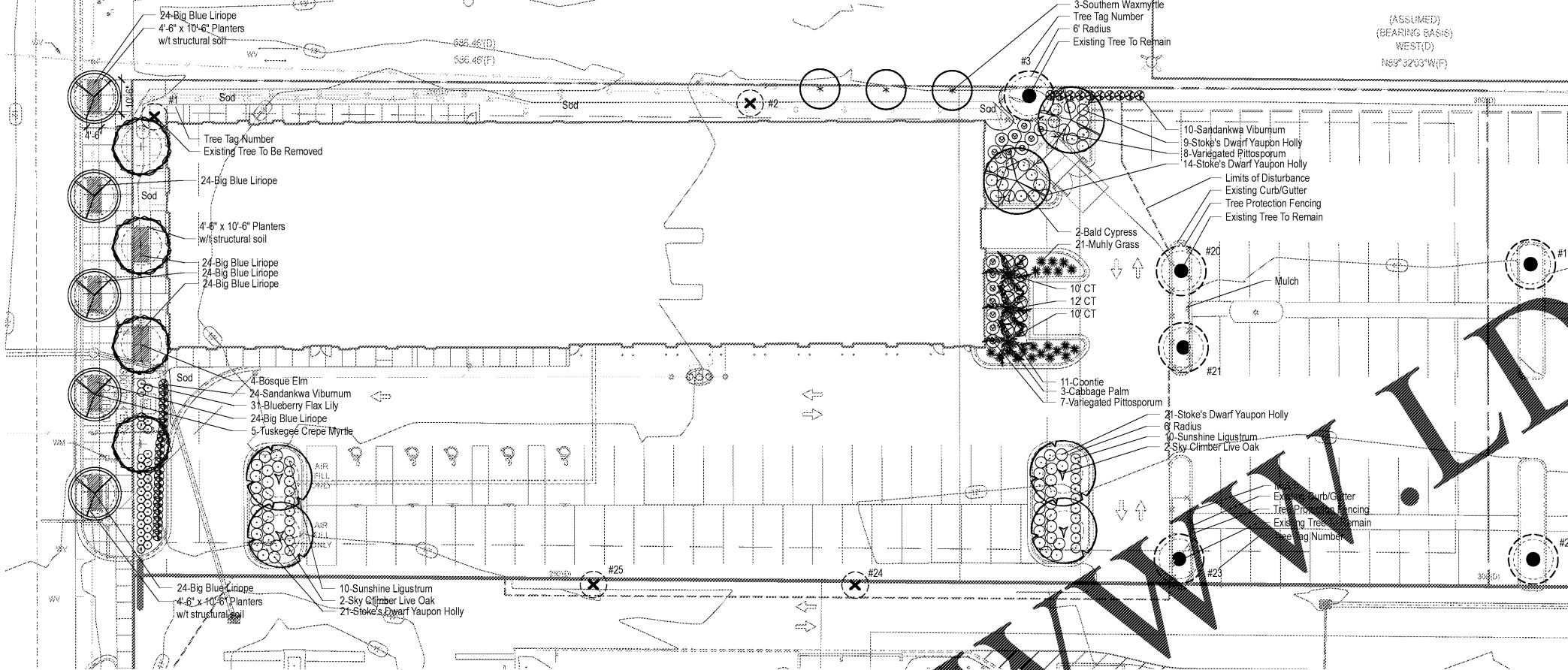


WESTSHORE CENTER INVESTORS, LLC
FOLIO: 112127-0000

EL. 12.61' (N/A)



EXISTING TREES - ON SITE

Tag #	DBH	Type	Status	Credits	Debits
1	15.6	Magnolia	Remove	-	2
2	15.7	Cabbage Palm	Remove	-	1
3	15.5	Cabbage Palm	Preserve	1	-
20	28.4	Live Oak	Preserve	4	-
21	30.5	Live Oak	Preserve	10	-
23	18.8	Live Oak	Preserve	1	-
24	23.5	Live Oak	Remove	-	4
25	22.5	Royal Palm	Remove	-	1

Total Existing Tree Credits 16
Total Existing Tree Debits 8
2 of the 8 removed trees are Palm Trees

REPLACEMENT TREES

* No replacement trees needed; 16 credits from existing trees, debits = 8 Credits

EXISTING TREES - OFF SITE

Tag #	DBH	Type	Status
19	14	Live Oak	Preserve
22	24.5	Live Oak	Preserve

LANDSCAPE REQUIREMENTS

- A. WESTSHORE OVERLAY**
- REQUIRED**
- 1' - 10' sidewalk along Priority Pedestrian corridors
 - 2' Wide landscape buffer along the boundary of all VUA abutting public ROW. Street trees planted at 30' intervals within the ROW - 4'-6" x 10'-6" planting pits. Street Tree to be Standard Crepe Myrtle (overhead power: tree per City). Street Trees to be installed at 6" cal., 16'-18" Hgt x 10'-12" Spr. Planting pits to be 1'-4" from back of curb. N. West Shore Blvd: 143 LF / 30 = 5 Trees Required
 4. Trees planted at 30' intervals, 3' from back of sidewalk spaced between street trees. Trees to be Live Oak, Bosque Elm, Bald Cypress, or Winged Elm. Trees to be installed at 4" cal., 10'-12" Hgt x 4'-5" Spr. Space trees between street trees = 4 Trees Required
 - 2' Hedge planted 24" OC, where VUA is abutting public ROW.
- PROVIDED**
1. sidewalk provided along N. West Shore Blvd
 2. 8' Wide landscape buffer provided along N. Westshore Blvd where the VUA abuts the ROW.
 3. 5 Crepe Myrtle planted in 4'-6" x 10'-6" planting pits
 4. 4 Bosque Elm planted between street trees, located 3' off back of sidewalk
 - 2' Sandankwa hedge planted 24" OC is provided between ROW and VUA.
- B. VEHICULAR USE AREA**
- REQUIRED**
1. 1 Tree per 1,500 SF of VUA. 21,277 VUA SF / 1,500 = 14 trees
 - 1 Tree for every 40 LF of frontage VUA along public ROW (Overlay exceeds this)
 - 20% of the VUA shall be provided as landscape area. 21,277 VUA SF x 20% = 4,255 SF of landscape area.
 - 50% of the required trees are to be shade trees. 23 trees x 50% = 12 shade trees
 - 60% of the required trees are to be native. 23 trees x 60% = 14 native trees
- PROVIDED**
- 15 Trees provided around the VUA. 4 Live Oak, 2 Drake Elm, 3 Cabbage Palm, 3 Wax Myrtle, 3 Ex. Live Oak
 - Overlay requirements exceeds this: see overlay requirements above.
 - 5,294 SF (24%) of landscape area provided within and around the interior of the VUA
 - 13 Shade trees: 4 Live Oak, 4 Bosque Elm, 2 Drake Elm and 3 Ex. Live Oak
 - 15 Native trees: 4 Live Oak, 2 Drake Elm, 3 Wax Myrtle, 3 Cabbage Palm, 3 Ex. Live Oak

IRRIGATION NOTES:

- All required landscaping, as described in section 27-285, shall be equipped with an irrigation system except as specified below:
1. Retained native plant habitat is not required to have an irrigation system.
 2. Single and two-family dwellings are not required to have an irrigation system. However, the addition of synthetic water absorbing polymers to topsoil prior to planting or sodding to increase water-holding capacity is encouraged.
 3. Drought-tolerant landscape material (see the University of Florida IFAS Extension Florida Yards and Neighborhoods Florida-Friendly Plant List 2006, as may subsequently be revised) planted in specific zones or beds is only required to be irrigated during establishment (minimum thirty (30) days) and protected drought periods. Irrigation shall be a low-volume irrigation system.

The landscape and tree planting plan shall illustrate the proposed irrigation zones, delineating low-volume irrigation zones and areas utilizing irrigation techniques other than low-volume irrigation. Irrigated turf areas shall utilize irrigation techniques other than low-volume irrigation. turf areas shall be on separate irrigation zones from other landscape plant zones. In the case of expansion of an existing development, this limitation will apply to the area of new landscaping.

In addition, in order to promote water conservation in the community, Florida Friendly Yards are strongly encouraged. A maximum of fifty (50) percent green space may be planted with turfgrass configured with a permanent irrigation system (the maximum allowable new turf grass percentage will be reduced to forty-five (45) percent in 2009, forty (40) percent in 2010, thirty-five (35) percent in 2011, thirty (30) percent in 2012 and twenty-five (25) percent in 2013 and thereafter). Turf grass in excess of this limitation shall not be allowed to have a permanent or temporary irrigation system. In the case of expansion of an existing development or the completion or continuation of a phased development, limitations identified for allowable new turfgrass percentages, will apply to the area of new landscaping only.

Turf zone head spacing shall achieve head to head coverage. Sprays and rotors shall not be combined on the same control valve circuit. Sprays and rotors shall have matching application rates within each irrigation zone.

All irrigation systems shall be designed to avoid over spray, runoff, low head drainage, or other similar conditions where water flows onto or over adjacent property, non-irrigated areas, walkways, roadways, structures, or water features. Emitters and sprinkler heads are encouraged to be located at least 2 feet from buildings and water should not hit the building while operating. Narrow areas (4 feet wide or less) shall not be irrigated unless low-volume irrigation is utilized.

Irrigation control equipment shall include an automatic irrigation controller having program flexibility such as repeat cycles and multiple program capabilities. Automatic irrigation controller shall have battery back-up or non-volatile memory to retain the irrigation programs. Automatic control systems shall be equipped with an operable rain sensor or other devices, such as soil moisture sensors, to prevent unnecessary irrigation.

The irrigation system shall be designed to Standards and Specifications for Turf and Landscape Irrigation Systems, Fifth Edition, 2005, Florida Irrigation Society, as may subsequently be revised.

All installation of new irrigation systems shall connect to the city's reclaimed water system if that system is available, as required by Tampa City Code, Chapter 26 adn subsequent amendments.

Sports fields, golf courses, cemeteries and storm water management systems are exempt from the turf area limitation and low-volume irrigation requirements of this ordinance where functional need for turf is demonstrated. All other irrigation and landscape requirements of this article apply.

PLANT LIST

Qty	Botanical Name	Common Name	Recommended Size	Remarks
Trees				
5	Lagerstroemia indica x fauriei 'Tuskegee'	Tuskegee Crepe Myrtle	Min. 4" Cal; Min. 10'-12" Hgt; 6'-8" Spr.	Standard Single Trunk; Florida Grade #1
3	Myrica cerifera	Southern Waxmyrtle	Min. 2" Cal; Min. 8'-10" Hgt; 5'-6" Spr.	B&B; Multi-trunk; Tree Form; Florida Grade #1
4	Quercus virginiana 'Sky Climber'	Sky Climber Live Oak	Min. 2" Cal; Min. 8'-10" Hgt; 5'-6" Spr.	B&B; Single Straight Leader; Florida Grade #1
3	Sabal palmetto	Cabbage Palm	10'-12" CT	CT as shown; Florida Grade #1
2	Taxodium distichum	Bald Cypress	Min. 2" Cal; Min. 8'-10" Hgt; 5'-6" Spr.	B&B; Single Straight Leader; Florida Grade #1
4	Ulmus parvifolia 'Bosque'	Bosque Elm	Min. 4" Cal; Min. 10'-12" Hgt; 6'-8" Spr.	B&B; Full Well Branched; Florida Grade #1
Shrubs				
65	Ilex vomitoria 'Stokes Dwarf'	Stoke's Dwarf Yaupon Holly	3 Gal	Plant 3" O.C.
20	Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	3 Gal	Plant 3" O.C.
21	Muhlenbergia capillaris	Purple Muhly Grass	3 Gal	Plant 3" O.C.
15	Pittosporum tobira 'Variegata'	Variegated Pittosporum	Min. 24" Hgt.	Plant 24" O.C.
34	Viburnum suspensum	Sandankwa Viburnum	Min. 24" Hgt.	Plant 24" O.C.
11	Zamia pumila	Coontie	3 Gal	Plant 4" O.C.
Groundcovers				
31	Dianella tasmanica 'Blueberry'	Blueberry Flax Lily	1 Gal	30" O.C.
168	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal	Plant 16" O.C.
Other				

LANDSCAPE NOTES

1. Prior to installation, the Landscape Contractor shall inspect the sub grade, general site conditions, verify elevations, utility locations, irrigation, topsoil provided by General Contractor and observe the site conditions under which the work is to be done. Notify General Contractor of any unsatisfactory conditions. Work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor and/or Construction Manager.
2. Landscape Contractor shall locate and protect all underground utilities, prior to installation.
3. General and Landscape Contractor are responsible for protecting existing trees from damage during construction. General Contractor to install tree protection fencing prior to any site work as directed on the landscape plans.
4. All tree protection areas to be protected from sedimentation.
5. All tree protection fencing to be inspected daily, and repaired or replaced as needed.
6. All shrubs and groundcover beds (existing and new) to be mulched with a minimum 4 inches of mulch. Mulch type to be double shredded hardwood mulch.
7. All annual and perennial beds to be filled to a minimum depth of 18 inches and amended with 4 inches of organic material. Mulch planted beds with 3 inch depth of pine bark mini nuggets.
8. Planting holes to be dug a minimum of twice the width and 6-12 inches deeper than the size of the root ball of both shrubs and tree. Amend backfill with topsoil mix. Backfill and tamp bottom of hole prior to planting so top of root ball does not settle below surrounding grade.
9. Topsoil Mix to be 4 parts screened topsoil and 1 part organic material (i.e. Nature's Helper or Pro Mix).
10. Existing grass in proposed planting areas is to be removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs.
11. Soil to be tested to determine fertilizer and lime requirements. Lime and fertilizer to be distributed prior to laying sod.
12. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled and watered thoroughly within one hour of installation.
13. All changes to design and/or plant substitutions are to be authorized by the Landscape Architect at Manley Land Design - 770.442.8171.
14. All parking islands to be bermed 6" - 10" with clean friable topsoil prior to planting.
15. All landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock", and the latest accepted standards of the American Association of Nurserymen.
16. Site to be 100% irrigated by an automatic underground irrigation system.
17. The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism.
18. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the Landscape Contractor with the cost of the replacement included in the bid or proposal price.
19. Stake all evergreen and deciduous trees.
20. Remove all stakes and guying from all trees after one year from planting.
21. Water thoroughly twice in the first 24 hours and apply mulch immediately.
22. The plant quantities are for the contractor's convenience, all numbers must be verified.

LEGEND

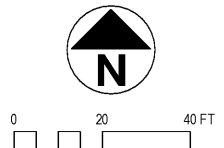
EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

INDICATED: TREE PROTECTION FENCING (TPF)
Note: Install TPF a min. 10' radius from existing tree trunk, or to extent of existing curbing if located within min. 10' radius.

INDICATED: REQUIRED MIN. 6' PERVIOUS RADIUS

INDICATED: EXISTING CURBING



Order Plans

manley
LANDSCAPE ARCHITECTS
770.442.8171
770.442.1123 fax
Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009
manleylanddesign.com

TAMPA AAA - CAR CARE PLUS CENTER
AAA - AMERICAN AUTOMOBILE ASSOCIATION
1701 N. WESTSHORE BLVD.
TAMPA, FL 33607



REVISION SCHEDULE

NO.	DATE	DESCRIPTION
MLD PROJECT #	2017150	
DRAWN BY	ADN	
CHECKED BY	SLM	
DATE	6.20.18	

Landscape Plan

L-1.0