SITE CONSTRUCTION PLANS

FOR

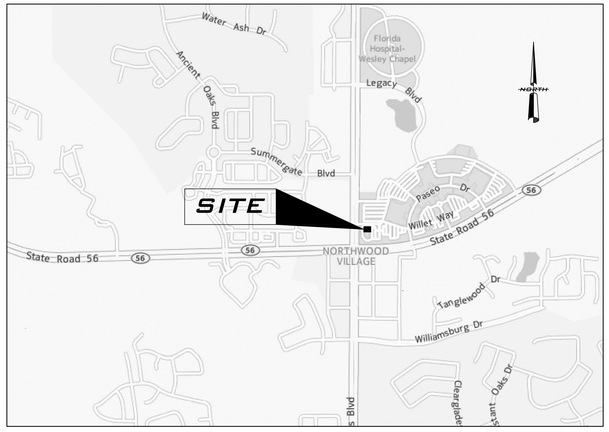
HEARTLAND DENTAL

2066 BRUCE B. DOWNS BLVD., WESLEY CHAPEL, FL 33543
AT THE SHOPS OF WIREGRASS
PASCO COUNTY, FLORIDA

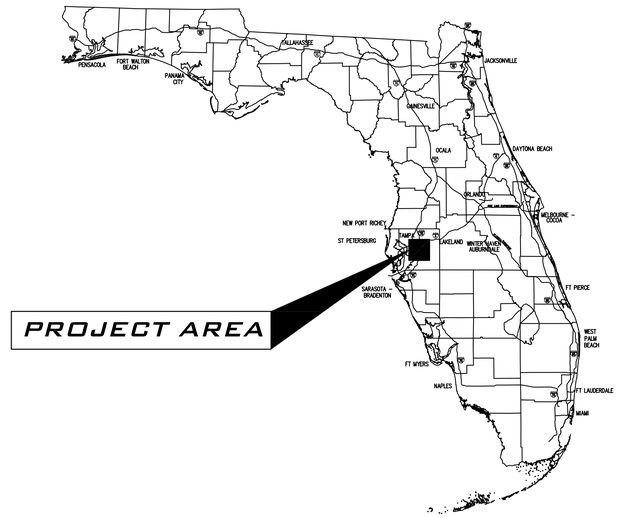
INDEX OF DRAWINGS

DRAWING TITLE	SHEET NO.	LATEST DATE
COVER SHEET		
GENERAL SITE PLAN	C-1	10-1-2013
DETAILED SITE PLANS	C-2	10-1-2013
LANDSCAPE PLAN	L-1	-

VICINITY MAP



LOCATION MAP



LEGAL DESCRIPTION: NORTH PARCEL

PART OF LOT 17, SHOPS AT WIREGRASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67, PAGES 42 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 17; THENCE ALONG THE NORTH LINE OF SAID LOT 17, N89°56'58"E, A DISTANCE OF 283.77 FEET; THENCE 41.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 26.16 FEET, A CENTRAL ANGLE OF 90°02'38" AND A CHORD OF 37.01 FEET WHICH BEARS S45°01'20"E: THENCE ALONG THE EAST LINE OF SAID LOT 17, S00°00'23"W, A DISTANCE OF 87.26 FEET; THENCE LEAVING SAID EAST LINE, S89°56'58"W, 310.93 FEET, TO THE WEST LINE OF SAID LOT 17; THENCE ALONG SAID WEST LINE, N00°29'34"E, A DISTANCE OF 113.45 FEET, TO THE POINT OF BEGINNING.

CONTAINING 35,072 SQUARE FEET, MORE OR LESS.

PREPARED BY

AURORA
CIVIL ENGINEERING, INC
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

PREPARED FOR

INTERSTRUCT, INC.
4890 W. KENNEDY BLVD., SUITE 840
TAMPA, FLORIDA 33609

OCTOBER 1, 2013

HEARTLAND DENTAL

AURORA
CIVIL ENGINEERING, INC
610 E. Morgan Street Brandon, FL 33510 (813)643-9907

PROJECT #13-137

SITE DATA
PARCEL ACREAGE: 0.81
PARCEL ID: 30-26-20-0010-00000-0171
CLASSIFICATION: 10-VACANT COMMERCIAL
OWNER: PROFESSIONAL RESOURCE DEVELOPMENT INC
1200 NETWORK CENTRE DR STE 2
EFFINGHAM IL 62401-4637
(217) 540-5100
SECTION 30 / TOWNSHIP 26S / RANGE 20E
PARCEL DEMARCATION: COUNTY UNINCORPORATED
CURRENT ZONING: MPUD
USE: 2300
PROPOSED USE: DENTAL FACILITY
FUTURE LAND USE: PD
FLOOD ZONE: X, AE
FEMA FLOOD MAP: 120230 0450 E
STORMWATER BASIN: TROUT CREEK

FAR: 0.12 PROPOSED
ISR: 0.60 PROPOSED
BUILDING HEIGHT: 24' PROPOSED

PROPOSED BUILDING AREAS:
OFFICES: 4,194 SF

PARKING REQUIREMENTS: PASCO LDC PAGE 907.1-13
1 SPACES PER 200 SF GFA DENTAL OFFICES
BICYCLE SPACES: 0.02 PER PROVIDED SPACE
COMPACT SPACES: 25% MAX
PARKING REQUIRED: 21
PARKING PROVIDED: 27 (INCLUDES 2 ADA AND 6 ALLOCATED)

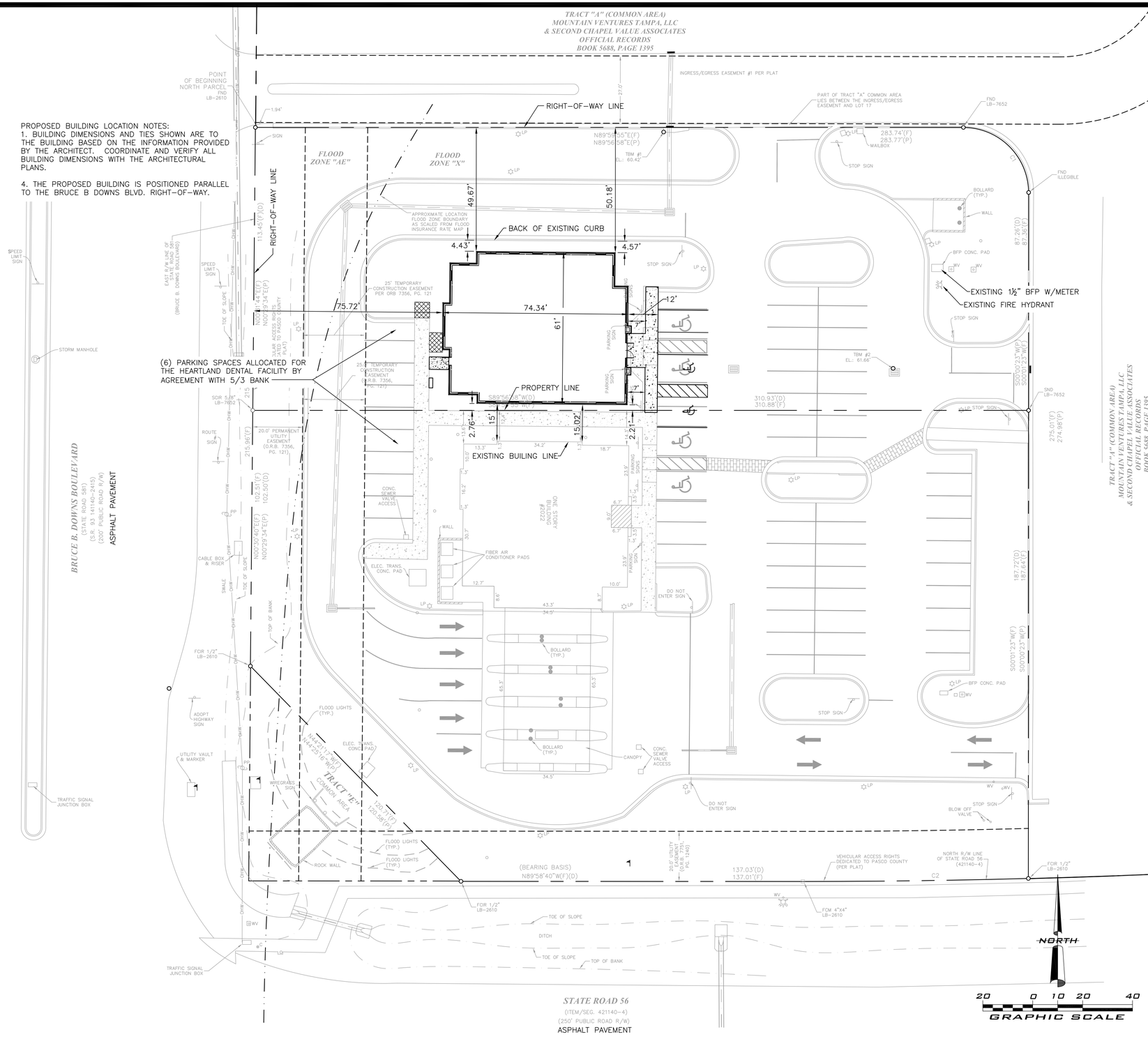
4,090 SF 5/3 BANK PARKING @ 1:300 SF
14 SPACES REQUIRED, 35 PROVIDED
TOTAL REQUIRED PARKING FOR HEARTLAND DENTAL AND 5/3 BANK:
35 SPACES REQUIRED, 62 SPACES PROVIDED

STANDARD: 9'x20'
COMPACT: 8'x18'
SMART CAR (OR OTHER LIKE VEHICLE): 8'x16'
MOTORCYCLE: 4'x12'
ADA 12'x20' WITH 5' ACCESS AISLE

TOTAL BLDG FOOTPRINT: 0.10 AC. (12%)
ONSITE PAVEMENT: 0.39 AC. (48%)
TOTAL IMPERVIOUS: 0.49 AC. (60%)
TOTAL OPEN SPACE: 0.32 AC. (40%)

PROPOSED BUILDING LOCATION NOTES:
1. BUILDING DIMENSIONS AND TIES SHOWN ARE TO THE BUILDING BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT. COORDINATE AND VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS.

4. THE PROPOSED BUILDING IS POSITIONED PARALLEL TO THE BRUCE B DOWNS BLVD. RIGHT-OF-WAY.



NO.	BY	DATE	DESCRIPTION
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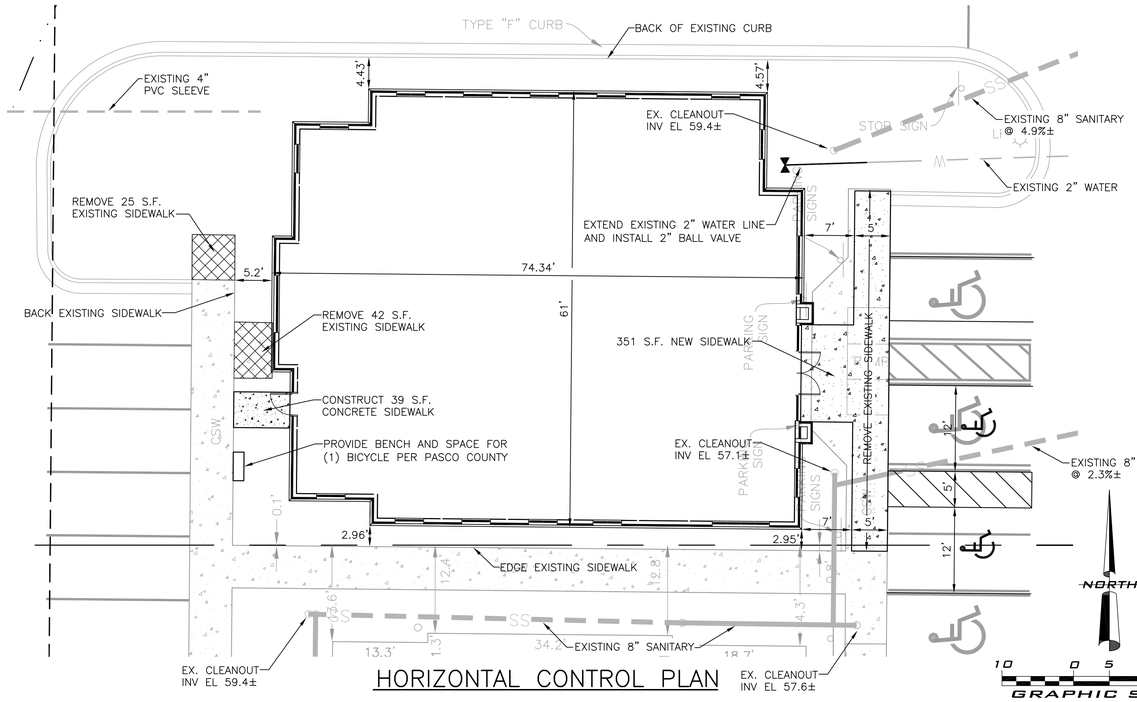
DESIGNED BY: J. SCHELLER
DRAWN BY: J. SCHELLER
CHECKED BY: CHRIS WEDDLE
APPROVED BY: CHRIS WEDDLE
DATE: OCTOBER 1, 2013
JOB NO.: 13-137

GENERAL SITE PLAN

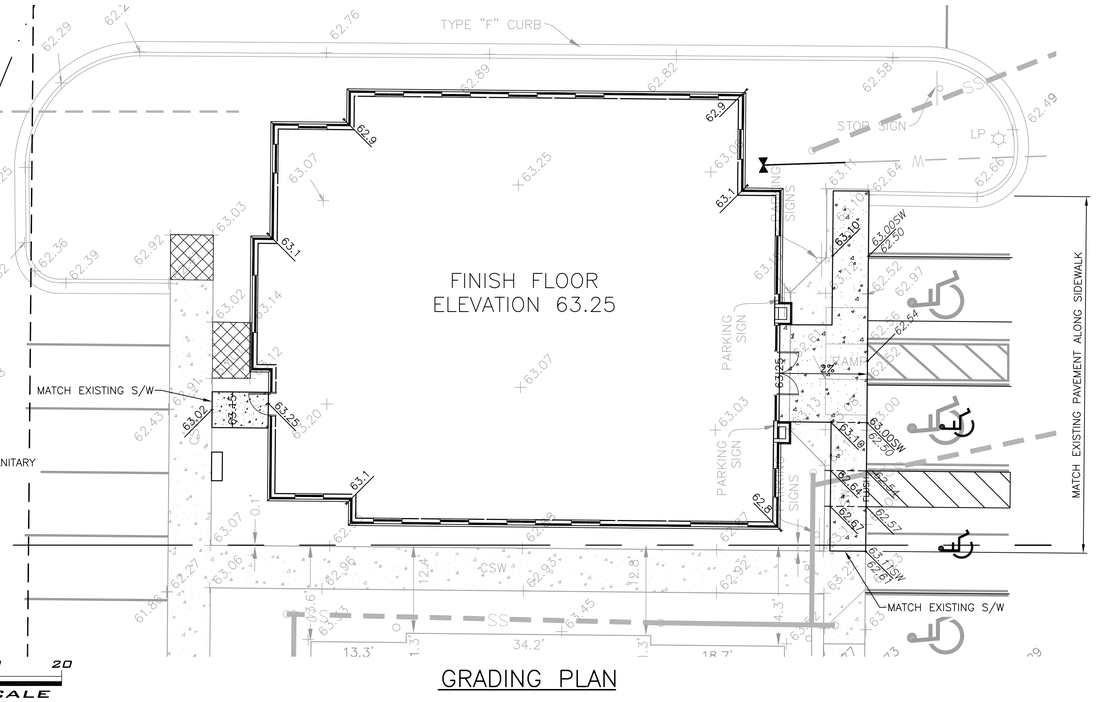
HEARTLAND DENTAL

INTERSTRUCT, INC.
4890 W. KENNEDY BLVD., SUITE 840
TAMPA, FLORIDA 33609

AUTORA CIVIL ENGINEERING, INC
610 E. Morgan Street Brandon, FL 33510 (813)643-9907
CHRISTOPHER E. WEDDLE, P.E.
FLORIDA P.E. NO. 75446
AUTORA CIVIL ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION NO. 00008909



HORIZONTAL CONTROL PLAN



GRADING PLAN

GENERAL GEOMETRY NOTES:
1. ALL DISTURBED AREAS WITHIN ANY RIGHT–OF–WAY SHALL BE RESTORED TO EXISTING CONDITIONS PRIOR TO CONSTRUCTION.

2. ANY MATERIALS REMOVED FROM THE SITE DURING CONSTRUCTION SHALL BE PROPERLY DISPOSED OF OFF–SITE OR AS DIRECTED BY THE OWNER.

3. REFER TO GENERAL SITE PLAN SHEET C–1 FOR PROPOSED BUILDING LOCATION AND DIMENSIONS.

4. BUILDING DIMENSIONS AND TIES SHOWN ARE TO THE BUILDING (WITHOUT EXTERIOR FINISH) BASED ON THE INFORMATION PROVIDED BY THE ARCHITECT. COORDINATE AND VERIFY ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS.

5. THE PROPOSED BUILDING IS POSITIONED PARALLEL TO THE BRUCE B DOWNS BLVD. RIGHT–OF–WAY.

6. ALL EXISTING SIGNS AND PAVEMENT MARKING TO REMAIN. RELOCATE EXISTING SIGNAGE FOR H/C SPACES AS REQUIRED.

7. EXISTING SANITARY, WATER AND SLEEVES SHOWN ARE FROM RS&H PLANS FOR 5/3 BANK DATED 12/14/07. FIELD VERIFY LOCATIONS AND INVERTS AND NOTIFY THE ENGINEER OF ANY DISCREPENCIES.

8. ALL INFRASTRUCTURE IN ALREADY IN PLACE. NO ADDITIONAL PAVING OR REGRADING OF EXISTING PAVED AREAS IS PROPOSED. UTILITY LINES AND CONDUITS ARE ALREADY IN PLACE FOR SERVICE TO THE PROPOSED BUILDING.

STANDARD FIRE PROTECTION NOTES:

a. ALL PROJECTS MUST COMPLY WITH PASCO COUNTY FIRE HYDRANT ORDINANCE No. 46–51.

b. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE ACCUMULATION OF COMBUSTIBLES.

c. PER THE NATIONAL FIRE PROTECTION ASSOCIATION, NFPA–1, 16.4.3.1.3: WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.

d. PER NFPA–1, 18.3.4.1: CLEARANCES OF 7½ FEET IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANT WITH A 4–FOOT CLEARANCE TO THE REAR MUST BE MAINTAINED AT ALL TIMES.

GENERAL UTILITY NOTES:
1. EXISTING WATER AND SANITARY LINES SHOWN ARE FROM ORIGINAL CONSTRUCTION PLANS FOR THE 5/3 BANK SITE.

2. FIELD VERIFY LOCATIONS AND INVERTS. NOTIFY THE ENGINEER OF ANY SIGNIFICANT DIFFERENCES PRIOR TO COORDINATING CONNECTIONS.

3. COORDINATE CONNECTION LOCATIONS AND INVERTS WITH THE ARCHITECTURAL PLANS.

4. EXISTING 1½" BFP W/METER LOCATION SHOWN ONT SHEET C–1

UTILITY PROVIDERS:
WATER/SEWER – PASCO COUNTY UTILITIES
POWER – FLORIDA POWER & LIGHT COMPANY
FIRE PROTECTION – PASCO COUNTY FIRE RESCUE (STATION 26)

THE DEVELOPER SHALL NOTIFY THE APPROPRIATE ELECTRIC FACILITY, IN ADVANCE, OF THEIR INTENT TO REQUEST SERVICE AND PROVIDE CONFIRMATION TO THE COUNTY OF SERVICE AVAILABILITY PRIOR TO PSP APPROVAL, AS REQUIRED BY THE LDC, SECTION 904.

GENERAL GRADING NOTES:
1. PAVEMENT SPOT GRADES SHOWN ARE FINISH PAVEMENT GRADES AT THE FACE OF CURB. TOP OF STANDARD CURBING IN THESE AREAS IS 0.5 FEET ABOVE THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.

2. SPOT GRADES AND CONTOURS SHOWN IN GRASSED AND LANDSCAPED AREAS REPRESENT FINAL PROPOSED GRADES AFTER PLACEMENT OF SODDING AND/OR BEDDING MATERIALS.

3. IN AREAS WHERE THE TOP OF CURB OR SIDEWALK VARY FROM THE TYPICAL SECTIONS, THE TOP OF CURB OR SIDEWALK ARE LABELLED AS "TC" OR "S/W".

4. EXISTING PARKING SPACES TO REMAIN. NO ADDITIONAL SPACES OR REVISIONS TO EXISTING SPACES ARE PROPOSED.

CONTROL BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK NUMBER BM–780 DESCRIBED AS A 4"X4" CONCRETE MONUMENT WITH STANDARD FDOT BRASS DISK LOCATED 30.6 FEET SOUTHWEST OF WOOD POWER POLE 156803, 42.7 FEET NORTHWEST OF A BLOCK WALL AND 37.9 FEET NORTHEAST OF A POWER POLE WITH METER.
ELEVATION: 51.858' (NGVD 1929)

ON–SITE TBM #1:
STATION IS A BOX CUT ON THE SOUTHWEST CORNER OF THE CURB INLET LOCATED 1.8'± SOUTH AND 163.7'± EAST OF THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 60.42' (NGVD 1929)

ON–SITE TBM #2:
STATION IS A BOX CUT ON THE NORTHWEST CORNER OF THE GRATE INLET LOCATED 204.4'± NORTH AND 54.3'± WEST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 61.66' (NGVD 1929)

VERTICAL DATUM CONVERSION:
SURVEY VERTICAL DATUM SHOWN IS BASED ON NGVD29
FDOT BM 780, ELEVATION 51.858

NAVD 88 = (NGVD 1929 – 0.823')
NGVD29 ELEVATION 51.858 = NAVD88 ELEVATION 51.035 (FDOT BM 780)
NGVD29 ELEVATION 60.42 = NAVD88 ELEVATION 59.60 (TBM #1)
NGVD29 ELEVATION 61.66 = NAVD88 ELEVATION 60.84 (TBM #2)

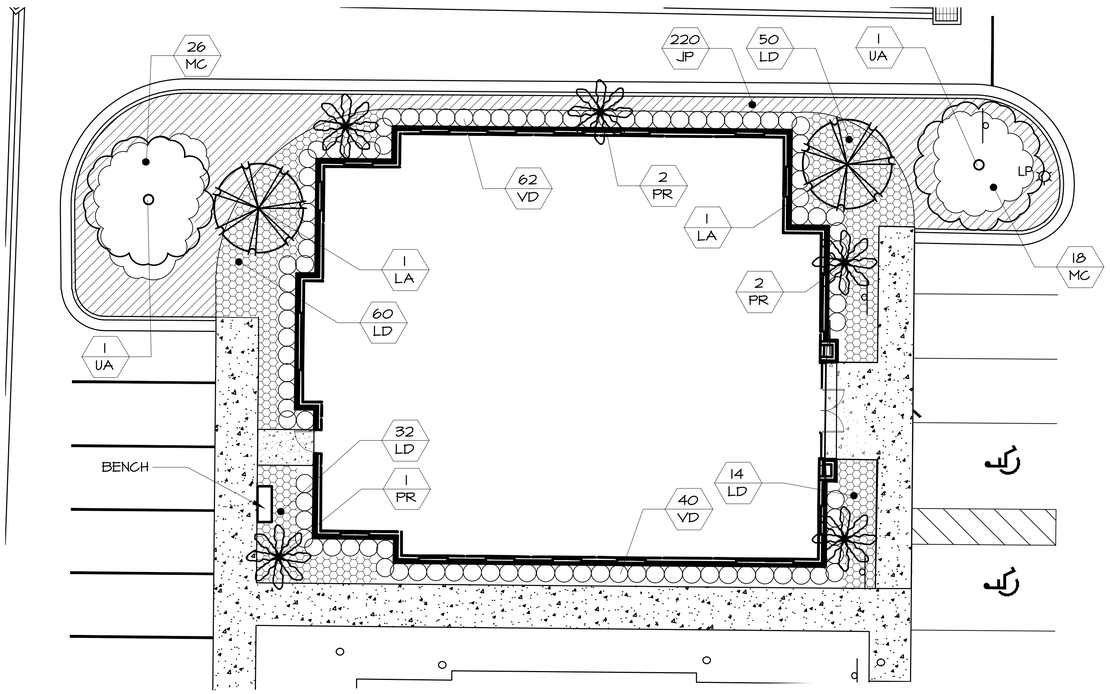
REVISIONS				
NO.	BY	DATE	DESCRIPTION	
-	-	-	-	
DESIGNED BY: JOHN SCHELLER			DRAWN BY: JOHN SCHELLER	DATE: OCTOBER 1, 2013
CHECKED BY: CHRIS WEDDLE			APPROVED BY: CHRIS WEDDLE	JOB NO.: 13-137

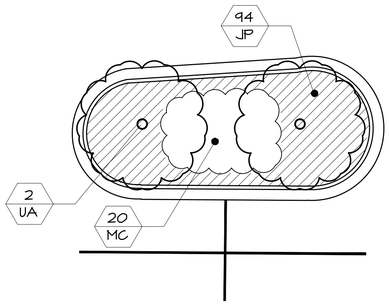
HEARTLAND DENTAL

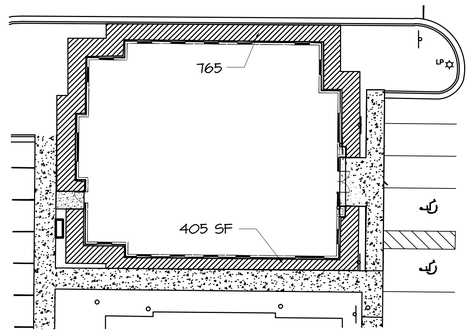
INTERSTRUCT, INC.
4890 W. KENNEDY BLVD., SUITE 840
TAMPA, FLORIDA 33609

DETAILED SITE PLAN

AURORA CIVIL ENGINEERING, INC.
610 E. Morgan Street Brandon, FL 33510 (813)843-8907
CHRISTOPHER F. WEDDLE, P.E.
FLORIDA P.E. No. 75146
AURORA CIVIL ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION No. 0000809







PROPOSED BUILDING LANDSCAPE AREA
1" = 20'

PLANT MATERIAL LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	DROUGHT TOLERANT
TREES	PALMS MAY BE SUBSTITUTED, 3 PALMS FOR 1 SHADE TREE, MAXIMUM 30%, CLUSTERS OF 3 - 8' ON CENTER					
UA	4	ULMUS ALATA	*WINGED ELM*	10' HT X 5' SPD, 2" CAL, 30 GALLON	YES	YES
LA	2	LAGERSTROEMIA INDICA	*CRAPE MYRTLE*	8' HT, 3 STEMS @ 1" EACH, 30 GALLON	NO	YES
PR	5	PHOENIX ROEBELLENII	*PYGMY DATE PALM*	6' OVERALL HEIGHT, TRIPLE TRUNK	NO	YES
SHRUBS	NO ONE SPECIES OF SHRUBS OR GROUND COVER SHALL BE MORE THAN 25% COVERAGE OF LANDSCAPE AREA MAXIMUM 30% OF REQUIRED LANDSCAPE AREA MAY BE GRASSED					
MC	64	MUHLENBERBIA CAPILLARIS	*MUHLY GRASS* 10%	24" HT X 24" SPD, 3 GALLON 36" OC	YES	YES
VD	102	VIBURNUM OBOVATUM RIEFLER'S DENSA'	*COMPACT WALTER'S VIBURNUM* 16%	14" HT X 14" SPD, 3 GALLON 30" OC	YES	YES
GROUNDCOVER	GROUNDCOVER OTHER THAN TURF, SHALL REACH A MAXIMUM MATURE HEIGHT OF 24", SPACED TO PRESENT FINISHED APPEARANCE AND OBTAIN COMPLETE COVERAGE IN ONE YEAR					
LD	156	LANTANA DEPRESSA	*PINELAND LANTANA* 25%	10" HT X 10" SPD, 1 GALLON 24" OC	YES	YES
JP	314	JUNIPERUS CHINENSIS 'PARSONI'	*PARSONI JUNIPER* 44%	6" HT X 12" SPD, 1 GALLON 24" OC	NO	YES

PASCO COUNTY LANDSCAPE REQUIREMENTS

1) INTERIOR REQUIREMENTS - TEN PERCENT OF THE VEHICLE USE AREA SHALL BE DEDICATED TO LANDSCAPING WITH ONE TREE PER 200 SQUARE FEET OF VUA REPLACE 4 EXISTING TREES = 4 TREES REQUIRED

6) BUILDING PERIMETER SHALL BE LANDSCAPED WITH AN AREA OF 10% OF THE GROUND FLOOR LEVEL AREA AND MUST BE 5' WIDE AND SHALL INCLUDE SHADE TREES, PALMS, SHRUBS AND GROUND COVER. 50% OF THE BUILDING PERIMETER IS TO BE LANDSCAPED AS ABOVE 4,262 SF (BUILDING SF) X .1 = 426 SF
PROVIDED 765 + 405 = 1,170 SF 2 TREES REQUIRED PER BUILDING

7) TOTAL TREE REQUIREMENTS - 4 + 2 = 6 TREES, 6 TREES PROVIDED - 66% NATIVE

12) A MAXIMUM OF FIFTY (50) PERCENT OF THE PLANT MATERIALS USED, OTHER THAN TREES, MAY BE NON-DROUGHT TOLERANT. THE USE OF TURFGRASS VARIETIES WITH EXCELLENT DROUGHT TOLERANCE MAY EXCEED THE FIFTY PERCENT LIMITATION.

13) NATIVE SHRUB AND GROUND COVER REQUIREMENT IS MINIMUM 30% - TOTAL SHRUBS AND GROUND COVER PROVIDED IS 636 OF WHICH 322 ARE NATIVE, THEREFORE 50% OF THE PROVIDED ARE NATIVE.

14) MAXIMUM 30% OF REQUIRED LANDSCAPE AREAS MAY BE SODDED, 100% OF ALL REQUIRED LANDSCAPE AREAS DO NOT HAVE SOD.

15) GROUNDCOVER PLANTS SHALL BE SPACED TO PRESENT A FINISHED APPEARANCE AND OBTAIN A REASONABLY COMPLETE COVERAGE WITHIN ONE (10 YEAR. NON-LIVING GROUND COVER, SUCH AS MULCH, GRAVEL, ROCKS, ETC., SHALL BE USED IN CONJUNCTION WITH LIVING PLANTS TO SUPPRESS FUGITIVE DUST.

LANDSCAPE INSTALLATION NOTES

1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, FEBRUARY 1998 EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.

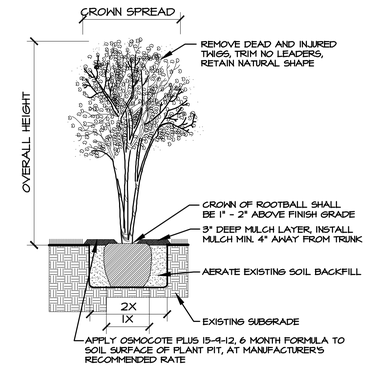
3) IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.

4) THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.

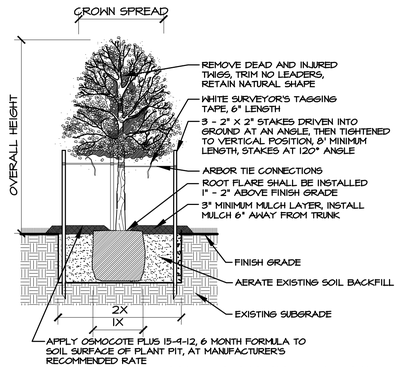
5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 2" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL BE STAKED.

7) TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.

8) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.



MULTI-STEM TREE PLANTING DETAIL

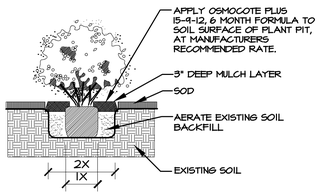


TREE STAKING AND PLANTING DETAIL
CONTRACTOR SHALL REMOVE STAKING AND GUYING MATERIALS AFTER ONE GROWING SEASON.

SYMBOL LEGEND

LANDSCAPE

10 QUANTITY
QV SPECIES



SHRUB PLANTING DETAIL

NO.	BY	DATE	DESCRIPTION
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REVISIONS

DESIGNED BY: BRIAN ODE
DRAWN BY: BRIAN ODE
CHECKED BY: L. ALYSON UTTER
APPROVED BY: L. ALYSON UTTER
DATE: 09-19-13
JOB NO.: 13140

LANDSCAPE PLAN

HEARTLAND DENTAL
INTERSTRUCT, INC.
4890 W. KENNEDY BLVD., SUITE 840
TAMPA, FLORIDA 33609

ANDERSON LESNIAK LIMITED, INC.
landscape architecture | land planning
4921 SOUTH WESTSHORE BLVD. TAMPA, FLORIDA 33611
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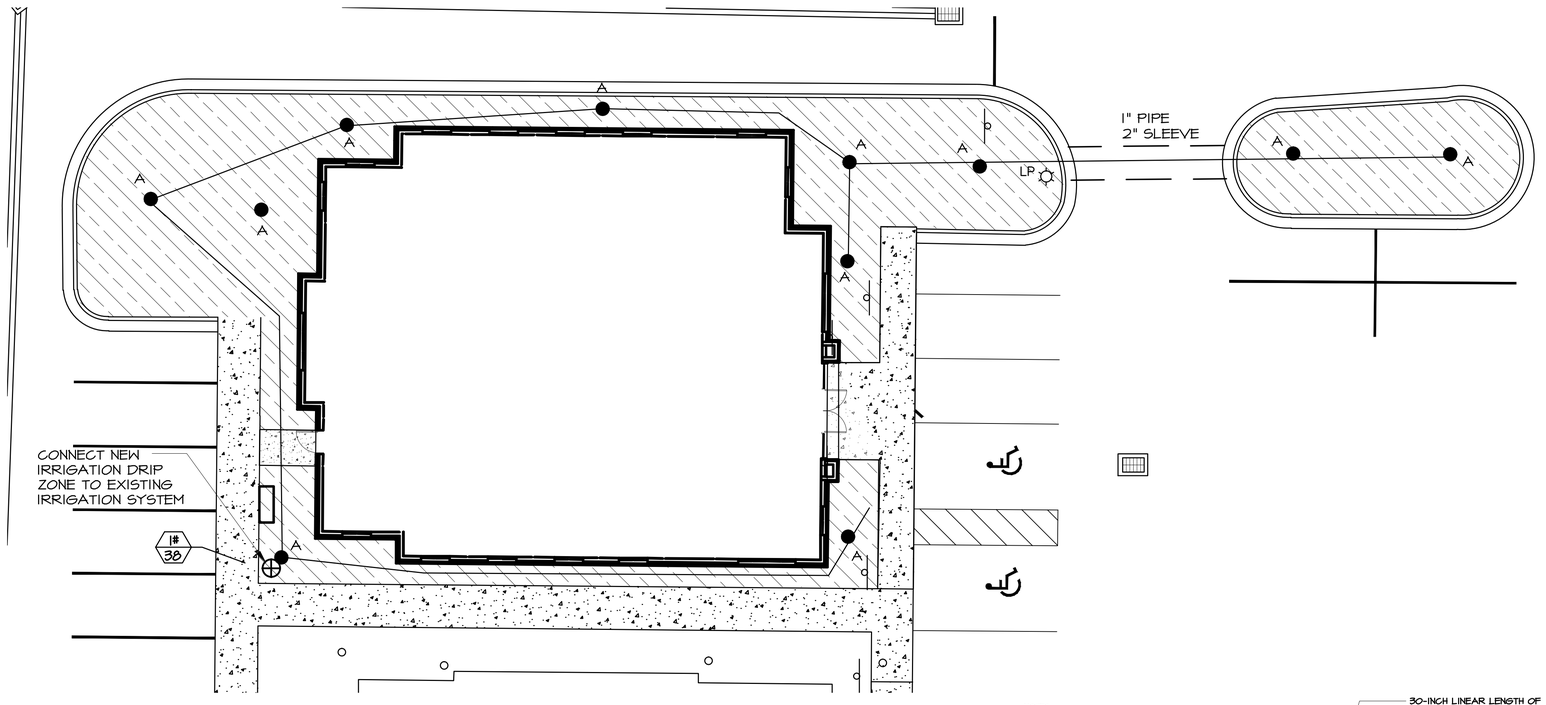


IRRIGATION MATERIAL LIST

SYMBOL	QUANTITY	MODEL NUMBER
A ●	11	PCB - 50, BUBBLER
	± 2,500 LF	PLD-10-12-250, LANDSCAPE DRIP LINE
⊕	1	ICZ-150-COM, CONTROL ZONE KIT

IRRIGATION INSTALLATION NOTES

1) ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.

2) PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS; I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.

3) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.

4) PIPE SIZES ARE LABELED AT LOCATIONS WHERE AN INCREASE IN SIZE OCCURS. CONTINUE PIPE SIZE UNTIL SIZE INCREASE IS INDICATED. PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE TREE AND PALM LOCATIONS. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.

5) WATER SOURCE IS AN EXISTING IRRIGATION SYSTEM. CONNECT NEW IRRIGATION ZONES TO EXISTING IRRIGATION SYSTEM. IRRIGATION SYSTEM REQUIRES 38 GPM AT 40 PSI. WIRING USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 16 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE RAINBIRD MODEL:VB-STD, STANDARD. PLACE 3" GRAVEL INSIDE VALVE BOXES.

6) PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.

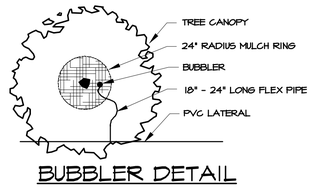
7) WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.

DRIP INSTALLATION NOTES

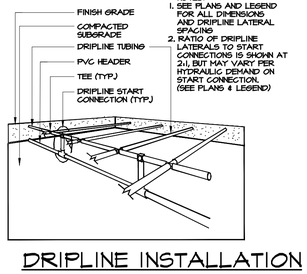
1) DRIPLINE SHALL BE LAID DIRECTLY UNDER THE 3" MULCH BED. MULCHING OF PLANT BEDS SHALL OCCUR AFTER DRIPLINE INSTALLATION.

2) DRIPLINE SHALL COVER THE FULL EXTENT OF ALL PLANTING BEDS WHERE IT IS INDICATED ON THE DRAWINGS, AT A SPACING OF 18" ON CENTER. ON THE DRIPLINE ZONES, THE ELECTRIC VALVE, DISC FILTER, AND PRESSURE REGULATOR SHALL BE PLACED UNDERGROUND IN A PLASTIC VALVE BOX WITH COVER. ADJUST PRESSURE REGULATOR TO ACCOMMODATE EACH ZONE.

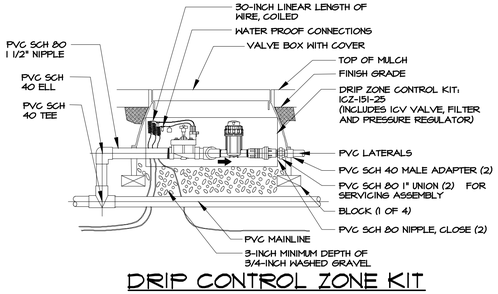
3) INDIVIDUAL SECTIONS OF DRIPLINE SHALL BE CONNECTED USING PVC PIPE, SIZED AS PER GPM REQUIREMENTS. DRIPLINE SHALL BE STAPLED OR OTHERWISE FASTENED TO THE FINISH GRADE EVERY 4' ON CENTER.



BUBBLER DETAIL



DRIPLINE INSTALLATION



DRIP CONTROL ZONE KIT

SYMBOL LEGEND

IRRIGATION

#1 ZONE NUMBER

28 ZONE GPM

REVISIONS				
NO.	BY	DATE	DESCRIPTION	
-	-	-	-	

DESIGNED BY: BRIAN ODE
CHECKED BY: L. ALYSON UTTER
DRAWN BY: BRIAN ODE
APPROVED BY: L. ALYSON UTTER
DATE: 09-19-13
JOB NO.: 13140

IRRIGATION PLAN

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