

April 17, 2025

PROJECT NAME: STICKNEY DENTAL & AESTHETICS

PROJECT NUMBER: 2025010012

APPLICATION: MAJOR SITE PLAN #32349

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency  
STATUS OF REVIEW: INFO  
REMARKS: Criteria to be reviewed with resubmittal.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.
- 4 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: 2/14/25-add waivers if requested in future
- 5 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.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version  
STATUS OF REVIEW: INFO  
REMARKS: 4.16.25 - Current details have been corrected. If Waiver for sewer connection is denied, additional details will be reviewed for sewer requirements. 2.24.25 - C5.3 - UT details to be updated to current 4/23/2023 versions.
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:  
STATUS OF REVIEW: INFO  
REMARKS: 4.16.25 Plan Note: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component

parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities  
STATUS OF REVIEW: INFO  
REMARKS: 4/16/25 – No fee assessed for this review. All comments have been addressed except for the sewer connection, which remains pending a waiver. 2.14.25 - \$225.00 charge for this review, V1. Utilities Plan Review Fee: 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 AR# 32349
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities comments  
STATUS OF REVIEW: INFO  
REMARKS: Marion County Utilities reserves the right to provide additional comments on future plan sets, pending the outcome of the sewer connection waiver decision. For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Will need septic permit through the Department of Health in Marion County.  
Will need biomedical waste permit through the Department of Health in Marion County
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?  
STATUS OF REVIEW: INFO  
REMARKS: No wetlands or floodplain on-site.
- 12 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)  
STATUS OF REVIEW: INFO  
REMARKS: Muhly grass should have height and plant spacing in schedule
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Marion County Utilities. Any septic shall be at least 5 ft from all property lines, to satisfaction of DOH
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.  
STATUS OF REVIEW: INFO  
REMARKS: 2/27/25 - Please indicate whether this will be a sign for single or multiple occupancy uses.  
4/14/25 - Sign is indicated. Sign shall require separate sign permit.
- 15 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Major Site Plan  
STATUS OF REVIEW: INFO

REMARKS: Verify Sunbiz and project list. 2/14/25 HR

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

16 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

17 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters

STATUS OF REVIEW: NO

REMARKS: Please add the pond side slopes to the DRA cross sections.

18 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis  
STATUS OF REVIEW: NO  
REMARKS: The Marion County LDC section 6.13.4.A defers to the methodologies of the respective water management district for rainfall depth. This project falls within the SWFWMD. Per the SWFWMD ERP applicant handbook, Volume II, Part VI, section 6.2 requires the use of the isohyetal maps included in Appendix A of the handbook. The isohyetal maps in appendix A of the handbook show this property to be in the area where a minimum of 11 inches for the 100-year, 24-hour storm and approximately 8.3 inches for the 25-year, 24-hour storm appear appropriate. These values are subject to some opinion based on interpolation between contours. But 10" and 8" for the design storms are too low for this site based on the District's isohyetal maps.
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.C - Discharge Conditions  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.2.B(6) - Freeboard  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 22 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13.4.D - Recovery Analysis  
STATUS OF REVIEW: NO  
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 23 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.  
STATUS OF REVIEW: NO  
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
- 24 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4.B - Cross access  
STATUS OF REVIEW: NO  
REMARKS: 4/16/25 - Cross-access connections are appropriately placed. Specify the extent of cross-access on plan sheet and contact the Right-of-Way Office at 352-671-8679 to obtain the appropriate template for recording the easement which must be executed prior to final plan approval. Note: Please include easement drawing in recording document.  
2/27/25 - 24' wide paved cross access from driveway to northern and southern property boundaries is required.
- 25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements  
STATUS OF REVIEW: NO  
REMARKS: 4/16/25 – Comment remains. The Engineer of Record has requested a waiver for the sewer connection. Reviews will continue to be rejected until the outcome of the waiver request is provided. Prev. 2.24.25 - C4.1 Septic Tank is shown, sewer is available. (2) MCU understands a waiver for sewer connection is being proposed. In the event of the waiver being denied, sewer connections and details will re required to be shown.

- 26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules  
STATUS OF REVIEW: NO  
REMARKS: 4.16.25 Comment remains until Waiver for sewer connection is approved or denied. 2.24.25 - C4.1 - Lift station and force main to be shown on plans. (2) Lift station locations, details sheets, elevations, and schedule data will be required to be shown on an Individual sheet (LDC 6.14.5)
- 27 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant  
STATUS OF REVIEW: NO  
REMARKS: NFPA 1, 18.5.3 requires fire hydrants to be within 400 feet of the building. Per the distance provided (465') exceeds this amount and a new hydrant shall be installed within the required distance.
- 28 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: NO  
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 29 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale  
STATUS OF REVIEW: NO  
REMARKS: Sheet Photometric is missing the North Arrow and Scale.
- 30 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: Additional 911 comments  
STATUS OF REVIEW: NO  
REMARKS: Sheet Architectural Elevations has an incorrect parcel number of 35483-103-00. It should be 35483-102-00.



# Loyde W. Sadlowski, Inc.

*Real Estate Design & Development*

7500 SW 61<sup>st</sup> Avenue, Suite 200 Ocala, Florida 34476-8314

Phone: (352) 861-0075 Fax: (352) 861-7395

[loyde@sadlowskiinc.com](mailto:loyde@sadlowskiinc.com)

April 14, 2025

RE: WAIVER REQUEST AR 32349 – WAIVER INFORMATION

## PARAGRAPH D CONTINUED

Per the Marion County Land Development code and due to the proposed use, amount of anticipated flow and distance to the available sewer, the owner of the above project is required to tie in to MCUD sewer (See the attached required design “FORCE MAIN WAIVER UTILITY PLAN”). On this project the sewer is located approximately **650LF** from the nearest property boundary, the required connection distance is **770ft**. The closest connection point is a 12” Force Main, located on the North side of State Road 200. This would require installing a private lift station, 2” service line, approx. 650 LF of 4” force main, crossing or boring under 3 Driveways, SW 62<sup>nd</sup> Court and Directional Drilling under 7 lanes of State Road. The restoration of the work areas along SW 62<sup>nd</sup> and SR 200 would also be included in the scope of work.

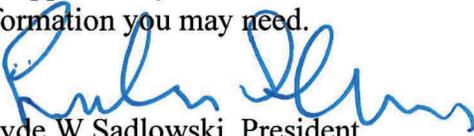
After consulting with MCUD and Carrie Hyde about possible connection credits or recouping developer expenses, if other properties tied into this new line, we were told that Marion County cannot participate in any sort of compensation for the work and existing properties could not be made to utilize this new line now or in the future, to make compensation possible.

The owner is asking for a waiver to construct an OSTDS (See attached “PROPOSED SEPTIC AND DRAINFIELD” as submitted) in lieu of connecting to county sewer. We have discussed possible OSTDS requirements, if a waiver was approved, with the Health Department. The size of the property and use, along with certain requirements such as a nitrogen reducing system, would allow for the use of an OSTDS. Due to the cost, see attached proposals and calculations, of connecting to MCU sewer of approximately \$252,000, with no chance of recovering costs compared to an OSTDS cost of \$14,600 the owner find it cost prohibitive to the project to tie in, when their needs could be met at a much more reasonable cost, with little to no negative impact to the environment or community.

The owner shall connect to MC water service, which is provided at the property. If a similar situation existed with the MC sewer, where the location did not require such extensive cost, certainly a connection would be made to sewer as well.

Please find attached to this waiver request our analysis of cost comparison for Force Main vs. OSTDS as well as quotes from various contractors who are qualified to complete the work.

We appreciate your consideration for our request and will provide whatever additional information you may need.

  
Loyde W Sadlowski, President  
Loyde W Sadlowski Inc



**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

AR 32349

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: April 14, 2025 Parcel Number(s): 35483-102-00 Permit Number: 32349 / 2025022324

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Stickney Dental and Aesthetics Commercial  Residential   
Subdivision Name (if applicable): Pidgeon Park  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract A-2

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): PRS DMD LLC - Peter Stickney, MGR  
Signature: \_\_\_\_\_  
Mailing Address: 17750 SW 61ST LANE RD 34432-9524 City: DUNNELLON  
State: FL Zip Code: 34432-9524 Phone # 352-  
Email address: stickneydental@gmail.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Loyde W Sadlowski Inc. Contact Name: Loyde Sadlowski  
Mailing Address: 7500 SW 61st Ave. Suite 200 City: Ocala  
State: FL Zip Code: 34476 Phone # 352-861-0075  
Email address: loyde@sadlowskiinc.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): Marion County LDC 6.14.2  
Reason/Justification for Request (be specific): Per code the developer is required to tie in to the MCUD sewer main. The main is located on the opposite side (North) of SR 200, which is a 7 lane hwy. The cost of construction of the force main, lift station, boring under SR 200, as well as the ROW and driveway repairs is extremely cost prohibitive when compared to an OSTDS which would be acceptable per Enviornmental Health with certain provisions.

(cont'd attached)

**DEVELOPMENT REVIEW USE:**

Received By: Walk-in Date Processed: 4/17/25 BM Project # 2025010012 AR # 32349

4/14/25 CF

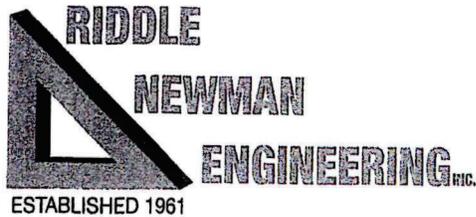
ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

**FORCE MAIN VS. ON SITE SEPTIC  
STICKNEY DENTAL**

			<b>FORCE MAIN</b>	<b>ON SITE</b>
<b>ENGINEERING - SEE ATTACHED EX. A</b>	1	LS	\$ 4,500.00	\$ -
<b>PERMIT</b>	1	LS	\$ -	\$ 475.00
<b>MOT - SEE ATTACHED EX. B</b>	1	LS	\$ 4,500.00	\$ 400.00
<b>FORCE MAIN 4" - SEE ATTACHED EX. B</b>	675	LF	\$ 82,000.00	\$ -
<b>DIRECTIONAL BORING</b>			ABOVE	\$ -
<b>ROW REPAIR</b>			ABOVE	\$ -
<b>TRAFFIC MOB</b>			ABOVE	
<b>DRIVEWAY REPAIR</b>			ABOVE	\$ -
<b>LIFT STATION - SEE ATTACHED EX. B</b>	1	EA	\$ 120,000.00	\$ -
<b>TANK / DRAINFIELD - SEE ATTACHED EX. C</b>	1	EA	\$ -	\$ 11,850.00
<b>SURVEY - ESTIMATED</b>	1	EA	\$ 900.00	\$ -
<b>SOD AND FINE GRADING - SEE ATTACHED EX. D</b>	9000	SF	\$ 4,050.00	\$ -
<b>GRADING</b>			ABOVE	\$ -
<b>MCUD FEES</b>			\$ 9,011.56	\$ -
<b>SUBTOTAL</b>			\$ 224,961.56	\$ 12,725.00
<b>SUPERVISION</b>			\$ 4,500.00	\$ 500.00
<b>PROFIT AND OVERHEAD</b>			\$ 23,000.00	\$ 1,400.00
<b>TOTAL COST</b>			<b>\$ 252,461.56</b>	<b>\$ 14,625.00</b>

# EXHIBIT A

Keith E. Riddle, P.E.



May 29, 2024

Loyde Sadlowski  
Loyde W. Sadlowski, Inc.  
7500 SW 61<sup>st</sup> Avenue, Suite #200  
Ocala, FL 34476

**RE: *Stickney Dental & Aesthetics***  
***Off-Site Sanitary Sewer Design and Permitting***  
***Civil Engineering Proposal***

Civil  
Engineering

Structural  
Engineering

Land  
Development

Drinking  
Water

Wastewater

Stormwater  
Management

Environmental  
Permitting

We are pleased to submit this proposal for providing Professional Civil Engineering Services for the above referenced project. Our original proposal (dated 2/21/2024) for the on-site design and permitting is still valid with no proposed changes. That proposal was based on water and sewer utilities being available at the site. It has come to our attention that the Sanitary Sewer service will require an on-site pump station and will connect to existing an existing sewer force main on the North side of State Road 200. This proposal is for the off-site utility design and permitting as required. We have estimated the following scope of work for preparing the plans and permitting for this project.

- We will meet with Marion County Utilities (MCU) to review the force main route and connection point.
- Based on the locations discussed with MCU, we will prepare the Final Engineering Utility Plan in accordance with the requirements of Marion County Utilities.
- Design to include the pump station and force main from the site to the connection point.
- Prepare Plan application and submittal packages for submittal to Marion County Utilities for review and approval.
- Prepare application and submittal package to DEP for Sanitary Sewer Collection Permitting.
- Coordinate responses to all questions/requests for additional information from the agencies referenced above.
- Attend all the required meetings/site visits with the client and the agencies referenced above.
- Provide Construction Administrative Services including shop drawing review, periodic site visits, and final certifications to MCU and DEP.

For our services we would request a lump sum fee of \$4,500.00 plus the cost of printing.

The above fee includes all miscellaneous expenses including Xerox copies, mileage, phone, faxes, and first class postage. Engineering prints (24" x 36") will be billed at the rate of \$2.00 per sheet for all required design, permitting, & construction related plan sets. Invoices shall be submitted monthly for the portion of work completed and shall be paid within two (2) weeks.

The above scope and fee are based upon the following assumptions:

1. All on-site design and permitting shall be per the original proposal dated 2/21/2024.

...

Loyde Sadlowski  
May 29, 2024  
Page No. 2

2. Right-of-Way surveying for SW 62<sup>nd</sup> Court and State Road 200 for the off-site sewer service shall be provided by others. Locations of existing utilities within the ROWs, including the existing MCU force main, shall be shown on the survey.
3. Legal Services (if required) shall be provided by others.
4. Permit application/submittal fees for the various agencies are not included in the fees stated above.
5. FDOT ROW Utility Permitting shall be handled by the Site Contractor prior to construction. We will provide signed and sealed copies of the plan for his submittal.
6. This proposal is only valid in conjunction with the approval of the previous proposal dated 2/21/2024.
7. Record drawing preparation will be based on as-built information supplied by the Site Contractor.

We appreciate the opportunity to provide the necessary Civil Engineering services for this project and should you have any questions regarding this proposal, please do not hesitate to call. Your signature below shall indicate your acceptance of the terms and conditions of this proposal.

Respectfully submitted,

**RIDDLE - NEWMAN ENGINEERING, INC.**



Keith E. Riddle, P.E.  
President

**Your signature below shall indicate your acceptance of the terms and conditions of this proposal.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

EXHIBIT B



**T&C Underground, Inc.**

7490 SW 38<sup>th</sup> Ave

Ocala, FL 34476

Ph:(352)266-5528

Fax:(352)873-1845

**Submitted to:**  
**Loyde Sadlowski Inc**

**Date Submitted:**  
**March 26, 2025**

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**Job Name of Proposed work:**

**Stickney Dental**

**Description of Proposed Work is as follows:**

- |  |                     |
|--|---------------------|
| 1. MOT                                       | <b>\$ 4,500.00</b>  |
| 2. 6" Sewer with Fiberglass Lift Station     | <b>\$120,000.00</b> |
| 3. 4" Force Main with Directional Bore & Tap | <b>\$ 82,000.00</b> |

**Total** **\$206,500.00**

**NOTES:**

1. Price does not include removal or replacement of unsuitable materials if encountered, televising of utility lines if required, trench drains, density testing, as-builts, any **permits**, or dewatering.
2. All materials & labor guaranteed to be as specified & in accordance with the drawings & specifications.
3. **Due to current market conditions T&C Underground cannot guarantee pricing past 10 days.**
4. **Structures & Materials have a 12–15-week lead time.**

**Accepted by:** \_\_\_\_\_ **Date:** \_\_\_\_\_

# EXHIBIT C

## Estimate

Chad's Water Works Plumbing, LLC  
 4606 NE Jacksonville Road  
 Ocala, FL 34479  
 +13525982557  
 CHAD@CHADSWATERWORKS.COM  
 www.chadswaterworks.com



**ADDRESS**  
 LOYDE W. SADLOWSKI INC.  
 7500 SW 61ST STREET AVE STE  
 200  
 OCALA, FLORIDA 34476

ESTIMATE #	DATE	
9470	02/10/2025	

ACTIVITY	QTY	RATE	AMOUNT
<b>WE WILL PROVIDE LABOR AND MATERIALS FOR THE FOLLOWING:</b>			
-TWO1050 GALLON POLY SEPTIC WITH DUAL CHAMBER TANK			
-482 SQ FT INFILTRATORS			
-COVER AFTER INSPECTION			
-DRAINFIELD WILL BE IN GROUND NITROGEN REDUCING BIOFILTER MEDIA SYSTEM AKA "INRB" (INCLUDES EXISTING SOIL REMOVAL & NEW MEDIA FILTER)			
<b>PLUMBING:MISC. SERVICES:SERVICES</b>	1	11,850.00	11,850.00
<b>SEPTIC</b>			

**TOTAL** \$11,850.00

Thank you for your business! We accept ACH payments, and check can be mailed to 4606 NE Jacksonville Road, Ocala, FL 34479.  
 Thank you for giving us the opportunity to quote you a price for your plumbing needs!

Please note all labor and materials provided by Chad's Water Works Plumbing, LLC. includes a 1 year warranty, excluding clog clearing.

Accepted By

Accepted Date

\*DOES NOT INCLUDE PERMIT FEES UNLESS STATED OTHERWISE\*  
 \*\*THIS ESTIMATE IS VALID FOR 28 DAYS FROM THE DATE SHOWN ABOVE.\*\*  
 \*\*\*ALL CHANGE ORDERS MUST BE WRITTEN, SIGNED & APPROVED PRIOR TO INSTALLATION!\*\*\*

# EXHIBIT D

# Estimate

**LOYDE W. SADLOWSKI, INC.**  
 OCALA, FL 34476  
 (352)861-0075 FAX: (352)861-7395  
 7500 SW 61st AVENUE

Date	Estimate #
4/14/2025	41

**Customer**

PRS DMD, LLC  
 17750 SW 61st LANE ROAD  
 DUNNELLON, FL 34432

**Project**

**2024.400 - Stickney Dental**

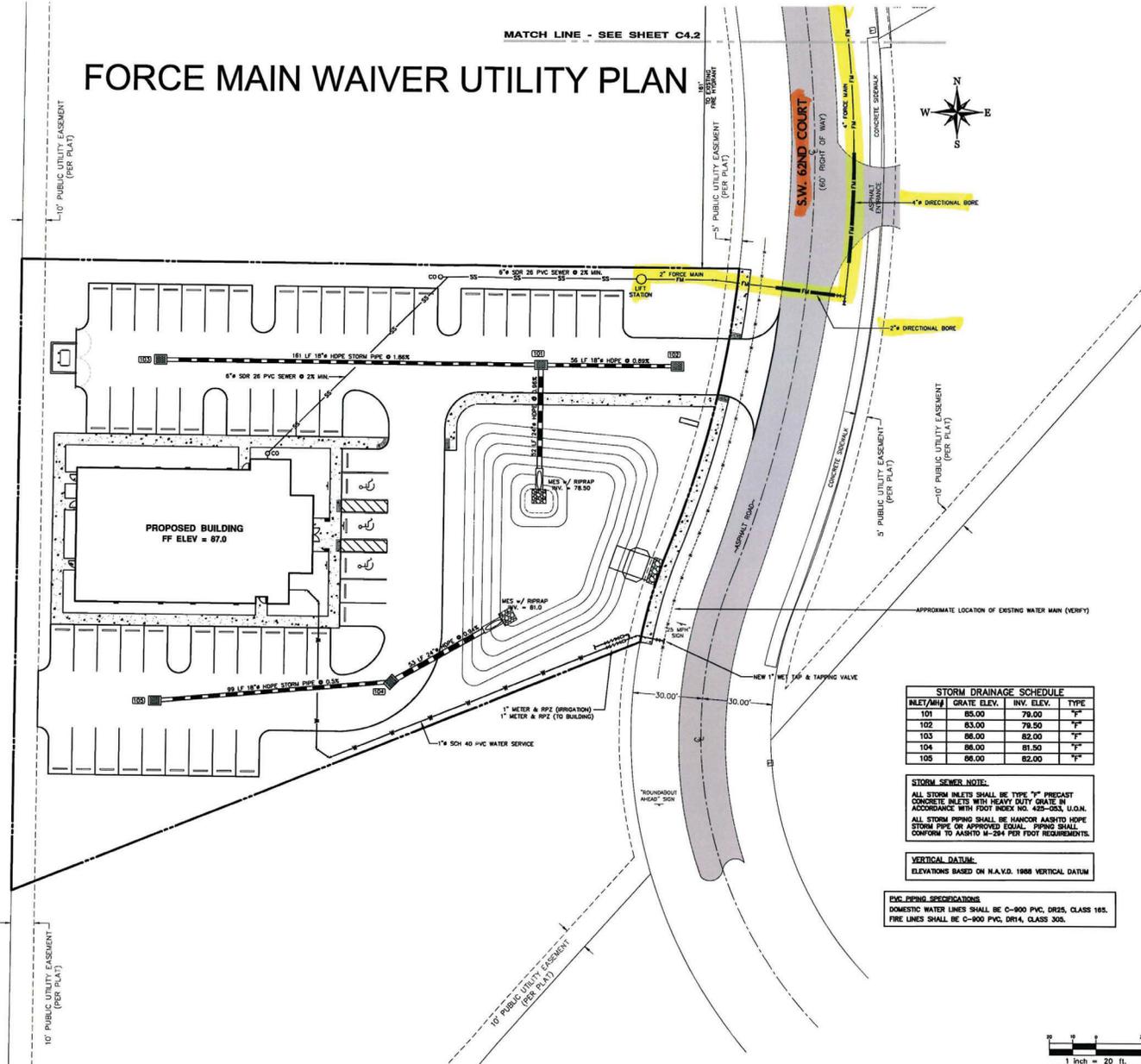
Item	Description	Qty	U/M	Unit Cost	Total
2.14	Landscaping - SOD	9,000.00		0.30	2,700.00
2.01	Site Work - FINISH GRADING	9,000.00		0.15	1,350.00
<b>THANK YOU FOR YOUR BUSINESS!</b>				<b>Total</b>	<b>\$4,050.00</b>

**E-mail** Loyde@SadlowskiInc.com

**Fax #** 352-861-7395

# FORCE MAIN WAIVER UTILITY PLAN

MATCH LINE - SEE SHEET C4.2



CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

**WASTEWATER COLLECTION SYSTEMS**  
MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCE MAINS, LIFT STATIONS, AND PRESSURE TESTING REQUIREMENTS SHALL CONFORM TO SECTIONS 7.2 AND 7.3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC GRAVITY SEWER PIPE SHALL BE SDR-26.

**WATER DISTRIBUTION SYSTEMS**  
MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING PIPE, FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, PRESSURE TESTING AND DISINFECTION SHALL CONFORM TO SECTIONS 7.2 AND 7.3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC PIPE SHALL BE DR-16.

**WATER/SEWER POINT OF CONTACT:**  
MARION COUNTY UTILITIES  
JOSH KRAMER, MAINTENANCE MANAGER  
PHONE: (352) 436-3263

NO COOKING OR FOOD PREPARATION PROPOSED IN BUILDING AND THUS NO GREASE TRAP REQUIRED.

ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE STORM SEWER SYSTEM VIA GUTTERS, DOWNSPOUTS, AND UNDERGROUND PIPING.

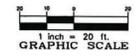
TOTAL AREA OF IRRIGATION = 9 sq. ft.

STORM DRAINAGE SCHEDULE			
INLET/MANHOLE	GRATE ELEV.	INV. ELEV.	TYPE
101	85.00	79.00	"F"
102	83.00	78.50	"F"
103	86.00	82.00	"F"
104	86.00	81.50	"F"
105	86.00	82.00	"F"

**STORM SEWER NOTE:**  
ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FOOT RUCKER NO. 425-DR, U.S.A.  
ALL STORM PIPING SHALL BE HANCOCK A&S/HTO HOPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FOOT REQUIREMENTS.

**VERTICAL DATUM:**  
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

**PVC PIPING SPECIFICATIONS**  
DOMESTIC WATER LINES SHALL BE C-900 PVC, DR25, CLASS 185.  
FIRE LINES SHALL BE C-900 PVC, DR14, CLASS 305.



**RIDDLE NEWMAN ENGINEERING INC.**  
12250 W. U.S. HWY. 1  
SUITE 200  
FORT LAUDERDALE, FL 33414  
PHONE: (352) 797-7482  
FAX: (352) 797-7483  
WWW.RIDDLE-NEWMAN.COM

**RIDDLE NEWMAN ENGINEERING INC.**  
PROJECT NO. 2412

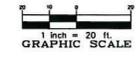
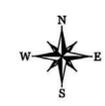
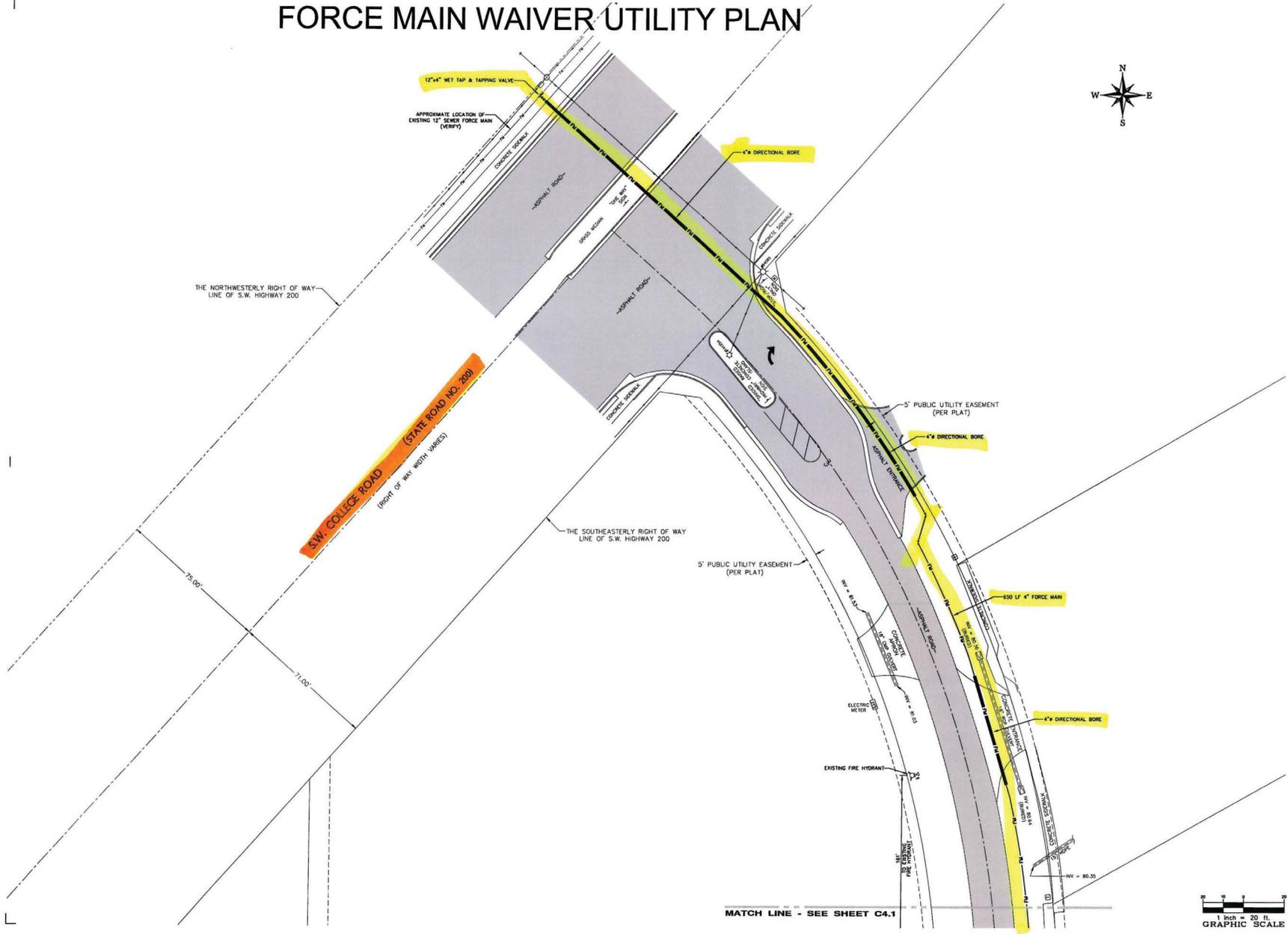
**PRELIMINARY**  
NOT FOR CONSTRUCTION

DATE: 9/11/24  
SCALE: 1"=20'

**UTILITY PLAN**  
**STICKNEY DENTAL & AESTHETICS**  
MARION COUNTY  
FLORIDA

**C4.1**

# FORCE MAIN WAIVER UTILITY PLAN



MATCH LINE - SEE SHEET C4.1

PRELIMINARY  
 NOT FOR CONSTRUCTION

OFF-SITE UTILITY PLAN  
 STICKNEY DENTAL & AESTHETICS  
 MARION COUNTY  
 FLORIDA

SHEET NO. C4.2

DATE	REV. #

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 GAITHERSBURG, MD 20878  
 PHONE (301) 781-7482  
 FAX (301) 781-7483  
 WWW.RIDDLE-NEWMAN.COM  
 CALIF. LICENSE # 600022863

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 GAITHERSBURG, MD 20878  
 PHONE (301) 781-7482  
 FAX (301) 781-7483  
 WWW.RIDDLE-NEWMAN.COM  
 CALIF. LICENSE # 600022863

DESIGN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1"=20'  
 DATE: 9/11/24  
 SHEET NO. 24.12

FILE: \A\Stickney Dental & Aesthetics - © 2024 RIDDLE - NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED

# WAIVER REQUEST PROPOSED SEPTIC AND DRAINAGE AS SUBMITTED

STATION	FINISH ELEV.	PIPE SIZE	PIPE TYPE
102	85.00	12"	"C"
103	85.50	18"	"C"
104	81.00	77.00	"C"
105	81.00	77.00	"C"

\* SEE DETAIL R

### STORM SEWER NOTE:

ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FOOT INSET NO. 429-003, U.G.M. ALL STORM PIPING SHALL BE HANCOCK AASHTO HOPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-204 PER FOOT REQUIREMENTS.

### VERTICAL DATUM:

ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

### PVC PIPING SPECIFICATIONS:

DOMESTIC WATER LINES SHALL BE C-900 PVC, DR20, CLASS 105. FINE LINES SHALL BE C-900 PVC, DR14, CLASS 305.

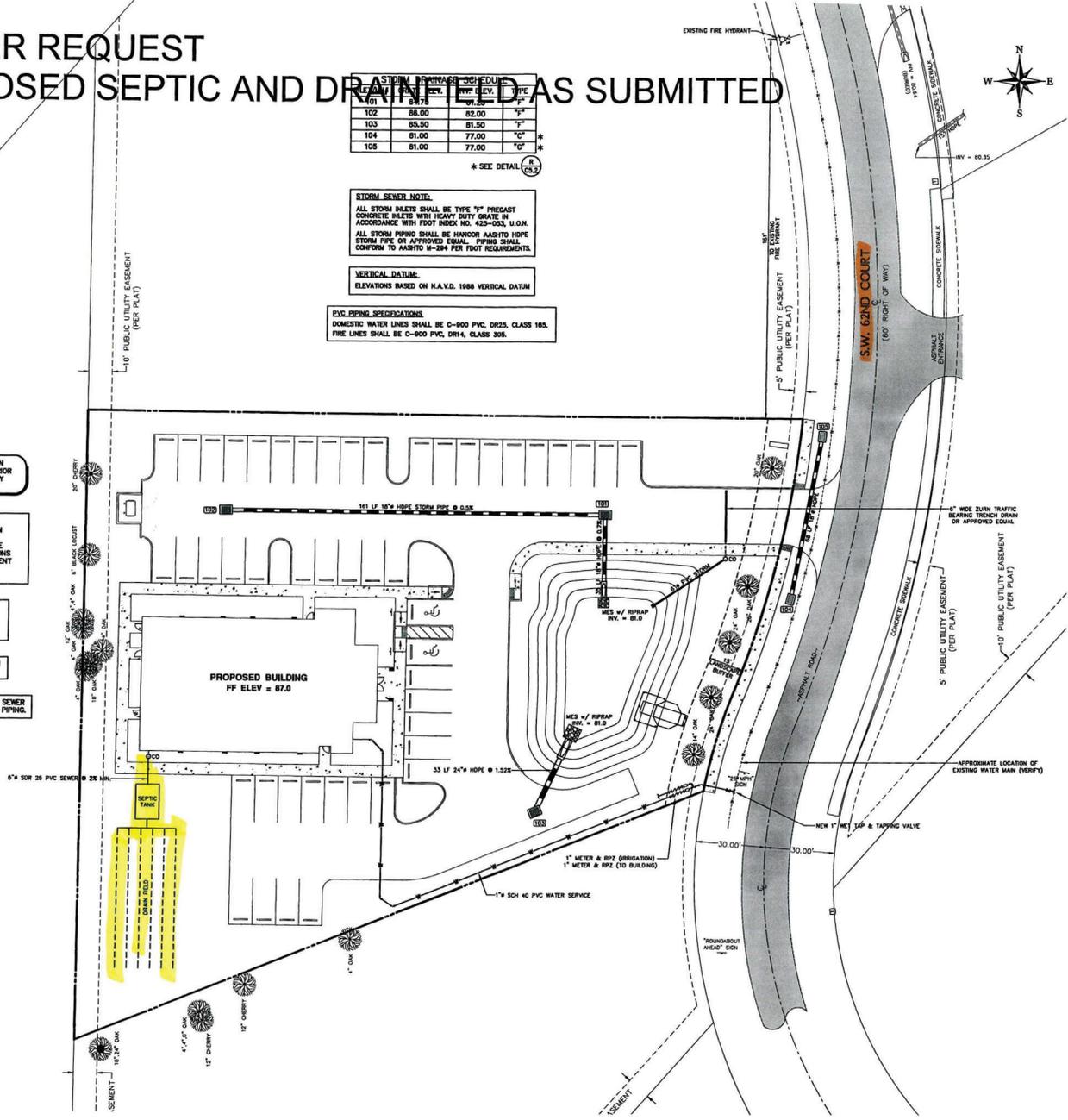
CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

**WATER DISTRIBUTION SYSTEMS**  
MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, PRESSURE TESTING, AND DISINFECTION SHALL CONFORM TO SECTIONS 7.2 AND 7.3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE PSP REGULATIONS. ALL PVC PIPE SHALL BE DR-18.

**WATER/SEWER POINT OF CONTACT:**  
MARION COUNTY UTILITIES  
JOSH KEAMER, MAINTENANCE MANAGER  
PHONE (352) 436-2383

NO COOKING OR FOOD PREPARATION PROPOSED IN BUILDING AND THUS NO GREASE TRAP REQUIRED.

ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE STORM SEWER SYSTEM VIA GUTTERS, DOWNSPOUTS, AND UNDERGROUND PIPING.



RIDDLE NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34748  
PHONE (352) 797-7412  
FAX (352) 797-7412  
WWW.RNE.COM

**RIDDLE NEWMAN ENGINEERING INC.**

---

KEITH E. RIDDLE, P.E.  
P.L.C. (REG. NO. 30065)

---

UTILITY PLAN

**STICKNEY DENTAL & AESTHETICS**  
MARION COUNTY  
FLORIDA

---

DATE: 1/27/23  
SCALE: 1"=20'  
DRAWN BY: [unintelligible]  
CHECKED BY: [unintelligible]  
PROJECT NO. 2412

FILE: 124120000001 Detail & Asstition © 2023 RIDDLE NEWMAN ENGINEERING, INC. ALL RIGHTS RESERVED.

SHEET NO. **C4.1**

# STICKNEY DENTAL

## MARION COUNTY, FLORIDA

### LEGAL DESCRIPTION

(PER OFFICIAL RECORDS BOOK 8219, PAGE 985, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)  
TRACT A-2, PIGEON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 189 AND 190, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

### CONCURRENCY NOTE

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

### WAIVER

ARTICLE 6, DIV 14, SECTION 6.14.2 - CONNECTION REQUIREMENTS - WAIVER REQUESTED TO UTILIZE ON-SITE SEPTIC TANK UNTIL SUCH TIME AS CENTRALIZED SEWER BECOMES AVAILABLE. COST TO RUN FORCE MAIN TO SR 200 AND UNDERNEATH THE HIGHWAY IS PROHIBITIVE. OTHER DEVELOPMENTS ALONG THE FORCE MAIN ROUTE ARE EXISTING AND ALREADY APPROVED ON SEPTIC TANKS, THUS COST SHARING IS NOT AN OPTION.

### TRAFFIC DATA

LAND USE: MEDICAL - DENTAL OFFICE  
LAND USE CODE: 720  
ITE 3TH ADDITION  
PM PEAK HOURS RATE = 4.45 PER 1,000 square feet  
PEAK HOUR TRIPS = 4.45 x 5.65 = 25  
40% ENTERING, 60% EXITING

### WATER/SEWER POINT OF CONTACT

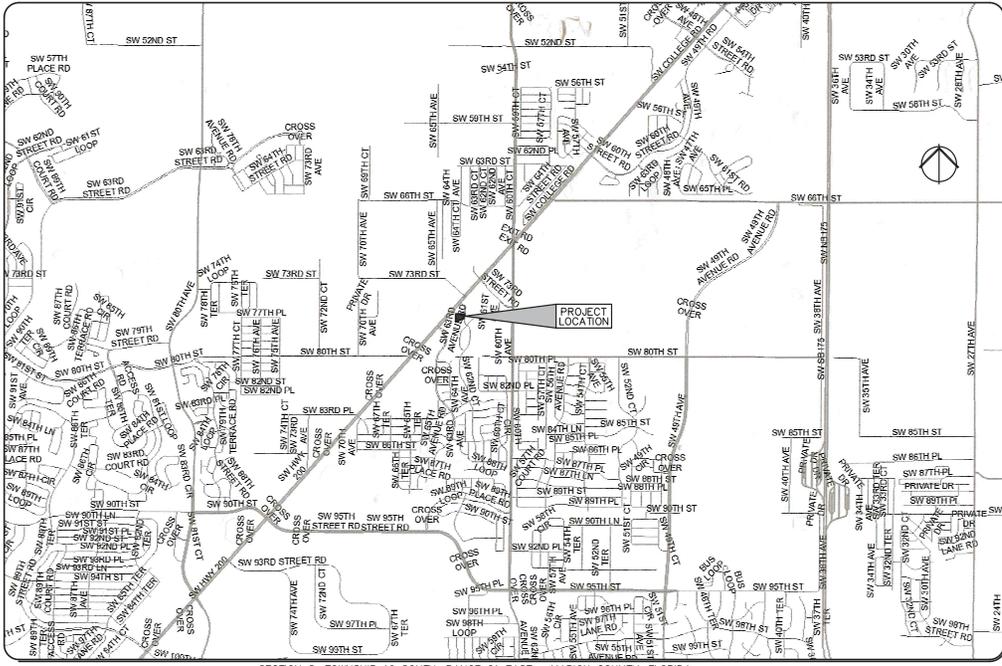
MARION COUNTY UTILITIES CUSTOMER SERVICE 247/365  
1800 US 441 BELLEVUE, FL 34420  
PHONE (352) 307-8000

### GENERAL NOTES

- BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY PREECE LAND SURVEYING, DATED 7/23/2024.
- CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
- CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
- ALL DISTURBED OPEN AREAS SHALL BE SOODED OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
- CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
- CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
- ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH MARION COUNTY UTILITY REQUIREMENTS. CONSTRUCTION OF UTILITIES SHALL BE INSPECTED BY MARION COUNTY UTILITIES (MCU). CONTACT MCU CONSTRUCTION OFFICE MARK RUDOWSKIE AT 352-843-0476.
- ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SWALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES MATERIAL PASSING THE NO. 200 SIEVE SHALL BE LESS THAN 5%.
- THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.
- NO CHANGE TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
- WATER: POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT. ONSITE WATERMANS WILL BE OWNED AND MAINTAINED BY OWNER.
- SEWER: WASTEWATER COLLECTION WILL BE PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT. ONSITE SEWER WILL BE OWNED AND MAINTAINED BY OWNER.
- GARBAGE: SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.
- EASEMENTS: ALL EASEMENTS ARE DESIGNATED ON THE PLANS.
- TREE LOCATION: THE PROPOSED PROJECT WILL BE CONSTRUCTED ON A PREVIOUSLY MASS GRADEN PARCEL.
- FEMA DESIGNATION: THE PROJECT LIES WITHIN FEMA FLOOD ZONE "X", AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FOR FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NOS: 120160 09050; EFFECTIVE AUGUST 26, 2008.
- DRAINAGE: ONSITE RETENTION AREA. THE ONSITE STORM WATER COLLECTION SYSTEM WILL BE MAINTAINED BY DEVELOPER.
- ALL ROADS, PAVINGS, DRAINS AND DRAINAGE EASEMENTS ARE PRIVATELY OWNED AND SHALL BE MAINTAINED BY DEVELOPER.
- ALL NEW FIRE HYDRANTS INSTALLED WITH THIS PROJECT SHALL BE INSTALLED, TESTED, AND PAINTED PER NFPA 291, BY A THIRD PARTY CONTRACTOR. TESTING SHALL BE WITNESSED BY THE MARION COUNTY FIRE INSPECTOR AND COPIES OF THE HYDRANT FLOW DATA SHALL BE PROVIDED TO THE MARION COUNTY FIRE INSPECTOR.
- ALL CONSTRUCTION TRAFFIC MUST APPROACH THE SITE FROM SW HWY 200. NO CONSTRUCTION TRAFFIC TO TRAVEL SOUTH ON SW 62ND COURT BEYOND PROJECT DRIVEWAY.

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND REQUIREMENTS OF THE MARION COUNTY AND STATE OF FLORIDA. (SEAL AND SIGNATURE OF ENGINEER)

KEITH E. RIDDLER, P.E.  
DATE: \_\_\_\_\_



SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST • MARION COUNTY, FLORIDA

**LOCATION PLAN**  
SCALE: 1"=2,000'



### SITE DATA

PARCEL ID# 35483-102-00  
TOTAL AREA = 61,299 sq.ft. (1.41 ac.)  
PROPOSED IMPERVIOUS AREA = 32,164 sq.ft. (0.74 ac.)  
PERCENT IMPERVIOUS AREA = 52.5% (of total area)  
LOT IS PERMITTED FOR A MAXIMUM OF 60% IMPERVIOUS SURFACE RATIO.  
PROPOSED OPEN SPACE = 42.5%  
FLOOD ZONE = "X"  
ZONING = B-2  
FUTURE LAND USE = COMMERCIAL  
OVERLAY ZONE = SECONDARY SPRING PROTECTION ZONE  
MINIMUM LOT AREA = NONE  
MINIMUM LOT WIDTH = NONE  
MAXIMUM BUILDING HEIGHT = 50'  
PROPOSED BUILDING HEIGHT = 25'  
MAXIMUM FLOOR AREA RATIO (FAR) = 1.0  
PROPOSED FAR = 0.09  
SETBACKS: FRONT = 40' / SIDE = 10' / REAR = 25'  
EXISTING USE OF SITE = VACANT  
PROPOSED USE OF SITE = MEDICAL OFFICE BUILDING  
PROPOSED BUILDING SQUARE FOOTAGE = 5,653 sq.ft. (LEASABLE SPACE)  
PARKING REQUIRED = 1 per 200 sq.ft. = 23 spaces  
PARKING PROVIDED = 48 spaces  
ALL CONSTRUCTION COVERED BY THESE PLANS COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.  
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.  
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

SHEET INDEX	
C1.1	COVER SHEET
C1.2	STORMWATER POLLUTION PREVENTION PLAN
C1.3	TREE REMOVAL PLAN
C2.1	GEOMETRY PLAN
C3.1-C3.2	GRADING & DRAINAGE PLANS
C4.1	UTILITY PLAN
C5.1-C5.3	DETAIL SHEETS

CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

### OWNER / APPLICANT

**Peter Stickney, Manager**  
**PRS DMD, LLC**  
17750 SW 61st Lane Road  
Dunnellon, Florida 34432  
Phone (352) 854-2000

### CONTRACTOR

**Loyde W. Sadtowski**  
**Loyde W. Sadtowski, Inc.**  
7500 SW 61st Avenue, Suite 200  
Ocala, Florida 34476  
Phone (352) 861-0075

### ENGINEER

**Keith E. Riddler, P.E.**  
**Riddle - Newman Engineering, Inc.**  
115 North Canal Street  
Leesburg, Florida 34748  
Phone (352) 787-7482  
Fax (352) 787-7412

### SURVEYOR

**Glen H. Preece, Jr.**  
**Preece Land Surveying, Inc.**  
Belthoether Professional Park  
2201 S.E. 30th Avenue, Suite 102  
Ocala, Florida 34471  
Phone (352) 351-0091

I HEREBY CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS, SHALL PERSONALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

Owner \_\_\_\_\_ DATE \_\_\_\_\_  
Stickney Dental

RIDDLE - NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34748  
PHONE (352) 787-7412  
FAX (352) 787-7412  
keith@riddlenewman.com  
July 15, 2024

RIDDLE  
NEWMAN  
ENGINEERING INC.  
ESTABLISHED 1988

DATE: \_\_\_\_\_

REV # \_\_\_\_\_

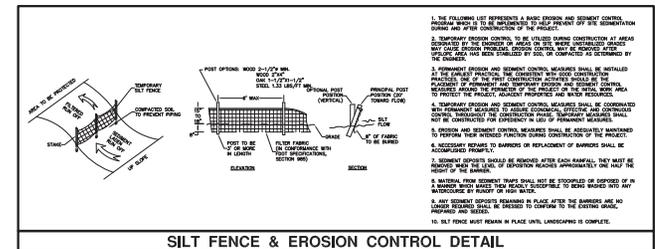
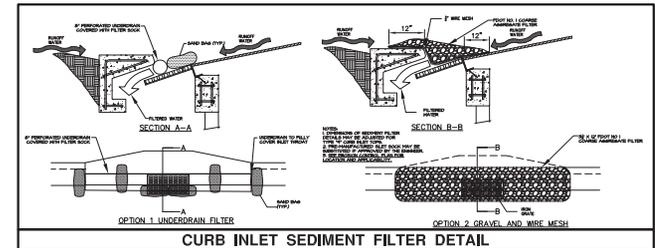
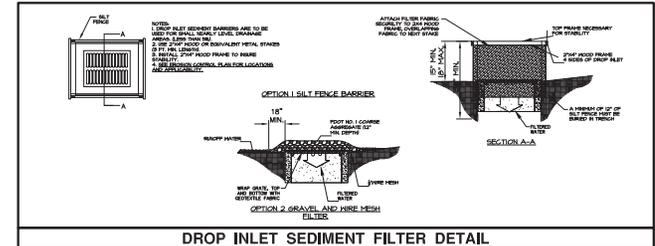
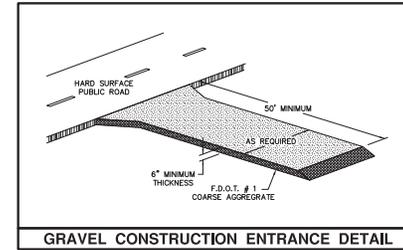
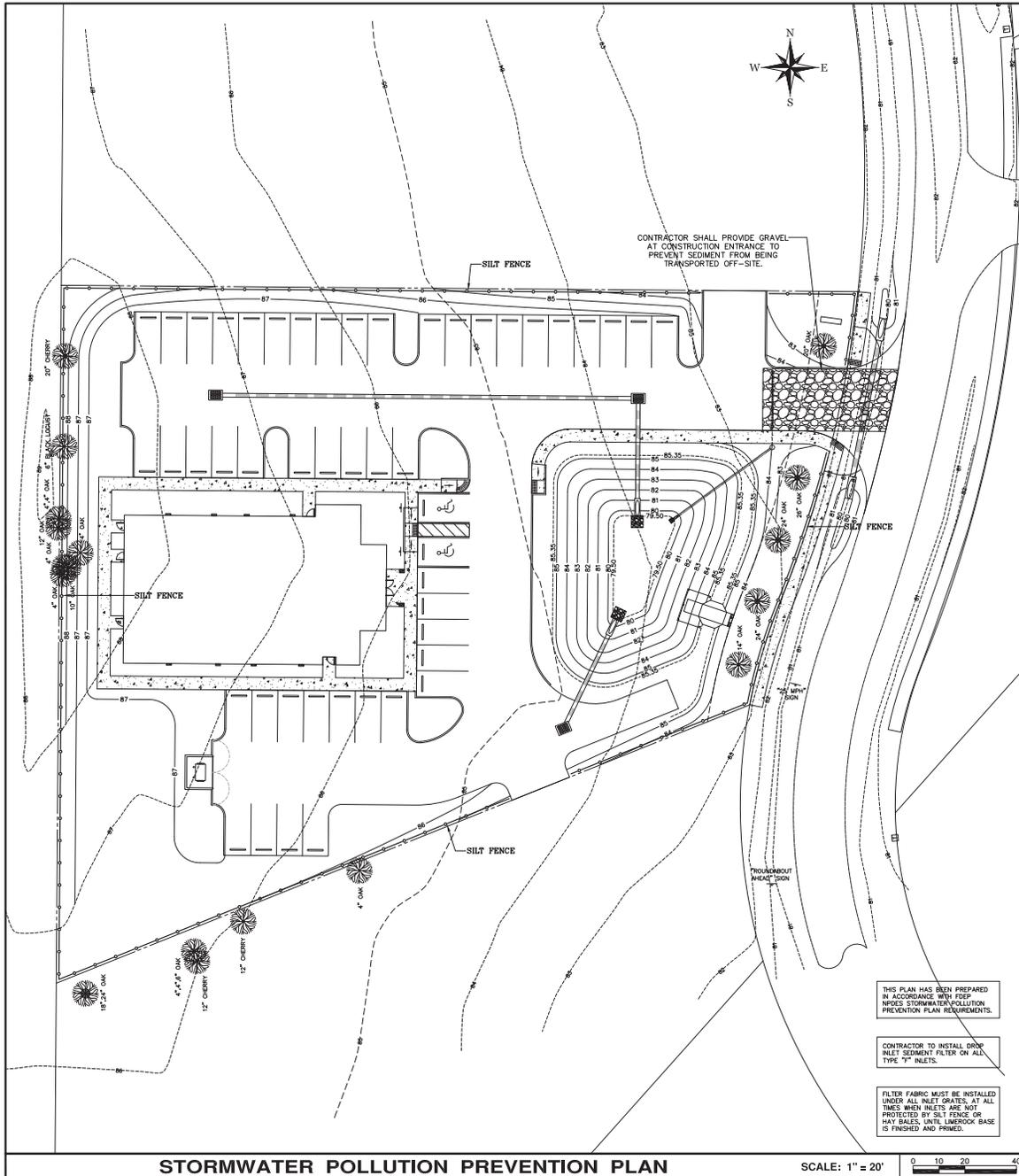
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REV # \_\_\_\_\_

REV # \_\_\_\_\_

DATE: \_\_\_\_\_

DATE



**NPDES Requirements**

- Federal Law prohibits all point source discharge of pollutants, which includes the discharge of stormwater associated with large (greater than 5 acres) construction activities or small (less than 5 acres and greater than 1 acre) construction activities, to waters of the United States without a National Pollutant Discharge Elimination System (NPDES) permit. Under the State of Florida's authority to administer the NPDES stormwater program, operations that have stormwater discharge associated with large or small construction activities to surface waters of the State, including through a Municipal Separate Storm Sewer System (MS4, i.e. Town, City or County), shall obtain coverage either under a General permit or an Individual permit.
- The Contractor shall obtain the NPDES permit during the permitting process.
- The Contractor shall prepare the Storm Water Pollution Prevention Plan (SWPPP). Contractor may obtain information pertaining to the NPDES program online at [www.dep.state.fl.us/water/stormwater/npdes](http://www.dep.state.fl.us/water/stormwater/npdes). The Contractor shall be responsible for maintenance of the site in accordance with the SWPPP. The Contractor will be required to comply with all requirements of the SWPPP and have it posted on-site along with the Erosion Control Plan, the NPDES permit, and the completed Inspection Report Form. The Contractor shall be responsible for all erosion control practices defined in the SWPPP and associated penalties for non-compliance with the NPDES requirements contained in the SWPPP and the NPDES permit. The cost of all compliance-related activities shall be included in the bid submitted by the Contractor.
- The NPDES permit requires at least weekly inspections of the site and inspections within 24 hours following any rainfall event exceeding 0.5" inches. The Contractor is responsible for the weekly inspection and post-rainfall event inspections and these inspections are required to be made by a "Qualified" inspector. These inspections must document compliance with the permit and the SWPPP and the inspector shall complete the Stormwater Pollution Prevention Plan Inspection Report Form. The Contractor can obtain a sample copy of the Inspection Report Form from the Engineer. The Contractor can contact the FDEP at (850) 245-7122 for additional information on qualified inspectors or additional information on the NPDES requirements.

**NPDES REQUIREMENTS**

RIDDLE - NEWMAN ENGINEERING, INC.  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34748  
TEL: (352) 767-7412  
FAX: (352) 767-7412  
keith@riddle-nem.com  
url: www.riddle-nem.com

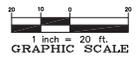
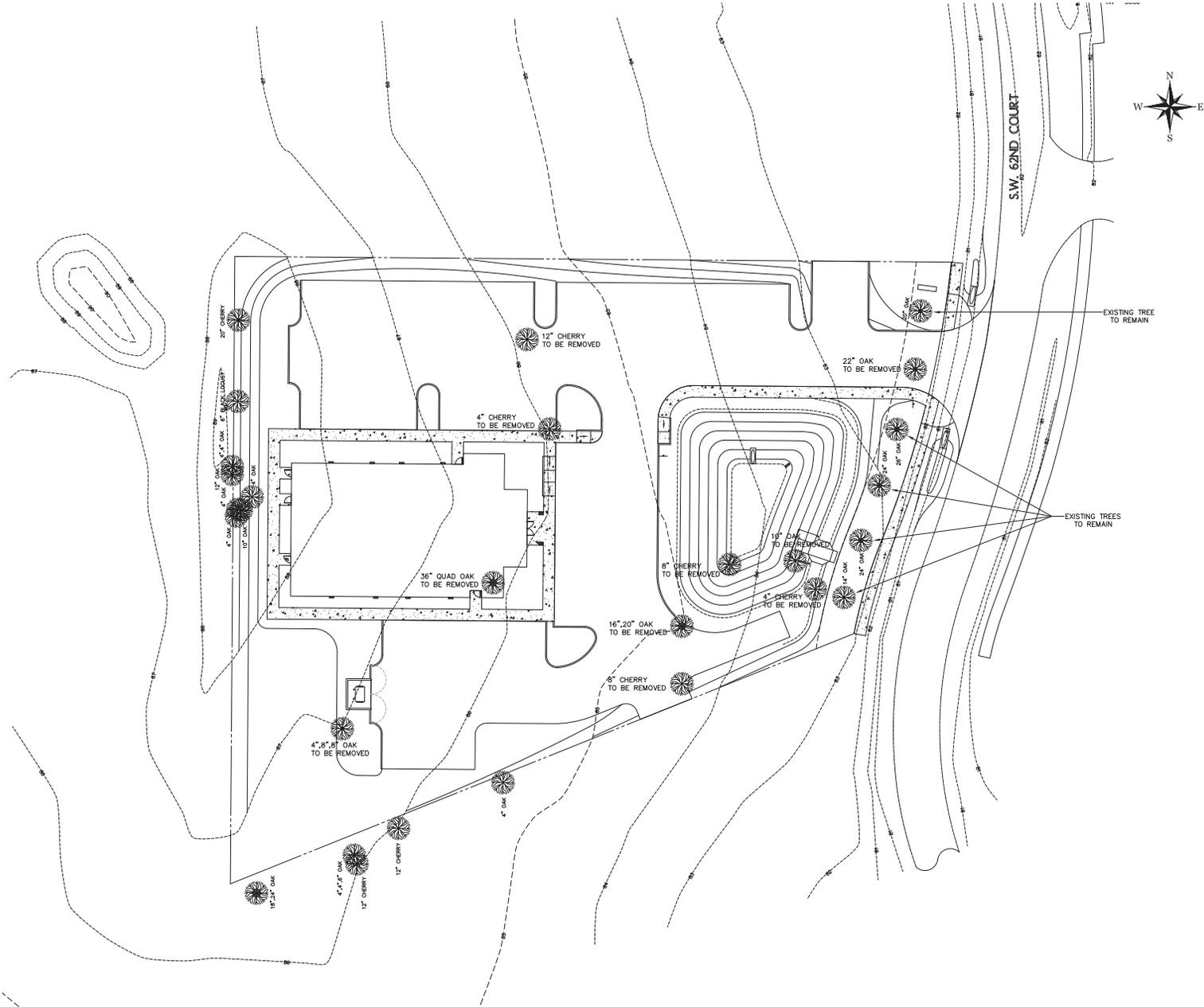
**RIDDLE NEWMAN ENGINEERING INC.**

DRWN: R.S.H.  
CHKD: K.E.R.  
SCALE: 1"=20'  
DATE: 1/9/25  
PROJECT NO: 2412

**STORMWATER POLLUTION PREVENTION PLAN  
MAJOR SITE PLAN**

**STICKNEY DENTAL**  
FLORIDA  
MARION COUNTY

SHEET NO.  
**C1.2**



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**C1.3**  
 SHEET NO.  
**TREE REMOVAL PLAN**  
**MAJOR SITE PLAN**  
**STICKNEY DENTAL**  
 FLORIDA  
 MARION COUNTY

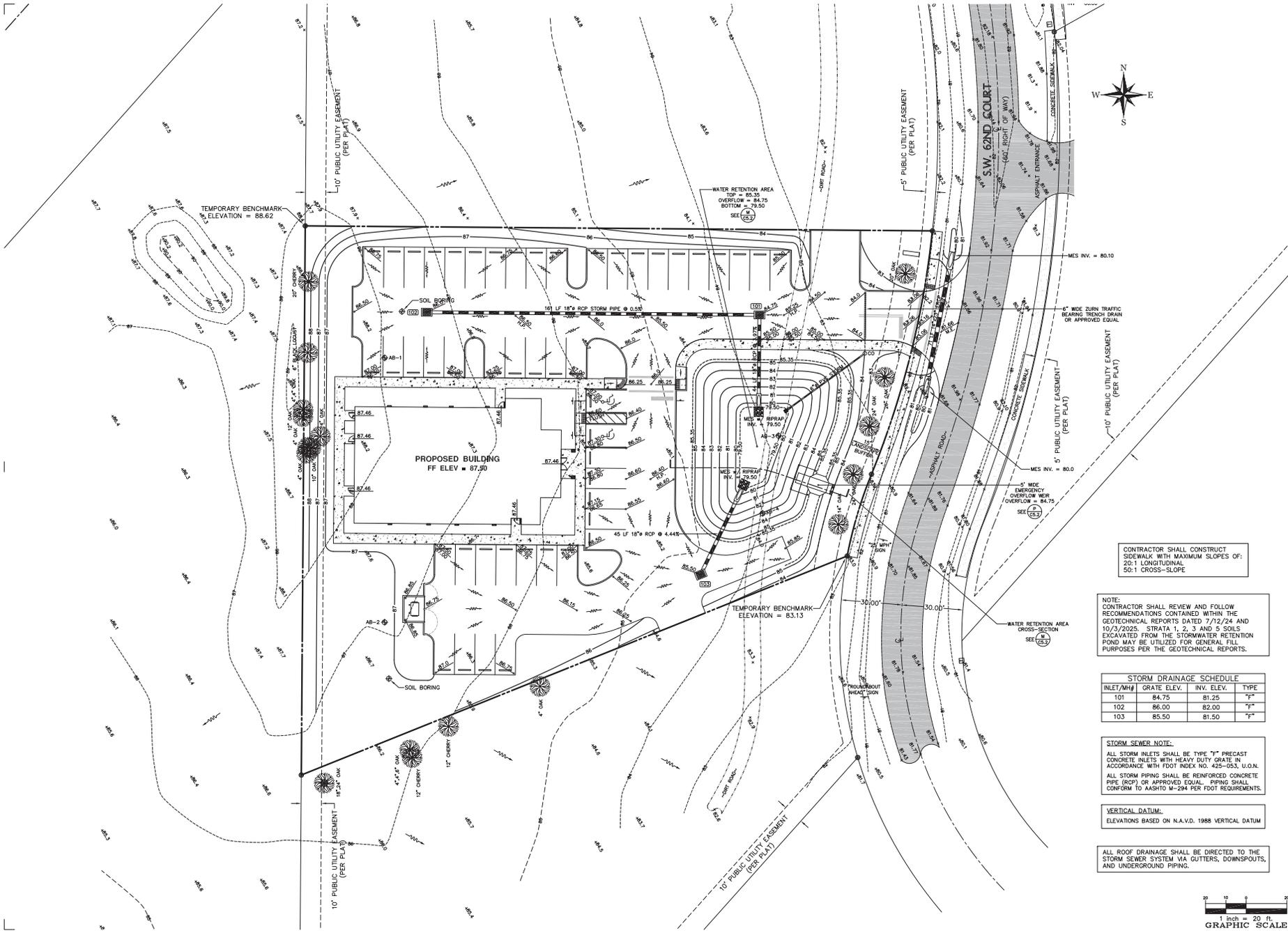
DRAWN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1"=20'  
 DATE: 1/9/25  
 REVISION: 2412

KEITH E. RIDDLE, P.E.  
 PLAN REGS. NO. 38500  
 REV # REVISED PER MARION COUNTY 4/19/25

REV #  
 REV #  
 REV #  
 REV #  
 REV # REVISED PER MARION COUNTY 4/19/25

**RIDDLE - NEWMAN ENGINEERING INC.**  
 115 NORTH CANAL STREET  
 TALLAHASSEE, FLORIDA 32304-4408  
 PHONE: (904) 787-7412  
 FAX: (904) 787-7412  
 keith@riddlenewman.com  
 01/09/2025





CONTRACTOR SHALL CONSTRUCT SIDEWALK WITH MAXIMUM SLOPES OF: 20:1 LONGITUDINAL, 50:1 CROSS-SLOPE

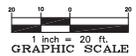
NOTE: CONTRACTOR SHALL REVIEW AND FOLLOW RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORTS DATED 7/12/24 AND 10/3/2025. STRATA 1, 2, 3 AND 5 SOILS EXCAVATED FROM THE STORMWATER RETENTION POND MAY BE UTILIZED FOR GENERAL FILL PURPOSES PER THE GEOTECHNICAL REPORTS.

STORM DRAINAGE SCHEDULE			
INLET/INJ	GRATE ELEV.	INV. ELEV.	TYPE
101	84.75	81.25	"F"
102	86.00	82.00	"F"
103	85.50	81.50	"F"

STORM SEWER NOTE:  
ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FOOT INDEX NO. 425-353, U.O.N. ALL STORM PIPING SHALL BE REINFORCED CONCRETE PIPE (RCP) OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-294 PER FOOT REQUIREMENTS.

VERTICAL DATUM:  
ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE STORM SEWER SYSTEM VIA GUTTERS, DOWNSPOUTS, AND UNDERGROUND PIPING.



FILE: 2412/STickey Dental & Associates © 2025 RIDDLE - NEWMAN ENGINEERING, INC. - ALL RIGHTS RESERVED.

**RIDDLE - NEWMAN ENGINEERING INC.**  
115 NORTH CANAL STREET  
LEESBURG, FLORIDA 34448  
TEL: (352) 767-7412  
FAX: (352) 767-7412  
keith@riddlenewman.com  
July 15, 2025

**RIDDLE - NEWMAN ENGINEERING INC.**

REV #	R.S.H.	DATE	REVISION

KETH E. RIDDLE, P.E.  
 FLA. REGS. NO. 38500  
 REV # REVISED PER MARION COUNTY 4/10/25  
 SHEET NO. 2412

GRADING & DRAINAGE PLAN  
MAJOR SITE PLAN

**STICKNEY DENTAL**  
MARION COUNTY  
FLORIDA

C3.1



STORM DRAINAGE SCHEDULE			
INLET/INH	GRATE ELEV.	INV. ELEV.	TYPE
101	84.75	81.25	"F"
102	86.00	82.00	"F"
103	85.50	81.50	"F"

**STORM SEWER NOTE:**  
 ALL STORM INLETS SHALL BE TYPE "F" PRECAST CONCRETE INLETS WITH HEAVY DUTY GRATE IN ACCORDANCE WITH FOOT INDEX NO. 425-553, U.O.N.  
 ALL STORM PIPING SHALL BE HANCOB AASHTO HDPE STORM PIPE OR APPROVED EQUAL. PIPING SHALL CONFORM TO AASHTO M-234 PER FOOT REQUIREMENTS.

**VERTICAL DATUM:**  
 ELEVATIONS BASED ON N.A.V.D. 1988 VERTICAL DATUM

**PVC PIPING SPECIFICATIONS**  
 DOMESTIC WATER LINES SHALL BE C-900 PVC, DR25, CLASS 165.  
 FIRE LINES SHALL BE C-900 PVC, DR14, CLASS 305.

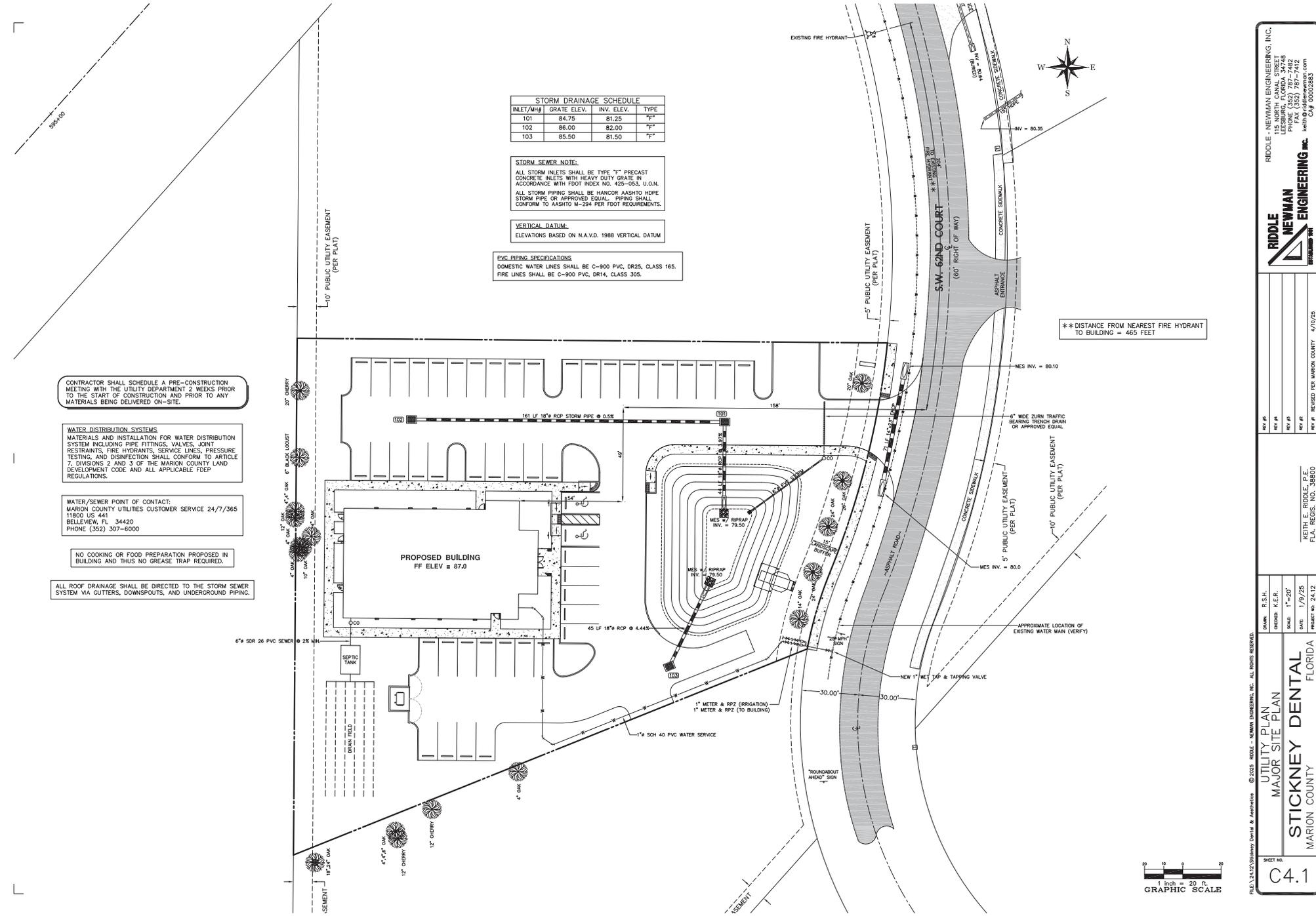
CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE UTILITY DEPARTMENT 2 WEEKS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

**WATER DISTRIBUTION SYSTEMS**  
 MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, PRESSURE TESTING, AND DISINFECTION SHALL CONFORM TO ARTICLE 7, DIVISIONS 2 AND 3 OF THE MARION COUNTY LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS.

**WATER/SEWER POINT OF CONTACT:**  
 MARION COUNTY UTILITIES CUSTOMER SERVICE 24/7/365  
 11800 US 441  
 BELLEVUE, FL 34420  
 PHONE (352) 307-6000

NO COOKING OR FOOD PREPARATION PROPOSED IN BUILDING AND THUS NO GREASE TRAP REQUIRED.

ALL ROOF DRAINAGE SHALL BE DIRECTED TO THE STORM SEWER SYSTEM VIA GUTTERS, DOWNSPOUTS, AND UNDERGROUND PIPING.



\*\* DISTANCE FROM NEAREST FIRE HYDRANT TO BUILDING = 465 FEET

RIDDLE - NEWMAN ENGINEERING, INC.  
 115 NORTH CANAL STREET  
 LEESBURG, FLORIDA 34448  
 PHONE (352) 767-7412  
 FAX (352) 767-7412  
 keith@riddle-n.com  
 Craig@riddle-n.com  
 Craig@riddle-n.com

**RIDDLE  
NEWMAN  
ENGINEERING INC.**  
ESTABLISHED 1988

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**UTILITY PLAN  
MAJOR SITE PLAN**

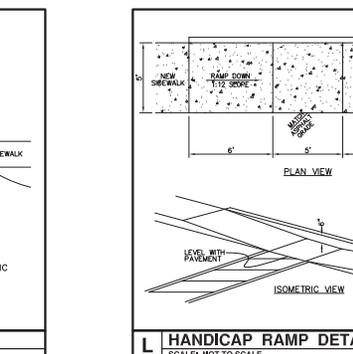
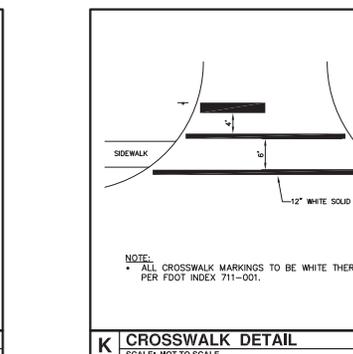
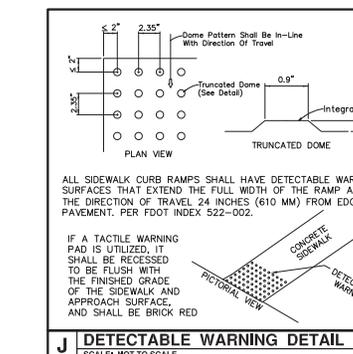
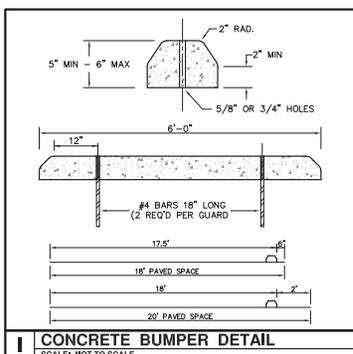
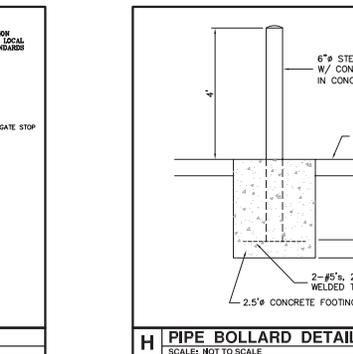
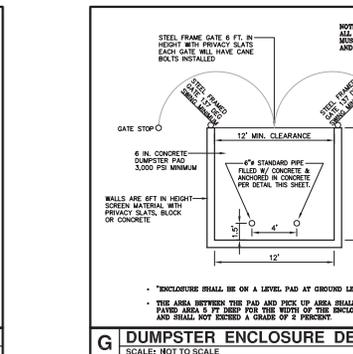
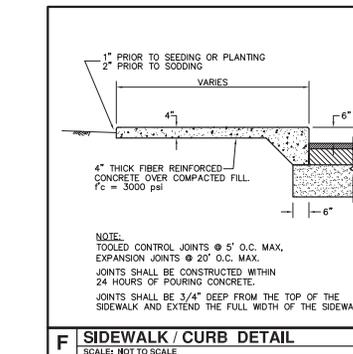
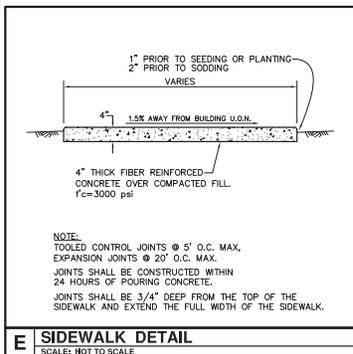
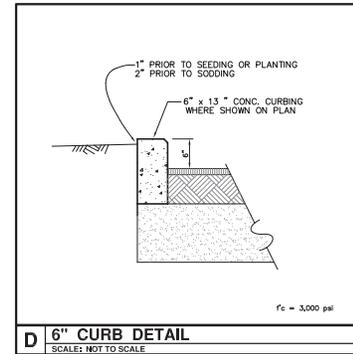
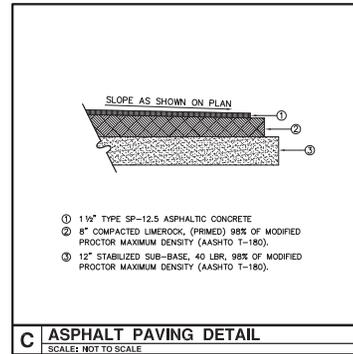
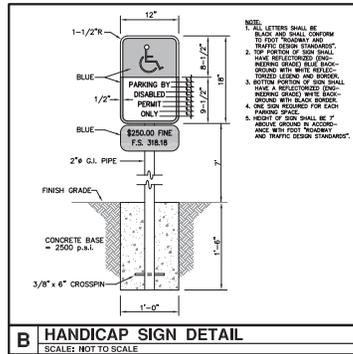
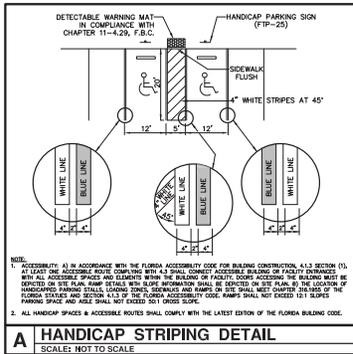
**STICKNEY DENTAL**  
 FLORIDA  
 MARION COUNTY

DRAWN: R.S.H.  
 CHECKED: K.E.R.  
 SCALE: 1"=20'  
 DATE: 1/9/25  
 SHEET NO. 2412

KEITH E. RIDDLE, P.E.  
 FLA. REGS. NO. 35600

REV # REVISED PER MARION COUNTY 4/19/25

SHEET NO.  
**C4.1**



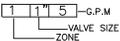






### IRRIGATION KEY

- ☒ AUTOMATIC CONTROLLER (ELECTRIC) IN LOCK BOX PROVIDE RAIN SENSOR
- SCH.40 PVC SLEEVE
- SCHEDULE 40 PVC MAINLINE, 2" CLASS 160 LATERAL LINE, SIZE AS NOTED
- ⊕ ZONE CONTROL VALVE (LOW FLOW + PRESSURE REGULATOR)
- ⊙⊙⊙ BACKFLOW PREVENTER, IF SEPARATE IRR. METER
- ⊙ XERI-BUG EMITTER, 2 GPH 30 PSI
- 3/4" DRIP POLY PIPE SYSTEM
- 3,505 SF IRRIGATED



NOTE: IRRIGATION ZONE LAYOUT MAY CHANGE DUE TO WATER SUPPLY AND CONTROLLER LOCATION. NO SOD IS IRRIGATED, CONTRACTOR TO PROVIDE WATER UNTIL ESTABLISHED.

Table 1. Watering schedule for newly planted trees and shrubs

Weeks after planting:	Watering frequency:
1-2	Daily
3-12	Every 2-3 days
Until establish*	

\* See Table 2 for tree establishment time. Shrubs establish in 1-2 years. Apply 1-1 1/2 gallons per inch of stem caliper at each watering. Newly planted shrubs are considered established when their root spread equals the spread of the above-ground canopy. Establishment times for trees increases with tree size. Trunk caliper at planting time can be used to determine the time it takes for roots to establish.

Table 2. Establishment time and watering volume for newly planted trees.

Caliper (inches)	Root establishment time for trees (years)	Water applied during each irrigation (gallons)
1	1-5	1-1.5
2	2-3	2-3
3	3-4.5	3-4.5
4	4-6	4-6
5	5-7.5	5-7.5
6	6-9	6-9

### Sec. 6.9.2. - Submittal requirements.

- A. An irrigation plan shall be provided prior to issuance of a development order or building permit.
- B. All irrigation systems, including temporary shall comply with the design standards included herein and shall be monitored for leaks and the adequate delivery of water.
- C. An irrigation plan which includes the following items shall be submitted:
  - (1) Signature and seal of the authorized design professional is required, excluding those plans prepared by the owner of an owner occupied single-family residence or owner occupied duplex;
  - (2) Limits of areas to be irrigated;
  - (3) Table or chart which includes all components used within the system:
    - (a) Symbol legend
    - (b) Type of component, including brand and model
    - (c) Application rate of each emitter type
    - (d) Precipitation rate of each emitter type
  - (4) System performance table:
    - (a) Design pressure
    - (b) Operating pressures
    - (c) GPM of each zone
  - (5) Location of rain sensor and/or soil moisture sensor;
  - (6) Location of controller;
  - (7) Location of point-of-connection or well;
  - (8) Location of backflow prevention device;
  - (9) Location of all valves, mainlines, lateral lines, and emitters;
  - (10) Construction details as applicable to the design;
  - (11) Notes including installation instructions and County's contractor licensing requirements when a contractor is used;
  - (12) Notes regarding the close out and completion requirements; and
  - (13) Notes regarding maintenance, post-construction adjustments, and watering restriction.

### Sec. 6.9.6. - Completion inspection requirements.

- A. Irrigation installation professionals shall be accountable for the proper installation and compliance with the conditions of the irrigation permit and approved plans.
- B. Upon completion of the installation, the contractor or owner shall request an inspection by the irrigation design professional. Prior to the inspection, the irrigation installation professional shall produce a clear and legible as-built diagram which accurately represents the irrigation system was installed. The diagram shall be presented and reviewed during the final inspection. The diagram may be a marked-up copy of the approved irrigation plan and shall include at a minimum:
- (1) Locations of all mainlines and mainline valves;
  - (2) Locations of all remote control valves;
  - (3) Water demand per zone in GPM, and
  - (4) Total water demand per operating cycle.
- C. The irrigation installation professional shall also provide to the owner:
- (1) Irrigation system scheduling information;
  - (2) A copy of the irrigation controller owner's manual;
  - (3) Irrigation system maintenance schedule, which includes:
    - (a) Instructions for seasonal adjustments of controller and sensors.
    - (b) Instructions covering how and when to check for leaks.
    - (c) A schedule for checking for proper irrigation distribution coverage.
- D. Within 60 days after installation the irrigation controller shall be adjusted to be set in accordance with the applicable irrigation schedule set forth in this Code.
- E. Upon completion of the irrigation system installation and the acceptance of the as-built diagram and operational information, a Final Inspection and Landscape/Irrigation Release shall be signed and sealed by the irrigation design professional and submitted to the County's Landscape Architect.

### SITE NOTES:

1. CONTRACTOR TO USE BEST MEASURES TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION.
  2. DISTURBED AREAS ARE TO BE SEEDED AND MULCHED OR SOODED UPON COMPLETION OF WORK.
  3. POTABLE WATER FROM IRRIGATION METER PROVIDED ON SITE.
- 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.

### IRRIGATION NOTES

1. THE CONTRACTOR SHALL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE ARTICLES 6.9.4 TO 6.9.10
2. METER TO HAVE A TOTALIZING WATER METER INSTALLED AT WATER SOURCE FOR IRRIGATION
3. NEW IRRIGATION PIPING MAY BE REVISED DEPENDING ON LAYOUT OF EXISTING PIPING
4. WATER SOURCE TO BE POTABLE IRRIGATION METER AND MAINLINE TO BE ADJUSTED TO CONNECT ZONE CONTROLLERS.
5. HUNTER MP ROTATOR HEADS USE 30% LESS WATER THAN CONVENTIONAL SPRAY HEADS DUE TO STREAM SPRAY SYSTEM
6. WHEN THE IRRIGATION SYSTEM INSTALLATION IS PART OF A CONSTRUCTION PROJECT, NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL:
  - A. A COMPLETE, SELF-CERTIFICATION CHECKLIST, AS WELL AS A CLEAR AND ACCURATE AS-BUILT SKETCH, HAVE BEEN SUBMITTED AND ACCEPTED BY THE COUNTY; AND
  - B. THE FINAL INSPECTION AND LANDSCAPE/IRRIGATION RELEASE HAS BEEN RECEIVED OR THE COUNTY HAS CONDUCTED AND CERTIFIED A FINAL INSPECTION.

### IRRIGATION PLAN REQUIREMENTS

1. TYPE OF AUTOMATED SYSTEM = ELECTRIC CONTROLLER IN OUTDOOR LOCKING CABINET OR INDOORS;
2. TYPE AND SIZE OF ELECTRICAL WIRE = TO BE DETERMINED AT FOR VALVES
3. BACKFLOW PREVENTION DEVICE = FEBCO 850 DOUBLE CHECK OR PER COUNTY REQUIREMENTS
4. REQUIRED OPERATING PRESSURE = 30 PSI / 20 GPM
5. DESIGN OPERATING PRESSURE OF IRRIGATION SYSTEM = 30 PSI
6. PLACEMENT OF RAIN SENSOR WILL BE MOUNTED IN OPEN AREA CLOSE TO CONTROLLER LOCATION.
7. WATER REQUIREMENTS PER ZONE = PROVIDE 1/2" TO 3/4" WATER PER ZONE, COMPLY WITH SUMMER WATERING RESTRICTIONS
8. SEE DETAIL SHEET FOR INSTALLATION SPECIFICATIONS AND DETAILS.

### SITE DATA

PARCEL ID# 35483-102-00  
 TOTAL AREA = 61,299 sq.ft. (1.41 ac.)  
 PROPOSED IMPERVIOUS AREA = 32,164 sq.ft. (0.74 ac.)  
 PERCENT IMPERVIOUS AREA = 52.5% (of total area)  
 LOT IS PERMITTED FOR A MAXIMUM OF 60% IMPERVIOUS

FLOOD ZONE = "X"  
 ZONING = B-2  
 FUTURE LAND USE = COMMERCIAL  
 OVERLAY ZONE = SECONDARY SPRING PROTECTION ZONE

EXISTING USE OF SITE = VACANT  
 PROPOSED USE OF SITE = MEDICAL OFFICE BUILDING

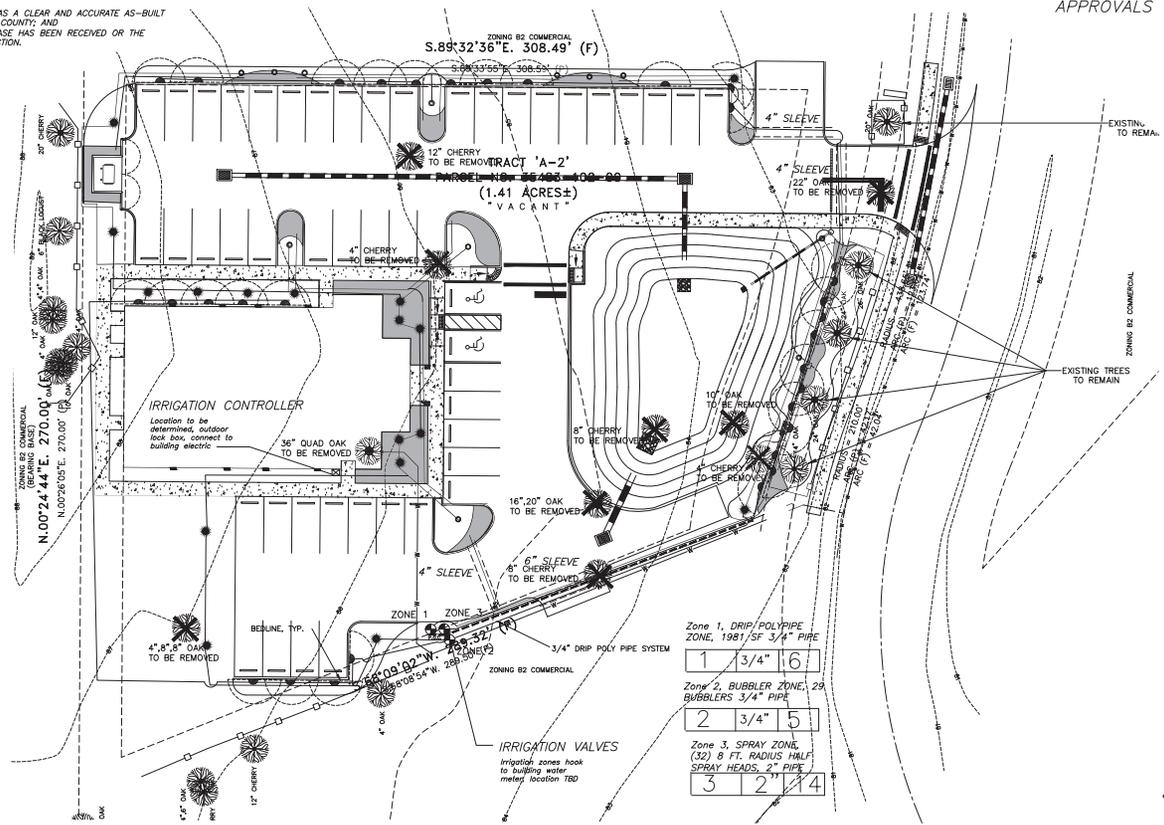
PROPOSED BUILDING SQUARE FOOTAGE = 5,653 sq.ft.

SURFACE RATIO.

APPROVALS

DATE: 12/14/2024  
 COUNTY COMMENTS: 3/27/2025  
 REVISIONS: 1/11/2024  
 COUNTY COMMENTS: 1/11/2024

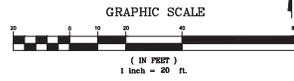
ELIZABETH C. HOUCK  
 LANDSCAPE ARCHITECTURE, LLC  
 SITE PLANS \* CONSULTING \* CONSTRUCTION DOCUMENTS  
 (352) 875-8081 (CELL)  
 24-1109



Zone	Emitter Type	Quantity
Zone 1, DRIP/POLY PIPE ZONE, 1981 SF 3/4" PIPE	1 3/4"	16
Zone 2, BUBBLER ZONE, 28 BUBBLERS 3/4" PIPE	2 3/4"	5
Zone 3, SPRAY ZONE, (32) 8 FT. RADIUS HALF SPRAY HEADS, 2" PIPE	3 2"	14

### IRRIGATION COVERAGE (square feet)

- A. DRIP IRRIGATION AREAS = 1,981 SF
- B. SPRAY-HEADS (32) 8-10 FT. RADIUS/1/2 SPRAYS COVERAGE AREAS = 3,904 SF
- C. BUBBLERS, 29 TOTAL



REVISIONS: 1/11/2024  
 COUNTY COMMENTS: 1/11/2024

ELIZABETH C. HOUCK  
 LANDSCAPE ARCHITECTURE, LLC  
 SITE PLANS \* CONSULTING \* CONSTRUCTION DOCUMENTS  
 (352) 875-8081 (CELL)  
 24-1109

1/11/2024  
 COUNTY COMMENTS: 1/11/2024

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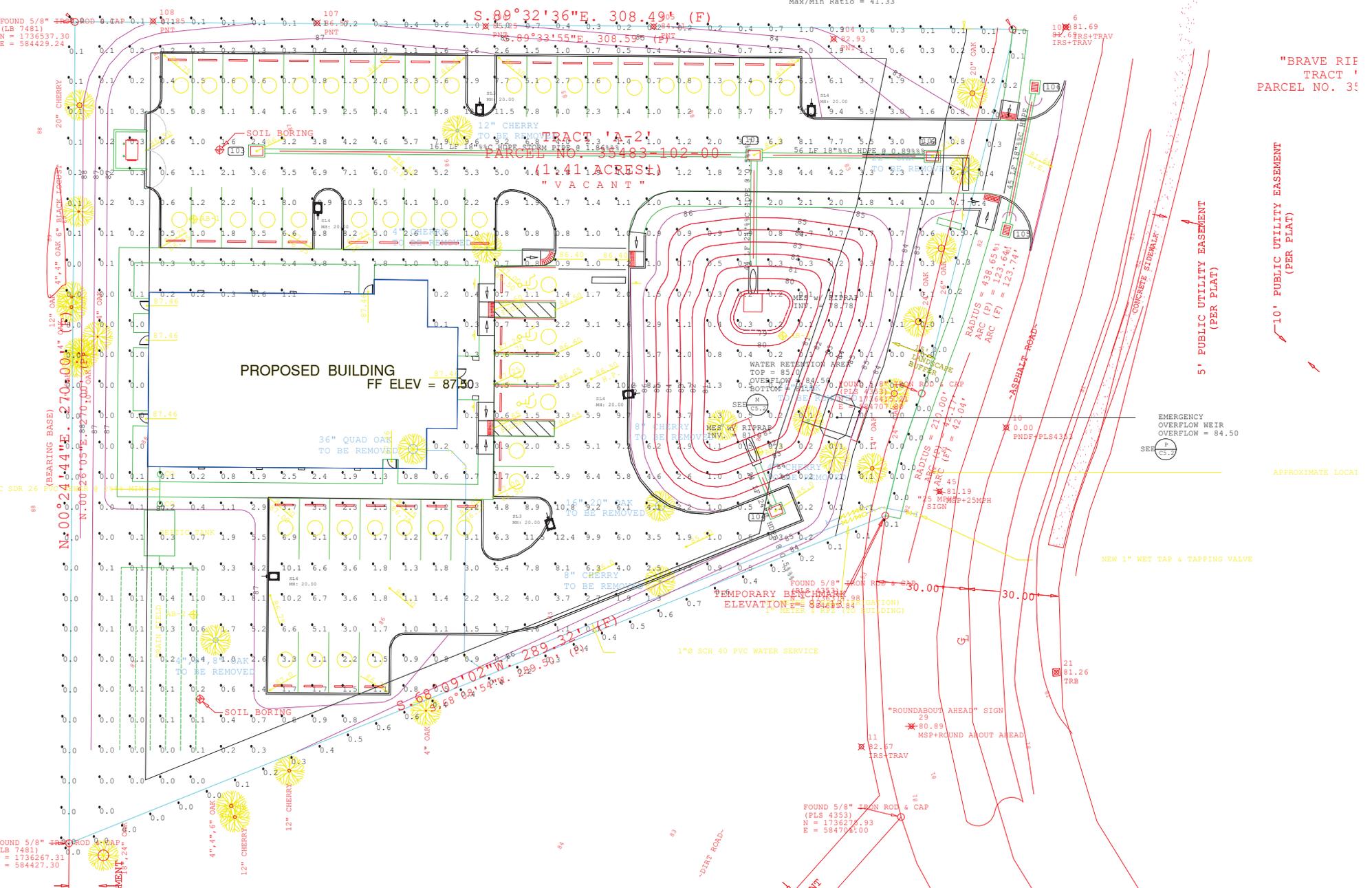
IRRIGATION PLAN  
 FOR: STICKLEY DENIAL  
 TAX PARCEL NUMBER: 35483-102-00  
 OCALA, FLORIDA



Florida Lighting Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
	2	SL3	Single	OAL-304-LED 4ML-DIM10-MVOLT-3CCT-T3D-B2 (20000L-30K)	0.950	22878	151.3	302.6	MESTER LED LTD	20
	4	SL4	Single	OAL-304-LED 4ML-DIM10-MVOLT-3CCT-T4D-B2 (20000L-30K)	0.950	20090	140.2	560.8	ELTE LIGHTING	20

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.22	3.0	0.0	N.A.	N.A.
Site	Illuminance	Fc	2.13	12.4	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	3.52	12.4	0.3	11.73	41.33

Parking Lot  
 Illuminance (Fc)  
 Average = 3.52  
 Maximum = 12.4  
 Minimum = 0.3  
 Avg/Min Ratio = 11.73  
 Max/Min Ratio = 41.33



"BRAVE RIF TRACT 1 PARCEL NO. 35"

5' PUBLIC UTILITY EASEMENT (PER PLAT)  
 10' PUBLIC UTILITY EASEMENT (PER PLAT)

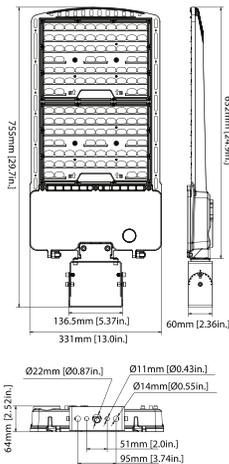
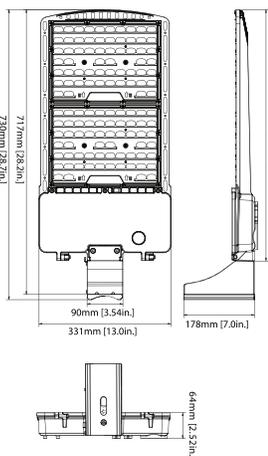
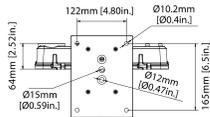
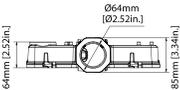
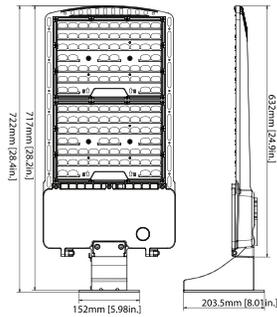
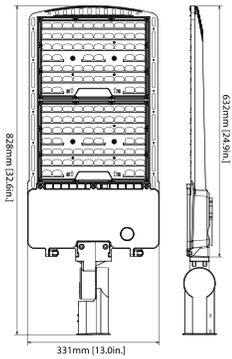
APPROXIMATE LOCAL



**MOUNTING OPTIONS**



**EASY 3 COLORS  
SELECTOR**  
3500K • 4000K • 5000K



**FEATURES**

OAL-304-LED is easy to install and operate and has an instant start with zero flickering and humming. Choose to be eco-friendly with this fixture that consists of no mercury and is energy saving with a long lifespan. The soft and uniform light it emits has no UV or IR and is great for outdoor applications such as sports fields, stadiums, and gymnasiums as well as warehouses and transport stations.

LUMENS	20000L/28000L/36000/42000
CCT	30K/40K/50K
CRI	80+
VOLTAGE	120-277 VAC
MOUNTING	Arm, Slipfitter, Wall, Trunnion, Pole
DISTRIBUTION	Type II, Type III, Type IV, Type V
EMERGENCY	0-EMG-8W
WORKING TEMPERATURE	-40°C (-40°F) to 50°C (122°F)
SURGE PROTECTION	6kV
EPA RATING	150W is 1.63 300W is 2.46
LIFETIME	L85 AT 100,000 Hours

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
42000	42000	300W
36000	36000	240W
28000	28000	180W
20000	20000	120W

Based on 4000K, 85+ CRI. Actual wattage may vary +/-5%



**OPTIC**

Available in IES Type II, III, IV, V distributions  
Light engines are available in adjustable color temperature (3000K & 4000K & 5000K) configurations.  
Scalable Lumen Packages from 10,000 to 21,000 Lumens replaces up to 1000W Metal Halide.  
Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.  
The optics can conform to dark sky requirement.

**CONSTRUCTION**

The rugged, one-piece die-cast aluminum housing features a complete heat sink that optimizes heat dissipation through convection cooling management. Low profile, 3G vibration rated compact design minimizes wind load requirements. Housing is completely sealed against moisture and environmental contaminants.

**MOUNTING**

Wall mounted for area light delivering uniform, widespread high output.

**OPTIONS & ACCESSORIES**

Optional photocell (PHC) detects changing light levels and saves energy by turning off during the day  
Optional occupancy sensor

**DIMMING & DRIVER INFORMATION**

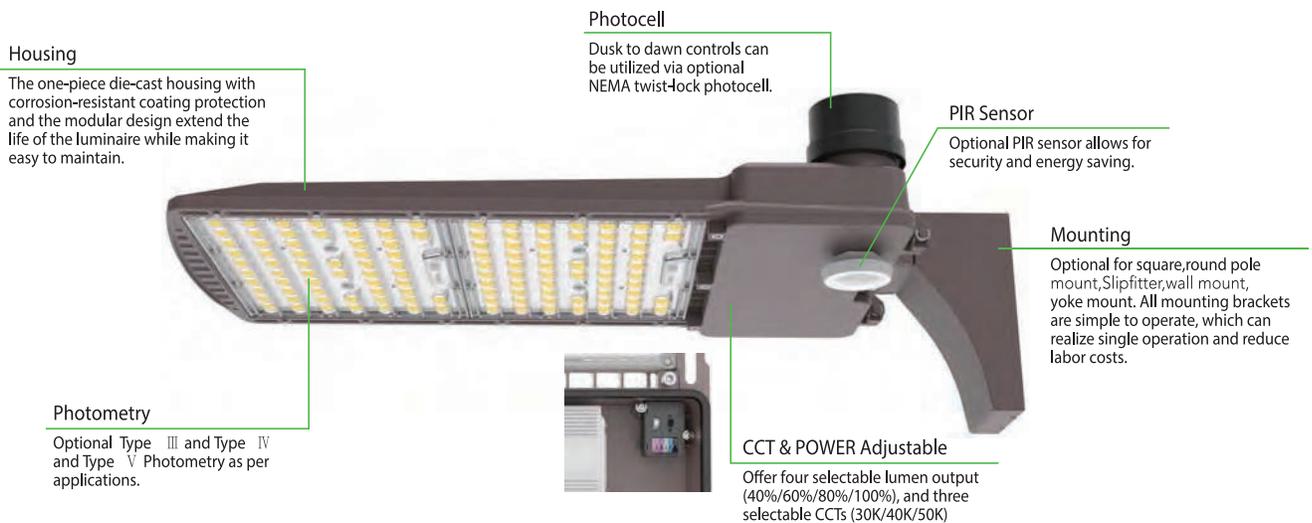
- Universal 120-277 VAC or 347-480 VAC input voltage
- Standard with 0-10V dimming driver
- Power adjustable: 100%, 80%, 60%, 40%.
- THD: ≤20%
- Power Factor: ≥90%

**WARRANTY**

Five-year warranty for parts and components

**LISTINGS**

**c-UL-us** - Listed for Feed Through Wiring.



Example: **OAL-304-LED-20000L/28000L/36000L/42000L-DIM10-MVOLT-30K/40K/50K-T3D-BZ-PM**

OAL-304-LED	20000	*	MVOLT	40K	T4D			
<b>SERIES</b> OAL-304-LED	<b>PERFORMANCE</b> 20000L/28000L/36000L/42000L	<b>DIMMING</b> DIM10 0-10V Dimming	<b>VOLTAGE</b> MVOLT - 120-277V <b>347-480V</b>	<b>CCT</b> 30K/40K/50K	<b>DISTRIBUTION</b> T3D - Type III <i>Standard</i> T4D - Type IV T5D - Type V <i>Included in box</i>	<b>ACCESSORIES</b> PHC - Photocell MS - Motion Sensor SP - 10K Surge Protection T2D - Type II	<b>MOUNTING</b> OAL-204/304-ACC-PM OAL-204/304-ACC-PM-ADJ OAL-204/304-ACC-WM OAL-204/304-ACC-YM OAL-204/304-ACC-SFM  PM - Pole Mount WM - Wall Mount SFM - Slipfitter Mount AM - Arm Mount TRM - Trunnion Mount	<b>FINISH</b> BZ - Bronze BK - Black WH - White

OAL-304-LED									
SETTING	SYSTEM WATTS	DIST. TYPE	CRI	3000K		4000K		5000K	
				LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
100%	300 W	3	70	41000 lm	137 lm/W	45000lm	150 lm/W	42000 lm	140 lm/W
80%	240 W	3	70	35000 lm	146 lm/W	38500lm	160 lm/W	36000 lm	150 lm/W
60%	180 W	3	70	28000 lm	156 lm/W	30000lm	167 lm/W	28500 lm	158 lm/W
40%	120 W	3	70	19200 lm	160 lm/W	21500lm	179 lm/W	20000 lm	167 lm/W

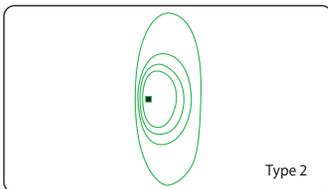
**BUG RATING**

SYSTEM WATTS	DIST. TYPE	B	U	G
300W	2	5	0	4
	3	4	0	4
	4	4	0	4
	5	5	0	4

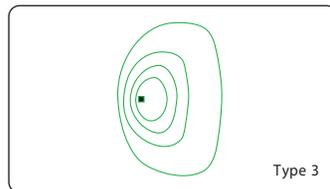
**EPA OF AREA LIGHT**

Item							
	1	2 @90°	2 @120°	2@180°	3 @90°	3 @120°	4 @90°
100W/140W/180W	0.3632	0.6849	0.8861	0.7264	1.0481	1.2078	1.0481
250W/300W/400W	0.4758	0.8091	1.059	0.9516	1.2849	1.3923	1.2849

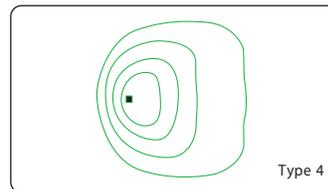
**PHOTOMETRICS**



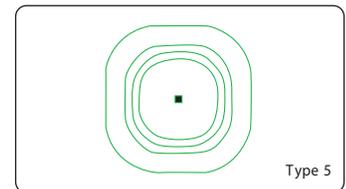
Type 2 optics are well-suited for scenarios requiring luminaires to be spaced at greater distances along a road or pathway. The light distribution pattern is designed for elongated areas, enabling increased pole spacing without compromising lighting quality.



Type 3 optics generate an asymmetrical pattern, directing the majority of light forward and evenly on both sides of the luminaire. When arranged in a back-to-back configuration, it forms a rectangular pattern that can extend the spacing between poles.



Type 4 is ideal for situations where the primary need is forward-directed light with minimal backlight. Common installations involve perimeter poles.



Type 5 optics create a symmetrical square distribution pattern, evenly distributing light on all sides of the luminaire. Type 5 luminaires are versatile and suitable for a wide range of area lighting applications.

## MOUNTING

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slipfitter mounting adapter.

### Mounting Options



**Pole Mount**  
(4" and 5" Square and Round poles)  
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



**Slipfitter Mount**  
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8" O.D. horizontal steel tenon arm.



**Wall Mount**  
Wall Mount is easy to install for direct wall mounting with 1/2" conduit wiring or standard J-box mounting

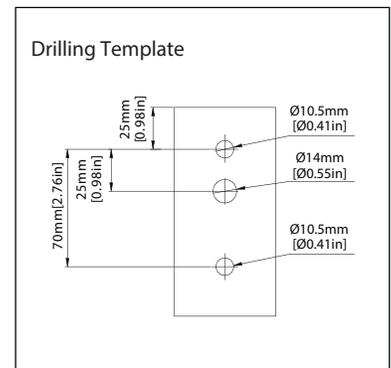
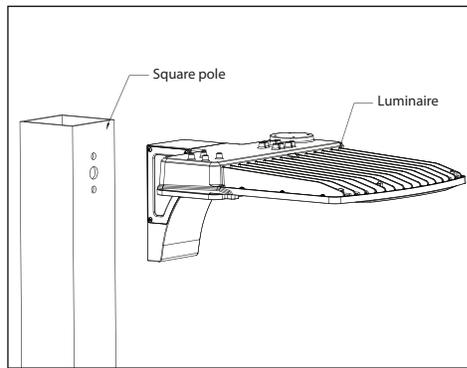
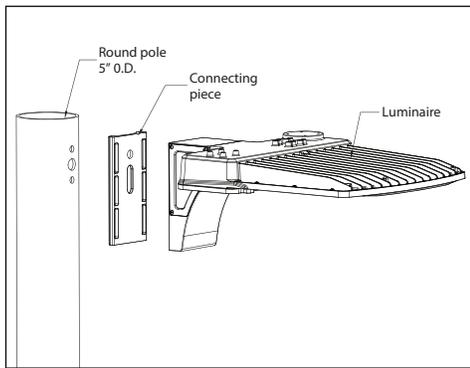


**Yoke Mount**  
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.



**Adjustable Arm Mount**  
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

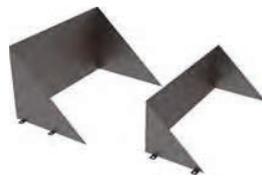
### Mounting Dimensions



Note : CCT adjustable(3000K/4000K/5000K) and power adjustable(100%, 80%, 60%, 40%).

## ACCESSORIES(Optional)

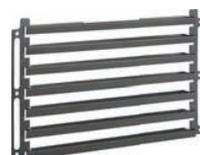
OAL series features a backlight control which provides reduced pixilation and increased visual comfort without compromising performance.  
External Glare Shield: sold separately or as an accessory.



OAL-304-ACC-GLARE SHIELD  
EXTERNAL GLARE SHIELD



OAL-304-ACC-GLARE  
FULL VISOR External Glare Full Visor



Back Light Control Shield  
OAL-204/304-ACC-BLCS  
need 2 pcs

**ADDITIONAL MOUNTING ACCESSORIES**

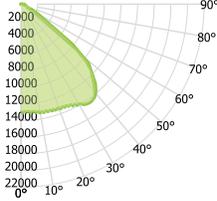
POLE BRACKET • For mounting one fixture on an existing pole			
	<p>4" Square Pole Mount with 2-3/8" O.D. Tenon No. 4SQ-SP-D Finish: Dark Bronze USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>		<p>4" Round Pole Mount with 2-3/8" O.D. Tenon No. 4RQ-SP-D Finish: Dark Bronze USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>
	<p>5" Square Pole Mount with 2-3/8" O.D. Tenon No. 5SQ-SP-D Finish: Dark Bronze USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>		<p>5" Round Pole Mount with 2-3/8" O.D. Tenon No. 5RQ-SP-D Finish: Dark Bronze USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8" hex head stainless-steel bolts. Vertical tenon measures 2-3/8" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>
	<p>Pole Bracket Accessories - Angle-Adjustment Adapter NO. 5QA-ALDA Finish: Dark Bronze USE: Durable brackets are engineered to provide versatile mounting options. These arms are made from rugged die-cast aluminum. They allow optimal positioning of the light fixture to maximize the lighting effectiveness vertically and horizontally.</p>		<p>Pole Bracket accessories - Tenon &amp; Yoke Adaptor NO. 5P-TR-D Finish: Dark Bronze USE: The 2-3/8" OD Tenon Mount Adaptor for Yoke Fixtures is designed to mount Elite light fixtures that are equipped with a yoke mount onto a 2-3/8" OD tenon. It may be utilized with the Elite Flood Light Series of light fixtures.</p>
	<p>Horizontal Wall or Square or Round pole mount with 2-3/8" Tenon Bracket NO. 5Q/R-SP-D Finish: Dark Bronze USE: This tenon bracket can be installed onto a wall, square pole, round pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting.</p>		
WALL BRACKET • Attaches to any flat surface • Provides wiring access		Mid-Pole tenon Bracket	
	<p>90° Wall Mount Bracket with 2-3/8" O.D. Tenon NO. 90-WM-SP-D Finish: Dark Bronze USE: The 90° wall mount bracket with 2-3/8" tenon attaches an Elite floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and abuilt-in 2-3/8" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8" diameter bolts for mounting. Mounting holes are spaced 3-1/4" apart.</p>		<p>2-3/8" OD Horizontal Tenon Mid-Pole Bracket NO. 2SQ-SP-D Finish: Dark Bronze USE: 2-3/8" OD Horizontal Tenon Mid-Pole Bracket is designed to mount light fixture that is equipped with an adjustable slipfitter onto a 2-3/8" OD horizontal tenon</p>
Round External Mount Horizontal Tenon • To mount 2/3/4 fixtures on a existing pole			
	<p>Double 90° Horizontal Tenon Adaptor NO. R60-SP2-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>		<p>Triple 120° Horizontal Tenon Adaptor NO. R60-SP3-120-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>
	<p>Double 180° Horizontal Tenon Adaptor NO. R60-SP2-180-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>		<p>Quad 90° Horizontal Tenon Adaptor NO. R60-SP4-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Four fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>
	<p>Triple 90° Horizontal Tenon Adaptor NO. R60-SP3-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>		

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T2D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **294.3** LUMENS: **48501** EFFICACY: **165** BEAM ANGLE: **66** SPACING CRITERIA: **1.63**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	12977	12977
10°	13200	13424
20°	13345	14450
30°	13924	15246
40°	13871	15923
50°	9687	16627
60°	2048	17728
70°	660	12199
80°	350	3785
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0.00°	1216731	1216731
45.00°	1629421	2157794
55.00°	762963	2801121
65.00°	204356	3621923
75.00°	176451	3729819
85.00°	224950	618823

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	1243
10° - 20°	3702
20° - 30°	6111
30° - 40°	8282
40° - 50°	9612
50° - 60°	9387
60° - 70°	6853
70° - 80°	2832
80° - 90°	479

**ZONAL LUMEN SUMMARY**

ZONE	UMENS	% LUMINAIRE
0° - 20°	4946	10%
0° - 30°	11056	23%
0° - 40°	19339	40%
0° - 60°	38337	79%
0° - 80°	48022	99%
0° - 90°	48501	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	360.5 fc	8.7 ft	42.0 ft
8.0 ft	202.8 fc	11.6 ft	56.0 ft
10.0 ft	129.8 fc	14.6 ft	70.0 ft
12.0 ft	90.1 fc	17.5 ft	84.0 ft
14.0 ft	66.2 fc	20.4 ft	98.0 ft
16.0 ft	50.7 fc	23.3 ft	112.0 ft
18.0 ft	40.1 fc	26.2 ft	126.0 ft
20.0 ft	32.4 fc	29.1 ft	140.0 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

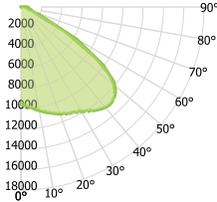
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		80%				70%				50%				30%					10%		
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	102	102	100
1	109	104	100	96	106	102	98	94	98	94	91	94	91	89	90	88	86	84	86	84	84
2	99	90	83	77	96	88	82	77	85	79	75	81	77	73	78	75	71	69	73	78	69
3	89	79	70	64	87	77	69	63	74	67	62	71	65	61	69	64	60	57	64	60	57
4	81	69	60	53	79	68	59	53	65	58	52	63	56	51	61	55	50	48	54	50	48
5	74	61	52	45	72	60	51	45	58	50	44	56	49	44	54	48	43	41	44	48	41
6	68	55	45	39	66	54	45	39	52	44	38	50	43	38	48	42	37	35	38	42	35
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10	51	37	29	24	50	37	29	24	36	29	24	35	28	23	34	28	23	22	28	28	22

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T3D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **295.2** LUMENS: **44812** EFFICACY: **152** BEAM ANGLE: **80** SPACING CRITERIA: **1.93**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	9469	9469
10°	10304	9611
20°	11152	10222
30°	11868	11052
40°	12849	11721
50°	12004	12293
60°	6008	14051
70°	1283	12534
80°	625	4241
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0.00°	887856	887856
45.00°	1696460	1568860
55.00°	1565319	2130595
65.00°	612328	3253213
75.00°	297144	3297346
85.00°	737526	882781

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	912
10° - 20°	2793
20° - 30°	4804
30° - 40°	6725
40° - 50°	8123
50° - 60°	8693
60° - 70°	7604
70° - 80°	4320
80° - 90°	839

**ZONAL LUMEN SUMMARY**

ZONE	UMENS	% LUMINAIRE
0° - 20°	3705	8%
0° - 30°	8509	19%
0° - 40°	15234	34%
0° - 60°	32049	72%
0° - 80°	43973	98%
0° - 90°	44812	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	263.0 fc	11.7 ft	53.2 ft
8.0 ft	148.0 fc	15.7 ft	70.9 ft
10.0 ft	94.7 fc	19.6 ft	88.6 ft
12.0 ft	65.8 fc	23.5 ft	106.3 ft
14.0 ft	48.3 fc	27.4 ft	124.0 ft
16.0 ft	37.0 fc	31.3 ft	141.8 ft
18.0 ft	29.2 fc	35.2 ft	159.5 ft
20.0 ft	23.7 fc	39.1 ft	177.2 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

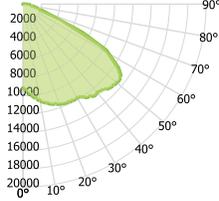
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		80%				70%				50%				30%					10%		
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
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3	87	75	66	59	84	73	65	58	70	63	57	68	61	56	65	60	55	53	64	55	53
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5	72	58	48	41	69	56	47	40	54	46	40	52	45	39	50	44	39	37	44	39	37
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7	61	46	37	30	59	45	36	30	44	35	29	42	35	29	41	34	29	27	34	29	27
8	56	42	32	26	54	41	32	26	39	32	26	38	31	26	37	30	25	23	30	25	23
9	52	38	29	23	51	37	29	23	36	28	23	35	28	23	34	27	23	21	28	23	21
10	49	35	26	21	47	34	26	21	33	26	21	32	25	20	31	25	20	18	26	20	18

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T4D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **300.1** LUMENS: **45098** EFFICACY: **150** BEAM ANGLE: **63** SPACING CRITERIA: **2.00**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	9196	9196
10°	10704	9386
20°	11609	9979
30°	11875	10516
40°	12643	11161
50°	13347	11842
60°	10890	12868
70°	3231	8653
80°	948	1083
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0°	0	0
10°	0	0
20°	0	0
30°	0	0
40°	0	0
50°	0	0
60°	0	0
70°	0	0
80°	0	0
90°	0	0

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	896
10° - 20°	2812
20° - 30°	4787
30° - 40°	6565
40° - 50°	7939
50° - 60°	8938
60° - 70°	8219
70° - 80°	4236
80° - 90°	705

**ZONAL LUMEN SUMMARY**

ZONE	UMENS	% LUMINAIRE
0° - 20°	3709	8%
0° - 30°	8496	19%
0° - 40°	15061	33%
0° - 60°	31938	71%
0° - 80°	44393	98%
0° - 90°	45098	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	255.4 fc	11.6 ft	31.1 ft
8.0 ft	143.7 fc	15.5 ft	41.5 ft
10.0 ft	92.0 fc	19.4 ft	51.9 ft
12.0 ft	63.9 fc	23.2 ft	62.3 ft
14.0 ft	46.9 fc	27.1 ft	72.7 ft
16.0 ft	35.9 fc	31.0 ft	83.0 ft
18.0 ft	28.4 fc	34.8 ft	93.4 ft
20.0 ft	23.0 fc	38.7 ft	103.8 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

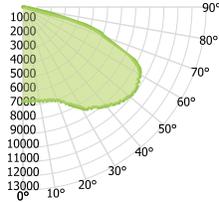
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		80%				70%				50%				30%					10%
		70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	100
1	108	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81	81
2	96	87	80	73	94	85	78	72	82	76	70	78	73	69	75	71	67	65	65
3	87	75	66	59	84	73	65	58	70	63	57	67	61	56	65	59	55	53	53
4	78	65	55	48	76	64	55	48	61	53	47	59	52	46	56	51	46	43	43
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7	60	46	36	30	58	45	36	29	43	35	29	42	34	29	40	34	29	27	27
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9	52	38	29	23	50	37	29	23	36	28	23	35	28	22	34	27	22	20	20
10	49	34	26	20	47	34	26	20	33	25	20	32	25	20	31	25	20	18	18

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T5D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **298.8** LUMENS: **46013** EFFICACY: **154** BEAM ANGLE: **140** SPACING CRITERIA: **2.00 x 2.00**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	6706	6706
10°	6770	6810
20°	7072	7119
30°	8298	7618
40°	9167	8756
50°	9853	10151
60°	9569	10240
70°	6099	8446
80°	430	399
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0°	0	0
10°	0	0
20°	0	0
30°	0	0
40°	0	0
50°	0	0
60°	0	0
70°	0	0
80°	0	0
90°	0	0

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	650
10° - 20°	2006
20° - 30°	3583
30° - 40°	5506
40° - 50°	7573
50° - 60°	9448
60° - 70°	10173
70° - 80°	6540
80° - 90°	535

**ZONAL LUMEN SUMMARY**

ZONE	UMENS	% LUMINAIRE
0° - 20°	2656	6%
0° - 30°	6238	14%
0° - 40°	11744	26%
0° - 60°	28765	63%
0° - 80°	45478	99%
0° - 90°	46013	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	186.3 fc	33.2 ft	36.5 ft
8.0 ft	104.8 fc	44.2 ft	48.7 ft
10.0 ft	67.1 fc	55.3 ft	60.9 ft
12.0 ft	46.6 fc	66.3 ft	73.1 ft
14.0 ft	34.2 fc	77.4 ft	85.2 ft
16.0 ft	26.2 fc	88.4 ft	97.4 ft
18.0 ft	20.7 fc	99.5 ft	109.6 ft
20.0 ft	16.8 fc	110.5 ft	121.8 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

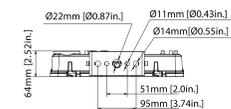
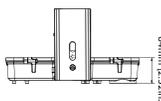
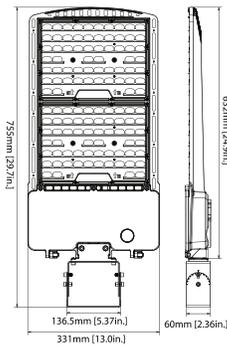
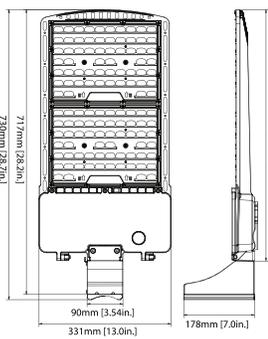
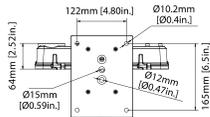
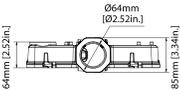
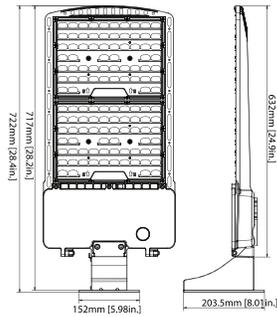
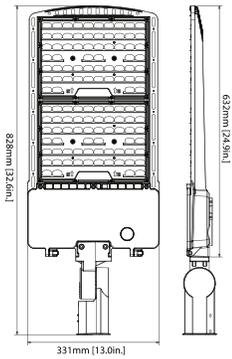
pc	pw	20%																0%	
		80%				70%				50%				30%					10%
		70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	100
1	106	101	95	91	103	98	93	89	94	90	86	90	87	84	86	84	81	79	79
2	94	84	76	69	91	82	74	68	78	72	66	75	69	65	72	67	63	61	61
3	84	71	61	53	81	69	60	53	66	58	52	63	56	51	61	55	50	47	47
4	75	61	51	43	73	60	50	42	57	48	42	54	47	41	52	46	40	38	38
5	68	53	43	35	66	52	42	35	50	41	34	48	40	34	46	39	33	31	31
6	62	47	37	29	60	46	36	29	44	35	29	42	34	28	40	33	28	26	26
7	57	42	32	25	55	41	31	25	39	31	24	38	30	24	36	29	24	22	22
8	53	38	28	21	51	37	28	21	35	27	21	34	26	21	33	26	21	19	19
9	49	34	25	19	47	33	25	19	32	24	18	31	24	18	30	23	18	16	16
10	46	31	22	17	44	31	22	16	29	22	16	28	21	16	28	21	16	14	14



**MOUNTING OPTIONS**



**EASY 3 COLORS  
SELECTOR**  
3500K • 4000K • 5000K



**FEATURES**

OAL-304-LED is easy to install and operate and has an instant start with zero flickering and humming. Choose to be eco-friendly with this fixture that consists of no mercury and is energy saving with a long lifespan. The soft and uniform light it emits has no UV or IR and is great for outdoor applications such as sports fields, stadiums, and gymnasiums as well as warehouses and transport stations.

LUMENS	20000L/28000L/36000/42000
CCT	30K/40K/50K
CRI	80+
VOLTAGE	120-277 VAC
MOUNTING	Arm, Slipfitter, Wall, Trunnion, Pole
DISTRIBUTION	Type II, Type III, Type IV, Type V
EMERGENCY	0-EMG-8W
WORKING TEMPERATURE	-40°C (-40°F) to 50°C (122°F)
SURGE PROTECTION	6kV
EPA RATING	150W is 1.63 300W is 2.46
LIFETIME	L85 AT 100,000 Hours

NOMINAL LUMENS	DELIVERED LUMENS	WATTAGE
42000	42000	300W
36000	36000	240W
28000	28000	180W
20000	20000	120W

Based on 4000K, 85+ CRI. Actual wattage may vary +/-5%



**OPTIC**

Available in IES Type II, III, IV, V distributions  
Light engines are available in adjustable color temperature (3000K & 4000K & 5000K) configurations.  
Scalable Lumen Packages from 10,000 to 21,000 Lumens replaces up to 1000W Metal Halide.  
Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.  
The optics can conform to dark sky requirement.

**CONSTRUCTION**

The rugged, one-piece die-cast aluminum housing features a complete heat sink that optimizes heat dissipation through convection cooling management. Low profile, 3G vibration rated compact design minimizes wind load requirements. Housing is completely sealed against moisture and environmental contaminants.

**MOUNTING**

Wall mounted for area light delivering uniform, widespread high output.

**OPTIONS & ACCESSORIES**

Optional photocell (PHC) detects changing light levels and saves energy by turning off during the day  
Optional occupancy sensor

**DIMMING & DRIVER INFORMATION**

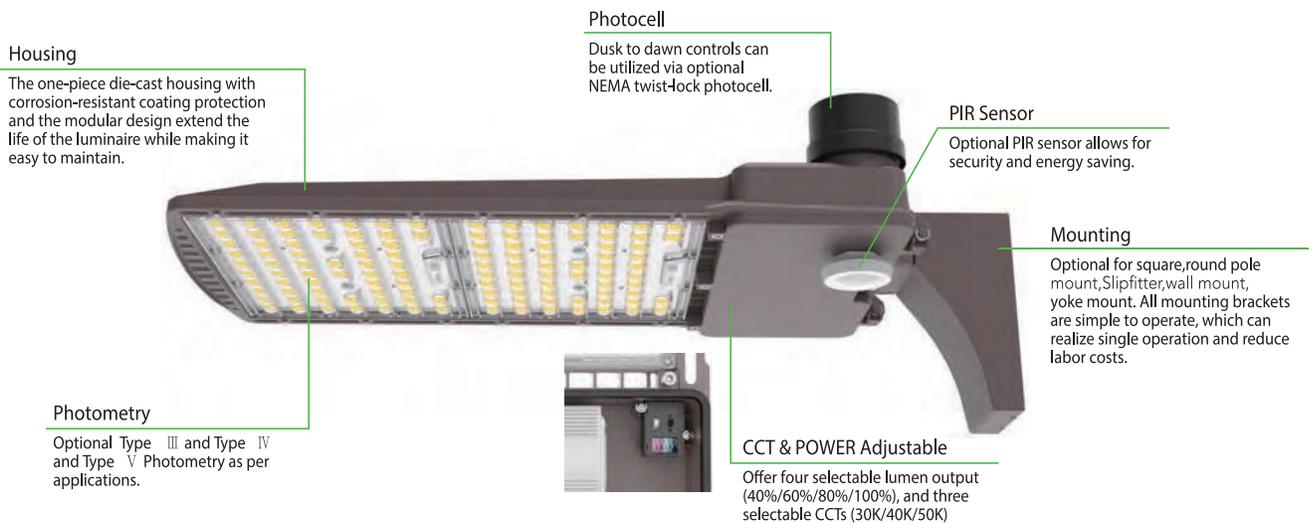
- Universal 120-277 VAC or 347-480 VAC input voltage
- Standard with 0-10V dimming driver
- Power adjustable: 100%, 80%, 60%, 40%.
- THD: ≤20%
- Power Factor: ≥90%

**WARRANTY**

Five-year warranty for parts and components

**LISTINGS**

**c-UL-us** - Listed for Feed Through Wiring.



Example: **OAL-304-LED-20000L/28000L/36000L/42000L-DIM10-MVOLT-30K/40K/50K-T3D-BZ-PM**

OAL-304-LED	20000	DIM10	MVOLT	40K	T3D			
<b>SERIES</b> OAL-304-LED	<b>PERFORMANCE</b> 20000L/28000L/36000L/42000L	<b>DIMMING</b> DIM10 0-10V Dimming	<b>VOLTAGE</b> MVOLT - 120-277V <b>347-480V</b>	<b>CCT</b> 30K/40K/50K	<b>DISTRIBUTION</b> T3D - Type III <i>Standard</i> T4D- Type IV T5D-Type V <i>Included in box</i>	<b>ACCESSORIES</b> PHC - Photocell MS - Motion Sensor SP- 10K Surge Protection T2D- Type II	<b>MOUNTING</b> OAL-204/304-ACC-PM OAL-204/304-ACC-PM-ADJ OAL-204/304-ACC-WM OAL-204/304-ACC-YM OAL-204/304-ACC-SFM  PM- Pole Mount WM- Wall Mount SFM- Slipfitter Mount AM- Arm Mount TRM- Trunnion Mount	<b>FINISH</b> BZ- Bronze BK- Black WH- White

OAL-304-LED									
SETTING	SYSTEM WATTS	DIST. TYPE	CRI	3000K		4000K		5000K	
				LUMENS	LPW	LUMENS	LPW	LUMENS	LPW
100%	300 W	3	70	41000 lm	137 lm/W	45000lm	150 lm/W	42000 lm	140 lm/W
80%	240 W	3	70	35000 lm	146 lm/W	38500lm	160 lm/W	36000 lm	150 lm/W
60%	180 W	3	70	28000 lm	156 lm/W	30000lm	167 lm/W	28500 lm	158 lm/W
40%	120 W	3	70	19200 lm	160 lm/W	21500lm	179 lm/W	20000 lm	167 lm/W

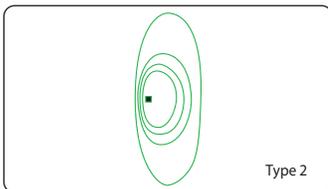
**BUG RATING**

SYSTEM WATTS	DIST. TYPE	B	U	G
300W	2	5	0	4
	3	4	0	4
	4	4	0	4
	5	5	0	4

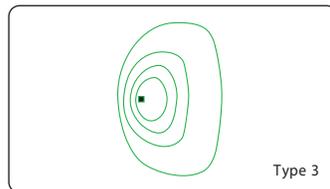
**EPA OF AREA LIGHT**

Item							
	1	2 @90°	2 @120°	2@180°	3 @90°	3 @120°	4 @90°
100W/140W/180W	0.3632	0.6849	0.8861	0.7264	1.0481	1.2078	1.0481
250W/300W/400W	0.4758	0.8091	1.059	0.9516	1.2849	1.3923	1.2849

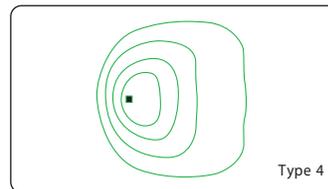
**PHOTOMETRICS**



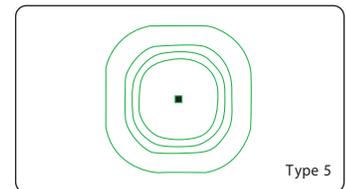
Type 2 optics are well-suited for scenarios requiring luminaires to be spaced at greater distances along a road or pathway. The light distribution pattern is designed for elongated areas, enabling increased pole spacing without compromising lighting quality.



Type 3 optics generate an asymmetrical pattern, directing the majority of light forward and evenly on both sides of the luminaire. When arranged in a back-to-back configuration, it forms a rectangular pattern that can extend the spacing between poles.



Type 4 is ideal for situations where the primary need is forward-directed light with minimal backlight. Common installations involve perimeter poles.



Type 5 optics create a symmetrical square distribution pattern, evenly distributing light on all sides of the luminaire. Type 5 luminaires are versatile and suitable for a wide range of area lighting applications.

## MOUNTING

- Standard versatile mounting arm accommodates multiple drilling patterns as well as square and round poles
- Optional for cast aluminum slipfitter mounting adapter.

### Mounting Options



**Pole Mount**  
(4" and 5" Square and Round poles)  
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.



**Slipfitter Mount**  
An optional cast aluminum mast arm adapter secures fixture head to nominal 2-3/8" O.D. horizontal steel tenon arm.



**Wall Mount**  
Wall Mount is easy to install for direct wall mounting with 1/2" conduit wiring or standard J-box mounting

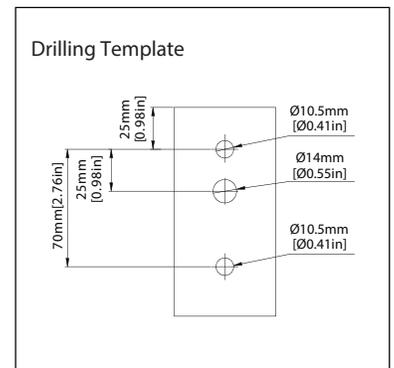
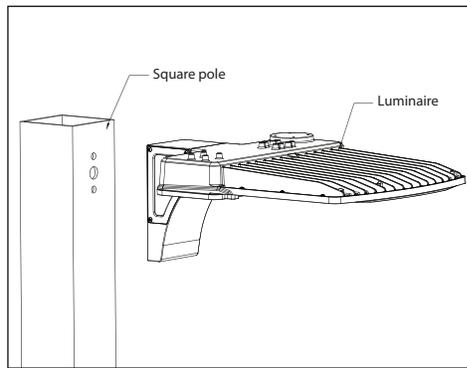
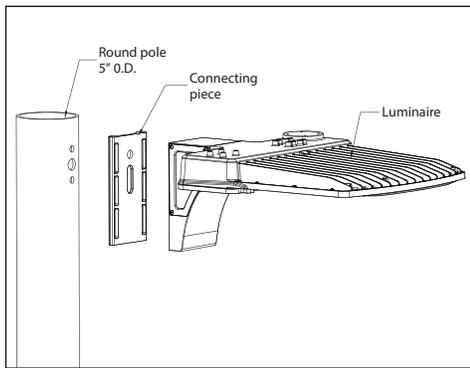


**Yoke Mount**  
Die-cast aluminum trunnion is easily adapted to many surfaces and allows easy fixture aiming angles.



**Adjustable Arm Mount**  
Standard versatile mounting arm is simple to install and can be used with existing poles for retrofit installations.

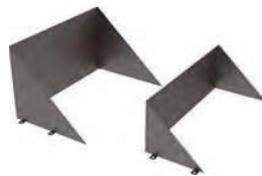
### Mounting Dimensions



Note : CCT adjustable(3000K/4000K/5000K) and power adjustable(100%, 80%, 60%, 40%).

## ACCESSORIES(Optional)

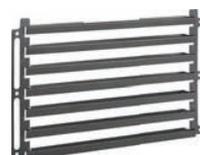
OAL series features a backlight control which provides reduced pixilation and increased visual comfort without compromising performance.  
External Glare Shield: sold separately or as an accessory.



OAL-304-ACC-GLARE SHIELD  
EXTERNAL GLARE SHIELD



OAL-304-ACC-GLARE  
FULL VISOR External Glare Full Visor



Back Light Control Shield  
OAL-204/304-ACC-BLCS  
need 2 pcs

## ADDITIONAL MOUNTING ACCESSORIES

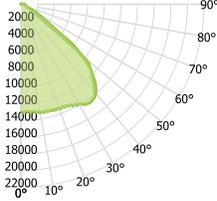
POLE BRACKET • For mounting one fixture on an existing pole			
 <p>60mm(2 3/8in.) 183.6mm(7.228in.) 76mm(3in.) 102.3mm(4in.)</p>	<p>4\" Square Pole Mount with 2-3/8\" O.D. Tenon NO. 4SQ-SP-D Finish: Dark Bronze USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16\" hex head stainless-steel bolts. Vertical tenon measures 2-3/8\" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>	 <p>60mm(2 3/8 in.) 222.5mm(8.76in.) 101.6mm(4in.) 106.68mm(4.2in.)</p>	<p>4\" Round Pole Mount with 2-3/8\" O.D. Tenon NO. 4RQ-SP-D Finish: Dark Bronze USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8\" hex head stainless-steel bolts. Vertical tenon measures 2-3/8\" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>
 <p>60mm(2 3/8in.) 183.6mm(7.228in.) 76mm(3in.) 127.31mm(5in.)</p>	<p>5\" Square Pole Mount with 2-3/8\" O.D. Tenon NO. 5SQ-SP-D Finish: Dark Bronze USE: For use with square, non-tapered steel and aluminum poles. Furnished with four 5/16\" hex head stainless-steel bolts. Vertical tenon measures 2-3/8\" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>	 <p>60mm(2 3/8 in.) 222.5mm(8.76in.) 101.6mm(4in.) 131.86mm(5.19in.)</p>	<p>5\" Round Pole Mount with 2-3/8\" O.D. Tenon NO. 5RQ-SP-D Finish: Dark Bronze USE: For use with Round, non-tapered steel and aluminum poles. Furnished with three 3/8\" hex head stainless-steel bolts. Vertical tenon measures 2-3/8\" O.D., and is made of steel tubing. Fixtures mounted to this bracket can be adjusted both vertically and horizontally.</p>
	<p>Pole Bracket Accessories - Angle-Adjustment Adapter NO. 5QA-ALDA Finish: Dark Bronze USE: Durable brackets are engineered to provide versatile mounting options. These arms are made from rugged die-cast aluminum. They allow optimal positioning of the light fixture to maximize the lighting effectiveness vertically and horizontally.</p>	 <p>154.5±1mm(6.08 in.) 107.2±1mm(4.2 in.) 108.6mm(4.28in.) 63mm(2.48in.)</p>	<p>Pole Bracket accessories-Tenon &amp; Yoke Adaptor NO. 5P-TR-D Finish: Dark Bronze USE: The 2-3/8\" OD Tenon Mount Adaptor for Yoke Fixtures is designed to mount Elite light fixtures that are equipped with a yoke mount onto a 2-3/8\" OD tenon. It may be utilized with the Elite Flood Light Series of light fixtures.</p>
	<p>Horizontal Wall or Square or Round pole mount with 2-3/8\" Tenon Bracket NO. 5Q/R-SP-D Finish: Dark Bronze USE: This tenon bracket can be installed onto a wall, square pole, round pole. Provides wiring access and abuilt-in 2-3/8\" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8\" diameter bolts for mounting.</p>		
WALL BRACKET • Attaches to any flat surface • Provides wiring access		Mid-Pole tenon Bracket	
 <p>60mm(2 3/8in.) 152.4mm(6in.) 227.2mm(7.76 in.) 102.3mm(4in.)</p>	<p>90\" Wall Mount Bracket with 2-3/8\" O.D. Tenon NO. WM-SP-D Finish: Dark Bronze USE: The 90\" wall mount bracket with 2-3/8\" tenon attaches an Elite floodlight to almost any surface: wall, roof, or wood pole. Provides wiring access and abuilt-in 2-3/8\" O.D. tenon to mount a fixture with our adjustable slipfitter. Suggested 3/8\" diameter bolts for mounting. Mounting holes are spaced 3-1/4\" apart.</p>	 <p>185mm(7.28in.) 160mm(6.34 in.) 101.6mm(4in.) 60mm(2 3/8in.)</p>	<p>2-3/8\" OD Horizontal Tenon Mid-Pole Bracket NO. SQ-SP-D Finish: Dark Bronze USE: 2-3/8\" OD Horizontal Tenon Mid-Pole Bracket is designed to mount light fixture that is equipped with an adjustable slipfitter onto a 2-3/8\" OD horizontal tenon</p>
Round External Mount Horizontal Tenon • To mount 2/3/4 fixtures on a existing pole			
 <p>101.6mm(4in.) 101.6mm(4in.) 63.5mm(2.5in.) 101.6mm(4in.) 101.6mm(4in.)</p>	<p>Double 90\" Horizontal Tenon Adaptor NO. R60-SP2-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8\" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>	 <p>101.6mm(4in.) 184mm(7.25in.) 63.5mm(2.5in.) 60mm(2 3/8 in.)</p>	<p>Triple 120\" Horizontal Tenon Adaptor NO. R60-SP3-120-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8\" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>
 <p>101.6mm(4 in.) 101.6mm(4 in.) 63.5mm(2.5in.) 101.6mm(4 in.) 101.6mm(4 in.)</p>	<p>Double 180\" Horizontal Tenon Adaptor NO. R60-SP2-180-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8\" (60mm) O.D. vertical tenon. Two fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>	 <p>101.6mm(4in.) 184mm(7.25in.) 63.5mm(2.5in.) 60mm(2 3/8 in.)</p>	<p>Quad 90\" Horizontal Tenon Adaptor NO. R60-SP4-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8\" (60mm) O.D. vertical tenon. Four fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>
 <p>101.6mm(4in.) 184mm(7.25in.) 63.5mm(2.5in.) 101.6mm(4in.) 101.6mm(4in.)</p>	<p>Triple 90\" Horizontal Tenon Adaptor NO. R60-SP3-90-D Finish: Dark Bronze USE: The Bracket is designed to mount over 2-3/8\" (60mm) O.D. vertical tenon. Three fixtures can be mounted to the Round External Mount Horizontal Tenon and adjusted horizontally</p>		

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T2D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **294.3** LUMENS: **48501** EFFICACY: **165** BEAM ANGLE: **66** SPACING CRITERIA: **1.63**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	12977	12977
10°	13200	13424
20°	13345	14450
30°	13924	15246
40°	13871	15923
50°	9687	16627
60°	2048	17728
70°	660	12199
80°	350	3785
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0.00°	1216731	1216731
45.00°	1629421	2157794
55.00°	762963	2801121
65.00°	204356	3621923
75.00°	176451	3729819
85.00°	224950	618823

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	1243
10° - 20°	3702
20° - 30°	6111
30° - 40°	8282
40° - 50°	9612
50° - 60°	9387
60° - 70°	6853
70° - 80°	2832
80° - 90°	479

**ZONAL LUMEN SUMMARY**

ZONE	UMENS	% LUMINAIRE
0° - 20°	4946	10%
0° - 30°	11056	23%
0° - 40°	19339	40%
0° - 60°	38337	79%
0° - 80°	48022	99%
0° - 90°	48501	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	360.5 fc	8.7 ft	42.0 ft
8.0 ft	202.8 fc	11.6 ft	56.0 ft
10.0 ft	129.8 fc	14.6 ft	70.0 ft
12.0 ft	90.1 fc	17.5 ft	84.0 ft
14.0 ft	66.2 fc	20.4 ft	98.0 ft
16.0 ft	50.7 fc	23.3 ft	112.0 ft
18.0 ft	40.1 fc	26.2 ft	126.0 ft
20.0 ft	32.4 fc	29.1 ft	140.0 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

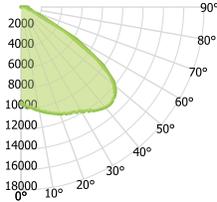
pf	pc	20%																0%			
		80%				70%				50%				30%					10%		
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	102	102	100
1	109	104	100	96	106	102	98	94	98	94	91	94	91	89	90	88	86	84	86	84	84
2	99	90	83	77	96	88	82	77	85	79	81	77	73	78	75	71	69	73	78	75	69
3	89	79	70	64	87	77	69	63	74	67	62	71	65	61	69	64	60	57	64	60	57
4	81	69	60	53	79	68	59	53	65	58	52	63	56	51	61	55	50	48	55	50	48
5	74	61	52	45	72	60	51	45	58	50	44	56	49	44	54	48	43	41	48	43	41
6	68	55	45	39	66	54	45	39	52	44	38	50	43	38	48	42	37	35	42	37	35
7	63	49	40	34	61	48	40	34	47	39	33	45	38	33	44	38	33	31	38	33	31
8	59	45	36	30	57	44	35	30	43	35	29	41	34	29	40	34	29	27	34	29	27
9	55	41	32	26	53	40	32	26	39	31	26	38	31	26	37	31	26	24	31	26	24
10	51	37	29	24	50	37	29	24	36	29	24	35	28	23	34	28	23	22	28	23	22

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T3D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **295.2** LUMENS: **44812** EFFICACY: **152** BEAM ANGLE: **80** SPACING CRITERIA: **1.93**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	9469	9469
10°	10304	9611
20°	11152	10222
30°	11868	11052
40°	12849	11721
50°	12004	12293
60°	6008	14051
70°	1283	12534
80°	625	4241
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0.00°	887856	887856
45.00°	1696460	1568860
55.00°	1565319	2130595
65.00°	612328	3253213
75.00°	297144	3297346
85.00°	737526	882781

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	912
10° - 20°	2793
20° - 30°	4804
30° - 40°	6725
40° - 50°	8123
50° - 60°	8693
60° - 70°	7604
70° - 80°	4320
80° - 90°	839

**ZONAL LUMEN SUMMARY**

ZONE	UMENS	% LUMINAIRE
0° - 20°	3705	8%
0° - 30°	8509	19%
0° - 40°	15234	34%
0° - 60°	32049	72%
0° - 80°	43973	98%
0° - 90°	44812	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	263.0 fc	11.7 ft	53.2 ft
8.0 ft	148.0 fc	15.7 ft	70.9 ft
10.0 ft	94.7 fc	19.6 ft	88.6 ft
12.0 ft	65.8 fc	23.5 ft	106.3 ft
14.0 ft	48.3 fc	27.4 ft	124.0 ft
16.0 ft	37.0 fc	31.3 ft	141.8 ft
18.0 ft	29.2 fc	35.2 ft	159.5 ft
20.0 ft	23.7 fc	39.1 ft	177.2 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

pf	pc	20%																0%			
		80%				70%				50%				30%					10%		
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	102	102	102	100
1	107	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81	86	83	81
2	96	87	80	73	94	85	78	72	82	76	71	78	73	69	75	71	67	65	71	67	65
3	87	75	66	59	84	73	65	58	70	63	57	68	61	56	65	60	55	53	60	55	53
4	79	65	56	48	76	64	55	48	61	54	47	59	52	47	57	51	46	44	51	46	44
5	72	58	48	41	69	56	47	40	54	46	40	52	45	39	50	44	39	37	46	39	37
6	66	51	42	35	64	50	41	34	48	40	34	47	39	34	45	38	33	31	38	33	31
7	61	46	37	30	59	45	36	30	44	35	29	42	35	29	41	34	29	27	34	29	27
8	56	42	32	26	54	41	32	26	39	32	26	38	31	26	37	30	25	23	30	25	23
9	52	38	29	23	51	37	29	23	36	28	23	35	28	23	34	27	23	21	28	23	21
10	49	35	26	21	47	34	26	21	33	26	21	32	25	20	31	25	20	18	26	20	18

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T4D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **300.1**

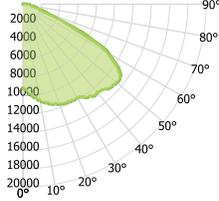
LUMENS: **45098**

EFFICACY: **150**

BEAM ANGLE: **63**

SPACING CRITERIA: **2.00**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	9196	9196
10°	10704	9386
20°	11609	9979
30°	11875	10516
40°	12643	11161
50°	13347	11842
60°	10890	12868
70°	3231	8653
80°	948	1083
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0°	0	0
10°	0	0
20°	0	0
30°	0	0
40°	0	0
50°	0	0
60°	0	0
70°	0	0
80°	0	0
90°	0	0

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	896
10° - 20°	2812
20° - 30°	4787
30° - 40°	6565
40° - 50°	7939
50° - 60°	8938
60° - 70°	8219
70° - 80°	4236
80° - 90°	705

**ZONAL LUMEN SUMMARY**

ZONE	UMENS	% LUMINAIRE
0° - 20°	3709	8%
0° - 30°	8496	19%
0° - 40°	15061	33%
0° - 60°	31938	71%
0° - 80°	44393	98%
0° - 90°	45098	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	255.4 fc	11.6 ft	31.1 ft
8.0 ft	143.7 fc	15.5 ft	41.5 ft
10.0 ft	92.0 fc	19.4 ft	51.9 ft
12.0 ft	63.9 fc	23.2 ft	62.3 ft
14.0 ft	46.9 fc	27.1 ft	72.7 ft
16.0 ft	35.9 fc	31.0 ft	83.0 ft
18.0 ft	28.4 fc	34.8 ft	93.4 ft
20.0 ft	23.0 fc	38.7 ft	103.8 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

pf	pc	20%																0%	
		80%				70%				50%				30%					10%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%	
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	0%
1	108	102	97	93	105	100	96	92	96	92	89	92	89	86	88	86	83	81	0%
2	96	87	80	73	94	85	78	72	82	76	70	78	73	69	75	71	67	65	0%
3	87	75	66	59	84	73	65	58	70	63	57	67	61	56	65	59	55	53	0%
4	78	65	55	48	76	64	55	48	61	53	47	59	52	46	56	51	46	43	0%
5	71	57	47	40	69	56	47	40	54	46	39	52	45	39	50	44	39	36	0%
6	65	51	41	34	63	50	41	34	48	40	34	46	39	33	45	38	33	31	0%
7	60	46	36	30	58	45	36	29	43	35	29	42	34	29	40	34	29	27	0%
8	56	41	32	26	54	41	32	26	39	31	26	38	31	25	37	30	25	23	0%
9	52	38	29	23	50	37	29	23	36	28	23	35	28	22	34	27	22	20	0%
10	49	34	26	20	47	34	26	20	33	25	20	32	25	20	31	25	20	18	0%

**OAL-304-LED-20000L-28000L-36000L-42000L-DIM10-MVOLT-30K-40K-50K-T5D-BZ**

TEST NO.: **EL11302360**

INPUT WATTS: **298.8**

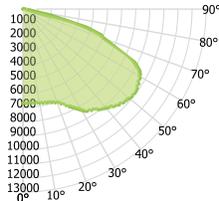
LUMENS: **46013**

EFFICACY: **154**

BEAM ANGLE: **140**

SPACING CRITERIA: **2.00 x 2.00**

**CANDELA DISTRIBUTION**



**CANDELA TABLE**

	0°	90°
0°	6706	6706
10°	6770	6810
20°	7072	7119
30°	8298	7618
40°	9167	8756
50°	9853	10151
60°	9569	10240
70°	6099	8446
80°	430	399
90°	0	0

**LUMINANCE (cd/sq.m)**

	0.00°	90.00°
0°	0	0
10°	0	0
20°	0	0
30°	0	0
40°	0	0
50°	0	0
60°	0	0
70°	0	0
80°	0	0
90°	0	0

**LUMENS PER ZONE**

ZONE	LUMENS
0° - 10°	650
10° - 20°	2006
20° - 30°	3583
30° - 40°	5506
40° - 50°	7573
50° - 60°	9448
60° - 70°	10173
70° - 80°	6540
80° - 90°	535

**ZONAL LUMEN SUMMARY**

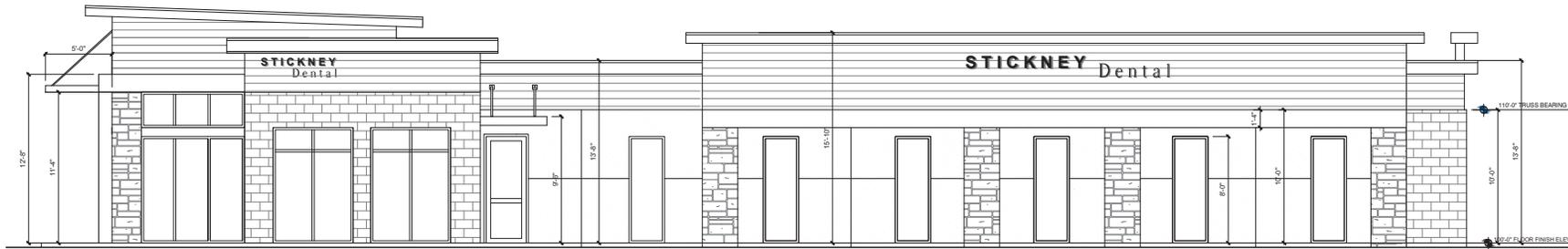
ZONE	UMENS	% LUMINAIRE
0° - 20°	2656	6%
0° - 30°	6238	14%
0° - 40°	11744	26%
0° - 60°	28765	63%
0° - 80°	45478	99%
0° - 90°	46013	100%

**CONE OF LIGHT**

MOUNTING HEIGHT	FC AT BEAM	BEAM DIA.	BEAM DIA. 90°-270°
CENTER 0°-180°			
6.0 ft	186.3 fc	33.2 ft	36.5 ft
8.0 ft	104.8 fc	44.2 ft	48.7 ft
10.0 ft	67.1 fc	55.3 ft	60.9 ft
12.0 ft	46.6 fc	66.3 ft	73.1 ft
14.0 ft	34.2 fc	77.4 ft	85.2 ft
16.0 ft	26.2 fc	88.4 ft	97.4 ft
18.0 ft	20.7 fc	99.5 ft	109.6 ft
20.0 ft	16.8 fc	110.5 ft	121.8 ft

**INDOOR COEFFICIENTS OF UTILIZATION**

pf	pc	20%																0%	
		80%				70%				50%				30%					10%
pw	70%	50%	30%	10%	70%	50%	30%	10%	50%	30%	10%	50%	30%	10%	50%	30%	10%	0%	
0	119	119	119	119	116	116	116	116	111	111	111	106	106	106	102	102	102	100	0%
1	106	101	95	91	103	98	93	89	94	90	86	90	87	84	86	84	81	79	0%
2	94	84	76	69	91	82	74	68	78	72	66	75	69	65	72	67	63	61	0%
3	84	71	61	53	81	69	60	53	66	58	52	63	56	51	61	55	50	47	0%
4	75	61	51	43	73	60	50	42	57	48	42	54	47	41	52	46	40	38	0%
5	68	53	43	35	66	52	42	35	50	41	34	48	40	34	46	39	33	31	0%
6	62	47	37	29	60	46	36	29	44	35	29	42	34	28	40	33	28	26	0%
7	57	42	32	25	55	41	31	25	39	31	24	38	30	24	36	29	24	22	0%
8	53	38	28	21	51	37	28	21	35	27	21	34	26	21	33	26	21	19	0%
9	49	34	25	19	47	33	25	19	32	24	18	31	24	18	30	23	18	16	0%
10	46	31	22	17	44	31	22	16	29	22	16	28	21	16	28	21	16	14	0%



RIGHT ELEVATION  
Scale: 3/16" = 1'-0"



FRONT ELEVATION  
Scale: 1/4" = 1'-0"

DRAWING ISSUE: PRELIMINARY  
DATE: DEC 09, 2024  
REVISED: --



GENERAL CONTRACTOR  
**Loyde W. Sadlowski, Inc.**  
Florida State Certified General Contractor since 1973  
CSC - 100029  
7500 SW 61st Ave, Ste 200  
Ocala, Florida 34476  
(352) 861-0075 Fax (352) 861-7395  
FL CGC-002522

**David P. King, Jr**  
ARCHITECT  
7500 SW 61ST AVE  
SUITE 400  
OCALA, FL 34476  
352.875.3757 (PH)  
352.875.0757 (FAX)

REGISTRATIONS:  
STATE OF FLORIDA AR 12,599  
STATE OF GEORGIA 5544

PROJECT  
NEW BUILDING

FOR  
**STICKNEY DENTAL**

PARCEL NO. 35483-103-00  
MARION COUNTY, FLORIDA

DRAWN BY: EBC  
CHECKED BY:  
APPROVED BY: DPK  
ARCHITECT'S PROJECT No.:

SHEET TITLE:  
EXTERIOR ELEVATION

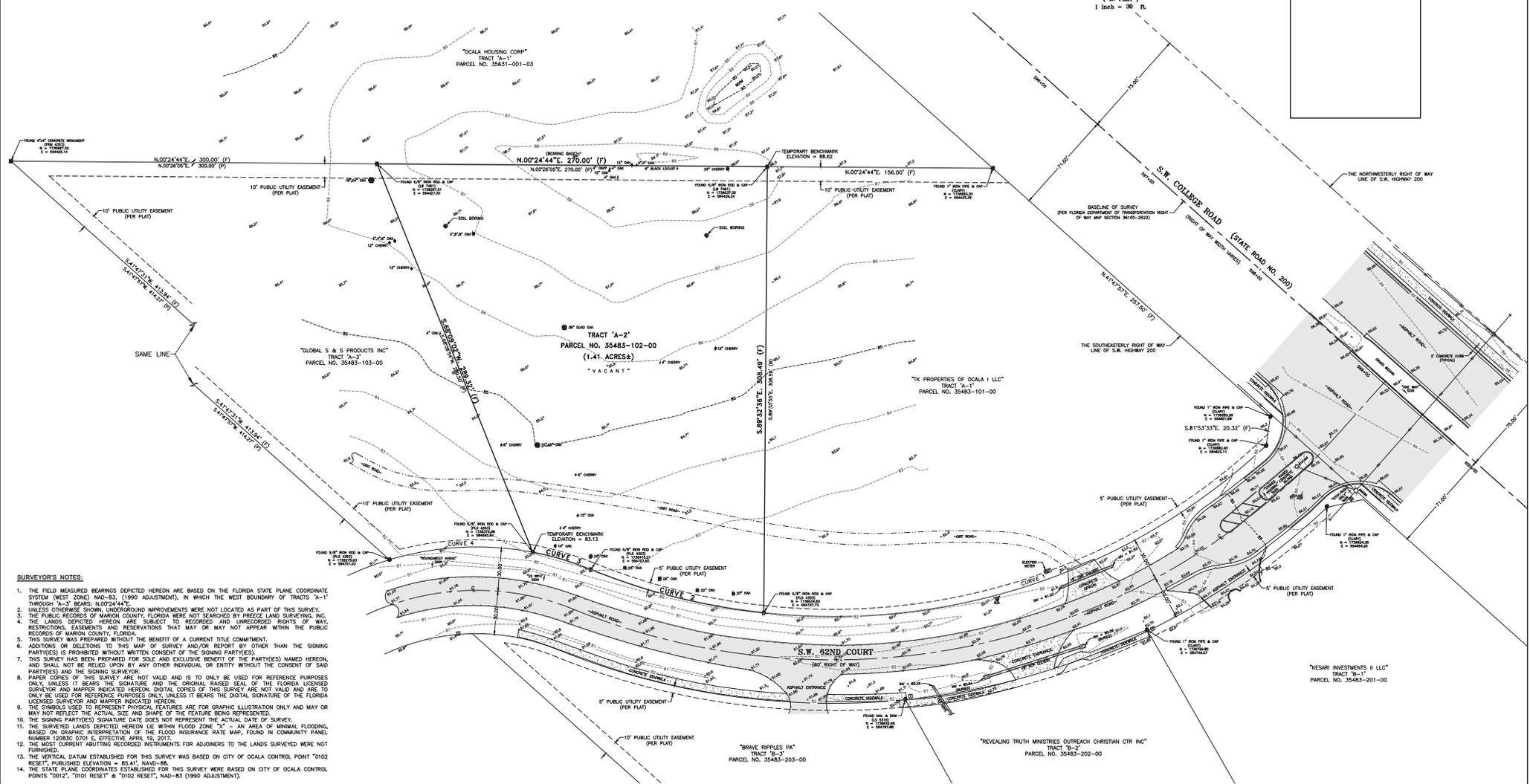
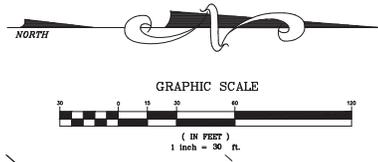
SHEET NUMBER  
A1

SCALE: 1/4" = 1'-0" (FRONT ELEVATION) 3/16" = 1'-0" (RIGHT ELEVATION)



CURVE #	DELTA (P)	DELTA (F)	RADIUS	ARC (P)	ARC (F)	CHORD (P)	CHORD (F)	CHORD BEARING (P)	CHORD BEARING (F)
CURVE 1		49°21'14"	438.65'		377.85'		366.27'		S.18°24'02"E
CURVE 2	16°08'59"	16°09'45"	438.65'	123.64'	123.74'	241.62'	123.33'	S.09°58'45"W	S.14°02'43"E
CURVE 3	11°30'19"	11°28'09"	210.00'	42.17'	42.04'	42.10'	41.97'	S.16°25'25"W	S.16°33'25"E
CURVE 4	27°17'01"	27°19'09"	210.00'	100.00'	100.13'	99.18'	99.06'	S.02°58'15"E	S.02°59'01"E

**DESCRIPTION:**  
 (PER OFFICIAL RECORDS BOOK 8219, PAGE 985, PUBLIC RECORDS OF MARION COUNTY, FLORIDA)  
 TRACT A-2, PIGEON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 189 AND 190, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



- SURVEYOR'S NOTES:**
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FEET ZONE) NAD-83, (1983 ADJUSTMENT), IN WHICH THE WEST BOUNDARY OF TRACTS A-1 THROUGH A-3 BEARS N.007244.44".
  2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
  3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
  4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
  5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
  6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELEAED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
  7. PAPER COPIES OF THIS SURVEY ARE NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON. DIGITAL COPIES OF THIS SURVEY ARE NOT VALID AND ARE TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE DIGITAL SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
  8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
  9. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
  10. THE SURVEYED LANDS DEPICTED HEREON LIE WITHIN FLOOD ZONE "X" - AN AREA OF ANNUAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 60303C (2016) & EFFECTIVE APRIL 19, 2017.
  11. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.
  12. THE VERTICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON CITY OF OCALA CONTROL POINT "0102 RESE" (PUBLISHED ELEVATION = 85.41'), NAD-83.
  13. THE STATE PLANE COORDINATES ESTABLISHED FOR THIS SURVEY WERE BASED ON CITY OF OCALA CONTROL POINTS "0101", "0101 RESE" & "0102 RESE", NAD-83 (1993 ADJUSTMENT).

**LEGEND**

(D) = PLAT DIMENSION	TM = TEMPORARY BENCHMARK	W = WELL	+
(D) = FIELD MEASUREMENT	RP = RENOVATED CONCRETE PIPE	CB = CONTROL BOX	⊕
(D) = DEED DIMENSION	CP = CORRUGATED METAL PIPE	WM = WATER METER	⊙
(D) = CALCULATED DIMENSION	VP = VITRIFIED CLAY PIPE	WB = WIRELESS BENCH MARK	⊙
(V) = EXCEPTION DIMENSION	PCP = POLYVINYL CHLORIDE	CB = CABLE TO RESEB BOX	⊙
(V) = ROOT OF LINE	PP = FIBER OPTIC POLYETHYLENE	CP = CONCRETE PILE	⊙
CB = CHORD BEARING	DU = OVERHEAD UTILITIES (P)	WP = WOOD POWER POLE	⊙
OP = OFFICIAL RECORDS BOOK	DR = DRIVE	CP = CONCRETE PILE	⊙
OP = OFFICIAL RECORDS BOOK	DR = DRIVE	CP = CONCRETE PILE	⊙
OP = POINT OF REVERSE CURVATURE	A/C = AIR CONDITIONER	CP = CONCRETE PILE	⊙
OP = POINT OF TANGENCY	OC = OPEN FIRE CABLE WARMER	CP = CONCRETE PILE	⊙
OP = LICENSED BUSINESS	PRM = PERMANENT REFERENCE MONUMENT	CP = CONCRETE PILE	⊙
OP = LICENSED SURVEYOR	PLS = PROFESSIONAL LAND SURVEYOR	CP = CONCRETE PILE	⊙
OP = FINISHED FLOOR ELEVATION	PLS = PROFESSIONAL LAND SURVEYOR	CP = CONCRETE PILE	⊙
OP = TELEPHONE RESEB BOX	PLS = PROFESSIONAL LAND SURVEYOR	CP = CONCRETE PILE	⊙
OP = WOOD POWER POLE	PLS = PROFESSIONAL LAND SURVEYOR	CP = CONCRETE PILE	⊙
OP = CONCRETE POWER POLE	PLS = PROFESSIONAL LAND SURVEYOR	CP = CONCRETE PILE	⊙
OP = METAL POWER POLE	PLS = PROFESSIONAL LAND SURVEYOR	CP = CONCRETE PILE	⊙
	NO. = NUMBER	CP = CONCRETE PILE	⊙

**BOUNDARY & TOPOGRAPHIC SURVEY FOR: LOYDE SADLOWSKI**



**BOUNDARY & TOPOGRAPHIC SURVEY FOR: LOYDE SADLOWSKI**

**PREECE LAND SURVEYING, INC.**  
 BELLWETHER PROFESSIONAL PARK  
 2201 S.E. 30TH AVENUE, SUITE 102  
 OCALA, FL 34471  
 (352) 351-0091  
 EMAIL: ghp@preece.us  
 (LICENSED BUSINESS NO. 7389)

**(SURVEYOR'S CERTIFICATION)**  
 THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED IN CHAPTER 11-17, FLORIDA ADMINISTRATIVE CODE, FOR A BOUNDARY & TOPOGRAPHIC SURVEY.  
 DATE: GLEN H. PREECE, P.R., J.S.M. - LS 5427

DATE OF FIELD SURVEY: JULY 23, 2024

DRAWN:	G.H.P.	REVISIONS	BY	DATE
CHECKED:	G.H.P.			
F.B.:	PAGES			
127	32-33			

FILE INFO:  
 PIGEON PARK  
 SCALE: 1" = 30' COPYRIGHT © 2024 JOB ORDER # 24-088