



SUBMITTAL SUMMARY REPORT 33432

PLAN NAME: SECO OCALA	LOCATION: 12652 SW 16TH AVE OCALA,
APPLICATION DATE: 09/23/2025	PARCEL: 41200-012-00
DESCRIPTION: SECO Ocala MAJOR SITE PLAN #33432. Permit number: 2025090065 Application: Please see the attached Justification Letter	

CONTACTS	NAME	COMPANY
Applicant	Dane Fray	
Engineer of Record	Dane Fray	

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Chris Zeigler	02/01/2026	The turn lanes must be constructed prior to final site inspection.	No
Conditional Comment(s)		Chris Zeigler	02/01/2026	The right-of-way dedication must be completed prior to final site inspection.	No
Conditional Comment(s)		Jared Rivera	02/03/2026		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.4	05/12/2026	05/19/2026	05/21/2026	Approved
OCE: Plan Review (DR) v.3	03/27/2026	04/06/2026	04/21/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	01/29/2026	02/05/2026	02/06/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	11/09/2025	11/24/2025	11/13/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.4				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/19/2026	05/14/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/19/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/19/2026	05/12/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	05/19/2026	05/13/2026	Informational
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - [INFO] If applicable, please include list of all requested/approved waivers, conditions, and the date of approval on cover sheet.			
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [INFO] Please coordinate with OCE regarding any required improvements as provided in approved traffic impact analysis (AR 32870, approved 4/30/25)			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - [5/12/26; INFO] Cover structure heights indicated on sheet C3.0. Additional SUP conditions for reference: (1) Per condition 6, please note that some type of physical barrier will need to be provided to delineate current extent of storage area and ensure no encroachment into 312'-wide open space along north. (2) Per condition 4, no laydown yard materials, including stacked storage items such as pole bunks, shall be visible to surrounding properties. [3/27/26] Site plan indicates that covered areas will be constructed in 2nd phase. Staff was still not able to identify height of covered structures. Please indicate. [1/30/26] Please clarify size/height of covered areas. [INITIAL] SUP Concept Plan indicates COVERED vehicle storage but site plan sheets do not specify covered storage? Please clarify/correct.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [INFO] Sign is included. Please note sign will require separate sign permit and will need to be at least 5' from property lines.			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - [INFO] (1) PID 41200-012-00: Rezoning case no. 250203ZC; (2) PID 41200-020-00, 41200-020-01: Rezoning case no. 151008Z; (3) SUP case no. 250204SU for entire site			
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - [5/12/26] Concurrency deferral statement typo has been corrected. Metal siding with stucco-like texture meets SUP conditions. [4/2/26] General Agriculture typo corrected and waiver to allow combination of parcels after site plan approval was approved by DRC. "NOT" seems to have been misspelled in first sentence of concurrency deferral statement and should be corrected. Submitted response letter indicates metal siding with stucco-like texture. Please provide example/spec sheet of such siding. [1/30/26] General Agriculture seems to be misspelled on master aerial plan. First sentence of concurrency deferral statement seems to have typo. No changes to the building elevations have been submitted. Please provide/clarify. [INITIAL] Per condition 3 of SUP resolution, all three parcels shall be combined into a single +/-79-acre parcel. Per condition 4, a 6' opaque fence around the site shall be provided during construction. Per condition 7, the office/warehouse shall not be metal/corrugated siding or similar industrial appearance. Building elevations show metal panels. Please update.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	05/19/2026	05/13/2026	Informational
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - [1/30/26] Changes to civil plan sheets have been made. Please see Landscaping comments for additional changes to be made in landscaping plan set. [INITIAL] (INFO) Per condition 4 of SUP, a minimum of 1/3 of shade trees and 1/5 of ornamental trees in Type B buffers shall be increased in size to be 25% above the minimum planting size as specified by the LDC. (NO) Site plan sheets indicate trash/recycle area. Please provide detail drawing of garbage collection area and ensure collection areas meet screening requirements in LDC Sec. 6.8.9.B. Site plan sheets indicate Type D buffer along CR 475A. A modified Type C buffer is required. Landscaping plans indicate decorative fence is optional for required CR 475A buffer. Per condition 4, decorative 3-board fence and 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly. Site plan sheets indicate no decorative 3-board fence along buffer on I-75. Per condition 4, the preserved decorative fence and up to 8' chain-link fence IS required. Please update site plan/landscaping sheets accordingly			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESOZ; (4) CR 475A Visual Enhancement Gateway Development Overlay			
<i>Comments</i>	CONDITIONAL APPROVAL of Major Site Plan subject to use of metal siding with stucco-like texture for building. If you have any questions related to this planning/zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/19/2026	05/12/2026	Approved
<i>Comments</i>	Signed and sealed Irrigation plan to be submitted prior to Building permit signoff by landscape review per LDC 6.9.2			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/19/2026	05/15/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	05/19/2026	05/19/2026	Informational
<i>Comments</i>	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]." 			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/19/2026	05/12/2026	Informational
<i>Comments</i>	Please provide a copy of the NPDES permit or NOI prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/19/2026	05/14/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/19/2026	05/12/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/19/2026	05/14/2026	Approved
<i>Recommendations</i>	Informational Comments: 1: Easement must be identified and recorded over meters and all public assets within the property boundary prior to final acceptance. Minimum size: 10' x 10'. 2: Detail UT 305 may be removed. Use standard valve box covers for manholes within the property boundary. MCU will not own or maintain onsite infrastructure. 3: Grease trap calculations and specifications must be submitted with the plan set, signed and sealed by an engineer.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size: IRRIGATION WELL - LOCATED NEAR WATER METERS			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Corrective Action: INFORMATIONAL: \$225.00 Contact Development Review to coordinate payment. (3) Pages reviewed. - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - Corrective Action: INFORMATIONAL: Plan shows 3" Meter. Meters shall be provided by MCU and paid for by Builder/Developer. (1)Meters greater than two inches in size shall be installed by Developer. - 6.15.6.G & H - Meters over 2"			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - Corrective Action: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private manholes and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable.			
<i>Corrections</i>	Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.14.5.A(6) - MH locations, rim & invert elevation: 6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - Corrective Action: See plan comment - Need to identify grease trap and provide S&S calculations. Maximum 1250 gallons, unless multi-chambered. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - Corrective Action: Meters are still shown within property boundary line. They either need to be moved into the ROW with the backflows on the property line, or provide a dedicated easement over meters and backflows that is a minimum of 10 feet x 10 feet. Must be shown on plans and documented with Development Review. - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - Corrective Action: INFORMATIONAL: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846. - Additional Utilities Comments			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - Corrective Action: Change UT 209 for UT214 A & B - 7.1.3 - UT DETAILS			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - Corrective Action: This site is constructing the water main extension - See plan comment on C7.3 - 6.14.5.A(2) - Proposed mains & connections shown:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Corrective Action: Correctly shown: 41200-012-00, 41200-020-00 and 41200-020-01 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Comments</i>	Previously approved. Review Recommendations: Project will be connecting to Marion County Utilities water and wastewater. An inspection hold has been placed on Building Permit BLDC-25-12-00244, requiring a pre-construction meeting with Marion County Utilities prior to commencement of utility work. Please contact the Utilities Development Review Officer to schedule your pre-construction meeting at (352) 438-2846 or Heather.Proctor@MarionFL.org .			

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	04/06/2026	03/31/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/06/2026	04/01/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	04/06/2026	03/27/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	04/06/2026	04/08/2026	Requires Re-submit
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - [INFO] (1) FEMA Flood Zone X; (2) Secondary Springs Protection Zone; (3) No ESOZ; (4) CR 475A Visual Enhancement Gateway Development Overlay			
<i>Corrections</i>	2.12.4/6.11.8 - Parking (Resolved) - [3/27/26] Resolved. [1/30/26] Rows of 10+ parking spaces seems to have been removed on civil plan sheets only. Old callouts showing 10+ parking spaces numbers still on site plan sheets and should be removed in future submittals. [INITIAL] Staff notes rows of 10+ parking spaces on site plan sheets. Per LDC Sec. 6.8.7.C, a landscaped parking lot island is required every ten spaces. Width of parking space, regular and ADA, is not clear on site plan sheet. Please clarify.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [INFO] Sign is included. Please note sign will require separate sign permit and will need to be at least 5' from property lines.			
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - [4/2/26] General Agriculture typo corrected and waiver to allow combination of parcels after site plan approval was approved by DRC. "NOT" seems to have been misspelled in first sentence of concurrency deferral statement and should be corrected. Submitted response letter indicates metal siding with stucco-like texture. Please provide example/spec sheet of such siding. [1/30/26] General Agriculture seems to be misspelled on master aerial plan. First sentence of concurrency deferral statement seems to have typo. No changes to the building elevations have been submitted. Please provide/clarify. [INITIAL] Per condition 3 of SUP resolution, all three parcels shall be combined into a single +/-79-acre parcel. Per condition 4, a 6' opaque fence around the site shall be provided during construction. Per condition 7, the office/warehouse shall not be metal/corrugated siding or similar industrial appearance. Building elevations show metal panels. Please update.			

- OVERLAY ZONE** 
- FEMA FLOOD ZONE X
 - SECONDARY SPRINGS PROTECTION ZONE
 - NO ISDS
 - CR 475 VISUAL ENHANCEMENT GATEWAY DEVELOPMENT OVERLAY

PROJECT INFORMATION AND PERMIT STATUS

EXISTING ZONING	B2 - COMMUNITY BUSINESS
FUTURE LAND USE	EC - EMPLOYMENT CENTER
REZONING	20030202 PD 41200-012-00 - APPROVED ON 06/16/2025
REZONING	1910062 PD 41200-020-00, 41200-020-01 - APPROVED ON 06/16/2025
TRAFFIC STUDY	32070 - APPROVED ON 06/23/2025
SPECIAL USE PERMIT	200304SU ENTIRE SITE - APPROVED ON 06/16/2025
MAJOR SITE PLAN PERMIT	200500065 - PENDING
OFFSITE ROADWAY IMPROVEMENTS	00000-2025 - PENDING
SURMID ERP	230726-5 - PENDING
OUT OF ORDER APPROVAL WAIVER	WAVERPR-00511-2026 - APPROVED ON 03/24/2026
LANDSCAPE WAIVER	WAVERPR-00469-2026 - APPROVED ON 03/24/2026

MAJOR SITE PLANS

SECO ENERGY - OCALA

SW 16TH AVE. (CR 475A)
OCALA, FL 34473
MARION COUNTY

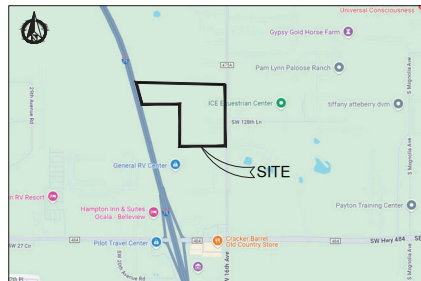
PARCEL NUMBER: 41200-012-00, 41200-020-00, 41200-020-01

CONCURRENCY NOTE:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVES ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

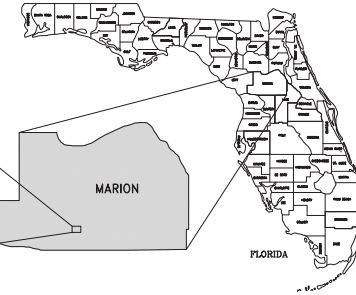


PERVIOUS/IMPERVIOUS AREA	EXISTING		
TOTAL PROJECT AREA	3,441,313 SF (79.00 AC)	100%	
RIGHT OF WAY AREA	79,481 SF (1.825 AC)	2.31%	
IMPERVIOUS AREA	29,498 SF (0.677 AC)	0.86%	
PERVIOUS AREA	49,984 SF (1.147 AC)	1.45%	
TOTAL SITE AREA	3,361,832 SF (77.177 AC)	97.69%	
IMPERVIOUS AREA	172,564 SF (3.962 AC)	5.01%	
PERVIOUS AREA	3,189,268 SF (73.216 AC)	92.68%	

PERVIOUS/IMPERVIOUS AREA	PROPOSED		
TOTAL PROJECT AREA	3,441,313 SF (79.00 AC)	100%	
RIGHT OF WAY AREA	119,227 SF (2.737 AC)	3.46%	
IMPERVIOUS AREA	72,767 SF (1.671 AC)	2.11%	
PERVIOUS AREA	46,460 SF (1.067 AC)	1.35%	
TOTAL SITE AREA	3,322,086 SF (76.265 AC)	96.54%	
IMPERVIOUS AREA	3,322,086 SF (76.265 AC)	96.54%	
BUILDING AREA	56,530 SF (1.298 AC)	1.69%	
PAVEMENT AREA	450,151 SF (10.33AC)	13.0%	
PERVIOUS AREA	2,868,012 SF (65.840 AC)	85.31%	
OPEN SPACE AREA	56,530 SF (1.298 AC)	1.69%	
POND AREA	450,151 SF (10.33AC)	13.0%	
STABILIZED GRASS AREA	450,151 SF (10.33AC)	13.0%	



SITE LOCATION MAP
NTS



OWNER CERTIFICATION

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

SUMTER ELECTRIC COOPERATIVE, INC. DATE

ENGINEERING CERTIFICATION

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

DANE FRAY P.E., FL REG. ENG. NO. 97211 DATE

LEGAL DESCRIPTION

PARCEL - A
THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 LYING EAST OF RIGHT OF WAY OF I-75, IN SECTION 11, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR COUNTY ROAD 475A, TOGETHER WITH A 2008 EPR MOBILE HOME VN # GAF155A0078X21, SITUATED THEREON.

PARCEL - B
HE SE 1/4 OF THE SE 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 40 FEET THEREOF.

LESS AND EXCEPT:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S 89 DEGREES 48' 00" W 40.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF C.R. 475A, 807.00 FEET, THENCE WEST 100.00 FEET, THENCE SOUTH 100.00 FEET, THENCE WEST 300.00 FEET, THENCE NORTH 65.70 FEET, THENCE WEST 50.58 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE S 00°02'20" W, ALONG SAID WEST BOUNDARY LINE 697.58 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE S 89°48'00" W, ALONG SAID SOUTH BOUNDARY LINE 1738.28 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT CERTAIN 2000 WINNIE MOBILE HOME, VN # 8061007MA AND 8061007MB, SITUATED THEREON.

PARCEL - C
COMMENCING AT THE SE CORNER OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S 89°48'00" W, 45.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CR-475A, 697.00 FEET, THENCE WEST 100.00 FEET, THENCE SOUTH 100.00 FEET, THENCE WEST 300.00 FEET, THENCE NORTH 65.70 FEET, THENCE WEST 50.58 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4, THENCE S 00°02'20" W, ALONG SAID WEST BOUNDARY LINE 697.58 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4, THENCE S 89°48'00" W, ALONG SAID SOUTH BOUNDARY LINE 1738.28 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THAT CERTAIN 2000 WINNIE MOBILE HOME, VN # 8061007MA AND 8061007MB, SITUATED THEREON.

FLOOD NOTE

THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 12083C0720D DATED 8/27/2008

DATUM NOTE

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED UPON THE FOLLOWING PUBLISHED BENCHMARKS BY FDOT.

CTL, PTL, #6 - 3.5 INCH FLORIDA D O T BRASS DISK, STAMPED DSPNG 61421 003 IN SW CORNER OF CURB INLET ON THE SOUTH SIDE OF SR 45A AND 200 EAST OF SR 475A
N = 1705668.14
E = 607624.33
ELEV. = 73.32 (N.A.V.D 88)

DIRECTIONS TO PROJECT SITE

TRAVELING INTERSTATE 75, TAKE EXIT 34 FOR SW HWY. 484 TOWARD BELLEVUE, FOR 0.2 MILES. TURN EAST ONTO SW HWY. 484, FOR 0.3 MILES. TURN LEFT ONTO SW 16TH AVE, FOR 0.6 MILES. THE SITE IS ON THE LEFT.

OWNER/APPLICANT

SUMTER ELECTRIC COOPERATIVE, INC.
330 US-301
SUMTERVILLE, FL 33585

UTILITY PROVIDERS

SANITARY	MARION COUNTY UTILITIES	ELECTRIC	SECO ENERGY
	11800 US-441		330 US-301
	BELLEVUE, FL 34420		SUMTERVILLE, FL 33585
	PHONE: 352.307.6000		PHONE: 352.569.9837
WATER	MARION COUNTY UTILITIES	GAS	TECO PEOPLES GAS
	11800 US-441		316 SW 33RD AVE.
	BELLEVUE, FL 34420		OCALA, FL 34474
	PHONE: 352.307.6000		PHONE: 352.622.0111

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C8.2	DETAILS
C8.3	DETAILS
C8.4	DETAILS

Dane Fray



SPECIAL NOTE REGARDING CHANGES TO APPROVED PLANS

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.

COVER SHEET
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 16TH AVE. (CR. 475A)
OCALA, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 97211



DATE	DESCRIPTION
09/18/2025	ORIGINAL SET
12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/13/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/15/2026

DATE	DESCRIPTION
04/23/2026	011526-03-003
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FIRM NO. 14309

GENERAL REQUIREMENTS OF CONTRACTOR

1. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR AS-BUILT DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE AGENCIES HAVING JURISDICTION. ALL WORK SHALL BE AS-BUILT BY A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR INCLUDING ALL FINISH FLOORS, SITE DRAIN WATER SYSTEM, SEWER SYSTEM, DRAINAGE SYSTEM, SEPALED WATER SYSTEM AND ALL OTHER FACILITIES ASSOCIATED WITH THE PROJECT.

UPON COMPLETION OF THE PROJECT, THE LICENSED SURVEYOR SHALL DELIVER SIGNED AND SEALED COPIES OF THIS AS-BUILT RECORD OF THE PROJECT TO THE ENGINEER AND THE AGENCIES HAVING JURISDICTION.

WARNING: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO THESE OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.

2. CONTRACTOR SHALL PROMPTLY NOTIFY BY TELEPHONE AND IN WRITING, THE ENGINEER AND THE AGENCY HAVING JURISDICTION UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY THE APPROVED PLANS AND SPECIFICATIONS.

3. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ON OR IN THE VICINITY OF THE JOB SITE AND FOR ANY OTHERS TO DO SO. CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

4. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR.

5. CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE, AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTH OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING BENEATH CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING TO EXCAVATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.

UPON ENCOUNTERING EXISTING UTILITIES OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE OWNER OF THE CONDUIT OR STRUCTURE BY TELEPHONE AND IN WRITING. THE ENGINEER AND THE OWNER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR. CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT EMERGENCY REPAIRS OF LIFE, WORK OR ADJACENT PROPERTY. CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.

6. CONTRACTOR SHALL CONTACT UTILITIES AT A MINIMUM OF 48 HOURS IN ADVANCE OF STARTING ANY CONSTRUCTION TO HAVE KNOWN UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING BENEATH CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR SHALL CONTACT WITH LICENSED LAND SURVEYOR TO ASSIST MONUMENTS OR PROVIDE PERMANENT MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR.

7. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT THE CITY AND LOCAL UTILITY COMPANY OR OTHER OWNER OF SUBSURFACE FACILITIES WITHIN THE JOB SITE, SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND DURING EXCAVATION, AND SHALL DETERMINE SITE-SPECIFIC REQUIREMENTS FOR EXCAVATION.

8. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE STARTING ANY OF ANY CONSTRUCTION AND SCHEDULE THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE. A PRE-CONSTRUCTION CONFERENCE WITH THE CITY IS REQUIRED PRIOR TO START OF WORK.

9. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR REPERATION OF ALL EXISTING MONUMENTS WHICH CONTROL, SUBDIVISIONS, TRACTS, BOUNDARIES, EASEMENTS, STREETS, HIGHWAYS OR OTHER RIGHTS-OF-WAY, OR WHICH PROVIDE SURVEY CONTROL WORK WHICH MAY BE OBTAINED OR REMOVED DUE TO CONTRACTOR'S WORK. PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS, CONTRACTOR SHALL CONTACT WITH LICENSED LAND SURVEYOR TO ASSIST MONUMENTS OR PROVIDE PERMANENT MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR.

10. CONTRACTOR SHALL MAKE HIS OWN DEDICATIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUBSURFACE CONDITIONS WILL BE AFFECTED BY CONSTRUCTION OF THE PROJECT AND THE NATURE OF THE MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SURFACE CONDITIONS INCLUDING PROPOSED WATER, AND SHALL ACT ACCORDINGLY THEREOF.

11. IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTERITY OF EXISTING PAVEMENT ALONG AND BEHIND SAWCUT LINES DURING CONSTRUCTION. IF PAVEMENT IS BROKEN OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT AND REMOVE THE DAMAGED PAVEMENT AND/OR DISCONTIGUOUSLY ALONG THE CONFORM LINE, AND SHALL REPAIR THE REMOVED PAVEMENT.

12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL, AS REQUIRED FOR THE WORK IN PROGRESS TO SAFELY HANDLE VEHICULAR, BICYCLE AND PEDESTRIAN TRAFFIC THROUGHOUT THE PROJECT, AND THAT THIS CONTROL SHALL BE MAINTAINED THROUGHOUT THE PROJECT AND THE CITY OF WEST PALM BEACH DESIGN STANDARDS AND STANDARD DETAILS. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL THROUGHOUT THE PROJECT. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL THROUGHOUT THE PROJECT. CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL THROUGHOUT THE PROJECT.

13. WORK PERFORMED BY THE CONTRACTOR THAT IS REQUIRED TO BE AS-BUILT SHALL BE SURVEYED BY A SURVEYOR REGISTERED IN THE STATE OF FLORIDA. IMPROVEMENTS SHALL BE SURVEYED WHILE THE WORK IS IN PROGRESS AND CONVEYED SO THAT THE SURVEYOR CAN VISUALLY OBSERVE THE WORK AND SPECIFIC ELEMENT BEING SURVEYED.

14. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOOT SPECIFICATIONS, STANDARDS AND STANDARD PLANS, AND THE CITY OF WEST PALM BEACH DESIGN STANDARDS AND STANDARD DETAILS, WHERE DISCREPANCIES IN THE STANDARDS OCCUR THE EOR AND CITY ENGINEER SHALL MAKE THE FINAL DETERMINATION.

ALL REFERRED SPECIFICATIONS, CODES, DRAWINGS, AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREIN.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFERING IMPROVEMENTS WITH WORK BY OTHERS AND WITH IMPROVEMENTS REQUIRED BY LAW BY OTHERS.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND PLANES IN THE GEOTECHNICAL, ENGINEERING AND GEOLOGICAL REPORTS FOR THIS PROJECT INCLUDING THOSE LISTED BELOW.

NO REPORT. THIS SECTION DOES NOT APPLY.

THESE REPORTS AND ANY ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL AND GEOLOGICAL REPORTS, AND CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.

PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF TEST BORINGS AND STANDARD PLANS, AND THE CITY OF WEST PALM BEACH DESIGN STANDARDS AND STANDARD DETAILS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER WHO REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.

REMEDIAL WORK SHALL ADJUST HIS PROPOSITIONS TO PROPERLY SPECIFY THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.

4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS, ALL FEDERAL, AND STATE REQUIREMENTS.

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR, BICYCLE, AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL, BICYCLE, AND/OR AS REQUIRED BY THE APPLICABLE REGULATORY AGENCY.

CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF EXISTING IMPROVEMENTS, AND PARTIALLY COVERED PORTIONS OF EXISTING IMPROVEMENTS SHALL BE PROTECTED BY SHEETING AND BRACING. CONTRACTOR SHALL MAINTAIN ALL OTHER PROTECTION. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA TRENCH AND EXCAVATION SAFETY AND THE FLORIDA TRENCH SAFETY ACT.

7. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.

8. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. ALL TESTING OF MATERIALS AND MATERIALS PLACED SHALL BE BY THE CONTRACTOR, AT HIS SOLE EXPENSE, USING AN INDEPENDENT LABORATORY.

WORK NOT OBSERVED BY THE EOR AND TESTED WILL BE SUBJECT TO REACTION.

9. ALL UNSTABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSAL OF BY A PROPER AND LEGAL MANNER AT THE EXPENSE OF THE CONTRACTOR.

10. CONTRACTOR SHALL SCHEDULE GRAVITY PIPELINE WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.

11. STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.

12. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES NOT PERMITTED IN DRIVEWAYS SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR PROTECTION BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

13. BEFORE BEGINNING WORK, CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND INVERT ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION.

BEFORE BEGINNING WORK, CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND DEPTH OF ALL EXISTING STRUCTURES AND/OR CONDUITS WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW CONSTRUCTION.

CONTRACTOR SHALL DETERMINE AND INSTALL FITTINGS, CONNECTIONS, AND ADAPTERS REQUIRED TO CONNECT AT NO ADDITIONAL COST.

14. GROUNDWATER MAY BE ENCOUNTERED AT OR NEAR THE GROUND SURFACE. CONTRACTOR SHALL INSTALL Dewatering SYSTEMS AS REQUIRED TO LOWER THE WATER LEVEL, TO A MINIMUM OF 3 FEET BELOW THE BOTTOM OF EXCAVATIONS FOR ALL IMPROVEMENTS CONSTRUCTED FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEWATERING. CONTRACTOR IS RESPONSIBLE FOR PROPER PERMITTING AND DISPOSAL OF DEWATERING WATER. ALL COSTS, IMPACTS OR FINES TO THE PROJECT FROM DEWATERING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

DEWATERING NOTES

1. MAINTAIN ADEQUATE SURVEILLANCE AND CONTROL TO ENSURE THAT STABILITY OF EXCAVATED AND CONTROLLED SLOPES ARE NOT ADVERSELY AFFECTED BY WATER. EROSION IS CONTROLLED, AND FLOODING OF EXCAVATION OR DAMAGE TO STRUCTURES DOES NOT OCCUR.

2. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE WITH COMPACTED SAND OR OTHER SUITABLE MATERIAL.

3. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.

4. BEDDING AND BACKFILL MATERIAL AND THEIR COMPACTED DENSITY SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE CONTRACTOR USING AN INDEPENDENT LAB.

5. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY.

6. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY.

7. TRENCH BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.

8. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.

9. ANY ADJUSTMENTS OR REVISIONS TO THESE PLANS DURING NECESSARY BECAUSE OF THE LOCATION AND/OR DEPTH OF EXISTING STRUCTURES SHALL BE APPROVED AND WRITTEN BY THE ENGINEER AND THE RELATED GOVERNMENT ENTITY OR UTILITY COMPANY PRIOR TO PROCEEDING WITH CONSTRUCTION.

STORM DRAIN NOTES

1. ALL PUBLIC STORM DRAIN MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, REFERENCED STANDARD SPECIFICATIONS, AND CITY REQUIREMENTS.

2. CONCRETE FOR ALL DRAINAGE FACILITIES SHALL BE 3000 PSI.

3. REINFORCED CONCRETE PIPE (RCP) MATERIALS AND INSTALLATION SHALL COMPLY WITH THE REFERENCED STANDARD SPECIFICATIONS. RCP STRENGTH CLASS SHALL BE AS CALLED FOR ON THE PLANS AND SHALL BE A S.T.M. STANDARD C75 CLASS MINIMUM.

JOINTS SHALL BE TONGUE AND GROOVE WITH COMPRESSION TYPE RUBBER GASKET CONFORMING TO A S.T.M. STANDARD C-43.

RCP SHALL BE INSTALLED TO THE MANHOLE AND OTHER CALLED FOR ON THE PLANS. JOINTS SHALL NOT BE PULLED, BENT, OR LEFT EXPOSED TO OPEN AIR.

4. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CALLED FOR STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (IF THROUGH 4" DIA. PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERROCO, OR EQUIVALENT APPROVED BY THE ENGINEER.

5. HIGH DENSITY POLYPROPYLENE (HDPE) PIPE AND FITTINGS FOR 12" THROUGH 60" SIZE SHALL BE HP-PP (WATERIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). HP PIPE PRACTICE SHALL COMPLY WITH THESE DRAWINGS SHALL BE APPROVED BY THE EOR IN WRITING PRIOR TO ORDERING.

PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATER TIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS. ALL JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.

7. GRATED INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL SHOWN HEREON. ALL GRATES AND FRAMES SHALL BE TRAFFIC-WEIGHT FURNISHED WITH LOCK SCREWS TO PREVENT VANDALISM. INLETS SHALL CONFORM TO FOOT STANDARDS.

8. AS-BUILT DRAWINGS SHOWING THE ACTUAL LOCATION OF ALL PIPES, STRUCTURES, MANHOLES, CLEANOUTS, EASEMENTS, ETC., SHALL BE REVIEWED, APPROVED AND FILED WITH THE ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK. IN ADDITION, AN ELECTRONIC, AUTOCAD™ FORMAT DRAWING RECORDED ON A CD, SHOWING THE ACTUAL LOCATION OF PIPE, STRUCTURES, MANHOLES, CLEANOUTS AND APPURTENANCE STRUCTURES, INCLUDING WET AND RM ELEVATIONS, SHALL BE SUBMITTED TO THE ENGINEER BEFORE FINAL ACCEPTANCE OF THE WORK. THE ELECTRONIC DRAWING SHALL BE IN THE FOLLOWING COORDINATE SYSTEM: HORIZONTAL AND NORTH AMERICAN DATUM (STATE PLANE COORDINATE SYSTEM), VERTICAL NAVD83 NORTH AMERICAN VERTICAL DATUM. SURVEY SHALL BE SIGNED AND SEALED BY A SURVEYOR REGISTERED IN THE STATE OF FLORIDA.

9. QUALITY REVIEW AND REPORTING METHODS

A. CONTRACTOR SHALL REQUEST AND FACILITATE INSPECTION BY ENGINEER AFTER INSTALLATION AND ASSEMBLY OF, BUT BEFORE COVERING, STORM DRAINAGE PIPING.

B. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM PREPARED BY A FLORIDA REGISTERED LAND SURVEYOR OR TO INCLUDE TOP OF GRADE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. THIS RECORD DRAWING SHALL BE APPROVED BY THE ENGINEER AND ACCEPTED TO THE FOOT.

9. SURVEYING, CLEANING OF THE SYSTEM AND SHALL BE AT CONTRACTOR'S EXPENSE. ANY DEVIATION FROM THE APPROVED PLANS AND DESIGN INTENT NOTED BY THE ENGINEER DURING THIS PROCESS SHALL BE INTERFERED TO ESTABLISH THE ACTUAL SURFACE ELEVATIONS AND TO THE SATISFACTION OF THE ENGINEER PRIOR TO ACCEPTANCE OF THE SYSTEM AND FINAL PAYMENT.

ACCEPTABLE TOLERANCES ARE AS FOLLOWS:

PIPE OR STRUCTURE INVERT: 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION OR 10 PERCENT OF DESIGN SLOPE OVER ANY RANGE, WHICHEVER IS LESS.

TOP-OF-GRATE: 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION IN DIRT OR A.C. PAVEMENT SURFACING.

10.2 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION IN CONCRETE SURFACING.

11. FINISH GRADING SHALL BE COMPLETED AND CONFIRMED BY SURVEY TO CONFORM TO APPROVED PLANS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE PROTECTION FOR THESE AREAS DURING GRADING OPERATIONS.

12. LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSAL OF ALL EARTH SPOL FROM PLANT HOLES AND PIPE TRENCHES. EXCESS SOIL AND/OR MULCH SHALL NOT BE PLACED OR SPREAD AT THE SITE, BUT REMOVED AND PROPERLY DISPOSED.

13. PAVEMENT STRUCTURAL SECTIONS SHALL BE AS SHOWN ON THESE PLANS.

14. THE UPPER 18 INCHES OF FILL OR NATIVE SOIL BELOW THE BOTTOM OF BASE OR SUBBASE COURSE (BELOW SUBGRADE) IN PAVEMENT AREAS AND THE FILL OR NATIVE SOIL BELOW THE CONCRETE IN WALKWAY AREAS, SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY.

15. BEFORE APPLICATION OF BASE OR SUBGRADE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE DENSITY TESTED BY THE CONTRACTOR AND REVIEWED BY THE CITY ENGINEER.

16. SURFACE SOILS CONTAINING ORGANIC MATERIAL MAY BE STOCKPILED FOR FUTURE USE BY THE LANDSCAPE CONTRACTOR. HOWEVER, THIS OPERATION SHALL BE COORDINATED SO THAT UPON COMPLETION OF THE PROJECT, ALL EXCESS MATERIAL IS REMOVED FROM THE JOB SITE AND FINISH GRADES ARE AS CALLED FOR ON THE PLANS.

17. QUALITY REVIEW AND REPORTING REQUIREMENTS

A. CONTRACTOR SHALL CONDUCT STRUCTURE TESTING OF SUBGRADE, BASE, AND FINAL ASPHALT IN CONSTRUCTION BY THE CONTRACTOR, AT HIS SOLE EXPENSE, USING AN INDEPENDENT LABORATORY.

18. BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: BROAD SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA STREET FLOWS, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND. STOCKPILES OF EARTH AND OTHER RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTINGS AND ARE NOT TO CONTACT OR BE NEAR THE SOIL AND SURFACE WATER. STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OIL WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WATER OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DISPOSED INTO A SUITABLE LOCATION. ALL WASTE SHALL BE TRANSPORTED TO A SUITABLE LOCATION IN DIFFERENTIAL BY WIND. SEGMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC.

19. THE STORM DRAIN ENTRANCE ROADWAYS MUST BE STABILIZED 90% TO 100% TO ADMIT SEGMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEEP OR IMMEDIATELY REMOVED AND MAY NOT BE WASHED DOWN BY RAIN OR WIND. ANY SLOPES WITH DISTURBED SOILS OR COVERED OF VEGETATION MUST BE STABILIZED 90% TO 100% TO MINIMIZE EROSION BY WIND AND WATER.

20. CONTRACTOR IS REQUIRED TO REVIEW TOPOGRAPHIC MAPPING AND CONFIRM EXISTING TOPOGRAPHIC MAPPING IS CONSISTENT WITH THE CONDITION OF THE SITE ENCOUNTERED BY THE CONTRACTOR. DISCREPANCIES FOUND WITH THE EXISTING TOPOGRAPHIC MAPPING MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF ANY GRADING. ONCE GRADING COMMENCES, THE CONTRACTOR HAS ACCEPTED THE EXISTING TOPOGRAPHIC MAPPING AS EXACT AND REPRESENTATIVE OF THE EXISTING CONDITIONS ASSUMED BY THE CONTRACTOR.

TRENCHING, EXCAVATION, AND BACKFILL NOTES:

1. ALL TRENCHING, BEDDING AND BACKFILL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND REFERENCED STANDARD SPECIFICATIONS INCLUDING THE PIPE TRENCH DETAIL, AND WITH THE APPLICABLE STANDARD REQUIREMENTS OF FOOT.

2. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE WITH COMPACTED SAND OR OTHER SUITABLE MATERIAL.

3. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.

4. BEDDING AND BACKFILL MATERIAL AND THEIR COMPACTED DENSITY SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE CONTRACTOR USING AN INDEPENDENT LAB.

5. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY.

6. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 98% OF MAXIMUM DENSITY.

7. TRENCH BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.

8. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.

9. ANY ADJUSTMENTS OR REVISIONS TO THESE PLANS DURING NECESSARY BECAUSE OF THE LOCATION AND/OR DEPTH OF EXISTING STRUCTURES SHALL BE APPROVED AND WRITTEN BY THE ENGINEER AND THE RELATED GOVERNMENT ENTITY OR UTILITY COMPANY PRIOR TO PROCEEDING WITH CONSTRUCTION.

GRADING NOTES:

1. ALL GRADING SHALL BE IN CONFORMANCE WITH THESE PLANS, MARION COUNTY CONSTRUCTION STANDARDS, THERETO AND WITH THE RECOMMENDATIONS AND REFERENCED STANDARD GRADING SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORTS (REFERENCED IN THE GENERAL NOTES) AND STANDARD PLANS.

2. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING SUE TO INDIAN DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING AN HAZARD TO VEHICULAR TRAFFIC OR TRAFFIC TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTROLLED UNTIL RELIEF IS GRANTED BY THE INSPECTOR.

3. AREAS TO BE GRADED IN ACCORDANCE WITH THE DESIGN AND CLEARING PLANS. THE GRADING, PAVING, AND DRAINAGE PLAN, SITE SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING EXISTING STRUCTURES, UTILITIES, OTHER OBSTACLES, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNUSABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS.

4. BEFORE BEGINNING WORK REQUIRING EXPOSURE OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY AND EOR FOR HEALTH, ROUTING AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOIL ON PUBLIC ROADS. THE CITY SHALL BE ADVISED WITH THE CONTRACTOR. CONTRACTOR SHALL IMMEDIATELY CLEAN UP ALL SPILLS AND TRACKS.

5. UNUSABLE SOIL ENCOUNTERED DURING GRADING SHALL BE EXCAVATED AND REPLACED.

6. OVERTURN AND PLUMPING AREAS ENCOUNTERED DURING GRADING SHALL BE REVIEWED FOR CORRECTIVE MEASURES BY THE CITY AND EOR. CONTRACTOR IS RESPONSIBLE FOR DRYING OR WETTING SOIL AS REQUIRED TO OBTAIN OPTIMUM WATER CONTENT FOR COMPACTION. ALL COST FOR MOISTURE CONDITIONING SOIL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.

7. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 18 INCHES IN LOOSE THICKNESS, BE MOISTENED OR DRIED AS REQUIRED AND BE COMPACTED TO THE MINIMUM RELATIVE COMPACTION, THINNER LIFTS MAY BE NECESSARY TO ACHIEVE THE REQUIRED MINIMUM COMPACTION.

8. FILL AND BACKFILL MATERIAL SHALL BE COMPACTED AT LEAST TO THE SPECIFIC RELATIVE COMPACTION BUT IN NO CASE TO LESS THAN 98% OF MAXIMUM DENSITY, DETERMINED IN CONFORMANCE WITH ASTM D 1557 AND 1586, LATEST REVISION. SOME AREAS REQUIRE COMPACTION TO GREATER DENSITY AS CALLED FOR ON THESE PLANS OR THE AGENCY HAVING JURISDICTION.

9. FINISH CUT SLOPES, FILL SLOPES AND COMBINATION CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 4 HORIZONTAL TO 1 VERTICAL UNLESS SPECIFICALLY CALLED FOR ON THESE PLANS. LOWER SLOPE SLOPES AND DRAINAGE DITCHES CAN BE ESCALATED TO HORIZONTALS TO 1 VERTICAL, THESE CALLED FOR ON THE PLANS OR APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

10. ALL GRADED AREAS SHALL BE PLANTED IN CONFORMANCE WITH THE APPROVED LANDSCAPING PLAN, IF APPLICABLE AND SHALL OTHERWISE BE PLANTED WITH SOO OR PLANTINGS AS APPROVED BY THE CITY AND EOR AND SHALL BE DENSE AND GROWING FROM ROOT INSPECTION.

11. NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY LOCAL FIELD KNOWLEDGE AND/OR SURVEY SHOWN ON THE PLANS. UNDER GRADING OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

12. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTERFERED TO ESTABLISH THE ACTUAL SURFACE ELEVATIONS AND TO THE SATISFACTION OF THE ENGINEER PRIOR TO ACCEPTANCE OF THE SYSTEM AND FINAL PAYMENT.

13. PLAN ELEVATIONS SHOWN ON DRAINAGE WALKWAYS, RAMP, STEPS AND OTHER HARDSCAPE ARE INTENDED TO ESTABLISH GRADING AND SURFACE ELEVATIONS FOR THESE IMPROVEMENTS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DETAILED ELEVATION FOR AND TO CONSTRUCT WALKWAYS, RAMP, STEPS, AND OTHER HARDSCAPE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ACCESSIBILITY REQUIREMENTS INCLUDING THOSE FOR DIMENSIONING, SLOPE, CROSS-SLOPE, SURFACE TEXTURE, WALKING, RAMP, AND HAND-RAILS.

14. FINISH GRADING SHALL BE COMPLETED AND CONFIRMED BY SURVEY TO CONFORM TO APPROVED PLANS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE PROTECTION FOR THESE AREAS DURING GRADING OPERATIONS.

15. LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSAL OF ALL EARTH SPOL FROM PLANT HOLES AND PIPE TRENCHES. EXCESS SOIL AND/OR MULCH SHALL NOT BE PLACED OR SPREAD AT THE SITE, BUT REMOVED AND PROPERLY DISPOSED.

16. PAVEMENT STRUCTURAL SECTIONS SHALL BE AS SHOWN ON THESE PLANS.

17. THE UPPER 18 INCHES OF FILL OR NATIVE SOIL BELOW THE BOTTOM OF BASE OR SUBBASE COURSE (BELOW SUBGRADE) IN PAVEMENT AREAS AND THE FILL OR NATIVE SOIL BELOW THE CONCRETE IN WALKWAY AREAS, SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY.

18. BEFORE APPLICATION OF BASE OR SUBGRADE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE DENSITY TESTED BY THE CONTRACTOR AND REVIEWED BY THE CITY ENGINEER.

19. SURFACE SOILS CONTAINING ORGANIC MATERIAL MAY BE STOCKPILED FOR FUTURE USE BY THE LANDSCAPE CONTRACTOR. HOWEVER, THIS OPERATION SHALL BE COORDINATED SO THAT UPON COMPLETION OF THE PROJECT, ALL EXCESS MATERIAL IS REMOVED FROM THE JOB SITE AND FINISH GRADES ARE AS CALLED FOR ON THE PLANS.

4. BASE MATERIAL SHALL BE AS CALLED FOR ON THE PLANS. WHEN BASE IS USED AS A FINISH SURFACE, IT SHALL BE COARED OR CRUSHED CONCRETE ON.

5. ALL WORK INVOLVING EXCAVATION INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES NOT PERMITTED IN DRIVEWAYS SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR PROTECTION BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

6. COMPACTION OF FILL, SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED BY THE CONTRACTOR AND ACCEPTED BY THE ENGINEER.

7. CONCRETE FOR CURBS, GUTTERS, DRAINWAYS, AND SIDEWALKS SHALL BE 3000 PSI. CONCRETE FOR DRAINAGE STRUCTURES SHALL BE 3000 PSI. CONCRETE PAVEMENT SHALL BE 3000 PSI. DRIVEWAYS, SIDEWALK, AND CONCRETE PAVEMENT SHALL BE FULLY REINFORCED.

JOINTS IN CONCRETE PAVEMENT

A. WEARENEE PLANE CONCRETE CONTROL JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 16-FEET EACH WAY (LONGITUDINAL AND TRANSVERSE) AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS.

DEPTH OF JOINTS SHALL BE 1/8" THICKNESS - 1/4" INCH (E. 2-INCHES FOR 8-INCH SLAB).

JOINTS SHALL BE CONSTRUCTED BY SAWCUTTING GROOVES AS SOON AS PAVEMENT HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT RAVELING (USUALLY 4 TO 24 HOURS AFTER PLACEMENT). JOINTS SHALL BE FILLED WITH JOINT SEALANT (SKELE-TONOR OR EQUIVALENT). COLOR CURING COMPOUND AS SOON AFTER PLACEMENT AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUNDS, AND SHALL BE SURFACE DRY WHEN SEALANT IS INSTALLED.

JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES SUCH AS CURBS AND GUTTERS. ALONG CURVES, TRANSVERSE JOINTS SHALL BE RADIAL.

B. EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS CALLED FOR ON THE PLANS AND AT RANDOM INTERVALS NOT EXCEEDING 100 FEET AT RETURNS AND CHANGES OF DIRECTION. JOINTS SHALL BE CONSTRUCTED PER THE PLAN DETAILS AND THESE NOTES.

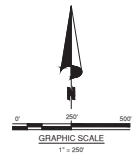
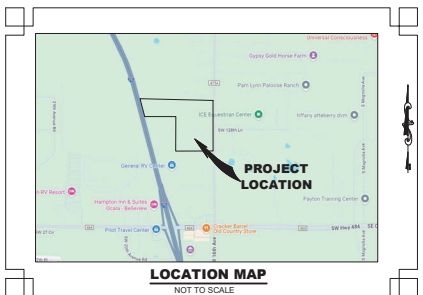
JOINTS SHALL BE CONSTRUCTED 1/4" WIDE USING ONE PIECE OF PREFORMED JOINT FILLER INSTALLED FROM BOTTOM OF SLAB TO WITHIN 1/4" OF CONCRETE SURFACE. THE RESULTING RESERVOIR SHALL BE FILLED WITH JOINT SEALANT TO WITHIN 1/4" OF CONCRETE SURFACE AND AS SOON AFTER COMPLETION OF THE CURING PERIOD AS IS FEASIBLE AND BEFORE PAVEMENT IS OPENED TO TRAFFIC. JOINTS SHALL BE CLEANED OF ALL FOREIGN MATERIAL, INCLUDING MEMBRANE CURING COMPOUNDS, AND SHALL BE SURFACE DRY WHEN SEALANT IS INSTALLED.

JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES SUCH AS CURBS AND GUTTERS. ALONG CURVES, TRANSVERSE JOINTS SHALL BE RADIAL.

JOINTS IN CURBS, GUTTERS AND WALKS

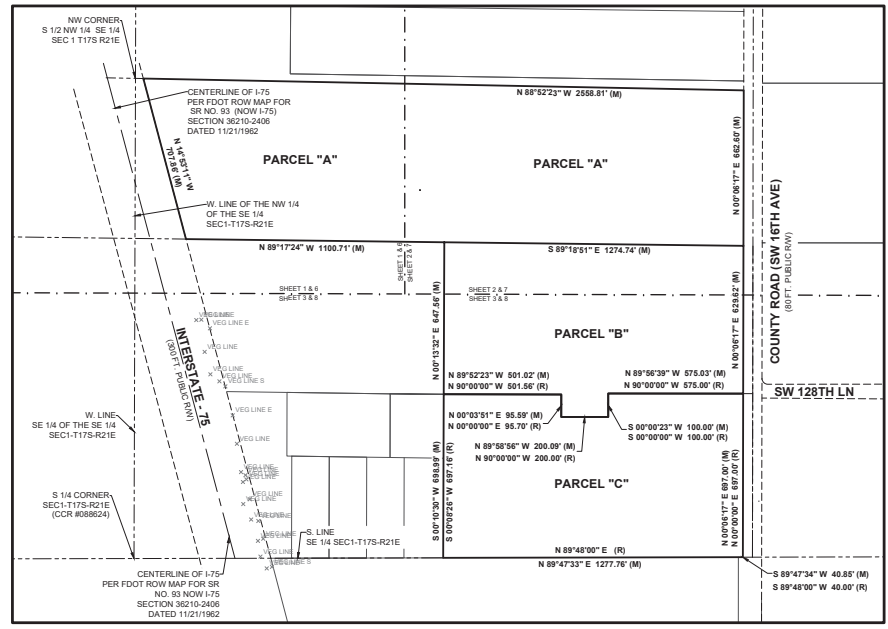
A. TRANSVERSE WEARENEE PLANE CONCRETE CONTROL JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 16-FEET EACH WAY (LONGIT

ALTA/NSPS LAND TITLE SURVEY SUMTER ELECTRIC COOPERATIVE INC. LYING IN SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	ALTA/NSPS LAND TITLE INFORMATION
SHEET 3-5	BOUNDARY SURVEY
SHEET 6-8	TOPOGRAPHIC SURVEY
SHEET 9	EASEMENTS



SURVEYOR'S NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (IF A.C.), PURSUANT TO SECTION 472.07, FLORIDA STATUTES. THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83) (2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING TRIMBLE R12 RECEIVERS WITH THE TRIMBLE VRS NETWORK AND AS PUBLISHED BY TRIMBLE, VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING MONUMENTS AS SET BY BOWMAN AND DESCRIBED AS FOLLOWS:

 C.T.L. PT. # 9 - SET IRON ROD AND CAP STAMPED "BOWMAN TRAY LB8030" LOCATED IN THE GRASS AT THE NW CORNER OF SW 16TH AVE (475 A) AND SW 130TH STREET RD. N = 1710095.09' E = 602700.36' ELEV = 70.26 (N.A.V.D. 88)

 THE BASIS OF BEARING REFERS TO A BEARING OF MEASURED BEARING OF N 00° 00' 17" E ALONG THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 475 A (SW 16TH STREET)
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED UPON THE FOLLOWING PUBLISHED BENCHMARKS BY FDOT:

 C.T.L. PT. #6 - 3.5 INCH FLORIDA D.O.T BRASS DISK STAMPED DSPNG 01401 003 IN SW CORNER OF CURB INLET ON THE SOUTH SIDE OF SW 484 AND 200 EAST OF SW 475A N = 1709988.14 E = 607624.33 ELEV = 73.32 (N.A.V.D. 88)

 THIS SURVEY WAS PERFORMED UTILIZING R.T.K.-G.P.S. AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF LESS THAN 0.1 FEET.
- SUBSURFACE OR UNDERGROUND UTILITIES HAVE BEEN AND ARE A PART OF THIS SURVEY. DONE BY BOWMAN SUBSURFACE UTILITY ENGINEERING DIVISION, DATED: 1/30/24, ALONG COUNTY ROAD (SW 16TH AVE) AND ARE AS SHOWN HERE ON.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE MEASURED DISTANCES, UNLESS OTHERWISE NOTED.
- SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.
- THIS SURVEY WAS MADE WITH BENEFIT OF TITLE WORK BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NUMBER: 1891222, 1937203, 1937208 - AUGUST 12, 2004 @ 11:00 PM. ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL AND ARE SHOWN AS HEREON.
- THERE ARE NO GAPS BETWEEN PARCEL A, B, AND C. ALL PARCELS ARE CONTIGUOUS TO EACH OTHER AND SHARE COMMON BOUNDARY LINES AS DEPICTED IN THE SURVEY.

SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NSPS LAND TITLE SURVEY
MARION COUNTY
FLORIDA

PROJECT NO
031706-01-001



PLAN STATUS

DATE	REVISIONS DONE
10/7/24	UPDATE
10/22/24	ADDED S.U.E.

FIELD BOOK

DATE	DESCRIPTION
7/24-CP#	1-5
FIELD CREW:	CP, MR. J.A.B., M.R.G., DRAWN, M.R.G., CHKD

SCALE: 1"=250'
JOB#: 031706-01-001
DATE: 09/12/2024
FILE NAME: 031706-01-001_SECO_OCALA_ALTA_21E.dwg

LEGEND

- | | | |
|--|---|--|
| BM = BENCHMARK
(C) = CALCULATED DATA
E = CENTERLINE
CBS = CONCRETE BLOCK AND STUCCO
COR = CERTIFIED RECORD CORNER
CMP = CORRUGATED METAL PIPE
D.I.P. = DUCTILE IRON PIPE
(D) = DEED DATA
E.L. = ELEVATION
F.F.S. = FINISHED FLOOR ELEVATION
H.D.P. = HIGH DENSITY POLYETHYLENE PIPE
RW = RIGHT-OF-WAY
(M) = MEASURED
(P) = PLAT DATA
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.V.C. = POLYVINYL CHLORIDE PIPE
(R) = RECORDED DATA
R.C.P. = REINFORCED CONCRETE PIPE
R.W. = RIGHT-OF-WAY
S.U.E. = SUBSURFACE UTILITY ENGINEERING
TYP. = TYPICAL
UNK. = UNKNOWN | ↑ = TRAFFIC PAINT ARROW
⊗ = WATER METER
⊕ = AIR CONDITION UNIT
⊘ = ANTENNA
⊖ = BACKFLOW PREVENTER
⊗ = BIKE LANE
⊙ = BOLLARD
⊘ = CLEANOUT
⊙ = CONC. UTILITY POLE
⊕ = DRAINAGE GRATE INLET
⊕ = ELECTRIC BOX
⊕ = ELECTRIC METER
⊕ = ELECTRIC OUTLET
⊕ = U.G. ELECTRICAL MARKER
⊕ = U.G. GAS MARKER
⊕ = U.G. SANITARY MARKER
⊕ = U.G. RECLAIM WATER MARKER
⊕ = U.G. UNKNOWN UTILITY MARKER
⊕ = U.G. WATERMAIN MARKER
⊕ = UTILITY RISER
⊕ = VAULT
⊕ = ELECTRIC TRANSFORMER
⊕ = UTILITY PED | ⊗ = WATER VALVE
⊕ = VENT PIPE
⊕ = CABLE BOX / RISER
⊕ = GAS METER
⊕ = PEDESTRIAN X-ING SIGNAL
⊕ = WOOD UTILITY POLE
⊕ = U.G. FIBER OPTICS MARKER
⊕ = U.G. COMMUNICATION MARKER
⊕ = U.G. ELECTRICAL MARKER
⊕ = U.G. GAS MARKER
⊕ = U.G. SANITARY MARKER
⊕ = U.G. RECLAIM WATER MARKER
⊕ = U.G. UNKNOWN UTILITY MARKER
⊕ = U.G. WATERMAIN MARKER
⊕ = UTILITY RISER
⊕ = VAULT
⊕ = ELECTRIC TRANSFORMER
⊕ = UTILITY PED |
| --- = CONTOUR ELEVATION
--- = FENCE
--- = STORM DRAINAGE PIPE
--- = UNDERGROUND SEWER
--- = UNDERGROUND WATER
--- = UNDERGROUND GAS
--- = UNDERGROUND TELEPHONE
--- = UNDERGROUND ELECTRIC
--- = UNDERGROUND FIBER OPTICS
--- CATV --- = UNDERGROUND CABLE
--- FM --- = FORCE MAIN
--- OVERHEAD WIRE ---
--- TOP OF BANK ---
--- TOE OF SLOPE ---
--- EDGE OF WATER ---
--- GUARD RAIL ---
--- VEGETATION / TREE LINE --- | ⊕ = HAND HOLE
⊕ = IRRIGATION VALVE
⊕ = IRRIGATION BOX
⊕ = LIGHT POLE
⊕ = MAILBOX
⊕ = MAST ARM POLE
⊕ = MONITORING WELL (MW)
⊕ = POST
⊕ = ELECTRIC PULLBOX
⊕ = RECLAIM WATER BOX
⊕ = SIGN
⊕ = SPRINKLER
⊕ = SPIGOT / WATER SHUTOFF
⊕ = SEWER VALVE
⊕ = TELEPHONE MANHOLE
⊕ = SANITARY SEWER MANHOLE
⊕ = WATERMAIN MANHOLE
⊕ = LIFT STATION
⊕ = ELECTRIC MANHOLE
⊕ = GAS MANHOLE
⊕ = WATERMAIN MANHOLE
⊕ = UNKNOWN MANHOLE
⊕ = TRAFFIC SIGNAL BOX | ⊕ = WATER VALVE
⊕ = VENT PIPE
⊕ = CABLE BOX / RISER
⊕ = GAS METER
⊕ = PEDESTRIAN X-ING SIGNAL
⊕ = WOOD UTILITY POLE
⊕ = U.G. FIBER OPTICS MARKER
⊕ = U.G. COMMUNICATION MARKER
⊕ = U.G. ELECTRICAL MARKER
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⊕ = U.G. UNKNOWN UTILITY MARKER
⊕ = U.G. WATERMAIN MARKER
⊕ = UTILITY RISER
⊕ = VAULT
⊕ = ELECTRIC TRANSFORMER
⊕ = UTILITY PED |

S.U.E. GENERAL NOTES:

BOWMAN EXERCISED THE PROFESSIONAL STANDARD OF CARE IN THE PROPER SELECTION AND APPLICATION OF SURFACE GEOPHYSICAL TECHNIQUES FOR MAPPING THE SUBSURFACE UTILITIES WITHIN THE PROJECT LIMITS AS SHOWN ON THIS DRAWING.

BOWMAN DOES NOT GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES WITHIN THE PROJECT AREA.
UTILITY INFORMATION IS BASED ON AVAILABLE FIELD AND RECORD INFORMATION. LOCATION, SIZE, OR DEPTH MAY NOT BE ACCURATE IN ALL AREAS AS THESE MAY HAVE BEEN MODIFIED AT SEGMENTS THAT HAVE NOT BEEN VERIFIED.

DESIGNATED UTILITIES MEET ASCE AND THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION DEFINITION FOR "QUALITY LEVEL A & B" STANDARDS.

ASCE Q130.9 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA

QUALITY LEVEL A (QLA)
PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT, WITH THE USE OF EXCAVATING EQUIPMENT, THAT IS NON-DESTRUCTIVE AT CERTAIN AREAS.

QUALITY LEVEL B (QLB)
INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THESE FIELD LOCATED UTILITIES ARE SURVEYED.

S.U.E. LEGEND

- | | | |
|-----|-------------------------------|-------------------------------|
| --- | FM(A) --- | UNDERGROUND FORCE MAIN (QLA) |
| --- | W(A) --- | UNDERGROUND WATER (QLA) |
| --- | EE(B) --- | UNDERGROUND ELECTRIC (QLB) |
| --- | BT(B) --- | UNDERGROUND TELEPHONE (QLB) |
| --- | BFOC(B) --- | UNDERGROUND FIBER OPTIC (QLB) |
| ⊕ | TEST HOLE | |
| ⊕ | END OF ELECTRONIC INFORMATION | |

PARCEL REFERENCE INDEX

PARCEL A	12844 SW 16TH AVE, OCALA FL	PN 41200-012-00	OLD REPUBLIC TITLE COMMITMENT: #1557202	38.65 ACRES AS SURVEYED
PARCEL B	12830 SW 16TH AVE, OCALA FL	PN 41200-020-00	OLD REPUBLIC TITLE COMMITMENT: #1557203	19.15 ACRES AS SURVEYED
PARCEL C	12840 SW 16TH AVE, OCALA FL	PN 41200-020-01	OLD REPUBLIC TITLE COMMITMENT: #1557206	19.98 ACRES AS SURVEYED

SURVEYOR'S CERTIFICATION:

TO: SUMTER ELECTRIC COOPERATIVE INC.
STONE & GERKEN P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

I, FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

9/12/24

MAX R. GEORGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 7343
MGEORGE@BOWMAN.COM

DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(L8 8030 - IS LICENSED BUSINESS NUMBER 8030)

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND OPINIONS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION CONTAINED HEREIN FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BOWMAN CONSULTING GROUP, LTD. IS STRICTLY PROHIBITED. BOWMAN CONSULTING GROUP, LTD. DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN.

Cad file name: V:\031706 - SECO Civil Support\031706-01-001 (SUR) - SECO Civil Support\Survey\Topo Boundary\OCALA\031706-01-001-SECO_OCALA_ALTA_21E.dwg ■ SUE.dwg 2/26/2025



PARCEL A - (PN 41200-012-00) - 38.05 ACRES

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557202, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM)

THAT PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 LYING EAST OF RIGHT OF WAY OF I-75, IN SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT RIGHT OF WAY FOR COUNTY ROAD 475-A, TOGETHER WITH A 2000 EXPR MOBILE HOME VIN # GARL535A9078EX21, SITUATED THEREON.

SCHEDULE "BI" EXCEPTIONS

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557222, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER**
- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER**
- 5. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 22, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. NO DETERMINATION HAS BEEN MADE AS TO THE CURRENT RECORD OWNER FOR THE INTEREST EXCEPTED HEREIN. **A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22.**

PARCEL B - (PN 41200-020-00) - 19.15 ACRES

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM)

THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 40 FEET THEREOF.

LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE, S 89 DEGREES 48' 00" W 40.00 FEET TO THE POINT OF BEGINNING, THENCE, NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF C.S. 4455A, 697.00 FEET; THENCE, WEST 575.00 FEET; THENCE, SOUTH 100.00 FEET; THENCE, WEST 200.00 FEET; THENCE, NORTH 95.70 FEET; THENCE, WEST 501.56 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE, S 00 DEGREES 08' 28" W ALONG SAID WEST BOUNDARY LINE 697.16 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4; THENCE, N 89 DEGREES 48' 00" E ALONG SAID SOUTH BOUNDARY LINE OF 1278.28 FEET TO THE POINT OF BEGINNING.

SCHEDULE "BI" EXCEPTIONS

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557203, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
- 2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2024 AND SUBSEQUENT YEARS.
B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.
C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.
D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
- 3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **NOT A SURVEY MATTER**
- 4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. **NOT A SURVEY MATTER**
- 5. EASEMENT FOR PUBLIC ROADS RESERVED IN DEED RECORDED IN DEED BOOK 153, PAGE 425 AND DEED BOOK 156, PAGE 219, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
- 6. OIL, GAS, MINERAL, OR OTHER RESERVATIONS AS SET FORTH IN DEED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 256, PAGE 376, WITH THE RIGHT OF ENTRY RELEASED BY QUIT CLAIM DEED FROM TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO FRANK STUPKA AND MARIAN V. STUPKA RECORDED IN O.R. BOOK 1266, PAGE 1462, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **A PORTION OF THE SURVEYED PARCEL LIES WITHIN THE AREA DEFINED BY DEED BOOK 256 PAGE 22 & DEED BOOK 1266 PAGE 1462.**
- 7. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 452, PAGE 68, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
- 8. RIGHT OF WAY EASEMENT FOR UTILITIES IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN O.R. BOOK 955, PAGE 229, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED**
- 9. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**

TABLE "A" A.L.T.A SURVEY REQUIREMENTS

- 1. FOUND OR SET ALL CORNERS.
- 2. PROPERTY ADDRESS: PARCEL A - 12644 SW 16TH AVE, PARCEL B - 12630 SW 16TH AVE., PARCEL C - 12940 SW 16TH AVE AVE.
- 3. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONES "X" PER FEMA FIRM PANEL 12083C0720D DATED 8/27/2008 AT 8:00 PM.
- 4. SUBJECT PARCELS CONTAINS:
PARCEL A, 1627458.09 SQUARE FEET OR 38.05 ACRES.
PARCEL B, 824968.78 SQUARE FEET OR 19.15 ACRES.
PARCEL C, 870150.07 SQUARE FEET OR 19.98 ACRES.
TOTAL = 3,361,676.94 SQUARE FEET OR 77.18 ACRES, MORE OR LESS.
- 5. BENCHMARK AND CONTOURS SHOWN ON HEREON.
- 6. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN.
- 7. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON SURVEY.
- 8. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 7. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET / SIDEWALK CONSTRUCTION / REPAIRS WERE AT OBSERVED AT TIME OF SURVEY.
- 8. ALL PLOTTABLE EASEMENTS PER TITLE DOCUMENT SHOWN HEREON.

PARCEL C- (PN 41200-020-01) - 19.98 ACRES

LEGAL DESCRIPTION

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557206, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM)

COMMENCING AT THE SE CORNER OF SECTION 1, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S. 89°48'00" W., 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF CRM-475A, 697.00 FEET; THENCE WEST 675.00 FEET; THENCE SOUTH 100.00 FEET; THENCE NORTH 95.70 FEET; THENCE WEST 501.56 FEET TO THE WEST BOUNDARY LINE OF SAID SE 1/4 OF THE SE 1/4; THENCE S 00°08'28" W, ALONG SAID WEST BOUNDARY LINE 697.16 FEET TO THE SW CORNER OF THE SE 1/4 OF THE SE 1/4; THENCE N 89°48'00" E, ALONG SAID SOUTH BOUNDARY LINE 1278.28 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THAT CERTAIN 2000 WINNIE MOBILE HOME, VIN # 8D61097MA AND 8D61097MB, SITUATED THEREON.

SCHEDULE "BI" EXCEPTIONS

(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 1557206, EFFECTIVE DATE AUGUST12TH, 2024 @ 11:00PM)

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
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- 7. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 1235, PAGE 921, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**
- 8. EASEMENT FOR INGRESS AND EGRESS RECORDED IN O.R. BOOK 7542, PAGE 87, PUBLIC RECORDS OF MARION COUNTY, FLORIDA. **EASEMENT AS SHOWN**

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SHEET 2	ALTA (NPS) LAND TITLE INFORMATION
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SHEET 6-8	TOPOGRAPHIC SURVEY
SHEET 9	EASEMENTS

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TAMPA, FL 33609
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SECO
COUNTY RD 475A, OCALA, FL 34473
ALTA / NPS LAND TITLE SURVEY
FLORIDA
MARION COUNTY

PROJECT NO
031706-01-001

PLAN STATUS	

DATE	DESCRIPTION
FIELD BOOK	PAGE
T24 - CP6	1 - 4

FIELD	CREW	OP	MP
J.A.B.,			
DRAWN		M.R.G.	CHKD

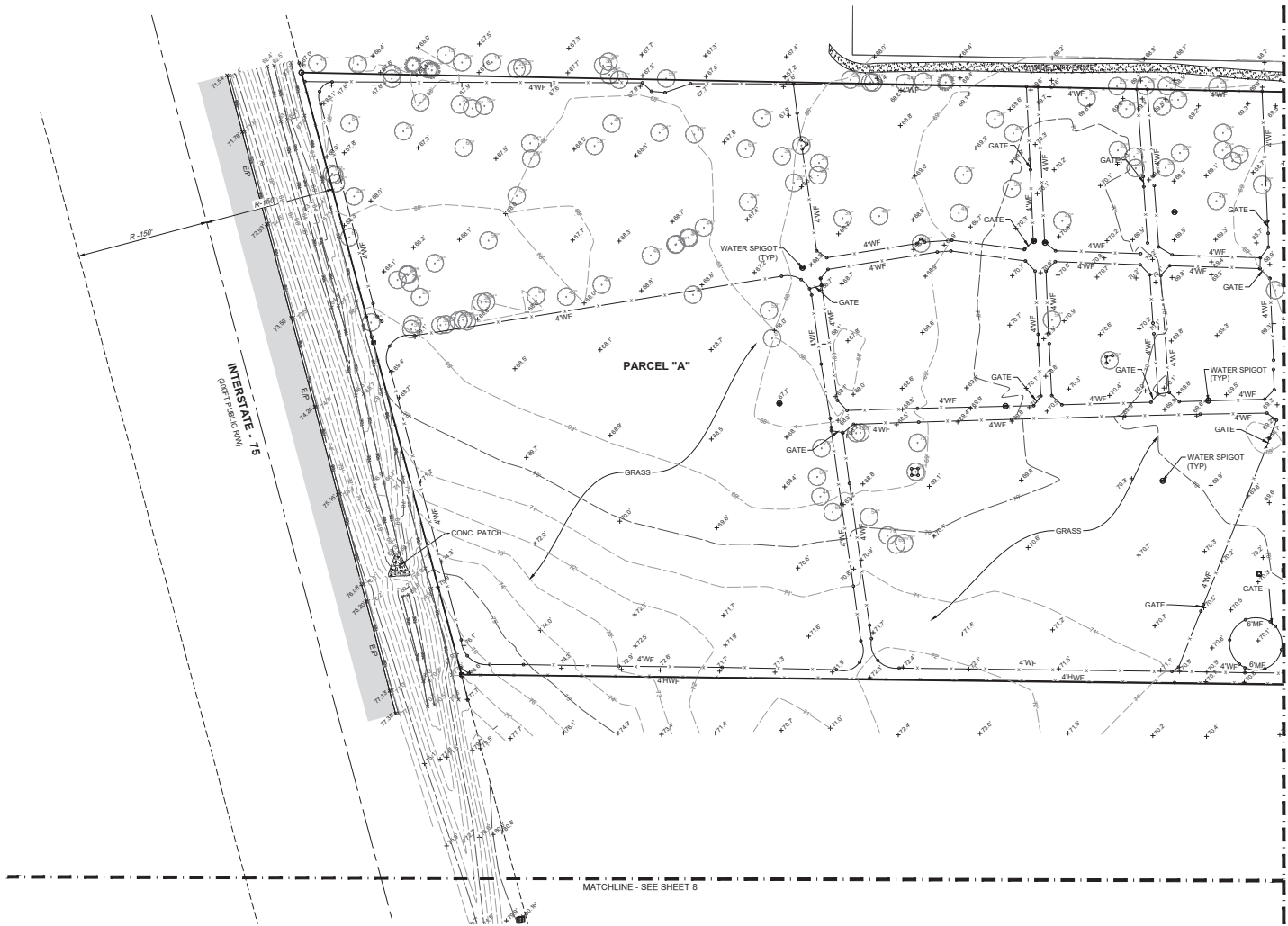
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JOB#031706-01-001

DATE: 09/12/2024

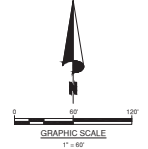
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SHEET 5,8	TOPOGRAPHIC SURVEY
SHEET 9	EASMENTS



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SECO
COUNTY RD 475A, OCALA, FL 34473
 ALTA / NSPS LAND TITLE SURVEY
 MARION COUNTY, FLORIDA

PROJECT NO
 031706-01-001

PLAN STATUS
 10/22/24 ADDED S.U.E.

DATE	DESCRIPTION
FIELD BOOK	PAGE
T24-CP6	1-4

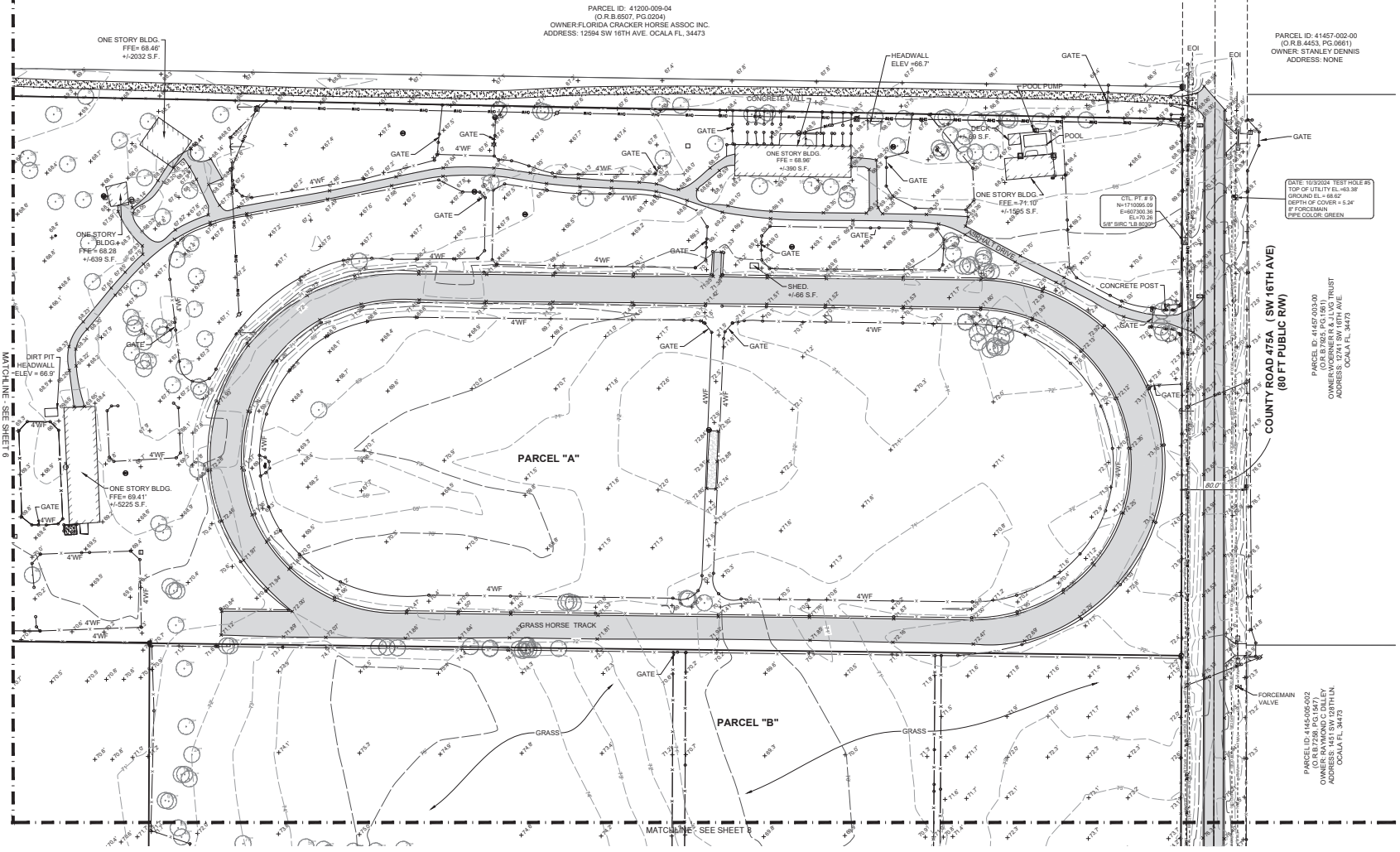
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 J.A.B. DRAWN M.R.G. CHKD

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 JOB#031706-01-001

DATE: 09/12/2024

FILE NAME:
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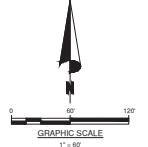


PARCEL ID: 41200-009-04
 (D.R.B. 6507, PG. 0204)
 OWNER: FLORIDA CRACKER HORSE ASSOC INC.
 ADDRESS: 12994 SW 16TH AVE, OCALA FL, 34473

PARCEL ID: 41457-002-00
 (D.R.B. 4453, PG. 0851)
 OWNER: STANLEY DENNIS
 ADDRESS: NONE

PARCEL ID: 14452-005-00
 (D.R.B. 7029, PG. 1901)
 OWNER: VORNER & JUVIC TRUST
 ADDRESS: 1451 SW 125TH LN,
 OCALA FL, 34473

PARCEL ID: 41452-005-00
 (D.R.B. 7029, PG. 1901)
 OWNER: VORNER & JUVIC TRUST
 ADDRESS: 1451 SW 125TH LN,
 OCALA FL, 34473



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ALTA / NSPS LAND TITLE SURVEY
 FLORIDA
 MARION COUNTY

PROJECT NO
 031706-01-001

PLAN STATUS
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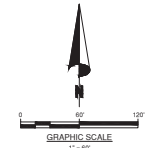
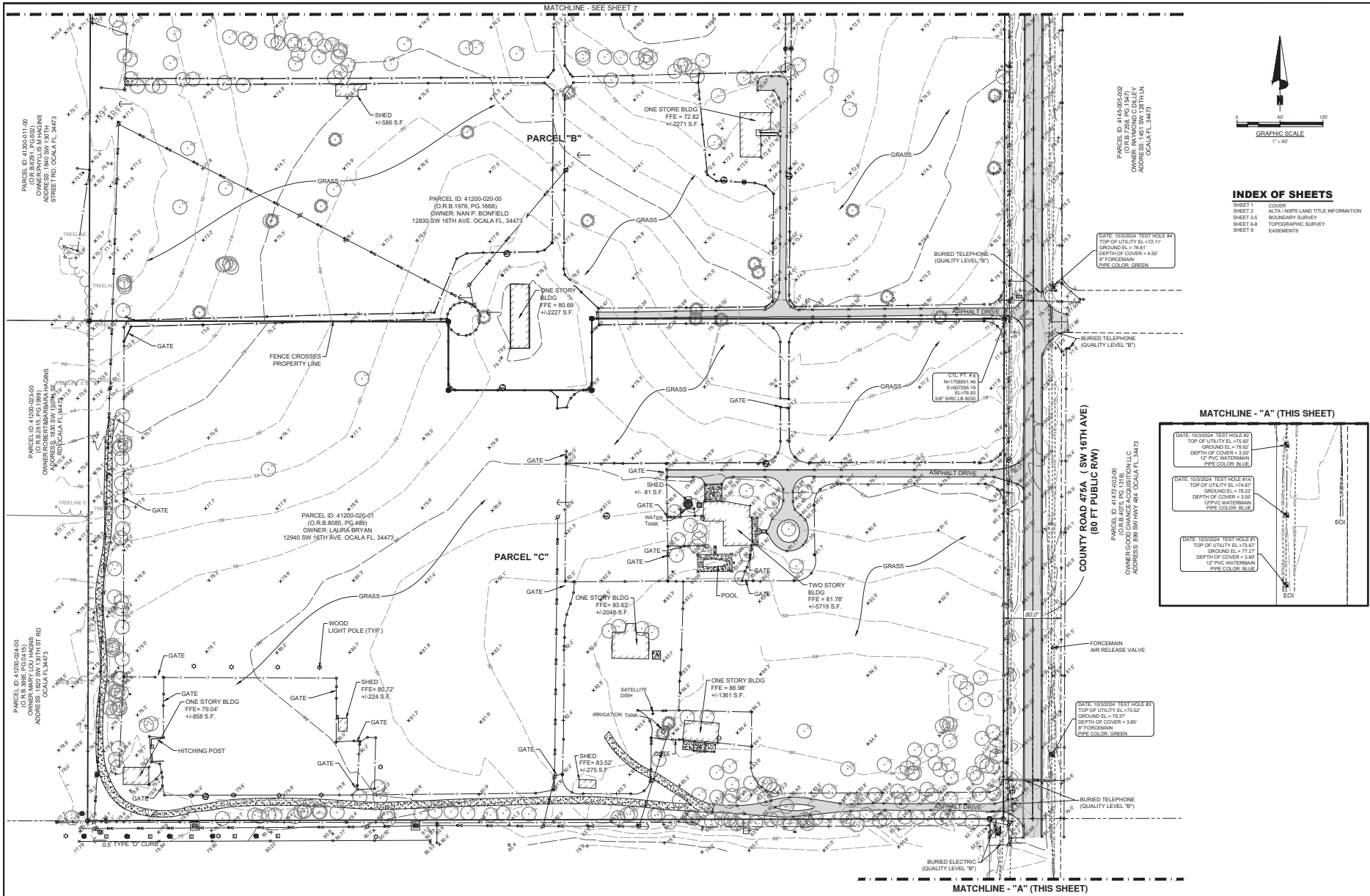
DATE	DESCRIPTION
FIELD BOOK	PAGE
T24-CP6	1-4

DATE	DESCRIPTION
J.A.B.	M.R.G.
DRAWN	CHKD

SCALE: 1"=60'
 JOB#031706-01-001

DATE: 09/12/2024
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 SHEET 6.8 TOPOGRAPHIC SURVEY
 SHEET 9 EASEMENTS



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SECO COUNTY RD 475A, OCALA, FL 34473 ALTA/NSPS LAND TITLE SURVEY FLORIDA MARION COUNTY

PROJECT NO
 031706-01-001

PLAN STATUS
 10/22/24 ADDED S.U.E.

DATE	DESCRIPTION
FIELD BOOK	PAGE
T24-CP6	1-4

FIELD CREW: CP,MP
 J.A.B. DRAWN M.R.G. CHKD

SCALE: 1"=60'

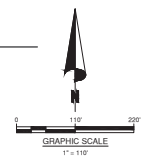
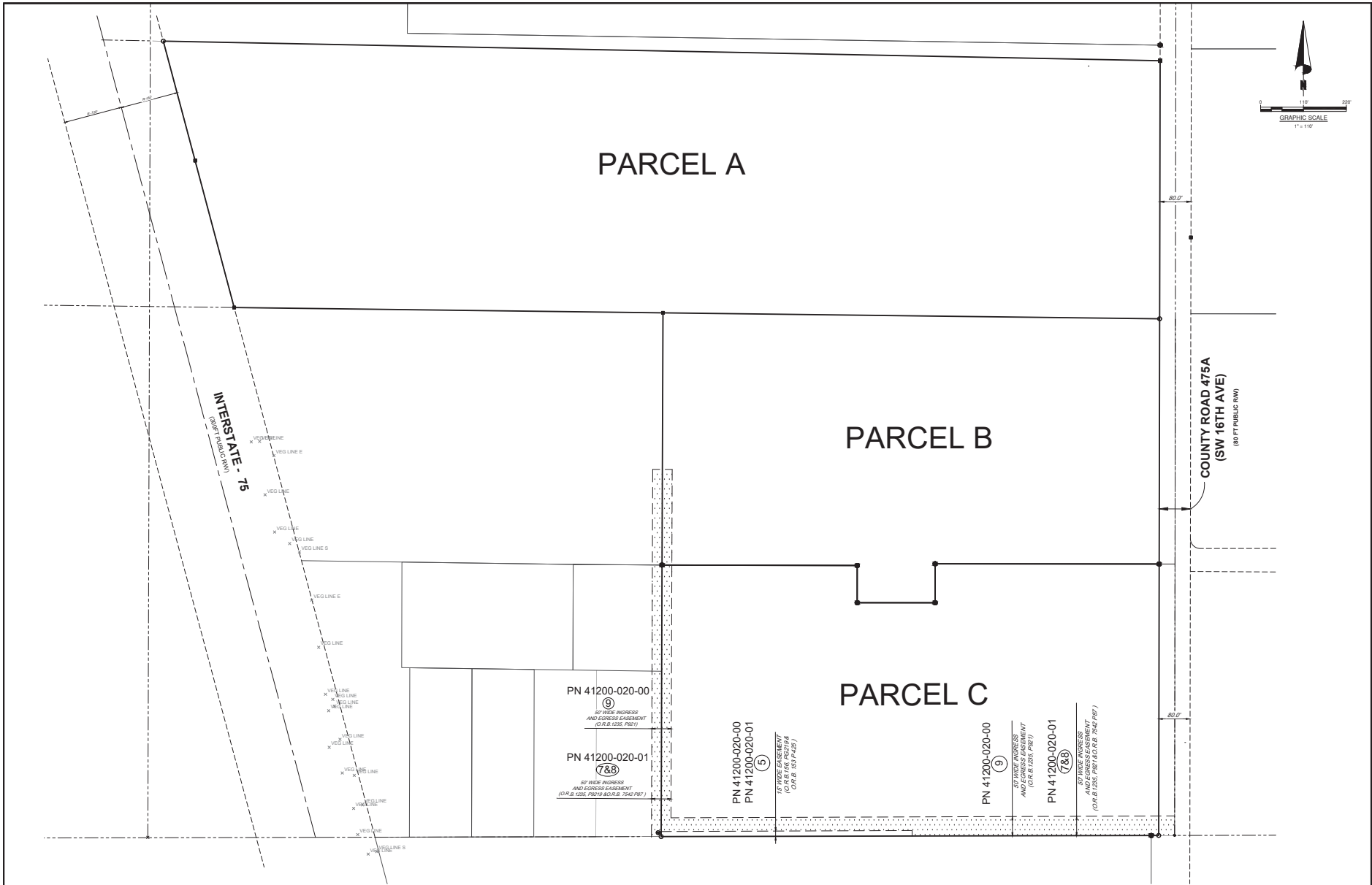
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DATE: 09/12/2024

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SHEET 8 OF 9

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PARCEL A

PARCEL B

PARCEL C

INTERSTATE - 75
(EXISTING PUBLIC ROW)

COUNTY ROAD 475A
(SW 16TH AVE)
(80 FT PUBLIC ROW)

PN 41200-020-00
(S)
50' WIDE INGRESS
AND EGRESS EASEMENT
(O.R.B. 1531 P.407)

PN 41200-020-01
(7&8)
50' WIDE INGRESS
AND EGRESS EASEMENT
(O.R.B. 1531 P.407 & 1531 P.408)

PN 41200-020-00
(S)
50' WIDE INGRESS
AND EGRESS EASEMENT
(O.R.B. 1531 P.407)

PN 41200-020-01
(7&8)
50' WIDE INGRESS
AND EGRESS EASEMENT
(O.R.B. 1531 P.407 & 1531 P.408)

PN 41200-020-00
(S)
50' WIDE INGRESS
AND EGRESS EASEMENT
(O.R.B. 1531 P.407)

PN 41200-020-01
(7&8)
50' WIDE INGRESS
AND EGRESS EASEMENT
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FLORIDA
MARION COUNTY

PROJECT NO
031706-01-001

PLAN STATUS

DATE	DESCRIPTION
FIELD BOOK	PAGE
T24-CP6	1-4

FIELD CREW: CP, MP
J.A.B. M.R.G.
DRAWN CHKD

SCALE: 1"=110'
JOB#031706-01-001
DATE: 09/12/2024

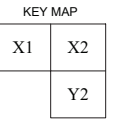
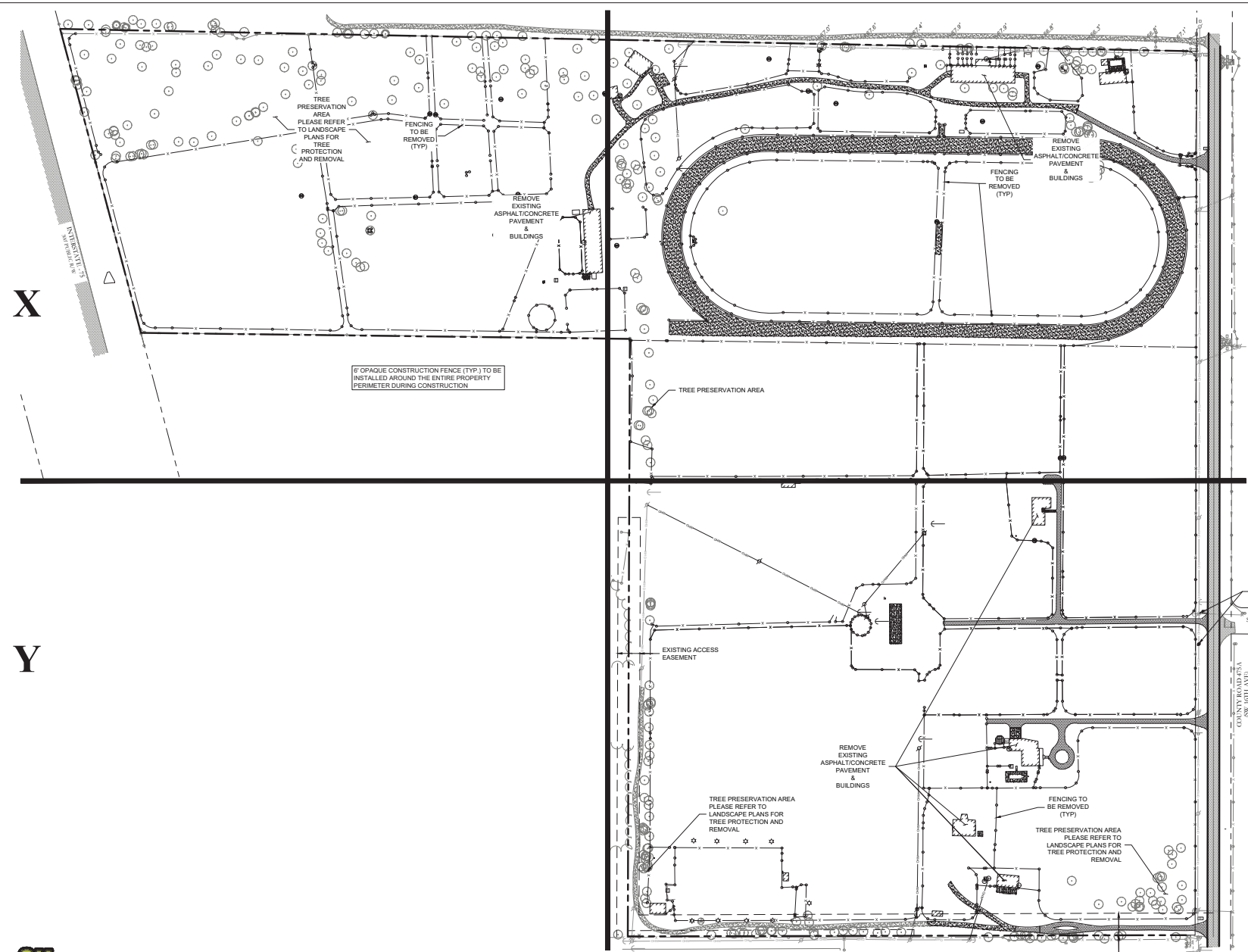
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OCALA_ALTA.DWG

SHEET 9 OF 9

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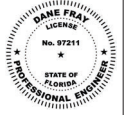
REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION



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 4225 S.W. 11th Rd
 Suite 127
 Jacksonville, FL 32256
 Phone: (321) 256-5434
 www.bowman.com
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DEMOLITION PLAN (KEY SHEET)
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR-475A)
 OCALA, FL 34473 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211

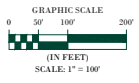


PLAN STATUS

09/18/2023	ORIGINAL SET
12/19/2023	REVISION PER COUNTY COMMENTS DATED 11/13/2023
02/11/2024	REVISION PER COUNTY COMMENTS DATED 02/16/2024
04/25/2024	REVISION PER COUNTY COMMENTS DATED 04/23/2024

DATE	DESCRIPTION
01/15/24	SW EJ
DESIGN	ERAWIN CHWD
SCALE	AS SHOWN
JOB No.	011528-03-003
DATE	April 23, 2024
FILE	011528-03-003-DMD

SHEET No. **C2.0**

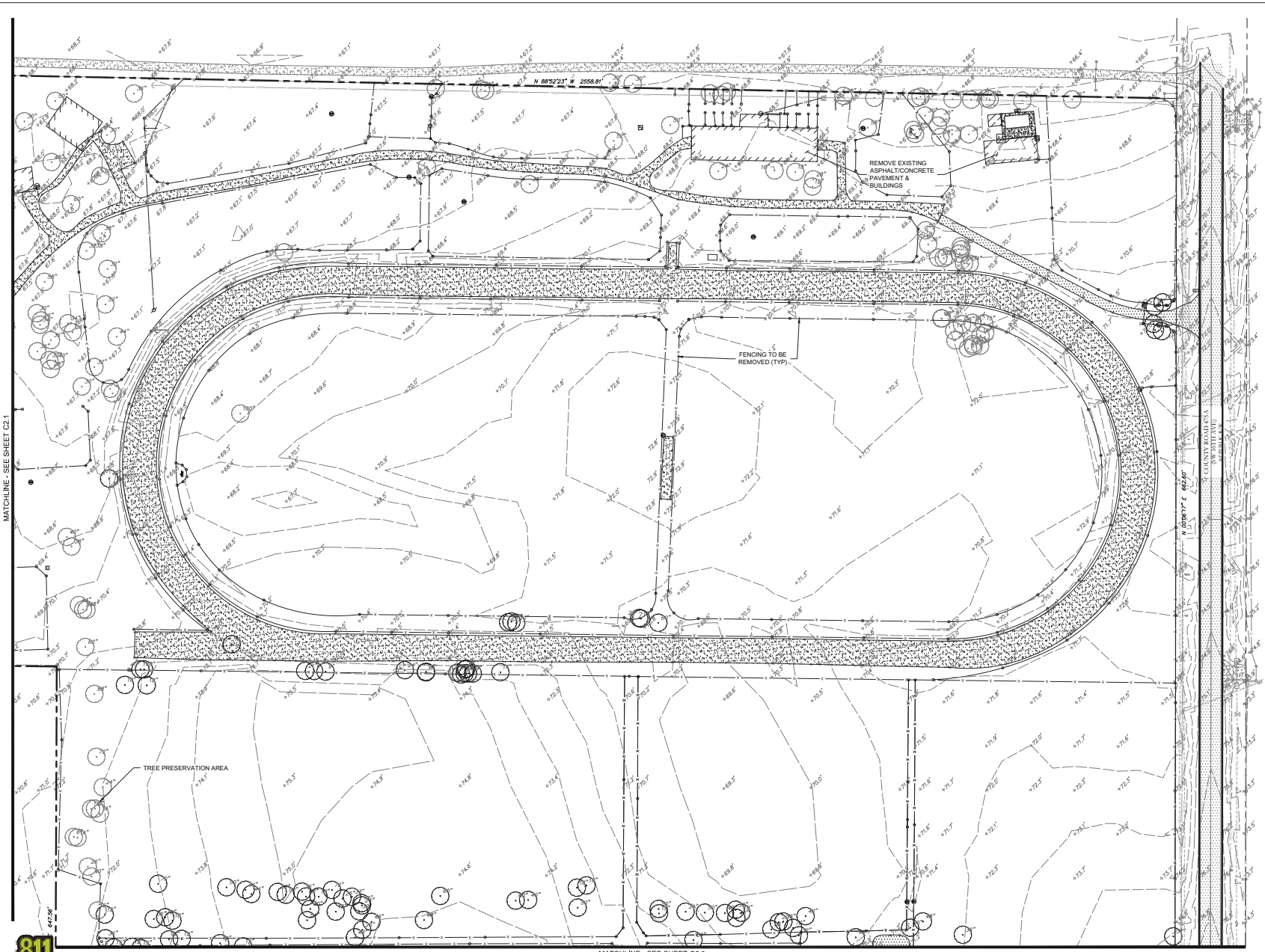


1

2



811: Call before you dig. For more information on the importance of calling 811 before you dig, visit www.811.com.



KEY MAP

X1	X2
	Y2

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION

Bowman

Consulting & Construction Services, Inc.

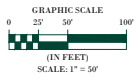
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 4722 S.W. 14th Rd
 Suite 127
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DEMOLITION PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211



PLAN STATUS	
09/18/2025	ORIGINAL SET
12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/25/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/23/2026



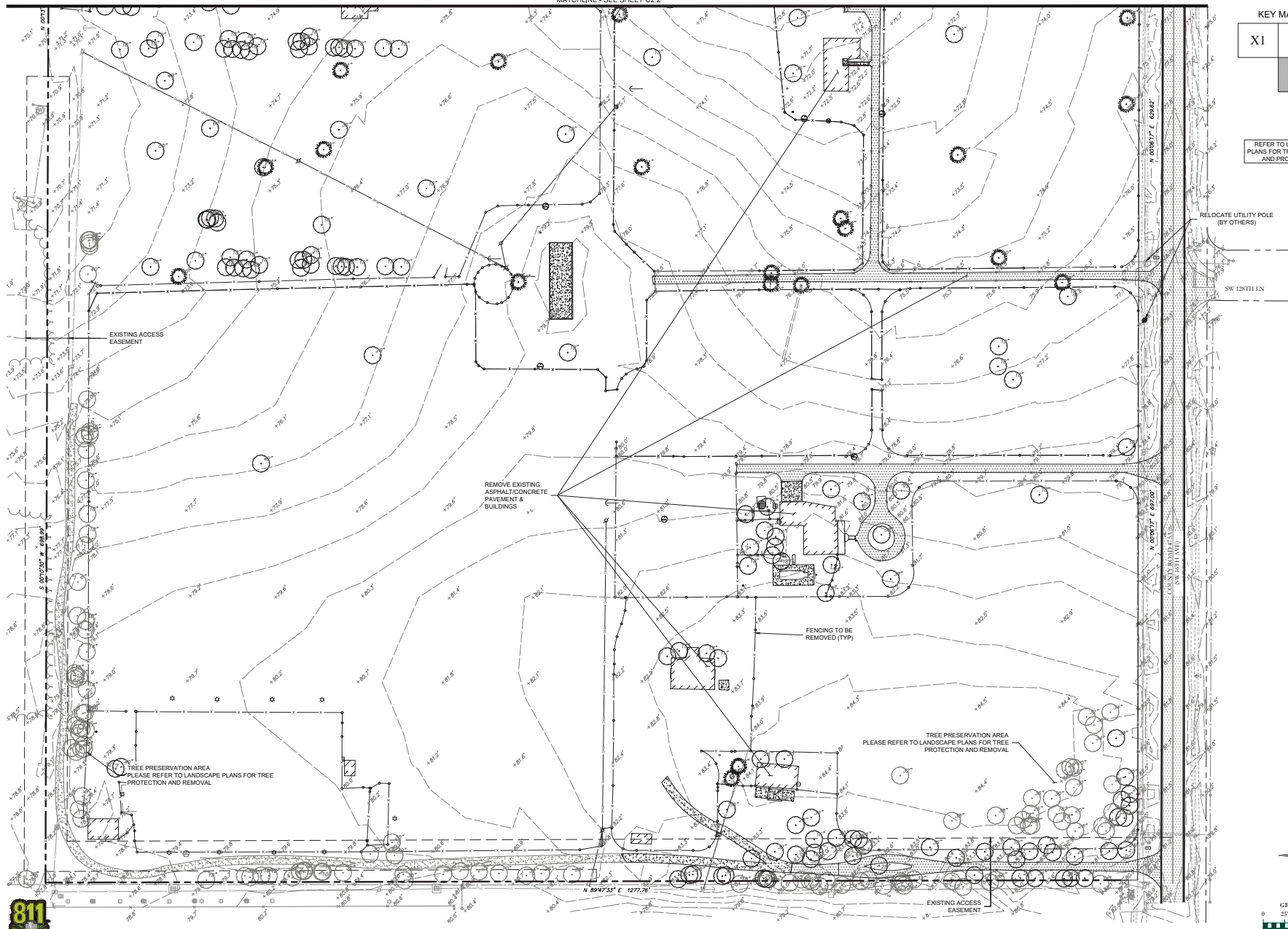
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01/15/26-03-003	DRAWN CHWD
01/15/26-03-003	AS SHOWN
JOB No.	011526-03-003
DATE	April 23, 2026
FILE	011526-03-003-DMD

SHEET No. **C2.2**



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MATCHLINE - SEE SHEET C2.2



KEY MAP

X1	X2
	Y2

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL AND PROTECTION



DEMOLITION PLAN
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

DAVE FRAY
 LICENSE NO. 97211
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

DATE	DESCRIPTION
09/18/2025	ORIGINAL SET
12/15/2025	PER MARION COUNTY COMMENTS DATED 11/13/2025
02/11/2026	PER MARION COUNTY COMMENTS DATED 02/16/2026
04/25/2026	PER MARION COUNTY COMMENTS DATED 04/15/2026

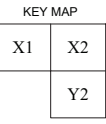
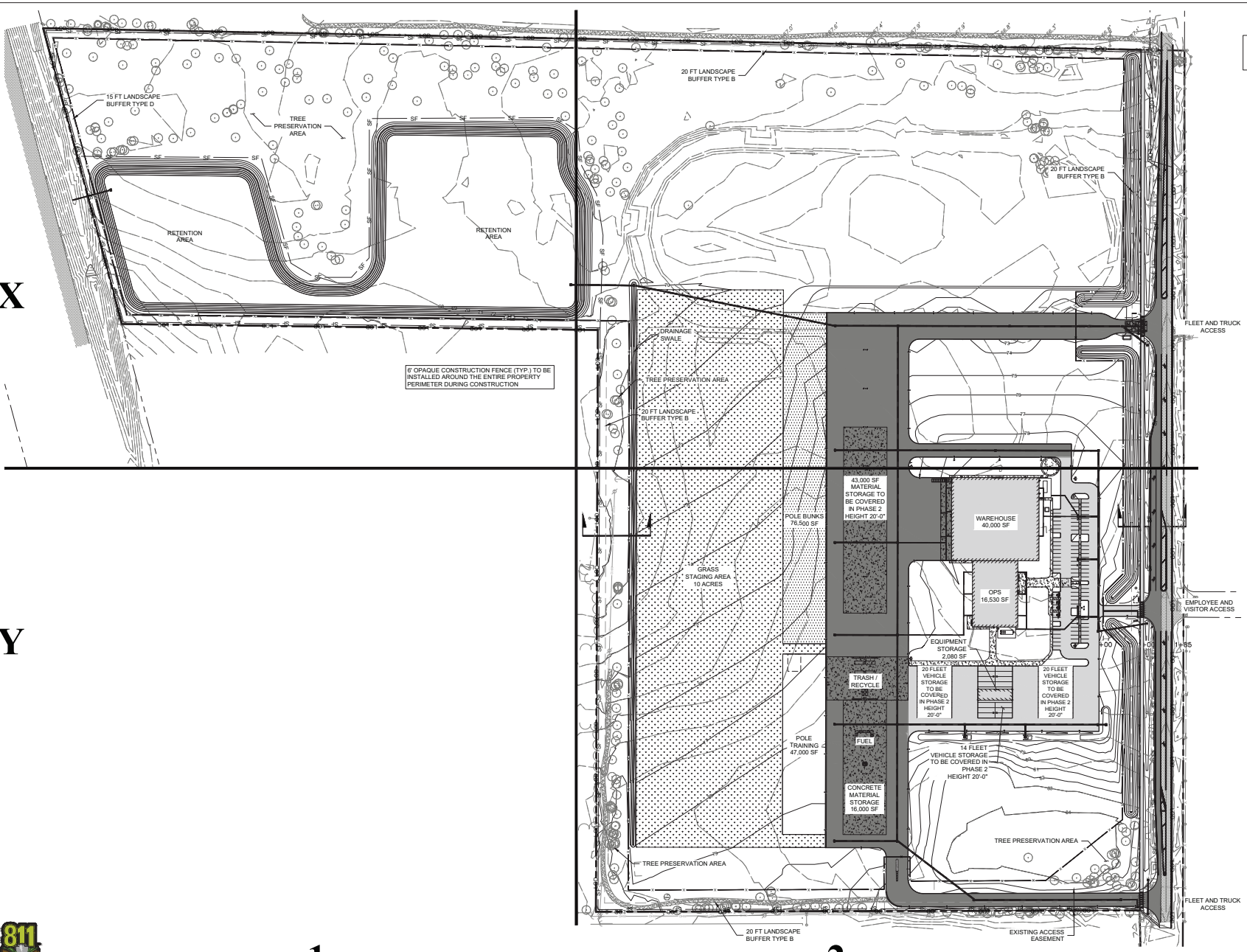
DATE	DESCRIPTION
DATE	01/15/26-03-003
DESIGN	SW EIJ
SCALE	AS SHOWN
JOB No.	011526-03-003
DATE	April 29, 2026
FILE	011526-03-003-DWG

GRAPHIC SCALE
 0 25' 50' 100'
 (IN FEET)
 SCALE: 1" = 50'



SHEET No. **C2.3**

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DISTURBED AREA
3,450,988.79 SF
79.22 AC

6 OPAQUE CONSTRUCTION FENCE (TYP) TO BE INSTALLED AROUND THE ENTIRE PROPERTY PERIMETER DURING CONSTRUCTION

FLEET AND TRUCK ACCESS

EMPLOYEE AND VISITOR ACCESS

FLEET AND TRUCK ACCESS

EXISTING ACCESS EASEMENT

X

Y

1

2



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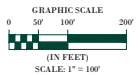
EROSION CONTROL PLAN (KEY SHEET)
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

DANE FRAY
LICENSE NO. 97211



PLAN STATUS

08/18/2023	ORIGINAL SET
12/15/2023	REVISION PER COUNTY COMMENTS DATED 11/15/2023
02/11/2024	REVISION PER COUNTY COMMENTS DATED 02/16/2024
04/25/2024	REVISION PER COUNTY COMMENTS DATED 04/23/2024

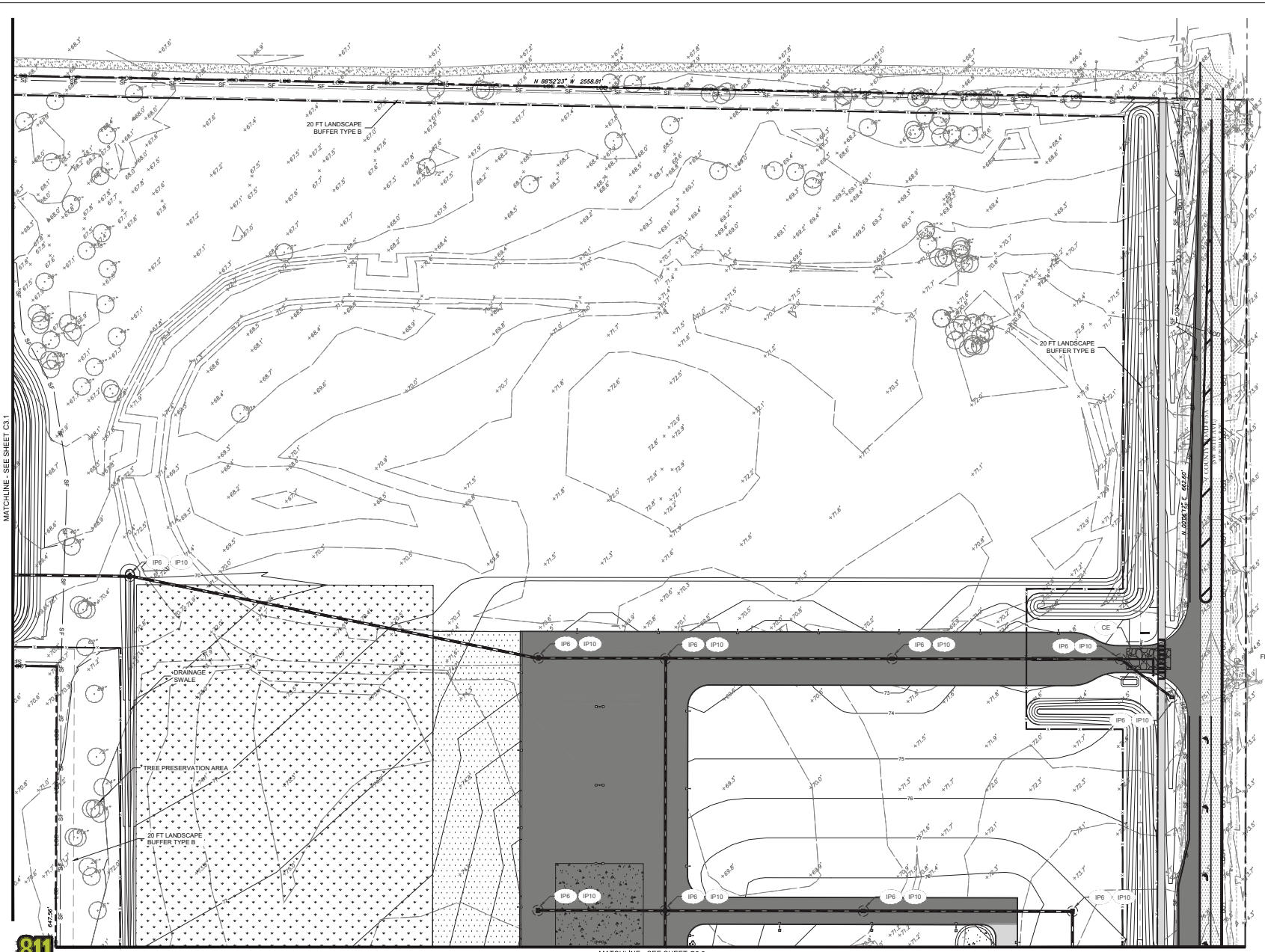


DATE	DESCRIPTION
01/15/24	SW
02/11/24	EW
04/25/24	CDWD
SCALE	AS SHOWN
JOB No.	011526-03-003
DATE	April 25, 2024
FILE	011526-03-003-ECP

SHEET No. **C3.0**

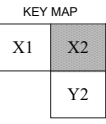


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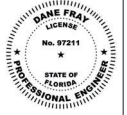
MATCHLINE - SEE SHEET C3.1

MATCHLINE - SEE SHEET C3.3



EROSION CONTROL PLAN
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

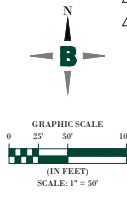
DANE FRAY
 LICENSE NO. 97211



PLAN STATUS	
09/18/2025	ORIGINAL SET
12/15/2025	PERMITS PER COUNTY COMMENTS DATED 11/15/2025
02/11/2026	PERMITS PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	PERMITS PER COUNTY COMMENTS DATED 04/23/2026

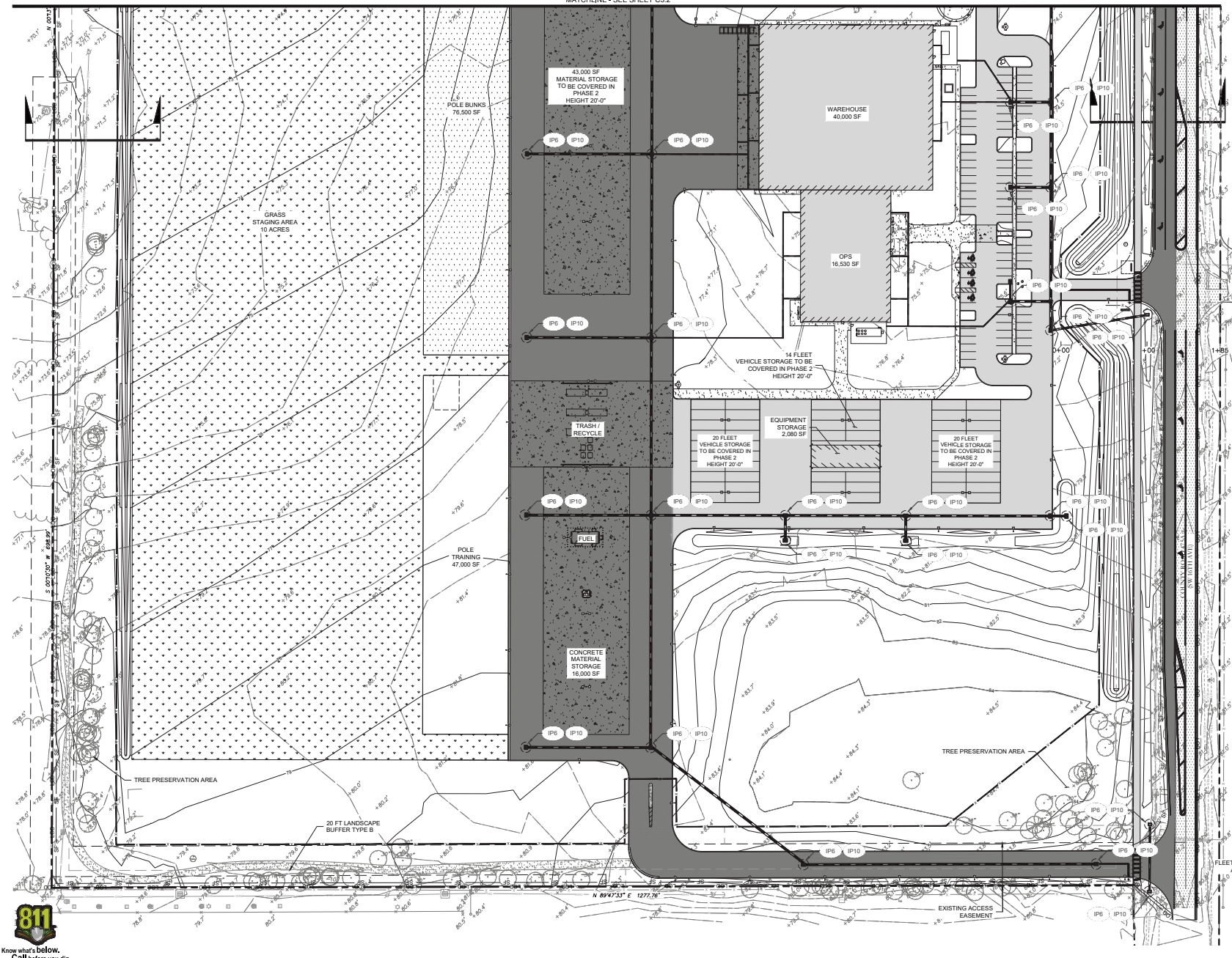
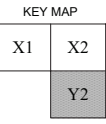
DATE	DESCRIPTION
04/25/2026	SW EIJ
	DESIGN DRAWING CHWD
	SCALE AS SHOWN
JOB No.	011526-03-003
DATE	April 23, 2026
FILE	011526-03-003-ECP

SHEET No. **C3.2**



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MATCHLINE - SEE SHEET C3.2



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EROSION CONTROL PLAN
 MAJOR SITE PLANS FOR
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 SW 16TH AVE. (C.R. 475A)
 OCALA, FL 34473 MARION COUNTY

DANE FRAY LICENSE NO. 97211

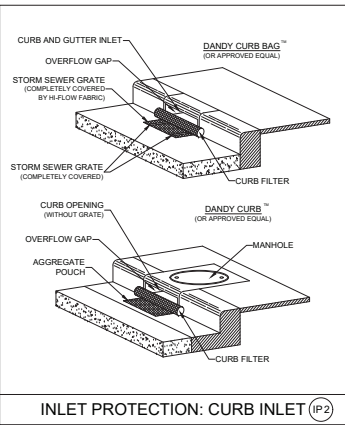


DATE	DESCRIPTION
09/18/2025	ORIGINAL SET
12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/15/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 12/16/2025
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/15/2026

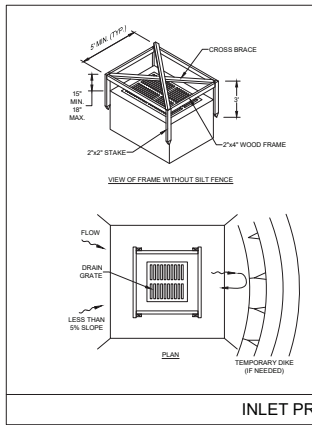
DATE	DESCRIPTION
DATE	APR 29, 2026
FILE	011526-CP-003-ECP

SHEET No. **C3.3**



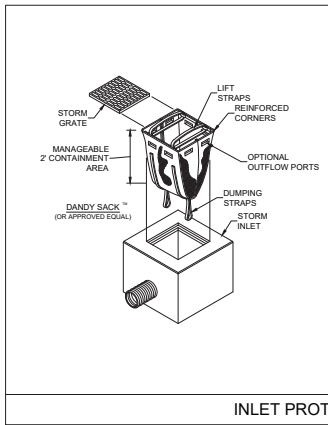


INLET PROTECTION: CURB INLET (IP2)



INLET PROTECTION: SILT FENCE (IP6)

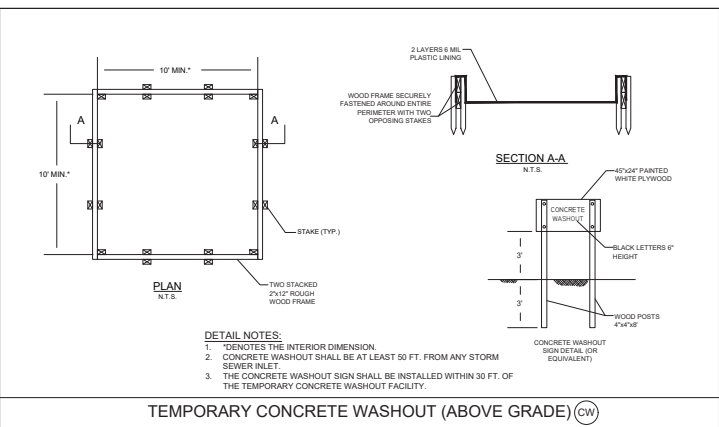
DETAIL NOTES:
 1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS.
 2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
 3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



INLET PROTECTION: CATCH BASIN (IP10)

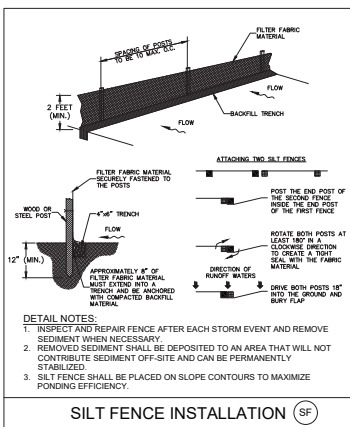
LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4555	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE PERMITTIVITY	ASTM D-4491	40 GAL/MIN/SQ FT
		0.5% SEC-1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4555	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE PERMITTIVITY	ASTM D-4491	200 GAL/MIN/SQ FT
		1.5 SEC-1

DETAIL NOTES:
 1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS, NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
 2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
 3. AN OIL ADSORBENT PAD OR PLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
 4. INSPECT PER REGULATORY REQUIREMENTS.



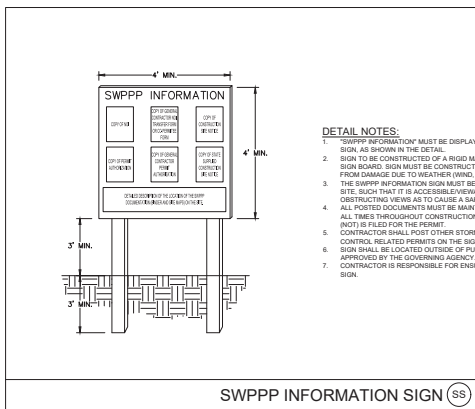
TEMPORARY CONCRETE WASHOUT (ABOVE GRADE) (CW)

DETAIL NOTES:
 1. DENOTES THE INTERIOR DIMENSION.
 2. CONCRETE WASHOUT SHALL BE AT LEAST 50 FT. FROM ANY STORM SEWER INLET.
 3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



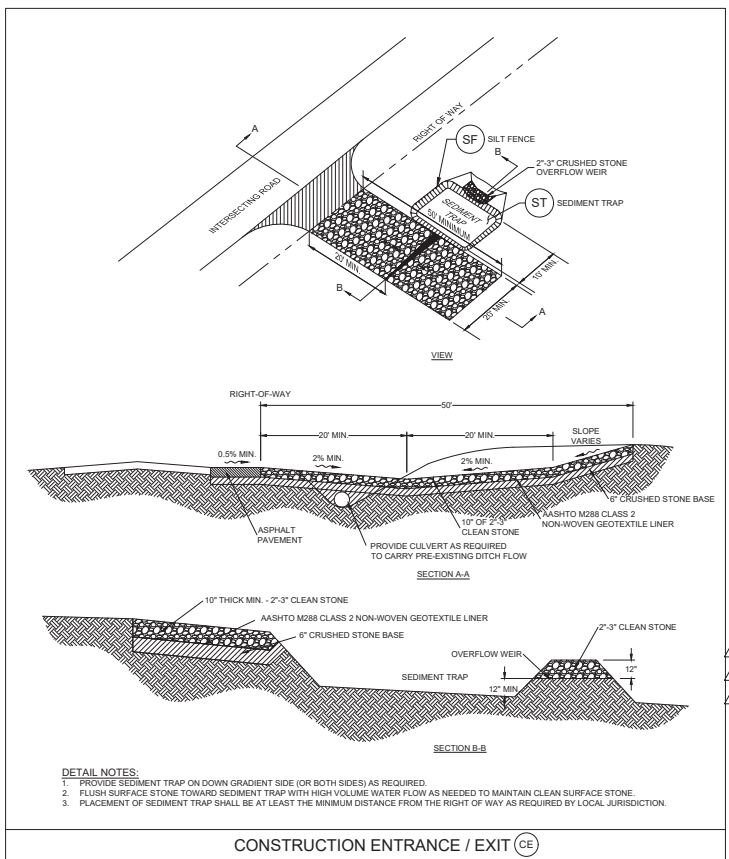
SILT FENCE INSTALLATION (SF)

DETAIL NOTES:
 1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



SWPPP INFORMATION SIGN (SS)

DETAIL NOTES:
 1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
 4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE OF TERMINATION (NOT) IS FILED FOR THE PERMIT.
 5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
 6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
 7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.



CONSTRUCTION ENTRANCE / EXIT (CE)

DETAIL NOTES:
 1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
 2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
 3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

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EROSION CONTROL DETAILS
 MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE., (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

DAVE FRAY
 LICENSE NO. 97211
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA

DATE	DESCRIPTION
09/18/2025	ORIGINAL SET
12/15/2025	REVIEWER PER COUNTY COMMENTS DATED 12/15/2025
02/11/2026	REVIEWER PER COUNTY COMMENTS DATED 02/11/2026
04/25/2026	REVIEWER PER COUNTY COMMENTS DATED 04/25/2026

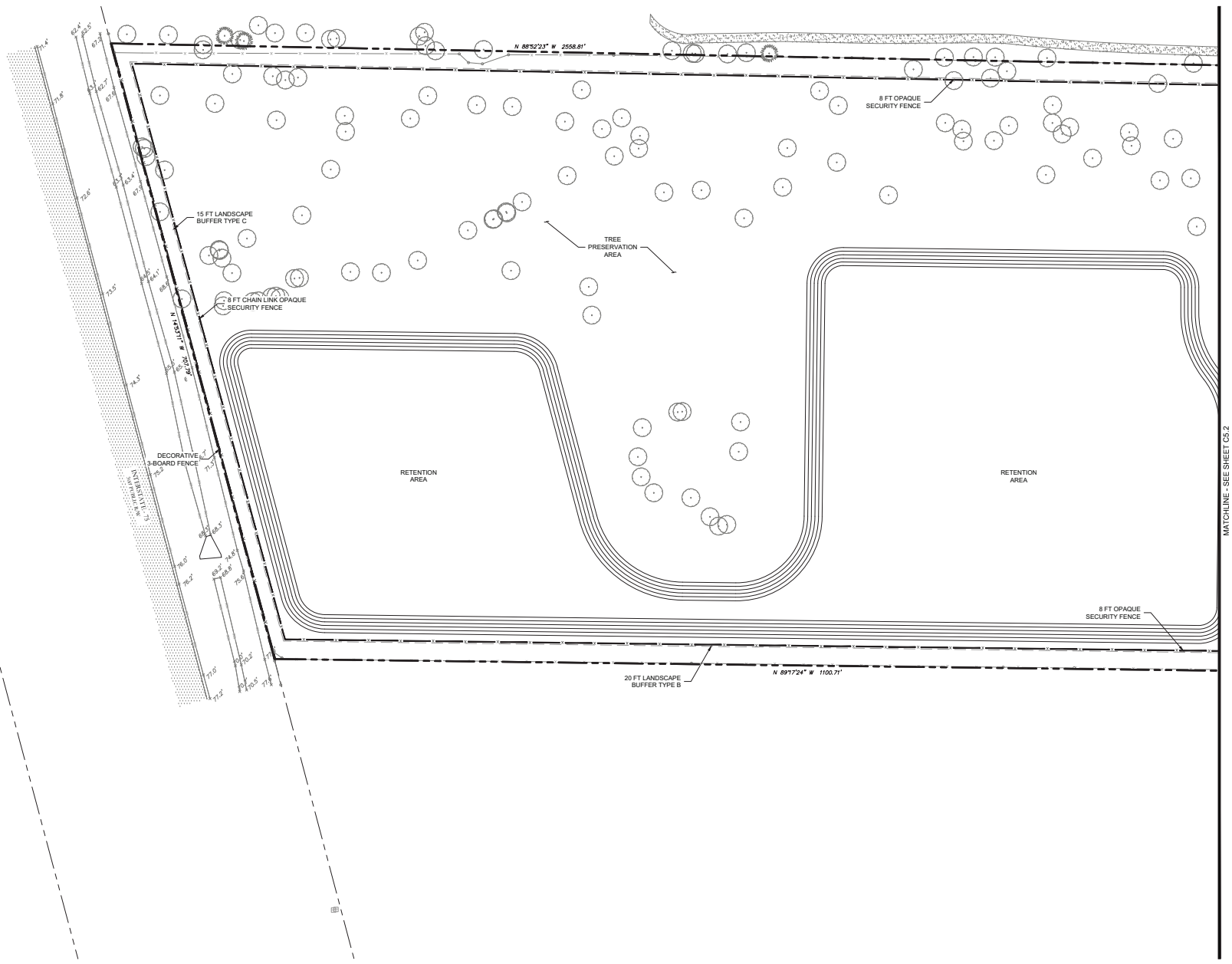
DATE	DESCRIPTION
DATE	APR 29, 2026
FILE	011526-D-CP-003-ECD

SHEET No. **C4.0**

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MATCHLINE - SEE SHEET C5.2

KEY MAP

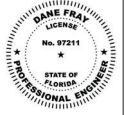
X1	X2
	Y2



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SITE PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211

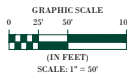


4/25/2026

PLAN STATUS

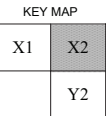
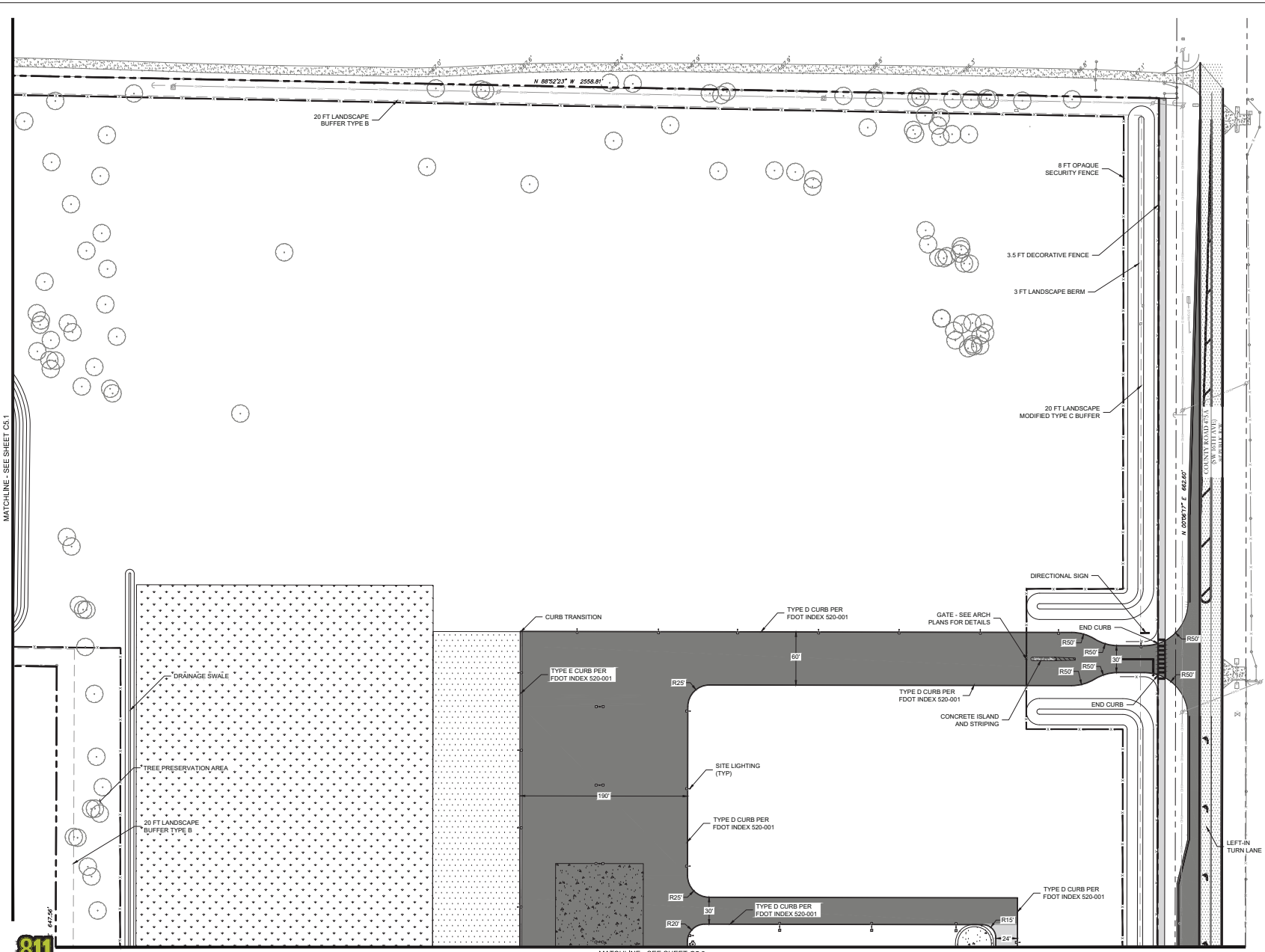
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12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/15/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/15/2026

DATE	DESCRIPTION
DATE	SW
DESIGN	EJ
SCALE	DRAWN
SCALE	CHKD
SCALE	AS SHOWN
DATE	APR 23, 2026
FILE	011526-CP-003-SIT



SHEET No. **C5.1**

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SITE PLAN
 MAJOR SITE PLANS FOR
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 OCALA, FL 34473 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211

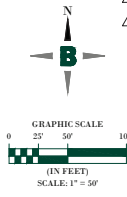


PLAN STATUS

09/18/2023	ORIGINAL SET
12/15/2023	REVISION PER COUNTY COMMENTS DATED 11/13/2023
02/11/2024	REVISION PER COUNTY COMMENTS DATED 02/16/2024
04/25/2024	REVISION PER COUNTY COMMENTS DATED 04/11/2024

DATE	DESCRIPTION
DATE	SW EJ
DESIGN	DRAWN CHWD
SCALE	AS SHOWN
JOB No.	011526-03-003
DATE	April 23, 2024
FILE	011526-CP-003-SIT

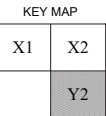
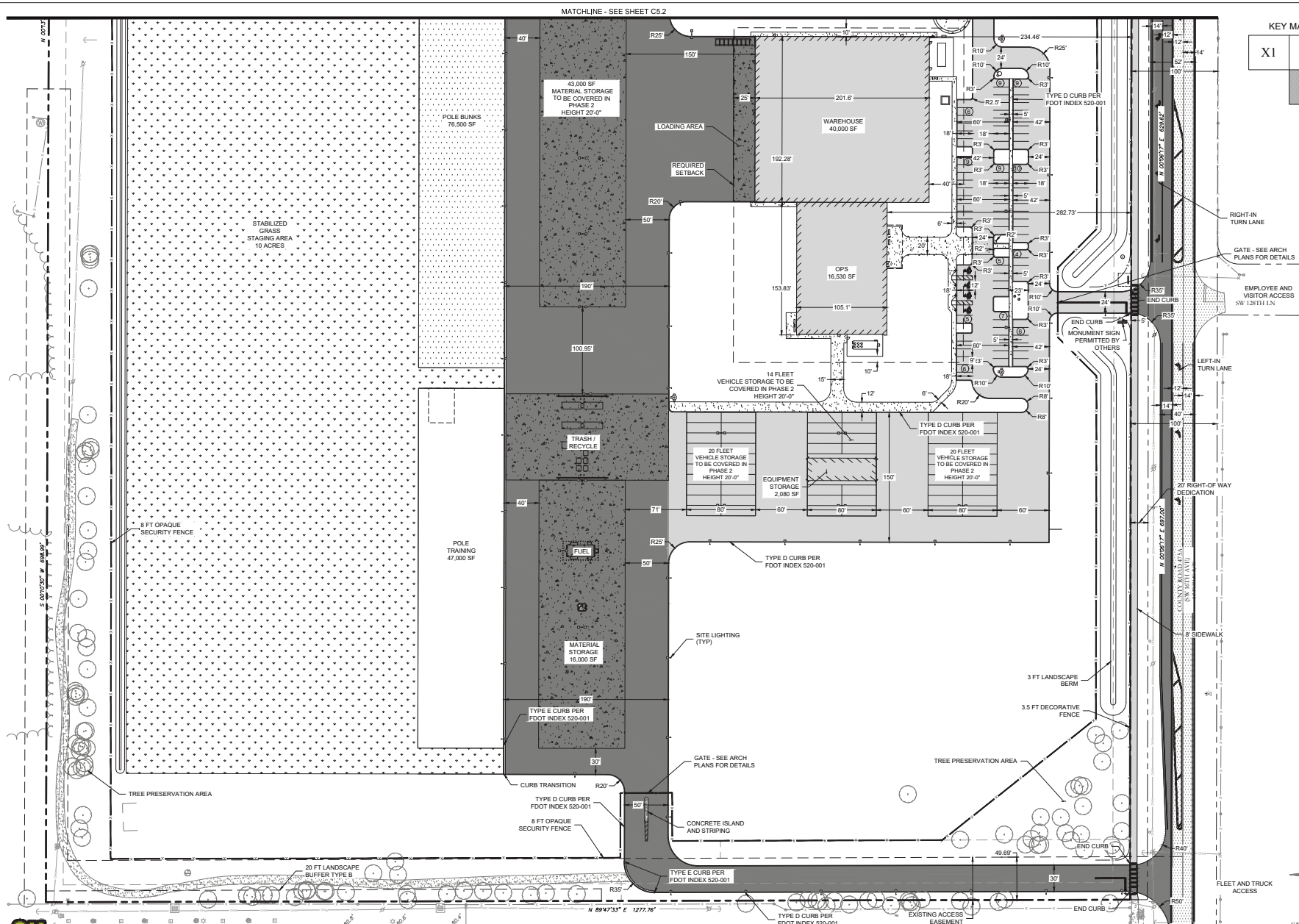
SHEET No. **C5.2**



MATCHLINE - SEE SHEET C5.3

MATCHLINE - SEE SHEET C5.1

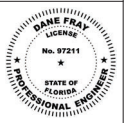
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SITE PLAN
 MAJOR SITE PLANS FOR
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 OCALA, FL 34473 MARION COUNTY

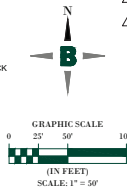
DANE FRAY
 LICENSE NO. 97211



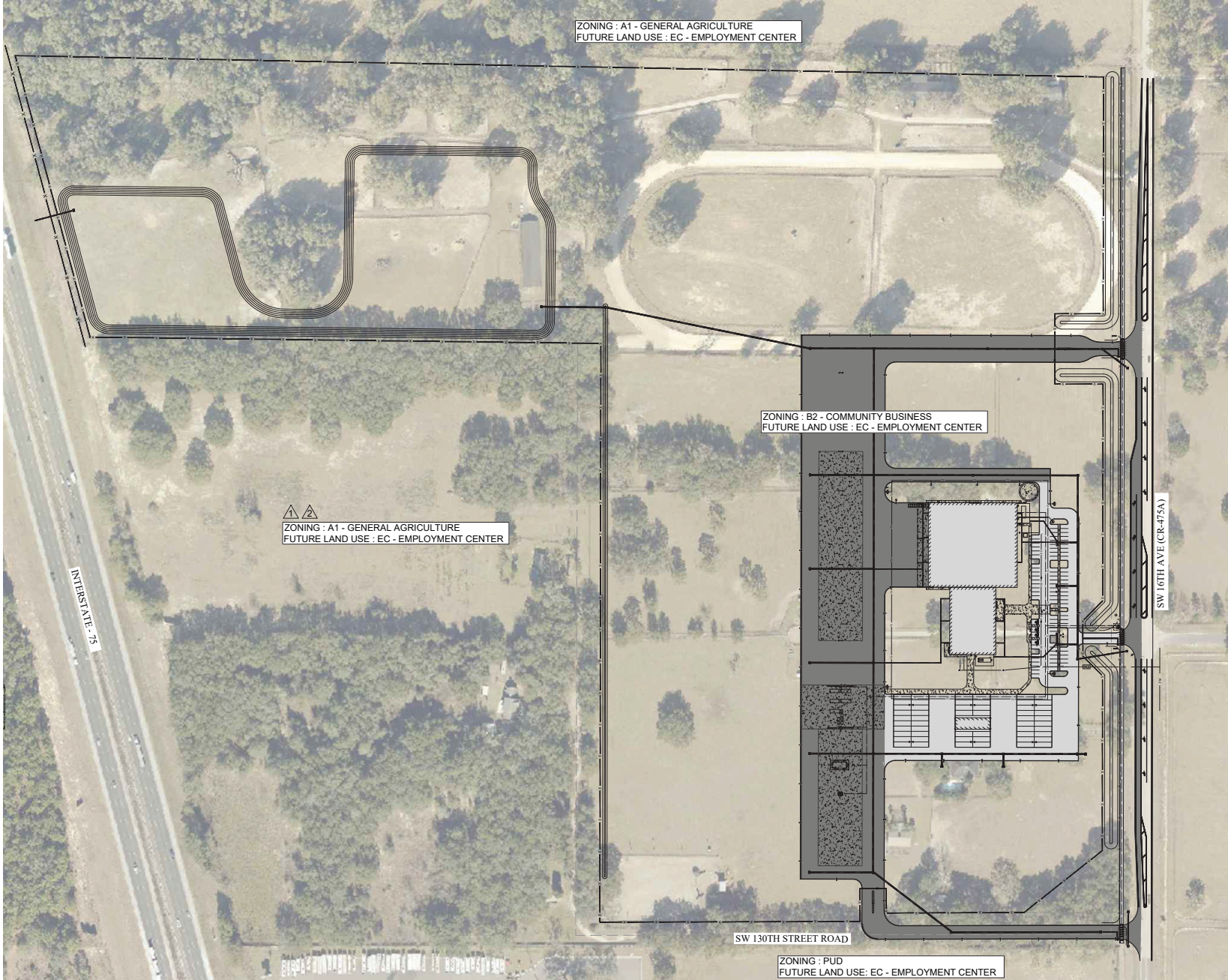
DATE	DESCRIPTION
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12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/13/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/23/2026

DATE	DESCRIPTION
DATE	SW EJJ
DESIGN	DRW/IN CH/D
SCALE	AS SHOWN
JOB No.	011526-03-003
DATE	April 29, 2026
FILE	011526-CP-003-SIT

SHEET No. **C5.3**



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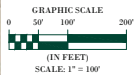
ZONING : A1 - GENERAL AGRICULTURE
FUTURE LAND USE : EC - EMPLOYMENT CENTER

▲ ▲
ZONING : A1 - GENERAL AGRICULTURE
FUTURE LAND USE : EC - EMPLOYMENT CENTER

ZONING : B2 - COMMUNITY BUSINESS
FUTURE LAND USE : EC - EMPLOYMENT CENTER

SW 130TH STREET ROAD
ZONING : PUD
FUTURE LAND USE : EC - EMPLOYMENT CENTER

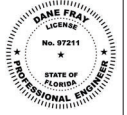
SW 160TH AVE (CR-475A)



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MASTER AERIAL PLAN
 MAJOR SITE PLANS FOR
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DANE FRAY
LICENSE NO. 97211



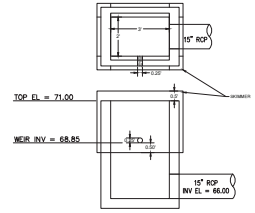
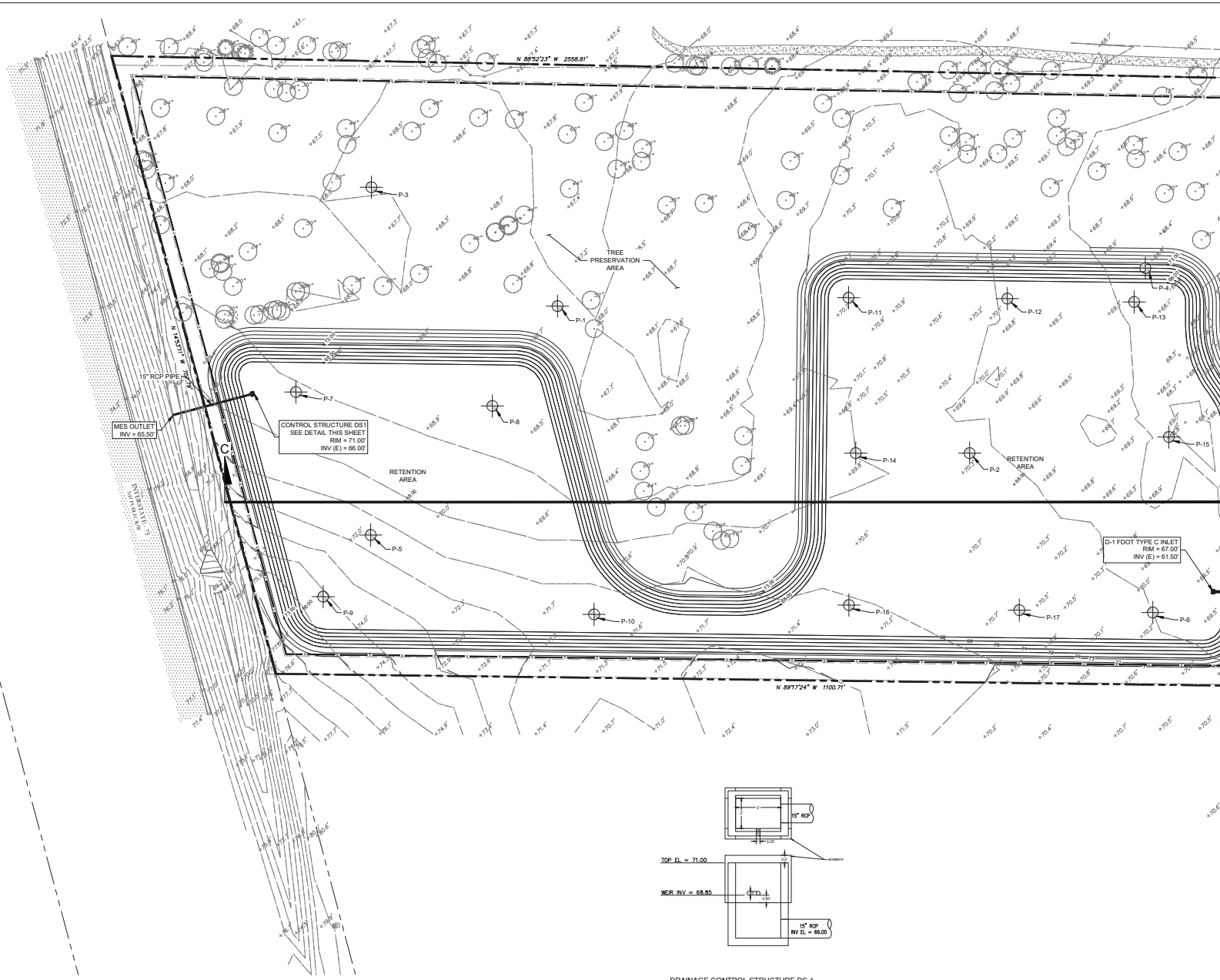
4/29/2026
PLAN STATUS

09/18/2025	ORIGINAL SET
12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/15/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/23/2026

DATE	DESCRIPTION
01/15/26	SW EJ
02/11/26	DESIGN
04/25/26	DRAWN
	CHWD
	SCALE AS SHOWN
JOB No.	011526-03-003
DATE	April 29, 2026
FILE	011526-03-003-01 OVERALL

SHEET No. **C5.4**

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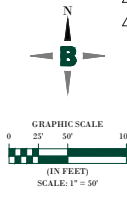


DRAINAGE CONTROL STRUCTURE DS-1
NOTES

MATCHLINE - SEE SHEET C06.2

KEY MAP

X1	X2
	Y2





Bowman
Consulting & Construction Services, Inc.

GRADING PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

DAVE FRAY
 LICENSE NO. 97211



PLAN STATUS	
09/18/2025	ORIGINAL SET
12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/15/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 12/16/2025
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/15/2026

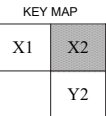
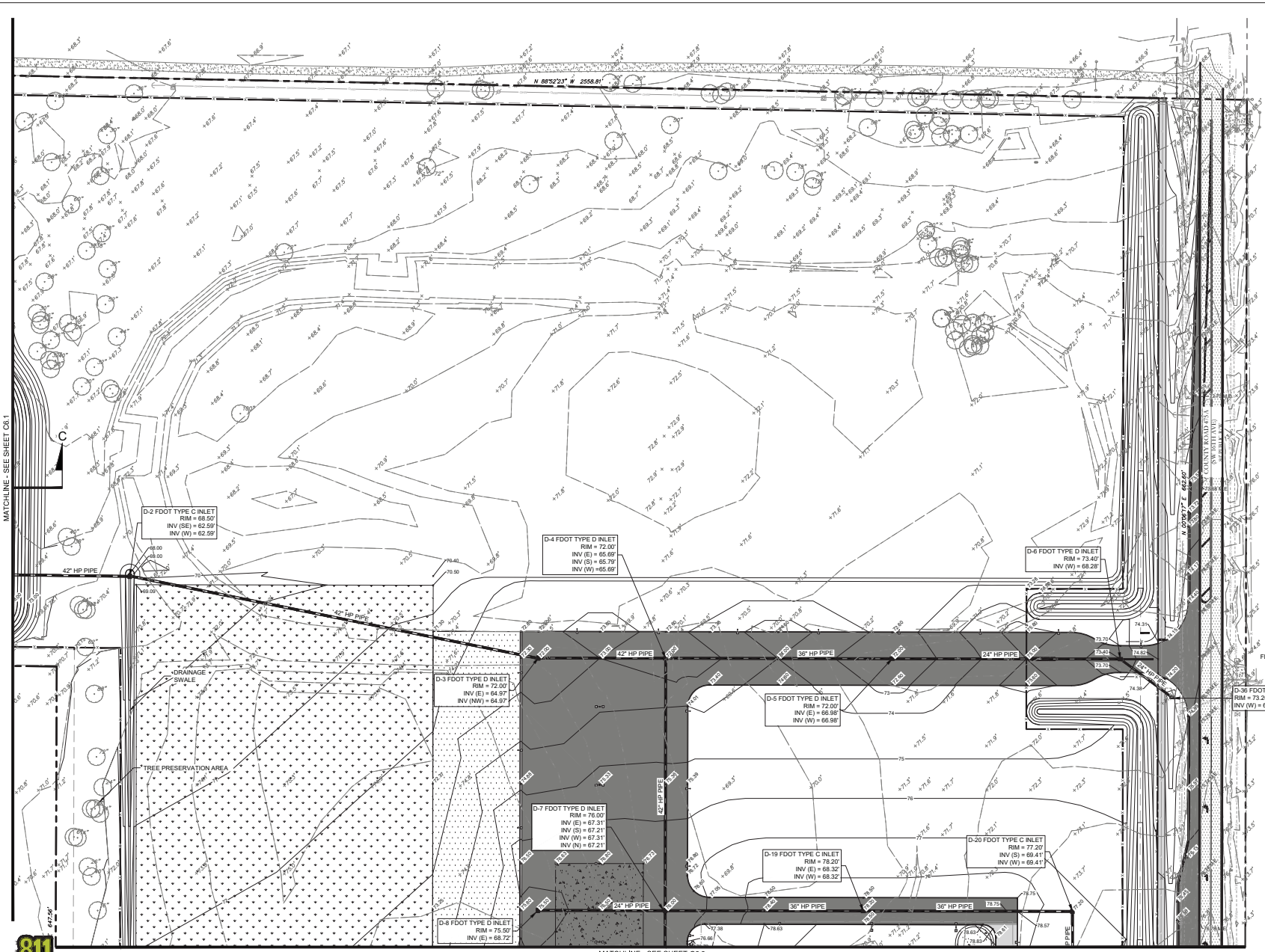
DATE	DESCRIPTION
09/18/2025	DWG SW EJ
02/11/2026	DRAWN CHWD
04/25/2026	AS SHOWN

JOB No. 011526-03-003	
DATE April 23, 2026	
FILE 011526-D-CR-003-PGD	

C6.1

SHEET No.

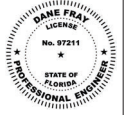
811 Know what's below. Call before you dig.



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 4725 S.W. 14th Rd
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 Jacksonville, FL 32256
 Phone: (321) 256-5434
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GRADING PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
SW 16TH AVE. (CR. 475A)
OCALA, FL 34473 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211

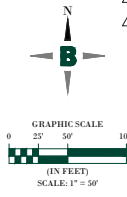


PLAN STATUS

09/18/2025	ORIGINAL SET
12/15/2025	REVIEWER PER COUNTY COMMENTS DATED 11/15/2025
02/11/2026	REVIEWER PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	REVIEWER PER COUNTY COMMENTS DATED 04/15/2026

DATE	DESCRIPTION
09/18/2025	SW EJ
12/15/2025	DESIGN DRAWN CHWD
02/11/2026	SCALE AS SHOWN
JOB No.	011526-03-003
DATE	April 25, 2026
FILE	011526-03-003-PGD

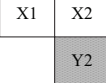
SHEET No. **C6.2**



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MATCHLINE - SEE SHEET C6.2

KEY MAP



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GRADING PLAN
MAJOR SITE PLANS FOR
SECO ENERGY - OCALA
 SW 16TH AVE. (CR. 475A)
 OCALA, FL 34473 MARION COUNTY

DANE FRAY
 LICENSE NO. 97211

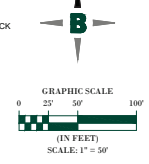
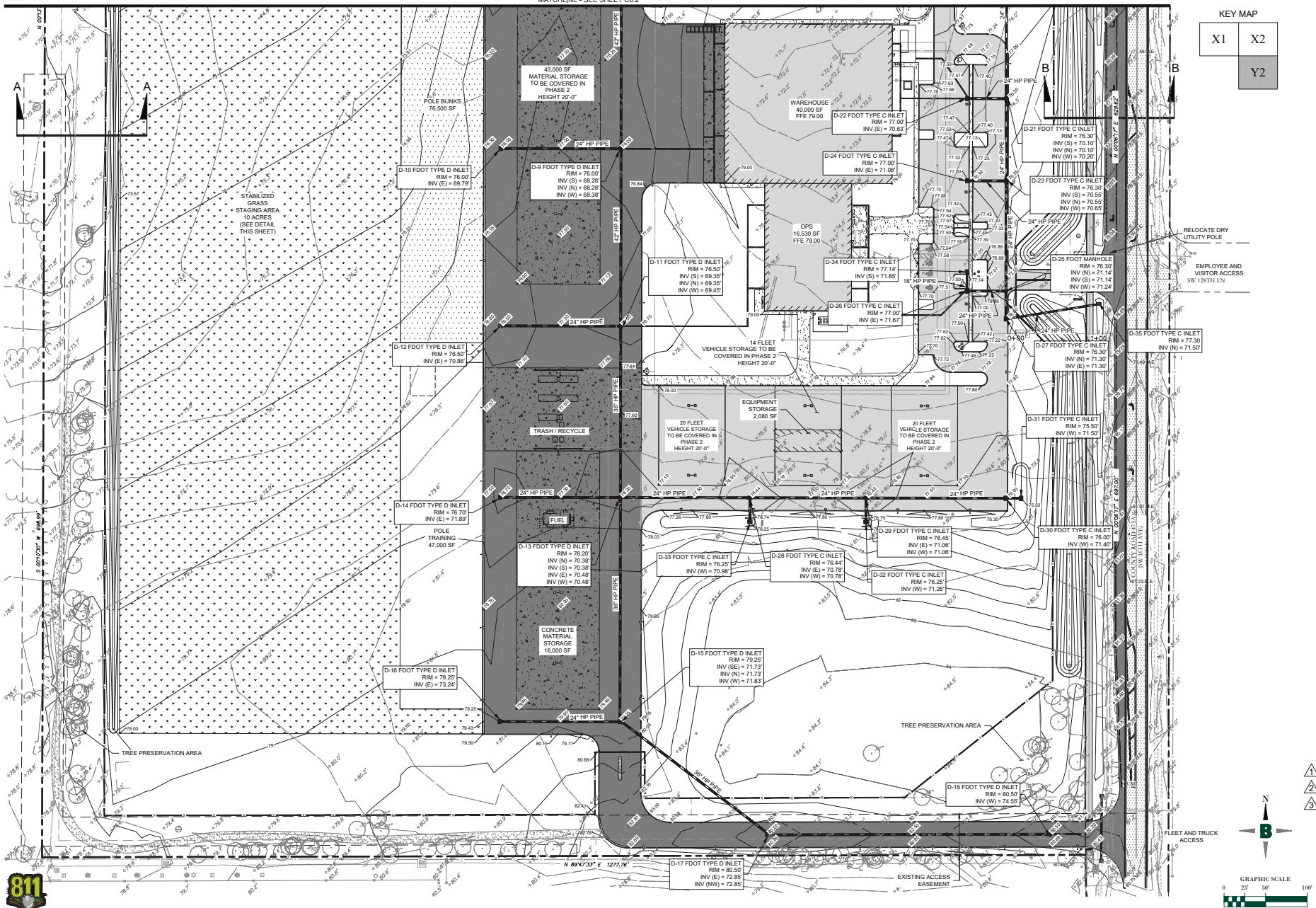


PLAN STATUS

09/18/2025	ORIGINAL SET
12/15/2025	REVISION PER COUNTY COMMENTS DATED 11/13/2025
02/11/2026	REVISION PER COUNTY COMMENTS DATED 02/16/2026
04/25/2026	REVISION PER COUNTY COMMENTS DATED 04/23/2026

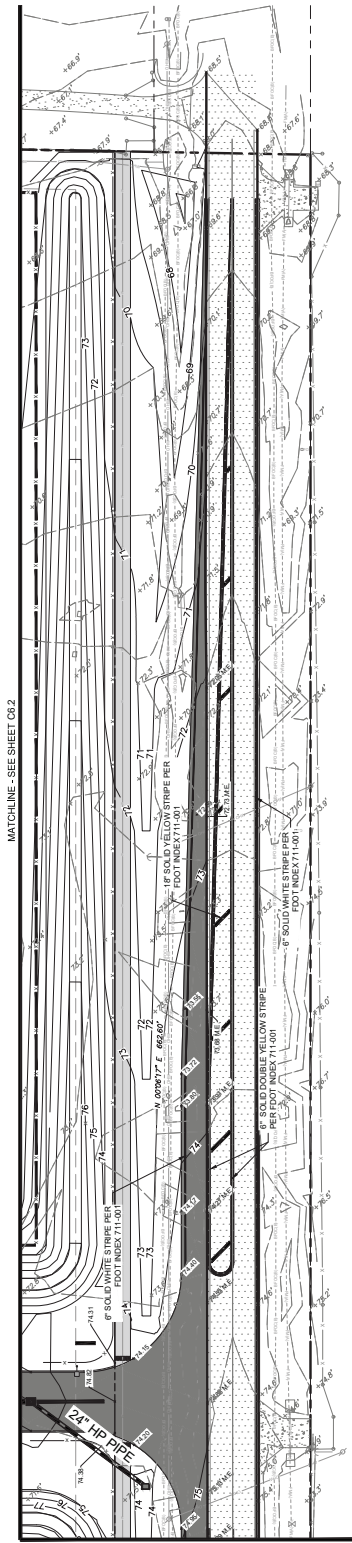
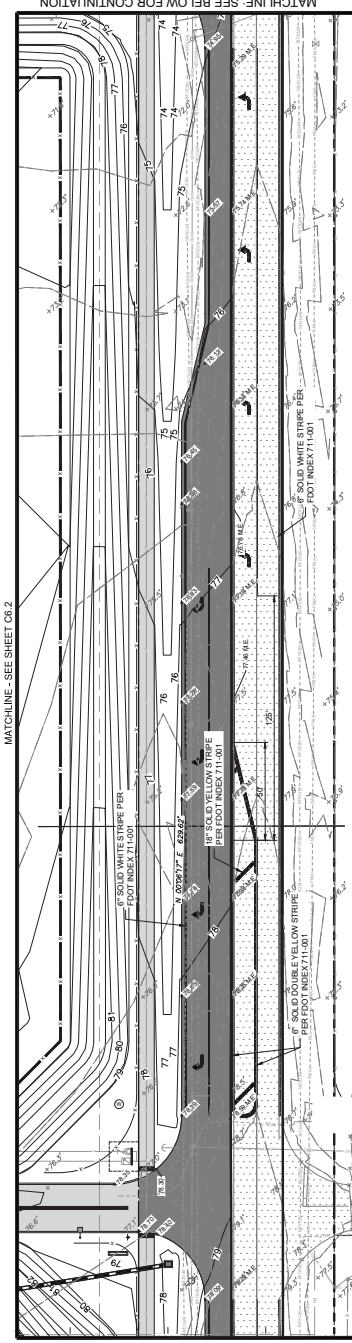
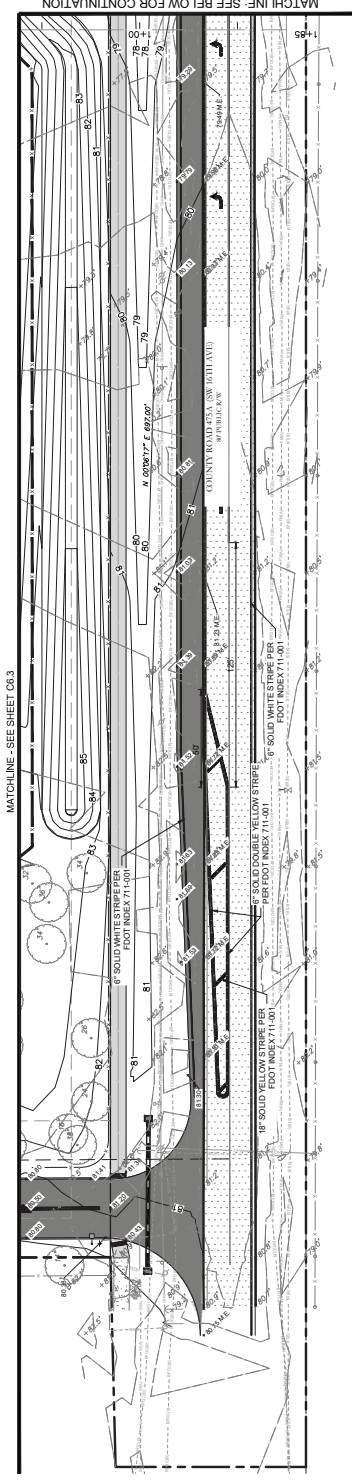
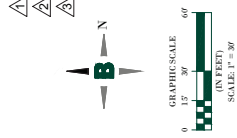
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DATE	SW EJ
DESIGN	DRAWN CHWD
SCALE	AS SHOWN
JOB No.	011526-03-003
DATE	April 29, 2026
FILE	011526-D-CR-003-PGD

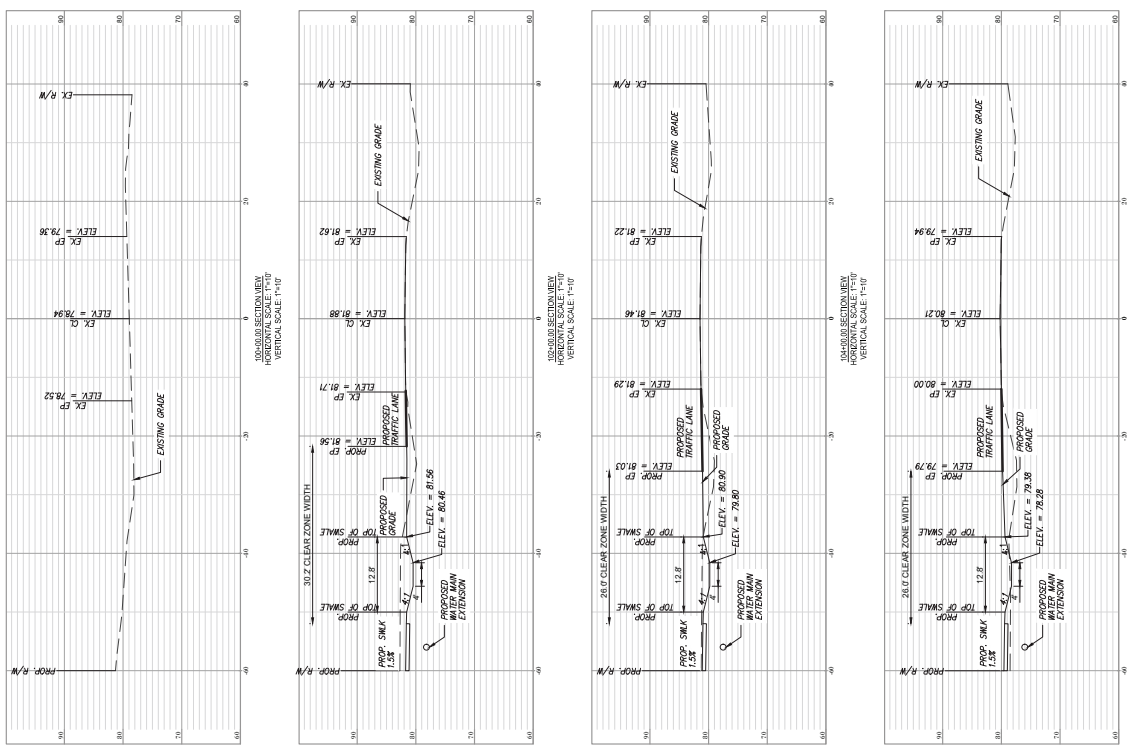
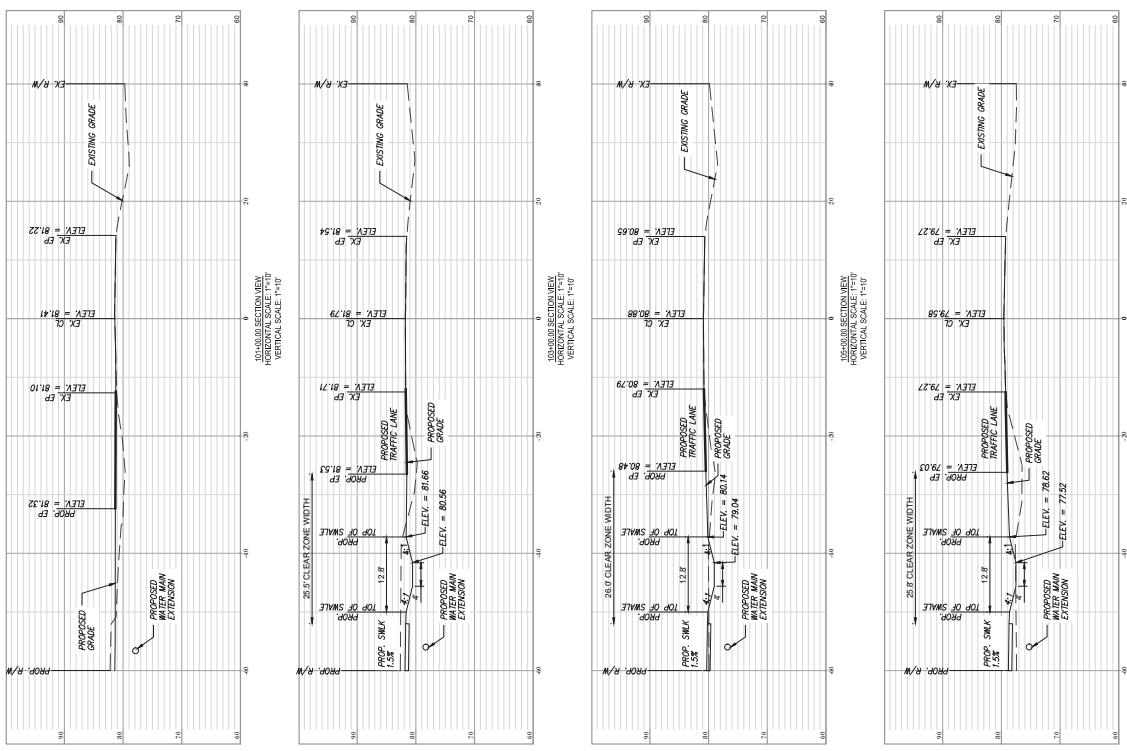
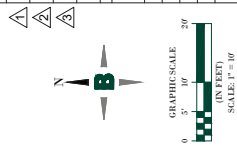
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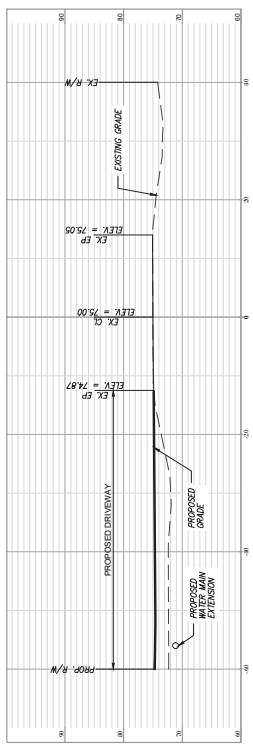
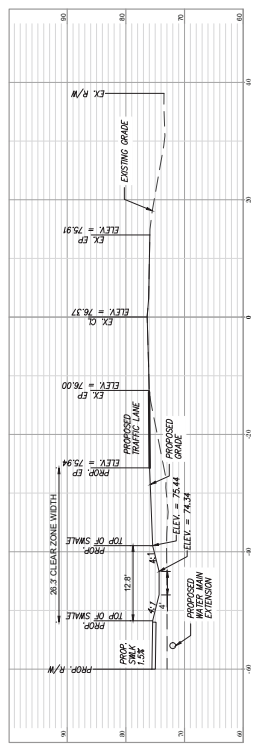
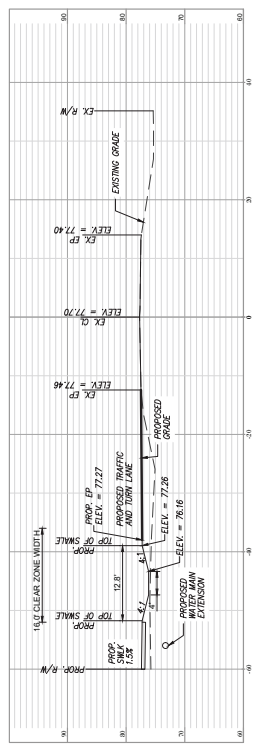
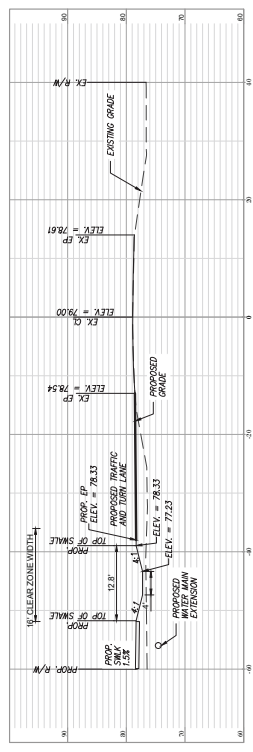
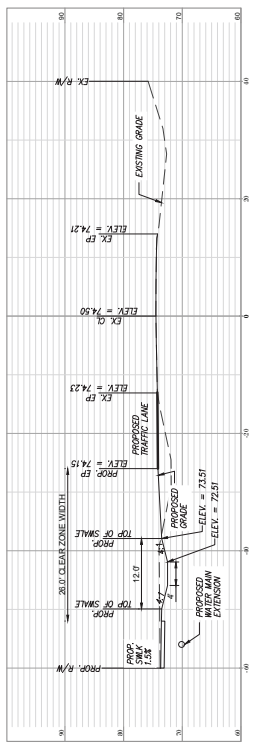
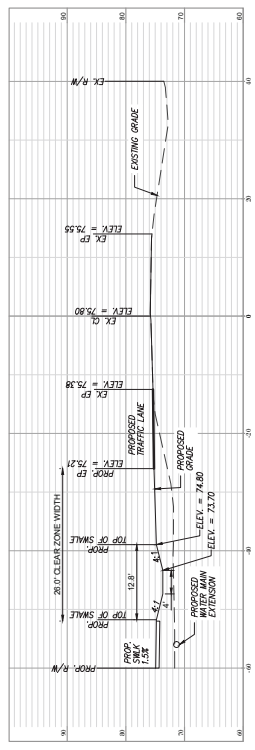
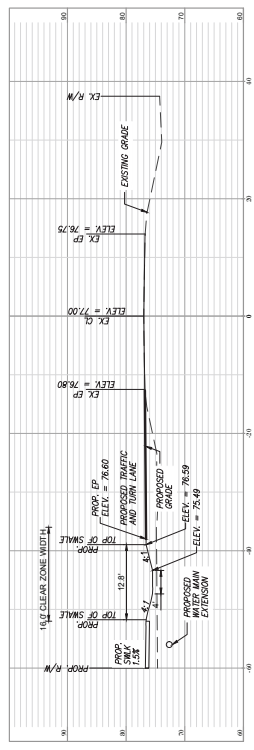
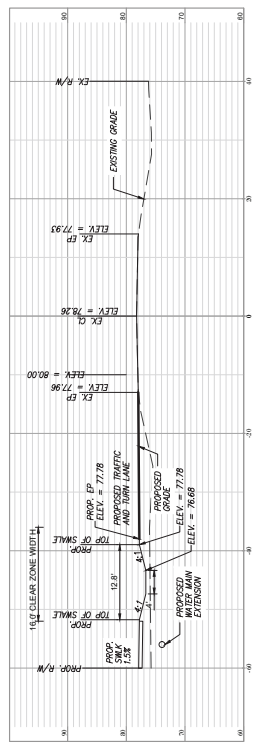
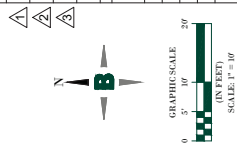
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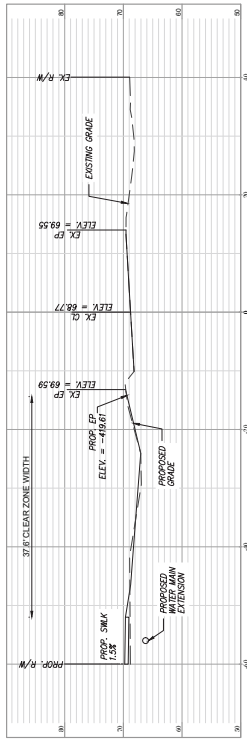
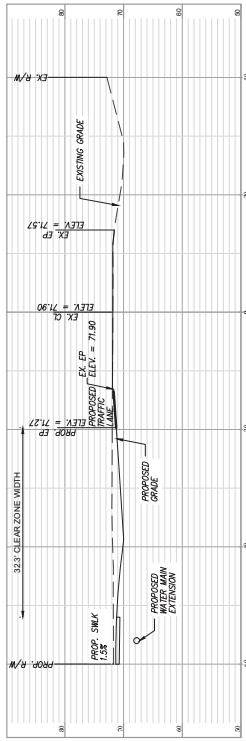
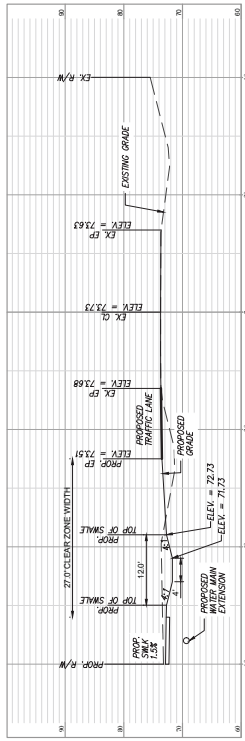
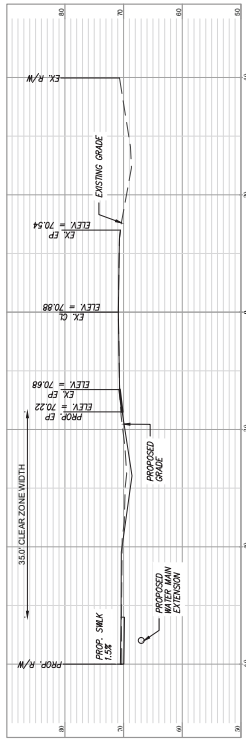
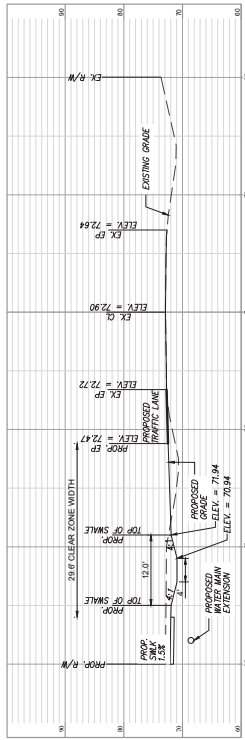
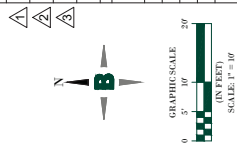




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JOB No. 011556-03-003
 DATE: April 25, 2024
 FILE: 011556-03-003-040



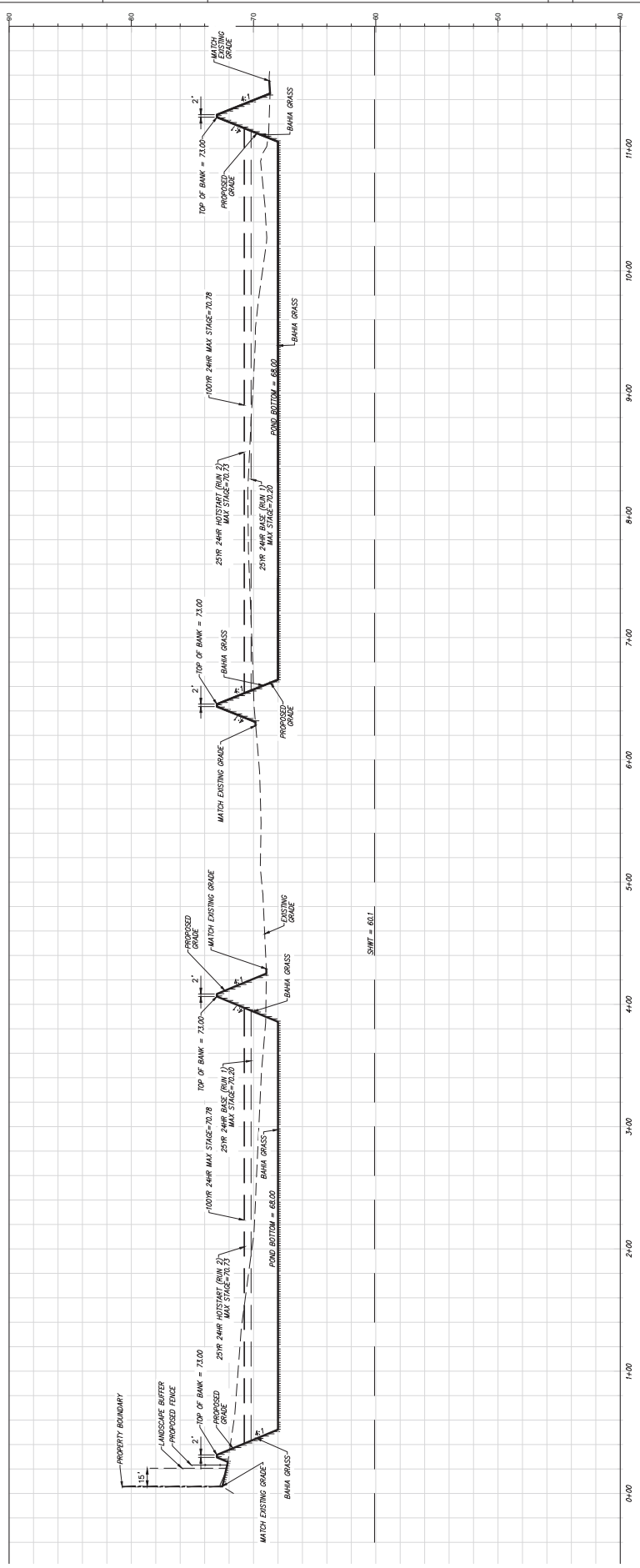
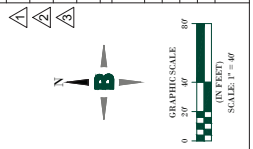




PLAN STATUS	4/29/2024
PROJECT	OCALA SET
PROJECT NO.	101152025
PROJECT COUNTY	MARION COUNTY
PROJECT COUNTY	SEULMAN COUNTY
PROJECT COUNTY	COMBINED SATED BARBARA
PROJECT COUNTY	101152025
PROJECT COUNTY	101152025
PROJECT COUNTY	101152025

DATE	DESCRIPTION	BY	CHKD
04/29/2024	AS SHOWN	AS SHOWN	AS SHOWN
04/29/2024	AS SHOWN	AS SHOWN	AS SHOWN
04/29/2024	AS SHOWN	AS SHOWN	AS SHOWN

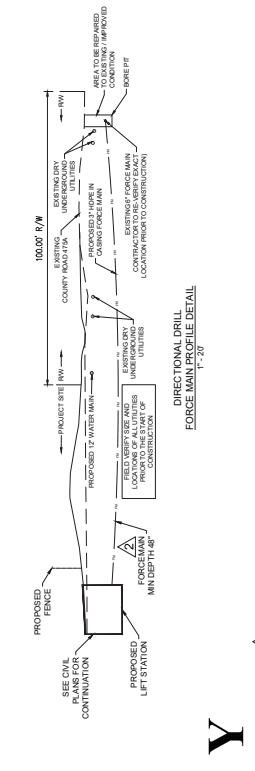
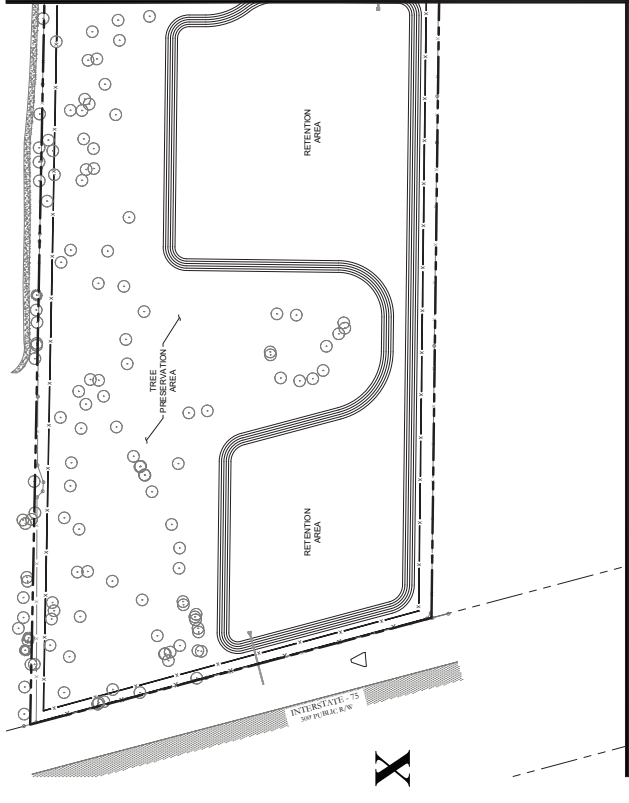
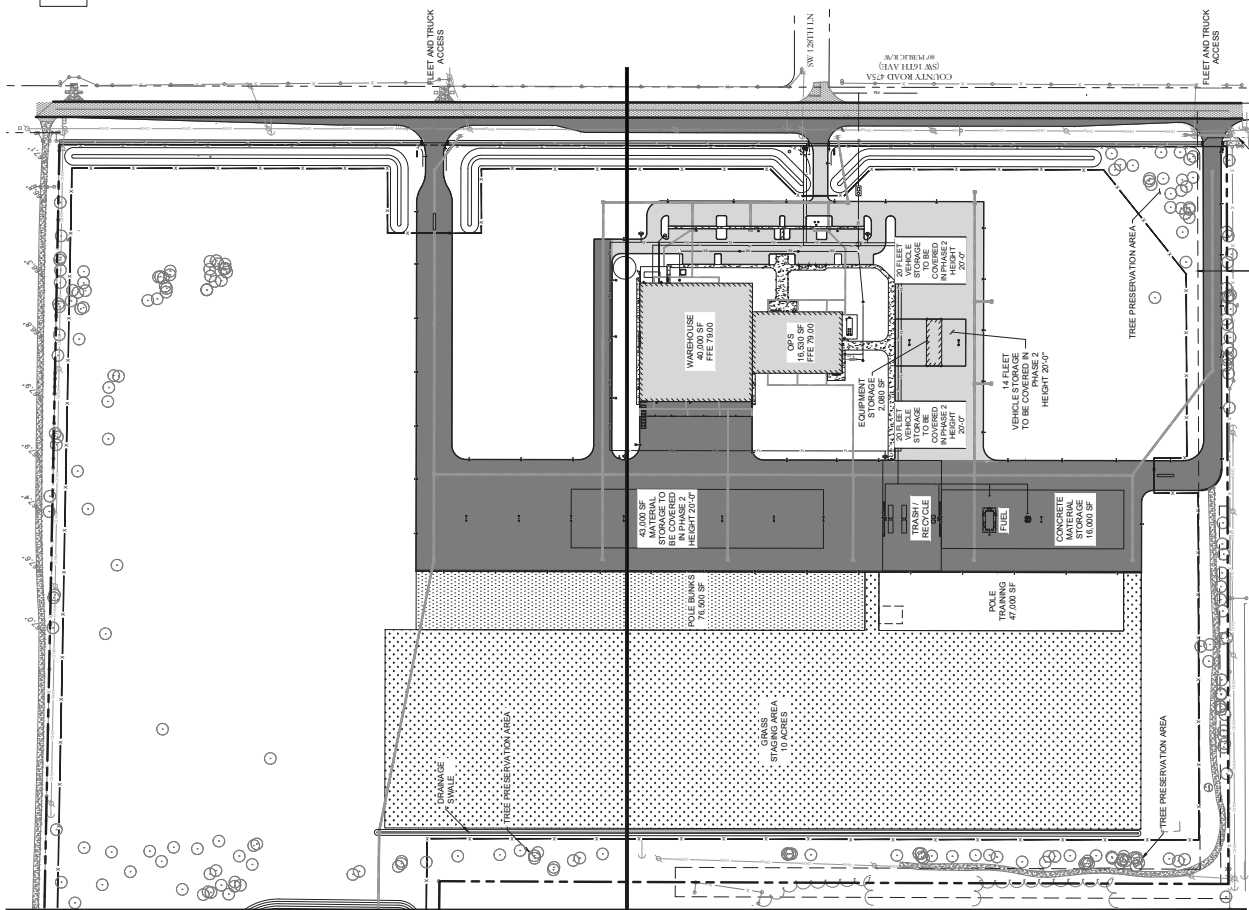
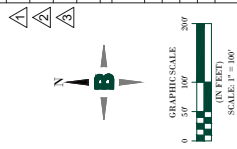
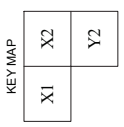
JOB No. 011520-03-03
 DATE: April 29, 2024
 FILE: 011520-03-03-03-03
C6.8
 SHEET No.



POND GRADING SECTION
C-C



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COUNTY UTILITY NOTE
 ALL PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR UNDER ANY UTILITIES PRIOR TO CONSTRUCTION. MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE MEETING IS NOT HELD, ANY WORK MAY BE HALTED. TO SCHEDULE CONTACT MGS'S CONSTRUCTION MANAGEMENT @ 352-297-6006, EMAIL OR MGS.CONSTRUCTION@MARIONFLA.GOV

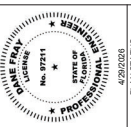
FIRE FLOW CALCULATIONS:

PROPOSED BUILDING SIZE	96,530 SF
BUILDING CONSTRUCTION TYPE	1(000)
REQUIRED FIRE FLOW PER NFPA (75% REDUCTION DUE TO BUILDING BEING SPRINKLED)	5,000 GPM
REQUIRED FIRE FLOW	1,250 GPM
REQUIRED FIRE HYDRANT	1
EXISTING FIRE HYDRANTS	0
PROPOSED FIRE HYDRANTS	2



2

1



PROJECT NO.	01152025	ORGANAL SET
PROJ. COUNTY	01152025	REVISIONS
PROJ. COUNTY	01152025	REVISIONS
COMMENTS	01152025	REVISIONS
DATE	04/25/2024	REVISIONS

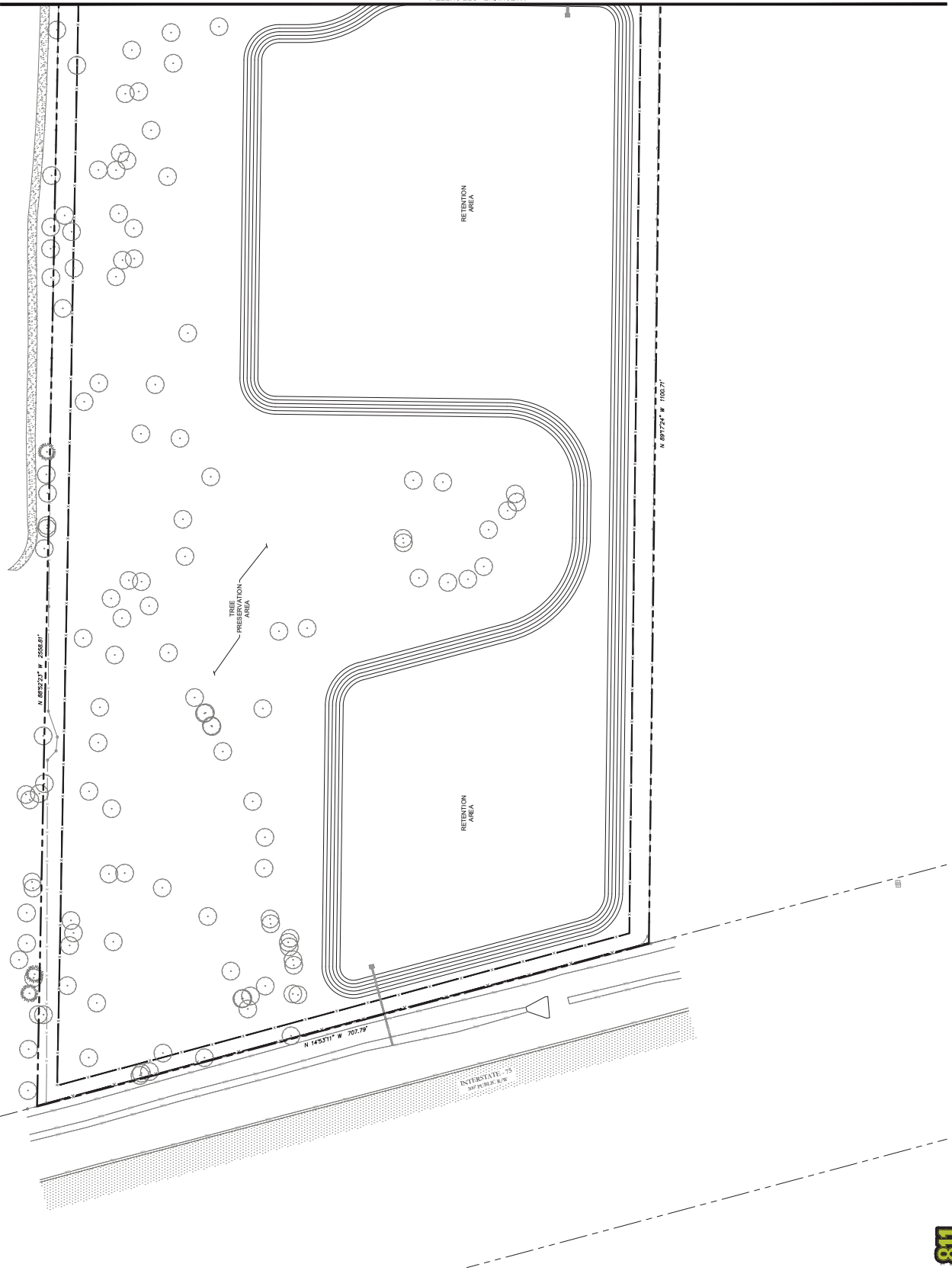
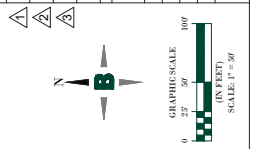
DATE	DESCRIPTION	BY	CHKD
01/15/2025	AS SHOWN		
04/25/2024	AS SHOWN		

JOB NO.	011520-03-003
DATE	April 25, 2024
FILE	011520-03-003.rvt

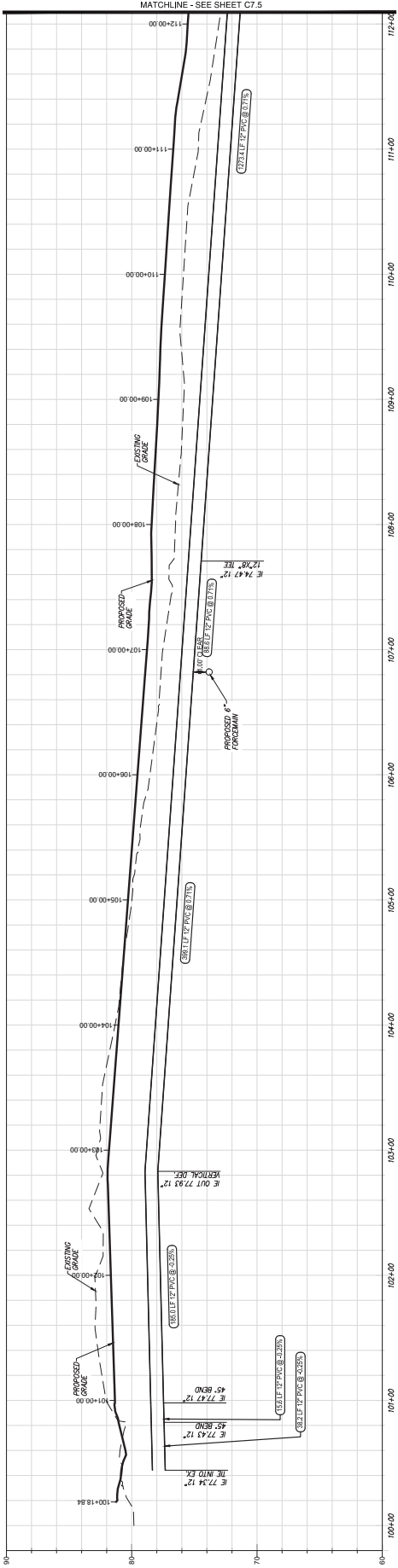
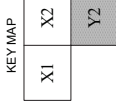
SHEET No. **C7.1**

KEY MAP

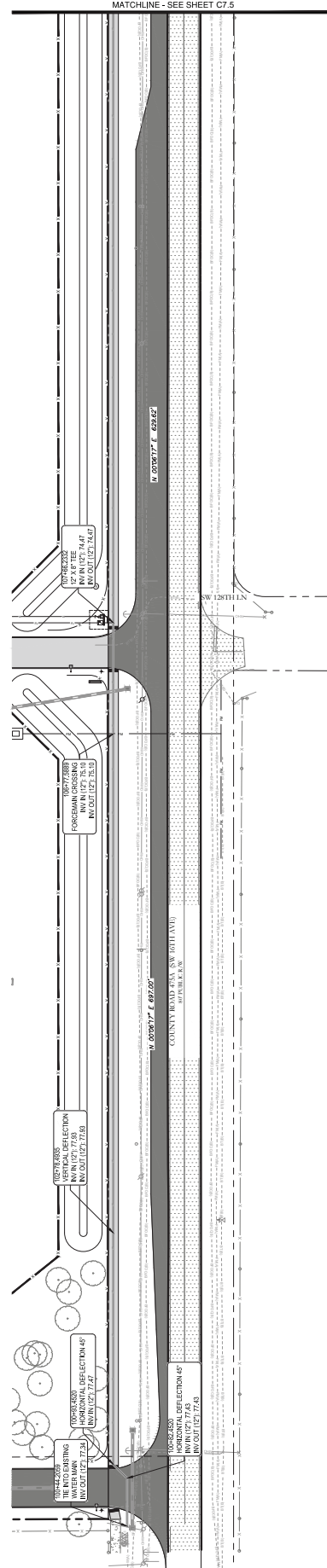
X1	X2
	Y2



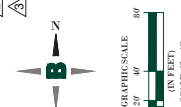
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WATER LINE A - PROFILE



WATER LINE A - PLAN



NOTE: REFLECTIONS NOT TO EXCEED MANUFACTURERS ALLOWABLE LIMITS



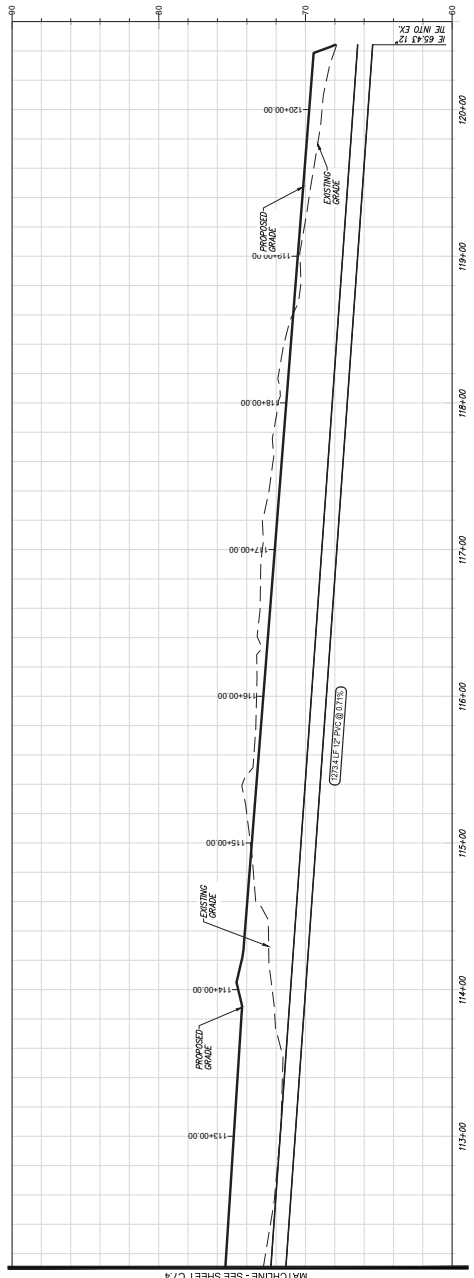


PLAN STATUS	4/29/2024
10116202	CIRCUIT SET
10116202	REVISIONS COUNTY
10116202	REVISIONS COUNTY
10116202	COMMENTS DATED 04/29/2024
10116202	REVISIONS COUNTY
10116202	REVISIONS COUNTY

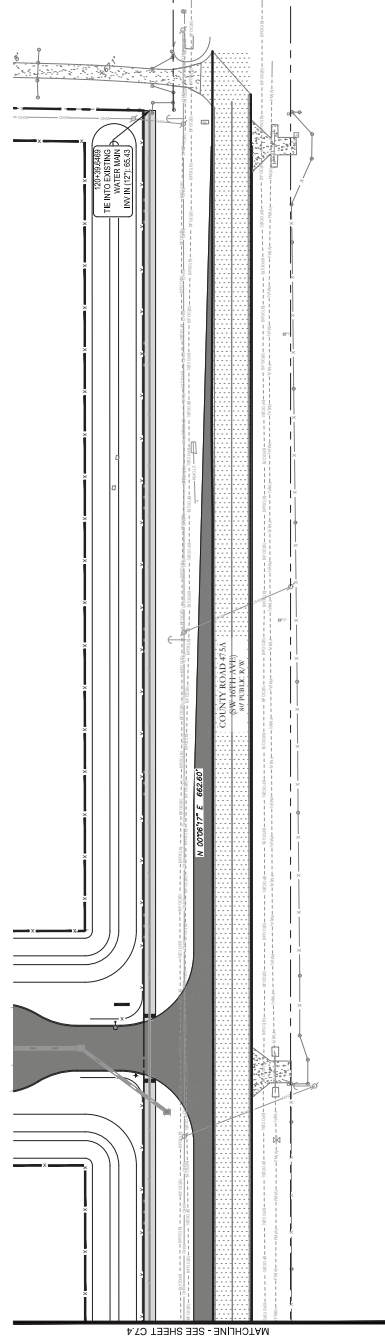
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AS SHOWN	AS SHOWN		
DATE	JOB NO.	01155-03-003	4/24/24
FILE	PROJECT	11155-03-003	OFFSITE WATER

KEY MAP

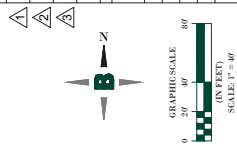
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Y1	Y2



WATER LINE A - PROFILE



WATER LINE A - PLAN



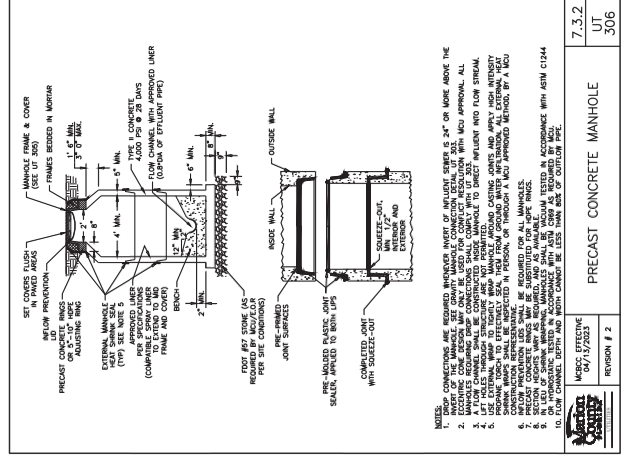
NOTE: SECTIONS NOT TO EXCEED MANUFACTURERS ALLOWABLE LIMITS



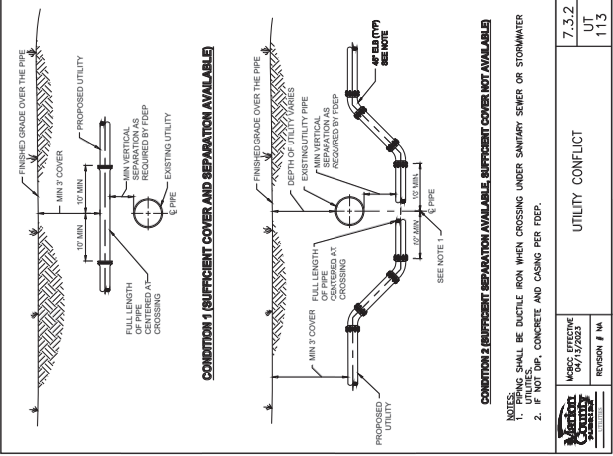


PLAN STATUS	4/29/2024
DATE	08/15/2024
DESIGNER	REBEKAH BERRY
CHECKER	REBEKAH BERRY
DATE	08/15/2024
DATE	04/29/2024

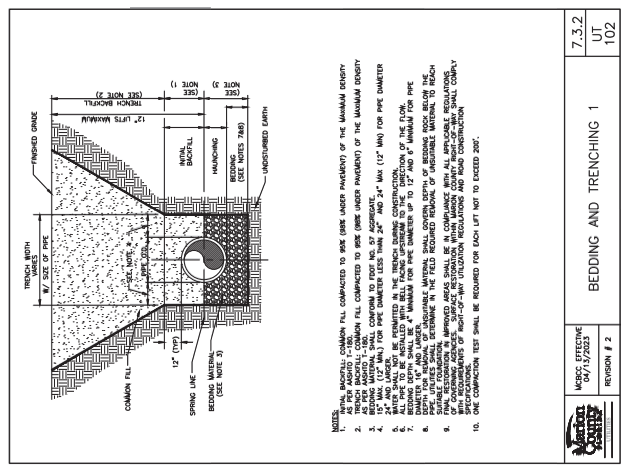
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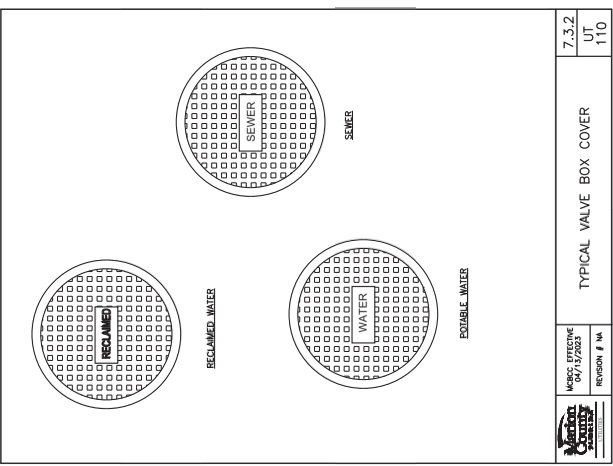
7.3.2
 UT
 306
PRECAST CONCRETE MANHOLE
 REVISION # 2



7.3.2
 UT
 113
UTILITY CONFLICT
 REVISION # 1



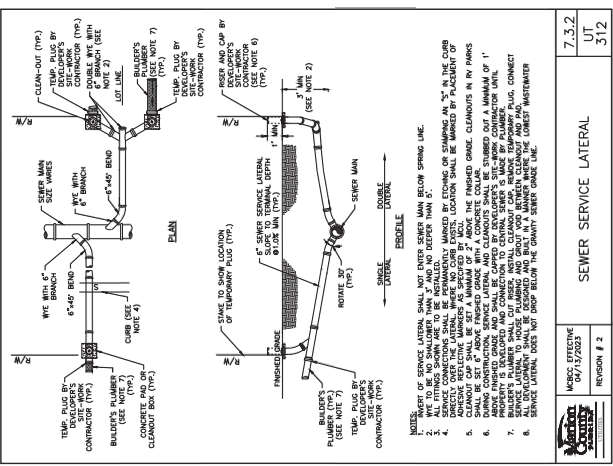
7.3.2
 UT
 102
BEDDING AND TRENCHING 1
 REVISION # 2



7.3.2
 UT
 110
TYPICAL VALVE BOX COVER
 REVISION # 1



7.3.2
 UT
 312
SEWER SERVICE LATERAL
 REVISION # 2



7.3.2
 UT
 312
SEWER SERVICE LATERAL
 REVISION # 2





DATE	DESCRIPTION
01/15/2025	AS SHOWN
01/15/2025	DESIGN
01/15/2025	DOWN
01/15/2025	COND
01/15/2025	FILE

RESTRAINED PIPE TABLE

7.3.2 UT 116.A

MISC. EFFECTIVE DATE: 04/15/2023
 REVISION # 1A

NOTES:
 1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
 2. TOTAL LENGTH SHOWN IN THE TABLE IS THE LENGTH OF THE RESTRAINT.
 3. LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
 4. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE RESTRAINED.
 5. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE AND JOINTS".
 6. THE DESIGNER SHALL INCREASE THE VALUES IN THE TABLE AS SOIL CONDITIONS AND JOINT PARAMETERS, SUCH AS SOIL RESISTANCE AND JOINT STIFFNESS, WARRANT.
 7. LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED SEE TABLE.
 8. ANY JOINT SHALL BE RESTRAINED ON BOTH ENDS, A FITTING UNLESS OTHERWISE SPECIFIED BY THE DESIGNER.
 9. THE RESTRAINED LENGTH FOR TEE FITTING VARIES WITH RUN LENGTH (FIRST JOINT).

7.3.2 UT 215.A

MISC. EFFECTIVE DATE: 04/15/2023
 REVISION # 1A

FOR COMMERCIAL METERS 3" AND ABOVE WITH SINGLE BACKFLOW PREVENTER

NOTES:
 1. METER SHALL BE INSTALLED IN A METER BOX.
 2. METER SHALL BE INSTALLED IN A METER BOX.
 3. METER SHALL BE INSTALLED IN A METER BOX.
 4. METER SHALL BE INSTALLED IN A METER BOX.
 5. METER SHALL BE INSTALLED IN A METER BOX.
 6. METER SHALL BE INSTALLED IN A METER BOX.
 7. METER SHALL BE INSTALLED IN A METER BOX.
 8. METER SHALL BE INSTALLED IN A METER BOX.
 9. METER SHALL BE INSTALLED IN A METER BOX.
 10. METER SHALL BE INSTALLED IN A METER BOX.

7.3.2 UT 112

MISC. EFFECTIVE DATE: 04/15/2023
 REVISION # 1

VALVE BOX PAD

NOTES:
 1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
 2. IDENTIFICATION DISC SHALL BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
 3. LOCATING WIRE SHALL BE INSTALLED IN THE BOX AND EXTEND TO THE INSIDE PAVEMENT.

7.3.2 UT 203

MISC. EFFECTIVE DATE: 04/15/2023
 REVISION # 2

TEMPORARY JUMPER CONNECTION

NOTES:
 1. TEMPORARY JUMPER CONNECTION SHALL BE INSTALLED AND DISCONNECTED WITHIN THE TIME PERIOD SPECIFIED IN THE CONTRACT.
 2. THE JUMPER SHALL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH THE OPERATION OF THE MAIN LINE VALVES.
 3. THE JUMPER SHALL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH THE OPERATION OF THE MAIN LINE VALVES.
 4. THE JUMPER SHALL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH THE OPERATION OF THE MAIN LINE VALVES.
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 8. THE JUMPER SHALL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH THE OPERATION OF THE MAIN LINE VALVES.
 9. THE JUMPER SHALL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH THE OPERATION OF THE MAIN LINE VALVES.
 10. THE JUMPER SHALL BE INSTALLED IN A MANNER THAT DOES NOT INTERFERE WITH THE OPERATION OF THE MAIN LINE VALVES.

7.3.2 UT 303

MISC. EFFECTIVE DATE: 04/15/2023
 REVISION # 2

GRAVITY MANHOLE CONNECTION

NOTES:
 1. ALL FITTINGS SHALL BE OF DUCTILE IRON UNLESS OTHERWISE SPECIFIED.
 2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL WELDED LINES WHICH HAVE AN INVERT ABOVE THE MANHOLE INVERT.
 3. ALL MANHOLES WITH DROP CONNECTIONS MUST BE LINED WITH CONCRETE OR PRECAST CONCRETE PIPE.
 4. FOR NEW BRICK FOR CONNECTION PER OF 300.

7.3.2 UT 116.B

MISC. EFFECTIVE DATE: 04/15/2023
 REVISION # 1A

RESTRAINED PIPE TABLE

MINIMUM RESTRAINED LENGTH (FT) OF FITTING OR JOINT	H=HORIZONTAL	V=VERTICAL-DOWN
1/2"	4'	4'
3/4"	4'	4'
1"	4'	4'
1 1/4"	4'	4'
1 1/2"	4'	4'
2"	4'	4'
2 1/2"	4'	4'
3"	4'	4'
3 1/2"	4'	4'
4"	4'	4'
4 1/2"	4'	4'
5"	4'	4'
5 1/2"	4'	4'
6"	4'	4'
6 1/2"	4'	4'
7"	4'	4'
7 1/2"	4'	4'
8"	4'	4'
8 1/2"	4'	4'
9"	4'	4'
9 1/2"	4'	4'
10"	4'	4'
10 1/2"	4'	4'
11"	4'	4'
11 1/2"	4'	4'
12"	4'	4'
12 1/2"	4'	4'
13"	4'	4'
13 1/2"	4'	4'
14"	4'	4'
14 1/2"	4'	4'
15"	4'	4'
15 1/2"	4'	4'
16"	4'	4'
16 1/2"	4'	4'
17"	4'	4'
17 1/2"	4'	4'
18"	4'	4'
18 1/2"	4'	4'
19"	4'	4'
19 1/2"	4'	4'
20"	4'	4'



