



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

October 14, 2015

Drew Copley
Copley Design Associates
P.O. Box 622
Palm Harbor, FL 34683 copleydesign@gmail.com

RE: Arby's - 7125 S.R. 54 – SML15-060
Parcel ID #
Landscape Plan for Interior Remodeling

Dear Mr. Oliveri:

Please be advised that the above referenced submittal was received on September 2, 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 75 percent of the depreciated value of the building. Based on this dollar value, your project falls over 100 percent category requiring landscaping as follows:

The Type "A" 10-foot buffers along the north, west and east property line, Type "D" buffer 15-foot along the south property line abutting S.R. 54, interior parking islands, and all building perimeter landscaping and parking requirements. An Alternative Standard request has been submitted and approved which allows the applicant to reduce the Type "A" buffers as follows: north buffer to a zero buffer, west buffer from 1 to 15-feet wide, the east buffer from 13 to 6-5-feet wide. The Type "D" buffer adjacent to S.R. 54 will be reducing the buffer to 1 to 5-feet in width.

Please be advised, approval of the Landscape Plan is subject to the following conditions:

1. The owner/developer is hereby notified that any additional revisions shall be submitted to the Planning and Development Department for review and approval.

2. 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.
3. 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.

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
Senior Development Review Technician

CC: Mosaic Investments murad.karimi@gmail.com
Joseph L. Oliveri jlo@oliveriarchitects.com
Steve Reeder stever@southlandconstruction.com
Ruth Ann Dattoli – Zoning and Intake

Attachment: Modification Letter dated September 29, 2015

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

OLIVERI ARCHITECTS

V X XX XXX XL

AA - 0002921

Date: September 29, 2015

E-Mail: spiper@pascocountyfl.net

To: Susan Piper
Pasco County Zoning & Site Development Dept.
West Pasco Government Center
8731 Citizens Drive, Suite 230
New Port Richey, FL 34654
Tel: 727-847-8142 Ext. 2376

Re: Arby's
7125 SR 54
New Port Richey, FL
OA Project # 14-184

Dear Ms. Piper:

Per your request, I am providing with this narrative of the proposed scope of work for the project.

The scope of the work for the project is minor site improvements. Reconfigure parking arrangement, repair/ reseal and restripe of the existing parking lot and enhancement to the existing landscape.

In lieu of providing a CD with the drawings, I have provided access to a drop box to view all of the building drawings. This was sent to you in an e-mail on Thursday, September 24th.

Site/Landscape drawings were also sent via e-mail on Thursday, September 24th.

In case you have trouble finding the aforementioned e-mail, I am providing you with the link.

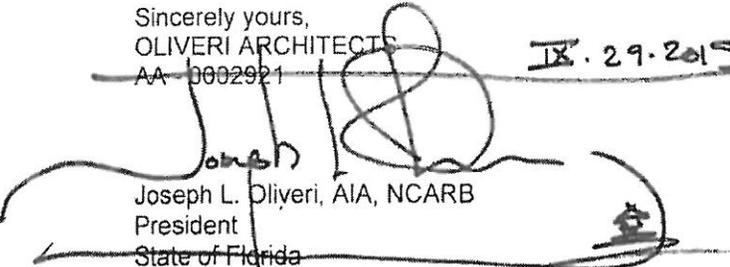
To access just click on the link below.

<https://www.dropbox.com/sh/xw86zbw1wljxolq/AAAF9Pgn9rBKGfTNfNI0gsdOa?dl=0>

Should you need any additional information, please feel free to call or email me.

Sincerely yours,
OLIVERI ARCHITECTS
AA - 0002921

IX. 29. 2015


Joseph L. Oliveri, AIA, NCARB
President
State of Florida
License # AR14028

JLO/gt

Landscape Approved Plan
10/14/15 SML15-060

ARBY'S RESTAURANT LANDSCAPE IMPROVEMENT PROJECT

7125 S.R. 54 New Port Richey, Pasco County, Florida

PARCEL ID NUMBER: 15-26-16-0000-00100-001B

CONSULTANTS

ARCHITECT:
OLIVERI ARCHITECTS
32707 US HIGHWAY 19
PALM HARBOR, FLORIDA
727 781-7525
DESIGN@OLIVERIARCHITECTS.COM

LANDSCAPE ARCHITECT:
COPLEY DESIGN ASSOCIATES
PO BOX 622
PALM HARBOR, FLORIDA
727 787-2840
COPLEYDESIGN@GMAIL.COM

CONTRACTOR:
SOUTHLAND CONSTRUCTION, INC.
172 WEST 4TH STREET
APOPKA, FLORIDA
407 889-9844
WWW.SOUTHLANDCONSTRUCTION.COM

OWNER / DEVELOPER:

MOSAIC INVESTMENTS
1707 MOUNT VERNON ROAD
ATLANTA, GEORGIA
PH. (707) 609-8195
INFO@MOSAIC-INV.COM

SITE DATA

ACRES - .65
BUILDING S.F. - 3,229 S.F.
EXISTING STANDARD PARKING SPACES - 36
HANDICAP SPACES - 2
PROJECT - ZONING C-2
PROJECT - LAND USE ROR RETAIL/OFFICE/RESIDENTIAL
ALL ABUTTING ZONING - C-2
ALL ABUTTING - FLU ROR RETAIL/OFFICE/RESIDENTIAL
REZONING - RZ2225 7/26/83 AC TO C-2

INDEX OF DRAWINGS

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
COVER SHEET	
L - 1	LANDSCAPE PLAN
IR - 1	IRRIGATION PLAN
D - 1	GENERAL NOTES AND DETAILS
D - 2	GENERAL NOTES AND DETAILS

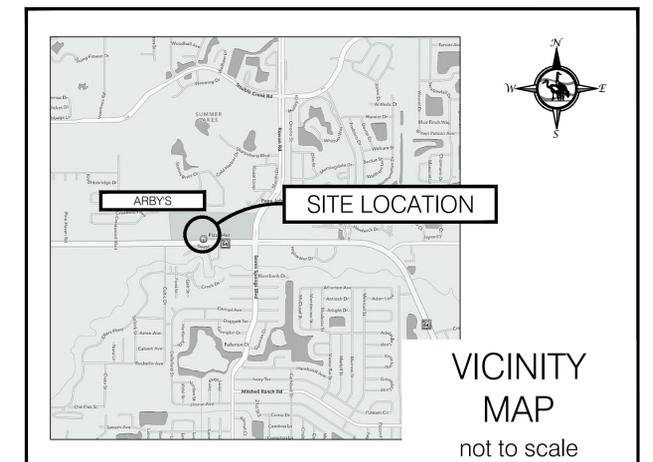
PREPARED BY:

COPLEY DESIGN ASSOCIATES, INC.

Clearwater, Florida
Phone 727 787-2840

copleydesign@gmail.com

Streetsboro, Ohio
Phone 330 474-7776



REQUIRED BUFFERS

REQUIRED BUFFER –NORTH BUFFER TYPE "A" 10' WIDE BUFFER WITH TREES 60' O.C., CONTINUOUS ROW OF EVERGREEN SHRUBS

ALTERNATE STANDARD: PROVIDED BUFFER – NORTH BUFFER NO LANDSCAPE BUFFER PROVIDED. EXISTING PARKING AREA

REQUIRED BUFFER –SOUTH BUFFER TYPE "D" 15' WIDE BUFFER WITH SHADE AND UNDERSTORY TREES 30' O.C., CONTINUOUS ROW OF EVERGREEN SHRUBS

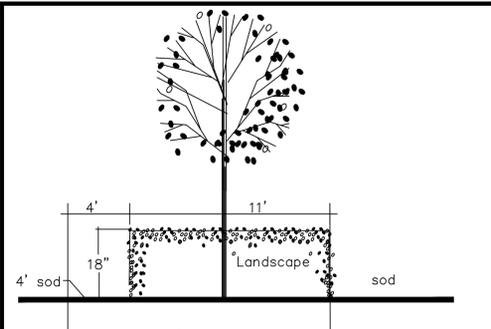
ALTERNATE STANDARD: PROVIDED BUFFER – SOUTH BUFFER BUFFER WIDTH PROVIDED: 1'-9" TO 5'-7". UNDERSTORY TREES 30' O.C.(UNDERSTORY DUE TO LIMITED WIDTH AND OVERHEAD LINES). CONTINUOUS HEDGE NO BERM PROVIDED DUE TO EXISTING LIMITED WIDTH.

REQUIRED BUFFER –EAST BUFFER TYPE "A" 10' WIDE BUFFER WITH TREES 60' O.C., CONTINUOUS ROW OF EVERGREEN SHRUBS

ALTERNATE STANDARD: PROVIDED BUFFER – EAST BUFFER BUFFER WIDTH PROVIDED: 6'-5" TO 13'-9". UNDERSTORY TREES 60' O.C.(UNDERSTORY DUE TO EXISTING LIGHT POLES AND UTILITIES). CONTINUOUS HEDGE

REQUIRED BUFFER –WEST BUFFER TYPE "A" 15' WIDE BUFFER WITH TREES 60' O.C., CONTINUOUS ROW OF EVERGREEN SHRUBS

ALTERNATE STANDARD: PROVIDED BUFFER – EAST BUFFER BUFFER WIDTH PROVIDED: 1' TO 15'. TREES 60' O.C. CONTINUOUS HEDGE



15' BUFFER WIDTH SOUTH BUFFER TYPE "D" 15' WIDE BUFFER WITH TREES 30' O.C., MIN. 5 SHRUBS PER TREE. UNDERSTORY TREES PROPOSED DUE TO OVER HEAD UTILITY LINES AND EXISTING BED WIDTH LIMITATIONS.

TYPE D BUFFER DETAIL
see plan sheets for plan view

TREE REMOVAL/REPLACEMENTS

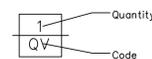
TREES TO BE REMOVED

SIZE INCH	OTHER OAK	TOTAL INCHES	OTHER	TOTAL INCHES
12	-	-	2	24

TOTALS: OAK = 0 OTHER = 24
REQUIRED REPLACEMENTS = 8"
OTHER (1/3 INCH PER INCH) = 8 INCHES

PROPOSED REPLACEMENTS = 39"
13 HARDWOOD TREES @ 3" CAL. = 39"

INCHES REQUIRED (8) – INCHES DROUGHT TOLERANT (39)
PALMS NOT INCLUDED IN CALCULATION



PLANT MATERIALS SCHEDULE

Quant.	Code	Botanical Name	Common Name	Specification	Native	Drought Tol.
10	TI	Lagerstroemia indica	Crape Myrtle	8' ht. x 4-5' spr., 2" cal., 5 stems	N	Y
5	NS	Ilex attenuata Engelman	Engelmann Holly	8' ht. x 3' spr., 2" cal.	N	Y
1	MG	Magnolia grandiflora	Magnolia	8' ht. x 3' spr., 2" cal.	Y	Y
1	MGF	Magnolia grandiflora	Magnolia	Existing	Y	Y
10	SP	Sabal palmetto	Cabbage Palm	10'-16' c.t. staggered groups	Y	Y
3	SPE	Sabal palmetto	Cabbage Palm	Existing	Y	Y
26	TREES					
SHRUBS: Minimum 3 gal. container install larger container size as necessary – shrubs must minimum height and spread specifications						
15	KRR	Schaffera arboricola	Var. Arboricola	18" ht. x 18" spr.	N	Y
10	FAK	Tripsacum dactyloides	Dwarf Fakahatchee Grass	18" ht. x 18" spr.	Y	Y
18	MF	Myrcianthes fragrans	Simpson's Stapper	18" ht. x 18" spr.	Y	N
10	F	Illicium floridanum	Florida Anise	18" ht. x 18" spr.	Y	N
17	G	Ilex glabra	Galberry	18" ht. x 18" spr.	Y	N
14	VS	Ilex vomitoria shillings	Dwarf Yaupon Holly	18" ht. x 18" spr.	Y	N
12	RI	Raphiolepis indica	Indian Hawthorn	18" ht. x 18" spr.	N	Y
12	VQA	Viburnum obtusatum	Walter's Viburnum	18" ht. x 18" spr.	Y	Y
15	ZP	Zamia pumila	Coontie	18" ht. x 18" spr.	Y	Y

NOTE: Multi trunk trees shall have no less than 3 trunks, each stem shall be at least 1" in caliper and 6' in height at time of installation.

513 PLANTS PROPOSED, 396 NATIVE = 77% NATIVE PLANTS
513 SHRUBS PROPOSED, 358 DROUGHT TOLERANT = 69% DROUGHT TOLERANT PLANTS

NATIVE AND DROUGHT TOLERANT SPECIES:
"DROUGHT TOLERANT PLANTS FOR NORTH AND CENTRAL FLORIDA"
IFAS EXTENSION UNIVERSITY OF FLORIDA
GARY KNOX

REQUIRED BUILDING LANDSCAPE

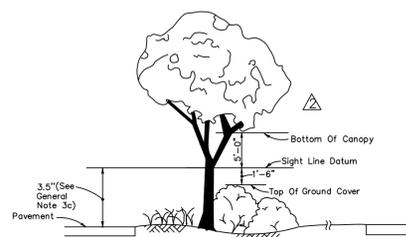
BUILDING S.F. FIRST FLOOR = 3,227 S.F.
REQUIRED LANDSCAPE AREA:
3,227 X 10% = 327 S.F.
AREA PROVIDED: 282 S.F. (59%)

BUILDING L.F. = 261'
LENGTH OF LANDSCAPE REQUIRED = 50% OF BUILDING PERIMETER – 261 X 50% = 130.5 L.F.
REQUIRED LENGTH OF LANDSCAPE PROVIDED = 149' (57%)

NOTE: SEVERAL LANDSCAPE BED WIDTHS ARE LESS THAN THE MINIMUM 5' DUE TO LIMITATIONS OF EXISTING CONDITIONS

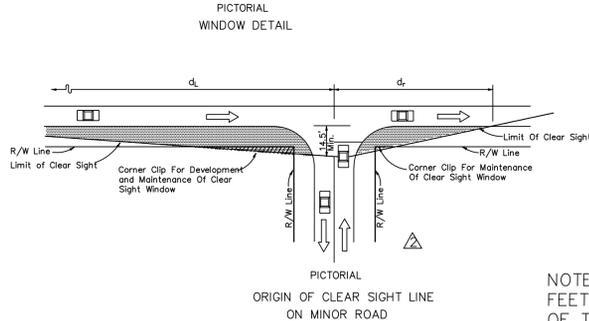
Pasco County Landscaping Standard Notes (Pasco LDC 905.2)

- 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 turfgrass, 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 turfgrass, 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)

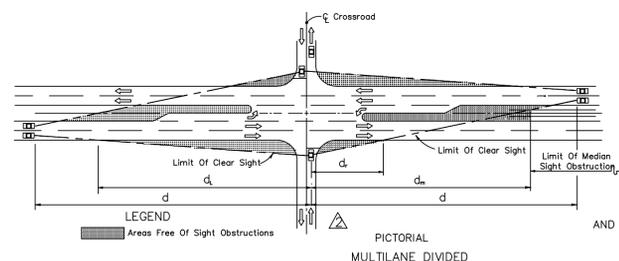


The Intent Of This Standard Is To Provide A Window With Vertical Limits Of Not Less Than 3' Above And 1' Below The Sight Line Datum, And Horizontal Limits Defined By The Limits Of Clear Sight.

PICTORIAL WINDOW DETAIL



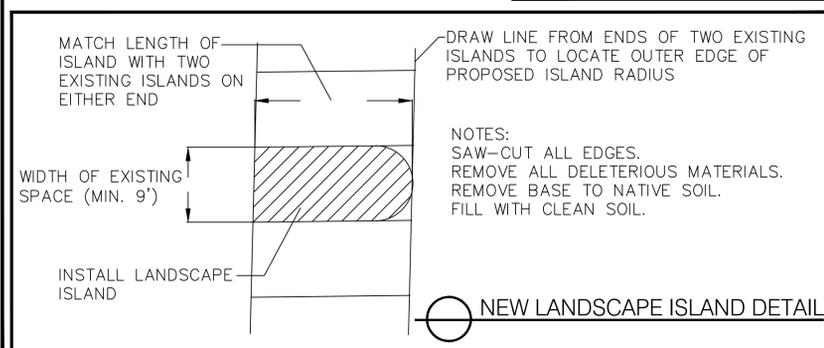
PICTORIAL MULTILANE DIVIDED
ORIGIN OF CLEAR SIGHT LINE ON MINOR ROAD



NOTE: ERECTING OR GROWING AN OBSTRUCTION OVER THREE AND ONE HALF FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PROHIBITED

MEDIAN 22' OR LESS				
SPR	d	d1	d2	d3
30	390	280	90	320
35	460	330	100	380
40	530	370	110	430
45	590	420	120	480
50	650	460	130	530
55	720	510	140	580
60	780	550	150	640
65	850	600	160	700

SIGHT DISTANCE (d) AND RELATED DISTANCES (d1, d2, d3) (FEET)



NOTES:
SAW-CUT ALL EDGES.
REMOVE ALL DELETERIOUS MATERIALS.
REMOVE BASE TO NATIVE SOIL.
FILL WITH CLEAN SOIL.

NEW LANDSCAPE ISLAND DETAIL

SIGHT VISIBILITY TRIANGLES

General Notes and Details
ARBY'S
7125 SR 54, New Port Richey, Pasco County, Florida

CDA COPLEY DESIGN ASSOCIATES, INC.
1666 Laney Drive • Palm Harbor • Florida • 34683 • Phone 727 787-2840
LANDSCAPE ARCHITECTURE • SITE PLANNING
PENNSYLVANIA License # LA-001396-R
FLORIDA License # LA-0001483

JOB NO. 15008

SHEET D - 2



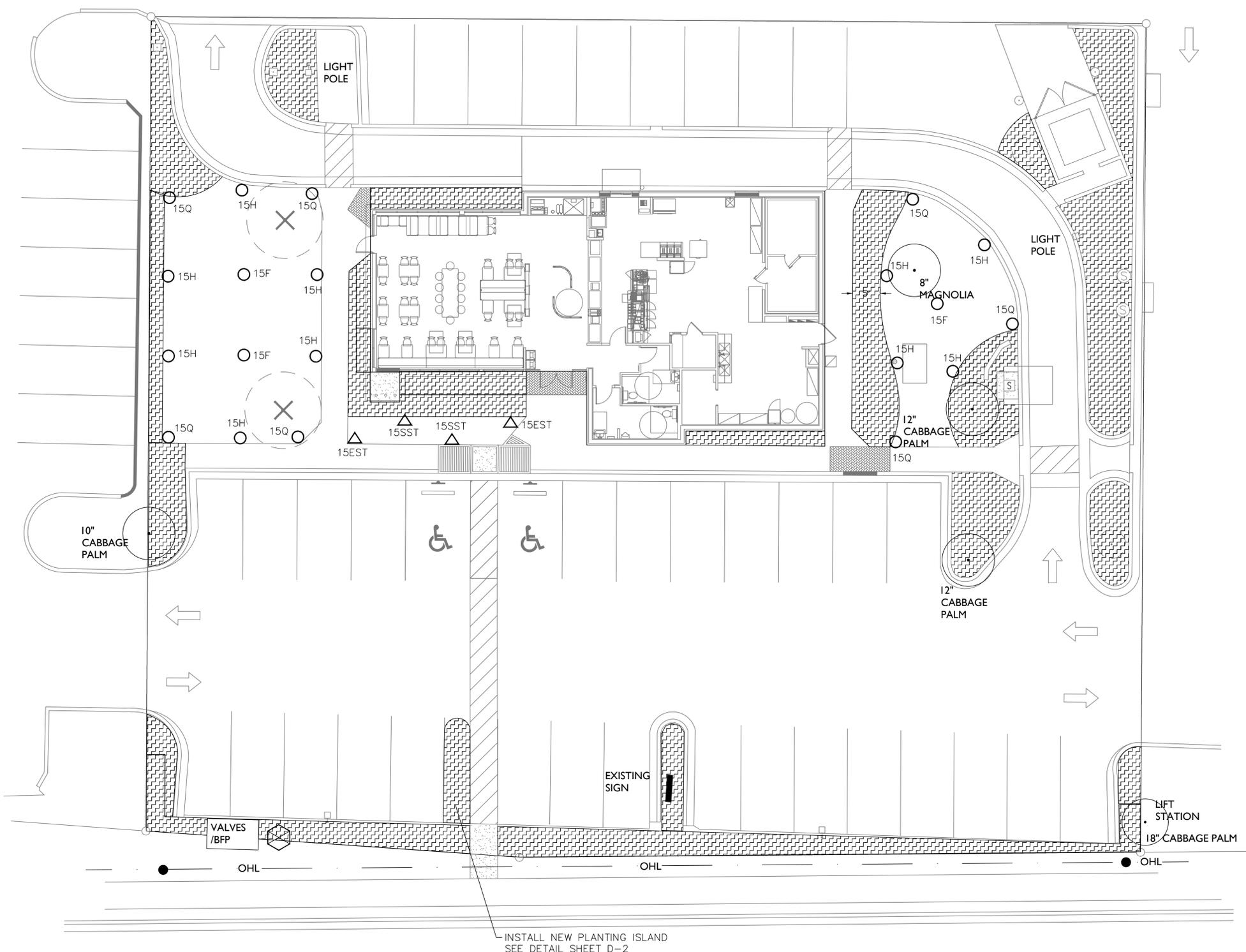
Know what's below.
Call before you dig.

48 HOURS
BEFORE YOU DIG

Date	Revision	Description

PROJ: ARBY'S - IRRIGATION PLAN
 DRAWN BY: RDC
 CHECKED BY: RDC
 DATE: 08/15/18
 SCALE: 1" = 10'-0"
 PROJECT: ARBY'S - IRRIGATION PLAN
 ARCHITECT: ARBY'S

IR - 1



IRRIGATION LEGEND

Symbol	Specification
□ 10F	Rainbird 10' Radius Full Circle Sprayhead
□ 10TQ	Rainbird 10' Radius Three Quarter Circle
□ 10H	Rainbird 10' Radius Half Circle Sprayhead
□ 10Q	Rainbird 10' Radius Quarter Circle Sprayhead
○ 15F	Rainbird 15' Radius Full Circle Sprayhead
○ 15TQ	Rainbird 15' Radius Three Quarter Circle
○ 15H	Rainbird 15' Radius Half Circle Sprayhead
○ 15Q	Rainbird 15' Radius Quarter Circle Sprayhead
△ 15EST	Rainbird 4' X 26' End Strip Sprayhead
△ 15SST	Rainbird 4' X 26' Side Strip Sprayhead
△ 15CST	Rainbird 4' X 26' Center Strip Sprayhead
○ 12F	Rainbird 12' Radius Full Circle Sprayhead
○ 12H	Rainbird 12' Radius Half Circle Sprayhead
○ 12Q	Rainbird 12' Radius Quarter Circle Sprayhead
● I-25F	Hunter I-25 Full Circle Gear Driven Head 6 GPM
● I-25A	Hunter I-25 Adj. Radius Gear Driven Head 3 GPM
⊗	Water Source - existing meter - field verify
⊙ Zone # GPM/PSI	150 PESB-R 1.5" Electric Remote Control Valve
▨	Netatim Underground Drip Irrigation with pressure regulator and filter Emitter flow = .9 GPH Emitter spacing = 12" Techline spacing = 12" Burial depth = 4" Application Rate = 1.11"/hour INSTALL FILTER AND PRESSURE REGULATOR KIT
▧	Irrigation Controller: Rain Bird ESP-LXME controller in plastic cabinet with wall mount. Coordinate controller location with owner.
---	Schedule 40 PVC sleeves. Size two sizes larger than pipe to be sleeved or as noted
- - -	Schedule 40 PVC 2" Mainline
---	Class 160 PVC lateral lines size as noted

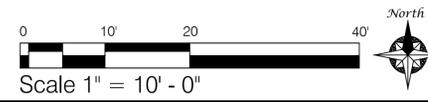
TREE LEGEND

TREE SPECIES AND SIZE AS SHOWN ON DRAWING

NOTE: ONLY TREES 10" D.B.H. OR LARGER TO BE REMOVED HAVE BEEN SHOWN.

STATE ROAD 54

NOTE: SEE SHEET D-1 AND D-2 FOR PLANT MATERIAL SCHEDULE, GENERAL NOTES AND DETAILS



CDA COPLEY DESIGN ASSOCIATES, INC.
 1666 Laney Drive • Palm Harbor • Florida • 34683 • Phone 727-787-2840

LANDSCAPE ARCHITECTURE • SITE PLANNING
 MOHRSVILLE, PENNSYLVANIA
 License # LA-001396-R

JOB NO. 15008

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