

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

Office of the County Engineer

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

33082

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 Varnadore

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 Street Road City: Summerfield State: FL Zip Code: 34491

Phone # 754-246-9375 Alternate Phone # _____

Email address: McGinnisbuildersinc@gmail.com

Revised 6/2021

CLEAR FORM

MCBCC Interactive Map - Internal



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

1:4,514

Parcels Streets

Green: Band_2

Marion County Aerial 2024

Blue: Band_3

Red: Band_1

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

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

WAIVERS SECTION:	STATUS:	DRC MTG:
WAIVER No.1: LOC 6.12.0.4.1 to Buffer, Buffer, #1 is produced by existing trees and underbrush	APPROVED BY BCC	10-21-2020
WAIVER No.2: LOC 6.13.0.8.1-A/Hmm: Site plan, Request to be permitted to use the 100' drainage area beyond the property boundary.	APPROVED	9-15-2020
WAIVER No.3: LOC 6.6.3.301 - Topographic survey - Request to re-set the 100' drainage beyond the property boundary	APPROVED	9-15-2020
WAIVER No.4: LOC 6.12.0.2.3 - Sewer, Pay the #15000 fee of \$40000.00 in lieu of construction	APPROVED	9-15-2020

NOTES:

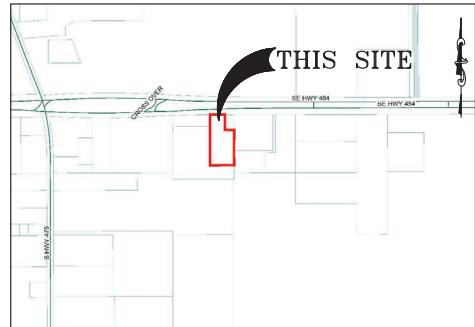
1. THE PROPOSED PROJECT IS TO CONSTRUCT A NEW OFFICE AND WAREHOUSE FOR McGINNIS BUILDERS TOGETHER WITH AN AS-BUILT DRIVEWAY, PARKING AREA AND OTHER ASSOCIATED IMPROVEMENTS. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE PROPERTY AREA TO PROVIDE THE REQUIRED ON-SITE RETENTION AND TREATMENT OF THE STORMWATER RUNOFF FROM THE PROJECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TESTING (DENSITY, ETC.) TO INSURE CONFORMANCE WITH THE SPECIFICATIONS.
3. THE CONTRACTOR SHALL NOT SCALE DRAWINGS, ANY DISCREPANCIES OR INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS OR DETAILS, MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, MORRHEAD ENGINEERING COMPANY (PHONE 732-4406).
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL UTILITIES, SERVICES, UNDERGROUND AND OVERHEAD, PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS, SITE MAINTENANCE AND DISPOSAL OF ALL DEBRIS.
6. ALL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND GRADING. THE CONTRACTOR SHALL FURNISH THE OWNER WITH AN AS-BUILT SURVEY BY A FLORIDA REGISTERED LAND SURVEYOR UPON COMPLETION OF THE PROJECT.
7. ALL DISTURBED AREAS ON THE SITE WHICH ARE NOT PAVED SHALL BE SODDED.
8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY OFFICE OF THE COUNTY ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF THE ABUTTING COUNTY STREET AND PROPERTY LINE. THE CONTRACTOR IS TO MAINTAIN A 30' DEEP FREE SWEEPING SWEEPING SHALL BE DONE ON AN AS-NEEDED BASIS THROUGHOUT THE WEEK AFTER EVERY RAINFALL EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.
11. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
12. ALL AREAS OF THE PROJECT AND ROAD RIGHT-OF-WAY THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE SODDED ACCORDING TO THESE PLANS. THE SOD SHALL CONSIST OF APPROVED SEEDS AND SEEDS AND DISEASES DO NOT USE ROLLED SOD WITH PLASTIC MESH. USE PALLETIZED SOD ONLY.
13. ALL EXCESS MATERIALS SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL THROUGHOUT THE PROJECT CONSTRUCTION AND SHALL COORDINATE THE WORK WITH THE COUNTY STAFF.
15. THE CONTRACTOR SHALL RETAIN A QUALIFIED INDEPENDENT TESTING COMPANY TO VERIFY THAT THE MATERIALS (E.G. ASPHALT) AND OTHER REQUIREMENTS MEET THE SPECIFIED FOOT STANDARDS SPECIFICATIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL THROUGHOUT THE DURATION OF THE PROJECT.
17. THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED AND PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY HAVE BEEN DEFERRED UNTIL CONCURRENCY APPROVAL IS OBTAINED. 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.

UTILITY INFORMATION

UTILITY SERVICES AND INFORMATION
BEFORE DIGGING OR FOR CONNECTION-DISCONNECTION SCHEDULE, OR OTHER
UTILITY RELATED WORK, CONTACT THE APPROPRIATE AGENCY MARKED BELOW:

SECO	352-2374-6107
CENTURYLINK TELEPHONE	352-3684-6117
BRIGHT HOUSE	353-245-2408

STATE PERMITS & APPROVALS	PERMIT NO.	ISSUE DATE	EXPIRATION DATE
DEP-STORMWATER SEL-CERTIFICATION			



LOCATION MAP

NOT TO SCALE

SECTION: 9 TOWNSHIP: 17S RANGE: 22E
MARION COUNTY, FLORIDA

SHEET INDEX		
C001	COVER SHEET	
C002	DEMOLITION PLAN	
C003	SITE PLAN	
C004	LANDSCAPE PLAN	
C005	GRADING PLAN	
C006	STORMWATER POLLUTION PREVENTION PLAN	
C007	CIVIL DETAIL SHEET No.1	
C008	CIVIL DETAIL SHEET No.2	
L001	LANDSCAPE PLAN	
L002	LANDSCAPE DETAILS	
L003	LANDSCAPE DETAILS	
S001	BOUNDARY SURVEY	

DESCRIPTION:
COMMENCE AT THE NW CORNER OF THE 1/4 OF SW 1/4 LOCATED ON THE NORTHERN LINE OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 A DISTANCE OF 403.37 FEET TO THE POINT OF BEGINNING, THENCE RUN SW 00°16'00" W, A DISTANCE OF 579.54 FEET, THENCE RUN EAST A DISTANCE OF 362.00 FEET, THENCE RUN 100°16'00" E, A DISTANCE OF 362.00 FEET, THENCE RUN SW 00°16'00" W, A DISTANCE OF 180.00 FEET, THENCE RUN SW 00°16'00" W, A DISTANCE OF 250.00 FEET TO A POINT ON THE NORTH LINE OF SAW NE 1/4 OF THE SW 1/4, THENCE RUN WEST ALONG SAW NORTH A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT AN' POLELINE THAT IS WITH THE COUNTY ROAD 446 RIGHT-OF-WAY.

MARION COUNTY AND SWFWMD WATER MANAGEMENT DISTRICT :

DRAINAGE SUMMARY:

THE WATER RETENTION AREA BEHIND THE WATER TOWER PROPERTY AND DOWNTOWNSIDE OF THE PROJECT AREA AND DOWNTOWNSIDE OF OFFSITE AREA, THE WATER RETENTION AREA RETAINS THE POST-DEVELOPMENT RUNOFF FROM THE 100 YEAR STORM EVENT (11.1 INCHES OF RAINFALL) AND THE 25 YEAR STORM EVENT (4.4 INCHES OF RAINFALL) AND THE PRE-DEVELOPMENT AMOUNTS. THE WATER RETENTION AREA RETAINS THE POST-DEVELOPMENT RUNOFF FROM THE 100 YEAR STORM EVENT (11.1 INCHES OF RAINFALL) AND THE 25 YEAR STORM EVENT WITHOUT OVERFLOWING, THE WATER RETENTION AREA RETAINS THE POST-DEVELOPMENT RUNOFF FROM THE 100 YEAR STORM EVENT (11.1 INCHES OF RAINFALL) AND THE 25 YEAR STORM EVENT WITHOUT OVERFLOWING.

PRE-CONDITION EXISTING:

TOTAL PROJECT AREA = 2.88 AC
PERVIOUS AREA = 2.88 AC

TOTAL OFFSITE AREA = 0.40 AC

OFFSITE IMPERVIOUS AREA = 0.20 AC

OFFSITE PERVIOUS AREA = 0.20 AC

CIVIL 0.40 AC

POST-CONDITION PROPOSED:

TOTAL PROJECT AREA = 2.88 AC

PERVIOUS AREA = 2.88 AC

TOTAL OFFSITE AREA = 0.40 AC

OFFSITE IMPERVIOUS AREA = 0.20 AC

OFFSITE PERVIOUS AREA = 0.20 AC

WATER, 0.40 AC

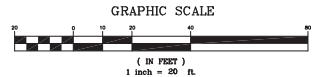
WATER

EXISTING TREES ON SITE TO REMOVE			
NUMBER	SIZE	TYPE	QUALITY
1	24"	LIVE OAK	GOOD
2	24"	LIVE OAK	GOOD
3	24"	LIVE OAK	GOOD
4	24"	LIVE OAK	GOOD
5	28"	MATTER OAK	GOOD
6	24"	LIVE OAK	GOOD
7	34"	LIVE OAK	GOOD
8	24"	LIVE OAK	GOOD
9	18"	CHERRY	GOOD
10	24"	LIVE OAK	GOOD
11	24"	LIVE OAK	GOOD
12	24"	LIVE OAK	GOOD
13	40"	MATTER OAK	GOOD
14	24"	LIVE OAK	GOOD
15	24"	LIVE OAK	GOOD
16	35"	LIVE OAK	GOOD
17	24"	LIVE OAK	GOOD
18	24"	LIVE OAK	GOOD
19	24"	LIVE OAK	GOOD
20	18"	LIVE OAK	GOOD
21	24"	LIVE OAK	GOOD
22	20"	LIVE OAK	GOOD
23	24"	LIVE OAK	GOOD
24	18"	MATTER OAK	GOOD
25	24"	LIVE OAK	GOOD
26	24"	LIVE OAK	GOOD

EXISTING TREES ON SITE TO REMOVE			
NUMBER	SIZE	TYPE	QUALITY
27	12"	LIVE OAK	00000
28	12"	LIVE OAK	00000
29	12"	LIVE OAK	00000
30	12"	LIVE OAK	00000
31	16"	LIVE OAK	00000
32	16"	LIVE OAK	00000
33	12"	LIVE OAK	00000
34	12"	LIVE OAK	00000
35	18"	LIVE OAK	00000
36	12"	LIVE OAK	00000
37	12"	LIVE OAK	00000
38	12"	LIVE OAK	00000
39	12"	LIVE OAK	00000
40	25"	WATER OAK	00000
41	12"	LIVE OAK	00000
42	10"	LIVE OAK	00000
43	10"	WATER OAK	00000
44	10"	CHERRY	00000
45	12"	WATER OAK	00000
46	12"	LIVE OAK	00000

EXISTING TREES ON SITE TO REMAIN			
LETTER	SIZE	TYPE	QUALITY
A	26"	LAWRENCE OAK	GOOD
B	24"	LAWRENCE OAK	GOOD
C	24"	LAWRENCE OAK	GOOD
E	18"	WATER OAK	GOOD
F	18"	WATER OAK	GOOD
G	33"	LIVE OAK	GOOD
H	10"	WATER OAK	GOOD
I	10"	WATER OAK	GOOD
K	25"	LIVE OAK	GOOD
L	25"	LIVE OAK	GOOD
M	24"	LIVE OAK	GOOD
N	24"	LIVE OAK	GOOD
O	24"	LIVE OAK	GOOD
P	18"	LIVE OAK	GOOD
R	20"	LIVE OAK	GOOD
S	20"	WATER OAK	GOOD
T	24"	WATER OAK	GOOD
U	24"	WATER OAK	GOOD
V	26"	WATER OAK	GOOD
X	30"	WATER OAK	GOOD
Y	30"	WATER OAK	GOOD
Z	30"	WATER OAK	GOOD

EXISTING TREES ON SITE TO REMAIN			
LETTER	SIZE	NAME	QUALITY
AA	10"	LIVE OAK	GOOD
BB	10"	LIVE OAK	GOOD
CC	10"	LIVE OAK	GOOD
DD	20"	LIVE OAK	GOOD
EE	10"	LIVE OAK	GOOD
FF	10"	LIVE OAK	GOOD
GG	24"	WATER OAK	GOOD
HH	10"	WATER OAK	GOOD
II	15"	CHERRY	GOOD
KK	26"	LIVE OAK	GOOD
LL	15"	WATER OAK	GOOD
MM	10"	LIVE OAK	GOOD
NN	20"	WATER OAK	GOOD
OO	20"	WATER OAK	GOOD
QQ	12"	LIVE OAK	GOOD
RR	10"	WATER OAK	GOOD
SS	14"	WATER OAK	GOOD
TT	10"	LAUREL OAK	GOOD
UU	14"	LAUREL OAK	GOOD
VV	8"	LAUREL OAK	GOOD



FEMA FLOOD ZONE
THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONE "X"
OF THE FEMA COMMUNITY PANEL No. 12083C0740D, DATED
AUGUST 28, 2008, AN AREA OF MINIMUM FLOODING.

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

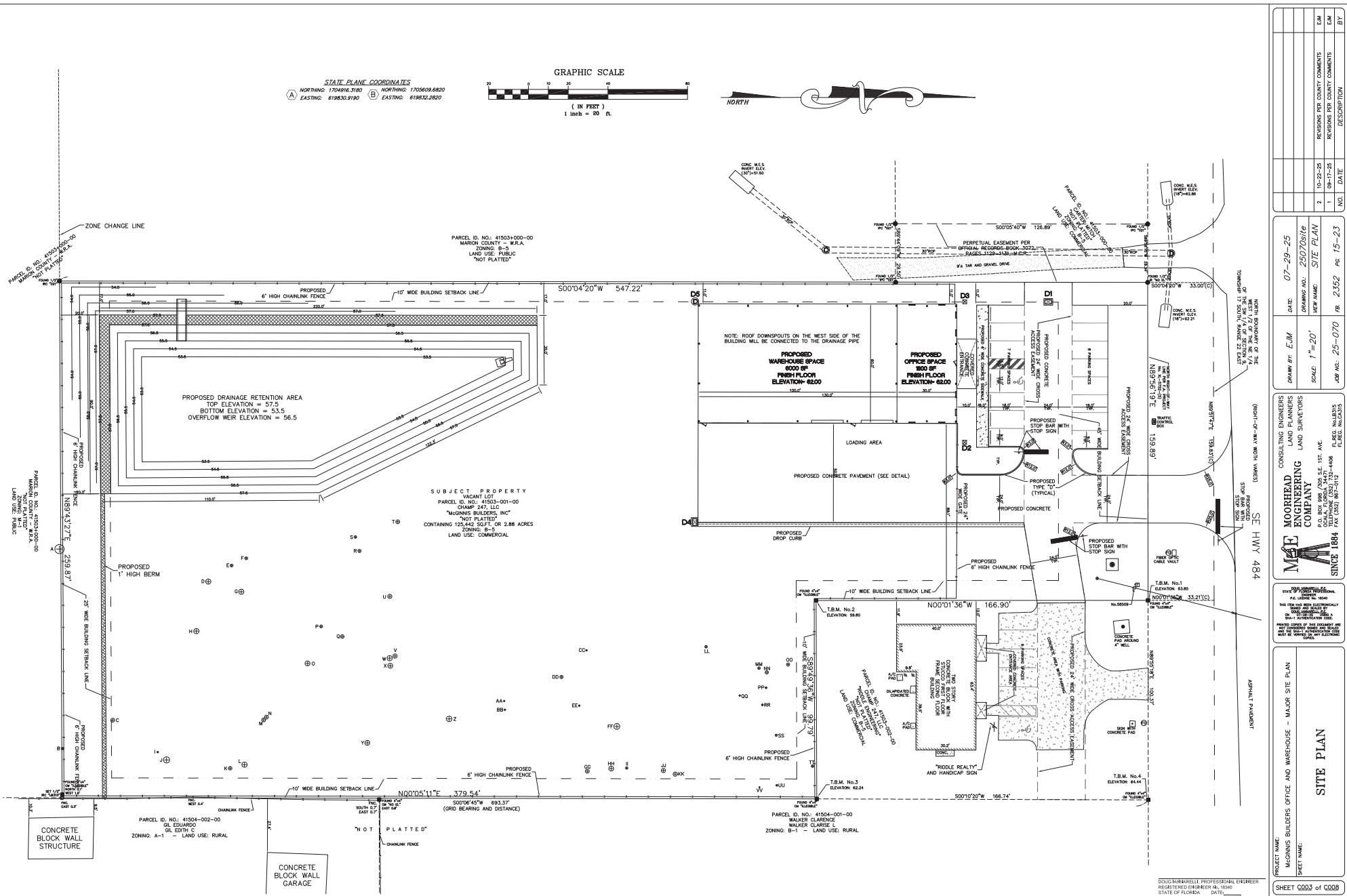
STATE PLANE COORDINATE
NORTHING: 1704916.3180
EASTING: 619830.9190
B NORTHING: 1705609.6820
EASTING: 619832.2820

1000

ERS OFFICE AND WAREHOUSE — MAJOR
DEMOLITION PLAN

2	10-22-25	REVISIONS PER COUNTY COMMENTS	EAM
1	09-17-25	REVISIONS PER COUNTY COMMENTS	EAM
3	NO DATE	DESCRIPTION	BY

PROJECT NAME:	MAGNUS BUILDERS OFFICE AND WAREHOUSE - MAJOR SITE PLAN	
SITE NAME:	DEMOLITION PLAN	
SHEET C002 of C008		



DOUG IANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER No. 16340
STATE OF FLORIDA DATE: _____

SHEET C003 of C008

STATE PLANE COORDINATES
NORTHING: 1704916.3180
EASTING: 619830.9190
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 ON SITE OR ON ADJACENT SITES.

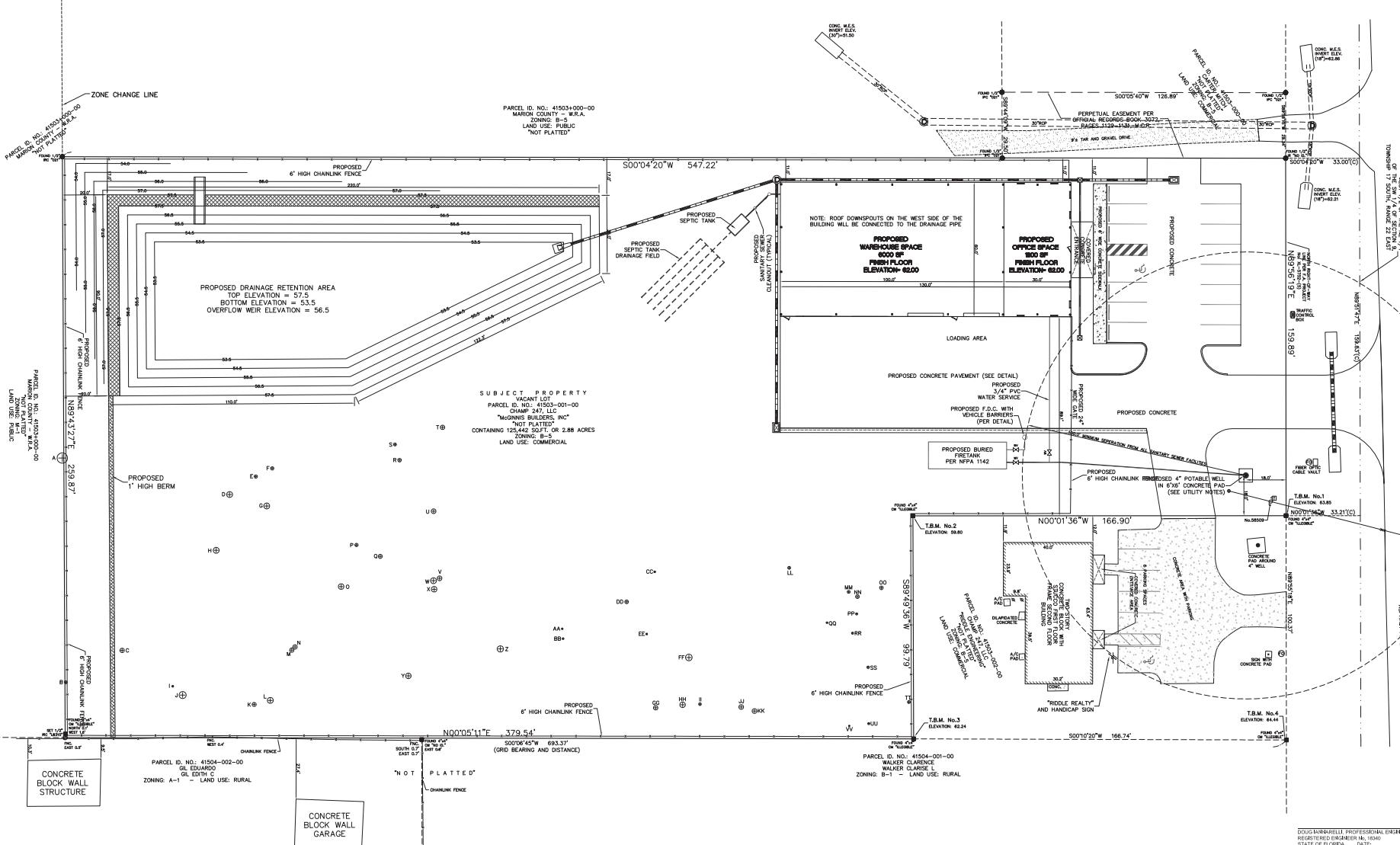
GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

A decorative horizontal flourish consisting of a thin line with a central scroll. The word "NORTH" is written in a cursive, flowing script across the center of the scroll.



OFFICE AND WAREHOUSE — MAJLIS

PROJECT NAME	McGINNIS
SHEET NAME	

SHEET 004 of 008

STATE PLANE COORDINATES

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

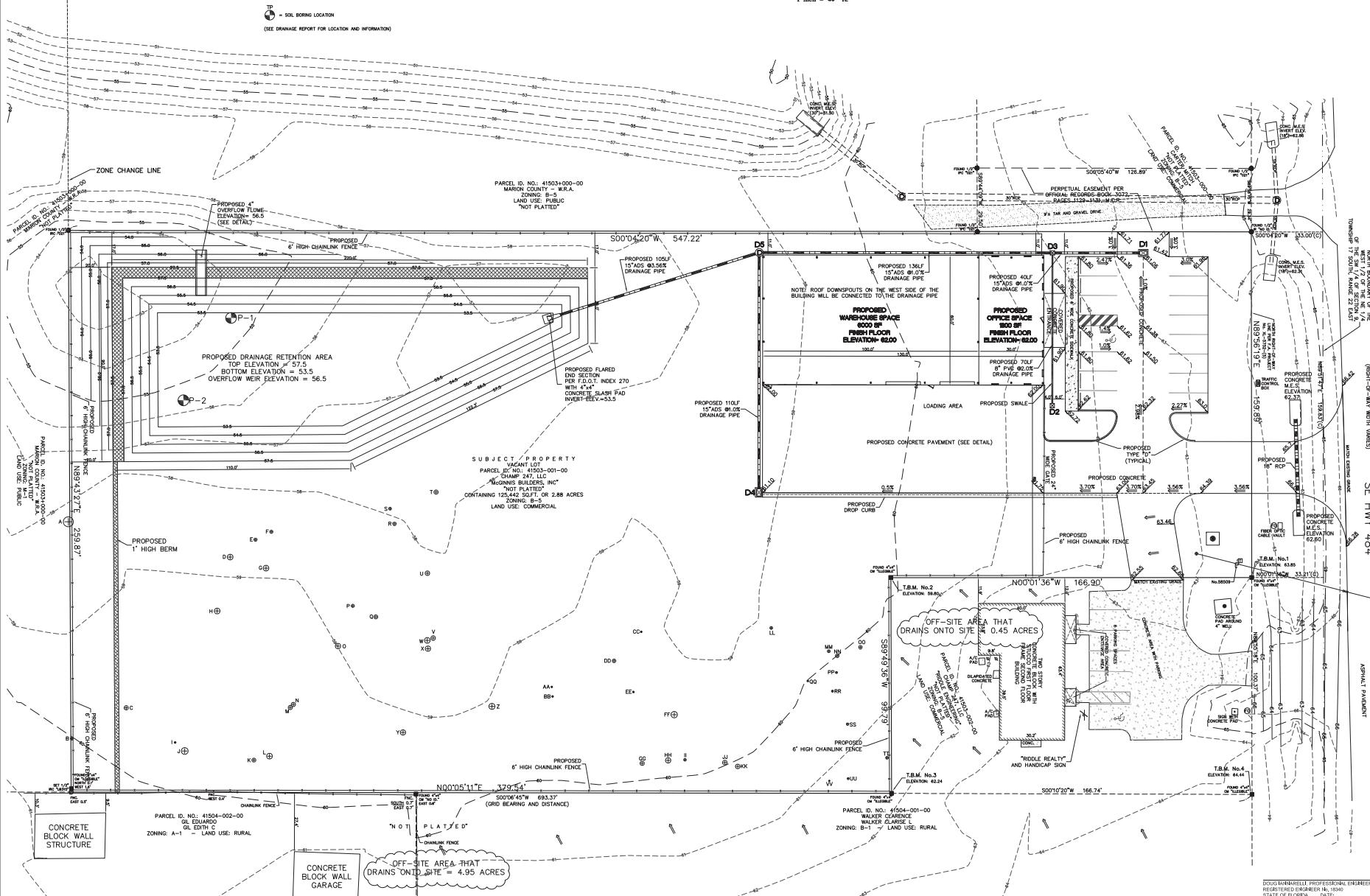
FEMA FLOOD ZONE

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	---	---	---	---	39.00
D2	YARD DRAIN	61.72	---	60.00	---	58.60	58.60
D3	C	61.50	---	58.34	58.60	58.60	58.60
D4	C	61.50	---	58.34	58.60	58.60	58.60
D5	MANNHARD	61.13	---	52.24	52.24	52.24	52.24

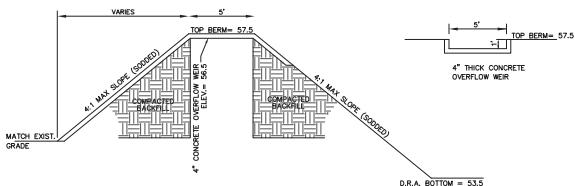
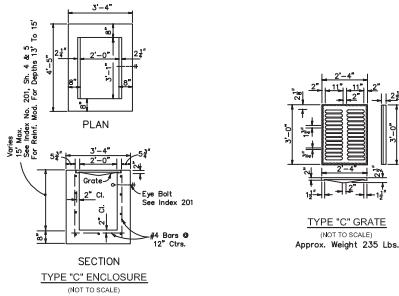
GRAPHIC SCALE

(IN FEET)

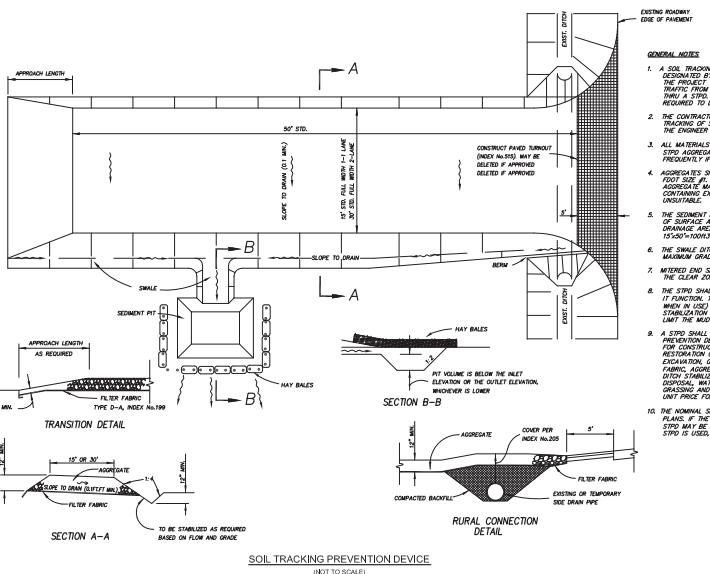


OFFICE AND WAREHOUSE - M

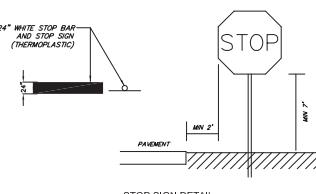
PROJECT NAME:
MC GINNIS
SHEET NAME:
SHEET C005 of C008



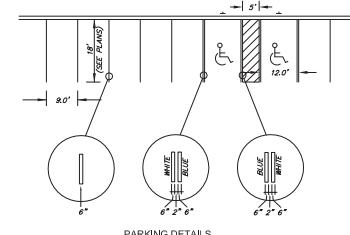
D.R.A. OVERFLOW WEIR AND BERM DETAIL
(NOT TO SCALE)



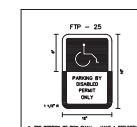
SOIL TRACKING PREVENTION DEVICE
(NOT TO SCALE)



STOP SIGN DETAILS



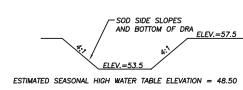
HANDICAP SIGN DATA



HANDICAP SIGN DATA

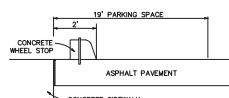
NOTES:

1. SIGN POST SHALL BE 2"x2" SQUARE MADE OF STEEL WITH ONE INCH ON CENTER, 3/8" HOLES.
2. STOP SIGN SHALL BE 36" AND FABRICATED USING, AT A MINIMUM, 3M DIAMOND GRADE VP REFLECTIVE SHEETING.
3. ALL INTERIOR STOP SIGNS TO BE STANDARD 24".
4. ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER THE FLORIDA DEPT. OF TRANSPORTATION PROPOSED STANDARD.

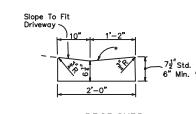


PROPOSED D.R.A. CROSS SECTION
H.T.S.
100-YEAR STORM HIGHWATER ELEVATION - 66.53'

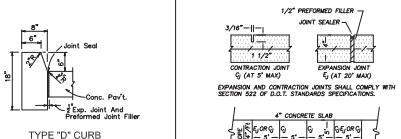
1. A minimum of three feet of unconsolidated soil material shall be provided between the surface of any limestone bedrock and the bottom and sides of any stormwater facility.
2. The maintenance berm width shall be 5 feet.



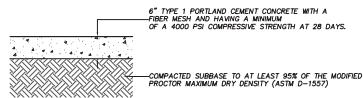
PARKING SPACE WITH
WHEEL STOP DETAIL



DROP CURB



INTERIOR SIDEWALK DET.



NOTES:

CONCRETE SECTION

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

LANDSCAPE NOTES
 1. IRRIGATION SYSTEM TO BE PROVIDED IN ACCORDANCE WITH MARION COUNTY STANDARDS AND PERMITTED THROUGH MARION COUNTY.
 2. SODDED AREAS TO BE A ARGENTINA BAHIA. ALL OTHER DISTURBED AREAS TO BE SEDED & MULCHED.
 3. ALL DESIGNATED LANDSCAPE AREAS TO BE MULCHED WITH PINE BARK MULCH (4"-5" THICKNESS).

4. NO CONSTRUCTION, DRIVING OR PARKING OF VEHICLES TO OCUR WITHIN TREE PROTECTION ZONES (TPZ). PROTECTION FENCING TO BE INSTALLED AND REMOVED AS NEEDED.

5. TREES SHOWN IN THE TREE PROTECTION ZONES INSIDE CONSTRUCTION AREAS TO HAVE ROOTS PROPERLY PRUNED AND TRENCH BACKFILLED WITH SOIL PRIOR TO CONSTRUCTION BEGINNING TO MINIMIZE TREE DAMAGE.

6. IF IT BECOMES NECESSARY TO TEMPORARILY REMOVE TREE PROTECTION ZONE FENCING, THE FENCING SHALL BE REPLACED AS SOON AS POSSIBLE IN ITS ORIGINAL POSITION AND CONDITION.

7. SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 18 INCHES SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT.

8. ACCENT OR ORNAMENTAL (UNDERSTORY) TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX FEET AND A MINIMUM SPREAD OF 42 INCHES SPACED APPROPRIATELY FOR THE SPECIES AND THE REQUIRED SCREENING AND MAINTENANCE HEIGHT.

9. SEC. 8.8.12 - LANDSCAPE COMPLETION INSPECTION REQUIREMENT: UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL, A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL, AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

10. SEE LANDSCAPE DETAIL SHEET No.1 ON SHEET L002 FOR TREE PROTECTION, SILT FENCE, AND CONSTRUCTION BARRIER.

11. SEE DEMOLITION PLAN ON SHEET C002 FOR TREE TABLES SHOWING EXISTING TREES TO REMAIN AND EXISTING TREES TO BE REMOVED.

SOIL NOTES:

1. THICKNESS ON CUT: TURFGRASS SOIL SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS. AT THE TIME OF CUTTING, MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH, LEAVES, AND FOLIAGE.

2. PAD AND INDUSTRIAL GRADE TURFGRASS SOIL BE TO THE SUPPLIED STANDARD WIDTH AND LENGTH, MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTH AND LENGTH SHALL BE PLUS OR MINUS 0.5 INCH (1.27 CM). SOIL THAT IS NOT SUPPLIED IN THE STATED WIDTH, BROKEN PADS AND TORN OR UNLEVEL ENDS WILL NOT BE ACCEPTABLE.

3. STRENGTH OF TURF SOIL SECTION: STANDARD SIZE SECTIONS OF TURFGRASS SOIL SHALL BE STRONG ENOUGH THAT IT CAN PICKED UP AND HANDLED.

4. MOISTURE CONTENT: TURFGRASS SOIL SHALL NOT BE HARVESTED OR TRANPLANTED WHEN ITS MOISTURE CONTENT (EXCESSIVELY DRY OR WET) MAY ADVERSELY AFFECT ITS SURVIVAL.

5. SOIL PADS TO BE LAY FLUSH WITH ADJACENT PADS AND TIGHT AGAINST THE RETAINED TRENCHES. NO CAPS, RAIL WITH HEAVY ROLLER IF REQUESTED BY LANDSCAPE ARCHITECT.

GREEN SPACE REQUIREMENT:

20% GREEN SPACE IS REQUIRED, BEING $2 \times 2.88 \text{ AC} = 5.76 \text{ AC}$. EXISTING GREEN SPACE (INCLUDING MRA) = 2.36 AC.

TREE CALCULATIONS:

SHADE TREES:

REQUIRED: 1 SHADE TREE PER 3,000 SF SITE AREA

PROJECT AREA: 125,442 SF (2.88 AC)

125,442 / 3,000 = 41.81 = 42 SHADE TREES REQUIRED

EXISTING SHADE TREES = 94 TOTAL 2.37" (55.1' / AC)

SHADE TREES TO BE REMOVED = 45 TOTAL 1.05" DBH

SHADE TREES REMAINING = 49 TOTAL 0.98" DBH

TOTAL NUMBER OF SHADE TREES = 56

REPLACEMENT OF SHADE TREES REMOVED IS NOT REQUIRED

WHEN THE TREES RETAINED TOTAL AVERAGE IS 10 INCHES

REMOVED AMOUNT = 2.88 AC X 100 DBH = 288 DBH

REMOVED TREES = 288 / 3.5 = 82 TREES

TREES OVER 30" DBH BEING REMOVED = 418 DBH

THE RETAINED TREES ON SITE BEING 105" DBH STILL EXCEEDS THE REQUIRED AMOUNT OF 100" DBH

ALL REMAINING TREES ARE MATURE AND EXCEED 30 FOOT CANOPY RADIUS REMAINING SHADE TREES ARE 49 TREES

PERMITTED CANOPY RADIUS MEETS THE REQUIREMENT TO COUNT AS 94 TREE CREDIT (49 TREES \times 2=98 TREES)

SECTION 6.7.3.E - TREE PROTECTION:

TREE PROTECTION SHALL OCCUR DURING THE COURSE OF CONSTRUCTION. THE FOLLOWING REQUIREMENTS SHALL BE CONSIDERED AND APPLIED TO THE PERMIT ISSUED FOR CONSTRUCTION IN PUBLIC RIGHTS-OF-WAY, AND ALL DEVELOPMENT PERMITS ISSUED UNDER AND PURSUANT TO THIS CODE.

1. THE CLEANING OF CONSTRUCTION EQUIPMENT OR MATERIAL, OR THE DISPOSAL OF WASTE MATERIALS INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TPZ OF ANY TREE WHICH IS BEING PROTECTED.

2. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

3. THE CONTRACTOR SHALL INSPECT ALL TREE PROTECTION BARRICADES AND SIGNS ON A WEEKLY BASIS DURING THE COURSE OF CONSTRUCTION. ANY BARRICADE SIGN WHICH HAS BEEN DAMAGED OR IS MISSING SHALL BE REPLACED IMMEDIATELY.

4. A TREE WHICH HAS NOT BEEN APPROVED TO BE REMOVED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION ON NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE REPLACEMENT TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5"-DBH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH THE REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY LANDSCAPE ARCHITECT.

5. THE CONTRACTOR SHALL NOT REMOVE ANY TREE WHICH HAS BEEN APPROVED TO BE REMOVED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION ON NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, THE TREE(S) MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE REPLACEMENT TREE(S) WITH A MINIMUM REPLACEMENT SIZE OF 3.5"-DBH CALIPER. THE COUNTY RESERVES THE RIGHT TO ESTABLISH THE REPLACEMENT VALUE FOR SUCH TREES AND PAYMENT INTO THE TREE MITIGATION FUND MAY BE AUTHORIZED BY THE COUNTY LANDSCAPE ARCHITECT.

SECTION 6.7.3.F - TREE INSPECTIONS:

THE FOLLOWING TREE PRESERVATION AND/OR REPLACEMENT INSPECTIONS SHALL BE REQUIRED TO ENSURE COMPLIANCE WITH

THUS DIVISION AND WITH THE REQUIREMENTS OF PERMITS ISSUED HEREUNDER. NO CERTIFICATE OF OCCUPANCY OR

EXEMPTION FROM INSPECTION SHALL BE ISSUED UNTIL THE FOLLOWING INSPECTIONS HAVE BEEN COMPLETED AND APPROVED.

SECTION 6.7.3.G - SHADE TREES:

SHADE TREES ARE REQUIRED FOR ALL DEVELOPMENT EXCLUDING RESIDENTIAL DEVELOPMENT.

C. WHEN MATURE TREES IN A FULL CANOPY OF 30-FOOT DIAMETER ARE REMOVED, THE CONTRACTOR SHALL PRESERVE THE REMAINING TREES. THE CONTRACTOR SHALL PRESERVE THE REMAINING TREES ON THE PROJECT SITE. A CREDIT OF TWO SHADE TREES MAY BE USED TOWARDS THE OVERALL SHADE TREE REQUIREMENT.

D. A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE TO CONFIRM THAT THE PERMITTEE HAS MARKED TREES PERMITTED TO BE REMOVED AND HAS INSTALLED TREE PROTECTION BARRICADES AND SIGNS. THE CONTRACTOR SHALL NOT REMOVE ANY TREE WHICH HAS BEEN APPROVED TO BE REMOVED DURING CONSTRUCTION. ANY DEFICIENCIES NOTED DURING THIS INSPECTION SHALL BE CAUSE TO WITHHOLD APPROVAL UNTIL THEY ARE CORRECTED BY THE PERMITTEE AND REINSPECTED. APPROVAL, AFTER PRELIMINARY INSPECTION, SHALL BE NOTED BY THE COUNTY LANDSCAPE ARCHITECT OR HIS DESIGNEE ON THE PERMIT AND SHALL CONSTITUTE NOTICE TO PROCEED WITH TREE REMOVAL.

E. A FINAL INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE AFTER

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PP. A PRELIMINARY INSPECTION SHALL BE CONDUCTED BY THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE AFTER

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