



SUBMITTAL SUMMARY REPORT MajorSite-000405-2026

PLAN NAME: Fifth Third Bank, Mulberry	LOCATION: 0 SE 91st Phillips CT The Villages, FL 32162
APPLICATION DATE: 02/23/2026	PARCEL: 6722-200-001
DESCRIPTION: New commercial bank construction - 1900	

CONTACTS	NAME	COMPANY
Applicant	Benjamin Lewis	BDG Architects
Engineer of Record	Nisit Sapparkhao	Infinity Engineering Group LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	04/07/2026	04/14/2026	04/21/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	02/24/2026	03/10/2026	03/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/14/2026	04/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/14/2026	04/16/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/14/2026	04/07/2026	Approved
<i>Comments</i>	previously Approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/14/2026	04/09/2026	Requires Re-submit
<i>Comments</i>	Please add concurrency deferral note to cover page.			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/14/2026	04/09/2026	Requires Re-submit
<i>Comments</i>	Please provide a signed and sealed photometric plan			
OCE Design (Plans) (Office of the County Engineer)	William Poole	04/14/2026	04/14/2026	Requires Re-submit
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Not Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			

SUBMITTAL SUMMARY REPORT (MajorSite-000405-2026)

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OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	04/14/2026	04/14/2026	Requires Re-submit
<i>Comments</i>	Please add signer information (name and title) to the owner's certification. Please provide documentation that this individual has the authority to sign on behalf of the company. -EMW 04.14.2026			
	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.1 - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/14/2026	04/10/2026	Requires Re-submit
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - (1) We need the following note on the cover page of the plans: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer." (2) LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.			
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - Please provide a copy of the inputs for the conveyance calculations			
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - The O&M manual needs to be a standalone document from the plans and calculations.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - This item will be reviewed upon resubmittal			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/14/2026	04/13/2026	Approved
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
	6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site			
	6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/14/2026	04/07/2026	Deny
<i>Comments</i>	No comment responses were provided. A waiver from the Development Review Committee is required to not build the sidewalk and pay a fee instead.			
<i>Corrections</i>	6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			

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Utilities (OCE Plans) (Utilities)	Heather Proctor	04/14/2026	04/17/2026	Approved
<i>Comments</i>	Project will be connecting to Marion County Utilities' water and wastewater systems. A Utilities Pre-Construction Meeting is required after approval of the plans by the Development Review Committee and at least 48 hours prior to commencement of utility construction. Please contact the Utilities Development Review Officer to schedule: Heather.Proctor@MarionFL.org or (352) 438-2846.			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.15.4 - Water Distribution System (Resolved) - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Resolved) - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - Additional Utilities Comments			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.15.6.D - Meter Location (Resolved) - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Resolved) - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: If applicable. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Resolved) - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			

eREVIEW SESSION FILES:				
	53 Mulberry - Civil - Permit Set S&S.pdf			
	53 Mulberry - LS - Permit Set S&S.pdf			
	53 Mulberry - Survey.pdf			
	Aerial Overlay.pdf			
	Fifth Third Mulberry - Stormwater Narrative S&S.pdf			
	Final Phase I ESA Report-5 3 Bank Property, The Villages, FL.pdf			
	FIRMETTE.pdf			
	Flood Map - Zone X.pdf			
	Geologic Map.pdf			
	Mulberry - HYDRANT REPORT.pdf			
	Mulberry TIS Memo_S&S.pdf			
	NCRS Soil Map.pdf			
	USGS Quad Map.pdf			

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Theresa S.	6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System	02/25/2026 10:06	AM53 Mulberry - Civil - Permit Set S&S.pdf	24
kbrugnoli	Growth Services needs Overlay zones, concurrency deferral statement on this cover page	02/25/2026 11:45	AM53 Mulberry - Civil - Permit Set S&S.pdf	1
kbrugnoli	Please include zoning and land use for subject parcel as well as adjacent parcels on this page for reference.	02/25/2026 11:46	AM53 Mulberry - Civil - Permit Set S&S.pdf	4

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eREVIEW SESSION FILES:

- 53 Mulberry - Civil - Permit Set S&S.pdf
- 53 Mulberry - LS - Permit Set S&S.pdf
- 53 Mulberry - Survey.pdf
- Aerial Overlay.pdf
- Fifth Third Mulberry - Stormwater Narrative S&S.pdf
- Final Phase I ESA Report-5 3 Bank Property, The Villages, FL.pdf
- FIRMETTE.pdf
- Flood Map - Zone X.pdf
- Geologic Map.pdf
- Mulberry - HYDRANT REPORT.pdf
- Mulberry TIS Memo_S&S.pdf
- NCRS Soil Map.pdf
- USGS Quad Map.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	FYI - The Villages has an irrigation meter located in this area.	03/09/2026 10:29	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Contractor to field verify. MCU can confirm by as-builts this lateral is present.	03/09/2026 10:30	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Hydrant appears to be in the ROW and is public. Painted red and facing street.	03/09/2026 10:31	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Call out meter size.	03/09/2026 10:33	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Need total irrigated sqft	03/09/2026 10:34	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Remove these details. Use MCU LDC standard details.	03/09/2026 10:35	AM53 Mulberry - Civil - Permit Set S&S.pdf	11
Heather Proctor	What is this for?	03/09/2026 10:35	AM53 Mulberry - Civil - Permit Set S&S.pdf	13
Heather Proctor	Missing detailsUT104UT111UT112UT204UT208 - FOR HYDRANT	03/09/2026 10:36	AM53 Mulberry - Civil - Permit Set S&S.pdf	13
kbrugnoli	I	04/09/2026 2:28	PM53 Mulberry - Survey.pdf	1
kbrugnoli	On this page, Growth Services needs to see Concurrency Deferral note. This note is provided in the LDC Sec. 1.8.2 (F) "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."	04/09/2026 2:29	PM53 Mulberry - Survey.pdf	1
Alexander	The highlighted section needs to be removed from the owner's certification	04/10/2026 2:48	PM53 Mulberry - Survey.pdf	1

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/10/2026	02/26/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/10/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/10/2026	02/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/10/2026	02/25/2026	Requires Re-submit

Corrections
 2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - The item provided with this major site plan submittal was an environmental site assessment, not an environmental assessment for listed species. Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5.

Corrections
 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.

Corrections
 2.12 - Land Use Designation-adjacent properties (Not Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.

Corrections
 2.12.4.L & Article 5 - Overlay zones (Not Resolved) - Property is located within the Secondary Springs Protection Overlay Zone (S-SPOZ). Please provide this overlay zone on the cover sheet.

2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

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<i>Corrections</i>	2.12 - Land Use Designation-subject property (Not Resolved) - Existing land use is listed on site plan as vacant and future use is listed as mixed use. The future land use for this Property is Commercial (COM) - Please correct. 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Not Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/10/2026	02/27/2026	Requires Re-submit
<i>Comments</i>	Please adjust shrub sizes - see markup on plan			
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/10/2026	03/03/2026	Requires Re-submit
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OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/10/2026	03/09/2026	Requires Re-submit
<i>Comments</i>	Please add owner's certification and signer's information to the cover sheet. -EMW 03.09.2026			
	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/10/2026	02/25/2026	Requires Re-submit
<i>Corrections</i>	6.13.8 - Stormwater Conveyance Criteria (Not Resolved) - 6.13.8 - Stormwater Conveyance Criteria: Conveyance systems shall be sized to accommodate the 25-year 24-hour storm event. The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the design storm. Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. Drainage rights-of-way shall be a minimum of 30 feet in width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	6.13.6.C - Best Management Practices (Not Resolved) - 6.13.6.C - Best Management Practices: Provide a sinkhole repair detail and note stating "a minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility". Oil/water separator is required if the proposed use falls under the following: car wash, auto or marine paint and body shop, service or repair shop, automotive fleet operations, gas stations, etc. Retention and/or detention facilities shall have a maximum depth of ten feet, as measured between the design high water elevation and the pond bottom for dry facilities, and between the design high water elevation and the normal control water elevation for wet ponds.			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - 2.12.4.L(9)(b) - Data Block (Impervious Area): Provide existing and proposed gross impervious area in SF, ac, and percentage in the data block on the cover sheet. Include any offsite drainage to your site in the data block.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: Provide following note on cover sheet: "No change to the work as shown on the approved plans shall be made without notification to and approval by the Office of the County Engineer."			

SUBMITTAL SUMMARY REPORT (MajorSite-000405-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/10/2026	02/25/2026	Requires Re-submit
<i>Corrections</i>	6.13.12 - Operation and Maintenance (Not Resolved) - 6.13.12 - Operation and Maintenance: Provide an O&M manual detailing the steps for operating and maintaining the proposed private system of DRAs, pipes, inlets, swales, etc. Manual shall be signed by Owner and owner's certification statement shall be on the manual. Owner's certification statement: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management and associated elements in accordance with the specifications shown herein and on the approved plan".			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/10/2026	02/25/2026	Requires Re-submit
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC. 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/10/2026	03/11/2026	Requires Re-submit
<i>Corrections</i>	6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/10/2026	03/09/2026	Requires Re-submit
<i>Comments</i>	Please see corrections and plan comments.			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Resolved) - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Not Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
<i>Corrections</i>	6.15.4 - Water Distribution System (Resolved) - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Not Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Not Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Not Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Not Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Not Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Not Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Not Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Not Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.15.6.D - Meter Location (Resolved) - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Not Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Not Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Not Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: If applicable. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Not Resolved) - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Not Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Not Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Not Resolved) - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			

SUBMITTAL SUMMARY REPORT (MajorSite-000405-2026)

eREVIEW SESSION FILES:

- 53 Mulberry - Civil - Permit Set S&S.pdf
- 53 Mulberry - LS - Permit Set S&S.pdf
- 53 Mulberry - Survey.pdf
- Aerial Overlay.pdf
- Fifth Third Mulberry - Stormwater Narrative S&S.pdf
- Final Phase I ESA Report-5 3 Bank Property, The Villages, FL.pdf
- FIRMETTE.pdf
- Flood Map - Zone X.pdf
- Geologic Map.pdf
- Mulberry - HYDRANT REPORT.pdf
- Mulberry TIS Memo_S&S.pdf
- NCRS Soil Map.pdf
- USGS Quad Map.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Theresa S.	6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site	02/25/2026 10:05	AM53 Mulberry - Survey.pdf	1
Theresa S.	6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System	02/25/2026 10:06	AM53 Mulberry - Civil - Permit Set S&S.pdf	24
kbrugnoli	Growth Services needs and Environmental Assessment of Listed Species (EALS)	02/25/2026 11:44	AMFinal Phase I ESA Report-5 3 Bank Property, The Villages, FL.pdf	1
kbrugnoli	Growth Services needs Overlay zones, concurrency deferral statement on this cover page	02/25/2026 11:45	AM53 Mulberry - Civil - Permit Set S&S.pdf	1
kbrugnoli	Please include zoning and land use for subject parcel as well as adjacent parcels on this page for reference.	02/25/2026 11:46	AM53 Mulberry - Civil - Permit Set S&S.pdf	4
Alexander	Please provide the inputs for the conveyance calculations	02/25/2026 1:54	PMFifth Third Mulberry - Stormwater Narrative S&S.pdf	55
Susan Heyen	All shrubs to be 18" ht at install - Dwf Yaupon does not meet requirements	02/27/2026 4:21	PM53 Mulberry - LS - Permit Set S&S.pdf	1
Susan Heyen	INFO - Mulch to be 1" max on rootball, no volcano mulching will be accepted	02/27/2026 4:25	PM53 Mulberry - LS - Permit Set S&S.pdf	2
Susan Heyen	see note for medium trees	02/27/2026 4:27	PM53 Mulberry - LS - Permit Set S&S.pdf	2
Heather Proctor	FYI - The Villages has an irrigation meter located in this area.	03/09/2026 10:29	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Contractor to field verify. MCU can confirm by as-builts this lateral is present.	03/09/2026 10:30	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Hydrant appears to be in the ROW and is public. Painted red and facing street.	03/09/2026 10:31	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Call out meter size.	03/09/2026 10:33	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Need total irrigated sqft	03/09/2026 10:34	AM53 Mulberry - Civil - Permit Set S&S.pdf	7
Heather Proctor	Remove these details. Use MCU LDC standard details.	03/09/2026 10:35	AM53 Mulberry - Civil - Permit Set S&S.pdf	11
Heather Proctor	What is this for?	03/09/2026 10:35	AM53 Mulberry - Civil - Permit Set S&S.pdf	13
Heather Proctor	Missing details	03/09/2026 10:36	AM53 Mulberry - Civil - Permit Set S&S.pdf	13



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/04/26 Parcel Number(s): 6722-200-001 Permit Number: 000405-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Fifth Third Bank, Mulberry Commercial Residential
Subdivision Name (if applicable): N/A
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Fifth Third National Bank Association | Jennifer Hume
Signature: _____ Chloe Kelley Digitally signed by Chloe Kelley
DN: cn=Chloe Kelley, o=Chloe Kelley
Reason: I am the author of this document
Date: 2025.05.04 16:33:13-0400
Mailing Address: 39 Fountain Square Plaza City: Cincinnati
State: OH Zip Code: 45263 Phone # 513-5354-0700
Email address: erin.corden@cbre.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): BDG Architects Contact Name: Chloe Kelley
Mailing Address: 400 N Ashley Dr Suite 600 City: Tampa
State: FL Zip Code: 33602 Phone # 303-345-0224
Email address: permits@bdgllp.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): D. At the discretion of the Development Review Committee, in lieu of co
We are requesting to pay sidewalk fee in lieu of sidewalk to satisfy the comment made by Chris (transportation) during

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____

February 10, 2026

RE: Letter of Authorization

Fifth Third Bank – Mulberry

SEC of SE Highway 42 & SE 91 Phillips Court

The Villages FL 32162

Parcel ID: 6722-200-001

To Whom It May Concern:

This letter serves as confirmation that **BDG Architects, LLP** are authorized to act as agents on behalf of **Fifth Third Bank, National Association** for the purpose of applying for permits, registering, re-registering, signing, submitting, remitting payments, and receiving official documents on my behalf.

Respectfully,



Print Name: Jennifer E. Hume
VP, Fifth Third Bank

Title: _____

STATE OF Ohio

COUNTY OF Hamilton

The foregoing instrument was acknowledged before me this 19 day of February, 2026, by Jennifer Hume, the VP for Fifth Third Bank who is X personally

known to me or _____ who has produced _____ as identification and who did (did not) take an oath.

Kgaler

Signature of Notary

Kayla Williamson

Print Notary Name



KAYLA WILLIAMSON
Notary Public, State of Ohio
My Commission Expires:
12-17-2028

Notary Public – State of onio

Commission No. _____

Notary Seal

My Commission Expires: 12-17-28

CONSTRUCTION PLANS FOR:

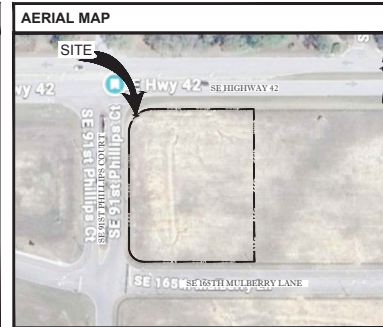
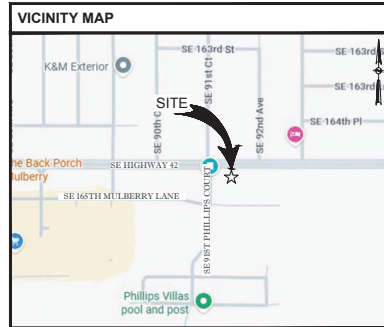


MULBERRY - THE VILLAGES

SEC S.E. HIGHWAY 42 &
S.E. 91 PHILLIPS COURT
THE VILLAGES, FLORIDA 32162

Growth Services needs Overlay zones, concurrency deferral statement on this cover page

PROJECT TEAM	
PROPERTY OWNER: MIDFLORIDA CREDIT UNION P.O. BOX 8008 LAKELAND, FLORIDA 33802	CIVIL ENGINEER: INFINITY ENGINEERING GROUP, LLC 1208 EAST KENNEDY BOULEVARD SUITE 230 TAMPA, FLORIDA 33602 PH: (813) 434-4770 CONTACT: NISIT SAPPARKHAO
PROPERTY DEVELOPER: VISION DEVELOPMENT AND MANAGEMENT LLC 3652 AVAION PARK EAST STE 201 ORLANDO, FLORIDA 32828 PH: (407) 813-2735 CONTACT: FRANK SLIVERMAN	ARCHITECT: BDG ARCHITECTS 400 N ASHLEY DRIVE SUITE 600 TAMPA, FLORIDA 33602 PH: (813) 325-9253 CONTACT: MILENA CECONELLO
SURVEYORS: ALTAMAX SURVEYING 910 BELLE AVENUE SUITE 1100 CASSELBERRY, FLORIDA 32708 PH: (407) 877-0200 CONTACT: JAMES D. BRAY EMAIL: JAMES@ALTAMAXSURVEYING.COM	LANDSCAPE ARCHITECT: PATRICK D. CUNNINGHAM, LLC 519 SAPPHIRE DRIVE SAVANNAH, FLORIDA 34234 PH: (561) 352-7887 CONTACT: PATRICK CUNNINGHAM EMAIL: PCUNNINGHAM.LL.C@GMAIL.COM
GEOTECHNICAL: PROFESSIONAL SERVICE INDUSTRIES 1748 33RD STREET ORLANDO, FLORIDA 32839 PH: (407) 304-6560 CONTACT: ROBERT A. TROMPKE	



PARCEL ID: 6722-200-001
MARION COUNTY, FLORIDA

DRAWING INDEX	
SHEET NO.	SHEET TITLE
C00.00	COVER SHEET
C00.01	CIVIL SPECIFICATIONS
C01.01	DEMOLITION PLAN
C02.01	SITE PLAN
C03.01	GRADING PLAN
C03.02	STORM PIPING PLAN
C04.01	UTILITY PLAN
C05.01	DETAILS
C05.02	THE VILLAGES STANDARD DETAILS
C05.03	THE VILLAGES STANDARD DETAILS
C05.04	THE VILLAGES STANDARD DETAILS
C05.05	MARION COUNTY STANDARD DETAILS
C05.06	MARION COUNTY STANDARD DETAILS
C06.01	SWPPP GENERAL REQUIREMENTS
C06.02	EROSION CONTROL PLAN PHASE I
C06.03	EROSION CONTROL PLAN PHASE II
C06.04	EROSION AND SEDIMENTATION CONTROL DETAILS
LP01.01	LANDSCAPE PLAN
LP02.01	LANDSCAPE DETAILS
LP03.01	LANDSCAPE SPECIFICATIONS
IR01.01	IRRIGATION PLAN
IR02.01	IRRIGATION DETAILS
SA01.01	SITE ACCESS PLAN
1 OF 1	ALTA / NSPP LAND TITLE SURVEY

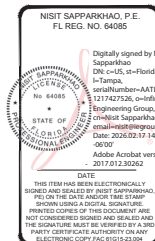
UTILITY AUTHORITIES	
WATER AND SEWER PROVIDED BY: MARION COUNTY UTILITIES 11800 SE US HIGHWAY 441 BELLEVUE, FLORIDA 34420 CONTACT: HEATHER PROCTOR PHONE: (352) 436-2846 EMAIL: HEATHER.PROCTOR@MARIONFL.ORG	ELECTRIC PROVIDED BY: SECO ENERGY (SUMNER COUNTY) 50 WEST ARDICE AVENUE EUSTIS, FLORIDA 32708 CONTACT: JOSEPH PORTERA PHONE: (352) 569-6594 EMAIL: NEWCONSTRUCTION@SECOENERGY.COM
TELEPHONE PROVIDED BY: AT&T 208 SOUTH AKARD STREET DALLAS, TEXAS 75202 PHONE: (844) 282-1529	FIRE PROTECTION PROVIDED BY: MARION COUNTY FIRE PREVENTION 11800 SE US HIGHWAY 441 BELLEVUE, FLORIDA 34420 CONTACT: JONATHAN T. KENNING PHONE: (352) 291-8050 EMAIL: FIREPREVENTION@MARIONFL.COM



INFINITY ENGINEERING GROUP, LLC

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[f] 813.445.4211
www.ieggroup.net
FL Cert. of Auth. No. 27889

IEG JOB NO. 15-420.00



Know what's below.
Call before you dig.

SHEET
C00.00

GENERAL NOTE

- ALL CONSTRUCTION SHALL BE EXECUTED AS SHOWN ON THESE PLANS. ANY REVISIONS AND/OR DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD. ANY REVISIONS TO THESE PLANS SHALL BE SUBMITTED TO THE DESIGNER PERMITTED PERMITTING AGENCY. THE CONTRACTOR SHALL ACKNOWLEDGE THAT REVISIONS AND/OR DEVIATIONS MAY RESULT IN ADDITIONAL PERMITTING REQUIREMENTS AND POSSIBLY AFFECT SCHEDULING OF WORK.
- UNLESS OTHERWISE NOTED ON PLANS, OR WITHIN THE PROJECT SPECIFICATIONS, ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH DESIGN STANDARDS, SPECIFICATIONS AND AS REQUIRED BY THE PERMITTING AGENCY HAVING JURISDICTION, THE LOCALLY ADOPTED BUILDING CODE AND ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES.
- PERMITS MAY BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF CONSTRUCTION. INSPECTIONS REQUIRED FOR WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COMPLETED BY 4:00 PM ON THE DAY OF THE PERMITTING AGENCY'S INSPECTION.
- THIS PARCEL OF LAND MAY BE SUBJECT TO ANY AND ALL RECORDS (AND POSSIBLY UNRECORDED) EASEMENTS, RESTRICTIONS, AND COVENANTS.
- PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION OF UTILITIES WITHIN THE LIMITS OF CONSTRUCTION. CALL AREA ONE CALL SYSTEM 48 HOURS PRIOR TO ANY EXCAVATION.

- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IN A TIMELY MANNER.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS AND BENCHMARKS FROM DISTURBANCE. SURVEY MONUMENTS DISTURBED BY CONSTRUCTION ARE TO BE REPLACED AND ADJUSTED VIA A LAND SURVEYOR REGISTERED IN THE STATE FOR WHICH THE PROJECT IS LOCATED. THE CONTRACTOR SHALL MAINTAIN ALL SUPPORTING MEMBERS ON THE NEXT LOWER LEVEL. COMPLETE DEBRIS FROM ELEVATED PORTIONS OF THE BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED MANNER.
- ALL ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT SITES TO A CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGAN.
- CLEANING AND GRUBBING:
 - REMOVE OBSTRUCTIONS, TREES, SHRUBS, GRASSES, AND OTHER VEGETATION TO PREPARE INSTALLATION OF NEW CONSTRUCTION. IT WILL BE INITIATED PRIOR TO THE START OF CONSTRUCTION. ALL SHRUBS AND OTHER VEGETATION SHALL BE REMOVED BY A LICENSED PROFESSIONAL TRAILING PER OSHA REQUIREMENTS.
 - DEMOLITION OF STRUCTURAL FRAMING SHALL PROCEED SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEBRIS FROM EACH FLOOR, OR FROM SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER FLOOR AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.
 - ALL BEST MANAGEMENT CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER IF A REPAIR IS REQUIRED. IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

- IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. HOWEVER, IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB THEM. NOTIFY THE ENGINEER OF ANY OTHER HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

REGULATORY STANDARDS AND REQUIREMENTS

- COMPLY WITH HAZARDOUS DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- COMPLY WITH ANSI A106, "SAFETY REQUIREMENTS FOR CONSTRUCTION AND DEMOLITION."
- COMPLY WITH NFPA 241, "SAFEGUARDING CONSTRUCTION, ALTERATION AND DEMOLITION OPERATIONS."

DEMOLITION AND CLEANING

- DEMOLITION AND CLEANING OPERATIONS SHALL CONFORM TO APPLICABLE REGULATIONS RELATING TO ENVIRONMENTAL REMEDIATION DISPOSAL OF DEBRIS, BURNING OF DEBRIS, AND DISPOSAL OF DEBRIS.
- DEMOLITION WASTE SHALL BE DEPOSITED ON A LEGAL MANAGER. REMOVED DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF WASTE IN AN EMPLOYED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. DEMOLITION DO NOT BURY OR BURN DEMOLITION WASTE ON SITE.
- HISTORIC ITEMS, DECORATIVE ARTICLES, AND SIMILAR OBJECTS, INCLUDING BUT NOT LIMITED TO CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLACARDS AND TABLETS, AND OTHER OBJECTS OF HISTORIC INTEREST TO WHICH THERE MAY BE UNKNOWN DURING DEMOLITION THE PROPERTY OF THE OWNER.
- ARRANGE DEMOLITION SCHEDULE SO AS NOT TO INTERFERE WITH OWNERS ON-SITE OPERATIONS AND/OR OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.
- CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH ROAD, STREETS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
- AUTHORITY FOR PERFORMING SITE CLEANING INDICATED ON PROPERTY ADDING OWNERS PROPERTY MUST BE OBTAINED BY OWNER PRIOR TO COMMENCEMENT OF CLEANING. DO NOT PROCEED WITH WORK ON ADJONING PROPERTY UNLESS DIRECTED BY ENGINEER.

- PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS:
 - VERIFY THAT HAZARDOUS MATERIALS, IF PRESENT, HAVE BEEN REMEDIATED.
 - REVIEW PROJECT RECORD DRAWINGS OF EXISTING BUILDING AND EXISTING SITE IMPROVEMENTS.
 - INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND SALVAGED. TAKE DIGITAL PHOTOGRAPHS OR VIDEO OF PROJECT BUILDING AND SURROUNDING PROPERTIES. INCLUDES EXISTING ITEMS TO REMAIN DURING CONSTRUCTION OPERATIONS. RECORD CONDITIONS THAT MAY BE MISCONSTRUCTED AS DAMAGE CAUSED BY SALVAGE OPERATIONS.
 - CLEAN, PAINT, IDENTIFY, AND MARK SURVIVED ITEMS TO STORAGE.
 - REMOVE REFRIGERANT FROM THE MECHANICAL EQUIPMENT ACCORDING TO A PFR 814 AND REGULATORY REQUIREMENTS.
 - COORDINATE ANY ADDITIONAL REQUIREMENTS FOR DEMOLISHING OR RELOCATING SITE MECHANICAL ITEMS WITH OWNER AND OTHER AUTHORITIES HAVING JURISDICTION.
 - ASSURE THAT ANY REQUIRED NOTIFICATION, EROSION AND SEDIMENT CONTROL MEASURES ARE INSTALLED AND IN WORKING ORDER.
 - LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP-UP EXISTING UTILITIES SERVING BUILDINGS AND STRIPS TO BE DEMOLISHED. CUT AND REMOVE PIPE OR CONDUIT AT A MINIMUM OF 24 INCHES BELOW GRADE. CAP, FLAG, AND LABEL ALL GAS, WATER, OR FIBER OPTIC PIPE OR CONDUIT.
 - DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECT, CUT AND SEALING HAVE BEEN COMPLETED AND WRITTEN IN WRITING.
- PRIOR TO COMMENCEMENT OF SITE CLEANING OPERATIONS, VERIFY THE FOLLOWING:
 - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND IN WORKING ORDER.
 - UTILITY LOCATOR SERVICE HAS DETERMINED AND FLAGGED THE LOCATION OF UNDERGROUND UTILITIES.
 - EXISTING SITE IMPROVEMENTS AND UTILITIES TO REMAIN HAVE BEEN PROTECTED.
 - BENCHMARKS AND SURVEY CONTROL POINTS HAVE BEEN PROTECTED FROM DISTURBANCE.
 - TREES AND VEGETATION TO REMAIN (OR TO BE RELOCATED) HAVE BEEN LOCATED AND CLEARLY MARKED IN ACCORDANCE WITH TREE PROTECTION AND TRIMMING REGULATIONS.
- COORDINATE UTILITY DEMOLITION AND ABANDONMENT WITH UTILITY COMPANY OR AUTHORITY HAVING JURISDICTION.

DEMOLITION AND CLEANING

- IN THE EVENT BUILDINGS IMMEDIATELY ADJACENT TO THE DEMOLITION AREA WILL BE OCCUPIED, CONDUCT SITE DEMOLITION SO OPERATIONS OF OCCUPIED

BUILDINGS WILL NOT BE DISRUPTED. MAINTAIN ACCESS TO AND FROM EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.

- PROTECT EXISTING FACILITIES AND ADJACENT WALKWAYS, LOADING DOORS, BUILDING ENTRANCES, AND OTHER BUILDING FACILITIES DURING DEMOLITION OPERATIONS. MAINTAIN EXITS FROM EXISTING BUILDINGS.
- ERECT TEMPORARY PROTECTION FROM SUCH AS WALLS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, AS NECESSARY, AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHEN HAZARDS NO LONGER EXIST. WHERE OPEN, FILL IN OR CONSTRUCT OTHER HAZARDOUS CONDITIONS. REPAIR LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
- PROTECT EXISTING UTILITIES FROM DAMAGE DURING DEMOLITION OPERATIONS. MAINTAIN OPERATIONS OF UTILITIES TO REMAIN PROVIDED AT LEAST 72 HOURS NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS / SHUTDOWN OF SERVICE IS REQUIRED.

- IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT RESIDENTS, MAINTAIN COMMUNICATIONS TO ADJACENT BUILDINGS BY PROVIDING TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED. TEMPORARY BYPASS SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH UTILITY COMPANY OR AUTHORITIES HAVING JURISDICTION.
- TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF EXISTING IMPROVEMENTS BEING DEMOLISHED. ALL SHORING OPERATIONS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL TRAILING PER OSHA REQUIREMENTS.
- DEMOLITION OF STRUCTURAL FRAMING SHALL PROCEED SYSTEMATICALLY, FROM HIGHER TO LOWER LEVEL. COMPLETE BUILDING DEBRIS FROM EACH FLOOR, OR FROM SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST EVERY OTHER FLOOR AND FOLLOWING A STORM EVENT OF 0.5 INCHES OR GREATER.
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ARBORIST WRITTEN INSTRUCTIONS.

- TREE PRUNING: PRUNE TREES ACCORDING TO ANSI A300 PART 1, TREE SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (PRUNING).

EROSION AND SEDIMENTATION CONTROL

- PROTECT ENHANCEMENT OF ANY CLEARING AND EXCAVATION WITHIN A WORK AREA. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND IN WORKING ORDER.
- PERFORM WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE AND FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION AND SEDIMENT CONTROL FEATURES TO PREVENT AND CONTROL SEDIMENT LADEN RUNOFF FROM LEAVING THE CONSTRUCTION AREAS AND ENTERING EXISTING STORMWATER FACILITIES AND SURFACE WATERS. ADDITIONAL MEASURES SHOULD BE SHOWN WITH THESE PLANS WHEN NECESSARY DURING CONSTRUCTION, INCLUDING TEMPORARY VEGETATIVE MEASURES AND INSTALLATION OF OTHER SILT TRAPPING MEASURES.

- THE TESTING AGENCY WILL INSPECT AND TEST SUBURGRADES AND EACH FILL OR BACKFILL LAYER. CONTRACTOR SHALL PROCEED WITH SUBSEQUENT WORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.
- FOOTING SUBGRADE AT FOOTING SUBURGRADES, AT LEAST ONE TEST OF EACH SOIL STRATUM WILL BE PERFORMED TO VERIFY DESIGN BEARING CAPACITIES. SUBSEQUENT VERIFICATION AND APPROVAL OF OTHER FOOTING SUBURGRADES WILL BE BASED ON A VISUAL COMPARISON OF SUBGRADE WITH TESTED SUBGRADE WHEN APPROVED BY ENGINEER.
- THE TESTING AGENCY WILL TEST COMPACTION OF SOILS IN PLACE ACCORDING TO ASTM D 1586, ASTM D 2167, ASTM D 2922, AND ASTM D 4955, AS APPLICABLE. TESTS WILL BE PERFORMED AT THE FOLLOWING LOCATIONS AND FREQUENCIES:
 - PAVED AND BUILDING SLAB AREAS AT BUILDING GRADE AT EACH COMPLETED FILL AND BACKFILL LAYER, AT LEAST 1 TEST FOR EVERY 10,000 SQ. FT. OR LESS OF PAVED AND BUILDING SLAB AREAS AT BUILDING GRADE AT EACH COMPLETED FILL AND BACKFILL LAYER.
 - FOUNDATION WALL BACKFILL: AT EACH COMPLETED BACKFILL LAYER AT LEAST ONE TEST FOR EACH 100 SQ. FT. OR LESS OF WALL LENGTH, BUT NO FEWER THAN 3 TESTS.
 - TRENCH BACKFILL: AT EACH COMPLETED TRENCH AND FINAL BACKFILL LAYER, AT LEAST ONE TEST FOR EACH 100 SQ. FT. OR LESS OF TRENCH LENGTH, BUT NO FEWER THAN 2 TESTS.
- IF THE TESTING AGENCY REPORTS THAT SUBURGRADES, FILLS, OR BACKFILLS DO NOT MEET THE DESIGN REQUIREMENTS, THE CONTRACTOR SHALL REPAIR, MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED. CONTRACTOR AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- FIELD QUALITY CONTROL TESTS THAT FAIL TO MEET THE SPECIFIED COMPACTION DENSITY SHALL BE REPORTED TO THE ENGINEER.

EROSION AND SEDIMENTATION CONTROL

- IN THE EVENT ANY UNDESIRABLE CONDITIONS THAT ARE ENCOUNTERED AND REPORTED BY THE TESTER DURING GRADING OPERATIONS, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY FIELD TESTS WITHIN THE PROJECT AND RELATED REGULATORY AGENCIES. THESE WORKS SO AS TO ESTABLISH THE DESIRED SUBURGRADE, FINISH GRADES AND SOILS SPECIFIED WITHIN THE PLANS.
- ADEQUATE SHORING IS TO BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR OBSTRUCTIONS AND/OR CAVING OF THE EXCAVATION. ALL SHORING AND ASSOCIATED TEMPORARY STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL AND INSTALLED PURSUANT TO OSHA REQUIREMENTS.

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ONE-HALF (1/2) INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

- SUBGRADE AND BASE COURSE:
 - PLACE SUBGRADE AND BASE COURSE ON SUBURGRADES FREE OF MUD, FROST, SNOW, OR OTHER UNDESIRABLE MATERIALS.
 - PLACE SUBGRADE AND BASE COURSE 6 INCHES OR LESS, COMPACTED THICKNESS IN A SINGLE LAYER.
 - PLACE SUBGRADE AND BASE COURSE EXCEEDING 6 INCHES IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS, WITH NO UNCOMPACTED LAYER MORE THAN 2 INCHES THICK.

WATER SYSTEM NOTES

- A VERTICAL CLEARANCE OF 8 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE #1 BELOW.
- A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWERS.
- ALL WATER SYSTEMS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
- ALL BURIED DUCTILE IRON PIPE SHALL BE CLASS 53 IN ACCORDANCE WITH ANS A 21.50 (AWWA C150) AND ANS A 21.51 (AWWA C151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANS A 21.4 & 21.8 OR A 21.51 AND SHALL BE SHORTLY LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANS A (AWWA 134.71).

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- ALL BURIED FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH ANS A C-110 WITH A PRESSURE RATING OF 300 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH ANS A C-111. FITTINGS SHALL BE GENTLY WORKED IN AND COATED IN ACCORDANCE WITH ANS A C-104.
- CONTRACTOR TO INSTALL TEMPORARY BLOW-OFF AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLOWING AND DIRECTION.
- TRUST BLOCKING AND/OR RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH ANS A STANDARDS.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH ANS A C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SR 18 IN 21.51 AND SHALL BE SHORTLY LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANS A (AWWA 134.71).
- ALL FITTINGS 3" AND SMALLER SHALL BE CLASS 150 PIPE WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
- ALL WATER MAINS AND WATER SERVICES TO BE INSTALLED UNDER ROAD UNDERGROUND SHALL MAINTAIN 6" OF SEPARATION.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES. PLANS AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION, THEREOF AND APPLICABLE SPECIFICATIONS THEREIN TO APPLY. THE DESIGN AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAINS AND CONNECTIONS MUST BE SUBMITTED THROUGH THE LOCAL REGULATORY AGENCY'S DEPARTMENT OF PUBLIC UTILITIES.
- ALL COMPONENTS OF THE WATER SYSTEM INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PERMANENTLY TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH UNDERGROUND AND ANS A STANDARDS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMANCE TESTS.
- CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

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- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES. PLANS AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION, THEREOF AND APPLICABLE SPECIFICATIONS THEREIN TO APPLY. THE DESIGN AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAINS AND CONNECTIONS MUST BE SUBMITTED THROUGH THE LOCAL REGULATORY AGENCY'S DEPARTMENT OF PUBLIC UTILITIES.
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- CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING REQUIRED TO OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM THROUGH LOCAL REGULATORY AGENCIES. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

WATER SYSTEM NOTES

- ALL BURIED FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH ANS A C-110 WITH A PRESSURE RATING OF 300 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH ANS A C-111. FITTINGS SHALL BE GENTLY WORKED IN AND COATED IN ACCORDANCE WITH ANS A C-104.
- CONTRACTOR TO INSTALL TEMPORARY BLOW-OFF AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLOWING AND DIRECTION.
- TRUST BLOCKING AND/OR RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH ANS A STANDARDS.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH ANS A C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SR 18 IN 21.51 AND SHALL BE SHORTLY LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANS A (AWWA 134.71).
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WATER SYSTEM NOTES

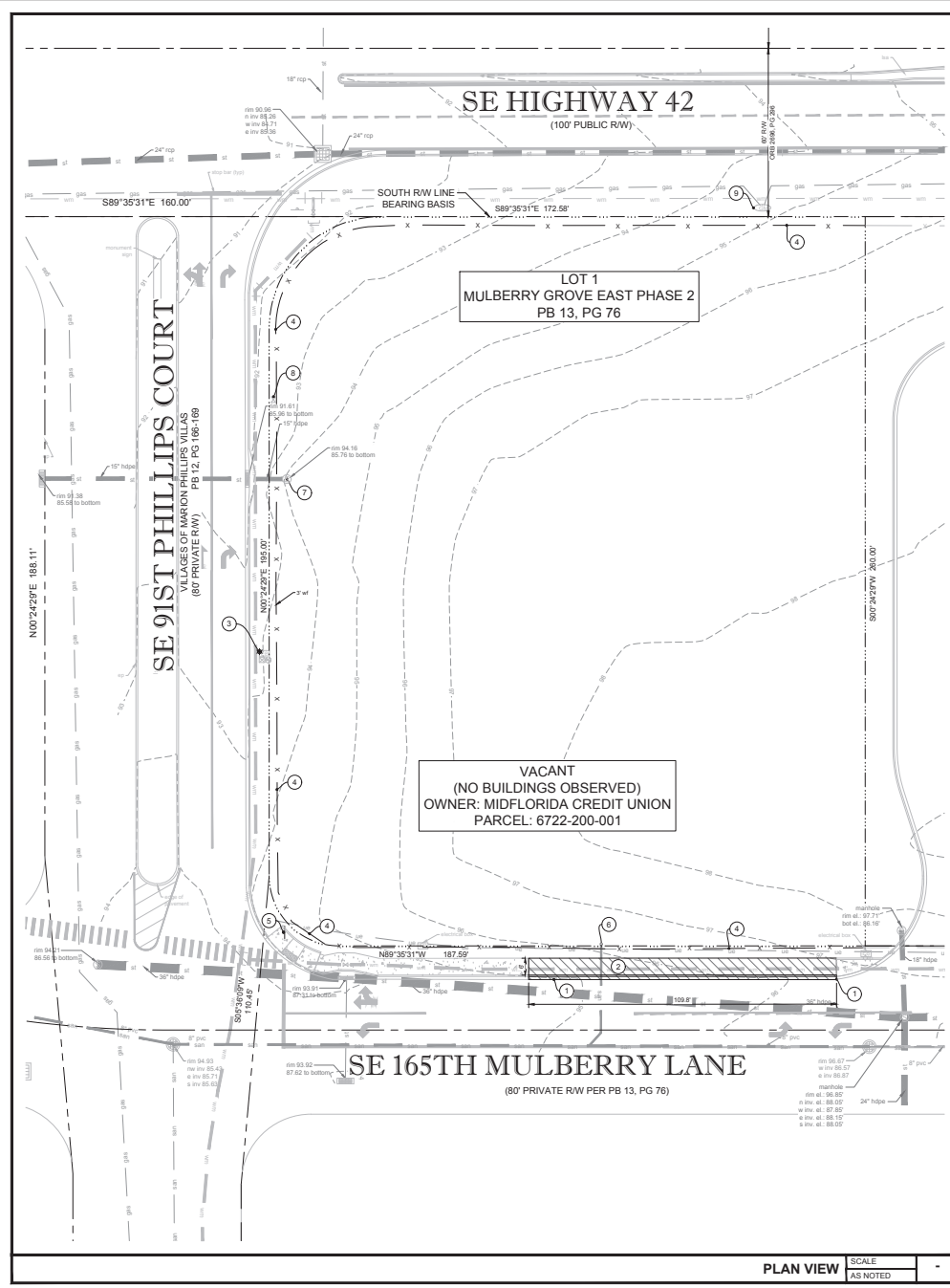
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WATER SYSTEM NOTES

- A VERTICAL CLEARANCE OF 8 INCHES SHALL BE MAINTAINED BETWEEN SANITARY SEWERS AND WATER MAINS. IF CLEARANCE CANNOT BE ACHIEVED BY ADJUSTING WATER MAINS THE SANITARY SEWER SHALL BE CONSTRUCTED PER SANITARY NOTE #1 BELOW.
- A HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN WATER MAINS AND SANITARY SEWERS.</



KEYED NOTES

①	EXISTING CURB AND GUTTER TO BE SAWCUT / REMOVED.
②	EXISTING CONCRETE SIDEWALK TO BE SAWCUT/ REMOVED.
③	EXISTING STREET LIGHT TO BE DE-ENERGIZED AND RELOCATED TO FIFTH THIRD BANK LIGHTING CONTROL SYSTEM. GC TO COORDINATE WITH THE VILLAGES PRIOR TO CONSTRUCTION.
④	EXISTING 3-FOOT WOOD FENCE TO BE REMOVED.
⑤	EXISTING SIGN TO BE REMOVED AND RELOCATED.
⑥	EXISTING SANITARY LATERAL TO REMAIN.
⑦	EXISTING STORMWATER JUNCTION BOX TO REMAIN AS POINT OF CONNECTION FOR MASTER DRAINAGE SYSTEM.
⑧	EXISTING IRRIGATION WATER METER AND VALVE TO REMAIN. CONTRACTOR TO FIELD VERIFY LOCATION AND CONTACT EOR WITH ANY DISCREPANCY.
⑨	EXISTING GAS METER AND VALVE TO REMAIN.

LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	EXISTING ASPHALT/CONCRETE TO BE REMOVED
	EXISTING SIDEWALK/CONCRETE TO BE REMOVED
	EXISTING TO BE REMOVED
	TREE BARRIER LINE
	EXISTING GAS
	EXISTING SANITARY
	EXISTING TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINE
	EXISTING WATER
	EXISTING CONTOUR
	EXISTING GRADE ELEVATION

DEMOLITION NOTES

- CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
- ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
- UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
- TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
- THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.
- THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE "EROSION & SEDIMENT CONTROL DETAILS".
- THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT OR ARE NOT IDENTIFIED TO BE REMOVED.
- ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRADING AND SODDING THE AREA DISTURBED.

TREE NOTE:

CONTRACTOR TO INSTALL TREE BARRICADES SURROUNDING ALL TREES TO REMAIN. IRRIGATE ALL LANDSCAPING AS NEEDED.

bdg architects

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FIFTH THIRD

FIFTH THIRD BANK
MULBERRY

SEC OF SOUTHEAST HIGHWAY 42 &
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REG. JOB NO. 15-420-00
NIST# SAPPAPK040 P.E.
FL REG. NO. 64085

SEAL

STATE OF FLORIDA
Professional Engineer
No. 64085
Date: 12/17/25
Andrew Ambler version: 201712.20252

PROJECT INFORMATION BLOCK

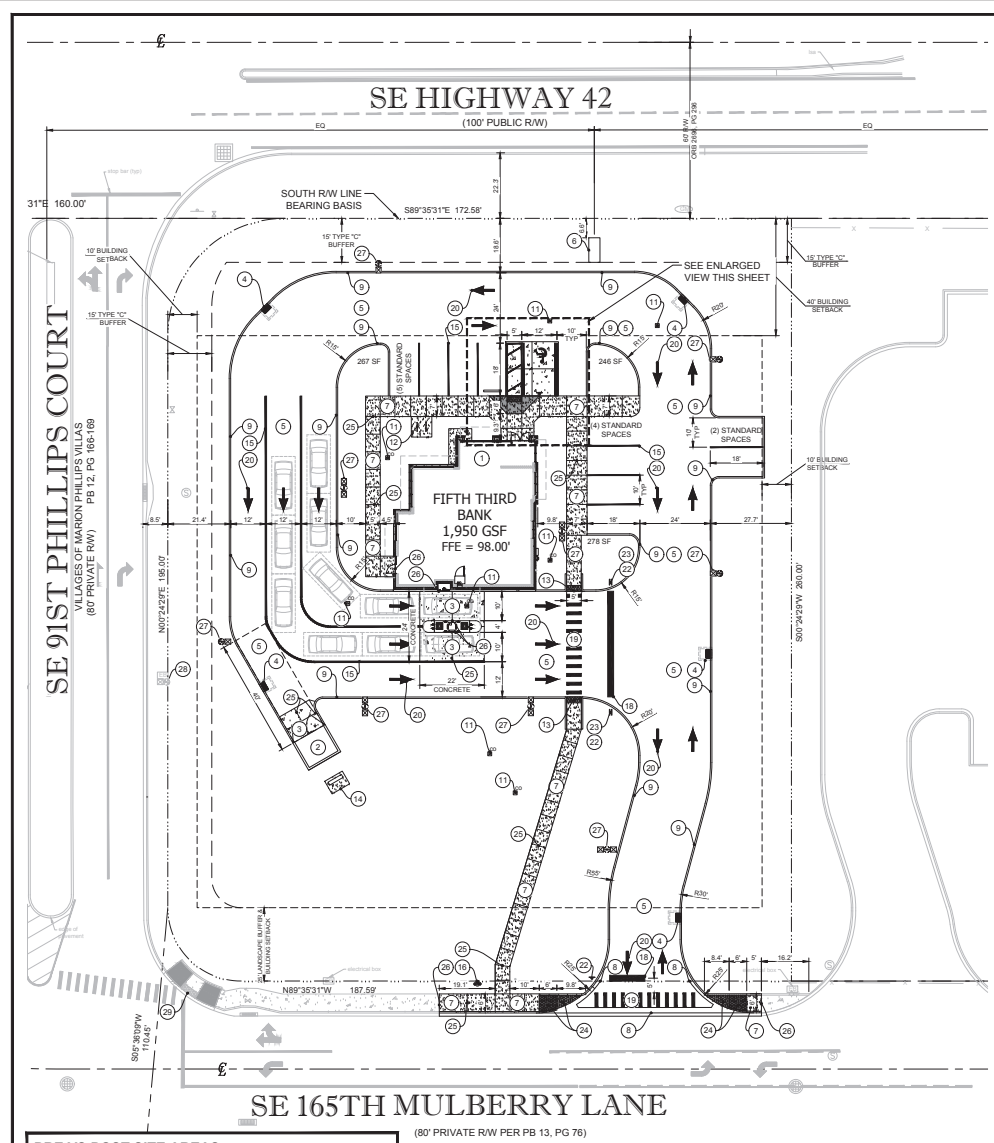
JOB #	250430
DATE	12/17/25
DRAWN BY:	REG.
CHECKED BY:	REG.
SHEET TITLE	DEMOLITION PLAN
SHEET NUMBER	C01.01

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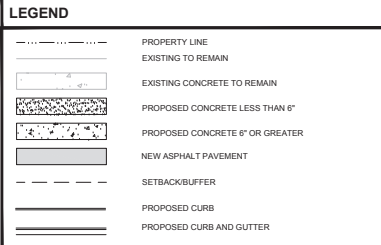
Know what's below.
Call before you dig.

SCALE:

0' 20' 40' 60'

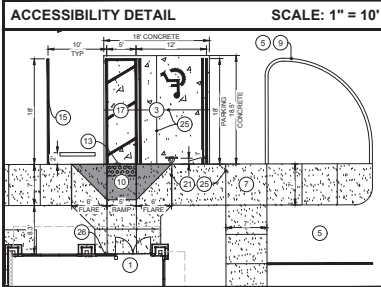


- ### KEYED NOTES
- NEW FIFTH THIRD BANK BUILDING AND DRIVE-THRU ISLAND (SEE ARCHITECTURAL PLANS).
 - NEW TRASH ENCLOSURE. SEE THE VILLAGES STANDARD DETAIL R-20.1 DUMPSTER PAD & ENCLOSURE DETAIL, SHEET C05.02.
 - NEW 7" THICK CONCRETE PAVEMENT. SEE DETAILS, SHEET C05.01.
 - NEW STORM STRUCTURE(S). SEE STORM PIPING PLAN, SHEET C03.02.
 - NEW ASPHALT PAVEMENT. SEE DETAILS, SHEET C05.01.
 - NEW ID SIGN (DESIGNED AND PERMITTED BY OTHERS).
 - NEW 4" THICK CONCRETE SIDEWALK. SEE PLAN FOR WIDTH. SEE DETAILS, SHEET C05.02.
 - NEW VALLEY GUTTER PER THE VILLAGES STANDARD DETAIL. SEE THE VILLAGES STANDARD DETAILS (R-10.1 & R-2.12), SHEET C05.03.
 - NEW TYPE "D" CURB, 3-FOOT CURB TRANSITION AT PATHWAYS. SEE THE VILLAGES STANDARD DETAIL R-2.4, SHEET C05.03.
 - NEW ADA RAMP PER THE VILLAGES STANDARD DETAIL HC-1.7. SEE DETAIL, SHEET C05.02.
 - CLEANOUT WITH CONCRETE COLLAR. SEE STORM PIPING PLAN, SHEET C03.02, AND UTILITY PLAN, SHEET C04.01.
 - NEW FIFTH THIRD STANDARD BICYCLE RACKS. SEE DETAILS, SHEET C05.01. NOTE: FINAL BIKE RACK SELECTION TO BE APPROVED BY VILLAGES DESIGN PRIOR TO ORDERING/INSTALLATION.
 - NEW DETECTABLE WARNING. SEE DETAILS, SHEET C05.04.
 - NEW TRANSFORMER PAD. SEE UTILITY PLAN, SHEET C04.01, AND ELECTRICAL SITE PLAN FOR MORE INFORMATION.
 - NEW 6-INCH "WHITE" PARKING/AISLE STRIPE (CONTINUOUS PAINT).
 - NEW FIRE HYDRANT. SEE UTILITY PLAN, SHEET C04.01.
 - NEW ACCESSIBLE PARKING SPACE AND ACCESS AISLE PER THE VILLAGES STANDARD DETAIL HC-2.2. SEE DETAIL, SHEET C05.02.
 - NEW 24-INCH "WHITE" STOP BAR (CONTINUOUS PAINT).
 - NEW 5-FOOT WIDE CROSSWALK, 12-INCH "WHITE" STRIPE @ 36" O.C. (CONTINUOUS PAINT).
 - NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT).
 - NEW DECORATIVE HANDICAP SIGN POST PER THE VILLAGES STANDARD DETAIL HC-3.4. SEE DETAILS, SHEET C05.02.
 - NEW 30" R1-1 "STOP" SIGN PER THE VILLAGES STANDARD DETAIL, SN-5.3 (TYPICAL OF 3). SEE DETAILS, SHEET C05.02. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
 - NEW 30" R5-1 "DO NOT ENTER" SIGN PER THE VILLAGES STANDARD DETAIL, SN-8.2 (TYPICAL OF 2). SEE DETAIL, SHEET C05.04. (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
 - NEW DETECTABLE WARNING AND SIDEWALK CURB CUT RAMP ON THE VILLAGES STANDARD DETAILS, SHEET C05.04. (HC-1.5)
 - SAWCUT A 1/4" CONTROL JOINT IN NEW SIDEWALK AS SHOWN. NEW CONTROL JOINT DEPTH MUST BE A MINIMUM OF 25% OF THE OVERALL SLAB DEPTH AND BE PERFORMED WITHIN 12 HR OF POUR, (TYPICAL) SEE DETAILS, SHEET C05.01.
 - NEW DETECTABLE WARNING AND SIDEWALK CURB CUT RAMP ON THE VILLAGES STANDARD DETAILS, SHEET C05.04. (HC-1.5)
 - NEW AREA LIGHT POLE. SEE ELECTRICAL SITE PLANS.
 - EXISTING AREA LIGHT POLE TO BE TRANSFERRED TO THE BANK. SEE ELECTRICAL SITE PLANS.



SITE DATA

SITE ADDRESS:	SEC OF S.E. HIGHWAY 42 & S.E. 91 PHILLIPS COURT THE VILLAGES, FLORIDA 32162
PARCEL NUMBER:	6722-200-001
SITE AREA:	54,796 GFA / 1.26 AC
BUILDING AREA:	1,950 GSF BUILDING
EXISTING ZONING:	COMMUNITY BUSINESS - B-2
EXISTING LAND USE:	VACANT
FUTURE USE:	MIXED USE
MAX BUILDING HEIGHT:	35-FEET
MAX CANOPY HEIGHT:	35-FEET
PARKING REQUIREMENTS:	1 SPACES PER 300 G.F.A. 1,950 SF x (1 / 300 SF) = 7 SPACES
TOTAL PARKING PROVIDED:	STANDARD PARKING = 11 SPACES ACCESSIBLE PARKING = 1 SPACES TOTAL PARKING = 12 SPACES
PARKING SPACE SIZE:	10' x 18' MINIMUM
DRIVE THROUGH QUEUE:	NO REQUIREMENTS FOUND
LOADING ZONE:	*NOTE: FINANCIAL INSTITUTIONS DO NOT USE LOADING ZONES FOR SECURITY PURPOSES DELIVERY TRUCK WILL PARK DIRECTLY IN FRONT OF MAIN ENTRANCE.
BUILDING REQUIREMENTS	
BUILDING SETBACK - (SEE HIGHWAY 42)	= 40'
BUILDING SETBACK - (SEE 91ST PHILLIPS COURT)	= 10'
BUILDING SETBACK - (165TH MULBERRY LANE)	= 25'
BUILDING SETBACK - (EAST)	= 0'
LANDSCAPE REQUIREMENTS	
TYPE "C" BUFFER - (SEE HIGHWAY 42)	= 15'
TYPE "C" BUFFER - (SEE 91ST PHILLIPS COURT)	= 15'
LANDSCAPE BUFFER - (165TH MULBERRY LANE)	= 25'
LANDSCAPE BUFFER - (EAST)	= 0'
FIRE RESISTANCE REQUIREMENTS	
PER THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION:	
CONSTRUCTION TYPE:	VB (PER IRC 6TH EDITION (2023) - TABLE 601)
MINIMUM FIRE FLOW REQ.:	1500 GPM FOR 2 HOURS
FLOOD ZONE:	
THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" PER FEMA INSURANCE RATE MAP NO. 12083C0885D, COMMUNITY NO. 120160, UNINCORPORATED MARION COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE 08/28/2008.	
LEGAL DESCRIPTION	
LOT 1, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 76 AND 77, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA.	



Please include zoning and land use for subject parcel as well as adjacent parcels on this page for reference.

PRE VS POST SITE AREAS

	ACRE	S.F.	PERCENT
SITE AREA	1.26	54,796	100.00%
PRE-DEVELOPMENT			
PERVIOUS AREA:	0.00	00.00	0.00%
IMPERVIOUS AREA:	1.26	54,796	100.00%
POST-DEVELOPMENT			
PERVIOUS AREA:	0.70	30,286	55.00%
IMPERVIOUS AREA:	0.56	24,509	45.00%

- ### LANDSCAPE NOTE
- CONTRACTOR TO RE-GRADE SURROUNDING GRADE ELEVATION AND RE-SOD AS NEEDED TO MEET PROPOSED TOP OF SIDEWALK ELEVATIONS.
 - CONTRACTOR SHALL REPLACE ALL DISTURBED LANDSCAPING TO MATCH EXISTING.
 - CONTRACTOR SHALL TIE INTO EXISTING IRRIGATION SYSTEM AND EXTEND NEW DRIP IRRIGATION AS REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.

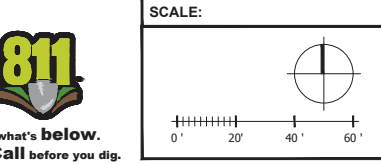
PLAN VIEW SCALE AS NOTED

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF BUILDINGS.
- EXISTING IMPROVEMENTS SHOWN ARE TAKEN FROM THE SURVEY.
- BUILDING AND SIDEWALK DIMENSIONS ARE TO OUTSIDE EDGE OF WALL.
- ALL TIES TO THE PROPERTY LINE ARE BASED ON THE SURVEY.
- ALL CURB RADII ARE 3' UNLESS OTHERWISE NOTED

PROJECT INFORMATION BLOCK

JOB #	250430
DATE	12/17/25
DRAWN BY:	REG
CHECKED BY:	REG
SHEET TITLE	SITE PLAN
SHEET NUMBER	C02.01



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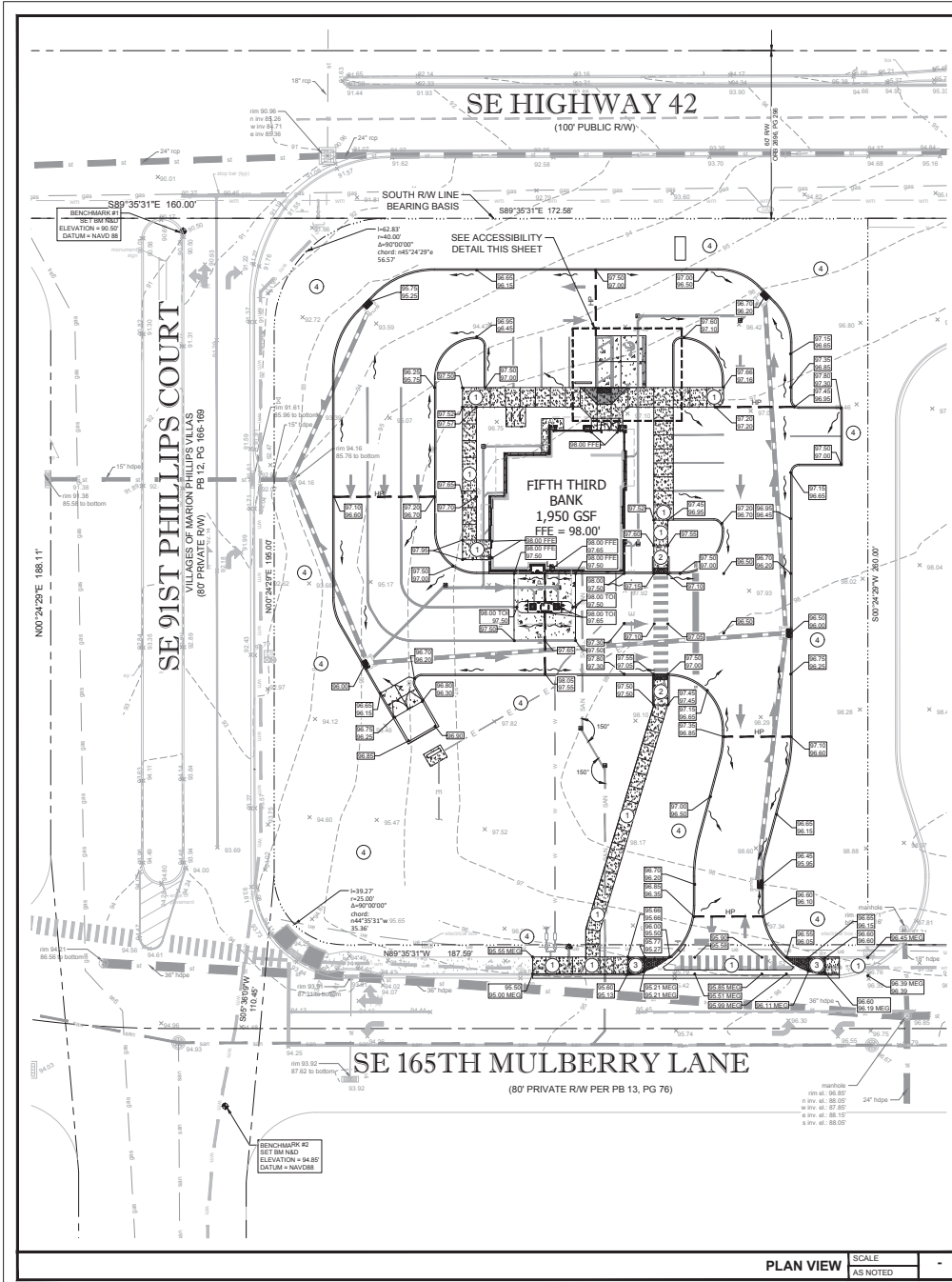
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REG JOB NO. 15-420-00
NIST SAPPAPAKHAWA, P.E.
FL REG. NO. 64085

Digitally signed by Nist Sappapakhawa
DN: cn=NIST SAPPAPAKHAWA, o=Florida Engineering Group, LLC, ou=Engineering Group, LLC, email=nist.sappapakhawa@efeg.com, c=US
Date: 2025.12.17 14:25:23 -0500
Florida Architect-Engineer 2017.01.3.20202

ISSUE BY	DATE	DESCRIPTION
	12/17/25	ISSUE FOR DRC REVIEW
	01/27/26	INITIAL VILLAGES DRC REVIEW
	02/17/26	SITE REVIEW

Know what's below.
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- KEYED NOTES:**
- 1 SURFACE SLOPES NOT TO EXCEED 1:48 IN ALL DIRECTIONS.
 - 2 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:20 RUNNING.
 - 3 SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:12 RUNNING.
 - 4 RE-GRADE SURROUNDING LANDSCAPING GRADE ELEVATION AND RE-SOD/RE-MULCH AS REQUIRED TO MATCH EXISTING ELEVATIONS. SLOPES NOT TO EXCEED 4:1.

- ACCESSIBILITY NOTES**
1. THE DRAWINGS ARE DESIGNED TO MEET ACCESSIBILITY STANDARDS AT MINIMUM. LOCAL AND STATE REQUIREMENTS OR CODES MAY HAVE ADDITIONAL STANDARDS.
 2. ACCESSIBLE PARKING SPACES, SIGNAGE, LOGOS, WHEEL STOPS AND ACCESSIBLE AISLES TO MEET ALL OF THE 2010 ADA STANDARDS REQUIREMENTS - PROVIDE SPACES IN SIZE, QUANTITY AND LOCATIONS REQUIRED BY THE ADA STANDARDS AND APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION, PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:64 RECOMMENDED).
 3. ACCESSIBLE PARKING SIGNAGE ON POST, BOTTOM OF SIGNAGE TO BE MINIMUM 60" ABOVE GRADE. VERIFY ALL REQUIREMENTS WITH ACCESSIBILITY REQUIREMENTS AND LOCAL CODE.
 4. CONCRETE WHEEL STOP, ALL ACCESSIBLE SPACES- LOCATE FIXED WHEEL STOP SO AS NOT TO REDUCE THE WIDTH OF THE ADJOINING ACCESSIBLE ROUTE.
 5. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (IF REQUIRED), MAXIMUM RUNNING SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:48 (1:64 RECOMMENDED). ALL PAVED SURFACES, CURB RAMPS AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQUIREMENTS.
 6. ACCESSIBLE PATHWALKWAY TO BE 5'-0" MINIMUM. RUNNING SLOPE 1:20 MAXIMUM. CROSS SLOPE 1:48 MAXIMUM. SLOPE AWAY FROM BUILDING - BROOM FINISH CONCRETE.
 7. CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. MAXIMUM SLOPE OF RUN 1:12 (1:14 RECOMMENDED), MAXIMUM CROSS SLOPE 1:48 (1:64 RECOMMENDED). REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION. PROVIDE 36" LONG MINIMUM LANDINGS AT TOP AND 60" MINIMUM LANDINGS AT BOTTOM OF RAMP WITH MAXIMUM SLOPE IN EITHER DIRECTION OF LANDING TO BE 1:48 (1:64 RECOMMENDED)
 8. SURFACE CONDITIONS AT ACCESSIBLE WALKWAYS AND ACCESSIBLE AREAS (PAVERS SYSTEMS AND/OR CONCRETE SURFACES) SHALL NOT INCLUDE GAPS GREATER THAN 1/2" OR VERTICAL CHANGES AT JOINTS OR BETWEEN UNITS GREATER THAN 1/4". UNLESS THE OVERALL LEVEL CHANGE DOES NOT EXCEED 1/2" AND THE LEVEL CHANGE IS REVEALED AT 1:2.
 9. IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
 10. ANY REQUIREMENTS LISTED ABOVE THAT CANNOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

- LEGEND**
- EL ELEVATION
 - TYP TYPICAL
 - CO CLEANOUT
 - IE INVERT ELEVATION
 - SE SUMM ELEVATION
 - X+10.00 EXISTING ELEVATION
 - PROPOSED PAVEMENT ELEVATION
 - TOP OF SIDEWALK/CURB EDGE OF PAVEMENT
 - DITCH BOTTOM INLET
 - CURB INLET
 - FFFE FINISH FLOOR ELEVATION
 - RCP REINFORCED CONCRETE PIPE
 - HIGH POINT
 - MEG MATCH EXISTING GRADE
 - TOI TOP OF ISLAND
 - DS BUILDING DOWN SPURT
 - 12" OR GREATER STORMWATER PIPE
 - LESS THAN 12" STORMWATER PIPE
 - PROPOSED SURFACE STORMWATER FLOW
 - PROPOSED SWALE STORMWATER FLOW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR

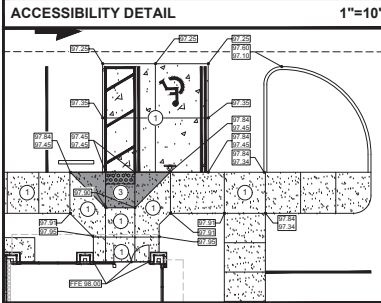
CONTROL BENCHMARKS

ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK DESIGNATION FLPS 43 AZ MK BEING 87.86 FEET (NAVD 1988), PUBLISHED BY NATIONAL GEODETTIC SURVEY, THE CONVERSION TO VILLAGES DATUM IS +2.55 FEET PER FARMER BARLEY.

NOTE:
CONTRACTOR TO ESTABLISH CONTROL BENCHMARKS BEYOND LIMITS OF DEMOLITION PRIOR TO CONSTRUCTION.

EROSION CONTROL MEASURE NOTE

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.



- PAVING AND GRADING GENERAL NOTES**
1. SEE CIVIL SPECIFICATIONS SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
 2. SEE SITE PLAN SHEET FOR SITE DATA.
 3. SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
 4. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
 5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
 6. ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
 7. CONTRACTOR SHALL INSTALL EROSION CONTROL SILT FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SILT FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
 8. THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.



FIFTH THIRD BANK
MULBERRY

SEC OF SOUTHEAST HIGHWAY 42 &
SE 91 PHILLIPS COURT
THE VILLAGES, FLORIDA 32162



SEAL: NIST SAPPAPKHOV, P.E.
FL REG. NO. 64085

Digitally signed by Nist Sappapkhov
DN: cn=Nist Sappapkhov, o=Infinity Engineering, ou=Infinity Engineering, email=Nist.Sappapkhov@infinityeng.com, c=US

STATE OF FLORIDA
Professional Engineer
Date: 2017.12.17 14:25:14
Address: Archival system:
2017.01.23.02.62

DATE: 12/17/25

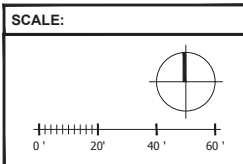
ISSUE	BY	DATE	DESCRIPTION
		12/17/25	ISSUE FOR DBC REVIEW
		01/27/26	INITIAL VILLAGES DBC REVIEW
		02/17/26	SITE REVIEW

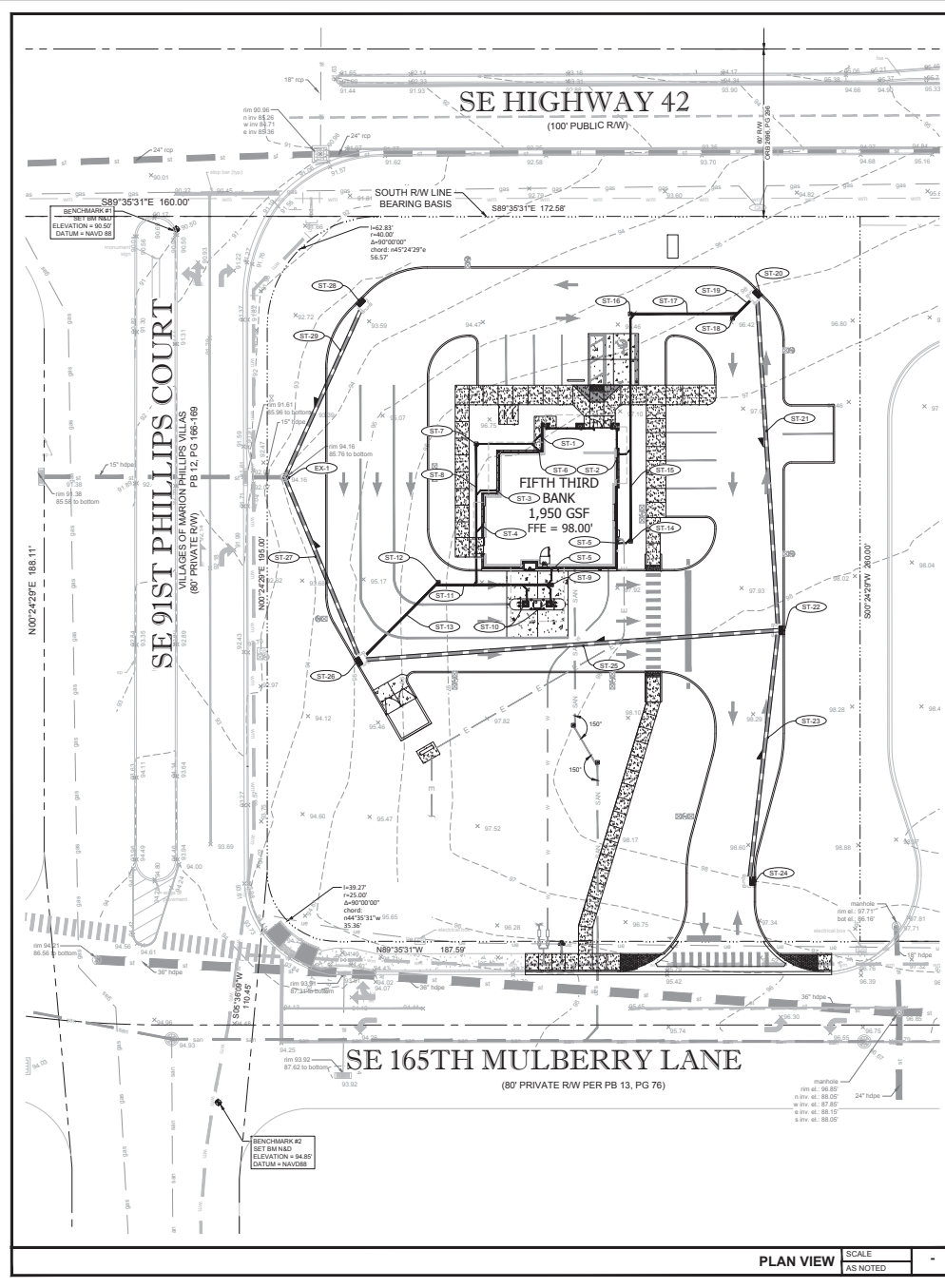
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JOB # 250430
DATE 12/17/25
DRAWN BY: IEG
CHECKED BY: IEG

SHEET TITLE
GRADING PLAN

SHEET NUMBER
C03.01





EXISTING STORM STRUCTURE/PIPING DATA

EX-1
 EXISTING STORM MANHOLE
 TOP EL. = 94.16
 IE (W) OUT (EXISTING) = 85.76
 IE (E) IN (PROPOSED) = 89.00 (15' HDPE)
 IE (NE) IN (PROPOSED) = 88.00 (15' HDPE)

CORE DRILL SE SIDE OF EXISTING STRUCTURE BOTTOM FOR NEW STORM CONNECTION & SEAL WITH NON-SHRINK GROUT.

STORM STRUCTURE/PIPING DATA

ST-1
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 4 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 94.50

ST-2
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 5 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 94.50

ST-3
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 8 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 94.50

ST-4
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 3 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 94.50

ST-5
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 (2) 6 LF 6" PVC @ 1.00% MIN SLOPE
 IE = 94.50

ST-6
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 24 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 94.50

ST-7
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 94.27

ST-8
 51 LF 6" PVC @ 1.00% MIN SLOPE

ST-9
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 94.15

ST-10
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 (2) 17 LF 6" PVC @ 1.00% MIN SLOPE
 IE = 96.15

ST-11
 42 LF 8" PVC @ 1.00% MIN SLOPE

ST-12
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 93.50

ST-13
 38 LF 6" PVC @ 1.00% MIN SLOPE

ST-14
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 94.40

ST-15
 82 LF 6" PVC @ 1.00% MIN SLOPE

ST-16
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 93.60

ST-17
 38 LF 6" PVC @ 1.00% MIN SLOPE

ST-18
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 93.20

ST-19
 12 LF 8" PVC @ 1.00% MIN SLOPE

ST-20
 TYPE "9" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C05.04
 GRATE = 96.20
 IE (SW) IN = 93.00 (FOR 6" PVC)
 IE (S) OUT = 92.25

ST-21
 120 LF 15" HDPE
 @ 0.625% SLOPE

ST-22
 TYPE "9" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C05.04
 GRATE = 96.00
 IE (N) IN = 91.50
 IE (W) OUT = 91.00
 IE (S) IN = 91.50

ST-23
 87 LF 15" HDPE
 @ 0.57% SLOPE

ST-24
 TYPE "9" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C05.04
 GRATE = 95.95
 IE (N) OUT = 92.00

ST-25
 149 LF 15" HDPE
 @ 0.67% MIN SLOPE

ST-26
 TYPE "9" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C05.04
 GRATE = 96.00
 IE (NW) OUT = 89.50
 IE (NE) IN = 92.00 (FOR 8" PVC)
 IE (E) IN = 90.00

ST-27
 70 LF 15" HDPE
 @ 0.71% MIN SLOPE

ST-28
 TYPE "9" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C05.04
 GRATE = 95.25
 IE (SW) OUT = 89.50

ST-29
 68 LF 15" HDPE
 @ 0.74% SLOPE

LEGEND

EL ELEVATION
 TYP TYPICAL
 CO CLEANOUT
 IE INVERT ELEVATION
 SE SUMP ELEVATION
 XE EXISTING ELEVATION
 DITCH BOTTOM INLET
 CURB INLET
 FFE FINISH FLOOR ELEVATION
 RCP REINFORCED CONCRETE PIPE
 ST-23 STORM SEWER STRUCTURE NUMBER
 DS BUILDING DOWN SPOUT
 12' OR GREATER STORMWATER PIPE
 LESS THAN 12' STORMWATER PIPE
 DIRECTION OF PIPE FLOW
 EXISTING CONTOUR
 PROPOSED CONTOUR

CONTROL BENCHMARKS & DATUM NOTE

ELEVATIONS SHOWN HEREON ARE BASED ON BENCHMARK DESIGNATION FLGPS 43 AZ MK, BEING 87.98 FEET, (NAVD 1988), PUBLISHED BY NATIONAL GEODETTIC SURVEY, THE CONVERSION TO VILLAGES DATUM IS -2.55 FEET PER FARMER BARLEY.

NOTE:
 CONTRACTOR TO ESTABLISH CONTROL BENCHMARKS BEYOND LIMITS OF DEMOLITION PRIOR TO CONSTRUCTION.

EROSION CONTROL MEASURE NOTE

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PAVING AND GRADING GENERAL NOTES

- SEE GENERAL NOTES SHEET FOR EROSION AND SILTATION CONTROL ALONG WITH GENERAL NOTES.
- SEE SITE PLAN SHEET FOR SITE DATA.
- SEE SURVEY FOR TEMPORARY BENCH MARK (TBM) LOCATIONS.
- THE CONTRACTOR SHALL MEET ALL REQUIREMENTS FOR LOCAL MUNICIPALITY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY EXISTING CONDITION.
- ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
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- THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.

STORMWATER PIPING NOTES:

ALL ONSITE WATER, SEWER, AND STORMWATER IS TO BE PRIVATELY OWNED AND MAINTAINED.

bdg
 architects

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 Lic. # AA-000390
 W: www.bdgplg.com

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 REG. JOB NO. 15-420-00
 SEAL NIST SAPPAPPAKODI, P.E.
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Digitally signed by Nist Sappapakodi
 DN: cn=Nist Sappapakodi, o=Infinity Engineering, ou=INFINITY ENGINEERING, email=Nist.Sappapakodi@infinityeng.com, c=US

STATE OF FLORIDA
 ENGINEER
 No. 84085
 DATE 12/17/25

ISSUE	BY	DATE	DESCRIPTION
		12/17/25	ISSUE FOR DRC REVIEW
		01/27/26	INITIAL VILLAGES DRC REVIEW
		02/17/26	SITE REVIEW

PROJECT INFORMATION BLOCK

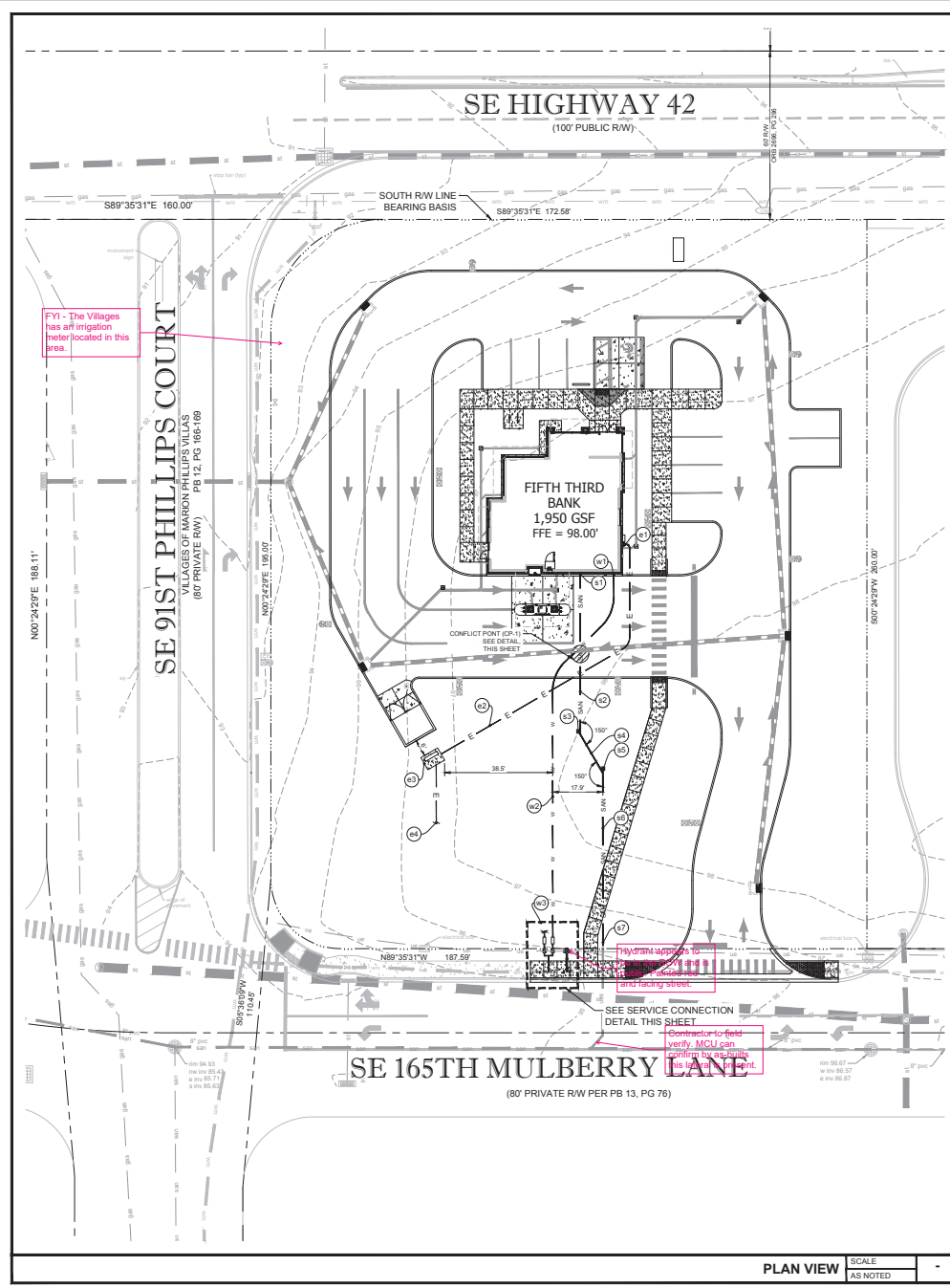
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 DATE 12/17/25
 DRAWN BY: IEG
 CHECKED BY: IEG
 SHEET TITLE
 STORM PIPING PLAN
 SHEET NUMBER
 C03.02

811
 Know what's below.
 Call before you dig.

SCALE:

0' 20' 40' 60'

PLAN VIEW SCALE AS NOTED

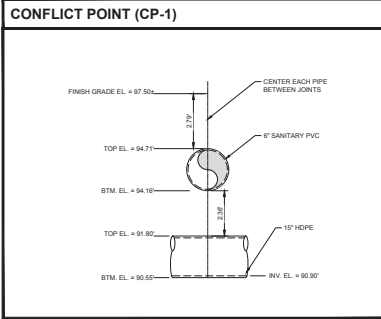


UTILITY SYSTEM DATA

WATER	
01	POINT OF CONNECTION TO BUILDING WATER MANIFOLD
02	136 LF - 1.0" P.E.T. (DR9) WATER SERVICE LATERAL
03	SEE SERVICE CONNECTION DETAIL, THIS SHEET
SANITARY	
01	6-INCH SEWER STUBOUT FROM BUILDING (BY PLUMBING CONTRACTOR). REFER TO BUILDING PLUMBING PLAN FOR EXACT LOCATION. CONSTRUCT SEWER CLEANOUT. CLEANOUT TOP ELEVATION SHALL MATCH PROPOSED GRADE ELEVATION. INV. EL. 94.50'
02	57 LF - 6" SDR26 @ 1.04% MIN. SLOPE.
03	CONSTRUCT SEWER CLEAN OUT - IE. 93.90'
04	18 LF - 6" SDR26 @ 1.11% MIN. SLOPE.
05	CONSTRUCT SEWER CLEAN OUT - IE. 93.70'
06	63 LF - 6" SDR26 @ 1.11% MIN. SLOPE.
07	CONTRACTOR TO TIE INTO EXISTING SANITARY 6" PVC WITH PROPOSED SEWER CLEAN OUT @ IE. + 93.00' (ASSUME). O.C. TO VERIFY INVERT AND NOTIFY EOR OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
ELECTRIC	
01	MAIN ELECTRIC SERVICE ENTRANCE & DISCONNECT (SEE ARCHITECTURAL PLANS)
02	UNDERGROUND SECONDARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH UTILITY PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS)
03	NEW PAD MOUNTED TRANSFORMER. SEE ELECTRICAL PLANS (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS)
04	UNDERGROUND PRIMARY ELECTRICAL SERVICE. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS)
TELEPHONE	
01	TWO (2) 4-INCH CONDUITS. UTILIZE WIDE SWEEPS AND A MINIMUM 24-INCH COVER IS REQUIRED TO CENTER LINE OF CONDUITS. TELEPHONE CONDUIT WITH STRING. STUB UP 6" @ ALL ENDS AND CAP FOR FUTURE CONNECTION (BY CONTRACTOR)
02	TELEPHONE/CABLE SERVICE ENTRANCE (SEE ARCHITECTURAL PLANS)
GAS	
01	POINT OF CONNECTION. (GC SHALL COORDINATE WITH POWER PROVIDER FOR RESPONSIBILITY AND CONSTRUCTION REQUIREMENTS)
02	GAS SERVICE ENTRANCE AND GAS METER (SEE ARCHITECTURAL PLANS)

UTILITY NOTES

- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES WITHIN THE LIMITS OF CONSTRUCTION AND ADVISE THE ENGINEER OF RECORD OF ANY CONFLICTS IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WATER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
- CONTRACTOR SHALL NOTIFY AND COORDINATE SEWER SERVICE WITH LOCAL MUNICIPALITIES UTILITIES DEPARTMENT.
- CONTRACTOR TO COORDINATE INSTALLATION OF ELECTRICAL POWER SERVICE WITH LOCAL ELECTRIC COMPANY.
- CONTRACTOR TO INSTALL PVC CONDUIT FOR TELEPHONE SERVICE (TO PROPERTY LINE) AND COORDINATE INSTALLATION OF SERVICE WITH TELEPHONE OPERATIONS.
- SEE SURVEY FOR LOCATION OF OTHER EXISTING UTILITIES.
- SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS FOR ADDITIONAL UTILITY NOTES.
- ALL ON-SITE PVC WATER SERVICE AFTER METER SHALL BE SCHEDULE 80 OR PRESSURE RATED HDPE (POLY PIPE).
- ALL CROSSINGS OF WATER AND SEWER LINES MUST MAINTAIN PROPER CLEARANCE (SEE CIVIL SPECIFICATIONS AND REFERENCE DRAWING SHEETS).
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY/TOWNS STANDARD CONSTRUCTION AND UTILITY REQUIREMENTS.
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET FROM THE WATER MAIN.
- ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.

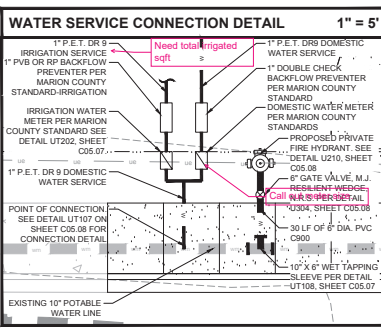


LEGEND

TYP	TYPICAL
HC	HANDICAP
R	RADIUS
RW	RIGHT-OF-WAY
(Pattern)	PROPOSED CONCRETE 6" OR LESS
(Pattern)	PROPOSED CONCRETE GREATER THAN 6"
(Line)	PROPERTY LINE
(Line)	PROPOSED SANITARY SERVICE
(Line)	PROPOSED GAS SERVICE
(Line)	PROPOSED SEWER WASTE
(Line)	PROPOSED FORCE MAIN
(Line)	PROPOSED WATER MAIN
(Line)	PROPOSED FIRE MAIN
(Line)	PROPOSED ELECTRIC SERVICE
(Line)	PROPOSED GAS SERVICE
(Line)	PROPOSED TELEPHONE SERVICE
(Line)	EXISTING SANITARY PIPE
(Line)	EXISTING WATER PIPE
(Line)	EXISTING RECLAIM WATER PIPE
(Line)	EXISTING UNDERGROUND POWER
(Line)	EXISTING OVERHEAD WIRE
(Line)	EXISTING GAS LINE
(Line)	EXISTING TELEPHONE LINE

UTILITY NOTES

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- ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.



SCALE:

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THE VILLAGES, FLORIDA 32162

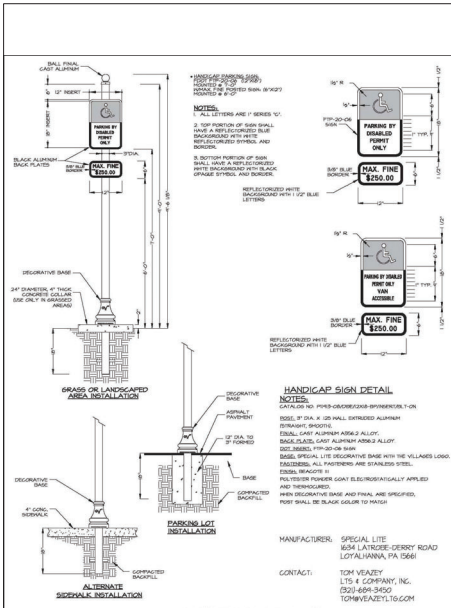
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REG. JOB NO. 15-420-00
SEAL NIST SAPPAPKHOVA D.P.E. FL REG. NO. 64085

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DN: cn=Nist Sappapkhova, o=Tampa, ou=Infinity Engineering, email=Nist.Sappapkhova@infinityeng.com, c=US

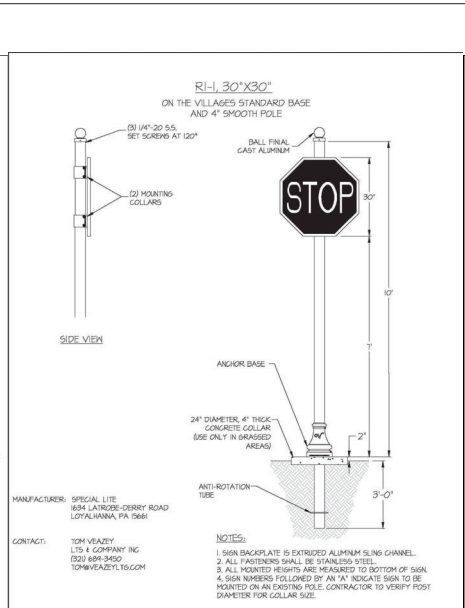
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Professional Engineer
No. 64085
Date: 2016.12.14 2:57:08-0500
Address: Account Number: 201701230262

DATE	BY	DESCRIPTION
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01/27/26		INITIAL VILLAGES DRC REVIEW
02/17/26		SEE REVIEW

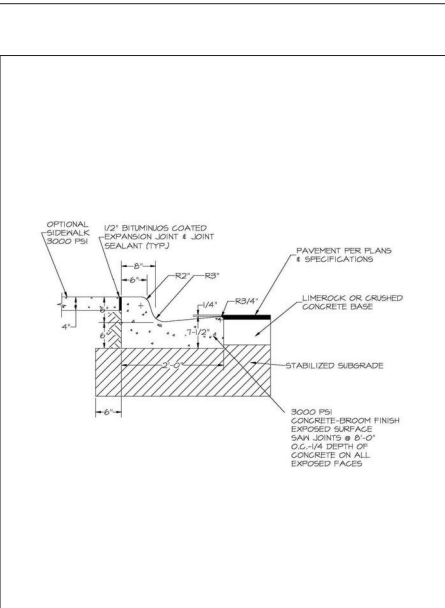
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JOB # 250430
DATE 12/17/25
DRAWN BY: IEG
CHECKED BY: IEG
SHEET TITLE
UTILITY PLAN
SHEET NUMBER
C04.01



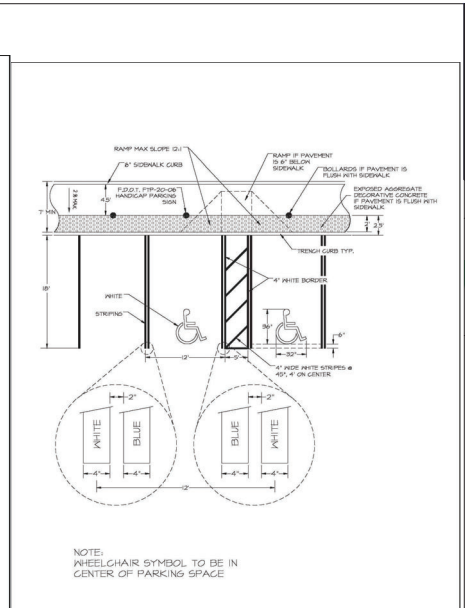
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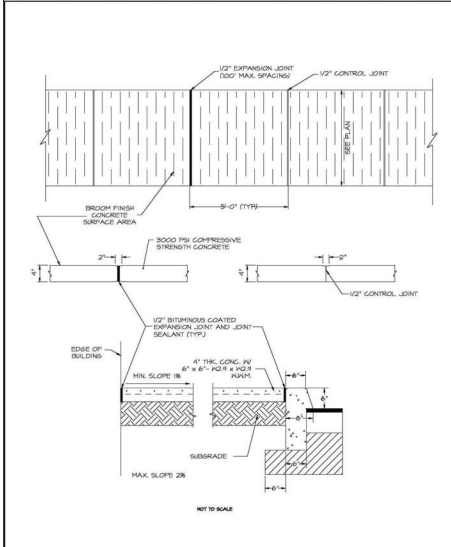
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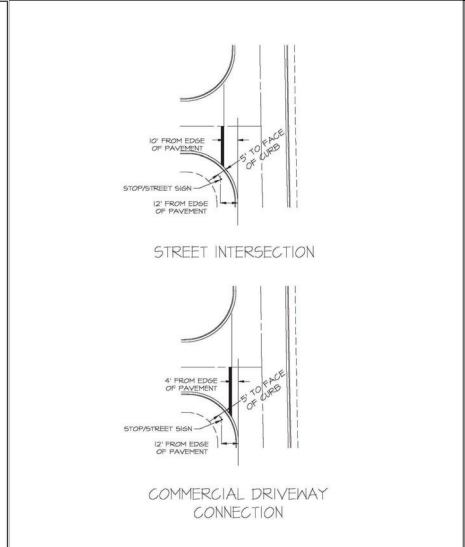
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The Villages	TYPE 1 ST CURB DETAIL					R-2.6



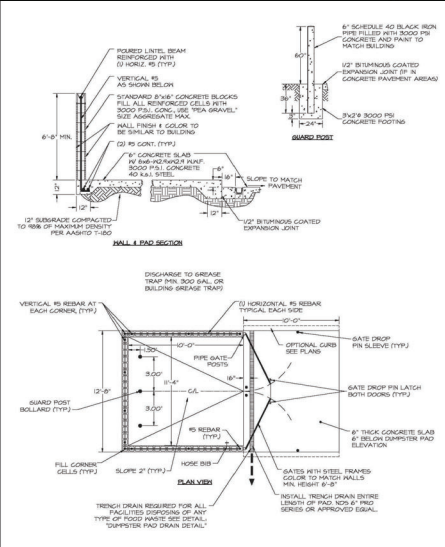
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The Villages	HANDICAP PARKING STRIPING DETAIL					HC-2.2



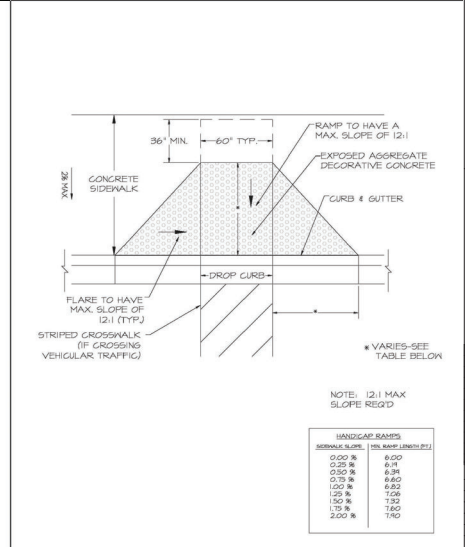
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The Villages	CONCRETE SIDEWALK DETAIL					R-6.1



The Villages	REVISIONS	2-1-18	4-1-22	6-2-23	NO	TO SCALE
The Villages	STOP SIGN, STOP BAR & STREET NAME SIGN LOCATION DETAIL					SN-2.1



The Villages	REVISIONS	2-1-18	4-1-22	6-2-23	NO	TO SCALE
The Villages	DUMPSTER PAD & ENCLOSURE DETAIL					R-20.1



The Villages	REVISIONS	2-1-18	4-1-22	6-2-23	NO	TO SCALE
The Villages	FLARED HANDICAP RAMP DETAIL					HC-1.7

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FIFTH THIRD MULBERRY

FIFTH THIRD BANK MULBERRY

SEC OF SOUTHEAST HIGHWAY 42 & SE 911 PHILLIPS COURT THE VILLAGES, FLORIDA 32142

INFINITY ENGINEERING

1208 East Kennedy Boulevard, Tampa, Florida 33602

REG. JOB NO. 15-420 (0)

SEAL: NIST SAPPAPPAHOE P.E. FL REG. NO. 64085

DATE	DESCRIPTION
12/17/25	ISSUE FOR DBC REVIEW
01/27/26	INITIAL VILLAGES DBC REVIEW
02/17/26	SITE REVIEW

PROJECT INFORMATION BLOCK

JOB # 250430

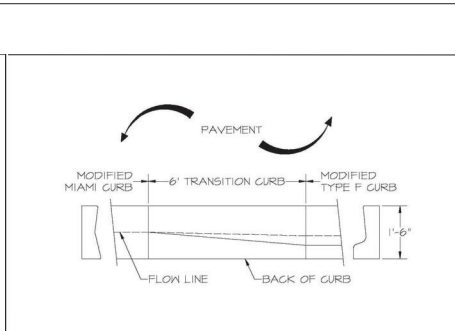
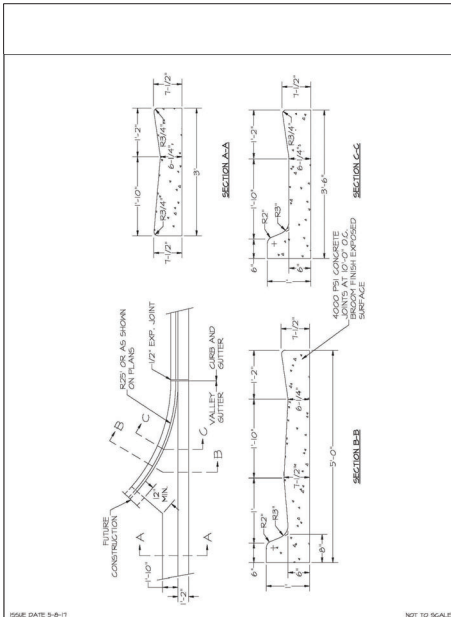
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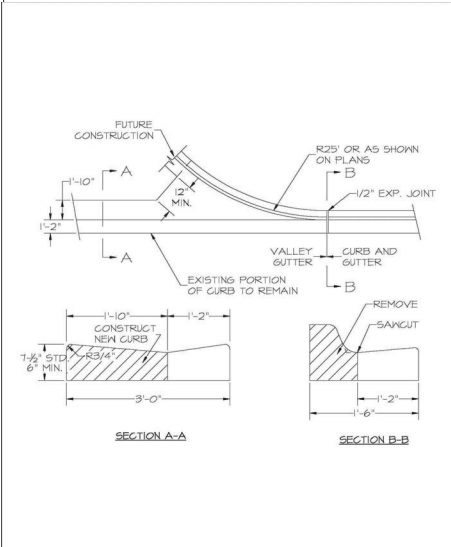
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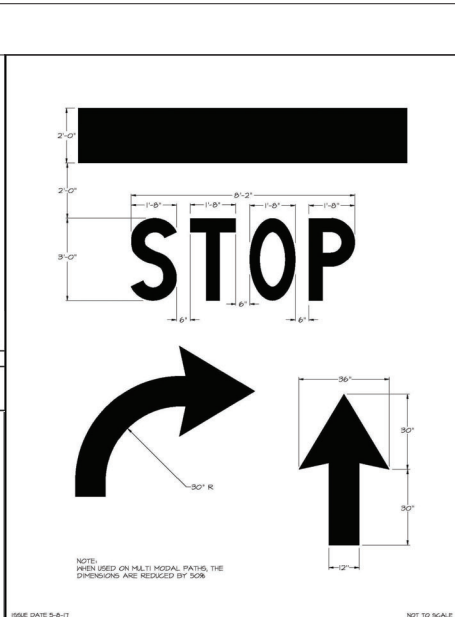
ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	VALLEY GUTTER DETAIL	PAGE R-2.12
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ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	TRANSITION CURB MODIFIED MIAMI TO MODIFIED TYPE "F" DETAIL	PAGE R-2.13
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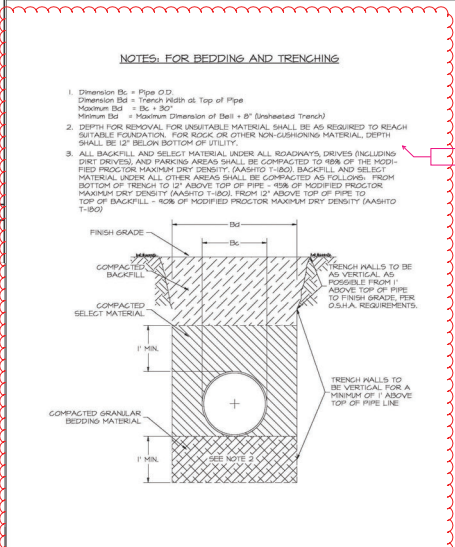


ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	TRANSITION CURB TYPE "D" TO MODIFIED TYPE "F" DETAIL	PAGE R-2.14
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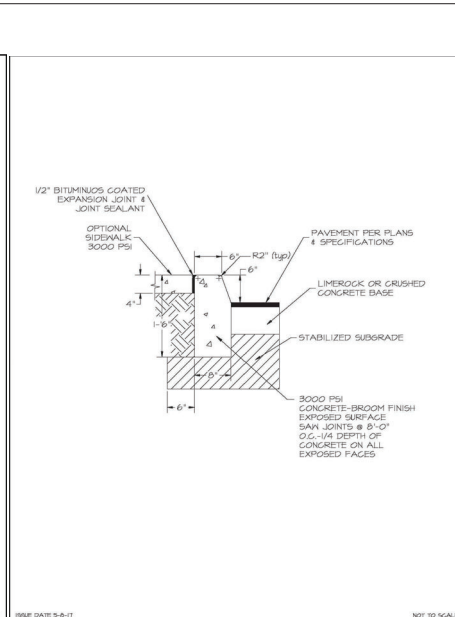
ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	STORM DRAIN PIPE MATERIALS DETAIL	PAGE SD-2.1
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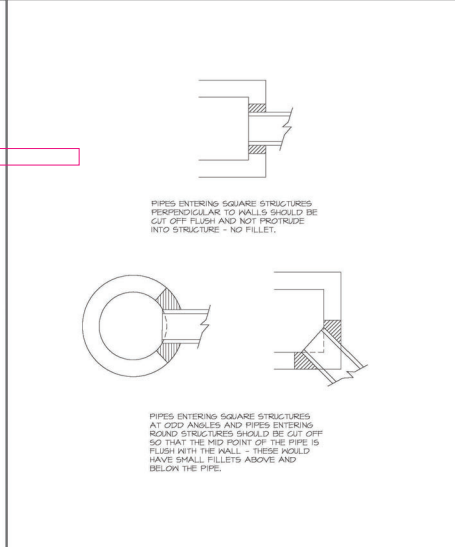
ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	PAVEMENT MARKINGS DETAIL	PAGE R-15.1
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ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	STANDARD PIPE BEDDING DETAIL	PAGE SD-2.2
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ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	TYPE "D" CURB DETAIL	PAGE R-2.4
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ISSUE DATE 9-8-17	REVISIONS	NOT TO SCALE
The Villages	STRUCTURE PIPE GROUTING DETAIL	PAGE SD-2.3
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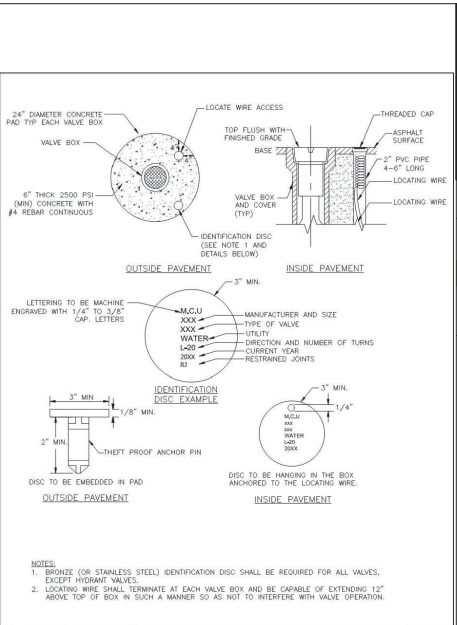
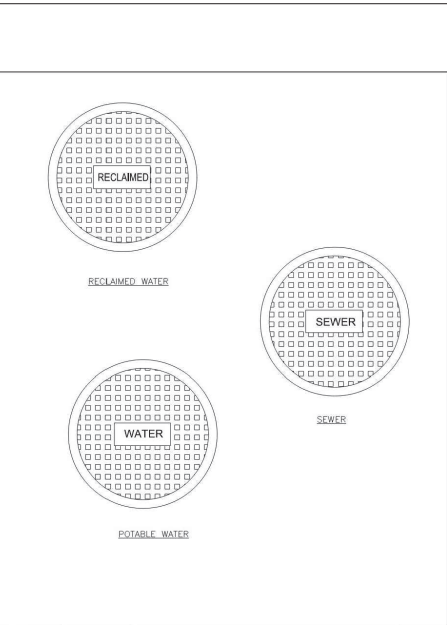
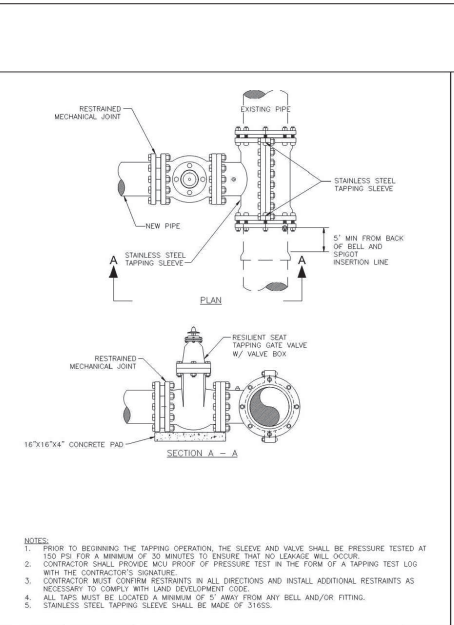
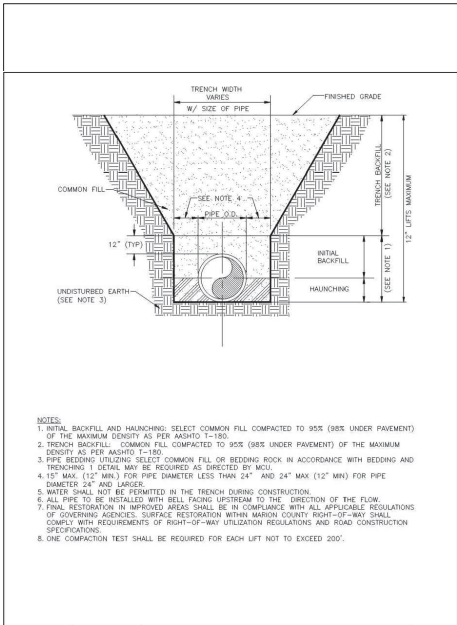
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REG. JOB NO. 15-420-00
FL REG. NO. 64085

Seal of the State of Florida
Professional Engineer
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DATE

ISSUE	BY	DATE	DESCRIPTION
		12/17/25	ISSUE FOR DRC REVIEW
		01/27/26	INITIAL VILLAGES DRC REVIEW
		02/17/26	REVIEW

PROJECT INFORMATION BLOCK	
JOB #	250430
DATE	12/17/25
DRAWN BY:	REG
CHECKED BY:	REG

SHEET TITLE	THE VILLAGES STANDARD DETAILS
SHEET NUMBER	C05.03

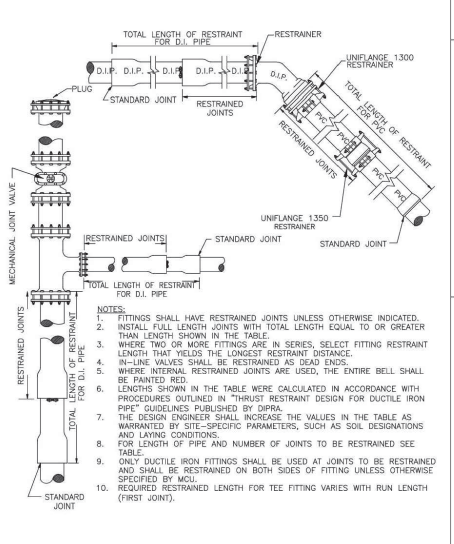
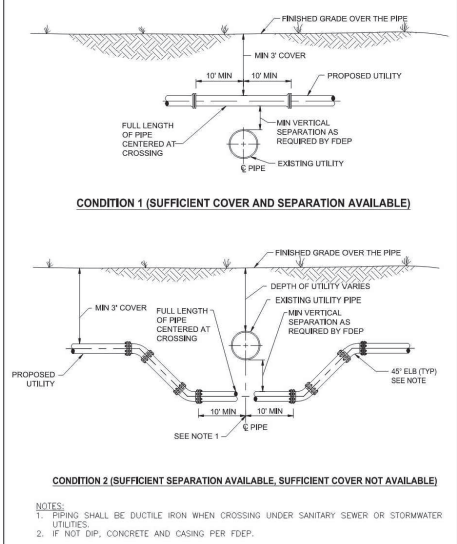


Marion County Florida	MCBC EFFECTIVE 04/13/2023	7.3.2	REVISION # 2	UT 103
BEDDING AND TRENCHING 2				

Marion County Florida	MCBC EFFECTIVE 04/13/2023	7.3.2	REVISION # 1	UT 108
TAPPING SLEEVE AND GATE VALVE ASSEMBLY				

Marion County Florida	MCBC EFFECTIVE 04/13/2023	7.3.2	REVISION # NA	UT 110
TYPICAL VALVE BOX COVER				

Marion County Florida	MCBC EFFECTIVE 04/13/2023	7.3.2	REVISION # 1	UT 112
VALVE BOX PAD				



MINIMUM RESTRAINED LENGTH (FT) - EACH SIDE OF FITTING AND VALVE FOR DIP, PE ENCASED DIP OR BARE PVC VD=VERTICAL-DOWN

WATER MAIN: PRESSURE: 150 PSI. DEPTH OF COVER: 3.0 FT.

Band Type	Pipe Length (ft)									
	4"	6"	8"	10"	12"	16"	20"	24"		
11-1/4"	2	3	4	5	6	8	9	0	0	0
12"	2	3	4	5	6	8	9	0	0	0
16"	6	9	11	13	16	20	24	28	34	34
18"	4	6	7	9	10	12	15	17	17	17
20"	4	6	7	9	10	12	15	17	17	17
24"	8	11	15	17	20	25	30	35	35	35
30"	12	17	22	27	31	40	48	56	56	56
36"	8	11	15	17	20	25	30	35	35	35
42"	19	27	35	41	48	61	72	83	83	83
48"	61	85	111	132	155	198	238	277	277	277

Minimum Design Criteria
Bedding Type: 4
Safety Factor: 1.5
Soil: Sand-Silt
Run Length (First Joint): 10 ft.

Marion County Florida	MCBC EFFECTIVE 04/13/2023	7.3.2	REVISION # NA	UT 113
UTILITY CONFLICT				

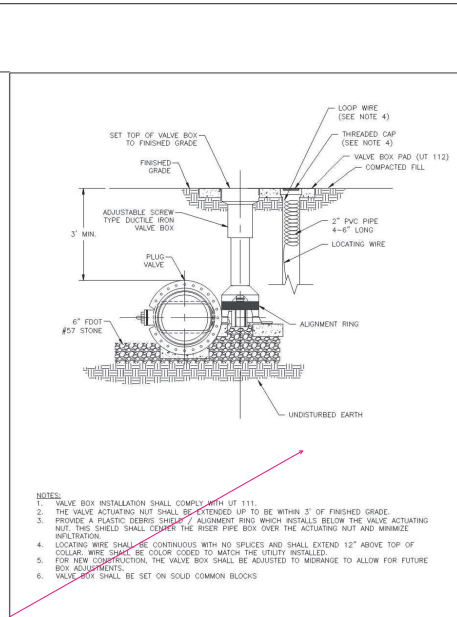
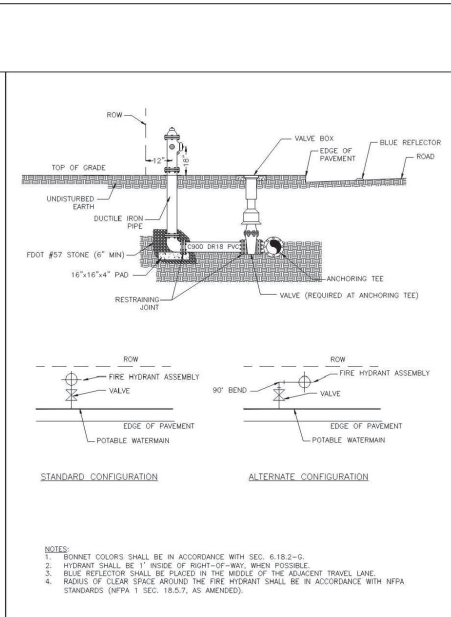
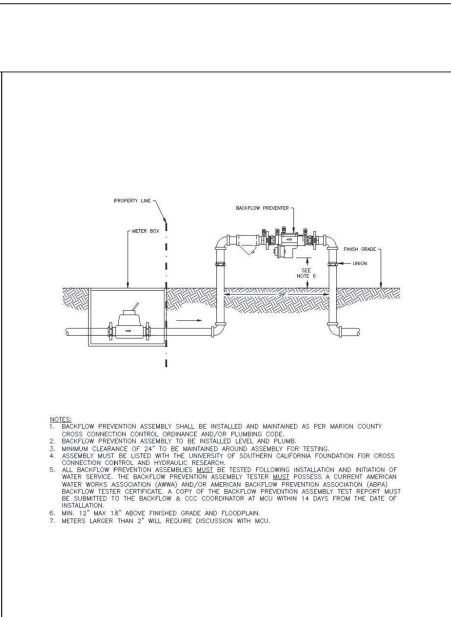
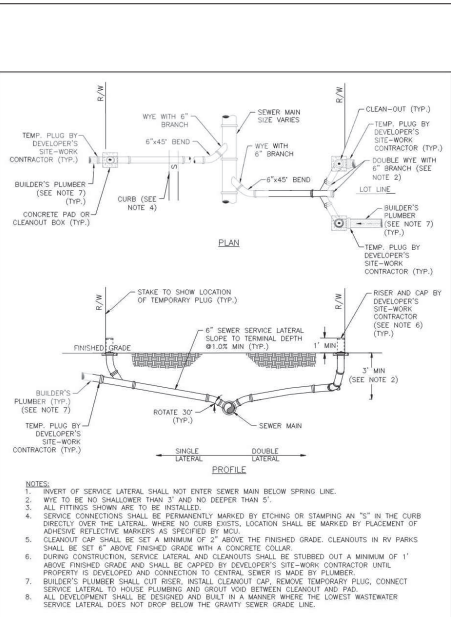
Marion County Florida	MCBC EFFECTIVE 04/13/2023	7.3.2	REVISION # NA	UT 116A
RESTRAINED PIPE TABLE				

Marion County Florida	MCBC EFFECTIVE 04/13/2023	7.3.2	REVISION # NA	UT 116B
RESTRAINED PIPE TABLE				

ISSUE	BY	DATE	DESCRIPTION
		12/17/25	ISSUE FOR DBC REVIEW
		01/27/26	INITIAL VILLAGES DBC REVIEW
		02/17/26	REV. REVIEW

PROJECT INFORMATION BLOCK	
JOB #	250630
DATE	12/17/25
DRAWN BY:	REG
CHECKED BY:	REG

MARION COUNTY STANDARD DETAILS



Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 2	UT 312	

SEWER SERVICE LATERAL	7.3.2	UT 312
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Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 1	UT 209	

2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2	UT 209
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Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 2	UT 210	

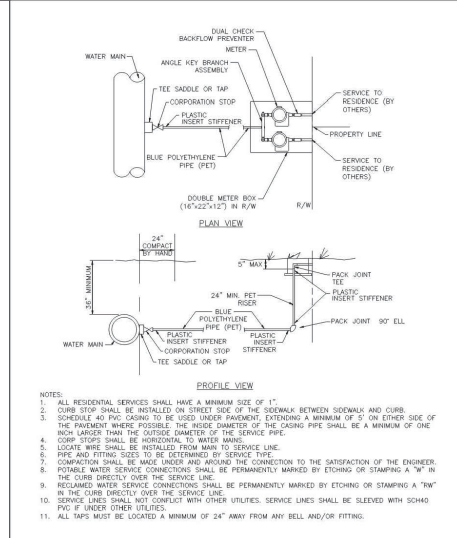
FIRE HYDRANT ASSEMBLY	7.3.2	UT 210
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Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 2	UT 304	

PLUG VALVE AND BOX	7.3.2	UT 304
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Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 2	UT 210	

WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2	UT 107
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Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 2	UT 107	

WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2	UT 107
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Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 2	UT 107	

WATER AND RECLAIMED WATER SERVICES (TYPICAL)	7.3.2	UT 107
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Marion County FLORIDA	MBCDC EFFECTIVE 04/13/2023	7.3.2
REVISION # 2	UT 107	

PROJECT INFORMATION BLOCK	JOB #	250630
	DATE	12/17/25
	DRAWN BY:	REG
	CHECKED BY:	REG
SHEET TITLE		
SHEET NUMBER		

MARION COUNTY
STANDARD DETAILS
C05.06

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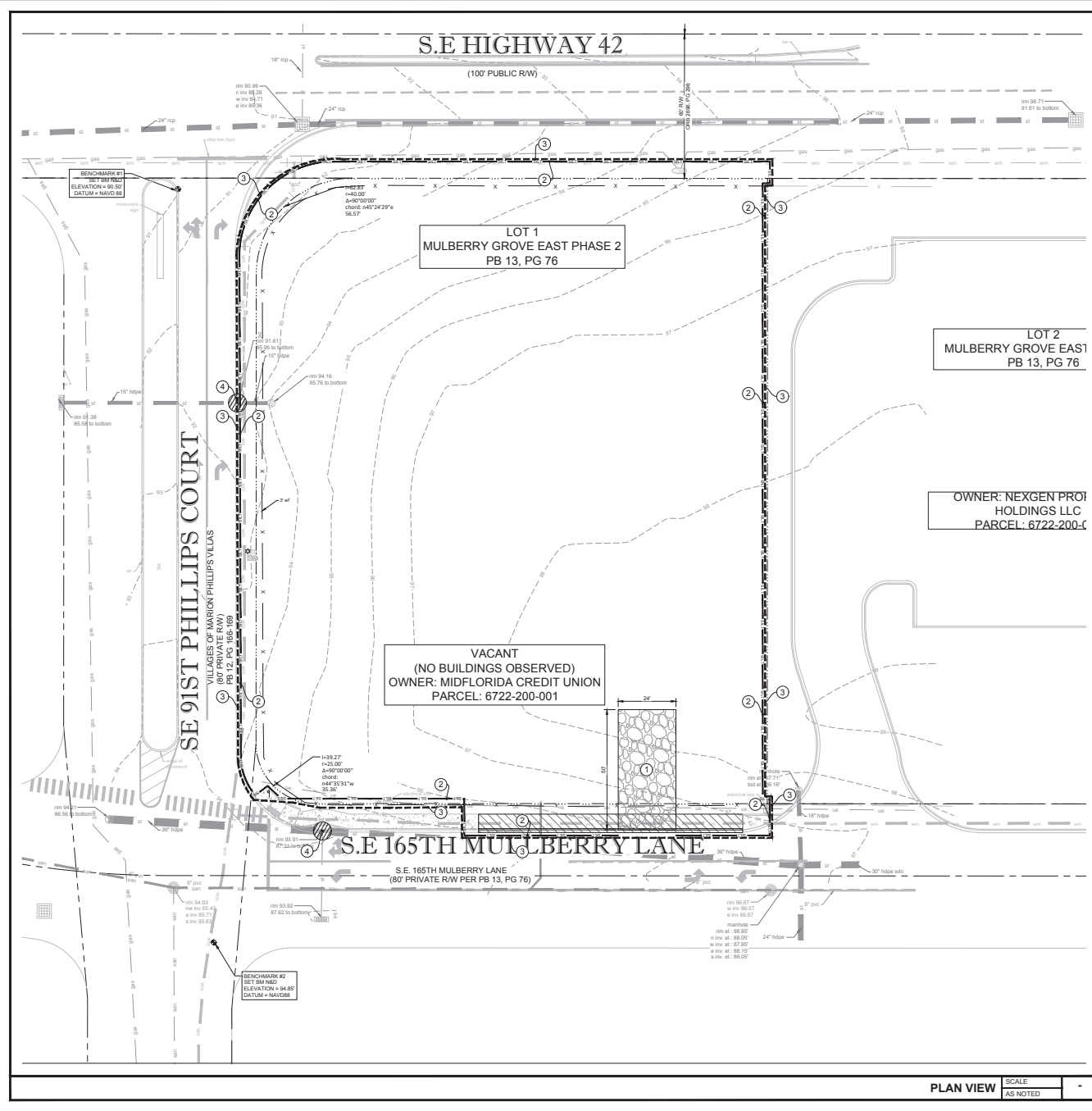
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Date: 2026.02.17 14:27:08 -0500
Adobe Acrobat version: 2025.003.00000

ISSUE	BY	DATE	DESCRIPTION
		12/17/25	ISSUE FOR DBC REVIEW
		01/27/26	INITIAL VILLAGES DBC REVIEW
		02/17/26	SITE REVIEW

Missing details
UT104
UT111
UT112
UT204
UT208 - FOR
HYDRANT

What is this for?



LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	EXISTING CONTOUR
	EXISTING GRADE ELEVATION

GENERAL NOTES

- ALL MATERIALS INCLUDING FILL STOCKPILES SHALL NOT BE PERMANENTLY LOCATED ON THE UNDEVELOPED AREA OF PROPOSED DEVELOPMENT.
- ALL DISTURBED AREAS OF UNDEVELOPED PROPERTY SHALL BE HYDROMULCHED WITH SEED TO ESTABLISH TURN AND PREVENT SILT RUNOFF INTO THE STREETS.

EROSION CONTROL KEYED NOTES

①	CRUSHED STONE CONSTRUCTION ENTRANCE AND CONCRETE TRUCK WASHOUT AREA
②	SILT FENCE
③	LIMITS OF CONSTRUCTION
④	INLET PROTECTION

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STATE OF FLORIDA
 PROFESSIONAL SEAL
 NIST SAPPKHOAD, P.E.
 2017.01.2.30302

ISSUE	BY	DATE	DESCRIPTION
		12/17/25	ISSUE FOR DRC REVIEW
		01/27/26	INITIAL VILLAGES DRC REVIEW
		02/17/26	SITE REVIEW

PROJECT INFORMATION BLOCK

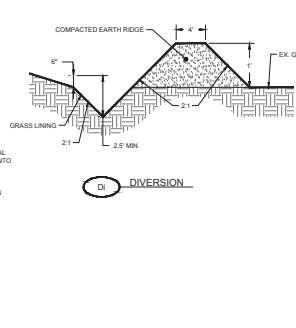
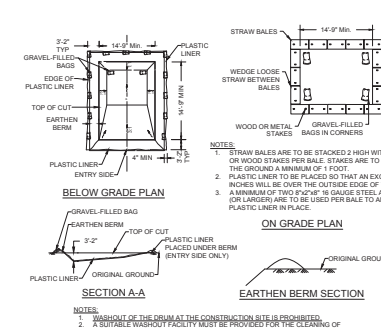
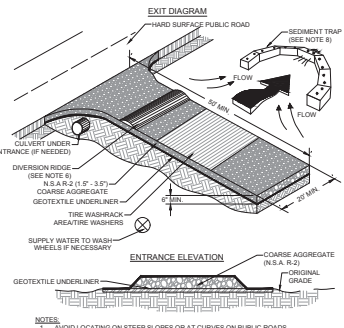
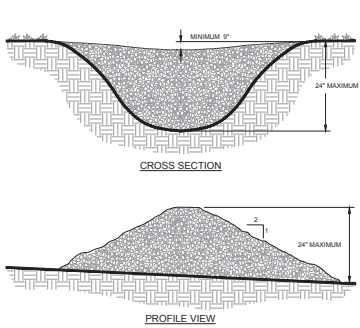
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 DATE 12/17/25
 DRAWN BY: IEG
 CHECKED BY: IEG
 SHEET TITLE
 EROSION CONTROL PLAN PHASE I
 SHEET NUMBER
 C06.02

811
 Know what's below.
 Call before you dig.

SCALE:

0' 20' 40' 60'

PLAN VIEW SCALE AS NOTED



GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE AND ASSURING PLAN ALIGNMENT AND GRADE IN DITCHES AND BARRIERS AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINED DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT PROTECTION STRUCTURES, PILES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MITIGATING EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE LAWS, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROL.

PRE-CONSTRUCTION SITE PROTECTION:

8. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THESE ARE POTENTIALLY AFFECTED BY CONSTRUCTION. IDENTIFICATION SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
9. ANY EROSION FROM DOWNSTREAM ACTIVITY SHALL BE FILED AND COMPLETED THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
10. DOWNSTREAM PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES CONTINUATIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

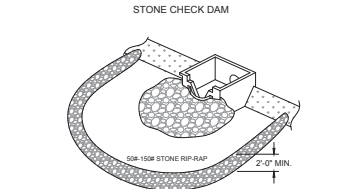
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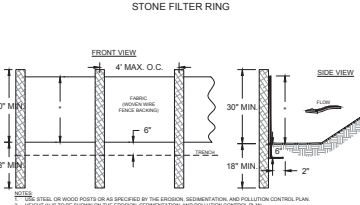
P: 813 - 323 - 9233
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NOTES:

1. CHECK DAMS ARE TO BE USED ONLY IN SMALL OPEN CHANNELS (THEY ARE NOT TO BE USED IN LIVE STREAMS).
2. THE DOWNSTREAM AREA FOR STONE CHECK DAMS SHALL NOT EXCEED TWO ACRES.
3. THE CENTER OF THE CHECK DAM MUST BE AT LEAST 10 INCHES LOWER THAN THE OUTER EDGES.
4. THE DAM HEIGHT SHOULD BE A MAXIMUM OF 2 FEET FROM CENTER TO RIM EDGE.
5. THE RISE IS CORNER OF THE CHECK DAM SHALL NOT EXCEED 2:1.
6. GEOTEXTILE SHALL BE USED TO PREVENT THE MIXTURE OF SUBSIDIARY SOIL PARTICLES INTO THE STONES (REFER TO AASHTO M228-98, SECTION 3.7, TABLE 3).



A TEMPORARY STONE BARRIER CONSTRUCTED AT STORM DRAIN INLETS AND POND OUTLETS TO REDUCE FLOW VELOCITIES, PREVENT FAILURE OF OTHER SEDIMENT CONTROL DEVICES AND TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING DRAINAGE SYSTEMS.

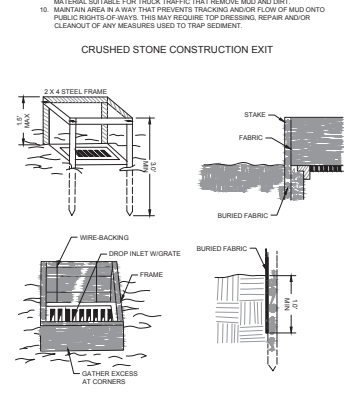


1. STONE SHALL BE WOOD PILES OR AS SPECIFIED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
3. SEE NOTE 6.

NOTES:

1. A WASHOUT OF THE CURB AT THE CONSTRUCTION SITE IS PROHIBITED.
2. A SUITABLE WASHOUT FACILITY MUST BE PROVIDED FOR THE CLEANING OF CURBS, WHEELS, AND HOPPERS OF THE DELIVERY VEHICLES UNLESS SUCH A FACILITY WILL BE USED AT THE SOURCE OF THE CONCRETE UNDER NO CIRCUMSTANCES MAY WASH WATER FROM THESE VEHICLES BE ALLOWED TO ENTER ANY SURFACE WATERS.
3. A "KICK WATERS" SIGN WITH BLACK LETTERS STATING "CONCRETE WASHOUT" IS TO BE PROVIDED SO DRIVERS ARE AWARE OF THE PRESENCE OF WASHOUT FACILITIES.
4. WASHOUT FACILITIES SHOULD NOT BE PLACED WITHIN 50 FEET OF STORM DRAINS, OPEN DITCHES OR SURFACE WATERS. THEY SHOULD BE IN A CONVENIENT LOCATION FOR THE TRUCKS. PREPARE A SIGN THAT INDICATES THE LOCATION OF THE FACILITY. THE SIGN SHOULD BE PLACED WHERE THE CONCRETE IS BEING Poured, BUT FAR ENOUGH FROM OTHER VEHICULAR TRAFFIC TO MINIMIZE THE POTENTIAL FOR ACCIDENTAL DAMAGE OR SPILLS.
5. THE CONTRACTOR SHALL INSPECT THE WASH DOWN AREA INTERMITTENTLY TO ENSURE PROPER CONTAINMENT IS ACCOMPLISHED.
6. IN THE EVENT OF A SPILL OR LEAK, THE CONTRACTOR SHALL IMMEDIATELY REPORT & REMEDIATE SAME IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS.

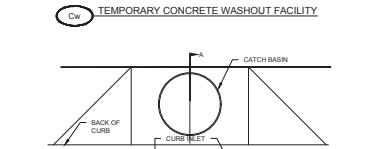
TEMPORARY CONCRETE WASHOUT FACILITY



NOTES:

1. SPECIAL AREAS SHALL BE DESIGNATED AS VEHICLE AND EQUIPMENT WASHING AREAS AND SUCH AREAS SHALL NOT ALLOW RUNOFF TO FLOW DIRECTLY INTO WASHING AREAS OR STORMWATER CONVEYANCE SYSTEMS.
16. SILT FENCE BARRIERS ARE NOT TO BE USED WHERE CONCENTRATED FLOWS OF WATER ARE ANTICIPATED, SUCH AS DRAINAGE DITCHES, AROUND INLETS OR ABOVE/BELOW WHERE CULVERTS DISCHARGE.
17. SYNTHETIC BALES, SANDBAGS OR OTHER APPROVED DEVICE FACED WITH FILTER FABRIC SHALL BE USED IN HIGH VOLUME AREAS TO DECREASE THE RUNOFF VELOCITY AND SHALL BE SECURELY ANCHORED.
18. ALL DEVICES INCLUDING SILT FENCE, FILTER BARRIERS, SYNTHETIC BALES AND/OR SANDBAGS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BARRIERS, END RUNS AND UNDERCUTTING BENEATH BARRIERS.
19. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
20. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

STORM DRAIN INLET PROTECTION:

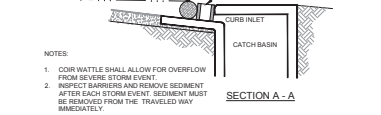


CHEMICAL CONTROL

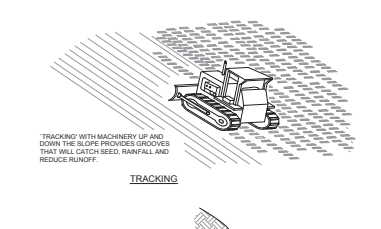
ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7.1"	SPRAY	1200
LATEX EMULSION	12 1/2:1"	FINE SPRAY	235
RESIN-WATER EMULSION	4:1"	FINE SPRAY	300

USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE

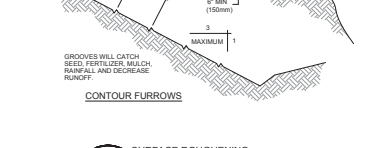
DUST CONTROL ON DISTURBED AREAS



PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL

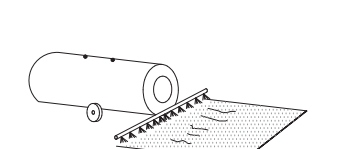


STORM OUTLET PROTECTION

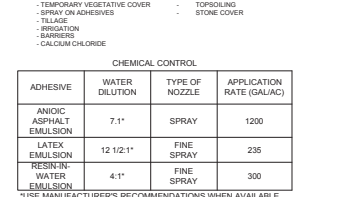
NOTES:

1. STAY AT DOWNSTREAM TERMINAL AND PROGRESS UPSTREAM.
2. FIRST ROLL IS DOWNSTREAM (UPSTREAM) IN EACH CHANNEL AND PROGRESS UPSTREAM TO NEXT CHANNEL.
3. SUBSEQUENT ROLLS FOLLOW IN A SERRATED MANNER BEHIND THE FIRST ROLL. USE THE CENTERLINE FOR ALIGNMENT TO THE CHANNEL CENTER.
4. WORK CONTINUOUS FROM THE CHANNEL CENTER TO THE EDGE.
5. USE 2 OVERLAPS AND STAKE AT INTERVALS ALONG THE CHANNEL.
6. USE 2 OVERLAPS AND STAKE DOWNSTREAM TO CONNECT THE ROLLS TO THE ROLL.

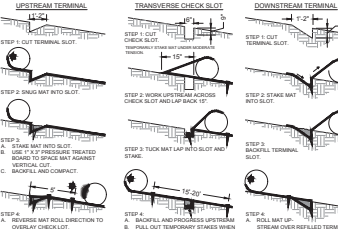
EROSION BLANKETS & TURF REINFORCEMENT MATS



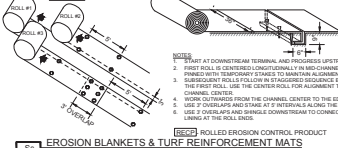
TRACKING



SURFACE ROUGHENING



STORM OUTLET PROTECTION



SURFACE ROUGHENING

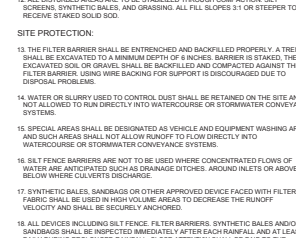
GENERAL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE AND ASSURING PLAN ALIGNMENT AND GRADE IN DITCHES AND BARRIERS AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINED DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT PROTECTION STRUCTURES, PILES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST MANAGEMENT PRACTICES (BMP) AND MITIGATING EROSION AND SEDIMENT CONTROL PRACTICES. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE LAWS, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROL.

PRE-CONSTRUCTION SITE PROTECTION:

8. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THESE ARE POTENTIALLY AFFECTED BY CONSTRUCTION. IDENTIFICATION SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
9. ANY EROSION FROM DOWNSTREAM ACTIVITY SHALL BE FILED AND COMPLETED THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
10. DOWNSTREAM PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES CONTINUATIVE USE PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

STORM DRAIN INLET PROTECTION:

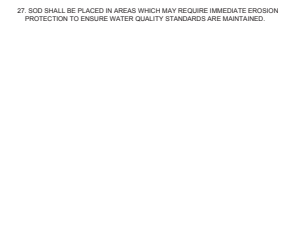


CHEMICAL CONTROL

ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7.1"	SPRAY	1200
LATEX EMULSION	12 1/2:1"	FINE SPRAY	235
RESIN-WATER EMULSION	4:1"	FINE SPRAY	300

USE MANUFACTURER'S RECOMMENDATIONS WHEN AVAILABLE

DUST CONTROL ON DISTURBED AREAS



PIPE OUTLET TO FLAT AREA - NO WELL DEFINED CHANNEL



PIPE OUTLET TO WELL DEFINED CHANNEL



PROJECT INFORMATION BLOCK

FIFTH THIRD BANK MULBERRY

SEC OF SOUTHEAST HIGHWAY 42 & SE 91 PHILLIPS COURT THE VILLAGES, FLORIDA 32142

INFINITY ENGINEERING

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FL Cert. of Assn. No. 27889

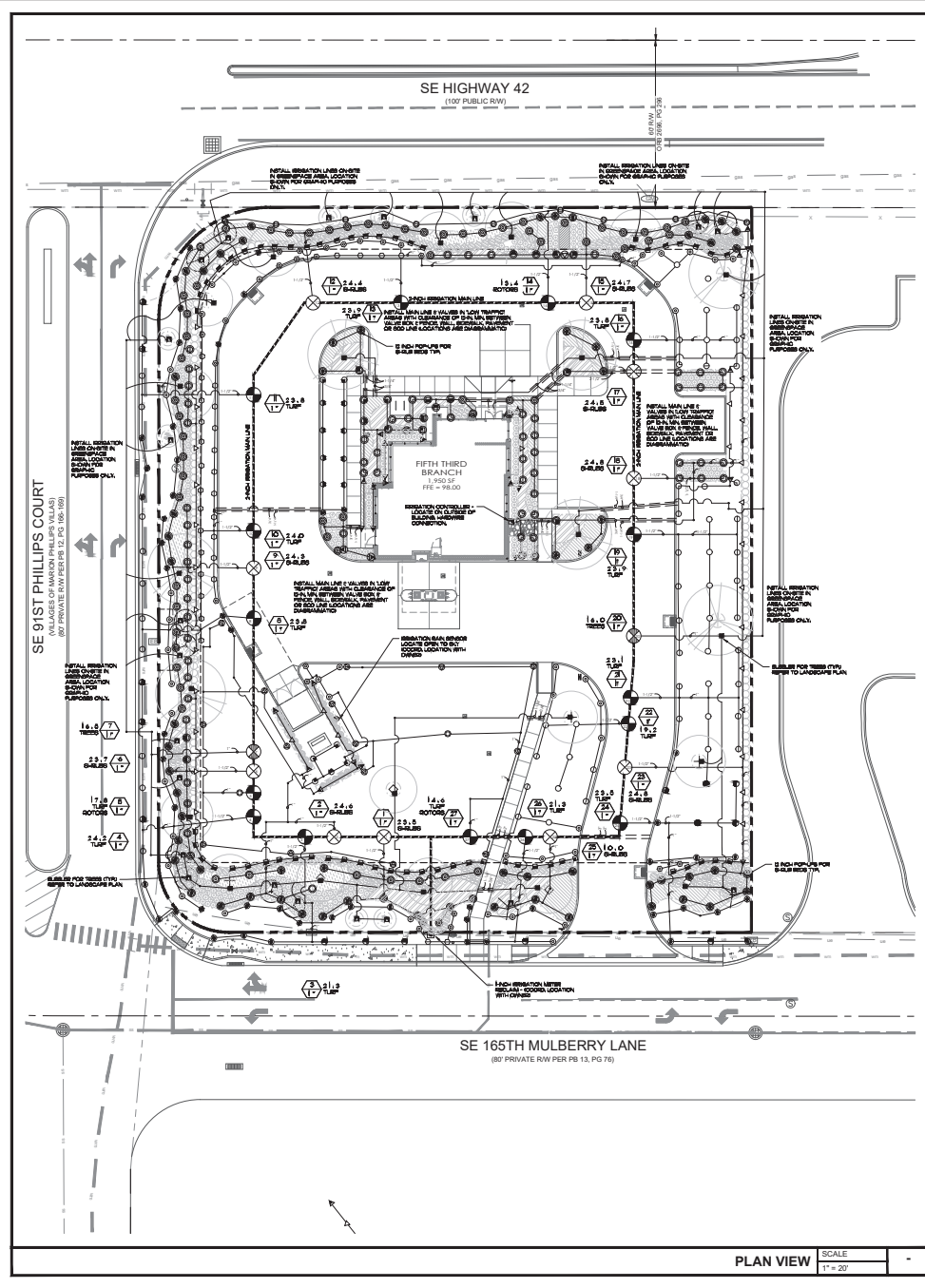
DATE	DESCRIPTION
12/17/25	ISSUE FOR DRC REVIEW
01/27/26	ISSUE FOR VILLAGES DRC REVIEW
02/17/26	SITE REVIEW

PROJECT INFORMATION BLOCK

JOB #	250430
DATE	12/17/25
DRAWN BY:	IEG
CHECKED BY:	IEG

EROSION AND SEDIMENTATION CONTROL DETAILS

C06.04



Irrigation Legend

PLEASE NOTE: ALL IRRIGATION SPRAY HEADS TO BE 30 PSI REGULATED 6" POP-UP FOR SO2 AREAS, 12" POP-UPS FOR SHRUB AREAS CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.

- 6" POP-UPS**
- ▲ LCS @ 0.45 GPM
 - ▲ RCS @ 0.65 GPM
 - ▲ SST @ 1.30 GPM
- HUNTER PROS-06-PR330-R 4' RADIUS**
- ⊙ H @ 0.45 GPM
- HUNTER PROS-06-PR330-R 6' RADIUS**
- ⊙ Q @ 0.51 GPM
 - ⊙ H @ 0.98 GPM
- HUNTER PROS-06-PR330-R 8' RADIUS**
- ⊙ Q @ 0.24 GPM
 - ⊙ H @ 0.47 GPM
 - ⊙ F @ 0.97 GPM
- HUNTER PROS-06-PR330-R 10' RADIUS**
- ⊙ Q @ 0.42 GPM
 - ⊙ H @ 0.88 GPM
 - ⊙ F @ 1.59 GPM
- HUNTER PROS-06-PR330-R 12' RADIUS**
- ⊙ Q @ 0.67 GPM
 - ⊙ H @ 1.30 GPM
 - ⊙ F @ 2.70 GPM
- HUNTER PROS-06-PR330-R 15' RADIUS**
- ⊙ Q @ 0.97 GPM
 - ⊙ H @ 1.69 GPM
 - ⊙ F @ 3.75 GPM
- HUNTER PROS-06-PR330-R 17' RADIUS**
- ⊙ Q @ 1.13 GPM
 - ⊙ H @ 2.37 GPM
- HUNTER PROS-06-PR330-R ADJ**
- ⊙ 8 @ 1.74 GPM
 - ⊙ 10 @ 2.00 GPM
 - ⊙ 12 @ 2.52 GPM
 - ⊙ 15 @ 3.72 GPM
 - ⊙ 17 @ 4.60 GPM
- HUNTER PCB-R FLOOD BUBBLER, 1/2" FPT.**
- ⊙ 50 @ 0.50 GPM
 - ⊙ 10 @ 1.00 GPM
- HUNTER MP2000-R ROTATOR 31" - 21' RADIUS**
- ⊙ RT @ 0.58 GPM
 - ⊙ HT @ 0.64 GPM
 - ⊙ TP @ 0.98 GPM
 - ⊙ LP @ 1.03 GPM
- HUNTER MP3000-R ROTATOR 22" - 30' RADIUS**
- ⊙ RT @ 0.58 GPM
 - ⊙ HT @ 1.04 GPM
 - ⊙ TP @ 1.56 GPM
- HUNTER MP3500-R ROTATOR 31" - 35' RADIUS**
- ⊙ RT @ 1.18 GPM
 - ⊙ HT @ 2.04 GPM
 - ⊙ TP @ 2.68 GPM
- 12" POP-UPS**
- ▲ LCS @ 0.65 GPM
 - ▲ RCS @ 0.65 GPM
 - ▲ SST @ 1.30 GPM
- HUNTER PROS-06-PR330-R 4' RADIUS**
- ⊙ H @ 0.45 GPM
- HUNTER PROS-06-PR330-R 6' RADIUS**
- ⊙ Q @ 0.51 GPM
 - ⊙ H @ 0.98 GPM
- HUNTER PROS-06-PR330-R 8' RADIUS**
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- ⊙ 8 @ 1.74 GPM
 - ⊙ 10 @ 2.00 GPM
 - ⊙ 12 @ 2.52 GPM
 - ⊙ 15 @ 3.72 GPM
 - ⊙ 17 @ 4.60 GPM

Irrigation Zone Schedule

ZONE NO.	GPM	VALVE SIZE	TYPE
1	23.5	1"	SHRUBS - SPRAY
2	24.6	1"	SHRUBS - SPRAY
3	21.3	1"	TURF - SPRAY
4	21.2	1"	TURF - SPRAY
5	17.8	1"	TURF - ROTATORS
6	23.7	1"	SHRUBS - SPRAY
7	16.5	1"	TREES - BUBBLERS
8	23.8	1"	TURF - SPRAY
9	24.3	1"	SHRUBS - SPRAY
10	24.0	1"	TURF - SPRAY
11	23.8	1"	TURF - SPRAY
12	24.4	1"	SHRUBS - SPRAY
13	23.9	1"	TURF - SPRAY
14	13.4	1"	TURF - ROTATORS
15	24.7	1"	SHRUBS - SPRAY
16	23.8	1"	TURF - SPRAY
17	24.5	1"	SHRUBS - SPRAY
18	24.8	1"	SHRUBS - SPRAY
19	23.9	1"	TURF - SPRAY
20	14.0	1"	TREES - BUBBLERS
21	23.1	1"	TURF - SPRAY
22	19.2	1"	TURF - SPRAY
23	24.8	1"	SHRUBS - SPRAY
24	23.5	1"	TURF - SPRAY
25	10.0	1"	SHRUBS - SPRAY
26	21.3	1"	TURF - SPRAY
27	14.6	1"	TURF - ROTORS

Sleeve Size Schedule

PIPE SIZE	SLEEVE SIZE
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2"
2-1/4"	4"
3"-4"	6"

IMPORTANT! NOTICE TO CONTRACTORS

THIS PROJECT IS WITHIN THE JURISDICTION OF THE VILLAGES. BIDDING ON THESE LANDSCAPE PLANS IS SUBJECT TO MANDATORY PROCEDURES UNDER THE VILLAGES DESIGN REVIEW AUTHORITY. BIDDING SHALL OCCUR ONLY UNDER DIRECTION OF THE VILLAGES DESIGN REVIEW COMMITTEE TO INSURE THAT ALL REQUIREMENTS HAVE BEEN MET. BIDS SOLICITED, SUBMITTED, OR RECEIVED OTHERWISE WILL NOT BE QUALIFIED BIDS.

DETAILS ABOUT THIS PROCESS SHALL BE OBTAINED BY CONTACTING:
MICHAEL PAPE & ASSOCIATES, PA.
(352) 361-9669 OR MSTANCL@MPA-PA.COM

48 HOURS BEFORE DRAINING CALL THE FIRE DEPT. TO REMOVE THE STOP VALVE FROM THE MAINLINE ONLY



PATRICK D. CUNNINGHAM, LLC
118 S. Bay Street
Tampa, FL 33602
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bdg architects

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FIFTH THIRD MULBERRY

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SEC OF SOUTHEAST HIGHWAY 42 & SE 91 PHILLIPS COURT
THE VILLAGES, FLORIDA 32162

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FL Cert. of Auth. No. 27889
REG JOB NO. 15-420-00

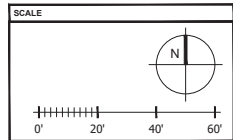
SEAL: PATRICK D. CUNNINGHAM
FL REG. NO. LA0001669

THIS PLAN HAS BEEN EXAMINED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

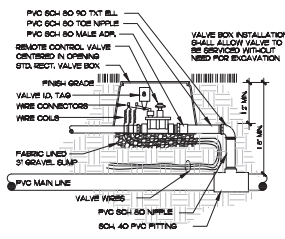
ISSUE	BY	DATE	DESCRIPTION
1	PDC	12/17/25	ISSUE FOR EDC REVIEW
2	PDC	01/07/26	FINAL VILLAGES EDC REVIEW

PROJECT INFORMATION BLOCK
JOB # 250430
DATE 12/17/25
DRAWN BY: PDC
CHECKED BY: PDC

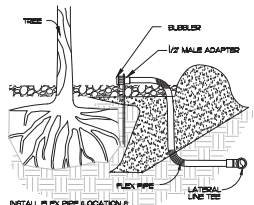
SHEET TITLE
IRRIGATION PLAN
SHEET NUMBER
IR01.01



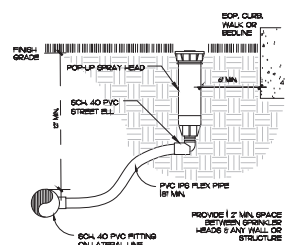
PLAN VIEW SCALE 1" = 20'



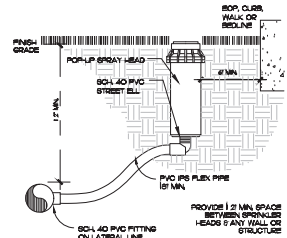
REMOTE CONTROL VALVE
NOT TO SCALE



TREE BUBBLER
NOT TO SCALE



TURF SPRAY HEAD
NOT TO SCALE



TURF ROTOR HEAD
NOT TO SCALE

General Notes

- IRRIGATION SYSTEM DESIGN REQUIREMENTS 28 GPM + 40 PSI AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT CONDITIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE DESIGN PROCESS, SUCH AS OBSTRUCTIONS, GRADE DIFFERENCES, WATER LEVELS, DIMENSIONAL DIFFERENCES, ETC. REFER TO THE LANDSCAPE PLAN TO AVOID CONFLICTS WITH PROPOSED TREES OR SHRUBS.
- PIPING MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS, UNDER BUILDINGS OR PAVEMENT, OUTSIDE OF PROPERTY LINES, IN LANSSES OR SPACES, ETC. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHEREVER POSSIBLE, PIPING IS TO BE INSTALLED IN PROBABLE AREAS.
- ALL COMPONENTS ARE SHOWN AND/OR DEPICED ON THE PLAN SHEETS REPRESENT APPROXIMATE LOCATIONS ONLY, AND ARE FOR CLARIFICATION PURPOSES. THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE PLAN FOR EXACT LEAD LOCATION. LOCATION OF ALL SPRINKLER HEADS SHALL BE SITE ADJUSTED TO MINIMIZE WATER OVERTROW ONTO BUILDING SURFACES AND WALKWAYS. THROTTLE VALVES ON SPURT ZONES AS REQUIRED TO PREVENT OVERTROW.
- PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWINGS. SUBSTITUTING WITH SMALLER PIPE SIZES WILL NOT BE PERMITTED.
- ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED LEVEL AND FLUSH TO GRADE.
- MANLINE FITTINGS SHALL BE PVC 80x40 JOINT FITTINGS. PIPES PLACED IN GUESSERS SHALL BE 80x40 EQUIVALENT. FIELD PIPING WITH ABSOLUTE RESTRICTIONS. BURST LOCATION ARE ACCOMPANIED WITH A 2 ELECTRICAL CHARGE FOR THE CONTROL WIRING.
- MANLINES TO BE INSTALLED WITH A MINIMUM OF 18-IN. DEPTH OF COVER. LATERAL LINES ARE TO BE INSTALLED WITH A MINIMUM OF 12" DEPTH OF COVER.
- UNLESS OTHERWISE INDICATED, ALL BUSTERS ARE TO BE PVC 80x40 AND TWO (2) IN NOMINAL SIZES LARGER THAN THE PIPE TO BE BUSTED. FOR EXAMPLE: THE SLEEVE FOR A 2-IN. PIPE SHALL BE 3-IN.
- INSTALL VALVES IN LANSSES, BEES AND/OR IN LOW TRAFFIC AREAS. ALL VALVES, FLUSH VALVES AND WIRE BRICES SHALL BE INSTALLED IN GRAN BROS (WIDE PLANTED), STRUCTURAL FOAM PLASTIC VALVES BONES.
- THE BOTTOM AND SIDES OF THE VALVE BONES SHALL BE LINED WITH LANDSCAPE FABRIC. INSTALL A 3-IN. DEEP BED OF GRAVEL ON THE LANDSCAPE FABRIC TO CREATE A DRAINAGE SUMP.
- DROP IRRIGATION - NOT APPLICABLE.
- EXACT CONTROLLER LOCATIONS SHALL BE COORDINATED WITH AN OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER(S) PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HARD WIRING ALL ELECTRICAL SERVICE CONNECTIONS AND SHALL RUN TWO (2) ADDITIONAL SETS OF WIRES IN EACH DIRECTION TO EACH END OF THE MAIN FOR FUTURE USE.
- AT EACH IRRIGATION CONTROLLER, INSTALL A SECONDARY BURGE ARRESTER TO THE INCOMING (60 VOLT) POWER SUPPLY (INTERMEDIATE RANGES OR EQUAL).
- A WEATHER-BASED SENSOR WITH INTERFACE SHALL BE CONNECTED TO IRRIGATION CONTROLLER. THE SENSOR SHALL ADJUST IRRIGATION PROGRAM BASED ON DAILY WEATHER READING. SENSOR SHALL BE INSTALLED TO MEET LOCAL CODES AND/OR MINIMUM LOCAL OFFICIALS RECOMMENDATIONS, CONSTRUCTION, VANDALISM AND EASE OF SERVICE SHALL BE CONSIDERED IN LOCATING THE DEVICE.
- IRRIGATION CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON SEPARATE PAPER DETAILING THE ACTUAL INSTALLATION OF THE IRRIGATION SYSTEM. THE AS-BUILT DRAWING SHALL LOCATE ALL MAIN LINE PIPING, CONTROL WIRES, WIRE BRICES, BUSTERS AND VALVES BY SHOWING EXACT MEASUREMENTS FROM PERMANENT FEATURES (E.G. EDGES, EDGE OF PAVEMENT, POWER POLES, PINE HYDRANTS, ETC.). INCLUDE DEPTH OF COVER ON MAINLINE AND BUSTERS.
- NO PRODUCT SUBSTITUTIONS WILL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. IRRIGATION CONTRACTOR TO PROVIDE SUBMITTALS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.
- THE PROPOSED IRRIGATION IS TO BE INTO THE EXISTING SYSTEM, WHICH WILL BE RETROFITTED TO PROVIDE 100% COVERAGE.
- +
- +
- +
- IF REUSE WATER IS USED FOR IRRIGATION, ALL EQUIPMENT IS TO BE SPECIFIED / MARKED AS SUCH IF REQUIRED BY THE JURISDICTION (PURPLE LATERALS, HEADS, ETC.)
- AN AUTOMATIC IRRIGATION SYSTEM TO BE PROVIDED THAT MEETS OR EXCEEDS THE FULL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
- THE OWNER WILL SUPPLY ALL PROPOSED PLANT MATERIAL WITH 100% IRRIGATION AUTOMATIC COVERAGE (WITH 80% OVERLAP MINIMUM WITHIN TEN FEET) OF INITIAL INSTALLATION. THE CONTRACTOR SHALL MAKE ALL ADJUSTMENTS TO THE IRRIGATION SYSTEM TO INSURE 100% COVERAGE.

ALL IRRIGATION FIXTURES/ EQUIPMENT SPECIFIED TO BE FOR RECLAIMED, REUSE NONPOTABLE IRRIGATION.

Additional Notes

- IRRIGATION CONTROLLER IS TO HAVE AN EXTERIOR MOUNTING LOCATION.
- ELECTRICAL IS TO BE HARD-WIRED TO THE CONTROLLER, NOT AN ELECTRICAL OUTLET.
- WEATHER-MATIC 5L 500 SMARTLINE CONTROLLER (SEE PHOTO)
 - INSTALLS LIKE A NORMAL CONTROLLER-THE EXTERIOR OF THE BUILDING, PREFERABLY NEAR THE UTILITY ENTRANCE
 - INSTALL INSTRUCTIONS 5L500 CONTROLLER INSTALLATION INSTRUCTIONS - WEATHER-MATIC
- WEATHER-MATIC SMART LINK ARCADO (SEE PHOTO)
 - MOUNT NEAR CONTROLLER
 - INSTALL INSTRUCTIONS WEATHER-MATIC SMARTLINK ARCADO INSTALLATION QUICK-START! WEATHER-MATIC 5L500 CONTROLLER AND 5L500 SMARTLINK ARCADO
- WEATHER-MATIC 5L160 WIRELESS ON-SITE WEATHER SENSOR (SEE PHOTO)
 - MOUNT IN AN AREA WITH UNOBSTRUCTED VIEW OF THE SKY
 - MOUNTING IS PRESSURE IN DIRECT SUNLIGHT WITH GOOD AIRFLOW.
 - THE LOCATION MUST BE OPEN ACCESS TO THE SKY. CANNOT BE COVERED BY ANY OVERHEAD OBSTRUCTION (SUCH AS TREES, ROOFS, ETC.).
 - LOCATE THE SENSORS AS CLOSE AS POSSIBLE TO THE CONTROLLER.
 - INSTALL INSTRUCTIONS 5L160 WIRELESS WEATHER STATION INSTALLATION GUIDE - WEATHER-MATIC
- DESIGN DRAWING SPECIFICATION -
 - WEATHER-MATIC 5L500 SMARTLINE CONTROLLER W/ SMARTLINK ARCADO
 - WEATHER-MATIC 5L160 WIRELESS ON-SITE WEATHER SENSOR
- TO COMMISSION THE WEATHER-MATIC SMART IRRIGATION CONTROLLER PLEASE DO THE FOLLOWING:
 - PROT. FINDER CONVEN THAT ALL THESE POINTS OF EQUIPMENT CONTROLLER, WEATHER STATION, AND ARCADO ARE PROPERLY INSTALLED.
 - NOTE: WEATHER-MATIC SMARTLINK ARCADO NUMBER THAT IS ON THE SIDE OF THE ARCADO CO-OPT LONG NUMBER.
 - CONTACT FOR WEATHER-MATIC IS CALL OR EMAIL (SEE VOUCHER) WITH ANY QUESTIONS (SEE VOUCHER WEATHER-MATIC) OR 24/7 ONLINE.
 - WHEN ASKING FOR INFORMATION WITH WEATHER-MATIC YOU SHOULD ALSO NOTE THAT THIS IS A FIFTH THIRD BANK CORPORATE LOCATION AND PROVIDE THE SITE ID NUMBER AND ADDRESS.
- PER THE VILLAGES DROP TUBING SYSTEMS FOR IRRIGATION OF LANDSCAPE BEDS OR ANY SIMILAR SYSTEMS HAVE PROVEN TO BE UNACCEPTABLE FOR LONG-TERM COMMERCIAL USE AND ARE NOT ACCEPTABLE.

WEATHERMATIC ORDERING INFORMATION:
 * DESCRIPTION - 5L500 SMARTLINK CONTROLLER (5L500) ARCADO, 5L160 WIRELESS WEATHER STATION, SOFTWARE AND 3-YEAR SERVICE PLAN WITH MONITORING AND MONITORING.



Specific Notes Relating to The Villages

- PER THE VILLAGES DROP TUBING SYSTEMS FOR IRRIGATION OF LANDSCAPE BEDS OR ANY SIMILAR SYSTEMS HAVE PROVEN TO BE UNACCEPTABLE FOR LONG-TERM COMMERCIAL USE AND ARE NOT ACCEPTABLE.
- THE SYSTEM SHALL BE FULLY AUTOMATIC. ALL DROPT PIPE SHALL BE CLASS 150 PVC OR BETTER. PVC MAINS SHALL BE SCHEDULE 40 PVC SPRAY AND ROTOR HEADS SHALL NOT BE COINMED ON THE SAME ZONES. ALL POP-UP ROTORS SHALL BE CONNECTED TO THE SUPPLY LINES WITH SWING JOINTS OR FLARE HOSES, AS SHALL ALL SPRAY HEADS LOCATED NEXT TO DEVICES OR ROADS.
- ALL PIPE AND CONTROL TUBING BOLTED UNDER ROADS AND PAVED AREAS SHALL BE BUSTED AND PLACED IN A MINIMUM OF 24 INCHES BELOW GRADE AND BACKFILLED WITH CLEAN SAND. NO ROCK SHALL COME IN CONTACT WITH THE PVC PIPE.
- IRRIGATION PIPING SHALL BE INSTALLED IN TRENCHES WITH A MINIMUM OF 12 INCHES OF COVER, EXCEPT WHERE SPECIFIC PERMISSION IS OBTAINED IN WRITING FROM THE VILLAGES DPC FOR LESS COVER DUE TO EXISTING CONDITIONS. THE IRRIGATION CONTRACTOR SHALL EXERCISE CARE IN DIGGING AND WORK SO AS NOT TO DAMAGE EXISTING FACILITIES. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY HIS REPRESENTATIVE OR HIS WORK. WHERE TRENCHING IS REQUIRED WITHIN THE DROP LINE OF TREES TO BE PRESERVED, THIS WORK SHALL BE ROUTED UNDER OR AROUND MAJOR ROOTS BY HAND DIGGING.
- IRRIGATION HEADS SHALL BE SET SO THAT THE FINAL LEVEL OF GROUND AROUND THE HEADS CONFORMS TO THE SURROUNDING GRADES, OR AS OTHERWISE SPECIFIED. BUSTERS ARE CONSIDERED UNDESIRABLE AND UNACCEPTABLE AND SHALL BE PROHIBITED IN ANY SITUATION WHERE IT POP-UPS, UNDERFLOWING, OR OTHER COVERAGE METHODS CAN BE USED. WHERE THE USE OF BUSTERS IS APPROVED BY THE VILLAGES DPC REPRESENTATIVE, THEY SHALL BE SCHEDULE 40 PVC AND ALL VISIBLE EQUIPMENT SHALL BE PAINTED WITH FLAT BROWN OR BLACK ENAMEL PAINT SO AS TO BLEND WITH THE SURROUNDING MATERIAL.
- ALL IRRIGATION BACKFLOW DEVICES SHALL BE IN VALVES IF POSSIBLE, OTHERWISE EXPOSED PRE-STANDING BACKFLOW DEVICES SHALL BE PERMITTED IN LOCATIONS SPECIFICALLY PROPOSED TO AND APPROVED BY THE DPC. SAN RESIDUE SHALL BE MOUNTED IN AN OBSCURE BUT UNRESTRICTED LOCATION.
- THE IRRIGATION SYSTEM SHALL BE PROGRAMMED TO OPERATE DURING NON-BUSINESS HOURS, AND IN ACCORDANCE WITH ANY APPLICABLE VILLAGES OR WATER MANAGEMENT DISTRICT RESTRICTIONS.
- THE IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS AND AUTOMATIC EQUIPMENT UPON COMPLETION OF INSTALLATION TO PROVIDE OPTIMAL PERFORMANCE.
- AFTER COMPLETION, TESTING, AND ADJUSTMENT OF THE SYSTEM, THE IRRIGATION CONTRACTOR SHALL INSTRUCT THE OWNER'S MAINTENANCE PERSONNEL IN THE OPERATION AND MAINTENANCE OF THE SYSTEM.

8-HOURS BEFORE DRIVING CALL TOLL FREE 811 SUB-RECORD INFORMATION SERVICE

PATRICK D. CUNNINGHAM, L.L.C.
 401 N. Ashley Drive, Suite 400, Tampa, FL 33602
 P: 813 - 323 - 9233
 F: 813 - 441 - 4739
 W: www.bdgplc.com

bdg architects

FIFTH THIRD

FIFTH THIRD BANK
MULBERRY
 SEC. OF SOUTHEAST HIGHWAY 42 & SE 911 PHILLIPS COURT
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 FL Con. of Auth. No. 27889
 REG JOB NO. 15-420-00

SEAL PATRICK D. CUNNINGHAM
 FL REG. NO. LA0001669

ISSUE	DATE	DESCRIPTION
1	12/17/25	ISSUE FOR DPC REVIEW
2	12/17/25	REVAL VILLAGES DPC REVIEW

PROJECT INFORMATION BLOCK
 JOB # 250430
 DATE 12/17/25
 DRAWN BY PDC
 CHECKED BY PDC

SHEET TITLE
IRRIGATION DETAILS
 SHEET NUMBER
IR02.01

SPRINKLED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING LANDSCAPES AND LANDSCAPE ASSEMBLIES IN 2' LONG MODULES TO CREATE VARIING SIZES OF CHANGES FOR SUBSEQUENT ROOT BALLS (SUBSIDED PLANTING STYLE) OR PDC LINEAR APPLICATIONS (RECT.) BEING A LANDSCAPE ADJACENT TO THE SIDE OF THE TREES LINEAR PLANTING STYLE.

A. MATERIALS

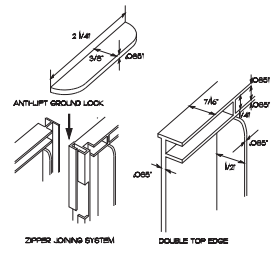
1. THE CONTRACTOR SHALL PURCHASE AND INSTALL TREE ROOT BARRIERS AS SHOWN ON THE TREE ROOT BARRIERS SHALL BE PRODUCT # 242, 1 LB 34/2" and # 4 LB 48/2 AS MANUFACTURED BY DOTT PLASTICS, INC. 1 LB 34/2" AND 4 LB 48/2 AS MANUFACTURED BY DOTT PLASTICS, INC. OR APPROVED EQUAL. THE BARRIER SHALL BE BLACK, RIGID, 5/8" THICK PANELS OF 0.030" WALL THICKNESS IN MODULES 24" LONG BY 24" WIDE MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS. RECYCLABLE. EACH PANEL SHALL HAVE:

B. CONSTRUCTION AND INSTALLATION

1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE SPACING OF BARRIERS SHALL BE MAKING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE EDGE SHALL BE 1/2" ABOVE GRADE. EACH OF THE REQUIRED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL, OR THESE SPECIFIED JOINED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT LANDSCAPE.

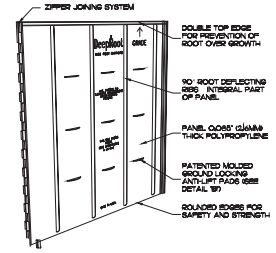
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.

3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 5/8" TO 1 1/2" GRAVEL OR COLORED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING.



TYPICAL ROOT BARRIER INSTALLATION

NOT TO SCALE

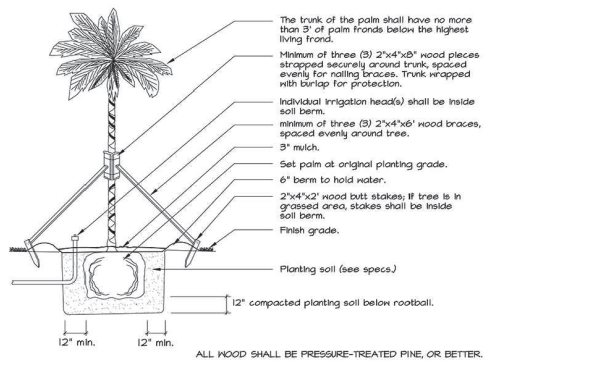


65503 LIGHTING MIRRORS/LANDSCAPING

- 1. EACH OPERATOR OR OTHER PERSON RESPONSIBLE FOR AN AUTOMATED TELLER MACHINE PURSUANT TO RS 65503/65504 SHALL PROVIDE THE TRUNK AND THE HELIX OF BARRIERS WITH RESPECT TO AN OPEN AND OPERATING AUTOMATED TELLER MACHINE AND ANY DEFINED PARKING AREA, ACCESS AREA, AND THE EXTENT OF AN ENCLOSED AUTOMATED TELLER MACHINE INSTALLATION AS FOLLOWS:
- (A) THESE SHALL BE A MINIMUM OF 10 CANDLEPOWER POWER AT THE FACE OF THE AUTOMATED TELLER MACHINE AND EXTENDING IN AN UNOBSTRUCTED DIRECTION OUTWARD 8 FEET.
- (B) THESE SHALL BE A MINIMUM OF 2 CANDLEPOWER POWER WITHIN 50 FEET IN ALL UNOBSTRUCTED DIRECTIONS FROM THE FACE OF THE AUTOMATED TELLER MACHINE IF THE AUTOMATED TELLER MACHINE IS LOCATED WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE AUTOMATED TELLER MACHINE IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE THERE SHALL BE A MINIMUM OF 2 CANDLEPOWER POWER ALONG THE FIRST 40 UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING.
- (C) THESE SHALL BE A MINIMUM OF 2 CANDLEPOWER POWER IN THAT PORTION OF THE DEFINED PARKING AREA WITHIN 60 FEET OF THE AUTOMATED TELLER MACHINE.
- (D) THE OPERATOR SHALL PROVIDE REFLECTIVE MIRRORS OR SUBSTITUTES AT EACH AUTOMATED TELLER MACHINE WHICH PROVIDE THE CUSTOMER WITH A REAR VIEW WHILE THE CUSTOMER IS EMPLOYED IN USING THE AUTOMATED TELLER MACHINE.
- (E) THE OPERATOR OR OTHER PERSON RESPONSIBLE PURSUANT TO RS 65503/65504 FOR AN AUTOMATED TELLER MACHINE SHALL ENSURE THAT THE HELIX OF ANY LANDSCAPING, VEGETATION OR OTHER PHYSICAL OBSTRUCTION IN THE AREA REQUIRED TO BE LIGHTED PURSUANT TO SUBSECTION 6.1002 ANY OPEN AND OPERATING AUTOMATED TELLER MACHINE SHALL NOT EXCEED 2 FEET EXCEPT THAT TREES TRIMMED TO A HEIGHT OF 10 FEET AND 1/2" DIAMETERS ARE LESS THAN 2 FEET AND MAINTAINED PURSUANT TO STATUTE, LAW, CODE, ORDINANCE, OR OTHER GOVERNMENTAL REGULATION SHALL NOT BE AFFECTED BY THIS SUBSECTION.

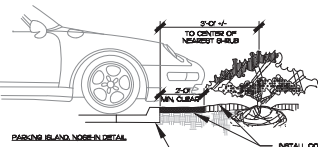
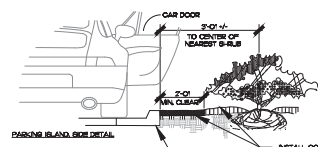
FLORIDA STATE STATUTES

NOT TO SCALE



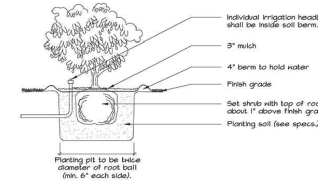
PALM TREE INSTALLATION DETAIL

NOT TO SCALE



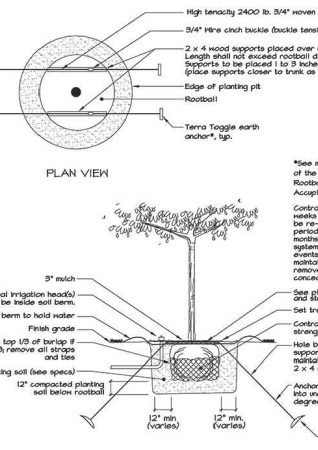
PARKING SPACE/CURB PLANTING

NOT TO SCALE



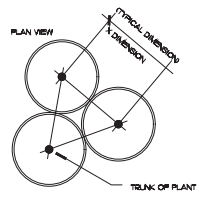
SHRUB INSTALLATION DETAIL

NOT TO SCALE



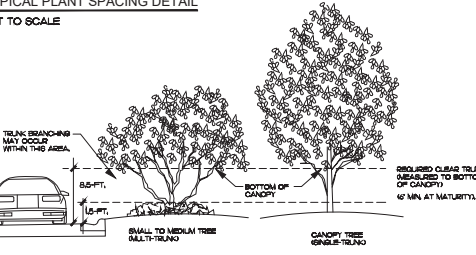
MEDIUM TREE INSTALLATION DETAIL

NOT TO SCALE



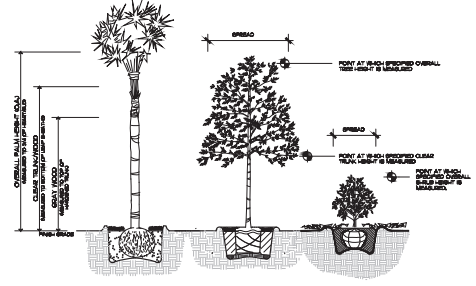
TYPICAL PLANT SPACING DETAIL

NOT TO SCALE



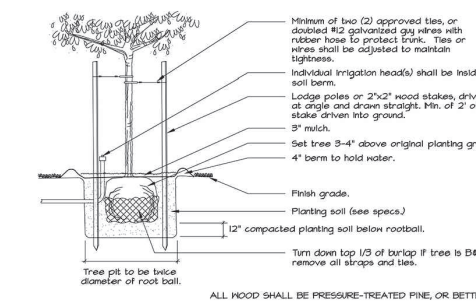
CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL

NOT TO SCALE



MEASUREMENTS

NOT TO SCALE



SMALL TREE INSTALLATION DETAIL

NOT TO SCALE

48 HOURS BEFORE DRIVING CALL TOLL FREE 811 TO LOCATE ALL UTILITIES



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 Fax: 813.474.4211
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 REG JOB NO. 15-420-00

DESIGNED BY: PDC
 DRAWN BY: PDC
 CHECKED BY: PDC
 SHEET TITLE: PDC

ISSUE	DATE	DESCRIPTION
1	PDC 10/17/25	ISSUE FOR DPC REVIEW
2	PDC 10/27/25	REVAL VILLAGES DPC REVIEW

PROJECT INFORMATION BLOCK	
JOB #	250630
DATE	12/17/25
DRAWN BY	PDC
CHECKED BY	PDC

LANDSCAPE DETAILS
 SHEET NUMBER
LP02.01

General Landscape Specifications

A. SCOPE OF WORK

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

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRP-LINE.
- NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT.
- EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN OR OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED (QUOTED) DAMAGES (OR PER PROJECT JURISDICTIONAL CODE, WHICHEVER IS MORE STRINGENT) TO BE MEASURED IN INCHES. THIS SHALL INCLUDE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND THREE (3) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS LIST

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

E. CLEANUP

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

F. MAINTENANCE

- PLANT MATERIAL: ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-SEEDING OR REPAIRING CUTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNERS REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- LAWN / SOO:
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SEEDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNERS REPRESENTATIVE. REPAIRED SOODING SHALL BE COMPLETED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
 - CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SODLAWN UNTIL ACCEPTANCE BY THE OWNERS REPRESENTATIVE. PRIOR TO UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER, OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- MAINTENANCE - ON GOING (ALTERNATE BID ITEM): CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

G. FINAL INSPECTION AND ACCEPTANCE OF WORK

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

H. WARRANTY

- THE LIFE AND SATISFACTORY CONDITION OF ALL (7) GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNERS REPRESENTATIVE.
- THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOO) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNERS REPRESENTATIVE.
- REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND/OR) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO USE THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED AT A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

I. MATERIALS

1. GENERAL

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

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
PLANTING/TOPSOIL MIX	ONE (1) CUBIC FOOT (INCLUDING EXISTING SOILS REPORT)
PLANTS	ONE (1) PHOTO OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION, ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVE. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL, FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNERS REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER OR OWNERS REPRESENTATIVE.
- MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE. FOR QUALITY, SIZE, AND VARIETY, SUCH APPROVAL SHALL BE NOTIFIED PRIOR TO DELIVERY TO THE SITE. INSPECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION OF WORK AND CONDITION OF ROOT BALLS OR ROOTS. LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

3. CONTAINER GROWN STOCK

- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS, WELL ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
- AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW GROWTH TO BE DEVELOPED SO THAT THE ROOT MASSES WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
- ALL TREE ROOTBALLS SHALL BE SHAVED 1" - 1 1/2" OFF ON ALL SIDES WITH EITHER A SHARP SPADE OR BLADE BEFORE PLANTING OR FROM TOP TO BOTTOM WITH A PLANTS SHARP SPADE. AFTER PLANTING, THE ROOT BALLS SHALL BE TRIMMED. CIRCULATING ROOTS. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED IS PROHIBITED. THE BALL OF EARTH OR SPREAD OF ROOTS WITHOUT WRITING APPROVAL IS OBTAINED FROM THE OWNER OR OWNERS REPRESENTATIVE. RPH="ROOTS PLUS GROWER" CONTAINER WHERE SPECIFIED.

4. COLLECTED STOCK

- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNERS REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

5. DIGGING AND HANDLING

- PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING. AS NECESSARY WHILE PLANTING, PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT (W/LTRIPRIF OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVING TO BE PLANTED SHALL BE PLANTED WITH BALLS IS CRACKED OR BROKEN, PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRODS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRODS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
- EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO FOOTINGS AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, SURFACES AND PREPARED SUB-BASES.

6. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.
- TOPSOIL: FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND FREE OF ALOAM CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY, LUMPS, BRUSH WEEDS AND OTHER LITTER. FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

K. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX) - CONTINUED

- SAND: SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVE.
- WHEN UNSUITABLE SOILS ARE FOUND, THE CONTRACTOR SHALL CONTACT THE OWNER OR OWNERS REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR THE OWNER OR OWNERS REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- WATER: WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR TO CHECK TO SEE IF WATERING/IRRIGATION RESTRICTIONS MAY APPLY. REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

L. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER OR OWNERS REPRESENTATIVE, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE TO BE APPROVED BY CONTRACTOR TO CHECK TO SEE IF FERTILIZER RESTRICTIONS MAY APPLY. REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

M. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANTS GROWN (BASE). SEE PLANT LIST FOR TYPE OF MATERIAL ("FORMULMULCH," EUCALYPTUS MULCH, OR PINE STRAW/BARK/NUGGET) AND GRADE.

N. SOD

- THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION AND SOODING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

O. PLANTING PROCEDURE NOTES

- CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER OR OWNERS REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- VERIFY LOCATIONS OF ALL UTILITIES, CONDENS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 TO LOCATE UTILITIES OR REFER TO THE CIVIL PLANS IF APPLICABLE.
- SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMBEROCK AND LIMBEROCK SUB-SOIL FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE ALL EXISTING CIRCULATING ROOTS. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED IS PROHIBITED. THE BALL OF EARTH OR SPREAD OF ROOTS WITHOUT WRITING APPROVAL IS OBTAINED FROM THE OWNER OR OWNERS REPRESENTATIVE. RPH="ROOTS PLUS GROWER" CONTAINER WHERE SPECIFIED.
- FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

P. GENERAL

COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK, CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANSHIP METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

- THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- FINAL GRADING: IN FINAL GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. REPAIRS AS SHOWN ON DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

- THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOO DRAINAGE MULCH EXISTING. THE CONTRACTOR SHALL FINE GRADE HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEERS PLANS FOR FINAL GRADES, IF APPLICABLE.
- ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN THE PLANT SPECIFICATION NOTES. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE. PERCOLATION IS AVAILABLE, NO PERCOLATION WILL BE OBSERVED. IF PERCOLATION IS NOT OBSERVED, A POOR DRAINAGE EXISTS, INSTALL AS NOTED IN THE TREE AND/OR PALM PLANTING DETAILS. TREE AND/OR PALM PITS SHALL BE SET FORTH IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE CLOSE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "SETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

P. PLANTING PROCEDURE NOTES - CONTINUED

- TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING SOIL MIXTURE. THE BALL SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. SUBMIT PRODUCT INFORMATION PRIOR TO INOCULATION FOR APPROVAL.
- FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNERS REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A300.
- SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 4" REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" WITH THE PLANTING SOIL MIXTURE AND THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO MAKE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
- HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- LAWN / SOO:
 - LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SOODED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH, DURING THE ROLLING. ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 - SOO PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - THE CONTRACTOR SHALL SOO ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SODD SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS, IMMEDIATELY FOLLOWING SOO LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VEINS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOO, CLEAN SAND, AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOO AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOO AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 - DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOO SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

Specific to The Villages

Q. POST-INSTALLATION MAINTENANCE REQUIREMENTS

- THE LANDSCAPE CONTRACTOR THAT INSTALLS THE PROJECT IS REQUIRED TO PERFORM THE FIRST YEAR'S LANDSCAPE MAINTENANCE FOR THE PROJECT, COMMENCING AT THE TIME OF PROJECT TURNOVER TO THE OWNER/PARCEL DEVELOPER (TENANT). THE LANDSCAPE CONTRACTOR BIDDERS IS REQUIRED TO SUBMIT THE ONE-YEAR MAINTENANCE CONTRACT PRICE WITH THE INSTALLATION BID, AS A SEPARATE LIE-ITEM BUT INCLUSIVE IN THE TOTAL JOB COST.
- IT IS EXPECTED THAT THE INSTALLING LANDSCAPE CONTRACTOR HAS THE INHOUSE CAPABILITY TO PROVIDE THE ONE-YEAR MAINTENANCE SERVICES REQUIRED. IF THE INSTALLING LANDSCAPE CONTRACTOR IS NOT ALSO IN THE MAINTENANCE BUSINESS AND DOES NOT HAVE SUCH INHOUSE CAPABILITIES, IT SHALL BE THEIR RESPONSIBILITY TO SUB-CONTRACT THIS SERVICE AND INCLUDE THE PRICE OF THIS SERVICE AS SPECIFIED. ONLY A QUALIFIED, LICENSED AND INSURED LOCAL LANDSCAPE MAINTENANCE COMPANY MAY UNDERTAKE THIS SUB-CONTRACTED RESPONSIBILITY, AND THE SPECIFICS OF SUCH AN ARRANGEMENT SHALL BE SUBJECT TO ORC APPROVAL.
- THE VILLAGE ORC SHALL REQUIRE DOCUMENTATION FROM THE LANDSCAPE ARCHITECT THAT THE PLAN AND BID DOCUMENTS INCLUDE THIS REQUIREMENT. AT THE TIME OF (AND AS A CONDITION FOR) FINAL PROJECT ACCEPTANCE AND TURNOVER, BY REQUIRING WRITTEN DOCUMENTATION THAT THE LANDSCAPE CONTRACTOR HAS THE ONE-YEAR MAINTENANCE CONTRACT IN FORCE WITH THE OWNER/PARCEL DEVELOPER (TENANT).

48 HOURS BEFORE WORKING CALL THE NUMBER BELOW TO SCHEDULE YOUR WORK

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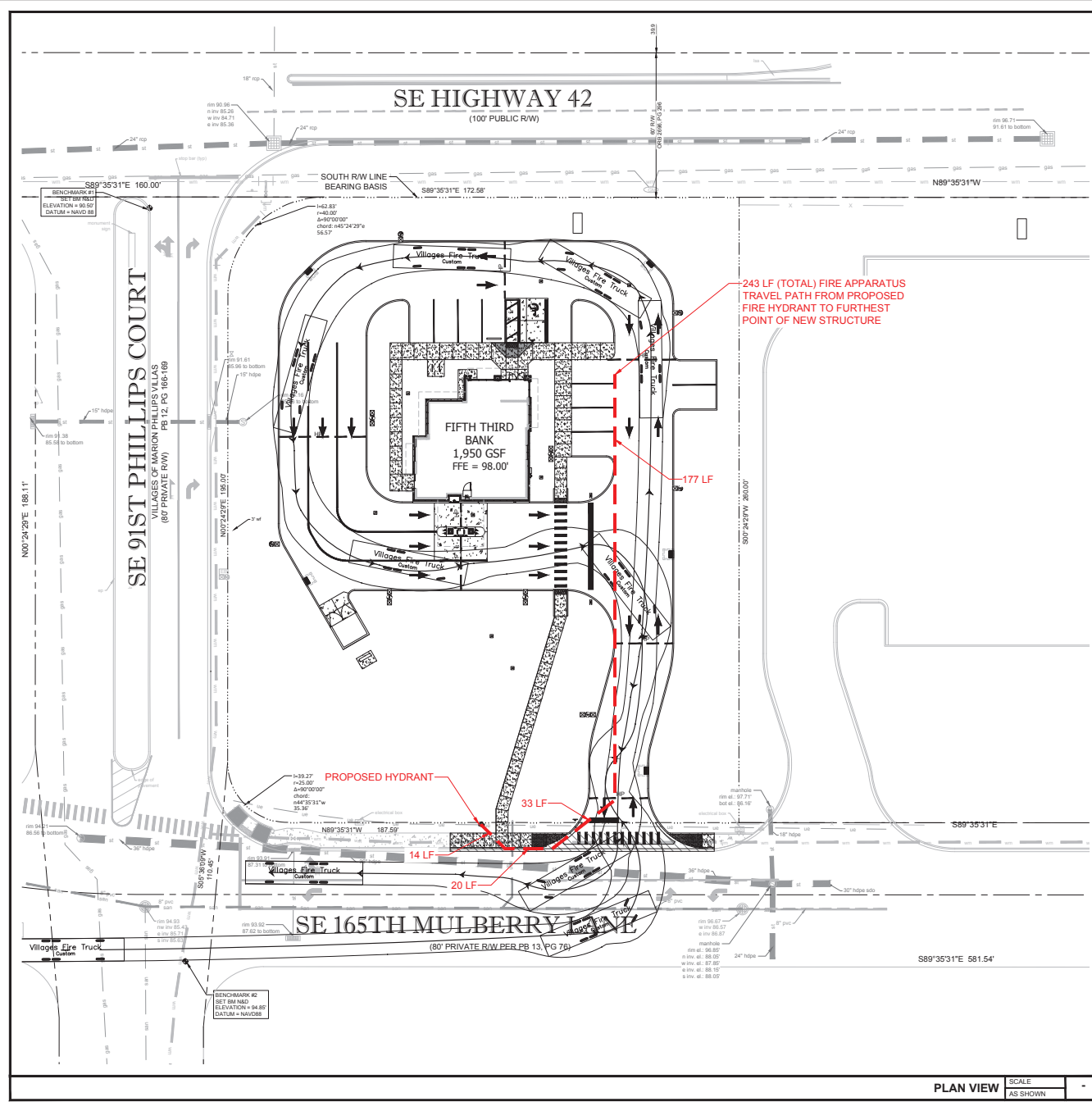
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SITE PLAN LEGEND:

- DIRECTIONAL ARROW
- HANDICAP PARKING
- PROPOSED PAVEMENT STRIPE
- PROPOSED CURB
- EXISTING CURB
- PROPERTY LINE
- NEW CONCRETE
- NEW CONCRETE
- NEW ASPHALT PAVEMENT
- EXISTING CONCRETE

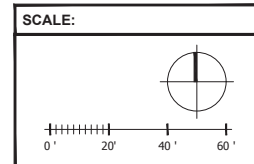
TRUCK LEGEND

HEIGHT: APPROX. 14.5 FT.
 95 ft. Platform
 Length: 48 ft. 9 in.
 Tire Curb Clearance: 36 ft. 2 in.
 S.A.E. Turning Radius: 35 ft. 6 in.
 Platform Clearance: 42 ft. 11 in.
 Minimum Inside Radius: 21 ft. 6 in.
 245 in. Wheelbase
 Width of chassis: 8 ft. 4 in.
 Width of body: 9 ft. 6 in.

FIRE TRUCK PROFILE

NOTE: PLAN HAS BEEN PROVIDED PER THE FLORIDA FIRE PREVENTION CODE, 8TH EDITION

CONSTRUCTION TYPE: VB (PER FBC 8TH EDITION (2023) - TABLE 601)
 MINIMUM FIRE FLOW REQ. 1500 GPM FOR 2 HOUR



bdg
architects

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STATE OF FLORIDA
 PROFESSIONAL ENGINEER
 No. 64085
 EXPIRES 12/31/2024
 0000
 2017.01.30.00

DATE

ISSUE	BY	DATE	DESCRIPTION
		12/17/25	ISSUE FOR DBC REVIEW
		01/27/26	INITIAL VILLAGES DBC REVIEW
		02/17/26	SITE REVIEW

PROJECT INFORMATION BLOCK

JOB #	250630
DATE	12/17/25
DRAWN BY:	IEG
CHECKED BY:	IEG

SHEET TITLE
 SITE ACCESS PLAN
 SHEET NUMBER
 SA01.01

