

MASSACHUSETTS AVENUE
120' R-O-W

MATCH LINE - SEE SHEET LA2

WEST 1/2
TRACT 16
(NOT INCLUDED)

EXISTING TREE LEGEND

- = GRAPE MYRTLE
- △ = CHERRY LAUREL
- = OAK
- ▽ = CEDAR
- = PINE
- △ = PALM
- ◇ = CHINA BERRY
- = ELP STAR
- = LONCHOCARPUS
- = CAMPHOR
- = MULBERRY
- = GOLDEN RAIN
- ▲ = RAIN TREE

PLANT SCHEDULE

- TREES COMMON
- AR Red Maple
 - IA East Palatka Holly
 - JS Southern Red Cedar
 - MC Wax Myrtle
 - PP Longleaf Pine
 - QH Highrise Live Oak
 - TX Pond Cypress
 - UA Winged Elm
- SHRUBS
- MF Simpson's Stopper
 - IP Yellow Anise

GROUND COVERS

- Everree Giant Border Grass
- Dwf. Confed. Jasmine

ROBERSON RESOURCE GROUP, LLC
Landscape Architecture - Site Planning - Arboriculture
1115 Truss Road, Suite 100
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CASSELL, INC.
8915 STATE RD. 54
NEWPORT NEWS, VA 23603
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REVISIONS

| NO. | DATE | BY | DESCRIPTION |
|-----|----------|----|----------------------|
| 1 | 06/27/06 | JD | ISSUED FOR PERMITS |
| 2 | 07/26/06 | JD | REVISED PER COMMENTS |
| 3 | 08/24/06 | JD | REVISED PER COMMENTS |
| 4 | 09/28/06 | JD | REVISED PER COMMENTS |
| 5 | 10/26/06 | JD | REVISED PER COMMENTS |

MAGNOLIA OAKS
PASCO COUNTY, FLORIDA

LANDSCAPE PLAN - WEST
G11-PAS05-01-W1
DATE: 04/24/08
LA 1

Tree Replacement Summary

Inches of Required Replacement from Timberway and Parks Division:
Grand Total Required Replacement = 531,193 (Trees)

Grand Total of Existing Trees to Remain = 133 (Trees - See tabulation below)

Proposed Land Provided Trees

| Size of Lot | No. of Trees | 3" Cal. Trees | Local | Total Trees Proposed | Total Inches Proposed |
|-------------------------|--------------|---------------|----------|----------------------|-----------------------|
| Less than 1,000 sq. ft. | 77 | 0 | 0 | 0 | 0 |
| 1,000 to 1,500 sq. ft. | 0 | 0 | 0 | 0 | 0 |
| 1,500 to 2,000 sq. ft. | 1 | 0 | 0 | 0 | 0 |
| 2,000 to 2,500 sq. ft. | 1 | 0 | 0 | 0 | 0 |
| 2,500 to 3,000 sq. ft. | 0 | 0 | 0 | 0 | 0 |
| 3,000+ sq. ft. | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 78 | 0 | 0 | 78 | 231' |

Proposed Common Area Provided Trees

Trees provided along buffers - 54 Trees / 102 inches
Trees provided along paths - 71 Trees / 213 inches
Trees provided in common areas - 32 Trees / 68 inches
Total Common Area Provided Trees - 157

Grand Total Common Area Provided Trees - 157

1" Caliber trees to be planted for Common Area and Common Area to meet inclusion and replacement requirements. 1" minimum caliber trees are required per Pasco County Land Development Code.

Summary

- Total inches of Required Replacement = 531,193"
- Total inches of Existing Trees to Remain = 231' (2" Caliber trees proposed)
- Total inches of Replacement Trees = 807' (2" Caliber trees proposed)
- Total inches of Replacement Deficit = 1,384'
- Total inches of Existing Trees to Remain = 1,384'

1.384' replacement deficit / 77 units = .018' of replacement deficit per unit.

Existing Trees to Retain:

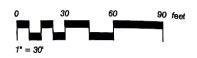
Live Oak - 42 Trees @ 75" DBH Total
Other Oaks and Cypress Trees - 63 Trees @ 60" DBH Total
Palms - 5 Trees @ 110" DBH Total
Total Existing Trees to Remain - 110 Trees @ 1,081 DBH Total

Existing Trees to be Removed / Replaced:

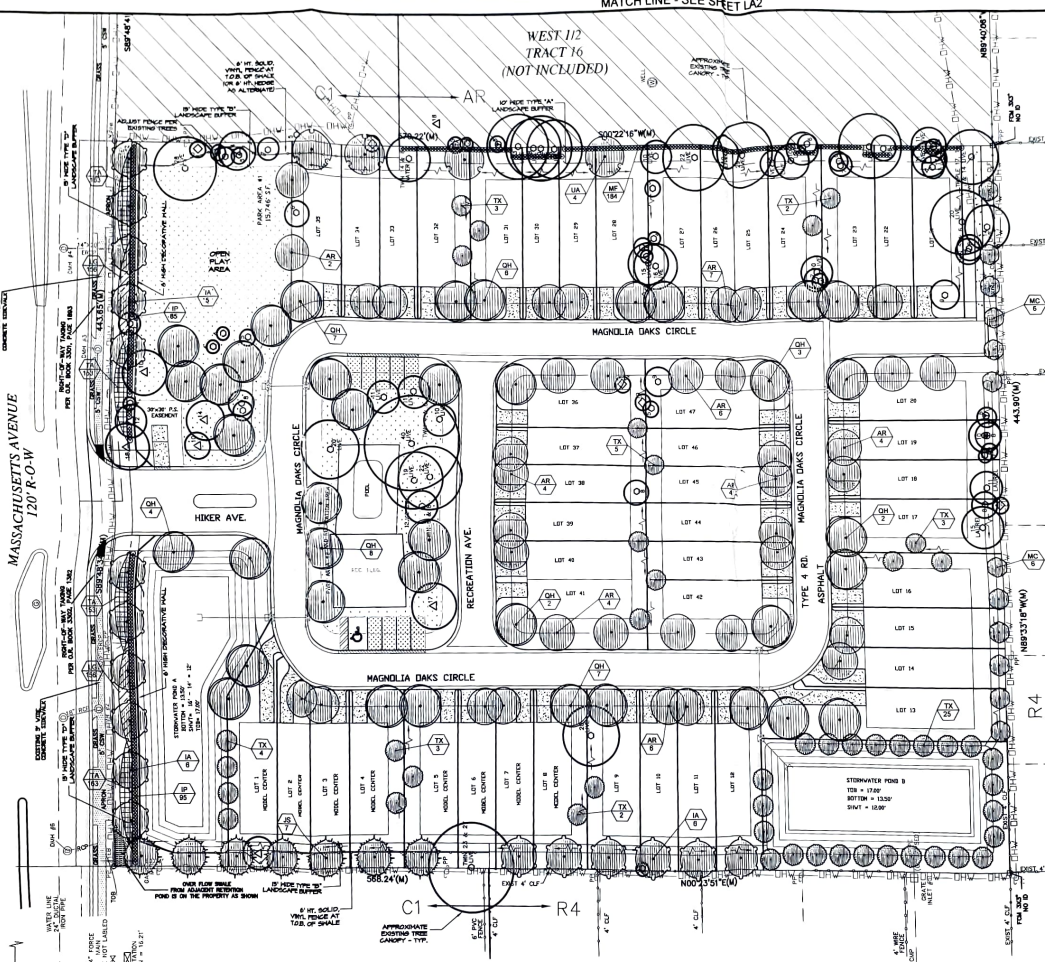
Live Oak - 217 Trees @ 184" DBH Total / Replacement - 1641' Total DBH Replacement
Other Oaks and Cypress Trees - 63 Trees @ 60" DBH Total / Replacement - 1641' Total DBH Replacement
Longleaf Pine - 1 Tree @ 121" DBH Total / Replacement - 1441' Total DBH Replacement
Palm Species - 2 Trees @ 7" DBH Total / Replacement - 1441' Total DBH Replacement
Total Existing Trees to be Removed - 283 Trees @ 2,085" DBH = 2184' Total DBH Replacement

See sheet LA 2 for the Master Plant Schedule and quantities.

See the Engineering Plans - Demolition Sheet for tree to be removed.



ENGINEERING & LAND PLANNING
BASE INFORMATION PREPARED BY:
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PASCO COUNTY LANDSCAPE REQUIREMENTS

NAIVE PLANT MATERIAL
 50% MINIMUM PLANT MATERIAL REQUIRED
 50% NATIVE PLANT MATERIAL PROJECTS
 (2,137 TOTAL PLANTS x SIZE = 700) REQUIRED
 TOTAL NATIVE PLANTS PROVIDED = 911)

UNUSUALLY TOLERANT PLANT MATERIAL
 50% DROUGHT TOLERANT PLANT MATERIAL REQUIRED
 50% DROUGHT TOLERANT PLANT MATERIAL PROJECTS
 (2,137 TOTAL PLANTS x SIZE = 700) REQUIRED
 TOTAL DROUGHT TOLERANT PLANTS PROVIDED = 2080

SHRUBS: 3 CALLOW SHALL BE MIN 24" DIA AND SPACED 24" ON CENTER.

MINIMUM 8 SPECIES OF TREES REQUIRED FOR PLANS WITH OVER 40 REQUIRED PLANTING TREES.

EXISTING TREE PROTECTION GENERAL NOTES

- EXISTING TREES AND PALMS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES PER PASCO COUNTY REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE AN INTERNATIONAL SOCIETY OF ARBORISTS (ISA) CERTIFIED ARBORIST WITH A MINIMUM OF 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS TO DIRECT APPROPRIATE PRUNING (ROOTS, BRANCHES) AND/OR OTHER TREATMENT NECESSARY TO ENSURE THE HEALTH AND SURVIVAL OF EXISTING TREES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE CERTIFIED ARBORIST'S INSTRUCTIONS. PRUNING SHALL CONFORM TO ANSI A-300 PRUNING STANDARDS.
- ALL TREE ROOTS EXISTING WITHIN IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED WITHIN THE LIMITS OF THE PRESERVED AREA AS DETERMINED BY THE CERTIFIED ARBORIST. ROOT PRUNING SHALL BE ACCOMPLISHED BY MECHANICAL MEANS WITH SHARP BLADES AND UNDER THE DIRECT SUPERVISION OF THE CERTIFIED ARBORIST. ROOT PRUNING SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

PLANT SCHEDULE

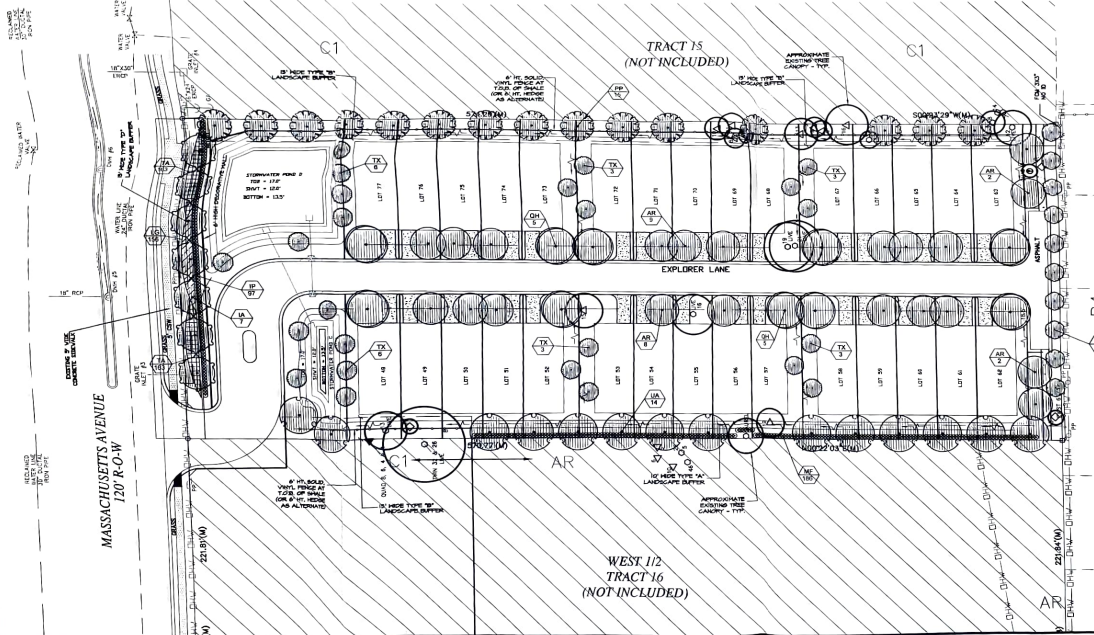
| TRAITS | BOTANICAL | COMMON | CONT. | CAL. | SIZE | QTY | REMARKS |
|---------------|--------------------------------|------------------------------|----------------|------|------------------------|-----|---------|
| AR | Acer rubrum | Red Maple | --- | 3"OC | 12'-14" Ht., 6'-8" Sp. | 58 | |
| H | Ilex opacifolia 'East Palatka' | East Palatka Holly | --- | 3"OC | 12'-14" Ht., 6'-8" Sp. | 24 | |
| J | Juncus silicicola | Southern Red Cedar | --- | 3"OC | 10'-12" Ht., 5'-6" Sp. | 7 | |
| M | Myrica carolinensis | Wax Myrtle | --- | 3"OC | 10'-12" Ht., 5'-6" Sp. | 22 | |
| P | Pinus palustris | Longleaf Pine | --- | 3"OC | 12'-14" Ht., 6'-8" Sp. | 15 | |
| Q | Quercus virginiana 'OVATA' | Hogchase Live Oak | --- | 3"OC | 12'-14" Ht., 6'-8" Sp. | 49 | |
| T | Taxodium ascendens | Plant Cypress | --- | 3"OC | 12'-14" Ht., 6'-8" Sp. | 71 | |
| U | Ulmus glabra | Winged Elm | --- | 3"OC | 12'-14" Ht., 6'-8" Sp. | 18 | |
| SHRUBS | BOTANICAL | COMMON | CONT. | CAL. | SIZE | QTY | REMARKS |
| J | Myrsineles fragrans | Simpson's Stopper | 3 gal | | 24" Ht. x 24" Sp. | 370 | |
| W | Illicium parviflorum | Yellow Anise | 3 gal | | 24" Ht. x 24" Sp. | 277 | |
| GROUND COVERS | BOTANICAL | COMMON | CONT. | CAL. | SIZE | QTY | REMARKS |
| | Liriodendron 'Evergreen Giant' | Evergreen Giant Harder Grass | 1 gal @ 18" oc | | | 468 | |
| | Trachelospermum asiaticum | Def. Confed. Jasmine | 1 gal @ 18" oc | | | 958 | |

LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY SUCSONE STATE ONE WEEK PRIOR TO THE LOCATION OF ANY UTILITIES AND THE CONTRACTOR SHALL NOTIFY THE ENGINEERING FIRM FOR THIS PROJECT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES, HOWEVER, ALL UTILITIES MAY NOT BE SHOWN ON PLANS. UTILITIES SHALL BE IMMEDIATELY BROUGHT TO THE OWNER'S REPRESENTATIVE FOR RESOLUTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND PROTECTION OF ALL SITE CONDITIONS TO REMAIN FROM DAMAGE DUE TO HIS WORK. IN THE EVENT OF DAMAGE, ALL DAMAGE SHALL BE COMPLETELY REPAIRED TO ORIGINAL CONDITION. ALL COST OF SUCH WORK SHALL BE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED DAMAGE TO EXISTING UTILITIES, STRUCTURES, OR OTHER ADJACENT PROPERTIES BY OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. DAMAGE INCLUDES THE COMPROMISE OF THE ROOT ZONE BY DRIVING OR PARKING INSIDE THE SHIP-LINE OF TREES OR THE SPLICE OF DESTRUCTIVE CHEMICALS OR, ETC., WITHIN THE SHIP-LINE OF TREES.
- EXISTING TREES, PALMS, SHRUBS AND GROUNDCOVERS WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND SPECIFIED TO REMAIN ARE TO BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS WITH TREE BARRICADES.
- ALL LANDSCAPE AREAS AND AROUND EXISTING TREES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EXISTING TREES SHALL BE MAINTAINED BY INSTALLING A METRED DEPTH OF 3" MULCH SHALL BE FREE OF EXTRANEOUS DEBRIS.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL COMPLY WITH ALL REQUIRED SPECIFICATIONS, GRADING STANDARDS AND PLANT REGULATIONS, AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY, TRENDS AND STANDARDS FOR NURSERY PLANTS' LATEST EDITION. ALL PLANT MATERIAL SHALL ALSO COMPLY WITH ALL STANDARDS FOR HURSTOCK STOCK (FORD 2001-1990). THE MINIMUM ONE FOR ALL PLANT MATERIALS SHALL BE FLORIDA #1.
- THE CONTRACTOR SHALL SUPPLY SUPPLEMENTAL WATER OVER THE AMOUNT OF WATER SUPPLIED BY THE CONTRACTOR FOR THE ESTABLISHMENT TO ALL NEWLY INSTALLED TREES FOR 90 DAYS, COMMENCING IMMEDIATELY AFTER INSTALLATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADOPT MEASURES AND FREQUENCY TO ENSURE PROPER ESTABLISHMENT OF ALL PLANT MATERIAL.
- PLANTING BEDS SHALL BE FREE OF EXTRANEOUS MATERIALS AND CAPABLE OF HOLDING WATER TO THE ROOT ZONE OF PLANTS.
- SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT AND FILL TO THE BASE, PLANTED 2" ON CENTER.
- ALL LANDSCAPE CONSTRUCTION SHALL CONFORM TO THE MINIMUM REQUIREMENTS OF THE PASCO COUNTY LANDSCAPE CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL OBTAIN LANDSCAPE TECHNICAL SPECIFICATIONS PRIOR TO BEGINS AND CONSTRUCTION.

EXISTING TREE LEGEND

- CHAPE MYRTLE
- ◇ CHERRY LAUREL
- OAK
- ▽ CEDAR
- ▲ PINE
- PALM
- CHINA BERRY
- ELP EAR
- UNIDENTIFIED
- CAMPHOR
- MULBERRY
- GOLDEN RAIN
- ▲ RAIN TREE



WEST 116 TRACT 12 (NOT INCLUDED)

MATCH LINE - SEE SHEET LA1

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Scale: 1" = 30'

North Arrow

Project No. 24-24-01-N

Date: 04/24/2025

Sheet: LA 2

MAGNOLIA OAKS PASCO COUNTY, FLORIDA

LANDSCAPE PLAN - EAST

04-24-01-N

04/24/2025

LA 2

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