PROJECT NAME: STOKES ELECTRIC-MAJOR SITE PLAN

PROJECT NUMBER: 2024120001

APPLICATION: MAJOR SITE PLAN #32260

1 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.

2 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.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: 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.

4 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: 12/4/24-add waivers if requested in future

5 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.

6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Marion County Utilities Contact Information

STATUS OF REVIEW: INFO

REMARKS: N/A

7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: MCU service area but outside connection distance to closest water main - defer to DOH for

well review as shown on plan

8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: MCU service area but outside connection distance to closest sewer main - defer to DOH for

septic review as shown on plan

9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

REMARKS: Primary Springs Protection & within the Ocklawaha BMAP

10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: 7/22/25 No fee for this review 6/19/25 - No fee for this review. 4.29.25 - No fee for this review. Previous Comment: \$130 - to pay by phone call 352-671-8686 & reference Utility Review Fee for AR 32260

11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Lot Size STATUS OF REVIEW: INFO

REMARKS: 6.16acres

 $6.16 \times 1500 \text{gpd}$ (well) = 9240 gpd authorized sewage flow

12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Total Flow STATUS OF REVIEW: INFO

REMARKS: Office Area: 15gpd/employee/8hour shift and 15gpd per 100sqft of office space

Warehouse: 15gpd/employee/8hour shift and 100gpd per loading bay

400gpd estimated per builder

13 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: DEP Water Approval

STATUS OF REVIEW: INFO

REMARKS: Will need Limited Use Water System Permit through the Department of Health in Marion County. Construction permit and \$90 fee is required prior to drilling of the well. Please send application, fee, and design of water system to Evan.Searcy@FLHealth.gov

14 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Operating Permit Required

STATUS OF REVIEW: INFO

REMARKS: Limited Use Water System will also require an operating permit at \$90/ year. Before the operating permit can be issued it will require water sampling, some of which may take weeks to receive results back. Please plan accordingly so there will be no delay during construction.

15 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: 2.12.6 - Location of septic systems & wells

STATUS OF REVIEW: INFO

REMARKS: Septic system is at least 100' from proposed well and 75' from any neighboring wells

16 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Need well permits through the Department of Health in Marion County.

Need septic permits through the Department of Environmental Protection

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?

STATUS OF REVIEW: INFO

REMARKS: [04/29/2025] If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage.

[Original Comments] Please provide environmental assessment.

18 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: Well/septic are proposed. Defer to MCU/DOH

19 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Per discussions with Ken Weyrauch - "In the future, if the use becomes warehousing then a

Special Use Permit will be required."



Marion County Board of County Commissioners

Office of the County Engineer

AR 32260

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 03/24/2025 Parcel Number(s): 13338-000-01 Permit Number: 2024120001
A.	PROJECT INFORMATION: Fill in below as applicable:
	Project Name: STOKES ELECTRIC - MAJOR SITE PLAN Subdivision Name (if applicable): Residential
	Subdivision Name (if applicable):UnitBlockLotTract
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): CDH REALTY, LLC.
	Signature: Church Mark
	Mailing Address: 421 S PINE AVE. City: OCALA State: FL Zip Code: 34471 Phone #352-843-2856
	Email address: CHUCK@STOKESFL.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
	Email additions. Thousand the thousand the transfer of the tra
D.	WAIVER INFORMATION:
	Section & Title of Code (be specific): 6.12.12 - SIDEWALKS Responsible for Paragraph (be precific): A WANTER IS PEOUF STEP TO NOT INSTALL SIDEWALKS AS
	Reason/Justification for Request (be specific): A WAIVER IS REQUESTED TO NOT INSTALL SIDEWALKS AS NO SIDEWALKS ARE IN THIS AREA.
DE Rec	CVELOPMENT REVIEW USE: ceived By: EmailDate Processed: 3/27/25 BMProject # 2024120001AR #_ 32260
	3/26/25
Z 0	3/26/25 NING USE: Parcel of record: Yes □ No □ Eligible to apply for Family Division: Yes □ No □
LO1	ned:ESOZ:P.O.MLand Use:Plat Vacation Required: Yes \(\sigma\) No \(\sigma\) te Reviewed:Verified by (print & initial):
- 4	formed by (print & minut).



Marion County Board of County Commissioners

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

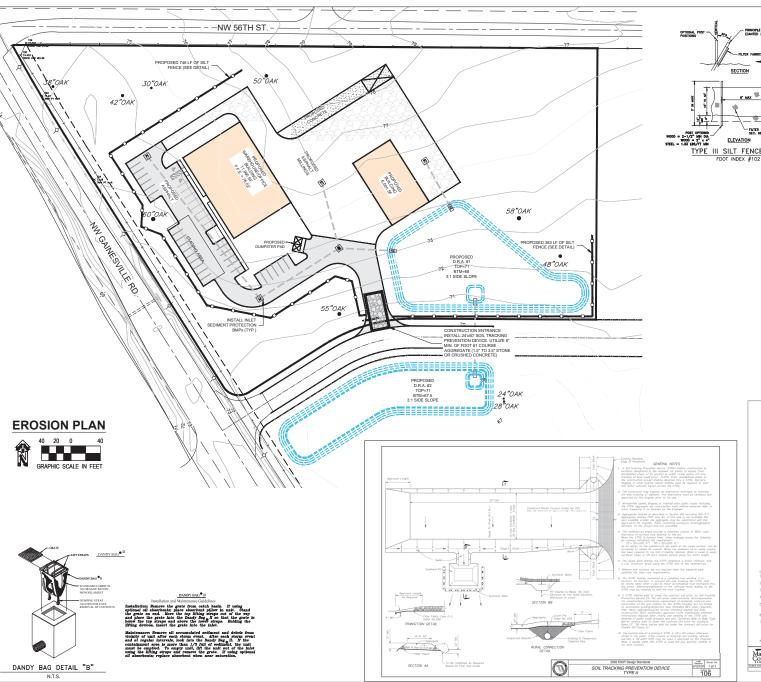
DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

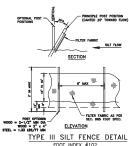
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Reason/Justification for Request (be specific): THI	S SITE HAD SOIL BORINGS TESTED AT THE TIME OF THE
MASTER DRAINAGE PLAN DESIGN AND THEY FALL	L WITHIN THE FUTURE DRA EXPANSION. A WAIVER IS REQUESTED TO
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DEVELOPMENT. SOIL BORINGS ARE CONSISTENT	THROUGHOUT THE SITE.
Section & Title of Code (be specific) 2.2	21.4 - CONSTRUCTION, COMPLETION, AND CLOSE OUT VAIVER IS REQUESTED TO ALLOW THE COMMENCEMENT OF
Reason/Justification for Request (be specific): A V	VAIVER IS REQUESTED TO ALLOW THE COMMENCEMENT OF
	APPROVAL AND APPROVE EARLY SITE WORK PERMIT.
	S WAIVER AND THIS CONSTRUCTION IS AT THE DEVELOPER'S
RISK.	
Section & Title of Code (be specific)	6.11.4B - CROSS ACCESS SED ON OVERALL MASTER STORMWATER DESIGN AND
Reason/Justification for Request (be specific): BAS	SED ON OVERALL MASTER STORMWATER DESIGN AND
EXISTING CONDITIONS. CROSS ACCESS CAN	NOT BE PROVIDED DUE TO STORMWATER REQUIREMENTS
AND IMPACTS.	
Section & Title of Code (he specific)	
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Revised 6/2021

STOKES ELECTRIC - MAJOR SITE PLAN CONSTRUCTION NOTES: 1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED A SEALED BY THE SURVEYOR A ENGINEER IN RESPONSIBLE CHARGE VALID PLANS MUST BE SONGED AND SEALED WITH HARDED EMBOSSED SEALS, COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL DIS-KEEPONSIBLE FOR MY SUBSEQUENT UNJUSTICATED CHANGES TO ANY REPRODUCISE ORIGINAL 22ND 1. EXISTING MINIOPERINTS ON THE STEER ARE SHOWN OF THE SURVEY, ALL EXISTING MINIOPERINTS ON THE STEER ARE SHOWN OF THE SURVEY, ALL EXISTING MINIOPERINTS ANY ADD THE SHOWN IT IS THE EXPONENT OF THE CONTRACTOR TO PREFICIAL MINIOPERINTS. 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THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY ROGERS ENGINEERING, LLC. 7. ALL DRAINAGE FACILITIES MIST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADOS IS COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA. THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOLIT ATTHE BOTTOM OF THE DRAINAGE RETENTION AREA. SHALL SITE 3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES. P.I.D.: 13338-000-01 4. ALL ROADS/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS. ZONING: B-4 5. A TRAFFIC STATEMENT HAS BEEN PROVIDED. P.I.D.: 13338-000-00 6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS. **FLU: EMPLOYMENT** ZONING: B-4 THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS. CENTER **FLU: EMPLOYMENT** 8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS. 9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFED IMMEDIATELY FOR REPAIR PROCEDURES. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION. CENTER 10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT. 10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMULT TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIMEROCK BASE. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE 11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES. AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT. 11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSIONS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANTRAY SEWER, AND STORMINATER FACILITIES. WATER AND SEWER NOTES: 1. WATER SUPPLY SHALL BE PROVIDED VIA A PROPOSED WELL. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE. 12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER. 2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A SEPTIC SYSTEM AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE IS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION TO BE DONE BY A LICENSED SURVEYORY, AT THE CONTRACTOR'S EXPENSE. 4 WATER HOAGE = 100 CRD 5. SEWER USAGE = 150 GPD IA. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES. PROPERTY INFORMATION: 15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING. 1. PROJECT IS LOCATED IN THE NORTHWESTERN SECTION OF MARION COUNTY, FLORIDA. 16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER ANDIOR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER ANDIOR DEVELOPER. 2. THE PROPERTY IS PRESENTLY ZONED B-4. 3. THIS PROJECT SHALL BE DEVELOPED BY CDH REALTY, LLC. 17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MORNIMUM OF A HOUSE PROFIT OF COOKSTRUCTION, ANY CONSTRUCTION THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN: 31. THE ARRIGH COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY SPRINGS PROTECTION ZONE NOTE: FLOOD ZONE NOTE: BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREC LIES IN ZONE "Y", AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 12083C0506E. EFFECTIVE DATE 04-19-2017. **LOCATION MAP** DRAINAGE CONSTRUCTION SPECIFICATION: PLAN DATUM AND BENCHMARK NOTE: NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE PROJECT ENGINEER AND THE OFFICE OF THE COUNTY ENGINEER. VERTICAL DATA IS BASED ON MARION COU PUBLISHED ELEVATION = 87.374, NAVD-88. 9. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE TRAFFIC STATEMENT: SEC. 25. TWP. 14. RGE. 21 SITE LIGHTING NOTE: WITH: A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS B) FOOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS & C) FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6.19 OUTDOOR LIGHTING. GRAPHIC SCALE IN FEET MARION COUNTY, FLORIDA USE ITE CODE 150 - WAREHOUSING AVERAGE VEHICLE TRIP ENDS VS. 1,000 S.F. IS, ALL PAYERENT MANOROS, BATTERIA, DIS DESIGN THAT CONTINUE TO THE MARCH COURT LAND STREET, THE MARCH COURT LAND CONTINUES OF THE MALL ARE PROTECTED FOR STREET, AND GENERAL AND UTILITY OPERATIONS", TRAFFIC PAINT SHALL BE FOOT CODE TA, T-2 AND MORI HYTENSTY HERMONICAL STREET, THE MARCH COURT LAND STREET, THE MARCH COURT LAND THE MARCH COURT LAND THE MARCH COURT LAND THE MARCH COURT LAND GENERAL AND UTILITY OPERATIONS", TRAFFIC PAINT SHALL BE FOOT CODE TA, T-2 AND MORI HYTENSTY HERMONICAL STREET. 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A PRE-CONSTRUCTION MEETING IS REQUIN TO BE HELD A MINIMAIN OF 44 HOURS PRIOR TO START OF ANY CONSTRUCTION OF A MINIMAIN OF A PRIOR THE CONSTRUCTION OF THE STATE O TOTAL SITE AREA B-4 COMMERCIAL 40' FRONT, 10' SIDE, 25' REAR EXISTING COVERAGE: FUTURE LAND USE 22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS. BUILDING SETBACKS: WAREHOUSE 0.0669 (17,960 SF) SIGHT DISTANCE NOTE: 23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL. CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110.2.3 AND 110-3. AERIAL UTILITIES SHALL BE 18' MINIMUM ABOVE CENTERILINE GRADE OF ROAD. COMMENCES IT THE WIN COMMENT OF THE RESEARCH AS THE WIN OF SECTION, 25 TOWNSHIP A SOUTH A BOWLE IT LEAF I MARRIES COUNTY. FLORISA RESEARCH SHOWN AN ALONG HE WINST BROWNSHAY OF ALL ATTERNATE, THESCHE SUTTIFIES USE SEED SETTEMENT OF WAY A USE OF THE WINST BROWNSHAY ALL ATTERNATE, THESCHE SUTTIFIES USE PEET, THESCHE SUTTIFIES AND ALL ATTERNATE. THESCHE SUTTIFIES AND ALL ATTERNATE THE SEARCH SETTIFIES AND ALL ATTERNATE. THESCHE SUTTIFIES AND ALL ATTERNATE THE SEARCH SETTIFIES AND ALL ATTERNATE AN ROADWAY CONNECTIONS TO NW (PROPOSED DEVELOPMENT: PROPOSED PAVEMENT: PROPOSED ASPHALT MILLINGS: PROPOSED CONCRETE: BULLDING PUBLIC SAFETY NOTE: BULLDING PUBLIC SAFETY NOTE: BULDING BULL COMPY WITH THE BULLDING PUBLIC SAFETY MINIMAM MAN SHALL SHAPE THE BULLDING PUBLIC SAFETY MINIMAM FAND SHALL SHAPE THE BULDING THE LOCATION WILL WEET TO DEBERG NECESSARY, AGO EQUIPMENT WHICH ALLOWS THE BULDING TO DESIGN SHAPE THE SHAMBAN FANDER THE BULDING TO SHAPE THE SHAMBAN FANDER THE BULDING TO ANY MISTALLATION OF EQUIPMENT MUST BE DOBE UNGER A PERMIT AND BE ARRYONDED THE THORT OF THE THE BURDING TO 24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 5' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS, SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 7'S FEFT LINLERS OT INTERVINES FROWING NO IP AN APPORT IS S 77,794 S.F. (28.97%) 25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR PROPOSED D.R.A.: PROPOSED OPEN AREA (DOES NOT INCLUDE D.R.A.) 27,169 S.F. (10.12%) 163,543 S.F. (60.91%) THAT PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING EAST OF OLD U.S. HIGHWAY NO. 441, MARION COUNTY, FLORIDA. REQUIRED OPEN SPACE PER CODE (20%): 53.701 S.F. CONCURRENCY NOTE: INDEX OF SHEETS: CUNCURKENCY NOTE: THIS PROPOSED PROJECT HAS NOT BEEN DRANTED CONCURRENCY APPROVIAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC TACILITY CARACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVIAL TO DEVELOP THE PROPERTY HAS NOT SEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVIAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW. AS-BUILT NOTE: SHT. NO. SHT. TITLE C001 TITLE SHEET UTILITIES SERVICE PROVIDERS: 81 1. POWER (SECO) (800) 694-8808 2. CABLE AND TELEPHONE (COX) Scott_Osebold§ 3. GAS (TECO) (407) 420-2878 4. WATER & SEWER (MARION COUNTY) (352) 307-6000 ENGINEER'S CERTIFICATION: OWNER'S CERTIFICATION: PROPOSED WAIVERS: OWNER/DEVELOPER SURVEYOR ROGERS ENGINEERING, LLC. 1105 SE 3RD AVE. OCALA, FL 34471 352-622-9214 CHUCK STOKES CDH REALTY, LLC 421 S PINE AVE. OCALA, FL 34471 352-843-2856 DESCRIPTION STATUS CONDITIONS SUNSHINE STATE Know what's below. Call before you dig. ONE CALL

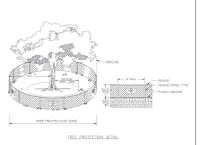
DATE: REVISION DESCRIPTION: DRAWING FILE: DESIGNED BY: PM STOKES ELECTRIC - MAJOR SITE PLAN MASTROSERIO ENGINEERING. INC JOB#: 24-03 MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. 21 CA# 26159 MASTER PLAN.DWG SCALE: 170 SE 32ND PLACE CHUCK STOKES CDH REALTY, LLC 421 S PINE AVE. OCALA, FL 34471 352-843-2856 SHEET DRAWN BY: AHC PAOLO MASTROSERIO, P.E. 5869 C.A.#26159 OCALA, FL 34471 DATE: 1"=100" PH: (352) 433-2185 PAOLO@MASTROSERIOENG.COM TITLE: TITLE SHEET C1 of 5 12-03-2024 CHECKED BY: PM





EROSION CONTROL NOTES:

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- NOTE: NEE PROTECTION BARROLAGES SHALL BE INSTALLED ARQUID ALL PROTECTION THERE AND GROUPS OF
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 2. FOR LANGE GROUPS OF THESE, SHAPPOOLS MAY BE FLANDED SHEETIN THE PROTECTION THESE AND
 1. THE AND THE SHAPPOOLS HAVE CHIEF AND THE SHAPPOOLS THE HEAD OF THE
 3. BARROLAGES SHALL BE MADE OF THE MATERIAL CAPABLE OF SHIPMON FOR THE COMPANION OF THE

- CONSTRUCTION.

 BRIEFCARTS SHALL BE REPORTED WEDAY DURING THE CURATION OF CONSTRUCTION AND REPARADOR SHALL BE REPORTED WEDAY DURING THE CURATION OF CONSTRUCTION AND REPARADOR PRESTALLED AS BEQUINDED.

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County	10/12/2013	TREE PROTECTION	LS
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DRAWN BY: AHC CHECKED BY: PM DATE: 12-03-2024 M

MASTROSERIO ENGINEERING, INC CIVIL. 'ENVIRONMENTAL' SITE DESIG 170 SE 32ND PLACE OCALA, FL 1447T PH: (352) 433-2185 PAOLO@MASTROSERIOENG.COM

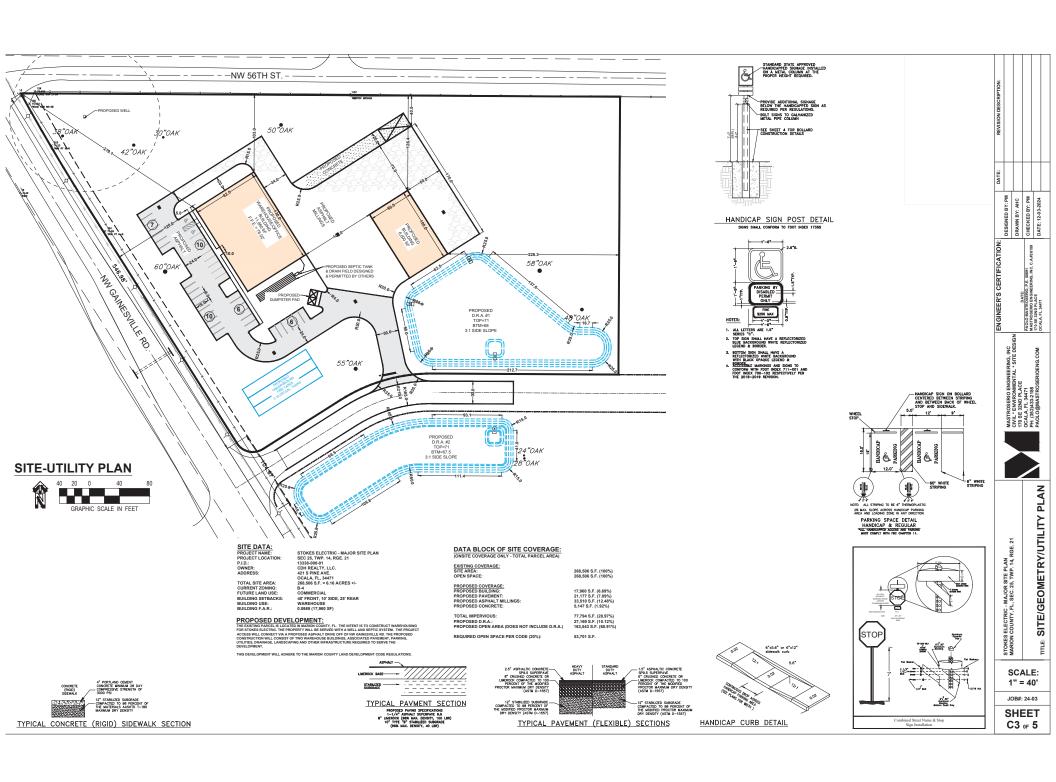


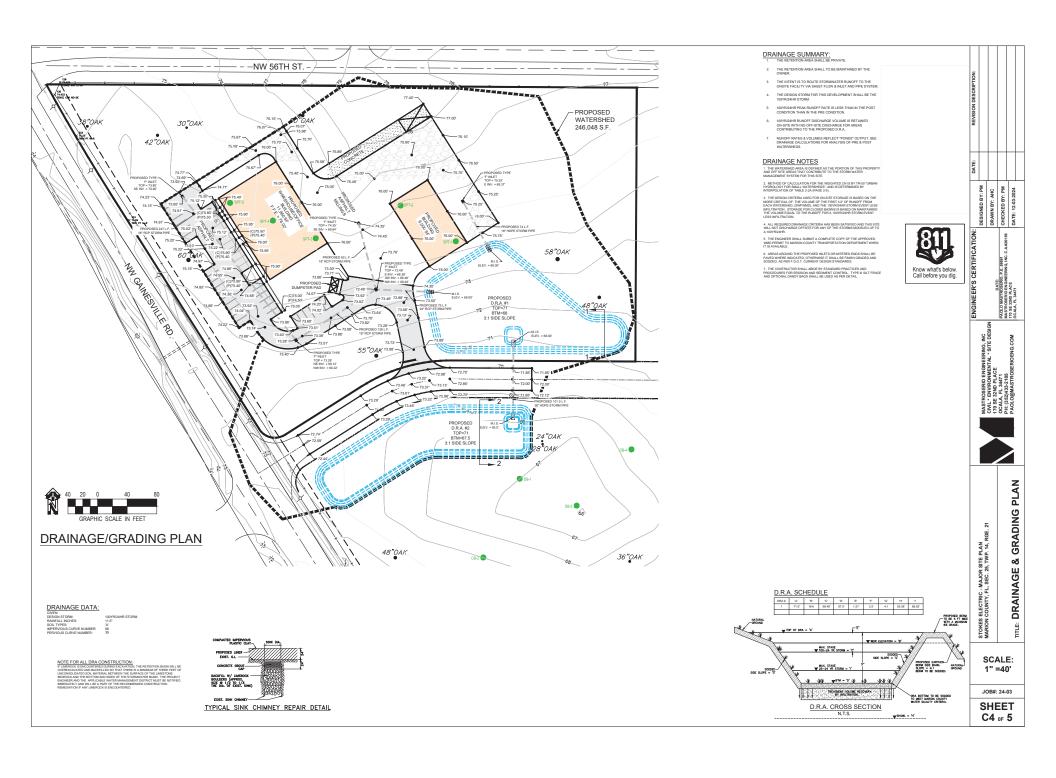
PLAN CONTROL STOKES ELECTRIC - MAJOR SITE PLAN MARION COUNTY, FL, SEC. 25, TWP. 14, RGE. **EROSION**

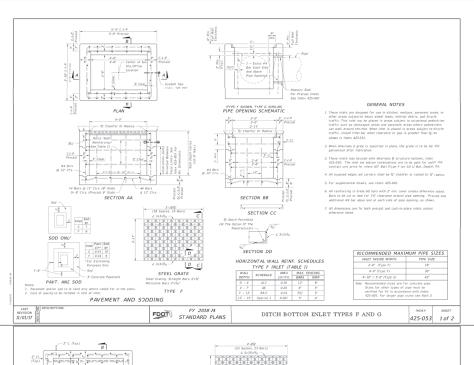
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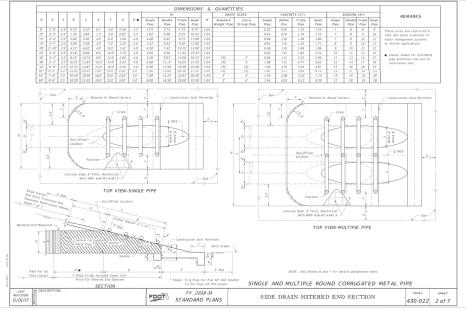
1" = 40' JOB#: 24-03

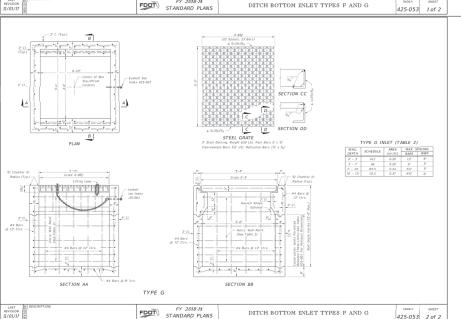
SHEET C2 of 5

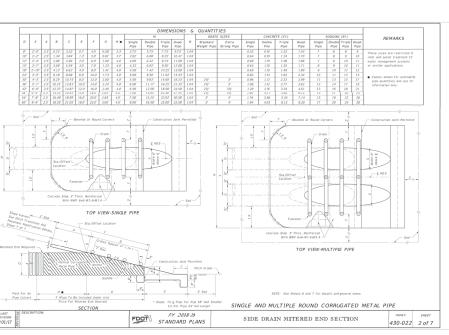












DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM
DATE: 12-03-2024 ENGINEER'S CERTIFICATION:

MASTROSERIO ENGINEERING, INC CMIL ENVIRONMENTAL * SITE DESIGN 170 SE 32ND PLACE OCALA F. 1-34771 PH: (SG2)432-3186 PACLO@MASTROSERIOENG, COM



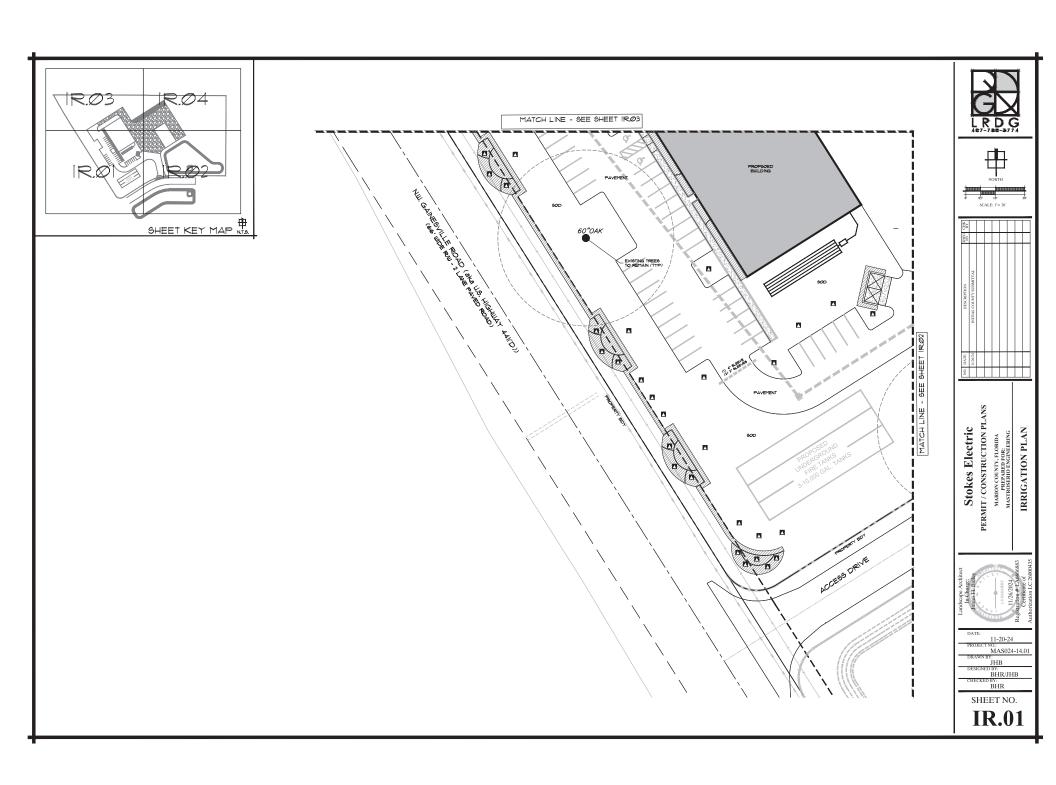
CONSTRUCTION DETAILS

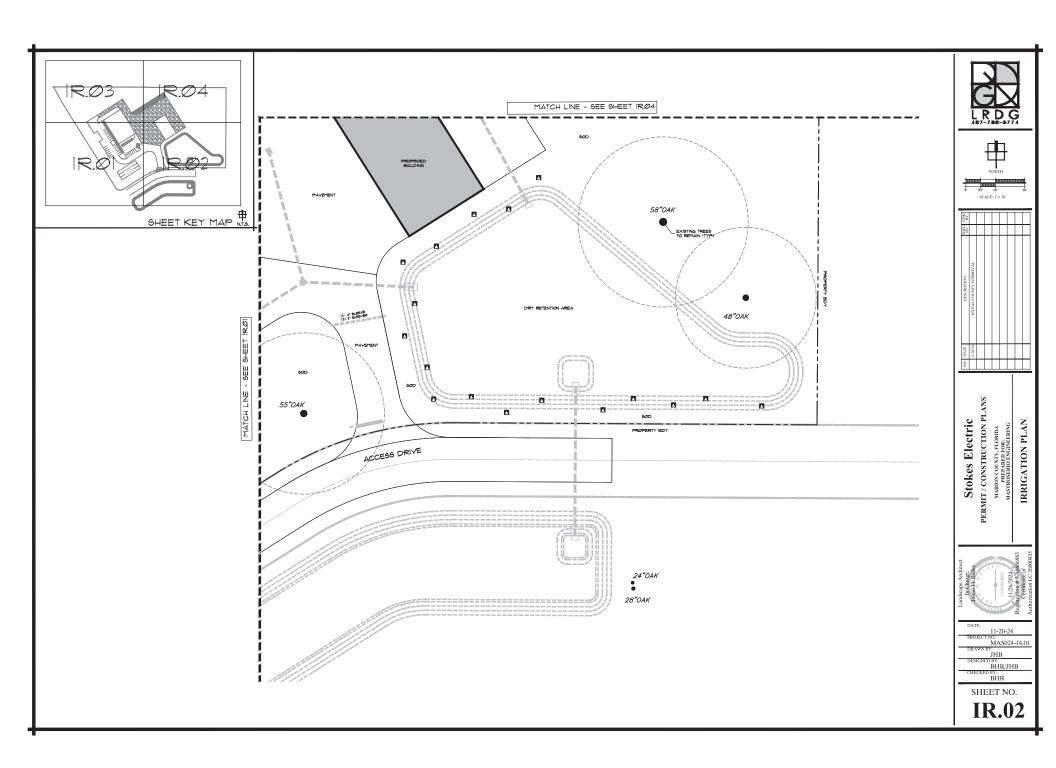
STOKES ELECTRIC - MAJOR SITE PLAN MARION COUNTY, FL, SEC. 25, TWP. 14, RGE.

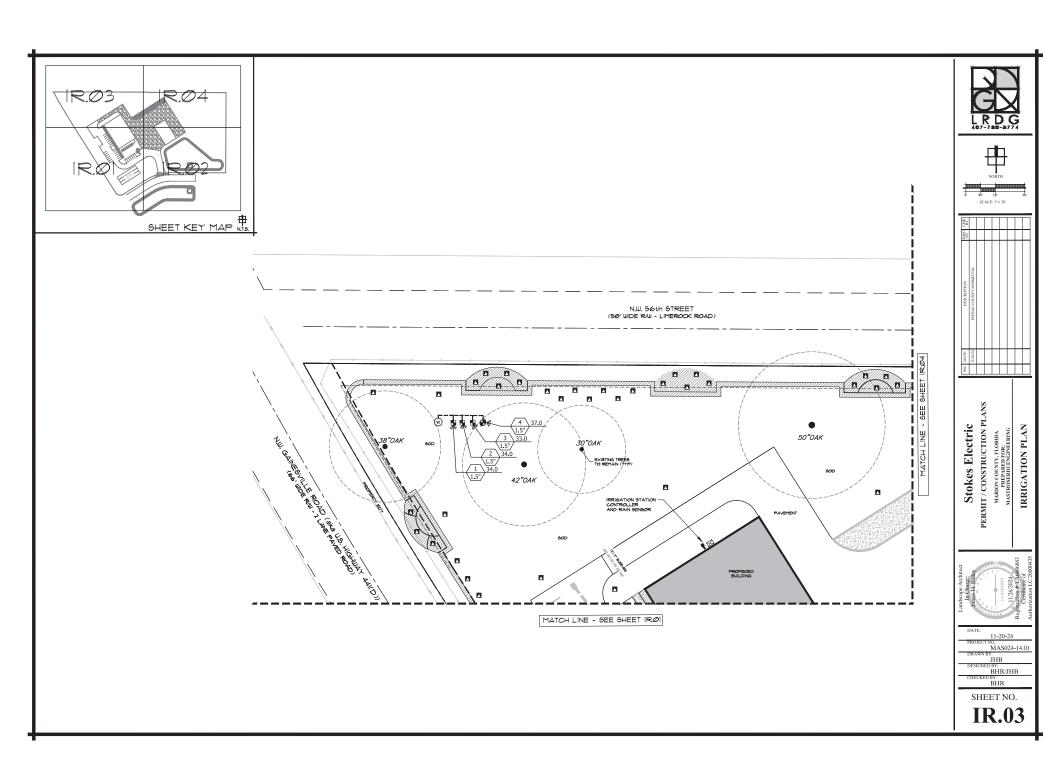
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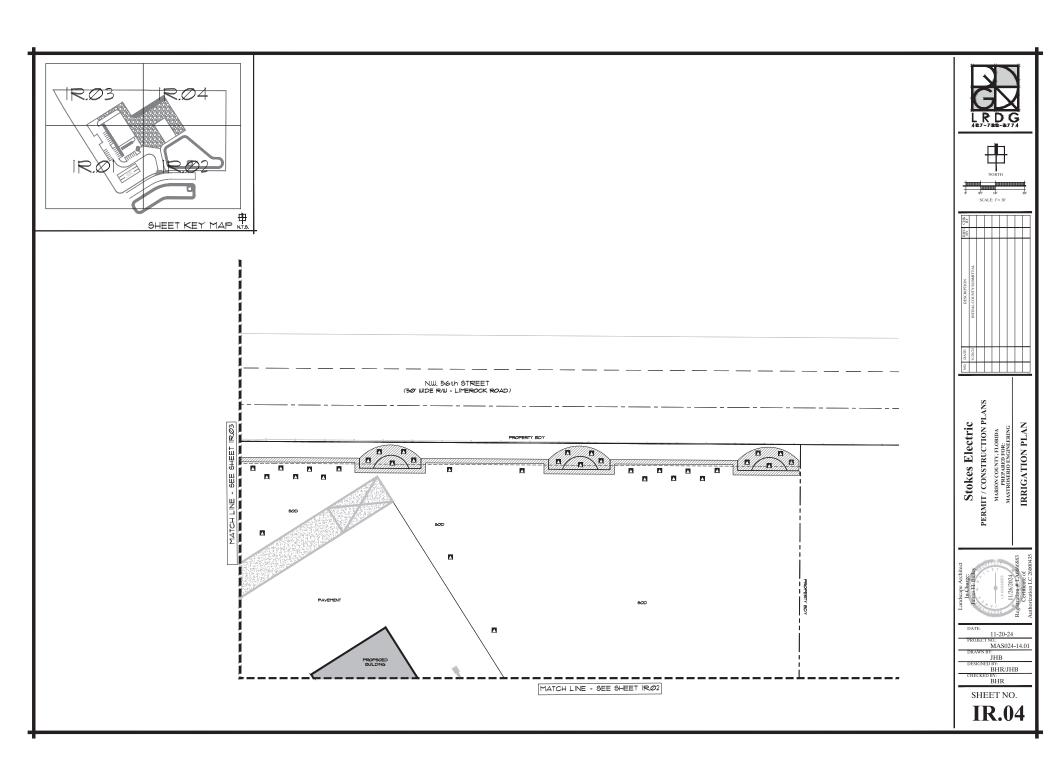
JOB#: 24-03

SHEET C5 of 5











① ② ③ ① AIR/VACUUM RELIEF VALVE (2) BARB x FPT TEE ADAPTER (3) 6" ROUND VALVE BOX WITH LID; CUSTOM SIDE OPENINGS AS REQUIRED (4) PLD/POLY TUBING S 3/4" WASHED GRAVEL, MATCH FINISH GRADE 6) BRICK SUPPORTS 7 MULCH B FINISH GRADE

AIR/ VACUUM RELIEF VALVE ON GRADE



1) FPT MANUAL BALL VALVE 2) PVC REDUCER AS REQUIRED 3) MPT TO POLY ADAPTER POLY TUBING, 3' MIN, LENGTH 3) PVC LATERAL OR FLUSH HEADER (6) MPT CONNECTION FROM LATERAL BRICK SUPPORTS (4)

MANUAL FLUSH VALVE - PVC

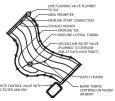


 BARB VALVE
 POLY TUBBING, 3' MIN. LENGTH
 POLY TUBBING
 BARB ELL 5 SINGLE POLY LINE 6 STANDARD VALVE BOX
7 BRICK SUPPORTS (4)
8 3/4" WASHED GRAVEL, 3" MIN. 9 MULCH 10 FINISH GRADE

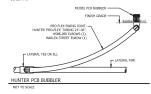
MANUAL FLUSH VALVE - POLY END RUN

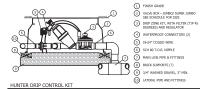


DRIPLINE END FEED LAYOUT



IRREGULAR AREAS : ODD CURVES

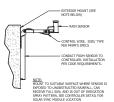




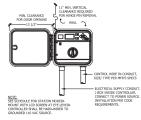
2 FINISH GRADE (8) े ह

(2) STANDARD VALVE BOX REMOTE CONTROL VALVE MODEL ICV WITH FLOW CONTROL (SEE PLAN FOR SIZE) WATERPROOF CONNECTORS (2) (5) 18-24" COILED WIRE (6) SCH 80 T.O.E. NIPPLE (7) MAIN LINE PIPE & FITTINGS (8) BRICK SUPPORTS (4) (3) 3/4" WASHED GRAVEL, 3" MIN.

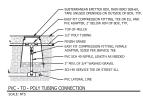
HUNTER ICV ELECTRIC GLOBE VALVE COMMERCIAL / MUNICIPAL



HUNTER RAIN-CLIK SENSOR



HUNTER CONTROLLER



IRRIGATION SCHEDULE

TYPE ARC PSI GPM* RADIUS SYMBOL MANUFACTURER / MODEL Hunter PCB-50 (1 bubbler per tree) Trickle TREE 15-70 psi 1 @ 0.50 gpm

Area to Receive Dripline Hunter PLD-06-12 (12), Contractor to verify per plans Dripline with 0.6 GPH emitters, non-draining, pressure compensating, at 12° O.C., and row spacing at 12° O.C., off-set emitters for triangular spacing.



Irrigation Well, Provide backflow prevention per county code. Well to be sized to meet irrigation flow demands.



Hunter PRO-C Modular Station Controller Model: PC Outdoor Provide PCM Modules as required

Irrigation Mainline: 2" PVC Class 200 SDR 21

_____ Irrigation Lateral Line: PVC Class 160 SDR 26 (Not shown, Size per chart)

Sch 40 Irrigation Sleeve

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS. THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE, LOCATIONS OF PIPINS AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.

ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES

IRRIGATION NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- 1. FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR

- TABLESHOWN AS A PRIVILED RESIDENCE AND PRESENTING THE WORK, WHITEIN THE YEE PHILD OR STRUCKING THE CONTRICTION OF THIS WORK OR STRUCKING THE WORK OF T
- B. THE SCOPE OF WORK SHALL INCLUDE:

- 1. MICRODICA A DESIGNABLE DESIGNAD SATTER MASO OF THE PERFORMANCE SPECIFICATION AND DETAILS AS MODIFICATION CONTINUED AND DETAILS AS MODIFICATION OF THE PERFORMANCE OF SUBSTITUTA AND DEVALUE OF INSTITUTION AS REQUESTED.

 AMERICATION OF SUBSTITUTION AND DEVALUE OF INSTITUTION AND STREAM AND DETAILS AS REQUESTED AND STREAM AND DETAILS ASSOCIATION AND STREAM AND DETAILS ASSOCIATED AND STREAM AND ST
- C. THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA, LIMITS AS IDENTIFIED ON THE RUAS, OR AS APPROVED BY THE CHAMBE, THE AREA SHALL BE 100%, BRIGGATED WITH BAUMACED HAD TO THE ADD OPERAGE, ISSUES SEPARATE ZOMES FOR TIME AND THESE SHOULS. THE BRIGGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.
- E. ALL IRRIGATION INSTALLATION, MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- F. ALL IRRIGATION INSTALLATION, MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES. http://imir.gas.jifk.com/

IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL

- JANUARI JUNY WATERWIND NEST THE TOWNS, MONTHESSUERT LIFE.

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NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SICTY (60) DAY PERIOD.

VALVE SIZING

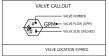
		LOSS IN PSI	
How	1"	11/5"	2"
GPM	Globe	Globe	Glob
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20 30	3.3	3	1
30	9.1	3	1
35	16	3 4 5	2 1 2
40	20	3	2
50		4	1
60		5	
80		5.5	3
100		9	5
120		11.5	6
135			8
150			10

Z	ONE SCHEDULE
1 2 3 4	DRIP ZONE DRIP ZONE DRIP ZONE TREE BUBBLER

LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)

(UNILCOS O I FIERWARD, INVO LEU ON I FIRMADE FORMAD.)
THE BELOW GUIDE GIVES A GENERAL CUTLINE FOR LATERAL ZONE LINE PIPE SIZING, SIZING, SIZING SHOULD BE STARTED RROW THE FIRMHEST MOST EXTREMITIES OF EXCIT ZONE MAND WORKED BROCK TO THE ZONE WAVE. CARE SHOULD BE TRACE TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF EPI ALL THE WAY BACK TO THE WAVE.

GALLONS PER MENUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2* PVC
86-120 GPM	3" PVC
121-220 GPM	4" PVC











Ы MARION COUNTY, FLORIDA PREPARED FOR: MASTROSERIO ENGINEERING

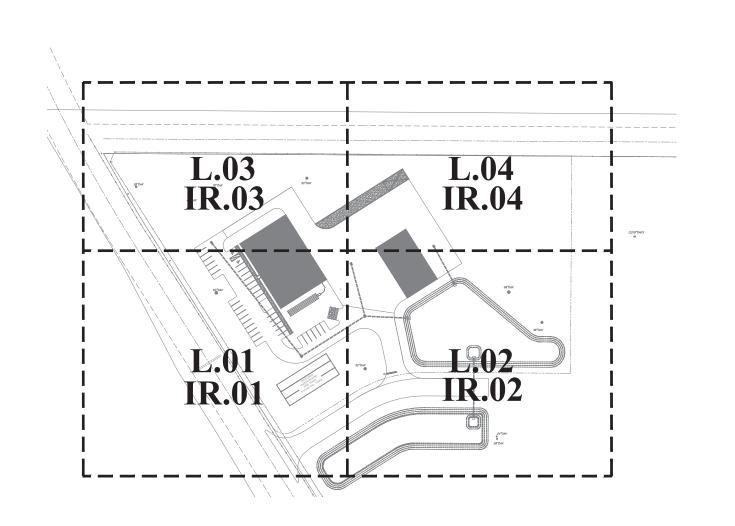
Stokes Electric PERMIT/CONSTRUCTION P



11-20-24 MAS024-14.01 DRAWN BY THB BHR/JHB BHR

SHEET NO.

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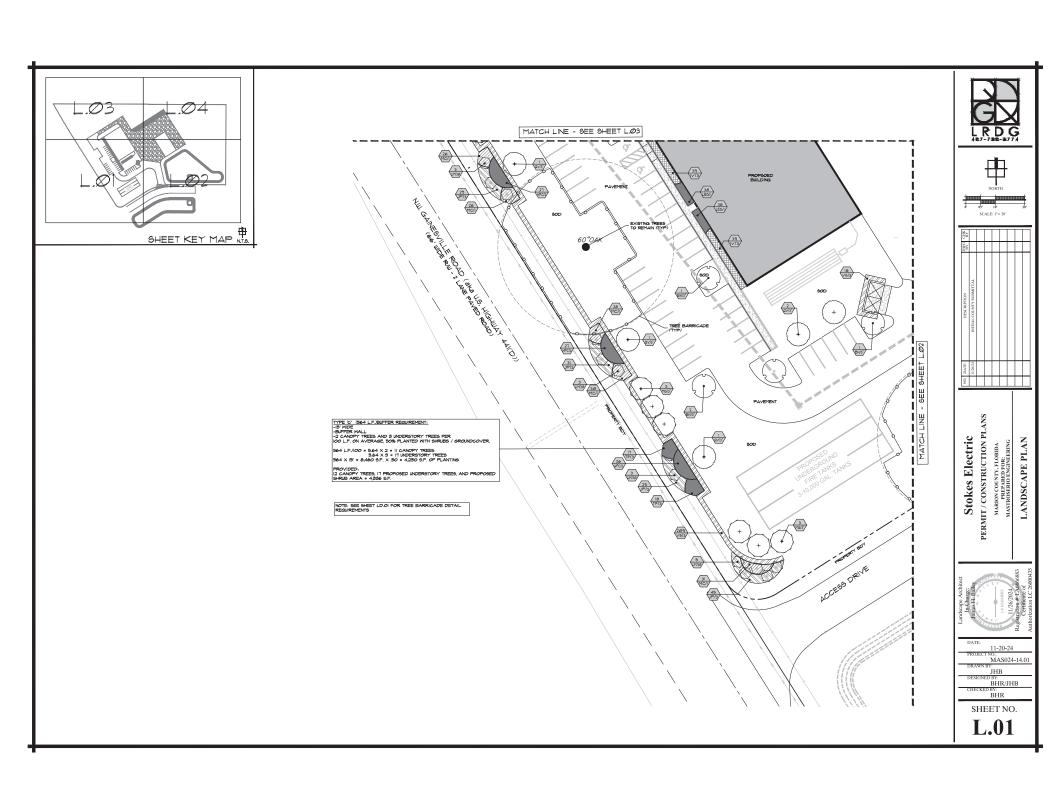
Stokes Electric
PERMIT/CONSTRUCTION PLANS

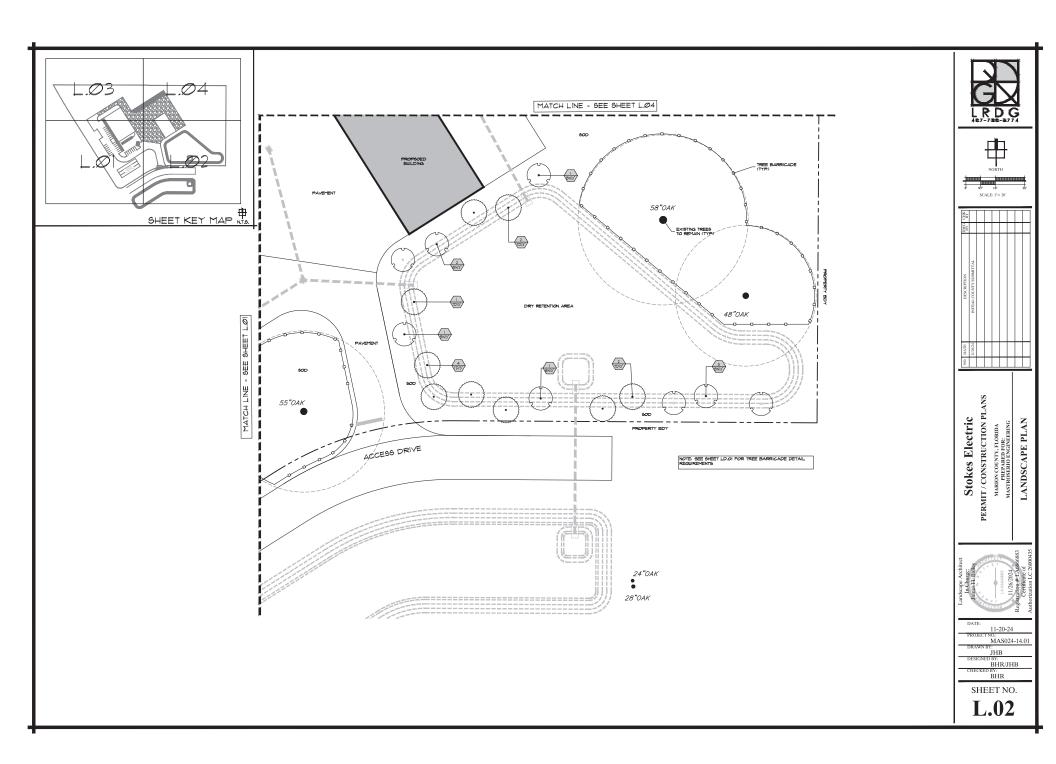
SHEETS REFERENCE PLAN

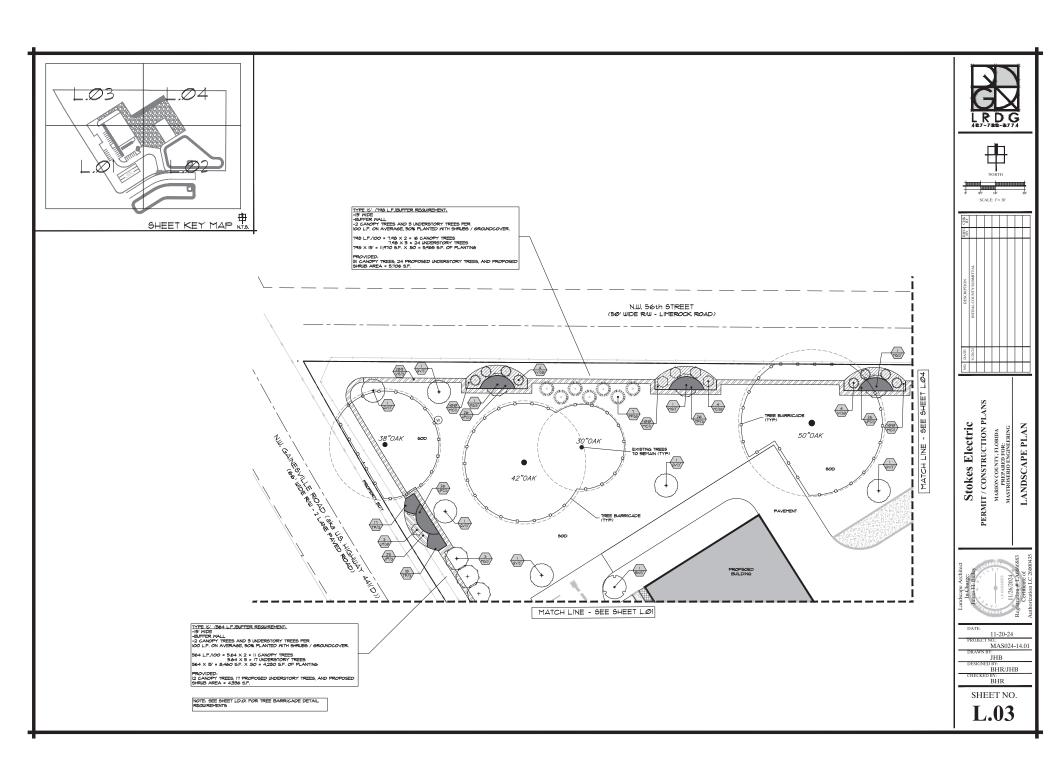
BHR

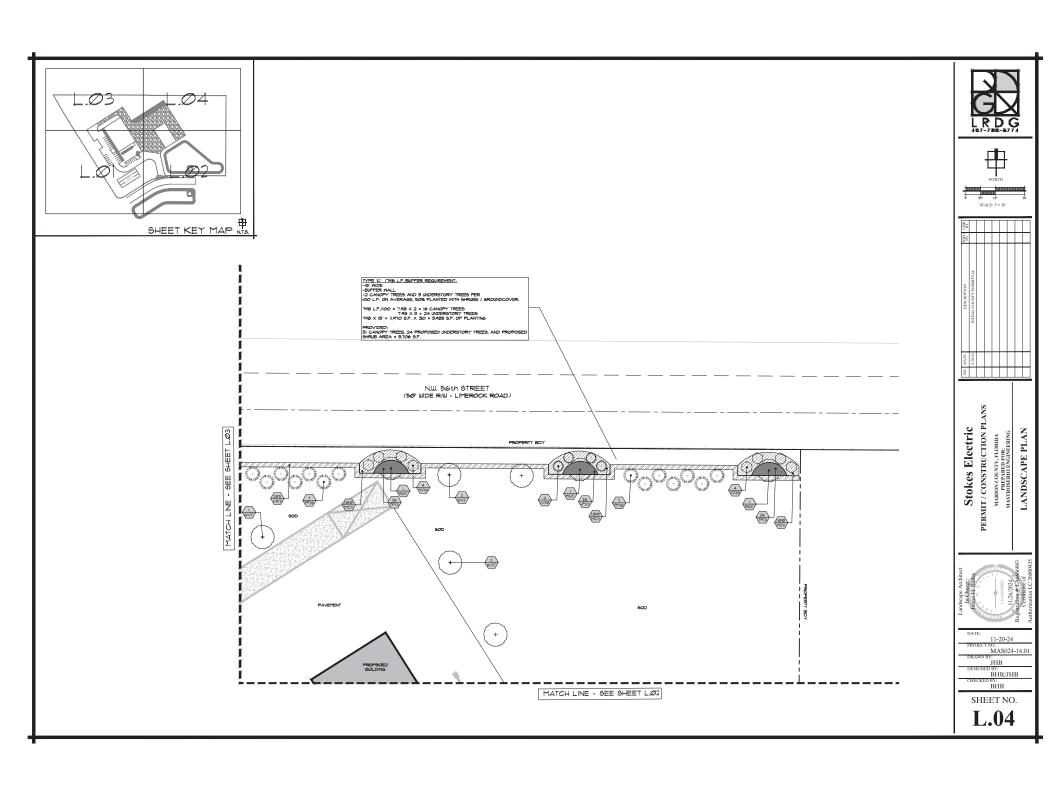
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PLAN	IT SC	HEDULE		
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
TREES				
IV/30	12	ILEX VOMITORIA	YAUPON HOLLY	30 GAL, B\$B, 6' HT. × 3'-4 9PRD', 2" CAL,, MULTI-TRUNK
CANOP	Y TREES	÷		
BN/3"	13	BETULA NIGRA	RIVER BIRCH	65 GAL OR RPG 13'-14' HT., 1'-8' 9PR., 3"-3 1/2" CAL.
MG/3*	15	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	CONT. OR RPG 15" HT., 1"-8" SPR., 3"-3 1/2" CAL, 2 1/2" DBH. MN., PER CITY CODE
PP/30	21	PINUS PALUSTRIS	LONG LEAF PINE	B\$B., 6'-1' × 2'-3', 2 1/2" CAL MIN;
QV/3°	16	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL, OR RPG, 12"-13" HT., 6"-1" 9PR. 3" CAL, MIN.
TD/3°	9	TAXODIUM DISTICHUM	BALD CYPRESS	65 GAL, OR RPG, 13"-14" HT., 6"-1" SPR., 3 1/2" CAL, MIN.: NATIVE
UNDERS	TORY	PEFA.		
LIM/30	17	LAGERSTROEMIA INDICA "MUSKOGEE"	LAVENDER CRAPE MYRTLE	30 GAL, 6'-1' X 3'-4', MULTI-TRUNK, 5 CANES
MC/30	12	MYRICA CERIFERA	WAX MYRTLE	30 GAL, 6' HT. MIN × 4'-5', MULTI-TRUNK; NATIVE
SHRUB .	ARFAS			
HPC/3	184	HAMELIA PATENS 'COMPACTA'	DWARF SCARLET BUSH	3 GAL,15"-18" HT., 15"-18" 9PR., 14" HT MN 36" O.C.
IV/3	18	ILEX VOMITORIA 'NANA'	DWARF YAUPON	3 GAL, 14"-15" HT., 14"-15" 9PR, 14" HT MIN 30" O.C.: NATIVE
TF/3	148	TRIPSACUM FLORIDANUM	DWARF FAKAHATCHEE GRASS	3 GAL, 24" × 24", 36" O.C.
V9/3	516	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL, 18"-20" × 18"-20", FULL 36" O.C.
ORNAMI	ENTAL C	RASSES		
MG/I	143	MUHLENBERGIA CAPILLARIS	PINK MUHLY	I GAL., 18" HT. × 18"-20",18" HT MIN, 9PR. 36" O.C.
GROUNE	COVE	R6		
JP/3	163	JUNIPERUS CHINENSIS "PARSONI"	PARSON JUNIPER	3 GAL, 12°-16" × 12"-16", 30" O.C.
LEG/I	76	LIRIOPE MUSCARI 'EMERALD GODDESS'	LRIOPE	I GAL, 5-6 PPP, 18" O.C.

ABBREV.	BOTANICAL NAME	COMMON NAME	9IZE & SPACING	FLORIDA NATIVE	DROUGHT TOLERANT
MULCH		Hardward Mulch	Min. 8" Thick Layer	N/A	N/A
SOD	Paspalum Notatum 'Argentine'	Argentine Bahia	All Pond Slopes - To Be Provided BY Site Contractor (Irrigated)	N	N

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LADDSCAPE ARCHITECT PRIOR TO BID. ANY DEVALATOR REPORT HESE PLANS HAVE BE APPROVED BY THE LANDSCAPE ARCHITECT OR QUARTES

NATIVE PLANT CALCULATIONS

TOTAL PLANTS (TREES/SURIES/GROUNDCOVER). 2023

TOTAL NATIVE PLANTS (TREES/SHRUBS/GROUNDCOVER): 1251 (62% NATIVE)

LANDSCAPE COMPLETION INSPECTION REQUIREMENTS

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO MARION COUNTY. A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION FLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LOC DIV 8.58 E.6.62). UPON COMPLETION OF THE INSTALLATION, AND AT A HINIMAIN OF SEVEN IT DIVING FROM TO FINAL INSPECTION, THE CONTRACTOR SHALL FROM TOP AND LEGISLE AS-BUILT DIVINGRAFT HAT ACCURATELY ENTERESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS BUILD BE APPROVED AND A FINAL INSPECTION BY THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS BUILD BE APPROVED AND A FINAL INSPECTION.
- AND LANDSCAPE RELEASE GRANTED

THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORTATION. (NOTE PRE-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS, LAYOUT, GUANTINES, MATERIALS, ETC.)

INSTALLED PLANT SPECIES AND SIZES

- OTHER INSTALLED MATERIALS DOCUMENTATION

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE,

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTIONS

THE FOLLOUING REQUIREMENTS SHALL BE CONDITIONS OF TREE PROTECTION AND REMOVAL PERMITS, ALL PERMITS FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THE MARION COUNTY CODE;

- TREE PRESERVATION AND/OR REPLACEDENT INSPECTIONS ARE REQUIRED TO ENSURE COMPLIANCE WITH THE MARION COUNTY CODE AND WITH PERMITTING REQUIREMENTS.
 PRIOR TO ANY CLEARING, GRUBBING, OR ANY CONSTRUCTION, TREE PROTECTION BARRICADES SHALL BE ERECTED AROUND ALL TREES TO BE PRESERVED, PROTECTION BARRICADES SHALL BE APPROVED BY THE COUNTY'S LANDSCAPE ARCHITECT OR DESIGNEE TO CONSTRUCTION. A PREVIOUS SHALL BE APPROVED TO MAY CLEARING, GRUBBING, OR CONSTRUCTION, A PREVIOUS SHALL BE APPROVED TO BEEN PRESERVED, OR CONSTRUCTION, A PREVIOUS SHALL BE AS MARKED TREES PRESERVED. ANY DEFICIENCIES NOTED DURNS THIS INSPECTION SHALL BE AS MARKED TREES TO BEEN PRESERVED. ANY DEFICIENCIES NOTED DURNS THIS INSPECTION SHALL BE AS MARKED TREES TO BE PRESERVED. ANY DEFICIENCIES NOTED DURNS THIS INSPECTION SHALL LANGE ARCHITECT OR DESIGNEE TO CONSTRUCTION OF THE PROTECTION SHALL BE NOTED DURNS THIS INSPECTION SHALL LANGE ARCHITECT OR HIS DESIGNEE FOR THE PROTECTION SHALL CONSTRUCTION OF PROTECTION OF PROTECTION AND PROTECTION OF PROTECTION AND PROTECTION OF PROTECTION OF PROTECTION AND PROTECTION OF PROTECT

- THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS EVERY WEEK THROUGHOUT CONSTRUCTION. ANY BARRICADE OR SIGN THAT IS DAMAGED OR MISSING SHALL BE
- INTECIATELY REPLACED.

 ANY TREE OF THE PRICE OF SEMONAL THAT IS DESTROYED OR DAMAGES SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, SHALL BE REPLACED AT AN INCH-TO-NICH BASIS OF THE TOTAL (CATABRED) DON OF THE TREET) OF THE TREET OF TH
- REQUIRED INSPECTIONS HAVE BEEN COMPLETED AND APPROVED.

 2. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNT'S LANDSCAPE ARCHITECT OR DESIGNEE AFTER COMPLETION OF TREE REMOVAL AND REPLACEMENT. FOLLOWING FINAL INSPECTION, AND IF FOUND TO BE IN ACCORDINACE WITH THE APPROVED PLANS AND REQUIREMENTS, APPROVAL SHALL BE NOTED BY THE COUNT'S LANDSCAPE ARCHITECT OR DESIGNEE ON THE FERRITT AND SHALL. CONSTITUTE NOTICE OF COMMENCEMENT OF THE REQUIRED MAINTENANCE PERIOD OF REPLACEMENT TREES IF REPLACEMENT IS REQUIRED.

MARION COUNTY CODE REQUIREMENTS

TREE REMOVAL, PRESERVATION, AND/OR REPLACEMENT INSPECTIONS/PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 1, TREE PROTECTION AND REPLACEMENT https://www.municode.com/library/fl/marion/scounty

GENERAL NOTES: (REFER TO SEPERATE SPECIFICATIONS SHEET FOR COMPLETE REQUIREMENTS.

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. I 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.
- THE CONTRACTOR 16 RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR QUILER'S REPRESENTATIVE.
- THE CONTRACTOR 19 RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND 19 RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
- 4. ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL
- THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (UETNESS, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
- THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA SUMBLINE BIL AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND INDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE
- 1. CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER
- 8. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
- 9. SOIL PROVIDED SHALL BE FREE OF LIMEROCK, PEBBLES OR OTHER CONSTRUCTION DEBRIS,
- 10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (I" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
- II. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/
- 12. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK http://ffl.ifas.ufl.edu
- 13. ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.13.
- 14. FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.14.
- IB, ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH <u>MARION COUNTY LDC DIV, S IRRIGATION, 6.3.6.</u>
 AND ALL OTHER STATE AND LOCAL STATUES THAT APPLY. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSULANCE OF A DEVELOPMENT OFFICE OF BUILDING PERTIT, IF REQUIRED, IRRIGATION DESIGN AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS, UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL, INFORMATION, A INAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SHOULD SHALL BE SHALL BE SHALL BE SHALL BE SHOULD SHALL BE SHALL
- 16. ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/MAINTENANCE PROFESSIONALS SHALL BE IN
- IT. NO CERTIFICATE OF OCCUPANCY SHALL BE 1984ED UNTIL A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCUPATE BY THE COUNTY! AND THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION PER MARION COUNTY LDC SEC. 6.9.1.

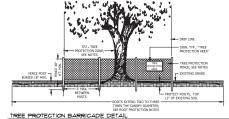
LANDSCAPE REQUIREMENTS

SITE TREE REQUIREMENTS

81TE: 6.16 AC (2663:06 6.F.) 81TE TREE REQUIREMENT: 1 / 3000 = 90 8HADE TREES PROVIDED: 16 EXISTING SHADE TREES (8 COUNTED AS 2:II) 14 PROPOSED

OPEN SPACE REQUIREMENT:

REGUIRED: 14.16 AC X .20 = 8.88 AC (166,894 9.F.) (SEE CIVIL PLANS FOR PROVIDED OPEN SPACE CALCULATIONS)



- TREE PROTECTION DETAIL NOTES.

 I. BARRICADE AREAS MAY BE NOREASED IN SIZE OR COMBINED FOR MULTIPLE TREES, SO LONG AS BARRICADE AREAS MAY BE NOREASED IN 10 THE TREE CANOPY DRIP LINE.

 2. BARRICADES SHALL BE CONSTRUCTED OF A RIGID AND LASTING HATERIAL. THAT SHALL REMAIN BARRICADES SHALL BE CONSTRUCTED OF A RIGID AND LASTING HATERIAL. THAT SHALL REMAIN DAMAGED OR RIGIDAD OR THISSING BARRICADES OR SIGNS SHALL BE INTECTION. OF FILL, WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO RETAIN, OR WITHIN A BARRICADE AREA IS PROVIDED TO A STANDARD OF CONSTRUCTION ZONE (TPZ), DRIP LINE OF ANY TREE TO RETAIN, OR WITHIN A BARRICADE AREA IS THE CLEANING OF CONSTRUCTION TO ASSET AND THE RIGIDAD OF CONSTRUCTION ZONE OF MASTE. E.G. PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, HORTING WITHIN THE TREE PROTECTION ZONE (TPZ), DRIP LINE OF ANY TREE TO RETAIN OR WITHIN A BARRICADE AREA IS PROMISTED.

 6. TREE PROTECTION ZONE, A CIRCULAR ZONE AROUND EACH PROTECTION TREE DEFINED AS POLICIONS.
- LLOUIS DRIPL LNE IS LESS THAN SIX (S) FEET PROM THE TRIAK OF THE TREE. THE ZONE SHALL BE THAT AREAUTHIN A MINIMATION ADAILS OF SIX (S) FEET RACKURD THE TREE. BUT LESS THAN IF THE DRIPL LNE IS HOME THAN SIX (S) FEET FROM THE TRIAK OF THE TREE. BUT LESS THAN TRENTY (20) FEET, THE ZONE SHALL BE THAT RACK JUTTIN A RADULS OF THE FILL DRIPL LNE
- c. IF THE DRIP LINE IS TUENTY (20) FEET OR MORE FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A MINIMUM RADIUS OF TWENTY (20) FEET AROUND THE TREE.

ROOT PROTECTION NOTES:

PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION, AND DISEASE, WHEN WORK IS REQUIRED THAT THAY DAMAGE TREE ROOTS, HAND CLEAR AND EXCAVATE USING NARROWNING SPADING FORMS, AND COMP SOIL TO EXPOSE ROOTS, DAMAGED ROOTS SHALL BE PRINED WITH A SHARP, CLEAN TOOL, INTEDIATELY FOLLOWING ROOT FRANKS, TREES SHALL BE TRANSFOL WITH THE SHARP AND ANY EXPOSED AND ANY EXPOSED AND HAVE A FOUR (4) NICH COVER 15



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DESCRIPTION	INITIAL COUNTY SUBMITTAL							
NO. DATE	11/26/24							
NO.						Г		1

MIT / CONSTRUCTION MARION COUNTY, FLOI PREPARED FOR: MASTROSERIO FNGINEI Stokes

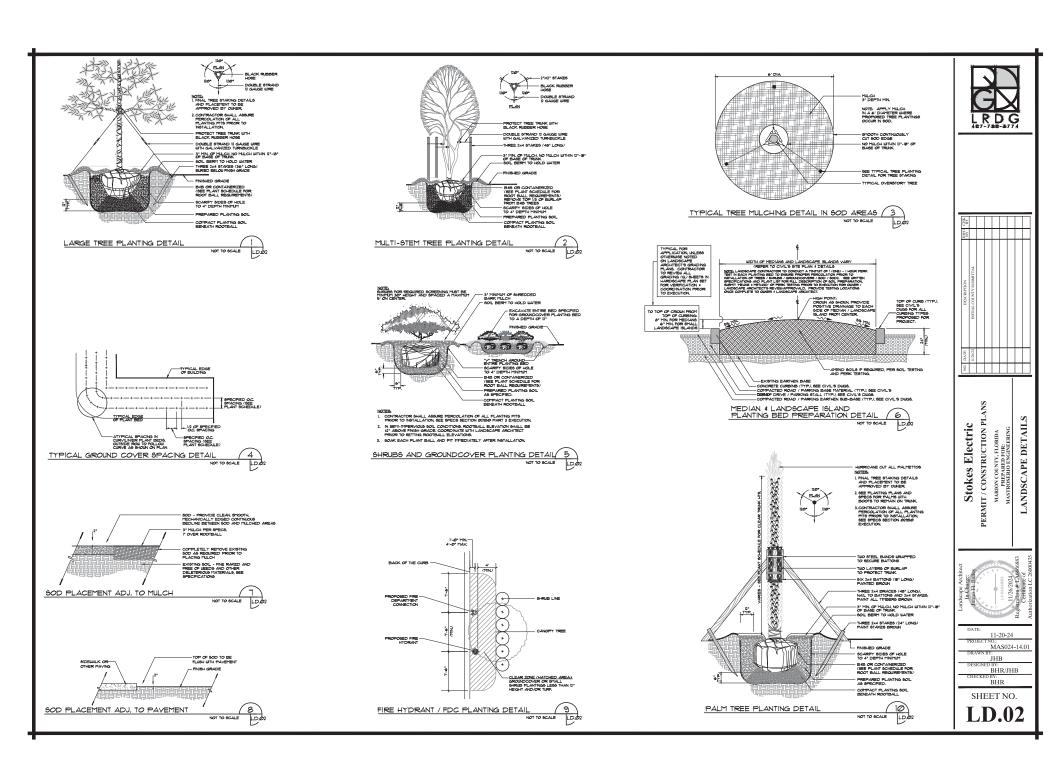
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MAS024-14.0 DRAWNB THB

> BHR/JHB BHR

> SHEET NO.



LANDSCAPE WORK- SECTION 02950

- WORK INCLUDED

 - AROCCAPIA

 ROVIGE all bloom neartisk plant neartisk, soll adoltives, soil preparation, seelevate, and the gending featuring, subding planting, society, deservation, and the gending featuring, sold on the planting of the sold of the so
 - B. RELATED WORK SPECIFIED ELSEWHERE

BID DOCIMENTS

- For bidding purposes, the value of the contract shall be based on the contractor's take offs from the graphically drawn plane. If quantities differ from plan list, the drawn plan controls.
- Bid documents shall include unit prices to justify the stated tump sure
 and provide unit costs in case of additions and for deletions required
 division constructions.

QUALITY ASSURANCE

- A REFERENCE SPECIFICATIONS AND STANDARDS
 L Standards as established by the Florida Nursery Grouers Association (RNGA).
- TRAY ALC INSPECTION

 Please shall be also place of prount harder sporoval of the Query's Representative at place of growth endore spon delivery for conforming upperclatations. All approach shall not spon and shall be appreciated and proposed shall not spon the safety of end of the speciation and spon and shall be appreciated and spon and shall be applied to the spon and the shall be applied to the spon and the spon and shall be applied to the spon and the spon and shall be applied to the spon and the spo

- IMPOREVIANCE
 All planting shall be performed by personnel familiar aith planting procedure and under supervision of a qualified landscape foreman.
 All suns hall comply aith applicable codes and regulations.
 The suns shall be coordinated with other trades to prevent conflicts.

SUBMITTALS

- or pean interest. Contractor whill be responsible for all natural listed on the plant list interes noted othersites, day and all additionations due to unavailability may be requested in the second othersites, and the responsible of the second interest of the second interest in the second interest of the indicated in the per-contraction second interest in the second inte

PROJECT CONDITIONS

- Sequencing: Do not commerce planting until site grading, soil import, and breodration has been completed.
- preparation real ceen completed.

 Impact and sprove all sprinkler suck and finish grading prior to the start of shub and groundcover planting as specified. These may be planted in advance of irrigation system installation provided adequate provision is made for interin satering at the Contractor's our expense.

- The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of tuelve (12) months, and all sod for three (3) months after the date of final res currecture and guidentes all tress due emplograndischer plantings für a.

 The compressor parties and the second secon
- The Contractor shall notify the Owner and Landscape Architect tan ((6)) days prior to the and of the guarantee period and such guarantee shall be extended until notification.
- D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced uithin two useks.

101 PRODUCT HANDLING

- Delivery:
 Plant transportation shall comply with all Federal and State regulations.
 - Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Lau.
- The Contractor shall furnish Owner's Representative receipts for all amendments. Deliver all plants with legible identification labels.
- Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
- b. State correct plant name and size indicated on plant list.
- use durable usterproof labels with water-resistant ink, which will remain legible for at least 60 days.
- Protect plant material during delivery to prevent danage to root ball or deslocation of leaves.
- The Contractor shall notify the Queen's Representative three (3) days in advance of delivery of all plant naterials and shall submit an Itemized list of the plants in each delivery.
- B. Storage: Store plant material in shade and protect from weather.
- C. Hardling: The Contractor is caustioned to exercise care in hardling, loading, unleading, and storing of platn statralis. Plant statralis that have been danaged in any way shall be clearded. If they have been retailed, they shall be replaced with underaged retarties at the Contractor's expense.

LØS VERIFICATION OF DIMENSIONS AND QUANTITIES

All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities, immediately inform the Camera Representative of any discrepancies between the Prawings, Specifications, and actual

conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Quier's Representative.

109 OWNER TAGGED MATERIALS

Contractor shall leave all tags on naterial previously tagged by the Owner's Representative until final acceptance.

UP JOB CONDITIONS

A. Protection. The Landscape Contractor shall protect all naterials and work against highly from any causes and shall provide and national all accessing safeguards for the protection of the public. Healthe shall be had responsible for any dataset or highly to person or property, which may occur as a result of his negligence in the procedurion of the work.

- Existing Conditions: Entity Conditions.

 The Landscape contractor shall exercise care in digging and other sonk so as not to cleage anstering sonk holdering, but not limited to plant seateral, from the condition of the condition of
- Should any objectionable naterials such as old concrete, bricks or other deb be encountered during planting operations, the Landscape Contractor shall be it to the attention of the Owner to coordinate removal of the material from
- The Landscape Contractor shall be responsible for proper plant grouth in real unastactive deviation where the importance for properly plant growth in dealing on-the collisi. Any unastativations conditions shall be brought to the temporalized attention of the Content_Andicapte Architect for possible remedial exi-tor plant natural isolatitutions. The Content_Andicapte Architect reserves the right to make changes or substitutions by plant type or quantities for the purposes of insuring proper plant growth.

UI SAMPLES AND TESTS

A Curer's Representative reserves the right to take and analyze seeples of naterials for conformity to specifications at any time. Contractor shall furnish seeples upon request of Curer's Representative. Rejected saterials shall be inequitable precise from the site at Contractor's experse. Contractor shall pay cost of testing of

PART 2.1 - PRODUCTS

201 MATERIALS

- All trees, sinuse shall be not place shall be true to rate as brothbinded by the American Volc. Constitues on Sericultural Nomendature publication "Standard Plant Names". The designated authority for the identification of all naterals shall be the use policitations of LH. Ballay, "Hortus III" and "Manual of Cultivated Plants", and all specimers shall be true to type, name, ct., se described thresh.
- Grade Standards and Cuality. All plants shall be nursery groun and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts I and 2 including revisions.
- The striking grade for all trees and shade shall be Borida No. I unless otherwise indicated and all plans shall be sound, healthy and vigorous, sell branched and densely foliated when in leaf. They shall have healthy until densely ordered when in leaf. They shall have healthy, sell-developed not systems and shall be free of classes and insect peats, eggs or larvas.

- ascrements. The minimum acceptable size of all plans, nessured after pruning, alth binarches is normal positions, shall conform to the specified size is be about on the plans. Shall see position are similar statistics. These leafs be a binar on the plans, these positions are positions are proportionally as the plans of the specification. Substantial disystitions from these nessurements must be approved by Landscape Architect. Calipar of the trute shall be measured one foot above not ball for treas under 6 indress in calips of the plans of the position of the plans of the plans of the plant of the plans of the plant of the plans of the
- in cauper.

 Clear trurk of all types of pains shall be neasured from the finished grade to the beginning of the fronds. The booted portion of the head of the pain shall be in proportion to the overall height of the pain.
- Plant Protection: Plants shall be protected upon arrival at the site, by being thoroughly ustered, kept molet, and properly maintained until planted. B. Plant Materials: In reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:
 - for landscaping will be classified under the following designations makener from Filentia shall have been grown in a container large enough and for sufficient that for the root system to have developed last to fold and for sufficient that for the root system to have developed last to fold Filents, which have become root bound or for which the system is too large for the size of the constaint, will not be acceptable.
 - All containers shall be cut and opened fully, in a namer such as utill not danage the root system. Container group plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent danage to the root system.

 - Any container groun material that was previously tagged for the Job by the Owner/Landscape Architect, shall have the looking tag visible on the tree until substantial completion has been asserded.
- 2. Balled and Burlapped Trees (if applicable):
- attes and Brispped Press (I replicable). Pellars so classified will be dig shift in matural rootabilis of earth comits from shifts clients and soll conditions as brose or the project costs. The rootability of the proper shifts of the proper
- b. Burlap: Shall be pure burlap, II % organic material with the ability to
- Roots Plus. All Oak trees classified as balled and burlap shall be tagged as a roots plus product and the tag shall remain until substantial completion has been auericaid. Any natural inpreviously languaged at a narrany by the Curent-landscape Architect shall have the nursery's looking tag visible on the three until substantial completion has been auericaid.
- 3. Bare Root Plants: No bare root plants shall be used unless otherwise specified.

- reported that it are in risk between the control of the control of
- Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include famility and suitability analysis with unition recommendations for fertilizer or analysis, which shall label precodence over rates or analysis specified in this section, Soil testing shall be the Contractor's responsibility. Soint test results to the Landscape Architect.
- Soil Preparation: Prior to placing mix and backfill, or commercing with planting, rototill any or all areas that have been previously compacted over 30 percent for other construction ourposes.

- Fertilizer. Rertilizer shall be a complete balanced blend formula, introgen, phrosphorus, and postashur as usell as recommended reconstrictes auch as integers, and postashur as usell as recommended reconstrictes such as ingestaut, non, opport, sinc, boron, end negatienes in sulfate form. Nitrogen shall be applied over all turi, shall and trea areas at a rate of 1 by the Landscape Aoritest. The complete fertilizer adapts with the approving by the Landscape Aorites.
- . Weed Control. All planting bads shall be treated with the pre-emergent Treflan, as narufactured by Elanco Products Company, Division of Ell-Lilly Company, Indianspolis, Indian, or approved equal. Contractor shall apply the pre-emergent prior to mulching as per induffacturer's instructions.
- Mulch: Wood mulch shall be designer brown, grade 9, clean, bright and free of weeds, moss, sticks and other debris unless specified otherwise.
- Water Suitable water for the imigation of the new plantings during the progress of construction shall be provided and polid for the by the Contractor, who shall also furnish adequate watering equipment.
- Stakes and Ties: Stakes and tree ties shall be provided in accordance with the recurrence of Paragraph 3,03,019 hereinsflor.

PART 3.1 - EXECUTION

3.01 INSPECTION

- Insure that final grades to 4–0.6 in $(o.20^\circ)$ have been established prior to commoning planting operations. Provide for inclusion of all amendments, settling, etc. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Ouner's Representative
- Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning. C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

PREPARATION

- 8. Soil Preparation:
 All planted areas to be planted shall be locemed to 360m (12*) except 2:1 or steeper slopes.
- or steeper slopes.

 2. Soit to be used for planting shall be free of nocks over 18 on (12") in distinct, and free of foreign district, refuse, plants or roots, clock, useds, stoke, solvents, perclates procedus, concrete, bear cod, or other distinctions, stokes, solvents, solvents, solvents, solvents, or other distinctions of usualing healthy plant life. Materials not nesting these specifications shall be removed.

- be recoved.

 Service of the processor of

- grating prior to any jumming. All Grades. This grading north factors was been supported to establish the final grades. This grading nordifications may be received grating the two proper changes of this as determined by the civil segments grating place and the Cover's Representative.

 On the covery place and the Cover's Representative. (CP) below additioned, and any place of the Cover's Representative. (CP) below additioned, each or as indicated on Draining.

 The covery place of the Cover's Representative Cover's Representative. (CP) below additioned as the Cover's Representative Cover's Rep
- Remove or reclastribute excess soil before application of fertilizer. Make allouances when establishing finished grades for earth excavation from planting pits and nulch.
- and much literating. Before and during preliminary and final grading, dig out all seads and grasses by the roots and dispose-of off the sits. Grasses not of the perential type less than 1/42 high and not bearing seeds, nay be turned under Ferential useds and grasses to be renoved include, but are not limited to the following.

- b. 6. Augustine.
 c. Practure Vine.
 d. Thorning clien;
 d. Thorning clien;
 d. Thorning clien;
 f. Thorning clien;
 F. Allor remove other notices or Invisive seads encountered on the site.
 Tractions: If appricing register has been invalided after grading and fertilitize has been completed, not life the removal based and fertilitize has been completed, not life the removal land refurtilities to depth specified for the area, to conform to specified requirements.
 Elimited all enrounds cares prior to commonly satisfamous period.
- Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Ower.

MATERIALS CONDITION

- All plant materials shall be approved by the Cuner's Representative as they are delivered to the job site, or other site inspections, and in all cases:
- Conditions. Flores will be generated as spicel for the virtig and species in a condition of healthy and vigorous growth free from plast disease, freet peaks, or their geges and with healthy, moral root systems call filling their container, but not to the point of being rootboard. Pleats shall not be privately from the shall not be private of their basic shall not shall no
- prior to delivery.

 Chemicons: The height and spread of all plants shall be neasured atth branches in their normal position, there are insensions of any plant neaterals are central from the Pfeel. List, plants shall be romal scott for type histen central from the Pfeel. List, plants shall be romal scott for type histen.

 Actual planting shall be performed during those periods when seather and soil conclisions are suitables and in scooled with breakly accepted practices.
- Only as many plants as can be planted and ustered on that same day shall be distributed in a planting area.
- Containers shall be opened and plants shall be removed in such a namer that the bell of earth surrounding the roots is not broken and they shall be planted and ustered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
- Do not do any plants, other than specime rose, util all operations the plants in the plants of the p
- The relative position of each tree and plant is subject to approval by the Ounce's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.
- Recover each plant from its container and plant in such a namer that shen settled it still bear the sean relation to the constructed finished grade as it is allowed to the constructed finished grade as it is the center of the plant and backful uses of offering specified, with when the prepared coil. Filling util not be permitted around trurks or steen, Property out of all broken or Region to the partitled around trurks or steen, Property out of all broken or Region tools.
- on a process or regar cross. Legand of relay prestings. Locations for plants and outlines of areas to be planted at all the nesteed on the ground by the contractor before any planting plus are duly contractor before any planting plus are duly construction or while the section of planting reads of the contraction or while the set and the section of planting reads on the contraction or which the plant plant as the before the planting read to accomplished by Regard grade states broticating plant reases and specified to accomplished bit Regard grade states broticating plant reases and specified

container size on each stake or alternate approved nethod. It shall be the contractor's responsibility to confirm with the Ower and governing agencies the location and diepth of all underground utilities and obstructions.

- Planting of trees, shrulps and groundcoversation for planting shall include the stripping and stacking of all acceptable ill encountered ultim the areas to be excavated for trenches, tree holes, plant pits and planting beds
- Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.
- Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-ripped to 12" and
- 4. Center plants to pit or trench
- 5. Face plants with fullest growth toward the best public views.
- Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
- around bell or roots.

 All excavated roles shall have vertical sides with roughesed surfaces and shall be of a size that its takes the classes and one-half times the depth of the rootball for all shrints. Trees its gallon and shaller to be planted as shows, trees \$0 gallon or larger to be excavated for the depth of the rootball (rail classes) and the shows the shall be shown that \$0 gallon or larger to be excavated for the depth of the rootball (allow 1-2" for extiling) and as space allows, \$2" class or of the rootball or all
- Layout areas and set stakes/flags for trees at locations indicated on Drawings Secure approval from Quier's Representative before excavating pits, Make necessary adjustments as directed.
- rootabil.

 When hirdpan or muck is encountered, break through to clean soil and backfill on this paperand backfill as directed. Loosen corpected soil at sides and bottom by scarling or other approved nethod. Set tree to tribled grade and fill the pit uith prepared soil, progressively settling the soil about the rootball by sater jetting and flooring to remove votiding.
- goung and recording to remove virtual position so that crown of ball will be level with finished grade after allowing for watering and settling.
- Prepare satering been seen uicht as tree plant ball. Water thoroughly inmediately following planting. Backfill all voide shich develop uith additional prepared planting soil to bring to finish grade. Remove all basins in laun areas, and snooth to finished grade prior to laying sool.
- 1. Monitor tree and shall root ball for adequate noisture content. Deep sater and/or provides coller hoses to relatifiath notiture apply.
 All plants with relatic deeper than the amouncing grade shall be raised to the context level. After the plant has been placed, additional bookfull shall be add to the hole to cover approximating, and-shall of the height of the rootball. At the stage, sater shall be added to the top of the partity filled hole to divrocingly all exists are noticed to the rootball.
- an removals

 Cut cans on two sides with an acceptable can cut

 Do not injure rootball,

 Do not cut cans with spade or ax.

- Pleat sabilities

 A During installation, then Please T gate or Approximal green tablets, or

 During installation from Please T gate or Approximal green tablets, or

 approximation of the manufactures specification of the manufactures specification.

 Finding tablets will be set with each pleat on the top of the recobable while the pleates will be set with each pleat on the cape of the recobable while the pleates are still in their containers so the required number of tablets to be used in each role can be easily verified by the Curer's

Representative. Plant tablets shall be located 1/3 depth of the rootball

- c. The destination was no encountered by the process of the pro

- latting of Flouering Annalès
 Flouering Annalès shall be grown in 4° pots as indicated on the plans, Annalès
 shall remain in their flats until transplanting. The flat's soil shall contain
 sufficient noleture so that it sull not fall apart shen lifting the plants.

- Preparing soil: Remove rocks, useds, and debris from area to be sodded. If drit is compacted, work up soil to a depth of 6 inches and break up all clods soil prep all areas as noted elsewhere in specifications.
- Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface tragularities. Regrade as required.
- expose soil depressions or surface irregularities. Neglade de requirest. L'aping soil. Light service più de sièce qui a sategia ir lori de sateria in L'aping soil. Light service production de la companie de la comp
- and to uster will installation is complete. Rolling social, here signifies and to finding social here signified all social signifies to eliminate irregularities and to find good contact beausement was social and social. Anotal a very leaser yolder or the properties of the social social
- Replacement: Replace all dead or dying sod with equal naterial as directed by the Owner's Representative.

3.04 CLEAN-UP

- After all planting operations have been completed, remove all triah excess soil, empty plant containers and rubbish from the property. All scars, ruts or other naries in the ground caused by this sun's wall be repaired and the ground last in a read and or the last sorting day of each used. All triah shall be removed completely from the sites.
- The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the previous in a clean condition. All wake shall be left in a clean and safe condition.

- A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:

- eovernee for the following site visits, according Pre-Job conference 1 days Tree Tagging 1 days Freit grader erview 48 hours Filest naterial review 48 hours Filest layout review 48 hours Substantial completion well-through 1 days Substantial completion well-through 1 days
- T. Phild talk:-through 1 clays
 When observations are conducted by comeone other than the Owner's Representative, the Contractor shall show evidence in uniting of when and by whom these observations were made.

FIELD QUALITY CONTROL

A All inspections herein specified shall be made by the Quner's Representative or his representative as the uorit progresses. B. Protect work completed by other trades from damage

- 3.01 PROTECTION Continuously protect all laun areas, plant materials, and supports until final acceptance of the work.
 - acceptance of the sort.

 Inspect and approve all landscape irrigation sork and finish gracing prior to the start of shub planting as specified. Tress may be plainted in advance of irrigation system installation provided adequate provision is made for interin satering at the Contractor's own expense.
 - FINAL ACCEPTANCE OF INSTALLATION
 - Maintain all planted areas free of deloris and freects. Mos, cultivate, used and sater all areas until final acceptance of sork by the Osner's Authorized Representative Prior to final approval of work, do the following: I. Reseed, resod or replant areas where necessary for full and ever

 - coverage.
 Remove all debrie resulting from landscape work. Regrade, lightly compact and replant around sprinkler heads where neccessing to maintain proper vertical positioning in relation to
 - Fill all depressions and eroded ch ArN ets sith sufficient soil ritx to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Prawity frequirement.
 Address any term noted in the punch list from the substantial completion saft-through.





PERMIT / CONSTRUCTION MARION COUNTY, FLORIDA PREPARED FOR: Ξ Stokes

11-20-24 MAS024-14.01 DRAWN BY THB BHR/JHB

BHR SHEET NO. LD.03

A BOUNDARY & TOPOGRAPHIC SURVEY

FOR

CDH REALTY, LLC

LEGAL DESCRIPTION:

SURVEY REPORT:

- FIELD BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 15-14-031-0", PUBLISHED ELEVATION = 87.374, NAVD-88.
- FIELD SURVEY DATE: 6/14/2023.
- 4. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
- 5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- 6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FRM) COMMUNITY NUMBER 120160, PANEL 0506, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
- 8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
- UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARRON COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014—147 SECTION 1. SECTION 472.027, FLORIDA STATUTES.

Bus.

NGINEERIN & Land Surveying ROGERS El

DATE 9/3/2024

T.B.M.
F.F.
ELEV.
INV.
C.M.
I.R.
R/W
E/P
C/L
SEC.
TWP.
RGE.
R
D or \(\Delta \)

LECTEMPORARY BENCHMARK
FINISH FLOOR
ELEVATION
NOVERTE MONUMENT
GROWNETE MONUMENT
GROWNETE MONUMENT
GROWNETE MONUMENT
GROWNETE MONUMENT
GROWNETE
GRO

OFFICIAL RECORDS BOOK
PAGE
CONCRETE
UTILITY POLE AND GUY ANCHOR
OVERHEAD WIRES
FENCE
CONCRETE
TREE (SEE TREE TABLE)
GROUND CONTOUR
CONCRETE MITERED SAID SECTION CONC. C.M.E.S. CONCRETE MITERED END SECTION

TELEPHONE PEDESTAL

ELECTRIC METER

LEGEND

