

November 12, 2024

PROJECT NAME: H & S TRUCKING

PROJECT NUMBER: 2023120067

APPLICATION: MAJOR SITE PLAN #30977

1 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Verified owner with Sunbiz and project list. 7.1.24 HR

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]."

- 2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?  
STATUS OF REVIEW: INFO  
REMARKS: Refer to Traffic Review comment.
- 3 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
STATUS OF REVIEW: INFO  
REMARKS: Please provide EALS or waiver letter to Marion County.
- 4 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]  
STATUS OF REVIEW: INFO  
REMARKS: Please provide EALS or waiver letter to Marion County, see zoning comment.
- 5 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.
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 1/30/24 - add waivers if requested in the future
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage)  
STATUS OF REVIEW: INFO  
REMARKS: 6/18/24-fee due with resubmittal  
1/30/24 - fee due with resubmittal
- 8 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.
- 9 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.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 7.1.3 - Drainage Construction Specifications  
STATUS OF REVIEW: NO

REMARKS: LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.

11 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.

STATUS OF REVIEW: NO

REMARKS: Please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.

12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 6/18/24-Missing phone number

13 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.7.4 - Shade tree requirements

STATUS OF REVIEW: NO

REMARKS: Shade trees must be 3.5" cal. min. Plan shows 3"

14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.4 - Landscape area requirements for non-residential development

STATUS OF REVIEW: NO

REMARKS: Provide calculations

15 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.8 - Building landscaping

STATUS OF REVIEW: NO

REMARKS: 60% of the public side of the building shall be screened - waiver required

16 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: NO

REMARKS: Please submit EALS or Exemption Application. Comments on response is noted, EALS is valid for a period of 2 years.



**Marion County  
Board of County Commissioners**

Office of the County Engineer

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

AR 30977

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 11/10/2024 Parcel Number(s): 23194-000-02 Permit Number: 30977

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: H & S TRUCKING MAJOR SITE PLAN Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): H & S TRUCKING, INC.  
Signature: *Henry Smith*  
Mailing Address: 4522 W HWY. 40 City: OCALA  
State: FL Zip Code: 34482 Phone # 419-392-1833  
Email address: hsmithtrucking@aol.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): MASTROSERIO ENGINEERING, INC Contact Name: PAOLO MASTROSERIO  
Mailing Address: 170 SE 32ND PLACE City: OCALA  
State: FL Zip Code: 34471 Phone # 352-433-2185  
Email address: PAOLO@MASTROSERIOENG.COM

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.8.8 Building Landscaping  
Reason/Justification for Request (be specific): The owner requests a waiver to providing the 5 ft. landscape area adjacent to the building. The building is approx. 140' from the right-of-way where the Type 'C' buffer plantings provide a sufficient visual buffering of the building from public view, which occurs along the entire frontage of the building. Note, this is in an industrial area, and is not in direct view from the general public.

**DEVELOPMENT REVIEW USE:**

Received By Email Date Processed: 11/12/24 BM Project # 2023120067 AR # 30977

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

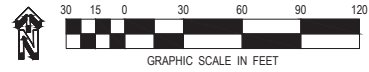
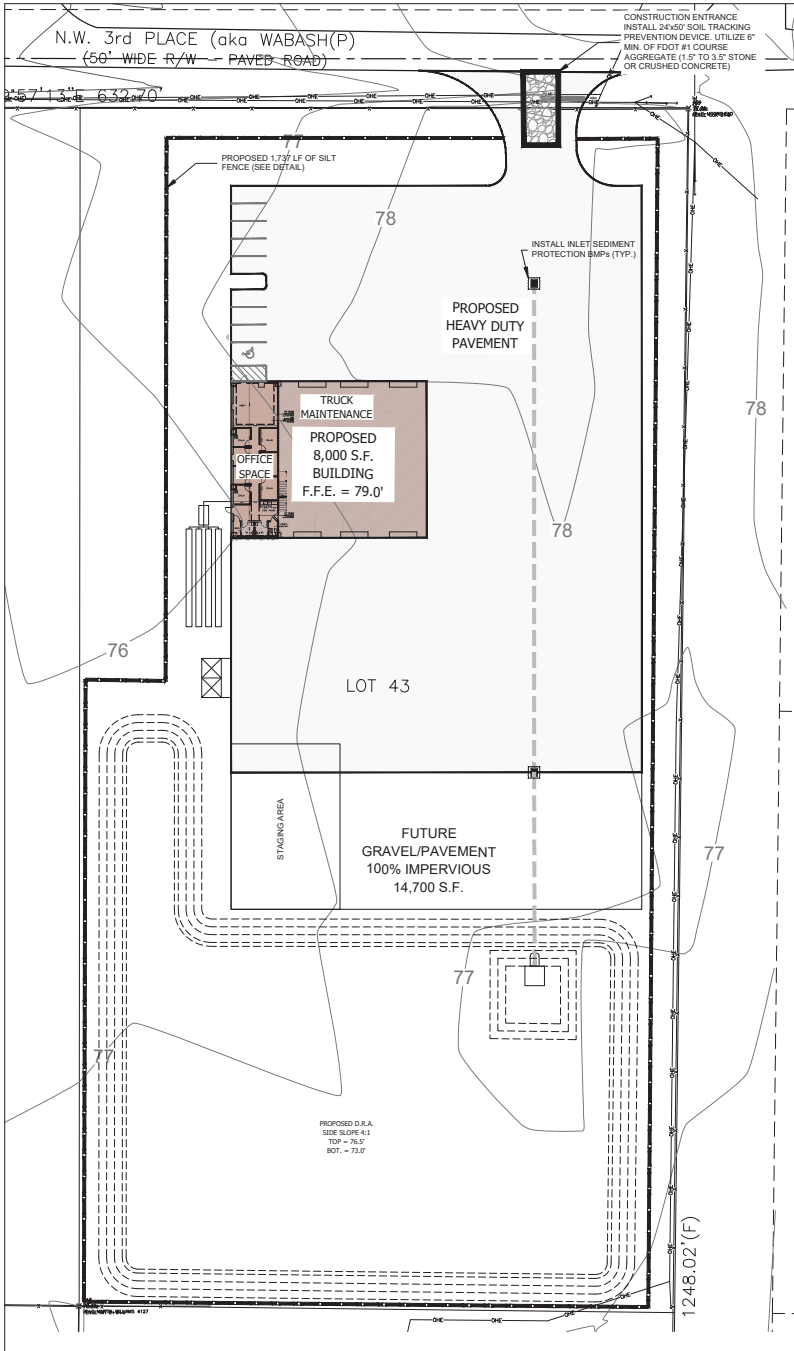
Revised 6/2021

Empowering Marion for Success

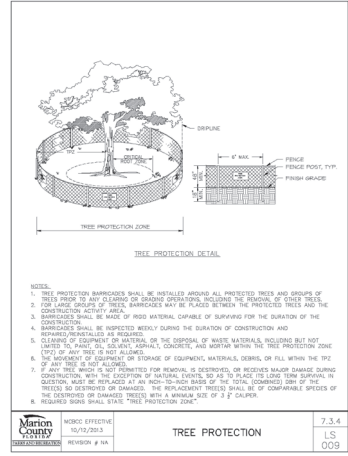
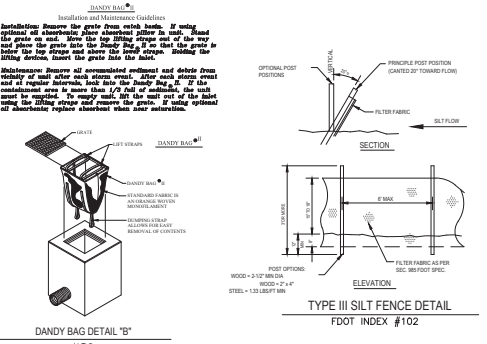
marionfl.org



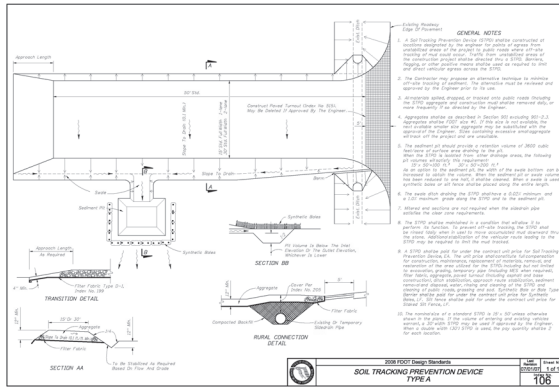




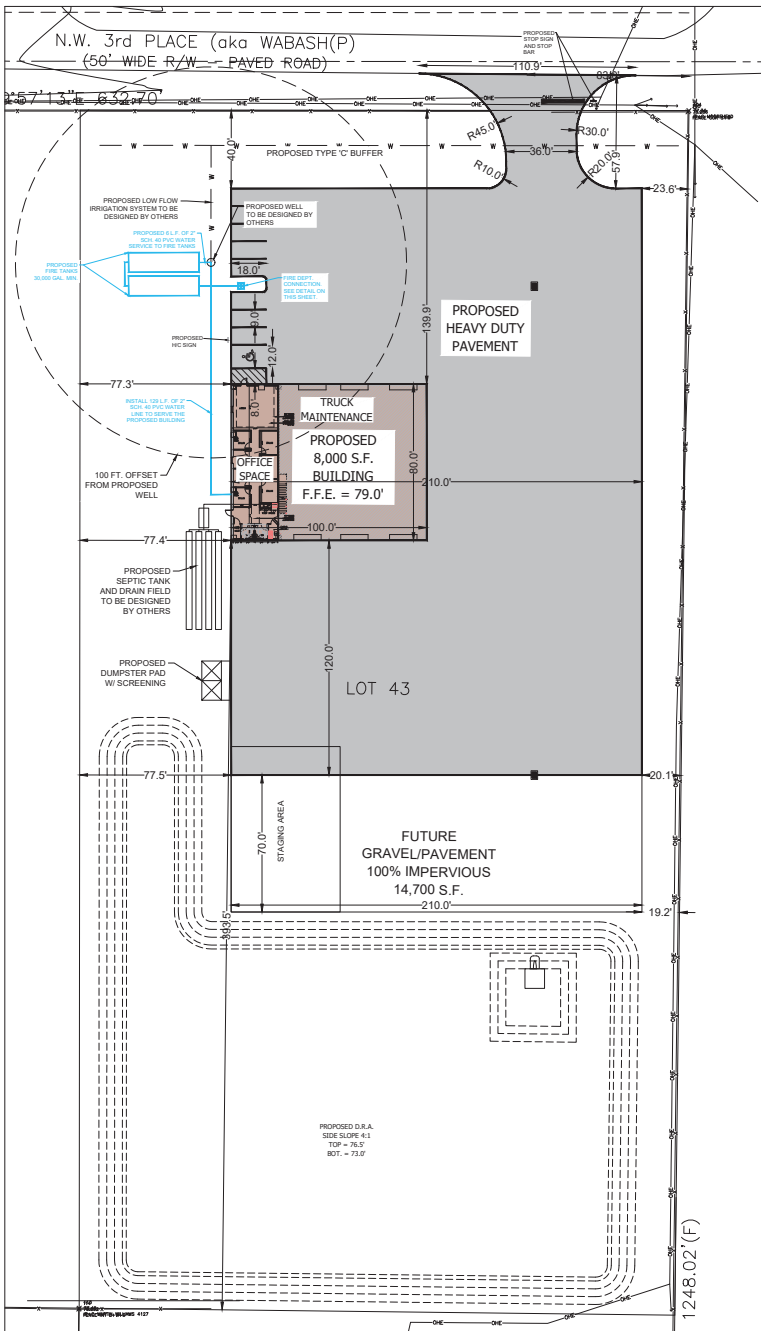
- EROSION CONTROL NOTES:**
- CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
  - ADDITIONAL DEVICES MAY BE REQUIRED AS DETERMINED REQUIRING BY GOVERNING AUTHORITIES.
  - SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GRADE FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURERS SPECIFICATIONS.
  - SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE ESTABLISHED.
  - ALL GRADES SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOO, IF A TEMPORARY GRASS IS APPLIED, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOO AT THE PROPER TIME OF YEAR.
  - FILL SLOPES SHALL BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
  - THE GENERAL CONTRACTOR AND THE GEOTECHNICAL CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT ESTABLISHMENT.
  - CONTRACTOR SHALL MAINTAIN ALL TEMPORARY CONSTRUCTION ENTRANCE PRIOR TO ANY EARTHWORK OPERATIONS.
  - CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
  - LAND CLEARING ACTIVITIES ARE LEFT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
  - THE CONTRACTOR SHALL MAINTAIN THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
  - CONTRACTOR SHALL BE RESPONSIBLE TO INSURE COMPLIANCE WITH THE PROPER STORMWATER REQUIREMENTS. THIS INCLUDES, BUT NOT LIMITED TO, INSPECTION REQUIREMENTS.
  - ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION OR THE ESTABLISHMENT OF ALL GRASSES AREAS ARE COMPLETE.
  - PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEANING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN. HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
  - CONTRACTOR IS RESPONSIBLE FOR REPAIR OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
  - FOR SILT FENCE TYPE A, SEE TYPE III SILT FENCE IN FOOT INDEX #102. SILT FENCE LOCATION SHOWN FOR AESTHETIC OR OTHER PURPOSES ONLY. ACTUAL FENCES TO BE INSTALLED ON THE PROPERTY LINE.
  - ALL EXISTING STORM DRAINAGE DITCHES AND CHANNELS OUTSIDE THE CONSTRUCTION AREA SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAN PASSAGE FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A BODY OF WATER OR WET WEATHER COURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
  - PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
  - SHRUBS AND TREES SHOULD BE SAVED OR RELOCATED AND MAINTAINED AS MUCH AS PRACTICAL.
  - SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
  - THE ENGINEER MAKES NO ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.



	WDCS EFFECTIVE	7.3.4
	NO. 27923	L.S.
REVISION # 009	TITLE: TREE PROTECTION	



REVISION DESCRIPTION RESPONSE TO 1ST SUBMITTAL COMMENTS		DATE: 6-11-24	
DESIGNED BY: PM	CHECKED BY: PM	DATE: 06-11-2024	
<b>ENGINEERS CERTIFICATION:</b> I, the undersigned, a duly Licensed Professional Engineer in the State of Florida, certify that I am the Designer of the above described project, and that I am a duly Licensed Professional Engineer in the State of Florida.			
MASTROBERG ENGINEERING, INC. ENVIRONMENTAL - SITE DESIGN 170 SE 3RD PLACE Ocala, FL 34471 PH: (352)433-2785 FAX: (352)433-2786 PAU.G@MASTROBERG.COM		DATE: 06-11-2024 PROJECT NUMBER: FILE 56601 ENGINEER: MASTROBERG ENGINEERING, INC. C.A.#0159 Ocala, FL 34471	
H & S TRUCKING, MAJOR SITE PLAN MARION COUNTY, FL, SEC. 17, TWP. 16, RGE. 21		SCALE: 1" = 30'	
JOB#: 23-01		SHEET C2 OF 4	
TITLE: EROSION CONTROL PLAN			



**SITE DATA:**  
**PROJECT NAME:** H & S TRUCKING - MAJOR SITE PLAN  
**PROJECT LOCATION:** NW 3RD PL. OCALA, FL. SEC 17, TWP. 15, RGE. 21  
 23194-000-02  
**OWNER:** H & S TRUCKING, INC.  
**ADDRESS:** 4522 W HWY 40  
 OCALA, FL. 34482

**TOTAL SITE AREA:** 189,139 S.F. = 4.34 ACRES +/-  
**CURRENT ZONING:** B-15  
**CURRENT LAND USE:** CD  
**BUILDING SETBACKS:** 40' FRONT, 17' SIDE, 25' REAR  
**BUILDING USE:** TRUCK MAINTENANCE BUILDING  
**BUILDING F.A.R.:** 0.0423 (8,000 S.F.)

**PROPOSED DEVELOPMENT:**  
 THE EXISTING PARCEL IS LOCATED IN MARION COUNTY, FL. AND IS CURRENTLY UNDEVELOPED. THE INTENT IS TO CONSTRUCT A TRUCK MAINTENANCE OFFICE BUILDING 8,000 S.F. WILL BE USED FOR SEMI TRACTOR TRAILER TRUCK MAINTENANCE AND 1,620 S.F. WILL BE USED AS OFFICE SPACE. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROJECT ACCESS WILL CONNECT TO NW 3RD PL. THE PROPOSED CONSTRUCTION WILL CONSIST OF A TRUCK MAINTENANCE OFFICE BUILDING, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

**THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.**

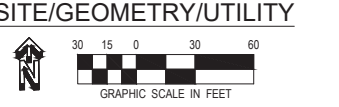
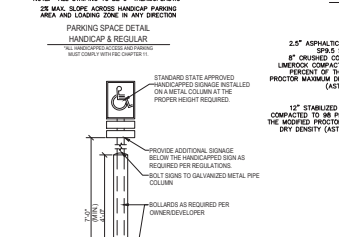
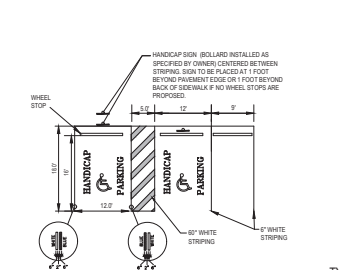
**PARKING CALCULATIONS:**  
**PROPOSED SERVICE STATION REQUIRED:** 3 SPACES PER BAY  
 3 BAYS X 3 SPACES = 9 SPACES  
**TOTAL REQUIRED # SPACES:** 9 SPACES  
**TOTAL PROVIDED # SPACES (8 REGULAR, 1 HANDICAP):** 9 SPACES

**DATA BLOCK OF SITE COVERAGE:**  
 (ONSITE COVERAGE ONLY - TOTAL PARCEL AREA)

**EXISTING COVERAGE:**  
**SITE AREA:** 189,139 S.F. (100%)  
**EXISTING OPEN SPACE:** 189,139 S.F. (100%)

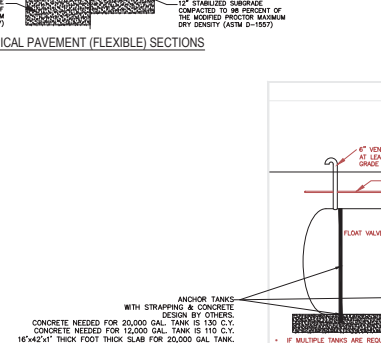
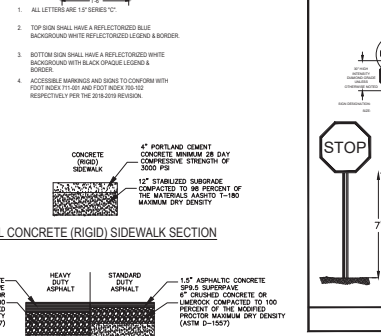
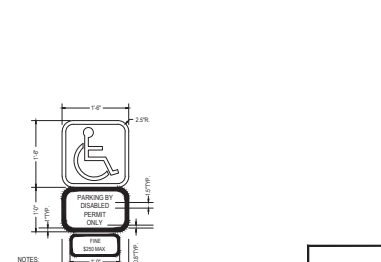
**PROPOSED COVERAGE:** 8,000 S.F. (4.22%)  
**PROPOSED BUILDING:** 56,479 S.F. (29.86%)  
**PROPOSED PAVEMENT:** 14,700 S.F. (7.77%)  
**FUTURE GRAVEL/PAVEMENT:**

**TOTAL PROPOSED IMPERVIOUS:** 79,179 S.F. (41.86%)  
**PROPOSED OPEN SPACE:** 51,481 S.F. (27.22%)



**WATER MARK-LIQUANESSEPARATIONS MUST ADHERE TO D.E.P. REGULATIONS**

Other Pipe	Horizontal Separation	Crossing (U)	Joint Splicing of Castings (All Joint Castings)
Storm Sewer, Stormwater Force Main, Wastewater Force Main	1.5' minimum	1.5' minimum	Approved 1-1 Connection
Variable Sanitary Sewer	1.5' minimum	1.5' minimum	Approved 1-1 Connection
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Wastewater Force (S)	1.5' minimum	1.5' minimum	Approved 1-1 Connection
On-Site Storage Treatment & Disposal System	0.5' minimum	0.5' minimum	Approved 1-1 Connection



**REVISION DESCRIPTION:**

DATE:	6-11-24	RESPONSE TO 1ST SUBMITTAL COMMENTS
DESIGNED BY PM:	6-11-24	UPDATED DATA BLOCK
DRAWN BY:	ANC	
CHECKED BY:	PM	
DATE:	06-11-24	

**ENGINEER'S CERTIFICATION:**

I, **WALTER J. MASTROSERO**, P.E. (00001)  
 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA  
 MASTROSERO ENGINEERING, INC. (LA 001919)  
 OCALA, FL 34471  
 PACLO@MASTROSEROENGINEERING.COM

**MASTROSERO ENGINEERING, INC.**  
 CIVIL & ENVIRONMENTAL - SITE DESIGN  
 11500 N.W. 11th Street  
 OCALA, FL 34471  
 PH: (352) 453-2185  
 FAX: (352) 453-2185

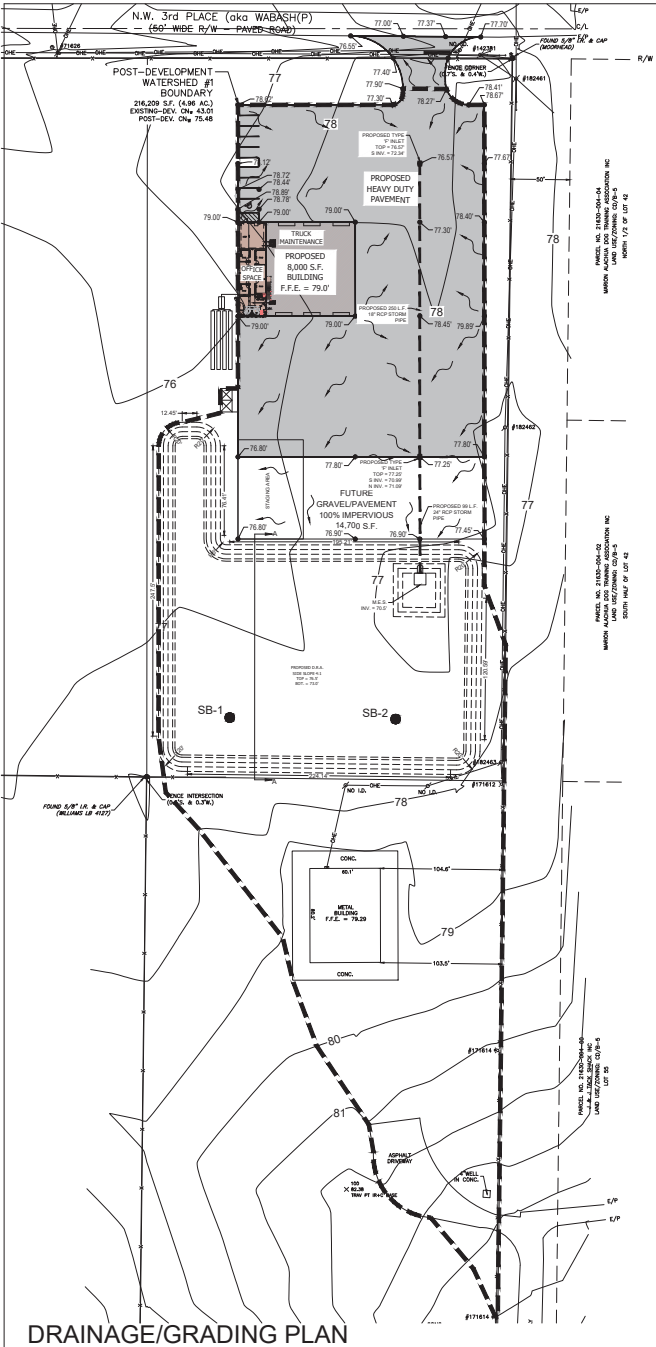
**H & S TRUCKING - MAJOR SITE PLAN**  
 MARION COUNTY, FL. SEC. 17, TWP. 15, RGE. 21

**SCALE:**  
 1" = 30'

**JOB#:** 23-01

**SHEET**  
 C17 OF 4

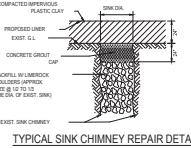
**TITLE: SITE/GEOMETRY/UTILITY PLAN**



**DRAINAGE DATA:**

DESIGN STORM: 100YR/24HR STORM  
 RAINFALL INCHES: 11.9"  
 SOIL TYPES: 3A'  
 IMPERVIOUS CURVE NUMBER: 50  
 PERVIOUS CURVE NUMBER: 39

**DRAINAGE LEGEND:**

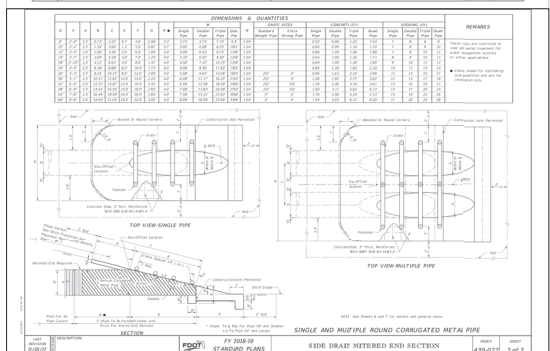
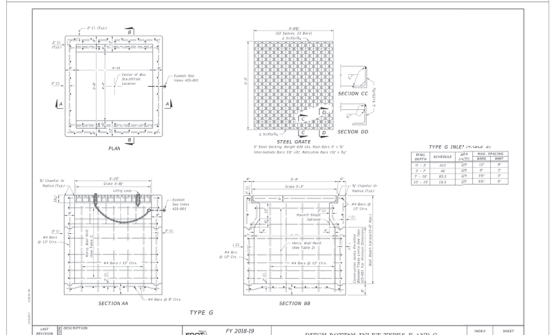
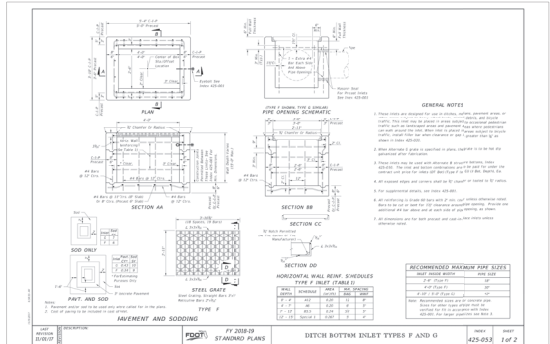


**DRAINAGE SUMMARY:**

1. THE RETENTION AREA SHALL BE PRIVATE.
2. THE RETENTION AREA SHALL BE MAINTAINED BY THE OWNER.
3. THE INTENT IS TO ROUTE STORMWATER RUNOFF TO THE ONSITE FACILITY VIA SHEET FLOW & INLET AND PIPE SYSTEM.
4. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100YR/24HR STORM.
5. 100YR/24HR PEAK RUNOFF RATE IS LESS THAN IN THE POST CONDITION THAN IN THE PRE CONDITION.
6. 100YR/24HR RUNOFF DISCHARGE VOLUME IS RETAINED ON SITE WITH NO OFF-SITE DISCHARGE FOR AREAS CONTRIBUTING TO THE PROPOSED D.R.A.
7. RUNOFF RATES & VOLUMES REFLECT "PONDS" OUTPUT. SEE DRAINAGE CALCULATIONS FOR ANALYSIS OF PRE & POST WATERSHEDS.
8. THE PROPOSED D.R.A. DOES NOT RECOVER THE 100YR/24HR STORMWATER VOLUME WITHIN 1 DAY'S HOWEVER, AS REQUIRED BY CODE, THE AVAILABLE VOLUME REMAINING IN THE D.R.A. AFTER 1 DAY'S WILL ACCOMMODATE AN ADDITIONAL, 100YR/24HR POST MINUS PRE STORM VOLUME.

**DRAINAGE NOTES:**

1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.
2. METHOD OF CALCULATION FOR THE WEIGHTED CN IS BY TR-55 URBAN HYDROLOGY FOR SMALL WATERSHEDS\* AND IS DETERMINED BY INTERPOLATION OF TABLE 3.4 (PAGE 2-5).
3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF THE VOLUME OF THE FIRST 15' OF RUNOFF FROM EACH WATERSHED. (CONFINED AND THE 100YR/24HR STORM EVENT LESS INFILTRATION STORAGE FOR CLOSURE BEINGS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.
4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THIS SITE WILL NOT DISCHARGE OFFSITE FOR ANY OF THE STORMS MODELLED UP TO A 100YR/24HR.
5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WAD PERMIT TO THE LOCAL GOVERNMENT REVIEW AGENCY WHEN IT IS AVAILABLE.
6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED. OTHERWISE IT SHALL BE FINISH GRADED AND SLODED, AS PER C.D.O. CURRENT DESIGN STANDARDS.
7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR DESIGN AND CONSTRUCTION CONTROL. TYPE III SILT FENCE AND OPTIONAL DUMPY BAGS SHALL BE USED AS PER DETAIL.



**WATERSHED RUNOFF CALCULATIONS FOR H & S TRUCKING**

RAINFALL DATA: 25YR/24HR RAINFALL (INCHES) = 8.30  
 100YR/24HR RAINFALL (INCHES) = 11.90

PRE CONDITION: 212557 FT<sup>2</sup> = 4.88 ACRES

SOL. TYPE	% AS	OPEN AREA	LOT	CURVE #
A	3	39	77	
B	3	39	77	
C	0	14	90	
D	0	80	92	

OVERALL OPEN AREA & PRE CONDITION CURVE # = 29.00

HYDROGRAPH SHAPE FACTOR = 484

SCS RUNOFF CALCULATION:  $Q = (P - 0.2) / (P + 0.83)$

EXISTING IMP. AREA: 14955.34 ACRES  
 EXISTING IMP. CURVE # 1: 0.00  
 EXISTING IMP. CURVE # 2: 0.00  
 EXISTING IMP. CURVE # 3: 0.00  
 EXISTING IMP. CURVE # 4: 0.00  
 EXISTING IMP. CURVE # 5: 0.00  
 EXISTING IMP. CURVE # 6: 0.00  
 EXISTING IMP. CURVE # 7: 0.00  
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 EXISTING IMP. CURVE # 13: 0.00  
 EXISTING IMP. CURVE # 14: 0.00  
 EXISTING IMP. CURVE # 15: 0.00  
 EXISTING IMP. CURVE # 16: 0.00  
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 EXISTING IMP. CURVE # 45: 0.00  
 EXISTING IMP. CURVE # 46: 0.00  
 EXISTING IMP. CURVE # 47: 0.00  
 EXISTING IMP. CURVE # 48: 0.00  
 EXISTING IMP. CURVE # 49: 0.00  
 EXISTING IMP. CURVE # 50: 0.00

OVERALL CN = 43.08

PRE DEVELOPMENT: TIME OF CONCENTRATION (min) = N/A  
 IMPERVIOUS AREA = 5.8 S.F.  
 % IMPERVIOUS = 0.00%

POST CONDITION: 212557 FT<sup>2</sup> = 4.88 ACRES

SOL. TYPE	% AS	OPEN AREA	LOT	CURVE #
A	3	39	77	
B	3	39	77	
C	0	14	90	
D	0	80	92	

OVERALL OPEN AREA & PRE CONDITION CURVE # = 29.00

HYDROGRAPH SHAPE FACTOR = 484

SCS RUNOFF CALCULATION:  $Q = (P - 0.2) / (P + 0.83)$

D.R.A. BTM: 43955.100 ACRES  
 ONSITE BLDG: 8000 S.F.  
 PAVEMENT: 5647.9 S.F.  
 RES: 14955.34 ACRES  
 EXISTING IMP. AREA: 14955.34 ACRES  
 EXISTING IMP. CURVE # 1: 0.00  
 EXISTING IMP. CURVE # 2: 0.00  
 EXISTING IMP. CURVE # 3: 0.00  
 EXISTING IMP. CURVE # 4: 0.00  
 EXISTING IMP. CURVE # 5: 0.00  
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 EXISTING IMP. CURVE # 50: 0.00

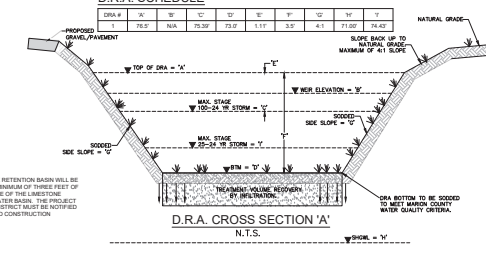
OVERALL CN = 77.21

PRE DEVELOPMENT: TIME OF CONCENTRATION (min) = 10.00  
 IMPERVIOUS AREA = 43974 S.F.  
 IMPERVIOUS AREA = 44275 S.F.

TREATMENT TYPE = DRY RETENTION  
 15" OVER W/PERV = 8844  
 LOCAL TX REQUIRED = 18827

PERCOLATION RATE: 1.48 FT/DAY = 0.06 FT/HR  
 1.48 FT/DAY = 0.04 FT/HR

SHOWN: 71 MOUND LENGTH = 433.83'  
 CONFINING LAYER = 63.25' MOUND WIDTH = 147.33'



**ENGINEERS CERTIFICATION:**

DATE: 06-11-24  
 DESIGNED BY: PM  
 DRAWN BY: AHC  
 CHECKED BY: PM  
 DATE: 06-11-24

RESPONSE TO 1ST SUBMITTAL COMMENTS: REVISE TR-55 & DRAINAGE PRES TO RCP

**811**  
Know what's below. Call before you dig.

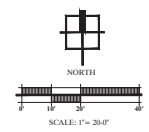
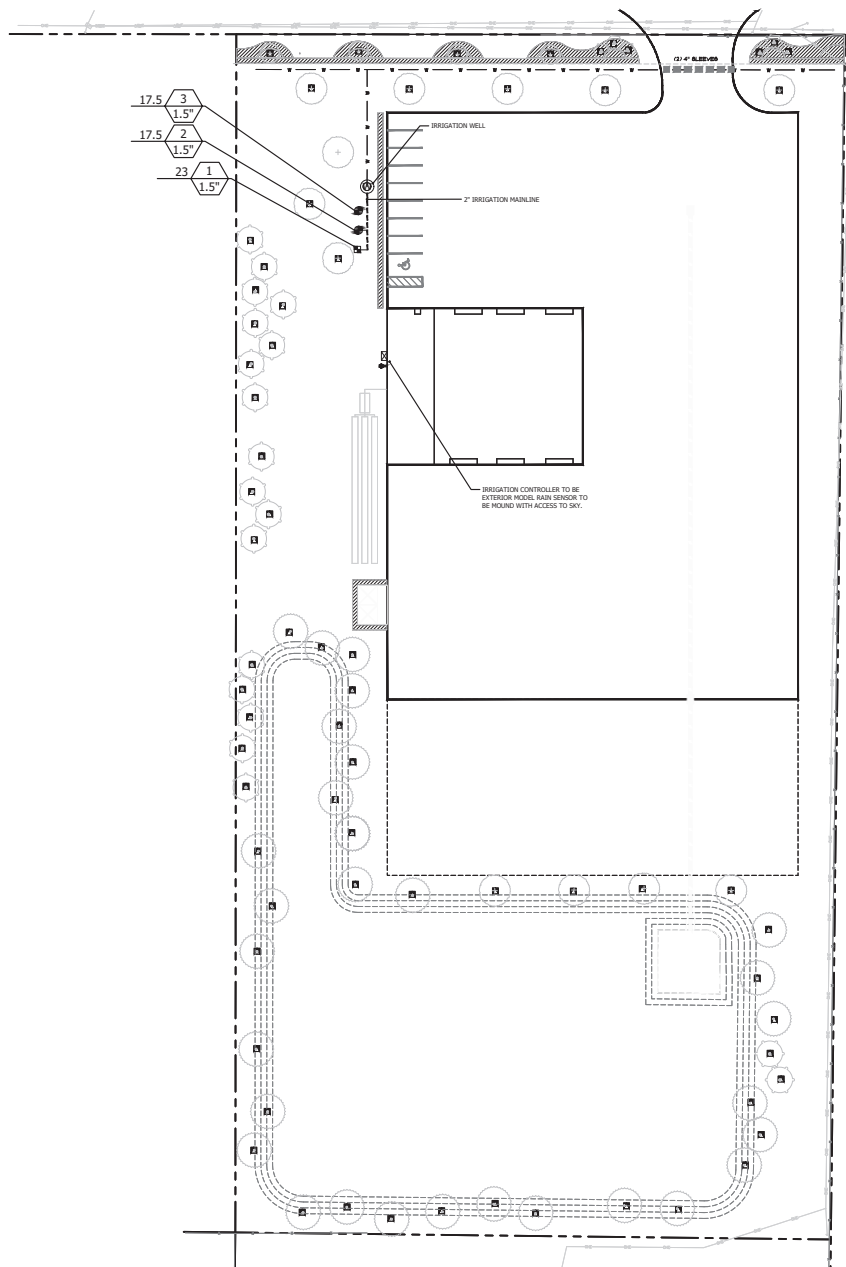
DATE: 06-11-24  
 PROJECT NO.: 23-01-004-04  
 PROJECT NAME: MAJORS SITE PLAN AND GRADING PLAN  
 PROJECT LOCATION: 1400 W. 12TH AVENUE, SUITE 200, Ocala, FL 32067  
 PROJECT OWNER: MASTROBERG ENGINEERING, INC. Ocala, FL 32067

**MASTROBERG ENGINEERING, INC.**  
 CIVIL & ENVIRONMENTAL SITE DESIGN  
 1400 W. 12TH AVENUE, SUITE 200  
 Ocala, FL 32067  
 PH: (352) 433-2785  
 FAX: (352) 433-2786  
 PLO: CDM@MSENGR.COM

**1400 W. 12TH AVENUE, SUITE 200  
 Ocala, FL 32067  
 TITLE: DRAINAGE & GRADING PLAN**

SCALE: 1" = 50'  
 JOB#: 23-01  
 SHEET C4 of 4





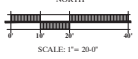
NO.	DATE	DESCRIPTION	BY	CHK

**H&S TRUCKING**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 MASTROBARD ENGINEERING  
**IRRIGATION PLAN**

Landscape Architect  
 In Charge  
 James H. Bailey  
 04/18/2024  
 Registration # LA 666883  
 Authorization L.C. 2600435

DATE: 04-16-24  
 PROJECT NO: MAS024-11.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**IR.01**



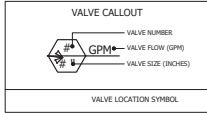
**IRRIGATION NOTES**

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
- FOLLOWING ALL APPLICABLE CODES AND REGULATIONS CONCERNING THE WORK, WHETHER THEY ARE IMPLIED OR STIPULATED IN THE CONSTRUCTION DOCUMENTS.
  - REPORTING AND REPAIRING ANY DAMAGE CAUSED BY HIS WORK OR ACTIONS.
  - MAINTAINING THE SITE IN A CLEAN, PROFESSIONAL AND WORKMANLIKE MANNER.
  - COORDINATION WITH ALL OTHER ASPECTS OF THE JOB AFFECTING THE FINISHED CHARACTER, INCLUDING ADJUSTMENTS TO HEAD AND PIPE LOCATIONS IF REQUIRED.
  - COMPLETING THE WORK IN A CONTINUOUS AND FLUID MANNER UNTIL IT IS COMPLETE, FROM SITE PREPARATION THROUGH FINAL WALK THROUGH AND TURN-OVER.
  - REVIEWING THE SITE AS A WHOLE TO DETERMINE IF ANY ASPECTS OF THE PLANS PRESENT A CONFLICT WITH THE SITE CONDITIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
  - OBSERVING AND REPORTING ANY CONDITIONS WHICH WOULD AFFECT THE PERFORMANCE OF THE IRRIGATION SYSTEMS TO INCLUDE WATER QUALITY.
- B. THE SCOPE OF WORK SHALL INCLUDE:
- PROVIDING A DESIGN/BUILD IRRIGATION SYSTEM BASED ON THE PERFORMANCE SPECIFICATIONS AND DETAILS AS PROVIDED IN THE CONSTRUCTION DOCUMENTS.
  - PRESENTATION OF SUBMITTALS AND SAMPLES OF MATERIALS AS REQUIRED.
  - SUBMITTAL OF A WRITTEN GUARANTEE INCLUDING ALL MANUFACTURER'S WARRANTIES.
  - SUPPORTING COST MATERIAL OF THE SPECIFIED TYPE, SIZE, AND QUANTITY.
  - PROVIDE A PROPERLY BALANCED IRRIGATION SYSTEM WHICH DELIVERS ADEQUATE WATER TO THE IRRIGATED AREAS WITHOUT APPLYING ANY WATER TO IMPERVIOUS AREAS.
  - THE IRRIGATION SYSTEM PROVIDED BY THE CONTRACTOR SHALL COVER THE IRRIGATION PROJECT AREA LIMITS AS IDENTIFIED ON THE PLANS, OR AS APPROVED BY THE OWNER. THE AREA SHALL BE 100% IRRIGATED WITH BALANCED HEAD TO HEAD COVERAGE, USING SEPARATE ZONES FOR TURF AND TREES/SHRUBS. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC CONTROLLER, AUTOMATIC RAIN CUT-OFF SWITCH, AND BACK-FLOW PREVENTION.
  - THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR INSURING THAT WORK MEETS ALL REQUIREMENTS AS OUTLINED IN THE SPECIFICATIONS AND PLANS, IMPLIED OR STIPULATED. THE CONTRACTOR SHALL PROVIDE FOR ALL WORK AND MEET SAID REQUIREMENTS - ANY WORK THAT DOES NOT IS SUBJECT TO REPLACEMENT BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
  - ALL IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
  - ALL IRRIGATION INSTALLATION/ MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRY. <http://ffrac.fl.usd.edu>

**IRRIGATION WATERING RESTRICTIONS, NON-RESIDENTIAL**

- IRRIGATION IS NOT ALLOWED BETWEEN 10:00 A.M. AND 4:00 P.M.
  - WHEN DAYLIGHT SAVING TIME IS IN EFFECT, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON TUESDAY AFTERNOON OR FRIDAY.
  - WHEN ESTABLISHMENTS ARE IN PLACE, NON-RESIDENTIAL LANDSCAPE IRRIGATION MAY OCCUR ONLY ON THURSDAY.
  - FOR EACH DAY THAT IRRIGATION OCCURS, NO MORE THAN THREE-QUARTER INCH (3/4") OF WATER MAY BE APPLIED PER IRRIGATION ZONE, AND IN NO EVENT SHALL AN IRRIGATION ZONE OPERATE FOR MORE THAN ONE HOUR.
  - ALL LANDSCAPE IRRIGATION SHALL BE LIMITED IN AMOUNT TO ONLY THAT WHICH IS NECESSARY TO MEET LANDSCAPE ESTABLISHMENT AND NEEDS.
- NOTE: IRRIGATION OF A NEW LANDSCAPE IS ALLOWED AT ANY TIME OF DAY FOR THE INITIAL THIRTY (30) DAYS, AND EVERY OTHER DAY FOR THE NEXT THIRTY (30) DAYS, FOR A TOTAL OF ONE SIXTY (60) DAY PERIOD.

LATERAL ZONE LINE PIPE SIZING DOWNSTREAM OF EACH ZONE VALVE (UNLESS OTHERWISE NOTED ON THESE PLANS)	
THE BELOW GUIDE GIVES A GENERAL OUTLINE FOR LATERAL ZONE LINE PIPE SIZING. SIZING SHOULD BE STARTED FROM THE FURTHEST POINT EXTREMITIES OF EACH ZONE AND WORKED BACK TO THE ZONE VALVE. CARE SHOULD BE TAKEN TO TOTAL EACH INTERSECTION OF LATERAL ZONE LINE TO KEEP AN ACCURATE ACCOUNT OF GPM ALL THE WAY BACK TO THE VALVE. THE GPM FOR EACH ZONE IS GIVEN AT EACH VALVE CALL-OUT ON THE PLANS.	
GALLONS PER MINUTE (GPM)	APPROPRIATE PIPE SIZE
0-10 GPM	3/4" PVC
11-16 GPM	1" PVC
17-25 GPM	1 1/4" PVC
26-35 GPM	1 1/2" PVC
36-55 GPM	2" PVC
56-85 GPM	2 1/2" PVC
86-100 GPM	3" PVC
121-200 GPM	4" PVC



**VALVE SIZING**

PRESSURE LOSS NOT TO EXCEED 5 PSI

POV PRESSURE LOSS IN PSI			
Flow	1"	1 1/2"	2"
GPM	Globe	Globe	Globe
1	1.1		
5	1.9		
10	1.9		
15	1.6		
20	1.3	3	1
30	0.9	3	1
35	1.0	3	2
40	2.0	3	2
50	4	4	1
60	5	5	2
80	8.5	8	1
100	9	5	
120	11.5	6	
135		6	
150		10	

**ZONE SCHEDULE**

1	DRIP ZONE
2	TREE BUBBLER
3	TREE BUBBLER

**IRRIGATION SCHEDULE**

SYMBOL	MANUFACTURER / MODEL	TYPE	ARC	PSI	GPM*	RADIUS
	Hunter PCB-50 (1 bubbler per tree)	Trickle	TREE	15-70 psi	1 @ 0.50 gpm	

Area to Receive Dripline  
Hunter PDL-06-12 (12). Contractor to verify per plans  
Dripline with 0.6 GPM emitters, non-draining, pressure compensating, at 12' O.C., and row spacing at 12' O.C., off-set emitters for triangular spacing.

Irrigation Well, Backflow prevention per county code. Well to produce 35 gpm/ 50 psi. min.

Hunter ICV-101 - 1" Electric Globe Valve w/ Flow Control  
Hunter ICV-151 - 1 1/2" Electric Globe Valve w/ Flow Control  
Hunter ICV-201 - 2" Electric Globe Valve w/ Flow Control

Hunter ECZ-151-40 Drip Controller (FLOW 20-60 GPM) w/ 1" HY100 Filter System. Super Jumbo Valve pit required

Hunter PRO-C Modular Station Controller  
Model: PC Outdoor  
Provide PCN Modules as required

Hunter Rain-Click Sensor  
Mount in location with open view to sky.

Irrigation Mainline: 2" PVC Class 200 SDR 21

Irrigation Lateral Line: PVC Class 160 SDR 26 (Not shown, Size per chart)

NOTE: CONTRACTOR RESPONSIBLE FOR HIS OWN TAKE-OFFS.  
THE IRRIGATION PLAN IS DIAGRAMMATIC IN NATURE. LOCATIONS OF PIPING AND OTHER APPURTENANCES ARE SHOWN FOR CLARITY. FIELD CHANGES MAY BE REQUIRED TO ACHIEVE PROPER IRRIGATION COVERAGE.  
ALL PIPE SHALL BE LOCATED WITHIN PROPERTY BOUNDARIES.

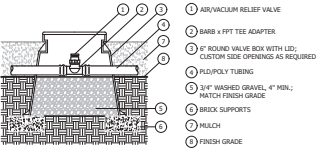
**H&S TRUCKING**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTROBUONO ENGINEERING  
**IRRIGATION SCHEDULE, NOTES & DETAILS**

Landscaping Architect  
In Charge  
**Joseph H. H. Bailey**  
04/18/2024  
Registration No. E-35066683  
Authorization I.C. 26000435

DATE:	04-16-24
PROJECT NO.:	MAS024-11.01
DRAWN BY:	JHB
DESIGNED BY:	BHR/JHB
CHECKED BY:	BHR

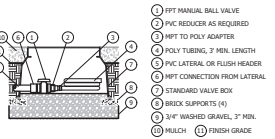
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**IRD.01**

NO.	DATE	DESCRIPTION



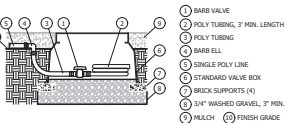
- ① AIR/VACUUM RELIEF VALVE
- ② BARB x FPT TEE ADAPTER
- ③ 1" ROUND VALVE BOX WITH LID; CUSTOM SIDE OPENINGS AS REQUIRED
- ④ PEX/POLY TUBING
- ⑤ 3/4" WASHED GRAVEL, 3" MIN.; MATCH FINISH GRADE
- ⑥ BRICK SUPPORTS
- ⑦ MULCH
- ⑧ FINISH GRADE

**AIR/ VACUUM RELIEF VALVE ON GRADE**  
NOT TO SCALE



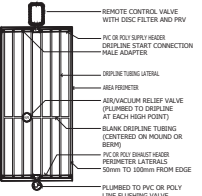
- ① FPT MANUAL BALL VALVE
- ② PVC REDUCER AS REQUIRED
- ③ NPT TO POLY ADAPTER
- ④ POLY TUBING, 7' MIN. LENGTH
- ⑤ PVC LATERAL OR FLUSH HEADER
- ⑥ NPT CONNECTION FROM LATERAL
- ⑦ STANDARD VALVE BOX
- ⑧ BRICK SUPPORTS (4)
- ⑨ 3/4" WASHED GRAVEL, 3" MIN.
- ⑩ MULCH
- ⑪ FINISH GRADE

**MANUAL FLUSH VALVE - PVC**  
NOT TO SCALE



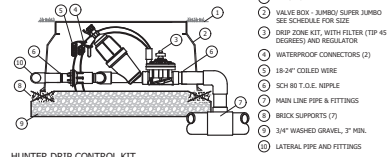
- ① BARB VALVE
- ② POLY TUBING, 7' MIN. LENGTH
- ③ POLY TUBING
- ④ BARB ELL
- ⑤ SINGLE POLY LINE
- ⑥ STANDARD VALVE BOX
- ⑦ BRICK SUPPORTS (4)
- ⑧ 3/4" WASHED GRAVEL, 3" MIN.
- ⑨ MULCH
- ⑩ FINISH GRADE

**MANUAL FLUSH VALVE - POLY END RUN**  
NOT TO SCALE



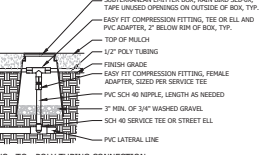
- REMOTE CONTROL VALVE WITH DISC FILTER AND PRV
- AC OR POLY SUPPLY HEADER
- DRIFLINE START CONNECTION
- MALE ADAPTER
- DRIFLINE TUBING LATERAL
- AIR/VACUUM RELIEF VALVE (PLUMBED TO DRIFLINE AT EACH HIGH POINT)
- BLANK DRIFLINE TUBING (CENTERED ON MOUND OR BERM)
- PVC OR POLY DRIplet HEADERS PERIPHERAL LATERALS
- 50mm TO 100mm FROM EDGE
- PLUMBED TO PVC OR POLY LINE FLUSHING VALVE

**DRIFLINE END FEED LAYOUT**  
SCALE: NTS



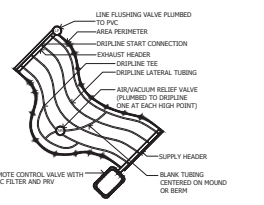
- ① FINISH GRADE
- ② VALVE BOX - JUMBO SUPER JUMBO SEE SCHEDULE FOR SIZE
- ③ DRIP ZONE KIT WITH FILTER (TOP 45 DEGREES) AND REGULATOR
- ④ WATERPROOF CONNECTORS (2)
- ⑤ 18-24" COILED WIRE
- ⑥ SCH 80 T.O.E. NIPPLE
- ⑦ MAIN LINE PIPE & FITTINGS
- ⑧ BRICK SUPPORTS (7)
- ⑨ 3/4" WASHED GRAVEL, 3" MIN.
- ⑩ LATERAL PIPE AND FITTINGS

**HUNTER DRIP CONTROL KIT**  
NOT TO SCALE

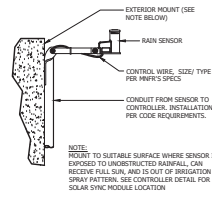


- SUBTERRANEAN EMITTER BOX, BAIN BIRD SEE 4X, TAP-UNLESS OPENINGS ON OUTSIDE OF BOX, TYP.
- EASY FIT COMPRESSION FITTING, TEE OR ELL AND PVC ADAPTER, 2" BELOW RIM OF BOX, TYP.
- TOP OF MOUND
- 1/2" POLY TUBING
- FINISH GRADE
- EASY FIT COMPRESSION FITTING, REDUCE ADAPTER, SIZED PER SERVICE TEE
- PVC SCH 40 NIPPLE, LENGTH AS NEEDED
- 3" MIN. OF 3/4" WASHED GRAVEL
- SCH 40 SERVICE TEE OR STREET ELL
- PVC LATERAL LINE

**PVC TO POLY TUBING CONNECTION**  
SCALE: NTS

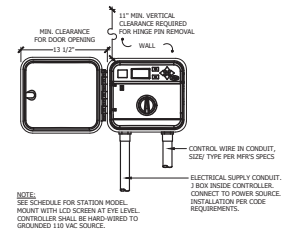


**IRREGULAR AREAS : ODD CURVES**  
SCALE: NTS



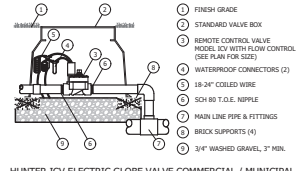
- EXTERIOR MOUNT (SEE NOTE BELOW)
- RAIN SENSOR
- CONTROL WIRE, SIZE/TYPE PER MP'S SPECS
- CONDUIT FROM SENSOR TO CONTROLLER, INSTALLATION PER CODE REQUIREMENTS.

**HUNTER RAIN-CLIX SENSOR**  
NOT TO SCALE



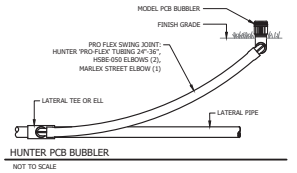
- 11" MIN. VERTICAL CLEARANCE REQUIRED FOR DOOR OPENING
- MIN. CLEARANCE FOR DOOR OPENING
- WALL
- CONTROL WIRE IN CONDUIT, (SIZE) TYPE PER MP'S SPECS
- ELECTRICAL SUPPLY CONDUIT, 3 BOX INSIDE CONTROLLER, CONNECT TO POWER SOURCE, INSTALLATION PER CODE REQUIREMENTS.

**HUNTER CONTROLLER**  
NOT TO SCALE



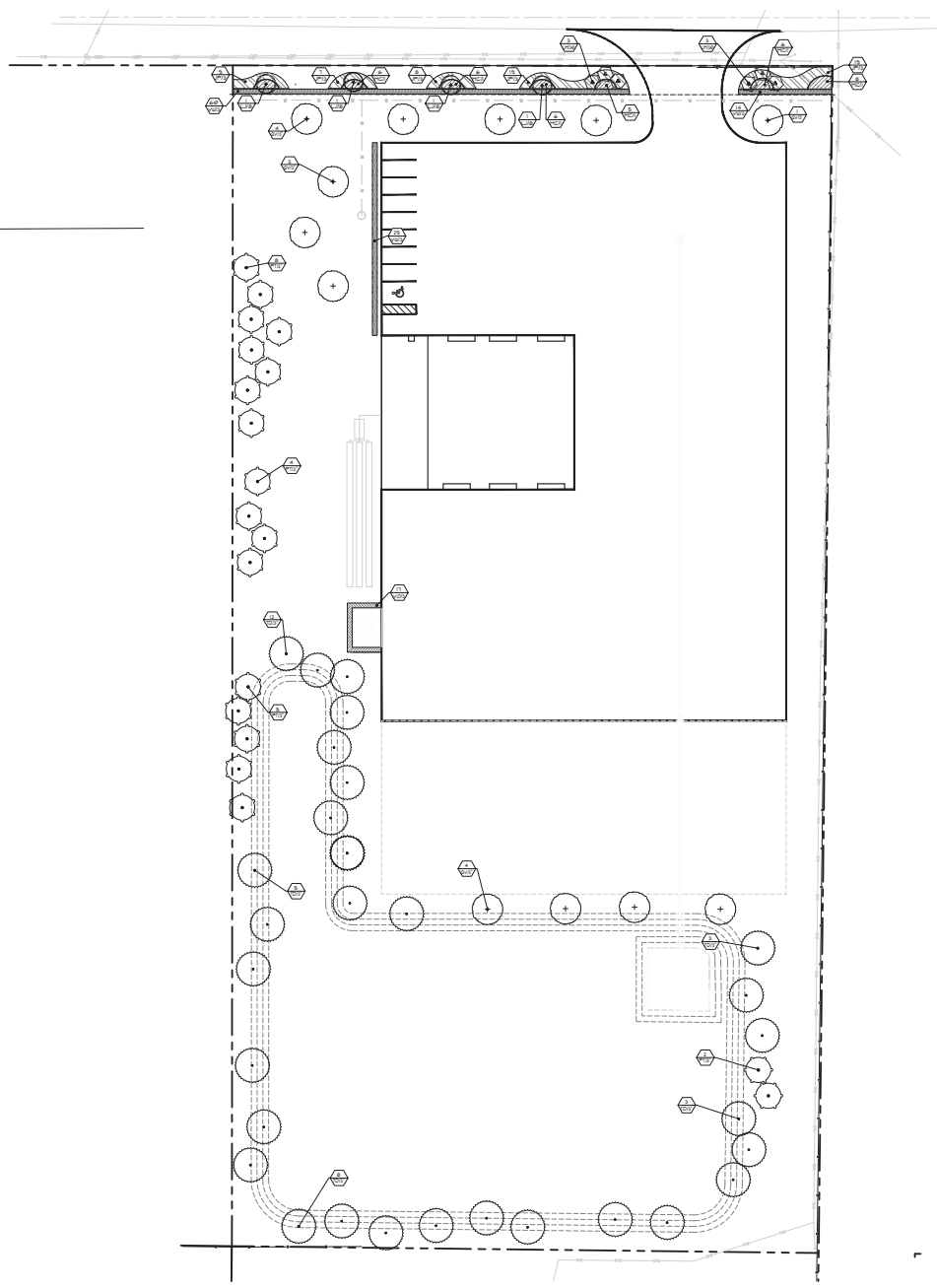
- ① FINISH GRADE
- ② STANDARD VALVE BOX
- ③ REMOTE CONTROL VALVE MODEL ICV WITH FLOW CONTROL (SEE PLAN FOR SIZE)
- ④ WATERPROOF CONNECTORS (2)
- ⑤ 18-24" COILED WIRE
- ⑥ SCH 80 T.O.E. NIPPLE
- ⑦ MAIN LINE PIPE & FITTINGS
- ⑧ BRICK SUPPORTS (4)
- ⑨ 3/4" WASHED GRAVEL, 3" MIN.

**HUNTER ICV ELECTRIC GLOBE VALVE COMMERCIAL / MUNICIPAL**  
NOT TO SCALE



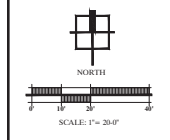
- MODEL PCB BUBBLER
- FINISH GRADE
- PRO-FLEX GRABING JOINT
- HUNTER PRO-FLEX TUBING 24" 30" 60# 550 ELBOW (2)
- MARLEX STREET ELBOW (1)
- LATERAL TEE OR ELL
- LATERAL PIPE

**HUNTER PCB BUBBLER**  
NOT TO SCALE



**(BUFFER, II) TYPE 'C' BUFFER REQUIREMENT:**  
 15' WIDE  
 2 CANOPY TREES AND 9 UNDERSTORY TREES PER  
 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.  
 264 L.F./100 = 264 X 2 = 528 CANOPY TREES  
 264 X 9 = 2376 UNDERSTORY TREES  
 264 X 15' = 3960 S.F. X .50 = 1980 S.F. OF PLANTING  
 PROVIDED:  
 12 CANOPY TREES, 6 PROPOSED UNDERSTORY TREES, AND PROPOSED  
 SHRUB AREA = 1980 S.F.

NO EXISTING TREES ON SITE



NO.	DATE	DESCRIPTION

**H&S TRUCKING**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 MASTERSFIELD ENGINEERING  
**LANDSCAPE PLAN**

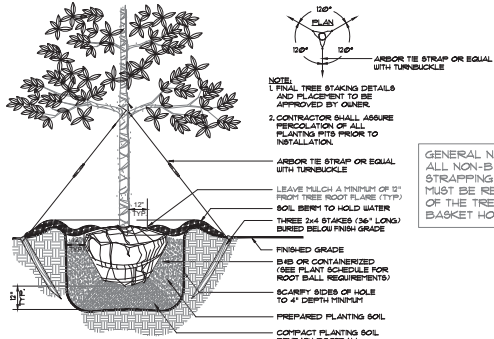


DATE: 04-16-24  
 PROJECT NO: MAS024-11.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**L.01**

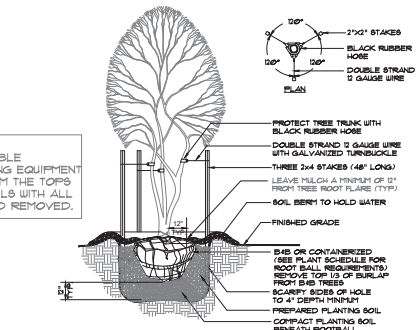


PLANT SCHEDULE 30 SC			
CODE	QTY	BOTANICAL NAME	COMMON NAME
<b>CANOPY TREES</b>			
PT15	15	PINUS TAEDA	LOBLOLLY PINE
QV15	12	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
TD15	32	TAXODIUM DISTICHUM	BALD CYPRSS
<b>UNDERSTORY TREES</b>			
LM130	6	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE
LJ8	4	LIGUSTRUM JAPONICUM	JAPANESE PRIVET
<b>SHRUB AREAS</b>			
VW13	103	VIBURNUM OBOVATUM 'WILLAGOOCHE'	WILLAGOOCHE WALTER'S VIBURNUM
VO13	17	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM
<b>ORNAMENTAL GRASSES</b>			
MC1	43	MULLENBERGIA CAPILLARIS	PINK MUHLY
<b>GROUND COVERS</b>			
JP13	62	JUNPERUS CHINENSIS 'PARSONI'	PARSON JUNPER



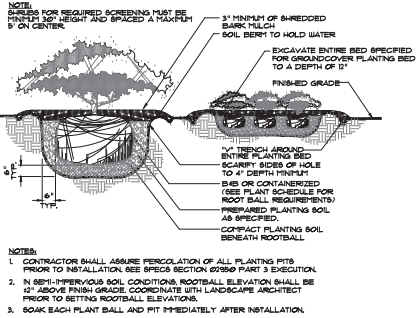
LARGE TREE PLANTING DETAIL

1  
NOT TO SCALE LD.02



MULTI-STEM TREE PLANTING DETAIL

2  
NOT TO SCALE LD.02



SHRUBS AND GROUNDCOVER PLANTING DETAIL 3  
NOT TO SCALE LD.02

GENERAL NOTES: (REFER TO SEPARATE SPECIFICATIONS SHEET FOR COMPLETE REQUIREMENTS)

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS, AND IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE WORK.
- ALL LANDSCAPE INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE LICENSED AND CERTIFIED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
- THE CONTRACTOR SHALL EXAMINE EXISTING SITE CONDITIONS AND PROMPTLY REPORT ALL DISCREPANCIES AND UNSUITABLE CONDITIONS (WETNESS, MUCK, DEBRIS, OBSTRUCTIONS, ETC.) TO THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND SHALL ENSURE ALL SOIL AMENDMENTS CONFORM TO SPECIFICATIONS.
- THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY). THE CONTRACTOR SHALL CALL FLORIDA SUNSHINE 811 AND AREA UTILITIES NOT LISTED ON THE LOCATE TICKET. THE EXACT LOCATION OF ALL EXISTING ABOVE GROUND AND UNDERGROUND STRUCTURES, UTILITIES, SPRINKLERS AND PIPES MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PROTECT AND PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS AND UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, AND IS RESPONSIBLE FOR THEIR COMPARABLE REPLACEMENT IF DAMAGED BY HIM AT NO ADDITIONAL COST TO THE OWNER.
- ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
- SOIL PROVIDED SHALL BE FREE OF LIMESTONE, PEBBLES OR OTHER CONSTRUCTION DEBRIS.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
- ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
- MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK <http://fflifas.a1f.us.edu>
- ALL LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.13.
- FERTILIZER AND LANDSCAPE CHEMICAL USE SHALL COMPLY WITH MARION COUNTY LDC SEC. 6.8.14.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, OPERATED, AND MAINTAINED IN ACCORDANCE WITH MARION COUNTY LDC DIV. 9 IRRIGATION 6.9.6, AND ALL OTHER STATE AND LOCAL STATUTES THAT APPLY. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT. IF REQUIRED, IRRIGATION DESIGN AND AS-BUILT PLANS SHALL BE PROVIDED BY OTHERS. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND ACCEPTANCE OF THE AS-BUILT PLANS AND OPERATIONAL INFORMATION, A FINAL LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE PROJECT LANDSCAPE ARCHITECT AND SUBMITTED TO MARION COUNTY.
- ALL CERTIFICATION AND LICENSING OF LANDSCAPE PROFESSIONALS AND IRRIGATION INSTALLATION/ MAINTENANCE PROFESSIONALS SHALL BE IN ACCORDANCE WITH MARION COUNTY LDC SEC. 6.8.15 AND SEC. 6.9.10.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A COMPLETE SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY AND THE FINAL INSPECTION AND LANDSCAPE/ IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION PER MARION COUNTY LDC SEC. 6.9.1.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES IN THE LIST AND THE PLANS, THE PLANS SHALL CONTROL, AND THE DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BID. ANY DEVIATION FROM THESE PLANS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.

**NATIVE PLANT CALCULATIONS**  
TOTAL PLANTS (TREES+SHRUBS+GROUNDCOVER) = 230  
TOTAL NATIVE PLANTS (TREES+SHRUBS+GROUNDCOVER) = 209 (90% NATIVE)

**SITE TREE REQUIREMENTS:**  
PROJECT AREA = 4.34 ACRES (109,139 SF)

**SITE SHADE TREES**  
1 SHADE TREE PER 3,000 SF OF PROJECT AREA  
REQUIRED = 63 SHADE TREES ( 109,139 SF / 3,000 SF = 63 )

SHADE TREES PROVIDED: 63 SHADE TREES

**LANDSCAPE COMPLETION INSPECTION REQUIREMENTS**

- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO MARION COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 8 SEC. 6.8.12).
- UPON COMPLETION OF THE INSTALLATION, AND AT A MINIMUM OF SEVEN (7) DAYS PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL PROVIDE A CLEAR AND LEGIBLE AS-BUILT DIAGRAM THAT ACCURATELY REPRESENTS THE LANDSCAPE PLAN AS INSTALLED, AND REQUEST AN ON-SITE INSPECTION BY THE LANDSCAPE ARCHITECT.
- WHEN ACCEPTABLE TO THE LANDSCAPE ARCHITECT, THE AS-BUILT PLANS WILL BE APPROVED AND A FINAL INSPECTION AND LANDSCAPE RELEASE GRANTED.

THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION: (NOTE: FIELD-APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS) LAYOUT, QUANTITIES, MATERIALS, ETC.)

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

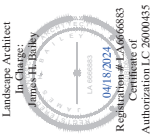
THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:

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



NO.	DATE	DESCRIPTION

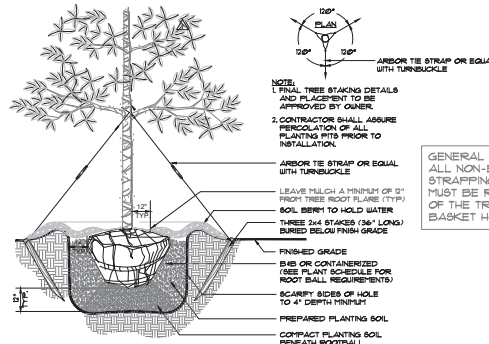
**H&S TRUCKING**  
PERMIT / CONSTRUCTION PLANS  
MARION COUNTY, FLORIDA  
PREPARED FOR:  
MASTERSFIELD ENGINEERING  
**PLANT LIST, NOTES, AND SPECIFICATIONS**



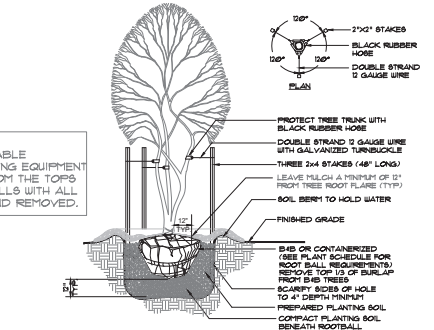
DATE: 04-16-24  
PROJECT NO: MAS024-11.01  
DRAWN BY: JHB  
DESIGNED BY: BHR/JHB  
CHECKED BY: BHR

SHEET NO.  
**LD.01**

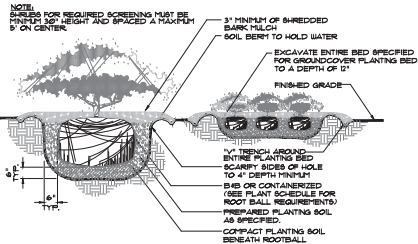
PLANT SCHEDULE 30 9C				
CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
<b>CANOPY TREES</b>				
PT13	19	FINIS TAEDA	LOBLOLLY PINE	10' MIN. HT X 4'-5", 3.5" CAL. MIN.
QV13	12	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	65 GAL. OR RFG, 12'-13' HT., 6"-7" SFR, 3.5" CAL. MIN.
TD13	32	TAXODUM DISTICHUM	BALD CYPRESS	65 GAL. OR RFG, 13'-14' HT., 6"-7" SFR, 3.5" CAL. MIN. NATIVE
<b>UNDERSTORY TREES</b>				
LH13/9	6	LAGERSSTROEMIA INDICA 'MUSKOGEE'	LAVENDER GRAPE MYRTLE	30 GAL., 6'-7" X 3'-4", MULTI-TRUNK, 5 CANES
LJ18	4	UGUISTRUM JAPONICUM	JAPANESE PRIVET	RFG, 8'-9" X 8'-9", MULTI-TRUNK, 5 TRUNKS MIN, 1" CAL. PER TRUNK, TOTAL OF 5" CAL. FOR ALL TRUNKS COMBINED, TIGHTLY AND SYMMETRICALLY PRUNED
<b>SHRUB AREAS</b>				
VM13	103	VIBURNUM OBOVATUM 'WILLAGOOCHE'	WILLAGOOCHE WALTER'S VIBURNUM	3 GAL., 20"-24" X 18"-20", 36" O.C. NATIVE
VO13	17	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL., 18"-24" X 18"-24", 18" HT. MIN, 36" O.C.
<b>ORNAMENTAL GRASSES</b>				
HCI1	43	MULLENBERGIA CAPILLARIS	PINK MILLY	1 GAL., 18" HT. X 18"-20", 18" HT. MIN, 36" O.C.
<b>GROUND COVERS</b>				
JP13	62	JUNIPERUS CHINENSIS 'PARSONI'	PARSON JUNIPER	3 GAL., 12"-16" X 12"-16", 30" O.C.



LARGE TREE PLANTING DETAIL  
NOT TO SCALE LD.02



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



**SHRUBS AND GROUNDCOVER PLANTING DETAIL 3**  
NOT TO SCALE LD.02

**GENERAL NOTES:** (REFER TO SEPARATE SPECIFICATIONS SHEET FOR COMPLETE REQUIREMENTS)

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, LATEST EDITION.
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8. ALL TREE MATERIAL SHALL BE CONTAINER GROWN UNLESS OTHERWISE SPECIFIED.
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10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER OF MULCH (1" OVER ROOTBALL), MEASURED AFTER MULCH HAS SETTLED.
11. ALL PLANT BEDS SHALL BE FREE OF WEEDS, ROCKS, AND CONSTRUCTION DEBRIS, ETC., AT TIME OF INSPECTION BY LANDSCAPE ARCHITECT/ OWNER/ INSPECTOR.
12. MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA YARDS & NEIGHBORHOODS HANDBOOK <http://fflifa.sufl.edu>
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NATIVE PLANT CALCULATIONS:  
 TOTAL PLANTS (TREES+SHRUBS+GROUNDCOVER): 238  
 TOTAL NATIVE PLANTS (TREES+SHRUBS+GROUNDCOVER): 209 (88% NATIVE)

**SITE TREE REQUIREMENTS:**  
 PROJECT AREA = 4.34 ACRES (189,139 SF.)  
 OPEN SPACE REQUIRED: 20% = 0.85 AC (37,184 SF.)  
 OPEN SPACE PROVIDED: 1.48 AC (64,621 SF.)

**SITE SHADE TREES:**  
 1 SHADE TREE PER 3,000 SF OF PROJECT AREA REQUIRED = 63 SHADE TREES ( 189,139 SF / 3,000 SF = 63 )  
 SHADE TREES PROVIDED: 63 SHADE TREES

**LANDSCAPE COMPLETION INSPECTION REQUIREMENTS**

1. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CONTRACTOR SHALL DOCUMENT THE ACTUAL FIELD INSTALLATION OF THE LANDSCAPE AND SUBMIT TO MARION COUNTY A REQUIRED LANDSCAPE AS-BUILT CERTIFICATION PLAN, SIGNED AND SEALED BY THE LANDSCAPE ARCHITECT (MARION COUNTY LDC DIV. 9 SEC. 6.8.12).
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THE CONTRACTOR SHALL MARK-UP A COPY OF THE APPROVED LANDSCAPE DESIGN PLAN WITH THE FOLLOWING AS-BUILT INFORMATION (NOTE: TREE APPROVAL BY THE DESIGN PROFESSIONAL IS REQUIRED FOR ANY DESIGN CHANGE (INCLUDING PLANT SUBSTITUTIONS) LAYOUT, QUANTITIES, MATERIALS, ETC.)

- INSTALLED PLANT SPECIES AND SIZES
- INSTALLED PLANT QUANTITIES
- OTHER INSTALLED MATERIALS DOCUMENTATION

THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT THE OWNER HAS RECEIVED:  
 - WRITTEN MAINTENANCE, PRUNING, AND FERTILIZER INSTRUCTIONS AND SCHEDULE.



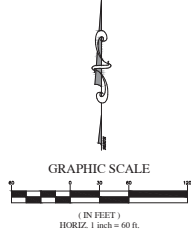
NO.	DATE	DESCRIPTION
1	1/23/24	UPDATES/REVISION COMMENTS

**H&S TRUCKING**  
 PERMIT / CONSTRUCTION PLANS  
 MARION COUNTY, FLORIDA  
 PREPARED FOR:  
 MASTERFIELD ENGINEERING  
**PLANT LIST, NOTES, AND SPECIFICATIONS**



DATE: 04-16-24  
 PROJECT NO: MAS024-11.01  
 DRAWN BY: JHB  
 DESIGNED BY: BHR/JHB  
 CHECKED BY: BHR

SHEET NO.  
**LD.01**

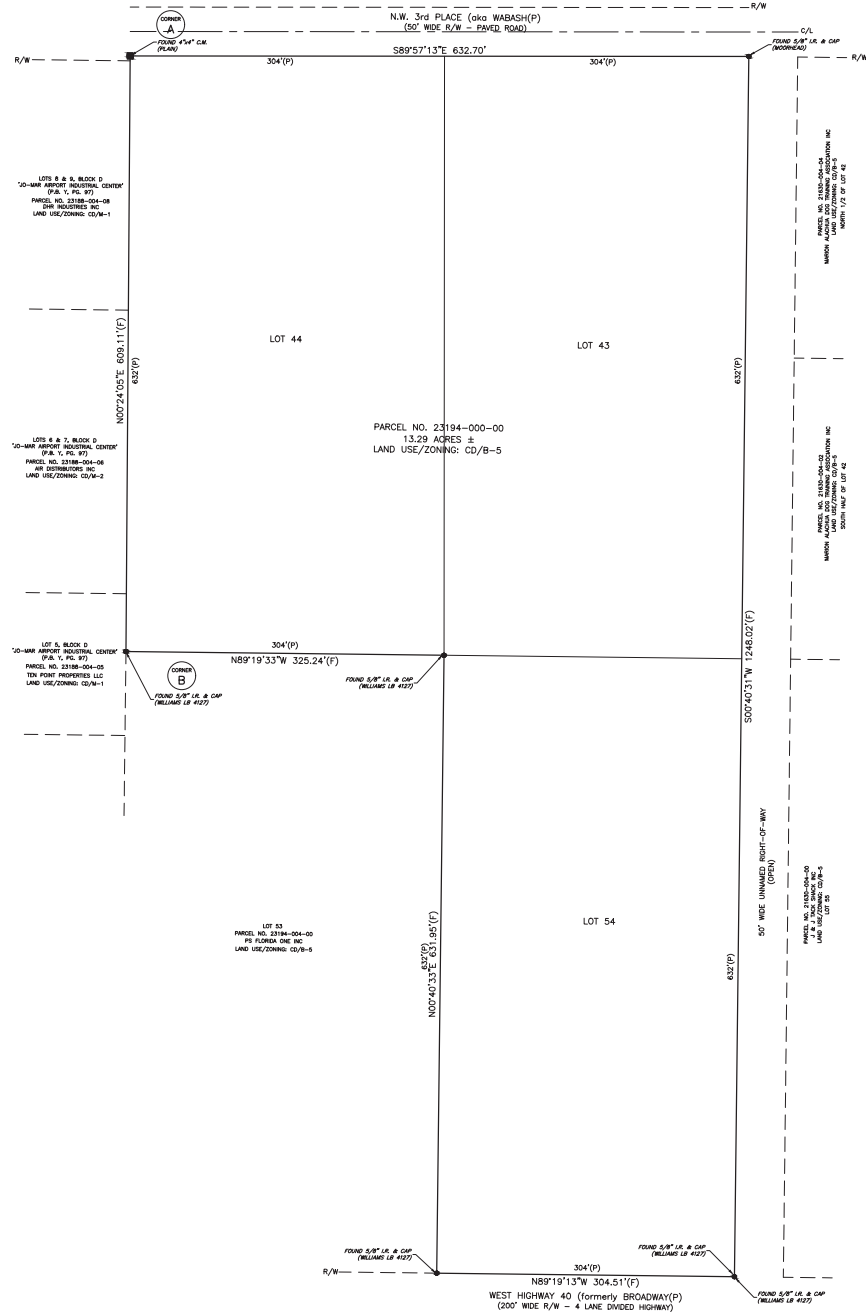


**STATE PLANE COORDINATES**

**CORNER A**  
 FOUND 4"x4" C.M.  
 (PLAIN)  
 NORTHING Y = 1765500.39  
 EASTING X = 582509.51

**CORNER B**  
 FOUND 5/8" I.R. & CAP  
 (LB 4127)  
 NORTHING Y = 1764891.29  
 EASTING X = 582505.28

- LEGEND**
- T.B.M. TEMPORARY BENCHMARK
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - D.E. DRAINAGE EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - I.R. IRON ROD
  - N&D NAIL & DISC
  - R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - (P) PLAT MEASUREMENT
  - (D) DESCRIPTION MEASUREMENT
  - (F) FIELD MEASUREMENT
  - R RADIUS
  - D or Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - LC LENGTH OF CHORD
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.F. FINISH FLOOR
  - ELEV. ELEVATION
  - INV. INVERT
  - PG. PAGE
  - CONC. CONCRETE
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - CONCRETE
  - ASPHALT
  - TREE (SEE TREE SCHEDULE)
  - GROUND CONTOUR
  - TRAFFIC SIGNAL BOX
  - SANITARY MANHOLE
  - STORM MANHOLE
  - WATER METER
  - WATER VALVE
  - TRAFFIC SIGN
  - STREET SIGN
  - GAS MARKER
  - FIBER OPTIC CABLE MARKER
  - CONCRETE WATERED END SECTION
  - LIGHT POLE
  - FIRE HYDRANT
  - TELEPHONE PEDESTAL
  - ELECTRIC METER



**LEGAL DESCRIPTION:**  
 LOTS 43, 44, AND 54, WEST END OCALA, AS PER PLAT THEREOF,  
 RECORDED IN PLAT BOOK A, PAGE 57, PUBLIC RECORDS OF MARION  
 COUNTY, FLORIDA.

**SURVEY REPORT:**

- FIELD MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
- VERTICAL DATA IS BASED ON MARION COUNTY VERTICAL CONTROL POINT "BM 0010", PUBLISHED ELEVATION = 79.13, NAVD-88.
- FIELD SURVEY DATE: 4/24/2023.
- NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
- ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
- UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
- THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0503/0511, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.
- UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SEE SHEET 2 & 3 FOR TOPOGRAPHIC SURVEY MAP, IMPROVEMENTS & TREES

**SURVEYORS CERTIFICATION:**  
 I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA

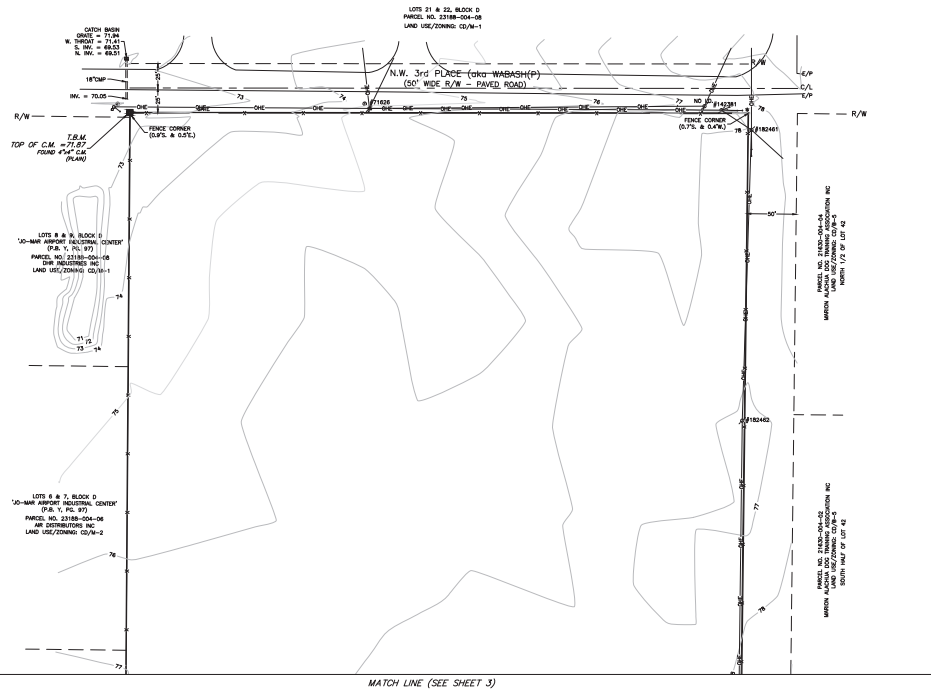
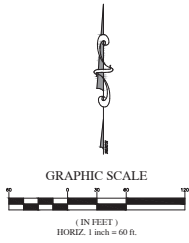
**ROGERS ENGINEERING, LLC**  
 Civil Engineering & Land Surveying

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY FOR H&S TRUCKING, INC.

JOB No. 23-03194-000-00  
 DATE 4-27-2023  
 SCALE 1" = 100'  
 SHEET 1 OF 3

RODNEY K. ROGERS DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA



SEE SHEET 1 FOR BOUNDARY SURVEY MAP AND SURVEY NOTES

LEGEND

- T.B.M. TEMPORARY BENCHMARK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.E. DRAINAGE EASEMENT
- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- I.R. IRON ROD
- N&D NAIL & DISC
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- C/L CENTERLINE
- SEC. SECTION
- TWP. TOWNSHIP
- RNG. RANGE
- (P) PLAT MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- R RADIUS
- D or Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- LC LENGTH OF CHORD
- O.R.B. OFFICIAL RECORDS BOOK
- F.F. FINISH FLOOR
- ELEV. ELEVATION
- INV. INVERT
- P.G. PAGE
- CONC. CONCRETE
- UTILITY POLE AND GUY ANCHOR
- OVERHEAD WIRES
- FENCE
- CONCRETE
- ASPHALT
- TREE (SEE TREE SCHEDULE)
- GROUND CONTOUR
- TRAFFIC SIGNAL BOX
- SANITARY MANHOLE
- STORM MANHOLE
- WATER METER
- WATER VALVE
- TRAFFIC SIGN
- STREET SIGN
- GAS MARKER
- FIBER OPTIC CABLE MARKER
- C.M.E.S. CONCRETE MITERED END SECTION
- L.P. LIGHT POLE
- F.H. FIRE HYDRANT
- T.P. TELEPHONE PEDESTAL
- E.M. ELECTRIC METER

DATE	REVISION

RODNEY K. ROGERS, P.E.  
 REGISTERED PROFESSIONAL SURVEYOR  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA  
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

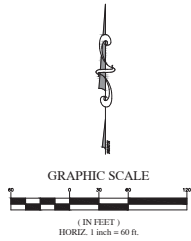
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A BOUNDARY & TOPOGRAPHIC SURVEY  
 FOR  
 H&S TRUCKING, INC.

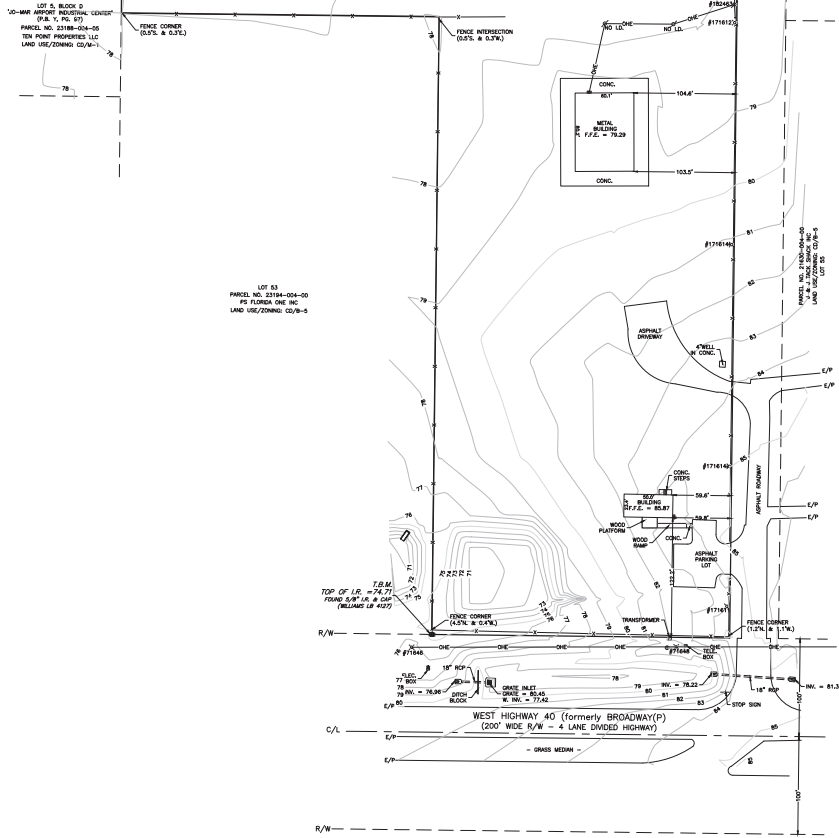
JOB No. 23-23194-000-08	DATE 4-17-2023
SCALE 1" = 60'	SHEET 2 OF 3

RODNEY K. ROGERS DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA





MATCH LINE (SEE SHEET 2)



SEE SHEET 1 FOR BOUNDARY SURVEY MAP AND SURVEY NOTES

- LEGEND
- T.B.M. TEMPORARY BENCHMARK
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - D.E. DRAINAGE EASEMENT
  - P.C.P. PERMANENT CONTROL POINT
  - P.R.M. PERMANENT REFERENCE MONUMENT
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  - R/W RIGHT OF WAY
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  - RNG. RANGE
  - (P) PLAT MEASUREMENT
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  - LC LENGTH OF CHORD
  - O.R.B. OFFICIAL RECORDS BOOK
  - F.F. FINISH FLOOR
  - ELEV. ELEVATION
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  - FIBER OPTIC CABLE MARKER
  - C.M.E.S. CONCRETE MITERED END SECTION
  - LI. LIGHT POLE
  - FI. FIRE HYDRANT
  - TE. TELEPHONE PEDESTAL
  - EM. ELECTRIC METER

NO.	DATE	REVISION

RODNEY K. ROGERS, P.E.  
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A BOUNDARY & TOPOGRAPHIC SURVEY  
 FOR  
 H&S TRUCKING, INC.

JOB No.	23-03194-000-00
DATE	4-17-2023
SCALE	1" = 60'
SHEET	3 OF 3

RODNEY K. ROGERS DATE  
 PROFESSIONAL SURVEYOR & MAPPER  
 REGISTRATION NO. 5274  
 STATE OF FLORIDA