

City of Deltona

DEVELOPMENT REVIEW COMMITTEE MEETING

THURSDAY, JUNE 19, 2014

9:00 A.M.

**2nd FLOOR CONFERENCE ROOM
2345 PROVIDENCE BOULEVARD
DELTONA, FLORIDA 32725**

AGENDA

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **APPROVAL OF MINUTES:** May 29, 2014
4. **OLD BUSINESS:**
5. **NEW BUSINESS/DEVELOPMENT REVIEW:**

A. RaceTrac Site Plan Application, Revised Landscape Plan (File No. FSP 12-002).

6. **OTHER ISSUES:**
7. **ADJOURNMENT:**

NOTE: If any person decides to appeal any decision made by the Development Review Committee with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least three (3) working days in advance of the meeting date and time at (386) 878-8100.

DRAFT

**CITY OF DELTONA, FLORIDA
DEVELOPMENT REVIEW COMMITTEE MEETING
THURSDAY, MAY 29, 2014**

A Regular Meeting of the Deltona Development Review Committee, (DRC) was held on Thursday, May 29th, in the 2nd Floor Conference Room, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 11:32 a.m. by Tom Pauls.

2. DRC COMMITTEE:

| | | |
|----------|-------------------------|---------|
| Chairman | Chris Bowley, AICP | Present |
| Member | Gerald Chancellor, P.E. | Present |
| Member | Leigh Grosvenor | Present |

Also present: Tom Pauls, AICP, Planning Manager; Steve Roland, Building Official; and Kathrine Kyp, Administrative Assistant, Planning & Development Services.

Also present: Scott Clark, Mallard Construction; Rick Merkel, Highland Engineering and Smiley Thurston, Deltona Resident.

3. Minutes:

1. Meeting – May 01, 2014.

Motion by Mr. Bowley, seconded by Ms. Grosvenor, to approve the minutes of the Development Review Committee Meeting of May 01, 2014, as presented.

Motion carries unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS/DEVELOPMENT REVIEW:

A. Leslie Poolmart Site Alteration #2 - FSP 14-001

Planning and Development Services

Mr. Pauls provided the DRC with some background information regarding the project under consideration and the condition of adding language to the plan sheets that, per the FEMA FIRM Map, the subject site is within the 100 year flood plain.

DRAFT

Public Works & Environment

None.

Fire Safety

None.

Motion by Mr. Chancellor, seconded by Ms. Grosvenor to approve with conditions, as noted in the Staff Report.

Motion carries unanimously.

General discussion ensued regarding submitting updated plan sets and the timeline of the DO.

6. OTHER ISSUES:

None.

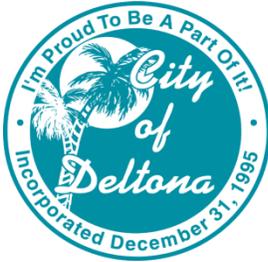
7. ADJOURNMENT:

There being no further business, the meeting adjourned at 11:37 a.m.

ATTEST:

Chris Bowley, AICP, CHAIRMAN

Kathrine Kyp, RECORDING SECRETARY



DRC Staff Report

TO: Chris Bowley, AICP, Director, Planning and Development Services
Gerald Chancellor, P.E., City Engineer
Leigh Grosvenor, Fire Safety Manager
Phyllis Wallace, PW Project Administrator – Construction
Chris Collier, PW Project Administrator – Environmental
Sgt. Pat Leahy
Peany Schwahl
Kathrine Kyp

FROM: Tom Pauls, AICP, Planning Manager

DATE OF REPORT: June 17, 2014

DRC MEETING: June 19, 2014

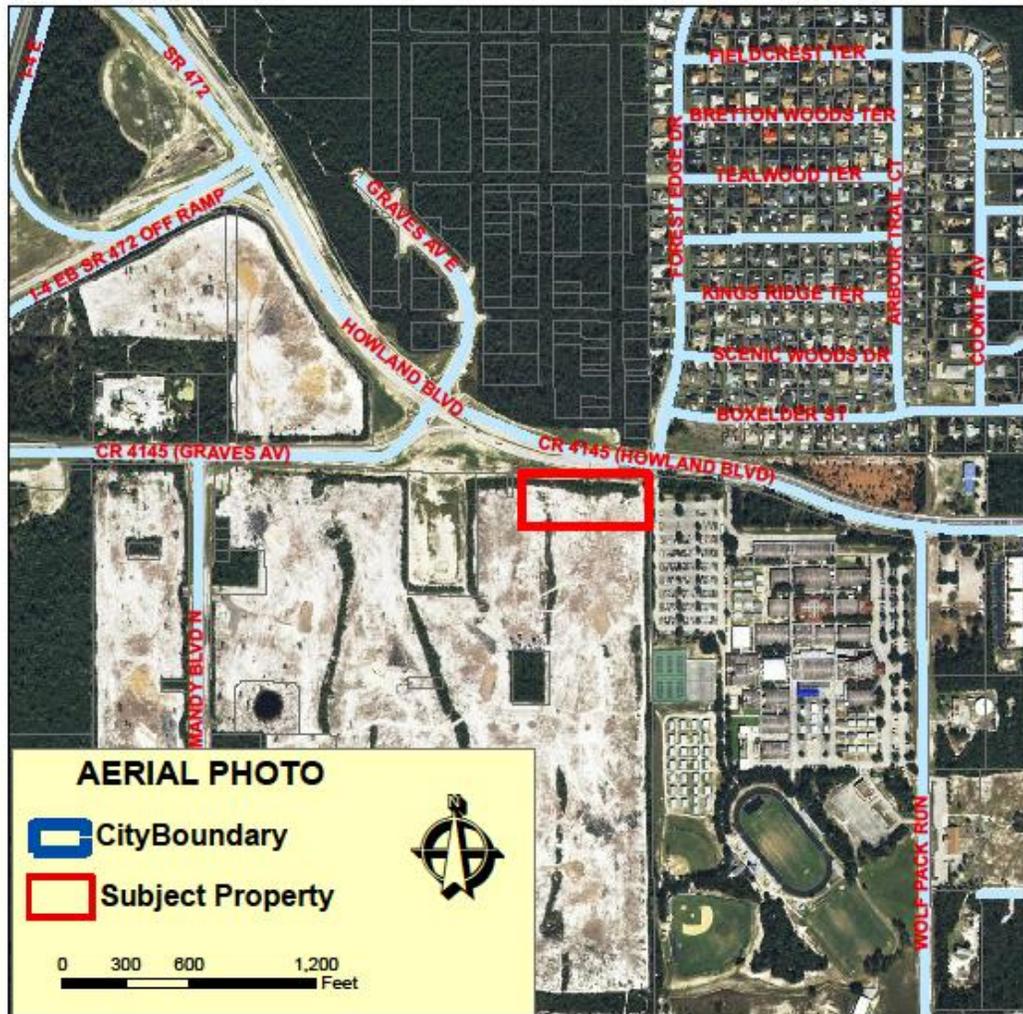
APPLICATION: Revised Landscape Plan

PROJECT DESCRIPTION:

The applicant proposes revisions to the landscape plan associated with the approved Racetrac Site Plan Application - File #FSP 12-002.

LANDSCAPE ARCHITECT: Corey Mills / Mills Design Group, Inc.
PROPERTY OWNER: Racetrac Petroleum, Inc.
TAX PARCEL NO.: 07-18-31-01010010
PROPERTY LOCATION: Southwest corner of Howland Boulevard and Forest Edge Drive
CURRENT ZONING: BPUD / Deltona Village

Aerial Photo of subject site and vicinity



STAFF COMMENTS:

Planning and Development Services

All irrigation lines shall be installed on site and not within any adjacent rights of way.

Public Works and Engineering

No comment.

Fire Safety

No comment.

LANDSCAPE NOTES

- | SYMBOL | DESCRIPTION | DETAIL |
|--------|--|---------|
| L-101 | Landscape contractor is responsible for all materials and all work as called for on the Landscape Plans. The Plant List quantities provided are to be used strictly as a guide. It is the Landscape Contractors duty to field verify all quantities and notify any modifications to Mills Design Group (MDG) at the time of bidding. | |
| L-102 | Contractor shall familiarize himself/herself with existing site conditions prior to imitating planting. All existing site furnishings, paving, landscape, and other elements to remain shall be protected from any damage unless otherwise noted. | |
| L-103 | Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and all other obstructions and coordinate with Owner's Representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents. | |
| L-104 | The Contractor shall be responsible for removing existing groundcover for all planting beds as specified prior to planting installation. | |
| L-105 | All plants must meet Florida No. 1 Grade or better as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida. | |
| L-106 | The Landscape Contractor shall review architectural engineering plans and become thoroughly familiar with surface and subsurface utilities. The Landscape Contractor shall coordinate with other trades to prevent conflicts, and shall coordinate the planting with the irrigation work to assure availability and proper location of irrigation items. | |
| L-107 | The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs and be legally liable for any damage caused by instability of any plants. The Landscape Contractor shall determine trees to be staked or guyed. If necessary, guying and staking shall be done by a method approved by MDG prior to installation. It shall be the responsibility of the Landscape Contractor to remove guys and stakes after new root growth is firmly established. Landscape Contractor must remove Burlap from all trees prior to installation. | |
| L-108 | The Landscape Contractor shall insure that any of his work will not interrupt any existing or projected on-site drainage patterns. It is Necessary for the Landscape Contractor to Provide Proper drainage in all plant beds, planters and sod areas. | |
| L-109 | Landscape Contractor shall field adjust location of plant material as necessary to avoid damage to all existing underground utilities and/or existing above ground elements. All changes required shall be completed at the Contractor's expense and shall be coordinated with the Owner's Representative and the Landscape Architects. | |
| L-110 | Any substitutions in size and/or plant material must be approved by the Landscape Architect. All plants will be subject to approval by the Landscape Architect and/or Owner's representative before planting can begin. | |
| L-111 | Contractor shall refer to the landscape planting details, plant list and general notes for further and complete landscape planting instructions. | |
| L-112 | Landscape Contractor shall coordinate all planting work with Irrigation work. Landscape Contractor shall be responsible for all hand watering as required by Owner's Representative to supplement irrigation water and rainfall. Landscape contractor shall be responsible for hand water in all planting area, regardless of the status of existing or proposed irrigation. | |
| L-113 | Grass: All grass shall be recognized Empire Zoysia Grass. Grass must be weed free at time of install. The Landscape Contractor is responsible for measuring and determining the exact amount required. | |
| L-114 | Mulch: All plants shall be dressed with 2"-3" of Earthwise Virgin hardwood Mulch. Color must be DARK BROWN with no added dyes. No Mulch shall be placed within 4" of tree trunk. | 5/L3.31 |
| L-115 | The irrigation is designed as a permanent system and to provide 100% coverage. | |
| L-116 | The container size for the specified plant material must meet or exceed the plant material size specified in the plant schedule. The Landscape Architect and/or Owners representative may reject subpar plant material. | |

Trees & Plants Planting Schedule

| TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | CAL | CT | WATER | NATIVE | REMARKS |
|-------------|-----|-----------------------------|--|--------|-----------------------------|------|----|-------|--------|---|
| AR | 10 | Florida Flame Red Maple | Acer rubrum 'Florida Flame' | 65 Gal | 13' - 15' Ht X 5' - 7' Sprd | 3.5" | 5' | Low | Yes | Well Developed Specimen |
| MB | 6 | Bracken's Southern Magnolia | Magnolia grandiflora 'Brackens Brown Beauty' | 65 Gal | 11' Ht x 5' Sprd | 3.5" | | Low | Yes | Full, Well Developed Pyramidal Form |
| TD | 3 | Bald Cypress | Taxodium distichum | 65 Gal | 13' - 15' Ht X 5' - 7' Sprd | 3.5" | 4' | Low | Yes | Specimen Form |
| UP | 6 | Allee Lacebark Elm | Ulmus parvifolia 'Allee' | 35 Gal | 10' - 12' Sprd x 5' - 6' Ht | 3" | 4' | Low | Yes | Straight Single Trunk, Very Full Specimen |
| PALM TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | CAL | CT | WATER | NATIVE | REMARKS |
| CH | 4 | Mediterranean Fan Palm | Chamaerops humilis | 30 Gal | 4' - 6' HT | | | Low | No | 3 - 4 Trunks, Full Well Deveolped Specimen |
| SMALL TREES | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | CAL | CT | WATER | NATIVE | REMARKS |
| LIP | 38 | Purple Crape Myrtle | Lagerstroemia fauriei 'Muskogee' | 65 Gal | 8' - 10' Ht X 5' Sprd | | | Low | Yes | Multi Trunk Tree Form, 3 - 5 Trunks |
| LJT | 8 | Japanese Privet | Ligustrum japonicum | 65 Gal | 8' Ht x 8' Sprd | | | Low | No | 7-9 Main Trunks; Full Well Deveolped Specimen |

Shrubs, Shrub Area, Groundcover, & Sod Schedule

| SHRUBS | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | WATER | NATIVE | SPACING | REMARKS |
|---------------|----------|------------------------------|-----------------------------------|-------|--------------|--------|--------|----------|--|
| VS | 533 | Sandankwa Viburnum | Viburnum suspensum | 7 Gal | 30" OA | Low | Yes | 30" o.c. | Full and Bushy Plans, 30" min Height at Planting |
| SHRUB AREAS | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | WATER | NATIVE | SPACING | REMARKS |
| MG | 73 | Pink Muhly Grass | Muhlenbergia capillaris | 3 Gal | 24" Ht | Low | Yes | 36" o.c. | Full & Bushy Plants |
| RI | 495 | White Indian Hawthorn | Rhaphiolepis indica 'Alba' | 3 Gal | 15" - 18" OA | Low | Yes | 24" o.c. | Fully and Bushy Plants |
| RR | 130 | Knockout Rose | Rosa x 'Knockout' TM | 3 Gal | 18" OA | Medium | No | 30" o.c. | Full and bushy |
| ZP | 176 | Coontie | Zamia pumila | 3 Gal | 18" OA | Low | Yes | 30" o.c. | Full Plants |
| GROUND COVERS | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | WATER | NATIVE | SPACING | REMARKS |
| LMG | 169 | Evergreen Giant Border Grass | Liriope muscari 'Evergreen Giant' | 1 Gal | 12" OA | Low | Yes | 18" o.c. | Full plants; |
| SOD/SEED | QTY | COMMON NAME | BOTANICAL NAME | CONT | SIZE | WATER | NATIVE | SPACING | REMARKS |
| PNA | 6,831 sf | Bahia Grass | Paspalum notatum 'Argentine' | N/A | N/A | Low | No | | Hydroseed |
| | 6,367 sf | Bahia Grass | Paspalum notatum 'Argentine' | Sod | N/A | Low | No | | Solid Sod from Pallets, Weed & Pest Free |

Landscape Requirements

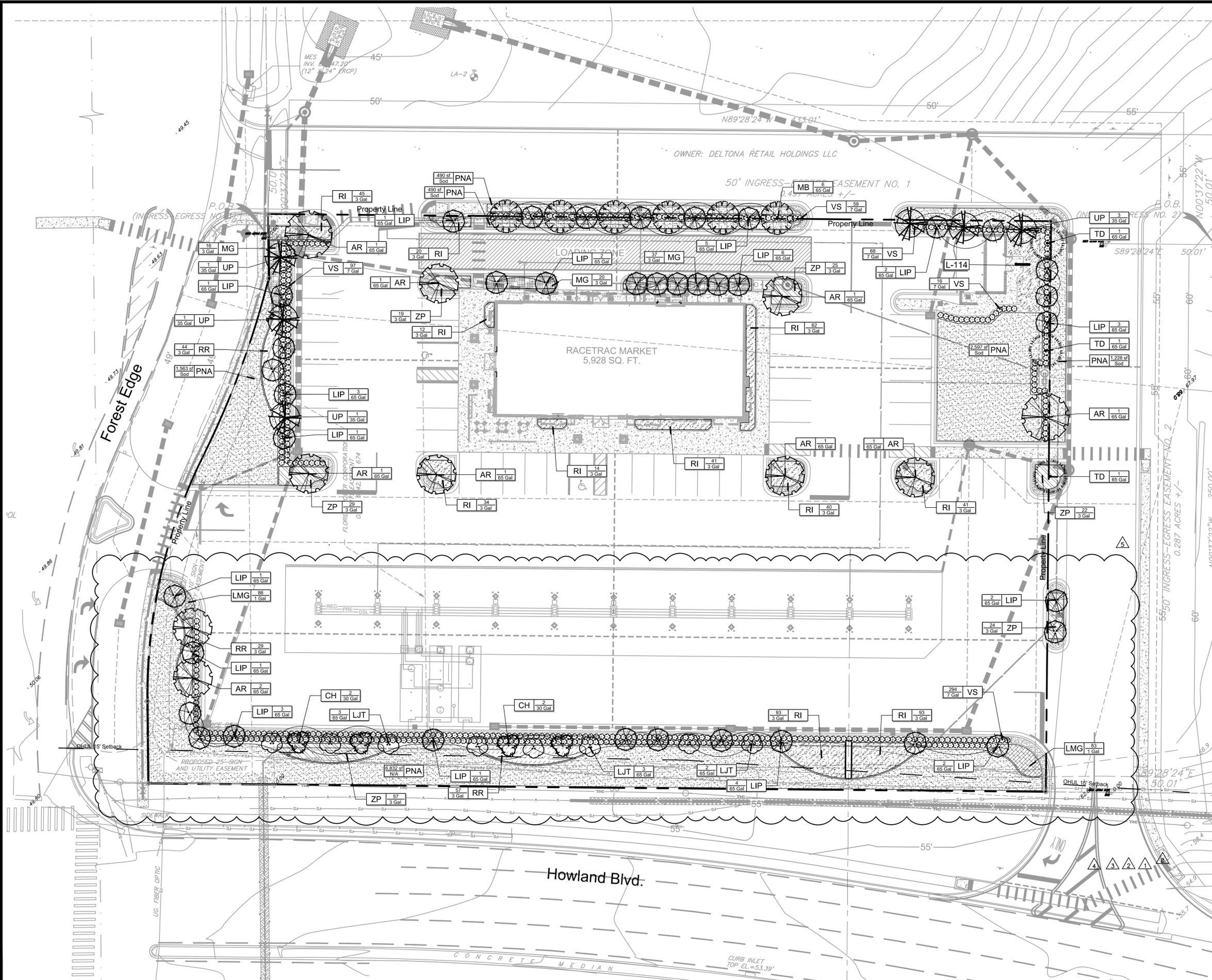
| | | | | |
|--------------------------------|---------|--|--|-------------|
| North Property Line | | | | 410' |
| Required Canopy Trees | 3/100' | | | 12 |
| Shown Canopy Trees | 3/100' | | | 2 |
| Required Understory Trees | 3/100' | | | 12 |
| Shown Understory Trees | 3/100' | | | 19 |
| Required Evergreen Hedge | 30/100' | | | 123 |
| Shown Evergreen Hedge @ 30" OC | | | | 266 |
| East Property Line | | | | 239' |
| Required Canopy Trees | 3/100' | | | 7 |
| Shown Canopy Trees | 3/100' | | | 7 |
| Required Understory Trees | 3/100' | | | 7 |
| Shown Understory Trees | 3/100' | | | 7 |
| Required Evergreen Hedge | 30/100' | | | 72 |
| Shown Evergreen Hedge @ 30" OC | | | | 119 |
| South Property Line | | | | 296' |
| Required Canopy Trees | 3/100' | | | 6 |
| Shown Canopy Trees | 3/100' | | | 6 |
| Required Understory Trees | 3/100' | | | 6 |
| Shown Understory Trees | 3/100' | | | 6 |
| Required Evergreen Hedge | 30/100' | | | 57 |
| Shown Evergreen Hedge @ 30" OC | | | | 83 |
| West Property Line | | | | 188' |
| Required Canopy Trees | 3/100' | | | 4 |
| Shown Canopy Trees | 3/100' | | | 4 |
| Required Understory Trees | 3/100' | | | 4 |
| Shown Understory Trees | 3/100' | | | 5 |
| Required Evergreen Hedge | 30/100' | | | 38 |
| Shown Evergreen Hedge @ 30" OC | | | | 44 |
| Grand Total | | | | |
| Property Line | | | | 1,123' |
| Required Canopy Trees | | | | 29 |
| Shown Canopy Trees | | | | 29 |
| Required Understory Trees | | | | 29 |
| Shown Understory Trees | | | | 30 |
| Required Evergreen Hedge | | | | 300 |
| Shown Evergreen Hedge @ 30" OC | | | | 512 |

Two canopy trees & one understory tree have been placed elsewhere on site due to the 15' OHUL setback to meet the required calculation. The remaining canopy trees have changed to understory trees.

Landscape Sheet Index

| Sheet # | Sheet Title |
|---------|-----------------------------|
| L3.01 | Planting Schedule & Notes |
| L3.11 | Planting Plan |
| L3.31 | Planting Details |
| L4.01 | Irrigation Schedule & Notes |
| L4.11 | Irrigation Plan |
| L4.31 | Irrigation Details |

| | | | | | | | |
|---|--------------|-------------|--------------|---------------|--------------|----|------|
| AE 2014.6.16 | CM 2014.6.10 | SR 2014.6.1 | AE 2014.6.21 | AE 2013.11.15 | AE 2013.8.28 | BY | DATE |
| Change Tree Species Per Comments | | | | | | | |
| Change out Canopy Tree for Understory | | | | | | | |
| Update tree locations | | | | | | | |
| Update Schedules | | | | | | | |
| Update tree locations | | | | | | | |
| Plant QTY - Sign relocation | | | | | | | |
| REVISIONS | | | | | | | |
| NO. | | | | | | | |
| COREY J. MILLS RLA# 6666831 | | | | | | | DATE |
|  | | | | | | | |
|  | | | | | | | |
| THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PETROLEUM, INC. IS PROHIBITED. | | | | | | | |
| RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BOULEVARD, SUITE 100 ATLANTA, GA 30339 (770) 431-7600 | | | | | | | |
| Planting Schedule & Notes RACETRAC #1040 - Deltona Howland Blvd. & Forest Edge Deltona, FL | | | | | | | |
| DATE | 2013.5.30 | | | | | | |
| SCALE | 1" = 20'-0" | | | | | | |
| DRAWN-BY | AE | | | | | | |
| PROJECT NUMBER: | 024-037 | | | | | | |
| L3.01 | 5 | | | | | | |
| SHEET NO. | VERSION | | | | | | |



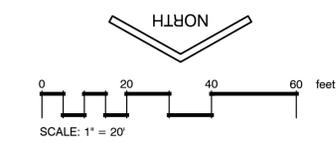
NOTES

- SYMBOL DESCRIPTION**
- N-101** For plant and rock quantities, specs, general notes, landscape notes, and code requirements please see Planting Schedule and Notes - L3.01.
 - N-102** The planting plan is incomplete without the planting notes, plant schedule, & details. Do not separate the planting set, these plans are to be reviewed in their entirety.
 - N-103** For irrigation call outs, abbreviations, and notes please see Irrigation Notes & Details (L4.01)
 - N-104** The irrigation plan is incomplete with out the Irrigation Notes (L4.01), Schedule (L4.01), & Details (L4.31) . Do not separate Irrigation Plan from the Irrigation Notes & Details. This plan is to be reviewed in its entirety.
 - N-105** For planting information see planting plans.

PLANT SCHEDULE

| TREES | BOTANICAL NAME |
|---------------|--|
| AR | Acer rubrum 'Florida Flame' |
| MB | Magnolia grandiflora 'Brackens Brown Beauty' |
| TD | Taxodium distichum |
| UP | Ulmus parvifolia 'Allee' |
| PALM TREES | BOTANICAL NAME |
| CH | Chamaerops humilis |
| SMALL TREES | BOTANICAL NAME |
| LIP | Lagerstroemia fauriei 'Muskogee' |
| LJT | Ligustrum japonicum |
| SHRUBS | BOTANICAL NAME |
| VS | Viburnum suspensum |
| SHRUB AREAS | BOTANICAL NAME |
| MG | Muhlenbergia capillaris |
| RI | Rhaphiolepis indica 'Alba' |
| RR | Rosa x 'Knockout' TM |
| ZP | Zamia pumila |
| GROUND COVERS | BOTANICAL NAME |
| LMG | Liriope muscari 'Evergreen Giant' |
| SOD/SEED | BOTANICAL NAME |
| PNA | Paspalum notatum 'Argentine' |
| | Paspalum notatum 'Argentine' |
| SYMBOL | LANDSCAPE NOTES |
| L-114 | Mulch: All plants shall be dressed with 2"-3" of Earthwise Virgin hardwood Mulch. Color must be DARK BROWN with no added dyes. No Mulch shall be placed within 4" of tree trunk. |

| | | | | | |
|--|-------------------------|--|-------------|--------------------------------|------|
| | DATE | | DATE | | DATE |
| AE 2014.6.16 CM 2014.6.10 SR 2014.6.4 AE 2014.6.21 AE 2013.11.15 AE 2013.8.28 | REVISIONS BY DATE | Change Tree Species Per Comments Change out Canopy Tree for Umbrella Update tree locations Remove tree from footage Update tree locations Sign Relocation boulder removal & updated Landscape STD | NO. INC. | COREY J. MILLS RLA# 6666931 | DATE |
| | | | | | |
| THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS. ANY USE OF SAME WITHOUT THE EXPRESS WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. IS PROHIBITED. | | | | | |
| | | | | | |
| RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BOULEVARD, SUITE 100 ATLANTA, GA 30339 (770) 431-7600 | | | | | |
| Planting Plan RACETRAC #1040 - Deltona Howland Blvd. & Forest Edge Deltona, FL | | | | | |
| DATE: 2013.5.30 SCALE: 1" = 20'-0" DRAWN-BY: AE PROJECT NUMBER: 024-037 L3.11 5 SHEET NO. VERSION | | | | | |



2

WELL SPECIFICATIONS

| SYMBOL | NOTES DESCRIPTION |
|--------|---|
| WS-101 | The contractor shall be responsible for the installation and connection of all the above equipment and the connection to the irrigation system. |
| WS-102 | Power for the operation of the pumps shall be supplied to a junction box at the pump location by the electrical contractor. Coordinate all power requirements with the owner or general contractor. |

| SYMBOL | WELL DESCRIPTION |
|--------|---|
| WS-201 | The contractor shall drive or drill a 4" deep well for the operation of the irrigation system. The well shall produce 75 gallons per minute and a minimum of 65 psi with not more than a 5 foot pumping drawdown. |
| WS-202 | The well shall be installed as per State and Local code regulations. The contractor shall be responsible for all fees and permits required to drill the well. |

| SYMBOL | PUMP DESCRIPTION |
|--------|---|
| WS-301 | The contractor shall furnish and install one submersible pump in the well. The pump shall be capable of producing 75 gallons per minute at 140 T.D.H. (total dynamic head) The T.D.H. is at ground level. The pump or pumps shall be installed using the following equipment and materials. All equipment may not be listed. The contractor shall be responsible to furnish and install all necessary equipment for the operation of the well pump and its connection to the irrigation system. |

- WS-301A 4x2 inch sanitary well seal
- WS-301B Galvanized drop pipe, size as required
- WS-301C Submersible pump cable, size as required
- WS-301D All necessary galvanized fittings that are required for the connection of the system. All above ground piping shall be galvanized steel.
- WS-301E All necessary electrical wire, switches and conduit
- WS-301F Isolation valve
- WS-301G Silent check valve
- WS-301H Magnetic starter for three phase systems, size as required
- WS-301I Above ground check valve, where required by code.

| SYMBOL | SITE CONDITIONS DESCRIPTION |
|--------|--|
| WS-401 | The well driller shall be responsible to visit the site and become familiar with the on site location of the well. It shall be his responsibility to notify the owner if he feels the location should be moved. The owner shall not be responsible to pay for any well or part of a well that does not meet the full intent of these specifications. |

3
4
5
6

VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | PSI | PSI @ POC | GPM | PRECIP |
|--------|---------------------------|--------|-------------------|-------|-----------|-------|-----------|
| 1 | Rain Bird PGA Angle | 1-1/2" | Turf Spray | 34.36 | 35.78 | 17.42 | 1.13 in/h |
| 2 | Rain Bird XCZ-PRB-100-COM | 1" | Area for Dripline | 56.16 | 56.95 | 15.25 | 1.55 in/h |
| 3 | Rain Bird PGA Angle | 1-1/2" | Turf Spray | 37.22 | 37.59 | 20.80 | 1.43 in/h |
| 4 | Rain Bird PGA Angle | 1-1/2" | Turf Rotor | 48.16 | 48.46 | 17.70 | 0.89 in/h |
| 5 | Rain Bird PGA Angle | 1" | Turf Rotor | 55.83 | 57.15 | 24.23 | 0.76 in/h |
| 6 | Rain Bird XCZ-150-PRB-COM | 1-1/2" | Area for Dripline | 59.35 | 63.32 | 33.16 | 1.55 in/h |
| 7 | Rain Bird PGA Angle | 1-1/2" | Turf Spray | 35.59 | 42.43 | 47.44 | 1.20 in/h |
| 8 | Rain Bird PGA Angle | 1" | Turf Spray | 39.04 | 41.93 | 22.20 | 0.84 in/h |
| 9 | Rain Bird XCZ-150-PRB-COM | 1-1/2" | Area for Dripline | 56.94 | 61.25 | 26.58 | 1.55 in/h |
| 10 | Rain Bird PGA Angle | 1-1/2" | Turf Spray | 37.89 | 49.72 | 47.40 | 1.18 in/h |
| 11 | Rain Bird XCZ-150-PRB-COM | 1-1/2" | Area for Dripline | 52.58 | 61.40 | 20.85 | 1.55 in/h |
| 12 | Rain Bird PGA Angle | 1" | Turf Spray | 37.71 | 47.08 | 21.33 | 1.33 in/h |
| 13 | Rain Bird XCZ-150-PRB-COM | 1-1/2" | Area for Dripline | 54.74 | 60.35 | 24.29 | 1.55 in/h |
| 14 | Rain Bird XCZ-PRB-100-COM | 1" | Area for Dripline | 46.35 | 46.97 | 6.84 | 1.55 in/h |
| 15 | Rain Bird XCZ-PRB-100-COM | 1" | Drip Emitter | 50.21 | 50.63 | 7.70 | 3.06 in/h |

WATERING SCHEDULE

| NUMBER | MODEL | TYPE | PRECIP | SUN | MON | TUE | WED | THU | FRI | SAT | IN/WEEK | MIN./WEEK | GAL./WEEK | GAL./DAY | |
|---------|---------------------------|-------------------|-----------|--------|-----|-----|-----|--------|-----|-----|---------|-----------|-----------|----------|-------|
| 1 | Rain Bird PGA Angle | Turf Spray | 1.13 in/h | 27 min | | | | 27 min | | | 54 | 940.7 | 470.3 | | |
| 2 | Rain Bird XCZ-PRB-100-COM | Area for Dripline | 1.55 in/h | 20 min | | | | 20 min | | | 1 | 39 | 594.7 | 297.4 | |
| 3 | Rain Bird PGA Angle | Turf Spray | 1.43 in/h | 21 min | | | | 21 min | | | 1 | 42 | 873.6 | 436.8 | |
| 4 | Rain Bird PGA Angle | Turf Rotor | 0.69 in/h | 44 min | | | | 44 min | | | 1 | 87 | 1,540 | 770.0 | |
| 5 | Rain Bird PGA Angle | Turf Rotor | 0.76 in/h | 40 min | | | | 40 min | | | 1 | 79 | 1,914 | 957.1 | |
| 6 | Rain Bird XCZ-150-PRB-COM | Area for Dripline | 1.55 in/h | 20 min | | | | 20 min | | | 1 | 39 | 1,293 | 646.7 | |
| 7 | Rain Bird PGA Angle | Turf Spray | 1.20 in/h | 25 min | | | | 25 min | | | 1 | 50 | 2,372 | 1,186 | |
| 8 | Rain Bird PGA Angle | Turf Spray | 0.84 in/h | 36 min | | | | 36 min | | | 1 | 72 | 1,598 | 799.2 | |
| 9 | Rain Bird XCZ-150-PRB-COM | Area for Dripline | 1.55 in/h | 20 min | | | | 20 min | | | 1 | 39 | 1,037 | 518.3 | |
| 10 | Rain Bird PGA Angle | Turf Spray | 1.18 in/h | 26 min | | | | 26 min | | | 1 | 51 | 2,417 | 1,209 | |
| 11 | Rain Bird XCZ-150-PRB-COM | Area for Dripline | 1.55 in/h | 20 min | | | | 20 min | | | 1 | 39 | 813.3 | 406.6 | |
| 12 | Rain Bird PGA Angle | Turf Spray | 1.33 in/h | 23 min | | | | 23 min | | | 1 | 46 | 981.2 | 490.6 | |
| 13 | Rain Bird XCZ-150-PRB-COM | Area for Dripline | 1.55 in/h | 20 min | | | | 20 min | | | 1 | 39 | 947.3 | 473.7 | |
| 14 | Rain Bird XCZ-PRB-100-COM | Area for Dripline | 1.55 in/h | 20 min | | | | 20 min | | | 1 | 39 | 266.9 | 133.5 | |
| 15 | Rain Bird XCZ-PRB-100-COM | Drip Emitter | 3.06 in/h | 10 min | | | | 10 min | | | 1 | 20 | 154 | 77 | |
| TOTALS: | | | | | | | | | | | | | 735 | 17,744 | 8,872 |

IRRIGATION NOTES

| SYMBOL | DESCRIPTION | DETAIL |
|--------|--|--------|
| IR-101 | 4" - 6" SCH 40 PVC sleeves are to be located as shown on plans. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the General Contractor prior to start of the irrigation installation. RaceTrac will reject all other locations. | / |
| IR-102 | Irrigation Contractor to locate and protect all underground utilities prior to digging. | |
| IR-103 | All valves to be located in valve box, with cover at grade. Locate box in grass area when possible. | |
| IR-104 | Automatic controller to be mounted in utility room or as determined by the Project Manager; see Architectural Plans. | |
| IR-105 | Weather Sensor to be located along parapet or as determined by the Project Manager; see Architectural Plans. Ensure Sensor is free from any obstructions. | |
| IR-106 | 60 psi required per rotor station - 40 psi required per spray station - 40 psi required per drip station. All spray and rotor bodies to have PRS (In-stem pressure regulation system) as indicated in the legend. Flow adjustments can be made at the zone's valve to compensate for this difference in PSI. | |
| IR-107 | Pressure regulator required if static water pressure at point of connection for site is greater than 80 psi. | |
| IR-108 | All shrub beds are to be irrigated using dripline. 6" pop-up height for turf zone rotors and sprays. Rotor nozzle size as indicated on the irrigation plan. | |
| IR-109 | All pipes, automatic valves, backflow preventer, manual valve and meter to be located within property lines unless otherwise shown. Pipes, valves, etc. shown in county,city,state R.O.W may require maintenance agreement or indemnity agreement. | |
| IR-110 | Irrigation meter and backflow preventer to be provided by the General Contractor. | |
| IR-111 | Backflow preventer to be as per local code. | |
| IR-112 | Mainline & all Lateral lines are to be located a minimum of 3' off back of curb/sidewalk. Any sprays or rotors located in this area are to be connected using a flexible swing pipe. | |
| IR-113 | All mainlines to have a minimum of 18" cover (class 200 PVC pipe). and all lateral piping shall be buried to a minimum depth of 12" cover. | / |
| IR-114 | All laterals and sub-main pipe to have a minimum of 12" (class 200 PVC pipe). | |
| IR-115 | No rocks, boulders, or other extraneous materials to be used in backfilling trenches. | |
| IR-116 | All threaded joints to be coated with Teflon Tape or Liquid Teflon. | |
| IR-117 | All lines to be thoroughly flushed before installation of sprinkler heads. | |
| IR-118 | Must use products specified on this drawing, unless otherwise approved by the Landscape Architect. | |
| IR-119 | Irrigation Contractor shall provide an As-Built drawing to the Landscape Architect. | |
| IR-120 | Irrigation Contractor to field verify that installed irrigation system provides 100% coverage upon completion of installation. If system does not provide 100% coverage the Irrigation Contractor shall revise system to provide 100% coverage prior to Certificate of Occupancy. | |
| IR-121 | All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors are to be installed as per RainBird specifications. | |
| IR-122 | Water source to building shall be a 1.5" PVC with 1" or 1.5" meter. Mainline to be 1.5". | |
| IR-123 | Refer to landscape plans when renoching to avoid tree and shrub locations. | |
| IR-124 | Trench shall be approved prior to back fill by the Owners Representative or the Landscape Architect. | |
| IR-125 | Contractor shall perform pressure and volume test on irrigation water source over a continuous 24 hour period prior to the commencement of any construction work. Should the available supply not be adequate to meet the demands of the irrigation system as designed the contractor shall contact the landscape architect prior to construction for design modification. | |
| IR-126 | Each irrigation zone shall be programmed to provide 1" of water per week to the landscape. The run times and watering days for irrigation system shall be in compliance with the water management districts guidelines and water restrictions. | |
| IR-127 | Control wire shall be 14-1 UF direct burial, colored red for control wires and white for common wires. No cross connection between controllers shall be allowed. Wire splices shall be made only in valve boxes using Rainbird "Snap-Tite" connectors. | |
| IR-128 | Electrical service to all equipment shall be provided to a junction box at the equipment location. (By others. not a part of this contract) The irrigation contractor shall be responsible for the final connection from the junction box to all equipment. | |
| IR-129 | Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owners' authorized representative. In the event this notification is not preformed, the irrigation contractor shall assume full responsibility for any revisions. | |
| IR-130 | All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications. | |
| IR-131 | All work shall be guaranteed for one year from the date of final acceptance against all defects in equipment and workmanship. | |
| IR-132 | The contractor shall complete all work in accordance with all prevailing laws, codes and regulations. | |
| IR-133 | Pipe Sizes shall conform to those shown on drawings. The smallest lateral pipe size to a single spray or rotor head all be 3/4". | |

IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI | GPM | RADIUS |
|---------------------|--|------------|-----|-----|--------|
| EST LCS RCS CST SST | Rain Bird 1806-SAM-PRS 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. | 1 | 30 | | |
| Q T H F | Rain Bird 1806-SAM-PRS 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. | 76 | 30 | | |
| Q T H F | Rain Bird 1806-SAM-PRS 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. | 13 | 30 | | |
| Q T H F | Rain Bird 1806-SAM-PRS 12 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. | 6 | 30 | | |
| Q T H F | Rain Bird 1806-SAM-PRS 15 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. | 64 | 30 | | |
| Q H | Rain Bird 1806-SAM-PRS 8 FLT Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. With Seal-A-Matic Check Valve, and Pressure Regulating. | 4 | 30 | | |
| 25 ARC | Rain Bird 5006-R-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft-red, 30 ft-green, 35ft-beige. Pressure Regulating. | 11 | 45 | | 25' |
| 30 ARC | Rain Bird 5006-R-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft-red, 30 ft-green, 35ft-beige. Pressure Regulating. | 3 | 45 | | 30' |
| 35 ARC | Rain Bird 5006-R-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft-red, 30 ft-green, 35ft-beige. Pressure Regulating. | 4 | 45 | | 35' |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | |
| + | Rain Bird XCZ-PRB-100-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating (40psi) Quick-Check Basket Filter. 3gpm to 20gpm. | 3 | | | |
| + | Rain Bird XCZ-150-PRB-COM High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm. | 4 | | | |
| 05 07 10 | Rain Bird PCT Single Outlet Emitter Pressure Compensating Threaded Low-Flow Bubblers. Offered in 5 GPH, 7 GPH, and 10 GPH models, with 1/2" FPT threaded inlet. Light Brown = 5 GPH, Violet = 7 GPH, and Green = 10 GPH. | 78 | | | |
| | Area to Receive Dripline Rain Bird XFD-09-12 (12) XFD On-Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0' O.C. Dripline laterals spaced at 12.0' apart, with emitters offset for triangular pattern. UV Resistant. | 7,881 s.f. | | | |
| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | | | |
| + | Rain Bird PGA Angle 1", 1-1/2", 2" Electric Remote Control Valve, Angle. | 8 | | | |
| C | Rain Bird ESP8LXME with (04) ESPLXMSM4 24 Station Commercial Controller. Mounted on a Plastic Wall Mount. | 1 | | | |
| RV | Rain Bird RSD-CEX Weather Senser - Rain Sensing Device, conduit mount. With threaded adapter, extension wire. | 1 | | | |
| + | Rain Bird ETC-LX Upgrades any ESP-LX Series Controller to an ET/Weather-Based Irrigation Controller. | 1 | | | |
| POC | Point of Connection 1-1/2" Pump Size to Be Determined by Well Consultant | 1 | | | |
| --- | Irrigation Lateral Line: Blu-Lock and PVC Class 200 | 5,950 l.f. | | | |
| --- | Irrigation Mainline: PVC Schedule 40 | 1,369 l.f. | | | |
| --- | Pipe Sleeve: Blu-Lock and PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction. | 549.8 l.f. | | | |
| | Valve Callout | | | | |
| # | Valve Number | | | | |
| #" | Valve Flow | | | | |
| #" | Valve Size | | | | |

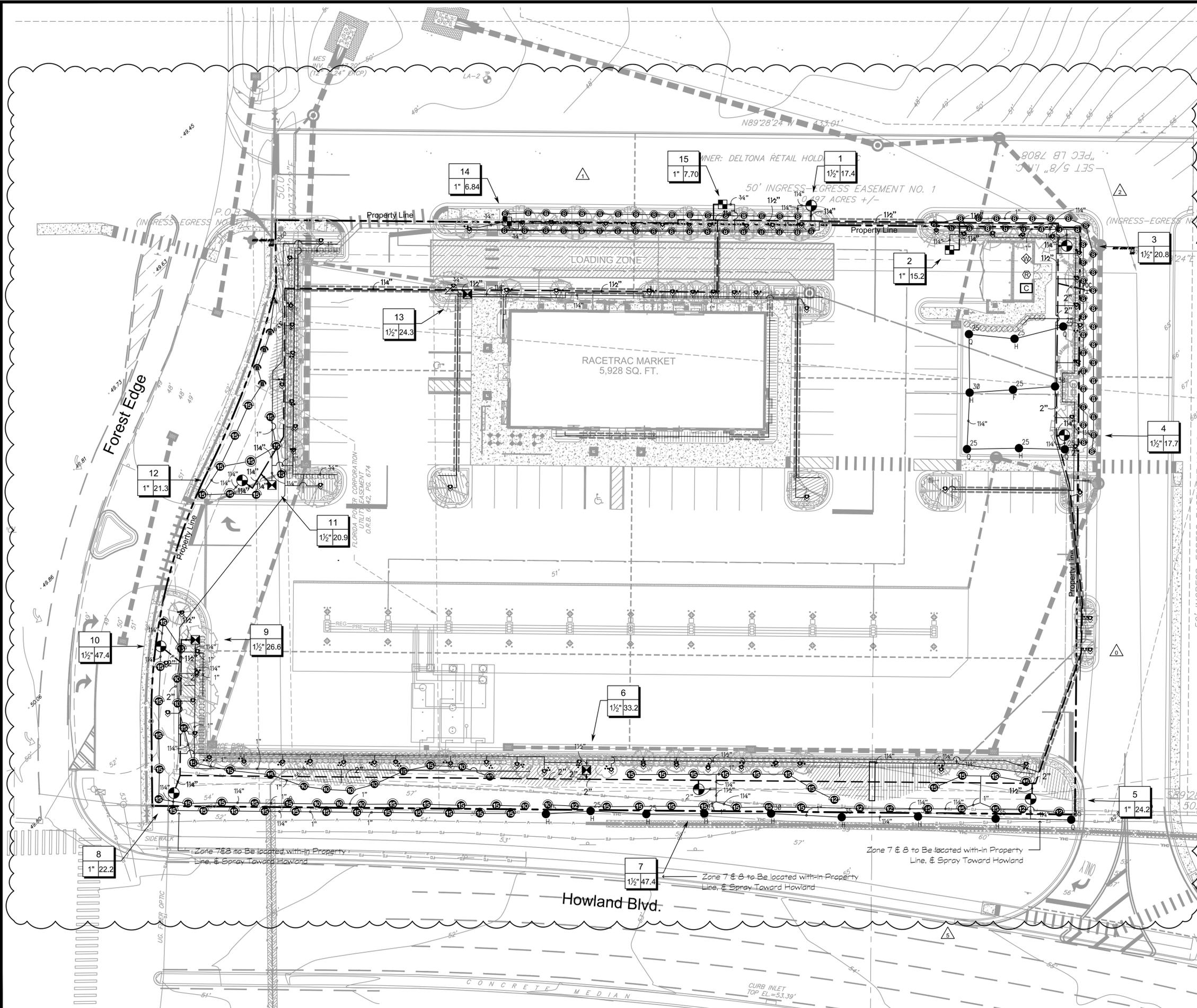
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Irrigation Schedule & Notes
RACETRAC #1040 - Deltona
 Howland Blvd. & Forest Edge
 Deltona, FL

| | |
|----------------|-------------|
| DATE | 2013.5.30 |
| SCALE | 1" = 20'-0" |
| DRAWN-BY | AE |
| PROJECT NUMBER | 024-037 |
| SHEET NO. | L4.01 |
| VERSION | 6 |



NOTES SCHEDULE

- | SYMBOL | DESCRIPTION |
|--------|---|
| N-101 | For plant and rock quantities, specs, general notes, landscape notes, and code requirements please see Planting Schedule and Notes - L3.01. |
| N-102 | The planting plan is incomplete without the planting notes, plant schedule, & details. Do not separate the planting set, these plans are to be reviewed in their entirety. |
| N-103 | For irrigation call outs, abbreviations, and notes please see Irrigation Notes & Details (L4.01) |
| N-104 | The irrigation plan is incomplete with out the irrigation notes (L4.01), Schedule (L4.01), & Details (L4.31). Do not separate Irrigation Plan from the Irrigation Notes & Details. This plan is to be reviewed in its entirety. |
| N-105 | For planting information see planting plans. |

IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL |
|--------|--|
| ▲ | Rain Bird 1806-SAM-PRS 15 Strip Series |
| ● | Rain Bird 1806-SAM-PRS 8 Series MPR |
| ⊙ | Rain Bird 1806-SAM-PRS 8 Series MPR |
| ⊕ | Rain Bird 1806-SAM-PRS 10 Series MPR |
| ⊖ | Rain Bird 1806-SAM-PRS 12 Series MPR |
| ⊗ | Rain Bird 1806-SAM-PRS 15 Series MPR |
| ⊘ | Rain Bird 1806-SAM-PRS 15 Series MPR |
| ⊙ | Rain Bird 1806-SAM-PRS 15 Series MPR |
| ⊖ | Rain Bird 1806-SAM-PRS 15 Series MPR |
| ⊗ | Rain Bird 1806-SAM-PRS 15 Series MPR |
| ⊘ | Rain Bird 1806-SAM-PRS 8 FLT Series MPR |
| ● | Rain Bird 5006-R-MPR |
| ■ | Rain Bird X CZ-PRB-100-COM |
| ■ | Rain Bird X CZ-150-PRB-COM |
| ⊙ | Rain Bird PCT Single Outlet Emitter |
| ▨ | Area to Receive Dripline Rain Bird XFD-09-12 (12) |
| ⊙ | Rain Bird PGA Angle |
| ⊙ | Rain Bird ESP8XME with (04) ESPLXMS4 |
| ⊙ | Rain Bird RSD-CEX |
| ⊙ | Rain Bird ETC-LX |
| ⊙ | Point of Connection 1-1/2" |
| — | Irrigation Lateral Line: Blu-Lock and PVC Class 200 |
| — | Irrigation Mainline: PVC Schedule 40 |
| — | Pipe Sleeve: Blu-Lock and PVC Class 200 |
| ⊙ | Valve Callout |
| # | Valve Number |
| # | Valve Flow |
| # | Valve Size |

| | |
|-----------------|-------------|
| DATE | 2013.5.30 |
| SCALE | 1" = 20'-0" |
| DRAWN-BY | AE |
| PROJECT NUMBER: | 024-037 |
| L4.11 | 5 |
| SHEET NO. | VERSION |

Notes: Zones in ROW Deleted, Note added to Zones 7 & 8
 Update Tree Bubblers
 Update Zones and EQ per planting
 Removed Meter, Located Well
 Updated tree locations
 Update front irrigation
 REVISIONS
 NO. DATE BY

Corey J. Mills
 RLA# 6666831
 DATE

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Irrigation Plan
RACETRAC #1040 - Deltona
 Howland Blvd. & Forest Edge
 Deltona, FL

