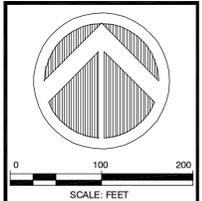


HUELAND POND BOULEVARD PLANS NOTE:
 * FEATURES WILL BE CONSTRUCTED/PROVIDED WITH HUELAND POND BOULEVARD PROJECT



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NO.	DATE	REVISION	BY

BEACH HOUSE ALF AT WIREGRASS PARCEL M24
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
 OVERALL SITE PLAN

JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	1" = 100'

C1.05
 75% PROGRESS PLOT
 APRIL-10-2015

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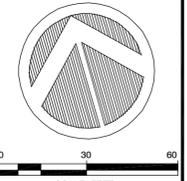
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LEGEND

- AREA TO BE CLEARED AND GRUBBED (±5.9 AC)
- SILT FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

NOTE: THERE ARE NO EXISTING TREES ONSITE



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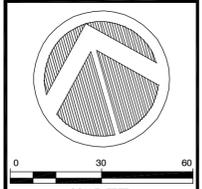
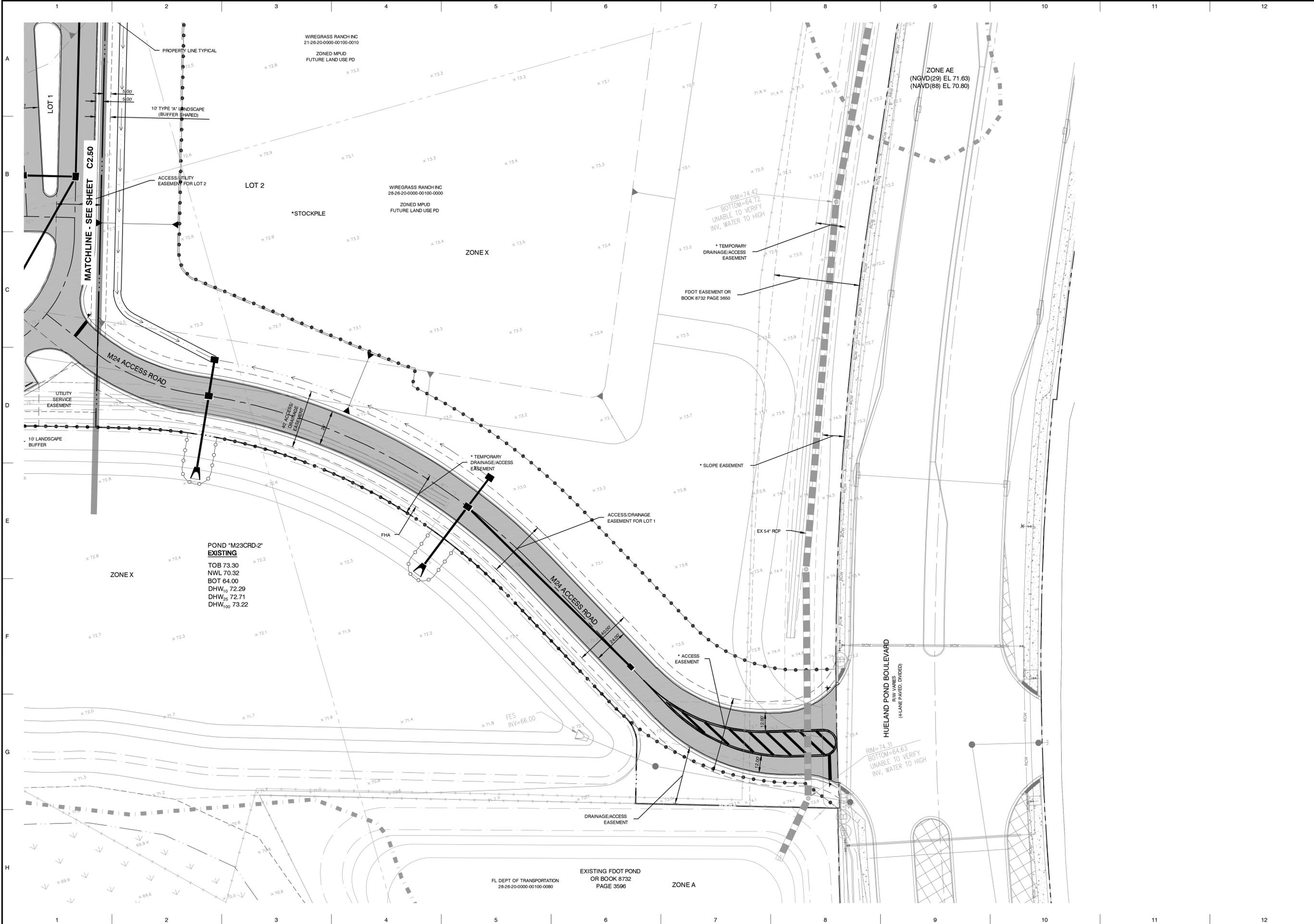
BEACH HOUSE ALF AT WIREGRASS PARCEL M24
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
 DEMOLITION AND SITE PREPARATION PLAN
 (ALF)

JOB NO: 100610001
 DATE: 02/14/2015
 SCALE: AS SHOWN

C2.01
 75% PROGRESS PLOT
 APRIL-10-2015

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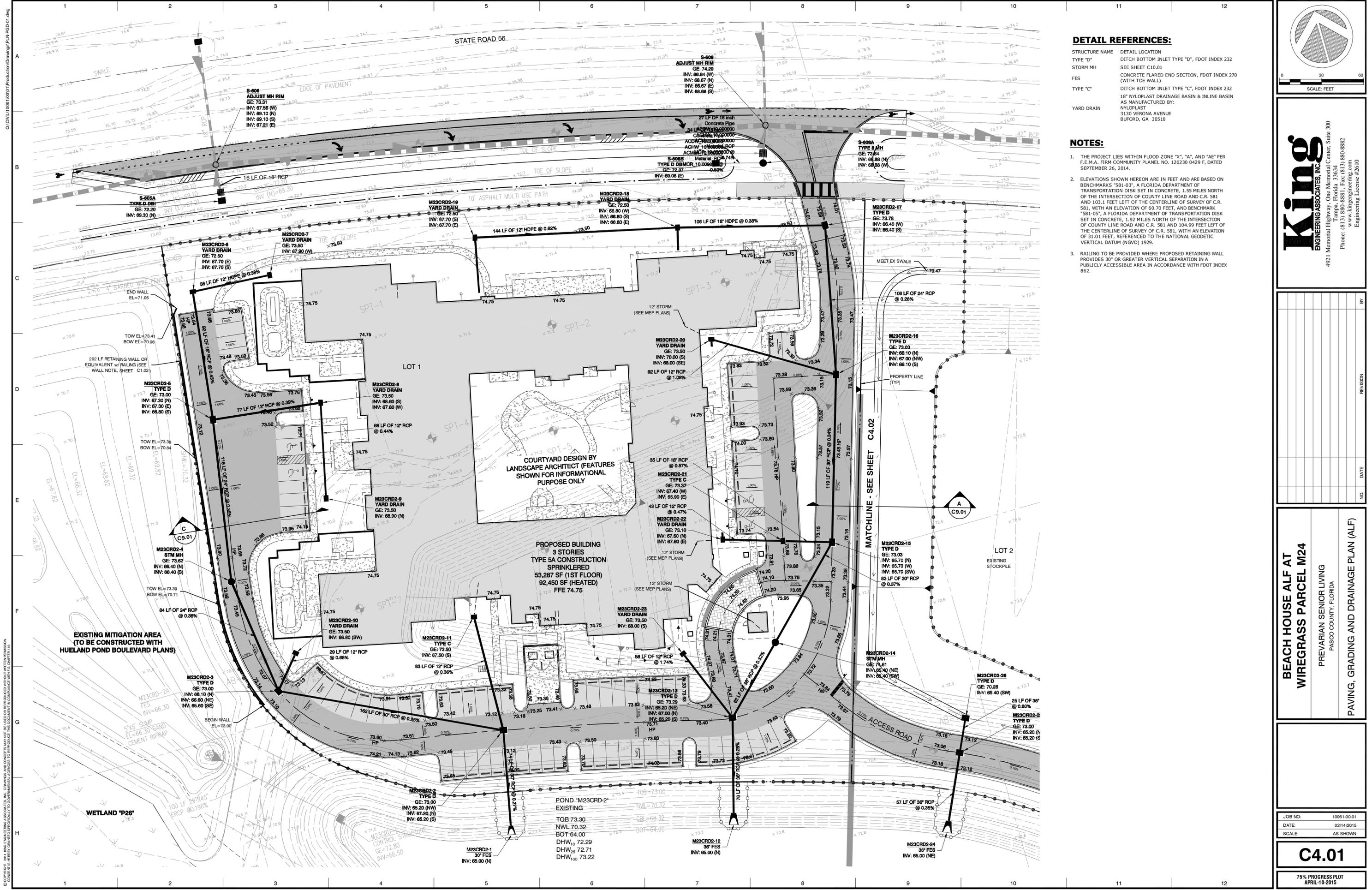
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NO.	DATE	REVISION	BY

BEACH HOUSE ALF AT WIREGRASS PARCEL M24
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
 PRELIMINARY DEVELOPMENT PLAN (ACCESS ROAD)

JOB NO: 100610001
 DATE: 02/14/2015
 SCALE: AS SHOWN

C2.51
 75% PROGRESS PLOT
 APRIL-10-2015

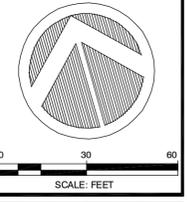


DETAIL REFERENCES:

STRUCTURE NAME	DETAIL LOCATION
TYPE "D"	DITCH BOTTOM INLET TYPE "D", FOOT INDEX 232
STORM MH	SEE SHEET C10.01
FES	CONCRETE FLARED END SECTION, FOOT INDEX 270 (WITH TOE WALL)
TYPE "C"	DITCH BOTTOM INLET TYPE "C", FOOT INDEX 232
YARD DRAIN	18" NYLOPLAST DRAINAGE BASIN & INLINE BASIN AS MANUFACTURED BY: NYLOPLAST 3130 VERONA AVENUE BUFORD, GA 30518

NOTES:

- THE PROJECT LIES WITHIN FLOOD ZONE "X", "A", AND "AE" PER F.E.M.A. FIRM COMMUNITY PLAN NO. 120230 0429 F, DATED SEPTEMBER 26, 2014.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON BENCHMARKS "581-03", A FLORIDA DEPARTMENT OF TRANSPORTATION DISK SET IN CONCRETE, 1.55 MILES NORTH OF THE INTERSECTION OF COUNTY LINE ROAD AND C.R. 581 AND 103.1 FEET LEFT OF THE CENTERLINE OF SURVEY OF C.R. 581, WITH AN ELEVATION OF 60.70 FEET, AND BENCHMARK "581-05", A FLORIDA DEPARTMENT OF TRANSPORTATION DISK SET IN CONCRETE, 1.92 MILES NORTH OF THE INTERSECTION OF COUNTY LINE ROAD AND C.R. 581 AND 104.99 FEET LEFT OF THE CENTERLINE OF SURVEY OF C.R. 581, WITH AN ELEVATION OF 31.01 FEET, REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929.
- RALLING TO BE PROVIDED WHERE PROPOSED RETAINING WALL PROVIDES 30" OR GREATER VERTICAL SEPARATION IN A PUBLICLY ACCESSIBLE AREA IN ACCORDANCE WITH FOOT INDEX 862.



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BEACH HOUSE ALF AT WIREGRASS PARCEL M24
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
 PAVING, GRADING AND DRAINAGE PLAN (ALF)

JOB NO: 10061-00-01
 DATE: 02/14/2015
 SCALE: AS SHOWN

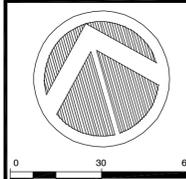
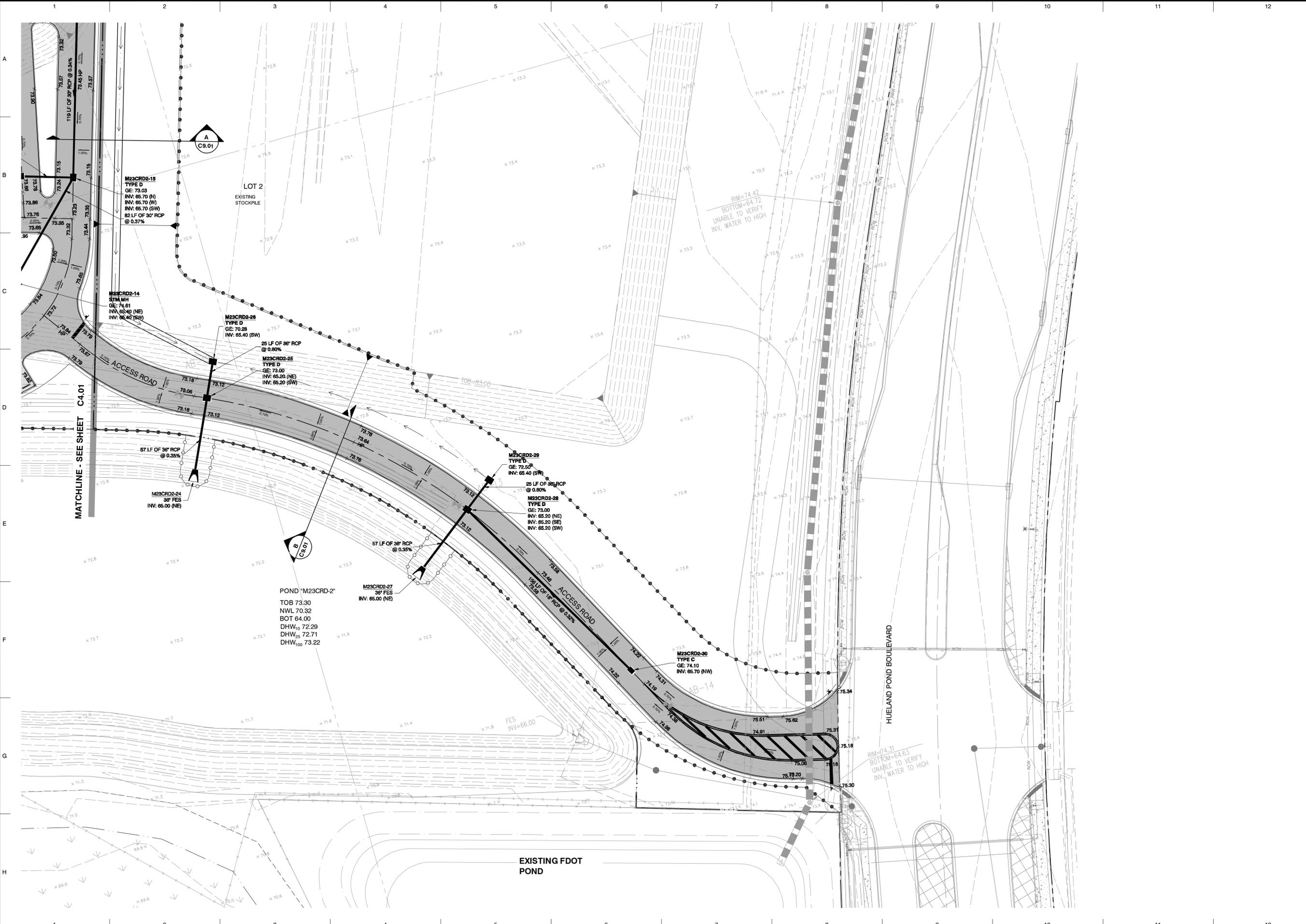
C4.01

75% PROGRESS PLOT
 APRIL-10-2015

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SCALE: FEET

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BEACH HOUSE ALF AT WIREGRASS PARCEL M24
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
 PAVING, GRADING AND DRAINAGE PLAN
 (ACCESS ROAD)

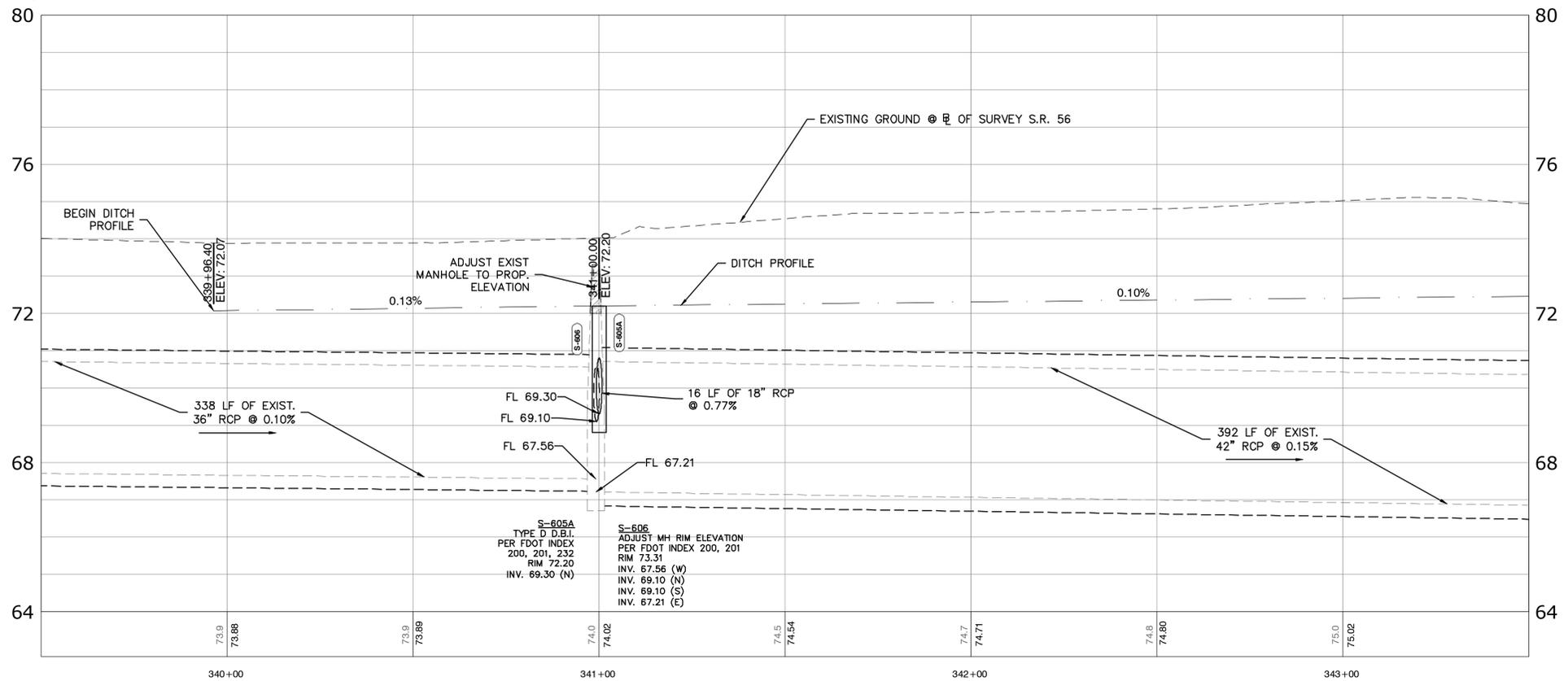
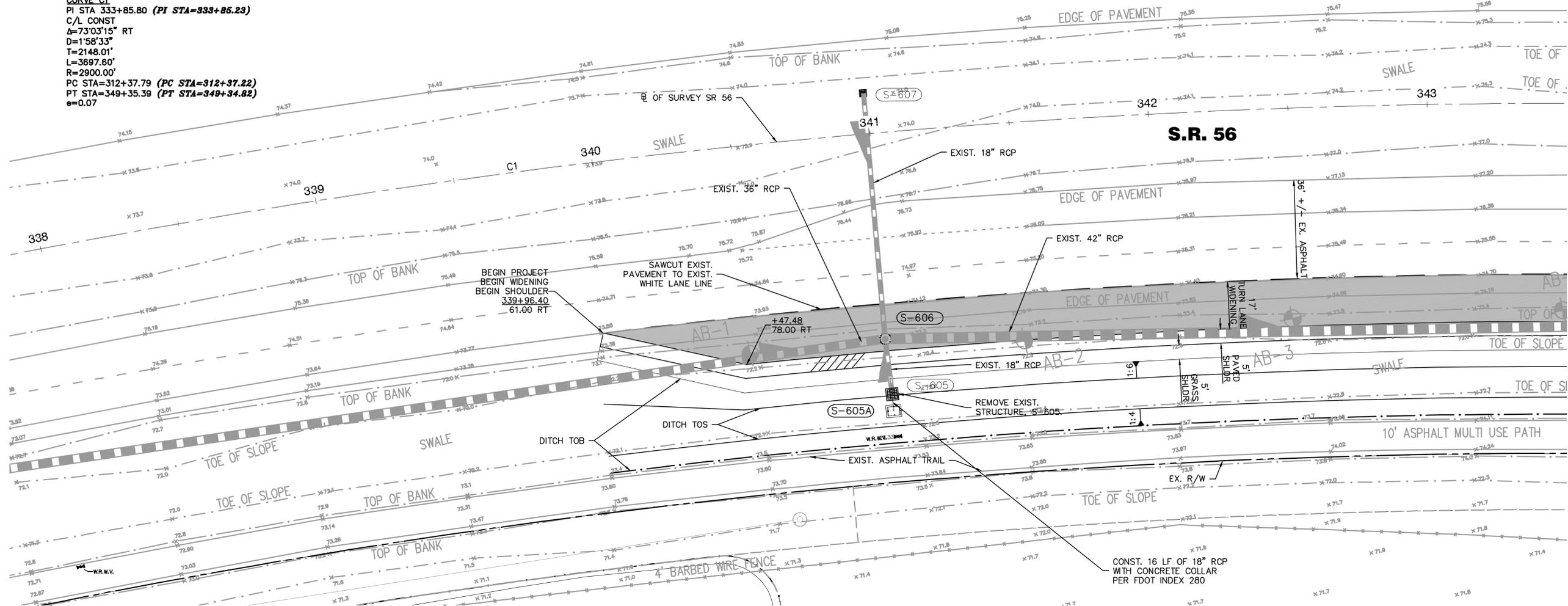
JOB NO: 100610001
 DATE: 02/14/2015
 SCALE: AS SHOWN

C4.02

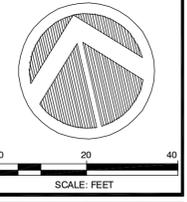
75% PROGRESS PLOT
 APRIL-10-2015

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CURVE C1
 PI STA=333+85.80 (PI STA=333+86.23)
 C/L CONST
 Δ=73°03'15" RT
 D=1'58"33"
 T=2148.01'
 L=3697.60'
 R=2900.00'
 PC STA=312+37.79 (PC STA=312+37.22)
 PT STA=349+35.39 (PT STA=349+34.82)
 e=0.07



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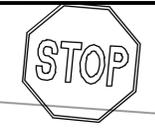
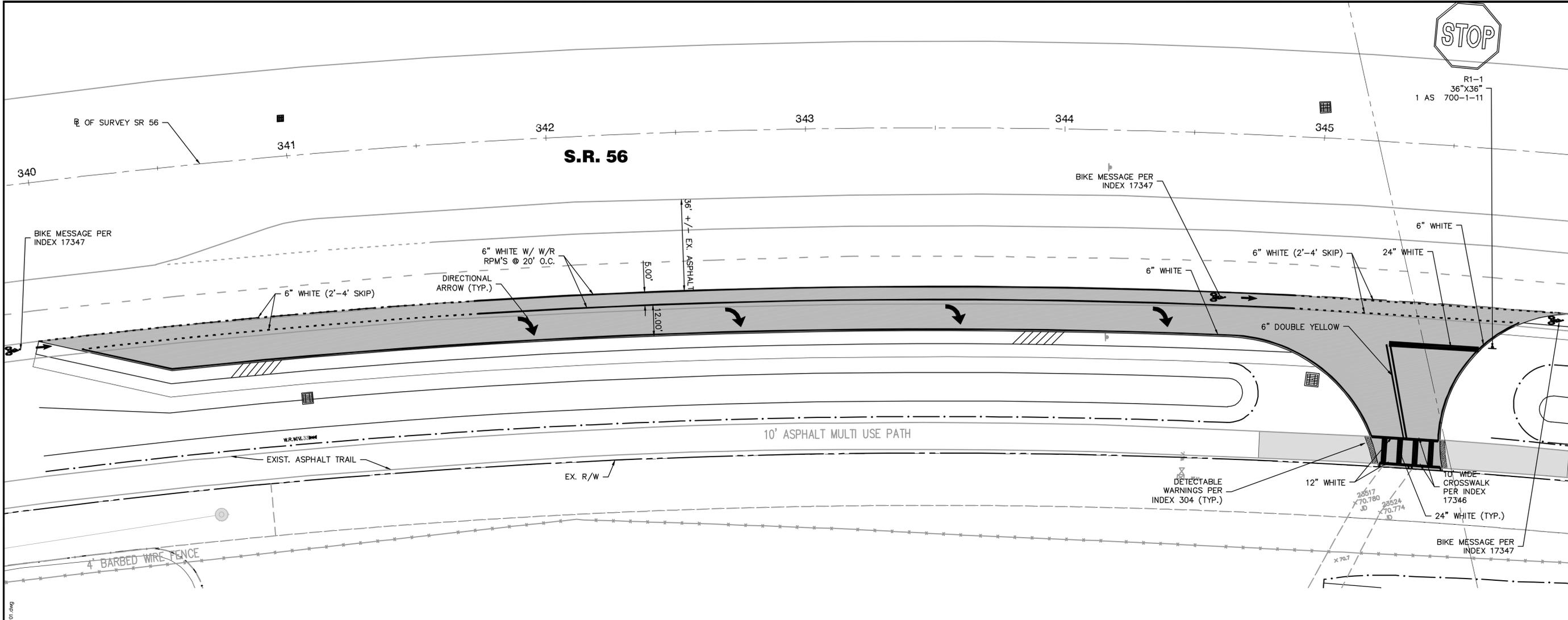
NO.	DATE	REVISION	BY

BEACH HOUSE ALF AT WIREGRASS PARCEL M24
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
 S. R. 56 ROADWAY PLAN AND PROFILE (1)

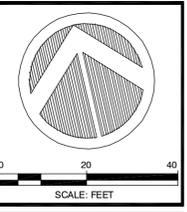
JOB NO: 10061-00-01
 DATE: 02/14/2015
 SCALE: 1" = 20'

C4.50

75% PROGRESS PLOT
 APRIL-10-2015



R1-1
36"X36"
1 AS 700-1-11



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**BEACH HOUSE ALF AT
WIREGRASS PARCEL M24**
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
S.R. 56 SIGNING & PAVEMENT MARKING PLAN

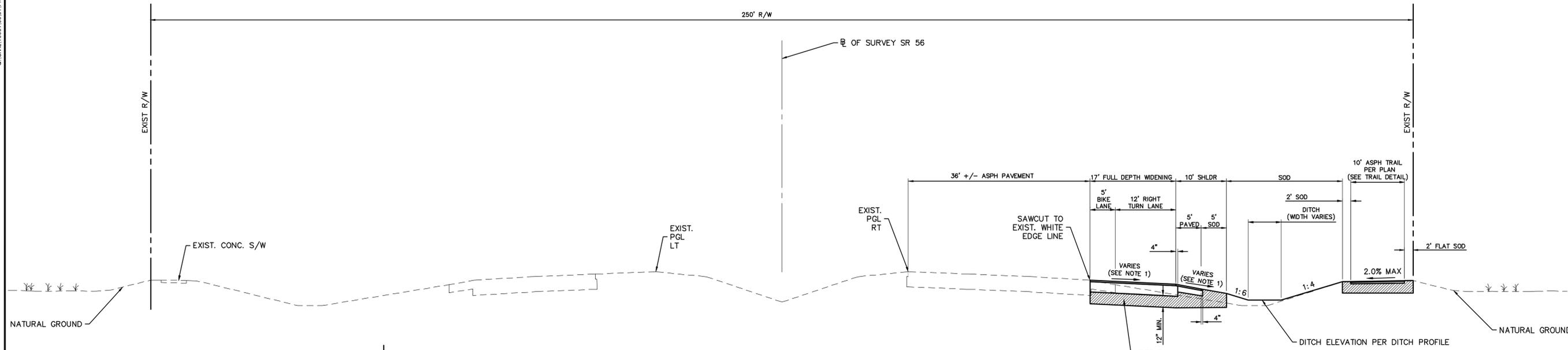
JOB NO: 10061-00-01
DATE: 02/14/2015
SCALE: 1" = 20'
C4.52
75% PROGRESS PLOT
APRIL-10-2015

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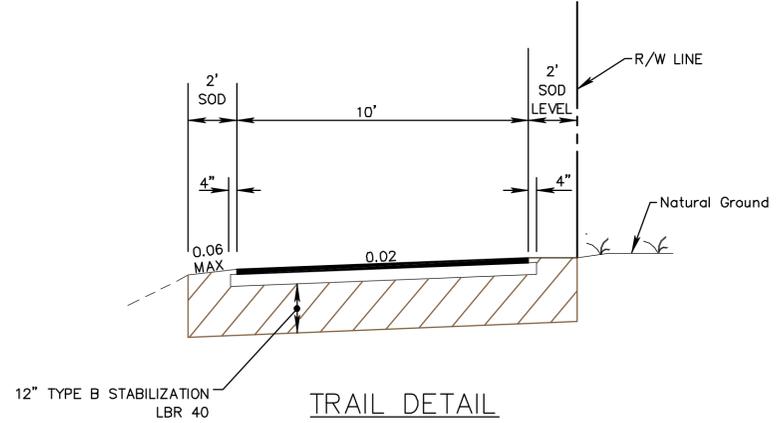
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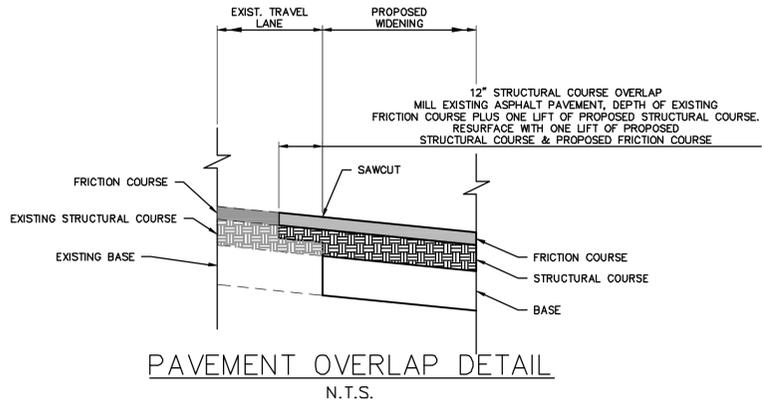
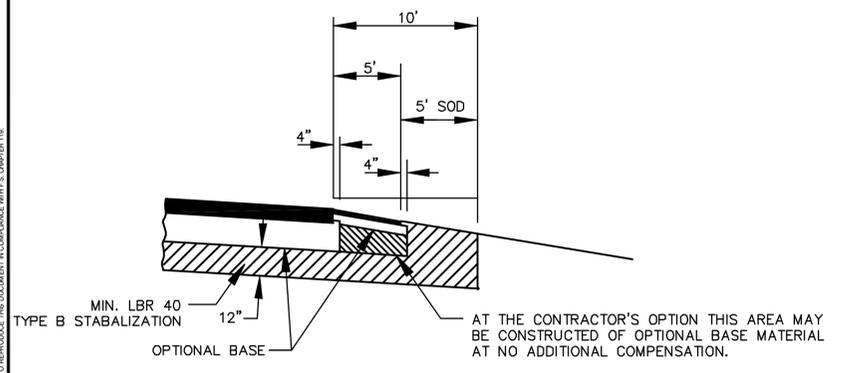


TYPICAL SECTION
N T S
STATE ROAD 56
70 MPH DESIGN SPEED
55 MPH POSTED SPEED
STA. 339+96.40 TO STA. 346+04.36



- SR 56 WIDENING**
0.75" TYPE FC-5 FRICTION COURSE (RUBBER)
4" TYPE SP ASPHALT CONCRETE (TRAFFIC C) STRUCTURAL COURSE
7" TYPE B-12.5 ASPHALT BASE
12" TYPE B STABILIZED SUBGRADE (LBR 40)
- SR 56 SHOULDER**
0.75" TYPE FC-5 FRICTION COURSE (RUBBER)
1" TYPE SP ASPHALT CONCRETE (TRAFFIC C) STRUCTURAL COURSE
OPTIONAL BASE GROUP 5
12" TYPE B STABILIZED SUBGRADE (LBR 40)
(STABILIZATION EXTENDS TO LIMITS OF GRASS SHLDR)
- SR 56 MILLING AND OVERBUILD**
(SEE OVERBUILD DETAIL, THIS SHEET)
MILL 1.75" AVERAGE DEPTH
OVERBUILD WITH TYPE SP ASPHALT CONCRETE (TRAFFIC C) (1" MIN.) WITH
0.75" TYPE FC-5 FRICTION COURSE (RUBBER)
- ASPHALT TRAIL**
TYPE SP STRUCTURAL COURSE (TRAFFIC A) (1")
OPTIONAL BASE GROUP 1
12" TYPE B STABILIZATION (LBR 40)

NOTES:
1. FOR CROSS-SLOPE, SEE S.R. 56 ROADWAY CROSS-SECTIONS, SHEETS C7.51-C7.55.

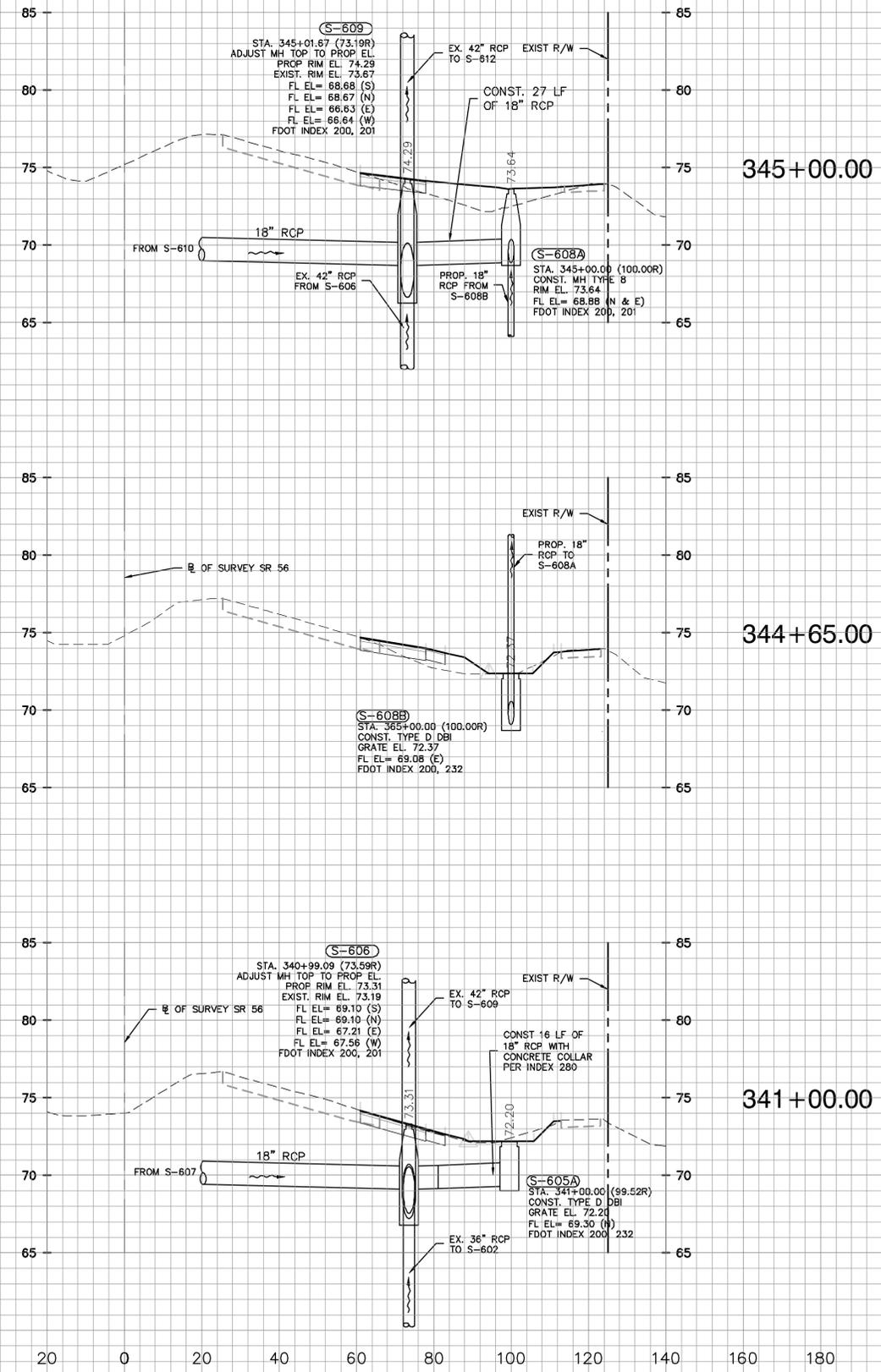


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NO.	DATE	REVISION

**BEACH HOUSE ALF AT
WIREGRASS PARCEL M24**
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
TYPICAL SECTION S.R. 56

JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	AS SHOWN



180 160 140 120 100 80 60 40 20 0 20 40 60 80 100 120 140 160 180

1" = 20' HORIZONTAL
1" = 5' VERTICAL

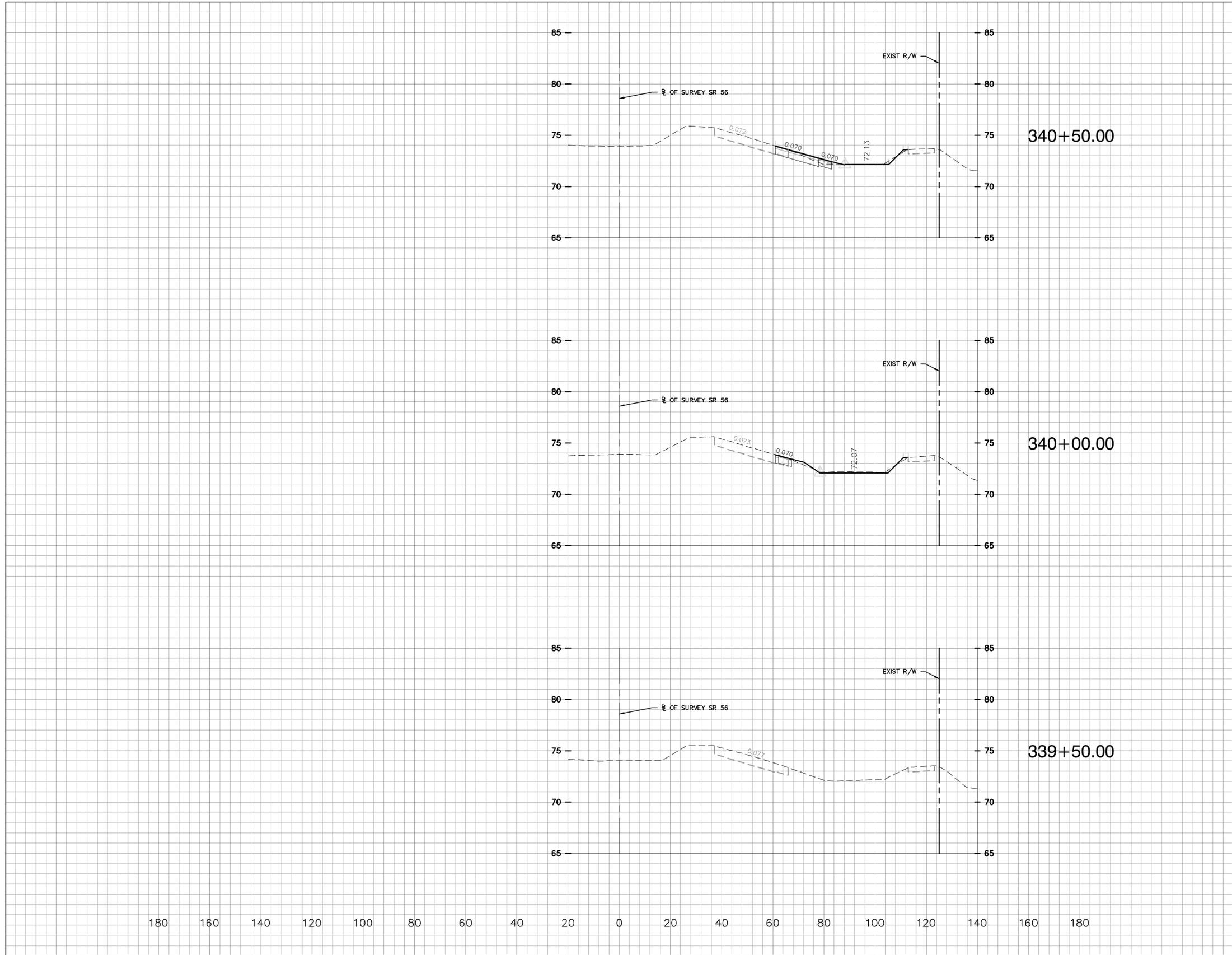
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BEACH HOUSE ALF AT WIREGRASS PARCEL M24
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
S.R. 56 DRAINAGE
CROSS-SECTIONS

JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	AS SHOWN

C7.50
75% PROGRESS PLOT
APRIL-10-2015



180 160 140 120 100 80 60 40 20 0 20 40 60 80 100 120 140 160 180

1"=20' HORIZONTAL
1"=5' VERTICAL

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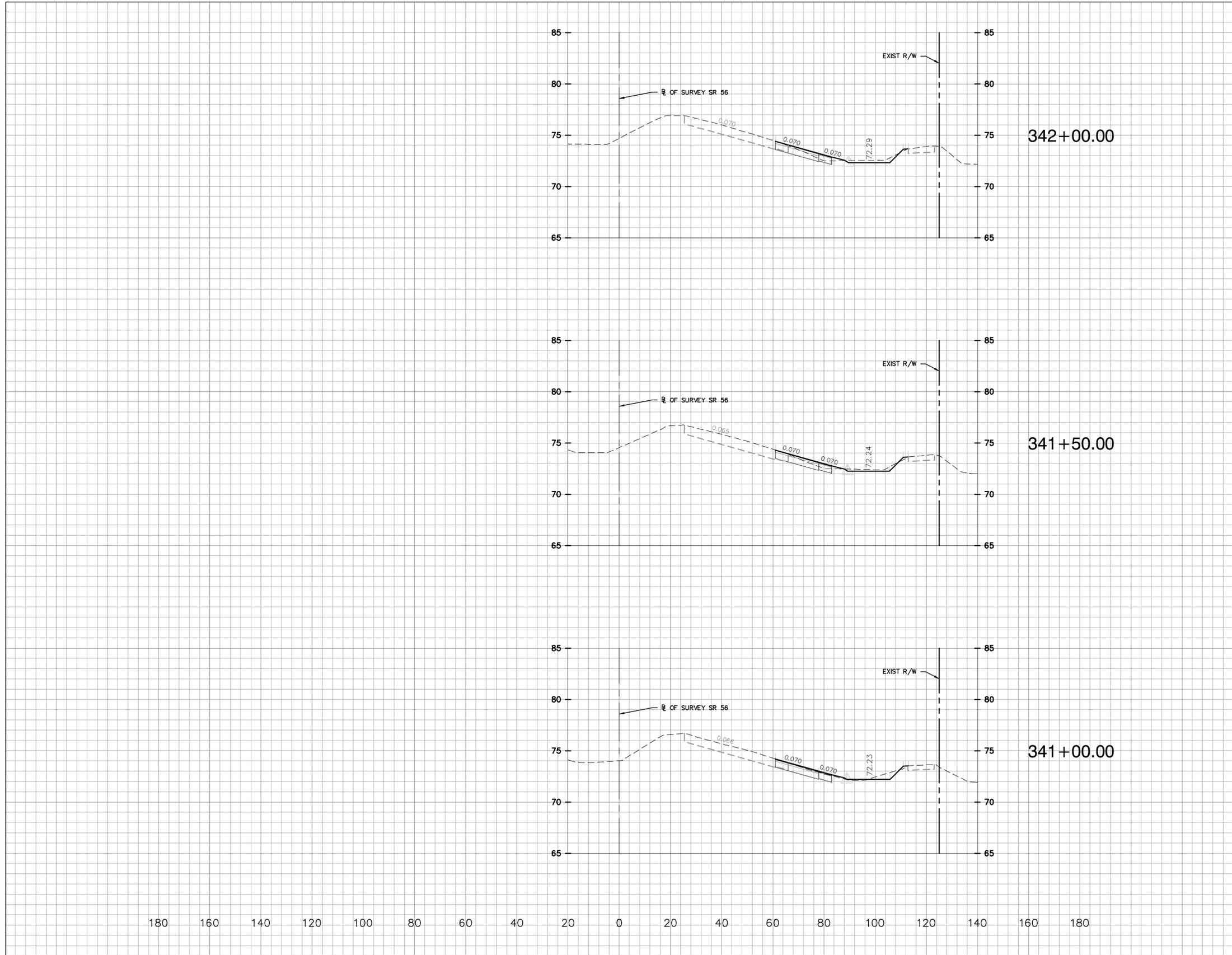
NO.	DATE	REVISION	BY

**BEACH HOUSE ALF AT
WIREGRASS PARCEL M24**
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
S. R. 56 ROADWAY
CROSS-SECTIONS (1)

JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	AS SHOWN

C7.51

75% PROGRESS PLOT
APRIL-10-2015



180 160 140 120 100 80 60 40 20 0 20 40 60 80 100 120 140 160 180

1"=20' HORIZONTAL
1"=5' VERTICAL

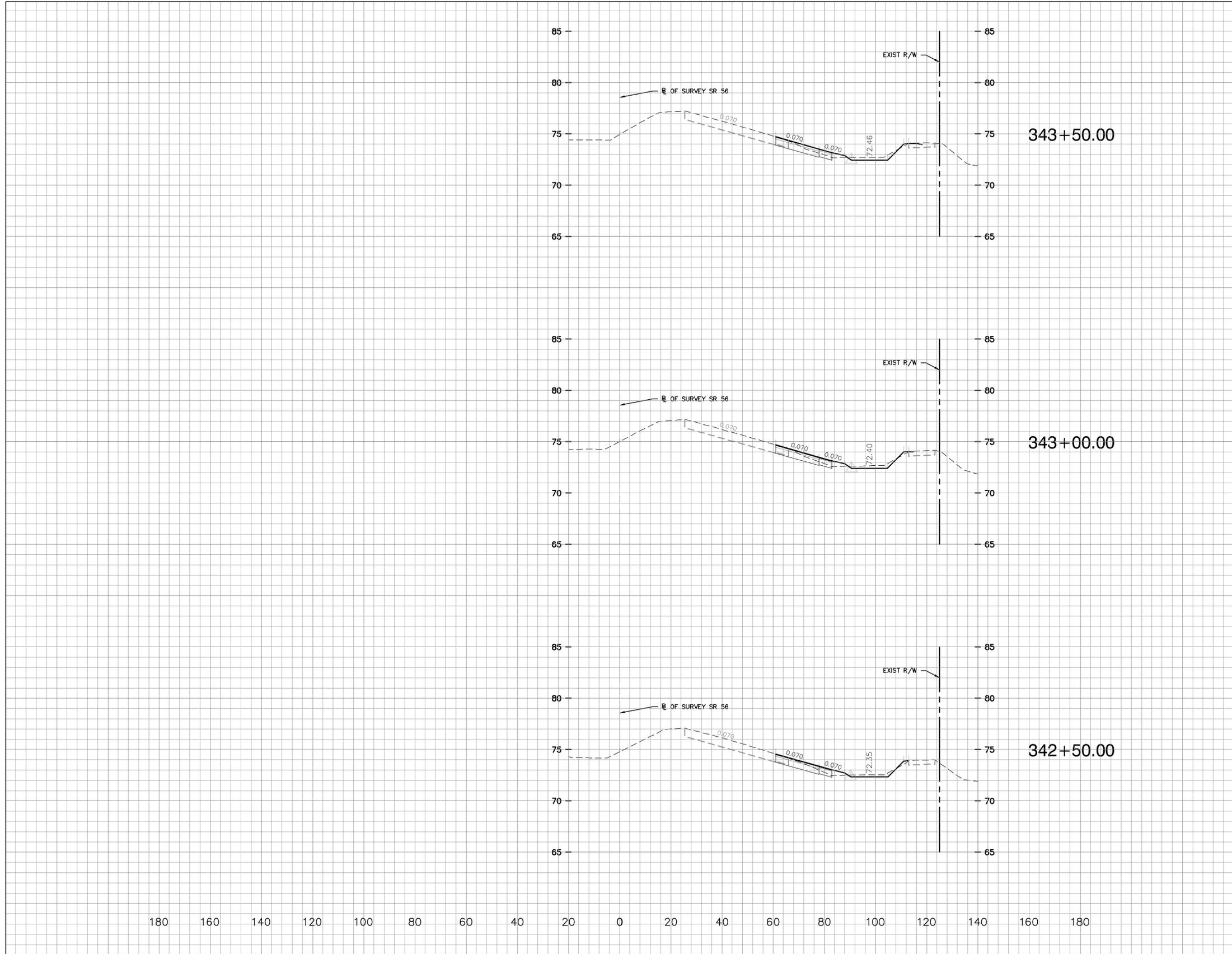
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NO.	DATE	REVISION	BY

**BEACH HOUSE ALF AT
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PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
S. R. 56 ROADWAY
CROSS-SECTIONS (2)

JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	AS SHOWN

C7.52
75% PROGRESS PLOT
APRIL-10-2015



1"=20' HORIZONTAL
1"=5' VERTICAL

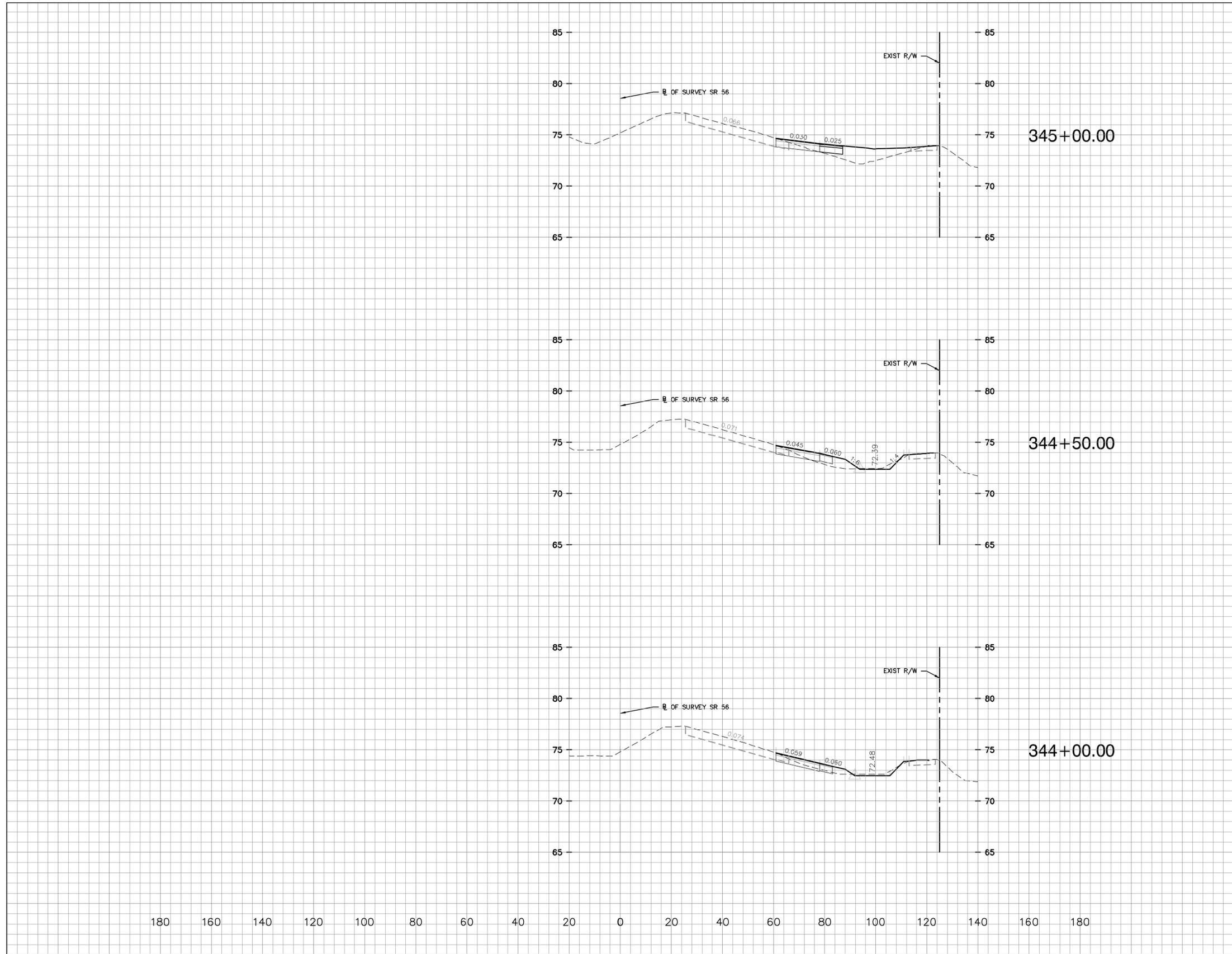
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**BEACH HOUSE ALF AT
WIREGRASS PARCEL M24**
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
S. R. 56 ROADWAY
CROSS-SECTIONS (3)

JOB NO:	10061-0001
DATE:	02/14/2015
SCALE:	AS SHOWN

C7.53
75% PROGRESS PLOT
APRIL-10-2015



1" = 20' HORIZONTAL
1" = 5' VERTICAL

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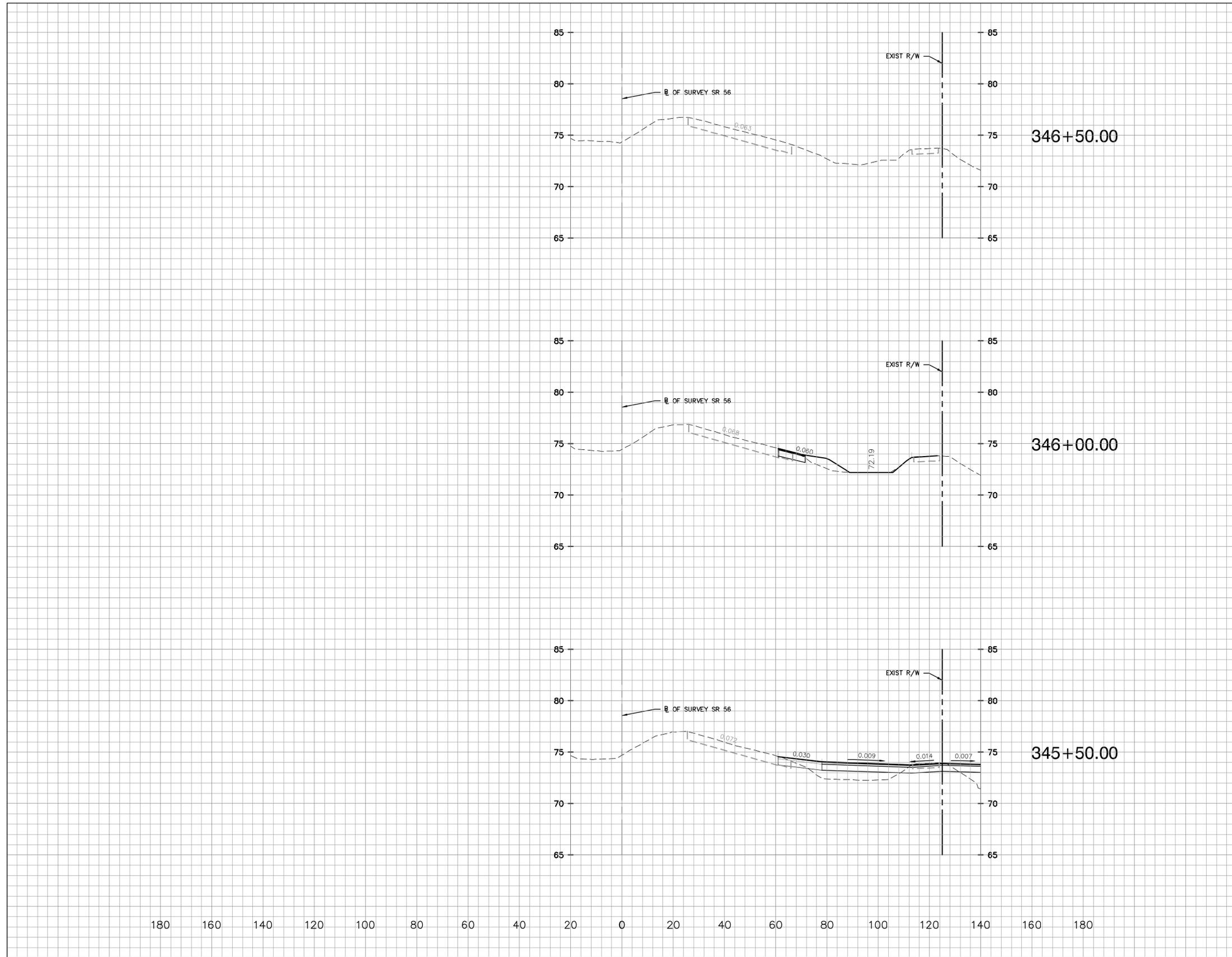
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**BEACH HOUSE ALF AT
WIREGRASS PARCEL M24**
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
S. R. 56 ROADWAY
CROSS-SECTIONS (4)

JOB NO:	10061-0001
DATE:	02/14/2015
SCALE:	AS SHOWN

C7.54

75% PROGRESS PLOT
APRIL-10-2015



1" = 20' HORIZONTAL
1" = 5' VERTICAL

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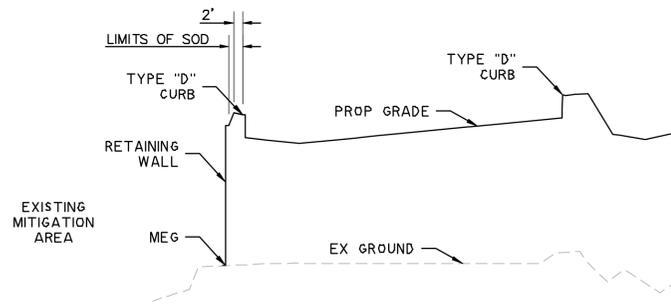
NO.	DATE	REVISION	BY

**BEACH HOUSE ALF AT
WIREGRASS PARCEL M24**
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
S. R. 56 ROADWAY
CROSS-SECTIONS (5)

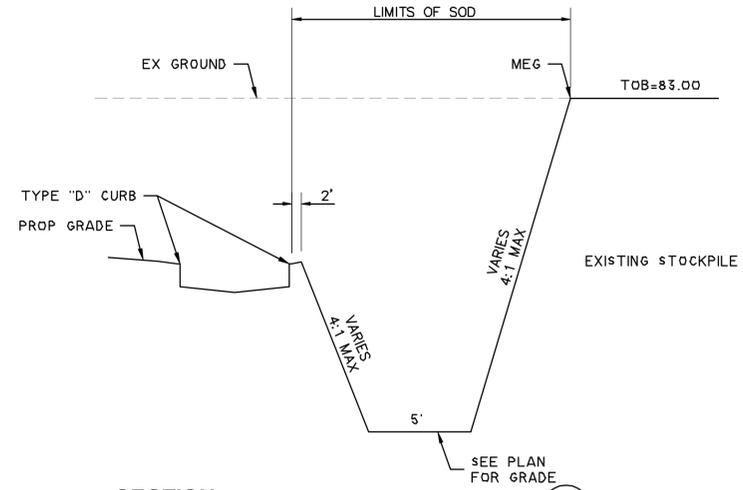
JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	AS SHOWN

C7.55

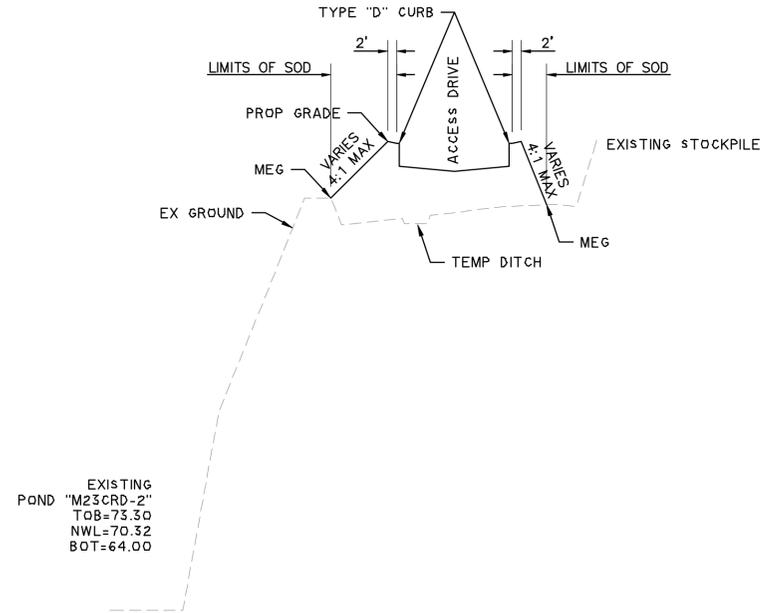
75% PROGRESS PLOT
APRIL-10-2015



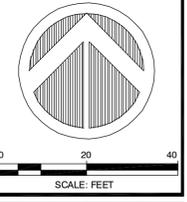
SECTION C
SCALE: N.T.S. C4.01



SECTION A
SCALE: N.T.S. C4.01



SECTION B
SCALE: N.T.S. C4.02



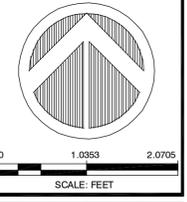
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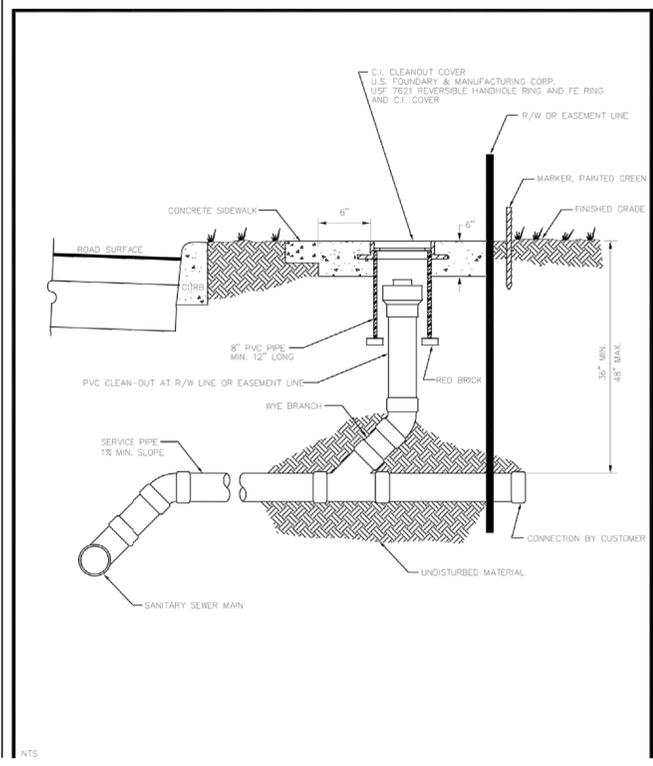
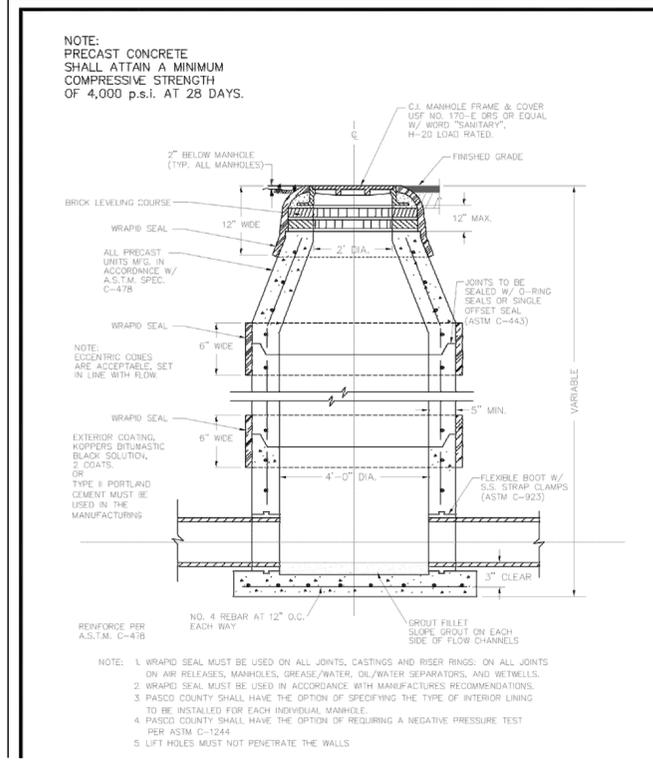
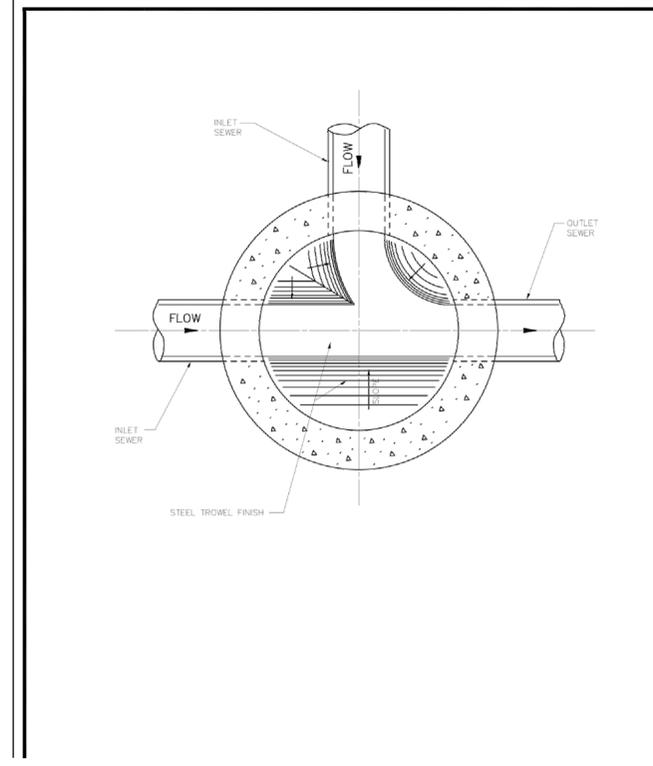
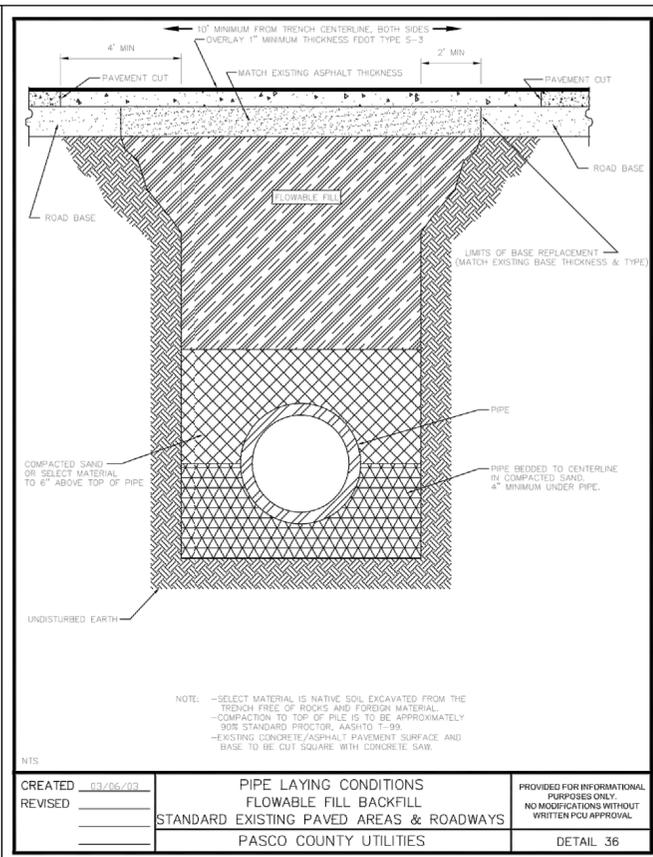
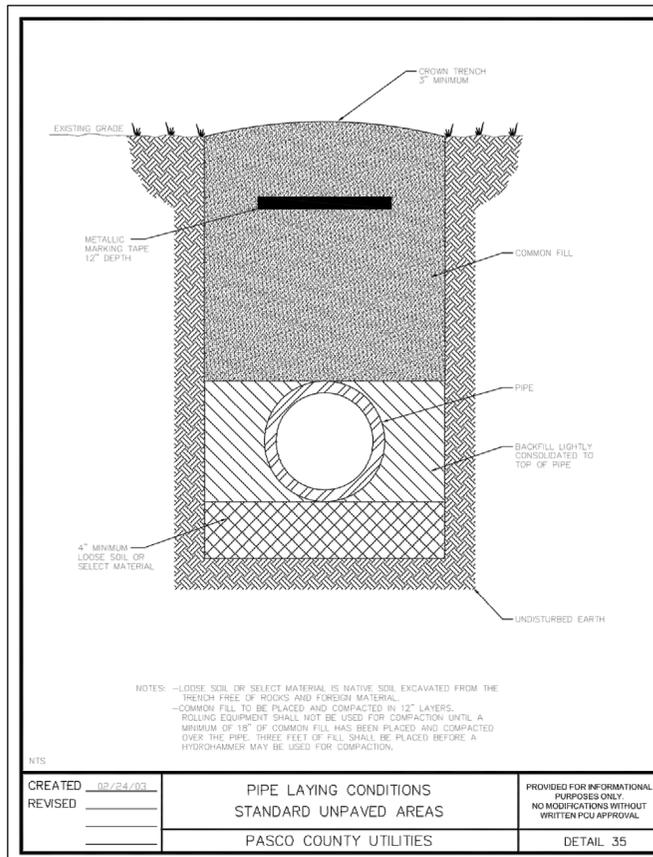
BEACH HOUSE ALF AT WIREGRASS PARCEL M24
PREVARIAN SENIOR LIVING
PASCO COUNTY, FLORIDA
GRADING DETAILS

JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	1" = 20'

C9.01
75% PROGRESS PLOT
APRIL-10-2015



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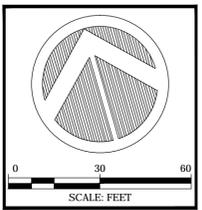
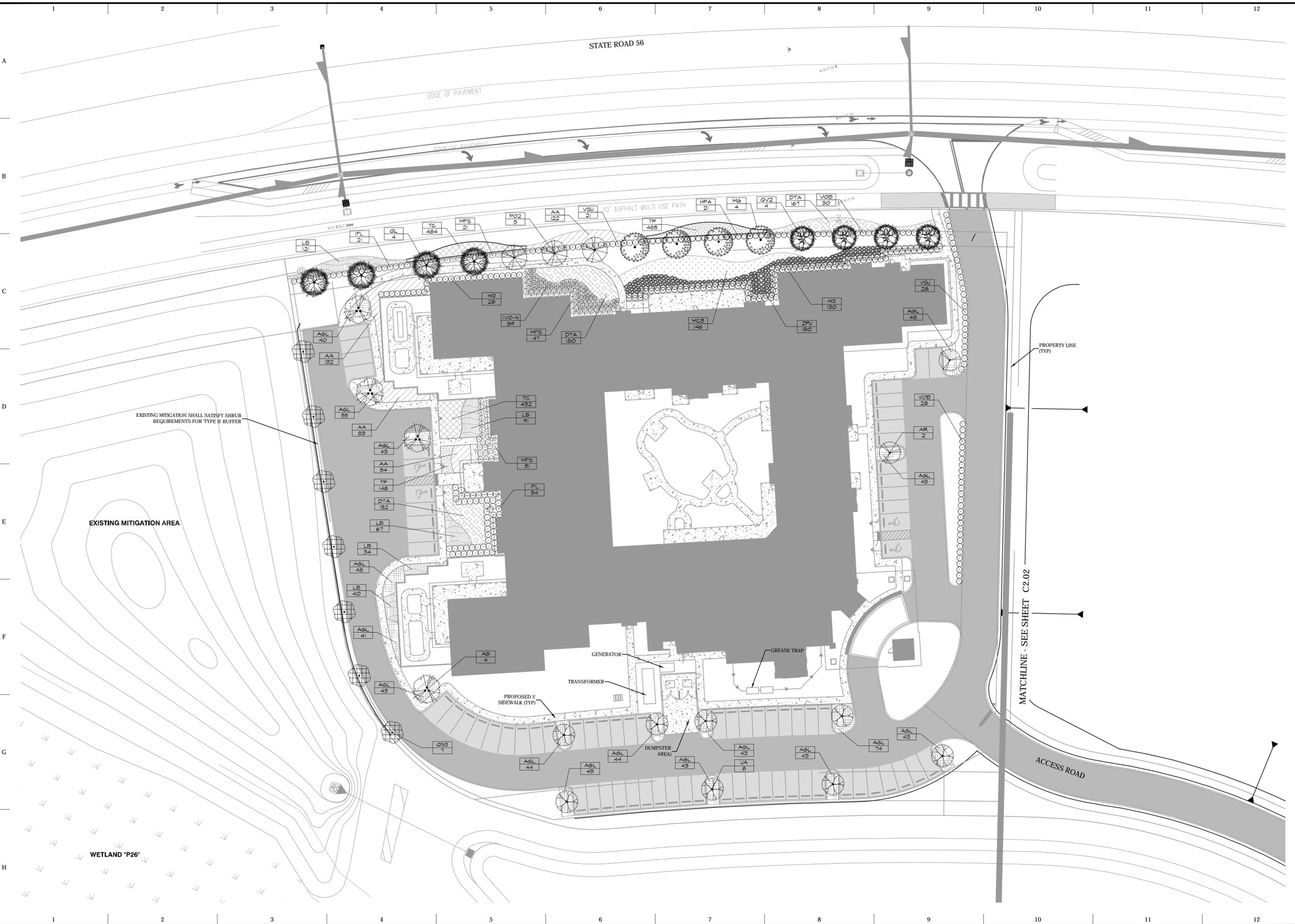
**BEACH HOUSE ALF AT
 WIREGRASS PARCEL M24**
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
SANITARY SEWER DETAILS

JOB NO:	10061-00-01
DATE:	02/14/2015
SCALE:	1" = 1.0353'

C12.01
 75% PROGRESS PLOT
 APRIL-10-2015

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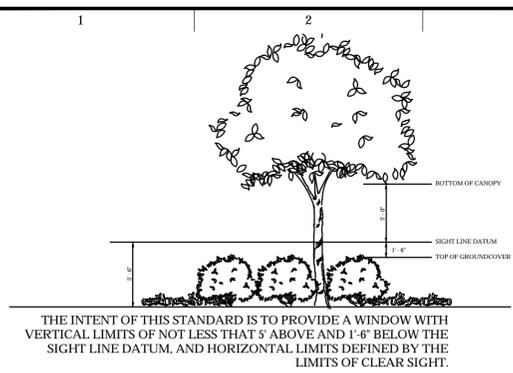
**BEACH HOUSE ALF AT
 WIREGRASS PARCEL M24**
 PREVARIAN SENIOR LIVING
 PASCO COUNTY, FLORIDA
 CODE LANDSCAPE PLAN (ALF)

Clark C Lohmiller
 Jun 15, 2015
 L.A. 6667167

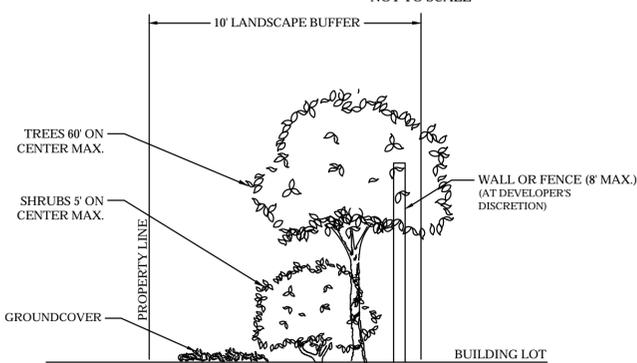
JOB NO: 10061-00-01
 DATE: 02/14/2015
 SCALE: AS SHOWN

L1.01
 75% PROGRESS PLOT
 APRIL-10-2015

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PICTORIAL WINDOW DETAIL
NOT TO SCALE



TYPICAL TYPE 'B' BUFFER DETAIL
NOT TO SCALE

LANDSCAPE BUFFER REQUIREMENTS:
 BUFFER ALONG NORTH BOUNDARY - 20' TYPE 'D'
 - TWENTY (20) FEET WIDE.
 - SINGLE ROW OF TREES; MAXIMUM FORTY FIVE (45) FEET ON CENTER.
 - CONTINUOUS ROW OF EVERGREEN SHRUBS. (MINIMUM OF 5 SHRUBS PER TREE)
 - GROUND COVER

BUFFER ALONG EAST BOUNDARY - 10' TYPE 'A'
 - TEN (10) FEET WIDE.
 - SINGLE ROW OF TREES; MAXIMUM SIXTY (60) FEET ON CENTER.
 - CONTINUOUS ROW OF EVERGREEN SHRUBS.

BUFFER ALONG SOUTH BOUNDARY - 10' TYPE 'B'
 - TEN (10) FEET WIDE.
 - SINGLE ROW OF TREES; MAXIMUM SIXTY (60) FEET ON CENTER.
 - CONTINUOUS ROW OF EVERGREEN SHRUBS.
 - GROUND COVER

BUFFER ALONG WEST BOUNDARY - 10' TYPE 'B'
 - TEN (10) FEET WIDE.
 - SINGLE ROW OF TREES; MAXIMUM SIXTY (60) FEET ON CENTER.
 - CONTINUOUS ROW OF EVERGREEN SHRUBS.
 - GROUND COVER

TOTAL REPLACEMENT INCHES REQUIREMENT
 0" REQUIRED REPLACEMENT PER TREE TABLE
 0" PROPOSED TREE REPLACEMENT

MISCELLANEOUS REQUIREMENTS:
 1 TREE SPECIES PER 5 REQUIRED TREES UP TO 8 TREE SPECIES MINIMUM.
 8 SPECIES PROPOSED

NO SHRUB TO BE MORE THAN 25% OF SHRUB TOTAL.
 SHRUBS TO BE 50% DROUGHT TOLERANT, 30% NATIVE.

NO MORE THAN 30% OF THE REQUIRED LANDSCAPE AREA MAY BE GRASSED.
PERCENTAGE OF GRASSED AREA OF REQUIRED LANDSCAPE: ±23%

BUILDING PERIMETER REQUIREMENTS:
 ±65,600 S.F. BUILDING AREA
 10% LANDSCAPE AREA = 6,560 S.F. REQUIRED AREA
 ± 6,576 S.F. PERIMETER LANDSCAPE AREA PROPOSED

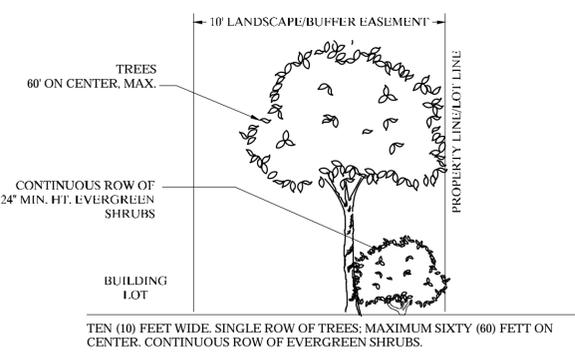
VEHICULAR USE REQUIREMENTS:
 TOTAL VUA AREA: ±63,841 S.F. VEHICULAR USE AREA
 REQUIRED LANDSCAPE AREA: ±6,384 S.F. INTERIOR LANDSCAPE (10% OF TOTAL VUA AREA)
 PROPOSED INTERIOR LANDSCAPE: ±6,393 S.F. INTERIOR LANDSCAPE

REQUIRED SHADE TREES:
 32 SHADE TREES REQUIRED
 1 SHADE TREE/ 200 S.F. OF REQUIRED INTERIOR LANDSCAPE
 36 SHADE TREES PROPOSED

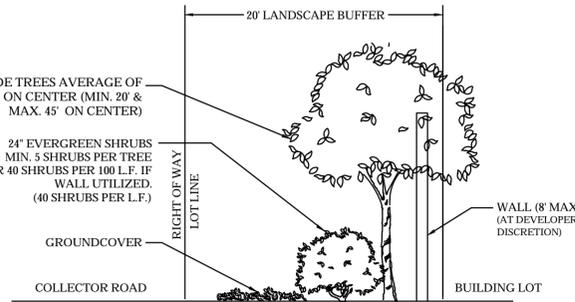
TREES TO BE SAVED			
DIAMETER (INCHES)	LIVE OAK TREES/INCHES	OTHER TREES/INCHES	TOTAL TREES/INCHES
10" TO 14"	0/0"	0/0"	0/0"
15" TO 19"	0/0"	0/0"	0/0"
20" TO 29"	0/0"	0/0"	0/0"
30" OR MORE	0/0"	0/0"	0/0"
TOTAL	0/0"	0/0"	0/0"

TREES TO BE REMOVED			
DIAMETER (INCHES)	LIVE OAK TREES/INCHES	OTHER TREES/INCHES	TOTAL TREES/INCHES
10" TO 14"	0/0"	0/0"	0/0"
15" TO 19"	0/0"	0/0"	0/0"
20" TO 29"	0/0"	0/0"	0/0"
30" OR MORE	0/0"	0/0"	0/0"
TOTAL	0/0"	0/0"	0/0"

TREE REMOVAL TABLE			
TREE SPECIES	INCHES REMOVED	REPLACEMENT REQ.	INCHES REQUIRED
LIVE OAK	0"	1 : 1	0"
OTHER	0"	1/3 : 1	0"
TOTAL REPLACEMENT INCHES REQUIRED:			0"



TYPICAL TYPE 'A' BUFFER DETAIL
NOT TO SCALE



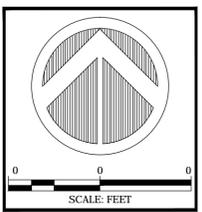
TYPICAL TYPE 'D' BUFFER DETAIL
NOT TO SCALE

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NATIVE	DROUGHT TOLERANCE
	AB	4	Acer barbatum 'Floridanum'	Florida Maple	30 gal	2' Cal	8'-10' Ht. x 3'-4' Spd.	Yes	High
	AR	2	Acer rubrum	Red Maple	30 gal	2' Cal	8'-10' Ht. 4'-5' Spd.	Yes	Medium
	MS	4	Magnolia grandiflora	Southern Magnolia	30 gal	2' Cal	8'-10' Ht. 4'-5' Spd.	Yes	Medium
	PO2	3	Platanus occidentalis	American Sycamore	30 gal	2' Cal	8'-10' Ht. 4'-5' Spd.	Yes	Medium
	QL	4	Quercus laurifolia	Laurel Oak	30 gal	2' Cal	8'-10' Ht. 4'-5' Spd.	Yes	Medium
	QV2	4	Quercus virginiana	Southern Live Oak	30 gal	2' Cal	8'-10' Ht. 4'-5' Spd.	Yes	High
	QSS	7	Quercus virginiana 'Sky Climber'	Sky Climber Southern Live Oak	30 gal	2' Cal	8'-10' Ht. x 3'-4' Spd.	Yes	Medium
	UA	8	Ulmus alata	Winged Elm	30 gal	2' Cal	8'-10' Ht. 4'-5' Spd.	Yes	High
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING
	HPA	21	Hamelia patens	Fire Bush	3 gal, 3' OC	18-24" HTx18-24" SPD	Yes	Medium	
	HQ	150	Hydrangea quercifolia	Oakleaf Hydrangea	3 gal, 4' OC	30" HT x 30" SPD	Yes	Medium	
	IVO-N	84	Ilex vomitoria 'Nana'	Dwarf Yaupon	3 gal, 3' OC	18-24" HTx18-24" SPD	Yes	High	
	IFL	75	Illicium floridanum	Florida Anise	3 gal, 4' OC	18-24" HTx18-24" SPD	Yes	Medium	
	MFS	44	Myrcianthes fragrans	Simpson's Stopper	3 gal, 4' OC	24" HT x 24" SPD.	Yes	High	
	VOB	58	Viburnum obovatum	Walter's Viburnum	3 gal, 4' OC	24" HT x 24" SPD.	Yes	High	
	VSU	44	Viburnum suspensum	Sandankwa Viburnum	3 gal, 3' OC	24" HT x 24" SPD.	No	Low	
	ZFU	180	Zamia pumila	Coontie	3 gal	18-24" HTx18-24" SPD	Yes	High	
	AA	391	Agapanthus africanus	Lily of the Nile	1 gal	No	Medium		12" o.c.
	AGL	720	Arachis glabrata	Perennial Peanut	1 gal	No	High		12" o.c.
	DTA	444	Dianella tasmanica Florida Fancy	Flax Lily	1 gal	No	High		12" o.c.
	LB	353	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	No	Medium		12" o.c.
	MCB	146	Muhlenbergia capillaris	Pink Muhly	1 gal	Yes	High		18" o.c.
	TC	416	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	1 gal	No	High		6" o.c.
	TP	633	Tradescantia pallida	Purple Queen Spiderwort	1 gal	No	High		6" o.c.

NOTES:
 1. ALL TREES SHALL BE GRADE FLORIDA NO. 1 OR BETTER.
 2. ALL SINGLE TRUNK REPLACEMENT TREES TO BE MINIMUM OF 2" CALIPER. ALL MULTIPLE TRUNK REPLACEMENT TREES TO HAVE MINIMUM OF 3-1" CALIPER TRUNKS.
 3. MAINTENANCE OF COMMON AREA TREES WILL BE THE RESPONSIBILITY OF THE DEVELOPER, H.O.A., C.D.D. OR OTHER ASSIGNED ENTITY.
 4. ALL TREES TO BE PLANTED IN ACCORDANCE WITH THE FLORIDA CHAPTER, INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS.
 5. TREES LOCATED ON LOT AREAS AND ADJACENT TO LOT FRONTAGE WILL BE PLANTED AT TIME OF HOME CONSTRUCTION, PRIOR TO CERTIFICATE OF OCCUPANCY.
 6. TREES PROPOSED IN COMMON AREAS, RETENTION AREAS AND ENTRYWAYS WILL BE PLANTED WITHIN 30 DAYS AFTER INFRASTRUCTURE IMPROVEMENTS ARE COMPLETE.
 7. DEVELOPER SHALL MAINTAIN ALL LANDSCAPING IN PERPETUITY.
 8. NO TREES SHALL BE PLANTED CLOSER THAN 30 FEET TO A STOP SIGN.
 9. ALL TREES SHALL BE PLANTED A MINIMUM OF 6 FEET OFF THE BACK OF CURB.
 10. FINAL ON-SITE PLANTING LOCATIONS MAY VARY FROM THE PLAN IN ORDER TO ACCOMMODATE LOT IMPROVEMENTS AND UTILITIES (I.E. DRIVEWAYS, FIRE HYDRANTS, TRANSFORMERS, ETC.).
 11. NO TREES SHALL BE PLANTED CLOSER THAN 10 FEET TO ANY FIRE HYDRANT.
 12. LANDSCAPE AND IRRIGATION SHALL BE IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PRELIMINARY PLAN/SITE PLAN APPROVAL.
 13. ADDITIONAL LANDSCAPING BEYOND CODE MINIMUM MAY BE PROVIDED AT DEVELOPER'S DISCRETION.
 14. LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS NOT TO IMPEDE THE ACCESS FOR MAINTENANCE AND STORM WATER RUNOFF FLOW TO OR IN A DITCH, SWALE OR POND.
 15. WHERE MULCH AREAS ARE REQUIRED THE MULCH IS TO BE A MINIMUM OF 3" THICK/DEEP.
 16. BAHIA SOD SHALL BE UTILIZED ON THE ENTIRE SITE WHERE NEEDED. THE SPECIES IS HIGHLY DROUGHT TOLERANT AND SHALL SATISFY THE REQUIREMENTS SET FORTH BY THE PASCO COUNTY LDC 905.2.C.1.

IRRIGATION NOTES:
 1. A MAXIMUM OF FIFTY PERCENT (50%) OF THE ON-SITE GREEN SPACE SHALL UTILIZE IRRIGATION TECHNIQUES OTHER THAN MICRO-IRRIGATION.
 2. TURF AREAS SHALL BE ON SEPARATE IRRIGATION ZONES FROM OTHER LANDSCAPE ZONES.
 3. SPRINKLER SPACING SHALL NOT EXCEED FIFTY-FIVE PERCENT (55%) OF THE SPRINKLER'S DIAMETER OF COVERAGE.
 4. SPRAYS AND ROTORS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE. SPRAYS AND ROTORS SHALL NOT BE COMBINED ON THE SAME IRRIGATION ZONE.
 5. IRRIGATION CONTROL EQUIPMENT SHALL INCLUDE AN OPERABLE AND FUNCTIONING AUTOMATIC IRRIGATION CONTROLLER HAVING PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES. AUTOMATIC IRRIGATION CONTROLLER(S) SHALL HAVE BATTERY BACKUP TO RETAIN THE IRRIGATION PROGRAM(S).
 6. AUTOMATIC CONTROL SYSTEMS SHALL BE EQUIPPED WITH AN OPERABLE AND FUNCTIONING RAIN SENSOR DEVICE. THE RAIN SENSOR DEVICE SHALL BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL.
 7. IRRIGATION SYSTEM TO BE INSTALLED AND CERTIFIED BY AN IRRIGATION CONTRACTOR OR THE OWNER PRIOR TO OBTAINING THE CERTIFICATE OF OCCUPANCY.



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 PASCO COUNTY, FLORIDA
 CODE LANDSCAPE PLAN

Clark C Lohmiller
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 L.A. 6667167

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