

# PRELIMINARY SITE PLAN / PRELIMINARY PLAT

FOR

## MAGNOLIA RIDGE AT MOTE RANCH

IN

SECTION 22, TOWNSHIP 35S, RANGE 18E  
MANATEE COUNTY, FLORIDA

BY

**R.J.  
RHODES ENGINEERING**  
Consulting Civil Engineering INC.  
& Land Surveying  
Engineering Business Number/  
Certificate of Authorization No. 8120  
2937 Bee Ridge Rd #9 (941) 924-1600  
Sarasota, Fl. 34239 fax (941) 371-9420

**PROPOSED SITE DESIGN**

- LOT LINES SHOWN ON THE PLAN.
- NO STRUCTURES PLANNED, UNTIL DETACHED SINGLE FAMILY HOMES ARE BUILT ON EACH LOT.
- WATER AND SEWER LINES IN RIGHT-OF-WAY AND IN EASEMENTS.
- DRAINAGE AND BUFFER EASEMENTS SHOWN ON PLAN.
- OPEN SPACE AREAS SHOWN ON PLAN (BUFFERS, LAKES, AND WETLANDS).
- NO SPECIFIC PARKING OR LOADING AREAS.
- VEHICULAR CIRCULATION VIA THE PROPOSED STREETS.
- DRAINAGE TO LAKES, OUTFALLS TO EXISTING WATERBODIES.
- PROPOSED WATER LINE, INTERNAL SYSTEM.
- GRAVITY SEWER SERVICE TO EACH LOT CONNECTED.
- SOLID WASTE PICK-UP AT EACH LOT.
- NEW FIRE HYDRANTS INSTALLED WITH SPACING PER FIRE MARSHALL APPROVAL.
- REUSE WATER IS NOT AVAILABLE.
- 5' SIDEWALK ON W AND N SIDES OF STREET.
- THE STORMWATER SYSTEM DESIGN WILL COMPLY WITH MANATEE COUNTY REQUIREMENTS AND CHAPTER 40D-4 OR 40D-40 F.A.C. (S.W.F.W.M.D.).
- ALL LANDSCAPING SHALL COMPLY WITH SECTION 715 OF THE MANATEE COUNTY LAND DEVELOPMENT CODE (LDC), INCLUDING PRESERVATION OF NATIVE HABITAT, REQUIRED BUFFERS, LOCAL RESIDENTIAL STREET TREE PLANTING, AND COMMON AREA MAINTENANCE AND IRRIGATION. TREE REPLACEMENT WILL BE PROVIDED IN ACCORDANCE WITH SECTION 714 OF THE LDC.
- RESIDENTIAL STREET TREES MEETING THE SPECIFICATIONS OF SECTION 715.3.4 OF THE LDC SHALL BE PLANTED AT A RATE OF 1 TREE FOR EVERY 50 LINEAR FEET OF INTERNAL RIGHT-OF-WAY AT THE SAME TIME EACH HOME IS BUILT. THE PROPOSED PROJECT HAS 300 LINEAR FEET OF RESIDENTIAL STREET FRONTAGE WHICH EQUATES TO A REQUIREMENT OF 12 TREES.
- DETAILED PLANS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
- ALL SIGNS, INCLUDING THE LOCATION OF SUCH SIGNS, SHALL BE PERMITTED SEPARATELY AND APPROVED BY THE BUILDING DEPARTMENT.
- THE LOWEST QUALITY OF WATER AVAILABLE, INCLUDING BUT NOT LIMITED TO STORMWATER REUSE AND ALTERNATIVE IRRIGATION SOURCES, SHALL BE USED TO ADEQUATELY AND SAFELY MEET IRRIGATION NEEDS. IF RETENTION POND WATER IS USED, A SEPARATE COLOR-CODED IRRIGATION SYSTEM SHALL BE INSTALLED, AND WRITTEN INFORMATION STATING THAT "THE WATER IS NOT FOR HUMAN CONSUMPTION" SHALL BE PROVIDED TO THE RESIDENTS. USE OF MANATEE COUNTY PUBLIC WATER SUPPLY SHALL BE PROHIBITED FOR IN GROUND IRRIGATION SYSTEMS, INCLUDING THOSE ON INDIVIDUAL LOTS.
- THE ENGINEER OF RECORD MUST PROVIDE DOCUMENTATION TO PROVE THAT CONCURRENCY HAS BEEN MET RELATIVE TO FIRE FLOW, AND SHALL PROVIDE A LETTER FROM THE FIRE MARSHALL INDICATING COMPLIANCE WITH THESE REQUIREMENTS.
- GENERAL DESCRIPTIONS OF PROPOSED LEGAL MEASURES TO PROVIDE ANY EASEMENTS, DEDICATIONS AND RESERVATIONS: EASEMENTS, DEDICATIONS AND RESERVATIONS WILL BE COMPLETED THROUGH THE PLATTING PROCESS.
- HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN COMMON OR DEDICATED OPEN SPACE.
- STATEMENT OF SCHOOL NEEDS (ESTIMATED)
 

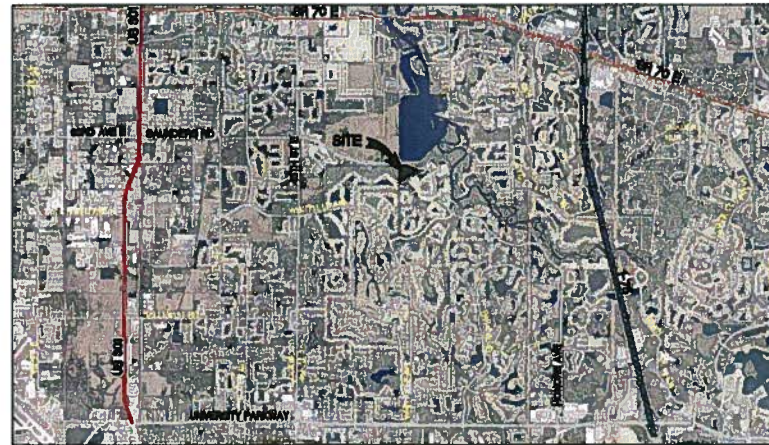
ELEMENTARY SCHOOL:	02 STUDENTS
MIDDLE SCHOOL:	01 STUDENTS
HIGH SCHOOL:	02 STUDENTS
- FROM SCHOOL BOARD
- THERE ARE NO KNOWN WELLS ON SITE. IF WELLS FOUND THEY ARE TO BE PLUGGED BY LICENSED WELL DRILLER.
- ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH MANATEE COUNTY DEVELOPMENT STANDARDS.
- ALL SIGNS WILL COMPLY WITH SECTION 737.5.3 OF THE LAND DEVELOPMENT CODE.
- THE IRRIGATION SOURCE WILL BE A WELL. LOCATION TO BE DETERMINED THROUGH FINAL SITE PLAN PROCESS.
- RESIDENTIAL PARKING: 2 SPACES PER LOT IN GARAGE

**GENERAL NOTES FOR MAGNOLIA RIDGE AT MOTE RANCH:**

- TOTAL PROJECT ACREAGE: 8.95 AC
- EXISTING ZONING: PD-R/WP-E/ST
- PROPOSED ZONING: PDR
- EXISTING LAND USE: VACANT
- ZONING WITHIN 200 FEET OF SITE BOUNDARIES: AS SHOWN ON PLANS
- LOCATION OF EXISTING AND PLATTED STREETS, DRAINAGE WAYS, AND UTILITIES ON CONTIGUOUS PROPERTIES: AS SHOWN ON PLANS
- TOPOGRAPHIC CONTOURS ON SITE: AS SHOWN ON PLANS
- FLOOD ZONE: FLOOD ZONE AE FEMA FIRM PANEL 340 OF 575 MAP NO. 12081C0340E EFFECTIVE DATE MARCH 17, 2014 (EL. 10.1 '88 DATUM)(100 YR) EL. 10.5 '88 DATUM (25 YEAR) PER BRADEN RIVER STUDY EL. 11.1 NAVD '88 DATUM SITE DOES NOT EXCEED 100 ACRES IN SIZE
- FLOOD PROTECTION ELEVATION DATA: N/A
- SITE SIZE: AS SHOWN ON AERIALS AND SITE PLAN
- PRELIMINARY WETLANDS DELINEATION: 14 LOTS
- LOCATION OF EXISTING TREE GROUPINGS: DETACHED SINGLE FAMILY HOMES
- TOTAL NUMBER OF LOTS: GROSS: 14 UNITS/8.95AC=1.56 UNITS/ACRE, NET: 14 UNITS/4.36AC=3.2 UNITS/ACRE
- TYPE OF USE: N/A
- RESIDENTIAL DENSITY: 5,483 SF (TYPICAL)
- NON-RESIDENTIAL DENSITY: 55' WIDTH (TYPICAL)
- LOT AREA: 117.50' DEPTH (TYPICAL)
- LOT WIDTH: AS SHOWN ON PLANS - TYPICAL
- LOT DEPTH: 23 FEET / 15 FEET (SECONDARY)
- BUILDING ENVELOPE: 5 FEET
- FRONT BUILDING SETBACK: 15 FEET
- SIDE BUILDING SETBACK: 15 FEET
- REAR BUILDING SETBACK: 30 FEET
- WETLAND BUFFER SETBACK: N/A
- WATERFRONT SETBACK: AS SHOWN ON PLANS
- BLOCK DATA AND ORIENTATION: PUBLIC / OWNED AND MAINTAINED BY MANATEE COUNTY
- LOT NUMBERS:
- STREETS:
- EASEMENTS:
 

FRONT YARD UTILITY EASEMENTS:	10 FEET
SIDE YARD UTILITY EASEMENTS:	5 FEET
REAR YARD EASEMENTS:	5 FEET
OTHER EASEMENTS:	AS SHOWN ON PLANS
- OPEN SPACE SUMMARY: 35% REQUIRED / 66.8% (5.06 AC / 8.95 AC) PROVIDED
 

RATTLESNAKE SLOUGH:	1.95 AC	) THE MINIMUM REQUIRED OPEN SPACE DOES NOT INCLUDE MORE THAN 75% OF WETLANDS AND OPEN WATER BODIES
WETLAND SCRUB:	1.05 AC	
EXISTING POND OPEN WATER (NOT IN WETLAND BUFFER):	0.23 AC	) 5.87 AC x 0.75 = 2.75 AC
EXISTING POND OPEN WATER IN WETLAND BUFFER:	0.01 AC	
PROPOSED POND OPEN WATER (NO WETLAND BUFFER):	0.42 AC	
EXISTING POND BANK (NOT IN WETLAND BUFFER):	0.08 AC	
EXISTING POND BANK IN WETLAND BUFFER:	0.10 AC	
PROPOSED POND BANK (NOT IN WETLAND BUFFER):	0.24 AC	
50' WETLAND BUFFER (EXCLUDING PONDS):	0.13 AC	(WETLAND BUFFER WITHIN PROPOSED FLOODPLAIN COMPENSATION POND TOTALING 0.066 ACRES, TO BE COMPENSATED WITH ADDITIONAL PROPOSED WETLAND BUFFER TOTALING 0.069 ACRES) (SEE PLAN)
ADDITIONAL WETLAND BUFFER:	1.02 AC	
HARDWOOD AREA IN MIST OF WETLANDS:	0.09 AC	
LANDSCAPE BUFFERS:	0.27 AC	
MISCELLANEOUS OPEN SPACE:	0.32 AC	
TOTAL:	5.98 AC	5.04 AC (EXCLUDING 25% OF WETLAND AND OPEN WATER AREAS)
- LANDSCAPE PLAN: ALL LANDSCAPING TO MEET SECTION 715 OF LDC
- DRAINAGE SYSTEM: CLOSED DRAINAGE SYSTEM
- DELINEATION OF ALL REQUIRED YARDS: AS SHOWN ON PLANS TYPICAL
- MAXIMUM BUILDING HEIGHTS: 35 FEET
- APPROXIMATE START DATE FOR CONSTRUCTION: AUGUST 2014 (NO PHASING)
- APPROXIMATE END DATE FOR CONSTRUCTION: JANUARY 2015 (WITHIN 3 YEARS OF L.O.S.)
- FLOOD PLAIN MANAGEMENT PERMIT: TO BE SUBMITTED AT BUILDING PERMIT STAGE
- WETLAND INFORMATION: ONE WETLAND ON THIS SITE
- GENERAL SIGN PRINCIPLE: AS SHOWN ON PLANS
- OUTDOOR LIGHTING PLAN: IF STREET LIGHTING IS PROPOSED, IT WILL BE DONE BY FP&L
- FOCAL POINT: LAKE (RECREATIONAL AREA)
- UTILITIES - WATER / SEWER: PUBLIC
- COMPLIANCE WITH SECTION 722 OF LDC: AS APPLICABLE
- LAKE AREA AT NORMAL WATER LEVEL: 0.67 AC
- JOINT USE STORMWATER PONDS: IN RIGHT-OF-WAY OF HONORE AVENUE



**VICINITY MAP**

DATE: 02/19/14  
APPROXIMATE SCALE: 1" = 4500'

**INDEX TO DRAWINGS**

SHEET No.	NAME
1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	PRELIMINARY PLAT

**SHEETS BY OTHER DESIGN PROFESSIONALS ATTACHED FOR CONVENIENCE**

LA-1 LANDSCAPE PLAN BY:  
KURT R. CRIST LANDSCAPE ARCH., INC

**PROFESSIONAL DATA:**

**ENGINEER**

R.J. Rhodes Engineering, Inc.  
2937 Bee Ridge Road #9  
Sarasota, Florida 34239  
Phone: 941-924-1600  
Fax: 941-371-9420

**ENVIRONMENTAL CONSULTANT:**

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7357 International Pl # 107  
Sarasota, Florida 34240-8426  
Phone: 941-388-0505  
Fax: 941-373-6796

**SURVEYOR**

Schappacher Engineering & Surveying, LLC  
P.O. Box 21203  
Bradenton, Florida 34204-1203  
Physical Address: 3604 53rd Ave East  
Bradenton, Florida 34203  
Phone: 941 748-8340  
Fax: 941 896-9938

**Landscape Architect:**

Kurt R. Crist  
Landscape Architect, Inc  
2350 Bern Creek Loop  
Sarasota, Florida 34240  
Phone: 641-378-8080  
Fax: 941-378-8080

WATER AND SEWER SERVICE TO  
BE PROVIDED BY MANATEE COUNTY

RALPH J. RHODES FL. P.E. NO. 31861  
DATE: 8-4-14

**Manatee County Building & Development Services Department Signature Block**

Project Number: \_\_\_\_\_ Project Name: \_\_\_\_\_  
Approval Type: \_\_\_\_\_ DTB Number: \_\_\_\_\_

PROJECT PLANNER	DATE
_____	_____
PROJECT ENGINEER	DATE
_____	_____
CONCURRENCY	DATE
_____	_____
NATURAL RESOURCES	DATE
_____	_____
ENVIRONMENTAL HEALTH	DATE
_____	_____
FIRE DISTRICT	DATE
_____	_____

Attended: The completion of this signed plan and accompanying approved letter constitutes the complete approval document. Such documents should be provided to interested parties and submitted with any building permit application. There may be other documents, including a CLOS that affect this project approval.

Marked by OWNER/AGENT: \_\_\_\_\_ DATE \_\_\_\_\_

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 2837 Bee Ridge Rd #9  
 Sarasota, FL 34239 Fax (941) 371-9420

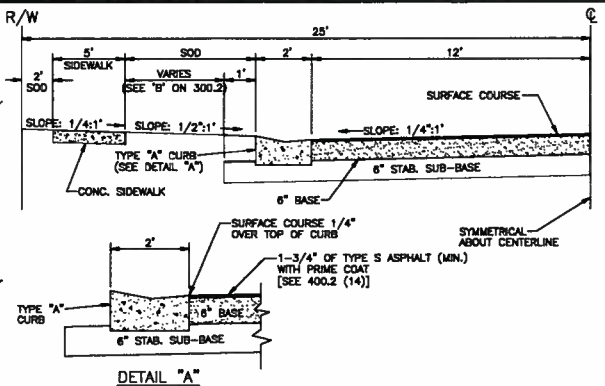
Project Name: **MAGNOLIA RIDGE AT MOTE RANCH**

Sheet Title: **PRELIMINARY SITE PLAN  
 PRELIMINARY PLAT**

Revision	By	Date	Description

Seal:
Ralph J. Rhodes FL Registration #31861 Drawing Name: 14104 CONST 022014 Project Number: 14104
Date: FEB 2014 Drawn By: [Signature]
Scale: 1" = 50' Checked By: [Signature]
Drawing No. <b>2</b>



- NOTES:
- A) Asphalt concrete surface course shall be 1 1/2" TYPE S-III.
  - B) Base course shall consist of 4-1/2" compacted sand asphalt base (1200 lbs. stb.) or 6" aggregate base (see section 300.2) or 6" CRUSHED CONCRETE OR 6" CEMENT TREATED BASE.
  - C) 6" stabilized sub-base shall consist of sandy sub-grade minimum LBR 40, 98% T180 AASHTO.
  - D) On new construction, sanitary sewer may be placed on centerline of R/W if desired. All laterals to be installed at the same time as sanitary sewer main line.
  - E) See section 201.0 for curb and gutter types.
  - F) No portion of drainage pipe shall be allowed in sub-base. 12" minimum cover is required on storm drain.
  - G) Sidewalk shall be 1' or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1.
  - H) Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.
  - I) If sidewalks are not required, only 2' of sod is required back of curb. Hydromulch balance of right-of-way.
  - J) Sodding shall be installed per section 400.1 (8).
- \* Or approved equal, meeting same structural number.

LOCAL URBAN RESIDENTIAL 401.8  
 NOT TO SCALE

LEGEND:  
 R/W RIGHT-OF-WAY  
 WM WATERMAIN  
 FM FORCEMAIN  
 SF SQUARE FEET  
 TOB TOP OF BANK  
 DNWL DESIGN NORMAL WATER LEVEL  
 EL ELEVATION  
 EX EXISTING

OWNERSHIP AND MAINTENANCE:  
 ROADWAYS: PUBLIC/ MANATEE COUNTY  
 WATER SYSTEM: PUBLIC/ MANATEE COUNTY  
 SEWER SYSTEM: PUBLIC/ MANATEE COUNTY

ELEVATIONS ARE 1988 DATUM  
 CONVERSION; NGVD 1929 -0.99' = NAVD 1988

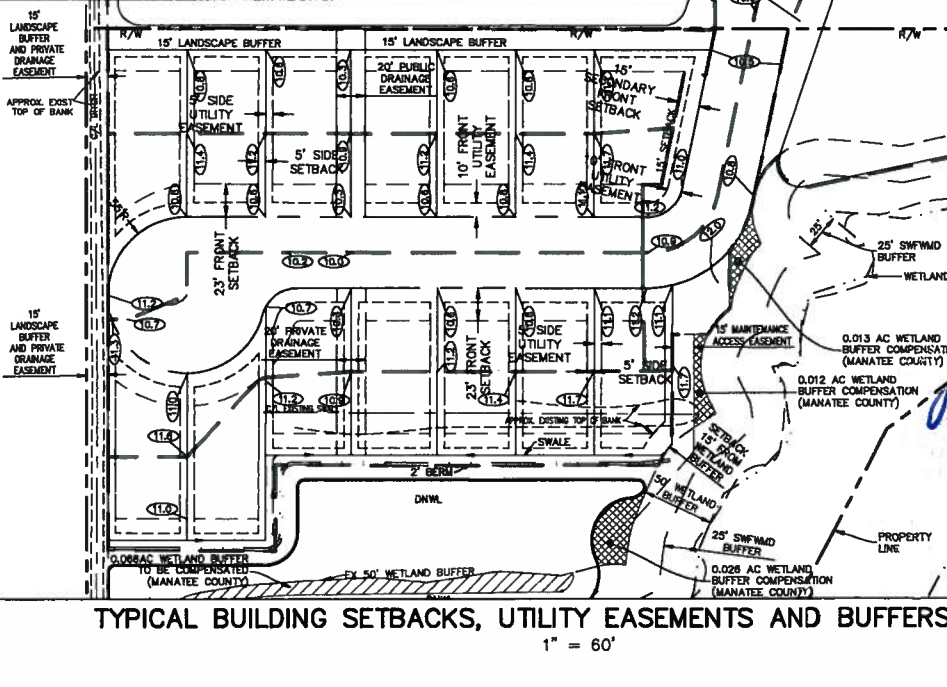
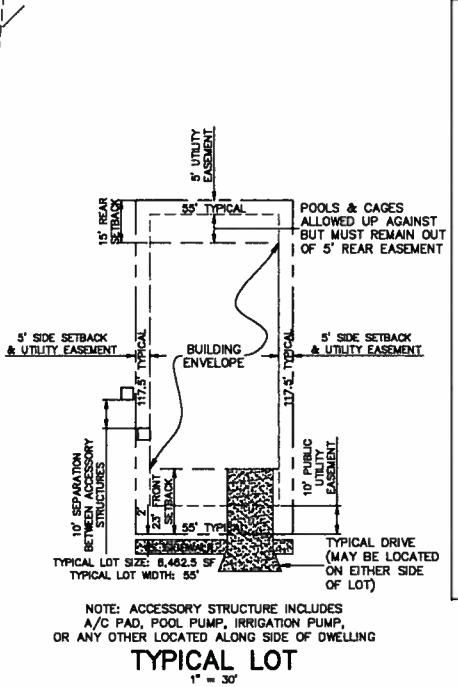
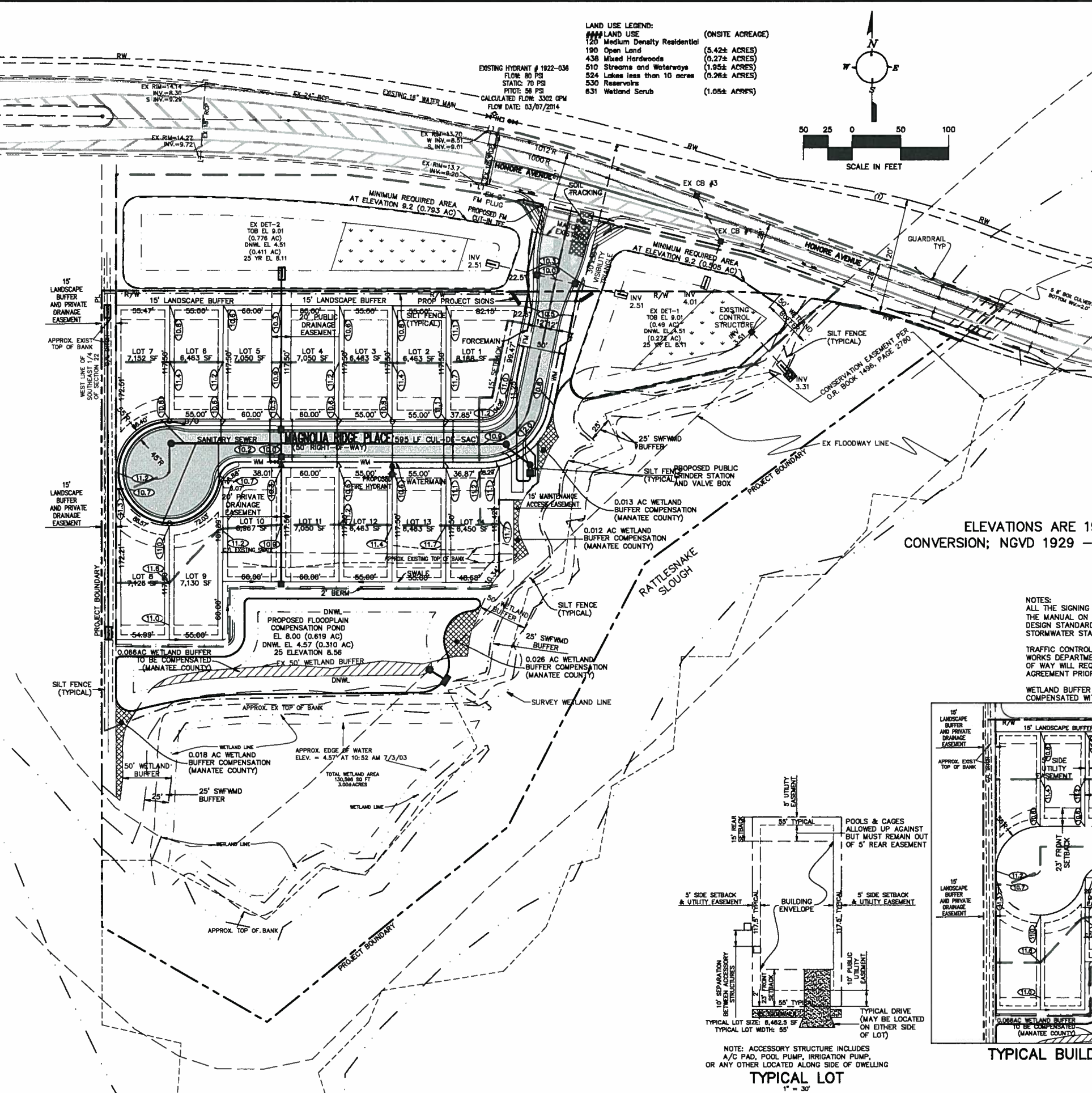
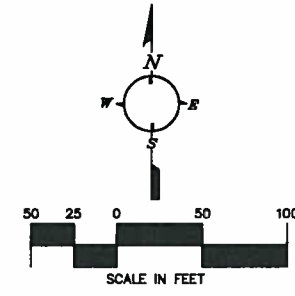
NOTES:  
 ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS.

TRAFFIC CONTROL DEVICES THAT DO NOT CONFORM TO THE LATEST EDITION OF THE MANATEE COUNTY PUBLIC WORKS DEPARTMENT - HIGHWAY, TRAFFIC, AND STORMWATER STANDARDS WITHIN PUBLICALLY MAINTAINED RIGHT OF WAY WILL REQUIRE A SIGN AND HARDWARE DIAGRAM AND, IF ACCEPTABLE, AN EXECUTED MAINTENANCE AGREEMENT PRIOR TO APPROVAL OF CONSTRUCTION PLANS.

WETLAND BUFFER WITHIN PROPOSED FLOODPLAIN COMPENSATION POND TOTALING 0.066 ACRES, TO BE COMPENSATED WITH ADDITIONAL PROPOSED WETLAND BUFFER TOTALING 0.069 ACRES.

LAND USE LEGEND: (ONSITE ACREAGE)

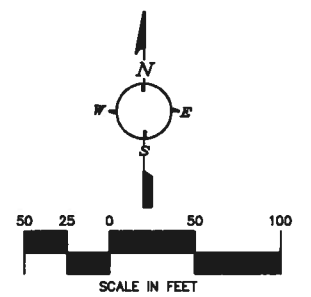
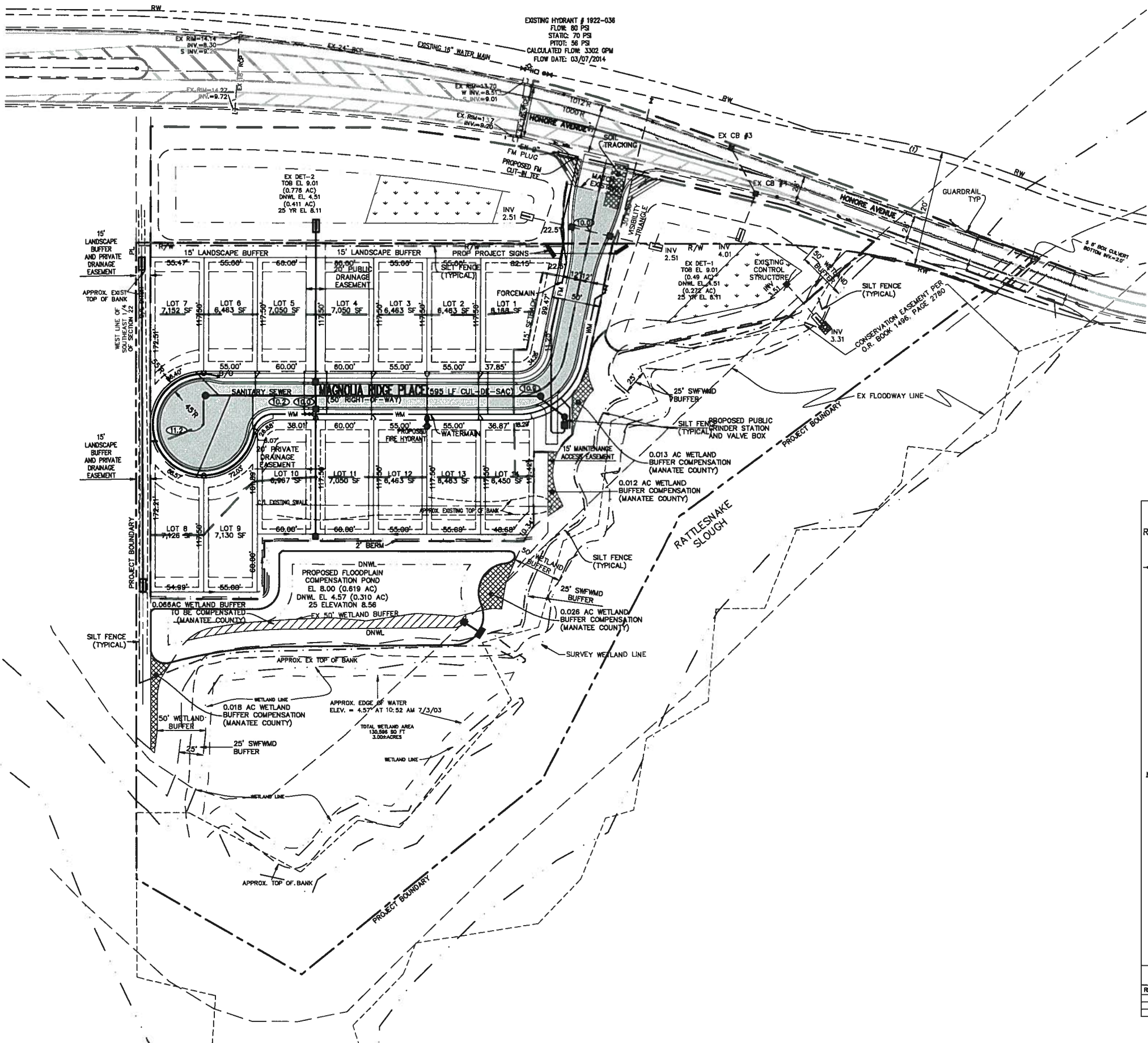
### LAND USE	
120 Medium Density Residential	(5.42± ACRES)
190 Open Land	(0.27± ACRES)
438 Mixed Hardwoods	(1.95± ACRES)
510 Streams and Waterways	(0.26± ACRES)
524 Lakes less than 10 acres	(1.05± ACRES)
530 Reservoirs	
831 Wetland Scrub	



NOTE: ACCESSORY STRUCTURE INCLUDES A/C PAD, POOL PUMP, IRRIGATION PUMP, OR ANY OTHER LOCATED ALONG SIDE OF DWELLING

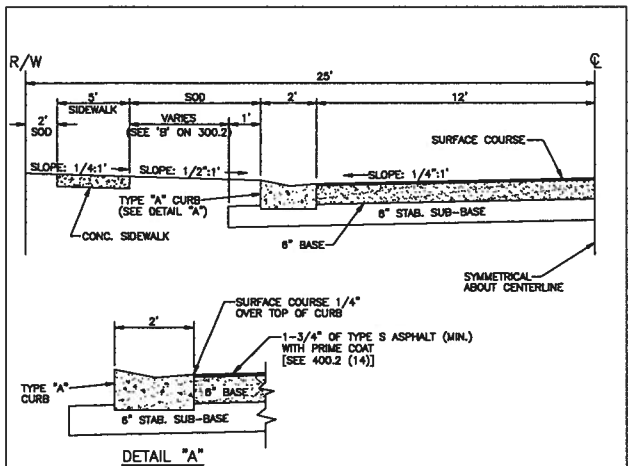
**TYPICAL LOT**  
 1" = 30'

**TYPICAL BUILDING SETBACKS, UTILITY EASEMENTS AND BUFFERS**  
 1" = 60'



LEGEND:  
 R/W RIGHT-OF-WAY  
 WM WATERMAIN  
 FM FORCEMAIN  
 SF SQUARE FEET  
 TOB TOP OF BANK  
 DNWL DESIGN NORMAL WATER LEVEL  
 EL ELEVATION  
 EX EXISTING

OWNERSHIP AND MAINTENANCE:  
 ROADWAYS: PUBLIC / MANATEE COUNTY  
 WATER SYSTEM: PUBLIC / MANATEE COUNTY  
 SEWER SYSTEM: PUBLIC / MANATEE COUNTY



- NOTES:
- Asphaltic concrete surface course shall be 1 1/2" TYPE S-B.
  - Base course shall consist of 4-1/2" compacted sand asphalt base (1200 lbs. stab.) or 6" Colloidal Asphalt shall compacted to AASHTO T-190 density LBR 100 or 8" soil cement.
  - 6" stabilized sub-base shall morl blended with sandy sub-grade minimum LBR 40, 95% T180 AASHTO.
  - On new construction, sanitary sewer may be placed on centerline of R/W if desired. All lotards to be installed at the same time as sanitary sewer main line.
  - See section 201.0 for curb and gutter types.
  - No portion of drainage pipe shall be allowed in sub-base. 12" minimum cover is required on storm drain.
  - Sidewalk shall be 1' or 2' inside R/W line, with 2' preferable. To be constructed per section 300.1
  - Laboratory tests are required to substantiate structural section design. Specifications shown on this sheet are minimum requirements.
  - If sidewalks are not required, only 2' of soil is required back of curb. Hydromulch balance of right-of-way.
  - Sodding shall be installed per section 400.1 (6)
- \* Or approved equal, meeting same structural number.

MANATEE COUNTY TRANSPORTATION DEPARTMENT		LOCAL URBAN RESIDENTIAL	401.8
REV. BY	DATE		
	6/12/07		
DATE OF E.O.C.C. APPROVAL			

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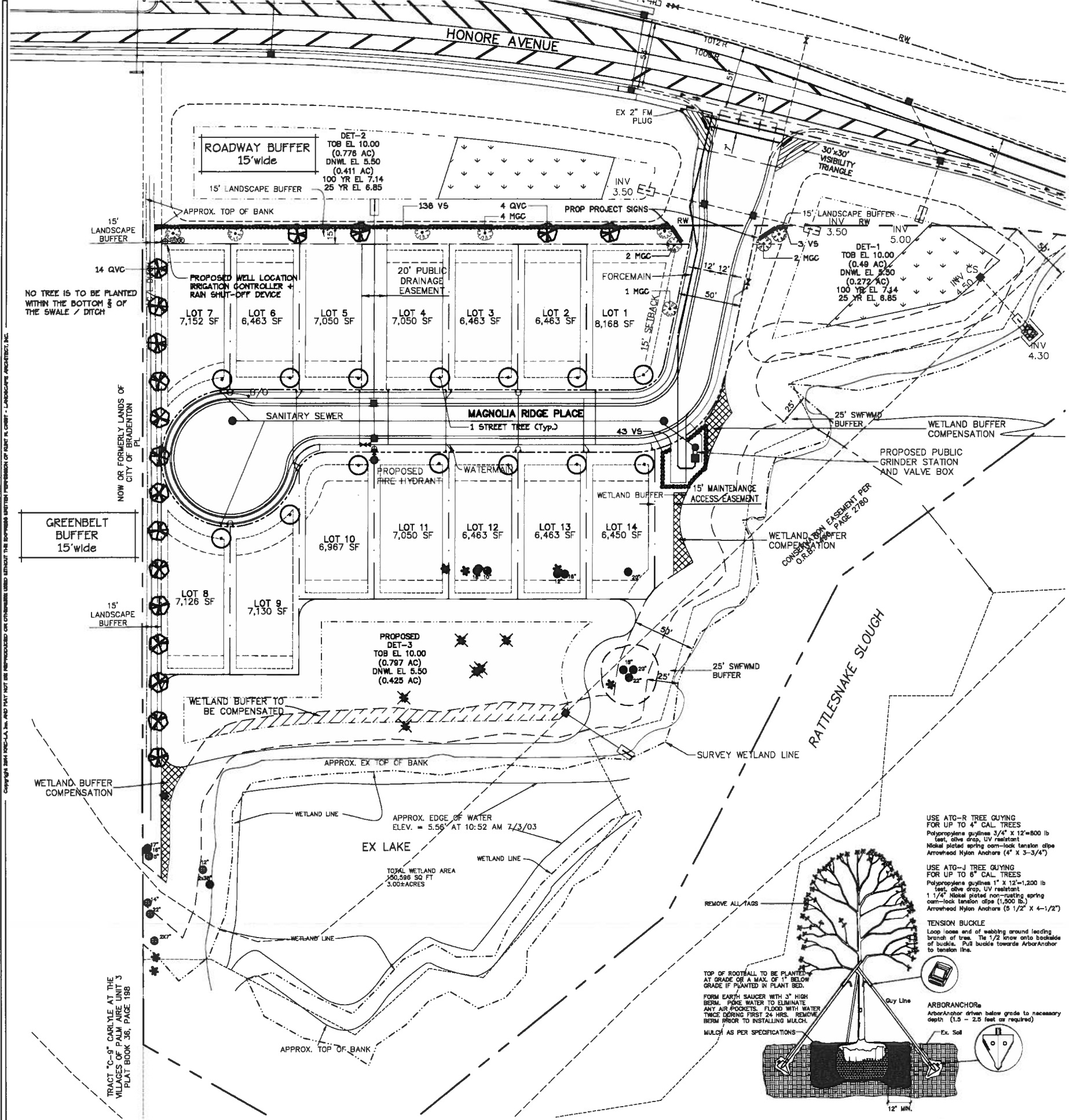
Project Name: **MAGNOLIA RIDGE AT MOTE RANCH**  
 Sheet Title: **PRELIMINARY PLAT**  
**PRELIMINARY PLAT**

Revised By:	Description	Date

Revision Block

Seal:  
*R. Rhodes*  
 8-4-14

Ralph J. Rhodes  
 Fl. Registration #31861  
 Drawing Name:  
 14104 CONST 022014  
 Project Number:  
 14104  
 Date: FEB 2014 Scale: 1" = 50'  
 Drawn By: RJR Checked By: RJR  
 Drawing No.  
**3**



- LANDSCAPE REQUIREMENTS:**
- ROADWAY BUFFER REQUIREMENT (20' wide)**
- 2. Canopy Tree / 100 ft. ft.
  - 3. Shrubs / 100 ft. ft.
- 516.34' Grass/woody/veg. ditch - 88.9% / 100 = 427.6
- 4.2 x 2 = 8.4
  - 4.2 x 33 = 138.6
  - 5. Magnolia Tree 2 1/2' cal.
  - 6. QVC Live Oak Tree 2 1/2' cal.
  - 141. V5 Sandbar Viburnum 24", 3 gal.
- 9. CANOPY TREES REQUIRED
  - 134 SHRUBS REQUIRED
  - 12. CANOPY TREES PROPOSED
  - 141 SHRUBS PROPOSED

- PERIMETER GREENBELT BUFFER REQUIREMENT (30' wide)**
- WEST PROPERTY LINE**
- 1. Canopy Tree / 30 linear feet
  - 14. QVC Live Oak Tree 12"-14", 3' cal.
  - 14. CANOPY TREES PROPOSED

**INTERIOR / ROADWAY**

1. Canopy Tree required per lot frontage

KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
MGC	<i>Magnolia grandiflora</i> 'Brackens Br. Beauty'	Brackens Br. Magnolia Tree	12h. 2 1/2' cal. Full to Pot.
STREET TREE	<i>Acer rubrum</i>	Red Maple Tree	3' or 4' caliper
	<i>Quercus virginiana</i>	Shady Lady Black Olive Tree	3' or 4' caliper
	<i>Coccoloba virginiana</i>	Golden Rain Tree	3' or 4' caliper
	<i>Liquidambar styraciflua</i>	Sweetgum Tree	3' or 4' caliper
	<i>Tabebuia heterophylla</i>	Gold Tree	3' or 4' caliper
	<i>Tabebuia chrysochloris</i>	Gold Trumpet Tree	3' or 4' caliper
	<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	3' or 4' caliper
	<i>Tabebuia heterophylla</i>	Purple Trumpet Tree	3' or 4' caliper
	<i>Ulmus americana Floridae</i>	Florida Elm Tree	3' or 4' caliper
	<i>Ulmus alata</i>	Winged Elm	3' or 4' caliper
	<i>Ulmus parvifolia</i>	Chinese Elm Tree	3' or 4' caliper

NOTE: Street tree may be any of the above species installed at the size specified on the plan for each lot. Trees will be adjusted for utilities, drives as necessary. Pans to be installed = 2 for 1.

**GENERAL NOTES:**

A minimum of 2 days and a maximum of 5 days prior to the commencement of any work, Statewide State One Call shall be notified + 1 800 432-4770 per Florida Statute 553.051.

The general / site contractor shall be responsible for construction grade preparation including grading for berms if required, and site drainage unless otherwise specified. Drainage preparation and clean topsoil backfill shall be provided and installed by the general / site contractor to establish construction grades.

The site is to be received by the landscape contractor with finished grades at plus or minus one-tenth of one foot and clear of debris and weed growth. Finished grades in areas abutting curbs, walks, or pavement to be provided flush by the general / site contractor or others. The landscape contractor is responsible for the grading by hand which consists of smooth even grades. The landscape contractor is to cut all grades down to area two inches (-2") below all walks, curbs, pavement, or planters or other abutments in order to contain soil or mulch as specified.

All plants to be Florida grade #1 or better. Workmanship should be of the highest nursery standards.

All plants are to be planted from flush to one inch (1") above finished grade of soil. All trees are to be planted flush with existing grade if surrounded by grass / sod. If planted into a plant bed, trees are to be planted flush to one inch (1") below finished grade to create a shallow basin to hold water and mulch. Soil ring mounds around plants or trees for water may be graded / removed prior to such installation. DO NOT backfill any soil over the top of the rootball of any plant.

Apply fertilizer at the rate of 5 pounds per 1000 square feet of lawn or as recommended by the manufacturer for turf areas two weeks after sod installation. All plants / trees / grasses are to be fertilized with a granular type fertilizer at time of planting. All fertilizer is to be installed in an even ring / circle outside the edge of the rootball or at the edge of the dripline. Do not broadcast fertilizer on plants. Follow the application rates: 1 gallon plants 2-4" tall ounces of granular fertilizer; 3 gallon plants 4-6" tall ounces; 10-15 gallon plants 8" tall ounces (1 pound); 30 gallon plants 2 pounds; trees 1 pound per caliper inch; palms 3-4 pounds on most palms, 5-6 pounds on palms 15' or 8-10 pounds on palms over 15'.

All areas within the property boundaries which require soil are to be sodded with Argentine Beta sod unless otherwise specified, free from pests and weeds, laid in staggered rows with no gaps. The contractor is to substitute all sod quantities before final installation.

Use only Grade "B" cypress bark mulch, 2" deep in all plant bed areas. All trees are to have a mulched bed a minimum of three feet (3') in diameter and three inches (3") deep.

All trees are to be guaranteed for six (6) months and all plants are to be guaranteed for ninety (90) days from the date of final acceptance of the job by the owner / representative. Vandalism, theft, abuse, lack of proper maintenance, watering, or abnormal acts of God are not included.

**IRRIGATION NOTES:**

The irrigation system designed will provide 100% coverage for all proposed trees and shrubs as specified and indicated on the plans. A rain / moisture sensing cut-off device will be installed at the controller location (see plan). All plants will be designed to be irrigated by drip or low volume sprays. All trees will be watered delivered by a 3/8" gal bubbler.

A 4" well with a 3/4" submersible pump is to be installed to provide water for irrigation purposes only. Approximate location per plan.

All sleeves as designated on plan are to be Schedule 40 pvc and sized per plan or 2 times the diameter of the internal pipe. All wires are to be installed in a separate sleeve.

**ADDITIONAL NOTES:**

Street trees will be installed in accordance with sec. 715.34 of the LDC and will be field adjusted to avoid conflicts with driveway, utilities, and signage. Palm trees may not be utilized to meet the requirement unless they are grouped with a minimum of two (2) used for each canopy tree. A maximum of twenty-five (25) percent of all proposed residential street trees may be Palm trees.

Trees and shrubs shall not be placed within the middle two-thirds (2/3) of any drainage swale or within three (3) feet measured horizontally from the centerline of the drainage swale whichever is greater. Swales must allow the positive flow of water without any obstruction.

Required street trees located in individual lots will be installed prior to certificate of occupancy issuance. Irrigation of these trees is the responsibility of the individual lot owner.

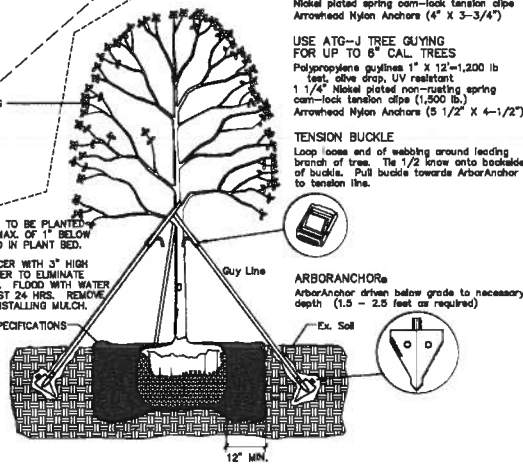
Required street trees located in common open space areas will be installed or bonded before final plan approval.

Landscape buffers shall utilize existing vegetation. Where needed, additional plant material will be installed where existing buffer vegetation does not meet sec. 715 of the LDC.

**PLANT LIST:**

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
9	MGC	<i>Magnolia grandiflora</i> 'Brackens Br. Beauty'	Brackens Br. Magnolia Tree	12h. 2 1/2' cal. Full to Pot
15	QVC	<i>Quercus virginiana</i>	Live Oak Tree	12"-14", 2 1/2' cal.
184	V5	<i>Viburnum suspensum</i>	Sandbar Viburnum	24h. 3 gal. (3'o.c.)
14	STREET TREE	<i>Magnolia grandiflora</i> 'Brackens Br. Beauty'	Brackens Br. Magnolia Tree	12h. 2 1/2' cal. Full to Pot
		<i>Acer rubrum</i>	Red Maple Tree	3' or 4' caliper
		<i>Quercus virginiana</i>	Shady Lady Black Olive Tree	3' or 4' caliper
		<i>Coccoloba virginiana</i>	Golden Rain Tree	3' or 4' caliper
		<i>Liquidambar styraciflua</i>	Sweetgum Tree	3' or 4' caliper
		<i>Tabebuia coriopa</i>	Gold Tree	3' or 4' caliper
		<i>Tabebuia chrysochloris</i>	Gold Trumpet Tree	3' or 4' caliper
		<i>Tabebuia heterophylla</i>	Pink Trumpet Tree	3' or 4' caliper
		<i>Tabebuia heterophylla</i>	Purple Trumpet Tree	3' or 4' caliper
		<i>Ulmus americana Floridae</i>	Florida Elm Tree	3' or 4' caliper
		<i>Ulmus alata</i>	Winged Elm	3' or 4' caliper
		<i>Ulmus parvifolia</i>	Chinese Elm Tree	3' or 4' caliper

- EXISTING TREE LEGEND**
- 2" OAK (Caliper)
  - ★ CABBAGE PALM
  - ✱ TREE (To Be Removed)



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**MAGNOLIA RIDGE AT MOTE RANCH**  
Honore Avenue  
Manatee County, Florida

**LANDSCAPE PLAN**

Drawn	lrc
Scale	as shown
Date	3/16/14
Sheet	400014

Project 94006

*Kurt R. Crist*  
Kurt R. Crist  
FL Reg. LA # 689144  
Date 8.4.14