

# PARK PLACE CDD - ENHANCEMENT PROJECT

## WINDSOR PLACE, MANDOLIN RESERVE & MANDOLIN ESTATES

SECTION 8, TOWNSHIP 28 SOUTH, RANGE 17 EAST  
HILLSBOROUGH COUNTY, FLORIDA

### CONSTRUCTION PLANS

ISSUED FOR PERMITTING



PROJECT LOCATION MAP

NOT TO SCALE

**SITE DATA:**

LOCATION: COUNTRY WAY BLVD. & CITRUS PARK DR.  
CURRENT ZONING: PLANNED DEVELOPMENT (PD)  
ADJACENT ZONING: PD & AS-1

CONTRACTOR TO CALL 811  
PRIOR TO STARTING WORK



Know what's below.  
Call before you dig.

PREPARED FOR:



PARKWAY CDD  
c/o MERITUS  
2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL. 33607

PREPARED BY:



**NICHOLS**  
LANDSCAPE ARCHITECTURE  
18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.

813.298.8880 c.  
www.nichols-la.com  
celia@nichols-la.com  
LC26000399

**OWNER:**

PARK PLACE CDD  
c/o MERITUS  
2005 PAN AM CIRCLE, STE. 120  
Tampa, FL. 33607  
Attn: Brian Howell

**LANDSCAPE ARCHITECT:**

NICHOLS Landscape  
Architecture, Inc.  
18115 N US Highway 41, Suite 100  
Lutz, FL. 33549  
Ph: (813) 948-8810 x1001  
Attn: Celia R. Nichols, P.L.A., ASLA

**PLAN INDEX**

SHEET NAME (REFERENCE)	SHEET NO.
KEY SHEET	K-1
GENERAL PROJECT NOTES & REFERENCE NOTES	G-1
WINDSOR PLACE FRONTAGE SURVEY	SS-1
WINDSOR PLACE ENTRANCE & MANDOLIN ESTATES FRONTAGE SURVEY	SS-2
MANDOLIN RESERVE FRONTAGE & ENTRANCE SURVEY	SS-3
MANDOLIN ESTATES FRONTAGE SURVEY	SS-4
WINDSOR PLACE FRONTAGE TREE REMOVAL & PROTECTION PLAN	T-1
WINDSOR PLACE ENTRANCE TREE REMOVAL & PROTECTION PLAN	T-2
MANDOLIN RESERVE ENTRANCE TREE REMOVAL & PROTECTION PLAN	T-3
MANDOLIN RESERVE FRONTAGE TREE REMOVAL & PROTECTION PLAN	T-4
MANDOLIN ESTATES ENTRANCE TREE REMOVAL & PROTECTION PLAN	T-5
MANDOLIN ESTATES FRONTAGE TREE REMOVAL & PROTECTION PLAN	T-6
TREE REMOVAL & PROTECTION DETAILS	TD-1
TREE REMOVAL & PROTECTION DETAILS	TD-2
WINDSOR PLACE FRONTAGE HARDSCAPE LAYOUT PLAN	H-1
WINDSOR PLACE ENTRANCE HARDSCAPE LAYOUT PLAN	H-2
MANDOLIN RESERVE ENTRANCE HARDSCAPE LAYOUT PLAN	H-3
MANDOLIN RESERVE FRONTAGE HARDSCAPE LAYOUT PLAN	H-4
MANDOLIN ESTATES ENTRANCE HARDSCAPE LAYOUT PLAN	H-5
MANDOLIN ESTATES FRONTAGE HARDSCAPE LAYOUT PLAN	H-6
WINDSOR PLACE SIGN CONSTRUCTION DETAILS	HD-1
WALL CONSTRUCTION DETAILS	HD-2
WINDSOR PLACE FRONTAGE LANDSCAPE PLAN	L-1
WINDSOR PLACE ENTRANCE LANDSCAPE PLAN	L-2
MANDOLIN RESERVE ENTRANCE CONSTRUCTION LANDSCAPE PLAN	L-3
MANDOLIN RESERVE FRONTAGE CONSTRUCTION LANDSCAPE PLAN	L-4
MANDOLIN ESTATES ENTRANCE CONSTRUCTION LANDSCAPE PLAN	L-5
MANDOLIN ESTATES FRONTAGE CONSTRUCTION LANDSCAPE PLAN & SCH.	L-6
LANDSCAPE CONSTRUCTION PLANT SCHEDULES	L-7
LANDSCAPE CONSTRUCTION DETAILS	LD-1
IRRIGATION CONSTRUCTION PLANS	IR-1 TO IR-6
IRRIGATION CONSTRUCTION SCHEDULES	IR-7
IRRIGATION CONSTRUCTION DETAILS	IR-8 TO IR-9
IRRIGATION CONSTRUCTION NOTES	IR-10

**PERMITTING NOTES:**

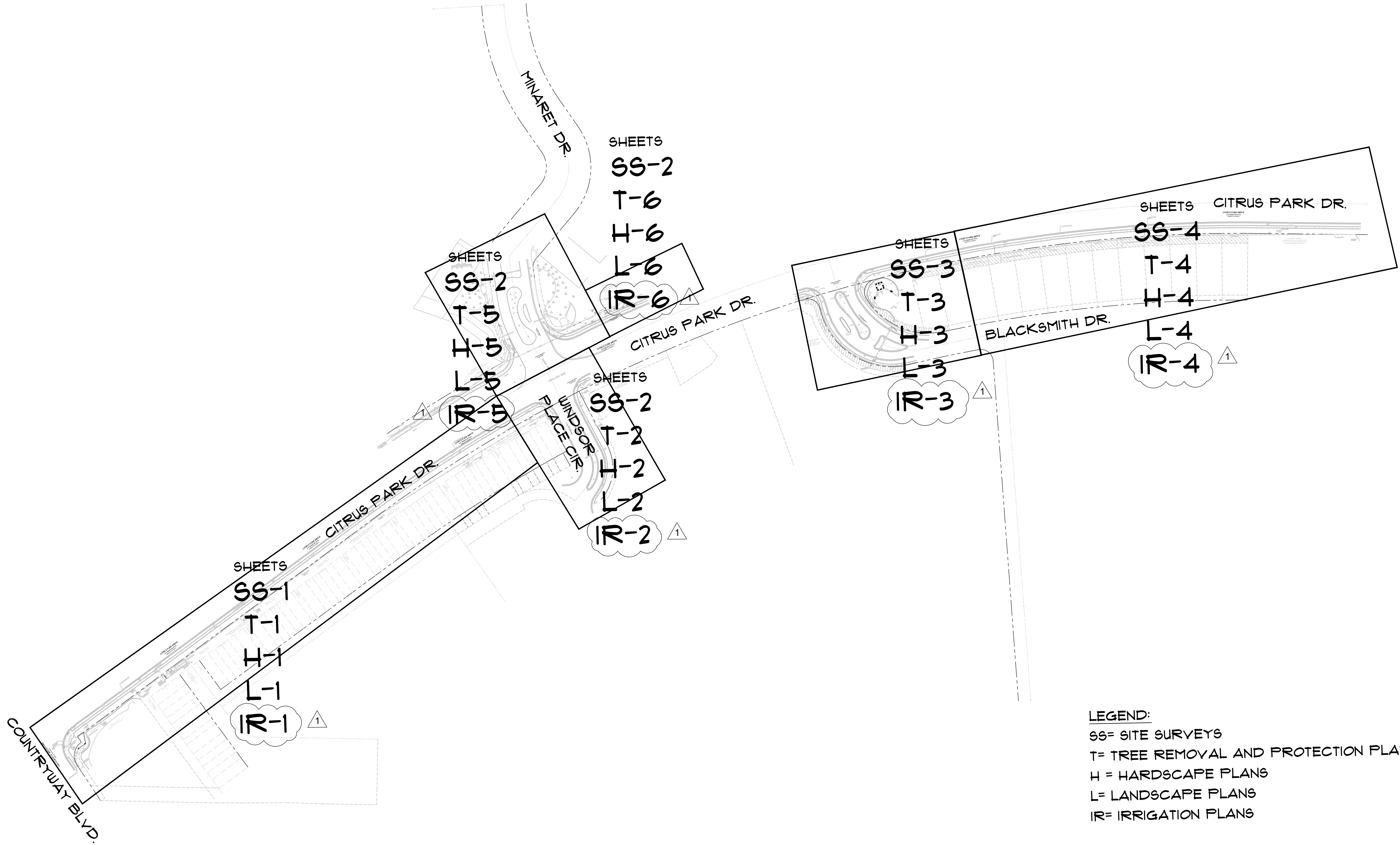
- 1.) The design is within the ROW and Landscape Easement only.
- 2.) Folio # 3526.000, 3528.0100, TRACTS D, E & F.
- 3.) This is the first resubmittal.

Celia R. Nichols, PLA, ASLA  
LA0001518

Sign and Seal Date

SUBMITTAL  
DATE: 03-13-23  
DRAWN BY: CRN / MJW  
QA/QC: CRN  
JOB NO: PP21.1.2





**LEGEND:**  
SS= SITE SURVEYS  
T= TREE REMOVAL AND PROTECTION PLANS  
H = HARDSCAPE PLANS  
L= LANDSCAPE PLANS  
IR= IRRIGATION PLANS

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.



**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT  
PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**KEY SHEET**

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	3/13/23	Rev. Per Cty. Comments	

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 05-25-22  
DRAWN BY: MW  
QA/QC: CRN  
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

**K-1**



GENERAL HARDSCAPE NOTES:

1.

REFER TO THE CONSTRUCTION STAKING FOR THE LAYOUT OF THIS HARDSCAPE DESIGN WORK. POINT OF BEGINNING (P.O.B.) IS SHOWN ON EACH LAYOUT PLAN FOR EACH COMMUNITY AND ALL DIMENSIONS ARE LOCATED OFF OF THIS LOCATION.
2.

CONTRACTOR TO FIELD VERIFY THE LOCATION, DEPTH, AND EXISTENCE OF ALL EXISTING WATER MAINS, FORCE MAINS, ELECTRICAL LINES, FIBER OPTIC, TELEPHONE, CATV, AND SUBSURFACE UTILITIES, TO ENSURE THERE ARE NO CONFLICTS WITH PROPOSED CONSTRUCTION.
3.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND ALL OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION. ANY DAMAGE DONE TO EXISTING UTILITIES SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR (AT NO ADDITIONAL EXPENSE) TO A CONDITION EQUAL TO OR BETTER THAN BEFORE THE DAMAGE WAS DONE.
4.

THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION, AND BY EMAIL FOR ANY REQUESTED SITE VISITS.
5.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN ALL PERTINENT PERMIT APPROVALS RELATED TO THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FULFILL PERMITS AND ENSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL REQUIRED PERMITS HAVE BEEN SECURED TO COMPLETE THE WORK DEPICTED IN THESE PLANS AT THE BEGINNING OF THE PROJECT. A COPY OF ALL PERMITS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION IN A WATERPROOF BOX, INSTALLED AT THE WINDSOR PLACE MAIN ENTRANCE ON A 4x4 FT WOOD POST WITH THE BOX MOUNTED AT EYE LEVEL.
6.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ALL INSPECTIONS (48 HOURS IN ADVANCE) WITH THE COUNTY INSPECTOR AND NOTIFY THE LANDSCAPE ARCHITECT OF SAME.
7.

THE CONTRACTOR SHALL STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY UPON ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS.
8.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL NECESSARY CONSTRUCTION STAKING REQUIRED TO INSTALL THE IMPROVEMENTS SHOWN ON THESE DRAWINGS. HORIZONTAL CONTROL IS SHOWN ON THE HARDSCAPE PLAN. ALL DOCUMENTS, INCLUDING ORIGINAL DRAWINGS, DATA AND REFERENCE COORDINATES ARE AND SHALL REMAIN THE PROPERTY OF NICHOLS LANDSCAPE ARCHITECTURE AS AN INSTRUMENT OF SERVICE. IF REQUESTED IN WRITING, THE CONTRACTOR WILL BE PROVIDED WITH REPRODUCIBLE DRAWINGS AND OTHER DOCUMENTS IN CONSIDERATION OF WHICH THE CONTRACTOR AGREES TO USE THEM WITHOUT ALTERATION SOLELY IN CONNECTION WITH THE PROJECT.
9.

THE LANDSCAPE ARCHITECT SHALL BE CONSULTED TO MAKE ANY/ALL REQUIRED INTERPRETATIONS OF THE PLANS, HOWEVER, THIS IN NO WAY RELIEVES THE CONTRACTOR OF THEIR RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
10.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY COUNTY/ FDOT ROAD/LANE CLOSURE PERMITS AND SHALL PREPARE MOT PLANS FOR ALL CONSTRUCTION PER THEIR REQUIREMENTS AND STANDARDS.
11.

THE CDD BOARD WILL REVIEW/ APPROVE THE MOT PLAN OF HOURS OF WORK..
12.

THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS, BARRICADES, AND FLAGMEN AS REQUIRED BY APPLICABLE COUNTY OR STATE REGULATIONS FOR CONSTRUCTION ADJACENT TO, OR IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL USE MOT CERTIFIED STAFF AS PER COUNTY.
13.

THE CONTRACTOR SHALL NOTIFY (GAIN APPROVAL OF) THE LOCAL POLICE DEPT. & THE LOCAL FIRE DEPARTMENT BEFORE CLOSING ANY STREET OR MAKING IT IMPASSABLE. INCLUDE A BARRICADE WITH SIGNAGE DESIGNING A SIDEWALK CLOSURE NOTE FOR ANY WALKS CLOSED. PLACE THIS BARRICADE AND SIGN AT EACH END, AS REQUIRED, TO KEEP PEDESTRIANS AND BICYCLISTS SAFE. ALL SIDEWALK CLOSURES SHALL BE COORDINATED WITH CDD BOARD & LOCAL SCHOOLS IN ADVANCE. USE FLAGMEN FOR REQUISITION AT CROSSINGS.
14.

BORINGS, COMPACTION, SITE PREPARATION AND FILL PLACEMENT SHALL BE PERFORMED IN ACCORDANCE WITH THE DETAILS SPECIFIED IN THIS DRAWING SET, WRITTEN SPECIFICATIONS.
15.

ALL ON-SITE LABOR, MATERIALS AND METHODS OF INSTALLATION SHALL BE IN ACCORDANCE WITH THE MINIMUM LANDSCAPE ARCHITECTURE, ENGINEERING, ELECTRICAL AND CONSTRUCTION STANDARDS BY THE STATE AND COUNTY. THE CONTRACTOR SHALL FOLLOW THE LATEST EDITION OF THE FLORIDA BUILDING CODE.
16.

ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED BEFORE COMMENCING CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS.
17.

CONTRACTOR TO MAKE PROVISIONS TO AVOID TRACKING DIRT AND CONSTRUCTION DEBRIS TO ROADWAY OR SIDEWALKS VIA TRUCK AND/ OR EQUIPMENT TIRES.
18.

METHODS OF CONTROLLING FUGITIVE DUST TO BE IN ACCORDANCE WITH COUNTY AND/OR F.D.O.T. STANDARDS AND THE PROJECT'S ORIGINAL N.P.E.S. PERMIT.
19.

EROSION AND SEDIMENTATION CONTROL TO REMAIN IN PLACE UNTIL ALL SITE CONSTRUCTION HAS BEEN COMPLETED AND APPROVED BY THE APPROPRIATE REGULATORY AGENCIES FOLLOW COUNTY STANDARDS..
20.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION PROTECTION AND TREE PROTECTION OF ANY EXISTING OR NEWLY PLANTED TREES DURING CONSTRUCTION.
21.

INLETS AND INLET GRATES: INLETS AND INLET GRATES SHALL BE CHECKED BY CONTRACTOR WEEKLY DURING CONSTRUCTION FOR BLOCKAGE. ANY DEBRIS BLOCKING FULL FLOW THROUGH THE GRATE SHALL BE IMMEDIATELY REMOVED. IRRIGATE UNTIL ESTABLISHED
22.

ALL LANDSCAPE/ SODDED AREAS LEFT DISTURBED SHALL BE CLEANED UP AND REPLANTED/RESODDED TO MATCH EXISTING MATERIALS.

HARDSCAPE SITE PREPARATION NOTES:

1.

CONTRACTOR SHALL CALL SUNSHINE TO LOCATE UTILITIES PRIOR TO START OF WORK AT 811 OR VISIT [WWW.CALL811.COM](http://WWW.CALL811.COM).
2.

PROPER TREE PROTECTION SHALL BE UTILIZED FOR TREES THAT WILL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION. (REFER TO TREE PROTECTION NOTES AND DETAILS)
3.

CONTRACTOR TO ADHERE TO THE PROPOSED ELEVATIONS OF ALL SIDEWALKS, PAVING, CURBS, AND INLETS, ETC. AS SHOWN ON THESE PLANS.
4.

EXISTING WALKS/ CONSTRUCTION ACCESS/ SIDEWALKS SHALL BE ACCESSIBLE DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED VIA FDOT/ COUNTY MOT PLAN.
5.

CONTRACTOR TO ENSURE THE PROTECTION OF ALL EXISTING UTILITIES INCLUDING EXISTING IRRIGATION METER, MAIN LINE, DISTRIBUTION, WIRING, AND VALVES. PROTECT EXISTING INLETS AND STORM DRAINS PER COUNTY AND SUBURB RULES. REPORT ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION TO THE LANDSCAPE ARCHITECT PRIOR TO BID OR IMMEDIATELY AFTER N.T.P. DATE.
6.

PROTECTIVE TREE BARRICADES SHALL BE PLACED AROUND ALL PROTECTED TREES DURING SITE CLEARING TO CREATE A PROTECTIVE ROOT ZONE PER DETAILS AND STANDARDS SHOWN ON THE PLANS, AND SHALL REMAIN IN PLACE UNTIL SITE PREPARATION, TRENCHING, AND HARDSCAPE CONSTRUCTION ACTIVITIES ARE COMPLETE.
7.

INSTALLATION OF ARTIFICIAL BARRIERS SUCH AS PROTECTIVE BARRICADES, FENCES, POSTS OR WALLS SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES.
8.

ALL TRIMMING, PRUNING, ETC. OF PROTECTED TREES DURING DEVELOPMENT SHALL BE DONE BY A QUALIFIED, LICENSED ARBORIST. REMOVE DEAD & HANGING BRANCHES.
9.

IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS OR SUSPECTS ANY DISCREPANCY BETWEEN THE PHYSICAL CONDITIONS OF THE SITE, OR WORK, OR ANY ERRORS OR OMISSIONS IN THE CONTRACT DRAWINGS OR SPECIFICATIONS, HE SHALL IMMEDIATELY NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE, IN WRITING, AND THE OWNER'S REPRESENTATIVE WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH DISCOVERY, UNLESS AUTHORIZED, SHALL BE DONE AT THE CONTRACTOR'S RISK.

10.

CONTRACTOR SHALL PROVIDE TEMPORARY PROVISIONS FOR INGRESS AND EGRESS FROM THE SITE AS APPROVED BY OWNER IN ADVANCE.
11.

AN M.O.T. PLAN SHALL BE PROVIDED BY THE CONTRACTOR TO COUNTY AND THE OWNER, SHOWING TEMPORARY BARRICADES AND PROTECTION, IF APPLICABLE. BARRICADES AND PROTECTION SHALL CONFORM TO COUNTY STANDARDS. A R.O.W. USE PERMIT SHALL BE APPLIED FOR WITH THE COUNTY IF LANE CLOSURE (OF ANY TYPE) ARE NEEDED FOR CONSTRUCTION.
12.

ALL TEMPORARY BARRICADES AND PROTECTION SHALL BE PROVIDED & MAINTAINED BY THE CONTRACTOR ON A DAILY BASIS PER FDOT/ AASHTO AND COUNTY CODES AND STANDARDS.
13.

CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADS CONTIGUOUS TO THE PROJECT CLEAN AND FREE OF BRUSH AND DEBRIS FROM THE BEGINNING OF SITE DEMOLITION TO THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND FINAL PROJECT ACCEPTANCE.
14.

ALL CLEARING AND GRUBBING ACTIVITIES SHALL INCLUDE BRUSH, WEEDS, ROOTS, ORGANIC MATTER, AND OTHER OBSTRUCTIONS WITHIN THE "LIMITS OF WORK", UNLESS OTHERWISE DIRECTED BY THE OWNER. ROTOTILL REMAINING SOIL (NOT NEAR PROTECTED TREES) TO 16" DEPTH.
15.

ALL WORK TO BE PERFORMED DURING DAYS AND HOURS APPROVED IN ADVANCE BY OWNER.
16.

CONTRACTOR TO USE EXTREME CAUTION WITH ALL UNDERGROUND MECHANICAL, ELECTRICAL, PLUMBING, EXISTING WATER, SEWER, GAS, ELECTRIC, AND COMMUNICATION LINES DURING CONSTRUCTION. HAND EXCAVATE AS NECESSARY.
17.

ALL EXISTING TRAFFIC, MUNICIPAL, OR DIRECTIONAL SIGNAGE SHALL BE PROTECTED AND MAINTAINED THROUGHOUT COURSE OF PROJECT. FOLLOW MUTCD CURRENT STANDARDS IF REPLACEMENT IS NEEDED.
18.

ANY DAMAGE DONE BY CONTRACTOR AND AS NOTED BY OWNER, TO THE EXISTING HARDSCAPE, TREES, SHRUBS, GROUND COVER OR SOD, SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL PAYMENT BEING ISSUED.
19.

THE LIMIT OF WORK, SHALL BE AS DETAILED ON THE HARDSCAPE PLAN. WORK OUTSIDE THIS LINE IS NOT INCLUDED IN THE HARDSCAPE WORK. UNLESS NECESSARY FOR TIE-IN TO EXISTING.

HARDSCAPE CONSTRUCTION NOTES:

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED. IF THE SURVEY DOES NOT PROVIDE ALL NECESSARY SITE INFORMATION, THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ANY EXISTING UTILITIES CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2.

CONTRACTOR TO PROVIDE GRADE STAKES AND LAYOUT STAKES FOR THE G.C. AND LANDSCAPE ARCHITECT TO REVIEW IN ADVANCE OF EARTHWORK. STAKING OF UTILITY EASEMENTS, RIGHT-OF-WAY, FENCE EASEMENTS, PROPERTY LINE WITHIN "LIMITS OF WORK" IS REQUIRED AT THE START OF THIS PROJECT BY CONTRACTOR.
3.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
4.

ALL MANHOLES, VALVE BOX LIDS, METER LIDS, ETC, IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND GRADE AND SHALL HAVE TRAFFIC BEARING RING & COVERS, PER CODE.
5.

THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE FLORIDA GENERIC N.P.D.E.S. OR ORIGINAL SITE DEVELOPMENT PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
6.

CONTRACTOR TO ENSURE FINISH GRADE IS SMOOTH AND IS RESPONSIBLE FOR MAINTAINING A POSITIVE DRAINAGE PATTERN. MATCH GRADES AS PER THE ORIGINAL DEVELOPMENT AND/ OR AS PER LANDSCAPE ARCHITECTS DIRECTION.
7.

CONTRACTOR SHALL PROTECT EXISTING ELECTRICAL EQUIPMENT/SERVICE AND IRRIGATION SYSTEM AND REPAIR OR REPLACE ANY DAMAGE DONE DURING COURSE OF THEIR WORK PERIOD.
8.

CONTRACTOR SHALL ORDER PRODUCTS AS SPECIFIED AND SHOWN ON THE HARDSCAPE DETAIL SHEETS AND WRITTEN SPECIFICATIONS. PRODUCT ORDERS SHALL BE DONE AT THE START OF THE JOB AS MANY ITEMS HAVE LONG LEAD TIMES. CONTRACTOR SHALL PROVIDE ALL CARE AND WARRANTY INFORMATION TO OWNER AT CLOSE OUT OF JOB.
9.

CONTRACTOR SHALL STORE ALL PRODUCTS/ MATERIALS IN SAFE AND SECURED LOCATION UNTIL INSTALLATION. IT SHALL BE THEIR RESPONSIBILITY IF ANY PRODUCT OR MATERIAL IS DAMAGED OR STOLEN PRIOR TO ACCEPTANCE BY OWNER.
10.

CONTRACTOR SHALL VERIFY ALL QUANTITIES AND MEASUREMENTS AT THE TIME OF BID.
11.

ALL STRUCTURAL AND DECONSTRUCTION WORK SHALL FOLLOW THE FLORIDA BUILDING CODE
12.

SIGNS WILL ONLY BE UT FROM IN GROUND UP LIGHT FIXTURE.
13.

CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCE FOR ANY OPEN LOTS IF LEFT FOR MORE THAN 24 HOURS.

COUNTY NOTES:

1.

DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL, DEBRIS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIFLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE COUNTY..
2.

ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
3.

IN ORDER TO COMPLY WITH SECTION 4.01.05.A OF THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES Baffles, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
4.

ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERED CLEAN AT THE LIMITS OF THE PRESERVED AREA. A SPECIAL NOTE IDENTIFYING THE PRUNING TECHNIQUES/ EQUIPMENT TO BE UTILIZED AND GRAPHIC DEPICTION OF WHERE ROOT PRUNING IS REQUIRED MUST BE NOTED ON THE GRADING SHEET OF THE CONSTRUCTION PLANS. THE NOTE MUST SPECIFY THAT ROOT PRUNING EQUIPMENT SELECTED WILL BE EQUIVALENT TO A DOSKO ROOT CUTTER. THE NOTE ALSO MUST STATE THAT PRIOR TO BACKFILLING THE ROOT PRUNING TRENCHES, SCHEDULE THE ROOT PRUNING INSPECTION (NRC- ROOT PRUNING) THROUGH [HILLSBOGOV.HUB.COM](http://HILLSBOGOV.HUB.COM) IN THE RECORD FOR THE BUILDING PERMIT OR BY TEXTING 9 OR SCHEDULE TO (844) 523-6141, WHEN PROMPTED USE CODE 932.
5.

ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, PREVENT SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED. FOR COMMERCIAL SITE DEVELOPMENT PROJECTS, NO MORE THAN 50% OF THE LANDSCAPED AREA MAY BE PLANTED WITH GRASSES (I.E. ST. AUGUSTINE TURF GRASS VARIETIES. THESE TURF GRASS VARIETIES SHALL BE CONSOLIDATED IN AND LIMITED TO AREAS THAT ARE PROVIDED WITH CENTRAL AUTOMATIC IRRIGATION SYSTEMS. A METHOD OF STABILIZATION MUST BE SHOWN ON THE SITE DEVELOPMENT CONSTRUCTION PLANS.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	MANUFACTURER: LETTERSANDSIGNS.COM FONT: GUDY OLD STYLE, BLACK, BOLD MATERIAL: 1/2" TH. SOLID BRONZE FINISH: DARK OXIDIZED CONTACT: CAMERON PHONE: 816-800-9444 EXT. 104 ATTACH NEW LETTERING USING PRE-INSTALLED HARDWARE. COUNTER SINK BOLTS TO LIMIT OF 1" SPACERS - TYP.
2	MANUFACTURER : SIGNATURE PRIVACY WALLS OF FLORIDA STYLE: 10" O.C. WALL SYSTEM 6'-0" HT. FINISH: SMOOTH STUCCO CONTACT: TIM CARMICHAEL PHONE: 813-230-7181
3	MANUFACTURER : SIGNATURE PRIVACY WALLS OF FLORIDA STYLE: 10" SQ COLUMN 6'-0" HT. W/ DECORATIVE CAP. FINISH: SMOOTH STUCCO CONTACT: TIM CARMICHAEL PHONE: 813-230-7181
4-1	COLOR 'A' PRIME AND PAINT FRONT & BACK WALLS WITH 2 COATS: SHERWIN WILLIAMS A-100 SEMI-GLOSS EXTERIOR, COLOR TBD
4-2	COLOR 'B' PRIME AND PAINT ENTIRE FRONT & BACK WALLS WITH 2 COATS: SHERWIN WILLIAMS A-100 SEMI GLOSS EXTERIOR, COLOR TBD.
5	MANUFACTURER : SIGNATURE PRIVACY WALLS OF FLORIDA STYLE: 20" O.C. WALL SYSTEM 8'-0" HT. FINISH: SMOOTH STUCCO CONTACT: TIM CARMICHAEL PHONE: 813-230-7181
6	MANUFACTURER : SIGNATURE PRIVACY WALLS OF FLORIDA STYLE: 18" SQ. COLUMNS, 8'-0" HT. W/ DECORATIVE CAP FINISH: SMOOTH STUCCO CONTACT: TIM CARMICHAEL PHONE: 813-230-7181
7	APPLY A 1/2" TH. CONCRETE CEMENT SKIM COAT TO THE LIMIT OF ENTIRE SIGN PANEL BORDER. ADD A LIGHT SALT ROCK TEXTURE FINISH. INCLUDE A 2" REVEAL TRIM, CONSTRUCTED OF MEDIUM DENSITY EPS FOAM W/ 30 MIL POLYURETHANE. NOTE: PANEL CUT DOWN TO 18 LINEAR FEET IN LENGTH, NO PAINT.
8	MANUFACTURER: PERMACAST STYLE: 14" SQ COLUMN, 6'-0" HT. W/ DECORATIVE CAP FINISH: SMOOTH STUCCO CONTACT: JACOB BAKER PHONE: 309-513-3324
9	MANUFACTURER: PERMACAST STYLE: 10" WALL SYSTEM 6'-0" HT. FINISH: SMOOTH STUCCO CONTACT: JACOB BAKER PHONE: 309-513-3324
10	MANUFACTURER: PERMACAST STYLE: 20" WALL SYSTEM 8'-0" HT. FINISH: SMOOTH STUCCO CONTACT: JACOB BAKER PHONE: 309-513-3324
11	MANUFACTURER: PERMACAST STYLE: 14" SQ. COLUMN 6'-0" W/ DECORATIVE CAP FINISH: SMOOTH STUCCO CONTACT: JACOB BAKER PHONE: 309-513-3324
12	VENDOR: STUTZMAN BROTHERS TREE SERVICE PHONE: 813-322-3447
13	SEE FDOT 2070-2021 STANDARD PLANS FOR CONCRETE SIDEWALK, INDEX 522-001, SHEET 1  DESIGN OF SIDEWALK TO MEET CURRENT FDOT AND ADA STANDARDS. SEE THE GREEN BOOK FOR CONCRETE SIDEWALK STANDARDS, 2018 EDITION, PAGE 3-121

LETTERING

WALL SYSTEM @ ESTATES

COLUMN @ ESTATES

WALL PAINT

WALL PAINT

WALL SYSTEM @ WINDSOR AND RESERVE

COLUMNS @ WINDSOR PLACE

SIGN WALL PANEL

DESIGN OPT. #1 COLUMN @ WALL SYSTEM @ COLUMN @ ESTATES

DESIGN OPT. #1 WALL SYSTEM @ ESTATES

DESIGN OPT. #1 WALL SYSTEM @ WINDSOR & MANDOLIN RESERVE

ALT. #1 BUILT-IN COLUMN

TREE REMOVAL

SIDEWALK REPAIR

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE, INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.



NICHOLS  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
[www.NICHOLS-LA.com](http://www.NICHOLS-LA.com)

CLIENT:

PARK PLACE  
CDD c/o MERITUS

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

ENHANCEMENT  
PROJECT

HILLSBOROUGH COUNTY

SHEET TITLE:

HARDSCAPE  
CONSTRUCTION NOTES  
& REFERENCE NOTES

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 03-10-23

DRAWN BY: MW

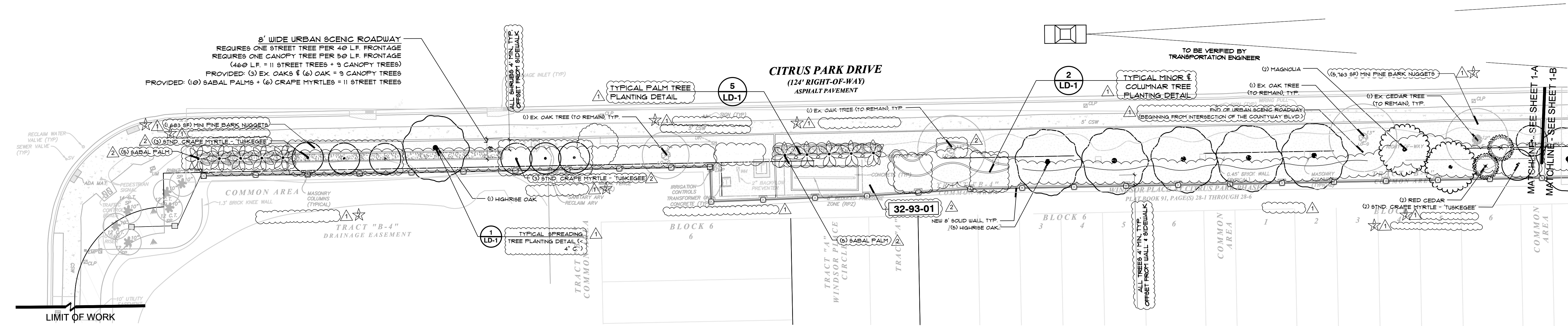
QA/QC: CRN

NLA JOB NO.: PP21-1.2

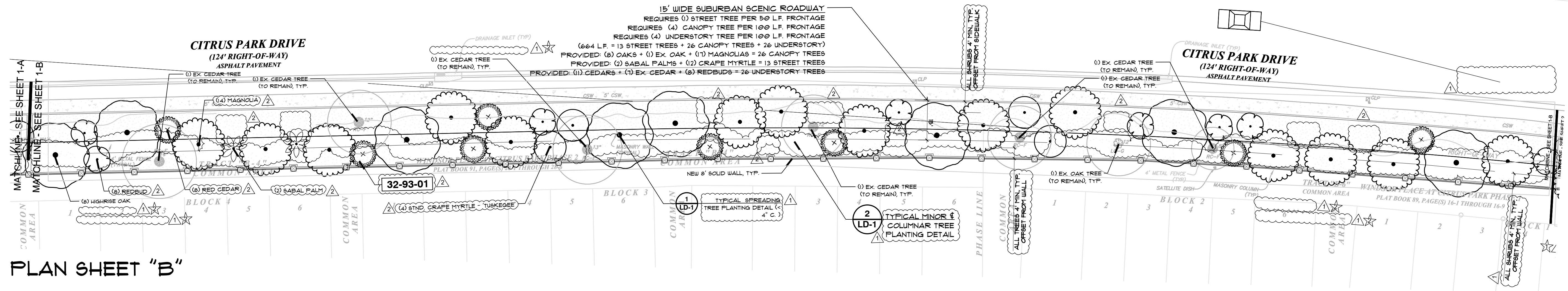
SHEET NUMBER:

G-1





PLAN SHEET "A"



PLAN SHEET "B"

32 EXTERIOR IMPROVEMENTS SCHEDULE	
SYMBOL	DESCRIPTION
32-93-01	THE REMAINDER OF THIS AREA WILL BE MULCHED BETWEEN WALL AND SIDEWALK TO MEET COUNTY STANDARDS.

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.



NICHOLS  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT  
PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**WINDSOR PLACE  
FRONTAGE  
LANDSCAPE  
CONSTRUCTION PLAN**

REVISIONS:		
NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments
2	4/20/23	Rev. Per Cty. Comments

Celia R. Nichols, PLA, ASLA  
LA0001518

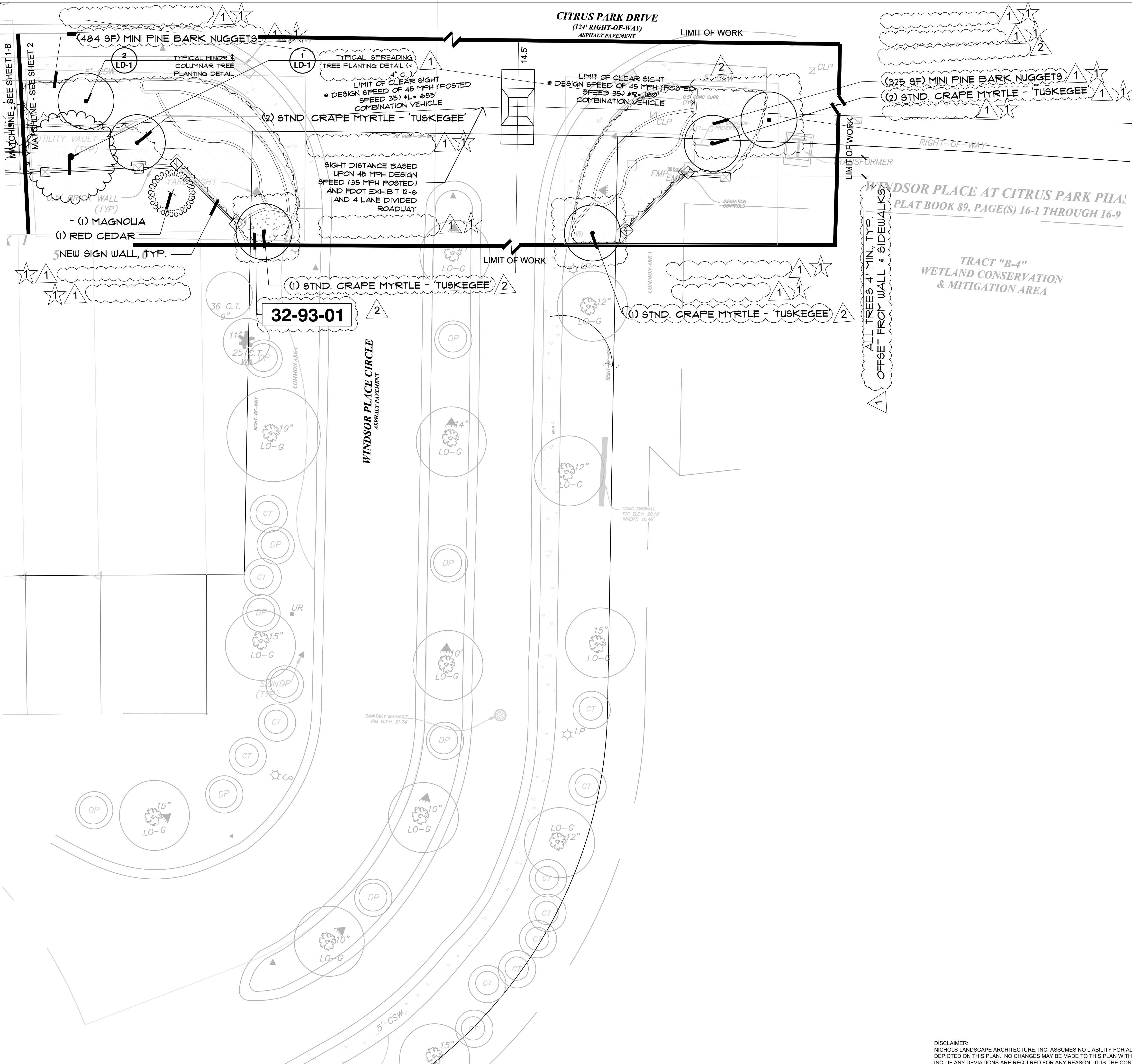
Date

SUBMITTAL DATE: 04-20-23  
DRAWN BY: MW  
QA/QC: CRN  
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

L-1





DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.



**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE**  
**CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT**  
**PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**WINDSOR PLACE**  
**ENTRANCE**  
**LANDSCAPE**  
**CONSTRUCTION PLAN**

REVISIONS:		
NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments
2	4/20/23	Rev. Per Cty. Comments

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 04-20-23  
DRAWN BY: MW  
QA/QC: CRN  
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

**L-2**





18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
[www.NICHOLS-LA.com](http://www.NICHOLS-LA.com)

CLIENT:

**PARK PLACE**  
**CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

## ENHANCEMENT PROJECT

HILLSBOROUGH COUNTY

SHEET TITLE:

**MANDOLIN RESERVE  
ENTRANCE LANDSCAPE  
CONSTRUCTION PLAN**

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments
2	4/20/23	Rev. Per Cty. Comments

Celia R. Nichols, PLA, ASLA  
LA0001518

Date \_\_\_\_\_

SUBMITTAL DATE: 04-20-23

DRAWN BY: MW

QA/QC: CRN

NLA JOB NO.: PP21-1.2

SHEET NUMBER:

L-3





Lutz, FL 33549

813.948.8810 o. 877.246.3714 f.

www.NICHOLS-LA.com

CLIENT

**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

## ENHANCEMENT PROJECT

HILLSBOROUGH COUNTY

SHEET TITLE:

# MANDOLIN RESERVE FRONTAGE LANDSCAPE CONSTRUCTION PLAN

NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments
2	4/20/23	Rev. Per Cty. Comments

Celia R. Nichols, PLA, ASLA  
LA0001518

Date \_\_\_\_\_

SUBMITTAL DATE: 04-20-23

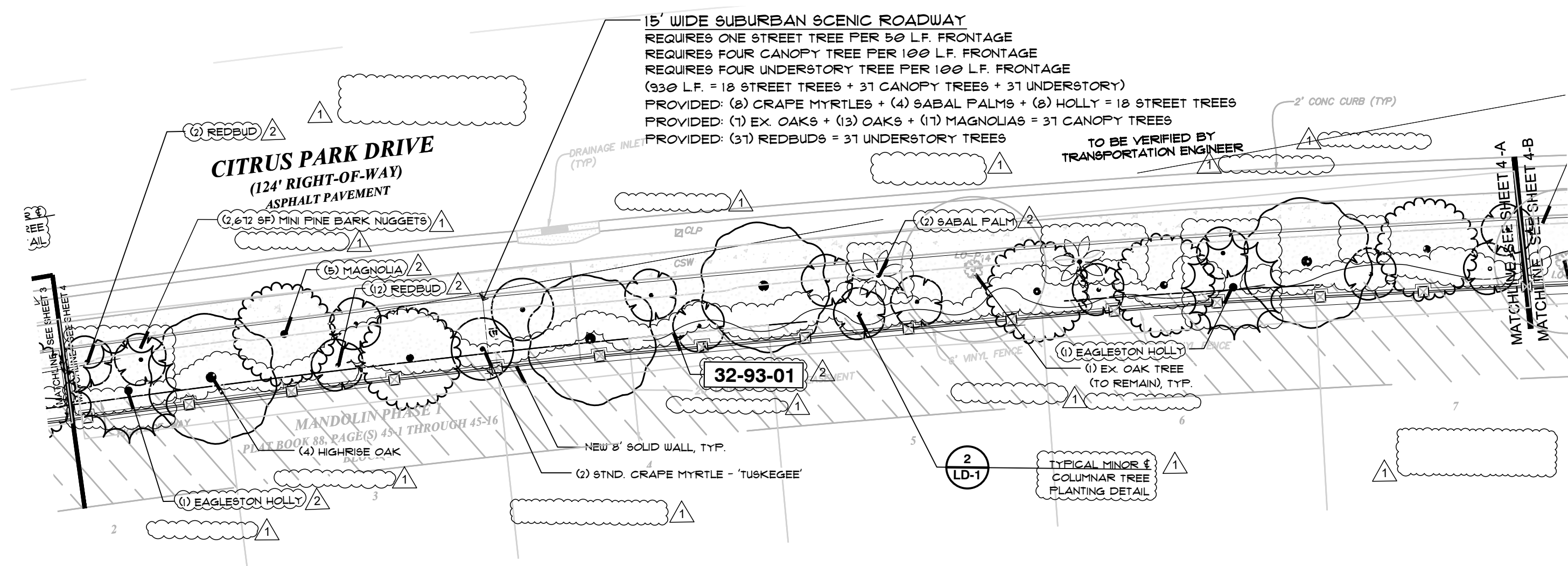
DRAWN BY: MW

QA/QC: CRM

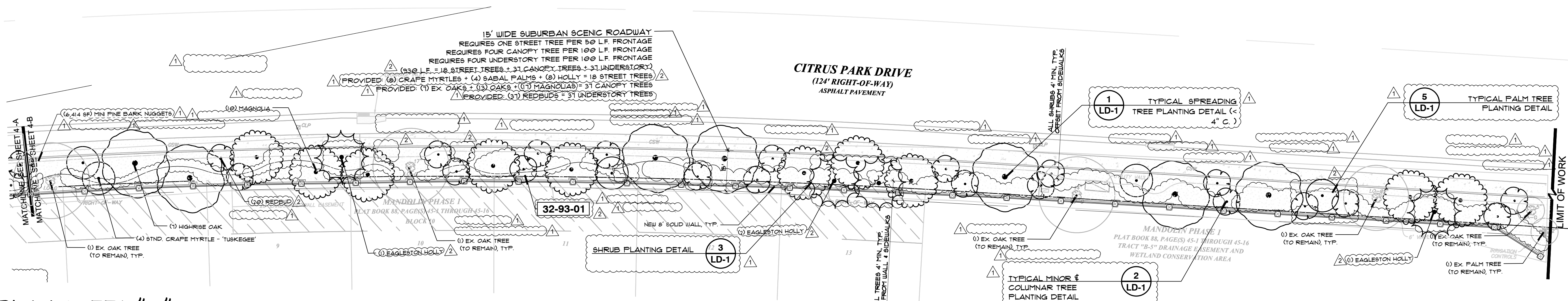
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

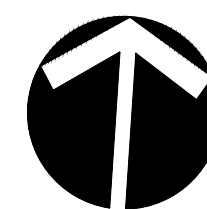
# L-4



# PLAN SHEET "A"



PLAN SHEET "B"



DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE, INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.





**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT  
PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**MANDOLIN ESTATES  
ENTRANCE LANDSCAPE  
CONSTRUCTION PLAN**

REVISIONS:

NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments
2	4/20/23	Rev. Per Cty. Comments

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 04-20-23

DRAWN BY: MW

QA/QC: CRN

NLA JOB NO.: PP21-1.2

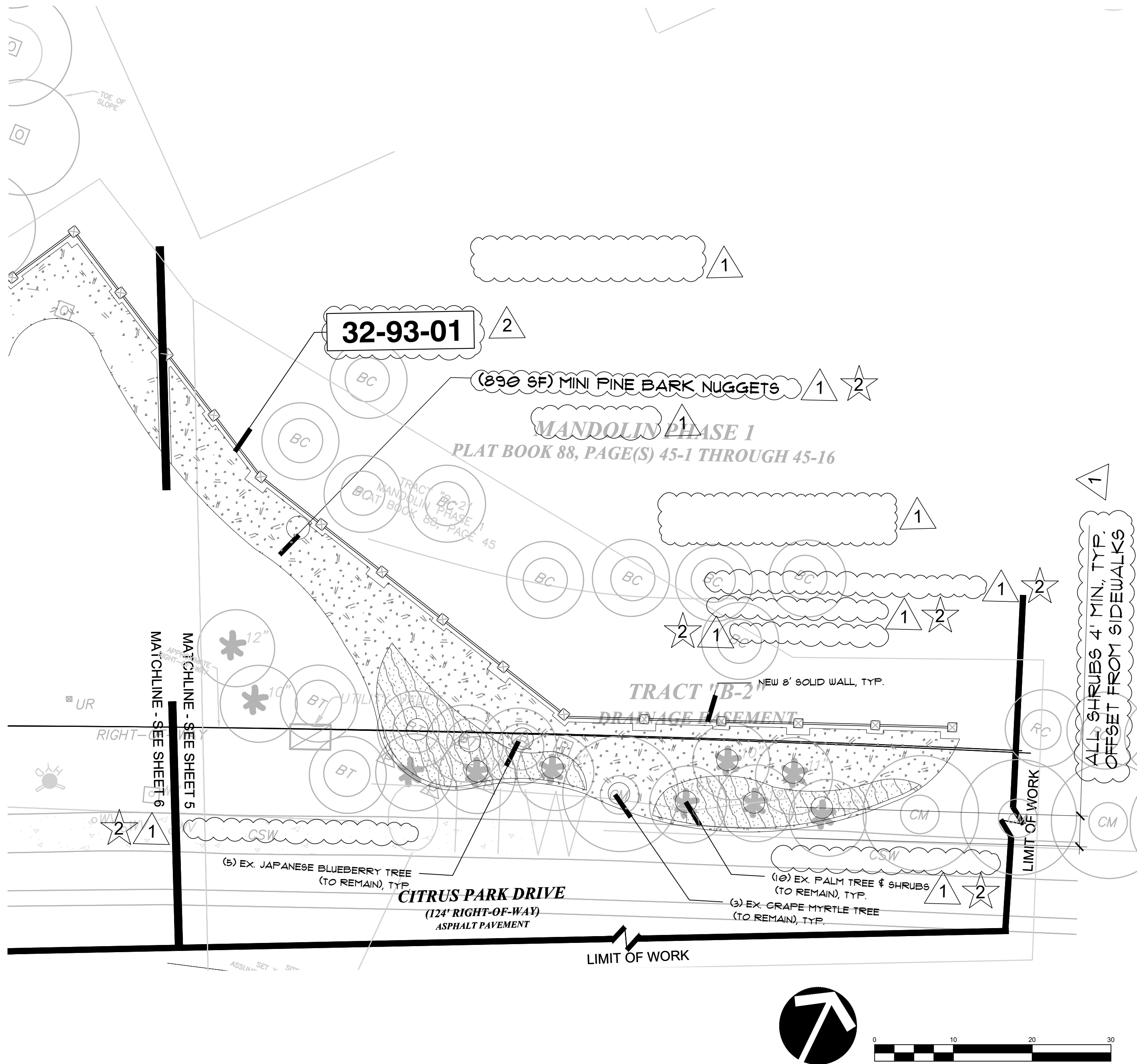
SHEET NUMBER:

**L-5**



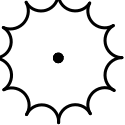

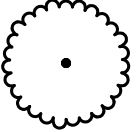
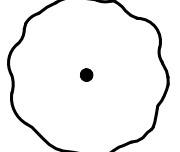




DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.





NOTE: TWO WINDSOR COLUMNS DELETED FOR SIMPLICITY

PLANT SCHEDULE								
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
	LAG ND	26	LAGERSTROEMIA INDICA X 'TUSKEGEE'	STND. CRAPE MYRTLE - 'TUSKEGEE'	30-45 GAL	POT	7'-8' HT X 3'-4" SPR, 25" CAL STRAIGHT, SMOOTH, CENTRAL LEADER, FULL CANOPY.	
NATIVE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	
	CC	45	CERCIS CANADENSIS	REDBUD	25-30 GAL	POT	6' HT X 25"-3" SPR, 2"-2.5" CAL STRAIGHT, SMOOTH, CENTRAL LEADER, FULL CANOPY, CONTAINER ONLY.	
	IE	8	LEX X ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	25-30 GAL	POT	7'-8' HT X 2"-3" SPR, 2"-2.5" CAL X FTG WITH MAX 1' C.T. STRONG SINGLE LEADER, STANDARD, FULL, BALANCED CANOPY, CONTAINER ONLY.	
	JUN	11	JUNIPERUS VIRGINIANA	RED CEDAR	30-45 GAL	POT	7'-10' HT X 3'-4" SPR, 2.5" CAL, FULL, BALANCED CANOPY, CONTAINER ONLY.	
	MB2	34	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	MAGNOLIA	25-30 GAL	POT	6'-10' HT X 4'-5" SPR X 2.5" CAL STRONG CENTRAL LEADER, FULL, BALANCED CANOPY, FTG WITH 1' CT. MAX. CONTAINER ONLY.	
	QUE H	21	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL OAK	25-30 GAL	POT	7'-10' HT X 3'-4" SPR X 2-2.5" CAL STRONG CENTRAL LEADER, FULL, BALANCED CANOPY, CONTAINER ONLY.	
	SAB 942	18	SABAL PALMETTO	SABAL PALM	BR		17' CLEAR TRUNK, HEIGHTS MATCHED, STRAIGHT, HEAVY AND BOOTS INTACT.	
MISCELLANEOUS ITEMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
	PC	28,851 SF	PINE BARK MULCH	MIN PINE BARK NUGGETS	8 AG	C.Y.		ENSURE EVENLY SPREAD AND DEPTH IS 3" IN ALL NEW BEDS TO LIMIT OF BEDLINE. FINISH GRADE FOR MULCH BED SHOULD BE 3/4" BELOW TOP OF CURB OR SIDEWALK.

URBAN SCENIC ROADWAY SUMMARY		460 L.F.
TREE TYPE	TOTAL COUNT	
CANOPY	9	
STREET	11	

SUBURBAN SCENIC ROADWAY SUMMARY		1,594 L.F.
TREE TYPE	TOTAL COUNT	
CANOPY	63	
STREET	31	
UNDERSTORY	63	



NICHOLS  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT  
PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**MANDOLIN ESTATES  
FRONTAGE LANDSCAPE  
CONSTRUCTION PLAN**

REVISIONS:		
NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments
2	4/20/23	Rev. Per Cty. Comments
3	6/01/23	Rev. Tree Sizes to Code Min.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 04-20-23  
DRAWN BY: MW  
QA/QC: CRN  
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

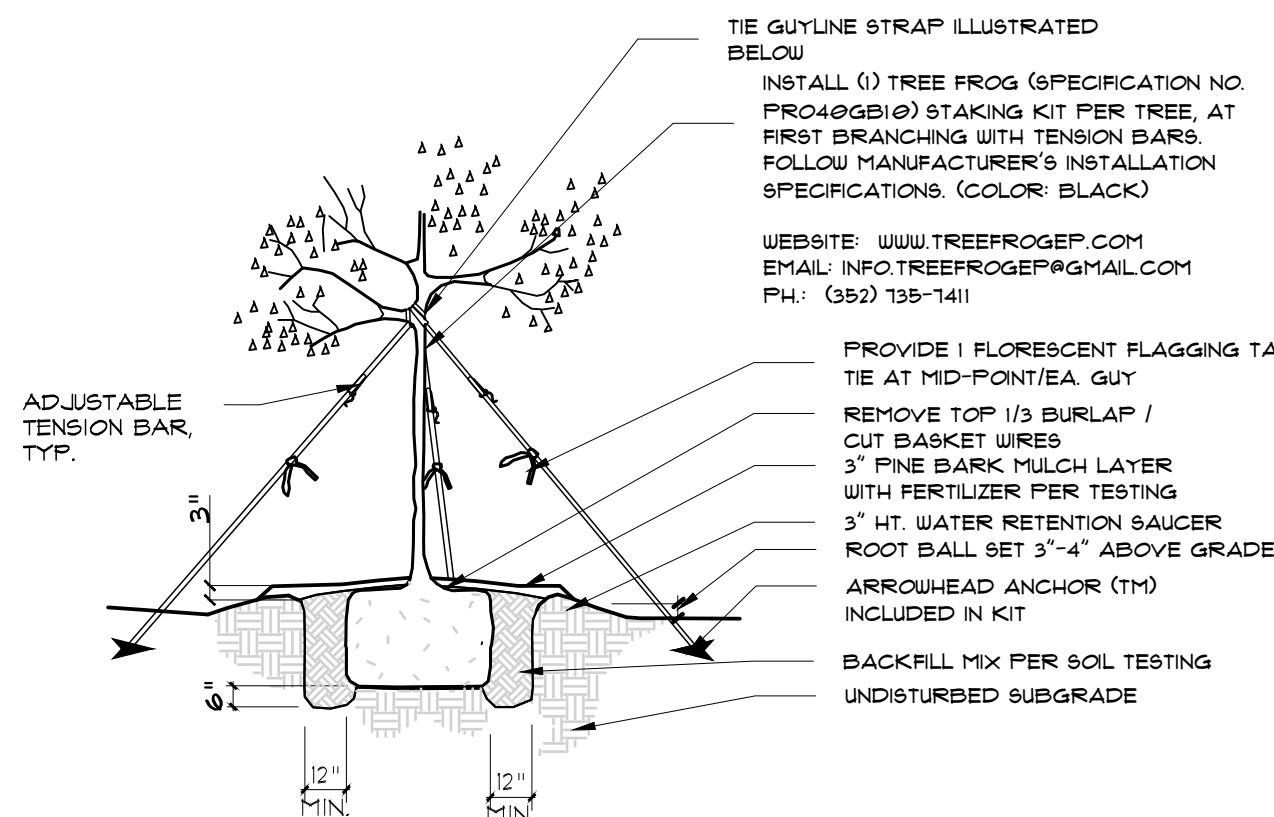
L-6

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.

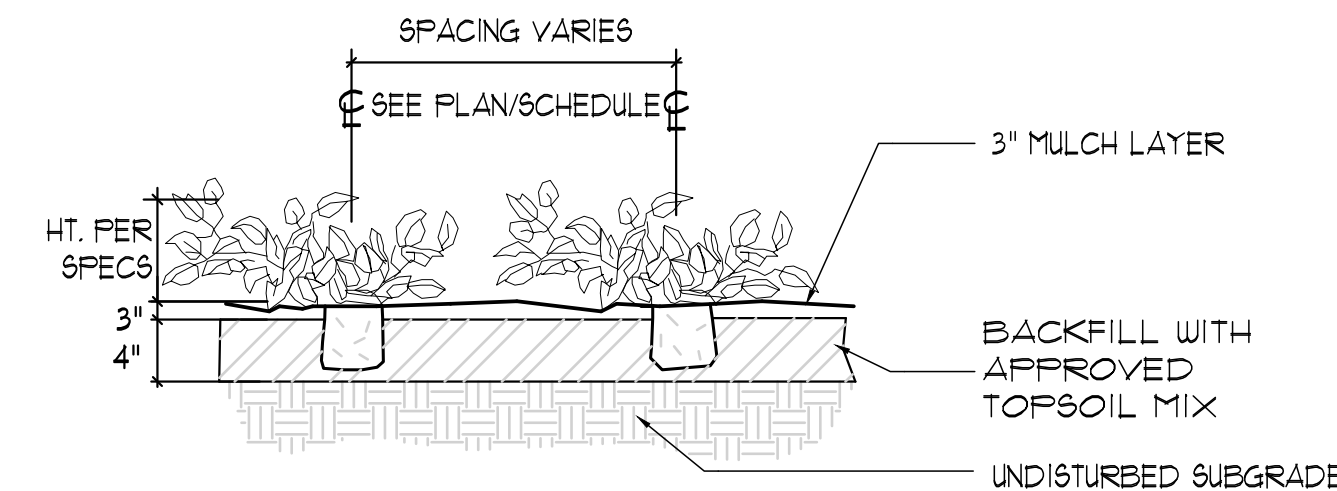


I. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT SITE CONDITIONS AND QUANTITIES INDICATED ON THESE PLANS BEFORE PRICING WORK.

- IMPORTANT- CONTRACTOR SHALL TEST THE PROJECT'S SOIL FOR NUTRIENTS, pH, PERCOLATION AND SOIL HORIZON TYPES TO A 12-16" DEPTH. BEFORE ANY INSTALLATION PROCEDURES. THE CONTRACTOR SHALL MANUALLY SAMPLE WITH AN AUGER 3 DIFFERENT NEW PLANT BED LOCATIONS FOR EACH ENTRANCE. LOCATIONS OF SOIL AUGER POINTS SHALL BE NUMBERED AND MARKED ON THE PLANS. SAMPLES SHALL BE SENT TO AN INDEPENDENT SOILS LAB. PENDING THE OUTCOME OF THE SOIL TEST RESULTS & RECOMMENDATION FROM THE LAB, A BACKFILL MIX TYPE SHALL BE DEDUCED, THE CONTRACTOR SHALL PROVIDE A PLANTING BACKFILL MIX RECOMMENDATION ALONG WITH THE PLAN OF TEST LOCATIONS AND THE LAB REPORT IN WRITING TO THE LANDSCAPE ARCHITECT. AT START OF INSTALLATION BOTH THE L.A. AND CONTRACTOR SHALL AGREE ON A SOIL MIX APPROPRIATE TO THE PROJECT. PRICING FOR THIS SHALL EFFORT AND MIX SHALL BE INCLUDED IN THE BID.
3. PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS, 2015 EDITION DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE CONDITION OF UNDERGROUND UTILITIES THAT EFFECT PLANTING PROCEDURES. IF ANY CONFLICTS OCCUR BETWEEN PROPOSED LOCATION OF TREES FOR ON THE DRAWINGS AND ANY UNDERGROUND OR OVERHEAD UTILITIES OR SUBSURFACE STRUCTURES, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR L.A. IF THE LANDSCAPE CONTRACTOR DAMAGES ANY STAKED OR IN PLACE UTILITIES BY THEIR OWN NEGLIGENCE THEY SHALL BE REPAIRED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
5. LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER OR L.A. OF ANY CONDITIONS THAT WOULD PREVENT THE HEALTHY GROWTH OF PLANT SPECIES CALLED FOR ON THE DRAWINGS. THIS NOTIFICATION MUST OCCUR PRIOR TO CONTRACT AWARD.
6. IF ANY DISCREPANCIES OCCUR BETWEEN QUANTITIES CALLED FOR ON THE PLANT LIST AND THOSE INDICATED ON THE DRAWINGS, THE DRAWINGS QUANTITY SHALL GOVERN.
7. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, INSECTS, EGGS, OR LARVAE, AND SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. THEY SHALL BE FREE FROM PHYSICAL DAMAGE OR ADVERSE CONDITIONS THAT WOULD PREVENT THRIVING GROWTH.
8. PLANTS MUST BE CONTAINER GROWN UNLESS OTHERWISE INDICATED IN THE PLANT LIST. UPON DELIVERY PRUNING SHALL BE DONE IF NEEDED, TO ENSURE CENTRAL LEADER IS ACTIVELY MAINTAINED PER LATEST ANSI 300 PRUNING SPECIFICATIONS. UNTYING PALM FRONDS AND PRUNING AT THIS POINT OR DURING INSPECTION SHALL BE INCLUDED IN THE BID PRICE. CONTRACTOR SHALL IMMEDIATELY REMOVE ALL NURSERY TAPE, BAMBOO STAKES, AND RIBBON FROM PLANT MATERIAL.
9. PLANTS SHALL CONFORM TO THE VARIETIES INDICATED IN THE PLANT LIST. PROVIDE PHOTOS OF EACH TREE WITH A MEASURING ROD TO OWNER'S REPRESENTATIVE BEFORE ORDERING ANY MATERIAL.
10. SUBSTITUTION OF PLANT MATERIALS WILL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE. IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE, A PROPOSAL WILL BE CONSIDERED FOR USE OF THE NEAREST EQUIVALENT SIZE OR VARIETY WITH CORRESPONDING ADJUSTMENT OF CONTRACT PRICES.
11. PLANT MATERIAL LOCATIONS AND BED OUTLINES SHALL BE STAKED OR FLAGGED ON SITE BY THE LANDSCAPE CONTRACTOR AND SHALL BE ADJUSTED IF REQUIRED TO FIT ACTUAL AS-BUILT CONDITIONS ON SITE. THIS OUTLINE SHALL BE APPROVED BY THE OWNER OR L.A. PRIOR TO INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL PREPARE BEDS BY CLEARING & GRUBBING AND EXCAVATE PLANT PITS ACCORDING TO THE DRAWINGS.
13. BACKFILL AROUND PLANT MATERIAL SHALL BE WORKED FIRMLY, TAMPED AND HAND-WATERED-IN WITH HOSE UNDER AND AROUND THE ROOT BALL TO FILL VOIDS AT TIME OF INSTALLATION. INCLUDE BACKFILL PER DETAILS IN BID.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HOISTING EQUIPMENT NECESSARY FOR THE PLACEMENT OF PLANT MATERIAL.
15. LANDSCAPE CONTRACTOR SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS. ANY DISCREPANCY IN THE DRAWINGS, OBSTRUCTION ON THE SITE, OR PRIOR WORK DONE BY ANOTHER PARTY WHICH THE LANDSCAPE CONTRACTOR FEELS PRECLUDES ESTABLISHING PROPER DRAINAGE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. THE FINAL 1/2 GRADE SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. GENERAL CONTRACTOR SHALL CLEAR, GRUB AND GRADE AS PREP FOR ALL LANDSCAPE AREAS BEFORE LANDSCAPE CONTRACTOR BEGINS WORK.
16. AFTER PLANT MATERIAL HAS BEEN INSTALLED AND APPROVED, PLANTING BEDS SHALL BE RAKED TO AN EVEN GRADE TO CONFORM TO PRE-MULCHING FINISH GRADES. PLANTING BEDS AND PLANT SAUCERS SHALL THEN BE UNIFORMLY COVERED WITH A MINIMUM 3 INCH LAYER OF MULCH AS SPECIFIED. USE PINE BARK MINI-NUGGETS.
17. PLANT MATERIAL BACKFILL MIXTURE SHALL BE THOROUGHLY MIXED AND DISTRIBUTED EVENLY THROUGHOUT THE PROPOSED PLANTING BED AREAS. MIX SHALL BE PER TEST RESULTS.
18. ALL TREES & PALMS SHALL BE STAKED PER DETAILS (INCLUDE PRICE IN BID). THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR STRAIGHTENING TREES DURING THE GUARANTEE PERIOD.
19. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS BEFORE COMMENCING CONSTRUCTION.
20. THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL NEW PLANT MATERIAL ON SITE DURING AND BEFORE PLANTING, UNTIL THE WORK IS ACCEPTED BY THE OWNER AND/ OR LANDSCAPE ARCHITECT. (L.A.). SEE IMPORTANT NOTE THIS SHEET, ABOUT HAND-WATERING THIS NEW PLANT MATERIAL.
21. PLANTS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR TO BE HEALTHY PLANTS AND IN FLOURISHING CONDITION OF ACTIVE GROWTH FOR ONE (1) YEAR, FROM THE DATE OF THE FINAL INSPECTION AND ACCEPTANCE. TRANSPLANTED MATERIAL, IF ANY, IS EXCLUDED FROM THIS GUARANTEE.
22. THE OWNER'S REPRESENTATIVE HAS THE RIGHT TO REJECT ANY AND ALL WORK WHICH IN HIS OPINION DOES NOT MEET WITH THE REQUIREMENTS OF THE SPECIFICATIONS AT ANY STAGE OF THE PROJECT.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE CLEANUP DAILY OF PREMISES AND REMOVAL OF DISCARDED AND SURPLUS MATERIALS AND RUBBISH.
24. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BED PREPARATION, I.E. REMOVING ANY EXISTING SOD, WEEDS, OR VEGETATION CURRENTLY PRESENT WHERE ANY NEW SOD OR LANDSCAPE BEDS ARE PROPOSED. UPON REMOVAL OF THIS MATERIAL, THE CONTRACTOR SHALL PROVIDE A FINISH GRADE THAT IS SMOOTH AND CONSISTENT WITH THE ORIGINAL GRADES PROVIDED BY THE SITE CONTRACTOR, PRIOR TO THE INSTALLATION OF THE NEW PLANT MATERIALS.
25. IN NEW PLANTED AREAS, GRADES SHALL BE ESTABLISHED BY THE LANDSCAPE CONTRACTOR AT APPROXIMATELY 4 INCHES BELOW CURBS, SIDEWALKS, HARDSCAPE AMENITIES, MOWING STRIPS, RIVER ROCK AND OTHER ABUTMENTS TO ALLOW FOR 3" MULCH. MULCH FINISH GRADE TO BE "1" BELOW SIDEWALK.
26. THE LANDSCAPE CONTRACTOR SHALL COORDINATE CONSTRUCTION OF PLANTING AREAS WITH ALL SITE WORK.
27. PLANT MATERIAL SHALL BE INSTALLED WITH FERTILIZER PER EXISTING AND NEW SOIL TEST RESULTS AND LABORATORY RECOMMENDATION AT THE FOLLOWING APPLICATION RATES:
- A. SOD/SEEDED AREAS: (LESCO COMMERCIAL SLOW RELEASE FERTILIZER) 16 POUNDS PER 1000 S.F. NOTE: PRICE OF FERTILIZER SHOULD BE INCLUDED IN LANDSCAPE BID.
- B. TREES/ SHRUB/ GROUNDCOVER: USE LESCO BRAND, SLOW RELEASE PER SIZE OF PLANT PER MIX APPROVED BY L.A. USING SOIL MIX TEST RESULTS.
28. ALL NEW TREES AND SHRUBS SHALL BE HAND-WATERED WITH A HOSE BY LANDSCAPE CONTRACTOR AT START OF INSTALLATION AND CONTINUE FOR MIN. OF 30 DAYS, BEGINNING THE DATE OF FINAL WALK-THRU INSPECTION IF NEW SYSTEM IS NOT RUNNING. THE IRRIGATION SYSTEM SHALL BE SET AFTER THAT POINT BY THE CONTRACTOR TO PROPERLY WATER THE MATERIAL THRU THE ESTABLISHMENT PERIOD AND FINAL TURNOVER TO OWNER AFTER ONE YEAR.
29. PLANT MATERIAL LOCATED WITHIN SIGHT LINES SHALL BE ADJUSTED BY CONTRACTOR PRIOR TO INSTALLATION TO MEET CLEAR SIGHT LINE REGULATIONS PER FDOT STANDARDS (SEE LATEST DESIGN STANDARDS, FDOT INDEX # 546).
30. TREES LOCATED WITHIN SIGHT LINES SHALL BE A MINIMUM OF 6' CLEAR TRUNK AT TIME OF INSTALLATION.
31. LANDSCAPE CONTRACTOR TO PROVIDE M.O.T AS NEEDED PER THE DIRECTION OF THE OWNER OR L.A. THROUGHOUT THE INSTALLATION AND MAINTENANCE PERIOD. FOLLOW F.D.O.T. M.O.T. STANDARDS.
32. CONTRACTOR TO PROVIDE ALL DIRECTIONAL BORES PER THE IRRIGATION PLAN AT START OF DEMOLITION. MARK & EXTEND SLEEVES PER DETAIL, BEYOND S/W AND/ OR B. O. C., AND INSTALL PER DEPTH ON IRRIGATION DETAIL SHEET. MARK CURBS PERMANENTLY FOR LOCATION OF EACH SLEEVE BY MAKING A SMALL "X" IN CURB.
33. CONTRACTOR SHALL USE #4 FOR ALL CORRESPONDENCE RELATIVE TO THE ISSUANCE OF THE NATURAL RESOURCES PERMIT. ADDITIONALLY, PROTECTIVE TREE BARRICADES IN ACCORDANCE TO THE APPROVED SITE PLAN MUST BE PROPERLY INSTALLED AND APPROVED THROUGH THE NATURAL RESOURCES SECTION PRIOR TO THE ISSUANCE OF THE NATURAL RESOURCES/LANDSCAPING PERMIT.



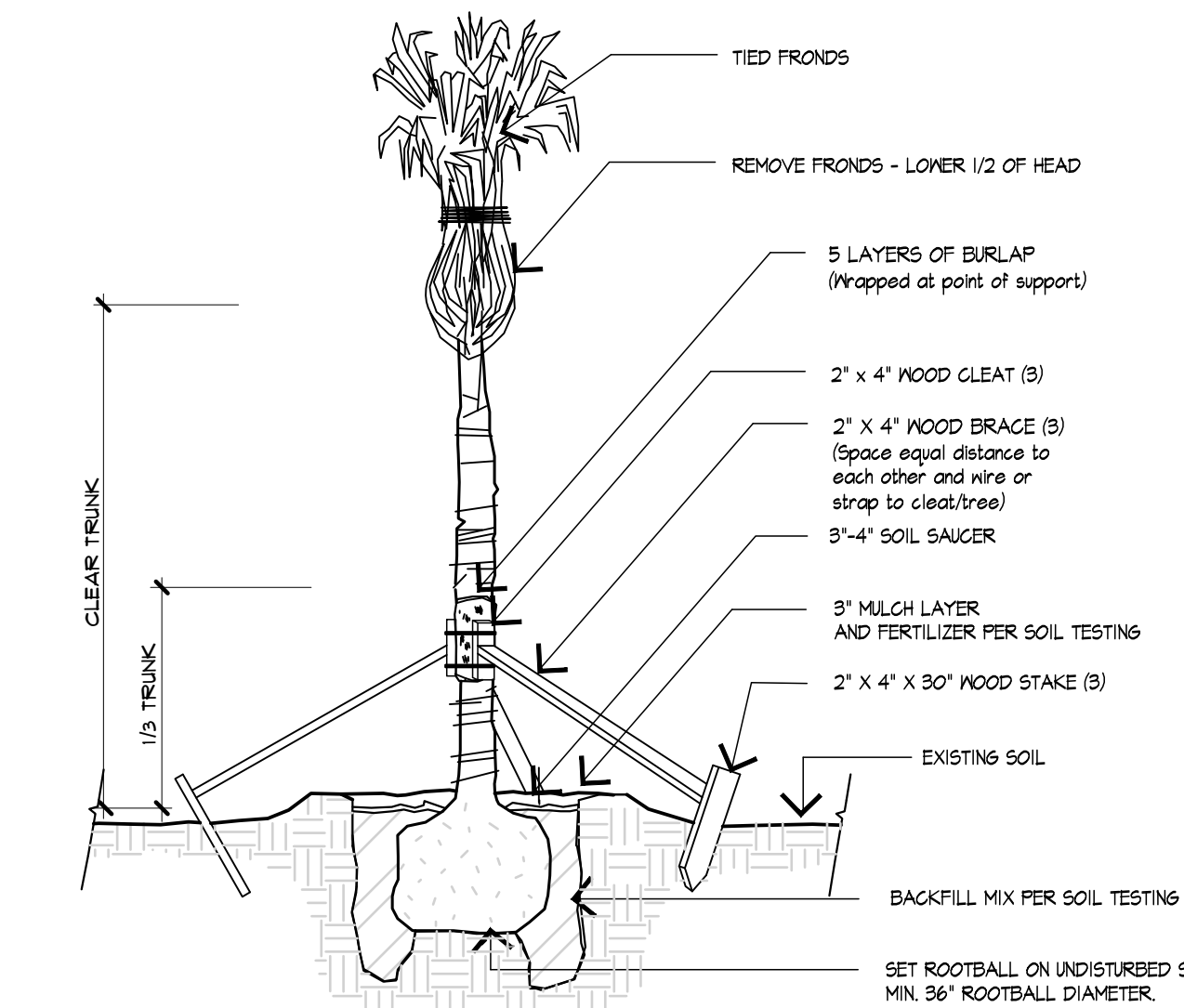
**1** TYPICAL SPREADING TREE PLANTING DETAIL ( 4" C. )  
NOT TO SCALE M-LA-329343-05



**3** SHRUB PLANTING DETAIL

1/8" = 1'-0"

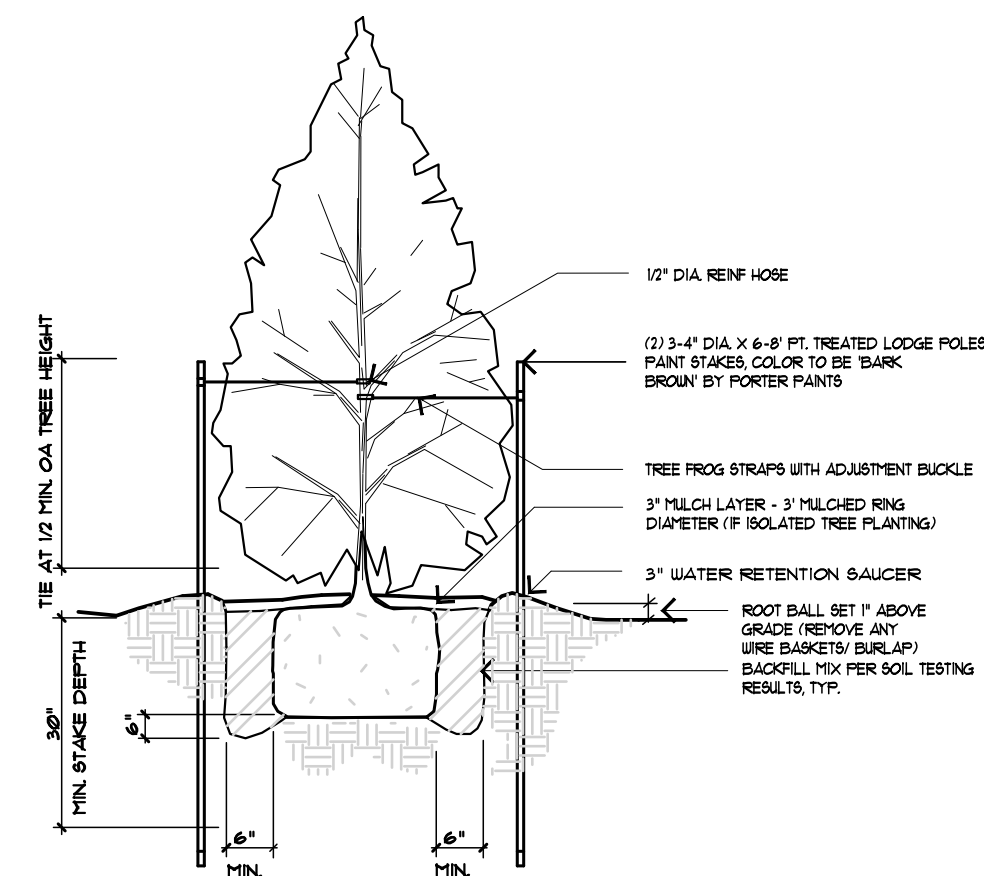
M-LA-TRE-329333-03



**5** TYPICAL PALM TREE PLANTING DETAIL

NOT TO SCALE

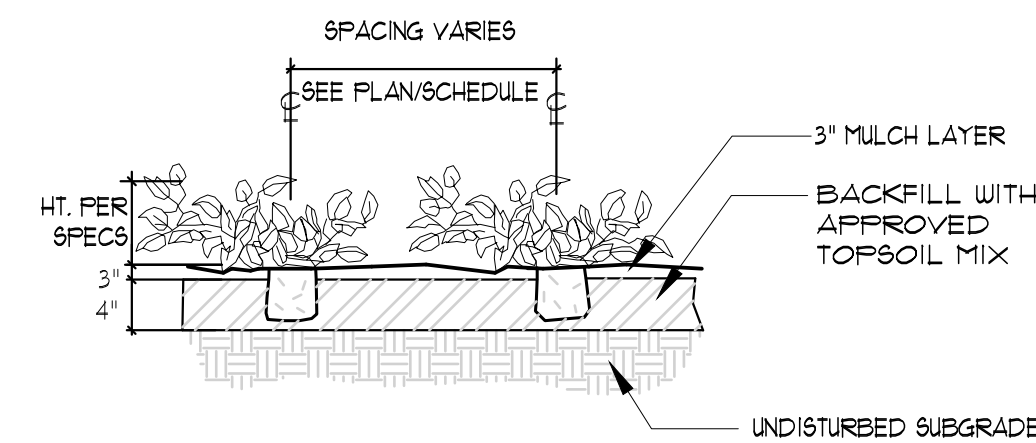
M-LA-329343-06



**2** TYPICAL MINOR & COLUMNAR TREE PLANTING DETAIL

NOT TO SCALE

329343.02-04



**4** TYPICAL GROUND COVER PLANTING DETAIL

NOT TO SCALE

M-LA-TRE-329333-04



**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100

Lutz, FL 33549

813.948.8810 o. 877.246.3714 f.

www.NICHOLS-LA.com

CLIENT:

**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

**MANDOLIN ESTATES,  
MANDOLIN RESERVE  
AND WINDSOR PLACE**

HILLSBOROUGH COUNTY

SHEET TITLE:

# LANDSCAPE CONSTRUCTION DETAILS

## REVISIONS:

NO.	DATE	DESCRIPTION
1	3/13/23	Rev. Per Cty. Comments
2	4/20/23	Rev. Per Cty. Comments

Celia R. Nichols, PLA, ASLA  
LA0001518

Date \_\_\_\_\_

SUBMITTAL DATE: 04-20-23

DRAWN BY: MW

QA/QC: CRN

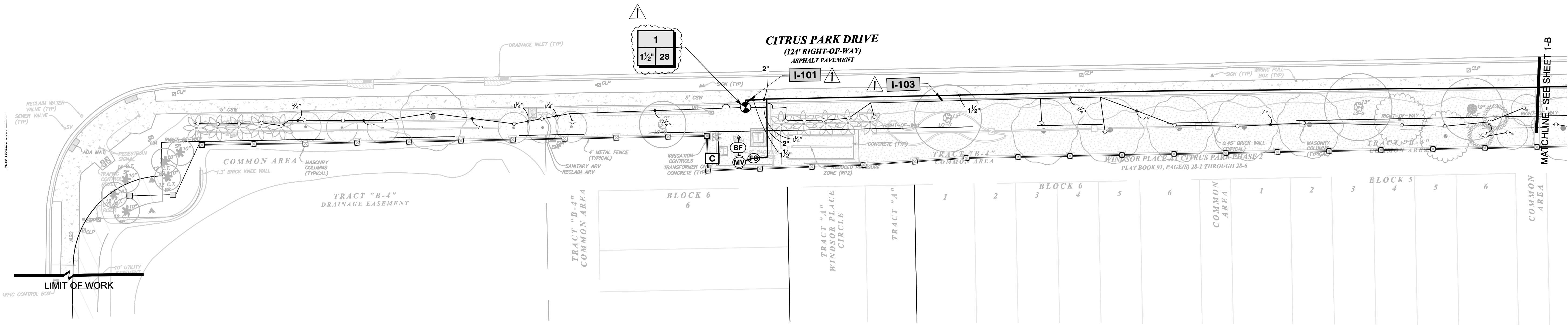
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

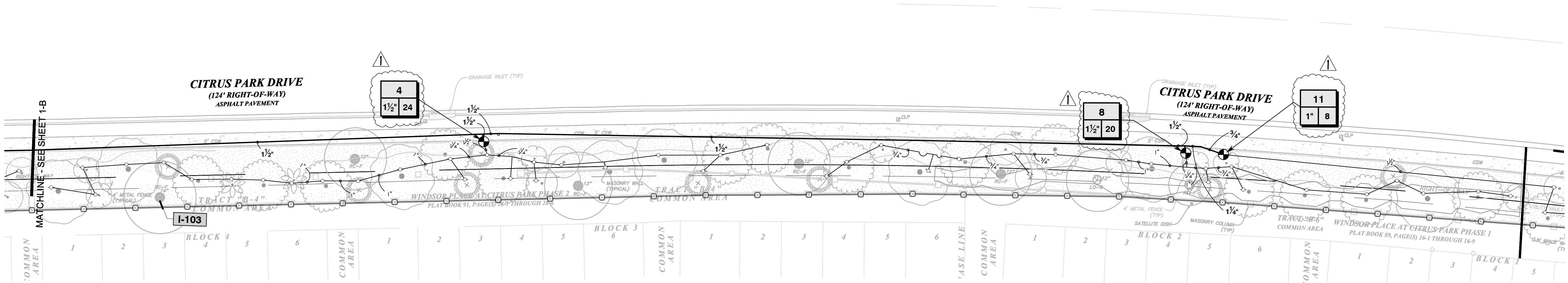
# LD-1

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.





PLAN SHEET "A"



PLAN SHEET "B"

COPYRIGHT 2022 NICHOLS LANDSCAPE ARCHITECTURE, INC. ALL RIGHTS RESERVED.

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.



NICHOLS  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT  
PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**WINDSOR PLACE  
FRONTAGE IRRIGATION  
PLAN**

REVISIONS:		
NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

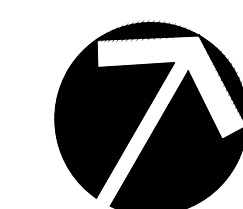
Date

SUBMITTAL DATE: 11-25-22  
DRAWN BY: CRN  
QA/QC: CRN  
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

IR-1





CLIENT:

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

## ENHANCEMENT PROJECT

HILLSBOROUGH COUNTY

SHEET TITLE:

# WINDSOR PLACE ENTRANCE IRRIGATION PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date \_\_\_\_\_

SUBMITTAL DATE: 11-25-22

DRAWN BY: CRN

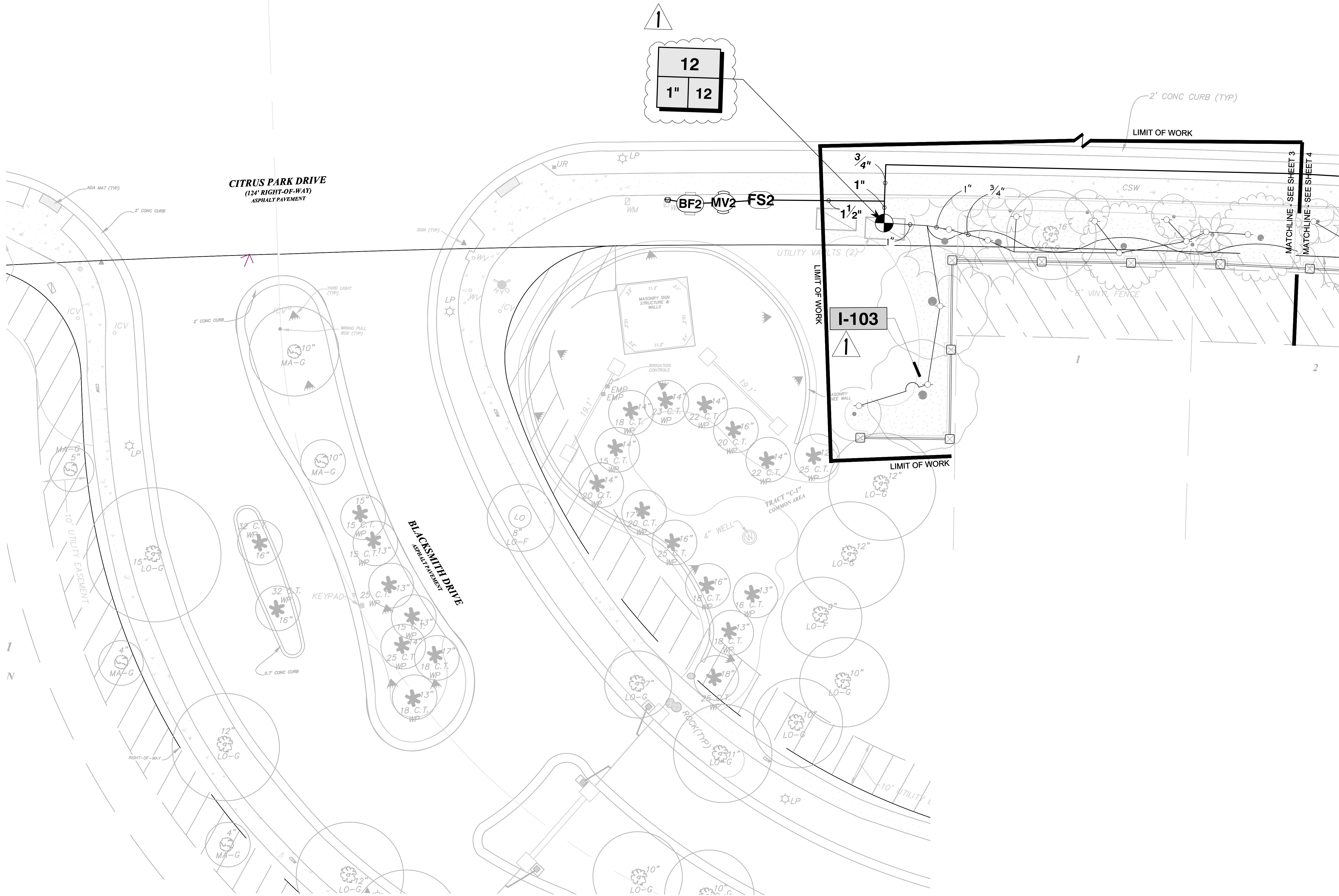
QA/QC: CRN

NLA JOB NO.: PP21-1.2

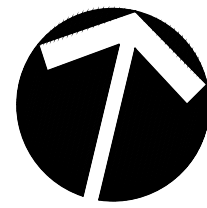
SHEET NUMBER:

IR-2





DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.



**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:

**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

**ENHANCEMENT  
PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:

**MANDOLIN RESERVE  
ENTRANCE IRRIGATION  
PLAN**

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 11-25-22

DRAWN BY: CRN

QA/QC: CRN

NLA JOB NO.: PP21-1.2

SHEET NUMBER:

**IR-3**





**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
[www.NICHOLS-LA.com](http://www.NICHOLS-LA.com)

CLIENT:

**PARK PLACE**  
**CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

## ENHANCEMENT PROJECT

HILLSBOROUGH COUNTY

SHEET TITLE:

**MANDOLIN ESTATES  
ENTRANCE IRRIGATION  
PLAN**

REVISIONS:		
NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date \_\_\_\_\_

SUBMITTAL DATE: 03-13-23

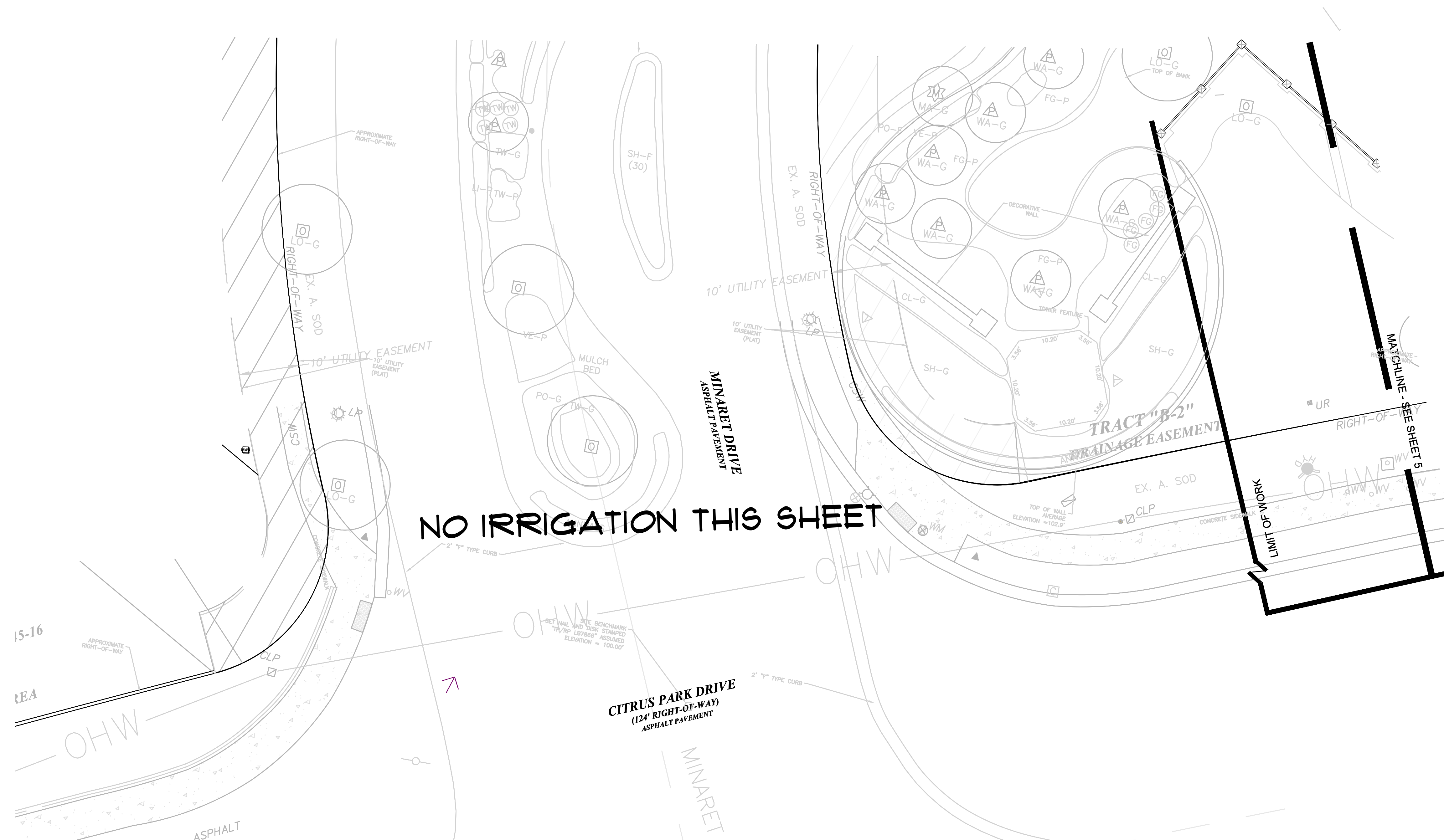
DRAWN BY: CRN

QA/QC: CRN

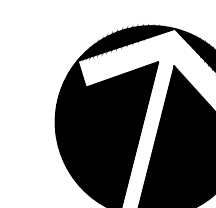
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

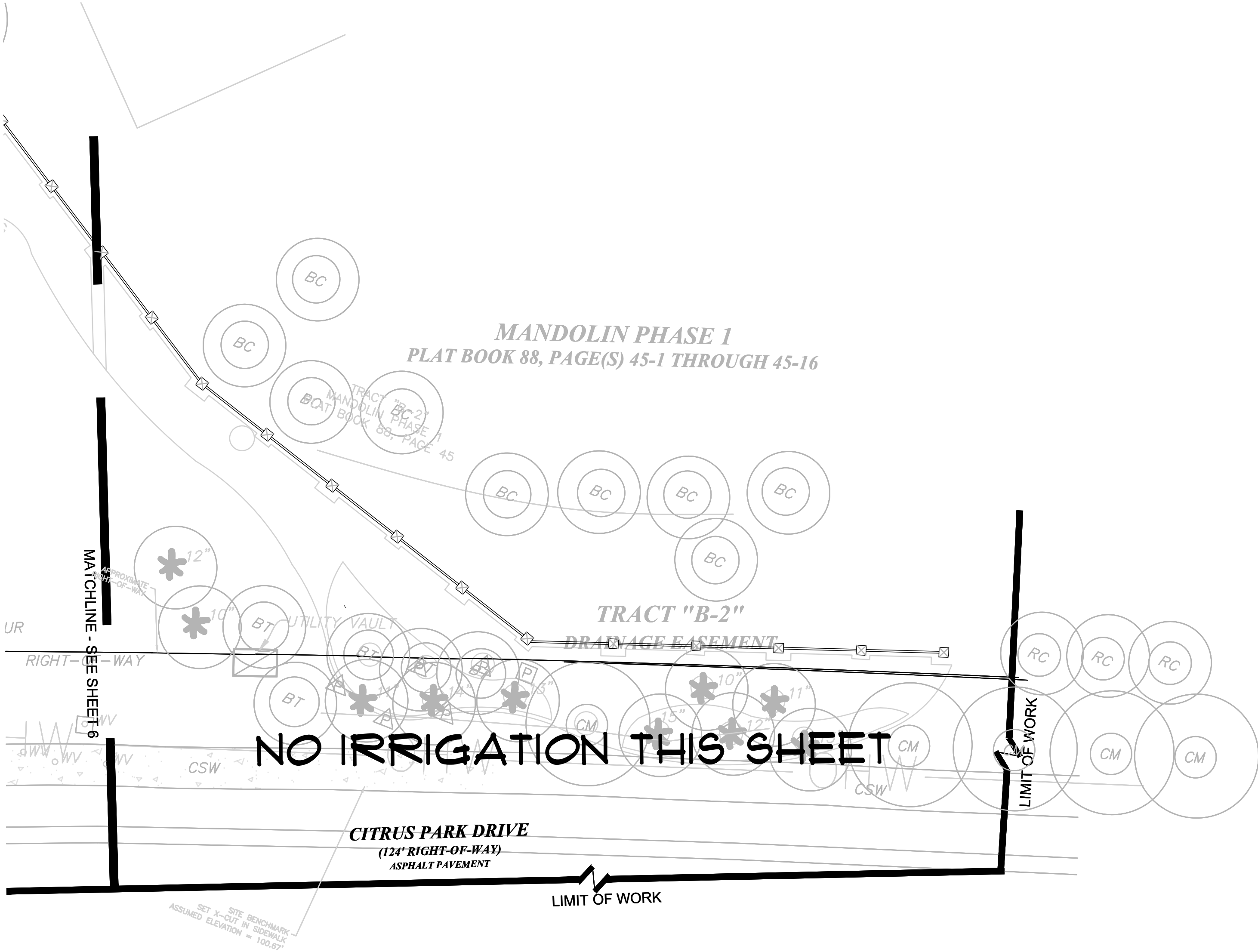
IR-5



DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.







NO IRRIGATION THIS SHEET

COPYRIGHT 2022 NICHOLS LANDSCAPE ARCHITECTURE, INC. ALL RIGHTS RESERVED.



DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.



**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE  
CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT  
PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**MANDOLIN ESTATES  
IRRIGATION PLAN**

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 03-13-23  
DRAWN BY: CRN  
QA/QC: CRN  
NLA JOB NO.: PP21-1.2

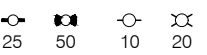











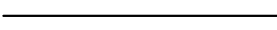

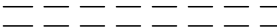
SHEET NUMBER:

**IR-6**

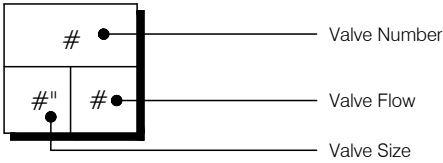




IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	HUNTER PCB 1Ø FLOOD BUBBLER, 1/2" FIPT.	168	3Ø	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		DETAIL
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	8		1/IR-Ø
	HUNTER IBV-FS-R MASTER VALVE 1-1/2" 1-1/2" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION FOR RECLAIM USE.	1		4/IR-Ø
	HUNTER IBV-FS-R MASTER VALVE 2" 1-1/2" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION FOR RECLAIM USE.	1		4/IR-Ø
	WATTS ØØ1 1-1/2" MAX. FLOW RATE IS 1.5 FT/5.	1		
	WATTS ØØ1 2" MAX. FLOW RATE IS 1.5 FT/5.	1		
	HUNTER A2C-12ØØ-SS 12-STATION CONTROLLER IN AN OUTDOOR STAINLESS STEEL WALL MOUNT ENCLOSURE.	1		
	HUNTER HFS-15Ø (2) FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1-1/2IN. SCHEDULE 4Ø SENSOR BODY, 24 VAC, 2 AMP.	1		
	HUNTER HFS-2ØØ (3) FLOW SENSOR FOR USE WITH ACC CONTROLLER, 2IN. SCHEDULE 4Ø SENSOR BODY, 24 VAC, 2 AMP.	1		
	WATER METER 2" EXISTING 2" WM AT WINDSOR (TO BE CONFIRMED)	1		
	WATER METER 2" WM #3 AT MANDOLIN RESERVE (TO BE CONFIRMED)	1		
	WATER METER 2" EX. WATER METER #4 AT MANDOLIN ESTATES (TO BE CONFIRMED)	1		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 4Ø	2,69Ø L.F.		
	IRRIGATION MAINLINE: PVC SCHEDULE 4Ø	1,518 L.F.		
	PIPE SLEEVE: PVC SCHEDULE 8Ø	61.4 L.F.		

Valve Callout







VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PIPE 3/4"	PIPE 1"	PIPE 1 1/4"	PIPE 1 1/2"	PIPE 2"	WIRE	PSI	PSI @ FOC	PRECIP
1	RAIN BIRD PEB	1-1/2"	BUBBLER	21	1ØØ.Ø	141.1	233.8			6Ø.3	38.6	45.6	3.41 IN/H
4	RAIN BIRD PEB	1-1/2"	BUBBLER	24	241.4	12.Ø	14.2			523.1	38.1	53.6	3.4 IN/H
8	RAIN BIRD PEB	1-1/2"	BUBBLER	21.48	153.5	83.1	61.1	5.3		794.4	31.4	61.1	1.29 IN/H
11	RAIN BIRD PEB	1"	BUBBLER	8	2Ø1.2	128.1		5.5		8Ø1.1	31.Ø	45.3	3.4 IN/H
12	RAIN BIRD PEB	1"	BUBBLER	12	144.Ø	14.6					34.5	4Ø.Ø	3.43 IN/H
14	RAIN BIRD PEB	1-1/2"	BUBBLER	29	133.3	53.1	78.6	66.9	12.1		39.5	5Ø.3	3.42 IN/H
16	RAIN BIRD PEB	1-1/2"	BUBBLER	21	231.Ø	1ØØ.5	15.1	1Ø.4			38.6	58.3	3.41 IN/H
19	RAIN BIRD PEB	1-1/2"	BUBBLER	2Ø	114.1	63.4	1Ø1.9				39.5	56.5	3.43 IN/H
	COMMON WIRE									1,518			



IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	LOCATE VALVES/ EQUIPMENT IN MULCH BED IN A SQUARE OR RECTANGULAR MANFOLD ARRANGEMENT IN GROUPS OF 4 OR MORE. SPACE VALVE BOXES MIN. 12' APART. SPACE OTHER EQUIPMENT PER MANUFACTURER'S RECOMMENDATION.
	ALL SLEEVING TO BE MIN. 2.5 X SIZE OF PIPE ENCOMPASSING.
	PIPING IS DIAGRAMATIC. LOCATE TO MINIMIZE CROSSINGS AND TRENCHING. HAND DIG OR TUNNEL PER COUNTY STNDS.& DETAILS ( SEE IR-1Ø) UNDER OR NEAR EX. PROTECTED TREES ROOTS. TYP.
	LOCATE ALL PIPING IN PLANTING AREAS WITHIN LIMIT OF WORK. USE SLEEVES (SIZE AND QTY.) AS SHOWN.



NICHOLS  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100

Lutz, FL 33549

813.948.8810 o. 877.246.3714 f.

www.NICHOLS-LA.com

CLIENT:

PARK PLACE  
CDD c/o MERITUS

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

ENHANCEMENT  
PROJECT

HILLSBOROUGH COUNTY

SHEET TITLE:

IRRIGATION  
SCHEDULES

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-21-2Ø23	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 03-13-23

DRAWN BY: CRN

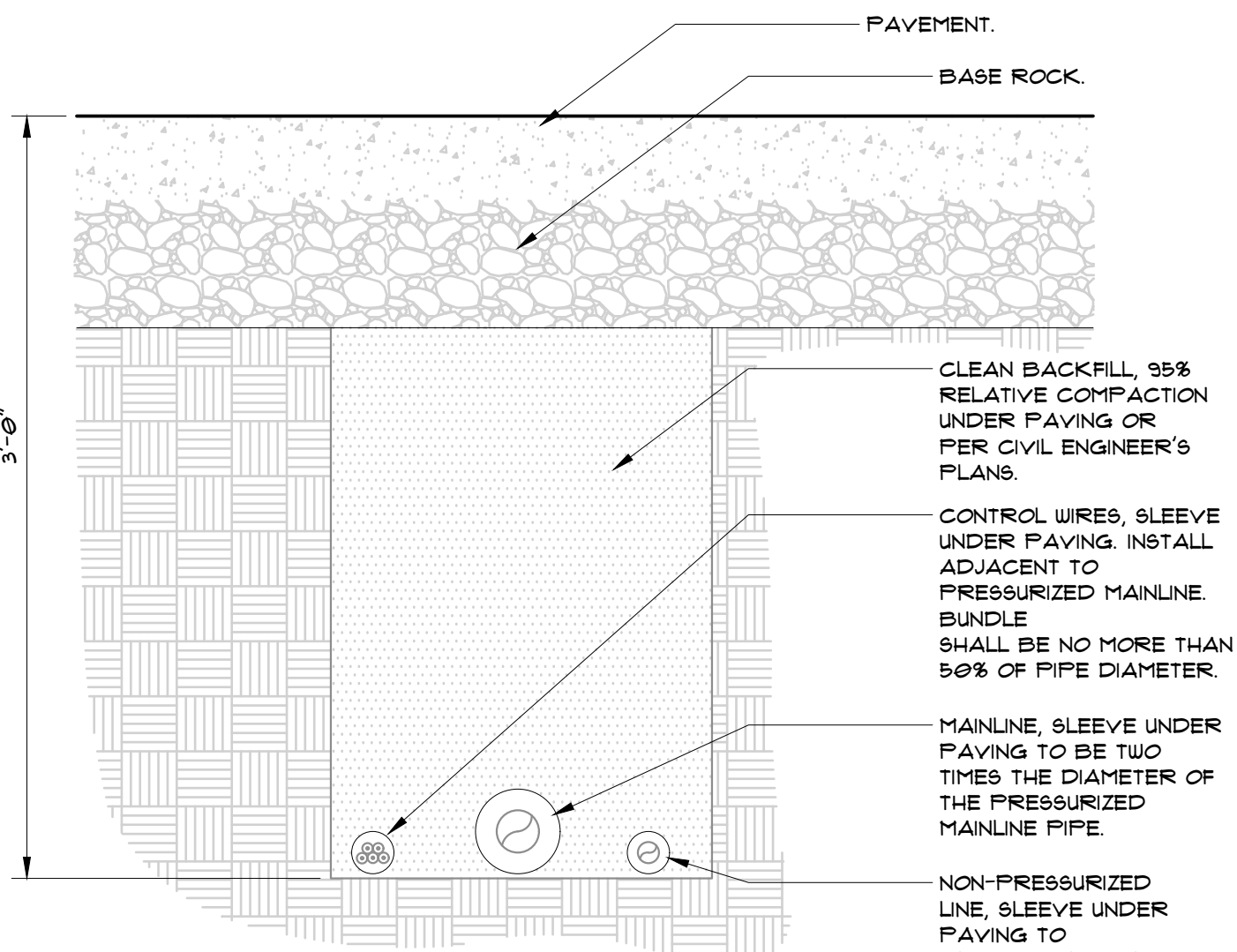
QA/QC: CRN

NLA JOB NO.: PP21-1.2

SHEET NUMBER:

IR-6

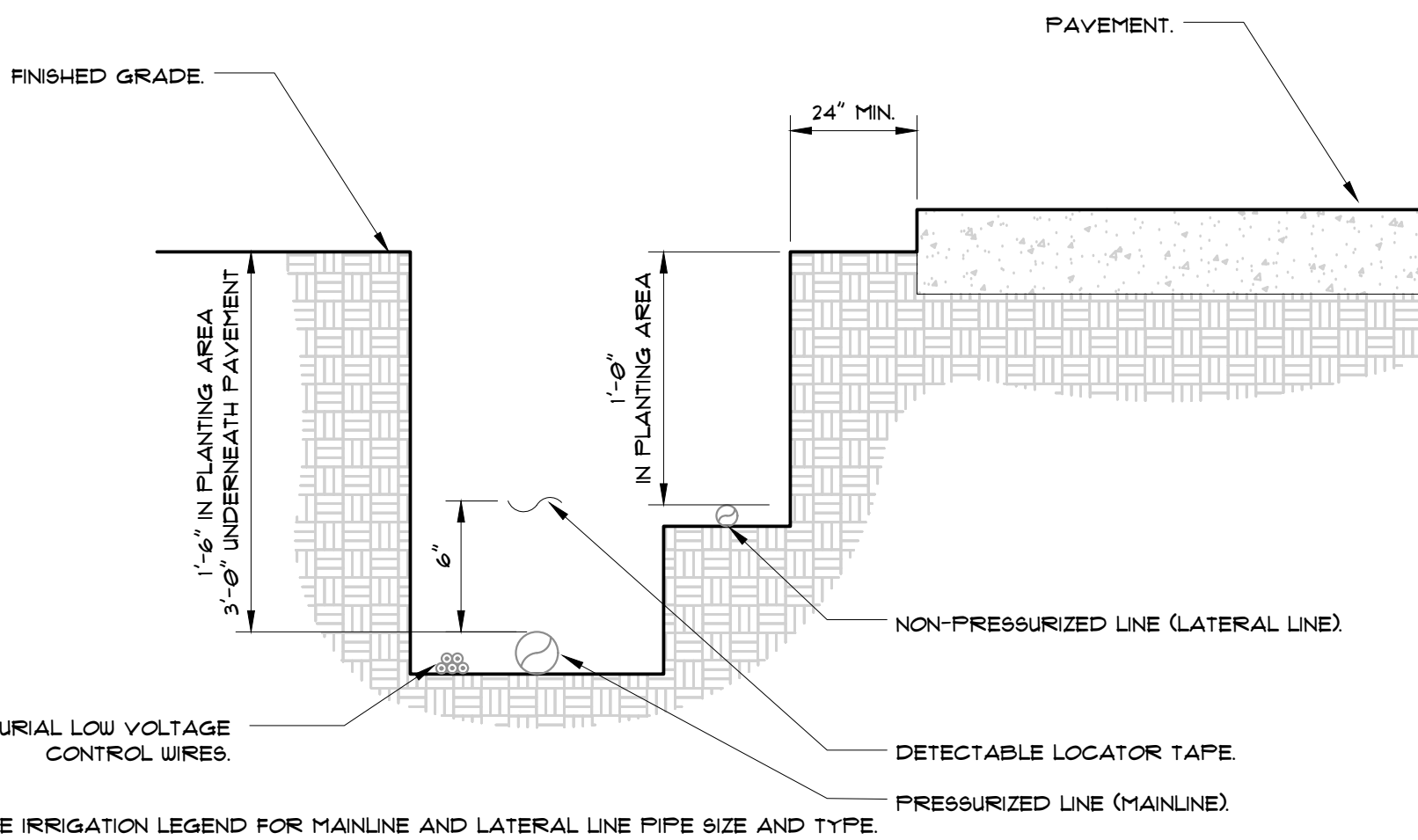




## 1 PIPE BENEATH PAVEMENT

1 1/2" = 1'-0"

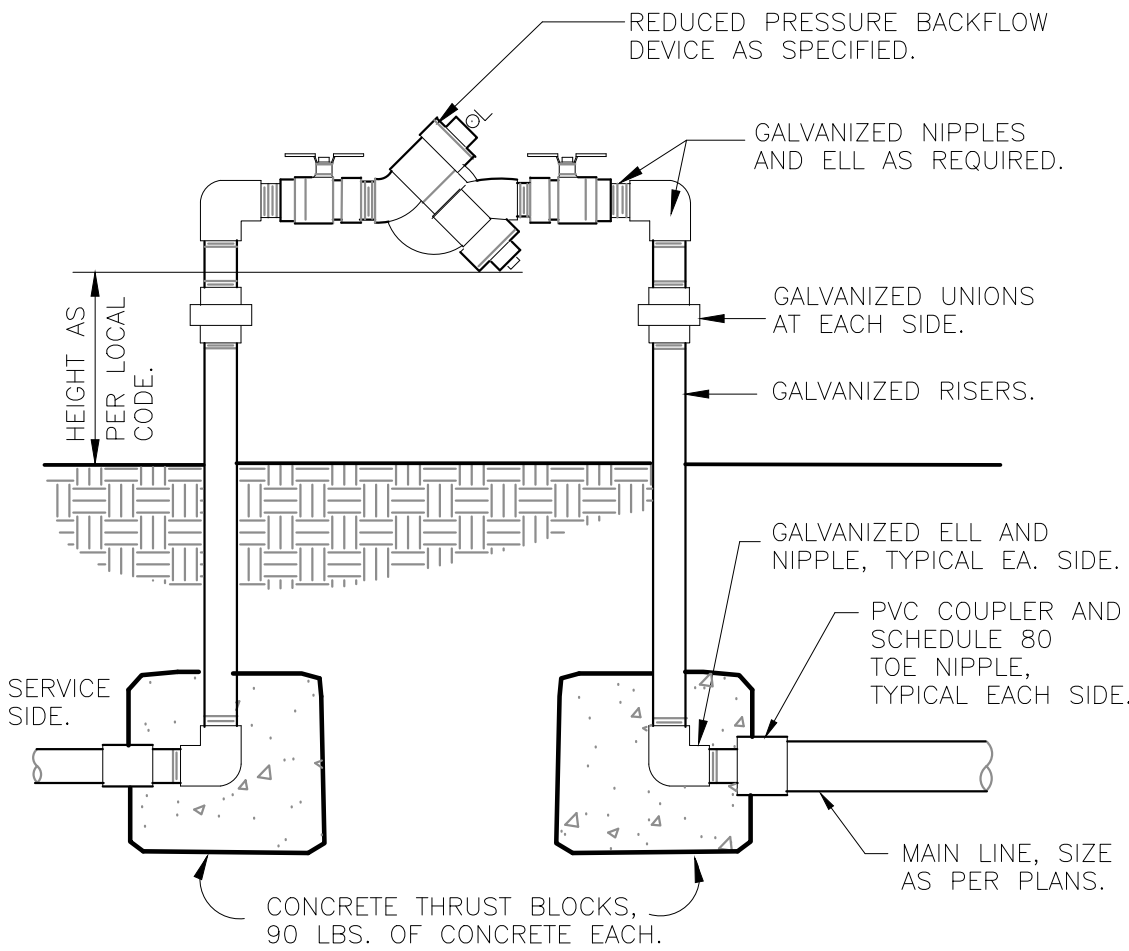
FX-1R-FX-AUXEQ-05



## 2 IRRIGATION TRENCHING

1 1/2" = 1'-0"

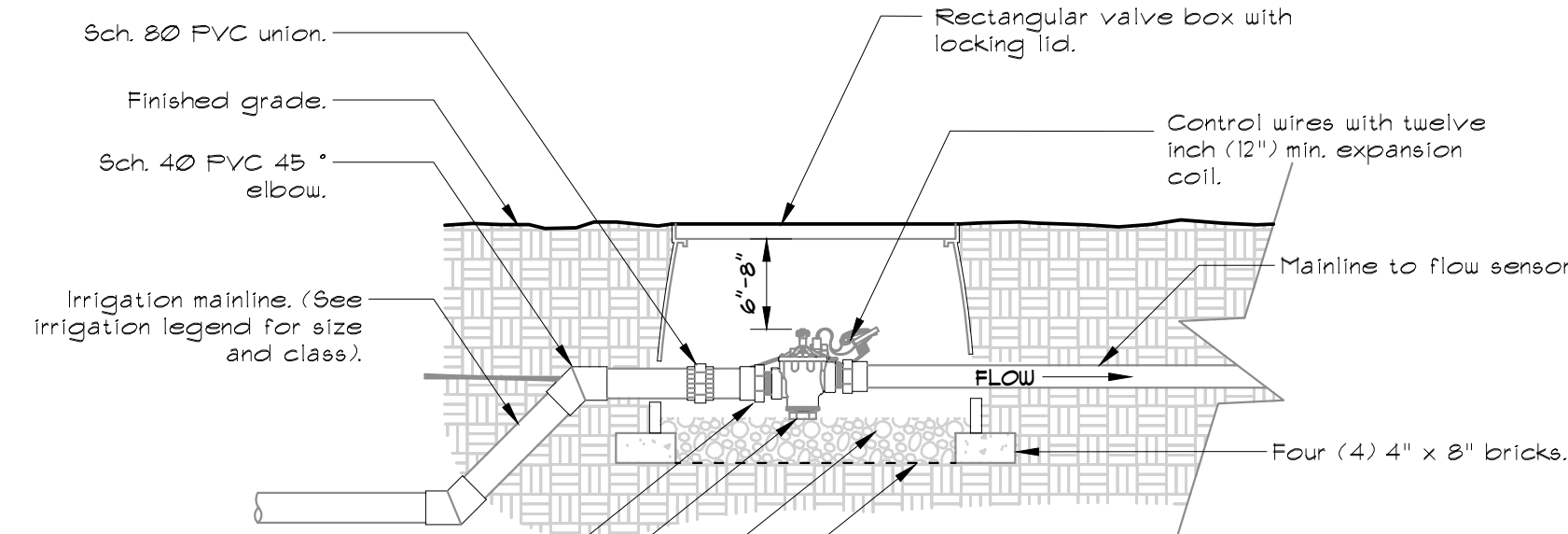
URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE



## 3 REDUCED PRESSURE BACKFLOW DEVICE

1" = 1'-0"

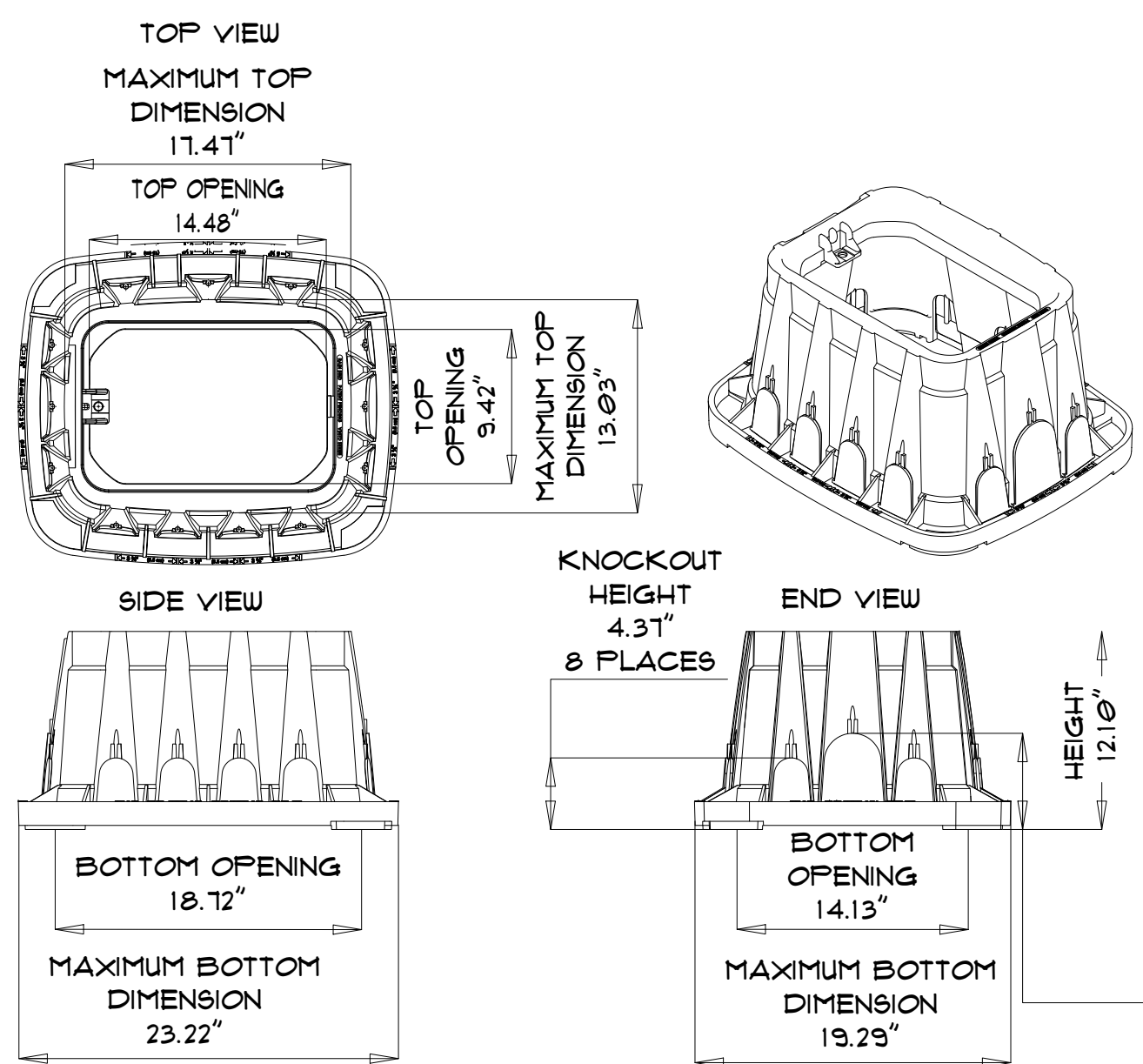
P-1N-03



## 4 MASTER VALVE

1" = 1'-0"

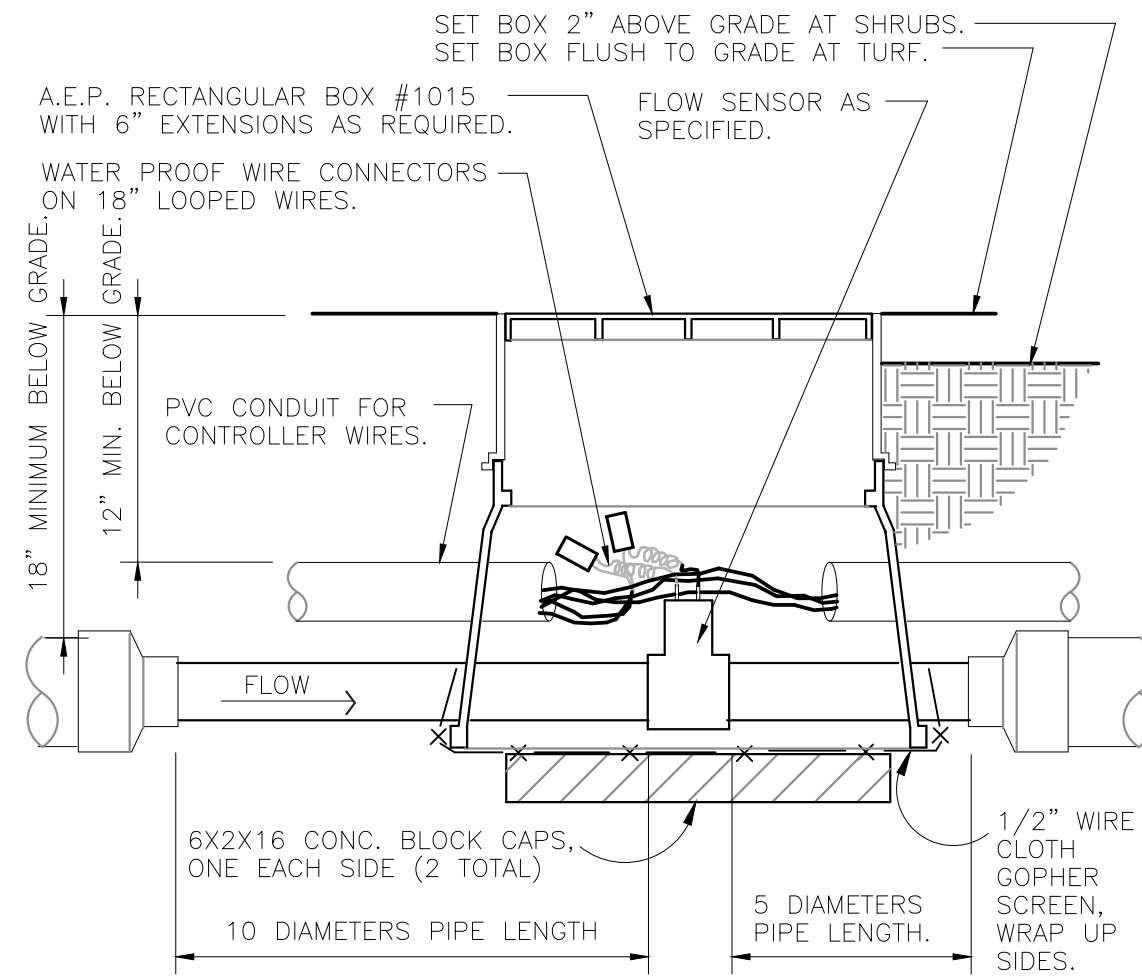
P-1N-06



## 5 HFS FLOW SENSOR

1 1/2" = 1'-0"

1-05



## 6 FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0"

P-1N-02

## 7 RAIN BIRD STANDARD VALVE BOX DIMENSIONS

N.T.S.

P-1N-13

## 6 REMOTE CONTROL IRRIGATION VALVE

1 1/2" = 1'-0"

URBAN TREE FOUNDATION © 2014  
OPEN SOURCE FREE TO USE

1-10



**NICHOLS**  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:

**PARK PLACE**  
**CDD c/o MERITUS**

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

**ENHANCEMENT**  
**PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:

**IRRIGATION**  
**CONSTRUCTION**  
**DETAILS**

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 03-13-23

DRAWN BY: CRN

QA/QC: CRN

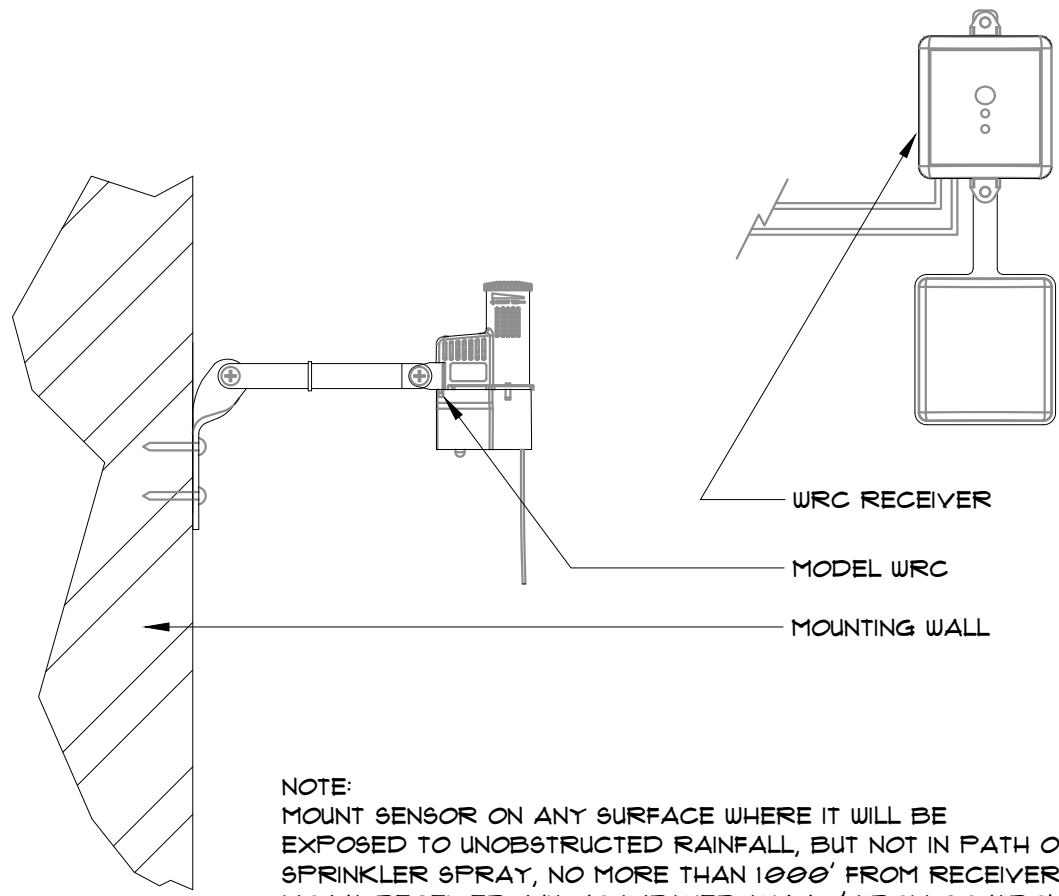
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

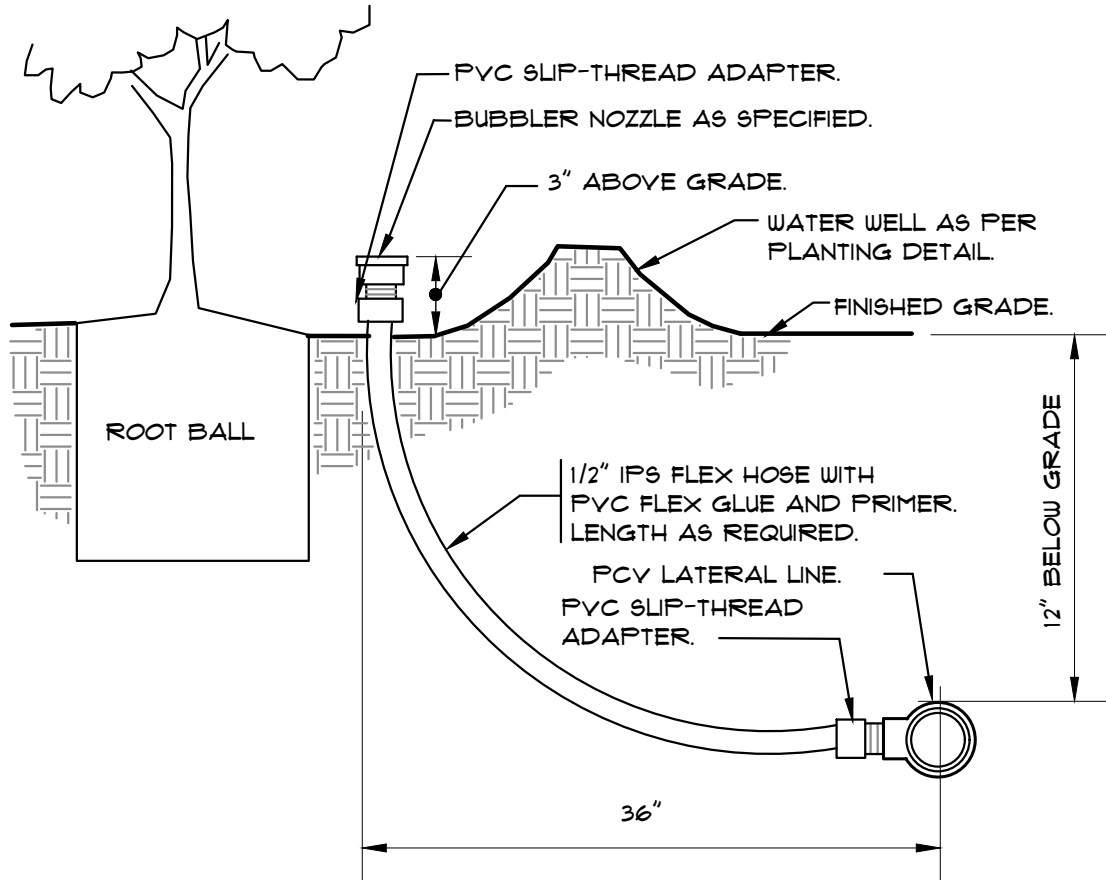
**IR-8**

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN  
DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE,  
INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.

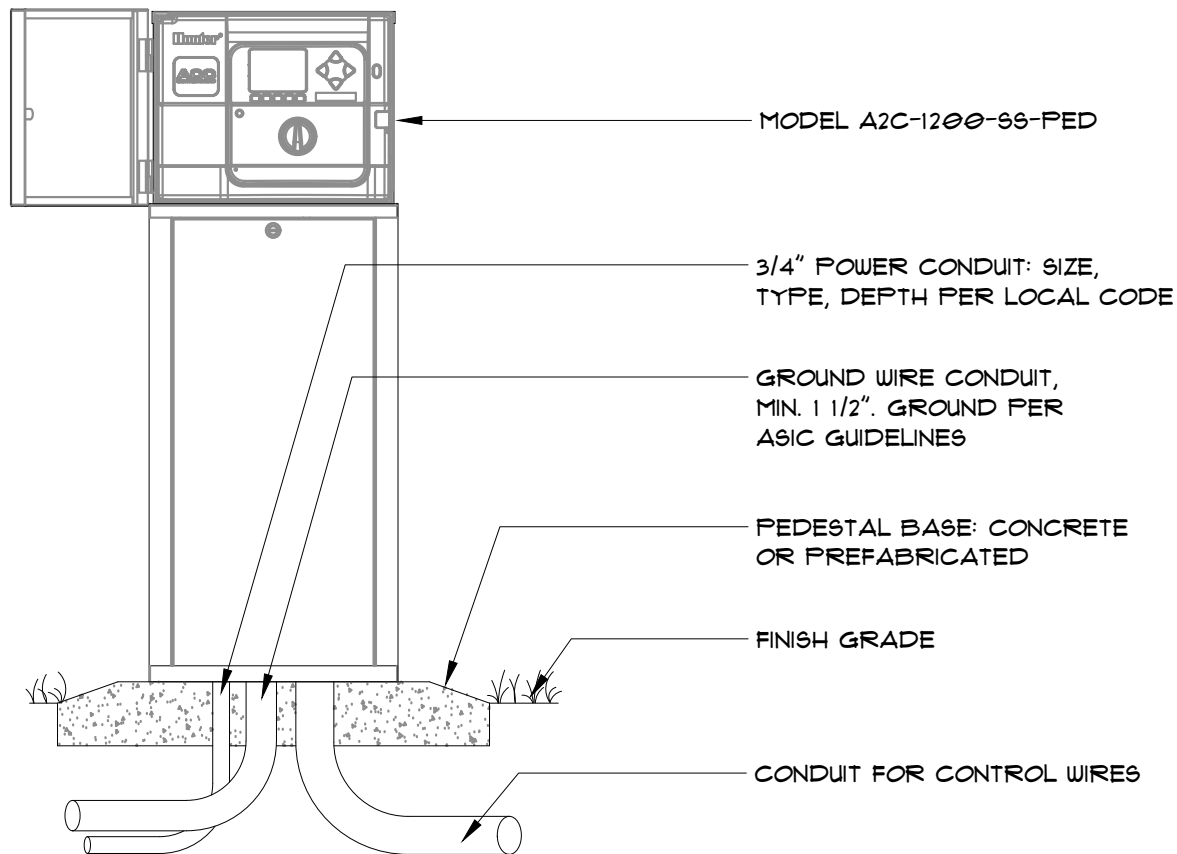




1 WIRELESS RAIN-CLIK  
3" = 1'-0" P-IN-04



2 BUBBLER ON FLEX HOSE RISER  
3" = 1'-0" FX-IR-FX-HEAD-13



4 ACC CONTROLLER METAL PEDESTAL  
1" = 1'-0" P-PA-MANR-MAND-45



NICHOLS  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:  
**PARK PLACE**  
**CDD c/o MERITUS**  
  
2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:  
**ENHANCEMENT**  
**PROJECT**

HILLSBOROUGH COUNTY

SHEET TITLE:  
**IRRIGATION**  
**CONSTRUCTION**  
**DETAILS**

REVISIONS:		
NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 03-13-23  
DRAWN BY: CRN  
QA/QC: CRN  
NLA JOB NO.: PP21-1.2

SHEET NUMBER:

IR-9



IRRIGATION NOTES & SPECIFICATIONS:

GENERAL

1. INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM FOR TREES, PALMS, SHRUBS AND GROUNDCOVERS SHOWN ON THE LANDSCAPE PLANS USING PRODUCTS AND INSTALLATION METHODS IN ACCORDANCE WITH THE COUNTY'S IRRIGATION SPECIFICATIONS, AND FLORIDA BUILDING CODE, PLUMBING SECTION, APPENDIX F (CURRENT EDITION).
2. WATER SOURCE AND GPM AND PRESSURE: CONNECT TO EXISTING "POTABLE" WATER METERS (B) - "POTABLE" VERIFY IF REGULAR IS NOT AVAILABLE. VERIFY GPM AND PSI MEET DESIGN CRITERIA SHOWN AT TIME OF BID.
3. ELECTRICAL SOURCE: USE EXISTING POWER.
4. PERFORMANCE CRITERIA: PROVIDE A MAXIMUM OF 15 INCHES PER WEEK FOR PLANTED AREAS. SPARGE HEADS TO CONFORM TO MANUFACTURER'S RECOMMENDATIONS. MAXIMUM VELOCITY 4 FEET PER SECOND. SIZE PIPE TO PROVIDE RECOMMENDED MINIMUM PRESSURE AT EACH HEAD. NO PIPE SHALL BE LESS THAN 3/4".
5. WORKMANSHIP: IN ACCORDANCE WITH THE BEST PRACTICES THROUGHOUT THE INDUSTRY IN ACCORDANCE WITH THE STANDARDS RECOMMENDED BY THE MANUFACTURERS OF MATERIALS AND IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
6. WARRANTY: GUARANTEE MATERIAL AND WORKMANSHIP OF THIS NEW IRRIGATION SYSTEM AGAINST DEFECTS FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY OWNER/L.A.
7. COORDINATION OF WORK: COORDINATE WORK WITH OTHER CONSTRUCTION ACTIVITIES. INSTALL AFTER SOIL AMENDMENTS ARE PLACED WITHIN THE EX. SOIL PER SOIL TEST RESULTS.
8. UTILITIES: PRIOR TO EXCAVATION, VERIFY IN THE FIELD THE LOCATION AND DEPTH OF NEW AND EXISTING UTILITIES AND "TAKS PROPER PRECAUTIONS NOT TO DAMAGE OR DISTURB SUCH UTILITIES. REPAIR TO ORIGINAL CONDITION, UTILITIES AND OTHER WORK DAMAGED BY CONTRACTOR'S CONSTRUCTION. IMMEDIATELY NOTIFY THE OWNER OF ANY DAMAGE. CALL 811 TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES.
9. DIRECTIONAL BORE # SLEEVES LOCATIONS: INSTALL NEW BORES AND SLEEVES SHALL BE AS SHOWN ON PLANS AND INSTALLED PER DETAILS SHOWN AND PER CURRENT FL. BLDG. CODE. ENSURE SLEEVE IS MIN. 2' X LARGER THAN THE IRRIGATION PIPES THAT IT ENCLOSES. ALL SLEEVE LOCATIONS SHALL BE MARKED IN THE FIELD WITH A PERMANENT SAW CUT MARK 6" Ht. 1/2" SYMBOLS ON CURB OR INSTALL FLUSH 5/8" MEDALLION ON THE CURB OR SIDEWALK. METHOD SHALL BE AS APPROVED BY OWNER'S REPRESENTATIVE. BID TO INCLUDE MOST COST EFFECTIVE MARKERS.
10. DRIP HEADERS AND DRIP LINES:
  - 4-6" FROM EDGE OF CURB, SIDEWALK, GRAVEL EDGING, PAVING, OR FENCE.
  - 12" TO 18" FROM EDGE OF PAVEMENT (WHERE NO CURB EXISTS) AND BUILDING WALLS.
  - BURIED UNDER 2" LAYER OF MULCH.
11. FIELD ALTERATIONS MADE THAT DO NOT CONFORM TO THE IRRIGATION CONTRACT DRAWS MUST BE IN THE BEST INTEREST OF UTILITY CONFLICTS, PLANT MATERIAL AND LANDSCAPE IRRIGATION SYSTEM. CHANGES MADE BY THE IRRIGATION CONTRACTOR WHICH ARE DEEMED BY THE OWNER'S REPRESENTATIVE, NOT TO CONFORM TO THE CONTRACT, WILL BE REMOVED AND REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. IF A QUESTION SHOULD ARISE AS TO THE BEST METHOD TO COMPLETE A NECESSARY ALTERATION, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE IN WRITING FOR APPROVAL PRIOR TO CHANGE.
12. THE CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK UNDER THIS CONTRACT. ALL WORK SHALL TAKE PLACE WITHIN THE LIMIT OF WORK AND PROPERTY LIMITS.
13. THE CONTRACTOR SHALL BE A LICENSED IRRIGATION CONTRACTOR AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO APPLICABLE REGULATIONS FOR IRRIGATION INSTALLATION AND ANY ASSOCIATED PERMITTING REQUIREMENTS PRIOR TO START OF WORK AND THROUGHOUT WORK.
14. PIPING ON THE PLANS IS SHOWN DIAGRAMMATICALLY FOR CLARITY. PIPES SHALL BE ROUTED TO MIN. PIPE LENGTH & AVOID EXISTING LANDSCAPE ELEMENTS AND UTILITIES. DESIGN MODIFICATIONS SHALL ONLY BE MADE AS NECESSARY TO MEET FIELD CONDITIONS AND ONLY UPON APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ADJUSTMENT OF THE SPRINKLERS TO ASSURE 100 PERCENT COVERAGE AND ELIMINATE ANY OVERSPRAY ON SIDEWALKS OR FENCING. DO NOT USE ANY ADJUSTABLE NOZZLES.
16. WIRING FROM THE IRRIGATION CONTROLLER TO THE REMOTE CONTROL VALVES SHALL BE UP-4" DIRECT BURIAL CABLE. COLOR SHALL BE PER NATIONAL ELECTRICAL CODE STANDARDS. USE WATERPROOF WIRE NUTS ON ALL CONNECTIONS. IMPORTANT: ALL WIRING NOT UNDER MAINLINE TO BE IN GRAY ELECTRICAL CONDUIT. FOR JUNCTION BOXES USE SHALL ROUND VALVE BOXES. FOR CONTROL VALVES USE ONE BOX PER VALVE.
17. ALL ABOVE GROUND, FIXED POWER, OR OTHER, 1000 FOOT OR P.V.C RISERS SHALL BE PAINTED BLACK.
18. DURING INSTALLATION, CONTRACTOR TO REMOVE ALL EXISTING UNUSED, ABANDONED, EXPOSED- IRRIGATION PIPES, WIRES, CONDUIT, HARDWARE, ETC. ALL MATERIALS FROM THIS WORK SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF, ON A WEEKLY BASIS.
19. FITTINGS: USE FLEXIBLE BUNG JOINTS. ALL OTHER FITTINGS SHALL BE SCH 40 P.V.C OR EQUAL THICK WALLED WITH MIN. PRESSURE RATINGS OF 75 PSI.
20. LOCATE ALL PIPING AND HEADS/ HEADER PIPE, SLEEVES OUT OF THE ROOT ZONE OF THE PROTECTED TREES PER COUNTY DETAILS.

SUBMITTALS

1. AS-BUILT DRAWINGS: PROJECT RECORD DRAWINGS AND SPECIFICATIONS SHALL BE KEPT UP-TO-DATE DAILY. DRAWINGS SHALL INCLUDE ALL HORIZONTAL AND VERTICAL DEVIATIONS FROM THE CONTRACT DOCUMENTS MADE DURING CONSTRUCTION. PLANS SHALL BE PREPARED BY AUTOCAD & 1/8" SCALE. ALL CHANGES AND CORRECTIONS SHALL BE BOTH A P.O.P AND DIGITAL CAD VERSIONS AT WALK-THRU. INDICATE ALL APPROVED FIELD CHANGES, DIMENSIONS, LEGENDS, PIPE SIZES, SLEEVE LOCATIONS AND VALVE NUMBERS. BID TO INCLUDE THIS EFFORT. (NOTE: CAD BASE FILE CAN BE REQUESTED FROM LANDSCAPE ARCHITECT IN ADVANCE OF INSTALLATION.)
2. OPERATION AND MAINTENANCE INSTRUCTIONS: WITHIN ONE WEEK PRIOR TO FINAL INSPECTION SUBMIT TWO (2) COPIES OF TYPED OPERATING INSTRUCTIONS FOR THE MOST EFFICIENT OPERATION AND MAINTENANCE OF THE SYSTEM, INCLUDING SEASONAL ADJUSTMENTS TOGETHER WITH PARTS LISTS COVERING ALL OPERATING EQUIPMENT, BOUND INTO A 3" RING BINDER.

3. WARRANTY: SUBMIT AS-BUILT DRAWING, SYSTEM WARRANTY LETTER AND BINDER WITH ALL INSTRUCTIONS AND PRODUCT PAPERWORK AT THE COMPLETION OF WORK.

PRODUCTS

1. MATERIALS: SHALL BE NEW AND TRUE TO MANUFACTURER'S SPECIFICATIONS AND DIMENSIONS AND PER PLANS AND SPECIFICATIONS ON THESE PLANS.
2. SCHEDULE 40 FOR LATERALS & USE 80 P.V.C FOR MAINLINE. CONTINUOUSLY MARKED WITH MANUFACTURER, CLASS, TYPE AND SIZE.
3. WATER: USE EXISTING METERS. CONTRACTOR CONFIRM IF WORKING AND AVAILABLE PRESSURE IS SUFFICIENT FOR DESIGN AS SHOWN AT TIME OF BID. PROVIDE SUFFICIENT GPM AND PSI PER DESIGN. DESIGN ASSUMES 50 GPM AND 40 PSI.
4. SLEEVING: CONTRACTOR SHALL MEET ALL REQUIREMENTS NOTED IN THIS PLAN SET ALONG WITH THE LOCAL AND BUILDING CODES. SLEEVES FOR UNDER ROADS AND SIDEWALKS SHALL BE SCH. 40 PIPE AND 8/2ED A MIN. 2X THE DIAMETER OF THE ENCASED PIPE(S).
5. FITTINGS: MINIMUM SCHEDULE 40, TYPE I, P.V.C. ASTM D2239.
6. IRRIGATION HEADS: BUBBLERS: USE HUNTER BUBBLERS FIXED 1' GPM AS PER LEGEND. INSTALL ALL PER DETAILS SHOWN (AND PER MANUF. RECOMMEND.) AND SPECIFIED ON IRRIGATION SCHEDULE. STAPLE ALL BUBBLER HEADS/NOZZLES NEAR TREE TRUNK. PROVIDE AT LEAST 18" OF FLEX LINE ABOVE GRADE TO LOOP HALF WAY AROUND TREE RING.
7. AUTOMATIC CONTROL AND MASTER VALVES: MANUFACTURER, PRODUCT NUMBER AND SIZES ARE AS SPECIFIED. INSTALL IN BOXES PER DETAILS.
8. VALVE BOXES: RAINBIRD, CARSON OR AMT-EK-LARGE. PER DETAILS. PLASTIC WITH GREEN LIDS STAMP-MARKED "IRRIGATION". ONE PER REMOTE CONTROL VALVE. MARK UNDERSIDE OF LID WITH ZONE #. (WATERPROOF)
9. CONTROLLERS: AS PER IRRIGATION SCHEDULE- SEE SPECIFICATIONS. CONTROLLER TO BE UL LISTED AND MEET NEC CODE AND LOCAL CODE. INCLUDE TWO EXTRA ZONES.
10. ELECTRIC: CONNECT TO EXISTING SOURCE USING EXISTING ELECTRICAL PANEL. INSTALL CONTROLLER ON SEPARATE CIRCUIT. LABEL ALL LOW VOLTAGE WIRING. NOTE: ADD GROUNDING SYSTEM TO CONTROLLER WITH GROUND RODS TO 10' MEGA, OR PER THE NATIONAL ELECTRICAL STANDARDS, OR MANUF. RECOMMENDATIONS. (USE MOST RESTRICTIVE.)
11. OTHER: INSTALL THREE (3) E NEW MASTER VALVES ON THIS PROJECT, IF NOT LOCATED. INCLUDE IN BID ONLY IF NOT FOUND.
12. BACKFLOW PREVENTOR: INSTALL THREE (3) NEW PER SPECIFICATIONS AND DETAILS IF NOT PRESENT. INCLUDE IN BID ONLY IF NOT FOUND.
13. CEMENT: PRODUCT AND INSTALLATION SHALL BE AS PER FLORIDA BUILDING CODE, PLUMBING SECTION, APPENDIX F.
14. NOZZLES: USE PRODUCTS AS PER SPECIFICATIONS ON PLANS. NO ADJUSTABLE OR VAN NOZZLES.
15. SENSORS: INSTALL ONE (1) WIRELESS RAIN SENSOR PER CONTROLLER. VERIFY LOCATION WITH LANDSCAPE ARCHITECT IN THE FIELD BEFORE INSTALL.
16. FLOW SENSOR/ METERS: INSTALL THREE (3) FLOW SENSORS, ONE PER ENTRANCE AREA. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DISTANCE FROM MASTER VALVE SHOULD BE PER MANUF. DETAILS.
17. DRIP SYSTEM: INSTALL DRIP LINES WITH HEADER LINE AND IN SQUARE PATTERN, 12" O.C. WITH EMITTERS 12" APART. USE HUNTER PRODUCT AS PER SCHEDULE. INSTALL PER MANUF. DETAILS. INCLUDE HUNTER DRIP CONTROL KITS (CZ) FOR TREE ZONES AND AIR RELEASE AND FLUSH VALVES. AS SHOWN. PLACE VALVES IN LARGE RECTANGULAR VALVE BOX (PER DETAILS) WITH FILTER FABRIC AND 3" PEA GRAVEL. INSTALL OTHER FLUSH AND AIR VALVES IN SMALL ROUND VALVE BOX WITH FABRIC AND PEA GRAVEL, PER DETAILS.

PRESSURE TEST

NOTE: CONTACT L.A. 48 HOURS IN ADVANCE OF TEST. TEST PER FL. BLDG. CODE 2020, APPENDIX F. SEND RESULTS TO L.A.

AFTER P.V.C RISERS ARE IN PLACE AND CONNECTED AND PRIOR TO THE INSTALLATION OF SPRINKLER HEADS, OPEN CONTROL VALVES AND FLUSH OUT THE SYSTEM WITH A FULL HEAD OF WATER. AFTER THE SYSTEM IS THOROUGHLY FLUSHED, CAP OFF THE RISERS AND PRESSURE TEST THE SYSTEM. SPRINKLER LINES SHALL BE TESTED FOR A PERIOD OF NOT LESS THAN ONE HOUR, AND SHALL MAINTAIN LEAKAGE PER THE FOLLOWING FORMULA:

EXECUTION

1. CALL 811 BEFORE DIGGING.
2. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND PER CURRENT FL. BLDG. CODE STANDARDS. FOLLOW HILLSBOROUGH COUNTY STANDARDS.
3. EXCAVATE TRENCHES TO PROVIDE MINIMUM COVER OVER LATERAL AND MAINLINE PIPING OF 18" IN PLANT BEDS AND 36" BENEATH PAVING. REMOVE AND DISPOSE OF ANY ROCK OR DEBRIS. BACKFILL WITH CLEAN MATERIAL, THEN COMPACT AREAS PER LOCAL CODES/ BUILDING CODE STANDARDS. RE-SOD WITH ST. AUGUSTINE AND/ OR REPAIR BEDS & REFLUSH PER LANDSCAPE DESIGN. ALL SLEEVES SHALL BE INSTALLED BY CONTRACTOR PER DETAILS THIS SHEET. GROUP PIPES AS SHOWN ON PLANS.
4. PLASTIC PIPE: INSTALL AS RECOMMENDED BY MANUFACTURER, USING PRIMER AND GLUE PER BUILDING CODE.
  - PIPING SHALL BE GROUPED TO MINIMIZE THICKNESS AND LOCATED TO MINIMIZE PIPE LENGTH. LOCATIONS ON PLAN ARE DIAGRAMMATIC AND SHOWN FOR INFORMATIONAL AND CLARITY PURPOSES ONLY. CONTRACTOR SHALL USE THIS PLAN SET FOR DESIGN FIELD ADJUSTMENTS SHALL BE MADE TO MEET ACTUAL CONDITIONS AND TO MINIMIZE PIPE LENGTHS AND CONFLICTS WITH UTILITIES OR AS-BUILT CONDITIONS. PIPE SIZES ARE AS SHOWN UNLESS CONTRACTOR DETERMINES SIZES SHOULD NEED ADJUSTMENT; IF SO, NOTIFY L.A.
5. SPRINKLER HEADS: SYSTEM SHALL BE HYDRO-ZONED (DRIP AND BUBBLERS EACH ON A SEPARATE ZONE) GROUP ZONES FOR WATER USE PER COUNTY STANDARDS. USE NOZZLES SHOWN ON PLAN. FLUSH SYSTEM.
6. AUTOMATIC CONTROL VALVES: LOCATE IN GROUP IN SQUARE GROUPINGS AND PARALLEL TO ONE ANOTHER, LOCATE IN A LOW VISIBLE AREA, AWAY FROM TREE ROOTS. HAND DIG IN AREAS OF TREE PROTECTION.
  - INSTALL VALVE BOX OVER APPROVED FILTER FABRIC. ADD 1' CURB FOOT OF CLEAN PEA-SIZED GRAVEL OVER THE TOP OF FILTER FABRIC TO CREATE A BUMP FOR EACH VALVE. INSTALL PINE BARK MIN. NUGGET MULCH BED FOR ENTIRE AREA AROUND VALVE MANFOLD (GROUPING). MULCH TO BE PLACED OVER APPROVED USED BARRIER FABRIC. NEW ALUMINUM EDGERS BY PERMALOC CLEANLINE 118" X 3". INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE A 1/2" EXPANSION GUL OF ELECTRICAL WIRE AT EACH VALVE TO CONTROL. MAKE ALL ELECTRICAL SPICES PER FL. BLDG. CODE, APPENDIX F. INSTALL NEW ST. AUGUSTINE SOD AROUND VALVE "BED", IF IN SOD.
7. IF WIRES ARE BURIED UNDER MAINLINE THEN BUNDLE MULTIPLE WIRES AND TAPE TOGETHER AT NOT OVER 24" INTERVALS. INSTALL CONTROL WIRING SPICES IN VALVE BOXES AND SET FLUSH WITH FINISHED GRADE. LABELS:
  - A. NUMBER EACH ZONE VALVE WITH WATER PROOF TAG NO. INSIDE BOX AND ON UNDERSIDE AND TOPSIDE OF VALVE BOX COVER WITH A BLACK WATERPROOF LABEL FOR EACH VALVE INSIDE BOX FOR MAINTENANCE REFERENCE. NUMBERS SHALL MATCH THE ZONE NUMBERS ON THE DRAWING AND CONTROLLER SET UP.
  - B. NUMBER EACH ZONE VALVE CONTROL WIRE AT THE CONTROLLER WITH A WATERPROOF MARKER AND TAG TO MATCH THE ZONE NUMBER ON THE DRAWING.
  - C. ALL WIRING NOT UNDER MAINLINE TO BE IN CONDUIT AND AVAILABLE FOR INSPECTION. PIPE AND SLEEVES TO HAVE A TRACER WIRE.
8. ALL PROGRAMMING AND FINAL WIRING TERMINATIONS TO BE PERFORMED BY THE LICENSED AND CERTIFIED IRRIGATION CONTRACTOR AND ELECTRICAL CONTRACTOR.
9. DRIP ZONE: INSTALL LINES IN SQUARE PATTERN WITH EXHAUST HEADERS. INCLUDE ONE OF EACH FOR EACH AREA. INSTALL AIR RELIEF AT HIGHEST POINT FROM CONTROL ZONE KIT. INSTALL FLUSH POINT VALVE UNDER CONTROL ZONE KIT. INCLUDE DRIP CONTROL ZONE KIT FOR EACH DRIP ZONE. PLACE DRIP LINES BELOW MULCH DEPTH OF 3 INCHES. STAKE AS NEEDED. DRIP EMITTERS SHALL BE 12" O.C. AND LINES SHALL BE PLACED 12" O.C. USE STRAIGHT LINES ONLY WITH CURVES USED ONLY ALONG CURVED BEDS. DO NOT "SHAKE" THE DRIP THROUGH THE BEDS.

HYDROSTATIC AND LEAKAGE TESTING

1. NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AT LEAST 72 HOURS PRIOR TO EACH OF THE FOLLOWING:
    - MILESTONE: FIRST MILESTONE: START OF WORK, SECOND MILESTONE: FLAGGING OF HEAD LAYOUT, THIRD MILESTONE: AT PRESSURE TEST, LAST MILESTONE: FOR FINAL WALK-THRU INSPECTION REVIEW.
  2. CONTRACTOR TO CONDUCT A (1) HOUR HYDROSTATIC PRESSURE AND LEAK TEST BEFORE ANY PIPE IS BURIED AT EACH ENTRANCE AREA. ANY LEAKS SHALL BE NOTED, REPAIRED AT THIS TIME AND THIS TEST INFORMATION SHALL BE IMMEDIATELY PROVIDED TO OWNER, OWNER'S REPRESENTATIVE AND L.A.
- MAINTENANCE**
1. MAINTAIN THE IRRIGATION SYSTEM UNTIL FINAL ACCEPTANCE BY OWNER. MAINTENANCE SHALL INCLUDE WORK, MATERIALS AND REPLACEMENTS NECESSARY TO INSURE A COMPLETE AND PROPERLY OPERATING SYSTEM. A WRITTEN MAINTENANCE PLAN SHALL BE PROVIDED TO OWNER.
  2. IMPORTANT: CONTRACTOR SHALL HAND-WATER ALL NEW PLANT AND NEW SOD OR OTHER MATERIAL NOT COVERED BY IRRIGATION - USE A HOSE TO MANUALLY WATER EACH PLANT AT BASE OF PLANT. USE A WATER TRUCK OR OTHER MEANS AS NECESSARY - IF SYSTEM IS NOT AUTOMATED - TO WATER IN MATERIALS. WATER MATERIAL RATES PER NEW INSTALLATION (SEE P&S STANDARDS) UNTIL PROJECT ACCEPTANCE OR OTHER STATED APPROVAL DATE. IF ANY NEW PLANTED AREAS OF THIS PROJECT ARE NOT COVERED BY THE NEW IRRIGATION SYSTEM, CONTRACTOR TO IMMEDIATELY NOTIFY THE OWNER/L.A.

CLEAN-UP

DAILY TO KEEP SITE CLEAN AND THEN UPON COMPLETION AND PRIOR TO INSPECTION OF THE WORK, CLEAN THE SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT.

INSPECTION AND WARRANTY

AT THE CONCLUSION OF IRRIGATION WORK, THE COUNTY, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT WILL CONDUCT A FULL INSPECTION OF THE ENTIRE IRRIGATION SYSTEM OPERATING ZONE BY ZONE WITH THE CONTRACTOR TO DETERMINE IF SYSTEM IS PERFORMING PER PLANS AND SPECIFICATIONS. CONTRACTOR SHALL CORRECT ALL PUNCHLIST ITEMS BEFORE A RE-INSPECTION. WARRANTY OF SYSTEM SHALL BEGIN ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE OWNER, OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. ALL CLOSE OUT DOCUMENTS SHALL BE PROVIDED TO L.A. FOR THE OWNER INCLUDING AS-BUILT CAD AND PDF PLAN, BINDER OR PRODUCT WARRANTIES WITH OUT SHEETS, OPERATION AND MAINTENANCE MANUAL AND WARRANTY LETTER FOR LABOR AND MATERIALS FOR SYSTEM FOR ONE YEAR. FROM DATE OF ACCEPTANCE BY OWNER.

NOTE: THERE SHALL BE NO OVER SPRAY ON ANY LANDSCAPE AREAS AS NOTED ABOVE, THEN THIS SHALL BE REVIEWED AND CORRECTED BY THE CONTRACTOR BEFORE CLOSE OUT AND ACCEPTANCE.

CRITICAL ANALYSIS

GENERATED:	2023-05-01 17:30
P.O.C. NUMBER: 01	
WATER SOURCE INFORMATION:	EXISTING 2" WM AT WINDSOR (TO BE CONFIRMED)

FLOW AVAILABLE	2"
WATER METER SIZE	120 GPM
FLOW AVAILABLE	

PRESSURE AVAILABLE	
STATIC PRESSURE AT POC:	65 PSI
ELEVATION CHANGE:	2.00 FT
SERVICE LINE SIZE:	3"
LENGTH OF SERVICE LINE:	2 FT
PRESSURE AVAILABLE:	64 PSI

DESIGN ANALYSIS	
MAXIMUM STATION FLOW:	33.34 GPM
FLOW AVAILABLE AT POC:	120 GPM
RESIDUAL FLOW AVAILABLE:	86.66 GPM

CRITICAL STATION:	6
DESIGN PRESSURE:	30 PSI
FRICTION LOSS:	1.91 PSI
FITTINGS LOSS:	0.2 PSI
ELEVATION LOSS:	0 PSI
LOSS THROUGH VALVE:	121 PSI
PRESSURE REQ. AT CRITICAL STATION:	44.3 PSI
LOSS FOR FITTINGS:	1.11 PSI
LOSS FOR MAIN LINE:	11.1 PSI
LOSS FOR POC TO VALVE ELEVATION:	0 PSI
LOSS FOR BACKFLOW:	4.31 PSI
LOSS FOR MASTER VALVE:	1.5 PSI
LOSS FOR WATER METER:	0.62 PSI
CRITICAL STATION PRESSURE AT POC:	63.5 PSI
PRESSURE AVAILABLE:	64 PSI
RESIDUAL PRESSURE AVAILABLE:	0.48 PSI

CRITICAL ANALYSIS

GENERATED:	2023-05-01 17:30
P.O.C. NUMBER: 02	
WATER SOURCE INFORMATION:	WM #3 AT MANDOLIN RESERVE (TO BE CONFIRMED)

FLOW AVAILABLE	2"
WATER METER SIZE:	120 GPM
FLOW AVAILABLE	

PRESSURE AVAILABLE	
STATIC PRESSURE AT POC:	65 PSI
ELEVATION CHANGE:	5.00 FT
SERVICE LINE SIZE:	3"
LENGTH OF SERVICE LINE:	20 FT
PRESSURE AVAILABLE:	63 PSI

DESIGN ANALYSIS	
MAXIMUM STATION FLOW:	29 GPM
FLOW AVAILABLE AT POC:	120 GPM
RESIDUAL FLOW AVAILABLE:	91 GPM

CRITICAL STATION:	16
DESIGN PRESSURE:	30 PSI
FRICTION LOSS:	4.46 PSI
FITTINGS LOSS:	0.44 PSI
ELEVATION LOSS:	0 PSI
LOSS THROUGH VALVE:	3.69 PSI
PRESSURE REQ. AT CRITICAL STATION:	38.6 PSI
LOSS FOR FITTINGS:	1.2 PSI
LOSS FOR MAIN LINE:	12.0 PSI
LOSS FOR POC TO VALVE ELEVATION:	0 PSI
LOSS FOR BACKFLOW:	5.08 PSI
LOSS FOR MASTER VALVE:	0.8 PSI
LOSS FOR WATER METER:	0.68 PSI
CRITICAL STATION PRESSURE AT POC:	58.3 PSI
PRESSURE AVAILABLE:	63 PSI
RESIDUAL PRESSURE AVAILABLE:	4.69 PSI



NICHOLS  
LANDSCAPE ARCHITECTURE

18115 N US Highway 41, Suite 100  
Lutz, FL 33549  
813.948.8810 o. 877.246.3714 f.  
www.NICHOLS-LA.com

CLIENT:

PARK PLACE  
CDD c/o MERITUS

2005 PAN AM CIRCLE, STE. 120  
TAMPA, FL 33607

PROJECT NAME:

ENHANCEMENT  
PROJECT

HILLSBOROUGH COUNTY

SHEET TITLE:

IRRIGATION  
CONSTRUCTION  
NOTES

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-21-2023	REV. PER COUNTY.

Celia R. Nichols, PLA, ASLA  
LA0001518

Date

SUBMITTAL DATE: 03-13-23

DRAWN BY: CRN

QA/QC: CRN

NLA JOB NO.: PP21-1.2

SHEET NUMBER:

IR-10

DISCLAIMER:  
NICHOLS LANDSCAPE ARCHITECTURE, INC. ASSUMES NO LIABILITY FOR ALTERATIONS AND/OR CONSTRUCTION THAT DOES NOT CONFORM TO THE DESIGN DEPICTED ON THIS PLAN. NO CHANGES MAY BE MADE TO THIS PLAN WITHOUT EXPRESS WRITTEN CONSENT OF NICHOLS LANDSCAPE ARCHITECTURE, INC. IF ANY DEVIATIONS ARE REQUIRED FOR ANY REASON, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER IMMEDIATELY.