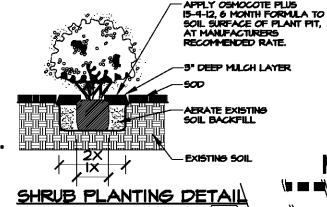


LANDSCAPE INSTALLATION NOTES

- 1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 2) LOCATION OF PLANTS ON THE PLAN ARE DIAGNOSTIC - SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- 3) IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- 4) THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER HAZARDOUS MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- 5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP FINE BARK MULCH. ALL NEW TREES SHALL BE STAKED.
- 6) NEW SOD SHALL BE ARGENTINE BAHIA SOD @ 2200 S.F. IN THE LOCATIONS SHOWN ON THE PLAN. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- 7) TREES, SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURES. PLANT FITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.
- 8) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE MIRE BASKETS ON ALL 4" B STOCK.



MATCH LINE B-B SEE SHEET L-3

PLANT MATERIAL LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	DROUGHT TOLERANT
TREES 8 SPECIES MINIMUM WITH 60% REQUIRED TREES. PALMS MAY BE SUBSTITUTED, 3 PALMS FOR 1 SHADE TREE, MAXIMUM 30%, CLUSTERS OF 3 - 8' ON CENTER						
SP	18	SABAL PALMETTO	CABBAGE PALM	MIN 12' CLEAR TRUNK HEIGHT, REGENERATED FRONDS	YES	YES
QV	5	QUERCUS VIRGINIANA	LIVE OAK	10' HT X 5' SPD, 2" GALIFER, RFG	YES	YES
UA	8	ULMUS ALATA	WINGED ELM	10' HT X 5' SPD, 2" GALIFER, RFG	YES	YES
TD	6	TAXODIUM DISCHUM	BALD CYPRRESS	12' HT X 5' SPD, 3" GALIFER, RFG	YES	YES
AR	10	ACER RUBRUM	RED MAPLE	12' HT X 5' SPD, 3" GALIFER, RFG	YES	YES
PE	8	PINUS ELLIOTTII	SLASH PINE	12' HT X 5' SPD, 3" GALIFER, RFG	YES	YES
LS	6	LIQUIDAMBAR STRYGLIFUA	SWEETGUM	10' HT X 4' SPD, 2" GALIFER, RFG	YES	YES
BN	7	BETULA NIGRA	RIVERBIRCH	8' HT X 4' SPD, 3 STEMS @ 1" GALIFER	YES	YES
SHRUBS NO ONE SPECIES OF SHRUBS OR GROUND COVER SHALL BE MORE THAN 25% COVERAGE OF LANDSCAPE AREA. MAXIMUM 30% OF REQUIRED LANDSCAPE AREA MAY BE GRASSES						
MF	240	MYRICANTHES FRAGRANS	SIMPSON'S STOPPER	18" HT X 18" SPD, 5 GALLON 36" OC	YES	YES
VO	80	VIBURNUM OBOVATUM	HALTER'S VIBURNUM	18" HT X 18" SPD, 5 GALLON 36" OC	YES	YES
IV	157	ILEX VOMITORIA "STOKES CHAIR"	DWARF SHILLING HOLLY	18" HT X 18" SPD, 5 GALLON 30" OC	YES	YES
LC	240	LOROPETALUM CHINENSIS "RUBY"	RUBY LOROPETALUM	18" HT X 18" SPD, 5 GALLON 30" OC	NO	YES
GROUND COVER GROUND COVER OTHER THAN TURF, SHALL REACH A MAXIMUM MATURE HEIGHT OF 24", SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN COMPLETE COVERAGE IN ONE YEAR						
LT	150	LANTANA DEPRESSA	FINELAND LANTANA	10" HT X 12" SPD, 1 GALLON 24" OC	YES	YES
LM	260	LIRIOPE MUSCARI "SUPER BLUE"	SUPER BLUE LIRIOPE	10" HT X 12" SPD, 1 GALLON 24" OC	NO	YES
JP	210	JUNIPERUS CHINENSIS "PARSONI"	PARSONS JUNIPER	16" HT X 12" SPD, 1 GALLON 24" OC	NO	YES

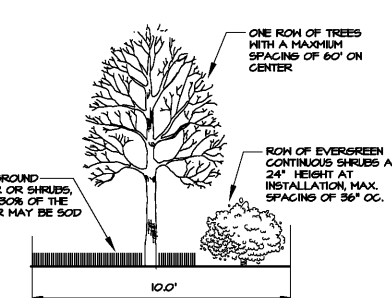
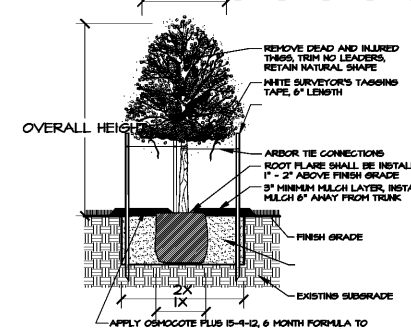
LANDSCAPE REQUIREMENTS

- 1) NORTH PERIMETER - TYPE A BUFFER 10' WIDE WITH SHADE TREES A MAXIMUM OF 60' OC. PALMS MAY BE SUBSTITUTED FOR UP TO 30% OF THE REQUIRED TREES AT A RATE OF 3 PALMS PER 1 TREE, CLUSTERED 8' OC AND MINIMUM 10' CLEAR TRUNK HEIGHT. CONTINUOUS ROW OF 24" HEIGHT, EVERGREEN SHRUBS. 387 LF / 60 LF = 6 TREES
- 2) SOUTH PERIMETER - TYPE A BUFFER 10' WIDE WITH SHADE TREES A MAXIMUM OF 60' OC. PALMS MAY BE SUBSTITUTED FOR UP TO 30% OF THE REQUIRED TREES AT A RATE OF 3 PALMS PER 1 TREE, CLUSTERED 8' OC AND MINIMUM 10' CLEAR TRUNK HEIGHT. CONTINUOUS ROW OF 24" HEIGHT, EVERGREEN SHRUBS. 357 LF / 60 LF = 6 TREES
- 3) EAST PERIMETER - EXISTING WETLAND BUFFER
- 4) WEST PERIMETER - TYPE A BUFFER 10' WIDE WITH SHADE TREES A MAXIMUM OF 60' OC. PALMS MAY BE SUBSTITUTED FOR UP TO 30% OF THE REQUIRED TREES AT A RATE OF 3 PALMS PER 1 TREE, CLUSTERED 8' OC AND MINIMUM 10' CLEAR TRUNK HEIGHT. CONTINUOUS ROW OF 24" HEIGHT, EVERGREEN SHRUBS. 217 LF / 60 LF = 4 TREES
- 5) INTERIOR REQUIREMENTS - TEN PERCENT OF THE VEHICLE USE AREA SHALL BE DEDICATED TO LANDSCAPING WITH ONE TREE PER 200 SQUARE FEET OF VIA
44,726 SF / 200 = 223 TREES
- 6) BUILDING PERIMETER SHALL BE LANDSCAPED WITH AN AREA OF 50% OF THE FACADE LENGTH AND MUST BE 5' WIDE AND SHALL INCLUDE TREES, PALMS, SHRUBS AND GROUND COVER. 242 LF / 25 = 121 LF REQUIRED WITH 2 TREES. 121 LF WITH 2 TREES PROVIDED. BUILDING = 19,310 SF X 1 = 19,310 SF REQUIRED LANDSCAPE. PROVIDED - 555 + 255 + 480 = 1,495 SF
- 7) TOTAL TREE REQUIREMENTS - 2 + 6 + 0 + 4 + 25 + 2 = 39 TREES, 40 PROPOSED - 100% NATIVE
- 8) A MAXIMUM OF FIFTY (50) PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DROUGHT TOLERANT. THE USE OF TURFGRASS VARIETIES WITH EXCELLENT DROUGHT TOLERANCE MAY EXCEED THE FIFTY PERCENT LIMITATION.
- 9) NATIVE SHRUB AND GROUND COVER REQUIREMENT IS MINIMUM 30% - TOTAL SHRUBS AND GROUND COVER PROVIDED IS 2,045 OF WHICH 1,035 ARE NATIVE. THEREFORE 50% OF THE PROVIDED SHRUBS AND GROUND COVER ARE NATIVE.
- 10) MAXIMUM 30% OF REQUIRED LANDSCAPE AREAS MAY BE SODDED, 70% OF ALL REQUIRED LANDSCAPE AREAS DO NOT HAVE SOD.
- 11) GROUND COVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (1) YEAR. NON-LIVING GROUND COVER, SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO SUPPRESS FUGITIVE DUST.
- 12) ANY PLANT MATERIALS OF WHATSOEVER TYPE AND KIND REQUIRED BY THESE REGULATIONS SHALL BE REPLACED WITHIN (30) DAYS OF THEIR DEMISE AND/OR REMOVAL.

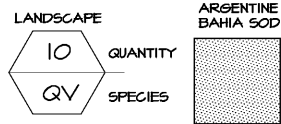
IRRIGATION NOTE

ALL REQUIRED LANDSCAPE SHALL BE IRRIGATED AS PER SECTION 905.4 OF THE PASCO COUNTY LANDSCAPE CODE. IRRIGATION WATER SOURCE SHALL BE A NEW 1" IRRIGATION METER.

SHADE TREE STAKING AND PLANTING DETAIL



SYMBOL LEGEND



PASCO COUNTY LANDSCAPING STANDARD NOTES (PASCO LDC 905.2)

1. 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)
2. 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)
3. 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)
4. DIVERSITY. A MAXIMUM OF 30 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)
5. 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)
6. 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)
7. 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)
8. 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.1.D.2)
9. 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 AGRICULTURE. (LDC 905.2-C.3.B)
10. ALL PORTIONS OF A LOT UPON WHICH DEVELOPMENT HAS COMMENCED, BUT NOT CONTINUED FOR A PERIOD OF 90 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.D)
11. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY CONDITION IN PERPETUITY IN ACCORDANCE WITH THIS CODE. (LDC 905.2-E.2)
12. ONGOING MAINTENANCE TO PREVENT THE ESTABLISHMENT OF PROHIBITED EXOTIC SPECIES IS REQUIRED. (LDC 905.2-E.4)
13. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING LANDSCAPING.

LINKS + ASSOCIATES
5023 West Laurel Street
Tampa, Florida 33607
Tel: (813) 288-0039
Fax: (813) 287-0084
Lic. No. EB000466

Engineers Planners

DATE 08-20-18

DESIGNED	LAU	LAU	LAU	181
DRAWN	LAU	LAU	LAU	
CHECKED	LAU	LAU	LAU	
JOB NO.				

**WOODSPRING SUITES
CYPRESS CREEK
LANDSCAPE PLAN**

REVISIONS	NO.	DATE	BY	REVIEW	COMMENTS
1	AS PER	10-31-18	LAU	BY	
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			BY		
			BY		
			BY		
			BY		
			BY		
			BY		

L. ALYSON UTTER
FLORIDA LANDSCAPE ARCHITECT
NO. LA 00011683

SHEET **L-2**