



SUBMITTAL SUMMARY REPORT 33554

PLAN NAME: DIAMOND A SHOPPING CENTER

LOCATION: 0

APPLICATION DATE: 10/29/2025

PARCEL: 41200-056-04

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Developer	Carson Vandeven	
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	11/20/2025	Please provide a copy of the NPDES permit or NOI as well as a copy of the District permit prior to construction.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.4	05/20/2026	05/28/2026	06/03/2026	Approved
OCE: Plan Review (DR) v.3	04/07/2026	04/14/2026	04/30/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	03/17/2026	03/24/2026	03/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	10/31/2025	11/14/2025	12/23/2025	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	05/28/2026	05/21/2026	Approved
<i>Corrections</i>	Additional 911 Comments (Resolved) - Corrective Action: Please remove incorrect labels on any future resubs. - In Combined Plans_v2 – On Sheet 05.01 Please remove label for SW 49th Ave Rd. The correct road name is SW 57th Avenue Rd. On Sheet 05.01 Overall Site Plan_v1 - Please remove label for SW 49th Ave Rd. The correct road name is SW 57th Avenue Rd. Plan Rejected.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/28/2026	05/29/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/28/2026	05/20/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	05/28/2026	05/28/2026	Approved
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - Corrective Action: Waiver for Master Plan was approved at owner's risk. PUD concept plan was approved (191107Z) - [2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.]			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - Corrective Action: [03/25/2026] EALS was completed in November 2024 and included in the submittal. [Initial comments] Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption Request per LDC Sec. 6.5. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/28/2026	05/28/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/28/2026	05/28/2026	Approved

SUBMITTAL SUMMARY REPORT (33554)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/28/2026	05/28/2026	Informational
<i>Comments</i>	<p>Checked Map/Sunbiz - Good. IF APPLICABLE: Sec. 2.18.1.1 - 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]." - DR 5/28/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/28/2026	05/20/2026	Informational
<i>Comments</i>	Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/28/2026	05/28/2026	Approved
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey (Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor. Response: A waiver to this section was approved at DRC on 2/23/2026.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/28/2026	05/21/2026	Approved
<i>Corrections</i>	6.12.12 - Sidewalks (Resolved) - Corrective Action: Portions of the sidewalk on CR 484 lie outside of the proposed right-of-way. - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
<i>Corrections</i>	6.11.4.B - Cross access (Resolved) - Corrective Action: Provide public cross access easements parallel to CR 484 and SW 49th Court Road and over all the entrances includes SW 53rd Avenue, Tract 'C', Tract 'E', and Tract 'D'. The cross access easement needs to be on the form developed by Marion County. The form can be obtained by contacting the Development Review Office at developmentreview@marionfl.org or 352-671-8686. The executed easement and recording fees must be provided to the Development Review Office prior to final plan approval. - 6.11.4.B - Cross access: Provide a 24' wide paved cross access easement as specified in 6.11.4.B			
<i>Corrections</i>	6.12.2 - Right-of-way (Resolved) - Corrective Action: 1. Additional right-of-way is needed for the sidewalk on CR 484. The entire sidewalk needs to be located within the right-of-way. 2. Coordinate with Elizabeth Woods (Elizabeth.Woods@marionfl.org) in the Right-of-way Office on the right-of-way dedication. - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	6.12.11 - Turn lanes (Resolved) - Corrective Action: 1. The turn lane construction on CR 484 must be done as a separate offsite improvement plan. 2. Provide the calculations /documentation used to determine the turn lane lengths. - 6.12.11 - Turn lanes: Turn lanes shall be required as determined by the Traffic Impact Analysis or for safety purposes as determined by the County. A separate offsite improvement plan is required.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/28/2026	05/20/2026	Approved
<i>Recommendations</i>	Informational: All grease traps will be required to undergo a hydrostatic leak test. The test must be witnessed, and the hydrostatic test report must be submitted to Marion County Utilities by the Engineer of Record. Project close-out and utility clearances will not be completed until all required reports have been submitted for review.			

SUBMITTAL SUMMARY REPORT (33554)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/28/2026	05/20/2026	Approved
<i>Recommendations</i>	Plan Page 15.01 – Lift station layout should be flipped so the gravity line enters from the opposite side, preventing conflicts with the force main. As of 11/24/25, MCU Inspector has informed that the manholes for the lift station have already been installed. Please advise on if the station can be reconfigured.			
<i>Recommendations</i>	Irrigation well proposed on site plans. Please note: If after plans are approved by DRC, an irrigation meter and connection to MCU is needed, additional Utility plan will be required. Additional fee(s) will apply.			
<i>Recommendations</i>	Add note to Utility Sheet(s) MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Division, 352) 307-6000, ext. 5 or MCUconstruction@marionfl.org			
<i>Recommendations</i>	Informational: Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting.			
<i>Recommendations</i>	Informational: Capacity charges will be invoiced and collected by MCU Permitting during the building permit review process. A Capacity Fee Worksheet and interior floor plan may be required to complete the calculation.			
<i>Recommendations</i>	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.			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Resolved) - Corrective Action: Irrigation well shown on 09.03 above the lift station. - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Corrective Action: PARCEL # 41200-056-04, 41200-056-12, AND A PORTION OF 41200-056 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Resolved) - Corrective Action: Show all mains; a field locate may be required. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Corrective Action: Utilities Plan Review Fee: \$415.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference 33554 - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - Corrective Action: Correct of 01.01 Cover Sheet - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - Corrective Action: Utility Plan needs to show the individual meter sized for each unit. Per Brittany Lewis with Cuhaci Peterson, the meter sizes have been identified as; Liquor Store (unit 2)- 1.5-inch meter, In-between retails (Units 3-7)- 3/4 inch meter Last (Unit 8) - 1 inch meter - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.16.5 - Wastewater Pump Stations (Resolved) - Corrective Action: Plan Page 15.01 – Lift Station Review Comments: Lift station is shown pumping directly to the plant; a VFD is required and must be stainless steel with white powder coating. (2) The lift station table and associated notes do not match MCU standard details and must be revised accordingly. (4) Horsepower doesn't match lift station detail. (5) A generator is shown on the plans; MCU requires full specifications for review. (6) ARV return is not shown on the plans and must be added. (7) No 90-degree bends are permitted on the force main; revise alignment to comply. - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B); Public Lift Stations (6.16.5 C)			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - Corrective Action: Irrigation well proposed on site plans. Please note: If after plans are approved by DRC, an irrigation meter and connection to MCU is needed, additional Utility plan will be required. Additional fee(s) will apply. - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Resolved) - Corrective Action: Submit (or revise if marked up) a hydraulic analysis to support the project. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - Corrective Action: Plan Note - For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8 - 6.14.8.A - Completion & Closeout - PLAN NOTE:			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Resolved) - Corrective Action: Ensure proposed new mains are called out; include profile views. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Resolved) - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - Corrective Action: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:: Assets shown on this plan require a Bill of Sale before any DEP Clearances will released by MCU. Building permit holds may be affected.			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - Corrective Action: Use the current approved version of UT Details 2023. PG 15.02 has 2018 versions shown. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Resolved) - Corrective Action: All manholes within 400' of the Public Lift Station must be lined and have a composite ring and cover. Per MCU inspector, some manholes have already been installed. Need to confirm which manholes have been installed and that they are lined appropriately. - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - Corrective Action: Project will be connecting to a Marion County Utilities - water and waste water, with a public lift station. - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.5.A(3) - LS layout, elevations, schedules (Resolved) - Corrective Action: When the developer is constructing a public lift station which will require telemetry for the SCADA (Supervisory Control and Data Acquisition) system, there needs to be a checklist item made for "Engineer shall confirm with Data Flow Systems the lift station's proposed topo meets sufficient height to support MCU's SCADA system." - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			

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Utilities (OCE Plans) (Utilities)	Heather Proctor	05/28/2026	05/20/2026	Approved
<i>Corrections</i>	6.15.6.D - Meter Location (Resolved) - Corrective Action: Confirm that the meter banks are located within the Right-of-Way. If any meters are proposed on private property, MCU will require a 10' x 10' utility easement. The easement must be shown on the utility plan and clearly called out. - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
<i>Corrections</i>	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - Corrective Action: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation (Resolved) - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - Corrective Action: Engineer of record must submit signed and sealed grease trap calculations. Grease traps shall not exceed 1,250 gallons unless they are multi-chambered. Please show the grease trap location on the utility plan. - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Resolved) - Corrective Action: Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:			
<i>Comments</i>	Project will be connecting to MCU water and sewer. Project has been previously approved and Utilities pre-construction meeting held.			

OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/14/2026	04/09/2026	Approved
<i>Corrections</i>	Additional 911 Comments (Resolved) - Corrective Action: Please remove incorrect labels on any future resubs. - In Combined Plans_v2 - On Sheet 05.01 Please remove label for SW 49th Ave Rd. The correct road name is SW 57th Avenue Rd. On Sheet 05.01 Overall Site Plan_v1 - Please remove label for SW 49th Ave Rd. The correct road name is SW 57th Avenue Rd. Plan Rejected.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/14/2026	04/16/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	04/14/2026	04/07/2026	Approved
<i>Comments</i>	previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	04/14/2026	04/08/2026	Approved
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - Corrective Action: Waiver for Master Plan was approved at owner's risk. PUD concept plan was approved (191107Z) - [2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.]			
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Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/14/2026	04/09/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	William Poole	04/14/2026	04/14/2026	Approved

- PERMITS**
- MARION COUNTY P.D. - FILE #20191107Z (APPROVED 05-11-2021)
 - S.W.P.M.D. - MASS GRADING PLAN - E.R.P. #6522000 (APPROVED 11-25-2021)
 - MARION COUNTY - PRELIMINARY PLAN - APP #1093
 - MARION COUNTY - IMPROVEMENT PLAN - APP #1094
 - MARION COUNTY - MAJOR SITE PLAN - GEN/ENG #4104
 - S.F.P.A.D. - E.R.P. #2410100 (APPROVED 04-04-2021)
 - F.P.E.P. - POTABLE WATER - PERMIT #0212000 (ENR) (APPROVED 05-19-2021)
 - F.P.E.P. - SANITARY SEWER
 - F.P.E.P. - NPDES (By Other)

UTILITIES

411.4 PLAN AND PROFILE
 APPLICANT REQUESTS UTILITY PER MARION COUNTY LDC, SEC. 41.4. PLAN AND PROFILES ARE REQUIRED FOR ROADWAYS. THE PROPOSED ACCESS POINTS TO UTILITY ARE BROWWAYS, WHICH DO NOT REQUIRE PLAN AND PROFILES. AS DEMONSTRATED ON OUR GRADING PLANS, WE HAVE PROVIDED SUFFICIENT INFORMATION FOR CONSTRUCTION PURPOSES AND HAVE CONFIRMED THERE ARE NO UTILITY CONFLICTS, ETC.

218.4.C. COMMENCE CONSTRUCTION PRIOR TO IMPROVEMENT PLAN APPROVAL
 WATER REQUESTS TO COMMENCE WORK PRIOR TO IMPROVEMENT PLAN APPROVAL AT THE DEVELOPER'S RISK. WE WILL MAKE NECESSARY SITE GRADING AND OTHER UTILITY OWNER PERMITS ARE OBTAINED.

LDC 11.1 - ORDER OF PLAN APPROVAL
 APPLICANT REQUESTS WATER FOR THE APPROVAL OF PUBLIC DIAMOND "A" SHOPPING CENTER PRELIMINARY PLAN AND IMPROVEMENT PLAN APPROVAL PRIOR TO THE MASTER PLAN APPROVAL.

411.5.4 CROSS SECTIONS
 APPLICANT REQUESTS THE ELIMINATION OF THE REQUIREMENT FOR PROVIDING CROSS SECTIONS, AS DEMONSTRATED ON OUR GRADING PLANS. WE HAVE PROVIDED SUFFICIENT INFORMATION FOR CONSTRUCTION PURPOSES AND HAVE CONFIRMED THERE ARE NO UTILITY CONFLICTS, ETC. APPLICANT REQUESTS THE APPROVAL OF A DEVIATION LETTER.

411.6. BUILDBACK LANDSCAPE
 APPLICANT REQUESTS UTILITY TO NOT PROVIDE BUILDING LANDSCAPE ADJACENT TO THE BUILDING. ARCHITECTURAL FEATURE INCLUDING RECREATIVE FEATURES WITH BREAKS IN ELEVATION AND FORE FRONT CONSIDER TO BE MORE VISUALLY APPEALING AND NOT OBSTRUCT THE VIEW OF THE RETAIL. BUSINESS LANDSCAPE SCREENING HAS BEEN PROVIDED ON THE PROJECT BOUNDARIES AND INTERNAL LANDSCAPING IS PROVIDED WITHIN THE PARKING AND OPENED AREA.

411.7 RIGHT OF WAY
 APPLICANT REQUESTS ESTABLISHING PUBLIC RIGHT OF WAY EASEMENT INSTEAD OF PUBLIC RIGHT OF WAY DEDICATION FOR THE 8' SIDEWALK ADJACENT TO THE PROPOSED TURN LANES. A RIGHT OF WAY DEDICATION IS PROPOSED ALONG THE RIGHT TURN LANES TO KEEP ALL ROADWAY IMPROVEMENTS WITHIN THE RIGHT OF WAY AND THE SIDEWALK WILL BE ADJACENT TO THE 8' WIDE 1/8" ASPHALT EASEMENT THAT HAS PROVISIONS TO ALLOW THAT REQUIRED WALKWAY WITHIN THE 8' WIDE EASEMENT.

411.8. CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY
 APPLICANT REQUESTS THEM TO CURRENT SURVEY AS THE PROJECT IS UNDER CONSTRUCTION PER THE APPROVED IMPROVEMENT PLAN # 1094.

STATE PLANE COORDINATES:
 BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 301' ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM:
 VERTICAL DATUM BASED ON BOUNDARY & TOPOGRAPHIC SURVEY COMPLETED BY R.M. BARRINEAU & ASSOCIATES, JOB NO. 8523, DATED 06/12/2013 AND WAS BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT NO. 1 ELEVATION 77.77 (NAVD 83). THERE IS A DIFFERENCE OF 0.46' WHEN COMPARED BETWEEN CITY OF OCALA ENGINEERING CONTROL POINT NO. 1 AND BENCHMARK TP 48 REFERENCED TO SURVEY PREPARED BY R.M. BARRINEAU & ASSOCIATES.

BENCHMARKS:
 TEMPORARY BENCHMARK #109 POUND 6" x 6" CONCRETE MONUMENT LB (109)
 ELEVATION = 86.48 (NAVD 1983) NORTHING = 176309.1250 EASTING = 642708.5700
 TEMPORARY BENCHMARK #102 2" DIA. x 12" DISC (LB 800)
 ELEVATION = 86.52 (NAVD 1983) NORTHING = 176321.0000 EASTING = 642790.2000

NOTES

- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY MANUAL AS APPLICABLE.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 2280301D, EFFECTIVE DATE OF AUGUST 23A, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "A" AREA OF MODERATE FLOOD HAZARD.
- 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.
- DESIGN SPEED = 25 MPH TO BE POSTED AT 20 MPH EXCEPT FOR CURVES WITH RADIUS LESS THAN 100'.
- SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH MARION COUNTY REQUIREMENTS.
- THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. 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.
- THERE ARE NO SUBDIVISION SIGNS PROPOSED FOR THIS DEVELOPMENT AT THIS TIME. ANY FUTURE SIGNS WILL REQUIRE SEPARATE PERMIT.
- DRIVEWAY MEETS FOOT-SIGHT DISTANCE REQUIREMENTS.

OWNER/DEVELOPER:
 DIAMOND A, LLC
 CONTACT: JOHN ALVAREZ
 PO BOX 77169
 OCALA, FLORIDA 34477
 PHONE: 352-804-4006

OWNER/DEVELOPER:
 484 ROAD RUNNER RESOURCES LLC
 CONTACT: RICHARD W. MCGINLEY
 5700 SW HWY 484
 OCALA, FLORIDA 34473
 PHONE: 352-876-6519

CIVIL ENGINEER:
 TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
 JEFFREY MCPHERSON, P.E.
 1720 SE 10TH AVE. BLDG. 100
 OCALA, FLORIDA 34471
 PHONE (352) 387-4540

SURVEYOR:
 ROGERS ENGINEERING, LLC
 RODNEY R. ROGERS, P.E.
 118 S.E. 3RD AVENUE
 OCALA, FLORIDA 34477
 PHONE (352) 622-9214

GEOTECHNICAL CONSULTANT:
 GEO-TECH, INC.
 CONTACT: JONNY HEATH
 109 S.E. 3RD AVENUE
 OCALA, FLORIDA 34471
 PHONE (352) 696-7711

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

DIAMOND "A" SHOPPING CENTER MAJOR SITE PLAN

SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



THIS SITE CONTAINS:
 TOTAL PROJECT AREA = 30.50 AC
 EXISTING IMPERVIOUS = 0 AC / 0 SF / 0%
 PROPOSED IMPERVIOUS = 8.04 AC / 350,134 SF / 26.35%
 FUTURE IMPERVIOUS = 13.96 AC / 607,885 SF / 45.95%
 TOTAL IMPERVIOUS = 21.99 AC / 958,019 SF / 72.11%
 MARION COUNTY PARCEL # 41200-056-04, 41200-056-12, AND
 A PORTION OF 41200-056-00

LAND USE EMPLOYMENT CENTER
 ZONING: PUD

INDEX OF SHEETS

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	EXISTING CONDITIONS
04.01	TEMPORARY SITE ACCESS AND STAGING PLAN
05.01	OVERALL SITE PLAN
06.01-06.03	SITE PLAN
07.01-07.03	PAVING & GRADING
08.01-08.03	DRAINAGE PLAN
09.01-09.03	UTILITY PLAN
10.01-10.02	STORMWATER POLLUTION PREVENTION PLAN
11.01	STORMWATER POLLUTION PREVENTION NOTES
12.01	STORMWATER POLLUTION PREVENTION CONSTRUCTION DETAILS
13.01-13.02	UTILITY DETAILS
14.01	LIFT STATION & SANITARY DETAILS
15.01-15.02	TRUCK ROUTE PLAN
16.01	ADA ACCESS PLAN
17.01	SOIL BORING
HL.01-HL.02	

1-1 BOUNDARY AND TOPOGRAPHIC SURVEY (PREPARED BY ROGER ENGINEERING, LLC)

L.01.01	LANDSCAPE INDEX
L.02.01	PLANTING SPECIFICATIONS
L.03.01	PLANT SCHEDULE & NOTES
L.04.01-L.04.05	PLANTING PLAN
L.05.01	PLANTING DETAILS
L.10.01.01	IRRIGATION SCHEDULE & NOTES
L.10.01.02-L.10.01.05	IRRIGATION PLAN
L.10.01.06-L.10.01.02	IRRIGATION DETAILS

1-6 PHOTOMETRICS & ELECTRICAL PLAN

OWNER'S CERTIFICATION

I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS. (PARCELS 41200-056-04 & 41200-056-12)

JOHN ALVAREZ
 DIAMOND A, LLC

OWNER'S CERTIFICATION

I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS. (PORTION OF PARCEL 41200-056-00)

RICHARD W. MCGINLEY
 484 ROAD RUNNER RESOURCES, LLC

ENGINEER CERTIFICATION

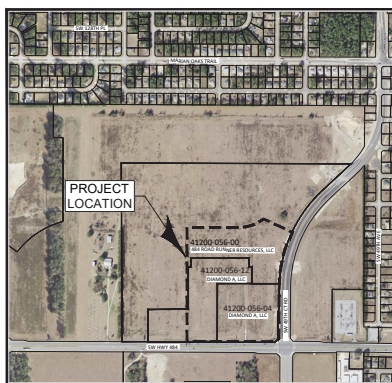
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

JEFFREY MCPHERSON, P.E.
 Registered Engineer No. 69980
 STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS DOCUMENT IS BEING ELECTRONICALLY SIGNED AND SEALED AND A MANIFEST PROVIDED.

RODNEY R. ROGERS, P.S.M.
 ROGERS ENGINEERING, L.L.C.
 Registered Land Surveyor No. 6551
 STATE OF FLORIDA



VICINITY MAP
 SCALE: 1" = 500'

BASIS OF BEARINGS:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 301' ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

Utility Companies

WATER / SEWER	MARION COUNTY UTILITIES CUSTOMER SERVICE	352-307-6000
ELECTRIC	SUNTELETRIC COOPERATIVE	352-361-6629
CABLE / PHONE / INTERNET	CHARTRIS COMM	800-776-0000
	CENTURYLINK	877-366-8444
	COMCAST COMMUNICATIONS	800-776-8100
	HILLARY BREWER	
	DISPATCH	
	DISPATCH	
	DISPATCH	

ROGERS ENGINEERING, L.L.C.
 CIVIL ENGINEER - R. ROGERS - LICENSE #6551 - BROWNSVILLE - BROWNSVILLE
 1720 SE 10TH AVE BLDG 100, OCALA, FL 34471
 Contact: (352) 622-9214 Fax: (352) 696-7711

MARION COUNTY APPROVAL STATUS	
PRELIMINARY PLAN	
IMPROVEMENT PLAN	
MAJOR SITE PLAN	
CONSTRUCTION PERMIT	
UTILITIES PERMIT	
WATER PERMIT	
SEWER PERMIT	
NPDES PERMIT	
811 PERMIT	
LANDSCAPE PERMIT	
IRRIIGATION PERMIT	
TRUCK ROUTE PERMIT	
ADA PERMIT	
SOIL BORING PERMIT	

ROGERS ENGINEERING, L.L.C.
 118 S.E. 3RD AVENUE
 OCALA, FLORIDA 34477
 PHONE: (352) 622-9214

DATE: 11/2/20
 DRAWN BY: J.A.
 CHECK BY: J.M.
 JOB NO.: 22-821

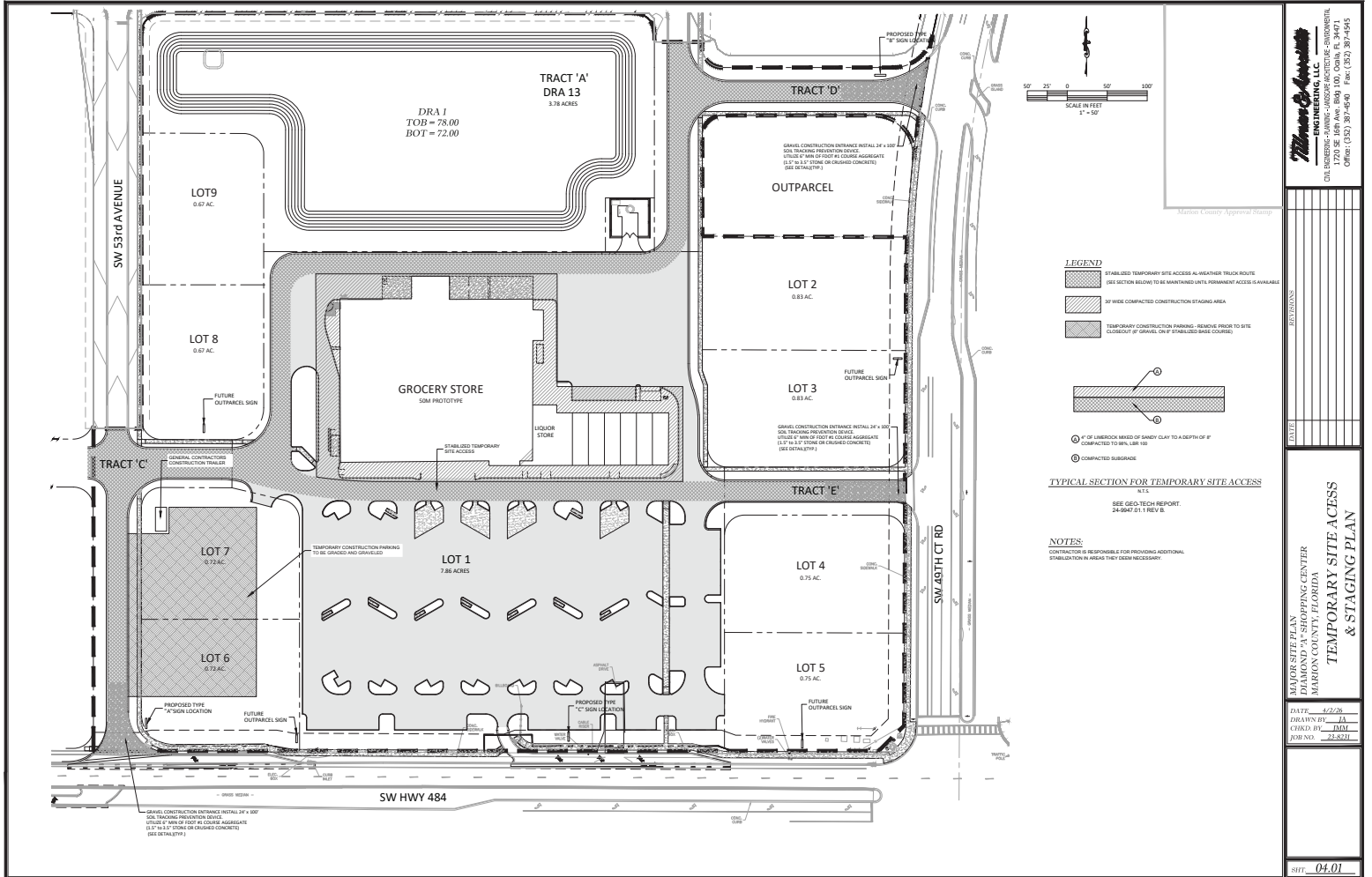
DATE: 11/2/20
 DRAWN BY: J.A.
 CHECK BY: J.M.
 JOB NO.: 22-821

sheet 01.01



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 10th Ave, Room 100, Ocala, FL 34471 Office: (352) 381-6066 Fax: (352) 381-6945	
DATE	03/01
DRAWN BY	JA
CHECKED BY	MLM
APPROVED	22-02-21
EXISTING CONDITION	
PLANNING DEPARTMENT MARION COUNTY, FLORIDA	

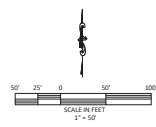
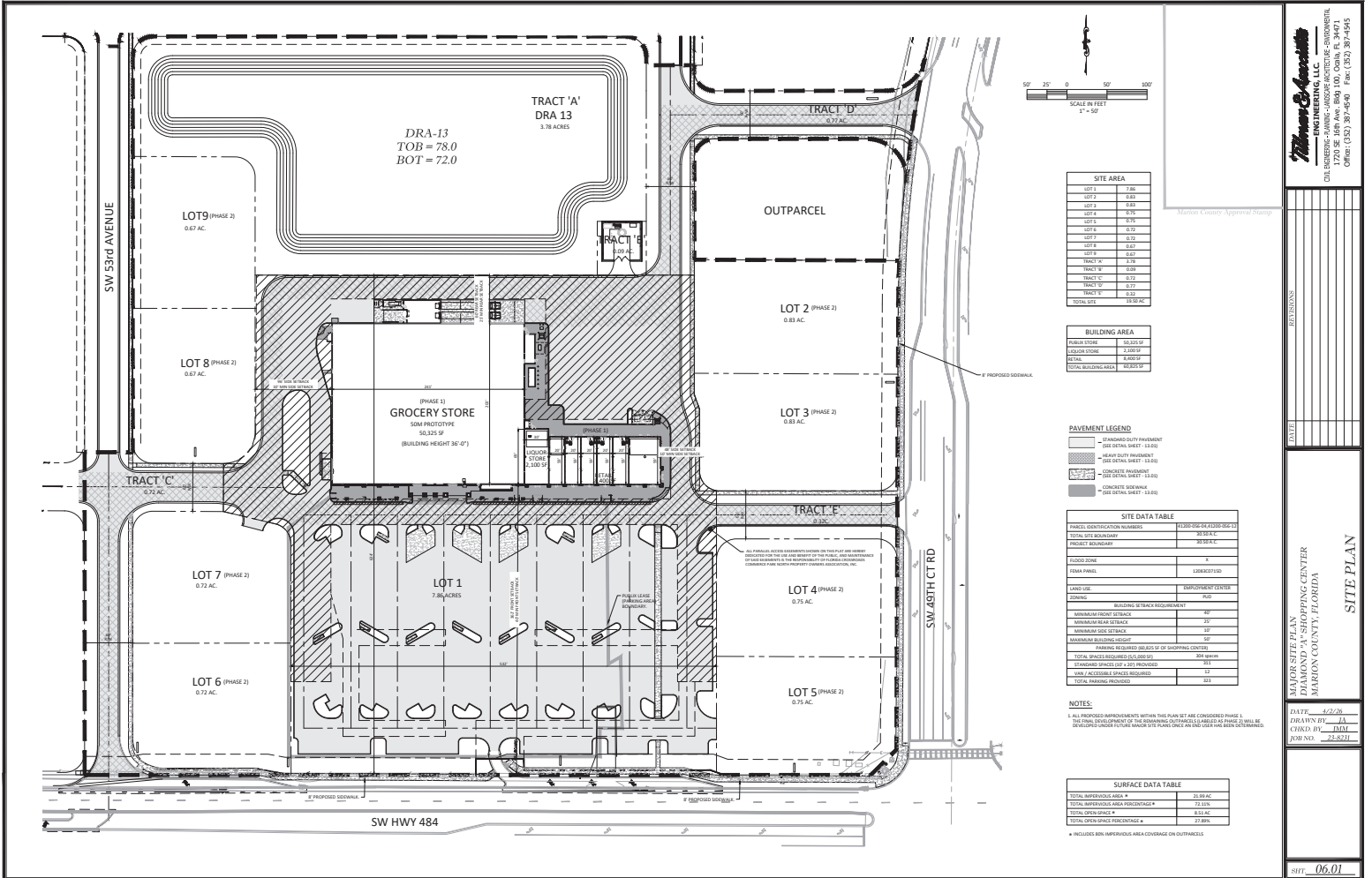


THOMAS & Associates, LLC
INCORPORATED
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Room 100, Ocala, FL 34471
Phone: (352) 237-4646 Fax: (352) 237-4645

PROJECT NO.	
DATE	11/22/24
DRAWN BY	JA
CHECKED BY	MM
FOR NO.	22-8271
SHEET	04.01

THOMAS & Associates, LLC
PLANNING & SHOPPING CENTER
MARION COUNTY, FLORIDA
TEMPORARY SITE ACCESS & STAGING PLAN

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



SITE AREA	
LOT 1	7.86
LOT 2	0.83
LOT 3	0.83
LOT 4	0.75
LOT 5	0.75
LOT 6	0.72
LOT 7	0.32
LOT 8	0.67
LOT 9	0.67
TRACT A	3.78
TRACT B	0.17
TRACT C	0.72
TRACT D	0.72
TRACT E	0.32
TOTAL SITE	19.50 AC

BUILDING AREA	
PARCEL TOTAL	10,325 SF
LOT 1 STORE	2,388 SF
LOT 1	8,937 SF
TOTAL BUILDING AREA	11,325 SF

PAVEMENT LEGEND	
[Symbol]	STANDARD DUTY PAVEMENT (SEE DETAIL SHEET 13-010)
[Symbol]	HEAVY DUTY PAVEMENT (SEE DETAIL SHEET 13-010)
[Symbol]	CONCRETE PAVEMENT (SEE DETAIL SHEET 13-010)
[Symbol]	CONCRETE SIDEWALK (SEE DETAIL SHEET 13-010)

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBER(S)	8110003000044100000611
TOTAL SITE BOUNDARY	3850' 0"
PERMITS REQUIRED	3850' 0"
FLOODED ZONE	0'
EMUL PAVES	1206207120
LAND USE	EMPLOYMENT CENTER
ZONING	R-50
MINIMUM FRONT SETBACK	30'
MINIMUM SIDE SETBACK	25'
MINIMUM REAR SETBACK	10'
MINIMUM BUILDING HEIGHT	10'
PARKING REQUIRED PER 100 SF OF SHOPPING CENTER	300 PER 1000 SF
TOTAL PARKING REQUIRED (SEE DETAIL SHEET 13-010)	300 PER 1000 SF
STANDARD SPACES (10' x 20') PROVIDED	300
ADA / ACCESSIBLE SPACES PROVIDED	30
TOTAL PARKING PROVIDED	330

NOTES:
 1. ALL PROPOSED IMPROVEMENTS WITHIN THIS PLAN SET ARE CONSIDERED PHASE 1. THE FINAL DEVELOPMENT OF THE REMAINING OUTPARCELS IS SUBJECT TO PHASE 2. THIS WILL BE DEVELOPED IN ACCORDANCE WITH THE PLAN SET AND NOT BE SHOWN ON THIS PLAN SET.

SURFACE DATA TABLE	
TOTAL BASEHOUSE AREA *	31.89 AC
TOTAL IMPERVIOUS AREA PERCENTAGE *	72.16%
TOTAL OPEN SPACE *	8.22 AC
TOTAL OPEN SPACE PERCENTAGE *	42.16%

* INCLUDES 80% IMPERVIOUS AREA COVERAGE ON OUTPARCELS

Mason's Supermarket
ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 18th Ave, Room 100, Ocala, FL 34471
 Phone: (352) 381-4646 Fax: (352) 381-4645

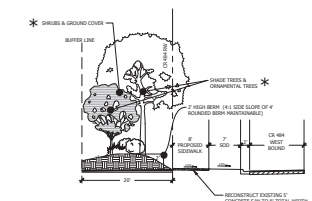
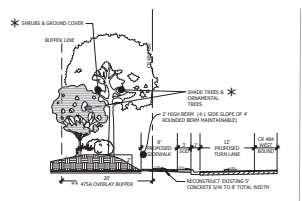
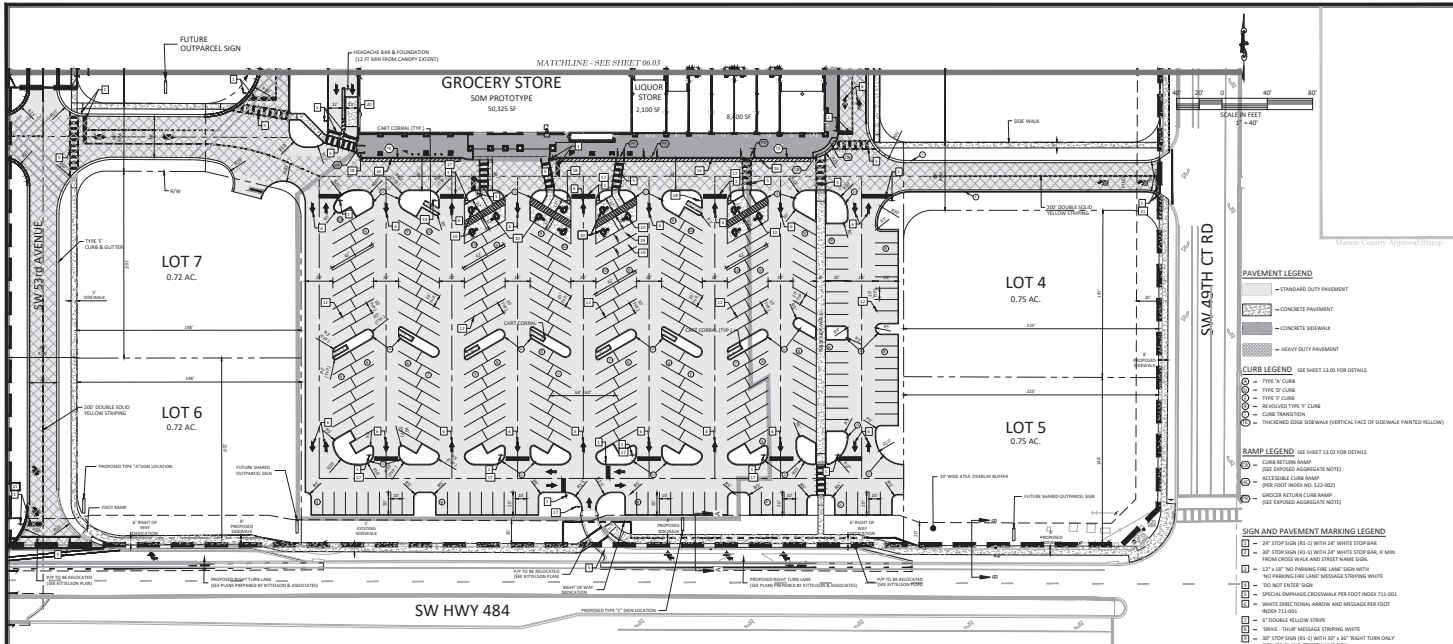
Mason's Supermarket

MASON'S SUPERMARKET
 1720 SE 18th Ave, Room 100, Ocala, FL 34471
 MARION COUNTY, FLORIDA

DATE: 11/25/20
 DRAWN BY: JA
 CHECKED BY: MIA
 PROJECT: 22-001

SHEET: 06.01

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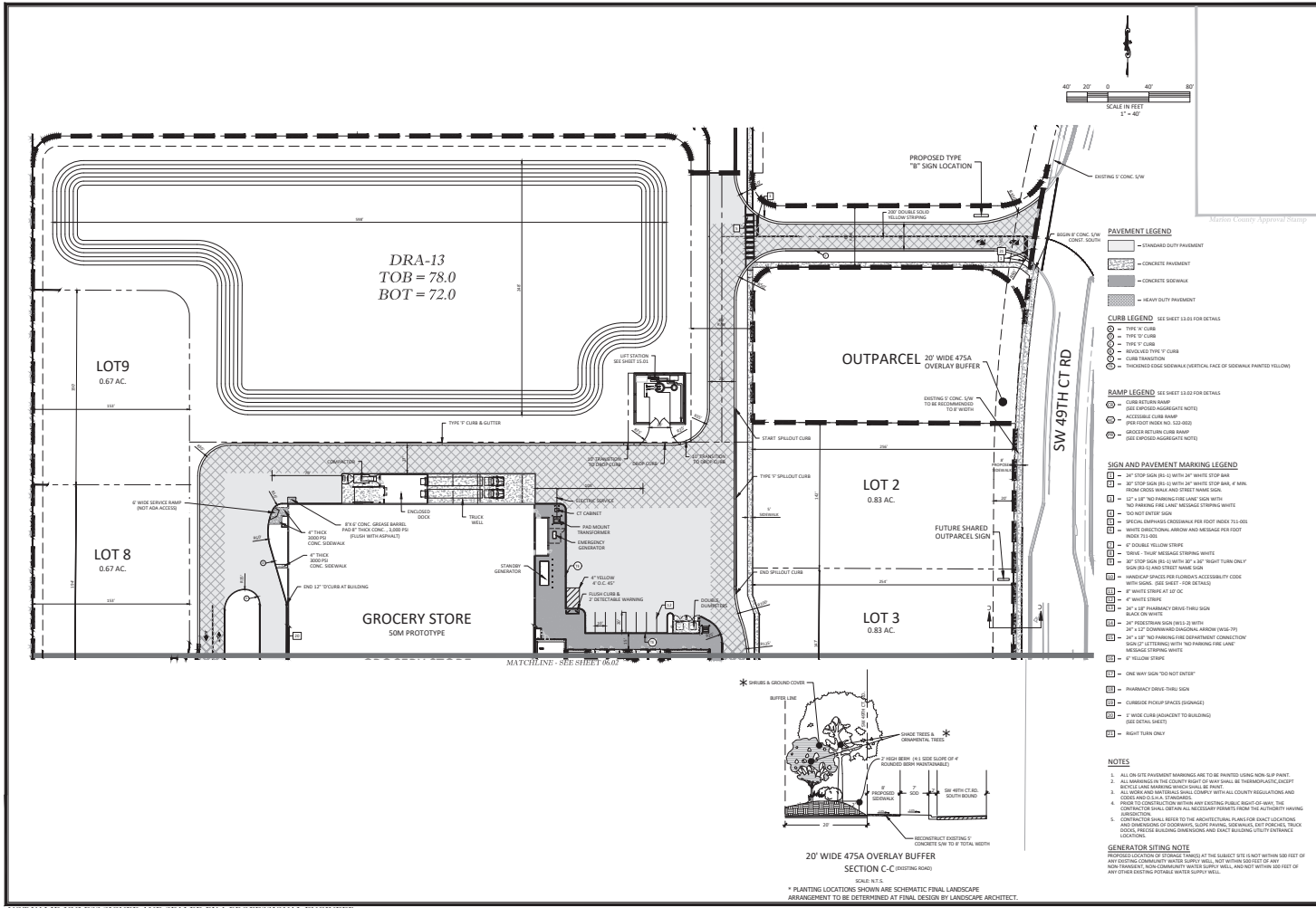


* PLANTING LOCATIONS SHOWN ARE SCHEMATIC FINAL LANDSCAPE ARRANGEMENT TO BE DETERMINED AT FINAL DESIGN BY LANDSCAPE ARCHITECT.
 ** BUFFER / EASEMENT - MARION COUNTY RESERVES THE RIGHTS FOR MAINTENANCE OF SIDE WALK & INSTALLATION / MAINTENANCE OF UTILITIES.

- NOTES**
- ALL ON-SITE PAVEMENT MARKINGS ARE TO BE PAINTED LONG RUN GOLF PAVEMENT.
 - ALL MARKINGS IN THE COUNTY RIGHT-OF-WAY SHALL BE THROUGH SERVICE CENTER.
 - ALL SIGN AND MATERIALS SHALL COMPLY WITH ALL COUNTY REGULATIONS AND CODES (SECTION 15.0, CHARTER).
 - PROVIDE TO CONSTRUCTION WITHIN ANY EXISTING PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE JURISDICTION.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALK, CURB FINISH, SIDEWALK, SIGN STRUCTURE, SIGN, SIGNAGE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- GENERATOR SITING NOTE**
- PROVIDE ONE (1) GENERATOR TRAIL AT THE SUBJECT SITE & NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSMISSION COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 500 FEET OF ANY OTHER EXISTING POTENTIAL WATER SUPPLY WELL.

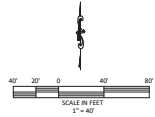
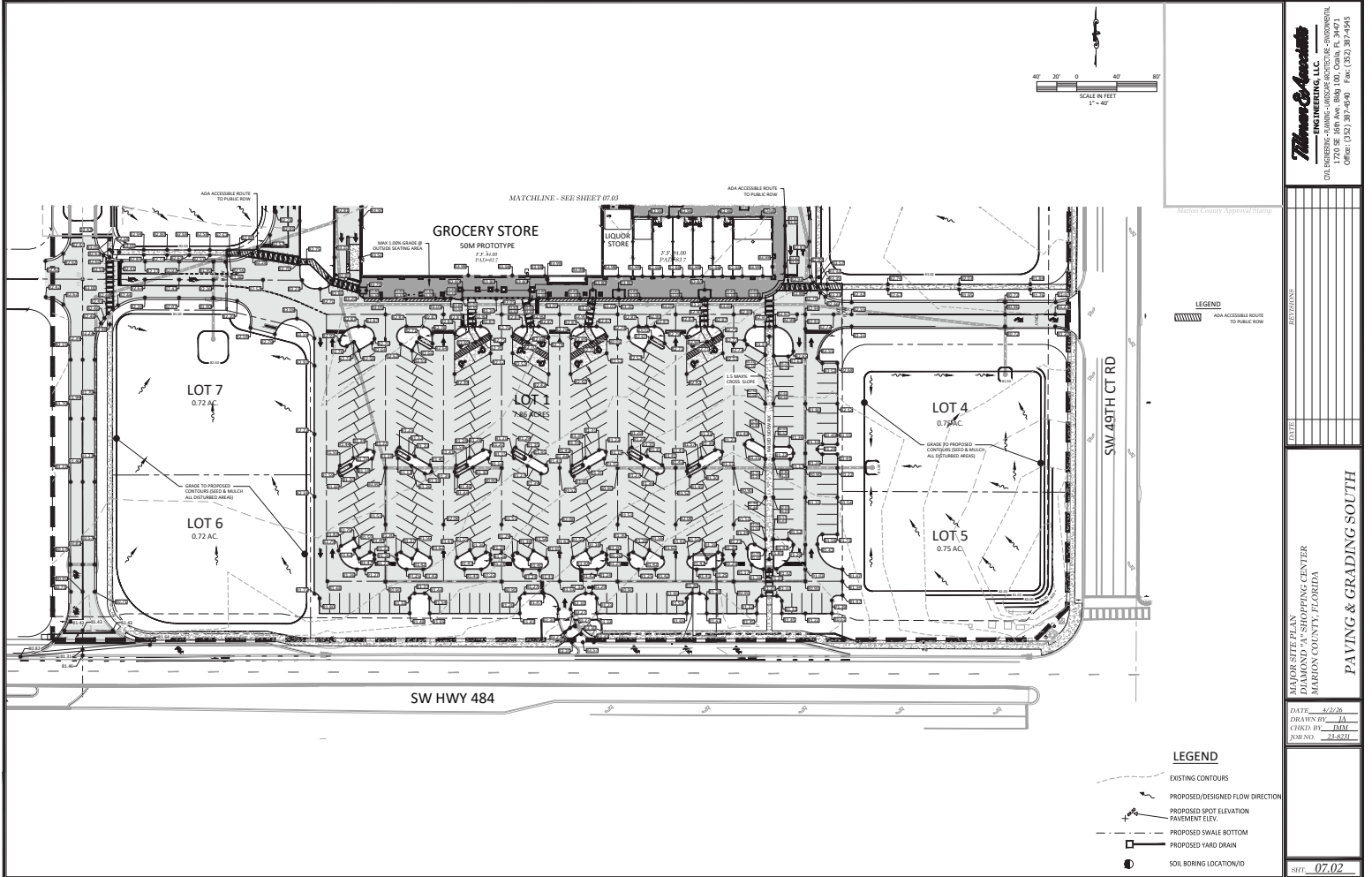
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Marion County Approval Stamp

LEGEND
 ADA ACCESSIBLE ROUTE TO PUBLIC ROW

LEGEND
 EXISTING CONTOURS
 PROPOSED/DESIGNED FLOW DIRECTION
 PROPOSED SPOT ELEVATION PAVEMENT ELEV.
 PROPOSED SWALE BOTTOM
 PROPOSED YARD DRAIN
 SOIL BORING LOCATION/ID

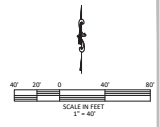
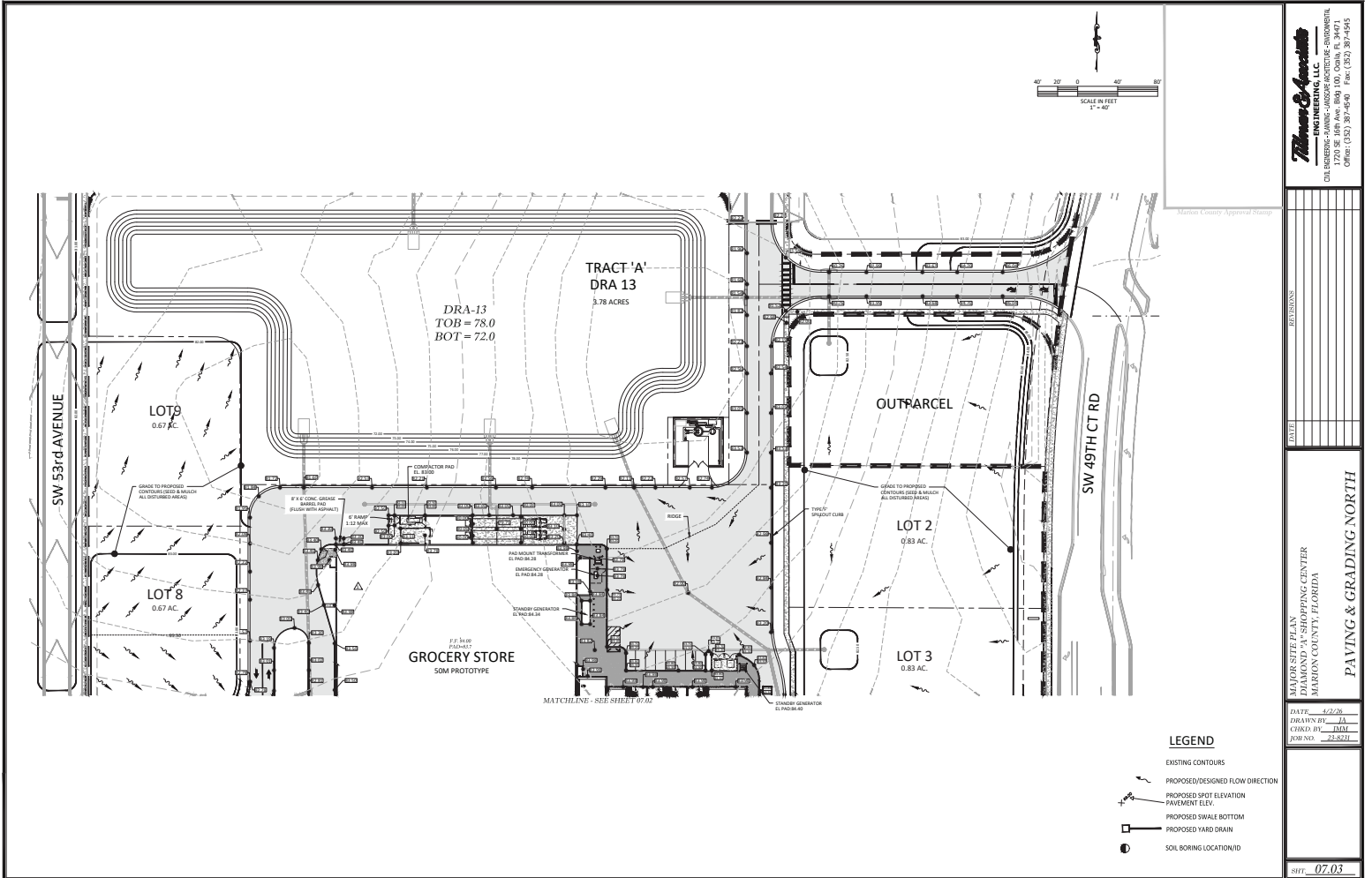
THOMAS & ASSOCIATES ENGINEERING, LLC
 CIVIL ENGINEERING - PAVING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 18th Ave, Room 100, Ocala, FL 34471
 Phone: (352) 281-4646 Fax: (352) 281-4645

DATE	4/2/20
DRAWN BY	JA
CHECKED BY	JMM
APPROVED	JJ-SJZ

PAVING & GRADING SOUTH

SHEET: **07.02**

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Thomas & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PAVING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Room 100, Ocala, FL 34471
Phone: (352) 381-4048 Fax: (352) 381-4045

Marion County Approval Stamp

DATE: 11/2/20
DRAWN BY: JA
CHECKED BY: JMM
JOB NO.: 22-2071

PAVING & GRADING NORTH
SHEET: 07.03

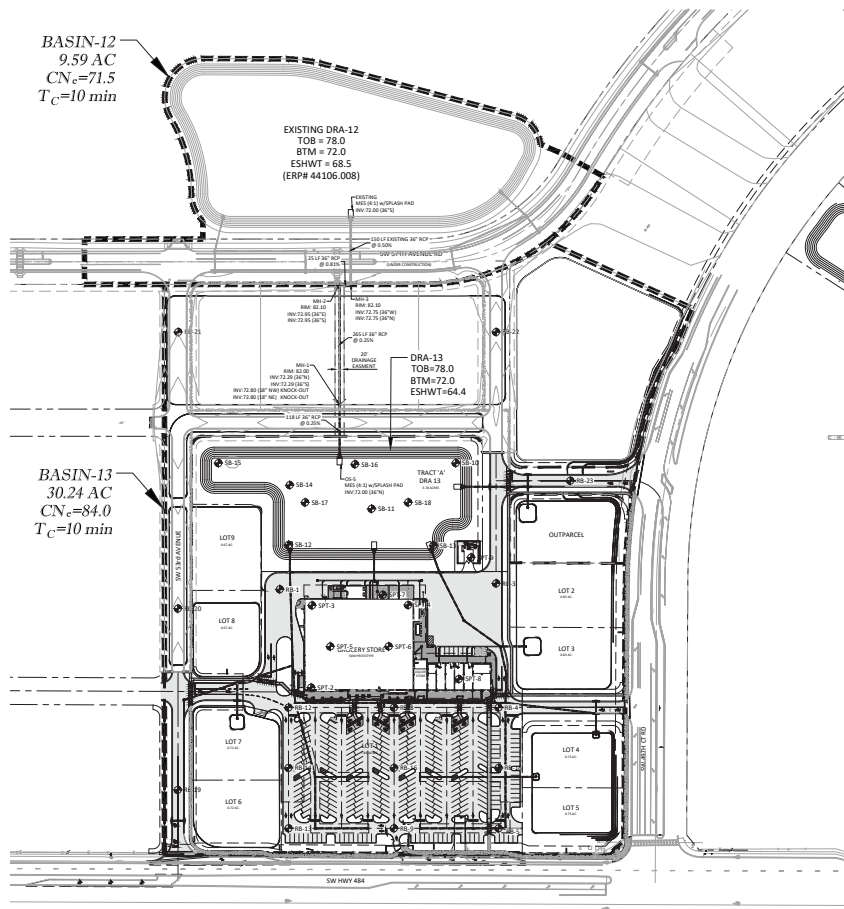
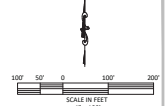
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BASIN-12
9.59 AC
CN_c=71.5
T_c=10 min

EXISTING DRA-12
TOB = 78.0
BTM = 72.0
ESHW = 68.5
(ERP# 44106.008)

DRA-13
TOB=78.0
BTM=72.0
ESHW=64.4

BASIN-13
30.24 AC
CN_c=84.0
T_c=10 min



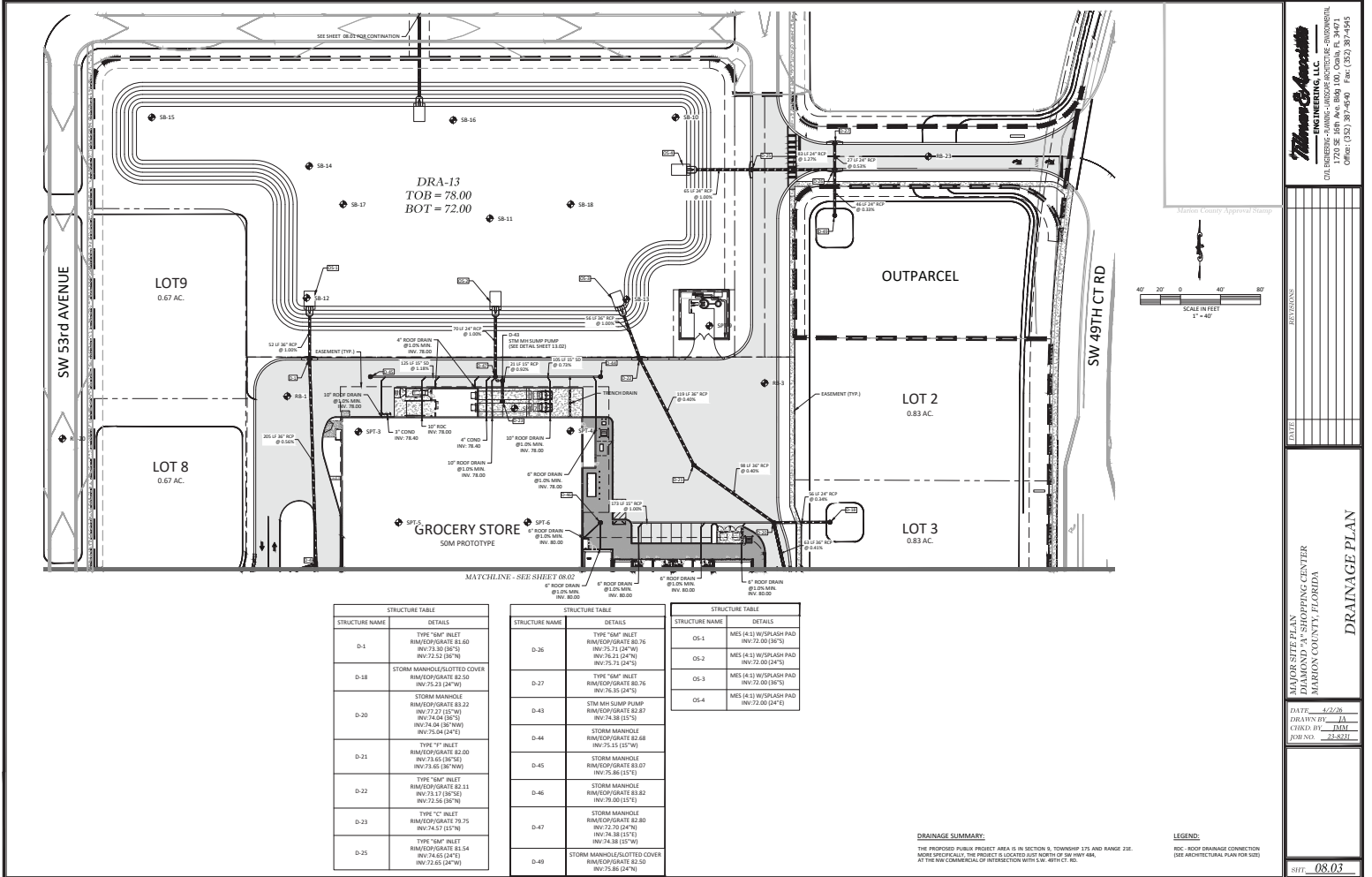
Marion County Approval Stamp

Thomas & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 105th Ave, Room 100, Ocala, FL 34471
Office: (352) 381-4696 Fax: (352) 381-4695

REVISIONS	
DATE	
THOMAS & ASSOCIATES PLANNING & ENGINEERING CENTER MARION COUNTY, FLORIDA	
DATE: 4/22/20	
DRAWN BY: JA	
CHECKED BY: JMD	
DESIGNED BY: JMD	
DRAINAGE PLAN	
SHEET: 08.01	

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D-1	TYPE "M" INLET RIM/OP/GATE 81.60 INV. 73.30 (24" W) INV. 73.52 (36" W)
D-18	STORM MANHOLE RIM/OP/GATE 82.50 INV. 73.23 (24" W)
D-20	STORM MANHOLE RIM/OP/GATE 83.22 INV. 72.22 (36" W) INV. 74.04 (36" W) INV. 74.04 (36" W) INV. 75.04 (24" E)
D-21	TYPE "F" INLET RIM/OP/GATE 82.00 INV. 73.65 (36" W) INV. 73.65 (36" W)
D-22	TYPE "M" INLET RIM/OP/GATE 82.11 INV. 73.17 (36" W) INV. 72.56 (36" W)
D-23	TYPE "C" INLET RIM/OP/GATE 79.75 INV. 74.57 (18" W)
D-25	TYPE "M" INLET RIM/OP/GATE 81.54 INV. 74.60 (24" W) INV. 72.65 (24" W)

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
D-26	TYPE "M" INLET RIM/OP/GATE 82.76 INV. 75.71 (24" W) INV. 75.71 (24" W) INV. 75.71 (24" W)
D-27	TYPE "M" INLET RIM/OP/GATE 82.76 INV. 75.71 (24" W) INV. 75.71 (24" W)
D-43	STM MH SLUMP PUMP RIM/OP/GATE 82.47 INV. 74.38 (18" W)
D-44	STORM MANHOLE RIM/OP/GATE 82.48 INV. 75.45 (18" W)
D-45	STORM MANHOLE RIM/OP/GATE 83.07 INV. 75.86 (18" W)
D-46	STORM MANHOLE RIM/OP/GATE 83.42 INV. 79.00 (18" W)
D-47	STORM MANHOLE RIM/OP/GATE 82.80 INV. 72.70 (24" W) INV. 74.38 (18" W)
D-49	STORM MANHOLE/SLOTTED COVER RIM/OP/GATE 82.50 INV. 75.66 (24" W)

STRUCTURE TABLE	
STRUCTURE NAME	DETAILS
OS-1	MES (4 X 1) W/ SPLASH PAD INV. 72.00 (36" W)
OS-2	MES (4 X 1) W/ SPLASH PAD INV. 72.00 (24" E)
OS-3	MES (4 X 1) W/ SPLASH PAD INV. 72.00 (36" W)
OS-4	MES (4 X 1) W/ SPLASH PAD INV. 72.00 (24" E)

DRAINAGE SUMMARY:
THE PROPOSED PUBLIC PROJECT AREA IS IN SECTION 9, TOWNSHIP 17S AND RANGE 21E. BASED ON THE PLAN, THE PROJECT IS LOCATED 300 FEET NORTH OF HWY 49A, AT THE NW CORNER OF INTERSECTION WITH SW 49TH CT. RD.

LEGEND:
RDC - ROOF DRAINAGE CONNECTION (SEE ARCHITECTURAL PLAN FOR SIZE)

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

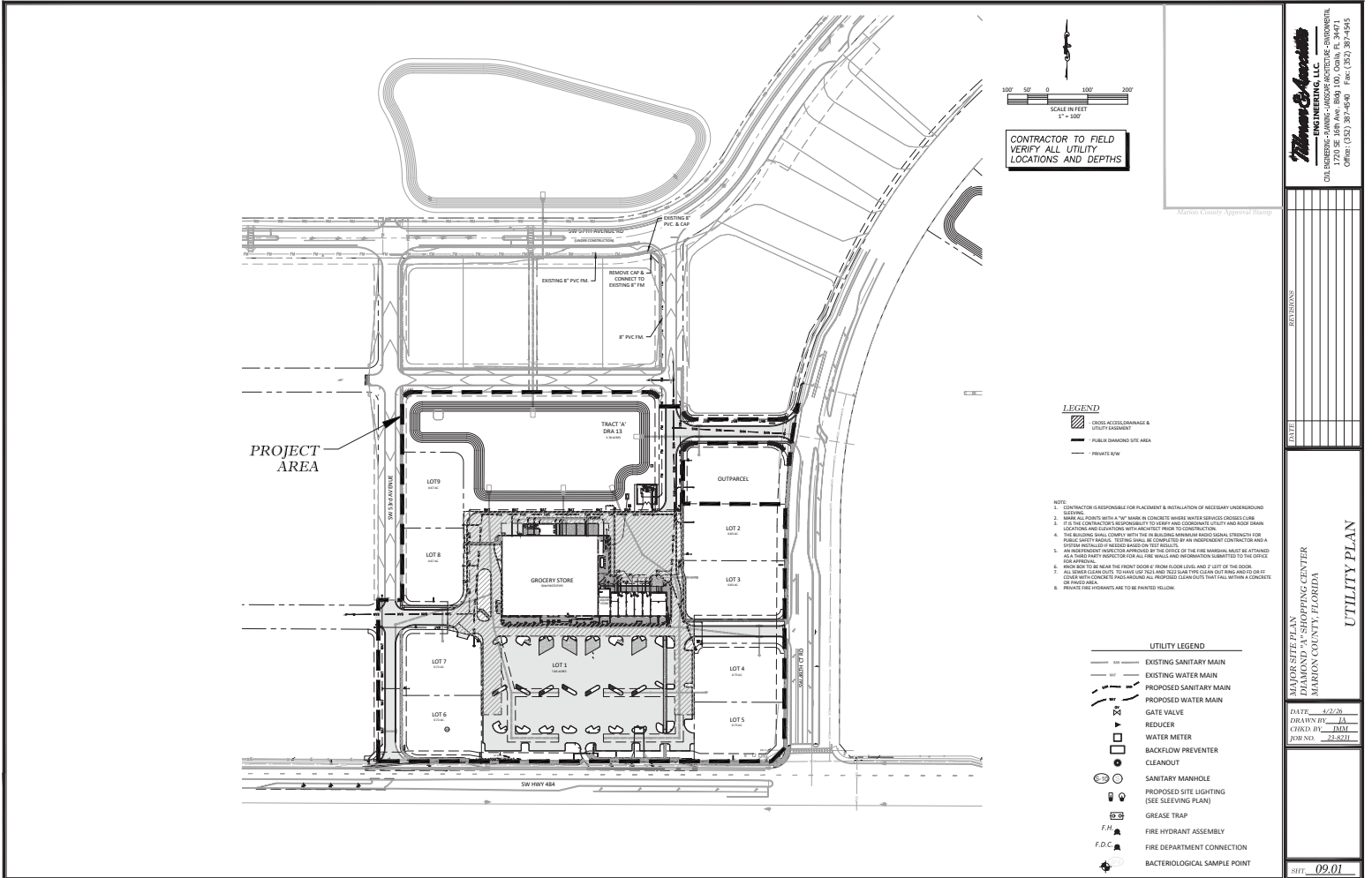
Thomas & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 10TH AVE SUITE 100, Ocala, FL 34471
ORANGE COUNTY, FLORIDA 32137-1000 Phone: (352) 281-7495 Fax: (352) 281-7495

DRAINAGE PLAN

DATE: 4/2/20
DRAWN BY: JA
CHECKED BY: JMM
JOB NO.: 22-021

SHEET: 08.03

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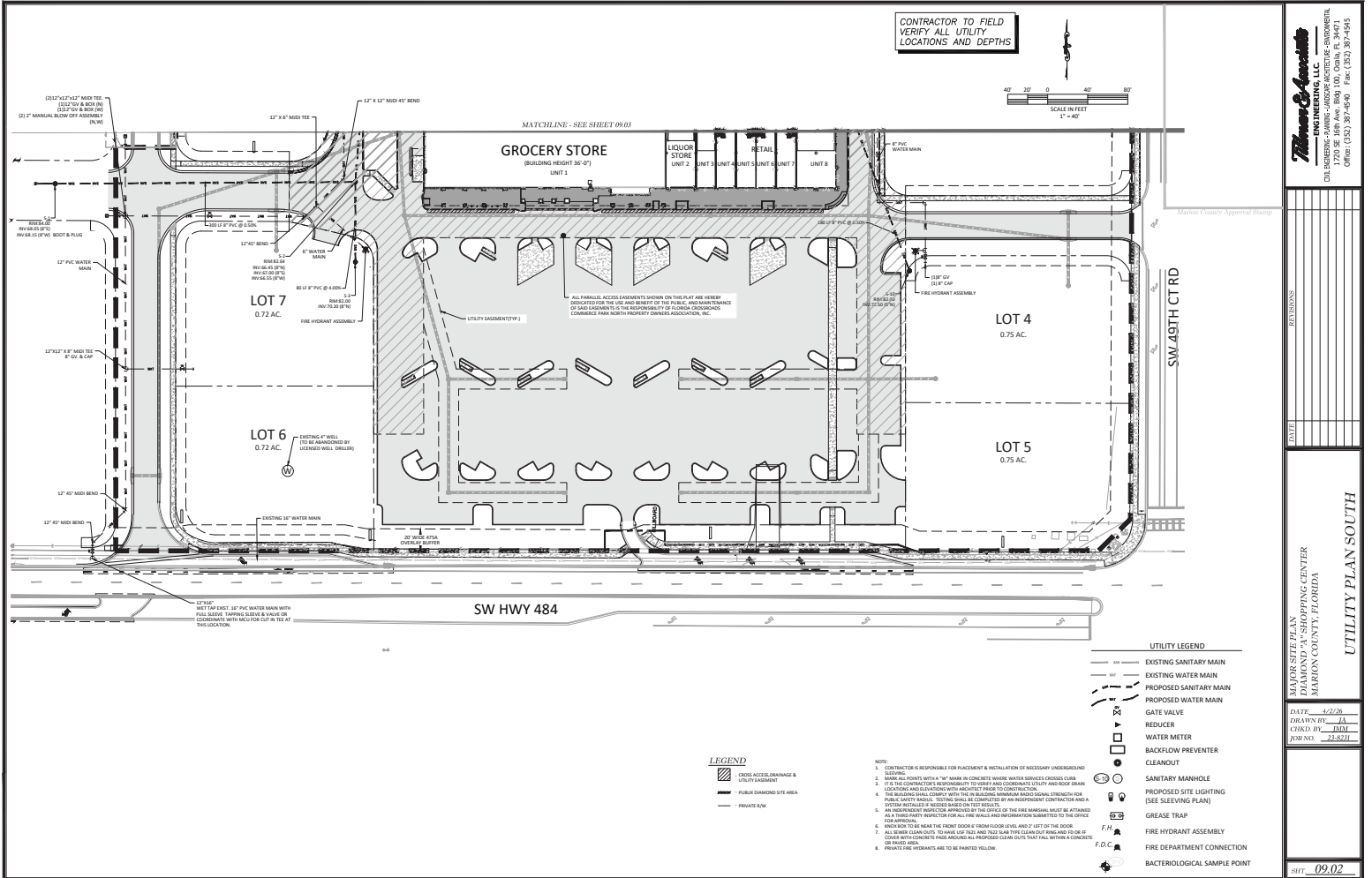
McGee & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 18th Ave, Room 100, Ocala, FL 34471
 Phone: (352) 381-4646 Fax: (352) 381-4645

UTILITY PLAN

DESIGNED BY _____
CHECKED BY _____
DATE 11/22/20
PROJECT NO. 22-2871

PROJECT LOCATION:
 MARION COUNTY SHOPPING CENTER
 MARION COUNTY, FLORIDA

SHEET NO. 09.01



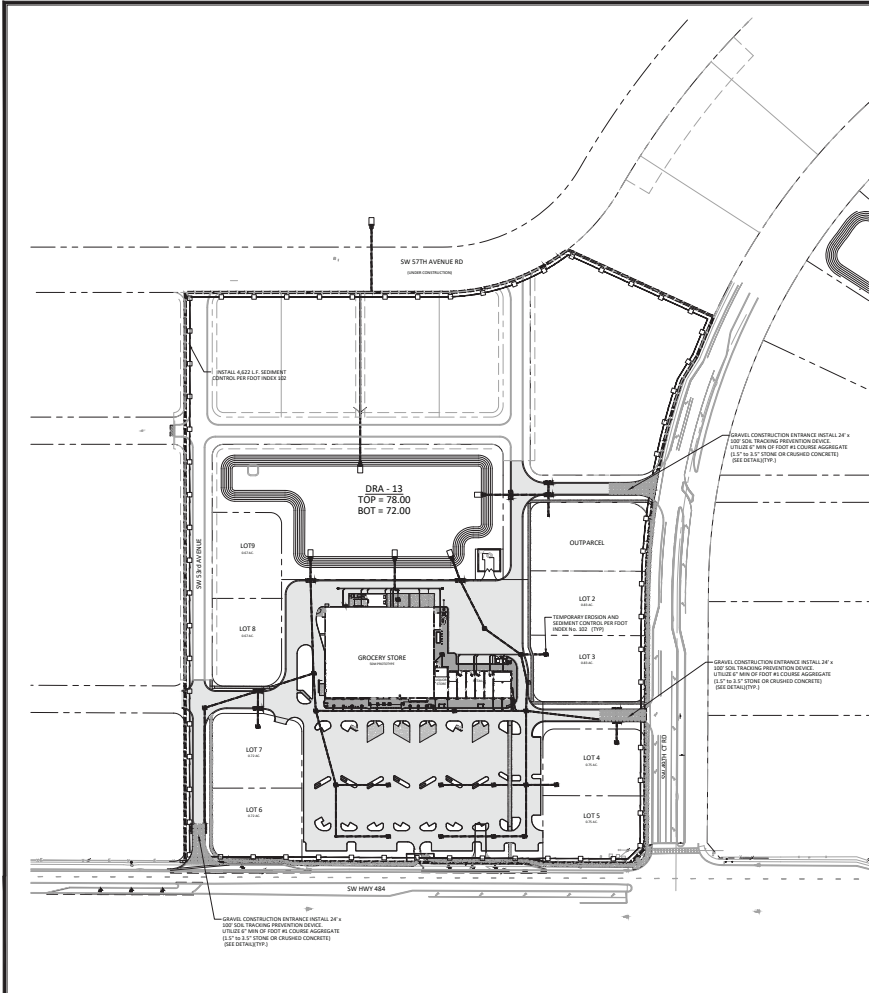
Thomas & Associates
 ENGINEERING, LLC
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 1720 SE 16TH AVE, SUITE 100, Ocala, FL 34471
 Phone: (352) 237-4646 Fax: (352) 237-4645

DATE	09/02/20
DESIGNED BY	JA
CHECKED BY	JMM
DATE	09/02/20

UTILITY PLAN SOUTH

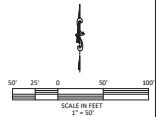
THOMAS & ASSOCIATES ENGINEERING, LLC
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- NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE APPLICABLE AGENCIES.
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EROSION CONTROL LEGEND



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Civil, Mechanical, Electrical, Plumbing, Fire, and Energy
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Marion County Approval Stamp

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THOMAS & ASSOCIATES
MARION COUNTY, FLORIDA
STORMWATER POLLUTION PREVENTION PLAN

SHEET **10.01**

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TIMING OF SEDIMENT CONTROL PRACTICES:

SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL THROUGHOUT EARTH-DISTURBING ACTIVITY.

SETTLING FACILITIES, PERIMETER CONTROLS, AND OTHER PRACTICES INTENDED TO TRAP SEDIMENT SHALL BE IMPLEMENTED AS THE FIRST STEP OF GRADING AND WITHIN SEVEN DAYS FROM THE START OF GRUBBING. THEY SHALL CONTINUE TO FUNCTION UNTIL THE UPSLOPE DEVELOPMENT AREA IS RE-STABILIZED.

STABILIZATION OF NON STRUCTURAL PRACTICES:

CONTROL PRACTICES SHALL PRESERVE EXISTING VEGETATION WHERE ATTAINABLE AND DISTURBED AREAS SHALL BE RE-VEGETATED AS SOON AS PRACTICAL AFTER GRADING OR CONSTRUCTION.

DENUDED AREAS SHALL HAVE SOIL STABILIZATION APPLIED WITHIN FOURTEEN DAYS IF THEY ARE TO REMAIN DORMANT FOR MORE THAN FORTY-FIVE DAYS. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN FOURTEEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, AND SHALL ALSO BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FORTY-FIVE DAYS.

SEDIMENT BARRIERS:

SHEET FLOW RUNOFF FROM DENUDED AREAS SHALL BE INTERCEPTED BY SEDIMENT BARRIERS. SEDIMENT BARRIERS SUCH AS SEDIMENT FENCE OR DIVERSIONS TO SETTLING FACILITIES SHALL PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM SEDIMENT TRANSPORTED BY SHEET FLOW.

INLET PROTECTION:

ALL STORM SEWER INLETS WHICH ACCEPT WATER RUNOFF FROM THE DEVELOPMENT AREA SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER WILL NOT ENTER THE STORM SYSTEM WITHOUT FIRST BEING PONGED AND FILTERED.

MAINTENANCE:

TEMPORARY EROSION CONTROL FEATURES SHALL BE ACCEPTABLY MAINTAINED AND SHALL BE REMOVED OR REPLACED WHEN DIRECTED BY THE ENGINEER AT NO COST TO THE OWNER. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS.

STOCKPILES:

ALL SOIL STOCKPILES SHALL BE PROTECTED FROM EROSION BY PERIMETER CONTROL DEVICES SUCH AS STRAW BALE DICES OR FILTER FABRIC FENCES. AND THESE PERIMETER CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

PERMANENT VEGETATION:

PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL GROUND COVER IS ACHIEVED WHICH, IN THE OPINION OF THE ENGINEER, PROVIDES ADEQUATE COVER AND IS MATURE ENOUGH TO CONTROL SOIL EROSION SATISFACTORILY AND TO SURVIVE ADVERSE WEATHER CONDITIONS.

CONSTRUCTION ACCESS ROUTES:

MEASURES SHALL BE TAKEN TO PREVENT SOIL TRANSPORT ONTO SURFACES OR PUBLIC ROADS WHERE RUNOFF IS NOT CHECKED.

INSPECTION SCHEDULE:

- DIVERSION SWALE AND STRUCTURAL PROTECTION - INSPECT EVERY 7 DAYS OR AFTER EACH RAINSTORM PRODUCING RUNOFF. REPAIR AS REQUIRED.
- INLET PROTECTION - INSPECT FOR SEDIMENT ACCUMULATION AFTER EACH RAINFALL AND DAILY DURING CONTINUED RAINFALL. REPAIR OR REPLACE WHEN WATER FLOW IS RESTRICTED BY SEDIMENT.
- VEGETATIVE PLANTING - INSPECT AFTER SPROUTING OCCURS AND REPLANT BARE AREAS. INSPECT ESTABLISHED COVER EVERY 15 DAYS FOR DAMAGE. REPLANT AS REQUIRED. MAINTAIN ESTABLISHED COVER AT MAXIMUM 1" HEIGHT. IRRIGATE AS REQUIRED DURING DRY PERIODS TO MAINTAIN LIVE VEGETATION.

CONSTRUCTION SEQUENCE:

- INSTALL SEDIMENT CONTROL MEASURES
- PERFORM DEMOLITION ACTIVITIES.
- STABILIZE SITE WITH TEMPORARY VEGETATION AS NEEDED.
- PERFORM IRRIGATION AND UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES.
- CONSTRUCT NEW TRAILS AND INSTALL LANDSCAPING.
- PERFORM FINAL GRADING.
- INSTALL PERMANENT VEGETATION.
- PERFORM CONTINUING MAINTENANCE THROUGHOUT ALL CONSTRUCTION OPERATIONS.

DITCH BARRIERS:

BALES SHALL BE PLACED IN A SINGLE ROW, LENGTHWISE, ORIENTED PERPENDICULAR TO THE CONTOUR, WITH ENDS OF ADJACENT BALES TIGHTLY ADJUTING ONE ANOTHER.

THE REMAINING STEPS FOR INSTALLING A STRAW BALE BARRIER FOR SHEET FLOW APPLICATIONS APPLY HERE. WITH THE FOLLOWING ADDITION: THE STRAW BALES SHALL BE INSTALLED SUCH THAT UNDERCUTTING BENEATH THE BALES IS MINIMIZED BY THE USE OF ROCK CHECK DAMS PLACED ADJACENT TO THE STRAW BALES.

THE BARRIER SHALL BE EXTENDED TO SUCH A LENGTH THAT THE BOTTOMS OF THE END BALES ARE HIGHER IN ELEVATION THAN THE TOP OF THE LOWEST MIDDLE BALE TO ASSURE THAT SEDIMENT-LADEN RUNOFF WILL FLOW EITHER THROUGH OR OVER THE BARRIER BUT NOT AROUND IT.

MAINTENANCE:

STRAW BALES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

SEDIMENT FENCE:

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- THE HEIGHT OF A SEDIMENT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG, 12 WIRES OR HOORINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSURE POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED IN SUCH A CASE. THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SEDIMENT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:

SEDIMENT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SEDIMENT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED, AND SEEDED.

POLLUTION PREVENTION:

THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM IS REGULATED THROUGH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). IF YOUR CONSTRUCTION ACTIVITY MEETS THE FOLLOWING CRITERIA:

- CONTRIBUTES STORM WATER DISCHARGE TO SURFACE WATERS OF THE STATE OR INTO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4); AND/OR
- DISTURBS ONE OR MORE ACRES OF LAND INCLUDING LESS THAN ONE ACRE IF ACTIVITY IS PART OF A LARGE COMMON PLAN OF DEVELOPMENT OR SALE THAT WILL MEET OR EXCEED A ONE ACRE THRESHOLD. DISTURBANCE INCLUDES CLEARING, GRADING AND EXCAVATING. THEN YOU WILL BE REQUIRED TO SUBMIT A NOTICE OF INTENT (NOI) AND PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). FOR MORE INFORMATION PLEASE VISIT FDEP'S WEBSITE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES.

Harris County Approval Stamp

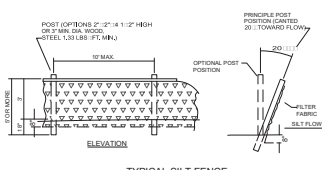
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Phone: (352) 237-4626 Fax: (352) 237-4675

DATE	
BY	
REVISIONS	

FLORIDA REGISTERED PROFESSIONAL ENGINEER
DARRIN J. HARRIS
MARION COUNTY, FLORIDA
STORMWATER POLLUTION PREVENTION NOTES

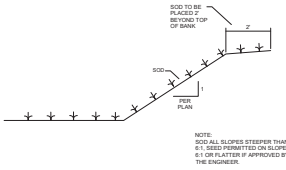
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FORM NO.: 22-021

SHEET: 11.01



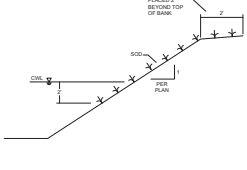
TYPICAL SILT FENCE
N.T.S.

FIGURE 1



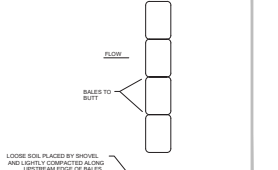
TYPICAL DRY DRAINAGE RETENTION AREA SECTION
N.T.S.

FIGURE 2



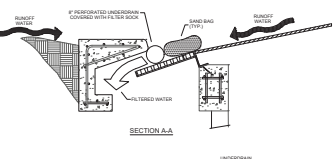
TYPICAL RETENTION / DETENTION POND SECTION
N.T.S.

FIGURE 3



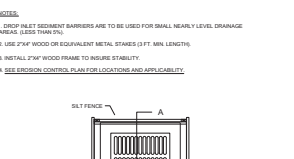
TYPICAL DITCH BARRIER
N.T.S.

FIGURE 4



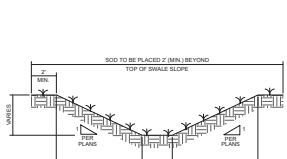
CURB INLET SEDIMENT FILTER DETAIL
N.T.S.

FIGURE 5



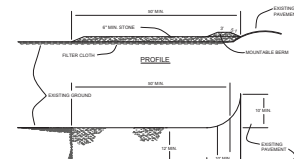
DROP INLET SEDIMENT FILTER DETAIL
N.T.S.

FIGURE 6



FLOATING TURBIDITY BARRIER AT CONNECTION OF STORM PIPE TO EXISTING LAKE
N.T.S.

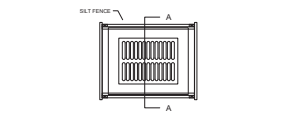
FIGURE 9



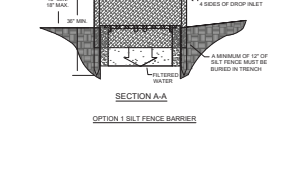
FLOATING TURBIDITY BARRIERS
N.T.S.

FIGURE 10

- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL NEARLY LEVEL DRAINAGE AREAS LESS THAN 1/2".
 2. USE 2\"/>



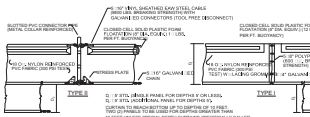
OPTION 1 SILT FENCE BARRIER
N.T.S.



OPTION 2 GRAVEL AND WIRE MESH FILTER
N.T.S.

- STABILIZED CONSTRUCTION ENTRANCE
1. STONE OR 4\"/>

- STABILIZED CONSTRUCTION ENTRANCE
1. STONE OR 4\"/>



FLOATING TURBIDITY BARRIERS
N.T.S.

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APPROVED	22-2821

STORMWATER POLLUTION PREVENTION DETAILS

DATE: 08/28/25
DRAWN BY: JA
CHECKED BY: MM
APPROVED: 22-2821

7.3.2 BEDDING AND TRENCHING 1
UT 102

7.3.2 BEDDING AND TRENCHING 2
UT 103

7.3.2 PIPE LOCATING WIRE AND DETECTABLE TAPE
UT 104

7.3.2 VALVE BOX PAD
UT 112

7.3.2 RESTRAINED PIPE TABLE
UT 116A

7.3.2 RESTRAINED PIPE TABLE
UT 116B

7.3.2 METER BANK 2" SUPPLY
UT 202

7.3.2 TEMPORARY JUMPER CONNECTION
UT 203

7.3.2 WATER AND RECLAIMED MANS
UT 204

7.3.2 GREASE INTERCEPTOR
UT 310

7.3.2 FIRE HYDRANT ASSEMBLY
UT 210

7.3.2 GRAVITY MANHOLE CONNECTION
UT 303

7.3.2 FIRE LINE DOUBLE DETECTOR CHECK VALVE ASSEMBLY
UT 208

7.3.2 2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY
UT 209

REMOTE FDC CONNECTION

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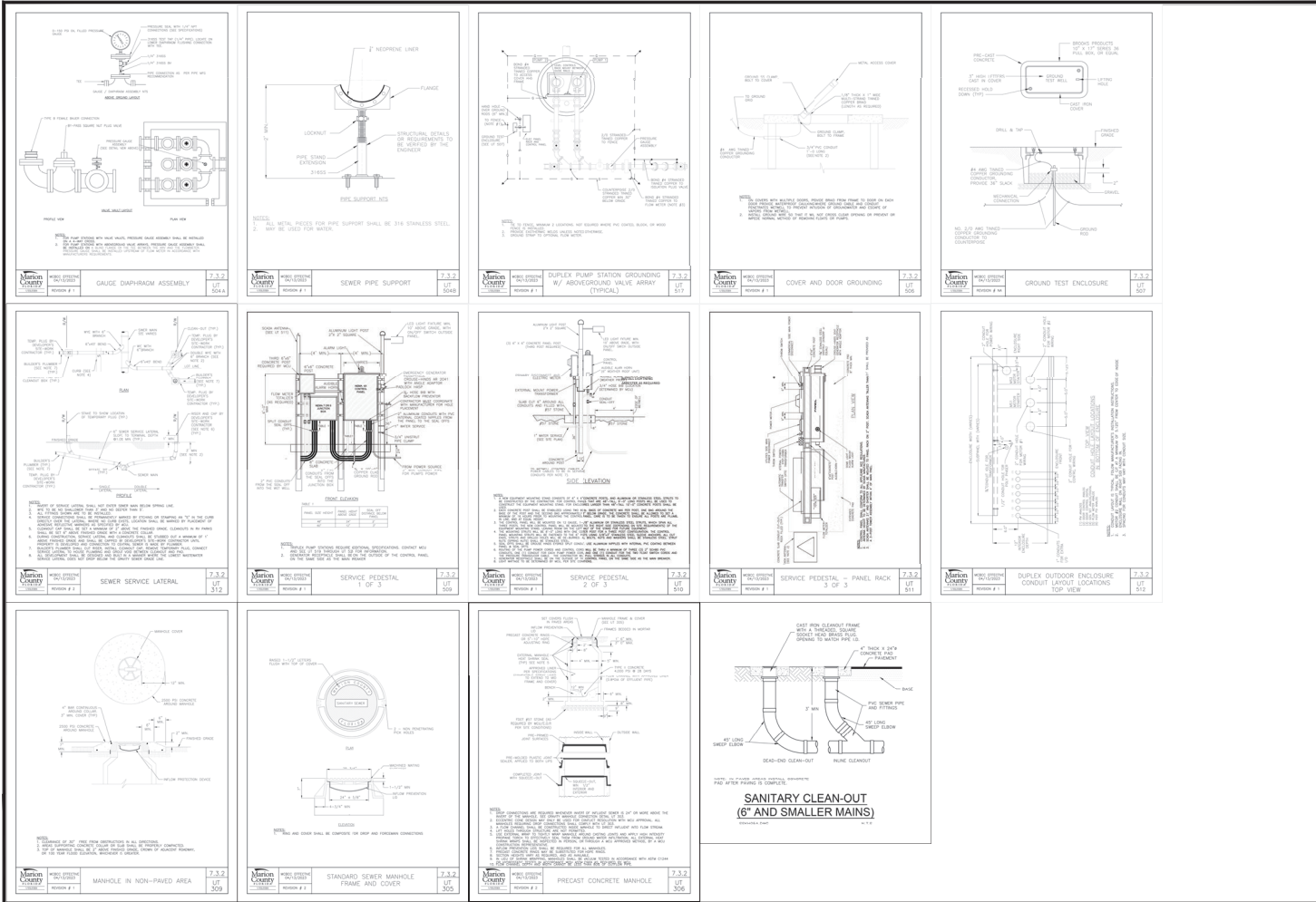
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PROJECT: _____
DATE: _____
DRAWN BY: JA
CHECK BY: JMM
DATE: 11-28-21

UTILITY DETAILS

SHEET 14.01

C:\Marion County\GIS\Utility\Public\CONSTRUCTION\Marion County Major Site Plans\1631-Utility Details.dwg 5/8/2023 10:16:57 AM AutoCAD PDF (General Documentation) plot



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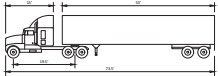
REVISED

DATE: 2/15/26
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 CHECKED BY: JMM
 DESIGNED BY: JES

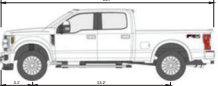
**THAYER & ASSOCIATES
 ENGINEERING CENTER
 MARION COUNTY, FLORIDA**

**LIFT STATION &
 SANITARY DETAILS**

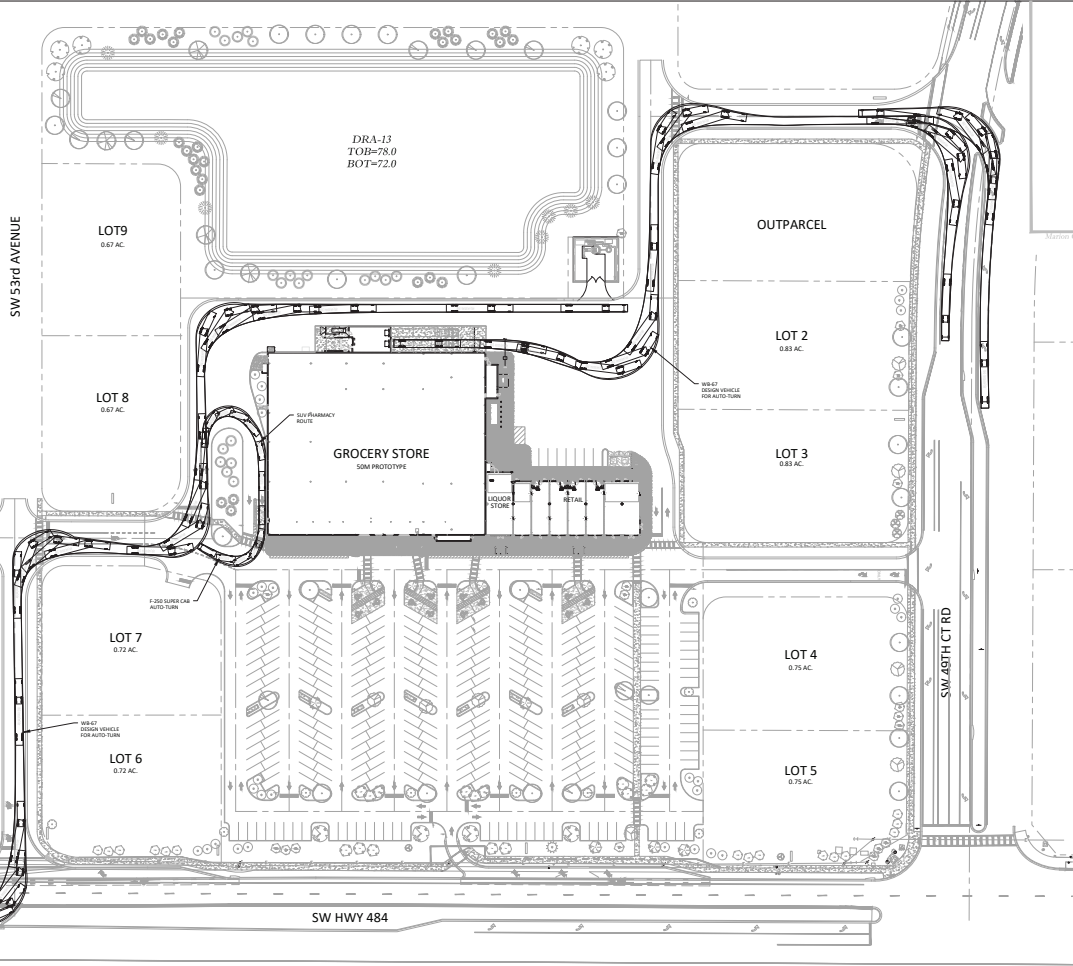
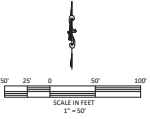
SHEET: 15.02



WB-67 DESIGN VEHICLE FOR AUTO-TURN



F-250 SUPER CAB FOR AUTO-TURN



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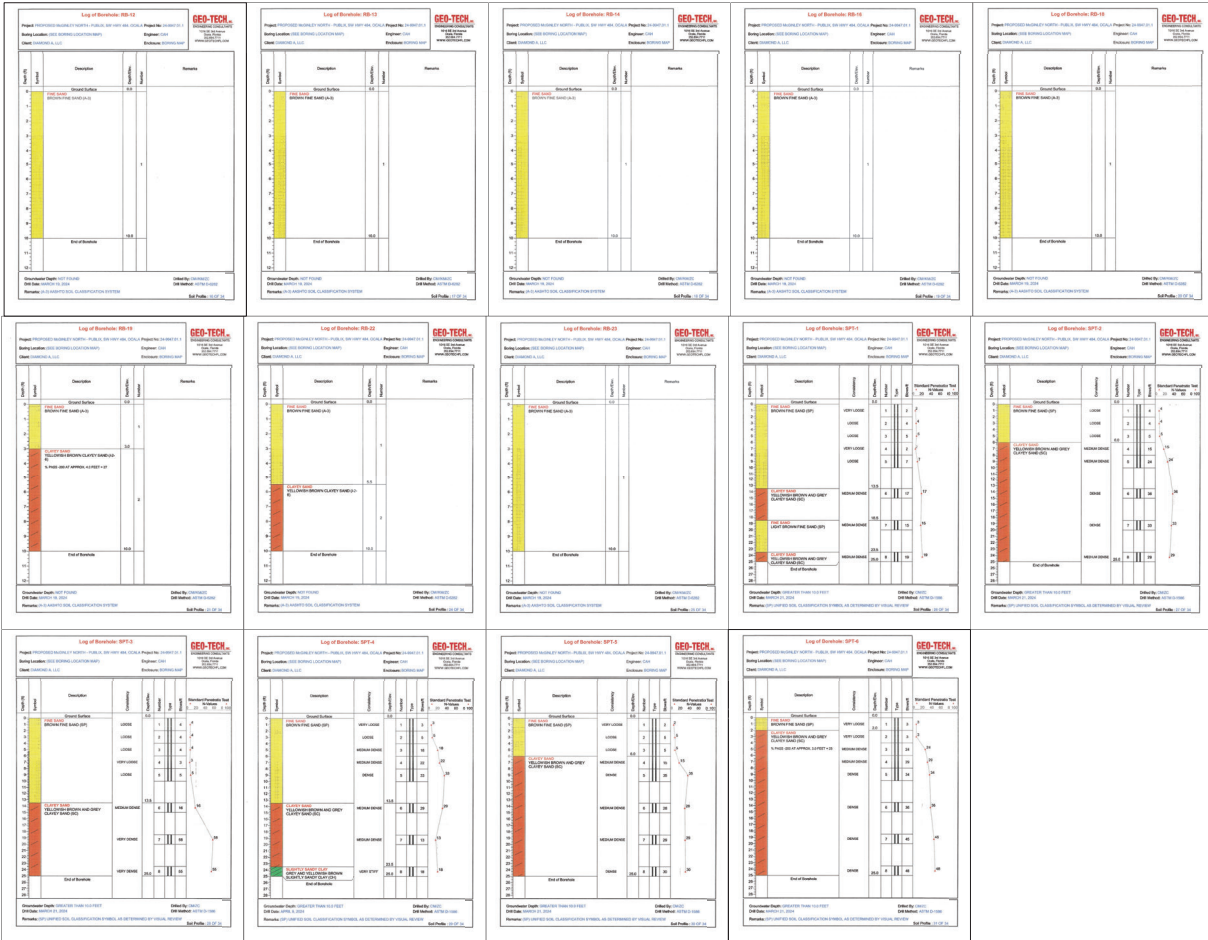
DATE	DESCRIPTION

TRUCK ROUTE PLAN
 THOMAS & ASSOCIATES
 ENGINEERING, LLC
 1720 SE 16th Ave, Room 100
 Ocala, FL 34471
 MARION COUNTY, FLORIDA

DATE	BY
08/28/25	JA
CHECKED BY	JML
FOR NO.	22-2871

SHEET 16.01

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SYD BL 02