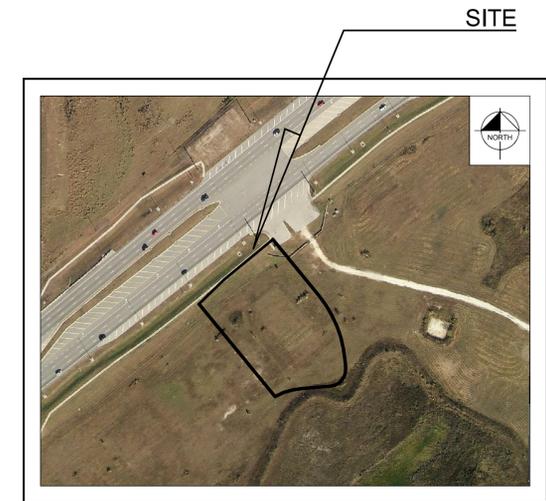


# CONSTRUCTION PLANS FOR

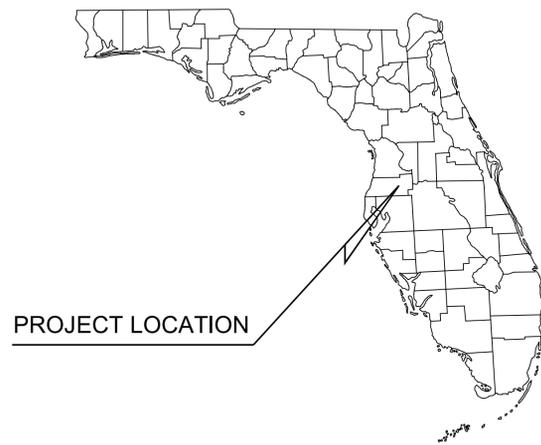
# Cheddar's

## CYPRESS CREEK

PARCEL #: 27-26-19-0040-00000-0070



**AERIAL**  
N.T.S.



PROJECT LOCATION

2391 SUN VISTA DRIVE  
LUTZ, FL 33559  
MAY 20, 2015

SITE



SECTION 27, TOWNSHIP 26S, RANGE 19E

**LOCATION MAP**

N.T.S.

### PLANS SUBMITTAL/REVIEW LOG

90% REVIEW SUBMITTAL

03/19/15

### SHEET INDEX

C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C3.0	EXISTING CONDITIONS - DEMOLITION PLAN
C4.0	SITE PLAN
C5.0	PAVING AND GRADING PLAN
C5.1	DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0-C7.1	GENERAL CONSTRUCTION DETAILS
C8.0-C8.1	PASCO COUNTY STANDARD DETAILS & SPECIFICATIONS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE PLAN ENLARGEMENT
L3.0	LANDSCAPE CALCULATIONS
L4.0	LANDSCAPE NOTES
L5.0	LANDSCAPE DETAILS
L6.0	IRRIGATION PLAN
L7.0	IRRIGATION NOTES AND DETAILS

### LEGAL DESCRIPTION

CYPRESS CREEK TOWN CENTER - LOTS 1,2,3 AND 4, BLOCK 5 RE PB 70 PG 041 LOT 7 OR 7672 PG 1142

### PROJECT TEAM

#### DEVELOPMENT MANAGER:

FOREMARK REAL ESTATE SERVICES, LTD  
8235 DOUGLAS AVENUE, SUITE 945  
DALLAS, TX 75225  
CONTACT: ADAM SMITH  
PHONE: (214) 561-6509  
EMAIL: SMITH@FOREMARK.COM

#### CIVIL ENGINEER /LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.  
3660 MAGUIRE BLVD.  
ORLANDO, FL 32803  
CONTACT: BROOKS A. STICKLER, P.E.  
PHONE: (407) 898-1511  
EMAIL: BROOKS.STICKLER@KIMLEY-HORN.COM

#### LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.  
1777 MAIN STREET, SUITE 200  
SARASOTA, FL 34236  
CONTACT: CHRIS CIANFAGLIONE, PLA  
PHONE: (941) 379-7627  
EMAIL: CHRIS.CIANFAGLIONE@KIMLEY-HORN.COM

#### SURVEYOR:

GEOPOINT SURVEYING, INC.  
1403 E 5TH AVENUE  
TAMPA, FL 33605  
CONTACT: JACK M. GREENE, P.S.M.  
PHONE: (813) 248-8888  
EMAIL:

### UTILITY PROVIDERS

#### POWER:

WITHLACOCHEE RIVER ELECTRIC COOPERATIVE  
12013 HAYS BOULEVARD  
SHADY HILLS, FL 34610  
CONTACT: COREY LITTLEFIELD  
PHONE: (352) 588-6115

#### GAS:

TECO/PEOPLES GAS  
1400 CHANNELSIDE DRIVE  
TAMPA, FL 33605  
CONTACT: DENNIS KNAPP  
PHONE: (813) 275-3726

#### WATER, SEWER, FIRE AND RECLAIMED WATER:

PASCO COUNTY UTILITIES  
7536 STATE STREET, SUITE 213  
NEW PORT RICHEY, FL 34654  
CONTACT: BRUCE E. KENNEDY  
PHONE: (727) 847-8972

#### TELEPHONE:

VERIZON FLORIDA, INC.  
1909 U.S. HIGHWAY 301 N.  
TAMPA, FL 33619  
CONTACT: DAVID WYNN  
PHONE: (813) 627-8343

PREPARED FOR:  
CHEDDAR'S CASUAL CAFE, INC.  
2900 RANCH TRAIL  
IRVING, TX 75063

PREPARED BY  
**Kimley»Horn**

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3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
PHONE: 407-898-1511  
WWW.KIMLEY-HORN.COM CA 00000696

### NOTE:

- GENERAL CONTRACTOR BIDDING BY INVITATION ONLY.
- BIDDING GENERAL CONTRACTORS SHALL NOT CONTACT PROJECT ARCHITECT OR ENGINEER DIRECTLY. GENERAL CONTRACTOR SHALL USE CONTACTS PROVIDED IN BIDDING PACKAGE.
- SUBCONTRACTORS SHALL COMMUNICATE THROUGH BIDDING GENERAL CONTRACTORS ONLY. DO NOT CONTACT PROJECT CONSULTANTS DIRECTLY.

BROOKS A. STICKLER, P.E.  
FL P.E. # 74031

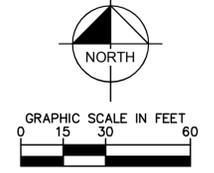
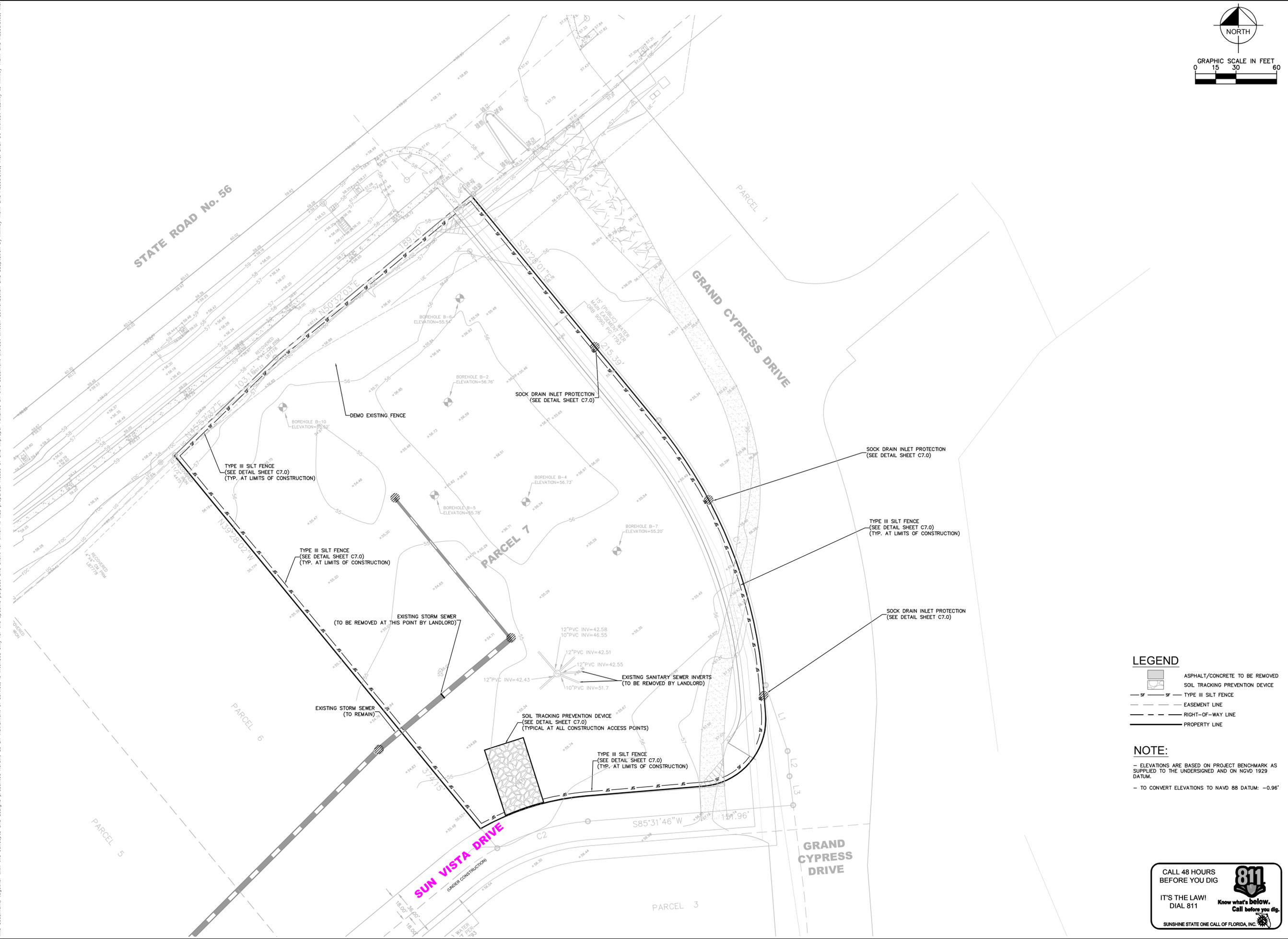
No.	REVISIONS	DATE	BY

MAY 20, 2015  
CHEDDAR'S - CYPRESS CREEK  
KHA PROJECT No. 149527005





Plotted By: Suddeth, Tyler - Sheet: Sct.Cheddars, Cypress Creek - Layout: C3.0 EXISTING CONDITIONS - DEMOLITION PLAN - May 21, 2015 - 02:35:27pm - K:\OR\GWA\149527005-Cheddars\Cypress Creek\GADD CONST\PlanSheets\C3.0 EXISTING CONDITIONS - DEMOLITION PLAN.dwg  
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- LEGEND**
- ASPHALT/CONCRETE TO BE REMOVED
  - SOIL TRACKING PREVENTION DEVICE
  - TYPE III SILT FENCE
  - EASEMENT LINE
  - RIGHT-OF-WAY LINE
  - PROPERTY LINE

**NOTE:**

- ELEVATIONS ARE BASED ON PROJECT BENCHMARK AS SUPPLIED TO THE UNDERSIGNED AND ON NGVD 1929 DATUM.
- TO CONVERT ELEVATIONS TO NAVD 88 DATUM: -0.96'

CALL 48 HOURS BEFORE YOU DIG

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No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL  
 BROOKS A. STICKLER, P.E.  
 FLORIDA LICENSE NUMBER 74031

KHA PROJECT 149527007  
 DATE 5/20/2015  
 SCALE AS SHOWN  
 DESIGNED BY JTM  
 DRAWN BY JTM  
 CHECKED BY BAS

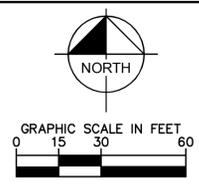
**EXISTING CONDITIONS - DEMOLITION PLAN**

**Cheddars** FLORIDA

PASCO COUNTY

SHEET NUMBER **C3.0**

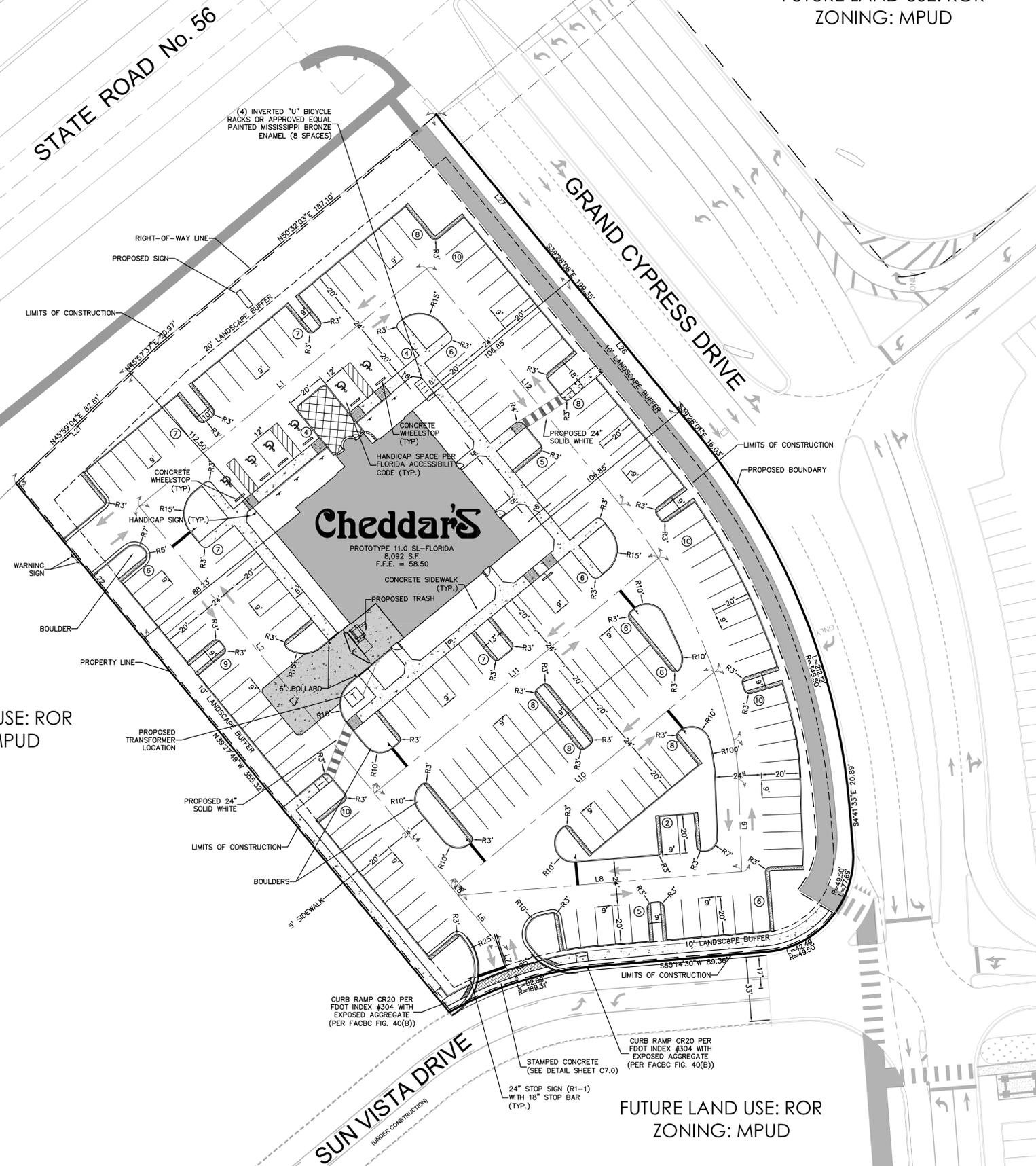
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FUTURE LAND USE: ROR  
ZONING: MPUD

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	295.00'	34.06'	S35°48'22"E	34.05'	6°36'58"	17.05'
C2	303.81'	65.85'	S25°59'44"E	65.73'	12°25'10"	33.06'
C3	295.00'	36.47'	S16°09'12"E	36.45'	7°04'59"	18.26'
C4	112.00'	20.85'	S7°16'47"E	20.82'	10°39'51"	10.45'

LINE TABLE		
LINE	LENGTH	BEARING
L1	194.00	N50°32'06.36"E
L2	192.88	S39°28'00.54"E
L3	294.85	N39°28'00.54"W
L4	64.00	S39°28'00.54"E
L5	4.50	S39°28'00.60"E
L6	33.47	S39°28'00.53"E
L7	21.23	S19°00'27.94"E
L8	148.40	N85°14'48.54"E
L9	47.80	S1°56'51.34"E
L10	176.61	N50°33'34.45"E
L11	191.92	N50°33'34.45"E
L12	158.90	S39°27'53.64"E
L21	82.81	S45°59'04.05"W
L22	104.62	S39°27'55.73"E



FUTURE LAND USE: ROR  
ZONING: MPUD

**SITE DATA**

TOTAL PROJECT AREA: 2.66 ACRES (115,899 SF)  
 EXISTING ZONING: MPUD (RZ-6288, NOV. 28, 2004)  
 EXISTING LAND USE: VACANT RESTAURANT  
 FUTURE LAND USE: RESTAURANT  
 MAX BUILDING HEIGHT: 3 STORIES/45 FEET  
 FLOOD ZONE: ZONE X  
 PROPOSED BUILDING AREA: 8,092 SF  
 MAXIMUM FAR: 3.0  
 FAR PROVIDED: 0.07  
 PERVIOUS AREA: 27,168 SF (23.4% OF PROPERTY AREA)  
 IMPERVIOUS AREA: 66,920 SF  
 PAVEMENT: 13,715 SF  
 CONCRETE: 8,092 SF  
 BUILDING AREA: 88,727 SF (76.6% OF LEASABLE AREA)  
 TOTAL IMPERVIOUS AREA: 88,727 SF  
 OPEN SPACE: 2.66 AC x 20% = 0.53 AC (23,173 SF)  
 REQUIRED: 0.62 AC (27,168 SF)  
 PROVIDED:

BUILDING SETBACKS:  
 FRONT (SR 56): 25 FEET  
 SIDE: 0 FEET  
 REAR: 0 FEET  
 PAVING SETBACKS:  
 FRONT: 20 FEET  
 SIDE: 10 FEET  
 REAR: 10 FEET  
 REQUIRED PARKING:  
 1 SPACE/100 GROSS SF OF FLOOR AREA UP TO 6,000 SF: 60 SPACES  
 (6,000 SF/100)  
 1 SPACE/75 SF OF GROSS FLOOR AREA OVER 6,000 SF: 28 SPACES  
 (2,066 SF/75)  
 TOTAL PARKING SPACES REQUIRED: 88 SPACES  
 PROVIDED PARKING:  
 REGULAR SPACES (9'x20'): 171 SPACES  
 HANDICAP SPACES: 6 SPACES  
 TOTAL SPACES PROVIDED: 177 SPACES  
 \*PARKING BETWEEN THE PROPOSED BUILDING AND STATE ROAD 56 DOES NOT EXCEED 20% OF THE TOTAL PARKING PROPOSED

**LEGEND**

- PROPOSED CONCRETE
- PROPOSED CRUSHED GRANITE (SEE LANDSCAPE PLANS)
- PROPOSED SIGN
- RIGHT-OF-WAY LINE
- LIMITS OF CONSTRUCTION
- PROPERTY LINE

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NO.
REVISIONS
DATE
BY

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 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM CA 00006996

LICENSED PROFESSIONAL  
 BROOKS A. STICKLER, P.E.  
 FLORIDA LICENSE NUMBER 74031

KHA PROJECT 149527007  
 DATE 5/20/2015  
 SCALE AS SHOWN  
 DESIGNED BY JTM  
 DRAWN BY JTM  
 CHECKED BY BAS

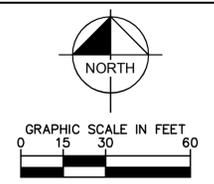
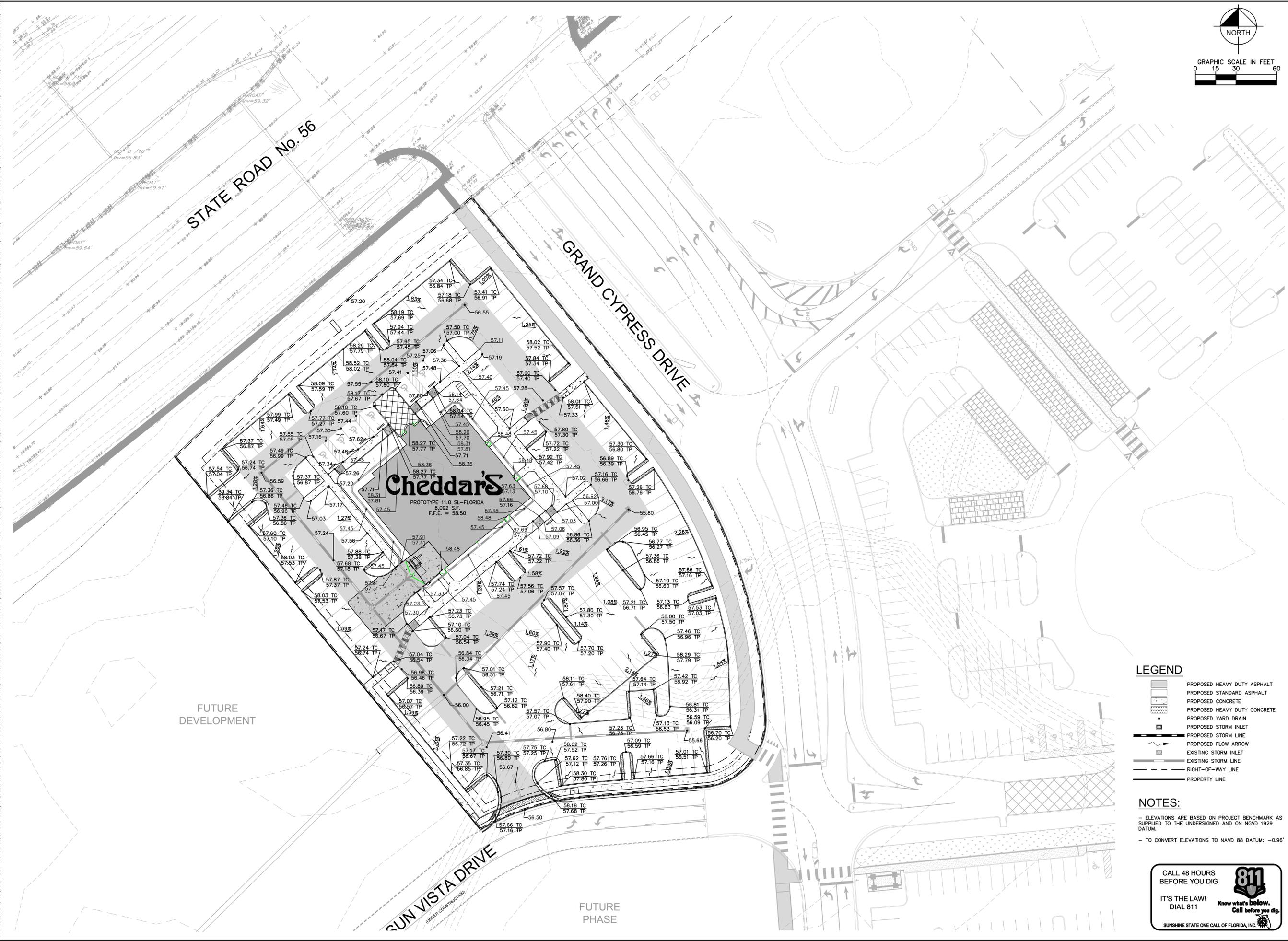
SITE PLAN

Cheddar's

PASCO COUNTY FLORIDA

SHEET NUMBER C4.0

Plotted By: Suddeth, Tyler - Sheet - Set: Cheddar's Cypress Creek - Layout: C5.0 PAVING AND GRADING PLAN - May 21, 2015 - 02:37:14pm - K:\OR\Civil\149527005-Cheddar's Cypress Creek\CADD\CONSTR\PlanSheets\C5.0 PAVING AND GRADING PLAN.dwg  
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LICENSED PROFESSIONAL	BROOKS A. STICKLER, P.E.
KHA PROJECT	149527007
DATE	5/20/2015
SCALE	AS SHOWN
DESIGNED BY	JTM
DRAWN BY	JTM
CHECKED BY	BAS
DATE:	

**PAVING AND GRADING PLAN**  
**Cheddar's**  
 FLORIDA  
 PASCO COUNTY

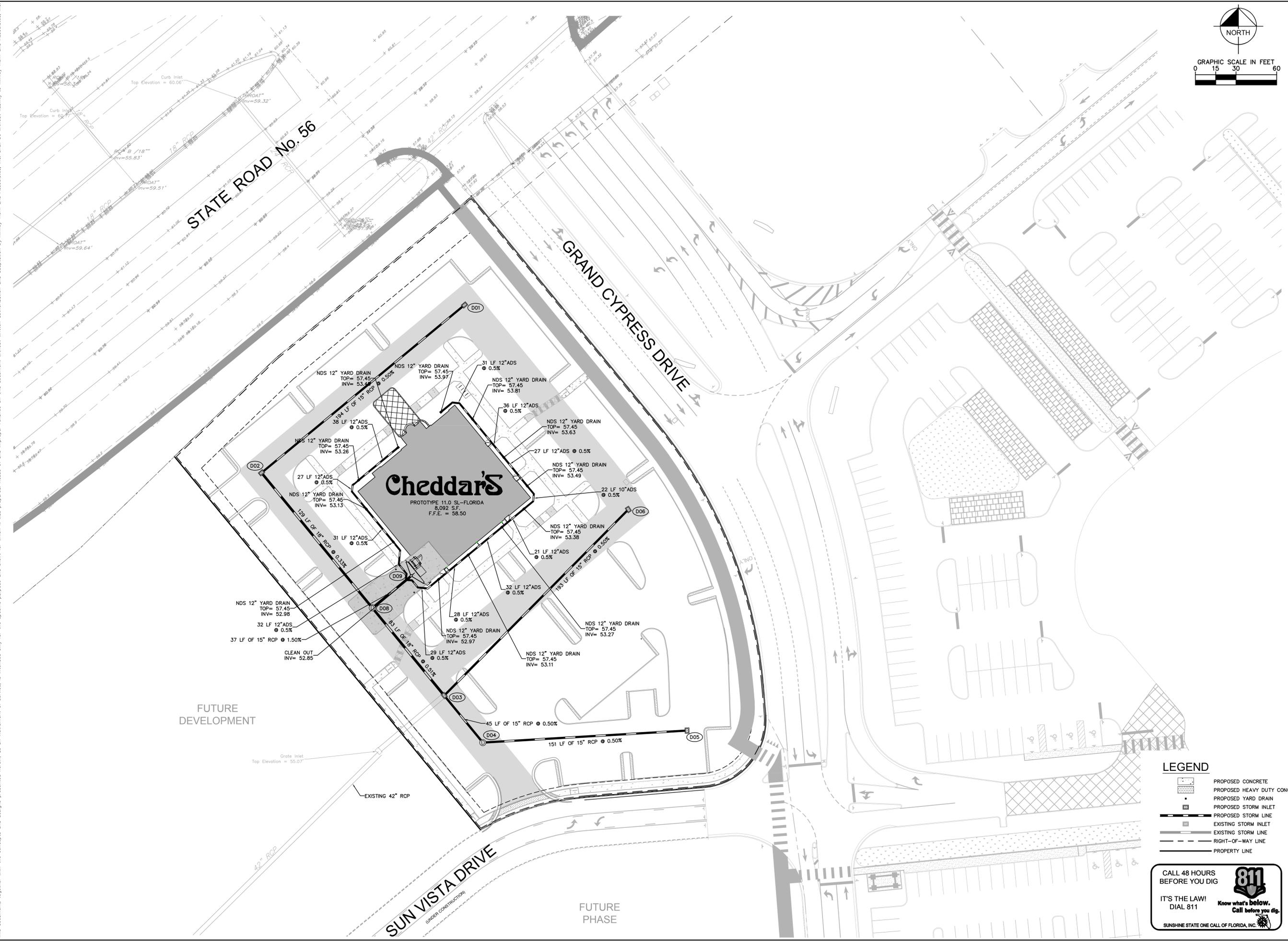
SHEET NUMBER  
**C5.0**

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT
  - PROPOSED STANDARD ASPHALT
  - PROPOSED CONCRETE
  - PROPOSED HEAVY DUTY CONCRETE
  - PROPOSED YARD DRAIN
  - PROPOSED STORM INLET
  - PROPOSED STORM LINE
  - PROPOSED FLOW ARROW
  - EXISTING STORM INLET
  - EXISTING STORM LINE
  - RIGHT-OF-WAY LINE
  - PROPERTY LINE

**NOTES:**  
 - ELEVATIONS ARE BASED ON PROJECT BENCHMARK AS SUPPLIED TO THE UNDERSIGNED AND ON NGVD 1929 DATUM.  
 - TO CONVERT ELEVATIONS TO NAVD 88 DATUM:  $-0.96'$

CALL 48 HOURS BEFORE YOU DIG  
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Plotted By: Suddeth, Tyler - Sheet: Sst.Cheddar's Cypress Creek Layout: C5.1 DRAINAGE PLAN - May 21, 2015 02:38:18pm - K:\VRL\Civil\149527005-Cheddar's Cypress Creek\CAD\CONSTR\PlanSheets\C5.1 DRAINAGE PLAN.dwg  
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**LEGEND**

- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONG
- PROPOSED YARD DRAIN
- PROPOSED STORM INLET
- PROPOSED STORM LINE
- EXISTING STORM INLET
- EXISTING STORM LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE

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LICENSED PROFESSIONAL  
 BROOKS A. STICKLER, P.E.  
 FLORIDA LICENSE NUMBER 74031

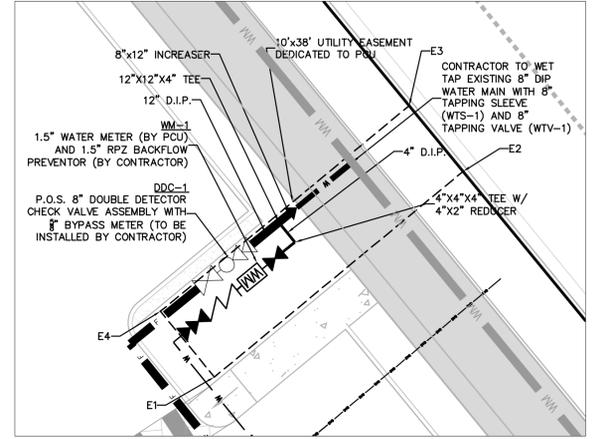
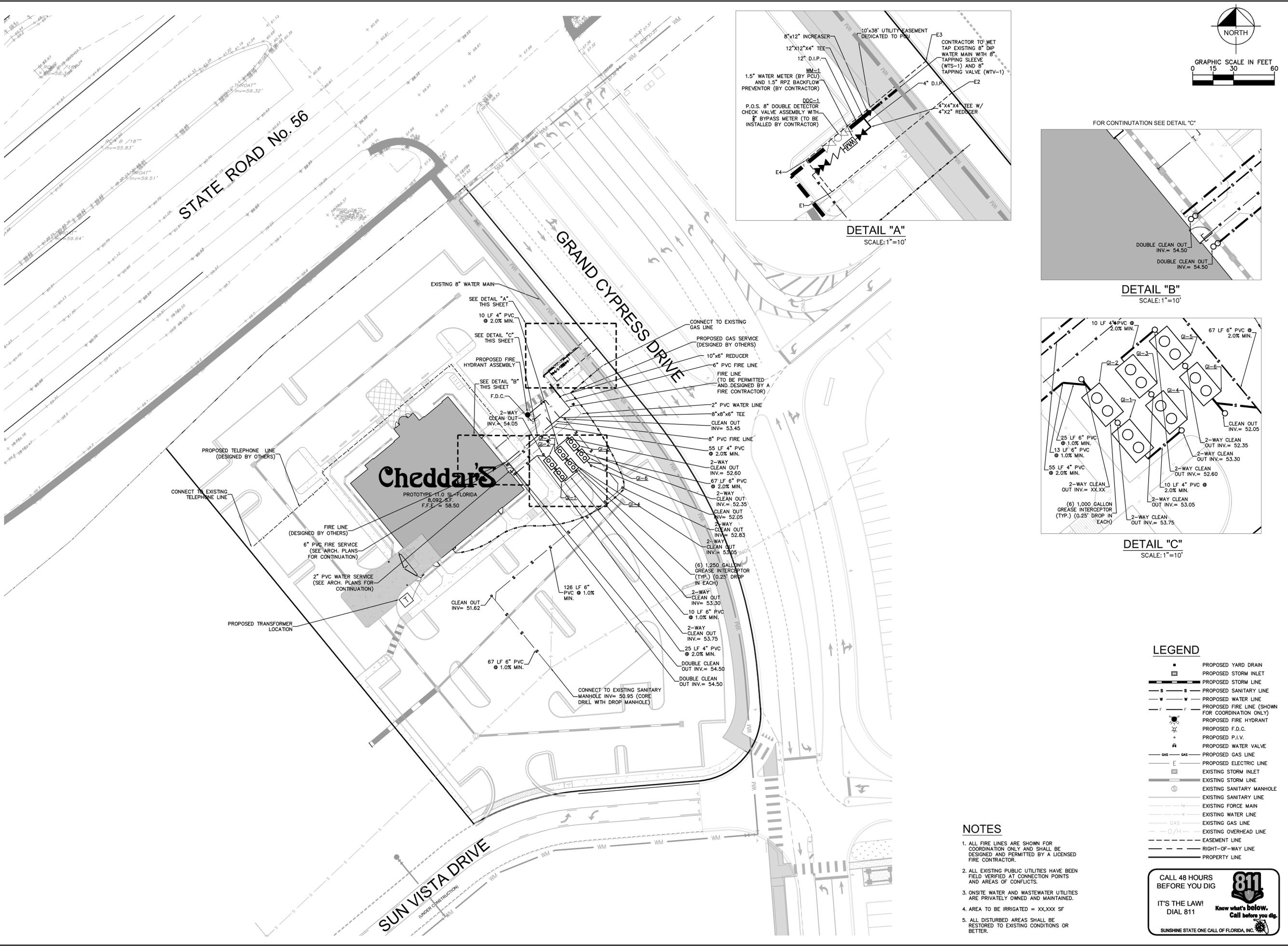
KHA PROJECT 149527007  
 DATE 5/20/2015  
 SCALE AS SHOWN  
 DESIGNED BY JTM  
 DRAWN BY JTM  
 CHECKED BY BAS

**Cheddar's**  
 PASCO COUNTY FLORIDA

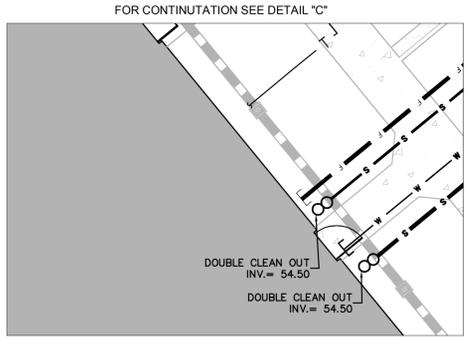
DRAINAGE PLAN

SHEET NUMBER C5.1

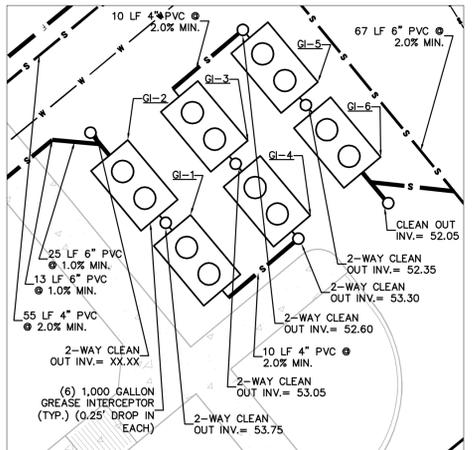
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**DETAIL "A"**  
SCALE: 1"=10'



**DETAIL "B"**  
SCALE: 1"=10'



**DETAIL "C"**  
SCALE: 1"=10'

**LEGEND**

	PROPOSED YARD DRAIN
	PROPOSED STORM INLET
	PROPOSED STORM LINE
	PROPOSED SANITARY LINE
	PROPOSED WATER LINE
	PROPOSED FIRE LINE (SHOWN FOR COORDINATION ONLY)
	PROPOSED FIRE HYDRANT
	PROPOSED F.D.C.
	PROPOSED P.I.V.
	PROPOSED WATER VALVE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	EXISTING STORM INLET
	EXISTING STORM LINE
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING FORCE MAIN
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD LINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	PROPERTY LINE

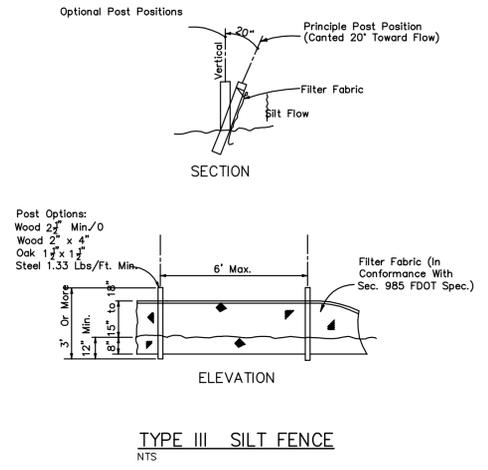
**NOTES**

- ALL FIRE LINES ARE SHOWN FOR COORDINATION ONLY AND SHALL BE DESIGNED AND PERMITTED BY A LICENSED FIRE CONTRACTOR.
- ALL EXISTING PUBLIC UTILITIES HAVE BEEN FIELD VERIFIED AT CONNECTION POINTS AND AREAS OF CONFLICTS.
- ONSITE WATER AND WASTEWATER UTILITIES ARE PRIVATELY OWNED AND MAINTAINED.
- AREA TO BE IRRIGATED = XX,XXX SF
- ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

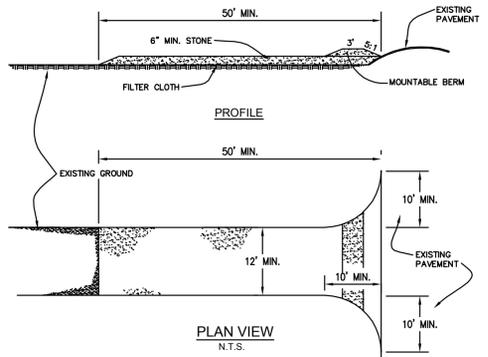
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 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KHA PROJECT 149527007		LICENSED PROFESSIONAL BROOKS A. STICKLER, P.E.	
DATE 5/20/2015	SCALE AS SHOWN	FLORIDA LICENSE NUMBER 74031	DATE
DRAWN BY JTM	CHECKED BY JTM	WWW.KIMLEY-HORN.COM	REVISIONS
PASCO COUNTY		FLORIDA	
		UTILITY PLAN	
		SHEET NUMBER C6.0	

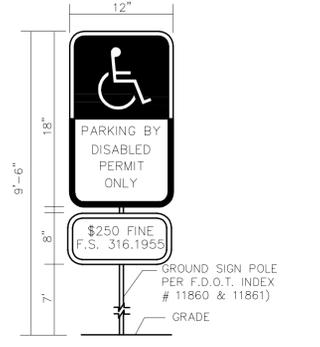
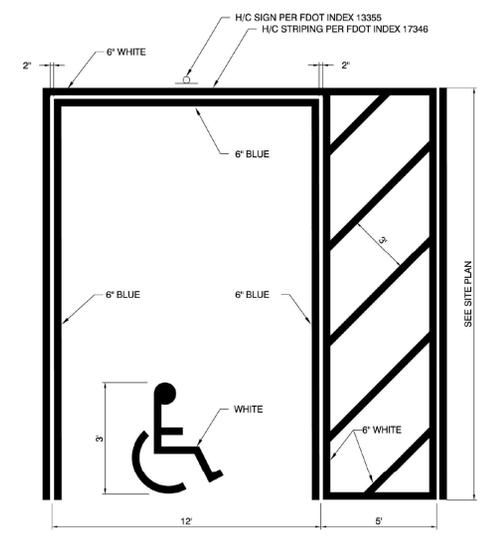
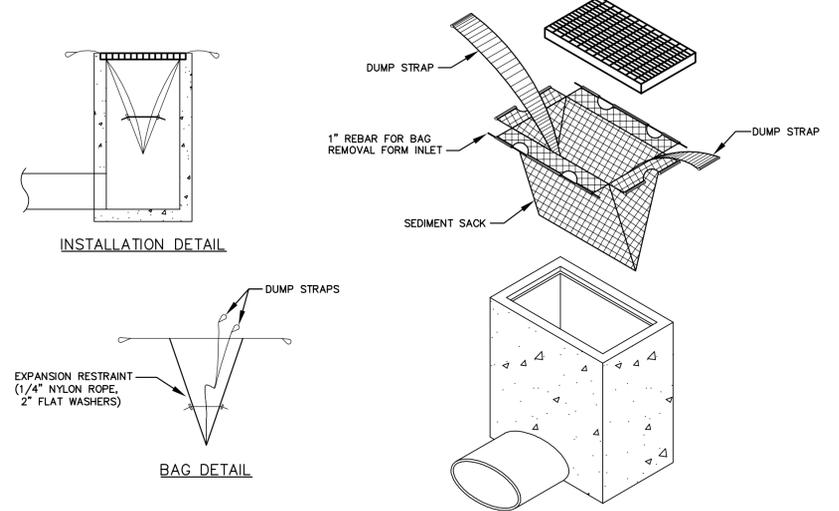
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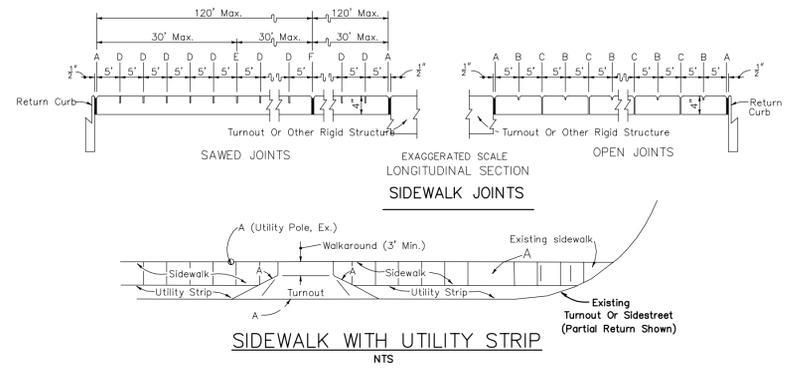
1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



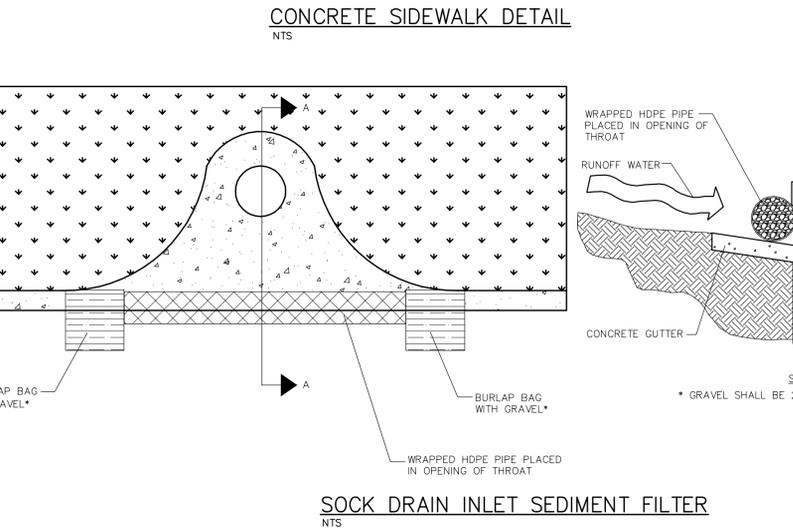
**STABILIZED CONSTRUCTION ENTRANCE**  
 NTS



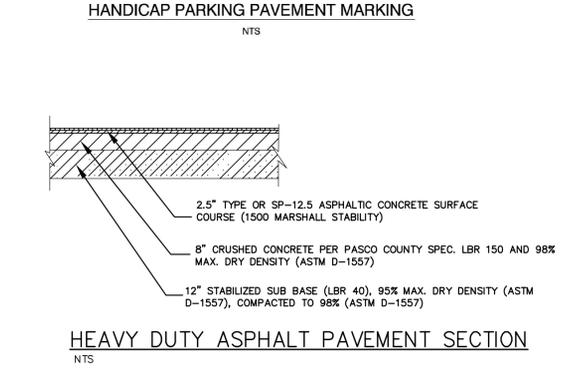
**HANDICAP SIGN DETAIL**  
 NTS



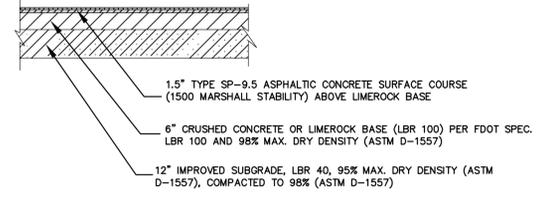
- JOINT LEGEND**  
 A- 1/2" EXPANSION JOINTS (PERFORMED JOINT FILLER)  
 B- 1/2" DUMMY JOINTS, TOOLED  
 C- 1/2" FORMED OPEN JOINTS  
 D- 1/2" SAW CUT JOINTS, 1/2" DEEP (96 HOUR) MAX. 5' CENTERS  
 E- 1/2" SAW CUT JOINTS, 1/2" DEEP (12 HOUR) MAX. 30' CENTERS  
 F- 1/2" EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'  
 G- COLD JOINT WITH BOND BREAKER, TOOLED
- FOOTNOTES:**  
 ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.  
 \* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.  
 † DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.
- GENERAL NOTES**  
 SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522, EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.  
 BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 1/2".



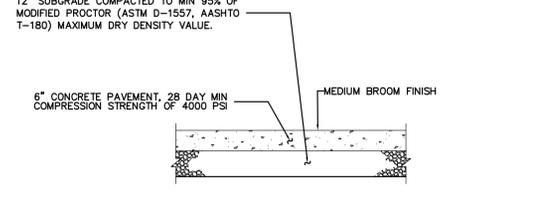
**CONCRETE SIDEWALK DETAIL**  
 NTS



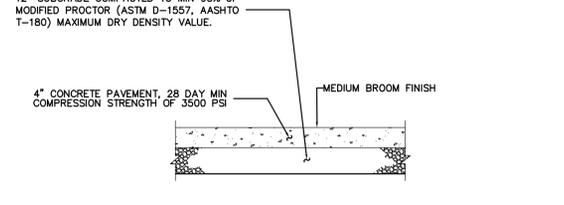
**HEAVY DUTY ASPHALT PAVEMENT SECTION**  
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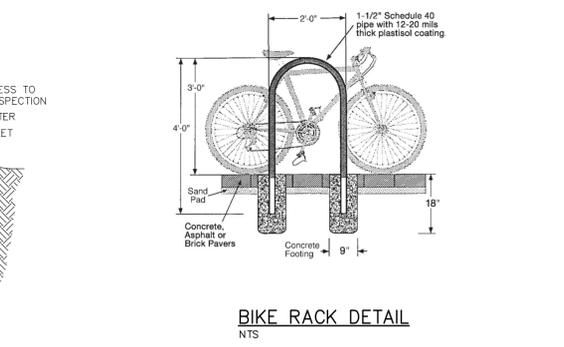
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 NTS



**HEAVY DUTY CONCRETE PAVEMENT DETAIL**  
 NTS



**CONCRETE SIDEWALK DETAIL**  
 NTS



**BIKE RACK DETAIL**  
 NTS

NO.	REVISIONS	DATE	BY

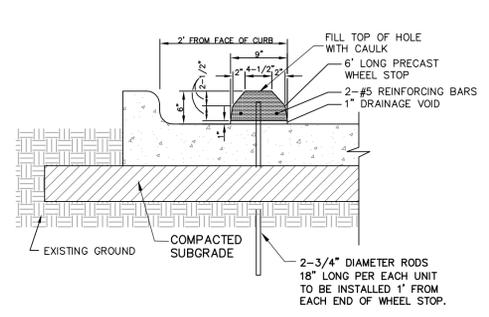
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 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	BROOKS A. STICKLER, P.E.	DATE:	
KHA PROJECT	149527007	DATE	5/20/2015
SCALE	AS SHOWN	DESIGNED BY	JTM
DRAWN BY	JTM	CHECKED BY	BAS

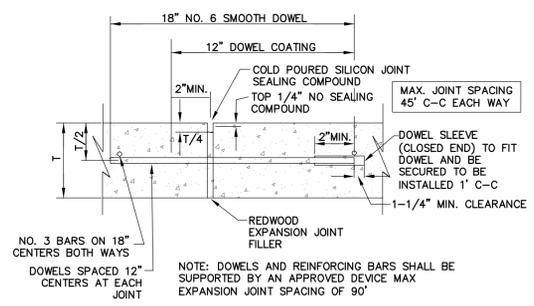
**GENERAL CONSTRUCTION DETAILS**

**Cheddar's**  
 FLORIDA  
 PASCO COUNTY

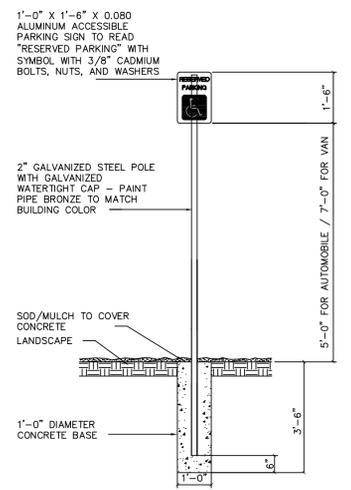
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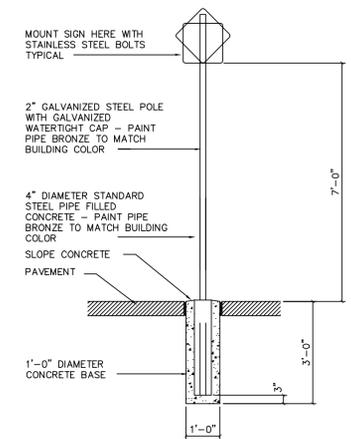
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NTS



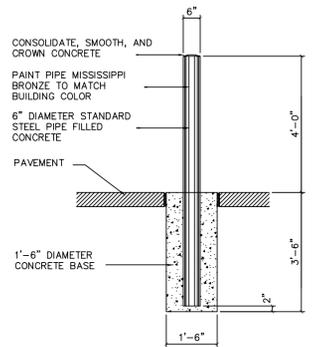
**EXPANSION DETAIL**  
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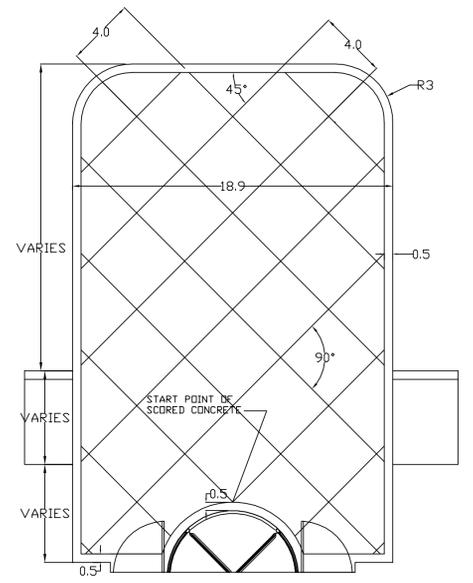
**ACCESSIBLE PARKING SIGN**  
NTS



**SIGN BASE**  
NTS



**SITE BOLLARD BASE**  
NTS



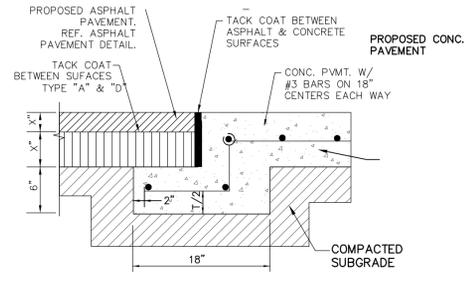
**FRONT ENTRANCE DETAIL**  
NTS

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314			
OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (5)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum
VACUUM SANITARY SEWER	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum
GRAVITY OR PRESSURE SANITARY SEWERS, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	Water Main 10 ft. preferred 6 ft. minimum	Water Main 12 inches is the minimum, except for gravity sewers, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft. minimum		

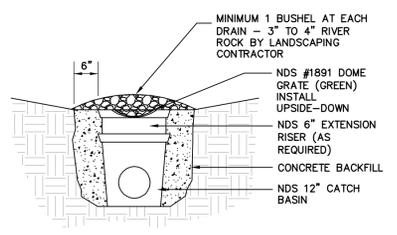
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.  
 (2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-555, F.A.C.  
 (3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.  
 (4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-555, F.A.C.  
 (5) 18" MINIMUM SEPARATION REQUIRED, UNLESS OTHERWISE APPROVED.

**WATER MAIN SEPARATION DETAIL**  
NTS

DETAIL PROVIDED BY KIMLEY-HORN AND ASSOCIATES, INC.



**ASPHALT/CONCRETE TRANSITION**  
NTS



**YARD INLET DETAIL**  
NTS

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 PHONE: 407-898-1511  
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
 BROOKS A. STICKLER, P.E.  
 FLORIDA LICENSE NUMBER 74031  
 DATE: \_\_\_\_\_

KHA PROJECT 149527007  
 DATE 5/20/2015  
 SCALE AS SHOWN  
 DESIGNED BY JTM  
 DRAWN BY JTM  
 CHECKED BY BAS

**GENERAL CONSTRUCTION DETAILS**

**Cheddar's**  
 PASCO COUNTY FLORIDA



Plotted By: Suddeth, Tyler - Sheet: Std: Cheddar's\_Cypress\_Creek - Layout: C8.0\_PASCO COUNTY STANDARD DETAILS & SPECIFICATIONS - May 21, 2015 02:41:49pm - k:\ORL\Civil\149527007-Cheddar's\_Cypress\_Creek\CADD\CONSTR\PlanSheets\C8.0\_PASCO COUNTY STANDARD DETAILS & SPECIFICATIONS.dwg  
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**MATERIALS**

ITEM	QUANT.	DESCRIPTION
1	1	HYDRANT, FIRE (S. 1/2" VALVE MIN.), PAINTED YELLOW
2	1	6" PIPE, D.V.G. (28-18)
3	1	BOX, VALVE SLIP TYPE
4	1	6" VALVE, GATE, M.J. RESILIENT WEDGE
5	1	TEE, ANCHORING, M.J.
6	1	6" RESTRAINER GLAND (MEGALUG)
7	1	BEND, ANCHORING, D.I.
8	1	VALVE EXTENSION ROD, AS NECESSARY (3' MAX. BELOW GRADE)

CREATED 02/24/03	FIRE HYDRANT PARALLEL TO THE MAIN	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISIONS	PASCO COUNTY UTILITIES	DETAIL 26

**TYPICAL CONCRETE VALVE PAD**

**VALVE BOX DETAIL  
SLIP TYPE**

CREATED 02/24/03	VALVE BOX DETAIL SLIP TYPE	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISIONS	PASCO COUNTY UTILITIES	DETAIL 30

### PIPE RESTRAINT LENGTHS IN FEET COMMON FITTINGS

WATER MAINS - TEST PRESSURE 150 PSI						
PIPE SIZE	FITTING TYPE					DEAD END
	11-1/4"	22-1/2"	45°	90°		
4"	2'	4'	8'	20'	45'	
6"	3'	6'	12'	28'	63'	
8"	4'	7'	15'	36'	82'	
10"	5'	9'	18'	43'	98'	
12"	5'	10'	21'	50'	116'	
16"	6'	13'	26'	63'	148'	
20"	7'	15'	31'	76'	179'	
24"	9'	17'	36'	87'	208'	

FORCE MAINS - TEST PRESSURE 100 PSI						
PIPE SIZE	FITTING TYPE					DEAD END
	11-1/4"	22-1/2"	45°	90°		
4"	1'	3'	6'	13'	30'	
6"	2'	4'	8'	19'	42'	
8"	2'	5'	10'	24'	55'	
10"	3'	6'	12'	29'	66'	
12"	3'	7'	14'	34'	77'	
16"	4'	8'	18'	42'	99'	
20"	5'	10'	21'	50'	119'	
24"	6'	11'	24'	58'	139'	

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE FITTING ALONG THE PIPE IN BOTH DIRECTIONS (EXCEPT DEAD ENDS)

CREATED 02/24/03	RESTRAINED JOINT TABLE COMMON FITTINGS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISIONS	PASCO COUNTY UTILITIES	DETAIL 31

### PIPE RESTRAINT LENGTHS IN FEET TEES (BRANCH SIDE)

WATER MAINS - TEST PRESSURE 150 PSI									
RUN SIZE	BRANCH SIZE								
	3"	4"	6"	8"	10"	12"	16"	20"	24"
3"	6'	14'	30'	—	—	—	—	—	—
4"	2'	11'	28'	44'	—	—	—	—	—
6"	1'	2'	22'	40'	52'	—	—	—	—
8"	1'	1'	16'	35'	48'	62'	—	—	—
10"	1'	1'	10'	30'	44'	58'	83'	—	—
12"	1'	1'	3'	25'	40'	55'	80'	103'	—
16"	1'	1'	1'	14'	31'	48'	75'	98'	119'
20"	1'	1'	1'	2'	22'	40'	69'	94'	116'
24"	1'	1'	1'	1'	11'	31'	63'	89'	111'

RESTRAINT LENGTHS ARE MEASURED FROM THE CENTER LINE OF THE TEE ALONG THE BRANCH FOR THE DISTANCE INDICATED. A MINIMUM OF 6 FEET OF RESTRAINED PIPE MUST BE INSTALLED ON BOTH RUNS OF THE TEE. MEGALUG TYPE RESTRAINERS ARE REQUIRED ON ALL JOINTS.

CREATED 02/24/03	RESTRAINED JOINT TABLE TEES (BRANCH SIDE)	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISIONS	PASCO COUNTY UTILITIES	DETAIL 32

**PIPE LAYING CONDITIONS  
STANDARD UNPAVED AREAS**

NOTES: --LOOSE SOIL OR SELECT MATERIAL IS NATIVE SOIL EXCAVATED FROM THE TRENCH FREE OF ROCKS AND FOREIGN MATERIAL.  
 --COMMON FILL TO BE PLACED AND COMPACTED IN 12" LAYERS.  
 --ROLLING EQUIPMENT SHALL NOT BE USED FOR COMPACTION UNTIL A MINIMUM OF 18" OF COMMON FILL HAS BEEN PLACED AND COMPACTED OVER THE PIPE. THREE FEET OF FILL SHALL BE PLACED BEFORE A HYDROHAMMER MAY BE USED FOR COMPACTION.

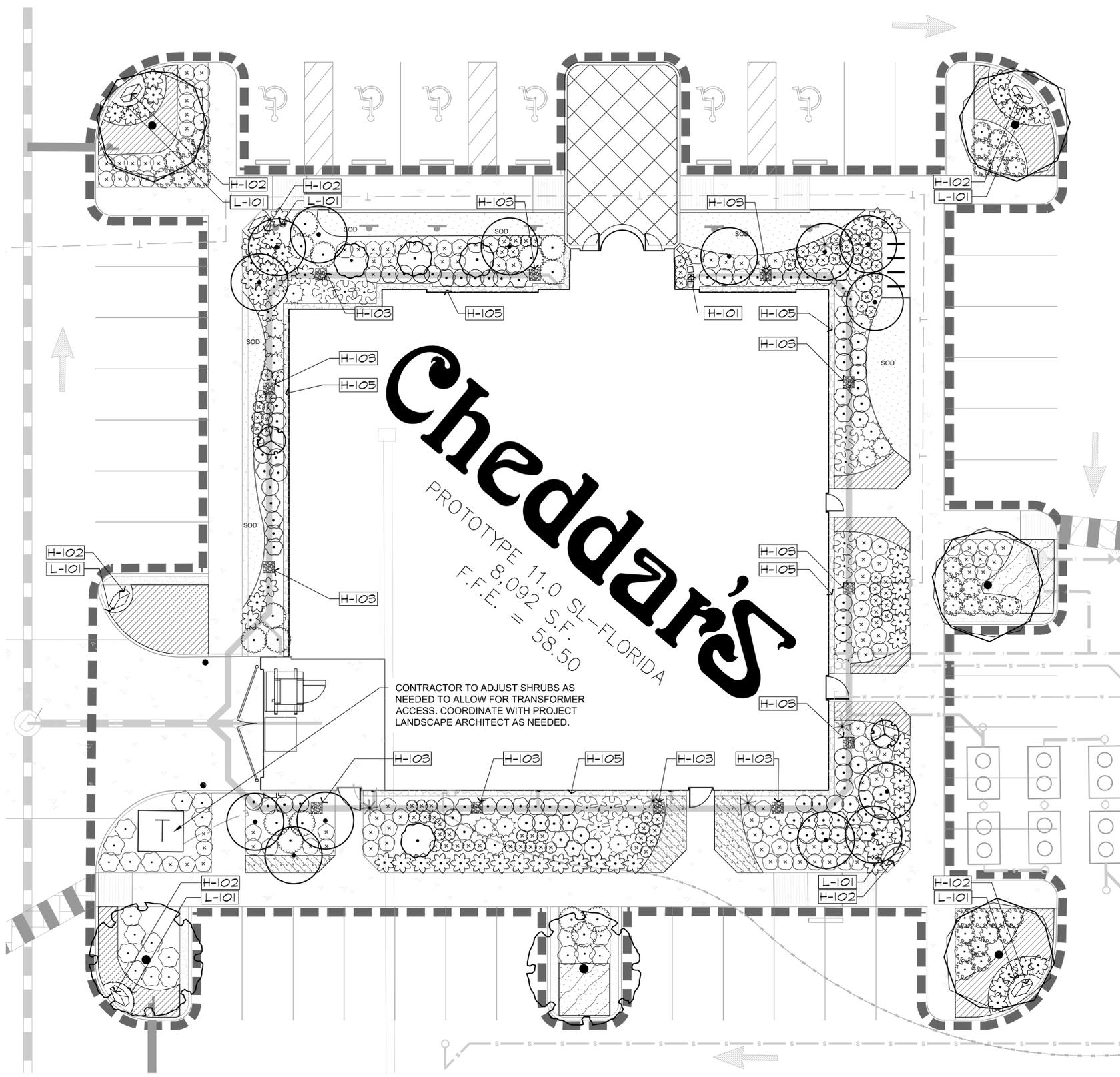
CREATED 02/24/03	PIPE LAYING CONDITIONS STANDARD UNPAVED AREAS	PROVIDED FOR INFORMATIONAL PURPOSES ONLY NO MODIFICATIONS WITHOUT WRITTEN PCU APPROVAL
REVISIONS	PASCO COUNTY UTILITIES	DETAIL 35

<h1 style="margin: 0;">Cheddar's</h1> <p style="margin: 0;">PASCO COUNTY FLORIDA</p>	<h1 style="margin: 0;">Kimley»Horn</h1> <p style="font-size: x-small; margin: 0;">             © 2015 KIMLEY-HORN AND ASSOCIATES, INC.              3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803              PHONE: 407-895-1511              WWW.KIMLEY-HORN.COM CA 00000696           </p>									
<p style="font-size: x-small;">SHEET NUMBER</p> <h2 style="margin: 0;">C8.0</h2>	<p style="font-size: x-small;">KHA PROJECT</p> <p style="margin: 0;">149527007</p> <p style="font-size: x-small;">DATE</p> <p style="margin: 0;">DATE</p> <p style="font-size: x-small;">SCALE AS SHOWN</p> <p style="font-size: x-small;">DESIGNED BY</p> <p style="margin: 0;">JTM</p> <p style="font-size: x-small;">DRAWN BY</p> <p style="margin: 0;">JTM</p> <p style="font-size: x-small;">CHECKED BY</p> <p style="margin: 0;">BAS</p> <p style="font-size: x-small;">DATE:</p> <p style="margin: 0;">DATE:</p>									
<p style="font-size: x-small;">LICENSING PROFESSIONAL</p>	<p style="font-size: x-small;">REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 15%;">Description</th> <th style="width: 10%;">Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	Date						
No.	Description	Date								





Plotted By: Client/Designer, Chris Sheet Set: Cheddars Cypress Creek Layout: L2.0 LANDSCAPE ENLARGEMENT PLAN May 21, 2015 02:42:27pm K:\SAP\_JRC\149527005 - cheddars\_cypress\_creek\CAD\plansets\US\_PlanSheets\_049527004.dwg  
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Cheddars

PROTOTYPE 11.0 SL-FLORIDA

8,092 S.F. - FLORIDA

F.F.E. = 58.50

CONTRACTOR TO ADJUST SHRUBS AS NEEDED TO ALLOW FOR TRANSFORMER ACCESS. COORDINATE WITH PROJECT LANDSCAPE ARCHITECT AS NEEDED.

**PLANT SYMBOL KEY**

TREES		CODE	COMMON NAME
	AR	RED MAPLE	
	IN	NELLIE STEVENS HOLLY	
	JT	HOLLYWOOD JUNIPER	
	LI	GRAPE MYRTLE	
	LN1	WHITE CRAPE MYRTLE MULTI-TRUNK	
	MG	SOUTHERN MAGNOLIA	
	OC	CATHEDRAL LIVE OAK	
	UA	WINGED ELM	
	PS	WILD DATE PALM	
	SS	CABBAGE PALMETTO	
	TF	WINDMILL PALM	
	GG	THRYALLIS	
	HF	FIRE BUSH	
	MC	PINK MUHLY	
	MF	SIMPSON'S STOPPER	
	ND	DWARF SACRED BAMBOO	
	PA	BLUE PLUMBAGO	
	RI	BALLERINA INDIAN HAWTHORN	
	RR	ROSE	
	SR	SAW PALMETTO	
	ST	DWARF BIRD OF PARADISE	
	VO	WALTER'S VIBURNUM	
	YG	SPANISH DAGGER	
	ZF	CARDBOARD PALM	
	ZP	COONTIE PALM	
	LR	DWARF RUBY FRINGE FLOWER	
	MC2	PINK MUHLY	
	AG	PERENNIAL PEANUT	
	DV	FLAX LILY	
	LP	LIRIOPE GRASS	
	TA	STAR JASMINE	
	ZE	KOREAN GRASS	

**GENERAL NOTES:**

- SEE SHEET L3.0 FOR PASCO COUNTY CODE CALCULATION AND COMPLETE PLANT SCHEDULE.
- REFERENCE NOTES LISTED ON PLANS ARE TYPICAL. CONTRACTOR SHALL VERIFY ALL QUANTITIES FOR ITEMS LISTED WITHIN THE REFERENCE NOTES SCHEDULE.

**CALL 2 WORKING DAYS BEFORE YOU DIG**

**811**

IT'S THE LAW!  
DIAL 811

Know what's below.  
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NORTH

GRAPHIC SCALE IN FEET

**Kimley»Horn**

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PHONE: 407-898-1511 FAX: 407-894-4791  
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LICENSED PROFESSIONAL

CHRISTOPHER D. CIAMFAGLIONE, PLA  
FLORIDA LICENSE NUMBER 6667207

KHA PROJECT 149527005

DATE MARCH 2015

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

LANDSCAPE ENLARGEMENT PLAN

**Cheddars**

PASCO COUNTY FLORIDA

SHEET NUMBER L2.0

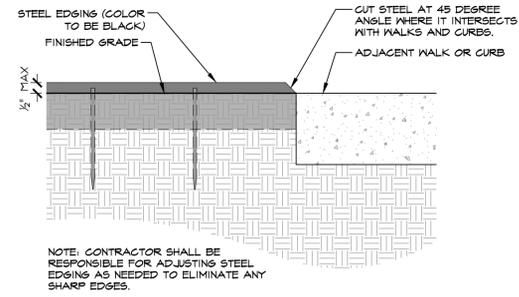
No.	REVISIONS	DATE	BY

Plotted By: Cheddars, Chris Sheet: Set: Cheddars Cypress Creek Layout: L3.0 LANDSCAPE CALCULATIONS May 21, 2015 02:42:36pm K:\SAR\_LIRC\149527005 - cheddars cypress creek\CAD\plansheets\LS\_PlanSheets\_048922004.dwg  
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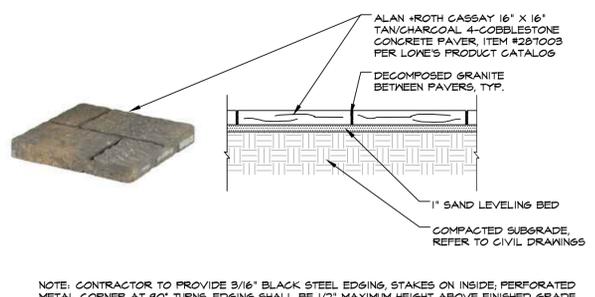
# PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	CONT	CAL	SIZE	REMARKS
	AR	6	RED MAPLE	F.G.	2" CAL MIN	6' HT MIN	NAT
	IN	4	NELLIE STEVENS HOLLY	F.G.	2" CAL MIN	8' HT MIN	NAT
	JT	4	HOLLYWOOD JUNIPER	F.G.	2" CAL MIN	6' HT MIN	D.T.
	LI	3	CRAPE MYRTLE	F.G.	2" CAL OA. 3-STEM MIN	8' HT MIN	D.T.
	LN1	12	WHITE CRAPE MYRTLE MULTI-TRUNK	F.G.	4" CAL OA 5-STEM MIN	12' HT MIN	D.T.
	MG	6	SOUTHERN MAGNOLIA	F.G.	2" CAL MIN	10' HT MIN	NAT
	QC	16	CATHEDRAL LIVE OAK	F.G.	2" CAL MIN	10' HT MIN	NAT, D.T.
	UA	10	WINGED ELM	F.G.	2" CAL MIN	6' HT MIN	NAT, D.T.
PALM TREES	CODE	QTY	COMMON NAME	CONT	CAL	SIZE	REMARKS
	PS	5	WILD DATE PALM	F.G.	HEAVY	12' CT MIN MATCHED, FL. FANCY, REGENERATED ROOTS	D.T.
	SS	24	CABBAGE PALMETTO	F.G.	-	12'-18" CT VARIES, H.O., FULLY REGENERATED	NAT, D.T.
	TF	2	WINDMILL PALM	F.G.	-	6' HT MIN	-
SHRUBS	CODE	QTY	COMMON NAME	CONT	SPACING	SIZE	REMARKS
	GG	243	THRYALLIS	3 GAL	SEE PLAN	18" HT MIN	-
	HF	68	FIRE BUSH	3 GAL	SEE PLAN	18" HT MIN	NAT, D.T.
	MC	21	PINK MUHLY	3 GAL	SEE PLAN	18" FULL	NAT, D.T.
	MF	83	SIMPSON'S STOPPER	7 GAL	SEE PLAN	30" HT MIN	NAT, D.T.
	ND	151	DWARF SACRED BAMBOO	1 GAL	SEE PLAN	12" FULL	-
	PA	75	BLUE PLUMBAGO	3 GAL	SEE PLAN	18" HT MIN	-
	RI	64	BALLARINA INDIAN HAWTHORN	3 GAL	SEE PLAN	12" FULL	D.T.
	RR	127	ROSE	3 GAL	SEE PLAN	12" FULL	-
	SR	10	SAW PALMETTO	7 GAL	SEE PLAN	18" FULL	NAT, D.T.
	ST	43	DWARF BIRD OF PARADISE	3 GAL	SEE PLAN	24" HT MIN	D.T.
	VO	36	WALTER'S VIBURNUM	3 GAL	SEE PLAN	36" HT MIN	NAT, D.T.
	YG	9	SPANISH DAGGER	15 GAL	SEE PLAN	48" HT MIN	D.T.
	ZF	22	CARDBOARD PALM	7 GAL	SEE PLAN	30" HT MIN	NAT, D.T.
	ZP	176	COONTIE PALM	3 GAL	SEE PLAN	12" FULL	NAT, D.T.
SHRUB AREAS	CODE	QTY	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	LR	307	DWARF RUBY FRINGE FLOWER	3 GAL	18" FULL	36" o.c.	-
	MC2	86	PINK MUHLY	1 GAL	12" FULL	48" o.c.	NAT, D.T.
GROUND COVERS	CODE	QTY	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	AG	520	PERENNIAL PEANUT	1 GAL	12" FULL	12" o.c.	D.T.
	DV	258	FLAX LILY	1 GAL	12" FULL	24" o.c.	D.T.
	LP	722	LIRIOPE GRASS	1 GAL	12" FULL	12" o.c.	-
	TA	2,380	STAR JASMINE	1 GAL	12" FULL	12" o.c.	-
SOD/SEED	CODE	QTY	COMMON NAME	CONT	SIZE	SPACING	REMARKS
	ZE	899 SF	KOREAN GRASS	SOD	N/A	-	-

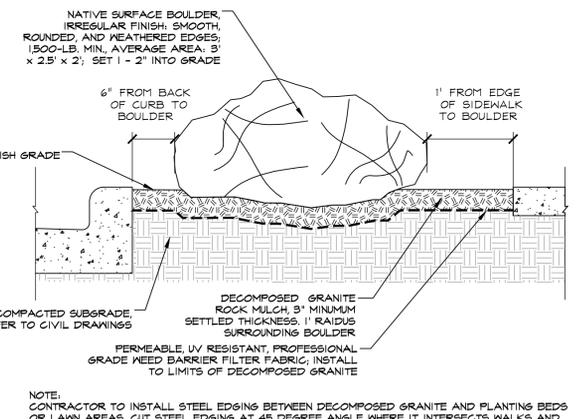
NOTE: ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.



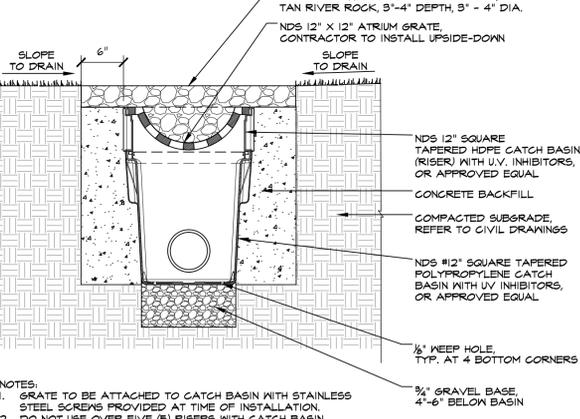
**1** STEEL EDGING CUT AT 45 DEGREE ANGLE  
SECTION



**2** CONCRETE PAVER  
SECTION



**3** BOULDER  
SECTION



**4** YARD DRAIN  
SECTION

## LANDSCAPE CALCULATIONS

REFER TO PASCO COUNTY LAND DEVELOPMENT CODE FOR SECTION REFERENCE

**INTERNAL LANDSCAPE AREA REQUIREMENT (SECTION 905.2.C)**

TOTAL VEHICLE USE AREA (VUA)	= 66,020 SF +/-
INTERNAL LANDSCAPE AREA REQUIRED (10%)	= 6,602 SF
INTERNAL LANDSCAPE ISLANDS AREA PROVIDED	= 6,622 SF (10%)
PLANTING BEDS LANDSCAPE AREA PROVIDED	= 847 SF (13%)
TOTAL INTERNAL LANDSCAPE AREA PROVIDED	= 7,469 SF (12%)

- NOTES:
- A MINIMUM OF TEN (10) PERCENT OF THE ON-SITE VUA SHALL BE LANDSCAPE AREA.
  - PLANTING BEDS MAY BE USED TO SATISFY UP TO TEN (10) PERCENT OF THE REQUIRED INTERNAL LANDSCAPE AREA.
  - A MINIMUM OF ONE (1) LANDSCAPE ISLAND PER EVERY TEN (10) PARKING SPACES.
  - A MINIMUM OF ONE (1) SHADE TREE WITH SHRUBS, DWARF SHRUBS, AND/OR OTHER GROUND COVER PLANTS PER EACH ISLAND.

**INTERNAL LANDSCAPE AREA TREE REQUIREMENT (SECTION 905.2.C)**

6,602 SF @ 1 TREE PER 200 SF	= 33 TREES REQUIRED
TOTAL VUA TREES PROVIDED:	= 35 TREES PROVIDED

- NOTES:
- ONE (1) SHADE TREE FOR EVERY 200 SQUARE FEET OF REQUIRED INTERIOR LANDSCAPE AREA SHALL BE PROVIDED.
  - TREES SHALL BE SET BACK FROM DRIVE AISLES A MINIMUM OF FOUR (4) FEET.
  - SHADE TREES SHALL BE PLANTED WITH A MINIMUM OF ONE (1) TREE PER THIRTY (30) LINEAR FEET OF PLANTING BED. THE REMAINDER OF THE PLANTING BED SHALL BE PLANTED WITH SHRUBS, DWARF SHRUBS, AND GROUND COVER PLANTS.

**BUILDING PERIMETER LANDSCAPE REQUIREMENTS (SECTION 905.2.D.4)**

TOTAL BUILDING FLOOR AREA	= 8,066 SF
LANDSCAPE AREA REQUIRED (10%)	= 807 SF
LANDSCAPE AREA PROVIDED	= 3,870 SF (47.9%)
TOTAL BUILDING FACADE	= 400 LF
FACADE COVERAGE REQUIRED (50%)	= 200 LF
LANDSCAPE COVERAGE PROVIDED	= 321 LF (80%)

- NOTES:
- THE BUILDING PERIMETER LANDSCAPING SHALL BE LOCATED ADJACENT TO THE BUILDING AND SHALL CONSIST OF LANDSCAPED AREAS, RAISED PLANTERS, OR PLANTER BOXES. THESE LANDSCAPED AREAS SHALL INCLUDE SHADE TREES, UNDERSTORY TREES AND/OR PALMS, SHRUBS, DWARF SHRUBS, AND GROUND COVER PLANTS.
  - BUILDING PERIMETER LANDSCAPE AREAS SHALL BE A MINIMUM OF FIVE (5) FEET WIDE.
  - THE LANDSCAPE AREA SHALL PROVIDE COVERAGE OF 50% OF THE FACADE ORIENTED TOWARDS PARKING AREAS.
  - THE LANDSCAPE AREA SHALL BE A MINIMUM OF 10% OF THE TOTAL BUILDING FLOOR AREA(S).

**NATIVE SHRUB AND GROUND COVER REQUIREMENTS (SECTION 905.2.C.1.D)**

OVERALL SITE REQUIREMENTS:	30% SHRUBS AND GROUND COVER ARE REQUIRED TO BE NATIVE
OVERALL NATIVE SPECIES PROVIDED:	8 OF 19 SHRUBS AND G.C. ARE NATIVE = 42% NATIVE

- NOTES:
- A MINIMUM OF THIRTY (30) PERCENT OF THE PLANT MATERIALS, OTHER THAN TREES AND TURF GRASS, SHALL BE NATIVE FLORIDIAN SPECIES SUITABLE FOR GROWTH IN THE COUNTY.

**DROUGHT TOLERANT SPECIES REQUIREMENTS (SECTION 905.2.C.1.D)**

OVERALL SITE REQUIREMENTS:	A MAXIMUM OF 50% OF THE PLANT MATERIALS USED OTHER THAN TREES MAY BE NON DROUGHT-TOLERANT.
OVERALL DROUGHT-TOLERANT SPECIES PROVIDED:	13 OF 19 SPECIES USED ARE DROUGHT-TOLERANT = 68% DROUGHT-TOLERANT SPECIES

**GRASSED AREA REQUIREMENTS (SECTION 905.2.D.1.A)**

OVERALL SITE REQUIREMENTS:	A MAXIMUM OF 30% OF THE REQUIRED LANDSCAPE AREA MAY BE GRASSED
TOTAL SITE LANDSCAPE AREA REQUIRED:	= 15,334 SF
30% GRASSED AREA ALLOWED:	= 4,598 SF
BUILDING PERIMETER LANDSCAPING - GRASS AREA PROVIDED:	= 721 SF
PERENNIAL PEANUT - SOD AREA PROVIDED:	= 1,519 SF
TOTAL GRASS AREA PROVIDED - OVERALL SITE:	= 2,240 SF

**PALM TREE REQUIREMENTS (SECTION 905.2.C.2.E)**

TOTAL TREES PROVIDED:	= 180 TREE CREDITS
TOTAL TREE CREDITS MET THROUGH USE OF PALMS 30% MAX:	= 24 OF 180 TREE CREDITS (13%)
TOTAL 3 PALM CLUSTERS:	= 7 PALM CLUSTERS
TOTAL PHOENIX SPECIES PALMS:	= 3 PHOENIX SPECIES PALMS

- NOTES:
- PALM TREES MAY BE SUBSTITUTED FOR SHADE TREES AT A RATE OF THREE (3) PALM TREES, GROUPED TOGETHER, FOR ONE (1) SHADE TREE. PALM TREES MAY BE SUBSTITUTED FOR UP TO THIRTY (30) PERCENT OF THE REQUIRED SHADE TREES. EXCEPTIONS MAY BE MADE FOR THE PHOENIX (NOT INCLUDING ROEBELLINI), WHICH MAY BE PLANTED INDIVIDUALLY. PALMS MUST HAVE A MINIMUM OF TEN (10) FEET OF CLEAR TRUNK AT THE TIME OF INSTALLATION.

## LANDSCAPE BUFFER REQUIREMENT (SECTION 905.2.D.5)

**BUFFER 1 - STATE ROUTE No. 56**

REQUIRED:

TYPE "D"- 15' WIDE  
291 LF @ 1 TREE PER 30 LF = 10 TREES  
10 TREES X 5 SHRUBS = 50 SHRUBS  
MAXIMUM PERCENTAGE OF SOD = 30%

PROVIDED:

20' WIDE BUFFER  
10 TREES  
135 SHRUBS  
SOD SQUARE FOOTAGE = 803 SF (14%)

**BUFFER 2**

REQUIRED:

TYPE "A"- 10' WIDE MIN.  
355 LF @ 1 TREE PER 60 LF = 6 TREES  
CONTINUOUS HEDGE ROW

PROVIDED:

10' WIDE BUFFER  
6 TREES  
CONTINUOUS HEDGE ROW

**SPECIES MIX REQUIREMENTS (SECTION 905.2.C.1.D)**

MINIMUM NUMBER OF TREE SPECIES REQUIRED:	8
NUMBER OF TREE SPECIES PROVIDED:	8
TOTAL PROPOSED SHRUBS / GROUND COVER:	5,401
PLANT SPECIES WITH HIGHEST AMOUNT OF USE:	TRACHELOSPERMUM ASIATICUM
PERCENTAGE OF SPECIES COVERAGE PROPOSED:	2,280 SF OF OVERALL 35,369 SF = (6.4%)

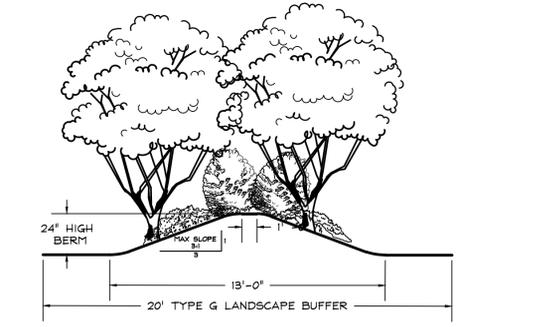
- NOTES:
- THE REQUIRED TREES FOR THIS SITE EXCEEDS 35, THEREFORE A MINIMUM OF 8 TREE SPECIES ARE REQUIRED.
  - NO ONE (1) PLANT SPECIES OF SHRUBS OR GROUND COVER PLANTS SHALL CONSTITUTE MORE THAN TWENTY-FIVE (25) PERCENT COVERAGE OF THE OVERALL LANDSCAPE AREA.

**TREE REPLACEMENT AND MITIGATION (SECTION 802.3.C.1.B)**

- TREE MITIGATION AND REPLACEMENT FOR THIS SITE IS PROVIDED BY A RATIO OF 45:3 REQUIRED INCHES PER ACRE BASED ON THE TOTAL INCHES REMOVED FOR THE ENTIRE 286.7 ACRE DRI. SEE TREE MITIGATION TABLE BELOW FOR ADDITIONAL CALCULATIONS.
- CREDIT AGAINST THE REQUIRED REPLACEMENT TREES WILL BE GIVEN FOR TREES PLANTED PURSUANT TO THE LANDSCAPING AND BUFFERING REQUIREMENTS. TREES LOCATED WITHIN ENVIRONMENTALLY SENSITIVE LANDS SHALL NOT BE CREDITED TOWARD THE TOTAL NUMBER OF REQUIRED TREES.

**TREE MITIGATION TABLE**

TOTAL INCHES OF REMOVAL (FOR 286.7 AC. DRI)	TOTAL INCHES OF REPLACEMENT REQUIRED (FOR 286.7 AC. DRI)	INCHES OF CHEDDARS OUTPARCEL REPLACEMENT REQUIRED (FOR 2.66 AC. SITE)	TREES PROVIDED (REFER TO PLANT SCHEDULE FOR FULL SPECIFICATIONS)					TOTAL INCHES PROVIDED		
			Shade / Understory		PALM					
			6"	5"	4"	3"	2"	PHOENIX (2" EACH)	CLUSTERS (3 PALMS EACH) = 2"	
Oaks = 10,271"	12,977 INCHES	121 INCHES	0	0	12	0	49	5	7	170 INCHES
Other = 8,118"										



**5** TYPE D LANDSCAPE BUFFER  
SECTION / PLAN

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

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3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
PHONE: 407-898-1511 FAX: 407-894-4791  
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

PROJECT	KHA PROJECT 149527005
DATE	MARCH 2015
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	CDC
DATE	5/21/2015

# LANDSCAPE CALCULATIONS

**Cheddars**

FLORIDA

PASCO COUNTY

**GENERAL LANDSCAPE SPECIFICATIONS AND NOTES**

**A. SCOPE OF WORK**

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTINGS AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

**B. PROTECTION OF EXISTING STRUCTURES**

- 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- 3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PASE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

**C. PROTECTION OF EXISTING PLANT MATERIALS**

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTINGS OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE OPERATION, MATERIAL STORAGE, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE, NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR. UP TO THREE HUNDRED (300) FEET CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

**D. MATERIALS**

**1. GENERAL**

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

**2. PLANT MATERIALS**

- a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASSES AND STANARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE, NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

**E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)**

- 1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

- 2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIORS TO PLANTING.

**F. WATER**

- 1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- 2. CONTRACTOR SHALL PROVIDE TREESATOR WATERING BASIS FOR ALL PALMS AND TREES THROUGHOUT THE WARRANTY PERIOD IF PERMANENT OR TEMPORARY IRRIGATION SYSTEM IS NOT AVAILABLE.

\* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

**6. FERTILIZER**

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

\* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

**H. MULCH**

- 1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S GROWN (BASE) MULCH SHALL BE ("FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

- 2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.
- 1. DIGGINGS AND HANDLINS

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 2. BALLED AND BURLAPPED (BAB) AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BOLLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- 4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
- 5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

**J. CONTAINER GROWN STOCK**

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- 4. RP6® "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.
- K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

**L. NATIVE STOCK**

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN NURSERY ROW AND NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

**M. MATERIALS LIST**

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY BY THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

**N. FINE GRADING**

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS, BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADINGS, IF APPLICABLE.

**O. PLANTING PROCEDURES**

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES NORMAN-LIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
- 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK FOR TWENTY (20) MINUTES, STIRRING IF NECESSARY. TO SET SOIL THOROUGHLY, PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

- 11. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOTT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
- 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- 16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

**F. LAWN SODDING**

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. NET PREPARED AREA THOROUGHLY.
- 4. SODDING
- 1. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- 2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- 6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RESODDING IF NECESSARY).
- b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- 6. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

**R. PLANT MATERIAL MAINTENANCE**

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

**5. FINAL INSPECTION AND ACCEPTANCE OF WORK**

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

**T. WARRANTY**

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

NO.	REVISIONS	DATE

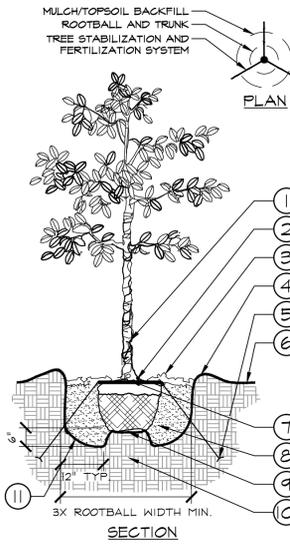
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 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
 PHONE: 407-898-1511 FAX: 407-894-4791  
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	CHRISTOPHER D. CHIAFFAGLIONE, P.L.A.
KHA PROJECT 149527005	DATE: MARCH 2015
SCALE: AS SHOWN	DESIGNED BY: KHA
DRAWN BY: KHA	CHECKED BY: CDC
FLORIDA LICENSE NUMBER: 6667207	DATE: 5/21/2015

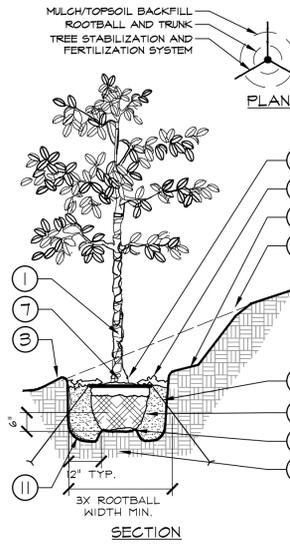
Cheddars LANDSCAPE NOTES

Plotted By: Cheddars, Chris - Sheet: Set: Cheddars - Cypress Creek - Layout: L5.0 - LANDSCAPE DETAILS - May 21, 2015 - 02:42:43pm - K:\SAR\_L\149527005 - cheddars.cypress.creek\CAD\plansheets\US\_PlanSheets\_049892004.dwg  
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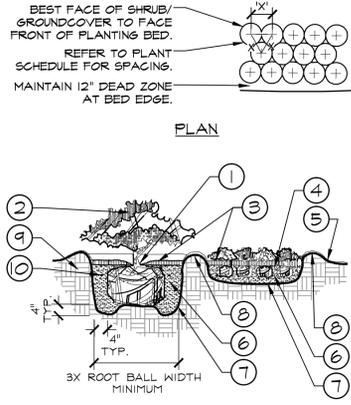
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
  - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
  - 3 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
  - 4 4" HIGH BERM, FIRMLY COMPACTED.
  - 5 TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE OF TOGGLE ANCHORS OR T-POSTS SHALL BE AN ACCEPTABLE ALTERNATE.
  - 6 FINISHED GRADE. (SEE GRADING PLAN)
  - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
  - 8 PREPARED PLANTING SOIL AS SPECIFIED.
  - 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH. UNDISTURBED NATIVE SOIL.
  - 10 UNDISTURBED NATIVE SOIL.
  - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
  - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
  - C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING  
L5.0 SECTION / PLAN NTS



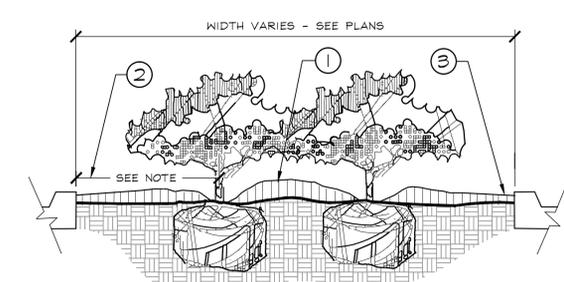
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
  - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
  - 3 3" MINIMUM MULCH AS SPECIFIED.
  - 4 4" HIGH BERM, FIRMLY COMPACTED.
  - 5 TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. USE OF TOGGLE ANCHORS OR T-POSTS SHALL BE AN ACCEPTABLE ALTERNATE.
  - 6 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
  - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
  - 8 PREPARED PLANTING SOIL AS SPECIFIED.
  - 9 ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH. UNDISTURBED NATIVE SOIL.
  - 10 UNDISTURBED NATIVE SOIL.
  - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
  - 12 CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
  - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
  - C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE  
L5.0 SECTION / PLAN NTS



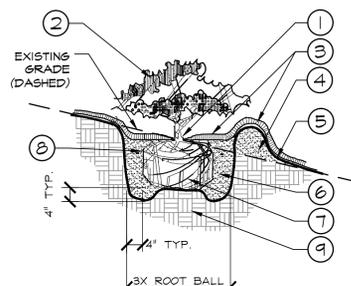
- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
  - 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
  - 3 3" MULCH LAYER AS SPECIFIED.
  - 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
  - 5 FINISHED GRADE (SEE GRADING PLAN).
  - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
  - 7 SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
  - 8 4" HIGH BERM FIRMLY COMPACTED.
  - 9 UNDISTURBED NATIVE SOIL.
  - 10 FERTILIZER TABLETS (MAX 3" DEEP)
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
  - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING  
L5.0 SECTION / PLAN NTS



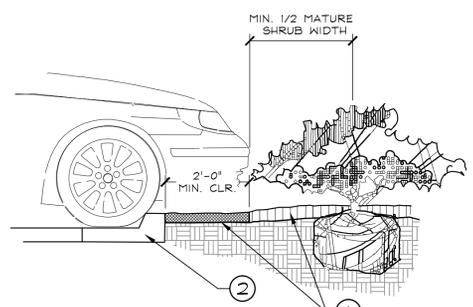
- 1 CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
  - 2 CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF SEE PLANS.
  - 3 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
- NOTES:
- A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
  - B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
  - C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 PLANTED PARKING LOT ISLANDS/MEDIANS  
L5.0 SECTION NTS



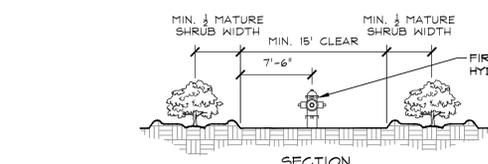
- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
  - 2 PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
  - 3 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
  - 4 SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT BERM TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
  - 5 FINISHED GRADE (SEE GRADING PLAN)
  - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
  - 7 SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
  - 8 FERTILIZER TABLETS (MAX 3" DEEP).
  - 9 UNDISTURBED NATIVE SOIL.
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
  - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE  
L5.0 SECTION NTS



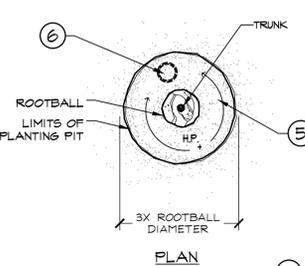
- 1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- 2 CURB / PARKING LOT EDGE.

6 PARKING SPACE/CURB PLANTING  
L5.0 SECTION NTS



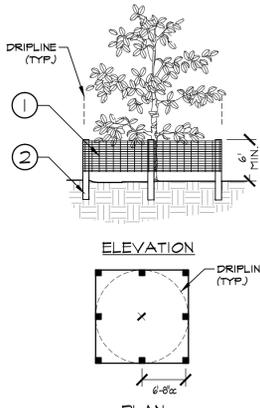
- 1 FIRE HYDRANT.
- 2 NO PLANT EXCEEDING 12' MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
- 3 FRONT OF HYDRANT (TOWARD CURB)

7 SHRUB PLANTING AT FIRE HYDRANT  
L5.0 SECTION / PLAN NTS

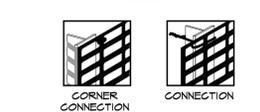


- 1 FINISH GRADE (SEE GRADING PLANS).
  - 2 BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
  - 3 FILTER CLOTH, MIRAFI 500X OR BETTER.
  - 4 SLOPE BOTTOM TO DRAIN.
  - 5 AUGURED HOLE 3/8" PENETRATE THROUGH OCCULDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
  - 6 BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCULDING LAYER TO ASSURE PROPER PERCOLATION.
  - 7 WATER TABLE. (DEPTH VARIES)
  - 8 UNDISTURBED NATIVE SOIL.
  - 9 SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.
- NOTES:
- A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.
  - B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.
  - C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

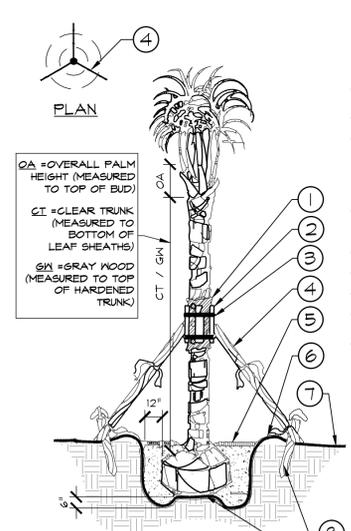
8 POOR DRAINAGE CONDITION  
L5.0 SECTION / PLAN NTS



- 1 6H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONVED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
  - 2 6" TALL METAL "T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND GROUND CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
  - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
  - C. SPACE POSTS EVERY 6' (MIN) TO 8' (MAX).
  - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONVED PLASTICS). WOOD STRIPS MAY BE ALSO USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

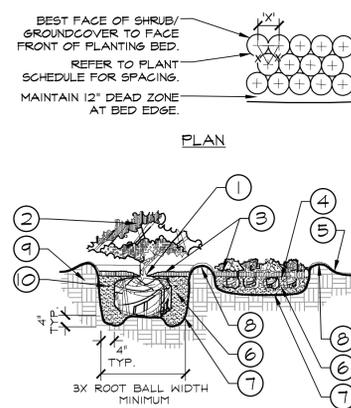


9 TREE PROTECTION FENCING  
L5.0 ELEVATION / PLAN NTS



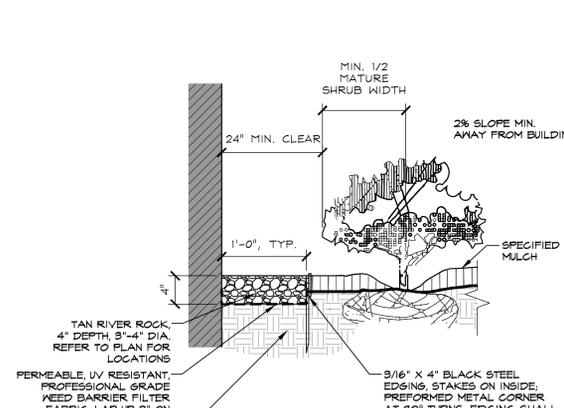
- 1 5 LAYERS OF BURLAP TO PROTECT TRUNK.
  - 2 FIVE 2" x 4" x 18" WOOD BATTENS.
  - 3 SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
  - 4 (3) 2"x4"x8' SUPPORTS, NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
  - 5 3" SPECIFIED MULCH
  - 6 BERM SOIL TO HOLD WATER.
  - 7 FINISH GRADE
  - 8 2"x4"x24" (MIN) FT. WOOD STAKES (TYP) NAIL TO SUPPORT POLES.
  - 9 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
  - B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.
  - C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.
  - D. ALL 2" x 4" STAKES AND SUPPORT POLES SHALL BE NO CLOSER THAN 2" FROM PAVED AREAS

10 PALM PLANTING  
L5.0 SECTION / PLAN NTS



- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
  - 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
  - 3 3" MULCH LAYER AS SPECIFIED.
  - 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
  - 5 FINISHED GRADE (SEE GRADING PLAN).
  - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
  - 7 SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
  - 8 4" HIGH BERM FIRMLY COMPACTED.
  - 9 UNDISTURBED NATIVE SOIL.
  - 10 FERTILIZER TABLETS (MAX 3" DEEP)
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
  - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
  - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

11 SHRUB/GROUNDCOVER PLANTING  
L5.0 SECTION / PLAN NTS



- 1 CLEAR ZONE: 24" MIN. FROM BUILDING TO EDGE OF MATURE SHRUB.

12 PLANTING ADJACENT TO BUILDING  
L5.0 SECTION NTS

**Kimley»Horn**

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3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
PHONE: 407-898-1511 FAX: 407-894-4791  
WWW.KIMLEY-HORN.COM CA 00000696

REVISIONS

No.	DATE

LICENSED PROFESSIONAL

KHA PROJECT 149527005

DATE MARCH 2015

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

CHECKED BY CDC

CHRISTOPHER D. CHIAFFALONE, P.L.A.

FLORIDA LICENSE NUMBER 6667207

5/21/2015

LANDSCAPE DETAILS

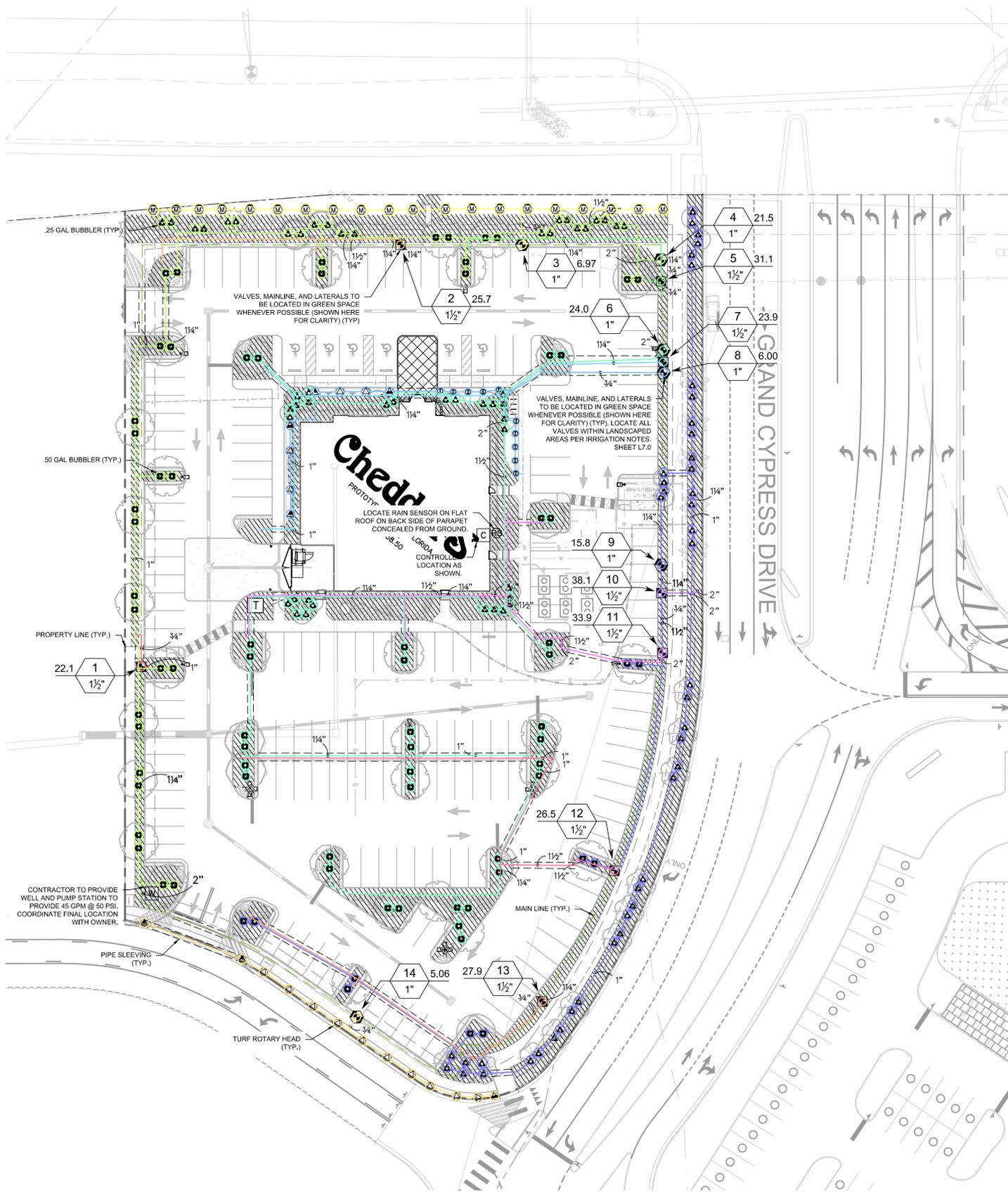
FLORIDA

PASCO COUNTY

SHEET NUMBER

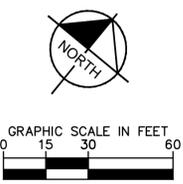
**L5.0**

Plotted By: Chris Sheehy, Set: Cheddar's Cypress Creek, Layout: L6.0 IRRIGATION PLAN, May 21, 2015 02:43:15pm, k:\SAR\_UR\148527005 - cheddar's cypress creek\CAD\plansheets\Irr\_Plan\Sheets - 048527004.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- IRRIGATION NOTES:**
- CONTRACTOR TO LOCATE IRRIGATION VALVES AND PIPES WITHIN LANDSCAPE AREAS. VALVES SHOWN IN R.O.W, SIDEWALK, OR PAVED AREAS ARE SHOWN FOR CLARITY.
  - WELL PUMP TO BE DESIGNED TO OPERATE TO THE FOLLOWING STATS: (1) 45 GPM AND (2) 50 P.S.I.

**CALL 2 WORKING DAYS BEFORE YOU DIG**  
**811**  
**IT'S THE LAW! DIAL 811**  
 Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.



**VALVE SCHEDULE**

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ P.O.C.	GPM	PRECIP
1	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	31.76	22.07	1.03 in/h	
2	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	32.75	25.66	1.03 in/h	
3	RAIN BIRD PESB	1"	TURF ROTARY	43.14	6.97	0.19 in/h	
4	RAIN BIRD PESB	1"	BUBBLER	28.78	21.50	12.20 in/h	
5	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	36.67	31.05	1.03 in/h	
6	RAIN BIRD PESB	1"	BUBBLER	29.55	24.00	11.86 in/h	
7	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	35.60	23.90	1.03 in/h	
8	RAIN BIRD PESB	1"	TURF ROTARY	44.99	6.00	0.63 in/h	
9	RAIN BIRD PESB	1"	BUBBLER	27.79	15.75	9.10 in/h	
10	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	40.48	38.14	1.03 in/h	
11	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	40.78	33.87	1.03 in/h	
12	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	35.86	26.50	1.03 in/h	
13	RAIN BIRD XCZ-150-PRB-COM	1-1/2"	AREA FOR DRIFLINE	34.72	27.94	1.03 in/h	
14	RAIN BIRD PESB	1"	TURF ROTARY	43.27	5.06	0.56 in/h	

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M-MARROON ADJ ARC 90 TO 210, L-LIGHT BLUE 210 TO 270 ARC, O-OLIVE 360 ARC.	20	40
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. ADJ-ORANGE AND GRAY (ARC 90-210), 360-LIME GREEN AND GRAY (ARC 360)	10	40
	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. LST-IVORY LEFT STRIP, SST-BROWN SIDE STRIP, RST-COPPER RIGHT STRIP.	21	40
	RAIN BIRD 1800-1400 FLOOD FLOOD BUBBLER ON FIXED RISER	170	20
	RAIN BIRD XCZ-150-PRB-COM HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2" PESB VALVE WITH TWO 1" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS. FLOW RANGE: 15-40GPM.	8	
	RAIN BIRD MDCFCAP DRIFLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	14	
	RAIN BIRD ARV050 1/2" AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS, WITH A 3/8" DRIP VALVE BOX (SEE 7X3 EMITTER BOX). USE WITH INSTALLATION BELOW SOIL. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE.	14	
	AREA TO RECEIVE DRIFLINE RAIN BIRD XFD-09-12 (18) XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIFLINE. 0.9GPM EMITTERS AT 12.0" O.C. DRIFLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT.	21,414 S.F.	
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	6	
	RAIN BIRD ESP4ME WITH (1) ESP-SM3 (2) ESP-SM6 19 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL APPLICATIONS.	1	
	RAIN BIRD RSD-CEX RAIN SENSING DEVICE, CONDUIT MOUNT, WITH THREADED ADAPTER, EXTENSION WIRE.	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	5,069 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.	1,239 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING FOR CONSTRUCTION.	680.1 L.F.	

**CRITICAL ANALYSIS**

Generated: 2015-04-08 12:58  
 P.O.C. NUMBER: 01  
 Water Source Information:  
 FLOW AVAILABLE  
 Custom Max Flow: 45.00 gpm  
 Flow Available: 45.00 gpm  
 PRESSURE AVAILABLE  
 Static Pressure at P.O.C.: 50.00 psi  
 Pressure Available: 50.00 psi  
 DESIGN ANALYSIS  
 Maximum Station Flow: 38.14 gpm  
 Flow Available at P.O.C.: 45.00 gpm  
 Residual Flow Available: 6.86 gpm  
 Critical Station: 10  
 Design Pressure: 20.00 psi  
 Elevation Loss: 1.30 psi  
 Friction Loss: 0.18 psi  
 Fittings Loss: 0.02 psi  
 Loss through Valve: 18.99 psi  
 Pressure Req. at Critical Station: 49.49 psi  
 Loss for Fittings: 0.65 psi  
 Loss for Main Line: 6.50 psi  
 Loss for P.O.C. to Valve Elevation: 1.30 psi  
 Loss for Backflow: 0.00 psi  
 Critical Station Pressure at P.O.C.: 48.93 psi  
 Pressure Available: 50.00 psi  
 Residual Pressure Available: 1.07 psi

No.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803  
 PHONE: 407-898-1511 FAX: 407-894-4791  
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
 CHRISTOPHER D. CIAMFALONE, P.L.A.  
 FLORIDA LICENSE NUMBER 6667207  
 KHA PROJECT 149527005  
 DATE MARCH 2015  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY KHA  
 CHECKED BY CDC  
 DATE: 5/21/2015

**IRRIGATION PLAN**

**Cheddar's**  
 PASCAGO COUNTY FLORIDA

SHEET NUMBER  
**L6.0**

