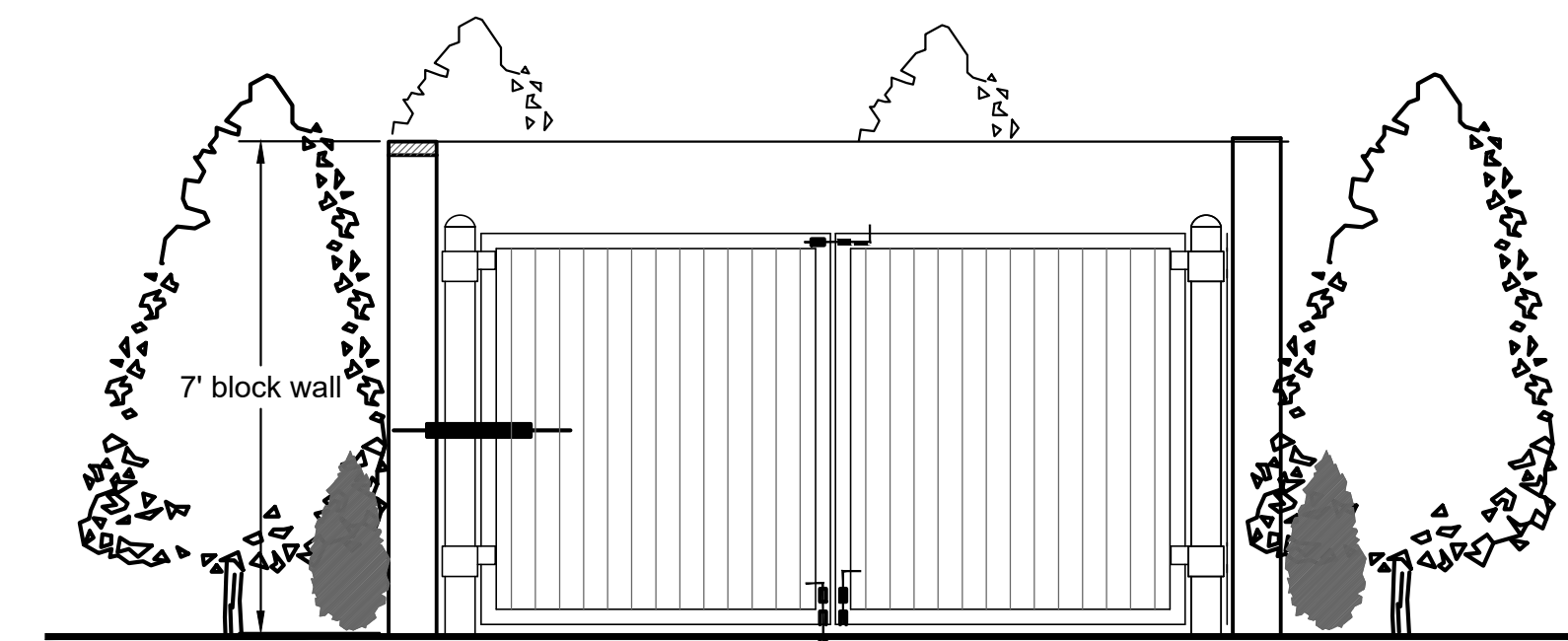


1. Provide the following note on the landscape plan:
Existing vegetation shall remain and be used to fulfill planting requirements for the required perimeter landscape strips adjacent to SR 200 and Miner Road. Upon inspection, if existing vegetation does not adequately meet code requirements, additional trees or shrubs as specified per Sheet L-1 may be required to be planted. Hand removal of vines and removal of invasive species will be permitted.








DUMPSTER TYPICAL ELEVATION

ALL DEVELOPMENT PLANS SHALL INCLUDE A NOTE STATING THE FOLLOWING: "UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOXIOUS AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER." WHERE THE UPLAND BUFFER IS, OR WILL BE, SUBJECT TO A CONSERVATION EASEMENT, THE PLAT WILL IDENTIFY SUCH CONSERVATION EASEMENT AND INDICATE IT HAS THAT MEANING PRESCRIBED BY § 704.06, F.S.

MAINTENANCE: THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE AREAS REQUIRED BY 37.05. MAINTENANCE INCLUDED MOWING, IRRIGATING, TRIMMING, FERTILIZING AND CARRYING OUT THOSE ACTIVITIES NECESSARY TO KEEP THE PLANT MATERIALS IN A HEALTHY AND GROWING CONDITION, MAINTAIN VISUAL CLEARANCE AND ALLOW PASSAGE OF VEHICLES AND PEDESTRIANS ON PUBLIC ROADS AND NON-EXCLUSIVE EASEMENTS.

SITE DATA TABLE		
ADDRESS	EAST SR 200, YULEE, FL 32097	
RE	42-2N-27-0000-0001-0060	
CURRENT USE	VACANT COM	
ZONING	CG	
OVERLAY DISTRICT	STATE ROAD 200/A1A	
FUTURE LAND USE	COMMERCIAL	
FEMA FLOOD ZONE	"X" PER 12089C0214G DATED 8/2/2017	
PHASES	1	
NUMBER OF BUILDINGS	1	
	MAXIMUM	PROPOSED
BUILDING AREA	N/A	±5,089 SF
BUILDING HEIGHT	40'	27'
FLOOR AREA RATIO (FAR)	40%	4%
IMPERVIOUS SURFACE RATIO (ISR)	67%	40%
PARCEL DATA		
PARCEL AREA	3.00 Ac	100%
PROJECT AREA	3.00 Ac	100%
SWMF AREA	0.69 Ac	23%
IMPERVIOUS AREA	1.19 Ac	40%
PERVIOUS AREA	1.81 Ac	60%
SETBACKS		
	BUILDING SETBACK	LANDSCAPE BUFFER
FRONT	25'	25'
SIDE	20'	15'
REAR	20'	0'
PARKING		
REQUIREMENT(S)	1 SPACE / 300 SF	
	REQUIRED	PROVIDED
STANDARD SPACES	1	4
ADA ACCESSIBLE SPACES	1	2
TOTAL	2	6
BICYCLE PARKING	0	2











LEGEND

- 8"OAK  TREE CREDIT
20"PINE  NON-PROTECTED TREE TO BE REMOVED
14"LOAK  TREE TO BE REMOVED
10"OAK  TREE TO BE PRESERVED W/ BARRICADE
 DISEASED TREE PER JANET O WHITMILL
CERTIFIED ARBORIST #FL-5471A
TO BE REMOVED WITHOUT MITIGATION

NOTE: CERTIFIED ARBORIST RECOMMENDS REMOVAL OF ALL DEAD BRANCHES THROUGHOUT SITE.
A LICENSED TREE SURGEON SHALL FOLLOW NATIONAL ARBORIST STANDARDS FOR PRUNING PER ANSI A300 AND BMP. SPECIFICATIONS NOT PROVIDED.



NOTE:
ALL WORK PERFORMED WITHIN AN EASEMENT OR A PUBLIC
RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT BY THE DEPT OF
PUBLIC WORKS. PROVIDE A MIN. 3' CLEARANCE FROM THE EDGE
OF DRIVEWAYS TO ANY SUCH STRUCTURE SUCH AS INLETS, TRANSFORMERS,
POLES, ETC., IN RIGHT-OF-WAY EASEMENT.
CONTACT SJRWMD AND ANY OTHER GOVERNMENTAL
AGENCIES PRIOR TO WORK IN JURISDICTIONAL WETLANDS.

PLANT LIST							
QTY	SYM		DESCRIPTION	SIZE	SPACING	PERCENTAGE	NOTES*
13		SP	SABAL PALMETTO "CABBAGE PALM"	16-18' CT., HURRICANE CUT, MATCHED	AS SHOWN	0	N, FYN, FF, WW
18		QV	QUERCUS VIRGINIANA "LIVE OAK"	10'-12' X 5'-7', 3" DBH., 4' CT, MATCHED	AS SHOWN	0.243243	N, FYN, FF, WW
14		UA	ULMUS ALATA "WINGED ELM"	10'-12' X 5'-7', 3" DBH., 4' CT, MATCHED	AS SHOWN	0.189189	N, FYN, FF, WW
16		IAE	ILEX X ATTENUATA "EAST PALATKA HOLLY"	10-12' X 4-5', 3" DBH., 4' CT., MATCHED	AS SHOWN	0.216216	N, FYN, FF, WW
13		TD	TAXODIUM DISTICHUM "BALD CYPRESS"	10-12' X 4-5', 3" DBH., 4' CT., MATCHED	AS SHOWN	0.175676	N, FYN, FF, WW
13		LI	LAGERSTROMIA INDICA "TUSKARORA CRAPE MYRTLE"	10' X 4-5', 3" DBH.,STD. 4' CT., MATCHED	AS SHOWN	0.175676	FYN, FF, WW
74						1.000000	
63		IVN	ILEX VOMITORIA "DWARF YAUPON"	18" x 16", FULL, MATCHED	36" OC.		N, FYN, FF, WW
353		VO	VIBURNUM ODORATISSIMUM "SWEET VIBURNUM"	18" x 18", FULL, MATCHED	30" OC.		FYN, FF, WW
18		PM	PODOCARPUS MACROPHYLLA "JAPANESE YEW"	48" x 20", FULL, MATCHED	24" OC.		FYN, FF, WW
162		MUG	MUHLENBERGIA CAPILLARIS "MUHLY GRASS"	18" x 18", FULL, MATCHED, MIN 5 BIBS	30" OC.		N, FYN, FF, WW

SOD PASPALUM NOTATUM "ARGENTINE BAHIA" - TSA FREE (WEED FREE)
SOD ALL 4:1 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR
SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL.

*PLANT LIST LEGEND: N-NATIVE, FYN- FLORIDA YARDS & NEIGHBORHOODS 2006, FF- FLORIDA FRIENDLY, WW- WATER WISE 2008, OHE - JEA OVERHEAD ELECTRIC (ACCEPTABLE PLANT LIST)

NASSAU COUNTY: SP21-030

JANET O. WHITMILL, R.L.A., INC.

LANDSCAPE ARCHITECTURE * PLANNING
P.O. BOX 5212, JACKSONVILLE, FL. 32247 (904) 398-7688



GATE EXPRESS CARWASH #7021
NEW DEVELOPMENT
NASSAU COUNTY, FLORIDA

LANDSCAPE
PLAN

10.06.2021

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6	6				6
5	5				5
4	4				4
3	07.18.2022				FINAL DRC COMMENTS
2	04.20.2022				DRC COMMENTS
1	03.08.2022				REVISED CIVIL BASE
	REV.	DATE			DESCRIPTION

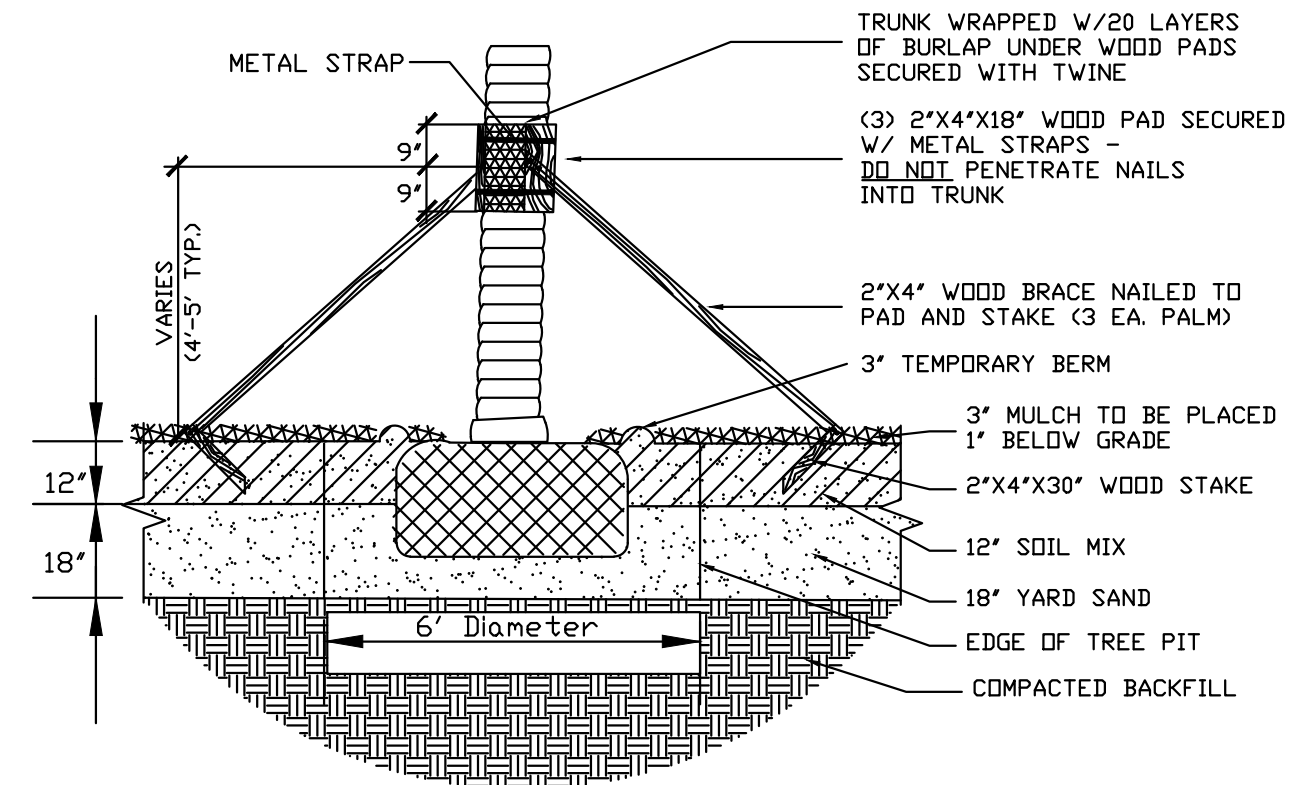
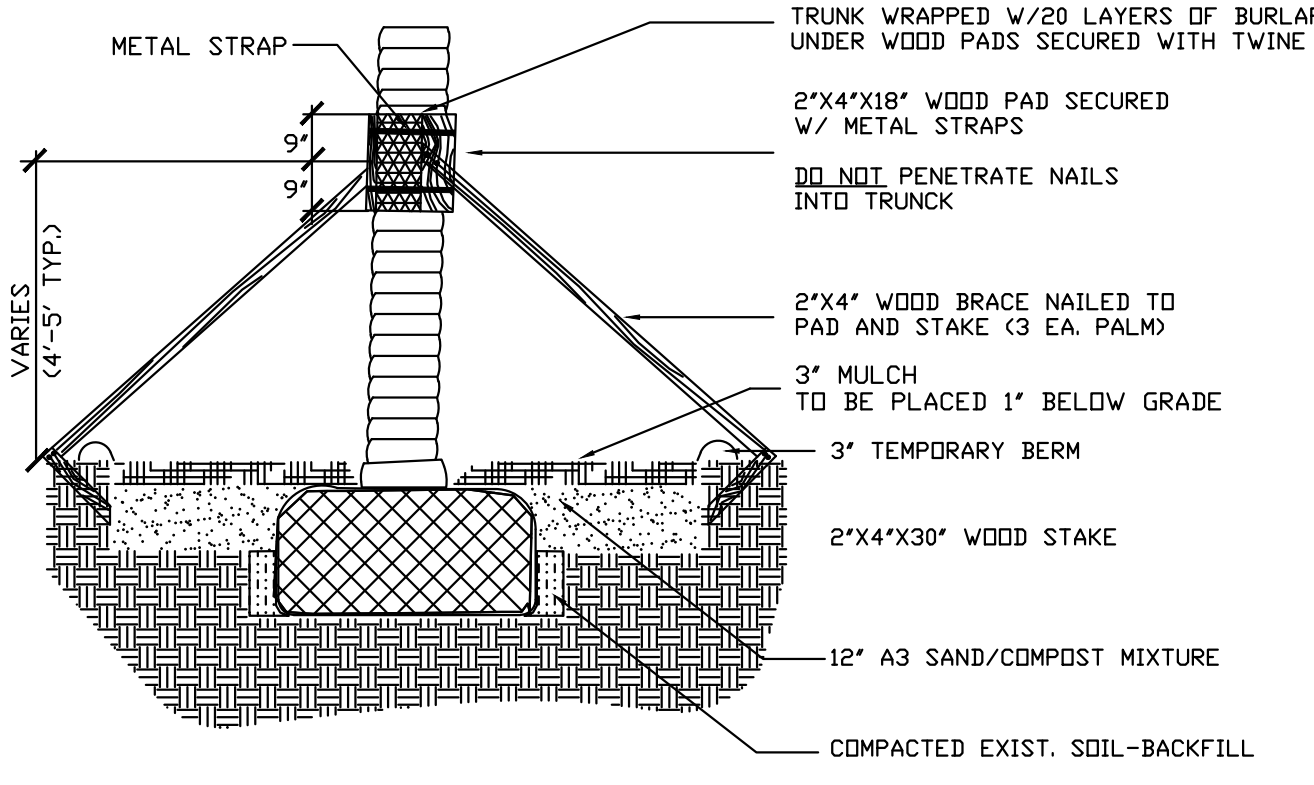
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L-1
DRAWING NO



PALM TREE PLANTING DETAIL

NOT TO SCALE

LEGEND

- 8"OAK TREE CREDIT
- 20"PINE NON-PROTECTED TREE TO BE REMOVED
- 14"LOAK TREE TO BE REMOVED
- 10"OAK TREE TO BE PRESERVED W/ BARRICADE
- DISEASED TREE PER JANET O WHITMILL CERTIFIED ARBORIST #FL-5471A TO BE REMOVED WITHOUT MITIGATION

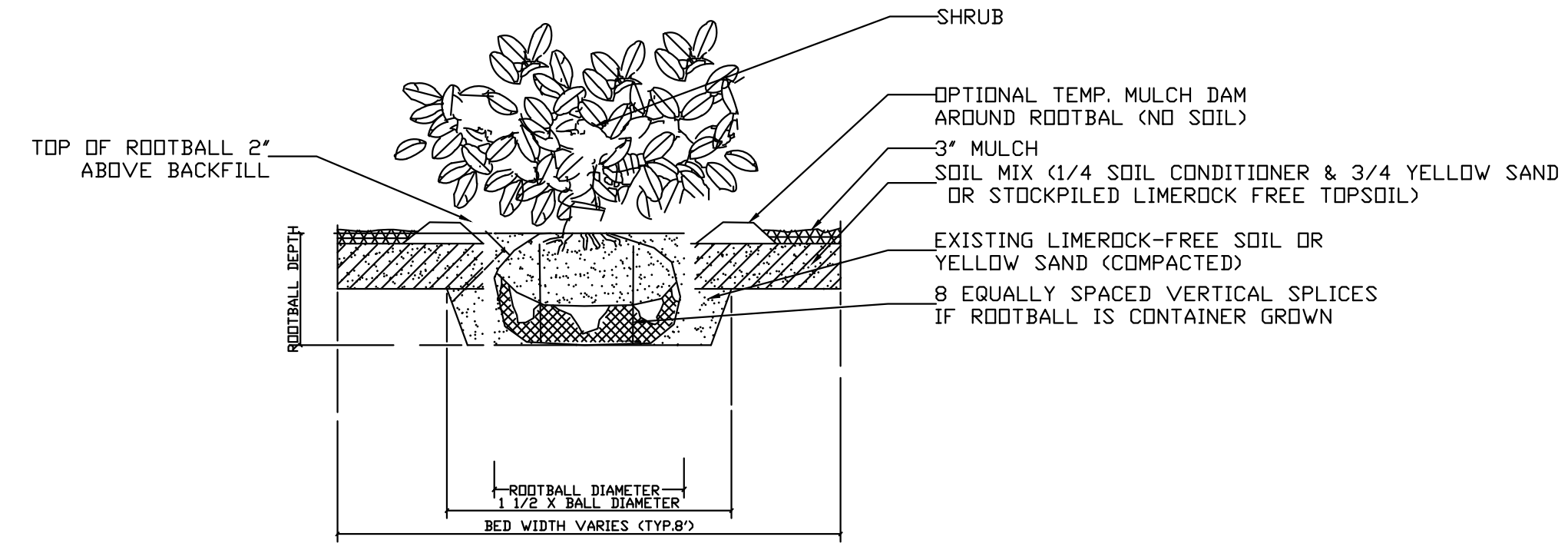
NOTE: CERTIFIED ABORIST RECOMMENDS REMOVAL OF ALL DEAD BRANCHES THROUGHOUT SITE. A LICENSED TREE SURGEON SHALL FOLLOW NATIONAL AROBORIST STANDARDS FOR PRUNING PER ANSI A300 AND BMP. SPECIFICATIONS NOT PROVIDED.



NOTE:
ALL WORK PERFORMED WITHIN AN EASEMENT OR A PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT BY THE DEPT OF PUBLIC WORKS. PROVIDE A MIN. 3' CLEARANCE FROM THE EDGE OF DRIVEWAYS TO ANY SUCH STRUCTURE SUCH AS INLETS, TRANSFORMERS, POLES, ETC., IN RIGHT-OF-WAY EASEMENT. CONTACT SJRWMD AND ANY OTHER GOVERNMENTAL AGENCIES PRIOR TO WORK IN JURISDICTIONAL WETLANDS.

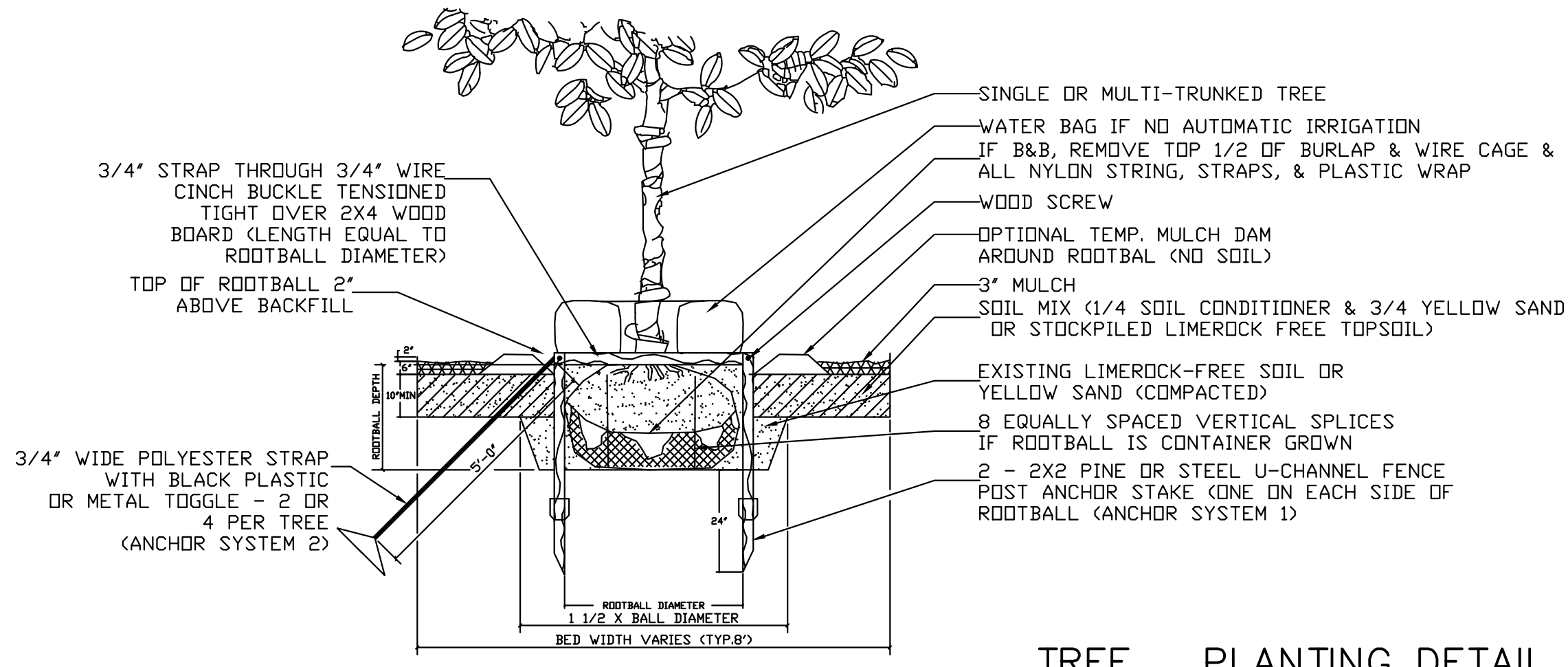
- 1) Include the following statement and plant detail from Section 37.05 B on your landscape plan: All trees planted shall be staked or guyed for a period of at least six (6) months in accordance with the following planting detail.
- 2) Plant material. All installed trees, shrubs and groundcovers shall conform to the standards for Florida Grade #1 or better according to the current edition of "Grades and Standards for Nursery plants" published by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry. Synthetic or artificial trees, shrubs, groundcovers or vines are not acceptable substitutes. In choosing plant materials, consideration should be given to the amount of sun or shade, the wetness or dryness of the soil, the effects of salt spray (where applicable), the amount of irrigation required and the mature size and spatial needs of plants chosen.
- 3) Shrubs shall have a minimum height of eighteen (18) inches when planted. When planted as a hedge, the maximum spacing is 30 inches on center. All shrubs used for visual screening shall be of a plant species that is capable of reaching a height of four (4) feet within twenty-four (24) months under normal growing conditions. Shrubs used as accent ground cover and vines may vary in size depending on the type of plant material and the desired effect.
- 4) Groundcovers shall be planted in such manner as to present a finished appearance and complete coverage within one (1) year after planting.
- 5) Maintenance. The property owner is responsible for the maintenance of all landscape areas required by this section. Maintenance includes irrigating, mowing, trimming, fertilizing and carrying out those activities necessary to keep the plant material in a healthy and growing condition, maintain visual clearance and allow passage of vehicles and pedestrians on public roads and non-exclusive easements.
- 6) Upon determination by the county that a required tree or plant is dead or severely damaged or diseased, the tree or plant shall be replaced by the owner with plant material meeting the requirements of this section.
- 7) All buffer areas required as part of a development plan, whether in common or private ownership, shall be the responsibility of that development's property owners' association. Where there is no property owners' association, such landscaped areas shall be the responsibility of the property owner.

12. All backfill around plant material shall be worked firmly by slicing a shovel down into the backfill 20 to 30 times around the tree as you add backfill soil. Large clumps shall be broken up. Do not pack the backfill. Only step firmly on backfill soil to stabilize the root ball. The top of the root ball shall remain 1 inch (small trees) to 3 inches (large trees) or approximately 10% above grade. Do not over-pack the loosened soil when wet. Add 10 to 20 gallons of water to the rootball and backfill. Fill in any holes or depressions with backfill soil. Do not attempt to eliminate air pockets by compaction. Water infiltrating the backfill soil will eliminate large air pockets.
13. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
14. When planting on slopes, set tree so top--most root in the ball on the uphill side is even with the soil. The side of the root ball on the downhill side will be well above the surrounding soil. Soil shall cover the sides of the root ball. Mulch shall cover the edge of the rootball and not piled on top.
15. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
16. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum depth of three (3) inches of #2 grade or better of mini pine bark nuggets with a maximum diameter of two (2) inches. Contractor to provide a sample prior to installation.
17. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.
18. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.
19. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
20. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
21. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minimum 30" from buildings or walks.
22. CONTRACTOR shall coordinate construction of planting areas with installation of irrigation system.
23. Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.



SHRUB PLANTING DETAIL

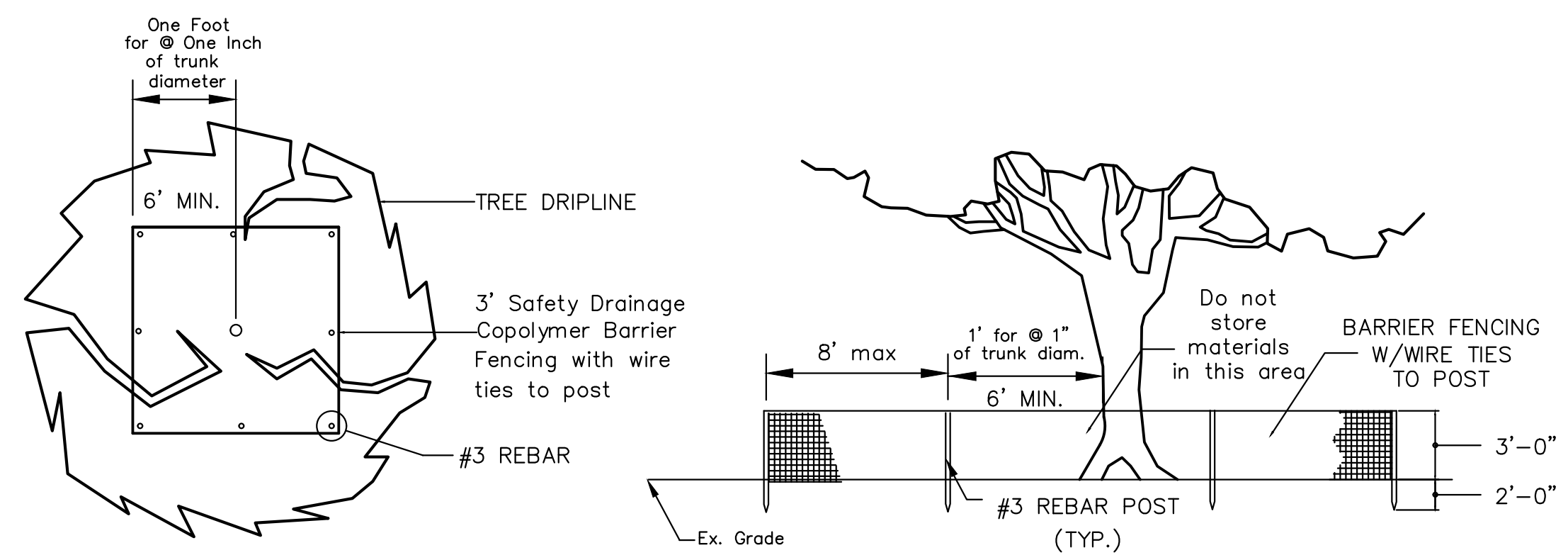
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TREE PLANTING DETAIL

NOT TO SCALE

ALL TREES SHALL BE STAKED OR GUYED FOR A PERIOD OF AT LEAST SIX (6) MONTHS IN ACCORDANCE WITH DETAIL.



PLAN VIEW

ELEVATION

TREE PROTECTION FENCING DETAIL

NOT TO SCALE

THE TREE PROTECTION BARRICADE SHALL BE AT LEAST THREE (3) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOPRAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO PROTECTED AREA.

THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. FOR TREES LESS THAN 12" DBH, THE MINIMUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.

TREE BARRICADE APPROVAL: OBTAIN CITY APPROVAL OF TREE BARRICADES BEFORE BEGINNING CLEARING OPERATIONS OR ANY SITE DEVELOPMENT.

PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine if substitution of materials is necessary.
2. Soil tests shall be provided to evaluate various areas of the landscape (especially the parking lot islands) for pH, available nutrients, phosphorus content, bulk density, etc. This will serve to ensure proper plant selection according to prevailing soil conditions, what lime/sulphur applications are needed (if any) and long-term survival of plant material.
3. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards handbook.
4. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before planting is performed.
5. 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.
6. All plants shall conform to the varieties indicated in the plant list.
7. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. 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 price.
8. Plant material locations and bed outlines shall be staked or flagged on site by the CONTRACTOR and shall be adjusted if required to fit actual as-built conditions on site and approved by the owner or owners representative.
9. All proposed tree planting locations shall be staked or flagged before installation by the LANDSCAPE ARCHITECT and approved by the owner or owners representative.
10. The CONTRACTOR shall estimate the depth of the planting hole by measuring the distance between the point where the topmost root emerges from the trunk and the bottom of the root ball. The planting hole shall be slightly shallower than this distance. No more than 2 to 3 inches of the root ball needs to be above the soil unless the site is poorly drained. Poorly drained soil requires planting depths even or higher. Planting holes dug too deep are required to have soil added to the bottom and loosely compacted. If planting holes should fill with water as it is dug, position the bottom of the root ball above the water and mound soil to cover the sides of the ball. The hole shall be at least 1.5 times the diameter of the root ball. Wider holes shall be used for compacted soil and wet sites.
11. The soil shall be freshly tilled and large clods of soil broken up. The growing medium shall be settled and firm at the time of herbicide application. Herbicides may be mechanically incorporated by mixing into top layer at a depth of 1-3 inches.

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P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7688



GATE EXPRESS CARWASH #7021
NEW DEVELOPMENT
NASSAU COUNTY, FLORIDA

LANDSCAPE DETAILS PLAN

10.06.2021

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NO.	REV.	DATE	DESCRIPTION
1	1	01.18.2022	FINAL DRC COMMENTS
2	2	04.20.2022	DRC COMMENTS
3	3	03.08.2022	REVISED CIVIL BASE

JOB NO. 18021

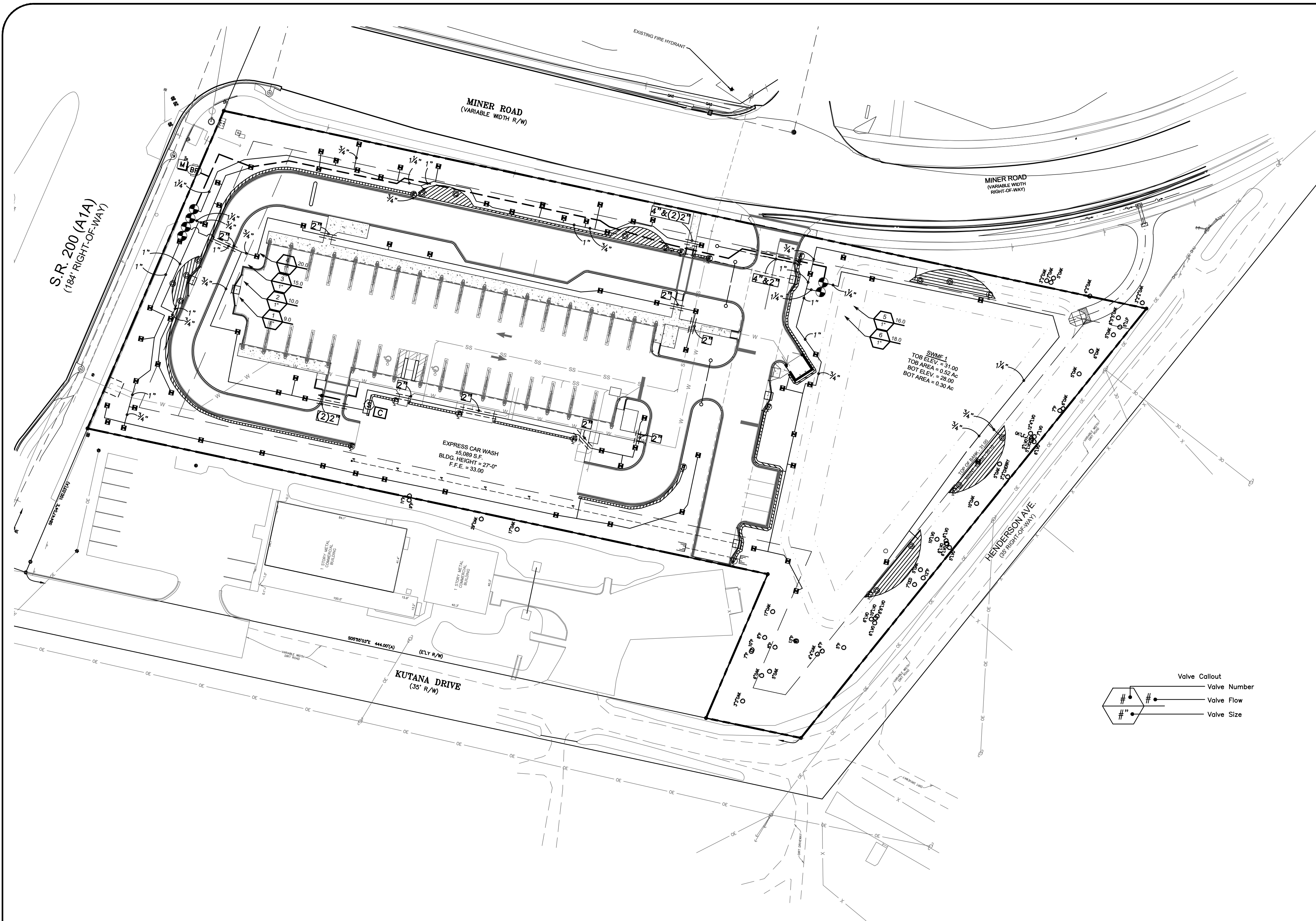
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L-2
DRAWING NO.

NASSAU COUNTY: SP21-030



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS
	Two Rain Bird 1401 Bubbler	73 x2	360	30	2 x.25	3'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird 1812 with GPH Irrigation Products GDFN	14				
	Two Rain Bird PC-10 Single Outlet, PC Drip Emitter	13 x2				
	Area to Receive Dnline Rain Bird XFD-10-12 In-Line Pressure Compensating Landscape Dnline with 1.0GPH emitters at 12.0' O.C. Dnline laterals spaced at 16.0' apart, with emitters offset for triangular pattern.	3,500 s.f.				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY				
	Rain Bird 100HVF in a 10" Valve Box. Install a 1" PVC ball valve and Toro T-PRM40 and T-ALF51015-S filter in a Super Jumbo Valve Box.	6				
	Zurn 975XL 1" Backflow Preventer	1				
	Hunter PC-700-PL 7 Station Controller	1				
	Hunter Solar Sync Weather Sensor	1				
	Water Meter 3/4" (by others)	1				
	Irrigation Lateral Line: PVC Class 160	2,900 l.f.				
	Irrigation Mainline: PVC Class 200 1-1/2"	500 l.f.				
	Pipe Sleeve: PVC Schedule 40					

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	GPM
1	Rain Bird	Dnline Area	1.26 in/h	9.0
2	Rain Bird	Dnline Area	1.26 in/h	10.0
3	Rain Bird	Dnline Area	1.26 in/h	15.0
4	Rain Bird	Dnline Area	1.26 in/h	19.0
5	Rain Bird	Dnline Area	1.26 in/h	16.0
6	Rain Bird	Dnline Area	1.26 in/h	18.0

AVERAGE GALLONS PER DAY: 286

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P.O.BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7688



GATE EXPRESS CARWASH #7021
NEW DEVELOPMENT
NASSAU COUNTY, FLORIDA

IRRIGATION PLAN

10.06.2021

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REV.	DATE	DESCRIPTION
6		
5		
4		
3	07.18.2022	FINAL DRC COMMENTS
2	04.20.2022	DRC COMMENTS
1	03.08.2022	REVISED CIVIL BASE

JOB NO. 18021

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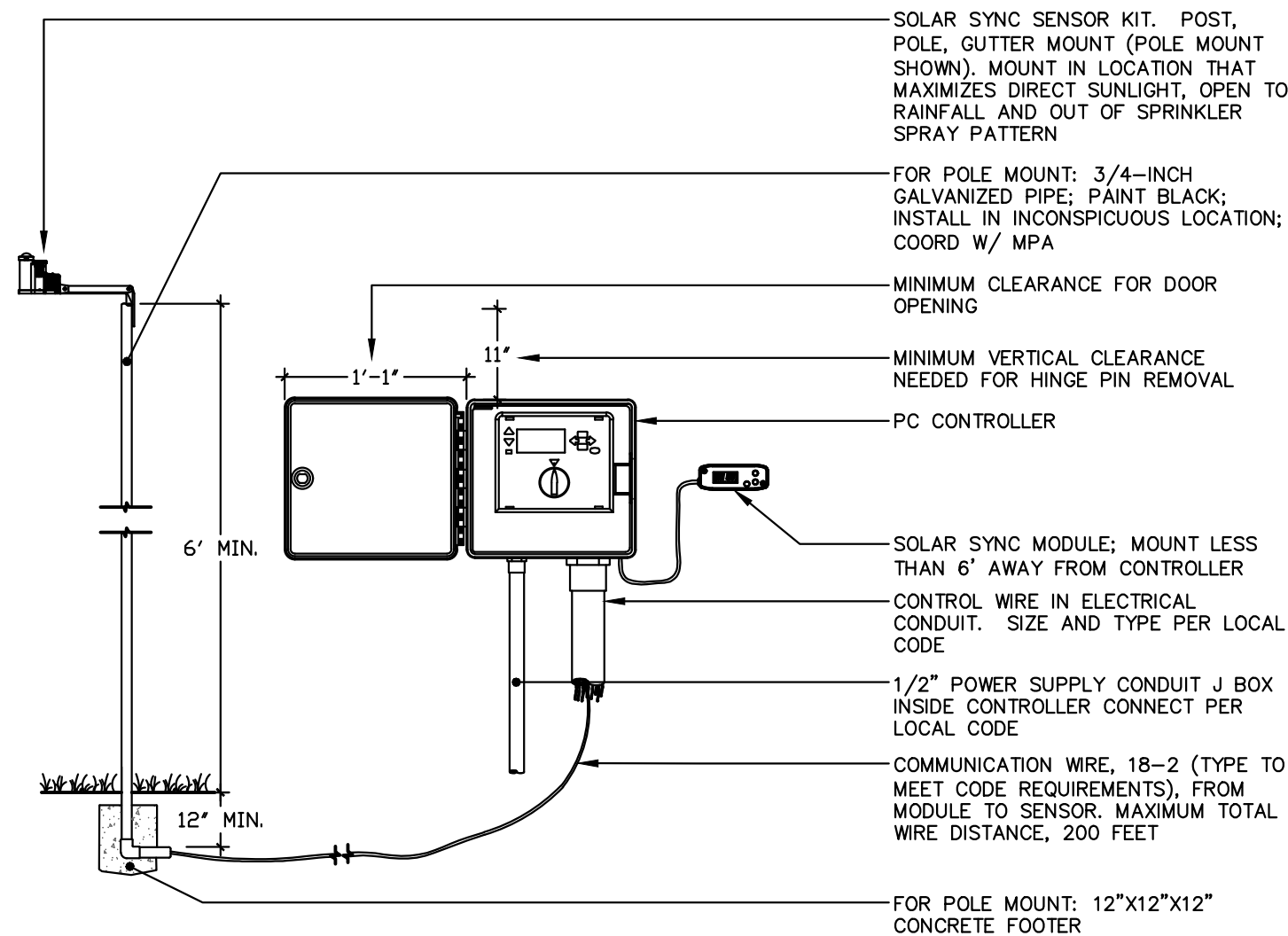
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IR-1
DRAWING NO.

NASSAU COUNTY: SP21-030

IRRIGATION NOTES:

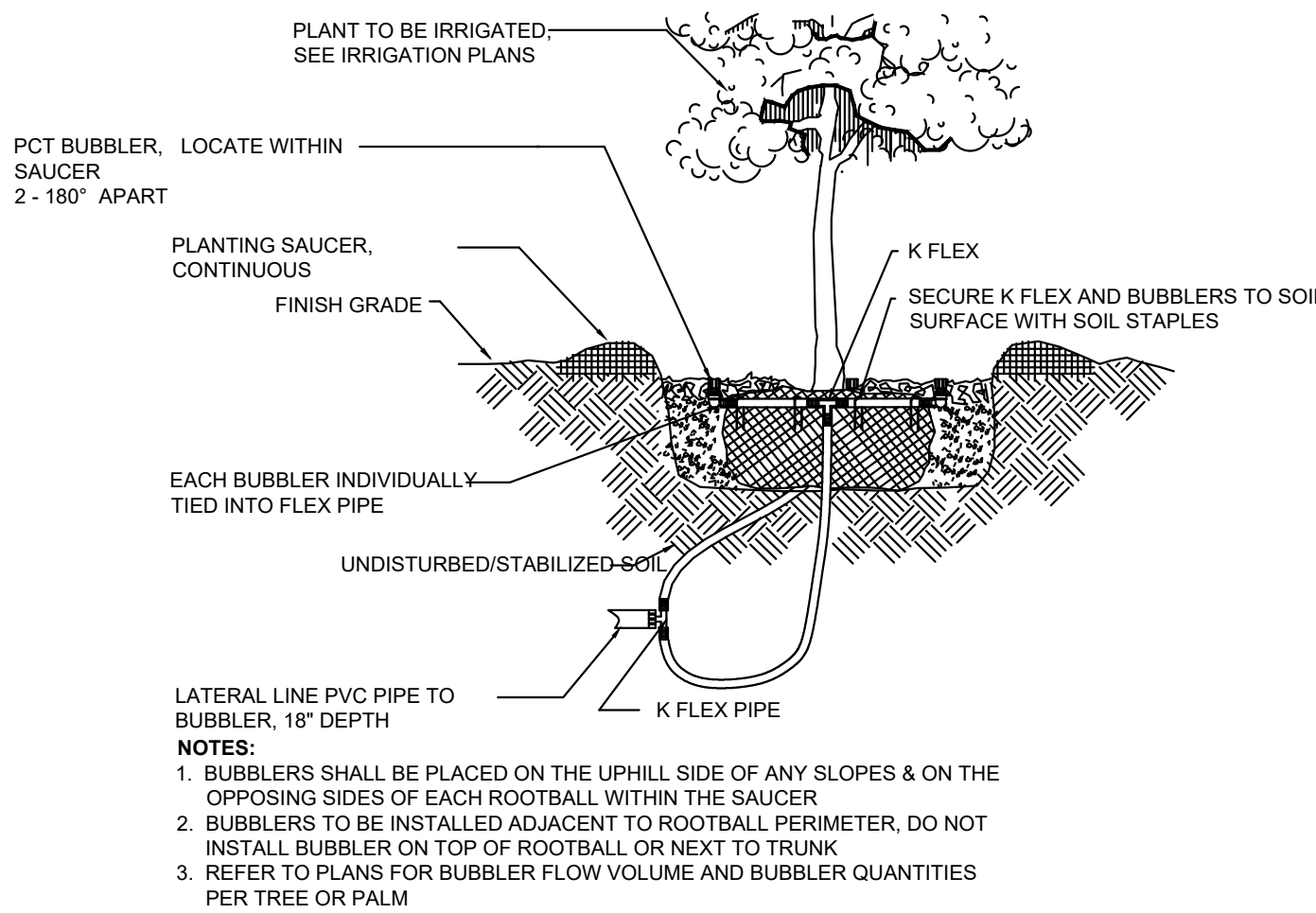
1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS, BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THE PLANS - CONTRACTOR TO VERIFY. COORDINATE ALL IRRIGATION SYSTEM CONSTRUCTION WITH EXISTING AND NEW PLANTINGS TO AVOID CONFLICT OR INTERFERENCE WITH LOCATION OF PIPING, SLEEVING, CABLES, AND SERVICE UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS. ALL COMPONENTS THAT ARE NOT CONTAINED WITHIN THE SPECIFIC AREAS SHOWN OR CALLED OUT ON THE DRAWINGS WILL NOT BE ACCEPTED. ALL PIPING AND OTHER COMPONENTS ARE TO REMAIN WITHIN THE PROPERTY OF THE OWNER.
4. WHERE EXISTING OR NEW TREES, LIGHT STANDARDS, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION. OWNER'S REPRESENTATIVE SHALL DETERMINE WHETHER AN OBSTRUCTION OCCURS OR NOT.
5. COMPONENT SPACING ARE MAXIMUM. DO NOT EXCEED SPACING SHOWN OR NOTED ON THE PLANS. COMPONENT SPACING MAY BE ADJUSTED TO ACCOMMODATE CHANGES IN TERRAIN AND PLANTING LAYOUT AS LONG AS THE MODIFIED SPACING DO NOT EXCEED THE SPACING SHOWN IN THE PLANS. UNLESS SHOWN OTHERWISE, CONTRACTOR SHALL PROVIDE 100% COVERAGE.
6. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS DETAILED ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THEIR MANUFACTURER.
7. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
8. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS, CONTROLLER AND OTHER DEVICES TO OBTAIN SPECIFIED OPERATING PARAMETERS, INCLUDING COVERAGE, OPERATING PRESSURE, FLOW RATES AND OPERATION TIME, AS INDICATED ON THE DRAWINGS AND IN THE IRRIGATION SYSTEM SPECIFICATIONS.
9. CONTRACTOR TO PROVIDE INSTALLATION SHOP DRAWINGS AND MANUFACTURER PRODUCT INFORMATION FOR ALL IRRIGATION COMPONENTS. ALL INSTALLATIONS SHALL BE AS RECOMMENDED BY MANUFACTURERS. THE QUANTITIES SHOWN IN THE LEGENDS AND SYMBOL SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
10. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN, DEBRIS-FREE MATERIALS. CLEAN SAND SHALL BE USED FOR BEDDING MATERIAL IF PARENT SOIL CANNOT BE ADEQUATELY RID OF ROCK AND OTHER EXTRANEIOUS DEBRIS. PULLING PIPE SHALL BE PROHIBITED.
11. ALL SOLVENT WELDING SHALL BE PRECEDED BY PRIMING OF THE FITTINGS AND PIPE AS RECOMMENDED BY THE MANUFACTURER.
12. IRRIGATION CONTRACTOR TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER.
13. ALL IRRIGATION LINES UNDER PAVEMENT SHALL BE INSTALLED WITHIN SCH. 40 PVC SLEEVES AS NOTED. IRRIGATION COMMUNICATION CABLE SHALL HAVE IT'S OWN SEPARATE SLEEVE UNLESS NOTED OTHERWISE.
14. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR ALL SLEEVING.
15. ALL UNSIZED PIPE SHALL BE 3/4".
16. IRRIGATION LATERAL LINES TO BE BURIED AT A DEPTH OF 12".
17. IRRIGATION MAINLINES TO BE BURIED AT A DEPTH OF 18".
18. ALL COMPONENTS INSTALLED BY THE IRRIGATION CONTRACTOR, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICED BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE LANDSCAPE SUPERVISOR.
20. THE CONTROL WIRE SHALL BE 14 GAUGE SINGLE STRAND UL LISTED FOR DIRECT BURIAL. ALL WIRE SPLICES SHALL BE MADE WITH 3M-DBY WIRE CONNECTORS. INSTALL THREE SPARE CONTROL WIRES FROM THE CONTROLLER WITH THE ENTIRE MAINLINE.



NOTE
54 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD WIRED BY A LICENSED ELECTRICIAN.

CONTROLLER DETAIL

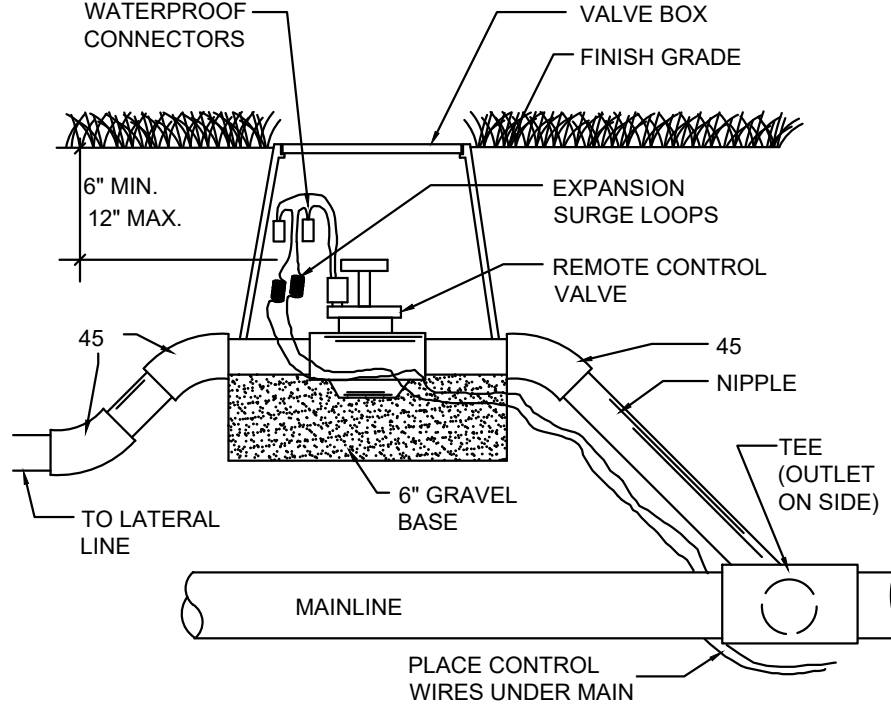
SCALE: NTS



BUBBLER APPLICATION

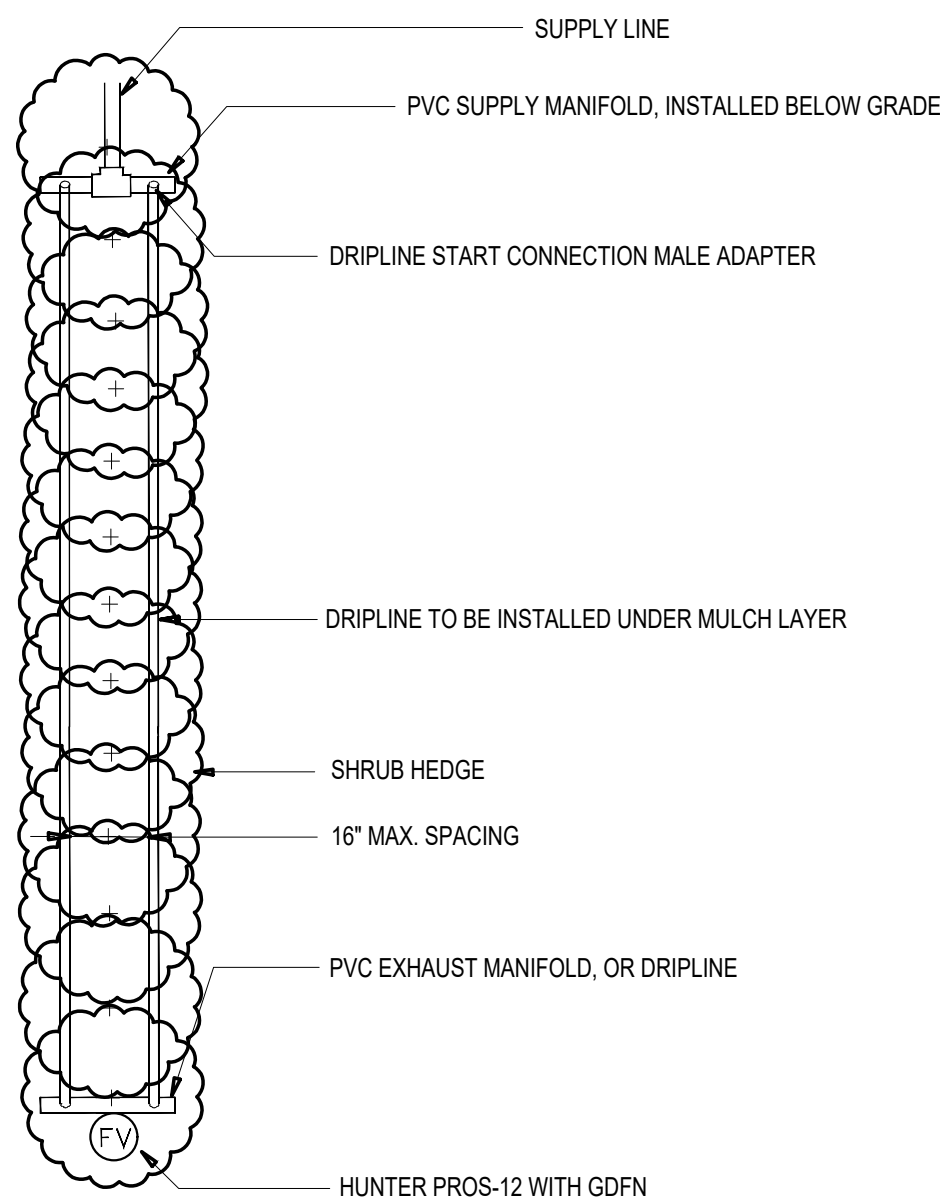
IRRIGATION DETAIL

MARK ALL VALVE BOXES WITH THE ZONE NUMBER AS DIRECTED BY THE LANDSCAPE ARCHITECT.



ELECTRIC VALVE INSTALLATION DETAIL

SCALE: NTS



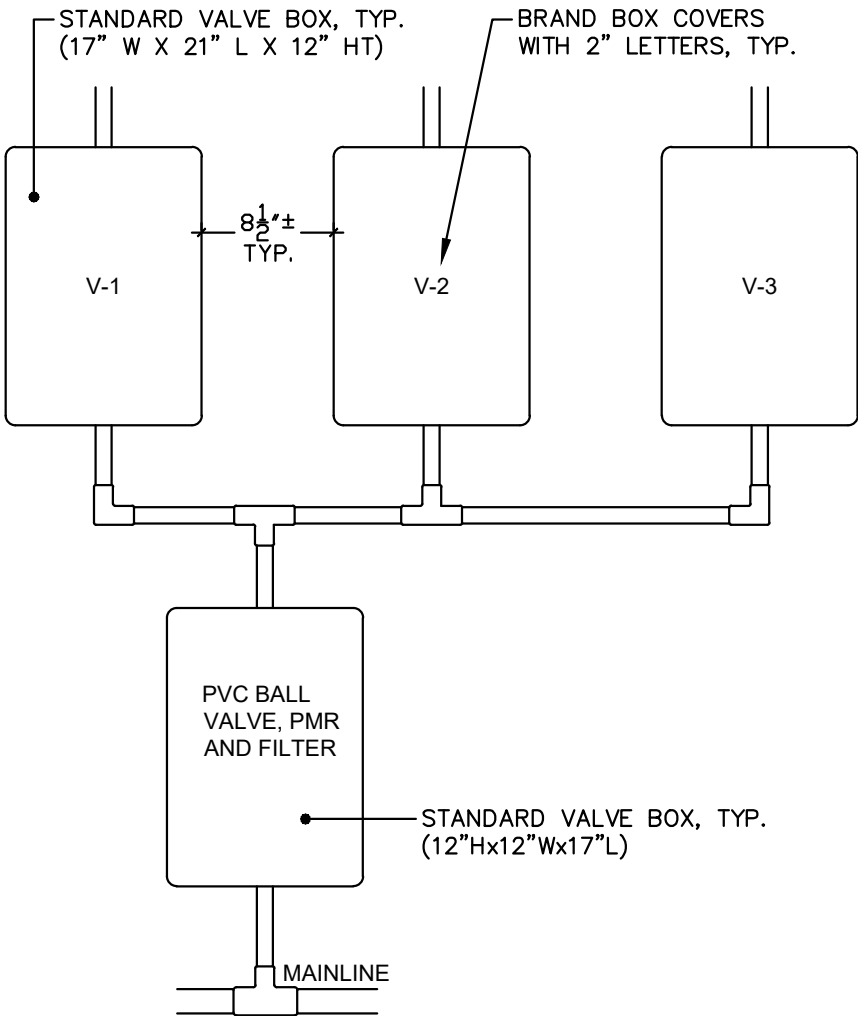
DIPLINE LAYOUT

SCALE: NTS

NOTES:

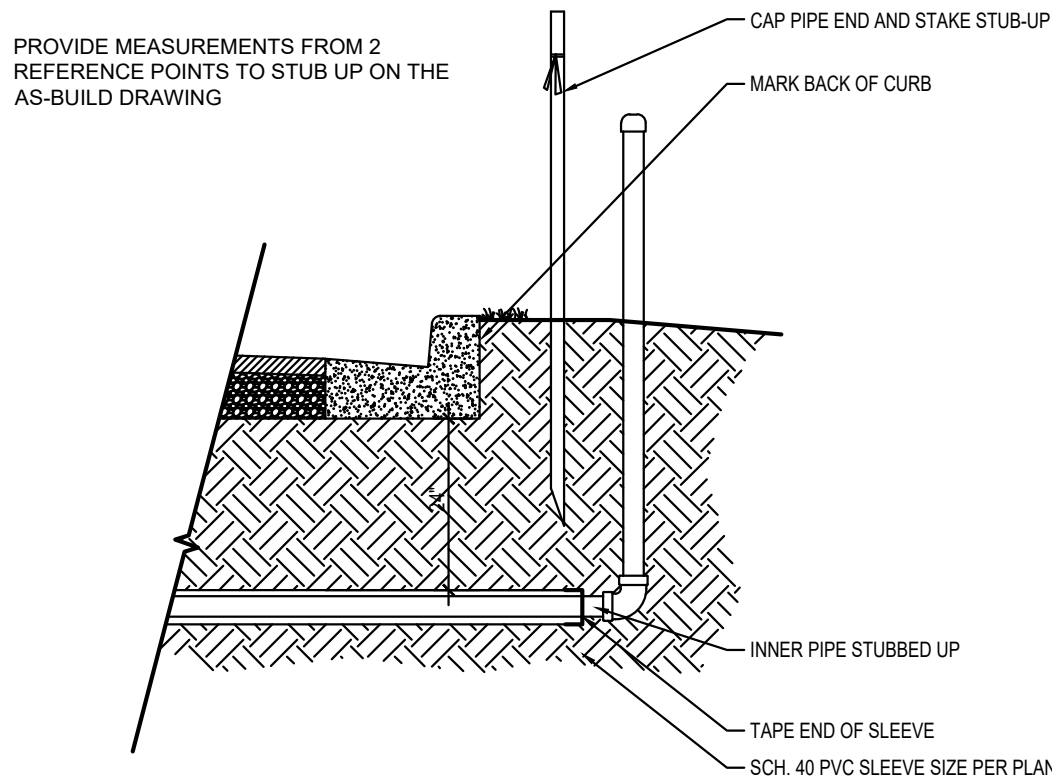
VALVE GROUPINGS SHALL NOT HAVE MORE THAN 3 VALVE BOXES AND 1 GATE VALVE BOX.

PLASTIC TAGS SHALL BE AFFIXED TO EACH VALVE WITH THE ZONE NUMBER AND ZONE TYPE (TURF, SHRUB, ETC.) PREPRINTED OR LABELED WITH INDELIBILE INK.



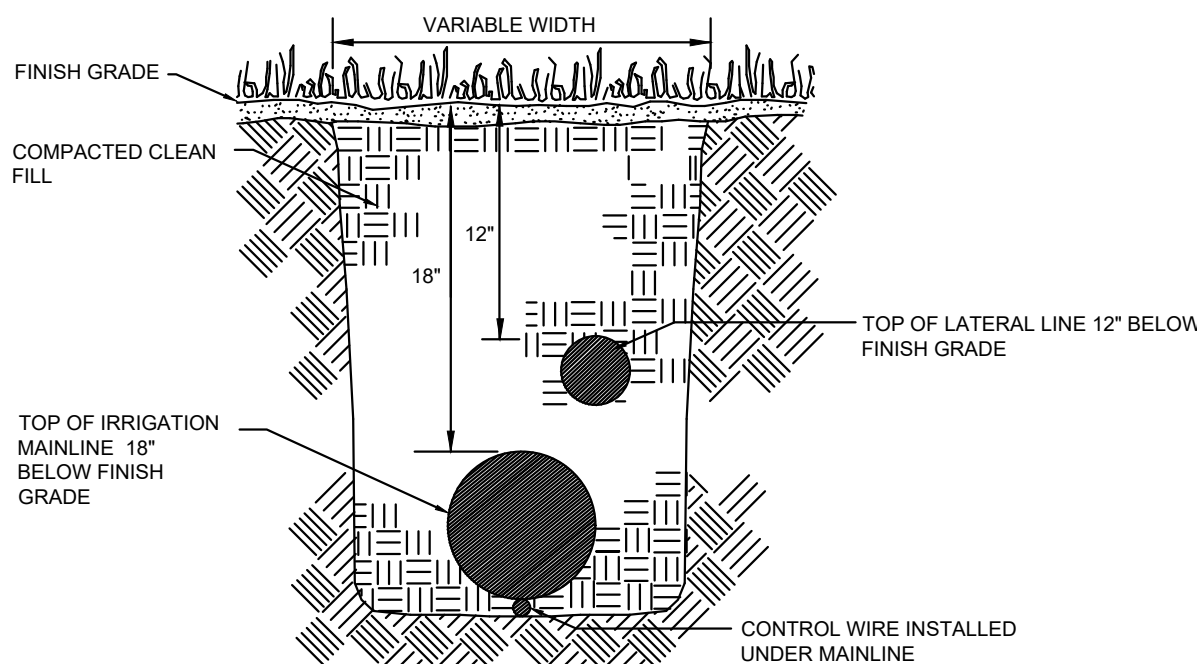
VALVE BOX DETAIL

SCALE: NTS



SLEEVING ROUGH-IN DETAIL

SCALE: NTS



NOTES:

1. DEPTH MEASUREMENTS ARE TO BE DONE FROM FINISH GRADE TO TOP OF PIPE.
2. PROVIDE A 6" MINIMUM VERTICAL SEPARATION BETWEEN MAINLINES AND LATERAL LINES.
3. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN SOIL FREE OF DEBRIS & NOXIOUS WEEDS.

TRENCHING DETAIL

SCALE: NTS

JANET O. WHITMILL, R.L.A., INC.

LANDSCAPE ARCHITECTURE * PLANNING
P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7688



GATE EXPRESS CARWASH #7021

NEW DEVELOPMENT

NASSAU COUNTY, FLORIDA

IRRIGATION PLAN

10.06.2021

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REV.	DATE	DESCRIPTION
1	03.08.2022	REVISED CIVIL BASE
2	04.20.2022	DRC COMMENTS
3	07.18.2022	FINAL DRC COMMENTS
4		
5		
6		

JOB NO. 18021

DRAWN: JOW

CHECKED: JOW

SCALE: 1: 40

IR-2
DRAWING NO.

NASSAU COUNTY: SP21-030