

October 8, 2024

PROJECT NAME: MARION OAKS UNIT 9 TOWNHOMES

PROJECT NUMBER: 2024070047

APPLICATION: MINOR SITE PLAN #31785

- 1 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 8/15/24-Corrected
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Total Flow  
STATUS OF REVIEW: INFO  
REMARKS: Three 3 bedroom units at 300gpd each = 900gpd  
Two 4 bedroom units at 400gpd each = 800gpd  
Total flow of 1700gpd
- 3 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Available Area  
STATUS OF REVIEW: INFO  
REMARKS: Authorized sewage flow for property is .69acres x 2500gpd =1725gpd  
Each 3 bedroom unit will need at least 563sqft of space to install the system  
Each 4 bedroom unit will need 750sqft of space to install the septic system.
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: You will need a utility easement agreement for the lot  
Septic permits will be through the Department of Health in Marion County
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: Additional Zoning Comments  
STATUS OF REVIEW: NO  
REMARKS: LDC Section 6.11.5.D(3) that states: "Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway." The current plan shows five multiple-family dwellings each with an individual driveway backing out directly into the local road right-of-way, just north of SW 137th Street that is the east/west subdivision collect through this area of Marion Oaks. A LDC Waiver must be obtained to proceed with the proposed design.



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

AR 31785

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 10/08/2024 Parcel Number(s): 8009-1279-21 Permit Number: 31785

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Marion Oaks Unit 9 Townhomes Commercial  or Residential   
Subdivision Name (if applicable): Marion Oaks Unit 9  
Unit        Block 1279 Lot 21

**B. PROPERTY OWNER'S AUTHORIZATION:** Attach a letter from the owner(s), or the owner(s) may sign below, authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): 4C Partners, LLC (Rodrigo De Santi)  
Property Owner's Signature: \_\_\_\_\_  
Property Owner's Mailing Address: 2101 Park Center Drive, Suite 50  
City: Orlando State: FL Zip Code: 32835 Phone # (305) 336-5484

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process. Letters will be faxed or emailed to the applicant.

Firm Name (if applicable): Menadier Engineering, LLC Contact Name: Bill Menadier, PE  
Mailing Address: 13800 Tech City Circle, D302 City: Alachua State: FL Zip Code: 32615  
Phone # (386) 347-5133 Alternate Phone # \_\_\_\_\_  
FAX Number or Email address: wmenadier@menadier.com

**D. WAIVER INFORMATION:**

Section & Title of Code: Section 6.11.5.D(3) Residential Driveway Requirements  
Reason/Justification for Waiver Request: Waiver to allow four (4) driveway accesses to support a five (5) unit multi-family development. Sight triangles requirements are met. The closest access to intersection of SW 63rd Ave (local) and SW 137th Street (collector) is 72-ft. SW 63rd Ave is not a major local road, nor is it a through street. There are cul-de-sacs at its terminus. Therefore, only local residential traffic is anticipated in this area.  
(Attach sheet 3 for additional waivers)

**FOR STAFF USE ONLY:**

Received By: Email 10/8/24 Date Processed: 10/8/24 BM Project # 2024070047 AR # 31785

Zoning Use: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ Must Vacate Plat: Yes  No  Date: \_\_\_\_\_ Verified by: \_\_\_\_\_  
Land Use: \_\_\_\_\_ Date: \_\_\_\_\_ Verified by: \_\_\_\_\_

*"Meeting Needs by Exceeding Expectations"*

# A MARION COUNTY MINOR SITE PLAN

FOR:

# Marion Oaks Unit 9 Townhomes

PREPARED FOR:

## 4C PARTNERS, LLC

**MAINTENANCE PRACTICE AND SCHEDULE INSTRUCTIONS**

**MAINTENANCE RESPONSIBILITIES:**

THIS PROJECT HAS BEEN DESIGNED TO PROVIDE SUITABLE REMOVAL OF STORM WATER FROM THE PROJECT USE AREA. THE RETENTION BASIN WAS SIZED TO MEET BOTH LOCAL AND STATE REQUIREMENTS. THE PROPOSED BASIN WILL ATTENUATE THE REQUIRED DESIGN STORMS WITH ZERO DISCHARGE TO ASSURE PROPER FUNCTIONING OF THE FACILITIES AFTER COMPLETION OF CONSTRUCTION. THE FOLLOWING RECOMMENDATIONS ARE SUGGESTED:

1. ASPHALT PAVEMENT
  - A. AFTER COMPLETION OF CONSTRUCTION, THE INSIDE EDGES OF ALL TURNING RADII SHALL BE MONITORED TO ASSURE NO POTHOLES, ETC. OCCUR BEHIND THE CURBING.
  - B. ALL PAVEMENT SHALL BE MONITORED TO ASSURE NO FAILURES OCCUR. IF A HOLE DEVELOPS, CUT A SQUARE EDGE AROUND FAILURE AND REPAIR WITH FULL DEPTH OF ASPHALT.
  - C. ASPHALT PAVEMENT SHALL BE CLOSELY MONITORED TO ASSURE NO FUEL SPILLAGE OCCURS THAT WOULD DESTROY BOTH PAVEMENT AND ALSO GRASS IN THE RETENTION BASIN. IF A SPILL DOES OCCUR, FLOOD IMMEDIATELY WITH LARGE VOLUMES OF WATER.
  - D. REPAIR ANY BROKEN CURBING IMMEDIATELY.
2. CULVERTS
  - A. ALL CULVERTS MUST BE MAINTAINED TO ASSURE COMPLETE FULL VOLUME. IF THE ENDS BECOME CRUSHED OR SEDIMENT BUILDS UP IN THE CULVERTS, REPAIR AND/OR CLEAN IMMEDIATELY.
  - B. ALL DRAINAGE CULVERTS SHOULD BE INSPECTED QUARTERLY AND CLEANED TO ASSURE FULL VOLUME CAPACITY.
3. GRATE INLETS
  - A. MAKE SURE GRATES ARE NOT CLOGGED WITH DEBRIS AFTER EACH RAINSTORM.
  - B. MAKE QUARTERLY CHECKS OF INTERIOR OF CONCRETE INLET AND REMOVE ANY SEDIMENT BUILDUP THAT OCCURRED.
  - C. ANY BROKEN GRATES OVER THE INLETS MUST BE REPLACED IMMEDIATELY.

**REQUESTED WAIVERS APPROVED BY DRC ON JULY 29, 2024:**

SECTION 6.12.12 SIDEWALKS  
 WAIVER TO CONSTRUCT SIDEWALKS ALONG TWO ADJACENT STREETS.  
 PAYMENT IN LIEU OF CONSTRUCTING 339 L.F. OF SIDEWALK.

**TRAFFIC STATEMENT:**

**PROPOSED DEVELOPMENT**

MULTI-FAMILY HOUSING (LOW RISE)  
 ITE CODE 220  
 DWELLING UNITS - 5

**WEEKDAY**

AVERAGE RATE: T = 6.74(x)  
 6.74(S) = 34 VTPD  
 TRIP DISTRIBUTION: 50% ENTER/ 50% EXIT  
 ENTERING: 17 VTPD  
 EXITING: 17 VTPD

**A.M. PEAK HOUR (7AM-9AM)**

AVERAGE RATE: T = 0.40 (x)  
 0.40(S) = 2 VTPH  
 TRIP DISTRIBUTION: 24% ENTER/ 76% EXIT  
 ENTERING: 0 VTPH  
 EXITING: 2 VTPH

**P.M. PEAK HOUR (4PM-6PM)**

AVERAGE RATE: T = 0.51 (x)  
 0.51 (S) = 2 VTPH  
 TRIP DISTRIBUTION: 55% ENTER/ 37% EXIT  
 ENTERING: 3 VTPH  
 EXITING: 1 VTPH

**PROJECT WATER AND SEWER DEMANDS:**

**SANITARY SEWER DEMAND**  
 THIS PROJECT WILL BE SERVED BY INDIVIDUAL SEPTIC TANK AND DRAINFIELDS.

**MULTI-FAMILY RESIDENCE**

3 BEDROOM DWELLING UNITS  
 300 GPDU X 3 DU = 900 GPD

4 BEDROOM DWELLING UNITS  
 400 GPDU X 2 DU = 800 GPD

TOTAL SEWER DEMAND = 1,700 GPD

WATER DEMAND - 1.2 x SEWER DEMAND

1.2 x 1,700 GPD = 2,040 GPD

IRRIGATION DEMAND - SEE SHEET L002

**OPEN SPACE CALCULATIONS:**

**PROPOSED IMPROVEMENTS**

PARCEL AREA: 30,258 S.F. (0.69 ACRES)

EXISTING IMPERVIOUS AREA 0 S.F.

PROPOSED IMPERVIOUS AREA  
 BUILDING 6,128 S.F.  
 CONCRETE 2,447 S.F.  
 TOTAL 8,575 S.F. (28.0%)

PROPOSED WATER RETENTION AREA: 2,355 S.F. (7.8%)

TOTAL OPEN SPACE PROVIDED = 19,128 S.F. (63.2%)

\*\*WATER RETENTION AREA NOT INCLUDED IN OPEN SPACE\*\*

**STORMWATER WATERSHED DATA:**

CONTRIBUTING AREA:  
 OFFSITE - 0 S.F.  
 ON-SITE - 17,628 S.F.  
 TOTAL 17,628 S.F. (0.4 ACRES)

EXISTING IMPERVIOUS AREA 0 S.F. (OFFSITE)

PROPOSED IMPERVIOUS AREA  
 BUILDING 6,128 S.F.  
 CONCRETE 0 S.F.  
 TOTAL 6,128 S.F.

**STATEMENT OF PROPOSED USE:**

THIS PROJECT WILL SUPPORT A FIVE (5) UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

SITE

SECTION 08, TOWNSHIP 17 S, RANGE 21 E  
 LOCATION SKETCH

INDEX	
SHEET NO.	CONTENTS
C001	TITLE SHEET
C002	DEMOLITION & EROSION CONTROL PLAN
C003	LAYOUT & UTILITY PLAN
C004	GRADING & DRAINAGE PLAN
L001	LANDSCAPE PLAN
L002	IRRIGATION PLAN
L003	LANDSCAPE DETAILS
3001	BOUNDARY & TOPOGRAPHICAL SURVEY

**CONCURRENCY NOTE:**

THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTY(IES) ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.



PROJECT NUMBER: 2024-01-015

**SITE DATA:**

PROJECT NAME: MARION OAKS UNIT 9 TOWNHOMES

OWNER: 4C PARTNERS, LLC  
 2101 PARK CENTER DRIVE, SUITE 50  
 ORLANDO, FL 32835

PHONE: (305) 336-5484

PARCEL NO.: 8009-1279-21

LOCATION: ADDRESS T.B.D.

OCLA, FL 34473

LAND USE / ZONING: HUR-RPUD

PARCEL AREA: 30,258 SF (0.69 AC)

DENSITY: ALLOWED - 12 DU/AC

PROPOSED - (15 DU/0.69 AC) = 7.5 DU/AC

FLOOR AREA RATIO F.A.R. = 6.128 / 30,258 F.A.R. = 0.203 = 20.3%

MAXIMUM BUILDING HEIGHT: 50-FT

**BUILDING SETBACKS:**

FRONT: 49-FT

REAR: 25-FT

SIDE: 8-FT

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PROPERTY LIES WITHIN FLOOD ZONES 'X' PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1208301710 DATED AUGUST 28, 2008.

PROPERTY LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

**INTERIOR LANDSCAPE CALCULATIONS:**

SEE LANDSCAPE & IRRIGATION PLANS

**PARKING CALCULATIONS**

PARKING REQUIREMENTS:  
 UP TO 3 BEDROOMS - 2 SPACES/DU  
 3 DU X (2 SPACES/DU) = 6 SPACES  
 4 OR MORE BEDROOMS - 3 SPACES/DU  
 2 DU X (3 SPACES/DU) = 6 SPACES

TOTAL = 12 SPACES

**OPERATION & MAINTENANCE ENTRY:**

4C PARTNERS, LLC

**GENERAL NOTES:**

1. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SOCCED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOG WITH A 2-INCH UNDERCUT. SOG SHALL BE ARGENTINA BAHIA UNLESS OTHERWISE NOTED ON LANDSCAPE PLAN, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
2. ALL CONCRETE SHALL BE 3000 p.s.i. - 28 DAY STRENGTH UNLESS OTHERWISE NOTED.
3. TO PREVENT EROSION DURING CONSTRUCTION, SILT FENCING SHALL BE INSTALLED AS INDICATED ON THE DEMOLITION & EROSION CONTROL PLAN AND MAINTAINED UNTIL THE COMPLETION OF ALL SITE CONSTRUCTION.
4. ALL STRIPING SHALL BE 6" WIDE TRAFFIC PAINT, UNLESS OTHERWISE INDICATED, APPLIED WITH DOUBLE COAT A MINIMUM OF 24 HOURS APART IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND FOOT DESIGN STANDARDS, LATEST EDITIONS. HANDICAPPED MARKINGS AND HANDICAPPED SIGNS SHALL CONFORM WITH FOOT'S FTP-20-06 AND FTP-22-06 AND STANDARD PLANS 711-001.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
6. ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE FROM THE NW 8th AVENUE CONSTRUCTION ENTRANCE SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN.
7. NO SITE LIGHTING IS PROPOSED.
8. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.
9. THIS PROJECT WILL BE SERVED WATER BY MARION COUNTY UTILITIES. INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS ARE PROPOSED FOR EACH UNIT.
10. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, AS APPLICABLE.
11. TRAFFIC SIGNS SHALL BE INSTALLED ON 2" ROUND ALUMINUM POSTS, 14FT IN LENGTH. ALL SIGNS SHALL MEET MARION COUNTY LAND DEVELOPMENT REGULATIONS.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION AND BURIAL DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
13. ALL STOP BARS SHALL BE 24" WIDE WHITE LEAD FREE THERMOPLASTIC.
14. LANDSCAPE INSTALLATION PROFESSIONALS PERFORMING WORK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL BE LANDSCAPE CONTRACTORS LICENSED BY THE MARION COUNTY BUILDING DEPARTMENT, UNLESS OTHERWISE LICENSED BY THE STATE OF FLORIDA.
15. NO REVISIONS TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
16. EACH TOWNHOME UNIT WILL INDIVIDUALLY OWNED.

**MARION COUNTY OWNER'S CERTIFICATE:**

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLANS.

RODRIGO DE SANTI

4C PARTNERS, LLC

DATE

**ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS PLAN AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED, AND THE SITE IMPERVIOUS SURFACE RATIO IS LESS THAN 0.8.

WILLIAM A. MENADIER  
 PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 74581

REVISIONS	DATE
8-13-24	

William A. Menadier, P.E.  
 www.wameng.com

**MENADIER ENGINEERING**

PO Box 616 | Anaheim, Florida 32816 | Ph. (386) 947-4335 | www.menad.com

IF APPROVED THESE COPIES MUST BE KEPT WITH A VALID SIGNATURE. THIS PLAN HAS BEEN PREPARED, CHECKED AND SEALED BY LICENSED PROFESSIONAL ENGINEER AND SHALL BE VALID ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

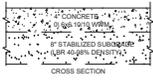
A MARION COUNTY MINOR SITE PLAN FOR MARION OAKS UNIT 9 TOWNHOMES MARION COUNTY Title Sheet

DATE	2024-01-015
DATE	8-13-2024
SCALE	1" = 1'
C001	

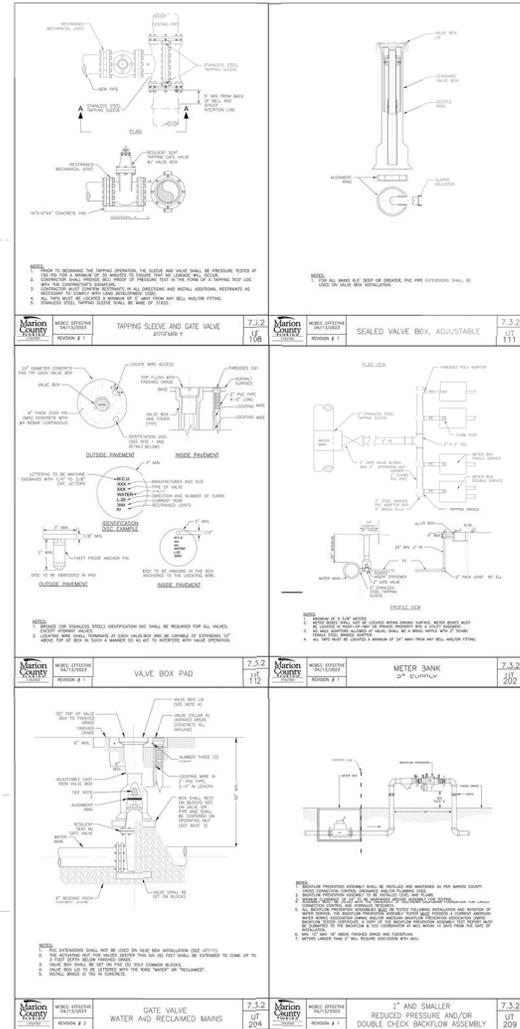
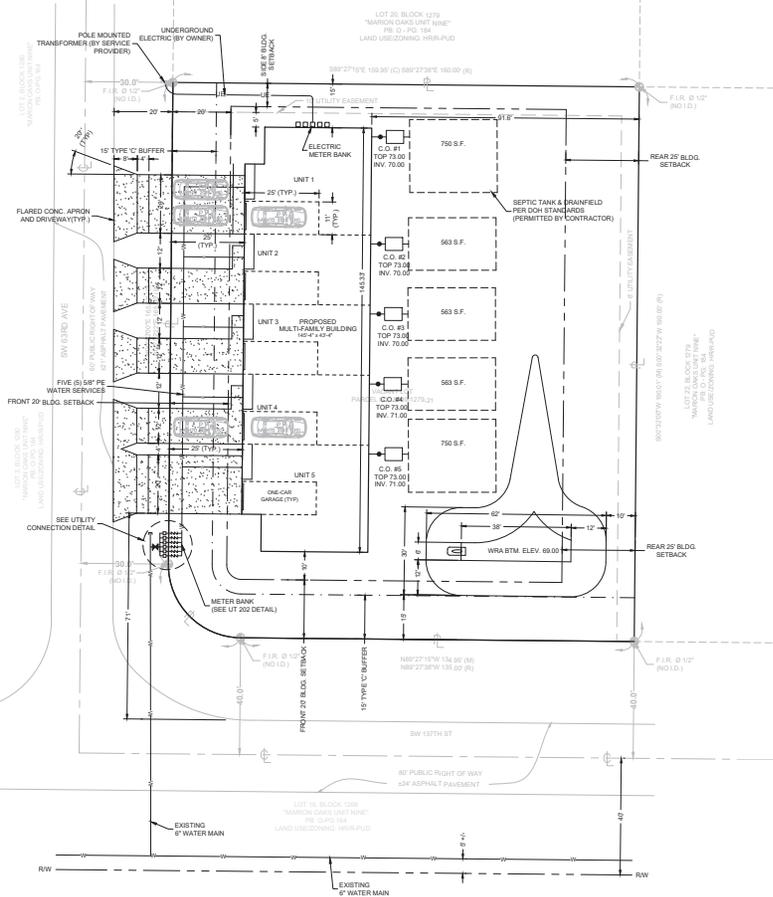
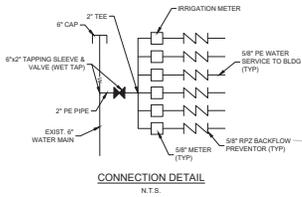




0' 10' 20' 40'  
SCALE: 1" = 20'



DETAIL  
CONCRETE PAVEMENT  
N.T.S.



NO.	DATE

William A. Menadier, A/E, P.E.  
www.wmenadier.com

**WAM MENADIER ENGINEERING**  
P.O. Box 606 • Alachua, Florida 32016 • Ph. (904) 847-5131 • www.wmenadier.com

APPROVED FOR RECORDING WITH A VALID SIGNATURE. THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE.

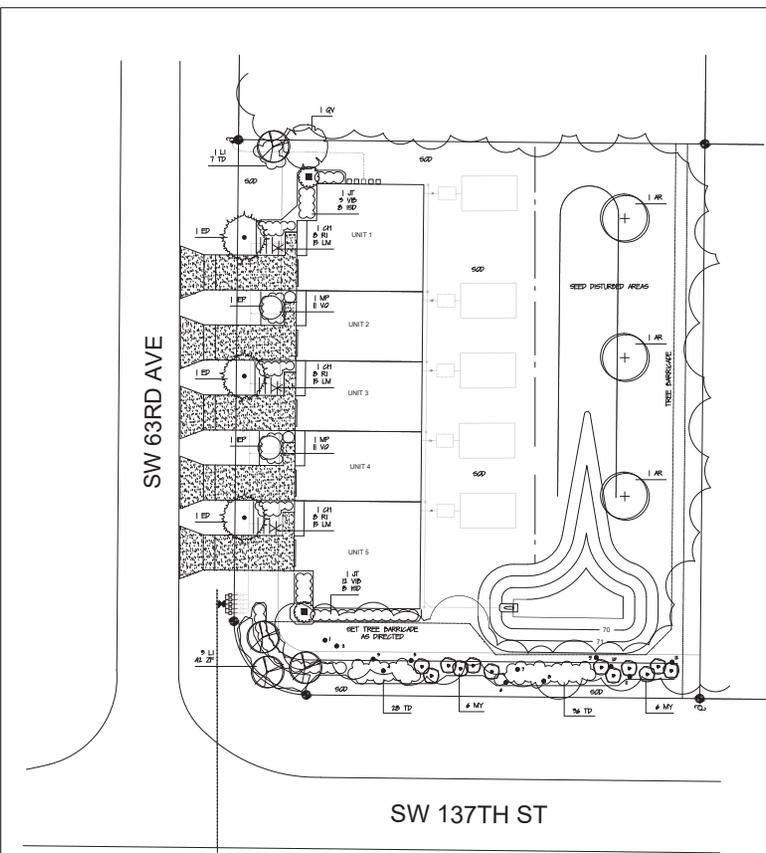
A MARION COUNTY MINOR SITE PLAN FOR MARION OAKS UNIT 9 TOWNHOMES MARION COUNTY Lanar & Ullip, Plan

DATE: 2024-01-015  
DATE: 8-13-2024  
SCALE: 1" = 20'

WILLIAM A. MENADIER  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 74581

C003





**LANDSCAPE NOTES**

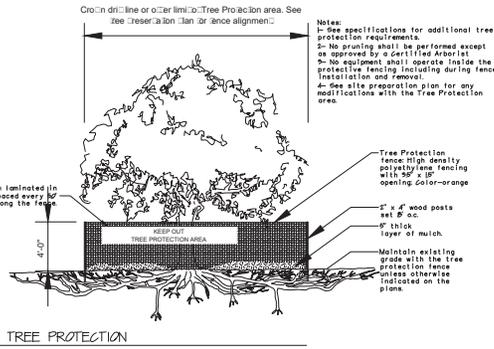
1. ALL MATERIAL SHALL BE FLORIDA OR GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH 1" - 2" OF FINE DARK MULLIN
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY BUREAU OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE SOIL GRASSES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN GRASSED FOR GRASSES AND STANDARDS
6. ALL TREES MUST BE IRRIGATED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GISED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL VERIFY THE SCOPE OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NITRATE FREE AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMOVING AIR-PROGERS DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 - 60 GPD TO ALL NEW TREES
14. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
15. NO PLANTINGS OR OTHER CONSTRUCTIONS MAY BE WITHIN THE 2' VERTICAL OVERHANG AREA
16. NEW GPD SHALL BE ARGENTINE-BANJA INSTALLED WITH NO GAPS OR OVERLAPS
17. ALL WIRE / MESH MATERIAL MUST BE COMPLETELY REMOVED PRIOR TO ACCEPTANCE
18. ALL EXPOSED SHALL BE GRAVEL-GUT AND REQUIRED FOR MAINTENANCE
19. ALL OTHER DISTURBED AREAS SHALL BE SEEDS WITH ARGENTINE-BANJA SEED MIX @ 1.00 / 1000 SF
20. SEEDS AREAS SHALL BE OVER-MULCHED WITH STRAW OR OTHER ACCEPTABLE MATERIAL
21. GPD / KEEP AREAS SHALL BE CLEARED OR ALL ROCKS, STUMPS, AND OTHER DEBRIS PRIOR TO INSTALLATION
22. PLANTED SOIL USED FOR THE BULBING PLANTERS AND BACKFILL OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVISED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
23. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STUMPS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
24. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THE SITE
25. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
26. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
27. DO NOT PLANT NEW TREES TOO DEEP UNLESS THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
28. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
29. ALL NEW TREES AND SHRUBS MUST MEET THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60)
30. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES HAVE A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTERS BRANCHED REMOVED
31. ALL PLANT MATERIAL MUST MEET ALL OF THE SPECIFICATIONS, NOT JUST THE CONTRACTOR SIZE
32. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
33. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRASSES AND STANDARDS
34. SET TREE BRIDGES 30" OFF SOUTH AND 30" OFF EAST PROPERTY LINES
35. PREVENT ALL EXISTING TREES OUTSIDE THE TREE BRIDGES AS DIRECTED BY LANDSCAPE ARCHITECT

**MARION COUNTY NOTES**

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 475 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2. ALL REQUIREMENTS OUTLINED IN SECTION 475 B SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 475 B SHALL BE COMPLIED WITH. NO CERTIFICATE OF EQUIPMENT OR CERTIFICATION OF COMPETENCY SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSED (ARB - ARS), TREE PROTECTION (475 E), MAINTENANCE (475 - 475), FERTILIZER (USE 475), AND WATERING (475)
5. ALL REQUIREMENTS OUTLINED IN SECTION 475 A REGARDING FERTILIZER AND OTHER LANDSCAPE PROFESSIONALS CHARGES SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND PROTECTION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 475 B REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 475 B REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSES AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSES AND CERTIFICATION REQUIREMENTS UNDER SECTION 475
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GISED OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UF/IFAS
13. INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 30 DAYS OF NOTIFICATION BY THE COUNTY

**TREE PROTECTION NOTES:**

1. THE CLEANING OF CONSTRUCTION MATERIAL DURING THE COURSE OF CONSTRUCTION THE FOLLOWING REQUIREMENTS SHALL BE COMPLIED WITH:
  - a. THE REMOVAL OF CONSTRUCTION MATERIAL FROM THE SITE SHALL BE COMPLETED PRIOR TO CONSTRUCTION IN FULL RIGHT-OF-WAY, AND ALL EQUIPMENT REMOVED UNDER AND PURSUANT TO THIS CODE
  - b. THE CLEANING OF CONSTRUCTION MATERIAL OR MATERIAL OF THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE 100' OF ANY TREE WHICH IS PROTECTED IS NOT ALLOWED
  - c. THE MATERIALS, EQUIPMENT, OR THE REMOVAL OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE 100' OF ANY TREE WHICH IS PROTECTED IS NOT ALLOWED
  - d. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BRIDGES AND SETS ON A DAILY BASIS DURING THE COURSE OF CONSTRUCTION AND IMPROVE OR REPAIR WHEN HAS BEEN DAMAGED OR MISSING SHALL BE REPLACED IMMEDIATELY
  - e. IF ANY TREE HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED OR OTHERWISE MAJOR DAMAGE DURING CONSTRUCTION WITH THE COOPERATION OF NATURAL EVENTS SO AS TO PLACE ITS LOAD BEYOND THE PROTECTION OF THE TREE(S) MUST BE REPLACED AT AN EQUIVALENT SIZE OF THE TOTAL (GROWN) Girth OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREES SHALL BE OF COMPAREABLE SPECIES TO THE DESTROYED OR DAMAGED TREES WITH A MINIMUM REPLACEMENT SIZE OF 36-INCH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH A REPLACEMENT VALUE FOR SUCH TREES AND PLANTING INTO THE TREE PROTECTION FUND MAY BE AUTHORIZED BY THE COUNTY LANDSCAPE ARCHITECT.



**TREE PROTECTION**

**LANDSCAPE MATERIAL LIST**

QTY	DESCRIPTION	FLORIDA MAPLE	NATIVE
1	ACER RUBRA 'FLORIDA FLAME'	FLORIDA MAPLE	4# GAL, 35" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY
1	QUERCUS VIRGINIANA	LIVE OAK	4# GAL, 35" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY
4	EP. FLAGGARIUM DECPENS	JAPANESE BLUEBERRY	3# GAL, 1" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY
5	EP. LIZ TOME PLATANUS	EMPIR PLATANUS HOLLY	3# GAL, 1" CAL, 8' TALL, SINGLE LEADER, FULL CANOPY
1	LAURUSTREMA INDICA 'WATZECZ'	GRAPE MYRTLE	3# GAL, 1" CAL, 8' TALL, MULTI-TRUNK, FULL CANOPY
1	GH. JONASBERG BIRCH	EUROPEAN PIN PALM	10" DIA, 3' - 5' TALL, FULL SPREAD
1	EP. LEX STONES SWAMP	SWAMP BILLY	10" DIA, 3' - 5' TALL, FULL SPREAD, FULL NET 15' O.C.
1	GH. MARIANA FRAXILLITA	ORANGE SHRUB	10" DIA, 3' - 5' TALL, FULL SPREAD
1	LM. LORDE MARGARI 'EURENEN GWANT'	BORDER GRASS	1 GAL, 1" - 3" PITH, FULL NET 18" O.C.
1	MY. MINGUA CESPICATA	YAW MYRTLE	1 GAL, 1" - 3" PITH, FULL NET 18" O.C.
1	LA. BARRINGTON BOKA	BEAN PROTEIN	1 GAL, 1" - 3" PITH, FULL NET 18" O.C.
1	TD. TOPHAGUM DACTYLOIDES	PAVANEGRASS GRASS	1 GAL, 1" - 3" PITH, FULL NET 18" O.C.
1	VB. VERNUM GIGANTUM	MULTIPLY VERNUM	1 GAL, 1" - 3" PITH, FULL NET 18" O.C.
1	VB. VERNUM ZEPHYRUM	SWIFT VERNUM	1 GAL, 1" - 3" PITH, FULL NET 18" O.C.
1	ZI. ZAMA TURKICUM	COSTE	1 GAL, 1" - 3" PITH, FULL NET 18" O.C.

**LANDSCAPE / OPEN SPACE**

TOTAL PARCEL AREA	= 10286 SF	SOUTH BUFFER - 80' LP, TYPE 1, 10' WIDE, 1800' OF	GRAVE TREES REQUIRED	= 51 (2 / 100 LP)
LANDSCAPE GRAZE REQUIRED	= 4265 SF (42%)		ORNAMENTAL TREES REQUIRED	= 45 (5 / 100 LP)
LANDSCAPE AREA PROVIDED	= 5100 SF		IN TREE PRESERVATION	= 8 (8 / 100)
			LANDSCAPE AREA REQUIRED	= 109 SF (1%)
			LANDSCAPE AREA PROVIDED	= 109 SF

**TREE PRESERVATION**

TOTAL PARCEL AREA	= 10286 SF (40 AC)	WEST BUFFER - 80' LP, TYPE 1, 10' WIDE, 1800' OF	GRAVE TREES REQUIRED	= 50 (2 / 100 LP)
EXISTING TREES	= 47 (10' / 100' / 10)		ORNAMENTAL TREES REQUIRED	= 4 (5 / 100 LP)
TREE PRESERVATION REQUIRED	= 47		ORNAMENTAL TREES PROVIDED	= 0 (0 / 100 LP)
TREE PRESERVATION PROVIDED	= 47		LANDSCAPE AREA REQUIRED	= 109 SF (1%)
			LANDSCAPE AREA PROVIDED	= 109 SF

**NATIVE PLANT MATERIAL**

TOTAL LANDSCAPE MATERIAL	= 266
NATIVE PLANTS REQUIRED	= 29 (11% OUTSIDE USE)
NATIVE PLANTS PROVIDED	= 29 (11%)

**PER LANDSCAPING**

TOTAL ALONG ROW	= 41 LP
GRAVE TREES REQUIRED	= 23 (4 / 100 LP)
ORNAMENTAL TREES REQUIRED	= 5 (5 / 100)
LANDSCAPE AREA REQUIRED	= 109 SF (1%)
LANDSCAPE AREA PROVIDED	= 109 SF

**TREE LIST**

1	1" PINE	7	8" PINE
2	1" PINE	8	10" PINE
3	1" PINE	9	12" PINE
4	1" PINE	10	14" PINE
5	1" PINE	11	16" PINE
6	1" PINE	12	18" PINE

SCALE 1" = 20'



NO.	DATE	DESCRIPTION
1	6/24	COUNTY COMMENTS

DATE	6 / 24
DRAWING NO.	
SCALE	1" = 20'
JOB NO.	

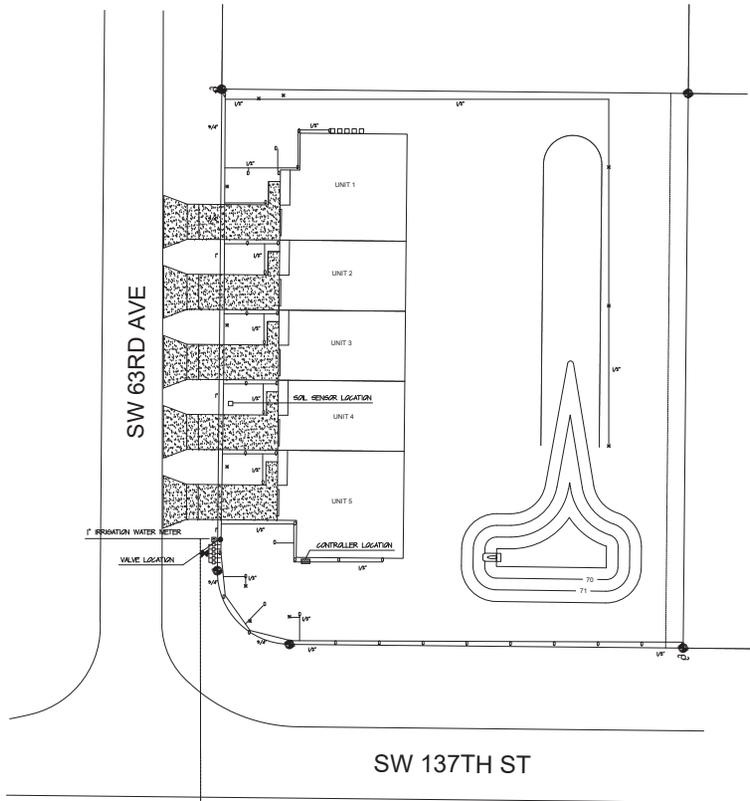
ENVIRONMENTAL DESIGN  
ANDY KESSELRING, LANDSCAPE ARCHITECT  
10000 SW 137TH AVE, SUITE 100  
MARION COUNTY, FLORIDA 32010  
PHONE: (352) 822-8989  
FAX: (352) 822-8989  
WWW: WWW.ANDYKESSELRING.COM  
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN  
COURT REPORTING, COMMERCIAL-RESIDENTIAL DESIGN



LANDSCAPE PLAN  
MARION OAKS UNIT 9  
TOWNHOMES  
MARION COUNTY  
FLORIDA

SHEET 122 OF 122

RICHARD A. KESSELRING, JR., PLA, ASLA  
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858



- IRRIGATION LEGEND**
- HUNTER MP 1000 SERIES POP-UP SPRAY HEADS
  - ✱ HUNTER P50 SERIES BUBBLER HEADS FOR TREES
  - SOIL SENSOR LOCATION
  - ⌈ WATER METER - IRRIGATION USE ONLY
  - HUNTER X-GORE 4-STATION CONTROLLER
  - 1/2" NELSON VALVE IN WATER-RESISTENT BOXES
  - == SLEEVING - 50% 40 PVC

**IRRIGATION ZONE DATA**

IRRIGATION ZONE = 152 GPM  
 152 GPM x 1.5 = 228 GPM  
 228 GPM / 7.7 = 29.6 GPD

6PM = GALLONS PER MINUTE  
 GPM = GALLONS PER ZONE RUN TIME  
 GPD = GALLONS PER WEEK  
 GPD = GALLONS PER DAY

- IRRIGATION NOTES**
1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
  2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
  3. HEADS SHALL BE 1/4, 1/2, OR FULL GORGE AS EACH LOCATION REQUIRES
  4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES AND BUILDINGS
  5. WATER METER SHALL BE A NEW 1" WATER METER - IRRIGATION USE ONLY. COORDINATE WITH GULF PLUMB
  6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED LAYOUT AND PROVIDE ANY QUESTIONS TO THE LANDSCAPE ARCHITECT IN WRITING, REGARDING AN UNDERSTANDING OF THE DESIGN INTENT. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
  7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CABINETS
  8. THE OWNER WILL PROVIDE AN ELECTRICAL GROUND IN THE CONTROLLER AREA
  9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTENT BOXES
  10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LAMERSKINS OF THE PAVED AREAS
  11. ALL SLEEVING SHALL BE 50% 40 PVC AND INSTALLED A MINIMUM OF 18" DEEP
  12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 18" DEEP
  13. RAINING TRANSDUCER DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (30% DEPTH). IN ADDITION AN ANEMOMETER SENSOR WITH SOIL CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION ADJUSTMENTS PRIOR TO FINAL ACCEPTANCE
  14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
  15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
  16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
  17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
  18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE METER LOCATION
  19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT ZONES ARE DESIGN TO FUNCTION AT 95 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE
  20. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS
  21. SYSTEM DOES NOT PROVIDE SOIL COVERAGES OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOIL AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
  22. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAIN ROOT SYSTEMS OF THE TREES TO BE PRESERVED
  23. ALL IRRIGATION HEADS SHALL BE LOW-VOLUNT, MISC-ORIENTATION TO MINIMIZE WATER CONSUMPTION
  24. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY FWS @ DES/PAUL/LEW/NELO
  25. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
  26. POP-UP HEIGHTS WITHIN SOIL AREAS SHALL BE SET AT 4"
  27. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER, IDENTIFY AND VERIFIED BY CONTRACTOR
  28. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
  29. ALL IRRIGATION INSTALLATION SHALL MEET SOIL GRADES AND STANDARDS
  30. NO IRRIGATION HEADS SHALL BE INSTALLED ON ROADS UNLESS SPECIFICALLY NOTED AND DETAILED
  31. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
  32. BUMPERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

**MARION COUNTY NOTES**

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DIAGRAM AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE PERFORMED AND SIGNED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 4.54 SHALL BE COMPLETED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 4.55 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLETED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY PEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA TREES AND NURSERY/PROP PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 4.55 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLETED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 4.56 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLETED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (4.56) WATERING INSTALLATION (4.55) AND INSTALLATION LICENSING REQUIREMENTS (4.55)

NO.	DATE	DESCRIPTION
1	6/24	

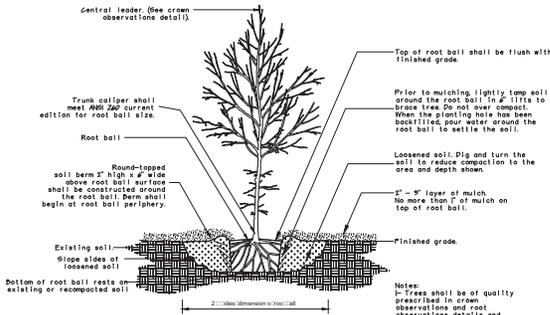
DATE:	6 / 24
DRAWING NO.:	IRRA-10
SCALE:	1" = 20'
DESIGNER:	RAK
CHECKER:	
DATE:	

ENVIRONMENTAL DESIGN  
 ANDY KESSELRING, LANDSCAPE ARCHITECT  
 1000 SW 137TH ST, SUITE 100  
 BOCA RATON, FLORIDA 33433  
 (561) 822-2899  
 LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN  
 AND COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

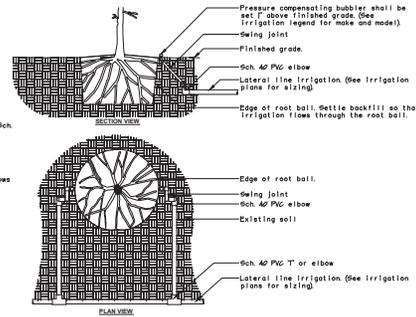
IRRIGATION PLAN  
 MARION OAKS UNIT 9  
 TOWNHOMES  
 MARION COUNTY  
 FLORIDA



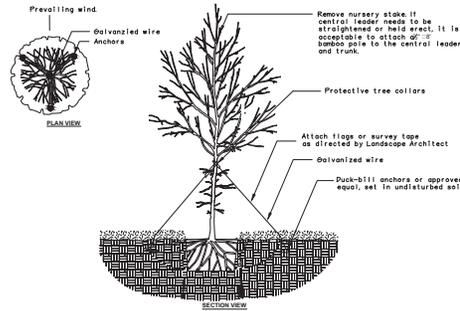
RICHARD A. KESSELRING, JR., P.L.A., A.S.L.A.  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858



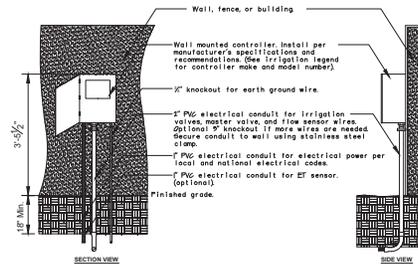
TREE INSTALLATION



TREE BUBBLER LAYOUT

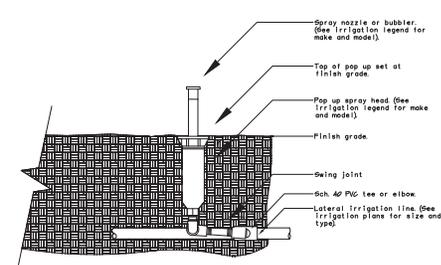


TREE STAKING - TREES < 2" CALIPER

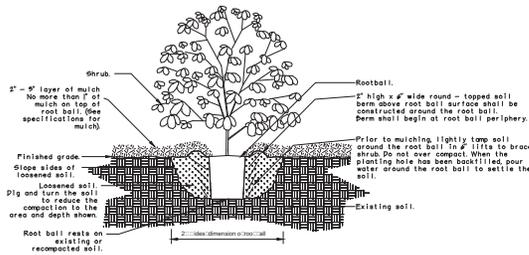


Notes:  
 1- Common and controller wire to be bundled using electrical tape at 6" on center.  
 2- Grounding rods shall be located between 60" to 80" away from the controller.  
 3- Grounding rods shall be 6" in length. Connect the grounding rod to the controller using a gauge bare copper wire per manufacturer's specifications.  
 4- Rain sensor device shall be installed within 50' of the controller, a minimum of 6' high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

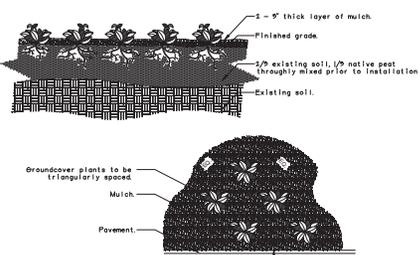
WALL MOUNTED CONTROLLER



POP UP-SPRAY HEAD



SHRUB INSTALLATION



GROUNDCOVER INSTALLATION

RICHARD A KESSELRING JR., P.L.A., A.S.L.A.  
 LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

DATE	6 / 24
DESIGNER	RAK
DRAWING NO.	1 = 20
SCALE	1" = 20'
NO.	1
DATE	8/24
BY	RAK
DESCRIPTION	LANDSCAPE & IRRIGATION DETAILS

ENVIRONMENTAL DESIGN ARCHITECT  
 1930 SE. 5th STREET  
 COALA, FLORIDA 32409 (352) 622-8899  
 ONLY LICENSED COMMERCIAL/RESIDENTIAL DESIGN

**EDK**

LANDSCAPE & IRRIGATION DETAILS  
 MARION OAKS UNIT 9  
 TOWNHOMES  
 MARION COUNTY FLORIDA

SHEET 1222 of 1222





# VIZCAYA SURVEYING AND MAPPING INC.

## BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 08, TOWNSHIP 17S, RANGE 21E. MARION COUNTY

Scale 1"=30'

**PROPERTY ADDRESS:**  
 0 SW 63RD AVE  
 OCALA, FL 34473  
 (PARCEL ID. 8009-1279-21)

**DESCRIPTION:**

LOT 21, BLOCK 1279, MARION OAKS UNIT NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK O, PAGE 184, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**

COMMUNITY: MARION COUNTY 120160  
 MAP/PANEL NO. 12063C0715D  
 SUFFIX: D  
 FIRM DATE: 8/28/2008  
 FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MARION COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TOPOGRAPHIC SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

BENCH MARK: DG8574 ELEVATION: 84.60 FEET (NAVD-88)

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF N00°32'00"E FOR THE EAST RIGHT OF WAY LINE OF SW 63RD AVENUE AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

**CERTIFY TO:**

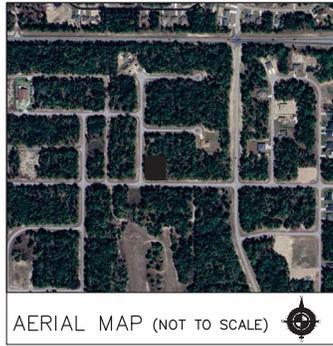
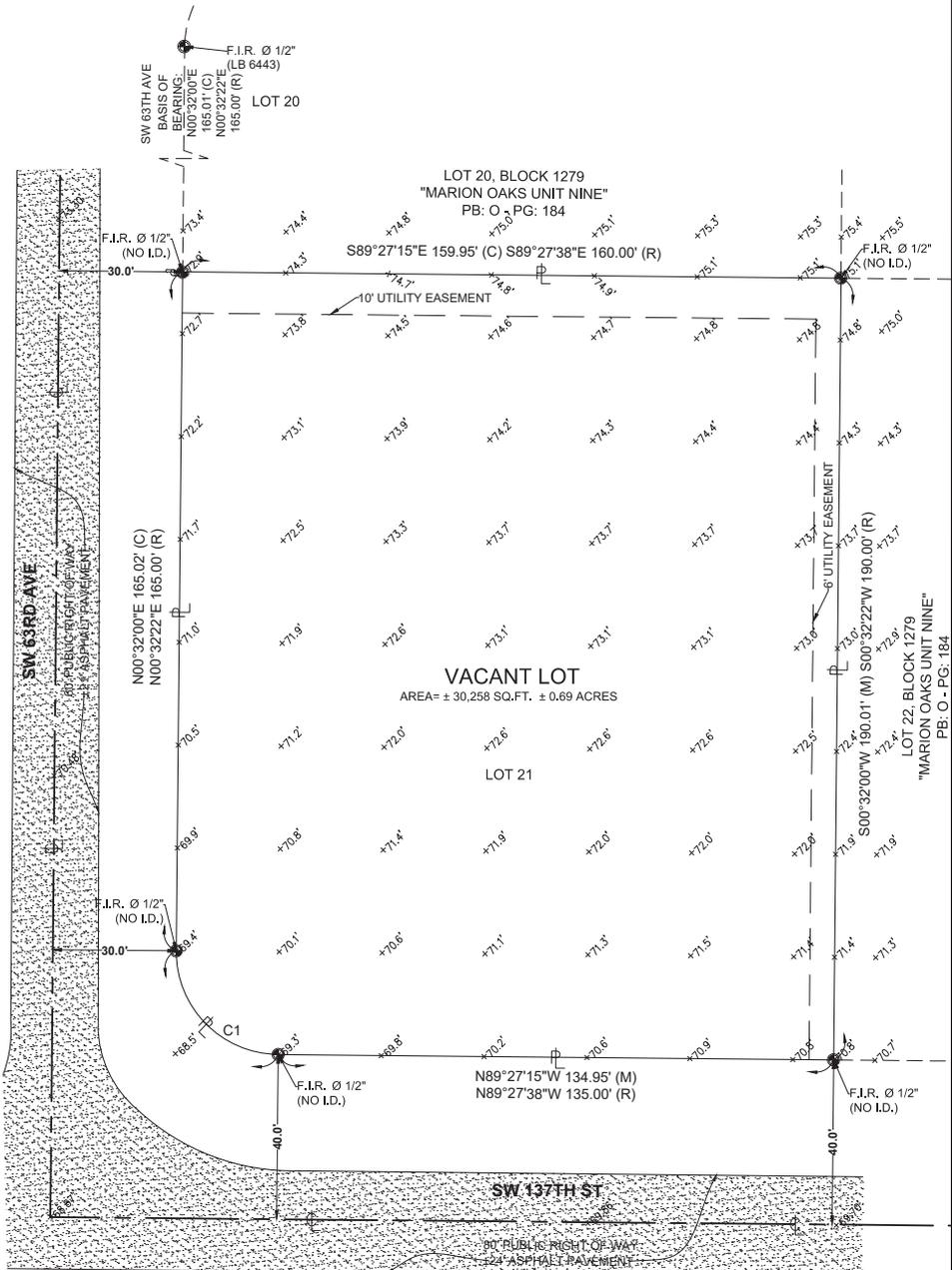
**4C PARTNERS LLC**

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THIS "TOPOGRAPHIC SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

04-10-2024

ARTURO TOIRAC  
 PROFESSIONAL LAND SURVEYOR No. 3102  
 STATE OF FLORIDA



Vizcaya Surveying & Mapping Inc  
 13217 SW 46 LANE  
 MIAMI, FL 33175  
 TEL. 305-223-6060



Survey is not covered by Professional Liability Insurance.	<b>A</b> = ARC LENGTH <b>A/C</b> = AIR CONDITIONING PAD <b>Alum.F</b> = ALUMINUM FENCE <b>B/C</b> = BUILDING <b>B/C</b> = BLOCK CORNER <b>(C)</b> = CALCULATED <b>C.B.</b> = CATCH BASIN <b>C.B.S.</b> = CONCRETE BLOCK STRUCTURE <b>CH.</b> = CHORD DISTANCE <b>CL.</b> = CLEAR <b>C/L</b> = CENTER LINE <b>CLF</b> = CHAIN LINK FENCE	<b>CLP</b> = CONC. LIGHT POLE <b>CONC.</b> = CONCRETE <b>D.E.</b> = DRAINAGE EASEMENT <b>Δ</b> = CENTRAL ANGLE <b>E</b> = ELECTRIC SERVICE BOX <b>EM</b> = ELECTRIC METER (CAN) <b>F.D.H.</b> = FOUND DRILL HOLE <b>F.H.</b> = FIRE HYDRANT <b>F.I.P.</b> = FOUND IRON PIPE <b>F.R.</b> = FOUND REBAR <b>☼</b> = FIRE HYDRANT	<b>F.N.</b> = FOUND NAIL <b>G</b> = GAS METER <b>L.P.</b> = LIGHT POLE <b>MH</b> = MAN HOLE <b>M</b> = MEASURED <b>M/L</b> = MONUMENT LINE <b>N.G.V.D.</b> = NATIONAL GEODETIC VERTICAL DATUM <b>N.T.S.</b> = NOT TO SCALE <b>OE</b> = OVERHEAD ELECTRIC LINES <b>P.B.</b> = PLAT BOOK <b>P.C.P.</b> = PERMANENT CONTROL POINT <b>PG.</b> = PAGE	<b>LEGEND OF SURVEY ABBREVIATIONS</b> <b>P.R.M.</b> = PERMANENT REFERENCE MONUMENT <b>P/L</b> = PROPERTY LINE <b>(R)</b> = RECORDED <b>R</b> = RADIUS <b>RAD.</b> = RADIAL <b>RES.</b> = RESIDENCE <b>R/W</b> = RIGHT OF WAY <b>S</b> = SEWER MANHOLE <b>SEC.</b> = SECTION <b>S.I.P.</b> = SET IRON PIPE No. _____ <b>S/L</b> = SET BACK LINE <b>STY.</b> = STORY	<b>☒</b> = TRANSFORMER <b>SWK.</b> = SIDEWALK <b>T</b> = TELEPHONE SERVICE BOX <b>TV</b> = TV CABLE SERVICE BOX <b>U.D.E.</b> = UTILITY & DRAINAGE EASEMENT <b>U.E.</b> = UTILITY EASEMENT <b>U.M.E.</b> = UTILITY & MAINTENANCE EASEMENT <b>U.P.</b> = UTILITY POLE <b>W</b> = WATER WELL <b>W/M</b> = WATER METER	<b>DRAWING BY:</b> 240ENGINEERING & DESIGN INC 240engineeringanddesign@gmail.com	<b>JOB No.:</b> 24329
						<b>ESCALE:</b> 1"=30'	<b>CONTENT:</b> TOPOGRAPHIC SURVEY