

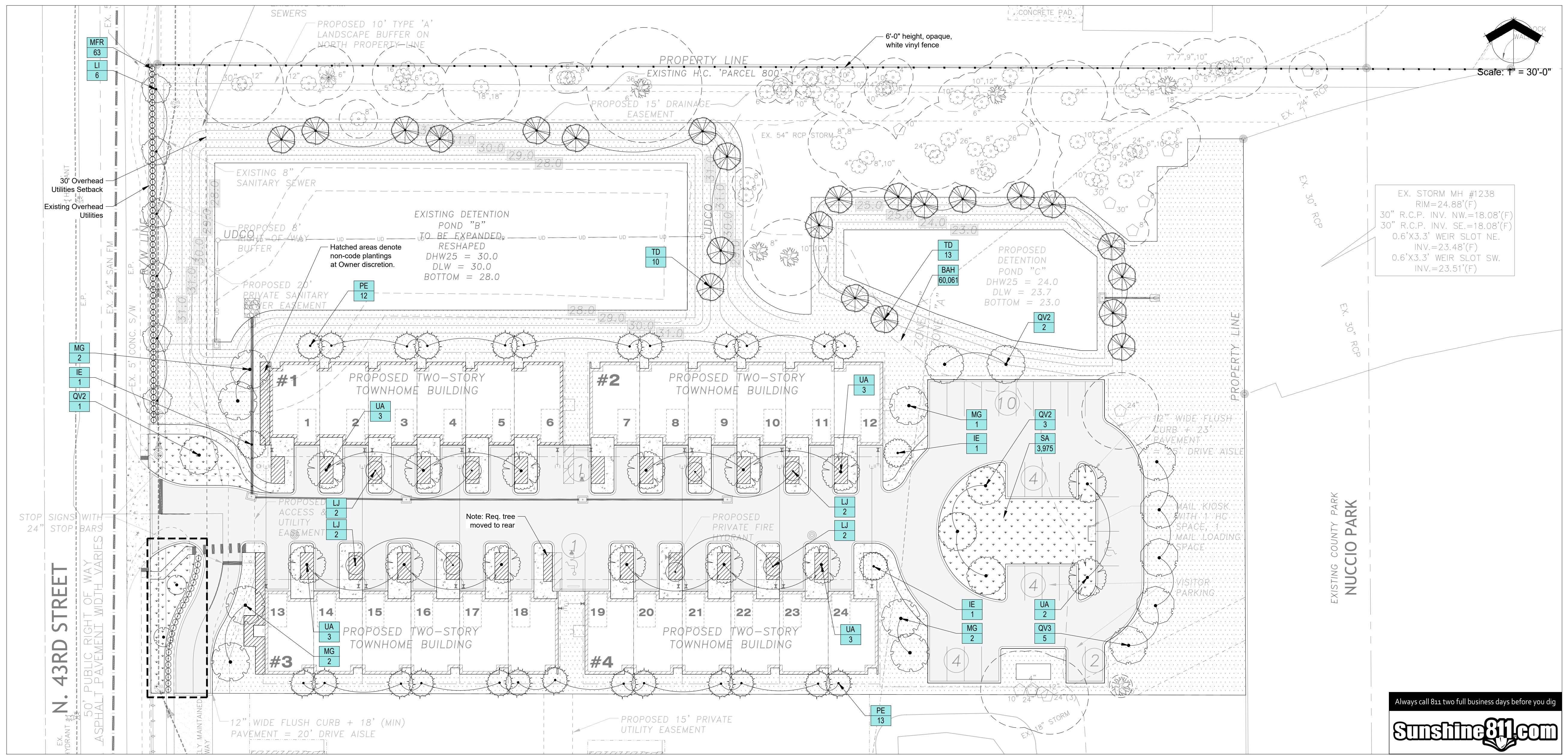
PROJECT TITLE:

The Gardens Townhomes
Phase 2

CLIENT:

CDCT Gardens, LLC
1907 East Hillsborough Avenue
Suite 100
Tampa, FL 33610

Always call 811 two full business days before you dig



PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER SIZE	HEIGHT/SPREAD
	IE	3	Ilex x attenuata 'Eagleston' / Eagleston Holly	1" DBH (Min.)	30 Gal.	8' Ht., 3' Spr., 3' CT
	LI	6	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	1" DBH (Min.)	30 Gal.	8' Ht. (min.), 4' Spr., Standard Trunk
	LJ	8	Ligustrum japonicum / Japanese Privet	1" DBH (Min.)	30 Gal.	6' Ht. (min.), 4' Spr., M.T.
	MG	7	Magnolia grandiflora 'D.D. Blanchard' / D.D. Blanchard Southern Magnolia	1" DBH (Min.)	30 Gal.	8'-10' ht. x 3'-4' spr.
	PE	25	Pinus elliottii densa / Slash Pine	1" DBH (Min.)	30 Gal.	8'-10' ht. x 3'-4' spr.
	QV2	6	Quercus virginiana / Southern Live Oak	1" DBH (Min.)	Field Grown, Roots Plus	12' Ht., 5' Spr., 6" CT
	UA	14	Ulmus alata / Winged Elm	1" Cal.	Pot	12' Ht., 5' Spr., 6" CT
REPLACEMENT TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER SIZE	HEIGHT/SPREAD
	QV3	5	Quercus virginiana / Southern Live Oak	3" Cal. (min.)	Field Grown, Roots Plus	14'-16' Ht., 6'-7' Spr., 6" C.T.
	TD	23	Taxodium distichum / Bald Cypress	3" Cal. (min.)	Field Grown	10' Ht. x 4' Spr., 4'-5" C.T.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE
	MFR	63	Myrcianthes fragrans / Simpson's Stopper	7 Gal.	24" Ht. (Min.) X 20" Spr., Full	YES
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	HEIGHT/SPREAD	NATIVE
	BAH	60,061	Paspalum notatum 'Argentine' / Argentine Bahiagrass	Sod	Solid; Stagger Joints	NO
	SA	6,087	Stenotaphrum secundatum 'Floratum' / Floratum St. Augustine Grass	Sod	Solid; Stagger Joints	NO

APPURTENANCE SCREENING

The construction of all above ground utility appurtenances visible from the public right-of-way such as pedestals, utility meters, transformers, back-flow prevention devices, etc. for new development or redevelopment activities shall conform to screening requirements as outlined in Section 6.06.08.C.10 of the Land Development Code. Plant location or other screening must be considered of required spatial separations from a fire flow protection appliance in accordance to the Uniform Fire Code, and per Water, Wastewater and Reclaimed Water Technical Specifications Spec 331001, Part 2.6.4.2, must be located a minimum of 5' from utility slabs and 3' from underground valves. Trees must be located a minimum of 8' from utility slabs.

For above ground utility appurtenances illustrated on the plans, the type of screening must be clearly noted to match the overall height for the type of above ground utility specified on the plans. Utilization of evergreen plant material must be described by species, spacing and overall height for the type of utility to be screened. Utilization of opaque fencing or other screening material is permitted. The meter assembly must be accessible by boom truck off a county right-of-way or an interior paved access road at least 12' in width per Spec 331001, Part 2.6.4. Do not install any screening that will hinder access in the future to the meter assembly from the interior of the site.

TREE MITIGATION CALCULATIONS

Total DBH Req'd (See Calc. on Sht. L-02): 110"
Total DBH Replacements Provided: 56"
Remaining Inches: 54"
54" to be Paid in Lieu of Planting at \$65.00 per inch, or \$3510.00.

GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL INSTALLED ON THIS PROJECT SHALL BE CLASSIFIED "FLORIDA #1" OR BETTER AS DEFINED BY THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" AND "GRADES AND STANDARDS FOR NURSERY PLANTS, PART II, PALMS AND TREES" PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- ALL AREAS OF THE SITE THAT ARE NOT COVERED BY BUILDINGS, PAVEMENTS, PONDS OR EXISTING VEGETATION SHALL BE COVERED WITH SPECIFIED MULCH, TURF GRASS, GROUND COVERS, OR SHRUBS AND IRRIGATED WITH A LOW-VOLUME AUTOMATIC IRRIGATION SYSTEM.
- ALL RECOMMENDED TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE LATEST EDITION OF THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICE, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS".
- ALL SLOPES IN EXCESS OF 5:1 SHALL BE SODDED WITH A SUITABLE PERMANENT TURFGRASS. NO TREES SHALL BE PLANTED ON SLOPES 3:1 OR GREATER.
- THE LOCATION OF ALL REQUIRED TREES MUST NOT CONFLICT WITH LIGHTING FIXTURES, SIGNS, UNDERGROUND AND OVERHEAD UTILITIES, FLORIDA POWER EQUIPMENT, FIRE HYDRANTS, ETC.. TREE SPECIES WITH A HEIGHT GREATER THAN 20 FEET SHALL NOT BE PLANTED WITHIN A UTILITY EASEMENT WHEN POWER LINES LIE DIRECTLY OVERHEAD.
- ALL REQUIRED HEDGES SHALL BE MAINTAINED AT A MINIMUM 3' HIGH. ALL REQUIRED HEDGES WITHIN VISIBILITY TRIANGLES SHALL BE MAINTAINED AT FDOT AND LOCAL CODES TO MAINTAIN VISIBILITY.

LANDSCAPE CALCULATIONS

NATIVE TREE REQUIREMENT
REQUIRED: 54 TREES X 50% = 26 NATIVE TREES
PROVIDED: 32 NATIVE TREES (100% NATIVE)

V.U.A. SHADE TREE REQUIREMENT
TOTAL NUMBER OF VUA TREES: 35 (INCLUDING 3 EXISTING)
VUA 75% SHADE TREES REQUIRED: 0.75 X 35 = 27 SHADE TREES REQUIRED
PROVIDED: 27 SHADE TREES

V.U.A. TERMINAL ISLAND TREE REQUIREMENT
TERMINAL ISLAND TREE: 13 REQUIRED
PROVIDED: 13 PROVIDED

SOD CALCULATION
TOTAL LANDSCAPE AREA: APPROX. 8,052 S.F.
TOTAL AREA OF SHALLOW-ROOTED SOD SPECIES: 0 S.F. (0%)

SCENIC ROADWAYS
THERE IS NO SCENIC ROADWAY FOR THIS PROJECT.

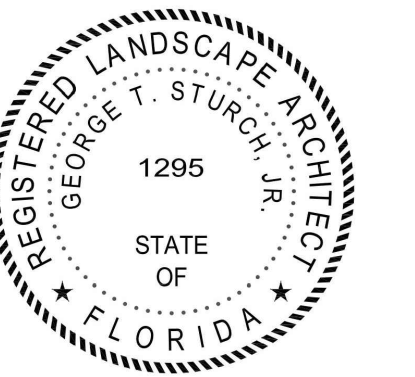
OVERHEAD POWER LINES
THERE ARE NO OVERHEAD POWER LINES ASSOCIATED WITH THIS PROJECT.

LANDSCAPE PLANS SHEET INDEX

- L-01 Code Landscape Plan
- L-02 Tree Mitigation Plan
- L-03 Planting Details
- L-04 Planting Specifications
- IR-01 Irrigation Plan
- IR-02 Irrigation Plan

SHEET NUMBER:

LP-01



PROJECT TITLE:

The Gardens Townhomes
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CDCT Gardens, LLC
1907 East Hillsborough Avenue
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SHEET TITLE:

TREE MITIGATION PLAN

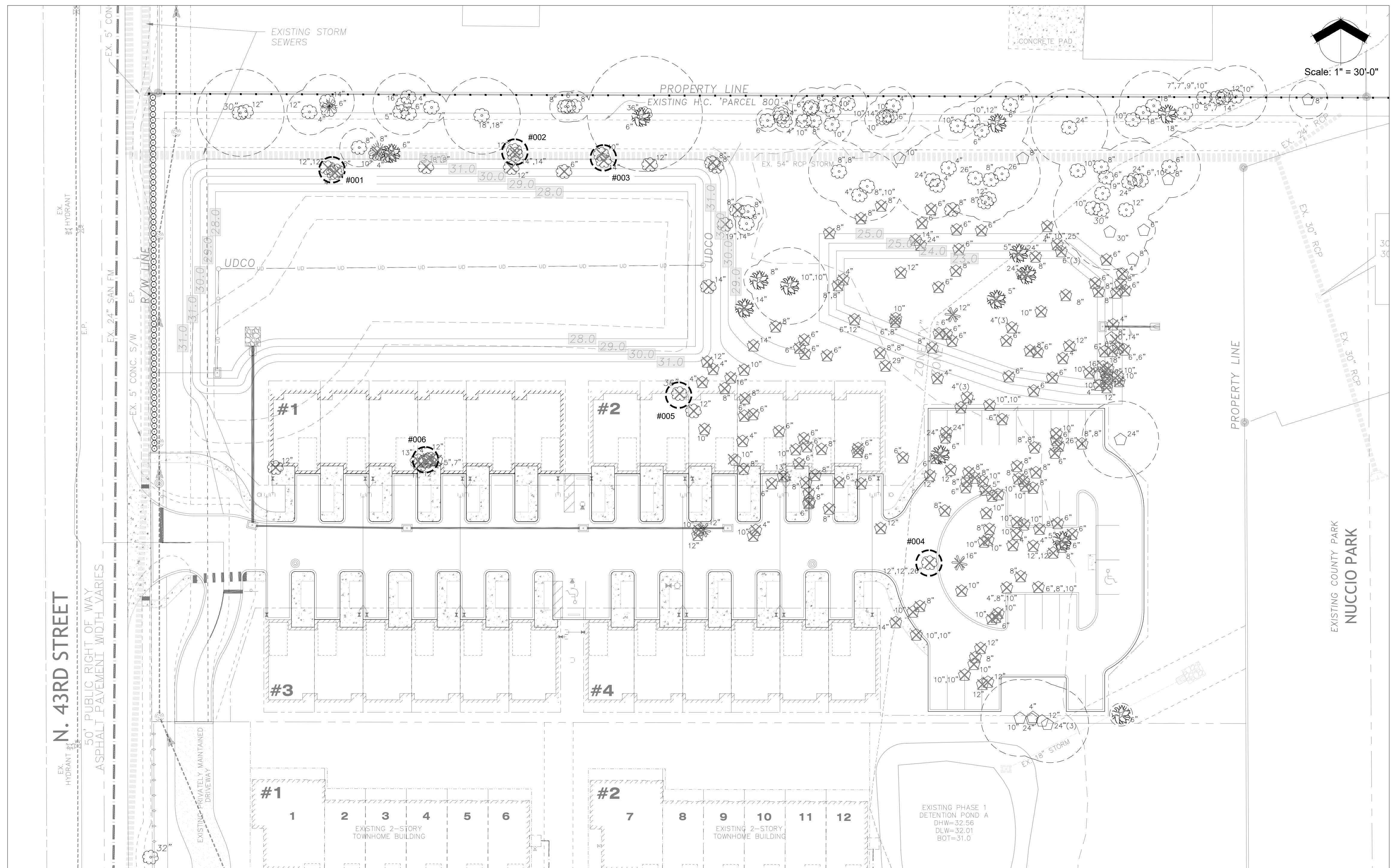
ISSUE DATE:

07/15/2023

REVISIONS:

SHEET NUMBER:

LP-02



Replacement Calculations for Trees to be Removed

NUMBER	SPECIES	GRAND	CLUMP	SIZE	RATIO FACTOR	REPL INCHES
001	Oak	NO	YES	34	0.5	17
002	Oak	NO	YES	40	0.5	20
003	Oak	NO	YES	24	0.5	12
004	Oak	NO	YES	50	0.5	25
005	Oak	NO	NO	36	0.5	18
006	Oak	NO	YES	36	0.5	18
TOTAL REPLACEMENT						110

Replacement Calculations

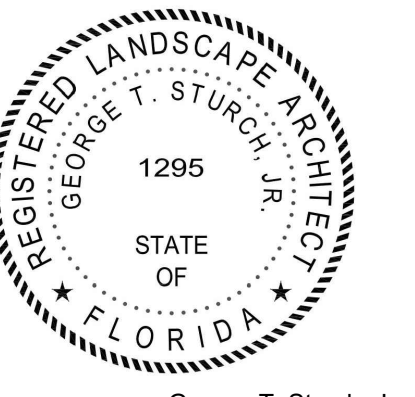
- THE DEVELOPER SHALL BE REQUIRED TO REPLACE 50 PERCENT OF THE TOTAL DBH OF ANY TREE HAVING A DBH OF 24 INCHES OR GREATER OR ANY CLUMP OF TREES, AS DEFINED IN THIS CODE, THAT IS TO BE REMOVED FROM THE SITE.
- IRREPARABLY UNHEALTHY OR DAMAGED TREES, AS DETERMINED BY THE ADMINISTRATOR, SHALL NOT REQUIRE REPLACEMENT. IF THE TREE REMOVED IS A SPECIES WHICH EITHER HAS UNDESIRABLE GROWTH HABITS OR IS SUSCEPTIBLE TO FREEZE DAMAGE, AS DETERMINED BY THE ADMINISTRATOR, REPLACEMENT SHALL NOT BE REQUIRED.
- A GRAND OAK, HOWEVER, SHALL BE REPLACED AS INDICATED BELOW IF AUTHORIZED FOR REMOVAL BY THE ADMINISTRATOR.
 34" - 48" DBH 1:1
 48" - 60" DBH 1.5:1
 60" DBH AND GREATER 2:1
- REFER TO CIVIL ENGINEER'S DEMOLITION PLANS FOR TREE REMOVAL ON THE DEMOLITION PLAN.
- FOR THE PURPOSES OF THIS CALCULATION, THE DEFINITION OF A CLUMP SHALL BE TREES OF THE SAME SPECIES LOCATED WITHIN 5'-0" CENTER TO CENTER.

Tree Symbol Key

- 22" OAK TREE
- 15" PALM TREE
- 25" PINE TREE
- 12" SWEETGUM TREE
- 4" UNKNOWN SPECIES

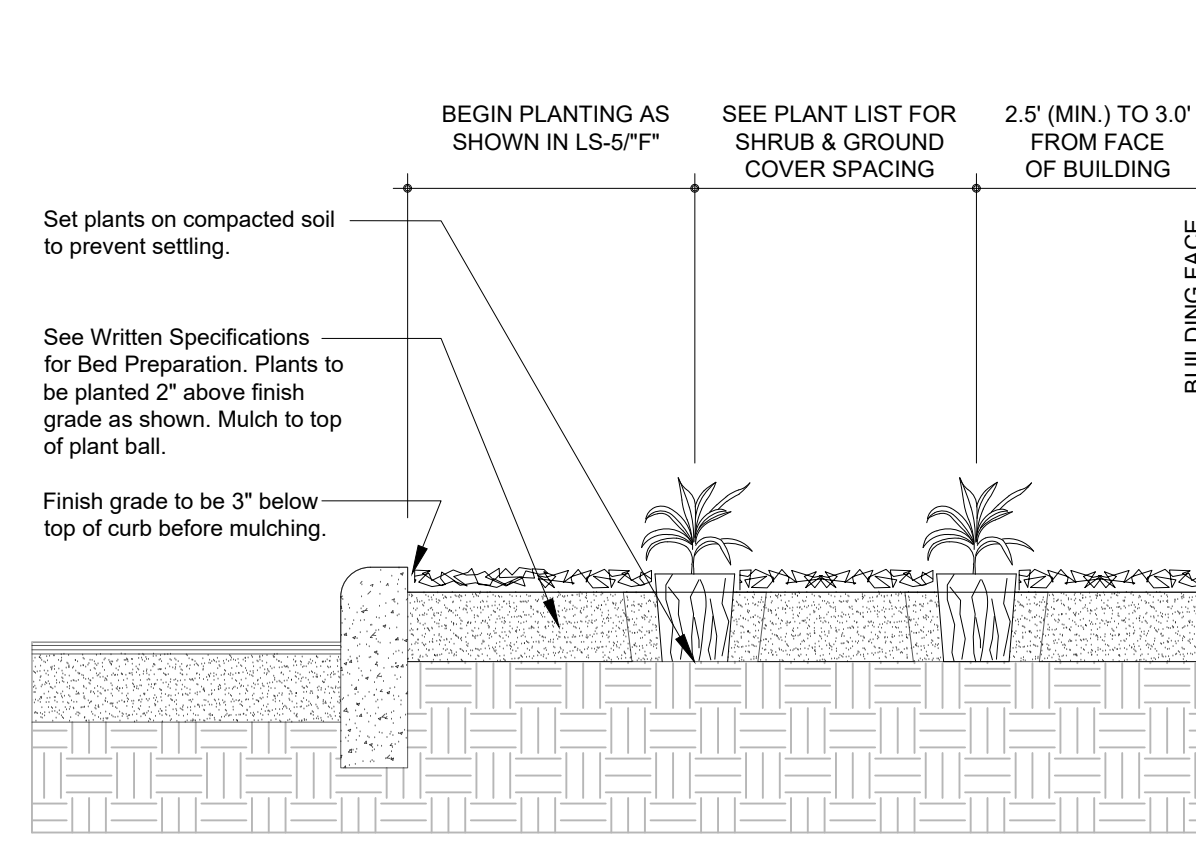
Graphic Key

- Existing Tree with Replacement Value
- Tree to be Removed
- Tree to be Saved



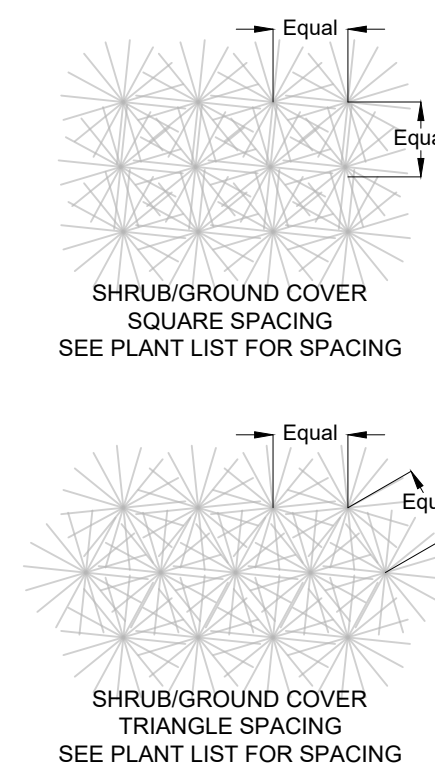
GENERAL NOTES:

- These Contract Documents, including the plans, details, notes and specifications, comprise one document and are intended to communicate and guide the work. The scope of the work include the following items as found in these drawings including irrigation and planting. In addition, the Contractor shall employ best practices in procurement, partnering, risk management, benchmarking, supply management, costing, and health and safety for the Contractor's workforce and the Owner and the Owner's constituents. These Contract Documents may be amended from time to time. These amendments extend to revised plans, field instructions, and other communications by the Owner or Owner's Representative. It is the responsibility of the Contractor to maintain a documented account of these amendments throughout the course of construction and to communicate them to field personnel.
- Plant Material Standards. All plant material installed on this project shall be classified "Florida #1" or better as defined by the latest edition of "Grades and Standards for Nursery Plants" and "Grades and Standards for Nursery Plants, Part II, Palms and Trees" published by the State of Florida Department of Agriculture and Consumer Services. Refer to details for further quality specifications.
- Planting Standards. All recommended trees and plant material shall be planted in accordance with the specifications described in the latest edition of the State of Florida Department of Agriculture and Consumer Service, Division of Forestry, "Tree Protection Manual for Builders and Developers" and "American Nurseryman Standards."
- Utility Conflicts. Plantings shall be placed in such a manner as to avoid conflicts with aboveground, underground, existing and proposed utilities.
- Sight Triangles. Plantings shall be placed in such a manner as to provide clear visibility for drivers of vehicles at the intersections of the driveways and rights of way, in accordance with the standards of the applicable jurisdiction.
- Landscape Coverage. All areas of the site that are not covered by buildings, pavements, ponds or existing vegetation shall be covered with mulch, turf grass, ground covers, or shrubs. Repair any sod damaged in construction.
- All quantities shown in these Contract Documents are the responsibility of the Contractor to verify. All discrepancies shall be reported to the Owner or the Owner's Representative as soon as they are discovered.
- The Contractor shall review all landscape plans and specifications and perform an analysis of site conditions relative to the plans and specifications prior to construction. Report all discrepancies in site conditions and plans prior to commencing work. The Contractor shall be responsible for becoming familiar with all underground utilities, pipes, structures and line runs prior to construction.
- The Contractor shall be responsible for maintaining all plantings until final acceptance by the Owner. This maintenance includes keeping beds free of debris and weeds, all mechanical maintenance, fertilization, chemical treatments for disease or infestation, and watering.
- The Contractor is responsible for verifying the plant material availability prior to construction. Notify the Owner or Owner's Representative of any problem securing the specified plant material as soon as it is discovered. Discrepancies of type, quality, or number of plants discovered during construction shall be the responsibility of the Contractor.
- All edging shall be a trench 4" deep x 6" wide at the edge of beds not otherwise bordered with structure or hardscape. All trees to be staked and guyed as shown in the details unless otherwise noted.
- All plant material shall be guaranteed for a period of one year from the date of final acceptance by the Owner. All planting beds and tree rings shall be covered with a 3" minimum depth of specified organic mulch material. Keep the mulch at least 2" away from the main stems and trunks of plants.



E TYPICAL FULL BED PREPARATION

Not To Scale



A TYPICAL TREE PLANTING

Not To Scale

CROWN
Crown dimensions shall be as specified in the Plant List. All trees shall have been pruned during growth to discourage cross branching. Trees showing signs of recent cross branching or radical pruning will be rejected. No irregular or poorly-shaped crowns nor crook-trunked trees will be accepted.

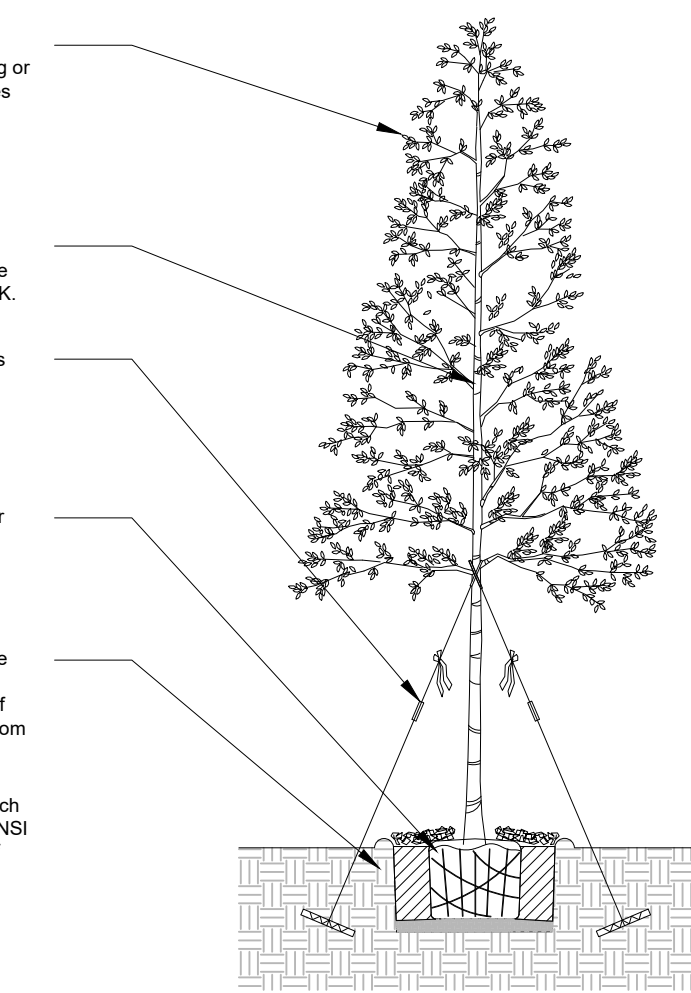
HANDLING
Do not move trees to site until site is prepared for planting. Plant all trees the day they are moved to the site. Cover crown during transportation. Spray with antidesiccant in accordance with the Written Specifications. Always Handle tree by the root ball. NEVER LIFT BY TRUNK.

STAKING AND GUYING
Trees shall be staked and guyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems. Flag guys with high-visibility orange flagging tape.

ROOTBALL
Root ball shall be as per the Written Specifications. Tree shall be grown in container or irrigated field by a professional nurseryman. No field collected trees will be accepted. No "grow bag" trees will be accepted. Set root ball on compacted soil to prevent settling.

PLANTING
Planting pit and backfill shall be as per the Written Specifications. Compact the bottom of the pit to prevent the root ball from settling. Set tree plumb and so that the top of root ball is 2" above the finish grade. Provide 8" wide by 6" high watering ring around the circumference of the planting pit. Cover planting pit with 3" of specified mulch. Keep mulch at least 3" away from tree trunk.

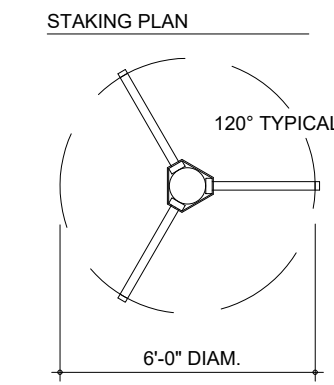
ANSI A300 NOTE: The minimum mulch ring will be 3" diameter and that a 6" ring around each trunk will remain free of mulch. If container stock, root ball shearing remediation following ANSI standards will be required. If balled & burlapped, the top 1/3 of the rootball should be free of burlap and wirebaling material for proper root development.



CROWN AND TRUNK
Remove all dead or broken fronds. Never cut the bud. All trunks shall be prepared prior to delivery. Date Palm trunks shall be "Classic Cut". Sabal palms shall be bootied or shaved as specified in the Plant List. Untie the head on the advice of the grower.

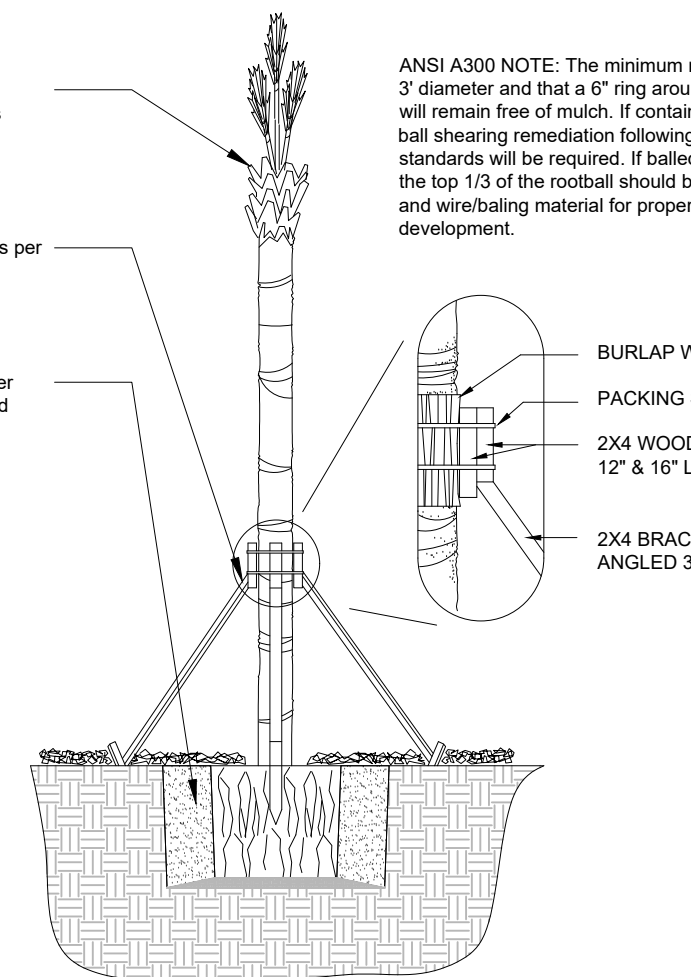
STAKING AND GUYING
Palms shall be staked and guyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems.

PLANTING
Plant all palms in pure sand. Raise root ball so that it will be 2" above surrounding grade after setting. Provide watering ring 8" wide and 4" high around planting pit. Cover with 3" specified mulch. Keep mulch 3" away from trunk. Set rootball on compacted soil to prevent settling.



B TYPICAL PALM PLANTING

Not To Scale



ANSI A300 NOTE: The minimum mulch ring will be 3" diameter and that a 6" ring around each trunk will remain free of mulch. If container stock, root ball shearing remediation following ANSI standards will be required. If balled & burlapped, the top 1/3 of the rootball should be free of burlap and wirebaling material for proper root development.

SITE LAYOUT NOTES - PLANTING

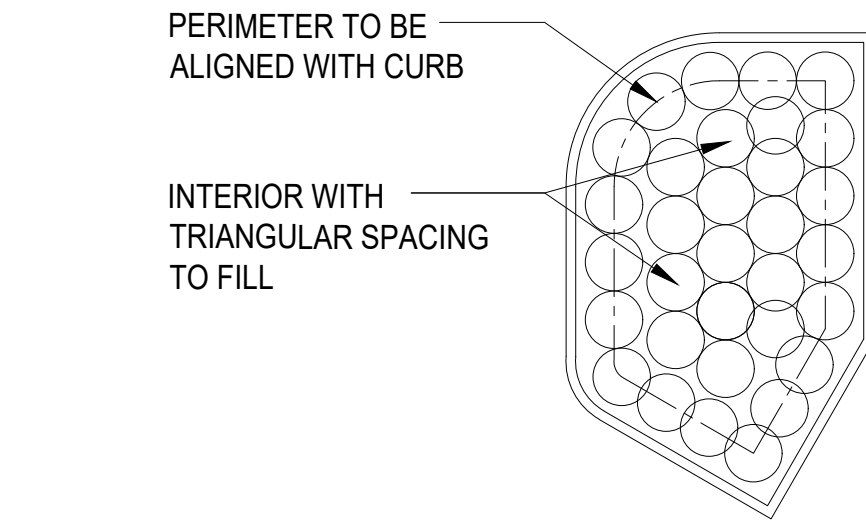
- Verify the locations of pertinent site improvements. If any part of this plan cannot be followed due to conflicts with existing site conditions, contact the Owner for resolution prior to commencing work.
- Exact locations of plant materials shall be approved by the Owner in the field prior to installation. The Owner reserves the right to adjust plants in the field.
- Verify the site conditions and plant counts prior to submitting a bid for this work. Quantities are provided as a basis for bidding but may not provide sufficient coverage in the field. Plant spacing as shown in the Plant List shall govern the ultimate number of plants. If large discrepancies are discovered, the Contractor shall notify the Owner immediately for resolution.
- Contact the local underground utility services for utility location and identification prior to commencement of construction.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Follow the Written Specifications and Notes in the Contract Documents for bed preparation, plant pits, setting height and other planting operations. If conflicts arise contact the Owner immediately for resolution.
- Chemical treatments and fertilizers shall be applied by licensed operators, and as may be limited by local, state, and federal codes.
- Plant material shall match form and character within each species and size designated on the drawings, unless otherwise noted. Source plants of the same species from the same nurseries. Provide photographs of the actual plants to be installed to the Owner for approval prior to the beginning of construction operations.
- Do not store plant material on the construction site except as otherwise agreed and coordinated with the General Contractor.
- Trim and prune small broken branches. Any plant that is damaged or disfigured whether by accident or intent shall be replaced.
- Hedge plants hedges and mass plantings shall be aligned and equally spaced in all directions at the spacings specified in the Contract Documents.
- Finish grade of planter areas shall account for the depth of mulch specified.

GENERAL CONDITIONS NOTES

- All General Conditions for protections, insurances, formal notices and other legal expectations required by the Owner of the Contractor shall be the responsibility of the Owner and/or General Contractor to communicate to the Contractor prior to bidding and/or the commencement of construction as appropriate.
- The Owner shall disclose to the Contractor all known ownership and boundaries with respect to the project scope and secure written permission and any terms for the Contractor to access the project site.
- The Owner and the Contractor shall each identify and provide contact information for one or more people as the "Contractor" and the "Owner's Representative" who shall be the point sources for the communications required for this work.
- The Contractor shall secure any and all permitting required for this work.
- The Contractor shall communicate to the Owner all schedules of activities plans for significant events that may affect the general public, community or its neighbors in order to make appropriate preparations.
- Work performed shall comply with the Contract Documents and Specifications as well as all applicable local, state and federal codes, ordinances and regulations. All codes listed in the Contract Documents and Specifications shall be inclusive of all codes, regulations and requirements adopted by the State of Florida, including all Amendments.
- All existing field conditions shall be reviewed by the bidders in advance of offering a bid. All areas, dimensions, boundaries, ownership, rights of way, easements, utilities, existing improvements and other significant aspects of the insured estate shall be the responsibility of the Contractor to verify.
- If any part of this plan cannot be followed due to site conditions, contact the Owner or Owner's Representative for instructions prior to commencing the work.
- Contact local underground utility services for utility location and identification prior to commencing the work.
- Perform excavation in the vicinity of underground utilities and existing trees with care and by hand, if necessary. The contractor bears full responsibility for this work and any damages and project disruption. The damage shall be reported and repaired immediately and at no expense to the Owner.

F TYPICAL PLANTING SPACING - PLAN

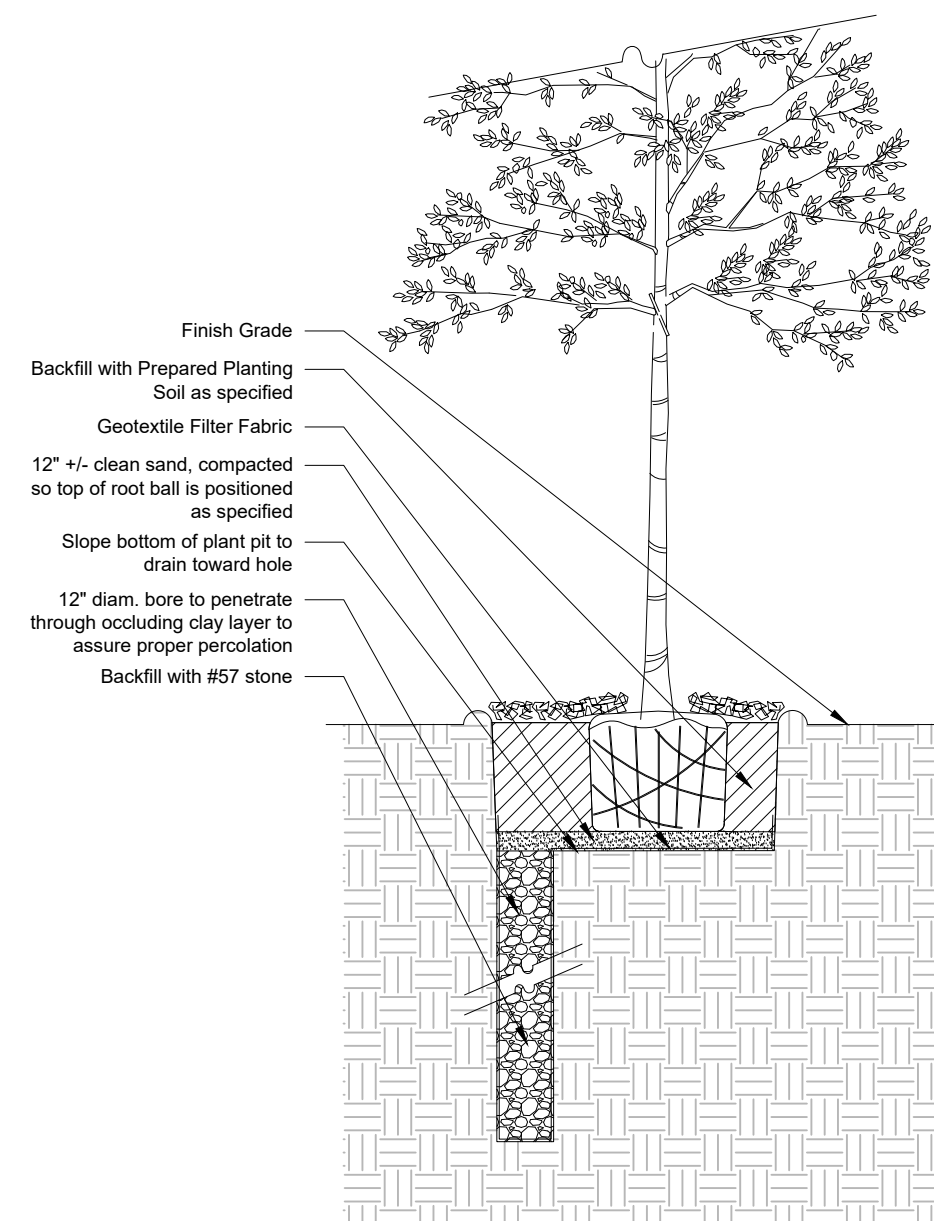
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NOTE: OFFSET FROM CURBS SHALL BE 1/2 OF THE SPACING PLUS 6", OR AS FOLLOWS:

- 48" SPACING: 24" + 6" = 30"
- 36" SPACING: 18" + 6" = 24"
- 30" SPACING: 15" + 6" = 21"
- 24" SPACING: 12" + 6" = 18"
- 18" SPACING: 9" + 6" = 15"

F TYPICAL PLANTING SPACING - PLAN



G TREE PLANTING OVER CLAY LAYER

Not To Scale

C TYPICAL PIT-PLANTED SHRUB PLANTING

Not To Scale

CROWN
Crown dimensions shall be as specified in the Plant Schedule. All trees shall have been pruned during growth to discourage "cross branching". Trees showing signs of recent cross branching or radical pruning will be rejected. No irregular or poorly-shaped crowns nor crook-trunked trees will be accepted.

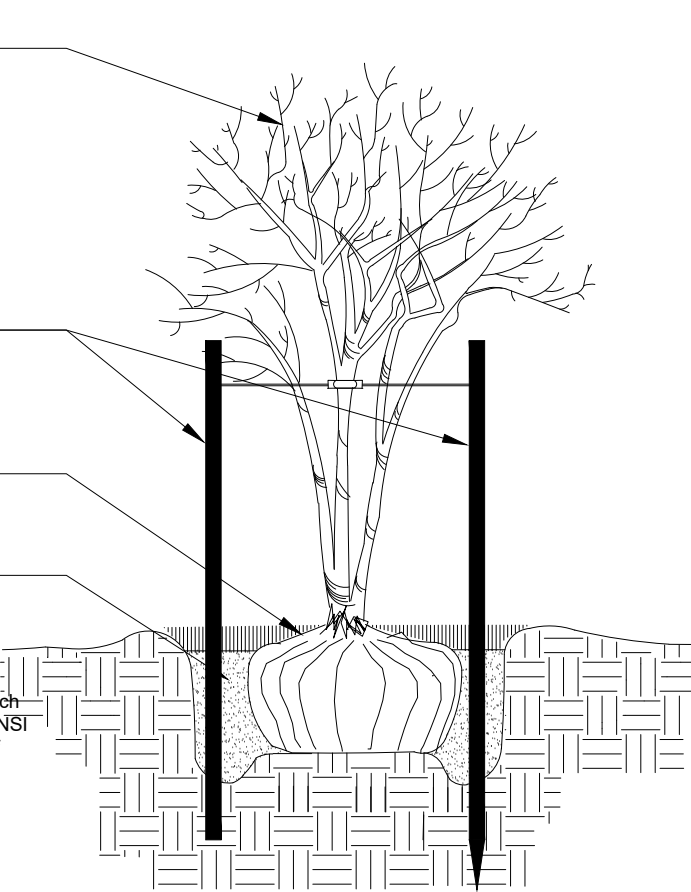
HANDLING
Do not move trees to site until site is prepared for planting. Plant all trees the day they are moved to the site. Cover crown during transportation. Spray with antidesiccant in accordance with the Written Specifications. Always Handle tree by the root ball. NEVER LIFT BY TRUNK.

STAKING AND GUYING
Trees shall be staked, guyed in an upright position as soon as practical after planting, as per ANSI A300, Part Three, Supplemental Support Systems. Flag guys with high-visibility orange flagging tape.

ROOTBALL
Root ball shall be a firm ball of tree roots and natural soil sized per the Written Specifications. Tree shall be grown in container or irrigated field from liner stock by a professional nurseryman. No field collected trees will be accepted. No "grow bag" will be accepted.

PLANTING
Planting pit and backfill shall be as per the Written Specifications. Provide a compacted seat for root ball at the bottom of the pit at least 4" in height. Set tree straight and plumb so that the top of root ball is 2" above surrounding grade after setting. Provide 8" wide by 6" high watering ring around the circumference of the planting pit. Cover planting pit with 3" of specified mulch. Keep mulch at least 3" away from tree trunk.

ANSI A300 NOTE: The minimum mulch ring will be 3" diameter and that a 6" ring around each trunk will remain free of mulch. If container stock, root ball shearing remediation following ANSI standards will be required. If balled & burlapped, the top 1/3 of the rootball should be free of burlap and wirebaling material for proper root development.



D TYPICAL MULTI-TRUNK TREE PLANTING

Not To Scale

