

October 30, 2025

PROJECT NAME: 3GED MAJOR SITE PLAN
PROJECT NUMBER: 2025050058
APPLICATION: MAJOR SITE PLAN #32875

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: (1) If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org. (2) Proposed grading and drainage modifications that impact the FDOT ROW drainage systems need to be coordinated directly with FDOT.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.B - Traffic signs
STATUS OF REVIEW: INFO
REMARKS: 6/19/25 - All improvements within the right-of-way along N US HWY 441 including signs must be permitted through FDOT in consultation with OCE Traffic.
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: INFO
REMARKS: 6/19/25 - All improvements within the right-of-way along N US HWY 441 including pavement markings must be permitted through FDOT in consultation with OCE Traffic.
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/3/25-add waivers if requested in future
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.

- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
STATUS OF REVIEW: INFO
REMARKS: Will there be any automotive grease or industrial+ grease being used/ disposed of?
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.C - Industrial Pretreatment
STATUS OF REVIEW: INFO
REMARKS: See previous comment.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
STATUS OF REVIEW: INFO
REMARKS: TBD
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis
STATUS OF REVIEW: INFO
REMARKS: Was any water modeling or analysis completed to determine the appropriate service line size and fire line size for this project? If so, please upload the report to the Documents tab for our review. Will 8" be big enough for fire line, and services?
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
STATUS OF REVIEW: INFO
REMARKS: Please reference 6.14.6
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Coordinator, Brandy Raymond - (352) 307-6013 or Brandy.Raymond@MarionFl.org
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts
STATUS OF REVIEW: INFO
REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).
- 18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.
- 19 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Septic permits will be required through the Department of Environmental Protection. You will need to provide copies of the approved septic permits to the building department before construction begins.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?
STATUS OF REVIEW: INFO
REMARKS: Site will consist of multiple warehouse style buildings FAR .0582 limited to the CD land use and B-5 zoned portion of property.
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: Flood prone areas located throughout property shown on C5 of 10.
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species present, preservation/mitigation may be required.
- 23 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.

24 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Indicate if sign(s) is proposed on site. If so, show the proposed sign's location and design.

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: INFO

REMARKS: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan.

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Checked Sunbiz & road projects. HR 6/4/25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: LDC requires that the survey have been performed in the last 12 months. You have one of two options for addressing this. You can have the surveyor recertify the survey. Or you can apply for a waiver. If there have been no changes to the site, staff can support the waiver.

28 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: The plans depict 7 borings for the DRA. The submitted geotechnical report and drainage report reflect only 4 borings. Per LDC this site requires a minimum of 6 borings. Please clarify.

29 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: (1) Please update DRA cross sections to include the design high water elevation and estimated seasonal high-water elevation. (2) Please add the following note with the pond cross section: "A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility."

30 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) The drainage area and configuration that drains to node ND 8379 has been modified significantly since the ICPR model was developed for the watershed management plan. Please clarify how these changes are reflected in the modeling. (2) In the post development design condition, it appears that the proposed DRA stages to elevation of 62.3 and becomes a level pool with the adjacent Node ND9958. Please clarify this is the case. If it is, then the freeboard requirements of the code are not met. A waiver will be required. Staff will support the waiver. (3) Please submit a DRA recovery analysis for review. Dry DRAs are required to fully recover within 14 days after the design storm. If they do not, the DRA must be designed to hold an additional design storm post-pre volume. (4) Please submit a perc ring exhibit demonstrating that the DRA and flood prone areas consider one another in the percolation analysis. (5) Perc values for DRA to be confirmed with supplemental geotechnical data per comment under "6.13.7 - Geotechnical Criteria".

31 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(6) - Freeboard

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

32 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.D - Recovery Analysis

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

33 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) The hydraulic analysis for inlets DS-10 and DS-13 need to include all offsite flow that comes to them from the south. Tc for these inlets will likely increase significantly with offsite area draining to them. (2) There is a swale being created to the east and west of inlet DS-10 on the south property line. Please provide swale calculations for these swales demonstrating that conveyance is contained onsite. (3) Please provide culvert calculation for driveway culvert.

34 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(9) - Access Accommodates Stormwater

STATUS OF REVIEW: NO

REMARKS: There appears to be a stormwater conveyance swale within the ROW where the access drive is located. Please clarify how the proposed driveway connection will accommodate this drainage.

35 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(7) - Existing/Proposed Stormwater Swales

STATUS OF REVIEW: NO

REMARKS: Please clarify grading intent along southern property line near inlet DS-10.

36 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.9 - Grading Criteria

STATUS OF REVIEW: NO

REMARKS: (1) On the south side of the onsite roadway, near inlet DS-10, there is an existing low area that allows the property to the south to drain freely onto this parcel. The proposed grading appears to be raising this area slightly, which will lead to impounding water on the south property in the post development condition. Additionally, to the east and west of the low area, the grading appears to be creating swales along the property line. The offsite property cannot be used for staging or conveyance. Please clarify the intent in this area.

37 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(11)(b) - Erosion Control

STATUS OF REVIEW: NO

REMARKS: Please review the south property line grading and add silt fence where grading drains toward the property line.

38 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: NO

REMARKS: Please sign & seal the Karst analysis.

39 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: Please provide a signed O&M manual.

40 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

- 41 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 6/19/25 - Per title sheet, general note #4, applicant indicates traffic impact analysis is "to be determined"; please update when determination is made.
- 42 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4.B - Cross access
STATUS OF REVIEW: NO
REMARKS: 6/19/25 - A 24' wide, paved cross-access easement is required from northern property boundary to southern property boundary parallel to N US HWY 441. Following approved easement design proposal, easement must be recorded prior to final site plan approval. Please contact OCE Customer Service for the latest directions on how to record the easement.
- 43 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 6/19/25 - Driveway does not meet minimum commercial driveway spacing requirements. Relocate driveway to the northern property boundary to enable a spacing compromise (deviation letter to be issued when adjustment is made). Driveway must be permitted though FDOT in consultation with OCE Traffic. Please provide any Notice of Intent to issue driveway permit letter from FDOT when received.
- 44 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 6/19/25 - Sidewalks are required along N US HWY 441. Staff supports a waiver for fee in-lieu-of construction at this location. If approved, fee comes out to \$8,475.00.
- 45 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Marion County Utilities Contact Information
STATUS OF REVIEW: NO
REMARKS: CP-C001: Need to change Marion County Utility Phone # to 352-307-6000.
- 46 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: NO
REMARKS: Capacity Charge Worksheet required to determine connection distance. Current connection distance from parcel to sewer force main is 5775+- feet.
- 47 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
STATUS OF REVIEW: NO
REMARKS: Connection distance will need to be determined, prior to approval of onsite septic's.
- 48 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified
STATUS OF REVIEW: NO
REMARKS: Need total irrigated square foot. Bonus points if you include the figure on the plans.
- 49 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: NO

REMARKS: SP-C012: Missing UT208

50 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: NO

REMARKS: SP-C009: Need to install minimum 8" DDC, all hydrants will be private and painted yellow.
(2) Defer to Marion County Fire Rescue, MCU will be providing water.

51 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size

STATUS OF REVIEW: NO

REMARKS: SP-C009: All meters are to be installed in the Right of way. County will not own plumbing/
pipes on private property. Plan calls for (6) 1.5" water meters and a 1" irrigation meter, plus fire hydrants.
Will an 8" line be enough?

52 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.6.G & H - Meter Sizing

STATUS OF REVIEW: NO

REMARKS: SP-C009: What will be the size of the PWS meter?

53 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities

STATUS OF REVIEW: NO

REMARKS: Utilities Plan Review Fee: \$225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the
Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32875

54 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities comments

STATUS OF REVIEW: NO

REMARKS: SP-C009: Delineate End of County Maintenance at the property line.

55 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]

STATUS OF REVIEW: NO

REMARKS: Please provide an up-to-date EALS.

56 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 2.12.28 - Correct road names supplied

STATUS OF REVIEW: NO

REMARKS: Sheet SP-C004 is missing the road name label for NW 52nd Street.

57 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: Sheet SP-C004 has the address incorrect as 2105 NW 52nd Street, Ocala under Site Data. It
should be TBD N US HWY 441. Also on this sheet I have added Building Number labels. They will be
Bldg 100 thru Bldg 600 starting with Bldg 100 as the building closest to N US HWY 441 and getting higher
going back (west). This will help with permitting and the addressing in the future.

58 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.8 - Provide current boundary and topographic survey less than one year old

STATUS OF REVIEW: NO

REMARKS: Please provide updated survey.

59 DEPARTMENT: ENGSUR - SURVEY REVIEW

REVIEW ITEM: 2.12.11 - Provide an aerial map of the site with a layout of the development

STATUS OF REVIEW: NO

REMARKS: Please provide.

60 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger

STATUS OF REVIEW: NO

REMARKS: List of trees shows same trees for removed and to remain, please clarify

61 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: NO

REMARKS: 1. Type A buffer is 30' wide, 3 canopy trees and 5 understory, 50% shrubs and groundcovers - waiver required to deviate 2. north buffer is conflicting, note on plan indicates no buffer required, label indicates types A and B buffers - please clarify 3. Type B buffer for south boundary requires a wall, waiver required to deviate. 4. Understory trees on East buffer are deciduous, and will not provide year round screening required. Recommend swapping some out for evergreen understory. 5. Why are different symbols used for same trees? (LIM/30)

62 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas

STATUS OF REVIEW: NO

REMARKS: 1. Parking islands within primary Springs Protection shall be landscaped, turf is not allowed - please add landscape to parking islands 2. Screening material shall be around parking perimeter - please add screening material

63 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: Landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. Landscape areas shall be a minimum of five feet wide allowing for a minimum distance of two feet from the façade to the innermost plants.

64 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.9 - Service and equipment areas

STATUS OF REVIEW: NO

REMARKS: Provide screening type for dumpster, show on plan

65 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.9.3 - Irrigation design standards

STATUS OF REVIEW: NO

REMARKS: Plan may need to be revised based on landscape comments

66 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements

STATUS OF REVIEW: NO

REMARKS: will there be outdoor lighting? if so, a signed and sealed photometric plan is required

67 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: Proposed buffers are missing/incorrect/not compliant to LDC. Please provide all required descriptions and illustrations for each proposed buffer. All portions of the parcel abutting R-1 designation require a type B buffer consisting of a 20-foot-wide landscape strip with a buffer wall. Areas of the parcel abutting ROW require type C buffer consisting of a 15-foot-wide landscape strip.

68 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)

STATUS OF REVIEW: NO

REMARKS: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5.



**Marion County
Board of County Commissioners**

32875

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/27/2025 Parcel Number(s): 13370-000-00 Permit Number: 2025050058

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: 3GED MAJOR SITE PLAN Commercial ☒ Residential ☐
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): TIMOTHY J. GEDDES, MGR for MIDSTATE INDUSTRIAL LLC
Signature: _____
Mailing Address: 9000 CYPRESS GREEN City: JACKSONVILLE
State: FL Zip Code: 32256 Phone # 904-559-2611
Email address: TIMG@INDIGOSOUTHCAPITOL.COM

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

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 SURVEY
Reason/Justification for Request (be specific): A waiver is requested not require an updated topographic survey for the development. No changes have been made to the site.

DEVELOPMENT REVIEW USE:

Received By: email 10/29/25 Date Processed: 10/30/25 kah Project # 2025050058 AR # 32875

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



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.12.12 - SIDEWALKS
Reason/Justification for Request (be specific): WAIVER REQUESTED FOR PAY IN LIEU OF CONSTRUCTING
SIDEWALK ALONG N. US. HWY 441 FRONTAGE. FEE IS \$8,475.00

Section & Title of Code (be specific) 6.13.2.B(6) - FREEBOARD
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO THE FREEBOARD REQUIREMENT.
THE PROJECT IS LOCATED IN A FLOOD PRONE AREA THAT COVER BOTH THIS AND THE ADJACENT PROPERTY
THE POST-DEVELOPMENT STAGE EL. IS LESS THAN THE PRE-DEVELOPMENT STAGE EL. THERE IS A NET
IMPROVEMENT IN THE POST CONDITION.

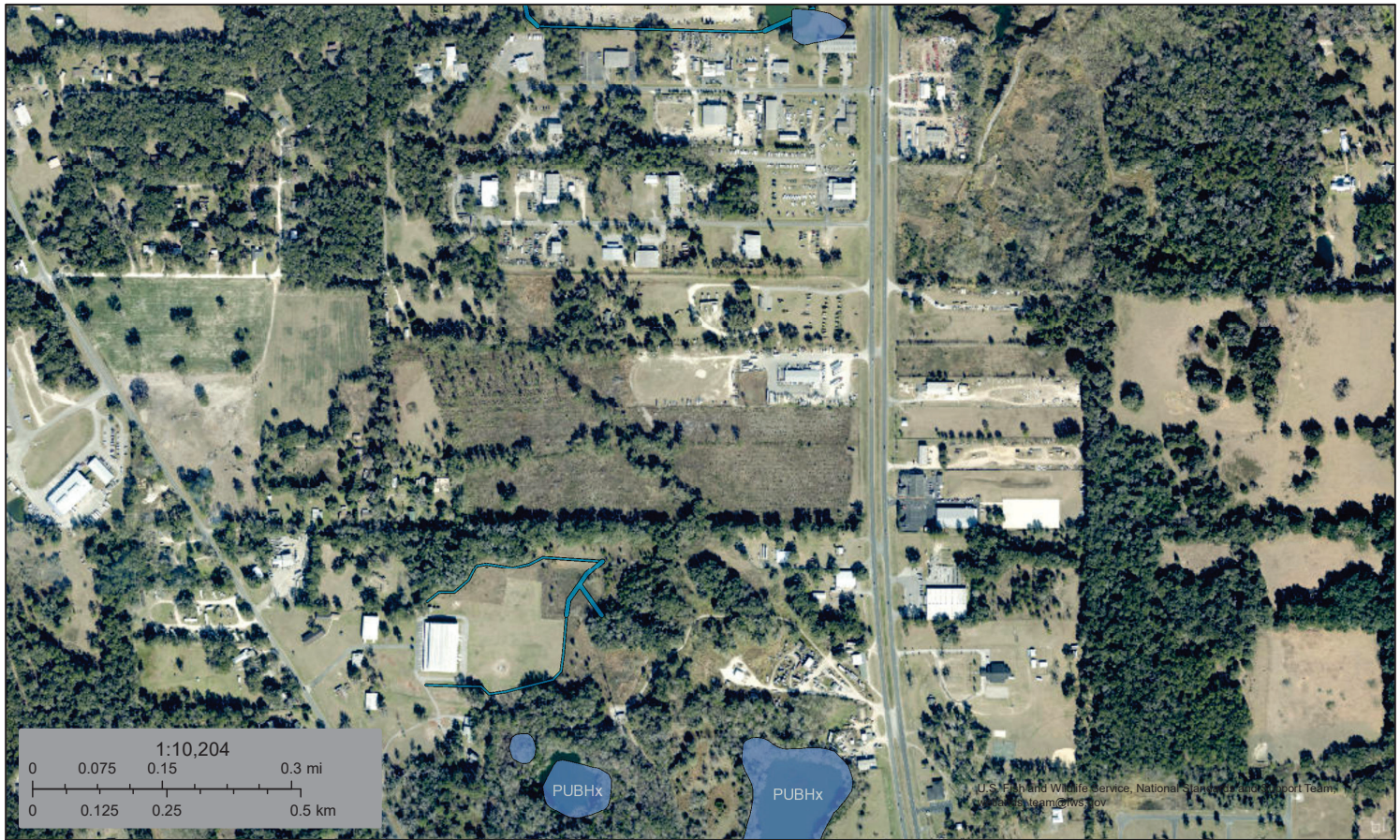
Section & Title of Code (be specific) 6.13.4.D(1)(2) - RECOVERY
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED. THE PRE-DEVELOPMENT CONDITION
DOES NOT RECOVER IN 14-DAYS. THE POST RECOVERS TO THE SAME OR LESS THAN THE PRE-CONDITION
EL. REFER TO THE CALCULATIONS. WE HAVE IMPROVED THE OVERALL WATERSHED AS COMPARED TO THE
PRE-CONDITION.

Section & Title of Code (be specific) 6.8.6 BUFFERS
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO USE A FENCE IN LIEU OF A
WALL IN THE TYPE 'B' BUFFER ON THE SOUTH PARCEL BOUNDARY. ALSO REQUESTING TO REDUCE THE
BUFFER FROM 20' TO 10' FOR ENCROACHMENT OF DRIVE AISLE PAVEMENT.

Section & Title of Code (be specific) 6.8.8 BUILDING LANDSCAPING
Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO INCREASE THE TYPE C BUFFER
LANDSCAPING TO ACHIEVE THE INTENT OF THIS CODE. THE TYPE 'C' BUFFER EXTENDS THE LENGTH
OF THE R.O.W AND PROVIDES SUFFICIENT BUFFERING OF THE BUILDING FROM THE PUBLIC R.O.W.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

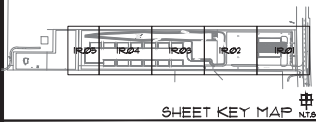


January 23, 2024

Wetlands

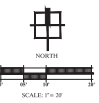
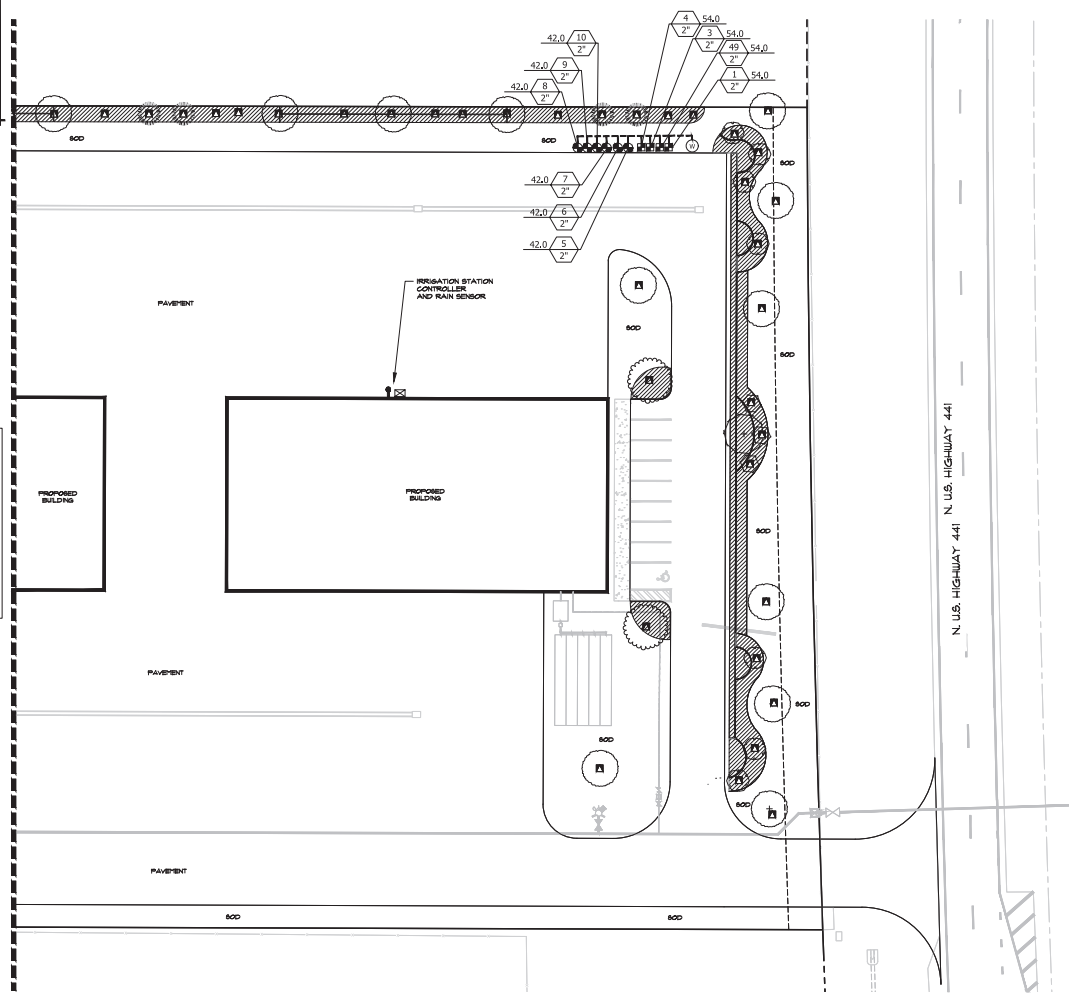
- | | | | | | |
|--|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



SHEET KEY MAP

MATCH LINE - SEE SHEET IR.00



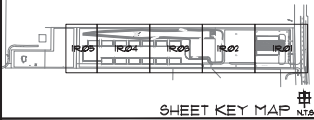
NO.	DATE	DESCRIPTION	BY	CHK
1	05-28-24	ISSUED FOR PERMIT	JHB	
2		REVISION		
3				
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9				
10				

3GED - Major Site Plan
PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 MASTER ENGINEERING
IRRIGATION PLAN

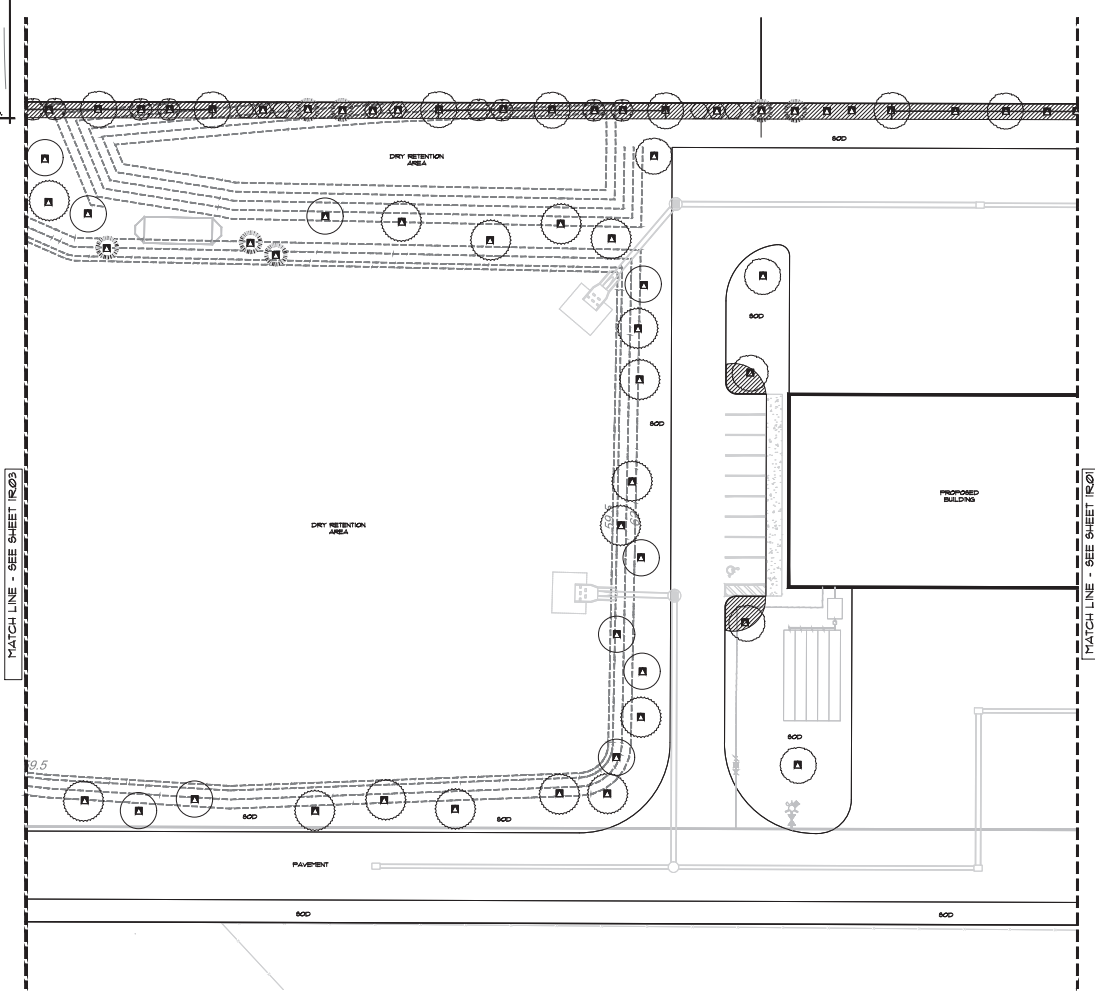


DATE:	05-28-24
PROJECT NO.:	MA5024-13.01
DRAWN BY:	JHB
DESIGNED BY:	BHR/JHB
CHECKED BY:	BHR

SHEET NO.
IR.01

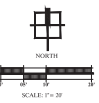


SHEET KEY MAP



MATCH LINE - SEE SHEET IR.03

MATCH LINE - SEE SHEET IR.01



NO.	DATE	DESCRIPTION	BY	CHK
1	05/28/24	ISSUED FOR PERMIT	JHB	
2	06/22/24	REVISED	JHB	
3	07/22/24	REVISED	JHB	
4	08/22/24	REVISED	JHB	
5	09/22/24	REVISED	JHB	
6	10/22/24	REVISED	JHB	
7	11/22/24	REVISED	JHB	
8	12/22/24	REVISED	JHB	
9	01/22/25	REVISED	JHB	
10	02/22/25	REVISED	JHB	

3GED - Major Site Plan
 PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 MASTRONARDI ENGINEERING
 IRRIGATION PLAN

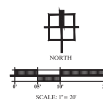
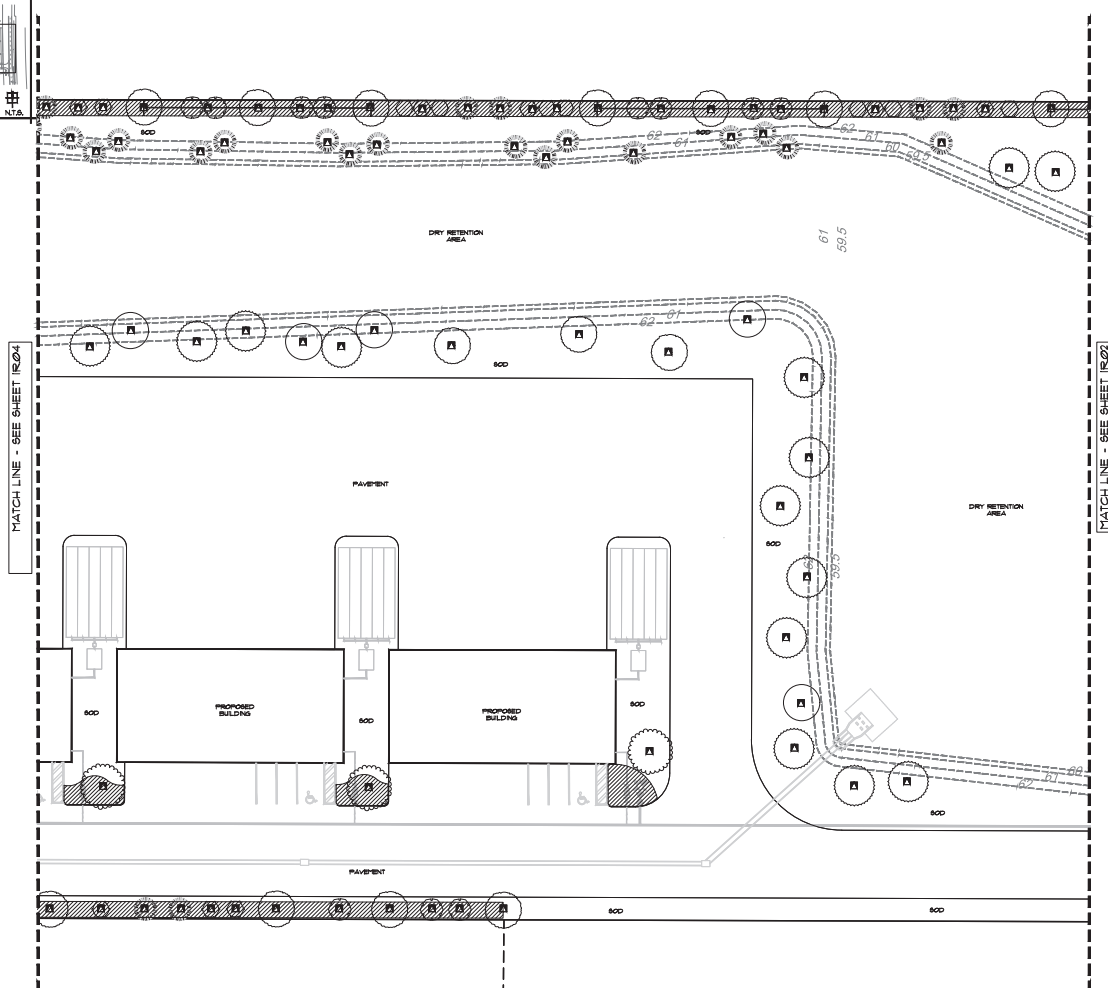


DATE: 05-28-24
 PROJECT NO: MAS024-13.01
 DRAWN BY: JHB
 DESIGNED BY: BHR/JHB
 CHECKED BY: BHR

SHEET NO.
IR.02



SHEET KEY MAP



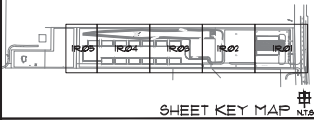
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1	05/28/24	ISSUED FOR PERMIT	JHB	
2	06/03/24	REVISION	JHB	
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4	06/03/24	REVISION	JHB	
5	06/03/24	REVISION	JHB	
6	06/03/24	REVISION	JHB	
7	06/03/24	REVISION	JHB	
8	06/03/24	REVISION	JHB	
9	06/03/24	REVISION	JHB	
10	06/03/24	REVISION	JHB	

3GED - Major Site Plan
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 MARION COUNTY, FLORIDA
 MASTER ENGINEERING
 IRRIGATION PLAN



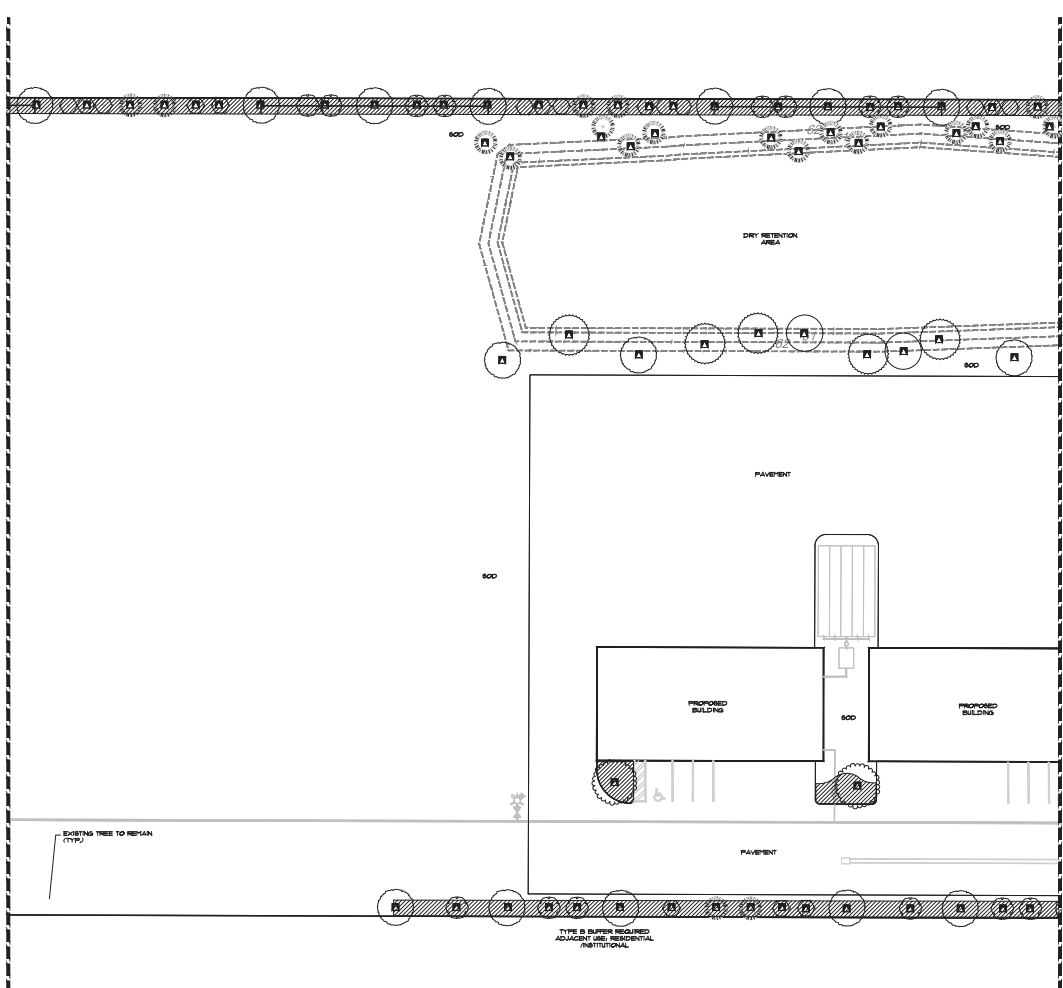
DATE: 05-28-24
 PROJECT NO: MAS024-13.01
 DRAWN BY: JHB
 DESIGNED BY: BHR/JHB
 CHECKED BY: BHR

SHEET NO.
IR.03

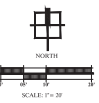


SHEET KEY MAP

MATCH LINE - SEE SHEET IR.03



MATCH LINE - SEE SHEET IR.03



NO.	DATE	DESCRIPTION	BY	CHK
1	05/28/24	ISSUED FOR PERMIT	JHB	
2	07/22/24	REVISION	JHB	
3	08/06/24	REVISION	JHB	
4	08/06/24	REVISION	JHB	
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3GED - Major Site Plan
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
MASTROBARD ENGINEERING
IRRIGATION PLAN



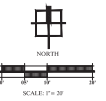
DATE: 05-28-24
PROJECT NO: MAS024-13.01
DESIGNED BY: JHB
CHECKED BY: BHR/JHB
BHR

SHEET NO.
IR.04



EXISTING TREE TO REMAIN
(TYP.)

TYPE B BUFFER REQUIRED
ADJACENT USE: RESIDENTIAL
/INSTITUTIONAL

[illegible]

3GED - Major Site Plan

MARION COUNTY, FLORIDA
PREPARED FOR:
MASTROSERIO ENGINEERING

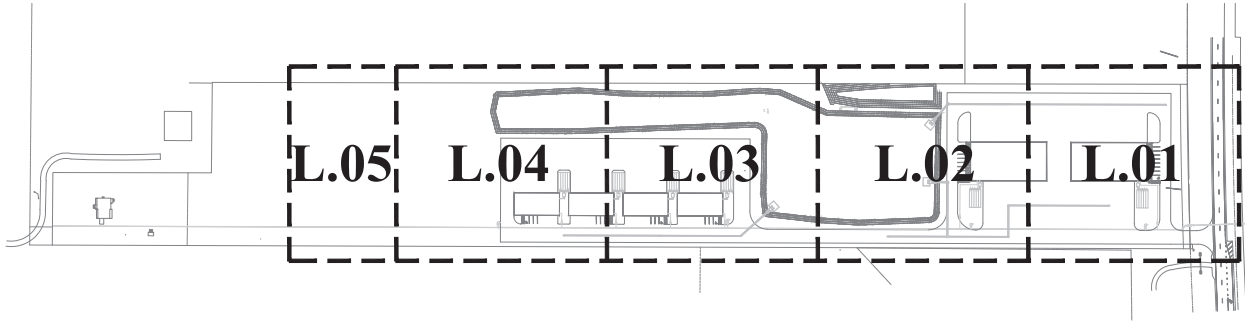
IRRIGATION PLAN



DATE: 05-28-24
PROJECT NO.: MAS024-13.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.

IR.05



NO.	DATE	DESCRIPTION	BY	CHKD.
1		DESIGN		
2		REVISION		
3		REVISION		
4		REVISION		
5		REVISION		
6		REVISION		
7		REVISION		
8		REVISION		
9		REVISION		
10		REVISION		

3GED - Major Site Plan
PERMIT / CONSTRUCTION PLANS
MARION COUNTY, FLORIDA
MASTROBARDI ENGINEERING
SHEETS REFERENCE PLAN



DATE:	05-28-24
PROJECT NO:	MA5024-13.01
DRAWN BY:	JHB
DESIGNED BY:	BHR/JHB
CHECKED BY:	BHR

SHEET NO.
L.00



MATCH LINE - SEE SHEET L.02

A diagram showing a circle with a center point. A radius line segment is drawn from the center to the circumference, labeled with the fraction $\frac{1}{2}\pi$.

**PROPOSED
BUILDING**

PAYMENT

PAYMENT

PAYMENT



**PROPOSED
BUILDING**

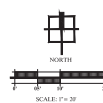
NO BUFFER REQUIRED
ADJACENT USE: COMMERCIAL

NO BUFFER REQUIRED
ADJACENT USE: COMMERCIAL

TYPE 'C' (832 L.P.BUFFER REQUIREMENT)
-8' WIDE
2 CANOPY TREES AND 8 UNDERSTORY TREES PER
100 L.F. ON AVALANCHES WITH 50% SHRUBS / GRASS COVER.
832 L.P./100 = 8.2 X 2 = 16 CANOPY TREES
8.2 X 8 = 65.6 UNDERSTORY TREES
832 X 20' = 6640 S.F. X 50 = 33200 S.F. OF PLANTING
PROVIDED.
16 CANOPY TREES, 10 PROPOSED UNDERSTORY TREES, AND PROPOSED
SHRUB AREA = 5294 S.F.

PROVIDED:
7 CANOPY TREES, 10 PROPOSED UNDERSTORY TREES, AND PROPOSED
SHRUB AREA = 5,554 S.F.

N. U.S. HIGHWAY 441

[illegible]

3GED - Major Site Plan

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA
PREPARED FOR:
MASTROSERIO ENGINEERING

LANDSCAPE PLAN



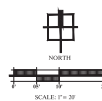
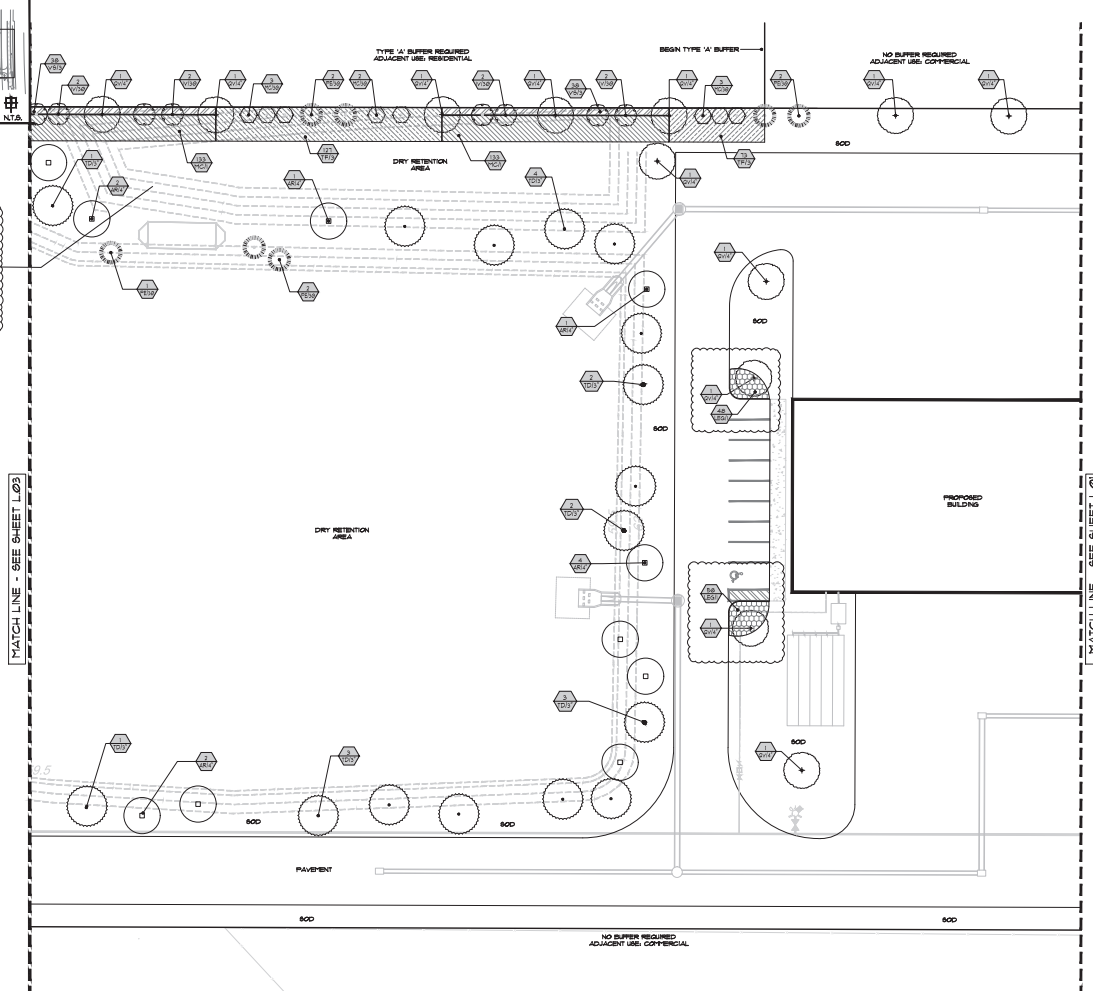
DATE: 05-28-24
PROJECT NO.: MAS024-13.0
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO. _____

L.01



TYPE 'A' 1/2" L.F. BUFFER REQUIREMENT:
 50' WIDE
 -8 CANOPY TREES AND 8 UNDERSTORY TREES PER
 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.
 1/2" L.F./100 = 14.3 X 5 = 49 CANOPY TREES
 14.3 X 5 = 12 UNDERSTORY TREES
 1/2" X 30' = 42,940 S.F. X 50 = 2,147,500 S.F. OF PLANTING
 PROVIDED:
 2 EXISTING + 66 PROPOSED CANOPY TREES, 12 PROPOSED
 UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 2,654 S.F.

[illegible]

3GED - Major Site Plan

PERMIT / CONSTRUCTION PLANS

MARION COUNTY, FLORIDA

PREPARED FOR:
MASTROSERIO ENGINEERING

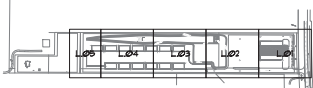
FAST ROBOTIC ENGINEERING



DATE: 05-28-24
PROJECT NO.: MAS024-13.0
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.

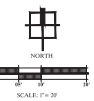
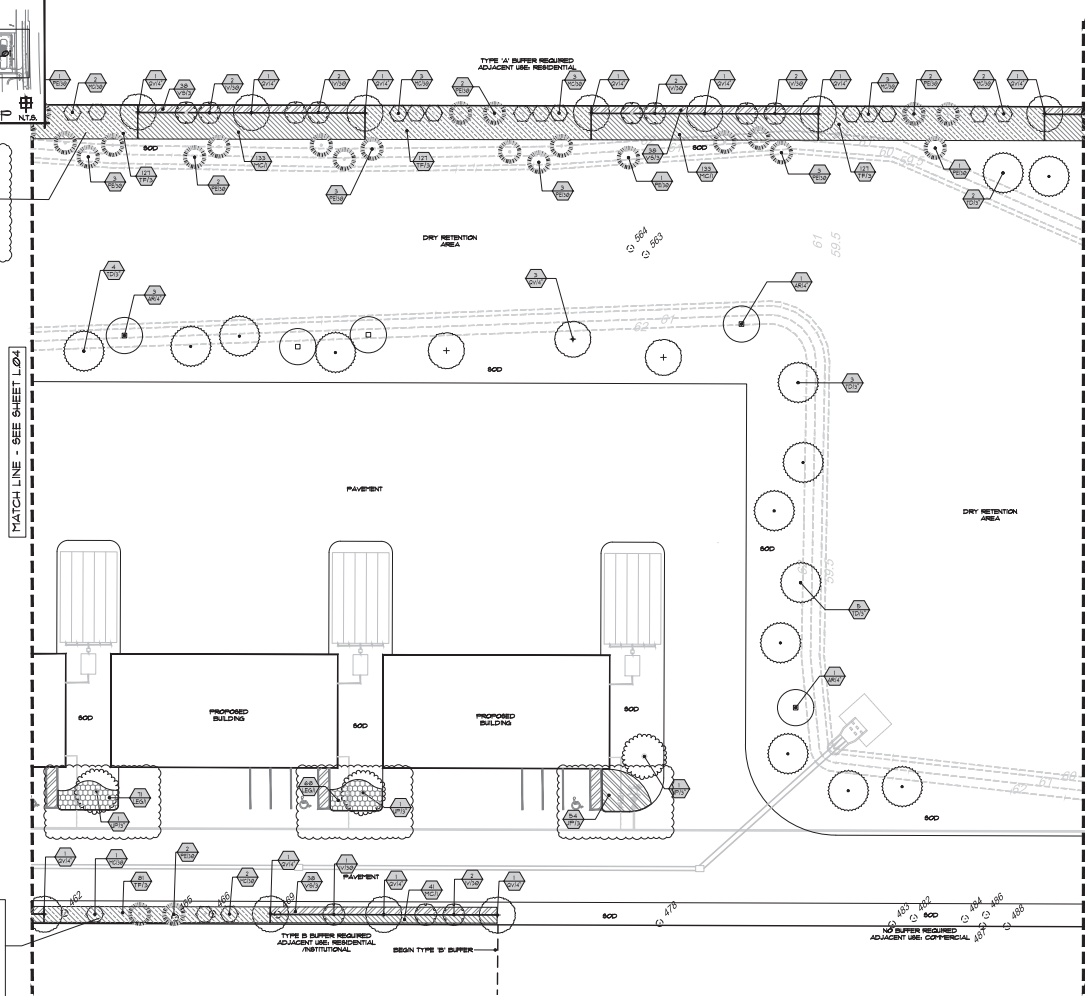
L.02



SHEET KEY MAP

TYPE A: 1,688 L.F. BUFFER REQUIREMENT:
 120' FENCE
 12 CANOPY TREES AND 9 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 80% PLANTED WITH SHRUBS / GROUND COVER.
 1,688 L.F. / 100' = 14.88 X 5 = 45 CANOPY TREES
 1,688 L.F. / 100' = 14.88 X 5 = 73 UNDERSTORY TREES
 1,688 X 80' = 42,480 S.F. X 80' = 2,448 S.F. OF PLANTING
PROVIDED:
 12 EXISTING & 68 PROPOSED CANOPY TREES, 12 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 2,884 S.F.

TYPE B: 880 L.F. BUFFER REQUIREMENT:
 120' FENCE
 12 CANOPY TREES AND 9 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 80% PLANTED WITH SHRUBS / GROUND COVER.
 880 L.F. / 100' = 8.8 X 2 = 11 CANOPY TREES
 880 L.F. / 100' = 8.8 X 5 = 28 UNDERSTORY TREES
 880 X 80' = 17,600 S.F. X 80' = 8,800 S.F. OF PLANTING
PROVIDED:
 18 EXISTING & 14 PROPOSED CANOPY TREES, 18 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 9,418 S.F.
 EXISTING VEGETATION = 6,880 TOTAL AREA = 1,538



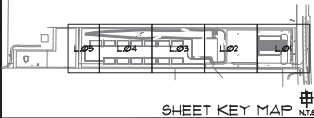
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2	06/03/24	REVISION	JHB	
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7	06/03/24	REVISION	JHB	
8	06/03/24	REVISION	JHB	
9	06/03/24	REVISION	JHB	
10	06/03/24	REVISION	JHB	

3GED - Major Site Plan
 PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 MASTRONARDI ENGINEERING
 LANDSCAPE PLAN



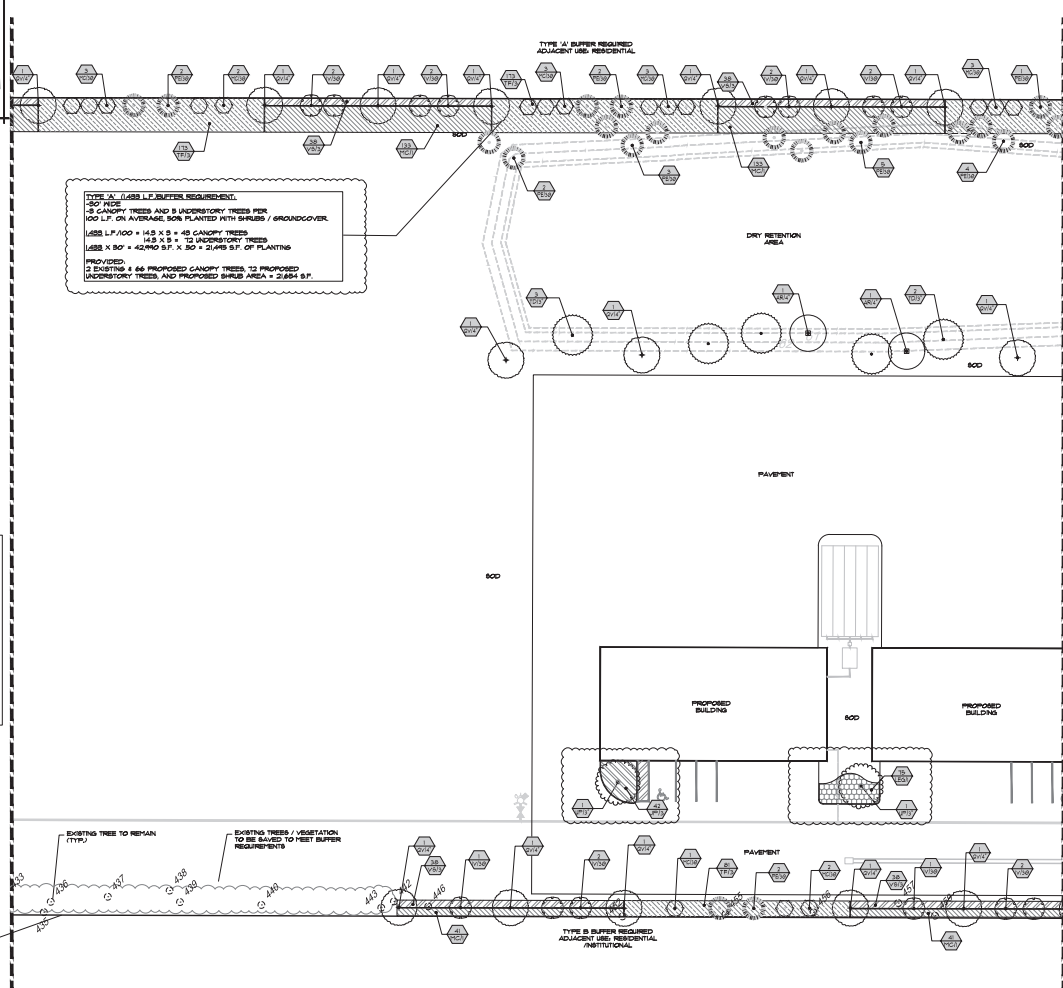
DATE: 05-28-24
 PROJECT NO: MAS024-13.01
 DRAWN BY: JHB
 DESIGNED BY: JHB
 CHECKED BY: JHB

SHEET NO.
L.03



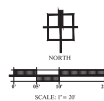
SHEET KEY MAP

MATCH LINE - SEE SHEET L03



TYPE A: 1.658 L.F. BUFFER REQUIREMENT.
 30' WIDE
 3 CANOPY TREES AND 9 UNDERSTORY TREES PER
 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.
 1.658 L.F. / 100' = 14.5 X 5 = 48 CANOPY TREES
 14.5 X 9 = 12 UNDERSTORY TREES
 1.658 X 30' = 49.740 S.F. X 30' = 24.854 S.F. OF PLANTING
 PROVIDED:
 12 EXISTING & 66 PROPOSED CANOPY TREES, 12 PROPOSED
 UNDERSTORY TREES AND PROPOSED SHRUB AREA = 2,684 S.F.

TYPE B: 800 L.F. BUFFER REQUIREMENT.
 30' WIDE
 3 CANOPY TREES AND 9 UNDERSTORY TREES PER
 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.
 800 L.F. / 100' = 8 X 2 = 16 CANOPY TREES
 8 X 9 = 72 UNDERSTORY TREES
 800 X 30' = 24,000 S.F. X 30' = 7,200 S.F. OF PLANTING
 PROVIDED:
 18 EXISTING & 14 PROPOSED CANOPY TREES, 18 PROPOSED
 UNDERSTORY TREES AND PROPOSED SHRUB AREA = 8,436 S.F.
 EXISTING VEGETATION = 6,960 TOTAL AREA = 7,396



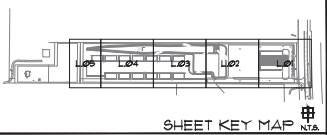
NO.	DATE	DESCRIPTION	BY	CHKD.
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2	10/22/2025	REVISION #1	JHB	

3GED - Major Site Plan
 PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 MASTRONARDI ENGINEERING
 LANDSCAPE PLAN



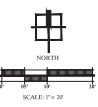
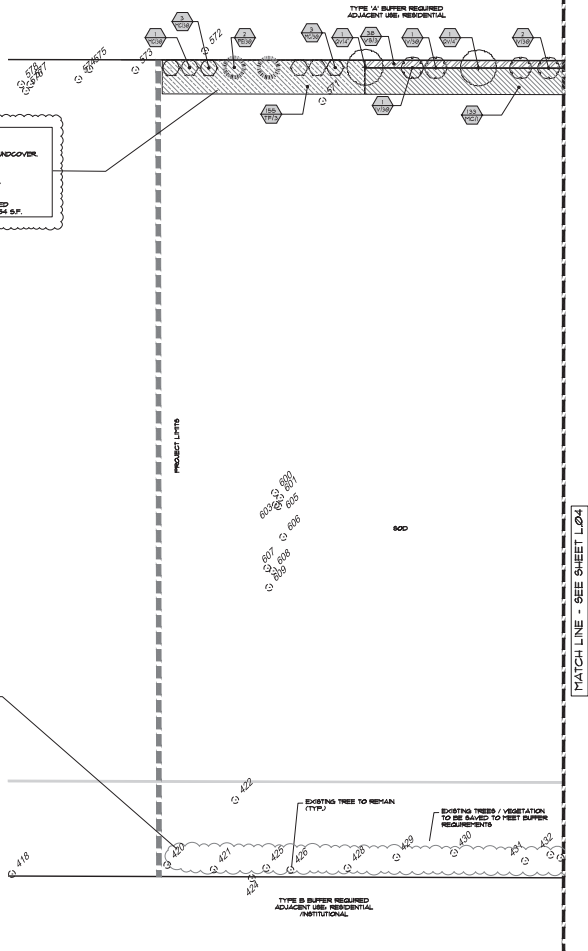
DATE: 05-28-24
 PROJECT: MAS024-13.01
 DRAWN BY: JHB
 DESIGNED BY: JHB
 CHECKED BY: JHB

SHEET NO.
L.04



TYPE 'A' SUPER REQUIRED ADJACENT USE: RESIDENTIAL
 150' WIDE
 1-8 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.
 150' L.F. / 100' = 14.3 X 5' = 48 CANOPY TREES
 14.3 X 5' = 72 UNDERSTORY TREES
 150' X 50' = 42,000 S.F. X .50 = 21,000 S.F. OF PLANTING
PROVIDED:
 2 EXISTING + 66 PROPOSED CANOPY TREES, 72 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 21,000 S.F.

TYPE 'B' SUPER REQUIRED ADJACENT USE: INSTITUTIONAL
 150' WIDE
 1-2 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.
 150' L.F. / 100' = 8.3 X 2' = 17 CANOPY TREES
 8.3 X 2' = 26 UNDERSTORY TREES
 150' X 20' = 17,000 S.F. X .50 = 8,500 S.F. OF PLANTING
PROVIDED:
 50 EXISTING + 14 PROPOSED CANOPY TREES, 26 PROPOSED UNDERSTORY TREES, AND PROPOSED SHRUB AREA = 8,500 S.F.
 EXISTING VEGETATION = 8,500 TOTAL AREA = 47,000



NO.	DATE	DESCRIPTION	BY	CHK
1	05/28/24	INITIAL CONCEPT	JHB	
2	10/22/2025	CONCEPT	BHR	
3				
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3GED - Major Site Plan
 PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 MASTRONARDI ENGINEERING
 LANDSCAPE PLAN



DATE: 05-28-24
 PROJECT: MAS024-13.01
 DRAWN BY: JHB
 DESIGNED BY: BHR/JHB
 CHECKED BY: BHR

SHEET NO.
L.05

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	FLORIDA NATIVE	DROUGHT TOLERANT
MULGH		Hardwood Mulch	Min. 8" Thick Layer	N/A	N/A
SOD	Paspalum Notatum 'Argentine'	Argentine Bahua	All Pond Slopes - To Be Provided BY Site Contractor (Irrigated)	N	Y

NATIVE PLANT CALCULATIONS	
TOTAL PLANTS (TREES+SHRUBS+GROUNDCOVER)	3,778
TOTAL NATIVE PLANTS (TREES+SHRUBS+GROUNDCOVER)	2,432 (64% NATIVE)

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO HARRISON COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION. AN SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (HARRISON COUNTY LDC DIV. 5 SEC. 8-10).

2. UPON COMPLETION OF THE LANDSCAPE AND A MINIMUM OF 90 DAYS AFTER THE DATE OF COMPLETION, THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT, LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE.

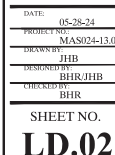
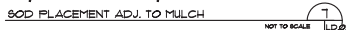
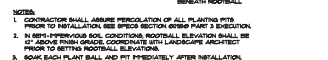
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.

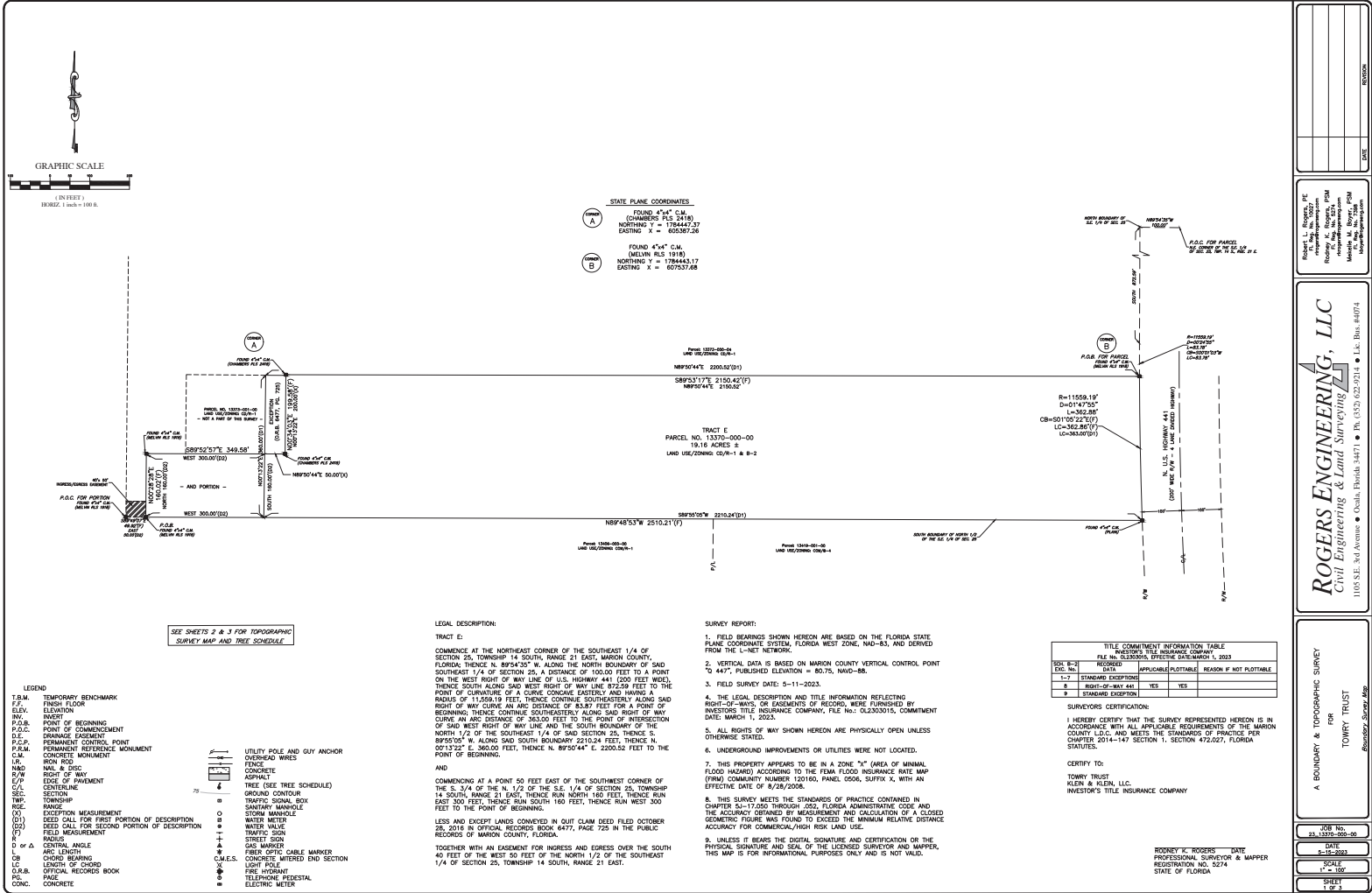
- ### LANDSCAPE REQUIREMENTS

61 EXISTING SHADE TREES
13 PROPOSED

OPEN SPACE REQUIREMENT:
REQUIRED: 16 AC X 20 = 3.2 AC (194,842 S.F.)
(SEE CIVIL PLANS FOR PROVIDED OPEN SPACE CALCULATIONS)

Landscape Architect
In Charge:
James H. Bailey
10/22/2025
Registration # LA6666883
Certificate of



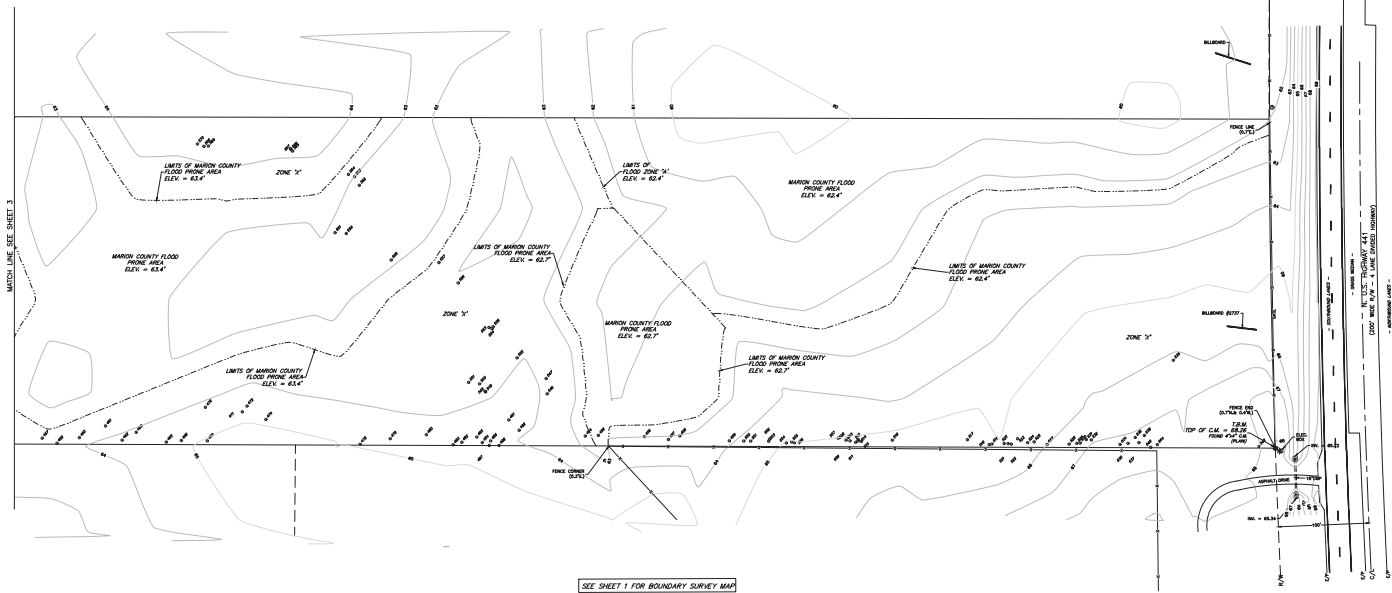


ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • PH: (352) 622-9211 • L.S. Bus. 44074

A BOUNDARY & TOPOGRAPHIC SURVEY FOR TOWNEY TRUST

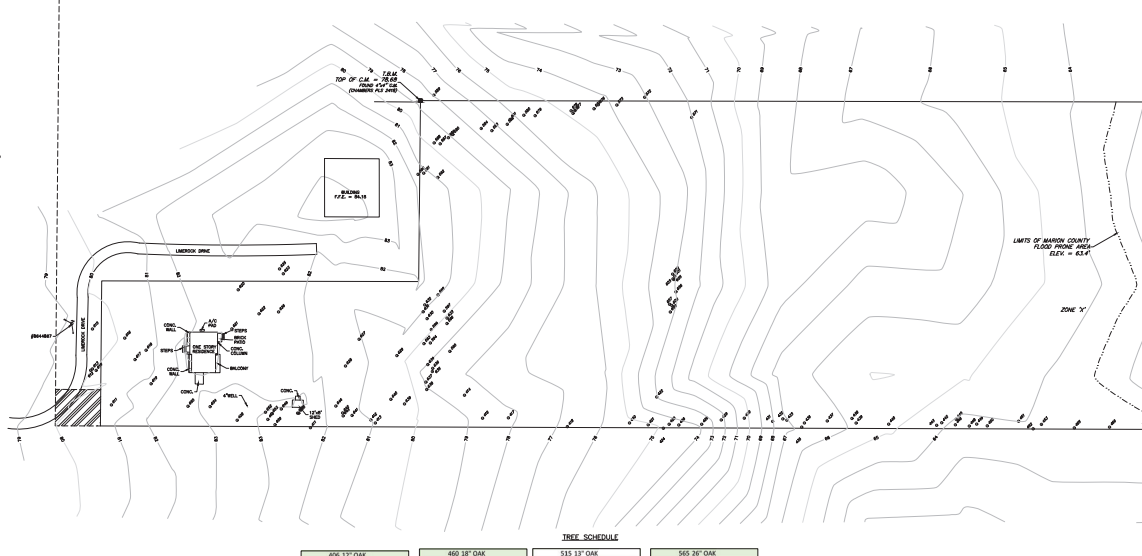
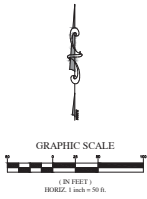
ROBERT K. ROGERS, P.E.
Professional Engineer
Registration No. 12345
State of Florida

ROBERT K. ROGERS, P.S.
Professional Surveyor & Mapper
Registration No. 32714
State of Florida



RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

A BOUNDARY & TOPOGRAPHIC SURVEY FOR TOWNRY TRUST		ROGERS ENGINEERING, LLC Civil Engineering & Land Surveying	
Project No. 23-10115-000-00		1105 S.E. 3rd Avenue, Florida 3447 • Ph. 352-622-9214 • Fax. 352-44074	
DATE 8-1-2024		Robert L. Rogers, P.E. rrogers@rogers-engineering.com	
SCALE 1" = 150'		History, see Notes, 20M rrogers@rogers-engineering.com	
SHEET OF 3		Matthew J. Rogers, P.E. mrogers@rogers-engineering.com	
Revised: Survey Map		Ph. 352-773-7738 mrogers@rogers-engineering.com	



SEE SHEET 1 FOR BOUNDARY SURVEY MAP
SEE SHEET 2 FOR MATCH SHEET & TREE SCHEDULE

TREE SCHEDULE

406 13' OAK	460 18' OAK	515 13' OAK	565 20' OAK	615 10' HICKORY
407 14' OAK	461 19' OAK	516 14' OAK	566 12' OAK	616 10' OAK
408 9' PINE	462 10 1/2' CAMPHOR	517 18' OAK	567 14' OAK	617 10' OAK
409 13 1/2' CAMPHOR	463 10' OAK	518 11' OAK	568 20' OAK	618 10' OAK
410 9' OAK	464 10' OAK	519 14' OAK	569 10' OAK	619 10' OAK
411 10' OAK	465 10' OAK	520 14' OAK	570 14' OAK	620 10' OAK
412 24' MULBERRY	466 10' OAK	521 13' OAK	571 10' OAK	621 10' OAK
413 10' OAK	467 10' OAK	522 13' OAK	572 14' OAK	622 10' OAK
414 13' OAK	468 10' OAK	523 14' OAK	573 14' OAK	623 10' OAK
415 10' OAK	469 10' OAK	524 14' OAK	574 14' OAK	624 10' OAK
416 10' OAK	470 11' PINE	525 14' OAK	575 14' OAK	625 10' OAK
417 10' OAK	471 14' OAK	526 14' OAK	576 14' OAK	626 10' OAK
418 10' OAK	472 20' OAK	527 14' OAK	577 14' OAK	627 10' OAK
419 10' OAK	473 20' OAK	528 14' OAK	578 14' OAK	628 10' OAK
420 10' OAK	474 20' OAK	529 14' OAK	579 14' OAK	629 10' OAK
421 9' OAK	475 20' OAK	530 14' OAK	580 14' OAK	630 10' OAK
422 20' OAK	476 18' OAK	531 14' OAK	581 14' OAK	631 10' OAK
423 18' OAK	477 11' CAMPHOR	532 14' OAK	582 14' OAK	632 10' OAK
424 10' OAK	478 11' CAMPHOR	533 14' OAK	583 14' OAK	633 10' OAK
425 10' OAK	479 11' CAMPHOR	534 11' BLACK CHERRY	584 14' OAK	634 10' OAK
426 10' OAK	480 10' OAK	535 10' OAK	585 14' OAK	635 10' OAK
427 10' OAK	481 10' OAK	536 10' OAK	586 14' OAK	636 10' OAK
428 10' OAK	482 20' OAK	537 10' OAK	587 14' OAK	637 10' OAK
429 10' OAK	483 10' OAK	538 10' OAK	588 14' OAK	638 10' OAK
430 10' OAK	484 20' OAK	539 10' OAK	589 14' OAK	639 10' OAK
431 10' OAK	485 10' OAK	540 10' OAK	590 14' OAK	640 10' OAK
432 10' OAK	486 10' OAK	541 10' OAK	591 14' OAK	641 10' OAK
433 10' OAK	487 14' OAK	542 10' OAK	592 14' OAK	642 10' OAK
434 10' OAK	488 10' OAK	543 10' OAK	593 14' OAK	643 10' OAK
435 10' OAK	489 10' OAK	544 10' OAK	594 14' OAK	644 10' OAK
436 10' OAK	490 10' OAK	545 10' OAK	595 14' OAK	645 10' OAK
437 10 1/2' OAK	491 10' OAK	546 10' OAK	596 14' OAK	646 10' OAK
438 10' OAK	492 10' OAK	547 10' OAK	597 14' OAK	647 10' OAK
439 10' OAK	493 10' OAK	548 10' OAK	598 14' OAK	648 10' OAK
440 10' OAK	494 10' OAK	549 10' OAK	599 14' OAK	649 10' OAK
441 10' OAK	495 10' OAK	550 10' OAK	600 14' OAK	650 10' OAK
442 10' OAK	496 10' OAK	551 10' OAK	601 14' OAK	651 10' OAK
443 10' OAK	497 10' OAK	552 10' OAK	602 14' OAK	652 10' OAK
444 10' OAK	498 10' OAK	553 10' OAK	603 14' OAK	653 10' OAK
445 10' OAK	499 10' OAK	554 10' OAK	604 14' OAK	654 10' OAK
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447 10' OAK	501 10' OAK	556 10' OAK	606 14' OAK	656 10' OAK
448 10' OAK	502 10' OAK	557 10' OAK	607 14' OAK	657 10' OAK
449 10' OAK	503 10' OAK	558 10' OAK	608 14' OAK	658 10' OAK
450 10' OAK	504 10' OAK	559 10' OAK	609 14' OAK	659 10' OAK
451 10' OAK	505 10' OAK	560 10' OAK	610 14' OAK	660 10' OAK
452 10' OAK	506 10' OAK	561 10' OAK	611 14' OAK	661 10' OAK
453 10' OAK	507 10' OAK	562 10' OAK	612 14' OAK	662 10' OAK
454 10' OAK	508 10' OAK	563 10' OAK	613 14' OAK	663 10' OAK
455 10' OAK	509 10' OAK	564 10' OAK	614 14' OAK	664 10' OAK
456 10' OAK	510 10' OAK	565 10' OAK	615 14' OAK	665 10' OAK
457 10' OAK	511 10' OAK	566 10' OAK	616 14' OAK	666 10' OAK
458 10' OAK	512 10' OAK	567 10' OAK	617 14' OAK	667 10' OAK
459 10' OAK	513 10' OAK	568 10' OAK	618 14' OAK	668 10' OAK
460 10' OAK	514 10' OAK	569 10' OAK	619 14' OAK	669 10' OAK

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 32714
STATE OF FLORIDA

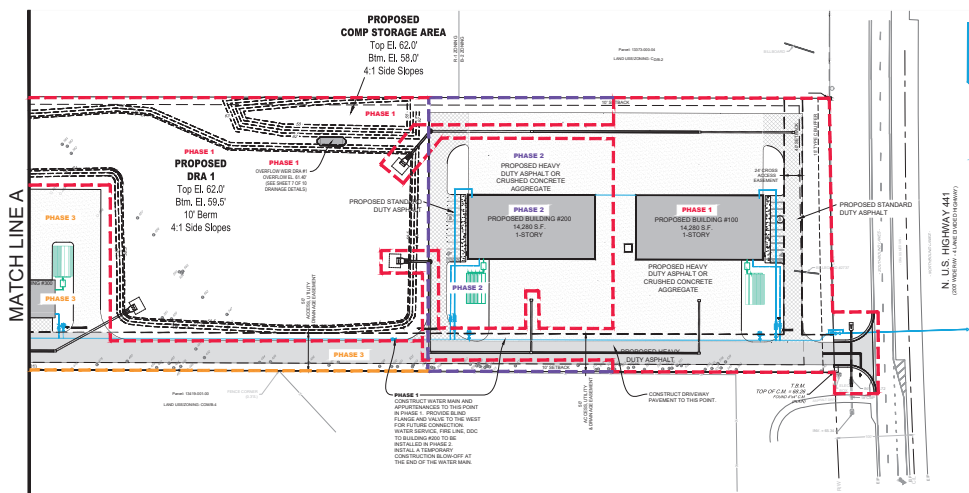
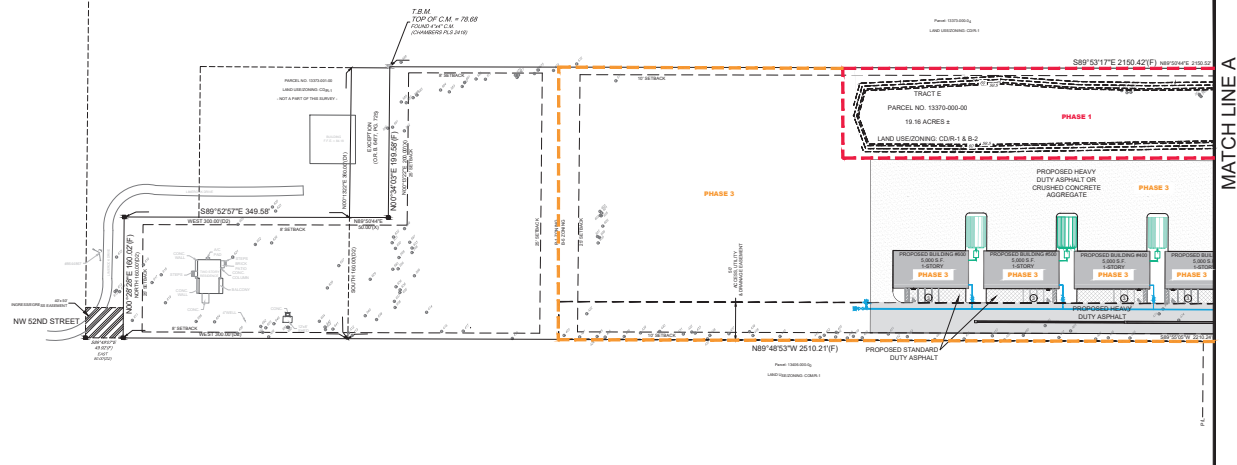
TOPOGRAPHIC SURVEY
FOR
TOWNSHIP TRUST
Professional Survey Map

NO. 10
21-1100-00-00
DATE
8-15-2023
SCALE
1" = 50'
SHEET
2 OF 2

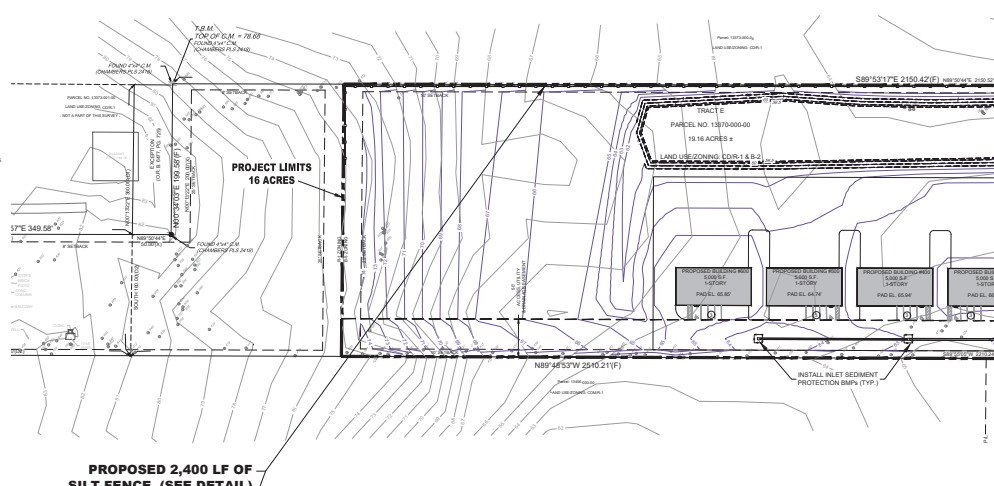
RODNEY K. ROGERS, P.E.
Surveying & Mapping, Inc.
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • PH (352) 622-9211 • L.S. Bus. 44074

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • PH (352) 622-9211 • L.S. Bus. 44074

DATE
8-15-2023
SCALE
1" = 50'
SHEET
2 OF 2

[illegible]

[illegible]

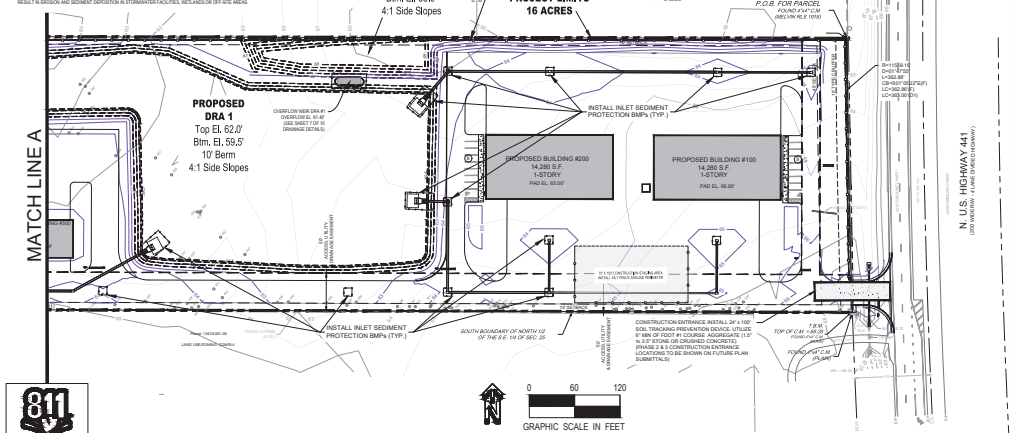
[illegible][illegible]

MATCH LINE A

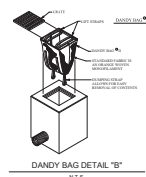
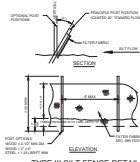
**PROPOSED 2,400 LF OF
SILT FENCE (SEE DETAIL)**

**PROPOSED
COMP STORAGE AREA**
Top El. 62.0'
Btm. El. 58.0'

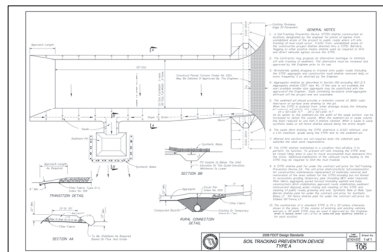
PROJECT LIMITS



AREA OF DISTURBANCE 14.2 ACRES

[illegible]

SWPPP NOTE:
ALL DRAINAGE STRUCTURES: TOPS SHALL BE EQUIPPED WITH DANDY BAG PROTECTION AS WELL AS SILT FENCE AROUND THE PERIMETER OF EACH STRUCTURE.



PROJECT: 3GED - MAJOR SITE PLAN MARION COUNTY, FL SEC. 26N, 14E, RGE. 21 DATE: 12/15/2015		ENGINEER'S CERTIFICATION:		DESIGNED BY: PM	DATE: 12/15/2015	REVIEWED BY: PROJECT PM
		MASTROIANNI ENGINEERING, INC. CIVIL, ENVIRONMENTAL, SITE DESIGN 10001 W. UNIVERSITY BLVD. SUITE 100 COVINGTON, LA 70041 PHONE: (504) 833-3166 FAX: (504) 833-3167 PM@MASTROIANNIENGINEERING.COM		DRAWN BY: WPD	CHECKED BY: PM	DATE: 12/15/2015
SCALE: 1" = 60'		TITLE: EROSION CONTROL (S.W.P.P.)				

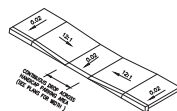
ON-SITE BASIN PERIMETERS ONLY

PROJECT: 30E2 - MAJOR SITE PLAN MARION COUNTY, FL SEC. 25, T1N. 14, RGE. 21		ENGINEER'S CERTIFICATION:		DATE: 5-12-2016 DESIGNED BY: PM CHECKED BY: PM DATE: 5-12-2016	REVISION DESCRIPTION: RESPONSE TO BIDDING QUESTION #11
		M&T ENGINEERING, INC. CIVIL, ENVIRONMENTAL & SITE DESIGN 10150 SW 2ND PLACE SUITE 100 MARIETTA, GA 30067 PH: 770-433-2165 FAX: 770-433-2166 PM@M&TEENGINEERING.COM			
SCALE: NTS		TITLE: DRAINAGE DETAILS			
SHEET C7 OF 13		JOB#: 23-35			

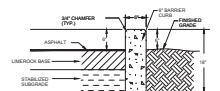
HANDICAP SIGN POST DETAIL



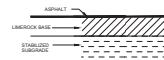
- NOTES:**
1. ALL LETTERS ARE 1.5" SERIES "C".
 2. TOP SIGN SHALL HAVE A REFLECTORIZED BACKGROUND WHITE REFLECTORIZED L & BORDER.
 3. BOTTOM SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND V BLACK OPAQUE LEGEND & BORDER.
 4. ACCESSIBLE MARKINGS AND SIGNS TO CONFORM WITH FOOT INDEX 711-601 AND INDEX 706-100 RESPECTIVELY PER THE 2003-2005 EDITION.



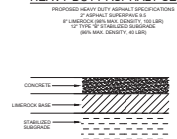
HANDICAP CURB DETAIL



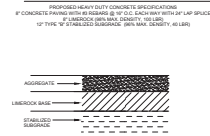
STANDARD DUTY ASPHALT SECTION



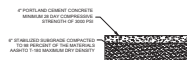
HEAVY DUTY ASPHALT SECTION



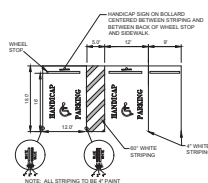
HEAVY DUTY CONCRETE SECTION



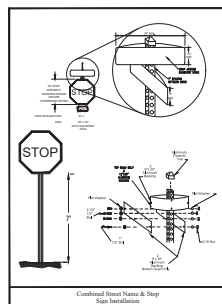
HEAVY DUTY AGGREGATE SPECIFICATIONS DETAIL



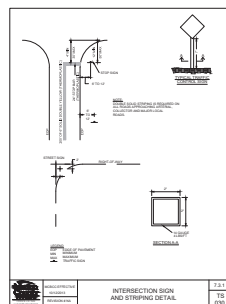
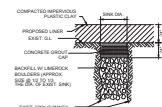
TYPICAL CONCRETE (RIGID) SIDEWALK SECTION



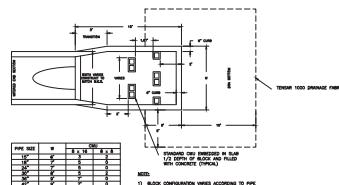
**PARKING SPACE DETAIL
HANDICAP & REGULAR**



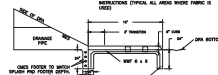
Combined Street Name & Stop
Sign Installation

INTERSECTION SIGN
AND STRIPING DETAIL

TYPICAL SINK CHIMNEY REPAIR DETAIL



TENSAR 1000 DRAINAGE FIBER

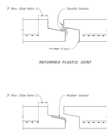


ENERGY DISSIPATER DETAIL

NOT TO SCALE

PIPE SIZE	W	CMU	
		8 x 16	8 x 8
12"	4"	3	2
18"	7"	5	0
24"	7"	8	0
30"	8"	5	2
36"	9"	7	0
42"	9"	9	0

PROJECT: 3GED- MAJOR SITE PLAN MARION COUNTY, FL SEC. 26, TYN. 14, RGE. 21		ENGINEER'S CERTIFICATION:		DATE: 10-19-25 DESIGNED BY: PM DRAWN BY: WJD CHECKED BY: PM DATE: 5-21-25	REGION DESCRIPTION: RESPONSE TO MARION COUNTY 11
		MATT ROBERTS ENGINEERING, INC. 10000 W. STATE AVE. SUITE 100 TALLAHASSEE, FL 32310 TEL: (904) 833-1100 FAX: (904) 833-1101 WWW.MRENGR.COM	DATE: 10-19-25 PROJECTED BY: PM INTERVIEWED BY: PM, INC. C. A. ROBERTS PH: (252) 833-2100 FAX: (252) 833-2101 TALLA. FL 32411		
SHEET C10 OF 13	SCALE: NTS	TITLE: DETAILS			



Normal Reel Dimensions	Design Reel Reinforcement (in ² per foot)	Maximum Reinforcement (in ² per foot)
12"	0.50	0.50
18"	0.50	0.50
24"	0.50	0.50
30"	0.50	0.50
36"	0.50	0.50
42"	0.50	0.50
48"	0.50	0.50
54"	0.50	0.50
60"	0.50	0.50
66"	0.50	0.50
72"	0.50	0.50
78"	0.50	0.50
84"	0.50	0.50
90"	0.50	0.50
96"	0.50	0.50
102"	0.50	0.50
108"	0.50	0.50
114"	0.50	0.50
120"	0.50	0.50

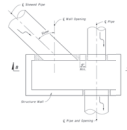
NOTES:

- 1) Locate the last full array of reinforcement within 2' center of the upper structure and install $\phi 7/8$ LTR for round pipe.
- 2) All circumferential steel located above this line and within the 12' L is to be used as last reinforcement.

NOTES:

1. Locate the top full wrap of reinforcement within 3 cycles of the target structure and meet ASTM E587 for acceptance pass.
2. Type D-2 Seismicity Jacket is required on both type of joints.
3. Details shown before joint is formed.

ROUND AND ELLIPTICAL CONCRETE PIPE JOINT					
DWG NO.	DESCRIPTION	FY 2024-25 STANDARD PLANS	MISCELLANEOUS DRAINAGE DETAILS	PRICE	QTY
				\$38.00	3 of 4

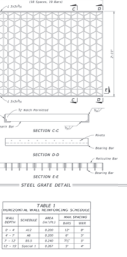


NOTES:

1. Submit Shop Drawings of corner openings for approval to the Engineer.
2. R_1 may be less than 2'-0" when a minimum 2'-0" deep expansion flange is cast or cast-in-place around the corner opening.
3. The total percentage of linear-grout encasement, reinforcement and steel plate reinforcement shall when 2'-0" R_1 $\leq$ 2'-0".
4. Detail bars continuously around corner and evenly spaced. For additional reinforcement in the outside of corner well-reinforced.
5. Steel reinforcement plate or mechanically cast-in is OK.

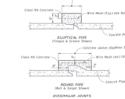
PIPE OPENING AT CORNER

 FY 2024-25 STANDARD PLANS		SUPPLEMENTARY DETAILS FOR DRAINAGE STRUCTURES		INDEX 435.00	SHEET 7 of 7
--	--	--	--	-----------------	-----------------



MALE D-PROPOSED	SCHEDULE	ADDA (DAYS)	MALE D-PROPOSED	ADDA (DAYS)
$0^+ \rightarrow 0^-$	0-2	0.250	$0^+ \rightarrow 0^+$	0
$0^+ \rightarrow 0^-$	4-6	0.250	$0^- \rightarrow 0^-$	0
$0^- \rightarrow 0^+$	8-10	0.250	$0^+ \rightarrow 0^+$	0
$0^+ \rightarrow 0^+$	Special 1	0.250	$0^- \rightarrow 0^-$	0

DATE 8/10/29		FY 2024-25 STANDARD PLANS		TYPE F - DIMENSIONAL, REINFORCING, AND GRATE PART 4 DITCH BOTTOM INLET TYPES F AND G		PAGE 4 425.05	SHEET 2 of 2
-----------------	--	--	--	---	--	------------------	-----------------

[illegible]

CONCRETE AND METAL PIPE SHOWN
(OTHER JOINTS)
DISSEMBLY TYPES

LACOFF

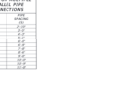
[illegible]

	MIN. ENCRUSTED	10" DIA.	12" DIA.	14" DIA.	16" DIA.	18" DIA.	20" DIA.	24" DIA.
MAXIMUM SKEW, DEGREE	0	2.5	3.0	3.5	4.0	4.5	5.0	5.5

NOTE:
These values are based on F clearance for precast structures larger than 12" in diameter. For smaller structures, the skew should be limited to the value for the next larger size.

PLAN VIEW

MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

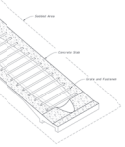


DATE	DESCRIPTION	AMOUNT
11/20		

FF 2024-25 STANDARD PLANS	SUPPL FOR DR
------------------------------	-----------------

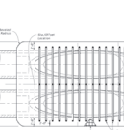
MISCELLANEOUS PIPE CONNECTION	
DETAILS OF STRUCTURES	425.001

GENERAL NOTE: _____



Chap.	Description
1	General Notes and Contents
2	Single and Multiple Concrete Pipe
3	Concrete Pipe Dimensions and Quantities and Alternative Parameter Relationships
4	Single and Multiple Corrugated Metal Pipe
5	Corrugated Metal Dimensions and Quantities
6	Concrete Pipe Connections and Corrugated Metal Pipes
7	Reinforced Concrete and Grade Details

DESCRIPTION		DITCH TRANSITION
07 NOV 8/23	 FY 2024-25 STANDARD PLANS	SIDE DRAIN MITERED END SECTION 410.02'



SHEET REVISIONS 8/15/18		FY 2024-25 STANDARD PLANS		SINGLE AND MULTIPLE CONCRETE PIPE SIDE DRAIN MITERED END SECTION 430-022 2 of 7	
----------------------------	--	--	--	---	--

REVISION DESCRIPTION	DATE:
RESPONSE TO SURVIVOR & COUNTY RAI	10-18-25
OWN BY WFO	
LOCKED BY PM	
TE: 5-21-25	

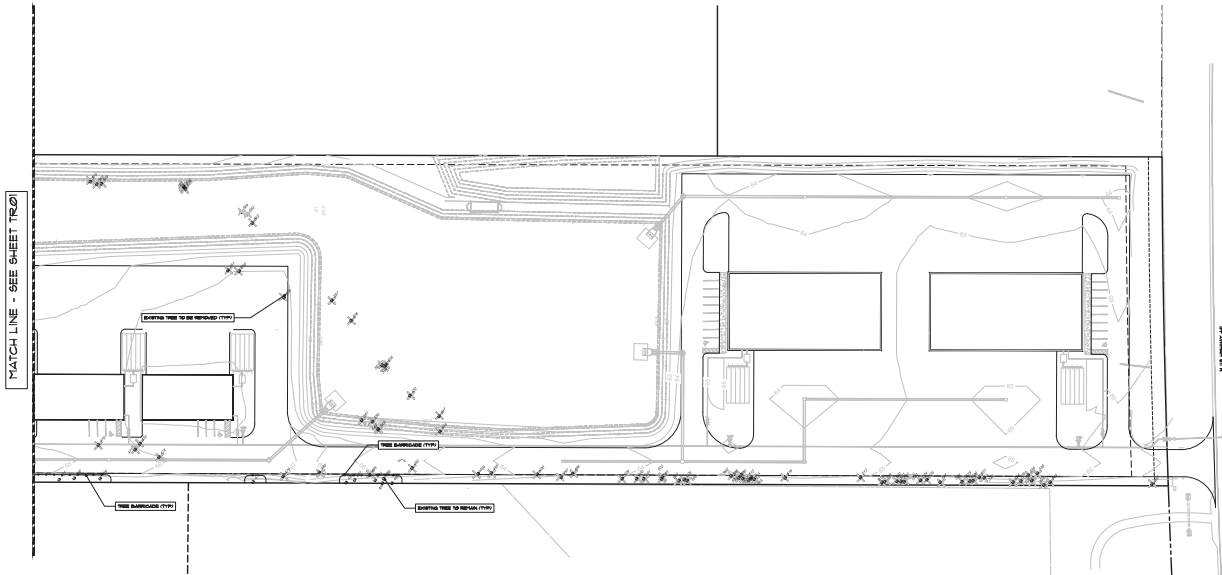
DATE: FRIDAY, MAY 19, 2000 P.E. 000011
AMARAS PROSERO ENGINEERING, INC. G.A. 6081159
1035E 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC.
CIVIL • ENVIRONMENTAL • SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERIOENGINEERING.COM

PROJECT: 3GED - MAJOR SITE PLAN
 CLAY COUNTY, FL SEC. 25, T. 14N, R. 21E

PR MA	TITLE
SCALE: NTS	
JOB#: 23-35	
SHEET C13 OF 13	

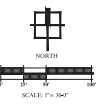
TR.01



MATCH LINE - SEE SHEET TR.01

NEW SURVEILLANCE (TYP)

EXISTING TREE TO BE REMOVED (TYP)



NO.	DATE	DESCRIPTION	BY	CHKD
1	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
2	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
3	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
4	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
5	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
6	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
7	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
8	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
9	05/15/2024	ISSUED FOR PERMIT	JWS	JHB
10	05/15/2024	ISSUED FOR PERMIT	JWS	JHB

3GED - Major Site Plan
PERMIT / CONSTRUCTION PLANS
 MARION COUNTY, FLORIDA
 Metropolitan Engineering
TREE REMOVAL PLAN



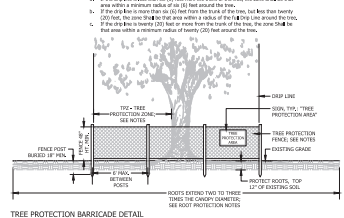
DATE:	05-15-2024
PROJECT:	MAS024-12.01
DRAWN BY:	JWS /JHB
DESIGNED BY:	JWS
CHECKED BY:	JHB

TR.02

NOTE:
TREE REMOVAL, PRESERVATION, AND/OR REPLACEMENT INSPECTIONS/
PERMITS ARE PURSUANT TO HARRISON COUNTY LAND DEVELOPMENT CODE
ARTICLE 6, DIVISION 2, TREE PROTECTION AND REPLACEMENT

- [illegible]

- 3. TREE PROTECTION DETAIL NOTES:**
1. Berricide areas may be increased in size or combined for multiple trees, so long as berricide does not encroach into the tree canopy drip line.
 2. Removal of soil, mulch, or other debris and laying materials that shall remain while throughout the duration of construction.
 3. Damaged or missing berricide or signs shall be immediately repaired or replaced.
 4. The movement or the storage of equipment, materials, debris, or fill within the Tree Protection Zone (TPZ) drip line of any tree to remain, or within a berricide area is prohibited.
 5. The removal of mulch, soil, or other debris, or the disposal of waste, such as paint, oil, solvents, asphalt, concrete, mortar, or other materials within the Tree Protection Zone (TPZ) drip line to any tree to remain, or within a berricide area is prohibited.
 6. Tree Protection Zone: A circular zone around each protected tree defined as follows:
 - a. For trees with a DBH of 12 inches or less, the zone shall be 10 feet.



- Barbed wire may be constructed of a rigid and lasting material and shall remain visible throughout the entire length of the fence.
- Barbed wire may be replaced in size or combined for multiple runs, or when barbed wire does not enclose the tree safety strip lines.
- Barbed wire shall be installed immediately after or upon construction has begun.
- Barbed wire shall remain intact until barbed wire supports begin, or unless construction has begun, and with approval of the local jurisdiction.
- Landscaping shall be performed by hand within the Tree Protection Zone (TPZ), dig area, or any tree to remain, or within a barbed wire.
- Landscaping shall be performed by hand within the TPZ, dig area, or any tree to remain, or within a barbed wire.
- The movement of the storage of equipment, material, debris, or any, within the Tree Protection Zone shall be prohibited.
- The clearing of construction equipment, tools, material, or the disposal of any, any, cut, stumps, limbs, branches, mortar, within the Tree Protection Zone (TPZ), dig area, of any tree to remain, or within a barbed wire.
- Tree Protection Zone: A clear zone around each protected tree, defined as follows:
 - a. If the dig area is less than 30 feet from the trunk of the tree, the zone shall be that area.
 - b. If the dig area is between 30 feet from the trunk of the tree, the zone shall be twenty (20) feet from the trunk of the tree.
 - c. If the dig area is more than 30 feet from the trunk of the tree, the zone shall be that area.

Protect and care for existing tree roots to prevent any minimizing damage to root connection, excavation, and disease. When work is required that may damage tree roots, hand clear and excavate using narrow-tine spading forks, and comb soil to expose roots. Damaged roots shall be pruned with a sharp, clean tool. Immediately following root pruning, trees shall be thoroughly watered and have a layer of 4 in. cover of chips.

INDEX	SIZE	TYPE	COMMENT
285	6	CHK	
286	11	CHK	
290	11	PHE	OK
291	11	CHK	
292	11	CHK	
293	11	CHK	
294	11	CHK	
295	12	PRM	OK
296	12	CHK	
297	13	CHK	
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ASR	SIZE	TYPE	CONTRIBUTOR
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488	11	OK	OK
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530	15	OK	OK
531	15	OK	OK
532	15	OK	OK
533	17	OK	POOR
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799	24	OK	OK
800	24	OK	OK

NOTE:

PROJECT LIMITS = 26 A.C. / 2,993' INCHES = 117" PER A.C. (EXISTING)

TIME TO BE REACHED: _____ TIME TO BE _____

SUB TOTAL TREES: 45
SUB TOTAL INCHES: 3
20-29" (175.5')
SUB TOTAL TREES: 23
SUB TOTAL INCHES: 4
SUB TOTAL TREES: 11

SUB TOTAL TREES: 17
SUB TOTAL INCHES: 438

TOTAL TREES TO BE...

TOTAL INCHES REMOVED: 1,634"

[illegible]

Landscape Architect
In Charge
James H. Bailey
Registration # LA-06668883
Certificate of
Authorization LC 26000435

DATE: 05-15-2024
PROJECT NO.: MAS024-12.01
DRAWN BY: JWS /JHB
DESIGNED BY: JWS
CHECKED BY: JHB

TR.03