

LEGEND

- EXISTING TREE TO REMAIN
- PROPERTY LINE
- LANDSCAPE STEEL EDGING FOR DECORATIVE GRAVEL AREAS
- WALL LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS)
- LIGHT POLE FIXTURE (SEE ELECTRICAL DRAWINGS)
- DECORATIVE GRAVEL (1,613 SF.) WITH SPECIFIED FILTER FABRIC AND STEEL EDGING
- BERMUDA GRASS (1,954 SF.)
- ARGENTINE BAHIA GRASS (12,761 SF.)
- ST. AGUSTINE GRASS (11,544 SF.)

27-284 BUFFER AND SCREENING

10' BUFFERS:

1. A ROW OF EVERGREEN TREES SUCH AS LIGUSTRUM, PODOCARPUS, RED CEDAR OR HOLLY WHICH ARE PLANTED 20' O.C.
2. A ROW OF EVERGREEN SHRUBS BETWEEN TREES SUCH AS VIBURNUM, LIGUSTRUM, HOLLY OR JUNIPER PLANTED 5' O.C.
3. LAWN, LOW-GROWING EVERGREEN SHRUBS, EVERGREEN, GROUND COVER OR ROCK MULCH COVERING THE BALANCE OF THE BUFFER

10' BUFFER

TREES SHALL BE 30 GALLONS 8'-10' HT. AND 4'-6" SP. AT PLANTING

VEHICULAR DRIVE AREA AT R.O.W.

(1) TREE PER 40' LINEAR FEET

SHRUBS SHALL BE 7 GAL., 30"-36" HT. X 24" S.P. MAINTAINED MINIMUM 30" HT. WITHIN 12 MONTHS OF INSTALL

SHRUBS 4' HT. PER OVERLAY DISTRICT REQUIREMENT

SIGHT VISIBILITY NOTE:

WHEN AN ACCESSWAY INTERSECTS A PUBLIC RIGHT-OF-WAY OR WHEN THE SUBJECT PARCEL ABUTS THE INTERSECTION OF TWO (2) OR MORE PUBLIC RIGHTS-OF-WAY, ALL LANDSCAPE WITHIN THE TRIANGULAR AREAS SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN THIRTY (30) INCHES AND SIX (6) FEET. TREES AND PLANT MATERIAL TRIMMED IN SUCH A MANNER THAT CROSS-VISIBILITY IS NOT HINDERED WILL BE ALLOWED, PROVIDED MATERIALS ARE LOCATED SO AS NOT TO CREATE A TRAFFIC HAZARD AS DETERMINED BY THE APPROPRIATE CITY OFFICIAL. LANDSCAPE, EXCEPT TURF OR GROUND COVER, SHALL NOT BE LOCATED CLOSER THAN THREE (3) FEET FROM THE EDGE OF ANY ACCESSWAY PAVEMENT OR RIGHT-OF-WAY PAVEMENT.

GENERAL LANDSCAPE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN "FULL", ALL LANDSCAPE PLANTING AREAS AFTER RECEIPT OF WRITTEN ACCEPTANCE BY THE OWNER. "IN FULL" MEANS WATERING, WEEDING, PEST CONTROL, MULCHING, MOWING AND FERTILIZING. MAINTENANCE PERIOD SHALL BE 90 DAYS.
2. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WRITTEN GUARANTEE FOR ALL INSTALLED PLANT MATERIAL.
3. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE OWNERS REPRESENTATIVE PRIOR TO START OF ANY PLANTING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS RULE.
5. THE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE EXISTING CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. DRAINAGE STRUCTURES, CURBS, SIDEWALKS AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE PROJECT. THE CONTRACTOR SHALL NOT PROCEED WITH PLANT INSTALLATION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL CAUSED BY INSUFFICIENT WATER.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION OF PLANTING BEDS FROM FRESH TOPSOIL. PREPARATION SHALL INCLUDE APPLICATION OF PRE-EMERGENT HERBICIDES, LOOSENING SOIL TO A DEPTH OF 8" AND INCORPORATION OF PROPER SOIL AMENDMENTS INCLUDING PLANTING MIX, FERTILIZERS AND PH ADJUSTERS AS RECOMMENDED BY SOILS TEST.
10. THE CONTRACTOR SHALL TEST THE EXISTING SOILS FOR SOIL COMPOSITION, ORGANIC CONTENT AND SOIL pH. SOIL TEST SHALL SERVE AS THE BASIS FOR CONTRACTOR RECOMMENDED SOIL AMENDMENTS. PROVIDE PROPOSAL FOR SOIL AMENDMENTS AS RECOMMENDED IN SOIL TEST. PROVIDE LANDSCAPE ARCHITECT COPY OF SOIL TEST WITH LOCATION, DATE, AND LABORATORY CLEARLY LABELED.

LANDSCAPE BUFFERING AND SCREENING NOTES:

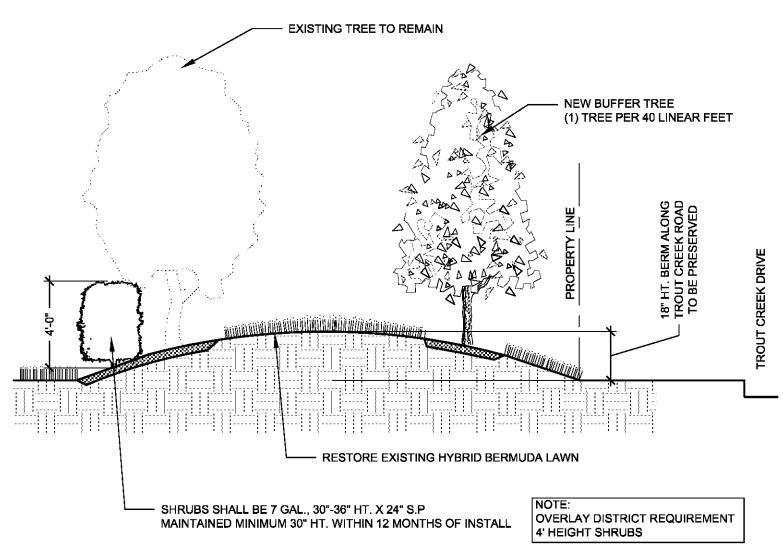
1. A LANDSCAPE BUFFER WITH AN AVERAGE WIDTH OF TEN FEET, AND A MINIMUM WIDTH OF TEN FEET, SHALL BE PROVIDED ALONG THE BOUNDARY OF THE VEHICULAR USE AREA (PAVEMENT) ABUTTING PUBLIC RIGHT-OF-WAY. SAID BUFFER SHALL CONTAIN A MINIMUM 18-INCH HIGH BERM WITHIN THE BUFFER AND SHALL BE LANDSCAPED. BERM AND LANDSCAPE COMBINATION SHALL BE 80 PERCENT OPAQUE AND BE A MINIMUM OF FOUR FEET IN HEIGHT AT TIME OF PLANTING, AND ALL TIMES THEREAFTER. HEIGHT SHALL BE MEASURED AT FINISHED GRADE OF THE VEHICULAR USE AREA. A BERM SHALL NOT BE REQUIRED WITHIN THE VISIBILITY TRIANGLE AREAS FOR ANY DRIVEWAYS OR PEDESTRIAN WALKWAYS.
2. ALL PORTIONS OF EACH SITE, WHICH ARE NOT DEVOTED TO BUILDINGS, SIDEWALKS, PAVING OR SPECIAL LANDSCAPE FEATURES, SHALL BE LANSCAPED WITH THE USE OF NATIVE PLANT SPECIES AND XERISCAPING SHALL BE ENCOURAGED. HOWEVER, NO MORE THAN 30 PERCENT OF THE REQUIRED LANDSCAPED IN SHRUB AND GROUND COVERS. ALL YARD GRASS PLANTED SHALL BE HYBRID BERMUDA, OR ST. AGUSTINE. HOWEVER, BAHIA GRASS MAY BE USED OR PLANTED IN RETENTION/DETENTION AREAS, DRAINAGE AREAS, AND WETLAND SETBACK AND MITIGATION AREAS.

LANDSCAPE AND TREE PLANTING STANDARD NOTES:

1. A RECOMMENDED TREES SHALL BE USED TO MEET THE REQUIREMENTS OF THIS CHAPTER AND SHALL, AS SPECIFIED IN THE TECHNICAL STANDARDS, BE AT LEAST TWO INCHES IN DIAMETER WHEN MEASURED AT SIX INCHES ABOVE GRADE AND SHALL BE SELECTED FROM THE RECOMMENDED TREES PLANTED ON A PARCEL SHALL BE SHADE TREES. AT LEAST SIXTY PERCENT OF THE RECOMMENDED TREES PLANTED ON A PARCEL SHALL BE NATIVE TREES. PALM TREES SHALL BE REPLACED ONE FOR ONE WITH A RECOMMENDED TREE.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	RELOCATE EXISTING MAGNOLIA TREE A DISTANCE OF 20' FROM THE SOUTH WEST CENTERED IN MANSION	3
2	REMOVE EXISTING 8" CYPRESS TREES (TWO) CLOSE TO NEW DRIVEWAY	
3	PRESERVE AND PROTECT EXISTING CYPRESS AND MAGNOLIA TREES PER CITY OF TAMPA TREE PROTECTION STANDARD	
4	18" H.T. BERM ALONG TROUT CREEK ROAD TO BE PRESERVED. RESTORE EXISTING HYBRID BERMUDA LAWN	



1 EXISTING BERM AT TROUT CREEK DRIVE

3/8" = 1'-0"



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CITY OF TAMPA
FIRE STATION #23
LANDSCAPE PLANS

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IG

REVISIONS

90% CONSTRUCTION DOCUMENTS

SEAL

SHEET NUMBER
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PLANTING PLANS

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