

March 19, 2024

PROJECT NAME: BLCCDD WTP4 - PHASE 1

PROJECT NUMBER: 2023120053

APPLICATION: MAJOR SITE PLAN #30957

- 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: 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: 1/30/24 - add waivers if requested in the future
- 4 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.
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4)  
STATUS OF REVIEW: INFO  
REMARKS: EA provided, and listed species detected within the site: gopher tortoise. Please follow up with the FWC concerning the listed species on this site and your mitigation plan.
- 6 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

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

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 12/13/2023

### A. PROJECT INFORMATION:

Project Name: BLCCDD WTP4 - Phase 1  
Parcel Number(s): 35300-000-14  
Section 05 Township 16S Range 21E Land Use Vested DRI - HR Zoning Classification PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: MAJOR SITE PLAN  
Property Acreage 20.25 Number of Lots N/A Miles of Roads N/A  
Location of Property with Crossroads Northeast of intersection of SW 80th Ave and SW 63rd Street, Eastside of SW 67th Ave Road  
Additional information regarding this submittal: This project is the first phase of BLCCDD WTP #4. It includes one building, parking, and associated stormwater and utility infrastructure. The project is located within the approved Calesa PUD Master Plan.

### 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: Kimley-Horn and Associates, Inc. Contact Name: Gene B. Losito, P.E.  
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala State: FL Zip Code: 34471  
Phone # 352.438.3000 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com

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

**Property Owner:**  
Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth Colen  
Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481  
Phone # (352) 387-7480 Alternate Phone # \_\_\_\_\_  
Email address: lisa\_lazaro@colenbuilt.net

**Developer:**  
Developer: Same as Owner Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

Plotted By: Ernie, Grace Sheet: Set: KHA Layout: C001 COVER SHEET March 07, 2024 02:08:10pm K:\OCA\_Civil\242248002-BLCCDD WTP 4 Admin: Blug\CAD\PlanSheets\C001 COVER SHEET.dwg  
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**GENERAL NOTES**

**LAND USE DEVELOPMENT DATA**  
 PARCEL IDENTIFICATION NUMBER: 33300-000-14  
 35416-000-00  
 PRESENT ZONING: PUD  
 ABUTTING ZONING: NORTH- PUD  
 EAST- A1  
 SOUTH- A1  
 WEST- PUD  
 LAND USE: OTOW DRI  
 BLCCDD WTP 4 PHASE 1 AREA: 4.25 ACRES  
 EXISTING IMPERVIOUS AREA: 0.00 AC  
 PROPOSED IMPERVIOUS AREA: 1.27 AC (30%)  
 BLCCDD WTP 4 PHASE 2 AREA: 16.00  
 EXISTING IMPERVIOUS AREA: 0.00 AC  
 PROPOSED IMPERVIOUS AREA: 3.19 AC (20%)

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.  
 ALL IMPROVEMENTS SHOWN ON THESE PLANS, INCLUDING ALL ROADS AND DRA'S ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE OWNER.  
 MARION COUNTY SPRINGS PROTECTION ZONE:  
 SECONDARY ZONE  
 FEMA DESIGNATION:  
 THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NOS. 1208300513E, EFFECTIVE APRIL 19, 2017.  
 LOCAL BENCHMARK  
 VERTICAL DATUM BASED ON BENCHMARK STAMPED "WOOLPERT TRAVERSE", ELEVATION 69.272', NGVD 1929.  
 DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SITE PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1429, AND 6950/487-497.

# MAJOR SITE PLAN FOR BLCCDD WTP 4 PHASE 1 MARION COUNTY, FLORIDA SECTION 5 & 6, TOWNSHIP 16, RANGE 21 MARCH 2024

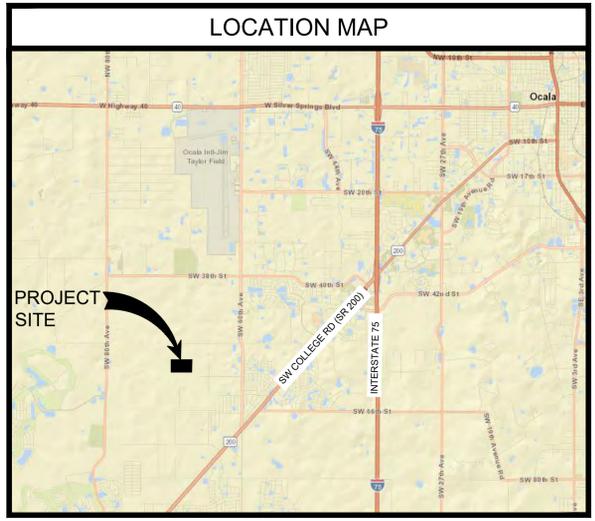


I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

\_\_\_\_\_  
 KENNETH D. COLEN  
 PRESIDENT  
 ON TOP OF THE WORLD COMMUNITIES, LLC

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

\_\_\_\_\_  
 GENE BRUNO LOSITO  
 FLORIDA LICENSE NUMBER  
 75547



**UTILITY CONTACT LISTING**

|   |  |
|---|--|
| WATER & SEWER<br>RAY LAUREL CENTER CDD<br>8470 SW 79TH STREET ROAD, SUITE 3<br>OCALA, FL 33481<br>(352) 414-5454, EXT. 4105 | SECO<br>SUSANA JARC<br>330 S US HIGHWAY 301<br>SUMTERVILLE, FL 33585<br>(352) 569-9899 |
| CABLE<br>DCM CABLE<br>JEFF HAGER<br>(352)-401-6555  |  |

**PROJECT OWNER AND CONSULTANTS**

|   |   |
|---|---|
| OWNER/APPLICANT:<br>ON TOP OF THE WORLD COMMUNITIES, LLC<br>8445 SW 80TH STREET ROAD<br>OCALA, FL 33481<br>(352) 387-7480                     | SURVEYOR:<br>JCH CONSULTING GROUP, INC.<br>3128 NW BLITCHTON ROAD<br>OCALA, FLORIDA 34475<br>(352) 405-1482 |
| CIVIL ENGINEERING CONSULTANT:<br>KIMLEY-HORN AND ASSOCIATES, INC.<br>1700 SE 17TH STREET, SUITE 200<br>OCALA, FLORIDA 34471<br>(352) 438-3000 | GEOTECHNICAL ENGINEER:<br>GEO-TECH, INC.<br>1016 SE 3RD AVENUE<br>OCALA, FLORIDA 34471<br>(352) 694-7711    |



**DRAWING INDEX**

- C001 - COVER SHEET
- C002 - GENERAL NOTES
- C003 - AERIAL MASTER PLAN
- C004 - EXISTING CONDITIONS AND DEMO PLAN - PHASE 1
- C005 - SITE PLAN - PHASE 1
- C006 - DRA CONSTRUCTION PLAN - PHASE 1
- C007 - PAVING, GRADING & DRAINAGE - PHASE 1
- C008 - UTILITY PLAN - PHASE 1
- C009 - EROSION CONTROL PLAN - PHASE 1
- C010 - EROSION CONTROL DETAILS
- C011 - EROSION CONTROL NOTES - PHASE 1
- C012 - CIVIL DETAILS
- C013 - CIVIL DETAILS
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- C017 - LIFT STATION DETAILS
- L.00 - SHEET REFERENCE PLAN
- L.01 - LANDSCAPE PLAN
- L.02 - LANDSCAPE PLAN
- LD.01 - PLANT SCHEDULE, NOTES, AND CALCULATIONS
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- LD.03 - LANDSCAPE SPECIFICATIONS
- IR.01 - IRRIGATION PLAN
- IR.02 - IRRIGATION PLAN
- IRD.01 - IRRIGATION DETAILS
- IRD.02 - IRRIGATION SPECIFICATIONS

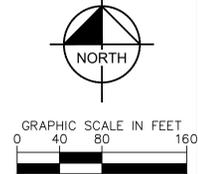
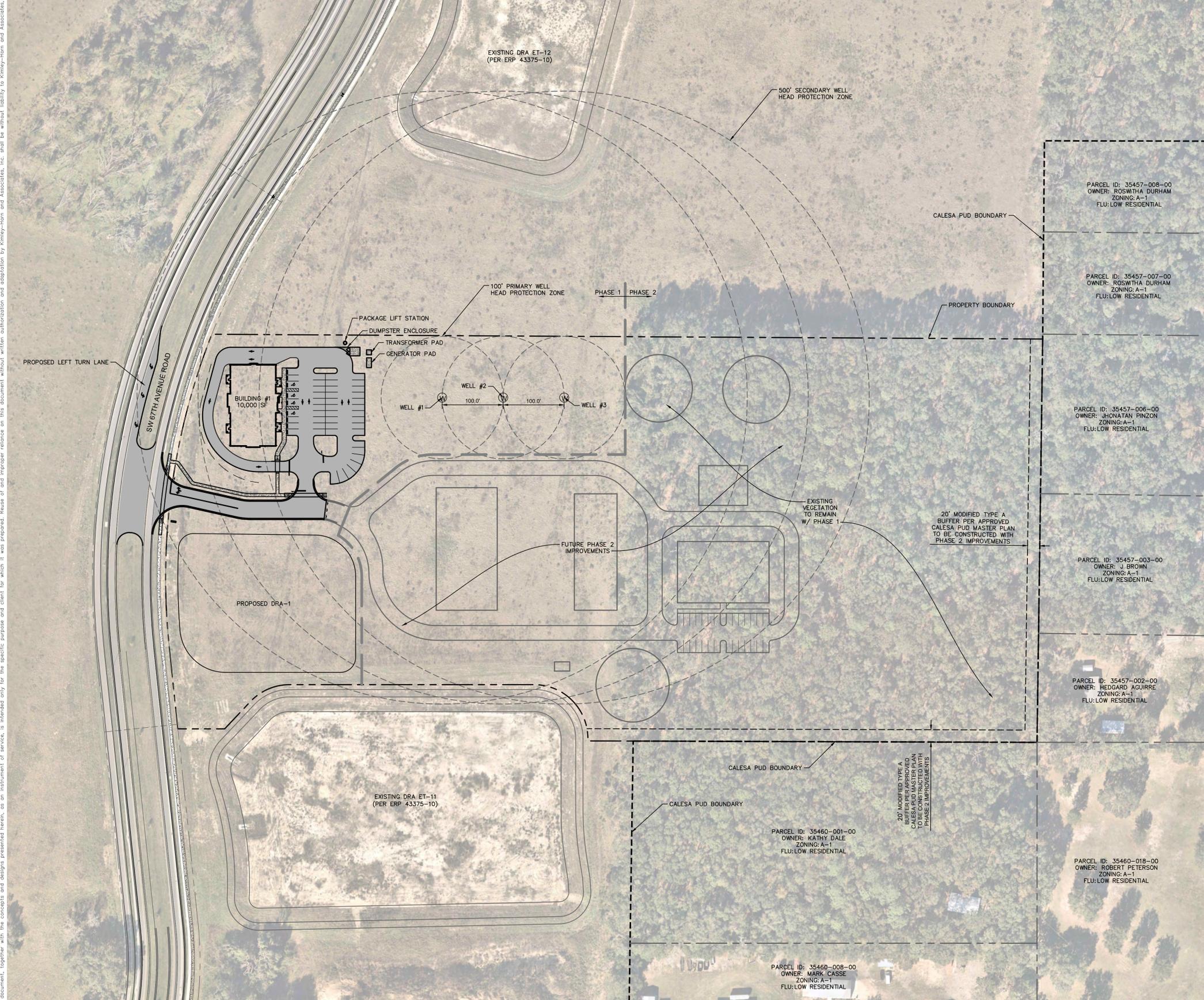
TOPOGRAPHIC SURVEY (BY JCH CONSULTING GROUP, INC.)

|   |   |                          |                    |            |
|---|---|--------------------------|--------------------|------------|
|   |   |                          |                    |            |
| <b>Kimley-Horn</b>  | © 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br>1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471<br>PHONE: 352-438-3000<br>WWW.KIMLEY-HORN.COM REGISTRY NO. 35106 |                          |                    |            |
| LICENSED PROFESSIONAL   | GENE BRUNO LOSITO<br>FLORIDA LICENSE NUMBER 75547   |                          |                    |            |
| KHA PROJECT<br>242248002  | DATE<br>MARCH 2024  | SCALE<br>AS SHOWN        | DESIGNED BY<br>KHA | CHECKED BY |
| <b>COVER SHEET</b>  |   | <b>COVER SHEET</b>       |                    |            |
| BLCCDD WTP 4 PHASE 1<br>PREPARED FOR<br>ON TOP OF THE WORLD<br>COMMUNITIES, LLC |   | MARION COUNTY<br>FLORIDA |                    |            |
| SHEET NUMBER<br><b>C001</b>   |   |                          |                    |            |
|   |   | REVISIONS                | DATE               | BY         |

MAJOR SITE PLAN



Plotted By: Eric, Grace Sheet Set: KHA Layout: C003 AERIAL MASTER PLAN March 07, 2024 01:57:46pm K:\OCA\_Civil\242248002-BLCCDD WTP 4 Admin\Bldg\CAD\PlanSheets\C003 AERIAL MASTER PLAN.dwg  
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 FLORIDA LICENSE NUMBER  
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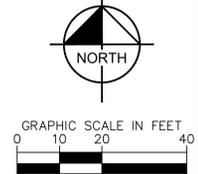
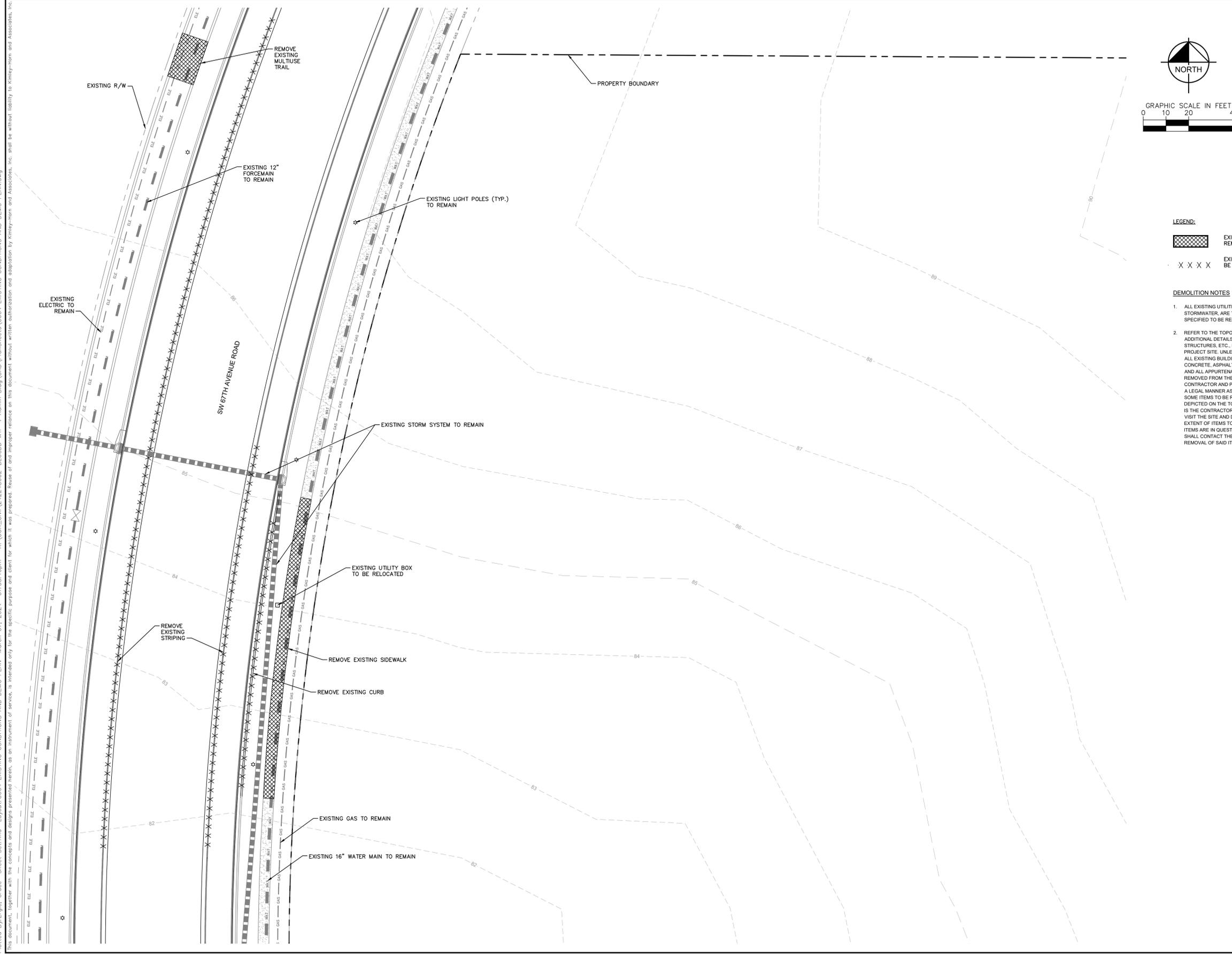
**AERIAL MASTER PLAN**

**BLCCDD WTP 4 PHASE 1**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, LLC**  
 MARION COUNTY FLORIDA

SHEET NUMBER  
**C003**

MAJOR SITE PLAN

Plotted By: Ergle, Grace Sheet: Set: KHA Layout: C004 EXISTING CONDITIONS AND DEMO PLAN March 07, 2024 01:56:10pm K:\GCA\_Gwin\242248002-BLCCDD WTP 4 Admin: Bldg\CAD\PlanSheets\C004 EXISTING CONDITIONS AND DEMO PLAN.dwg  
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- LEGEND:**
- EXISTING SIDEWALK TO BE REMOVED
  - EXISTING FEATURED TO BE REMOVED

- DEMOLITION NOTES**
1. ALL EXISTING UTILITIES, INCLUDING STORMWATER, ARE TO REMAIN UNLESS SPECIFIED TO BE REMOVED.
  2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.

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 PHONE: 352-438-3000  
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LICENSED PROFESSIONAL  
**GENE BRUNO LOSITO**  
 FLORIDA LICENSE NUMBER  
**75547**  
 DATE: \_\_\_\_\_

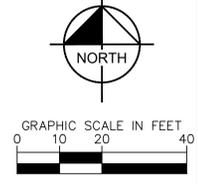
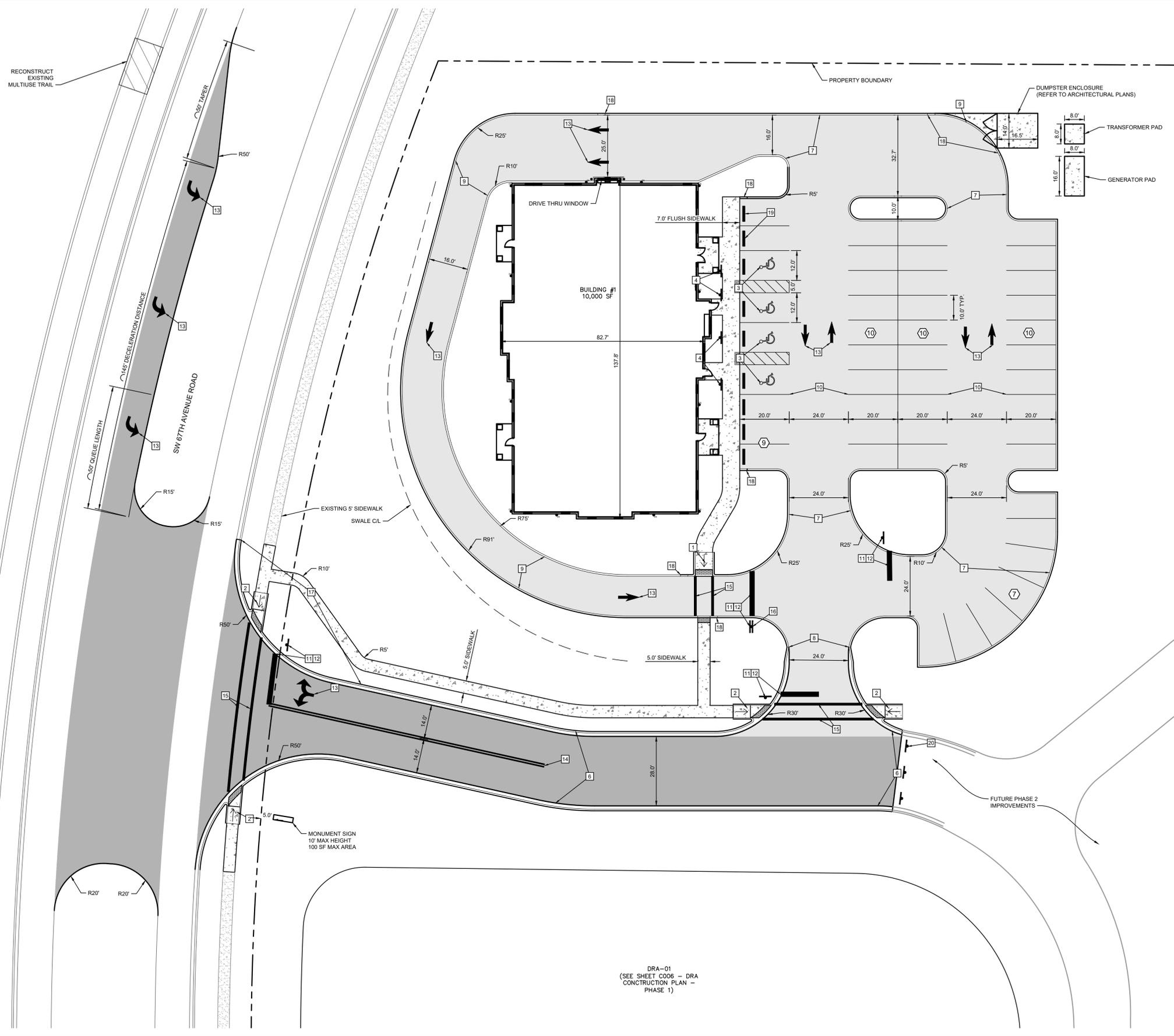
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**MARCH 2024**  
 SCALE  
**AS SHOWN**  
 DESIGNED BY  
**KHA**  
 DRAWN BY  
 CHECKED BY

**EXISTING  
 CONDITIONS AND  
 DEMO PLAN -  
 PHASE 1**

**BLCCDD WTP 4 PHASE 1  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, LLC**  
 MARION COUNTY FLORIDA  
 MAJOR SITE PLAN

SHEET NUMBER  
**C004**

Plotted By: Eric, Grace Sheet: Set/Kha Layout: C005 SITE PLAN - PHASE 1 March 07, 2024 01:58:17pm K:\OCA\_CVA\242248002-BLCCDD WTP 4 Admin Bldg CAD\PlanSheets\C005 SITE PLAN - PHASE 1.dwg  
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**PAVEMENT LEGEND**

- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET C012)
- STANDARD DUTY PAVEMENT (SEE DETAIL SHEET C012)
- CONCRETE SIDEWALK (SEE DETAILS SHEET C012)
- CONCRETE PAVEMENT (SEE DETAILS SHEET C012)

**KEYNOTE LEGEND**

- 10 PARKING COUNT
- 1 SIDEWALK RAMP, TYPE CR-F PER FDOT INDEX 522
- 2 SIDEWALK RAMP, TYPE CR-F PER FDOT INDEX 522
- 3 ADA PAVEMENT MARKINGS - SEE DETAIL ON SHEET C013
- 4 ADA PARKING SPACE SIGN - SEE DETAIL ON SHEET C013
- 5 MONOLITHIC CURB - SEE DETAIL ON SHEET C012
- 6 TYPE F CURB - SEE DETAIL ON SHEET C012
- 7 TYPE D CURB - SEE DETAIL ON SHEET C012
- 8 TRANSITION TYPE D CURB TO TYPE F CURB - SEE DETAIL ON SHEET C012
- 9 8" EDGE CURB - SEE DETAIL ON SHEET C012
- 10 4" SINGLE SOLID WHITE LINE
- 11 STOP BAR - SEE DETAIL ON SHEET C013
- 12 STOP SIGN - SEE DETAIL ON SHEET C013
- 13 PAINTED WHITE PAVEMENT ARROW MARKINGS
- 14 PAINTED 6" DOUBLE SOLID WHITE LINE
- 15 PAINTED 12" SOLID WHITE LINE
- 16 "DO NOT ENTER" SIGN, MUTCD R5-1, 30"x30"
- 17 REVOLVED F CURB CURB - SEE DETAIL ON SHEET C012
- 18 CURB TRANSITION - SEE DETAIL ON SHEET C012
- 19 WHEEL STOP - SEE DETAIL ON SHEET C013
- 20 "END OF ROAD" MARKER, MUTCD OM4-1, 18"x18"

**SITE NOTES**

- 1) ALL DIMENSIONS MEASURED TO THE EDGE OF PAVEMENT.
- 2) ALL RADIUS IS 5 FEET, UNLESS OTHERWISE NOTED.
- 3) ALL PARKING SPACES ARE 10'X20' UNLESS OTHERWISE NOTED.

**PARKING REQUIREMENTS**

|                     |                                  |
|---------------------|----------------------------------|
| OFFICE:             | 25 SPACES / 1,000 SF             |
| OFFICE AREA:        | 6,866 SF                         |
| FUTURE OFFICE AREA: | 3,334 SF                         |
| TOTAL REQUIRED:     | 25 SPACES (ADA=1)                |
| TOTAL PROVIDED:     | 46 SPACES (STANDARD = 42, ADA=4) |

**BUILDING SETBACK REQUIREMENTS**

|                       |                   |
|-----------------------|-------------------|
| FRONT(MIN):           | 10 FT             |
| STREET SIDE(MIN):     | 5 FT              |
| SIDE(MIN):            | 0 FT              |
| REAR(MIN):            | 10 FT             |
| BUILDING HEIGHT(MAX): | NO MAXIMUM HEIGHT |

\*PER APPROVED CALESA PUD MASTER PLAN

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LICENSED PROFESSIONAL  
**GENE BRUNO LOSITO**  
 FLORIDA LICENSE NUMBER  
**75547**

KHA PROJECT  
**242248002**  
 DATE  
**MARCH 2024**  
 SCALE  
**AS SHOWN**  
 DESIGNED BY  
**KHA**  
 DRAWN BY  
**KHA**  
 CHECKED BY  
**KHA**

**SITE PLAN -  
 PHASE 1**

**BLCCDD WTP 4 PHASE 1  
 PREPARED FOR  
 ON TOP OF THE WORLD  
 COMMUNITIES, LLC**

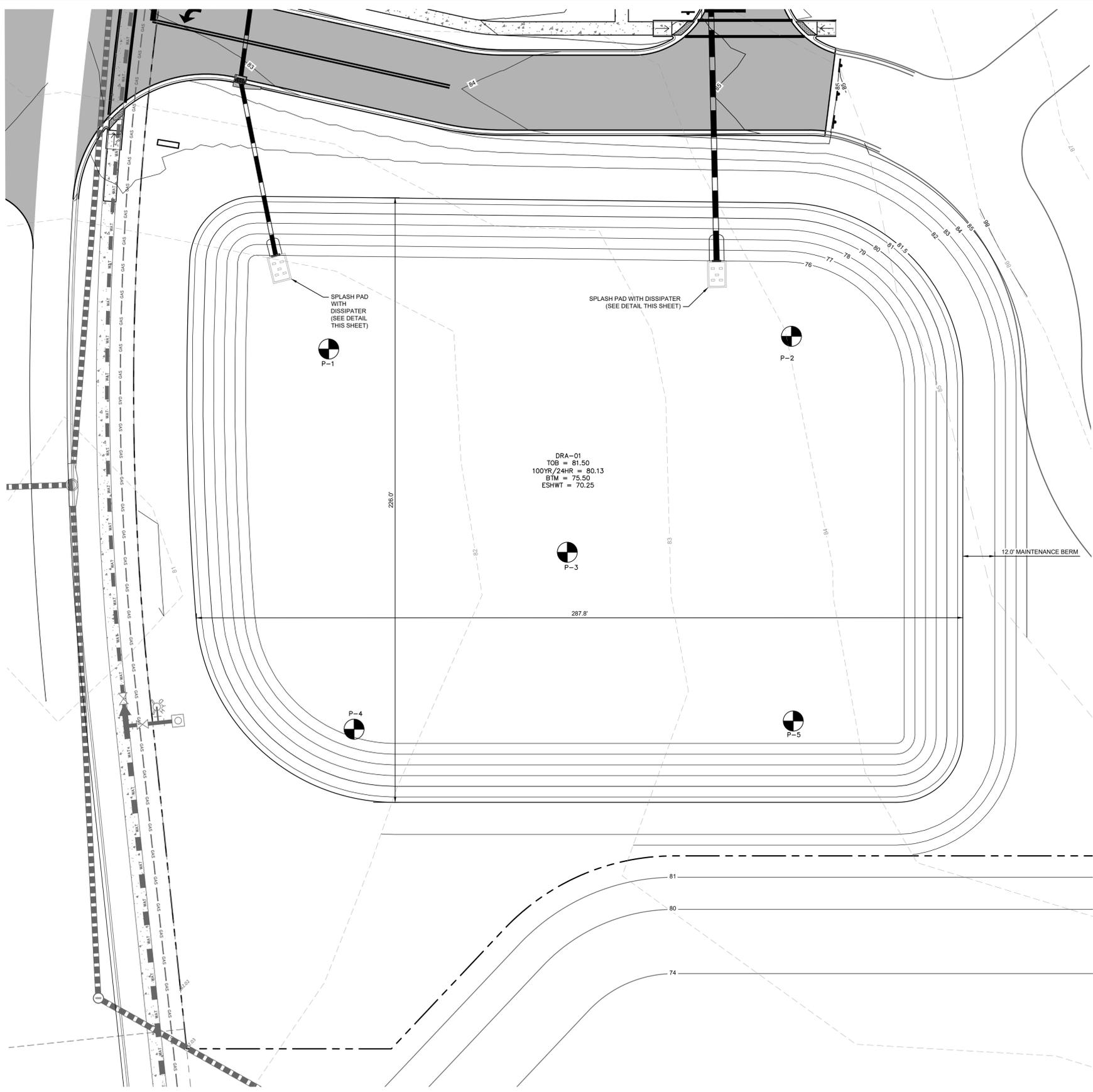
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**C005**

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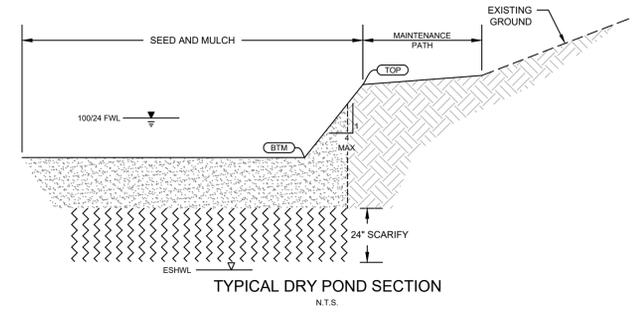
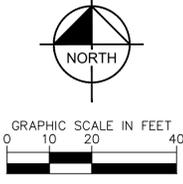
DRA-01  
 (SEE SHEET C006 - DRA  
 CONSTRUCTION PLAN -  
 PHASE 1)

MAJOR SITE PLAN

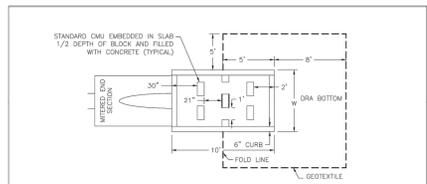
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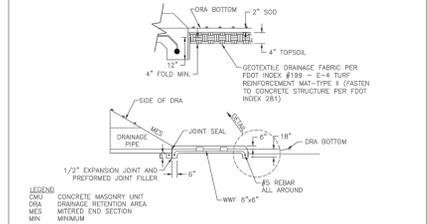
DRA-01  
 TOB = 81.50  
 100YR/24HR = 80.13  
 STM = 75.50  
 ESHWT = 70.25



- NOTES:
- STORMWATER RETENTION PONDS ARE DESIGNED TO INFILTRATE STORMWATER. THE PONDS ARE SUSCEPTIBLE TO CLOGGING FROM CONSTRUCTION SEDIMENTS. THEREFORE, IT REQUIRES A SPECIAL EXCAVATION PROCEDURE AS FOLLOWS:
    - INITIALLY EXCAVATE THE RETENTION PONDS TO AN ELEVATION THAT IS APPROXIMATELY 1 FOOT HIGHER THAN THE FINAL POND BOTTOM ELEVATION.
    - AFTER THE DRAINAGE AREA CONTRIBUTING TO THE PONDS ARE STABILIZED, EXCAVATE THE REMAINING INTERIOR SIDE SLOPES AND POND BOTTOM THE ELEVATIONS SHOWN. THIS SOIL MUST BE REMOVED IN A MANNER TO ENSURE THAT THE SILT, CLAY, ORGANIC AND OTHER FINE SEDIMENTS THAT HAVE WASHED INTO THE PONDS DURING CONSTRUCTION ARE REMOVED.
    - SCARIFY THE POND BOTTOMS AT THE ELEVATIONS SHOWN TO A MINIMUM DEPTH OF 24".
    - BACKFILL CLEAN, FREE DRAINING, ON-SITE SAND TO FINAL GRADE PER DETAILS THIS SHEET; DO NOT OVER COMPACT. EXTEND CLEAN, ON-SITE SOIL THREE-QUARTER INTO POND SIDE SLOPES.
    - FINISH GRADE ALL POND SLOPES AND SOD ALL DISTURBED AREAS.



| PIPE SIZE | WIDTH | CMU    |
|-----------|-------|--------|
| 12"       | 6"    | 8 x 16 |
| 18"       | 9"    | 8 x 8  |
| 24"       | 12"   | 8 x 8  |
| 30"       | 15"   | 8 x 8  |
| 36"       | 18"   | 8 x 8  |
| 42"       | 24"   | 8 x 8  |



LEGEND  
 CMU CONCRETE MASONRY UNIT  
 DRA DRAINAGE RETENTION AREA  
 MES MITERED END SECTION  
 MW MINOR

MARION COUNTY  
 MCBC EFFECTIVE 10/12/2013  
 REVISION # NA

TYPICAL SPLASH PAD WITH DISSIPATER

7.3.1  
 TS  
 0.35

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 FLORIDA LICENSE NUMBER 75547

KHA PROJECT 242246002  
 DATE MARCH 2024  
 SCALE AS SHOWN  
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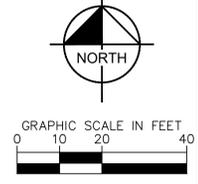
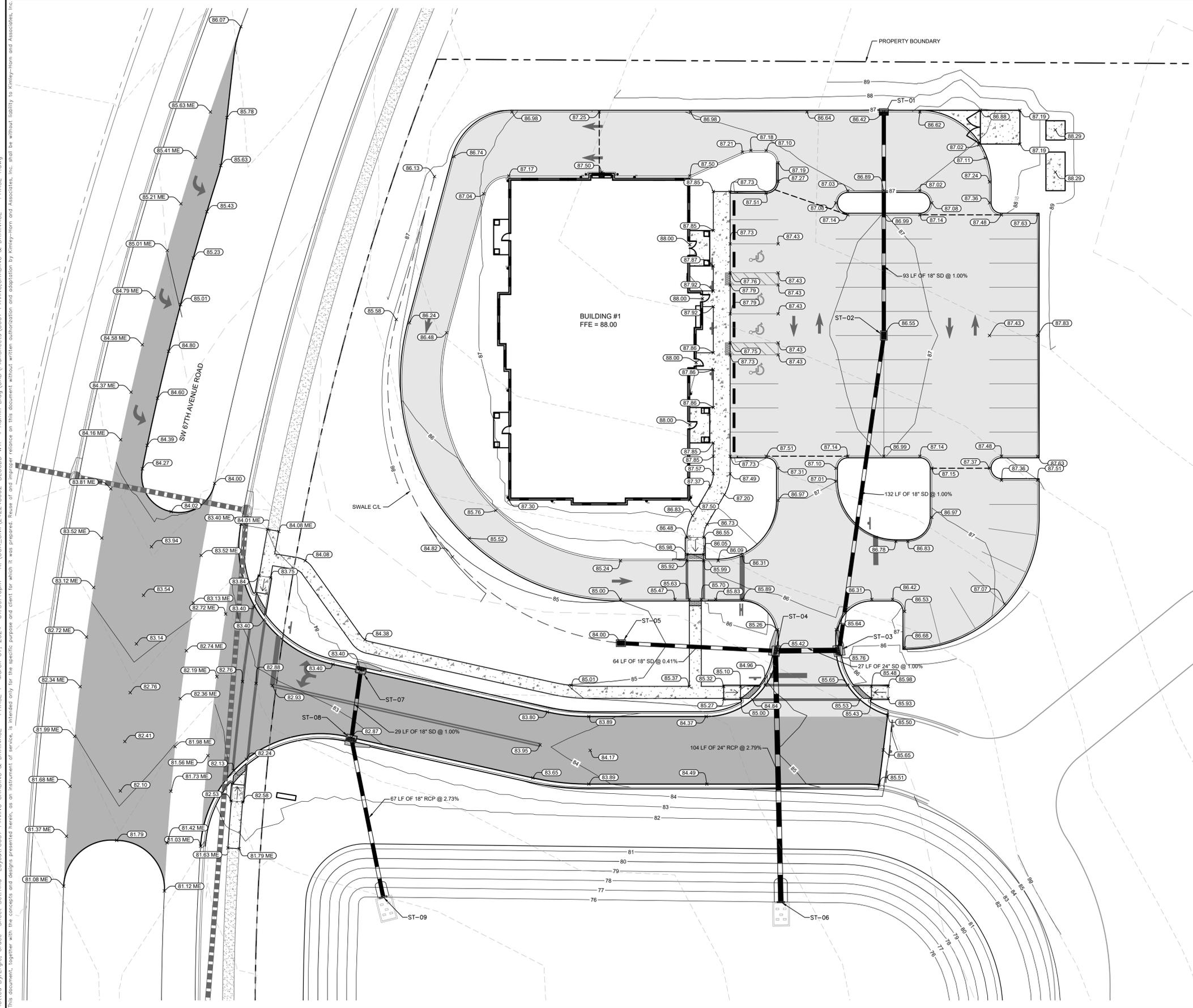
**DRA CONSTRUCTION PLAN - PHASE 1**

BLCCDD WTP 4 PHASE 1  
 PREPARED FOR  
 ON TOP OF THE WORLD COMMUNITIES, LLC  
 MARION COUNTY FLORIDA  
 MAJOR SITE PLAN

SHEET NUMBER  
**C006**

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Plotted By: Eric, Grace Sheet: Set: KHA Layout: C007 PAVING, GRADING & DRAINAGE - PHASE 1 March 07, 2024 01:59:10pm K:\OCA-Civil\242248002-BLCCDD WTP 4 Admin\Big CAD\PlanSheets\C007 PAVING, GRADING & DRAINAGE - PHASE 1.dwg  
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**LEGEND**

- TREES TO BE PRESERVED
- PROPOSED SPOT ELEVATION
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED CURB INLET
- PROPOSED DRAINAGE INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED STORM DRAIN CLEANOUT (SEE DETAIL SHEET C015)
- PROPOSED STORM PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- PROPOSED ROOF DRAIN CONNECTION (CONNECT PER ARCHITECTURAL PLANS)
- GRADE BREAK

**NOTES:**

1. ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
2. ALL SIDEWALK CONSTRUCTION SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
3. UNLESS SPECIFICALLY NOTED STORM PIPE MATERIALS SHALL BE 4\"/>

| STRUCTURE TABLE |   |
|-----------------|---|
| STRUCTURE NAME: | DETAILS:  |
| ST-01           | P-9 INLET<br>INV OUT: 81.42                           |
| ST-02           | TYPE F INLET<br>INV IN: 80.49<br>INV OUT: 80.49       |
| ST-03           | P-6 MODIFIED INLET<br>INV IN: 79.18<br>INV OUT: 79.18 |
| ST-04           | P-6 MODIFIED INLET<br>INV IN: 78.91<br>INV OUT: 78.91 |
| ST-05           | TYPE E INLET<br>INV OUT: 80.00                        |
| ST-06           | MES<br>INV IN: 76.00                                  |
| ST-07           | P-6 MODIFIED INLET<br>INV OUT: 78.12                  |
| ST-08           | P-6 MODIFIED INLET<br>INV IN: 77.83<br>INV OUT: 77.83 |
| ST-09           | MES<br>INV IN: 76.00                                  |

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**BLCCDD WTP 4 PHASE 1  
 PAVING, GRADING  
 & DRAINAGE -  
 PHASE 1**

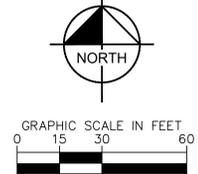
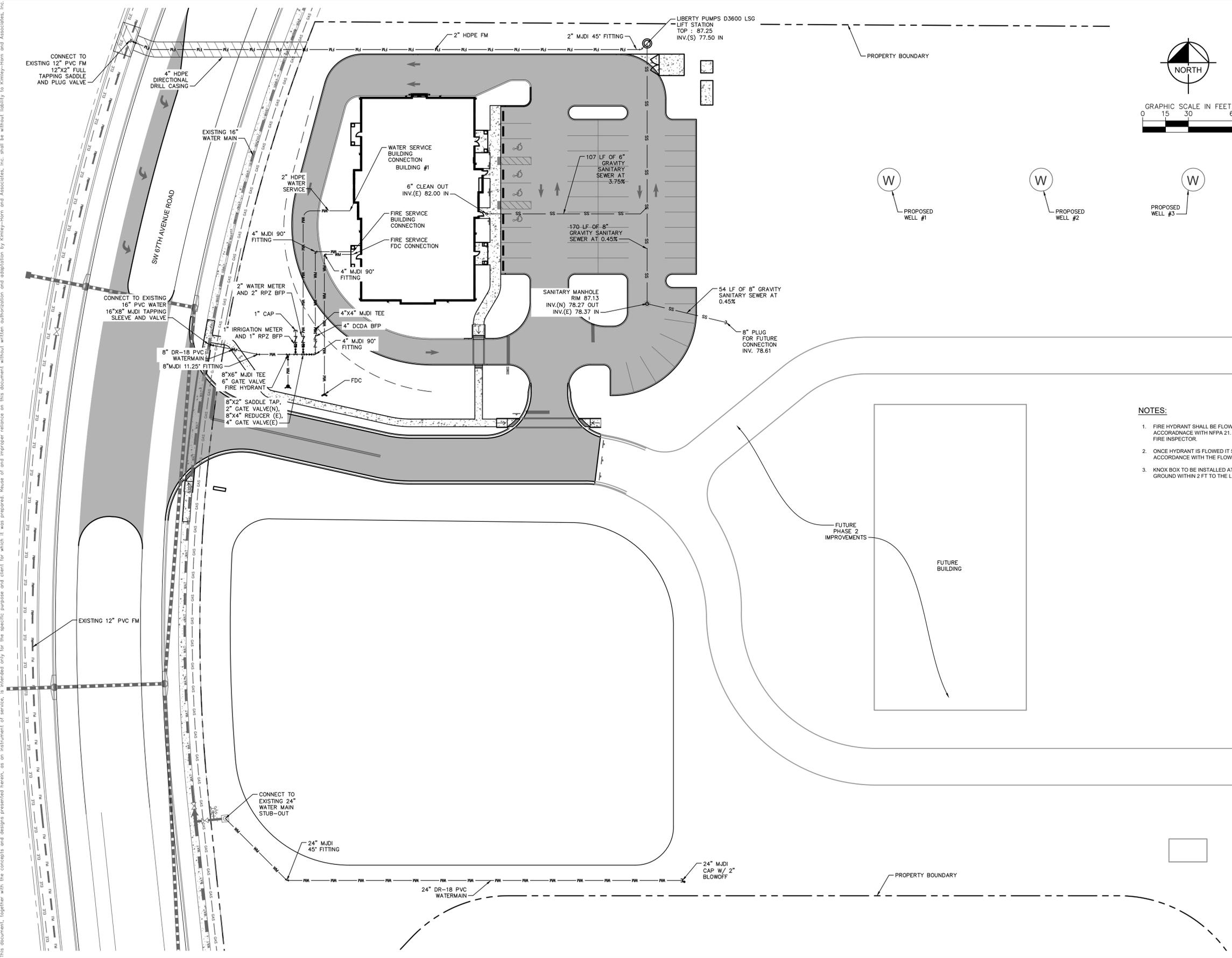
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MARION COUNTY FLORIDA  
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**C007**

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MAJOR SITE PLAN

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- NOTES:**
- FIRE HYDRANT SHALL BE FLOWED AND TESTED IN ACCORDANCE WITH NFPA 21. TEST SHALL BE WITNESSED BY A FIRE INSPECTOR.
  - ONCE HYDRANT IS FLOWED IT SHALL BE PAINTED IN ACCORDANCE WITH THE FLOW RATES OF NFPA 291.
  - KNOX BOX TO BE INSTALLED AT FRONT ENTRANCE 6 FT OFF THE GROUND WITHIN 2 FT TO THE LEFT OF THE DOOR.

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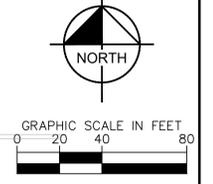
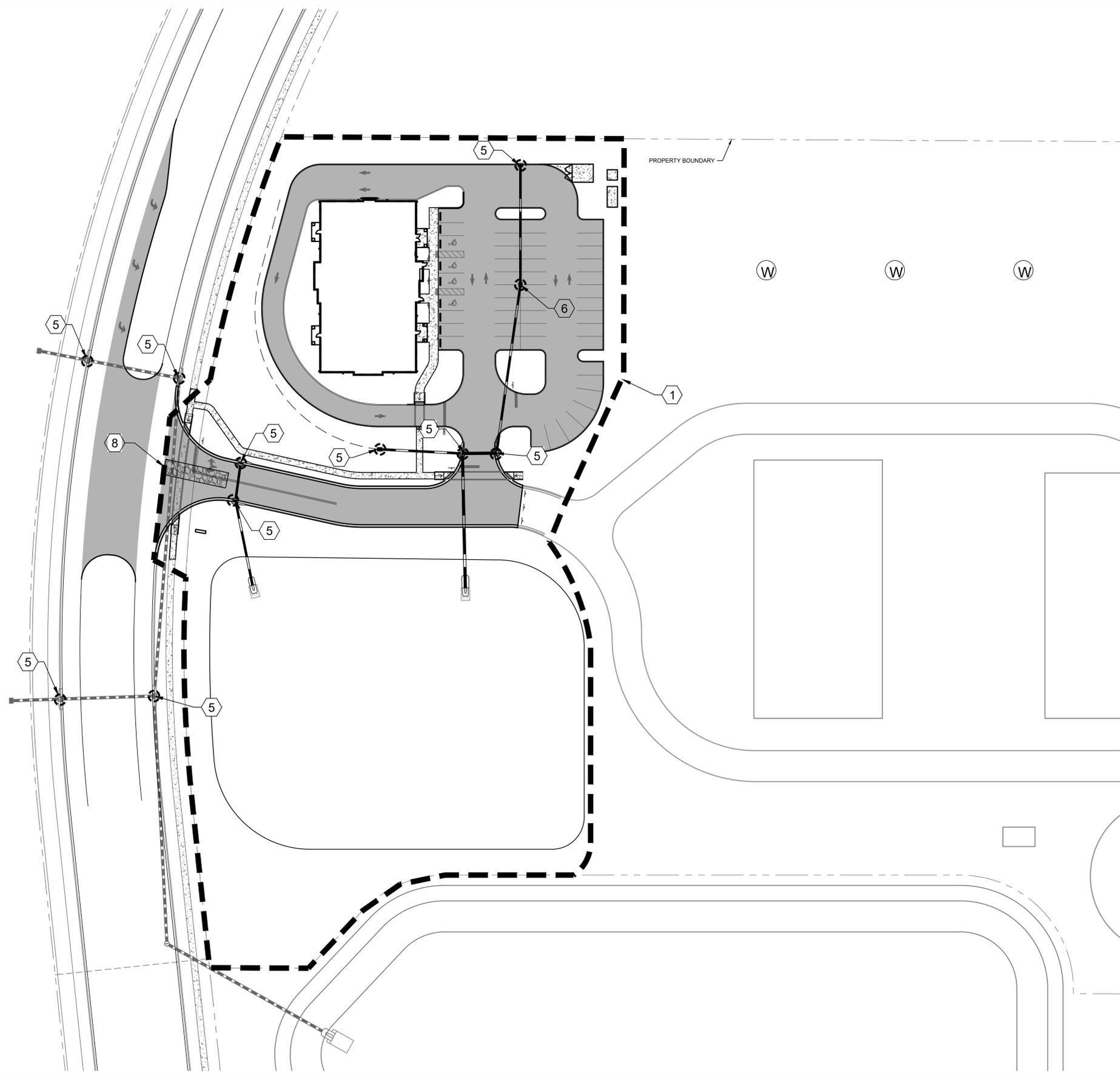
**UTILITY PLAN -  
 PHASE 1**

**BLCCDD WTP 4 PHASE 1  
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SHEET NUMBER  
**C008**

MAJOR SITE PLAN

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- STORM DRAINAGE LEGEND**
- EXISTING STORM DRAIN
  - PROPOSED STORM DRAIN
  - EXISTING INLET
  - PROPOSED INLET
  - EXISTING MANHOLE
  - PROPOSED MANHOLE
  - ~ EXISTING CONTOURS
  - - - SILT FENCE
  - X EROSION CONTROL DETAIL SEE SHEET C010

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**EROSION CONTROL PLAN - PHASE 1**

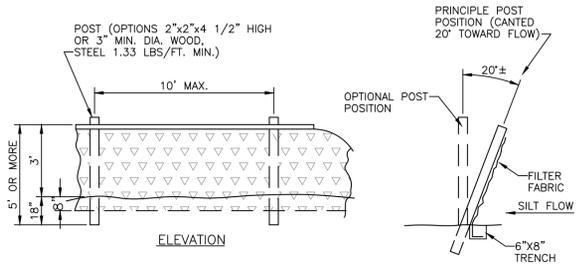
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MAJOR SITE PLAN

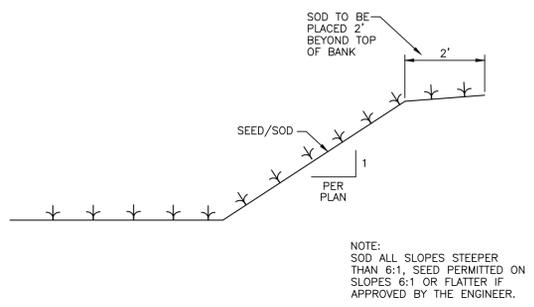
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TYPICAL SILT FENCE  
N.T.S.

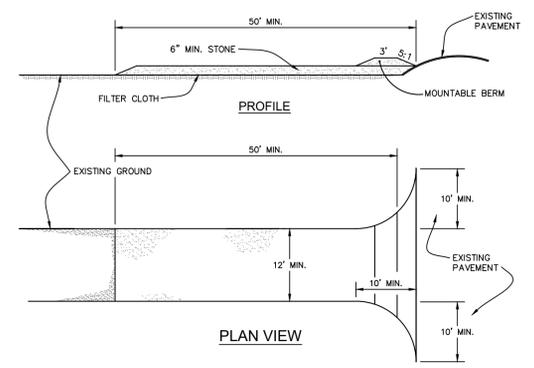
FILTER FABRIC  
(IN CONFORMANCE  
WITH SEC. 985 FDOT  
SPECIFICATIONS)

FIGURE 1



TYPICAL DRY DRAINAGE RETENTION AREA SECTION  
N.T.S.

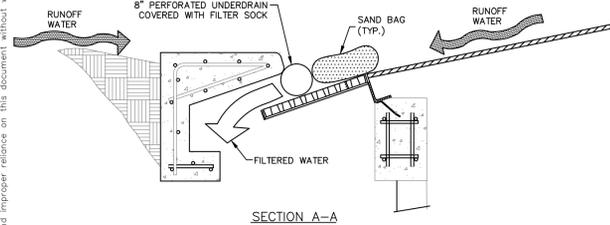
FIGURE 2



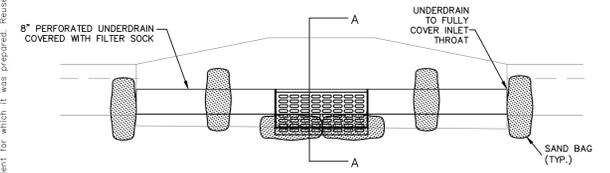
STABILIZED CONSTRUCTION ENTRANCE  
 1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
 2. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.

STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE

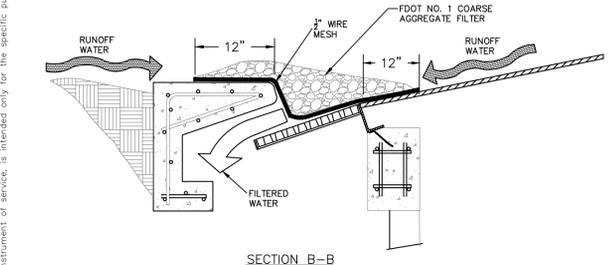
FIGURE 8



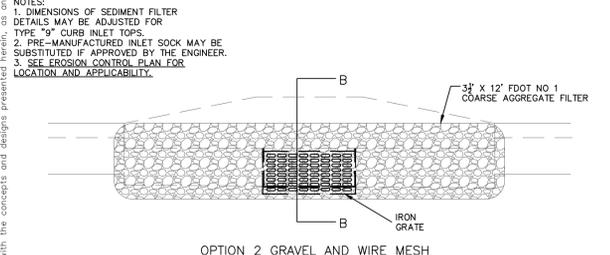
SECTION A-A



OPTION 1 UNDERDRAIN FILTER



SECTION B-B

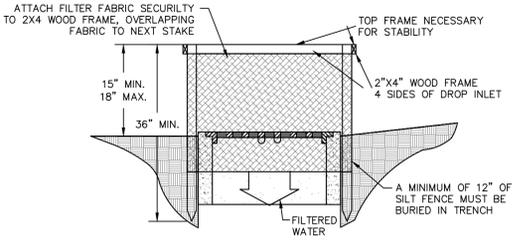
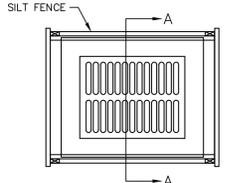


OPTION 2 GRAVEL AND WIRE MESH

CURB INLET SEDIMENT FILTER DETAIL  
N.T.S.

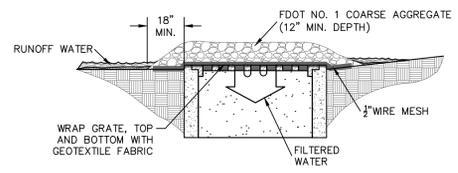
FIGURE 5

- NOTES
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).
  2. USE 2"x4" WOOD OR EQUIVALENT METAL STAKES (3 FT. MIN. LENGTH).
  3. INSTALL 2"x4" WOOD FRAME TO INSURE STABILITY.
  4. SEE EROSION CONTROL PLAN FOR LOCATIONS AND APPLICABILITY.



SECTION A-A

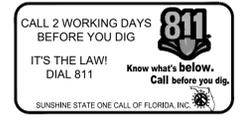
OPTION 1 SILT FENCE BARRIER



OPTION 2 GRAVEL AND WIRE MESH FILTER

DROP INLET SEDIMENT FILTER DETAIL  
N.T.S.

FIGURE 6



EROSION CONTROL DETAILS

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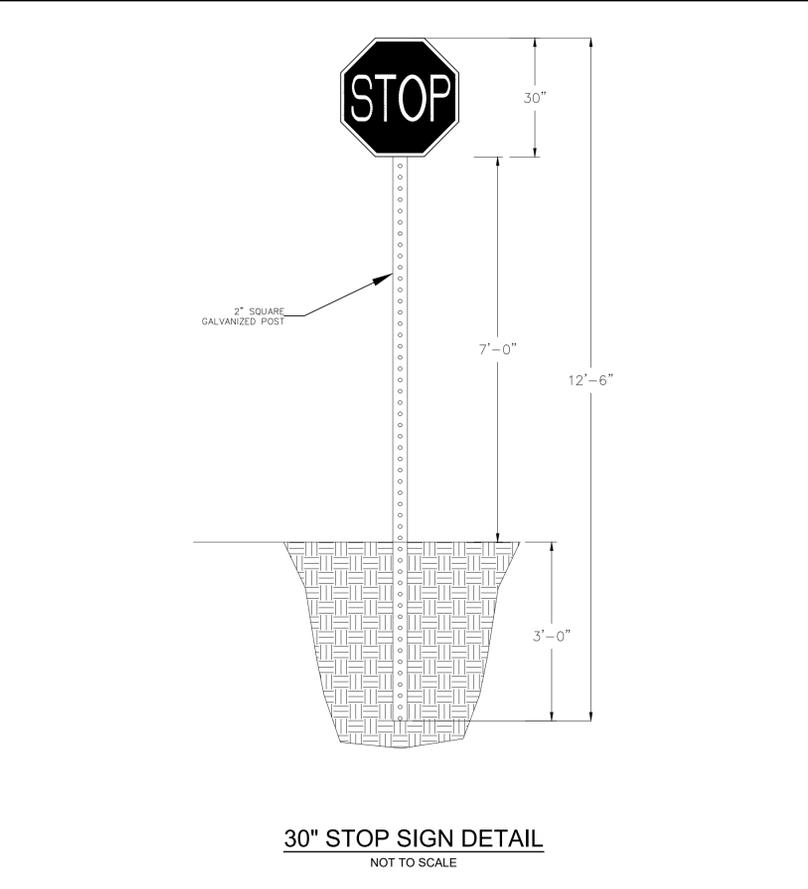
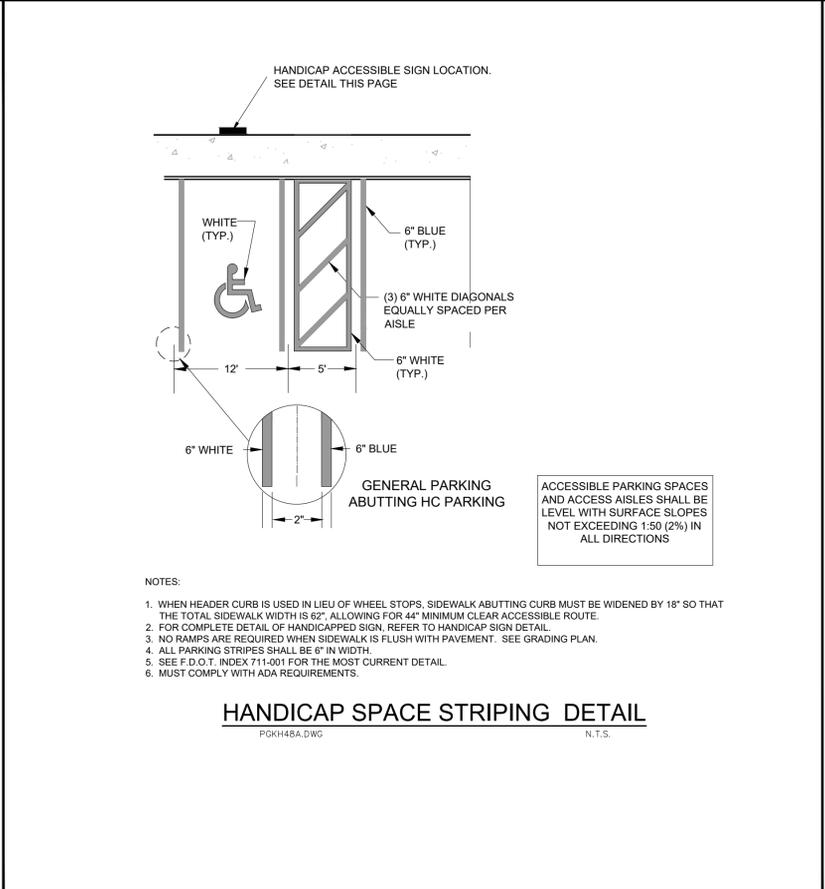
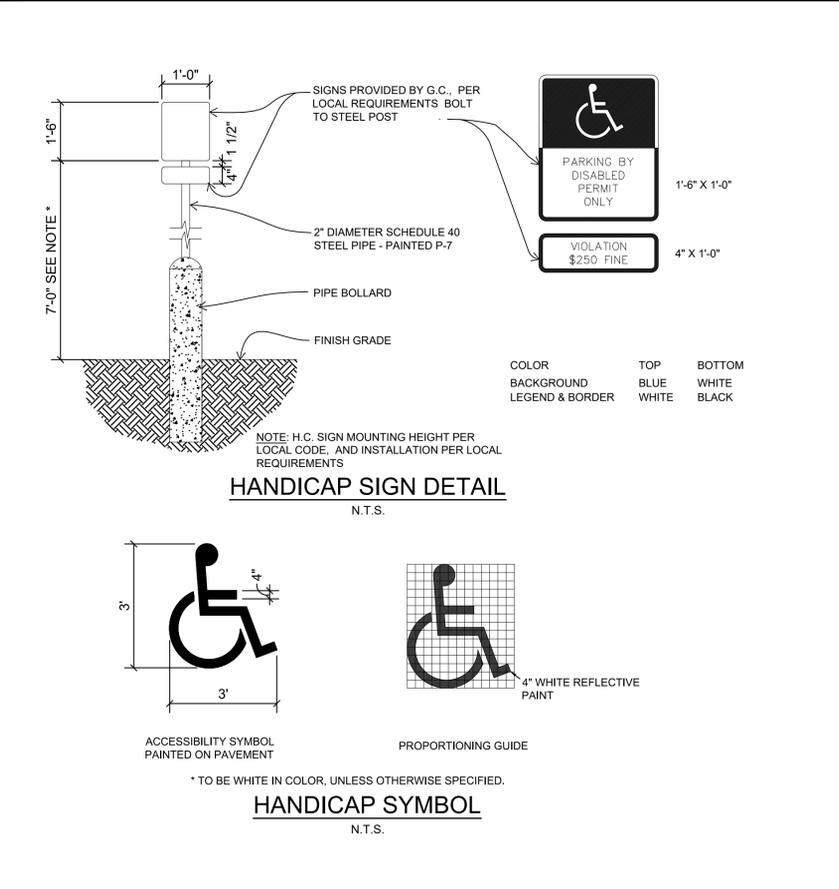
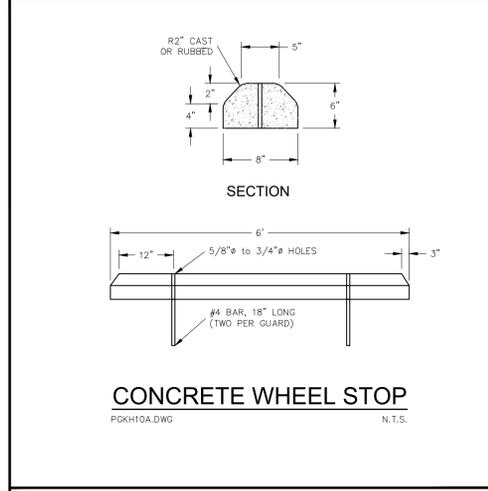
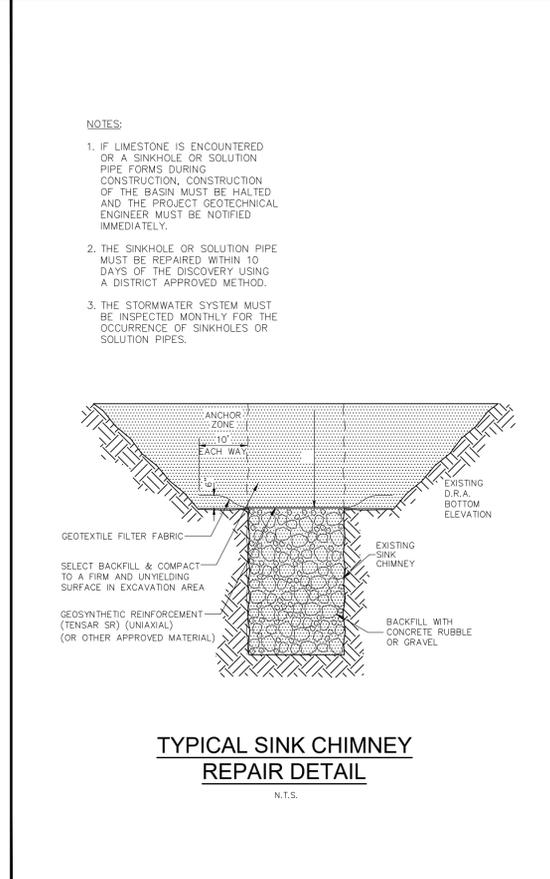
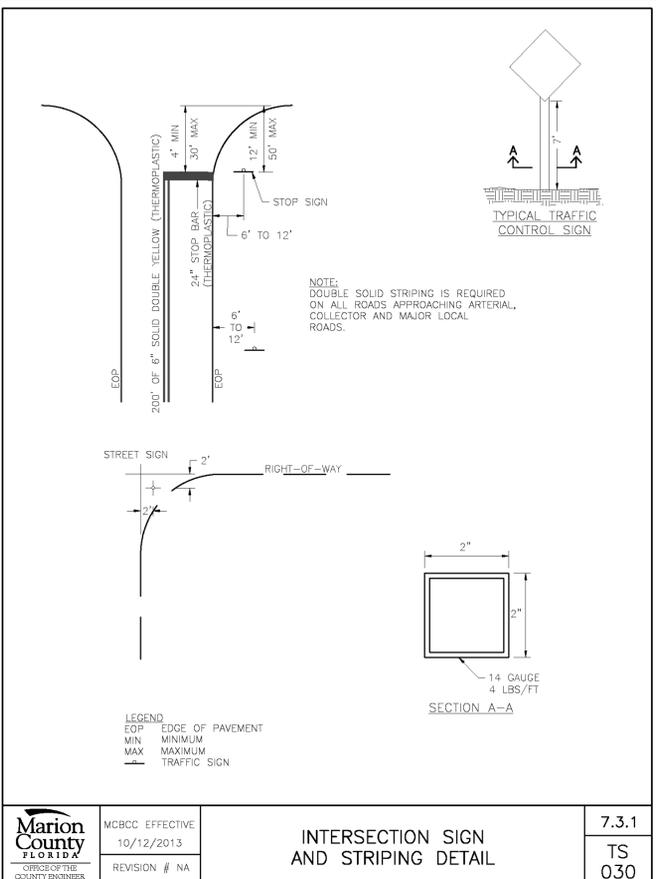
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MAJOR SITE PLAN





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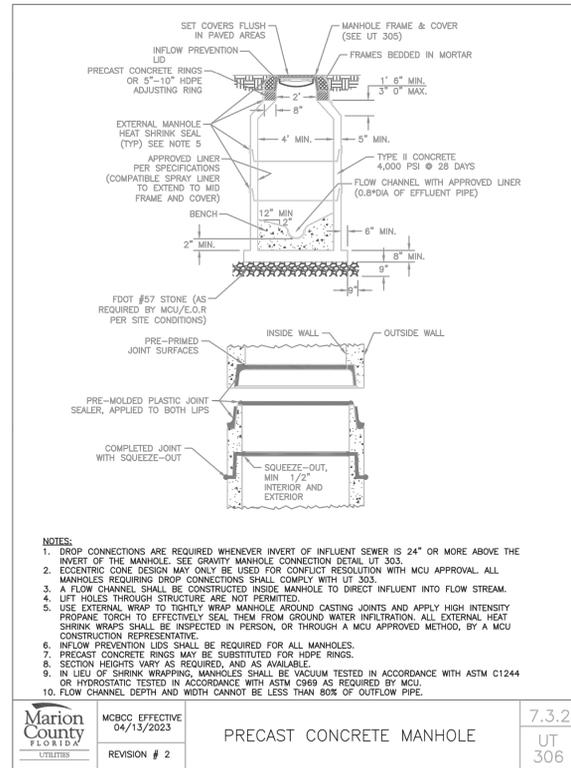
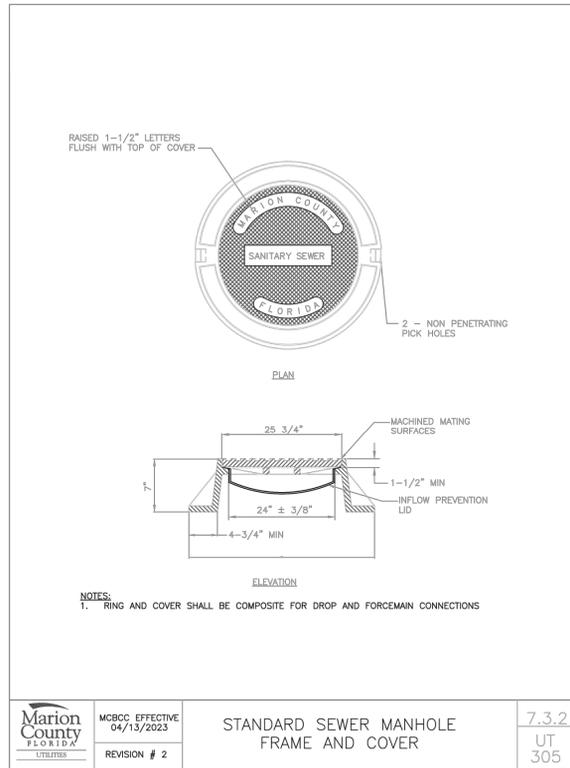
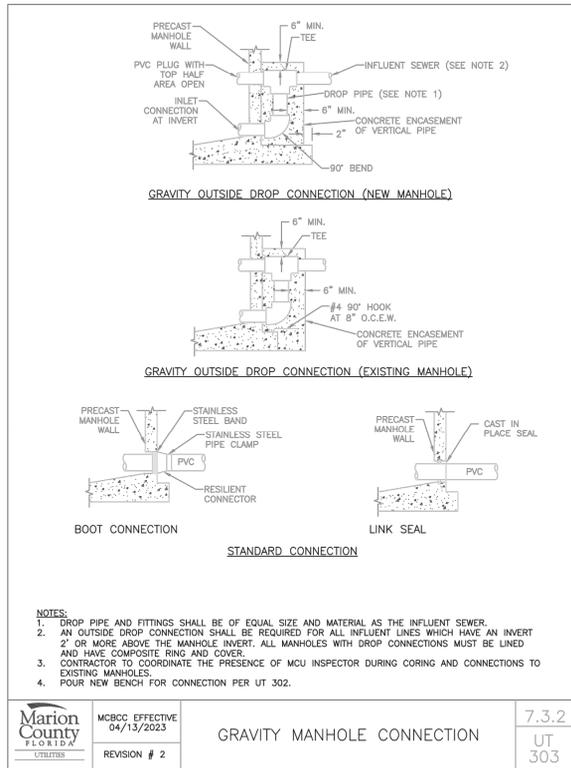
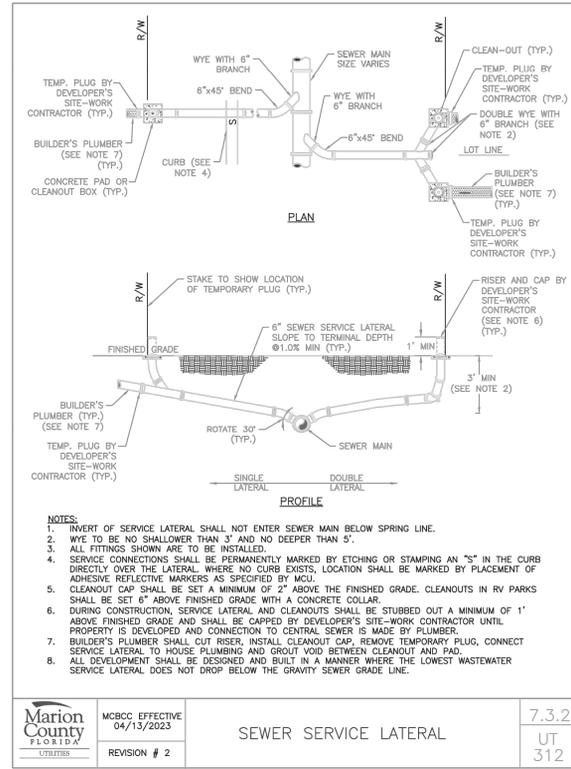
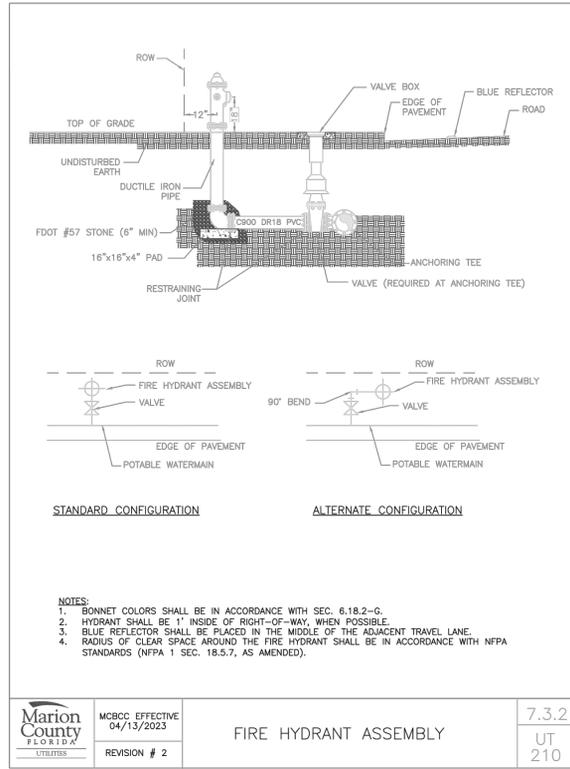
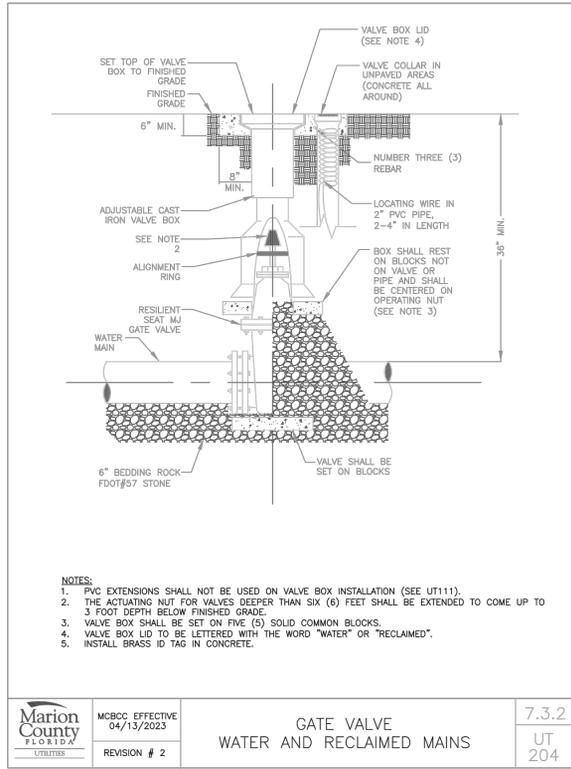
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MAJOR SITE PLAN

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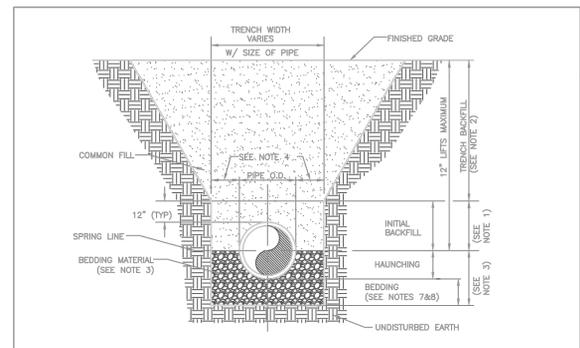
## UTILITY DETAILS

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 MARION COUNTY

SHEET NUMBER  
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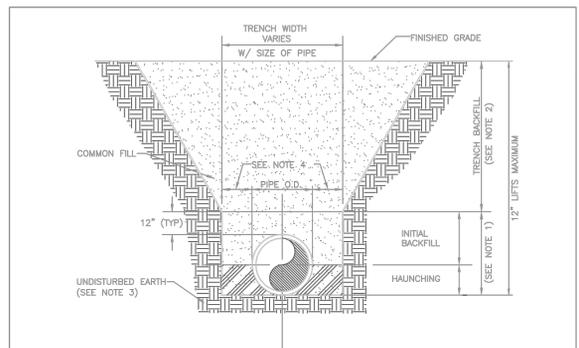
MAJOR SITE PLAN

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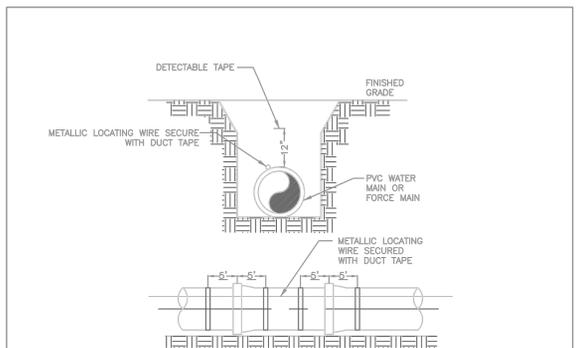
- NOTES:**
- INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  - TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  - BEDDING MATERIAL SHALL CONFORM TO FOOT NO. 57 AGGREGATE.
  - 15" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
  - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
  - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
  - BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
  - DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
  - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
  - ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

|  |                               |                                |        |
|--|-------------------------------|--------------------------------|--------|
|  | MCBCC EFFECTIVE<br>04/13/2023 | <b>BEDDING AND TRENCHING 1</b> | 7.3.2  |
|  | REVISION # 2                  |                                | UT 102 |



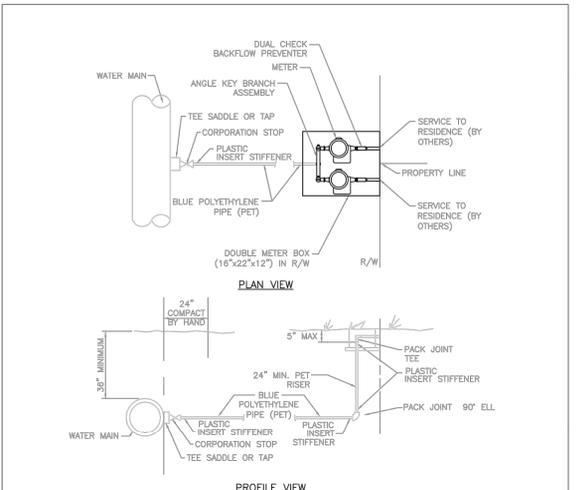
- NOTES:**
- INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  - TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  - PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCJ.
  - 15" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
  - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
  - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
  - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
  - ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.

|  |                               |                                |        |
|--|-------------------------------|--------------------------------|--------|
|  | MCBCC EFFECTIVE<br>04/13/2023 | <b>BEDDING AND TRENCHING 2</b> | 7.3.2  |
|  | REVISION # 2                  |                                | UT 103 |



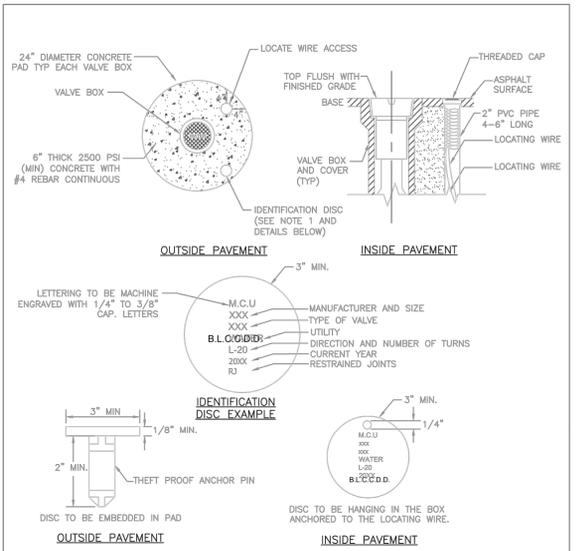
- NOTES:**
- PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
  - LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
  - ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATER TIGHT WIRE NUTS.
  - FOR HORIZONTAL DIRECTIONAL DRILLING, UTILIZE 2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2032 POUNDS.
  - DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.

|  |                               |   |        |
|--|-------------------------------|---|--------|
|  | MCBCC EFFECTIVE<br>04/13/2023 | <b>PIPE LOCATING WIRE AND DETECTABLE TAPE</b> | 7.3.2  |
|  | REVISION # 2                  |   | UT 104 |



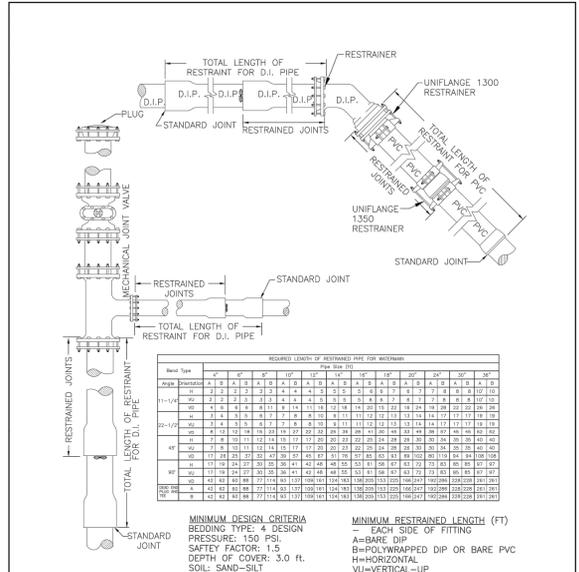
- NOTES:**
- ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM SIZE OF 1".
  - CURB STOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
  - SCHEDULE 40 PVC CASING TO BE USED UNDER PAVEMENT, EXTENDING A MINIMUM OF 5' ON EITHER SIDE OF THE PAVEMENT WHERE POSSIBLE. THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE A MINIMUM OF ONE INCH LARGER THAN THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
  - CORB STOPS SHALL BE HORIZONTAL TO WATER MAINS.
  - LOCATE WIRE SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
  - PIPE AND FITTING SIZES TO BE DETERMINED BY SERVICE TYPE.
  - COMPACTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
  - POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
  - RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "RW" IN THE CURB DIRECTLY OVER THE SERVICE LINE.
  - SERVICE LINES SHALL NOT CONFLICT WITH OTHER UTILITIES. SERVICE LINES SHALL BE SLEEVED WITH SCH40 PVC IF UNDER OTHER UTILITIES.
  - ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

|  |                               |   |        |
|--|-------------------------------|---|--------|
|  | MCBCC EFFECTIVE<br>04/13/2023 | <b>WATER AND RECLAIMED WATER SERVICES (TYPICAL)</b> | 7.3.2  |
|  | REVISION # 2                  |   | UT 107 |



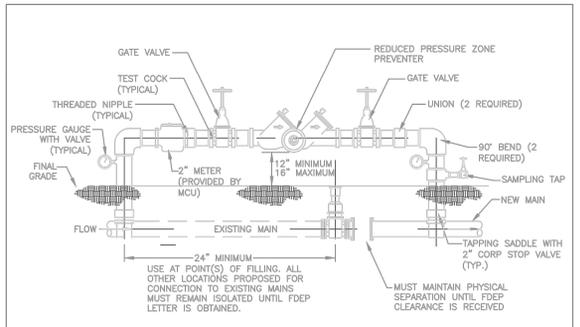
- NOTES:**
- BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
  - LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

|  |                               |                      |        |
|--|-------------------------------|----------------------|--------|
|  | MCBCC EFFECTIVE<br>04/13/2023 | <b>VALVE BOX PAD</b> | 7.3.2  |
|  | REVISION # 1                  |                      | UT 112 |



- NOTES:**
- FOR LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED, SEE TABLE.
  - ONLY DUCTILE IRON FITTINGS SHALL BE USED AT JOINTS TO BE RESTRAINED UNLESS OTHERWISE SPECIFIED BY THE MCJ.
  - IN-LINE VALVES SHALL BE RESTRAINED BOTH WAYS.

|  |                               |  |        |
|--|-------------------------------|--|--------|
|  | MCBCC EFFECTIVE<br>04/27/2018 | <b>RESTRAINED PIPE TABLE WATER AND RECLAIMED MAINS</b> | 7.3.2  |
|  | REVISION # 1                  |  | UT 200 |



- NOTES:**
- A TEMPORARY JUMPER CONNECTION IS REQUIRED AT ALL CONNECTIONS BETWEEN EXISTING ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS. TEMPORARY JUMPER WATER METERS WILL BE SUPPLIED BY MCJ.
  - THIS DETAIL IS TO BE USED FOR FILLING ANY NEW WATER MAIN OF ANY SIZE FOR EXISTING ACTIVE WATER MAINS AND FOR FLUSHING OF NEW MAINS, AND FOR PULLING BACTERIOLOGICAL SAMPLES FROM ANY NEW WATER MAIN OF ANY SIZE. THE JUMPER CONNECTION SHALL BE MAINTAINED UNTIL AFTER FILLING, FLUSHING, TESTING, AND DISINFECTION OF THE NEW MAIN HAS BEEN SUCCESSFULLY COMPLETED AND CLEARANCE FOR USE FROM FDEP HAS BEEN RECEIVED. THIS JUMPER CONNECTION SHALL ALSO BE USED TO MAINTAIN A MINIMUM PRESSURE OF 20 PSI IN THE NEW MAINS ALL THE TIME AFTER DISINFECTION AND UNTIL THE FDEP CLEARANCE LETTER IS OBTAINED. ADEQUATE THRUST BLOCKING AND/OR RESTRAINTS SHALL BE PROVIDED TEMPORARILY, AS REQUIRED. PIPE AND FITTINGS USED FOR CONNECTING THE NEW PIPE TO THE EXISTING PIPE SHALL BE DISINFECTED PRIOR TO INSTALLATION IN ACCORDANCE WITH AWWA C651, LATEST EDITION.
  - ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE BY SPRAYING OR SWABBING PER SECTION II OF AWWA C651, LATEST EDITION.
  - UPON RECEIPT OF CLEARANCE FOR USE FROM FDEP AND MCJ, THE CONTRACTOR SHALL REMOVE THE TEMPORARY JUMPER CONNECTION. THE 2" CORP VALVES ARE TO BE CLOSED AND PLUGGED WITH 2" BRASS PLUGS. THE MAINS CAN NOW BE CONNECTED BY SLEEVE OR FLANGED CONNECTIONS.
  - ALL INSTALLATION AND MAINTENANCE OF THE TEMPORARY JUMPER CONNECTION ASSEMBLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  - WATER FOR TESTING AND DISINFECTION OF THE NEW WATER MAIN AND WATER FOR MAINTENANCE OR OTHER USES SHALL BE AT THE CONTRACTOR'S EXPENSE.
  - ALL PIPING AND APPURTENANCES TO BE 2" FOR 8" AND BELOW WATER MAINS; 4" FOR 12" WATER MAINS; 8" FOR 16" WATER MAINS; 12" FOR 24" WATER MAINS.
  - ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.

|  |                               |                                    |        |
|--|-------------------------------|------------------------------------|--------|
|  | MCBCC EFFECTIVE<br>04/13/2023 | <b>TEMPORARY JUMPER CONNECTION</b> | 7.3.2  |
|  | REVISION # 2                  |                                    | UT 203 |

**Kimley Horn**  
 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200, Ocala, FL 34471  
 PHONE: 352-438-3000  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL  
**GENE BRUNO LOSITO**  
 FLORIDA LICENSE NUMBER  
 75547

KHA PROJECT  
 242246002  
 DATE  
 MARCH 2024  
 SCALE  
 AS SHOWN  
 DESIGNED BY  
 KHA  
 DRAWN BY  
 KHA  
 CHECKED BY  
 KHA

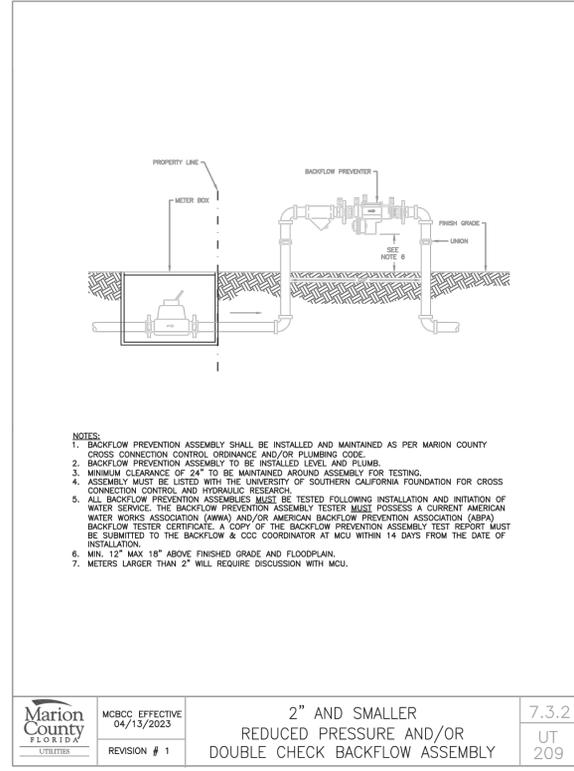
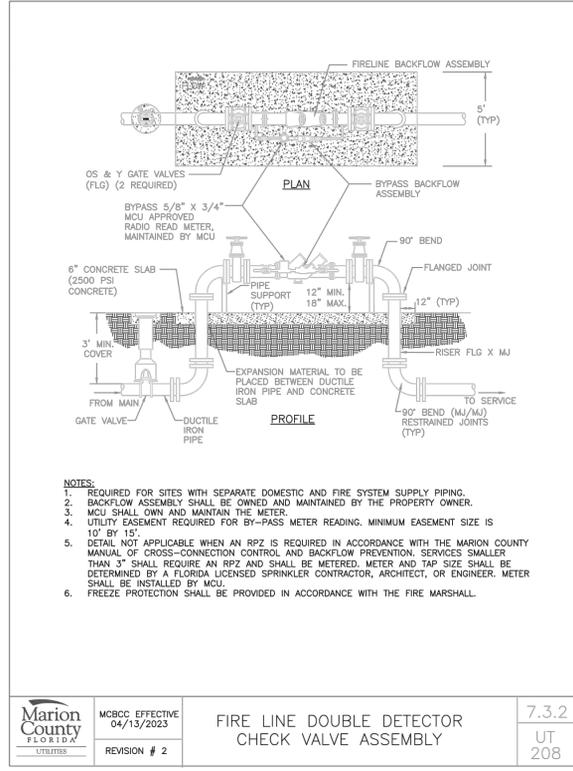
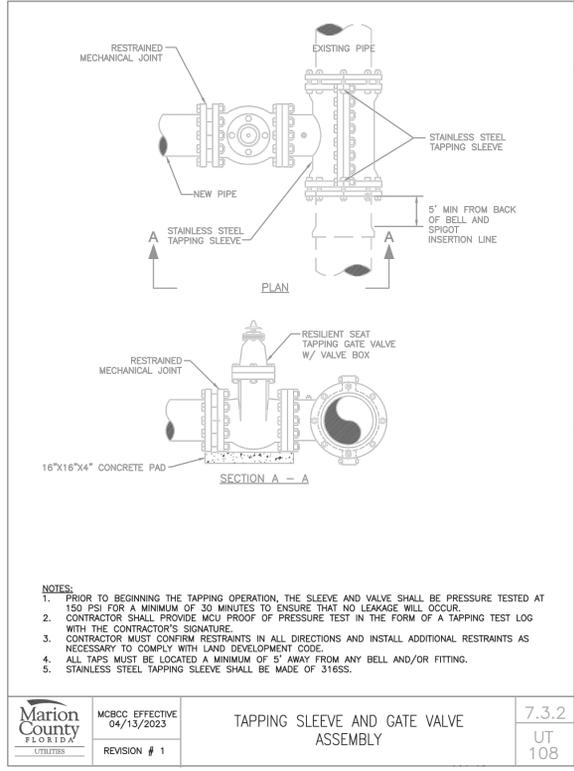
**UTILITY DETAILS**  
 PREPARED FOR  
**ON TOP OF THE WORLD COMMUNITIES, LLC**

**BLCCDD WTP 4 PHASE 1**  
 MARION COUNTY  
 FLORIDA  
 SHEET NUMBER  
**C015**

| No. | REVISIONS            | DATE | BY |
|-----|----------------------|------|----|
| 1   | NOT FOR CONSTRUCTION |      |    |

MAJOR SITE PLAN

Plotted By: Ergle, Grace Sheet: Set: KHA Layout: C016 UTILITY DETAILS March 07, 2024 02:00:40pm K:\OCA\_Civil\242248002-BLCCDD WTP 4 Admin: Bldg\CAD\PlanSheets\C012 DETAILS - PHASE 1.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



|                             |   |   |                          |                    |                   |                    |          |            |      |
|-----------------------------|---|---|--------------------------|--------------------|-------------------|--------------------|----------|------------|------|
| <b>UTILITY<br/>DETAILS</b>  | <b>BLCCDD WTP 4 PHASE 1<br/>PREPARED FOR<br/>ON TOP OF THE WORLD<br/>COMMUNITIES, LLC</b> | <b>Kimley»Horn</b><br>2023 KIMLEY-HORN AND ASSOCIATES, INC.<br>1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471<br>PHONE: 352-438-3000<br>WWW.KIMLEY-HORN.COM REGISTRY NO. 35106 | KHA PROJECT<br>242248002 | DATE<br>MARCH 2024 | SCALE<br>AS SHOWN | DESIGNED BY<br>KHA | DRAWN BY | CHECKED BY | DATE |
| SHEET NUMBER<br><b>C016</b> | MARION COUNTY<br>FLORIDA  | LICENSED PROFESSIONAL<br><b>GENE BRUNO LOSITO</b><br>FLORIDA LICENSE NUMBER<br>75547  |                          |                    |                   |                    |          |            |      |
|                             |   | NOT FOR CONSTRUCTION  |                          |                    |                   |                    |          |            |      |
|                             |   | REVISIONS   |                          |                    |                   |                    |          |            |      |
|                             |   | No.   |                          |                    |                   |                    |          |            |      |
|                             |   | DATE  |                          |                    |                   |                    |          |            |      |
|                             |   | BY  |                          |                    |                   |                    |          |            |      |

MAJOR SITE PLAN

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 March 07, 2024 02:00:45pm  
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# D3600-SERIES

Duplex Grinder Package



## Factory Assembled 2 hp Grinder Pumps 36" Diameter System 2" Discharge

- Features**
- Integral check valves
  - QuickTree® pre-mounted float switch system for pump control and alarm
  - 4" Inlet hub with rubber pipe seal
  - Factory pre-assembled guide rail system
  - Galvanized guide rail piping (stainless optional)
  - Factory pre-assembled Schedule 80 PVC discharge piping with ball valves
  - Fiberglass basin with anti-flotation collar
  - Standard green fiberglass cover, solid (optional black steel, solid)
  - All stainless steel supports and brackets pre-mounted
  - NEMA 4X junction box for electrical connections, pre-mounted
  - Stainless steel chain for pump lift-out
- \*Other custom basin sizes available, consult factory



Available Heights  
48"  
60"  
72"  
84"  
96"  
120"



Available with LSG or LSGX-Series



innovate. evolve

## Choice of Panel... AE-Series or IP-Series



### AE-Series Panels (Standard)

- Provides reliable alternating operation.
- Features**
- HOA switch offer manual operation of pumps (on circuit board)
  - NEMA 4X enclosure for outdoor use
  - Circuit breakers provide pump disconnect and branch circuit protection
  - Alarm beacon and horn provide audio/visual warning of alarm condition
  - Pump run indicator lights
  - Auxiliary contacts
  - Three level control float switches
- For the complete AE-Series specifications, see AE-Series literature sheet.



### IP-Series Panels (Optional)

IP-Series control panels incorporate the latest programmable pump features through a simple, easy-to-use touchpad on the inner door. Now pump programming and system monitoring is easier than ever.

### Features

- NEMA 4X weatherproof enclosure for indoor or outdoor mounting
- Floatless level sensor is compact and eliminates multiple wide-angle float switches for controlling pump
- Redundant "ALARM" float switch included for added security
- Easy-to-use touchpad for programming pump on/off levels and alarm level in inches or centimeters
- Inner panel door provides increased safety
- Separate control and alarm fuses

- Digital display board for system monitoring
- Alarm beacon and horn provide audio/visual warning of alarm condition
- Test/Normal/Silence switch
- Auxiliary contacts
- Panel is field convertible for either demand dose or time dose applications

For the complete IP-Series specifications, see IP-Series literature sheet.

**NOTE:** To order the IP-Series panel option, add "IP" suffix to the system model number. Example: D3648LSG202-IP



Floatless Level Sensor

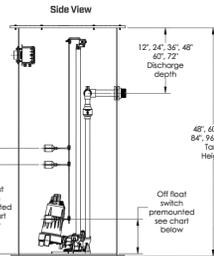
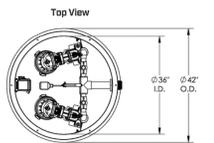
## D3600-Series

### Features

- 2 hp Grinder pumps
- Choose from single stage LSG or 2-stage LSGX-Series pumps
- Available in a wide range of voltages
- 2" Discharge
- 25' Power cable length for standard systems (35' power cable length for "C" models)

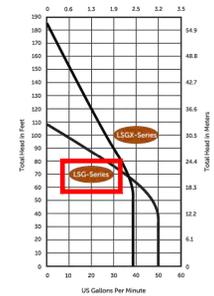


### Dimensional Data



### Performance Curves

60 Hz, 3450 RPM



### Factory Set Control Levels

| MODEL  | OFF LEVEL   | ON LEVEL     | ALARM LEVEL  | VOLUME PER PUMP CYCLE | TOTAL BASIN CAPACITY |
|--------|-------------|--------------|--------------|-----------------------|----------------------|
| D3640  | 13" (33 cm) | 25" (64 cm)  | 31" (79 cm)  | 53 gal (201 L)        | 211 gal (799 L)      |
| D3660  | 13" (33 cm) | 28" (71 cm)  | 34" (86 cm)  | 66 gal (250 L)        | 264 gal (999 L)      |
| D3672  | 13" (33 cm) | 31" (79 cm)  | 37" (94 cm)  | 79 gal (299 L)        | 317 gal (1200 L)     |
| D3684  | 13" (33 cm) | 34" (86 cm)  | 40" (102 cm) | 92 gal (348 L)        | 370 gal (1400 L)     |
| D3696  | 13" (33 cm) | 37" (94 cm)  | 43" (109 cm) | 106 gal (401 L)       | 423 gal (1601 L)     |
| D36120 | 13" (33 cm) | 43" (109 cm) | 49" (124 cm) | 132 gal (500 L)       | 529 gal (2002 L)     |

# LIFT STATION DETAILS

BLCCDD WTP 4 PHASE 1  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, LLC

SHEET NUMBER  
**C017**

MARION COUNTY FLORIDA

MAJOR SITE PLAN

LICENSED PROFESSIONAL

GENE BRUNO LOSITO

FLORIDA LICENSE NUMBER  
75547

KHA PROJECT  
242245002

DATE  
MARCH 2024

SCALE  
AS SHOWN

DESIGNED BY  
KHA

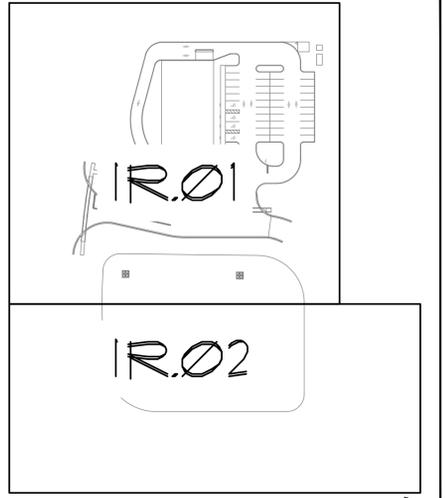
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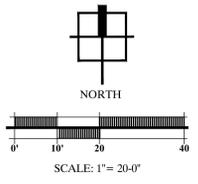
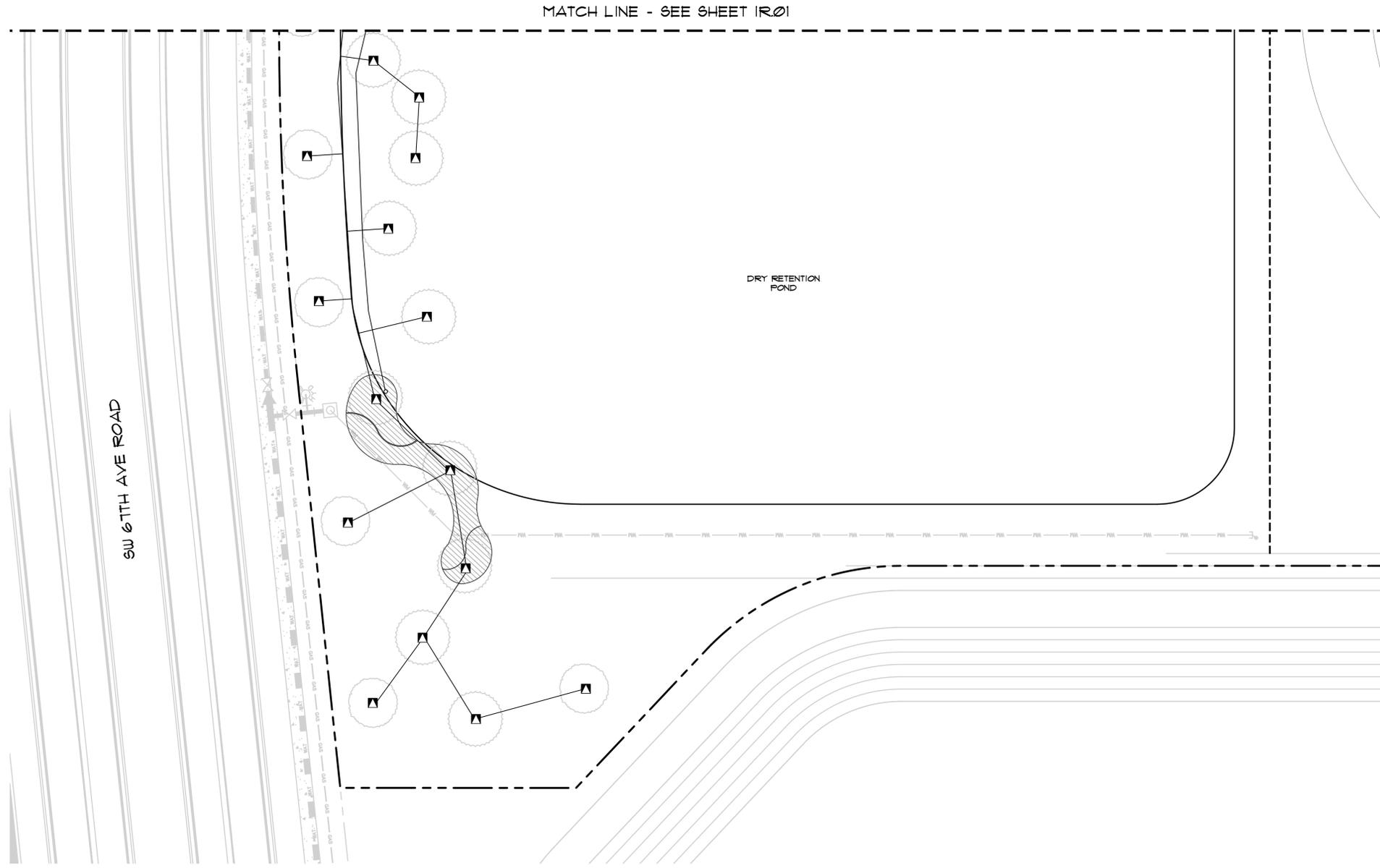
**Kimley»Horn**  
2023 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471  
PHONE: 352-438-3000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

| NO. | REVISIONS            | DATE | BY |
|-----|----------------------|------|----|
| 1   | NOT FOR CONSTRUCTION |      |    |



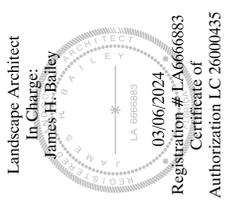


SHEET KEY MAP  N.T.S.



| NO.      | DATE | DESCRIPTION        | CHK. |    |
|----------|------|--------------------|------|----|
|          |      |                    | DATE | BY |
| 03/06/24 |      | COUNTY RESUBMITTAL |      |    |
|          |      |                    |      |    |
|          |      |                    |      |    |
|          |      |                    |      |    |
|          |      |                    |      |    |
|          |      |                    |      |    |
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|          |      |                    |      |    |
|          |      |                    |      |    |

**Bay Laurel Admin Building**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 PARTIN ARCHITECTURE  
**IRRIGATION PLAN**

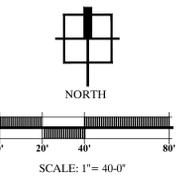
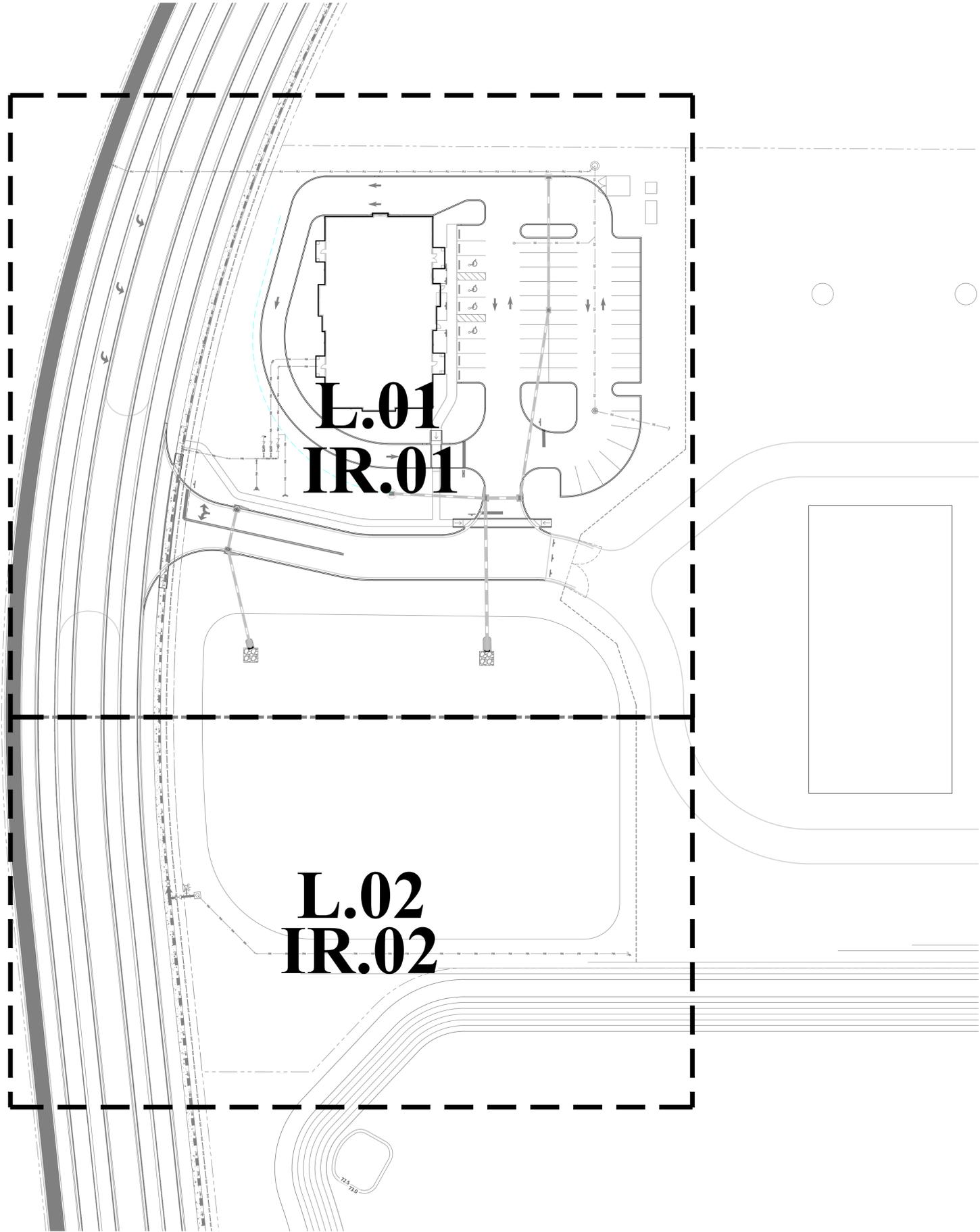


DATE: 11-29-23  
 PROJECT NO.: PAR023 - 03.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**IR.02**

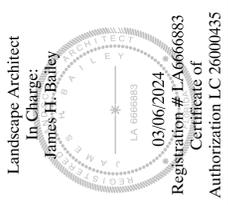






| NO.      | DATE | DESCRIPTION        | DWG. CHK. |      |
|----------|------|--------------------|-----------|------|
|          |      |                    | BY        | DATE |
| 03/06/24 |      | COUNTY RESUBMITTAL | JHB       |      |
|          |      |                    |           |      |
|          |      |                    |           |      |
|          |      |                    |           |      |
|          |      |                    |           |      |

**Bay Laurel Admin Building**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 PARTIN ARCHITECTURE  
**SHEETS REFERENCE PLAN**



DATE: 11-29-23  
 PROJECT NO.: PAR023 - 03.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**L.00**

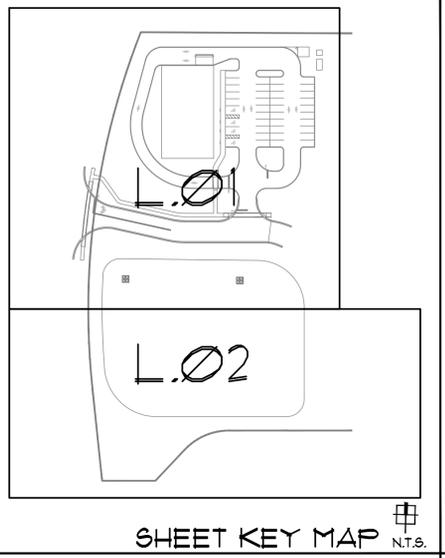
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|----------|----------|-------------------|----------|------|
| 03/06/24 | 03/06/24 | COUNTY RESUBMITAL | JHB      |      |

**Bay Laurel Admin Building**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
PARTIN ARCHITECTURE  
**LANDSCAPE PLAN**

Landscape Architect  
In Charge:  
James H. Bailey  
Registration # LA6666883  
Certificate of  
Authorization LC 26000435

DATE: 11-29-23  
PROJECT NO.: PAR023 - 03.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

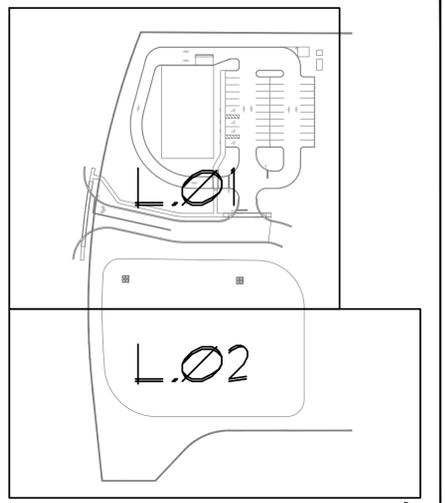
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**L.01**



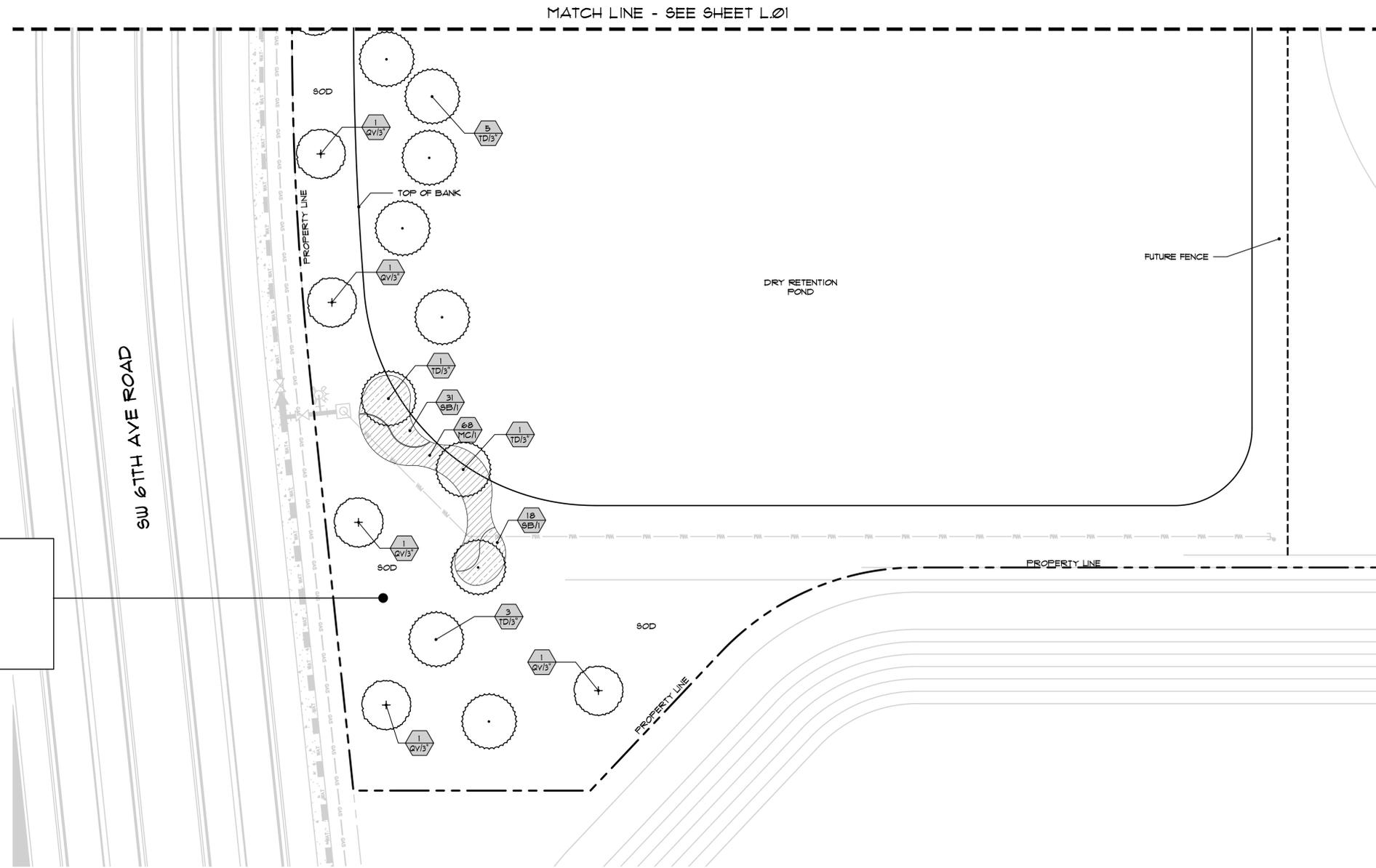
**TYPE 'C' BUFFER REQUIREMENT (250 L.F.)**  
-15' WIDE  
-2 CANOPY TREES AND 3 UNDERSTORY TREES PER 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.  
250 L.F./100 = 2.5 X 2 = 5 CANOPY TREES  
2.5 X 3 = 8 UNDERSTORY TREES  
250 X 15' = 3,750 S.F. X .5 = 1,875 S.F. OF PLANTING  
PROVIDED:  
-CANOPY TREES: 5 CANOPY TREES AND 8 UNDERSTORY  
-SHRUBS / GROUNDCOVER = 3,223 S.F. OF PLANTING.

**R.O.M RETENTION AREA BUFFER REQUIREMENT (350 L.F.)**  
4 CANOPY TREES AND 200 S.F. OF PLANTINGS PER 100 L.F.  
350 L.F./100 = 3.5 X 4 = 14 CANOPY TREES  
350 L.F. / 100 = 3.5 X 200 = 700 S.F. OF PLANTING  
PROVIDED:  
-CANOPY TREES: 14 CANOPY TREES  
-SHRUBS / GROUNDCOVER = 2,240 S.F. OF PLANTING.

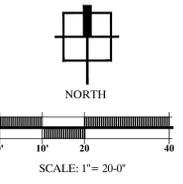




SHEET KEY MAP  
N.T.S.

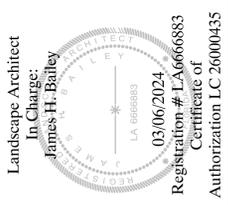


**R.O.W RETENTION AREA BUFFER REQUIREMENT (350 L.F.):**  
 4 CANOPY TREES AND 200 S.F. OF PLANTINGS PER 100 L.F.  
 $350 \text{ L.F.} / 100 = 3.54 \times 4 = 14 \text{ CANOPY TREES}$   
 $350 \text{ L.F.} / 100 = 3.54 \times 200 = 708 \text{ S.F. OF PLANTING}$   
**PROVIDED:**  
 -CANOPY TREES: 14 CANOPY TREES  
 -SHRUBS / GROUNDCOVER = 2,240 S.F. OF PLANTING.



| NO.      | DATE | DESCRIPTION        | CHK'D BY | DATE |
|----------|------|--------------------|----------|------|
| 03/06/24 |      | COUNTY RESUBMITTAL | JHB      |      |

**Bay Laurel Admin Building**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 PARTIN ARCHITECTURE  
**LANDSCAPE PLAN**

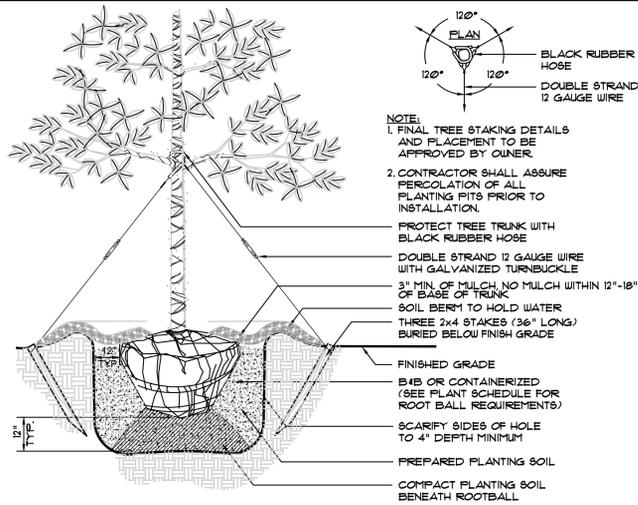


DATE: 11-29-23  
 PROJECT NO.: PAR023 - 03.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

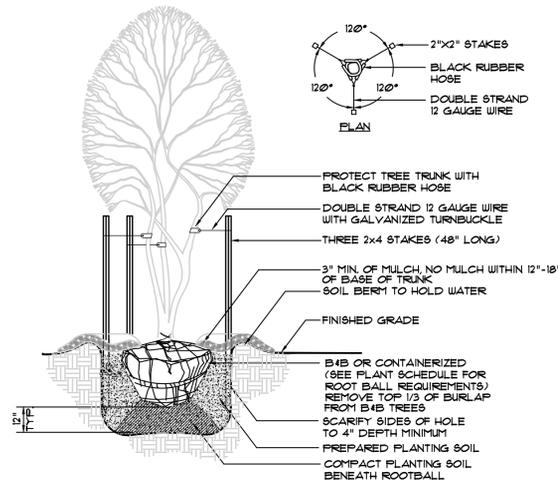
SHEET NO.  
**L.02**



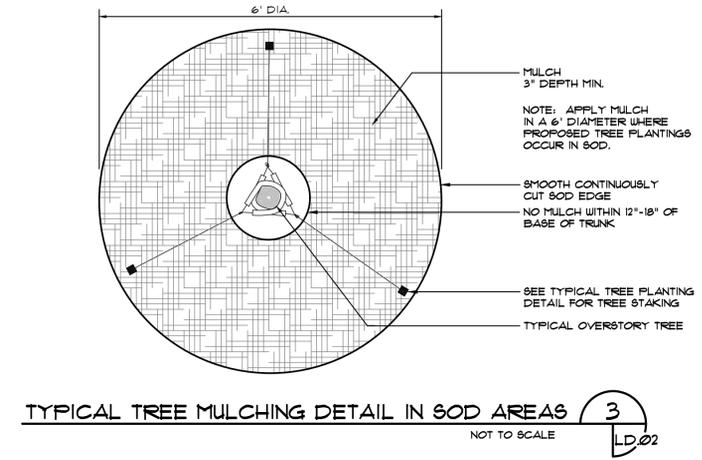




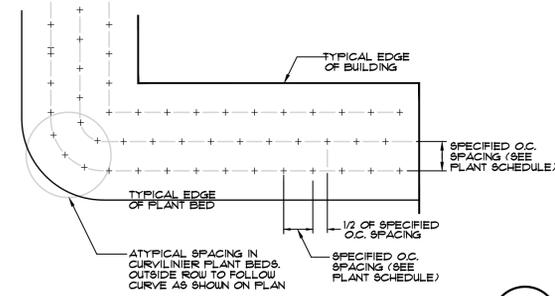
**LARGE TREE PLANTING DETAIL** NOT TO SCALE **LD.02**



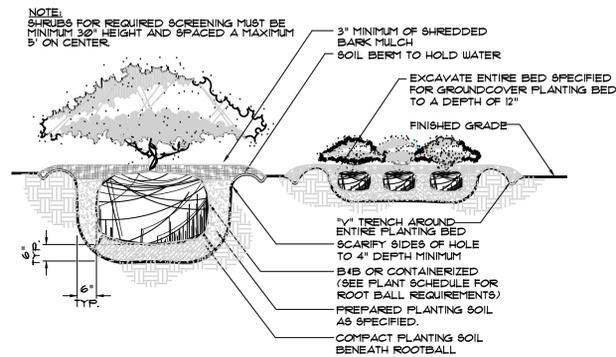
**MULTI-STEM TREE PLANTING DETAIL** NOT TO SCALE **LD.02**



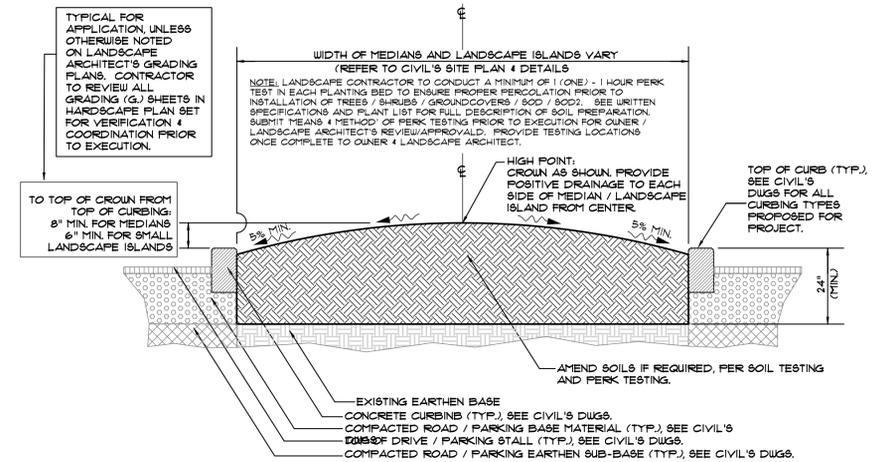
**TYPICAL TREE MULCHING DETAIL IN SOD AREAS** NOT TO SCALE **LD.02**



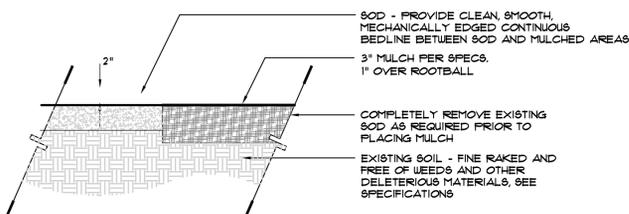
**TYPICAL GROUND COVER SPACING DETAIL** NOT TO SCALE **LD.02**



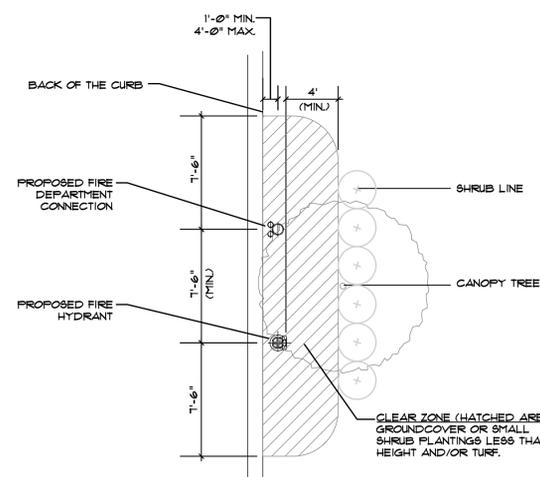
**SHRUBS AND GROUNDCOVER PLANTING DETAIL** NOT TO SCALE **LD.02**



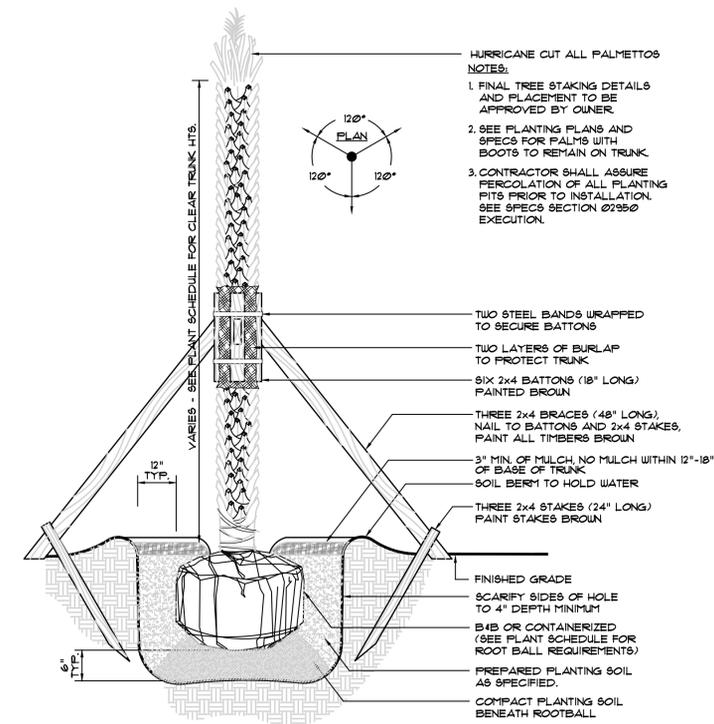
**MEDIAN & LANDSCAPE ISLAND PLANTING BED PREPARATION DETAIL** NOT TO SCALE **LD.02**



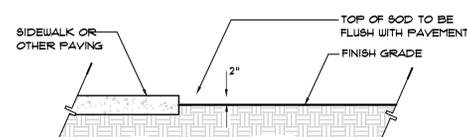
**SOD PLACEMENT ADJ. TO MULCH** NOT TO SCALE **LD.02**



**FIRE HYDRANT / FDC PLANTING DETAIL** NOT TO SCALE **LD.02**



**PALM TREE PLANTING DETAIL** NOT TO SCALE **LD.02**



**SOD PLACEMENT ADJ. TO PAVEMENT** NOT TO SCALE **LD.02**



| NO. | DATE     | DESCRIPTION       | CHK'D BY | DATE |
|-----|----------|-------------------|----------|------|
|     | 03/06/24 | COUNTY RESUBMITAL | JHB      |      |

**Bay Laurel Admin Building**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 PARTIN ARCHITECTURE  
 LANDSCAPE DETAILS

Landscape Architect  
 In Charge:  
 James H. Bailey  
 03/06/2024  
 Registration # LA6666883  
 Certificate of  
 Authorization LC 26000435

DATE: 11-29-23  
 PROJECT NO.: PAR023 - 03.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**LD.02**

**LANDSCAPE WORK- SECTION 02950**

**PART 1.1 GENERAL**

**1.01 WORK INCLUDED**

- A. LANDSCAPING
  1. Provide all labor, materials, plant materials, soil additives, soil preparation, aesthetic and fine grading, fertilizing, mulching, planting, sodding, cleanup, equipment, services, and maintenance of plantings until final acceptance of all landscaping work indicated on the Drawings and specified.
  2. The Contractor will be required to obtain a ROW utilization permit from the governing jurisdiction for all work occurring in the ROW. The permit fee will be determined at such time and shall be submitted to the Owner for reimbursement without any mark-up. The Owner's representative will coordinate plan review and approval for such permit.
- B. RELATED WORK SPECIFIED ELSEWHERE
  1. IRRIGATION SYSTEM: Section 02960

**1.02 BID DOCUMENTS**

- A. For bidding purposes, the value of the contract shall be based on the contractor's takeoffs from the graphically drawn plans. If quantities differ from plan list, the drawn plan controls.
- B. Bid documents shall include unit prices to justify the stated lump sums and provide unit costs in case of additions and/or deletions required during construction.

**1.03 QUALITY ASSURANCE**

- A. REFERENCE SPECIFICATIONS AND STANDARDS
  1. Standards as established by the Florida Nursery Growers Association (FNGA).
- B. TESTS AND INSPECTIONS
  1. Plants shall be subject to inspection and approval of the Owner's Representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work. Inspection and tagging of plant material by Owner's Representative is for design intent only and does not replace the Owner's Representative's approval of the plant material in regards to their health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor. Trees that are found to be damaged or root bound are to be rejected prior to planting.
  2. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commitment of plant shipment the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.
- C. PERFORMANCE
  1. All planting shall be performed by personnel familiar with planting procedure and under supervision of a qualified landscape foreman.
  2. All work shall comply with applicable codes and regulations.
  3. The work shall be coordinated with other trades to prevent conflicts.

**1.04 SUBMITTALS**

- A. Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material, availability and source of plant material.
- B. Contractor shall be responsible for all material listed on the plant list unless noted otherwise. Any and all substitutions due to unavailability must be requested in writing prior to confirmation of ordering. All material shall be subject to inspection and approval by Owner's Representative. Contractor shall coordinate a material tagging trip with the Landscape Architect for all trees, specimen and accent materials as indicated in the pre-construction meeting.

**1.05 PROJECT CONDITIONS**

- A. Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.
- B. Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

**1.06 WARRANTY**

- A. The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of twelve (12) months, and all sod for three (3) months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any maintenance deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claims that the guarantee is not valid due to improper maintenance by Owner.
- B. Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. All replacement plants shall be furnished/installed at no additional cost to the Owner and shall be guaranteed for a period of twelve (12) months for all tree and shrub/groundcover replacements and for three (3) months for the replacement of sod after the date of the replacements. All replacements shall meet original specifications.
- C. The Contractor shall notify the Owner and Landscape Architect ten (10) days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.
- D. At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.

**1.07 PRODUCT HANDLING**

- A. Delivery:
  1. Plant transportation shall comply with all Federal and State regulations.
  2. Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.
  3. The Contractor shall furnish Owner's Representative receipts for all amendments.
  4. Deliver all plants with legible identification labels.
    - a. Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
    - b. State correct plant name and size indicated on plant list.
    - c. Use durable waterproof labels with water-resistant ink which will remain legible for at least 60 days.
  5. Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
  6. The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit an itemized list of the plants in each delivery.
- B. Storage:
  1. Store plant material in shade and protect from weather.
- C. Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced with undamaged materials at the Contractor's expense.

**1.08 VERIFICATION OF DIMENSIONS AND QUANTITIES**

- A. All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancies between the Drawings, Specifications, and actual

conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

**1.09 OWNER TAGGED MATERIALS**

- A. Contractor shall leave all tags on material previously tagged by the Owner's Representative until final acceptance.

**1.10 JOB CONDITIONS**

- A. Protection: The Landscape Contractor shall protect all materials and work against injury from any causes and shall provide and maintain all necessary safeguards for the protection of the public. He/She shall be held responsible for any damage or injury to person or property, which may occur as a result of his negligence in the prosecution of the work.
- B. Existing Conditions:
  1. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his/her work.
- 2. Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, the Landscape Contractor shall bring it to the attention of the Owner to coordinate removal of the material from the site.
- 3. The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner/Landscape Architect for possible remedial action or plant material substitutions. The Owner/Landscape Architect reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

**III SAMPLES AND TESTS**

- A. Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request of Owner's Representative. Rejected materials shall be immediately removed from the site at Contractor's expense. Contractor shall pay cost of testing of materials not meeting specifications.

**PART 2.1 PRODUCTS**

**2.01 MATERIALS**

- A. GENERAL:
  1. Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names". The designated authority for the identification of all material shall be the two publications of L.H. Bailey, "Hortus III" and "Manual of Cultivated Plants", and all specimens shall be true to type, name, etc. as described therein.
  2. Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts 1 and 2 including revisions.
    - a. The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae.
  3. Measurements:
    - a. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the minimum standards shown on the plans. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must be approved by Landscape Architect. Caliper of tree trunks shall be measured one foot above root ball for trees under 6 inches in caliper, and shall be measured 6 inches above the rootball for trees under 6 inches in caliper.
    - b. Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The banded portion of the head of the palm shall be in proportion to the overall height of the palm.
  4. Plant Protection: Plants shall be protected upon arrival at the site, by being thoroughly watered, kept moist, and properly maintained until planted.
- B. Plant Materials: In reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:
  1. Container Grown Plants:
    - a. Container grown plants shall have been grown in a container large enough and for sufficient time for the root system to have developed well to hold its soil together firm and whole. No plants shall be loose in the container. Plants which have become root bound or for which the system is too large for the size of the container, will not be acceptable.
    - b. All containers shall be cut and opened fully, in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.
    - c. Any container grown material that was previously tagged for the job by the Owner/Landscape Architect shall have the locking tag visible on the tree until substantial completion has been awarded.
  2. Balled and Burlapped Trees (if applicable):
    - a. Plants so classified shall be dug with firm natural rootballs of earth coming from similar climatic and soil conditions as those on the project site and of sufficient diameter and depth to include most of the fibrous roots. The rootball of these plants shall be properly wrapped with burlap sack material and remain protected and wet until they are planted. The plant shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet soil, wet moss, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing until final inspection.
    - b. Burlap: Shall be pure burlap, 11/2 % organic material with the ability to decompose.
    - c. Roots Plus: All Oak trees classified as balled and burlap shall be tagged as a roots plus product, and the tag shall remain until substantial completion has been awarded. Any material previously tagged at a nursery by the Owner/Landscape Architect shall have the nursery's locking tag visible on the three until substantial completion has been awarded.
  3. Bare Root Plants: No bare root plants shall be used unless otherwise specified.
  4. Grow Bag Plants: No grow bag plants shall be used.
- C. Planting Materials:
  1. Topsoil:
    - a. Topsoil shall be a friable loam, typical of cultivated topsoils locally, containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, arable site. It shall be reasonably free of weeds, stumps, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0. Topsoil from nut grass infested areas will not be acceptable.
    - b. Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.
    - c. Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rototill any or all areas that have been previously compacted over 50 percent for other construction purposes.

**PART 3.1 EXECUTION**

**3.01 INSPECTION**

- A. Insure that final grades to +/- 0.6in (20") have been established prior to commencing planting operations. Provide for inclusion of all amendments, settling, etc. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Owner's Representative.
- B. Inspect trees, shrubs and liner stock plant material for injury, insect infestation and trees and shrubs for improper pruning.
- C. Do not begin planting of trees until deficiencies are corrected or plants replaced.

**3.02 PREPARATION**

- A. Soil Preparation:
  1. All planted areas to be planted shall be loosened to 30cm (12") except 2:1 or steeper slopes.
  2. Soil to be used for planting shall be free of rocks over 15cm (12") in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed and contain no more than 25 percent mulch.
- B. Aesthetic Grading
  1. Contractor shall be responsible for grading of berms, medians, and parking islands as indicated on the aesthetic grading plans.
  2. Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry, organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 25 percent mulch.
  3. Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slopes.
  4. Contractor shall contact the Landscape Architect for approval of all aesthetic grading prior to any planting.
- C. Final Grades:
  1. Minor grading modifications may be required to establish the final grades.
  2. Finished grading shall insure proper drainage of site as determined by the civil engineer's grading plans and the Owner's Representative.
  3. All areas shall be graded such that final grades will be 5cm (2") below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, manholes, etc. or as indicated on Drawings.
  4. Surface drainage shall be away from all structure foundations at 1/4" per foot to aid in water runoff.
  5. Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finished grades for earth excavation from planting pits and mulch.
  6. Weeding: Before and during preliminary and final grading, dig out all weeds and grasses by the roots and dispose of off the site. Grasses not of the perennial type less than 2-1/2" high and not bearing seeds, may be turned under. Ferocious weeds and grasses to be removed include, but are not limited to the following:
    - a. Nut grass.
    - b. St. Augustine.
    - c.uncture Vine.
    - d. Morning Glory.
    - e. Johnson Grass.
    - f. Also remove other noxious or invasive weeds encountered on the site.
- D. Trenches: If sprinkler system has been installed after grading and fertilizing has been completed, re-fill the trench backfill and fertilize to the depth specified for the area, to conform to specified requirements.
- E. Eliminate all erosion scars prior to commencing maintenance period.
- D. Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

**3.03 MATERIALS CONDITION**

- A. All plant materials shall be approved by the Owner's Representative as they are delivered to the job site, or after site inspections and in all cases:
  1. Conditions: Plants shall be symmetrical as typical for the variety and species: in a condition of healthy and vigorous growth free from plant disease, insect pests, or their eggs and with healthy normal root systems well filling their containers, but not to the point of being rootbound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus, and apply foliar anti-transpirant prior to delivery.
  2. Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.
  3. Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practices.
  4. Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
  5. Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the containers. Containers shall not be opened prior to placing the plants in the planting area.
  6. Do not do any planting, other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed. Final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.
- 1. The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.
- 2. Remove each plant from its container and plant in such a manner that when settled, it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transplanted. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted under trunks or stems. Properly cut off all broken or frayed roots.
- B. Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any planting pits are dug. All such locations shall be approved by the Owner's Representative. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative. Layout shall be accomplished with flagged grade stakes indicating plant names and specified

container size on each stake or alternate approved method. It shall be the contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.

- C. Planting of trees, shrubs and groundcovers:
  1. Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for trenches, tree holes, plant pits and planting beds.
  2. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.
  3. Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-rippled to 12" and tilled.
  4. Center plants in pit or trench.
  5. Face plants with fullest growth toward the best public views.
  6. Set plant plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.

- 7. All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the rootball for all shrubs. Trees 15 gallon and smaller to be planted as above, trees 30 gallon or larger to be excavated to the depth of the rootball (allow 1-2" for settling) and as space allows, 24" clear of the rootball on all sides.
- 8. Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.
- a. Specimen trees to be planted prior to construction of finished grades shall be located by surveyor for position and finish-grade relationship to top of rootball.
- 9. When hardpan or muck is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottoms by scarifying or other approved method. Set trees to finished grade and fill the pit with prepared soil, progressively setting the soil about the rootball by water jetting and flooding to remove voids.
- 10. Set tree in center of pit in a vertical position so that crown of ball will be level with finished grade after allowing for watering and settling.

- 11. Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all basins in lawn areas, and smooth to finished grade prior to laying sod.
- 12. Monitor tree and shrub root balls for adequate moisture content. Deep water and/or provide soaker hoses to maintain moisture supply.
- 13. All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the rootball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the rootball and adjacent soil.
- 14. Can removal:
  - a. Cut cans on two sides with an acceptable can cutter.
  - b. Do not injure rootball.
  - c. Do not cut cans with spade or ax.

- B. Box removal:
  - a. Remove bottom of plant boxes before planting.
  - b. Remove sides of box without damage to rootball after positioning plant and partially backfilling.
- 16. Plant tablets:
  - a. During installation, Gro-Power 1 gram or Agroform 21 gram tablets, or approved equal, shall be provided in each planting hole as per quantities and application of the manufacturer's specifications.
  - b. Planting tablets shall be set with each plant on the top of the rootball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.
  - c. Plant tablets shall be located 1/3 depth of the rootball.

- 17. Backfill:
  - a. The remainder of the hole shall then be backfilled and tamped firm.
  - b. After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basins shall be constructed of amended backfill materials. Remove basin in all turf areas after initial watering.
- 18. Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.
- 19. Staking and guying: The Contractor shall be responsible to maintain trees in a straight and plumb position throughout the warranty period. If the Contractor chooses to stake and guy the trees, staking shall be completed immediately after planting. All stakes shall be installed plumb and as indicated in details. The Contractor shall remove the staking and guying materials once the trees are established.

- D. Planting of Flowering Annuals:
  1. Flowering Annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flat's soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.
  2. The Annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings. Each Annual bed shall receive a thin layer of Annual mulch.

- 3. Each rooted plant shall be planted with its proportionate amount of flat soil. Flatings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole. The planting area shall then be mulched with appropriate fine bedding mulch.
- 4. Care shall be exercised at all times to protect the plants after planting. Any damage to plants by trampling or other operations of this Contract shall be repaired immediately.

- E. Sod planting:
  1. Preparing soil: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Soil prep all areas as noted elsewhere in specifications.
  2. Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Regrade as required.
  3. Laying sod: Lay first strip of sod slabs along a straight line (use a string in irregular areas). Butt joints tightly, do not overlap edges. On second strip, stagger joints such as in laying bricks. Use a sharp knife to cut sod to fit curves, edges and sprinkler heads. Sod shall be laid within 12 hours of harvesting and 12 hours from time of delivery.
  4. Watering: Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.
  5. Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.
  6. Irrigation: Water thoroughly the complete lawn surface. Soil should be moistened at least 6 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
  7. Replacement: Replace all dead or dying sod with equal material as directed by the Owner's Representative.

**3.04 CLEAN-UP**

- A. After all planting operations have been completed, remove all trash, excess soil, empty plant containers and rubbish from the property. All scars, ruts or other marks in the ground caused by this work shall be repaired and the ground left in a neat and/or the last working day of each week. All trash shall be removed completely from the site.
- B. The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All walks shall be left in a clean and safe condition.

**3.05 OBSERVATION SCHEDULE**

- A. The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:
  1. Pre-Job conference - 7 days
  2. Tree Tagging - 7 days
  3. Final grade review - 48 hours
  4. Plant material review - 48 hours
  5. Plant layout review - 48 hours
  6. Substantial completion walk-through - 7 days
- B. When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in writing of when and by whom these observations were made.

**3.06 FIELD QUALITY CONTROL**

- A. All inspections herein specified shall be made by the Owner's Representative or his representative as the work progresses.
- B. Protect work completed by other trades from damage.

**3.07 PROTECTION**

- A. Continuously protect all lawn areas, plant materials, and supports until final acceptance of the work.
- B. Inspect and approve all landscape irrigation work and finish grading prior to the start of shrub planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

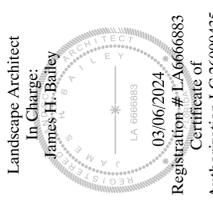
**3.08 FINAL ACCEPTANCE OF INSTALLATION**

- A. Maintain all planted areas free of debris and insects. Mow, cultivate, weed and water all areas until final acceptance of work by the Owner's Authorized Representative
- B. Prior to final approval of work, do the following:
  1. Reseed, resod or replant areas where necessary for full and even coverage.
  2. Remove all debris resulting from landscape work.
  3. Regrade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.
  4. Fill all depressions and eroded ch annels with sufficient soil mix to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Drawing's requirements.
  5. Address any items noted in the punch list from the substantial completion walk-through.



| NO.      | DATE | DESCRIPTION | COUNTY RESUBMITTAL |     |
|----------|------|-------------|--------------------|-----|
|          |      |             | JHB                | JHB |
| 03/06/24 |      |             |                    |     |

**Bay Laurel Admin Building**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 PARTIN ARCHITECTURE  
**LANDSCAPE SPECIFICATIONS**



DATE: 11-29-23  
 PROJECT NO.: PAR023 - 03.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**LD.03**