

CODE MINIMUM LANDSCAPE PLANS
FOR
MULTI-FAMILY DETACHED HOUSING
SECTION 8 TOWNSHIP 20S RANGE 26E
CITY OF CITY OF TAVARES, FLORIDA
LAKE COUNTY

ENGINEER

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SURVEYOR

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SUMTERVILLE, FL 33585
(352) 793-3801

WATER / SEWER
CITY OF TAVARES
300 E MAIN ST
TAVARES, FL 32778

PHONE/CABLE
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LAKE COUNTY

CONTACT: MELVING ISAAC
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SURVEYED DATE:

APRIL 02, 2025

OWNER

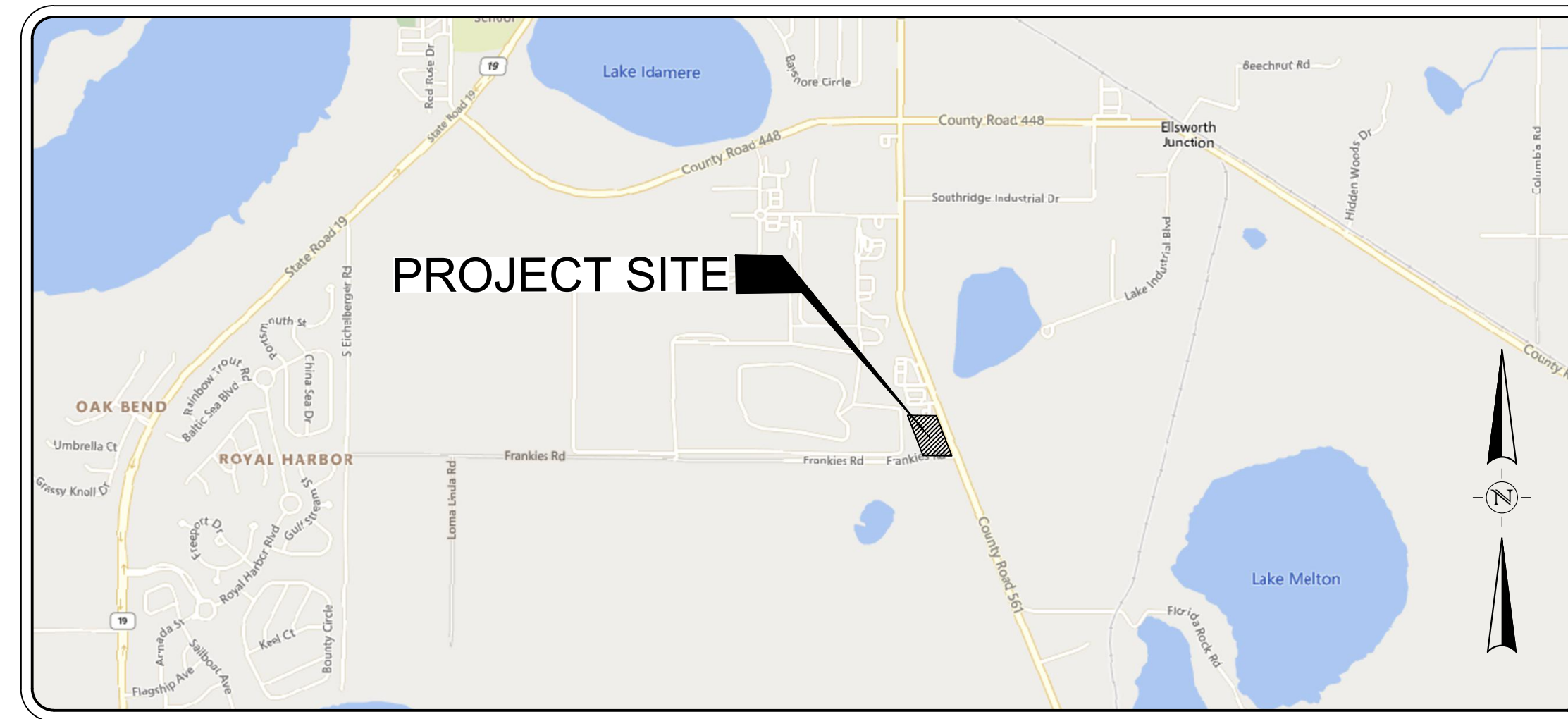
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
315 W MAIN STREET
TAVARES, FL 32778
CONTACT: BLAKE LIVINGSTON
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EMAIL: INFO@POWELLSTUDIOARCH.COM
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LANDSCAPE ARCHITECT

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TEL: (813) 620-4500
LANDSCAPE / TBAE NO.: 6667386 STATE: FL



VICINITY MAP

NOT TO SCALE

OWNER/CLIENT:



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TAVARES, FLORIDA 32778
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PREPARED BY:



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BENCHMARK(S):

SITE BENCHMARK 1
N: 160747.09'
E: 420319.40'
ELEVATION: 78.22' (NAVD88)

SITE BENCHMARK 2
N: 1607965.02'
E: 420121.30'
ELEVATION: 77.41' (NAVD88)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 8, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD 561 AND THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE N89°51'07"W, ALONG SAID NORTH BOUNDARY, 53.81 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 561 (LYING 50 FEET FROM SAID CENTERLINE); THENCE CONTINUE N89°51'07"W, ALONG SAID NORTH BOUNDARY, 339.24 FEET; THENCE S21°33'20"E, PARALLEL WITH THE CENTERLINE OF SAID COUNTY ROAD 561, 849.42 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S21°33'20"E, PARALLEL WITH SAID CENTERLINE, 511.13 FEET, TO A POINT 66.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO; THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE S89°45'02"E, PARALLEL WITH SAID SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 339.48 FEET, TO THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 561 (LYING 50 FEET FROM THE CENTERLINE OF SAID COUNTY ROAD 561); THENCE N21°33'20"W, ALONG SAID WESTERLY RIGHT-OF-WAY, 511.13 FEET; THENCE N89°45'02"W, PARALLEL WITH THE AFOREMENTIONED SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 8, 339.48 FEET, TO THE POINT OF BEGINNING.

NOTES

1. INTENDED PLAN SIZE IS 24" x 36"
2. VERTICAL DATUM IS NAVD 88

DISCLAIMER:

THE SEAL(S) APPEARING ON THIS CONSTRUCTION SET WERE AUTHORIZED BY:
MARTIN A. STEFFEN (6667386),
ON 3/3/2026.

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TAVARES, FLORIDA 32778
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Know what's below.
Call before you dig.

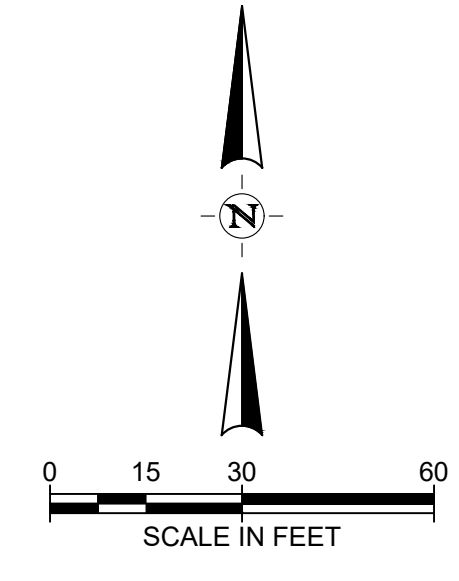
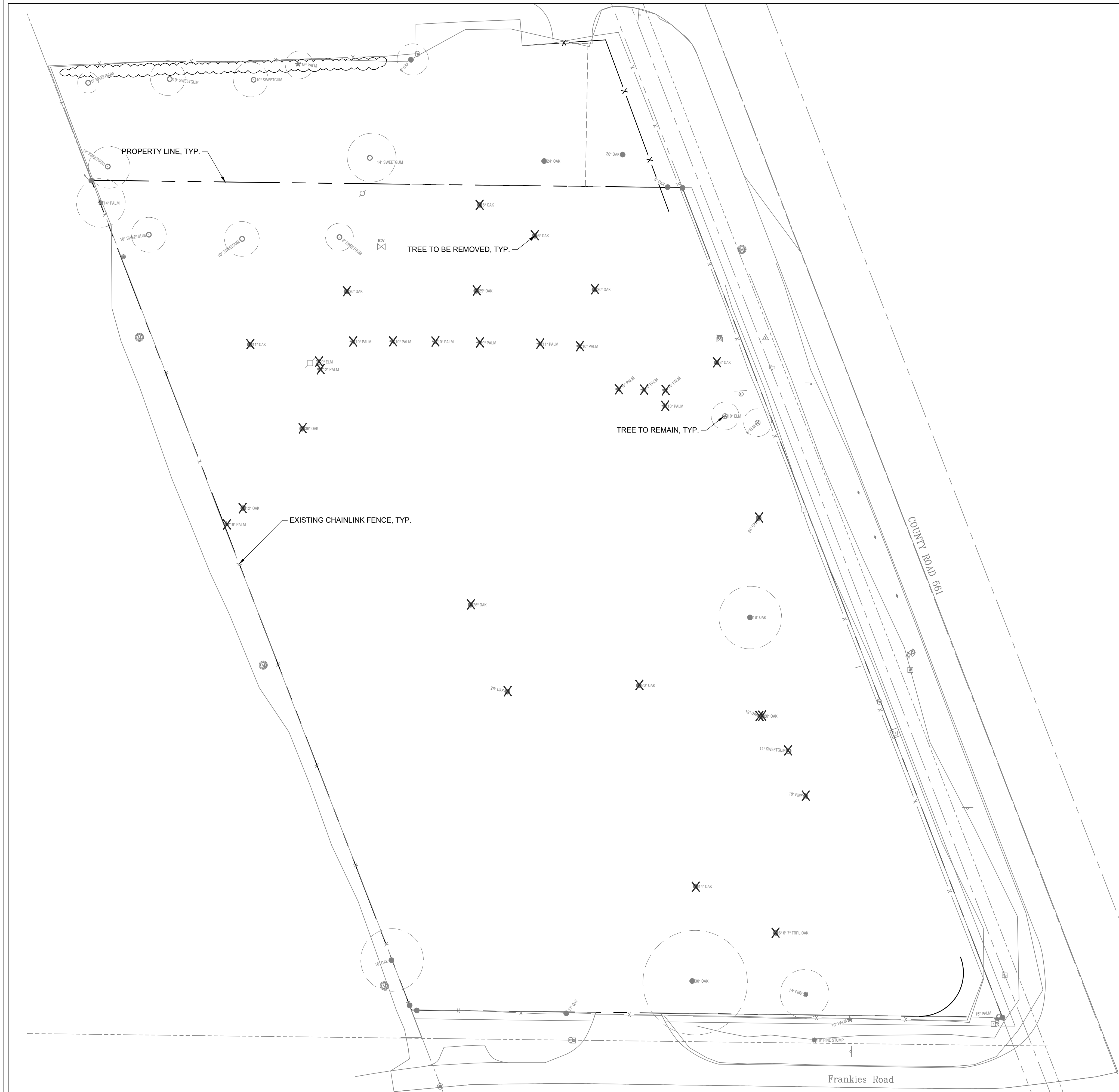
THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE "SUNSHINE 811" SYSTEM AT 1-800-432-4770 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR SHALL PROVIDE AND PERFORM A 2 WEEK LOOK AHEAD INTO THE UTILITY WORK TO BE PERFORMED. THIS SHALL INCLUDE THE VERIFICATION OF EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICAL POSITIONING, MATCHES WHAT IS SHOWN IN THE CONTRACT DOCUMENTS AND ANY NEW UTILITIES THAT ARE DISCOVERED DURING THIS LOOK AHEAD. INFORMATION OF CONFLICTS OR DISCREPANCIES WITH THE CONTRACT DOCUMENTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD NO LESS THAN 1 WEEK PRIOR TO COMMENCEMENT OF WORK WITHIN SAID CONFLICT AREA. ENGINEER OF RECORD SHALL BE ALLOWED AMPLE TIME TO ADDRESS CONFLICTS/ISSUES AND PROVIDE ADJUSTMENTS TO THE DESIGN TO ADDRESS CONCERNS WITHOUT CONTRACTOR REQUESTING TIME DELAYS.

APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS SHALL BE BROUGHT TO THE ENGINEER OF RECORD'S ATTENTION WITHIN A REASONABLE TIME FRAME, LESS THAN 48 HOURS AFTER DISCOVERED. ADVANTAGE WILL NOT BE TAKEN OF APPARENT ERROR OR OMISSION IN THE DRAWINGS OR SPECIFICATIONS, AND THE ENGINEER SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLMENT OF THE INTENT OF THE DESIGN.

FILE NAME: A:\43000645\43862\082\LA\CA\DD\Sheets\1-PLAN-COVR-43862-082.dwg DATE: March 3, 2026, TIME: 1:24 PM, USER: ah747

FILE NAME: A:\4300\43862\082\LACADD\Sheets\L-PLAN-LAND-43862-082.dwg DATE: March 3, 2026, TIME: 1:24 PM, USER: ah4747



TREE MITIGATION				
PROTECTED AND SPECIMEN TREES (50% OF DBH)				
DBH REMOVED (INCHES)	SPECIES	QTY		REPLACEMENT INCHES REQUIRED
6	OAK	2	12	6
8	OAK	1	8	4
9	ELM	1	9	4.5
9	PALM	2	18	9
10	PALM	7	70	35
11	OAK	1	11	5.5
11	PALM	1	11	5.5
11	SWEET GUM	1	11	5.5
12	OAK	1	12	6
12	PALM	1	12	6
14	OAK	1	14	7
18	PINE	1	18	9
19	OAK	2	38	19
20	OAK	2	40	20
24	OAK	1	24	12
26	OAK	2	52	26
29	OAK	1	29	14.5
30	OAK	1	30	15
36	OAK	2	72	36
		31	491	
TOTAL TREE MITIGATION (INCHES):				246
TOTAL TREE MITIGATION INCHES/2.5 INCHES PER TREE			98 TREES REQUIRED	
TOTAL TREE REPLACEMENT REQUIRED:			75 CANOPY TREES PROVIDED	
ALL REQUIRED LANDSCAPE BUFFER, LOT, STREET AND POND TREES @ 2.5 INCHES (PROVIDED): (11) ACER, (18) MAGNOLIA, (34) OAKS				

MULTI-FAMILY DETACHED HOUSING
CITY OF TAVARES, FLORIDA



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NAME PLA LICENSE NO.
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DATE

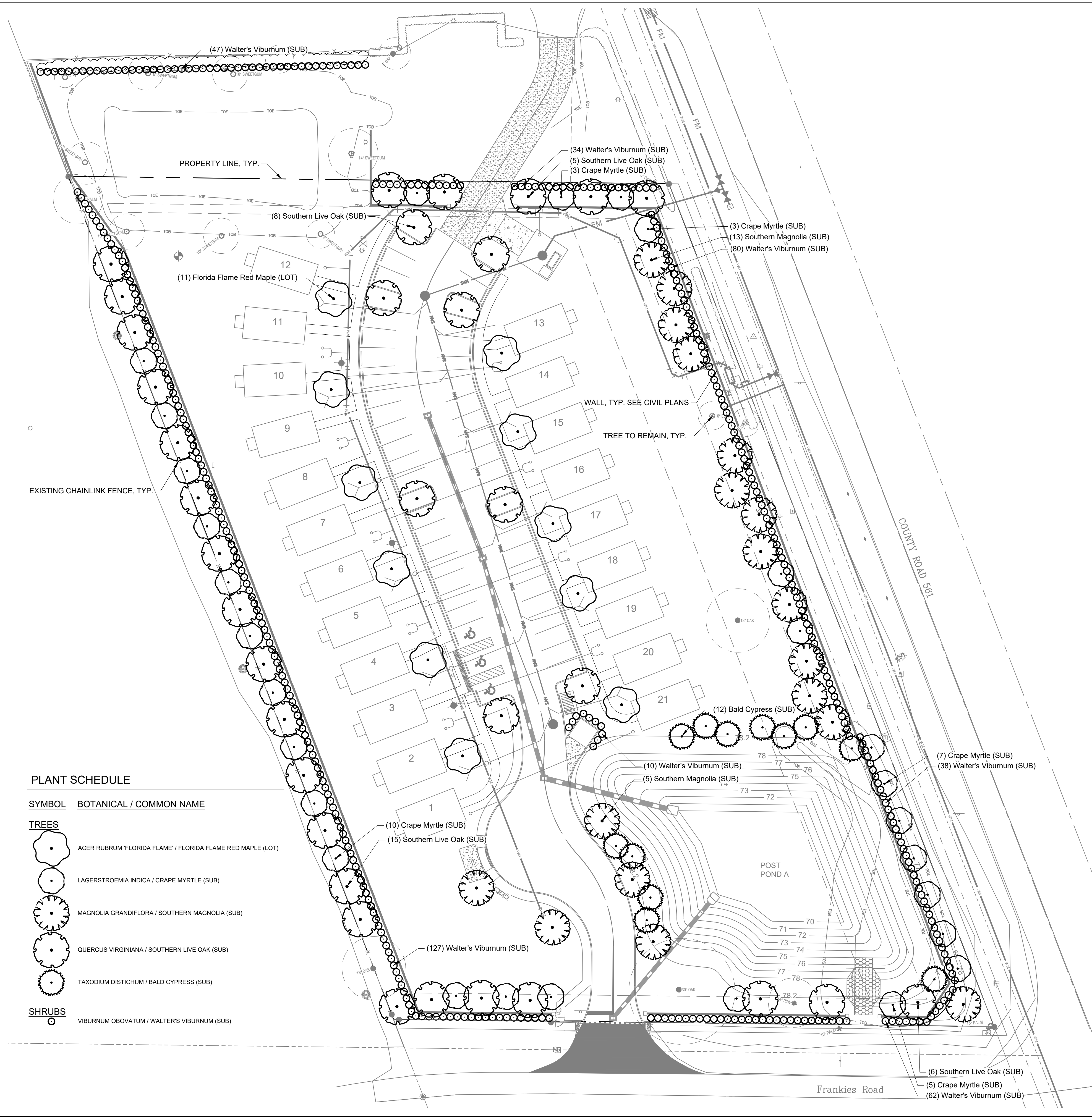
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PROJECT NO.: 43862.082
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DRAWN BY: JX
CHECKED BY: MS
SCALE: 1" = 30'

SHEET TITLE:
TREE MITIGATION

L101






FILE NAME: A:\43000s\43862\02\LACADD\Sheet\PLAN-LAND-43862-02.dwg DATE: March 3, 2026, TIME: 1:24 PM, USER: ah4747



PLANT SCHEDULE

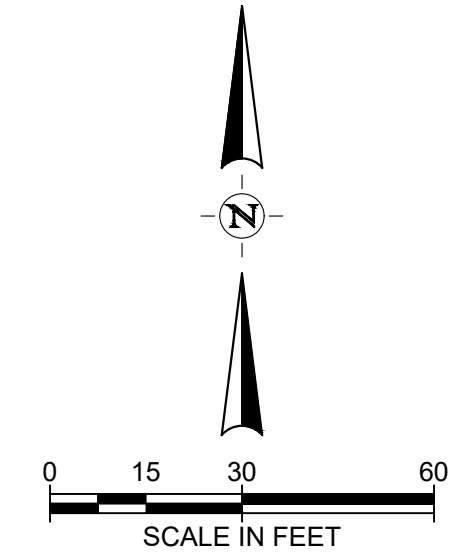
SYMBOL BOTANICAL / COMMON NAME

TREES

-  ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE (LOT)
-  LAGERSTROEMIA INDICA / CRAPE MYRTLE (SUB)
-  MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA (SUB)
-  QUERCUS VIRGINIANA / SOUTHERN LIVE OAK (SUB)
-  TAXODIUM DISTICHUM / BALD CYPRESS (SUB)

SHRUBS

-  VIBURNUM OBOVATUM / WALTER'S VIBURNUM (SUB)



LAKE COUNTY SITE DATA (14.07.04.A.05)

GROSS ACREAGE: 3.69 ACRES OR 160,736 SF
 IMPERVIOUS AREA: 46,567 SF
 EXISTING ZONING: R-6
 EXISTING LAND USE: URBAN MEDIUM DENSITY
 EXISTING FUTURE LAND USE
 NORTH: CFD
 SOUTH: A
 WEST: MP

LAKE COUNTY LAND DEVELOPMENT REGULATIONS

WATERWISE, FLORIDA WATER STAR PROGRAM FLORIDA-FRIENDLY LANDSCAPING (LDR SEC. 9.01.04)
 QUALITY: ALL REQUIRED PLANT MATERIALS INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE PROVISIONS OF THIS CHAPTER AND SHALL CONFORM TO THE STANDARDS OF FLORIDA NO. 1 OR BETTER AS GIVEN IN THE FLORIDA GRADES AND STANDARD FOR NURSERY PLANTS 2015 STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (LDR SEC. 9.01.05.A.1.)
 NATIVE PLANTS: MINIMUM 50% NATIVE (LDR SEC. 9.01.05.A.3.)
 CANOPY TREES: MIN. 2.5" CALIPER, 30 GAL. OR GREATER, MIN. 8' HT., 4' SPD. (LDR SEC. 9.01.05.A.4.)
 ORNAMENTAL TREES: MIN. 2" CALIPER, 30 GAL. OR GREATER, MIN. 8' HT., 4' SPD. (LDR SEC. 9.01.05.A.5.)
 SHRUBS: SHALL BE 3 GAL. FLORIDA GRADE 1, PLANTED ON MIN. CENTERS NO GREATER THAN 48". (LDR SEC. 9.01.05.A.8.)
 DIVERSITY: WHEN 10 OR MORE TREES ARE REQUIRED, NO MORE THAN 1/3 OF THE TREES PLANTED SHALL BE FROM THE SAME GENUS. (LDR SEC. 9.01.05.B.)

LAKE COUNTY LANDSCAPING STANDARDS

BUFFERING FROM PUBLIC ROADWAYS: (LDR SEC. 9.01.06.02)

BUFFER A: 15' WIDE
 3 CANOPY TREES
 2 ORNAMENTAL TREES
 1 SINGLE ROW OF SHRUBS
 PER 100 LF

EAST BUFFER A REQUIRED = 510 LF
 (510 / 100) X 3 = 15 CANOPY TREES
 (510 / 100) X 2 = 10 ORNAMENTAL TREES

PROVIDED: 15' WIDE
 13 CANOPY TREES AND 2 EXISTING
 10 ORNAMENTAL TREES
 1 SINGLE ROW OF SHRUBS
 6' SOLID WALL

SOUTH BUFFER A REQUIRED = 263 LF
 (263 / 100) X 3 = 8 CANOPY TREES
 (263 / 100) X 2 = 5 ORNAMENTAL TREES

PROVIDED: 15' WIDE
 7 CANOPY TREES AND 1 EXISTING
 5 ORNAMENTAL TREES
 1 SINGLE ROW OF SHRUBS
 6' SOLID WALL

LANDSCAPE BUFFERS (LDR SEC. 9.01.06)

BUFFER B: 15' WIDE
 3 CANOPY TREES
 2 ORNAMENTAL TREES
 1 SINGLE ROW OF SHRUBS
 PER 100 LF

WEST BUFFER B REQUIRED = 510 LF
 (510 / 100) X 3 = 15 CANOPY TREES
 (510 / 100) X 2 = 10 ORNAMENTAL TREES

PROVIDED: 15' WIDE
 15 CANOPY TREES
 10 ORNAMENTAL TREES
 1 SINGLE ROW OF SHRUBS

BUFFER TYPE A: 15' WIDE
 3 CANOPY TREES
 2 ORNAMENTAL TREES
 1 SINGLE ROW OF SHRUBS
 PER 100 LF

NORTH BUFFER A REQUIRED = 169 LF
 (169 / 100) X 3 = 5 CANOPY TREES
 (169 / 100) X 2 = 3 ORNAMENTAL TREES

PROVIDED: 15' WIDE
 5 CANOPY TREES
 3 ORNAMENTAL TREES
 1 SINGLE ROW OF SHRUBS

RETENTION POND LANDSCAPING: SEC.9.01.07.1

POND A REQUIRED: 3 CANOPY TREES PER 150 LF TOP OF BANK
 (582 LF / 150) X 3 = 12 CANOPY TREES
 PROVIDED: 12 CANOPY TREES

PARKING AREA LANDSCAPING: SEC 9.01.07 A.1

REQUIRED: 1 CANOPY TREE MIN 50% OF TREES TO BE LIVE OAK

FRONT YARD TREE REQUIREMENT: (LDR SEC. 9.01.06.C.)
 FRONT YARD TREES ALONG INTERNAL ROADS AT AN AVERAGE SPACING OF 50' ON CENTER, BOTH SIDES OF THE ROAD.

SODDING NOTE

ALL DISTURBED AREAS SHALL BE SODDED, SEE GENERAL LANDSCAPE NOTE #3 ON SHEET L-002
 PROPOSED SOD SHALL BE BAHIA SOD.

MULTI-FAMILY DETACHED HOUSING

CITY OF TAVARES, FLORIDA



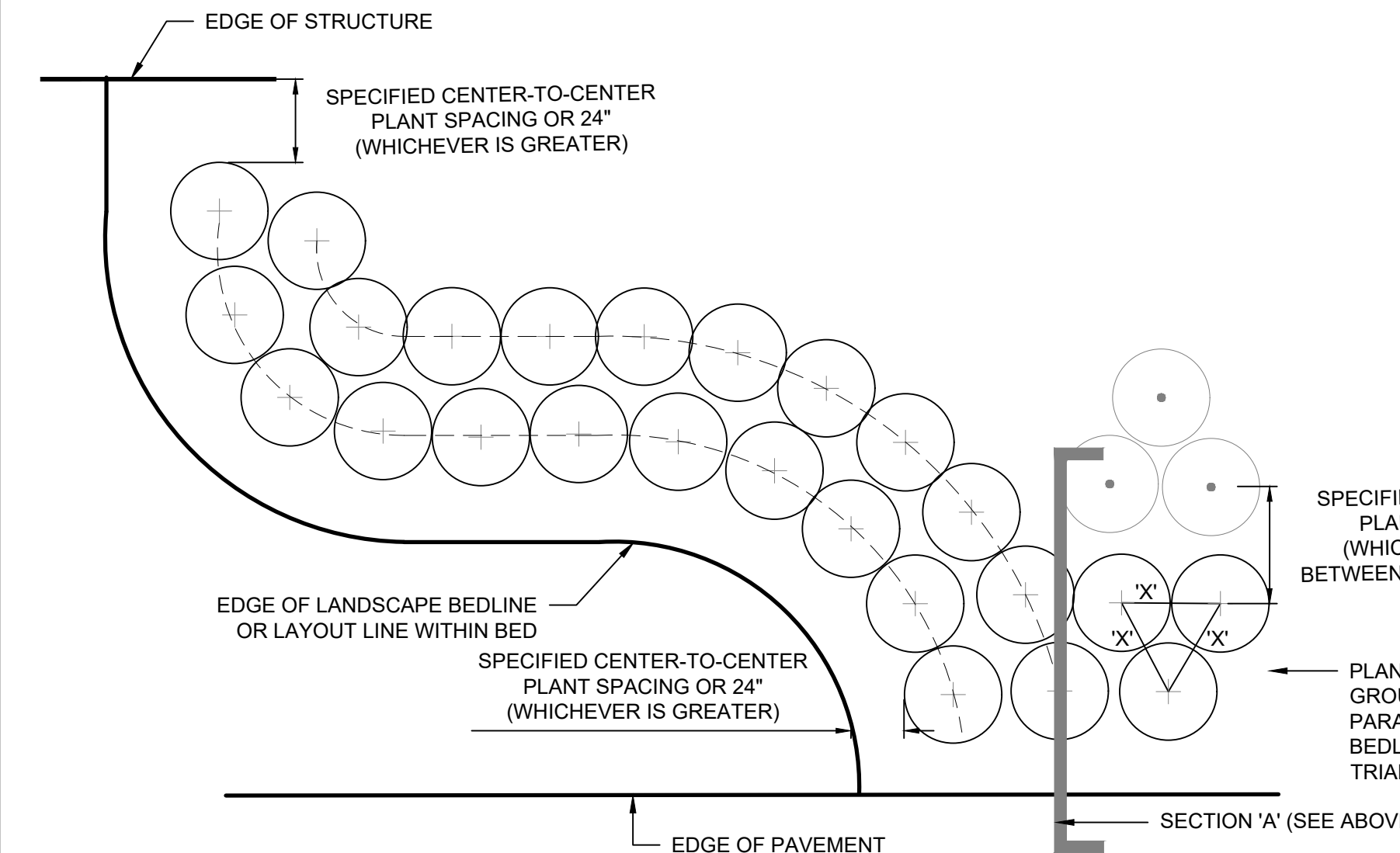
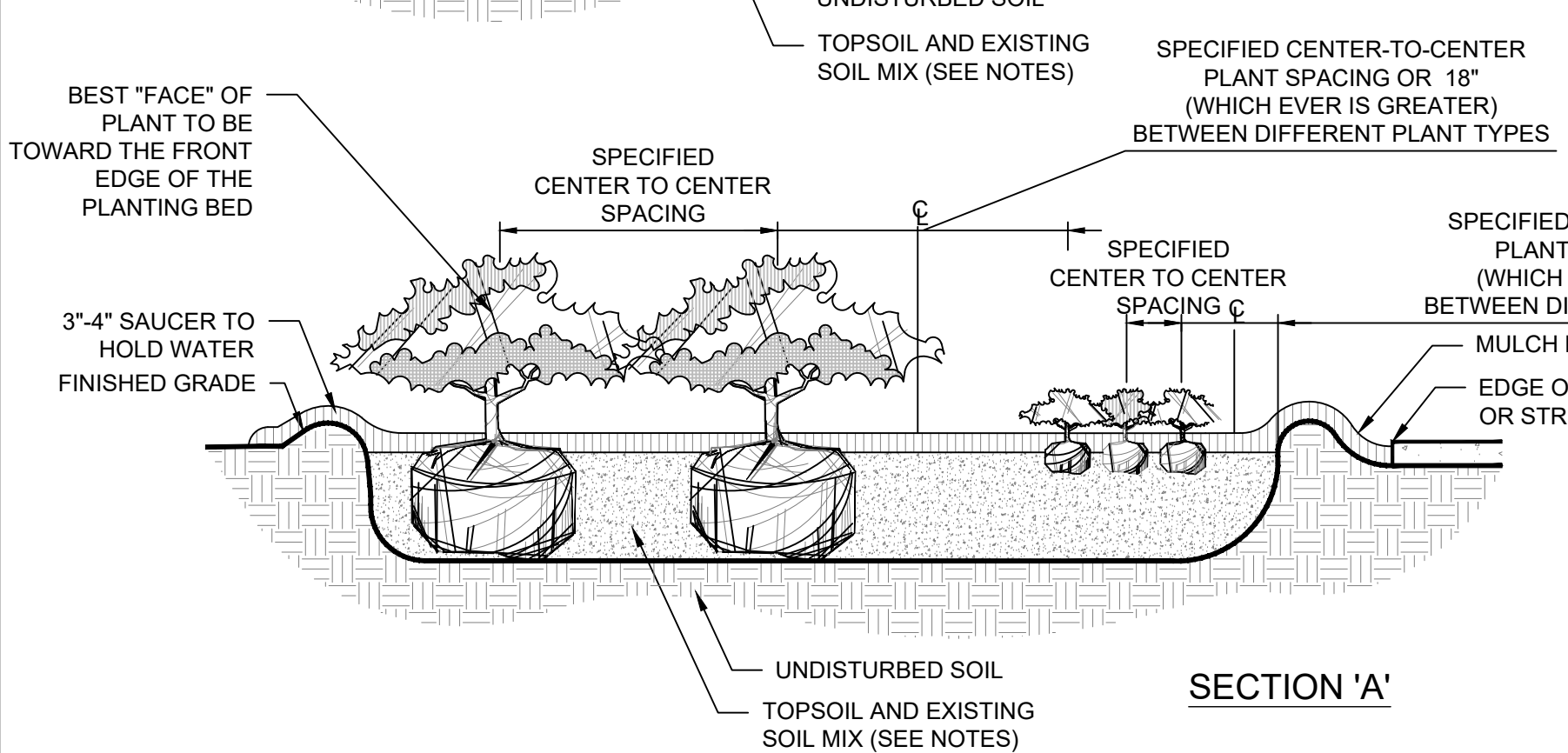
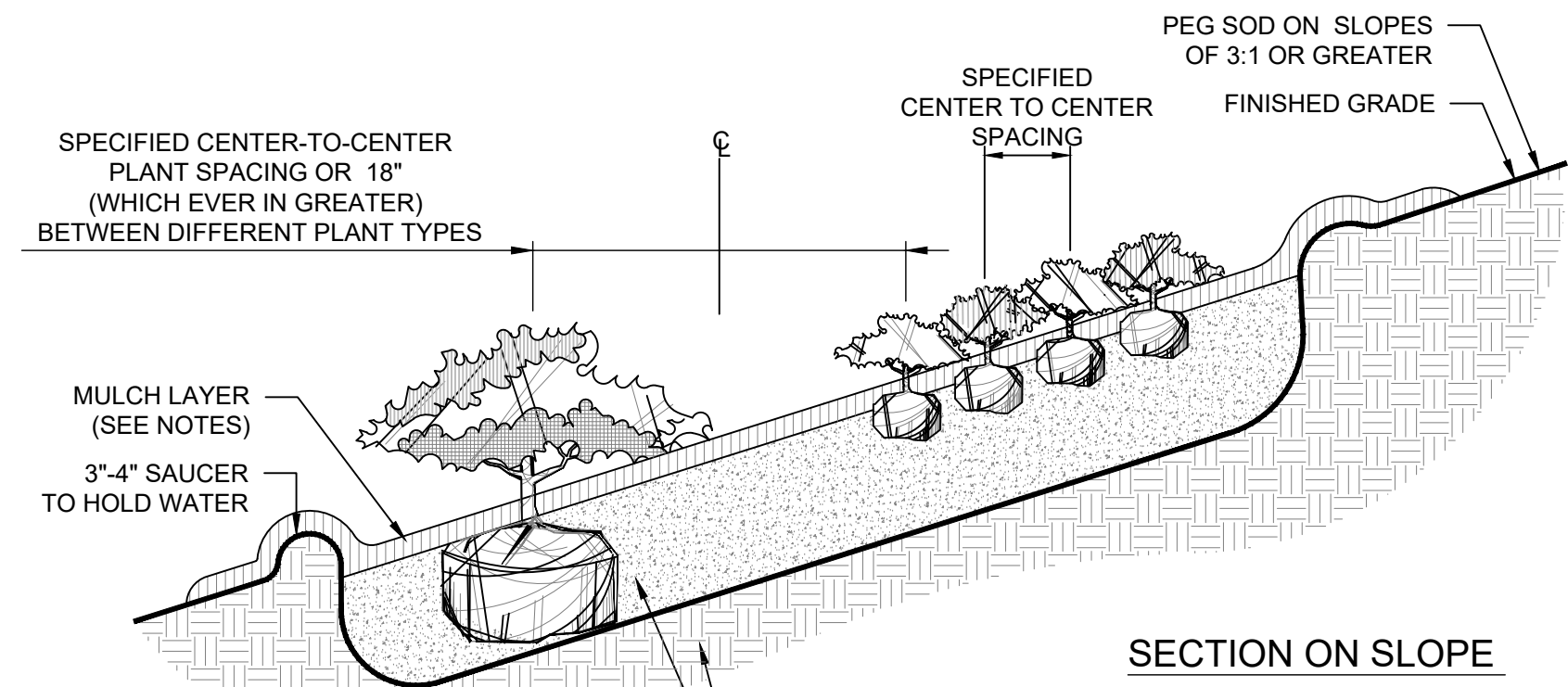
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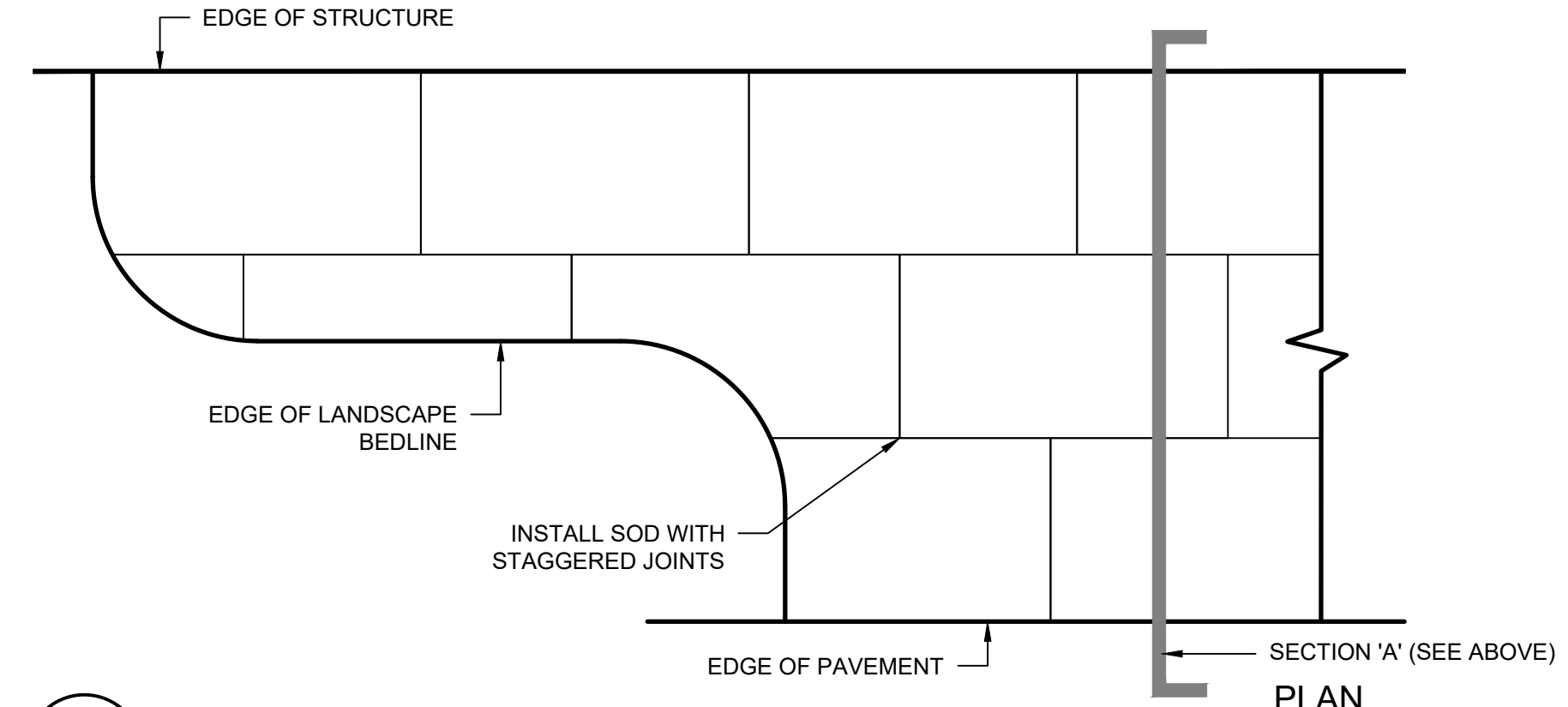
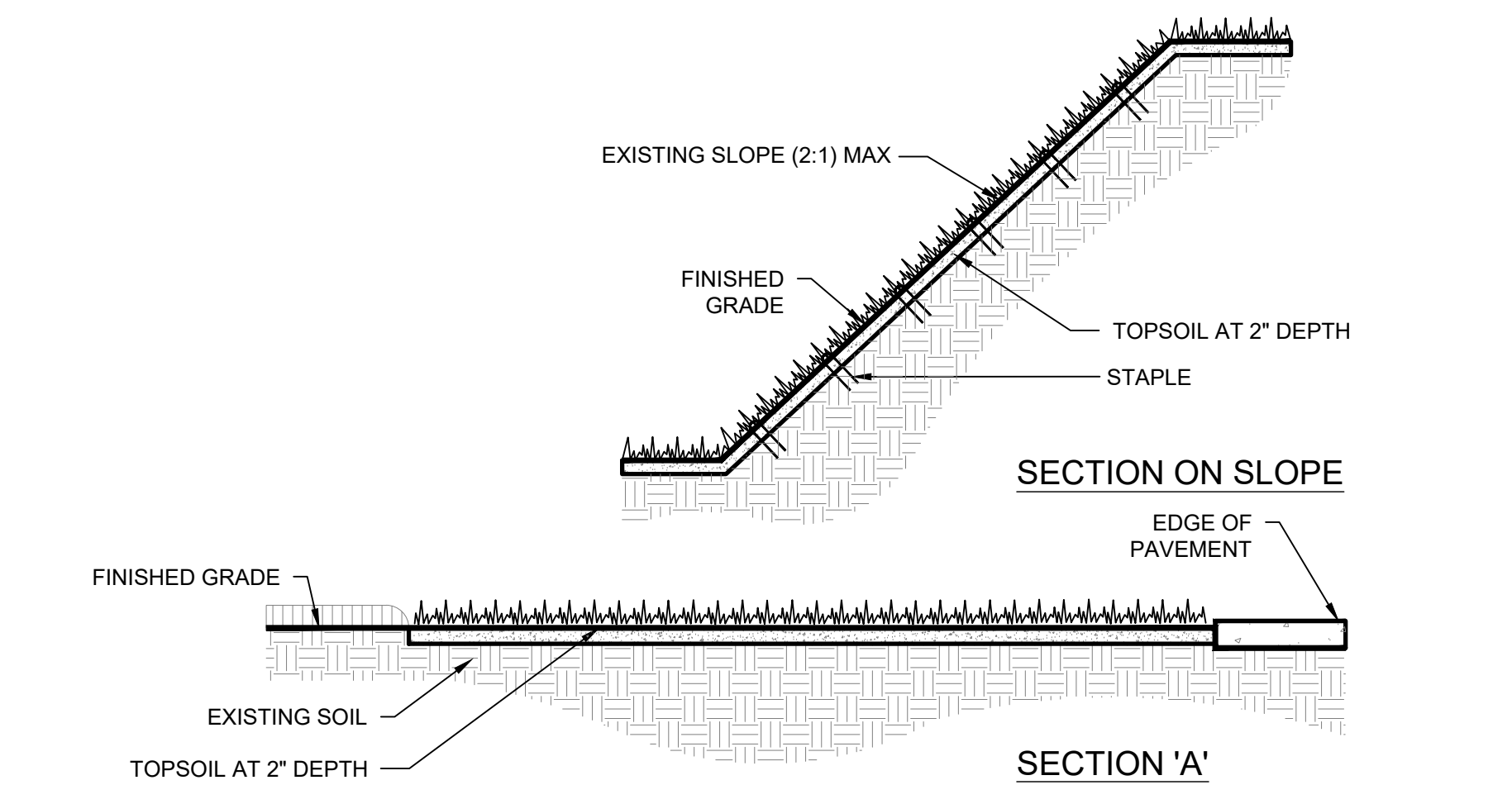
PROJECT NO.: 43862.082
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LANDSCAPE PLAN

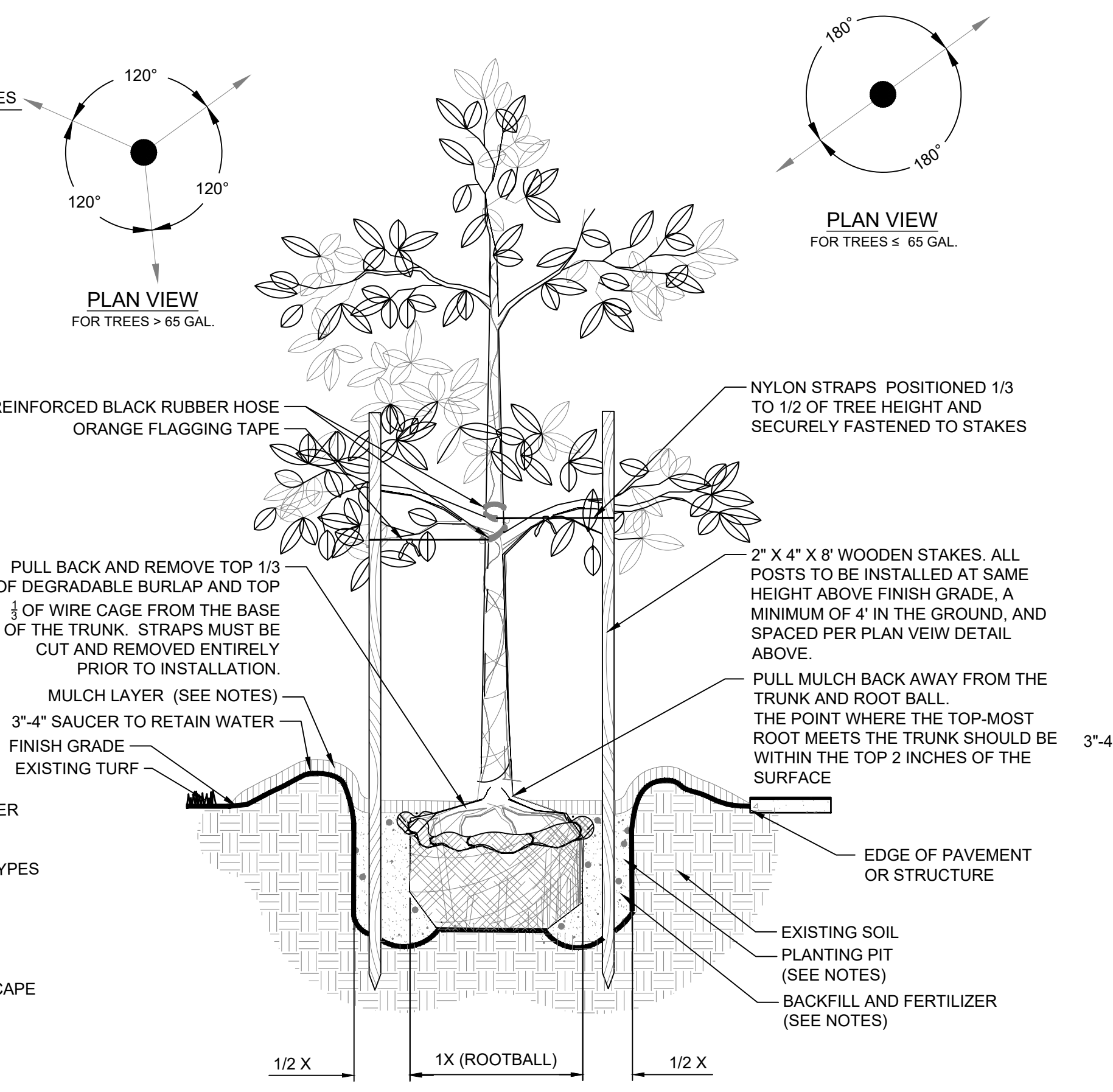
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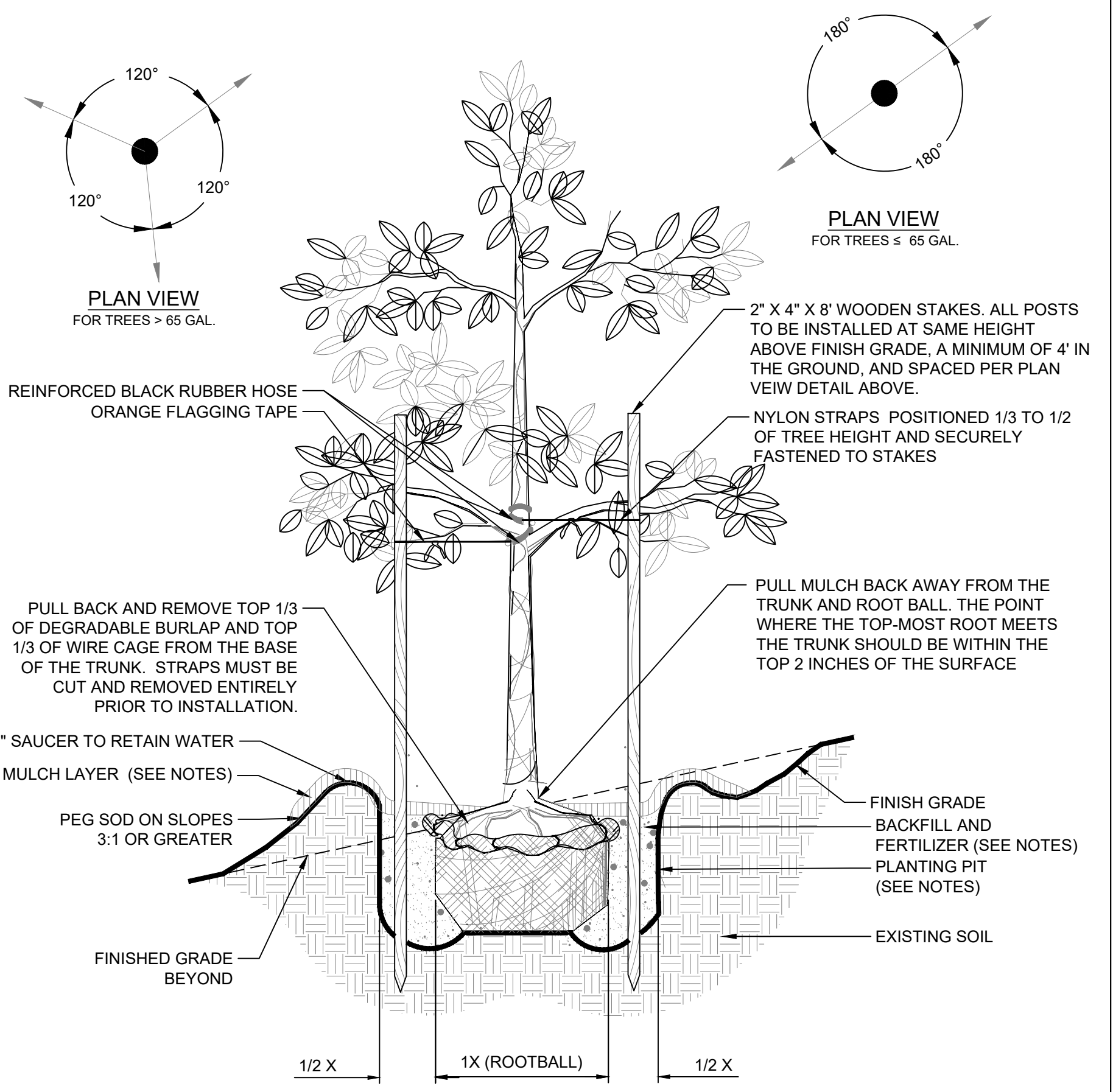
TYPICAL SHRUB AND GROUNDCOVER INSTALLATION
SCALE: NTS



TYPICAL SOD INSTALLATION
SCALE: NTS



TYPICAL TREE INSTALLATION
SCALE: NTS



TYPICAL TREE ON SLOPE INSTALLATION
SCALE: NTS

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LANDSCAPE DETAILS

GENERAL LANDSCAPE NOTES:

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND DETERMINING REQUIRED QUANTITIES AND AVAILABILITY OF ALL MATERIALS PRIOR TO BIDDING. QUANTITIES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL INSPECT PLANTING AREAS AND VERIFY THAT NO OBJECTIONABLE MATERIALS OR OBSTRUCTIONS ARE PRESENT. PRESENT FINDINGS TO OWNER'S REPRESENTATIVE FOR APPROVAL. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE, AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ADJACENT IMPROVEMENTS FROM DAMAGE AND EROSION INCLUDING BUT NOT LIMITED TO EXISTING PLANT MATERIAL, GRADES, SIDEWALKS, SITE FURNISHINGS, CURBS, AND UTILITIES. ANY ADJACENT IMPROVEMENT DAMAGED DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE-CONSTRUCTION STATE AT THE CONTRACTOR'S EXPENSE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR SODDING ALL AREAS DISTURBED BY OTHER CONTRACTORS OR BY LANDSCAPE INSTALLATION.
- IN GENERAL, THE WORK SHALL PROCEED AS RAPIDLY AS THE SITE BECOMES AVAILABLE. CONTRACTOR TO COORDINATE PROJECT SCHEDULE WITH OWNER'S REPRESENTATIVE. WORK TO BEGIN WITHIN 5 BUSINESS DAYS OF RECEIPT OF NOTICE TO PROCEED.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH HARDSCAPE, ELECTRICAL, AND IRRIGATION WORK.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL.
- COLLECT SOIL SAMPLES AT A MINIMUM OF (3) PLANTING LOCATIONS THROUGHOUT THE PROJECT. SUBMIT TESTING LOCATIONS TO OWNER'S REPRESENTATIVE PRIOR TO TAKING SAMPLES. SAMPLES SHALL BE SENT TO AN APPROVED AGRONOMIC SOILS TESTING LABORATORY, STATING PROPOSED PLANT MATERIAL AT EACH TEST LOCATION. ANALYSIS SHALL INCLUDE, AT A MINIMUM, PH, NPK, ORGANIC CONTENT, TEXTURE, AND SOLUBLE SALTS. SUBMIT RESULTS/RECOMMENDATIONS AND PROPOSED FERTILIZER ANALYSIS/AMENDMENTS TO OWNER'S REPRESENTATIVE. COSTS OF FERTILIZER AND AMENDMENTS ARE TO BE INCLUDED IN THE COST OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT AFFECT PLANTING PROCEDURES. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES ON THE DRAWINGS AND ANY UNDERGROUND, SUBSURFACE, OR OVERHEAD UTILITIES OR STRUCTURES THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATIONS AND PROTECTION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN, AND ALL PROPOSED UTILITIES ON THESE DRAWINGS.
- IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES OR STRUCTURES BY HIS OWN NEGLIGENCE THEY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, NOTES, AND THE LANDSCAPE SCHEDULE FOR COMPLETE LANDSCAPE INSTALLATION INSTRUCTIONS. NOTIFY OWNER'S REPRESENTATIVE OF ANY AND ALL DISCREPANCIES PRIOR TO CONSTRUCTION OR INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION, AND/OR INSTALLATION WORK. ANY DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH PLANTS OF SAME SPECIES (MIN 12' HT, 3" CAL, 6' CT) EQUALING THE TOTAL DIAMETER BREST HEIGHT (DBH) OF THE DAMAGED TREE AND SHALL BE SUBJECT TO ALL REQUIREMENTS HEREIN.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL NEWLY INSTALLED PLANT MATERIAL AS NEEDED TO MAINTAIN HEALTH AND VIGOR THROUGHOUT THE 90 DAY MAINTENANCE PERIOD REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION AND/OR RAINFALL.

DAMAGES AND WARRANTY:

- ALL PLANT MATERIAL INCLUDING TRANSPLANTED PLANT MATERIAL SHALL BE GUARANTEED AT OR ABOVE THE SPECIFIED CONDITIONS THROUGH SUBSTANTIAL COMPLETION AND UNTIL THE END OF THE (1) YEAR WARRANTY PERIOD. MAINTENANCE SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION, AFTER WHICH THE LANDSCAPE CONTRACTOR WILL COORDINATE MAINTENANCE WITH OWNER'S REPRESENTATIVE. DECLINE IN CONDITION OF PLANT MATERIAL DURING INSTALLATION AND/OR WARRANTY PERIOD SHALL BE GROUNDS FOR REJECTION AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-STAKING OF TREES DURING THE WARRANTY PERIOD. IF NECESSARY, MAXIMUM TOLERANCE FROM VERTICAL SHALL BE 3 DEGREES. GUYING / STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES ETC., TO PENETRATE OUTER SURFACE OF TREES OR PALMS. TREES OR PALMS REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE OWNER AND/OR THE OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT. CONTRACTOR TO REPLACE REJECTED PLANT MATERIAL WITHIN ONE WEEK (5 BUSINESS DAYS) OF NOTICE.
- CONTRACTOR TO REQUEST INSPECTION OF PROJECT IN WRITING TO OWNER'S REPRESENTATIVE. IF ALL WORK IS SATISFACTORY AND COMPLETE IN ACCORDANCE WITH CONDITIONS OF CONTRACT DOCUMENTS, THEN THE OWNER AND/OR THEIR REPRESENTATIVE SHALL DECLARE THE PROJECT TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION CONSTITUTES THE BEGINNING OF THE 1 YEAR WARRANTY PERIOD AND THE 90 DAY MAINTENANCE PERIOD.
- CONTRACTOR SHALL REMOVE ALL PLANT SAUCERS, GRADE SMOOTH, AND RE-MULCH AS WELL AS REMOVE PLANTING STAKES FROM SITE AFTER THE (1) YEAR WARRANTY PERIOD.

PROJECT SUBMITTALS:

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL FOR ALL PROPOSED MATERIALS INCLUDING BUT NOT LIMITED TO PLANTS, STAKING, SOIL AMENDMENTS, FERTILIZER, MULCH, ETC. PRIOR TO PURCHASING. CONTRACTOR SHALL PROVIDE REPRESENTATIVE SAMPLES OF ALL PLANT MATERIAL ON-SITE FOR REVIEW BY OWNER'S REPRESENTATIVE. NOTIFY OWNER'S REPRESENTATIVE OF INSPECTION A MINIMUM OF 3 BUSINESS DAYS PRIOR TO INSPECTION. IF APPROVED BY OWNER'S REPRESENTATIVE, THEN DATED AND SCALED COLOR PHOTOGRAPHS MAY ALSO BE SUBMITTED.
- ALL PROJECT SUBMITTALS MUST BE COMPLETED AND COMPILED IN AN EASILY REPRODUCIBLE FORM. SUBMITTAL SHEETS THAT ARE NOT LEGIBLE AND REPRODUCIBLE WILL BE REJECTED. SUBMITTALS SHEETS THAT DO NOT CLEARLY IDENTIFY THE PRODUCTS OR MATERIALS SELECTED WILL BE REJECTED.
- CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE THE GROWER'S AND/OR STATE INSPECTION CERTIFICATE FOR PLANT MATERIAL TWO (2) WEEKS PRIOR TO COMMENCEMENT OF WORK.
- PRODUCTS INSTALLED ON THE PROJECT SITE THAT ARE NOT CONSISTENT WITH THE PROJECT SUBMITTALS WILL BE REMOVED AND REPLACED WITH THE PRODUCTS IDENTIFIED IN THE PROJECT SUBMITTAL PACKAGE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO ISSUING SUBSTANTIAL COMPLETION NOTICE THE CONTRACTOR SHALL SUBMIT TO THE OWNER THREE (3) COPIES OF AS BUILT PLANS/DOCUMENTS AND THREE (3) COPIES OF AN ANNUALIZED MAINTENANCE AND OPERATION MANUAL DETAILING ALL SCHEDULES, NURSERY PRACTICES, WATERING REQUIREMENTS, FERTILIZATION, TRIMMING, ETC., FOR ALL PLANT MATERIALS AND PLANT AREAS OF THE PROJECT.

SITE REQUIREMENTS:

- CONTRACTOR SHALL AGREE TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN THE CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER.
- LANDSCAPE HOLDING AREA, INGRESS, EGRESS, AND SITE ACCESS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL NOT DISTURB OR IMPEDE ACCESS TO THE SITE BY OTHERS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY CLEANUP OF PREMISES AND REMOVAL OF DISCARDED OR SURPLUS MATERIALS AND RUBBISH IN A LAWFUL MANNER. ANY OPEN PITS OR TRENCHES SHALL BE COMPLETELY AND THOROUGHLY BARRICADED DURING THE WORKDAY AND COMPLETELY FILLED IN AT THE END OF EACH WORKDAY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT REMAINING ON SITE AT THE END OF THE WORK DAY SHALL BE STORED IN AN ORGANIZED FASHION IN THE AREA DESIGNATED BY THE OWNER'S REPRESENTATIVE.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- DURING CONSTRUCTION, CREWS ARE REQUIRED TO HAVE AT LEAST ONE (1) ENGLISH SPEAKING PERSON ON SITE.

EXISTING TO REMAIN PLANT CARE:

- FLAG ALL TREES AND PALMS TO BE SAVED IN PLACE. PROVIDE BARRICADING IN ACCORDANCE WITH LOCAL STANDARDS AROUND TREES AND PALMS TO BE SAVED IN PLACE PRIOR TO SITE DEMOLITION.
- ALL WORK INVOLVING EXISTING TREES TO REMAIN SHALL BE UNDERTAKEN IN THE PRESENCE OF A REGISTERED ARBORIST. ALL TREES AND PALMS TO BE SAVED SHALL BE EXAMINED FOR DAMAGE, DISEASE AND INSECT INFESTATION. PARTS OF THE TREE SHOWING THESE CONDITIONS SHALL BE TREATED OR PRUNED IN ACCORDANCE WITH THE ARBORISTS RECOMMENDATIONS. REMOVE ALL DEAD LIMBS AND VINES.
- ROOT PRUNE ALL TREES TO BE SAVED PER DRAWINGS PRIOR TO GRADING AROUND TREES.
- TREAT ALL CUTS WITH A FUNGICIDAL BARRIER. BACKFILL THE TRENCH, WITHIN 4 HOURS OF DIGGING, WITH A 1:1 MIXTURE OF SITE SOIL AND SAWDUST OR OTHER FINE ORGANIC MATERIAL. DO NOT COMPACT.
- FERTILIZE THE PLANT AS DIRECTED BY THE CONSULTING ARBORIST.

PLANT MATERIAL NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I AND II, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK.
- CONTAINER GROWN PLANTS: A MINIMUM OF 80% OF THE CONTAINER ROOTBALL MUST BE BOUND BY THE ROOT SYSTEM. ENCIRCLING OR "RING" ROOTS ARE PROHIBITED AND PLANTS WILL BE REJECTED.
- ALL SOD SHALL BE WEED AND WEED SEED FREE, WITH A 2" THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FRESHLY-CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING AND LAID WITH TIGHTLY-BUTTED JOINTS. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAR SURFACES FOR SOD. STAKING OF SOD SHALL BE DONE AS NECESSARY TO PREVENT MOVEMENT OF MATERIAL.
- ALL PLANT MATERIAL SHALL BE PROTECTED DURING TRANSPORT AND DELIVERY TO JOB SITE WITH SHADE CLOTH OR OTHER ACCEPTABLE MEANS OF WINDBURN PREVENTION.
- SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE; ALL SUBSTITUTIONS MUST MEET MINIMUM SPECIFICATIONS ON THE PLANT LIST.
- SUBSTITUTION OF FIELD GROWN TREES FOR TREES THAT ARE SPECIFIED AS CONTAINER GROWN WILL NOT BE PERMITTED UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF SUBSTITUTION IS APPROVED, ALL PLANT SPECIFICATIONS WILL APPLY TO APPROVED BALLED AND BURLAPPED MATERIAL.
- NEW PLANT MATERIAL TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE EXISTING PLANT MATERIAL SUCH AS OVERHEAD CANOPY TREES, UNDERSTORY TREES AND SHRUBS OR GROUND COVER. THIS WILL INSURE EXISTING PLANT MATERIAL TO REMAIN IN ITS NATURAL STATE. THEREFORE, NO EXISTING PLANT MATERIAL WILL BE ALTERED BY REMOVING, CUTTING, TRIMMING OR DESTROYING IN ORDER TO INSTALL NEW PLANT MATERIAL.
- ALL TREES SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE CENTERLINE OF SWALES AND FROM PROPOSED STORMWATER INLETS.

PLANTING:

- TREES GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE THE GROW BAG REMOVED ENTIRELY PRIOR TO PLANTING.
- BALLED AND BURLAPPED OR ANY BASKETED MATERIAL SHALL HAVE THE TOP ONE THIRD (1/3) OF DEGRADABLE BURLAP AND TOP ONE THIRD (1/3) OF WIRE CAGE PULLED BACK AND REMOVED FROM THE BASE OF THE TRUNK. STRAPS MUST BE CUT AND REMOVED ENTIRELY PRIOR TO INSTALLATION.
- CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF ANY CONFLICTS EXIST BETWEEN THE BUILT ENVIRONMENT AND PLANS (I.E. UTILITY CABINETS, UTILITY VALVES, STREET SIGNS, SIDEWALK LOCATIONS)

PLANTING AREA PREPARATION NOTES:

- THE CONTRACTOR SHALL STAKE LOCATIONS AND LIMITS OF TREES, PLANTING, MULCH, AND SOD AREAS TO REFLECT PLANS TO GREATEST EXTENT POSSIBLE. FOR TREES LOCATED BETWEEN BACK OF CURB AND FRONT OF SIDEWALK, PLACE TREES EQUAL DISTANCE FROM CURB AND SIDEWALK. FOR TREES LOCATED OUTSIDE OF RIGHT-OF-WAY, PLACE TREES A MINIMUM OF 5' FROM BACK OF SIDEWALK. 2' FOR PALMS. COORDINATE WITH OWNERS REPRESENTATIVE TO INSPECT STAKING LOCATIONS AND LIMITS ON SITE. PROVIDE MINIMUM 5 BUSINESS DAYS ADVANCE NOTIFICATION OF PROPOSED INSPECTION. CONTRACTOR SHALL MAKE MODIFICATIONS AS MAY BE REQUESTED.
- WORK WITHIN 15' OF EXISTING TREES TO REMAIN SHALL BE PERFORMED USING HAND TOOLS. ANY DISTURBED ROOTS SHALL BE SEVERED USING CLEAN AND SHARP TOOLS.
- HERBICIDE APPLICATION: BEGIN TURF SPRAYING PROCESS A MINIMUM 30 DAYS PRIOR TO PLANTING AS FOLLOWS: SPRAY TURF AREA TO BE KILLED WITH GLYPHOSATE PER MANUFACTURER'S RECOMMENDATIONS. 7 DAYS AFTER SPRAYING, CLOSE MOW TO 1" HEIGHT. 14 DAYS AFTER CLOSE MOWING, RE-SPRAY WITH GLYPHOSATE PER MANUFACTURER'S RECOMMENDATIONS. PROTECT EXISTING PLANTS TO REMAIN FROM OVER-SPRAY OR SPRAY WITHIN ROOT ZONE. CONTRACTOR TO ENSURE TOTAL WEED ERADICATION. 7 DAYS AFTER RE-SPRAYING, PROCEED WITH TURF REMOVAL AND LANDSCAPE INSTALLATION AS DESCRIBED BELOW.
- FOR PROPOSED INDIVIDUAL TREE PLANTING PITS
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 4". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING AND BACKFILL PROCESS. INSTALL TREES AS DETAILED. ESTABLISH FINISHED PRE-MULCHING GRADE WITHIN 4" BELOW TOP OF SURROUNDING TURF OR HARDSCAPE.

TO ASSURE DRAINAGE/PERCOLATION OF INDIVIDUAL TREE PLANTING PITS PRIOR TO INSTALLATION, CONTRACTOR SHALL FILL SAMPLE TREE PITS (1 IN 5) WITH WATER AND OBSERVE PERCOLATION. HOLES SHALL PERCOLATE IN 30 MINUTES OR LESS. BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

INSTALL BACKFILL MIXTURE IN LIFTS AND TAMP LIGHTLY AROUND EACH AND EVERY PLANT. THOROUGHLY FLUSH WITH WATER AT EACH LIFT AND MAKE ADJUSTMENTS TO PROVIDE PROPERLY SET PLANT MATERIAL WITH THE TOP OF ROOTBALL 1"-2" ABOVE FINISHED GRADE.

- FOR PROPOSED PLANTING AREAS
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 6". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING PROCESS. BEFORE INSTALLING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES (1 INCH DIAMETER AND LARGER), DEBRIS, RUBBISH, DELETERIOUS MATERIALS. CONTAMINATED SOILS SHALL BE REMOVED AND REPLACED TO THEIR FULL DEPTHS AND EXTENTS. INSTALL TOPSOIL AT 6" DEPTH. TILL TOPSOIL AND EXISTING SUBSOIL TO A DEPTH OF 12". INSTALL PLANTINGS AS DETAILED. ESTABLISH OR RE-ESTABLISH PRE-MULCHING ROUGH GRADES INSURING POSITIVE FLOWS AND AESTHETIC LANDFORM SHAPES SHOWN IN THE GRADING PLANS.
- FOR PROPOSED MULCH ON GRADE AREAS
LEAVE KILLED TURF IN PLACE. REMOVE KILLED TURF ONLY AT EDGES OF BED, APPROXIMATELY 12" WIDTH, AS REQUIRED TO ESTABLISH A TAPERED DIFFERENCE IN GRADE SO THAT INSTALLED MULCH (3" DEPTH) SHALL BE FLUSH TO 1" BELOW ADJACENT TURF OR HARDSCAPE.
- FOR PROPOSED SOD AREAS
KILLED TURF TO BE REMOVED SHALL BE CLEARED AND GRUBBED TO A MINIMUM DEPTH OF 4". EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER. TURF SHALL BE THOROUGHLY REMOVED PRIOR TO THE PLANTING AND BACKFILL PROCESS. INSTALL TOPSOIL AT 2" DEPTH. TOPSOIL SHALL ESTABLISH FINISHED GRADE AT 2" BELOW EXISTING TURF OR HARDSCAPE. INSTALL SOD AS DETAILED, BUT SOD PIECES TOGETHER CLOSELY AND ENSURE EDGES ARE TRIMMED EVENLY. ENSURE EXISTING GRADES ARE RE-ESTABLISHED FOR A FLUSH TRANSITION.
- AN EVEN, WELL DEFINED LINE SHALL SEPARATE PLANTING AND MULCH ON GRADE AREAS FROM ALL SOD OR SEEDED AREAS.
- BACKFILL MIXTURE FOR TREES AND SHRUBS SHALL CONSIST OF 25% COARSE SAND, 25% "BLENDED SOIL" OR EQUAL, AND 50% EXISTING SOIL.
DISCARD REMAINING SOIL IN A LAWFUL MANNER. ALL PLANTING BACKFILL MIXTURES ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE. MIX THOROUGHLY PRIOR TO INSTALLATION ACCORDING TO THE FOLLOWING SCHEDULE:

1 GALLON:	0.003 CY (0.08 CF)	COARSE SAND AND 0.003 CY (0.08 CF) "BLENDED SOIL"
3 GALLON:	0.006 CY (0.16 CF)	COARSE SAND AND 0.006 CY (0.16 CF) "BLENDED SOIL"
7 GALLON:	0.015 CY (0.4 CF)	COARSE SAND AND 0.015 CY (0.4 CF) "BLENDED SOIL"
15 GALLON:	0.03 CY (0.8 CF)	COARSE SAND AND 0.03 CY (0.8 CF) "BLENDED SOIL"
30 GALLON:	0.06 CY (1.6 CF)	COARSE SAND AND 0.06 CY (1.6 CF) "BLENDED SOIL"
45 GALLON:	0.11 CY (2.9 CF)	COARSE SAND AND 0.11 CY (2.9 CF) "BLENDED SOIL"
65 GALLON:	0.17 CY (4.6 CF)	COARSE SAND AND 0.17 CY (4.6 CF) "BLENDED SOIL"
100 GALLON:	0.26 CY (7.1 CF)	COARSE SAND AND 0.26 CY (7.1 CF) "BLENDED SOIL"
200 GALLON:	0.88 CY (23.8 CF)	COARSE SAND AND 0.88 CY (23.8 CF) "BLENDED SOIL"
300 GALLON:	1.37 CY (37 CF)	COARSE SAND AND 1.37 CY (37 CF) "BLENDED SOIL"

"BLENDED SOIL" SHALL CONSIST OF: 1/3 MUSHROOM COMPOST OR PEAT, 1/3 COMMERCIALLY PROCESSED AND COMPOSTED COW MANURE AND 1/3 COMPOSTED BARK. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR BLENDED SOIL COMPONENTS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

- TOPSOIL IMPORTED TO THE SITE SHALL BE SIEVED TOPSOIL, FREE OF ROCKS AND DEBRIS. CONTRACTOR SHALL SUBMIT SOIL ANALYSIS RESULTS FROM AN APPROVED AGRONOMIC SOILS TESTING LABORATORY FOR A MINIMUM OF PH, ORGANIC CONTENT, SOLUBLE SALTS, AND TEXTURE WITH A STATEMENT OF SUITABILITY FOR BAHIA (PASPALUM NOTATUM 'ARGENTINE'), ST. AUGUSTINE (STENOTAPHRUM SECUNDATUM 'FLORATAM'), ZOYSIA (ZOYSIA JAPONICA 'EMPIRE') SOD AND SHRUBS/GRASSES. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS THAT WOULD BE HARMFUL TO PLANT GROWTH. SHALL BE FREE OF NEMATODES. SHALL BE OF UNIFORM QUALITY AND SHALL HAVE A PH VALUE BETWEEN 6.5 AND 7.5 (AS DETERMINED IN ACCORDANCE WITH ASTM E70). PEAT SHALL BE STERILIZED TO MAKE FREE OF ALL VIABLE NUT GRASS AND OTHER UNDESIRABLE WEEDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE SUITABILITY FOR GROWTH OF ALL PROPOSED PLANT MATERIAL. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR TOPSOIL TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. FINISH GRADE ALL PREPARED TOPSOIL AREAS TO A SMOOTH, EVEN SURFACE ENSURING A MINIMUM 3% POSITIVE DRAINAGE AWAY FROM STRUCTURES AND ELIMINATE ANY LOW AREAS WHICH MAY COLLECT WATER. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE.

- INSTALL FERTILIZER PER MANUFACTURER RECOMMENDATIONS. CONTRACTOR SHALL CONFIRM FERTILIZER REQUIREMENTS PER LOCAL MUNICIPALITY. AS A MINIMUM FOR BIDDING PURPOSES THE CONTRACTOR SHALL ASSUME THE FOLLOWING CONCERNING FERTILIZER:

FOR INITIAL INSTALLATION OF TREES AND SHRUBS, FERTILIZER IS ASSUMED TO BE CONTROLLED RELEASE FERTILIZER WITH A 15-9-12 ANALYSIS AND CONTAINING TRACE ELEMENTS MG, S, B, CU, FE, MN, MO, AND ZN. FERTILIZER GRANULES SHALL BE COMPOSED OF DRY NUTRIENTS ENCAPSULATED IN MULTIPLE LAYERS OF POLYMERIC RESIN.

FOR INSTALLATION OF BAHIA, ST. AUGUSTINE AND ZOYSIA SOD, FERTILIZER IS ASSUMED TO BE CONTROLLED RELEASE FERTILIZER WITH A 16-4-8. SOURCE FOR N SHALL BE RESIN-COATED UREA OR RESIN COATED AMMONIUM SALTS. MN, ZN, AND CU SHALL BE SULFATE FORMS. FE SHALL BE GRANULAR CHELATED IRON.

APPLICATION RATES ARE PROVIDED AS A RECOMMENDATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE FERTILIZER/AMENDMENTS TO ENSURE PROPER ESTABLISHMENT AND VIGOR OF PLANT MATERIAL:

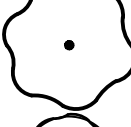


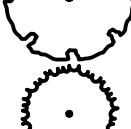
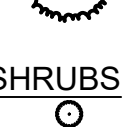

- 1.0 OZ PER EA 1 GALLON CONTAINER
 - 3.0 OZ PER EA 3 GALLON CONTAINER
 - 6.0 OZ PER EA 7 GALLON CONTAINER
 - 9.0 OZ PER EA 15 GALLON CONTAINER
 - 16.0 OZ PER EA 30 GALLON CONTAINER
 - 4.0 OZ PER EA 45 GALLON CONTAINER
 - 32.0 OZ PER EA 65 GALLON CONTAINER
 - 48.0 OZ PER EA 100 GALLON CONTAINER
 - 64.0 OZ PER EA 200 GALLON CONTAINER
 - 96.0 OZ PER EA 300 GALLON CONTAINER
- FOR GRASSING AND SOD AREAS: APPLY 6 LBS/1000SF.

- BUILD EARTHEN SAUCER TO CONTAIN WATER AROUND EACH INDIVIDUAL TREE PLANTING PIT AND AT THE PERIMETER OF ALL PLANTING AREAS. REMOVE EXCESS EXCAVATED SOIL FROM THE SITE AND DISPOSE OF IN A LAWFUL MANNER.

- SPREAD MULCH AROUND INDIVIDUAL TREE RINGS, PLANTING AND MULCH AREAS.
MULCHING FOR INDIVIDUAL TREE RINGS, PLANTING, AND MULCH AREAS SHALL BE PINE BARK NUGGETS. MULCH SHALL BE UNIFORMLY SPREAD OVER THE FULL DIAMETER OF EACH INDIVIDUAL TREE RING, PLANTING, AND MULCH AREA. MULCH AREAS INCLUDE INITIAL INSTALLATION (3" DEPTH) PLUS RE-MULCHING (1.5" DEPTH MINIMUM) A MINIMUM ONCE PER YEAR DURING THE (1) YEAR WARRANTY PERIOD. MULCH SHALL NOT BE PLACED AGAINST TRUNKS OR STEMS OF PLANTS. SUBMIT PRODUCT SAMPLE/DATA SHEET FOR MULCH TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

- PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL INDIVIDUAL TREE RINGS, PLANTING, AND MULCH AREAS. THE HERBICIDE ACTIVE INGREDIENTS SHALL BE SUITABLE FOR CONTROL OF ANNUAL AND PERENNIAL BROADLEAF WEEDS AND GRASSES. THE HERBICIDE SHALL BE APPLIED BY HAND. MANUFACTURER RECOMMENDATIONS FOR APPLICATION METHOD, TIMING AND APPLICATION RATE SHALL BE STRICTLY ADHERED TO.

PLANT SCHEDULE:

SYMBOL	QTY	BOTANICAL / COMMON NAME	REMARKS	NATIVE	DIVERSITY %
TREES					
	11	ACER RUBRUM / FLORIDA FLAME / FLORIDA FLAME RED MAPLE (LOT)	2.5" CAL, MIN 8' HT X 4" SPD, MIN 30 GAL OR B&B, FL NO. 1, INSTALLED AT LOT DEVELOPMENT	Y	11%
	28	LAGERSTROEMIA INDICA / CRAPE MYRTLE (SUB)	2" CAL, MIN 8' HT X 4" SPD, MIN 30 GAL OR B&B, FL NO. 1, INSTALLED AT SUBDIVISION DEVELOPMENT	N	27%
	18	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA (SUB)	2.5" CAL, MIN 8' HT X 4" SPD, MIN 30 GAL OR B&B, FL NO. 1, INSTALLED AT SUBDIVISION DEVELOPMENT	Y	17%
	34	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK (SUB)	2.5" CAL, MIN 8' HT X 4" SPD, MIN 30 GAL OR B&B, FL NO. 1, INSTALLED AT SUBDIVISION DEVELOPMENT	Y	33%
	12	TAXODIUM DISTICHUM / BALD CYPRESS (SUB)	2.5" CAL, MIN 8' HT X 4" SPD, MIN 30 GAL OR B&B, FL NO. 1, INSTALLED AT SUBDIVISION DEVELOPMENT	Y	12%
	373	VIBURNUM OBOVATUM / WALTER'S VIBURNUM (SUB)	3 GAL, 48" O.C., FL NO. 1, INSTALLED AT SUBDIVISION DEVELOPMENT	Y	
SHRUBS					

MULTI-FAMILY DETACHED HOUSING
CITY OF TAVARES, FLORIDA



REVISION NO.	DATE	DESCRIPTION

CA 33380 & LC 26000645	FL
FIRM / BUSINESS NO.	STATE

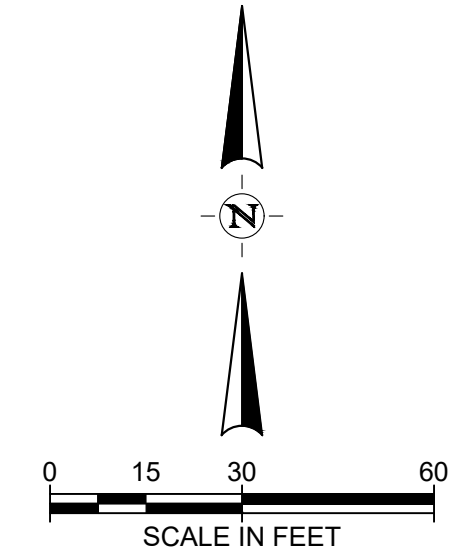
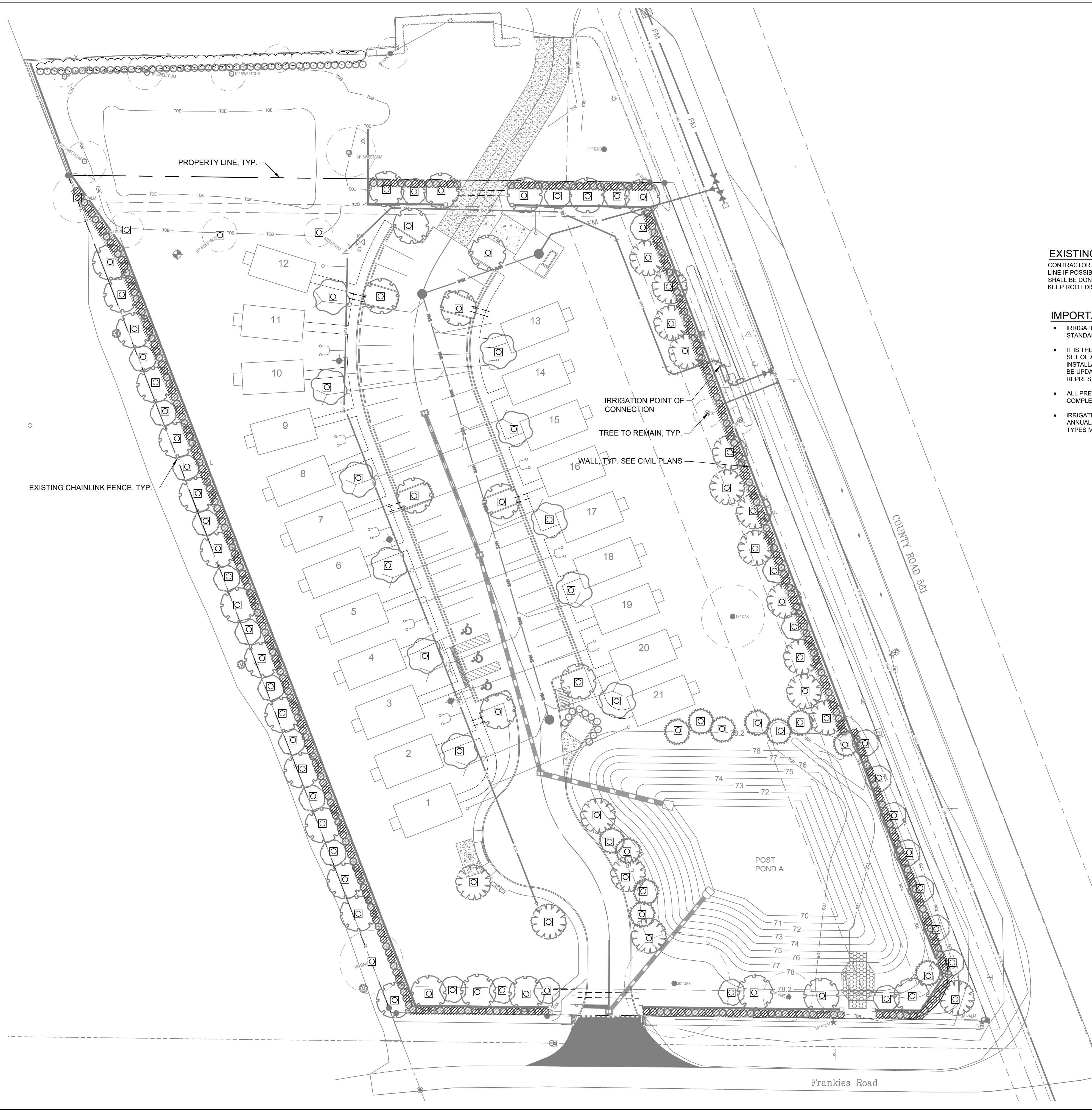
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PROJECT NO.: 43862.082
ISSUED: FEBRUARY 2026
DRAWN BY: JX
CHECKED BY: MS
SCALE: N.T.S.

SHEET TITLE:
LANDSCAPE NOTES

L502

FILE NAME: A:\43000s\43862\082\LA\CADD\Sheets\PLAN\IRRI-43862-082.dwg DATE: March 3, 2026, TIME: 1:25 PM, USER: ah4747



EXISTING TREES:

CONTRACTOR TO AVOID WORKING WITHIN EXISTING TREE DRIP LINE IF POSSIBLE. ALL WORK WITHIN EXISTING TREE DRIP LINE SHALL BE DONE USING HAND TOOLS ONLY. CONTRACTOR TO KEEP ROOT DISTURBANCE TO A MINIMUM.

IMPORTANT:

- IRRIGATION DESIGN TO MEET LAKE COUNTY IRRIGATION STANDARDS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP A CLEAN SET OF AS-BUILT DRAWINGS ON SITE DURING THE INSTALLATION OF THIS SYSTEM. AS-BUILT DRAWINGS MUST BE UPDATED DAILY AND PROVIDED TO THE OWNER'S REPRESENTATIVE PRIOR TO FINAL PAYMENT.
- ALL PRESSURES AND FLOWS SHALL BE ADEQUATE FOR THE COMPLETION OF THIS PROJECT.
- IRRIGATION ZONES SHALL BE DIVIDED INTO DRIP, SPRAY, ANNUAL/PLANTER, AND TREE BUBBLER ZONES. IRRIGATION TYPES MAY NOT OVERLAP.

LAKE COUNTY IRRIGATION NOTE (SECTION 9.01.05.0):

ALL INSTALLED IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE IRRIGATION APPROPRIATE TO MEET THE NEEDS OF THE LANDSCAPE AREA TO BE SERVED. IN EVALUATING IRRIGATION PLANS, THE PRIMARY CONSIDERATION SHALL BE WATER CONSERVATION. IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE THE MINIMUM IRRIGATION NECESSARY TO ENSURE SURVIVAL OF THE PLANT MATERIAL AND SHALL BE DESIGNED TO AVOID RUNOFF AND PROMOTE OPTIMAL PERCOLATION. THE PROPERTY OWNER OR APPLICANT SHOULD ALSO SEE THE IRRIGATION PLAN REQUIREMENTS IN SECTION 14.07.05 A.2.1(1) - IRRIGATION PLAN.

- THE USE OF A TEMPORARY IRRIGATION SYSTEM THAT CAN BE REMOVED FOLLOWING ESTABLISHMENT OF VEGETATION IS THE PREFERRED METHOD OF IRRIGATION AND PERMANENT INSTALLED IRRIGATION SYSTEMS ARE DISCOURAGED.
- LANDSCAPE IRRIGATION SHALL COMPLY WITH THE APPLICABLE WATER USE PERMITS, RULES, AND WATER SHORTAGE ORDERS OF THE WATER MANAGEMENT DISTRICT WHERE THE IRRIGATION WILL OCCUR.
- TO CONSERVE POTABLE WATER, RECLAIMED WATER, STORM WATER PONDS, WATER RECYCLING SYSTEMS, AND WATER COLLECTED FROM CISTERNS SHALL BE ENCOURAGED FOR LANDSCAPE IRRIGATION WATER IF THE WATER QUALITY WILL MEET THE NEEDS OF THE LANDSCAPE. SUCH USE MUST COMPLY WITH THE APPLICABLE WATER USE PERMITS, RULES AND WATER SHORTAGE ORDERS OF THE WATER MANAGEMENT DISTRICT WHERE THE LANDSCAPE IRRIGATION WILL OCCUR. DEVELOPMENTS SEEKING TO USE WATER FROM RETENTION PONDS OR NATURAL LAKES FOR LANDSCAPE IRRIGATION SHALL COMPLY WITH ALL APPLICABLE WATER USE PERMITS, RULES AND WATER SHORTAGE ORDER OF THE WATER MANAGEMENT DISTRICT WHERE THE LANDSCAPE IRRIGATION WILL OCCUR.

IRRIGATION DESIGN STANDARDS:

ALL IRRIGATION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OF THE FOLLOWING STANDARDS:

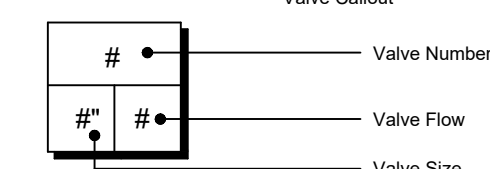
- FLORIDA WATER STAR PROGRAM; OR
- ADHERE TO SEC. 9.01.05 E.2 b)

IRRIGATION CERTIFICATION:

WITHIN 30 DAYS OF ANY IRRIGATION SYSTEM INSTALLED PURSUANT TO THIS SECTION, THE PROPERTY OWNER SHALL SUBMIT TO THE COUNTY WRITTEN CERTIFICATION FROM THE FLORIDA WATER STAR INSPECTOR, LICENSED IRRIGATION CONTRACTOR OR LICENSED LANDSCAPE PROFESSIONAL THAT THE IRRIGATION SYSTEM ON THE PROPERTY MEETS THE REQUIREMENTS OF THIS SECTION, EXCEPT THAT THE OWNER, ACTING AS THE OWNER-BUILDER MAY CERTIFY THE IRRIGATION SYSTEM AS MEETING THE REQUIREMENTS HEREIN. ALL PROPERTIES SUBJECT TO SUCH CERTIFICATION MAY BE INSPECTED TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.

IRRIGATION SCHEDULE:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	BUBBLER 2 BUBBLERS @ 0.25 GPM EACH PER TREE
	AREA TO RECEIVE DRIPLINE DRIP IRRIGATION AREA 0.6 GPH INLINE EMITTER @ 18" SPACING
	PIPE SLEEVE: PVC SCHEDULE 40 ALL SLEEVES SHALL BE (1) 6" AND (3) 4" SLEEVES AT EACH CROSSING OR 2 SIZES LARGER THAN THE PIPE TO BE INSTALLED IN THE SLEEVE, WHICHEVER IS GREATER. SLEEVES SHALL EXTEND 24" BEYOND CURB AND BE CAPPED



MULTI-FAMILY DETACHED HOUSING
CITY OF TAVARES, FLORIDA



REVISION NO.	DATE	DESCRIPTION

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PROJECT NO.: 43862.082
ISSUED: FEBRUARY 2026
DRAWN BY: JX
CHECKED BY: MS
SCALE: 1" = 30'
SHEET TITLE:

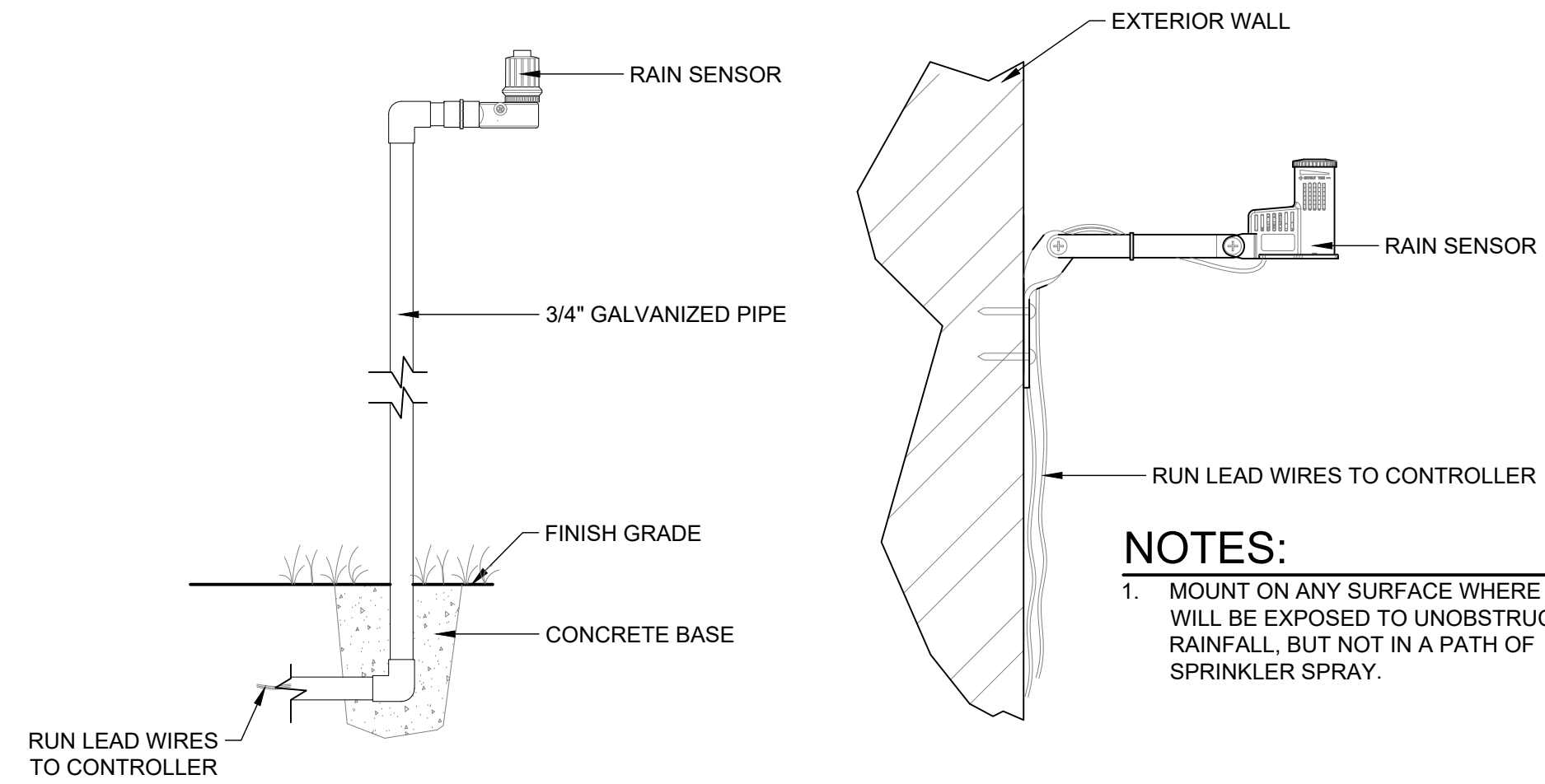
IRRIGATION PLAN
LI101

GENERAL IRRIGATION NOTES:

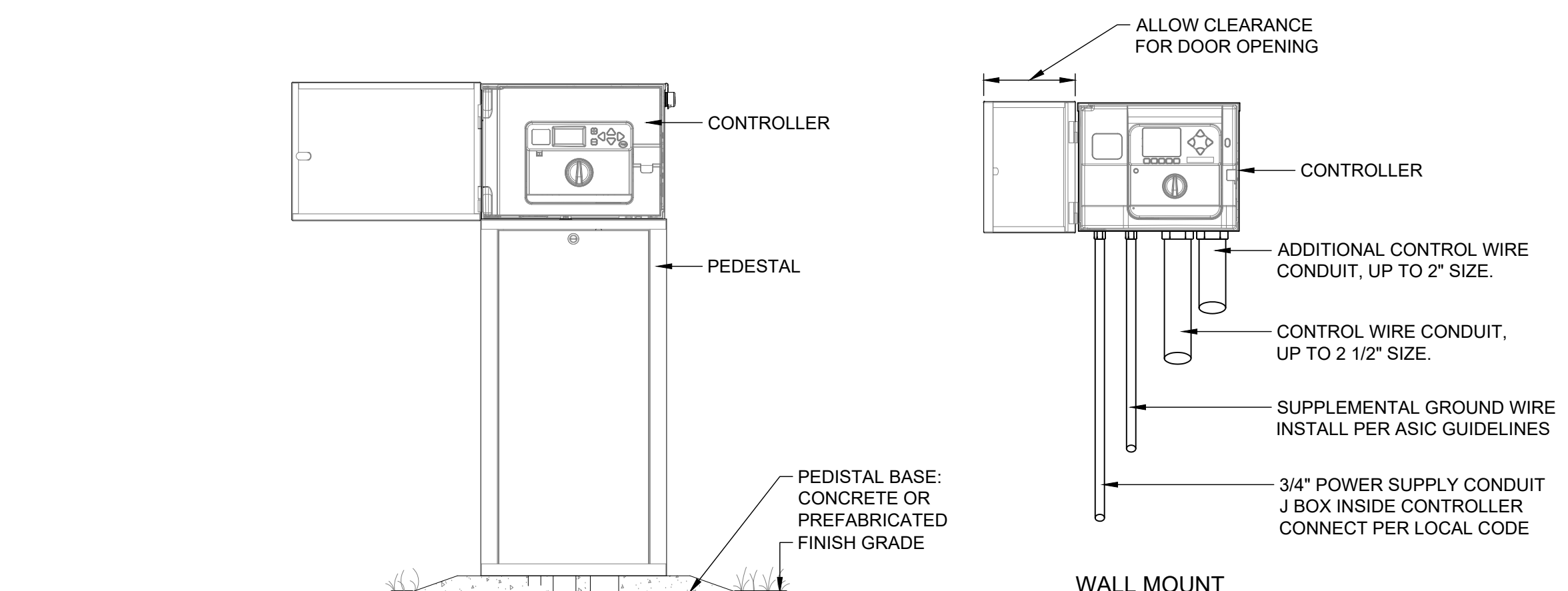
- SCOPE OF WORK: THE WORK CONSISTS OF THE PREPARATION OF DESIGN DOCUMENTS AND INSTALLING A COMPLETE UNDERGROUND IRRIGATION SYSTEM, INCLUDING THE FURNISHING OF ALL LABOR, EQUIPMENT, PERMITS, MATERIALS, AND THE PERFORMANCE OF ALL OPERATIONS IN CONNECTION WITH THE CONSTRUCTION OF THE IRRIGATION SYSTEM. IT SHALL INCLUDE FURNISHING AND INSTALLING ALL PLASTIC AND GALVANIZED STEEL PIPE AND FITTINGS, AUTOMATIC CONTROL VALVES, RAIN / MOISTURE SENSING DEVICES, PRESSURE RELIEF VALVES, CHECK VALVES, VALVE ACCESS BOXES, SPRINKLER HEADS, ELECTRIC CONTROLLERS, FLOAT SWITCHES, ELECTRIC WIRE, PUMPS, PUMP INTAKE AND SUCTION SYSTEM, NECESSARY MOTOR STARTERS, RELAYS, ETC., AS CALLED FOR IN THESE SPECIFICATIONS, OR AS MAY BE REQUIRED FOR PROPER OPERATION OF THE SYSTEM.
- POINT OF CONNECTION SHALL BE POTABLE WATER, SPECIFIC LOCATION TO BE IDENTIFIED BY OWNER'S REPRESENTATIVE
- LIMITS OF IRRIGATION: PROVIDE 100% COVERAGE OF ALL PREPARED PLANTING BEDS AS SHOWN ON THE DRAWINGS WITH TREES, SHRUBS, AND GROUNDCOVERS. TREES ISOLATED IN LAWN AREAS SHALL BE PROVIDED WITH A BUBBLER AND ZONED INDEPENDENTLY. SOD AND/OR SEEDED AREAS AS IDENTIFIED IN PLANTING PLANS ARE INTENDED TO BE PROVIDED WITH 100% IRRIGATION COVERAGE.
- IRRIGATION TO MEET LOCAL PERMITTING IRRIGATION STANDARDS AS WELL AS ANY OTHER APPLICABLE MUNICIPAL AND STATE LAWS AND RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK. THESE LAWS, RULES, AND REGULATIONS ARE HEREBY INCORPORATED INTO, AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE IRRIGATION SUBCONTRACTOR. ANYTHING CONTAINED IN THESE SPECIFICATIONS SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY OF THE ABOVEMENTIONED RULES, REGULATIONS OR REQUIREMENTS, AND SHOULD A CONFLICT OCCUR, THE RULES OR REQUIREMENTS OF THE GOVERNING CODE SHALL BE ADHERED TO. HOWEVER, WHEN THESE SPECIFICATIONS CALL FOR OR DESCRIBE MATERIALS, WORKMANSHIP, OR CONSTRUCTION OF A BETTER QUALITY, HIGHER STANDARD OR LARGER SIZE, THESE SPECIFICATIONS AND/OR APPROVED DRAWINGS SHALL TAKE PRECEDENCE OVER THE REQUIREMENTS OF SAID RULES, REGULATIONS OR CODES.
- ANY PERMITS FOR THE INSTALLATION OR CONSTRUCTION OF ANY OF THE WORK INCLUDED UNDER THIS CONTRACT, WHICH ARE REQUIRED BY ANY OF THE LEGALLY CONSTITUTED AUTHORITIES HAVING JURISDICTION, SHALL BE OBTAINED AND PAID FOR BY THE IRRIGATION SUBCONTRACTOR. PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON SITE, COPIES OF PERMIT SHALL BE SENT TO OWNER'S REPRESENTATIVE.
- DESIGN PLANS: THE LANDSCAPE IRRIGATION SUBCONTRACTOR SHALL SUBMIT DESIGN DRAWINGS FOR REVIEW AND APPROVAL 35 DAYS PRIOR TO INSTALLATION TO THE RLA. DRAWINGS SHALL BE LEGIBLE AND PREPARED AT A SCALE SUITABLE FOR CONSTRUCTION. PLANS SHALL INCLUDE LEGEND, WATER SOURCE, POINT(S) OF CONNECTION, DESIGN OPERATING PRESSURE, AND FLOW RATE PER ZONE. AVERAGE APPLICATION RATE PER ZONE IN GALLONS PER MINUTE, WATERING SCHEDULE, LOCATIONS OF PIPE AND SLEEVES WITH SIZES INDICATED, CONTROLLERS, VALVES, SPRINKLERS, BACKFLOW PREVENTION DEVICE, ELECTRICAL SUPPLY, ROADWAYS, SIDEWALKS, STRUCTURES AND OTHER RELEVANT SITE CONDITIONS.
- PRIOR TO PURCHASING, CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PROPOSED MATERIALS INCLUDING BUT NOT LIMITED TO PUMP, WELL, BACKFLOW PREVENTER, CONTROLLER, PIPE, FITTINGS, SLEEVES, VALVES, ETC.
- HEAD PLACEMENT SHOULD ALWAYS BE DONE WHILE TAKING INTO CONSIDERATION.
 - WHAT IS THE BEST FOR THE GROWTH AND MAINTENANCE OF THE PLANT MATERIAL.
 - MAINTAINING A CONSTANT AND EVEN DISTRIBUTION AND PRECIPITATION RATE.
 - THE SPACING BETWEEN HEADS SHALL NOT EXCEED 50% OF THE DIAMETER FOR HEADS SPACED ON A SQUARE PATTERN OR 60% OF THE DIAMETER FOR HEADS SPACED ON A TRIANGULAR PATTERN.
- AUTOMATIC CONTROL TIMER, PUMP/WELL ASSEMBLY, BACKFLOW PREVENTER, AND RAIN SENSOR LOCATIONS TO BE VERIFIED WITH OWNER'S REPRESENTATIVE.
- FIELD ALTERATIONS MADE IN THE IRRIGATION CONTRACT DRAWING MUST BE IN THE BEST INTEREST OF THE PLANT MATERIAL AND LANDSCAPE IRRIGATION SYSTEM. CHANGES MADE BY THE IRRIGATION CONTRACTOR WHICH ARE DEEMED, BY THE OWNER AND/OR OWNER'S REPRESENTATIVE, NOT TO BE IN CONFORMITY WITH THIS CRITERIA WILL BE REMOVED AND REPLACED AT THE IRRIGATION CONTRACTOR'S EXPENSE. IF A QUESTION SHOULD ARISE AS TO THE BEST WAY TO COMPLETE A FIELD ALTERATION, CONTACT OWNER'S REPRESENTATIVE FOR APPROVAL.
- THE CONTRACTOR SHALL STAKE OUT THE LOCATION OF EACH RUN OF PIPE, DRIP IRRIGATION ARRAYS AND VALVES PRIOR TO TRENCHING. TRENCHES FOR PIPE SHALL BE CUT TO REQUIRED GRADE LINES, AND COMPACTED TO PROVIDE ACCURATE GRADE AND UNIFORM BEARING FOR THE FULL LENGTH OF THE LINE. THE BOTTOM OF TRENCHES SHALL BE FREE OF ROCK OR OTHER SHARP EDGED OBJECTS. MINIMUM COVER SHALL BE AS FOLLOWS: PRESSURE MAINLINE 24" AT TOP OF THE PIPE TO FINISH GRADE. LATERAL PIPING 12" AT TOP OF PIPE FROM FINISH GRADE. SLEEVING UNDER ROADWAY 36" AT TOP OF PIPE FROM FINISH GRADE.
- THE IRRIGATION AND LANDSCAPE CONTRACTORS SHALL COORDINATE THE PLACEMENT OF THE IRRIGATION EQUIPMENT AND LANDSCAPE MATERIAL WITHIN THE PLANTED AREA. THE IRRIGATION CONTRACTOR SHALL INSTALL HIS MATERIAL AT THE EDGE OF THE PLANTED AREAS AVOIDING PLANTS, ROOT BALLS, LIGHTS, BOLLARDS, FENCES, ETC.
- OPEN CUTS IN ASPHALT AND WALKS ARE NOT PERMITTED. TRENCHES MUST BE PROTECTED FROM VEHICLE AND PEDESTRIAN TRAFFIC AT ALL TIMES. IT WILL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO BARRICADE AND DIVERT TRAFFIC. ALL TRENCHES SHALL BE CLOSED AT THE END OF EACH WORKDAY.
- SLEEVES UNDER ROADWAYS AND SIDEWALKS ARE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR AND SHALL BE INSTALLED, IF POSSIBLE, PRIOR TO ANY PAVING. SLEEVING DEPTH TO BE A MINIMUM OF 36" FROM TOP OF PIPE TO FINISHED GRADE BELOW ALL ROADWAYS. SLEEVING BENEATH SIDEWALKS SHALL BE LOCATED AND PROVIDED BY THE IRRIGATION CONTRACTOR. SLEEVING SIZES TO BE INSTALLED PER PLANS OR TWO TIMES LARGER THAN THE PIPE TO BE PLACED INSIDE THE SLEEVE, WHICHEVER IS GREATER. SLEEVING MATERIAL TO BE SCHEDULE 40 PVC. SLEEVE ALL WIRE CROSSINGS EITHER IN CONDUIT OR IN SCHEDULE 40 PVC PIPE (IF CONTROL WIRE IS DIRECT BURIAL).
- ALL TRENCHES WITHIN FIFTEEN FEET (15') OF EXISTING TREES TO BE HAND EXCAVATED TO AVOID CONFLICTS WITH TREES.
- NO ROOTS SHALL BE CUT WITHIN A FIFTEEN FOOT (15') RADIUS OF ALL EXISTING TREES. IRRIGATION PIPES AND CONDUIT SHOULD BE DIRECTIONAL BORED WITHIN THIS AREA.
- CONTRACTOR SHALL COORDINATE ELECTRICAL AND WATER REQUIREMENTS AND POINT OF CONNECT WITH OWNER'S REPRESENTATIVE.
- ALL PIPE SHALL BE SIZED SO AS NOT TO EXCEED 5 FPS.
- INITIAL BACKFILL ON PVC LINE SHALL BE PULVERIZED NATIVE SOIL, FREE OF FOREIGN MATTER. SOIL OR SAND WITHIN 4" OF UNDERGROUND PIPING SHALL BE CLEAN. PLANT LOCATIONS SHALL TAKE PRECEDENCE OVER SPRINKLER AND PIPE LOCATIONS. THE CONTRACTOR SHALL COORDINATE THE PLACING OF THE SPECIMEN TREES AND SHRUBS WITH THE ROUTING OF LINES AND FINAL HEAD LOCATIONS.
- RECORD DRAWINGS: AFTER FINAL ACCEPTANCE OF THE COMPLETED INSTALLATION, THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF COMPLETE, REPRODUCIBLE, RECORD DRAWINGS FOR SUBMITTAL TO THE OWNER. PLANS SHALL INCLUDE ANY FIELD CHANGES OR DEVIATIONS FROM THE ORIGINAL, APPROVED DESIGN DOCUMENTS WITH TWO SCALED POINTS OF REFERENCE FOR EACH ITEM.
- CONTRACTOR SHALL SUPPLY ZONE MAP, PRECIPITATION RATES, ANY KEYS, OPERATING MANUALS, WARRANTIES, COPY OF THE CONTROLLER SCHEDULE, AND EXACT EQUIPMENT PARTS BREAKOUTS WITH MODEL NUMBERS, ETC IN A 3-RING BINDER TO OWNER'S REPRESENTATIVE UPON COMPLETION OF THE PROJECT.
- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC. THE LOCATIONS OF THE EQUIPMENT SHALL BE COORDINATED IN THE FIELD, AND ADJUSTED AS NECESSARY TO AVOID CONFLICTS, AND TO REACT TO FIELD VARIABLES. DUE TO SMALL SCALE OF DRAWINGS, IT IS OFTEN NECESSARY TO SHOW PIPING OR OTHER ELEMENTS OUTSIDE RIGHTS-OF-WAY OR IN PAVEMENT AREAS. THE INSTALLATION OF ALL PIPING AND OTHER EQUIPMENT SHALL BE IN PVIOUS AREAS AND WITHIN RIGHTS-OF-WAY UNLESS IT IS SPECIFICALLY NOTED TO THE CONTRARY.

ELECTRICAL SUPPORT FOR LANDSCAPE IRRIGATION SYSTEM:

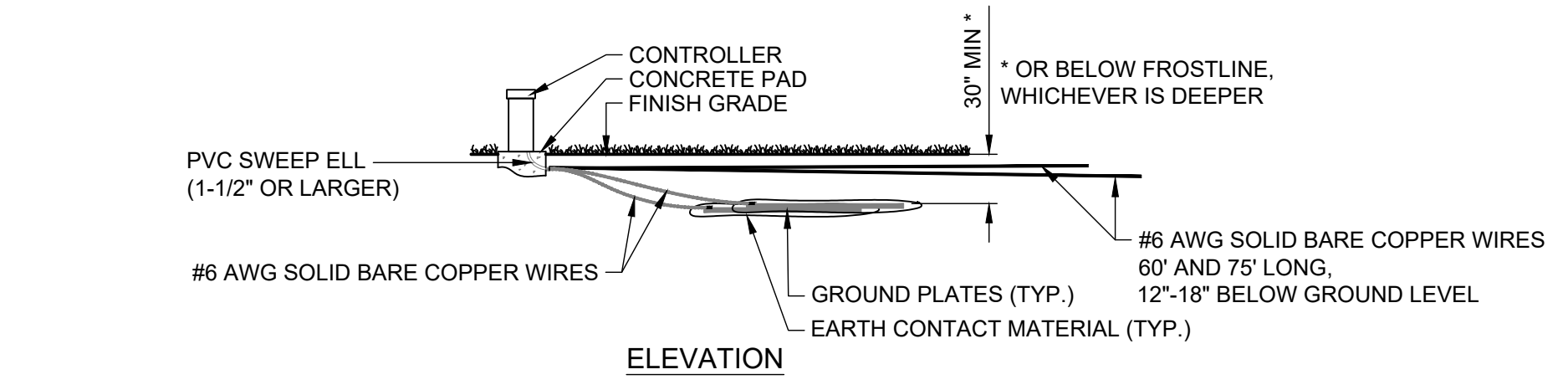
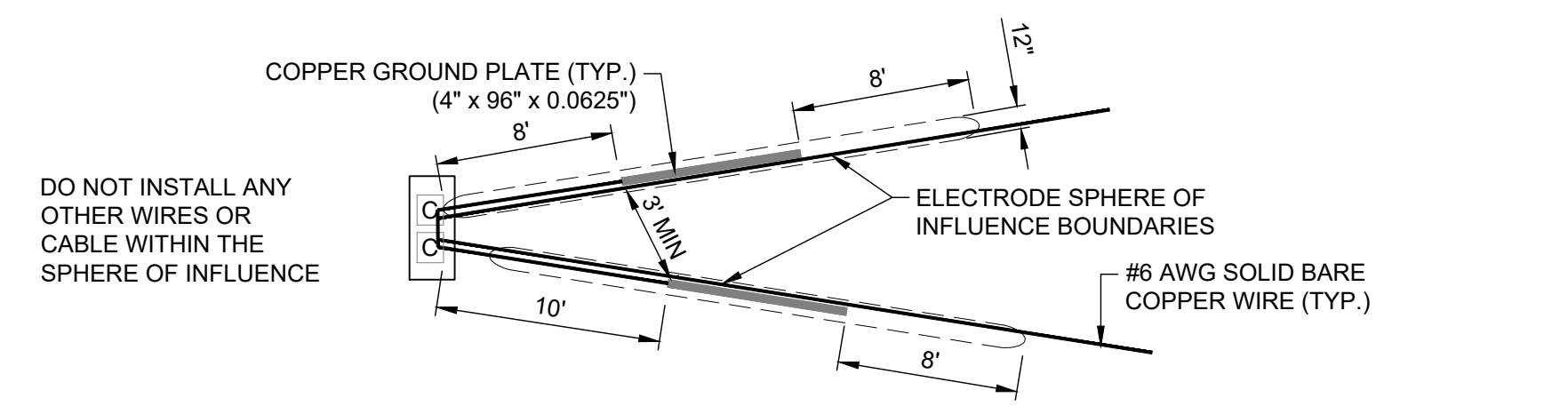
- FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND INCIDENTALS REQUIRED AND INSTALL, PLACE IN OPERATION AND FIELD TEST ALL OPERATIONS IN CONNECTION WITH THE INSTALLATION OF THE ELECTRICAL FACILITIES REQUIRED FOR CONTROL WIRING FOR THE UNDERGROUND ELECTROMECHANICALLY CONTROLLED IRRIGATION SYSTEM, COMPLETE, AND IN STRICT ACCORDANCE WITH THIS SECTION OF THE SPECIFICATIONS, THE APPLICABLE DRAWINGS, AND SUBJECT TO THE TERMS AND CONDITIONS OF THE CONTRACT.
- THE CONTROLLERS FOR THE IRRIGATION VALVES SHALL BE INSTALLED AND WIRED, COMPLETE UNDER THIS SECTION. THE ELECTRICAL CONTRACTOR SHALL BRING WIRING AND CONNECTIONS TO A LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE FOR THE CONTROL PANEL(S), AND SHALL PROVIDE 110 VOLT CONNECTION FROM THE POWER SOURCE TO THE CONTROLLERS. (THE LOW VOLTAGE CONTROL WIRING SHALL BE RUN UNDERGROUND TO THE RESPECTIVE REMOTE VALVES BY THE IRRIGATION CONTRACTOR).
- THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING AND VERIFYING THE IRRIGATION CONTROLLERS TO BE OPERATIONAL. THE IRRIGATION CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR PROVIDING A FULLY OPERATIONAL SYSTEM.
- THE ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH THE IRRIGATION CONTRACTOR, GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS.
- QUALITY ASSURANCE: ALL WORK SHALL BE PERFORMED BY AN ELECTRICIAN LICENSED IN THE STATE OF FLORIDA AND ALL WORK SHALL COMPLY WITH APPLICABLE NFPA REQUIREMENTS.
- MATERIALS: ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW AND SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - UNDERGROUND CONDUIT: SHALL BE RIGID SCHEDULE 80 PVC, EQUAL TO TYPE 80 HEAVY WALL RIGID PVC-CONDUIT SIZED TO PROVIDE EASY WIRE PULL WITH A MIN. 1 INCH INSIDE DIAMETER. ALL JOINTS SHALL BE SOLVENT WELDED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER. CONDUIT FITTINGS, ELBOWS, SWEEPS AND CEMENT SHALL BE PRODUCED BY THE SAME MANUFACTURER.
 - CONDUIT FOR 120 AND 277 VOLT CIRCUITS SHALL BE SCHEDULE 80 ELECTRICAL CONDUIT.
 - RIGID METAL CONDUIT: EXPOSED CONDUIT SHALL BE GALVANIZED RIGID METAL CONDUIT INSTALLED WITH CAST METAL FITTINGS.
 - CONDUCTORS FOR LOW VOLTAGE CONTROL CIRCUITS (BELOW 24V): ALL WIRING USED FOR INTERCONNECTING THE AUTOMATIC REMOTE CONTROL VALVES FOR IRRIGATION WITH THE AUTOMATIC CONTROLLERS SHALL BE SINGLE STRANDED OR SOLID COPPER CONDUCTORS WITH TYPE UF, 600 VOLT INSULATION WHICH SHALL BEAR THE UL APPROVAL FOR DIRECT UNDERGROUND BURIAL FEEDER CABLE.
 - INSULATION SHALL BE 4/64 INCH THICK MINIMUM COVERING OF AN APPROVED THERMOPLASTIC COMPOUND FOR POSITIVE WATERPROOF PROTECTION OF SIZE 12 THROUGH AND INCLUDING SIZE 10 AWG.
 - WIRE CONNECTORS: CONNECTIONS TO REMOTE CONTROL IRRIGATION VALVES AND ALL SPLICES IN THE WIRING FOR SUCH VALVES SHALL BE MADE WITH WATERPROOF CONNECTORS AND SEALING CEMENT EQUAL TO RAIN BIRD SNAP-TITE CONNECTORS, MODEL ST-03.
 - ALL VALVE CONTROL WIRES SHALL BE MINIMUM NO. 14 GAUGE UF, AND ALL COMMON GROUND WIRES SHALL BE MINIMUM NO. 14 GAUGE UF, COLOR CODED USING WHITE. ALL CONTROL WIRING SHALL BE COLOR CODED USING WHITE FOR THE COMMON WIRE AND SELECTED COLORS FOR THE CONTROL WIRES. GREEN COLOR WIRE SHALL NOT BE USED. ALL SPLICE CONNECTIONS SHALL BE MADE IN A JUNCTION BOX AND PULL BOX MARKED ON SHOP DRAWINGS FOR ACCESSIBILITY. ALL AREAS OF 90 DEGREE TURNS SHALL BE MADE WITH ELECTRICAL SWEEP ELBOWS.
 - MISCELLANEOUS DEVICES: MISCELLANEOUS FITTINGS AND DEVICES NOT COVERED IN THE ABOVE SPECIFICATIONS SHALL BE AS REQUIRED FOR A COMPLETE INSTALLATION.



1 TYPICAL RAIN SENSOR
SCALE: NTS



2 TYPICAL CONTROLLER
SCALE: NTS



3 TYPICAL GROUNDING
SCALE: NTS

MULTI-FAMILY DETACHED HOUSING
 CITY OF TAVARES, FLORIDA
LAKE COUNTY
 POST OFFICE BOX 7800
 TAVARES, FLORIDA 32778

902 NORTH SINCLAIR AVE.
 TAVARES, FLORIDA 32778
 TEL: (352) 943-9481

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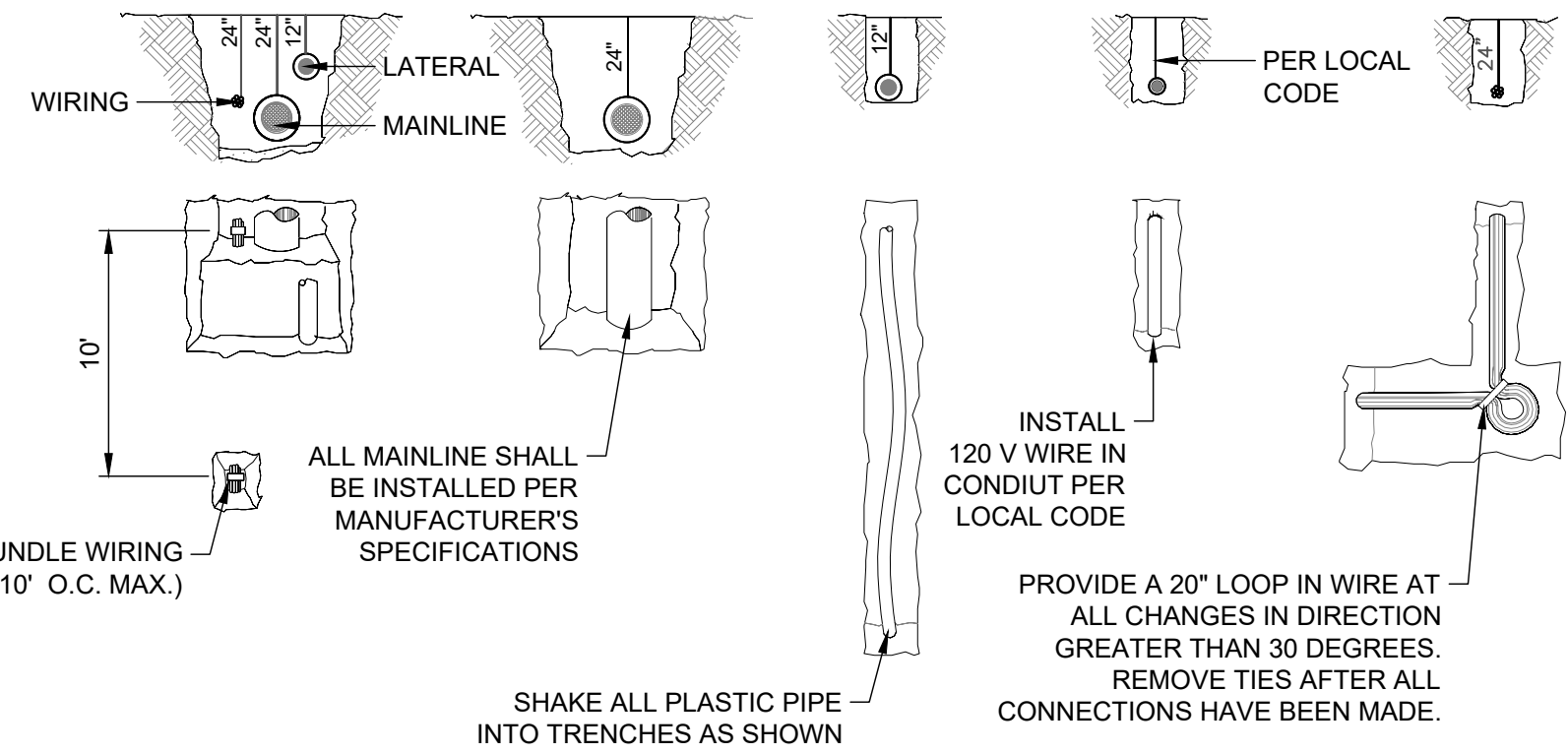
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PROJECT NO.: 43862.082
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 CHECKED BY: MS
 SCALE: N.T.S.
 SHEET TITLE:
IRRIGATION NOTES AND DETAILS

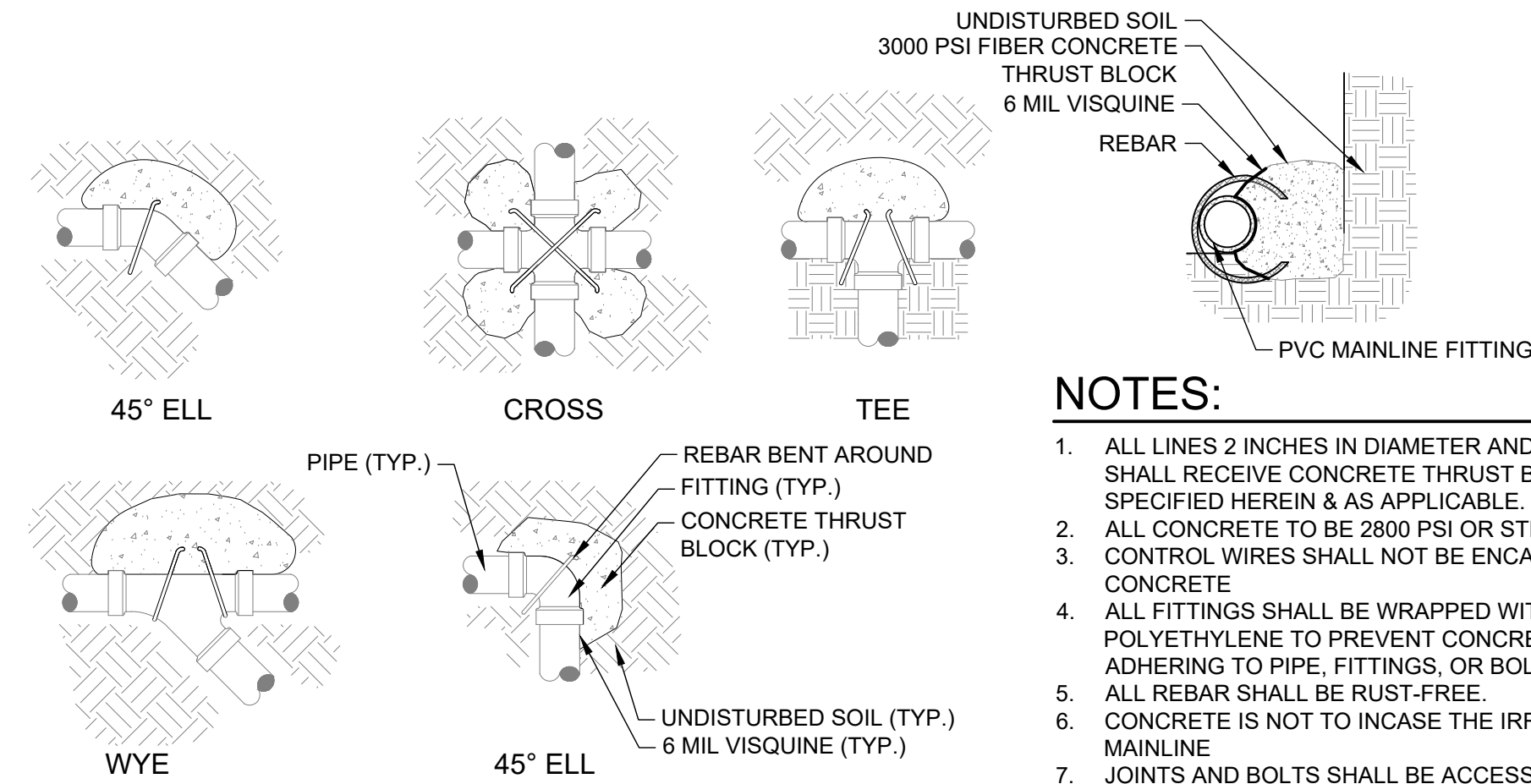
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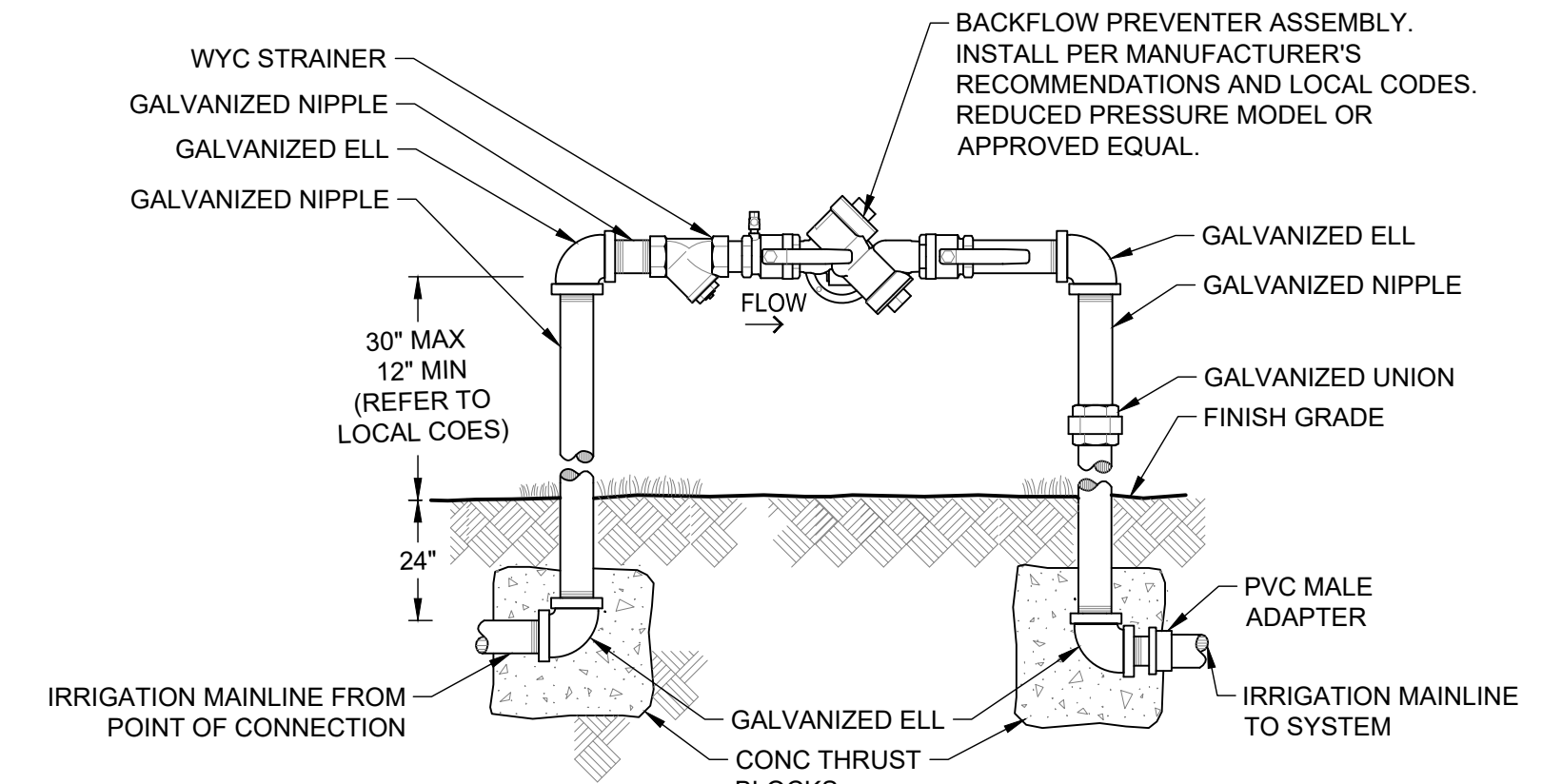


1 IRRIGATION TRENCHING
SCALE: NTS

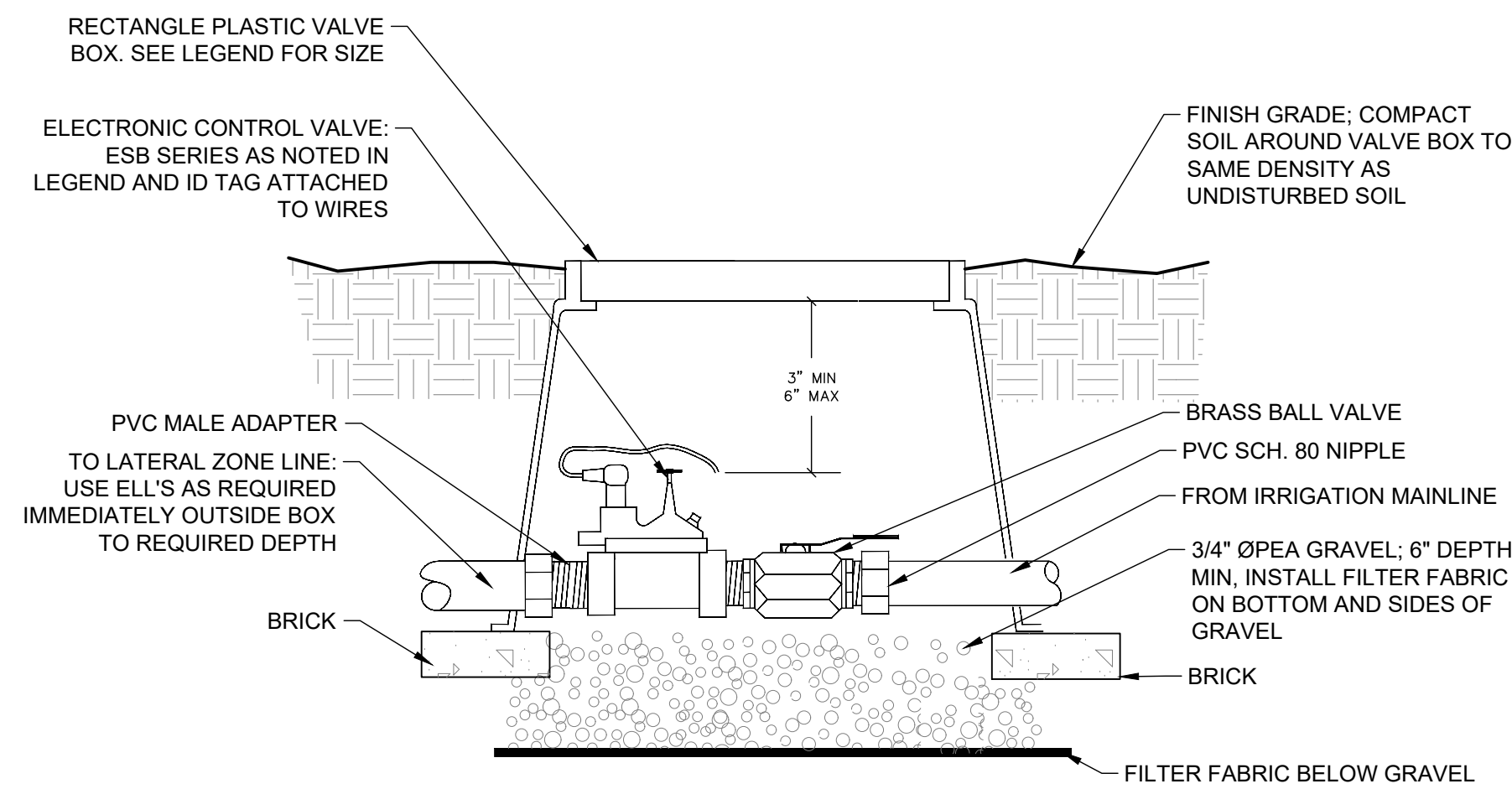


2 TYPICAL THRUST BLOCKING
SCALE: NTS

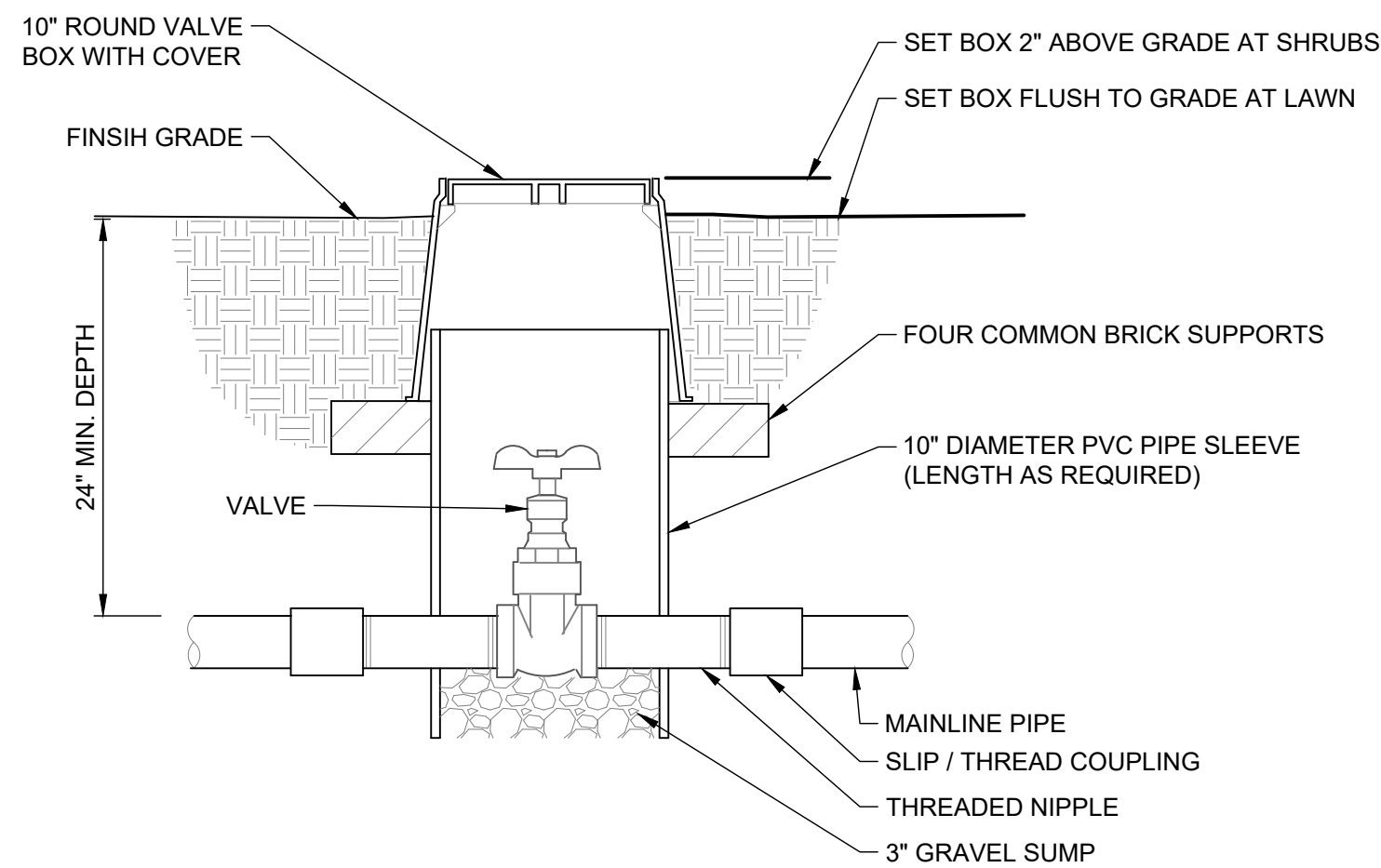
- NOTES:**
1. ALL LINES 2 INCHES IN DIAMETER AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS AS SPECIFIED HEREIN & AS APPLICABLE.
 2. ALL CONCRETE TO BE 2800 PSI OR STRONGER.
 3. CONTROL WIRES SHALL NOT BE ENCASED IN CONCRETE.
 4. ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO PIPE, FITTINGS, OR BOLTS.
 5. ALL REBAR SHALL BE RUST-FREE.
 6. CONCRETE IS NOT TO INCREASE THE IRRIGATION MAINLINE.
 7. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.
 8. THRUST BLOCKS SHALL BE A MINIMUM OF 6 INCHES THICK.



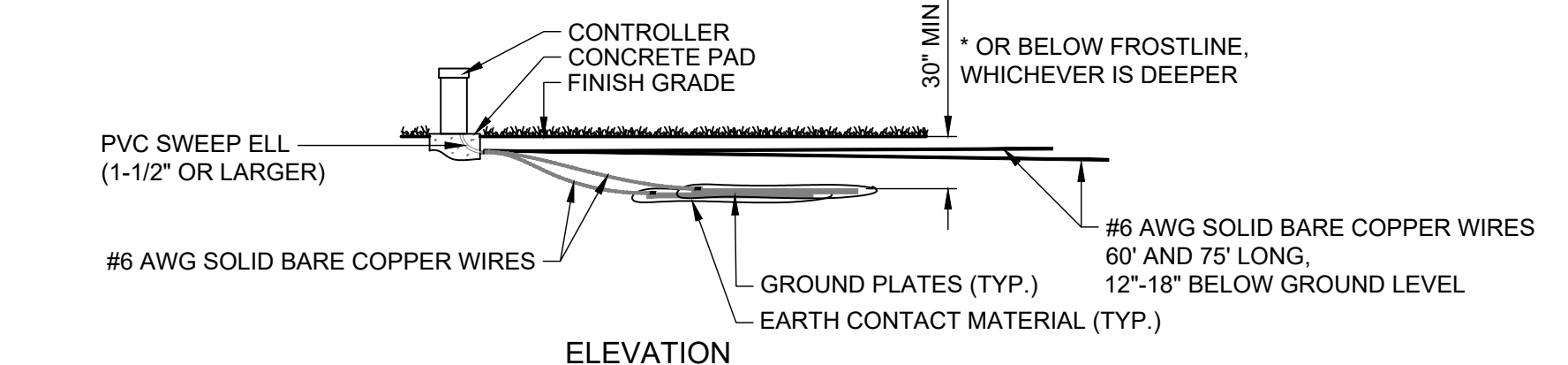
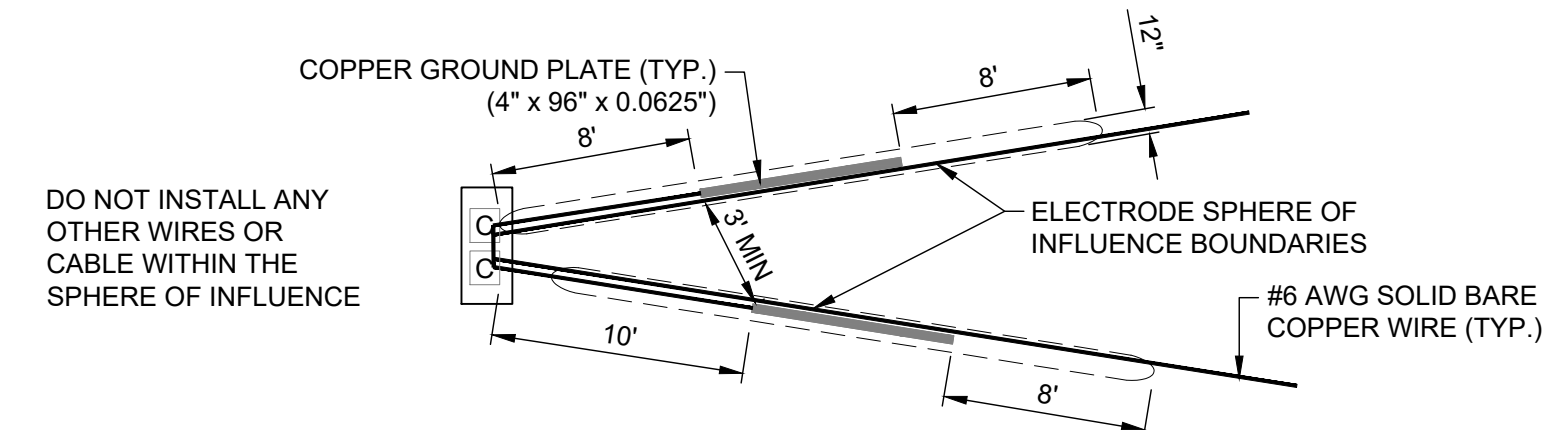
3 DOUBLE CHECK BACKFLOW PREVENTER
SCALE: NTS



4 CONTROL VALVE
SCALE: NTS



5 BRASS ISOLATION VALVE
SCALE: NTS



6 TYPICAL GROUNDING
SCALE: NTS

MULTI-FAMILY DETACHED HOUSING

CITY OF TAVARES, FLORIDA

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PROJECT NO.: 43862.082
ISSUED: FEBRUARY 2026
DRAWN BY: JX
CHECKED BY: MS
SCALE: N.T.S.
SHEET TITLE:

IRRIGATION
DETAILS

LI502

REVISION NO.	DATE	DESCRIPTION

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SHEET TITLE:
IRRIGATION DETAILS

LI503

NOTES:

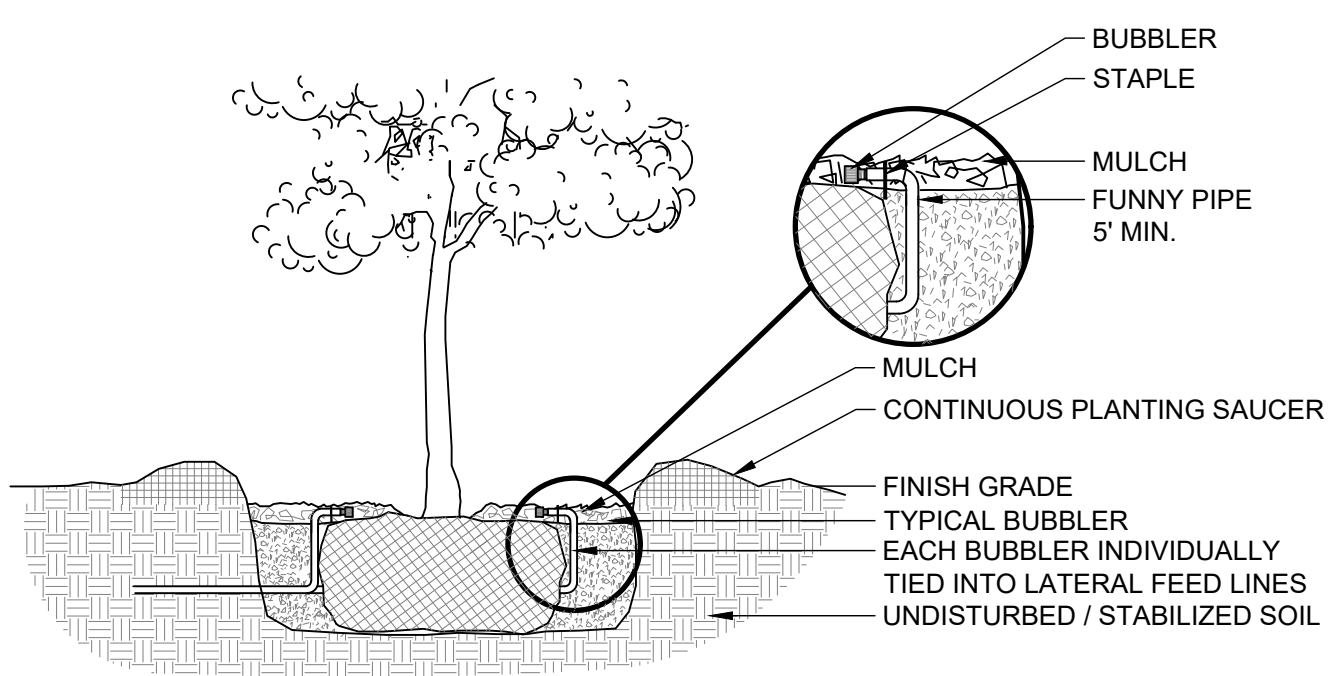
IRRIGATION ZONE DEMAND GALLONS PER MINUTE (GPM)	MINIMUM PIPE SIZE
5-10	3/4"
11-15	1"
16-25	1-1/4"
26-32	1-1/2"
33-52	2"
53-75	2-1/2"
76-110	3"

- REFER TO EACH IRRIGATION ZONE ON PLAN DRAWINGS FOR ZONE GPM
- ALL PIPE SHALL BE SIZED SO AS NOT TO EXCEED 5 FPS

PIPE SIZE TABLE
SCALE: NTS

NOTES:

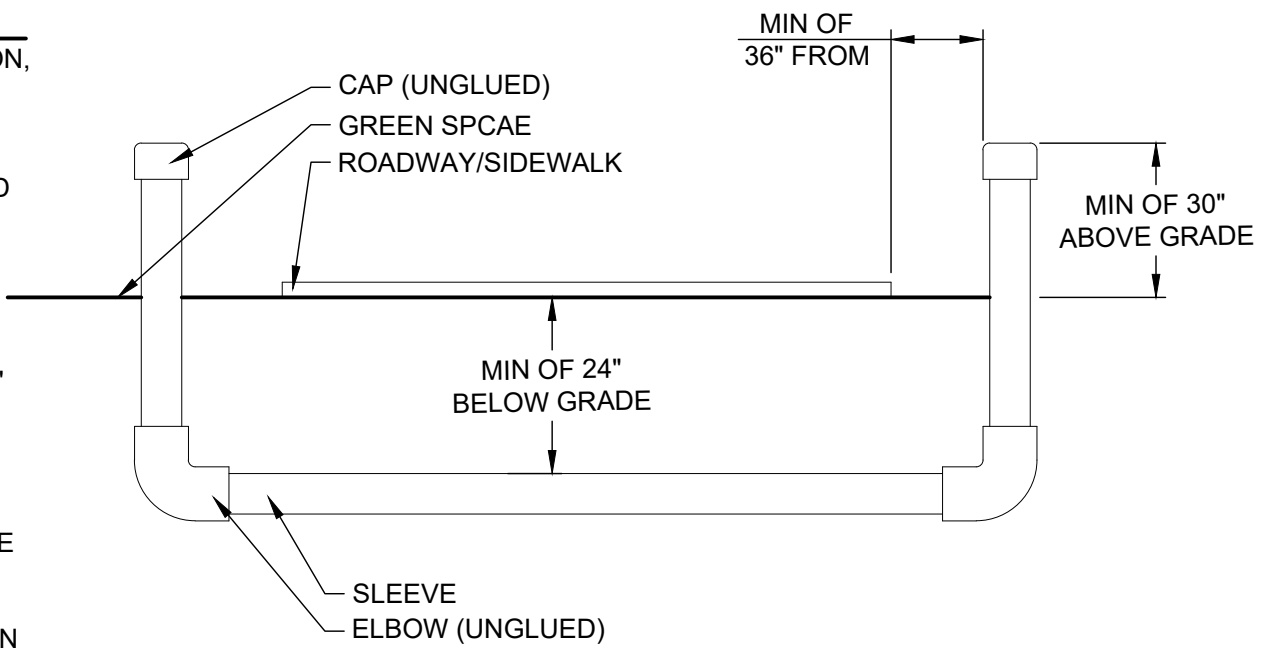
- BUBBLERS ARE TO BE PLACED AT THE MIDPOINT BETWEEN THE EDGE OF THE ROOTBALL AND THE MAIN TRUNK. SECURE BUBBLER TO TOP OF ROOTBALL WITH A SOIL ANCHORING STAPLE.
- THE BUBBLERS SHALL BE PLACED 180° APART, IN SLOPING GROUNDS, THE BUBBLERS SHALL BE PLACED UPHILL FROM THE TREE TRUNK AND 150° APART.
- PROVIDE (5' MINIMUM LENGTH) SUFFICIENT FUNNY PIPE HOSE SO THE BUBBLERS CAN BE MOVED TO A DIFFERENT LOCATION IN THE FUTURE.
- PROVIDE 2 BUBBLERS FOR EACH TREE.



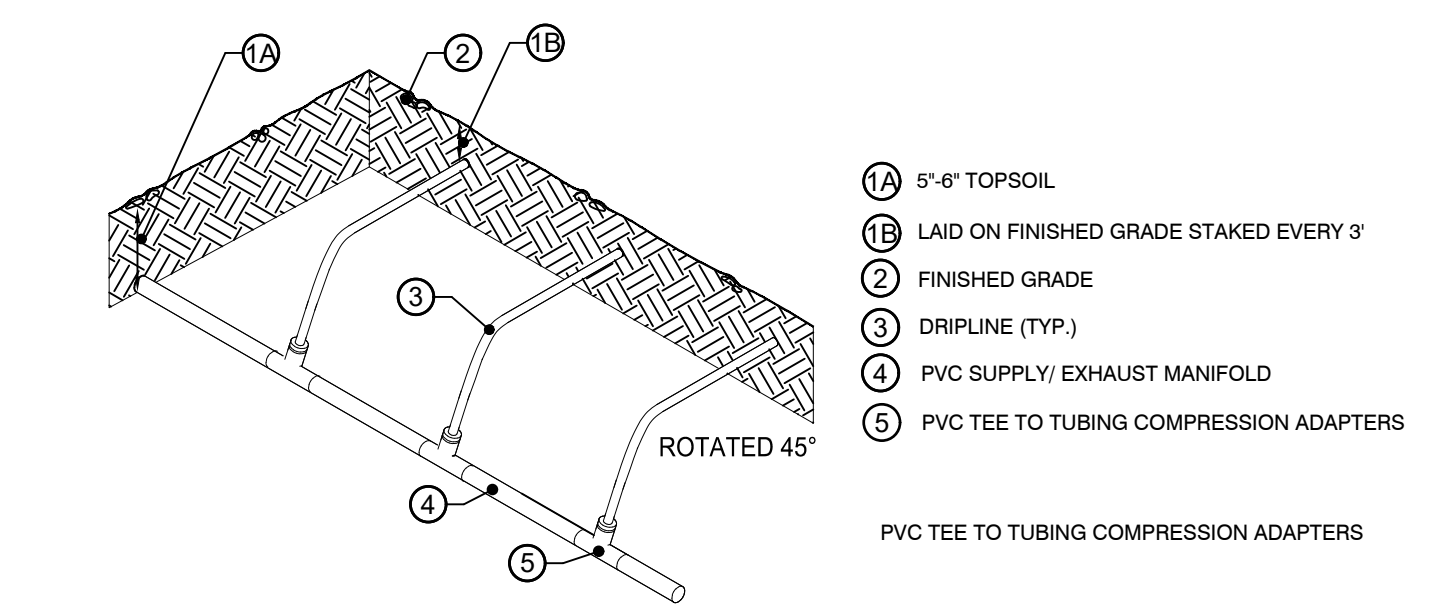
TYPICAL TREE BUBBLER
SCALE: NTS

NOTES:

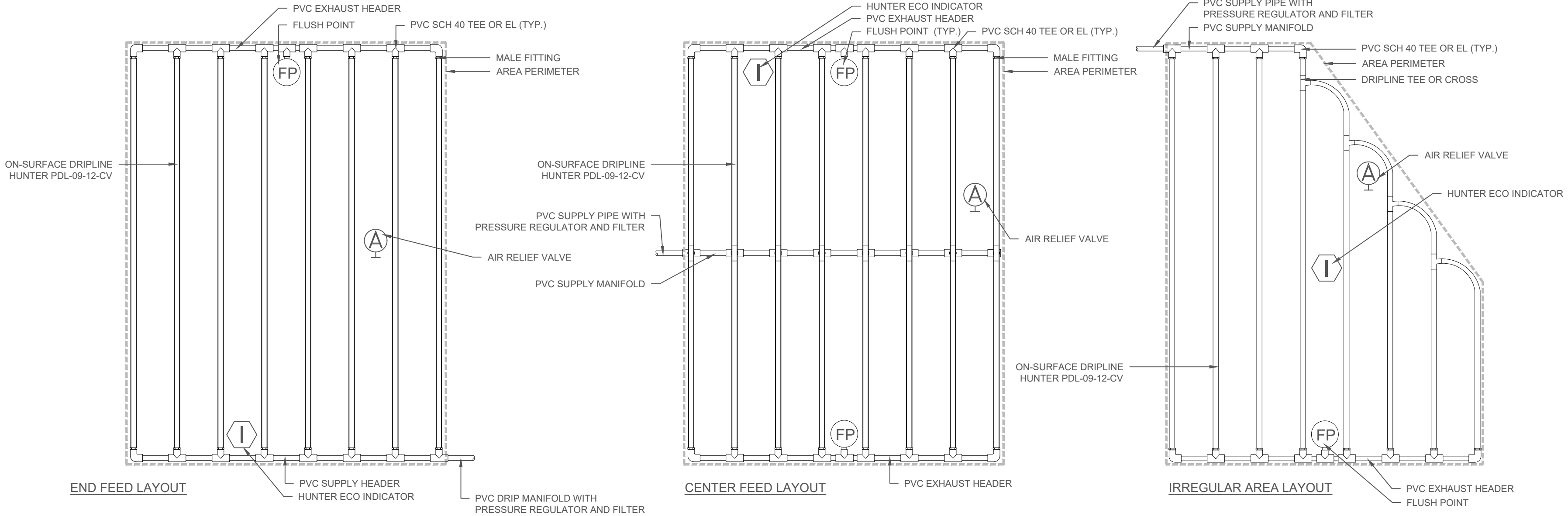
- TO FACILITATE FUTURE CABLE INSTALLATION, CONDUITS ARE PLACED AS STRAIGHT AS POSSIBLE WITHIN THE TRENCH.
- WHERE CONDUIT BREAKS ARE ANTICIPATED (I.E. AT ROAD CROSSINGS WITH MEDIAN ACCESS) THE ENTIRE LENGTH SHALL BE INSTALLED AS ONE UNIT AND THEN THE BREAK SHALL BE CUT AND REMOVED.
- SLEEVING SHALL EXTEND A MINIMUM OF 24" BEYOND EDGE OF PAVEMENT.
- THE LOCATION OF SLEEVE ENDS SHALL BE RECORDED USING TWO PERMANENT REFERENCE POINTS AND THE APPROXIMATE DEPTH BELOW FINISH GRADE.
- CONDUITS SHALL BE INSTALLED WITH CLEAN (BARB FREE) ENDS AND FREE OF CRACKING AND OTHER DAMAGE.



SLEEVING
SCALE: NTS



SUPPLY / EXHAUST MANIFOLD
SCALE: NTS



TYPICAL DRIPLINE LAYOUT
SCALE: NTS

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