

June 28, 2024

PROJECT NAME: FREEDOM COMMONS PHASE 2 AMENITY

PROJECT NUMBER: 2023100062

APPLICATION: MAJOR SITE PLAN #30753

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/4/2024 - add waivers if requested in future -sk
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application
STATUS OF REVIEW: INFO
REMARKS: 1/4/2024 - no phasing shown -sk
- 6 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.
- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Public pool construction permit will need to be approved by the Department of Health in Marion County

- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
STATUS OF REVIEW: INFO
REMARKS: Parcel is not located in an environmentally sensitive overlay zone.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: INFO
REMARKS: Note per approved waiver: APPROVED subject to receiving a letter from the biologist that prior to mass grading taking effect all environmental concerns were mitigated.
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
STATUS OF REVIEW: INFO
REMARKS: This review is for an amenity site located internal to a subdivision.
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: This review is for an amenity site located internal to a subdivision.
- 12 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Major Site Plan
STATUS OF REVIEW: INFO
REMARKS: Sec. 2.18.1.I - Show connections to other phases.
Sec.2.19.2.H – Legal Documents
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)
For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.B.2 – Required Right of Way Dedication
For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.3 - Cross Access Easements
For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)
"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."
Sec. 6.3.1.C.2 – Utility Easements
"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:
1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

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

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

Sec.6.3.1.D(f) –

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



**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 #30753

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/17/2023

A. PROJECT INFORMATION:

Project Name: Freedom Commons Phase 2 Amenity
Parcel Number(s): 35623-000-00
Section 15 Township 16 Range 21 Eas Land Use MED Zoning Classification PUD
Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 5.76 Number of Lots Miles of Roads
Location of Property with Crossroads SW 82ND PL RD & SW 49TH AVE RD
Additional information regarding this submittal:

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

☒ **Engineer:**
Firm Name: Tillman & Associates Engineering, LLC Contact Name: Timothy C. Brooker
Mailing Address: 1720 SE 16TH AVE, BLDG 100 City: OCALA State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone #
Email(s) for contact via ePlans: permits@tillmaneng.com

☐ **Surveyor:**
Firm Name: JCH Consulting Group, Inc. Contact Name: Christopher Howson
Mailing Address: 426 SW 15TH ST City: OCALA State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone #
Email(s) for contact via ePlans: chris@jchcg.com

Property Owner:
Owner: Freedom Commons Development, LLC Contact Name: Fred "Chris" Armstrong
Mailing Address: 1415 SW 17th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-624-0120 Alternate Phone #
Email address: chris@armstronghomes.net

Developer:
Developer: same as above Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

UTILITY COMPANIES:

PERMITS:

1. MARION COUNTY- MAJOR SITE PLAN - # (PENDING)
2. S.J.R.W.M.D. - E.R.P. - # (PENDING)
3. FDEP - POTABLE WATER (BY OTHER)
4. FDEP - SANITARY SEWER (BY OTHER)
5. FDEP - N.P.D.E.S. (BY OTHER)

REQUESTED WAIVERS:

- 212.8 - CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY - WAIVER TO USE CURRENT SURVEY, AS MASS GRADING AND PHASE 2 IMPROVEMENT PLANS HAVE BEEN APPROVED AND CONSTRUCTION IS ACTIVE ON SITE. (APPROVED 02/13/2024)
- 212.16 - ENVIRONMENTAL ASSESSMENT - WAIVER TO USE PREVIOUSLY ACCEPTED ENVIRONMENTAL ASSESSMENT, AS MASS GRADING AND PHASE 2 IMPROVEMENT PLANS HAVE BEEN APPROVED AND CONSTRUCTION IS ACTIVE ON SITE. (APPROVED 02/13/2024)

NOTES:

1. BASED ON THE FEDERAL EMENTAL MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 1200200C, EFFECTIVE DATE 9/26/2017, THE PROPERTY DESCRIBED HEREON LIES WITH FLOOD ZONE "X" AND "X-ZN" AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
3. ALL UTILITIES (UNDER EXISTING OR PROPOSED PAYMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2.4 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH DOT REQUIREMENTS.
5. TOPOGRAPHICAL DATA SHOWN HEREON IS BASED ON COUNTY OF Ocala ENGINEERING CONTROL POINT #601, ELEVATION 84.57 (NAVD 1988).
6. DESIGN SPEED - 30 M.P.H. TO BE POSTED AT 23 M.P.H.
7. THE PROJECT DESIGNER HAS OBTAINED CONCURRENCE APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCE DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCE REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO A LATER DEVELOPMENT REVIEW STAGE, SUCH AS, BUT NOT LIMITED TO, PROPOSED FINAL PLAN, FINAL PLAT OR BUILDING PERMIT REVIEW.
8. ALL PROPOSED ROAD, RETENTION AREAS, AND DRAINAGE AREAS ARE PRIVATELY OWNED AND MAINTAINED BY OWNER.
9. NOT ADOPTED TO THE WORKS AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

BASIS OF BEARING:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAVD 83), WITH 2011 ADJUSTMENT ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

BENCHMARKS:

- TEMPORARY BENCHMARK (#5207) SET 5/8" IRON ROD AND CAP (LB 8071) N.1734348.3740, E.592323.6330, ELEV. 77.49', (NAV 1988)
- TEMPORARY BENCHMARK (#5209) SET 5/8" IRON ROD AND CAP (LB 8071) N. 1732528.6210, E.592368.5380, ELEV. 95.46', (NAVD 1988)

LEGAL DESCRIPTION:

(AS SURVEYED)

[illegible]

OWNER / DEVELOPER:
FREEDOM COMMONS DEVELOPMENT, LLC
FRED C. ARMSTRONG
1415 SW 17TH STREET
OCALA, FL. 34471
PH: (352) 624-0120

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
TIMOTHY BROOKER JR., P.E.
1720 S.E. 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON
426 S.W. 15TH STREET
OCALA, FLORIDA. 34471
PH: (352) 405-1482

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON
JCH CONSULTING GROUP, INC.

**Know what's below.
Call before you dig.**

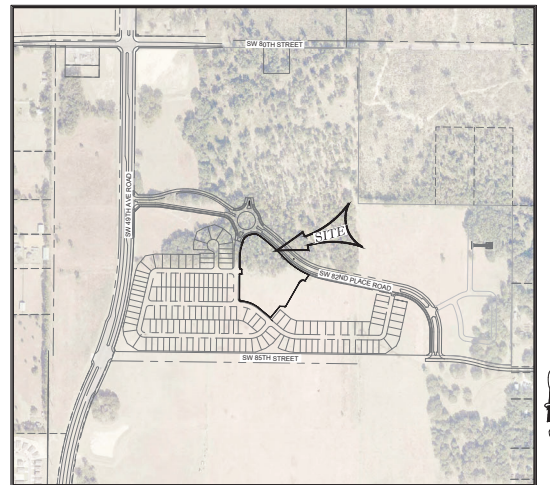
Call 48 Hours
before you dig

It's the Low!
1-800-432-4770

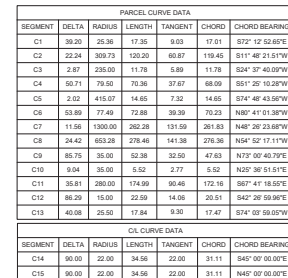
Sunshine State One Call of Florida, Inc.

INDEX OF SHEETS

- | | |
|-------|------------------------------------|
| 01.01 | COVER SHEET |
| 02.01 | GENERAL NOTES |
| 03.01 | AERIAL PHOTOGRAPH |
| 04.01 | MASTER DRAINAGE PLAN |
| 05.01 | GEOMETRY PLAN |
| 06.01 | GRADING PLAN |
| 07.01 | UTILITY PLAN |
| 08.01 | POTABLE WATER DISTRIBUTION DETAILS |
| 09.01 | SANITARY SEWER DETAILS |
| 10.01 | ROADWAY AND PAVEMENT DETAILS |
| 11.01 | DRAINAGE DETAILS |
| 12.01 | EROSION CONTROL PLAN AND DETAILS |

VICINITY MAP
1" = 500'

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



<u>PROPOSED IMPERVIOUS AREA</u>	
POOL AND POOL DECK	= 17490 S.F.
ROAD & PARKING	= 42883 S.F.
CURB	= 1037 S.F.
SIDEWALK	= 13352 S.F.
BUILDING	= 7780 S.F.
PICKLE BALL COURT	= 14706 S.F.
STAGE AND OTHER	= 2593 S.F.
TOTAL PROJECT IMPERVIOUS AREA	= 99842 S.F. (2.29 AC.)

NOTE:
CONTRACTOR SHALL CONFIRM ALL FENCE
STYLES AND COLORS PRIOR TO CONSTRUCTION

SHT. 05.01

GEOMETRY PLAN

[illegible]

DATE 3/26/2024
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8397

SHT. 09.01

GENERAL NOTES:

1. Concrete sidewalks in accordance with Specification 522 (see # of concrete for sidewalks and curb) located within curb returns (see Plan View). Install all other concrete with thickness as shown, unless otherwise indicated on the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Road breaker material can be any impermeable material or sheet membrane or preformed material having a thickness of not less than 4 mil and not more than 10 mil.
5. Concrete sidewalks with Edge Beams through the limits of any surface mounted Pedestrian/Bicycle Railing or Plan Section show in the plans. (See RAILING 522-004)

LEGEND:

- 1" Thick Sidewalk
- 4" Thick Sidewalk
- Utility Strip

SECTION AA

SECTION BB

RAILING DETAIL

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

CONCRETE SIDEWALK

522-001 1 of 2

FLUSH SIDEWALK DETAIL

NO SCALE

RAISED SIDEWALK DETAIL

NO SCALE

SIDEWALK ADJACENT TO OPEN SPACE/SWALE DETAIL

NO SCALE

HANDICAP PARKING STRIPING DETAIL

N.T.S.

Marion County Approval Stamp

TYPE D CURB

N.T.S.

CONCRETE PAVEMENT SECTION

NO SCALE

ASPHALT PAVEMENT SECTION

NO SCALE

CONCRETE WHEEL STOP

NO SCALE

ALUMINUM SOIL PLATE DETAIL

NO SCALE

SE 38 St

SE 38 St

SIGHT TRIANGLE

INTERSECTION SIGN AND STRIPING DETAIL

ALUMINUM SOIL PLATE DETAIL

	MORC EFFECTIVE 10/12/2013	COMBINED STREET NAME & STOP SIGN INSTALLATION	7.3.1 TS 0.31		MORC EFFECTIVE 10/12/2013	STREET SIGN	7.3.1 TS 0.02		MORC EFFECTIVE 10/12/2013	SIGHT TRIANGLE	7.3.1 TS 0.05		MORC EFFECTIVE 10/12/2013	INTERSECTION SIGN AND STRIPING DETAIL	7.3.1 TS 0.30
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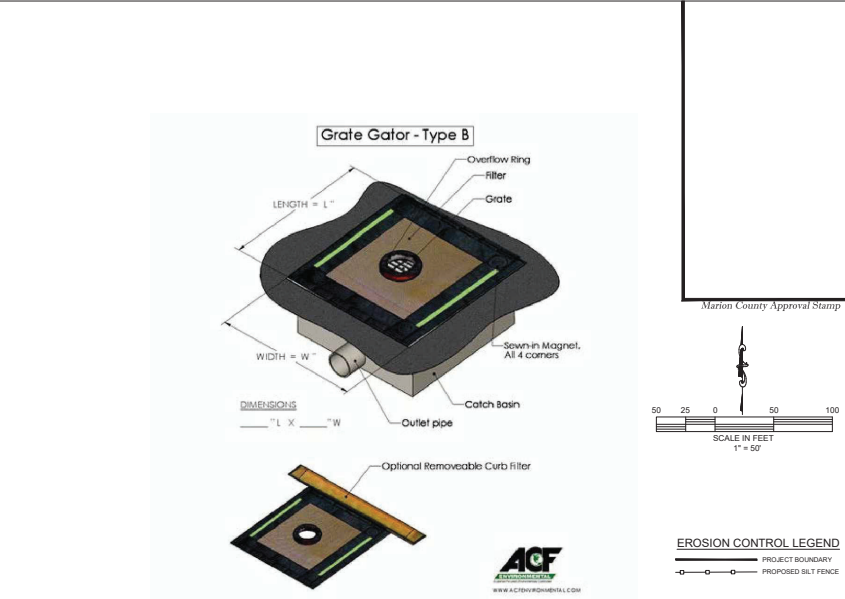
William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #20796

MAJOR SITE PLAN
FREEDOM COMMONS PH 2 AMENITY
MARION COUNTY, FLORIDA
ROADWAY AND PAVEMENT DETAILS

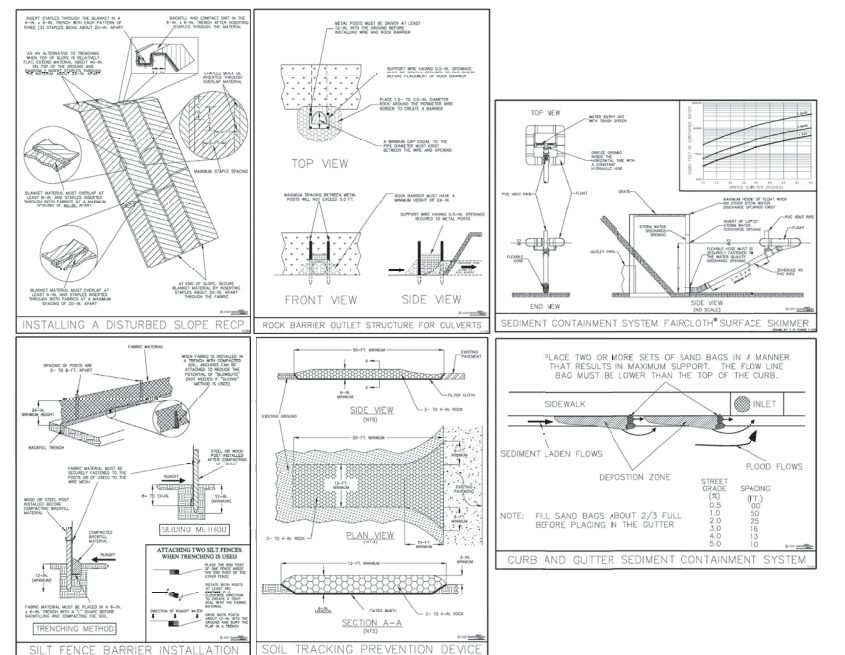
DATE: 3/26/2024
DRAWN BY: AS
CHECKED BY: JTB
JOB NO.: 23-8397

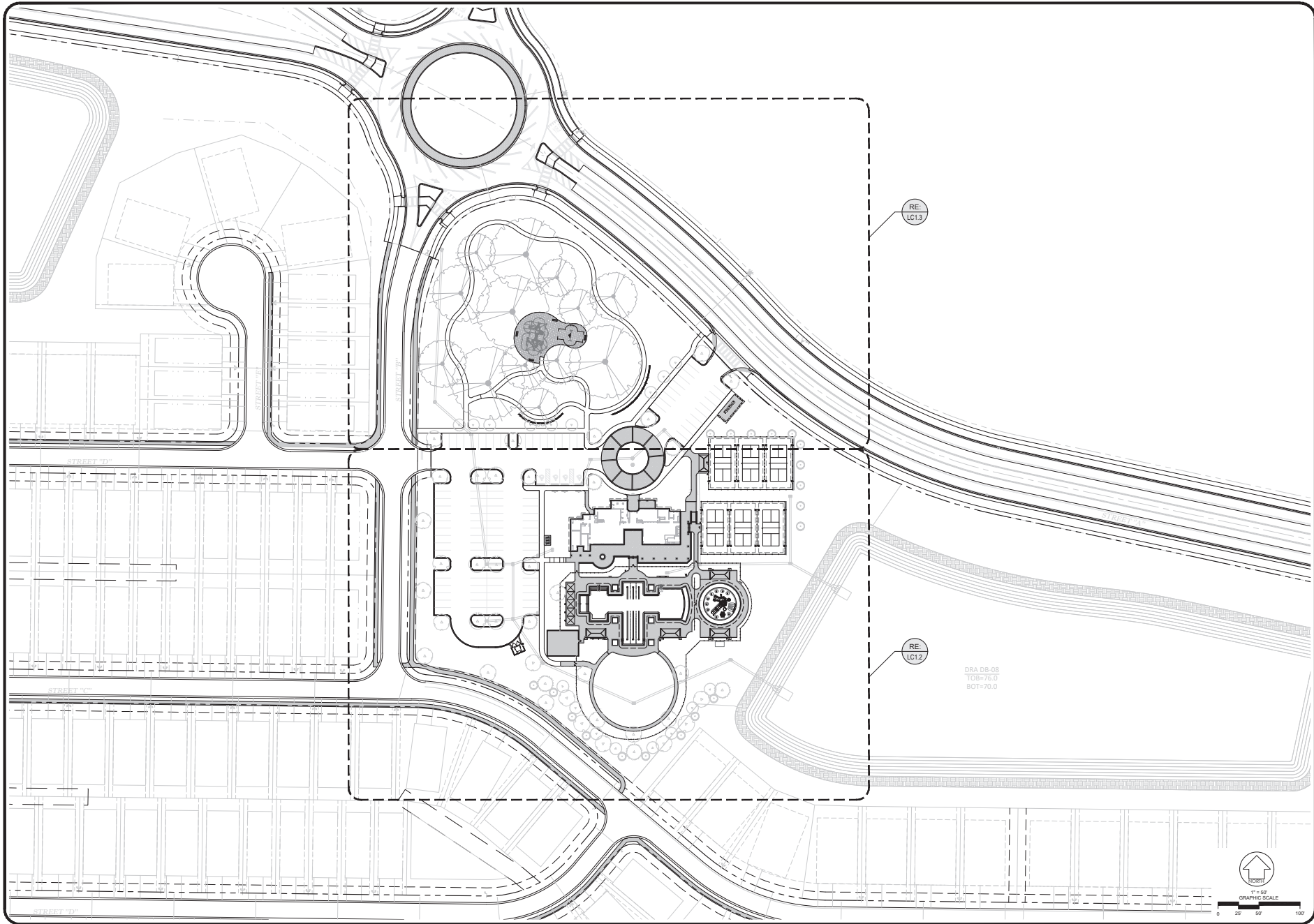
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1. THE FOLLOWING LIST REPRESENTS A BASIC EROSION CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SO, OR COMPACTED AS DETERMINED BY THE OWNER.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ALONG THE PERIMETER OF THE PROJECT OR THE INTAK AREA, WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONDUCTED FOR EXPOSED AREAS UNLESS THEY ARE IN LINE WITH PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
10. SILT FENCE IS TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN P.D.O.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. CONTRACTOR MUST COOPERATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTOR AT NO ADDITIONAL COST TO THE OWNER.
14. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SOOED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRAING.

[illegible]



\\ELVIS3\Projects\Armstrong Brothers LLC\21-598 Marion Ranch\04 - Landscape\02 - Planting\21-598) MARION RANCH - P2 - AMENITY - LS_PLAN.dwg, LC1.1 OVERALL, 5/7/2024 6:14:21 PM, nantroyer

REVISIONS

NO.	DATE	DESCRIPTION	BY

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM & LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE FOR WHICH IT IS PREPARED AND FOR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF BASHAM & LUCAS DESIGN GROUP IS PROHIBITED.

prepared for Freedom Common Development, LLC
MARION RANCH
Marion County, FL
CLUBHOUSE - LANDSCAPE
OVERALL SITE PLAN

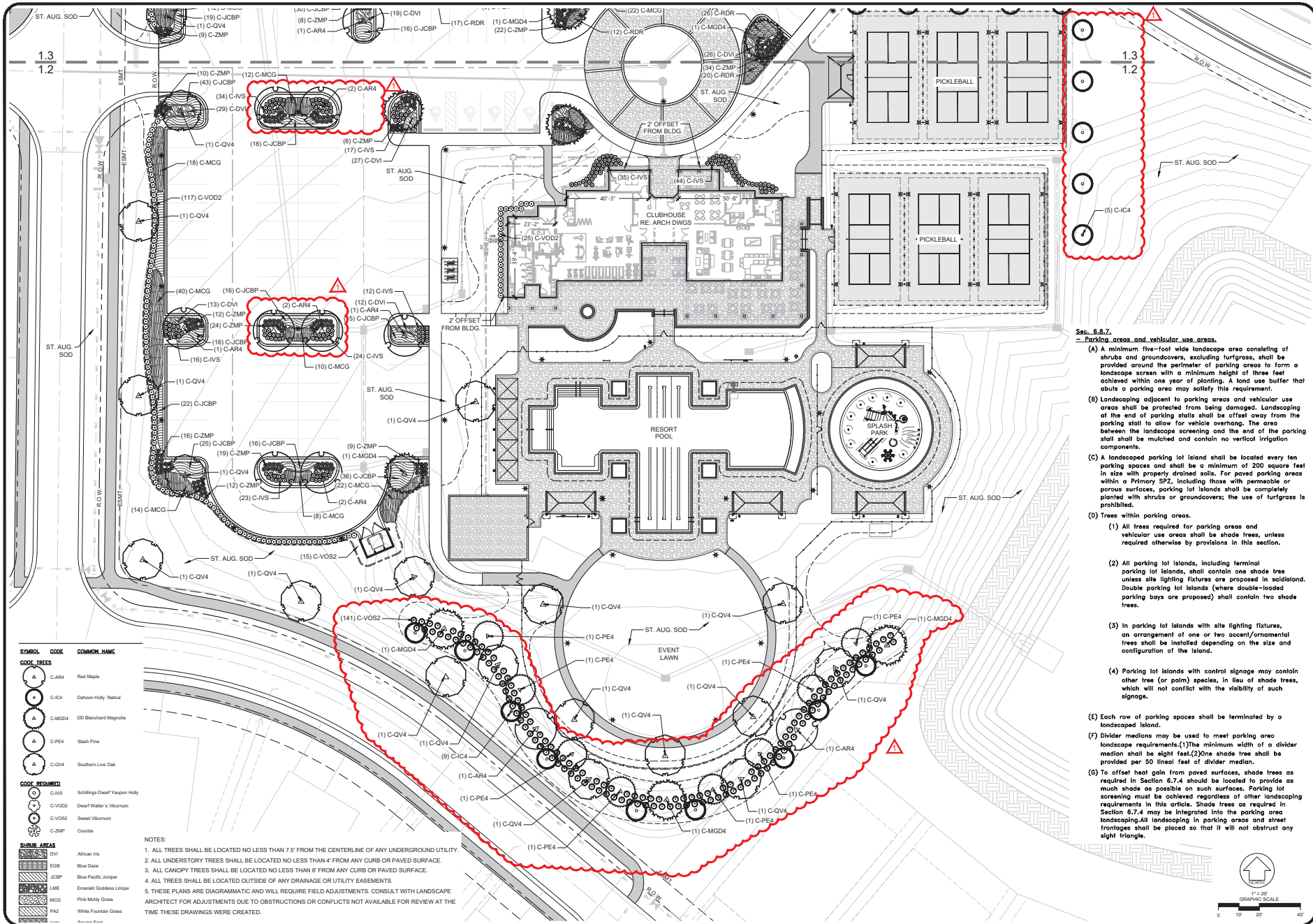
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BASHAM
& LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
www.bashamlucas.com

NOT FOR
CONSTRUCTION

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CHECKED BY	WWW
DATE	02-29-24
JOB NO.	21-598

LC1.1

PERMIT SET



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	02-29-24	ISSUED FOR PERMIT	WWW

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MARION RANCH CLUBHOUSE - LANDSCAPE PLANTING PLAN

25
BASHAM & LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
WWW.BASHAMANDLUCAS.COM

NOT FOR
CONSTRUCTION

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CHECKED BY WWW
DATE 02-29-24
JOB NO. 21-59B

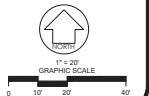
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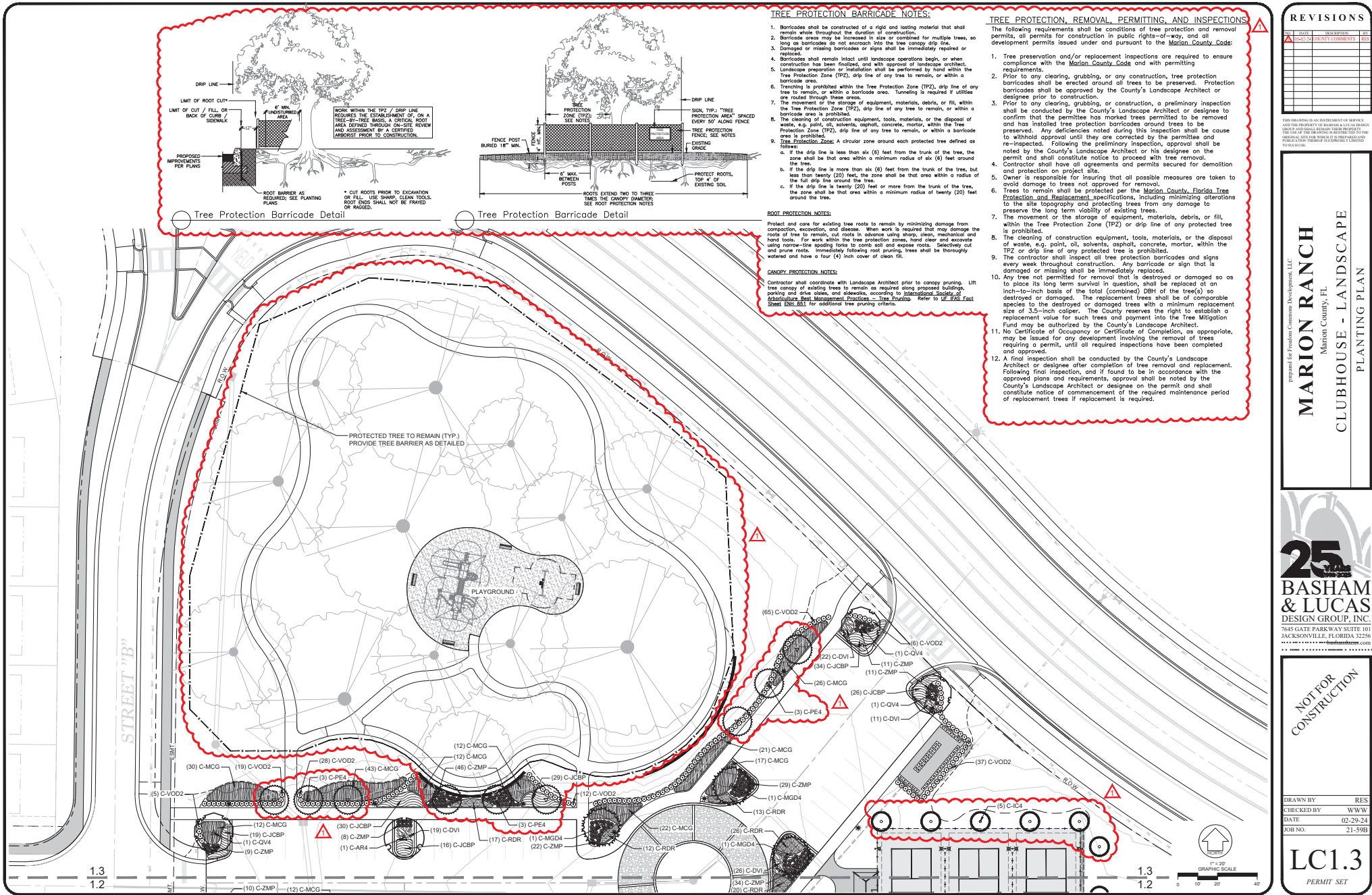
PERMIT SET

Sec. 6.6.7.

- Parking areas and vehicular use areas.

- A minimum five-foot wide landscape area consisting of shrubs and groundcovers, excluding turfgrass, shall be provided around the perimeter of parking areas to form a landscape screen with a minimum height of three feet achieved within one year of planting. A land use buffer that abuts a parking area may satisfy this requirement.
- Landscaping adjacent to parking areas and vehicular use areas shall be protected from being damaged. Landscaping at the end of parking stalls shall be offset away from the parking stall to allow for vehicle overhang. The area between the landscape screening and the end of the parking stall shall be mulched and contain no vertical irrigation components.
- A landscaped parking lot island shall be located every ten parking spaces and shall be a minimum of 200 square feet in size with properly drained soils. For paved parking areas within a Primary SP2, including those with permeable or porous surfaces, parking lot islands shall be completely planted with shrubs or groundcovers; the use of turfgrass is prohibited.
- Parking areas within parking areas.
 - All trees required for parking areas and vehicular use areas shall be shade trees, unless required otherwise by provisions in this section.
 - All parking lot islands, including terminal parking lot islands, shall contain one shade tree unless site lighting fixtures are proposed in said island. Double parking lot islands (where double-loaded parking bays are proposed) shall contain two shade trees.
 - In parking lot islands with site lighting fixtures, an arrangement of one or two accent/ornamental trees shall be installed depending on the size and configuration of the island.
 - Parking lot islands with control signage may contain other tree (or palm) species. In lieu of shade trees, which will not conflict with the visibility of such signage.
- Each row of parking spaces shall be terminated by a landscaped island.
- Divider medians may be used to meet parking area landscape requirements. (1) The minimum width of a divider median shall be eight feet. (2) One shade tree shall be provided per 50 linear feet of divider median.
- To offset heat gain from paved surfaces, shade trees as required in Section 6.7.4 should be located to provide as much shade as possible on such surfaces. Parking lot screening must be achieved regardless of other landscaping requirements in this article. Shade trees as required in Section 6.7.4 may be integrated into the parking area landscaping. All landscaping in parking areas and street frontages shall be placed so that it will not obstruct any sight triangle.





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NO.	DATE	REVISIONS	BY
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MARION RANCH
CLUBHOUSE - LANDSCAPE
PLANTING PLAN
Marion County, FL
prepared for Freedom Custom Development, LLC

25 BASHAM & LUCAS
DESIGN GROUP, INC.
7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256
www.bashamlucas.com

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PLANT SCHEDULE - TREES

SUB	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	REMARKS	NATIVE
0	Δ	C-AR4	11	Acer rubrum	Red Maple	MIN. 14' HT x 7" SPD	4" Cal	STRONG CENTRAL LEADER	NATIVE
0	○	C-IC4	19	Ilex cassine 'Nativa PPAF'	Dahoon Holly 'Nativa'	MIN. 14' HT x 7" SPD	4" Cal	FULL TO GROUND	NATIVE
0	Δ	C-MGD4	9	Magnolia grandiflora 'D.D. Blanchard'	DD Blanchard Magnolia	MIN. 16' HT x 8" SPD	4" Cal	FULL TO GROUND	NATIVE
0	Δ	C-PE4	17	Pinus Elliott	Slash Pine	MIN. 16' HT x 8" SPD	4" Cal	STRONG CENTRAL LEADER	NATIVE
0	Δ	C-QV4	21	Quercus virginiana	Southern Live Oak	MIN. 16' HT x 8" SPD	4" Cal	STRONG CENTRAL LEADER	NATIVE

PLANT SCHEDULE - SHRUBS & GROUND COVER

SUB	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NATIVE	SPACING
0	○	C-RVS	206	Ilex vomitoria 'Schilling's Dwarf'	Schilling's Dwarf Yawson Holly	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NATIVE	24" o.c.
0	○	C-VDS2	314	Viburnum ovalatum 'Densa'	Dwarf Vawson's Viburnum	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NATIVE	30" o.c.
0	○	C-VDS3	141	Viburnum odoratissimum	Sweet Viburnum	MIN. 24" HT x 24" SPD	MIN. 3 GAL	NON-NATIVE	36" o.c.
0	○	C-ZMP	329	Zamia pumila	Coorite	MIN. 18" HT x 15" SPD	MIN. 3 GAL	NATIVE	24" o.c.
0	○	C-DVI	180	Dioslea veglia	African Iris	MIN. 10" HT x 12" SPD	MIN. 1 GAL	NON-NATIVE	18" o.c.
0	○	C-JCBP	393	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	MIN. 6" HT x 12" SPD	MIN. 1 GAL	NON-NATIVE	24" o.c.
0	○	C-MCG	327	Muhlenbergia capillaris	Pink Muhly Grass	MIN. 18" HT x 18" SPD	MIN. 3 GAL	NATIVE	36" o.c.
0	○	C-RDR	105	Rosa x 'Meigold'	Red Drift® Rose	MIN. 15" HT x 18" SPD	MIN. 3 GAL	NON-NATIVE	24" o.c.
0	○	SOD-SA	66,635 sf	Stenotaphrum secundatum	FLORATAM St. Augustine Grass	SOD			

Marion County Code Requirements

ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 8, DIVISION B, LANDSCAPING.

https://library.municode.com/fl/marion_county

LANDSCAPE PROJECT AREA = 5.71 AC.

SEE CIVIL PLANS FOR OVERALL PROJECT DATA.

PHASE 1: RESIDENTIAL COMMUNITY

SHADE TREE REQUIREMENTS (SEC. 6.7.4)

83 SHADE TREES REQUIRED

15 SHADE TREES PRESERVED ON SITE (PER AR27665)

77 SHADE TREES PROVIDED

TOTAL SHADE TREES = 92

PROTECTED TREE REPLACEMENT (SEC. 6.7.8)

PLEASE REFER TO SHEET L7.01 IN THE PHASE 2 IMPROVEMENT PLANS (AR27665) FOR THE TOTAL SITE DEVELOPMENT CALCULATIONS.

REQUIRED = 2,018' MITIGATION NOTCHES (75" x 26.9") (PER AR27665)

PROVIDED = 2,072' (PER AR27665)

PROVIDED AS FOLLOWS:

537' TREES TO REMAIN (PER AR27665)

595' SHADE TREES (PER AR27665)

684' TREES ON LOTS (2' x 106 LOTS) (PER AR27665)

280' REMAINING TREES REQUIRED FOR AMENITY (PER AR27665)

488' PRESERVED ON AMENITY SITE (PER AR27665)

308' PROVIDED TREES PER AMENITY PLANS

TOTAL INCHES PROVIDED = 796"

NON-RESIDENTIAL DEVELOPMENT (SEC. 6.8.4)

20% OF THE TIME TO BE DEVELOPED SHALL BE LANDSCAPED.

LANDSCAPED AREA PROVIDED:

9,906 SF (Shrub) + 66,635 SF (Sod) = 76,541SF

LANDSCAPED AREA (LANDSCAPED)/248,728 (SITE SF) = 31% LANDSCAPED AREA

MARION TOWNHOMES LANDSCAPE AREA (MFLA) (SEC. 6.8.5)

PLEASE REFER TO SHEET L3.01 IN THE PHASE 2 IMPROVEMENT PLANS (AR27665) FOR THE MFLA PLAN

BUFFERS (SEC. 6.8.6, AND APPROVED PUD MASTER PLAN)

PLEASE REFER TO SHEET L7.01 IN THE PHASE 2 IMPROVEMENT PLANS (AR27665) FOR THE SITE BUFFER REQUIREMENTS.

STORMWATER AREA LANDSCAPE (SEC. 6.13.3)

PLEASE REFER TO SHEET L7.01 IN THE PHASE 2 IMPROVEMENT PLANS (AR27665) FOR THE STORMWATER AREA REQUIREMENTS.

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

-- WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE

-- A COPY OF THE APPROVED AS-BUILT PLAN

Landscape Notes

- A. PLANT MATERIAL STANDARDS
- ALL PLANT MATERIAL USED ON THIS PROJECT SHALL EXCEED THE CLASSIFICATION OF "FLORIDA NO. 1" AS DESCRIBED IN THE LATEST EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS", PARTS I AND II, BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. REFER TO DETAILS FOR FURTHER QUALITY SPECIFICATIONS. ALL QUESTIONS CONCERNING THIS PLAN SET AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIAL SHALL MEET OR EXCEED SIZE SPECIFICATIONS DEFINED HEREIN. ANY MATERIAL NOT MEETING SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
 - THE LANDSCAPE ARCHITECT/OWNER WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
 - PLANT MATERIAL IS SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND OWNER, BEFORE, DURING AND AFTER INSTALLATION, AS PER SPECIFICATIONS.
 - ALL SOD SHALL BE 100% SOLID SOD, 99% FREE OF NOXIOUS WEEDS, WITH A TWO (2) INCH THICKNESS OF ROOTS CAPABLE OF HOLDING SAND. SOD SHALL BE FREELY CUT WITHIN TWENTY-FOUR (24) HOURS OF LAYING, LAD WITH TIGHTLY-BUTTED JOINTS AND ROLLED. HAND RAKING SHALL BE DONE AS NECESSARY TO ENSURE PROPER EVEN GRADES AND CLEAN SURFACES FOR SOD.
 - ALL SINGLE-TRUNK TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND FULLY CROWNED.
 - ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
 - ALL TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) TO TEN (10) FEET AND TWO (2) INCHES OF CALIPER.
- B. GRADING OF PLANTING BEDS
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HOLDING FINE GRADING OF PLANTING AREAS TO INSURE AT LEAST 3% POSITIVE DRAINAGE AWAY FROM BUILDINGS AND INTO TURF AREAS, PONDS, STREETS OR OTHER DRAINAGE WAYS. IN ADDITION, THE FINISH MULCH ELEVATION AT THE BUILDINGS SHALL BE AT LEAST 4" BELOW FINISH FLOOR OF THE ADJACENT BUILDINGS. VERIFY THIS CONDITION WITH GENERAL CONTRACTOR PRIOR TO BEGINNING WORK. PARKING LOT ISLANDS SHALL SLOPE AT 3" FROM CENTER OF ISLAND TO CURB.
 - TREES AND PLANTING BEDS SHALL MEET SIDEWALKS AND FLATWORK AT 2" BELOW THE FLATWORK.
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL FINAL GRADING OF BERMS, BED AREAS AND SOD AREAS UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT, BOTH BEFORE AND AFTER LANDSCAPE INSTALLATION HAS BEGUN.
- C. BED PREPARATION AND PLANTING
- LOOSEN SOIL TO A MINIMUM DEPTH OF FOUR (4) INCHES AND REMOVE ALL DEBRIS. REGRADE THE BED TO ITS PRE-PLANTING SUBGRADE. FILL PLANT PIT WITH 50% EXISTING SOIL AND 50% TOPSOIL (SEE BELOW) AND COMPACT SO THAT THE TOP OF ROOT BALL WILL SETTLE 1/8" DEPTH OF ROOT BALL ABOVE FINISH GRADE. SET PLANT AND FILL REMAINDER OF BED WITH FINISH GRADE. FERTILIZE EACH PLANT AS RECOMMENDED BY SOIL ANALYSIS. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH A YEARLY FERTILIZATION PROGRAM AS DEFINED BY THE SOIL ANALYSIS. WATER IN THOROUGHLY, RESET ANY PLANTS THAT SETTLE TOO DEEP. REMOVE SPOIL, DIRT AND FINE GRADING. COVER ALL BED AREAS WITH A 3" DEPTH OF MULCH (SEE PLANT LIST). REMOVE ALL DEBRIS FROM MULCH.
 - NON-CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN TEN (10) FEET FROM OTHER TREES AND CANOPY TREES SHALL NOT BE PLANTED CLOSER THAN 20 - 30 FEET, DEPENDING UPON SPECIES OR UNLESS APPROVED BY THE COUNTY ADMINISTRATOR AND/OR LANDSCAPE ARCHITECT.
 - PLANT MATERIAL EXCEEDING 120" IN HEIGHT AT MATURITY SHOULD NOT BE PLANTED CLOSER THAN FIFTEEN (15) FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE, EXCLUDING SERVICE WIRES.
 - TREES SHALL NOT BE PLANTED CLOSER THAN SEVEN AND ONE HALF (7.5) FEET FROM THE CENTERLINE OF UNDERGROUND UTILITIES.
 - BALLED AND BURLAPPED STRAPPING WIRE AND ANY SYNTHETIC MATERIAL SHALL BE REMOVED PRIOR TO FINAL INSPECTION. WIRE BASKETS SHOULD BE CUT AWAY FROM THE TOP 1/3 OF THE ROOTBALL.
 - MULCH SHALL BE PROVIDED A MINIMUM OF THREE (3) INCHES IN DEPTH AROUND ALL NEWLY PLANTED LANDSCAPE (EXPRESS MULCH IS NOT ALLOWED). SEE PLANT SCHEDULE FOR TYPE OF MULCH.
 - A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST FIVE (5) FEET IN DIAMETER. DO NOT MULCH WITHIN SIX (6) INCHES FROM THE TREE TRUNK.
 - PLANT INSTALLATION SHALL NOT PROCEED PRIOR TO THE INSTALLATION AND OPERATION OF THE LANDSCAPE IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL CAUSED BY INSUFFICIENT WATER.
 - ALL PLANTINGS AND BED LAYOUTS SHALL BE SET AND APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO OWNER/LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE OWNER'S REQUEST AND THE CONTRACTOR'S OWN EXPENSE.
 - ALL DISTURBED AREAS OUTSIDE OF THIS SCOPE TO BE SODDED; REFER TO CIVIL ENGINEERING PLANS FOR DETAILS AND SPECIFICATIONS.
- D. TOPSOIL
- TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAM CHARACTER, FREED OF SUBSOL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
 - SOIL IN TREE ISLANDS SHALL HAVE AT LEAST TWELVE (12) INCHES OF SUITABLE SOIL FOR TREE PLANTINGS AND BE VOID OF ANY CONSTRUCTION DEBRIS OR UNSUITABLE MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL PLANTING ISLANDS, PARKING LOT ISLANDS OR PLANTING AREAS SHALL BE CLEAN OF ALL TRASH, DEBRIS OR OTHER NON-INDIGENOUS MATERIALS TO A DEPTH OF 36" PRIOR TO ANY LANDSCAPE INSTALLATION.
 - FILL FOR ALL PARKING LOT ISLANDS SHALL BE A MIN. OF 3" BELOW TOP OF CURBING AND BE CROWNED TO A MIN. OF 6" ABOVE CURBING AT THE CENTER OF EACH ISLAND.
- E. EDGING
- EDGING
 - ALL EDGING SHALL BE AS DESCRIBED IN THE PLANTING DETAILS.
 - MULCHING AND EDGING SHALL BE PER APPROPRIATE NOTES & SPECIFICATIONS.
- F. TREE STAKING
- ALL TREES TO BE STAKED AND GUYED AS SHOWN IN THE DETAILS UNLESS OTHERWISE NOTED.
 - ALL TREES, INCLUDING PALMS, SHALL BE SET VERTICALLY TO THE GROUND OR IF ON SLOPES OR BERMS, SHALL BE SET VERTICALLY TO THE SURROUNDING FLAT TERRAIN.
- G. WARRANTY
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE BY THE OWNER AND/OR LANDSCAPE ARCHITECT. UNTIL FINAL ACCEPTANCE BY THE OWNER AND/OR LANDSCAPE ARCHITECT, ALL PLANT MATERIAL MUST BE MAINTAINED IN GOOD, LIVING CONDITION. THIS INCLUDES KEEPING BEDS FREE OF DEBRIS, FERTILIZATION, FERTILIZATION, CHEMICAL TREATMENTS FOR PESTS, DISEASE OR INFESTATION AND WATERING. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY OWNER).
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY OF HEALTH OF PLANTS IN ON-SITE SOILS. IF DURING DRAINING, CONTRACTOR DISCOVERS WATER-LOGGED, CLAYCY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF OWNER/LANDSCAPE ARCHITECT FOR REMEDIAL ACTION.
 - ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFLATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

- H. LANDSCAPE COMPLETION INSPECTION REQUIREMENTS
1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AS OUTLINED BELOW.
 2. CERTIFICATION THAT THE INSTALLATION MEETS REQUIREMENTS SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. B, SEC. 6.8.12).
 3. UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLAN AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
 4. WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE. THE CONTRACTOR SHALL MAKE-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING AS-BUILT INFORMATION:
- INSTALLED PLANT SPECIES AND SIZES
 - INSTALLED PLANT QUANTITIES
 - OTHER INSTALLED MATERIALS DOCUMENTATION
- (NOTE: PRE-APPROVAL BY THE LANDSCAPE ARCHITECT IS REQUIRED FOR ANY DESIGN CHANGE, INCLUDING PLANT SUBSTITUTIONS, LAYOUT, QUANTITIES, MATERIALS, ETC. - SEE SPECIFICATIONS)
- THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:
- WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE
 - A COPY OF THE APPROVED AS-BUILT PLAN

Sod Notes

- ALL AREAS WITHIN THE LIMITS OF WORK NOT DESIGNATED TO RECEIVE TREES OR SHRUBS; OR NOT OTHERWISE DESIGNATED WITH A SPECIFIC TURF GRASS; SHALL BE SODDED TO MATCH ADJACENT SODDED AREAS. SEE LANDSCAPE PLANS FOR MORE DETAILS.

Playground Surfacing Notes

- GENERAL REQUIREMENTS:
- A MINIMUM OF 12 INCHES DEPTH AFTER SETTLEMENT
 - FABRIC UNDERLAMENT THROUGHOUT ALL DESIGNATED PLAYGROUND SURFACE AREAS
 - MULCH SHALL BE NATURAL WOOD CHIPS
 - MULCH SHALL NOT BE COCA-TREATED
 - MULCH SHALL NOT BE DYED
 - MULCH SHALL MEET ASTM F 1292-99 STANDARDS FOR A FALL HEIGHT MINIMUM OF 10 FEET AT
 - REQ'D DEPTH (COORDINATE WITH PLAY EQUIPMENT INSTALLATION FOR ACTUAL FALL HEIGHT REQ'D)
 - MULCH SHALL COMPLY WITH ASTM F 1951-99 FOR ACCESSIBILITY
 - FILTER FABRIC SHALL BE "MARI" 700s OR 140s" OR APPROVED EQUAL

Contractor Notes

1. THE LANDSCAPE CONTRACTOR SHALL REVIEW ALL LANDSCAPE PLANS AND SPECIFICATIONS AND PERFORM AN ANALYSIS OF SITE CONDITIONS RELATIVE TO THE PLANS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AS WELL AS BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS PRIOR TO CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. REPORT ALL DISCREPANCIES IN SITE CONDITIONS OR NON-CONFORMANCE TO SPECIFICATIONS (SUCH AS GRADING, BACKFILLING, REMOVAL OF DEBRIS, GRUBBING, ETC.) TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR WARRANTY THE HEALTH OF PLANTS IN ON-SITE SOILS. IF, DURING DRAINING, THE CONTRACTOR DISCOVERS WATER-LOGGED, CLAYCY, COMPACTED OR SIMILARLY POORLY DRAINED SOILS, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER FOR IMMEDIATE REMEDIAL ACTION. CONTRACTOR SHALL ALSO TAKE ALL NECESSARY MEASURES TO ENSURE THE VIABILITY AND SURVIVABILITY OF ITALIAN CYPRESS IN THIS SCOPE OF WORK.
4. TO INSURE A TIMELY FLOW OF WORK, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES OR PROFESSIONALS ON THE SITE WHOSE WORK MAY OVERLAP OR INTERFERE WITH THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.
5. THE PLANT QUANTITIES WITHIN THE PLANT LIST ARE PROVIDED FOR CONVENIENCE PURPOSES. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT MATERIAL QUANTITIES AND ALL QUANTITIES FOR SOD, MULCH, ROCK MULCH, FINISH GRADE/BERMING AND PLANTING SOIL. PRIOR TO BIDDING, WHERE CONFLICTS OCCUR BETWEEN PLAN DRAWINGS AND PLANT LIST, THE PLAN DRAWINGS SHALL PREVAIL.
6. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
7. DISCREPANCIES IN DOCUMENTS OR SITE CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT IN WRITING AT TIME OF BIDDING OR PRIOR TO CONSTRUCTION. NO ACCOUNT SHALL BE MADE AFTER CONTRACT COMPLETION FOR FAILURE TO REPORT SUCH CONDITION OR FOR ERRORS ON THE PART OF THE LANDSCAPE CONTRACTOR AT TIME OF BIDDING (ONLY EXTREMELY FREQUENT AND UNUSUAL CONDITIONS WILL BE CONSIDERED FOR NEGOTIATION).
8. ALL QUESTIONS CONCERNING THIS PLAN SET OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
9. PLANT MATERIALS ARE TO BE BID AS SPECIFIED UNLESS UNAVAILABLE, AT WHICH TIME THE LANDSCAPE ARCHITECT WILL BE NOTIFIED BY TELEPHONE AND IN WRITING OF THE INTENDED CHANGES. THERE SHALL BE NO ADJUTY ALTERS, DELETIONS OR SUBSTITUTIONS WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
10. IF ISSUED, WRITTEN SPECIFICATIONS SHALL BE AN INTEGRAL PART OF THIS PLAN SET.
11. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY PROPERTY LINE LOCATIONS BEFORE INSTALLATION OF ANY PERMETER PLANT MATERIAL OR IRRIGATION SYSTEM.
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY APPLICABLE PERMITS AND LICENSES TO PERFORM THE WORK SET FORTH IN THE PLAN SET OR WRITTEN SPECIFICATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC) OF PLANTING AREAS AND LAWNS UNTIL THE WATERING IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND THE OWNER.
14. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS DIRECTED BY THE OWNER).

Irrigation Design Notes

- IT IS THE INTENT OF THE OWNER TO HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM IS TO BE EXECUTED THROUGHOUT A QUALIFIED CONTRACTOR AS A DESIGN/BUILD SCOPE OF WORK. THE DESIGN OF THIS SYSTEM MUST, AT A MINIMUM, COMPLY WITH THE FOLLOWING CRITERIA:
1. SYSTEM SHOULD PROVIDE FOR 100% COVERAGE OF ALL PLANTING AREAS WITH HEAD TO HEAD COVERAGE.
 2. SYSTEM SHOULD BE DESIGNED FOR MOST EFFICIENT USAGE OF WATER USING BEST MANAGEMENT PRACTICES FOR THE PROTECTION OF WATER RESOURCES IN FLORIDA DEVELOPED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DEPARTMENT OF COMMUNITY AFFAIRS, WATER MANAGEMENT DISTRICTS, THE UNIVERSITY OF FLORIDA.
 3. ALL PROPOSED TREES SHALL EACH HAVE CORRESPONDING RUBBERS ASSOCIATED WITH IT AS A PART OF THE DESIGN OF THE IRRIGATION SYSTEM.
 4. IF THE WATER SOURCE IS FROM A REUSE OR RECLAIMED WATER SUPPLY, SYSTEM SHOULD BE DESIGNED TO MEET ALL REQUIREMENTS FOR AS SET FORTH BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE FLORIDA DEPARTMENT OF HEALTH, PLUS ANY ADDITIONAL REQUIREMENTS FOR STATE AND LOCAL MUNICIPALITIES AND ANY WATER MANAGEMENT DISTRICTS.
 5. SYSTEM SHOULD BE DESIGNED TO ISOLATE TURF AREAS FROM SHRUB AREAS.
 6. SYSTEM SHOULD BE DESIGNED TO ALLOW IRRIGATION TO BE ACCOMPLISHED IN A SIX HOUR PERIOD.
 7. SYSTEM SHOULD BE DESIGNED TO MINIMIZE OVERSPRAY ONTO PAVED SURFACES.
 8. SYSTEM SHOULD BE DESIGNED TO BE METERED AS STAND ALONE WATER SERVICE.
 9. SYSTEM SHOULD BE DESIGNED TO INCLUDE A RAIN SENSOR.
 10. SYSTEM SHOULD BE DESIGNED TO INCORPORATE QUICK CLOUSER VALVES AT NO MORE THAN 200 FEET ON CENTER.
 11. OWNER RESERVES THE RIGHT TO REVIEW THE DESIGN PLACEMENT OF ALL BACKFLOW PREVENTORS, CONTROLLERS AND VALVE BOXES.
 12. IRRIGATION PLANS SHOULD BE PREPARED AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET AND SHOULD ACCURATELY, AND CLEARLY, DETAIL THE LOCATION OF ALL POINTS OF CONNECTION, BACKFLOW PREVENTORS, CONTROLLERS, VALVE BOXES, SLEEVES, MAIN LINE (INCLUDING DIA), LATERAL LINES (INCLUDING DIA), TURF ROTORS, SPRAY HEADS, DRIP EMITTERS, QUICK CLOUSER AND NOZZLES.

- AT THE COMPLETION OF THE PROJECT THE OWNER WILL BE PROVIDED WITH THE FOLLOWING ITEMS AS THEY RELATE TO THE IRRIGATION SYSTEM:
- 1 - SET OF DIGITAL AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
 - 2 - SETS OF AS-BUILT RECORD DRAWINGS AT A SCALE NO SMALLER THAN 1 INCH = 20 FEET.
 - 3 - COPIES OF OWNER'S OPERATIONS AND MAINTENANCE MANUALS.
 - 3 - COPIES OF RECOMMENDED IRRIGATION SCHEDULE WITH PROPOSED APPLICATION RATES.
 - 6 - EXTRA SPRAY / ROTOR HEADS FOR EACH TYPE USED ON THE PROJECT.

Mulch Notes

- PINE BARK MIN NUGGETS SHALL BE PROVIDED FOR ALL AREAS WITHIN THE LIMITS OF WORK DESIGNATED TO RECEIVE NEW TREES OR SHRUBS; SEE LANDSCAPE PLANS FOR MORE DETAILS.
- MULCH SHALL BE PROVIDED TO A CONSISTENT DEPTH OF 3 INCHES THROUGHOUT.

REVISIONS

NO.	DATE	BY	REVISIONS	BY

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prepared for Freedom Custom Development, LLC

MARION RANCH
Marion County, FL

CLUBHOUSE - LANDSCAPE
PLANTING SCHEDULE & NOTES

BASHAM & LUCAS
DESIGN GROUP, INC.

7645 DATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256

***** 678-444-0000 *****

NOT FOR CONSTRUCTION

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DATE	02-29-24
JOHN NO.	21-59B

LC2.1

PERMIT SET

SECTION 02950 TREES, SHRUBS, AND GROUND COVER

PART 1 GENERAL

1.01 WORK INCLUDED

A. Trees, shrubs, vines and ground cover as applicable.

1.02 RELATED WORK

A. Staking and guying.

1.03 REFERENCES

- A. Standardized Plant Names, 1942 Edition, American Joint Committee on Horticulture Nomenclature.
- B. American Standard for Nursery Stock (ANSI Z60), latest edition, American Association of Nurserymen.
- C. FSQ-F-241 – Fertilizer, Mixed, Commercial.

1.04 QUALITY ASSURANCE

- A. Perform work with personnel experienced in the work required of this Section under direction of a skilled foreman.
- B. Submit sources of plant materials. All materials to have name tags attached. Submit invoice with plant names noted if required.
- C. Contractor shall locate all materials and be responsible for conformance with requirements of this Section. All plants not meeting requirements to be rejected.

1.05 DELIVERY, STORAGE, AND HANDLING

- A. Move B&B plant materials with solid balls wrapped in burlap. Plants to be filled only by ball or container.
- B. Deliver plant materials immediately prior to placement. Keep plant materials moist not immediately installed moist and protect from freezing by covering ball or container with mulch.

1.06 WARRANTY

- A. Warrant all plants to be living, healthy specimens for a period of one year commencing upon date of final acceptance. Warranty period shall terminate only if plants have been in full leaf for 30 days at end of warranty period.
- B. Extension of warranty period shall be extended as necessary to comply. All materials to be in vigorous condition at end of warranty period.
- C. Immediately remove dead plants and plants not in a vigorous condition and replace as soon as weather conditions permit. Each replacement shall be covered with one year warranty commencing at time of planting.
- D. Replacements: Match with adjacent plants of the same species and size and form.

1.07 MAINTENANCE SERVICE

- A. Begin maintenance of plant materials immediately after planting and continue until date of final project acceptance.
- B. Maintenance shall include measures necessary to establish and maintain plants in a vigorous and healthy growing condition. Include the following: Cultivation and weeding of plant beds and tree pits. When herbicides are used for weed control, apply in accordance with manufacturer's instructions. Remedy damage resulting from use of herbicides.
- C. Watering sufficient to maintain optimum moisture level.
- D. Pruning, including removal of dead or broken branches, and treatment of pruned wounds.
- E. Disease and insect control.
- F. Maintaining plants in an upright, plumb position, and repair of settling.
- G. Maintenance of wrappings, guys, tumbuckles and stakes. Adjust tumbuckles or otherwise keep guy wires tight. Repair or replace accessories when required.

PART 2 PRODUCTS

2.01 MATERIALS

- A. Trees, Shrubs, Vines, and Ground Cover: Species and size identified in plant list. Plant materials shall be true to name, in good health, free of disease and insects, excellent in form and complete conformance with ANSI Z60. All materials to be nursery grown.
- B. Topsoil for use in preparing soil mixture for backfilling plant pits shall be fertile, friable, and of a loamy character; reasonably free of subsoil, clay lumps, brush weeds and other litter; free of roots, stones larger than 1/2 in. in any direction, and other extraneous or toxic material harmful to plant growth. It shall contain three (3) to five (5) percent decomposed organic matter and a pH between 5.5 and 7.0. Submit sample and pH testing results for approval.
- C. Mulch: See Plant Schedule. Cypress products are prohibited.
- D. Fertilizer: Osmocote 18-6-12. Or Approved Equal.

E. Organic Compost: Supplied by Wild Earth Products – State Line Birk & Mutch Inc., Rte. 4 Box 630, Old Dixie Hwy, 121 Folsom, GA 31537, ph. 912-498-2959, fx. 912-498-2998 wildearth1@yahoo.com – Or Approved Equal.

2.02 ACCESSORIES

- A. Wrapping Materials: Heavy paper manufactured for tree wrapping purpose.

- B. Stakes: Metal Fence posts (Pointed Brown) – 6 foot height, Wood (Pointed Brown) – All sizes decay resistant.
- C. Hardware (cables, wire, eye bolts, and tumbuckles): Noncorrosive, of sufficient strength to withstand wind pressure.

D. Tie straps: Soft polypropylene material equal to ArborTie, by Deep Root Partners, 311 Langston St., Suite 4, San Francisco, CA 94103, 1-800-277-7668.

PART 3 EXECUTION

3.01 PREPARATION

- A. Verify topsoil is ready to receive the work of this Section. All areas to be planted with shrub or ground cover mounds to have minimum 6 inch depth of topsoil.

3.02 INSTALLATION

- A. Remove all weeds and grasses from planting beds. Bermuda grass, if present, to be exterminated by approved means or oil soil removed to 6 inch depth and replaced with topsoil free of bermuda grass.
- B. Stake tree locations and place shrubs, vines, and ground covers for review and final orientation by Owner's Representative prior to installation.
- C. Outline bed edges for approval prior to installation.
- D. Prepare topsoil for shrub and ground cover beds, after removing any vegetation with approved procedure, by tilling 2 inch layer (165 CF per 1000 sq. ft.) of compost into the upper 6 inches of soil.

- E. Set trees with top of root ball 3 inches above surrounding grade, and other plant materials 2 inches above surrounding grade, after settlement.
- F. Remove containers from container-grown stock. Set plants in center of pits and backfill with topsoil in 6 inch layers. Pull away ropes, wires, etc. from the top of the ball.
- G. Final 6 inch layer of backfill around trees to consist of 1:1 mixture of organic compost and topsoil.
- H. Thoroughly water soil when the hole is half full, and again when full.

- I. Apply 1/2 pound fertilizer evenly over cultivated area around each tree and 1 pound per 100 square feet to shrub and ground cover plantings.
- J. Evenly spread a 3 inch layer of mulch over tree pits and planting beds. For trees, avoid placing mulch within 6" of tree trunk. For shrubs, avoid placing mulch within 3" of plants main stem.

- K. Prune trees and shrubs after planting to improve form and to remove dead and broken branches.
- L. Circular area around trees to be mulched and free of vegetation. For trees 2 inch and greater in caliper, area to be 6 feet in diameter. For trees less than 2 inch caliper, area to be 4 feet in diameter. Circle to be centered on tree and not in form.

- M. After planting trees, form a 3' diameter ridge of topsoil around edge of excavation to retain water.

- N. Brace plants upright and plumb in position by staking and guying as detailed. Guys to be secured to tree with loops as detailed.

- O. Spring Planting should be installed between October and April.
- P. Fall Planting should be installed between October and November.

- Q. Spring or Fall planting time is contingent upon current weather patterns and temperature.

- R. Spring Planting should be installed between October and April.
- S. Fall Planting should be installed between October and November.

- T. Spring or Fall planting time is contingent upon current weather patterns and temperature.

- U. Spring Planting should be installed between October and April.
- V. Fall Planting should be installed between October and November.

- W. Spring or Fall planting time is contingent upon current weather patterns and temperature.

- X. Spring Planting should be installed between October and April.
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SECTION 02930 SODDING

PART 1 GENERAL

1.01 WORK INCLUDED

A. Preparation of planting surface.

B. Fertilizing.

C. Sod installation.

D. Maintenance service.

E. 1.02 RELATED WORK

A. Section 02950 – Trees, Shrubs and Ground Cover.

B. Section 02811 – Underground Sprinkler System.

C. 1.03 REFERENCES

A. Standardized Plant Names, 1942 Edition, American Joint Committee on Horticulture Nomenclature.

B. ASPA (American Sod Producers Association) – Guideline Specifications to Sodding.

C. FSQ-F-241 – Fertilizers, Mixed, Commercial.

D. 1.04 DEFINITIONS

A. Weeds: Includes Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lamb's-ear, Chickweed, Grass, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy, Ragwort, Bermuda Grass, Johnson Grass, Polon ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Fennel, Sorrel and Bromes.

E. Sod: Prepared sod that will support its own weight without tearing when suspended vertically by holding the upper two corners.

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- C. Lay sod tight with no open joints visible and no overlapping; stagger end joints 12 inches minimum. Do not stretch or overlap sod pieces.
- D. Finished sodding to be smooth and free of bumps and depression. Surface to be flush with adjoining grass areas if any. Place top elevation of sod approximately 1/2 inch below adjoining edge, paving and curbs. Grade planting surface as necessary to accomplish above.
- E. Water sodded areas deeply immediately after installation.

- F. Sodded areas to be vigorously growing at time of final acceptance or if installation occurs during dormancy warranty to extend through first month of following growing season. At conclusion of initial warranty period replace dead or unhealthy sod.

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SECTION 02930 SODDING

PART 1 GENERAL

IRRIGATION REQUIREMENTS

ALL IRRIGATION INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE, ARTICLE 6, DIVISION 9, IRRIGATION https://library.municode.com/fl/marion_county

1. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT, IF REQUIRED.
2. THE IRRIGATION SYSTEM SHALL BE A DESIGN-BUILD AUTOMATIC SYSTEM TO PROVIDE 100% COVERAGE OF ALL LANDSCAPED AREAS, AND SHALL INCLUDE A CONTROLLER, RAIN SENSOR, AND BACKFLOW PREVENTER. CONTRACTOR SHALL COORDINATE WITH OWNER ON THE DESIGN.
3. TREES, BEDS, AND SOD AREAS SHALL EACH BE IN A SEPARATE ZONE(S).
4. BAHIA SOD IS NOT IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANTING PLANS; CONTRACTOR SHALL CONFIRM WITH OWNER THE AREAS OF UNIRRIGATED BAHIA.
5. CONTRACTOR SHALL CONFIRM WATER SOURCE (WELL OR METER) AND LOCATION PRIOR TO CONSTRUCTION.
6. ALL IRRIGATION SYSTEMS, INCLUDING TEMPORARY, SHALL COMPLY WITH THE CURRENT EDITION OF THE FLORIDA BUILDING CODE, AND MEET INDUSTRY STANDARDS AS OUTLINED IN THE LATEST PUBLICATION OF LANDSCAPE IRRIGATION BEST MANAGEMENT PRACTICES SET BY THE IRRIGATION ASSOCIATION / AMERICAN SOCIETY OF IRRIGATION CONSULTANTS <https://www.rrigation.org>.
7. IRRIGATION INSTALLATION AND OPERATION SHALL COMPLY WITH ALL PREVAILING LOCAL CODES, ORDINANCES, AND REGULATIONS.
8. CONTRACTOR SHALL PROVIDE IRRIGATION AS-BUILT PLANS AS DETAILED IN THE COMPLETION REQUIREMENTS.
9. 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 SIGNED, SEALED AND SUBMITTED, IF REQUIRED.

IRRIGATION COMPLETION INSPECTION REQUIREMENTS

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE IRRIGATION SYSTEM AS OUTLINED BELOW.
2. CERTIFICATION THAT THE INSTALLATION MEETS REQUIREMENTS SHALL BE SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC, DIV. 8, SEC. 6.8.12).
3. UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE THE AS-BUILT PLAN AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
4. WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

DURING CONSTRUCTION, THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED DESIGN PLAN AND PROVIDE TO THE LANDSCAPE ARCHITECT FOR APPROVAL A CLEAR AND LEGIBLE DIAGRAM WITH THE FOLLOWING AS-BUILT INFORMATION:

- LOCATIONS OF IR METERS / WELLS, MAINLINES AND VALVES
- LOCATIONS OF REMOTE CONTROL VALVES AND CORRESPONDING ZONE I.D. NUMBER
- DELINEATION OF ZONE AREAS
- LOCATIONS WHERE IRRIGATION CROSSES UNDER PAVEMENT, AND IF SLEEVES ARE PRESENT
- TOTAL WATER DEMAND PER OPERATING CYCLE
- CONTROLLER AND SENSOR LOCATIONS, INITIAL SCHEDULING, SETTINGS, AND SEASONAL ADJUSTMENTS

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

- IRRIGATION CONTROLLER OWNER'S MANUAL
- WRITTEN INSTRUCTIONS COVERING PERIODIC MAINTENANCE OF THE IRRIGATION SYSTEM
- WRITTEN INSTRUCTIONS COVERING HOW AND WHEN TO CHECK FOR LEAKS
- A COPY OF THE APPROVED AS-BUILT PLAN

IRRIGATION NOTE:
ALL NEW PLANT MATERIAL SHALL BE IRRIGATED THROUGHOUT AN ESTABLISHMENT PERIOD SUITABLE FOR VIGOROUS GROWTH OF SPECIFIED PLANT MATERIAL TYPE AND SIZE, AND THEREAFTER TO ENSURE THE HEALTHY SURVIVAL OF PLANT MATERIAL. SEE IRRIGATION REQUIREMENTS, AND OWNER RESPONSIBILITY.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1		LOCAL COUNTY COMMENTS	RES

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prepared for Freedom Common Development, LLC

MARION RANCH

Marion County, FL

CLUBHOUSE - LANDSCAPE

GENERAL NOTES

25

BASHAM & LUCAS

DESIGN GROUP, INC.

7645 GATE PARKWAY SUITE 101
JACKSONVILLE, FLORIDA 32256

www.bashamlucas.com

NOT FOR CONSTRUCTION

DRAWN BYRES

CHECKED BYWWW

DATE02-29-24

JOB NO.21-59B

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PERMIT SET

PG	FIELD DATE	
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Drawing name: Z:\Projects\12

LINE TABLE (F)		
LINE	BEARING	LENGTH
L1	N02°28'16"E	252.18
L2	N89°17'01"W	138.21
L3	N02°36'29"E	85.79
L4	N23°40'34"W	234.10
L5	N89°25'38"W	238.88
L6	N52°05'09"E	50.55
L7	S89°18'48"E	385.12
L8	S65°33'41"E	15.18
L9	N19°53'36"E	1.85
L10	N17°41'01"W	25.42
L11	S11°28'34"W	42.81
L15	N89°38'50"W	615.58
L16	S02°12'12"E	474.55
L17	S89°38'40"E	110.34
L18	S02°02'19"E	205.00
L19	S89°33'40"E	505.56

CURVE TABLE (F)				
CURVE	LENGTH	DELTA	CHORD	BEARING
C1	678.55	2804.79	01°51'41"	676.90
C2	263.57	2791.79	00°12'15"	263.49
C3	30.57	25.60	07°03'15"	25.14
C4	969.44	2926.79	01°45'47"	955.16
C5	283.99	1040.00	01°35'48"	283.11
C6	273.04	960.00	01°67'14"	272.18
C7	296.37	100.00	01°16'11"	294.38
C8	382.14	960.00	01°35'48"	281.33

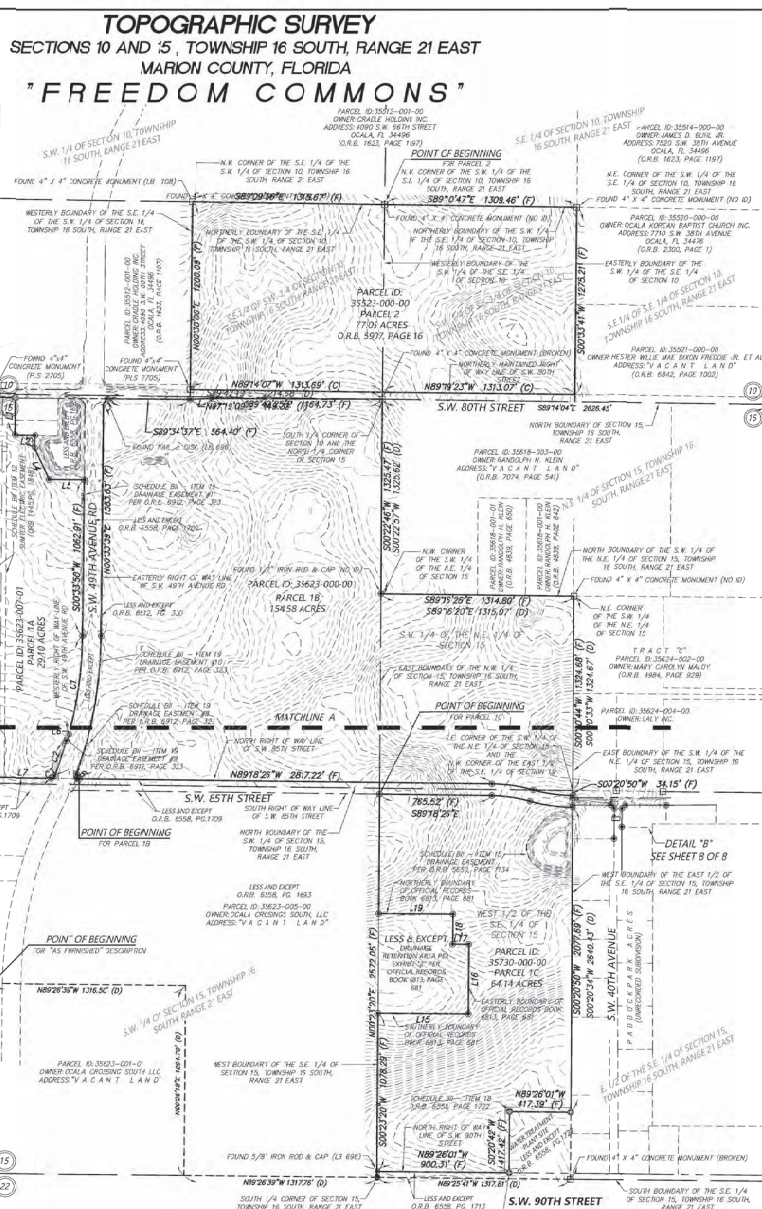
LINE TABLE (D)		
LINE	BEARING	LENGTH
L12	S02°07'08"W	280.02
L13	S89°15'06"E	289.92
L14	N02°8'35"E	259.86

SHEET	
1	LESSOR'S PART OF OVERALL BEARING
2	TOPOGRAPHY, B
3	TOPOGRAPHY, B
4	DETAILS OF SW

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	CHK
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-03	08/09/21	KLJ	ADD TOPOGRAPHY	CJH
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	CJH



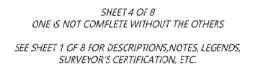
LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST



SHEET 2 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 3 OF 8 FOR S.W. 85TH STREET DETAIL
SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGEND,
SURVEYOR'S CERTIFICATION, ETC.

FB/PG		FIELD DATE		JOB NO 21C239TOPOADDR2	2 OF 8
21-2/59		03/03/2021			
DRAWING DATE	BY	APPROVED		SCALE 1" = 400'	
07/01/2021	M.A.	C.B.H.			

Case no: 2022-99076
Project name: Freedom Common (Lands)
Project location: 2022-99076



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FS/PG		FIELD DATE	JOB NO 21C239TOPOADDR2	<div style="text-align: center; vertical-align: middle;"> <div>4</div> <div>OF</div> <div>8</div> </div>
21-2/59		03/03/2021		
DRAWING DATE	BY	APPROVED	SCALE 1" = 200'	
07/01/2021	M.A.	C.H.		

TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

S.W. 80TH STREET
 NORTH MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET
 MAINTENANCE RIGHT OF WAY FOR MARION COUNTY
 MAINTENANCE MAP RECORDED IN BOOK 1, PAGE 61
 SOUTH MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET
 8' CHAIN LINK FENCE

S.W. 40TH AVENUE RD
 NORTH BOUNDARY OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 S.W. 80TH STREET
 CROSSWALK
 MATCHLINE B
 MATCHLINE D

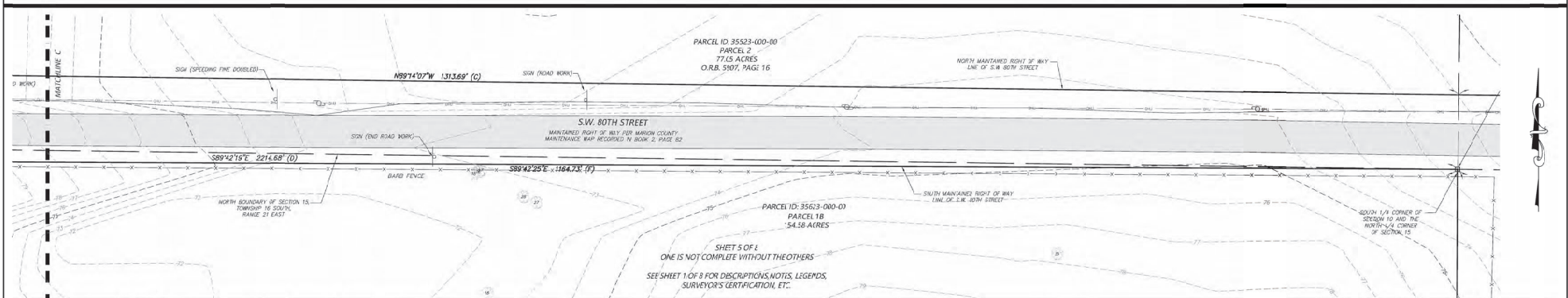
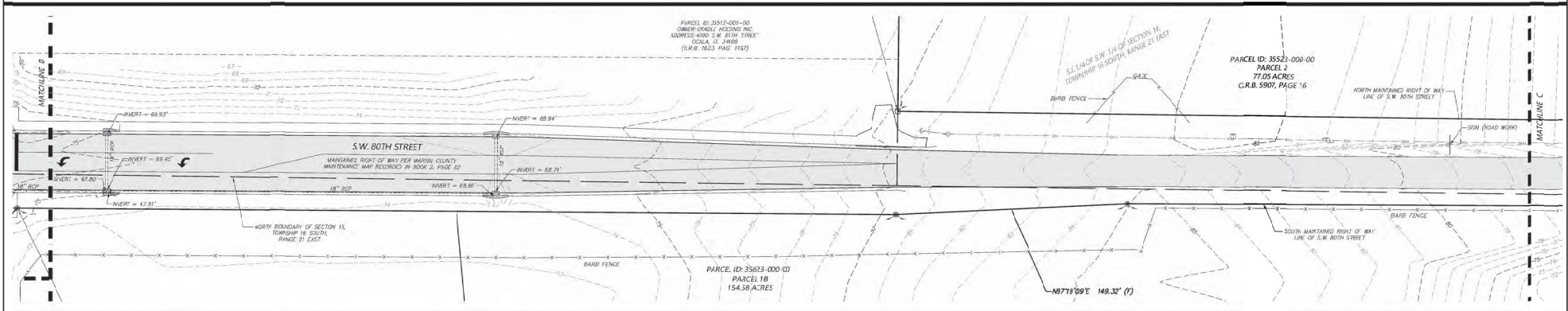
FOUND 4"x4" CONCRETE MONUMENT (LS TYPED-RECORDED) 12.1" SOUTH 0.1" WEST
 PARCEL ID: 35623-007-01
 OWNER: ANDREW S. MILLER
 ADDRESS: 5020 S.W. 80TH STREET
 35624, 17, 14175
 (P.R.B. 6971, PAGE 1662)

PARCEL ID: 35623-003-00
 OWNER: SUMMIT ELEC. COOPERATIVE, INC.
 01416, 1071, PAGE 230

DRAINAGE RESPONSE AREA
 PARCEL ID: 35624-002-02
 OWNER: MARION COUNTY
 01416, PAGE 1558

INVERT = 70.24'
 GRADE = 70.80'
 INVERT = 70.24'
 INVERT = 70.36'
 GRADE = 70.36'
 INVERT = 70.12'
 GRADE = 69.84'
 INVERT = 69.12'
 GRADE = 69.12'
 INVERT = 69.12'
 GRADE = 69.12'
 INVERT = 69.12'
 GRADE = 69.12'

1" = 30'



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	C.H	REVISED PARCEL 1C	CJH
21-02	09/09/21	KLJ	ADD TOPOGRAPHY	CJH
	09/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 85TH STREET	CJH



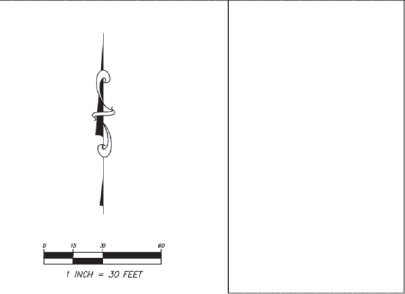
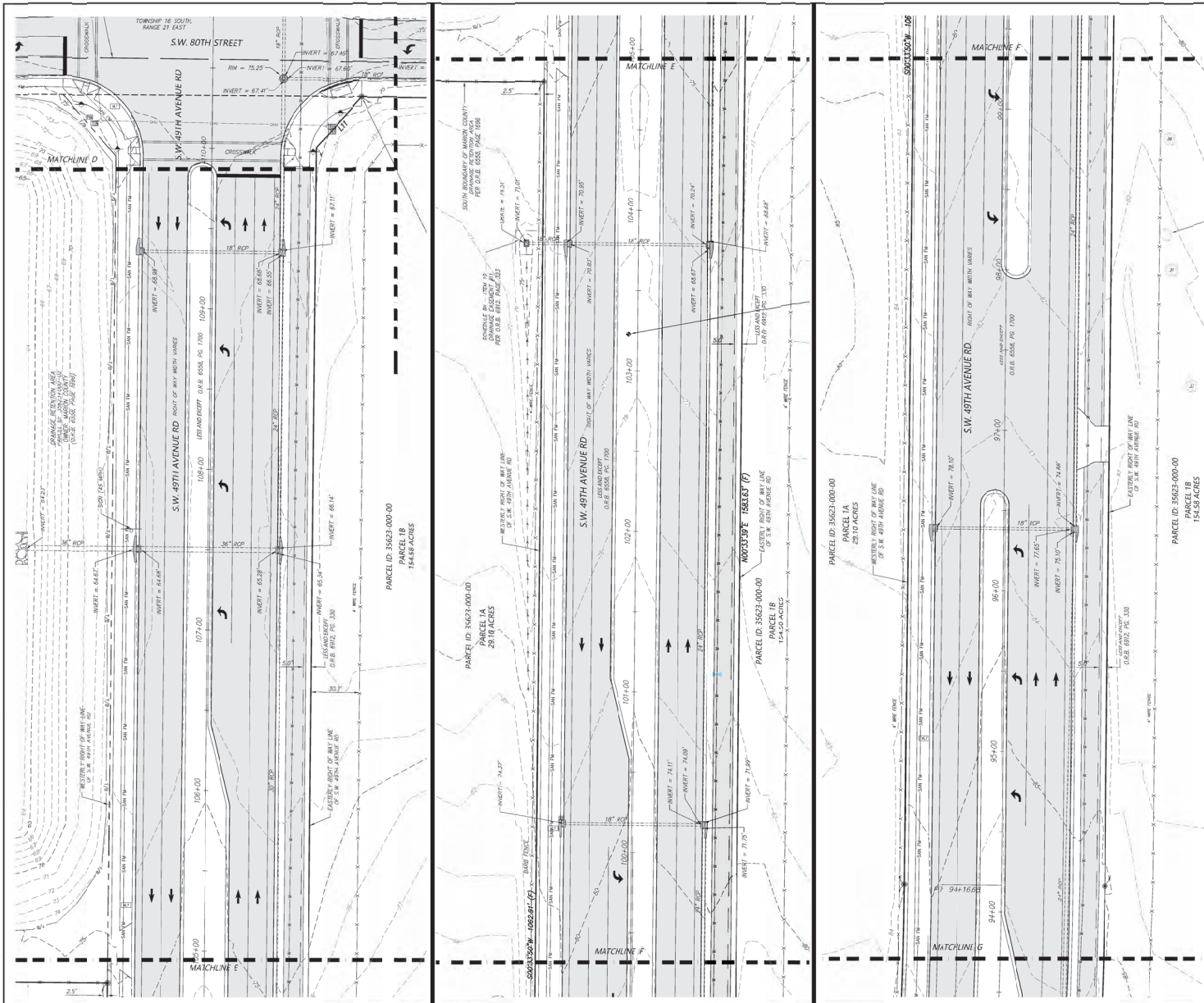
LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

PS/PC		FIELD DATE	JOB NO. 21G239TOPOADDR2	5 OF 8
21-2/59		03/03/2021		
DRAWING DATE	BY	APPROVED	SCALE 1" = 30'	
07/01/2021	M.A.	C.H.		

Drawing name: A:\Projects\2023\23-001\23-001-001\23-001-001.dwg User: JCH Date: 07/01/2023 2:28pm



TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

SHEET INDEX	
SHEET	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, CURVE & LINE TABLES
3	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (NORTH OF MATCHLINE A)
4	TOPOGRAPHY, TREES & FLOOD ZONE DELINEATION (SOUTH OF MATCHLINE A)
5	DETAILS OF S.W. 80TH STREET
6	DETAILS OF S.W. 49TH AVENUE RD
7	DETAILS OF S.W. 48TH AVENUE RD

SHEET 6 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OKD
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-02	09/09/21	KLJ	ADD TOPOGRAPHY	CJH
	03/21/22	M.A.	ADD TOPOGRAPHY ALONG S.W. 80TH STREET	CJH

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401 SW 12TH STREET, SUITE 100, FORT LAUDERDALE, FL 33304
PHONE: 954-885-1000 FAX: 954-885-1001 WWW.JCHGROUP.COM
CERTIFICATE OF AUTHORIZATION: 11-0000

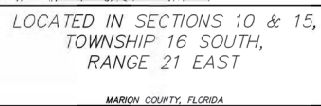
LOCATED IN SECTIONS 10 & 15,
TOWNSHIP 16 SOUTH,
RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC		FIELD DATE		JOB NO		6 OF 8
21-2/59		03/03/2021		21C239TOP0ADDR2		
DRAWING DATE		BY	APPROVED	SCALE		
07/01/2021		M.A.	CJH	1" = 30'		



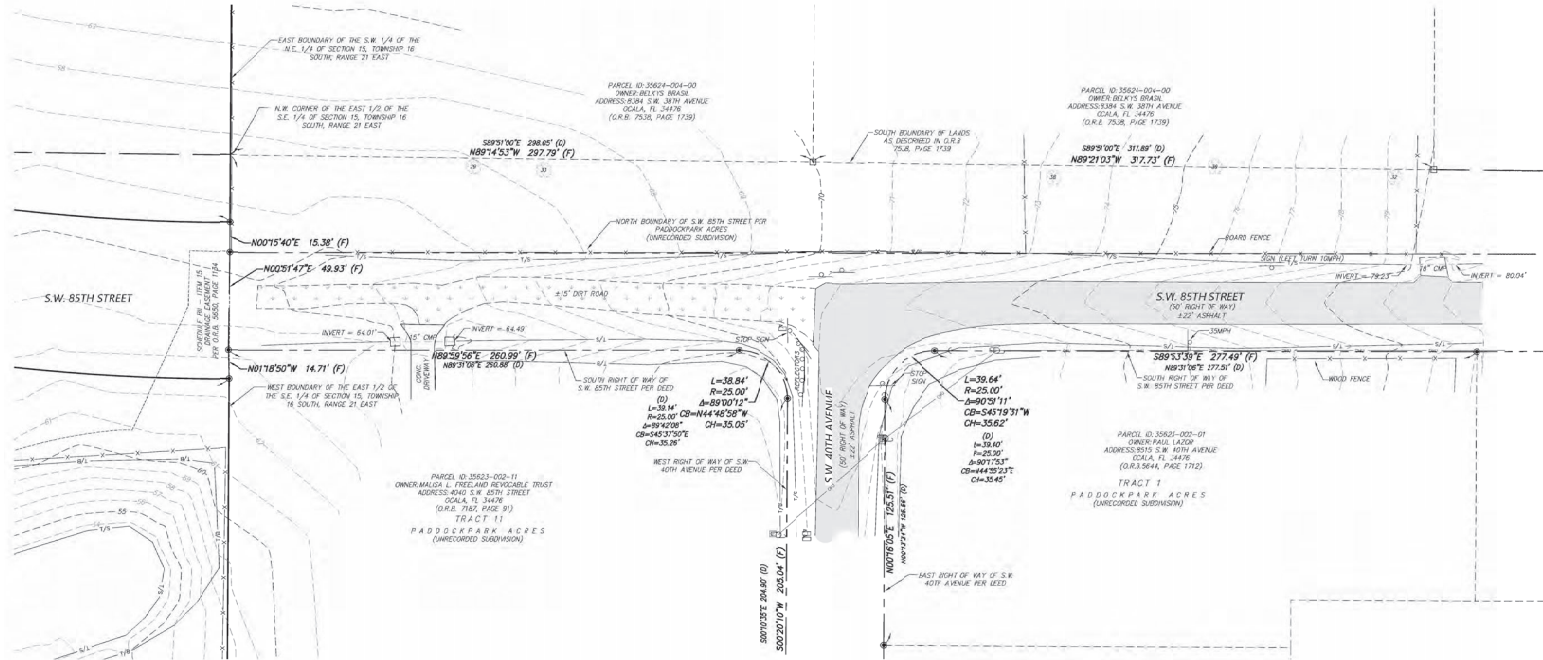
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426 SW 15TH STREET, OCELA, FLORIDA 34471
PHONE (352) 405-1462 FAX (888) 252-8335 www.jchcog.com



TOPOGRAPHIC SURVEY
SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
"FREEDOM COMMONS"

SHEET 7 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
SURVEYOR'S CERTIFICATION, ETC.

TOPOGRAPHIC SURVEY SECTIONS 10 AND 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA "FREEDOM COMMONS"



SHEET 8 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS
SEE SHEET 1 OF 8 FOR DESCRIPTIONS, NOTES, LEGENDS,
SURVEYOR'S CERTIFICATION, ETC.

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	CHK
	7/15/21	KLJ	ADD "AS SURVEYED" DESCRIPTIONS	CJH
	07/27/21	CJH	REVISED PARCEL 1C	CJH
21-02	01/09/21	KLJ	ADD TOPOGRAPHY	CJH
	01/21/22	M.A.	ADD TOPOGRAPHY ALONG SW 85 STREET	CJH

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PHONE: 407-591-1100 FAX: 407-591-1101 WWW.JCHGROUP.COM
CREATED: 04/01/2019 11:00 AM

LOCATED IN SECTIONS 10 & 15,
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RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF
BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
FREEDOM COMMONS DEVELOPMENT, LLC

FB/PC		FIELD DATE		JOB NO 21C239TOPORADD2	<div>8 OF 8</div>
21-2/20		03/03/2021			
DRAWING DATE		BY	APPROVED	SCALE 1" = 30'	
07/01/2021		M.A.	C.H.		

8
OF
8