



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
Fax: (727) 847-8901

July 28, 2015

Hunter Brown, P.E.
Coastal Design Consultants
7026 Little Road
New Port Richey, FL 34654

RE: Pasco Pace Center for Girls - SML15-048 Site Plan
Parcel ID # 35-25-16-0030-02700-0030
Landscaping and Redevelopment Plan

Dear Mr. Hunter:

Please be advised that the above referenced submittal was received on July 8, 2015. This submittal is based on Pasco County Land Development Code Section 905.2.B Redevelopment Landscaping. The dollar value of the work to be done per the recent building permit submitted exceeds 51 percent of the depreciated value of the building. Based on this dollar value, your project falls at 61 percent category requiring landscaping as follows:

A Type "A" 10-foot buffer along the south property line and a Type "D", 15-foot on the east abutting Little Road. An Alternative Standard has been requested from section 905.2-D, Buffer Requirements and has been approved which allows the applicant to reduce the southern Type "A" buffer from 10-feet to 4.8-feet and on the eastern property boundary, the Type "D" buffer 15-feet to 5.3-feet along Little Road.

This plan was prepared by Coastal Design Consultants and Roberson Resource Group, a Florida Registered Landscape Architect; plans were received on July 8, 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 complete and have notarized the attached "Developer's Acknowledgment" portion prior to any final engineering inspections.

2. The applicant shall provide the applicable landscape plantings as required pursuant to the LDC, unless otherwise stipulate above. These plantings shall be as indicated on the approved Landscaping Site Plan.
3. 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 Completion.
4. The applicant acknowledges, in accordance with the LDC, Section 905.2, Landscaping and Buffering, wooden fences are not allowed as a visual screen in any of the buffer areas.
5. The applicant shall arrange for final site inspection by the Project Management Division prior to the issuance of any Building Permits. 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.

Sincerely,

Beverly Trudell

Beverly Trudell
Development Review Tech II

CC: Patrick D. Roberson, R.R.G.L.A.
CSFB 2004-C3 Little Road, LLC

DEVELOPER'S ACKNOWLEDGMENT

The developer acknowledges that it has 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

CONSTRUCTION PLANS FOR PASCO PACE CENTER FOR GIRLS AT COUNSEL SQUARE LANDSCAPE & REDEVELOPMENT PLAN

7545 LITTLE ROAD
NEW PORT RICHEY, FL 34654

OWNER / DEVELOPER:
CSFB 2004-C3 LITTLE ROAD LLC
10033 W. HILLSBOROUGH AVE.
TAMPA, FLORIDA 33615

CONSULTANTS

CIVIL ENGINEER
COASTAL DESIGN CONSULTANTS, INC.
7026 LITTLE ROAD
NEW PORT RICHEY, FLORIDA 34654
(727) 849-8010
REG NO. 593497624

LANDSCAPE ARCHITECT:
ROBERSON RESOURCE GROUP
3152 LITTLE ROAD #125
TRINITY, FLORIDA 34655
(727) 255-4258

SURVEY SERVICES:
DJ JOHNSON ASSOCIATES
11911 SOUTH CURLEY STREET
SAN ANTONIO, FLORIDA 33576
(352) 588-2768

LOCATION MAP



UTILITY SUPPLIERS

WATER SERVICE:
PASCO COUNTY UTILITIES SERVICES
7530 LITTLE ROAD # S-205
NEW PORT RICHEY, FLORIDA 34654-5598
(727) 847-8040

TELEPHONE SERVICE:
VERIZON
1280 CLEVELAND STREET, FLCW5033
CLEARWATER, FLORIDA 33755
(727) 562-1101

SEWER SERVICE:
PASCO COUNTY UTILITIES SERVICES
7530 LITTLE ROAD # S-205
NEW PORT RICHEY, FLORIDA 34654-5598
(727) 847-8040

CABLE SERVICE:
BRIGHTHOUSE NETWORKS
30432 STATE ROAD 54
WESLEY CHAPEL, FLORIDA 33543
(813) 862-0522

ELECTRIC SERVICE:
WITHLACOCHEE RIVER ELECTRIC COOPERATIVE
BAYONET POINT OFFICE
12013 HAYS ROAD
SHADY HILLS, FLORIDA 34610
(727) 868-9465

FIRE PROTECTION SERVICE:
STATION NO. 35 - VOLUNTEER
EMBASSY HILLS
9506 CRABTREE DRIVE
PORT RICHEY, FLORIDA 34668
(813) 929-2750

SHEET INDEX

- COVER
- C1.0 GENERAL NOTES
- C2.0 UTILITY/SITE PLAN
- C3.0 CIVIL DETAILS
- LA1 LANDSCAPE PLAN
- LA2 LANDSCAPE NOTES & DETAILS

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PREPARED BY:



7026 LITTLE ROAD
NEW PORT RICHEY, FL 34654
PH: 727-849-8010
FAX: 727-849-8020
C. A. # 00009572

PROJECT NUMBER: 15014
DATE: JUNE 2015

"THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT VERSION OF THE "MANUAL UNIFORM MINIMUM STANDARDS FOR HIGHWAYS, STATE OF FLORIDA" AND ARE IN COMPLIANCE WITH THE STANDARDS THEREIN EXCEPT AS NOTED ON THE PLANS. ANY DEVIATIONS NOTED ON THE PLANS SUBSTANTIALLY COMPLY WITH THE INTENT OF THE STANDARDS."

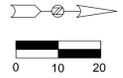
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AGENCY APPROVALS			Designed By: H.P.B. Drawn By: H.P.B.	
AGENCY	DESCRIPTION	DATE	NO.	REVISIONS
				...

ENGINEER : HUNTER P. BROWN, P.E.

7/6/2015

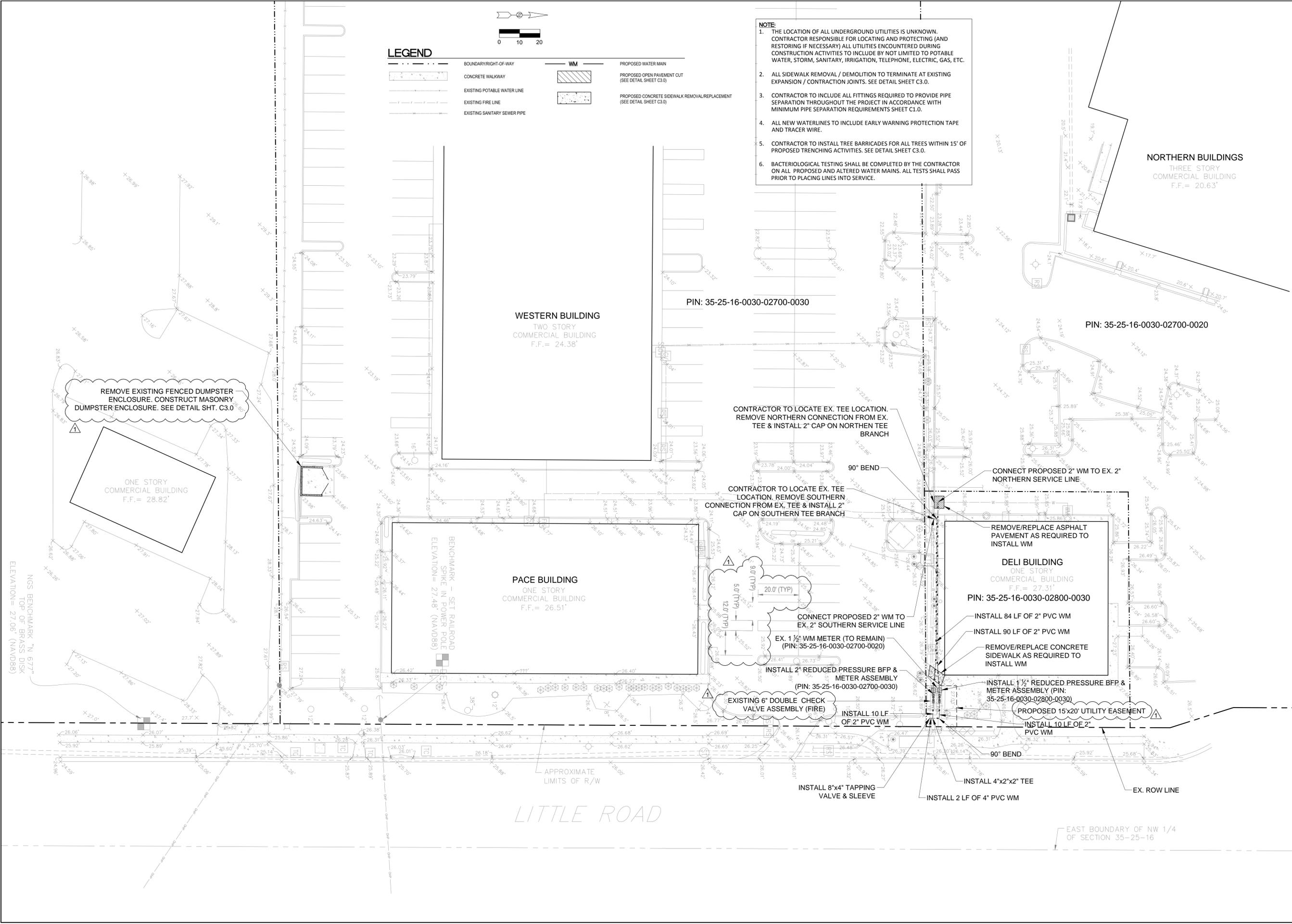
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO.74664



LEGEND

	BOUNDARY/RIGHT-OF-WAY		PROPOSED WATER MAIN
	CONCRETE WALKWAY		PROPOSED OPEN PAVEMENT CUT (SEE DETAIL SHEET C3.0)
	EXISTING POTABLE WATER LINE		PROPOSED CONCRETE SIDEWALK REMOVAL/REPLACEMENT (SEE DETAIL SHEET C3.0)
	EXISTING FIRE LINE		
	EXISTING SANITARY SEWER PIPE		

- NOTE:**
1. THE LOCATION OF ALL UNDERGROUND UTILITIES IS UNKNOWN. CONTRACTOR RESPONSIBLE FOR LOCATING AND PROTECTING (AND RESTORING IF NECESSARY) ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION ACTIVITIES TO INCLUDE BUT NOT LIMITED TO POTABLE WATER, STORM, SANITARY, IRRIGATION, TELEPHONE, ELECTRIC, GAS, ETC.
 2. ALL SIDEWALK REMOVAL / DEMOLITION TO TERMINATE AT EXISTING EXPANSION / CONTRACTION JOINTS. SEE DETAIL SHEET C3.0.
 3. CONTRACTOR TO INCLUDE ALL FITTINGS REQUIRED TO PROVIDE PIPE SEPARATION THROUGHOUT THE PROJECT IN ACCORDANCE WITH MINIMUM PIPE SEPARATION REQUIREMENTS SHEET C1.0.
 4. ALL NEW WATERLINES TO INCLUDE EARLY WARNING PROTECTION TAPE AND TRACER WIRE.
 5. CONTRACTOR TO INSTALL TREE BARRICADES FOR ALL TREES WITHIN 15' OF PROPOSED TRENCHING ACTIVITIES. SEE DETAIL SHEET C3.0.
 6. BACTERIOLOGICAL TESTING SHALL BE COMPLETED BY THE CONTRACTOR ON ALL PROPOSED AND ALTERED WATER MAINS. ALL TESTS SHALL PASS PRIOR TO PLACING LINES INTO SERVICE.



SITE / UTILITY PLAN
PASCO PACE CENTER FOR GIRLS
AT COUNSEL SQUARE
 7545 LITTLE ROAD
 NEW PORT RICHEY, FL 34654

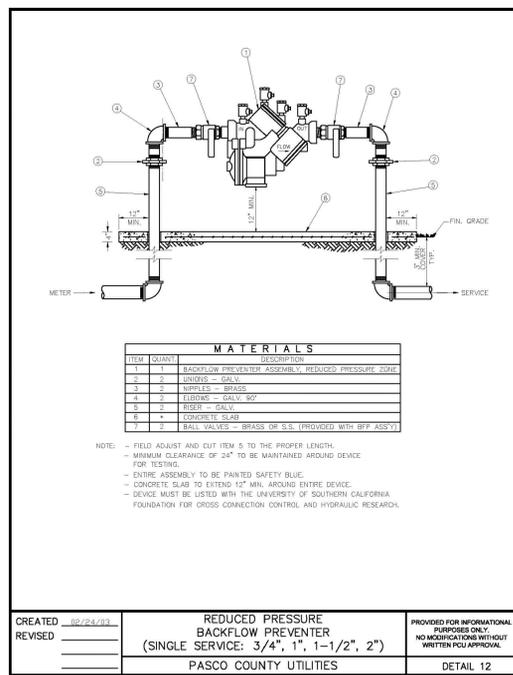
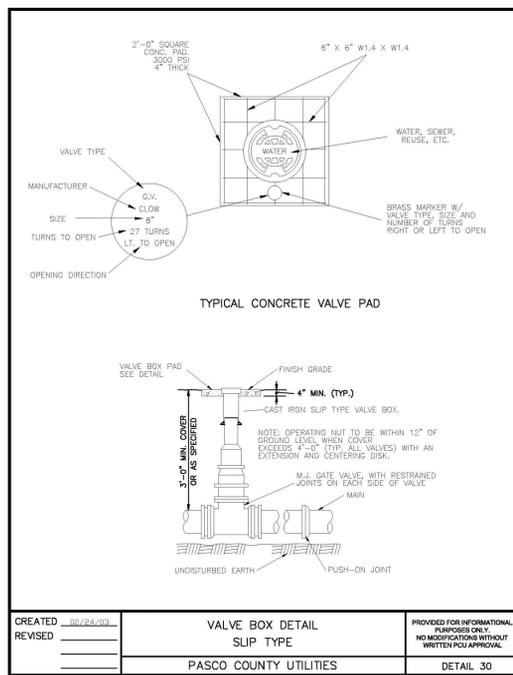
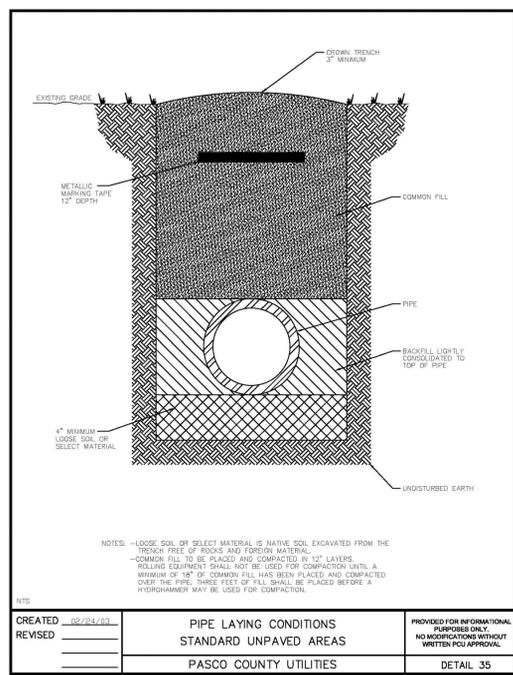
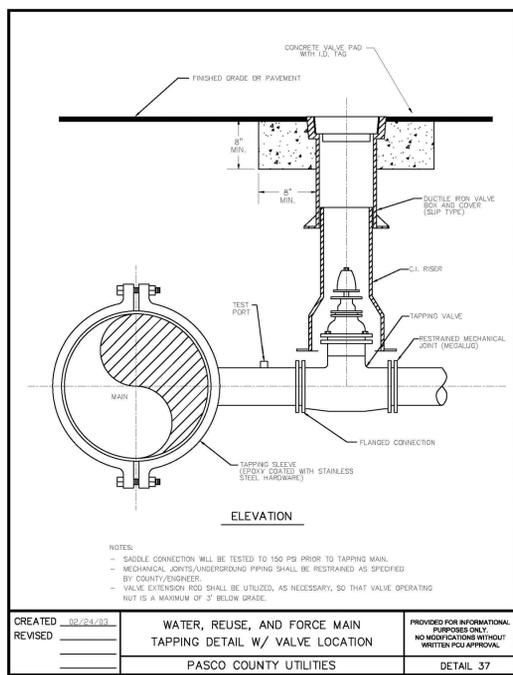
HUNTER P. BROWN, P.E.
 P.E. NO. 74664

COASTAL
 DESIGN CONSULTANTS
 CA# 00009572

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DATE	07-06-15	DESIGNED BY	H.P.B.
REV. BY	REV. NO.	DRAWN BY	H.P.B.
		REVISION	
		REV. PER PASCO COUNTY COMMENTS	

DESIGNED BY: H.P.B. | Drawn By: H.P.B.
 DATE: 07-06-15
 SHEET **C2.0**
 JOB No.: 15014
 DATE: JUNE 9, 2015

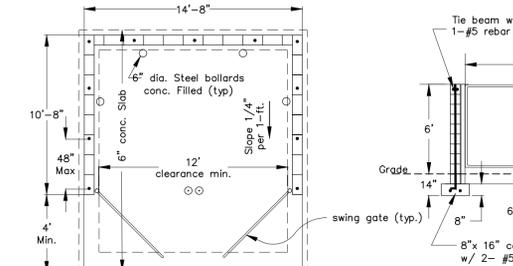
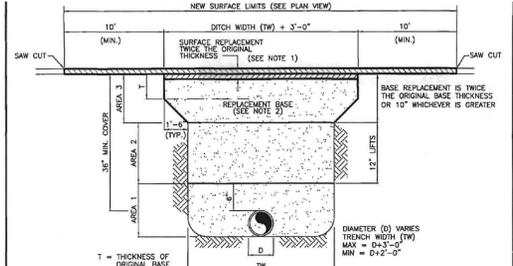


PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

RUN SIZE	WATER MAINS - TEST PRESSURE 150 PSI								
	3"	4"	6"	8"	10"	12"	16"	20"	24"
3"	6'	11'	28'	44'	—	—	—	—	—
4"	1'	1'	16'	35'	48'	62'	—	—	—
6"	1'	1'	10'	30'	44'	58'	83'	—	—
8"	1'	1'	3'	25'	40'	55'	80'	103'	—
10"	1'	1'	1'	14'	31'	48'	75'	98'	119'
12"	1'	1'	1'	2'	22'	40'	69'	94'	116'
16"	1'	1'	1'	1'	11'	31'	63'	89'	111'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 5 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MEGALUG TYPE RESTRAINTS ARE REQUIRED ON ALL JOINTS.

CREATED: 02/24/03
REVISED: _____
RESTRAINED JOINT TABLE TEES (BRANCH SIDE)
PASCO COUNTY UTILITIES
DETAIL 32



PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: CSFB 2004-CJ Little Road LLC, CO LSR Partners LLC
Type of Occupancy: Commercial - Northern Buildings
Property Identification No. 35-25-16-000-0200-0030

Fixture	Fixture Value at 35 psi	No. of Fixtures	Fixture Value
Bathub	8	x	=
Bedpan washer	10	x	=
Combination Sink & Tray	3	x	=
Dental Unit	1	x	=
Dental Lavatory	2	x	=
Drinking Fountain - Cooler	1	x	= 2
Drinking Fountain - Public	2	x	=
Kitchen Sink - 1/2" connection	3	x	= 11
- 3/4" connection	7	x	=
Lavatory - 3/8" connection	2	x	=
- 1/2" connection	4	x	= 26
Laundry Tray - 1/2" connection	3	x	=
- 3/4" connection	7	x	=
Shower head (shower only)	4	x	=
Service Sink - 1/2" connection	3	x	= 7
- 3/4" connection	7	x	= 21
Urinal - Pedestal Flush Valve	10	x	=
- Wall Flush Valve	10	x	=
- Through (2 R. Unit)	2	x	=
Wash Sink (each set of fixtures)	4	x	=
Water Closet - Flush Valve	10	x	=
- Tank Type	3	x	= 27
Diswasher - 1/2" connection	5	x	=
- 3/4" connection	10	x	=
- 1" connection	25	x	=
Washing Machine - 1/2" connection	5	x	=
- 3/4" connection	10	x	=
- 1" connection	25	x	=
Hose connection - 1/2" connection	6	x	= 6
- 3/4" connection	10	x	=
- 1" connection	25	x	=

Page 3 of 7 Pages

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: CSFB 2004-CJ Little Road LLC, CO LSR Partners LLC
Type of Occupancy: Commercial Delh Building
Property Identification No. 35-25-16-000-0200-0030

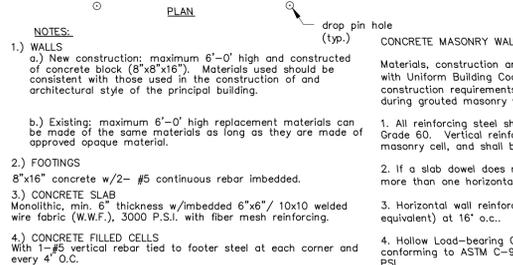
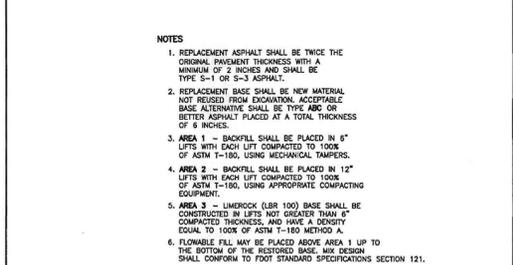
Fixture	Fixture Value at 35 psi	No. of Fixtures	Fixture Value
Bathub	8	x	=
Bedpan washer	10	x	=
Combination Sink & Tray	3	x	=
Dental Unit	1	x	=
Dental Lavatory	2	x	=
Drinking Fountain - Cooler	1	x	= 2
Drinking Fountain - Public	2	x	=
Kitchen Sink - 1/2" connection	3	x	= 15
- 3/4" connection	7	x	= 7
Lavatory - 3/8" connection	2	x	=
- 1/2" connection	4	x	= 12
Laundry Tray - 1/2" connection	3	x	=
- 3/4" connection	7	x	=
Shower head (shower only)	4	x	=
Service Sink - 1/2" connection	3	x	= 7
- 3/4" connection	7	x	= 21
Urinal - Pedestal Flush Valve	10	x	= 10
- Wall Flush Valve	10	x	=
- Through (2 R. Unit)	2	x	=
Wash Sink (each set of fixtures)	4	x	=
Water Closet - Flush Valve	10	x	=
- Tank Type	3	x	= 6
Diswasher - 1/2" connection	5	x	= 18
- 3/4" connection	10	x	=
- 1" connection	25	x	=
Washing Machine - 1/2" connection	5	x	=
- 3/4" connection	10	x	= 10
- 1" connection	25	x	=
Hose connection - 1/2" connection	6	x	= 6
- 3/4" connection	10	x	=
- 1" connection	25	x	=

Page 3 of 7 Pages

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: CSFB 2004-CJ Little Road LLC, CO LSR Partners LLC
Type of Occupancy: Commercial - Pace Center for Girls & Western Building
Property Identification No. 35-25-16-000-0200-0030

Fixture	Fixture Value at 35 psi	No. of Fixtures	Fixture Value
Bathub	8	x	=
Bedpan washer	10	x	=
Combination Sink & Tray	3	x	=
Dental Unit	1	x	=
Dental Lavatory	2	x	=
Drinking Fountain - Cooler	1	x	= 6
Drinking Fountain - Public	2	x	= 6
Kitchen Sink - 1/2" connection	3	x	= 15
- 3/4" connection	7	x	=
Lavatory - 3/8" connection	2	x	=
- 1/2" connection	4	x	= 43
Laundry Tray - 1/2" connection	3	x	=
- 3/4" connection	7	x	=
Shower head (shower only)	4	x	=
Service Sink - 1/2" connection	3	x	= 1
- 3/4" connection	7	x	= 14
Urinal - Pedestal Flush Valve	10	x	= 11
- Wall Flush Valve	10	x	= 19
- Through (2 R. Unit)	2	x	=
Wash Sink (each set of fixtures)	4	x	=
Water Closet - Flush Valve	10	x	=
- Tank Type	3	x	= 63
Diswasher - 1/2" connection	5	x	=
- 3/4" connection	10	x	=
- 1" connection	25	x	=
Washing Machine - 1/2" connection	5	x	=
- 3/4" connection	10	x	=
- 1" connection	25	x	=
Hose connection - 1/2" connection	6	x	= 24
- 3/4" connection	10	x	=
- 1" connection	25	x	=

Page 3 of 7 Pages



PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: _____
Type of Occupancy: _____
Property Identification No. _____

Fixture	Fixture Value at 35 psi	No. of Fixtures	Fixture Value
- 3/4"	9	x	=
- 1"	12	x	=
Combined Fixture Value Total			= 377
Customer Peak demand from Curves			= 21 gpm
Enter Line Pressure and Pressure Factor	40	1.07	=
Customer Peak demand from Curves X Pressure factor			= 76 gpm

Page 4 of 7 Pages

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: _____
Type of Occupancy: _____
Property Identification No. _____

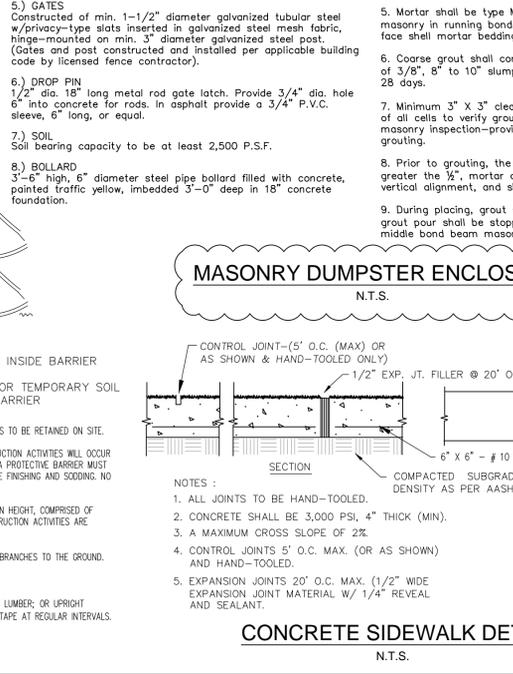
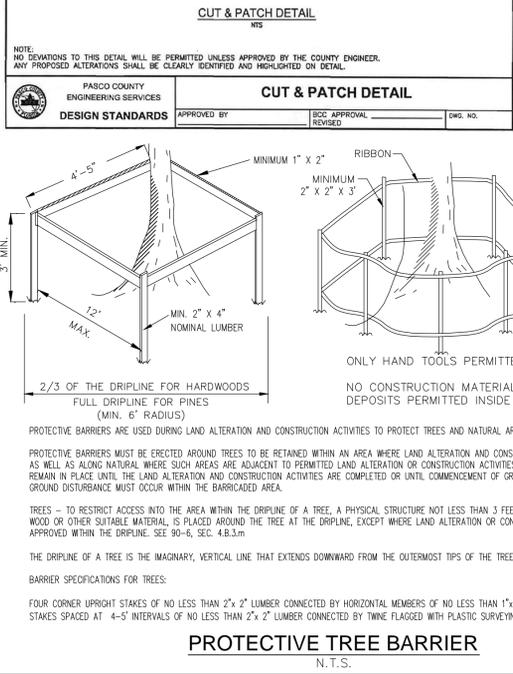
Fixture	Fixture Value at 35 psi	No. of Fixtures	Fixture Value
- 3/4"	9	x	=
- 1"	12	x	=
Combined Fixture Value Total			= 101
Customer Peak demand from Curves			= 51 gpm
Enter Line Pressure and Pressure Factor	40	1.07	=
Customer Peak demand from Curves X Pressure factor			= 55 gpm

Page 4 of 7 Pages

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: _____
Type of Occupancy: _____
Property Identification No. _____

Fixture	Fixture Value at 35 psi	No. of Fixtures	Fixture Value
- 3/4"	9	x	=
- 1"	12	x	=
Combined Fixture Value Total			= 689
Customer Peak demand from Curves			= 89 gpm
Enter Line Pressure and Pressure Factor	40	1.07	=
Customer Peak demand from Curves X Pressure factor			= 95.23 gpm

Page 4 of 7 Pages



PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: _____
Type of Occupancy: _____
Property Identification No. _____

Additional Equipment Peak Usage (gpm)	Value
1.	=
2.	=
3.	=
4.	=
5.	=
6.	=
7.	=
8.	=
9.	=
10.	=

Total of Additional Units = _____ gpm
Irrigation Largest Zone or Combination of Zones = _____ gpm
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION = _____ gpm

Notes or Comments:
- Existing 1.5" Water Meter.

Page 4 of 7 Pages

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: _____
Type of Occupancy: _____
Property Identification No. _____

Additional Equipment Peak Usage (gpm)	Value
1.	=
2.	=
3.	=
4.	=
5.	=
6.	=
7.	=
8.	=
9.	=
10.	=

Total of Additional Units = _____ gpm
Irrigation Largest Zone or Combination of Zones = _____ gpm
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION = _____ gpm

Notes or Comments:
- Proposed 1.5" Water Meter.

Page 4 of 7 Pages

PASCO COUNTY UTILITIES DATA SHEET FOR SIZING WATER METERS
Customer: _____
Type of Occupancy: _____
Property Identification No. _____

Additional Equipment Peak Usage (gpm)	Value
1.	=
2.	=
3.	=
4.	=
5.	=
6.	=
7.	=
8.	=
9.	=
10.	=

Total of Additional Units = _____ gpm
Irrigation Largest Zone or Combination of Zones = _____ gpm
TOTAL OF CUSTOMER USAGE, EQUIPMENT & IRRIGATION = _____ gpm

Notes or Comments:
- Proposed 1.5" Water Meter.

Page 4 of 7 Pages

CIVIL DETAILS
PASCO PACE CENTER FOR GIRLS
AT COUNSEL SQUARE
7545 LITTLE ROAD
NEW PORT RICHEY, FL 34654
HUNTER P. BROWN, P.E.
P.E. NO. 74664

COASTAL DESIGN CONSULTANTS
CA# 00009572

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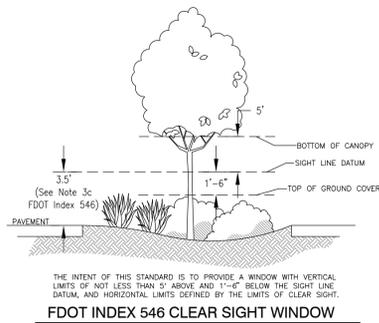
Designed By: H.P.B. | Drawn By: H.P.B.
DATE: 07/26/15
REV. BY: REV. NO. H.P.B.
REV. PER PASCO COUNTY COMMENTS
DATE: JUNE 9, 2015
SHEET
C3.0
JOB No.: 15014

Pasco County Landscaping Standard Notes (Pasco LDC 905.2)

- Maintenance Responsibility.** The County is not responsible for maintenance of any landscaping unless approved through a County maintenance agreement. (LDC 905.2-C.1.a)
- Clear-Sight Triangle.** Where a driveway/accessway intersects a road right-of-way or where two (2) road rights-of-way intersect, vegetation, structures, and non-vegetative visual screens shall not be located so as to interfere with the clear sight triangle as defined in this Code or the Florida Department of Transportation, Manual of Uniform Minimum Standards, most recent edition (Green Book), whichever is more restrictive. (LDC 905.2-C.1.b)
- Sustainable Practices.** Landscaping shall be installed so that landscaping materials meet the concept of right material/right place. Installed trees and plants shall be grouped into zones according to water, soil, climate, and light requirements. Plant groupings based on water requirements are drought tolerant, natural, and oasis. (LDC 905.2-C.1.c)
- Diversity.** A maximum of 50 percent of the plant materials used, other than trees, may be non-drought tolerant. A minimum of 30 percent of the plant materials, other than trees and turf grass, used to fulfill the requirements of this subsection shall be native Floridian species, suitable for growth in the county. (LDC 905.2-C.1.d)
- Diversity.** No one plant species of shrubs or ground cover plants, excluding turf grass, shall constitute more than 25 percent coverage of the overall landscape area. (LDC 905.2-C.1.d.5)
- Quality.** All plant materials shall be Florida No. 1 grade per "Grades and Standards for Nursery Plants," Florida Department of Agriculture and Consumer Services (FDACS), which is incorporated herein by reference. (LDC 905.2-C.2.a)
- Avoid Easements.** Trees shall not be planted within any easement so as to interfere with the use of that easement, nor under any present or planned overhead utility, nor in any rights-of-way without County approval through the associated review process. (LDC 905.2-C.3.c)
- Mulch shall be used in conjunction with living plant materials so as to cover exposed soil. Mulch shall be installed to a minimum depth of three (3) inches. The mulch should not be placed directly against the plant stem or tree trunk. Mulch shall not be required for annual beds. Stone or gravel may be used to cover a maximum of 20 percent of the landscaped area. (LDC 905.2-C.3.d)
- Quality Practices.** All landscaping shall be installed in accordance with standards and practices of the Florida Nursery, Growers, and Landscape Association and the Florida Chapter of the International Society of Arboriculture. (LDC 905.2-C.3.e)
- All portions of a lot upon which development has commenced, but not continued for a period of 30 days, shall be planted with a grass species or ground cover to prevent erosion and encourage soil stabilization. Adequate coverage, so as to suppress fugitive dust, shall be achieved within 45 days. (LDC 905.2-C.3.g)
- All required landscaping shall be maintained in a healthy condition in perpetuity in accordance with this Code. (LDC 905.2-E.2)
- Ongoing maintenance to prevent the establishment of prohibited exotic species is required. (LDC 905.2-E.4)

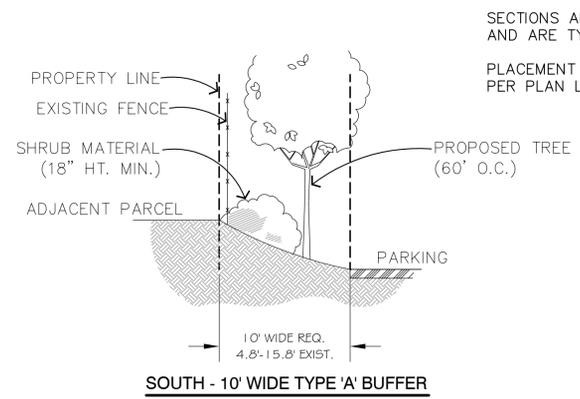
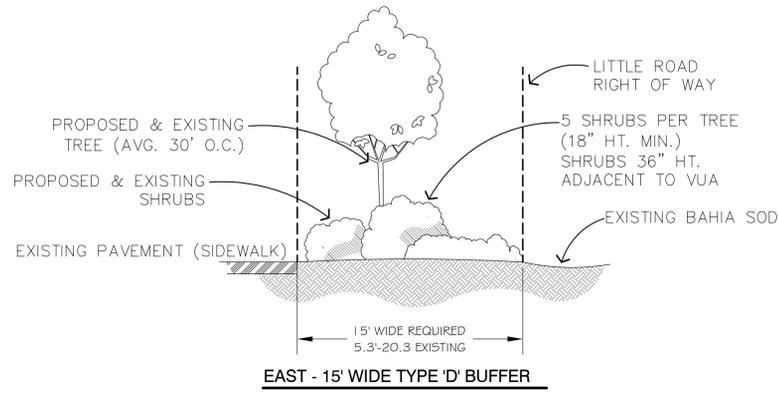
Irrigation Note:
See Sheet LA2 for Irrigation General Notes. Irrigation shall be provided by automatic, underground irrigation system meeting Pasco County irrigation requirements and providing 100% coverage to proposed & existing landscape materials.

Landscape Maintenance Note:
The Contractor will be responsible for maintenance of landscaping during construction until acceptance by the owner. When construction is complete and approved by the County, the Property Owner will be responsible for maintenance of the landscaping.



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
LT	5	Lagerstroemia indica 'Tuskegee'	Tuskegee Crape Myrtle	-	2" Cal	6"-8" Ht., 3"-4" Sp.	Drought Tolerant, Single Trunk, Tree Form
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS		
DE	25	Duranta erecta 'Gold Mound'	Gold Mound Duranta	3 gal., 20" Ht. x 20" Sp.	Drought Tolerant		
MC	39	Muhlenbergia capillans	Pink Muhly Grass	3 gal., 20" Ht. x 20" Sp.	Native, Drought Tolerant		
MF	27	Myrcianthes fragrans	Simpson's Stopper	7 Gal., 3" x 2"	Native, Drought Tolerant		
MY	71	Mynca cenera	Wax Myrtle	3 gal., 20" x 20"	Native, Drought Tolerant		
RA	36	Rhaptolepis indica 'Alba'	Dwf. Indian Hawthorn	3 gal., 14" Ht. x 14" Sp.	Drought Tolerant		
VO	28	Viburnum odoratissimum	Sweet Viburnum	3 gal., 20" Ht. x 20" Sp.	Drought Tolerant		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
AG	91	Arachis glabrata-Rhizoma	Perennial Peanut Grand Reserve	12"x18", 1 gal.	24" o.c.	Drought Tolerant, Rode Groundcovers	
DV	44	Dietes vegeta	African Iris	12"x18", 1 gal.	24" o.c.		
GP	31	Gaillardia pulchella	Gaillardia	12"x12", 1 gal.	24" o.c.	Native, Drought Tolerant	
LG	89	Liriope muscari 'Emerald goddess'	Emerald Goddess Liriope	12"x18", 1 gal.	24" o.c.	Drought Tolerant, Rode Groundcovers	
ZP	22	Zamia pumila	Coontie	12"x12", 1 gal.	30" o.c.	Native, Drought Tolerant	
MULCH	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS	
M	853 sf	4" Depth Pine Bark Mini-Nuggets (2" Nuggets)					



SECTIONS ARE NOT TO SCALE AND ARE TYPICAL IN NATURE.
PLACEMENT OF PLANT MATERIAL PER PLAN LAYOUT.

PASCO COUNTY GENERAL REQUIREMENTS

- PROJECT IS BUILDING RENOVATION - 61% OF TAXABLE VALUE
- 50% - 75% REDEVELOPMENT TIER
- PERIMETER BUFFERS
- BUILDING PERIMETER LANDSCAPING, WHERE FEASIBLE
- NO EXISTING TREES ON SITE REMOVED - NO TREE REPLACEMENT REQUIRED.
- 5 TREES PROVIDED - 1 MINIMUM SPECIES REQUIRED
- BUFFERS - 5 TREES
- 91.3% OF SHRUBS/GROUNDCOVERS PROVIDED ARE DROUGHT TOLERANT
- 37.8% SHRUBS/GROUNDCOVERS PROVIDED ARE NATIVE
- 25% MAXIMUM COVERAGE OF ANY ONE SHRUB/GROUNDCOVER SPECIES
- 18.1% SF MAXIMUM COVERAGE PER ONE PROVIDED SHRUB/GROUNDCOVER SPECIES
- BUILDING PERIMETER LANDSCAPE
- BUILDING PERIMETER LANDSCAPE HAS BEEN PROVIDED WITHIN AVAILABLE EXISTING AREAS. EXISTING BUILDING PERIMETER NOT SUFFICIENT FOR ADDITION OF TREES.
- GROUNDCOVER PLANT NOTE
- GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR.
- PLANT MATERIAL REPLACEMENT NOTE
- ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.

ENGINEERING BASE INFORMATION PROVIDED BY:
Coastal Design Consultants, Inc.
New Port Richey, Florida 34654
Phone: (727) 848-8010

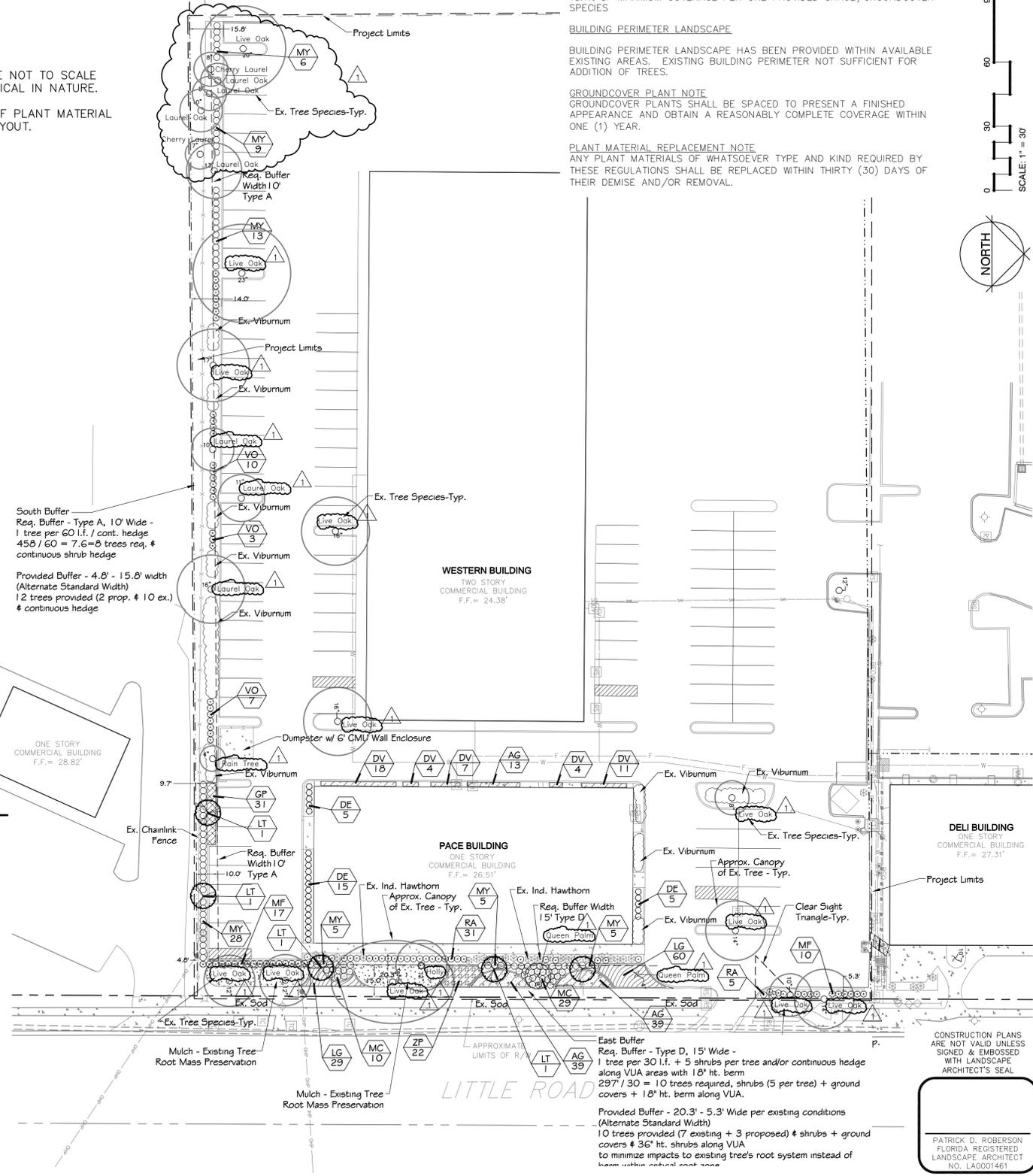
ROBERSON RESOURCE GROUP
Landscape Architecture & Consulting
3152 Little Road, # 125, Trinity, Florida 34685
Phone: 727-256-4256 Web: RRGL.com
LA0001461 & LC0000267

Plans Prepared For
PASCO PACE CENTER FOR GIRLS FOR COUNSEL SQUARE
7545 Little Rd.
New Port Richey, Florida 34654

Revision	Date
07/06/15	

Project Title
Pasco PACE Center for Girls Building Renovation
Pasco County, Florida

LANDSCAPE PLAN
Project No. 15-014
Date 06/17/15
Sheet LA1



LITTLE ROAD

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL
PATRICK D. ROBERSON
FLORIDA REGISTERED LANDSCAPE ARCHITECT
NO. LA0001461

LANDSCAPE GENERAL NOTES

- Permits required by any authority or governing jurisdiction, for any installation or construction work described in the contract documents, shall be obtained by the Contractor. Any applicable fees or financial requirements are to be paid by the Contractor for such permits, unless stipulated specifically in writing by the Owner.
- The Contractor shall comply with all codes, safety requirements, and environmental regulations of federal, state, local and other regulatory agencies that have jurisdiction over the project, without additional cost to the owner. This includes any safety standards of the Occupational Safety and Health Act and amendments. The Owner and Owner's Representative shall be held harmless from any accident, injury or any other incident resulting from compliance or non-compliance with these standards.
- The work included in this Section include the furnishing of all materials, equipment and labor necessary and incidental to the installation and preparation of planting areas, soil treatment, plants, grassing, protection of existing and proposed plants, hauling and spreading of topsoil, finish grading, removal and / or transplanting of existing plants as indicated, warranty, replacement of plants and / or materials, and related items as required to complete the work as indicated on the plans and fulfilling all warranty provisions, as specified herein.
- The work shall also include the maintenance of all landscape plants and materials, planting areas, and sod / seeded areas until the Final Acceptance by the Owner's Representative. This time period of required maintenance may be extended through the full warranty period, as specified in the contract agreement, until Final Project Acceptance.
- During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, installed elements and utilities specified herein and / or on submitted plans. Removal or destruction of items described above is prohibited unless specifically authorized by the Owner.
- The plant list as shown on the plans is for the Contractor's information only and no guarantee is expressed or implied that quantities shown therein are correct or that the list is complete. The Contractor shall verify that all plant material shown on the drawings are included in the Contractor's bid.
- Substitutions of plant materials will not be permitted unless authorized in writing by the Owner's Representative. Proof is to be submitted in writing from 5 different regional sources that a plant specified is not obtainable. Consideration will be given to the nearest available size or similar variety with a corresponding adjustment of the contract price.
- The Contractor shall review and verify the proposed and existing site elements, including but not limited to, storm drainage, water, sewer, phone, cable and electrical utilities, paving, site grading, buildings, walks, hardscape, and vegetation to preclude any misunderstanding and ensure a trouble free installation.
- Stated dimensions shall govern over scaled dimensions on the plans.
- Plants shall be subject to inspection for conformity to specification requirements and approval by the Owner's Representative at their place of growth, or upon delivery to the site, as determined by the Owner's Representative. Such approval shall not preclude the right of inspection and rejection during any phase of the work. Rejected plant materials shall be immediately removed from the project site and replaced with approved plant materials within seven (7) days or as approved by the Owner's Representative.
- All plants may be selected and tagged by the Owner's Representative at their place of growth. For distance material, photographs may be submitted for pre-inspection review and approval by the Owner's Representative. Pictures shall be clear and contain the full image of the plant material to be reviewed and have a clear indication of size in foot increments for trees and palms and inches for shrubs and groundcovers. The photograph will become the representative sample for that plant type (species and size).
- Submit certificates of inspection, as required by governmental authorities, and manufacturers or vendors certified analysis for soil amendments, herbicides, insecticides and fertilizer materials and any additional data that indicates that the materials comply with specified requirements.
- The Contractor shall conduct a minimum of three (3) soil tests at locations as shown on the plans or determined by the Owner's Representative. The Contractor shall test each location for soil composition (type, strata, pH, soluble salts, and organic content) and sub-surface drainage conditions (percolation rate), as a minimum. Soil testing shall be conducted by an approved soil-testing laboratory. The Contractor shall provide the Owner's Representative with the results of the soil analyses prior to any installations throughout the project. If soil conditions are insufficient for proper plant growth, the Contractor is required to supply recommendations for improving the condition of the soil of each area, to the Owner's Representative for approval. The Contractor shall, at the discretion of the Owner's Representative, proceed with the recommendations for improving the soil conditions.
- Trees designated as Ball and Burlap (B&B) shall be properly dug with firm natural balls of soil retaining as many fibrous roots as possible in sizes and shapes as specified in the most recent edition of the American Standard for Nursery Stock. Balls shall be firmly wrapped with nonsynthetic, rottable burlap and secured with heavy nonsynthetic, rottable twine. Root collar shall be apparent at the surface of the rootball. No trees with loose, broken, or manufactured rootballs will be planted, except with written approval of the Owner's Representative, prior to planting.
- Sabal Palms shall have all frond removed prior to planting, leaving a minimum of twelve (12) inches of new frond growth above the bud. Boots shall be removed from the trunk of sabal palms unless otherwise specified by the Owner's Representative. Remove only a minimum number of fronds on other palm species to facilitate the handling of the palm material. Do not damage the buds of any palms and take necessary care to protect the bud during digging, handling, transportation and installation.
- During transportation of plant material, the Contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, rootball damage, or areas of torn bark, the Owner's Representative may reject the injured plant material and require replacement of the rejected material at no additional cost to the Owner.
- Plant material that is stored improperly shall receive a special review of acceptance or rejection, established on a case by case basis.
- The Contractor shall protect existing pavement, buildings, walks, curbing, walls, hardscape elements, utilities and planting materials (trees, shrubs, ground covers, etc.) which are not designated for removal on the plans from damage.
- The Contractor shall request the proper utility company to stake the exact location of all underground lines including but not limited to electric, gas, cable and/or telephone service prior to layout and excavating of any planting area. The Contractor shall contact Sunshine State One-Call of Florida, Inc. (SSOCOF) at 1-800-432-4770. Per SSOCOF, the calls shall be made a minimum of two days and a maximum of five days before beginning construction operations.
- Not all utilities are members of the Sunshine State One-Call system and direct contact shall be taken as necessary.

- The Contractor shall be responsible for the preservation and protection of all site conditions to remain from damage due to this work. In the event damage does occur, all damage shall be completely repaired to its original condition. All the costs of such work shall be charged to and paid by the Contractor.
- The Contractor shall thoroughly examine the project site, including sub-surface soil conditions, existing and proposed elevations and general conditions under which the work is to be performed. The Contractor shall notify in writing of any conflicts or unsatisfactory conditions discovered, prior to beginning work. If the Contractor begins work before the unsatisfactory condition have been resolved, this will indicate that the Contractor has accepted the existing conditions and is responsible to complete the work at no additional cost to the Owner.
- The Contractor shall be responsible for all unauthorized cutting or damage to existing trees not marked for removal on the plans. Such damage may be caused by operation of equipment, stockpiling of materials, careless labor, etc. This shall include compaction by driving or parking inside the drip-line of trees or the spillage of oil, gasoline, or other deleterious materials within the drip-line of trees.
- The Contractor shall have a clear understanding and identify each existing tree, shrub and / or palm that is designated to remain or to be removed.
- The Contractor shall maintain tree barricades at all times during the construction activities on the project for all existing trees, palms and other plant material within and adjacent to the limits of construction that are specified to remain. The Contractor shall refer to the tree protection detail and notes provided within the Landscape Plans.
- The Contractor shall provide an International Society of Arboriculture (I.S.A.) Certified Arborist with a minimum of five (5) years experience with similar projects, to direct appropriate pruning (roots, branches) and/or other treatment necessary to ensure the health, viability and attractiveness of trees and palms to remain. The Contractor shall be responsible for implementation of the Certified Arborist's instructions.
- Uncover specified work when directed by the Owner's Representative without compensation. Should the material, workmanship, or method of installation not meet the standards specified herein, the Contractor shall replace the work at his own expense.
- Rejected work shall be removed and corrected within seventy-two (72) hours upon notification of rejection by the Owner's Representative.
- Plants shall be true to species, variety and size as specified on the plans and nursery grown in accordance with good horticultural practices under climatic conditions similar to those in the locality of the project.
- All plant material shall comply with all required inspections, grading standards and plant regulations, as set forth by the Florida Department of Agriculture and Consumer Services Division of Plant Industry, Grades and Standards for Nursery Plants, latest edition. All plant material shall also conform to ANSI Standards for Nursery Stock (ANSI Z60.1-1990).
- Plant materials not specifically covered in "Florida's Grade and Standards for Nursery Plants" shall conform to a minimum grade of Florida No. 1 as to health and vitality, condition of foliage, root system, freedom from pests or mechanical damage; heavily branched and densely foliated according to the accepted normal shape; freedom from low and/or "V" shaped crochets.
- The minimum grade for all plant material shall be Florida No. 1 or better.
- Trees with a damaged or cracked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 3/4 inch in diameter that are not completely closed will be rejected.
- Palms shall have straight trunks (within 3 degrees of vertical) unless otherwise stated on the plans. Palms shall be free from burn marks and / or other damage to the trunk.
- Balled and burlapped (B&B) plants (field grown trees and palms) shall be dug with firm, natural balls of soil of sufficient size to encompass the fibrous and feeding roots of the plants. No plants moved with a ball shall be cracked or broken. B&B root balls shall exhibit small white fibrous roots coming through the burlap. Field grown trees and palms shall be nursery grown material. Root pruning and hardening off of plant material shall be done a minimum of six (6) weeks or for a period as determined by the Owner's Representative, prior to planting at the project. The supplier of the tree material shall supply certification of the date of root pruning and harvest date of the tree material, prior to the installation of the trees at the project site.
- Protect roots or balls of plants at all times from sun and drying winds, excess water and freezing, as necessary until planting.
- Prepared planting soil shall be fertile, friable natural topsoil of loamy character, without admixture of subsoil material, obtained from a well-drained arable site, reasonably free from clay lumps, coarse sands, stones, plants, roots, sticks and other foreign materials. The acidity range shall be between pH 5.5 and 6.5. Prepared planting soil mixture shall consist of three (3) parts native topsoil meeting the above requirements and one (1) part peat. The peat shall be brown to black in color, sterile, weed and seed free, granulated raw peat, containing not more than 9% mineral content on a dry basis.
- Planting shall be coordinated with the underground automatic irrigation system(s) installation. The irrigation system is to supply 100 percent coverage of water to all required landscape plant material and turf at time of landscape installation.
- The Contractor shall supply supplemental water; over the amount of water supplied by the irrigation system, for establishment to all newly installed trees and palms for ninety (90) days, commencing immediately after installation. Supplemental water can be supplied by water truck or direct water source on site (nose bib, reclaimed water, pump/well source), and shall be applied in such a manner to avoid disturbance to mulch and soil, and to avoid damage to plant materials.
- It is the Contractor's responsibility to adjust watering amounts and frequency to ensure proper establishment of all plant material.
- Fertilizer shall be complete, uniform in composition, dry and free flowing. Fertilizer shall be delivered to the site in the original unopened containers, each bearing the manufacturer's statement of analysis. Store in a manner to prevent wetting and deterioration.
- Mulch is to be 100% organic shredded Melaleuca, Pine bark or Eucalyptus mulch (or type approved by the Owner) shall be utilized and installed to a wetted depth of three (3) inches. Mulch shall be free of extraneous sticks and other tree residue.
- A pre-emergent herbicide (Rout, Ronstar or approved equal) shall be applied to all planting areas as specified by manufacturer's recommendations.

- Sod shall be as specified on the plans, in areas designated on the plans, and for disturbed areas within the construction limits, grass sod type shall be well matted with grass roots. The sod shall be taken up in rectangles, preferably 12" x 24", shall be a minimum of 2" in thickness, and shall be live, fresh, and uninjured at the time of planting. Sod shall be a minimum of 95% free from all noxious weeds, other grasses, and extraneous materials. The sod shall have a soil mat of sufficient thickness adhering to the roots to withstand all necessary handling.
- The sod shall be planted as soon as possible after being dug, and kept moist and shaded until it is planted. Dumping from vehicles will not be permitted and damaged sod will be rejected. Replanting shall be performed within 24 hours after time of harvesting or sod shall be stacked in an approved manner and properly moistened until planted. Sod which has been cut for more than 72 hours shall not be used unless specifically authorized by the Owner's Representative, after inspection of the sod.
- The work area may have existing utilities, such as, but not limited to, irrigation, phone, cable, electrical, water, sanitary sewer, and storm sewer. The locations of some of these existing utilities may have been indicated on the Plans. However, no guarantee is implied that the Plans are accurate or complete in reference to existing utility information. It shall be the responsibility of the Contractor to verify the location of all such utilities, structures, etc., by hand excavation or other appropriate measures before performing any work that could result in damage or injury to persons, utilities, structures or property. The Contractor shall make a thorough search of the site for utilities, structures, etc., before work is commenced in any particular location.
- The Contractor shall take immediate steps to repair, replace, or restore all services to any utilities or other facilities which are disrupted due to the Contractor's operations. The Contractor shall also engage any additional outside repairs on a continuous basis until services are restored. Contractor shall provide and operate any supplemental temporary services to maintain uninterrupted use of the facilities. All responsibility for damage due to negligence on the part of the Contractor shall be borne by the Contractor and the Contractor shall also be fully responsible for any and all claims resulting from the damage.

- The Contractor shall notify the Owner's Representative, in writing, of soil conditions that the Contractor considers detrimental to the growth of plant material. These conditions are to be described, as well as suggestions for correcting them. Proper soil percolation must be assured at a minimum rate of 1/2" percolation per hour to a depth of a typical tree planting pit.
- Planting areas are to be finished grade to conform to grades on engineering drawings or as noted on the landscape drawings, after full settlement and installation has occurred. The Contractor shall correct or repair the grades as necessary to conform to the finished grades specified. All planting areas shall be free from concrete debris, lumps, depressions, rocks, sticks or other debris and shall be raked and graded smooth to conform to the finish grades after the installation of landscape materials. The planting areas shall provide positive surface drainage without puddling of water. This requirement is applicable to sodded areas also. Sodded areas shall present a smooth and finished appearance, meeting finished grades as specified after installation.

- All materials and equipment shall be installed in a neat and workmanlike manner. The Owner's Representative reserves the right to direct the removal and replacement of any items, which, in his opinion, do not present an orderly and workmanlike appearance. Plant locations may also be adjusted by the Owner's Representative due to unforeseen on-site conditions.
- Clean-up work and planting areas of rubbish or objectionable matter. Mortar, concrete and toxic material shall be removed from the surface of all plant beds. These materials shall not be mixed with the soil. Should the Contractor find conditions beneath the soil, which will in any way adversely affect the plant growth, he shall immediately call it to the attention of the Owner's Representative. Failure to do so before planting shall make the corrective measures the responsibility of the Contractor.
- If underground construction, utilities or obstructions are encountered during the excavation of planting areas or pits, alternative locations for the plant material shall be selected by the Owner's Representative. Such changes in location shall be made by the Contractor without additional compensation.

- All required trees and palms shall be placed a minimum of four (4) feet from impervious surfaces; shrubs shall be placed a minimum of 18 inches as measured from the edge of the plant.
- All shrub beds shall be considered as a single mulched area. There shall be no sod incorporated within such planted areas. All shrub and groundcovers shall be mulched curb-to-curb or edge of planting bed, unless otherwise indicated. Top of mulch shall be level with the top of curb or surrounding grade.
- Sides of pits and trenches shall be vertical. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, and/or obstructions, the Owner's Representative shall be notified before planting. Sites with poor drainage may require the use of sloped sides, for pits or trenches.

- In planting areas where soils have been compacted to a density, which is detrimental to plant growth, loosen soils to allow root penetration before the planting pit.
- Width of planting pit shall be 3 times the diameter of the rootball in highly compacted or poorly draining soils, with the sides of the pit sloped.
- Shrubs fertilizer shall be Osmocote Time Released Fertilizer and composed of a fertilizer ratio of 3:1:1 or 3:1:2, (nitrogen: phosphorus: potassium) and contain all primary and secondary trace elements, or approved equal.

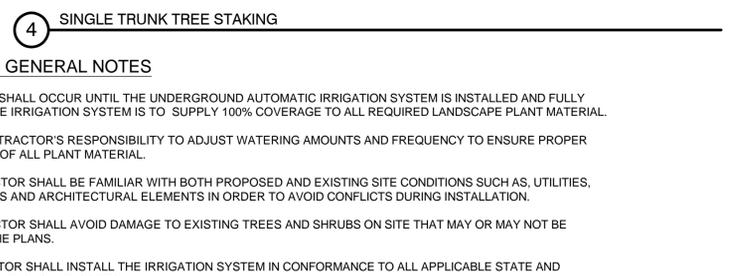
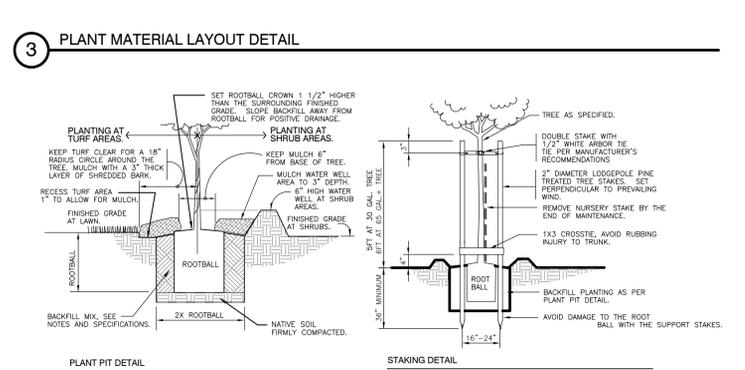
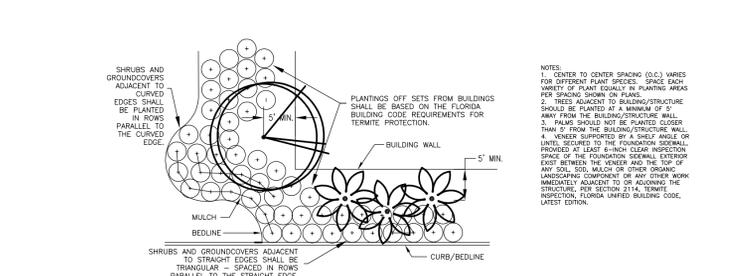
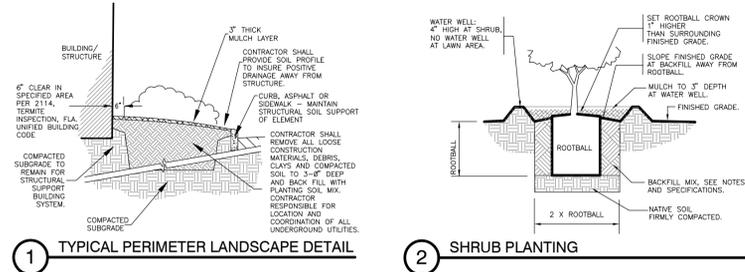
- Sod fertilizer shall be composed of sixteen percent (16%) nitrate nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium and contain all primary and secondary trace elements for sodded areas, or approved equal.
- Palms: Fertilizer shall be composed of twelve percent (12%) nitrogen, four percent (4%) phosphorus, twelve percent (12%) potassium and contain all primary and secondary trace elements for Florida palm trees.
- Fertilizer shall be applied at the rates recommended by the manufacture and soil testing laboratory. Fertilizer shall be applied as a top dressing only and shall not be mixed in with the backfill material at time of installation. The Contractor shall apply fertilizers at the time of installation. Fertilizer shall be applied per ANSI 300, Part 2 - 1998 and Best Management Practices, Tree and Shrub Fertilization, ISA.
- Trees, shrubs and ground cover shall be set straight and at such a level, that after settlement, the plant ball will stand flush, to 1" - 1/2" above grade. Each plant shall be set in the center of the planting pit (see planting details). Planting goal shall be thoroughly "watered-in" to remove all air pockets around the root ball. Do not rely on the irrigation system to achieve this task. All burlap, rope wires, etc. shall be loosened from the top and sides of the ball, but no burlap shall be pulled from underneath. No more than two (2) inches of soil shall remain over the first major root closest to the soil surface. Remove non-biodegradable nursery wrappings and unwrap burlap from the top 1/3 of the rootball.

- Plant materials such as trees, shrubs and groundcovers shall be planted prior to the planting of the grassed / sodded areas. The grassed / sodded areas shall be protected during and repaired if damaged during the planting installation activities.
- All new furnished trees and palms shall be set plumb at the time they are installed to within a tolerance of three (3) degrees from vertical. Trees and palms found not to be vertically aligned will not be accepted.
- A basin shall be built around all plants or trees that stand-alone and are not located in larger mulched beds. A water-holding soil-dam shall be built on the outside edge of the planting pit to form a basin of sufficient volume to hold water, as per the Planting Details.
- Each tree shall be pruned to preserve the natural character of the plant as shown on the Plans. All softwood (sucker growth) and all broken or badly damaged branches shall be removed with a clean cut. Pruning procedures shall conform to ANSI A330 Part 1 - 2001 and Pruning and Best Management Practices, Tree Pruning, by the International Society of Arboriculture. All pruning shall be previously approved by the Owner's Representative.
- Within one week after the planting, mulch material, as specified, shall be uniformly applied to a minimum wetted thickness of three (3) inches or as indicated on the Plans, over the entire area of the backfilled hole or bed. The mulch shall be maintained continuously in place until the time of final inspection.
- All trees not within planting beds shall be mulched within a three (3) foot diameter of the tree.
- Do not place mulch immediately against trunks of trees and palms.
- Soft spots and inequalities in grade shall be corrected before starting sod work. Soil shall be watered before sod planting. Tamp or roll all newly installed sod. Sod shall be thoroughly watered in.
- The setting of the sod pieces shall be staggered so as to avoid a continuous seam. The offsets of individual strips shall not exceed 6". In order to prevent erosion caused by vertical edges at the outer limits, the outer pieces of sod shall be tamped so as to produce a feathered edge effect. On steep slopes, the Contractor shall, if so directed, prevent the sod from sliding by means of wooden pegs driven through the sod blocks into firm earth, at directed intervals. Sod shall be placed in rows perpendicular to the slope.

- The project site shall be kept in a relative neat and clean appearance throughout the course of the landscape installation. Perform cleaning during installation of the work and upon completion of the work. Remove from the site all excess materials, soil, debris, and equipment. Repair damage resulting from planting and other landscape installation operations.
- Provide one (1) year warranty covering the life and satisfactory condition of all planted materials. All sod shall be warranted for 90 days after Final Acceptance. The one (1) year warranty does not begin until the entire landscape installation has been accepted by the Owner's Representative at the time of Final Acceptance for Landscape work. After the one (1) year warranty period, the Owner's Representative shall conduct the Project's Final Inspection.
- All plant material and turf not found in a healthy growing condition, questionable survivability or dead at the end or at any time during the warranty period shall be removed from the site and replaced within ten (10) calendar days after written notice.
- All plant material replacements shall be of the same kind and size as specified in the Plant List. They shall be furnished, planted, mulched and watered-in as specified at no additional cost to the Owner. These replacement materials shall be bound to the same warranty conditions as the original materials.
- Damage to plant material from obvious vandalism, theft, Owner's neglect, or acts of providence (i.e., prolonged flooding, gale force winds, etc.), or incidents beyond the Contractor's control will not be covered under this warranty.
- The Contractor shall notify the Owner's Representative in writing, a minimum of ten (10) days in advance, when all work is substantially complete to schedule a substantial completion. Based on this inspection, the Owner's Representative will develop a punch list of items to be addressed by the Contractor. Upon completion of Punch List items, the Contractor shall coordinate with the Owner's Representative to schedule a Final Acceptance Inspection. At the time of Final Acceptance, the warranty period shall begin.
- Upon Final Acceptance of the plant material, the Contractor shall submit two (2) written maintenance instructions recommending procedures for the maintenance of plant materials and sod, for a one year period.

EXISTING TREE PROTECTION GENERAL NOTES

- EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER PASCO COUNTY REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE AN INTERNATIONAL SOCIETY OF ARBORIST (ISA) CERTIFIED ARBORIST WITH A MINIMUM OF 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS, TO DIRECT APPROPRIATE PRUNING (ROOTS, BRANCHES) AND/OR OTHER TREATMENT NECESSARY TO ENSURE THE HEALTH, VIABILITY AND ATTRACTIVENESS OF TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE CERTIFIED ARBORIST'S INSTRUCTIONS. PRUNING SHALL CONFORM TO ANSI A-300 PRUNING STANDARDS.
- ALL TREE ROOTS EXISTING WITHIN IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THE PLANS. ROOT PRUNING SHALL BE ACCOMPLISHED BY MECHANICAL TREEMECH WITH SHARP BLADES AND UNDER THE DIRECT SUPERVISION OF THE CERTIFIED ARBORIST. ROOT PRUNING SHALL MEET THE STANDARDS AND REQUIREMENTS OF PASCO COUNTY AND ISA.



IRRIGATION GENERAL NOTES

- NO PLANTING SHALL OCCUR UNTIL THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM IS INSTALLED AND FULLY FUNCTIONAL. THE IRRIGATION SYSTEM IS TO SUPPLY 100% COVERAGE TO ALL REQUIRED LANDSCAPE PLANT MATERIAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST WATERING AMOUNTS AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
- THE CONTRACTOR SHALL BE FAMILIAR WITH BOTH PROPOSED AND EXISTING SITE CONDITIONS SUCH AS, UTILITIES, PLANT MATERIALS AND ARCHITECTURAL ELEMENTS IN ORDER TO AVOID CONFLICTS DURING INSTALLATION.
- THE CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES AND SHRUBS ON SITE THAT MAY OR MAY NOT BE INDICATED ON THE PLANS.
- THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM IN CONFORMANCE TO ALL APPLICABLE STATE AND REGIONAL REGULATIONS AND CODES.
- DRIP LINE, BUBBLERS, SPRAY HEADS AND ROTORS SHALL NOT BE COMBINED ON THE SAME CONTROL VALVE CIRCUIT. SPRAY AND ROTOR COMPONENTS SHALL HAVE MATCHING APPLICATION RATES WITHIN EACH IRRIGATION ZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND ADJUSTED TO AVOID OVERSPRAY AND RUNOFF ONTO SIGNS, BUILDINGS, WALLS, WALKWAYS, ROADWAY PAVEMENT OR OTHER IMPERVIOUS SURFACES.
- THE IRRIGATION SYSTEM CONTROLLER SHALL HAVE PROGRAM FLEXIBILITY SUCH AS REPEAT CYCLES AND MULTIPLE PROGRAM CAPABILITIES AND HAVE A BATTERY BACK-UP SYSTEM TO RETAIN IRRIGATION PROGRAMS. THE IRRIGATION CONTROL SYSTEM SHALL BE EQUIPPED WITH AN OPERABLE SOIL MOISTURE SENSOR SHUTOFF DEVICE EXPOSED PER THE MANUFACTURER'S SPECIFICATIONS. THE CONTROLLER SHALL ALSO BE EQUIPPED WITH A PUMP START RELAY SYSTEM.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED & INSTALLED TO "STANDARDS AND SPECIFICATIONS FOR TURF AND LANDSCAPE IRRIGATION SYSTEMS", LATEST EDITION, (FIFTH EDITION MINIMUM) AND ANY AMENDMENTS, BY THE FLORIDA IRRIGATION SOCIETY, INC.
- RAIN BIRD DRIP TUBING SYSTEM COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- SPRAY HEAD AND ROTOR LAYOUT SHALL PROVIDE FOR PROPER HEAD TO HEAD COVERAGE. SPRINKLER SPACING SHALL NOT TO EXCEED 55% OF THE SPRINKLER DIAMETER OF COVERAGE.
- THE IRRIGATION CONTRACTOR SHALL ASCERTAIN THE IRRIGATION SYSTEM REQUIREMENTS FOR GPM AND PSI DEMAND AND DETERMINE IF THE METER AND BACKFLOW ASSEMBLY IS CAPABLE OF MEETING THE DEMAND WITHIN THE ALLOWABLE WATERING TIMES. METER AND BACKFLOW ASSEMBLY TO BE PER LOCAL JURISDICTIONAL REQUIREMENTS AND APPLICABLE STATE OF FLORIDA BUILDING CODES.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE SITE/BUILDING CONTRACTOR TO VERIFY ANY REQUIRED ELECTRICALLY POWER FOR THE IRRIGATION SYSTEM IS AVAILABLE.
- WIRE CONNECTIONS FOR ELECTRIC CONTROL VALVES ARE TO BE MADE WITH NORTHSTAR WATERPROOF SPLICE KITS (3M DBT).
- MAINLINE PIPE IS TO BE INSTALLED A MINIMUM OF 18" BELOW FINISH GRADE. LATERAL LINE PIPE IS TO BE INSTALLED A MINIMUM OF 12" BELOW FINISH GRADE.
- THE IRRIGATION CONTROLLER SHALL HAVE PROPER LIGHTNING PROTECTION INSTALLED PER MANUFACTURE AND APPLICABLE CODES.
- CONTROL VALVE WIRES SHALL RUN UNDER THE MAINLINE PIPE.
- THE MAINLINE PIPE AND SLEEVES ARE TO BE SCHEDULE 40 PVC. LATERAL LINE PIPE IS TO BE CLASS 200 PVC. IRRIGATION PIPE SHALL BE PROPERLY SIZED TO A MAXIMUM OF 5 FEET PER SECOND OF WATER VELOCITY FLOW THROUGH THE IRRIGATION SYSTEM.
- NO IRRIGATION COMPONENTS, MAINLINE PIPING, LATERAL PIPING OR TRENCHING SHALL OCCUR WITHIN THE PROTECTED ZONE OF EXISTING TREES ON SITE AS INDICATED ON THE PLANS.

CONSTRUCTION PLANS ARE NOT VALID UNLESS SIGNED & EMBOSSED WITH LANDSCAPE ARCHITECT'S SEAL

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Plans Prepared For
PASCO PACE CENTER FOR GIRLS FOR GIRLS at COUNSEL SQUARE

7545 Little Rd.,
New Port Richey, Florida 34654

07/06/15
Date

Rev Per Pasco County Comments
Revision

Project Title
Pasco PACE Center for Girls Building Renovation

Pasco County, Florida

LANDSCAPE NOTES & DETAILS

Project No. 15-014
Date 06/17/15
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