

WINDWARD PRESERVE

COMMUNITY LANDSCAPE ARCHITECTURE

Prepared For:
TAYLOR MORRISON, LLC.
COCOA, FLORIDA

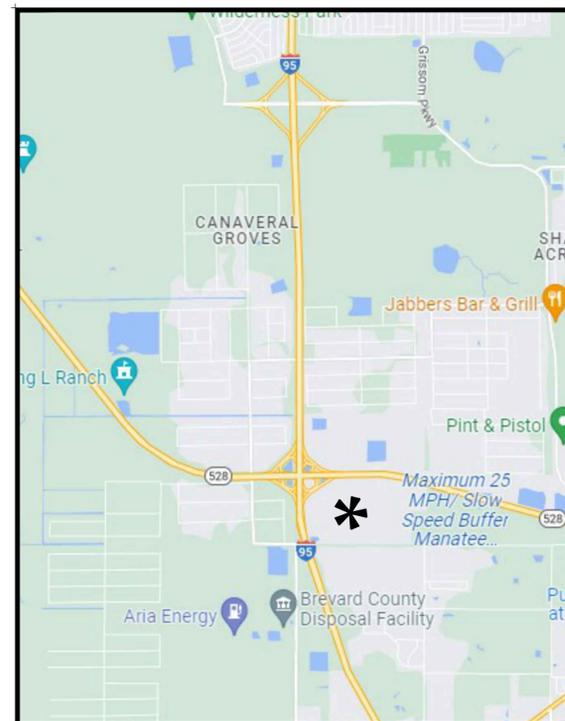
DEVELOPER / OWNER:
TAYLOR MORRISON, LLC.
2600 Lake Lucien Drive, Suite 350
Maitland, FL 32751
Contact: Jeff Stalder
phone: 407.321.8396

PROJECT CIVIL ENGINEER:
MADDEN, MOORHEAD & STOKES, LLC.
431 E. Horatio Ave., Suite 260
Maitland, FL 32751
Contact: David Stokes
phone: 407.629.8330

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
400 South Orlando Ave. Suite 201
Maitland, FL 32751
Contact: Todd W. Bonnett, RLA, LEED AP, CNU-a
phone: 407.622.1588

STRUCTURAL ENGINEER:
DANSK CONSULTING, INC.
1673 Lake Baldwin Lane
Orlando, FL 32814
Contact: Bjarne Madsen, P.E.
phone: 407.252.4225

IRRIGATION DESIGNER:
SPADE IRRIGATION DESIGN
307 Dubsdread Circle
Orlando, Florida 32804
Contact: Larry W. Spade, PLA, CID
phone: 407.896.3904



LOCATION MAP
not to scale

SHEET INDEX:

L000	COVER SHEET	L400	OVERALL LANDSCAPE PLAN
L100	OVERALL TRAIL LAYOUT PLAN [△]	L401-422	LANDSCAPE PLAN
L101	TRAIL LAYOUT PLAN	L430	LANDSCAPE DETAILS & NOTES
L102	TRAIL LAYOUT PLAN	L500	OVERALL IRRIGATION PLAN
L103	TRAIL LAYOUT PLAN	L501-522	IRRIGATION PLAN
L104	TRAIL LAYOUT PLAN	L530	IRRIGATION DETAILS & NOTES
L105	TRAIL LAYOUT PLAN		
L106	TRAIL LAYOUT PLAN		
L200	OVERALL LAYOUT PLAN		
L201	LAYOUT PLAN		
L201.1	LAYOUT PLAN		
L202	LAYOUT PLAN		
L202.1	LAYOUT PLAN - POOL DIMENSIONS		
L203	LAYOUT PLAN		
L204	LAYOUT PLAN		
L301	HARDSCAPE DESIGN PLAN		
L302	HARDSCAPE DESIGN PLAN		
L303	HARDSCAPE DESIGN PLAN		
L304	HARDSCAPE DESIGN PLAN		
L305	HARDSCAPE DESIGN PLAN		
L306	STRUCTURAL DESIGN PLAN		

Rev ⁴ City Comments -November 20, 2023
Rev ³ City Comments -October 27, 2023
Rev ² City Comments -April 04, 2023
September 23, 2022

2022.163



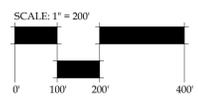
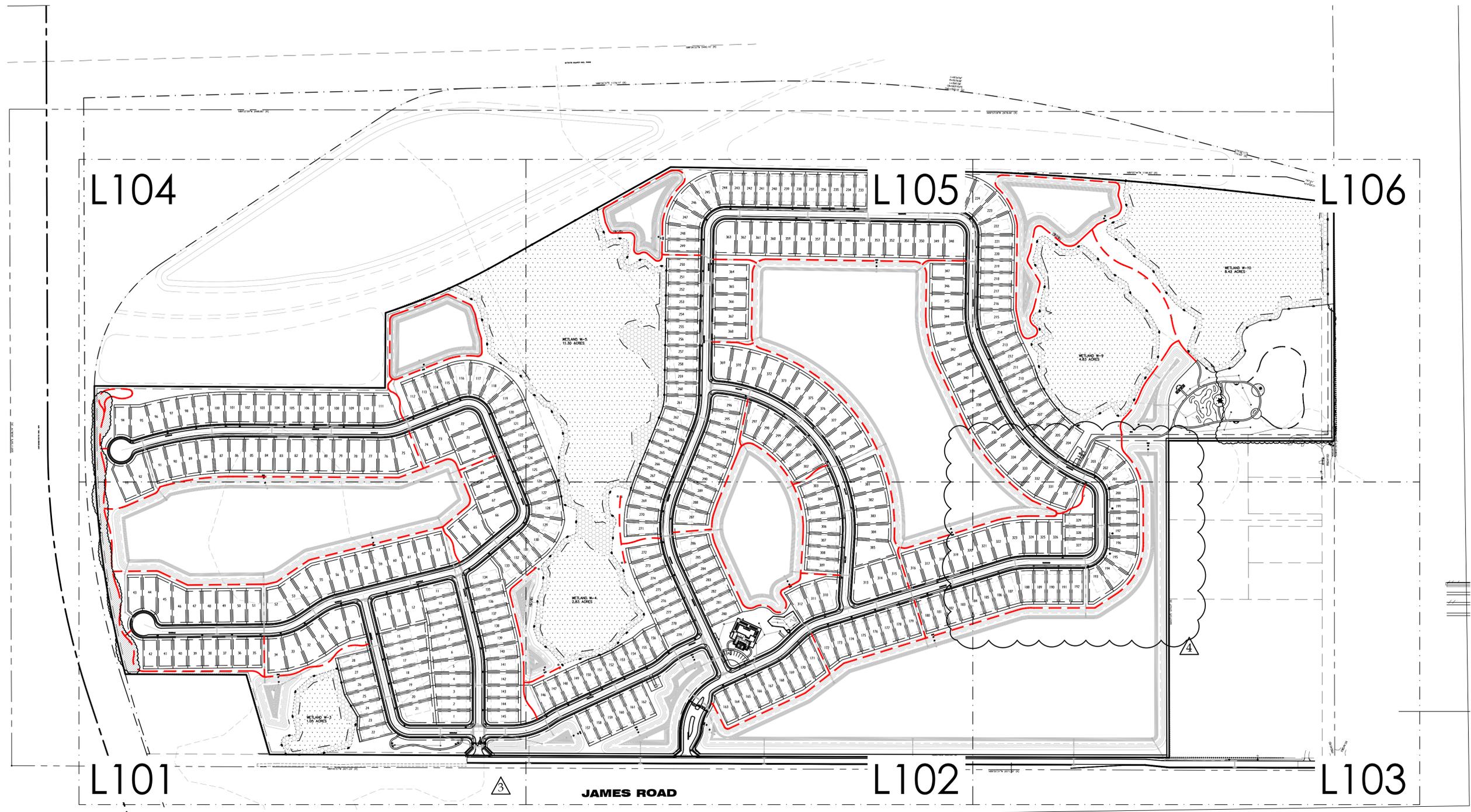
BONNETT design group, llc
landscape architecture . community planning
FL # LC26000341
400 South Orlando Ave. Suite 201 . Maitland, FL 32751
407.622.1588 voice
www.BonnettDesignGroup.com

Applicable Codes, Regulations,
Ordinances and Standards

City of Cocoa



PLANS IN SET DATED: 11/29/2023 12:26:49 PM
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landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
OVERALL TRAIL LAYOUT PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME:
2022.163_TM - COCOA_LSRASE_COE

REVISIONS:
① City Comments 04-04-2023
② City Comments 10-27-2023
③ City Comments 11-20-2023

Todd W. Bennett, R.L.A. # F1 000718

③
L100



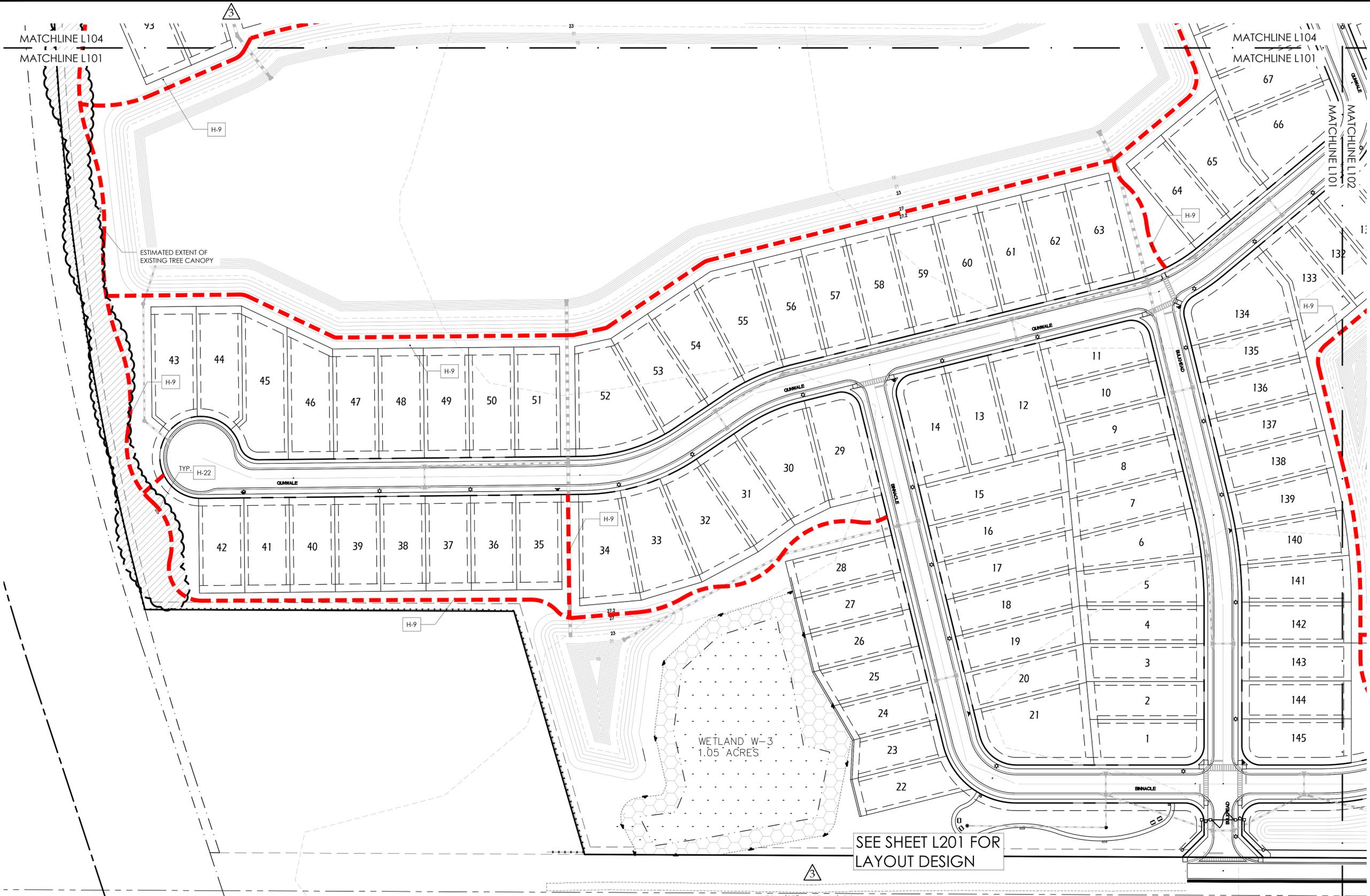
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TRAIL LAYOUT PLAN

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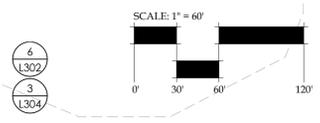
L101



SEE SHEET L201 FOR LAYOUT DESIGN

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL
H-22	BENCH WITH BACK



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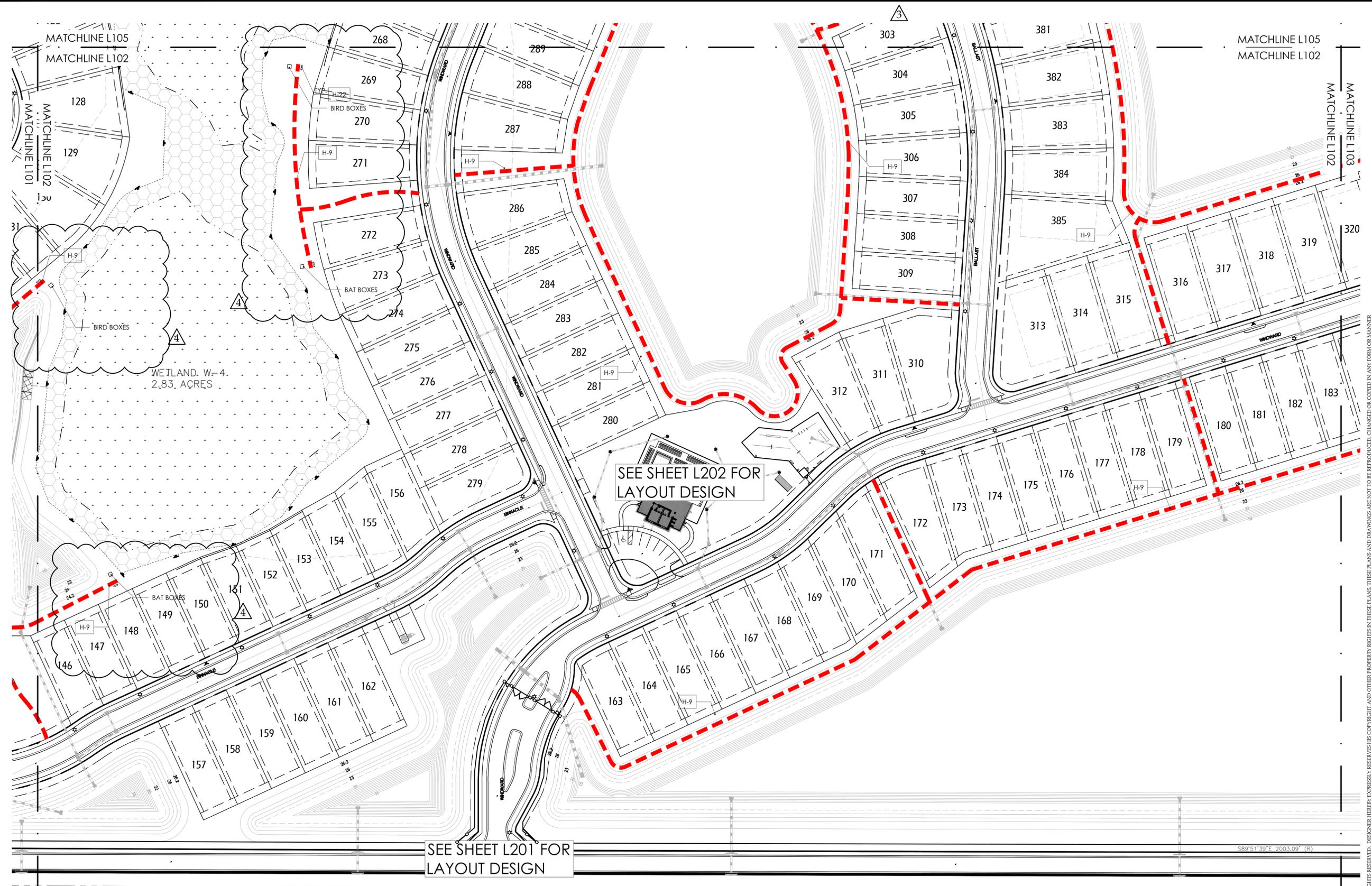
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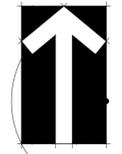
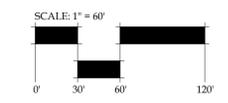
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L102



JAMES ROAD

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL
H-22	BENCH WITH BACK

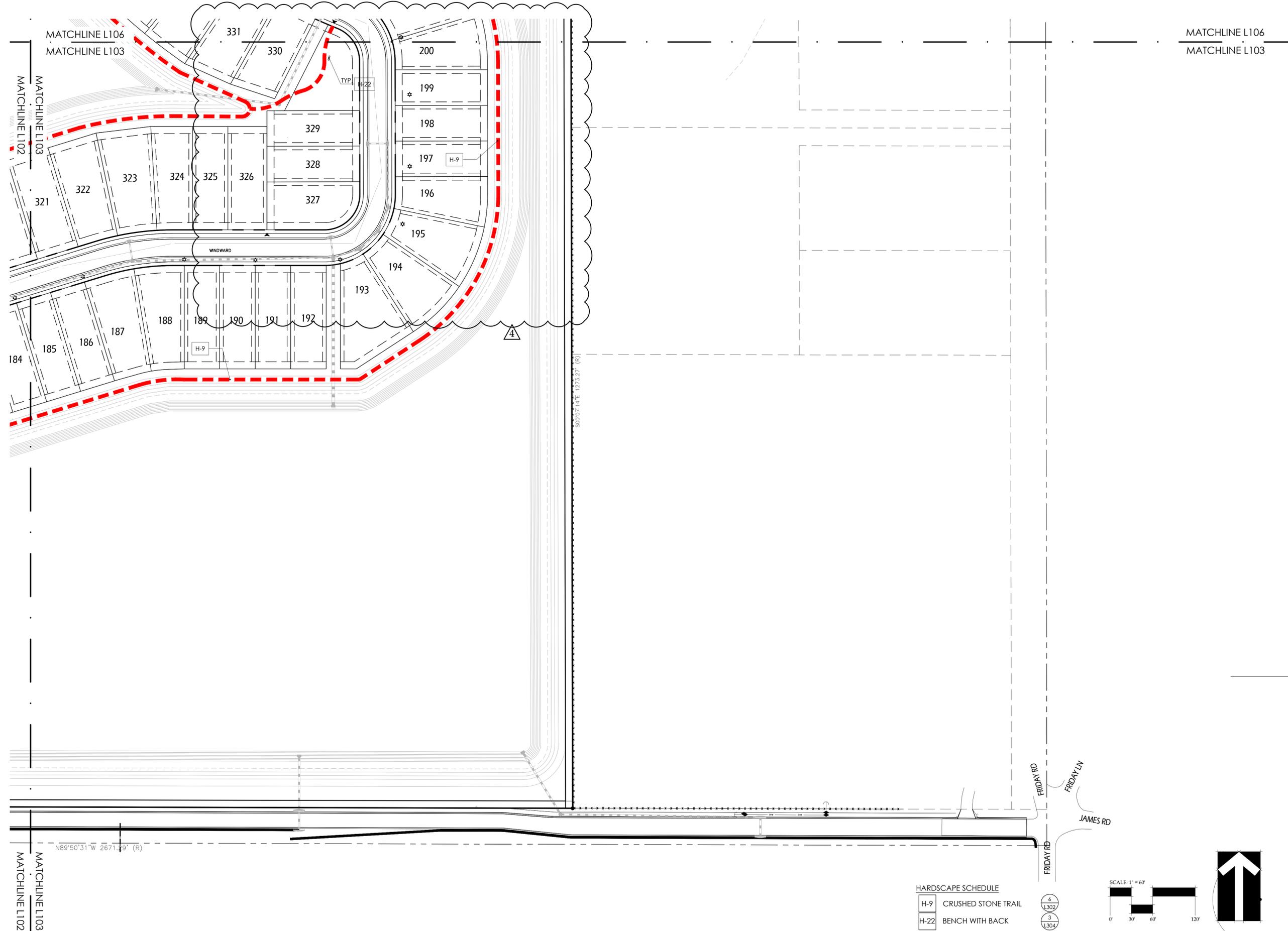


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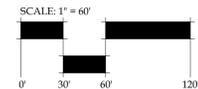
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HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	6 L302
H-22	BENCH WITH BACK	3 L304



MATCHLINE L106
MATCHLINE L103

MATCHLINE L106
MATCHLINE L103

MATCHLINE L103
MATCHLINE L102

MATCHLINE L103
MATCHLINE L102



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice

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Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
TRAIL LAYOUT PLAN

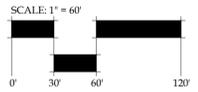
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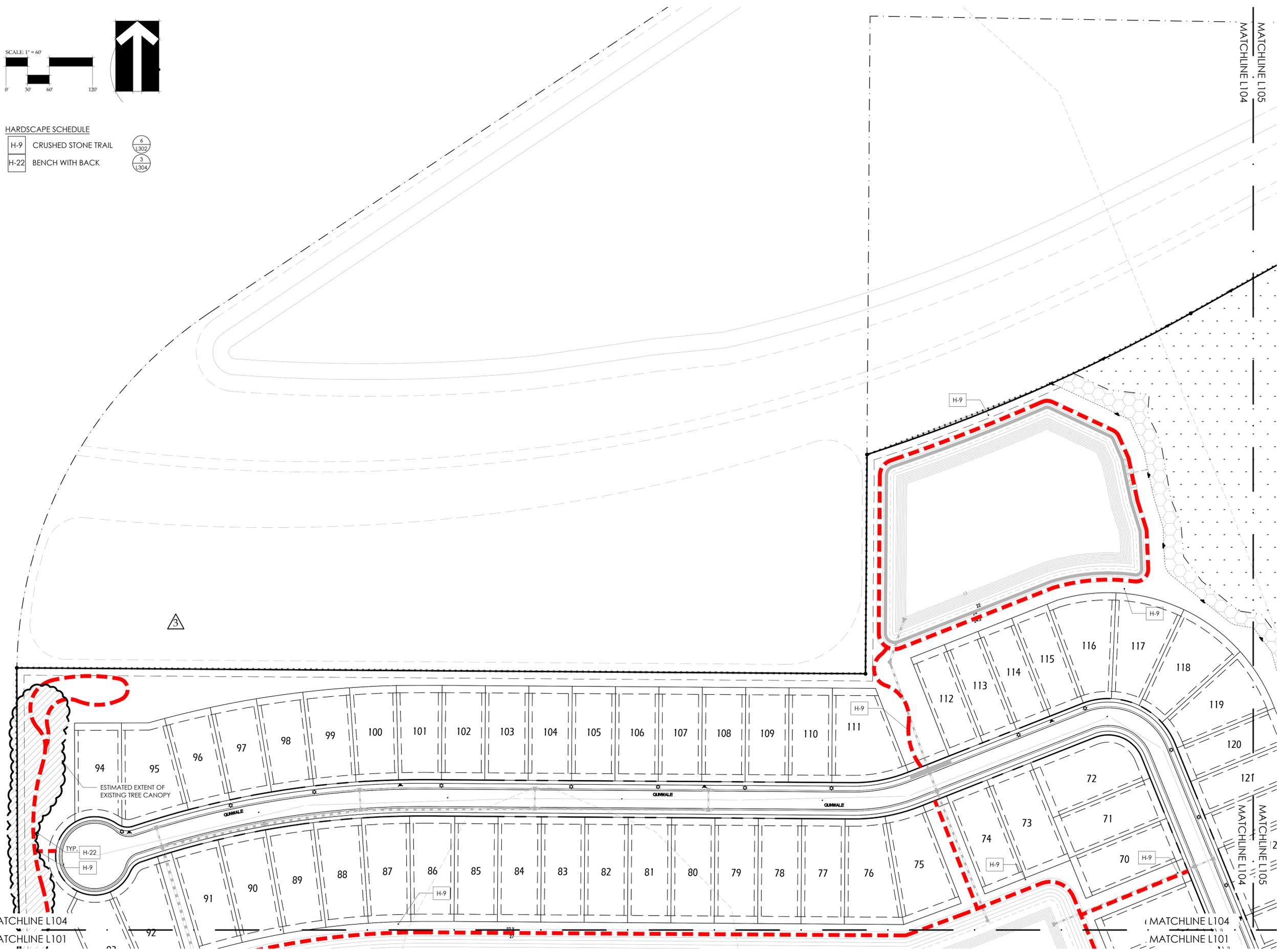
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HARDSCAPE SCHEDULE

- H-9 CRUSHED STONE TRAIL
- H-22 BENCH WITH BACK



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community planning
FL LC 26000341

400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice

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Taylor Morrison, LLC.
Cocoa, Florida
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L104



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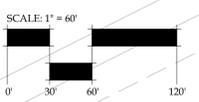
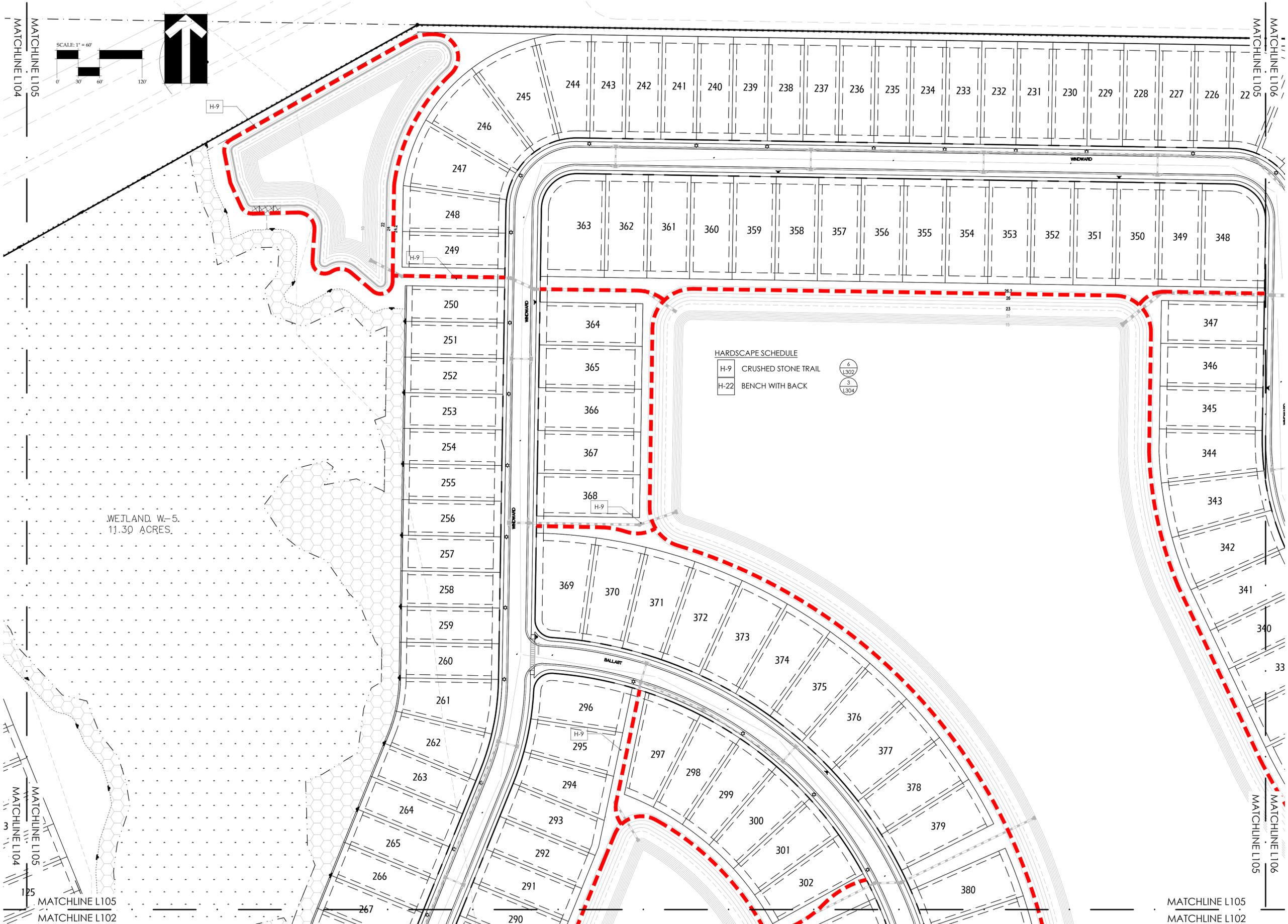
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 TRAIL LAYOUT PLAN

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L105



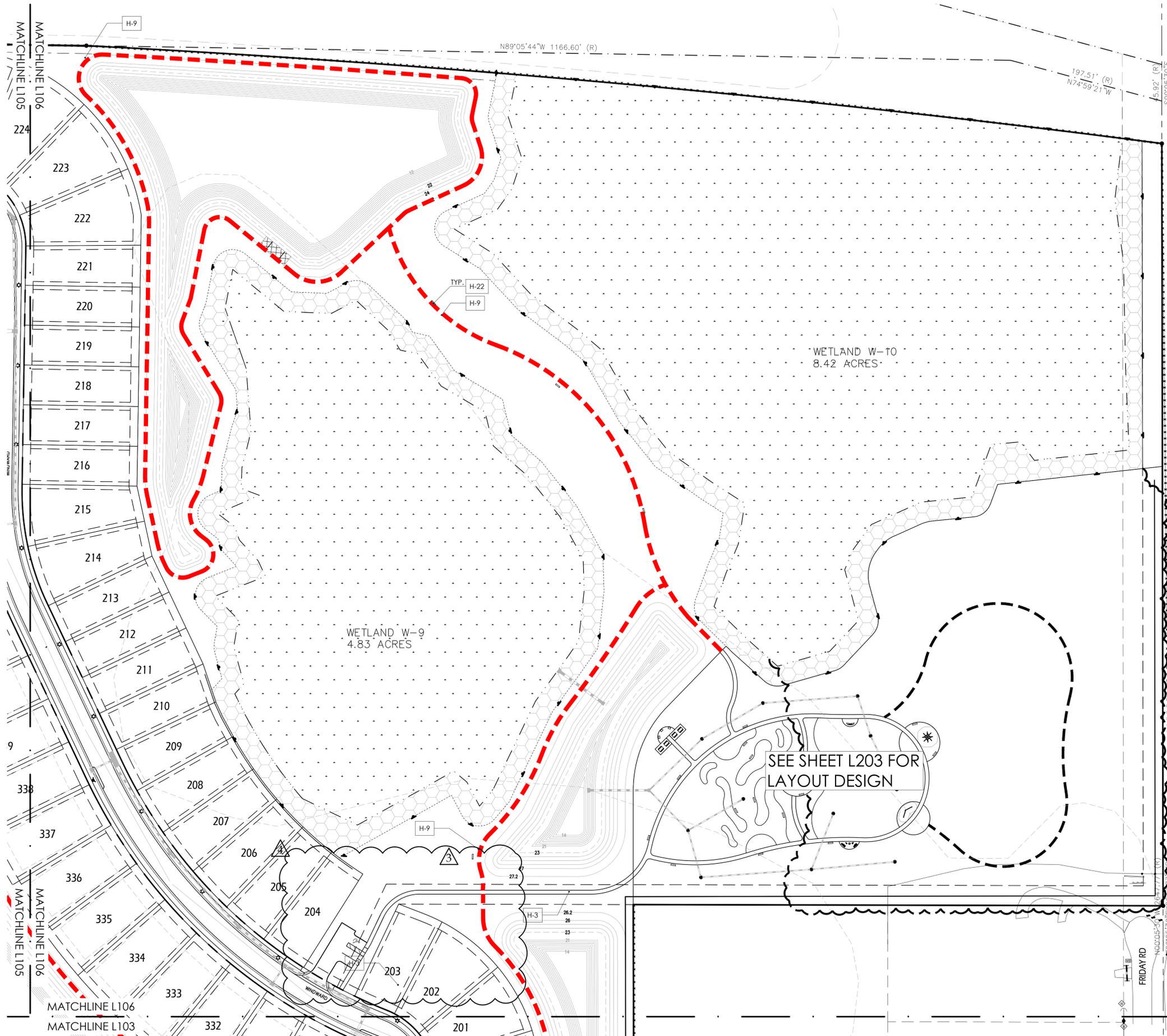
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HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	
H-22	BENCH WITH BACK	

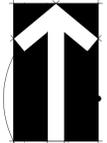
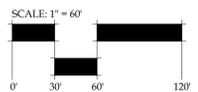
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HARDSCAPE SCHEDULE

H-3	CONCRETE WALK	1 L302
H-9	CRUSHED STONE TRAIL	6 L302
H-22	BENCH WITH BACK	3 L304



BONNETT design group, llc
 landscape architecture
 community planning
 FL LC 26000341
 400 South Orlando Ave, Suite 201
 Maitland, FL 32751
 407.622.1588 voice

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 Cocoa, Florida
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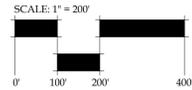
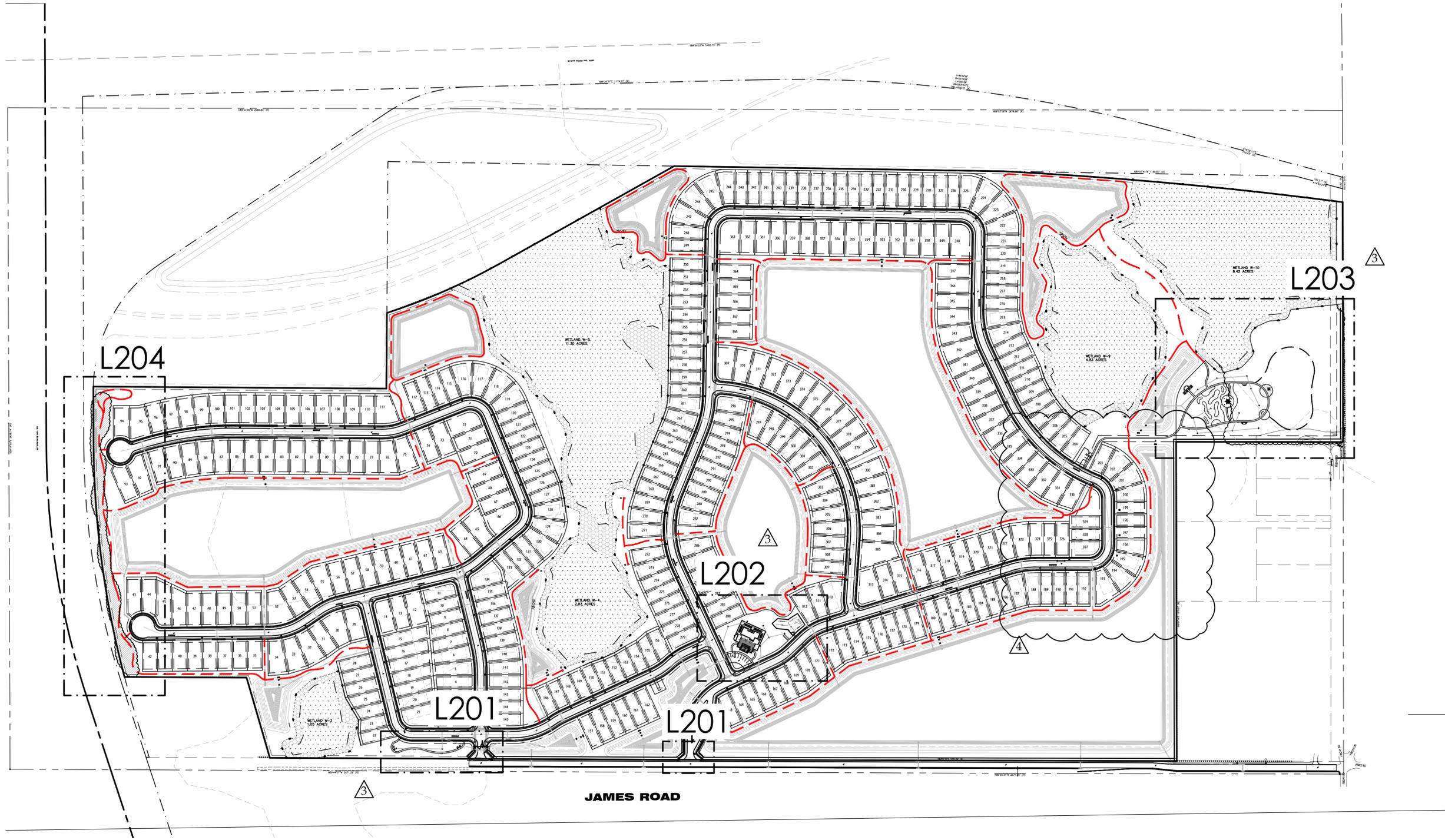
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L106

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landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
OVERALL LAYOUT PLAN

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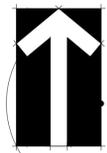
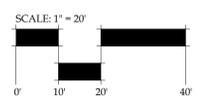
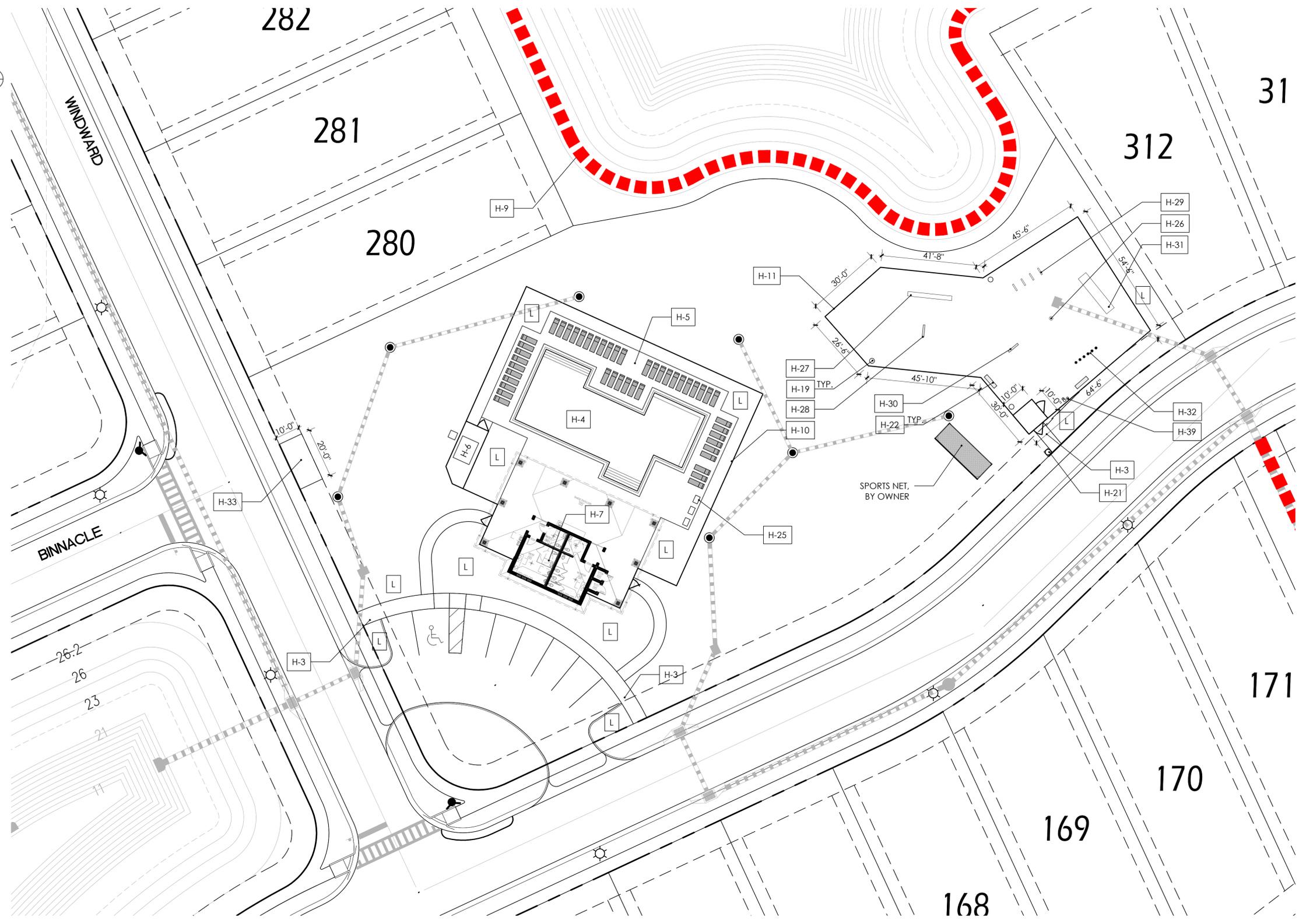
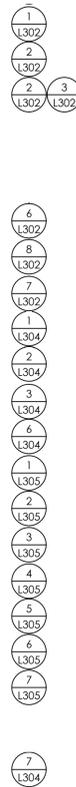
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Taylor W. Bennett, P.L.A. # 15,000724

HARDSCAPE SCHEDULE

- H-3 CONCRETE WALK
- H-4 POOL = 1956 SF
- H-5 POOL DECK
- H-6 POOL EQUIPMENT, BY OTHERS
- H-7 CLUBHOUSE, BY OTHERS
- H-9 CRUSHED STONE TRAIL
- H-10 POOL FENCE
- H-11 DOG PARK FENCE
- H-19 DOGGY STATION
- H-21 TRASH RECEPTACLE
- H-22 BENCH WITH BACK
- H-25 PARK GRILL
- H-26 ADJUSTABLE TIRE JUMP
- H-27 DOG WALK RAMP
- H-28 DOUBLE WALL JUMP
- H-29 HOUND HURTLES
- H-30 SINGLE WALL JUMP
- H-31 TEETER TOTTER
- H-32 WEAVE POLES
- H-33 MAIL COLLECTION, BY OTHERS
- H-39 DOG WATER FOUNTAIN
- L LANDSCAPE AREA (SEE LANDSCAPE PLANS)



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 community planning
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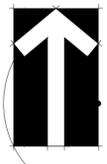
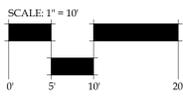
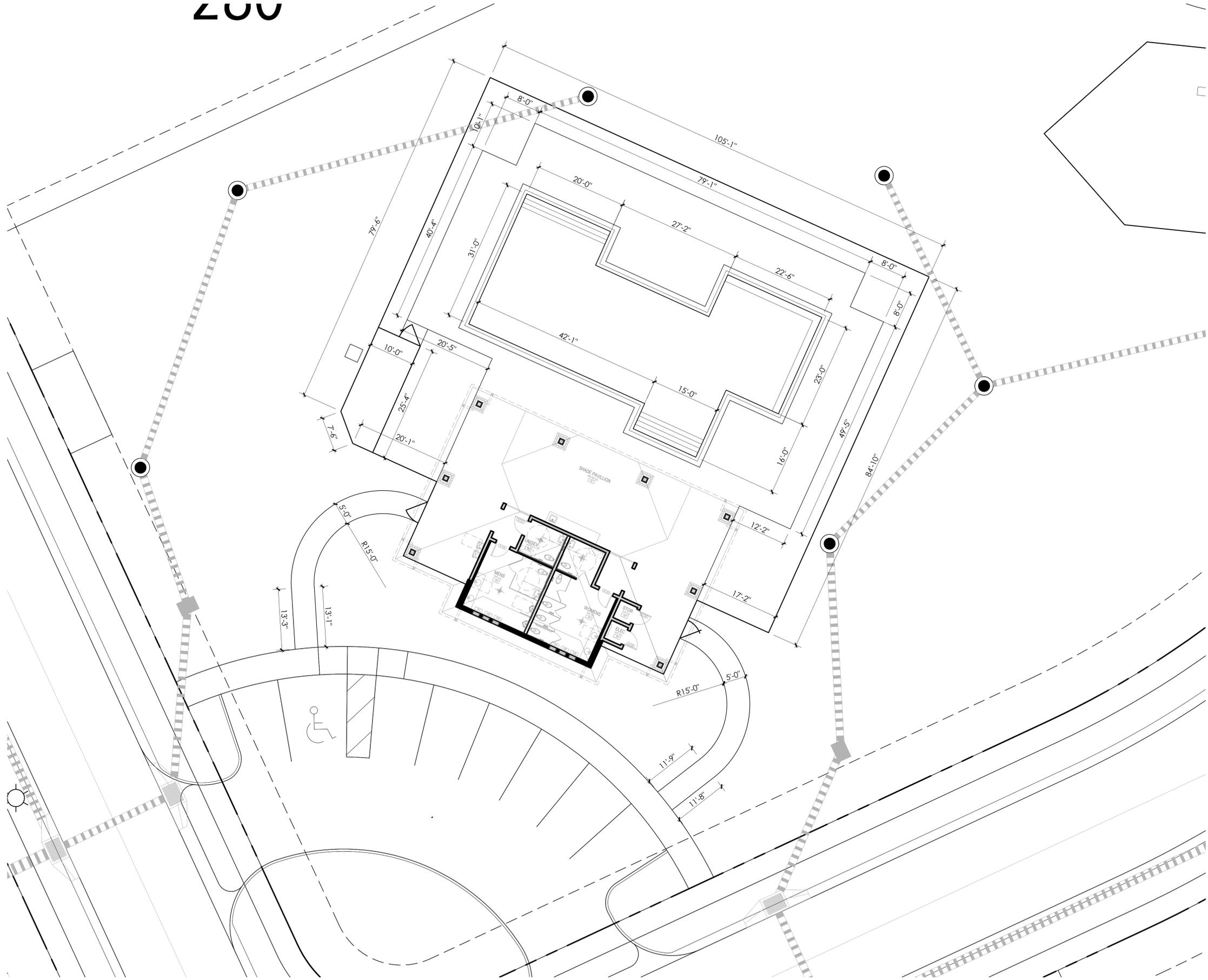
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T: Todd W. Bonnett, P.L.A. # 15,000724

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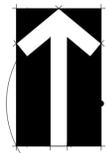
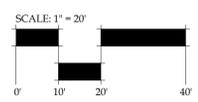
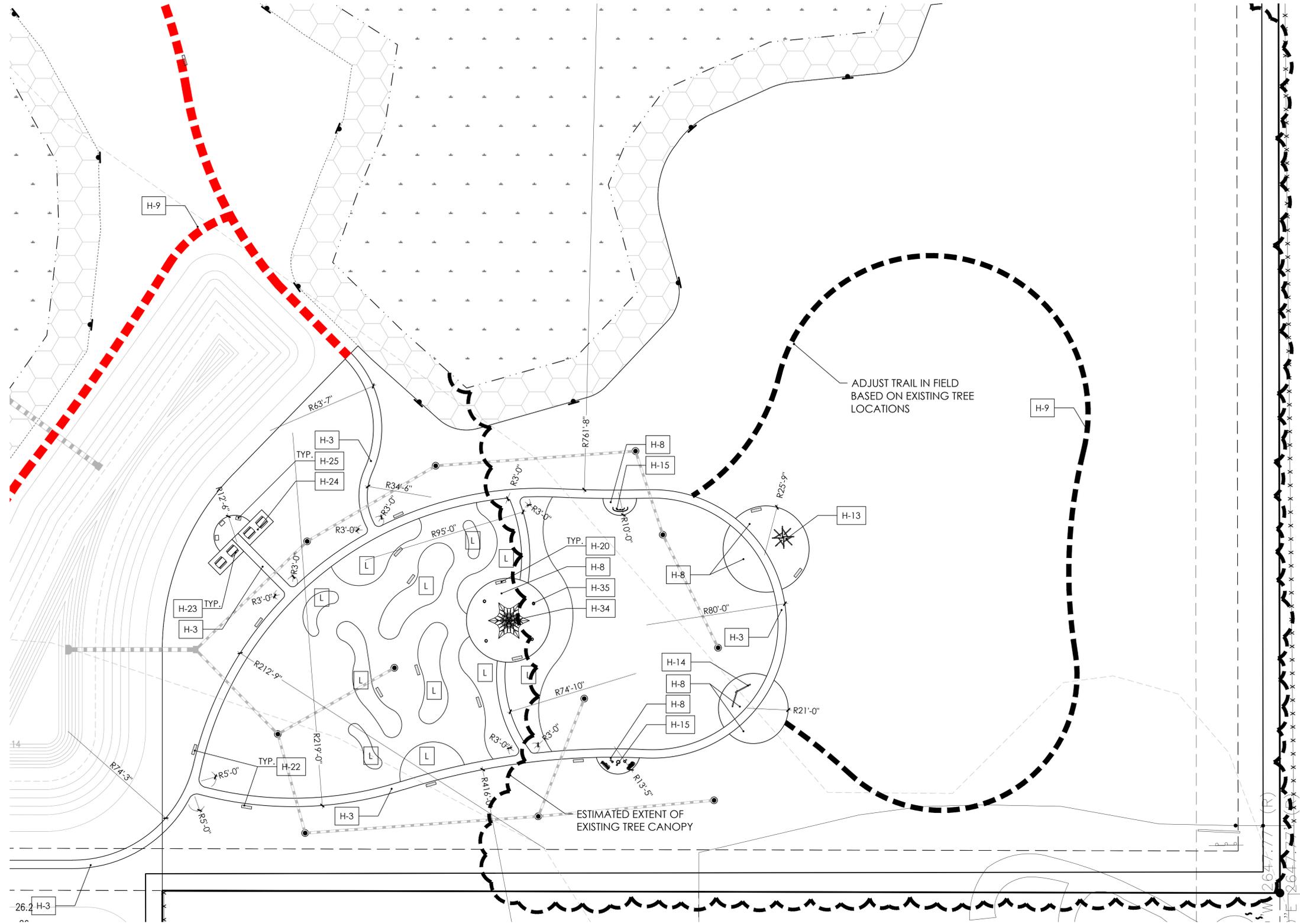
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HARDSCAPE SCHEDULE

- H-3 CONCRETE WALK
- H-8 PLAY SURFACE
- H-9 CRUSHED STONE TRAIL
- H-13 PLAY STRUCTURE 1
- H-14 PLAY STRUCTURE 2
- H-15 PLAY STRUCTURE 3
- H-19 DOGGY STATION
- H-20 BENCH WITHOUT BACK
- H-21 TRASH RECEPTACLE
- H-22 BENCH WITH BACK
- H-23 PICNIC TABLE
- H-24 SHADE STRUCTURE
- H-25 PARK GRILL
- H-34 SPACENET PLAY STRUCTURE
- H-35 SPINNER PLAY STRUCTURE
- H-37 DOG WATER FOUNTAIN

L LANDSCAPE AREA (SEE LANDSCAPE PLANS)

- 1 L302
- 5 L302
- 6 L302
- 1 L303
- 2 L303
- 3 L303
- 1 L304
- 2 L304
- 2 L304
- 3 L304
- 4 L304
- 5 L304
- 6 L304
- 7 L303
- 8 L303
- 1 L304



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 landscape architecture
 community planning
 FL LC 26000341
 400 South Orlando Ave, Suite 201
 Maitland, FL 32751
 407.622.1588 voice

Windward Preserve
 Landscape Architecture
 Taylor Morrison, LLC.
 Cocoa, Florida
 LAYOUT PLAN

DATE: September 23, 2022
 DRAWN BY: RTM
 CHECKED BY: TWB
 JOB NUMBER: 2021.173
 FILE NAME: 2022.163_TM-COCCA_LSRASE CODE

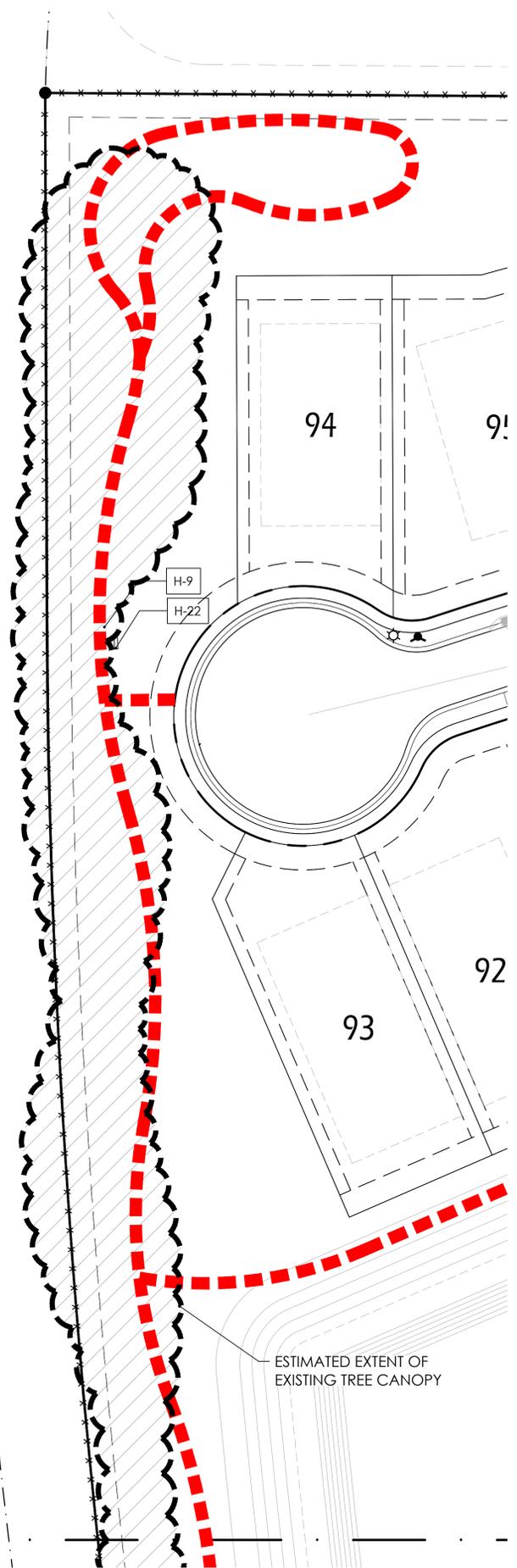
REVISIONS:
 A City Comments 04-04-2023
 B City Comments 10-27-2023

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 Todd W. Bennett, P.L.A. # 15,000778

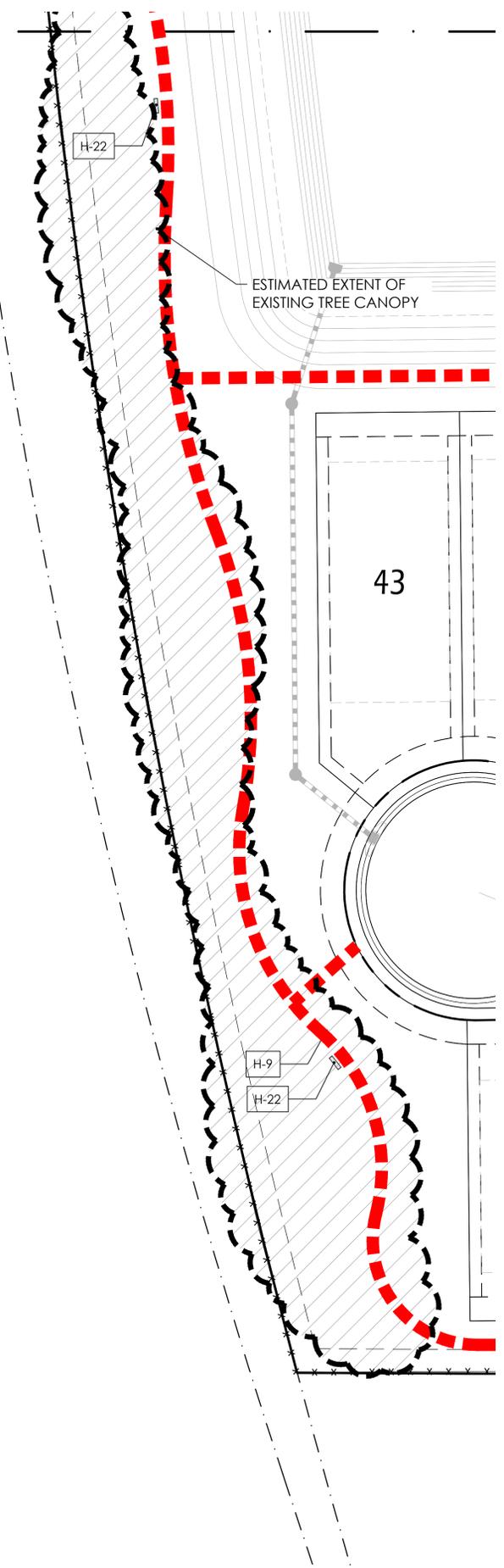
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MATCHLINE A
MATCHLINE B



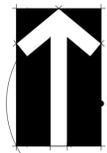
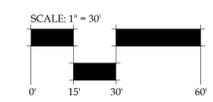
MATCHLINE A
MATCHLINE B



3

HARDSCAPE SCHEDULE

H-9	CRUSHED STONE TRAIL	6 L302
H-22	BENCH WITH BACK	3 L304



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 Cocoa, Florida
LAYOUT PLAN

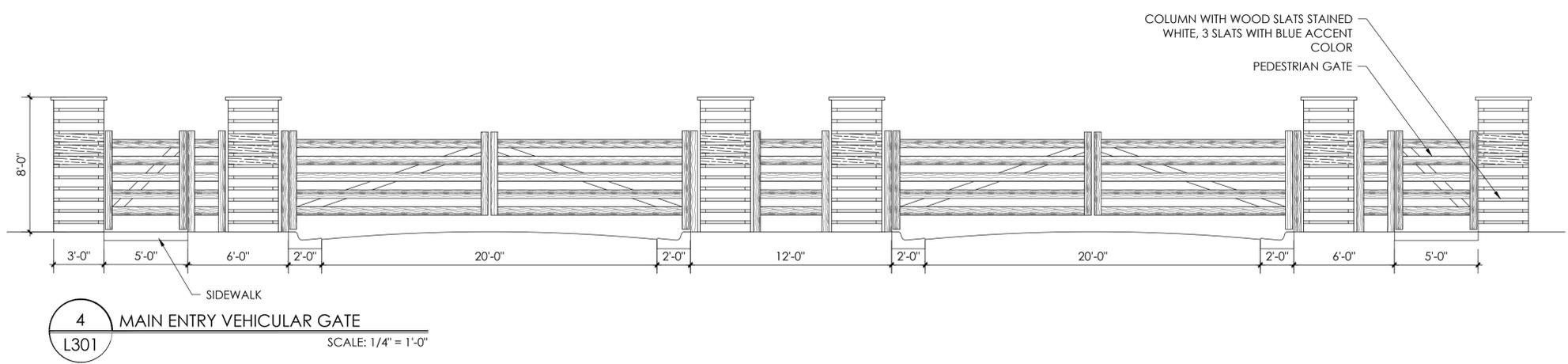
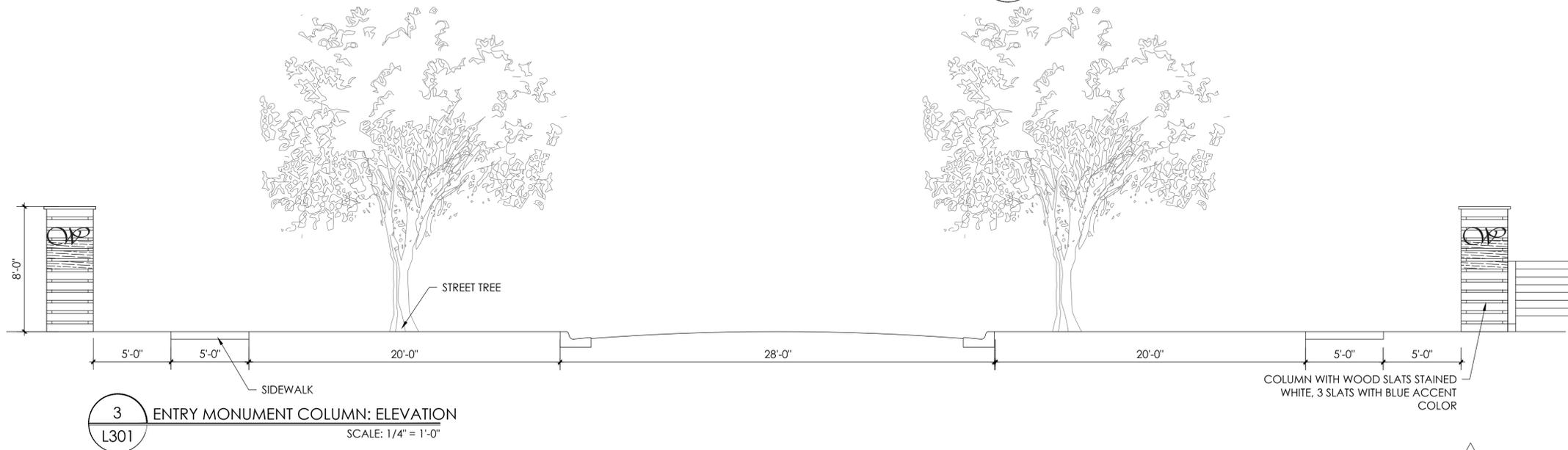
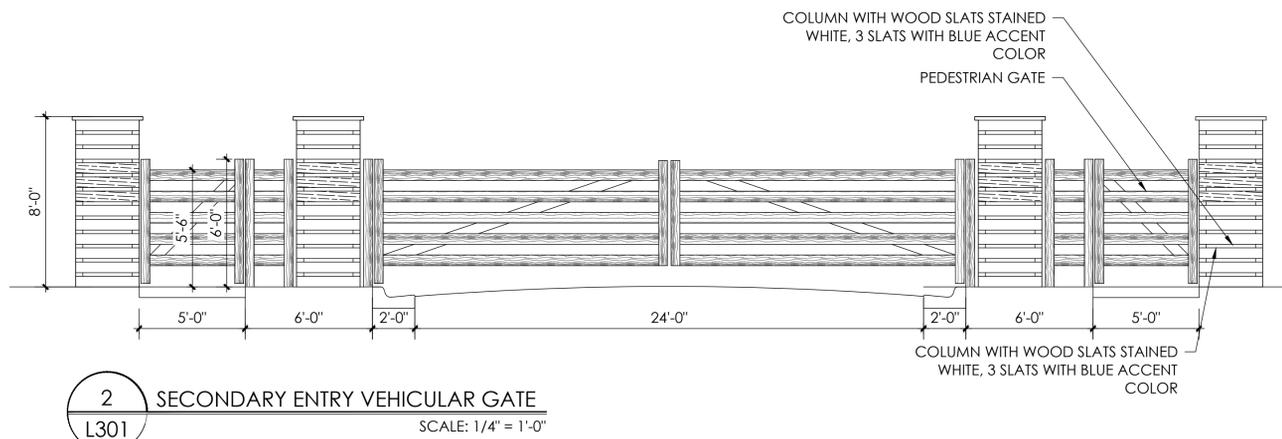
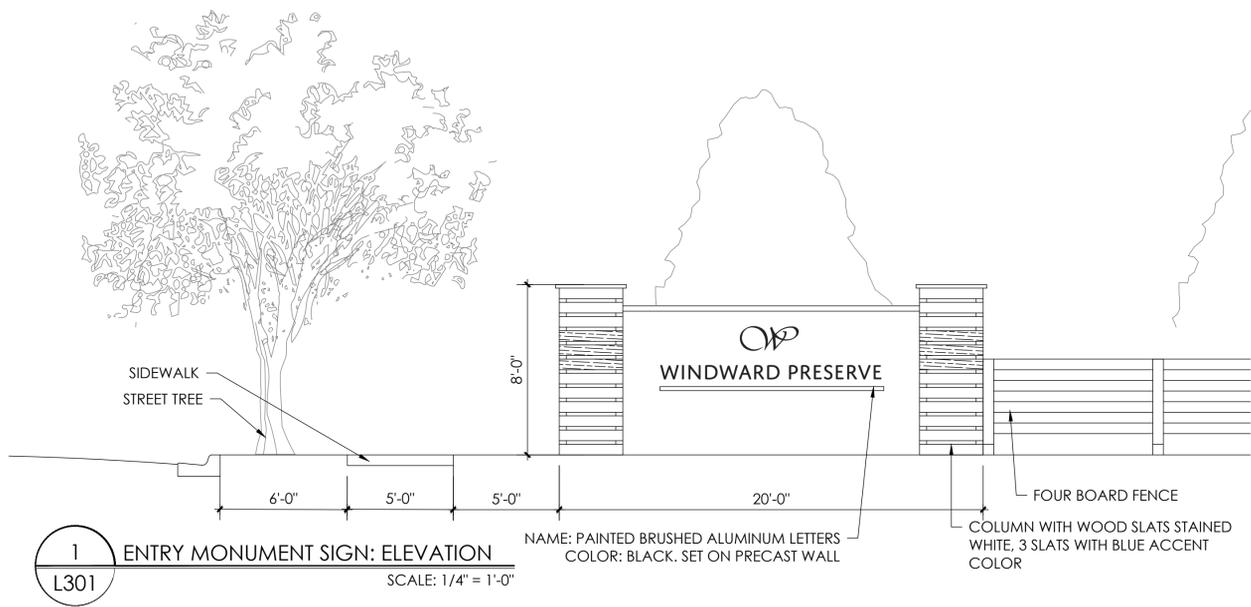
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DRAWN BY:	RTM
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 400 South Orlando Ave. Suite 201
 Maitland, FL 32751
 407.622.1588 voice

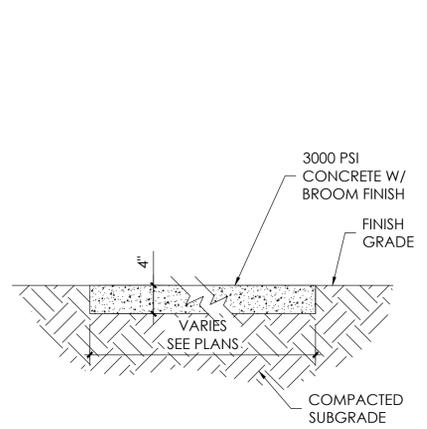
Lead W. Bennett, P.L.A. # 12 000728

△
L204

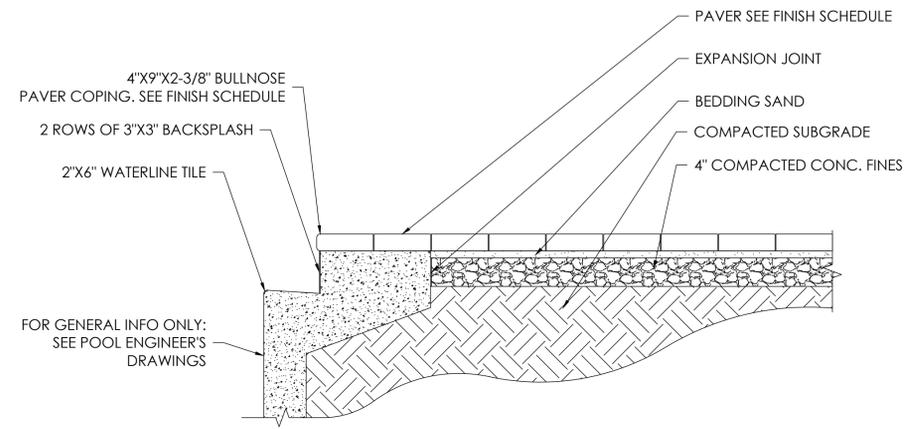


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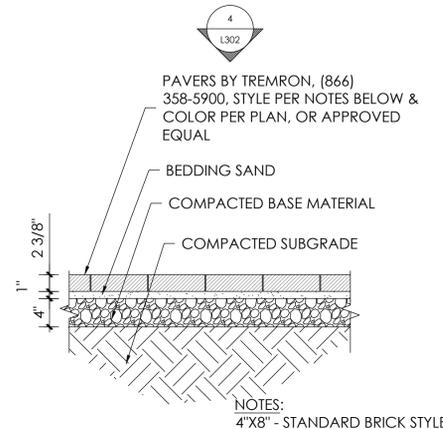
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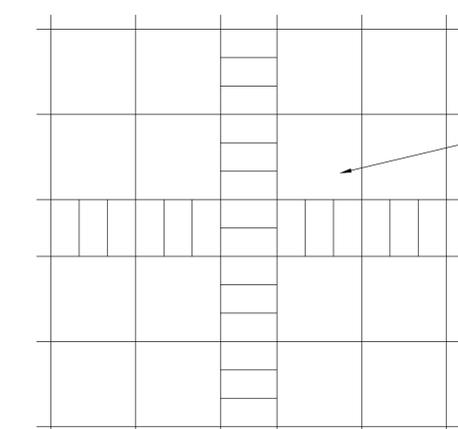
1 CONCRETE WALKWAY
L302 SCALE 1" = 1'-0"



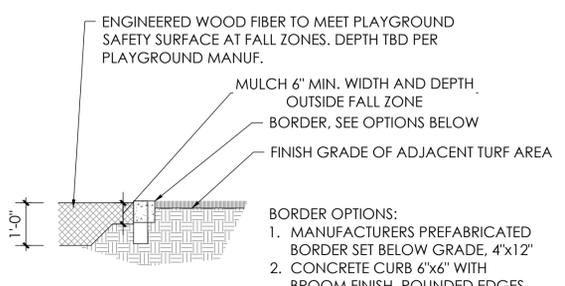
2 POOL PAVER DETAIL
L302 SCALE 1" = 1'-0"



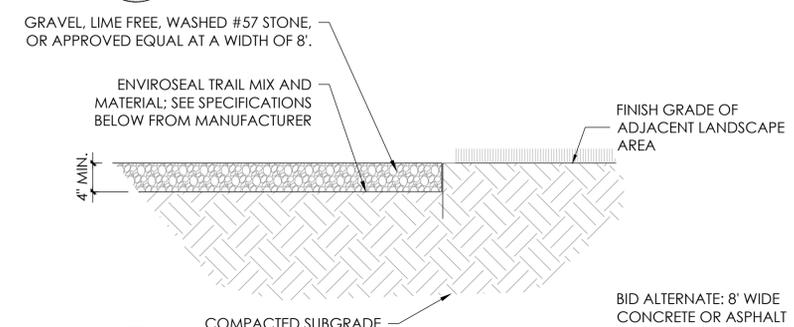
3 PEDESTRIAN PAVERS
L302 SCALE 1" = 1'-0"



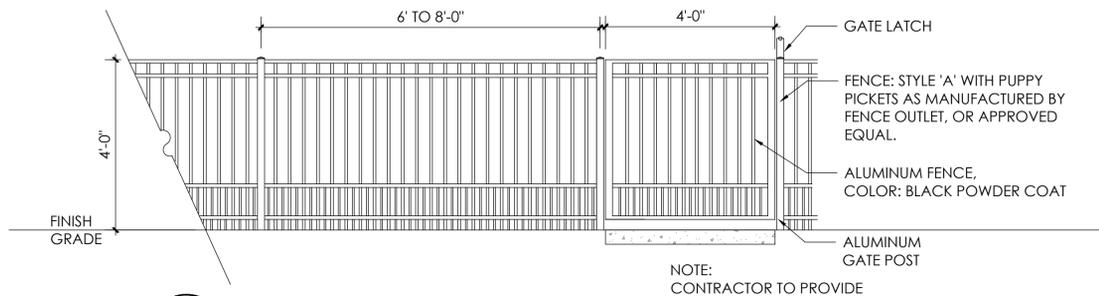
4 PAVERS LAYOUT DETAIL
L302 SCALE 1" = 1'-0"



5 PLAY SURFACE AND HEADER
L302 SCALE: 1/2" = 1'-0"



6 CRUSHED STONE TRAIL
L302 NTS



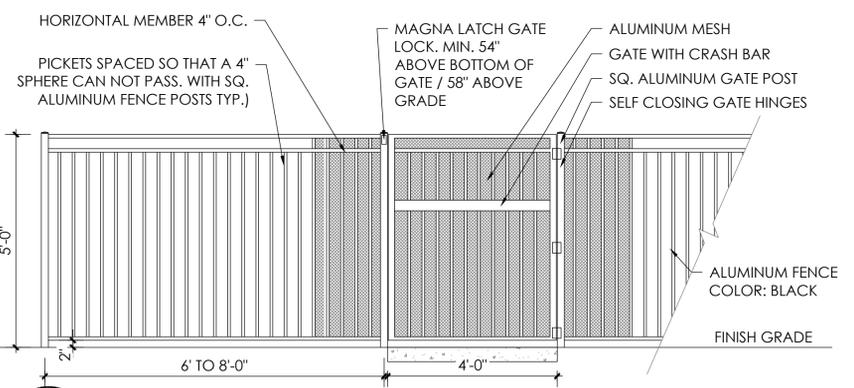
7 DOG PARK FENCE & GATE ELEVATION
L302 SCALE: 1/2" = 1'-0"

NOTES:
POOL GATES SHALL COMPLY WITH SECTION 454.1.3.1.9 OF THE FLORIDA BUILDING CODE. ACCESS GATES SHALL BE SELF-CLOSING, SELF LATCHING AND THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, THE DEVICE RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CAN NOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE. GATES THAT PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL. THE GATES AND BARRIER SHALL HAVE NO OPENING GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.

SHOP DRAWINGS, HARDWARE AND SPECIFICATIONS ARE REQUIRED PRIOR TO FABRICATION OF THE GATES, AND TO BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

ALL GATE COMPONENTS SHALL BE WELDED TOGETHER AND BE ANODIZED ALUMINUM.

ACCESS NOTE:
GATE CONTRACTOR SHALL COORDINATE WITH OWNER FOR ANY KEY CARD, KEYPAD OR ANY OTHER MECHANICAL OR ELECTRIC LOCKING AND ACCESS MECHANISMS AND SHALL CONFORM TO SECTION 454.13.1.9 OF THE FLORIDA BUILDING CODE



8 POOL FENCE ELEVATION
L302 SCALE: 1/2" = 1'-0"

NOTE: CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR L.A. AND OWNER REVIEW AND APPROVAL



Distributors Worldwide

1019 SE Holbrook Ct.
Port St. Lucie, FL 34952
772-335-8225 - Fax 772-335-3991
DUNS: 00-306-7852
Email: sales@enviroseal.com Web: <http://www.enviroseal.com>
SIC CODES: 3089 & 5169

Enviroseal Trail and Path Specifications

The content and uniformity of the stone mix is an important factor to ensure overall quality and end results. Placement of 4" to 6" of compacted base material to make a sound foundation for the path is recommended for all projects.

STONE MIX MATERIAL/CRUSHED STONE SCREENINGS
Enviroseal recommends the use of 3/4 minus recycled concrete, crushed trap rock or equal that is made of hard, durable, sharp edged rock fragments that are free from dirt, organic, or other deleterious matter. Percentages are measured by weight of dry aggregate. Send a minimum (25) five pound sample of screening aggregate to our lab to determine the best mix ratios. The material should conform to the following SAE requirements:

Sieve Size	Percent Passing
1/2 Inch (12.5 mm)	90-100
3/8 Inch (9.5 mm)	75-90
1/4 Inch (6.3 mm)	60-75
No. 30 (600 Um)	60-40
No. 100 (150 Um)	20-40
No. 200 (75 Um)	10-14

Screening Placement: Four to six inches of un-compacted stone mix as described above is placed in construction area. Wood or steel edging can be used for definition of the pathway

Mixing Enviroseal M10+50

- Dosage Rate:** Concentrated M10+50 is calculated at ten (10) gallons per cubic yard.
- Calculation of water:** The water addition to use with the M-10+50 is the difference between in-situ moisture content of the stone mix and optimum moisture content required for compaction as evidenced by the dry density weight of the stone mix or as directed by an onsite technician.
- Mixing M-10+50/Water with Stone Mix:** Four inches of stone mix is blended with M-10+50 preblended with water allowing two inches of stone mix on the bottom. Blending the M-10+50 and water mixture is best completed using a soil mixer or tiller to thoroughly blend the stone mix with the M-10+50 and water mix.
- Compaction of Surface:** Use of a 3 to 5 ton double drum vibratory roller sufficient in size to effectively compact the depth of treated surface.
- Top Coat Sealing:** After approximately one day has lapsed, a topical application is required. Apply topcoat uniformly until pathway is complete saturated. Additional top coat applications may be necessary. Test small amounts of water/M10+50 mix ratios on a small section of treated path by checking adsorption. The mixture should disappear quickly. Mix predetermined amount of M10+50 and water and evenly spray on the surface ensuring no puddling occurs. Allow to adsorb completely and repeat application.
- Approvals:** M-10+50 is approved for making ADA trails by The National Center of Accessibility (NCA)

Environmentally Safe products for Today's Construction Projects



Distributors Worldwide

1019 SE Holbrook Ct.
Port St. Lucie, FL 34952
772-335-8225 - Fax 772-335-3991
DUNS: 00-306-7852
Email: sales@enviroseal.com Web: <http://www.enviroseal.com>
SIC CODES: 3089 & 5169

Installation Tips

- Do not prepare or install material during, prior to, or immediately following rainfall or when temp is 50° F and falling within a 24-hour period.
- The use of diaphragm pumps for spraying M10+50 is suggested. Gear driven or trash pumps will malfunction or seize and possibly damage the polymer.
- After mixing the M10+50 and water mixture with the aggregate, ensure there are no deviations that can cause ponding, rake and level the surface prior to compaction.
- Ensure there is sufficient pitch to allow proper drainage on the finished surface.
- The first pass with the roller is static rolling only. Should any areas need to be repaired, it is best to complete repairs and mix the area again prior to compaction. After one pass of static rolling, three passes vibratory is recommended. DO NOT vibratory roll more than four times. Any lines left by the roller should be cleaned up by static rolling only.
- Do not use plate compactors. The vibration can damage the polymers and void any warranty.
- Do not treat more area than can be completed before the mixed aggregate dries. If the surface begins to dry prior to completion, lightly mist the surface with water.
- Call our office to speak with an installation technician if you have any questions. Please visit our website to view installation videos.
- Each project is different and requires careful evaluation of all aspects from the design architect, contractor, civil engineer, and Enviroseal technical department.

Environmentally Safe products for Today's Construction Projects

NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
HARDSCAPE DESIGN PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_1B3BASE

REVISIONS:
City Comments 04-04-2023
City Comments 10-27-2023



L302

DRAWING FILE PATH: \\P:\DESIGN\PROJECTS\2022\163_TM COCOA BEACH\ENHANCED\AKA WINDWARD PRESERVE\DISIGN\2022.163_TM - COCOA_1B3BASE.DWG
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Crawling Pyramid

NRO826



The Crawling Pyramid is a hit with children. The haphazardly placed beams is a magnet for their eagerness to climb and explore the unit. The inclined and horizontal beams invite a number of classic playground games, all centered around balancing such as The Ground is Lava or tag. With its inclined layout, the Crawling Pyramid constantly challenges the sense of balance in children. The sense of balance is fundamental for all other senses. It makes it possible to run, to sit still, concentrate and learn, but it also gives children the confidence that they can manage the world and adjust, when they are at the edge of losing balance. The many horizontal beams of the Crawling Pyramid invites a break and socializing. This is important for children's social-emotional skills and forming friendships.

Item no. NRO826-0801

General Product Information

Dimensions LxWxH 13'1" x 13'3" x 9'11"

Age group 5 - 12

Play capacity (users) 6

Color options



Data is subject to change without prior notice.

PRODUCT: CRAWLING PYRAMID NRO820 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

1 PLAY STRUCTURE 1: CRAWLING PYRAMID SCALE: NTS

Double Balance Beam

NRO888



Item no. NRO888-0801

General Product Information

Dimensions LxWxH 16'1" x 8'7" x 1'3"

Age group 5 - 12

Play capacity (users) 4

Color options

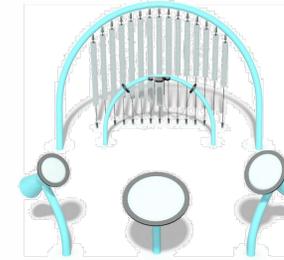


Data is subject to change without prior notice.

PRODUCT: DOUBLE BALANCE BEAM NRO888 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

2 PLAY STRUCTURE 2: DOUBLE BALANCE BEAM SCALE: NTS

AGES: 2-12



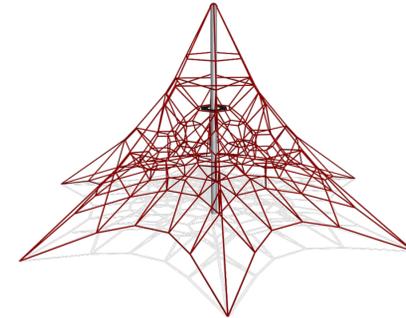
PRODUCT: GRANDIOSO CHIMES #214442 AS MANUFACTURED BY WWW.LANDSCAPESTRUCTURES.COM OR OWNER APPROVED EQUAL

3 PLAY STRUCTURE 3: GRANDIOSO CHIMES SCALE: NTS

KOMPAN Product Info SMALL HEXAGONAL SPACENET - COR36331

Best User Age: 5-12 years

Element	Accessible Element	Accessible Element	Accessible Element	Accessible Element
Activity	Level	Level	Level	Level
Present	0	1	1	1
Required	0	1	1	1



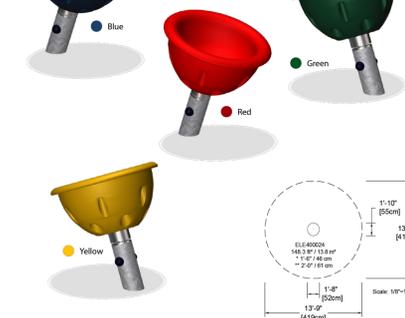
PRODUCT: SMALL SPACENET COR36331 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

7 SPACENET PLAY STRUCTURE SCALE: NTS

KOMPAN Product Info SPINNER BOWL - ELE400024

Best User Age: 4-12 years

Element	Accessible Element	Accessible Element	Accessible Element	Accessible Element
Activity	Level	Level	Level	Level
Present	0	1	1	1
Required	0	1	1	1



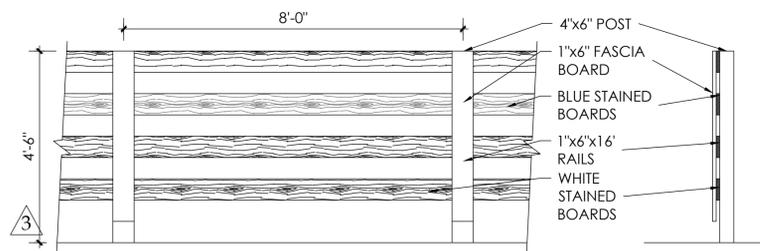
PRODUCT: SPINNER BOWL ELE400024 AS MANUFACTURED BY WWW.KOMPAN.COM OR OWNER APPROVED EQUAL

8 SPINNER PLAY STRUCTURE SCALE: NTS

4 NOT USED SCALE: NTS

5 NOT USED SCALE: NTS

6 NOT USED SCALE: NTS



SIDE VIEW

9 WOOD RAIL FENCE ELEVATION SCALE: 1/2" = 1'-0"

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landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 107
Maitland, FL 32751
407.622.1588 voice

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Cocoa, Florida
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L303

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PRODUCT ASSEMBLY

D006 • DOG WASTE STATION

PARTS LIST:

- Can (1)
- Post (1)
- Dispenser (1)
- Sign/Sign Bracket (1)
- Dispenser Keys (2)
- 600 Waste Bags
- 50 Can Liners
- Hardware Pack



PRODUCT: DOG WASTE STATION D006 AS MANUFACTURED BY WWW.XXX.COM OR OWNER APPROVED EQUAL

BENCH 501

WITH ARMS	
501-600 6' long, Douglas Fir, 2 supports, 102 lbs.	\$685
501-601 6' long, Rec. Plastic, 2 supports, 118 lbs.	\$736
501-602 6' long, Rec. Plastic, 2 supports, 128 lbs.	\$770
WITHOUT ARMS	
501-600MA 6' long, Douglas Fir, 2 supports, 93 lbs.	\$650
501-600MA 6' long, Rec. Plastic, 2 supports, 107 lbs.	\$723
501-601MA 6' long, Rec. Plastic, 2 supports, 117 lbs.	\$745
501-602MA 6' long, Rec. Plastic, 2 supports, 127 lbs.	\$778

Asst to unit price for center armrest
Support Options: S-1, S-2 and S-5



RECEPTACLE 502

TOP DEPOSIT	
502-320-FTD 32-gallon, Douglas Fir, 136 lbs.	\$1,440
502-320-FTD 32-gallon, Rec. Plastic, 143 lbs.	\$1,548
502-320-FTD 32-gallon, Rec. Plastic, 143 lbs.	\$1,488
SIDE DEPOSIT	
502-320-ST 32-gallon, Douglas Fir, 150 lbs.	\$1,540
502-320-ST 32-gallon, Rec. Plastic, 157 lbs.	\$1,648
502-320-ST 32-gallon, Rec. Plastic, 157 lbs.	\$1,588

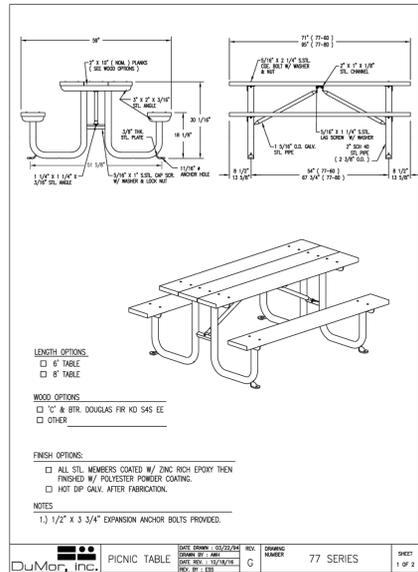
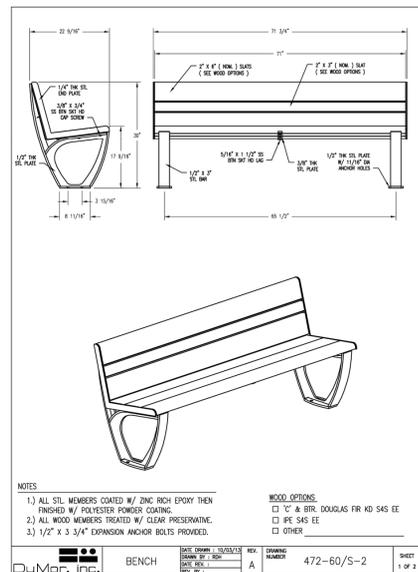
Support Options: S-1, S-2 and S-5
*200-lb. capacity



PRODUCT: BENCH 501 AS MANUFACTURED BY WWW.DUMOR.COM OR OWNER APPROVED EQUAL



PRODUCT: RECEPTACLE 502 AS MANUFACTURED BY WWW.DUMOR.COM OR OWNER APPROVED EQUAL

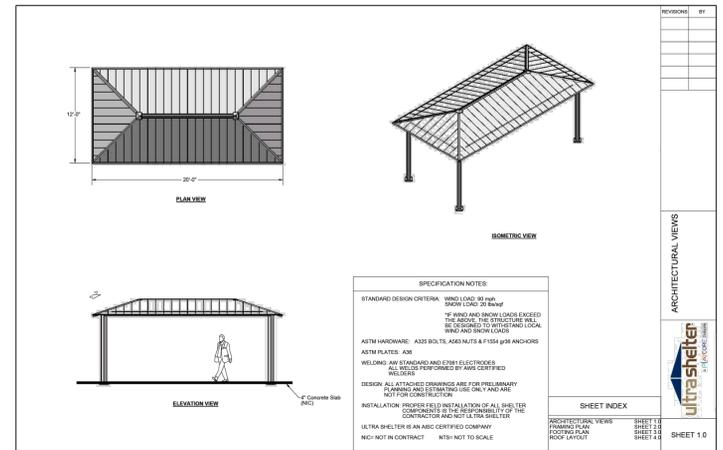


1 DOGGY STATION
L304 SCALE: NTS

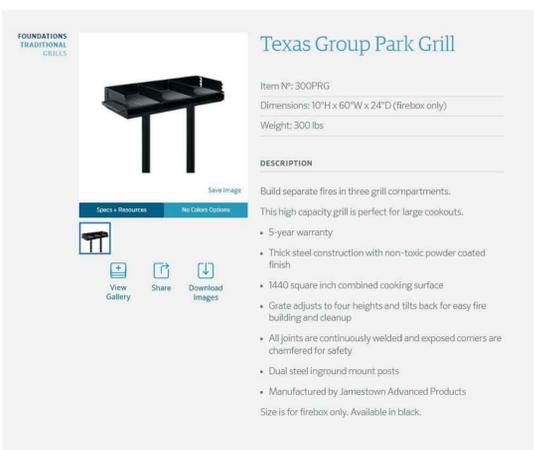
2 BENCH AND TRASH RECEPTACLE
L304 SCALE: NTS

3 BENCH WITH BACK
L304 SCALE: NTS

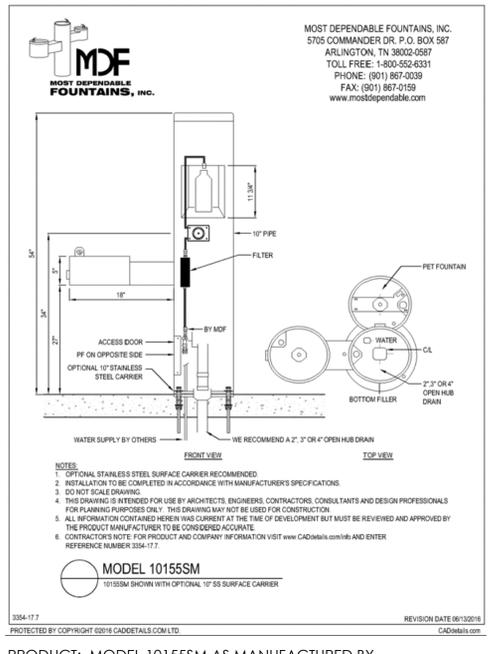
4 PICNIC TABLE
L304 SCALE: NTS



5 SHADE STRUCTURE
L304 SCALE: NTS



6 PARK GRILL
L304 SCALE: NTS



7 DOG PARK WATER FOUNTAIN
L304 SCALE: 1/2" = 1'-0"

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Taylor Morrison, LLC.
Cocoa, Florida
HARDSCAPE DESIGN PLAN

DATE: September 23, 2022
DRAWN BY: RTM
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IBRBASE

REVISIONS:
City Comments 04-04-2023
City Comments 10-27-2023

2
L304



PRODUCT: ADJUSTABLE TIRE JUMP 6520 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

1 ADJUSTABLE TIRE JUMP
L305 SCALE: NTS



PRODUCT: DOG WALK RAMP 6402 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

2 DOG WALK RAMP
L305 SCALE: NTS



PRODUCT: DOUBLE WALL JUMP 6602 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

3 DOUBLE WALL JUMP
L305 SCALE: NTS



PRODUCT: HOUND HURTLES 6520 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

4 HOUND HURTLES
L305 SCALE: NTS



PRODUCT: SINGLE WALL JUMP 6601 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

5 SINGLE WALL JUMP
L305 SCALE: NTS



PRODUCT: TEETER TOTTER 6412 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

6 TEETER TOTTER
L305 SCALE: NTS



PRODUCT: WEAVE POLES 6516 AS MANUFACTURED BY WWW.DOG-ON-IT-PARKS.COM OR OWNER APPROVED EQUAL

7 WEAVE POLES
L305 SCALE: NTS

NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.



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Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
HARDSCAPE DESIGN PLAN

DATE: September 23, 2022
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REVISIONS:
City Comments 04-04-2023

10/24/2022 Bonnett, RLA # 11007076



L305



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Cocoa, Florida
OVERALL LANDSCAPE PLAN

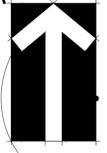
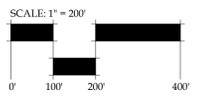
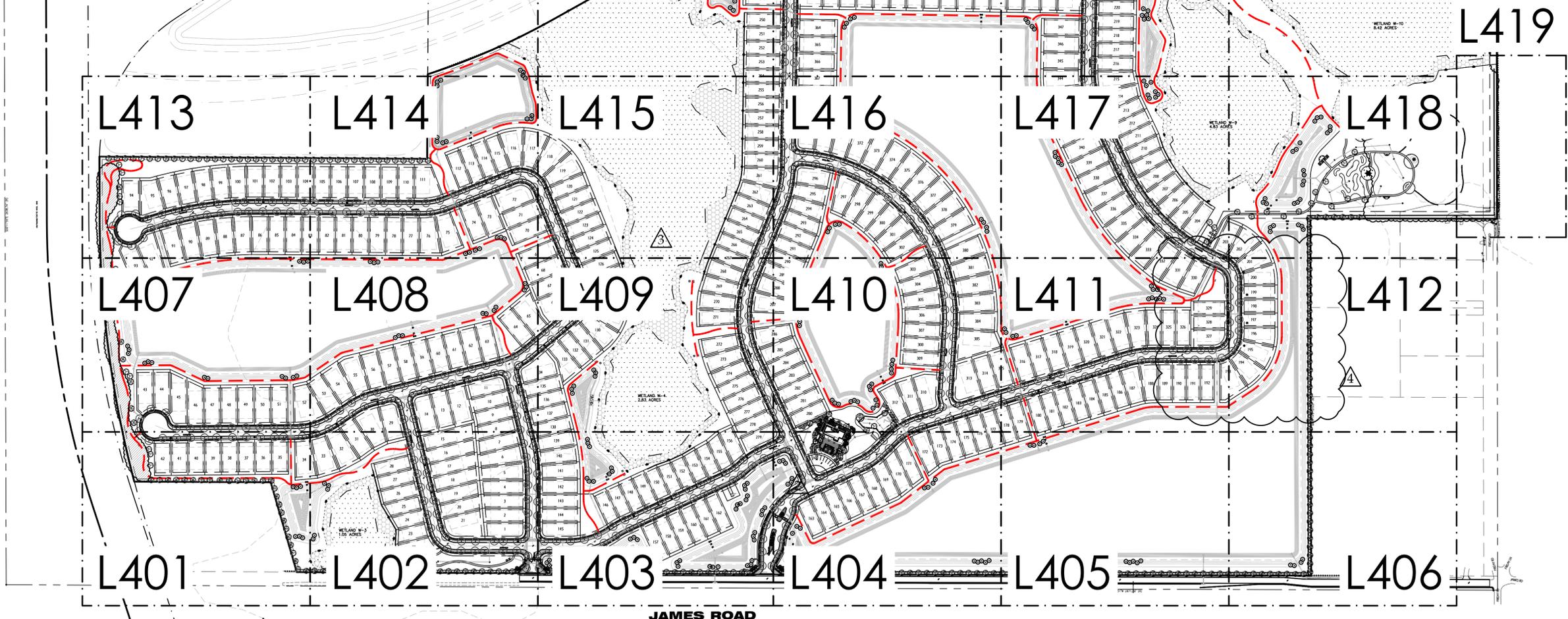
DATE: September 23, 2022
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CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM-COCCA_LSRASE_CODE
REVISIONS:
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City Comments 10-27-2023
City Comments 11-20-2023

L400

BUFFER REQUIREMENT
Appendix A, Article XIII, Sec. 22
*3 UNDERSTORY TREES PER 100 LF
*CONTINUOUS HEDGE (3 FT O.C.)

BUFFER	LENGTH	SHADE TREES REQUIRED	SHRUBS REQUIRED	SHADE TREES PROVIDED	SHRUBS PROVIDED
NORTH EAST	1344	45	448	45	448
NORTH WEST	1173	39	391	40	391
EAST *	2467	82	822	49	492
SOUTH	3527	118	1176	118	1185
WEST*	1971	66	657	66	664

*EXISTING TREES TO REMAIN AND PROVIDE REQUIRED BUFFER



ARBOR MITIGATION FUND ALTERNATIVE CALCULATION
Appendix A, Zoning, Article XIII, Sec. 22

DBH of Removal Tree not Replaced	Total Replacement Inches Required	Total Inches Provided	Total Inches Deficit
6"-23"	83,349	5,820	77,529
24"	189	189	0

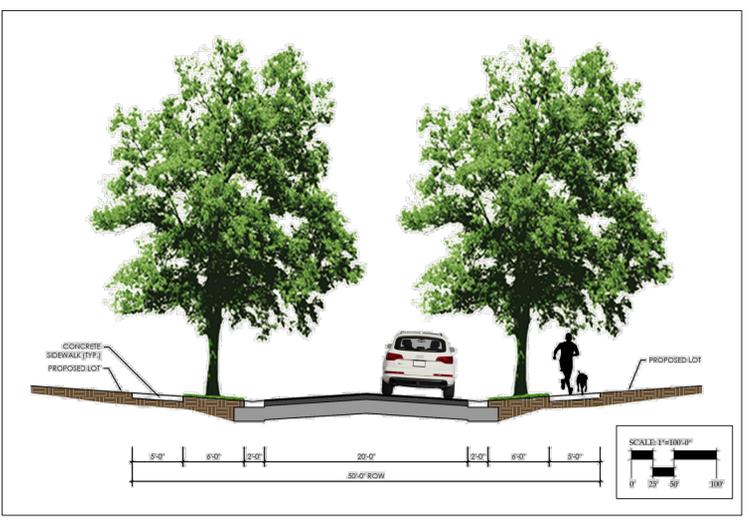
TREE REPLACEMENT STANDARDS

TREE DBH	REPLACEMENT TREES REQUIRED	MINIMUM SIZE OF REPLACEMENT TREE (INCHES)	TOTAL REPLACEMENT INCHES
6 - 12 IN.	1	3	3
13 - 23"	4	3	12
24" & ABOVE	9	3	27

TREE MITIGATION*
Appendix A, Zoning, Article XIII, Sec. 22
City of Cocoa Land Development Code
Ordinance No. 20,2023

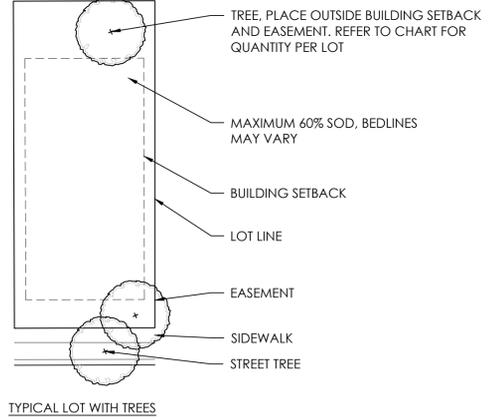
TREE SPECIES	MEAN DBH	TREES REMOVED	INCHES REMOVED	REPLACEMENT TREES (3 in. cal.)**	REPLACEMENT INCHES
Cabbage Palm	13.9	1719.57	23902	1	5159
Coastal Plain Willow	14.5	40.68	590	4	488
Dahoon Holly	<12	3763.26	30916	1	11290
Dahoon Holly	13.2	2994.34	39525	4	35932
Laurel Oak	<12	202.06	1214	1	606
Live Oak	10.4	1497.17	15571	1	4492
Loblolly bay	17	20.34	346	4	244
Longleaf Pine	5.5	40.68	224	0	0
Red Maple	14	122.05	1709	4	1465
Red Maple	8	20.34	163	1	61
Redbay	13	40.68	529	4	488
Redbay	5	161.38	807	0	0
Sand Pine	16.5	40.68	671	4	488
Sand Pine	<12	283.43	1787	1	850
Slash Pine	13.4	404.13	5415	4	4850
Slash Pine	<12	5625.23	33059	1	16876
Swamp Tupelo	4.8	81.37	391	0	0
Water Oak	12	20.34	244	1	61
Specimen Trees	24	7	168	9	189
TOTAL			157063		83538

*Based on a Statistical analysis of 20% (27.2 acres) of the tree survey.
**Minimum size replacement tree is 3" Cal.
***Trees 5" and under do not need to be replaced



LOT TREES

NUMBER OF LOTS	TREES PER LOT	TOTAL TREES PROVIDED	TOTAL INCHES PROVIDED
385	2	770	2310



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Food W. Revenue, B.L.A.#11001718

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MATCHLINE L407
MATCHLINE L401

MATCHLINE L407
MATCHLINE L401

MATCHLINE L402
MATCHLINE L401

MATCHLINE L402
MATCHLINE L401

INTERSTATE 95

GUNWALE
1 STREET TREE PER 50
LF PER SEC. 22 OF
CODE, TYP.

ADDITIONAL TREES TO
SUPPLEMENT TREES REMOVED
IN EXISTING BUFFER

LIMIT OF WORK
10' LANDSCAPE
BUFFER

OV
3

OV-K
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ROW

SODC
139 sf

MG
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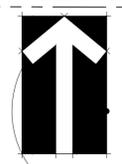
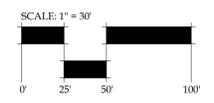
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Windward Preserve Landscape Architecture Taylor Morrison, LLC. Cocoa, Florida LANDSCAPE PLAN

DATE: September 23, 2022
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L401

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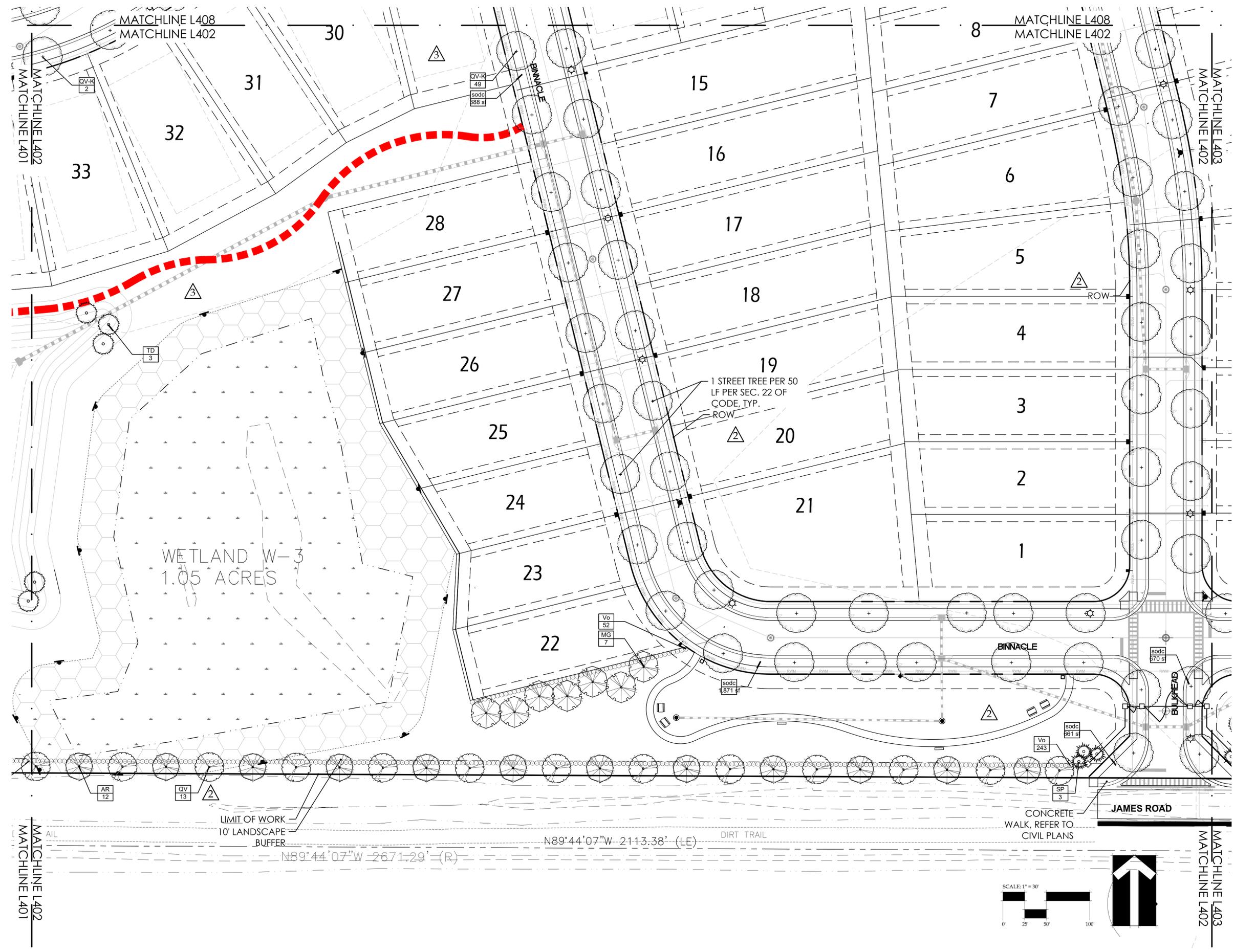
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L402

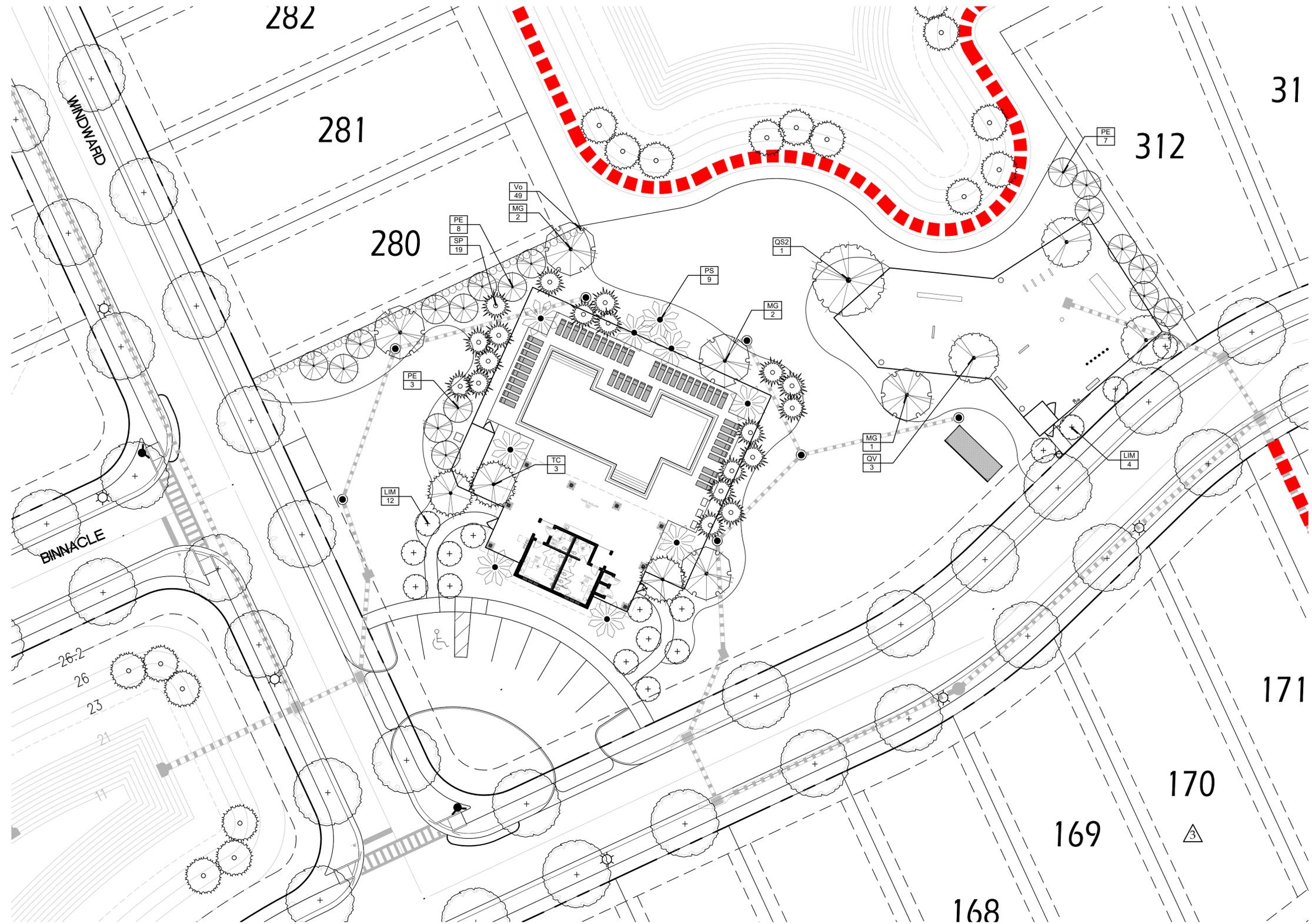


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Food W. Revenue: P.L.A. # F15 000728

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LANDSCAPE PLAN

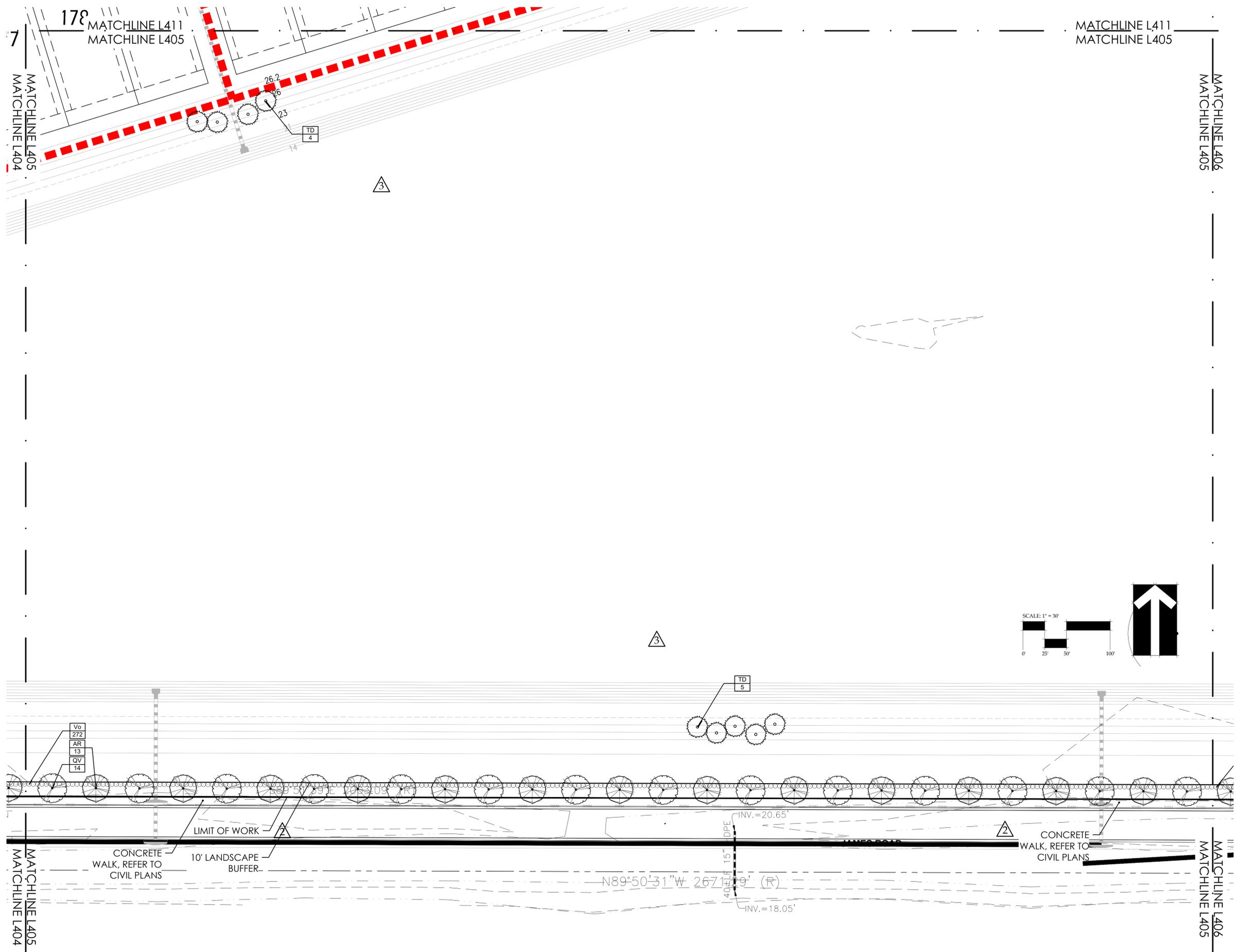
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JOB NUMBER: 2021.173
FILE NAME:
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L404.1

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JOB NUMBER: 2021.173
FILE NAME: 2022_163_TM-COcoa_LSRASE CODE

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△ City Comments 04-04-2023
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L405



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Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

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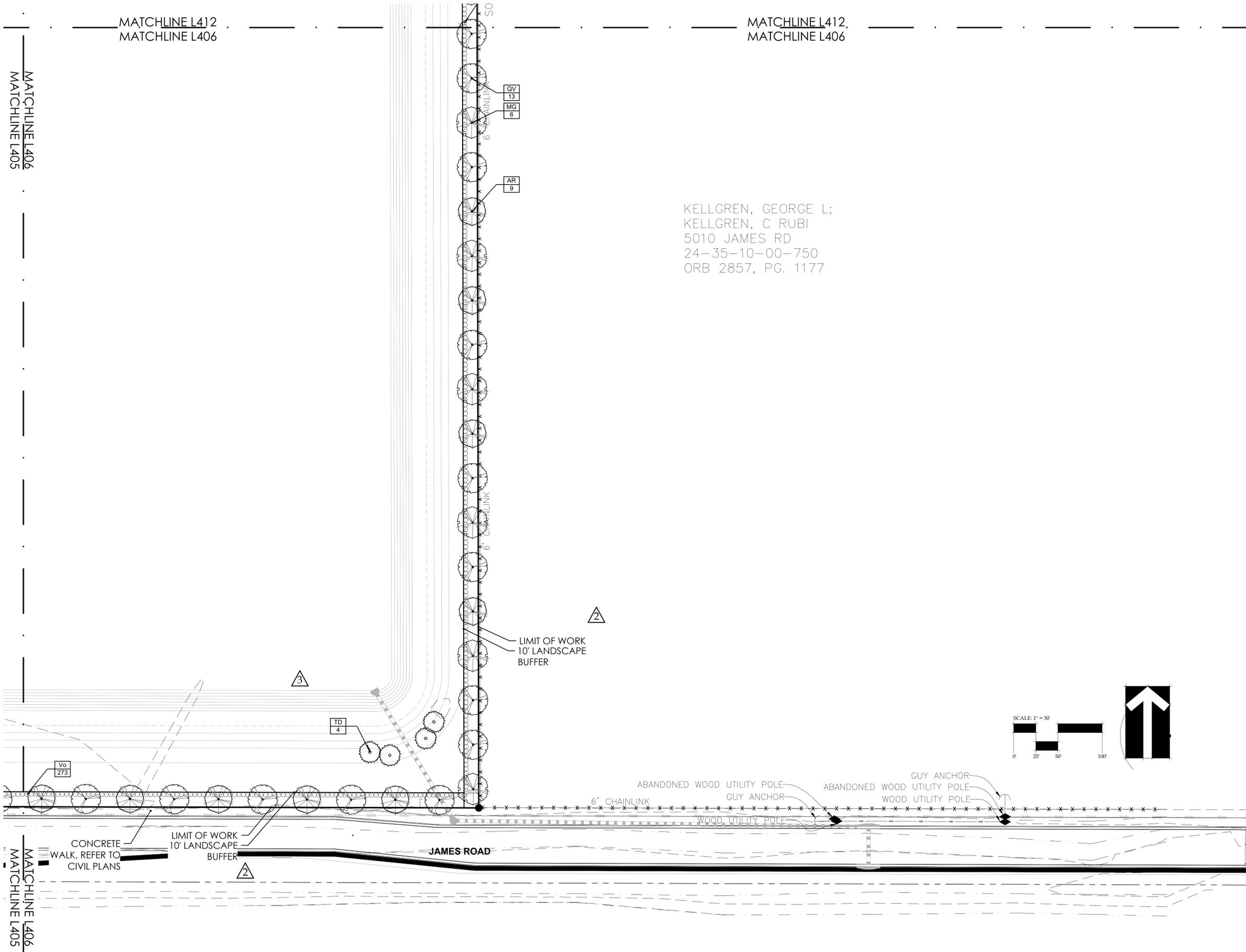
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L406



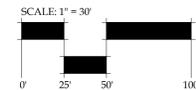
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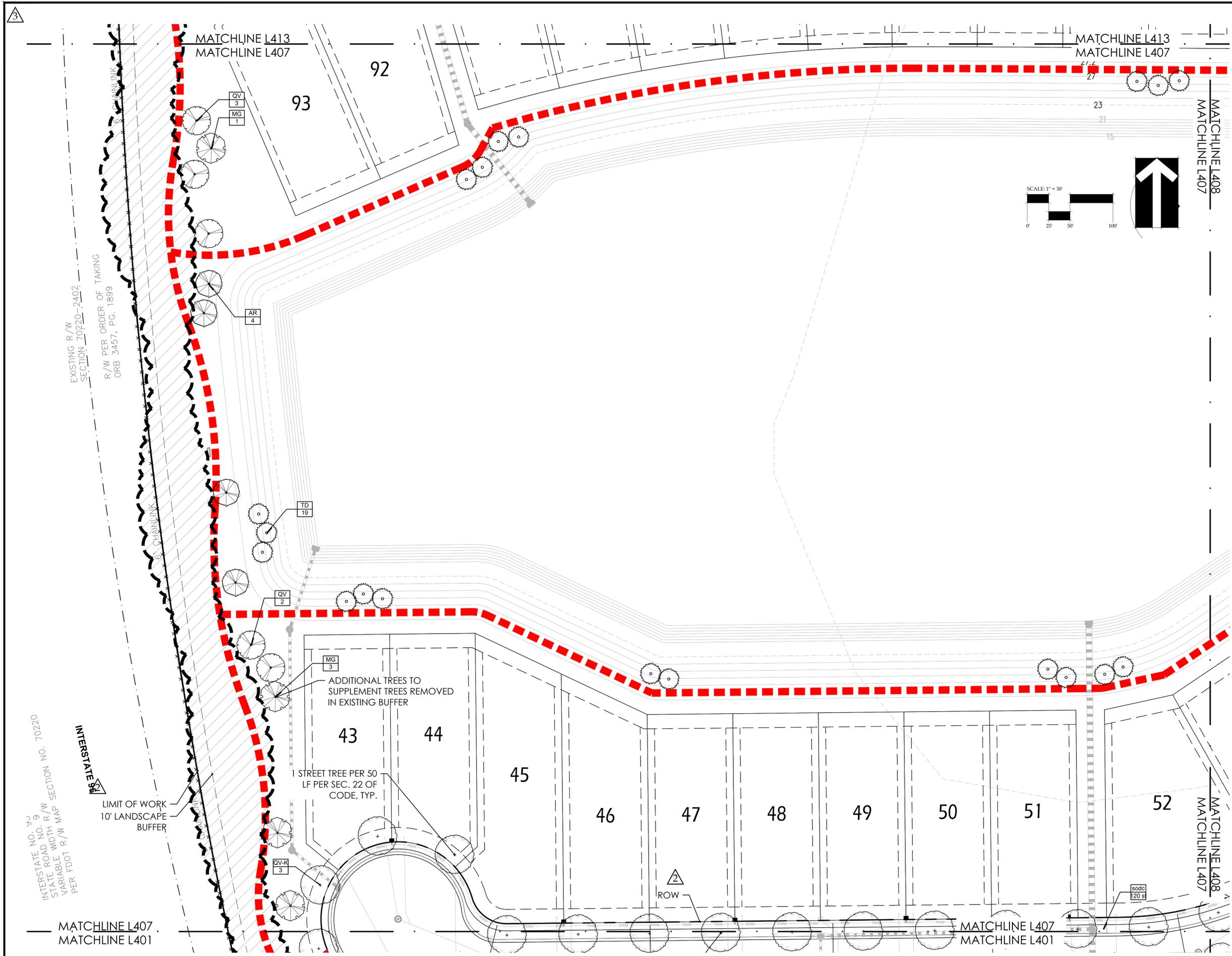
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FL LC 26000341

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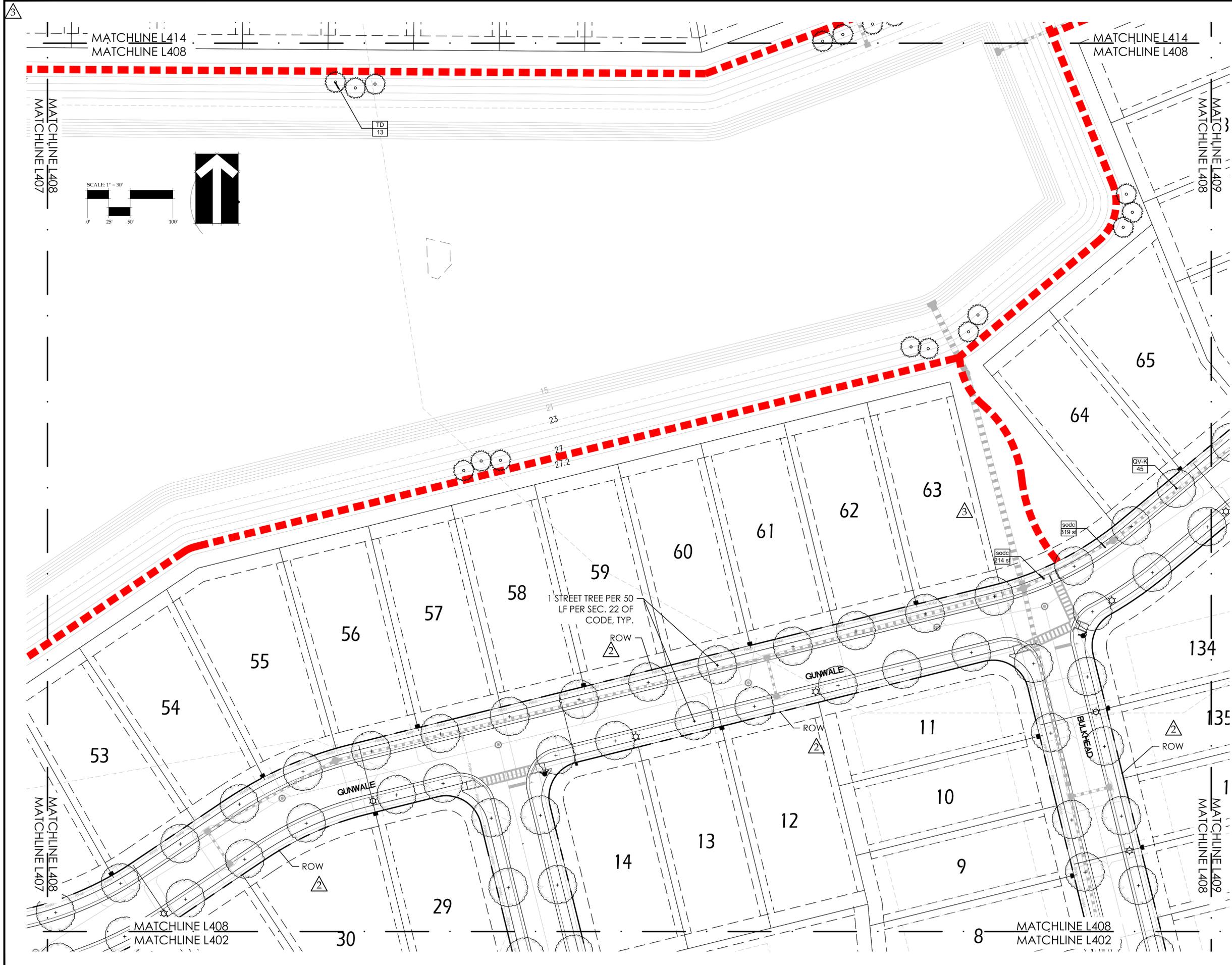
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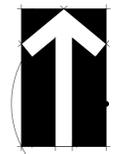
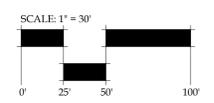


MATCHLINE L414
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MATCHLINE L414
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MATCHLINE L408
MATCHLINE L407

MATCHLINE L409
MATCHLINE L408



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MATCHLINE L408
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Tad W. Bennett, P.L.A. #15,000728



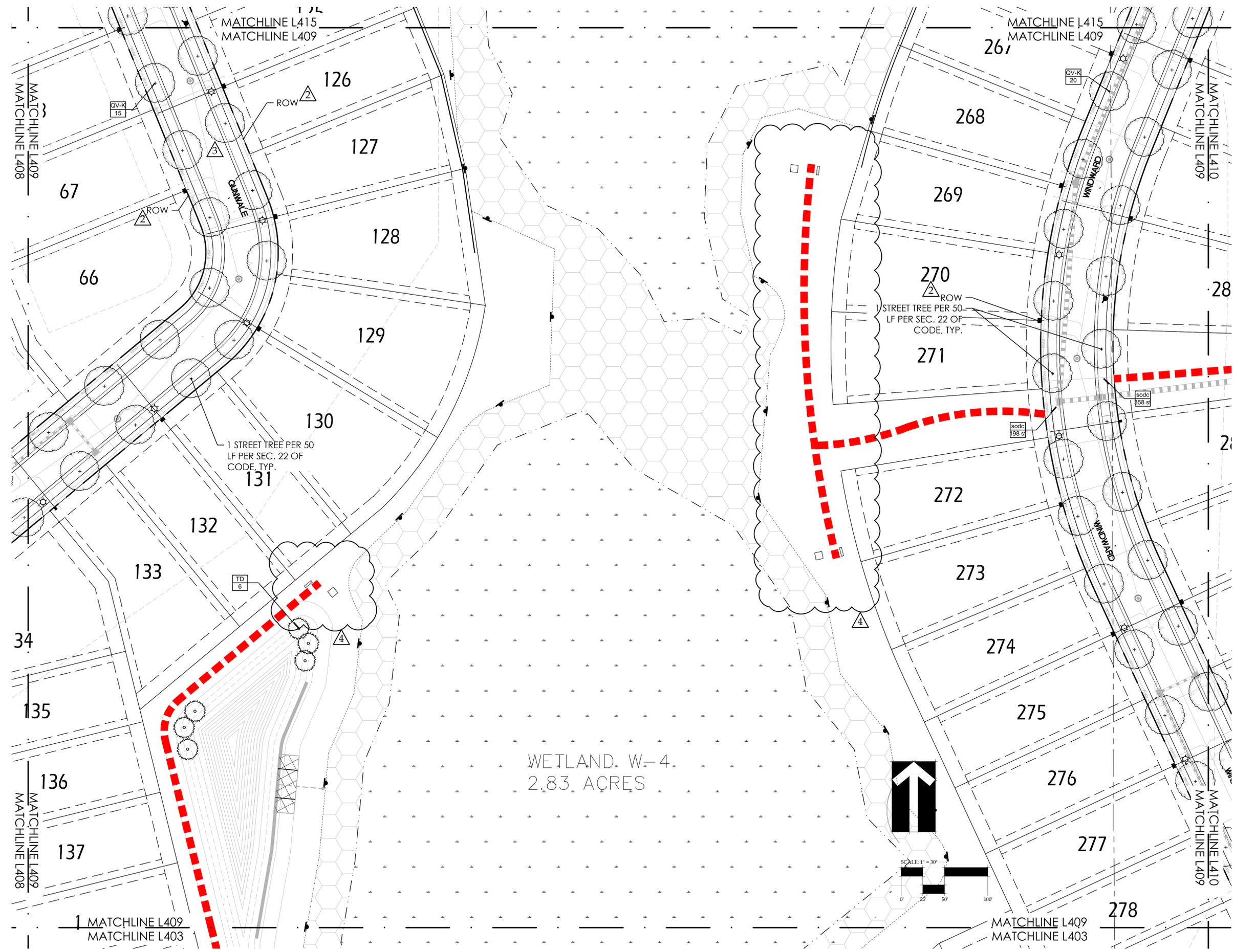
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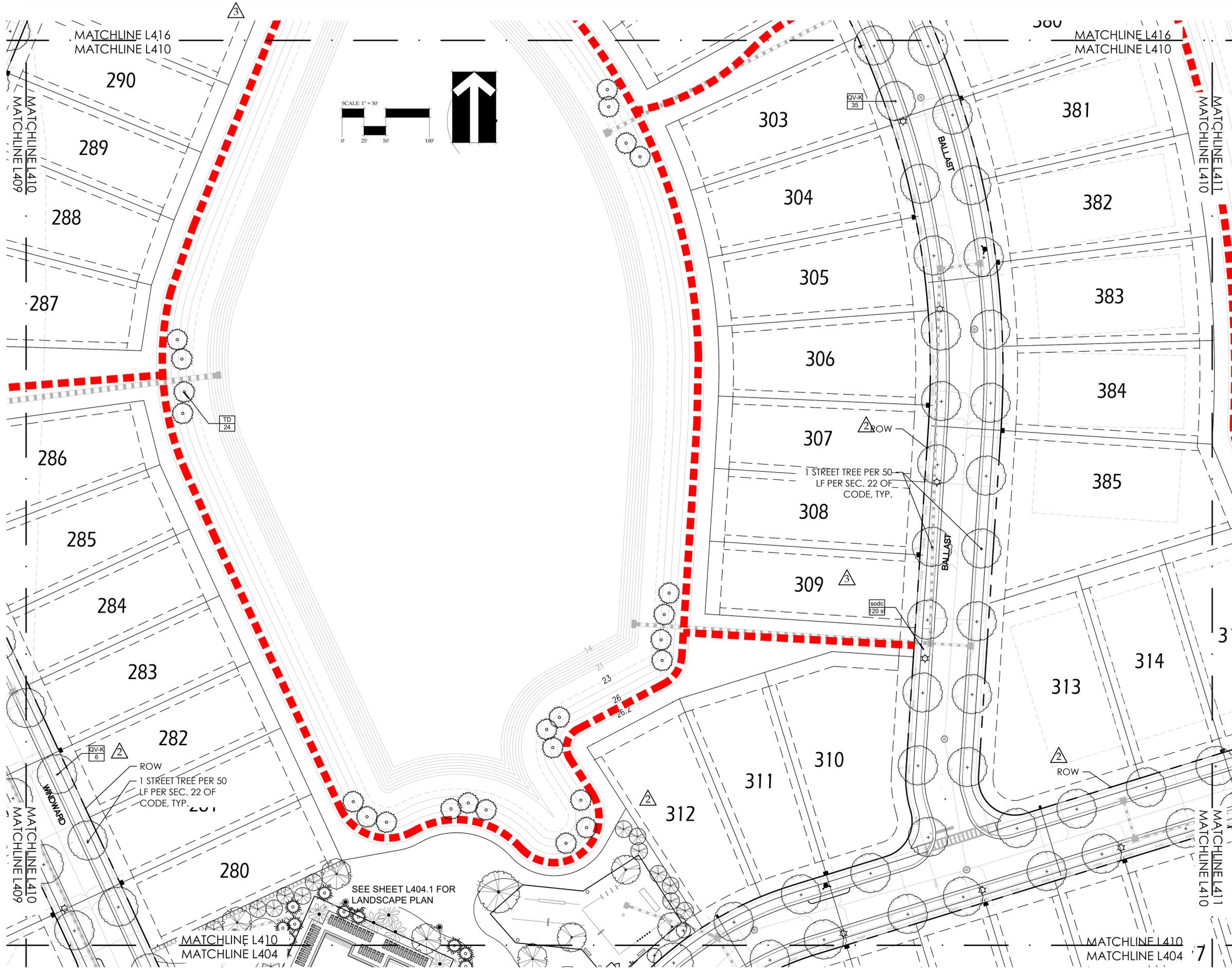
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community planning
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L410



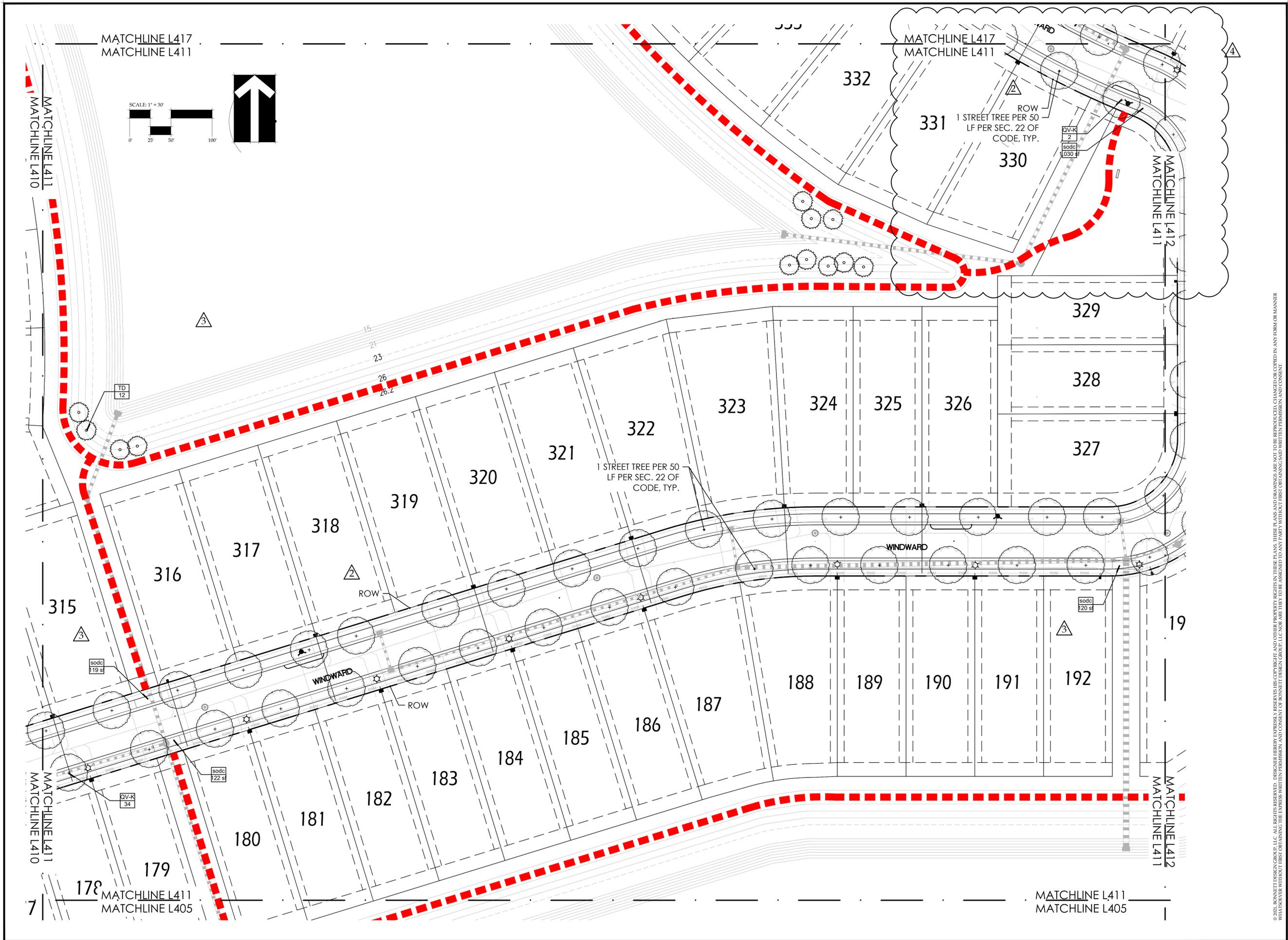
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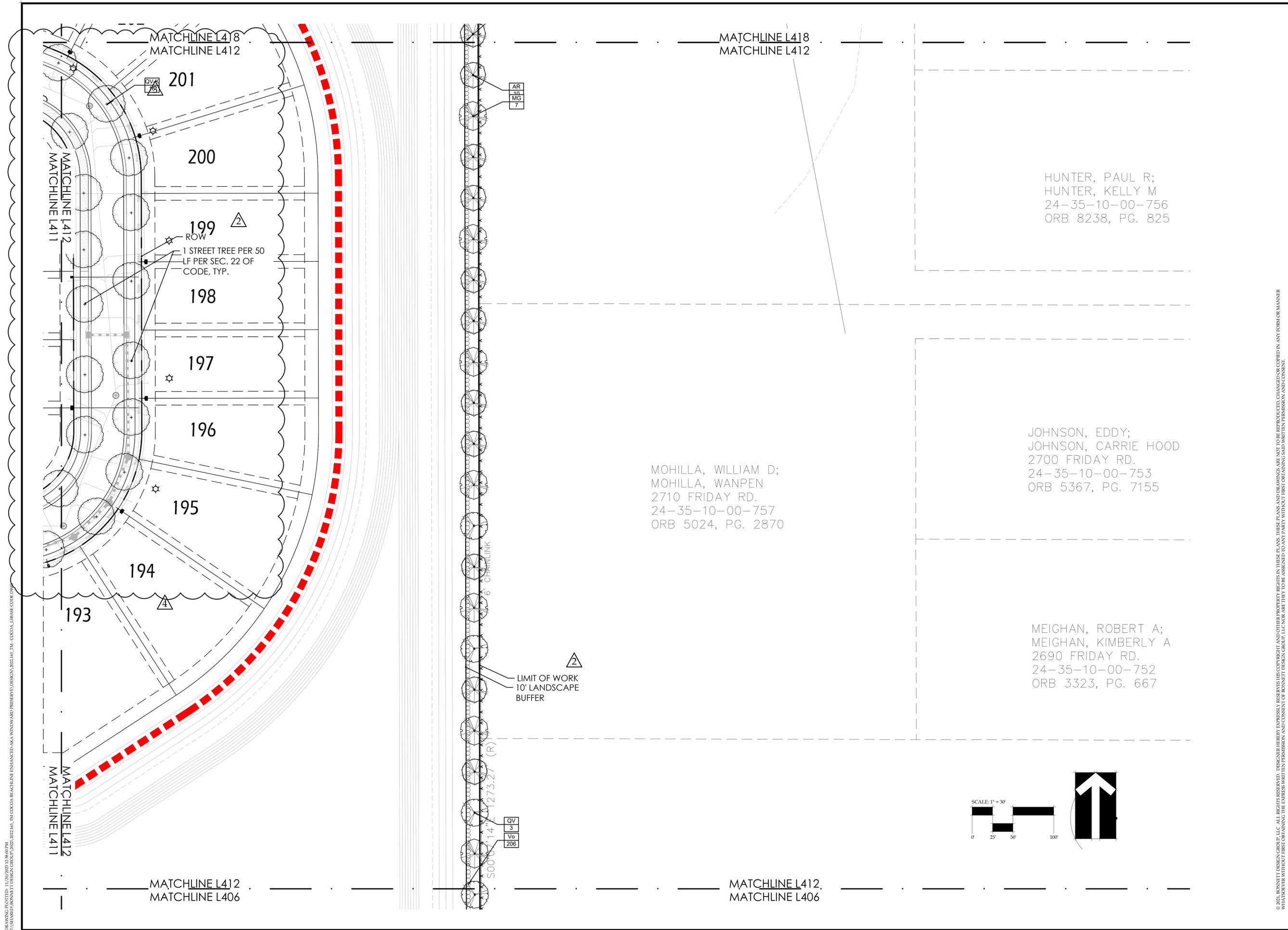
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Windward Preserve
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 Taylor Morrison, LLC.
 Cocoa, Florida
 LANDSCAPE PLAN

HUNTER, PAUL R;
 HUNTER, KELLY M
 24-35-10-00-756
 ORB 8238, PG. 825

JOHNSON, EDDY;
 JOHNSON, CARRIE HOOD
 2700 FRIDAY RD.
 24-35-10-00-753
 ORB 5367, PG. 7155

MOHILLA, WILLIAM D;
 MOHILLA, WANPEN
 2710 FRIDAY RD.
 24-35-10-00-757
 ORB 5024, PG. 2870

MEIGHAN, ROBERT A;
 MEIGHAN, KIMBERLY A
 2690 FRIDAY RD.
 24-35-10-00-752
 ORB 3323, PG. 667

L412



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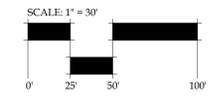
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Cocoa, Florida
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DATE:	September 23, 2022
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JOB NUMBER:	2021.173
FILE NAME:	2022.163_TM-COCCA_LSRASE_CODE
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△	City Comments 10-27-2023

Food W. Permit: FLA # F1 000718

L413

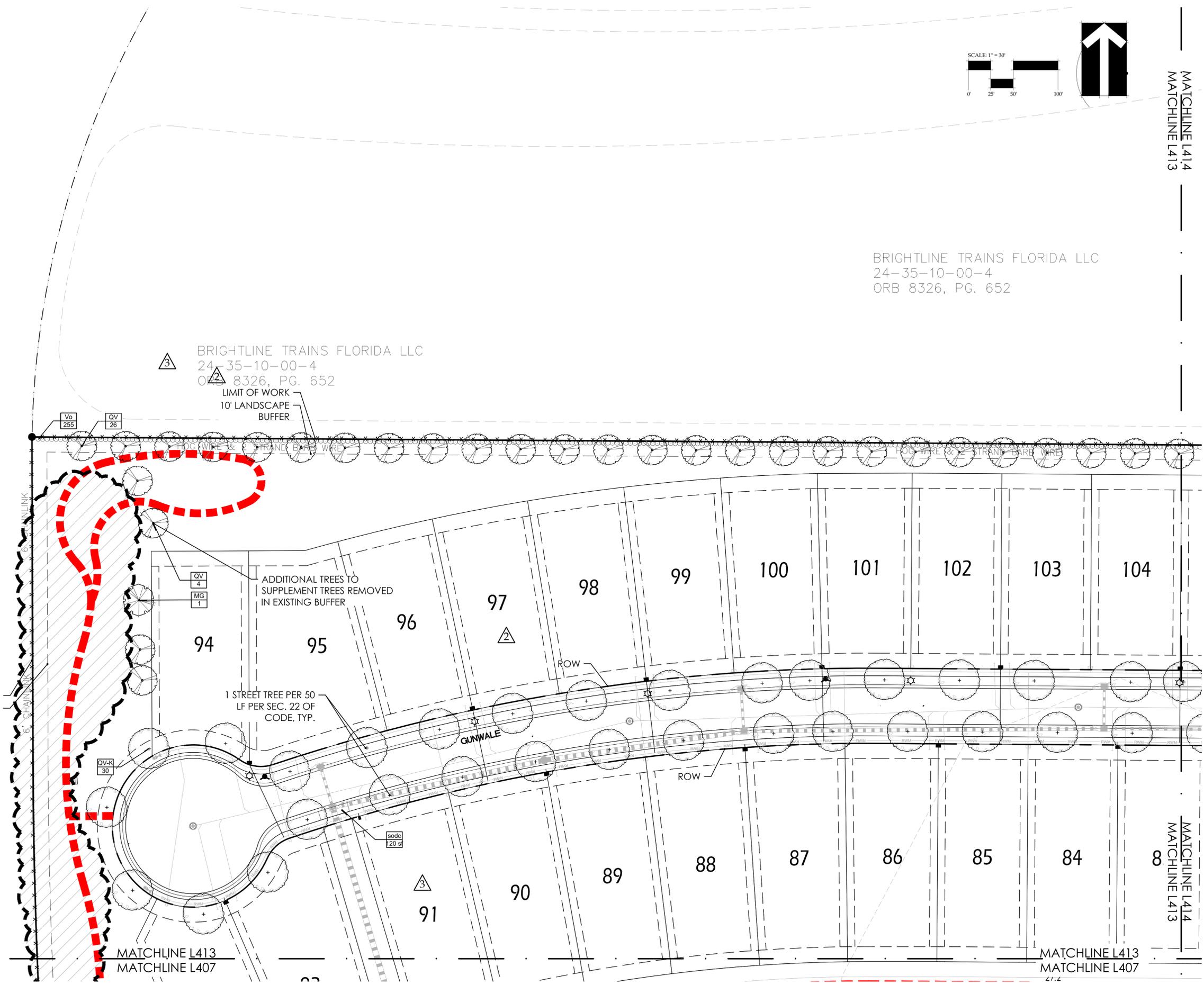


BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652

BRIGHTLINE TRAINS FLORIDA LLC
24-35-10-00-4
ORB 8326, PG. 652
LIMIT OF WORK
10' LANDSCAPE
BUFFER

ADDITIONAL TREES TO
SUPPLEMENT TREES
REMOVED
IN EXISTING BUFFER

1 STREET TREE PER 50
LF PER SEC. 22 OF
CODE, TYP.



INTERSTATE 95

LIMIT OF WORK
10' LANDSCAPE
BUFFER

MATCHLINE L413
MATCHLINE L407

MATCHLINE L413
MATCHLINE L407

DATE: 11/29/2023 09:26 AM
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 Cocoa, Florida
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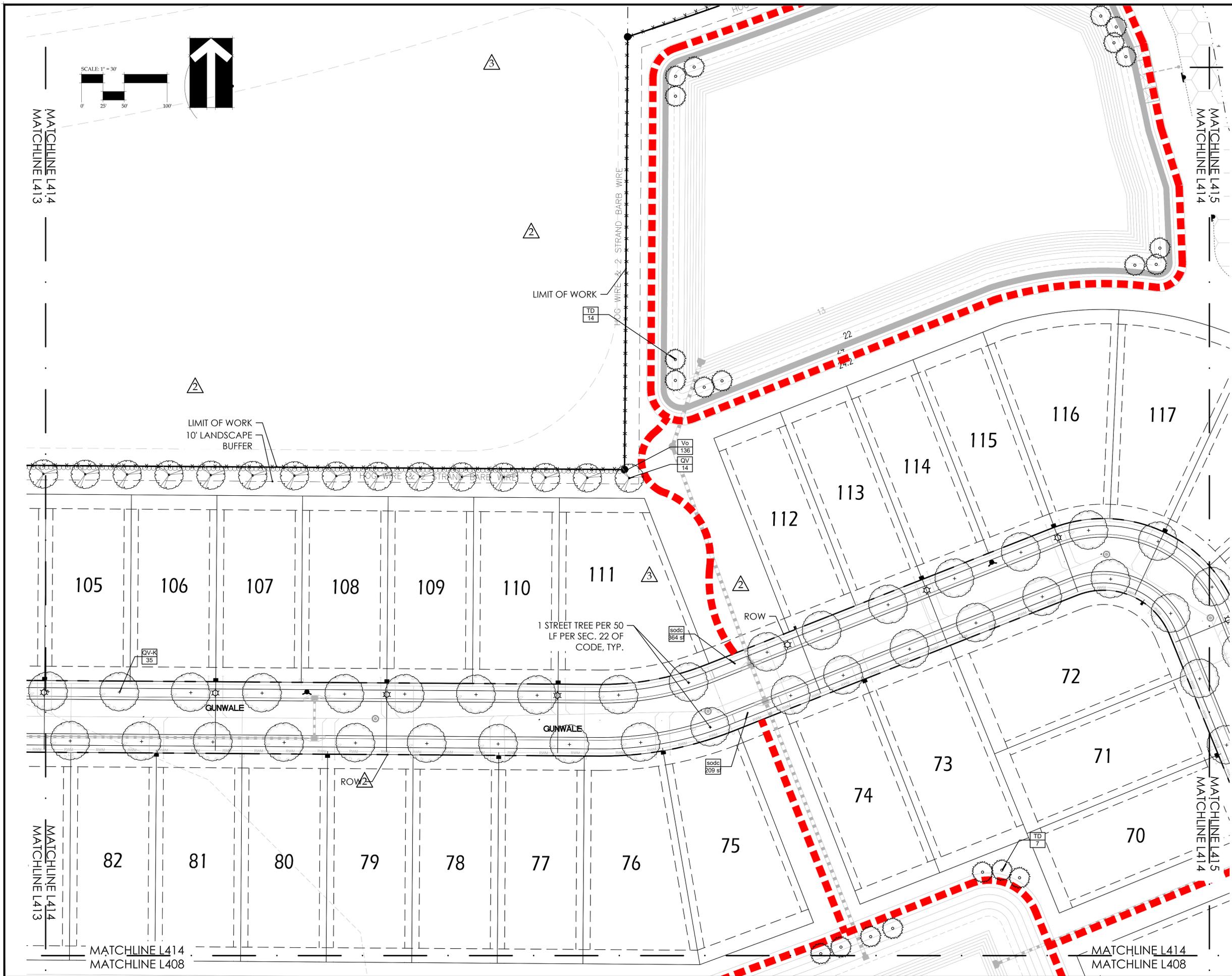
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 JOB NUMBER: 2021.173
 FILE NAME:
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MATCHLINE L414
 MATCHLINE L413

MATCHLINE L415
 MATCHLINE L414

MATCHLINE L414
 MATCHLINE L413

MATCHLINE L415
 MATCHLINE L414

MATCHLINE L414
 MATCHLINE L408

MATCHLINE L414
 MATCHLINE L408

PLANS IN SET OF: 11/29/2021 08:07 AM
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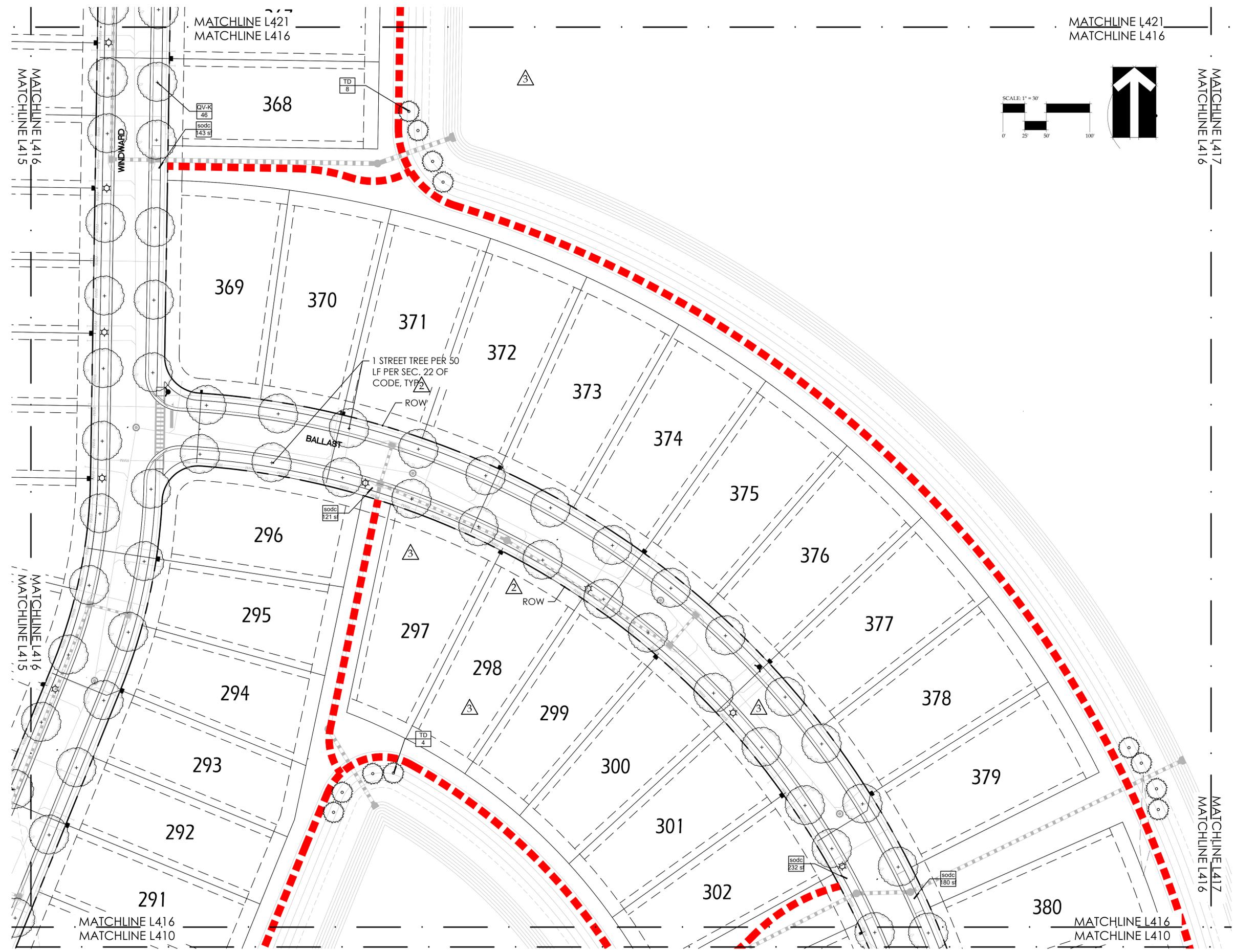
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 Maitland, FL 32751
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Windward Preserve
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 Taylor Morrison, LLC.
 Cocoa, Florida
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DATE: September 23, 2022
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 CHECKED BY: TWB
 JOB NUMBER: 2021.173
 FILE NAME:
 2022.163_TM-COCCA_LSRASE CODE

REVISIONS:
 A City Comments 04-04-2023
 B City Comments 10-27-2023

L416



DRAWING NO. 2022.163_TM-COCCA_LSRASE CODE
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T. Taylor Morrison, LLC. #12-000728

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MATCHLINE L417
MATCHLINE L416

MATCHLINE L417
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MATCHLINE L422
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MATCHLINE L417
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ROW 208

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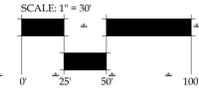
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203

WETLAND
4.83 ACRE



TD 9

OV-K 31

TD 8

sodc 120 s

QV 3

sodc 183 s

1 STREET TREE PER 50
LF PER SEC. 22 OF
CODE, TYP.

WINDWARD

MATCHLINE L417
MATCHLINE L411

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Windward Preserve Landscape Architecture Taylor Morrison, LLC. Cocoa, Florida LANDSCAPE PLAN

DATE: September 23, 2022
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CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME:
2022.163_TM-COCCA_LSRASE CODE

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Taylor Morrison, LLC # 15 000728

L417



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 Maitland, FL 32751
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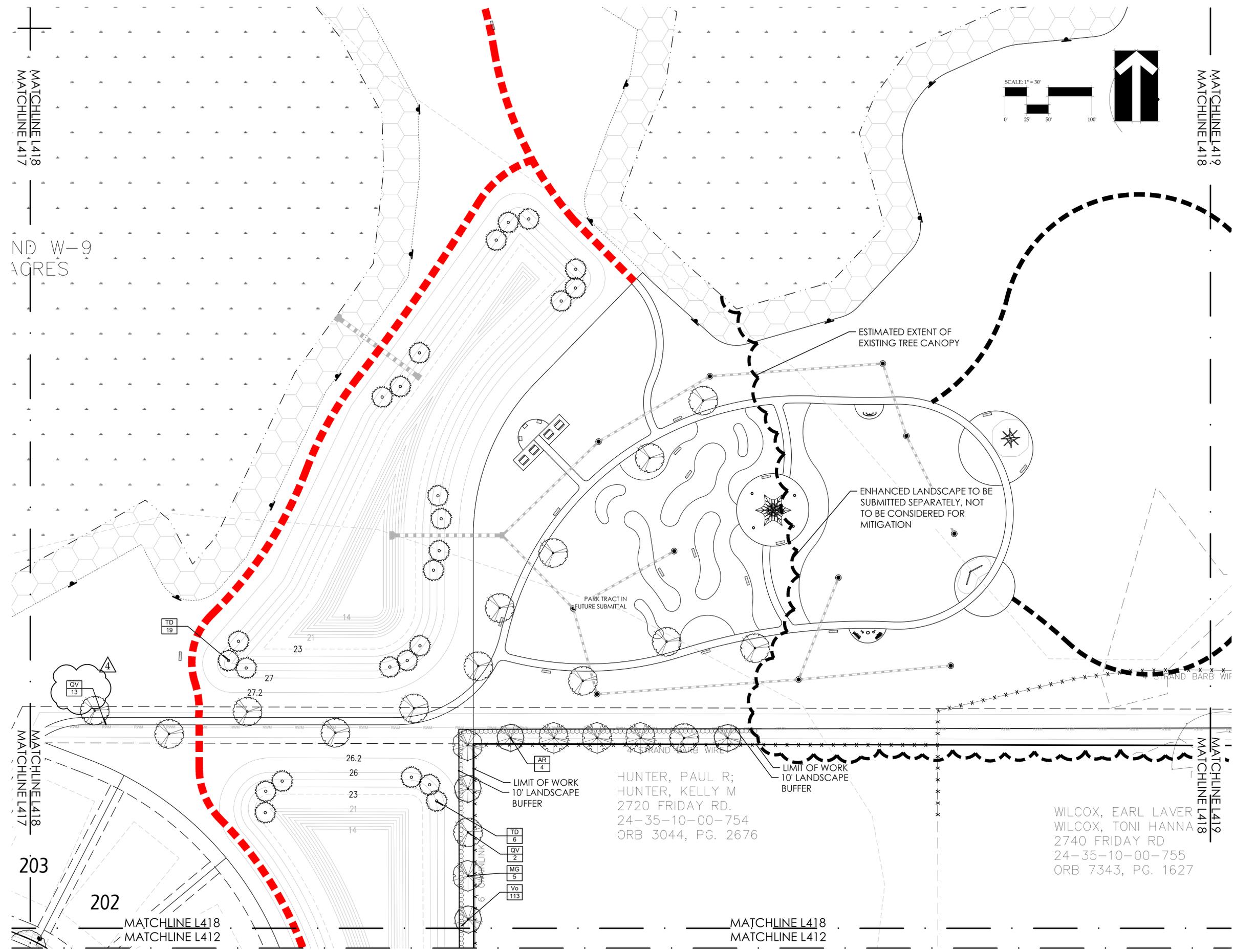
Windward Preserve
 Landscape Architecture
 Taylor Morrison, LLC.
 Cocoa, Florida
 LANDSCAPE PLAN

DATE: September 23, 2022
 DRAWN BY: RTM
 CHECKED BY: TWB
 JOB NUMBER: 2021.173
 FILE NAME:
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 C City Comments 11-20-2023

Food W. Permit: FLA # F1 000718

L418



MATCHLINE L418
 MATCHLINE L417

MATCHLINE L419
 MATCHLINE L418

ND W-9
 AGRES

MATCHLINE L418
 MATCHLINE L417

MATCHLINE L419
 MATCHLINE L418

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MATCHLINE L418
 MATCHLINE L412

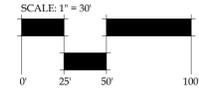
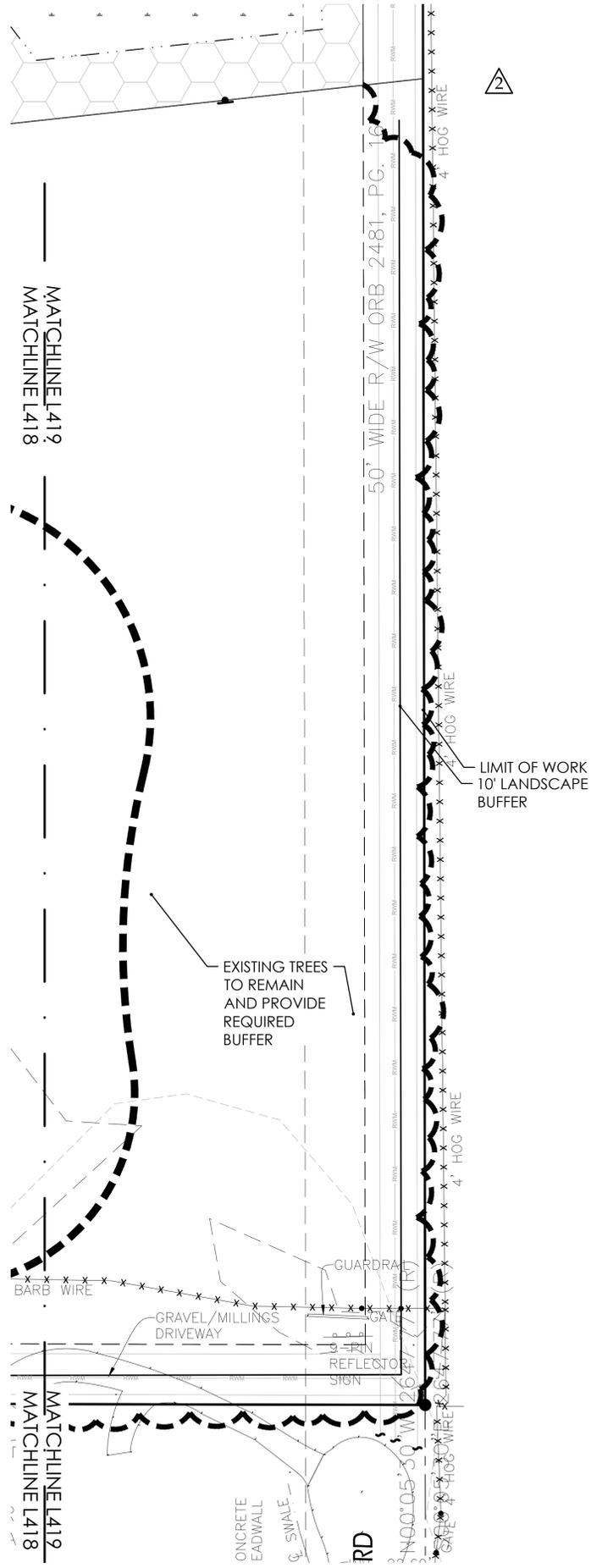
MATCHLINE L418
 MATCHLINE L412

HUNTER, PAUL R;
 HUNTER, KELLY M
 2720 FRIDAY RD.
 24-35-10-00-754
 ORB 3044, PG. 2676

WILCOX, EARL LAVER
 WILCOX, TONI HANNA
 2740 FRIDAY RD
 24-35-10-00-755
 ORB 7343, PG. 1627

DRAWING IS NOTED: 11/29/2023 12:38:06 PM
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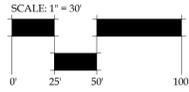
Windward Preserve Landscape Architecture Taylor Morrison, LLC. Cocoa, Florida LANDSCAPE PLAN

DATE:	September 23, 2022
DRAWN BY:	RTM
CHECKED BY:	TWB
JOB NUMBER:	2021.173
FILE NAME:	2022.163_TM - COCOA_LSRASE CODE
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△	City Comments 10-27-2023

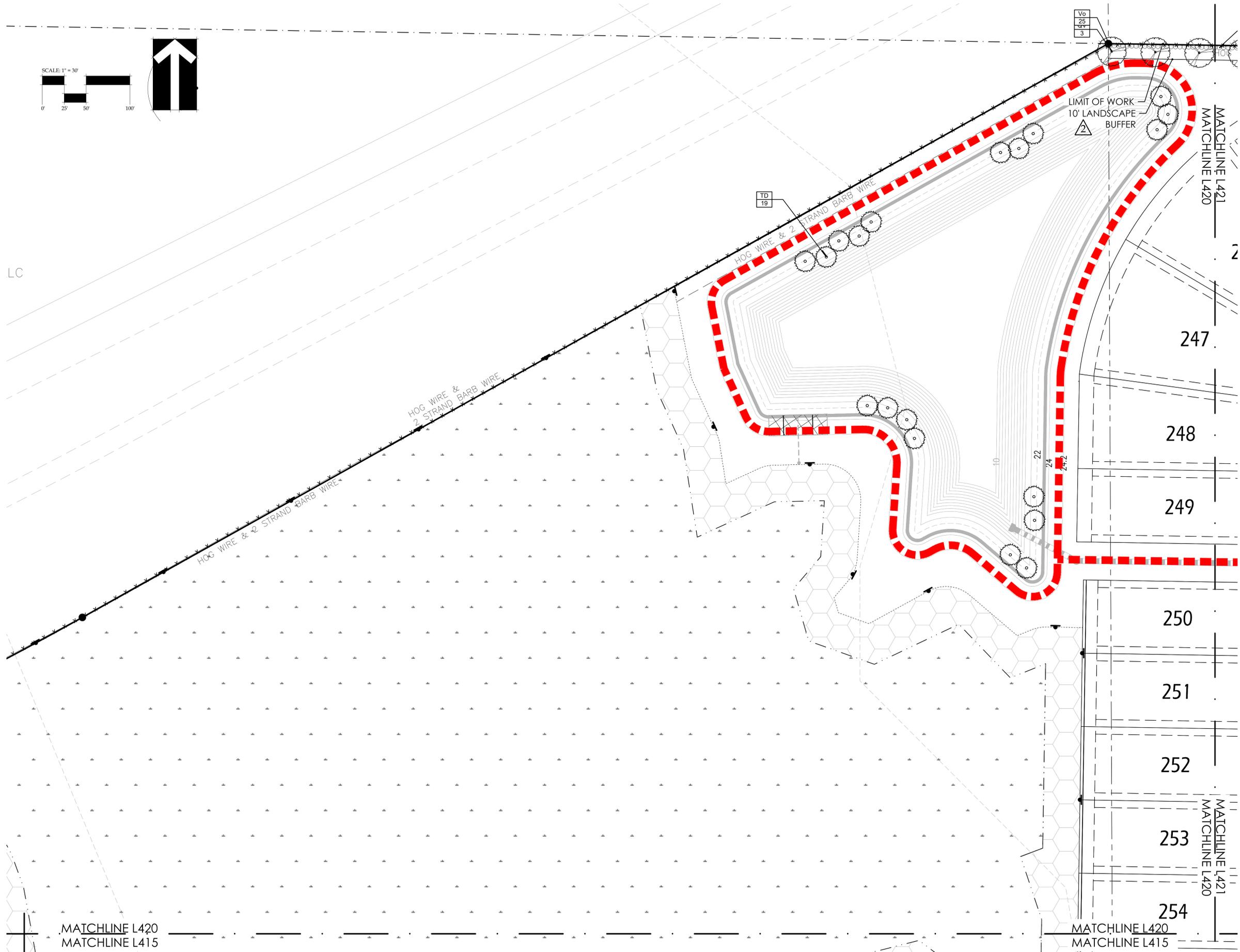
L419



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400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice



LC



Vo
25
20
3

TD
19

MATCHLINE L421
MATCHLINE L420

LIMIT OF WORK
10' LANDSCAPE
BUFFER

247

248

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250

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254

MATCHLINE L421
MATCHLINE L420

MATCHLINE L420
MATCHLINE L415

MATCHLINE L420
MATCHLINE L415



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community planning
FL LC 26000341

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Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022

DRAWN BY: RTM

CHECKED BY: TWB

JOB NUMBER: 2021.173

FILE NAME:

2022.163_TM-COcoa_LSRASE CODE

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△ City Comments 10-27-2023

Food W. Bennett, P.L.L.C. #13 000718

L420

DRAWING BY: RTM, 11/29/2023 08:05 AM, Z:\SHAREPOINT\DESIGN GROUP\2022\163_TM COCOA BEACH\WINDWARD PRESERVE\DISIGN\2022\163_TM - COCOA_LSRASE CORR.DWG

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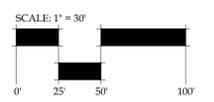
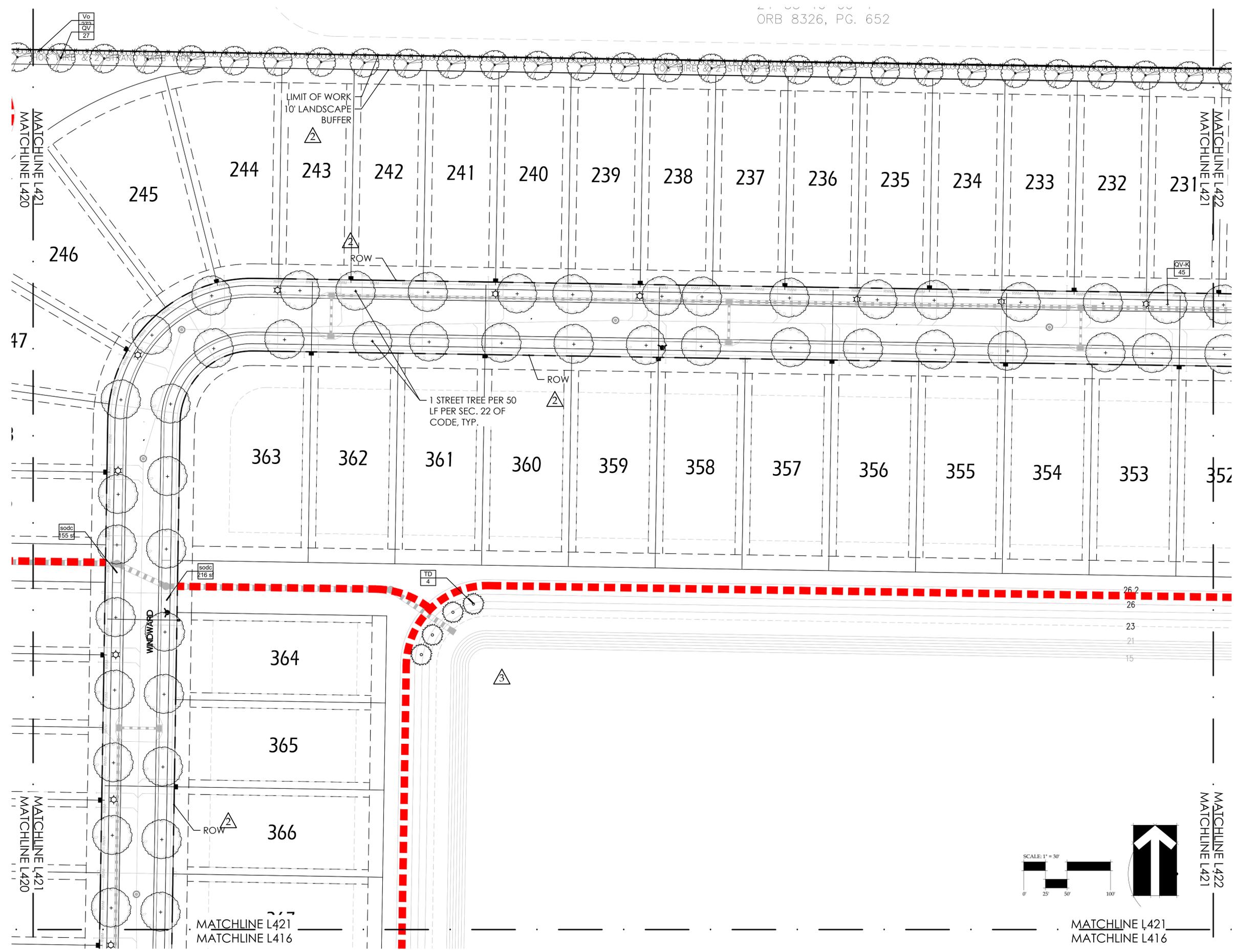
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Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
LANDSCAPE PLAN

DATE: September 23, 2022
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JOB NUMBER: 2021.173
FILE NAME:
2022.163_TM - COCOA_LSRASE CODE
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Food W. Permit: FLA # F15 000718

L421



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GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida # 1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron, tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

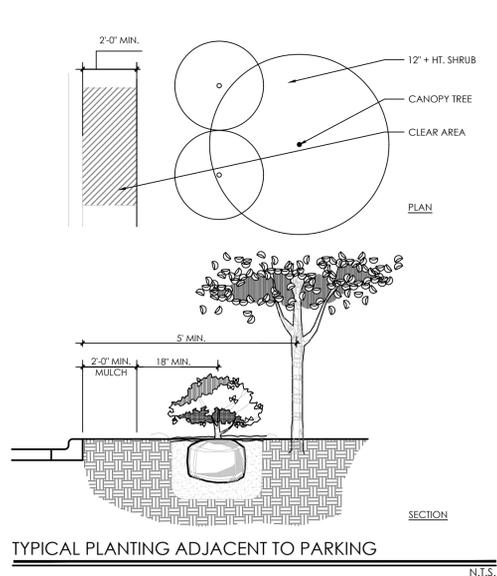
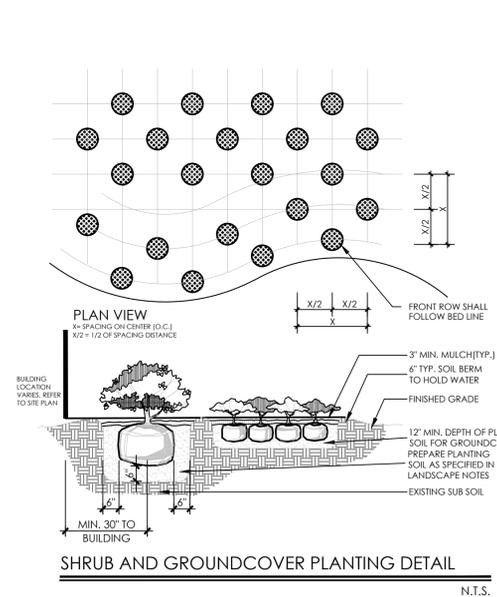
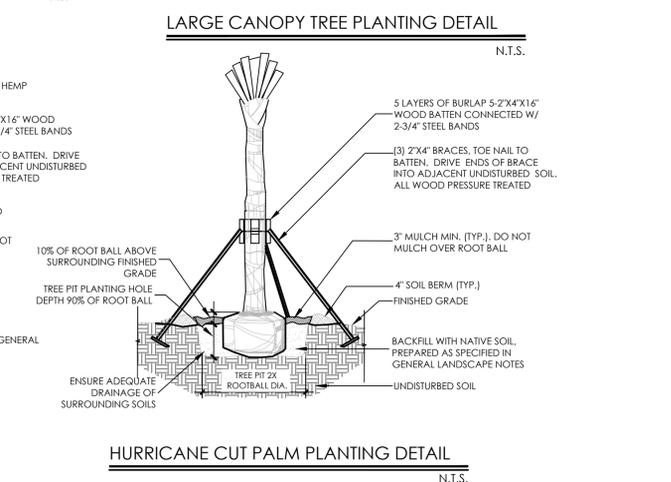
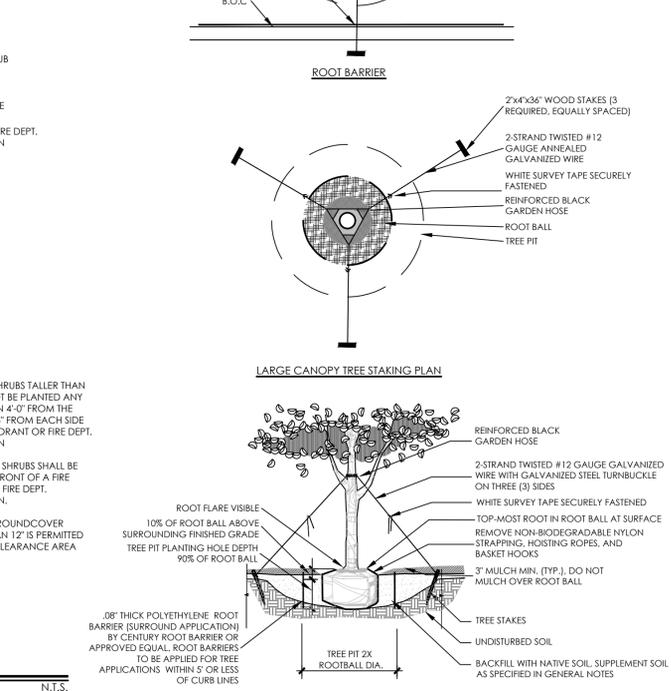
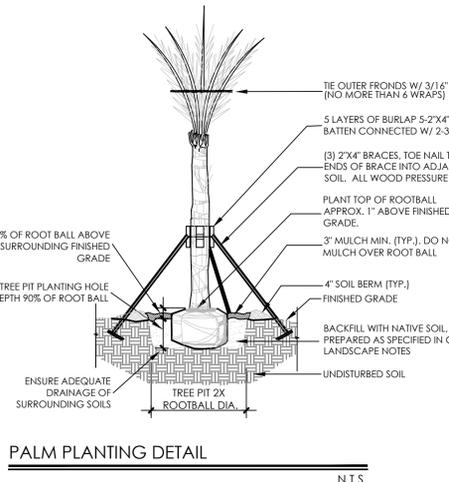
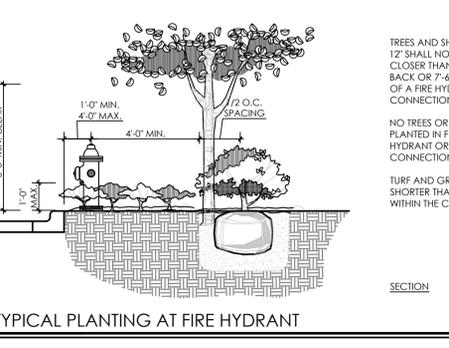
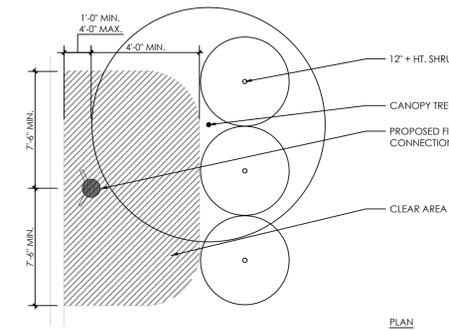
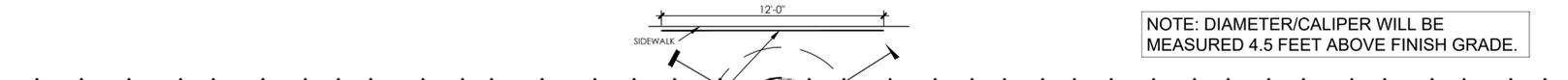
See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.

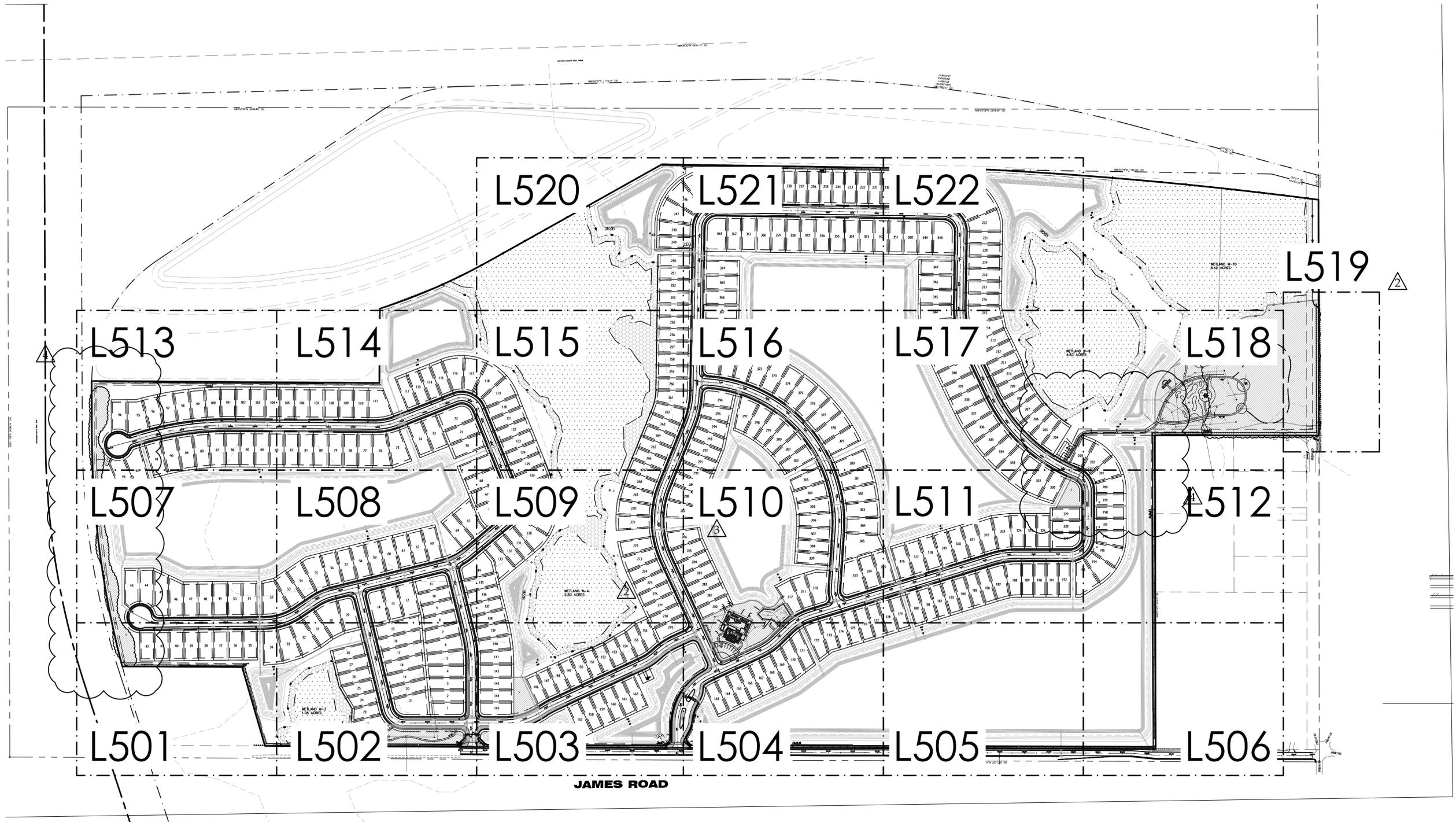
NOTE: TREE SUPPORT MATERIALS SHALL BE REMOVED FROM EACH TREE ONCE IT IS ESTABLISHED. THIS IS USUALLY DONE AFTER 6 MONTHS FOR SHADE TREES AND 1 YEAR FOR PALM TREES.

PLANT SCHEDULE OVERALL

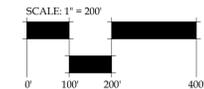
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
TREES								
AR	86	Acer rubrum	Red Maple	3" cal., 12' ht., Min.	YES	HIGH	AS	
LIM	16	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	3" cal., 10'-12' Ht.	NO	LOW	AS	
MG	43	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	3" cal., 10'-12' Ht.	YES	MEDIUM	AS	
PS	9	Phoenix sylvestris	Wild Date Palm	10'-12' c.t. Heavy, matched specimen	NO	LOW	AS	
PE	18	Pinus elliotti	Slash Pine	3" Cal., 12'-14' Ht.	YES	LOW	AS	
QS2	1	Quercus shumardii	Shumard Oak	8" cal., 22'-24' ht. x 12' spd., 6' ct.	YES	LOW	AS	
QV	197	Quercus virginiana	Live Oak	3" cal., 10'-12' ht. x 60" spd.	YES	LOW	AS	
QV-K	555	Quercus virginiana	Live Oak	3" cal., 10'-12' ht. x 60" spd.	YES	LOW	AS	
SP	38	Sabal palmetto	Sabal Palm	12'-15' MIXED	YES	LOW	AS	
TC	3	Tabebuia chrysostricha	Golden Trumpet Tree	3" cal., 12' ht., Min.	NO	LOW	AS	
TD	295	Taxodium distichum	Bald Cypress	3" cal., 12' ht., Min.	YES	LOW	AS	
SHRUBS								
Csp	1	Crinum sp.	Crinum Lily	15 gal.	NO	MEDIUM	AS	
Sb	34	Spartina bakeri	Sand Cord Grass	3 gal., full	NO	MEDIUM	30" o.c.	
Vo	2,840	Viburnum odoratissimum	Sweet Viburnum	3 gal., 30" ht. min.	NO	MEDIUM	36" o.c.	
Zp	32	Zamia pumila	Coontie	3 gal., 18" o.a.	YES	LOW	24" o.c.	
GROUND COVERS								
aa	97	Agapanthus africanus	Lily of the Nile	1 gal., full	NO	MEDIUM	18" o.c.	
gp	68	Gaillardia pulchella	Blanket Flower	1 gal., full	YES	LOW	18" o.c.	
jc	115	Juniperus conferta	Shore Juniper	1 gal., full	NO	LOW	18" o.c.	
mcc	29	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
mcc	29	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
SOD/SEED								
sodc	19,475 sf	Stenotaphrum secundatum	St. Augustine Grass	sod	NO	HIGH	sod	sand grown solid sod - weed free



PLANS AS SHOWN, 11/29/2023 12:56:52 PM
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JAMES ROAD



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FL LC 26000341

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Maitland, FL 32751
407.622.1588 voice

Windward Preserve
Landscape Architecture
Taylor Morrison, LLC.
Cocoa, Florida
OVERALL IRRIGATION PLAN

DATE: September 23, 2022
DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRRBASE

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△ City Comments 10-27-2023
△ City Comments 11-20-2023

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400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice

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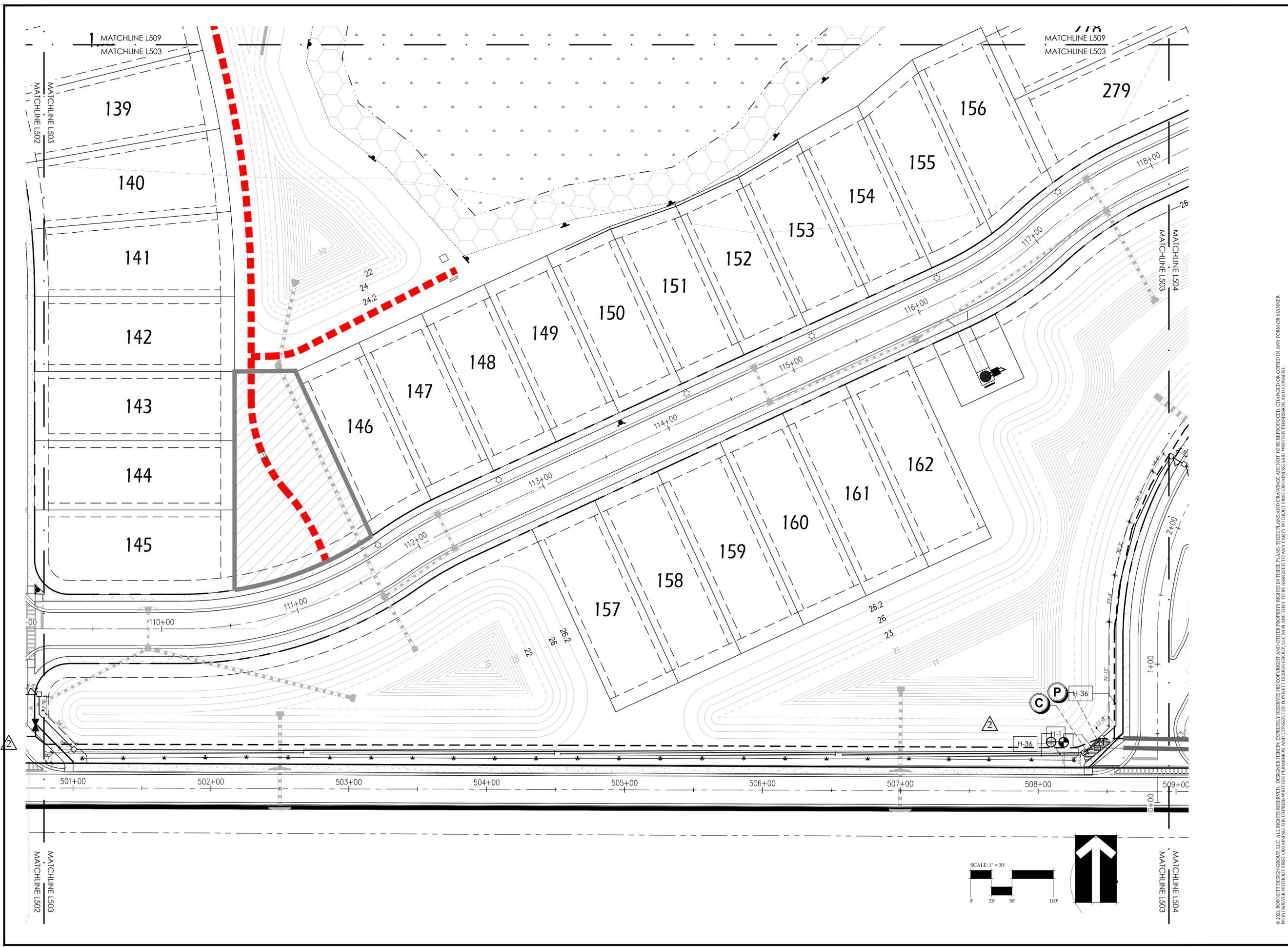
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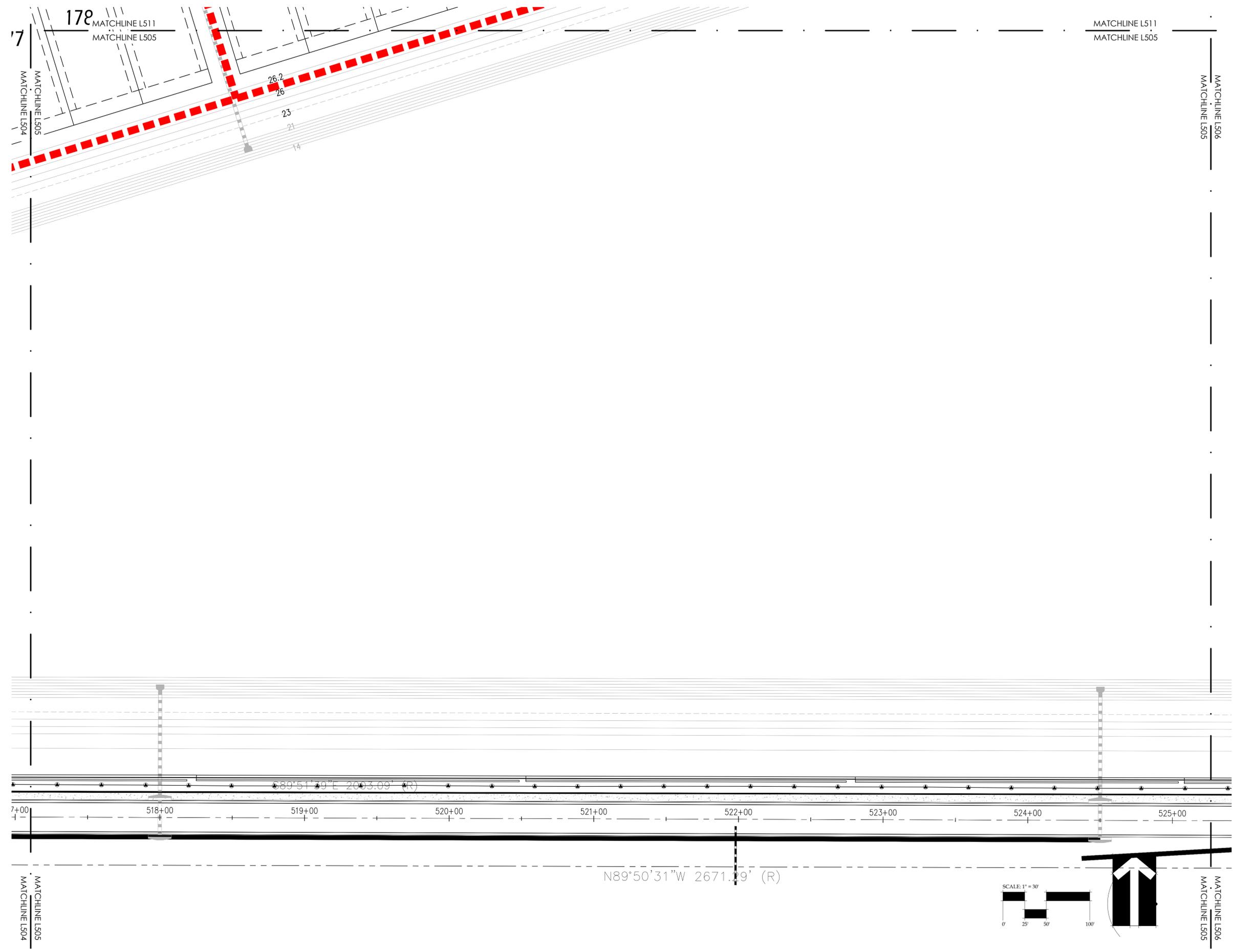


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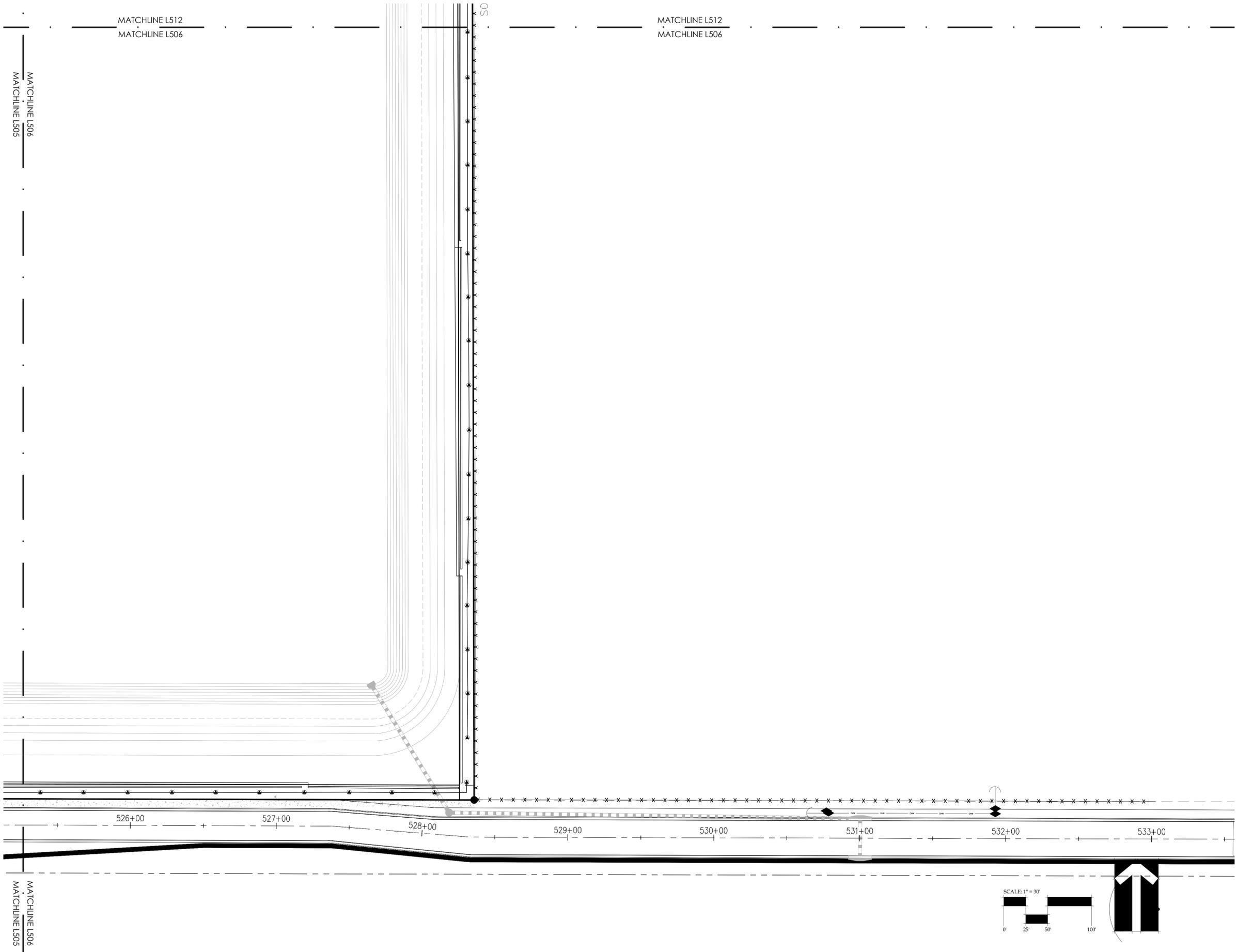
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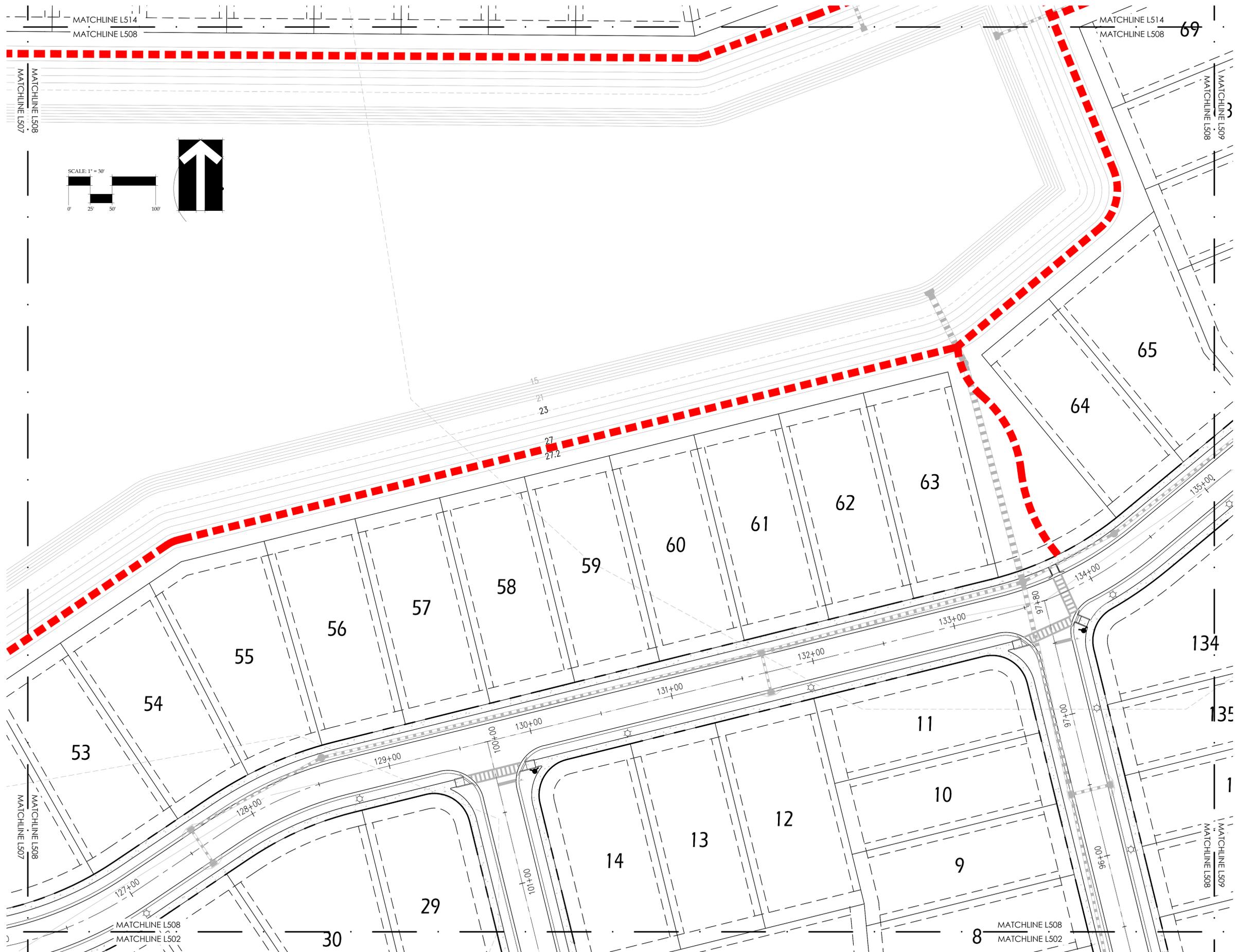
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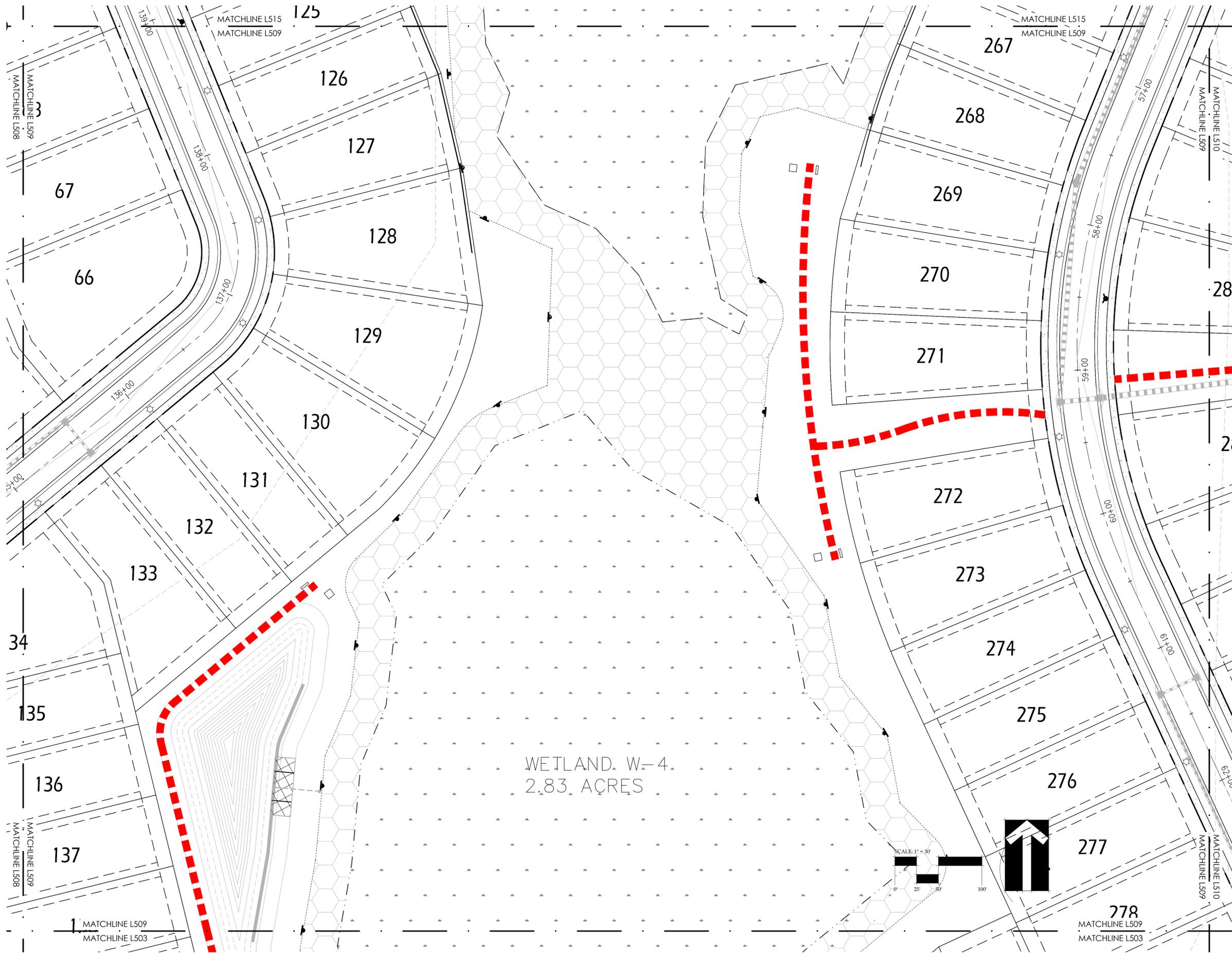
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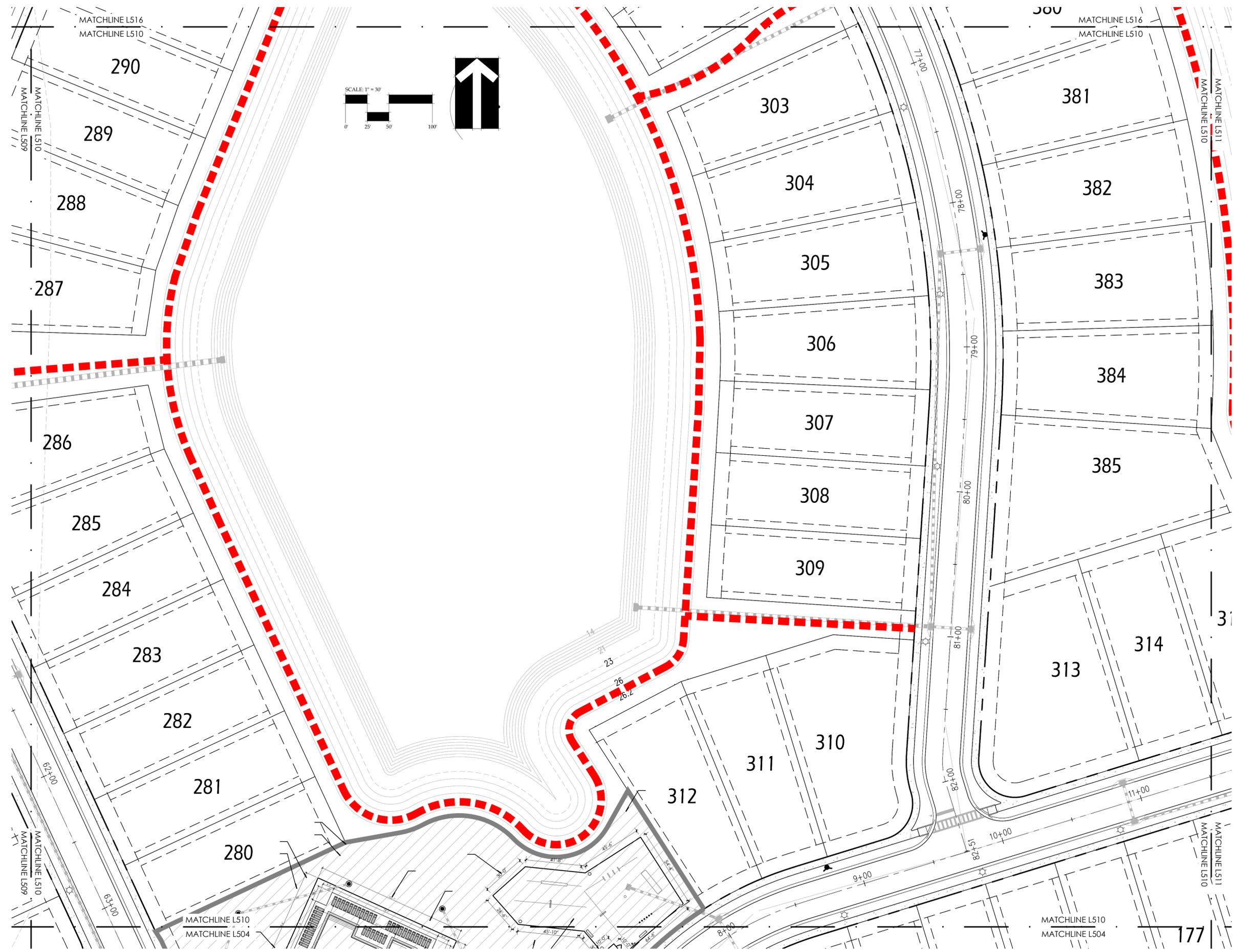
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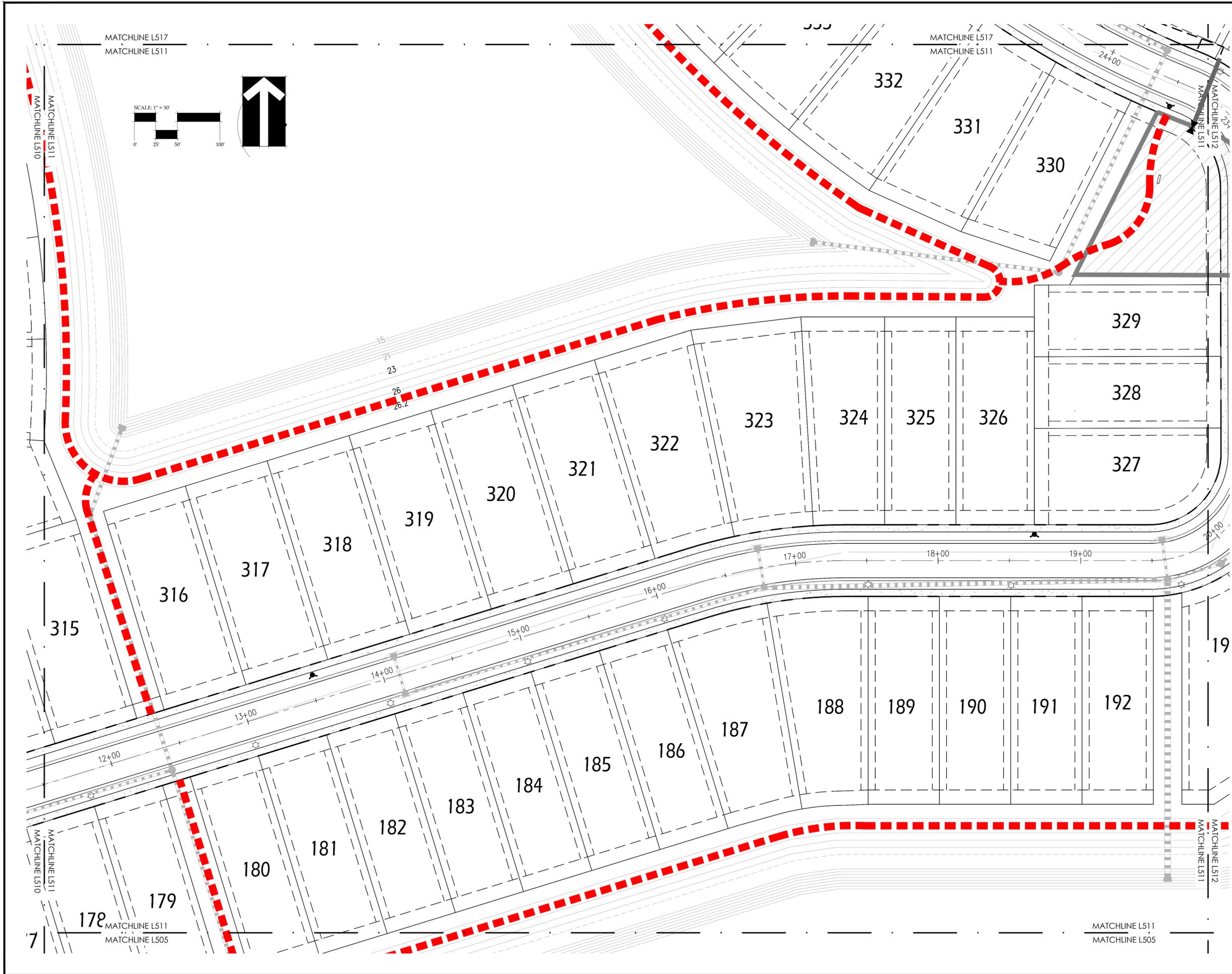
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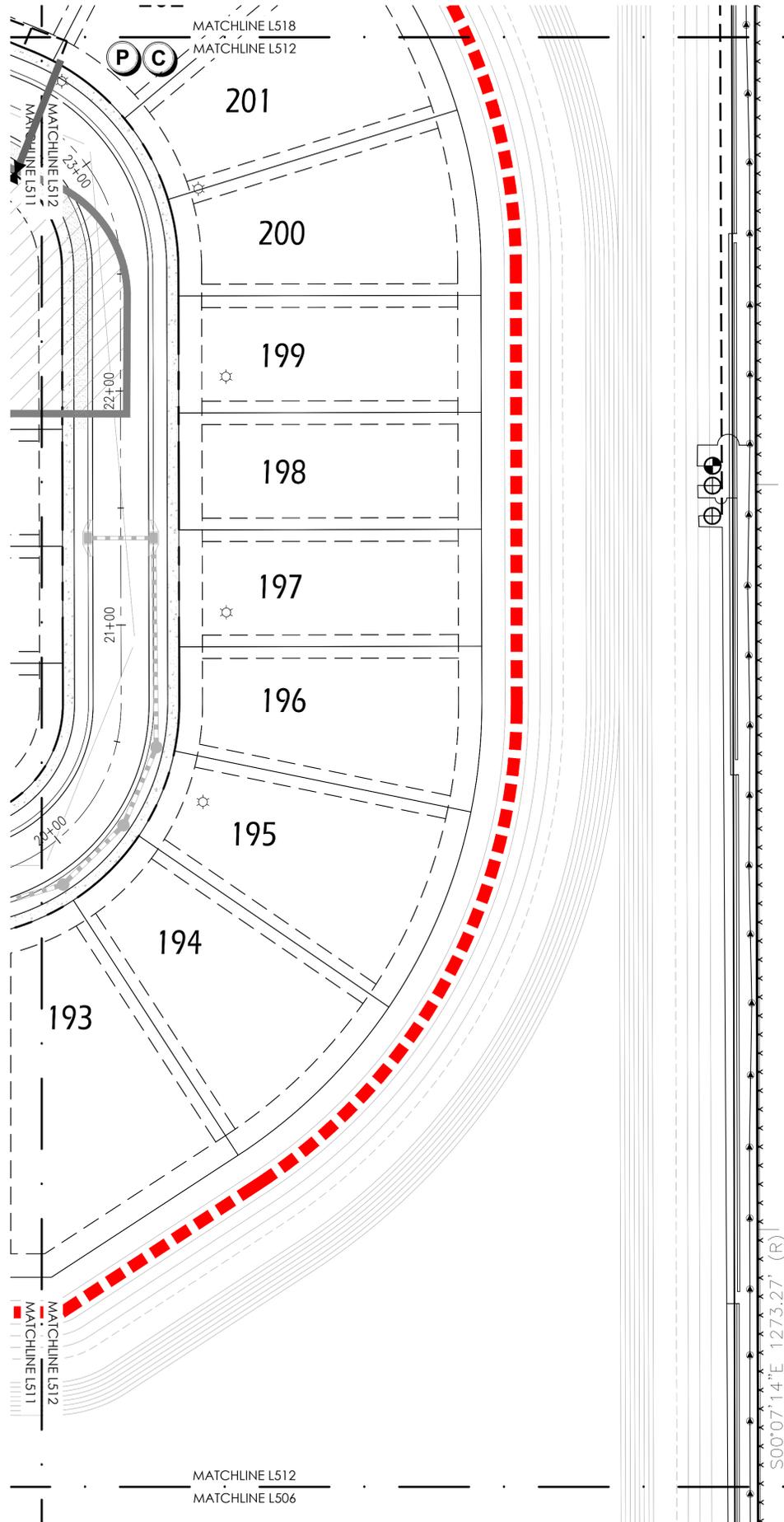
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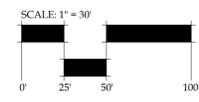
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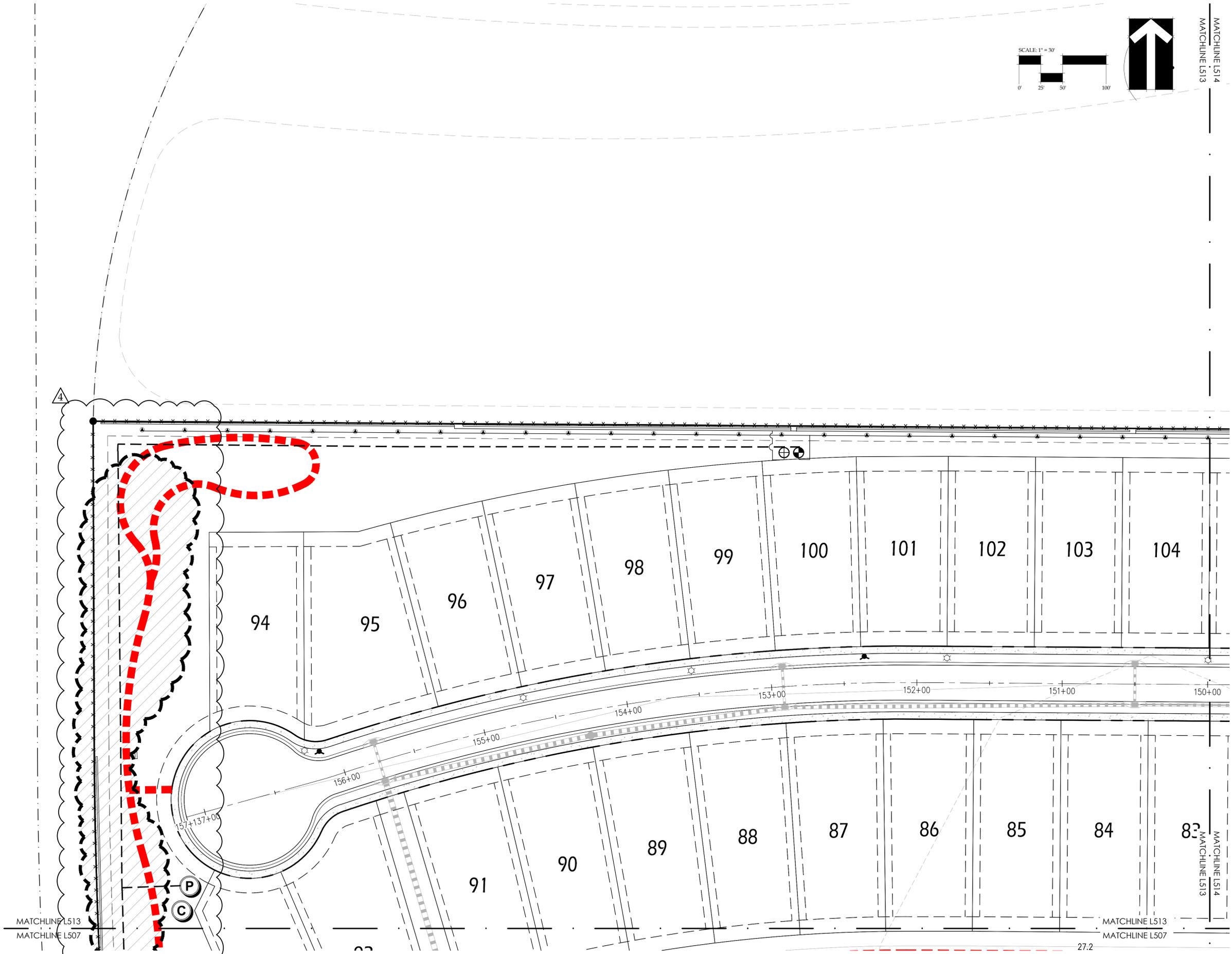
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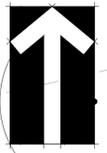
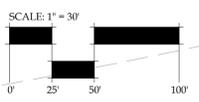
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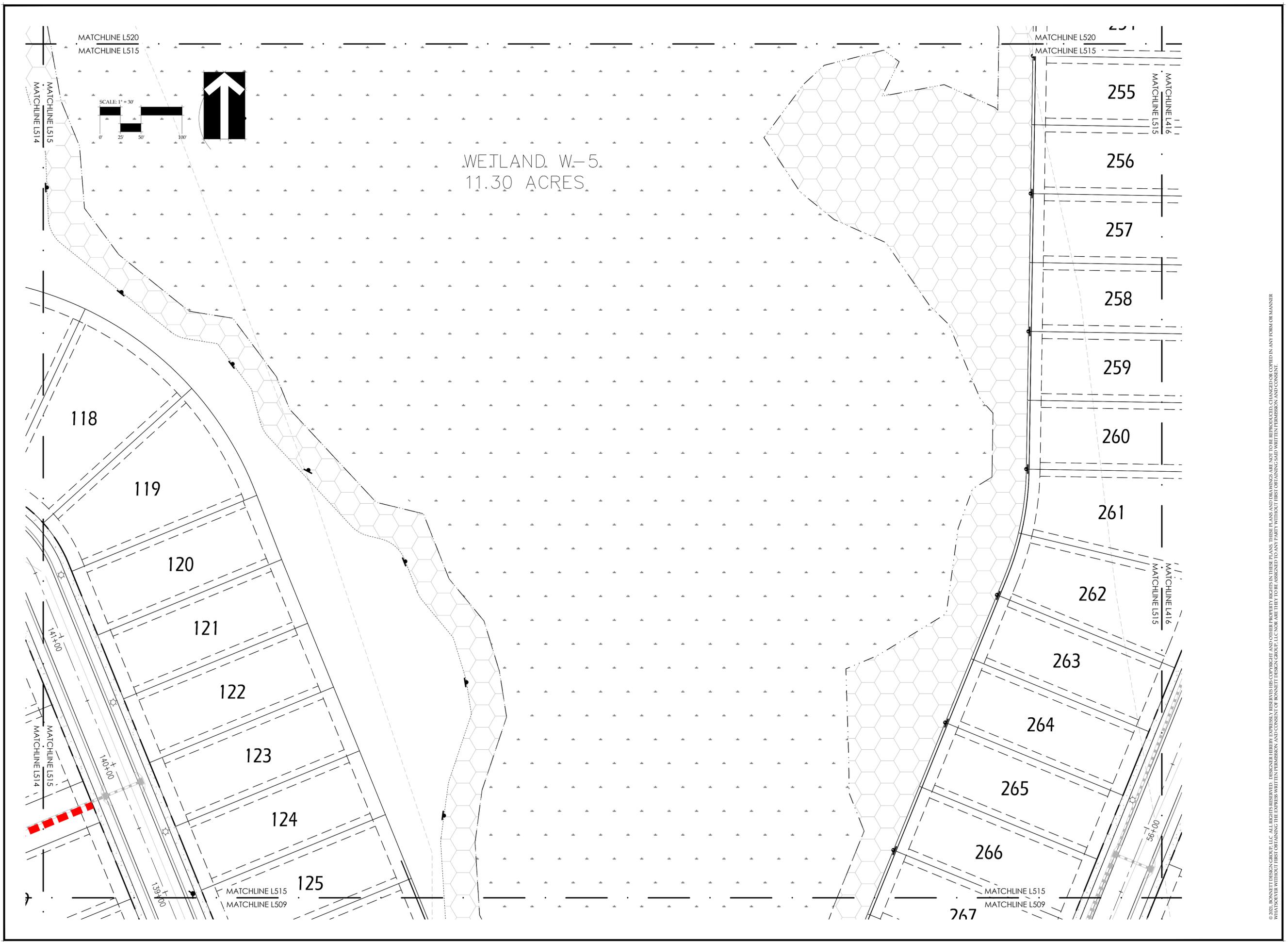
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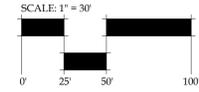
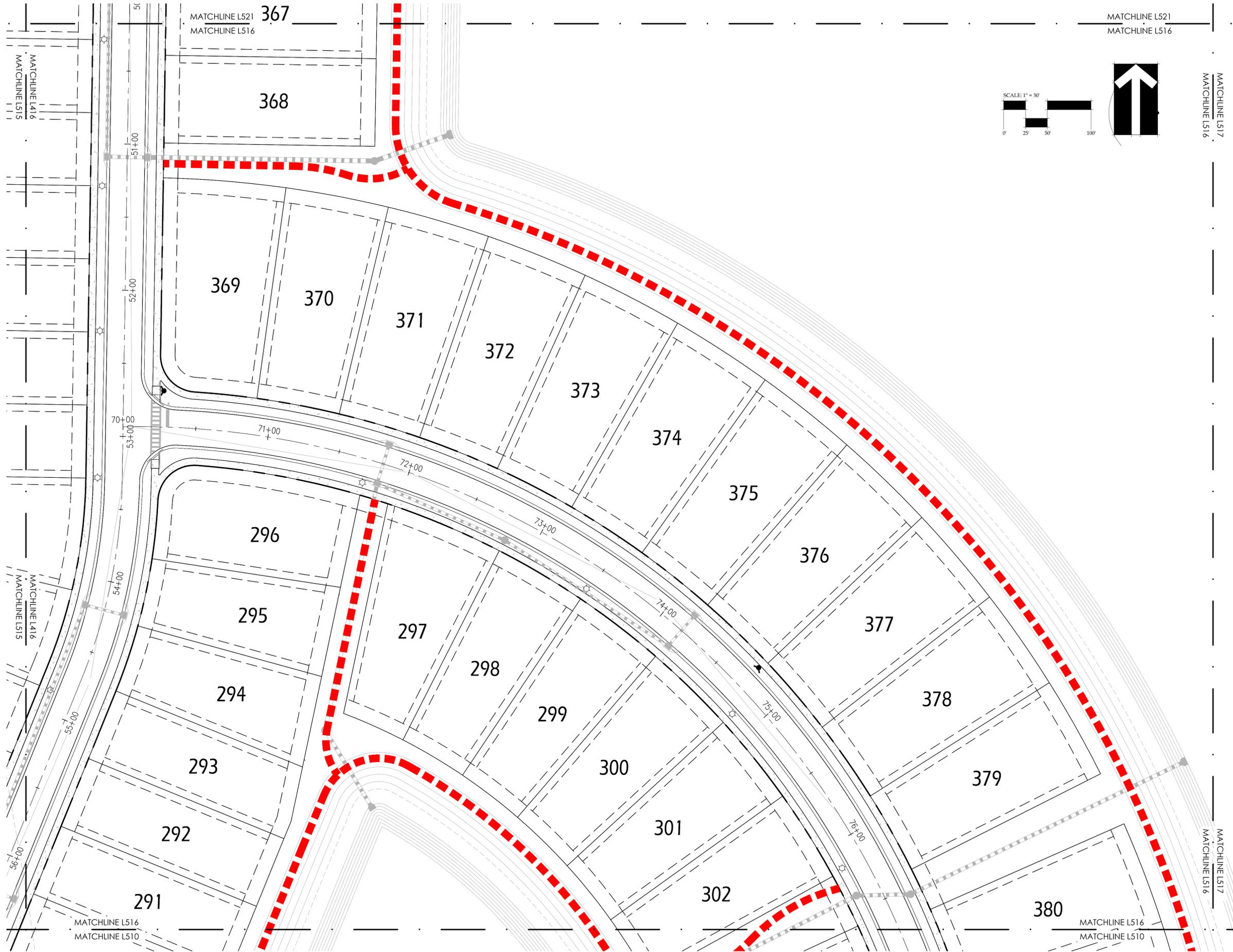
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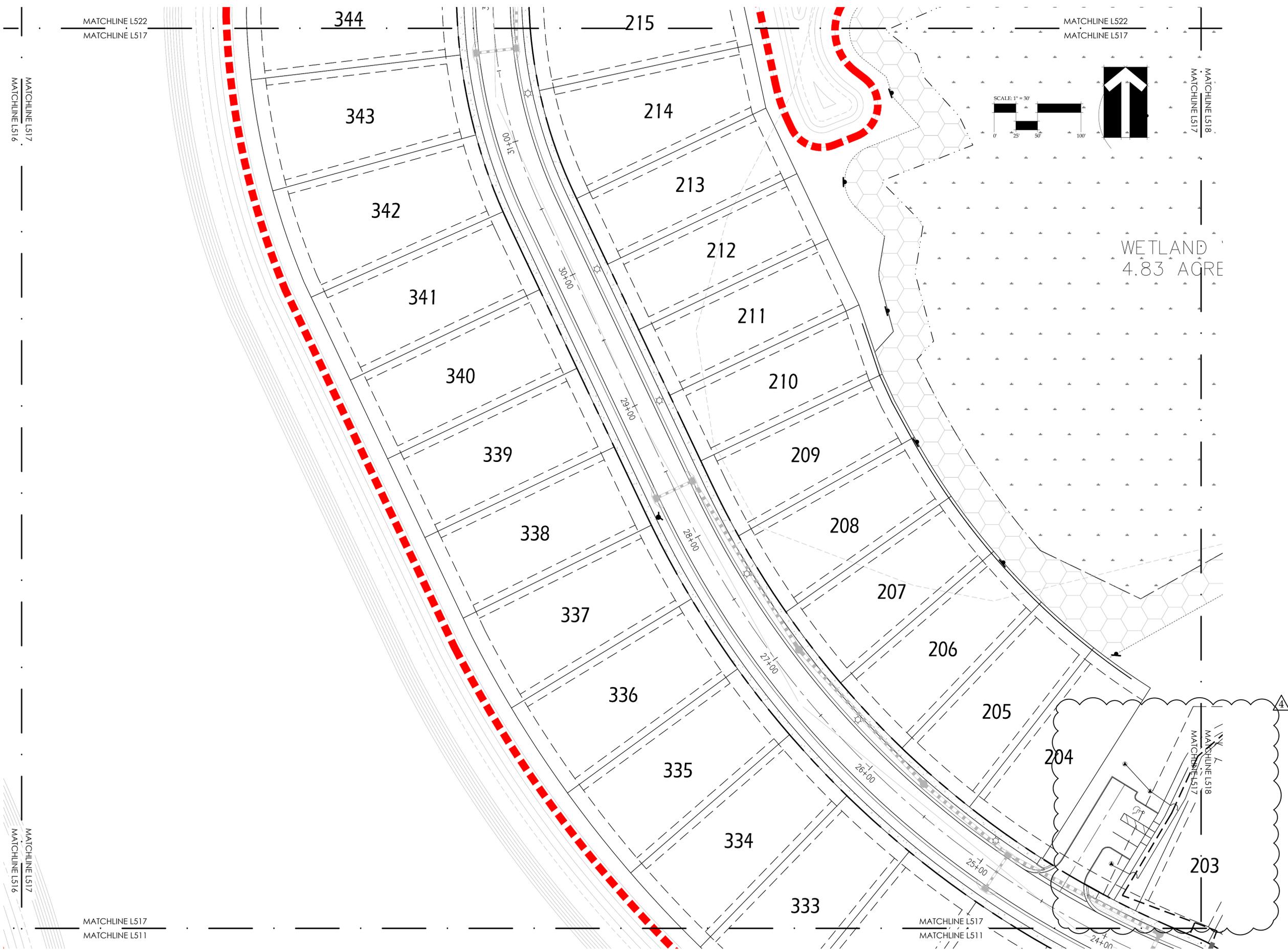
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JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

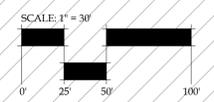
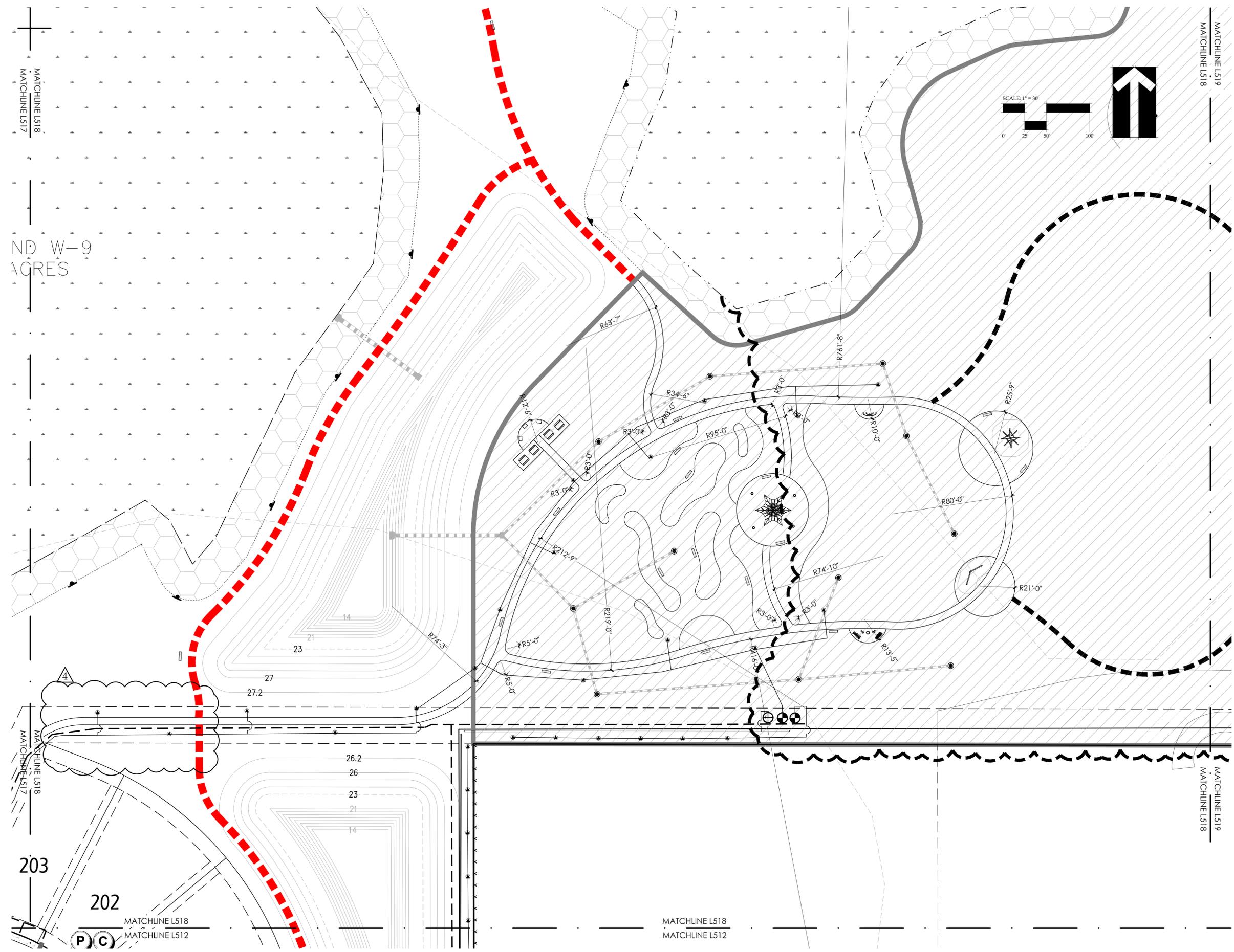
REVISIONS:
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Taylor Morrison, LLC
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AGRES



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landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice

Windward Preserve Landscape Architecture Taylor Morrison, LLC. Cocoa, Florida IRRIGATION PLAN

DATE: September 23, 2022
DRAWN BY: LWS
CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.103_TJM - COCOA_IRRBASE

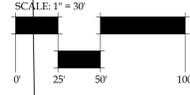
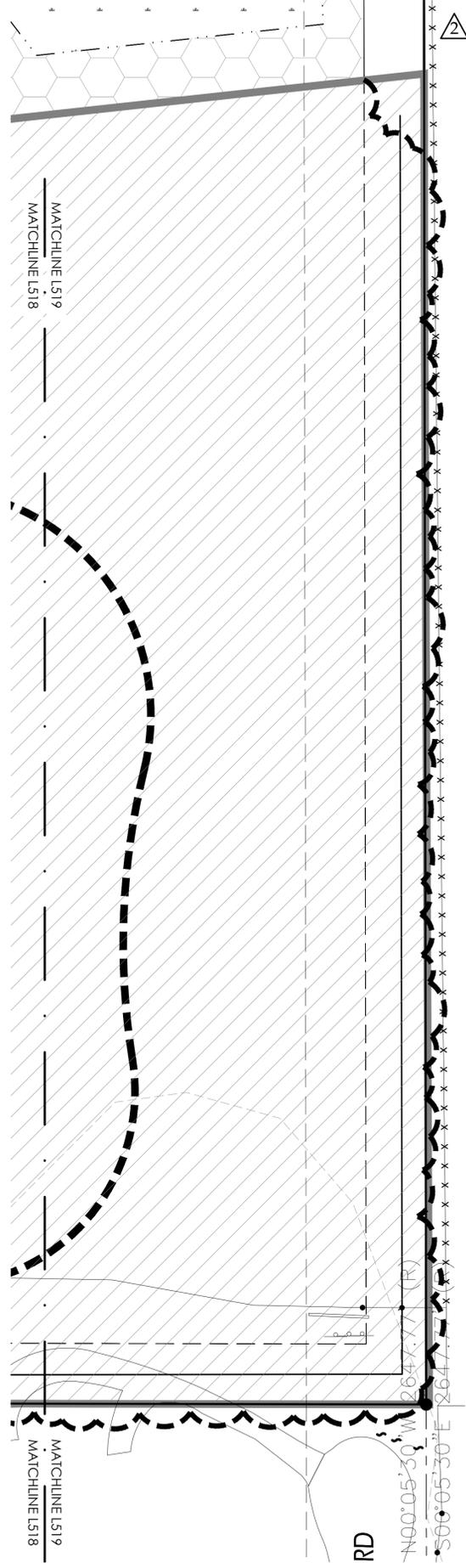
REVISIONS:
△ City Comments 04-04-2023
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Windward Preserve
Landscape Architecture
 Taylor Morrison, LLC.
 Cocoa, Florida
 IRRIGATION PLAN

DATE: September 23, 2022
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 CHECKED BY: TWB
 JOB NUMBER: 2021.173
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REVISIONS:
 △ City Comments 04-04-2023

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 landscape architecture
 community planning
 FL LC 26000341
 400 South Orlando Ave, Suite 201
 Maitland, FL 32751
 407.622.1588 voice

Lead W. Bennett, P.L.A. # 12 000718



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice

Windward Preserve Landscape Architecture Taylor Morrison, LLC. Cocoa, Florida IRRIGATION PLAN

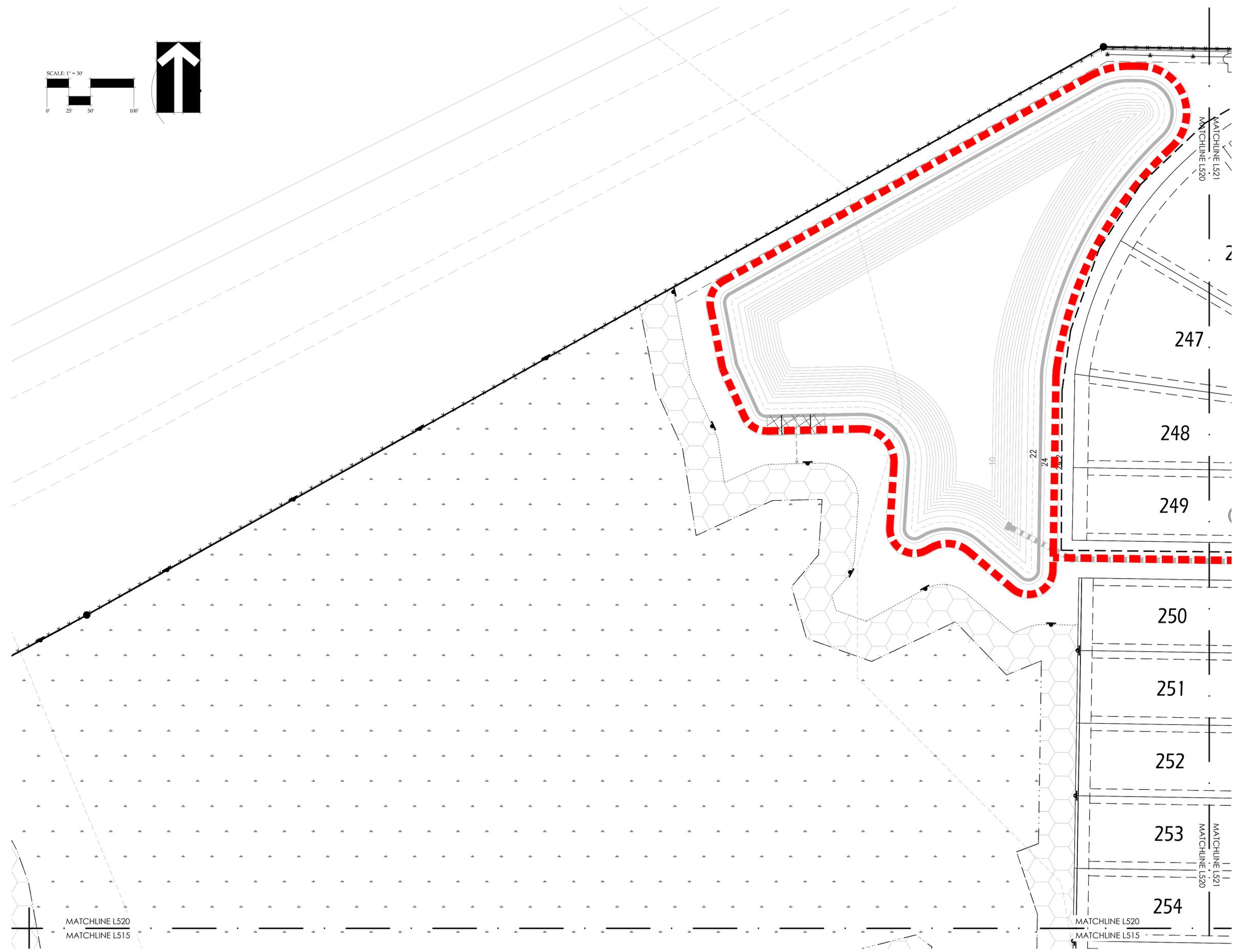
DATE: September 23, 2022
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CHECKED BY: TWB
JOB NUMBER: 2021.173
FILE NAME: 2022.163_TM - COCOA_IRBASE

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 landscape architecture
 community planning
 FL LC 26000341
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 Maitland, FL 32751
 407.622.1588 voice

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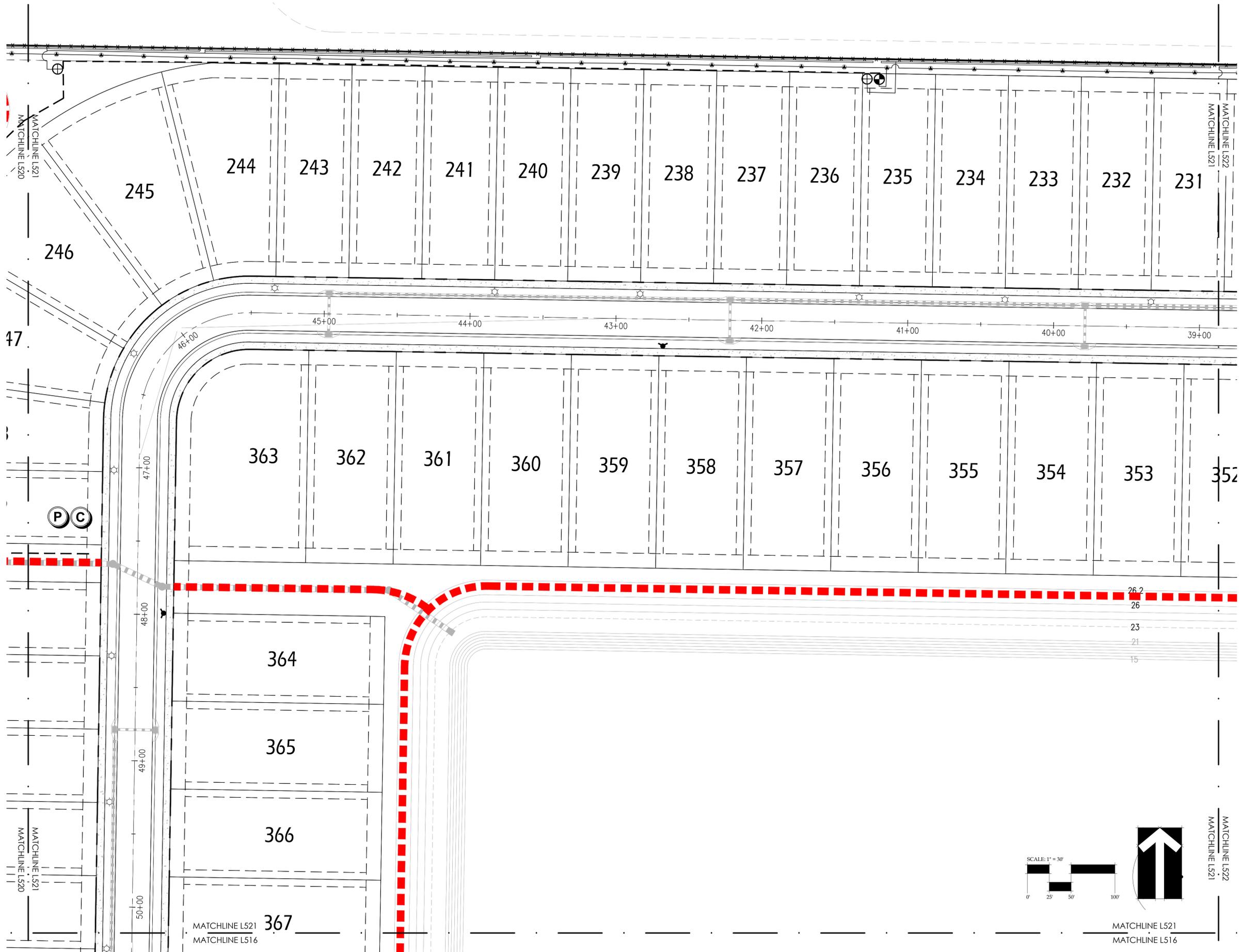
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Drawings by: LWS, TWB, RLB, JAS, AM, ZS, SHARED, BONNETT DESIGN GROUP, 2022, 2022.163_TM - COCOA_WINDWARD PRESERVE, DISGN, 2022.163_TM - COCOA_IRBASE.DWG

