Phase 2 Tree Legend

Includes all trees for interior and perimter
N= Native

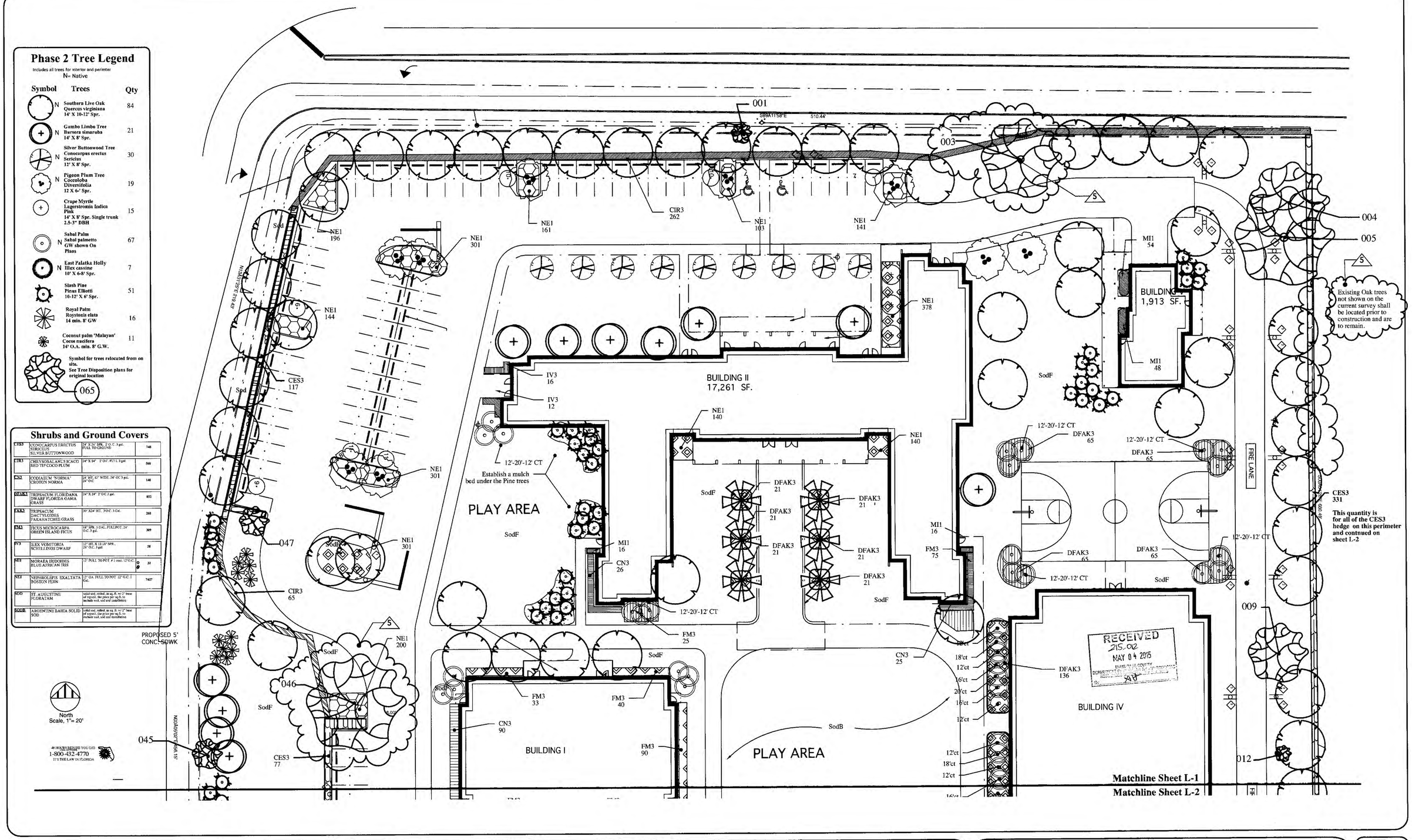
Symbol	Trees	Qty
N	Southern Live Oak Quercus virginiana 14' X 10-12' Spr.	84
N	Gumbo Limbo Tree Bursera simaruba 14' X 8' Spr.	21
N	Silver Buttonwood Tree Conocarpus erectus Sericius 12' X 8' Spr.	30
N	Pigeon Plum Tree Coccoloba Diversifolia 12 X 6-' Spr.	19
	Crape Myrtle Lagerstromia Indica Pink 14' X 8' Spr. Single trunk 2.5-3" DBH	15
N	Sabal Palm Sabal palmetto GW shown On Plans	67
N	East Palatka Holly Illex cassine 10' X 6-8' Spr.	7
	Slash Pine Pinus Elliotti 10-12' X 6' Spr.	51
	Royal Palm Roystonis elata 14 min. 8' GW	16
	Coconut palm 'Malayan' Cocos nucifera 14' O.A. min. 8' G.W.	11

Symbol for trees relocated from on site.
See Tree Disposition plans for original location

065

Shrubs and Ground Covers

CES3	CONOCARPUS ERECTUS SERICEUS SILVER BUTTONWOOD	24" X 24" SPR., 2' O. C. 3 gal. FULL TO GROUND	748
CIR3	CHRYSOBALANUS ICACO RED TIP COCO PLUM	24" X 24" 2' O.C. FULL 3 gal.	560
CN3	CODIAEUM 'NORMA' CROTON NORMA	24" HT., 12" WIDE, 24" OC 3 gal. 24" O.C	140
DFAK3	TRIPSACUM FLORIDANA DWARF FLORIDA GAMA GRASS	24" X 24" 2' O.C 3 gal.	852
FAK3	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	30" X24" HT., 3' O.C. 3 Gal.	260
FM3	FICUS MICROCARPA GREEN ISLAND FICUS	18" SPR., 3 GAL., FULL POT, 24" O.C. 3 gal.	309
IV3	ILEX VOMITORIA SCHELLINGS DWARF	12" HT. X 12-18" SPR., 24" O.C. 3 gal	28
MI1	MORAEA IRIDOIDES BLUE AFRICAN IRIS	12" FULL TO POT, # 1 cont. 12" O.C.	32
NE1	NEPHROLEPIS EXALTATA BOSTON FERN	12" OA FULL TO POT 12" O.C. 1 Gal.	7427
SOD	ST. AUGUSTINE FLORATAM	solid sod, rolled, as sq. ft. w/ 2" base of topsoil, the price per sq.ft. to include sod, sod and installation	
SODB	ARGENTINE BAHIA SOLID SOD	solid sod, rolled, as sq. ft. w/ 2" base of topsoil, the price per sq.ft. to include sod, sod and installation	



NO.	DATE	REVISION	BY
5	5-1-15	Zoning Resubmission 05/01/15"	JS
4	4-22-15	BUILDING PERMIT SUBMISSION	JS
3	3-24-15	PHASE 1 &2 TD CHANGES	JS
2	3-5-15	PHASE 1 TD CHANGES	JS
1	2-28-15	SITE PLAN SUBMISSION REVISION	JS

Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

ISSUE

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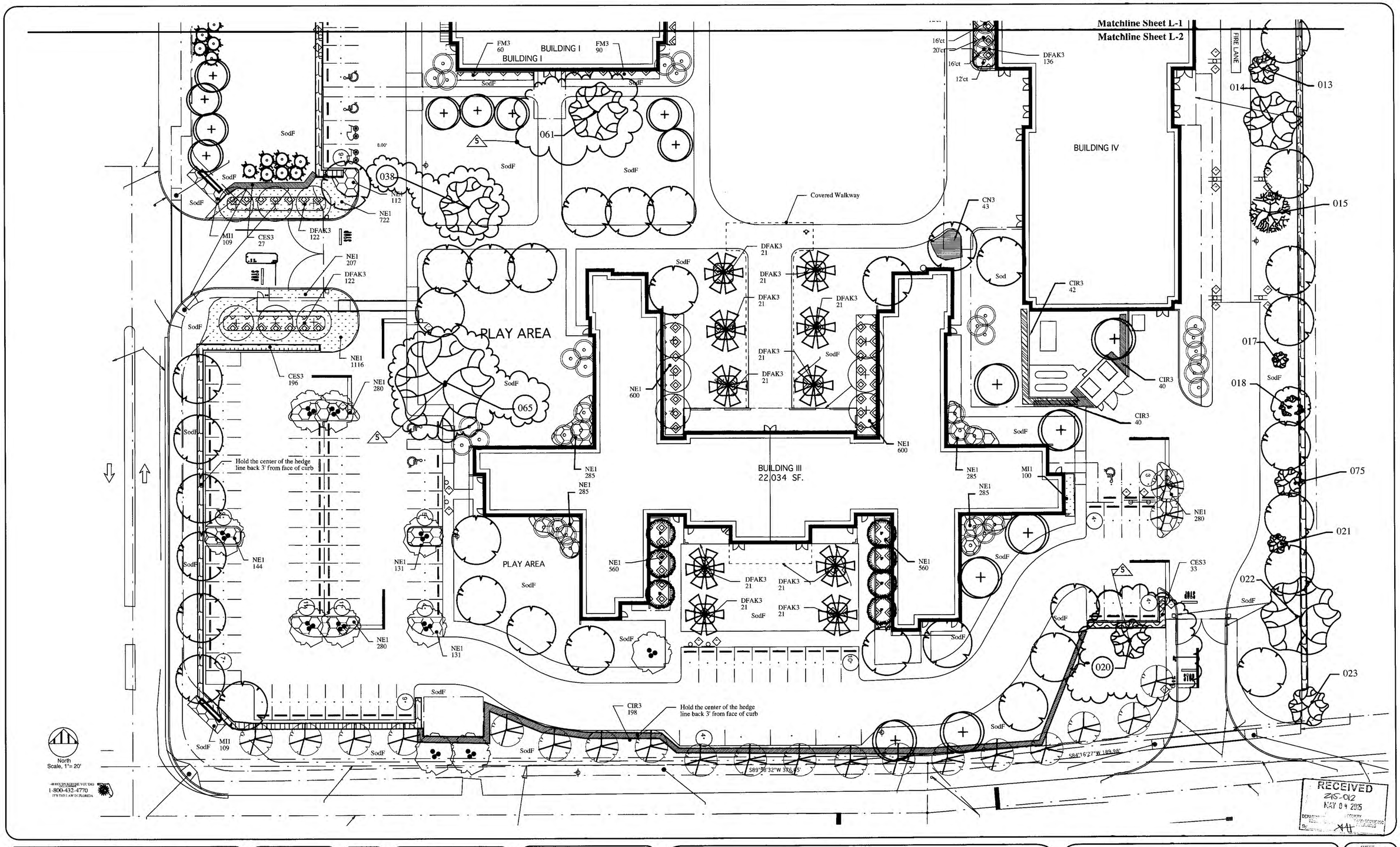
tel. 305-791-3156 Email: jsantiagola@gmail.com

SEED School of Miami
Year 1 Campus - Kendall Cottages
The SEED Foundation
11025 SW 84th St. Miami, FL 33173

Phase 2 Landscape Plan

SHEET L-1
SEAL #795, DATE



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3	3-24-15	PHASE I TD CHANGES	JS
2	3-5-15	PHASE I TD CHANGES	JS
1	2-28-15	SITE PLAN SUBMISSION REVISION	JS

Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

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SEED School of Miami
Year 1 Campus - Kendall Cottages
The SEED Foundation
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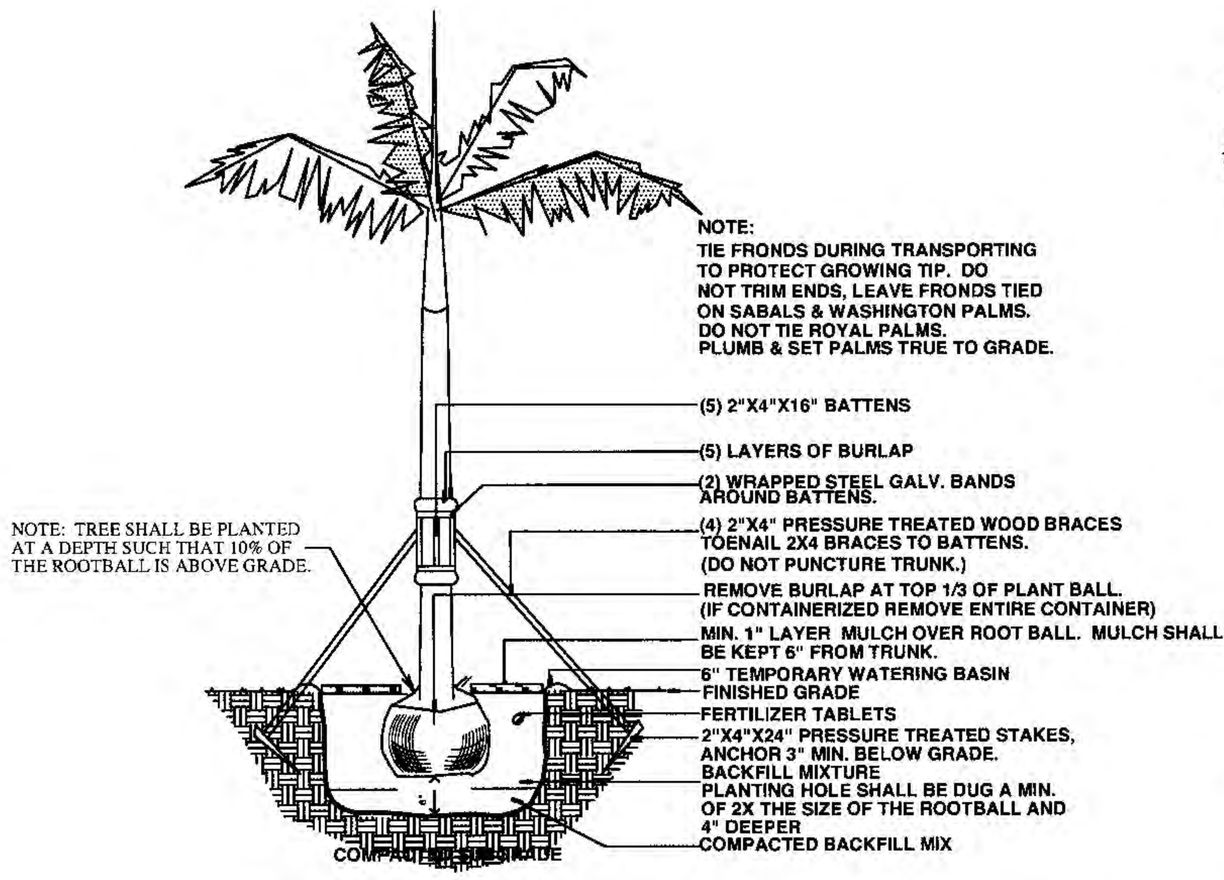
Phase 2 Landscape Plan

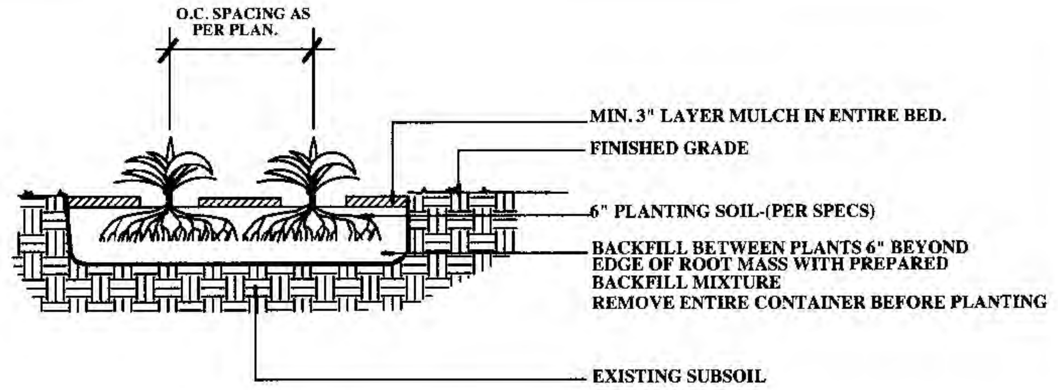
SHEET L-2

5-4-15
SEAL #795, DATE



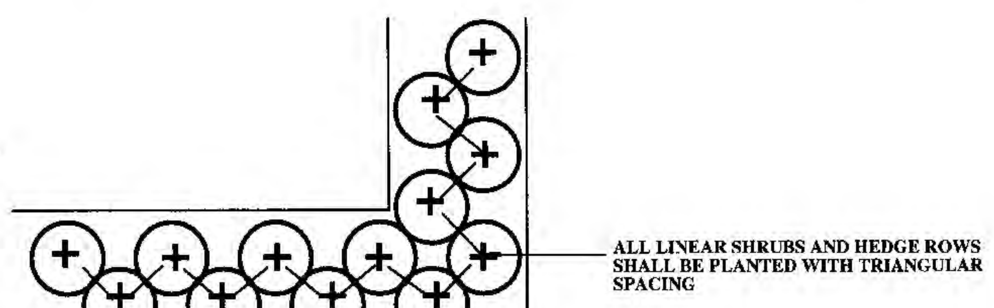
PALM PLANTING DETAIL (A)

NOT TO SCALE



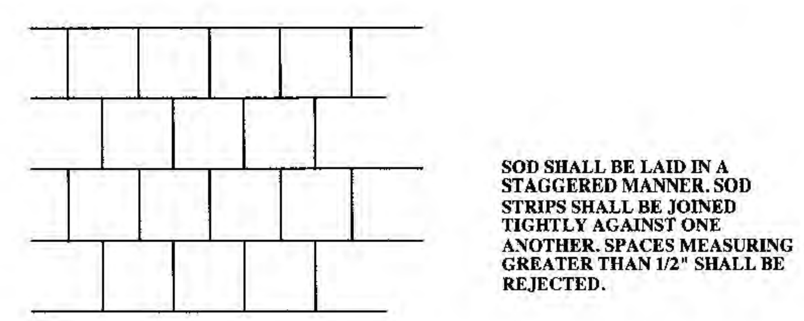
GROUNDCOVER/ANNUALS PLANTING DETAIL (D)

NOT TO SCALE



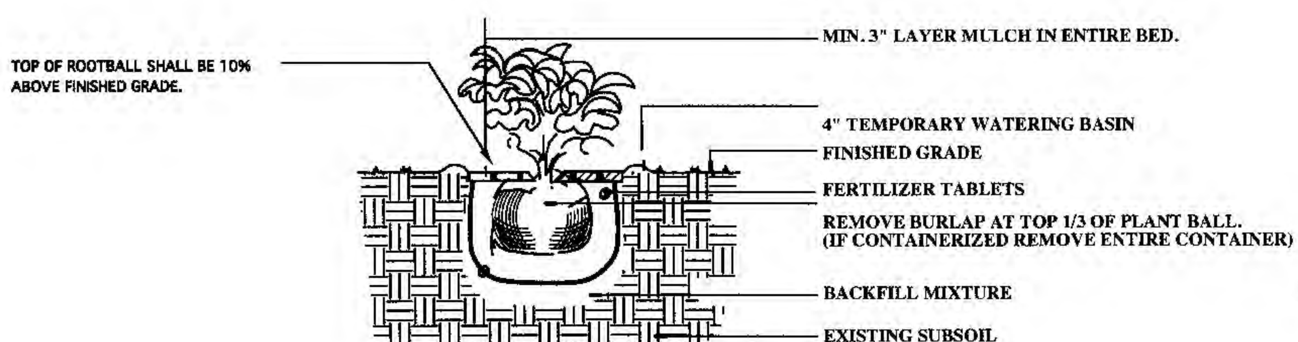
PLANTING SPACE DETAIL (E)

NOT TO SCALE



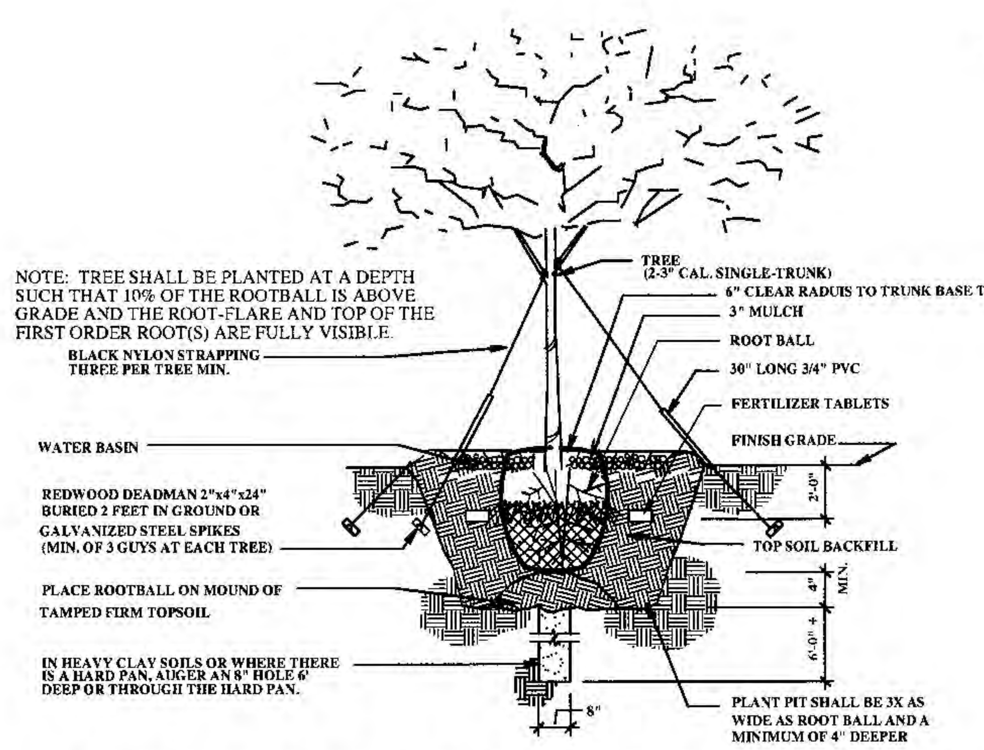
SOD PLANTING DETAIL (F)

NOT TO SCALE



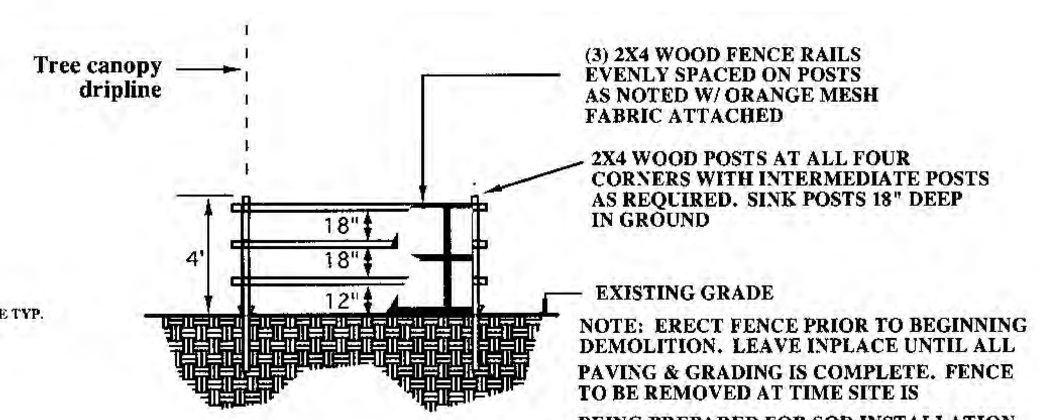
SHRUB PLANTING DETAIL (B)

NOT TO SCALE



SINGLE TRUNK GUYING AND PLANTING DETAIL (C)

NOT TO SCALE



TREE PROTECTION/TEMPORARY BARRIER DETAIL (B)

NOT TO SCALE

48 HOURS BEFORE YOU DIG CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

Landscape Calculation Sheet and Note

The chart below includes all calculations for Phase 1&2 since all trees will eventually be provided for completion of the project and as mistigation for trees removed.

LANDSCAPE LEGEND (This information is required to be permanently affixed to the plan.)

Zoning District: RU 4 **Net Lot Area:** 8.94 acres 389,426 square feet

	REQUIRED	PROVIDED
OPEN SPACE 25%		
A. Square feet of open space required by Chapter 33, as indicated on site plan: Net lot area = 389,426 square feet x ~~10~~ % = ~~38,942~~ square feet	~~38,942~~ 97,356	97,062
B. Square feet of parking lot open space required by Chapter 18A, as indicated on site plan: The number of parking spaces 90 x 10 square feet per parking space =	~~1,530~~ 900	3,564
C. Total square feet of landscaped open space required by Chapter 33 = A + B =	~~40,472~~ 98,256	100,626 ✓
LAWN AREA CALCULATION		
A. Total square feet of landscaped open space required by Chapter 33 = 98,256	~~40,472~~	
B. Maximum lawn area (St. Augustine sod) permitted = 40 % x ~~97,062~~ square feet =	~~58,237~~ 39,302	58,237 (39,302 max permitted)
TREES		
A. The number of trees required per net lot acre	251	
less the existing number of trees that meet minimum requirements (minus)	-22	
= 28 trees x net lot acreage = 251 - 22	229	229 (← 251 req)
B. 30% palm trees allowed (two palms = one tree) Palms provided = 66	56	60
C. Percentage of native trees required = the number of trees provided x 30% =	56	145
D. Street trees (max. average spacing of 35' o.c.): 1190 linear feet along street ÷ 35 =	34	(64)
Palms as street trees (max. average spacing 25' o.c.): ___ linear feet along street ÷ 25 =	na	na
E. Street trees located directly beneath power lines (maximum average spacing of 25' o.c.): 594 linear feet along street ÷ 25 = 24	24	24
F. Total number of trees provided =	~~277~~ 309	293 (← 309 req)
SHRUBS		
A. The total number of trees required x 10 = the number of shrubs required	~~2770~~ 3090	10,379 ✓
B. The number of shrubs required x 30% = the number of native shrubs required	831	9,875

IRRIGATION PLAN: Required by Chapter 33. Auto irrigation X or hose bib ______ provided.

TABLE containing information as indicated in sample:

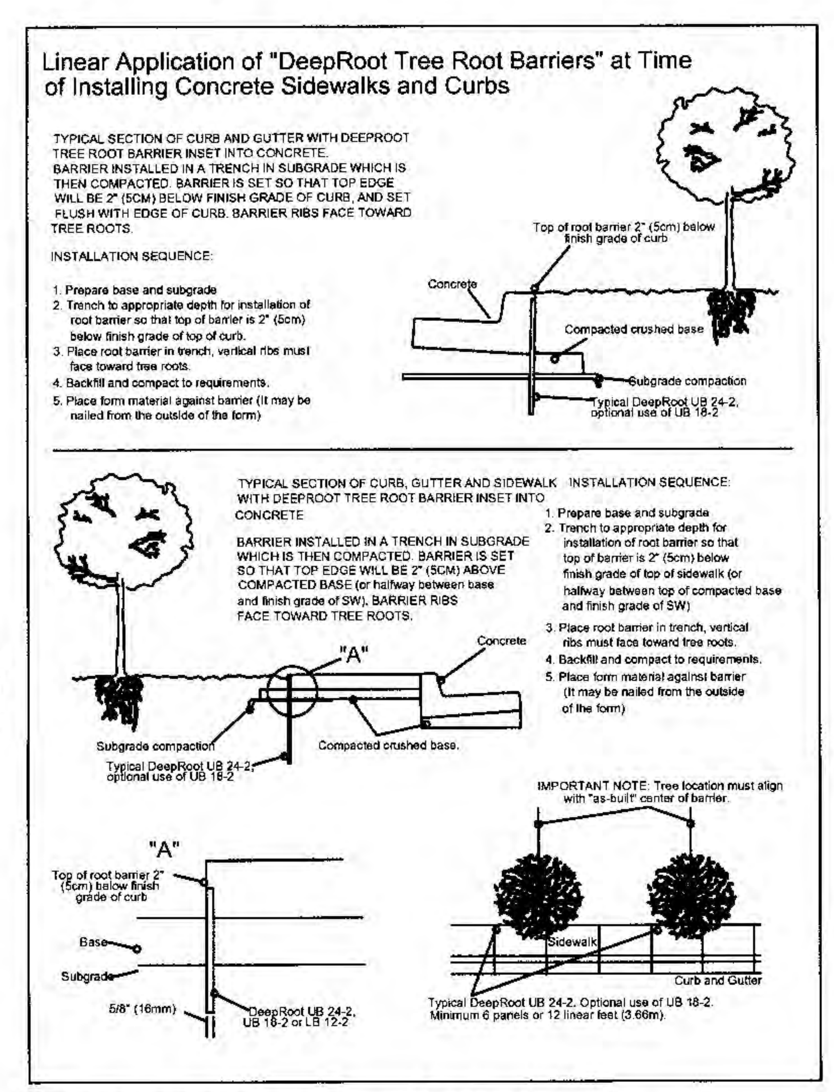
SYMBOL USED ON PLAN			PLANT NAME		NATIVE SPECIES		CALIPER	HEIGHT		CANOPY DIAMETER	QUANTITY
Symbol	New	Existing	Scientific	Common	Yes	No	Installed	Installed	Estimated at maturity*	Estimated at maturity*	

*** Required for trees located underneath or adjacent to powerlines and palms used at 1:1 ratio**
ADDITIONAL INFORMATION MAY BE REQUIRED BY CHAPTER 18A.

New Conocarpus erectus sericeus Silver Buttonwood Tree	Native	3" DBH	12'	24	24	
Coccoloba diversifolia Pigeon Plumb tree	Native	3" dbh	12'	24	2	

PLANTING NOTES:

1. ALL SIZES SHOWN FOR PLANT MATERIAL ON PLAN ARE TO BE CONSIDERED AS MINIMUMS. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLAN WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.
2. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR UNLESS OTHERWISE SPECIFIED SHALL BE FLORIDA NO.1 OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I & II, STATE PLANT BOARD OF FLORIDA. LATEST EDITION
3. IN ADDITION TO THESE REQUIREMENTS ALL LOCAL LANDSCAPE CODES AND REQUIREMENTS SHALL BE MET IN ORDER TO SATISFY THE REVIEW AND APPROVAL OF THE GOVERNING MUNICIPALITY.
4. ALL LANDSCAPING SCHEDULED TO OCCUR IN VEHICULAR USE AREAS SHALL BE PROTECTED FROM VEHICULAR ENCROACHMENT BY CURBING OR OTHER DURABLE BARRIERS.
5. ALL PLANTING HOLES SHALL BE A MINIMUM OF 2 1/2 TIMES THE DIAMETER OF THE PLANT BALL. ALL PLANTING HOLES SHALL BE EXCAVATED TO REMOVE ALL OBJECTIONABLE MATERIALS, SUCH AS ASPHALT, SUB-BASE, CONCRETE, ROCK, CAUSTIC MATERIALS WITH AN EXCESSIVE SOIL Ph, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
6. ALL PLANT MATERIALS SHALL BE PLANTED IN PLANTING SOIL THAT IS DELIVERED TO THE SITE IN A CLEAN, LOOSE AND FRIABLE CONDITION. ALL SOIL SHALL HAVE A WELL DRAINED CHARACTERISTIC. SOIL MUST BE FREE OF ALL ROCKS, STICKS, OBJECTIONABLE DEBRIS INCLUDING WEEDS AND WEED SEED.
7. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING. NO DRY PLANTING SHALL BE PERMITTED. ALL PLANT MATERIALS SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE.
8. ALL PLANT MATERIALS SHALL BE INSTALLED WITH FERTILIZER WHICH SHALL BE STATE APPROVED AS A COMPLETE FERTILIZER CONTAINING THE REQUIRED MINIMUM OF TRACE MINOR ELEMENTS IN ADDITION TO N-P-K, OF WHICH 50% 0F THE NITROGEN SHALL BE DERIVED FROM AN ORGANIC SOURCE.
9. ALL LANDSCAPE AREAS NOT COVERED BY SHRUBS OR GROUND COVERED SHALL BE COVERED BY SOD AND ALL AREAS NOR COVERED BY SOD SHALL BE COVERED WITH EUCALYPTUS MULCH, TO A MINIMUM DEPTH OF THREE (3) INCHES OF COVER WHEN SETTLED.
10. SOD (AS NOTED), SOLID SOD , AND SHALL BE LAID ON A SMOOTH PLANTING BASE WHICH HAS BEEN GRADED TO MEET THE DRAINAGE CHARACTERISTICS OF THE SITE. ALL SOD SHALL BE LAID WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING.
11. ALL LANDSCAPE AREA SHALL BE IRRIGATED BY A FULLY AUTOMATIC SYSTEM ADJUSTED TO PROVIDE 150% COVERAGE OF ALL LANDSCAPE AREAS. ALL HEADS SHALL BE ADJUSTED TO MIN. 50% OVERLAP. INSTALLED WITH A MINI-CLIK RAIN SENSOR, (SEE IRRIGATION PLANS).
12. ANY SUBSTITUTIONS TO PLANT MATERIALS FOR AREAS AND ITEMS ADDRESSED BY LOCAL CODES SHALL BE APPROVED BY THE GOVERNING MUNICIPALITY PRIOR TO WORK PERFORMED.
13. ALL LANDSCAPE AREAS SHALL BE FINISH GRADED SUCH THAT THEY ARE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPEDE THE FLOW OF DRAINAGE INTO LANDSCAPE AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
14. ALL NEW LANDSCAPED AREAS ADJECENT TO EXISTING PAVE MENT SHALL BE EXCAVATED OF ALL ROAD ROCK DOWN TO A DEPTH 8" DEPTH BELOW PAVEMENT.
15. PLANTING PLAN TAKES PRECEDENT OVER PLANT LIST.
16. TREE REMOVAL PERMITS ARE REQUIRED PRIOR TO ANY TREE REMOVAL, TO BE OBTAINED FROM THE BUILDING DEPARTMENT. MITIGATION IS REQUIRED UNDER THE TREE PRESERVATION SECTION (98-81) OF THE LAND DEVELOPMENT CODE.
17. LANDSCAPE PERMITS ARE REQUIRED BEFORE ANY PLANTING OCCURS. PERMITS ARE OBTAINED FROM THE BUILDING DEPARTMENT.
18. LANDSCAPE ORDINANCE SPECIFICATIONS ON IRRIGATION AND INSTALLATIONS SUPERSEDE ANY NOTES ON THE PLAN.
19. IT IS REQUIRED THAT THE LANDSCAPE CONTRACTOR SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE CITY LANDSCAPER.
20. THE COMPLETE INSTALLATION SHALL BE CERTIFIED BY THE FIRM PROVIDING THE DESIGN, PER SECTION (98-80) (t). THE CONTRACTOR WILL PROVIDE 2 SETS OF SIGNED & SEALED AS BUILT PLANS TO THE OWNER



Tree Protection Detail (C)

NOT TO SCALE

Note
Rootbarrier shall be installed whenever a tree is less than 10' from any foundation, sidewalk or curb.

Bid Notes

1. The contractor shall be expected to visit the site prior to bid. The contractor shall have an understanding of the on site conditions to prepare his bid. Any discrepensies concerning the materials or conditions of the site that shall inhibit the installation as drawn shall be brought to the attention of the owners representatives. Issues existing prior to bid will become a condition of the bid after the award of the contract.
2. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
3. These bid conditions are not to be considered all inclusive. There may be additional conditions included in other documents of the construction agreement. It is the contractor's responsability to make himself and his subcontractors aware of any other such conditions.
4. The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantitiy for bid and installation. The callouts and entities drawn on the plans take precedence over the plant list.
5. The contractor shall be responsable for his own takeoffs of the plantings as drawn.

GU/EU2 (RU3)
60% max sod - 389,426 x
60% = 233,655 max permitted

RECEIVED
Z15-012
MAY 04 2015

NO.	DATE	REVISION	BY
5	5-1-15	Zoning Resubmission 05/01/15"	JS
4	4-22-15	BUILDING PERMIT SUBMISSION	JS
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1	2-28-15	SITE PLAN SUBMISSION REVISION	JS

Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

ISSUE

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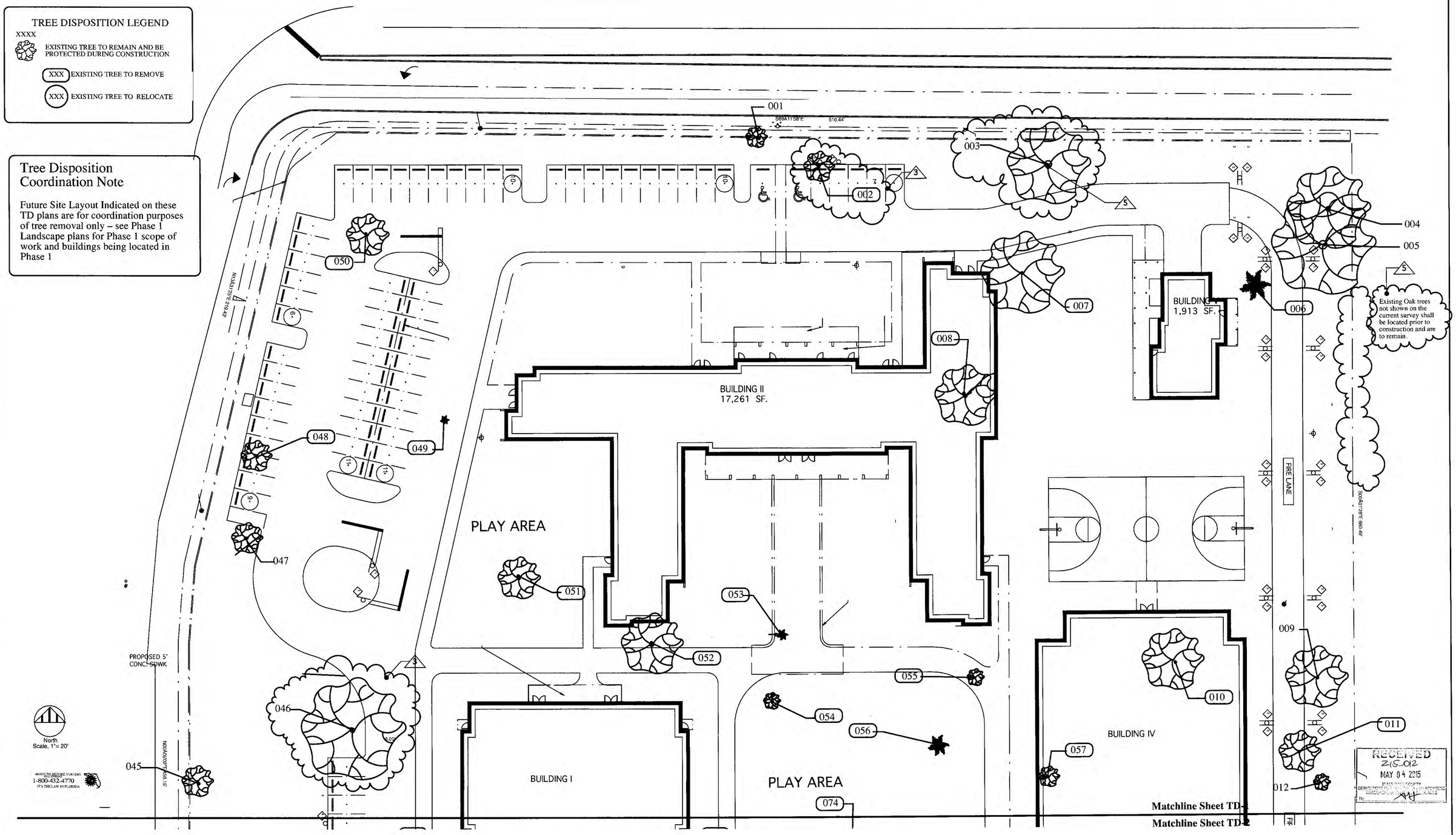
11025 SW 84th St. Miami, FL 33173

Phase 2
Landscape Details

SHEET L-3

SEAL #795. DATE 5.4.15



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Designed: 1-14-15 JS

SCALE 1"= 20'

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SEED School of Miami
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The SEED Foundation
11025 SW 84th St. Miami, FL 33173

Phase 2
TREE DISPOSITION PLAN

SHEET TD-1
5.4.15
SEAL #795, DATE

Tree Inventory

Number	Tree Name	Dbh"	Spread / Ft.	Ht./ft.	Disposition	Canopy in sq.ft.
001	Austrailian Silk Oak	18	10	30	Remove	314
002	Austrailian Silk Oak	12	15	15	Remove	707
003	Ficus Tree	40	40	30	Remain	5027
004	Live Oak Tree	24	40	40	Remain	5027
005	Live Oak Tree	48	50	50	Remain	7854
006	Sabal Palm	10	15	15	Remove	707
007	Pongam Tree	40	40	25	Remove	5027
008	Ficus Tree	18	40	30	Remove	5027
009	Live Oak Tree	12	30	25	Remain	2827
010	Live Oak Tree	16	30	25	Remain	2827
011	Seagrape Tree	20	20	20	Remain	1257
012	Live Oak Tree	6	8	12	Remain	201
013	Umbrella Tree	22	15	25	Remain	707
014	Live Oak Tree	10	30	20	Remain	2827
015	Ficus nitida Tree	24	25	20	Remain	1963
016	Pongam Tree	10	25	20	Remove	1963
017	Cassia glauca	8	8	12	Remain	201
018	Gumbo Limbo Tree	12	20	20	Remain	1257
019	Clusea Tree	8	10	20	Remove	314
[illegible]20	Green Buttonwood	12	15	15	Relocate	707
021	Pink Tabebuia Tree	8	10	20	Remain	314
022	Live Oak Tree	16	40	25	Remain	5027
023	Live Oak Tree	8	20	20	Remain	1257
024	Cassia glauca	6	10	12	Remove	314
025	Cassia glauca	8	20	15	Remove	1257

Tree Inventory

Number	Tree Name	Dbh"	Spread / Ft.	Ht./ft.	Disposition	Canopy in sq.ft.
026	Cassia glauca	10	15	15	Relocate	707
027	Live Oak Tree	10	20	15	Remove	1257
028	Live Oak Tree	6	8	10	Remove	201
029	Bottle Brush Tree	12	15	15	Remove	707
030	Bottle Brush Tree	10	5	12	Remove	79
031	Live Oak Tree	6	8	10	Remove	201
032	Dead Tree	10	15	15	Remove	707
033	Ficus Benjamina Tree	12	20	15	Remove	1257
034	Ficus Benjamina Tree	16	20	20	Remove	1257
035	Ficus Benjamina Tree	16	30	25	Remove	2827
036	Live Oak Tree	15	25	25	Remove	1963
037	Ficus Benjamina Tree	10	20	20	Remove	1257
038	Live Oak Tree	15	30	30	Relocate	2827
039	Mahogany Tree	24	30	30	Remove	2827
040	Live Oak Tree	14	30	20	Relocate	2827
041	Cassia glauca	6	8	8	Remove	201
042	Montgomery Palm	6	6	12	Remove	113
043	Montgomery Palm	4	6	12	Remove	113
044	Montgomery Palm	4	4	12	Remove	50
045	Montgomery Palm	4	4	15	Remain	50
04[illegible]	Black Olive Tree	24	50	45	Remain	7854
047	Live Oak Tree	12	15	20	Remain	707
048	Live Oak Tree	12	15	20	Remain	707
049	Christmas Palm	4	4	10	Remove	50
050	Live Oak Tree	6	10	16	Remain	314

Tree Inventory

Number	Tree Name	Dbh"	Spread / Ft.	Ht./ft.	Disposition	Canopy in sq.ft.
051	Live Oak Tree	14	20	25	Remove	1257
052	Seagrape Tree	24	30	25	Remove	2827
053	Sabal Palm	12	5	30	Remove	79
054	Avocado Tree	6	8	8	Remove	201
055	Ficus Nitida Tree	6	8	10	Remove	201
056	Coconut Palm	14	10	15	Remove	314
057	Live Oak Tree	6	10	12	Remain	314
058	Ligustrum Tree	10	10	15	Remove	314
059	Pink Tabebuia Tree	20	30	35	Remove	2827
060	Carpentaria Palm	4	12	12	Relocate	452
061	Gumbo Limbo Tree	24	30	35	Remain	2827
062	Live Oak Tree	15	30	30	Remove	2827
063	Ficus benjamina Tree	10	15	20	Remove	707
064	Ficus nitida Tree	26	40	25	Remove	5027
065	Black Olive Tree	24	50	50	Relocate	7854
066	Ficus nitida Tree	24	45	20	Remove	6362
067	Pink Tabebuia Tree	10	25	30	Remove	1963
068	Cassia glauca	10	15	15	Remove	707
069	Cassia glauca	10	15	15	Remove	707
070	Live Oak Tree	12	20	20	Remove	1257
071	Live Oak Tree	20	40	20	Remove	5027
072	Coconut Palm	10	12	12	Remove	452
073	Live Oak Tree	6	10	16	Remove	314
074	Carpentaria Palm	4	12	12	Relocate	452
075	Clusea Tree	8	14	12	Remain	616

Tree Inventory

Number	Tree Name	Dbh"	Spread / Ft.	Ht./ft.	Disposition	Canopy in sq.ft.
076	Cassia glauca	6	8	7	Remove	201
077	Christmas Palm	10	6	10	Remove	113

Total Canopy 132,170 **Sq.Ft.**

Page 4

Total Aproximate sq.ft. of canopy removed under Phase 1 is 71,920 sq.ft.

LANDSCAPE BID CONDITIONS

1. The quantities on the plant list are for the convenience of the contractor only and not to be considered as the final quantitiy for installation. The callouts and entities drawn on thze plans take precedence over the plant list.
2. The contractor shall be responsable for his own takeoffs of the plantings drawn.
3. The contractor shall be expected to visit the site prior to bid. the contractor shall have an understanding of the on site conditions to prepare his bid. Any questions concerning conditions are to be brought to the owners attention prior to bid.
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5. After the award of the contract, any discrepancies in the plans or additional materials and costs because of pre-existing conditions at the site shall not be a reason for any additional charges to the owners.
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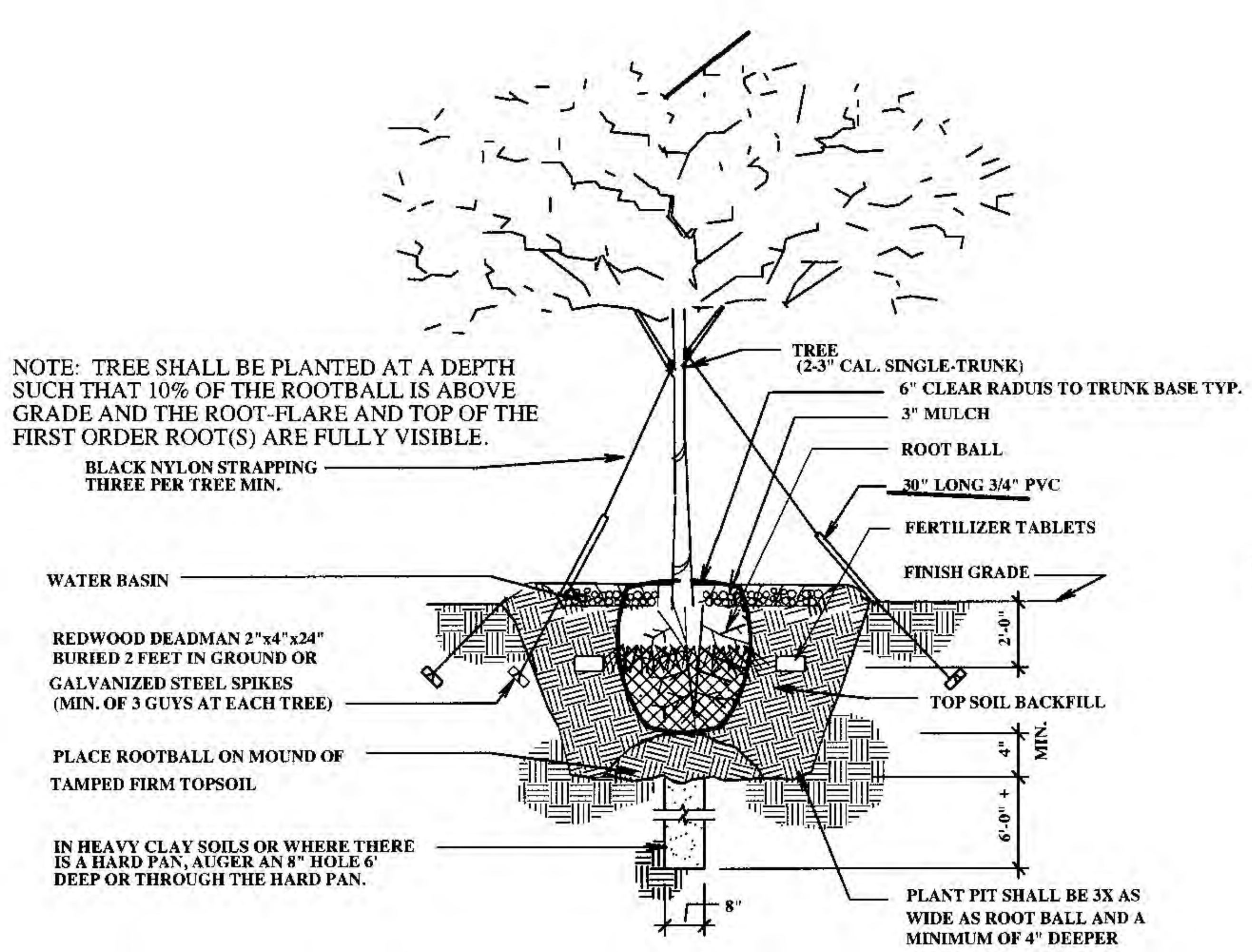
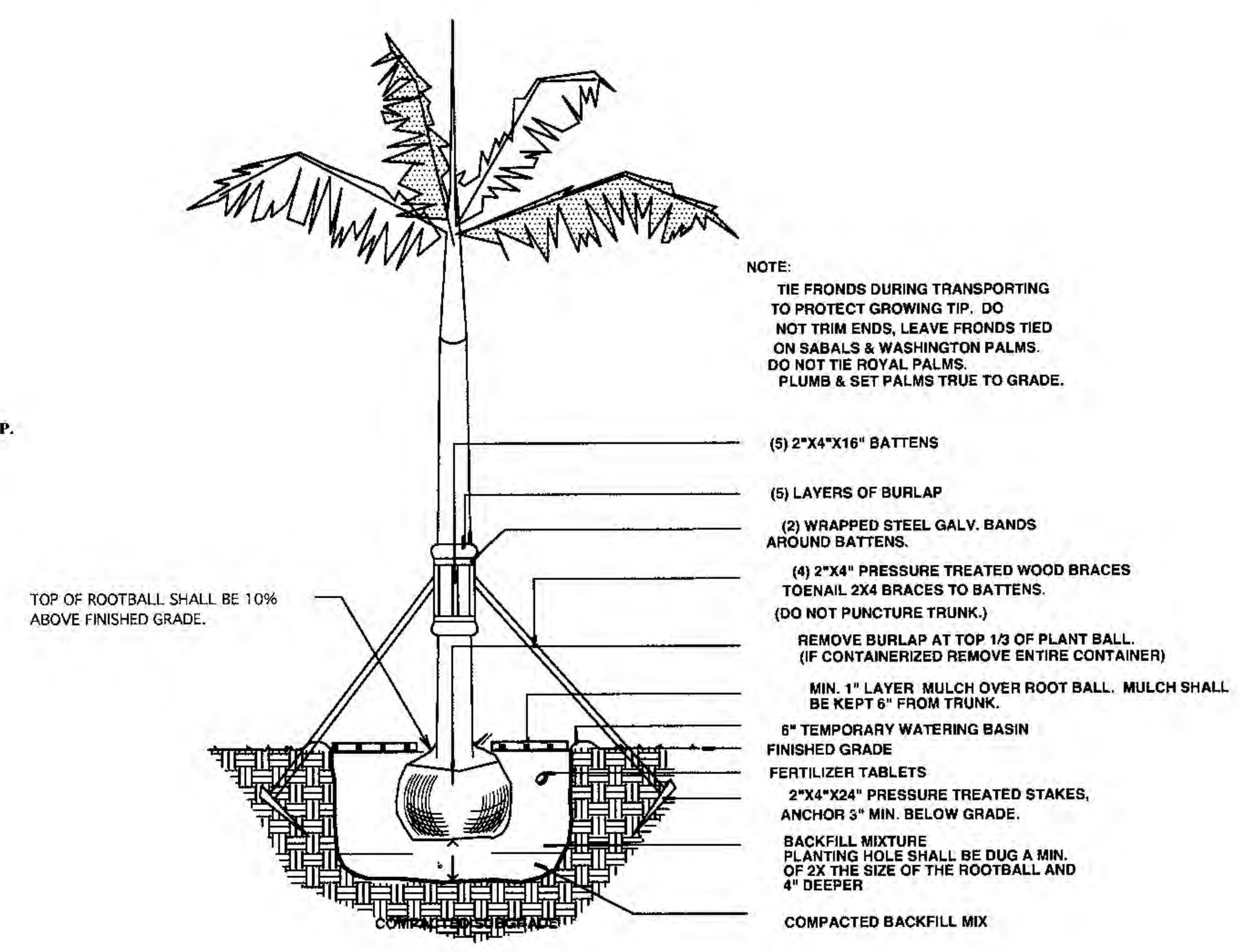


SINGLE TRUNK GUYING AND PLANTING DETAIL (A)

NOT TO SCALE



PALM PLANTING DETAIL (B)

NOT TO SCALE

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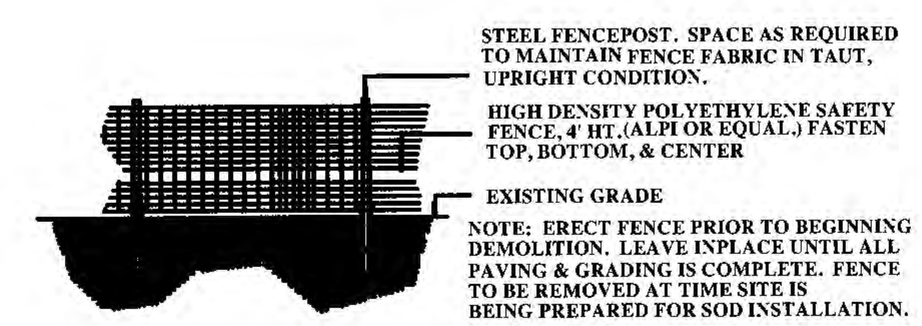
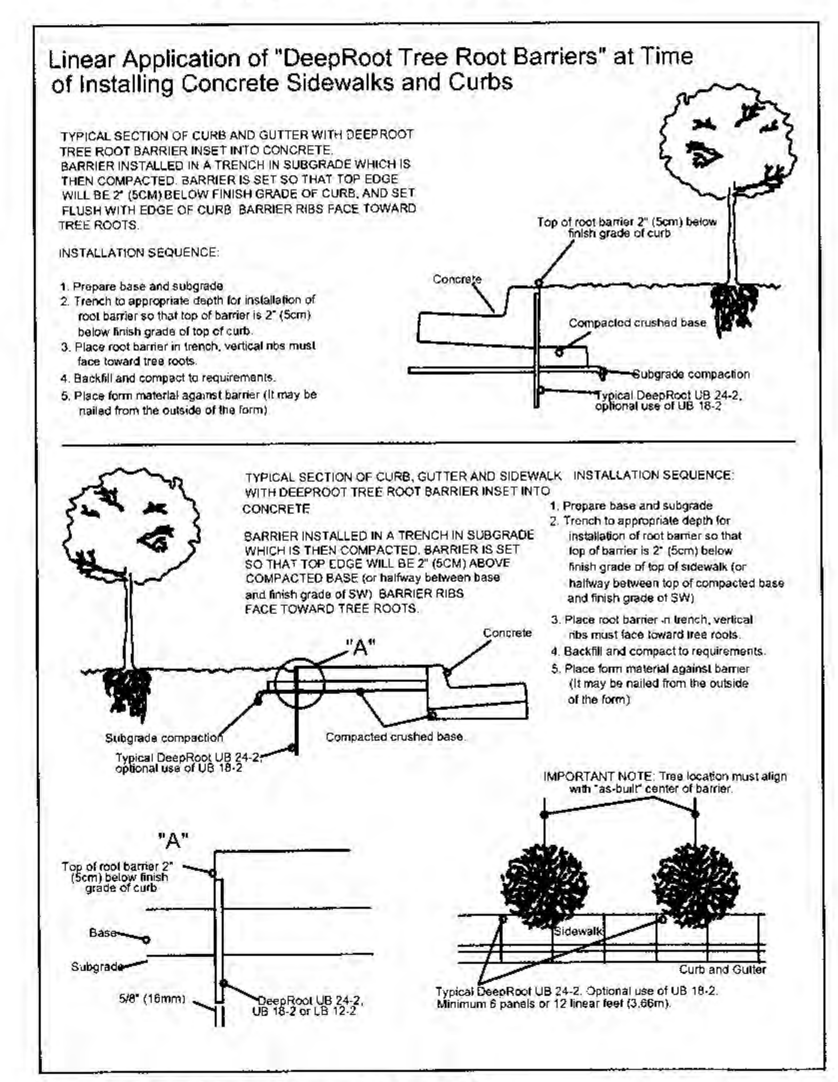
215-02
MAY 04 2015
MIAMI-DADE COUNTY



Tree Protection Detail (C)

NOT TO SCALE

Note
Rootbarrier shall be installed whenever a tree is less than 10' from any foundation, sidewalk or curb.



Root Barrier Detail (D)

NOT TO SCALE

NO.	DATE	REVISION	BY
5	5-1-15	Zoning Resubmission 05/01/15"	JS
4	4-22-15	BUILDING PERMIT SUBMISSION	JS
3	3-24-15	PHASE 1 & 2 TD CHANGES	JS
2	3-5-15	PHASE 1 TD CHANGES	JS
1	2-28-15	SITE PLAN SUBMISSION REVISION	JS

Designed: 1-14-15 JS

SCALE 1"= 20'

FILE NO. 213054

ISSUE

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SEED School of Miami
Year 1 Campus - Kendall Cottages
The SEED Foundation
11025 SW 84th St. Miami, FL 33173

PHASE 1
TREE DISPOSITION DETAILS

SHEET TD-3

SEAL #795, DATE