

October 16, 2025

PROJECT NAME: LIBERTY CROSSINGS - DOLLAR TREE - MAJOR SITE PLAN

PROJECT NUMBER: 2025020070

APPLICATION: MAJOR SITE PLAN #32541

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Appropriate drainage tracts/ROW shall be included on the final plat.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase completion.
- 3 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.
- 4 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.
- 5 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.
- 6 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: 3/14/25-add waivers if requested in future
- 7 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.

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities
- 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: 10/8/2025 - \$130.00 review fee. Utilities Plan Review Fee: \$225.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32541
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: INFO
REMARKS: Development Agreement 06-L44 and Termination in 2021.
- 13 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: INFO
REMARKS: per IFAS - top of tree rootball is 1-2" above finish grade - detail shows even with finish grade
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking
STATUS OF REVIEW: INFO
REMARKS: Reminder that all on-going major site plan projects will need to meet B-2 development standards, including setbacks, for every single parcel delineated in approved final plat.
- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: C-Type buffers are 15' wide. The buffer along SW 49th Ave Rd. shows 10'. Please Revise or provide a waiver for this reduced buffer size.
7/21/25 - Waiver for 10-ft buffer was approved for final plat (AR 32200). Final plat has not been approved at

this time.

10/9/25 - Final plat was approved on 10/6/25. Staff recognizes buffer waiver applies to this site plan.

However, in the case that buffer requirements/conditions for the waiver are violated, the site may be subject to the code enforcement process, at the property owner's risk.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: INFO

REMARKS: Please indicate on cover sheet:

FEMA Flood Zone X

No ESOZ

Secondary Springs Protection Zone

18 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Reminder formal subdivision process (preliminary plat, improvement plan, final plat, major site plan) will be needed to establish separate parcels for multiple commercial projects. Staff notes waiver (AR 29619) was approved on 4/3/2023 to allow final plat to proceed without pre-plat and improvement plan.

10/6/25 - Final plat (AR 32200) has been approved to produce several commercial lots.



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: _____
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: _____
Parcel Number(s): _____
Section _____ Township _____ Range _____ Land Use _____ Zoning Classification _____
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: _____
Property Acreage _____ Number of Lots _____ Miles of Roads _____
Location of Property with Crossroads _____
Additional comments regarding this submittal _____

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Surveyor:

Firm Name: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email(s) for contact via ePlans: _____

Owner:

Owner: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Developer:

Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 7/2017

LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN

CONSTRUCTION NOTES:

1. REPRESENTATION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS SIGNED BY THE PROFESSIONAL ENGINEER AND THE PROFESSIONAL SURVEYOR, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY RESPONSIBLE ORIGINAL DOCUMENTS.
2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.
3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DRAINING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SANITARY SEWER WATER MANAGEMENT DISTRICT REGULATIONS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.
6. AFTER ANCHOR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.
7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF INTERVIEW AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SLOPE AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.
8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE II SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDES OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DIRT OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.
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 NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.
10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE ROAD. THE SLOPE OF ALL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.
11. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND THE CONTRACTOR MUST ASSURE THAT ALL UTILITY COMPANIES, CHANGES, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) A CONSTRUCTION STAKES THAT HAVE BEEN PLACED OR DISTURBED DUE TO THE CONTRACTOR'S CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKES & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS FOR THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.
15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.
16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.
17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY SHALL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
 - A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL.
 - B) THE FOOT ROADWAY & TRAFFIC DESIGN STANDARDS.
 - C) FOOT STANDARDS (SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, UNLESS OTHERWISE SPECIFIED IN THESE PLANS).
18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSES. UNDERCUT SHALL BE SPECIFICALLY PROPOSED.
19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
 - A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
 - B) FOOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, & UTILITY OPERATIONS.
 - C) FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION.
20. ALL PAYMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FOOT STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES & SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS. TRAFFIC PATTERN SHALL BE FOOT CODE 1-1, 1.2 AND HIGH-INTENSITY THERMALSTIC.
21. THE UTILITY CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL. A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PRESENTLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.
22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THESE PLANS.
23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW CLEARANCE FOR VEHICLES AND TRAFFIC. EXISTING TREES TO REMAIN SHALL BE 10 MINIMUM ABOVE CENTRE GRADE OF ROAD.
24. AREA AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADE AND SODDED FOR 5 MINIMUM IN ALL DIRECTIONS ON PLAIN TOPPOGRAPHY. PLANS SHALL EXCLUDE TRANSITIONS TO PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLANS.
25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINAGE AFTER PLACEMENT OF SOD OR GRASS AND MULCH.
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2" MINIMUM AND 6" MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4" ABOVE FINISH GRADE.

CONSTRUCTION INSPECTION NOTE:

MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MICHAEL BRANDY RAYMOND, (352) 307-4013 OR BRANDY.RAYMOND@MARIONCO.ORG

UTILITY PROVIDERS:

POWER (DTE) 8001-694-8808
TELEPHONE (CENTURYLINK) 3521-405-4058
CABLE (COMCAST) 8001-248-6666
GAS (TECO) 4071-425-2679
WATER & SEWER (MARION COUNTY) 3521-357-6000

SUNSHINE STATE ONE CALL

CALL BEFORE YOU DIG
1-800-434-7378

Know what's below.
Call before you dig.

SCALE:
1"=200'

ENGINEER

MASTROSERIO ENGINEERING, INC.
PAOLO MASTROSERIO, P.E.
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

SURVEYOR

A.M. GAUDET AND ASSOCIATES, INC.
SE 102ND PL. STE. 3
OCALA, FL 34420
352-245-2708

DEVELOPER

358 ACRES LAND TRUST
CONTACT: JOHN RUENANNY
2441 NE 3RD ST. STE. 201
OCALA, FL 34470
(352) 238-1553

MASTROSERIO ENGINEERING, INC.

CA# 26159
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DRAWING FILE:

TITLE
DATE: 28-02-2025
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM

IMPERVIOUS AREAS/DATA BLOCK OF SITE COVERAGE:

TOTAL SITE AREA = 64,898 S.F. OR 1.49 AC.
TOTAL PROJECT AREA = 105,857 S.F. OR 2.42 AC.
EXISTING CONCRETE = 2,225 S.F.
EXISTING IMPERVIOUS COVERAGE = 2,225 S.F. (100%)
(ALL EXISTING IMPERVIOUS AREAS WILL BE DEMOLISHED)

PROPOSED IMPERVIOUS COVERAGE (LOT 11 AREA ONLY):
BUILDING 12,875 S.F. (5.13%)
PAVEMENT 2,460 S.F. (3.79%)
CONCRETE 2,460 S.F. (3.79%)
TOTAL IMPERVIOUS AREA 25,800 S.F. (24.99%)
OPEN SPACE 39,058 S.F. (45.01%)

PROPOSED IMPERVIOUS COVERAGE (PROJECT AREA):
BUILDING 44,865 S.F. (42.59%)
PAVEMENT 2,460 S.F. (2.32%)<

COUNTY: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN COUNTY, FLORIDA, SEC. 22, TWP. 16, RGE. 21	JOB#: 25-05
TITLE: TITLE SHEET	SHEET C1 OF 6

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN. THE STORMWATER INFRASTRUCTURE AS SHOWN ON THIS PLAN WILL BE OWNED AND OPERATED BY THE HOMEOWNER'S ASSOCIATION. ACCESS TO TRACT B IS FROM SW 87TH PLACE AND IS GRANTED VIA THE PHASE 1 RECORD PLAT.

IN ADDITION, I AND MY SUCCESSORS OR ASSIGNS OR DESIGNATED ENTITY SHALL INSPECT THE DRAINAGE FACILITIES PERIODICALLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SINKHOLES. SHOULD A SINKHOLE FORM, ALL APPLICABLE PROCEDURES IN ACCORDANCE WITH WATER MANAGEMENT DISTRICT CRITERIA WILL BE ADHERED TO. AT SUCH TIME OF THE PROJECT, ENGINEER AND WMD WILL BE NOTIFIED WITHIN 48 HOURS OF DISCOVERY OF SAID SINKHOLE. A DETAILED REPAIR PLAN WILL BE SUBMITTED TO WMD FOR REVIEW AND APPROVAL. ANY CHANGES TO THE "TYPICAL SINK HOLE REPAIR DETAIL," AS SHOWN ON THE ENGINEERING PLANS, SHALL BE DETERMINED AT THIS TIME BASED ON ACTUAL CONDITIONS.

2441 NE 3RD ST. STE. 201
OCALA, FL 34470
(800) 368-1000

MASTROSENZO ENGINEERING, INC. C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471

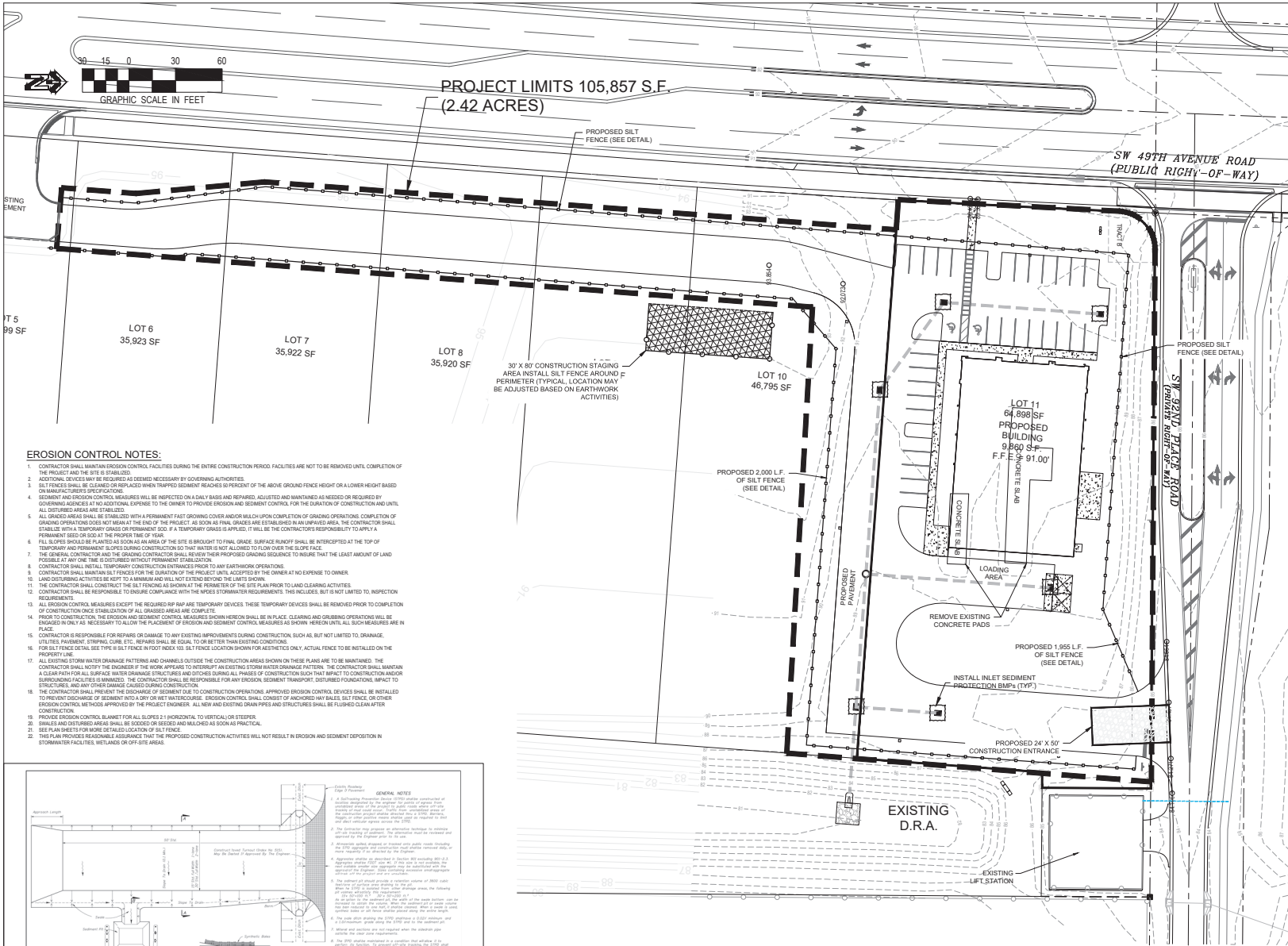
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ASTROPERO ENGINEERING, INC. C.A.#20159
905 E. 32ND PLACE
TALLAHASSEE, FL 32301

		1"=200'
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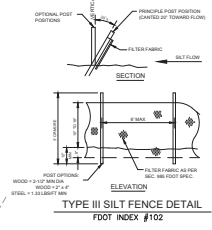
	1=2

PAOLO MASTROSERIO
LICENSE
No. 58691
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



EROSION CONTROL NOTES:

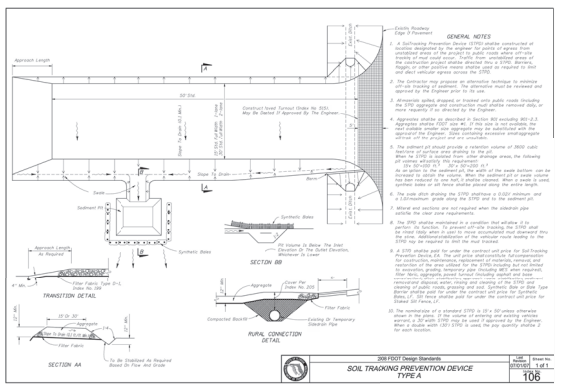
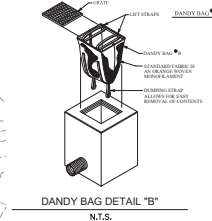
1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL GRADED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT AS SOON AS FINAL GRADINGS ARE ESTABLISHED IN AN UNIMPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOG. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOG AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPT AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SURFACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LARGEST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
9. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
10. THE CONTRACTOR SHALL CONTRACT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
12. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION ONCE STABILIZATION OF ALL DISTURBED AREAS ARE COMPLETE.
13. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEANING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
14. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STREPPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
15. FOR SILT FENCE DETAIL, SEE TYPE III SILT FENCE IN FOOT NOTES. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY. ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
16. ALL EXISTING STORM WATER DRAINAGE PATTERN AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND OUTFALLS DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SUBSEQUENT FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
17. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT INTO OR THROUGH CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE RETAINED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET INTERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLOWED CLEAN AFTER CONSTRUCTION.
18. PROPOSED EROSION CONTROL BARRIERS SHALL BE PLACED 10' HORIZONTAL TO VERTICAL OR THEREOF.
19. SWALES AND DISTURBED AREAS SHALL BE SOODED OR SEEDED AND MULCHED AS SOON AS PRACTICAL.
20. SEE PLAN SHEETS FOR MARK DELINEATION OF SILT FENCE.
21. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.



Installation and Maintenance Conditions

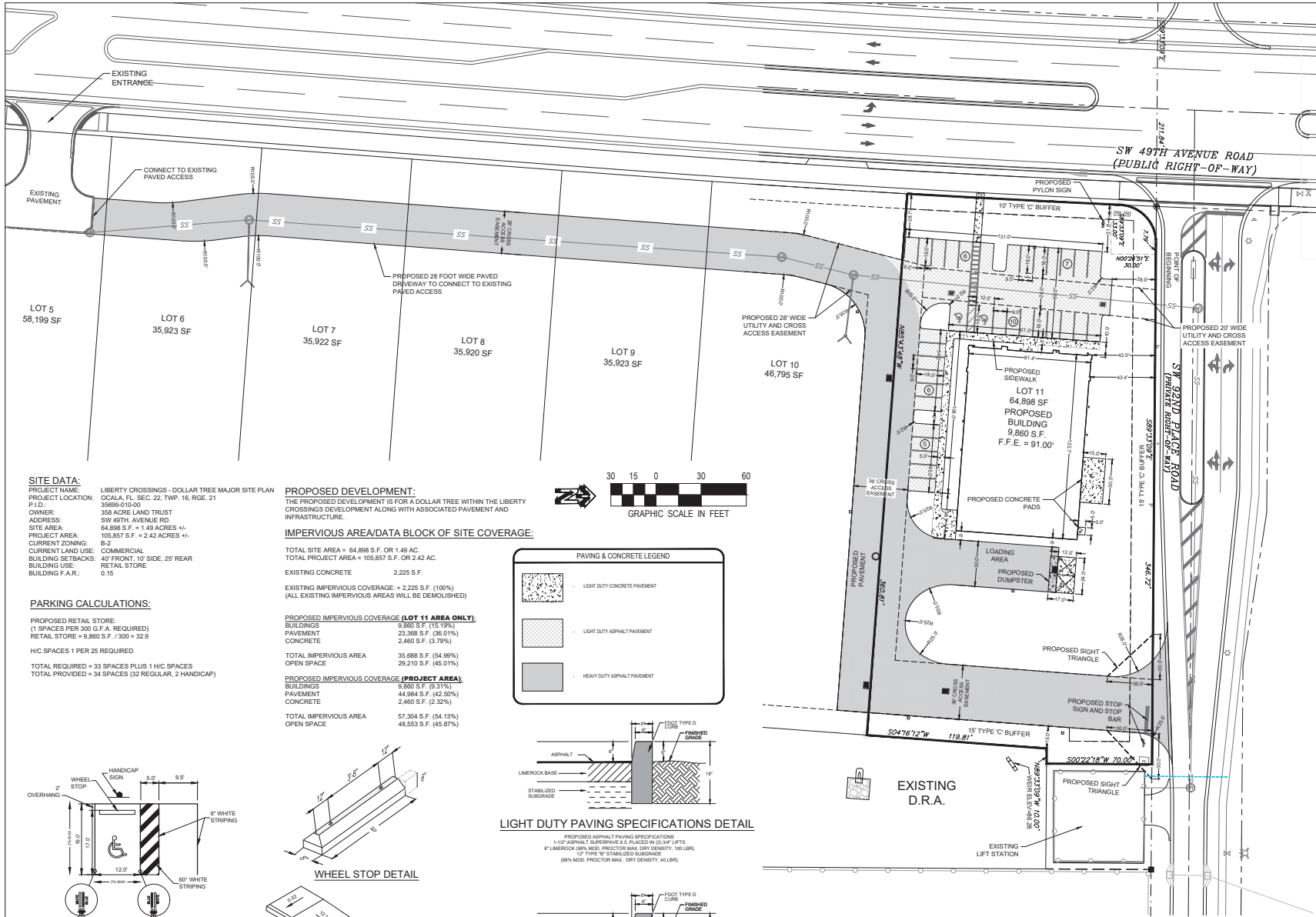
Installation: Remove the grade from within limits. If using optional all-weather flow obstructed filter in front, stand the poles to one side, from the top of the ridge and the top of the filter to the ground and where the ridge slope. Rolling the filter down, under the grade into the hole.

Maintenance: Remove all accumulated sediment and debris from vicinity of wall after each storm event. After each storm event, and at regular intervals, look into the filter bag at 10' intervals. If the sediment level is more than 1/2 full of sediment, the next time it rains, to empty must, cut the top end of the filter bag, roll the filter down and remove the poles. If more sediment is observed, replace sediment with new material.



AREA OF DISTURBANCE 2.42 AC.

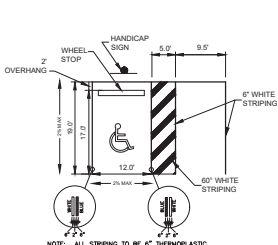
ENGINEERS CERTIFICATION:		REVISION DESCRIPTION
DESIGNED BY: PM	DATE: 9-23-25	COUNTY RAI SUBMITTAL 1
DRAWN BY: AHC		
CHECKED BY: PM		
DATE: 10-28-2025		
PROJECT: LIBERTY CROSSINGS: DOLLAR TREE MAJOR SITE PLAN		
MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21		
TITLE: EROSION CONTROL PLAN		
SCALE: 1" = 30'		
JOB#: 25-05		
SHEET C2 OF 6		



SITE DATA:
PROJECT NAME: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN
PROJECT LOCATION: OCALA, FL, SEC. 22, TWP. 16, RGE. 21
P.I.D.: 35699-010-00
OWNER: 356 ACRE LAND TRUST
ADDRESS: SW 49TH AVENUE RD
SITE AREA: 64,898 S.F. = 1.49 ACRES +/-
PROJECT AREA: 105,857 S.F. = 2.42 ACRES +/-
CURRENT ZONING: B-2
BUILDING SETBACKS: 40' FRONT, 10' SIDE, 25' REAR
BUILDING USE: RETAIL STORE
BUILDING F.A.R.: 0.15

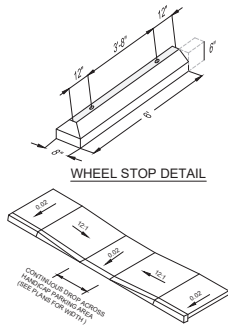
PARKING CALCULATIONS:
PROPOSED RETAIL STORE:
(1 SPACES PER 300 G.F.A. REQUIRED)
RETAIL STORE = 9,860 S.F. / 300 = 32.9
H/C SPACES 1 PER 25 REQUIRED
TOTAL REQUIRED = 33 SPACES PLUS 1 H/C SPACES
TOTAL PROVIDED = 34 SPACES (32 REGULAR, 2 HANDICAP)

PROPOSED IMPERVIOUS COVERAGE (LOT 11 AREA ONLY):
BUILDINGS 9,860 S.F. (15.19%)
PAVEMENT 23,368 S.F. (36.01%)
CONCRETE 2,460 S.F. (3.79%)
TOTAL IMPERVIOUS AREA 35,688 S.F. (54.99%)
OPEN SPACE 29,210 S.F. (45.01%)
PROPOSED IMPERVIOUS COVERAGE (PROJECT AREA):
BUILDINGS 9,860 S.F. (9.31%)
PAVEMENT 44,584 S.F. (42.50%)
CONCRETE 2,460 S.F. (2.32%)
TOTAL IMPERVIOUS AREA 57,304 S.F. (54.13%)
OPEN SPACE 48,553 S.F. (45.87%)

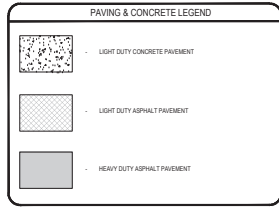


PARKING DETAIL HANDICAP & REGULAR
ALL HANDICAPPED ACCESS AND PARKING MUST COMPLY WITH FBC CHAPTER 11.

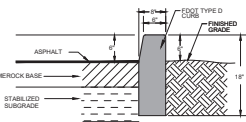
NOTE:
NO PLANTINGS SHALL BE DONE WITHIN 2' FROM BACK OF WHEEL STOP TO PROVIDE 2 FEET OVERHANG FOR THE 17 FOOT PARKING STALLS.



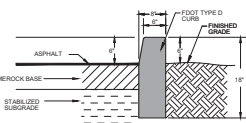
HANDICAP CURB DETAIL



LIGHT DUTY PAVING SPECIFICATIONS DETAIL

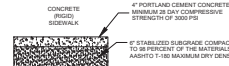


PROPOSED ASPHALT PAVING SPECIFICATIONS
1" ASPHALT SURFACE 8.5 PLACED IN (3) 1/4" LIFTS
8" LIMEROCK (88% MOD. PROCTOR MAX. DRY DENSITY, 100 LBS)
12" TYPE "D" STABILIZED SUBGRADE (88% MOD. PROCTOR MAX. DRY DENSITY, 40 LBS)

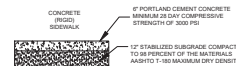


HEAVY DUTY PAVING SPECIFICATIONS DETAIL

PROPOSED ASPHALT PAVING SPECIFICATIONS
2" ASPHALT SURFACE 8.5 PLACED IN (2) 1" LIFTS
8" LIMEROCK (88% MOD. PROCTOR MAX. DRY DENSITY, 100 LBS, 2" LIFT MAX.)
12" TYPE "D" STABILIZED SUBGRADE (88% MOD. PROCTOR MAX. DRY DENSITY, 40 LBS)

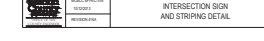
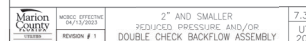
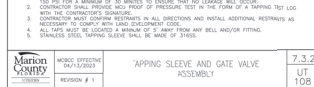


TYPICAL LIGHT DUTY CONCRETE (RIGID) SIDEWALK SECTION

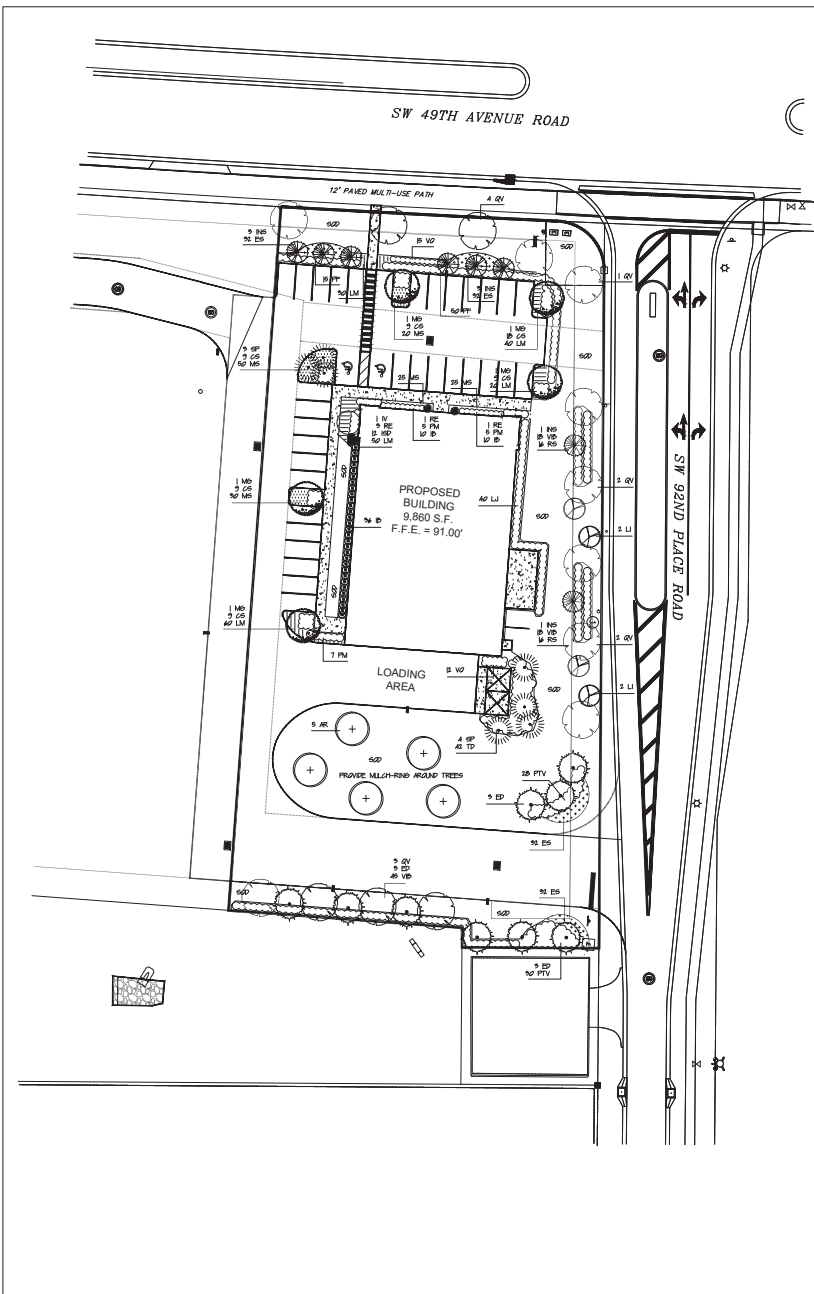


TYPICAL HEAVY DUTY CONCRETE (RIGID) SIDEWALK SECTION

ENGINEERS CERTIFICATION:		REVISION DESCRIPTION
DESIGNED BY: PM	DATE: 9-23-25	COUNTY RAI SUBMITTAL 1
DRAWN BY: AHC		
CHECKED BY: PM		
DATE: 02-28-2025		
PROJECT: LIBERTY CROSSINGS - DOLLAR TREE MAJOR SITE PLAN MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21		
TITLE: MAJOR SITE PLAN		
SCALE: 1" = 30'		
JOB#: 25-05		
SHEET C3 OF 6		



SHEET C6 OF 6	JOB# 25-05	SCALE: N.T.S.	PROJECT: LIBERTY CROSSINGS: DOLLAR TREE MAJOR SITE PLAN MARION COUNTY, FL SEC. 22, TWP. 16, RGE. 21		ENGINEER'S CERTIFICATION: MASTROSIERO ENGINEERING, INC. CIVIL + ENVIRONMENTAL + SITE DESIGN 170 SE 32ND PLACE OCALA, FL 34471 PH: (352)433-2185 PHO: (352)433-2185 FAX: (352)433-2185 EMAIL: INFO@MASTROSIERO.COM	DATE: 9-23-25	REVISION DESCRIPTION:
						DESIGNED BY: PM	COUNTY/RAI SUBMITTAL 1
						DRAWN BY: AHC	
						CHECKED BY: PM	
						DATE: 02-28-2025	



LANDSCAPE MATERIAL LIST

SHRUB TREES			
1	AR	LAURE RUBRA FLORIDA PLANT	FLORIDA MARLB
2	MS	MANGROVIA GRANDIFLORA	SOUTHERN MANGROVIA
3	AV	ARTOCARPUS VITIFOLIA	LIME OAK
ORNAMENTAL TREES			
4	ED	ELAEAGNUS REGINENSIS	JAPANESE BLUEBERRY
5	LI	LEX NELLE RETENDENS	NELLE SPREADER HOLLY
6	IN	INDIVIDUUM INDICA	LOOSE HAZEL
7	SP	SABEL PALMETTO	FLORIDA PALM
GRASSES			
8	CS	CARELLA GRAMINOSA	SWAMP LAMELLA
9	DS	DIANTHUS SPECTABILIS	PURPLE LANE GRASS
10	LI	LEX NELLE RETENDENS	SWAMP HOLLY
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99	LI	LEX NELLE RETENDENS	SWAMP HOLLY
100	LI	LEX NELLE RETENDENS	SWAMP HOLLY

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA OR GREATER OR BETTER
2. ALL LANDSCAPING SHALL BE WITHIN 1' OF THE DARK MARGIN
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHRUB OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE LOR 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 SHOWN FOR SHOWN AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE SHOWN OR STAKED AS DETAIL
8. THERE ARE NO EXISTING TREES WITHIN THE PROJECT AREA
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL PALMS SHALL HAVE STRAIGHT, UNLOADING TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
12. SABEL PALMS MAY BE TURFPLANT CUT BUT MUST MAINTAIN A FULL HEALTHY BUD
13. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
15. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 - 50 GPM TO ALL NEW TREES AND PALMS
16. DURING INSTALLATION OF ALL PALMS SHOWN PALM TRANSLATE SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
17. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
18. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 2' VERTICAL OVERHANGING AREA
19. ALL DISTURBED AREAS OUTSIDE PLANTING BEDS SHALL BE COVERED WITH ARGENTINE-DANNA SOIL
20. SOIL SHALL BE INSTALLED WITH NO BARS OR OVERLAYS AND UNITS SHOWN AS PREPARED
21. ALL WIRE / MECH BARRING MUST BE COMPLETELY REMOVED PRIOR TO ACCEPTANCE
22. ALL SOIL BEDS SHALL BE SHOVEL-CUT AND RANDED FOR MAINTENANCE
23. PLANTING SOIL USED FOR THE BUILDING PLANTING AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
24. ALL SOIL SHALL BE NEED-FREE, GENTLE NO FUTURE ROOTS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
25. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
26. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REDESIGNING ANY INSPECTIONS AND/OR APPROVALS
27. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, REMOVED, WASTE, ETC., AND ENSURE THAT THE IRRIGATION SYSTEM REMAINS CLEAN AND THAT RESISTANCE WAYS ARE NOT BLOCKED
28. DO NOT PLANT NEW TREES TOO DEEP UNDER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL
29. REMOVE ANY TREE MOUNT FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
30. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK" (ANSI Z603)
31. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES HAVE A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
32. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
33. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
34. 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

LANDSCAPE / OPEN SPACE

TOTAL PARCEL AREA	=	64,000 SF (1.40 AC)
LANDSCAPE AREA REQUIRED	=	5,000 SF (0.11 AC)
LANDSCAPE AREA PROVIDED	=	5,000 SF

TREE PRESERVATION

THERE ARE NO EXISTING TREES WITHIN THE PROJECT AREA

SHRUB TREE CALCULATIONS

TOTAL PARCEL AREA	=	64,000 SF (1.40 AC)
SHRUB TREES REQUIRED	=	55 (1.40 AC @ 1000 SF)
SHRUB TREES PROVIDED	=	55 (1.40 AC @ 1000 SF)

BUILDING LANDSCAPING

TOTAL BUILDING FOOTPRINT	=	9,860 SF
LANDSCAPE AREA REQUIRED	=	150 SF (0.003 AC)
LANDSCAPE AREA PROVIDED	=	150 SF

NATIVE PLANTS

TOTAL PLANT MATERIAL	=	100 (20% WITHIN 100)
NATIVE PLANTS REQUIRED	=	20
NATIVE PLANTS PROVIDED	=	20

WEST BUTTER - 100 LF, TYPE 'C', 1/2" WIDE, 1000 SF

SHRUB TREES REQUIRED	=	10 (1.00 LF @ 100 SF)
SHRUB TREES PROVIDED	=	10 (1.00 LF @ 100 SF)
ORNAMENTAL TREES REQUIRED	=	10 (1.00 LF @ 100 SF)
ORNAMENTAL TREES PROVIDED	=	10 (1.00 LF @ 100 SF)
LANDSCAPE AREA REQUIRED	=	100 SF
LANDSCAPE AREA PROVIDED	=	100 SF

NORTH BUTTER - 100 LF, TYPE 'C', 1/2" WIDE, 1000 SF

SHRUB TREES REQUIRED	=	10 (1.00 LF @ 100 SF)
SHRUB TREES PROVIDED	=	10 (1.00 LF @ 100 SF)
ORNAMENTAL TREES REQUIRED	=	10 (1.00 LF @ 100 SF)
ORNAMENTAL TREES PROVIDED	=	10 (1.00 LF @ 100 SF)
LANDSCAPE AREA REQUIRED	=	100 SF
LANDSCAPE AREA PROVIDED	=	100 SF

LANDSCAPE ISLANDS

TOTAL ISLAND AREA	=	1,500 SF (0.03 AC)
LANDSCAPE ISLANDS REQUIRED	=	150 SF (0.003 AC)
LANDSCAPE ISLANDS PROVIDED	=	150 SF
OTHER PAVED AREAS	=	1,350 SF (0.03 AC)
LANDSCAPE AREA REQUIRED	=	150 SF
LANDSCAPE AREA PROVIDED	=	150 SF

A	100 SF	E	100 SF
B	100 SF	F	100 SF
C	100 SF	G	100 SF
D	100 SF	H	100 SF

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 4.1.2.5 SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2. ALL REQUIREMENTS OUTLINED IN SECTION 4.1.2.5 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 4.1.2.5 SHALL BE COMPLIED WITH NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (406, 430A), TREE PROTECTION (423, 424), MAINTENANCE (426, 428), FERTILIZER USE (426), AND WATERING (423)
5. ALL REQUIREMENTS OUTLINED IN SECTION 4.1.2.5 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS 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 REVIEWED AND SIGNED 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 4.1.2.5 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 4.1.2.5 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR TREE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 4.1.2.5
10. ALL PLANTINGS SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GROWN OR STAKED
12. ALL PLANTINGS SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS RECOMMENDED BY UT/MS
13. INSTALLATION SHALL MEAN SURVIVAL IN PROPERITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 90 DAYS OF NOTIFICATION BY THE COUNTY

SCALE 1" = 30'



Richard A. Kesseling
Digitally signed by Richard A. Kesseling
Date: 2025.06.09 11:57:22 -0400

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

DATE	2 / 25	NO.	DESCRIPTION
DATE	2 / 25	NO.	DESCRIPTION

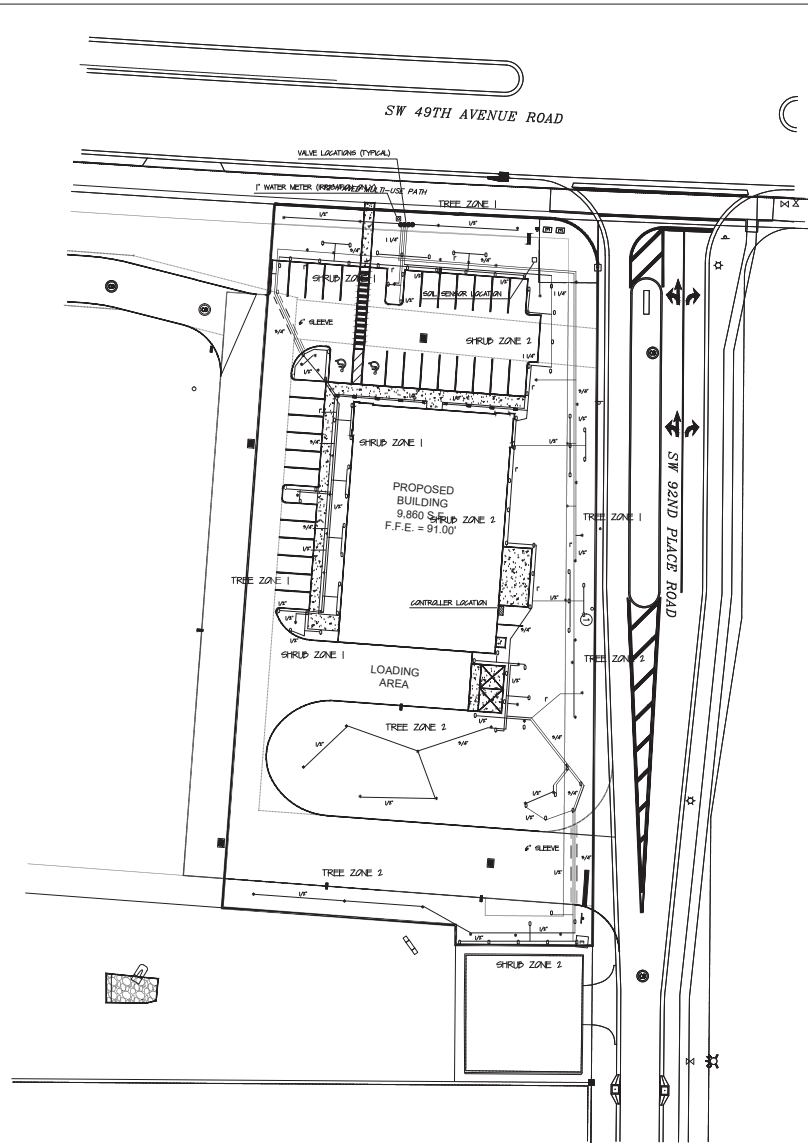
DRAWING BY: RAK	DATE: 2 / 25	
	DRAWING NO.:	
	VIEW NAME:	
JOB NO.:	FIG.	PG.

ENVIRONMENTAL DESIGN

ANDY KESSLING, LANDSCAPE
P.O. BOX 5121
1920 SE. 8th STREET
OCALA, FLORIDA 34478
(352) 622-8699

LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

LANDSCAPE PLAN
DOLLAR TREE @ LIBERTY CROSSING
MARION COUNTY FLORIDA



IRRIGATION LEGEND

- HUNTER MP 5000 SERIES POP-UP SPRAY HEADS
- HUNTER MP 5000 SERIES POP-UP SPRAY HEADS FOR SOI
- ✱ HUNTER P20 SERIES BUBBLER HEADS FOR TREES
- SOL SENSOR LOCATION
- 1" WATER METER - IRRIGATION LINE ONLY
- HUNTER V-CORE (4 STATIONS) CONTROLLER
- 1 1/2" NELSON VALVES IN WATER-RESISTANT BOXES
- == SLEEVING - SOI 40 P.V.G.

IRRIGATION ZONE DATA

TREE ZONE 1	=	17.0 GPM
TREE ZONE 2	=	12.0 GPM
SHRUB ZONE 1	=	15.0 GPM
SHRUB ZONE 2	=	10.0 GPM
17.0 GPM x 1 = 17.0 GPM		
12.0 GPM x 1 = 12.0 GPM		
15.0 GPM x 1 = 15.0 GPM		
10.0 GPM x 1 = 10.0 GPM		
17.0 GPM x 1 = 17.0 GPM		
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17.0 GPM x 1 = 17.0 GPM		
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15.0 GPM x 1 = 15.0 GPM		
10.0 GPM x 1 = 10.0 GPM		

IRRIGATION NOTES

- MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
- ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
- SPRAY PATTERNS SHALL BE SET TO IRRIGATE SPRAY ONLY ADJACENT VALVES, DRINKS, AND BUILDINGS
- WATER SOURCE TO BE A NEW 1" WATER METER (IRRIGATION ONLY) INSTALLED AS SHOWN (SEE CIVIL PLANS FOR LOCATION AND INSTALLATION)
- PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE PROPOSED COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
- THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE
- THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
- ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
- ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LAMSKINDING OF THE PAVED AREAS
- ALL SLEEVING SHALL BE SOI 40 P.V.G. AND INSTALLED A MINIMUM OF 18" DEEP
- ALL TIE-IN LINES SHALL BE INSTALLED A MINIMUM OF 18" DEEP
- HANDING "WATERCHECK" DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING SUFFICIENT RAINFALL (SPRINKLER). IN ADDITION, AN AQUAMA TDT SENSOR WITH SOL CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION ADJUSTMENTS
- THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 90 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
- THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
- BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE NEW METER LOCATION
- SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
- ZONES ARE DESIGNED TO FUNCTION AT 16 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
- CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS
- SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOI AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
- ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
- ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
- SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY FWS @ 8:00AM/PM/10:00AM/10:00PM
- ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
- POP-UP HEADS WITHIN SOI AREAS SHALL BE SET AT 6"
- ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SCREENS AND VERIFIED BY CONTRACTOR
- VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
- ALL IRRIGATION INSTALLATION SHALL MEET SOI STANDARDS AND STANDARDS
- NO IRRIGATION HEADS SHALL BE INSTALLED ON RIDGES UNLESS SPECIFICALLY NOTED AND DETAILED
- ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
- BUBBLERS AT ALL TREES AND PALMS SHALL BE SIZED AT THEIR PROPER LOCATIONS

MARION COUNTY NOTES

- UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION REQUIREMENTS SHALL BE REVIEWED AND SIGNED BY THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 4501 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS IN SECTION 4501 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-RESIDENTS' BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOOD PROGRAM
- ALL REQUIREMENTS OUTLINED IN SECTION 4501 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
- ALL REQUIREMENTS OUTLINED IN SECTION 4501 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
- NOTES HAVE BEEN GIVEN REGARDING LOW-OUT REQUIREMENTS (4501) WATERING INSTALLATION (4501) AND INSTALLATION LICENSING REQUIREMENTS (4501)

SCALE 1" = 30'

Richard A Kesselring
Digitally signed by
Richard A Kesselring
Date: 2025.06.09
11:58:13 -04'00'

RICHARD A KESSELRING, JR., P.L.A., A.S.L.A.
LANDSCAPE ARCHITECT, STATE OF FLORIDA #659

NO.	DATE	DESCRIPTION	BY	CHK
1	4/24	COUNTY COMMENTS		

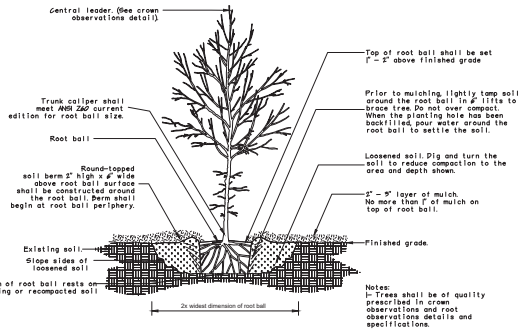
DATE	2 / 25
DRAWING NO.	
SCALE	1" = 30'
JOB NO.	

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1111 S. W. 11TH AVE., SUITE 100
DOUGLASS, FLORIDA 34478
(813) 822-1889
(813) 822-1889
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN
SOI COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

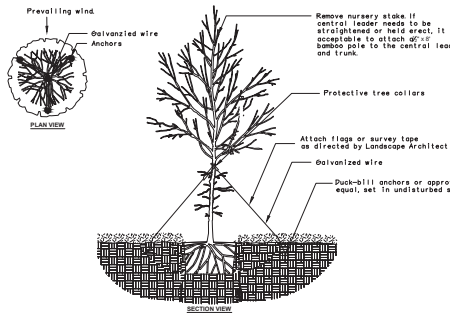


IRRIGATION PLAN
DOLLAR TREE @ LIBERTY CROSSING
MARION COUNTY
FLORIDA

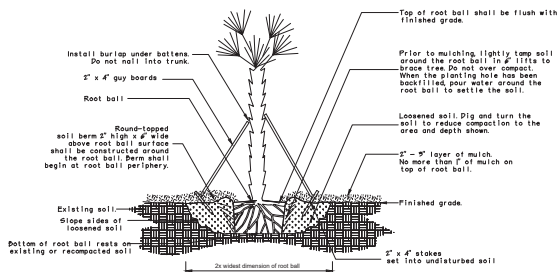
SHEET 002 OF 001



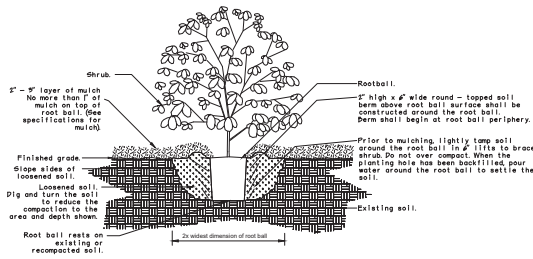
TREE INSTALLATION



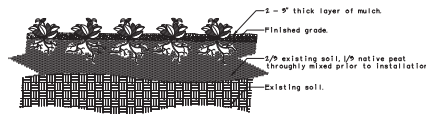
TREE STAKING - TREES < 2" CALIPER



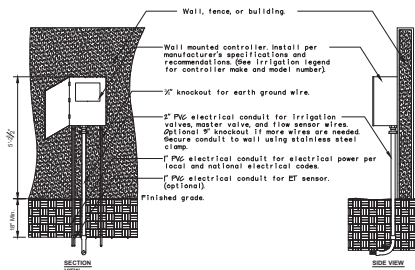
PALM INSTALLATION



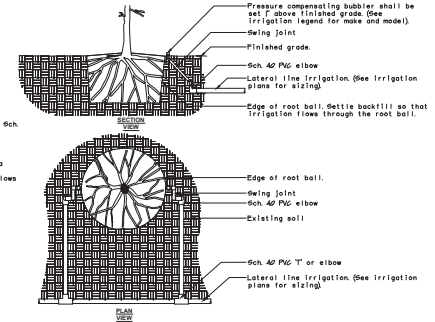
SHRUB INSTALLATION



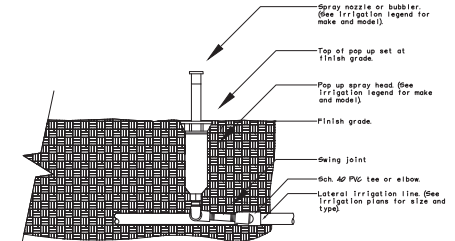
GROUNDCOVER INSTALLATION



WALL MOUNTED CONTROLLER



TREE BUBBLER LAYOUT



POP UP-SPRAY HEAD

Richard A Kesseling
Digitally signed by Richard A Kesseling
Date: 2025.06.09 11:58:50 -04'00'

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

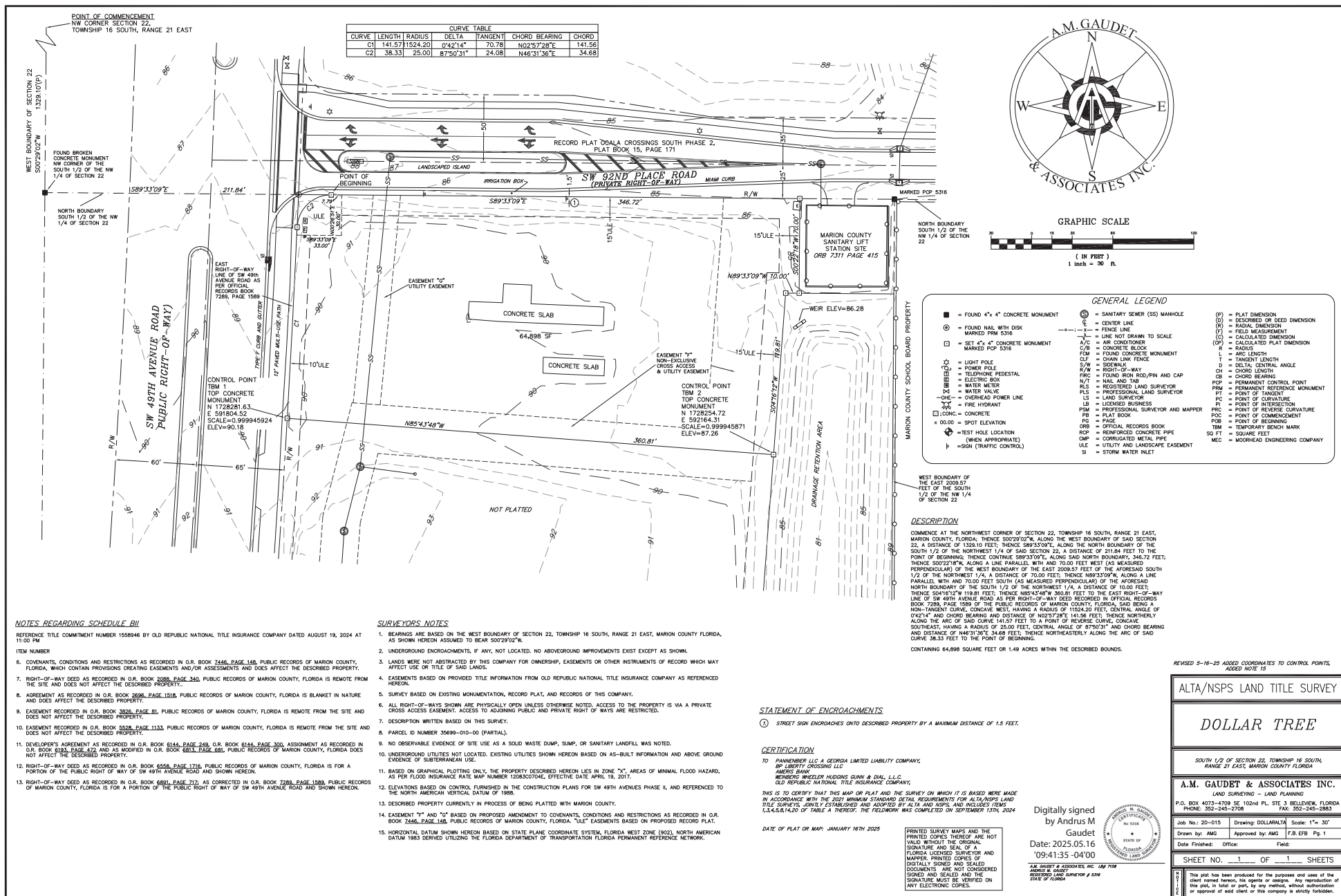
NO.	DATE	BY
1	6/25	RAK

DATE	2 / 25
SCALE	1" = 30'
NO.	1
DATE	6/25
BY	RAK

ENVIRONMENTAL DESIGN	EDK
LANDSCAPE ARCHITECT	EDK
1920 SE 8th STREET	EDK
DOHA, FLORIDA 34478	EDK
(352) 622-8899	EDK
LANDSCAPE ARCHITECT, STATE OF FLORIDA	EDK
0001 STATE STREET, CORAL GABLES, FLORIDA 33134	EDK

LANDSCAPE ARCHITECTURE DETAILS	FLORIDA
DOLLAR TREE @ LIBERTY CROSSING	FLORIDA
MARION COUNTY	FLORIDA

SHEET	1000
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REVISED 5-16-25 ADDED COORDINATES TO CONTROL POINTS
ADDED NOTE 15

ALTA/NSPS LAND TITLE SURVEY

DOLLAR TREE

SOUTH 1/2 OF SECTION 22, TOWNSHIP 16 SOUTH,
RANGE 21 EAST, MARION COUNTY FLORIDA

A.M. GAUDET & ASSOCIATES INC.

P.O. BOX 4073-4709 SE 102nd PL. STE 3 BELLEVIEW, FLORIDA

Job No.: 20-015	Drawing: DOLLARALTA	Scale: 1" = 30'
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Drawn by: AMG	Approved by: AMG	F.B. EFB Pg. 1
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SHEET NO. 1 OF 1 SHEETS

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