



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

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	05/26/2026	The \$5,050.00 sidewalk fee must be paid prior to plan approval.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.4	06/22/2026	06/29/2026	06/30/2026	Approved
OCE: Plan Review (DR) v.3	05/26/2026	06/02/2026	06/02/2026	Requires Re-submit
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

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
911 Management (DR) (911 Management)	Jamie Waldron	06/29/2026	06/23/2026	Approved	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/29/2026	06/25/2026	Approved	
Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/29/2026	06/22/2026	Approved	
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	06/29/2026	06/23/2026	Approved	
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/29/2026	06/22/2026	Approved	
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/29/2026	06/26/2026	Approved	
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Resolved) - Corrective Action: D. All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required. - 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>	2.12.4 - Front page of the plan (Resolved) - Corrective Action: Missing Type of Application on front page, Missing Owner Phone Number, Missing Certification Verbiage according to LDC, Missing Data Block - 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>	2.12.3 - Title block (Resolved) - Corrective Action: Missing Type of Application, and County - 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)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	06/29/2026	06/30/2026	Informational
<p><i>Comments</i></p> <p>Map/Sunbiz checked. IF APPLICABLE: Sec. 2.18.1.1 - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. 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." 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." 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]." 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." 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." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 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." 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." 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." 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]." - DR 6/30/26</p>				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/29/2026	06/22/2026	Informational
<p><i>Comments</i></p> <p>Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.</p>				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/29/2026	06/22/2026	Approved
<p><i>Corrections</i></p> <p>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</p>				
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	06/29/2026	06/25/2026	Approved
<p><i>Corrections</i></p> <p>6.12.12 - Sidewalks (Resolved) - Corrective Action: Sidewalk is required along CR 42. Staff supports payment of a fee in-lieu of sidewalk construction. The fee option has to be approved by the Development Review Committee. If approved by the Development Review Committee, the fee comes out to \$5,050.00 and must be paid prior to plan approval. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.</p>				
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/29/2026	06/25/2026	Approved
<p><i>Corrections</i></p> <p>6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - Corrective Action: Informational: Marion County Utilities requires a PDF copy of the utility as-builts for the preliminary walkthrough and project closeout. MCU's GIS and Construction teams will review the PDF as-builts and provide comments. Once all comments have been addressed and revisions made, a DWG/CAD file will be requested to complete the final closeout process. - 6.14.8.A - Completion & Closeout - PLAN NOTE:</p>				
<p><i>Corrections</i></p> <p>6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - Corrective Action: Label meter size. 1" irrigation, 1" water meter for building - 6.15.6.A - Potable Water Metering - loc/bank/size:</p>				
<p><i>Corrections</i></p> <p>6.15.6.B - Irrigation Water Metering - size (Resolved) - Corrective Action: 1" irrigation meter with 1" backflow - 6.15.6.B - Irrigation Water Metering - size:</p>				
<p><i>Corrections</i></p> <p>6.14.5.A(8) - Connection to existing sanitary (Resolved) - Corrective Action: See plan comments - 6.14.5.A(8) - Connection to existing sanitary:</p>				
<p><i>Corrections</i></p> <p>6.14.5.C - Hydraulic Analysis (Resolved) - Corrective Action: Submit (or revise if marked up) a hydraulic analysis to support the project. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.</p>				

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Utilities (OCE Plans) (Utilities)	Heather Proctor	06/29/2026	06/25/2026	Approved
<i>Corrections</i>	6.15.6.D - Meter Location (Resolved) - Corrective Action: Located in the ROW with backflows within the property line. - 6.15.6.D - Meter Location:			
<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>	Parcel numbers match project area (Resolved) - Corrective Action: Correct: 6722-200-001 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Connecting to Marion County public water and sewer, - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - Corrective Action: Correct Contact Info to reflect as provided: Remove individual(s) names - 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>	7.1.3 - UT DETAILS - current LDC version (Resolved) - Corrective Action: See plan comments - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Resolved) - Corrective Action: Irrigated SQFT shown as 30,448 on C04.01 - within Water Service Connection detail. - 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>	Review Fee as applicable (per Resolution) (Resolved) - Corrective Action: \$130.00 Utilities Resubmittal Review Fee - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.4 - Capacity charges - domestic water/sewer (Resolved) - Corrective Action: Informational: - 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>	Additional Utilities Comments (Resolved) - Corrective Action: Genal Notes: Water System Notes #5 - Draw the plans without conflicts. Water, sewer, and presumably storm already exist. Sanitary Sewer #6 - Gravity sewer is a minimum of 36". Force Main cover is 48". Add note: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable. Alternatively, all private manholes may be sealed using the WrapidSeal. (3) All manholes located within 400 feet of the public lift station must be lined and equipped with a composite ring and cover. As-built Survey: Please reference Marion County Land Development Code 6.14.8 - Additional Utilities Comments			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - Corrective Action: Confirm if there will be any type of cooking, food prep or three compartment sinks on site, that would require a grease trap. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - Corrective Action: Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 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>	6.16.4 - Wastewater Collection Systems (Resolved) - Corrective Action: Informational: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable. Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Resolved) - Corrective Action: Informational: A.All utility systems shall be designed for the estimated tributary population.B.All utility systems shall be designed utilizing components with a minimum 30 year life span.C.Systems intended to be owned and maintained by MCUD shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended.D.Water systems shall be designed to satisfy the domestic water demand and fire protection requirements.E.All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU.F.All meters shall be located in a meter easement located adjacent to or within the public right-of-way.G.All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges.H.All pipe shall comply with state standards.I.The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - Corrective Action: Informational: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Resolved) - Corrective Action: Contractor is expected to field verify all water and sewer mains, laterals, etc. (2) Sewer main is shown as an 8" on the as-builts. - 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>	6.15.7 - Cross Connection Control/Backflow (Resolved) - Corrective Action: Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. (BLDC-26-04-00988) - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - Corrective Action: Label "End of County Maintenance" on the utility plans. Water meters and sewer clean out at property line. - 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>	6.15.4 - Water Distribution System (Resolved) - Corrective Action: 10" main - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - Corrective Action: Informational: If the project will require a transfer of facilities to Marion County, it must be done PRIOR TO the DEP Clearance Package application being approved by Marion County Utilities. This includes a Bill of Sale with supporting conveyed assets detail, approved. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:			

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Utilities (OCE Plans) (Utilities)	Heather Proctor	06/29/2026	06/25/2026	Approved
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - Corrective Action: Add note to Utility Sheet(s) MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Development Review Division (352) 307-6000, ext. 4 or MCUDevelopmentReview@Marionfl.org - 6.14.7 - Construction Inspection - PLAN NOTE:			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Resolved) - Corrective Action: References UT107 for detail of connection - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - Corrective Action: Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. - 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>Comments</i>	Previously approved. 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.			

OCE: Plan Review (DR) v.3

CONSTRUCTION / MAJOR SITE PLANS FOR:



FIFTH THIRD

MULBERRY - THE VILLAGES

9171 SE 165TH MULBERRY LN,
THE VILLAGES / MARION COUNTY, FLORIDA 32162

MARION COUNTY NOTE

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.

SECTION 6.3.1.D (C)(3)

MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACT, COMPLETE ACCORDING TO THE EASEMENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEN THE OCCUPATION HINDERES THE SUBSERVING AN EMERGENCY WHEN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.

PRE VS POST SITE AREAS

	ACRE	S.F.	PERCENT
SITE AREA	1.28	54,795	100.00%
PRE-DEVELOPMENT			
PERVIOUS AREA	0.00	00.00	0.00%
IMPERVIOUS AREA	1.28	54,795	100.00%
POST-DEVELOPMENT			
PERVIOUS AREA	0.70	30,286	55.00%
IMPERVIOUS AREA	0.58	24,509	45.00%

NOTE: THIS COMMERCIAL PARCEL SHOULD BE REQUIRED TO CATCH AND CONVEY THEIR SURFACE RUNOFF TO THEIR POINT OF CONNECTION TO MASTER SYSTEM, THEREFORE, NO OFFSITE RUNOFF.

PROJECT TEAM

PROPERTY OWNER:
FIFTH THIRD BANK
38 FOUNTAIN SQUARE PLAZA, MD 10900K
CHICAGO, IL 60602

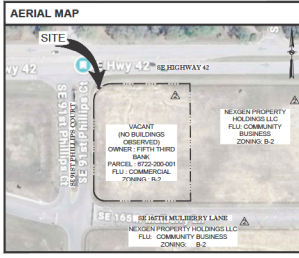
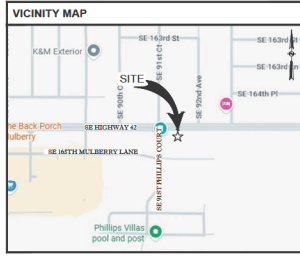
DEVELOPER:
FIFTH THIRD BANK
TAMPA, FLORIDA 33602

CIVIL ENGINEER:
INFINITY ENGINEERING GROUP, LLC
1309 EAST HENNING ROAD
SUITE 202
TAMPA, FLORIDA 33602
PH: (813) 944-4770
CONTACT: NEST SAPPARAKAD

ARCHITECT:
BLOOMBERG ARCHITECTS
400 N ASHLEY DRIVE
SUITE 100
TAMPA, FLORIDA 33602
CONTACT: MILENA CECONELLO
LANDSCAPE ARCHITECT:
PATRICK D. CUNNINGHAM, LLC
514 SAPPARAKE DRIVE
SUNNYSIDE, FLORIDA 34204
PH: (904) 392-7000
CONTACT: PATRICK CUNNINGHAM
EMAIL: PCUNNINGHAM@PDCAL.COM

SURVEYORS:
AL TAMAX SURVEYING
401 BELLEVUE AVENUE
SUITE 1100
BELLVIEW, FLORIDA 32818
PH: (407) 877-0200
CONTACT: JAMES D. BRAY
EMAIL: JAMES@ALTAMAXSURVEYING.COM

GEOTECHNICAL:
PROFESSIONAL SERVICE INDUSTRIES
1748 39th STREET
ORLANDO, FLORIDA 32839
PH: (407) 394-5555
CONTACT: ROBERT A. TROMPKE



CONCURRENCY DEFERRAL STATEMENT

LDC SEC. 162.01 - CONCURRENCY DEFERRAL. AN OWNER MAY ELECT TO DEFER REQUIRED CONCURRENCY REVIEW AND PERMITS FOR A DEVELOPMENT APPLICATION UNDER SECTION 162.01 TO A SUBSEQUENT DEVELOPMENT APPLICATION REVIEW STAGE BY EXCLUDING THE FOLLOWING TO A CONCURRENCY DEFERRAL STATEMENT ON THE DEVELOPMENT APPLICATION AND/OR ALL OTHER APPLICABLE REVIEW AND PERMITS APPLICANT. A COPY OF REVIEW SHALL BE PROVIDED TO COUNTY ENGINEER AND THE OPERATIONAL SHALL BE PROVIDED TO MARION COUNTY ENGINEER. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DEFERRAL STATEMENT AND FOR ALL OTHER APPLICABLE REVIEW AND PERMITS. THE DEFERRAL STATEMENT SHALL BE SUBJECT TO PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE REMAINING PROPERTY ARE SUBJECT TO A DEFERRAL STATEMENT REVIEW AND PERMITS APPROVAL TO DEVELOP THE PROPERTY AND NOT BE SUBJECT TO THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL. THIS DEFERRAL STATEMENT IS SUBJECT TO THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL. THIS DEFERRAL STATEMENT IS SUBJECT TO THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL. THIS DEFERRAL STATEMENT IS SUBJECT TO THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL. THIS DEFERRAL STATEMENT IS SUBJECT TO THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL.

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	SURVEY GENERAL REQUIREMENTS
C06.02	EROSION CONTROL PLAN PHASE I
C06.03	EROSION CONTROL PLAN PHASE II
C06.04	EROSION AND SEDIMENTATION CONTROL DETAILS
L1701.01	LANDSCAPE PLAN
L1704.01	LANDSCAPE SPECIFICATIONS
L1703.01	LANDSCAPE SPECIFICATIONS
R01.01	IRRIGATION PLAN
R02.01	IRRIGATION DETAILS
S01.01	SITE ACCESS PLAN
1 OF 1	ALTA / MRS LAND TITLE SURVEY

UTILITY AUTHORITIES

WATER AND SEWER PROVIDED BY:
MARION COUNTY UTILITIES
1180 S US HIGHWAY 441
BELLVIEW, FLORIDA 32818
CONTACT: CUSTOMER SERVICE 247
PHONE: (352) 387-0200

TELEPHONE PROVIDED BY:
NET
208 SOUTH WARD STREET
DALLAS, TEXAS 75202
PHONE: (940) 382-1529

ELECTRIC PROVIDED BY:
FLORIDA POWER & LIGHT (MARION COUNTY)
30 WEST ANDRUE AVENUE
SUITE 100
CORTEZ, FLORIDA 32926
CONTACT: JOSEPH PORTERA
PHONE: (352) 565-5656
EMAIL: JOSEPH.PORTERA@FLORIDAPOWER.COM

FIRE PROTECTION PROVIDED BY:
MARION COUNTY FIRE PREVENTION
1180 S US HIGHWAY 441
BELLVIEW, FLORIDA 32818
CONTACT: JONATHAN HANNING
PHONE: (352) 391-4800
EMAIL: FIREPREVENTION@MARIONFL.COM

MARION COUNTY SINKHOLE REPAIR NOTE

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.

LICENSED DESIGN PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REGULATORY OF THE MARION COUNTY LAND DEVELOPMENT CODE AS DESCRIBED AS SHOWN.

SIGNATURE: _____ DATE: _____

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

MARION COUNTY UTILITY NOTE

ALL NEW OR EXISTING UTILITY SYSTEMS SHALL BE PROTECTED AND PROTECTED BY ALL APPLICABLE FEES AND CHARGES SHALL BE PAID TO THE COUNTY ENGINEER. THE ENGINEER SHALL PROVIDE THE REQUIRED EROSION OR BEDROCK PROTECTION AS REQUIRED BY THE PLANS.

ALL PRESSURE PIPE JOINTS SHALL BE PROPERLY RESTRAINED PER MFL STANDARDS.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE APPROVEMENTS AS SHOWN ON THIS PLAN. THIS CERTIFICATION MUST BE SIGNED BY THE CURRENT PROPERTY OWNER OR THEIR AUTHORIZED REPRESENTATIVE. THE STATE OF FLORIDA GRANTS HEREBY TO VERIFY AUTHORITY OF PROPERTY OWNERS OF BUSINESS ENTITIES. IF THE OWNER IS A COMPANY, THE COMPANY SHALL BE REQUIRED TO VERIFY AUTHORITY OF THE PROPERTY OWNER OR THEIR AUTHORIZED REPRESENTATIVE TO VERIFY THE AUTHORITY OF THE INDIVIDUAL SIGNING THE CERTIFICATIONS, FOR PROPERTY OWNERSHIP, AND USE THE MARION COUNTY PROPERTY ADDRESS RECORDS.

SIGNATURE: _____ DATE: _____

VICE PRESIDENT
TAMARA BROCKE

OVERLAY ZONE: SECONDARY SPRING PROTECTION OVERLAY ZONE (S-SPOZ)



INFINITY ENGINEERING GROUP, LLC

1008 East Kennedy Boulevard
Suite 210
Tampa, Florida 33602
Tel: 813.424.4770
Fax: 813.442.4231
www.infgroup.com
FL Cert. # of Arch. No. 2789

IEG JOB NO. 15-420-00

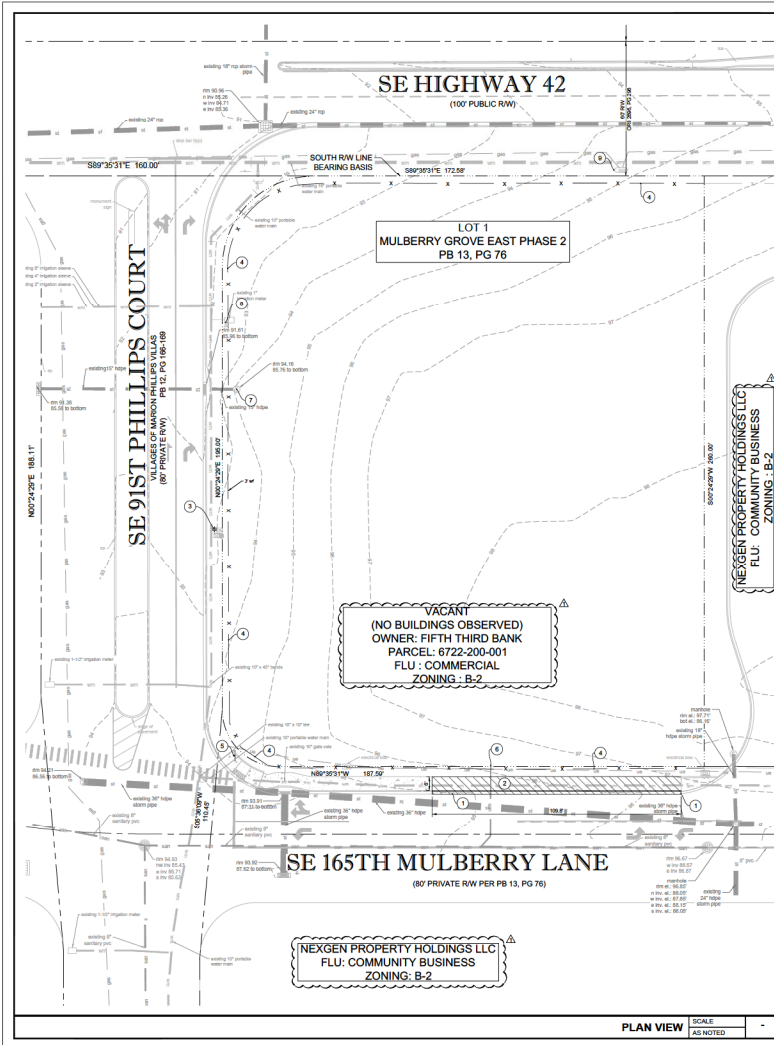
NEST SAPPARAKAD, P.E.
FL REG. NO. 6408

DATE: _____
THIS PLAN HAS BEEN PREPARED AND APPROVED BY ME AS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS AND I AM SURE THAT THEY COMPLY WITH ALL APPLICABLE REGULATORY OF THE MARION COUNTY LAND DEVELOPMENT CODE AS DESCRIBED AS SHOWN.

SHEET

C00.00

1 OF 24



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 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 PARTIAL REFORMALTER 3' SECTION RW TO REMAIN AS POINT OF FURNISHMENT FOR MASTER DRAINAGE SYSTEM.
- ⑧ EXISTING IRRIGATION WATER METERS 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
	THREE BARRIER LINE
	EXISTING GAS
	EXISTING SANITARY
	EXISTING TELEPHONE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD LINE
	EXISTING WATER
	EXISTING CONTOUR
	EXISTING GRADE ELEVATION

- DEMOLITION NOTES**
1. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.
 2. ALL ABOVE AND BELOW GROUND HARDWARE, EQUIPMENT AND MATERIALS TO BE DISPOSED OF IN ACCORDANCE WITH LOCAL MUNICIPALITY REQUIREMENTS.
 3. UTILITIES TO BE PLUGGED SHALL BE FLEED WITH A MINIMUM 1'0" CURING FT. OF NON-SHARP GROUT OR AS OTHERWISE APPROVED BY ENGINEER.
 4. TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT LOCAL MUNICIPALITY STANDARDS.
 5. 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.
 6. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION. SEE "EROSION & SEDIMENT CONTROL DETAIL".
 7. 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.
 8. ALL DISTURBED AREA WITH THE RIGHT OF WAY WILL BE RESTORED TO ORIGINAL OR BETTER CONDITION BY GRASSING AND SOODING THE AREA DISTURBED.

TREE NOTE:

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

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FIFTH THIRD BANK
MULBERRY
THE VILLAGES / MARION COUNTY,
FLORIDA 32162

NEXGEN PROPERTY HOLDINGS LLC
FLU: COMMUNITY BUSINESS
ZONING: B-2

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DATE	DESCRIPTION
11/17/24	ISSUE FOR DATE REVIEW
02/17/24	ISSUE FOR DATE REVIEW
04/07/24	ISSUE FOR DATE REVIEW
06/07/24	ISSUE FOR DATE REVIEW
08/07/24	ISSUE FOR DATE REVIEW
10/07/24	ISSUE FOR DATE REVIEW

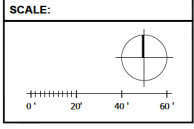
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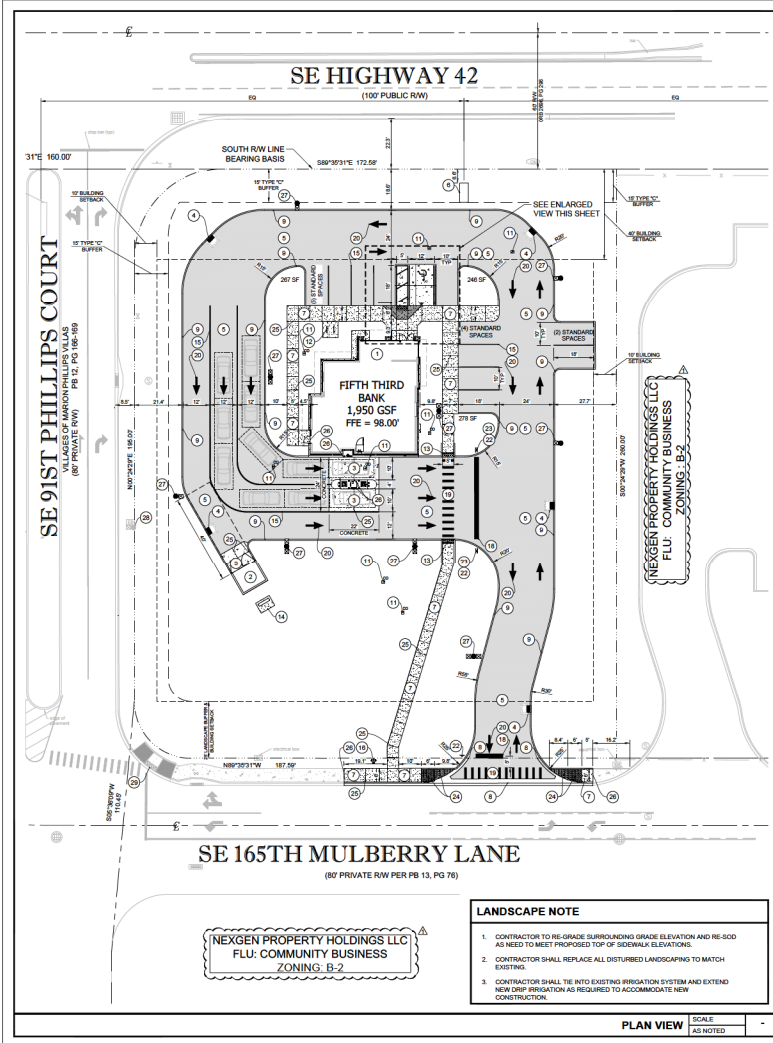
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DATE 12/17/24
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SHEET TITLE
DEMOLITION PLAN

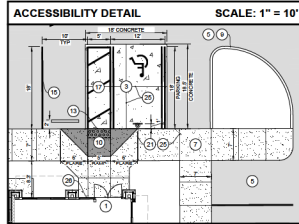
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3 OF 24





- 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 CURB/STEP PAD & ENCLOSURE DETAIL, SHEET C05.02.
 - NEW 7" THICK CONCRETE PAVEMENT, SEE DETAILS, SHEET C05.01.
 - NEW STORM STRUCTURES, SEE STORM PIPING PLAN, SHEET C05.02.
 - 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 C05.01.
 - NEW VALLEY GRITTER PER THE VILLAGES STANDARD DETAIL, SEE THE VILLAGES STANDARD DETAILS R-10.1 & R-1.2, SHEET C05.03.
 - NEW TYPE "C" CURB, 24" CUT 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 C05.02, AND UTILITY PLAN, SHEET C04.01.
 - NEW FIFTH THIRD STANDARD BICYCLE RACKS, SEE DETAILS, SHEET C05.01. NOTE: FRAME 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/ASILE STRIPE (CONTINUOUS PAINT).
 - NEW PUBLIC FIRE HYDRANT TO BE PAINTED RED, SEE UTILITY PLAN, SHEET C04.01.
 - NEW ACCESSIBLE PARKING SPACE AND ACCESSIBLE 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 @ 30' O.C. (CONTINUOUS PAINT).
 - NEW "WHITE" DIRECTIONAL ARROW (CONTINUOUS PAINT).
 - NEW DECORATIVE HANDCAP SIGN POST PER THE VILLAGES STANDARD DETAIL, HC-1.4, SEE DETAILS, SHEET C05.04.
 - NEW 30" R-1 "STOP" SIGN PER THE VILLAGES STANDARD DETAIL, SN-5.3 (TYPICAL OF 3), SEE DETAILS, SHEET C05.04 (PROVIDED AND INSTALLED BY FIFTH THIRD SIGN VENDOR).
 - NEW 30" R-1 "DO NOT ENTER" SIGN PER THE VILLAGES STANDARD DETAIL, SN-4.2 (TYPICAL OF 3), 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 DETAIL, SHEET C05.04 (HC-1.5).
 - SAW-CUT 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 HRS OF POUR (TYPICAL, SEE DETAILS, SHEET C05.02).
 - EXPANSION JOINTS (TYPICAL).
 - NEW AREA LIGHT POLE, SEE ELECTRICAL SITE PLAN.
 - EXISTING AREA LIGHT POLE TO BE TRANSFERRED TO THE BANK, SEE ELECTRICAL SITE PLAN.



LEGEND

	PROPERTY LINE
	EXISTING TO REMAIN
	EXISTING CONCRETE TO REMAIN
	PROPOSED CONCRETE LESS THAN 4"
	PROPOSED CONCRETE 4" OR GREATER
	NEW ASPHALT PAVEMENT
	SETBACK/BUFFER
	PROPOSED CURB
	PROPOSED CURB AND GUTTER

SITE DATA

SITE ADDRESS: 9171 SE 165TH MULBERRY LN, THE VILLAGES / MARION COUNTY, FLORIDA 32162

PARCEL NUMBER: 8722-300-001

OVERLAY ZONE: SECONDARY SPRINGS PROTECTION OVERLAY ZONE (S-SPZ)

311c AREA: 34,765 S.F. (1.26 AC)

BUILDING AREA: 1,950 GSF BUILDING

EXISTING ZONING: COMMUNITY BUSINESS- B-2

EXISTING LAND USE: COMMERCIAL (BANK)

FUTURE USE: COMMERCIAL (BANK)

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 = 2 SPACES
TOTAL PARKING = 13 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 SE 91ST PHILLIPS COURT)	= 10'
BUILDING SETBACK - (EAST)	= 0'

LANDSCAPE REQUIREMENTS:

TYPE "C" BUFFER - (SEE HIGHWAY 42)	= 15'
TYPE "C" BUFFER - (SEE SE 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: V8 (PER FBC 8TH EDITION (2022) - TABLE 601)

MINIMUM FRS FLOW RATE: 100 GPM FOR 2 HOURS

FLOOD ZONE: THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "C" PER FEMA INSURANCE RATE MAP NO. 33082C0002, COMMUNITY NO. 330816, UNINCORPORATED MARION COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE 06/06/2006.

LEGAL DESCRIPTION: LOT 1, MULBERRY GROVE EAST PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 76 AND 77, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SITE PLAN GENERAL NOTES

- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BUILDING DIMENSIONS ARE TO FACE OF BUILDING.
- 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 RACKS ARE 2' WALKWAY OVERHANG WIDTH.

SCALE:



bdg architects

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FIFTH THIRD

FIFTH THIRD BANK MULBERRY
9171 SE 165TH MULBERRY LN, THE VILLAGES / MARION COUNTY, FLORIDA 32162

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DATE:

DATE	BY	DESCRIPTION
11/17/23	BDG	ISSUE FOR DATE REVIEW
02/17/24	BDG	ISSUE REVIEW
04/19/24	BDG	ISSUE REVIEW
06/07/24	BDG	MAJOR SITE REVIEW 2

PROJECT INFORMATION BLOCK

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DATE 12/17/23
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CHECKED BY: BLS

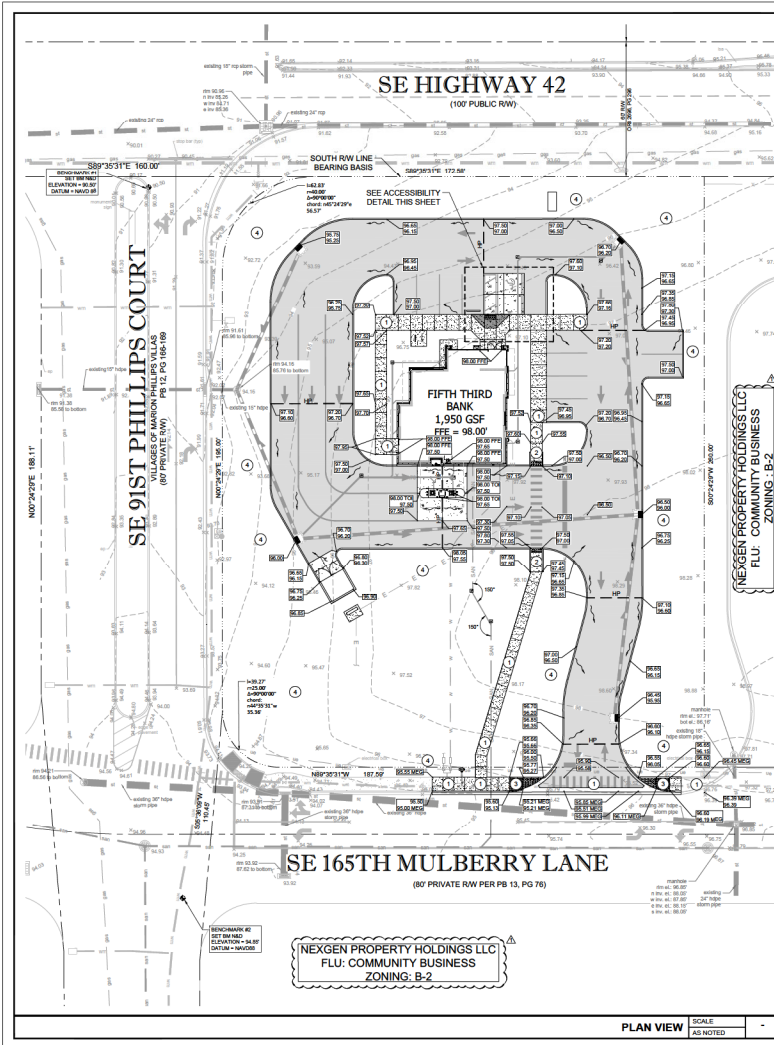
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SITE PLAN

SHEET NUMBER

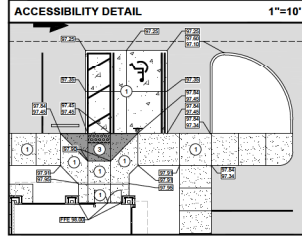
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- KEYED NOTES:**
- SURFACE SLOPES NOT TO EXCEED 1:48 IN ALL DIRECTIONS.
 - SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:20 RUNNING.
 - SURFACE SLOPES NOT TO EXCEED 1:48 CROSS SLOPES AND 1:12 RUNNING.
 - RE-GRADE SURROUNDING LANDSCAPING GRADE ELEVATION AND RE-CURB MATCH AS REQUIRED TO MATCH EXISTING GRADE ELEVATIONS. SLOPES NOT TO EXCEED 4:1.

- ACCESSIBILITY NOTES**
- THE DRAWINGS ARE DESIGNED TO MEET ACCESSIBILITY STANDARDS AT MINIMUM LOCAL AND STATE REQUIREMENTS OR CODES MAY HAVE ADDITIONAL STANDARDS.
 - ACCESSIBLE PARKING SPACES, SIGNAGE, CURBS, WHEEL STOPS AND ACCESSIBLE RAMPES TO MEET ALL OF THE 2010 ADA STANDARDS REQUIREMENTS. PROVIDE SPACES APPLICABLE CODES AS DETERMINED BY LOCAL JURISDICTION. PROVIDE A MAXIMUM SLOPE IN EITHER DIRECTION OF 1:48 (1:44 RECOMMENDED).
 - ACCESSIBLE PARKING SIGNAGE ON POST. BOTTOM OF SIGNAGE TO BE MINIMUM 80" ABOVE GROUND. VERIFY ALL REQUIREMENTS WITH ACCESSIBILITY REQUIREMENTS AND LOCAL CODE.
 - CONCRETE WHEEL STOP. ALL ACCESSIBLE SPACES. LOCATE FIXED WHEEL STOP SO AS NOT TO REDUCE THE WIDTH OF THE ALLOWING ACCESSIBLE ROUTE.
 - ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY (1 REQUIRED). MAXIMUM RUNNING SLOPE OF 1:20 AND MAXIMUM CROSS SLOPE OF 1:48 IS RECOMMENDED. ALL PAVED SURFACES, CURB RAMP AND TRANSITIONS ALONG PATH TO MEET ACCESSIBILITY REQUIREMENTS.
 - ACCESSIBLE PATHWAY TO BE 6" MINIMUM RUNNING SLOPE 1:20 MAXIMUM CROSS SLOPE 1:48 MAXIMUM SLOPE AWAY FROM BUILDING - BROOM FINISH CONCRETE.
 - CURB RAMP TO MEET ALL ACCESSIBILITY REQUIREMENTS. MAXIMUM SLOPE OF RUN 1:12 IS RECOMMENDED. MINIMUM CROSS SLOPE 1:48 IS RECOMMENDED. REFER TO SITE DETAILS SHEET FOR ADDITIONAL INFORMATION. PROVIDE 30" LONG MINIMUM LANDING AT TOP AND 50" MINIMUM LANDING AT BOTTOM OF RAMP WITH MAXIMUM SLOPE IN EITHER DIRECTION OF LANDING TO BE 1:48 (1:44 RECOMMENDED).
 - SURFACE FUNCTIONS AT ACCESSIBLE WALKWAYS AND ACCESSIBLE AREAS (SHOWERS SYSTEMS AND/OR CONCRETE SURFACES) SHALL NOT ALLOW GAPS GREATER THAN 1/2" OR CRACKS CHANGES AT JOINTS OR BETWEEN JOINTS GREATER THAN 1/4" UNLESS THE JOINT LEVEL CHANGE DOES NOT EXCEED 1/2" AND THE LEVEL CHANGE IS BLENDED AT 1:2.
 - IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAPPED PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALK/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
 - 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 CONTRACTOR'S COST.



- LEGEND**
- EL. ELEVATION
 - TOP TYPICAL
 - CC CLEANOUT
 - IE INVERT ELEVATION
 - SE SUMP ELEVATION
 - EXISTING ELEVATION
 - PROPOSED PAVEMENT ELEVATION
 - TOP OF SIDEWALK/CURB
 - EDGE OF PAVEMENT
 - HIGH POINT
 - DITCH BOTTOM INLET
 - CURB INLET
 - FFE FINISH FLOOR ELEVATION
 - RCP REINFORCED CONCRETE PIPE
 - MATCH EXISTING GRADE
 - TOI TOP OF ISLAND
 - DS BUILDING DOWN SPOUT
 - 12" OR GREATER STORMWATER PIPE
 - LESS THAN 12" STORMWATER PIPE
 - PROPOSED SMALL STORMWATER FLOW
 - EXISTING CONTOUR
 - PROPOSED CONTOUR

- CONTROL BENCHMARKS**
- ELEVATIONS SHOWN HEREIN ARE BASED ON BENCHMARK DESIGNATION FLOPS 43 AZ M.B. BEING 10.86 FEET (3.30 M) PUBLISHED BY NATIONAL GEODETIC 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 WITHDRAWAL OF CIVIL PENALTIES PROCEDURES.

- PAVING AND GRADING GENERAL NOTES**
- SEE CIVIL SPECIFICATIONS 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 DEPARTMENT OF TRANSPORTATION WITH REGARD TO IMPROVEMENTS WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY.
 - ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
 - ALL CLEARED TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
 - 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.
 - THE CONTRACTOR SHALL CONTACT THE ENGINEER PRIOR TO ANY CONSTRUCTION IF ANY PROBLEMS OR DISCREPANCIES EXIST.

DATE

DATE	BY	DESCRIPTION
11/17/24	BS	DATE FOR DATE REVIEW
11/17/24	BS	DATE FOR DATE REVIEW
09/19/24	BS	DATE FOR DATE REVIEW
08/14/24	BS	DATE FOR DATE REVIEW
08/07/24	BS	DATE FOR DATE REVIEW

PROJECT INFORMATION BLOCK

JOB # 28030

DATE 11/17/24

DRAWN BY BS

CHECKED BY BS

SHEET TITLE GRADING PLAN

SHEET NUMBER C03.01

5 OF 24

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

SCALE:

bdg architects

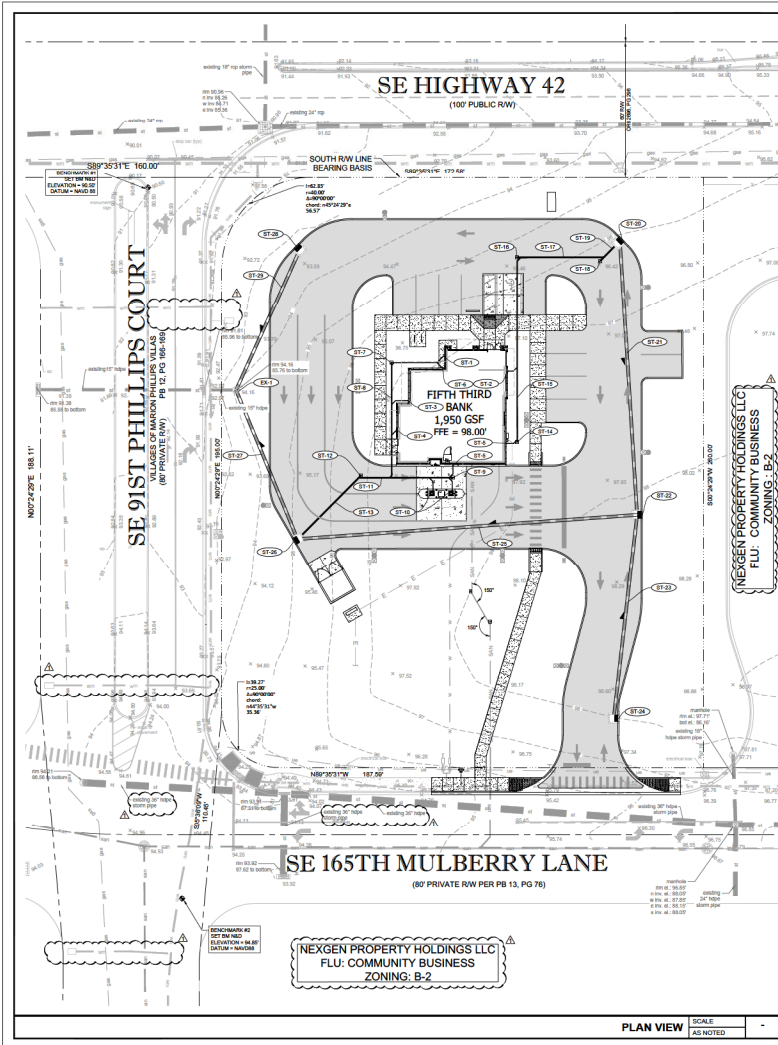
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FIFTH THIRD

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REG. JOB NO. 15430-00

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EXISTING STORM STRUCTURE/PIPING DATA

EX-1
 EXISTING STORM MANHOLE
 TOP AL
 IE (N) OUT (EXISTING) = 84.10
 IE (E) IN (PROPOSED) = 86.00 (10' HDPE)
 IE (E) IN (PROPOSED) = 86.00 (10' HDPE)
 IE (E) IN (PROPOSED) = 86.00 (10' HDPE)

CORE DRILL SE SIDE OF EXISTING STRUCTURE BOTTOM FOR NEW STRUCTURE 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 = 84.50

ST-2
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 4 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 84.50

ST-3
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 8 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 84.50

ST-4
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 12 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 84.50

ST-5
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 24 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 84.50

ST-6
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 24 LF 4" PVC @ 1.00% MIN SLOPE
 IE = 84.50

ST-7
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 84.27

ST-8
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 84.15

ST-9
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 84.15

ST-10
 BUILDING DOWNSPOUT AND CLEANOUT
 TOP TO BE SET AT GRADE
 (2) 7 LF 8" PVC @ 1.00% MIN SLOPE
 IE = 85.19

ST-11
 42 LF 8" PVC @ 1.00% MIN SLOPE
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 83.55

ST-12
 38 LF 8" PVC @ 1.00% MIN SLOPE
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 84.40

ST-13
 38 LF 8" PVC @ 1.00% MIN SLOPE
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 84.40

ST-14
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 84.40

ST-15
 82 LF 8" PVC @ 1.00% MIN SLOPE

ST-16
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 83.80

ST-17
 38 LF 8" PVC @ 1.00% MIN SLOPE

ST-18
 CONSTRUCT CLEANOUT
 TOP TO BE SET AT GRADE
 IE = 83.20

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

ST-20
 TYPE "N" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C03.04
 GRATE = 86.00
 IE (N) IN = 82.25 (FOR 8" PVC)
 IE (S) IN = 82.25

ST-21
 120 LF 10" HDPE @ 0.7% MIN SLOPE

ST-22
 TYPE "N" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C03.04
 GRATE = 86.00
 IE (N) IN = 81.00
 IE (S) IN = 81.00

ST-23
 82 LF 8" HDPE @ 0.7% MIN SLOPE

ST-24
 TYPE "N" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C03.04
 GRATE = 86.00
 IE (N) IN = 82.00 (FOR 8" PVC)
 IE (S) IN = 82.00

ST-25
 70 LF 10" HDPE @ 0.7% MIN SLOPE

ST-26
 TYPE "N" CURB INLET TOP WITH STRUCTURE BOTTOMS PER THE VILLAGES STANDARD DETAIL SD-4.8.
 SEE SHEET C03.04
 GRATE = 86.00
 IE (N) IN = 86.00
 IE (S) IN = 86.00

ST-27
 80 LF 8" HDPE @ 0.7% MIN SLOPE

LEGEND

EL ELEVATION
 TYP TYPICAL
 CO CLEANOUT
 IE INVERT ELEVATION
 SE SWAMP ELEVATION
 +0.00 EXISTING ELEVATION
 -0.00 DITCH BOTTOM INLET
 C CURB INLET
 FFE FINISH FLOOR ELEVATION
 RCP REINFORCED CONCRETE PIPE
 ST-# 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 FLOPS 43 AZ M.B. BEING 87.89 FEET (HAND 188), PUBLISHED BY NATIONAL GEODETIC 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

- 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 (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.
- ALL DISTURBED AREAS WITHIN RIGHTS-OF-WAY TO BE RETURNED TO MATCH EXISTING CONDITION.
- ALL CLEANOUT TOP ELEVATION SHALL MATCH FINISH GRADE ELEVATIONS.
- CONTRACTOR SHALL INSTALL EROSION CONTROL SET 1 FENCE AROUND THE PERIMETER OF THE SITE AND MUST MAINTAIN THE SET FENCE IN GOOD REPAIR UNTIL ALL CONSTRUCTION IS COMPLETE AND THE AREA IS STABILIZED.
- 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.

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 G. 813.441.5000
 W. www.bdg.com

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 THE VILLAGES / MARION COUNTY,
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 W. www.infinityeng.com

MAIL: INSP/SAP/PA/REG. P.E.
 FL REG. NO. 9480

PROJECT INFORMATION BLOCK

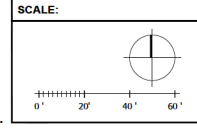
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 DATE 12/17/24
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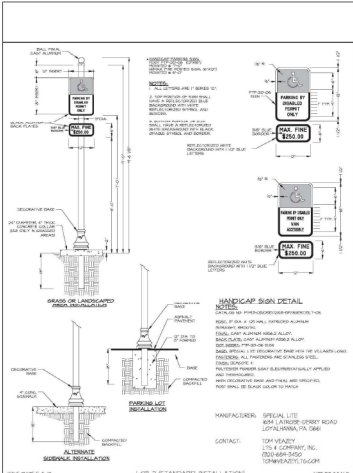
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STORM PIPING PLAN

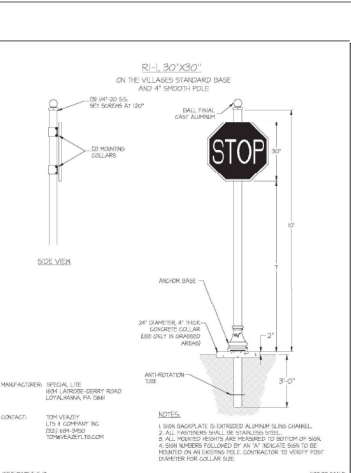
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8 OF 24

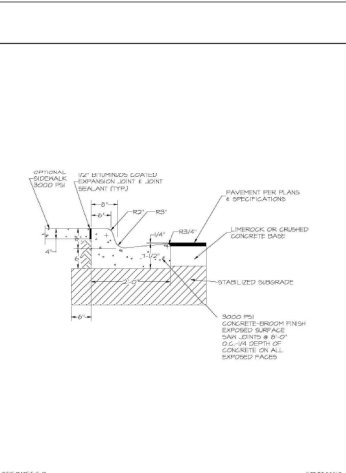




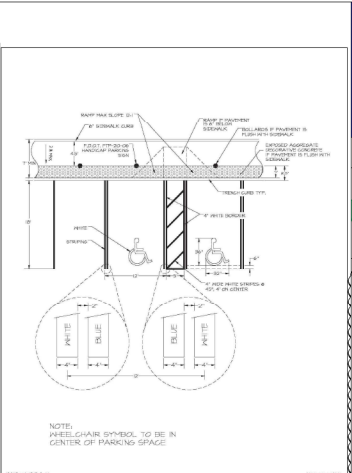
THE VILLAGES ARCHITECTS
 DECORATIVE HANDCAP SIGN POST DETAIL
 HC-3.4



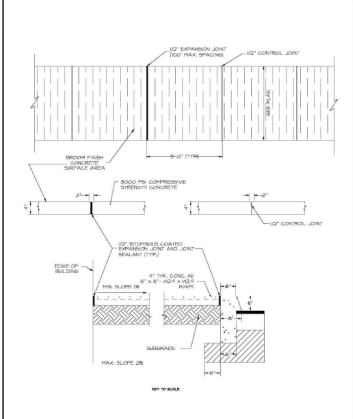
THE VILLAGES ARCHITECTS
 STOP (30") SIGN DETAIL
 SN-5.3



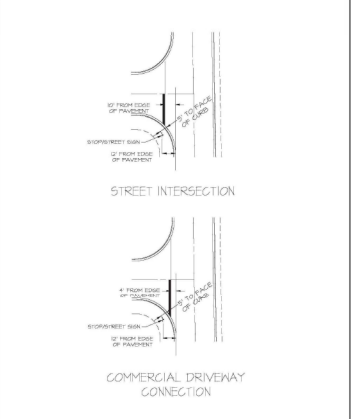
THE VILLAGES ARCHITECTS
 TYPE 1ST CURB DETAIL
 R-2.6



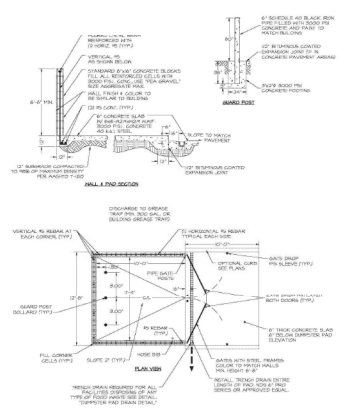
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 HANDICAP PARKING STRIPING DETAIL
 HC-2.2



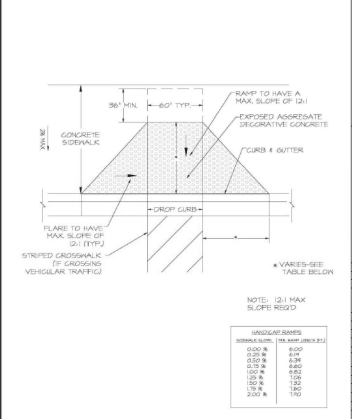
THE VILLAGES ARCHITECTS
 CONCRETE SIDEWALK DETAIL
 R-6.1



THE VILLAGES ARCHITECTS
 STOP SIGN, STOP BAR & STREET NAME SIGN LOCATION DETAIL
 SN-2.1



THE VILLAGES ARCHITECTS
 DUMPSTER PAD & ENCLOSURE DETAIL
 R-20.1



THE VILLAGES ARCHITECTS
 FLARED HANDICAP RAMP DETAIL
 HC-1.7

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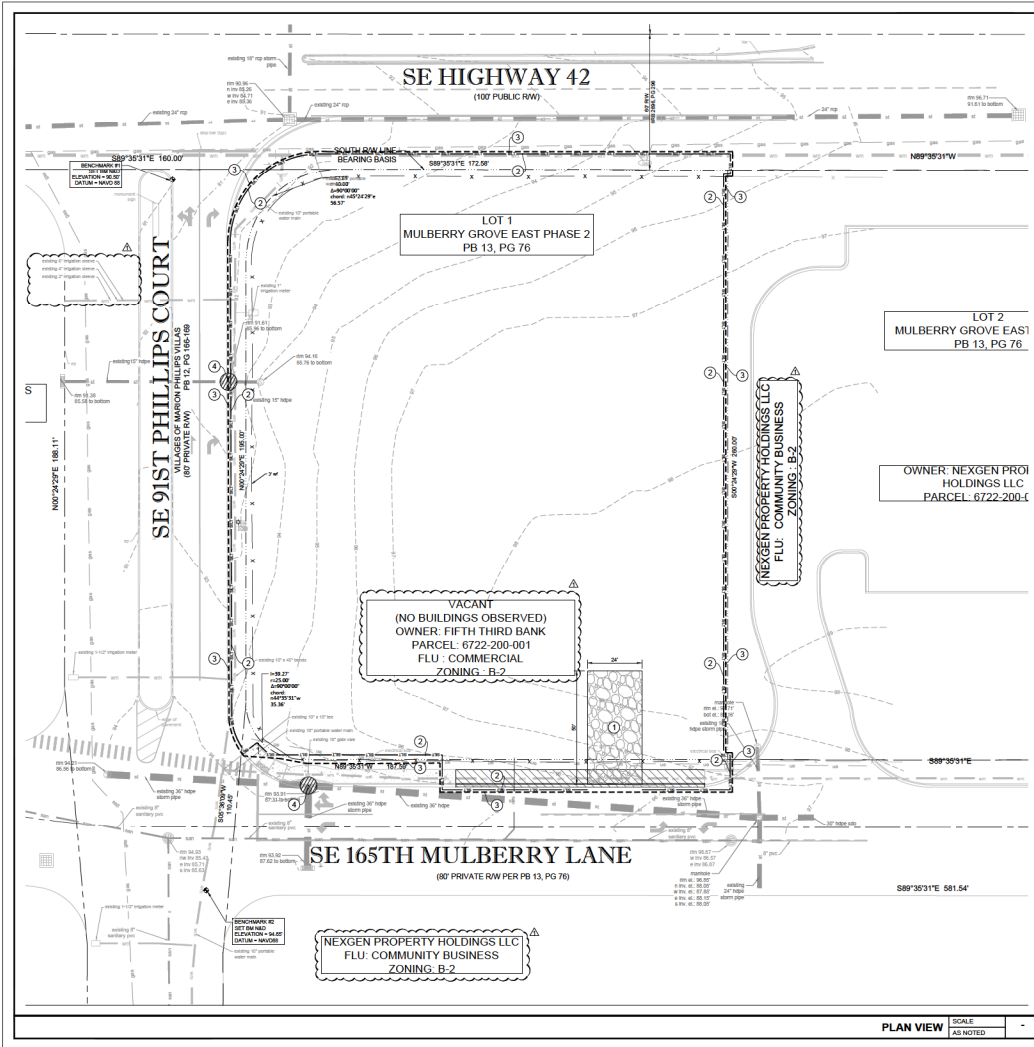
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 SHEET NO. 14.543.00
 PROJECT: NESH SAPPAPPAHO P.E.
 FL REG. NO. 14087

DATE	BY	DESCRIPTION
12/17/24	RS	ISSUE FOR DATE REVIEW
02/17/24	RS	ISSUE FOR DATE REVIEW
04/10/24	RS	ISSUE FOR DATE REVIEW
06/27/24	RS	ISSUE FOR DATE REVIEW

PROJECT INFORMATION BLOCK
 JOB # 28030
 DATE 12/17/24
 DRAWN BY RS
 CHECKED BY RS

THE VILLAGES STANDARD DETAILS

SHEET NUMBER
C05.02
 9 OF 24



LEGEND

	PROPERTY LINE
	EXISTING CONCRETE TO REMAIN
	EXISTING TO REMAIN
	SILT FENCE
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	EXISTING CONTOUR
	EXISTING GROUND 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 TURF 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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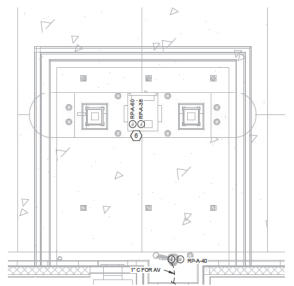
INFINITY
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 P: 954-561-4433
 www.infinityeng.com
 MAIL: 850 JOHNS HWY, 14-4320
 FT. LAUDERDALE, FL 33304

PROJECT INFORMATION BLOCK

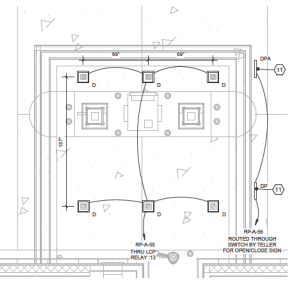
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REVISION		
NO.	DATE	DESCRIPTION
1	12/17/24	ISSUE FOR DATE REVIEW
2	02/17/24	ISSUE REVIEW
3	04/01/24	ISSUE REVIEW
4	06/07/24	MAJOR SITE REVIEW 1
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811
 Know what's below.
 Call before you dig.

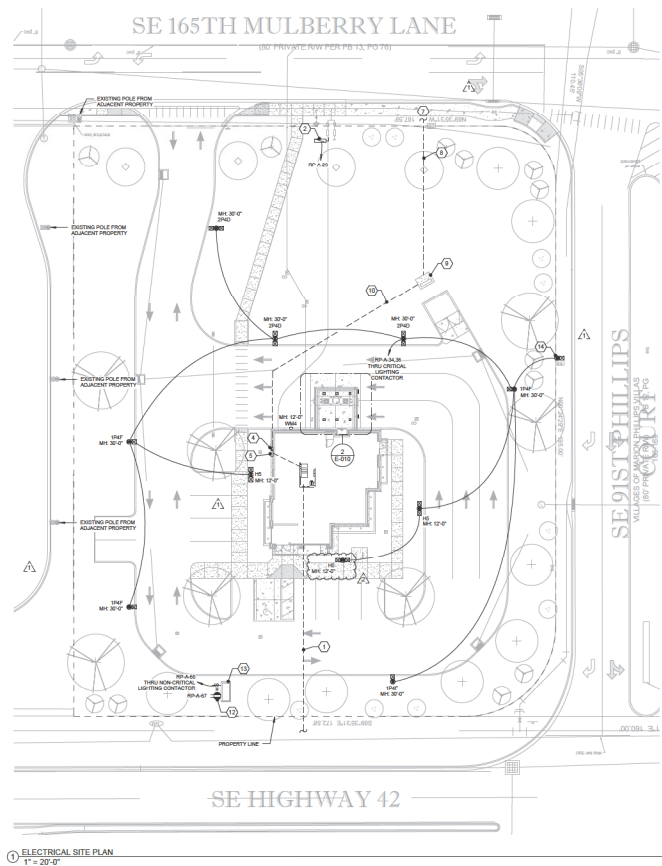
SCALE:
 0' 20' 40' 60'



2 ELECTRICAL POWER & AUXILIARY RDT PLAN
1/4" = 1'-0"



3 ELECTRICAL LIGHTING PLAN - RDT PLAN
1/4" = 1'-0"



1 ELECTRICAL SITE PLAN
1" = 20'-0"

- SHEET NOTES:**
- COORDINATE ALL SITE CONDUIT ROUTINGS WITH GENERAL CONTRACTOR.
 - REFER TO ALL PLANS FOR FINAL LOCATION AND ELECTRICAL REQUIREMENTS OF ALL GROUND, UTILITY CONNECTION POINTS, AND SITE UTILITIES INCLUDING SCHEDULING, STATIONING, IRRIGATION, PLUMBING CONTROLLERS, HOT BOXES, ETC.
 - ALL UNDERGROUND WIRING SHALL BE LOCATED WITHIN 12" OF BACK OF CURB FULL DEPTH.
 - BACKFILL, TAMP, AND RESURFACE ALL EXISTING PAVEMENT/ASPHALT AND RESTORE ALL EXISTING LANDSCAPING DISTURBED AS A RESULT OF TRENCHING AND/OR DIRECTIONAL BORING TO ITS ORIGINAL CONDITION PER TO BEING AND ALL RELATED COSTS SHALL BE INCLUDED IN BID.
 - ACTUAL METALLIZATION ON ALL UTILITY SERVICES SHALL BE ACCORDING TO FINAL UTILITY COMPANY PLANS.
 - PROVIDE PULLBOXES IN ALL ENTRY CONDUITS.
 - USE JOINT TRENCHING WHEREVER POSSIBLE.
- ELECTRICAL UTILITY CONTACT:
SUMNER ELECTRIC COOPERATIVE
JOSEPH PORTERA, JOSEPH.PORTERA@SECOENERGY.COM
TELEPHONE UTILITY CONTACT:
TBA

- KEYED NOTES:**
- ROUTE 6" x 4" TO MAIN TELEPHONE SERVICE ENTRANCE, ROUTE TO CLEAR STRUCTURAL FOOTING. CONDUITS SHALL BE TYPED UP AND CAPPED 12" A.F. IN BUILDING. AS-BUILT DRAWINGS MUST SHOW CONDUIT LENGTH AND ROUTE.
 - IRRIGATION BACKFLOW VERIFY LOCATION - DISCONNECT SHALL BE NEMA 3R.
 - NOT USED.
 - ELECTRIC UTILITY METER, PROVIDE ELECTRIC UTILITY METER PER POWER COMPANY REQUIREMENTS. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION. EXACT LOCATION TO BE DETERMINED BY UTILITY COMPANY REPRESENTATIVE IN FIELD.
 - MANUAL TRANSFER SWITCH (M/T), PROPOSED ELECTRICAL SERVICE DISCONNECT BEAR UP ON BOLLARD. REFER TO ELECTRICAL RISER DIAGRAM FOR ADDITIONAL INFORMATION. PART THE ENCLOSURE TO MATCH TO EXISTING BOLLARD. COORDINATE COLOR WITH THE PROJECT MANAGER OR THE ARCHITECT.
 - DRIVE PILE IN PROVIDE CONDUIT AND WIRING FOR ATM. REFER TO DETAIL ON SHEET E-003 FOR ADDITIONAL INFORMATION.
 - VERIFY AND TERMINATE PER UTILITY COMPANY REQUIREMENTS. VERIFY LOCATION OF HIGH VOLTAGE SERVICE POINT PRIOR TO BIDDING AND INCLUDE ALL COSTS IN BID.
 - DIV 5/C FOR HIGH VOLTAGE SERVICE FROM PROPERTY LINE TO TRANSFORMER. BASES VERIFY LOCATION AND PROVIDE HIGH VOLTAGE CONDUIT SHALL BE 4" DEEP. TERMINATE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS INCLUDING TRENCHING AND BACKFILL TO 50% COMPACTION.
 - TRANSFORMER SLAB BOX WITH TRAFFIC GUARDS PER UTILITY COMPANY REQUIREMENTS. VERIFY SIZE, LOCATION AND ORIENTATION WITH UTILITY COMPANY. CONTRACTOR WILL PROVIDE TRANSFORMER SLABS INSTALLED COMPLETE IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. PROVIDE ADEQUATE GUARD RAILING AROUND POWER TRANSFORMERS IN PARKING AREAS.
 - SECONDARY FROM TRANSFORMER TO MAIN DISCONNECT. VERIFY ROUTING WITH UTILITY COMPANY AND ROUTE TO CLEAR STRUCTURAL FOOTING. SEE RISER DIAGRAM. TERMINATE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
 - DRIVE THROUGH LANE OR ENCLOSURE GATE SWITCHES. PROVIDE CONSTANT BEAR UP WITH 12" x 12" SQUARE POSTING. LOCATIONS SHALL BE TO BE SET & USE COORDINATE PLACEMENT WITH ARCHITECT TO ROUND IN.
 - MAINTENANCE RECEIPTABLE. PROVIDE 1/2" x 3/4" x 3/8" WEATHER-RESISTANT DUPLEX RECEPTACLE IN AREA WEATHERPROOF SURFACE MOUNTED BELL BOX WITH EXTRA WIRE IN BELL BOX METAL COVER.
 - MONUMENT SIGN POWER. COORDINATE EXACT LOCATION OF SIGNAGE STAKE-UP WITH SIGN VENDOR AND MAKE FINAL ELECTRICAL CONNECTIONS. PROVIDE 1/2" x 3/4" x 3/8" TOGGLE SWITCH IN METALLIC BELL BOX WITH METALLIC WEATHERPROOF COVER IF DISCONNECT IS NOT PROVIDED WITH MONUMENT SIGN. COORDINATE EXACT LOCATION WITH CIVIL DRAWINGS.
 - EXISTING PHILLIPS COURT LIGHT. THE LIGHT IS CURRENTLY LEASED THROUGH SECO, AND RESPONSIBILITY FOR THE POLE WILL TRANSFER TO THE BANK. COORDINATE WITH THE VILLAGES COMMERCIAL PROPERTY MANAGEMENT TO COMPLETE THE LEASE TRANSFER. IT IS ASSUMED THE POLE CAN ACCOMMODATE THE 200V, NOTIFY THE ENGINEER IF RECORDS IF ANY DISCREPANCIES ARE IDENTIFIED.

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SEAL ANDREW MOHR
FL PER 73077

100% Engineering Group
1008 East Kennedy Boulevard, Suite 120
Tampa, Florida 33602
Phone: 813.844.4475
Fl. Cert. of Auth. #2889

ISSUE BY	DATE	DESCRIPTION
1	01/17/2018	ISSUE FOR BIDDING
2	01/16/2018	PERMIT SET
3	01/15/2018	COMMENTS #1
4	01/13/2018	COMMENTS #2


PROJECT INFORMATION BLOCK
JOB # 20180715-420-00
DATE: 08/19/2018
DRAWN BY: AL
CHECKED BY: AM

SHEET TITLE
ELECTRICAL SITE PLAN AND REMOTE DRIVE THRU

SHEET NUMBER
E-010

Catalog # _____ Date _____ Project _____ Type _____
 Prepared by _____

XSPS LED Soffit Light



OVERVIEW	
Series Reference	1000 - 3000
Package Range	48 - 96
Finish Range (LPI)	36 - 144
Height Range	18 - 30

QUICK LINKS

[Catalog Guide](#) | [Performance](#) | [Photometrics](#) | [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Housing is die formed aluminum with anodized finish providing a water resistant seal. Enclosure conforms factory standard and is suitable for outdoor use.
- Housing mount into an enclosed soffit with recess through the mounting surface. Clearance required for ease of installation.
- Fronted with LED. Operating temperature range without derating of lighting is 40°C to -40°C. For full power, Standard color is 3000K.
- Shipping weight: 7.8 lbs. in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a 60° beam of 85-90 CA. Diffuser lens is standard to maximize visibility of LEDs.
- Select High-visibility LEDs.
- Available in 3000K, 4000K and 5000K.
- Color temperatures per ANSI C183-21.
- Maximum CRI of 90.

Electrical

- High performance factory programmed driver features over-current, over-temperature, short-circuit and surge protection. Protection with ripple and surge protection.
- Available in 100V, 120V and 277V. 3-wire system Category C Low Voltage.
- Is a wet location only. Wetly weathered.
- IES LM-79-07 compliant.
- Thermal protection standard on 3000-5000K lumens versions.
- IES LM-79-07 compliant. For 100V, 120V and 277V. 3-wire system Category C Low Voltage.
- IES LM-79-07 compliant. For 100V, 120V and 277V. 3-wire system Category C Low Voltage.

Warranty

- LED Luminaires (LPI) is a 3-year limited warranty. Refer to [LED Luminaires \(LPI\) Warranty](#) for more information.
- Design of a qualified installer. See [LED Luminaires \(LPI\) Warranty](#) for more information.
- Design of a qualified installer. See [LED Luminaires \(LPI\) Warranty](#) for more information.

Catalog # _____ Date _____ Project _____ Type _____
 Prepared by _____

XSPS LED Soffit Light

ORDERING GUIDE

(Click on dropdown menu) **XSPS 3 LED 50 CW 120 DW1**

Product	Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
XSPS 3 LED 50 CW 120 DW1	1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

PERFORMANCE

Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

RECOMMENDED LUMEN MAINTENANCE

Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

Catalog # _____ Date _____ Project _____ Type _____
 Prepared by _____

ECO 5' LED DOWNLIGHT

ORDERING GUIDE

(Click on dropdown menu) **ECO 5' LED DOWNLIGHT**

Product	Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
ECO 5' LED DOWNLIGHT	1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

PERFORMANCE

Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

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Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
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Catalog # _____ Date _____ Project _____ Type _____
 Prepared by _____

Mirada Medium Wall Scone (XWM) Outdoor Wall Scone



OVERVIEW	
Series Reference	1000 - 3000
Package Range	24 - 108
Finish Range (LPI)	36 - 144
Height Range	18 - 30

QUICK LINKS

[Catalog Guide](#) | [Performance](#) | [Photometrics](#) | [Dimensions](#)

FEATURES & SPECIFICATIONS

Construction

- Housing die cast aluminum housing conforms factory standard and is suitable for outdoor use.
- Housing mount into an enclosed soffit with recess through the mounting surface. Clearance required for ease of installation.
- Fronted with LED. Operating temperature range without derating of lighting is 40°C to -40°C. For full power, Standard color is 3000K.
- Shipping weight: 3.0 lbs. in carton.
- Suitable for wet locations.

Optical System

- Symmetric distribution with excellent uniformity and a 60° beam of 85-90 CA. Diffuser lens is standard to maximize visibility of LEDs.
- Select High-visibility LEDs.
- Available in 3000K, 4000K and 5000K.
- Color temperatures per ANSI C183-21.
- Maximum CRI of 90.

Electrical

- High performance factory programmed driver features over-current, over-temperature, short-circuit and surge protection. Protection with ripple and surge protection.
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Catalog # _____ Date _____ Project _____ Type _____
 Prepared by _____

Mirada Medium Wall Scone (XWM) Outdoor Wall Scone

ORDERING GUIDE

(Click on dropdown menu) **Mirada Medium Wall Scone (XWM) Outdoor Wall Scone**

Product	Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
Mirada Medium Wall Scone (XWM) Outdoor Wall Scone	1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

PERFORMANCE

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Catalog # _____ Date _____ Project _____ Type _____
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ECO 5' LED DOWNLIGHT

ORDERING GUIDE

(Click on dropdown menu) **ECO 5' LED DOWNLIGHT**

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Mirada Medium Wall Scone (XWM) Outdoor Wall Scone



OVERVIEW	
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Mirada Medium Wall Scone (XWM) Outdoor Wall Scone

ORDERING GUIDE

(Click on dropdown menu) **Mirada Medium Wall Scone (XWM) Outdoor Wall Scone**

Product	Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
Mirada Medium Wall Scone (XWM) Outdoor Wall Scone	1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

PERFORMANCE

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1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

RECOMMENDED LUMEN MAINTENANCE

Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

Catalog # _____ Date _____ Project _____ Type _____
 Prepared by _____

ECO 5' LED DOWNLIGHT

ORDERING GUIDE

(Click on dropdown menu) **ECO 5' LED DOWNLIGHT**

Product	Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
ECO 5' LED DOWNLIGHT	1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

PERFORMANCE

Series Reference	Finish	Height	Beam Angle	Power	Color	Temp. Range	Notes
1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

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1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.

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FIFTH THIRD
 FIFTH THIRD BANK MULBERRY
 HIGHWAY 42 & SE 91 PHILLIPS CT., THE VILLAGES, FL 32162

ECO 5' LED DOWNLIGHT
 ORDERING GUIDE
 (Click on dropdown menu) **ECO 5' LED DOWNLIGHT**

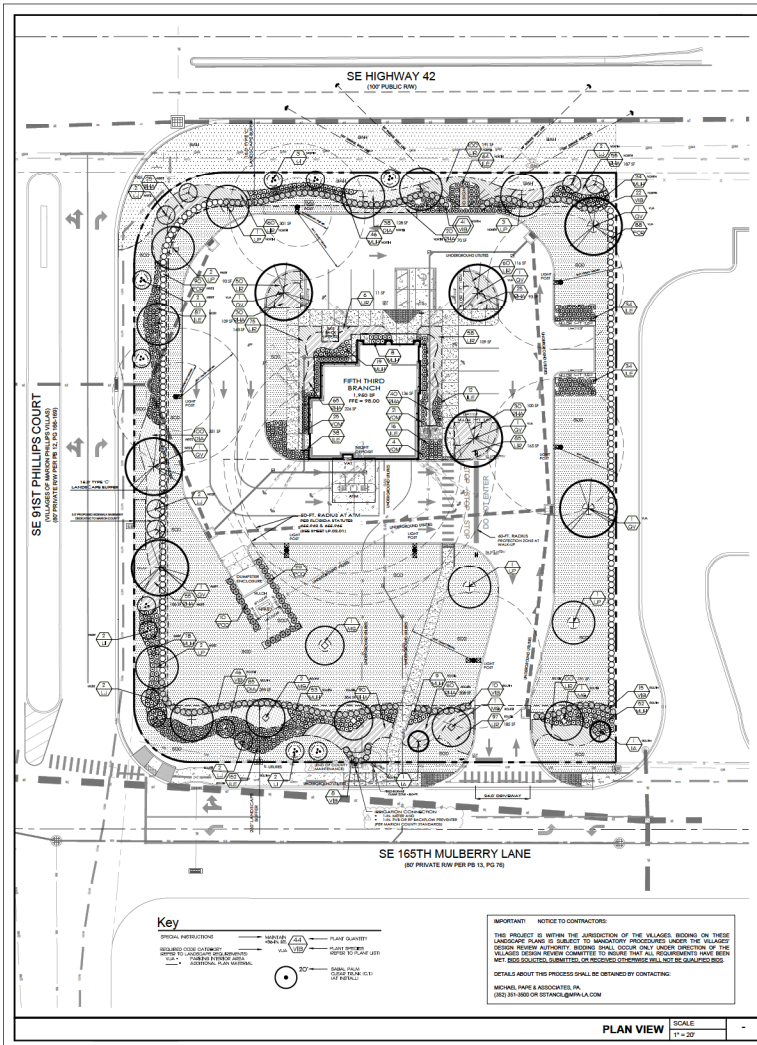
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1000 - 3000	36 - 144	18 - 30	48 - 96	100 - 3000	3000K	40°C to -40°C	See LED Luminaires (LPI) Warranty for more information.



Special Requirements of The Villages

1. THIS PROJECT IS WITHIN THE JURISDICTION OF THE VILLAGES. BEING ON THESE LANDSCAPE PLANS IS SUBJECT TO THE SPECIAL REQUIREMENTS OF THE VILLAGES. THE VILLAGES DESIGN REVIEW COMMITTEE TO REVIEW THAT ALL REQUIREMENTS HAVE BEEN MET AND APPROVED. THE VILLAGES DESIGN REVIEW COMMITTEE WILL BE ADVISED OF ANY CHANGES TO THIS PLAN THAT MAY BE REQUIRED BY THE VILLAGES DESIGN REVIEW COMMITTEE. THE VILLAGES DESIGN REVIEW COMMITTEE WILL BE ADVISED OF ANY CHANGES TO THIS PLAN THAT MAY BE REQUIRED BY THE VILLAGES DESIGN REVIEW COMMITTEE.
2. THE PLAN IS NOT BEING APPROVED BY THE VILLAGES DESIGN REVIEW COMMITTEE UNTIL THE LANDSCAPE ARCHITECT, PLANTING, MAINTENANCE, OR OTHER ASPECT OF THE PLAN WITHOUT APPLICATION TO AND APPROVAL BY THE VILLAGES DESIGN REVIEW COMMITTEE. THE PLAN SHALL BE APPROVED BY THE VILLAGES DESIGN REVIEW COMMITTEE. THE VILLAGES DESIGN REVIEW COMMITTEE WILL BE ADVISED OF ANY CHANGES TO THIS PLAN THAT MAY BE REQUIRED BY THE VILLAGES DESIGN REVIEW COMMITTEE.
3. UPON COMPLETION OF THE INSTALLATION AND LANDSCAPE MAINTENANCE, THE VILLAGES DESIGN REVIEW COMMITTEE SHALL BE NOTIFIED. THE VILLAGES DESIGN REVIEW COMMITTEE SHALL BE NOTIFIED OF ANY CHANGES TO THIS PLAN THAT MAY BE REQUIRED BY THE VILLAGES DESIGN REVIEW COMMITTEE.
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5. LARGE SPACE TREE REQUIREMENT CALCULATIONS: (1) SPACE TREE (LARGE TREE) (2) REQUIRED (3) PROVIDED
6. POST-INSTALLATION MAINTENANCE REQUIREMENTS: (1) MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST YEAR MAINTENANCE OF THE LANDSCAPE. THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST YEAR MAINTENANCE OF THE LANDSCAPE.
7. IF IT IS EXPECTED THAT THE INSTALLING LANDSCAPE CONTRACTOR HAS THE WHOLESALE CAPABILITY TO PROVIDE THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST YEAR MAINTENANCE OF THE LANDSCAPE.
8. THE VILLAGES DESIGN REVIEW COMMITTEE SHALL BE NOTIFIED OF ANY CHANGES TO THIS PLAN THAT MAY BE REQUIRED BY THE VILLAGES DESIGN REVIEW COMMITTEE.

General Notes

1. PLANT AND LANDSCAPE MATERIALS SHALL CONFORM TO THE STANDARDS FOR PUBLIC WORKS AND SPECIFICATIONS FOR PLANTING AND LANDSCAPE MATERIALS AS SET FORTH BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CONVEYANCE SERVICES.
2. ALL UTILITIES SHALL BE SHOWN TO THE LANDSCAPE ARCHITECT AND LOCATED ON THE PLAN. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE FIRST YEAR MAINTENANCE OF THE LANDSCAPE.
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Additional Notes

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST YEAR MAINTENANCE OF THE LANDSCAPE.
2. ANY DAMAGE TO ANY EXISTING LANDSCAPING OR INSTALLATION OF ANY KIND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. MULCH REPLACEMENT: THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING MULCH AS NECESSARY TO MAINTAIN THE MULCH TO A DEPTH OF 2 INCHES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST YEAR MAINTENANCE OF THE LANDSCAPE.
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www.bdg.com

LANDSCAPE REQUIREMENTS

REQUIREMENT	PROVIDED	REQUIRED
TOTAL LUMP SUM	10,000.00	10,000.00
MINIMUM LANDSCAPE AREA (SQ. FT.)	10,000.00	10,000.00
MINIMUM SPACE TREES (1" TREE @ 20' DIA.)	10 TREES	10 TREES

Overall

REQUIREMENT	PROVIDED	REQUIRED
TOTAL LUMP SUM	10,000.00	10,000.00
MINIMUM LANDSCAPE AREA (SQ. FT.)	10,000.00	10,000.00
MINIMUM SPACE TREES (1" TREE @ 20' DIA.)	10 TREES	10 TREES

Plant List

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	UNIT	PRICE	TOTAL
01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20

PROJECT INFORMATION BLOCK

PROJECT NO. LP01.01

DATE: 12/15/22

CREATED BY: PSC

CHECKED BY: PSC

SCALE: 1" = 20'

LANDSCAPE PLAN

SHEET NUMBER: LP01.01

OF 18 OF 24

General Landscape Specifications

A. SCOPE OF WORK

1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST AND AS HEREIN SPECIFIED.

2. 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

1. ALL EXISTING BUILDINGS, WALKS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING READY TO BE COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REFUND TO THE SATISFACTION OF THE OWNER AND NOT COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. 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 PROTECTION BY DRIVING OR PAVING INSIDE THE CURBLINE AND SPRINKLING OIL, GASOLINE, OR OTHER DELICIOUS MATERIALS WITHIN THE DRIP-LINE.

2. NO MATERIALS SHALL BE BURIED WHERE HEAVY DAMAGE ANY PLANT.

3. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MESQUITE AND/OR UNDESIRABLE 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 AND FIVE (5) AND ABOVE LOGGERS UNLESS OTHERWISE PROVIDED. UNDESIRABLE LOGGERS UNLESS OTHERWISE PROVIDED. UNDESIRABLE LOGGERS UNLESS OTHERWISE PROVIDED. UNDESIRABLE LOGGERS UNLESS OTHERWISE PROVIDED.

D. MATERIALS LIST

1. 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 BEING 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 SET IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

F. MAINTENANCE

1. PLANT MATERIAL, ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY MATERIALS, CULTIVATING, SPRINKLING, AND ALL OTHER OPERATIONS (SUCH AS RETAINING OR REPAIRING SOIL SUPPORTS) 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 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 12 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

1. LAWN/DOD

A) WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PROVIDE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESEEDING OF ALL EXPOSED SPOTS OR BARE SPOTS LARGER THAN 12" X 12". UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER OR OWNERS REPRESENTATIVE. REPAIRS SHOULD BE COMPLETED AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

B) CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOILOWATER UNTIL ACCEPTANCE BY THE OWNERS REPRESENTATIVE. PRIOR TO UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATER/IRRIGATION SCHEDULE TO OWNER, OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AND AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

C) MAINTENANCE - ON SOILOW (ALTERNATE BID ITEM) - CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-CENT-BASED.

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 REPAIRS 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

1. THE LIFE AND SATISFACTORY CONDITION OF ALL (1) 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.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOILOW) 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.

3. 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.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT 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. IF IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

I. MATERIALS

1. GENERAL

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

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

2. PLANT MATERIALS

A) PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL BRANCHED AND FREE OF DISEASE AND DEFECTS BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL AGRICULTURE AND CONSUMER SERVICES ALL PLANTS SHALL BE FLORIDA GRADES 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 DEFECTS BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL BRANCHED AND FREE OF DISEASE AND DEFECTS BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL BRANCHED AND FREE OF DISEASE AND DEFECTS BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

3. IRRIGATION

A) IRRIGATION 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 NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION OF THE WORK. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REJECTION INSTRUCTIONS SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

4. CONTAINER GROWN STOCK

1) ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK IN FLORIDA OR BETTER.

2) AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLATED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEMSELVES.

3) PLANT ROOTS GROWN IN CONTAINERS ARE NOT ACCEPTABLE.

4) 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 SHARP SPADE AFTER THE TREE HAS BEEN PLANTED TO ELIMINATE GIRDLING ROOTS. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL SPECIFIED SHALL BE CONSIDERED UNACCEPTABLE. TREE ROOTBALLS SHALL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNERS REPRESENTATIVE. "TOP" ROOTBALLS SHALL BE SPECIFICALLY IDENTIFIED.

5. COLLECTED STOCK

1) 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.

2) PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED 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 TRANSLANTING INTO THE NURSERY ROW.

J. DIGGING AND HANDLING

1) PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN DRYING WINDS, WATER AND FREEZING. AS NECESSARY UNTIL PLANTING, PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY SHALL BE SECURED WITH AN ALL-TERRAIN PROTECTIVE COVER (OR TRAP OR EQUAL) TO PREVENT TRANSPORTATION WATER LOSS.

2) BALLEE AND BURLAPPED PLANTS (BIB) SHALL BE SOLE WITH FIRM NATURAL BALS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FIBROUS ROOTS OF THE PLANTS TO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS NOT HANDLED BY THEMSELVES.

3) PLANTS MARKED "BIB" IN THE PLANT LIST SHALL BE NUED WITH BARE ROOTS, COMPLYING WITH FLORIDA GRASSES AND STANDARDS FOR NURSERY PLANTS. CURRENT EDITION, CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND HANDLING.

4) PROTECTION OF PALMS IF APPLICABLE, ONLY A MINIMUM OF FIBROUS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED FOR PALM ANTI-DROTAL.

5) EXCAVATION OF TREE FITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTSTEPS AND PREPARED SUB-BASES.

K. SOIL MIXTURE PLANTING MEDIUM PLANTING MIX TOPSOIL MIX

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT FITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.

2. TOPSOIL FOR USE IN PREPARED SOIL MIXTURE FOR BASKETPLANTS PLANT FITS SHALL BE (FERTILE) FRAMBLE AND OF A LOAMY CHARACTER. REASONABLY FREE OF SUBSALTS, CLAY LUMPS, BRUSH AND OTHER LITTER. FERTILITY OF SOILS SHOULD BE STABLE LONGER THAN 1" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATERIALS SHALL BE EXCLUDED. FERTILITY SHALL CONFORM WITH 19-19-19. SOILS SHOULD BE FREE OF ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SAMPLER SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

L. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO INSURE 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 HANDS, 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 WATER/IRRIGATION RESTRICTIONS MAY APPLY. REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

M. 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 NATURALLY DERIVED. CONTRACTOR TO CHECK TO SEE IF FERTILIZER RESTRICTIONS MAY APPLY. REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

N. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPERSAL AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAN MULCH FROM EACH PLANTS CROWN BASE. SEE PLANT LIST FOR TYPE OF MATERIAL. (FLOORMULCH, SIDA, PLYTUS MULCH, OR FINE STRAW/BARRON/GUET) AND GRADE.

O. SEEDS

THE SOIL SHALL BE TESTED TO MEET FLORIDA STATE PLANT BRAND SPECIFICATIONS. ABSOLUTE TRULY VARIETAL, TREE AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

3) THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SOODING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE ORDINANCES OF THE CITY OF PALM BEACH COUNTY, FLORIDA.

P. PLANTING PROSECUTION NOTES

1) CLEANING UP BEFORE COMMENCING WORK, THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREA OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAL, CENTRAL, AND TOOD MATERIAL SHALL BE REMOVED FROM ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY 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.

2) VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO, ELECTRIC, GAS, LINES AND TANKS, WATER, SANITARY SEWER, DRAINAGE, TELEPHONE, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT THE UTILITIES. CALL NATIONAL ONE CALL - 811 TO LOCATE UTILITIES OR REFER TO THE CONTRACTOR'S RECORD DRAWINGS.

3) SUBGRADE EXCAVATION CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIME/COB AND LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 3" CONTRACTOR IS RESPONSIBLE TO MATCH/FLUSH PLANTING AREAS TO EXISTING FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE, IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 3" DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4) FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE LOADED AT NURSERY OR GROWING SITE.

6. 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 STORED ON-SITE SHALL NOT REMAIN UNPROTECTED OR APPROPRIATELY HEADED IN FORMA PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS OF STORAGE IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6) THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS, COORDINATE PLANTING WITH IRRIGATION WORK TO AVOID ADVERSELY AFFECTING WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. FINE GRADING

1) FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BEHIND AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2) THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOIL AND UNDER MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRAILOR WITH FRONT END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3) ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/UNDERGROUND STORM DRAIN SYSTEMS, AREAS ADJACENT TO BUILDINGS SHALL BE SLOPE AWAY FROM THE BUILDING. REFER TO CIVIL ENGINEERS PLANS FOR FINE GRADING, IF APPLICABLE.

4) ALL PLANTING FITS SHALL BE ESCALATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK (S1), UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING MIX MULCH AS DESCRIBED IN THE PLANT LIST. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY PLANTING TO ASSURE PROPER DRAINAGE. PRECIPITATION IS AVAILABLE AND ALLOWING MULCH TO BE FORGOTTEN PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, INSTALL AS NOTED IN THE TREE AND/OR PALM PLANTING DETAILS. TREES SHALL BE SET PLUMED AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FURNISHED TO PLANT WITH A SLOW FLOW HOSE STREAM. ALL PLANTS SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A PLAN WITH APPROPRIATE TRAINING AND EXPERIENCE. SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "LET STOCK OR EQUAL IS RECOMMENDED."

P. PLANTING PRECAUTIONS - CONTINUED

9) TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

10) TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE FIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMING).

11) AMENDING FINE AND OAK PLANT FITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT FITS SHALL BE AMENDED WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. SEED PRODUCT INFORMATION PRIOR TO APPLICATION FOR APPROVAL.

12) FULL HOSE WITH SOIL MIXTURE MEDIUM CROWN BALL SOIL IS SUFFICIENT TO DO THIS. FILL HOSE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO REMOVE THOROUGHLY WET PACK LAYER WITH FEET AND MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRE, BARBETS, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS. BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13) PRUNING TREES SHALL BE PERFORMED AT THE DIRECTION OF THE OWNER OR OWNERS REPRESENTATIVE TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SACKER GROWTH AND ALL BRANCHES ON BARKY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST IN ACCORDANCE WITH ANSI A.30.

14) 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 3" REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" WITH THE PLANTING SOIL MIXTURE AND THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15) TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDemnIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNDISPATCHED TREES PLANTED UNDER THIS CONTRACT FAIL AND DAMAGE PROPERTY OR PERSONS.

16) MULCHING: PROVIDE A THREE (3) MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17) HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINE GRADING OF WORK IS COMPLETED BY THE OWNER OR OWNERS REPRESENTATIVE. "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL, BY QUALIFIED PERSONNEL, TO ALL PLANTING AREAS. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, THAT ALL PLANTING BEDS WITH AN APPROVED APPLICATION RATE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

18) LAWN/DOD

A) LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SOODED SHALL BE CLEARED OF ALL RUBBISH AND DEBRIS. 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 RESEALED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

B) SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

C) 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.

D) SOO PANS SHALL BE Laid THOROUGHLY TOGETHER SO AS TO MAKE A SOLID SOODED LAWN AREA. SOO SHALL BE Laid UNIFORMLY AGAINST THE WALLS AND CORNERS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS, IMMEDIATELY FOLLOWING SOO LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAMN ROLLER. CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY BRASSIFIED, IF IN THE GROUND OF THE OWNER. TOP DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOO PANS AND TO EVEN OUT UNCONDEMNATIONS IN THE SOO. CLEAN SOO, AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOO AND THOROUGHLY WATERED IN. FERTILIZER RETAINED SOO AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

E) DURING DELIVERY OF ROOTS TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOO PANS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE SPRING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOO SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEAT OR EXCESSIVE HEAT AND MOISTURE.

Specific to The Villages

6. FOOT-INSTALLATION MAINTENANCE REQUIREMENTS

1. THE LANDSCAPE CONTRACTOR THAT INSTALLS THE PROJECT IS REQUIRED TO PERFORM THE FIRST YEAR'S LANDSCAPE MAINTENANCE FOR THE PROJECT COMMENSAL WITH THE TIME OF PROJECT COMPLETION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT'S LANDSCAPE MAINTENANCE CONTRACT. PRIOR TO THE INSTALLATION BID, AS A SEPARATE LINE ITEM BUT INCLUDE IN THE TOTAL JOB COST.

2. 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 AID IN THE MAINTENANCE BUSINESS AND DOES NOT HAVE SUCH INHOUSE CAPABILITY, IT SHALL BE THEIR RESPONSIBILITY TO SUBCONTRACT THIS SERVICE AND INCLUDE IT IN THEIR BID FOR THE PROJECT AS SPECIFIED. ONLY A QUALIFIED LICENSED AND INDURED LOCAL LANDSCAPE MAINTENANCE COMPANY MAY UNDERTAKE THIS SUB-CONTRACTED RESPONSIBILITY, AND THE SPECIFIC OF SUCH AN ARRANGEMENT SHALL BE SUBJECT TO BID APPROVAL.

3. THE BIDDING SOILOW SHALL REQUIRE DOCUMENTATION FROM THE LANDSCAPE ARCHITECT THAT THE PLAN AND BID DOCUMENTS INCLUDING THE REQUIREMENT, AT THE TIME OF BIDDING AS A CONDITION FOR PROJECT ACCEPTANCE AND TURNOVER. BY SIGNING WRITTEN DOCUMENTATION THAT THE LANDSCAPE CONTRACTOR HAS THE ONE YEAR MAINTENANCE CONTRACT IN FORCE WITH THE OWNER/OWNER'S DEVELOPER (TOWN)?

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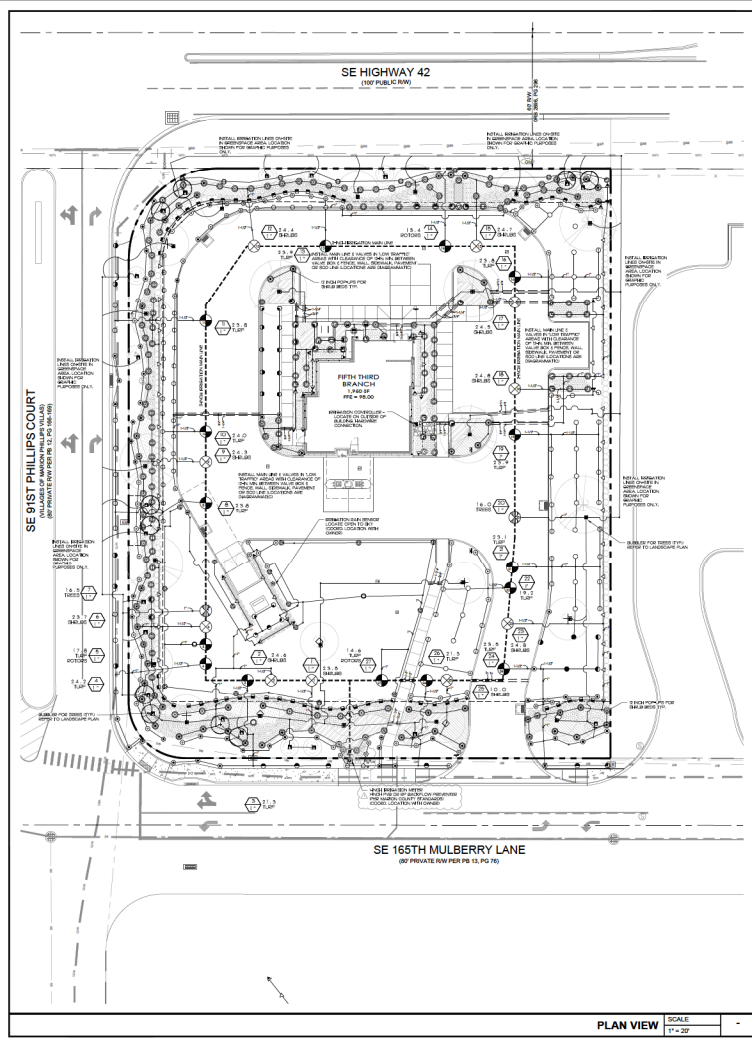
ISSUE NO.	DATE	DESCRIPTION
1	01/15/2019	ISSUE FOR REVIEW
2	01/15/2019	ISSUE FOR REVIEW
3	01/15/2019	ISSUE FOR REVIEW
4	01/15/2019	ISSUE FOR REVIEW

JOB #	28010
DATE	10/17/18
CREATED BY	PKC
CHECKED BY	PKC

PROJECT INFORMATION BLOCK

LANDSCAPE SPECIFICATIONS

LPO3.01
 20 OF 24



Irrigation Legend

PLEASE NOTE: ALL IRRIGATION SPRAY HEADS TO BE 30 PSI REGULATED & RATED FOR 500 AREA, 12' HOURLY FOR SHRUB AREA. COAGULATED W/RE SEAL WITH UV RESISTANT MATERIAL.

- 12" ROTATORS**
- HUNTER PRO-SO-PR330 5' STRIP SPRAY
 - △ LCS @ 0.68 GPM
 - SST @ 0.68 GPM
 - △ SST @ 1.30 GPM
 - H @ 0.45 GPM
 - HUNTER PRO-SO-PR330 4' RADUS
 - △ @ 0.81 GPM
 - H @ 0.98 GPM
 - HUNTER PRO-SO-PR330 8' RADUS
 - △ @ 0.94 GPM
 - H @ 0.97 GPM
 - F @ 0.97 GPM
 - HUNTER PRO-SO-PR330 10' RADUS
 - △ @ 0.62 GPM
 - H @ 0.88 GPM
 - F @ 0.88 GPM
 - HUNTER PRO-SO-PR330 12' RADUS
 - △ @ 0.67 GPM
 - H @ 1.00 GPM
 - F @ 0.70 GPM
 - HUNTER PRO-SO-PR330 15' RADUS
 - △ @ 0.87 GPM
 - H @ 1.09 GPM
 - F @ 0.75 GPM
 - HUNTER PRO-SO-PR330 17' RADUS
 - △ @ 1.15 GPM
 - H @ 0.97 GPM
 - HUNTER PRO-SO-PR330 ADJ
 - △ @ 0.75 GPM
 - @ 2.00 GPM
 - @ 2.00 GPM
 - @ 3.72 GPM
 - @ 4.00 GPM
 - HUNTER PRO-SO-PR330 FLOOD SUBBLER, 1/2" PIP.
 - @ 0.50 GPM
 - @ 1.00 GPM
 - HUNTER MP3000 ROTATOR 13" - 21' RADUS
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - HUNTER MP3000-R ROTATOR 22" - 30' RADUS
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - HUNTER MP3000-R ROTATOR 31" - 38' RADUS
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
 - @ 0.15 - 0.20 GPM
- 12" SPRINKLERS**
- HUNTER PRO-SO-PR330 5' STRIP SPRAY
 - △ LCS @ 0.68 GPM
 - SST @ 0.68 GPM
 - △ SST @ 1.30 GPM
 - H @ 0.45 GPM
 - HUNTER PRO-SO-PR330 4' RADUS
 - △ @ 0.81 GPM
 - H @ 0.98 GPM
 - HUNTER PRO-SO-PR330 8' RADUS
 - △ @ 0.94 GPM
 - H @ 0.97 GPM
 - F @ 0.97 GPM
 - HUNTER PRO-SO-PR330 10' RADUS
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 - H @ 0.88 GPM
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 - HUNTER PRO-SO-PR330 12' RADUS
 - △ @ 0.67 GPM
 - H @ 1.00 GPM
 - F @ 0.70 GPM
 - HUNTER PRO-SO-PR330 15' RADUS
 - △ @ 0.87 GPM
 - H @ 1.09 GPM
 - F @ 0.75 GPM
 - HUNTER PRO-SO-PR330 17' RADUS
 - △ @ 1.15 GPM
 - H @ 0.97 GPM
 - HUNTER PRO-SO-PR330 ADJ
 - △ @ 0.75 GPM
 - @ 2.00 GPM
 - @ 2.00 GPM
 - @ 3.72 GPM
 - @ 4.00 GPM
- VALVE FLOW**
- VALVE CALL OUT
 - VALVE CALL OUT

Irrigation Zone Schedule

ZONE	SPRINKLER	VALVE	TYPE
1	03.0	1"	SHRUB - SPRAY
2	04.0	1"	SHRUB - SPRAY
3	01.3	1"	TURF - SPRAY
4	01.2	1"	TURF - SPRAY
5	01.2	1"	TURF - SPRAY
6	01.2	1"	TURF - SPRAY
7	01.2	1"	TURF - SPRAY
8	01.2	1"	TURF - SPRAY
9	01.2	1"	TURF - SPRAY
10	01.2	1"	TURF - SPRAY
11	01.2	1"	TURF - SPRAY
12	01.2	1"	TURF - SPRAY
13	01.2	1"	TURF - SPRAY
14	01.2	1"	TURF - SPRAY
15	01.2	1"	TURF - SPRAY
16	01.2	1"	TURF - SPRAY
17	01.2	1"	TURF - SPRAY
18	01.2	1"	TURF - SPRAY
19	01.2	1"	TURF - SPRAY
20	01.2	1"	TURF - SPRAY
21	01.2	1"	TURF - SPRAY
22	01.2	1"	TURF - SPRAY
23	01.2	1"	TURF - SPRAY
24	01.2	1"	TURF - SPRAY
25	01.2	1"	TURF - SPRAY
26	01.2	1"	TURF - SPRAY
27	01.2	1"	TURF - SPRAY

Sleeve Size Schedule

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

IMPORTANT! NOTICE TO CONTRACTORS

THIS PROJECT IS WITHIN THE JURISDICTION OF THE VILLAGES. BEFORE ANY LANDSCAPE PLANS OR SCHEDULES ARE SUBMITTED TO THE VILLAGES, THE VILLAGES DESIGN REVIEW COMMITTEE MUST BE NOTIFIED. ONLY AFTER APPROVAL BY THE VILLAGES DESIGN REVIEW COMMITTEE TO PROCEED THAT ALL REQUIREMENTS HAVE BEEN MET. RESUBMISSIONS, SUBSTITUTIONS OR CHANGES WILL NOT BE GRANTED.

DETAILS ABOUT THIS PROCESS SHALL BE OBTAINED BY CONTACTING: MICHAEL PAPE & ASSOCIATES, P.A. (813) 915-1000 OR 3350WILSONAVENUE.COM

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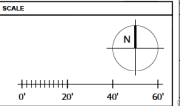
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PROJECT INFORMATION BLOCK

JOB # 20030
DATE 12/15/15
DRAWN BY POC
CHECKED BY POC

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
IR01.01
21 OF 24



WEATHER-RESISTANT
CONTROL VALVE
SUB-PANEL
SUB-PANEL



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PROJECT INFORMATION BLOCK

DATE	DESCRIPTION
10/1/2010	ISSUE FOR PERMIT
10/1/2010	ISSUE FOR CONSTRUCTION
10/1/2010	ISSUE FOR AS-BUILT
10/1/2010	ISSUE FOR FINAL REVIEW
10/1/2010	ISSUE FOR RECORD

PROJECT INFORMATION BLOCK

JOB #	28030
DATE	10/1/10
DRAWN BY	PCD
CHECKED BY	PCD
SHEET TITLE	IRRIGATION DETAILS
SHEET NUMBER	IR02.01
	22 OF 24

General Notes

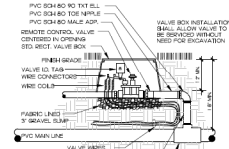
1. IRRIGATION SYSTEM DESIGN REQUIREMENTS AS SHOWN ON THE PLAN TO BE COMPLETED BY THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PRESSURE TO INSTALLATION OF THE SYSTEM.
2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWING WHEN IT IS CONFLICTED IN THE FIELD DUE TO OBSTACLES THAT WERE NOT SHOWN ON THE DRAWING. THE CONTRACTOR SHALL VERIFY THE FIELD CONDITIONS AND MAKE ANY NECESSARY CHANGES TO THE PLAN TO AVOID CONFLICTS WITH EXISTING UTILITIES OR OBSTACLES.
3. PIPING MAY BE INSTALLED IN AREAS WHERE IT IS UNDESIRABLE TO BE INSTALLED IN VISIBLE AREAS.
4. ALL COMPONENTS ARE SHOWN AND/OR DETAIL ON THE PLAN SHEETS. APPROXIMATE LOCATIONS ONLY AND ARE FOR CLARIFICATION OF THE FINAL LOCATION OF ALL COMPONENTS SHALL BE SUBJECT TO APPROVAL BY THE OWNER AND/OR ON-SITE REPRESENTATIVE.
5. DO NOT SCALE ANY FOR EXACT HEAD, LOCATION, OR OF ALL COMPONENTS. HEAD SHALL BE SET TO MATCH THE HEAD OF THE MAIN LINE. LOCATION SHALL BE SET TO MATCH THE LOCATION OF THE MAIN LINE.
6. PIPE SIZES SHALL CONFORM TO THOSE ON THE DRAWING. SUBSTITUTION WITH SMALLER PIPE SIZES WILL NOT BE PERMITTED.
7. ALL POP-UP SPRINKLER HEADS SHALL BE INSTALLED LEVEL AND FLUSH TO GRADE.
8. MINOR LEAKS SHALL BE REPAIRED IMMEDIATELY. FOR CHANGES, THE SIZES FOR A GIVEN PIPE SHALL BE THE SAME AS THE ORIGINAL SIZE. FOR CHANGES, THE SIZES FOR A GIVEN PIPE SHALL BE THE SAME AS THE ORIGINAL SIZE.
9. VALVES ARE TO BE INSTALLED WITH A MINIMUM OF 6" MIN. DEPTH OF COVER. LATERAL LINES ARE TO BE INSTALLED WITH A MINIMUM OF 12" DEPTH OF COVER.
10. VALVES OTHERWISE INDICATED, ALL VALVES ARE TO BE PVC SCH 40 AND TWO (2) MINIMUM, 20" DIA. LARGER THAN THE PIPE TO BE SERVED. FOR CHANGES, THE SIZES FOR A GIVEN PIPE SHALL BE THE SAME AS THE ORIGINAL SIZE.
11. METAL VALVES IN MEDIUM TO HIGH TRAFFIC AREAS, ALL VALVES, PLUG VALVES AND WIRE OPERATED SHALL BE INSTALLED IN CONCRETE AND PLUMBING STRUCTURAL FORM PLATED VALVE BOXES. THE BOTTOM AND SIDES OF THE VALVE BOXES SHALL BE LINED WITH LANDSCAPE FABRIC. INSTALL A 3" IN. DEPTH OF COVER ON THE LANDSCAPE FABRIC TO CREATE A DRAINAGE SLUMP.
12. DUMP OPERATION - NOT APPLICABLE.

13. EXACT CONTROLLER LOCATIONS SHALL BE COORDINATED WITH AN OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE CONNECTION FROM THE POWER SOURCE TO THE CONTROLLER. PER MANUFACTURER'S SPECIFICATIONS.
14. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
15. AT EACH IRRIGATION CONTROL, INSTALL A SECONDARY SLUMP CONNECTED TO THE INCOMING 100 VOLT POWER SUPPLY. REFER TO MANUFACTURER'S SPECIFICATIONS.
16. A WEATHER-RESISTANT SMART IRRIGATION CONTROL SHALL BE INSTALLED TO CONTROL THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL VERIFY THE WEATHER-RESISTANT SMART IRRIGATION CONTROL IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE WEATHER-RESISTANT SMART IRRIGATION CONTROL IS INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
17. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM.
18. NO PRODUCT SUBSTITUTION WILL BE PERMITTED WITHOUT THE WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR TO PROVIDE SUBSTITUTES TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
19. ANY OTHER EQUIPMENT REQUIRED THAT IS NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES.
20. THE IRRIGATION CONTRACTOR IS TO BE RESPONSIBLE FOR THE IRRIGATION SYSTEM WHICH WILL BE RESPONSIBLE TO PROVIDE COVERAGE.
21. IF A WEATHER-RESISTANT SMART IRRIGATION CONTROL IS TO BE SPECIFIED / MARKED AS SUCH IT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
22. AN AUTOMATIC IRRIGATION SYSTEM IS TO BE PROVIDED THAT MEETS ALL REQUIREMENTS OF THE LAND DEVELOPMENT REGULATIONS.
23. THE OWNER WILL SUPPLY ALL REQUIRED PLANT MATERIAL WITH 100% IRRIGATION AUTOMATIC COVERAGE. THE CONTRACTOR SHALL VERIFY THE PLANT MATERIAL WITH 100% IRRIGATION AUTOMATIC COVERAGE. THE CONTRACTOR SHALL VERIFY THE PLANT MATERIAL WITH 100% IRRIGATION AUTOMATIC COVERAGE.

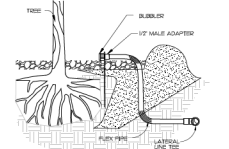
Additional Notes

1. IRRIGATION CONTRACTOR IS TO HAVE AN EXTERIOR MOUNTING LOCATION.
2. ELECTRICAL IS TO BE WIRING TO THE CONTROLLER NOT AN ELECTRICAL OUTLET.
3. WEATHER-RESISTANT SMART IRRIGATION CONTROL (SEE NOTE 2)
4. INSTALL A WEATHER-RESISTANT SMART IRRIGATION CONTROL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
5. INSTALL INSTRUCTIONS SLUMP CONNECTED TO THE IRRIGATION SYSTEM.
6. WEATHER-RESISTANT SMART IRRIGATION CONTROL (SEE NOTE 2)
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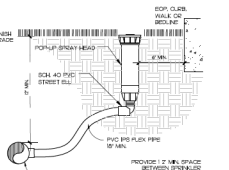
WEATHER-RESISTANT SMART IRRIGATION CONTROL (SEE NOTE 2)



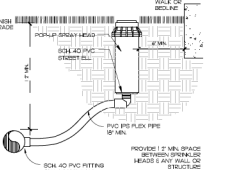
REMOTE CONTROL VALVE
NOT TO SCALE



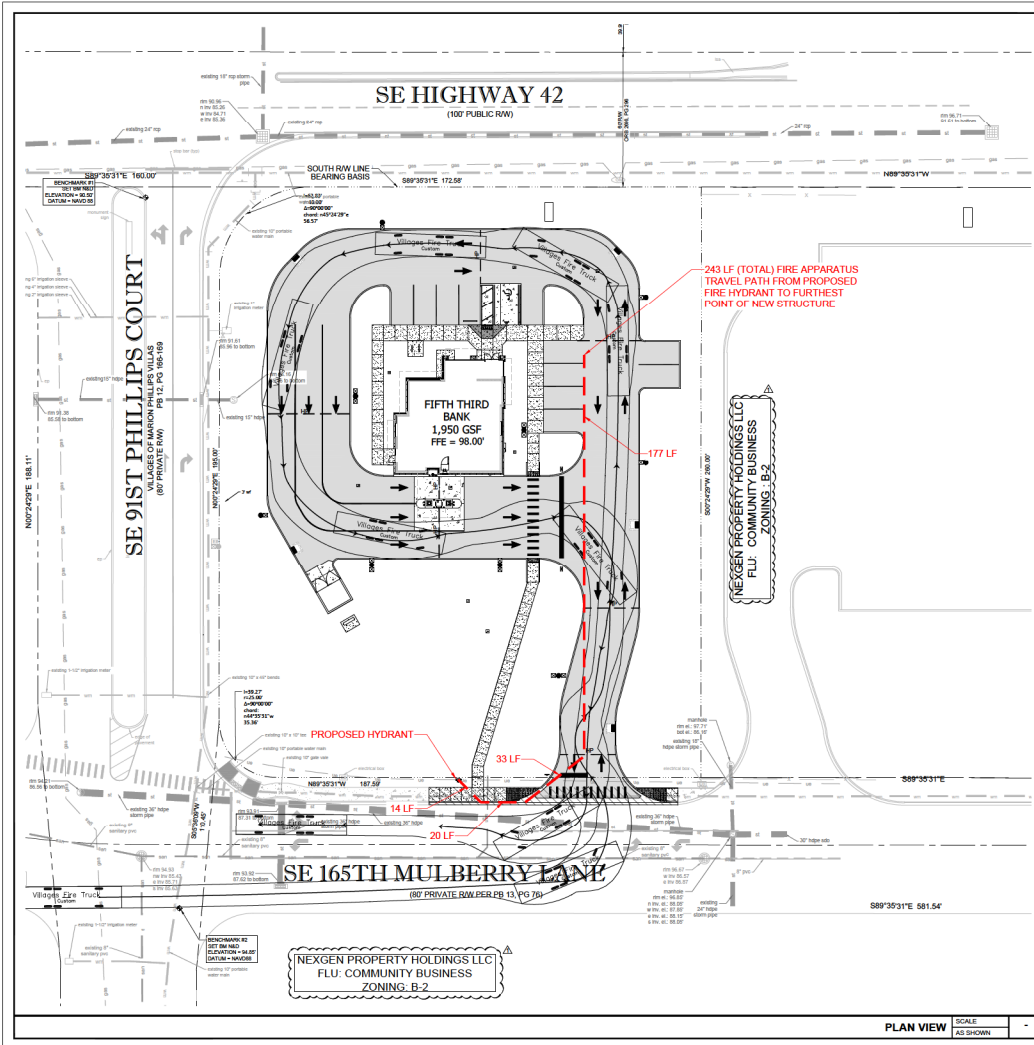
TREE BUBBLER
NOT TO SCALE



TURF SPRAY HEAD
NOT TO SCALE

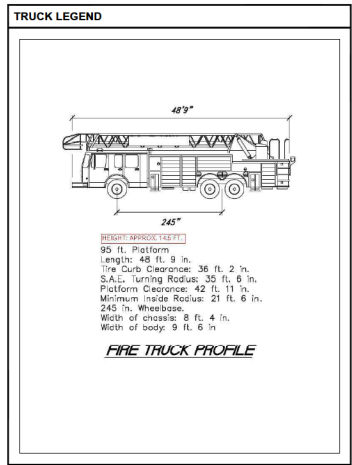


TURF ROTOR HEAD
NOT TO SCALE



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



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

SCALE:
0' 20' 40' 60'

PROJECT INFORMATION BLOCK

JOB #	28030
DATE	12/17/24
DRAWN BY	BSG
CHECKED BY	BSG
SHEET TITLE	SITE ACCESS PLAN
SHEET NUMBER	SA01.01
	23 OF 24

bdg architects

400 N Ashley Dr., Suite 200 Tampa, FL 33602 P: 813-333-7933 F: 813-333-7932 www.bdgpa.com

FIFTH THIRD

FIFTH THIRD BANK MULBERRY
9171 SE 145TH MULBERRY LN.
THE VILLAGES / MARION COUNTY, FLORIDA 32162

INFINITY
INFINITY ENGINEERING GROUP, LLC
1280 East Broadway Boulevard
Tampa, FL 33602
P: 813-444-4232
www.infinityeng.com
ESJ JOB NO. 14-433-00
MAIL: NISH SAPPAPRATHO, P.E.
FL REG. NO. 94893

DATE: _____

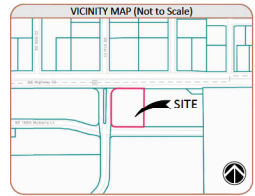
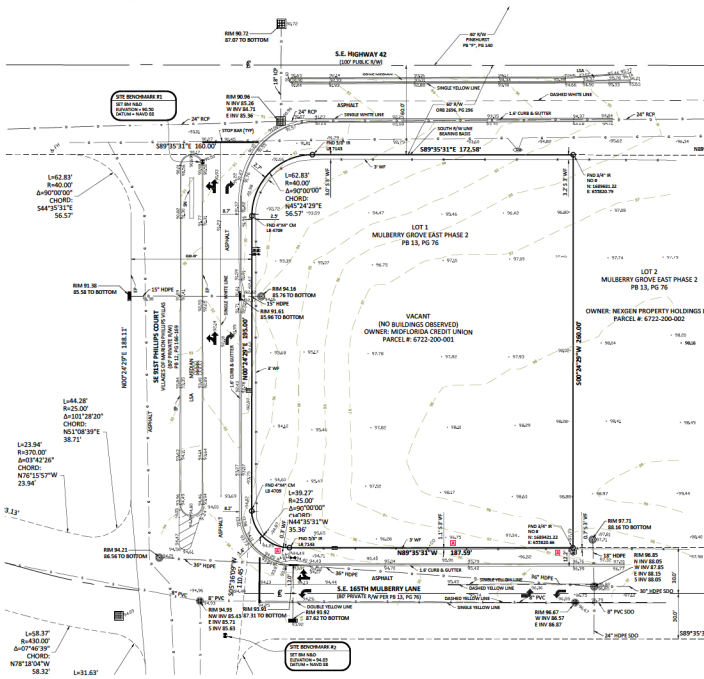
DATE	BY	DESCRIPTION
12/17/24	BSG	DATE FOR DATE REVIEW
02/17/24	BSG	FINAL PLANS FOR REVIEW
02/17/24	BSG	DATE REVIEW
04/01/24	BSG	DATE REVIEW
04/01/24	BSG	DATE REVIEW
04/01/24	BSG	DATE REVIEW

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY

GENERAL SURVEY NOTES:

- BEARING STRUCTURE IS BASED ON THE MONUMENTED SOUTH 4/4 W/4 E/4 S.E. HIGHWAY 42, BEING SBP39°31' E PER PG 13, PG 76.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES EXPECT THAT THEY ARE PLACED AS ACCURATELY AS POSSIBLE FROM INFORMATION AS AFORESAID. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OR CONNECTIONS TO DISTANT UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THE SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 13083C0085D, COMMUNITY NO. 120560, UNINCORPORATED MARION COUNTY, FLORIDA, HAVING AN EFFECTIVE DATE OF 6/28/2008.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPicts WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. 06/2025045, DATED: JULY 30, 2025, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
- THIS "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.
- THIS SURVEY IS VALID ONLY TO THE PARTIES TO WHOM IT IS CERTIFIED AND IS NON-TRANSFERABLE.
- THE PROPERTY IS CONTIGUOUS WITH SE HIGHWAY 42, A PAVED, PUBLIC RIGHT-OF-WAY AND WITH SE 16TH MULBERRY LANE AND SE 1ST PHILLIPS COURT, BOTH BEING PAVED, PRIVATE ROADS CONNECTING TO SE HIGHWAY 42.
- OBSERVABLE SURFACE EVIDENCE OF UTILITIES SERVING THE PROPERTY AND STORM DRAINAGE FACILITIES ARE SHOWN HEREON.
- ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR NATURES.
- NO SURFACE EVIDENCE OF SITE USE AS A CEMETERY WAS OBSERVED.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION FLTPS 43 AZ MK, BEING 87.58 FEET, (NAVD 1983), PUBLISHED BY NATIONAL GEODETIC SURVEY. THE CONVERSION TO VILLAGES DATUM IS 1.35 FEET BY GA PAPER 84M-1.
- THE MAPPED FEATURES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD83(1) (EPOCH 2010.00), ESTABLISHED PER FOOT FPMR. THE COORDINATE SYSTEM AND DISPLAYED UNITS ARE IN U.S. SURVEY FEET.



LEGEND

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