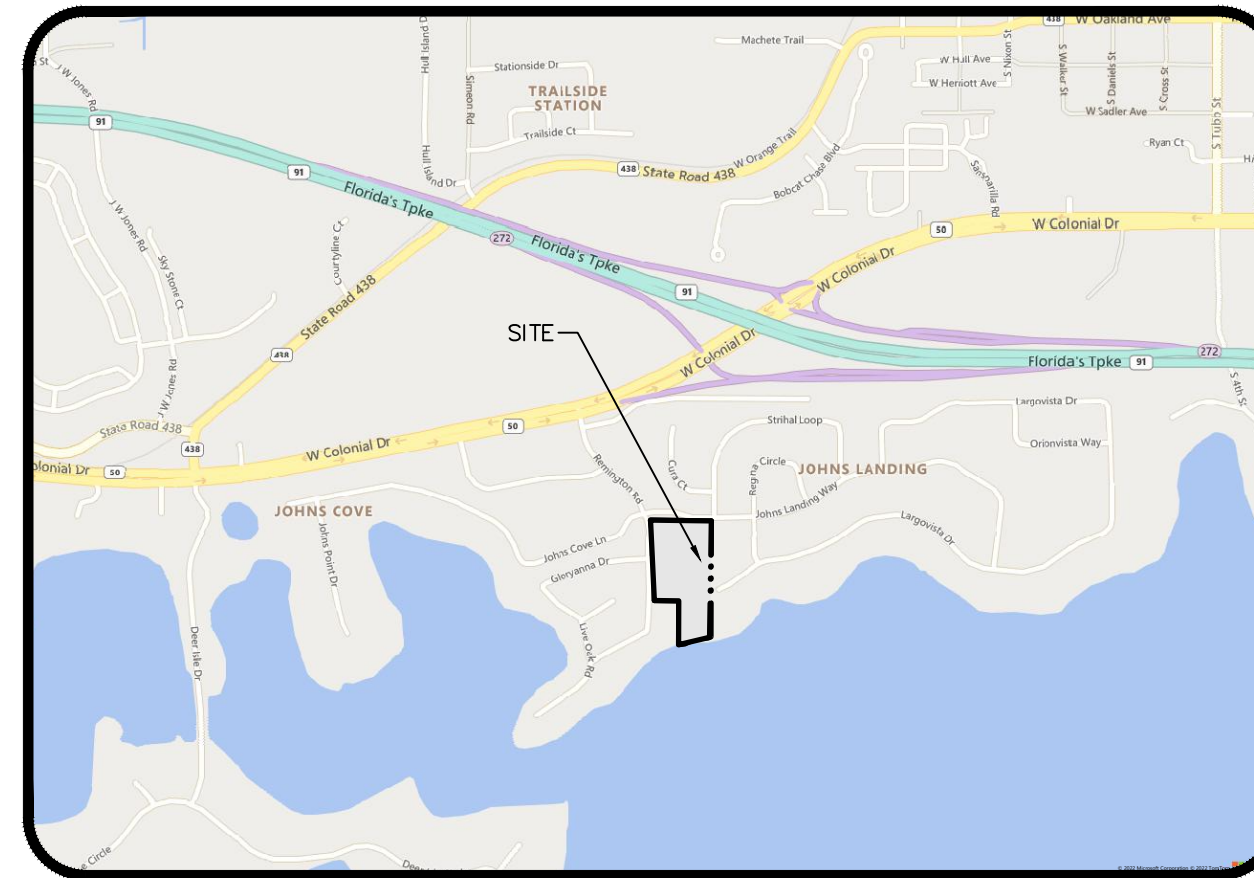


# BAYVIEW AT JOHNS LAKE PRELIMINARY SUBDIVISION PLANS

## LOCATION MAP



SECTION 29, TOWNSHIP 22 SOUTH, RANGE 27 EAST

**REMINGTON RD,  
OAKLAND FL**  
**PARCEL IDs # 29-22-27-0000-00-042  
29-22-27-0000-00-034**

PREPARED FOR:  
**VENUE DEVELOPMENT LLC**  
8052 TIBET BUTLER DR  
WINDERMERE, FL 34786-5612

SUBMITTED TO:  
**TOWN OF OAKLAND**  
CONTACT: JEFF RICHARDSON, AICP  
PO BOX 98  
OAKLAND, FL 34760  
PHONE: (407) 646-1117 X 2108

PREPARED BY:



**CIVILCORP ENGINEERING, INC.**  
CERTIFICATE OF AUTHORIZATION #29390  
630 N. WYMORE RD. STE 310  
MAITLAND, FL 32751  
PHONE: (407) 607-8566

## PLAN SET INDEX

C-1	COVER SHEET
C-2	SURVEY (BY OTHERS)
C-3	EXISTING CONDITIONS PLAN
C-4	SITE PLAN
C-5	GRADING PLAN
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TTP-1	TRUCK TURN PLAN
LS-00	PERMIT LANDSCAPE NOTES
LS-01	PERMIT LANDSCAPE PLAN
LS-02	PERMIT LANDSCAPE PLAN
LS-03	PERMIT LANDSCAPE DETAILS

## LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 ALSO BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 29, THENCE RUN S00°08'58"W ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, 2225.15 FEET TO THE SOUTHWEST CORNER OF JOHNS LANDING PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 44, PAGES 47 THROUGH 49, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°08'58"W ALONG SAID WEST LINE OF GOVERNMENT LOT 1, 590.04 FEET; THENCE RUN S89°13'31"E, 209.01 FEET TO THE EAST LINE OF THE WEST 209 FEET, WHEN MEASURE PERPENDICULAR TO THE WEST LINE OF GOVERNMENT LOT 1; THENCE RUN N00°08'59"E PARALLEL WITH WEST LINE OF GOVERNMENT LOT 1, 590.04 FEET TO THE SOUTH LINE OF AFORESAID JOHNS LAKE PHASE 1; THENCE RUN N89°13'31"W ALONG SAID SOUTH LINE, 209.01 FEET TO THE POINT OF BEGINNING.

AND;

A PORTION OF THE WEST ONE-HALF (W 1/2) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE SOUTH 00°07'04" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 29, A DISTANCE OF 2225.15 FEET; THENCE SOUTH 89°13'31" EAST ALONG A LINE 905 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 29, A DISTANCE OF 209.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°13'31" EAST ALONG SAID LINE, 238.02 FEET; THENCE SOUTH 00°07'04" WEST ALONG A LINE 447 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 29, APPROXIMATELY 810 FEET TO THE SHORELINE OF JOHNS LAKE; THENCE MEANDERING WESTERLY ALONG THE SHORELINE OF JOHNS LAKE APPROXIMATELY 250 FEET TO A POINT ON A LINE 209 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 29; THENCE NORTH 00°07'04" EAST ALONG SAID LINE BEING 209 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 29, APPROXIMATELY 880 FEET TO THE POINT OF BEGINNING.

LESS ADDITIONAL RIGHT OF WAY PER OFFICIAL RECORDS BOOK 10427, PAGE 7632, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 1 ALSO BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF JOHNS LANDING PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 44, PAGES 47 THROUGH 49, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°08'58"W ALONG SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 29, ALSO BEING THE EAST RIGHT OF WAY LINE OF REMINGTON ROAD, 590.04 FEET; THENCE RUN S89°13'31"E, 30.00 FEET TO A LINE 30' EAST OF, WHEN MEASURE PERPENDICULAR TO, SAID EAST RIGHT OF WAY LINE; THENCE RUN N00°08'58"E PARALLEL WITH SAID EAST RIGHT OF WAY LINE, 300.19 FEET; THENCE RUN N26°24'56"W, 33.54 FEET TO A LINE 15' EAST OF, WHEN MEASURE PERPENDICULAR TO, SAID EAST RIGHT OF WAY LINE; THENCE RUN N00°08'58"E PARALLEL WITH SAID EAST RIGHT OF WAY LINE, 156.53 FEET; THENCE RUN N08°05'09"W, 104.72 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 7.08 ACRES MORE OR LESS.

## PROJECT CONSULTANTS

**CIVIL ENGINEERS**  
CIVILCORP ENGINEERING, INC.  
630 N WYMORE RD, STE 310  
MAITLAND, FL 32751  
PHONE: (407) 607-8566

**LANDSCAPE ARCHITECT**  
INNOVATIONS DESIGN GROUP  
1200 HILLCREST ST., STE 305  
ORLANDO, FL 32803  
PHONE: (407) 441-3574

**SURVEYOR**  
BISHMAN SURVEYING INC.  
301 N. TUBB STREET, SUITE 106  
OAKLAND, FL 34760  
PHONE: (407) 905-8877

## UTILITY COMPANIES

**SEWER**  
TOWN OF OAKLAND  
50 E. GULLEY AVE  
OAKLAND, FL 34760  
PHONE: (407) 656-117

**POWER**  
DUKE ENERGY  
PO BOX 1551  
RALEIGH, N.C 26702-1551  
PHONE: (407) 629-1010

**WATER**  
TOWN OF OAKLAND  
50 E. GULLEY AVE  
OAKLAND, FL 34760  
PHONE: (407) 656-117

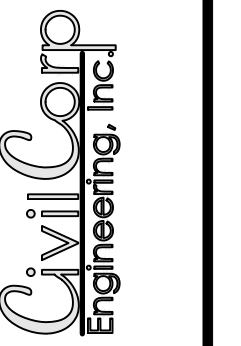
**NATURAL GAS**  
LAKE APOPKA NATURAL GAS  
38 N PARK AVE  
APOPKA, FL 32703  
PHONE: (407) 656-2734

4	Revisions	By
3		
2		
1		
#		

Project No.	345-001	Drawn By	JG
Scale	NTS	Date	03/10/22

**VENUE DEVELOPMENT LLC**

**CivilCorp Engineering, Inc.**  
630 N Wymore Rd, Ste 310  
Maitland, FL 32751  
Phone: 407-516-0437  
Certificate of Authorization No. 29390



STEPHEN ALLEN  
No. 99994  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
Stephen Allen, PE # 99994  
FL Reg No

**BAYVIEW AT JOHNS LAKE  
REMINGTON RD, OAKLAND, FL**

**COVER SHEET**

PROJECT NAME

SHEET NAME

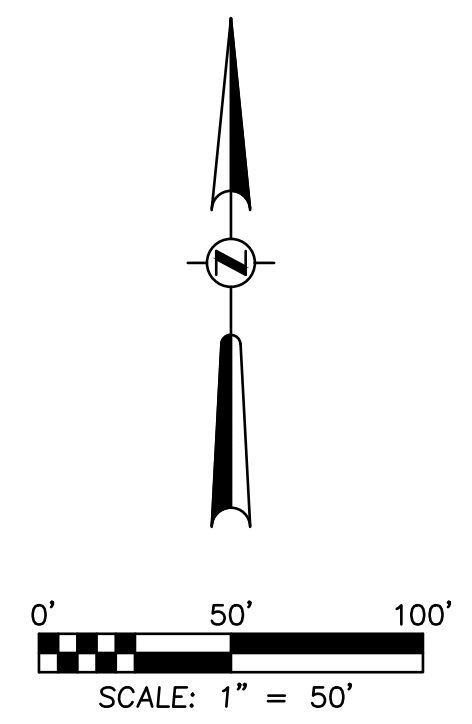
SHEET NO.

**C-1**







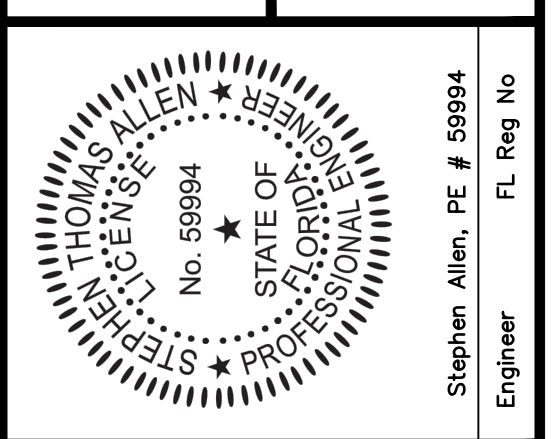


**LEGEND**

SITE BOUNDARY LINE	-----
CENTER LINE OF ROAD	-----
EXISTING RIGHT OF WAY LINE	-----
EXISTING EDGE OF PAVEMENT	-----

Revisions	Date	Description	By
4			
3			
2			
1			

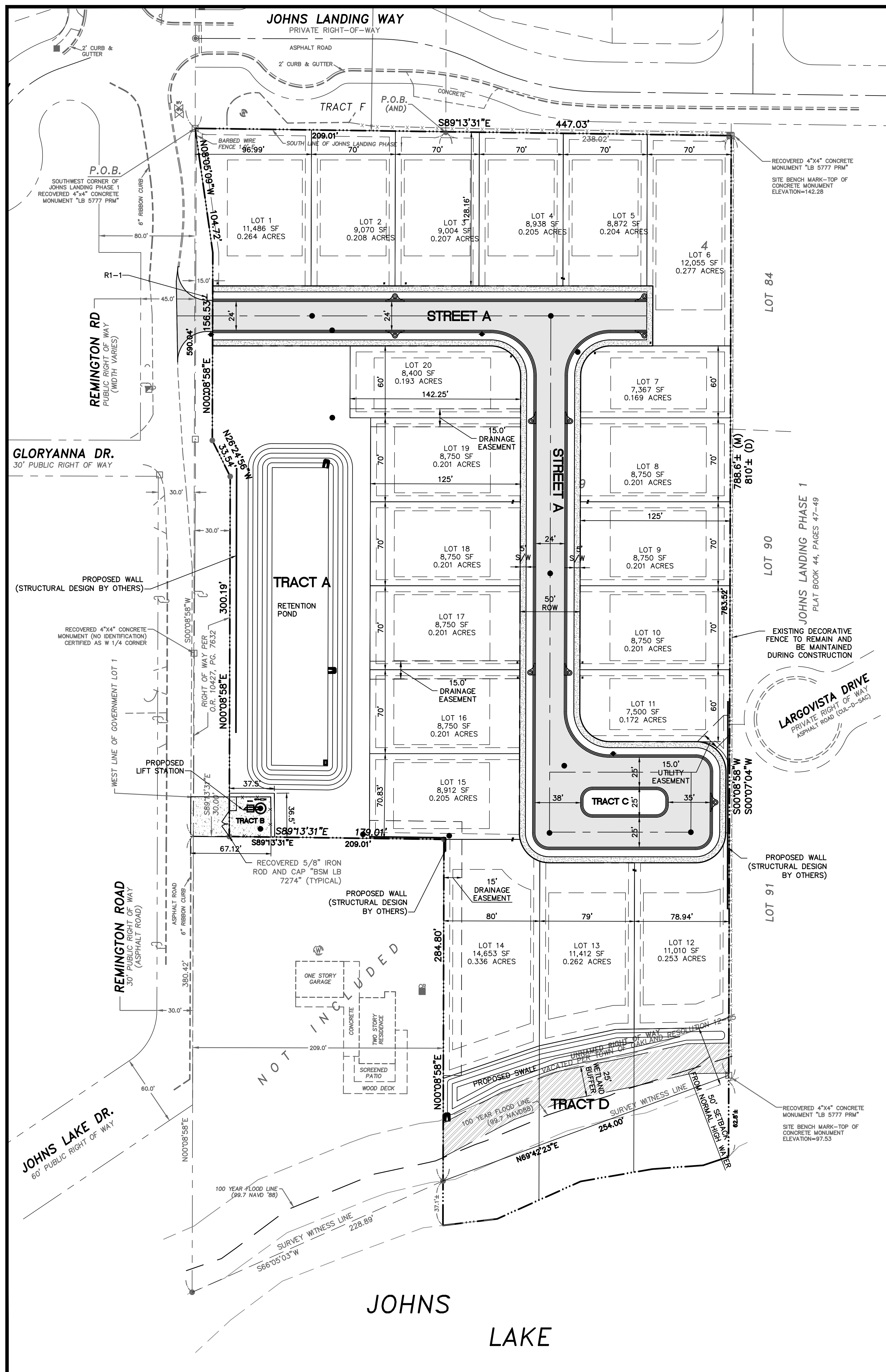
VENUE DEVELOPMENT LLC	Project No. 345-001	Drawn By JG
CivilCorp Engineering, Inc.	Scale 1" = 50'	Date 03/10/22
CivilCorp Engineering, Inc.	630 N Wynore Rd, Ste 310 Maitland, FL 32751 Phone: 407-516-0437 Certificate of Authorization No. 29390	



BAYVIEW AT JOHNS LAKE REMINGTON RD, OAKLAND, FL
EXISTING CONDITIONS PLAN

PROJECT NAME	SHEET NO. <b>C-3</b>
SHEET NAME	





TRACT	AREA (ACRE)	OWNERSHIP	USE	MAINTENANCE
STREET A	1.199	OAKLAND	RIGHT-OF-WAY	OAKLAND
LOTS 1-20	4.362	INDIVIDUAL	PRIVATE	PRIVATE
TRACT A	1.053	OAKLAND	STORM WATER MANAGEMENT	DEVELOPMENT RIGHTS TO BE GRANTED TO OAKLAND
TRACT B	.032	OAKLAND	LIFT STATION	OAKLAND
TRACT C	0.040	HOA	OPEN SPACE	HOA
TRACT D	.394	HOA	OPEN SPACE	HOA
TOTAL	7.080			

### SITE DATA

PROPERTY LOCATION:  
REMINGTON RD,  
OAKLAND FL

PARCEL ID:  
29-22-27-0000-00-034  
29-22-27-0000-00-042

LAND OWNERS:  
VENUE DEVELOPMENT LLC  
8052 TIBET BUTLER DR  
WINDERMERE, FL 34786-5612

TOTAL SITE & GROSS DEVELOPABLE AREA:  
7.08 ACRES

PROPERTY ZONING:  
R-1A

FUTURE LAND USE:  
LOW DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS PER NEIGHBORHOOD DESIGN DISTRICT  
(3.3.11 NG - TOWN OF OAKLAND LAND DEVELOPMENT CODE)

SETBACK REQUIREMENTS FOR LOTS

	BUILDING
FRONT	25
SIDE	7.5
SIDE FOR END UNITS	10
REAR	20

EXISTING PROPERTY USE:  
VACANT

PROPOSED PROPERTY USE:  
20 SINGLE FAMILY HOMES (20 LOTS)

MAXIMUM BUILDING HEIGHT:  
ALLOWED = 35' (2 STORIES)

DENSITY PROPOSED: 2.723 UNITS PER ACRE

MAX IMPERVIOUS AREA:  
ALLOWED = 0.65

MINIMUM LOT WIDTH:  
70'

MINIMUM CORNER LOT WIDTH:  
60'

UTILITY PROVIDERS:  
TOWN OF OAKLAND FOR POTABLE WATER AND WASTEWATER. POTABLE WATER AND SEWER TO BE PUBLICLY OWNED.

TRAFFIC STATEMENT:  
BASED UPON THE DATA FROM THE ITE, 10TH EDITION

SINGLE FAMILY DETACHED HOUSING (ITE CODE 210)  
DAILY: A: 20 LOTS @  $\ln(T) = 0.92 \ln(X) + 2.71 = 237$  ADT (50%, 119 EXIT)  
AM PEAK: 36 LOTS @  $\ln(T) = 0.95 \ln(X) - 0.51 = 18$  TRIPS (23%, 4 ENTRY) (77%, 14 EXIT)  
PM PEAK: 36 LOTS @  $\ln(T) = 0.89 \ln(X) - 0.02 = 24$  TRIPS (63%, 15 ENTRY) (37%, 9 EXIT)  
WHERE T=TRIPS & X=DWELLING UNITS SF

PHASING  
THE SITE WILL BE DEVELOPED IN ONE PHASE.

FLOOD ZONE  
THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE AE (AREAS OF 100 YEAR FLOOD LYING BELOW ELEVATION 99.7, NAVD 1988) AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12095C0200H, DATED SEPTEMBER 24, 2021.

### SITE LEGEND

- SEPARATION OF TECHNIQUE
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED SIDEWALK
- SIDEWALK
- LINEAR FEET
- SQUARE FEET
- HANDICAP PARKING
- HANDICAP
- TYPICAL
- 5' RADIUS
- # PARKING SPACES

### GENERAL NOTES

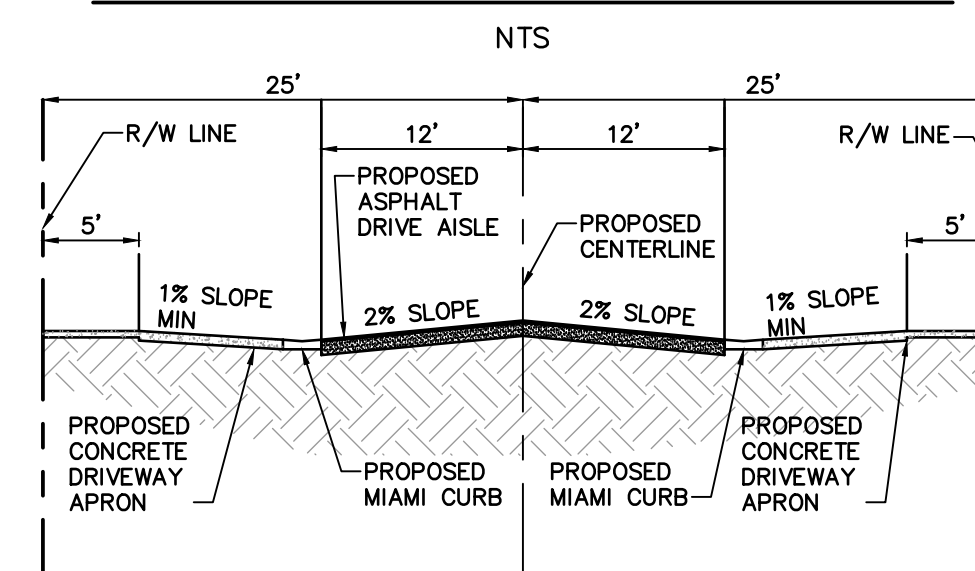
- ALL CURB RADI TO BE 35' UNLESS OTHERWISE NOTED.
- ALL CURB TO BE MIAMI CURBING.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
- HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
- ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
- NO PARKING SIGNS SHALL HAVE ARROWS SHOWING THE BEGINNING AND END AND A DOUBLE ARROWS FOR THE SIGNS WITHIN THE NO PARKING ZONE

### SIGN LEGEND

NO.	DESCRIPTION	SIZE
R1-1	STOP	30"x30"
R3-7	NO RIGHT TURN	24"x24"
R3-7	LEFT LANE MUST TURN LEFT	30"x30"
R5-1	DO NOT ENTER	30"x30"
R6-1	ONE WAY	36"x12"
R3-5R	RIGHT TURN ONLY	24"x24"
R8-3A	NO PARKING	30"x24"
W11-2	YIELD TO PEDESTRIANS	30"x30"
W14-2	NO OUTLET	30"x30"

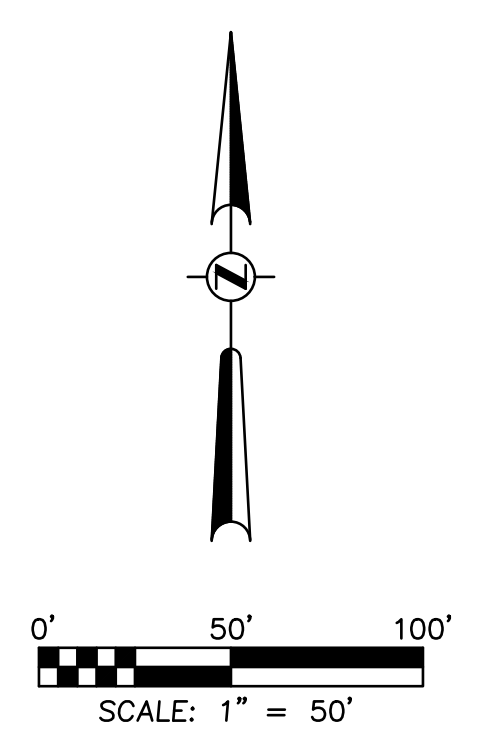
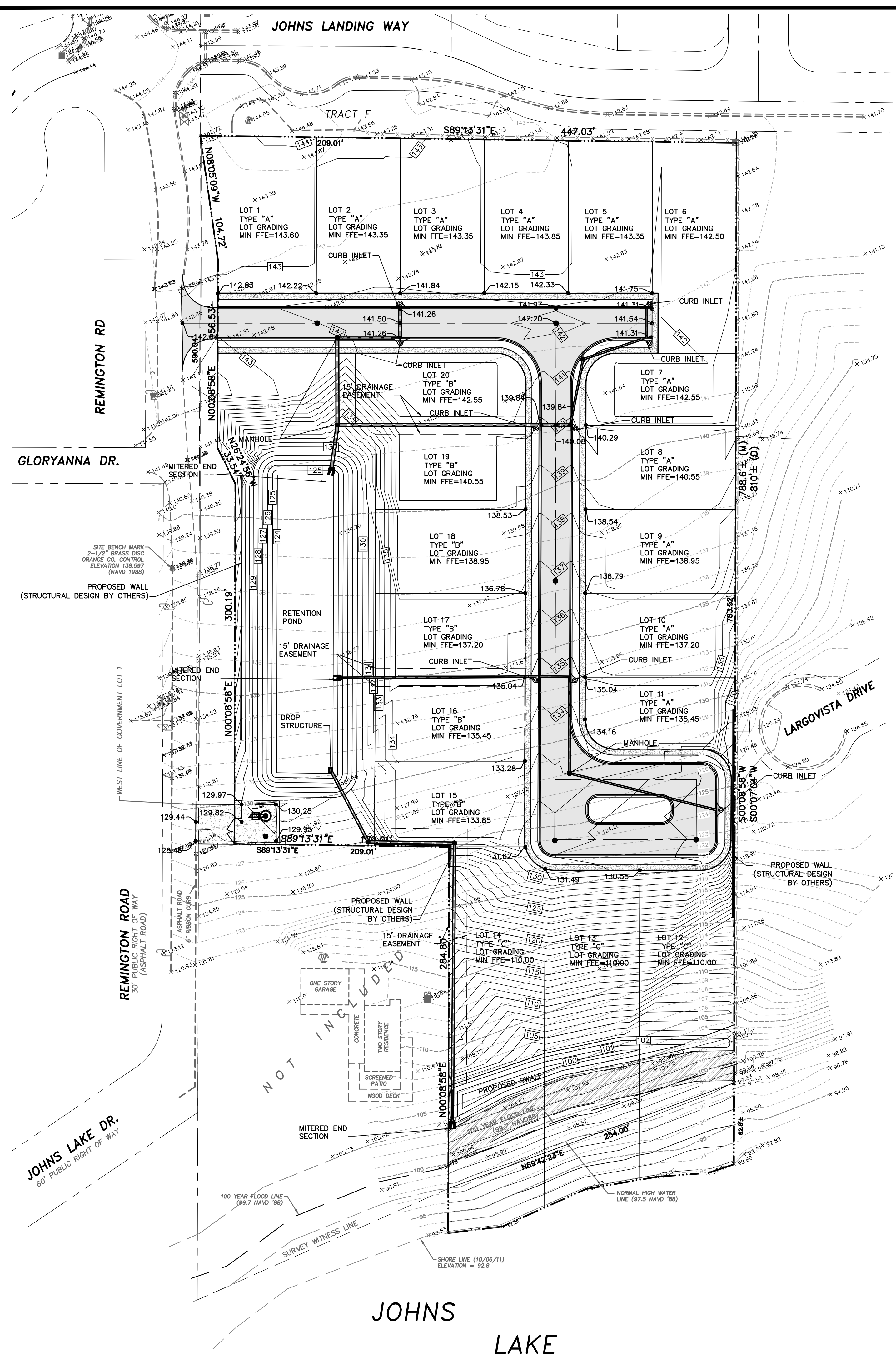
ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.  
NO CONCRETE INSTALLATIONS SHALL BE USED FOR TRAFFIC SIGNS.

### TYPICAL STREET A SECTION



VENUE DEVELOPMENT LLC	CivilCorp Engineering, Inc. 630 N Wynore Rd, Ste 310 Maitland, FL 32751 Phone: 407-516-0437 Certificate of Authorization No. 29390	Project No.	345-001	Drawn By	JG	
		Scale	1" = 50'	Date	03/10/22	
		Revisions				
		PROJECT NAME	BAYVIEW AT JOHNS LAKE REMINGTON RD, OAKLAND, FL			
		SHEET NAME	SITE PLAN			
		SHEET NO.	C-4			





**GRADING LEGEND**

ELEVATION	EL
TYPICAL	TYP
CLEANOUT	CO
INVERT ELEVATION	IE
HANDICAP	HC
EXISTING ELEVATION	X 14.10
PROPOSED SPOT ELEVATION	14.10
DRAINAGE INLET	
MITERED END SECTION	
SLOPE DIRECTION AND PERCENT	0.68%
ELLIPTICAL REINFORCED CONCRETE PIPE	ERCP
REINFORCED CONCRETE PIPE	RCP
POLY VINYL CHLORIDE PIPE	PVC
FINISH FLOOR ELEVATION	FFE
SIDEWALK	S/W
BOTTOM OF CURB	BC
TOP OF CURB	TC

Revisions	Date	Description	By

Project No.	345-001	Drawn By	JG
Scale	1" = 50'	Date	03/10/22

**VENUE DEVELOPMENT LLC**

**CivilCorp Engineering, Inc.**  
 630 N Wynore Rd, Ste 310  
 Maitland, FL 32751  
 Phone: 407-516-0437  
 Certificate of Authorization No. 29390

**CivilCorp Engineering, Inc.**

**STEPHEN THOMAS ALLEN**  
 LICENSED PROFESSIONAL ENGINEER  
 No. 99994  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

Stephen Allen, PE # 99994  
 Engineer  
 Fl. Reg. No.

**BAYVIEW AT JOHNS LAKE**  
**REMINGTON RD, OAKLAND, FL**

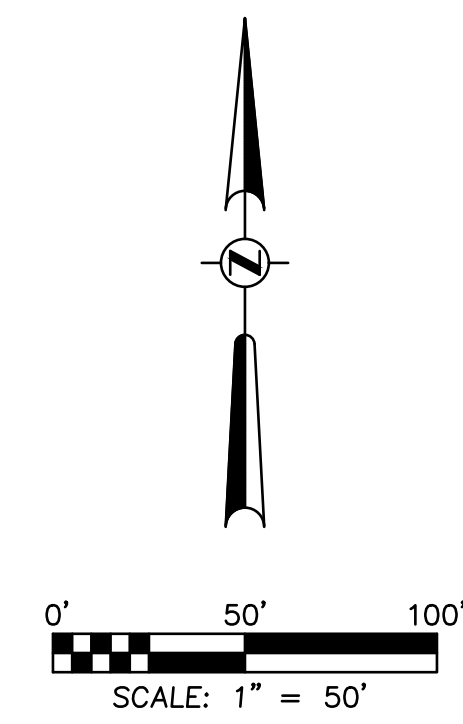
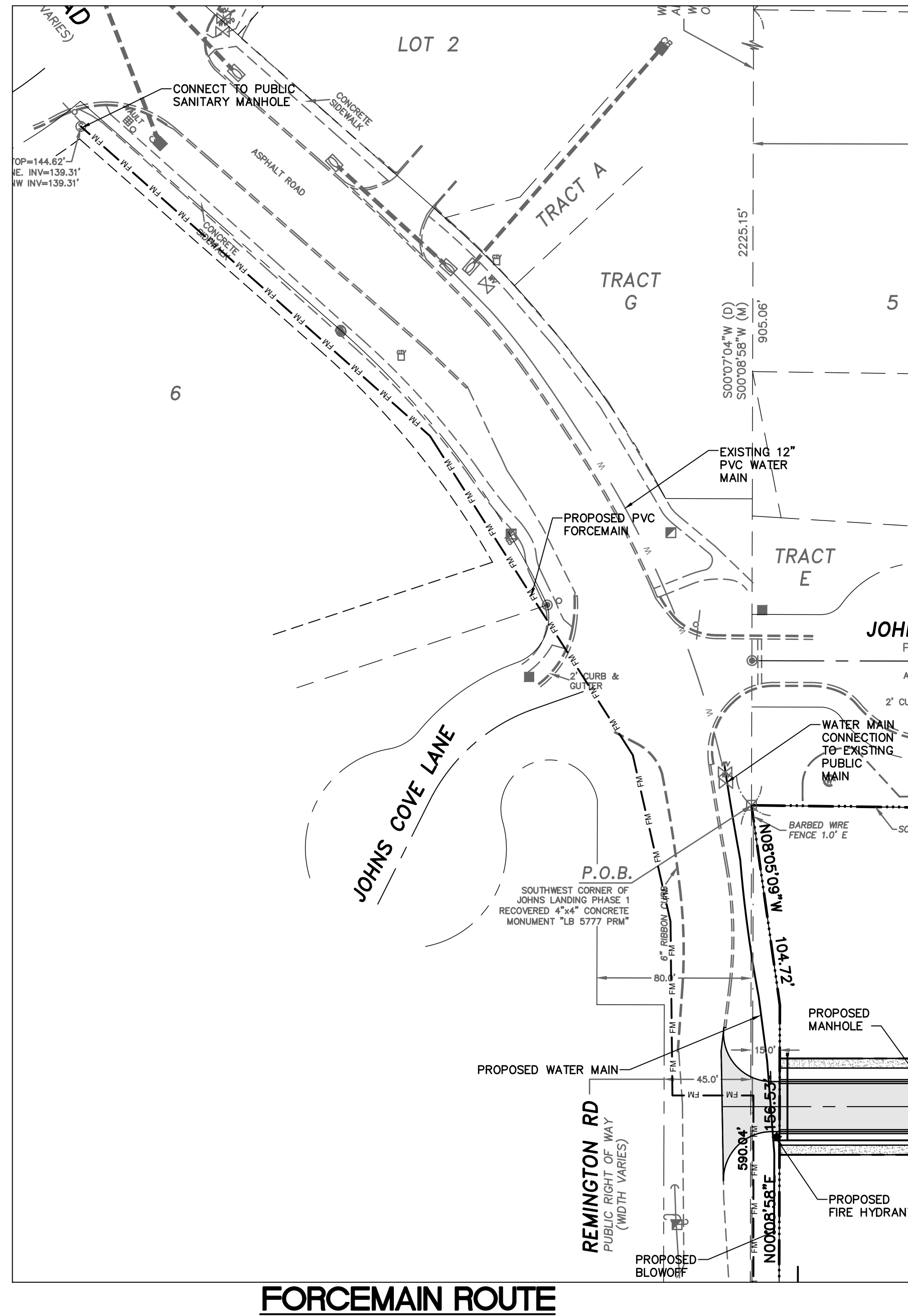
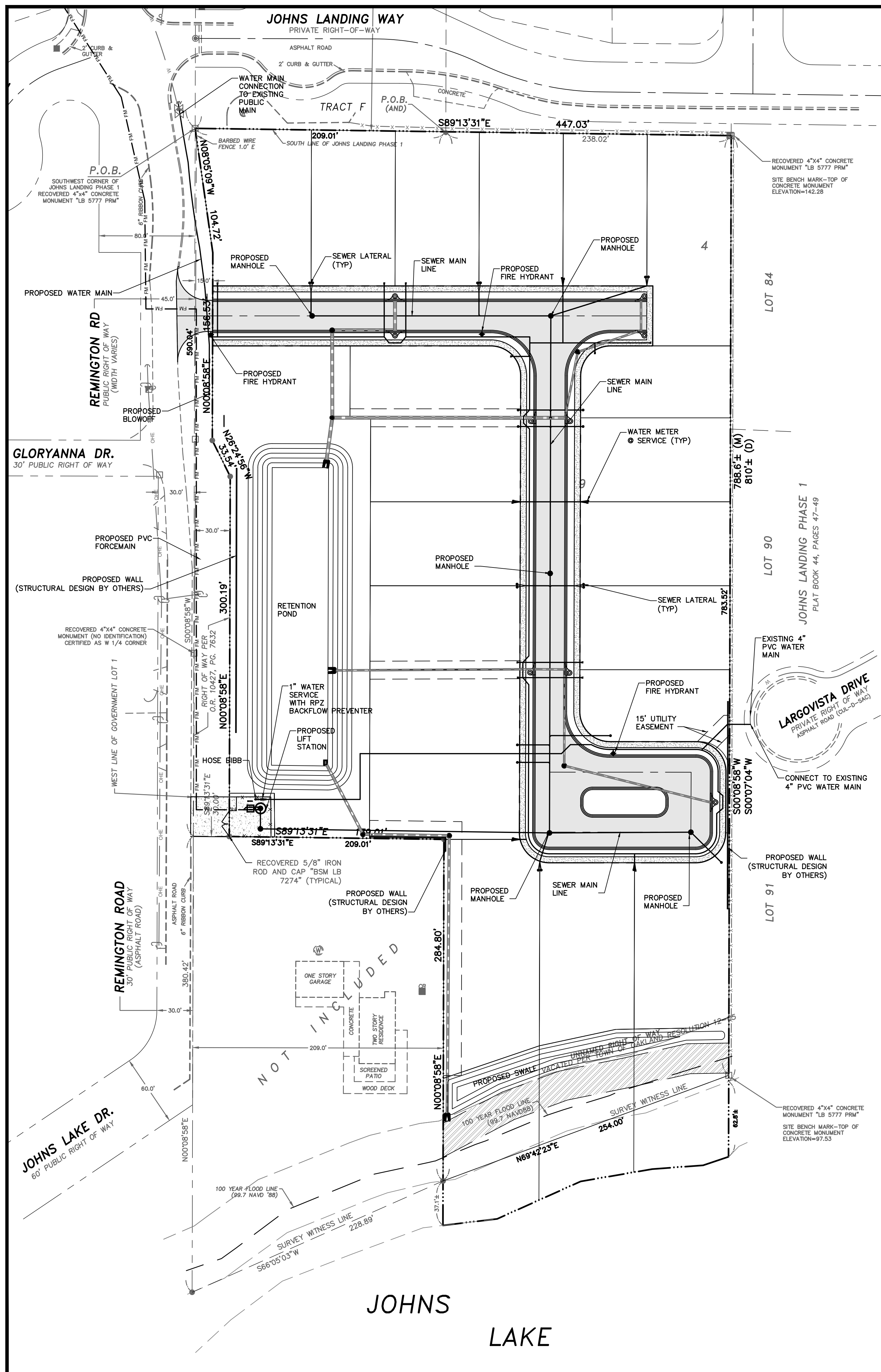
**GRADING PLAN**

PROJECT NAME

SHEET NAME

SHEET NO.  
**C-5**





**UTILITY LEGEND**

- EXISTING WATER MAIN ——— W ———
- EXISTING SANITARY MAIN ——— S ———
- EXISTING OVER HEAD WIRE ——— OHW ———
- EXISTING GATE VALVE ——— X ———
- EXISTING FIRE HYDRANT ——— FH ———
- EXISTING WATER METER ——— WM ———
- EXISTING SANITARY MANHOLE ——— SM ———
- EXISTING SANITARY CLEANOUT ——— SC ———
- SANITARY SEWER ——— SS ———
- PROPOSED CLEANOUT — CO ———
- PROPOSED GATE VALVE — GV ———
- PROPOSED FIRE HYDRANT — FH ———
- PROPOSED WATER METER ——— WM ———
- PROPOSED BACKFLOW PREVENTER ——— BFP ———
- WATER LINE ——— WL ———
- REDUCED PRESSURE BACKFLOW PREVENTER — RPB ———
- DOUBLE DETECTOR CHECK VALVE ASSEMBLY — DDCVA ———

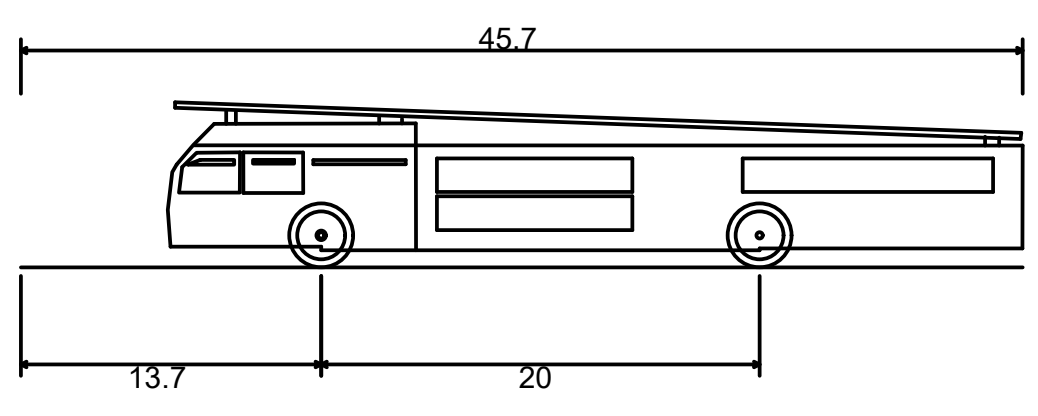
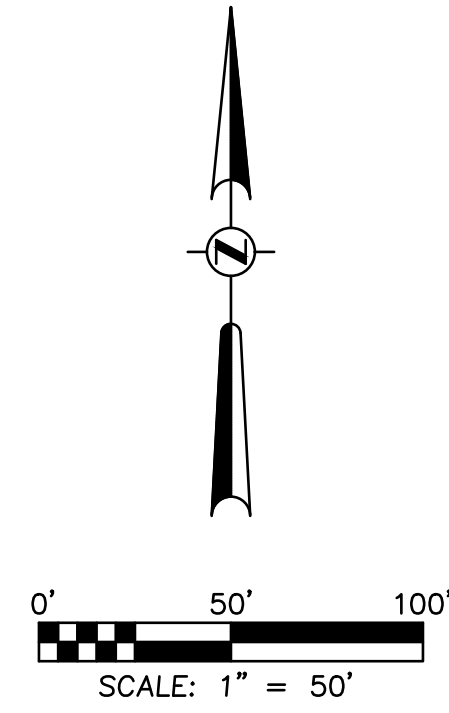
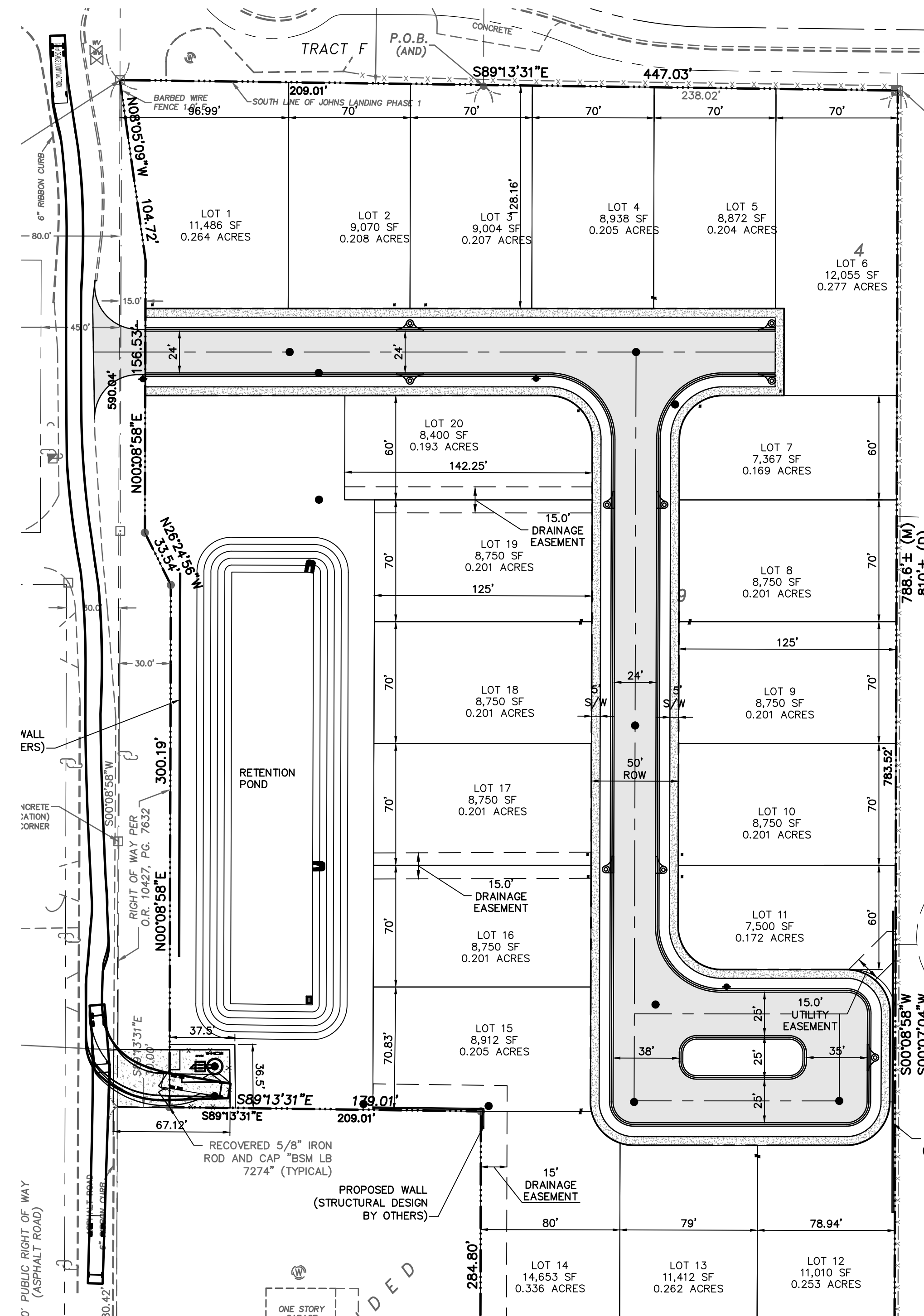
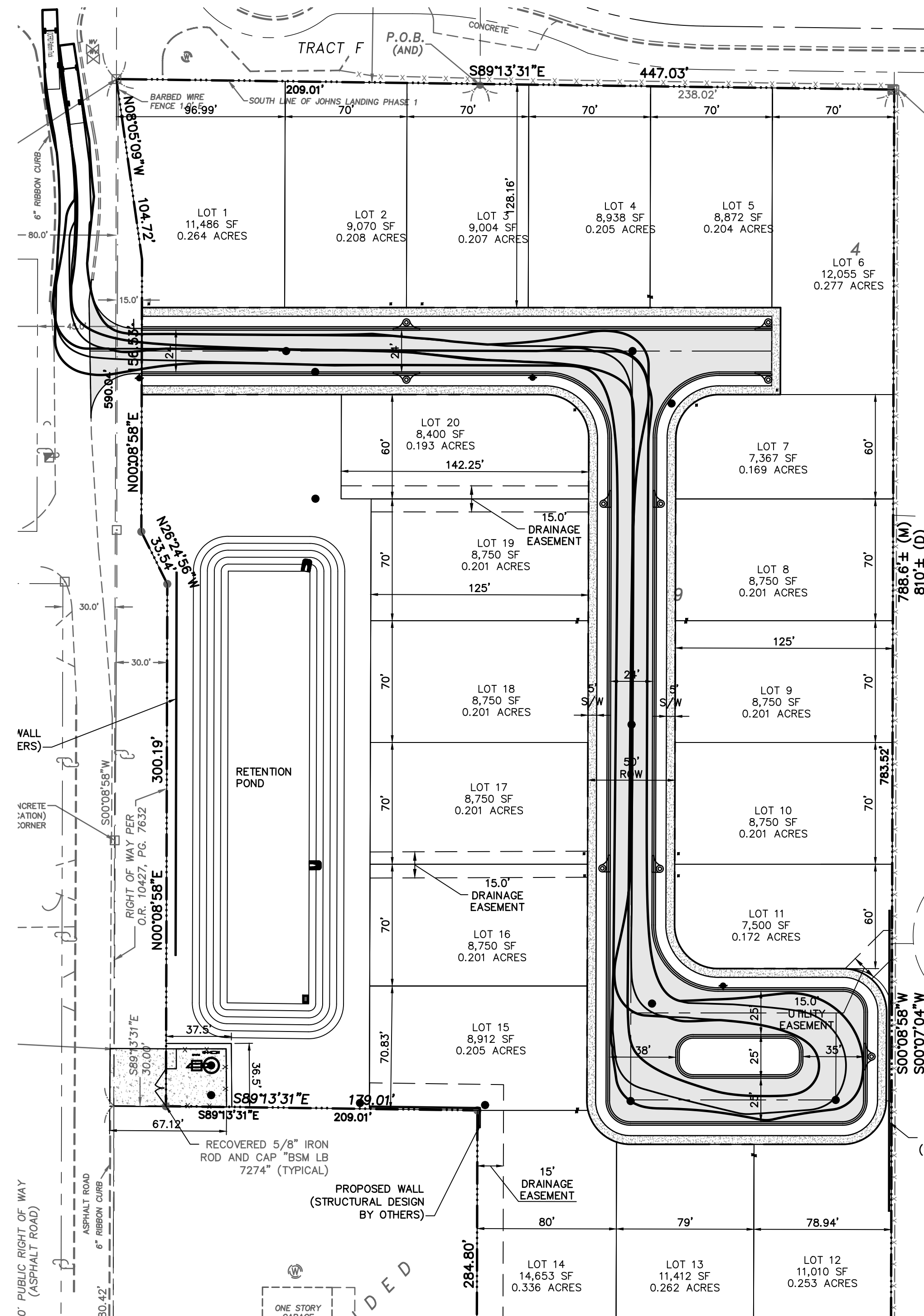
**UTILITIES NOTE**

UTILITY DESIGN TO COMPLY WITH ORANGE COUNTY UTILITIES DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS

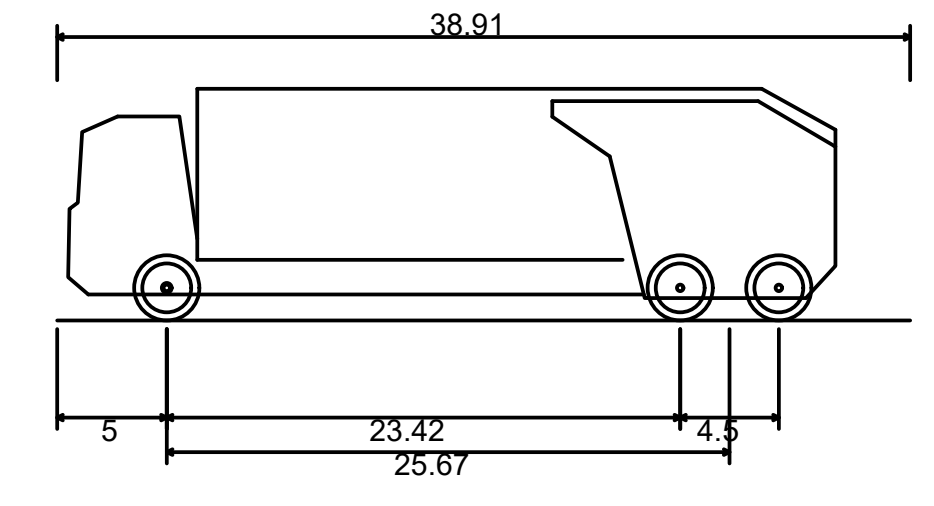
VENUE DEVELOPMENT LLC		CivilCorp Engineering, Inc. 630 N Wynore Rd, Ste 310 Maitland, FL 32751 Phone: 407-516-0437 Certificate of Authorization No. 29390	
PROJECT NAME		UTILITY PLAN	
SHEET NAME		SHEET NO. C-6	
Revisions		Project No. 345-001	Drawn By JG
		Scale 1" = 50'	Date 03/10/22







OCFRD Platform Truck  
 Overall Length 45.700ft  
 Overall Width 8.330ft  
 Overall Body Height 7.529ft  
 Min Body Ground Clearance 0.779ft  
 Track Width 8.330ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 44.20°



Copy of ORANGE COUNTY VAC TRUCK  
 Overall Length 38.910ft  
 Overall Width 8.500ft  
 Overall Body Height 10.568ft  
 Min Body Ground Clearance 1.022ft  
 Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 50.100ft

Revisions	Date	Description
4		
3		
2		
1		

VENUE DEVELOPMENT LLC  
 Project No. 345-001  
 Scale 1" = 50'  
 Drawn By JG  
 Date 12/06/21

CivilCorp Engineering, Inc.  
 630 N Wynore Rd, Ste 310  
 Maitland, FL 32751  
 Phone: 407-516-0437  
 Certificate of Authorization No. 29390

STEPHEN THOMAS ALLEN  
 No. 99894  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER

Stephen Allen, PE # 99894  
 Engineer  
 FL Reg. No.

BAYVIEW AT JOHNS LAKE  
 REMINGTON RD, OAKLAND FL  
 TRUCK TURN PLAN

PROJECT NAME  
 SHEET NAME

SHEET NO.  
 TTP-1



FILE: Z:\4 Studio\Projects\2025-Remington Road\2 Autocad\3 Permit\Sheets\2025-Permit-REV1.dwg  
 PRINT DATE: 14-Jun-22  
 DRAWING SIZE: 24" X 36"

**LANDSCAPE INSTALLATION NOTES :**

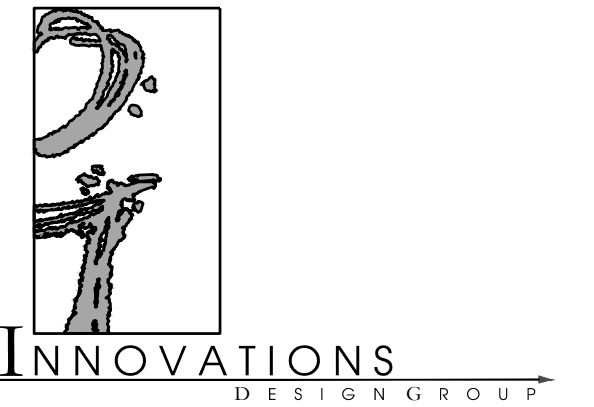
1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR 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 THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. 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.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN (AA) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. 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 THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE 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.
23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. 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 PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

**CITY OF OAKLAND FLORIDA NOTES:**

- 4.2.1 RESIDENTIAL LANDSCAPE STANDARDS**
- I. ALL RESIDENTIAL LOTS MUST HAVE CANOPY TREES AND LANDSCAPING ON SITE AS FOLLOWS:
    - A. 5,000 – 6500 SQUARE FEET – TWO (2) TREES, TWO (2) INCH CALIPER
    - B. 6,501 – 19,500 SQUARE FEET – THREE (3) TREES, TWO (2) INCH CALIPER
    - C. 19,501 – 26,000 SQUARE FEET – FOUR (4) TREES, TWO (2) INCH CALIPER
  - II. ONE TREE SHALL BE REQUIRED FOR EACH ADDITIONAL 5,000 SQUARE FEET IN EXCESS OF 26,000 SQUARE FEET.
  - III. THE EXISTING ON-SITE TREES MAY BE COUNTED TOWARDS THE MINIMUM REQUIREMENT IF THEY ARE AT LEAST SIX (6) INCHES DBH AND ARE CANOPY TREES AS LISTED IN THIS CHAPTER UNDER APPROVED PLANTS.
  - IV. IF PLANTING TREES IS NECESSARY TO MEET REQUIREMENTS, THE TREES MUST MEET THE SPECIFICATIONS FOR CANOPY TREES AS LISTED IN THIS CHAPTER UNDER ACCEPTABLE PLANTS.
  - V. GRASS SOD, OR GROUND COVER SHALL BE PLACED ON THE ENTIRE LOT.

PLANT LIST			
KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
<b>TREES</b>			
MG	Magnolia grandiflora	Southern Magnolia	2" Cal. 8'-10' HT
QG	Quercus Geminata	Sand Live Oak	2" Cal. 8'-10' HT
QV	Quercus virginiana "Cathedral"	Cathedral Live Oak	2" Cal. 8'-10' HT
<b>TURF</b>			
SOD	Paspalum notatum	Bahia Turf	SOD

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**REMINGTON ROAD SUBDIVISION**  
 OAKLAND, FLORIDA

**PERMIT**  
 LANDSCAPE NOTES

Rev:	Date:	Description:	By:
1	6/14/2022	BASE CHANGE	AA
2			
3			
4			
5			
6			

Date: 03/29/2022	Scale: SEE PLAN
Drawn By: AA	Designed By: RR
Approved By: MM	Project No: 22025
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Seal:	Sheet Number:  <b>LS-00</b>
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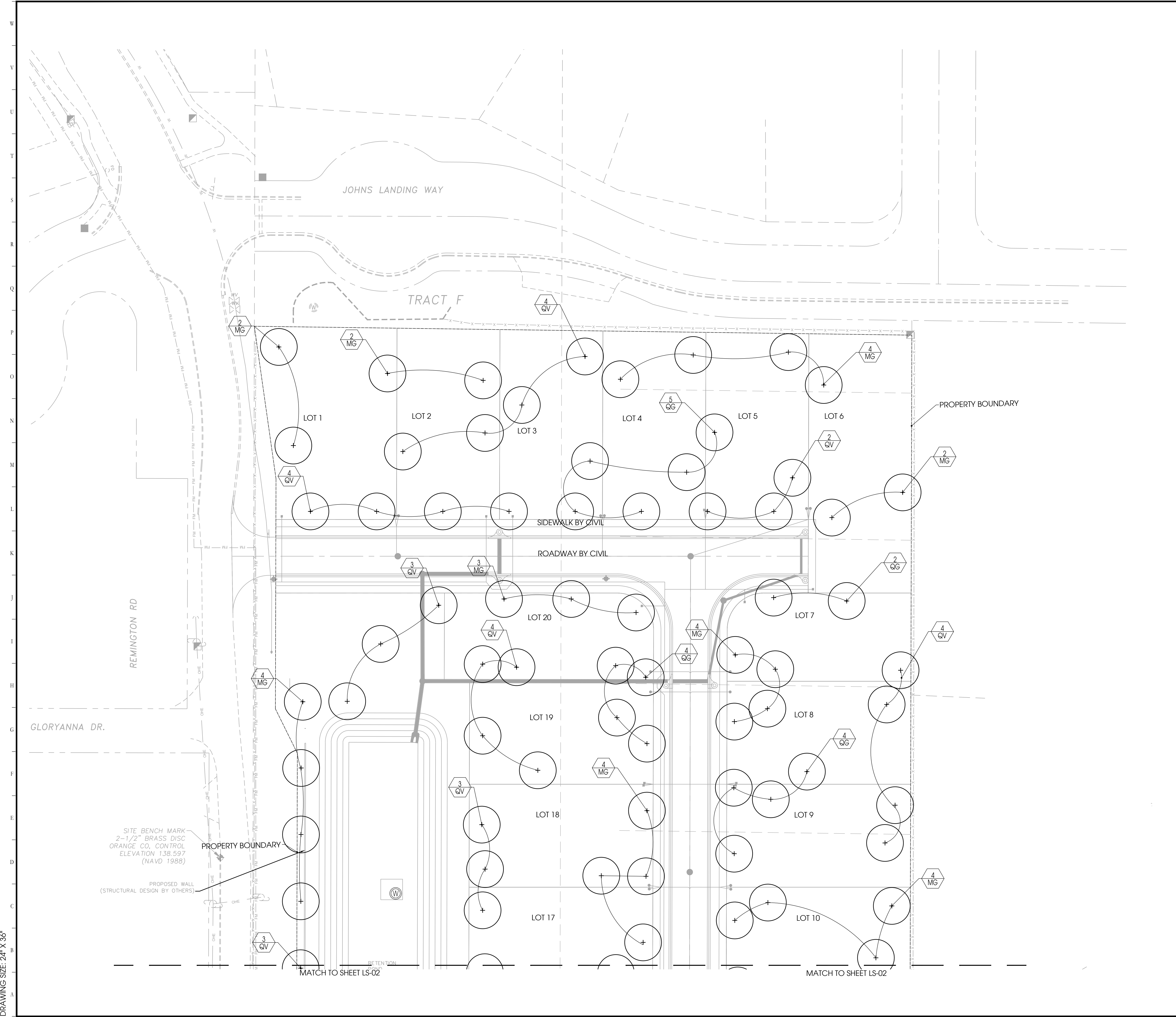
CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.



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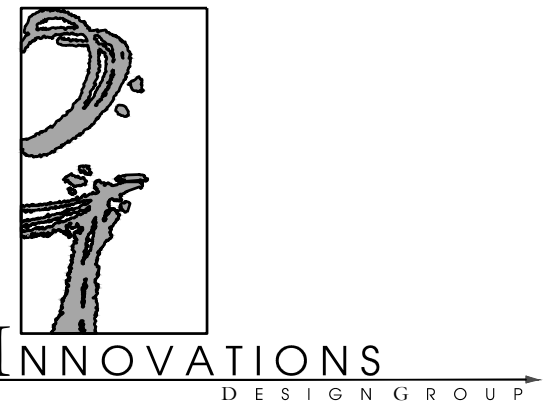
PRINT DATE: 14-Jun-22

DRAWING SIZE: 24" X 36"



PLANT LIST	
KEY	COMMON NAME
TREES	
MG	Southern Magnolia
QG	Sand Live Oak
QV	Cathedral Live Oak
TURF	
SOD	Bahia Turf

Designed By:



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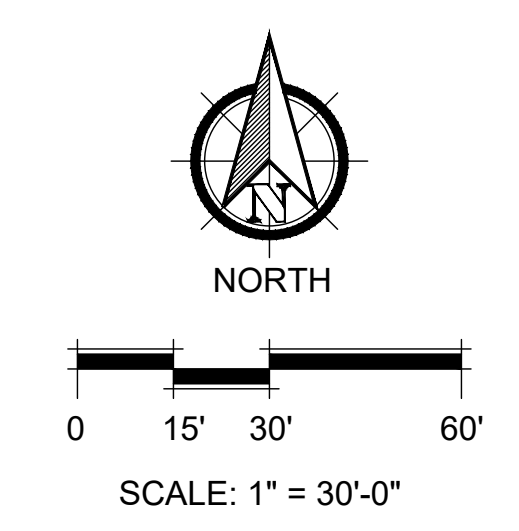
**REMINGTON ROAD SUBDIVISION**  
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 LANDSCAPE PLAN**

Rev:	Date:	Description:	By:
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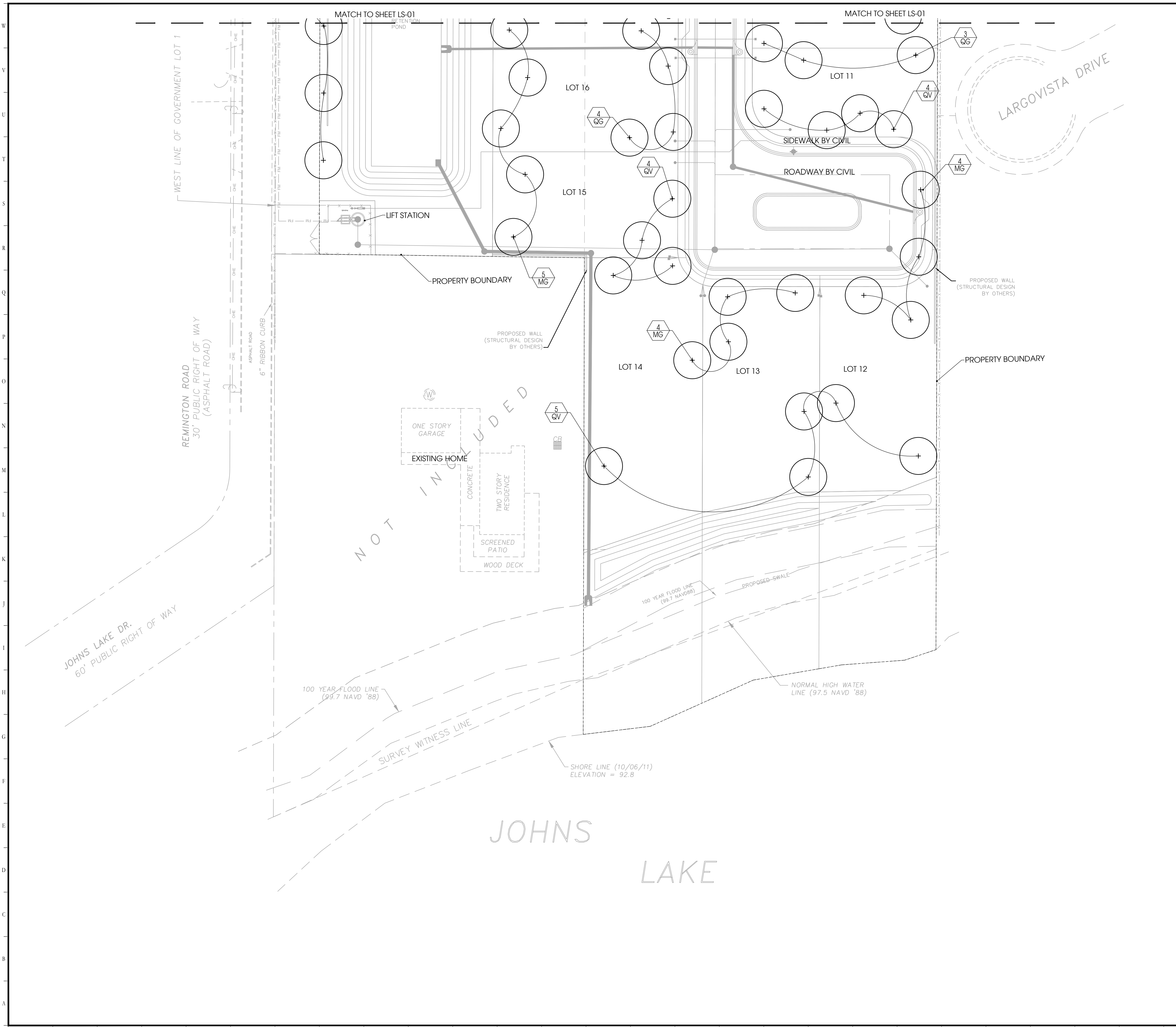
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PLANT LIST	
KEY	COMMON NAME
TREES	
MG	Southern Magnolia
QG	Sand Live Oak
QV	Cathedral Live Oak
TURF	
SOD	Bahia Turf

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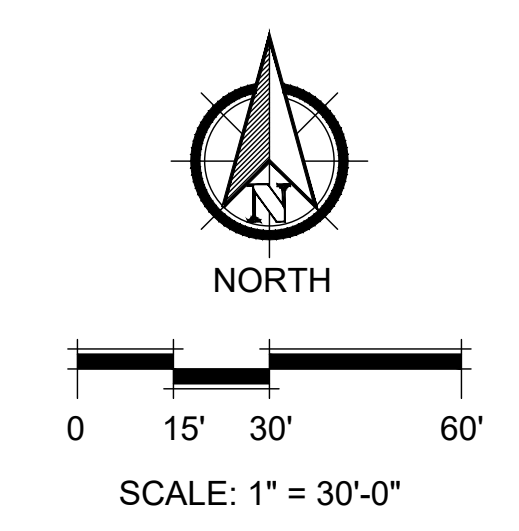
**REMINGTON ROAD SUBDIVISION**  
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**PERMIT  
 LANDSCAPE PLAN**

Rev:	Date:	Description:	By:
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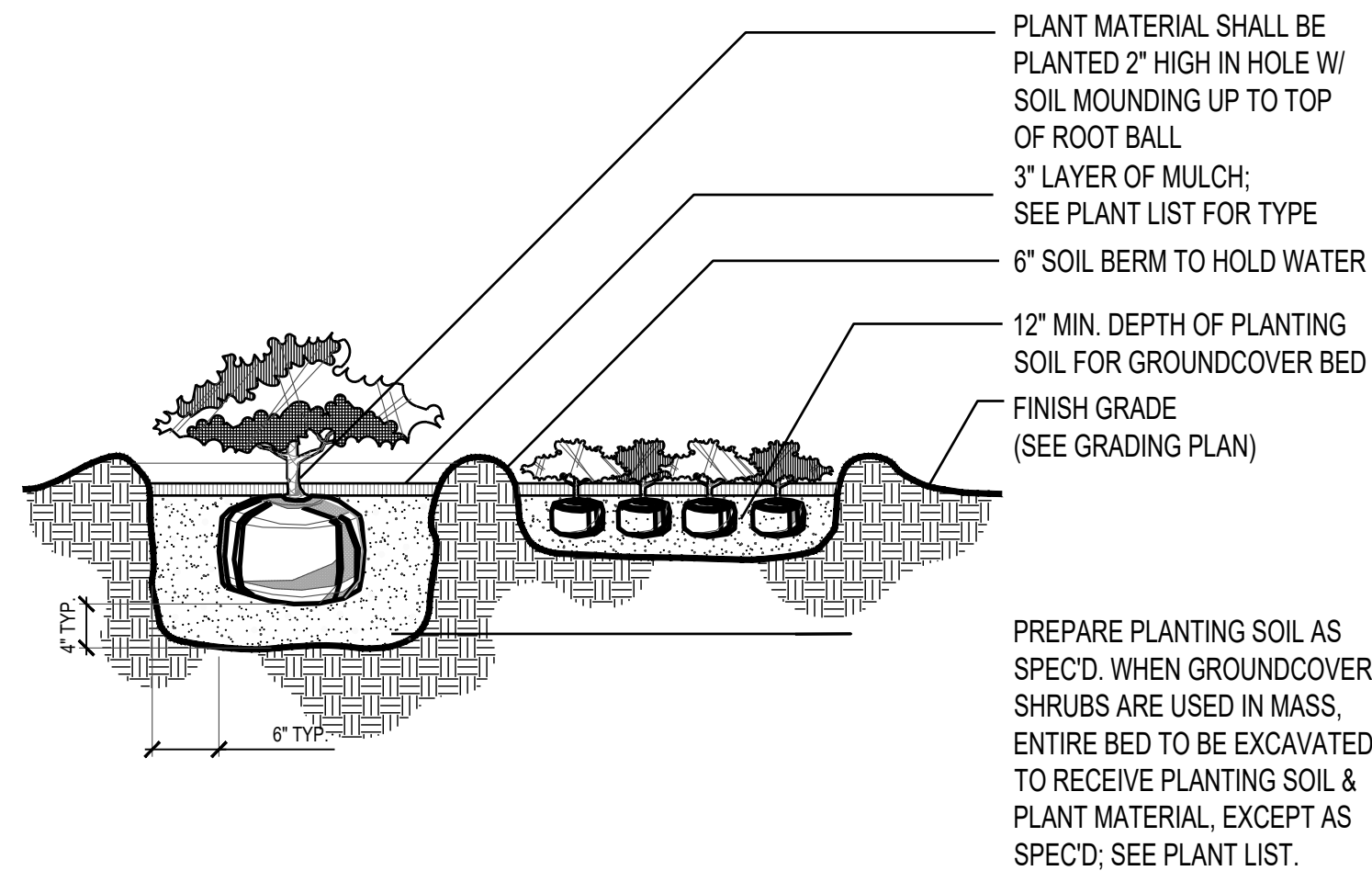
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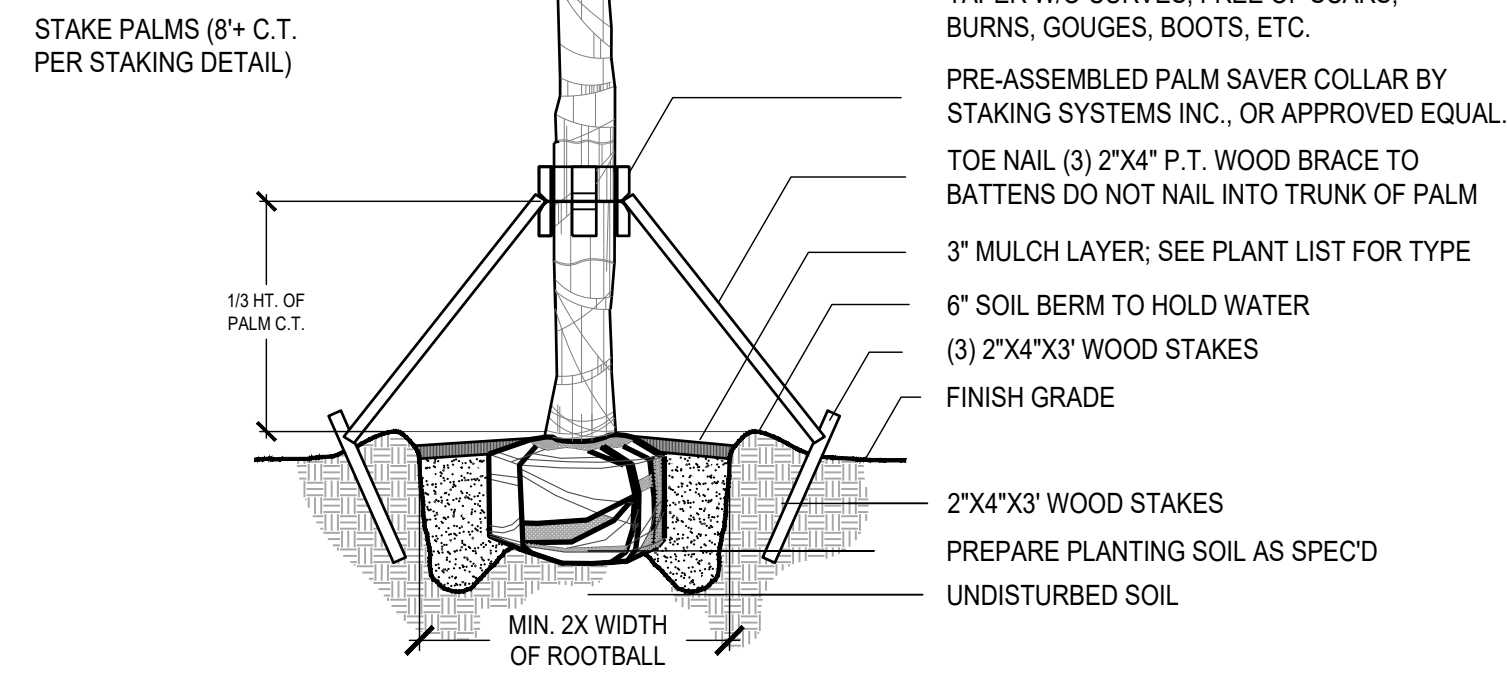


NOTE:  
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION



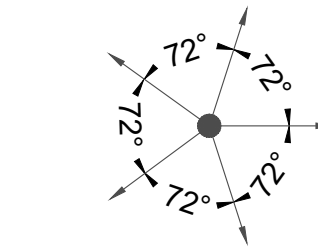
**1** Shrub & Groundcover Planting  
Scale: N.T.S.

NOTE:  
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

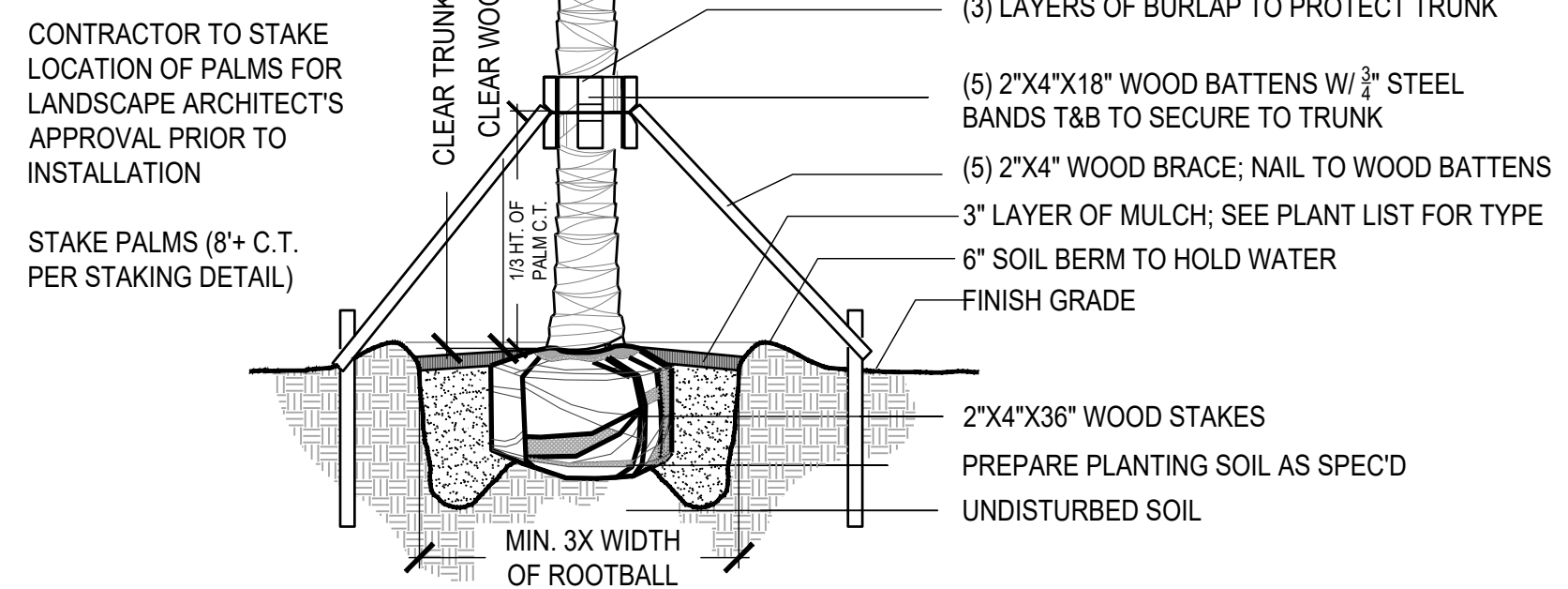


**2** Sabal Palm Planting  
Scale: N.T.S.

PALM STAKING PLAN

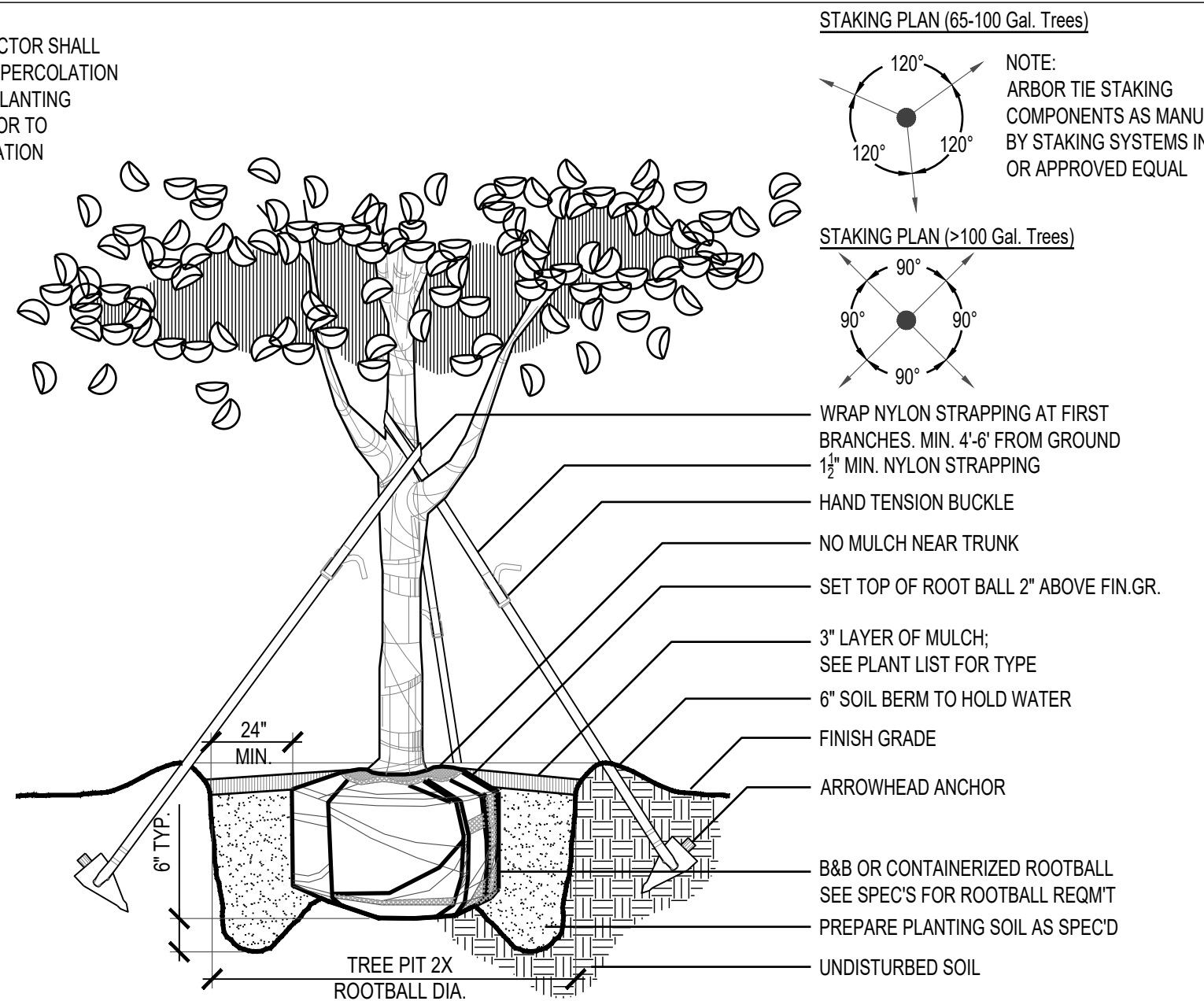


NOTE:  
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



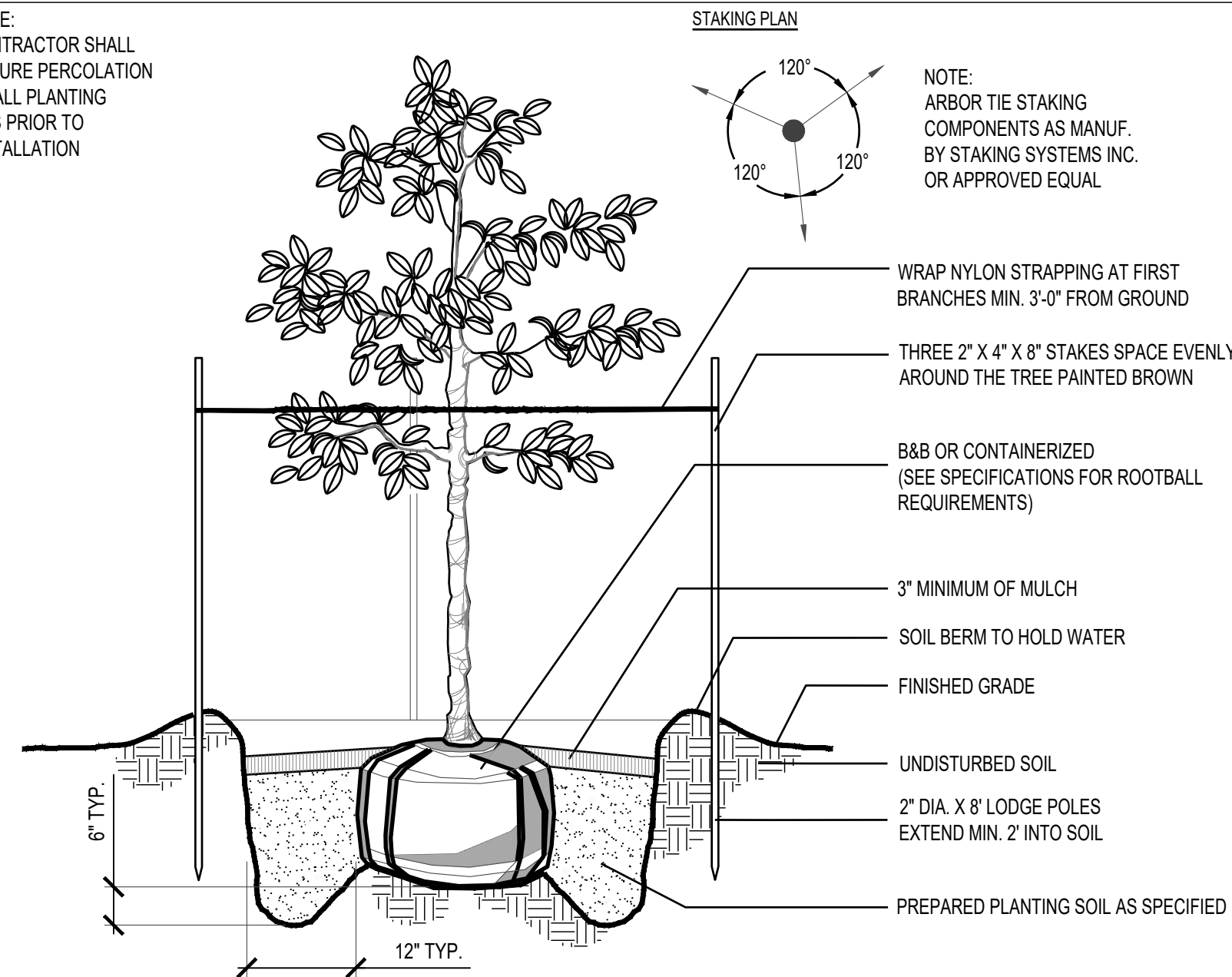
**3** Phoenix Palm Planting  
Scale: N.T.S.

NOTE:  
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



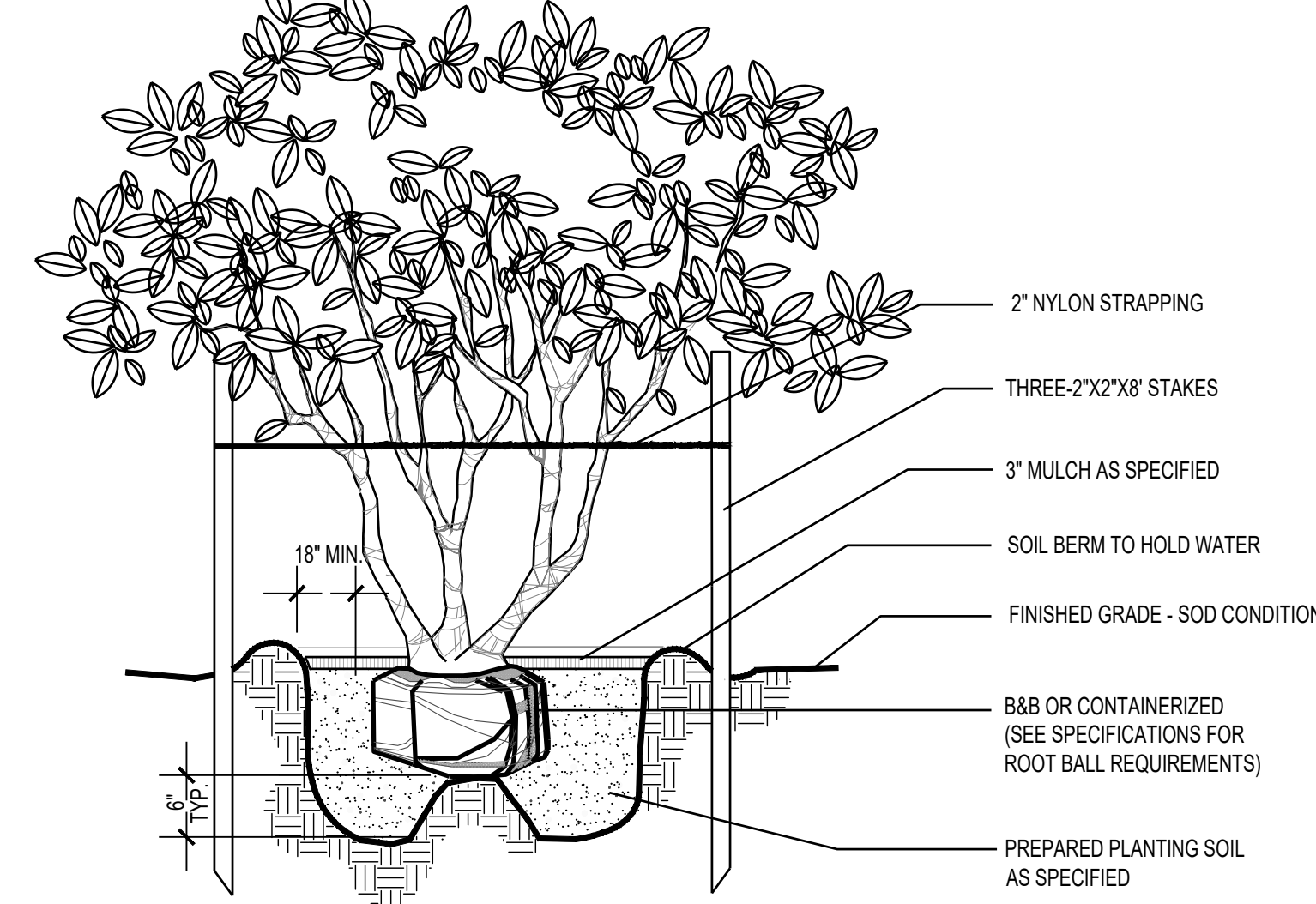
**4** Tree Planting (65-100 Gal.)  
Scale: N.T.S.

NOTE:  
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



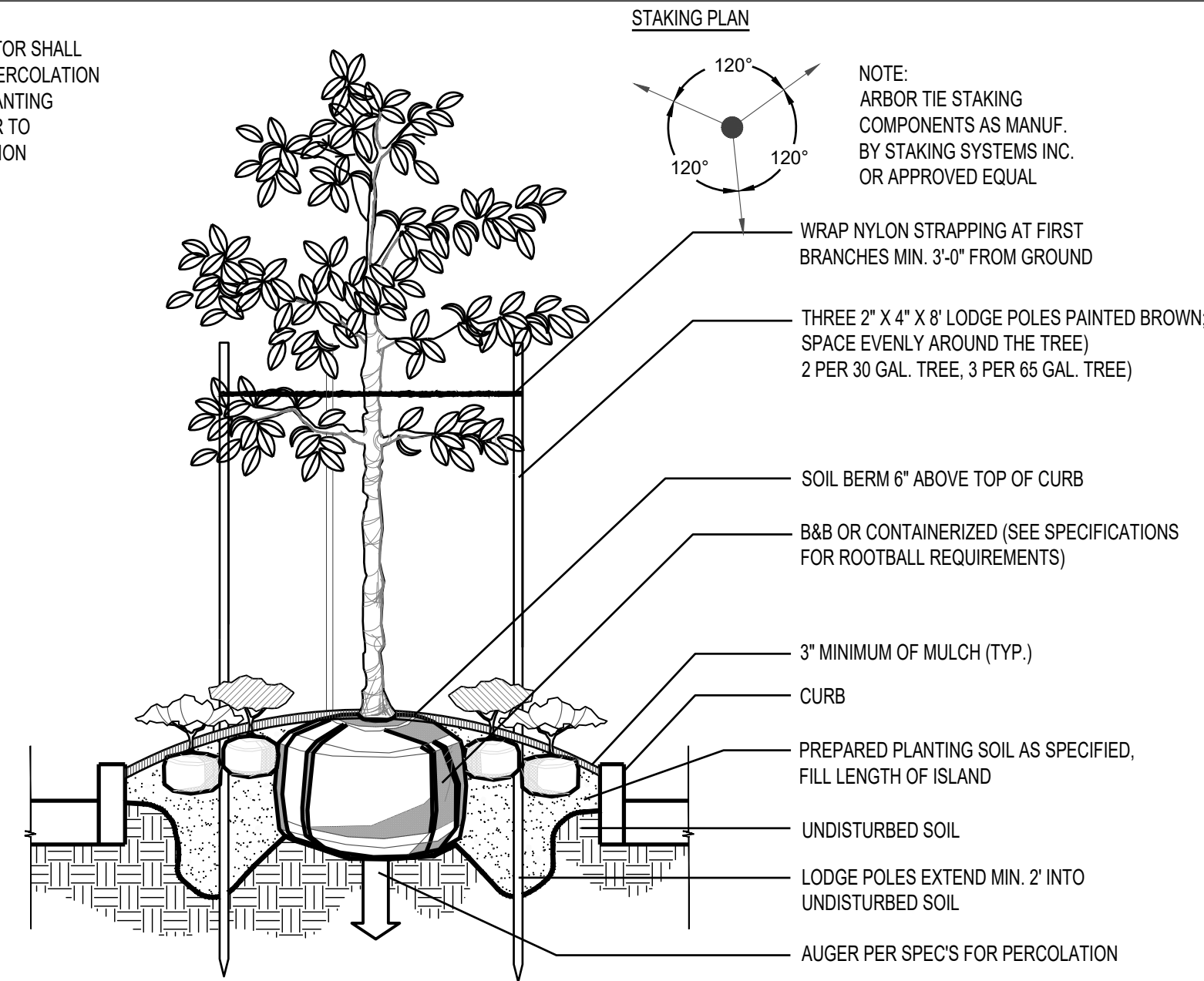
**5** Tree Planting (15-45 Gal.)  
Scale: N.T.S.

NOTE:  
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE L.A.  
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION



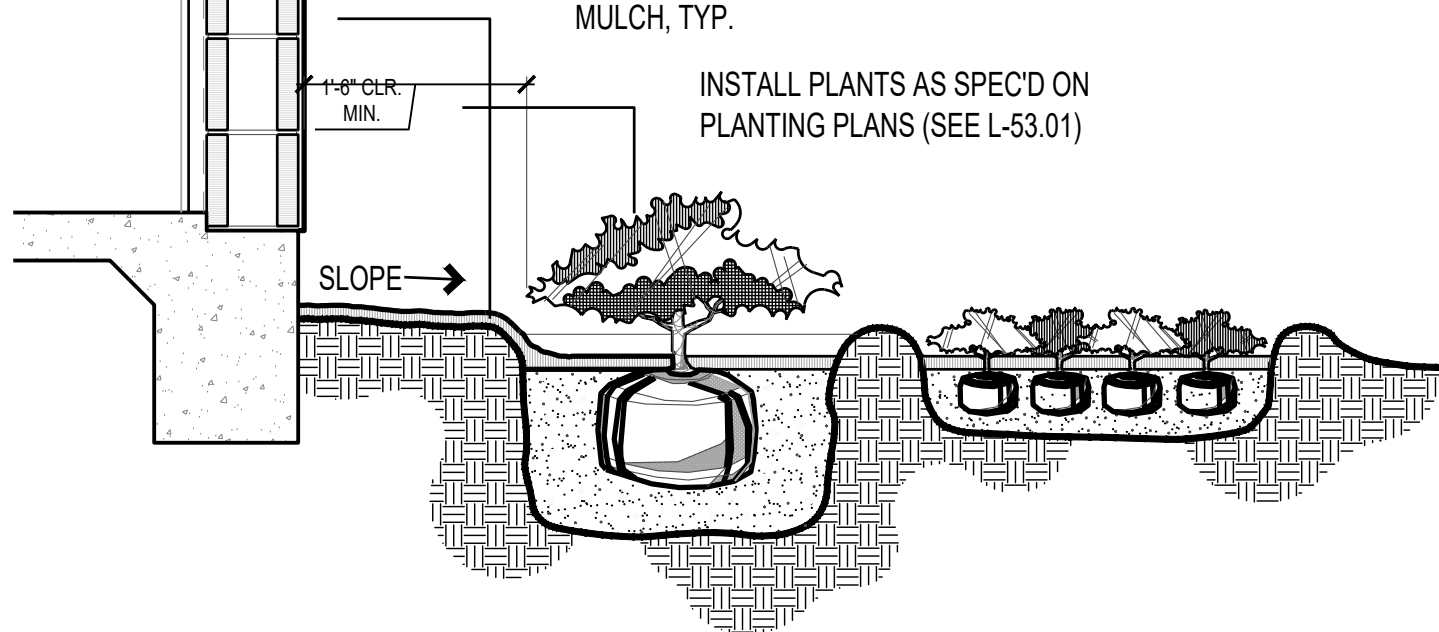
**6** Multi-Trunk Tree Planting  
Scale: N.T.S.

NOTE:  
CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION

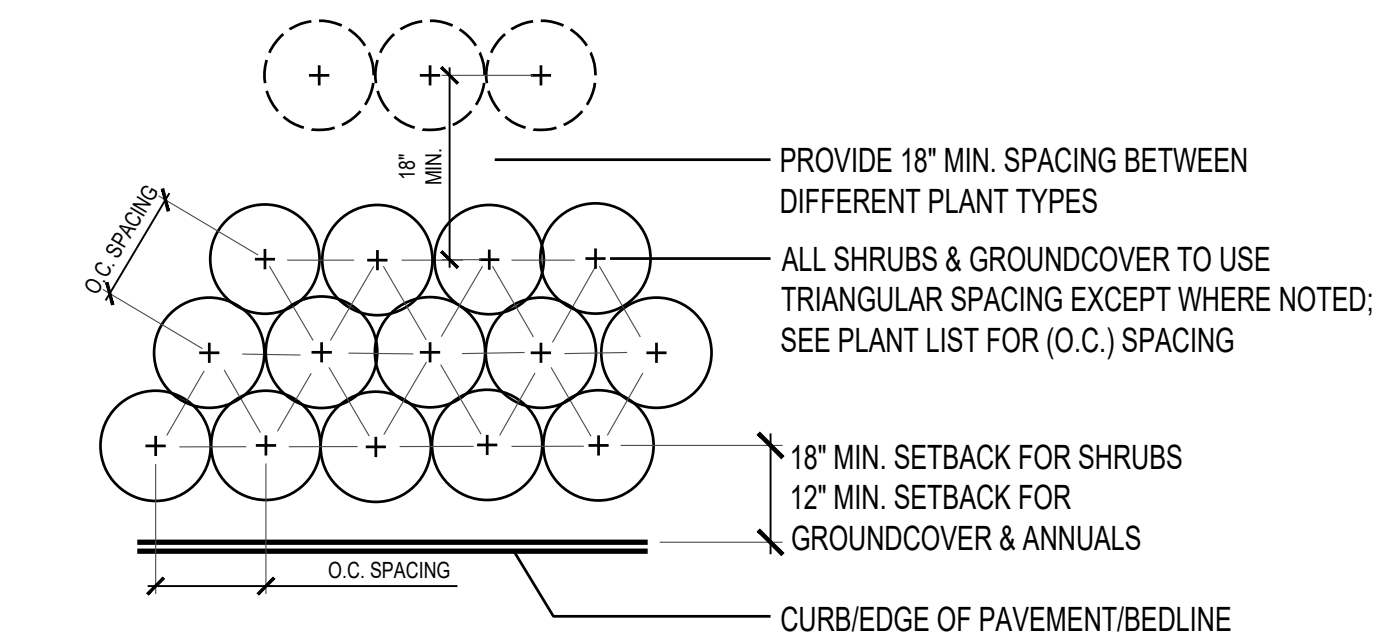


**7** Curbed Island Plantings  
Scale: N.T.S.

NOTE:  
CONTRACTOR SHALL ASSURE PROPER DRAINAGE AWAY FROM BUILDING



**8** Foundation Planting  
Scale: N.T.S.



**9** Shrub and Groundcover Spacing  
Scale: N.T.S.

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LANDSCAPE DETAILS

Rev:	Date:	Description:	By:
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4			
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