

October 31, 2025

- 1 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: The DRC approved payment of a fee in-lieu-of sidewalk construction. The fee comes out to \$4,000.00 and must be paid prior to final inspection.
- 2 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 7/31/25-add waivers if requested in future
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.
- 4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU water infrastructure is over 7,900 feet away.
- 5 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utility Service Area - Parcel is outside of connection distance. Nearest MCU waste water infrastructure is over 11,200 feet away. Per Florida Statute 381.00655: "(1)(a) The owner of a properly functioning onsite sewage treatment and disposal system, excluding an approved onsite graywater system, must connect the system or the building's plumbing to an available publicly owned or investor-owned sewerage system within 365 days after written notification by the owner of the publicly owned or investor-owned sewerage system that the system is available for connection."
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Operating Permit Required
STATUS OF REVIEW: INFO
REMARKS: Limited Use Water System Construction permit is required before beginning. You will need to provide construction application, site plan, and proposed water system diagram with equipment specifications to the Department of Health in Marion County. You may submit to Rebecca.Roy@FLHealth.gov
Once constructed the water system will require an operating permit and quarterly sampling.

- 7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: 2.12.6 - Location of septic systems & wells
STATUS OF REVIEW: INFO
REMARKS: Well is at least 100' from any portion of septic systems.
- 8 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Please contact the Department of Health in Marion County to ensure the construction permit for the limited use water system is approved.
You will require a septic permit through the Department of Environmental Protection before you can begin building.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: Preservation and/or mitigation may be required if listed species found on-site.
- 10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.3 - Landscape design standards
STATUS OF REVIEW: INFO
REMARKS: Design of Type C buffer as shown will create maintenance issues with mowing, please consider re-design of buffer
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements
STATUS OF REVIEW: INFO
REMARKS: Please show dimensions for office and warehouse spaces separately
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks
STATUS OF REVIEW: INFO
REMARKS: Please show dimensions for office and warehouse spaces separately
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Initial - Will there be any outside storage?
10/9/25 - No outdoor storage/garbage collection area is proposed. Otherwise, such areas will need to be shown on plan.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: INFO
REMARKS: FEMA Flood Zone X
No ESOZ
Secondary Springs Protection Zone
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO

REMARKS: JARED RIVERA / GROWTH SERVICES / 352-438-2687 /
JARED.RIVERA@MARIONFL.ORG



Marion County Board of County Commissioners

33082

Office of the County Engineer

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

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 7-10-2025

A. PROJECT INFORMATION:

Project Name: McGinnis Builders office and warehouse

Parcel Number(s): 41503-001-00

Section 9 Township 17 Range 22 Land Use Commerce ☒ Zoning Classification B-5

Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: MAJOR SITE PLAN

Property Acreage 2.88 Number of Lots N/A Miles of Roads N/A

Location of Property with Crossroads 1700 block of SE Hwy 484

Additional information regarding this submittal: This major site plan is for a 7800 SF office and warehouse building together with the other associated site improvements.

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*



Engineer:

Firm Name: Moorhead Engineering Co. Contact Name: Doug iannarelli, P.E.

Mailing Address: 305 E 1st Ave. City: Ocala State: FL Zip Code: 34471

Phone # 352-732-4406 Alternate Phone #

Email(s) for contact via ePlans: eplans@meco.us



Surveyor:

Firm Name: Moorhead Engineering Co. Contact Name: Bruce Varnadoe

Mailing Address: 305 SE 1st Ave. City: Ocala State: FL Zip Code: 34471

Phone # 352-732-4406 Alternate Phone #

Email(s) for contact via ePlans: brucev@meco.us

Property Owner:

Owner: Camp 247, LLC Contact Name: Tim McGinnis, Mgr.

Mailing Address: 2876 SE 163rd Street Road City: Summerfield State: FL Zip Code: 34491

Phone # 352-850-7858 Alternate Phone #

Email address: McGinnisbuildersinc@gmail.com

Developer:

Developer: Camp 247, LLC Contact Name: Tim McGinnis, Mgr.

Mailing Address: 2876 SE 163rd Strret Road City: Summerfield State: FL Zip Code: 34491

Phone # 754-246-9375 Alternate Phone #

Email address: McGinnisbuildersinc@gmail.com

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

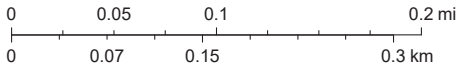
MCBCC Interactive Map - Internal



10/31/2025, 10:41:12 AM

- Parcels
- Streets
- Marion County
- Aerial 2024
- Green: Band_2
- Blue: Band_3
- Red: Band_1

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Marion County BOCC

MAJOR SITE PLAN
FOR
McGINNIS BUILDERS
OFFICE & WAREHOUSE

[illegible]

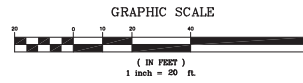
<u>SHEET No.</u>	<u>DESCRIPTION</u>
C001	COVER SHEET
C002	DEMOLITION PLAN
C003	SITE PLAN
C004	UTILITY PLAN
C005	GRADING PLAN
C006	STORM WATER POLLUTION PREVENTION PLAN
C007	CIVIL DETAIL SHEET No.1
C008	CIVIL DETAIL SHEET No.2
L001	LANDSCAPE PLAN
L002	LANDSCAPE DETAILS
I003	IRRIGATION PLAN
S001	BOUNDARY SURVEY

 **48 HOURS BEFORE YOU DIG**
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

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

PROJECT NAME:	
MCGINNIS BUILDERS OFFICE AND WAREHOUSE – MAJOR SITE PLAN	
SHEET NAME:	
COVER SHEET	
SHEET C001 of C008	

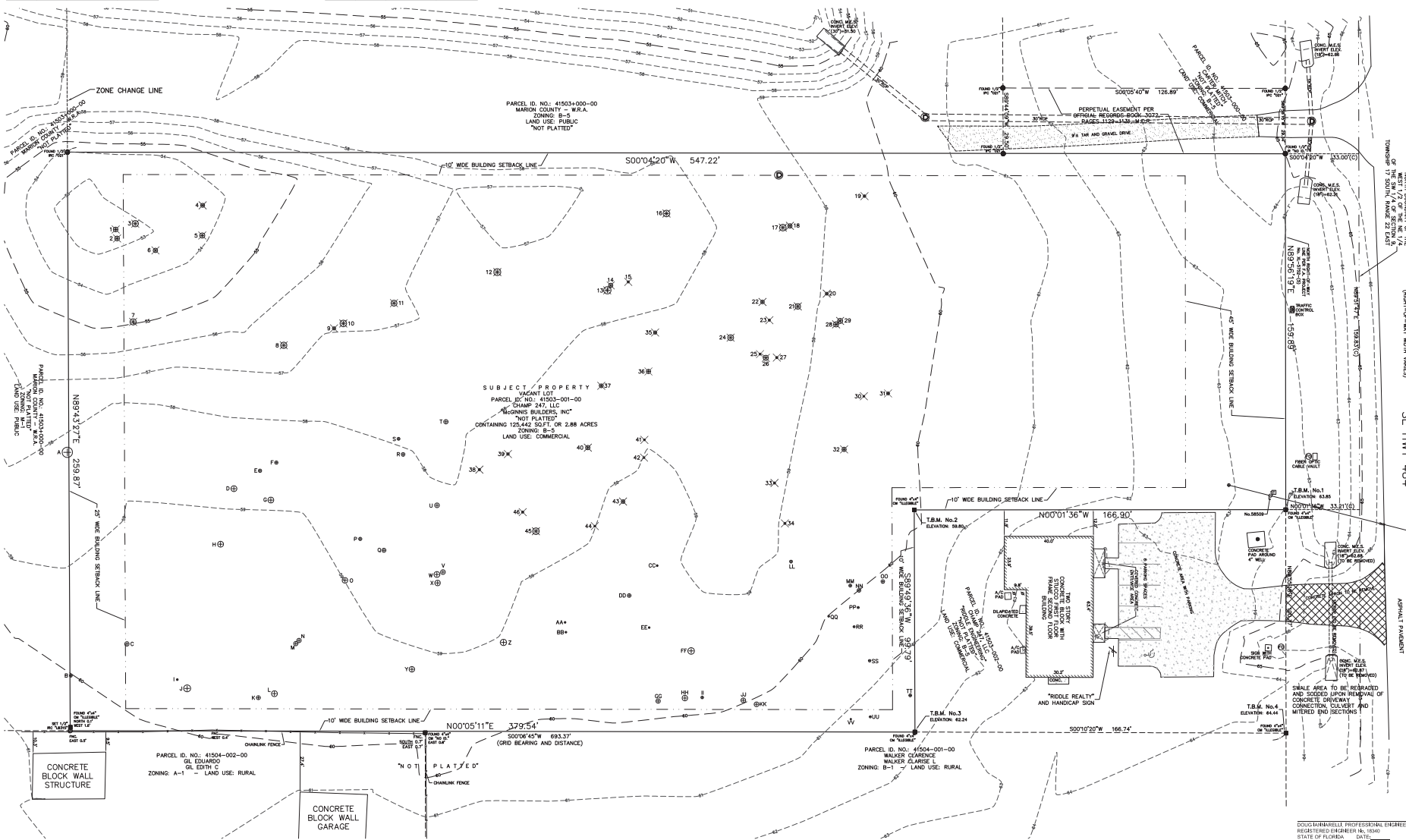
EXISTING TREES ON SITE TO REMOVE					EXISTING TREES ON SITE TO REMOVE					EXISTING TREES ON SITE TO REMAIN					EXISTING TREES ON SITE TO REMAIN				
NUMBER	SIZE	TYPE	QUALITY	REMARKS	NUMBER	SIZE	TYPE	QUALITY	REMARKS	LETTER	SIZE	TYPE	QUALITY	REMARKS	LETTER	SIZE	TYPE	QUALITY	REMARKS
1	12"	WATER OAK	2000		21	12"	WATER OAK	2000		A	12"	WATER OAK	2000		1	12"	WATER OAK	2000	
2	12"	WATER OAK	2000		22	12"	WATER OAK	2000		B	12"	WATER OAK	2000		2	12"	WATER OAK	2000	
3	12"	WATER OAK	2000		23	12"	WATER OAK	2000		C	12"	WATER OAK	2000		3	12"	WATER OAK	2000	
4	12"	WATER OAK	2000		24	12"	WATER OAK	2000		D	12"	WATER OAK	2000		4	12"	WATER OAK	2000	
5	12"	WATER OAK	2000		25	12"	WATER OAK	2000		E	12"	WATER OAK	2000		5	12"	WATER OAK	2000	
6	12"	WATER OAK	2000		26	12"	WATER OAK	2000		F	12"	WATER OAK	2000		6	12"	WATER OAK	2000	
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16	12"	WATER OAK	2000		36	12"	WATER OAK	2000		P	12"	WATER OAK	2000		16	12"	WATER OAK	2000	
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18	12"	WATER OAK	2000		38	12"	WATER OAK	2000		R	12"	WATER OAK	2000		18	12"	WATER OAK	2000	
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23	12"	WATER OAK	2000		43	12"	WATER OAK	2000		W	12"	WATER OAK	2000		23	12"	WATER OAK	2000	
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27	12"	WATER OAK	2000		47	12"	WATER OAK	2000							27	12"	WATER OAK	2000	
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38	12"	WATER OAK	2000												38	12"	WATER OAK	2000	
39	12"	WATER OAK	2000												39	12"	WATER OAK	2000	
40	12"	WATER OAK	2000												40	12"	WATER OAK	2000	
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45	12"	WATER OAK	2000												45	12"	WATER OAK	2000	
46	12"	WATER OAK	2000												46	12"	WATER OAK	2000	
47	12"	WATER OAK	2000												47	12"	WATER OAK	2000	
48	12"	WATER OAK	2000												48	12"	WATER OAK	2000	



FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X"
OF THE FEMA COMMUNITY PANEL NO. 12083007400, DATED
AUGUST 28, 2006, AN AREA OF MINIMUM FLOODING.

ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (028578)
ELEVATION: 88.18
DATUM: NAVD 88

STATE PLANE COORDINATES
A NORTHING: 1704916.3180
EASTING: 619830.9190
B NORTHING: 1705608.6820
EASTING: 619832.2820



PROJECT NAME

MOORHEAD ENGINEERING COMPANY

SHEET NAME

DEMOLITION PLAN

DATE

07-29-25

DRAWING NO.

2507081te

SCALE

1"=20'

JOB NO.

25-070

REVISIONS PER COUNTY COMMENTS

10-22-25

REVISIONS PER COUNTY COMMENTS

09-17-25

REVISIONS PER COUNTY COMMENTS

15-23

NO.

DATE

DESCRIPTION

CONSULTING ENGINEERS

LAND PLANNERS

LAND SURVEYORS

ENGINEERING COMPANY

SINCE 1884

1000 N. 1ST. AVE.

SUITE 200

MIAMI, FL 33136

TEL: (305) 375-4408

FAX: (305) 387-5112

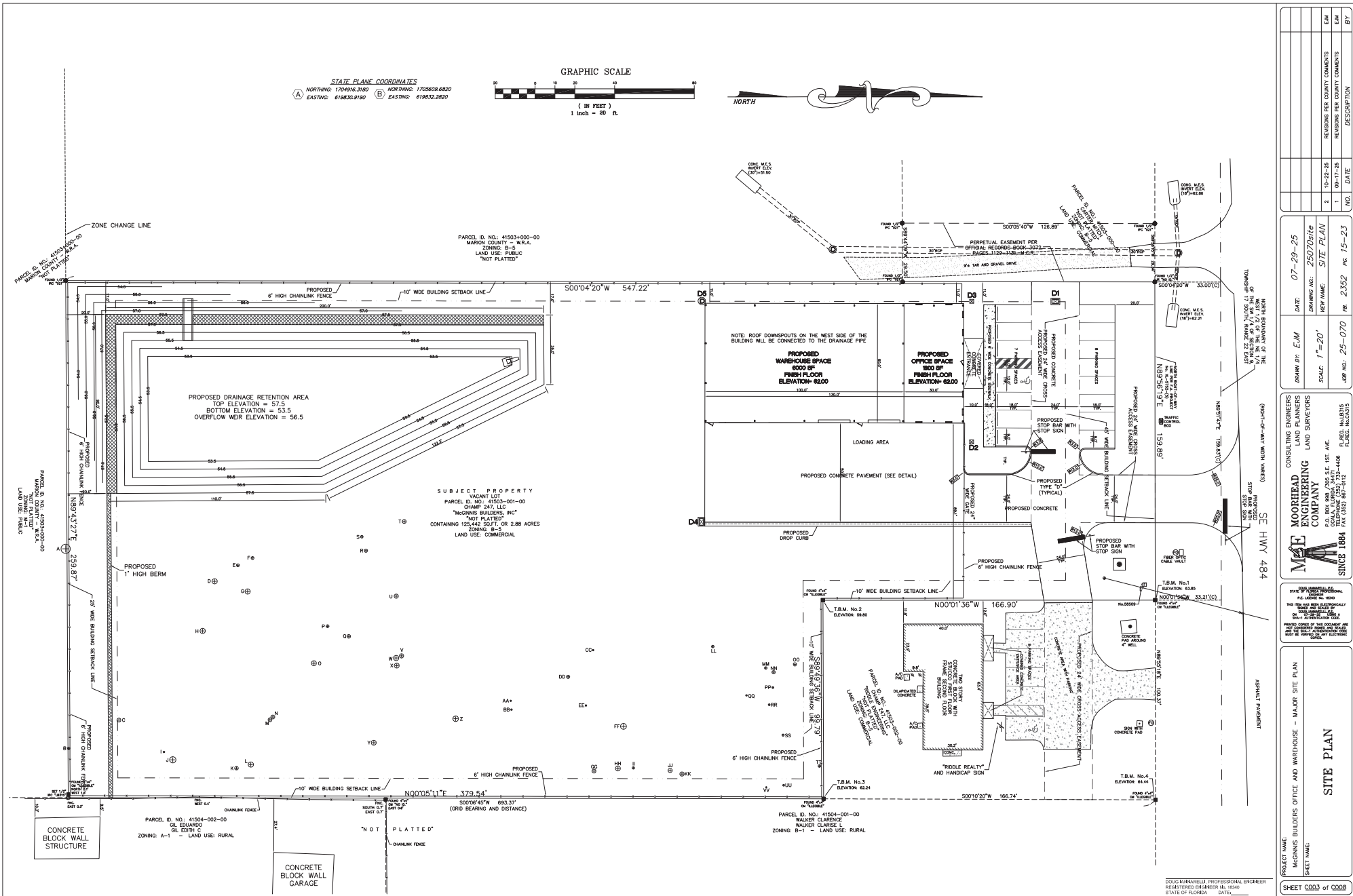
DOUG MINNARELLI, PROFESSIONAL ENGINEER

REGISTERED ENGINEER NO. 10400

STATE OF FLORIDA

DATE:

SHEET C002 OF C008



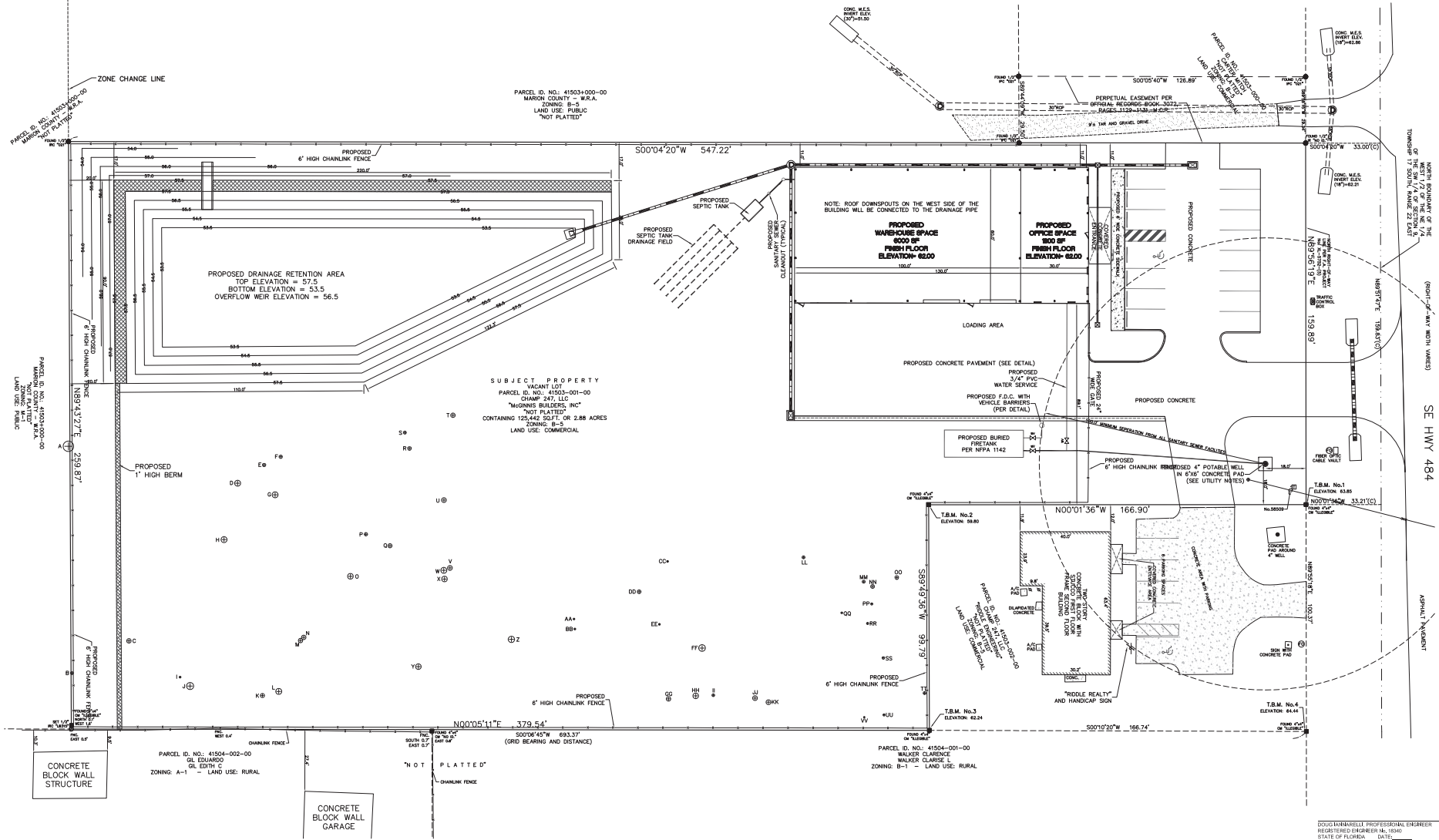
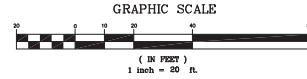
DATE	07-29-25
DRAWN BY	EJM
SCALE	1"=20'
JOB NO.	25-070
REVISION NO.	15-23
REVISION PER COUNTY COMMENTS	
REVISION PER COUNTY COMMENTS	
NO.	DATE
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2	10-22-25
3	11-17-25
4	12-17-25
5	01-17-26
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98	10-17-33
99	11-17-33
100	12-17-33

STATE PLANE COORDINATES

- (A) NORTHING: 1704916.3180
EASTING: 619830.9190
(B) NORTHING: 1705609.6820
EASTING: 619832.2820

UTILITY NOTES

1. PROPOSED WELL AND WATER SYSTEM SHOWN HEREON WILL BE PERMITTED AS A LIMITED USE WATER SYSTEM, THROUGH THE DEPARTMENT OF HEALTH IN MARION COUNTY.
2. PROPOSED WELL SHOWN HEREON WILL BE LOCATED AT LEAST 100 FOOT FROM ANY SEPTIC SYSTEM EITHER ONSITE OR ON ADJACENT SITES.



PROJECT NAME	MCGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN
SHEET NAME	UTILITIES PLAN
DATE	07-29-25
DRAWN BY	EJM
CHECKED BY	UTILITIES
DATE	10-22-25
REVISION PER COUNTY COMMENTS	1
DATE	09-17-25
REVISION PER COUNTY COMMENTS	1
DATE	07-29-25
NO.	2552
DATE	15-23
BY	

SHEET 0004 OF 0008

(A) NORTHING: 1704916.3180
EASTING: 619830.9190

(B) NORTHING: 1705609.6820
EASTING: 619832.2820

ELEVATION BASIS
N.G.S. BENCHMARK: E 589 (DG8578)
ELEVATION= 98.18
DATUM= NAVD 88

FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X"
OF THE FEMA COMMUNITY PANEL No. 12083C07400, DATED
AUGUST 28, 2008. AN AREA OF MINIMUM FLOODING.

LEGEND:

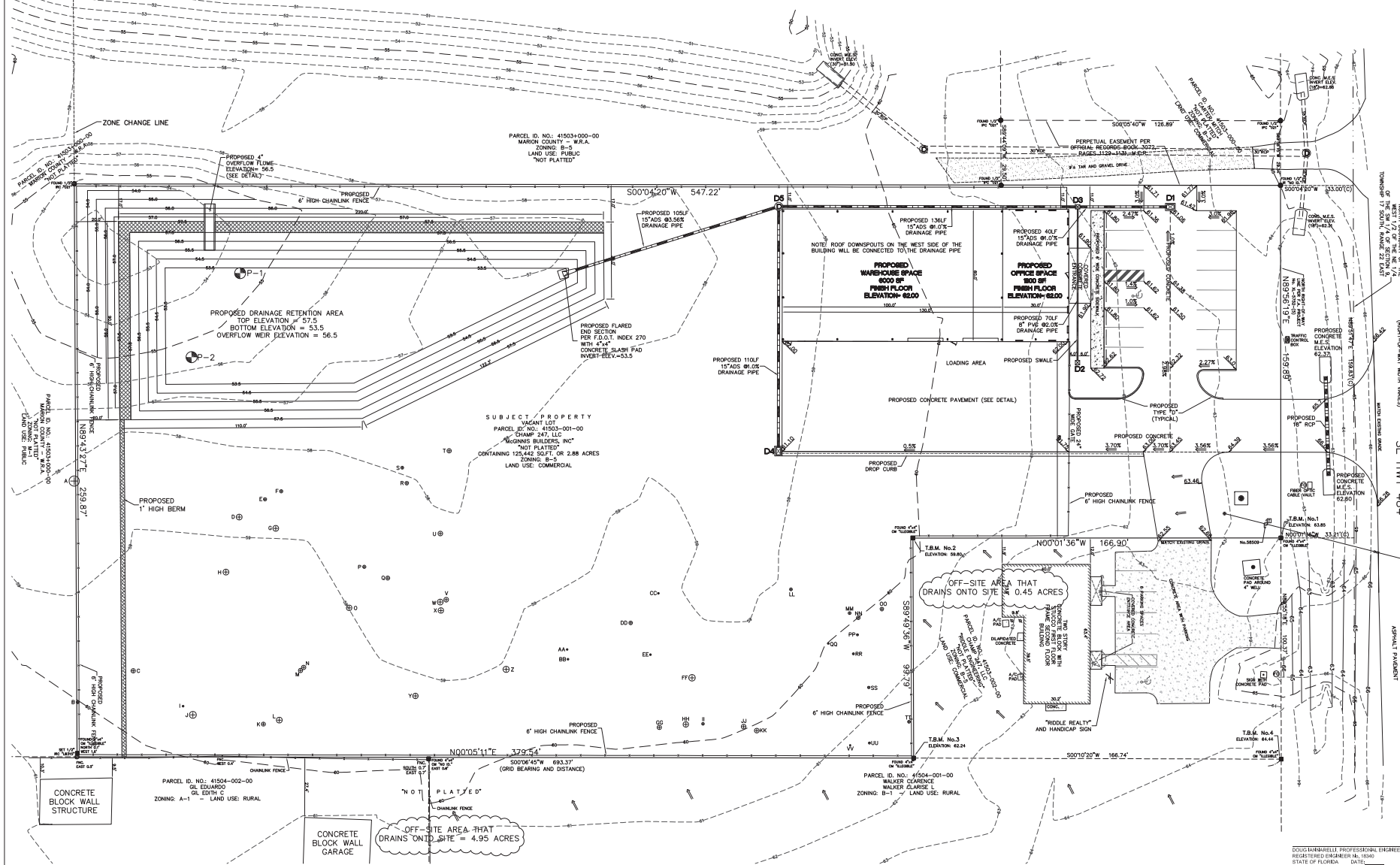
TP
 = SOIL BORING LOCATION
 (SEE DRAINAGE REPORT FOR LOCATION AND INFORMATION)

STORM DRAINAGE STRUCTURES							
NUMBER	TYPE	TOP ELEV.	OPEN THROAT	NORTH INV.	EAST INV.	SOUTH INV.	WEST INV.
D1	C	61.06	60.00		58.00	58.00	59.00
D2	YARD DRAIN	61.72	60.00	60.00			
D3	C	61.50	60.00		58.60	58.60	58.80
D4	C	61.10	60.00	58.34			

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTE



DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 18340
STATE OF FLORIDA DATE: _____

NO	DATE	DESCRIPTION	EJM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EJM
2	10-22-25	REVISIONS PER COUNTY COMMENTS	EJM

DATE:	07-29-25
DRAWING NO.:	25070site
NEW NAME:	GRADING
DATE:	07-29-25
DRAWING NO.:	25070site
NEW NAME:	GRADING

MSE **MOORHEAD**
ENGINEERING
COMPANY

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

P.O. BOX 998 / 305 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
TELEPHONE (352) 732-4408
FAX (352) 367-0112

FLREG. No.0315
FLREG. No.0A315

SINCE 1884

DOUG JAMMARELL, P.E.
STATE OF FLORIDA PROFESSIONAL
ENGINEER
P.E. LICENSE No. 18340

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY
DOUG JAMMARELL, P.E.
ON 01-29-25 USING A
SHA-1 AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SHA-1 AUTHENTICATION CODE
MUST BE VERIFIED ON ANY ELECTRONIC

PROJECT NAME: MCCONNIS BUILDERS OFFICE AND WAREHOUSE -- MAJOR SITE PLAN
SHEET NAME: GRADING PLAN

SHEET C005 of C008

GRADING PLAN

STATE PLANE COORDINATES

(A) NORTHING: 1704948.2180
EASTING: 618632.9180

(B) NORTHING: 1705609.6820
EASTING: 618632.2820

ELEVATION BASIS

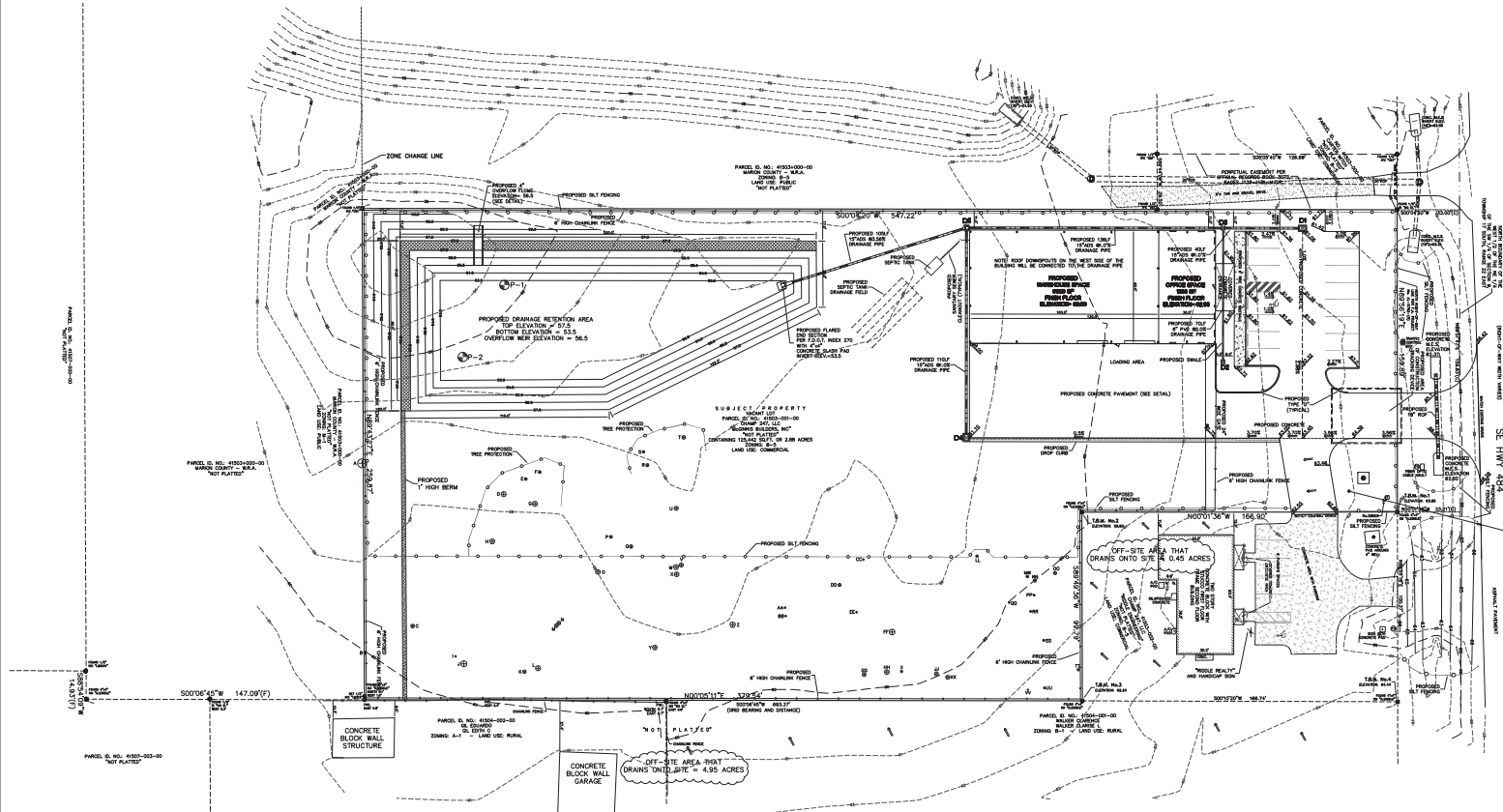
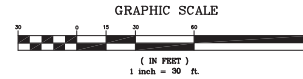
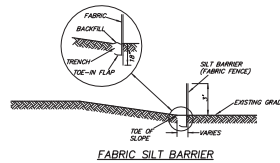
N.C.S. BENCHMARK: E 589 (D98578)
ELEVATION= 98.18
DATUM= NAVD 88

FEMA FLOOD ZONE

THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X" OF THE FEMA COMMUNITY PANEL NO. 12083C07400, DATED AUGUST 28, 2006, AN AREA OF MINIMUM FLOODING.

LEGEND

SILT FENCE LINE=



EROSION CONTROL NOTES:

1. DISCHARGE CONTROL AND EROSION PROTECTION MEASURES SHALL BE EMPLOYED AND OPERATED AT ALL TIMES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS TO RECEIVING WATERS AND ADJACENT PROPERTY. SEDIMENT, RETENTION STORAGE STRUCTURES AND OTHER STORM WATER MANAGEMENT STRUCTURES SHOULD BE BUILT AND CONTINUOUSLY MAINTAINED DURING PROJECT CONSTRUCTION IN A MANNER SUCH THAT, TO THE EXTENT POSSIBLE, THE STRUCTURES ARE INCORPORATED INTO AND BECOME PART OF THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM.

2. THE OWNER/PERMITTEE SHALL ENSURE THAT THE SURFACE WATER AND STORM WATER MANAGEMENT MEASURES PROPOSED IN THE PLAN ARE EFFECTIVELY IMPLEMENTED UNTIL THE COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.

3. THE SITE SHALL REMAIN FREE OF EXCESS DIRT AND DEBRIS AT ALL TIMES, ANY INCIDENT OF EROSION, SEDIMENTATION, OUST OR DEBRIS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION ACTIVITIES ON THIS DEVELOPMENT SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY (FOR EACH OCCURRENCE).

4. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS.

5. SILT FENCE AND CONSTRUCTION TRACKING PAD SHOWN ON THESE PLANS SHALL BE INSTALLED PRIOR TO AND SITE CLEARING OR ANY SITE DEVELOPMENT. SILT FENCE INLET FILTERS AND OTHER EROSION & SEDIMENTATION PROTECTION DEVICES SHOWN ON THESE PLANS SHALL BE INSTALLED PROMPTLY AT THE MANIPULATION OF EARTH. CONSTRUCTION SHALL BE STOPPED IMMEDIATELY WHEN DAMAGED OR AS DIRECTED, AND SHALL BE REPAIRED AT THE COMPLETION OF THE CONSTRUCTION.

6. CONSTRUCTION WASTE - WASTE SHALL BE COLLECTED AT A DESIGNATED AREA ON-SITE. AN ADEQUATE NUMBER OF CONTAINERS SHALL BE PROVIDED (WHEN POSSIBLE, COVER CONTAINERS OR PRODUCE LOSS ON CONTAINERS, ARRANGE FOR WASTE COLLECTION BEFORE CONTAINERS OVERFLOW AND PROVIDE FOR CLEAN UP IF SPILLAGE OCCURS).

7. CONCRETE TRUCKS - EXCESS DIRT OR WASH OUT OF EXCESS CONCRETE MAY BE ALLOWED ON-SITE. EXCESS CONCRETE AND WASH WATER SHOULD BE DISPOSED OF IN A MANNER THAT PREVENTS POLLUTION BETWEEN THESE MATERIALS AND STORM WATER. WASH WATER SHALL BE DISCHARGED FROM THE SITE. FOR EXAMPLE, DYES COULD BE CONSTRUCTED AROUND THE AREA TO CONTAIN THESE MATERIALS UNTIL THEY HARDEN, AT WHICH TIME THEY MAY BE DISPOSED IN AN APPROPRIATE MANNER.

8. OFF-ROAD TRACKING OF SEDIMENT - A STABILIZED GRASS/CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE SITE. ADJACENT PAVED STREETS SHALL BE SHEPT TO REMOVE ANY EXCESS MUD, DIRT, OR ROCK TRACKED FROM THE SITE.

9. SANITARY DISPOSAL - DOMESTIC WASTE HAULERS SHOULD BE CONTRACTED TO REGULARLY REMOVE THE SANITARY AND SEPTIC WASTES AND TO MAINTAIN THE FACILITIES IN GOOD WORKING ORDER.

10. PETROLEUM PRODUCTS - OIL, GASOLINE, LUBRICANTS AND ASPHALT SUBSTANCES SUCH AS PAVING MATERIALS SHOULD BE HANDLED CAREFULLY TO MINIMIZE EXPOSURE TO STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP ANY PETROLEUM SPILL IN THE FUEL STORAGE AREA OR ON-BOARD MAINTENANCE AND FUELING VEHICLES. CONTAIN AND CLEAN UP PETROLEUM SPILLS IMMEDIATELY.

11. HAZARDOUS PRODUCTS - THESE PRODUCTS SHALL BE USED IN A SAFE MANNER TO AVOID POLLUTION OF STORM WATER. EQUIPMENT SHOULD BE ON SITE TO CONTAIN AND CLEAN UP SPILLS OF HAZARDOUS MATERIALS IN THE AREAS WHERE THESE MATERIALS ARE STORED OR USED. CONTAIN AND CLEAN UP SPILLS IMMEDIATELY AFTER THEY OCCUR.

12. NON-STORM WATER DISCHARGES - THESE DISCHARGES INCLUDE BUT ARE NOT LIMITED TO: FIRE FIGHTER FLUSHING, POTABLE WATER SOURCE DISCHARGES, RECEPTION WATER, BUILDING WASH-DOWN AND AIR CONDITIONING CONDENSATION. PRIOR TO ANY DISCHARGE, ALL DISCHARGE SITE SURROUNDING AREAS SHOULD BE IN PLACE. DISCHARGES SHOULD ONLY BE DIRECTED TO AREAS THAT ARE STABILIZED TO MINIMIZE EROSION (E.G. BUFFER ZONE, VEGETATED FILTER STRIPS, INLET AND OUTLET PROTECTION LEVEL SPREADERS, ETC.) DO NOT DISCHARGE NON-STORMWATER FLOWS ONTO DISTURBED AREAS.

13. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT IS REQUIRED AT LEAST UNDER PERMIT AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 2.5 INCHES OR GREATER. THE REPORTS ARE TO BE FILED AT THE PROJECT SITE WITH THE STORM WATER PREVENTION PLAN.

14. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO ASSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE, BRICK, WASH-WATER, CHEMICALS, LITTER AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. NO WASTE MATERIALS OF ANY KIND ARE PERMITTED TO BE BURIED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY'S STORM WATER SYSTEM.

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THEIRS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREIN UNDER.

NAME/CONSTRUCTION COMPANY NAME DATE

THE STORMWATER MANAGEMENT PREVENTION MEASURES PROPOSED ON THIS PLAN SHALL BE EFFECTIVELY IMPLEMENTED AND MAINTAINED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.

TIMOTHY MCGINNIS, MANAGER DATE

DOUG MANNFIELD, PROFESSIONAL ENGINEER
REGISTERED ENGINEER NO. 16340
STATE OF FLORIDA DATE

NO.	DATE	DESCRIPTION
1	09-17-25	REVISION PER COUNTY COMMENTS
2	10-22-25	REVISION PER COUNTY COMMENTS
3	11-17-25	REVISION PER COUNTY COMMENTS

DATE:	07-29-25
DRAWN BY:	EJM
SCALE:	1"=30'
JOB NO.:	25-070
DATE:	07-29-25

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

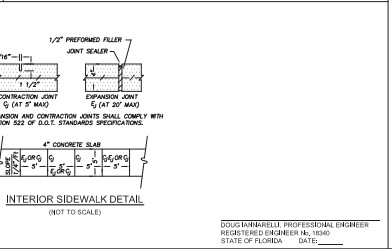
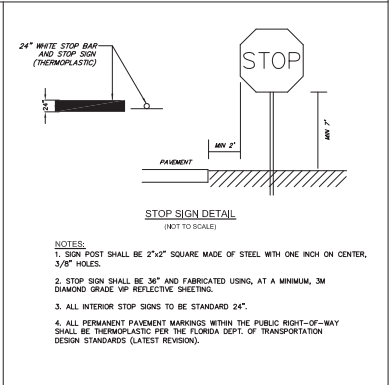
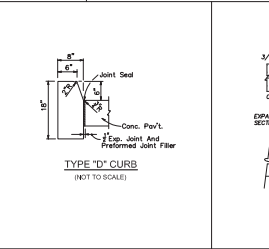
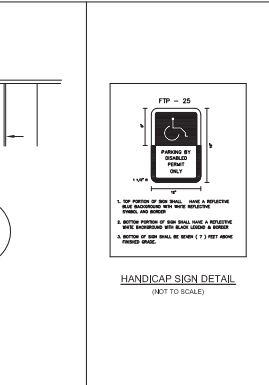
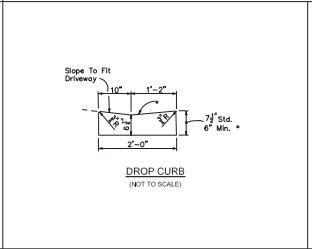
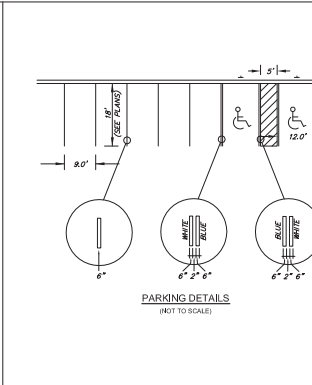
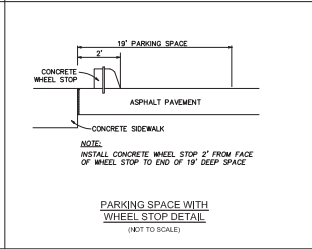
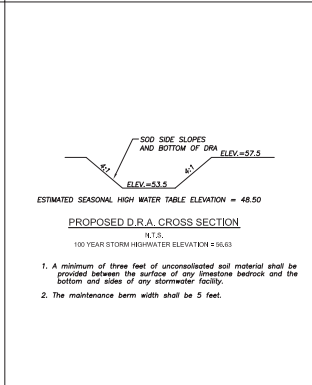
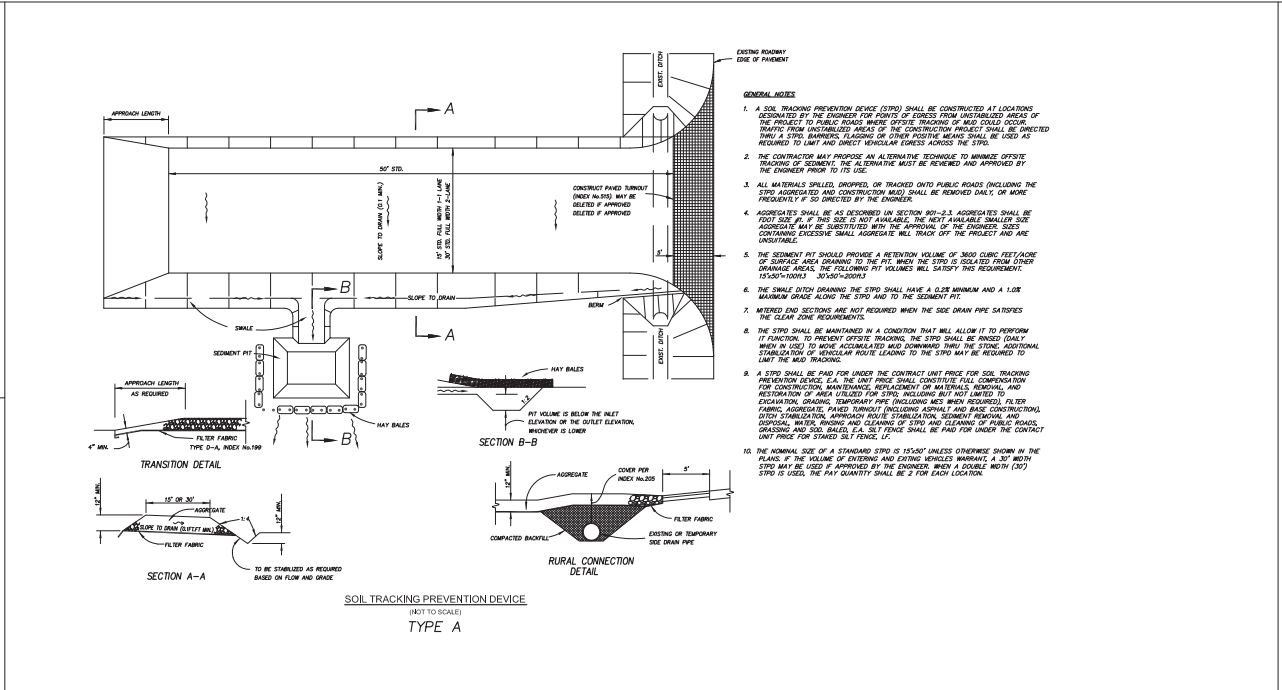
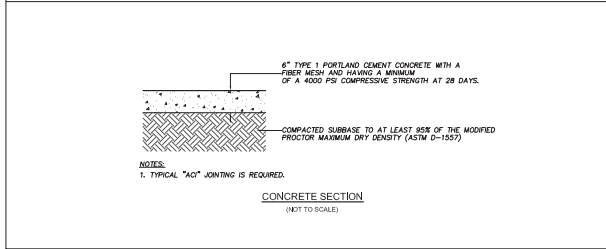
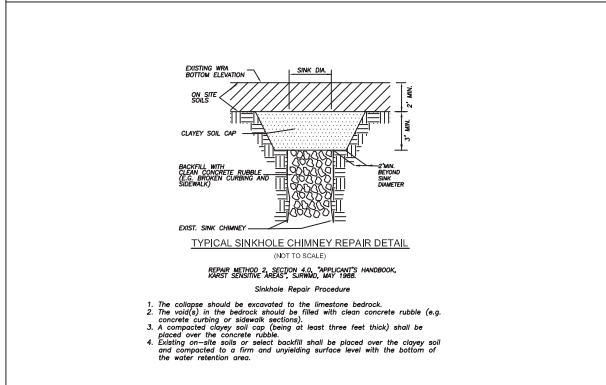
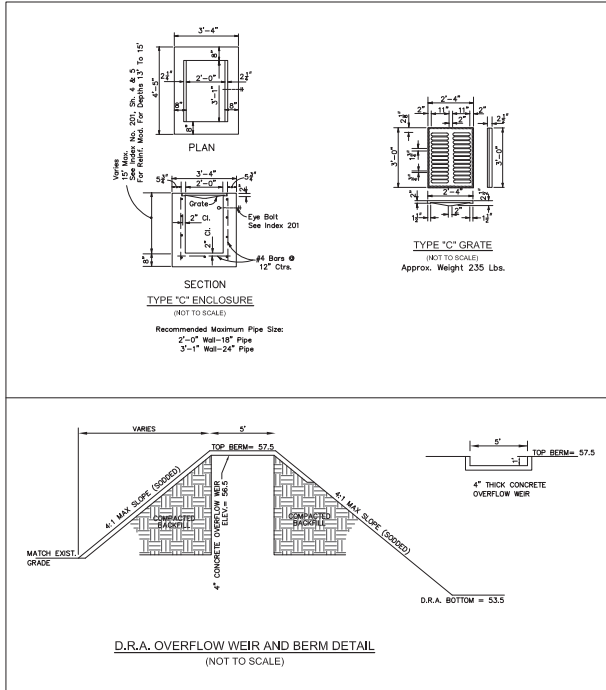
M&E MOORHEAD ENGINEERING COMPANY

P.O. BOX 986 / 305 S.E. 1ST. AVE.
TALLAHASSEE, FL 32301
TEL: (904) 222-7332 FAX: (904) 222-7312

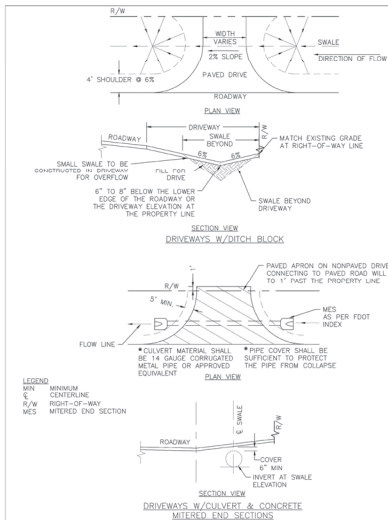
SINCE 1884

STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
NO. 16340
DATE

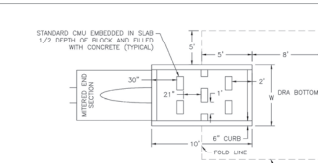
PROJECT NAME:	McGinnis Builders Office and Warehouse - Major Site Plan
SHEET NAME:	STORM WATER POLLUTION PREVENTION PLAN
SHEET NO.:	0006 of 0008



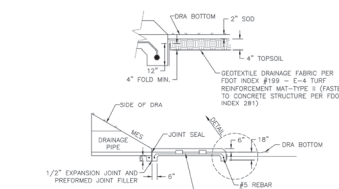
DATE: 07-29-25	DRAWN BY: EJM	SCALE: N.T.S.	JOB NO: 25-070	DATE: 15-23
DRAWING NO: 25070818	NEW NAME: C-DETAILS 1			
REVISION PER COUNTY COMMENTS	REVISION PER COUNTY COMMENTS	REVISION PER COUNTY COMMENTS	REVISION PER COUNTY COMMENTS	REVISION PER COUNTY COMMENTS
NO.	DATE	DESCRIPTION	BY	
1	10-22-25			
2	09-17-25			



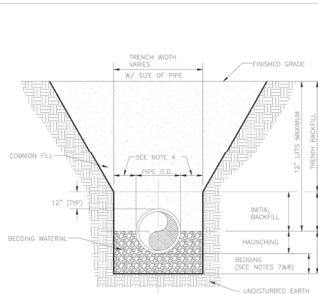
Marion County FLORIDA DESIGNER	MORC EFFECTIVE 10/12/2013 REVISION # NA	DRIVEWAY W/DITCH BLOCK & DRIVEWAY W/CULVERT & CONCRETE MITERED END SECTION	7.3.1 TS 027
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PIPE SIZE	WIDTH	CMU	8 x 16	8 x 8
12"	6"	3	2	
18"	7"	5	0	
24"	7"	5	0	
30"	8"	5	2	
36"	9"	7	0	
42"	9"	7	0	

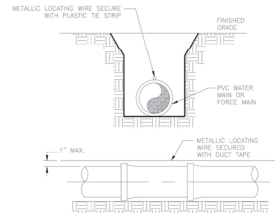


Marion County FLORIDA DESIGNER	MORC EFFECTIVE 10/12/2013 REVISION # NA	TYPICAL SPLASH PAD WITH DISSIPATER	7.3.1 TS 035
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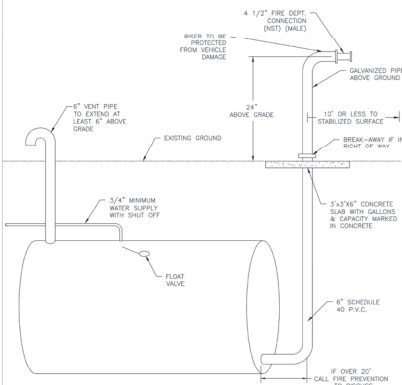
- NOTES:
- INITIAL BACKFILL: COMMON FILL COMPACTED TO 90% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM C-135.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM C-135.
 - TYPE A BEDDING MATERIAL SHALL CONFORM TO FOOT NO. 57 AGGREGATE.
 - 12" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
 - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 12" AND LARGER.
 - DEPTH FOR BEDDING OF UNSUITABLE MATERIAL SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
 - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPROPRIATE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

Marion County FLORIDA DESIGNER	MORC EFFECTIVE 10/12/2013 REVISION # NA	TYPE "A" BEDDING AND TRENCHING	7.3.2 UT 102
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- NOTES:
- PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE.
 - LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER AS NOT TO INTERFERE WITH VALVE OPERATION.
 - USE DUCT TAPE AS NECESSARY TO HOLD WIRE DIRECTLY ON THE TOP OF THE PIPE.
 - ALL WIRE CONNECTIONS IN VALVE BOXES SHALL BE SPliced TOGETHER AND TAPED.
 - FOR HORIZONTAL OR DIAGONAL OR SLANT, UTILITY 2 LOCATING WIRES WITH ALUMINUM TENSILE STRENGTH OF 1800 PSI.

Marion County FLORIDA DESIGNER	MORC EFFECTIVE 10/12/2013 REVISION # NA	PIPE LOCATING WIRE	7.3.2 UT 104
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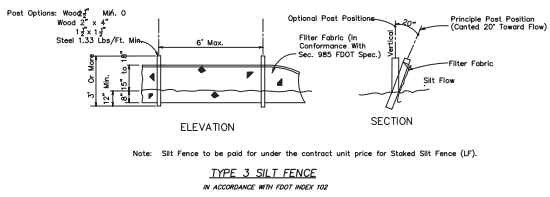
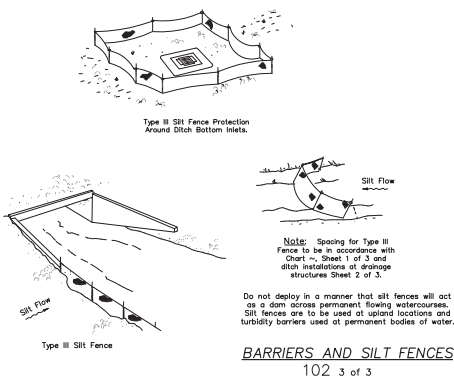
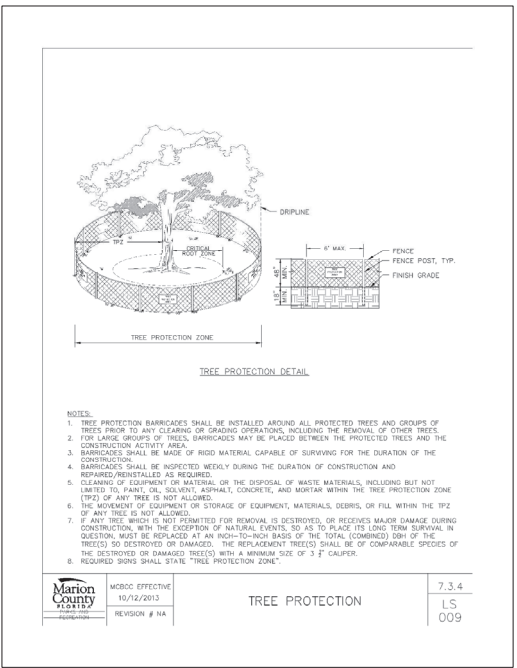
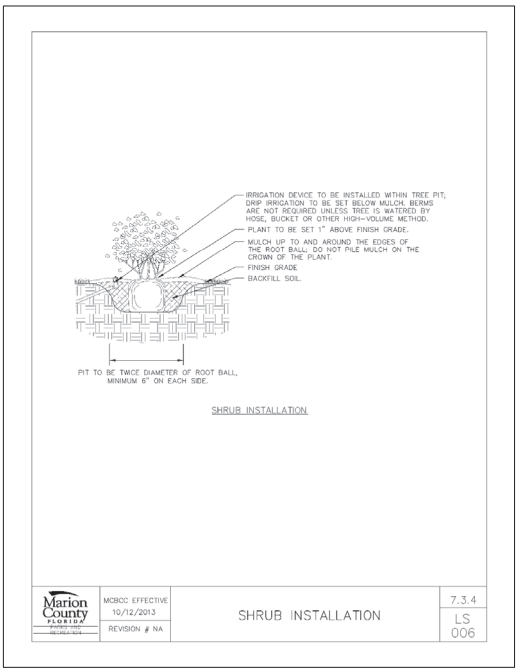
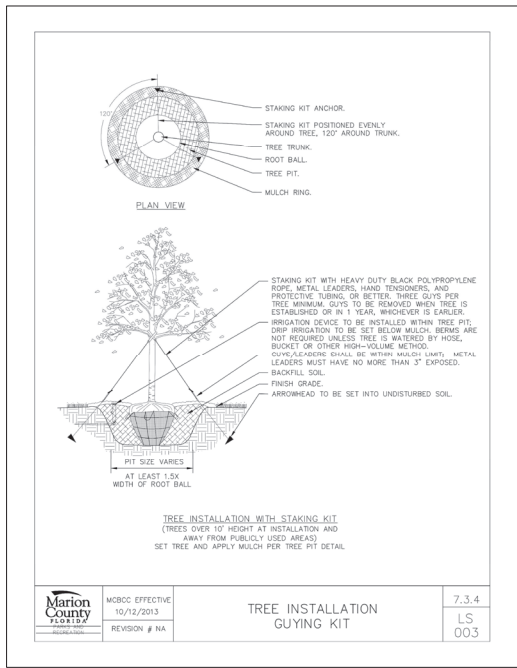


- IF MULTIPLE TANKS ARE REQUIRED, THEY MUST BE MANFOLDED TOGETHER INTO A SINGLE RISER.
- RISER SHALL BE A MINIMUM OF 1.5 X BUILDING HEIGHT AWAY FROM BUILDING HOWEVER, IT IS OFTEN AN ADVANTAGE FOR PROPERTY OWNERS AND THE FIRE DEPARTMENT TO HAVE RISER INSTALLED A SIGNIFICANT DISTANCE AWAY FROM BUILDING (UP TO 100').
- TO DETERMINE THE BEST LOCATION OF THE FIRE DEPARTMENT CONNECTION YOU MUST CONTACT MARION COUNTY FIRE DEPT.

Marion County FLORIDA DESIGNER	MORC EFFECTIVE 10/12/2013 REVISION # NA	DRY HYDRANT DETAIL	7.3.3 FR 001
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DOUG WAINWRIGHT, PROFESSIONAL ENGINEER
REGISTERED ENGINEER NO. 15340
STATE OF FLORIDA DATE: _____

PROJECT NAME MCGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN	DATE 07-29-25	DRAWN BY EJM	DATE 07-29-25	REVISION PER COUNTY COMMENTS 1 09-17-25	NO. 1	DATE 07-29-25	DESCRIPTION 15-23	BY EJM
SHEET NAME CIVIL DETAILS No.2	DRAWING NO. 25070318	SCALE N.T.S.	JOB NO. 25-070	REVISION PER COUNTY COMMENTS 2 10-22-25	NO. 2	DATE 10-22-25	DESCRIPTION C-DETAILS 2	EJM
SHEET CODE C008 OF C008	DESIGNER MORHEAD ENGINEERING COMPANY	DATE 10/12/2013	PROJECT MCGINNIS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN	REVISION PER COUNTY COMMENTS 1 09-17-25	NO. 1	DATE 09-17-25	DESCRIPTION 15-23	EJM




PROJECT NAME	McGinnis Builders Office and Warehouse - Major Site Plan
SHEET NAME	LANDSCAPING DETAILS
DATE	07-29-25
DRAWN BY	EJM
CHECKED BY	N.T.S.
SCALE	N.T.S.
JOB NO.	25-070
REV.	2552
DATE	10-22-25
NO.	1
DESCRIPTION	REVISING PER COUNTY COMMENTS
BY	

MOOREHEAD ENGINEERING COMPANY
CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
P.O. BOX 986 / 205 S.E. 1ST. AVE.
FORT LAUDERDALE, FL 33301
TELEPHONE (352) 732-4408
FAX (352) 867-5112
SINCE 1884
FL REG. NO. 63435

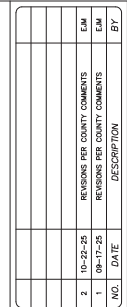
SHEET L002 of L003

GRAPHIC SCALE




(IN FEET)
1 inch = 20 ft.

A NORTHING: 1704916.3180
EASTING: 619830.9190



DATE:	07-29-25
DRAWING NO.:	25070site
VIEW NAME:	IRRIGATION
FB.	2352 PG. 15-23

DRAWN BY: <i>EJM</i>
SCALE: <i>1"=20'</i>
JOB NO.: <i>25-070</i>

M&E

SINCE 1884

**MOORHEAD
ENGINEERING
COMPANY**

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

P.O. BOX 989 3205 S.E. 1ST. AVE.
OCALA, FLORIDA 34471
TELEPHONE (352) 734-7406
FAX (352) 867-0112

FL REG. NO. 62815
FL REG. NO. CA315

COOL HANNAHILL P.E.
STATE OF FLORIDA PROFESSIONAL
ENGINEER
P.E. LICENSE NO. 18040

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COOL HANNAHILL P.E.
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COPIES.

IRRIGATION PLAN

PROJECT NAME:
MCGINNIS BUILDING

SHEET NAME:

SHEET L003 of L003

