



PASCO COUNTY, FLORIDA

"Bringing Opportunities Home"

West Pasco Government Center
Planning & Development Department
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
Telephone: (727) 847-8132 Ext 7478
Fax: (727) 847-8901
czatorski@pascocountyfl.net

May 18, 2015

PDD15-1041

Mr. Paul Meissner, Managing Member
Belcher Property # 3, LLC
250 N. Belcher Road, Suite 102
Clearwater, FL 33765
pmeiss5054@aol.com

RE: Belcher Property # 3, LLC Interior Remodel-Office, Landscape Modification
Parcel ID # 34-25-16-0010-04700-0020
Project No. SML15-033

Dear Mr. Meissner:

Please be advised that the above referenced submittal was received on April 20, 2015. This submittal is based on Pasco County Land Development Code Section 905.2.A - Redevelopment Landscaping. The dollar value of the work to be done per the recent building permit submitted exceeds 25% of the depreciated value of the building. Based on this dollar value, your project falls within the 25% to 50% category requiring landscaping as follows:

A 15-foot wide Type D buffer along the north property lines and a 15-foot wide Type B buffer along the south property line in addition to enhancing the existing building perimeter landscaping.

An Alternative Standards Request was also received requesting relief from the required 15-foot Type D buffer along the north property line. It was stated that "No feasible engineering or construction solutions can be applied to satisfy the regulation."

The applicant states: "This office complex was approved for construction in 1984 and the issue for which this alternative standard is requested did not exist at that time. The roadway was then constructed in what is now a 100-foot plus right-of-way leaving no room for a 15-foot wide Type "D" landscape buffer. If the strict application of the ordinance were enforced the pavement would have to be removed or the buffer would need to be installed in the right-of-way and in the now existing swale. We cannot remove pavement because the driveway cannot be made narrower nor can the adjacent parking spaces be reduced in size. Also, we cannot install the plant material at the bottom of the swale which is presently located in the right-of-way."

Staff approves the alternative standard based upon LDC Section 905.2.B.2.c which allows a balance between conformity with the LDC and encouragement of redevelopment. No feasible alternative to install the Type D buffer exists. The pavement of the parking lot extends up to the right of way along most of the front preventing installation. The applicant has proposed a suitable tree in the northeastern corner where there is a small space. The remainder of the open space around the property will be enhanced with landscaping.

This landscape plan was prepared by Margaret Moore dated April 10, 2015 with final revisions received on May 14, 2015. Staff has reviewed this plan for compliance with the codes and requirements of Pasco County and approves the plan with the following conditions:

1. The applicant shall return the completed, notarized "Developer's Acknowledgment" portion prior to commencement of any work.
2. The applicant shall provide the applicable landscape plantings as required pursuant to the LDC, these plantings shall be as indicated on the approved Landscaping Site Plan.
3. The applicant is hereby notified that any additional revisions must be submitted to the Planning and Development Department for review and approval.
4. The applicant or project contractor shall notify the Project Management Division at least five working days prior to commencing any activity on the site.
5. A Registered Landscape Architect or other person as authorized by Chapter 481, Florida Statutes, as amended or other type of professional as approved by the County Administrator or designee shall conduct a final field inspection. A Certificate of Compliance shall be provided to the County prior to issuance of the Certificate of Occupancy.
6. The applicant acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, any plant materials of whatsoever type and kind required by the Landscape and Buffering regulations and this approval, shall be replaced within thirty days of their demise and/or removal.
7. The applicant shall comply with procedures outlined in Sections 905.2.B.2.c.(3) and 802.3.E to request reimbursement for the reasonable cost of the native trees and shrubs installed on the site.
8. The applicant shall arrange for final site inspection by the Project Management Division prior to the approval of final building inspection. The inspection shall include all improvements required by the Landscape Plan approval.

The Planning and Development Department's approval of this Landscape Plan constitutes a finding by the Planning and Development Department that the plan as conditioned, is consistent with those Goals, Objectives and Policies of the Comprehensive Plan and those provisions of the Land Development Code that are applicable.

Please have the attached Developer's Acknowledgement signed, notarized and returned to our office.

Should you have any questions, please do not hesitate to contact our office at the above address or telephone number.

"Pasco County—Florida's premier county for balanced economic growth, environmental sustainability, and first-class services."

Sincerely,

Cindy A. Zatorski

Cindy A. Zatorski
Development Review Tech II

Pamela S. Shaw

Pamela S. Shaw
Planner I

cc: Margaret Moore
1210 Hagen Drive
Trinity, FL 34655

sirrahs@verizon.net

James C. Tippens, P.E.
JFT Group, Inc.
5405 Waters Street
New Port Richey, FL 34652
jftgroup@att.net

BELCHER PROPERTY#3 LLC, INTERIOR REMODEL - LANDSCAPE AMENDMENT

DEVELOPER'S ACKNOWLEDGMENT:

The developer acknowledges that they have read, understood, and accepted the above-listed conditions of approval.

_____ Date

_____ Signature

_____ Print Name

_____ Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ (date), by _____ (name of corporation acknowledging) a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or who has produced _____ (type of identification) as identification.

Seal:

_____ NOTARY

GENERAL NOTES:

- ALL TREE LABELS IDENTIFY THE NUMBER AND SPECIES OF EACH PLANT. LEADER LINES IDENTIFY ONE PLANT WITHIN A GROUPING OF SIMILAR GRAPHIC.
- THE LOCATION OF PLANTS AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE EXISTING TREES, UNFORESEEN FIELD CONDITIONS, SAFETY SETBACK CRITERIA, TO AVOID CREATING UNSAFE SIGHT CONDITIONS, OR AS OTHERWISE DIRECTED OR APPROVED BY THE ENGINEER, DESIGNER OR OWNER.
- ALL PLANT MATERIAL SHALL BE GRADE FLORIDA NO. 1 OR BETTER PURSUANT TO THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY, GRADES AND STANDARDS FOR NURSERY PLANTS.
- ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDING TO THE FLORIDA CHAPTER, INTERNATIONAL SOCIETY OF ARBORICULTURE STANDARDS FOR PLANTING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1 YEAR.
- MULCH IS TO BE SPREAD AT A UNIFORM THICKNESS OF 3" AND NOT BE PLACED DIRECTLY AGAINST PLANT STEMS OR TREE TRUNKS.
- ALL EXISTING TREES, SHRUBS AND GROUNDCOVER ARE TO BE PROTECTED PER SECTION 802-G OF THE L.D.C. PROPER MAINTENANCE AND WATERING ARE THE RESPONSIBILITY OF THE OWNER DURING THE 1 YEAR WARRANTY PERIOD. THE WARRANTY PERIOD SHALL START WITH FINAL ACCEPTANCE BY THE OWNER.

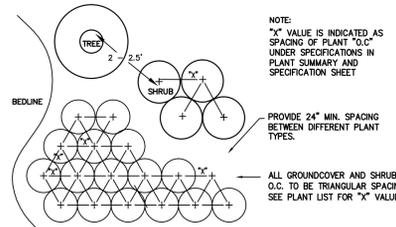
DEFINITIONS:

- "CONTAINER GROWN" PLANTS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS, GROWN IN A CONTAINER WITH WELL ESTABLISHED ROOT SYSTEMS REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND TO PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI Z60.1 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED. (ANSI - American National Standards Institute). ANSI Z60.1, American Standard for Nursery Stock.
- "BALLED AND BURLAPPED" TREES SHALL BE HEALTHY, WELL ROOTED TREES, DUG WITH FIRM NATURAL BALLS OF EARTH IN WHICH THEY WERE GROWN, WITH BALL SIZE NOT LESS THAN DIAMETER AND DEPTH RECOMMENDED BY ANSI Z60-1 FOR TYPE AND SIZE OF TREE REQUIRED.

DELIVERY, STORAGE, AND HANDLING OF PLANT MATERIAL:

- IF PLANTING IS DELAYED MORE THAN THREE HOURS AFTER DELIVERY, SET PLANTS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST.
- DO NOT DROP OR THROW PLANTS DURING UNLOADING OR AT ANY TIME DURING INSTALLATION.
- ANY PLANTS DROPPED OR FOUND UNACCEPTABLE SHALL BE IMMEDIATELY REMOVED FROM SITE.
- HANDLE BALLED AND BURLAPPED MATERIAL SO THE BALL WILL NOT BE LOOSENEED OR BROKEN. IMMEDIATELY REMOVE SPLIT, BROKEN OR LOOSENEED BALLED AND BURLAPPED MATERIAL FROM SITE AND REPLACE WITH NEW MATERIAL.
- DO NOT REMOVE CONTAINER-GROWN PLANTS FROM CONTAINERS UNTIL PLANTING TIME.
- DO NOT LIFT OR DRAG PLANTS BY STEMS OR TRUNKS. HANDLE PLANTS BY LIFTING ROOT BALL.
- DO NOT BEND, BIND OR TIE TREES OR SHRUBS IN A WAY THAT WOULD DESTROY OR DAMAGE THEIR NATURAL SHAPE.
- DO NOT DRIVE TRACTOR OVER ROOT SYSTEMS OF EXISTING TREES WHILE UNLOADING AND STORING NEW TREES OR OTHER PLANT MATERIAL. AVOID STORING NEW PLANT MATERIAL WITHIN THE DRIP LINE OF EXISTING TREES.
- WHEN TRANSPORTING, ALL TREES AND OTHER PLANT MATERIAL SHALL BE COVERED.

CALL 48 HOURS BEFORE YOU DIG
It's the Law!
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



PLANT SPACING DETAIL
N.T.S.

MAINTENANCE TASKS & SCHEDULE:

- FERTILIZING:** Fertilize shrubs, groundcover and sod 3 times per year, spring, mid summer and fall. Fertilize trees 1 time per year, in spring. Use a fertilizer containing micro nutrients, follow instructions and apply at drip lines but not directly on underplantings.
- TRIMMING:** Monthly during summer and bi-monthly thereafter, or more often if needed, to keep shrubs and groundcover within the limits of clear sight and to maintain a neat and healthy appearance. Shrubs should not be trimmed "square" but rather, rounded with the top area of plant smaller than sides to allow for the greatest number of flowers/leaves to be exposed to the sun. When the shrubs and groundcover of same plant type have grown together, do not "square off" mass planting but rather "round off" the group as a whole. Leave a 1' space between plant types.
- PRUNING TREES:** Spring, summer and fall and as needed to remove unsightly, damaged or dead limbs or fronds. Shape all trees to natural growth characteristics with as much height and spread as practicable and remove trimmings promptly.
- MOWING & EDGING:** Weekly, in summer, bi-weekly thereafter, to a ht. of 3".
- MULCHING:** Spring and Fall. Keep a smooth 3" uniform thickness of 100% shredded pine bark or nuggets.
- WEEDING:** Bi-weekly during summer months and monthly thereafter or more often if needed. Never spray Round-up on windy days. Remove hand pulled weeds from site promptly.
- DISEASE & PESTS:** Inspect all plants bi-weekly. Approved insecticides, fungicides, or biological controls shall be prescribed and applied by a licensed company according to manufacturer's recommendations.
- LITTER** Litter is to be removed weekly.
- IRRIGATION TESTING & ADJUSTMENT** To be performed monthly and more often if needed.

LANDSCAPE SUMMARY AND SPECIFICATIONS

NEW TREES									
ALL NEW TREES ARE UNDERSTORY TREES DUE TO OVERHEAD WIRES AND LIMITED SPACE DIFFERENT SPECIES REQUIRED FOR EVERY 5 TREES (MAX. OF 8 SPECIES REQUIRED)									
SYMBOL	QUANTITY	KEY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION	NATIVE TO FLORIDA	DROUGHT TOLERANT		
	2	MGLG	MAGNOLIA GRANDIFLORA "LITTLE GEM"	LITTLE GEM MAGNOLIA	2" C., MIN., 6' OAH MIN. FULL SYMMETRICAL SHAPE, CONTAINER OR B & B SPACING: AS SHOWN	YES	YES		
	3	CV	CHIONANTHUS VIRGINICUS	FRINGE TREE	2" C., MIN., 6' OAH MIN. SPACING: AS SHOWN	YES	YES		
	5	MC	MYRTICA CERIFERA	WAX MYRTLE	6' O.A.H. MIN., MULTI TRUNK, MIN. 3 TRUNKS EQUAL OR GREATER THAN THREE (3) INCHES CALIPER, FULL TO GROUND, MATCHING, 80% OPAQUE AT TIME OF PLANTING. SPACING: 5' ON CENTER WHERE POSSIBLE	YES	NO		
TOTAL NEW TREES: 10 ALL TREES ARE NATIVE, THE QUANTITY REQUIRED IS SPECIFIED, 2 SPECIES REQUIRED, AND 3 SPECIES PROVIDED									
GROUNDCOVER:									
	12	HD	HELIANTHUS DEBILIS	BEACH SUNFLOWER	1 GAL. FULL POTS, 24" O.C. SPACING REQUIRED TO MEET COMPLETE COVERAGE WITHIN ONE YEAR PER CODE	YES	YES		
SHRUBS:									
	12	IVN	ILEX VOMITORIA (DWARF)	ILEX SCHELLINGS NANA	3 GAL. 14" SP. FULL, 30" O.C.	YES	YES		
	7	MF	MYRTICANTHES FRAGRANS	SIMPSON'S STOPPER	3 GAL. 18" OAH, FULL, UNIFORM, 36" O.C.	YES	YES		
	11	SRS	SERENOA REPENS	DWARF PALMETTO, SILVER	3 GAL. 14" OAH, FULL, UNIFORM, 36" O.C.	YES	YES		
	7	VOW	VIBURNUM OBOVATUM	WALTER VIBURNUM	3 GAL. 18" OAH, FULL, UNIFORM, 36" O.C.	YES	YES		
	6	ZF	ZAMIA FLORIDANA	COONTIE	3 GAL. 14" OAH, FULL, UNIFORM, 36" O.C.	YES	YES		
TOTAL NEW SHRUBS AND GROUNDCOVER 55									
MAX. 30% OF REQUIRED LANDSCAPED AREA MAY BE GRASSED AND THIS DESIGN MEETS THAT REQUIREMENT - 22% GRASSED									
TOTAL DOES NOT EXCEED 25% OF ONE SPECIES, 100% ARE NATIVE AND ALL ARE DROUGHT TOLERANT									
MULCH, PINE NUGGETS 100% PINE NUGGETS, SPREAD SMOOTH AND UNIFORM MIN. 3" THICKNESS SOIL MIX PER DETAILS									
LABOR TO REMOVE SOD AND PREPARE BEDS FOR PLANTING SEE "SPECIFIC NOTES" BELOW NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL FROM DESIGNER OR OWNER									
ADJUST EXISTING IRRIGATION TO PROVIDE 100% COVERAGE FOR ALL NEW PLANTS AND ADD A BUBBLER EACH FOR THE 4 NEW LITTLE GEM MAGNOLIA AND 6 WAX MYRTLE TREES									
ALL SHRUBS, GROUNDCOVER AND TREES TO BE FLORIDA #1 OR BETTER									

SPECIFIC NOTES: CALL BEFORE YOU DIG - 48 HOURS PRIOR

CALL DESIGNER OR OWNER TO APPROVE PAINTED "MARK OUT" OF NEW BEDS. AFTER APPROVAL, REMOVE SOD WITH SOD CUTTER TO CREATE NEW BEDS. RAKE OUT BEDS TO REMOVE ALL DEBRIS, THEN FLAG ALL TREE LOCATIONS. AFTER APPROVAL FROM OWNER OR DESIGNER OF NEW TREE LOCATIONS, REPAIR CAP, ADD, AND ADJUST EXISTING IRRIGATION TO PROVIDE 100% COVERAGE FOR ALL PLANT MATERIAL AND ADD A BUBBLER FOR EACH NEW TREE (ON A SEPARATE ZONE). INSTALL TREES AND STAKE SAME DAY. LAYOUT ALL REMAINING PLANTS AND AFTER APPROVAL FROM OWNER OR DESIGNER, INSTALL ALL REMAINING PLANTS, BACK FILL WITH SOIL MIX AND SEAL IN WITH WATER. RAKE BEDS AGAIN AND SPREAD MULCH SMOOTHLY - 3" UNIFORM THICKNESS. CLEAN ALL SIDEWALKS AND ROADWAYS OF ANY MULCH, SOIL, OR OTHER DEBRIS. CHECK OUT IRRIGATION, MAKE ADJUSTMENTS AS NECESSARY, SET IRRIGATION CLOCK.

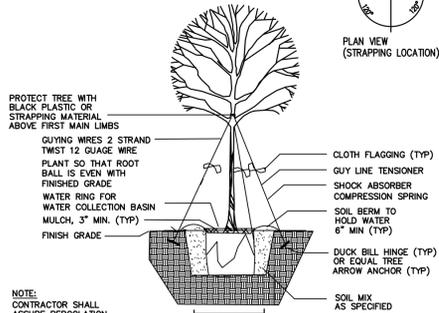
ABBREVIATIONS:

- B&B - BAG AND BURLAP
- C. - CALIPER MEASURED 6" ABOVE GR.
- C.S. - CLEAR SIGHT
- CT - CLEAR TRUNK
- FL - FLOWER
- GAL. - GALLON
- GR. - GROUND
- HT. - HEIGHT
- MIN. - MINIMUM
- OC - ON CENTER
- OAH - OVER ALL HEIGHT
- PK. - PINK
- RD. - RED
- SP. - SPREAD

LANDSCAPE MAINTENANCE AND PROHIBITIONS

- ALL LANDSCAPING, INCLUDING THOSE AREAS LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY AN ENTITY OTHER THAN THE COUNTY.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY.
- ALL INSTALLED LANDSCAPING SHALL BE NEAT AND ORDERLY IN APPEARANCE AND KEPT FREE OF REFUSE, DEBRIS, DISEASE, PESTS AND WEEDS AND SHALL BE FERTILIZED AND IRRIGATED AS NEEDED TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
- ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED, INVASIVE SPECIES IS REQUIRED.
- ANY PLANT MATERIALS WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN 30 DAYS OF THEIR DEMISE AND/OR REMOVAL.
- PAVING, TREATING, OR COVERING A REQUIRED LANDSCAPE AREA IN ANY WAY THAT RENDERS IT IMPERVIOUS IS PROHIBITED.
- PARKING OF VEHICLES SHALL NOT BE PERMITTED IN REQUIRED LANDSCAPE AREAS.
- LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO NOT IMPEDE THE ACCESS FOR MAINTENANCE AND STORM WATER RUNOFF FLOW TO OR IN A DITCH, SWALE OR POND.
- ALL THE TREES OVERHANG TO THE PUBLIC RIGHT OF WAY/TREES WITHIN THE ROW SHALL BE TRIMMED AND PRUNED TO MAINTAIN A MINIMUM VERTICAL CLEAR HEIGHT OF 8' FROM FINISHED GROUND SURFACE OF THE SIDEWALK TO THE BOTTOM CANOPY AND 16.5' CLEAR HEIGHT ABOVE THE ROADWAY PATHS.
- PLANT MATERIAL TO BE KEPT TRIMMED MAXIMUM 3.5' WITHIN 20' X 20' OR FOOT CLEAR SIGHT LINES. NOTHING ABOVE 3.5' IS ALLOWED IN THIS AREA.
- ENSURE PROPER CLEARANCE (4' TO THE REAR, AND 7.5' TO THE FRONT AND SIDES OF ALL FIRE HYDRANTS IS MAINTAINED
- GROUNDCOVER PLANTS, OTHER THAN TURF GRASS, SHALL NOT EXCEED 24" MATURE HEIGHT

NOTE: ALL TREES AND SHRUBS ARE TO BE POSITIONED VERTICALLY REGARDLESS OF THE SLOPE OF THE GROUND IN WHICH THEY ARE PLANTED. WATER RINGS ARE TO BE CONSTRUCTED AT RIGHT ANGLES TO THE TREE OR SHRUB OR IN THE POSITION WHICH WILL MOST EFFECTIVELY SERVE THE PURPOSE OF RETAINING WATER AT THE BASE OF THE PLANT.



TREE PLANTING & GUYING DETAIL
N.T.S.

FRONT OF BUILDING #7634
PICTURE # 8



FRONT OF BUILDING #7632
PICTURE # 7



FRONT OF BUILDING #7628
PICTURE # 6

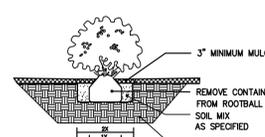


SOUTH SIDE OF BUILDING
PICTURE # 5



15' WIDE TYPE 'B' BUFFER REQUIRED AND PROVIDED
6 UNDERSTORY TREES REQUIRED (30" O.C.) DUE TO OVERHEAD WIRES - 12 ARE EXISTING (3 ARE CYPRESS TREES AND 9 ARE WAX MYRTLES 8' OAH, 5' O.C. AS SHOWN (PICTURE #4) AND 5 NEW MULTI STEMMED, FULL TO BOTTOM WAX MYRTLES ARE SPECIFIED TO FILL IN BUFFER - 6' OAH, 5' O.C. WHERE POSSIBLE - (DO NOT DIG INTO EXISTING CYPRESS TREE ROOTS.)

LANDSCAPE BUFFER REQUIREMENT
NORTH SIDE - TYPE "D" 15' WIDE, (RELOCATED) 1 TREE EVERY 30' WITH CONTINUOUS ROW SHRUBS AND 18" BERM.
SOUTH SIDE - TYPE "B" 15' WIDE, (EXISTING) 1 TREE EVERY 30' DUE TO O.H. WIRES WITH CONTINUOUS ROW 6' OAH SHRUBS, 5' O.C. REQUIRED AND PROVIDED
NEW BUFFER AND BUILDING PERIMETER TREES REQUIRED AND PROVIDED
NORTH SIDE: (1) TYPE 'D' BUFFER - 4 TREES (3 RELOCATED)
SOUTH SIDE: (1) TYPE 'B' BUFFER - 5 TREES
BUILDING PERIMETER - 1 TREE
TOTAL ADDITIONAL BUFFER AND BUILDING TREES REQUIRED AND PROVIDED: 10
**BUILDING PERIMETER LANDSCAPING REQUIRED AND PROVIDED: OVER 50% 10% OF 4,020 S.F. = 402 S.F. IS REQUIRED AND EXISTS AND AN ADDITIONAL 220 S.F. IS PROPOSED ON EAST SIDE AND IS RELOCATED FROM N. "D" BUFFER. BUILDING PERIMETER TREES REQUIRED & EXISTING: 5 PALMS EXISTING PLUS 1 NEW TREE ADDED
216 S.F. OF VEHICULAR USE LANDSCAPING PROPOSED ALTHOUGH NOT REQUIRED THIS LANDSCAPING IS LOCATED IN THE N.E. TERMINAL ISLAND AND HAS BEEN RELOCATED FROM THE REQUIRED TYPE "D" BUFFER ON NORTH SIDE.**



SHRUB PLANTING DETAIL
N.T.S.

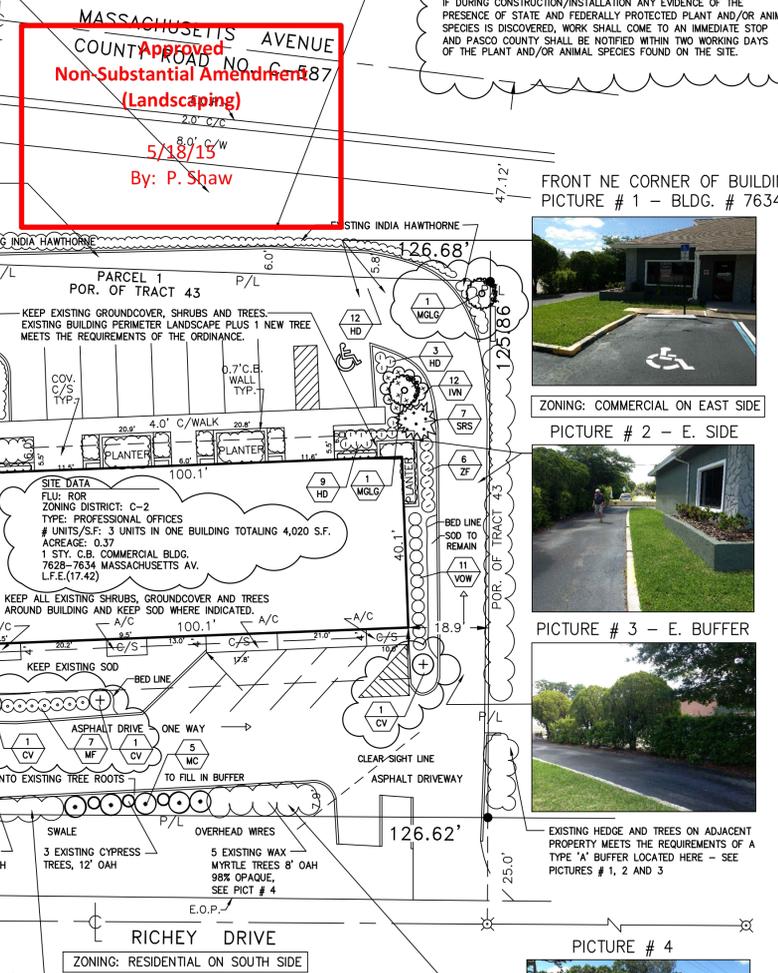
PARCEL ID # 34-25-16-0010-04700-0020
RE: BUILDING PERMIT APPLICATION # 50635
LANDSCAPE PLAN ONLY - PROJECT #SML 15-033

SCALE: 1" = 20.0'



PLEASE SEE "ALTERNATIVE STANDARDS" REQUEST: ALL SHRUBS, GROUNDCOVER AND 3 OF 4 TREES REQUIRED IN THIS 15' WIDE TYPE "D" BUFFER HERE ARE LOCATED ELSEWHERE ON SITE:
3 TREES, 2" C. (30" O.C.), GROUNDCOVER, AND A CONTINUOUS ROW OF SHRUBS, (42 SHRUBS, 18" OAH, 36" O.C.) REQUIRED HERE ARE LOCATED ON SOUTH AND EAST SIDES OF BUILDING, AND N.E. TERMINAL ISLAND DUE TO THE ENCRoACHMENT OF PAVED ROADWAY INTO THE R/W.

IF DURING CONSTRUCTION/INSTALLATION ACTIVITIES ANY EVIDENCE OF HISTORIC RESOURCES, INCLUDING BUT NOT LIMITED TO ABORIGINAL OR HISTORIC POTTERY, PREHISTORIC STONE TOOLS, BONE OR SHELL TOOLS, HISTORIC TRASH PITS, OR HISTORIC BUILDING FOUNDATIONS ARE DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND THE FLORIDA DEPARTMENT OF HISTORIC RESOURCES (STATE HISTORIC PRESERVATION OFFICER) AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE RESOURCES FOUND ON THE SITE.
IF DURING CONSTRUCTION/INSTALLATION ANY EVIDENCE OF THE PRESENCE OF STATE AND FEDERALLY PROTECTED PLANT AND/OR ANIMAL SPECIES IS DISCOVERED, WORK SHALL COME TO AN IMMEDIATE STOP AND PASCO COUNTY SHALL BE NOTIFIED WITHIN TWO WORKING DAYS OF THE PLANT AND/OR ANIMAL SPECIES FOUND ON THE SITE.



FRONT NE CORNER OF BUILDING
PICTURE # 1 - BLDG. # 7634



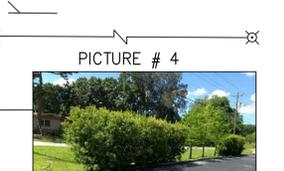
ZONING: COMMERCIAL ON EAST SIDE
PICTURE # 2 - E. SIDE



PICTURE # 3 - E. BUFFER



EXISTING HEDGE AND TREES ON ADJACENT PROPERTY MEETS THE REQUIREMENTS OF A TYPE 'A' BUFFER LOCATED HERE - SEE PICTURES # 1, 2 AND 3



PLAT PLAN PROVIDED BY D.J. SURVEYING COMPANY INC. 727-845-8084, MAP # B-39222-E

PROJECT:
BELCHER PROPERTY #3 LLC
INTERIOR REMODEL-OFFICE
7628 - 7634 MASSACHUSETTS AVE.
NEW PORT RICHEY, FL 34653
CONTACT: MARY ANN BOINACOS
PHONE: 727-421-4317

MARGARET MOORE
LANDSCAPE PLANNING AND DESIGN
1210 HAGEN DRIVE, TRINITY, FL 34665
727-376-0205 FAX: 727-375-1180
sirrans@verizon.net

SHEET DESCRIPTION:
LANDSCAPE PLAN
SUMMARY & SPECIFICATIONS
DETAILS AND NOTES

JFT GROUP INC.
5405 WATERS STREET
NEW PORT RICHEY, FL 34652
PHONE 727-848-2921
JAMES TIPPENS
P.E.# 12217

REVISIONS: 05-09-15
2 TREES, MORE 2 AND 2 NOTES
SEPARATE OUT GROUND COVER
FROM THE SIDE OF BUILDING
DRAWN BY: MIM
CHECKED BY: MIM

DATE: 04-10-15
SCALE: 1" = 20'
SHEET: 1 OF 1