



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

Memorandum No. PDD16-199

October 30, 2015

Mr. James Tippens, P.E.
Johnson*Frey*Turzak Group, Inc.
5405 Water Street
New Port Richey, FL 34652
jftgroup@att.net

RE: All Line Trailers Non-Substantial Modification to PSP/Construction Plan
Project No. SML15-059

Dear Mr. Tippens:

Please be advised that the above referenced submittal was received on September 8, 2015 and has been reviewed and approved by this office for compliance with the codes and requirements of the Pasco County Land Development Code and the applicable provisions of the Comprehensive Plan. The non-substantial modification allows for the following, as outlined in the attached narrative:

1. Relocation of All Line Trailers office and trailer storage/sales into a 1,843 square foot office building, trailer display, trailer storage and product unloading area.
2. All traffic access to the site will be from U.S. Highway 19 through a one-way entrance to the west and through a two-way entrance to the east through the entrance driveway to Wal-Mart.
3. The entire site has a 6-foot high chain link fence, with a barbed wire top (for security reasons) and a 4-foot pedestrian gate that conforms to ADA requirements.
4. All material deliveries shall utilize the two-way entrance to the east from behind the Wal-Mart driveway at the 12 foot x 50 foot unloading area.

5. Alternative Standard Request to Section 905.2 Landscape Buffering and Screening as follows:
 - a. Elimination of required 18-inch earthen berm in the Type "D" landscape buffer along the western property line due to limited space and existing 6-foot-high chain link fence; all required understory trees will be installed as required.
 - b. Replace the required 24" shrubs normally located in the Type "D" landscape buffer along the western property line with ground cover to allow view of product for sale (trailers).
 - c. Installation of building perimeter landscaping plus two additional Crape Myrtle trees.

Please be advised, approval of the non-substantial modification 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. **The owner/developer is hereby notified that no activity pertaining to this non-substantial modification shall commence on-site until the completed notarized acknowledgement portion of this document is received by the Planning and Development Department.**

Please have the attached Developer's Acknowledgment signed, notarized and returned to the Planning and Development Department in a timely manner.

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

Sincerely,

Cindy A. Zatorski

Cindy A. Zatorski
Sr. Development Review Technician

Pamela S. Shaw

Pamela S. Shaw
Planner I

Attachment: Modification Letter (Narrative)

CC: Mrs. Susan DeLosh
Alampa Enterprise, LLC
6424 Yvette Drive
Hudson, FL 34667
placidaqueen@yahoo.com

**ALL LINE TRAILERS NON-SUBSTANTIAL MODIFICATION
PDD16-199**

OWNER/DEVELOPER'S ACKNOWLEDGMENT:

The owner/developer acknowledges that he/she 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

NARRATIVE

NON-SUBSTANTIAL MODIFICATION FOR
ALL LINE TRAILERS
12536 U.S. HIGHWAY 19 – HUDSON, FLORIDA

All Line Trailers is proposing to relocate their office and trailer storage/sales to 12536 U.S. Highway 19 – Hudson, Florida. The site consists of 0.49 acres and will have a 1,843 SF office building, trailer display, trailer storage and product unloading area. The retention for the entire site will be located at the south area of the property at the existing site retention area. There will be no additional drainage requirements for any modifications to the rainwater retention.

There shall be no flood lights or loud speakers at this location.

All traffic access to the site will be from U.S. Highway 19 through a one-way entrance to the west and through a two-way entrance to the east through the entrance driveway to Walmart.

The entire site has a 6'0" high chainlike fence with a barbed wire top and a 4'0" pedestrian gate that conforms to ADA requirements. All material deliveries shall utilize the two-way entrance to the e from tbehid he Walmart driveway at the 12' x 50' unloading area.

All the landscaping shall conform to the Alternative Standards Application that is being submitted in accordance with the Pasco County Landscaping Code.

CONSTRUCTION PLANS AND SPECIFICATIONS NON - SUBSTANTIAL REDEVELOPMENT SITE PLAN ALL LINE TRAILERS 12536 U.S. HIGHWAY 19 HUDSON, FLORIDA SECTION 03, TWP. 25S. RGE. 16E.

REVISIONS	BY
PASCO 10/12/15	0 J.T.

ALL DESIGN REVISIONS, AMENDMENTS AND PLANS INCORPORATED OR REPRESENTED BY THIS DRAWING ARE OWNED AND CONTROLLED BY THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

BID DOCUMENT PRELIMINARY DOCUMENT
 PERMIT DOCUMENT FIELD DOCUMENT

PROJECT SITE DATA

PROJECT : CONSTRUCTION PLANS AND SPECIFICATIONS NON - SUBSTANTIAL REDEVELOPMENT SITE PLAN ALL LINE TRAILERS 12536 U.S. HIGHWAY 19 HUDSON, FLORIDA 34467

OWNER : ALAMPA ENTERPRISE, LLC 6424 YVETTE DR. HUDSON, FLORIDA 34467 placidqueen@yahoo.com

SURVEYOR : CORNERSTONE SURVEYING & LAND PLANNING, INC. 16644 SAGUARO LANE SPRING HILL, FL. 34611 PHONE: 727-846-1592 cornerstone4248@verizon.net

ENGINEERS : JOHNSON - FREY - TUZAK GROUP INC. 5405 WATER STREET NEW PORT RICHEY, FLORIDA 34652 PHONE: 727-848-1592 FAX: 727-847-1599 jfgroup@aol.net

PARCEL I.D. NUMBER : 03-25-16-0030-0000-010

FUTURE LAND USE : R.O.R. (RETAIL - OFFICE - RESIDENTIAL)

NONRESIDENTIAL : 0.60

MOBILITY FEE : A

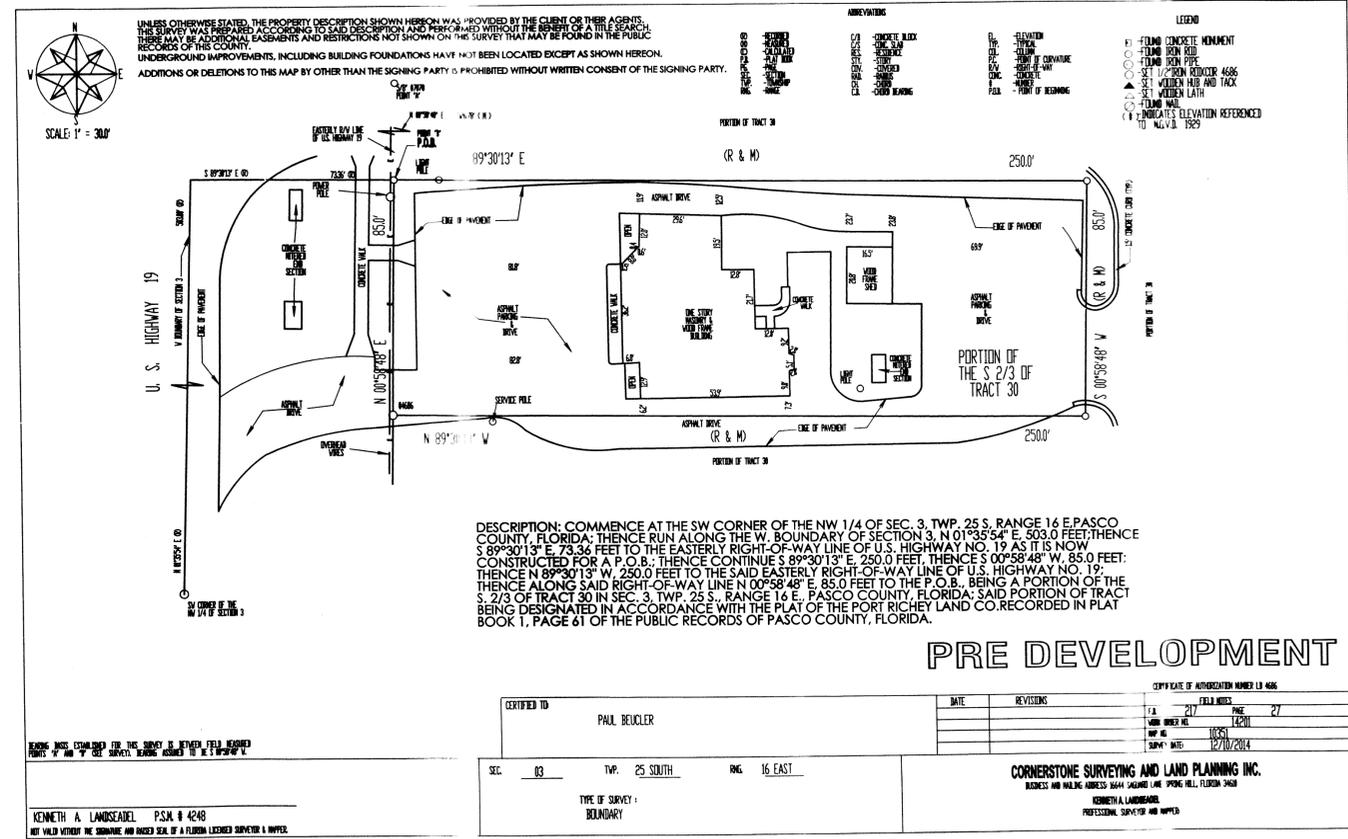
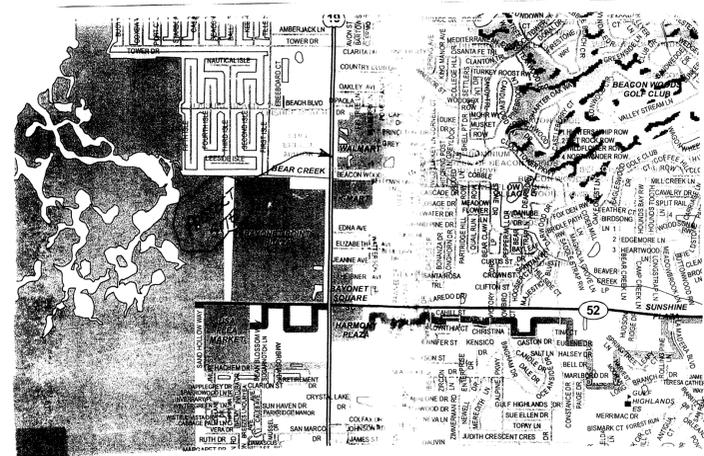
ASSESSMENT DISTRICT : 1

ZONING : C-2 (NOV. 1975) (GENERAL COMMERCIAL)

SITE : WEST : C-2 - R.O.R. SOUTH : C-2 - R.O.R. EAST : C-2 - R.O.R. NORTH : C-2 - R.O.R.

PROPOSED DEVELOPMENT TYPE : 1,843 SQUARE FEET TACKLE SHOP WITH OUTDOOR BOAT TRAILER SALES.

- ROADWAY AND PARKING LOT SPECIFICATIONS**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
 2. SUBGRADE SHALL BE STABILIZED AND COMPACTED TO 95% MIN. DENSITY IN ACCORDANCE WITH AASHTO T - 180, EXTENDED 6" BEYOND THE BASE, AND THE MATERIAL SHALL HAVE 40 P.S.I. FLORIDA BEARING VALUE PER D.O.T. STANDARDS.
 3. BASE, SHALL BE 6" LIMEROCK OR 8" SHELLROCK, AS SHOWN ON TYPICAL SECTION. SHELLROCK SHALL BE CONSTRUCTED IN TWO (2) COURSES COMPACTED TO 98% DENSITY AS DETERMINED BY AASHTO T - 180 PROCEDURES. ALL SHELLROCK MUST MEET MINIMUM REQUIREMENTS OF 125 LBS / CF MINIMUM DENSITY AND 45% CARBINATES AND EXTEND 6" BEYOND SURFACE COURSE. SURFACE SHALL BE GRADED SMOOTH.
 4. A PRIME COAT OF CUT - BACK ASPHALT OR TAR SHALL BE APPLIED AT THE RATE OF 0.25 PER SQUARE YARD, ASSURING EDGES TO BE COVERED.
 5. SURFACE COURSE : 2" TYPE S-3 ON SITE OR 2" TYPE S-1 ASPHALTIC CONCRETE.
 6. THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY OR LABORATORIES TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED TO ENGINEERING INSPECTIONS.
 7. THE CONTRACTOR SHALL CONFIRM ALL MEASUREMENTS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE DRAWINGS PRIOR TO START OF WORK. ALL QUANTITIES SHALL BE PAID ON FINAL FIELD MEASUREMENT BASIS OF COMPLETED WORK.
 8. SHOULDER EDGE RESTORATION SHALL BE PER SPECIFICATION OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION. USE LBR 30 OR BETTER FILL IN TOP 24 INCHES COMPACTED IN MAXIMUM 12" LIFTS. TESTS FOR THE COMPACTION SHALL BE 100% / AASHTO T-99
 9. ALL RESTORATION OF RIGHT - OF - WAYS SHALL BE PER GOVERNMENTAL AGENCY HAVING JURISDICTION. UNIMPROVED AREAS SHALL BE GRASSED WITH SEED AND MULCHED. ESTABLISHED AREAS SHALL BE GRASSED WITH REPLACEMENT SOD COMPARABLE TO EXISTING. ALL AREAS DISTURBED SHALL BE REPLACED "IN KIND" OR BETTER. CLEAN - UP OF WORK SITE SHALL IMMEDIATELY FOLLOW CONSTRUCTION OPERATIONS.
 10. ALL WORK IN PUBLIC STREETS SHALL PRESENT A TRAFFIC CONTROL PLAN SUBMITTED TO THE GOVERNMENTAL AGENCY HAVING JURISDICTION 48 HOURS PRIOR TO ANY ACTIVITY, FOR REVIEW APPROVAL.



LOT AREA : 21,344 SF. (0.49 ACRES)
MINIMUM 15,000 SF. REQUIRED

LOT COVERAGE (F.A.R.): MAX. 60% BLDG. OR : 843 / 21,344 = 8.6%
FAR = 8.6% < 60%

LOT YARD REQUIREMENTS :

REQUIRED	PROVIDED
FRONT :	25 FT.
SIDE :	0 FT.
REAR :	0 FT.

OFF STREET PARKING REGULATIONS :

BUILDING = 1,843 SF.
REQUIRED - 1,843 SF / 300 SF / SPACE = 6 PARKING SPACES
PROVIDED (4) STANDARD (9' X 20') SPACES (1) COMPACT (8' X 18') SPACE
(1) HANDICAPPED SPACE (12' X 20' WITH 5' RAMP) - TOTAL PARKING SPACES PROVIDED = 6 SPACES.

FLOOD ZONE : IN ACCORDANCE WITH FEDERAL INSURANCE RATE MAPS OF PASCO COUNTY - "LOOD ZONE "AE" COMMUNITY PANIL # 12101 CO 180F DATED 9/26/2014.

UTILITIES : PASCO COUNTY UTILITIES
PRIVATE SEPTIC SYSTEM
DUKE ENERGY - FLORIDA
VERIZON
PASCO COUNTY EMERGENCY SERVICES

LANDSCAPE INTERIOR : SEE LANDSCAPE PLAN.
SIZE AND SHAPE OF TREES AND VEGETATION SHALL BE TAKEN INTO CONSIDERATION FOR EVENTUAL GROWTH OF LANDSCAPING.
ALL INVASIVE SPECIES OF PLANTS SHALL BE REMOVED.

ARCHAEOLOGICAL FINDINGS : IF, DURING CONSTRUCTION OPERATIONS, SOMETHING OF AN ARCHEOLOGICAL NATURE IS FOUND OR UNCOVERED, ALL WORK SHALL IMMEDIATELY STOP AND THE COUNTY GROWTH MANAGEMENT DIVISION AND THE STATE ARCHEOLOGICAL OFFICE IN TALLAHASSEE SHALL BE NOTIFIED TO DETERMINE IF WORK MAY CONTINUE WITHOUT DAMAGE TO THE FIND.

FIRE PROTECTION : PASCO COUNTY EMERGENCY SERVICES STATION # 10 BAYONET POINT / HUDSON
A DESIGN PLAN FOR PERMIT BY LICENSED CONTRACTOR IS REQUIRED FOR UNDERGROUND FIRE LINES.

STANDARD FIRE PROTECTION NOTES :

- ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT OR DANCE NO. 46-51.
- FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.
- PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA-1, 16.4.3.1.3 : WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
- PER NFPA-1, 18.3.4. : CLEARANCES OF 7 1/2 FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4-FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.
- GATED ENTRIES REQUIRE A SIREN OPERATING SYSTEM OR A 3M OPTICOM SYSTEM FOR EMERGENCY ACCESS.

**CONSTRUCTION PLANS AND SPECIFICATIONS
NON - SUBSTANTIAL REDEVELOPMENT SITE PLAN
ALL LINE TRAILERS
12536 U.S. HIGHWAY 19 HUDSON, FLORIDA
SECTION 03, TWP. 25S. RGE. 16E.**

JAMES TIPPENS

10-12-15

PE # 12217 CA 5499

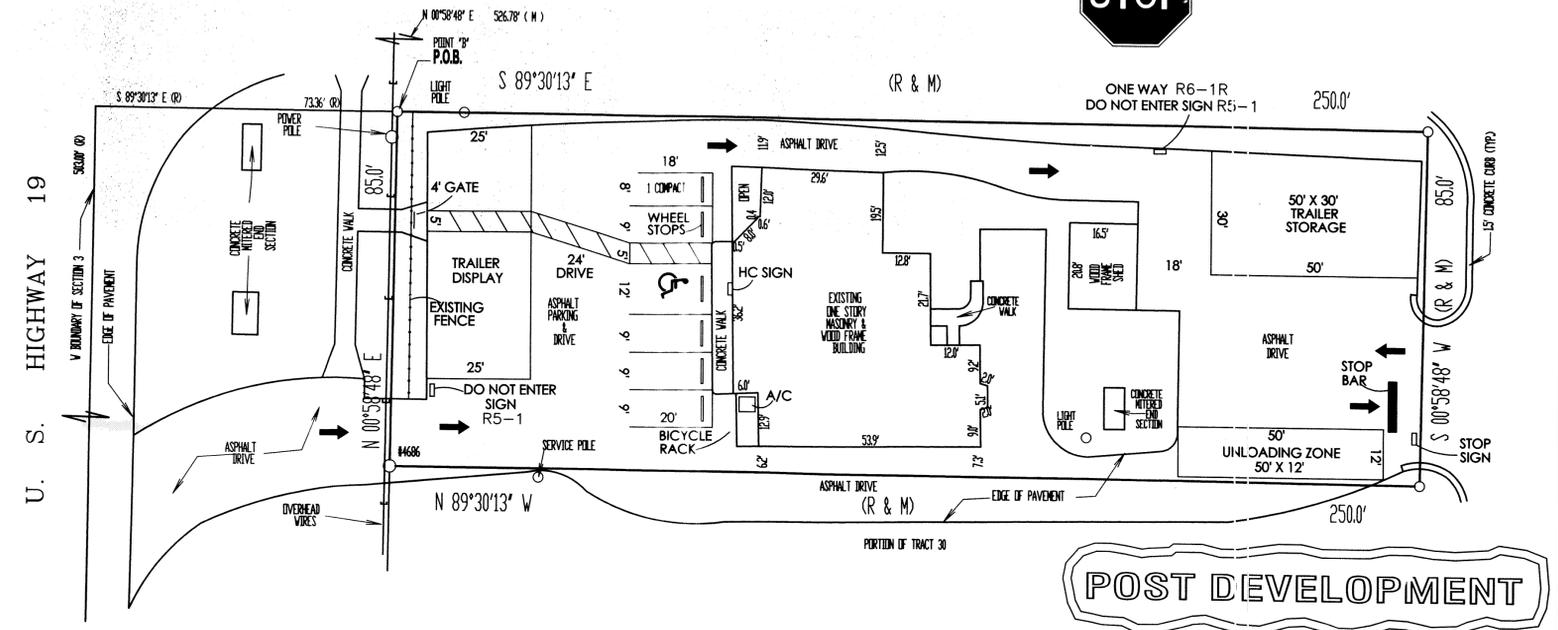
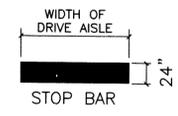
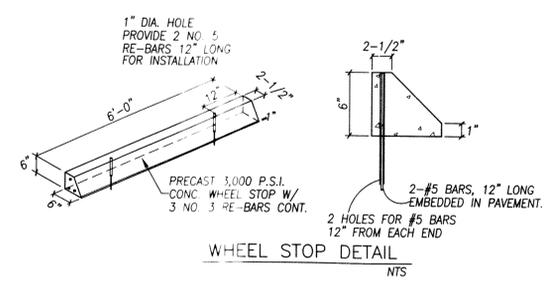
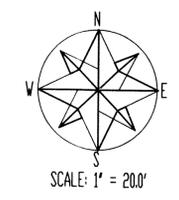
JOHNSON • FREY • TUZAK GROUP INC.

**Site & Building Design
Inspections
Residential/Commercial
Industrial
Management**

5405 WATER ST.
NEW PORT RICHEY, FL. 34652
PH. (727) 848-2921
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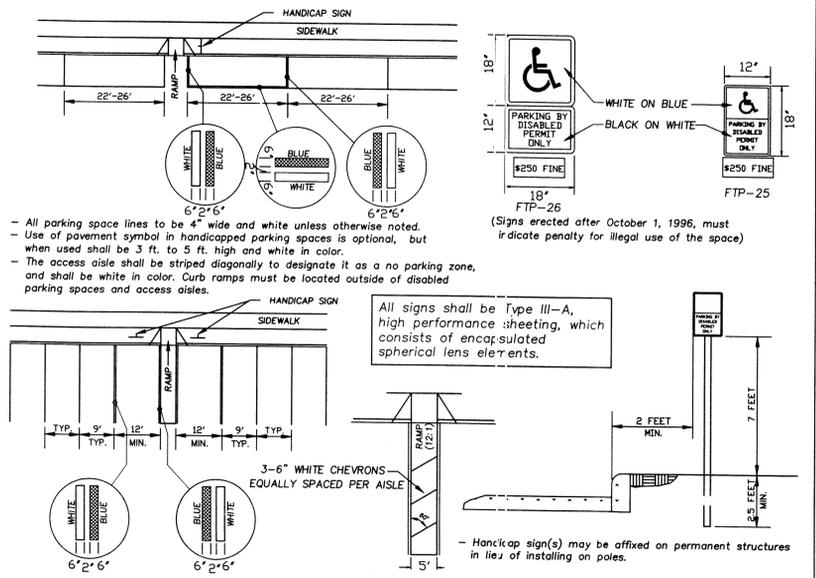
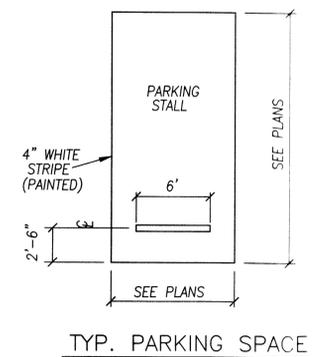
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CHECKED O.J.T.
DATE SEPTEMBER 2015
SCALE AS SHOWN
JOB NO. 15-4272
SHEET SP1
OF 3 SHEETS

REVISIONS	BY
10/12/15	WJT



PASCO COUNTY DEVELOPMENT REVIEW - STANDARD SITE PLAN NOTES

- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH THE PASCO COUNTY STANDARDS FOR DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER FACILITIES SPECIFICATIONS, LATEST EDITION.
- ALL ON-SITE WATER AND SEWER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE OWNER / DEVELOPER.
- INSTALLATION OF FUEL STORAGE TANKS REQUIRES REVIEW AND APPROVAL BY THE FIRE MARSHALL AND THE ISSUANCE OF A SEPARATE BUILDING PERMIT. APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE LOCATION OF THE FUEL TANKS.
- ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED ON AN INDIVIDUAL BASIS APART FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGNAGE.
- HANDICAP PARKING SPACES WILL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, OR OTHER APPLICABLE STANDARDS.
- THE ARCHITECT / ENGINEER CERTIFIES THAT THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT.
- ALL ON-SITE PARKING SPACES WILL BE STRIPED AND SIGNED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. PARKING SPACES, DIRECTIONAL ARROWS, AND STOP BARS SHALL BE STRIPED IN WHITE. IT SHALL BE THE OWNER / DEVELOPER'S RESPONSIBILITY TO PROPERLY SIGN AND STRIPE IN ACCORDANCE WITH APPLICABLE STANDARDS.
- THE OWNER / DEVELOPER ACKNOWLEDGES THAT THIS APPROVAL DOES NOT INCLUDE ANY WORK IN COUNTY RIGHT-OF-WAY. ALL RIGHT-OF-WAY WORK SHALL BE A FUNCTION OF AN APPROVED PASCO COUNTY RIGHT-OF-WAY USE PERMIT.
- ALL CLEAR-SITE AREAS SHALL BE KEPT FREE OF ANY SIGNAGE, PLANTINGS, TREES, ETC. IN EXCESS OF THREE- AND - HALF (3-1/2) FEET IN HEIGHT.
- NO IRRIGATION SYSTEM OR LANDSCAPING SHALL BE INSTALLED IN ANY COUNTY OR STATE RIGHT-OF-WAY WITHOUT ISSUANCE OF APPROPRIATE RIGHT-OF-WAY USE PERMIT.
- THE OWNER / DEVELOPER ACKNOWLEDGES THAT THE SITE AND ITS SUBSEQUENT BUILDING PERMITS SHALL COMPLY WITH ALL REZONING / MPUD / PUD CONDITIONS.
- ALL STRUCTURES, INCLUDING BUFFER WALLS, RETAINING WALLS, SIGNAGE, ETC. REQUIRE BUILDING PERMITS.



I HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED DESIGN AND FOUND IT TO BE IN COMPLIANCE WITH THE FBC 2014 FIFTH EDITION.

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 SECTION 03, TWP. 25S. RGE. 16E.

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GENERAL NOTES:

- ALL TREE LABELS IDENTIFY THE NUMBER AND SPECIES OF EACH PLANT. LEADER LINES IDENTIFY ONE PLANT WITHIN A GROUPING OF SIMILAR GROUPING.
- 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 ACCORDANCE 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 802-6 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:

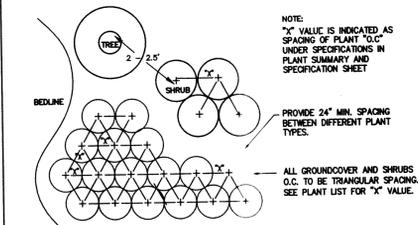
- "CONTAINER GROWN" PLANTS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS, GROWN IN A CONTAINER WITH WELL ESTABLISHED ROOT SYSTEMS REACHING SIDES OF CONTAINER AND MAINTAINING A FIRM BALL WHEN REMOVED FROM CONTAINER. CONTAINER SHALL BE RIGID ENOUGH TO HOLD BALL SHAPE AND TO PROTECT ROOT MASS DURING SHIPPING AND BE SIZED ACCORDING TO ANSI 280.1 FOR KIND, TYPE, AND SIZE OF PLANT REQUIRED. (ANSI - American National Standards Institute). ANSI 280.1, 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 280-1 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 LOOSENED OR BROKEN. IMMEDIATELY REMOVE SPLIT, BROKEN OR LOOSENED 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.

ABBREVIATIONS:

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



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.

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.



PICTURE # 1 - FRONT (WEST SIDE) OF BUILDING



PICTURE # 2 - (EAST SIDE) BACK OF BUILDINGS

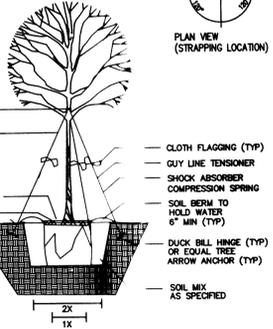


PICTURE # 3 - (NORTH WEST CORNER)

LANDSCAPE MAINTENANCE AND PROHIBITIONS

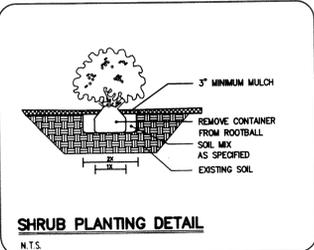
- ALL LANDSCAPING, INCLUDING THOSE AREAS LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY AN ENTITY OTHER THAN THE COUNTY.
- ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY.
- ALL INSTALLED LANDSCAPING SHALL BE NEAT AND ORDERLY IN APPEARANCE AND KEPT FREE OF 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 IMPEDIE 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.

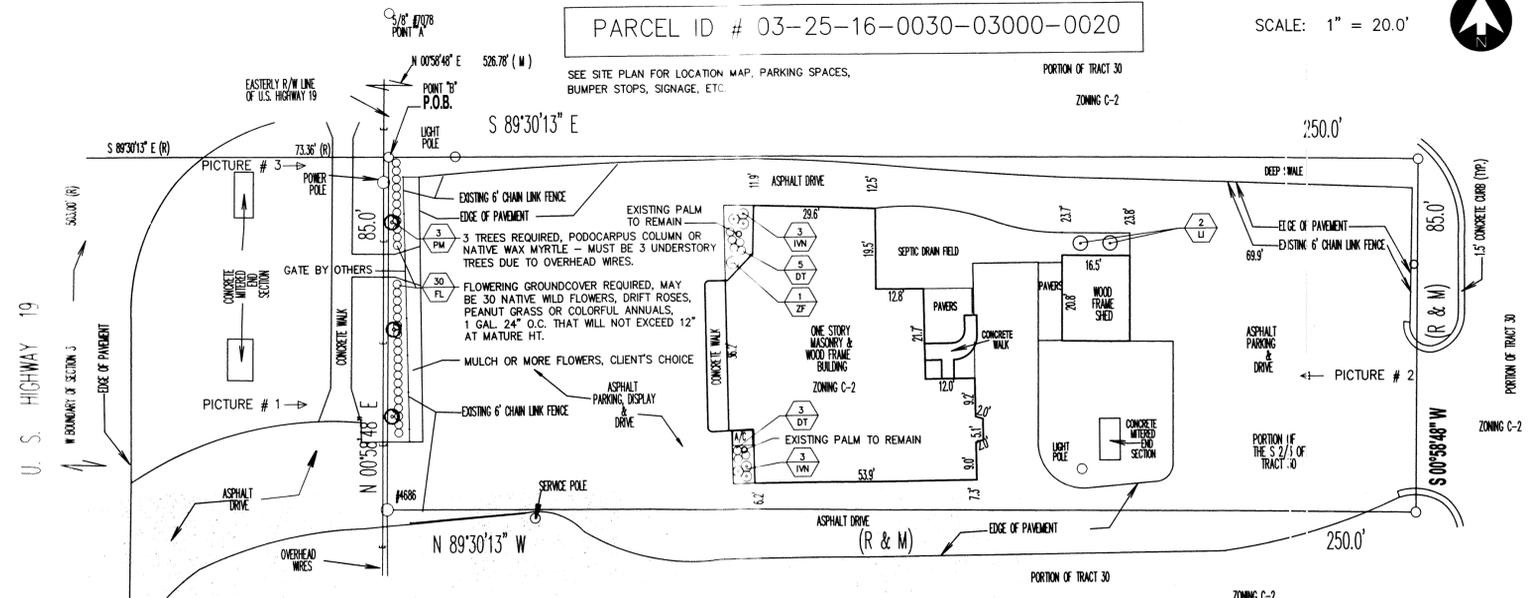


SHRUB PLANTING DETAIL

N.T.S.

PARCEL ID # 03-25-16-0030-03000-0020

SCALE: 1" = 20.0'



LANDSCAPE REQUIREMENTS PER CINDY ZATORSKI, SENIOR REVIEW TECH, EMAIL AUGUST 07, 2015

LANDSCAPING WILL BE INSTALLED AS FOLLOWS:

- "ALONG WESTERN PROPERTY LINE ADJACENT TO U.S. HIGHWAY 19 APPROXIMATELY 3 TREES AND SOME FLOWERING GROUNDCOVER" (AS SHOWN)
- "SOME SHRUBS AND MULCH TO ENHANCE EXISTING PALM TREES AND MULCH ON EITHER SIDE OF FRONT OF BUILDING FACING U.S. HWY." (AS SHOWN)
- "A COUPLE OF CRAPE MYRTLE TREES, (MIN. 2\"/>

LANDSCAPE SUMMARY AND SPECIFICATIONS

SYMBOL	QUANTITY	KEY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION	NATIVE TO FLORIDA	DROUGHT TOLERANT
⊙	3	PM	PODOCARPUS MADERIIFOLIA OR NATIVE MYRTLE CERIFERA	PODOCARPUS COLUMN OR WAX MYRTLE OR CLIENTS CHOICE OF NATIVE UNDERSTORY TREE	2\"/>		
⊙	2	U	LAGERSTROEMIA INDICA	DYNAMITE RED CRAPE MYRTLE	6\"/>		
TOTAL NEW TREES: 5 QUANTITY REQUIRED IS SPECIFIED, 2 SPECIES PROVIDED, 3 PALMS EXIST ON SITE.							
GROUNDCOVER: GROUNDCOVER PLANTS, OTHER THAN TURF OR PEANUT GRASS, SHALL NOT EXCEED 24\"/>							
⊙	30	FI	NATIVE FLOWERS, ARACHIS GLABRATA, ANNUALS OR RED AND CORAL DRIFT ROSES	NATIVE FLOWERS, PEANUT GRASS, COLORFUL ANNUALS OR RED AND CORAL DRIFT ROSES	1 GAL. FULL POTS, 24\"/>		
⊙	8	WM	DANELIA TASMANICA	FLAX LILY VAREGATED	1 GAL. 24\"/>		
⊙	6	WM	ILEX VOMITORIA (OWARP)	ILEX SCHELLINGS NANA	3 GAL. 14\"/>		
⊙	1	ZF	ZAMIA FLORIDANA	COONITE	3 GAL. 18\"/>		
TOTAL NEW SHRUBS AND GROUNDCOVER: 45							
37 OUT OF 45 SHRUBS AND GROUNDCOVER ARE NATIVE (80% NATIVE) AND ALL ARE DROUGHT TOLERANT. MULCH, PINE NUGGETS 100% PINE NUGGETS, SPREAD SMOOTH AND UNIFORM MIN. 3\"/>							
LABOR TO REMOVE SOG AND PREPARE BEDS FOR PLANTING. NO SUBSTITUTIONS WITHOUT WRITTEN APPROVAL FROM DESIGNER OR OWNER. HOSE BIBS ARE TO BE INSTALLED EVERY 50' WHERE NEW PLANTINGS ARE REQUIRED TO PROVIDE IRRIGATION.							
ALL SHRUBS, GROUNDCOVER AND TREES TO BE FLORIDA #1 OR BETTER							

DESCRIPTION: COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SEC. 3, TWP. 25 S., RANGE 16 E. PASCO COUNTY, FLORIDA; THENCE RUN ALONG THE W. BOUNDARY OF SECTION 3, N. 01°53'54\"/>

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PROJECT:
ALL LINE TRAILER
NON SUBSTANTIAL MODIFICATION
PID# 03-25-16-0030-03000-0020
12536 U.S. 19N, HUDSON, FL 34667
FL 34663
CONTACT: S. DELOSH
PHONE: 727-858-0411

MARGARET MOORE
LANDSCAPE PLANNING & DESIGN
1210 HAGEN DRIVE, TRINITY, FL 34655
727-376-0205 FAX: 727-375-1180
sirrchs@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:
10-08-15 MOVED 2 LI PER CINDY COMMENTS
DRAWN BY: MM
CHECKED BY: OT

DATE: 08-08-15
SCALE: 1" = 20'
SHEET: 3 OF 3

PLOT PLAN PROVIDED BY CORNERSTONE SURVEYING AND LAND PLANNING INC. PHONE: 727-846-1041, MAP # 10351