

16509 FISHHAWK BOULEVARD
LITHIA, FLORIDA

JURISDICTION: HILLSBOROUGH COUNTY

PARCEL ID: U-21-30-21-98G-000000-00003.0, FOLIO: 88080.0206

PD NUMBER: 22-1266

UES
9802 PALM RIVER ROAD
TAMPA, FLORIDA 33619
PHONE: 813-740-8506
EMAIL: LYOUNG@TEAMUES.COM
CONTACT: LOUISE YOUNG

LOT 3, FISHPAWK RANCH COMMERCIAL TRACT 11 PLATTED SUBDIVISION - NO IMPROVEMENTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 111, PAGES 129 THROUGH 133, INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF UNIFIED CONTROL, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 14272, PAGE 859; AS AMENDED BY AMENDMENT TO SAID DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 14934, PAGE 1565, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF UNIFIED CONTROL, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 14272, PAGE 918; AS AMENDED BY AMENDMENT TO SAID DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 14934, PAGE 1574; SECOND AMENDMENT TO SAID DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 16653, PAGE 708, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

TOGETHER WITH: NON-EXCLUSIVE EASEMENT(S) AS SET FORTH AND CREATED BY THAT CERTAIN PLAT OF FISHPAWK RANCH COMMERCIAL TRACT 11 PLATTED SUBDIVISION - NO IMPROVEMENTS RECORDED IN PLAT BOOK 111, PAGES 129 THROUGH 133, INCLUSIVE. PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN.

PROJECT NO.: 2024.195

1201 E. ROBINSON STREET
CA 29354
PH: (407) 271-8910
ORLANDO FL 32801

TREE CHART		
Tree ID#	DBH Size	Tree Type
1	9"	PALM
2	9"	PALM
3	9"	PALM
4	8"	PALM
5	9"	PALM
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36	10"	PALM
37	8"	MAPLE

FISHHAWK BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)
(56 ± PAVEMENT WIDTH)

SITE BENCHMARK #2
NAIL & DISK
ELEVATION = 84.81

L=150.59'
R=1451.11'
Δ=5°56'45"
CHORD:
524°55'48"W
150.53'

CONTRACTOR SHALL PLACE
FILTER FABRIC UNDER GRATE OF
EXISTING INLET. TO BE REMOVED
AFTER CONSTRUCTION

1
C5

USE: RESTAURANT
ZONING: PD
FLU: RP-2

INSTALL STAKED EROSION CONTROL SILT FENCE
PRIOR TO DEMOLITION AND CONSTRUCTION. TO BE
REMOVED UPON COMPLETION OF CONSTRUCTION.

1
C5

REMOVE EXISTING CANOPY

L=173.53'
R=1574.08'
Δ=6°18'59"
CHORD:
524°57'05"W
173.44'

REMOVE EXISTING ASPHALT
PAVEMENT TO THE LIMITS SHOWN

REMOVE EXISTING CONCRETE
CURB TO THE LIMITS SHOWN

REMOVE EXISTING TREE

REMOVE EXISTING CONCRETE
CURB TO THE LIMITS SHOWN

REMOVE EXISTING LIGHT POLE
AND ASSOCIATED UNDERGROUND
ELECTRIC CABLE

CONTRACTOR SHALL PLACE
FILTER FABRIC UNDER GRATE OF
EXISTING INLET. TO BE REMOVED
AFTER CONSTRUCTION

1
C5

REMOVE EXISTING CONCRETE
CURB TO THE LIMITS SHOWN

3

USE: RESTAURANT
ZONING: PD
FLU: RP-2

L=247.69'
R=1661.14'
Δ=8°32'35"
CHORD:
532°10'29"W
247.46'

REMOVE EXISTING WATER METER AND
PORTION OF WATER MAIN TO THE
LIMITS SHOWN

REMOVE EXISTING LIGHT POLE, ELECTRIC BOX AND
ASSOCIATED UNDERGROUND ELECTRIC CABLE

REMOVE EXISTING CONCRETE
CURB TO THE LIMITS SHOWN

REMOVE EXISTING ASPHALT
PAVEMENT TO THE LIMITS SHOWN

USE: AUTOMOTIVE
ZONING: PD
FLU: RP-2

CONTRACTOR SHALL PLACE
FILTER FABRIC UNDER GRATE OF
EXISTING INLET. TO BE REMOVED
AFTER CONSTRUCTION

1
C5

L=63.94'
R=40.00'
Δ=91°35'26"
CHORD:
582°14'29"W
57.35'

REMOVE EXISTING CONCRETE
CURB TO THE LIMITS SHOWN

EXISTING UNDERGROUND
ELECTRIC LINE TO BE
ABANDONED IN PLACE

EXISTING TRANSFORMER
TO REMAIN

REMOVE EXISTING ASPHALT
PAVEMENT TO THE LIMITS SHOWN

REMOVE EXISTING LIGHT POLE

REMOVE EXISTING CONCRETE
PAD AND WALL FOR BUILDING
EXTENSION

REMOVE PORTION OF EXISTING
UNDERGROUND ELECTRIC LINE
TO THE LIMITS SHOWN

USE: RESTAURANT
ZONING: PD
FLU: RP-2

1
C5
INSTALL STAKED EROSION CONTROL
SILT FENCE PRIOR TO DEMOLITION
AND CONSTRUCTION. TO BE REMOVED
UPON COMPLETION OF CONSTRUCTION.

3

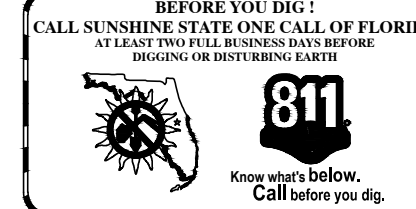
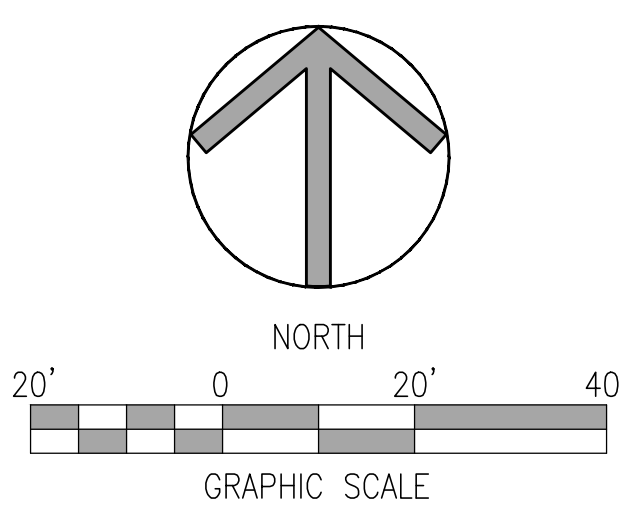
LEGEND

TREE BARRICADE DETAIL

2
C5

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT
SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR
TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION
MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN
THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS
OTHERWISE APPROVED BY THE COUNTY.

ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE
PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN
ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS
INSTITUTE (ANSI) A-300 PRUNING STANDARDS.



GC NOTE:
A COPY OF SHEET C0 SHALL BE PROVIDED TO ALL BIDDERS
AND SUB-CONTRACTORS

CONTRACTOR'S NOTE:
CONTRACTOR SHALL PROVIDE A COMPREHENSIVE AS-BUILT
SURVEY FOR THE PROJECT AS REQUIRED BY THE GOVERNING
AGENCY. CONTACT THE ENGINEER OF RECORD FOR THE
REQUIREMENTS OF THE AS-BUILT SURVEY.



REVISION	DATE	HILLSBOROUGH COUNTY COMMENTS
1	09-03-25	

This item has been digitally
signed and sealed by ROBERT
ZIEGENFUSS on the date
adjacent to the seal.

Printed copies of this document
are not considered signed and
sealed and the signature must
be verified on any electronic
copies.

CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHIA, FLORIDA 33547

DATE: 04/25/25
DRAWN: LF
CHECKED: RZ

C1
DEMOLITION AND
EROSION CONTROL PLAN
PROJECT NO.: 2024.195

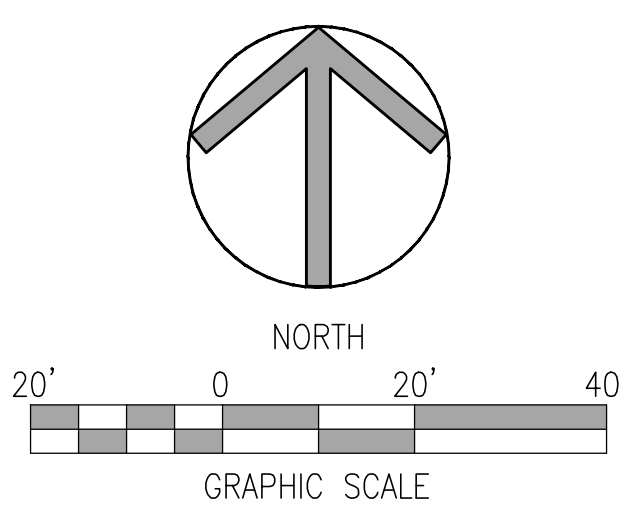
ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

TREE CHART		
Tree ID#	DBH Size	Tree Type
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37	8"	MAPLE

FISHHAWK BOULEVARD
(RIGHT-OF-WAY WIDTH VARIES)
(56 ± PAVEMENT WIDTH)

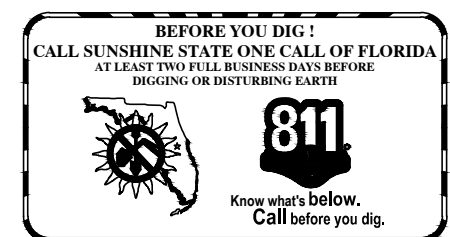
OWNER: FISHHAWK TRACT 11 OWNERS ASSOCIATION INC
PARCEL: U-21-30-21-98G-000000-A0000.0
(ORB 18739, PG 0209)

CHIPOTLE
4,138 SF
F.F.E. = 86.68



PLAN NOTES

- 1 ACCESSIBLE PARKING, STRIPING, & ACCESS AISLE
- 2 MONUMENT SIGN (REFER TO SIGNAGE PLANS)
- 3 PAVEMENT MARKING
- 4 4" WHITE STRIPING PAINT
- 5 24" WHITE STOP BAR
- 6 CROSSWALK STRIPING
- 7 CONCRETE PAVEMENT
- 8 ASPHALT PAVEMENT
- 9 6" CONCRETE CURB
- 10 MONOLITHIC CURB AND SIDEWALK
- 11 CONCRETE WALK W/ EXPANSION JOINTS
- 12 SIDEWALK END RAMP
- 13 SIDEWALK RAMP
- 14 DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
- 15 WHEEL STOP (41 PLACES)
- 16 BOLLARD
- 17 "STOP" SIGN
- 18 "DO NOT ENTER" SIGN
- 19 "ANNOUNCE" SIGN BY TENANT VENDOR WITH 1" CONDUIT TO BE PROVIDED BY LANDLORD PER THESE PLANS
- 20 PAINTED METAL RAILING PER CMG PROTOTYPE STANDARDS
- 21 CLEARANCE BAR BY TENANT VENDOR WITH 1" CONDUIT TO BE PROVIDED BY LANDLORD PER THESE PLANS
- 22 SITE LIGHTING (REFER TO PHOTOMETRIC PLAN)
- 23 DOWNSPOUT DRAIN LOCATION
- 24 "MOBILE PICK-UP ONLY" PARKING SIGN
- 25 "DRIVE-THROUGH ONLY" PARKING SIGN
- 26 ADA DETECTABLE WARNING (TYP.)



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SURVEY FOR THE PROJECT AS REQUIRED BY THE GOVERNING
AGENCY. CONTACT THE ENGINEER OF RECORD FOR THE
REQUIREMENTS OF THE AS-BUILT SURVEY.



REVISION	DATE	COMMENTS
1	08-11-25	HILLSBOROUGH COUNTY COMMENTS
2	09-03-25	HILLSBOROUGH COUNTY COMMENTS

ROBERT ZIEGENFUSS, P.E., LEED AP FL REG. # 56752

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CHIPOTLE
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LITHIA, FLORIDA 33547

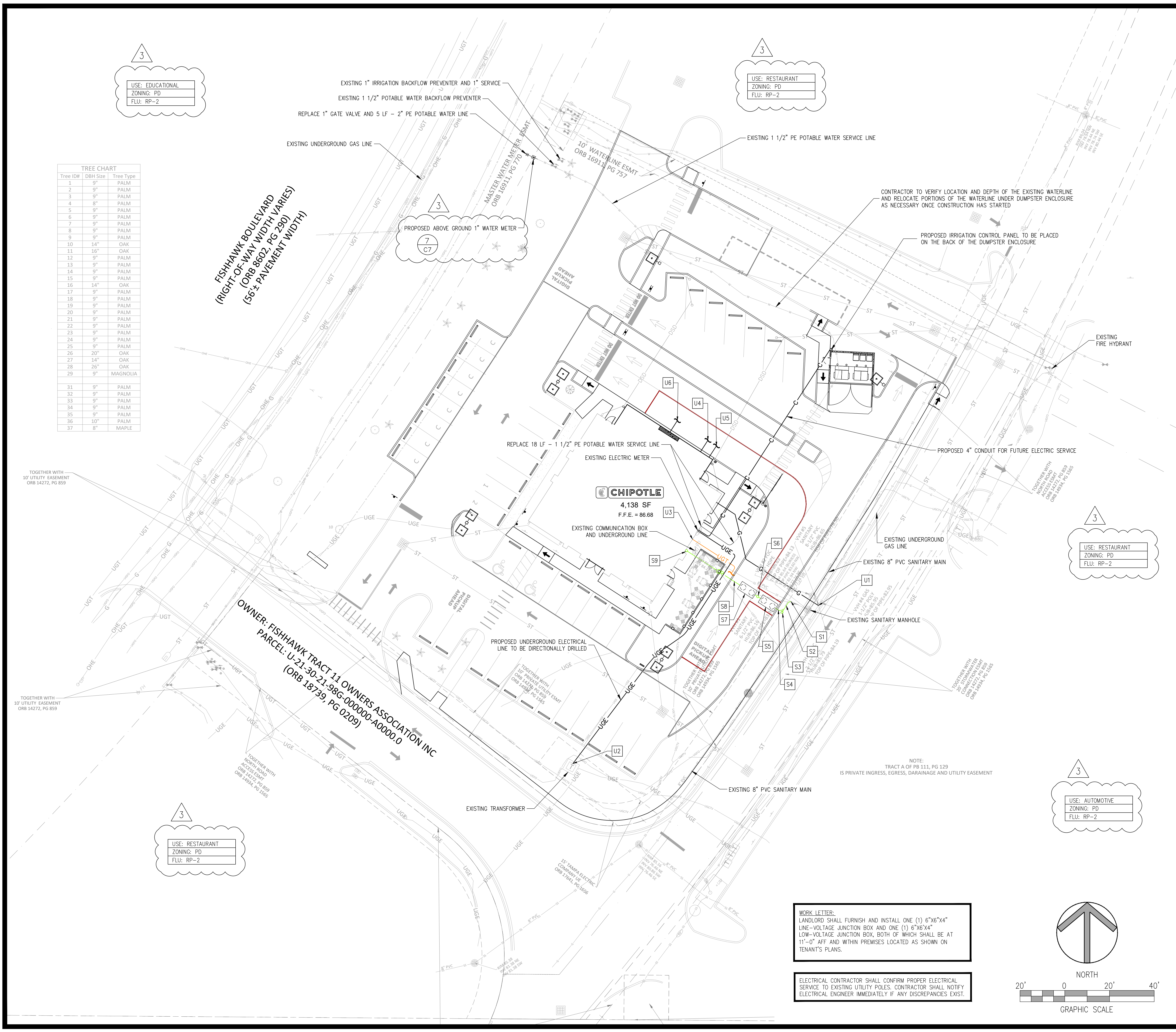
DATE: 04/25/25
DRAWN: LF
CHECKED: RZ

C2
SITE DIMENSION PLAN

PROJECT NO.: 2024.195

CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

TREE CHART		
Tree ID#	DBH Size	Tree Type
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32	9"	PALM
33	9"	PALM
34	9"	PALM
35	9"	PALM
36	10"	PALM
37	8"	MAPLE



UTILITY NOTES

CONTRACTOR SHALL LAY PIPING BEGINNING AT THE LOW POINT OF THE SYSTEM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF EXISTING SANITARY SEWER MAIN AND GREASE TRAPS AND NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

SANITARY SEWER NOTES:

- S1 CONTRACTOR SHALL CONNECT INTO THE EXISTING 6" PVC SANITARY PIPE USING A WYE @ INV. ELEV. = 83.10
- S2 6 LF - 4" PVC SDR26 @ 1.0% SLOPE
- S3 CLEANOUT @ INV. ELEV. = 83.16
- S4 4 LF - 4" PVC SDR26 @ 1.0% SLOPE
- S5 750 GAL. GREASE TRAP RIM. ELEV. = 85.17 INV. ELEV. = 83.45 (NW) INV. ELEV. = 83.20 (SE)
- S6 CLEANOUT @ INV. ELEV. = 83.46
- S7 750 GAL. GREASE TRAP RIM. ELEV. = 85.25 INV. ELEV. = 83.72 (NW) INV. ELEV. = 83.47 (SE)
- S8 29 LF - 4" PVC SDR26 @ 1.0% SLOPE
- S9 CONTRACTOR SHALL CONNECT TO STUB-OUT FROM BUILDING @ INV. ELEV. = 84.01 USING A CLEANOUT

UTILITY NOTES:

- U1 LANDLORD SHALL FURNISH AND INSTALL A MINIMUM OF 1600 MBH NATURAL GAS SERVICE WITH A DELIVERY PRESSURE OF 7" WATER COLUMN ROUTED TO A LOCATION WITHIN THE LEASED PREMISES AS DETERMINED BY TENANT IN ACCORDANCE WITH TENANT'S PLANS FOR THE PREMISES. LANDLORD TO PROVIDE PROOF OF DELIVERY PRESSURE GAUGE AT POSSESSION AND REGULATE PRESSURE IF REQUIRED. GAS PIPING SHALL BE APPROPRIATELY SIZED FROM LANDLORD METER LOCATION TO A POINT OF DELIVERY WITHIN THE TENANT'S PREMISES IN ACCORDANCE WITH TENANT'S PLANS FOR THE PREMISES. ALL RELATED NATURAL GAS UTILITY COMPANY CHARGES SHALL BE PAID BY LANDLORD.
- U2 CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR EXACT NUMBER, SIZE AND DEPTH OF CONDUIT FOR UNDERGROUND ELECTRICAL SERVICE.
- U3 CONTRACTOR SHALL COORDINATE WITH TELEPHONE COMPANY FOR EXACT NUMBER, SIZE AND DEPTH OF CONDUIT FOR UNDERGROUND TELEPHONE SERVICE.
- U4 (1) 2" CONDUIT WITH PULL STRING FROM THE LINE VOLTAGE IN-GRADE JUNCTION BOX TO A LINE-VOLTAGE JUNCTION BOX AT 11'-0" AFF (TO BE MINIMUM 6"x6"x4") WITHIN THE TENANT'S DEMISED PREMISES AND LOCATED AS SHOWN ON TENANT'S PLANS.
- U5 (1) 2" CONDUIT FROM THE LOW-VOLTAGE IN-GRADE JUNCTION BOX (NOTED IN ITEM U4 ABOVE) TO A SURFACE-MOUNTED LINE-VOLTAGE JUNCTION BOX AT 9'-0" AFF (TO BE MINIMUM 8"x8"x4") WITHIN THE TENANT'S DEMISED REMISES AND LOCATED AS SHOWN ON TENANT'S PLANS.
- U6 PROVIDE (2) 1" CONDUITS FOR VEHICLE DETECTOR LOOP 6"x4"



REVISION	DATE	CLIENT REVISION
A	08-26-25	
A	08-11-25	HILLSBOROUGH COUNTY COMMENTS
A	09-03-25	

ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752

This item has been digitally signed and sealed by ROBERT ZIEGENFUSS on the date adjacent to the seal.

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CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHIA, FLORIDA 33547

DATE: 04/25/25
DRAWN: LF
CHECKED: RZ

C3
UTILITY PLAN

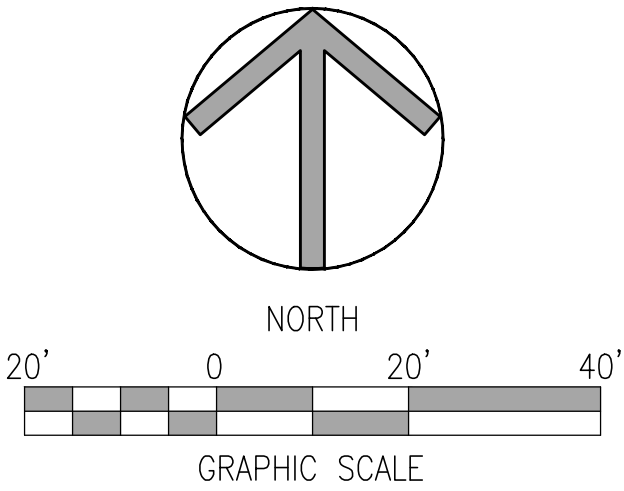
PROJECT NO.: 2024.195

PH: (407) 271-8910

1201 E. ROBINSON STREET
ORLANDO, FL 32801

WORK LETTER:
LANDLORD SHALL FURNISH AND INSTALL ONE (1) 6"x6"x4" LINE-VOLTAGE JUNCTION BOX AND ONE (1) 6"x6"x4" LOW-VOLTAGE JUNCTION BOX, BOTH OF WHICH SHALL BE AT 11'-0" AFF AND WITHIN PREMISES LOCATED AS SHOWN ON TENANT'S PLANS.

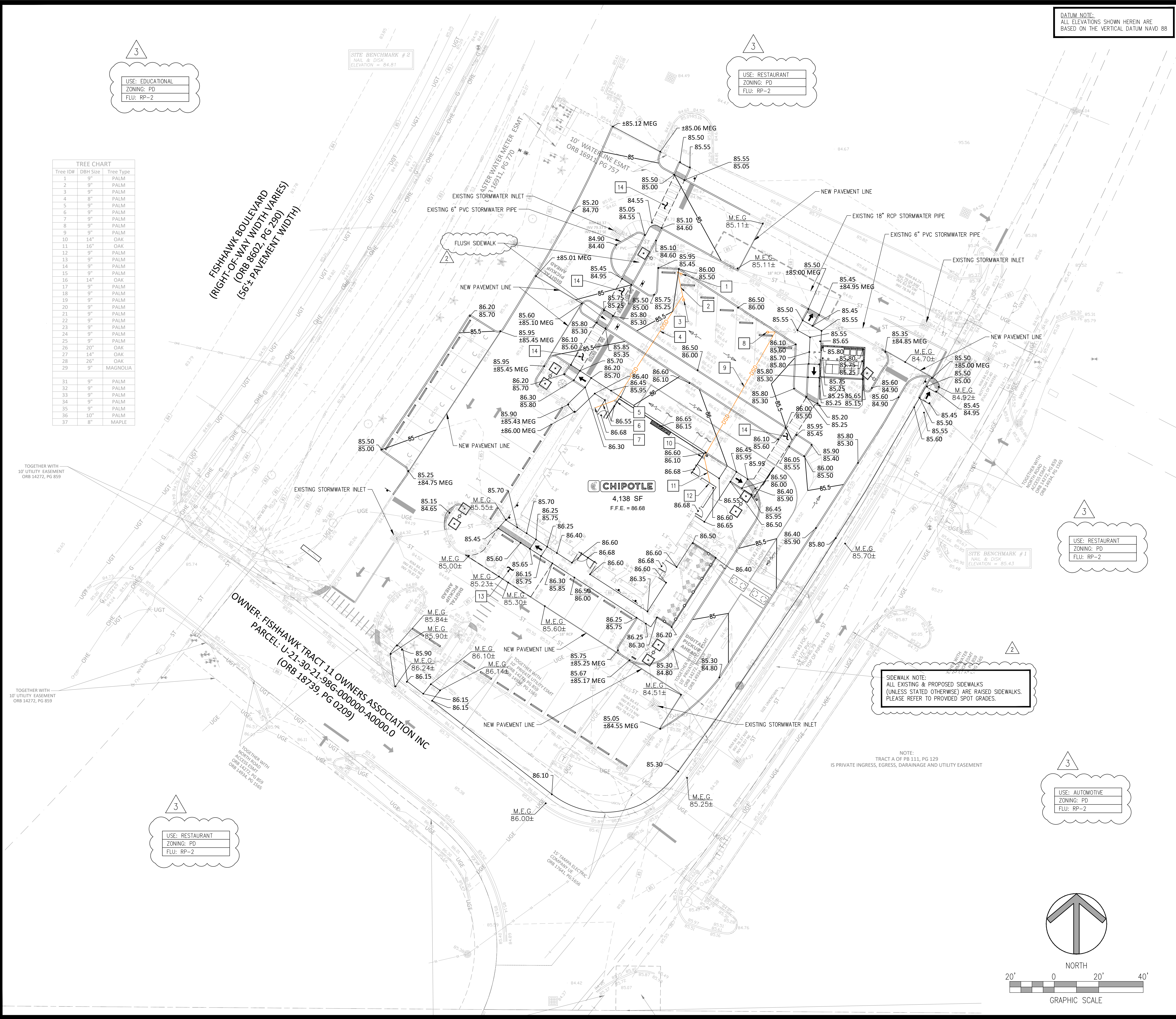
ELECTRICAL CONTRACTOR SHALL CONFIRM PROPER ELECTRICAL SERVICE TO EXISTING UTILITY POLES. CONTRACTOR SHALL NOTIFY ELECTRICAL ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.



GC NOTE:
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CONTRACTOR'S NOTE:
CONTRACTOR SHALL PROVIDE A COMPREHENSIVE AS-BUILT SURVEY FOR THE PROJECT AS REQUIRED BY THE GOVERNING AGENCY. CONTACT THE ENGINEER OF RECORD FOR THE REQUIREMENTS OF THE AS-BUILT SURVEY.

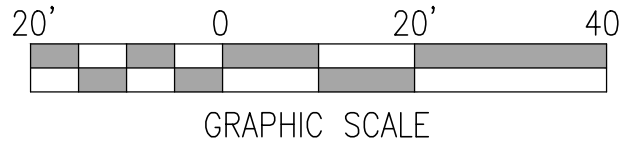
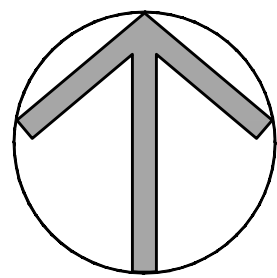
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35	9"	PALM
36	10"	PALM
37	8"	MAPLE



DATUM NOTE:
ALL ELEVATIONS SHOWN HEREIN ARE
BASED ON THE VERTICAL DATUM NAVD 88

USE: RESTAURANT
ZONING: PD
FLU: RP-2

USE: AUTOMOTIVE
ZONING: PD
FLU: RP-2



DRAINAGE NOTES

PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY LOCATION AND INVERT OF EXISTING STORMWATER MANHOLE AND NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST

DOWNSPOUT DRAIN NOTES

- CONNECT TO EXISTING 6" PVC STORMWATER PIPE USING A 6" CLEANOUT
- 13 LF - 6" PVC @ MINIMUM 1.0% SLOPE
- 6" CLEANOUT
- 56 LF - 6" PVC @ MINIMUM 1.0% SLOPE
- CONNECT TO DOWNSPOUT STUB-OUT FROM BUILDING
- 10 LF - 4" PVC @ MINIMUM 1.0% SLOPE
- CONNECT TO DOWNSPOUT STUB-OUT FROM BUILDING
- CONNECT TO EXISTING 6" PVC STORMWATER PIPE USING A 6" CLEANOUT
- 65 LF - 6" PVC @ MINIMUM 1.0% SLOPE
- CONNECT TO DOWNSPOUT STUB-OUT FROM BUILDING
- 11 LF - 4" PVC @ MINIMUM 1.0% SLOPE
- CONNECT TO DOWNSPOUT STUB-OUT FROM BUILDING
- ADA ACCESSIBLE AREA, NOT TO EXCEED 2.0% SLOPE IN ANY DIRECTION.
- ADA ACCESSIBLE ROUTE, NOT TO EXCEED 2.0% GROSS SLOPE AND/OR 5.0% RUNNING SLOPE.

(TYP.)

ZDEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

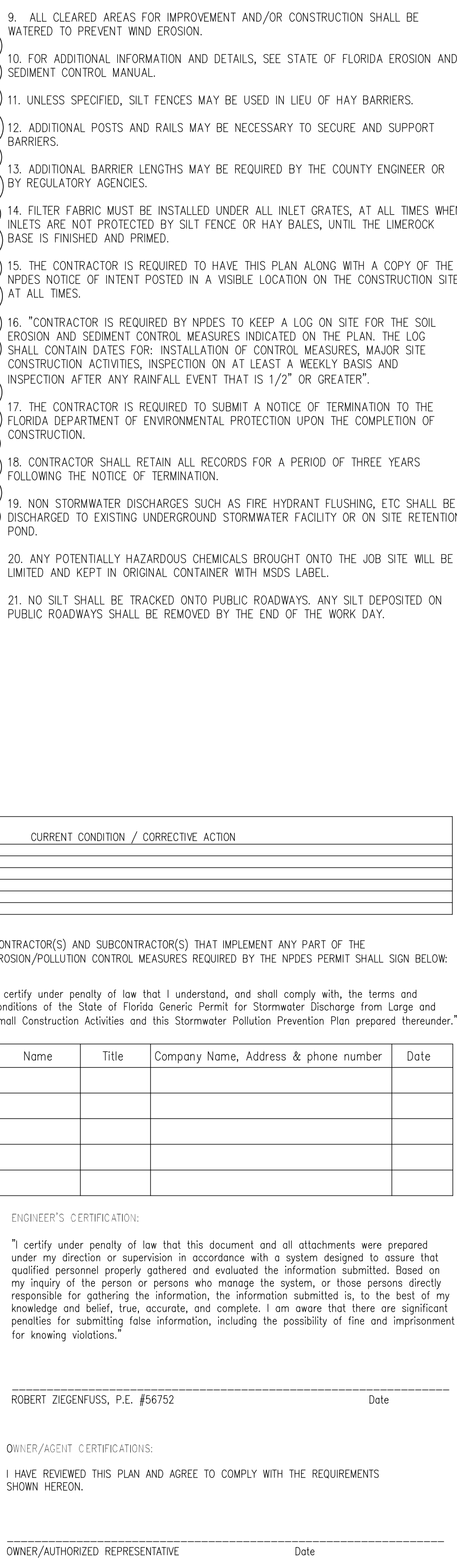
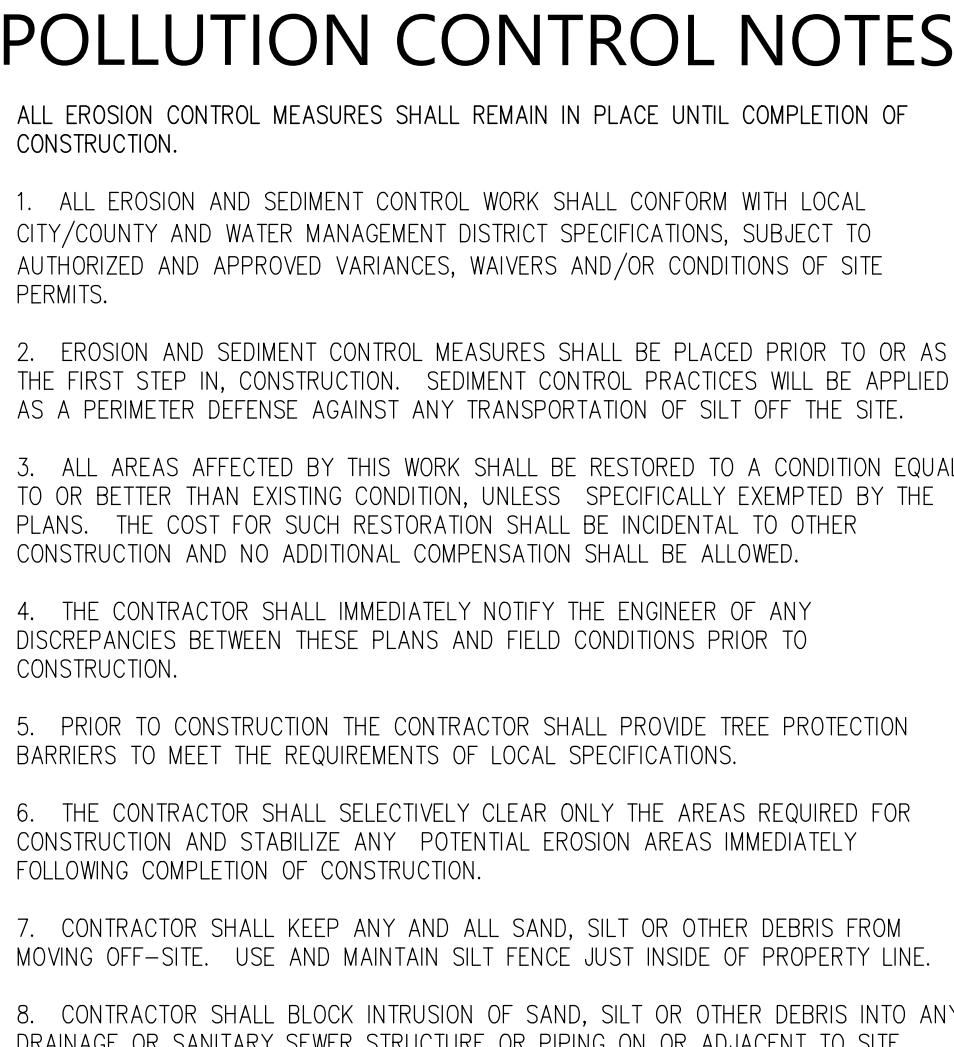
REVISION	DATE	COMMENTS
A	08-11-25	HILLSBOROUGH COUNTY COMMENTS
A	09-03-25	HILLSBOROUGH COUNTY COMMENTS

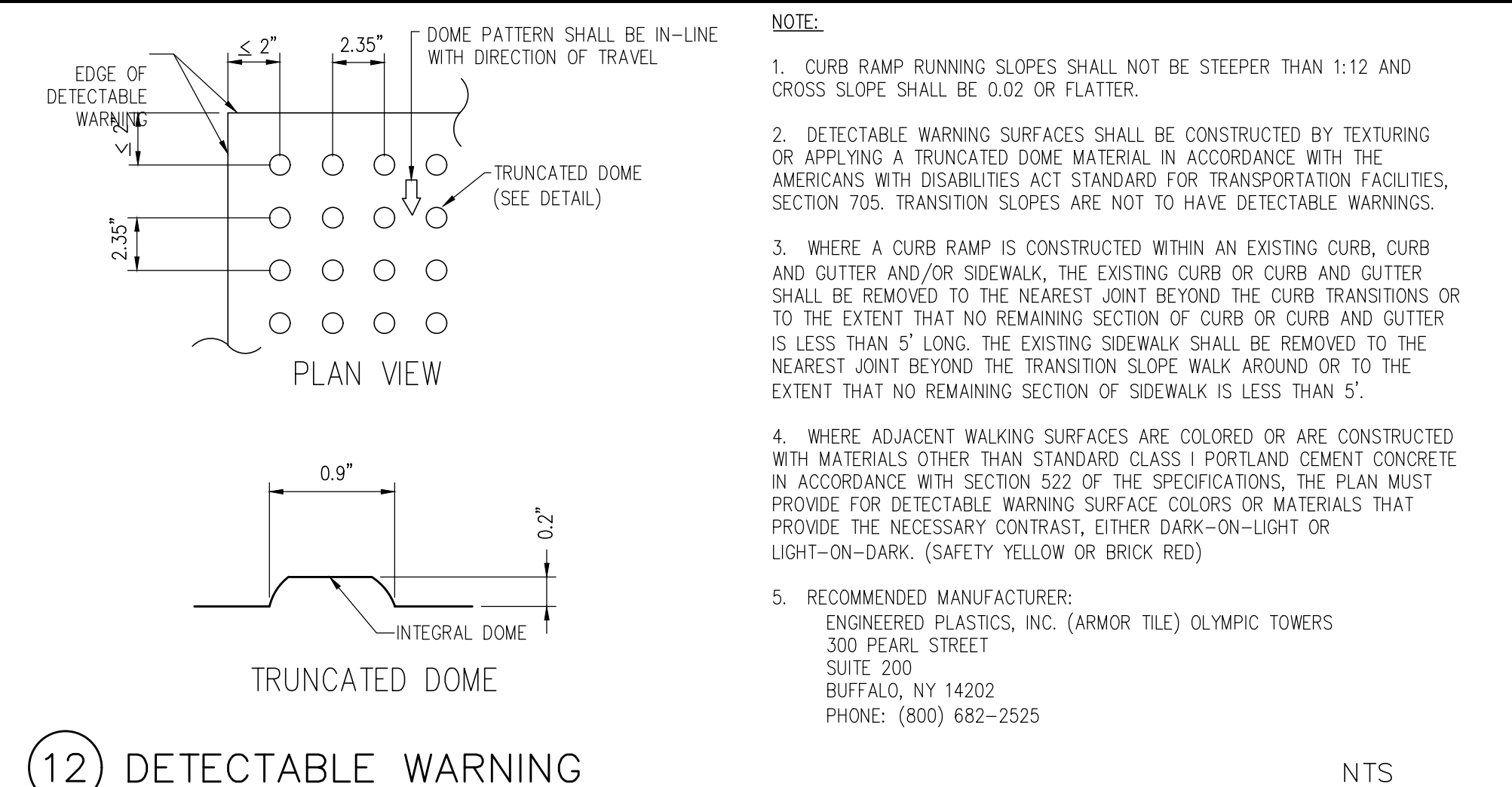
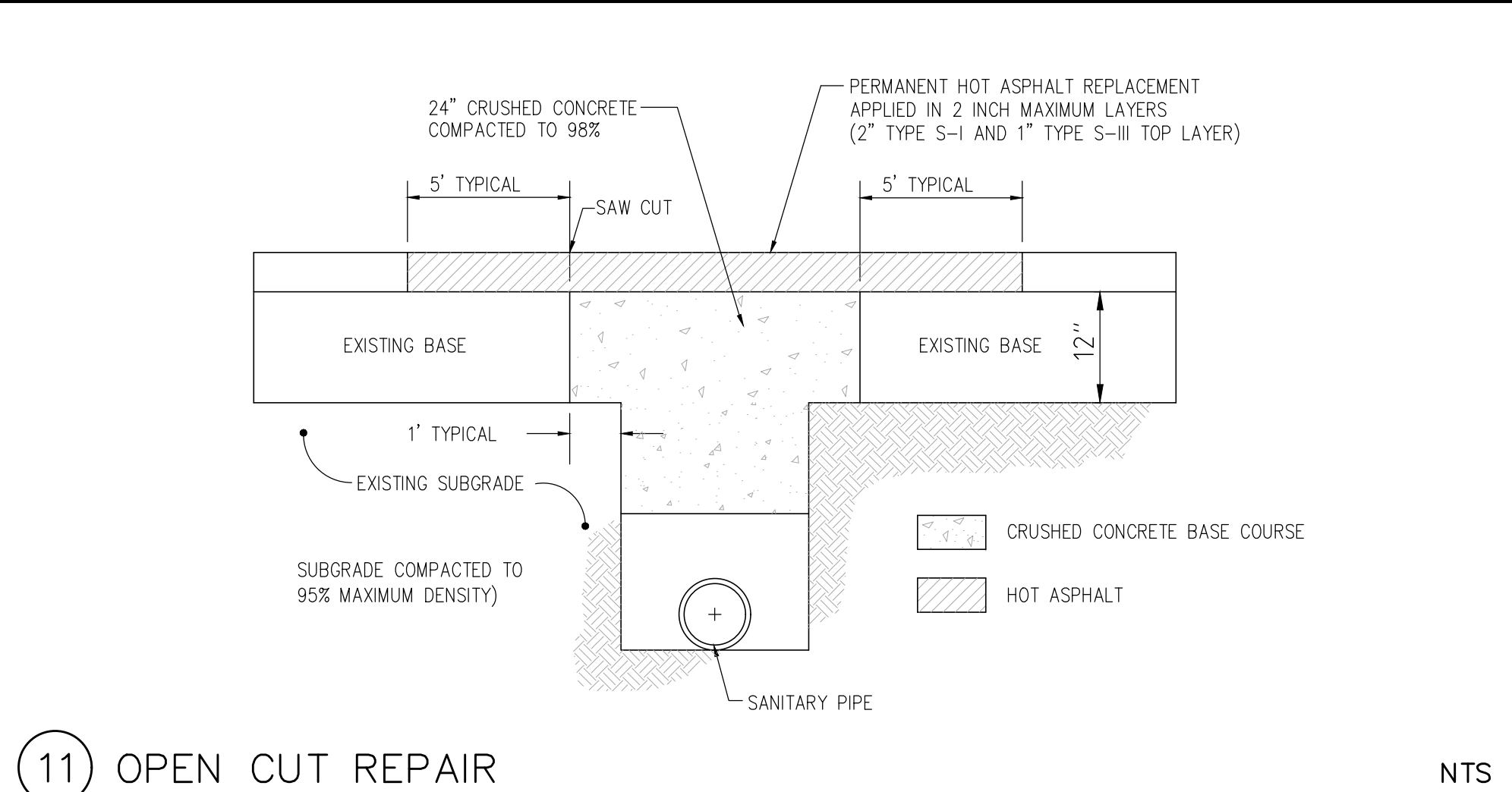
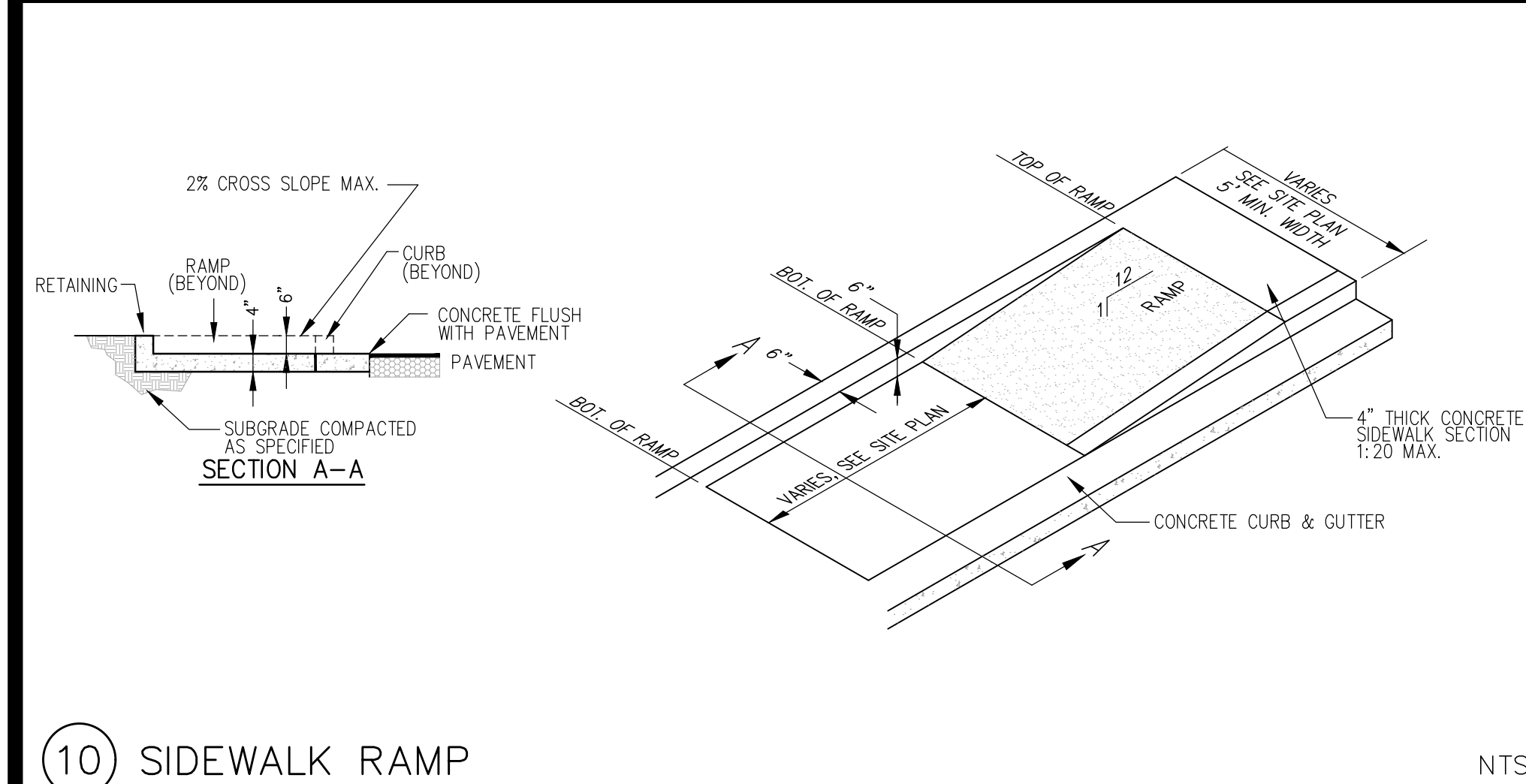
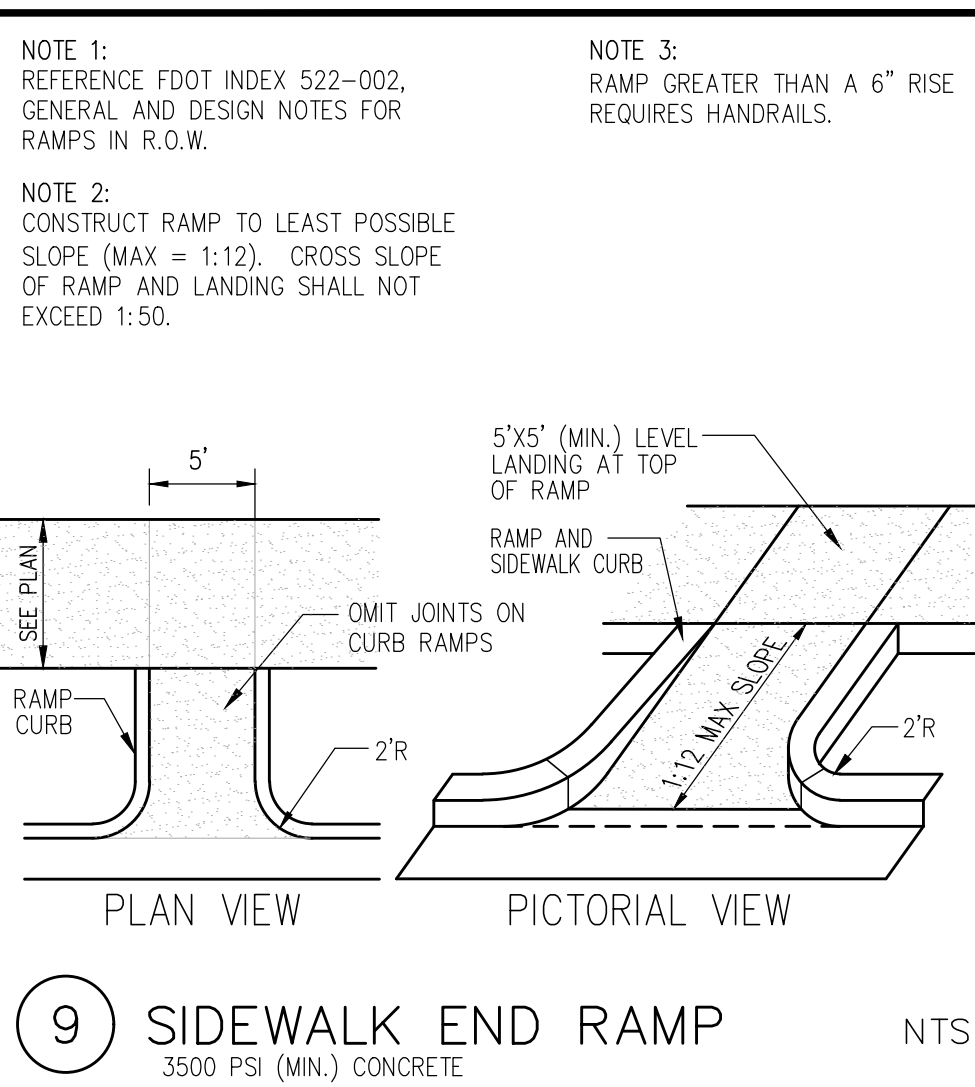
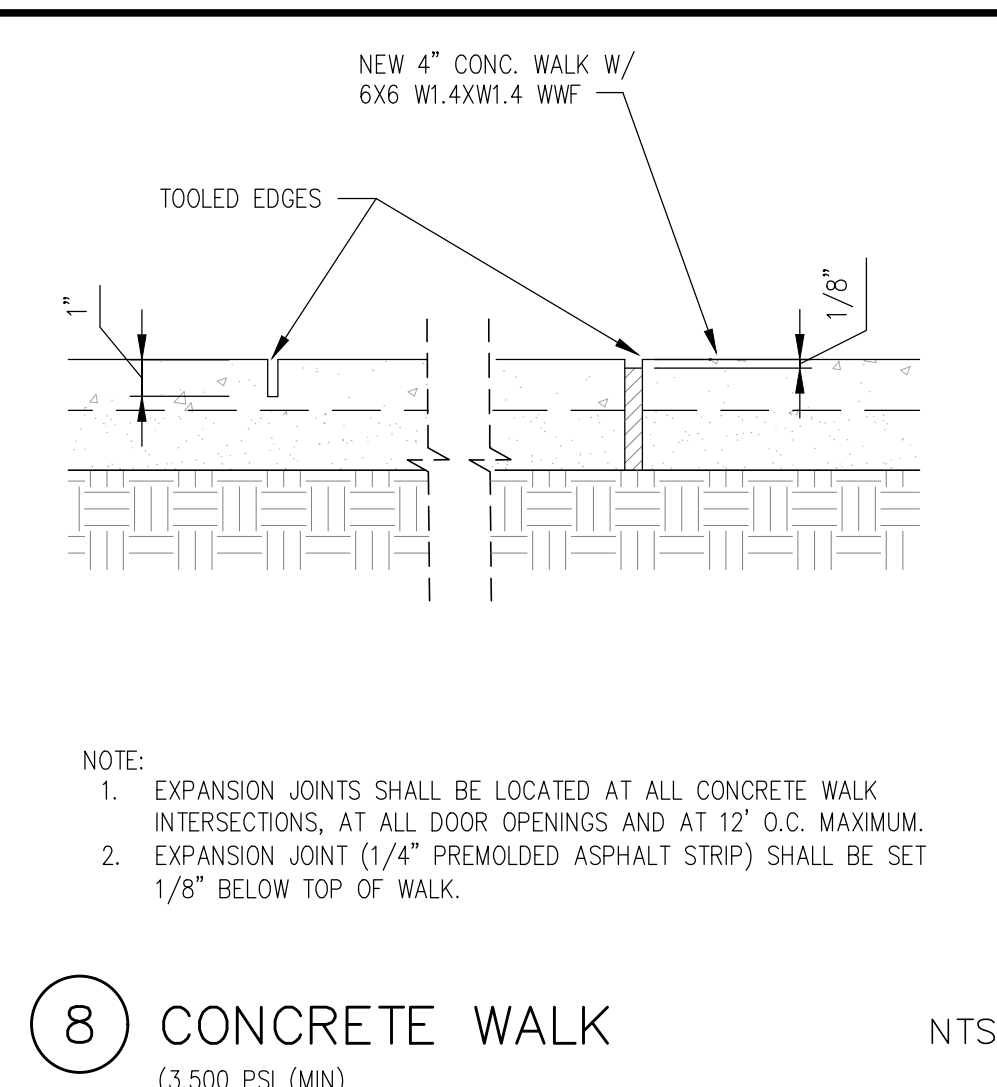
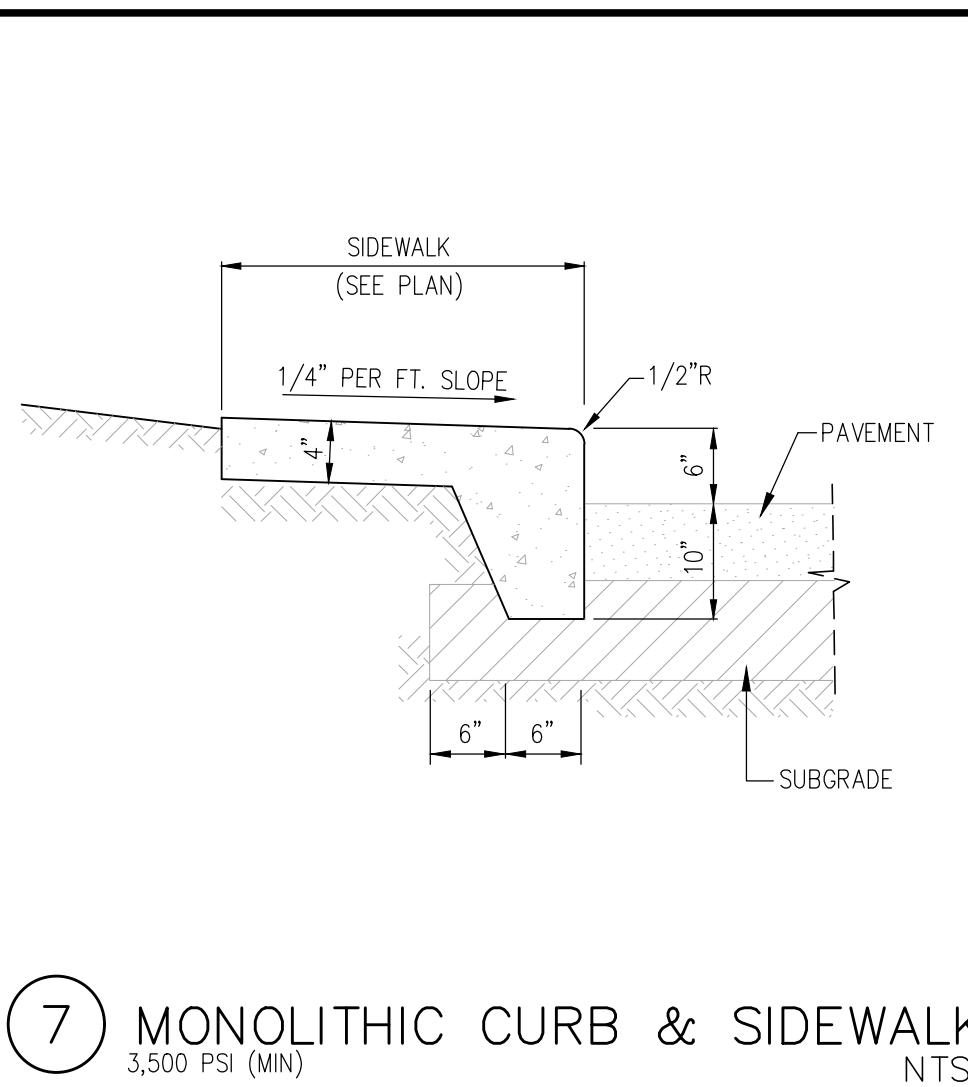
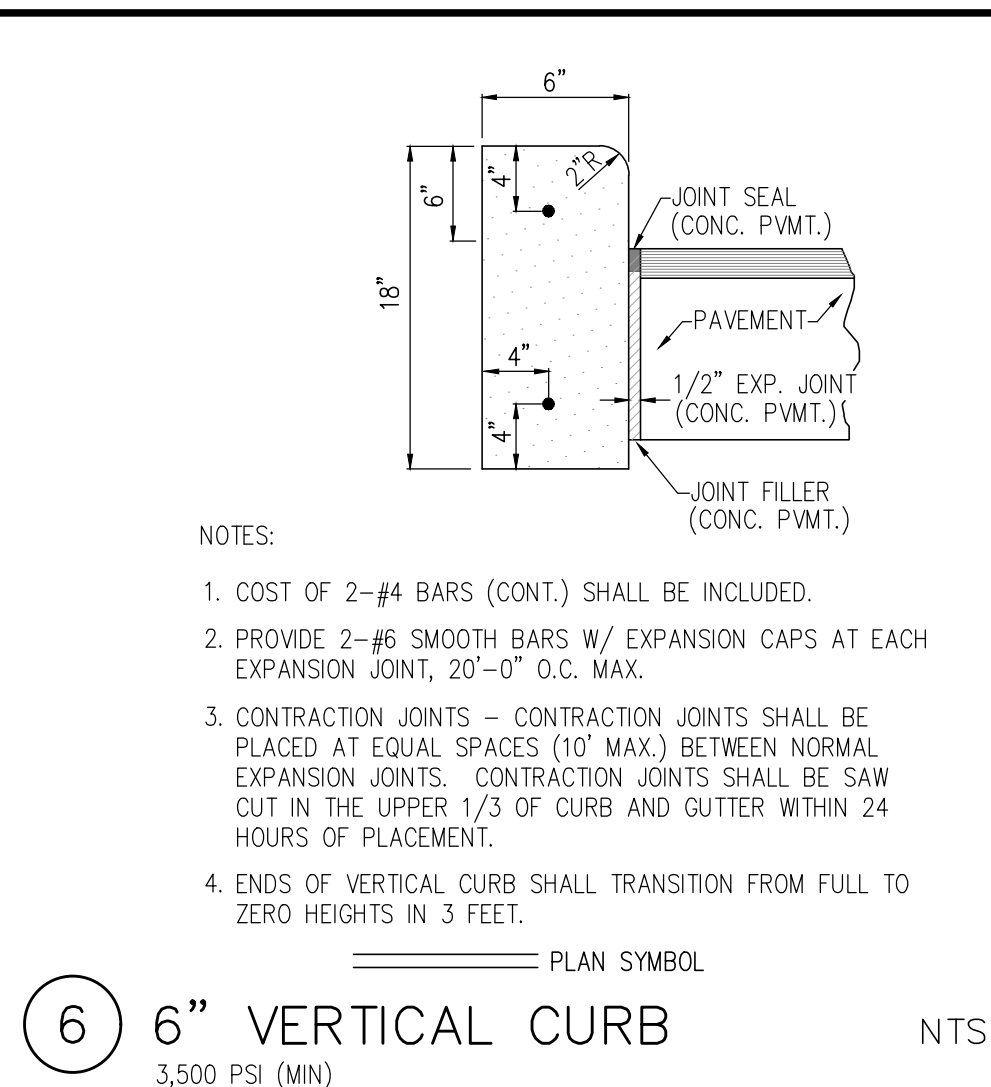
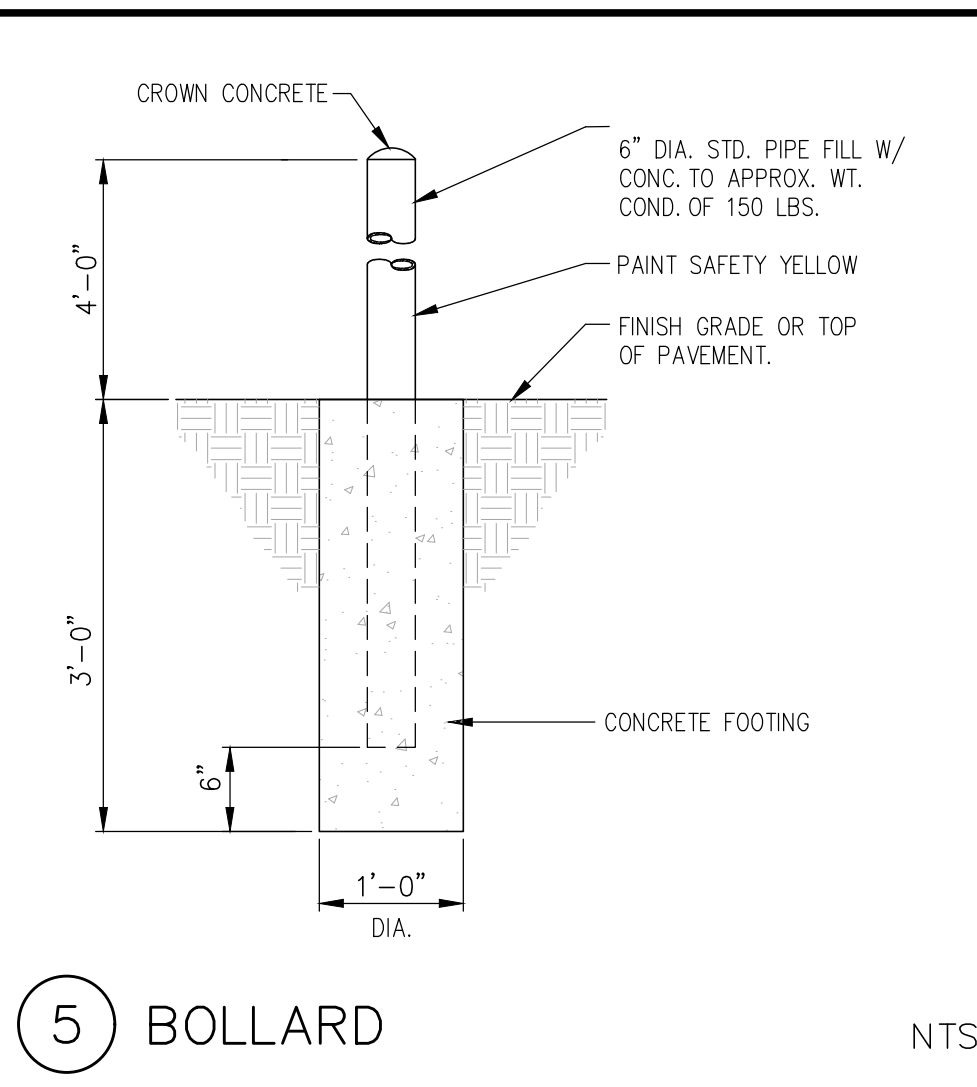
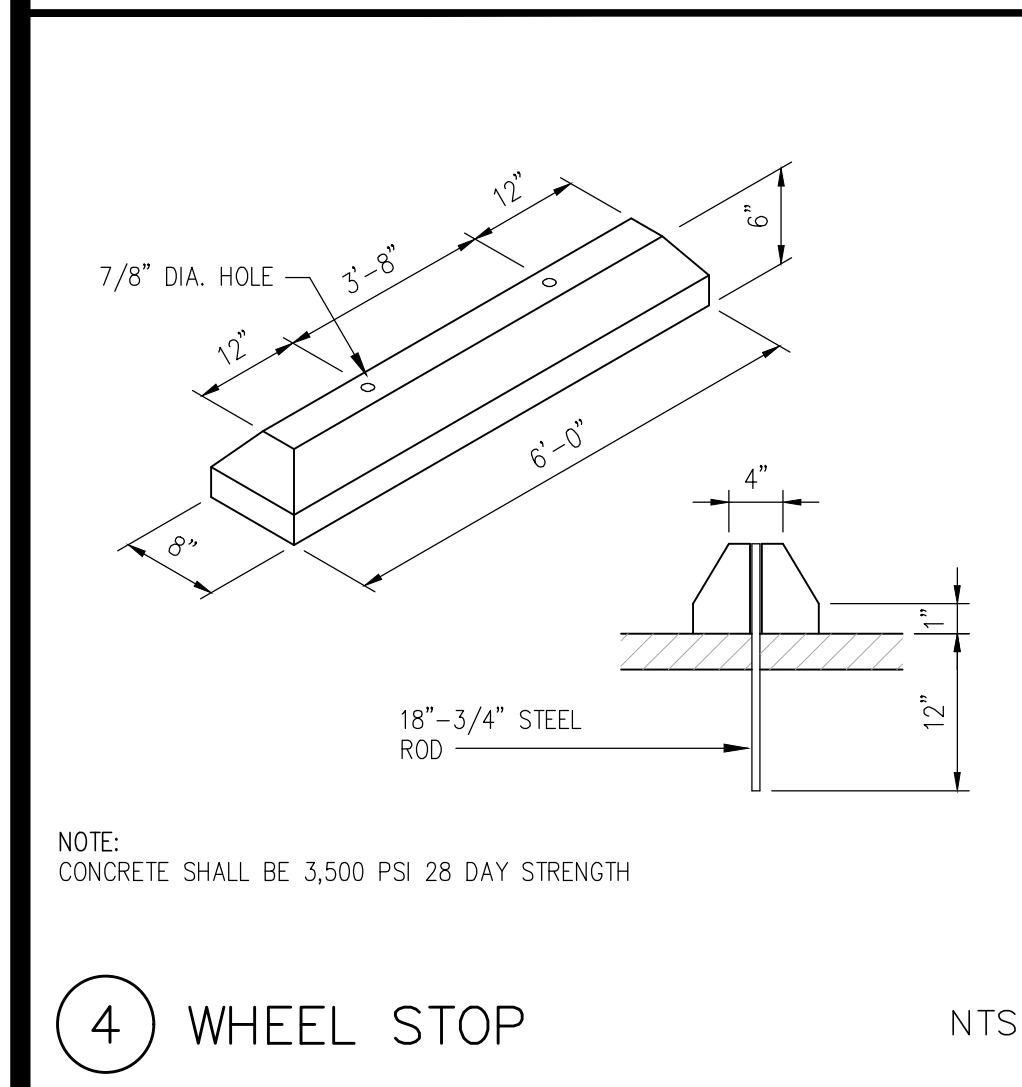
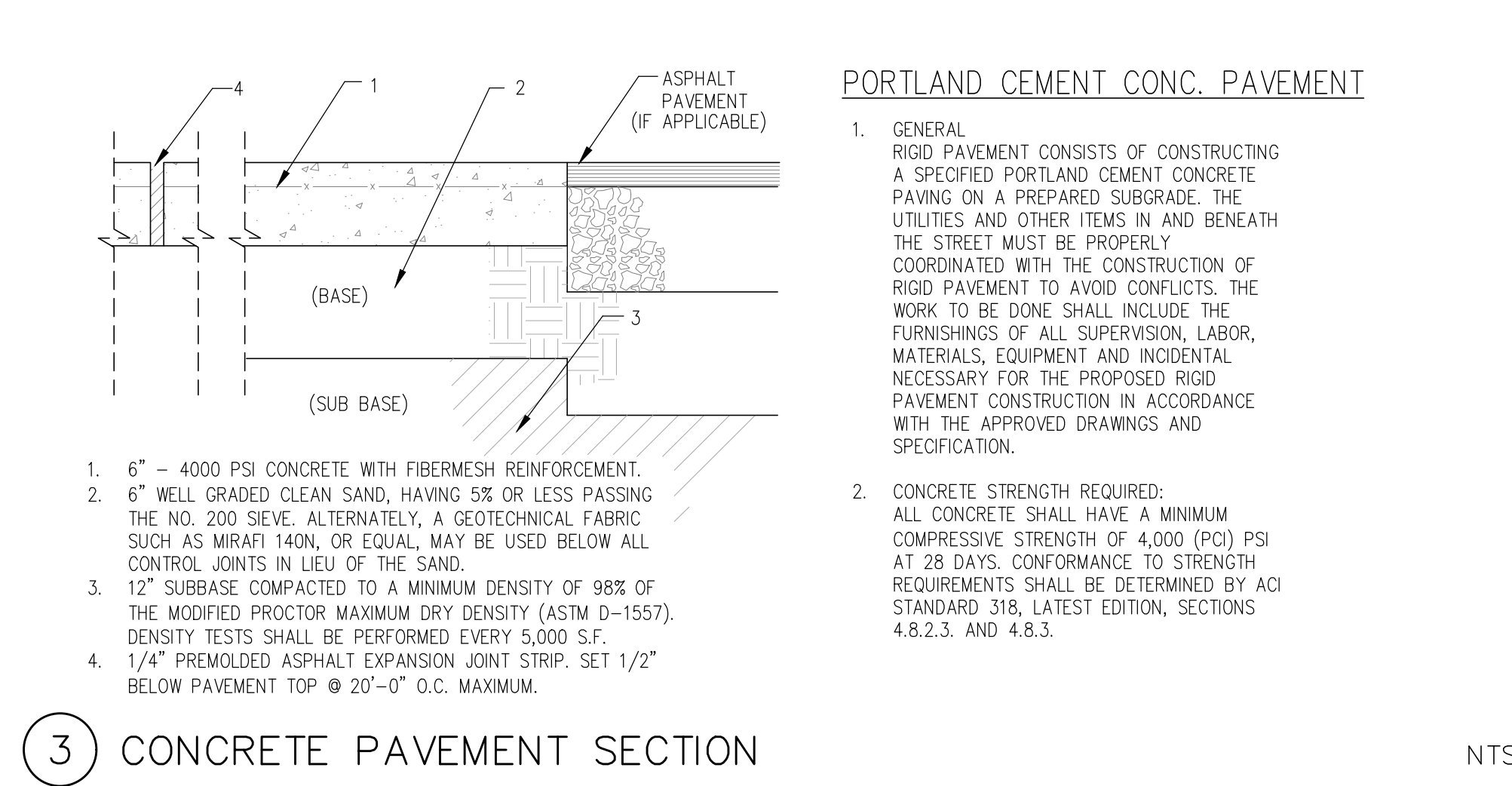
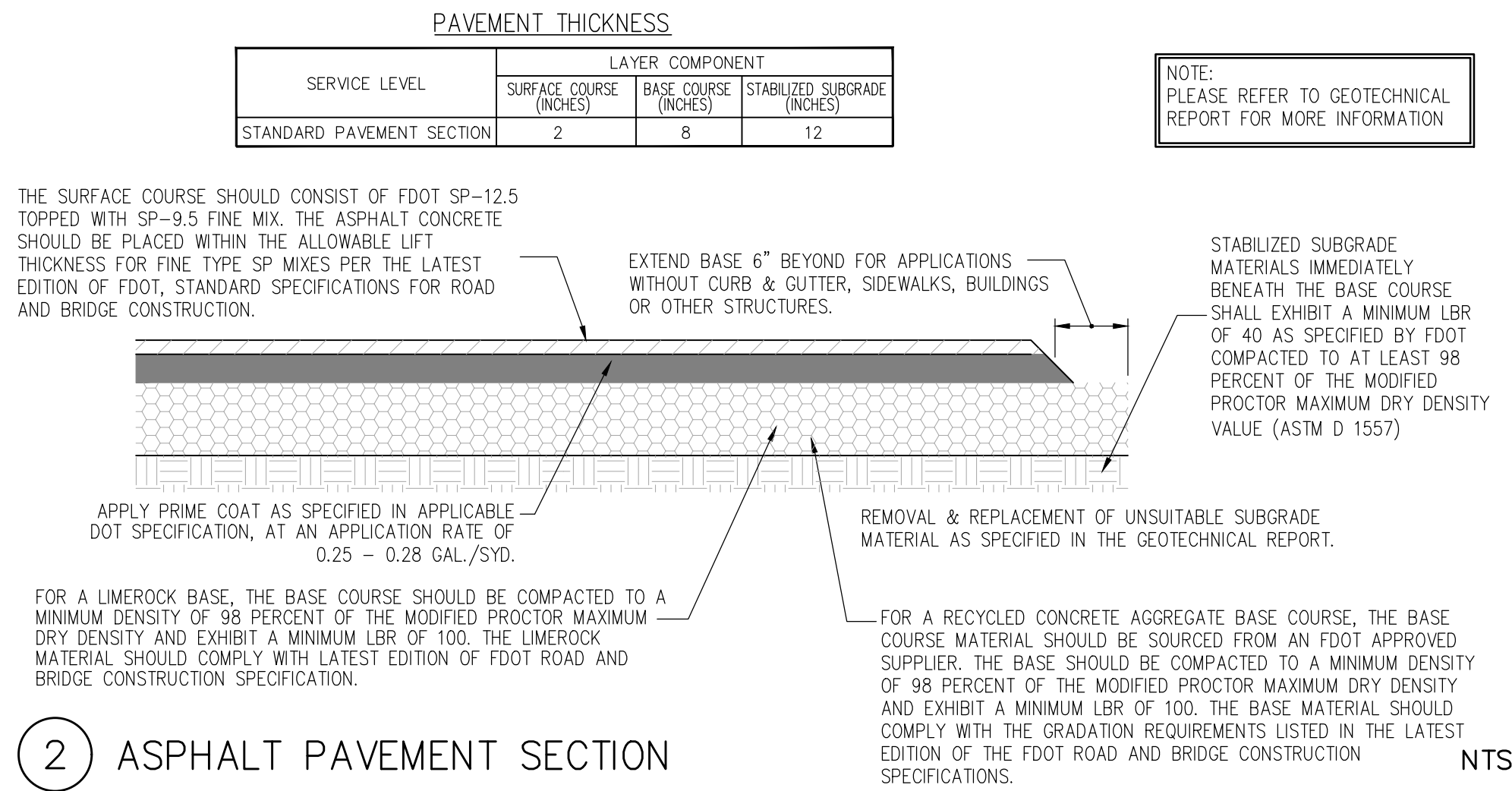
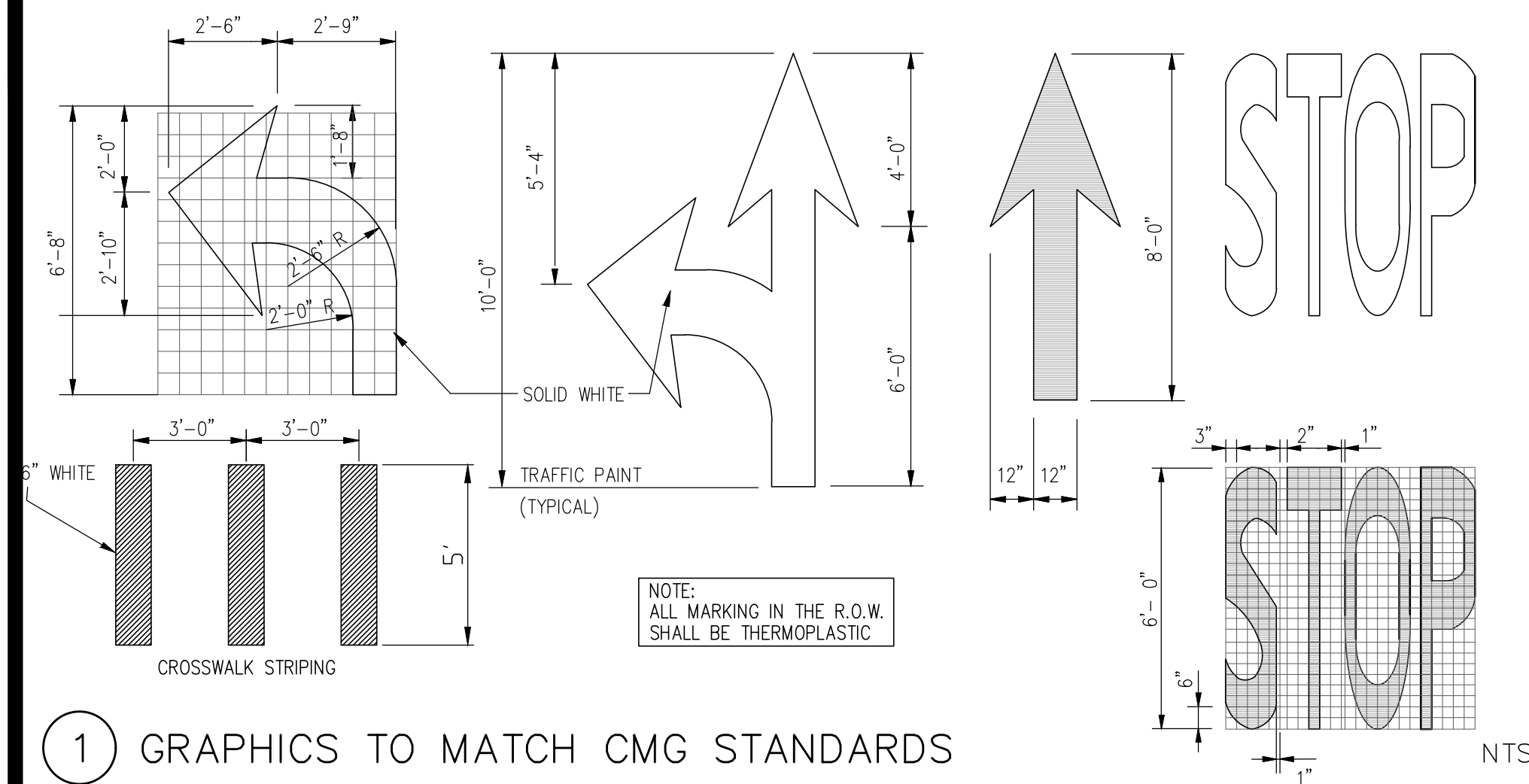
This item has been digitally signed and sealed by ROBERT ZIEGENFUSS on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHIA, FLORIDA 33547

DATE: 04/25/25
DRAWN: LF
CHECKED: RZ
C4
GRADING AND DRAINAGE PLAN
PROJECT NO.: 2024.195



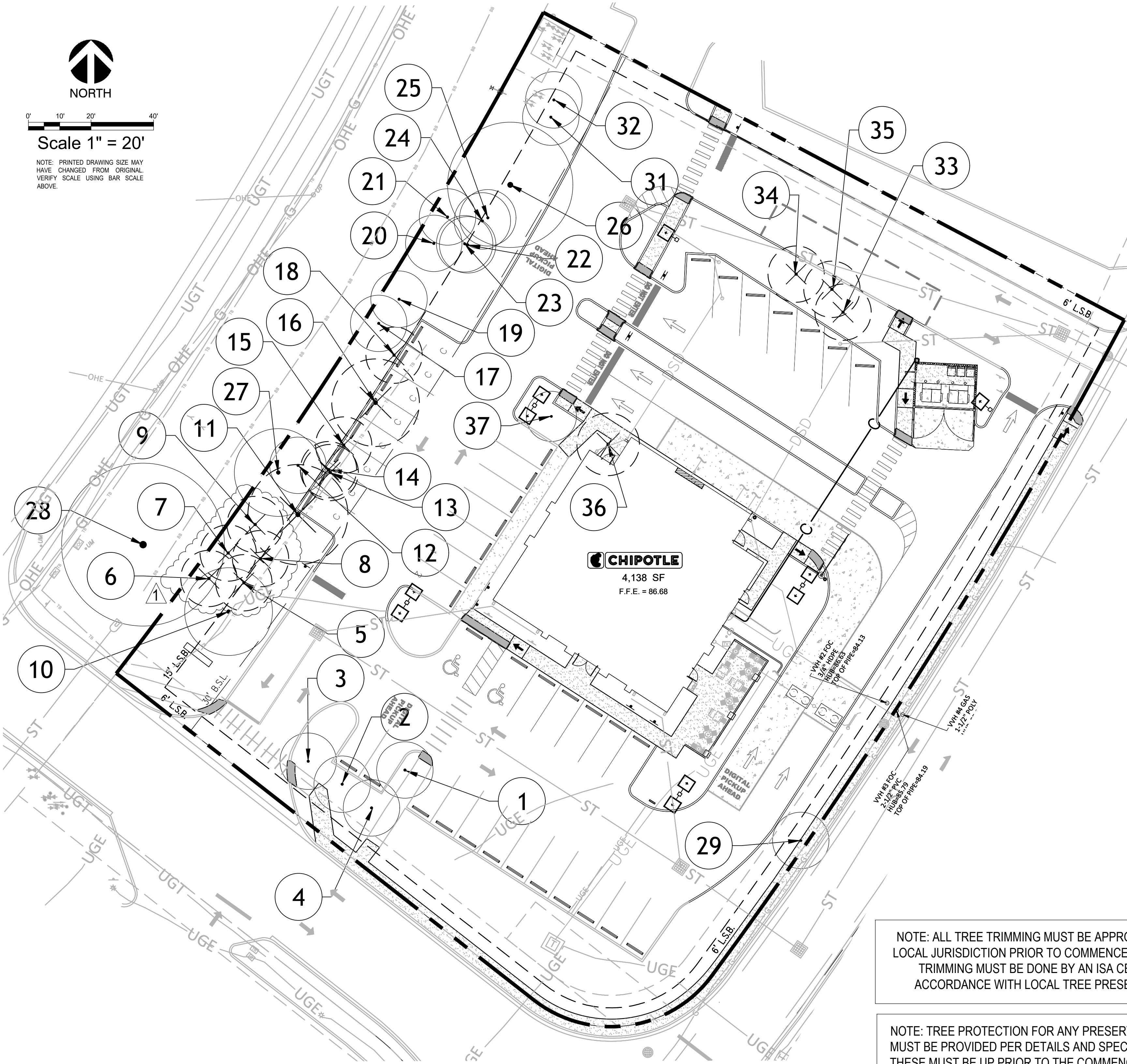


NORTH

0'10'20'40'

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

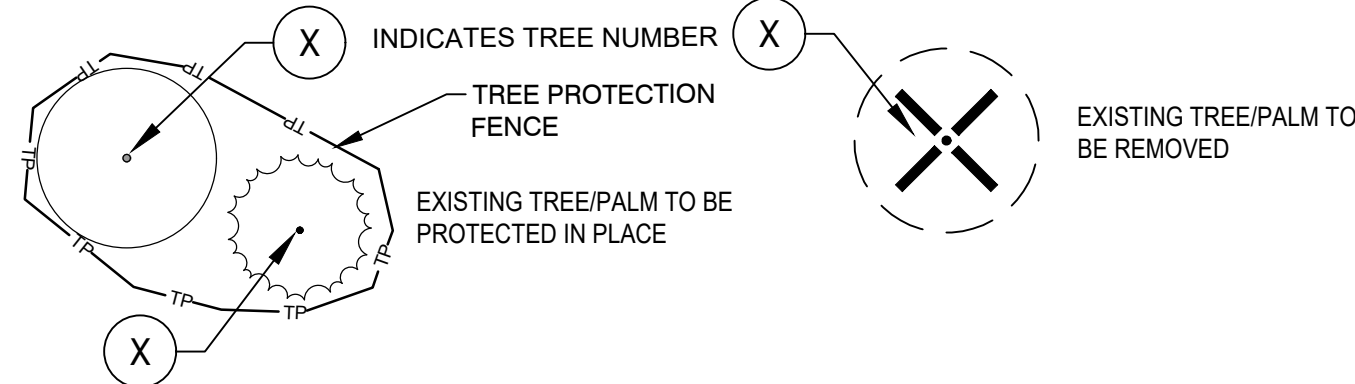


TREE REPLACEMENT REQUIREMENTS:

50% REQ'D REPLACEMENT OF THE TOTAL DBH OF ANY TREE WITH A DBH OF 24" OR GREATER OR ANY CLUMP OF TREES TO BE REMOVED.

GRAND OAK REPLACEMENT GRAND OAK TRUNK SIZE	REPLACEMENT RATIO
34" ~ < 48" DBH	1:1
48" ~ < 60" DBH	1.5:1
60" DBH and greater	2:1

LEGEND



TREE INVENTORY LIST

Tree No.	Common Name	Dbh (Inches)	Designation	Disposition	Notes	Replacement (Inches)	Palms Removed (2:1 Replacement)	Credit (# Trees)
1	PALM	9		REMAIN				
2	PALM	9		REMAIN				
3	PALM	9		REMAIN				
4	PALM	9		REMAIN				
5	PALM	9		REMOVE				
6	PALM	9		REMOVE				
7	PALM	9		REMOVE				
8	PALM	9		REMOVE				
9	PALM	9		REMOVE				
10	OAK	14		REMAIN				2
11	OAK	16		REMOVE		0		
12	PALM	9		REMAIN				
13	PALM	9		REMOVE			0	
14	PALM	9		REMOVE			0	
15	PALM	9		REMOVE			0	
16	OAK	14		REMOVE		0		
17	PALM	9		REMAIN				
18	PALM	9		REMOVE			0	
19	PALM	9		REMAIN				
20	PALM	9		REMAIN				
21	PALM	9		REMAIN				
22	PALM	9		REMAIN				
23	PALM	9		REMAIN				
24	PALM	9		REMAIN				
25	PALM	9		REMAIN				
26	OAK	20	PROTECTED	REMAIN				2
27	OAK	14		REMAIN				2
28	OAK	26	PROTECTED	REMAIN	OFF-SITE			
29	MAGNOLIA	9		REMAIN				
30								
31	PALM	9		REMAIN				
32	PALM	9		REMAIN				
33	PALM	9		REMOVE	WITHIN LIMITS OF CONSTRUCTION		0	
34	PALM	9		REMOVE	WITHIN LIMITS OF CONSTRUCTION		0	
35	PALM	9		REMOVE	WITHIN LIMITS OF CONSTRUCTION		0	
36	PALM	10		REMOVE	WITHIN LIMITS OF CONSTRUCTION		0	
37	MAPLE	8		REMAIN				
Total Replacements (IN):						0		
Total Palm Replacements (QTY):							0	
Total Tree Credits:								6

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-6. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES;
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE. NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (D) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (E) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE COUNTY ADMINISTRATOR, BEFORE OCCUPANCY OR USE. UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (F) THE COUNTY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (G) IF, IN THE OPINION OF THE COUNTY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

Sec. 4.01.06. - TREES AND OTHER VEGETATION

13. THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A 300 PRUNING STANDARDS, REFERENCED AS SECTION 4.1.6.1.8 (NATURAL RESOURCES) OF THE DEVELOPMENT REVIEW MANUAL ARE THE STANDARDS TO BE UTILIZED FOR ALL TREE PRUNING ACTIVITIES. FAILURE TO COMPLY WITH THE ANSI A 300 PRUNING STANDARDS MAY RESULT IN PROSECUTION UNDER THIS CODE FOR EFFECTIVE TREE REMOVAL UNLESS A LAND ALTERATION PERMIT AUTHORIZING THE REMOVAL HAS BEEN OBTAINED.

14. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR ON-SITE SUPERVISE THE PRUNING SHALL BE SUBMITTED TO THE COUNTY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

NOTE: DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

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Z DEVELOPMENT SERVICES

CIVIL ENGINEERING CONSULTANTS

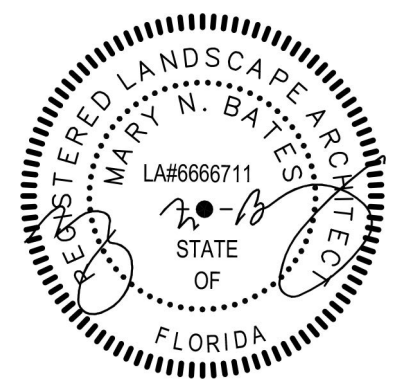
CA 29354

1201 E. ROBINSON STREET

ORLANDO, FL 32801

PH: (407) 271-8910

DATE	08-01-25
REVISION	09-12-25
CLIENT REVISION	
HILLSBOROUGH COUNTY COMMENTS	



TREE DISPOSITION PLAN
CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHA, FLORIDA 33547

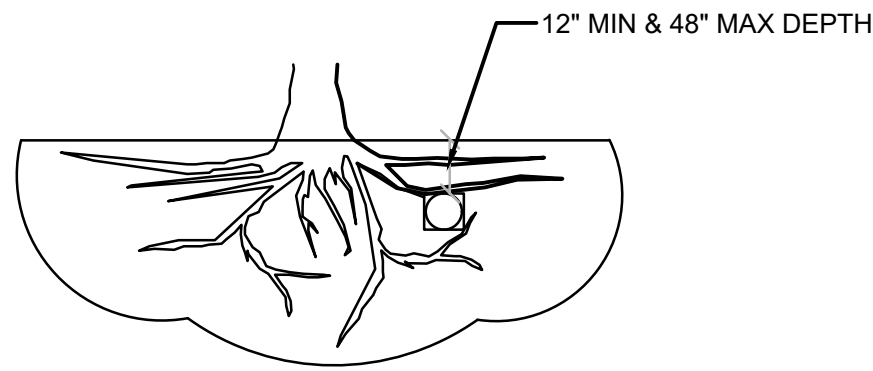
DATE: 09/29/25
DRAWN: RNK
CHECKED: MNB

TD-1

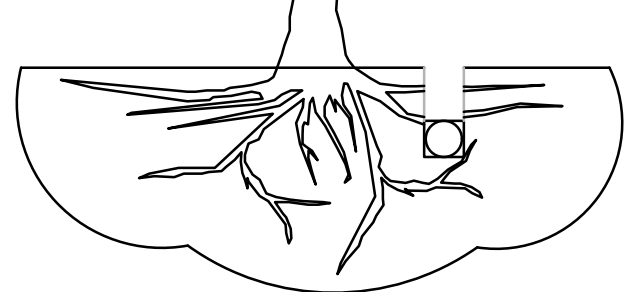
PROJECT NO.:

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3' OR ROOTS CAN BE BENT BACK.

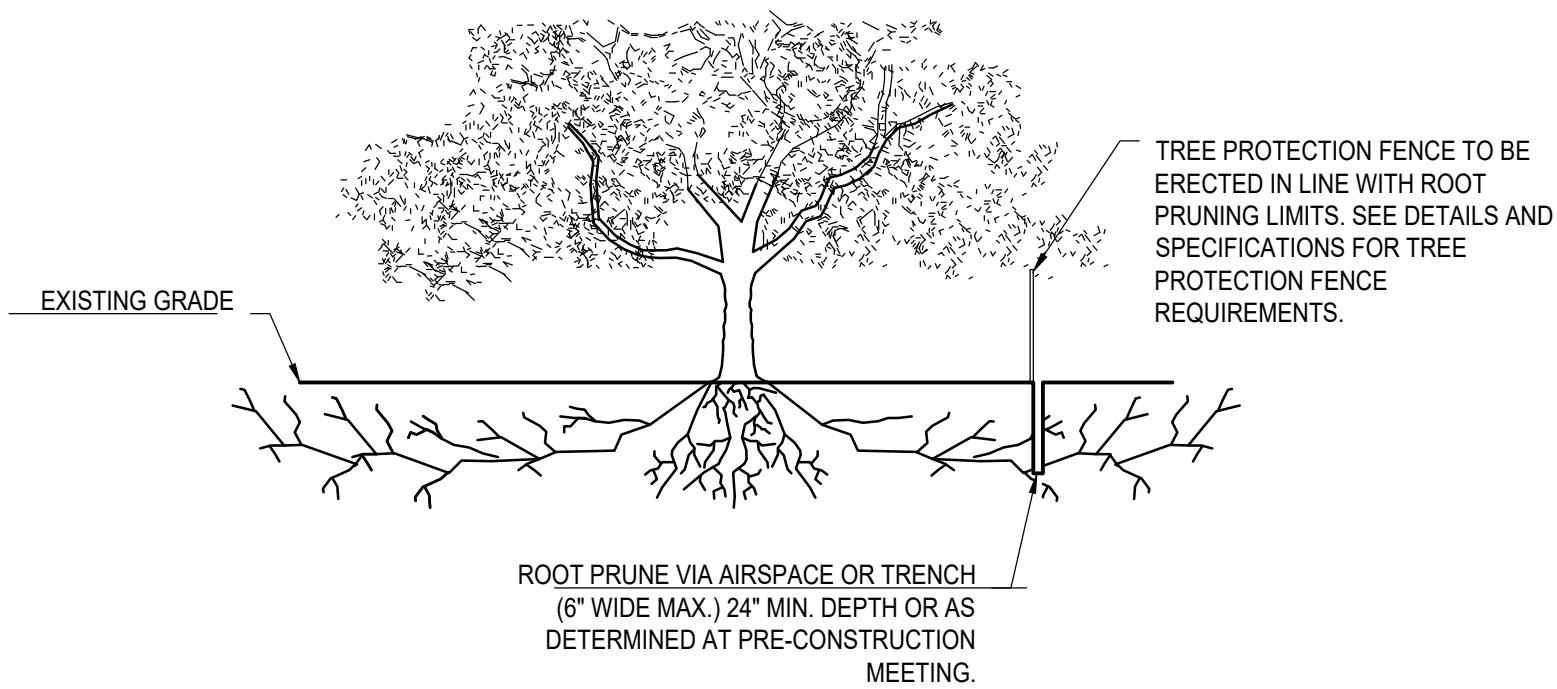
C

BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D

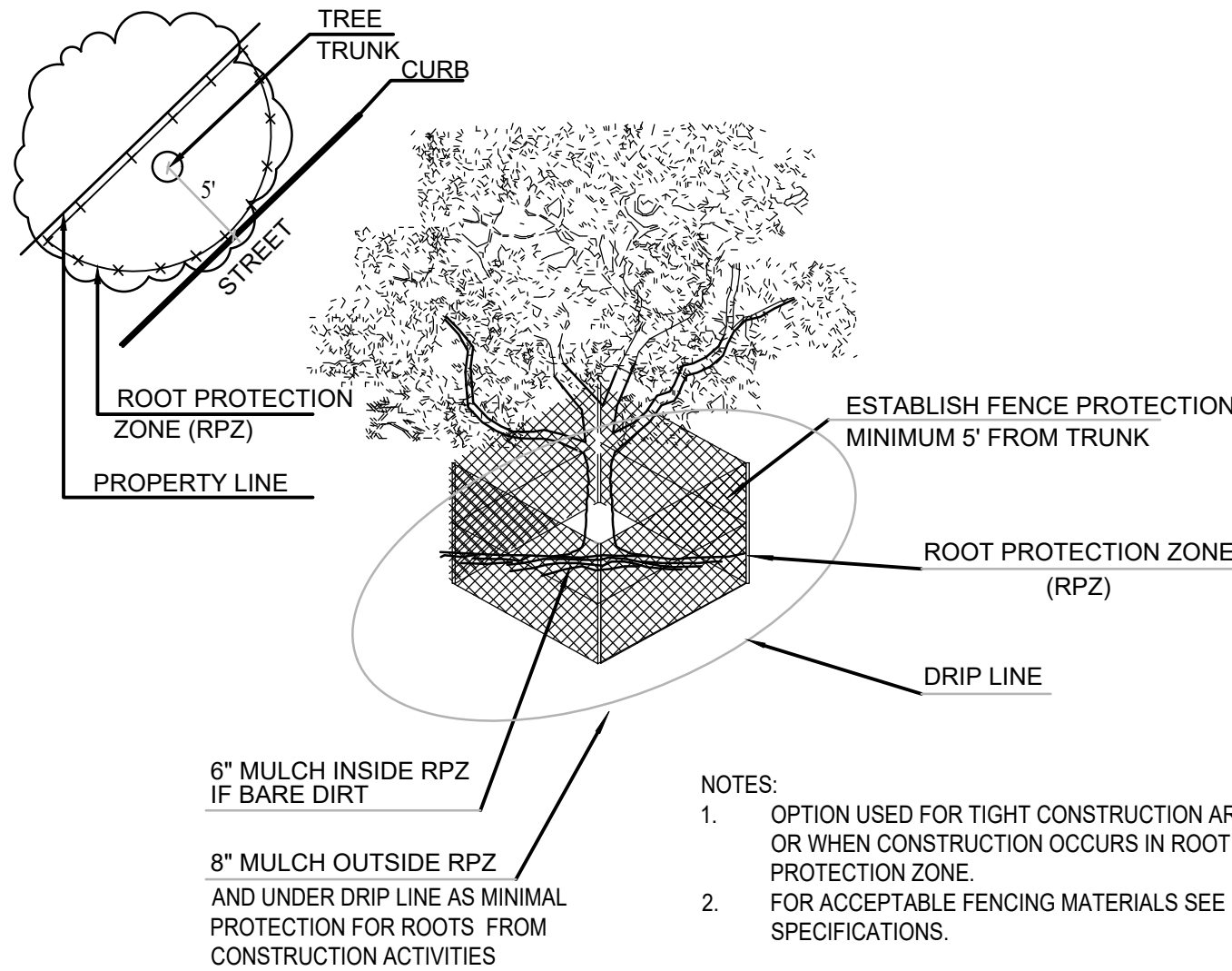
ROOT PRUNING DETAIL

SCALE: NOT TO SCALE

A

TREE PROTECTION FENCE

SCALE: NOT TO SCALE



B

TREE PROTECTION FENCE - TIGHT CONSTRUCTION

SCALE: NOT TO SCALE

- NOTES:
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 - FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

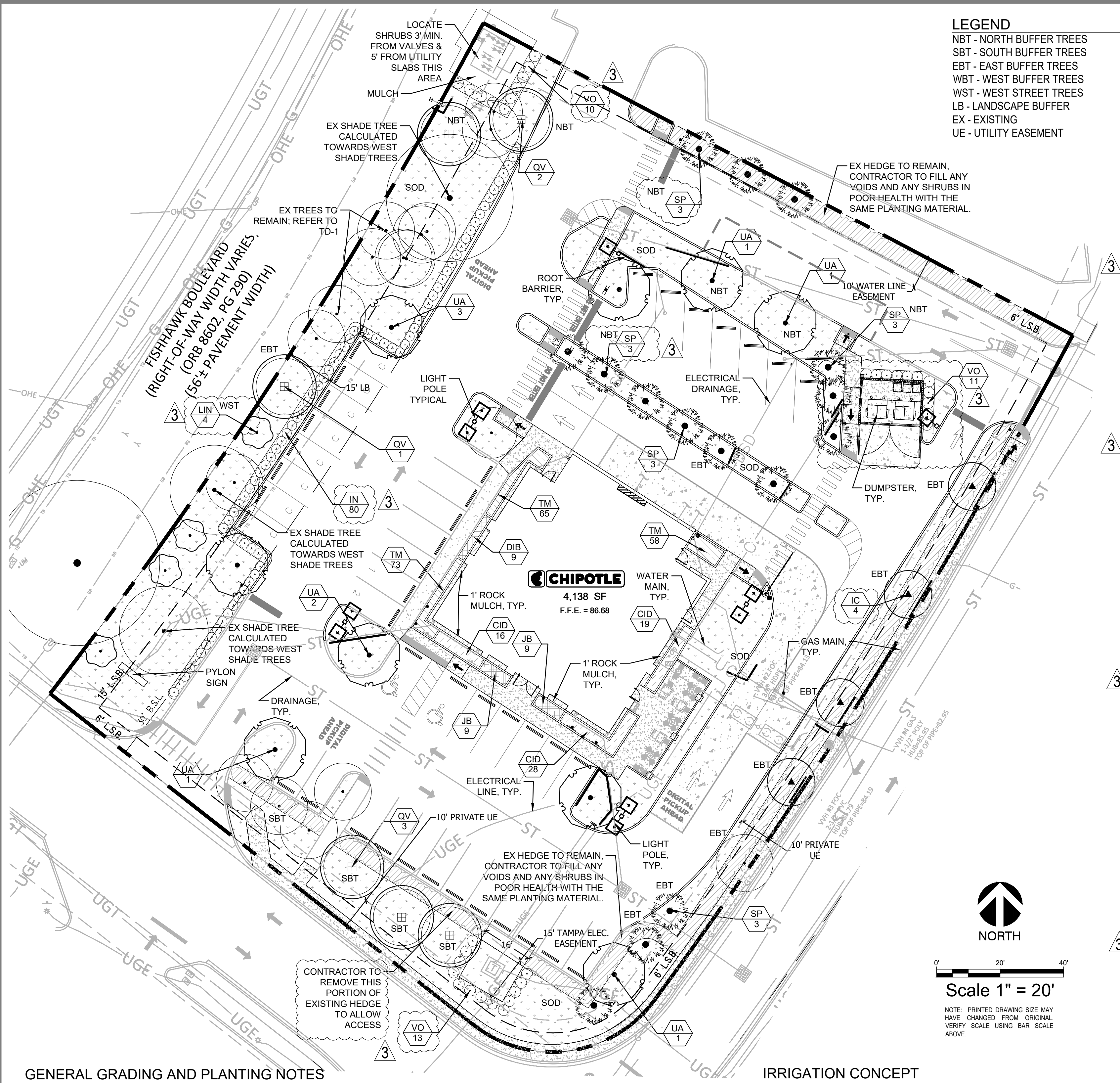
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN

DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES

- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE RELOCATION GUIDELINES

- TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
- IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
- ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
- TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
- DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
- TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
- TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
- ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
- CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.



- LEGEND**
- NBT - NORTH BUFFER TREES
 - SBT - SOUTH BUFFER TREES
 - EBT - EAST BUFFER TREES
 - WBT - WEST BUFFER TREES
 - WST - WEST STREET TREES
 - LB - LANDSCAPE BUFFER
 - EX - EXISTING
 - UE - UTILITY EASEMENT

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ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST, SHALL BE REMOVED

NOTE: NO TREE REPLACEMENT PLAN PROVIDED AS TREE INCHES PRESERVED (219") GREATER THAN TREE INCHES REMOVED (103").

NOTE: CONTRACTOR TO LIMB UP EXISTING OAK TREE CANOPIES, TREE TAGGED 10 & 28 (SEE SHEET TD-1), PER CODE LIMITS ALONG THE FRONT OF THE SITE (NORTH-WEST CORNER) TO OBTAIN OPTIMAL VIEW OF THE MONUMENT SIGN AND BUILDING

SCREENING OF UTILITES

THE CONSTRUCTION OF ALL ABOVE-GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY SUCH AS PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES, ETC. FOR NEW DEVELOPMENT OR REDEVELOPMENT ACTIVITIES SHALL CONFORM TO SCREENING REQUIREMENTS AS OUTLINED IN SECTION 6.06.06.C.10 OF THE LAND DEVELOPMENT CODE. PLANT LOCATION OR OTHER SCREENING MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATIONS FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE WITH THE UNIFORM FIRE CODE, AND PER WATER, WASTEWATER AND RECLAIMED WATER TECHNICAL SPECIFICATIONS SPECIFICATION 331001, 2.6 METERS & METERING ASSEMBLIES, 2.6 & A FIVE-FOOT "LANDSCAPE FREE" BUFFER MUST BE MAINTAINED AROUND THE METER SLAB. DO NOT MULCH AROUND THE SLAB. DO NOT INSTALL ANY LANDSCAPE THAT WILL HINDER ACCESS IN THE FUTURE TO THE METER ASSEMBLY.

NOTE: DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY.

ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS

LANDSCAPE CALCULATIONS			
HILLSBOROUGH COUNTY FL - LANDSCAPE CODE COMPLIANCE CHART			
ARTICLE VI - DESIGN STADNARDS AND IMPROVEMENT REQUIREMENT			
PART 6.06.00. LANDSCAPING, IRRIGATION AND BUFFERING REQUIREMENTS			
SITE AREA:	56,242.00	1.29 AC	
ZONING DISTRICT:	PD (PLANNED DEVELOPMENT)		
<i>Shade Trees:</i> 6' HT min <i>Palms:</i> 8' CT. min <i>Shrubs:</i> 24" HT min			
	SF	AC	%
SITE AREA			
VEHICULAR USE AREA	30,775.01	0.71	55%
BUILDING FOOTPRINT	4,138.00	0.09	7%
SIDEWALKS AND HARDSCAPES	3,269.61	0.08	6%
GREEN SPACE	18,059.38	0.41	32%
TOTAL	56,242.00	1.29	100%
MINIMUM NUMBER OF TREES		REQ	PROV
6 TREES PER GROSS ACRE		8	34
TURF			
MAX SHALLOW-ROOT TURF AREA - 50% OF LANDSCAPE AREA	SF	9,029.7	0 *
* ALL TURF IS DROUGHT TOLERANT			
VEHICULAR USE AREA LANDSCAPE			
1 TREE PER INTERIORS & TERMINAL ISLANDS		9	9 *
*(8 PROPOSED TREES AND 3 PALMS AT 3:1)			
SHADE TREES - 75% OF REQUIRED		7	8
		75%	89%
PERIMTER BUFFER LANDSCAPE			
NORTH - 210 LF			
TREES - 1 / 40 LF		5.3	6 *
*DUE TO EASEMENT, 3 TREES & 9 PALMS AT 3:1 LOCATED ALONG THE NW & W SIDES; CALLED OUT AS NBT			
CONTINUOUS SCREENING HEDEGE	YES	YES	
SOUTH - 181.7 LF (EXCLUDING DRIVEWAYS)			
TREES - 1 / 40 LF		5	5 *
*1 EXISTING TREE, 3 EXISTING PALMS CALCULATED AT 3:1 (1) & 4 PROPOSED TREES			
CONTINUOUS SCREENING HEDEGE	YES	YES	
EAST - 255 LF (EXCLUDING DRIVEWAYS)			
TREES - 1 / 40 LF		6	6 *
*1 EXISTING TREE, 4 UNDERSTORY & 3 SABALS AT 3:1 (1)			
DUE TO EASEMENT, REQ TREES ARE UNDERSTORY & SHALLOW ROOT SYSTEM			
CONTINUOUS SCREENING HEDEGE	YES	YES	
WEST - 251.3 LF (FISHHAWK BLVD R.O.W, SCENIC HIGHWAY)			
SHADE TREES - 1 / 100 LF		3	3 *
*3 EXISTING SHADE TREES			
ORNAMENTAL TREES - 1 / 100 LF		3	3
*9 EXISTING PALM TREES AT 3:1 (3)			
STREET TREES - 1 / 50 LF		5	5
*2 EXISTING PALMS AT 2:1 (1) & 4 STREET TREES			
CONTINUOUS SCREENING HEDEGE	YES	YES	
TREES			
TOTAL SHADE TREES REQUIRED (EXCLUDING REPLACEMENTS)		33	34
NATIVE			
SHADE TREES - 50% OF REQUIRED		16.4	20
		50%	61%
DIVERSITY			
TREE SPECIES VARIETY - 30 & OVER		4	5

- GENERAL GRADING AND PLANTING NOTES**
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
 - CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
 - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

- IRRIGATION CONCEPT**
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
 - THE IRRIGATION SYSTEM WILL OPERATE ON THE LOWEST QUALITY WATER SOURCE AVAILABLE (RECLAIMED OR SHALLOW WELL), AND THE SYSTEM WILL HAVE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE WHERE REQUIRED BY THE JURISDICTIONAL AUTHORITY. POTABLE WATER SHALL NOT BE USED FOR LANDSCAPE IRRIGATION (PW UTILITY STANDARDS MANUAL 1.1.3.B.).
 - ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 - ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
 - THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ROOT BARRIERS**
- THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPES. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.
- MULCHES**
- AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF PINE BARK NUGGET MULCH, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE									
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC
TREES									
QV	6	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT. OR F.G.	2" CAL MIN	6' HT MIN	FULL	YES	HIGH
UA	9	ULMUS ALATA	WINGED ELM	CONT. OR F.G.	2" CAL MIN	6' HT MIN	FULL	YES	HIGH
PALM TREES									
SP	15	SABAL PALMETTO	CABBAGE PALMETTO	F.G.	NA	8' CT	FULL	YES	HIGH
STREET TREES									
LIN	4	LARGERSTROEMIA FAURIEI 'NATCHEZ'	WHITE CRAPE MYRTLE	CONT.	3-5 CANES; 3" CAL MIN.	6' HT MIN	FULL	NO	HIGH
UNDERSTORY TREES									
IC	4	ILEX CASSINE	DAHOON HOLLY	CONT.	2" CAL MIN	6' HT MIN	3' SPRD MIN	YES	HIGH
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	HEIGHT	SPREAD	NATIVE	XERIC
SHRUBS									
IN	80	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	CONT	36" OC	24" MIN.	FULL	YES	HIGH
VO	34	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	CONT	48" OC	72" HT MIN	FULL	YES	HIGH
GROUND COVERS									
CID	63	CHRYSOBALANUS ICACO 'HORIZONTAL	DWARF COCOPLUM	CONT	24" OC	12" HT MIN	FULL	YES	HIGH
DIB	9	DIANELLA TASMANICA 'BLUEBERRY'	BLUEBERRY FLAX LILY	1 GAL.	24" OC	18" HT	FULL	NO	MEDIUM
JB	18	JUNIPERUS CONFERTA 'BLUE PACIFIC'	BLUE PACIFIC SHORE JUNIPER	CONT.	24" OC	12" HT MIN	FULL	NO	HIGH
TM	196	TRACHELOSPERMUM ASIATICUM 'MINIMA'	MINIMA ASIATIC JASMINE	CONT.	12" OC	12" HT MIN	FULL	NO	HIGH
ROCK									
GRAVEL	178 SF	RIVER ROCK MULCH		3" DEPTH					
SOD/SEED									
TURF	12,882 SF	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIAGRASS	SOLID SOD					

Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354
1201 E. ROBINSON STREET
ORLANDO, FL 32801
PH: (407) 271-8910

DATE: 08-01-25
CLIENT REVISION: 3
HILLSBOROUGH COUNTY COMMENTS

REVISION: 1
DATE: 08-01-25
CLIENT REVISION: 3
HILLSBOROUGH COUNTY COMMENTS

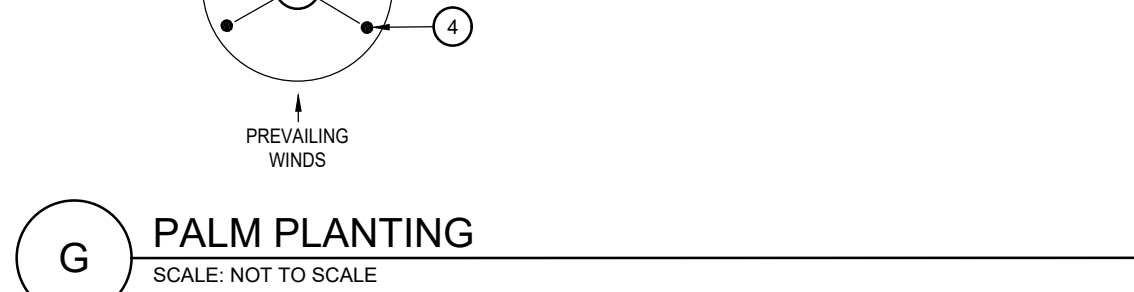
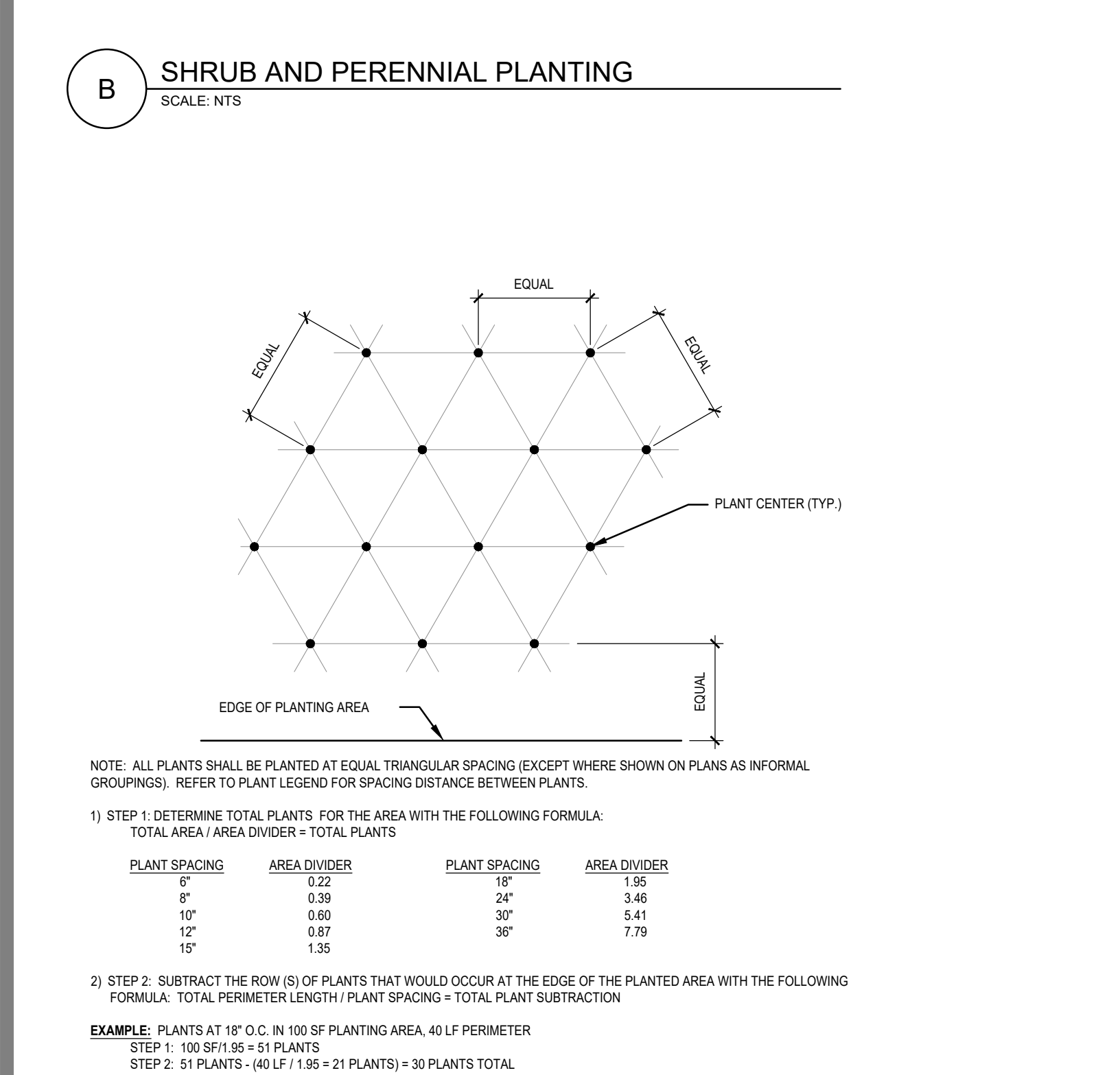
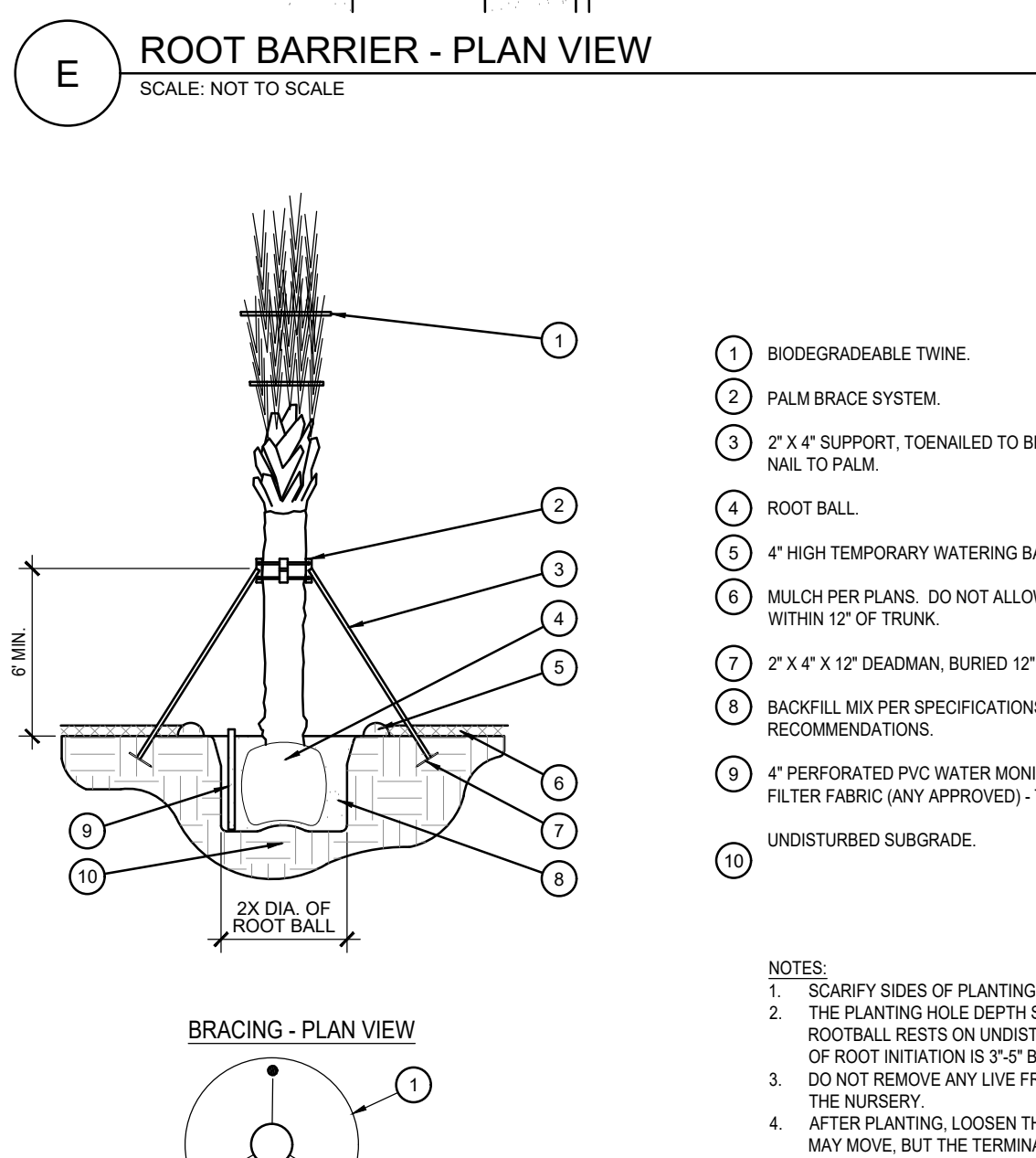
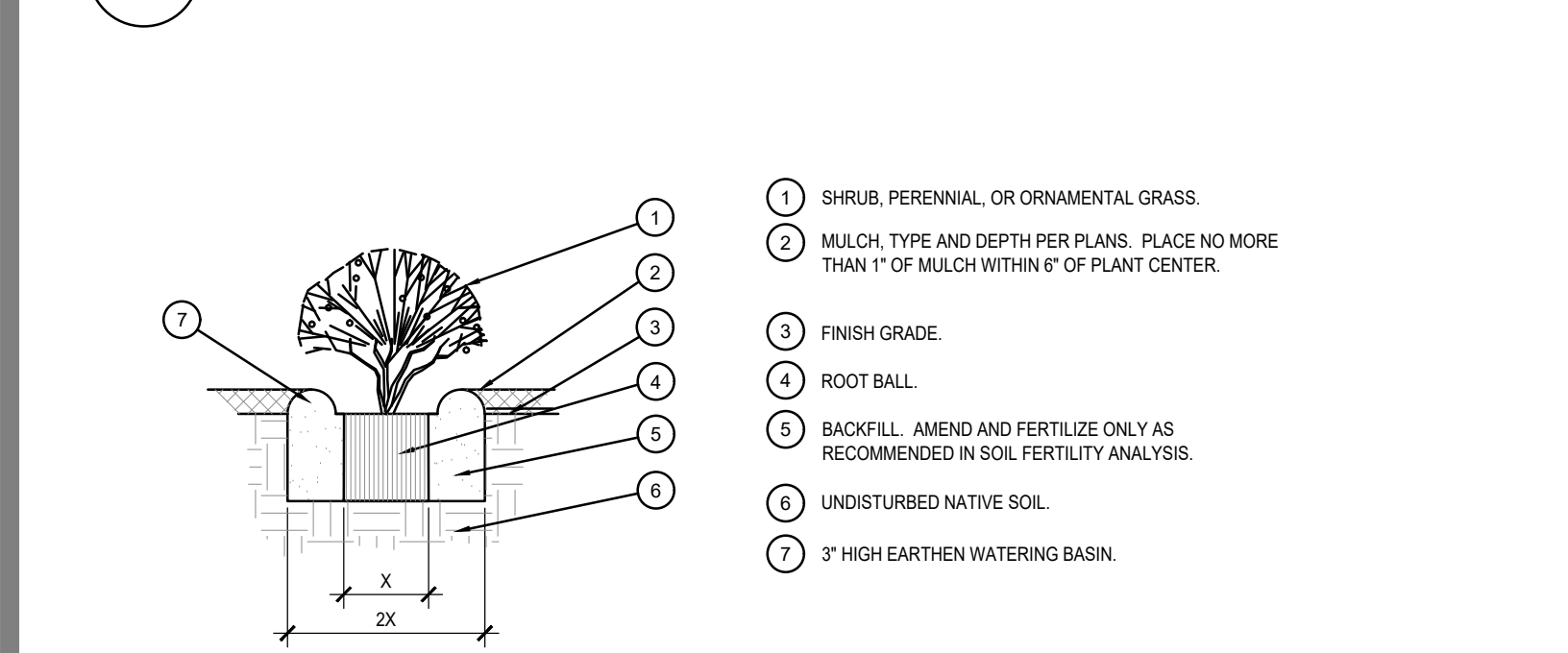
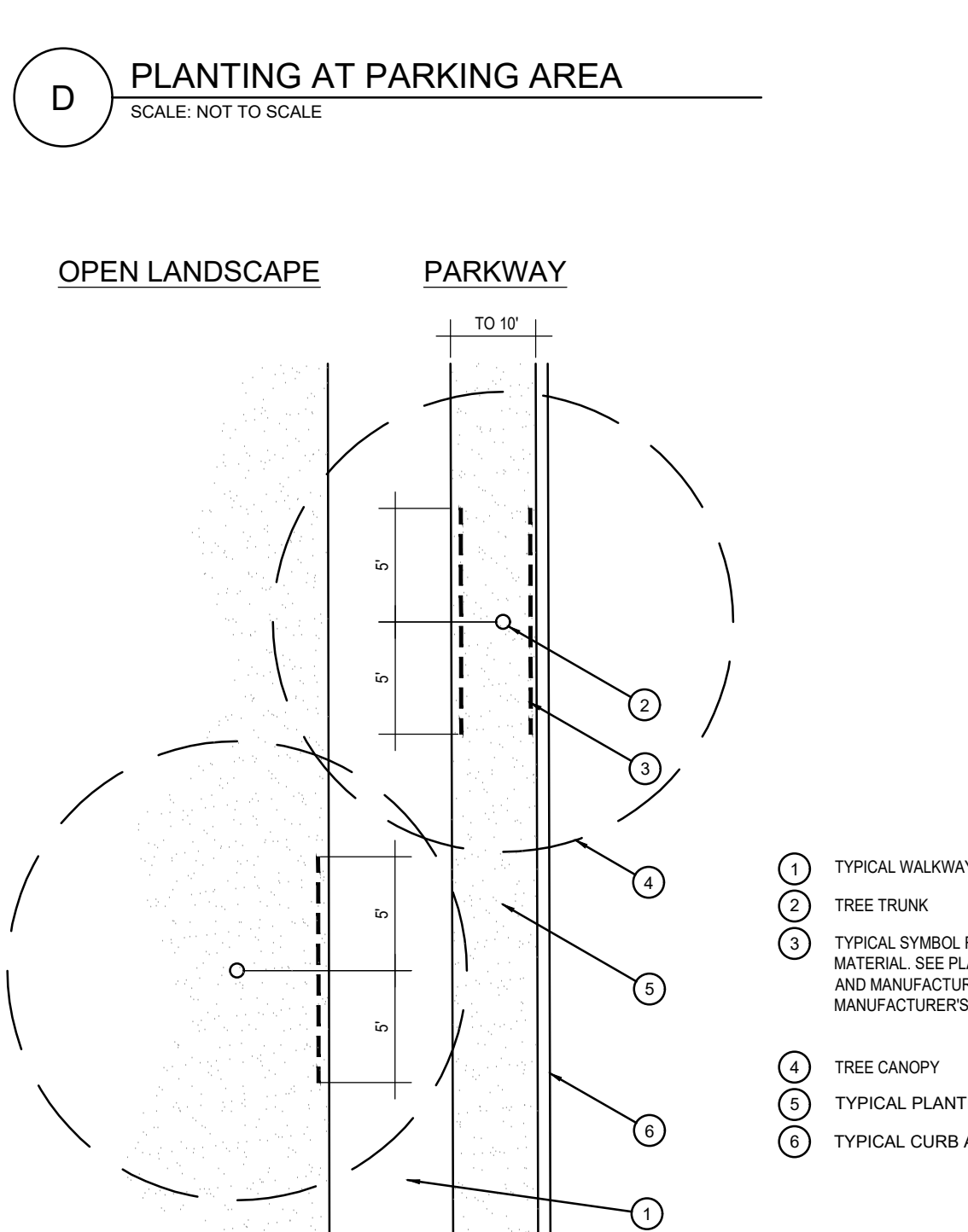
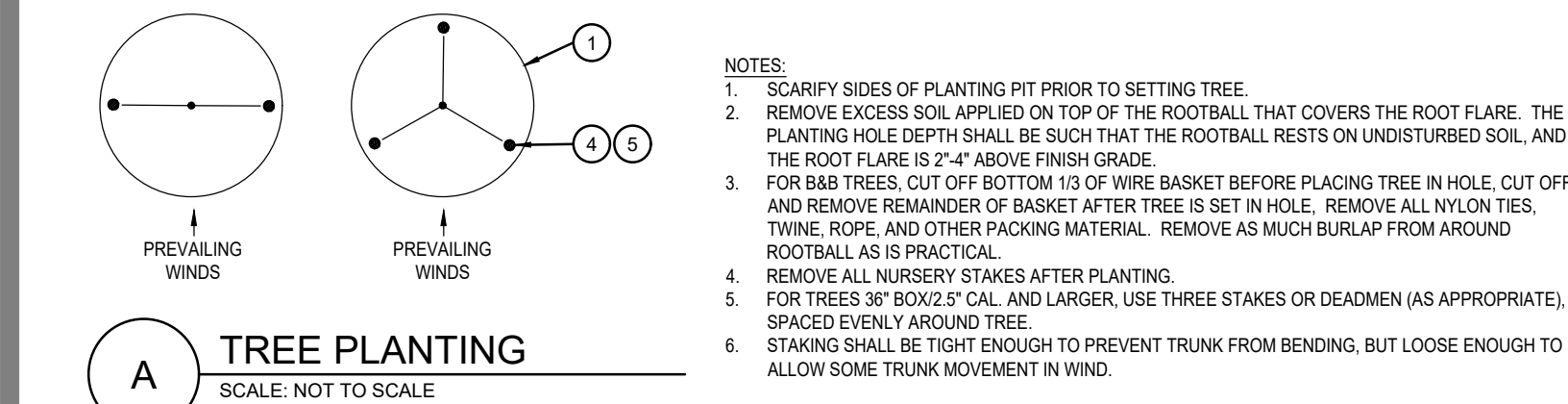
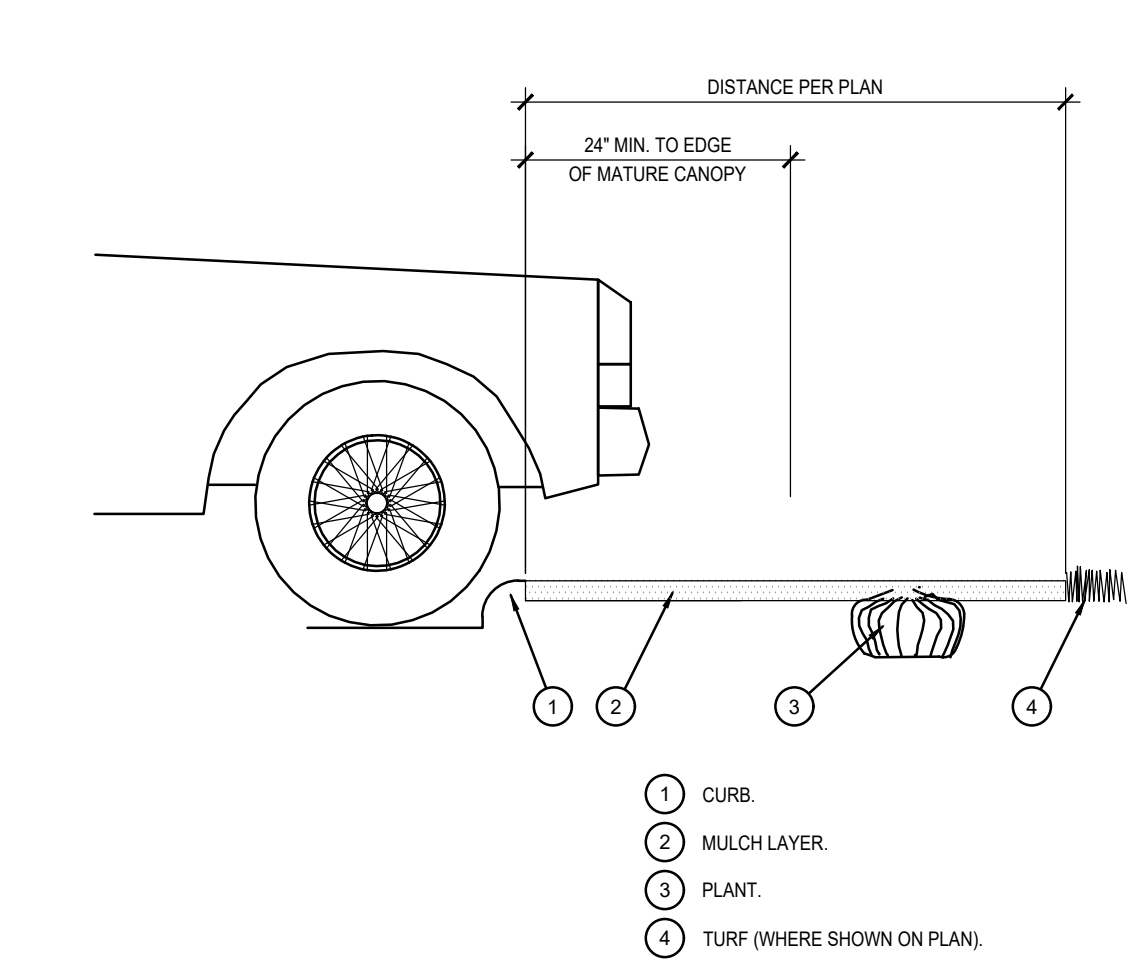
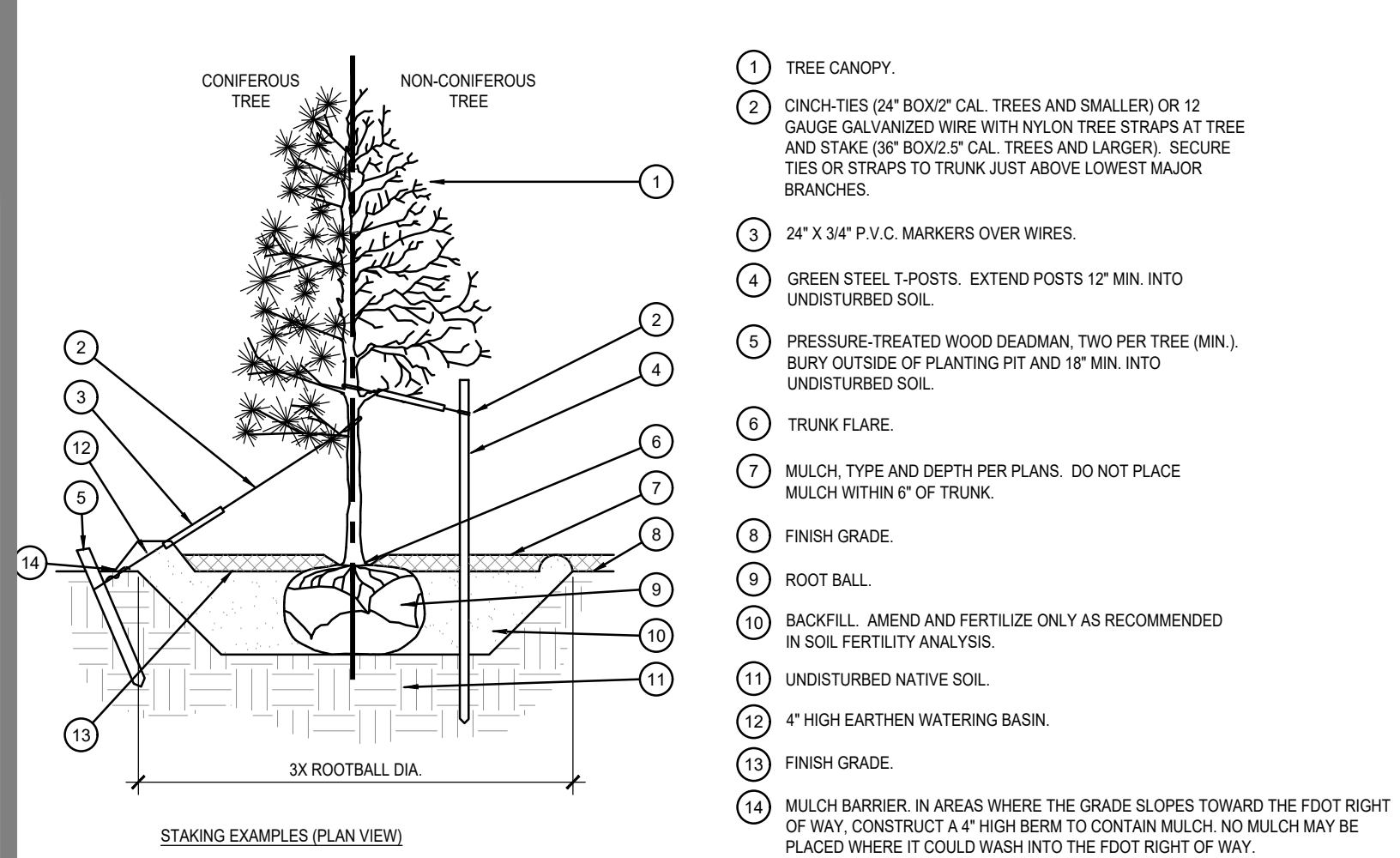
REGISTERED LANDSCAPE ARCHITECT
MARY N. BATES, AIA
LA#6666711
STATE OF FLORIDA

LANDSCAPE PLANTING PLAN
CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHIA, FLORIDA 33547

DATE: 09/29/25
DRAWN: RNK
CHECKED: MNB

LP-1

PROJECT NO.:



PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTORS LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION AT TIME OF INSTALLATION.
 2. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 3. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 4. ANY PLANT (BALLED OR UNBALLED) THAT MAY HAVE BEEN DAMAGED DURING THE EXCAVATION OF THE HOLE FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 8. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4\"/>

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1\"/>
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6\"/>
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8\"/>
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. \"CLAY BUSTER\" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8\"/>
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. \"CLAY BUSTER\" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, \"FINISH GRADE\" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1\"/>
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3\"/>
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1\"/>
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1\"/>

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RESEEVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2\"/>
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2\"/>
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 4. TREE PLANTING:
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1\"/>
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1\"/>
 6. OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 7. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-2\"/>
 - b. 2-1/2\"/>
 - c. TREES OVER 4\"/>
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 8. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
 5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING:
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2\"/>
 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 6. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
 7. MULCH:
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6\"/>
 8. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
 9. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
 10. LANDSCAPE MAINTENANCE:
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND WEEDING OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2\"/>
 11. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE. IF, DURING THIS PERIOD, THE CONTRACTOR SHALL REPLACE AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 12. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUM, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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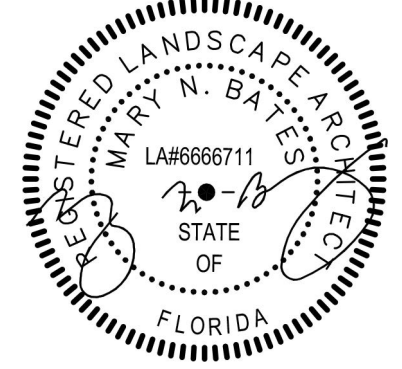
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REVISION	DATE	CLIENT REVISION	HILLSBOROUGH COUNTY COMMENTS
1	08-01-25		
2	09-12-25		



LANDSCAPE SPECS & DETAILS
CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHIA, FLORIDA 33547

DATE: 09/29/25
DRAWN: RNK
CHECKED: MNB

LP-2

PROJECT NO.:

POINT OF CONNECTION
CONNECT MAINLINE DOWNSTREAM OF EXISTING 1"
IRRIGATION WATER METER AND BACKFLOW PREVENTER.
VERIFY LOCATION IN FIELD.

Always call 811 two full business days before you dig to
have underground utilities located and marked.

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National Presence. Local Expertise.



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IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:





















IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

COORDINATION WITH EXISTING TREES

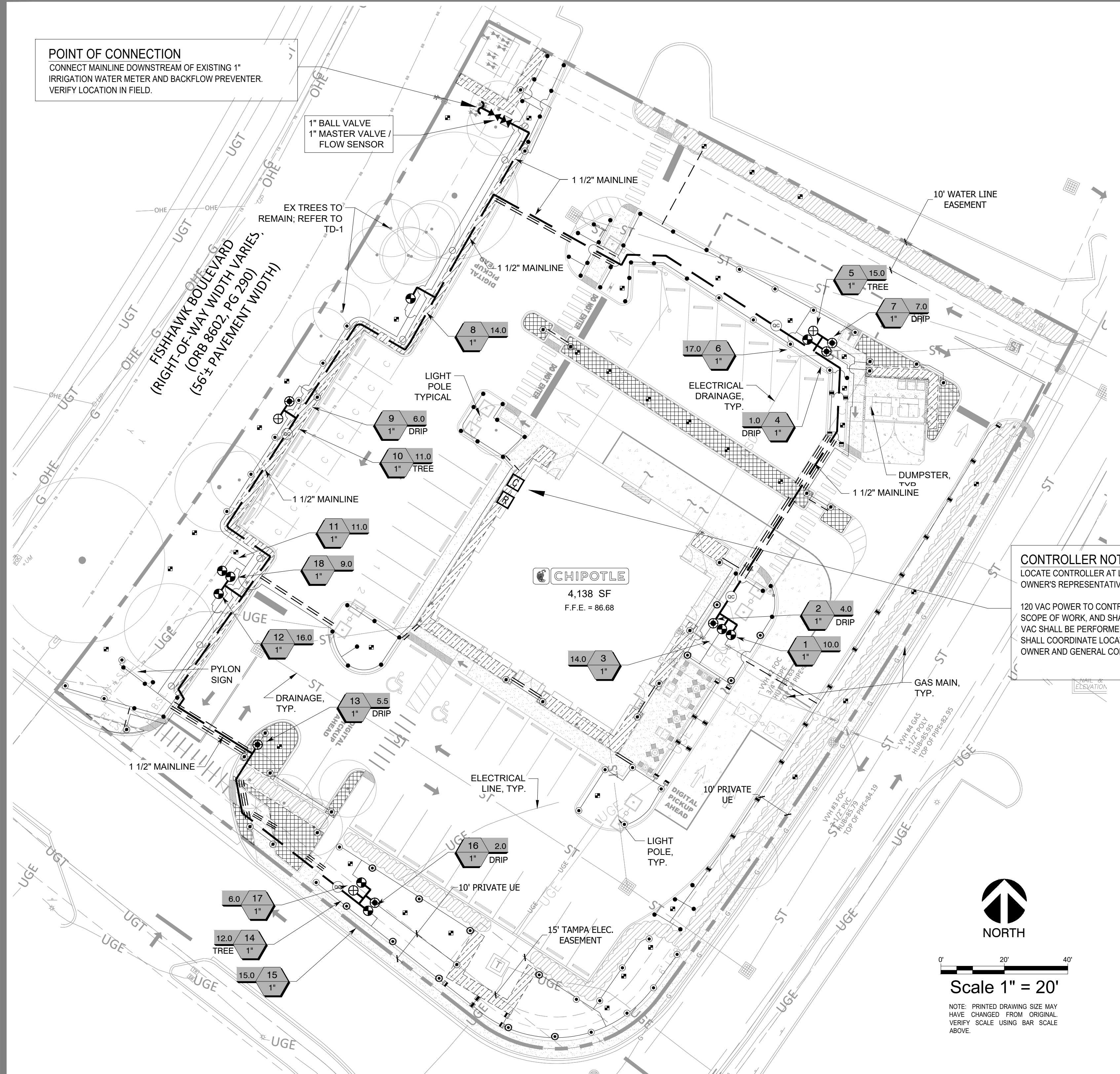
NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

CONTROLLER NOTE
LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24' 45"-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD 5004PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR XCZ-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	LASCO "V" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING COVER AND 3/4" PVC BALL VALVE
	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMS12 STATION MODULE
	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES
	IRRIGATION LATERAL LINE: CLASS 200 PVC
	IRRIGATION MAINLINE: SCHEDULE 40 PVC
	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED

** L.I.C. TO CONFIRM IF BORES ARE REQUIRED AT PAVEMENT CROSSINGS BEFORE CONSTRUCTION **



ZONE PRESSURE LOSS CHART

Zone #	Zone GPM	Zone Type	PSI Loss at Water Meter	PSI Loss at Backflow	PSI Loss at Master Valve	PSI Loss at Mainline	PSI Loss at Zone Valve	PSI Loss at Lateral Pipe	PSI Loss at Head / Nozzle	Total PSI Required	Residual PSI
1	10	SPRAY	0.7	11	0.6	0.65	1.7	3.5	35	53.15	11.85
2	4	DRIP	0.1	11	0.1	0.15	1.6	3.5	30	46.45	18.55
3	14	SPRAY	1.1	11	1.1	1.47	2.2	3.5	35	55.37	9.63
4	1	DRIP	0	11	0.1	0	1.3	3.5	30	45.9	19.1
5	17	BUBBLER	1.6	11	1.6	1.62	2.6	3.5	25	46.92	18.08
6	17	SPRAY	1.6	11	1.6	1.62	2.6	3.5	35	56.92	8.08
7	7	DRIP	0.4	11	0.4	0.24	1.7	3.5	30	47.24	17.76
8	14	ROTOR	1.1	11	1.1	0.41	2.2	3.5	35	54.31	10.69
9	6	DRIP	0.3	11	0.8	0.18	1.7	3.5	30	47.48	17.52
10	11	BUBBLER	0.6	11	0.9	0.39	1.8	3.5	25	43.19	21.81
11	11	SPRAY	0.8	11	0.8	0.94	1.9	3.5	35	53.94	11.06
12	16	ROTOR	1.4	11	1.3	1.63	2.4	3.5	35	56.23	8.77
13	5.5	DRIP	0.2	11	0.1	0.16	1.6	3.5	30	46.56	18.44
14	12	BUBBLER	1.1	11	1.1	2.06	2.2	3.5	25	45.96	19.04
15	15	SPRAY	1.2	11	1.2	2.66	2.3	3.5	35	56.86	8.14
16	2	DRIP	0.2	11	0.1	0.07	1.4	3.5	30	46.27	18.73
17	6	SPRAY	0.3	11	3	0.56	2	3.5	35	55.36	9.64
18	9	SPRAY	0.6	11	3	0.78	2	3.5	35	55.88	9.12

Z DEVELOPMENT SERVICES
CIVIL ENGINEERING CONSULTANTS
CA 29354

1201 E. ROBINSON STREET
ORLANDO, FL 32801

PH: (407) 271-8910

DATE
08-01-25

REVISION
1 CLIENT REVISION
2 HILLSBOROUGH COUNTY COMMENTS
3

DATE
09-12-25

REGISTERED LANDSCAPE ARCHITECT
MAYOR N. BATES
LA#6666711
STATE OF FLORIDA

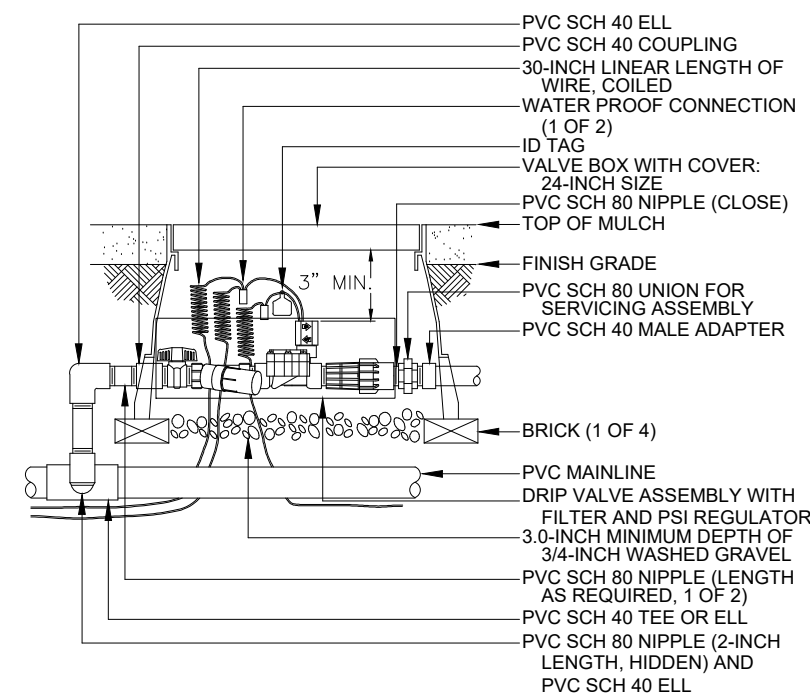
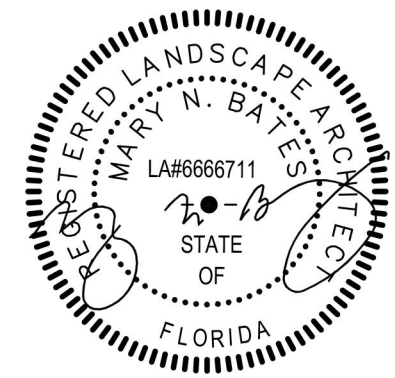
IRRIGATION PLAN
CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHA, FLORIDA 33547

DATE: 09/29/25
DRAWN: RNK
CHECKED: MNB

LI-1

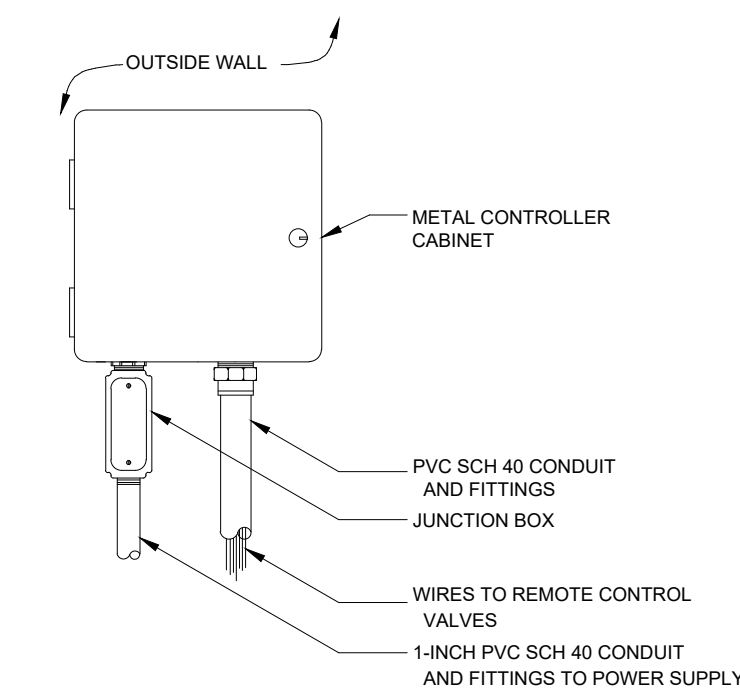
PROJECT NO.:

DATE	08-01-25
REVISION	3 CLIENT REVISION
CLIENT COMMENTS	HILLSBOROUGH COUNTY COMMENTS



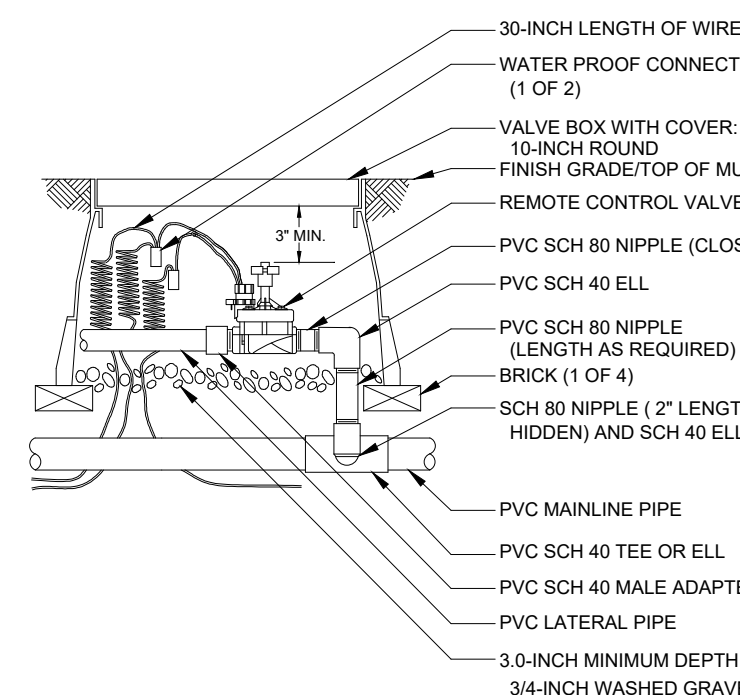
CONTROL ZONE KIT

N.T.S.



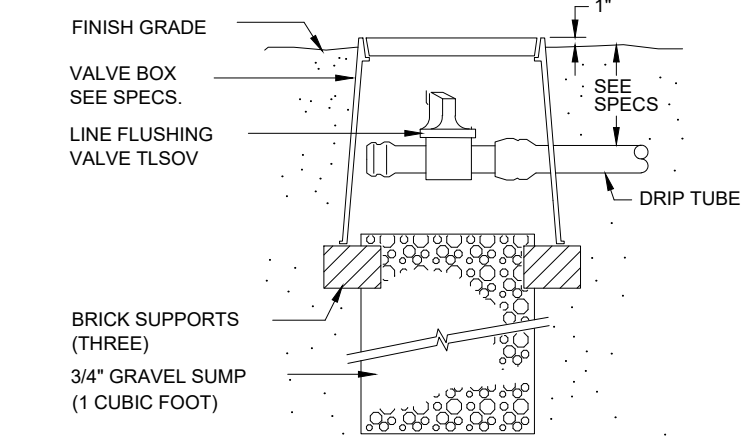
WALL MOUNT CONTROLLER

N.T.S.



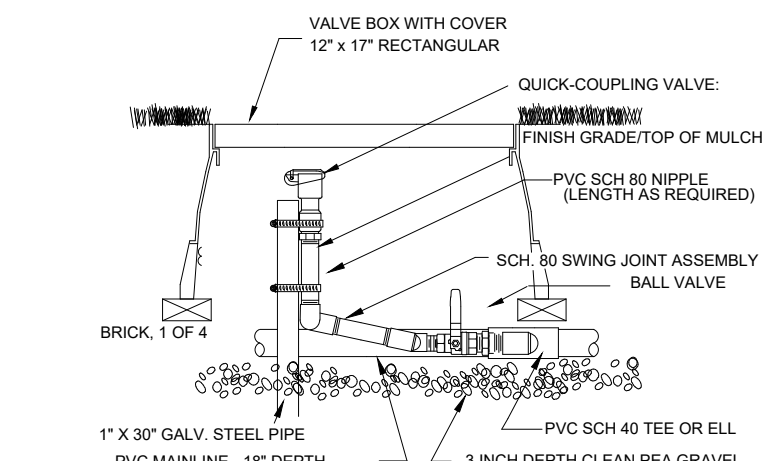
REMOTE CONTROL VALVE

N.T.S.



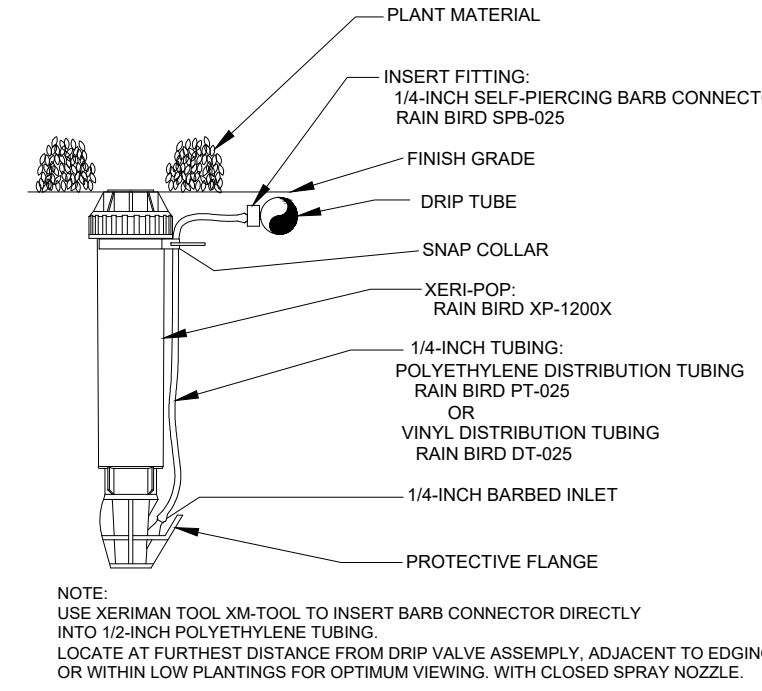
MANUAL LINE FLUSH VALVE

N.T.S.



QUICK COUPLER VALVE WITH PVC BALL VALVE

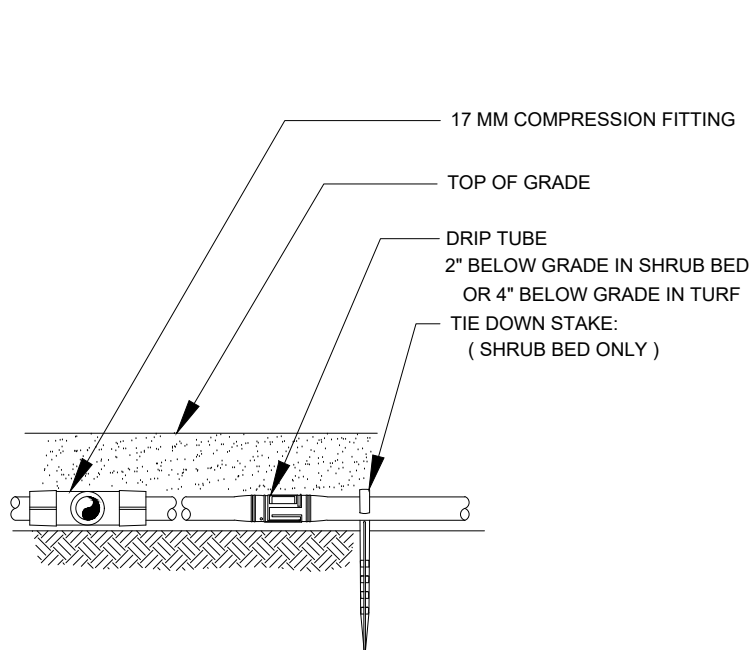
N.T.S.



INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

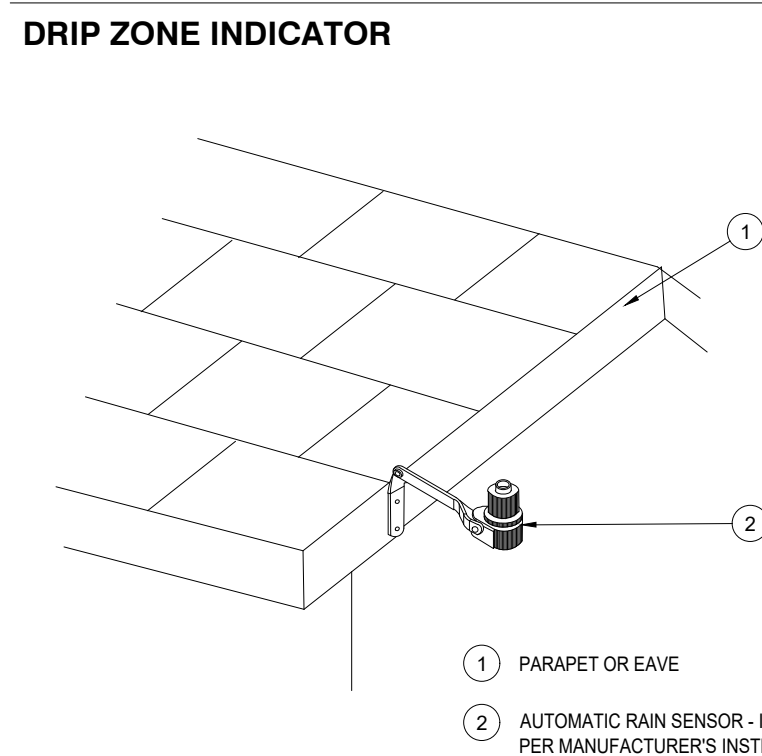
TREE BUBBLER

N.T.S.



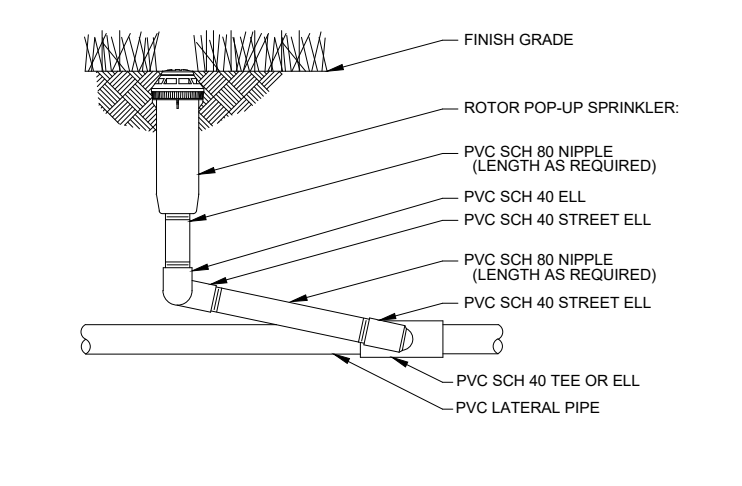
DRIP TUBE

N.T.S.



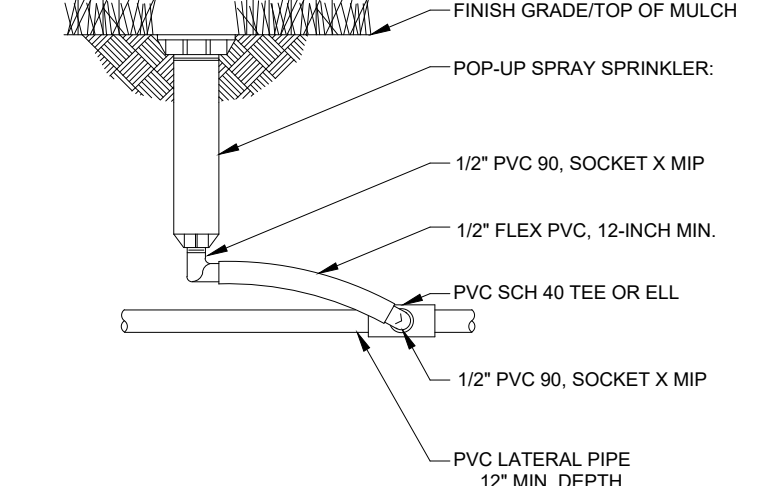
RAIN SENSOR, ROOF MOUNT

N.T.S.



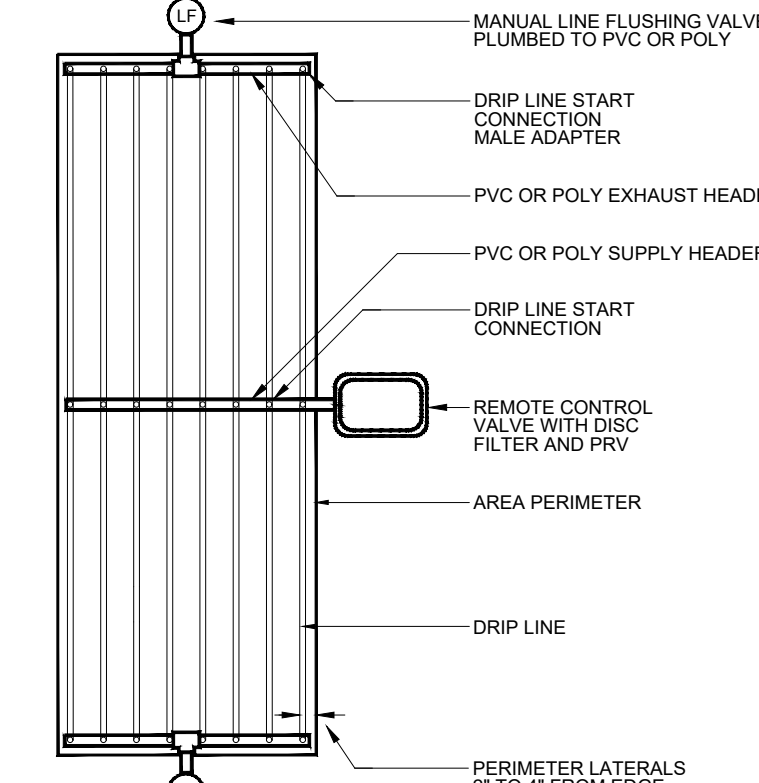
ROTOR POP-UP SPRINKLER

N.T.S.



POP-UP SPRAY HEAD

N.T.S.

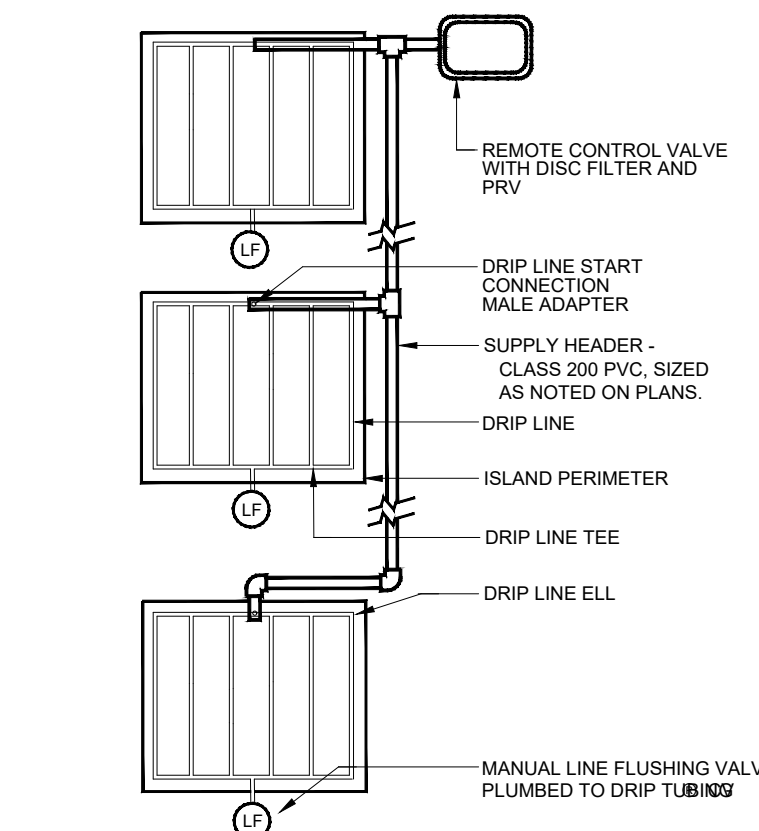


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP CENTER FEED LAYOUT

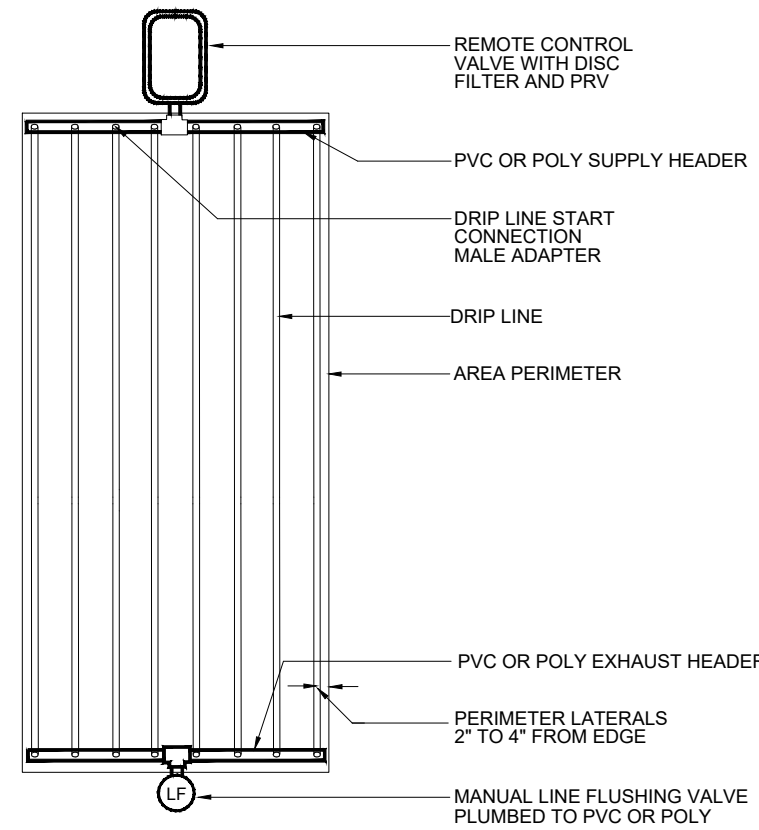
N.T.S.



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT

N.T.S.

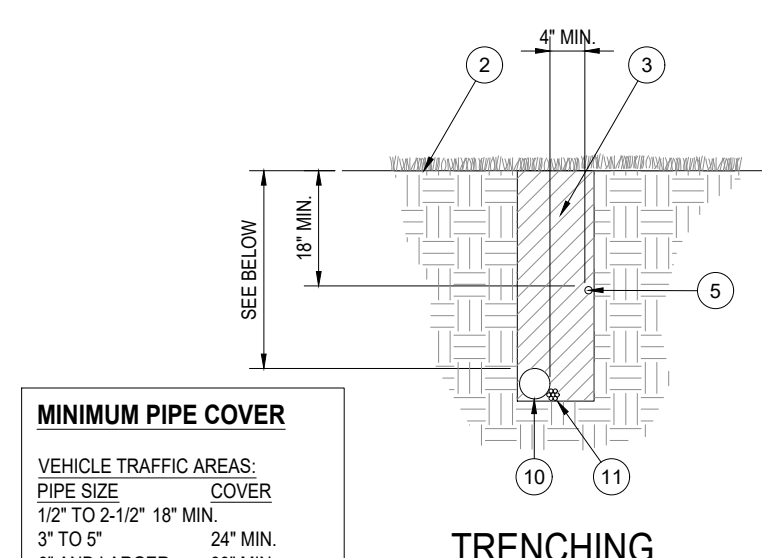


SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

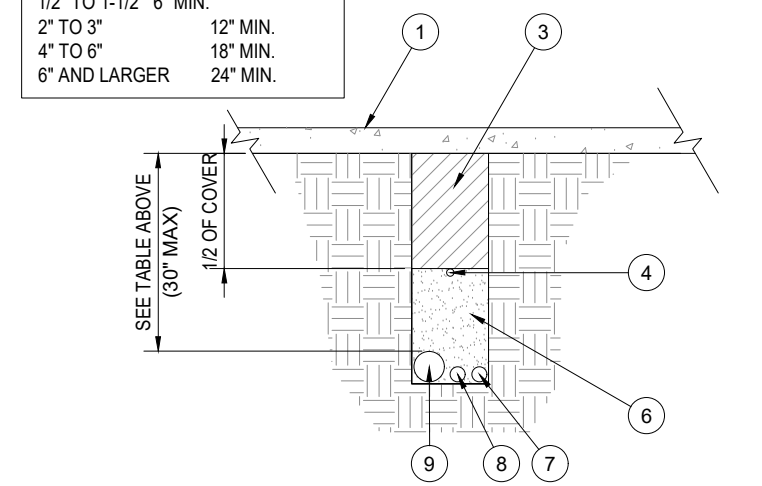
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT

N.T.S.



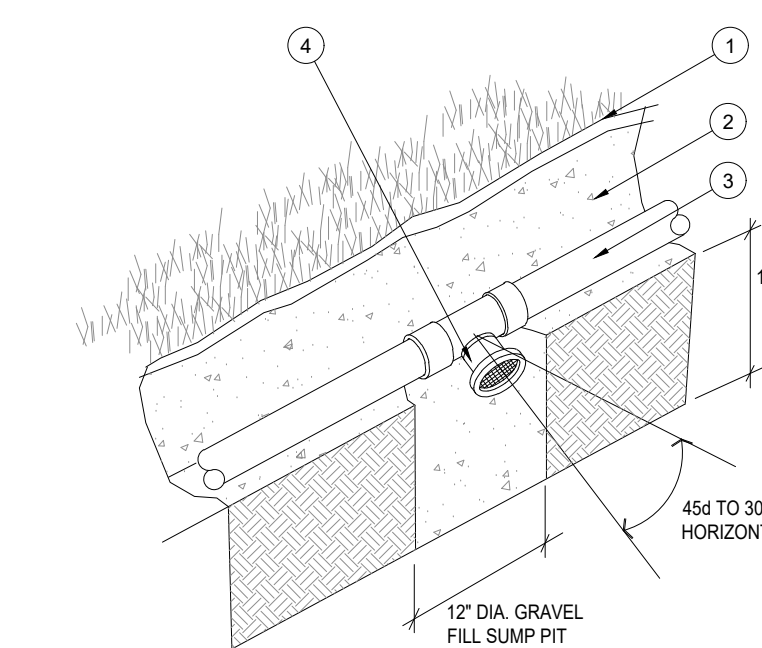
TRENCHING



SLEEVING

N.T.S.

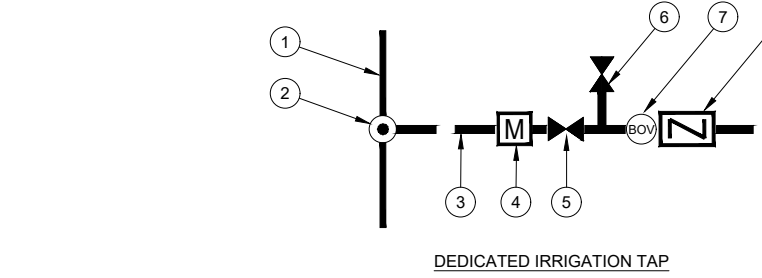
PIPE AND SLEEVE INSTALLATION



NOTE: AUTOMATIC VALVES ARE TO BE LOCATED AT LOW POINTS OF LATERAL LINES. LOCATE END DRAIN VALVE 12" UPSTREAM FROM LAST HEAD.

AUTOMATIC DRAIN VALVE

N.T.S.



WATERIZATION PROCEDURE:

- TURN OFF EITHER THE METER AND ISOLATION VALVE (DEDICATED IRRIGATION METERS) OR ISOLATION VALVE (DOMESTIC TAP)
- OPEN ONE CONTROL VALVE TO RELIEVE PRESSURE
- SLOWLY OPEN MANUAL DRAIN VALVE
- REPEAT PROCEDURE FOR ALL MANUAL DRAIN VALVES ALONG IRRIGATION MAINLINE
- CLOSE MANUAL DRAIN VALVES AND BLOW OUT REMAINING WATER FROM THE BLOWOUT VALVE. SLOWLY INCREASE AIR PRESSURE. NOT TO EXCEED 80 PSI. DO NOT BLOWOUT SYSTEM FROM BACKFLOW. BLOWOUT SYSTEM TWICE BUT NOT TO EXCEED AT MORE THAN 2 MIN. INTERVALS

WATER TAP DIAGRAM




N.T.S.

IRRIGATION SPECIFICATIONS

GENERAL	
A. QUALIFICATIONS OF IRRIGATION CONTRACTOR	I. BACKFILL
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.	1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOD, FROZEN MATERIAL OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1" INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2" INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A LICENSED IRRIGATION INSTALLER, AS REGULATED BY THE APPROPRIATE LOCAL JURISDICTION. A LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK.	2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND AND FURNISH SUITABLE BACKFILL MATERIAL, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.
3. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.	J. BACKFLOW PREVENTER INSTALLATION. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ON A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).
B. SCOPE OF WORK	K. PIPING
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.	1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.	2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18" INCHES (24" FOR MAINLINE 3"-5", AND 30" FOR MAINLINE 6" AND GREATER). LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12" INCHES.
3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC, COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.	3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES; THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURB IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.	4. ALL SOLVENT-WELDED CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GLUE.
	5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.
PRODUCTS	L. VALVES
A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN, OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN "APPROVED EQUAL" BEFORE INSTALLING SUCH MATERIALS IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.	1. VALVES SHALL BE INSTALLED PER MANUFACTURER'S DIRECTIONS AND THE IRRIGATION DETAILS.
B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND BE APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.	2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 12" TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 2" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH).
C. PIPING	3. EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION:	4. DO NOT INSTALL MORE THAN TWO VALVES IN A LIMB BOX.
a. SCHEDULE 40 PVC FOR ALL PIPE 1/2" TO 1-1/2" LESS	M. DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS DIRECTIONS AND THE IRRIGATION DETAILS.
b. CLASS 315 PVC FOR ALL PIPE 2" TO 2-1/2"	1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE.
c. CLASS 200 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER	2. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 24"-36" ON CENTER.
2. SLEEVING AND NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC	N. SPRAY, ROTOR, AND BUBBLER HEADS
3. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE.	1. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.	2. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 3/4 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELD-ON #795 SOLVENT AND #P-70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED JOINTS.
E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLANS.	3. ALL ROTOR, SPRAY AND BUBBLER HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, BOULDERS, AND HARDSCAPE, WITH A CLEARANCE OF TWELVE INCHES (MINIMUM) FROM BUILDINGS, UNLESS OTHERWISE SPECIFIED.
F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOLT-DOWN TYPE, FURNISHED WITH LIDS AND BOLTS. BOXES SHALL BE OF A SIZE TO CONTAIN THE ENTIRE VALVE AND/OR VALVE ASSEMBLY. THE VALVE BOX LID SHALL HAVE THE VALVE STATION NUMBER HEAT-BRANDED INTO THE LID WITH 2" HIGH LETTERS.	4. ALL ROTOR, SPRAY AND BUBBLER HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE. EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS NOTICED ON PLANS.	5. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.
H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.	O. AUTOMATIC CONTROLLER
I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE WIND-PROOF ENCLOSURE OR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.	1. INSTALL THE CONTROLLER AT THE LOCATION INDICATED BY THE OWNER. INSTALL CONTROLLER WITH A BACKUP BATTERY AS RECOMMENDED BY THE MANUFACTURER.
J. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR IRRIGATION WIRE. EACH CONTROLLER SHALL HAVE A DIFFERENT COLOR STATION AND COMMON WIRE.	2. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V A.C. ELECTRICAL POWER TO CONTROLLER AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
1. STATION WIRE - ANY COLOR EXCEPT WHITE OR BLUE	3. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVE Y LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN #1 ROUND VALVE BOXES WITH 3MS "DB-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
2. COMMON WIRE - WHITE	4. PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
3. EXTRA COMMON WIRES - BLUE	5. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3MS "DB-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
K. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 6 INCH ROUND VALVE BOX.	6. PROVIDE THREE ADDITIONAL IRRIGATION CONTROL WIRES ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTRLE WIRES INTO BACK OF IRRIGATION CONTROLLERS.
L. RAIN SENSOR: TYPE AND MODEL PER PLANS.	7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING - SEE SLEEVING NOTES.
METHODS	P. INSTALL THE RAIN SENSOR IN THE VICINITY OF THE CONTROLLER, AND COORDINATE LOCATION WITH THE OWNER. PROVIDE MINIMUM 5' CLEARANCE FROM OTHER OUTDOOR EQUIPMENT, FREE AND CLEAR OF ANY TREE CANOPY OR OTHER OVERHEAD OBSTRUCTIONS, AND ABOVE THE HEIGHT OF THE SPRINKLER COVERAGE. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THE RAIN SENSOR IS PLACED IN A LOCATION WHERE IT CAN RECEIVE ADEQUATE RAINFALL WITHOUT OBSTRUCTIONS. IF IT IS PLACED IN AN INADEQUATE LOCATION, THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO RELOCATE IT AT NO ADDITIONAL COST TO THE OWNER.
A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.	Q. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.	R. QUALITY CONTROL
C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS.	1. PERFORM COVERAGE TESTS AFTER IRRIGATION SYSTEM IS COMPLETED, BUT PRIOR TO ANY PLANTING AND PERFORM TESTING IN THE PRESENCE OF THE IRRIGATION DESIGNER AND THE CONSTRUCTION MANAGER.
D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.	2. TEST SYSTEM TO ASSURE THAT ALL LAWN AND PLANTING AREAS ARE WATERED COMPLETELY AND UNIFORMLY.
E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.	3. MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE COMPLETE COVERAGE, INCLUDING REALIGNMENT OF HEADS AND REPLACEMENT OF NOZZLES.
F. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.	T. CLEAN UP
G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.	1. DURING IRRIGATION EXCAVATION AND INSTALLATION, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
H. TRENCHING NEAR EXISTING TREES	2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
1. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HEIGHT (4' & ABOVE THE AVERAGE GRADE AT THE TRUNK).	U. INSPECTION AND ACCEPTANCE
2. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.	1. UPON COMPLETION OF THE WORK, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE IRRIGATION CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.	2. WHEN THE INSPECTED WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.	3. THE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
	4. CONTROLLER CHART: THE IRRIGATION CONTRACTOR SHALL PROVIDE A 11" X 17" COLOR-CODED, LAMINATED COPY OF THE IRRIGATION LAYOUT AND PLACE IT IN THE CONTROLLER'S COVER. THE CONTROLLER CHART SHALL CLEARLY DELINEATE THE AREAS COVERED BY EACH VALVE, USING A SEPARATE COLOR FOR EACH ZONE.
	5. TURN THE FOLLOWING ITEMS IN TO THE OWNER UPON COMPLETION OF THE INSTALLATION:
	a. QUICK COUPLER KEYS (2)
	b. CONTROLLER MANUAL (1)
	c. CONTROLLER KEYS (2)
	d. A MINIMUM OF (2) COPIES OF RECORD DRAWINGS. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR CONSULTANT DRAWING MARKUPS.
	W. REFER TO THE PLANTING SPECIFICATIONS FOR ADDITIONAL CONDITIONS OF FINAL ACCEPTANCE AND START OF THE MAINTENANCE PERIOD.
	1. THE IRRIGATION SYSTEM SUPPLIED AND INSTALLED SHALL BE WARRANTED (LABOR AND MATERIALS) TO REMAIN OPERATIONAL FOR A PERIOD OF 12 MONTHS AFTER THE DATE OF FINAL ACCEPTANCE. DURING THIS PERIOD, THE CONTRACTOR SHALL ALSO REPAIR ANY SETTLEMENT OF THE IRRIGATION TRENCHES BY THE END OF THE WARRANTY PERIOD, ANY IRRIGATION PART THAT IS EITHER NON-OPERATIONAL OR THAT IS OPERATING BELOW STANDARDS AS DETERMINED BY THE OWNER, SHALL BE REMOVED FROM THE SITE AND SHALL BE REPLACED. REPLACEMENTS SHALL BE OF THE SAME KIND AND AS SPECIFIED IN THE IRRIGATION LEGEND, AND SHALL BE INSTALLED AS ORIGINALLY SPECIFIED.
	2. IRRIGATION PARTS DAMAGED OR IMPAIRED DUE TO ACTS OF GOD, VANDALISM, AND/OR THE OWNERS IMPROPER MAINTENANCE SHALL NOT BE COVERED BY THIS WARRANTY.
	X. SHOULD THE PERMITTING JURISDICTION REQUIRE AN IRRIGATION AUDIT, THE IRRIGATION CONTRACTOR SHALL RETAIN THE SERVICES OF A THIRD-PARTY CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AT NO ADDITIONAL COST TO THE OWNER.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 ,TURF ROTARY, 5' X15' (LCS AND RCS), 5' X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN14 1806-SAM-P45, TURF ROTARY, 8'-14" 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN18 1806-SAM-P45, TURF ROTARY, 13'-18" 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAIN BIRD R-VAN24 1806-SAM-P45, TURF ROTARY, 17'-24" 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD X00-4PCSAMR, ADJUSTABLE ARC 4" POP UP ROTARY HEAD, PART CIRCLE, #4.0 NOZZLE UNLESS NOTED OTHERWISE
	RAINBIRD KCX-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR KCX-100-PRB-COM - 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3GPM TO 20GPM.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #N-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	LASCO "M" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING COVER AND 3/4" PVC BALL VALVE
	RAINBIRD ESP12LXMEF2P SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM12 STATION MODULE
	RAINBIRD WR2-RFC RAIN / FREEZE SENSOR - CONFIRM SENSOR LOCATION WITH OWNERS REPRESENTATIVE
	1" MASTER VALVE MODEL # 100-EFB-CP WITH RAINBIRD FLOW SENSOR MODEL #FS100P SERIES

	IRRIGATION LATERAL LINE: CLASS 200 PVC
	IRRIGATION MAINLINE: SCHEDULE 40 PVC
	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
** L.I.C. TO CONFIRM IF BORES ARE REQUIRED AT PAVEMENT CROSSINGS BEFORE CONSTRUCTION **	

IRRIGATION NOTE:

- L.I.C. SHALL SELECT R-VAN SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.
- ALL PIPE TO BE SIZED SUCH THAT FLOWS WILL NOT EXCEED VELOCITY OF 5 FPS

WATER CONSERVATION

IRRIGATION WATER CONSERVATION SHALL BE ACCOMPLISHED THROUGH THE FOLLOWING EFFORTS:

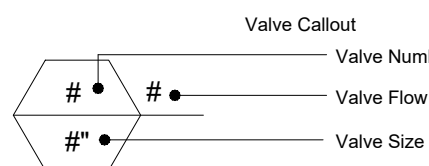
- SEPARATE TURF / SHRUB ZONES FOR SCHEDULING ADJUSTMENT
- NO OVERSPRAY ONTO PAVEMENT PERMITTED
- USE OF RAIN SENSOR SHUT OFF OVER-RIDE DEVICE

LATERAL PIPE SIZE CHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 5 GPM	3/4" CLASS 200
6 - 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4" CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200

VALVE KEY



CRITICAL ANALYSIS

P.O.C. NUMBER: 01	
Water Source Information:	Irrigation Meter, By Others
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	30 gpm

PRESSURE AVAILABLE	
Static Pressure at POC (est.):	68.00 psi
Elevation Change:	NA
Service Line Size:	NA
Length of Service Line:	NA
Pressure Available:	65.00 psi

DESIGN ANALYSIS	
Maximum Station Flow:	17.0 gpm
Flow Available at POC:	30.0 gpm
Residual Flow Available:	13.0 gpm

Critical Station: 6	
Head Pressure Required:	35.0 psi
Lateral Loss:	2.6 psi
Loss through Valve:	2.6 psi
Pressure Req. at Critical Station:	41.10 psi
Loss for Main Line:	1.62 psi
Loss for Fittings 20%/Main Line):	0.32 psi
Loss for Master Valve:	1.60 psi
Loss for Backflow:	11.00 psi
Loss for Water Meter:	1.60 psi
Critical Station Pressure at POC:	57.24 psi
Pressure Available:	65.00 psi
Residual Pressure Available:	7.76 psi

IRRIGATION SPECIFICATIONS

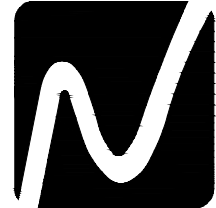
CHIPOTLE
16509 FISHHAWK BOULEVARD
LITHIA, FLORIDA 33547

DATE: 09/29/25
DRAWN: RNK
CHECKED: MNB

LI-3

PROJECT NO.:

Z DEVELOPMENT
SERVICES



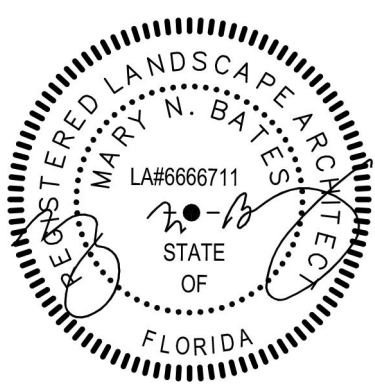
CIVIL ENGINEERING CONSULTANTS

CA 29354

1201 E. ROBINSON STREET
ORLANDO, FL 32801

PH: (407) 271-8910

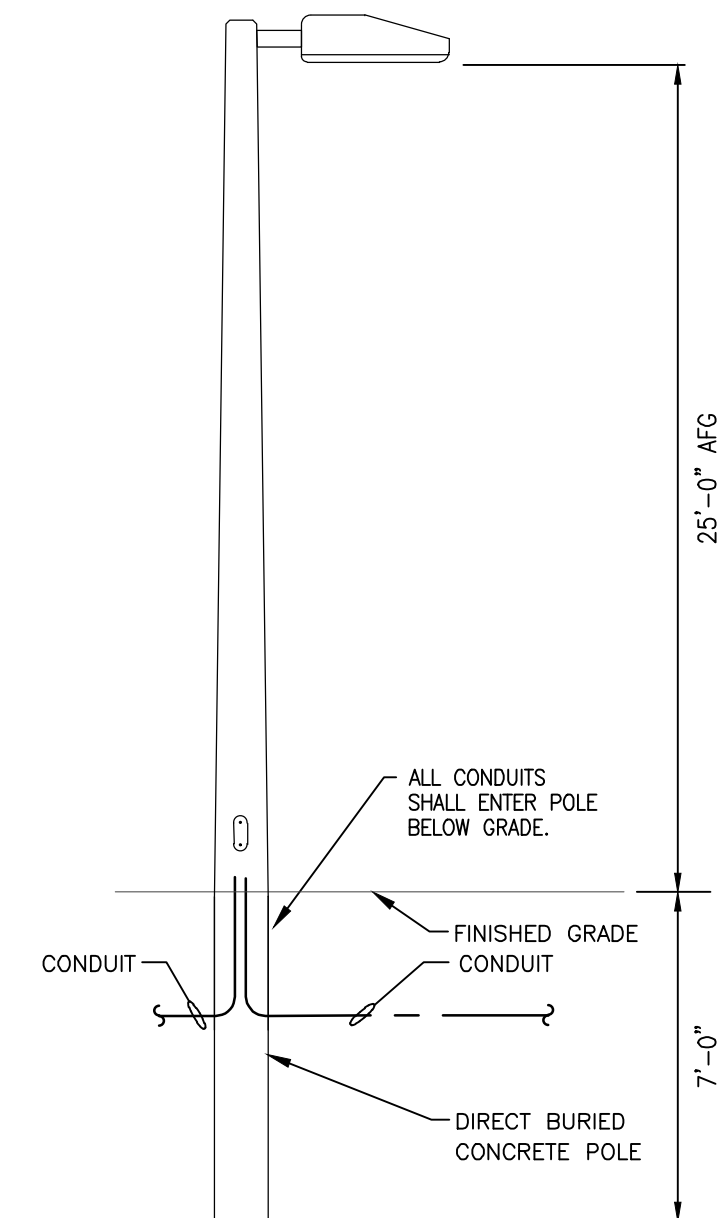
DATE	08-01-25
CLIENT REVISION	3. HILLSBOROUGH COUNTY COMMENTS
REVISION	



MK	DESCRIPTION	HEADS/FIXTURE			DIFFUSER	MOUNTING	VOLT	MANUFACTURER	REMARKS
		QTY	WATTS	TYPE					
A	EXTERIOR WALL SCENE	—	13	LED	—	WALL MOUNTED AT 10'-0" AFG	120V	RAB LIGHTING #PFLP2	3000K LED
SL4	LED SITE LIGHTING AREA FIXTURE	1	183	LED	—	POLE MOUNTED AT 25' AFG	MVOLT	LITHONIA LIGHTING #DSX1-LED-P7-40K-14M-TMVL-DBLXD-NLAR2-PIRHN	SEE NOTES 3 AND 4
SL4T	TWIN LED SITE LIGHTING AREA FIXTURE	2	13.8	LED	—	POLE MOUNTED AT 25' AFG	MVOLT	LITHONIA LIGHTING #DSX1-LED-P5-40K-14M-TMVL-DBLXD-NLAR2-PIRHN	SEE NOTES 3 AND 4
SL5	LED SITE LIGHTING AREA FIXTURE	1	138	LED	—	POLE MOUNTED AT 25' AFG	MVOLT	LITHONIA LIGHTING #DSX1-LED-P5-40K-T5W-MVLT-DBLXD-NLAR2-PIRHN	SEE NOTES 3 AND 4
H	EXTERIOR WALL SCENE	—	8	LED	—	WALL MOUNTED AT 8'-0" AFG	120V	HEVI LITE #HL-340-BK-4000K-BLED-MF-GL-10	4000K LED

FIXTURE SCHEDULE NOTES:

- FIXTURE SCHEDULE IS PROVIDED TO ESTABLISH A LEVEL OF QUALITY AND SET THE BASIS OF DESIGN FOR THIS PROJECT. ALTERNATE PACKAGES OF EQUAL OR GREATER QUALITY WILL BE ACCEPTED ONLY FROM SESCO, GENLITE, WFLI AND LIGHTING PARTNERS OF CENTRAL FLORIDA. NO OTHERS WILL BE CONSIDERED FOR THIS PROJECT. PROVIDE EXTERIOR PHOTOMETRIC 10 DAYS PRIOR TO BID DATE FOR CONSIDERATION.
- SUBMIT CATALOG CUT SHEETS FOR APPROVAL PRIOR TO ORDERING LIGHTING FIXTURES. SUBMIT ANY DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO SUBMITTING BIDS. SUBMISSIONS OF SHOP DRAWINGS TO THE ENGINEER/ARCHITECT THAT DO NOT MEET THE ABOVE REQUIREMENTS WILL NOT BE APPROVED.
- PROVIDE WITH 32" OVERALL DIRECT BURIED TAPERED CONCRETE POLE, INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS. PROVIDED POLE MINIMUM EPA LOADING SHALL EXCEED THE FIXTURE AND MOUNTING ARM COMBINED EPA PER THE LOCAL WIND REQUIREMENTS OF 160MPH, 3 SECOND GUST, EXPOSURE B PER THE FLORIDA BUILDING CODE. SUBMIT WRITTEN SIGNED AND SEALED DOCUMENTATION INDICATING COMPLIANCE.
- PROVIDE POLE MOUNTED SITE LIGHTING WITH INTEGRAL WIRELESS CONTROLS REQUIRED TO MEET FBC C405.2.5 FOR EXTERIOR POWER REDUCTION REQUIREMENTS.



TYPE SITE LIGHTING FIXTURE

- 1
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT, AN OUTDOOR LIGHTING PROFESSIONAL ENGINEER OF RECORD SHALL PROVIDE CERTIFICATION TO THE BUILDING SERVICES THAT THE LIGHTING SYSTEM AS INSTALLED COMPLIES WITH THE PROVISIONS OF THE HC LDC 6.10.01.C.
- 2
- REISSUED PHOTOMETRIC PLANS FOR COORDINATION WITH MINOR SITE PLAN CHANGES. NO CHANGES TO THE LIGHTING DESIGN.

PHOTOMETRIC PLAN

SCALE: 1" = 20'

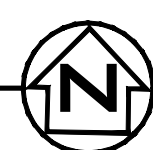
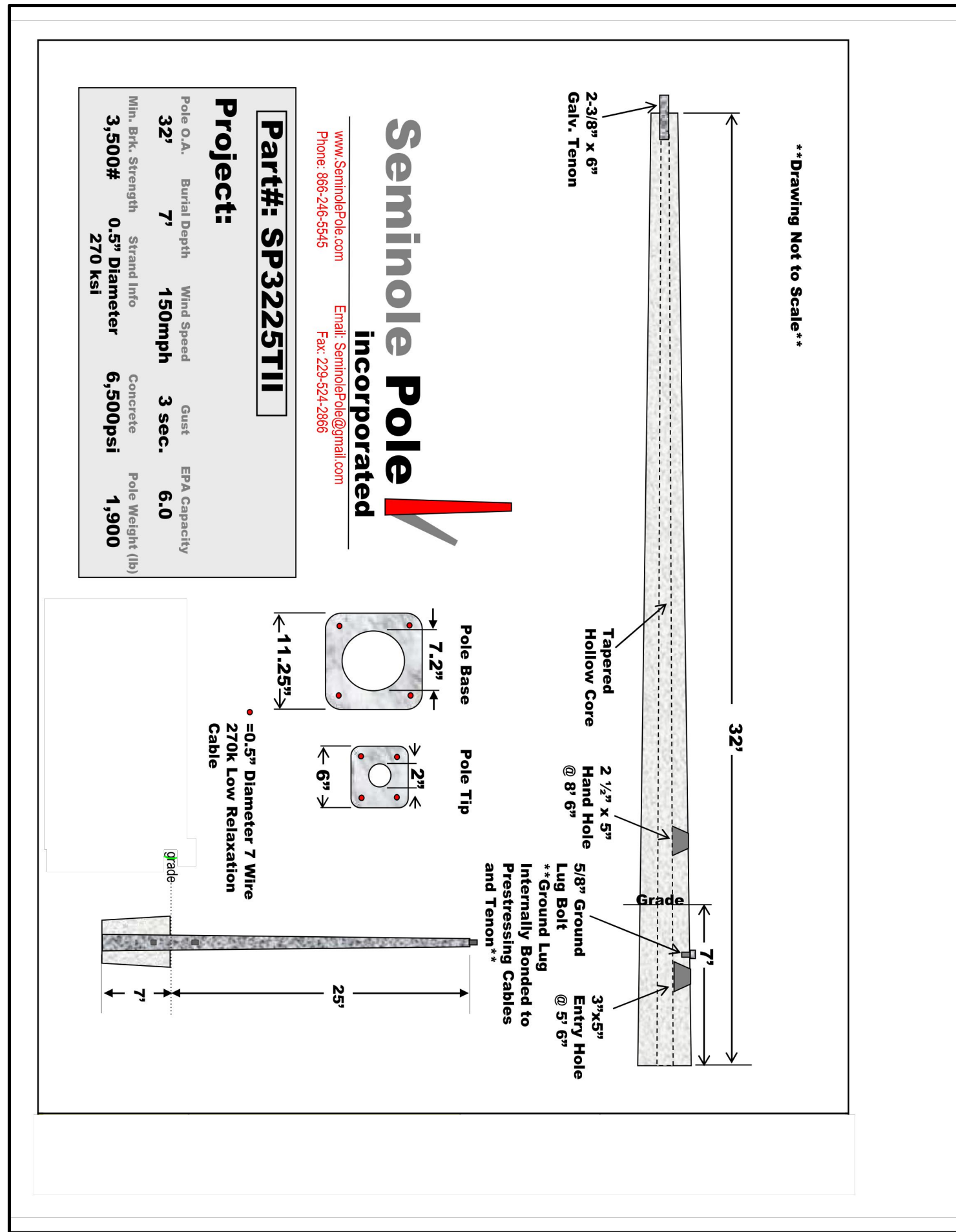


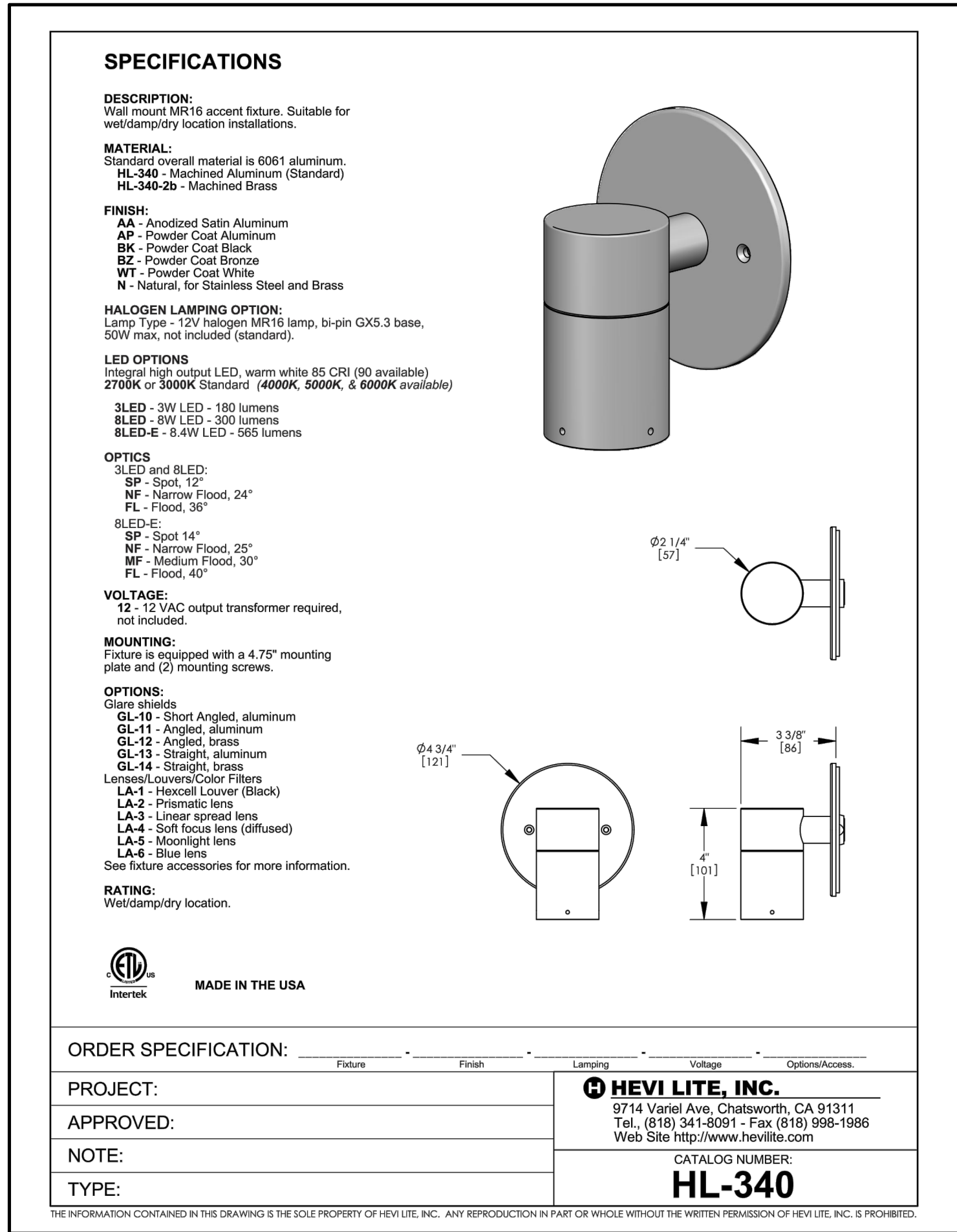
Figure 10.10 shows a cross-section of a road with a 10% grade. The road surface is shown as a series of steps. The vertical scale is 1 inch = 20 feet. The horizontal scale is 1 inch = 20 feet. The road surface is labeled with 20', 10', 0, 20', and 40'.

DAVID E. ALLEY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 55008. THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID E. ALLEY, PE ON THE DATE INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

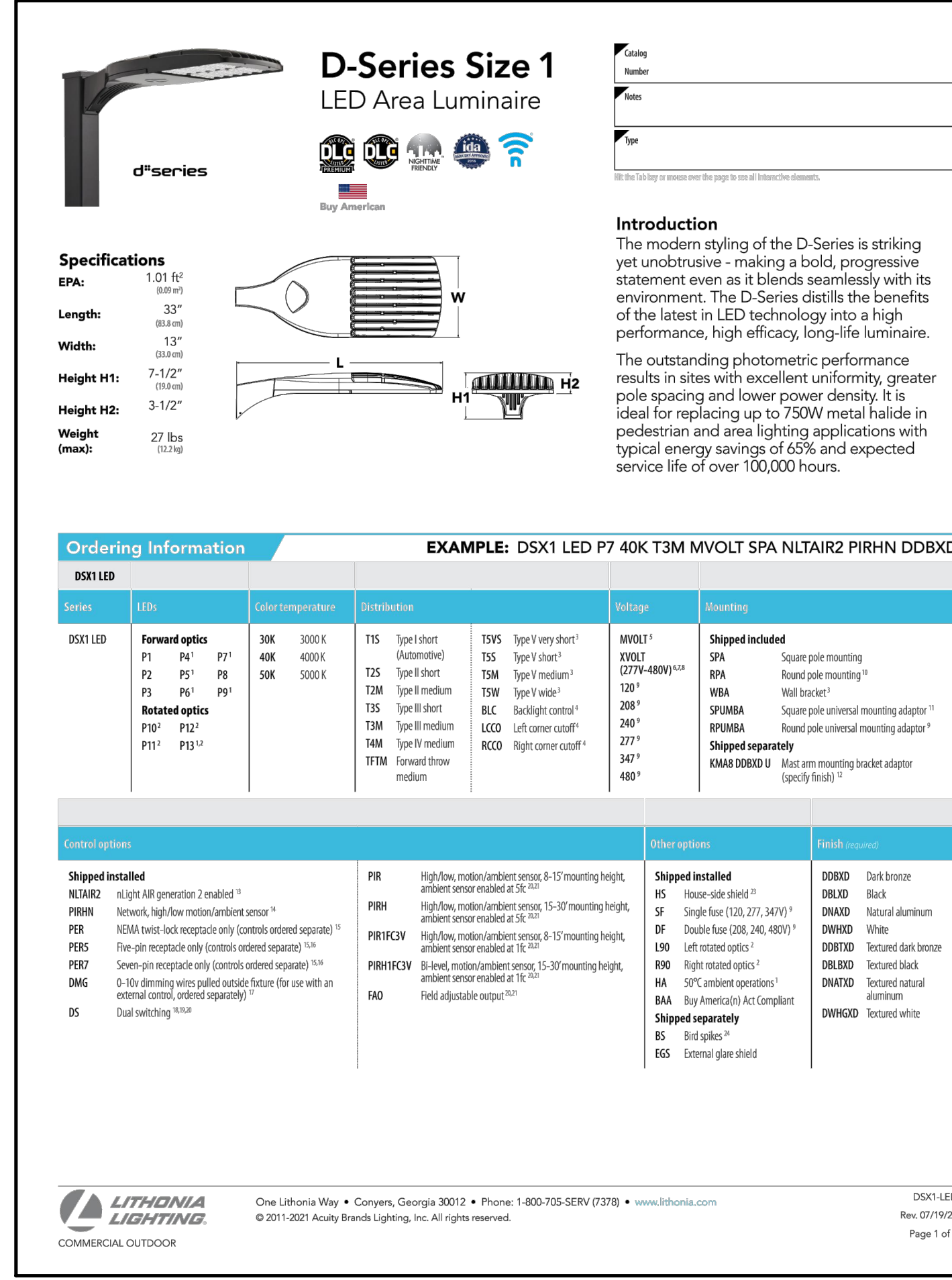
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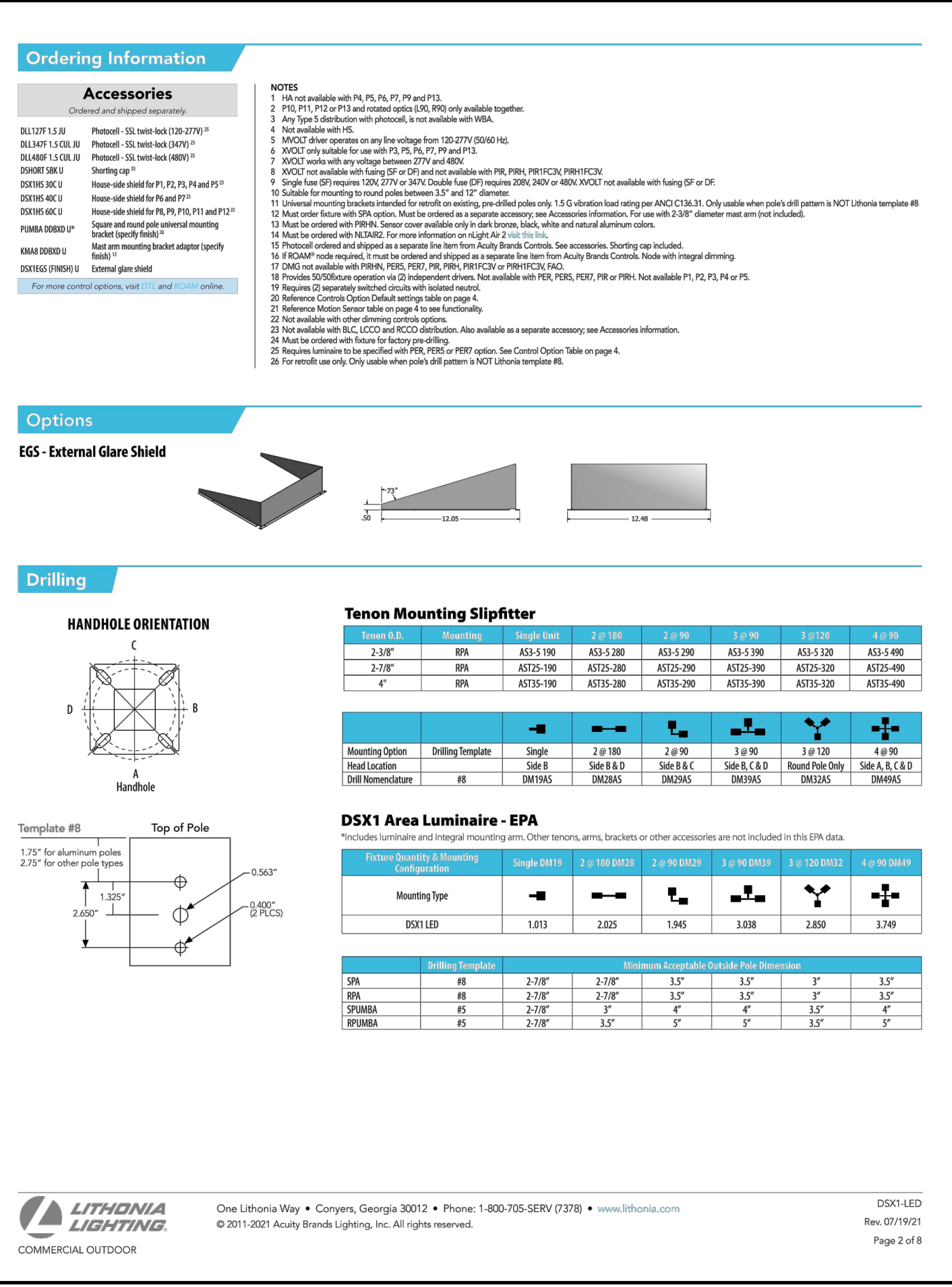
TYPE SL4, SL4T, SL5 LIGHT POLE



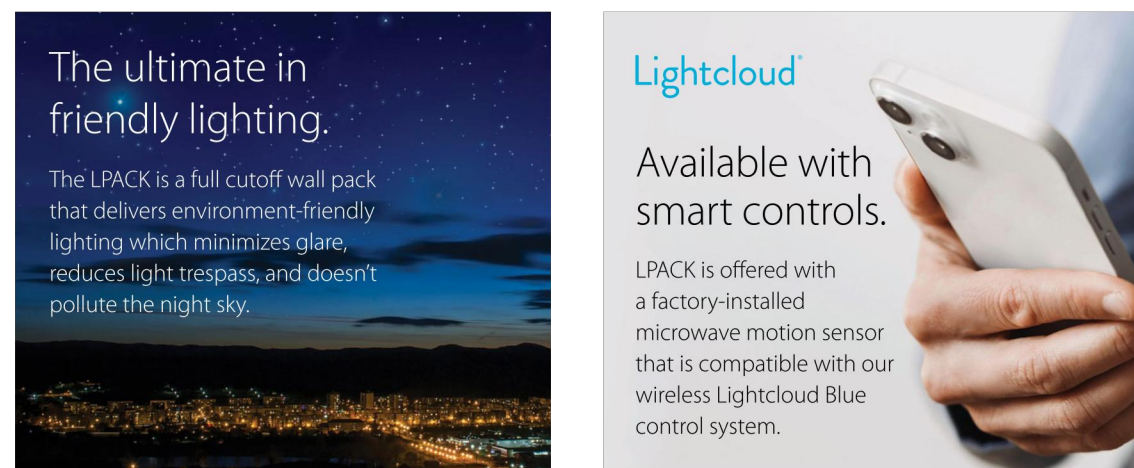
TYPE HL



TYPE SL4, SL4T, SL5



TYPE A FIXTURE



Mounting accessories.



Ordering Matrix

Product Family	Size/Wattage	Mounting	Color Temperature	Finish	Driver	Options
WPLED						
S	Small 13/15/16W	Blank Integrated J-box Wall Plate Included	Blank 3000/4000/5000K	Blank White	Blank 0-10V Dimming	Integrated Photocell Battery Backup AC/BS/MSWS
M	Medium 32/41/60W					Lightcloud Blue with Microwave Occupancy Sensor
						Lightcloud Blue with Microwave Occupancy Sensor/Battery Backup
						Lightcloud Blue with Microwave Occupancy Sensor/Cold Emergency

DAVID E. ALLEY, PE FE #55008	DATE: 06-18-25	SCALE: AS NOTED	PROJ. NO.: 250098	DESIGNED BY: MAH	DRAWN BY: MAH	CHECKED BY: DEA	DRAWING NO.: SP2
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DAVID E. ALLEY, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 55008. THIS
ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID E. ALLEY, PE ON THE DATE
INDICATED HERE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISION

DATE

REV#

1

2651 EAU CALE ROAD, SUITE A

MEBICOURNE, FL 32055

TEL. 321.253.1221

WWW.CCEENGINEERING.COM

C.O.A. #00897

CONSTRUCTION

ENGINEERING

GROUP

Consulting Engineers

16509 FISHHAWK BOULEVARD, LITHIA, FL 33547

DRAWING TITLE

LIGHTING FIXTURE CUT SHEETS

ENGINEER OF RECORD

DAVID E. ALLEY, PE

FE #55008

DATE: 06-18-25

SCALE: AS NOTED

PROJ. NO.: 250098

DESIGNED BY: MAH

DRAWN BY: MAH

CHECKED BY: DEA

DRAWING NO.: SP2

DESCRIPTION:

SCHEDULE B-2 EXCEPTIONS NOTES:

8. TERMS, CONDITIONS, COVENANTS, RESTRICTIONS, EASEMENTS, MASTER AGREEMENTS, RESERVATIONS, OPTION TO PURCHASE, RIGHT OF FIRST REFUSAL, LEASES, RULES, BYLAWS, ASSESSMENTS AND/OR FEES AND OTHER PROVISIONS WHICH MAY BE CONTAINED IN AND ESTABLISHED BY THE DECLARATION OF UNIFIED CONTROL, EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 14272, PAGE 918; AS AMENDED BY AMENDMENT TO SAID DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 14934, PAGE 1574; SECOND AMENDMENT TO SAID DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 16653, PAGE 708. (ON SUBJECT PROPERTY AS SHOWN HEREON)

10. DECLARATION OF USE RESTRICTIONS FOR FISHHAWK RANCH DRI RECORDED IN OFFICIAL RECORDS BOOK 14272, PAGE 1011; AS AMENDED BY AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 14912, PAGE 1906. (ON SUBJECT EASEMENT PARCEL, BLANKET IN NATURE)

11. OUTPARCEL AND ADJACENT LAND RESTRICTIONS SET FORTH IN THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 14820, PAGE 1299; AS AMENDED BY FIRST AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 16269, PAGE 1367. (ON SUBJECT PROPERTY, BLANKET IN NATURE)

12. NOTICE OF COLLECTION AGREEMENT FOR SPECIAL ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 15180, PAGE 341. (OFF SUBJECT PROPERTY)

13. WATER LINE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16911, PAGE 757. (ON SUBJECT PROPERTY, AS SHOWN HEREON)

14. MASTER WATER LINE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16911, PAGE 770. (ON SUBJECT PROPERTY, AS SHOWN HEREON)

15. CONDITIONS AND EASEMENTS AS SET FORTH ON THE PLAT OF FISHHAWK RANCH COMMERCIAL TRACT 11 PLATTED SUBDIVISION - NO IMPROVEMENTS RECORDED IN PLAT BOOK 111, PAGES 129 THROUGH 133. (ON SUBJECT PROPERTY, AS SHOWN HEREON)

16. EASEMENT IN FAVOR OF TAMPA ELECTRIC COMPANY RECORDED IN OFFICIAL RECORDS BOOK 17641, PAGE 1656. (ON SUBJECT PROPERTY, AS SHOWN HEREON)

17. DEED RESTRICTION(S) SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 26280, PAGE 1361. (ON SUBJECT PROPERTY, BLANKET IN NATURE)

1. BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTHERLY BOUNDARY LINE OF LOT 3, BEING N62°05'49" W PER PB 111, PG 133, PUBLIC RECORDS OF HILLSBOROUGH COUNTY.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12057C0530H, COMMUNITY NO. 120112, CITY OF LITHIA, HILLSBOROUGH COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 8/28/2008.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 12246629, EFFECTIVE: 1/29/2025/ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.

7. THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE

9. THE PROPERTY IS CONTIGUOUS WITH FISHHAWK BOULEVARD, A PAVED PUBLIC RIGHT-OF-WAY.

11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

13. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION VC-098, BEING: 81.02 FEET, (NAVD 1988), PUBLISHED BY HILLSBOROUGH COUNTY, FLORIDA.

14. THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD(83)-(2011)-(EPOCH 2010.0000), ESTABLISHED PER FDOT FPRN. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.

NOTES PERTAINING TO TABLE A ITEMS OF ALTA/NSPS LAND TITLE SURVEY STANDARDS

ITEM 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

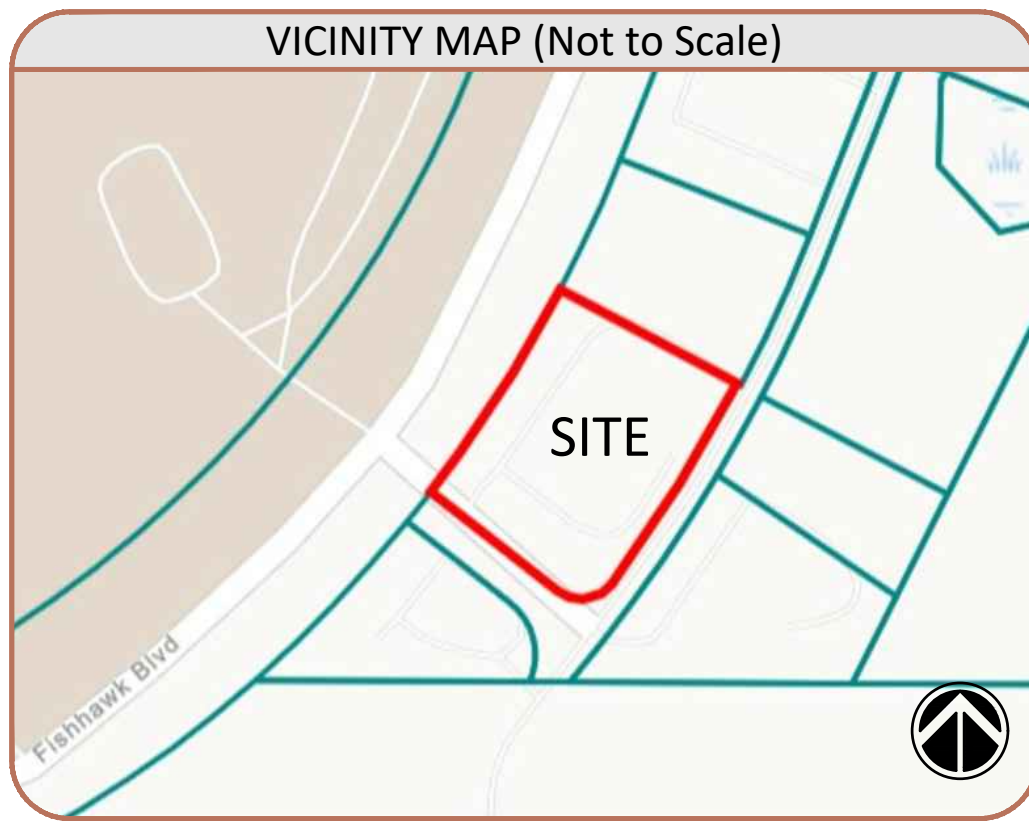
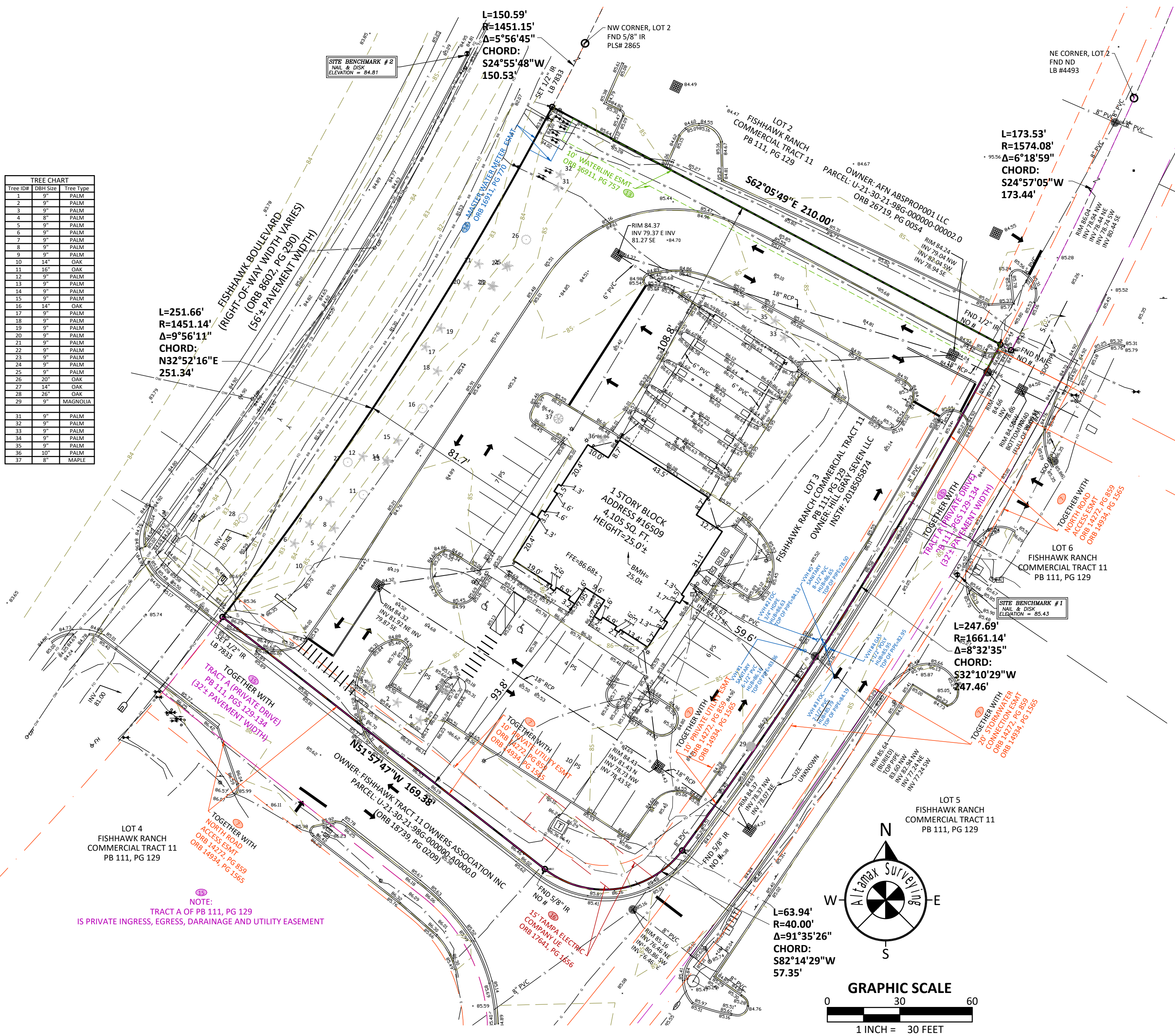
TREE CHART		
Tree ID#	DBH Size	Tree Type
1	9"	PALM
2	9"	PALM
3	9"	PALM
4	8"	PALM
5	9"	PALM
6	9"	PALM
7	9"	PALM
8	9"	PALM
9	9"	PALM
10	14"	OK
11	16"	OK
12	9"	PALM
13	9"	PALM
14	9"	PALM
15	14"	OK
16	14"	OK
17	9"	PALM
18	9"	PALM
19	9"	PALM
20	9"	PALM
21	9"	PALM
22	9"	PALM
23	9"	PALM
24	9"	PALM
25	9"	PALM
26	20"	OK
27	14"	OK
28	16"	OK
29		MAGNOLIA
30		
31	9"	PALM
32	9"	PALM
33	9"	PALM
34	9"	PALM
35	9"	PALM
36	10"	PALM
37	8"	MAPLE

NOT PROVIDED AT TIME OF SURVEY.

LAND AREA:

56,390 SQUARE FEET
1.2945 ACRES
MORE OR LESS.

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com
James@altamaxsurveying.com

[illegible]

16509 FISHHAWK BLVD
LITHIA, FL 33547

JOB NO. 906678
CF NO. HLB-16509 FISHHAWK BLVD
FIELD DATE: 1/20/2025
DRAWN BY: GL/PT

DATE:	DESCRIPTION:
3-4-25	ADD TITLE COMMITMENT
5-6-25	PARKING STRIPING
7/31/25	TEST HOLES

To: HILL/GRAY SEVEN, L.L.C.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), 11(b), 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on 01/20/2025.

Date: 01/20/2025

JAMES D. BRAY PSM 6507

This Survey is "NOT VALID" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature. The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.