



MAPS for CASE #ADD2008-00029

[illegible]

LANDSCAPE DETAILS and LDC REQUIREMENTS:

LANDSCAPE CONSTRUCTION NOTES:

PLANTING SCHEDULE:

[illegible]

IMPORTANT NOTICE TO CONTRACTOR

- [illegible]

ACCEPTABLE PLANT ALTERNATES:

IF A POINT SOURCE IS IDENTIFIED, A SEPARATE STUDY MUST BE CONDUCTED TO DETERMINE THE EFFECTS OF THE SOURCE ON THE LANDSCAPE. WRITTEN ACCEPTANCE FROM THE LANDSCAPE ARCHITECT FOR ALL ALTERNATES IS REQUIRED.

ALTERNATE BETTERMENT LANDSCAPE PLAN:
AT NO TIME MAY ANY PLANTS BE ALTERNATED FROM THOSE SPECIFIED ON THE DRAWINGS WHEN AN ALTERNATE BETTERMENT LANDSCAPE PLAN HAS BEEN IDENTIFIED.

THE FOLLOWING PLANT MATERIALS ARE RECOMMENDED AND ACCEPTABLE FOR USE

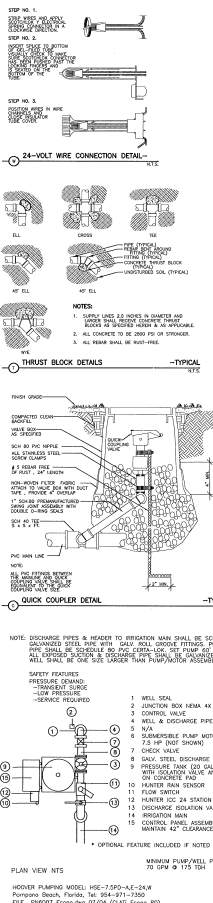
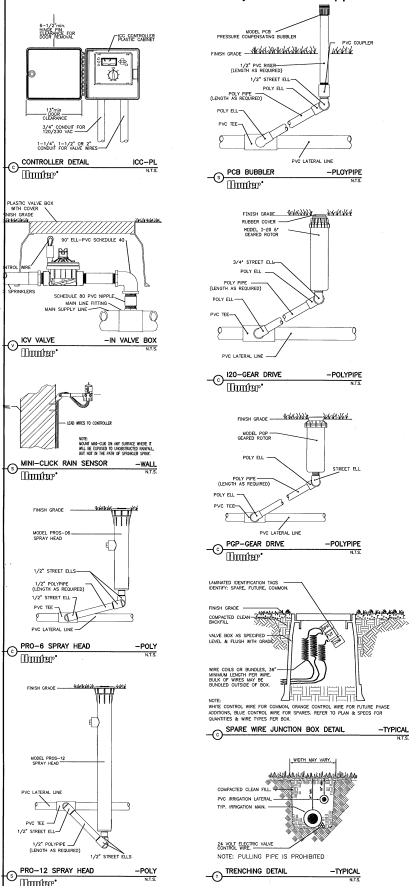
CANOPY TREES (MIN. 75% NATIVE USED TO MEET REQUIREMENTS):
 LIVE OAK* (QUERCUS VIRGINICA)

- [illegible]

	
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TAMIAMI TRAIL DEALERSHIP ESTERO, FLORIDA PREPARED FOR: SUNCOAST AUTOBUILDERS, INC. 1450 W. TAMPA AVENUE CLEARWATER, FLORIDA 33760	
Sheet TITLE: LANDSCAPE DETAILS and SCHEDULES	
Registered:  WILLIAM E. HIRTH, AIA, AIAA "REGISTERED ARCHITECT"	
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PROJECT - Change DRAWN BY:  PROJECT NO.: 0304 THE CITY OF: 0304 ORDER INFORMATION: 0304 - Master/Order 0304	DATE: 2004-06-01 REVISIONS: 01/01 LAYOUT: 01/01
Sheet NO.: LC-3	

IRRIGATION INSTALLATION DETAILS:

IRRIGATION DETAILS (Substitutions Only with Written Approval):



IRRIGATION INSTALLATION GUIDELINE REQUIREMENTS:

IRRIGATION SYSTEM PLAN and LAYOUT

CONTRACTOR'S RESPONSIBILITIES:

- The CONTRACTOR shall be responsible for providing a complete set of final design drawings for the irrigation system, including a site plan, layout, and schedule of materials. The CONTRACTOR shall also be responsible for obtaining all necessary permits and approvals from the local authorities.
- The CONTRACTOR shall be responsible for providing a complete set of final design drawings for the irrigation system, including a site plan, layout, and schedule of materials. The CONTRACTOR shall also be responsible for obtaining all necessary permits and approvals from the local authorities.

IRRIGATION SYSTEM CONDITIONS PER LDC:

CONTRACTOR'S RESPONSIBILITIES:

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SYSTEM SPECIFICATIONS AND GUIDELINES:

CONTRACTOR'S RESPONSIBILITIES:

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GUIDELINES...continued

CONTRACTOR'S RESPONSIBILITIES:

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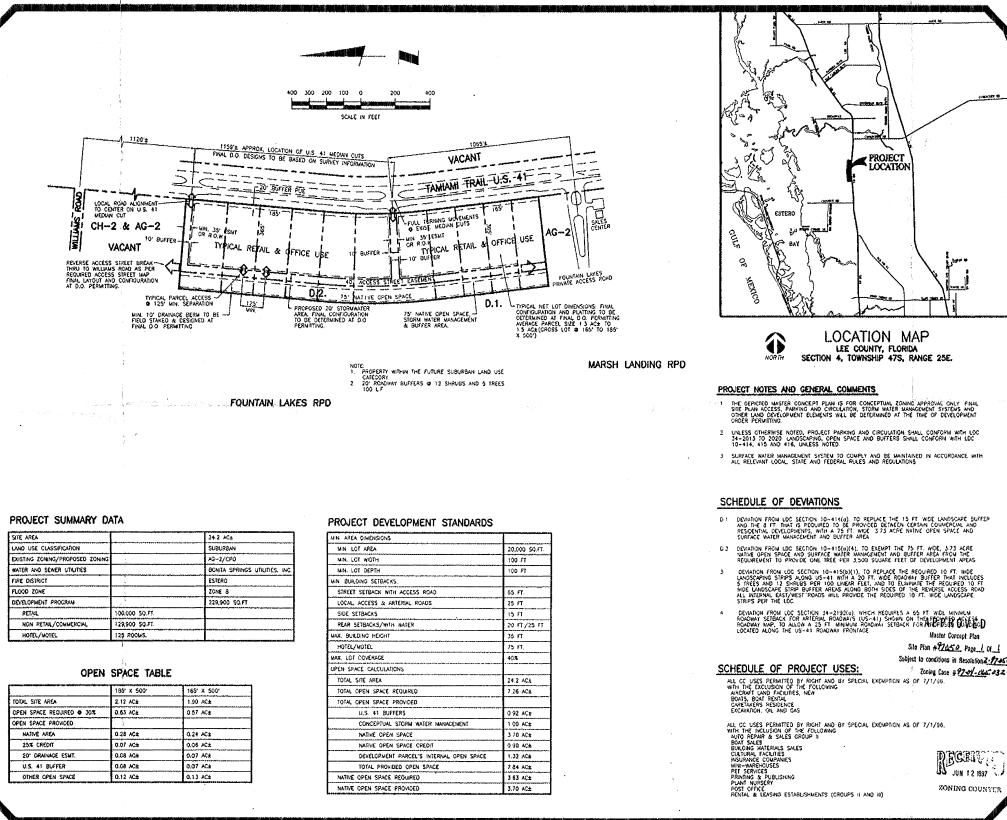
PREPARED FOR:
SUNCOAST AUTOBUILDERS, INC.
 5180 113th AVENUE NORTH
 CLEARWATER, FLORIDA 34616

Sheet Title:
**IRRIGATION
DETAILS
AND GUIDELINES**

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Project No.:
 Date:
 Drawn By:
 Check By:
 Title:
 Date:
 Title:
 Date:

Sheet No.:
LC-4
 SHEET OF



PROJECT SUMMARY DATA

SITE AREA	24.2 ACR
LAND USE CATEGORIZATION	SUBURBAN
EXISTING ZONING/PROPOSED ZONING	P-20/2000
WATER AND SEWER UTILITIES	BONDA SPRINGS UTILITIES, INC.
PIPE DISECT	ESTERO
FLOOD ZONE	ZONE 2
DEVELOPMENT PROGRAM	120,000 SQ FT
RETAIL	120,000 SQ FT
NEW RETAIL/COMMERCIAL	120,000 SQ FT
HOTEL/MOTEL	120,000 SQ FT

OPEN SPACE TABLE

	100' x 300'	100' x 300'
TOTAL SITE AREA	2.11 ACR	1.00 ACR
OPEN SPACE REQUIRED @ 20%	0.42 ACR	0.20 ACR
OPEN SPACE PROVIDED	0.42 ACR	0.20 ACR
WATER AREA	0.04 ACR	0.04 ACR
25% CREDIT	0.07 ACR	0.08 ACR
20% DRAINAGE CREDIT	0.08 ACR	0.07 ACR
U.S. 41 BUFFER	0.08 ACR	0.07 ACR
OTHER OPEN SPACE	0.11 ACR	0.13 ACR

PROJECT DEVELOPMENT STANDARDS

MIN. AREA DIMENSIONS	
MIN. LOT AREA	20,000 SQ. FT.
MIN. LOT WIDTH	100 FT.
MIN. LOT DEPTH	100 FT.
MIN. BUILDING SETBACKS:	
STREET SETBACK WITH ACCESS ROAD	65 FT.
LOCAL ACCESS & INTERNAL ROADS	25 FT.
SIDE SETBACKS	15 FT.
REAR SETBACKS WITH WATER	20 FT./25 FT.
MAX. BUILDING HEIGHT	35 FT.
HOTEL/MOTEL	75 FT.
MIN. LOT COVERAGE	60%
OPEN SPACE CALCULATIONS	
TOTAL SITE AREA	24.2 ACR
TOTAL OPEN SPACE REQUIRED	7.16 ACR
TOTAL OPEN SPACE PROVIDED	7.16 ACR
U.S. 41 BUFFER	0.92 ACR
CONCEPTUAL STORM WATER MANAGEMENT	1.00 ACR
NATIVE OPEN SPACE	3.10 ACR
NATIVE OPEN SPACE CREDIT	0.10 ACR
DEVELOPMENT FINALLY INTERNAL OPEN SPACE	1.12 ACR
TOTAL PROVIDED OPEN SPACE	2.84 ACR
NATIVE OPEN SPACE PROVIDED	2.83 ACR
NATIVE OPEN SPACE PROVIDED	3.70 ACR