PROJECT NAME: OCALA PRESERVE MAIN AMENITY PICKLEBALL COURT ADDITION

PROJECT NUMBER: 2024120006

APPLICATION: MAJOR SITE PLAN #32268

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: 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: 1/6/25-add waivers if requested in future

3 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.

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

5 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: INFO

REMARKS: Included. Please specify PUD No. 210214Z as most recently approved PUD modification.

6 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: If applicable, please indicate required/current open space for the total PUD

7 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO REMARKS: Within project area: Secondary Springs Protection Zone

No ESOZ

FEMA Flood Zone X

8 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan STATUS OF REVIEW: INFO REMARKS: IF APPLICABLE:

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

AR 32268

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 11/26/2024

A. PROJECT INFORMATION:			
Project Name: Ocala Preserve Main Amenity Pi	ckleball Court Addition		
Parcel Number(s): 13697-005-00	oniobali Godit / Idailion		
Section 33 Townshin 14S Range 21E	Land Use Zon	ing Classifica	tion
Section 33 Township 148 Range 21E Commercial Residential Industrial	Institutional Mixed Use [T Other	
Type of Plan: MAJOR SITE PLAN	mourationer — winited and		
Type of Plan: MAJOR SITE PLAN Property Acreage 874:47 Location of Property with Crossroads 4935.NS	er of Lots néa	Miles of Ro	ads n₄a
Location of Property with Crossroads 4045 N	W 53rd Avenue Road, Ocala F	<u></u>	
Additional information regarding this submit	tal: with associated access and	d infrastructure.	•
with associated access and infrastructure.			
B. CONTACT INFORMATION (Check the to receive correspondence during this plan review.)	appropriate box indicating the p	oint for contact j	for this project. Add <u>all</u> email
✓ Engineer:			
Firm Name: Atwell, LLC	Contact Name:	David Stalev	
Mailing Address: 7807 Baymeadows Road E S	uite 20 9 City: Jacksonville	State: FI	7in Code: 32256
Phone # 4046259893	Alternate Phone #	State. <u>- =</u>	
Email(s) for contact via ePlans: dstaley@atwe	II.com		
Surveyor:			
Firm Name: JCH Consulting Group, Inc.	Contact Name:	Chris Howson	
Mailing Address: 426 SW 15th St	City: Ocala	State: FL	Zip Code: 34471
Phone # 3524051482	Alternate Phone #		-
Email(s) for contact via ePlans: chris@jchcg.c	om		
Property Owner:			
Owner: The Club at Ocala Preserve LLC Mailing Address:	Contact Name:		
Mailing Address:	City:	State:	Zip Code:
Phone #			
Email address:			
Dl			
Developer:	Canta at Name	Anthony Squiti	ori
Developer: Forestar Real Estate Group Mailing Address: 4042 Park Oaks Boulevard, S	Contact Name:	Ctoto: El	7in Code, 33610
Phone # 8133923385			
Email address: tonysquitieri@forestar.com	AIGIIIAG FIIOIIC#		
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Revised 6/2021

SITE ENHANCEMENT PLAN

OCALA PRESERVE

MARION COUNTY, FLORIDA



PROJECT LOCATION MAP





PROJECT SITE MAP

DEVELOPED BY:
FORESTAR GROUP, INC.
4042 PARK OAKS DRIVE, SUITE 200
TAMPA, FL 33610
PHONE: (813) 524-5938

Tri North Magnida Annace dale 1000 Orthodo, Parida 2009 14 400 2000,000 www.zejskereng.com



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OCALA PRESERVE MAIN AMENITY
SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO. 23006413

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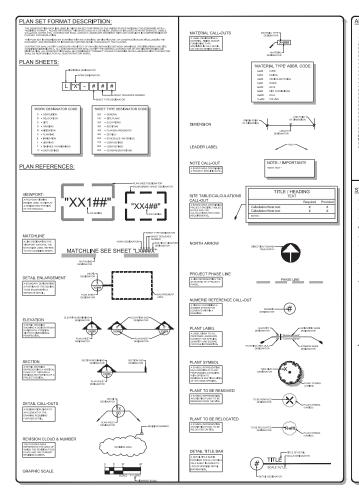
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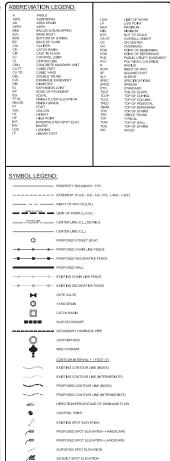
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OCALA PRESERVE MAIN AMENITY (SEP) ENHANCEMENT PLANS MARION COUNTY, FL SITE

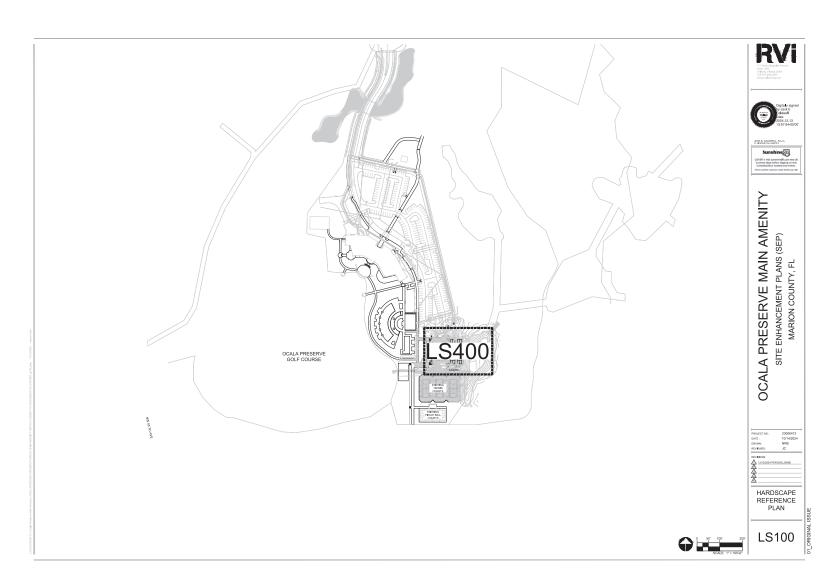
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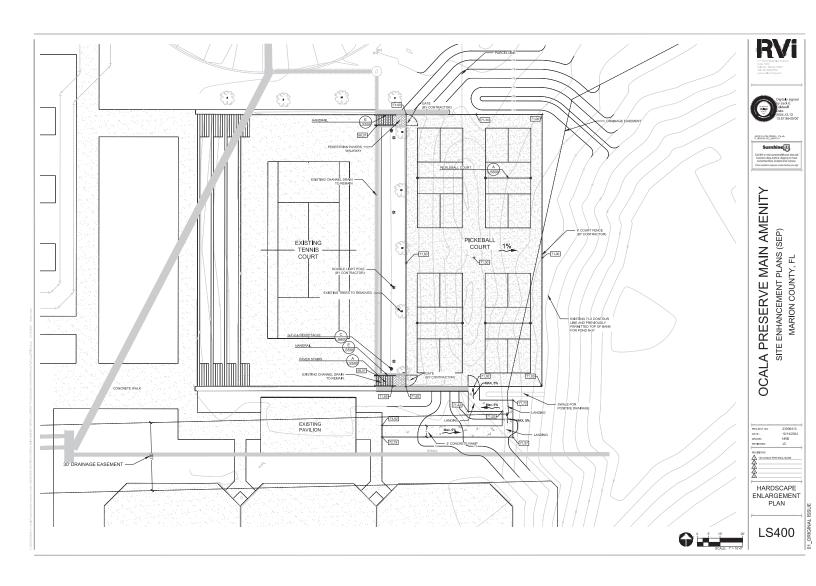
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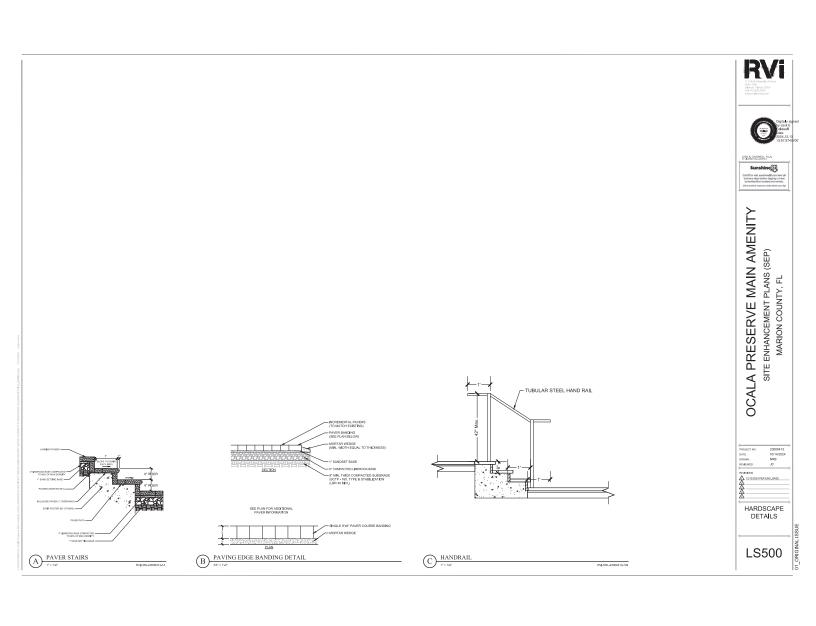
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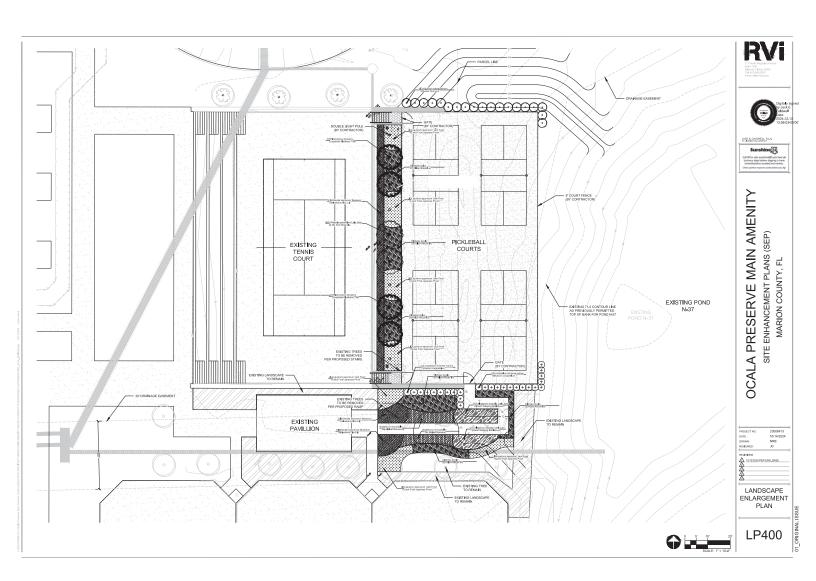
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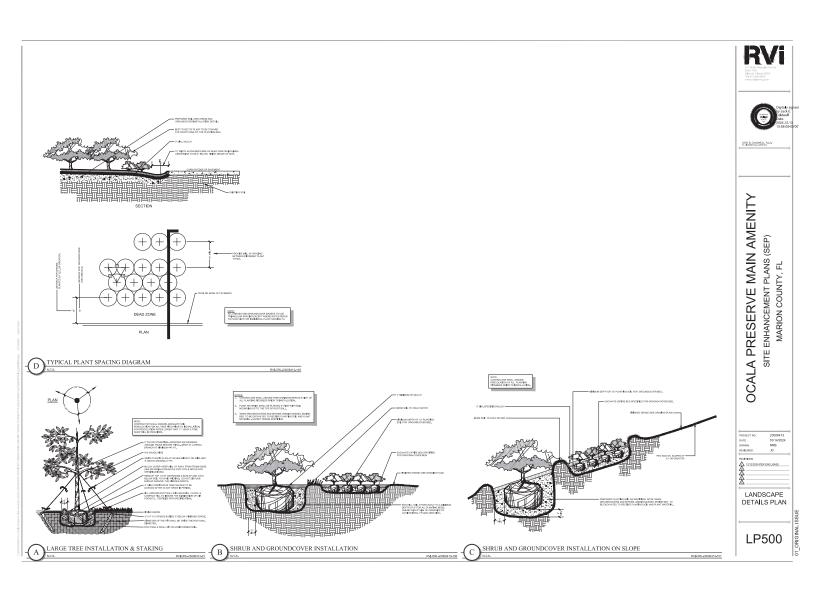
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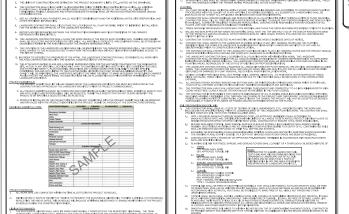
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LANT	SCHE	DUL	E						
YMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONTAINER	NATIVE		REMARK:
REES									
0	ED	4	Elaeocarpus decipiens / Japanese Blueberry Tree	10~12"H x 4~5"S	2" CAL	25G	NO		
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\odot	MGL.	2	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia	10~12°H x 4~5°S	2" CAL	29G	YES		
YMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE		SPACING	REMARKS
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• • • • • • • • • • • • • • • • • • •	LO	26	Loropetalum chinense rubrum / Rubrum Loropetalum	247H x 187S	7G	NO		36" e.c.	
\odot	VIO	19	Vibumum odoratissimum / Sweet Vibumum	48" H MIN.	15G	NO		48" o.c.	
HRUB AI	REAS								
	BUX	53	Busus microphylla / Littlekal Borwood	24"H x 18"S	9G	NO		24" 0.0.	
11267	cv	27	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	18"H x 24"S	3G	NO		36" e.c.	
	CI .	202	Dietes bicolor / Yellow African His	15°H x 12°8	36	NO		24° o.c.	
*****	ug	81	Ligustrum japonicum 'Jack Frost' / Jack Frost Japanese Privet	247H x 187S	3G			36" e.c.	

TREE PLANTING NOTES:

PROCESSION AND CONFIDENTIAL TO THE TRANSPORT OF COUNTY AND COUNTY

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THEE PLANTING BHALL INCLUDE HOOT BAMPEN PROTECTION TO PREVENT HO
GROWTHINTO LITE FEES, DRAINAGE, SECONALIS AND OTHER PAVED AREAS.

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GENERAL LANDSCAPE NOTES

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OCALA PRESERVE MAIN AMENITY ENHANCEMENT PLANS MARION COUNTY,

23006413 10/14/2024 NRB

LANDSCAPE SCHEDULE & NOTES

LP600

MAJOR SITE PLANS FOR PICKLEBALL COURT ADDITION @ OCALA PRESERVE

TBD NW 53RD AVENUE ROAD OCALA, MARION COUNTY, FLORIDA

TAX PARCEL: 13697-005-00







DEVELOPMENT TEAM

OWNER

APPLICANT/DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP, INC.
4042 PARK OAKS BOULEVARD,
SUITE 200
TAMPA, FL 33610
PHONE: 813.392.3885
CONTACT: JOHN GARRITY
EMAIL: JOHN GARRITY
EMAIL: JOHN GARRITY

CIVIL ENGINEER ATWELL, LLC

111 N MAGNOLIA AVE, SUITE 1350

ORLANDO, FL 32801

PHONE: (404) 625-9893

CONTACT: DAVID STALEY, P.E.

MAIL: DETAILEY/MATWELL COM

SURVEYOR

JCH CONSULTING GROUP, INC

426 SW 15TH ST

OCALA, FL 34471

PHONE: (352) 405-1482

CONTACT: CHRISTOPHER LINCY

UTILITY PROVIDERS

WATER & SEWER MARION COUNTY UTILITIES 1319 S. PINE AVENUE OCALA, FL 34471 PHONE: (352) 671-8510

ELECTRIC
OCALA ELECTRIC UTILITY
201 SE 3RD STREET
OCALA, FL 34471
PHONE: (352) 629-2489

TELEPHONE/INTERNET CENTURYLINK 302 SE BROADWAY OCALA, FL 34471 PHONE: (352) 368-8781

PROJECT NARRATIVE

OWNERS CERTIFICATION

NOTE	

SHEET INDEX				
Sheet Title				
COVER				
NOTES SHEET				
EXISTING CONDITIONS & DEMOLITION PLAN				
SITE PLAN				

	S	ITE A	REA			
	EXISTIN	IG CONE	ITION	PROPO	SED CO	NDITION
	S.F.	A.C.	%	S.F.	A.C.	%
TOTAL LOD AREA	17,826.23	0.41	100.00%	17,826.23	0.41	100.00%
IMPERVIOUS AREA	769.51	0.02	4.32%	8,562.80	0.20	48.03%
PERVIOUS AREA	17,056.72	0.39	95.68%	9,263.43	0.21	51.97%
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- THE CONTRACTOR SHALL CHECK PLANS FOR COMPLETS AND DISCIPRANCIES FROM TO THE START OF ANY CONSTRUCTION, SPECIAL ATTENTION SHALL BE TAREN WITH THOSE DESTRING UTLINES STREET, THE START SHALL BE THANKED FROM THE PLANS FROM THE SHALL BE THANKED. OF THE PLANS FROM THE SHALL BE THE SHALL CHE CHECK THE SHALL BE THE SHALL BE
- EBROIS OR OMISSIONS THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT EBROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS. BUT IMBRIGHATEN NOTIFY THE BRAINER WE SUCH DISCOVERY, THE BRAINER WITH THEN MAKE SUCH COSSECTIONS AND ONTERPRETATIONS AS NECESSARY TO REPLECT THE ACTUAL SPRIT AND INITENT OF THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48-HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR IS REPONSIBLE FOR REPAIRING ANY DAMAGE TO DISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERSONADE BY THE CONTRACTOR. CONTRACTOR SHE RESPONSIBLE FOR PROTECTING ALL USESTING SURVEY MANUMENTATION, ANALY DISTURBED MONAMENTATION, SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BYTH COWER.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO BASE & SURFACE IMPROVEMENT CONSTRUCTION.

- ADDITIONATION OF THE WORK.

 CONTRACTOR DATE AND SHOP DEPENDED ON ALL PRICAST AND MARKETCHED TIME TO THE BESIDES OF A MINORAL BULLET TO GRADA APPROVA SHOP SHOT ALL THOSE SHOT ALL THE OFFICE SHOT ALL THOSE SHOT ALL THO
- CONTRACTOR SHALL KEEP ENGINEER ADVISED OF CONSTRUCTION SCHEDULE CHANGES SO THAT ENGINEER CAN SCHEDULE PERIODIC SITE VISITS AT APPROPRIATE TIMES IN ORDER TO PROVIDE CONSTRUCTION CERTIFICATIONS TO JURISDICTIONAL AGENCIES.
- WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTLITY COMPANIES. THE CONTRACTOR SHALL CONDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTLITY COMPANIES.
- DIENT DURING THE CONCENCTION AND/OR MANITEMANCE OF THE PROJECT, ALL SMETTY RIGILATIONS ARE TO BE REVOKED. THE CONTEXCEND OR HIS REPRESENTANTS SHALL BE RESPONSIBLE FOR THE CONTINUA, MONASTRY FOR THE MANILLEN PAUL AND THE SMETTY OF THE RESPONSIL. LIAOS SMETT RIGILATIONS SHALL CONFORM TO THE PROVISCORS SET FORTH HY ORAL IN THE FERBUR RESISTER OF THE EMPERATION THE PROPORTIONING. THE MANITEMANCE OF TRAINED SHALL BE AMERITARION IN ACCORDINACT WITH THE MARKEN COUNTY THE MANITEMANCE OF TRAINED SHALL BE AMERITARION IN ACCORDINACT WITH THE PROPERCY CONTROL THE MANITEMANCE OF TRAINED SHALL BE AMERITARION IN ACCORDINACT WITH THE PROPERCY CONTROL THE MANITEMANCE OF TRAINED SHALL BE AMERITARION IN ACCORDINACT WITH THE PROPERCY CONTROL THE MANITEMANCE OF TRAINED SHALL BE AMERITARION IN ACCORDINACT WITH THE PROPERCY CONTROL THE MANITEMANCE OF TRAINED SHALL BE AMERITARION IN ACCORDINACT WITH THE PROPERCY CONTROL THE MANITEMANCE OF TRAINED SHALL BE AMERITARION IN ACCORDINACT WITH THE PROPERCY OF THE PR

- AND CONTRACTOR SHALL PROVIDE ALL FLORPMENT NECESSARY FOR DOWNTERING. DOS-MARG WATER FROM DEWLITERS SHALL BE CLARK WITH NO YORKE SOFT PARTICLES DOS-MARG WATER FROM DEWLITERING SHALL BE CORDISOTOR OF BUT AND ANNOH THE TWIN LONG FILIERS WITH THE ROSMALL DOWNERS. THE PARTICLES AND ANNOH TO THE WAS AND THE PARTICLES AND T
- 14. CONFORMITY WITH WORK. IN THE EVENT THAT THE ENGINEER FINDS THAT THE CONTRACTOR HAS USED MATERIAL OR PRODUCED A PRISH PRODUCT THAT IS NOT REASONABLY CLOSE IN CONFORMITY WITH THE CONTRACT DOCUMENTS, I.E. UNSATISFACTION PRODUCT, THE CONTRACTOR SHALL REMOVE AND REPLACE OR OTHERWISE CORRECT THE WORK OR MATERIALS AT NO EXPENSE TO THE COWER.
- "AS-BUILT FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION, THE CONTRICCTORS SHALL DRIVEN THE OWNER'S REQUIRES WITH COMPLETE AN BUILD CONSTRUCTION, THE CONTRICCTOR SHALL DRIVEN THE CONTRICCTOR THE ADMINISTRATION OF THE CONTRICCTOR HOS SERVICTORY COMPLETED THE WORK, THE BROTHER WILL GIVE THE CONTRICCTOR HOS SERVICTORY COMPLETED THE WORK, THE BROTHER WILL GIVE THE CONTRICCTOR WITH STRONG THE SHALL DRIVEN THE STRONG THE CONTRICCTOR WITH STRONG THE PROPERTY OF THE STRONG THE
- PIPE LENGTHS SHOWN ARE APPROXIMATE AND SHOULD BE ORDERED FROM FIELD STAKED QUANTITIES.
 PLAN PIPE LENGTHS ARE MEASURED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES.
- CONTRACTOR MUST REVIEW "MAINTENANCE OF UTILITY SERVICE PLAN" WITH ENGINEER AND UTILI COMPANY PROOK TO START OF UTILITY CONSTRUCTION.

GOVERNING SPECIFICATIONS:

- PAVING MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH ION OF THE FOOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE LEMENTED BY THE FOOT STANDARD INDEX AND AS SUPPLEMENTED BY DETAILS
- B. CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CURRENT PUBLICATION OF THE MARION COUNTY LAND DEVELOPMENT CODE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" FOR UTILITY WORK, EXCEPT AS NOTED ON PLANS.
- C. WATER DISTRIBUTION SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH MARION COUNTY "STANDARD SPECIFICATIONS FOR CONSTRUCTION", EXCEPT AS NOTED ON PLANS.
- D. CONFORM WITH ALL REQUIREMENTS OF THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) SOILS DISTURBANCE AND WATER OR SANITARY SYSTEM EXTENSIONS PERMITS.
- E. CONFORM WITH ALL REQUIREMENTS OF THE "SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT" ISWPWMID ENVIRONMENTAL RESOURCES PERMIT (ERP).

CLEARING AND GRUBBING NOTES:

- PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASING SHALL BE INSTALLED AND OPERATIONAL.
- GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.
- 4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE
- THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESENVATION OF TREES SOO, FRINCES, ETC., STRUKTED WITHIN THE VICKINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCALATION AND/OR BILL LIMITS. THE CONTRACTOR SHALL BE HELD LIMBLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.
- TREES WHICH ARE SEVERLY DAMAGED OR DESTROYED BY CLEARING OPERATIONS CUTSOR THE CLEARING LIMITS WILL BE PLAD FOR BY THE CONTRICCTOR IN WHICH, MINIOL DAMAGE SHIFLETTO THE BRANNINGS OF REPORT OF THE PLAN PROPERTY OF THE PLAN PROPERTY OF REPORT OF THE PLAN PROPERTY OF THE PLAN PROPERTY OF THE PLAN PROPERTY OF THE PLAN PLAN PROPERTY OF THE PLAN PRO

EXCAVATION, GRADING AND PAVING NOTES:

- ALL DELETERATS FREEDRIFF AND THE HEAVY, BASE SHEED STEED STORE DECORATION AND ACCORDANCE WITH STREET AND ACCORDANCE WITH STREET AND ACCORDANCE WITH STREET AND ACCORDANCE WITH STREET AND ACCORDANCE OF THE STREET AND ACCORDANCE OF THE STREET ACCORD
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL
 PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.
- DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFED BY THE OWNERS SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
- 5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CON

- CONTRACTOR SHALL SAW-CUT EXIST, PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
- REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.
- REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.
- CONTRACTOR TO PROVIDE A 1/2-IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.
- TOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION.

 D MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED.

- TESTING AND REPECTION TO BE PREFORMED BY A QUALIFIER DREPROBED TESTING LABORATORY, UNDER THE SUPPRISON OF A REGISTRED PROMERS, SPECIALIZED BY SOZE SENDERSIERS, PREFORM ALL TESTING INCLESSANE AND REQUIRED THE SENDERS OF THE VALUE OF THE SENDERS. PREFORM ALL TESTING AND THE SENDERS OF THE
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO ROAD BASE AND OR SURFACE IMPROVEMENT CONSTRUCTION.

UTILITY SYSTEM NOTES

- CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDAS "SUNSHINE ONE-CALL" SYSTEM 48-HIS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OI DISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S
- WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY FERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.

- CONTRACTOR SHALL MARE EXPLOSATION DELAWATIONS AT ALL MITTERSCENS OF PROPOSED WORK
 WHITE STRING LITTLES THE EXPLOSATION DELAWATIONS SHALL BANKS AND AMMINISTRY OF PROPOSED WORK
 WHITE STRING LITTLES THE EXPLOSATIONS SHALL BANKS AND AMMINISTRY OF THE AMMINISTRY OF THE
 - UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS. A) BE ABSTHETICALLY ACCEPTA-B) IN COMPUIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) PLACED IN AREA WITH THE MINIMALM INTERFERENCE TO THE OPERATIONAL AND MAINTENANCE OF THE SITE. D) NOT IN COMPLET WITH OTHER FACILITIES AND AS COSE TO THE RIGHT-OF WAY AS POSSIBLE.
- CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE, CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS IS ALL SHEETING, SHORING, AND BRACING SYSTEMS.
- THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FORP OR OTHER COVERNING AGENCY HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO, WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PANNIN MATERIALS.
- SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTERCATION OF COMPLETION IS RECEIVED FROM FORP FOR THE PROJECT.

STRIPING AND SIGNAGE NOTES:

- SIGNING AND PAVEMENT MARKINGS TO BE DONE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE FOOT ROADWAY AND TRAFFIC PROPERTY AND PROPERTY.
- COORDINATE AND PROVIDE FOR THE DISPOSITION AND PER PLAN REMOVAL OF EXISTING SIGNS WITH THE MUNICIPAL AUTHORITY.
- EXSTING SIGNS THAT ARE TO REMAIN SHALL BE PROTECTED AND VISIBLE DURING THE COURSE OF CONSTRUCTION, EXCISING SIGNS WHICH ARE TO BE RELOCATED AND ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERAMINICIPALITY.
- CAUTION SHALL BE EXERCISED IN THE INSTALLATION OF POST MOUNTED ROAD SIDE SIGNS IN ORDER TO PREVENT DAMAGE TO BURIED UTILITIES. LOCATIONS SHALL CONFORM TO FDOT STANDARD 700-101.
- S. ENGINEER TO BE NOTIFIED WHEN SIGN ASSEMBLY LOCATIONS SHOWN ON THE PLANS ARE IN CONFLICT WITH SIGNALS, LIGHTING, UTILITIES, ETC. LOCATION MAY BE SLIGHTLY ADJUSTED AS DIRECTED BY THE NATIVIEW.
- SIGNS SHALL BE CONSTRUCTED WITH TYPE III B HIGH PERFORMANCE PRISMATIC REFLECTIVE SHEETING, EXCEPT FOR "STOP", "WRONG-WAY", AND "DO-NOT-ENTER" WHICH SHALL BE TYPE VII SHEETING.
- SIGN POST FOR ANY SINGLE COLUMN SIGNS SHALL BE A MINIMUM OF 3" DIA, CONFORMING TO FDOT STANDARD 700-01-01, AND LISTED IN THE FOOT'S QUALIFIED PRODUCTS LIST (QPL). THE CONTRACTOR SHALL FIELD VERIFY THE LINGTH OF SIGN COLUMN SUPPORTS PRIOR TO PARRICATION.
- ALL SURFACES SHALL BE CLEANED PRIOR TO THE START OF INSTALLATION OF ALL PAVEMENT M
- REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A COMBINATION OF SAND AND WATER BLASTING, OR OTHER APPROVED METHOD THAT WILL NOT MATERIALLY DAMAGE THE SURFACE TEXTURE OF THE PAVEMENT, AND WILL EVIL PLANNING
- PAINTED PAVEMENT MARKINGS SHALL BE INSTALLED ON THE MINICIPAL AUTHORITY.

 INITIAL 3D-DAY CURE PERIOD, AND FINAL THERMOPLATTIC PAVEMENT MARKINGS SHALL BE INSTALLED
 AFTER THE 3D-DAY CURING PERIOD. PAINTED PAVEMENT MARKINGS SHALL CONFORM TO FOOT SPEC.
 711-001.
- CROSSWALKS SHALL BE 10-LF WIDE UNLESS OTHERWISE SHOWN ON THE PLANS, AND SHALL CONFORM TO FOOT STANDARD 711-001.
- ALL PERMANENT STRIPING SHALL BE INSTALLED PRIOR TO RETRO-REFLECTIVE PAVEMENT MARKERS (RPMS) INSTALLATION, PLACEMENT OF RPMS SHALL CONFORM TO FDOT STANDARD 706-001.
- CONTRACTOR SHALL COORDINATE WITH THE LOCAL PUBLIC TRANSIT AGENCY FOR BUS STOP OR RESPECTIVE SIGNS TO BE REMOVED OR RELOCATED.

- AND CELEBRATE LUTHAL THE ENHINER.

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EROSION AND SEDIMENTATION CONTROL NOTES:

- THE CONTRACTOR MUST IMPRIMENT AND MANTAIN ALL BEOSON AND SEDMENT CONTROL MEASURES REQUIRED TO BETAIN SEDMENT OWN THAT ON TO PROPERT VICALITICAL OF THE WATER QUALITY CORTERA. RECORDING TO BETAIN SEDMENT OWN THAT ON TO THE THE THAT OWN THE THAT OF THE THAT OWN THAT OWN THE THAT OWN THE THAT OWN THAT OWN THE THAT OWN THAT OWN THE THAT OWN THAT OW
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- CONSTRUCTION ACTIVITIES

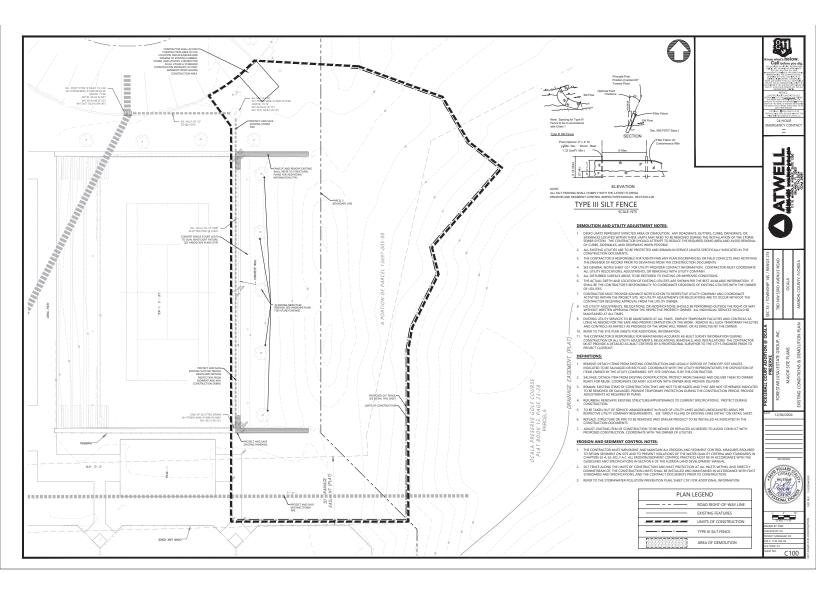
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- THE CONTRACTOR SHALL SE RESPONSIBLE FOR THE CORRECTION OF ANY EROSON, SEDMENTATION, CONTRACTOR SHALL DIS APPROPRIATE SET MANAGAMENT PRACTICES FOR SEDIORS, AND SEDMENT CONTRACTOR SHALL DIS APPROPRIATE SET MANAGAMENT PRACTICES FOR SEDIORS, AND SEDMENT CONTRACTOR SCHOOL AND SHALL DIS APPLICATIONS AND ACCORDING TO SHALL AND SEDMENT CONTRACTOR SHALL AND SHALL DIS APPLICATIONS AND ACCORDING TO THE CONTRACTOR STANDARDS FOR SHOOL CONTRACT APPLICATIONS AND ACCORDING TO THE CONTRACTOR STANDARDS FOR SHOOL CONTRACTOR SHALL DECOME AND SEDIORS AND CONTRACTOR CONTRACTOR SHALL DISCOVERS AND ACCORDING TO THE CONTRACTOR SHALL DISCOVERS AND SHALL DISCOVERS AND ACCORDING TO THE CONTRACTOR SHALL DISCOVERS AND ACCORDING TO THE
- MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO INSURE THAT SEDIMENTATION AND/OR TURBIDITY PROBLEMS ARE NOT CREATED IN THE RECEIVING WATER.
- PRIOR TO BEGINNING THE CLEARING AND GRUBBING OF THE SITE, SYNTHETIC BALES SHALL BE STAKED TO THE GROUND ALONG THE PROPERTY LINE AT LOW AREAS IN ADDITION TO THE PERIMETER SILT FENCE TO PREVENT STORMWATER FROM WASHING FROODED SOUL FROM THE SITE.
- SILT FENCE SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CITY OF ORLANDO, AND FDOT STANDARDS AND SPECIFICATIONS, AND THE CONTRACT DRAWINGS. CONTRACTOR SHALL REPLACE CLOGGED SECTIONS OF SILT FENCES AND PERFORATED PIPE WITH FABRIC SOCK AS NECESSARY TO MAINTAIN WATER PASSAGE.
- CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL DURING INSTALLATION OF NEW CURBING AND DRIVEWAYS AS APPROVED BY THE ENGINEER. 12. CONTRACTOR SHALL TAKE CARE TO KEEP EXPOSED AREAS TO A MINIMUM POSSIBLE TIME DURING CONSTRUCTION.
- ALL TEMPORARY SEDIMENTATION CONTROL STRUCTURES AND MEASURES TO BE USED DURING CONSTRUCTION SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTURY AND SHALL BE MAINTAIL BY A SHEET CONSTRUCTION OF THE PERMANENT SYSTEM OR SHEET OF THE PRIOR OF THE PERMANENT SYSTEM OR
- 15. CONTRACTOR TO INSPECT EROSION/SEDIMENT CONTROL DEVICES DAILY AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL EVENT FOR EFFECTIVENESS. ANY NECESSARY REMEDIES SHALL BE PERFORMED MIMEDIATED.
- NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

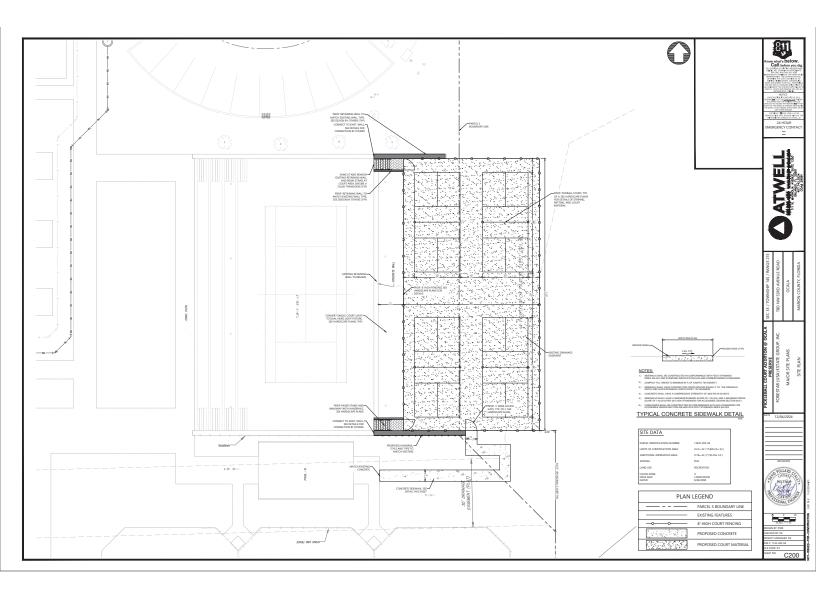


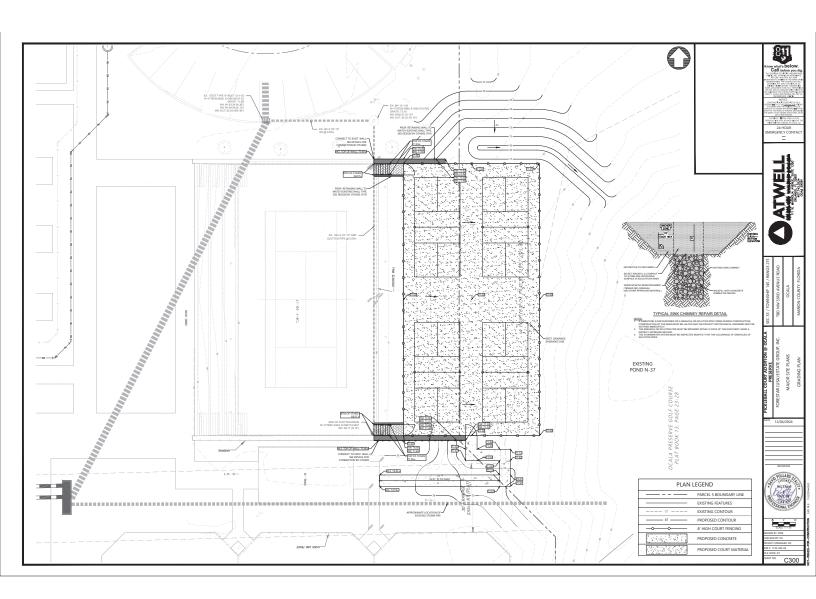




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SITE ENHANCEMENT PLAN

OCALA PRESERVE

MARION COUNTY, FLORIDA



PROJECT LOCATION MAP





PROJECT SITE MAP

DEVELOPED BY:
FORESTAR GROUP, INC.
4042 PARK OAKS DRIVE, SUITE 200
TAMPA, FL 33610
PHONE: (813) 524-5938

Tri North Magnida Annace dale 1000 Orthodo, Parida 2009 14 400 2000,000 www.zejskereng.com



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SITE ENHANCEMENT PLANS (SEP)
MARION COUNTY, FL

PROJECT NO. 23006413

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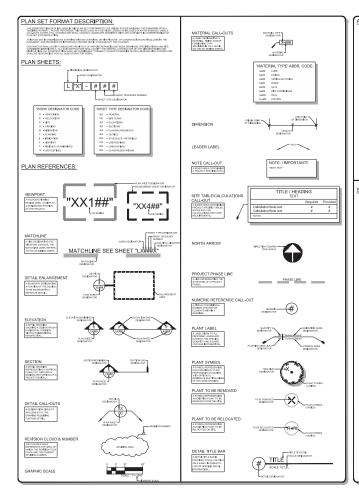
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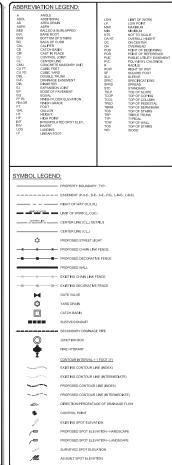
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LAYOUT AND GRADING NOTES

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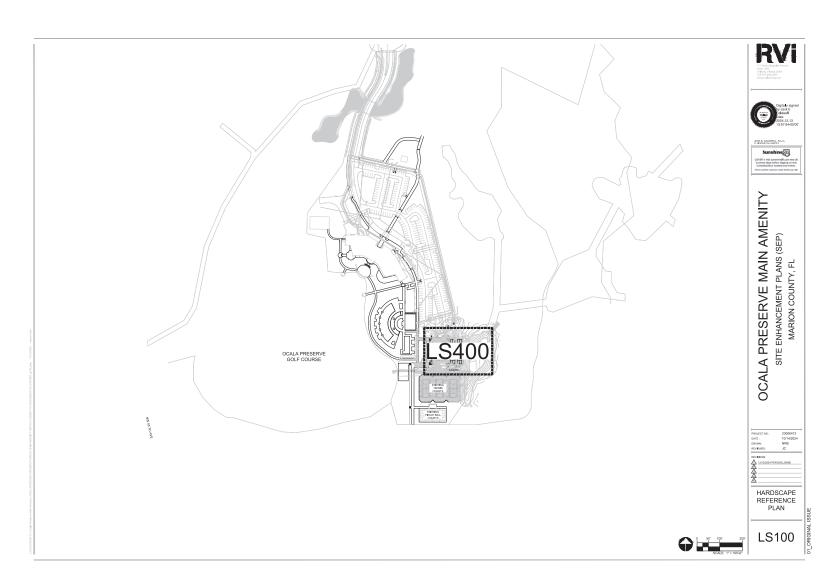
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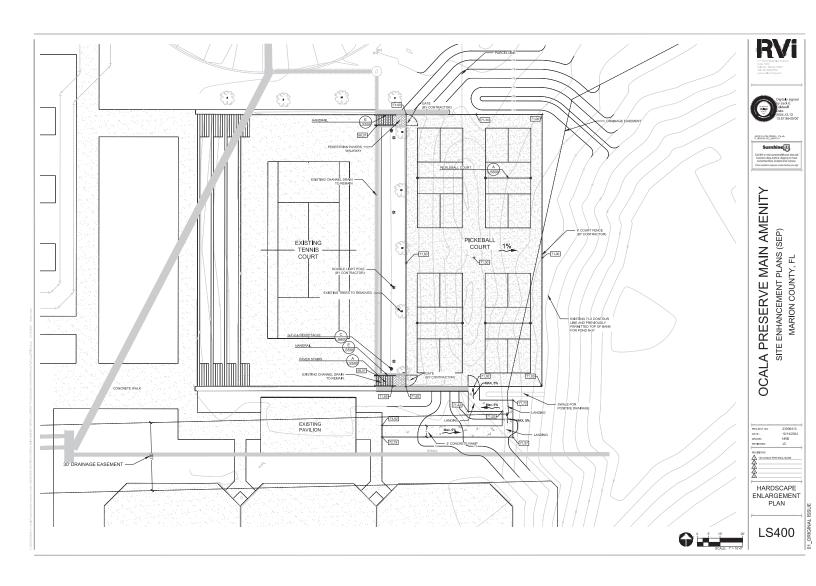
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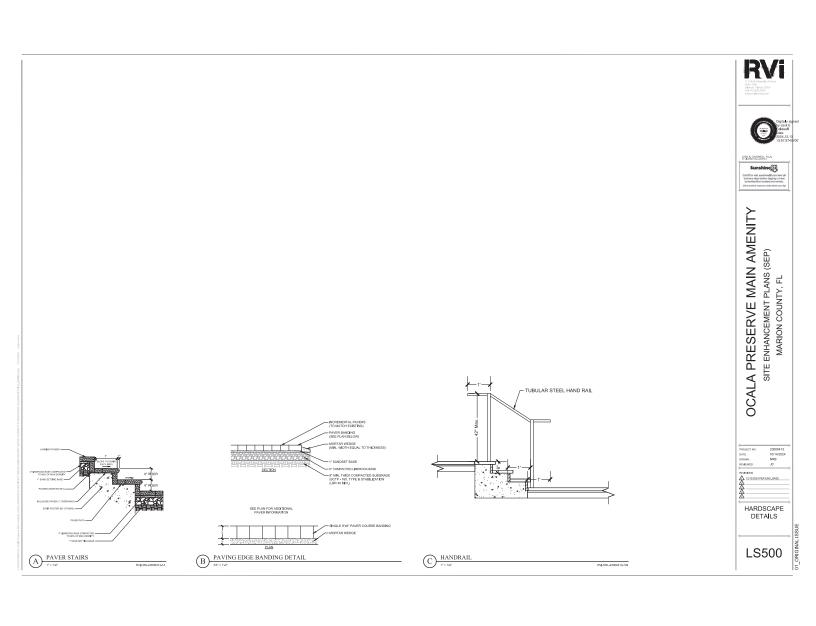
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GENERAL NOTES









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NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. BANDENG TO MATCH WHAT IS INSTALLED AT MAIN CLUBHOUSE

D PEDESTRIAN PAVER BANDING



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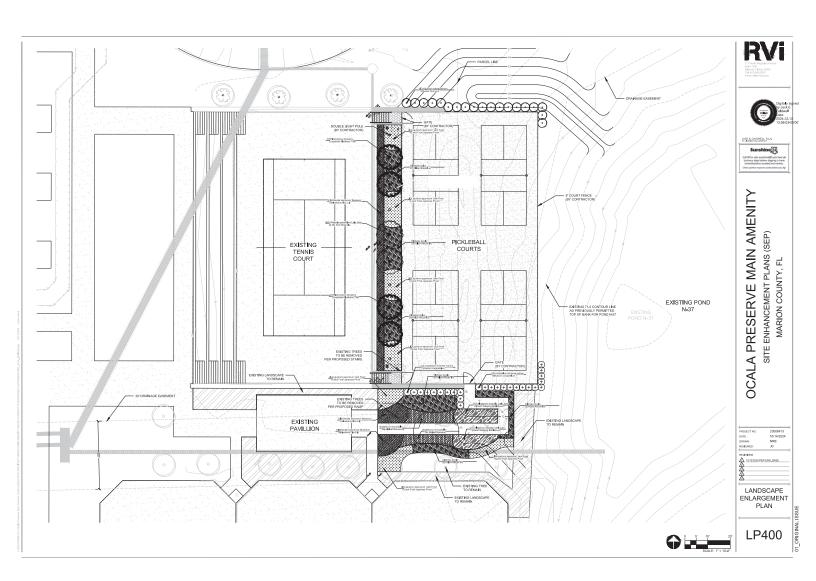
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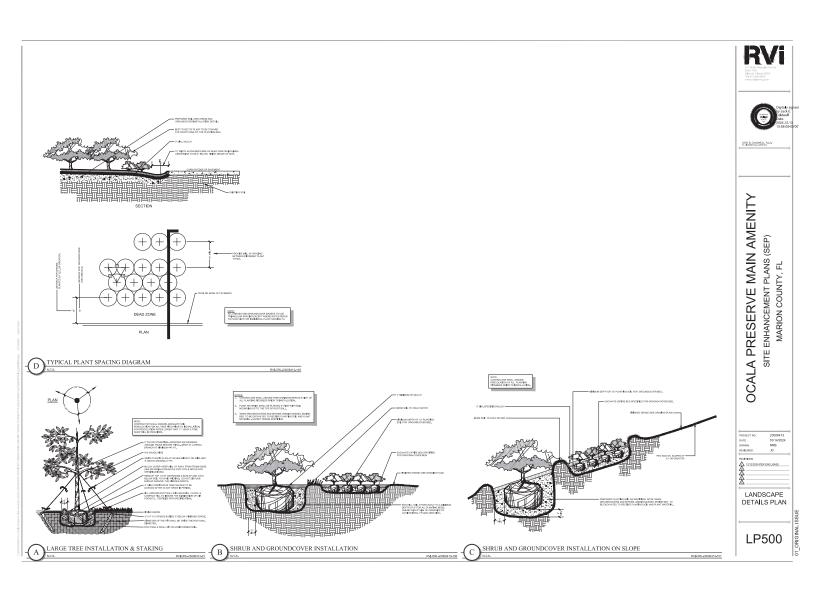
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HARDSCAPE SPECIFICATIONS

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EXISTING TREE CARE:

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SUBSTANTIAL COMPLETION

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LONG THE CONTROLLED TO DEPENDENT RATE INTO THE RESEARCH OF CONTROLLED AND CONTROL

LANT	SCHE	DUL	E						
MBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	CONTAINER	NATIVE		REMARKS
REES									
0	ED	4	Elaeccarpus decipiens / Japanese Elueberry Tree	10~12°H x 4~5°S	2" CAL	25G	NO		
.OWERI	NG & FRU	JIT TRE	ES						
\odot	MGL.	2	Magnolia grandiflora 'Little Gerr' / Little Gerr Magnolia	10~12°H x 4~5°S	2" CAL	29G	YES		
YMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE		SPACING	REMARKS
HRUBS									
(±)	LO	26	Loropetalum chinense rubrum / Rubrum Loropetalum	247H x 187S	7G	NO		36" o.c.	
\odot	VIO	19	Vibumum odoratissimum / Sweet Vibumum	48" H MIN.	15G	NO		48" 0.0.	
HRUB AI	REAS			•					
	BUX	53	Buous microphylla / Littlekarl Borwood	24"H x 18"S	9G	NO		24° o.c.	
1/6/1	cv	27	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	18"H x 24"S	3G	NO		36" e.c.	
	CI .	202	Dietes bicolor / Yellow African His	15"H x 12"8	36	NO NO		24" 0.0.	
***	Jug	81	Ligustrum japonicum 'Jack Frost' / Jack Frost Japanese Privot	2474 x 1875	36			267 040	

TREE PLANTING NOTES:

PROCESSION AND CONFIDENTIAL TO THE TRANSPORT OF COUNTY AND COUNTY

AS-BULT HISPOCHON
THEE PLANTING BHALL INCLUDE HOOT BAMPEN PROTECTION TO PREVENT HO
GROWTHINTO LITE FEES, DRAINAGE, SECONALIS AND OTHER PAVED AREAS.

APTLY A TLAYOT OF MULCHLAYER TO ALL PROPOSED TREE, SHIPLE, GROUND COVER AND MAR FLATINGS.

ALL THINMHOL INDIGITABLES ON A TREE PROTECTED BY THE PROVIDENCE OF THE LAND DEVELORMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN METERS, STORAGE WITH THE AMERICAN METERS, STORAGE SHIPLES AND ADDRESS OF THE METERS AND ADDRESS OF THE METERS AND ADDRESS OF THE METERS AND ADDRESS OF THE METERS.

GENERAL LANDSCAPE NOTES

ALL THEE STAYING TO BE DONE USING ARBOR TAPE AND THE D ALL THEES DHALL BE LOCATED AT LEAST SIX PEET AWAY PROBE PROPERTY SHALES AND PROPOSED STORMARTIN NLETS.

ALL PLANTING BED CONTING SOL

ALL DOES DETWATER FLANT SACTIONS, OR THE PLANTING TO BE CONSTRUCTED INSTRUMENT, ALL PLANT HAS THE OFFICE THESE WINDSHIP CONSTRUCTIONS OF THE PLANTING THE PLANTIN

NEW PLANT MATERIA. TO BE INSTALLED WILL BE FIELD ADJUSTED TO ACCOMMODATE DISTING PLANT MATERIA. SUCHAS OPERAND CARRY TREES, MATERIATIVE TO RESONANTIATIVE AND SPRINGS OF SECOND COUNTY, TEM WILL RESULTS INSTITUTE WAILERS, IT OF RESONANTIATIVES, STATI THEREFORE, NO DISTINGSTAWN MATERIA, URL, SE ALTERED OF REMOVING, OUTTING THIMBING CONCERNINGING OF ROBBIN TO PARTALL MISH Y ARM MATERIAL.

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23006413 10/14/2024 NRB JC

LANDSCAPE SCHEDULE & NOTES

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