

February 11, 2025

PROJECT NAME: JUMBOLAIR HANGAR PHASE 2 COMPLEX

PROJECT NUMBER: 2024050073

APPLICATION: MAJOR SITE PLAN #32136

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This item will be reviewed upon resubmittal
- 2 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.
- 3 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.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 5 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: 11/19/24-add waivers if requested in future
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: defer to MCFR - water NOT available from MCU

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: \$130 review fee - to pay by phone call 352-671-8686 & reference Utility Review Fee for AR 32136
- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Central Sewer
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU about connection to public sewer
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Total Flow
STATUS OF REVIEW: INFO
REMARKS: Flow determined by number of employees per 8 hour shift and number of passengers. Please provide numbers.
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Septic system must be at least 75' from private wells, 100' from public wells
- 12 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: If connection to sewer is available the project will need to connect.
If connection is not available a septic permit will be required through the Department of Health in Marion County.
- 13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire comments
STATUS OF REVIEW: INFO
REMARKS: What type of separation of fire areas shall Hangars 13 - 22 have?
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
STATUS OF REVIEW: INFO
REMARKS: Hanger numbers indicated; please coordinate with 9-1-1 Management to ensure if Building Designations may also be appropriate. At the time of Building Permit submission, please ensure the Permit applications reference which hangers numbers, and building designation if any, are being constructed as part of the Building Permit information.
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 16 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: INFO
REMARKS: When it is time to pull Permits, please use Page C002-Project Area for your Site Plan since it shows the Parcels involved as well as the Access Road. Also, be sure to show and label NE 16th Ter.

- 17 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.C - Owner and applicant name
STATUS OF REVIEW: INFO
REMARKS: Staff notes the property owner is the listed owner for the plan's reference parcels. If the parcel listing is adjusted in relation to overall airport as referenced in further comments, the names of the property owners may also require updating.
- 18 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Staff's understanding is the site does not included signage at this time, and the plan indicates no signage is proposed. In the event any kind of signage is later proposed, it will need to be appropriately planned and permitted consistent with the County's Land Development Code prior to constructing any such signage.
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Please provide data block on the cover sheet detailing the existing impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: The cover sheet needs an owner's certification that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: The proposed ponds do not recover in the 14 day period. Please provide calculations to verify the system can contain a 2nd design storm event.
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 24 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: Freeboard needs to be at least 6 inches

- 25 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 26 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 27 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.8.B(7) - Minimum Pipe Size
STATUS OF REVIEW: NO
REMARKS: Minimum pipe size is 15" diameter. Staff may support a waiver provided supporting calculations
- 28 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: After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.
- 29 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: NO
REMARKS: MCU service area but no MCU sewer mains within connection distance at this time. State why wastewater is to an onsite septic and not connected to available public sewer force main along NE 77th St provided by CFAT; connection to public utility with "availability and capacity" is required by LDC.
- 30 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: NO
REMARKS: CFAT sewer main appears available for wastewater connection
- 31 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: NO
REMARKS: Hydrants shall be located not less than 40 ft (12 m) from the buildings or structures to be protected. (NFPA 24, 7.2.3) Both new hydrants appear to be too close to the buildings.
- 32 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: NO
REMARKS: Hangars 8 - 12 and 23 -27 do not have proper fire department access. Fire department access roads shall be provided such that any portion of an exterior wall of the building is located not more than 150 feet from the fire department access road (Per Florida Fire Prevention Code Chapter 18.2.3.2.2). When buildings are protected throughout by a fire sprinkler system that distance is permitted to be increased by 450 feet.

- 33 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet C002 is missing the road and label for NE 16th Ter.
- 34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.4 - Shade tree requirements
STATUS OF REVIEW: NO
REMARKS: Waiver for shade tree requirement - clarify that previous waiver was intended for this area
- 35 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Previous waiver was for no ornamental trees in buffer, not waiver from Type B requirements. 2. Previous waiver did not mention this area being included.
- 36 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.19.3 - Outdoor lighting plan requirements
STATUS OF REVIEW: NO
REMARKS: Will there be outdoor lighting? If so, a signed and sealed photometric plan is required
- 37 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: NO
REMARKS: Landscape and Irrigation plans shall be signed and sealed for submittal
- 38 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: NO
REMARKS: 1) The plan Site Data table references multiple parcel numbers while declaring a "project area." Update the parcel listings to reference the actual parcel that is the subject of the proposed project area improvements and its overall acreage.
2) The plan lists PID# 14591-000-00 as one of the plan parcels; however, that parcel is not one of the parcels making up the recognized existing Jumbolair (aka Greystone) Airport site. That parcel number appears to require deletion, or the plan must indicate why it is included and note that it not part of the "eligible/active" airport property.
3) Staff notes that if the plan intent is to identify all parcels that are part of the formal airport, some other airport properties that are part of the recognized airport do not appear to be listed on the plan.

39 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: NO

REMARKS: The plan proposes a Type B Buffer and references a LDC Waiver approved for that prior Phase 1 Major Site Plan. The expansion of the site for this Phase 2 requires obtaining a new LDC Waiver to be granted a similar waiver; however, the proposed improvements are in closer proximity to the property boundaries, particularly where single-family homes are north of the site and the property to the west is not part of the recognized airport property.

The key component of a Type B Buffer is the provision of a minimum 6' high wall. Past waiver for various uses have enabled the continuous rear of a building that does not have any doors or windows to function/serve as the "buffer wall" and that may be acceptable for this circumstance. However, for areas beyond the hangars, satisfying the wall requirement remains to be addressed and is a concern as the plans do not address the potential for any outdoor storage areas and/or refuse locations (see later ZONE review remarks).

40 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan

STATUS OF REVIEW: NO

REMARKS: Please see the Parking Requirements remarks provided later in the ZONE review comments.

41 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route

STATUS OF REVIEW: NO

REMARKS: The plan cover sheet lists parking requirements for the site, but the plan is not clear if the parking requirements pertains to the whole site (including the prior Phase 1) or just this phase; additionally it is not clear where the referenced spaces are located as none appear evident on the plan - is that because the parking calculations are addressing Phase 1 and this Phase 2?

42 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.27 - Show location of outside storage areas

STATUS OF REVIEW: NO

REMARKS: 1) Staff notes that no outdoor storage areas are indicated except for an aviation fuel tank noted to the southwest of the four 5-hanger buildings. The tank must be appropriately buffered; however, the buffering may be achieved with the site's proposed land use buffer(s) (see the separate prior ZONE buffers remarks).

2) Revise the plan to indicate and/or state how refuse will be collected, stored, and screened on the site - no refuse areas are indicated on the plan.



**Marion County
Board of County Commissioners**

AR #32136

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 02/07/2025 Parcel Number(s): 14105-000-00,14601-001-00,14591-000 Permit Number: _____

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: JUMBOLAIR HANGAR PHASE 2 COMPLEX Commercial Residential
Subdivision Name (if applicable): MAJOR SITE PLAN AR#32136 PROJECT #2024050073
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): Bob Bull
Signature: _____
Mailing Address: P.O. Box 510310 City: Melborne
State: FL Zip Code: 32951 Phone # 321-339-8902
Email address: Bobbull@bullgrp.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): Rogers Engineering, LLC Contact Name: Rodney Rogers
Mailing Address: 1105 SE 3rd Avenue City: Ocala
State: FL Zip Code: 34471 Phone # 352-622-9214
Email address: mclemons@rogerseng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ 6.7.4 Shade Trees
Reason/Justification for Request (be specific): Reconfirm original waiver of November 9, 2022 and confirms a reduction in the number of required shade trees to at least 50% of the requirement for the overall site.

DEVELOPMENT REVIEW USE:

Received By: Email 2/7/25 Date Processed: 2/10/25 CF Project # 2024050073 AR # 32136

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): _____



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 COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____ 6.8.6 Buffers
Reason/Justification for Request (be specific): Reconfirm original waiver that no ornamental trees are required within the buffers. In lieu of buffer wall within the buffer use the solid rear building wall of the proposed 16 ft. height hangers to meet this requirement. Waiver from buffering adjacent property owned by the applicant (doesn't need to buffer from adjoining property under same ownership). Utilize existing vegetation to meet the 50% landscape within the buffer.

Waiver of 5' planting strip along hanger drives and aprons

Section & Title of Code (be specific) _____ 6.8.8 Building Landscaping
Reason/Justification for Request (be specific): Reconfirm original waiver of building landscaping because these buildings can not be seen from any public right-of-way.

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____



**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

November 9, 2022

ROGERS ENGINEERING
BARRY GINN
1105 SE 3RD AVENUE
OCALA, FL 34471

SUBJECT: WAIVER STATUS LETTER
PROJECT NAME: JUMBOLAIR HANGAR COMPLEX
PROJECT #2021090144 APPLICATION #27450 PARCEL #14105-000-00

Dear ROGERS ENGINEERING:

The following waiver for the above referenced project was reviewed by the Development Review Committee on November 22, 2021 and the decision was as follows:

LDC 6.13.2.B(6) - Freeboard

CODE states a minimum freeboard of six inches shall be provided for all retention/detention areas. APPLICANT requests waiver to reduce freeboard for second storm event.

APPROVED for the minimum free board being less than 6 inches but greater than 3 inches

LDC 6.13.8.B(7) - Minimum Stormwater Pipe Size

CODE states stormwater conveyance pipes and cross culverts shall be a minimum of 18 inches diameter or equivalent. Driveway culverts shall be a minimum of 15 inches diameter or equivalent for residential use and a minimum of 18 inches diameter or equivalent for commercial use. Roof drains, prior to connection to the overall stormwater system, are exempt from minimum diameter requirements. APPLICANT requests waiver based on supporting hydraulic calculations.

APPROVED the reduction of the 18 inch minimum pipe size to 15 inch diameter pipe or equivalent based on the provided hydraulic calculations

LDC 6.7.4.A - Shade Trees

CODE states the post-development ratio of shade trees to the area of the site shall be a minimum of one shade tree per 3,000 square feet. APPLICANT requests waiver because adding shade trees would be problematic with the use of aircraft within the project site. All existing trees have been preserved along the buffers and the existing tree canopy precludes additional trees within those buffers.

APPROVED the waiver subject to providing at least 50% of the required trees and working with staff on

placement and location

LDC 6.8.6.K(1) - A-Type Buffer

CODE states A-Type buffer shall consist of a 30-foot wide landscape strip without a buffer wall. The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting.

APPLICANT requests waiver to not install the ornamental trees within the A-Type buffer because the existing tree canopy precludes additional trees in that buffer.

APPROVED the waiver request for the buffers per staff discussion

LDC 6.8.8.B - Building Landscaping

CODE states landscape areas shall be provided adjacent to or within 25 feet from the building walls and shall extend along 60 percent of the total length of the wall, excluding those areas required for access to the building. APPLICANT requests waiver because the building landscaping is to be less than 60% because buildings cannot be seen from the public right-of-way and only leasees can access the project area.

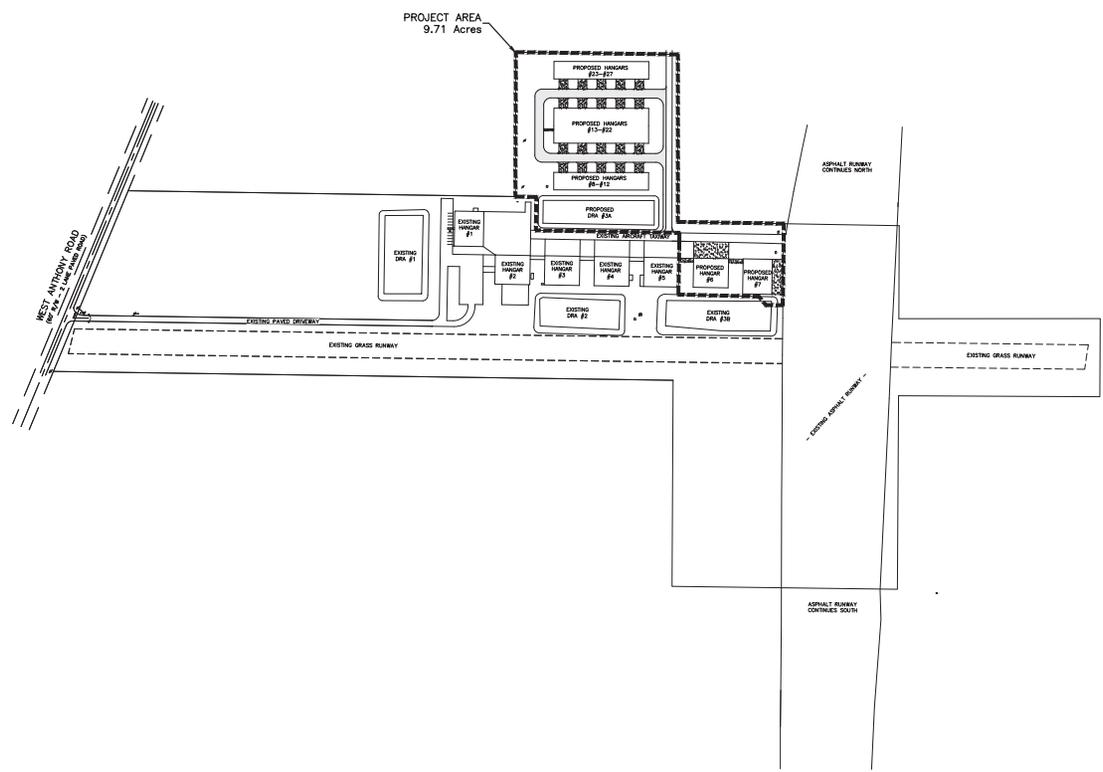
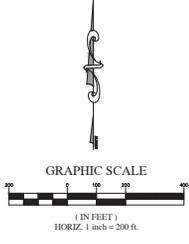
APPROVED the waiver request for the building landscape as supported by staff, and resubmit within 5 business days

Decisions by DRC may be appealed to the Board of County Commissioners. If you disagree with DRC's decision, please call me at (352) 671-8686 to be scheduled for the appeal process.

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

Sincerely,

Your Development Review Team
Office of the County Engineer



NO.	DATE	REVISIONS

ROGERS ENGINEERING, LLC
 CIVIL ENGINEERS
 1805 S.E. 1st Avenue • Pompano Beach, Florida 33061 • P.O. BOX 202224 • Ft. Lauderdale, FL 33320
 www.menadier.com

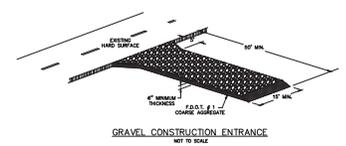
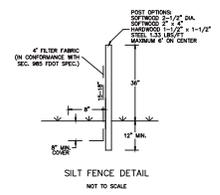
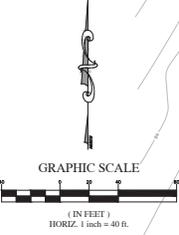
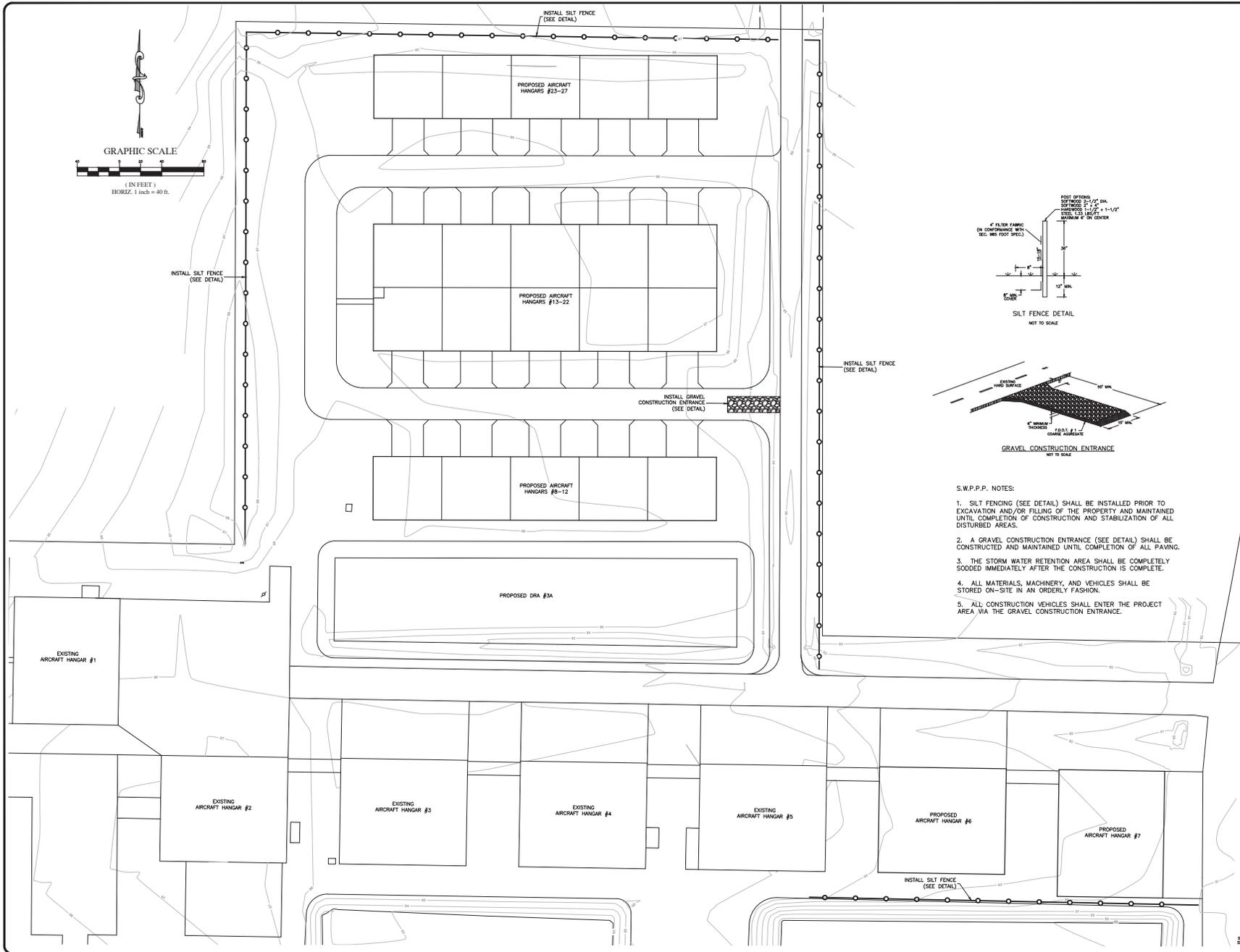
MENADIER ENGINEERING
 P.O. Box 605 • Atlantic Beach, Florida 32216 • P.O. Box 347 • Ft. Lauderdale, FL 33301

A MAJOR SITE PLAN
 FOR
JUMBOLAR PHASE 2 - HANGAR COMPLEX
 MARION COUNTY, FLORIDA
Project Area

JOB No. RB-14105-000-00	DATE: 8-6-2024
SCALE: 1" = 200'	SHEET C002

William A. Menadier, ME,
 PE
 FL Reg. No. 74581
 wmenadier@menadier.com

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE PRINTED HEREON. THE ORIGINAL SIGNED AND SEALED AND THE SIGNATURE MUST BE KEPT IN ANY ELECTRONIC FORM.



- S.W.P.P. NOTES:
1. SILT FENCING (SEE DETAIL) SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FILLING OF THE PROPERTY AND MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND STABILIZATION OF ALL DISTURBED AREAS.
 2. A GRAVEL CONSTRUCTION ENTRANCE (SEE DETAIL) SHALL BE CONSTRUCTED AND MAINTAINED UNTIL COMPLETION OF ALL PAVING.
 3. THE STORM WATER RETENTION AREA SHALL BE COMPLETELY SODDED IMMEDIATELY AFTER THE CONSTRUCTION IS COMPLETE.
 4. ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY FASHION.
 5. ALL CONSTRUCTION VEHICLES SHALL ENTER THE PROJECT AREA VIA THE GRAVEL CONSTRUCTION ENTRANCE.

William A. Menadier, M.E.
 P.E.
 Fl. Reg. No. 74581
 Wmenadier@menadier.com
 THIS PLAN HAS BEEN DIGITALLY SIGNED
 AND SEALED BY WILLIAM A. MENADIER, P.E.
 ON 08/08/2024 AT 09:40 AM. ANY
 SOUTHERN PRINTING COPIES ARE NOT CONSIDERED
 VALID UNLESS THEY ARE VERIFIED TO BE
 VERIFIED ON ANY ELECTRONIC COPY.

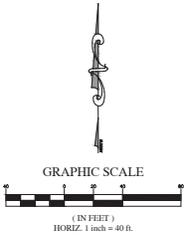
DATE	
REVISIONS	

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1108 S.E. 1st Avenue • Ocala, Florida 34471 • Ph: (352) 232-7311 • Fax: (352) 232-7311

MENADIER ENGINEERING
 William A. Menadier, M.E., P.E.
 100 West 6th Street | Jackson, Florida 39201 | Ph: (601) 347-7333 | www.menadier.com

A MAJOR SITE PLAN
 FOR
JUMBOLAIR PHASE 2 HANGAR COMPLEX
 MARION COUNTY, FLORIDA
 S.W.P.P.

JOB No. RB_14105-000-00
DATE: 8-8-2024
SCALE: 1" = 40'
SCALE: C003



PARCEL NO. 1415-003-04
OWNER: BELL LAND HOLDINGS, LLC
LAND USE/ZONING: BURL, LAND/A-1
CURRENT USE: RESIDUAL

PARCEL NO. 1415-003-05
OWNER: BELL LAND HOLDINGS, LLC
LAND USE/ZONING: BURL, LAND/A-1
CURRENT USE: RESIDUAL

PARCEL NO. 1415-003-06
OWNER: BELL LAND HOLDINGS, LLC
LAND USE/ZONING: BURL, LAND/A-1
CURRENT USE: RESIDUAL

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

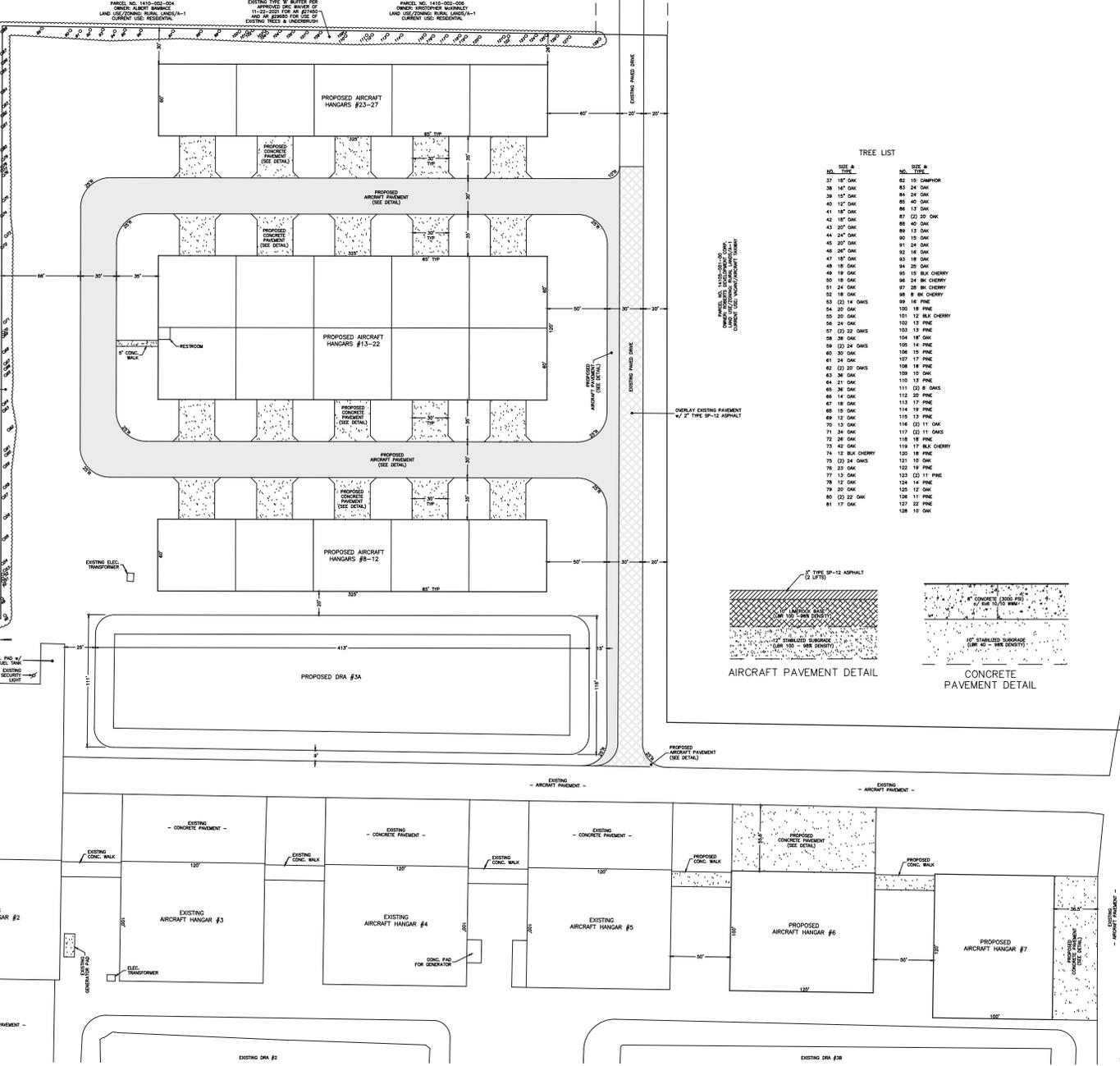
EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

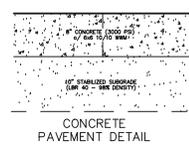
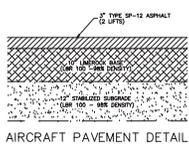
EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH

EXISTING TYPE W/ BUFFER FOR
IMPROVED AND BUFFER OF
11'-22'-30" FOR ALL OTHERS
AND AN EASEMENT FOR USE OF
EXISTING TREES & UNDERBUSH



TREE LIST

NO.	SIZE & TYPE	NO.	SIZE & TYPE
21	18" OK	82	15" SHADY
22	18" OK	83	24" OK
23	15" OK	84	24" OK
24	12" OK	85	40" OK
25	18" OK	86	13" OK
26	18" OK	87	22" SP OK
27	20" OK	88	40" OK
28	24" OK	89	12" OK
29	20" OK	90	15" OK
30	18" OK	91	24" OK
31	18" OK	92	18" OK
32	18" OK	93	18" OK
33	18" OK	94	25" OK
34	18" OK	95	15" BLK CHERRY
35	18" OK	96	24" BLK CHERRY
36	18" OK	97	28" BLK CHERRY
37	18" OK	98	8" BLK CHERRY
38	18" OK	99	18" PINE
39	18" OK	100	18" PINE
40	18" OK	101	12" BLK CHERRY
41	18" OK	102	12" PINE
42	18" OK	103	13" PINE
43	18" OK	104	18" OK
44	18" OK	105	14" PINE
45	18" OK	106	10" PINE
46	18" OK	107	17" PINE
47	18" OK	108	18" PINE
48	18" OK	109	10" OK
49	18" OK	110	17" PINE
50	18" OK	111	22" BLK CHERRY
51	18" OK	112	20" PINE
52	18" OK	113	17" PINE
53	18" OK	114	18" PINE
54	18" OK	115	13" PINE
55	18" OK	116	22" OK
56	18" OK	117	22" OK
57	18" OK	118	18" PINE
58	18" OK	119	17" BLK CHERRY
59	18" OK	120	18" PINE
60	18" OK	121	10" OK
61	18" OK	122	15" PINE
62	18" OK	123	22" OK
63	18" OK	124	14" PINE
64	18" OK	125	12" OK
65	18" OK	126	11" PINE
66	18" OK	127	22" PINE
67	18" OK	128	10" OK



REVISIONS

DATE

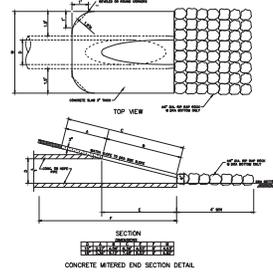
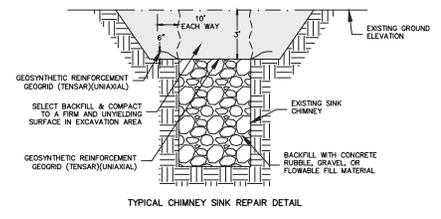
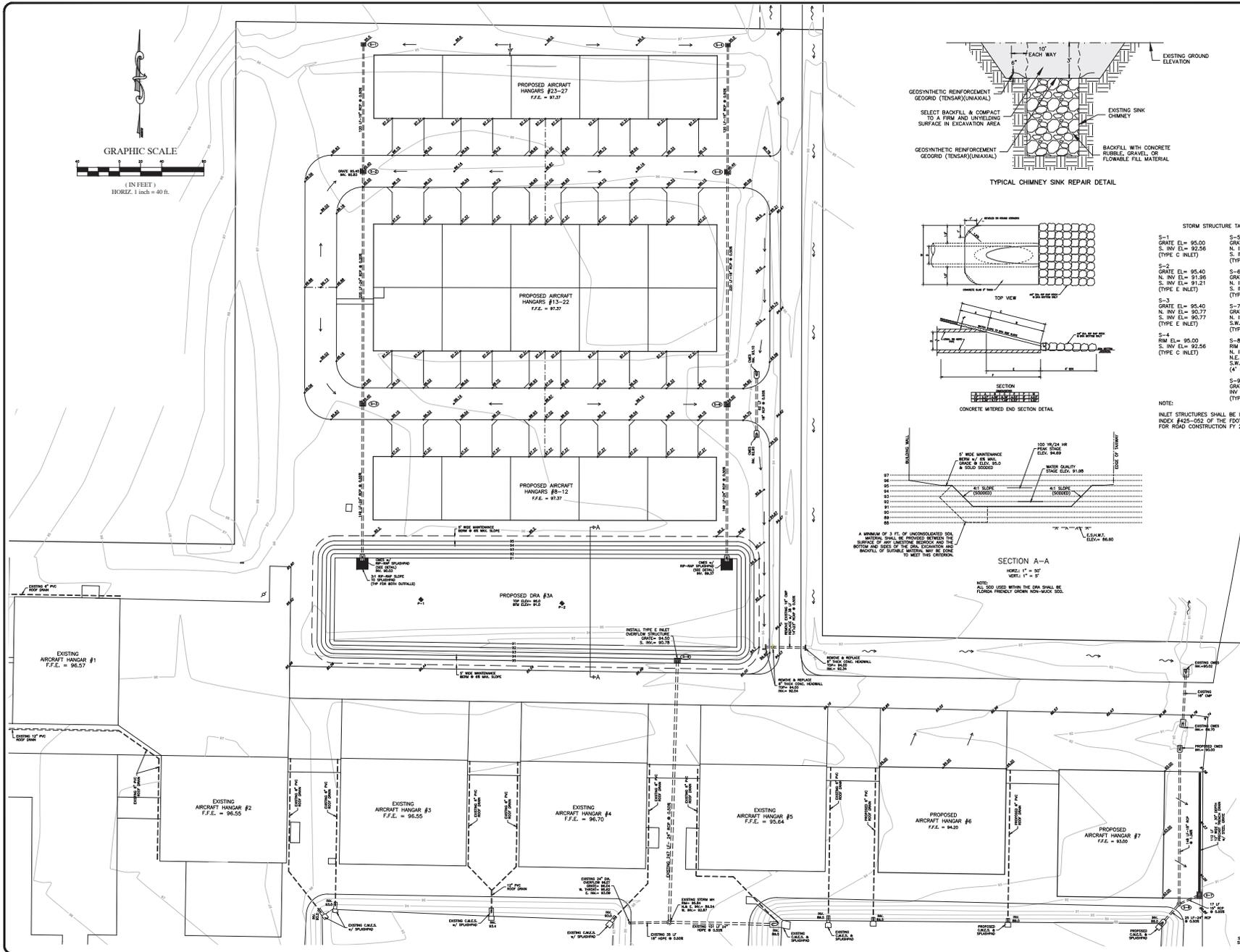
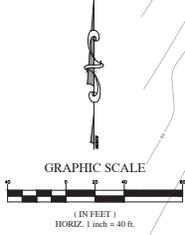
ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1838 E. 3rd Avenue • Ocala, Florida 32701 • P: (352) 237-1111 • M: (352) 237-1111

W MENADIER ENGINEERING
William Menadier, P.E.
100 W. 1st St. • Ocala, Florida 32701 • P: (352) 347-1111 • www.menadier.com

A MAJOR SITE PLAN FOR JUMBOLAIR PHASE 2: HANGAR COMPLEX, MARION COUNTY, FLORIDA
Site Plan

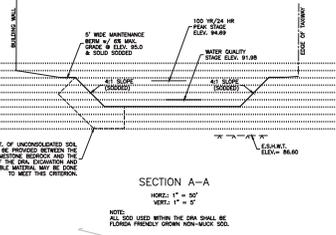
JOB NO. RB_141503-000-00
DATE: 8-6-2024
SCALE: 1" = 40'
SHEET C004

William A. Menadier, ME, PE
Fl. Reg. No. 74581
www.menadier.com
See file was been partially signed
on the state notes on the electronic
signature created. THESE ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.



STORM STRUCTURE TABLE

S-1 GRATE EL= 95.00 S. INV EL= 92.56 (TYPE C INLET)	S-5 GRATE EL= 95.40 N. INV EL= 91.94 S. INV EL= 91.71 (TYPE C INLET)
S-2 GRATE EL= 95.40 N. INV EL= 91.96 S. INV EL= 91.21 (TYPE E INLET)	S-6 GRATE EL= 95.40 N. INV EL= 90.81 S. INV EL= 90.11 (TYPE E INLET)
S-3 GRATE EL= 95.40 N. INV EL= 90.77 S. INV EL= 90.77 (TYPE E INLET)	S-7 GRATE EL= 90.97 N. INV EL= 90.20 S.W. INV EL= 88.58 (TYPE E INLET)
S-4 RM EL= 95.00 S. INV EL= 92.56 (TYPE C INLET)	S-8 RM EL= 92.30 N. INV EL= 88.13 N.E. INV EL= 88.50 S.W. INV EL= 88.13 (4" DIA. MH)
	S-9 GRATE EL= 94.50 INV EL= 90.78 (TYPE E INLET)



NOTE:
INLET STRUCTURES SHALL BE IN ACCORDANCE WITH INDEX #425-052 OF THE FDOT STANDARD PLANS FOR ROAD CONSTRUCTION FY 2023-2024

William A. Menadier, PE
Fl. Reg. No. 74581
Wmenadier@menadier.com
THIS PLAN HAS BEEN DIGITALLY SIGNED AND SEALED BY WILLIAM A. MENADIER, P.E. THE DATE AND TIME OF THE ELECTRONIC SIGNATURE APPLIED TO THIS PLAN IS 08/08/2024 10:00:00 AM. ANY CHANGES TO THIS PLAN MUST BE MADE ON ANY ELECTRONIC COPY.

REVISIONS	DATE

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 1st Avenue • Ocala, Florida 34701 • Ph: 352.232.2111 • Fax: 352.468114

MENADIER ENGINEERING
10 West Gate | Jackson, Florida 32202 | Ph: 904.347.7333 | www.menadier.com

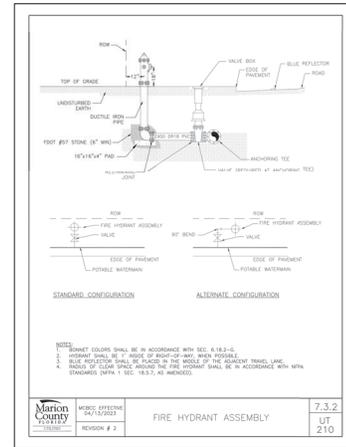
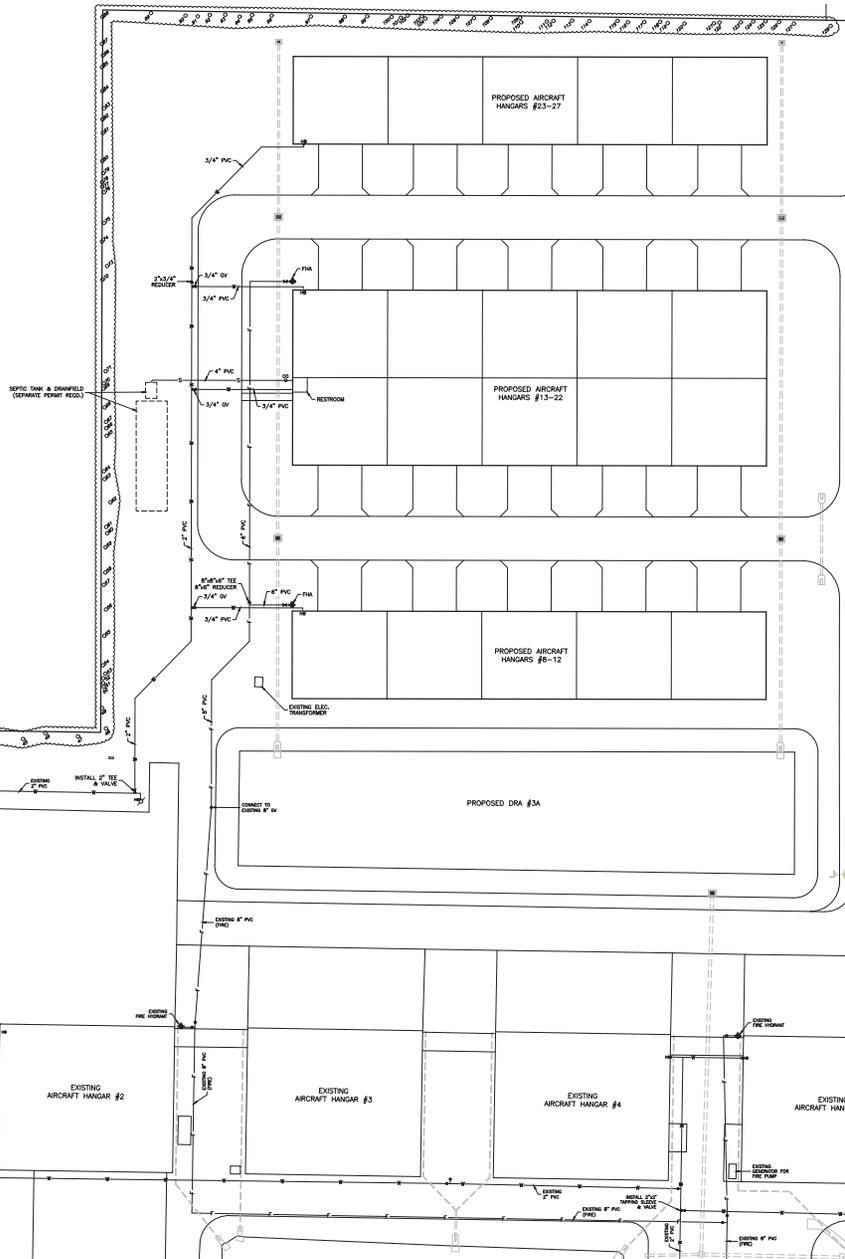
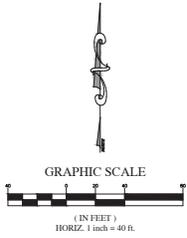
A MAJOR SITE PLAN FOR
JUMBOAIR PHASE 2 HANGAR COMPLEX
MARION COUNTY, FLORIDA
Grading & Drainage Plan

JOB No.
RB_14105-000-00

DATE:
8-8-2024

SCALE:
1" = 40'

SCALE:
C005



- FIRE HYDRANT NOTES:
1. FIRE HYDRANTS SHALL BE INSTALLED WITH THE STEAMER CONNECTION FACING THE PAVEMENT.
 2. FIRE HYDRANTS SHALL BE FLOW TESTED BY A PRIVATE CONTRACTOR.
 3. FIRE HYDRANTS SHALL BE FACTORY PAINTED YELLOW. THE HYDRANT CAP & BONNET SHALL BE PAINTED THE APPROPRIATE ISO COLOR BASED ON THE FLOW TEST RESULTS.

William A. Menadier, ME,
P.E.
Fl. Reg. No. 74581
Wmenadie@menadier.com
THIS SITE HAS BEEN DIGITALLY SCANNED
ON THE DATE NOTED ON THE ELECTRONIC
SIGNATURE. PRINTED COPIES ARE NOT CONSIDERED
BOND AND SEAL AND THE SIGNATURE MUST BE
VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS	DATE

ROGERS ENGINEERING, LLC
Civil, Engineering & Land Surveying
1808 S.E. 3rd Avenue • Ocala, Florida 34701 • Ph: (352) 232-9211 • Fax: (352) 232-9212

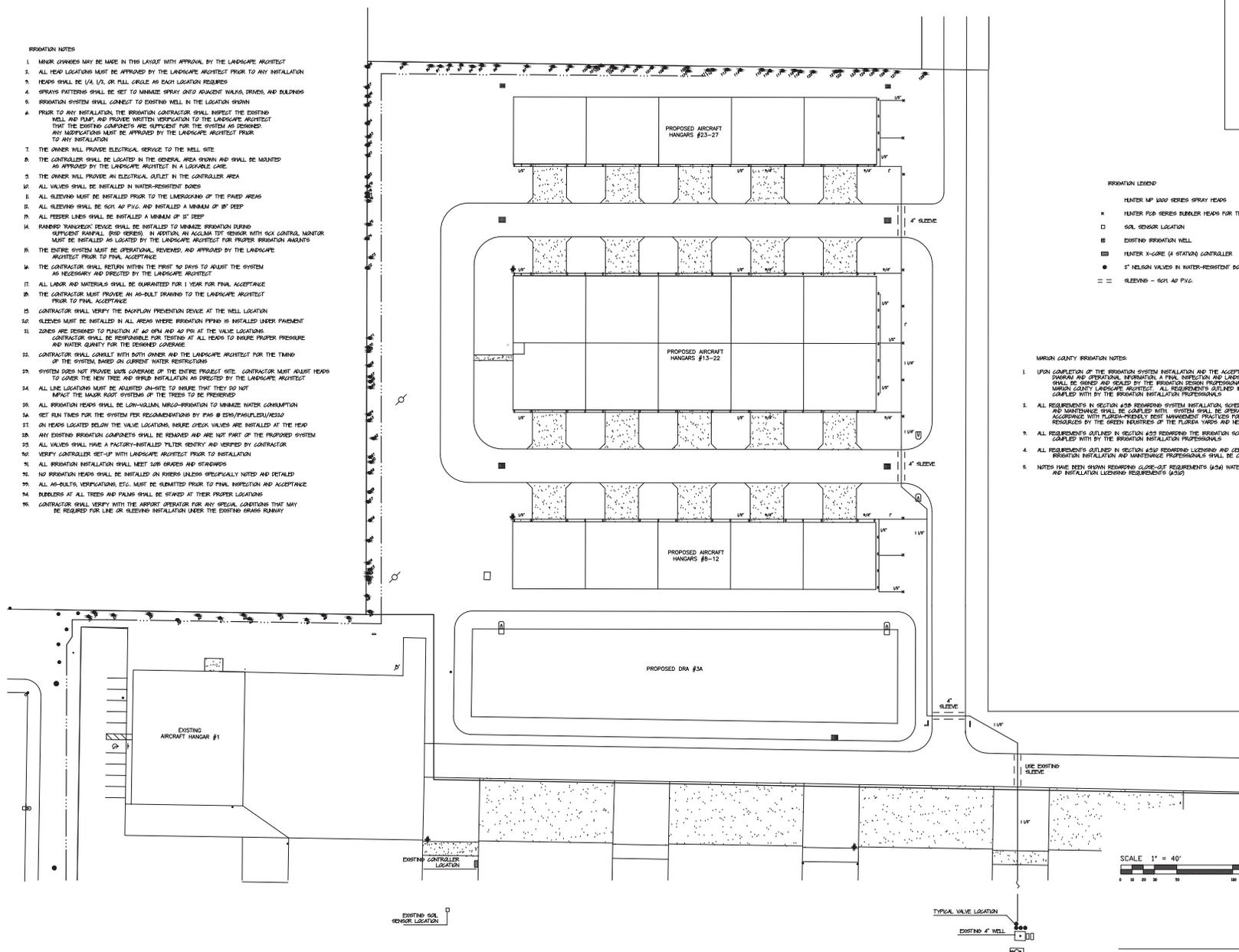
MENADIER ENGINEERING
PO Box 658 • Maitland, Florida 32751 • Ph: (407) 817-5100 • www.menadie.com

A MAJOR SITE PLAN
FOR
JUMBOLAR PHASE 2: HANGAR COMPLEX
MARION COUNTY, FLORIDA
Utility Plan

JOB NO.	RB_141103-000-00
DATE:	8-6-2024
SCALE:	1" = 40'
SHEET	C006

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT.
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
3. HEADS SHALL BE 1/4" I/O, OR FULL CIRCLE AS EACH LOCATION REQUIRES.
4. SPRAY PATTERNS SHALL BE SET TO MINIMIZE SPRAY ON ADJACENT WALKS, DRIVES, AND BUILDINGS.
5. IRRIGATION SYSTEM SHALL CONNECT TO EXISTING WELL IN THE LOCATION SHOWN.
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING WELL AND PUMP AND PROVIDE WRITTEN VERIFICATION TO THE LANDSCAPE ARCHITECT THAT THE EXISTING COMPONENTS ARE SUFFICIENT FOR THE SYSTEM AS DESIGNED. ANY MODIFICATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
7. THE OWNER WILL PROVIDE ELECTRICAL SERVICE TO THE WELL SITE.
8. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CABINET.
9. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA.
10. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES.
11. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LAMEROSING OF THE PAVED AREAS.
12. ALL SLEEVING SHALL BE 50% 40 PVC AND INSTALLED A MINIMUM OF 24" DEEP.
13. ALL TESSER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP.
14. RAINFALL MONITORING DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING EXCESSIVE RAINFALL (BIRD PERCH). IN ADDITION, AN AQLM/TPT SENSOR WITH SOIL CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION ADJUSTMENTS.
15. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.
16. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT.
17. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE.
18. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE.
19. CONTRACTOR SHALL VERIFY THE BACKFLOW PREVENTION DEVICE AT THE WELL LOCATION.
20. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT.
21. ZONES ARE DESIGNED TO FUNCTION AT 40 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTITY FOR THE DESIGNED COVERAGE.
22. CONTRACTOR SHALL CONSULT WITH BOTH OWNER AND THE LANDSCAPE ARCHITECT FOR THE TUNING OF THE SYSTEM BASED ON CURRENT WATER RESTRICTIONS.
23. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER THE NEW TREES AND SHRUB INSTALLATION AS DIRECTED BY THE LANDSCAPE ARCHITECT.
24. ALL LINE LOCATIONS MUST BE MAINTAINED TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED.
25. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION.
26. TEST RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY FIG. 8 (ENR/FAH/ULP/MS/MS).
27. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, WHERE CHECK VALVES ARE INSTALLED AT THE HEAD.
28. ALL EXISTING IRRIGATION COMPONENTS SHALL BE REMOVED AND ARE NOT PART OF THE PROPOSED SYSTEM.
29. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER ENTRY AND INSPECTED BY CONTRACTOR.
30. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
31. ALL IRRIGATION INSTALLATION SHALL MEET 30% GRADES AND STANDARDS.
32. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS (ALSO SPECIFICALLY NOTED AND DETAILED).
33. ALL AIR-LEAKS, VERGEMENTS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE.
34. BUBBLES AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS.
35. CONTRACTOR SHALL VERIFY WITH THE AIRPORT OPERATOR FOR ANY SPECIAL CONDITIONS THAT MAY BE REQUIRED FOR LINE OR SLEEVING INSTALLATION UNDER THE EXISTING GRADE RUNWAY.



- MIRION COUNTY IRRIGATION NOTES:**
1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MIRION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 459 SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
 2. ALL REQUIREMENTS IN SECTION 459 REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLOW-CONTROLLED BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INITIATIVE OF THE FLORIDA YACHT AND RECREATION PROGRAM.
 3. ALL REQUIREMENTS OUTLINED IN SECTION 459 REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS.
 4. ALL REQUIREMENTS OUTLINED IN SECTION 459 REGARDING SLEEVING AND IDENTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH.
 5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (459) WATERING INSTALLATION (459) AND INSTALLATION LEGISLATION REQUIREMENTS (459).



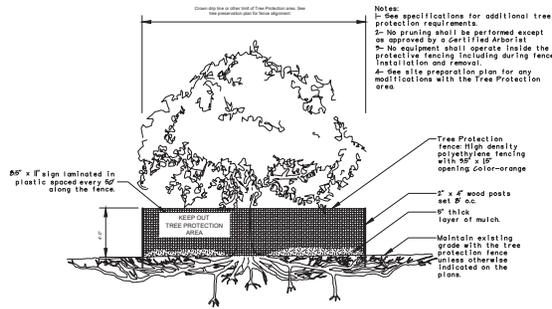
RICHARD A. KESSELING JR., P.L.A., A.S.L.A.
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY

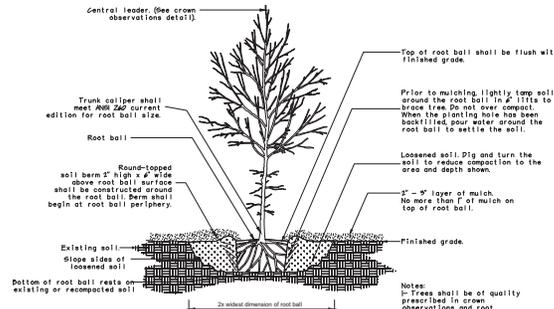
DATE:	10 / 24
DRAWING NO.:	
REV. NAME:	
SCALE:	1" = 40'
JOB NO.:	
DRWING BY:	RAK
DATE:	10 / 24

ENVIRONMENTAL DESIGN
ANDY KESSELING, LANDSCAPE ARCHITECT
10000 W. UNIVERSITY BLVD., SUITE 100
DUBLAI, FLORIDA 33479
(561) 622-1899
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN
AND COURSE DESIGN, COMMERCIAL, RESIDENTIAL, DESIGN

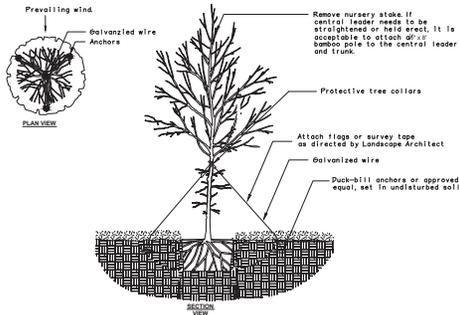
IRRIGATION PLAN - PHASE 2
JUMBLAIR HANGER COMPLEX
MARION CO
FLORIDA



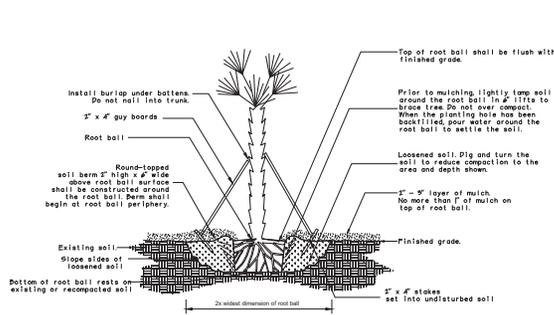
TREE PROTECTION



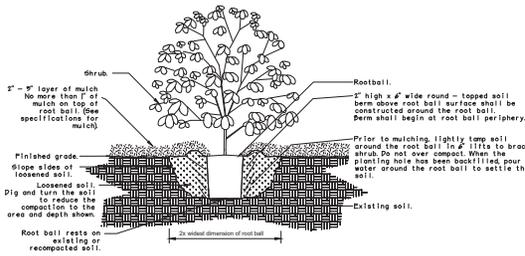
TREE INSTALLATION



TREE STAKING - TREES < 2" CALIFER



PALM INSTALLATION



SHRUB INSTALLATION

- MARION COUNTY LANDSCAPE & TREE PROTECTION NOTES
- TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 415 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE.
 - ALL REQUIREMENTS OUTLINED IN SECTION 415 B SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION.
 - THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 415 C SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GRANTED.
 - NOTES HAVE BEEN SHOWN REGARDING LANDSCAPE MAINT., AGING, TREE PROTECTION (415 E), MAINTENANCE (416), AGING FERTILIZERS (416), AND WATERING (416).
 - ALL REQUIREMENTS OUTLINED IN SECTION 416 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS.
 - UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - ALL REQUIREMENTS OUTLINED IN SECTION 416 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS.
 - ALL REQUIREMENTS OUTLINED IN SECTION 416 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE, LANDSCAPING AND CERTIFICATION SHALL BE COMPLIED WITH.
 - TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE COMPLIED WITH THROUGHOUT THE CONSTRUCTION OF THE PROJECT:
 - THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIALS, OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE SITE OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
 - THE MAINTENANCE OF EQUIPMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE SITE OF ANY TREE WHICH IS BEING PROTECTED IS NOT ALLOWED.
 - THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION ENCLOSURES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY ENCLOSURES OR SIGNS WHICH HAVE BEEN DAMAGED OR SO WEARIED SHALL BE REPLACED IMMEDIATELY.
 - IF ANY TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED IS DESTROYED OR REQUIRES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, DO NOT PLACE ITS LONG TERM SURVIVAL IN QUESTION. THE TREE SHALL BE REPLACED AS AN IN-SPECIES DOUBLE THE SIZE OF THE ORIGINAL TREE. IF THE TREE IS DESTROYED OR DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT AND PAYMENT FOR THE TREE. MITIGATION FUNDS MAY BE AUTHORIZED BY THE COUNTY'S LANDSCAPE ARCHITECT.

LANDSCAPE NOTES

- ALL MATERIAL SHALL BE FLORIDA GRADE OR BETTER.
- ALL LANDSCAPE AREAS SHALL BE ALIGNED WITH 1" = 8" OF THE DARK MASON.
- MASON SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES.
- ALL MATERIAL INSTALLED SHALL MEET THE SOIL GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION.
- CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS.
- ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE.
- ALL NEW TREES MUST BE QUINN OR SHAW AS DETAILED.
- EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
- THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE AND LIMITS OF WORK.
- PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER.
- ALL PALMS SHALL HAVE STRAIGHT, UNBENT TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT.
- SHADE PALMS MAY BE THURCAULT CUT BUT MUST MAINTAIN A FULL HEALTHY BUD.
- SHADE PALMS SHALL VARY IN HEIGHT WHEN PLACED IN GROUPS (3 OR MORE) AND ARRANGED AS PER INDUSTRY PRACTICE. SHADE PALMS SHALL BE INSTALLED WITH A MIN. 1/2" CLEAR-TRUNK.
- THE CENTER UNDERBUSH ALONG THE WEST AND NORTH PROPERTY LINES SHALL REMAIN AS FULL AS POSSIBLE.
- ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL TREES & PALMS AND REMOVING AIR-POCKETS.
- DURING THE ESTABLISHMENT PERIOD FIRST 30 DAYS LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 - 80 GPD TO ALL NEW TREES AND PALMS.
- DURING INSTALLATION OF ALL PALMS THRUWAY PALM TRANSPLANT MUST BE APPLIED PER MANUFACTURERS SPECIFICATIONS AND CONTRACTOR MUST IDENTIFY THIS TO THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 1' VERTICAL OVERHANG AREA.
- NEW 600 SHALL BE ARGENTINA-DAMA INSTALLED WITH NO GAPS OR JOINTS.
- EDGES SHALL BE SHOULDERED AND ANY GAPS SHALL BE SAVED PER INDUSTRY STANDARDS.
- ALL WIRE AND/OR MESH BACKING SHALL BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE OF THE GRADING.
- ALL DISTURBED AREAS SHALL BE REEDED WITH ARGENTINA-DAMA REED AT 8 LBS / 1000 SF.
- ALL REEDED AREAS SHALL BE HAND-RAKED ALL ROCKS AND OTHER DEBRIS SHALL BE REMOVED.
- ALL REEDED AREAS SHALL BE OVER-MILLED WITH STRAW OR OTHER ACCEPTABLE MATERIAL.
- PLANTING SOIL USED FOR THE BUILDING PLANTERS AND DRAPING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE NEED-FREE, CONTAIN NO STONES, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 50% SAND, 30% LOAM, AND 20% TOP-SOIL.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE.
- THE OWNER SHALL BE RESPONSIBLE FOR WATERING ALL NEW PLANT MATERIAL UNTIL ESTABLISHMENT. REVIEW SHALL BE MADE AFTER 90 DAYS TO DETERMINE IF ANY MATERIAL NEEDS TO BE REPLACED.
- THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC. AND ENSURE THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED.
- DO NOT PLANT NEW TREES TOO DEEP UNLESS THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL.
- REMOVE ANY TREE WRAP AROUND THE TRUNK OF NEW TREES TO BE INSTALLED.
- ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60).
- LANDSCAPE CONTRACTOR MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR TO CLUSTER BRANCHED REMOVED.
- ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS NOT LIST THE CONTRACTOR SIZE.
- HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT INSTALLATION IS ESSENTIAL FOR ACCEPTANCE.
- ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS.
- OWNER SHALL BE RESPONSIBLE FOR WATERING ALL NEW 600 REVIEW AFTER 30 DAYS POST ESTABLISHMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL NEW 600 REVIEW AFTER 30 DAYS POST ESTABLISHMENT TO DETERMINE GERMINATION AND COVERAGE OF PROPOSED AREAS.

RICHARD A. KESSELBERG, JR., P.L.A. ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

NO.	DATE	REVISION	BY
1	12/12	NEW LAYOUT	RAK

DATE:	12 / 12
SCALE:	1" = 40'
DRAWING NO.:	RAK
NEW NAME:	RAK
JOB NO.:	RAK

ENVIRONMENTAL DESIGN
ANDY KESSELBERG, LANDSCAPE ARCHITECT
1900 SE 8th STREET
CORAL GABLES, FLORIDA 33134
P.O. BOX 528
(305) 462-8889
WWW.EDKDESIGN.COM
OFFICE: CORAL GABLES, COMMERCIAL-RESIDENTIAL, DESIGN



LANDSCAPE NOTES & DETAILS
JUMBOLAIR HANGER COMPLEX
FLORIDA
MARION CO

