

From: [Michael W. Radcliffe](#)
To: [Archer, Suzie](#)
Cc: [Michael Miller \(miller@straightlinefl.com\)](#); [Kelle Boyer](#); [Development Review](#)
Subject: RE: Oak Trace Villas - Ph 2 extension request AR 24826
Date: Monday, December 29, 2025 8:15:37 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Thanks Suzie. I'm assuming it will be on the Jan 5, 2026 agenda? Which would be fine.
Regards,



MICHAEL W. RADCLIFFE, P.E.
MICHAEL W. RADCLIFFE ENGINEERING, INC.
PH: 352-629-5500
CELL: 352-361-7931

From: Archer, Suzie <Suzie.Archer@marionfl.org>
Sent: Monday, December 29, 2025 7:42 AM
To: Michael W. Radcliffe <Mike@radcliffeengineering.com>
Cc: Michael Miller (miller@straightlinefl.com) <miller@straightlinefl.com>; Kelle Boyer <KBoyer@rogerseng.com>; Development Review <DevelopmentReview@marionfl.org>
Subject: RE: Oak Trace Villas - Ph 2 extension request AR 24826

Hi Mike,

By copy of this email I am sharing with the Development Review team to place this item on an agenda for you as requested.

Hope this helps.

Thanks,

Suzie Archer



**Marion
County
FLORIDA**



Transportation Admin Manager
Office of the County Engineer

Marion County Board of County Commissioners
412 SE 25th Ave.
Ocala, FL 34471
Main: 352-671-8686

Empowering Marion for Success!

Under Florida law, emails to our organization are public records. If you do not want your email reviewed in response to a public records request, contact this office by phone.

From: Michael W. Radcliffe <Mike@radcliffeengineering.com>
Sent: Wednesday, December 24, 2025 11:16 AM
To: Archer, Suzie <Suzie.Archer@marionfl.org>
Cc: Michael Miller (miller@straightlinefl.com) <miller@straightlinefl.com>; Kelle Boyer <KBoyer@rogerseng.com>
Subject: Oak Trace Villas - Ph 2 extension request AR 24826

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Suzie,

Per your call yesterday, please schedule this Oak Trace Villas - Ph 2 (AR24826) extension request for the next available DRC meeting.

Phase 3 (AR29214) was recently extended to 12/4/26 and we are requesting Phase 2 be extended to the same 12/4/26 expiration date.

Phase 2 construction has been underway for some time but not yet completed awaiting resolution of lift station design and permitting issues.

Merry Christmas and please call me about this next week

Regards,



MICHAEL W. RADCLIFFE, P.E.
MICHAEL W. RADCLIFFE ENGINEERING, INC.
PH: 352-629-5500
CELL: 352-361-7931



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

February 27, 2023

RADCLIFFE ENGINEERING
MIKE RADCLIFFE
2611 SE LAKE WEIR AVENUE
OCALA, FL 34471

SUBJECT: EXTENSION REQUEST

PROJECT NAME: OAK TRACE VILLAS PHASE 2

PROJECT #2020030100

APPLICATION: MAJOR SITE PLAN #24826

Dear RADCLIFFE ENGINEERING:

The extension request for the above referenced project was reviewed by the Development Review Committee on February 27, 2023 and the decision was as follows:

This Major Site Plan was approved by DRC on February 22, 2021. This is the applicant's first request for an extension. This Major Site Plan expired on February 22, 2023. The extension being requested is for one year to February 22, 2024.

APPROVED

The approval of this plan will expire on February 27, 2024. Decisions by DRC may be appealed to the Board of County Commissioners. If you disagree with DRC's decision, please call me at (352) 671-8682 to be scheduled for the appeal process.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



MICHAEL W. RADCLIFFE ENGINEERING, INC.

2611 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 Fax (352) 629-1010

February 20, 2023

Development Review Team
412 SE 25th Ave
Ocala, FL 34471

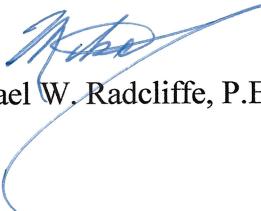
**RE: Major Site Plan Extension
PROJECT #2020030100 MAJOR SITE PLAN #24826
Oak Trace Villas Phase 2**

Dear Suzie:

We respectfully request a one year extension of the Major Site Plan for Oak Trace Villas Phase 2. The original plan was approved by the Development Review Committee (DRC) on February 22, 2021.

Please let us know when this request will be considered by the DRC.

Sincerely,
Michael W. Radcliffe Engineering, Inc.


Michael W. Radcliffe, P.E.

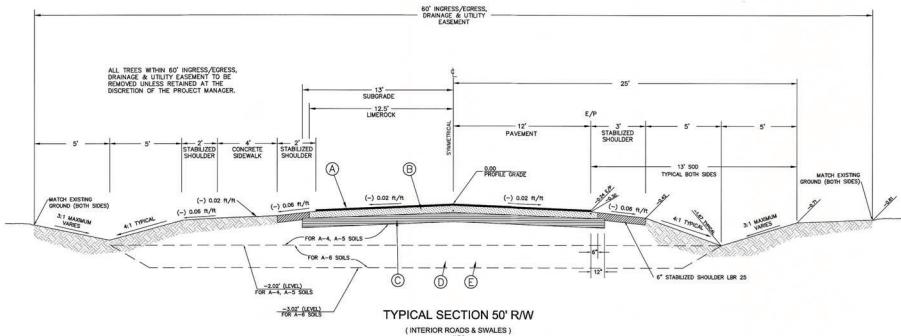
cc: Daniel Eckhard, Straight Line Construction, LLC
Rebecca Supal, Straight Line Construction, LLC
file

MAJOR SITE PLAN

for OAK TRACE VILLAS - PHASE 2

MARION COUNTY, FLORIDA

MARION COUNTY, FLORIDA



GENERAL NOTES:

1. BACK SLOPES 3:1 MAXIMUM.
 2. STANDARD SPECIFICATIONS "THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
 3. IF THE ROAD CONTRACTOR ENCOUNTERS ANY SOIL THAT NEEDS TO BE UNDERTAKEN, INCLUDING BUT NOT LIMITED TO PLASTIC MATERIAL, HE SHOULD CONTACT THE COUNTY AND PROJECT ENGINEERS BEFORE PROCEEDING.
 4. ALL CONCRETE SHALL BE 3000 PSI STRENGTH AT 28 DAYS.

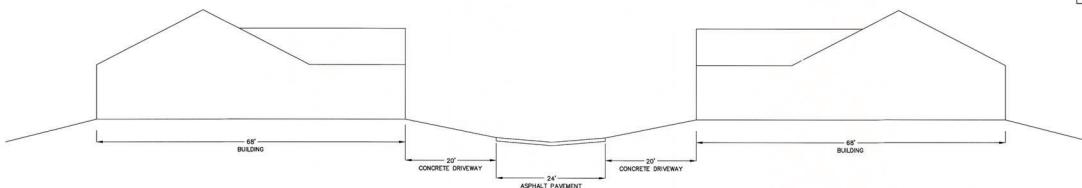
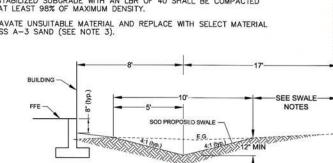
A 1" SP 9.5 ASPHALT SURFACE COURSE

B PRIME COAT & VANDA APPLICATION. (PRIME COAT SHALL BE APPLIED AT A RATE OF 1.0 GALLON PER SQUARE YARD).

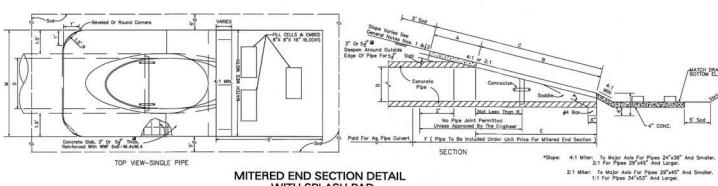
C 6" COMPACTED LIMESTONE BASE TO BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY.

D 8" STABILIZED SUBGRADE WITH AN LBR OF 40 SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY.

E EXCAVATE UNSUITABLE MATERIAL AND REPLACE WITH SELECT MATERIALS CLASS A-3 SAND (SEE NOTE 5).



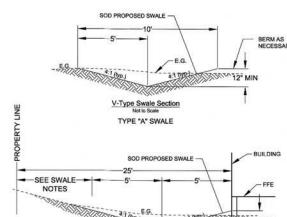
TYPICAL BUILDING SECTION



**MITERED END SECTION DETAIL
WITH SPLASH PAD**



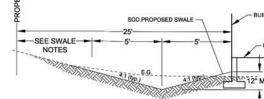
TYPICAL SWALE GRADING BETWEEN BUILDINGS



SWALE GRADING NOTES

- DIRECTION SHOWN ON DRAINAGE PLAN SHEET C005.

2. CONTRACTOR TO GRADE ALL BACKSLOPES TO MATCH EXISTING GRADE AT 4:1 TYPICAL SLOPES BETWEEN SWALE EDGE AND PROPERTY LINE. PRESERVE EXISTING VEGETATION.



SWALE GRADING NOTES

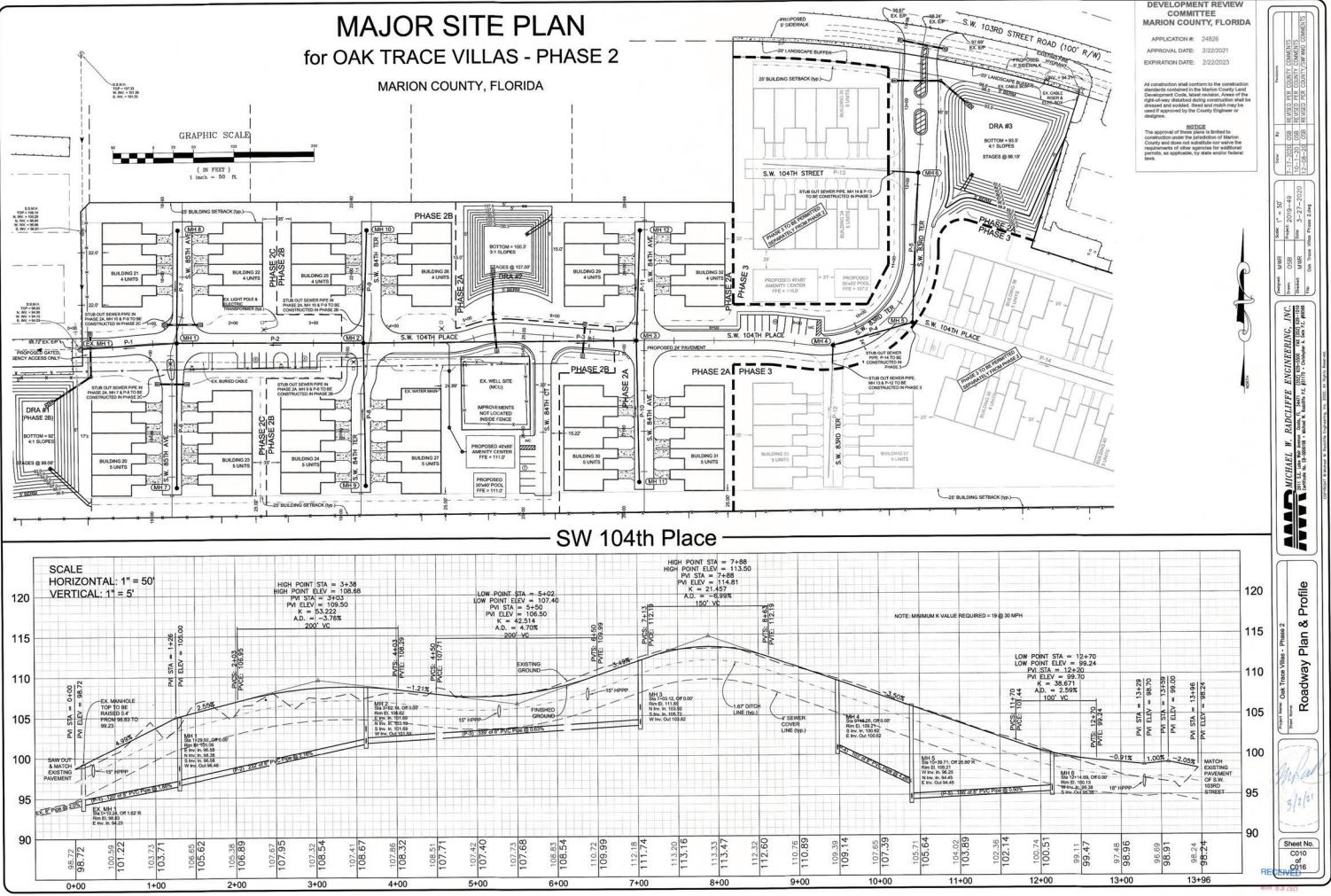
Trace Villas - Phase 2

Sheet N
C004
of
C016

MAJOR SITE PLAN

for OAK TRACE VILLAS - PHASE 2

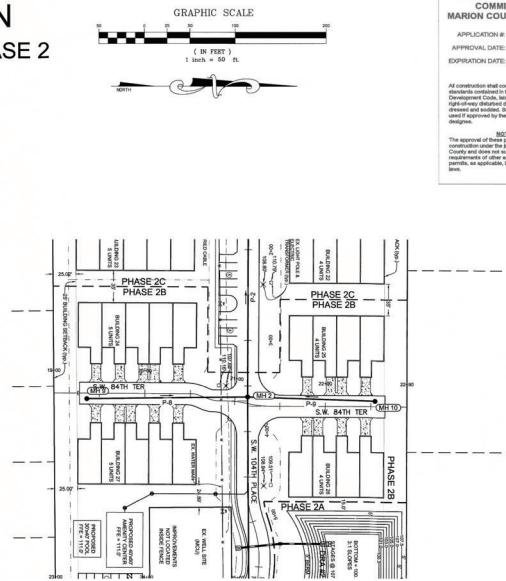
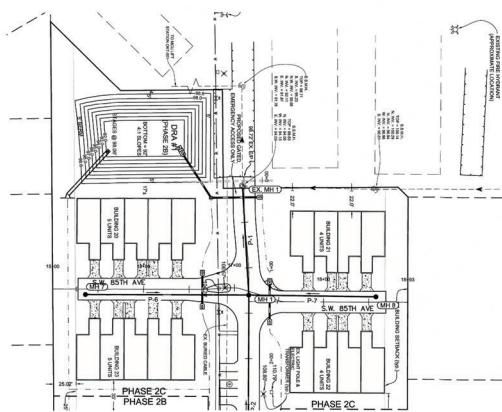
MARION COUNTY, FLORIDA



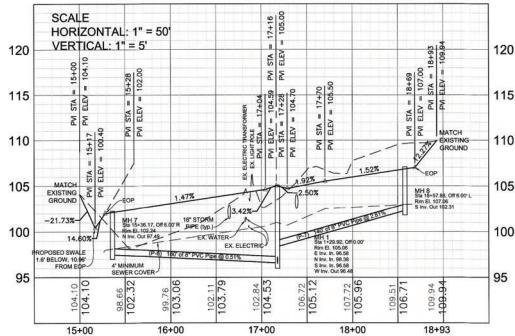
MAJOR SITE PLAN

for OAK TRACE VILLAS - PHASE 2

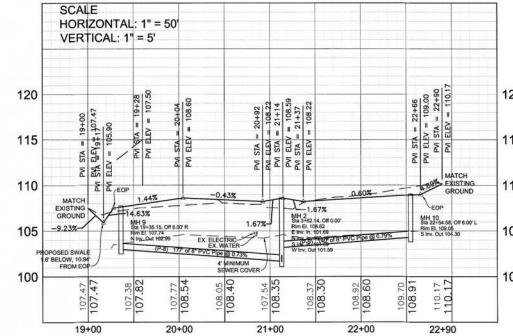
MARION COUNTY, FLORIDA



- S.W. 85th Avenue

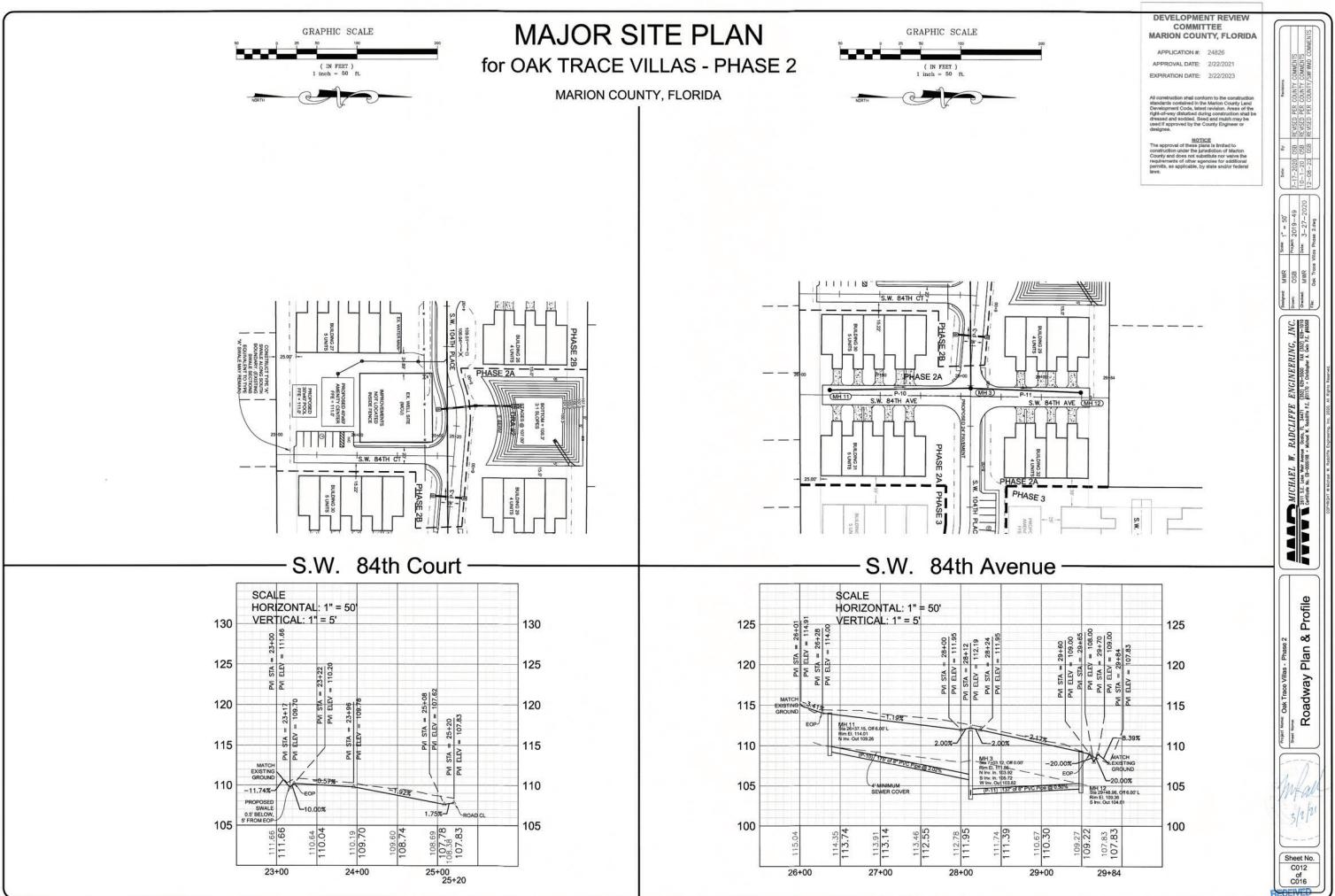


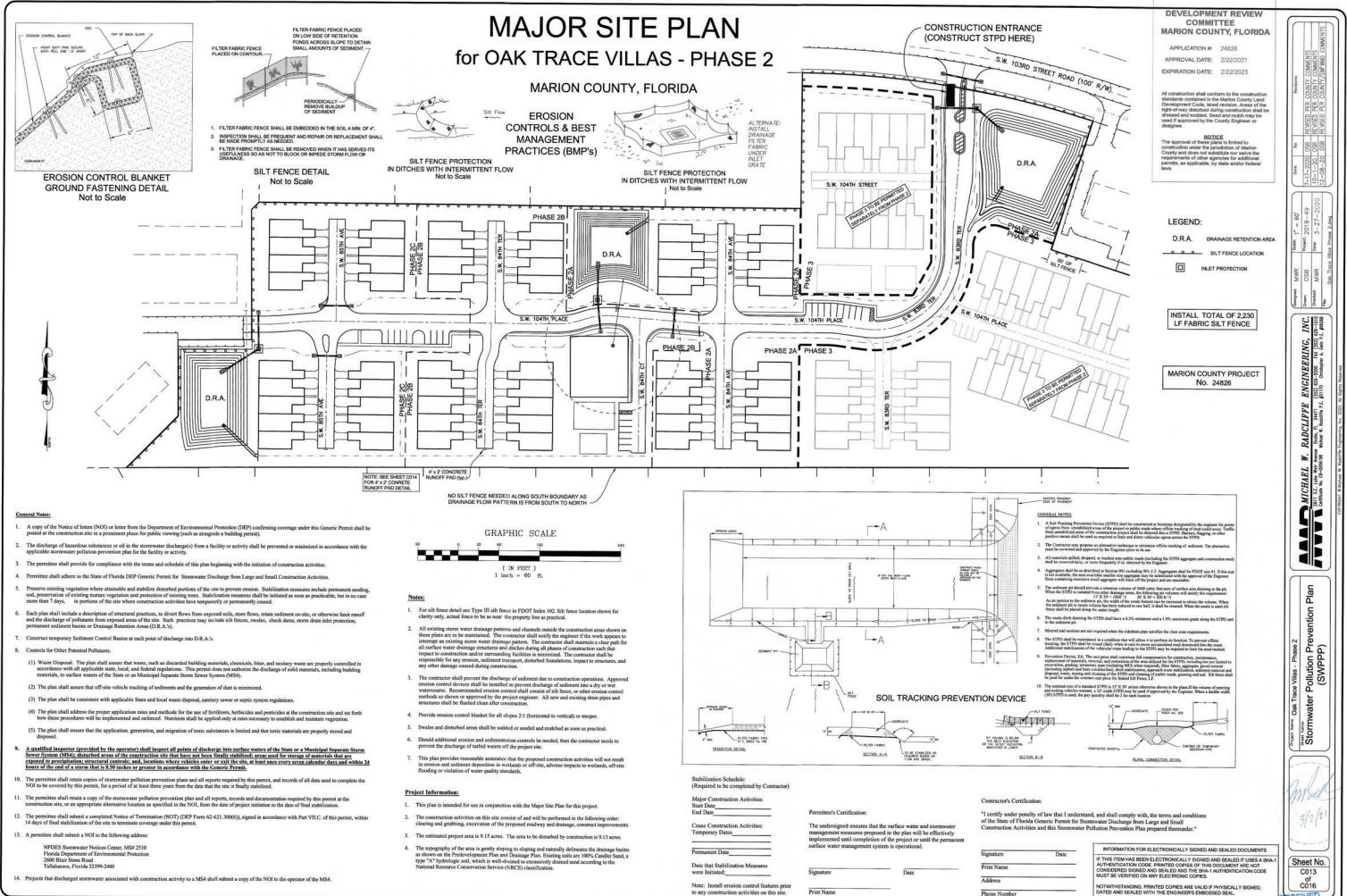
— S.W. 84th Terrace

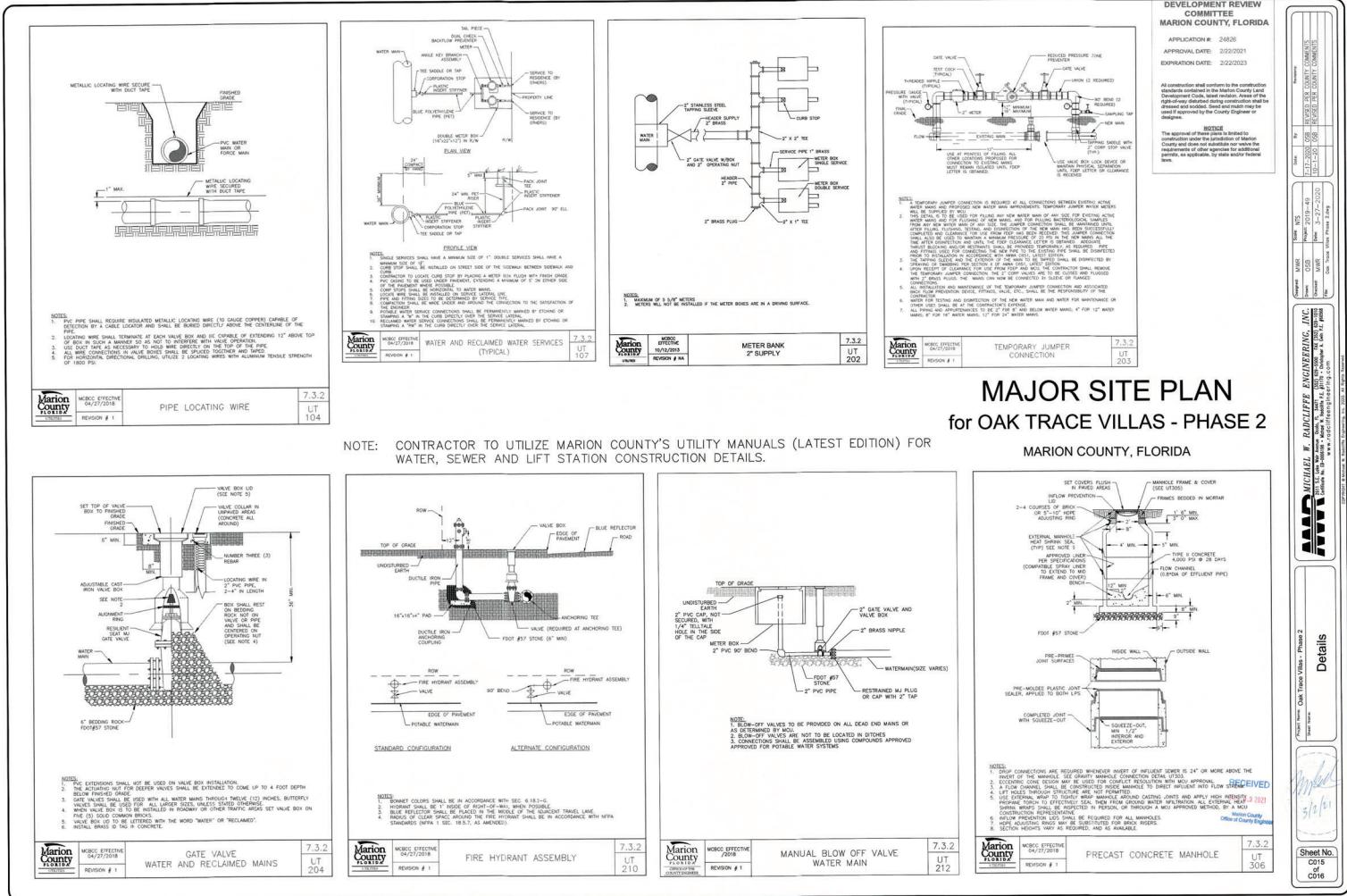


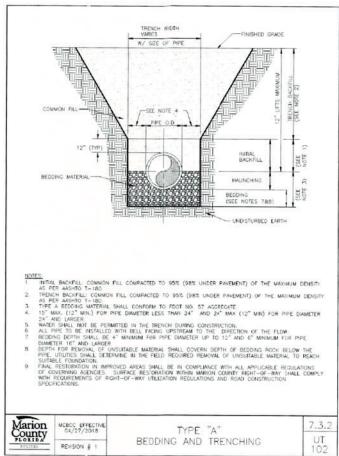
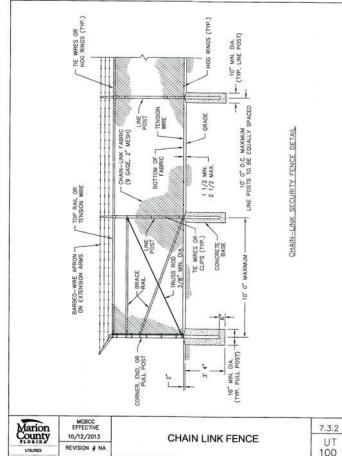
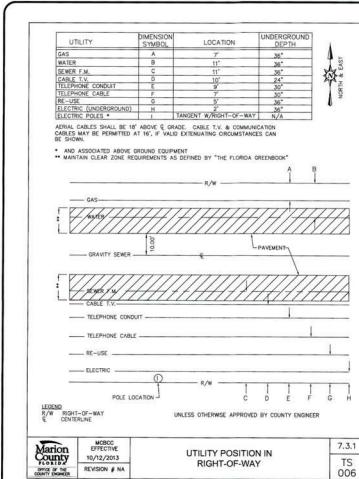
Oak Trace Villas - Phase 2
Roadway Plan & Profile

Sheet No.
C011
of





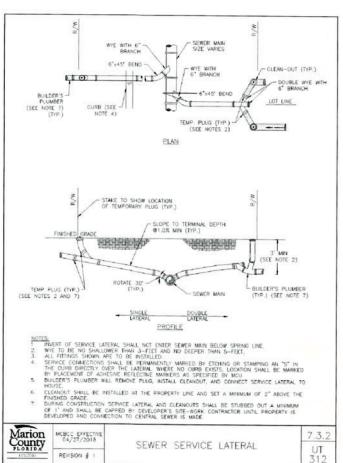
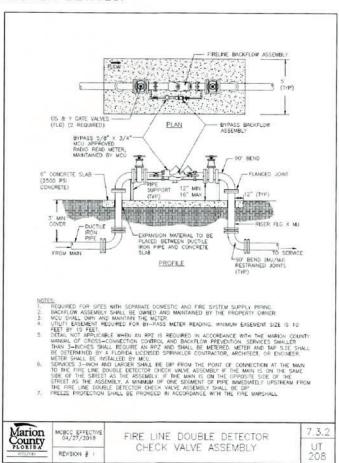
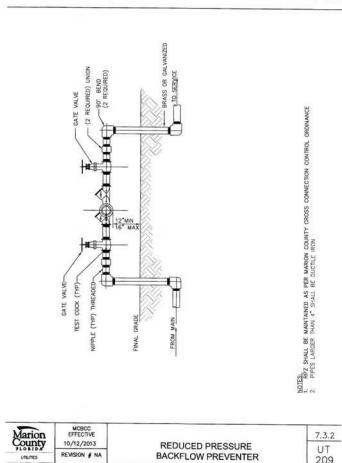
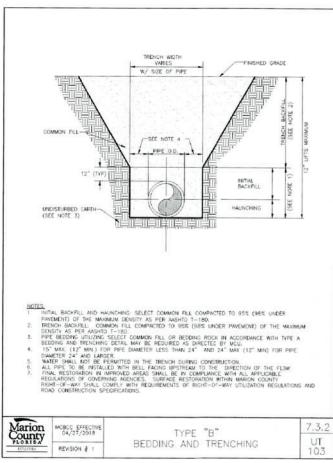


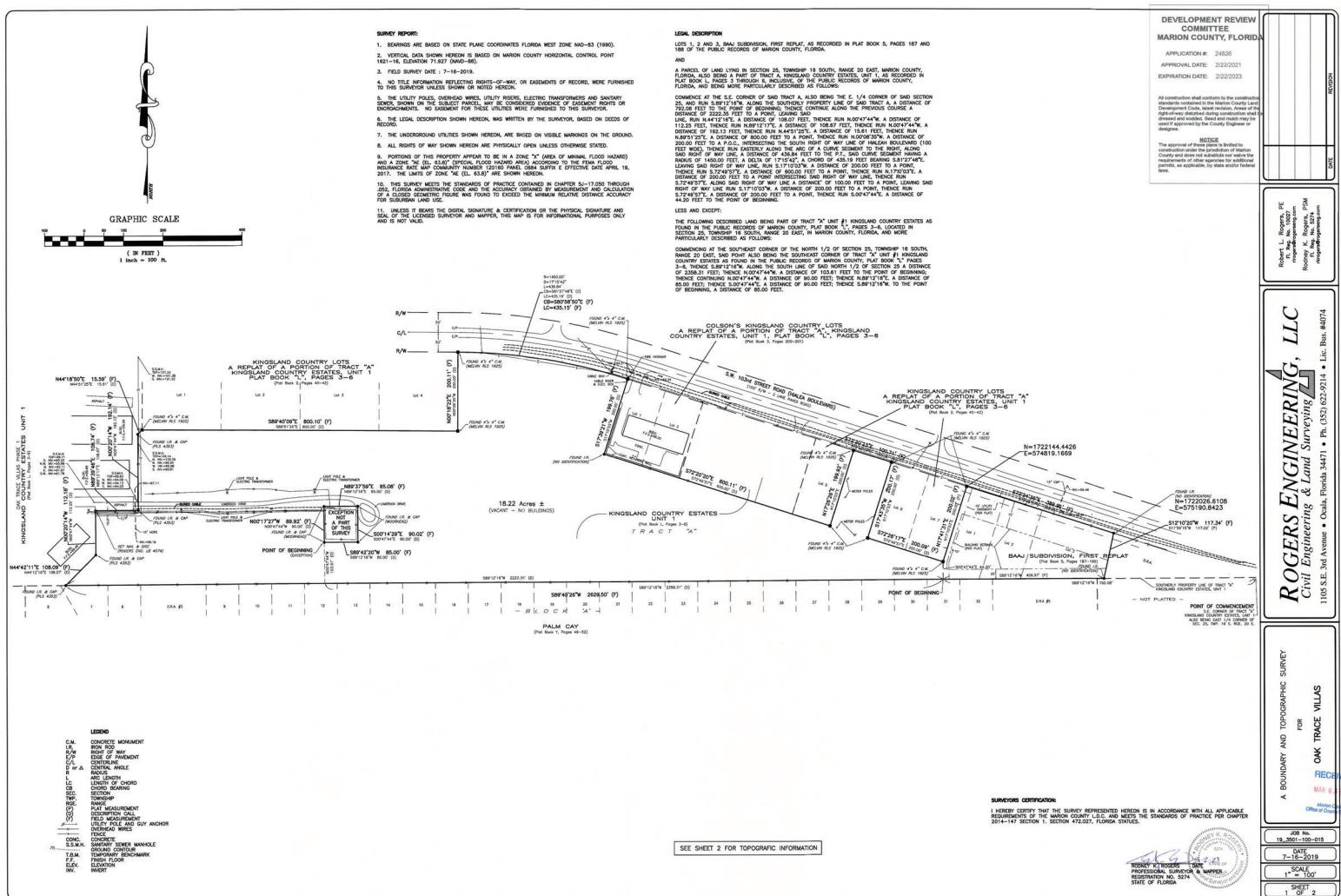


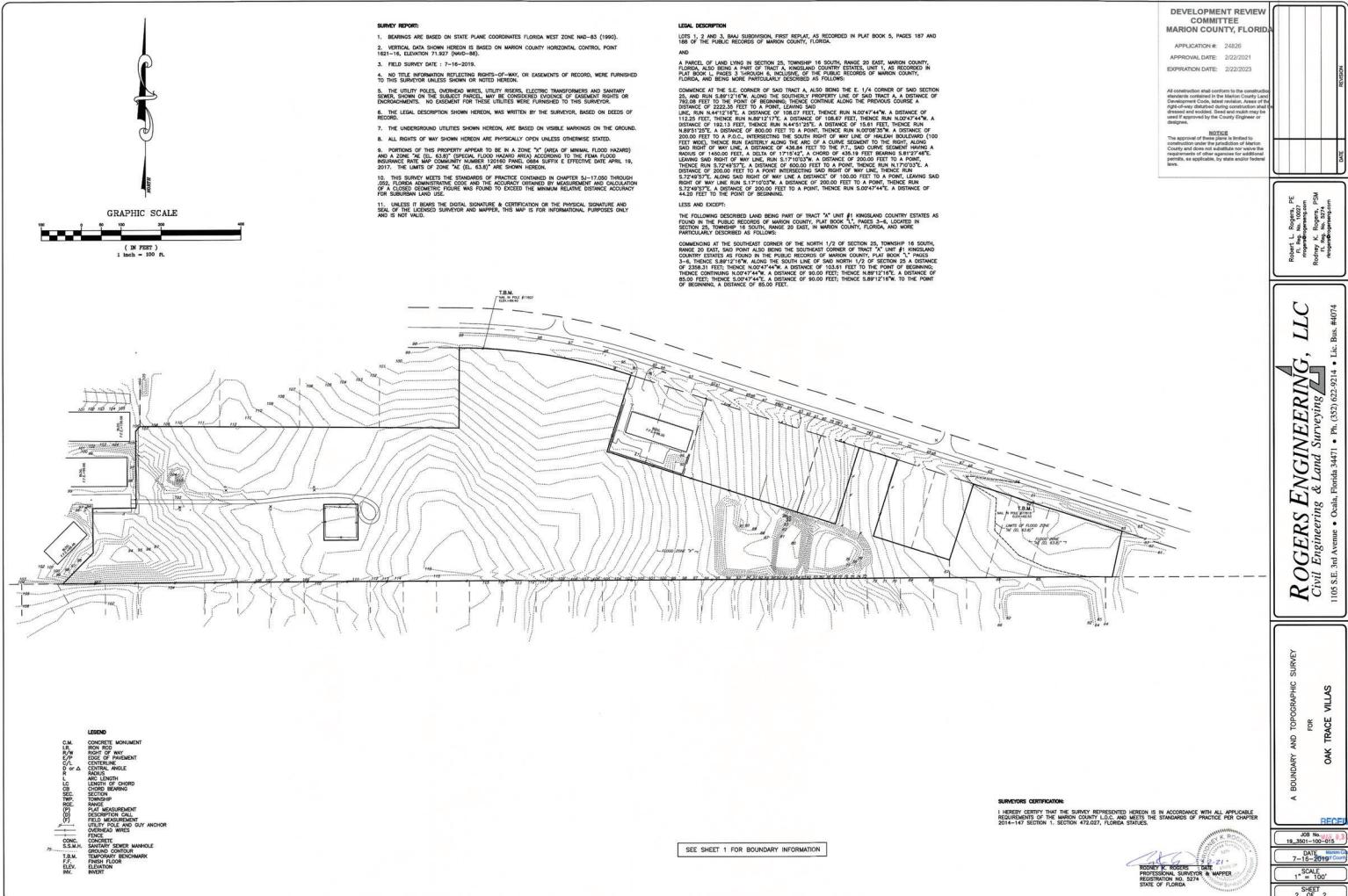
MAJOR SITE PLAN for OAK TRACE VILLAS - PHASE 2

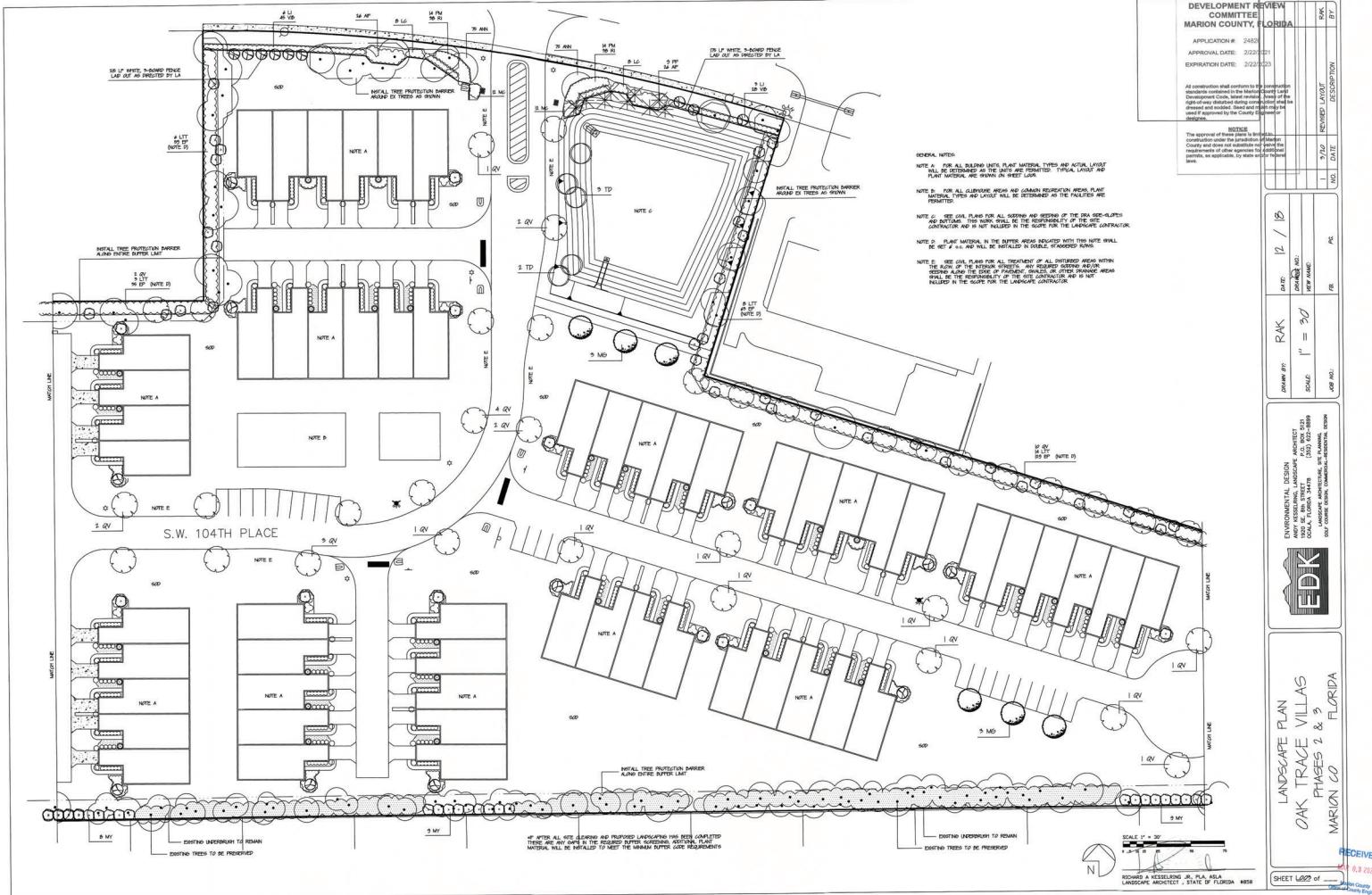
MARION COUNTY, FLORIDA

NOTE: CONTRACTOR TO UTILIZE MARION COUNTY'S UTILITY MANUALS (LATEST EDITION) FOR WATER, SEWER AND LIFT STATION CONSTRUCTION DETAILS.









LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE PLACED # GRADED OR BETTER.

2. ALL NEW PLANTED AREA AND AREA TO BE MAILED WITH 1" - 4" OF FINE DIRT MULCH.

3. ALL NEW PLANTINGS WITHIN THE BUFFER SHALL BE MAILED WITH 1" - 4" OF FINE DIRT.

4. ALL MATERIAL INSTALLED SHALL MEET THE SUB GRADE AND EXISTING SOIL REQUIREMENT FOR PLANTING.

5. CONTINUOUS PLANTING SHALL BE MAILED WITHIN THE PLANTING CONTRACTOR.

6. THE ROOT BALL SHALL BE MAILED FOR GRADED AND PLANTED.

7. ALL TREES MAY BE IMPACTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.

8. ALL NEW PLANTINGS SHALL BE MAILED FOR GRADED AND PLANTED.

9. EXISTING TREES THAT ARE TO BE REMOVED MAY BE PRESERVED.

10. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPE THAT IS TO BE PLANTED.

11. PLACEMENT OF ALL LANDSCAPE MATERIAL MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.

12. ALL LANDSCAPE MATERIAL MUST BE MAILED WITH NATIVE PLANT AND NITRO-RELEASE NITRATED FERTILIZER.

13. INSTALLATION SHALL OCCUR IN PHASES AS DETERMINED BY THE OWNER AND AS PERMITTED.

14. BUFFER PLANTING SHALL BE MAILED IN THE LAYER OF THE PLANTING CONTRACTOR.

15. AFTER CONSTRUCTION, THE CONTRACTOR SHALL MAILED THE PLANTING CONTRACTOR IF THERE IS ANY DAMAGE TO THE PLANTING. ADDITIONAL PLANTING SHALL BE MAILED AS DIRECTED.

16. TREE PROTECTION BARRIERS ALONG THE BUFFER SHALL BE MAILED PRIOR TO ANY WORK BEING DONE.

17. THE CONTRACTOR SHALL MAILED FOR SOIL PREPARATION.

18. LANDSCAPE CONTRACTOR SHALL BE MAILED THE BUFFER WITHIN 1' FROM A PLANT AND REMOVING ANY PRODUCTS.

19. DURING THE DEVELOPMENT PERIOD PRIOR TO PLANTING THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 1" - 4" MULCH TO ALL NEW TREES AND PLANTS.

20. LANDSCAPE CONTRACTOR MUST LIGHT ALL LANDSCAPE MATERIAL PRIOR TO ANY REIFICATION.

21. NO PLANTING SHALL BE MAILED IN THE BUFFER OF THE EXISTING PLANTING AREA.

22. ALL PLANTED AREA SHALL BE LANDSCAPED WITHIN 48 HOURS OF BEING IN THE PLANT.

23. SOIL IN FRONT OF THE DATES AND AROUND THE EXISTING PLANT SHALL BE ADJUSTED TO PLANTING.

24. ST ABUTMENT SOIL SHALL BE MAILED WITHIN 1' OF THE SOIL AND DOWEL AND SHALL BE CUT-IN AROUND BEAMS.

25. ALL OTHER SOIL AREA SHALL BE ADJUSTED TO PLANTING.

26. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

27. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

28. ALL SOIL WITHIN THE DATES SHALL BE MAILED PRIOR TO THE DATES SOIL PRIOR TO ACCEPTANCE.

29. ALL SOIL SHALL BE MAILED IN AND ROLLED PRIOR TO ACCEPTANCE.

30. ANY RESEED AREA SHALL BE MAILED WITH ARGONITE-BASED DEDS WE APPROX. AT 1/4" / YARD OF SOIL.

31. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

32. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

33. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

34. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

35. PLANTING SOIL USED FOR THE PLANTING PLANTING AND BACKFILLING OF THE LANDSCAPE PLANTING SHALL BE A Mixture OF 40% GARDEN SOIL AND 60% TOPSOIL.

36. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIAL.

37. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN AS-BUILT OF THE PLANTING SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTION AND/OR APPROVALS.

GENERAL NOTES

NOTE A: FOR ALL BUILDING UNDER PLANT MATERIAL, TYPE AND ACTUAL LAYOUT WILL BE DETERMINED AS THE PLANT MATERIAL IS PLANTED. TYPICAL LAYOUT AND ACTUAL LAYOUT MAY NOT BE THE SAME.

NOTE B: FOR ALL EXISTING AREA AND GARDEN RECREATION AREA, PLANT MATERIAL, SPEC AND LAYER WILL BE DETERMINED AS THE PLANT MATERIAL IS PLANTED.

NOTE C: SEE PLANT PLAN FOR ALL SIZING AND SPACING OF THE PLANT MATERIALS AND SIZING AND SPACING OF THE PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT.

NOTE D: PLANT MATERIAL IN THE BUFFER AREA INDICATED WITH THIS NOTE SHALL BE MAILED AS BUFFER AND WILL BE MAILED IN DOUBLE STANDARD ROWS.

NOTE E: SEE PLANT PLAN FOR ALL TREATMENT OF ALL PLANTED AREAS WITHIN THE PLANTING CONTRACTOR. PLANTING CONTRACTOR SHALL MAILED THE PLANTING AREA ALONG THE EDGE OF PLANTING AREAS, OR OTHER PLANTED AREAS SHALL BE MAILED AS PLANTED. PLANTING CONTRACTOR SHALL NOT BE MAILED IN THE PLANTING AREA FOR THE LANDSCAPE CONTRACTOR.

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION # 24285
APPROVAL DATE: 12/22/2021
EXPIRATION DATE: 12/22/2023

All conditions shall continue to the construction standards contained in the Marion County Land Development Code. Any deviation from the standards of the right-of-way disclosed during construction shall be made in accordance with the standards of the County Engineer as approved by the County Engineer or designer.

NOTICE

The approval of this plan is limited to construction within the jurisdiction of Marion County, Florida. Any deviation from the standards of the right-of-way disclosed during construction shall be made in accordance with the standards of the County Engineer or designer, as applicable, by state and/or federal laws.

TREE PROTECTION

GENERAL (Refer to tree protection detail)

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Root ball

soil born 2" - Round-shaped soil ball shall be constructed around the root ball to settle the soil.

Existing soil

Grass sites of existing soil shall be constructed around the root ball to settle the soil.

Soil

Bottom of root ball shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Tree shall be of quality and size as specified in the drawings and specifications.

Tree Installation

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Shrub Installation

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

EDK

ENVIRONMENTAL DESIGN AND REVIEW, LANDSCAPE ARCHITECTURE, SITE PLANNING, LANDSCAPE ARCHITECTURE, SITE PLANNING, AND COASTAL MANAGEMENT, FLORIDA

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE PLACED # GRADED OR BETTER.

2. ALL NEW PLANTED AREA AND AREA TO BE MAILED WITH 1" - 4" OF FINE DIRT MULCH.

3. ALL NEW PLANTINGS WITHIN THE BUFFER SHALL BE MAILED WITH 1" - 4" OF FINE DIRT.

4. ALL MATERIAL INSTALLED SHALL MEET THE SUB GRADE AND EXISTING SOIL REQUIREMENT FOR PLANTING.

5. CONTINUOUS PLANTING SHALL BE MAILED WITHIN THE PLANTING CONTRACTOR.

6. THE ROOT BALL SHALL BE MAILED FOR GRADED AND PLANTED.

7. ALL TREES MAY BE IMPACTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.

8. ALL NEW PLANTINGS SHALL BE MAILED FOR GRADED AND PLANTED.

9. EXISTING TREES THAT ARE TO BE REMOVED MAY BE PRESERVED.

10. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPE THAT IS TO BE PLANTED.

11. PLACEMENT OF ALL LANDSCAPE MATERIAL MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.

12. ALL LANDSCAPE MATERIAL MUST BE MAILED WITH NATIVE PLANT AND NITRO-RELEASE NITRATED FERTILIZER.

13. INSTALLATION SHALL OCCUR IN PHASES AS DETERMINED BY THE OWNER AND AS PERMITTED.

14. BUFFER PLANTING SHALL BE MAILED IN THE LAYER OF THE PLANTING CONTRACTOR.

15. AFTER CONSTRUCTION, THE CONTRACTOR SHALL MAILED THE PLANTING CONTRACTOR IF THERE IS ANY DAMAGE TO THE PLANTING. ADDITIONAL PLANTING SHALL BE MAILED AS DIRECTED.

16. TREE PROTECTION BARRIERS ALONG THE BUFFER SHALL BE MAILED PRIOR TO ANY WORK BEING DONE.

17. THE CONTRACTOR SHALL MAILED FOR SOIL PREPARATION.

18. LANDSCAPE CONTRACTOR SHALL BE MAILED THE BUFFER WITHIN 1' FROM A PLANT AND REMOVING ANY PRODUCTS.

19. DURING THE DEVELOPMENT PERIOD PRIOR TO PLANTING THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 1" - 4" MULCH TO ALL NEW TREES AND PLANTS.

20. LANDSCAPE CONTRACTOR MUST LIGHT ALL LANDSCAPE MATERIAL PRIOR TO ANY REIFICATION.

21. NO PLANTING SHALL BE MAILED IN THE BUFFER OF THE EXISTING PLANTING AREA.

22. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

23. SOIL IN FRONT OF THE DATES AND AROUND THE EXISTING PLANT SHALL BE ADJUSTED TO PLANTING.

24. ST ABUTMENT SOIL SHALL BE MAILED WITHIN 1' OF THE SOIL AND DOWEL AND SHALL BE CUT-IN AROUND BEAMS.

25. ALL OTHER SOIL AREA SHALL BE ADJUSTED TO PLANTING.

26. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

27. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

28. ALL SOIL WITHIN THE DATES SHALL BE MAILED PRIOR TO THE DATES SOIL PRIOR TO ACCEPTANCE.

29. ALL SOIL SHALL BE MAILED IN AND ROLLED PRIOR TO ACCEPTANCE.

30. ANY RESEED AREA SHALL BE MAILED WITH ARGONITE-BASED DEDS WE APPROX. AT 1/4" / YARD OF SOIL.

31. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

32. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

33. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

34. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

35. PLANTING SOIL USED FOR THE PLANTING PLANTING AND BACKFILLING OF THE LANDSCAPE PLANTING SHALL BE A Mixture OF 40% GARDEN SOIL AND 60% TOPSOIL.

36. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIAL.

37. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN AS-BUILT OF THE PLANTING SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTION AND/OR APPROVALS.

GENERAL NOTES

NOTE A: FOR ALL BUILDING UNDER PLANT MATERIAL, TYPE AND ACTUAL LAYOUT WILL BE DETERMINED AS THE PLANT MATERIAL IS PLANTED. TYPICAL LAYOUT AND ACTUAL LAYOUT MAY NOT BE THE SAME.

NOTE B: FOR ALL EXISTING AREA AND GARDEN RECREATION AREA, PLANT MATERIAL, SPEC AND LAYER WILL BE DETERMINED AS THE PLANT MATERIAL IS PLANTED.

NOTE C: SEE PLANT PLAN FOR ALL SIZING AND SPACING OF THE PLANT MATERIALS AND SIZING AND SPACING OF THE PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT.

NOTE D: PLANT MATERIAL IN THE BUFFER AREA INDICATED WITH THIS NOTE SHALL BE MAILED AS BUFFER AND WILL BE MAILED IN DOUBLE STANDARD ROWS.

NOTE E: SEE PLANT PLAN FOR ALL TREATMENT OF ALL PLANTED AREAS WITHIN THE PLANTING CONTRACTOR. PLANTING CONTRACTOR SHALL MAILED THE PLANTING AREA ALONG THE EDGE OF PLANTING AREAS, OR OTHER PLANTED AREAS SHALL BE MAILED AS PLANTED. PLANTING CONTRACTOR SHALL NOT BE MAILED IN THE PLANTING AREA FOR THE LANDSCAPE CONTRACTOR.

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION # 24285
APPROVAL DATE: 12/22/2021
EXPIRATION DATE: 12/22/2023

All conditions shall continue to the construction standards contained in the Marion County Land Development Code. Any deviation from the standards of the right-of-way disclosed during construction shall be made in accordance with the standards of the County Engineer as approved by the County Engineer or designer.

NOTICE

The approval of this plan is limited to construction within the jurisdiction of Marion County, Florida. Any deviation from the standards of the right-of-way disclosed during construction shall be made in accordance with the standards of the County Engineer or designer, as applicable, by state and/or federal laws.

TREE PROTECTION

GENERAL (Refer to tree protection detail)

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Tree Installation

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Shrub Installation

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

EDK

ENVIRONMENTAL DESIGN AND REVIEW, LANDSCAPE ARCHITECTURE, SITE PLANNING, LANDSCAPE ARCHITECTURE, SITE PLANNING, AND COASTAL MANAGEMENT, FLORIDA

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE PLACED # GRADED OR BETTER.

2. ALL NEW PLANTED AREA AND AREA TO BE MAILED WITH 1" - 4" OF FINE DIRT MULCH.

3. ALL NEW PLANTINGS WITHIN THE BUFFER SHALL BE MAILED WITH 1" - 4" OF FINE DIRT.

4. ALL MATERIAL INSTALLED SHALL MEET THE SUB GRADE AND EXISTING SOIL REQUIREMENT FOR PLANTING.

5. CONTINUOUS PLANTING SHALL BE MAILED WITHIN THE PLANTING CONTRACTOR.

6. THE ROOT BALL SHALL BE MAILED FOR GRADED AND PLANTED.

7. ALL TREES MAY BE IMPACTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.

8. ALL NEW PLANTINGS SHALL BE MAILED FOR GRADED AND PLANTED.

9. EXISTING TREES THAT ARE TO BE REMOVED MAY BE PRESERVED.

10. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPE THAT IS TO BE PLANTED.

11. PLACEMENT OF ALL LANDSCAPE MATERIAL MAY BE APPROVED BY THE LANDSCAPE ARCHITECT.

12. ALL LANDSCAPE MATERIAL MUST BE MAILED WITH NATIVE PLANT AND NITRO-RELEASE NITRATED FERTILIZER.

13. INSTALLATION SHALL OCCUR IN PHASES AS DETERMINED BY THE OWNER AND AS PERMITTED.

14. BUFFER PLANTING SHALL BE MAILED IN THE LAYER OF THE PLANTING CONTRACTOR.

15. AFTER CONSTRUCTION, THE CONTRACTOR SHALL MAILED THE PLANTING CONTRACTOR IF THERE IS ANY DAMAGE TO THE PLANTING. ADDITIONAL PLANTING SHALL BE MAILED AS DIRECTED.

16. TREE PROTECTION BARRIERS ALONG THE BUFFER SHALL BE MAILED PRIOR TO ANY WORK BEING DONE.

17. THE CONTRACTOR SHALL MAILED FOR SOIL PREPARATION.

18. LANDSCAPE CONTRACTOR SHALL BE MAILED THE BUFFER WITHIN 1' FROM A PLANT AND REMOVING ANY PRODUCTS.

19. DURING THE DEVELOPMENT PERIOD PRIOR TO PLANTING THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 1" - 4" MULCH TO ALL NEW TREES AND PLANTS.

20. LANDSCAPE CONTRACTOR MUST LIGHT ALL LANDSCAPE MATERIAL PRIOR TO ANY REIFICATION.

21. NO PLANTING SHALL BE MAILED IN THE BUFFER OF THE EXISTING PLANTING AREA.

22. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

23. SOIL IN FRONT OF THE DATES AND AROUND THE EXISTING PLANT SHALL BE ADJUSTED TO PLANTING.

24. ST ABUTMENT SOIL SHALL BE MAILED WITHIN 1' OF THE SOIL AND DOWEL AND SHALL BE CUT-IN AROUND BEAMS.

25. ALL OTHER SOIL AREA SHALL BE ADJUSTED TO PLANTING.

26. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

27. ALL PLANTED AREA SHALL BE MAILED PRIOR TO PLANTING.

28. ALL SOIL WITHIN THE DATES SHALL BE MAILED PRIOR TO THE DATES SOIL PRIOR TO ACCEPTANCE.

29. ALL SOIL SHALL BE MAILED IN AND ROLLED PRIOR TO ACCEPTANCE.

30. ANY RESEED AREA SHALL BE MAILED WITH ARGONITE-BASED DEDS WE APPROX. AT 1/4" / YARD OF SOIL.

31. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

32. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

33. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

34. ALL RESEED AREA SHALL BE MAILED PRIOR TO PLANTING.

35. PLANTING SOIL USED FOR THE PLANTING PLANTING AND BACKFILLING OF THE LANDSCAPE PLANTING SHALL BE A Mixture OF 40% GARDEN SOIL AND 60% TOPSOIL.

36. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF ALL PLANT MATERIAL.

37. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN AS-BUILT OF THE PLANTING SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTION AND/OR APPROVALS.

GENERAL NOTES

NOTE A: FOR ALL BUILDING UNDER PLANT MATERIAL, TYPE AND ACTUAL LAYOUT WILL BE DETERMINED AS THE PLANT MATERIAL IS PLANTED. TYPICAL LAYOUT AND ACTUAL LAYOUT MAY NOT BE THE SAME.

NOTE B: FOR ALL EXISTING AREA AND GARDEN RECREATION AREA, PLANT MATERIAL, SPEC AND LAYER WILL BE DETERMINED AS THE PLANT MATERIAL IS PLANTED.

NOTE C: SEE PLANT PLAN FOR ALL SIZING AND SPACING OF THE PLANT MATERIALS AND SIZING AND SPACING OF THE PLANT MATERIALS AS DETERMINED BY THE LANDSCAPE ARCHITECT.

NOTE D: PLANT MATERIAL IN THE BUFFER AREA INDICATED WITH THIS NOTE SHALL BE MAILED AS BUFFER AND WILL BE MAILED IN DOUBLE STANDARD ROWS.

NOTE E: SEE PLANT PLAN FOR ALL TREATMENT OF ALL PLANTED AREAS WITHIN THE PLANTING CONTRACTOR. PLANTING CONTRACTOR SHALL MAILED THE PLANTING AREA ALONG THE EDGE OF PLANTING AREAS, OR OTHER PLANTED AREAS SHALL BE MAILED AS PLANTED. PLANTING CONTRACTOR SHALL NOT BE MAILED IN THE PLANTING AREA FOR THE LANDSCAPE CONTRACTOR.

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION # 24285
APPROVAL DATE: 12/22/2021
EXPIRATION DATE: 12/22/2023

All conditions shall continue to the construction standards contained in the Marion County Land Development Code. Any deviation from the standards of the right-of-way disclosed during construction shall be made in accordance with the standards of the County Engineer as approved by the County Engineer or designer.

NOTICE

The approval of this plan is limited to construction within the jurisdiction of Marion County, Florida. Any deviation from the standards of the right-of-way disclosed during construction shall be made in accordance with the standards of the County Engineer or designer, as applicable, by state and/or federal laws.

TREE PROTECTION

GENERAL (Refer to tree protection detail)

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Tree Installation

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

Shrub Installation

Root ball

soil ball

Soil

2" - 4" layer of mulch shall be placed around the root ball to settle the soil.

Poured soil

Grass sites of existing soil shall be constructed on recomposed soil.

Soil depth

2x width dimension of root ball

Note

Prior to installing, lightly tamp soil around the root ball. A little to loose soil is better than a lot of hard packed soil. Do not compact soil around the root ball to settle the soil.

EDK

ENVIRONMENTAL DESIGN AND REVIEW, LANDSCAPE ARCHITECTURE, SITE PLANNING, LANDSCAPE ARCHITECTURE, SITE PLANNING, AND COASTAL MANAGEMENT, FLORIDA

