CITY OF SANIBEL

SPECIFICATIONS FOR
Causeway Boulevard Planting Project

ITB-NR-2-2026/BS

April 6, 2026

Natural Resources Department -
800 Dunlop Road, Sanibel, FL 33957
(239)472-3700

BIDS DUE BY: **MAY 7, 2026 at 2:30 pm**

MANDATORY PRE-BID CONFERENCE: **None**

NO QUESTIONS WILL BE ACCEPTED AFTER: APRIL 27, 2026. All questions must be submitted in writing to dana.dettmar@mysanibel.com and received by stated time.

SEALED ENVELOPES MUST BE MARKED WITH THE TITLE OF THE BID, BID NUMBER, NAME AND ADDRESS OF THE BIDDER.

Courier Packages (Fedex, UPS) shall clearly state on the outer packaging, the Invitation to Bid Title and the Invitation to Bid Number. If the proper information is not on the courier's outer packaging the Bid/RFP may be sent back to the Vendor without being opened and/or given consideration for that project.

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CITY OF SANIBEL, FLORIDA

ADVERTISEMENT FOR BIDS

Legal Notice is hereby given that sealed proposals will be received at the Office of Natural Resources, City of Sanibel, Florida, at City Hall, 800 Dunlop Road, Sanibel, until **May 7, 2026 at 2:30 pm** and shortly thereafter will be publicly opened and read aloud. Any proposal offered later than the above time will be returned unopened.

The work for which proposals are to be received consists of the following:

SANIBEL CAUSEWAY BOULEVARD PLANTING PROJECT

This project is located on Sanibel Island.. **The work consists of refurbishing and planting of Causeway Boulevard according to design plans.**

Proposals shall be properly and completely executed on a standard proposal form. Each proposal shall be accompanied by an acceptable certified check or cashier's check made payable to the City of Sanibel, or an acceptable Bidders Bond, in an amount not less than five percent (5%) of the total bid price.

The Contractor to whom the work is awarded will be required to furnish an acceptable Surety Bond in an amount of one hundred percent (100%) of the contract price.

No bidder may withdraw their proposal within a period of sixty (60) days following the date set for receiving proposals. The City of Sanibel reserves the right to hold any and all bids for a period of not more than sixty (60) days and said bids shall be and remain valid and in full force and effect during said period. The City of Sanibel reserves the right to reject any and all proposals and to waive informalities.

Plans and Specifications for the work may be obtained online at:

City Bids | Sanibel, FL

_____
Holly Milbrandt
Director of Natural Resources

AFFIDAVIT
REQUESTED PUBLISH
ONE TIME April 6, 2026
Fort Myers News-Press

INFORMATION FOR BIDDERS

1.01 SCOPE

A. The contract work provides for the **Causeway Boulevard Planting Project** and other related items pertinent and incidental thereto including the furnishing of all labor, materials, supplies, equipment, work and services, ready for satisfactory and continuous operation, in accordance with the drawings and specifications.

B. The work included in this contract is described briefly as follows: **Causeway Boulevard Planting Project (See Project Plans)**

C. Project award is anticipated for the June 2, 2026 City Council meeting and the contractor shall be prepared to begin construction within two (2) to three (3) weeks following award**.**

1.02 CONTRACT DOCUMENTS AND SPECIFICATIONS

A. Work to be performed shall be in accordance with drawings and specifications prepared by the City of Sanibel and Costa Vista Design.

1.03 BIDDER TO EXAMINE SITE

A. All bidders are to inform themselves of the conditions under which the work is to be performed, the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed. The successful bidder will not be allowed any extra compensation by reason of any matter or thing concerning which said bidder might have fully informed themself because of their failure to have so informed themself prior to the bidding.

B. For portions of project site located on private property, bidders shall request prior authorization from City's project manager to access these portions.

1.04 INFORMATION NOT GUARANTEED

A. All information given relating to the site and existing conditions is from the reports of the CONTRACTOR. Such information is furnished only for the information and convenience of the bidders. It is understood and agreed that the OWNER does not warrant or guarantee as to the accuracy or completeness of such information. Each bidder must satisfy themself regarding the character, quantities, and conditions of the various materials and work to be done.

B. It is further understood and agreed that the bidder or the CONTRACTOR will not use any information made available to themself or obtained by any examination made by them in any manner as a basis or ground of claim or demand of any nature against the OWNER arising from or by reason of any variance which may exist between the information offered and the actual materials and structures encountered during the construction work.

1.05 QUESTIONS REGARDING CONTRACT DOCUMENTS

A. In general, no answer will be given in reply to an oral question if the question involves an interpretation of the intent or meaning of the drawings or contract documents, or the equality or use of products or methods other than those definitely designated or described on the drawings or in the specifications. Any information given to bidders other than by means of the drawings and contract documents or by addenda as described below is given informally and shall not be used as the basis of a claim against the OWNER or the Landscape Architect.

B. To receive consideration, such questions shall be submitted in writing to the OWNER by no later than **APRIL 27, 2026.** If the question involves equality or use of products or methods, it must be accompanied by drawings, specifications, or other data, in sufficient detail to enable the OWNER to determine the equality or suitability of the product or method. In general, the OWNER will neither approve nor disapprove particular products prior to the opening of the bids; such products will be considered when offered by the selected CONTRACTOR for incorporation into the work.

C. The OWNER will arrange as addenda, which shall become a part of the Contract, all questions received as above provided, with their decision regarding each. Addenda will be posted by **April 30 2026.** It shall be the responsibility of the CONTRACTOR, prior to submitting a proposal, to check the Euna OpenBids online marketplace to download any and all addenda associated with the project. CONTRACTOR shall acknowledge issued addenda on Proposal document page (P-1).

D. Unless such action shall have been taken by the CONTRACTOR and approval obtained, they agree to use the product or method designated or described in the specifications or as amended by these addenda.

1.06 PROPOSAL FORM

A. All bids must be submitted upon the Proposal Form which will be furnished by the OWNER. The Proposal Form shall be completely executed and shall give the price bid for each item of work proposed, both in words and figures, and shall be signed by the bidder.

B. In the event of a discrepancy between the prices written in words and prices written in figures, the prices written in words shall govern.

C. The successful bidder shall be prepared to complete the work within **ONE HUNDRED TWENTY (120)** Calendar days.

1.07 LETTER FROM SURETY

A. The CONTRACTOR shall submit with their executed bid proposal a letter or statement from their surety company that it will execute and deliver a one hundred percent (100%) Performance and Payment Bond.

1.08 AWARD OF CONTRACT

A. Lump Sum Proposals - The award of Contract shall be made to the low, responsive and responsible bidder on the lump sum proposals submitted for the work. The Contract shall be deemed as having been awarded when formal notice shall have been served upon the successful bidder by an officer or agent of the OWNER duly authorized to give such notice.

B. Unit Price Proposals

(1) The award of the Contract will be made to the lowest responsible bidder on the total bid price given on the Proposal Form, page P-1. The Contract shall be deemed as having been awarded when formal notice shall have been served upon the successful bidder by an officer or agent of the OWNER duly authorized to give such notice.

(2) The quantities listed in the unit price proposal form are to be considered as approximate and are to be used for the comparison of bids only. The unit prices to be tendered by the bidders are to be tendered expressly for the scheduled quantities, as they may be increased or decreased as hereinafter provided. Payments, except for lump sum items in the unit price Contract, will be made to the CONTRACTOR for the actual quantities of work performed or materials furnished in accordance with the plans and specifications; and it is understood that the scheduled quantities of work to be done and materials to be furnished may each be increased or diminished as hereinbefore provided without in any way invalidating the unit price bid. Where there is a conflict between the unit price and the extension thereof made by the bidder, the unit price shall govern, and the Landscape Architect shall be authorized to make a correct extension of such unit bid price and to use such corrected extension in comparing bids.

(3) When prices are requested on "Alternate" items, the alternate item price will not be considered in determination of the low bidder.

(4) The City reserves the right to accept or reject any or all bids and to waive any formal irregularities in the bids, when deemed to be in the best interest of the City.

1.09 BID SECURITY

A. Each bid shall be accompanied by a cashier's check made payable to the OWNER or an acceptable bidder's bond in an amount of not less than five percent (5%) of the total bid price. The checks will be returned to all except the three lowest formal bidders within three days after the date of opening the bids. Any checks remaining with the OWNER shall be returned upon execution of a contract.

1.10 COMPARISON OF BIDS

A. Bids will be compared on the basis of the lump sum bid or the sum of unit price extensions plus the sum determined in evaluating the time of completion stated by the bidders in their proposals if the OWNER desires to make such evaluation. The net sum thus obtained

shall be used to determine the order of bidding.

B. The sum to be used for evaluation of the time of completion stated by the bidder, if used, shall be only for comparison of bids. It shall be the product of $300.00 and the number of calendar days named by the bidder.

1.11 EXPERIENCE AND ABILITY OF CONTRACTOR

A. It is the intent of the OWNER not to award the Contract to any bidder who does not furnish satisfactory evidence they have the ability and experience in this class of work, and that they have sufficient capital and plant to enable them to prosecute the same successfully and to complete it in the time named in the proposal. CONTRACTOR shall have a minimum of **THREE (3)** years' experience with similar projects.

1.12 EXECUTION OF CONTRACT

A. The successful bidder to whom the Contract is awarded shall be required to execute **three (3)** copies of the Construction Contract and **three (3)** copies of the Performance and Payment Bond.

1.13 FORFEITURE OF BID SECURITY

A. In the event that the party to whom the Contract is awarded shall fail or neglect to execute the Contract and furnish satisfactory bonds within TEN (10) days after the OWNER has notified them that the Contract is ready for execution, the OWNER may determine that the bidder abandoned the Contract, and thereupon the proposal and acceptance shall be null and void; and the security accompanying the proposal shall be forfeited to and retained by the OWNER as liquidated damages for such failure and neglect, and to indemnify the OWNER for any loss which may be sustained by failure of the bidder to execute the Contract. After the execution of the Contract and the acceptance of the bonds by the OWNER, the bid securities which have been retained by the OWNER shall be returned to the respective bidders.

1.14 UNAVAILABILITY OF MATERIALS

A. Bids must be based on use of the materials specified, subject to the provisions of any addenda issued. If the CONTRACTOR is unable to furnish or use any of the materials or equipment specified because of any order by a governmental agency limiting the manufacture or use, or because of the supply situation in the general market for such material or equipment, the CONTRACTOR shall offer substitutes therefor. The substitutes shall be suitable for the purpose, considering the factors of quality, serviceability, appearance, and maintenance. No substitute shall be used until it has been approved by the OWNER.

B. No consideration will be given to the use of substitutes on account of market conditions unless the CONTRACTOR demonstrates that for the item in question, CONTRACTOR placed their order and submitted shop drawings without delay, that CONTRACTOR has

shown due diligence in attempting to locate the item as specified, and that the unavailability is due to market conditions in general throughout the particular industry.

C. If substitutes are used in the work, the compensation to be paid to the CONTRACTOR shall be subject to review and adjustment. As a general principle, if the OWNER shall determine that the substitute will be less satisfactory, the CONTRACTOR shall allow a credit to the OWNER; only "under unusual circumstances shall there be an increase in" compensation to the CONTRACTOR on account of substitution. The basis upon which the amount of price adjustments will be founded shall be the cost of the appropriate items at the time the bids were opened.

1.15 DELETED

1.16 NONDISCRIMINATION IN EMPLOYMENT

A. Contracts for work under this proposal may obligate the CONTRACTOR and sub-contractors not to discriminate in employment practices.

B. Bidders must, if requested, submit a compliance report concerning their employment practices and policies in order to maintain their eligibility to receive the award of the Contract.

1.17 RIGHT-OF-ACCESS

A. The CONTRACTOR agrees that a representative of the OWNER or Landscape Architect will have access to the work wherever it is in preparation of progress and that the CONTRACTOR will provide facilities for such access and inspection.

1.18 SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION

A. The successful bidder shall be responsible for all obligations prescribed as employer obligations under Chapter XVII of Title 29, Code of Federal Regulations, Part 1926, otherwise known as "Safety and Health Regulations for Construction."

1.19 UTILITIES

A. All existing utility systems which conflict with the construction of the work herein shall be relocated or temporarily removed and replaced as required. Such relocating or temporary removal and replacement shall be accomplished at the expense of the CONTRACTOR, and the work shall be done by the Utility unless the Utility approves in writing that the work may be done by the CONTRACTOR.

B. The CONTRACTOR shall make all necessary applications and arrangements and pay all fees and charges for electrical energy for power and light required for the construction of

this Contract during its entire progress. CONTRACTOR shall provide and pay for all temporary wiring, switches, connections and meters.

1.20 EASEMENTS

A. The OWNER will obtain right-of-way easements over and through certain private lands for the construction and rehabilitation. The width or limits of such rights-of-way will be defined by the OWNER before the work or construction shall begin. If the methods of construction employed by the CONTRACTOR are such as to require the use of land beyond the limits obtained, CONTRACTOR shall make their own agreements with the property owners affected for the use of such additional land and submit a copy of the agreement to the "owner".

B. In all such easement rights-of-way, the CONTRACTOR shall be required to carefully remove the Owner's fences, or other obstacles to the construction procedure, and replace the same after the work is installed. The backfilling shall be to the grade of the existing ground level or to the grade as established by the Owner in the event the Owner permits the deposit of excess material upon such land.

C. Vegetation Impacts - CONTRACTOR to avoid impacts, unless otherwise specified on the plans, to existing native vegetation. The CONTRACTOR shall be required to mitigate for any unauthorized native vegetation impacts that result in death or destruction.

D. The cost of all such restoration of property and/or native vegetation mitigation shall be the responsibility of the CONTRACTOR and no additional payment will be allowed for this work.

1.21 OPERATIONS WITHIN RIGHT-OF-WAY

A. In public thoroughfares, all operations of the CONTRACTOR, including those of temporary nature, must be confined within the applicable right-of-way limits. If the methods of the construction employed by the CONTRACTOR are such as to require the use of land beyond the public thoroughfares, CONTRACTOR shall make their own agreements with the property owners affected for the use of such additional land and submit a copy of the agreement to the "owner".

1.22 PUBLIC RECORDS

A. OWNER is a public agency subject to Chapter 119, Florida Statutes, the Public Records Law. As a CONTRACTOR or service provider to OWNER, CONTRACTOR is also subject to the Public Records Law pursuant to Section 119.0701, Florida Statutes, and shall comply with Florida's Public Records Law. Unless specifically exempted by Florida law, in whole or part, the CONTRACTOR shall:

(1) Keep and maintain public records required by the OWNER in order to perform the service. This shall include all records relating to CONTRACTOR'S services provided to

the OWNER and includes "all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics or means of transmission."

(2) Upon request from the OWNER'S custodian of public records, provide the OWNER with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONTRACTOR does not transfer the records to the OWNER.

(4) Upon completion of the contract, transfer, at no cost to the OWNER, all public records in possession of the CONTRACTOR, or keep and maintain public records required by the OWNER to perform the service. If the CONTRACTOR transfers all public records to the OWNER upon completion of the contract, the CONTRACTOR shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CONTRACTOR keeps and maintains public records upon completion of the contract, the CONTRACTOR shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the OWNER, upon request from the OWNER'S custodian of public records, in a format that is compatible with the information technology systems of the OWNER.

B. As required by Section 119.0701(2)(a), the following contact information is provided to the CONTRACTOR in the format required by statute:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

SANIBEL CITY CLERK 800
DUNLOP ROAD
SANIBEL, FLORIDA 33957
(239) 472-3700
scotty.kelly@mysanibel.com

1.23 DELETED

1.24 E-Verify

A. In compliance with Section 448.095, Fla. Stat., CONTRACTOR and its sub-contractor must be registered with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

(1) CONTRACTOR shall require each of its sub-contractors to provide CONTRACTOR with

an affidavit stating that the sub-contractor does not employ, contract with, or sub-contract with an unauthorized alien. CONTRACTOR shall maintain a copy of the sub-contractor's affidavit as part of and pursuant to the records retention requirements of this Agreement.

(2) The OWNER, CONTRACTOR, or any sub-contractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

(3) The OWNER, upon good faith belief that a sub-contractor knowingly violated the provisions of this section, but CONTRACTOR otherwise complied, shall promptly notify CONTRACTOR, and CONTRACTOR shall immediately terminate the contract with the sub-contractor.

(4) A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. CONTRACTOR acknowledges that upon termination of this Agreement by the OWNER for a violation of this section by CONTRACTOR, CONTRACTOR may not be awarded a public contract for at least one (1) year. CONTRACTOR further acknowledges that CONTRACTOR is liable for any additional costs incurred by the OWNER as a result of termination of any contract for a violation of this section.

(5) Subcontracts. CONTRACTOR or sub-contractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the sub-contractor to include these clauses in any lower tier subcontracts. CONTRACTOR shall be responsible for compliance by any sub-contractor or lower tier sub-contractor with the clauses set forth in this section.

PROPOSAL

CITY OF SANIBEL, FLORIDA

Causeway Boulevard Planting Project

ITB-NR-2-2026/BS

TO: CITY OF SANIBEL
Natural Resources Department
800 Dunlop Rd.
SANIBEL, FLORIDA 33957

Pursuant to the advertisement for bids, the undersigned having read the Specifications and examined the Drawings prepared by the City of Sanibel and Coastal Vista Design , for the **Causeway Boulevard Planting Project** in the City of Sanibel, Florida, and having inspected the site of work and conditions affecting and governing same, hereby proposes to provide all materials, and all equipment, tools, etc., and to perform all labor necessary for the installation as specified and described in said Specifications.

The Total Bid Price for the work based on the summation of the extensions of the unit prices on the attached itemized proposal is:

_____Dollars ($_____)
(written)

TIME OF COMPLETION

The undersigned further agrees to complete the furnishings and construction of such work, ready for continuous and satisfactory operation in all respects, within **ONE HUNDRED TWENTY (120)** calendar days of the Notice to Proceed.

TIME OF VALIDITY

It is hereby agreed that this proposal shall remain in full force and effect and may not be withdrawn for a period of sixty (60) days from the date of receiving proposals by the City of Sanibel.

BID SECURITY

The undersigned encloses herewith a certified check or cashier's check payable to the City of Sanibel, Florida or a bidder's bond bonding the undersigned and surety to the City of Sanibel, Florida in an amount not less than five percent (5%) of the total bid price as set out above, guaranteeing that the undersigned will enter into contract for the performance of the work if this proposal is accepted. It is hereby agreed that this proposal shall remain in full force and effect and may not be withdrawn for a period of sixty (60) days from the date of receiving proposals by the City of Sanibel, Florida.

ADDENDA

Receipt of Addenda Nos. ____ is hereby acknowledged.

Respectfully submitted,

_____
Contractor

(Individual___), (Partnership___) or (Corporation___)

(SEAL)

Signed _____

Name (print) _____

Title _____

Address _____

City / State _____

Telephone _____

Fax _____

Email _____

DATE:

_____

NOTE: The legal status of the bidder, whether as an individual, partnership or corporation, must be indicated above, and all pertinent information as required of the Specifications must be furnished.

ROOTED IN RESILIENCE
Sanibel Causeway Blvd. Corridor

DATE REV-1 : 03/06/26

PREPARED BY COASTAL VISTA DESIGN, CONTACT INFO@COASTALVISTADESIGN (239)558-4610

	Landscape Plant Material							
	Item		Specification	Estimated Quantity	Unit	Unit Price	Install Price	Amount
	20% Upsize canopy trees		Specification					
L-1	*Bursera simaruba*	Gumbo Limbo	14-16' OA HT., 4" CAL, 5-6' SPRD	7	**EA**			$0.00
L-2	*Ficus aurea*	Strangler Fig	14-16' OA HT., 4" CAL, 5-6' SPRD	3	**EA**			$0.00
L-3		**Total of 10 trees of the 50 proposed trees to be upsize 14'-16' OA HT.**		**10**				$0.00
	Canopy trees		Specification					
L-4	*Bursera simaruba*	Gumbo Limbo	12'-14' OA HT, 2" CAL, 4-5' SPRD	5	**EA**			$0.00
L-5	*Coccoloba uvifera*	Seagrape	12'-14' OA HT, 2" CAL, 4-5' SPRD	6	**EA**			$0.00
L-6	*Coccoloba diversifolia*	Pigeonplum	12'-14' OA HT, 2" CAL, 4-5' SPRD	6	**EA**			$0.00
L-7	*Piscidia piscipula*	Jamaica Dogwod	12'-14' OA HT, 2" CAL, 4-5' SPRD	3	**EA**			$0.00
L-8	*Lysoloma latisiliquum*	Wild Tamarind	12'-14' OA HT, 2" CAL, 4-5' SPRD	11	**EA**			$0.00
L-9	*Conocarpus erectus*	Green Buttonwood	12'-14' OA HT, 2" CAL, 5-6' SPRD	9	**EA**			$0.00
L-10		**12'-14' OA HT, 2" CAL MIN, grade must be Florida #1 or better**		**40**				$0.00
	Proposed small trees							
L-11	*Thrinax radiata*	Green Thatch Palm, SMALL	4-5 OA HT, 15 GAL MIN	5	**EA**			$0.00
L-12	*Thrinax radiata*	Green Thatch Palm, LARGE	7-8 OA HT, 15 GAL MIN	15	**EA**			$0.00
L-13	*Leucothrinax morrisii*	Silver Key Thatch Palm	7-8 OA HT, 15 GAL MIN	15	**EA**			$0.00
L-14	*Pseudophoenix sargentii*	Buccaneer Palm	5'-6' OA HT	10	**EA**			$0.00
L-15	*Jacquinia keyensis*	Joe Wood	15 GAL MIN, SPECIMEN	1	**EA**			$0.00
L-16	*Serenoa repens*	Saw palmetto	25 Gal, 3x3', full, 15 GAL MIN	7	**EA**			$0.00
L-17	*Vachellia choriophylla*	Cinnecord	15 GAL MIN, 1" CAL MIN	4	**EA**			$0.00
L-18	*Erythrina herbacea*	Coral Bean	7 GAL MIN	10	**EA**			$0.00
L-19	*Myrcianthes fragrans*	Simpson Stopper, Multistem	15 GAL, 3-4' OA HT, MULTISTEM	10	**EA**			$0.00
L-20	*Conocarpus erectus*	Silver buttonwood, Multistem	6' OA HT,15 GAL	3	**EA**			$0.00
L-21		**Aproximate 50 small trees**		**80**				$0.00
	Medium shrubs							
L-22	*Cassia Bahamensis*	Bahama Casia	3 GAL	392	**EA**			$0.00
L-23	*Conocarpus erectus*	Silver buttonwood	3 GAL	392	**EA**			$0.00
	Groundcovers							
L-24	*Zamia pumila*	Coontie	3 GAL	654	**EA**			$0.00
L-25	*Chrysobalanus icaco*	Horizontal Cocoplum	3 GAL	860	**EA**			$0.00
L-26	*Muhlenbergia capillaris*	Muhly Grass	1 GAL	1419	**EA**			$0.00
L-27	*Spartina patens*	Small Spartina Grass	1 GAL	40	**EA**			$0.00

L-28	*Eragrostis elliottii*	Purples Love Grass	1 GAL	360	**EA**			$0.00
L-29	*Helianthus debilis*	Dune Sunflower	1 GAL	140	**EA**			$0.00
L-30	*Mimosa Strigillosa*	Sunshine Mimosa	1 GAL	975	**EA**			$0.00
L-31	*Ernodea littoralis*	Golden Creeper	1 GAL	259	**EA**			$0.00
L-32	*Borrichia frutescens*	Sea-oxeye Daisy	1 GAL	40	**EA**			$0.00
L-33	*Salvia coccinea*	Red Salvia	1 GAL	180	**EA**			$0.00
L-34	*Solidago sempervirens*	Seaside Goldenrod	1 GAL	80	**EA**			$0.00
L-35	*Rudbeckia hirta*	Blackeyed Susan	1 GAL	280	**EA**			$0.00
L-36		**Total of 14030 SQ FT of proposed Shrubs planted 24" OC**		**6071**				**$0.00**
					PLANT SUBTOTAL =			**$0.00**
	Landscape Materials							
	Item	Specification		Estimated Quantity	Unit	Unit Price		Amount
L-37	Site Vegetation Cleanup, Relocates and Removals	Overall site cleanup including: Remove all existing vegetation indicated to be removed on plans. Remove all invasive vegetation on site, unless indicated by landscape architect. Relocate existing vegetation marked to be removed on plans to designated vegetation relocation area.			Day			$0.00
L-38	Site Preparation and Grading	Add new soil to grade proposed landscape beds areas to provide positive drainage to slope away from roads and share path. Fine finish grading and site preparation for all sod areas.			Day			$0.00
L-39	Top soil	Contractor to mound proposed trees and landscape bed areas (2078 sq ft) as noted on plan detail (A) LP106		252	CYD			$0.00
L-40	Mulch ~ Floramulch	3" minimum depth, all new planting beds; topdress existing mulch areas.		60,374.0	sq ft			$0.00
L-41	Sod - Bahia Sod	weed-free sod, includes installation - include fungicide treatment		55,806.0	sq ft			$0.00
L-42	Fertilization	fertilization upon install - include organic and granular			EA			$0.00
L-43	Watering for establishment	Newly installed plants shall be watered in at time of installation as well as transplanted vegetation. Watering in shall continue for a period of 3x per week for 6 weeks unless adequate rainfall is forecasted.			Lump Sum			$0.00
L-44	Shipping/Delivery/Freight Fee	per contractor			EA			$0.00
L-45	Hauling Fee	per contractor			EA			
L-46	Maintenance of Traffic	Payment for maintenance of traffic will be made for at the Contract lump sum price. The M.O.T. shall include, but is not limited to, furnishing and installing barricades and safety fencing to protect the public during the construction of the project.			Lump Sum			$0.00
L-47	ADD 1: Per Contractor				EA			$0.00

L-48	ADD 2: Per Contractor				EA			$0.00
					MATERIAL TOTAL			**$0.00**
					PROJECT TOTAL			**$0.00**
NOTES:								
1. Follow all notes & details on approved construction drawings.								
2. All listed sizes are minimums by category. Contractor to upsize container size to meet specification, if necessary.								
3. All plant materials shall meet the standard for Florida No. 1 or better, as set out in Grades and Standards for Nursery PIants, Part I & II, Department of Agriculture, State of Florida (as amended).								
4. All plant materials shall be installed in a sound, workmanlike manner and according to accepted good planting procedures.								
5. All elements of landscaping shall be installed so as to meet all applicable jurisdictional ordinances and code requirements.								
6. Contractor to include warrantee following installation. Trees and Palms - 1 year. Shrubs and groundcovers - 6 month. Sod and annuals - 30 day.								

City of Sanibel
Required Bid Items

Causeway Boulevard Planting Project

ITB-NR-2-2026/BS

No.	Name	Page Reference
1	Bid Package in sealed envelope marked with Title of Bid, Bid Number, Name & Address of Bidder	Cover page Invitation to Bid
2	Complete proposal on form provided	Sheet A-1 Sheets P1 & P2
3	Include Certified Check or Bid Bond 5% or more of total bid price	Sheet A-1 and IB-3
4	Acknowledge issued addenda on page 2 of Proposal Form	Sheet IB-2, P2, GC-1
5	Letter or statement from Bidder's surety company it will execute and deliver a 100% Performance and Payment Bond	Sheet IB-2
6	Furnish evidence they have ability & experience, have sufficient capital and plant, and minimum 3-years of experience	Sheet IB-4
7	Complete Bid Schedule	Sheet P-3

SPECIMEN FORM OF CONTRACT

THIS CONTRACT, made this _____day of _____, 2026, by and between THE CITY OF SANIBEL, FLORIDA, hereinafter called "OWNER", and _____ a Florida profit corporation, hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the covenants set forth below and other good and valuable consideration, the sufficiency and receipt of which is acknowledged, OWNER and CONTRACTOR hereby agree as follows:

1. The term "CONTRACT DOCUMENTS" means and includes the following, all of which are incorporated herein and made part of the CONTRACT:

   A. Specifications for "Causeway Boulevard Planting Project" dated April 6, 2026, including, without limitation, all General Specifications, General Conditions, Special Provision, Required Contract Provisions, Technical Specifications, and Appendices
   B. Bidding Documents, including Advertisement, Information to Bidders, and Addenda
   C. CONTRACTOR'S Proposal in response to ITB-NR-2-2026
   D. This CONTRACT
   E. Performance and Payment Bond
   F. Notice of Award
   G. Notice to Proceed
   H. Change Order(s)

2. The CONTRACTOR will commence and complete the construction which includes:

   "Causeway Boulevard Planting Project" as described in the CONTRACT DOCUMENTS (the "WORK")

3. The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor and other services necessary for the completion of the WORK.

4. The CONTRACTOR will commence the WORK within 14 calendar days after date of the NOTICE TO PROCEED and will complete the same no later than 120 days, unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

5. The CONTRACTOR agrees to perform all of the WORK in accordance with the CONTRACT DOCUMENTS for the sum of **$**_____said amount being the total "**unit price sum/ lump sum price"** as listed on the Contractor's proposal form as submitted for this project.

6. The OWNER will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. The CONTRACT DOCUMENTS embody the entire agreement of CONTRACTOR and OWNER regarding the Work. No deviation from the CONTRACT DOCUMENTS will be allowed, honored or compensated unless accompanied by a fully executed change order.

8. This CONTRACT shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns; however, CONTRACTOR shall not assign or otherwise transfer its rights, duties or obligations under this CONTRACT without prior written consent of OWNER.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in counterparts each of which shall be deemed an original on the date first above written.

(SEAL)

OWNER City of Sanibel

ATTEST_____

By_____

Name_____

Name_____

Title_____

Title_____

(SEAL)

CONTRACTOR: _____

ATTEST_____

By_____

Name_____

Name_____

Title_____

Title _____

Email _____

Approved as to form

_____

City Attorney

SPECIMEN FORM OF CONTRACT
PERFORMANCE AND PAYMENT BOND

BY THIS BOND, WE

_____
(Name of Contractor)

_____
(Address of Contractor)

A _____, as principal,
and (Corporation, Partnership, or Individual)

_____
(Name of Surety)

_____
(Address of Surety)

a Corporation, as Surety, are bound to

_____
(Name of Owner)

_____
(Address of Owner)

herein called Owner, in the sum of _____

_____Dollars, ($_____)

for payment of which we bind ourselves, our heirs, personal representatives, successors, and assigns, jointly and severally.

THE CONDITION OF THIS BOND is that if Principal:

1. Performs the Contract dated _____, **"Year"** between Principal and Owner for construction of:

_____

_____

_____

_____

the contract being made a part of this bond by reference, at the times and in the manner

prescribed in the contract and;

2. Promptly makes payments to call claimants, as defined in Section 255.05 (1), Florida Statutes, supplying Principal with labor, materials, or supplies, used directly or indirectly by Principal in the prosecution of the work provided for in the Contract and;

3. Pays Owner all losses, damages, expenses, costs, and attorney's fees, including appellate proceedings, that Owner sustains because of a default by Principal under the Contract and;

4. Performs the guarantee of all work and materials furnished under the Contract for the time specified in the Contract; then this bond is void; otherwise it remains in full force.

Any changes in or under the Contract Documents and compliance or non-compliance with any formalities connected with the Contract or the changes does not affect Surety's obligation under this bond.

DATED ON _____, **"Year"**.

ATTEST:

_____
Principal

_____ By_____
(Principal) Secretary

_____

_____

_____

(SEAL)

_____
(Witness as to Principal)

_____
(Address)

_____

ATTEST:

_____
Surety

_____ By_____
(Surety) Secretary Attorney-in-Fact

(SEAL)

_____
(Address)

_____ _____
(Witness as to Surety)

_____ _____
(Address)

_____

NOTE: Date of bond must not be prior to date of Contract. If Contractor is Partnership, all partners should execute Bond.

IMPORTANT: Surety companies executing bonds must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

PERIODIC ESTIMATE FOR PARTIAL PAYMENT

PROJECT: _____ OWNER: _____

LANDSCAPE ARCHITECT: _____ CONTRACTOR: _____

PERIODIC ESTIMATE NO. _____ FOR PERIOD _____ TO _____

ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE

A. Original contract amount (Col.6) _____
B. Plus: Change Order Additions (Col.13) _____
C. Less: Change Order Deductions (Col.16) _____
D. Adjust contract amount to date _____

ANALYSIS OF WORK PERFORMED

1. Amount of original contract work performed to date (Col.8) _____
2. Change Order work performed to date _____
3. Total amount of work performed to date _____
4. Add: Materials stored at close of this period
   (Attach detailed schedule _____
5. Less: Amount retained _____ percent _____
6. Net amount earned on contract work to date _____
7. Less: Amount of previous payments _____
8. Balance due this payment _____

CERTIFICATION OF CONTRACTOR

According to the best of my knowledge and belief, I certify that all items and amounts shown on the face of this periodic estimate are correct; that all work has been performed and/or material supplied in full accordance with the Terms and Conditions of the Contract, and/or duly authorized deviations, substitutions, alterations, and/or additions; that this estimate is as true and correct statement of the contract account up to and including the last day of the period covered by this Periodic Estimate, and that no part of the "Balance Due This Payment" has been received:

_____ By _____
(Contractor) (Authorized Representative)

_____ Title _____

RECOMMENDATION OF LANDSCAPE ARCHITECT

In accordance with the contract and this Periodic Estimate for Partial Payment, the Contractor is entitled to payment in the amount shown above.

DATE: _____ By _____

PERIODIC ESTIMATE FOR PARTIAL PAYMENT

PROJECT:

OWNER:

LANDSCAPE ARCHITECT:

CONTRACTOR:

PERIODIC ESTIMATE NO. _____FOR PERIOD _____TO_____

		CONTRACT AMOUNT				COMPLETED TO DATE		
ITEM NO. (1)	DESCRIPTION OF ITEM (2)	QUANTITY (3)	UNIT OF MEAS. (4)	COST PER UNIT (5)	TOTAL AMOUNT (6)	QUANTITY (7)	AMOUNT (8)	% COM-PLETE (9)
TOTAL								

PERIODIC ESTIMATE FOR PARTIAL PAYMENT

PROJECT:

OWNER:

LANDSCAPE ARCHITECT:

CONTRACTOR:

PERIODIC ESTIMATE NO. _____FOR PERIOD _____TO _____

SCHEDULE OF CHANGE ORDERS

CHANGE ORDER				ADDITIONS		
NO. (10)	DATE (11)	DESCRIPTION (12)	AMOUNT (13)	PERCENT COMPLETE (14)	AMOUNT COMPLETED TO DATE (15)	DEDUCTIONS (16)
TOTAL						

CONTRACTOR'S LETTERHEAD

CONTRACTOR'S CERTIFICATE

I, _____, the duly qualified, acting and authorized agent of the Contractor, _____ on the project, do hereby certify that we have performed all of the work set forth in strict accordance with the plans, specifications, laws and ordinances applicable thereto and do further certify that all materials and equipment listed herein have been paid for in full as allowed on all prior Estimates and, if requested to do so, will show evidence of payment for same in writing before the final payment of this Estimate No. _____.

I further certify (if this is a Final Estimate) that the amount received hereunder is considered compensation and final payment in full for all work performed under the Contract, including any amendments thereto, and upon payment of said sum, hereby release the Owner, its employees, agents, and representatives in accordance with said Contract. We further certify that we fully guarantee all work performed hereunder for a period of twelve months from the date of payment for the Final Estimate, (in accordance with the terms of our original Contract and all Amendments thereto), during which time all terms and conditions of the original Contract Documents shall remain in full force and effect, including the insurance requirements, Hold Harmless Agreement and Indemnifying Agreements as contained in said Contract Documents.

CERTIFIED TO FOR PAYMENT ON THIS _____DAY OF _____, **"Year"**.

CONTRACTOR'S SEAL _____
Contractor

BY: _____

TITLE: _____

Sworn to before me this _____day of _____, **"Year"**.

_____
NOTARY

My commission expires: _____: (NOTARY SEAL)

PROJECT: _____

OWNER: City of Sanibel _____

CHANGE ORDER NO. _____

TO: _____

_____

_____

You are hereby authorized to make the following additions and/or deductions to your contract amount.

	PREVIOUS CONTRACT AMOUNT	NET CHANGE INCREASE	NET CHANGE DECREASE	REVISED (DEDUCT)	REVISED (ADD)	CONTRACT AMOUNT
TOTAL:	$_____	$_____	$_____	$_____	$_____	$_____

Description of Change: Add Deduct

RECOMMENDED: APPROVED:

OWNER_____
By_____By _____
Title_____ Date_____Title_____Date_____

ACCEPTED:

CONTRACTOR_____
BY _____
Title _____Date _____

GENERAL CONDITIONS OF THE CONTRACT

SECTION 2.1 - CONTRACT DOCUMENTS

2.1.01 GENERAL:

The Contract Documents comprise the following general classifications of documents, including all additions, deletions, modifications, or other documents incorporated therein:

1. Bidding Documents
2. Contract
3. General Conditions of the Contract
4. Special Conditions
5. Specifications

2.1.02 BIDDING DOCUMENTS:

The Bidding Documents are issued by the OWNER to assist bidders in preparing their proposal include:

1. Advertisement
2. Information for Bidders
3. Proposal: The offer of a Bidder to perform the work described by the Contract Documents made out and submitted on the prescribed Proposal Form, properly signed and guaranteed.
4. Addenda to Contract Documents: Any addenda issued during the time of bidding, or forming a part of the Contract Documents loaned to the Bidder for the preparation of their Proposal, shall be covered in the Proposal, and shall be made a part of the Contract. Receipt of each Addendum shall be acknowledged in the Proposal.

2.1.03 CONTRACT:

The Contract defines the “Contract Documents” and covers the performance of the work described in the Contract Documents including all supplemental addenda thereto and all general and special provisions pertaining to the work or materials.

2.1.04 GENERAL CONDITIONS OF THE CONTRACT:

The General Conditions of the Contract outline certain general responsibilities of the OWNER and the CONTRACTOR (who are the parties to the Contract) and those responsibilities delegated by the OWNER to the Landscape Architect who acts as the agent of the OWNER.

1. Definitions: Wherever the words hereinafter defined, or pronouns used in their stead, occur in these specifications and contract documents, they shall have the meanings

herein given:

A. The word "OWNER" shall mean the municipality, person, firm, or corporation as specified in the Advertisement for Bids, for whom the work is to be done.

B. The word "CONTRACTOR" shall mean the person, firm, or corporation entering into a contract with the OWNER to construct and complete the work as herein specified, set out and shown.

C. The word "sub-contractor" shall mean a person, firm, or corporation, other than a CONTRACTOR, supplying labor and materials or labor for work at the site of the project.

D. The word " Landscape Architect" shall mean the project landscape architect as designated by the OWNER.

2.1.05 SPECIAL CONDITIONS:

Special Conditions are special provisions not included in the General Conditions of the Contract, which apply to this specific project.

2.1.06 DRAWINGS AND SPECIFICATIONS:

The intent of the Drawings and Specifications is that the CONTRACTOR shall furnish all labor, materials, equipment, and transportation necessary for the proper execution of the work, unless specifically noted otherwise. The CONTRACTOR shall do all the work outlined in the Contract Documents and all incidental work necessary to complete the project in a substantial and acceptable manner, and fully complete the work or improvement, operational and ready for occupancy by the OWNER.

1. Discrepancies: Any discrepancies found between the Drawings and Specifications and site conditions or any inconsistencies or ambiguities in the Drawings and Specifications shall be immediately reported to the OWNER, who shall promptly correct such inconsistencies or ambiguities in writing. Any work done by the CONTRACTOR after their discovery of such discrepancies, inconsistencies, or ambiguities shall be done at the CONTRACTOR'S risk.

2. Adequacy: Responsibility for adequacy of the design and for sufficiency of the Drawings and Specifications shall be borne by the OWNER. The complete requirements of the work to be performed under the Contract shall be set forth in Drawings and Specifications to be supplied by the OWNER through the Landscape Architector by the Landscape Architectas representative of the OWNER. The Drawings and Specifications shall be considered inseparable documents; and in considering them, the CONTRACTOR shall rely upon both instruments in order to perform the work in accordance with their combined intent.

3. Additional Instructions: Further instructions may be issued by the Landscape Architectduring the progress of the work by means of Drawings, or otherwise to make more clear or specific the Drawings and Specifications or as may be necessary to explain or illustrate changes in the work to be done. Where said correction of errors or omissions, except as provided in the next two paragraphs below, adds to the amount

of work to be done by the CONTRACTOR, compensation for said additional work shall be made under the item for Extra Work except where the additional work may be classed under some item of work for which a unit price is included in the proposal.

4. The fact that specific mention of the fixture, or of any part of work, is omitted in the specifications, whether intentionally or otherwise, when the same is clearly shown or indicated on the drawings, or is usually and customarily required to fully complete such work as is specified herein, will not entitle the CONTRACTOR to consideration in the matter of any claim for extra compensation, but the said fixtures or work or both must be installed or done the same as if called for by both drawings and specifications.

5. All work indicated on the drawings and not mentioned in the specifications or vice versa, and all work and material usual and necessary to make work complete in all its parts, whether or not they are indicated on the drawings or mentioned in the specifications, shall be furnished and executed the same as if they were called for by both the drawings and specifications.

6. Plans and Specifications: The OWNER may furnish the CONTRACTOR up to 5 sets of plans and specifications covering this project at no cost to the CONTRACTOR. For each set of plans and specifications furnished to the CONTRACTOR, or any of their sub- contractor's, in excess of this number, the CONTRACTOR shall be billed at actual cost of printing and delivery.

7. Dimensions: Only figured dimensions on the Drawings will be used by the CONTRACTOR. Where the work of the CONTRACTOR is affected by finish dimensions, these shall be determined by the CONTRACTOR at the site, and they shall assume the responsibility, therefore.

2.1.07 CONTRACT DOCUMENTS FOR THE USE OF THE LANDSCAPE ARCHITECT:

The CONTRACTOR shall maintain one complete set of the Contract Documents at the job site which shall always be available to the OWNER and upon which the CONTRACTOR shall record all changes and field adjustments. The CONTRACTOR shall keep one copy of plans, shop drawings, and supplemental drawings at the site in good order and annotated to show all changes made during construction. An as-built survey of the project shall be performed and submitted to OWNER prior to final acceptance. The survey shall be conducted in accordance with the standards set forth in Chapter 472 of the Florida Statutes and the Minimum Technical Standards for such survey as specified in Chapter 61G17 of the Florida Administrative Code. The cost of the survey shall be borne by the CONTRACTOR.

SECTION 2.2 - OWNER-CONTRACTOR-LANDSCAPE ARCHITECT RELATIONS

2.2.01 OWNER'S RIGHTS AND RESPONSIBILITIES:

1. Lands by OWNER: The OWNER will provide the lands shown on the Drawings or described in the Specifications upon which the work under the Contract is to be performed and to be used for right-of-way for access. Any delay in furnishing these lands by the OWNER will be deemed proper for adjustment in the Contract Amount and in the time of completion.

2. Base Lines and Bench Marks: Unless otherwise specified, the OWNER will establish base lines, and bench marks.

3. OWNER'S Right to Correct Deficiencies: Upon failure to perform the work in accordance with the Contract Documents, including any requirements with respect to the Schedule of Completion, and after five days' written notice to the CONTRACTOR, the OWNER may, without prejudice to any other remedy they may have, correct such deficiencies in work intended to become a permanent part of the project. The cost to correct such deficiencies may be deducted from the payment due the CONTRACTOR.

4. Suspension of Work by OWNER: The OWNER shall have the authority to suspend the work, wholly or in part, for such period or periods as they may deem necessary due to unsuitable weather or such other conditions as are considered unfavorable to carry out the provisions of the Contract, or to supply materials meeting the requirements of the Contract Documents.

   A. Notice: The work or any portion thereof may be suspended at any time by the OWNER provided that they give the CONTRACTOR five days' notice of suspension which shall set forth the date on which work is to be resumed. The CONTRACTOR shall resume the work upon written notice from the OWNER and within ten days after the date set forth in the notice of suspension. If the OWNER does not give written notice to resume work within ten days of the date fixed in the notice of suspension, the CONTRACTOR may abandon that portion of the work so suspended and shall be entitled to payment in accordance with Paragraph 2.6.09, Payment for Work Suspended by the OWNER.

   B. In case of any suspensions, the time in which the CONTRACTOR is required to complete the work shall be extended as many working days as the same is suspended; provided, however, that if the work is suspended on account of failure on the part of the CONTRACTOR to comply with specifications, such extensions of time will not be allowed.

5. OWNER'S Right to Terminate Agreement and Complete the Work: The OWNER shall have the right to terminate their agreement with the CONTRACTOR after giving ten days' written notice of termination to the CONTRACTOR in the event of any default by the CONTRACTOR.

   A. Default by CONTRACTOR: It shall be considered a default by the CONTRACTOR whenever they shall:

      (i) Declare bankruptcy, become insolvent, or assign their assets for the benefit of their creditors.

      (ii) Disregard or violate provisions of the Contract Documents or fail to prosecute the work according to the agreed Schedule of Completion, including extensions thereof.

      (iii) Fail to provide a qualified superintendent, competent workmen or sub-contractor’s, or proper materials, or fail to make prompt payment, therefore.

   B. Completion by the OWNER: In the event of termination of the Agreement by

the OWNER because of default by the CONTRACTOR, the OWNER may take possession of the work and of all materials and equipment thereon and may finish the work by whatever method and means they may select.

2.2.02 CONTRACTOR'S RIGHTS AND RESPONSIBILITIES:

All work shall be done in strict accordance with the Contract Documents. Observations, construction reviews, tests, recommendations or approvals by the Landscape Architector persons other than the CONTRACTOR, shall in no way relieve the CONTRACTOR of their obligation to complete all work in accordance with the Contract Documents. All work shall be done under the direct supervision of the

CONTRACTOR. The CONTRACTOR shall be responsible for construction means, methods, techniques and procedures, and for providing a safe place for the performance of the work by the CONTRACTOR, Sub-contractor's, suppliers and their employees, and for access use, work or occupancy by all authorized persons. The CONTRACTOR shall be responsible for all obligations prescribed as employer obligations under Chapter XVII of Title 29, Code of Federal Regulations, Part 1926, otherwise known as "Safety and Health Regulations for Construction".

1. Lands by CONTRACTOR: Any land and access thereto not specifically shown to be furnished by the OWNER that may be required for temporary construction facilities or for storage of materials shall be provided by the CONTRACTOR with no liability to the OWNER. The CONTRACTOR shall confine their apparatus and storage to such additional areas as they may provide at their expense.

   A. Private and Public Property: The CONTRACTOR shall not enter upon private property for any purpose without obtaining permission; and they shall be responsible for the preservation of all public property, trees, monuments, structures, and improvements, along and adjacent to the street and/or right-of-way and shall use every precaution necessary to prevent damage or injury thereto. They shall use suitable precautions to prevent damage to pipes, conduits, and other underground structures, and shall protect carefully from disturbance or damage all monuments and property marks until an authorized agent has witnessed or otherwise referenced their location and shall not remove them until directed.

2. Surveys: Based upon the information provided by the OWNER, the CONTRACTOR shall develop and make all detailed surveys necessary for construction, including slope stakes, batter boards, stakes for pile locations and other working point lines, and elevations. The CONTRACTOR shall carefully preserve bench marks, reference points and stakes; and, in the case of destruction thereof by the CONTRACTOR or resulting from their negligence, the CONTRACTOR shall be charged with the expense and damage resulting there from and shall be responsible for any mistakes that may be caused by the loss or disturbance of such bench marks, reference points, and stakes.

3. Public Utilities: The elevation and location of all public utilities shown on the Drawings were taken from existing public records. It shall be the duty of the CONTRACTOR to make final and exact determination of the location and extent of all utilities, and they will be liable for any expense resulting from damage to them.

4. Superintendent: A qualified superintendent, who is acceptable to the OWNER, shall be maintained on the work and give efficient supervision to the work until its

completion. The superintendent shall have full authority to act in behalf of the CONTRACTOR, and all instruction given to the superintendent shall be considered as given to the CONTRACTOR. It shall be the responsibility of this CONTRACTOR's superintendent to coordinate the work of all the sub-contractor's. The superintendent shall be present on the site at all times required to perform adequate supervision and coordination.

5. Subcontracts: At the time set forth in the Contract Documents or when requested by the OWNER, the CONTRACTOR shall submit in writing for review of the OWNER the names of the sub-contractor's proposed for the work. Sub-contractor's may not be changed, except at the request or with the approval of the OWNER. The CONTRACTOR is responsible to the OWNER for the acts and deficiencies of their sub-contractor's, and of their direct and indirect employees, to the same extent as they are responsible for the acts and deficiencies of their employees. The Contract Documents shall not be construed as creating any contractual relation between any sub-contractor and the OWNER. The CONTRACTOR shall bind every sub-contractor by the terms of the Contract Documents.

   A. For convenience of reference and to facilitate the letting of Contracts and Subcontracts, the Specifications are separated into titled sections. Such separation shall not, however, operate to make the OWNER or the Landscape Architectan arbiter to establish limits to the contracts between CONTRACTOR and sub-contractor.

6. CONTRACTOR'S Right to Suspend Work or Terminate Agreement: CONTRACTOR may suspend work or terminate their Agreement with the OWNER upon ten days' written notice to the OWNER for any of the following reasons:

   A. If an order of any court or other public authority caused the work to be stopped or suspended for a period of 90 days through no act or fault of the CONTRACTOR or their employees.

   B. If the OWNER should fail to pay the CONTRACTOR any sum within 45 days after its award by arbitrators.

7. Work During an Emergency: The CONTRACTOR shall perform any work and shall furnish and install any materials and equipment necessary during an emergency endangering life or property. In all cases, they shall notify the OWNER of the emergency as soon as practicable, but they shall not wait for instruction before proceeding to properly protect both life and property.

2.2.03 RESPONSIBILITY OF THE LANDSCAPE ARCHITECT:

The Landscape Architect shall decide questions which may arise as to the quality and acceptability of materials furnished, work performed, rate of progress of work, interpretation of Drawings and Specifications, and all questions as to the acceptable fulfillment of the Agreement on the part of the CONTRACTOR. The duties and responsibilities of the Landscape Architect as set forth herein shall not be extended, except through written consent of the Landscape Architect and the OWNER.

1. Observation of the Work: All materials and each part or detail of the work shall always

be subject to observation by the Landscape Architect and the OWNER; and the CONTRACTOR will be held strictly to the intent of the Contract Documents in regard to quality of materials, workmanship, and the diligent execution of the Contract. Observations may be made at the site or at the source of material supply, whether mill, plant, or shop. The Landscape Architect shall be allowed access to all parts of the work and shall be furnished with such information and assistance by the CONTRACTOR as is required to make their observations and construction review.

2. Acceptability of Work: The Landscape Architect's decision as to the acceptability or adequacy of the work shall be final and binding upon the CONTRACTOR. The CONTRACTOR agrees to abide by the Landscape Architect's decision relative to the performance of the work.

3. Landscape Architect's Decisions: All claims of the OWNER or the CONTRACTOR shall be presented to the Landscape Architect for decision which shall be final, except in cases where time and/or financial considerations are involved, which shall be subject to arbitration.

2.2.04 ORAL AGREEMENTS:

No oral order, objection, claim, or notice by any party to the others shall affect or modify any of the terms or obligations contained in any of the Contract Documents; and none of the provisions of the Contract Documents shall be held to be waived or modified by reason of any act whatsoever, other than a definitely agreed waiver or modification thereof in writing; and no evidence shall be introduced in any proceeding of any other waiver or modification.

2.2.05 OBSERVATION OF COMPLETED WORK

The CONTRACTOR shall remove or uncover such portions of the completed work as may be directed by the OWNER at any time before acceptance of the work. After examination, the CONTRACTOR shall restore the work to the standard required by the Contract Documents. Should the work thus exposed or examined prove acceptable, the uncovering or removing and the restoring of the work shall be paid for as Extra Work; but should the work exposed or examined prove unacceptable, the uncovering, removing, and restoring of the work shall be at the CONTRACTOR'S expense.

2.2.06 WORK BY OWNER OR OTHER CONTRACTOR'S:

1. Separate Contracts: The OWNER may let other contracts in connection with the work of the CONTRACTOR. The CONTRACTOR shall cooperate with other CONTRACTOR'S regarding storage of materials and execution of their work. It shall be the CONTRACTOR'S responsibility to inspect all work by other CONTRACTOR'S affecting their work and to report to the OWNER any irregularities which will not permit them to complete their work in a satisfactory manner. Their failure to notify the OWNER of such irregularities shall indicate the work of other CONTRACTOR'S has been satisfactorily completed to receive their work. The CONTRACTOR shall not be responsible for defects of which they could not have known, which develop in the work of others after the work is completed. It shall be the responsibility of the CONTRACTOR to measure the completed work in place and report to the OWNER immediately any difference between completed work by others and the provisions of the Contract

Documents.

2. Written Agreement: Whenever work being done by the OWNER through their own employees or through other CONTRACTOR'S is contiguous to work covered by the Contract Documents, the respective rights of the various interests involved shall be established by written agreement to secure the completion of the various portions of the work in general harmony.

2.2.07 SECTION DELETED

2.2.08 NIGHT AND SUNDAY WORK:

No night or Sunday work requiring the presence of an Landscape Architect or Inspector will be permitted, except in case of emergency and then only to such an extent as it is absolutely necessary and with written approval of the Landscape Architect, provided that the clause shall not operate in case of a gang organized for regular and continuous night work, and on work which, in the opinion of the Landscape Architect, can be performed satisfactorily at night or on Sunday.

SECTION 2.3 - MATERIALS, EQUIPMENT, AND WORKMANSHIP

2.3.01 MATERIALS AND EQUIPMENT:

The materials and equipment installed in the work shall meet the requirements of the Contract Documents, and no materials or equipment shall be ordered until reviewed by the OWNER or Landscape Architect. All materials and equipment not otherwise specifically indicated shall be furnished by the CONTRACTOR. The CONTRACTOR shall guarantee all materials and equipment provided are in accordance with Paragraph 2.3.08.

1. Substitutions: In order to establish standards of quality, the OWNER or Landscape Architect has, in the detailed Specifications, referred to certain products by name and catalog number. This procedure is not to be construed as eliminating from competition other products of equal or better quality by other manufacturers where fully suitable in design.

   A. The CONTRACTOR shall furnish the complete list of proposed desired substitutions prior to signing of the Contract, together with such OWNER or Landscape Architect and catalog data as the OWNER or Landscape Architect may require.

   B. The CONTRACTOR shall abide by the OWNER or Landscape Archtect's recommendation when proposed substitute materials or items of equipment are not recommended for installation and shall furnish the specified material or item of equipment in such case. All proposals for substitutions shall be submitted in writing by the General CONTRACTOR and not by individual trades or material suppliers. The OWNER or Landscape Architect will review proposed substitutions and make their recommendations in writing within a reasonable time.

2. Space Requirements: It shall be the responsibility of the CONTRACTOR to ensure

that materials and equipment to be furnished fit the space available. CONTRACTOR shall make necessary field measurements to ascertain space requirements, including those for connections and shall order such sizes and shapes of equipment that the final installation shall suit the true intent and meaning of the Contract Documents.

3. Arrangement: Where equipment requiring different arrangement of connections from those shown is approved, it shall be the responsibility of the CONTRACTOR to install the equipment to operate properly, and in harmony with the intent of the Contract Documents, and to make all changes in the work required by such arrangement.

4. Unacceptable Materials and Equipment: Materials and equipment which do not conform to the requirements of the Contract Documents, are not equal to samples reviewed by the OWNER or Landscape Architect, or are in any way unsatisfactory or unsuited to the purpose for which they are intended, shall not be furnished nor installed.

5. Storage: Materials and equipment shall be so stored as to insure the preservation of their quality and fitness for the work. When considered necessary, they shall be placed on wooden platforms or other hard, clean surfaces, and not on the ground, and/or they shall be placed under cover. Stored materials and equipment shall be located to facilitate prompt inspection. Private property shall not be used for storage purposes without the written permission of the OWNER or lessee.

6. Manufacturer's Directions: Manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned as directed by the manufacturer.

2.3.02 SAMPLES:

All samples called for in the Specifications or required by the Landscape Architect shall be furnished by the CONTRACTOR and shall be submitted to the OWNER or Landscape Architect for their review. Samples shall be furnished so as not to delay fabrication, allowing the OWNER or Landscape Architect reasonable time for the consideration of the samples submitted.

1. Samples for Tests: CONTRACTOR shall furnish such samples of material as may be required for examination and test. All samples of materials for tests shall be taken according to standard methods or as provided in the Contract Documents.

2. CONTRACTOR'S Guaranty: All samples shall be submitted by the CONTRACTOR with a covering letter indicating that such samples are recommended by the CONTRACTOR for the service intended and that the CONTRACTOR'S Guaranty will fully apply.

3. All materials, equipment, and workmanship shall be in accordance with samples guaranteed by the CONTRACTOR and reviewed by the OWNER or Landscape Architect.

2.3.03 SHOP DRAWINGS:

The CONTRACTOR shall provide shop drawings, setting schedules and such other drawings as may be necessary for the prosecution of the work in the shop and in the field as required by the

Drawings, Specifications, or the Landscape Architect's instructions. Deviations from the Drawings and Specifications shall be called to the attention of the Landscape Architect at the time of the first submission of shop drawings and other drawings for consideration. The Landscape Architect's review of any drawings shall not release the CONTRACTOR from responsibility for such deviations. Shop drawings shall be submitted according to a schedule prepared jointly by the CONTRACTOR and the Landscape Architect.

1. CONTRACTOR'S Certification: When submitted for the OWNER or Landscape Architect's review, shop drawings shall bear the CONTRACTOR'S certification that they have reviewed, checked, and approved the shop drawings; that they are in harmony with the requirements of the Project and with the provisions of the Contract Documents; and that they has verified all field measurements and construction criteria, materials, catalog numbers, and similar data. CONTRACTOR shall also certify that the work represented by the shop drawings is recommended by the CONTRACTOR and the CONTRACTOR'S Guaranty will fully apply.

2.3.04 EQUIPMENT DATA:

The CONTRACTOR shall submit for the OWNER or Landscape Architect's review complete catalog data for every manufactured item of equipment and all components to be used in the work, including specific performance data, material description, rating, capacity, working pressure, material gage or thickness, brand name, catalog number, and general type. This submission shall be compiled by the CONTRACTOR and reviewed by the OWNER or Landscape Architect before any of the equipment is ordered.

1. Index: Each data sheet or catalog in the submission shall be indexed according to specification section and paragraph for each reference.
2. Relation to Contract Documents: Catalog data for equipment reviewed by the Landscape Architect shall not supersede the Landscape Architect's Contract Documents. The review of the Landscape Architect shall not relieve the CONTRACTOR from responsibility for deviations from Drawings or Specifications, unless they have in writing called the Landscape Architect's attention to such deviations at the time of submission, nor shall it relieve them from responsibility for error of any sort in the items submitted. The CONTRACTOR shall check the work described by the catalog data with the Landscape Architect's Contract Documents for deviations and errors.

3. CONTRACTOR'S Certification: Equipment data shall be submitted by the CONTRACTOR with a covering letter indicating that they have reviewed, checked and approved the data submitted; that they are in harmony with the requirements of the project and with the provisions of the Contract Documents; and that they have verified all field measurements and construction criteria, materials, catalog numbers, and similar data. CONTRACTOR shall also certify that the work represented by the shop drawings is recommended by the CONTRACTOR and that their Guaranty will fully apply.

2.3.05 REJECTED WORK AND MATERIALS:

Any defective work whether the result of poor workmanship, use of defective materials, damage through carelessness or any other cause shall be removed within ten days after written notice is

given by the OWNER, and the work shall be re-executed by the CONTRACTOR. The fact that the Landscape Architect may have previously overlooked such defective work shall not constitute an acceptance of any part of it.

1. Should the CONTRACTOR fail to remove rejected work or materials within ten days after written notice to do so, the OWNER may remove them and may store the materials.

2. Correction of faulty work after final payment shall be in accordance with Paragraph 2.5.12.

2.3.06 CUTTING AND PATCHING:

The CONTRACTOR shall do all necessary cutting and patching of the work that may be required to properly receive the work of the various trades or as required by the Drawings and Specifications to complete the structure. They shall restore all such cut or patched work as approved by the Landscape Architect. Cutting of existing structure that may endanger the work, adjacent property, workmen, or the public shall not be done.

2.3.07 CHARACTER OF WORKERS:

The CONTRACTOR shall always be responsible for the conduct and discipline of their employees and/or any sub-contractor or persons employed by sub-contractor's. All workers must have sufficient knowledge, skill, and experience to perform properly the work assigned to them. Any foreman or workman employed by the CONTRACTOR or sub-contractor who does not perform their work in a skillful manner or appears to be incompetent or to act in a disorderly or intemperate manner shall, at the written request of the OWNER, be discharged immediately and shall not be employed again in any portion of the work without the approval of the OWNER.

2.3.08 GUARANTY:

The CONTRACTOR shall guarantee all materials and equipment furnished and work performed for a period of one year from the date of written acceptance of the work.

1. Correction of faulty work after final payment shall be as provided in Paragraph 2.5.12.

2.3.09 A.S.T.M. DESIGNATION:

Wherever the letters "A.S.T.M." are used in these specifications, it shall be understood as referring to the American Society for Testing Materials. When reference is made to a certain Designation Number of a specification or test as set out or given by the American Society of Testing Materials, it shall be understood to mean the current, up-to-date standard specification or tentative specification for that particular process, material, or test as currently published by that group.

SECTION 2.4 – INSURANCE, LEGAL RESPONSIBILITY, AND SAFETY

2.4.01 INSURANCE:

CONTRACTOR shall purchase and maintain such comprehensive general liability and other insurance as well as provide protection from claims set forth below which may arise out of or result from CONTRACTOR'S performance of the Work and CONTRACTOR'S other obligations under the Contract Documents, whether such performance is by CONTRACTOR, by any sub-contractor, by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. All insurance policies shall be with insurers qualified to do business in the state of the Project location.

1. Types: The types of insurance the CONTRACTOR is required to obtain and maintain for the full period of the Contract will be: Workmen's Compensation and Employer's Liability, Comprehensive General Liability and Automobile Liability, U.S.L.& H. coverage (if applicable), Jones Act (if applicable) and an Excess Liability Umbrella Insurance as detailed in the following specifications.

2. Evidence: As evidence of specified insurance coverage, the OWNER may, in lieu of actual policies, accept a Certificate of Insurance on Accord Form 25 issued by the insurance carrier showing such policies in force for the specified period. Each policy or certificate will bear an endorsement or statement waiving right of cancellation or reduction in coverage without ten days notice in writing to be delivered by registered mail to the OWNER. Should any policy be canceled before final payment by the OWNER to the CONTRACTOR and the CONTRACTOR fails immediately to procure other insurance as specified, the OWNER reserves the right to procure such insurance and to deduct the cost thereof from any sum due the CONTRACTOR under this Contract.

3. Adequacy of Performance: Any insurance bearing on adequacy of performance shall be maintained after completion of the project for the full guaranty period. Should such insurance be canceled before the end of the guaranty period and the CONTRACTOR fails immediately to procure other insurance as specified, the OWNER reserves the right to procure such insurance and to charge the cost thereof to the CONTRACTOR.

4. Payment of Damages: Nothing contained in these insurance requirements is to be construed as limiting the extent of the CONTRACTOR'S responsibility for payment of damages resulting from their operations under this Contract.

2.4.02 COMPREHENSIVE GENERAL LIABILITY INSURANCE:

1. General liability insurance shall provide full comprehensive form coverage for both bodily injury and property damage. Such coverage shall include premises-operations, underground hazard, products/completed operations hazard, contractual insurance, broad form property damage, independent CONTRACTOR'S, and personal injury. The limits for bodily injury shall be $500,000 each occurrence and $500,000 aggregate. The limits for property damage shall be $100,000 each occurrence and $100,000 aggregate.

2. Automobile liability insurance shall provide full comprehensive form coverage for both bodily injury and property damage. Such coverage shall include owned, hired, and non- owned vehicles. The limits for bodily injury shall be $500,000 each person and $500,000 each accident. The limits for property damage shall be $100,000.

3. Excess liability insurance shall provide an umbrella form coverage for both bodily injury and property damage combined with a minimum limit of $2,000,000.

4. Indemnity: Included in such insurance will be contractual coverage sufficiently broad to insure the OWNER, the Landscape Architect, their consultants and each of their officers, agents, and employees as additional insured under the General Liability Policy. See Paragraph 2.4.05 below for provisions of Indemnity.

2.4.03 WORKERS' COMPENSATION INSURANCE:

CONTRACTOR'S shall provide the statutory Worker's Compensation and Employer's Liability Insurance requirements of the most current and applicable state Worker's Compensation Insurance Laws.

2.4.04 DELETED

2.4.05 INDEMNITY:

The CONTRACTOR (sub-contractor) hereinafter "Indemnitor", hereby agrees to indemnify, save and hold harmless, and defend at its own expense the Landscape Architect, OWNER, their respective partners, agents, employees, and anyone else acting for or on behalf of any of them, and any other person or entity for whom any of them may be legally responsible (herein collectively called "Indemnities") from all claims, losses, damages, suits, costs and expenses, including attorneys' fees, or actions of any nature whatsoever which arise out of or are connected with, or are alleged to arise out of or be connected with, the Work to be performed herein; including without limiting the generality of the foregoing, all liability for damages, loss, claims, demands, and actions arising or alleged to arise from injury including death, damage to property including the loss of use thereof and consequential damages therefrom, or damages arising out of economic loss, to any person or entity including any Indemnitee or Indemnitor or its employees, servants and agents whether based upon, or claimed to be based upon, statutory (including without limiting the generality of the foregoing, workmen's compensation), contractual, tort or other liability of any Indemnitee whether or not caused, or alleged to be caused, in whole or in part, by the joint, several or sole negligence, breach of contract, breach of warranty, strict liability, or other breach of duty by any Indemnitee, its partners, employees, agents, and anyone else for or on behalf of any of them, or any other person for whom any Indemnitee may be responsible.

In the event more than one Indemnitor is responsible or alleged to be responsible in respect to an accident or occurrence covered by this indemnification, then all of such Indemnitor shall be jointly and severally responsible to the Indemnities for indemnification shall be settled by separate proceedings and without jeopardy to any Indemnitee.

The indemnity provided hereunder shall not include indemnification of the Landscape Architect in respect to claims arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, or (2) the giving of or the failure to give directions or instructions by the Landscape Architect, their agents or employees; provided that such giving or failure to give is a primary cause of the injuries and damages.

If any part of these indemnity provisions is adjudged to be contrary to law, the remaining parts of these provisions shall in all other respects be and remain legally effective and binding. Moreover, these indemnity provisions shall not be construed to eliminate or in any way reduce any other indemnification or right which the Landscape Architect and OWNER has by law.

2.4.06 WAIVER OF SUBROGATION:

The OWNER and the CONTRACTOR waive all rights against (1) each other and other sub-contractor's, agents, and employees of each other, and (2) the Landscape Architect and separate CONTRACTOR'S, if any, and their sub-contractor's, agents, and employees, for damages caused by fire or other perils to the extent covered by insurance obtained pursuant to this Section 2.4 or any other property insurance applicable to the work, except such rights as they may have to the proceeds ofsuch insurance held by the OWNER as trustees. The OWNER or the CONTRACTOR, as appropriate, shall require of the Landscape Architect, separate CONTRACTOR'S and sub-contractor's by appropriate agreements, written where legally required for validity, similar waivers each in favor of all other parties enumerated in this subparagraph 2.4.06.

2.4.07 PATENTS AND ROYALTIES:

If any design, device, material, or process covered by letters, patent or copyright is used by the CONTRACTOR, they shall provide for such use by legal agreement with the OWNER of the patent or a duly authorized licensee of such OWNER, and shall save harmless the OWNER and the Landscape Architect from any and all loss or expense on account thereof, including its use by the OWNER.

2.4.08 PERMITS:

All permits and licenses (except as listed hereafter) necessary for the prosecution of the work shall be secured and paid for by the OWNER. The permits for construction within or across the property, rights-of-way, or easements of highways, railroads, gas lines, electric power transmission lines, water lines, telephone lines, telegraph lines, levees, or other utilities shall be secured and paid for by the OWNER.

2.4.09 LAWS TO BE OBSERVED:

The CONTRACTOR shall give all notices and comply with all Federal, State, and local laws, ordinances, and regulations in any manner affecting the conduct of the work, and all such orders and decrees as exist, or may be enacted by bodies or tribunals having any jurisdiction or authority over the work, and shall indemnify and save harmless the OWNER and the Landscape Architect against any claim or liability arising from, or based on, the violation of any such law, ordinance, regulation, order or decree, whether by themself or their employees. If any discrepancy or inconsistency is discovered in the plans, drawings, specifications, or contract for this work in relation to any such law, ordinance, regulations, order or decree, the CONTRACTOR shall forthwith report the same to the Landscape Architect in writing.

1. Each and every provision of law and clause required by law to be inserted in this contract shall be deemed to be inserted herein; and the contract shall be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the contract shall forthwith be physically amended to make such insertion. This shall include but not be limited to the Occupational Safety and Health Act of 1970.

2.4.10 WRITTEN NOTICE:

Written notice shall be considered as served when delivered in person or sent by registered mail to

the individual, firm, or corporation, or to the last business address of such known to them who serves the notice.

1. Change of Address: It shall be the duty of each party to advise the other parties to the Contract as to any change in their business address until completion of the Contract.

2.4.11 ASSIGNMENT OF CONTRACT:

Neither the CONTRACTOR nor the OWNER shall sublet, sell, transfer, assign, or otherwise dispose of the Contract or any portion thereof, or of their right, title, or interest therein, or their obligations thereunder, without written consent of the other party.

2.4.12 ORAL AGREEMENTS:

No oral order, objection, claim, or notice by any party to the others shall affect or modify any of the terms or obligations contained in any of the Contract Documents; and none of the provisions of the Contract Documents shall be held to be waived or modified by reason of any act whatsoever, other than by a definitely agreed waiver or modification thereof in writing, and no evidence shall be introduced in any proceeding of any other waiver or modification.

2.4.13 WORK DURING AN EMERGENCY:

The CONTRACTOR shall perform any work and shall furnish and install any materials and equipment necessary during an emergency endangering life or property. In all cases CONTRACTOR shall not wait for instructions before proceeding to properly protect both life and property.

2.4.14 WARNING SIGNS AND BARRICADES:

The CONTRACTOR shall provide adequate signs, barricades, warning lights, and watchmen and take all necessary precautions for the protection of the work and the safety of the public. All barricades and obstructions shall be protected at night by suitable signal lights which shall be kept burning from sunset to sunrise. Barricades shall be of substantial construction and shall be painted such as to increase their visibility at night. Suitable warning signs shall be so placed and illuminated at night as to show in advance where construction, barricades, or detours exist.

2.4.15 PUBLIC CONVENIENCE:

The CONTRACTOR shall at all times so conduct their work as to insure the least possible obstruction to traffic and inconvenience to the general public and the residents in the vicinity of the work, and to insure the protection of persons and property. No road or street shall be closed to the public, except with the permission of the proper authorities. Fire hydrants on or adjacent to the work shall always be kept accessible to fire-fighting equipment. Temporary provisions shall be made by the CONTRACTOR to ensure the use of sidewalks and the proper functioning of all gutters, sewer inlets, drainage ditches, and irrigation ditches, which shall not be obstructed.

2.4.16 SAFETY:

In accordance with general accepted construction practices, the CONTRACTOR shall be solely and completely responsible for conditions of the job site, including safety of all persons and property affected directly or indirectly by their operations during the performance of the work. This requirement will apply continuously 24 hours per day until acceptance of the work by the OWNER and shall not be limited to normal working hours.

1. The duty of the Landscape Architect to conduct construction review of the CONTRACTOR'S performance is not intended to include review of the adequacy of the CONTRACTOR'S safety measures in, on, or near the construction site.

2.4.17 EXISTING CONSTRUCTION:

When new construction is adjacent to or crosses highways, railroads, streets, or utilities under the jurisdiction of State, County, City, or other public agency, public utility, or private entity, the OWNER shall secure written permission from the proper authority before executing such new construction. The CONTRACTOR shall satisfy themself that the OWNER has secured written permission before any work is done. The CONTRACTOR shall acquaint themself with and shall execute the work in accordance with any and all requirements of the written permit. The CONTRACTOR shall replace or repair all existing construction damaged in the execution of this Contract. The CONTRACTOR will be required to furnish a release from the proper authority before final acceptance of the work.

2.4.18 SANITARY PROVISIONS:

The CONTRACTOR shall provide and maintain such sanitary accommodations for the use of their employees and those of their sub-contractor's as may be necessary to comply with the requirements and regulations of the local and state departments of health.

2.4.19 NONDISCRIMINATION IN EMPLOYMENT:

The CONTRACTOR agrees:

1. That in the hiring of employees for the performance of work under this contract or any subcontract hereunder, no CONTRACTOR, or sub-contractor, shall, by reason of race, religion, color, sex, national origin or ancestry, discriminate against any citizen who is qualified and available to perform the work to which the employment relates;

2. That no CONTRACTOR, sub-contractor, nor any person on their behalf shall, in any manner, discriminate against or intimidate any employee hired for the performance of work under this contract on account of race, religion, color, sex, national origin or ancestry;

3. The CONTRACTOR agrees to comply with any Federal, State, or local law with respect to nondiscrimination in employment.

SECTION 2.5 - PROGRESS AND COMPLETION OF WORK

2.5.01 NOTICE TO PROCEED:

Following the execution of the Contract by the OWNER and the CONTRACTOR, written Notice to Proceed with work shall be given by the OWNER to the CONTRACTOR. The CONTRACTOR shall begin and shall prosecute the work regularly and uninterruptedly thereafter and not before (except as provided for herein) with such force as to secure the completion of the work within the Contract Time.

2.5.02 CONTRACT TIME:

The CONTRACTOR shall complete, in an acceptable manner, all of the work contracted for in the time stated herein. Computation of Contract Time shall commence on the day specified in the Notice to Proceed and every calendar day following, except as herein provided, shall be counted as Contract Time.

2.5.03 SCHEDULE OF COMPLETION:

The CONTRACTOR shall submit, at such times as may reasonably be requested by the OWNER or Landscape Architect, schedules showing the order in which the CONTRACTOR proposes to carry on the work, with dates at which the CONTRACTOR will start the various parts of the work, and estimated date of completion of each part.

2.5.04 CHANGES IN THE WORK:

The OWNER may, as the need arises, order changes in the work through additions, deletions, or modifications to the extent of 25% of the original Contract Amount, without invalidating the Contract. Compensation and time of completion affected by the change shall be adjusted at the time of ordering such change.

2.5.05 EXTRA WORK:

New and unforeseen items of work found to be necessary and which cannot be covered by any item or combination of items for which there is a Contract price, shall be classed as Extra Work. The CONTRACTOR shall do such Extra Work and furnish such materials as may be required for the proper completion or construction of the whole work contemplated, upon written order from the OWNER as approved by the Landscape Architect. In the absence of such written order, no claim for Extra Work shall be considered. Extra Work shall be performed in accordance with these Contract Documents where applicable and work not covered by such shall be done in accordance with the best construction practice and in a workmanlike manner. Extra Work required in an emergency to protect life and property shall be performed by the CONTRACTOR as required.

2.5.06 EXTENSION OF CONTRACT TIME:

A delay beyond the CONTRACTOR'S control occasioned by an Act of God, by act or omission on the part of the OWNER, or by strikes, lockouts, fire, etc., may entitle the CONTRACTOR to an extension of time in which to complete the work as agreed by the OWNER, provided, however, that the CONTRACTOR shall immediately give written notice to the OWNER of the cause of such

delay.

1. Act of God shall mean an earthquake, flood, cyclone, or other cataclysmic phenomenon of nature. Rain, wind, flood, or other natural phenomenon of normal intensity for the locality shall not be construed as an Act of God, and no reparation shall be made to the CONTRACTOR for damages to the work resulting therefrom.

2.5.07 USE OF COMPLETED PORTIONS:

The OWNER shall have the right to take possession of and use any completed or partially completed portions of the work, notwithstanding that the time for completing the entire work or such portions may not have expired; but such taking possession and use shall not be deemed an acceptance of any work not completed in accordance with the Contract Documents. If such prior use increases the cost of or delays the completion of uncompleted work or causes refinishing of completed work, the CONTRACTOR shall be entitled to such extra compensation or extension of time or both, as agreed by the OWNER.

2.5.08 REMOVAL OF CONSTRUCTION EQUIPMENT, TOOLS, AND SUPPLIES:

At the termination of this Contract, before acceptance of the work by the OWNER, the CONTRACTOR shall remove all of their equipment, tools, and supplies from the property of the OWNER. Should the CONTRACTOR fail to remove such equipment, tools, and supplies, the OWNER shall have the right to remove them at the expense of the CONTRACTOR.

2.5.09 CLEANING UP:

The CONTRACTOR shall remove from the OWNER'S property, and from all public and private property, all temporary structures, rubbish, and waste materials resulting from their operation or caused by their employees, and shall remove all surplus materials leaving the site smooth, clean, and true to line and grade.

2.5.10 LANDSCAPE ARCHITECT'S CERTIFICATE OF SUBSTANTIAL COMPLETION:

When the work to be performed under this Contract is substantially completed in accordance with the Contract Documents, the Landscape Architect shall prepare an Landscape Architect's Certificate of Substantial Completion to be acknowledged and accepted by the OWNER and the CONTRACTOR. The Certificate may list items to be completed or corrected, but such Certificate shall not relieve the CONTRACTOR of their obligation to complete all work, whether listed or not, in accordance with the Contract Documents nor will it preclude any right the OWNER may have for recourse in accordance with the Contract Documents.

2.5.11 TERMINATION OF CONTRACTOR'S RESPONSIBILITY:

The Contract will be considered complete when all work has been finished, the final review made up by the Landscape Architect, and the project accepted in writing by the OWNER. The CONTRACTOR'S responsibility shall then cease, except as set forth in their Performance and Payment Bond, as provided in Paragraph 2.3.08 Guaranty, and as provided in Paragraph 2.5.12 Correction of Faulty Work After Final Payment.

2.5.12 CORRECTION OF FAULTY WORK AFTER FINAL PAYMENT:

The making of the final payment by the OWNER to the CONTRACTOR shall not relieve the CONTRACTOR of responsibility for faulty materials or workmanship. The CONTRACTOR shall promptly replace any such defects discovered within one year from the date of written acceptance of the work.

2.5.13 LIQUIDATED DAMAGES:

In the event the CONTRACTOR fails to complete satisfactorily the entire work contemplated and provided for under this contract on or before the date of completion determined as described elsewhere herein, the OWNER shall deduct from the monies due to CONTRACTOR the sum of One Thousand Five Hundred Dollars ($100.00) for each calendar day of delay, which sum is agreed upon not as a penalty but as a fixed and liquidated damage for each day of such delay, to be paid in full and subject to no deduction, it being understood and agreed that the time of completion is of the essence. If the monies due the CONTRACTOR are less than the amount of such liquidated damages, then the CONTRACTOR shall pay the balance to the OWNER.

2.5.14 INCENTIVE CLAUSE:

The City of Sanibel will pay the CONTRACTOR an “Incentive Bonus” in the sum of One Hundred Dollars ($100.00) for each calendar day if the work in the Contract is completed in accordance with the Contract Documents, as determined by the OWNER or Landscape Architect, before the documented project completion date.

The parties anticipate that delays may be caused by or arise from any number of events during the course of the Contract, including, but not limited to, work performed, work deleted, change orders, supplemental agreements, delays, disruptions, differing site conditions, utility conflicts, design changes or defects, time extensions, extra work, right-of-way issues, permitting issues, actions of Suppliers, sub-contractor’s or other CONTRACTOR’S, actions by third parties, shop drawing approval process delays, expansion of the physical limits of the project to make it functional, weather, weekends, holidays, suspension of CONTRACTOR’S operations, or other such events, forces or factors sometimes experienced in construction work. Such delays or events and their potential impacts on performance by the CONTRACTOR are specifically contemplated and acknowledged by the parties in entering into this Contract and shall not extend the “Incentive Bonus” Completion Date set forth above.

SECTION 2.6 – PAYMENTS TO CONTRACTOR

2.6.01 DETAILED BREAKDOWN OF CONTRACT AMOUNT:

Except in cases where unit prices form the basis for payment under the Contract, the CONTRACTOR shall, within ten days of receipt of Notice to Proceed, submit a complete breakdown of the Contract Amount showing the value assigned to each part of the work, including an allowance for profit and overhead. Upon approval of the breakdown of the Contract Amount by the OWNER or Landscape Architect, it shall be used as the basis for all Requests for Payment.

2.6.02 REQUESTS FOR PAYMENT:

Progress Payments. OWNER may make progress payments on the project based on the CONTRACTOR'S Applications for Payment as recommended by the OWNER or Landscape Archtect during construction as provided below.

1. Prior to Substantial Completion progress payments will be in an amount equal to 90% of the Work completed, and 90% of materials and equipment not incorporated in the Work but delivered and suitably stored, less in each case the aggregate of payments previously made.

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to 95% of the Contract Price, less such amounts as Landscape Architect shall determine in accordance with paragraph 2.6.05 of the General Conditions.

2.6.03 DELETED

2.6.04 OWNER'S ACTION ON REQUEST FOR PAYMENT:

Within 30 days after receipt of a Request for Payment from the CONTRACTOR, the OWNER shall:

1. Process the Request for Payment as recommended by the OWNER or Landscape Architect.
2. Pay such other amount, in accordance with Paragraph 2.6.05, as they shall decide is due the CONTRACTOR, informing the CONTRACTOR and the OWNER or Landscape Architect in writing of their reasons for paying the amended amount.
3. Withhold payment in accordance with Paragraph 2.6.05, informing the CONTRACTOR and the OWNER or Landscape Architect of their reasons for withholding payment.

2.6.05 OWNER'S RIGHT TO WITHHOLD PAYMENT OF A REQUEST FOR PAYMENT:

The OWNER may withhold payment, in whole or in part, of a Request for Payment to the extent necessary to protect themself from loss on account of any of the following:

1. Defective work.

2. Evidence indicating the probable filing of claims by other parties against the CONTRACTOR which may adversely affect the OWNER.

3. Failure of the CONTRACTOR to make payments due to sub-contractor's, material suppliers, or employees.

4. Damage to another CONTRACTOR.

2.6.06 PAYMENT FOR UNCORRECTED WORK:

Should the OWNER direct the CONTRACTOR not to correct work that has been damaged or that was not performed in accordance with the Contract Documents, an equitable deduction from the Contract Amount shall be made to compensate the OWNER for the Uncorrected work.

2.6.07 PAYMENT FOR REMOVAL OF REJECTED WORK AND MATERIALS:

The removal of work and materials rejected in accordance with Paragraph 2.3.05 and the re-execution of acceptable work by the CONTRACTOR shall be at the expense of the CONTRACTOR, and they shall pay the cost of replacing the work of other CONTRACTOR'S destroyed or damaged by the removal of the rejected work or materials and the subsequent replacement of acceptable work.

1. Removal by OWNER: Removal of rejected work or materials and storage of materials by the OWNER, in accordance with Paragraph 2.3.05, shall be paid by the CONTRACTOR within 30 days after written notice to pay is given by the OWNER. If the CONTRACTOR does not pay the expenses of such removal and after ten days written notice being given by the OWNER of their intent to sell the materials, the OWNER may sell the materials at auction or at private sale and will pay the CONTRACTOR the net proceeds therefrom after deducting all the costs and expenses that should have been borne by the CONTRACTOR.

2.6.08 PAYMENT FOR EXTRA WORK:

Written notice of claims for payment for Extra Work shall be given by the CONTRACTOR within ten days after receipt of instructions from the OWNER to proceed with the Extra Work and before any work is commenced, except in an emergency endangering life or property. No claim shall be valid unless so made. In all cases, the CONTRACTOR'S itemized estimate sheets showing all labor and material shall be submitted to the OWNER. The OWNER'S order for Extra Work shall specify any extension of the Contract Time and one of the following methods of payment.

1. Unit prices or combinations of unit prices which formed the basis of the original Contract.

2. A lump sum based on the CONTRACTOR'S estimate and accepted by the OWNER.

3. Actual cost plus 15% for overhead and profit. Actual costs are defined as follows:

   A. Labor costs, including all allowances for holidays, vacation, sick leave, apprentice programs, hospitalization, or other "fringe benefits" and including time of foreman while engaged directly upon extra work.

   B. Labor insurance and taxes.

   C. Materials and supplies used on the work.

   D. Associated General CONTRACTOR'S of America standard rental rates on each piece of equipment having a value in excess of $50.00. Equipment and tools of lesser value are considered "small tools" and, as such, are considered to be part of overhead.

2.6.09 PAYMENT FOR WORK SUSPENDED BY THE OWNER:

If the work or any part thereof shall be suspended by the OWNER and abandoned by the CONTRACTOR as provided in Paragraph 2.2.01 d., Suspension of Work by OWNER, the

CONTRACTOR will then be entitled to payment for all work done on the portions so abandoned, plus 15% of the value of the abandoned work to compensate for overhead, plant expense, and anticipated profit.

2.6.10 PAYMENT FOR WORK BY THE OWNER:

The cost of the work performed by the OWNER, in removing construction equipment, tools, and supplies in accordance with Paragraph 2.5.08, Removal of Construction Equipment, Tools, and Supplies, and in correcting deficiencies in accordance with Paragraph 2.2.01 e., OWNER'S Right to Terminate the Agreement and Complete the Work shall be paid by the CONTRACTOR.

2.6.11 PAYMENT FOR WORK BY THE OWNER FOLLOWING THEIRTERMINATION OF THE CONTRACT:

Upon termination of the Contract by the OWNER in accordance with Paragraph 2.2.01 e., OWNER'S Right to Terminate Agreement and Complete the Work, no further payments shall be due the CONTRACTOR until the work is completed. If the unpaid balance of the Contract Amount shall exceed the cost of completing the work including all overhead costs, the excess shall be paid to the CONTRACTOR. If the cost of completing the work shall exceed the unpaid balance, the CONTRACTOR shall pay the difference to the OWNER. The cost incurred by the OWNER, as herein provided, and the damage incurred through the CONTRACTOR'S default, shall be certified by the OWNER.

1. Unpaid Balance: If the unpaid balance of the Contract Sum exceeds the cost of finishing the work, including compensation for the Landscape Architect's additional services, such shall be paid to the CONTRACTOR. If such costs exceed such unpaid balance, the CONTRACTOR shall pay the difference to the OWNER. The cost incurred by the OWNER as herein provided shall be certified by the Landscape Architect.

2.6.12 PAYMENT FOR WORK TERMINATED BY THE CONTRACTOR:

Upon suspension of the work or termination of the Contract by the CONTRACTOR in accordance with Paragraph 2.2.02f, CONTRACTOR'S Right to Suspend Work or Terminate Agreement, the CONTRACTOR shall recover payment from the OWNER for the work performed, plus loss on plant and materials, plus established profit and damages.

2.6.13 PAYMENT FOR SAMPLES AND TESTING OF MATERIALS:

Samples furnished in accordance with Paragraph 2.3.02, Samples, shall be furnished by the CONTRACTOR at their expense and may be used in the work, after acceptance.

1. Testing of samples and materials furnished in accordance with Paragraph 2.3.02, Samples, shall be arranged and paid for by the OWNER.

2.6.14 ACCEPTANCE AND FINAL PAYMENT:

When the CONTRACTOR shall have completed the work in accordance with the terms of the Contract Documents, they shall certify completion of the work to the OWNER and submit a final

Request for Payment, which shall be the Contract Amount plus all approved additions, less all approved deductions and less previous payments made. The CONTRACTOR shall furnish evidence that they have fully paid all debts for labor, materials, and equipment incurred in connection with the work, and, upon acceptance by the OWNER, the OWNER will release the CONTRACTOR, except as to the conditions of the Performance and Payment Bond, any legal rights of the OWNER, required guaranties, and Correction of Faulty Work after Final Payment, and will pay the CONTRACTOR'S final Request for Payment. The CONTRACTOR shall allow sufficient time between the time of completion of the work and approval of the final Request for Payment for the OWNER or Landscape Architect to assemble and check the necessary data.

1. Release of Liens: The CONTRACTOR shall deliver to the OWNER a complete release of all liens arising out of this Contract before the final Request for Payment is paid. If any lien remains unsatisfied after all payments are made, the CONTRACTOR shall refund to the OWNER such amounts as the OWNER may have been compelled to pay in discharging such liens including all costs and a reasonable attorney's fee.

2. Final Payment: The CONTRACTOR shall be paid in full within 61 days after the date of substantial completion. If within 61 days after substantial completion there remains uncompleted minor items, an amount equal to 200% of the value of each item as determined by the OWNER or Landscape Architect shall be withheld and paid 61 days following completion of all such items. This payment shall constitute final settlement.

SECTION 2.7 - CONTROL OF THE WORK

2.7.01 GENERAL:

The following general provisions have been taken verbatim from the Florida Department of Transportation Standard Specifications for Road and Bridge Construction with certain modifications to meet specific requirements of the City of Sanibel. The CONTRACTOR is advised to read these provisions very carefully and ensure that they fully understand all of the requirements.

2.7.02 PLANS AND WORKING DRAWINGS:

1. Plans and Contract Documents:

   The CONTRACTOR will be furnished an appropriate number of copies of the plans and special provisions as required for the particular project. Copies of the Standard Specifications may be purchased from the Florida Department of Transportation. The CONTRACTOR shall have available on the work, at all times, one copy each of the plans, specifications and special provisions.

2. Plans:

   The plans furnished by the Landscape Architect consist of general drawings showing such details as are necessary to give a comprehensive idea of the construction contemplated. Roadway plans will show in general, alignment, profile grades, typical cross sections and general cross sections. Structure plans, in general, will show in detail all dimensions of the work contemplated. When the structure plans do not show the dimensions in detail, they will show general features and such details as are

necessary to give a comprehensive idea of the structure.

3. Alterations in Plans:

All authorized alterations affecting the requirements and information given on the approved plans shall be in writing. No changes shall be made on any plan or drawing after its approval by the OWNER or Landscape Architect, except by direction of the Landscape Architect.

4. Working Drawings (for Structures):

A. General:

The CONTRACTOR shall furnish, on sheets not larger than 24 inches by 36 inches, such working and detail drawings as may be required for any part of the structure and which are not included in plans furnished by the Landscape Architect.

B. For Steel Structures:

Working Drawings for steel structures shall consist of shop detail, erection details and other working plans, showing details, dimensions, sizes of material, and other information necessary for the complete fabrication and erection of the metal work.

C. For Concrete Structures:

Working drawings for concrete structures shall consist of such detailed plans as may reasonably be required for the effective prosecution of the work and which are not included in plans furnished by the Landscape Architect. These may include details of falsework, bracing centering and formwork, masonry layout diagrams, and diagrams for bending reinforcing steel.

D. Submission of Working Drawings:

The CONTRACTOR shall submit to the OWNER or Landscape Architect for approval three (3) sets of any required detailed shop or working drawings. These drawings shall be submitted insufficient time to allow adequate study and discussion and any necessary correction prior to beginning the work they cover. Prior to the approval of these drawings any work done, or materials ordered for the structures involved shall be at the CONTRACTOR'S risk. One set of these drawings will be returned to the CONTRACTOR, either approved or marked with corrections required. The other sets will be retained by the OWNER or Landscape Architect.

E. Responsibility of Accuracy of Working Drawings:

It is understood, however, that approval by the OWNER or Landscape Architect of the CONTRACTOR'S working drawings does not relieve the CONTRACTOR of any responsibility for accuracy of dimensions and details, or for conformity of dimensions and details. The CONTRACTOR shall be responsible for

agreement and conformity of their working drawings with the approved plans and specifications.

F. Cost of Working Drawings:

The contract prices shall include the cost of furnishing all working drawings, and the CONTRACTOR will be allowed no extra compensation for such drawings.

2.7.03 COORDINATION OF PLANS, SPECIFICATIONS AND SPECIAL PROVISIONS:

These Specifications, the plans, special provisions, and all supplementary documents are integral parts of the contract, and a requirement occurring in one is as binding as though occurring in all.

They are intended to be complementary and to describe and provide for a complete work. In addition to the work and materials specifically called for in the Specifications as being included in any specific pay item, additional incidental work, not specifically mentioned, will be included in such pay item when so shown in the plans, or if indicated, or obvious and apparent, as being necessary for the proper completion of the work under such pay item and not stipulated as being covered under other pay items. In case of discrepancy, computed dimensions shall govern over scaled dimensions, plans shall govern over Standard Specifications, and special provisions shall govern over both Standard Specifications and Plans.

2.7.04 CONFORMITY OF WORK WITH PLANS:

All Work performed, and all materials furnished shall be in reasonably close conformity with the lines, grades, cross sections, dimensions, and material requirements, including tolerances, shown on the plans or indicated in the specifications.

In the event the OWNER or Landscape Architect finds the materials or the finished product in which the materials are used not within reasonable close conformity with the plans and specifications, but that reasonably acceptable work has been produced, they shall then make a determination if the work shall be accepted and remain in place. In this event, the Landscape Archtect will document the basis of acceptance by contract modification which will provide for an appropriate adjustment in the contract price for such work or materials as they deem necessary to conform to their determination based on the OWNER or Landscape Archtect's judgment.

In the event the OWNER or Landscape Architect finds the materials, or the finished product in which the materials are used, or the work performed are not in reasonably close conformity with the plans and specifications and have resulted in an inferior or unsatisfactory product, the work or materials shall be removed and replaced or otherwise corrected by and at the expense of the CONTRACTOR.

In the event the OWNER accepts the work that is not within these tolerances, appropriate deductions will be made from the actual amount used to cover the cost of the extra material. The amount will be computed based on the job mix formula and the unit price stated in the Contract.

2.7.05 ERRORS OR OMISSIONS IN PLANS OR SPECIFICATIONS:

The CONTRACTOR shall take no advantage of any apparent error or omission which they might discover in the plans or specifications but shall forthwith notify the OWNER or Landscape Architect

of such discovery, who will then make such corrections and interpretations as they deem necessary for reflecting the actual spirit and intent of the plans and specifications.

2.7.06 AUTHORITY OF THE LANDSCAPE ARCHTECT:

All work shall be available for inspection by the Landscape Architect and performed to their satisfaction.

It is agreed by the parties hereto that the Landscape Architect shall decide all questions, difficulties and disputes, of whatever nature, which may arise relative to the interpretation of the plans, construction, prosecution and fulfillment of the contract, and as to the character, quality, amount and value of any work done, and materials furnished, under or by reason of the contract.

2.7.07 AUTHORITY AND DUTIES OF LANDSCAPE ARCHTECT'S ASSISTANTS:

The Landscape Architect may appoint such assistants and representatives as they desire. They shall be authorized to inspect all work done and all materials furnished. Such inspection may extend to all or any part of the work and to the manufacture, preparation or fabrication of the materials to be used. Such assistants shall not be authorized to revoke, alter or waive any requirement of the specifications. They shall be authorized to call to the attention of the CONTRACTOR any failure of the work or materials to conform to the specifications and contract and shall have the authority to reject materials or suspend the work until any questions at issue can be referred to and decided by the Landscape Architect. The CONTRACTOR shall be immediately notified in writing of any such suspension of the work and such notice shall state in detail the reasons for the suspension. The presence of the inspector or other assistant shall in no way lessen the responsibility of the CONTRACTOR.

2.7.08 CONSTRUCTION STAKES AND MARKERS:

1. Stakes Furnished:

   The CONTRACTOR shall furnish and set, free of charge, slope stakes, grade stakes and all other stakes necessary for construction of the project. The CONTRACTOR shall furnish all templates and other materials necessary for making and maintaining points and lines given and shall furnish the Landscape Architect such incidental labor as they may require in reestablishing points and lines necessary to the prosecution of the work.

2. Special Requirements for Landscape Work:

   For landscape work, the OWNER will furnish all stakes in the size and quantity required and the CONTRACTOR shall set all such stakes with their own forces. The CONTRACTOR shall maintain such stakes in place until the layout is approved and the digging of the holes for the plantings has begun; replacing any which may become destroyed or disturbed during such period.

2.7.09 CONTRACTOR'S SUPERVISION:

1. Prosecution of work:

   The CONTRACTOR shall give the work the constant attention necessary to assure the scheduled progress and they shall cooperate fully with the OWNER or Landscape

Architect and with other CONTRACTOR'S at work in the vicinity.

2. CONTRACTOR'S Superintendent:

The CONTRACTOR shall at all times have on the work as their agent, a competent superintendent capable of thoroughly interpreting the plans and specifications and thoroughly experienced in the type of work being performed, who shall receive the instructions from the OWNER or Landscape Architect or their authorized representatives. The superintendent shall have full authority to execute the orders or directions of the OWNER or Landscape Architect and to supply promptly any materials, tools, equipment, labor and incidentals which may be required. Such superintendence shall be furnished regardless of the amount of work sublet.

3. Supervision for Emergencies:

The CONTRACTOR shall have a responsible person available at or reasonably near the work site on a 24-hour basis, seven days a week, in order that they may be contacted in emergencies and in cases where immediate action must be taken to maintain traffic or to handle any other problem that might arise. For compliance with this requirement outside of working hours, the furnishing of the telephone number where such person can be reached will suffice.

2.7.10 GENERAL INSPECTION REQUIREMENTS:

1. Cooperation by CONTRACTOR:

No work shall be done, nor materials used, without suitable inspection by the OWNER or Landscape Architect or their representative, and the CONTRACTOR shall furnish the OWNER or Landscape Architect with every reasonable facility for ascertaining whether the work performed, and materials used are in accordance with the requirements and intent of the plans and specifications. If the OWNER or Landscape Architect so requests, the CONTRACTOR shall, at any time before final acceptance of the work, remove or uncover such portions of the finished work as may be directed. After examination, the CONTRACTOR shall restore the uncovered portions of the work to the standard required by the specifications. Should the work so exposed or examined prove unacceptable, the uncovering or removal, and the replacing of the covering or making good of the parts removed, shall be at the CONTRACTOR'S expense. However, should the work thus exposed or examined prove acceptable, the uncovering or removing, and the replacing of the covering or making good of the parts removed, shall be paid for as extra work.

2. Failure of Landscape Architect to Reject Work During Construction:

If, during or prior to construction operations, the Landscape Architect should fail to reject defective work or materials, whether from lack of discovery of such defect or for any other reason, such initial failure to reject shall in no way prevent their later rejection when such defect is discovered, or obligate the Landscape Architect to final acceptance, and the CONTRACTOR shall make no claim for losses suffered due to any necessary removals or repairs of such defects.

3. Failure to Remove and Renew Defective Materials and Work:

Should the CONTRACTOR fail or refuse to remove and renew any defective materials used or work performed, or to make any necessary repairs in an acceptable manner and in accordance with the requirements of the specifications, within the time indicated in writing, the OWNER or Landscape Architect shall have the authority to cause the unacceptable or defective materials or work to be repaired, removed and renewed, as may be necessary; all at the CONTRACTOR'S expense. Any expense incurred by the City in making these repairs, removals or renewals, which the CONTRACTOR has failed or refused to make, shall be paid for out of any moneys due or which may become due the CONTRACTOR, or may be charged against the contract bond. Continued failure or refusal on the part of the CONTRACTOR to make any or all necessary repairs promptly, fully and in an acceptable manner shall be sufficient cause for the City, at its option, to perform the work with its own organization, or to contract with any other individual, firm or corporation to perform the work. All costs and expenses incurred thereby shall be charged against the defaulting CONTRACTOR and the amount thereof deducted from any moneys due or which may become due to them or shall be charged against the contract bond. Any work performed, subsequent to forfeiture of the Contract, as described in this Article, shall not relieve the CONTRACTOR in any way of their responsibility for the work performed by them.

2.7.11 FINAL CONSTRUCTION INSPECTION:

1. Maintenance Until Final Acceptance:

   The CONTRACTOR shall maintain all work in first-class condition until it has been completed as a whole and has been accepted by the OWNER or Landscape Architect under the provisions of 2.7.12.

2. Semifinal Inspections:

   The OWNER or Landscape Architect will make a semifinal inspection within seven (7) days after notice from the CONTRACTOR of presumptive completion of the entire project. If, at the semifinal inspection, all construction provided for and contemplated by the contract is found completed to the OWNER or Landscape Architect's satisfaction, such inspection shall constitute the final inspection, as prescribed below. If, however, at any semifinal inspection any work is found unsatisfactory, in whole or in part, the OWNER or Landscape Architect shall give the CONTRACTOR the necessary instructions as to replacement of material and performance or re-performance of work necessary and prerequisite to final completion and acceptance, and the CONTRACTOR forthwith shall comply with and execute such instructions. Upon satisfactory replacement of material and performance or reperformance of such work, another inspection shall be made, which shall constitute the final inspection if the required material is found to have been replaced and the work completed satisfactorily.

3. Final Inspection:

   Whenever all materials have been furnished, all work has been performed, and the construction contemplated by the contract has been satisfactorily completed, the OWNER or Landscape Architect will make the final inspection.

2.7.12 FINAL ACCEPTANCE:

When, upon completion of the final construction inspection, the work is found to be completed satisfactorily, the OWNER or Landscape Architect shall give the OWNER a written recommendation for acceptance of the work. The OWNER shall then satisfy themself as to the OWNER or Landscape Architect's recommendation and within five days of said recommendation notify the CONTRACTOR, in writing, of their acceptance of the work.

2.7.13 CLAIMS BY CONTRACTOR:

Where the CONTRACTOR deems that extra compensation is due them for work or materials not clearly covered in the contract or not ordered by the OWNER or Landscape Architect as extra work, as defined herein, the CONTRACTOR shall notify the OWNER or Landscape Architect in writing of their intentions to make claim for extra compensation, before they begin the work on which they base the claim. If such notification is not given, and the OWNER or Landscape Architect is not afforded proper opportunity for keeping strict account of actual cost, as defined for force account, then the CONTRACTOR thereby agrees to waive the claim for such extra compensation. Such notice by the CONTRACTOR, and the fact that the OWNER or Landscape Architect has kept account of the cost as aforesaid, shall not in any way be construed as establishing the validity of the claim. In such case the claim after consideration by the OWNER or Landscape Architect, is found to be valid, it shall be allowed and paid for as extra as provided her

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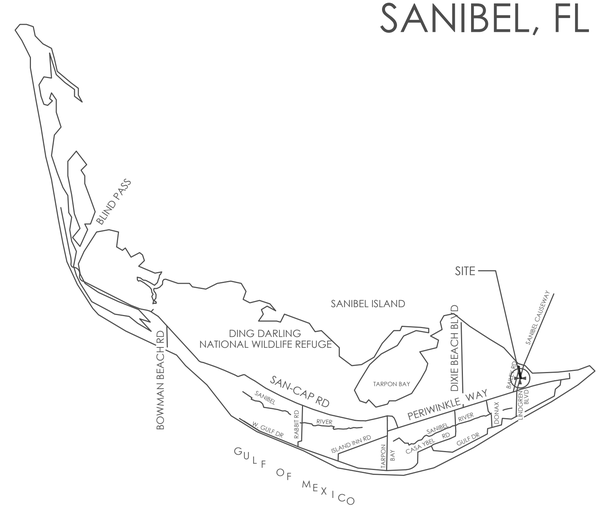
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LANDSCAPE PLAN - CAUSEWAY BLVD CORRIDOR

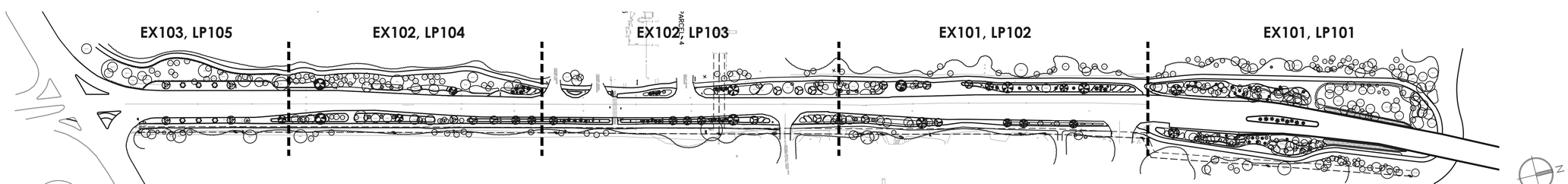
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1	EX103	EXISTING VEGETATION IMPACT PLAN & SCHEDULE
	LP101	PROPOSED VEGETATION & SECTION A-A'
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	LP105	PROPOSED VEGETATION & SECTION E-E'
	LP106	LANDSCAPE SCHEDULE & NOTES
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REPRESENTATIVE:
CITY OF SANIBEL
Paula McMichael, Director of Planing Department
Craig Chandler, Deputy Planning Director
Holly Milbrandt, Director of Natural Resources
Causeway Blvd. Corridor
800 Dunlop Road
Sanibel, Florida 33957



A / LS101 KEY PLAN
SCALE: 1" = 100'

SCALE: 1" = 100'-0"
0' 50' 100' 200'

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CAUSEWAY BLVD
CAUSEWAY BLVD
SANIBEL, FL 33957
COVER

Primary Issue Date: 12/18/2025
PLAN REVISIONS:

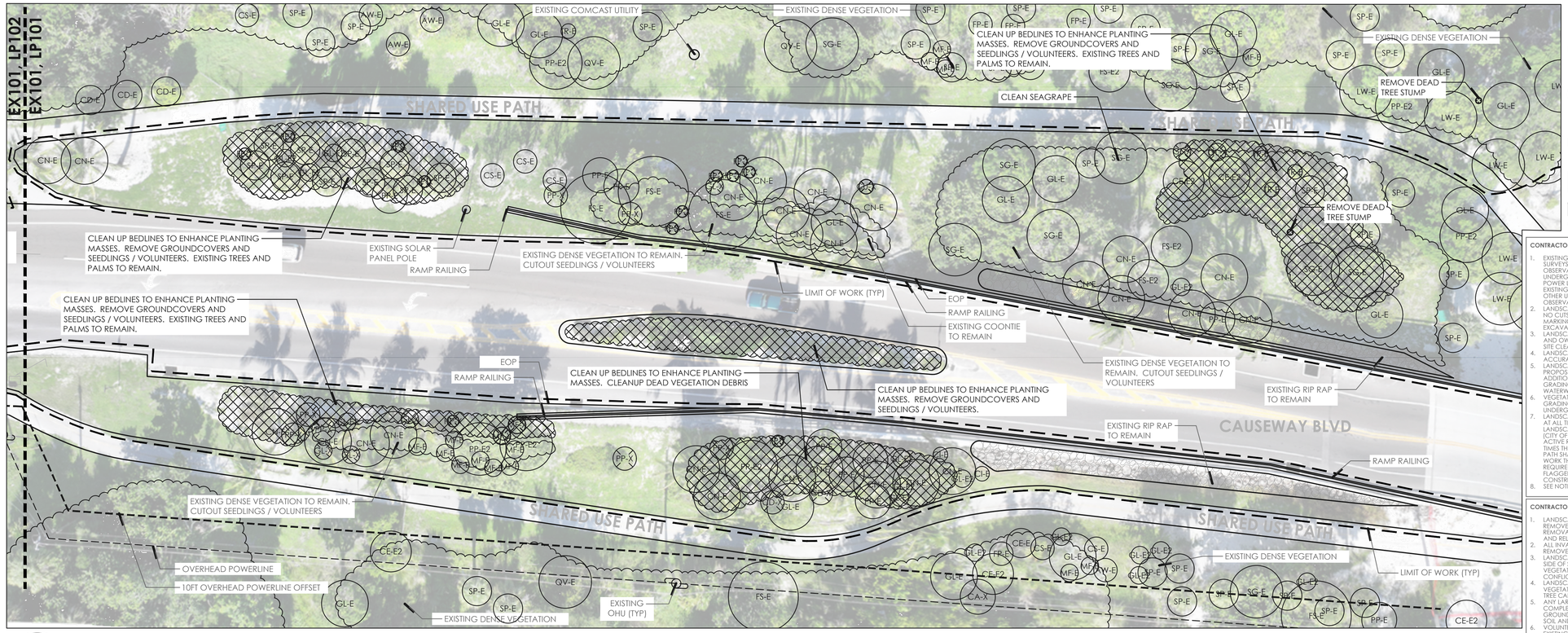
Version	Notes	Date
1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

PROJECT #: 25-031

SHEET: C

FOR DESIGN REVIEW AND PERMIT SUBMITTAL ONLY. NOT FOR CONSTRUCTION.



A EX101 PLAN

SCALE: 1" = 20'

EXISTING VEGETATION LEGEND

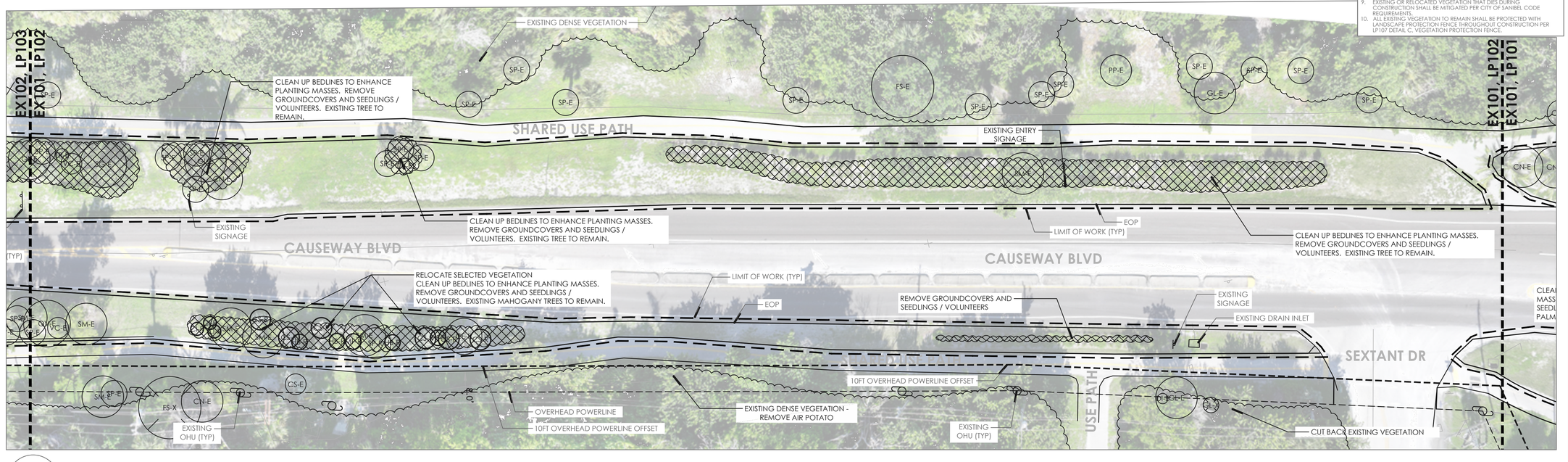
- XX-E — EXISTING TREE - REMAIN
- XX-R — EXISTING TREE - RELOCATE
- XX-X — EXISTING TREE - REMOVE
- GROUNDCOVER REMOVAL AREA: *REMOVE GRASSES AND GROUNDCOVER ONLY. SEE VEGETATION REMOVAL NOTES*
- LIMIT OF WORK

CONTRACTOR – GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION IS A COMBINATION OF MULTIPLE SURVEYS PROVIDED BY CITY OF SANIBEL AERIAL IMAGERY AND ON-SITE OBSERVATIONS. SURVEY INFORMATION DOES NOT INCLUDE UNDERGROUND AND ABOVE GROUND UTILITIES INCLUDING OVERHEAD POWER LINES, STORMWATER, SEWER, AND CABLE/FIBER LOCATIONS. EXISTING SIGNAGE LOCATIONS, STORM DRAIN GRATE LOCATIONS, AND OTHER UTILITIES NOTED ON PLANS WERE APPROXIMATED PER ON SITE OBSERVATIONS.
2. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CALLING SUNSHINE 811 NO CUTS 811 OR (800) 432-4770 PRIOR TO BEGINNING WORK. ALL MARKINGS MUST BE COMPLETE AND VISIBLE ON GROUND PRIOR TO ANY EXCAVATION WORK.
3. LANDSCAPE CONTRACTOR TO INFORM CITY OF SANIBEL PUBLIC WORKS AND OWNER/OWNER'S AGENT OF ANY SITE UTILITY CONFLICTS DURING SITE CLEANUP AND SITE PREPARATION OF PLANTING AREAS.
4. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING SCALE AND ACCURACY OF VEGETATION IMPACT PLANS.
5. LANDSCAPE PLANS COVER VEGETATION REMOVAL, RELOCATION AND PROPOSED PLANTINGS ONLY. LANDSCAPE PLANS DO NOT REFLECT ADDITIONAL SITE WORK. HARDSCAPE LAYOUT, UTILITIES, DRAINAGE, GRADING, STORMWATER, ENVIRONMENTAL MITIGATION, AND WATERWARD INTERVENTIONS.
6. VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY FUTURE UNDERGROUND UTILITY WORK.
7. LANDSCAPE CONTRACTOR SHALL ENSURE A SAFE WORK ENVIRONMENT AT ALL TIMES FOR VEHICULAR, PEDESTRIAN AND WILDLIFE USERS. LANDSCAPE CONTRACTOR TO FOLLOW JURISDICTIONAL GUIDELINES (CITY OF SANIBEL, FDOT) FOR WORK IN RIGHT OF WAY. THIS SITE IS AN ACTIVE ROADWAY AND TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. THE SHARED USE PATH SHALL REMAIN OPEN FOR PEDESTRIAN AND BICYCLE ACTIVITY. SITE WORK THAT REQUIRES TEMPORARY USE OF THE SHARED USE PATH SHALL REQUIRE ORANGE CONSTRUCTION FENCE, CONES AND A DEDICATED FLAGGER TO RE-DIRECT PEDESTRIAN USERS. FENCING SHALL NOT CONSTRICT WILDLIFE MOBILITY.
8. SEE NOTEBOX EX103: 102 MAINTENANCE OF TRAFFIC

CONTRACTOR – VEGETATION IMPACTS NOTES:

1. LANDSCAPE CONTRACTOR TO IDENTIFY AND VERIFY PLANTS TO BE REMOVED WITH CLIENT REPRESENTATIVE PRIOR TO PERFORMING REMOVALS. CONTRACTOR TO CONFIRM ALL QUANTITIES OF REMOVALS AND RELOCATIONS.
2. ALL INVASIVE EXOTIC VEGETATION WITHIN LIMIT OF WORK / SITE SHALL BE REMOVED FROM SITE.
3. LANDSCAPE CONTRACTOR TO WALL BACK EXISTING MAHOE ON SOUTH SIDE OF SOUTH MULTI-USE PATH. CONTRACTOR TO TRIM BACK CANOPY VEGETATION OVERHANGING MULTI-USE BIKE PATH IN LOCATIONS WHERE CONFLICTS ARISE WITH PROPOSED CANOPY TREES.
4. LANDSCAPE CONTRACTOR SHALL FOLLOW ALL CITY OF SANIBEL VEGETATION TRIMMING GUIDELINES. NOT MORE THAN 25% OF NATIVE TREE CANOPY SHALL BE TRIMMED.
5. ANY LARGE PALMS, TREES OR STUMPS TO BE REMOVED SHALL BE COMPLETELY REMOVED. ROOT BALLS SHALL BE REMOVED OR STUMP GROUND TO MINIMUM OF 12" DEPTH AND BACKFILLED WITH APPROVED SOIL AND SHALL BE LANDSCAPED OR SODDED.
6. VOLUNTEER SAPLINGS LESS THAN 1" CALIPER SHALL BE CULLED FROM EXISTING VEGETATION MASSES. EXISTING GROUNDCOVER MASSES (HERBACIOUS, NON-WOODY PLANT MATERIAL) SHALL BE REMOVED. SELECT VOLUNTEER SHRUBS SHALL BE REMOVED FOR LEGIBILITY WITHIN LANDSCAPE BED AREAS.
7. LANDSCAPE CONTRACTOR SHALL PRESERVE EXISTING COONTIE IN PLACE AND TO PRESERVE LARGE COONTIES TAGGED FOR RELOCATION.
8. PROPOSED RELOCATED VEGETATION SHALL BE TAGGED WITH COLORED ENGINEER TAPE PRIOR TO RELOCATION. TAPE SHALL REMAIN ON RELOCATED VEGETATION THROUGHOUT DURATION OF SITE WORK. RELOCATED VEGETATION SHALL BE HAND WATERED FOR ESTABLISHMENT.
9. EXISTING OR RELOCATED VEGETATION THAT DIES DURING CONSTRUCTION SHALL BE MITIGATED PER CITY OF SANIBEL CODE REQUIREMENTS.
10. ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED WITH LANDSCAPE PROTECTION FENCE THROUGHOUT CONSTRUCTION PER LP107 DETAIL C. VEGETATION PROTECTION FENCE.



B EX101 PLAN

SCALE: 1" = 20'

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CAUSEWAY BLVD

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EXISTING VEGETATION IMPACT PLAN

SCALE: 1" = 20'-0"
0' 10' 20' 40'

Primary Issue Date: 12/18/2025
PLAN REVISIONS:

Version	Notes	Date
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LEIGH A. GEVELINGER, P.L.A.
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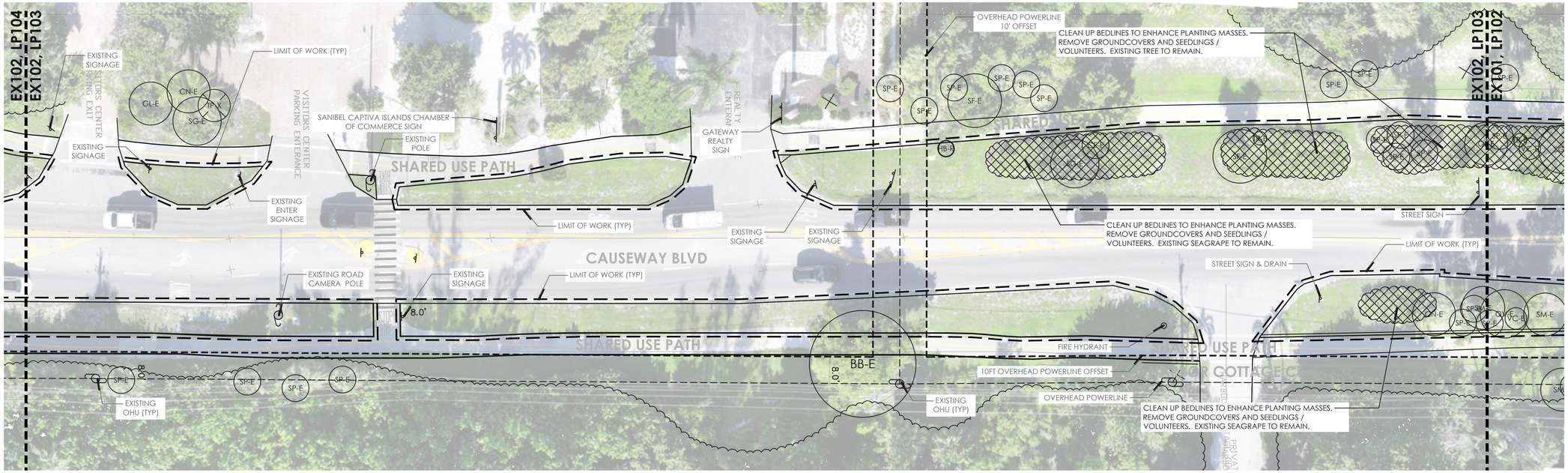
PROJECT #: 25-031

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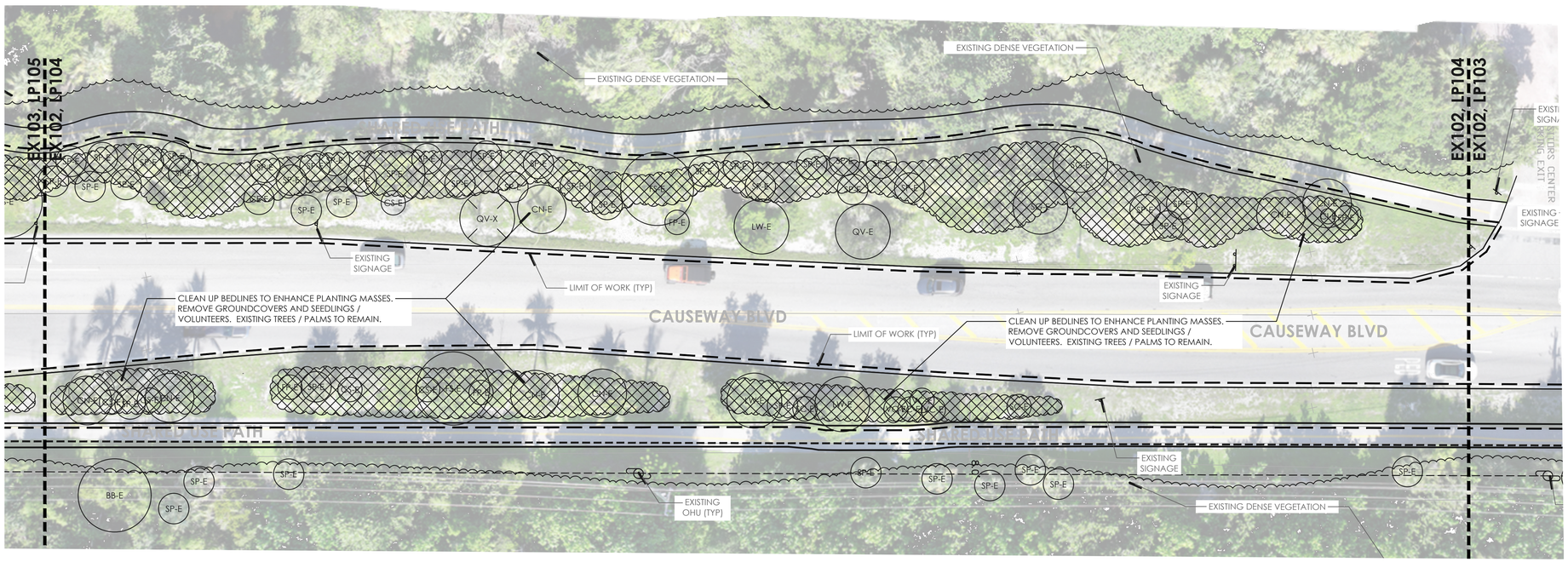
FOR DESIGN REVIEW AND PERMIT SUBMITTAL ONLY. NOT FOR CONSTRUCTION.

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A
EX102
PLAN
SCALE: 1" = 20'



B
EX102
PLAN
SCALE: 1" = 20'

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2. ALL INVASIVE EXOTIC VEGETATION WITHIN LIMIT OF WORK / SITE SHALL BE REMOVED FROM SITE.
3. LANDSCAPE CONTRACTOR TO WALL BACK EXISTING MAHOE ON SOUTH SIDE OF SOUTH MULTI-USE PATH. CONTRACTOR TO TRIM BACK CANOPY VEGETATION OVERHANGING MULTI-USE BIKE PATH IN LOCATIONS WHERE CONFLICTS ARISE WITH PROPOSED CANOPY TREES.
4. LANDSCAPE CONTRACTOR SHALL FOLLOW ALL CITY OF SANIBEL VEGETATION TRIMMING GUIDELINES. NOT MORE THAN 25% OF NATIVE TREE CANOPY SHALL BE TRIMMED.
5. ANY LARGE PALMS, TREES OR STUMPS TO BE REMOVED SHALL BE COMPLETELY REMOVED. ROOT BALLS SHALL BE REMOVED OR STUMP GROUND TO MINIMUM OF 12" DEPTH AND BACKFILLED WITH APPROVED SOIL AND SHALL BE LANDSCAPED OR SODDED.
6. VOLUNTEER SAPLINGS LESS THAN 1" CALIPER SHALL BE CULLED FROM EXISTING VEGETATION MASSES. EXISTING GROUNDCOVER MASSES (HERBACIOUS, NON-WOODY PLANT MATERIAL) SHALL BE REMOVED. SELECT VOLUNTEER SHRUBS SHALL BE REMOVED FOR LEGIBILITY WITHIN LANDSCAPE BED AREAS.
7. LANDSCAPE CONTRACTOR SHALL PRESERVE EXISTING COONTIE IN PLACE AND TO PRESERVE LARGE COONTIES TAGGED FOR RELOCATION.
8. PROPOSED RELOCATED VEGETATION SHALL BE TAGGED WITH COLORED ENGINEER TAPE PRIOR TO RELOCATION. TAPE SHALL REMAIN ON RELOCATED VEGETATION THROUGHOUT DURATION OF SITE WORK. RELOCATED VEGETATION SHALL BE HAND WATERED FOR ESTABLISHMENT.
9. EXISTING OR RELOCATED VEGETATION THAT DIES DURING CONSTRUCTION SHALL BE MITIGATED PER CITY OF SANIBEL CODE REQUIREMENTS.
10. ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED WITH LANDSCAPE PROTECTION FENCE THROUGHOUT CONSTRUCTION PER LP107 DETAIL C, VEGETATION PROTECTION FENCE.

EXISTING VEGETATION LEGEND

- XX-E — EXISTING TREE - REMAIN
- XX-R — EXISTING TREE - RELOCATE
- XX-X — EXISTING TREE - REMOVE
- GROUNDCOVER REMOVAL AREA: *REMOVE GRASSES AND GROUNDCOVER ONLY, SEE VEGETATION REMOVAL NOTES*
- LIMIT OF WORK

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CAUSEWAY BLVD

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SANIBEL, FL 33957

EXISTING VEGETATION IMPACT PLAN

SCALE: 1" = 20'-0"
0' 10' 20' 40'

Primary Issue Date: 12/18/2025
PLAN REVISIONS:

Version	Notes	Date
1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

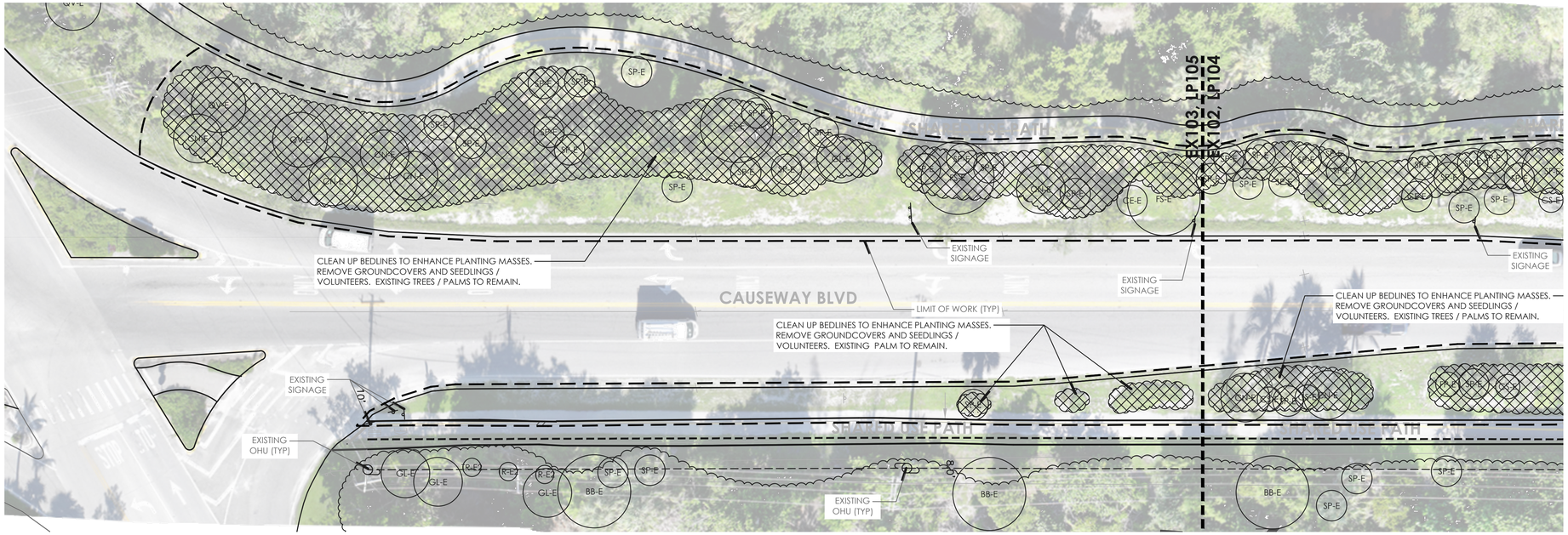
PROJECT #: 25-031

SHEET: EX102

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A PLAN
EX103
SCALE: 1" = 20'

IMPACT PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
RELOCATE - NATIVE				
CE-R	1	CONOCARPUS ERECTUS	BUTTONWOOD	RELOCATE
SP-R	1	SABAL PALMETTO	SABAL PALM	RELOCATE
REMOVE - NATIVE				
GL-X	7	BURSERA SIMARUBA	GUMBO LIMBO, SEEDLINKS	REMOVE
CD-X	2	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	MITIGATE 1:1
FS-X	1	FICUS AUREA	STRANGLER FIG	DEAD
PP-X	7	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD, SEEDLINK	REMOVE
QV-X	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	MITIGATE 1:1
REMOVE - NONNATIVE				
CA-X	1	CUPANIOPSIS ANACARDIOIDES	CARROTWOOD	INVASIVE
TP-X	1	THESPESIA POPULNEA	MAHOE	INVASIVE
RELOCATE - NATIVE				
CI-R	3	CHRYSOBALANUS ICACO	COCO PLUM	RELOCATE
CS-R	6	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	RELOCATE
HB-R	4	HETEROSAVIA BAHAMENSIS	MAIDENBUSH	RELOCATE
MF-R	2	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	RELOCATE
REMOVE - NATIVE				
CU-X	1	COCCOLOBA UVIFERA	SEA GRAPE	MITIGATE 1:1
FP-X	11	FORESTIERA SEGREGATA	FLORIDA PRIVET, SEEDLINKS	REMOVE
HP-X	1	HAMELIA PATENS	FIREBUSH	MITIGATE 1:1
MF-X	2	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	MITIGATE 1:1

IMPORTANT: VEGETATION IMPACTS

1. VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY UNDERGROUND UTILITY WORK.
2. ALL SITE GRADING & DRAINAGE SHALL MEANDER AROUND EXISTING AND RELOCATED VEGETATION.

IMPORTANT: CONTRACTOR

1. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CALLING SUNSHINE 811 NO CUTS 811 or (800) 432-4770 PRIOR TO BEGINNING WORK. ALL MARKINGS MUST BE COMPLETE AND VISIBLE ON GROUND PRIOR TO ANY EXCAVATION WORK.
2. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES OF NATIVES TO BE PRESERVED ON SITE AND FOR VERIFYING THE QUANTITY AND EXTENT OF EXOTICS TO BE REMOVED FROM SITE PRIOR TO BIDDING ON OR BEGINNING SITE WORK.
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION OF EXISTING NATIVE/ PROTECTED SPECIES ON SITE AND TAKING NECESSARY MEASURES TO PROTECT OR RELOCATE AND PRESERVE EXISTING NATIVES.
4. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING SCALE AND ACCURACY EXISTING VEGETATION PLANS AND FOR NOTIFYING GENERAL CONTRACTOR, OWNER OR OWNERS AGENT OF ANY CONFLICTS.
5. ALL EXISTING NATIVE VEGETATION ON SITE IS TO REMAIN IN EXISTING LOCATION UNLESS OTHERWISE SPECIFIED ON PLANS.

EXISTING PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE
REMAIN - NATIVE			
GL-E2	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING
GL-E	BURSERA SIMARUBA	GUMBO LIMBO	EXISTING
CD-E	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	EXISTING
SG-E	COCCOLOBA UVIFERA	SEA GRAPE	EXISTING
CE-E2	CONOCARPUS ERECTUS	BUTTONWOOD	EXISTING
CE-E	CONOCARPUS ERECTUS	BUTTONWOOD	EXISTING
FS-E	FICUS AUREA	STRANGLER FIG	EXISTING
FS-E2	FICUS AUREA	STRANGLER FIG	EXISTING
LW-E	LYSILOMA LATISILIQUA	WILD TAMARIND	EXISTING
PP-E	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	EXISTING
PP-E2	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	EXISTING
QV-E	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	EXISTING
SP-E	SABAL PALMETTO	SABAL PALM	EXISTING
SF-E	SIDEROXYLON FOETIDISSIMUM	WILD MASTIC	EXISTING
SM-E	SWIETENIA MAHAGONI	MAHOGANY	EXISTING
REMAIN - NONNATIVE			
BB-E	BUCIDA BUCERAS	BLACK OLIVE	EXISTING
CN-E	COCOS NUCIFERA	COCONUT PALM	EXISTING
REMAIN - NATIVE			
AW-E	ACOELORRHAPHE WRIGHTII	PAUROTIS PALM	EXISTING
CI-E	CHRYSOBALANUS ICACO	COCO PLUM	EXISTING
CU-E2	COCCOLOBA UVIFERA	SEA GRAPE	EXISTING
CS-E	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	EXISTING
FP-E	FORESTIERA SEGREGATA	FLORIDA PRIVET	EXISTING
MF-E	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	EXISTING
SC-E	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	EXISTING
TR-E2	THRINAX RADIATA	GREEN THATCH PALM, DOUBLE	EXISTING
TR-E	THRINAX RADIATA	GREEN THATCH PALM	EXISTING
VC-E	VACHELLIA CHORIOPHYLLA	CINNECORD	EXISTING
REMAIN - NONNATIVE			
DI-E	DRACENA MARGINATA	DRACENA	EXISTING

PRESERVATION OF NATIVES ON SITE

1. ALL NATIVES TO REMAIN IN PLACE ON SITE SHALL BE PROTECTED BY SITE CONSTRUCTION ACTIVITIES BY ORANGE CONSTRUCTION FENCE.
2. ANY NATIVES SHOWN TO REMAIN IN PLACE, BUT DETERMINED TO BE IMPACTED BY SITE CONSTRUCTION ACTIVITIES SHALL BE RELOCATED TO THE VEGETATION RECEPTOR AREA.
3. A CITY OF SANIBEL VEGETATION PERMIT IS REQUIRED FOR RELOCATION AND REMOVAL OF ANY NATIVE VEGETATION ON SITE.
4. A VEGETATION RECEPTOR AREA IS REQUIRED FOR RELOCATED NATIVE VEGETATION. THE RECEPTOR AREA MUST BE PROTECTED BY ORANGE CONSTRUCTION FENCE AND BY SILT FENCE. TEMPORARY IRRIGATION IN VEGETATION RECEPTOR AREA IS REQUIRED FOR A MINIMUM OF 60 DAYS FOR ESTABLISHMENT OF RELOCATED VEGETATION.
5. ALL NATIVES TO BE RELOCATED ON SITE SHALL BE MARKED WITH COLORED ENGINEER TAPE TO BE DISTINGUISHED FROM OTHER NON-TRANSPLANTED VEGETATION. THE TAPE MUST REMAIN ON THE TRANSPLANTED VEGETATION UNTIL THE TREES ARE TRANSPLANTED TO FINAL SITE LOCATIONS AND INSPECTION IS COMPLETED BY STATE OF FL. DEP AND BY CITY OF SANIBEL PLANNING AND NATURAL RESOURCES DEPARTMENTS.

Call Before You Dig

Call Sunshine State One Call , at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

IMPORTANT: OVERHEAD POWERLINES

NEW INSTALLED VEGETATION SHALL BE INSTALLED PER CITY OF SANIBEL CODE SEC.122-168 - PLANTING LIMITATIONS UNDER OVERHEAD POWERLINES; TREES OR SHRUBS THAT EXCEED 20' IN HEIGHT AT MATURITY SHALL NOT BE PLANTED WITHIN TEN FEET EITHER SIDE OF THE VERTICAL PLANE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES.

IMPORTANT: UNDERGROUND UTILITIES

ALL VEGETATION TO BE INSTALLED SHALL AVOID ALL EXISTING AND PROPOSED UTILITIES. CONTRACTOR AND LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES INCLUDING STORMWATER, CABLE AND SEWER UTILITIES.

EXISTING VEGETATION LEGEND

- XX-E — EXISTING TREE - REMAIN
- XX-R — EXISTING TREE - RELOCATE
- XX-X — EXISTING TREE - REMOVE
- GROUNDCOVER REMOVAL AREA: *REMOVE GRASSES AND GROUNDCOVER ONLY, SEE VEGETATION REMOVAL NOTES*
- LIMIT OF WORK

CONTRACTOR – GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION IS A COMBINATION OF MULTIPLE SURVEYS PROVIDED BY CITY OF SANIBEL, AERIAL IMAGERY AND ON-SITE OBSERVATIONS. SURVEY INFORMATION DOES NOT INCLUDE UNDERGROUND AND ABOVE GROUND UTILITIES INCLUDING OVERHEAD POWER LINES, STORMWATER, SEWER, AND CABLE/FIBER LOCATIONS. EXISTING SIGNAGE LOCATIONS, STORM DRAIN GRATE LOCATIONS, AND OTHER UTILITIES NOTED ON PLANS WERE APPROXIMATED PER ON SITE OBSERVATIONS.
2. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CALLING SUNSHINE 811 NO CUTS 811 OR (800) 432-4770 PRIOR TO BEGINNING WORK. ALL MARKINGS MUST BE COMPLETE AND VISIBLE ON GROUND PRIOR TO ANY EXCAVATION WORK.
3. LANDSCAPE CONTRACTOR TO INFORM CITY OF SANIBEL PUBLIC WORKS AND OWNER/OWNER'S AGENT OF ANY SITE UTILITY CONFLICTS DURING SITE CLEANUP AND SITE PREPARATION OF PLANTING AREAS.
4. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING SCALE AND ACCURACY OF VEGETATION IMPACT PLANS.
5. LANDSCAPE PLANS COVER VEGETATION REMOVAL, RELOCATION AND PROPOSED PLANTINGS ONLY. LANDSCAPE PLANS DO NOT REFLECT ADDITIONAL SITE WORK, HARDSCAPE LAYOUT, UTILITIES, DRAINAGE, GRADING, STORMWATER, ENVIRONMENTAL MITIGATION, AND WATERWARD INTERVENTIONS.
6. VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY FUTURE UNDERGROUND UTILITY WORK.
7. LANDSCAPE CONTRACTOR SHALL ENSURE A SAFE WORK ENVIRONMENT AT ALL TIMES FOR VEHICULAR, PEDESTRIAN AND WILDLIFE USERS. LANDSCAPE CONTRACTOR TO FOLLOW JURISDICTIONAL GUIDELINES (CITY OF SANIBEL, FDOT) FOR WORK IN RIGHT OF WAY - THIS SITE IS AN ACTIVE ROADWAY AND TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DRUATION OF THE PROJECT. THE SHARED USE PATH SHALL REMAIN OPEN FOR PEDESTRIAN AND BICYCLE ACTIVITY. SITE WORK THAT REQUIRES TEMPORARY USE OF THE SHARED USE PATH SHALL REQUIRE ORANGE CONSTRUCTION FENCE, CONES AND A DEDICATED FLAGGER TO RE-DIRECT PEDESTRIAN USERS. FENCING SHALL NOT CONSTRICT WILDLIFE MOBILITY.

CONTRACTOR – VEGETATION IMPACTS NOTES:

1. LANDSCAPE CONTRACTOR TO IDENTIFY AND VERIFY PLANTS TO BE REMOVED WITH CLIENT REPRESENTATIVE PRIOR TO PERFORMING REMOVALS. CONTRACTOR TO CONFIRM ALL QUANTITIES OF REMOVALS AND RELOCATIONS.
2. ALL INVASIVE EXOTIC VEGETATION WITHIN LIMIT OF WORK / SITE SHALL BE REMOVED FROM SITE.
3. LANDSCAPE CONTRACTOR TO WALL BACK EXISTING MAHOE ON SOUTH SIDE OF SOUTH MULTI-USE PATH. CONTRACTOR TO TRIM BACK CANOPY VEGETATION OVERHANGING MULTI-USE BIKE PATH IN LOCATIONS WHERE CONFLICTS ARISE WITH PROPOSED CANOPY TREES.
4. LANDSCAPE CONTRACTOR SHALL FOLLOW ALL CITY OF SANIBEL VEGETATION TRIMMING GUIDELINES, NOT MORE THAN 25% OF NATIVE TREE CANOPY SHALL BE TRIMMED.
5. ANY LARGE PALMS, TREES OR STUMPS TO BE REMOVED SHALL BE COMPLETELY REMOVED. ROOT BALLS SHALL BE REMOVED OR STUMP GROUND TO MINIMUM OF 12" DEPTH AND BACKFILLED WITH APPROVED SOIL AND SHALL BE LANDSCAPED OR SODDED.
6. VOLUNTEER SAPLINGS LESS THAN 1" CALIPER SHALL BE CULLED FROM EXISTING VEGETATION MASSES. EXISTING GROUNDCOVER MASSES (HERBACIOUS, NON-WOODY PLANT MATERIAL) SHALL BE REMOVED. SELECT VOLUNTEER SHRUBS SHALL BE REMOVED FOR LEGIBILITY WITHIN LANDSCAPE BED AREAS.
7. LANDSCAPE CONTRACTOR SHALL PRESERVE EXISTING COONTIE IN PLACE AND TO PRESERVE LARGE COONTIES TAGGED FOR RELOCATION.
8. PROPOSED RELOCATED VEGETATION SHALL BE TAGGED WITH COLORED ENGINEER TAPE PRIOR TO RELOCATION. TAPE SHALL REMAIN ON RELOCATED VEGETATION THROUGHOUT DURATION OF SITE WORK. RELOCATED VEGETATION SHALL BE HAND WATERED FOR ESTABLISHMENT.
9. EXISTING OR RELOCATED VEGETATION THAT DIES DURING CONSTRUCTION SHALL BE MITIGATED PER CITY OF SANIBEL CODE REQUIREMENTS.
10. ALL EXISTING VEGETATION TO REMAIN SHALL BE PROTECTED WITH LANDSCAPE PROTECTION FENCE THROUGHOUT CONSTRUCTION PER LP107 DETAIL C, VEGETATION PROTECTION FENCE.

INVASIVE EXOTIC REMOVAL:

1. REMOVAL OF ALL SANIBEL 8 INVASIVE EXOTICS AS PER CITY OF SANIBEL VEGETATION CODE, SEC. 122-123 OF THE SANIBEL, FL CODE OF ORDINANCES.
2. SITE IS REQUIRED TO BE FREE OF ALL SANIBEL 8 INVASIVE EXOTICS FOR FINAL INSPECTION. SITE SHALL BE MAINTAINED FREE OF SANIBEL 8 INVASIVE EXOTICS INDEFINITELY.
3. INVASIVE EXOTICS INCLUDE ALL BRAZILIAN PEPPER (*Schinus terebinthifolius*), ALL MELALEUCA (*Melaleuca quinquenervia*), EARLEAF ACACIA (*Acacia auriculiformis*), LEAD TREE (*Leucaena leucocephala*), JAVA PLUM (*Syzygium cumini*), AIR POTATO (*Dioscorea bulbifera*), EXOTIC INKBERRY (*Scaevola frutescens, Scaevola sericea*) AND MOTHER-IN-LAW'S TONGUE/BOWSTRING HEMP (*Sansefieria hyacinthoides*)

SEC. 122-191. - REMOVAL REQUIRED; AUTHORITY

BRAZILIAN PEPPER, MELALEUCA AND OTHER INVASIVE EXOTIC VEGETATION HAVE BEEN DETERMINED TO BE UNDESIRABLE SPECIES WHICH OUT-COMPETE OR OTHERWISE DISPLACE NATIVE VEGETATION. SECTION 38-1 PROHIBITS THE PLANTING OR TRANSPLANTING OF:

- BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS)
- EARLEAF ACACIA (ACACIA AURICULIFORMIS)
- JAVA PLUM (SYZYGIUM CUMINII)
- EXOTIC INKBERRY (SCAEVOLA FRUCTESCENS OR SCAEVOLA SERICEA)
- LEAD TREE (LEUCAENA LEUCOCEPHALA)
- MOTHER-IN-LAWS TONGUE/BOWSTRING HEMP (SANSERVERIA HYACINTHIODES)
- AIR POTATO (DIOSCOREA BULBIFERA

WITHIN THE BOUNDARIES OF THE CITY, SUBSECTION 82-382(12)E REQUIRES THAT THE VEGETATION PLAN SUBMITTED WITH A DEVELOPMENT PERMIT APPLICATION, EXCEPT FOR MINOR IMPROVEMENTS AS DEFINED IN CHAPTER 122, VEGETATION, IDENTIFY THE INVASIVE EXOTIC VEGETATION LOCATED ON THE PARCEL PROPOSED FOR DEVELOPMENT AND INCLUDE A PLAN FOR THE REMOVAL OF THE ABOVE LISTED EXOTICS.

102 MAINTENANCE OF TRAFFIC:

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL HAVE A TRAFFIC CONTROL PLAN, AS REQUIRED BY FLORIDA STATUTE AND FEDERAL REGULATIONS, THE CONTRACTOR MAY RESTRICT TRAFFIC TO ONE LANE DURING CONSTRUCTION, WITH APPROPRIATE TRAFFIC CONTROL AND FLAGMEN, ONLY WITH PRIOR APPROVAL OF ENGINEER AND NOTIFICATION TO THE POLICE, FIRE, AND OTHER LOCAL EMERGENCY DEPARTMENTS. TWO LANES OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WHEN CONSTRUCTION ACTIVITIES ARE NOT IN PROGRESS, SUCH AS WEEKENDS, NIGHTS, HOLIDAYS, ETC., BUT NOT LIMITED TO THESE TIMES. THE CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL DURING ALL STAGES OF THE PROJECT TO ENSURE THE SAFETY OF THE PEDESTRIAN AND VEHICLE TRAFFIC. AT NO TIME SHOULD CONTRACTORS PARK CONSTRUCTION VEHICLES, EQUIPMENT, INCLUDING ASPHALT TRUCKS, NOR ANY OTHER CONSTRUCTION DEVICES ON THE SHARED USE PATH. IF SECTIONS OF THE SHARED USE PATH, DUE TO THE PAVING WORK, ARE NOT USABLE BY PEDESTRIAN TRAFFIC AS DETERMINED BY CITY ENGINEER, ALL MEANS NECESSARY WILL BE TAKEN (I.E. BARRICADES, CAUTION TAPE, SIGNAGE, AND FLAGMEN) FOR THE SAFETY OF THE PEDESTRIAN TRAFFIC. SAFETY OF THE PEDESTRIAN AND WORKER THROUGHOUT DURATION OF THE CONSTRUCTION PROJECT IS THE HIGHEST PRIORITY. NEGLECT TO MAINTAIN TRAFFIC BY CONTRACTOR AS DESCRIBED WITHIN THE PLANS AND DOCUMENTS WILL BE CAUSE FOR SUSPENSION OF THE CONTRACT WORK UNTIL SUCH A TIME CITY ENGINEER DEEMS NECESSARY TO ASSURE CONTRACTOR HAS CORRECTED ANY MAINTENANCE OF TRAFFIC DEFICIENCY AS RELATES TO THE PROJECT. AT START OF CONSTRUCTION THE TRAFFIC CONTROL SIGNS SHALL BE PLACED AND MAINTAINED BY CONTRACTOR. THEY SHALL BE IN PLACE AND PROPERTY MAINTAINED FOR THE DURATION OF THE PROJECT AND UNTIL SOD HAS BEEN INSTALLED AND PROJECT COMPLETED.

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CAUSEWAY BLVD

CAUSEWAY BLVD
SANIBEL, FL 33957

EXISTING VEGETATION IMPACT PLAN

SCALE: 1" = 20'-0"
0' 10' 20' 40'

Primary Issue Date: 12/18/2025
PLAN REVISIONS:

Version	Notes	Date
1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

PROJECT #: 25-031

SHEET: EX103

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IMPORTANT: UNDERGROUND UTILITIES

ALL VEGETATION TO BE INSTALLED SHALL AVOID ALL EXISTING AND PROPOSED UTILITIES. CONTRACTOR AND LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES INCLUDING STORMWATER, CABLE AND SEWER UTILITIES.

IMPORTANT: OVERHEAD POWERLINES

NEW INSTALLED VEGETATION SHALL BE INSTALLED PER CITY OF SANIBEL CODE SEC.122-168 - PLANTING LIMITATIONS UNDER OVERHEAD POWERLINES: TREES OR SHRUBS THAT EXCEED 20' IN HEIGHT AT MATURITY SHALL NOT BE PLANTED WITHIN TEN FEET EITHER SIDE OF THE VERTICAL PLANE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES.

Call Before You Dig

Call Sunshine State One Call , at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

CONTRACTOR – IRRIGATION NOTES:

1. OPERATIONAL IRRIGATION WATER SUPPLY REQUIRED ON SITE PRIOR TO INSTALLATION OF CANOPY TREES AND NEW LANDSCAPE VEGETATION. CONTRACTOR SHALL COORDINATE WITH CITY PUBLIC WORKS FOR IRRIGATION SOURCE, SLEEVES AND LAYOUT.
2. CONTRACTOR TO HAND WATER ROOT BALLS OF ALL TREES, SHRUBS, GROUNDCOVERS ONCE INSTALLED UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL.
4. BUBBLERS SHALL BE INSTALLED AT THE BASE OF ALL NEW TREES AND PALMS.
5. CONTRACTOR TO HAND WATER ALL RELOCATED VEGETATION THROUGH ESTABLISHMENT.
6. CONTRACTOR SHALL THOROUGHLY HAND WATER ANY LANDSCAPE MATERIALS STAGGED/STORED ON SITE DAILY.
7. IRRIGATION SHALL NOT OVERSPRAY ON ROADWAY OR BIKE PATH.
8. ANY PLANT MATERIAL DAMAGED THROUGH LACK OF PROPER WATERING DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR EXPENSE.
9. BAHIA SOD TO BE WATERED IN WITH WATERING TRUCK. PERMANENT IRRIGATION SHALL NOT BE INSTALLED FOR BAHIA SOD AREAS.

102 MAINTENANCE OF TRAFFIC:

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL HAVE A TRAFFIC CONTROL PLAN, AS REQUIRED BY FLORIDA STATUTE AND FEDERAL REGULATIONS. THE CONTRACTOR MAY RESTRICT TRAFFIC TO ONE LANE DURING CONSTRUCTION, WITH APPROPRIATE TRAFFIC CONTROL AND FLAGMEN, ONLY WITH PRIOR APPROVAL OF ENGINEER AND NOTIFICATION TO THE POLICE, FIRE, AND OTHER LOCAL EMERGENCY DEPARTMENTS. TWO LANES OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WHEN CONSTRUCTION ACTIVITIES ARE NOT IN PROGRESS, SUCH AS WEEKENDS, NIGHTS, HOLIDAYS, ETC., BUT NOT LIMITED TO THESE TIMES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL DURING ALL STAGES OF THE PROJECT TO ENSURE THE SAFETY OF THE PEDESTRIAN AND VEHICLE TRAFFIC. AT NO TIME SHOULD CONTRACTORS PARK CONSTRUCTION VEHICLES, EQUIPMENT, INCLUDING ASPHALT TRUCKS, NOR ANY OTHER CONSTRUCTION DEVICES ON THE SHARED USE PATH. IF SECTIONS OF THE SHARED USE PATH, DUE TO THE PAVING WORK, ARE NOT USABLE BY PEDESTRIAN TRAFFIC AS DETERMINED BY CITY ENGINEER, ALL MEANS NECESSARY WILL BE TAKEN (I.E. BARRICADES, CAUTION TAPE, SIGNAGE, AND FLAGMEN) FOR THE SAFETY OF THE PEDESTRIAN TRAFFIC.

SAFETY OF THE PEDESTRIAN AND WORKER THROUGHOUT DURATION OF THE CONSTRUCTION PROJECT IS THE HIGHEST PRIORITY. NEGLECT TO MAINTAIN TRAFFIC BY CONTRACTOR AS DESCRIBED WITHIN THE PLANS AND DOCUMENTS WILL BE CAUSE FOR SUSPENSION OF THE CONTRACT WORK UNTIL SUCH A TIME CITY ENGINEER DEEMS NECESSARY TO ASSURE CONTRACTOR HAS CORRECTED ANY MAINTENANCE OF TRAFFIC DEFICIENCY AS RELATES TO THE PROJECT.

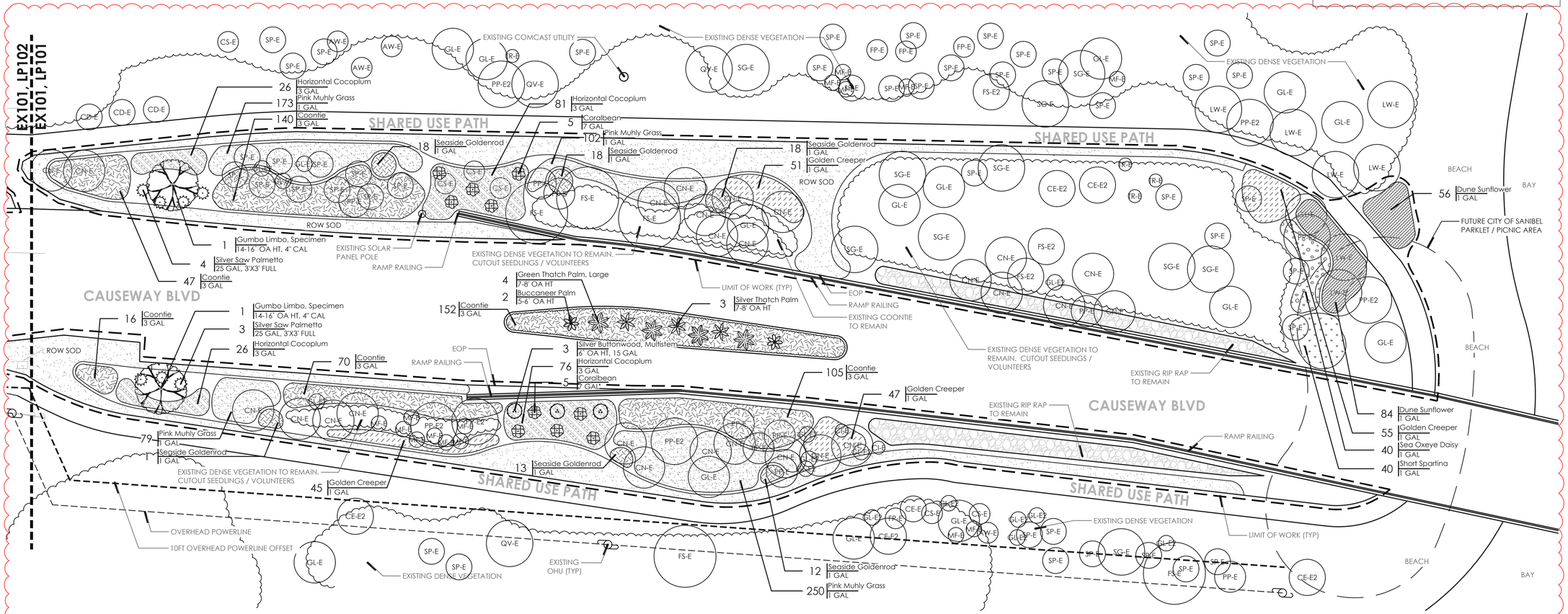
AT START OF CONSTRUCTION THE TRAFFIC CONTROL SIGNS SHALL BE PLACED AND MAINTAINED BY CONTRACTOR, THEY SHALL BE IN PLACE AND PROPERTY MAINTAINED FOR THE DURATION OF THE PROJECT AND UNTIL SOD HAS BEEN INSTALLED AND PROJECT COMPLETED.

CONTRACTOR – VEGETATION INSTALLATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL SPECIMEN, CANOPY TREES, SMALL TREES AND PALMS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL CONFIRM ALL LANDSCAPE BED EDGES AND MATERIAL EXTENTS PRIOR TO BEGINNING INSTALLATION, LANDSCAPE ARCHITECT AND OWNER OR OWNER'S AGENT SHALL REVIEW AND APPROVE PRIOR TO INSTALLATION.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF LANDSCAPE 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.
3. ALL GROUNDCOVER AND SHRUB MASSES ARE REPRESENTED AS AREAS ON PLANS, PLANT LAYOUT SHALL BE TRAINGULAR PLACEMENT WITH CONSISTENT SPACING PER PLANT SCHEDULE. PLANT MASSING IS INTENDED AS LEGIBLE BLOCKS, NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE OF ANY CONFLICTS. SAMPLE LAYOUT ON SITE IS REQUIRED PRIOR TO INSTALLATION OF ALL SHRUB AND GROUNDCOVER BED AREAS.
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A LP101 PLAN

SCALE: 1" = 20'

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SCALE: 1" = 20'-0"
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Primary Issue Date: 12/18/2025
PLAN REVISIONS:

Version	Notes	Date
1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

PROJECT #: 25-031

SHEET: LP101

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25-031_CVD_CAUSEWAY_SHEET_FILE.dwg

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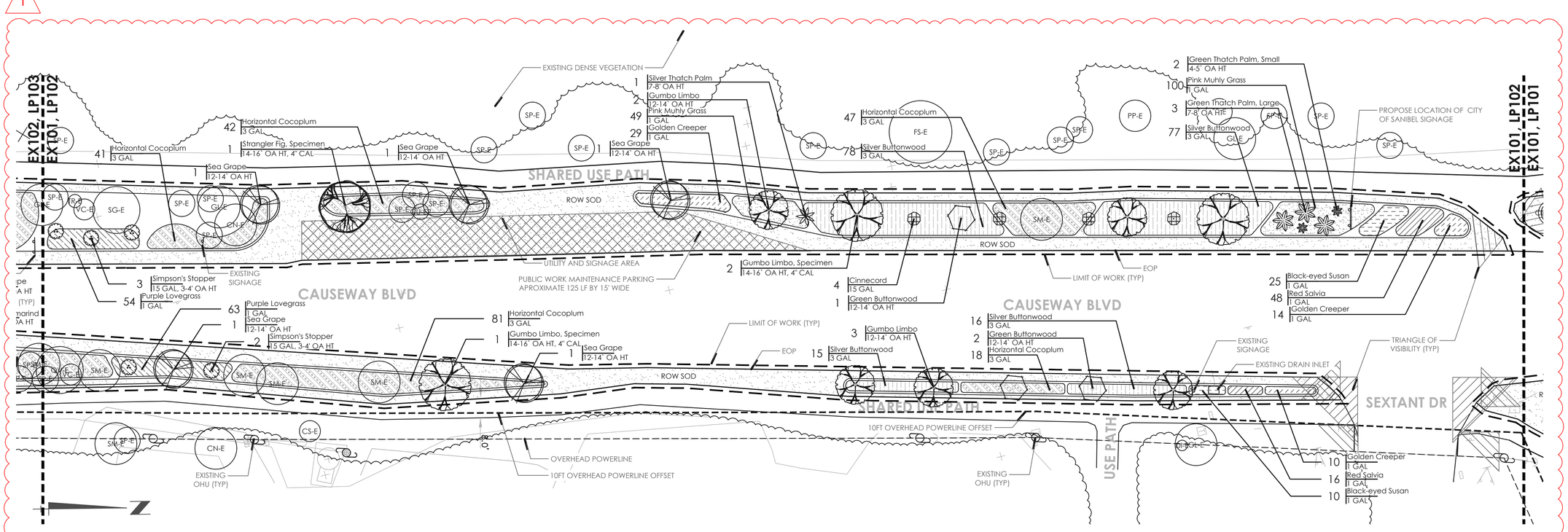
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A PLAN
LP102 SCALE: 1" = 20'

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Primary Issue Date: 12/18/2025
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LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

PROJECT #: 25-031

SHEET: LP102

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25-031_CVD_CAUSEWAY_SHEET_FILE.dwg

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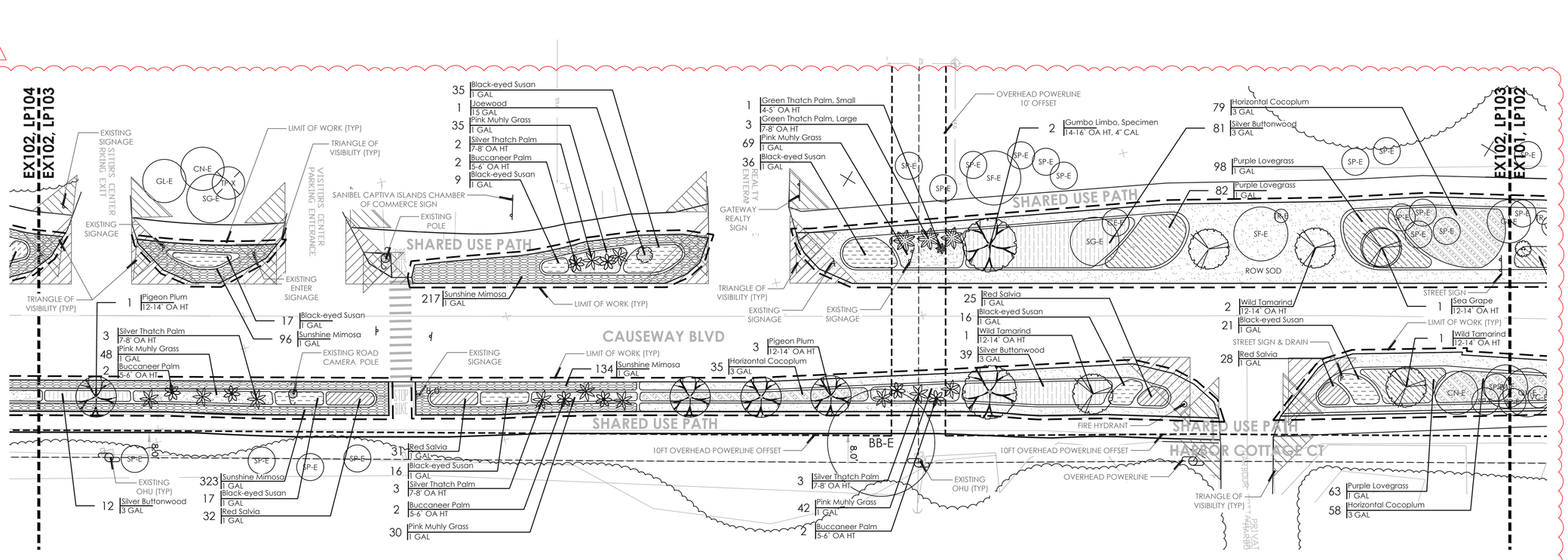
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AT START OF CONSTRUCTION THE TRAFFIC CONTROL SIGNS SHALL BE PLACED AND MAINTAINED BY CONTRACTOR, THEY SHALL BE IN PLACE AND PROPERTY MAINTAINED FOR THE DURATION OF THE PROJECT AND UNTIL SOD HAS BEEN INSTALLED AND PROJECT COMPLETED.

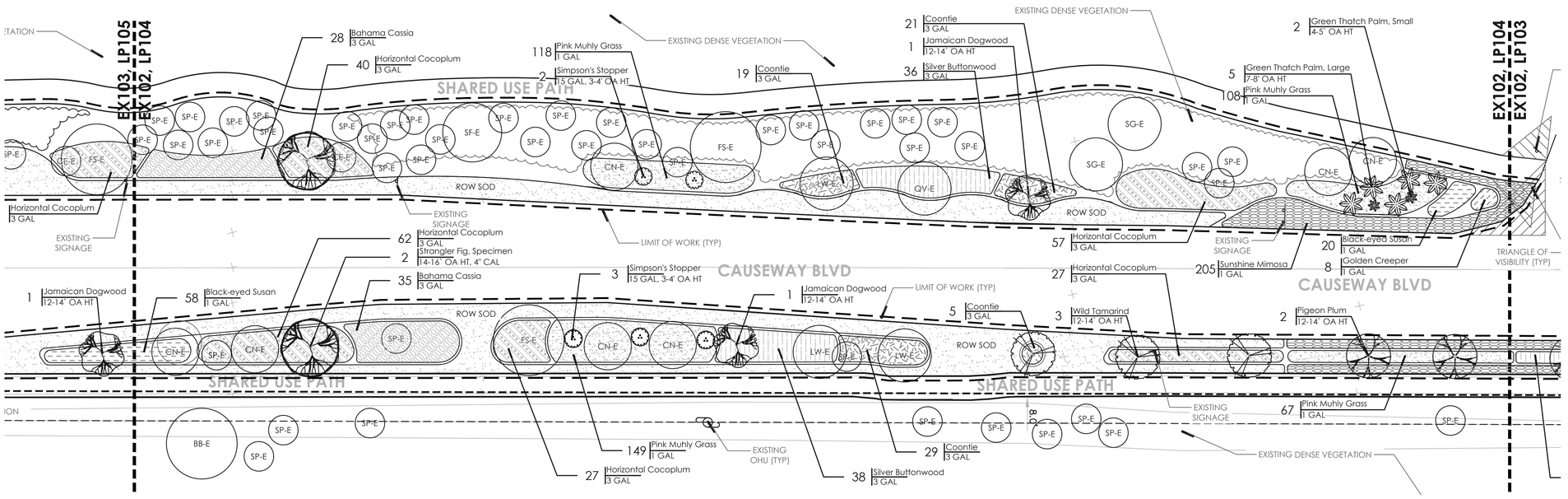
CONTRACTOR – VEGETATION INSTALLATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL SPECIMEN, CANOPY TREES, SMALL TREES AND PALMS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL CONFIRM ALL LANDSCAPE BED EDGES AND MATERIAL EXTENTS PRIOR TO BEGINNING INSTALLATION, LANDSCAPE ARCHITECT AND OWNER OR OWNER'S AGENT SHALL REVIEW AND APPROVE PRIOR TO INSTALLATION.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF LANDSCAPE 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.
3. ALL GROUNDCOVER AND SHRUB MASSES ARE REPRESENTED AS AREAS ON PLANS, PLANT LAYOUT SHALL BE TRAINGULAR PLACEMENT WITH CONSISTENT SPACING PER PLANT SCHEDULE. PLANT MASSING IS INTENDED AS LEGIBLE BLOCKS, NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE OF ANY CONFLICTS. SAMPLE LAYOUT ON SITE IS REQUIRED PRIOR TO INSTALLATION OF ALL SHRUB AND GROUNDCOVER BED AREAS.
4. ALL LANDSCAPE PLANT MATERIAL SOURCED FOR THIS PROJECT SHALL BE 100% NATIVE VEGETATION. REFER TO CITY OF SANIBEL HORTICULTURALLY AVAILABLE NATIVE PLANT LIST. CONTRACTOR TO SUBMIT PHOTOS OF SOURCED PLANTS PRIOR TO PROCUREMENT FOR CLIENT/CLIENT AGENT APPROVAL.
5. PLANT MATERIALS SHALL MEET THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARD FOR NURSERY PLANTS, PART 1 AND PART II, DEPARTMENT OF AGRICULTURAL, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPORTED MATERIALS SHALL ALSO MEET STATE STANDARDS.

CONTRACTOR – GENERAL NOTES:

1. EXISTING CONDITIONS INFORMATION IS A COMBINATION OF MULTIPLE SURVEYS PROVIDED BY CITY OF SANIBEL, AERIAL IMAGERY AND ON-SITE OBSERVATIONS. SURVEY INFORMATION DOES NOT INCLUDE UNDERGROUND AND ABOVE GROUND UTILITIES INCLUDING OVERHEAD POWER LINES, STORMWATER, SEWER, AND CABLE/FIBER LOCATIONS. EXISTING SIGNAGE LOCATIONS, STORM DRAIN GRATE LOCATIONS, AND OTHER UTILITIES NOTED ON PLANS WERE APPROXIMATED PER ON SITE OBSERVATIONS.
2. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CALLING SUNSHINE 811 NO CUTS 811 OR (800) 432-4770 PRIOR TO BEGINNING WORK. ALL MARKINGS MUST BE COMPLETE AND VISIBLE ON GROUND PRIOR TO ANY EXCAVATION WORK.
3. LANDSCAPE CONTRACTOR TO INFORM CITY OF SANIBEL PUBLIC WORKS AND OWNER/OWNER'S AGENT OF ANY SITE UTILITY CONFLICTS DURING SITE CLEANUP AND SITE PREPARATION OF PLANTING AREAS.
4. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING SCALE AND ACCURACY OF VEGETATION IMPACT PLANS.
5. LANDSCAPE PLANS COVER VEGETATION REMOVAL, RELOCATION AND PROPOSED PLANTINGS ONLY. LANDSCAPE PLANS DO NOT REFLECT ADDITIONAL SITE WORK. HARDSCAPE LAYOUT, UTILITIES, DRAINAGE, GRADING, STORMWATER, ENVIRONMENTAL MITIGATION, AND WATERWARD INTERVENTIONS.
6. VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY FUTURE UNDERGROUND UTILITY WORK.
7. LANDSCAPE CONTRACTOR SHALL ENSURE A SAFE WORK ENVIRONMENT AT ALL TIMES FOR VEHICULAR, PEDESTRIAN AND WILDLIFE USERS. LANDSCAPE CONTRACTOR TO FOLLOW JURISDICTIONAL GUIDELINES (CITY OF SANIBEL, FDOT) FOR WORK IN RIGHT OF WAY - THIS SITE IS AN ACTIVE ROADWAY AND TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DRUATION OF THE PROJECT. THE SHARED USE PATH SHALL REMAIN OPEN FOR PEDESTRIAN AND BICYCLE ACTIVITY. SITE WORK THAT REQUIRES TEMPORARY USE OF THE SHARED USE PATH SHALL REQUIRE ORANGE CONSTRUCTION FENCE, CONES AND A DEDICATED FLAGGER TO RE-DIRECT PEDESTRIAN USERS. FENCING SHALL NOT CONSTRICT WILDLIFE MOBILITY.

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A LP104 PLAN

SCALE: 1" = 20'

COASTAL VISTA

2410 PALM RIDGE ROAD
SANIBEL ISLAND, FL 33957
TEL: 239-558-4610
INFO@COASTALVISTADESIGN.COM

CAUSEWAY BLVD

CAUSEWAY BLVD
SANIBEL, FL 33957

PROPOSED LANDSCAPE PLAN

Primary Issue Date: 12/18/2025
PLAN REVISIONS:

Version	Notes	Date
1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

PROJECT #: 25-031

SHEET: LP104

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IMPORTANT: UNDERGROUND UTILITIES

ALL VEGETATION TO BE INSTALLED SHALL AVOID ALL EXISTING AND PROPOSED UTILITIES. CONTRACTOR AND LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES INCLUDING STORMWATER, CABLE AND SEWER UTILITIES.

IMPORTANT: OVERHEAD POWERLINES

NEW INSTALLED VEGETATION SHALL BE INSTALLED PER CITY OF SANIBEL CODE SEC.122-168 - PLANTING LIMITATIONS UNDER OVERHEAD POWERLINES: TREES OR SHRUBS THAT EXCEED 20' IN HEIGHT AT MATURITY SHALL NOT BE PLANTED WITHIN TEN FEET EITHER SIDE OF THE VERTICAL PLANE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES.

Call Before You Dig

Call Sunshine State One Call , at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

CONTRACTOR – IRRIGATION NOTES:

1. CONTRACTOR TO HAND WATER ROOT BALLS OF ALL TREES, SHRUBS, GROUNDCOVERS ONCE INSTALLED.
2. Plants shall be watered in at time of installation and for a period of 3x per week for 6 weeks unless adequate rainfall is fore-casted.
3. CONTRACTOR TO HAND WATER ALL RELOCATED VEGETATION THROUGH ESTABLISHMENT.
4. CONTRACTOR SHALL THOROUGHLY HAND WATER ANY LANDSCAPE MATERIALS STAGGED/STORED ON SITE DAILY.
5. WATERING DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR EXPENSE.
6. ANY PLANT MATERIAL DAMAGED THROUGH LACK OF PROPER WATERING DURING CONSTRUCTION SHALL BE REPLACED AT CONTRACTOR EXPENSE.
7.

102 MAINTENANCE OF TRAFFIC:

ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL HAVE A TRAFFIC CONTROL PLAN, AS REQUIRED BY FLORIDA STATUTE AND FEDERAL REGULATIONS. THE CONTRACTOR MAY RESTRICT TRAFFIC TO ONE LANE DURING CONSTRUCTION, WITH APPROPRIATE TRAFFIC CONTROL AND FLAGMEN, ONLY WITH PRIOR APPROVAL OF ENGINEER AND NOTIFICATION TO THE POLICE, FIRE, AND OTHER LOCAL EMERGENCY DEPARTMENTS. TWO LANES OF TRAFFIC SHALL BE MAINTAINED AT ALL TIMES WHEN CONSTRUCTION ACTIVITIES ARE NOT IN PROGRESS, SUCH AS WEEKENDS, NIGHTS, HOLIDAYS, ETC., BUT NOT LIMITED TO THESE TIMES.

THE CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL DURING ALL STAGES OF THE PROJECT TO ENSURE THE SAFETY OF THE PEDESTRIAN AND VEHICLE TRAFFIC. AT NO TIME SHOULD CONTRACTORS PARK CONSTRUCTION VEHICLES, EQUIPMENT, INCLUDING ASPHALT TRUCKS, NOR ANY OTHER CONSTRUCTION DEVICES ON THE SHARED USE PATH. IF SECTIONS OF THE SHARED USE PATH, DUE TO THE PAVING WORK, ARE NOT USABLE BY PEDESTRIAN TRAFFIC AS DETERMINED BY CITY ENGINEER, ALL MEANS NECESSARY WILL BE TAKEN (I.E. BARRICADES, CAUTION TAPE, SIGNAGE, AND FLAGMEN) FOR THE SAFETY OF THE PEDESTRIAN TRAFFIC.

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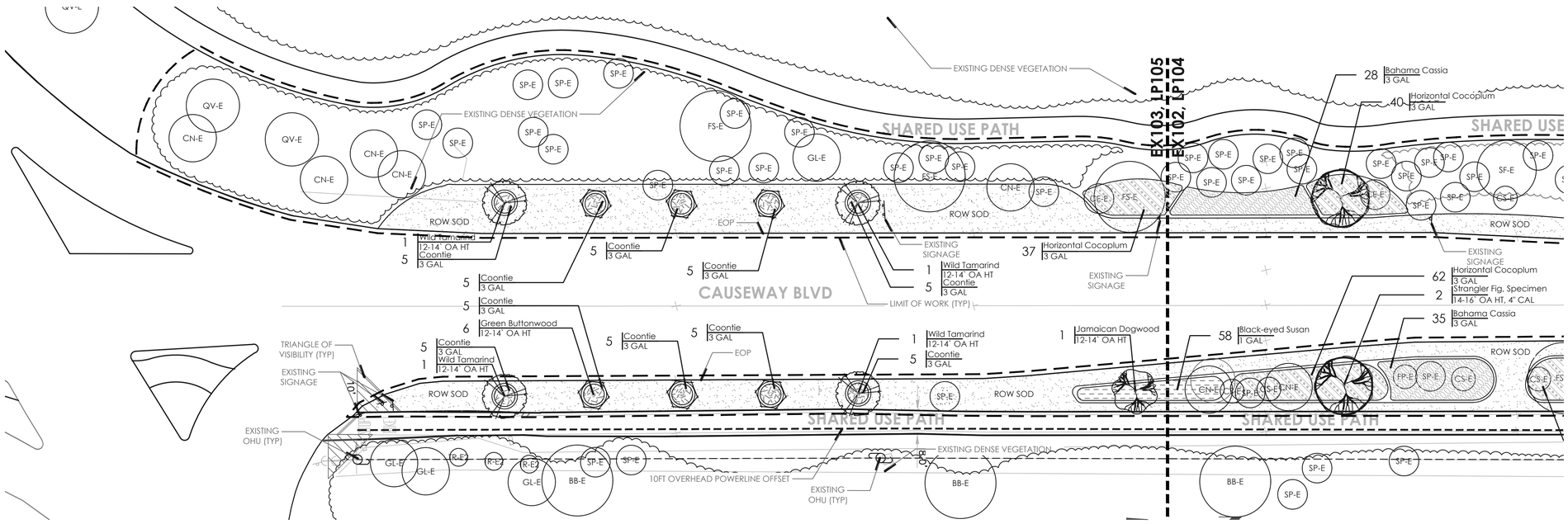
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PROPOSED LANDSCAPE PLAN

Primary Issue Date: 12/18/2025
PLAN REVISIONS:

Version	Notes	Date
1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

PROJECT #: 25-031

SHEET: LP105

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FDACS COMMUNITY FORESTRY GRANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATION
TREES					
	5	BURSERA SIMARUBA	GUMBO LIMBO	12-14` OA HT	2" CAL, 4-5` SPRD
	7	BURSERA SIMARUBA	GUMBO LIMBO, SPECIMEN	14-16` OA HT, 4" CAL	5-6` SPD
	6	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM	12-14` OA HT	2" CAL, 4-5` SPRD
	6	COCCOLOBA UVIFERA	SEA GRAPE	12-14` OA HT	2" CAL, 4-5` SPRD
	9	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	12-14` OA HT	2" CAL, 5-6` SPRD
	3	FICUS AUREA	STRANGLER FIG, SPECIMEN	14-16` OA HT, 4" CAL	5-6` SPD
	11	LYSILOMA LATISILIQUUM	WILD TAMARIND	12-14` OA HT	2" CAL, 4-5` SPRD
	3	PISCIDIA PISCIPULA	JAMAICAN DOGWOOD	12-14` OA HT	2" CAL, 4-5` SPRD
SHRUBS					
	3	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD, MULTISTEM	6` OA HT, 15 GAL	AS SHOWN
	10	ERYTHRINA HERBACEA	CORALBEAN	7 GAL	AS SHOWN
	1	JACQUINIA KEYENSIS	JOEWOOD	15 GAL	SPECIMEN
	10	MYRCIANTHES FRAGRANS	SIMPSON'S STOPPER	15 GAL, 3-4` OA HT	MULTI
	10	PSEUDOPHOENIX SARGENTII	BUCCANEER PALM	5-6` OA HT	AS SHOWN
	7	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	25 GAL, 3'X3' FULL	AS SHOWN
	15	THRINAX MORRISII	SILVER THATCH PALM	7-8' OA HT	AS SHOWN
	5	THRINAX RADIATA	GREEN THATCH PALM, SMALL	4-5` OA HT	AS SHOWN
	15	THRINAX RADIATA	GREEN THATCH PALM, LARGE	7-8' OA HT	AS SHOWN
	4	VACHELLIA CHORIOPHYLLA	CINNECORD	15 GAL	AS SHOWN

PROPOSED VEGETATION SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATION
SHRUB AREAS					
	63	CASSIA BAHAMENSIS	BAHAMA CASSIA	3 GAL	36" OC
	860	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL	36" OC
	392	CONOCARPUS ERECTUS F. SERICEUS	SILVER BUTTONWOOD	3 GAL	36" OC
GROUND COVERS					
	55,806 SF	_PASPALUM NOTATUM	SOD - ROW	SOD	
	40	BORRICHIA FRUTESCENS	SEA OXEYE DAISY	1 GAL	24" OC
	360	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	1 GAL	24" OC
	259	ERNODEA LITTORALIS	GOLDEN CREEPER	1 GAL	18" OC
	140	HELIANTHUS DEBILIS	DUNE SUNFLOWER	1 GAL	24" OC
	975	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	1 GAL	24" OC
	1,419	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	1 GAL	24" OC
	280	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL	24" OC
	180	SALVIA COCCINEA	RED SALVIA	1 GAL	18" OC
	80	SOLIDAGO SEMPERVIRENS	SEASIDE GOLDENROD	1 GAL	24" OC
	40	SPARTINA PATENS	SHORT SPARTINA	1 GAL	24" OC
	654	ZAMIA FLORIDANA	COONTIE	3 GAL	30" OC

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REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
	2	MULCH	95,872 SF	

IMPORTANT: UNDERGROUND UTILITIES

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VEGETATION SPECIFICATION NOTE

ALL SIZES ARE MINIMUM UNLESS OTHERWISE NOTED. IN THE CASE OF CODE REQUIRED MATERIAL, ALL SPECIFICATIONS ARE REQUIRED TO BE FULFILLED.

PLANT MATERIAL USED TO MEET THE REQUIREMENTS OF THIS DIVISION MUST MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II, DEPARTMENT OF AGRICULTURAL, STATE OF FLORIDA. ROOT BALL SIZES ON ALL TRANSPLANTED PLANT MATERIALS MUST ALSO MEET STATE STANDARDS.

ALL TREES, PALMS, AND SHRUBS SPECIES SOURCED SHALL BE OF UNIFORM HEIGHT, SPREAD AND CALIPER FOR A CONSISTENT APPEARANCE. PALMS SHALL BE SINGLE TRUNK UNLESS SPECIFIED AS MULTI-STEM IN THE PLANT SCHEDULE. SHRUBS AND GRASS MATERIALS SHALL BE FULL-TO-EDGE OF CONTAINER.

CONTRACTOR RESPONSIBLE FOR ACCEPTING AND VERIFYING THAT PLANT MATERIAL MEETS ALL SPECIFICATIONS.

NOTES: PLANT SCHEDULE:

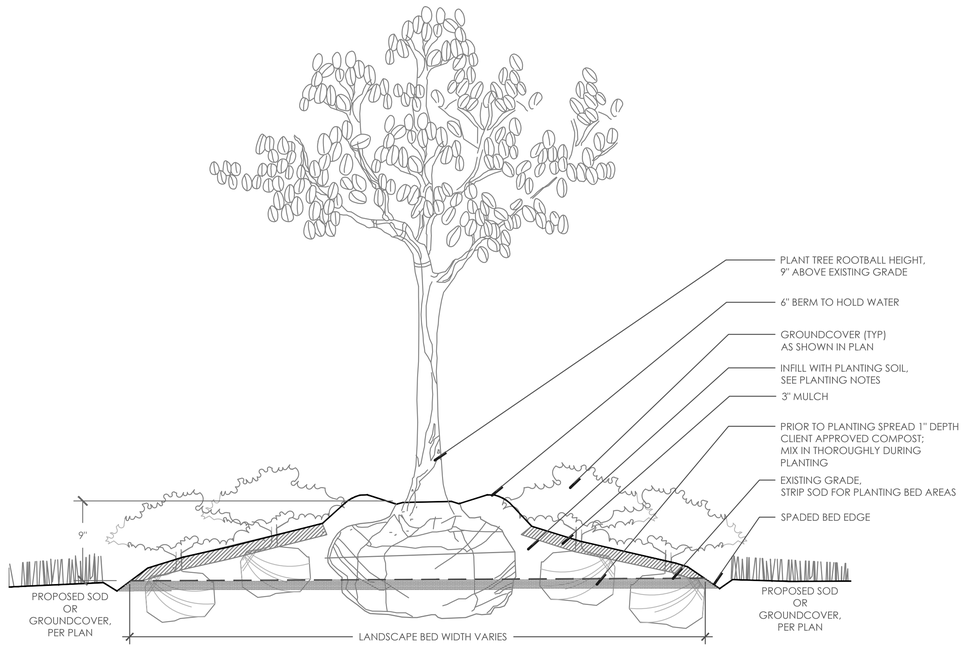
1. **ALL LISTED SIZES ARE MINIMUMS BY CATEGORY.** MINIMUM HEIGHTS AND TRUNK CALIPERS SUPERCEDE CONTAINER SIZES. CONTRACTOR TO UPSIZE CONTAINERS TO MEET SPECIFICATION.
2. PLANT MATERIALS SHALL MEET THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART II, DEPARTMENT OR AGRICULTURAL, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES AND CONTAINER MATERIALS ON ALL NEW MATERIALS SHALL ALSO MEET STATE STANDARDS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
4. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
5. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY WHEN INSTALLED.
6. BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. ALL WIRE CAGES, TREE STRAPS, AND SURVEY TAPE ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION. ANY & ALL PLASTIC WRAPPING ROOT BALL OR AROUND STEMS/TRUNKS MUST BE REMOVED.
7. CONTRACTOR TO SUBMIT PHOTOS WITH DIMENSIONS OF ALL TREES AND ACCENT SHRUBS TO CLIENT / CLIENT REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PROCUREMENT. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
8. LANDSCAPE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
9. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
10. THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED DURING LANDSCAPE SITE PREPARATION AND INSTALLATION ACTIVITIES.
11. PROPER GUYING AND TREE STAKING PRACTICES REQUIRED. NO NAILS, SCREWS, WIRES ETC. , SHALL BE PERMITTED TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS SUBJECTED TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
12. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, PINE STRAW, OR ROCK MULCH AS SPECIFIED IN THE PLANT LEGEND OR BID FORM. CONTRACTOR RESPONSIBLE FOR VERIFYING ROCK MULCH, WOOD MULCH AND PINE STRAW AREAS ON SITE PRIOR TO INSTALLATION. ALL ROCK MULCH AREAS SHALL HAVE FILTER FABRIC LAID PRIOR TO SPREADING OF ROCK.
13. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD FOLLOWING NOTICE OF SUBSTANTIAL COMPLETION BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES (UNLESS OTHERWISE NOTED ON THE PLANS.)

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1. EXISTING CONDITIONS INFORMATION IS A COMBINATION OF MULTIPLE SURVEYS PROVIDED BY CITY OF SANIBEL, AERIAL IMAGERY AND ON-SITE OBSERVATIONS. SURVEY INFORMATION DOES NOT INCLUDE UNDERGROUND AND ABOVE GROUND UTILITIES INCLUDING OVERHEAD POWER LINES, STORMWATER, SEWER, AND CABLE/FIBER LOCATIONS. EXISTING SIGNAGE LOCATIONS, STORM DRAIN GRATE LOCATIONS, AND OTHER UTILITIES NOTED ON PLANS WERE APPROXIMATED PER ON SITE OBSERVATIONS.
2. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CALLING SUNSHINE 811 NO CUTS 811 OR (800) 432-4770 PRIOR TO BEGINNING WORK. ALL MARKINGS MUST BE COMPLETE AND VISIBLE ON GROUND PRIOR TO ANY EXCAVATION WORK.
3. LANDSCAPE CONTRACTOR TO INFORM CITY OF SANIBEL PUBLIC WORKS AND OWNER/OWNER'S AGENT OF ANY SITE UTILITY CONFLICTS DURING SITE CLEANUP AND SITE PREPARATION OF PLANTING AREAS.
4. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING SCALE AND ACCURACY OF VEGETATION IMPACT PLANS.
5. LANDSCAPE PLANS COVER VEGETATION REMOVAL, RELOCATION AND PROPOSED PLANTINGS ONLY. LANDSCAPE PLANS DO NOT REFLECT ADDITIONAL SITE WORK, HARDSCAPE LAYOUT, UTILITIES, DRAINAGE, GRADING, STORMWATER, ENVIRONMENTAL MITIGATION, AND WATERWARD INTERVENTIONS.
6. VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY FUTURE UNDERGROUND UTILITY WORK.
7. LANDSCAPE CONTRACTOR SHALL ENSURE A SAFE WORK ENVIRONMENT AT ALL TIMES FOR VEHICULAR, PEDESTRIAN AND WILDLIFE USERS. LANDSCAPE CONTRACTOR TO FOLLOW JURISDICTIONAL GUIDELINES (CITY OF SANIBEL, FDOT) FOR WORK IN RIGHT OF WAY - THIS SITE IS AN ACTIVE ROADWAY AND TRAFFIC FLOW SHALL BE MAINTAINED AT ALL TIMES THROUGHOUT THE DRUATION OF THE PROJECT. THE SHARED USE PATH SHALL REMAIN OPEN FOR PEDESTRIAN AND BICYCLE ACTIVITY. SITE WORK THAT REQUIRES TEMPORARY USE OF THE SHARED USE PATH SHALL REQUIRE ORANGE CONSTRUCTION FENCE, CONES AND A DEDICATED FLAGGER TO RE-DIRECT PEDESTRIAN USERS. FENCING SHALL NOT CONSTRICT WILDLIFE MOBILITY.

CONTRACTOR – VEGETATION INSTALLATION NOTES:

1. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL SPECIMEN, CANOPY TREES, SMALL TREES AND PALMS PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR SHALL CONFIRM ALL LANDSCAPE BED EDGES AND MATERIAL EXTENTS PRIOR TO BEGINNING INSTALLATION. LANDSCAPE ARCHITECT AND OWNER OR OWNER'S AGENT SHALL REVIEW AND APPROVE PRIOR TO INSTALLATION.
2. THE LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF LANDSCAPE 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.
3. ALL GROUNDCOVER AND SHRUB MASSES ARE REPRESENTED AS AREAS ON PLANS, PLANT LAYOUT SHALL BE TRAINGULAR PLACEMENT WITH CONSISTENT SPACING PER PLANT SCHEDULE. PLANT MASSING IS INTENDED AS LEGIBLE BLOCKS; NOTIFY LANDSCAPE ARCHITECT/OWNERS REPRESENTATIVE OF ANY CONFLICTS. SAMPLE LAYOUT ON SITE IS REQUIRED PRIOR TO INSTALLATION OF ALL SHRUB AND GROUNDCOVER BED AREAS.
4. ALL LANDSCAPE PLANT MATERIAL SOURCED FOR THIS PROJECT SHALL BE 100% NATIVE VEGETATION. REFER TO CITY OF SANIBEL HORTICULTURALLY AVAILABLE NATIVE PLANT LIST. CONTRACTOR TO SUBMIT PHOTOS OF SOURCED PLANTS PRIOR TO PROCUREMENT FOR CLIENT/CLIENT AGENT APPROVAL.
5. PLANT MATERIALS SHALL MEET THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARD FOR NURSERY PLANTS, PART 1 AND PART II, DEPARTMENT OF AGRICULTURAL, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPORTED MATERIALS SHALL ALSO MEET STATE STANDARDS.
6. OPERATIONAL IRRIGATION WATER SUPPLY REQUIRED ON SITE PRIOR TO INSTALLATION OF CANOPY TREES AND NEW LANDSCAPE VEGETATION. CONTRACTOR SHALL COORDINATE WITH CITY PUBLIC WORKS FOR IRRIGATION SOURCE, SLEEVES AND LAYOUT.



A / LP106 TREE PLANTING DETAIL

N.T.S

COASTAL VISTA
2410 PALM RIDGE ROAD
SANIBEL ISLAND, FL 33957
TEL: 239-558-4610
INFO@COASTALVISTADESIGN.COM

CAUSEWAY BLVD

CAUSEWAY BLVD
SANIBEL, FL 33957

LANDSCAPE SCHEDULE & NOTES

Primary Issue Date: 12/18/2025
PLAN REVISIONS:

Version	Notes	Date
1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

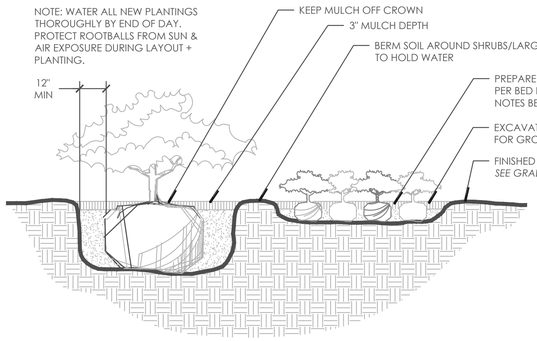
PROJECT #: 25-031

SHEET: LP106

FOR DESIGN REVIEW AND PERMIT SUBMITTAL ONLY. NOT FOR CONSTRUCTION.

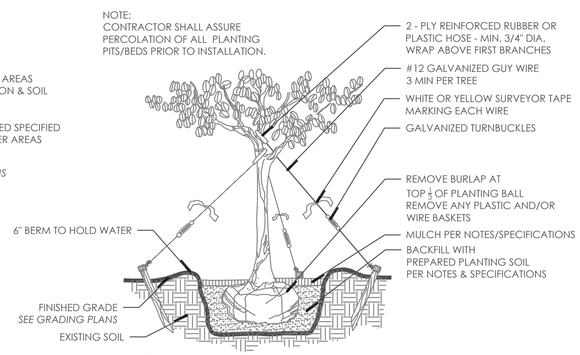
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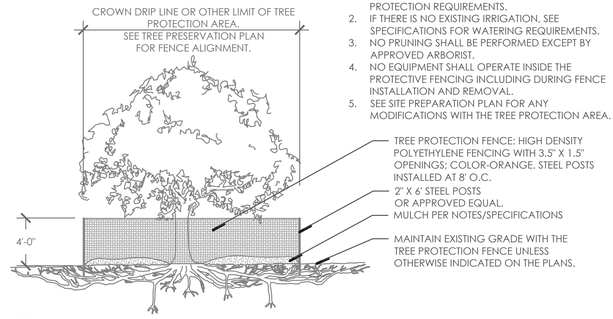
A LP107 — SHRUB & GROUND COVER INSTALLATION

N.T.S



B LP107 — LARGE TREE TYPICAL PLANTING DETAIL

N.T.S



NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

C LP107 — VEGETATION PROTECTION FENCE

N.T.S

Call Before You Dig

Call Sunshine State One Call , at 811 or 800-432-4770, two full days before digging in any easement, right-of-way or permitted use area.

IMPORTANT: OVERHEAD POWERLINES

NEW INSTALLED VEGETATION SHALL BE INSTALLED PER CITY OF SANIBEL CODE SEC.122-168 - PLANTING LIMITATIONS UNDER OVERHEAD POWERLINES; TREES OR SHRUBS THAT EXCEED 20' IN HEIGHT AT MATURITY SHALL NOT BE PLANTED WITHIN TEN FEET EITHER SIDE OF THE VERTICAL PLANE OF THE CENTERLINE OF EXISTING OVERHEAD POWER LINES.

IMPORTANT: UNDERGROUND UTILITIES

ALL VEGETATION TO BE INSTALLED SHALL AVOID ALL EXISTING AND PROPOSED UTILITIES. CONTRACTOR AND LANDSCAPE CONTRACTOR RESPONSIBLE FOR LOCATING AND MARKING ALL UTILITIES INCLUDING STORMWATER, CABLE AND SEWER UTILITIES.

IMPORTANT: CONTRACTOR

1. LANDSCAPE CONTRACTOR RESPONSIBLE FOR CALLING SUNSHINE 811 NO CUTS 811 or (800) 432-4770 PRIOR TO BEGINNING WORK. ALL MARKINGS MUST BE COMPLETE AND VISIBLE ON GROUND PRIOR TO ANY EXCAVATION WORK.
2. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES OF NATIVES TO BE PRESERVED ON SITE AND FOR VERIFYING THE QUANTITY AND EXTENT OF EXOTICS TO BE REMOVED FROM SITE PRIOR TO BIDDING ON OR BEGINNING SITE WORK.
3. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION OF EXISTING NATIVE/ PROTECTED SPECIES ON SITE AND TAKING NECESSARY MEASURES TO PROTECT OR RELOCATE AND PRESERVE EXISTING NATIVES.
4. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFYING SCALE AND ACCURACY OF EXISTING VEGETATION PLANS AND FOR NOTIFYING GENERAL CONTRACTOR, OWNER OR OWNER'S AGENT OF ANY CONFLICTS.
5. REFER TO ENGINEERING PLANS FOR DRAINAGE & SITE GRADING INFORMATION.
6. VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY UNDERGROUND UTILITY WORK NOT DOCUMENTED IN ENGINEERING PLANS.
7. ALL SITE GRADING & DRAINAGE SHALL MEANDER AROUND EXISTING AND RELOCATED VEGETATION.
8. PLANTINGS WITHIN THE DETENTION AREA SHALL BE APPROPRIATE FOR PERIODS OF INUNDATION.
9. ALL EXISTING NATIVE VEGETATION ON SITE IS TO REMAIN IN EXISTING LOCATION UNLESS OTHERWISE SPECIFIED ON PLANS.
10. PLANT MATERIALS SHALL MEET THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS SET OUT IN GRADES AND STANDARD FOR NURSERY PLANTS, PART 1 AND PART II, DEPARTMENT OF AGRICULTURAL, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPORTED MATERIALS SHALL ALSO MEET STATE STANDARDS.
11. ALL SIZES ARE MINIMUM TO ENSURE PLANT SIZES MEET CODE COMPLIANCE HEIGHTS, SPREAD AND CALIPER DIAMETER.

PERMIT NOTE:

PLANS REFLECT COMPLIANCE WITH CURRENT CITY OF SANIBEL LANDSCAPE DEVELOPMENT CODE. ANY MODIFICATIONS TO SPECIES/SIZES/QUANTITIES/PLACEMENT MAY CHANGE CODE REQUIREMENTS FOR COMPLIANCE. CONCEPT PLANS ARE NOT AUTHORIZED FOR PERMITTING OR CONSTRUCTION. ONLY PLANS MARKED AS APPROVED FOR PERMIT AND/OR CONSTRUCTION MAY BE SUBMITTED FOR PERMITTING OR USED AS BASIS FOR CONSTRUCTION. COASTAL VISTA DESIGN IS NOT RESPONSIBLE FOR ANY REGULATORY COMPLIANCE ISSUES OR CORRECTIONS TRIGGERED BY MODIFICATIONS TO PLANTING SHOWN IN APPROVED PERMIT/CONSTRUCTION PLANS. ANY OWNER OR CONTRACTOR CHANGES TO PLANTING SHOWN IN APPROVED PERMIT/CONSTRUCTION PLANS MAY TRIGGER A REQUIREMENT FOR ADDITIONAL LANDSCAPE ARCHITECTURAL SERVICES TO ACHIEVE REGULATORY COMPLIANCE.

WILDLIFE PROTECTION:

A WILDLIFE MANAGEMENT PLAN WAS NOT REQUIRED FOR THIS SITE. ALL PROTECTED WILDLIFE TO BE PRESERVED FOLLOWING STATE OF FLORIDA AND CITY OF SANIBEL GUIDELINES. PROTECTED WILDLIFE INCLUDES NESTING BIRDS, BALD EAGLES, OSPREY, GOPHER TORTOISES, AND SEA TURTLE NESTS. REPORT SIGHTINGS OF POTENTIAL WILDLIFE OR ACTIVE NESTS/DENS/BURROWS TO LANDSCAPE ARCHITECT.

MANGROVE PROTECTION:

ALL MANGROVES TO BE PROTECTED & MANAGED FOLLOWING STATE OF FLORIDA AND CITY OF SANIBEL GUIDELINES. MANGROVES ARE ONLY TO BE TRIMMED BY A LICENSED PROFESSIONAL WITH AN ACTIVE MANGROVE TRIMMING PERMIT FOR THE SITE.

GRADING/DRAINAGE:

REFER TO ENGINEERING PLANS FOR DRAINAGE & SITE GRADING INFORMATION. VEGETATION IMPACTS SHOWN DO NOT ACCOUNT FOR POSSIBLE FUTURE GRADING AND DRAINAGE IMPACTS ON SITE OR FOR ANY UNDERGROUND UTILITY WORK NOT DOCUMENTED IN ENGINEERING PLANS. ALL SITE GRADING & DRAINAGE SHALL MEANDER AROUND EXISTING AND RELOCATED VEGETATION. CHANGES TO SITE GRADING LAYOUT MAY AFFECT PLANT SELECTION. ALL PLANTING IN DETENTION AREAS TO BE SUITABLE FOR PERIODS OF INUNDATION.

INVASIVE EXOTIC REMOVAL:

1. REMOVAL OF ALL SANIBEL 8 INVASIVE EXOTICS AS PER CITY OF SANIBEL VEGETATION CODE, SEC. 122-123 OF THE SANIBEL, FL CODE OF ORDINANCES.
2. SITE IS REQUIRED TO BE FREE OF ALL SANIBEL 8 INVASIVE EXOTICS FOR FINAL INSPECTION. SITE SHALL BE MAINTAINED FREE OF SANIBEL 8 INVASIVE EXOTICS INDEFINITELY.
3. INVASIVE EXOTICS INCLUDE ALL BRAZILIAN PEPPER (*Schinus terebinthifolius),* ALL MELALEUCA (*Melaleuca quinquenervia),* EARLEAF ACACIA (*Acacia auriculiformis),* LEAD TREE (*Leucaena leucocephala),* JAVA PLUM (*Syzygium cumini),* AIR POTATO (*Dioscorea bulbifera),* EXOTIC INKBERRY (*Scaevola frutescens, Scaevola sericea)* AND MOTHER-IN-LAW'S TONGUE/BOWSTRING HEMP (*Sansefieria hyacinthoides*)

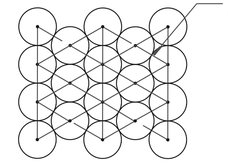
SEC. 122-191. - REMOVAL REQUIRED; AUTHORITY

BRAZILIAN PEPPER, MELALEUCA AND OTHER INVASIVE EXOTIC VEGETATION HAVE BEEN DETERMINED TO BE UNDESIRABLE SPECIES WHICH OUT-COMPETE OR OTHERWISE DISPLACE NATIVE VEGETATION. SECTION 38-1 PROHIBITS THE PLANTING OR TRANSPLANTING OF:

BRAZILIAN PEPPER (SCHINUS TEREBINTHIFOLIUS) — EARLEAF ACACIA (ACACIA AURICULIFORMIS)
JAVA PLUM (SYZYGIUM CUMINI) — EXOTIC INKBERRY (SCAEVOLA FRUCTESCENS OR S. SERICEA)
LEAD TREE (LEUCAENA LEUCOCEPHALA) — MOTHER-IN-LAWS TONGUE (SANSERVERIA HYACINTHIODES)
AIR POTATO (DIOSCOREA BULBIFERA

WITHIN THE BOUNDARIES OF THE CITY, SUBSECTION 82-382(12)E REQUIRES THAT THE VEGETATION PLAN SUBMITTED WITH A DEVELOPMENT PERMIT APPLICATION, EXCEPT FOR MINOR IMPROVEMENTS AS DEFINED IN CHAPTER 122, VEGETATION, IDENTIFY THE INVASIVE EXOTIC VEGETATION LOCATED ON THE PARCEL PROPOSED FOR DEVELOPMENT AND INCLUDE A PLAN FOR THE REMOVAL OF THE ABOVE LISTED EXOTICS.

NOTES:
1. CONTRACTOR SHALL ASSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL.
3. WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL - EXCEPT WHERE SPECIFIED.



D LP107 — TRIANGLE PLANT SPACING DETAIL

N.T.S

INSTALLATION NOTES

INVASIVE EXOTIC REMOVAL

1. LANDSCAPE CONTRACTOR TO FOLLOW ALL JURISDICTIONAL (STATE, MUNICIPAL, HOA) REQUIREMENTS FOR REMOVAL OF INVASIVE EXOTIC VEGETATION ON SITE.
2. IT IS REQUIRED TO REMOVE AND PROHIBITED TO PLANT ALL CATEGORY I INVASIVE EXOTICS AS LISTED BY THE FLORIDA INVASIVE SPECIES COUNCIL.
3. ALL PROHIBITED EXOTIC INVASIVE PLANTS SHALL BE REMOVED DURING EACH PHASE OF CONSTRUCTION FROM ALL AREAS OF WORK.
4. HERBICIDES UTILIZED IN THE REMOVAL OF PROHIBITED EXOTIC VEGETATION SHALL HAVE BEEN APPROVED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY. IT IS REQUIRED THAT APPLICATOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION, INCLUDING SPECIFIED SAFETY GEAR FOR APPLICATOR. APPLICATOR TO FOLLOW ALL JURISDICTIONAL REQUIREMENTS REGARDING USE OF PESTICIDES AND HERBICIDES, PARTICULARLY ADJACENT TO BODIES OF WATER.
5. ANY PERSON WHO SUPERVISES UP TO EIGHT (8) PEOPLE IN THE APPLICATION OF PESTICIDES AND HERBICIDES IN THE CHEMICAL MAINTENANCE OF EXOTIC VEGETATION IN PRESERVES, REQUIRED RETAINED NATIVE VEGETATION AREAS, WETLANDS, OR LSPA SHALL MAINTAIN THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATIONS FOR NATURAL AREAS PESTICIDE APPLICATORS OR AQUATIC HERBICIDE APPLICATORS DEPENDENT UPON THE SPECIFIC AREA TO BE TREATED.
6. WHEN PROHIBITED EXOTIC VEGETATION IS REMOVED, BUT THE BASE OF THE VEGETATION REMAINS, THE BASE SHALL BE TREATED WITH AN U.S. ENVIRONMENTAL PROTECTION AGENCY APPROVED HERBICIDE AND A VISUAL TRACER DYE SHALL BE APPLIED.
7. HERBICIDE TREATMENT SHALL NOT OCCUR ON WINDY DAYS. AVOID DRIFT OR IMPACT. AVOID APPLYING HERBICIDES WITHIN 25 FEET OF GREEN BUTTONWOOD (CONOCARPUS ERECTUS) AND SILVER BUTTONWOOD (CONOCARPUS ERECTUS SERICEUS).
8. EXCESS HERBICIDE SHALL BE REMOVED FROM SITE. NO DUMPING OF EXCESS HERBICIDE OR PESTICIDE ON SITE PERMITTED.
7. FOLLOWING PROJECT CLOSEOUT, A MAINTENANCE PROGRAM SHALL BE IMPLEMENTED TO PREVENT REINVASION OF THE SITE BY PROHIBITED INVASIVE EXOTIC SPECIES.

VEGETATION RELOCATION

1. LANDSCAPE CONTRACTOR TO FOLLOW ALL JURISDICTIONAL (STATE, MUNICIPAL, HOA) PERMITTING REQUIREMENTS FOR RELOCATION OR REMOVAL OF ANY NATIVE/PROTECTED VEGETATION ON SITE.
2. ALL VEGETATION TO BE RELOCATED ON SITE SHALL BE MARKED WITH COLORED ENGINEER TAPE TO BE DISTINGUISHED FROM OTHER NON-TRANSPLANTED VEGETATION. TAPE MUST REMAIN ON THE TRANSPLANTED VEGETATION UNTIL THE TREES ARE TRANSPLANTED TO FINAL SITE LOCATIONS AND INSPECTION IS COMPLETED BY JURISDICTIONAL AND CLIENT REPRESENTATIVES. LANDSCAPE CONTRACTOR TO PROVIDE A QUANTIFIED LIST OF ALL RELOCATED VEGETATION TO CLIENT REPRESENTATIVE.
3. ANY NATIVES SHOWN TO REMAIN IN PLACE, BUT DETERMINED TO BE IMPACTED BY SITE CONSTRUCTION ACTIVITIES SHALL BE RELOCATED TO THE VEGETATION RECEPTOR AREA.
4. RELOCATION TECHNIQUES SHALL FOLLOW STANDARD HORTICULTURAL PROCEDURE BY SPECIES. LARGE TREES SHALL BE REDUCED BY NO MORE THAN 1/3, PRESERVING THE STRUCTURE AND FORM OF THE TREE. SMALL TREES AND SHRUBS SHALL BE PRUNED BY NO MORE THAN 1/2. HERBACEOUS PLANTS SHALL BE PRUNED BY NO MORE THAN 1/2.
5. RELOCATION WILL BE ORGANIZED TO CREATE THE MINIMUM EXPOSURE OF ROOTS TO AIR/SUNLIGHT. ROOTBALLS WILL BE PROTECTED AND NOT ALLOWED TO DRY OUT. NO MORE WILL BE DISTURBED THAN CAN BE REPLANTED APPROPRIATELY WITHIN THE DAY.
6. A VEGETATION RECEPTOR AREA IS REQUIRED FOR RELOCATED NATIVE VEGETATION. THE RECEPTOR AREA MUST BE PROTECTED BY ORANGE CONSTRUCTION FENCE AND BY SILT FENCE.
7. TEMPORARY IRRIGATION IN VEGETATION RECEPTOR AREA IS REQUIRED FOR A MINIMUM OF 60 DAYS FOR ESTABLISHMENT OF RELOCATED VEGETATION.
8. CONTRACTOR TO VERIFY ESTABLISHMENT OF RELOCATED PLANTS PRIOR TO PROJECT CLOSEOUT. RELOCATED VEGETATION NO LONGER ALIVE AT CLOSEOUT OF PROJECT TO BE MITIGATED PER JURISDICTIONAL (STATE, MUNICIPAL, HOA) REQUIREMENTS. LANDSCAPE CONTRACTOR TO VERIFY PROPOSED MITIGATION WITH CLIENT REPRESENTATIVE PRIOR TO INSTALLATION.

SOD INSTALLATION:

1. ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY-CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAID WITH TIGHTLY-BUTTED JOINTS, AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD.
2. ALL SOD SHALL BE MEASURED ON THE BASIS OF SQUARE FOOTAGE. CONTRACTOR SHALL BE RESPONSIBLE FOR COVERAGE OF THE SQUARE FOOTAGE SHOWN ON PLANS, THEREFORE, SHRINKAGE OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BED PREPARATION AND SOIL MIX:

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 FOR THE INSTALLATION AREA.

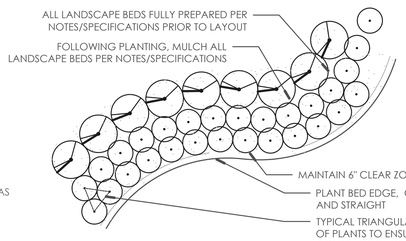
1. APPLY ROUNDUP OR APPROVED HERBICIDE EQUAL ACCORDING TO MANUFACTURER'S RATE AND SPECIFICATION WITHIN LIMITS OF ALL AREAS TO BE PLANTED. PROTECT EXISTING PLANTS TO REMAIN FROM OVER SPRAY OR SPRAY WITHIN ROOT ZONE. NO GLYSOPHATE/ROUNDUP APPLICATION WITHIN 10 FT OF GREEN OR SILVER BUTTONWOOD (CONOCARPUS ERECTUS). CONTRACTOR TO ENSURE TOTAL WEED ERADICATION.
2. BEFORE ADDING SOIL AMENDMENT MIX, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS AND ALL REMAINING CONSTRUCTION DEBRIS TO A DEPTH OF 6". CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS. ESTABLISH OR REESTABLISH ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS.
3. SCARIFY SUBSOIL TO A DEPTH OF 3 INCHES ONCE ROUGH GRADE HAS BEEN ESTABLISHED. CONTRACTOR TO APPLY AN APPROVED PRE-EMERGENT HERBICIDE IN ACCORDANCE WITH MANUFACTURER'S RATE AND SPECIFICATIONS.
4. ANY ADDITIONAL TOPSOIL BROUGHT TO THE SITE 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, CLAY, SILTS AND OTHER EXTRANEOUS MATTER. REMOVE ALL ROCKS AND OTHER OBJECTS OVER 1 INCH IN DIAMETER. TOPSOIL SHALL NOT BE EXTREMELY ACIDIC OR ALKALINE, NOR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. THE PH SHALL BE CORRECTED PRIOR TO DELIVERY IN THE RANGE OF 6.5 TO 7.5, OR AS APPROVED BY LANDSCAPE ARCHITECT. IF NECESSARY AFTER PLACEMENT THE CONTRACTOR SHALL APPLY APPROPRIATE APPROVED SOIL ADDITIVES ADJUSTING SOIL PH TO ENSURE A PH RANGE OF 6.5 TO 7.5.
6. ADD 1" OF PLANTING SOIL AMENDMENT MIX IN ALL TREE, SHRUB, GROUNDCOVER, AND SOD PLANTING AREAS. PLANTING SOIL AMENDMENT MIX SHALL CONSIST OF A THOROUGHLY BLENDED MIXTURE OF:
   50% CLEAN D.O.T. SAND - FOLLOW FLORIDA D.O.T. SPECIFICATIONS
   50% APPROVED COMPOST - A STABLE, HUMUS-LIKE MATERIAL PRODUCED FROM THE AEROBIC DECOMPOSITION AND CURING OF LEAF YARD WASTE, COMPOSTED FOR A MINIMUM OF ONE YEAR (12 MONTHS), FREE OF DEBRIS, STONES LARGER THAN 1/2", LARGER BRANCHES AND ROOTS AND WOOD CHIPS OVER 1" IN LENGTH OR DIAMETER. THE COMPOST SHALL BE A DARK BROWN TO BLACK COLOR AND BE CAPABLE OF SUPPORTING PLANT GROWTH WITH APPROPRIATE MANAGEMENT PRACTICES IN CONJUNCTION WITH ADDITION OF FERTILIZER AND OTHER AMENDMENTS AS APPLICABLE. WITH NO VISIBLE FREE WATER OR DUST, WITH NO UNPLEASANT ODOR.
7. PLANTING SOIL AMENDMENT MIX SHALL CONSIST OF A BLEND OF SAND AND COMPOST/ORGANIC MATERIAL. THE QUALITY OF THE BLEND DEPENDS ON THE QUALITY OF THE ORIGINAL COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND OBTAINING APPROVAL OF SOURCES OF NATURAL TOPSOIL, UNIFORM SAND, AND COMPOST/ORGANIC MATERIAL THAT MEET THE SPECIFICATION REQUIREMENTS. THE CONTRACTOR SHALL THEN BE RESPONSIBLE FOR MIXING THE COMPONENTS. APPROXIMATE MIXING RATIOS ARE PROVIDED, BUT MAY REQUIRE ADJUSTMENT, DEPENDING ON THE FINAL MATERIALS AND WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT AND TESTING LABORATORY. IN ORDER TO MEET SPECIFICATION REQUIREMENTS FOR EACH BLEND. PLANTING SOIL AMENDMENT MIX SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH, SHALL BE FREE OF NEMATODES, SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS.
8. SMOOTH ALL PREPARED SOIL MIXES TO WITHIN 4 INCHES BELOW TOP OF SURROUNDING PAVEMENT EDGES. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER.

PLANTING LAYOUT

1. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL TREES, PALMS, SPECIMEN PLANT LOCATIONS, CODE REQUIRED BUFFERS AND GENERAL PLANT MATERIAL PRIOR TO BEGINNING INSTALLATION. LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE PRIOR TO INSTALLATION.
2. THE 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.
3. SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). REFER TO THE PLANT LIST FOR ON CENTER PLANT SPACING (O.C.)
4. PROVIDE A MINIMUM VERTICAL CLEARANCE ON ALL TREES OF 8.5' ABOVE SIDEWALKS/CART PATHS.
5. PROVIDE A MINIMUM HORIZONTAL OFFSET DISTANCE OF 2.5' FROM THE BACK OF CURB TO THE FUTURE MAXIMUM TRUNK DIAMETER OF PLANTED TREES.
6. NO NEW PLANTINGS SHALL BE INSTALLED WITHIN 24" OF BUILDING FOUNDATIONS.
7. ALL SHRUB BEDLINE AREA DEFINITIONS TO BE REVIEWED IN THE FIELD WITH THE LANDSCAPE ARCHITECT. UNAPPROVED BEDLINES WILL BE REJECTED. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO REMEDY ALL DAMAGES AND MODIFICATIONS REQUIRED TO CORRECT THE AREAS.

PLANTING:

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN A SOUND, WORKMANLIKE MANNER AND ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. ALL ELEMENTS OF LANDSCAPING SHALL BE INSTALLED SO AS TO MEET ALL APPLICABLE ORDINANCES AND CODE REQUIREMENTS.
2. CONTRACTOR SHALL ENSURE DRAINAGE AND PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ALL PLANTS LOST DUE TO INADEQUATE DRAINAGE CONDITIONS.
3. TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY WHEN INSTALLED.
4. BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE HALF (1/2) OF THE BURLAP AROUND THE BASE OF THE TRUNK CUT AND PULLED BACK. DO NOT REMOVE BURLAP. ALL WIRE CAGES, TREE STRAPS, AND SURVEY TAPE ETC. MUST BE CUT AND REMOVED PRIOR TO INSTALLATION. ANY & ALL PLASTIC WRAPPING ROOT BALL OR AROUND STEMS/TRUNKS MUST BE REMOVED.
5. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
6. LANDSCAPE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PLANTING SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING INSTRUCTIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
7. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND/OR SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
8. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED TO SUPPLEMENT IRRIGATION WATERING AND/OR RAINFALL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
9. THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. THE LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED DURING LANDSCAPE SITE PREPARATION AND INSTALLATION ACTIVITIES.
10. PROPER GUYING AND TREE STAKING PRACTICES REQUIRED. NO NAILS, SCREWS, WIRES ETC. , SHALL BE PERMITTED TO PENETRATE OUTER SURFACE OF TREES, PINES, OR PALMS. TREES, PINES, OR PALMS SUBJECTED TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
11. THE CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO A 3 INCH MINIMUM DEPTH WITH CLEAN, WEED FREE, CLASS A, MULCH, PINE STRAW, OR ROCK MULCH AS SPECIFIED IN THE PLANT LEGEND OR BID FORM. CONTRACTOR RESPONSIBLE FOR VERIFYING ROCK MULCH, WOOD MULCH AND PINE STRAW AREAS ON SITE PRIOR TO INSTALLATION. ALL ROCK MULCH AREAS SHALL HAVE FILTER FABRIC LAID PRIOR TO SPREADING OF ROCK.
12. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETE MAINTENANCE OF ALL PLANTING AREAS (INCLUDING WATERING, SPRAYING, MULCHING, MOWING, FERTILIZING, ETC.) THROUGH THE COURSE OF THE PROJECT AND THROUGHOUT A 90 DAY ESTABLISHMENT PERIOD FOLLOWING NOTICE OF SUBSTANTIAL COMPLETION BY THE OWNER. THE PROJECT WILL NOT BE ACCEPTED OR DEEMED SUBSTANTIALLY COMPLETE BY ZONES OR PHASES (UNLESS OTHERWISE NOTED ON THE PLANS.)



E LP107 — TYPICAL PLANT BED DETAIL

N.T.S

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LANDSCAPE DETAILS & NOTES

FOR DESIGN REVIEW AND PERMIT SUBMITTAL ONLY. NOT FOR CONSTRUCTION.

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PLAN REVISIONS:

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1	Rev. per client	03/06/2026

LEIGH A. GEVELINGER, P.L.A.
FL LICENSE NO. LA 6667171

PROJECT #: 25-031

SHEET: LP107

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