



SUBMITTAL SUMMARY REPORT MajorSite-000431-2026

PLAN NAME:	BLCCDD Warehouse	LOCATION:	8851 SW 90TH ST OCALA,
APPLICATION DATE:	02/27/2026	PARCEL:	35300-400001
DESCRIPTION:	This project will consist of the construction of a warehouse and maintenance facility to serve the Bay Laurel Center Community Development District.		

CONTACTS	NAME	COMPANY
Applicant	Kenneth Colen	Bay Laurel Center Community Development District
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	GARY LEVENGOOD, P.E.	KIMLEY-HORN AND ASSOCIATES, INC.

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	02/27/2026	03/13/2026	03/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Jamie Waldron	03/13/2026	03/04/2026	Requires Re-submit
<i>Corrections</i>	2.12.8 - Legal description matches (Not Resolved) - 2.12.8 - Legal description matches: 2.12.8 - Legal description matches boundary on plan				
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/13/2026	03/09/2026	Approved
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/13/2026	02/27/2026	Requires Re-submit
<i>Comments</i>	1) The Fire Department Connection (FDC) shall be revised to a 2.5-inch Siamese connection, as Marion County Fire Rescue apparatus are not equipped with a 4-inch Storz connection. Please revise the plans accordingly and provide a detailed FDC specification and installation detail within the utility detail sheets.				
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/13/2026	03/19/2026	Requires Re-submit
<i>Comments</i>	This area is known gopher tortoise habitat. Provide EALS or letter of inspection by a certified Biologist or Environmental Scientist.				
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.				
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan/Final Plat. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.				
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.				
<i>Corrections</i>	2.12.10 - Easement or land reservation (Resolved) - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation				
<i>Corrections</i>	2.12.10 - Easement (Resolved) - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.				
<i>Corrections</i>	2.12.19 - Dimension & location of site improvement (Resolved) - 2.12.19 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.				
<i>Corrections</i>	2.12 - Site coverage (Resolved) - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.				
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Not Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.				
<i>Corrections</i>	2.12.23 - Building lot typicals (Resolved) - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.				
<i>Corrections</i>	2.12 - Variances (Resolved) - 2.12 - Variances: List of approved Variance, case numbers, conditions, and the date of approval.				

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/13/2026	03/19/2026	Requires Re-submit
<i>Corrections</i>	2.12.20 - Phases of development (Resolved) - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
<i>Corrections</i>	2.12.22 - Tracts (Resolved) - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
<i>Corrections</i>	2.12 - Lot area & lot width (Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12 - Special Use Permits (Resolved) - 2.12 - Special Use Permits: List of all approved special use permits, case number, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	2.12 - Owner and applicant name (Resolved) - 2.12 - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
<i>Corrections</i>	2.12 - Land Use Designation-adjacent properties (Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties.			
<i>Corrections</i>	2.12 - Parcel number (Resolved) - 2.12 - Parcel number: Show parcel numbers on the cover sheet.			
<i>Corrections</i>	2.12 - Zoning Classification-adjacent properties (Resolved) - 2.12 - Zoning Classification-adjacent properties: Show existing zoning classification on the adjacent properties.			
<i>Corrections</i>	2.12 - Zoning Classification-subject property (Resolved) - 2.12 - Zoning Classification-subject property: Show existing zoning classification on the subject property.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/13/2026	03/05/2026	Requires Re-submit
<i>Comments</i>	1. Provide signed and sealed photometric plan 2. See markups on plans			
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/13/2026	03/05/2026	Requires Re-submit
<i>Corrections</i>	6.2.1.B.-F. - Requirements (Not Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
<i>Corrections</i>	2.12.3 - Title block (Not Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
<i>Corrections</i>	2.12.4 - Front page of the plan (Not Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
<i>Corrections</i>	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Not Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	03/13/2026	03/09/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			

SUBMITTAL SUMMARY REPORT (MajorSite-000431-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/13/2026	03/04/2026	Requires Re-submit
<i>Corrections</i>	6.13.2.A.12/6.12.5-Details, X-Sections, References (Not Resolved) - 6.13.2.A.12/6.12.5-Details, X-Sections, References: Provide details, cross sections, or references clearly describing the construction intent. It is acceptable to reference standard details, such as FDOT's, when used instead of reproducing them.			
<i>Corrections</i>	7.1.3.B. - Drainage Construction Specifications (Not Resolved) - 7.1.3.B. - Drainage Construction Specifications: LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.			
<i>Corrections</i>	6.13.3 - Type of Stormwater Facility Criteria (Not Resolved) - 6.13.3 - Type of Stormwater Facility Criteria: Please see LDC 6.13.3 to find the requirements for the stormwater management facility that is proposed for the project.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	Final signed and sealed hard copy signature page (Not Resolved) - After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.			
<i>Corrections</i>	6.13.2.A.3 - Retention/Detention Design Parameters (Not Resolved) - 6.13.2.A.3 - Retention/Detention Design Parameters: Show location and design parameters for all retention/detention areas including: 1. Dimensions or coordinates for constructability. 2. Cross sections along the width and length of each pond, showing the design high water elevation, estimated seasonal high water elevation, pond top elevation, pond bottom elevation, side slope steepness, maintenance berm width, sod stabilization of the pond side slopes, and appropriate vegetative cover on the pond bottom. 3. Soil boring location with labels.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/13/2026	03/10/2026	Requires Re-submit
<i>Comments</i>	Current boundary and topographic survey less than one year old required for Major Site plan.			
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
<i>Corrections</i>	6.2.1.F - North Arrow (Not Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
<i>Corrections</i>	2.12.10 - Easement or land reservation (Not Resolved) - 2.12.10 - Easement or land reservation: Show any known existing or proposed easement or land reservation			
<i>Corrections</i>	2.12.8. - Current boundary and topographic survey (Not Resolved) - 2.12.8. - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	6.2.1.E - Drawing legend (Not Resolved) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			
<i>Corrections</i>	6.2.1.A. - Licensed Professional (Not Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/13/2026	03/01/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/13/2026	03/03/2026	Requires Re-submit
<i>Comments</i>	See Corrections			
<i>Corrections</i>	6.14.2.A(1) - Letter from utility provider (Not Resolved) - 6.14.2.A(1) - Letter from utility provider: Letter of availability and capacity from service area's utility provider, including map of water and sewer mains with distances shown to determine if connection is required.			

SUBMITTAL SUMMARY REPORT (MajorSite-000431-2026)

eREVIEW SESSION FILES:

- 01- Aerial Map.pdf
- 03-Quad Map.pdf
- 05-Soils Map.pdf
- 06-National Wetland Map.pdf
- 2026-02-26 - BLCCDD Warehouse Plans.pdf
- 2026-02-26_Drainage Report.pdf
- BLCCDD Warehouse_LND_IRR_260226.pdf
- Deed.pdf
- ENVIRONMENTAL ASSESSMENT NOT PROVIDED.pdf
- Geo-Tech Report No. 25-1729.137.1 - BLCCD Warehouse.pdf
- MCPA Property Record Card.pdf
- OM Manual_BLCCDD Warehouse.pdf
- SURVEY NOT PROVIDED.pdf

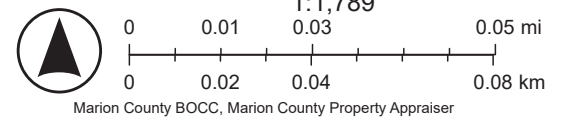
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	Sections should be 13 & 24	03/02/2026 2:53	PM2026-02-26 - BLCCDD Warehouse Plans.pdf	1
Jamie Waldron	Range should be 20	03/02/2026 2:55	PM2026-02-26 - BLCCDD Warehouse Plans.pdf	1
Susan Heyen	Project site	03/05/2026 1:16	PM2026-02-26 - BLCCDD Warehouse Plans.pdf	1
Susan Heyen	show parking layout with islands and landscape	03/05/2026 1:22	PMBLCCDD Warehouse_LND_IRR_260226.pdf	4
Susan Heyen	Show parking layout with landscaping	03/05/2026 1:23	PMBLCCDD Warehouse_LND_IRR_260226.pdf	3
Susan Heyen	Please provide approved waiver	03/05/2026 1:24	PMBLCCDD Warehouse_LND_IRR_260226.pdf	5
Susan Heyen	All shrubs to be 18" min at install	03/05/2026 1:25	PMBLCCDD Warehouse_LND_IRR_260226.pdf	5
Susan Heyen	Show irrigation for island/ parking trees	03/05/2026 1:26	PMBLCCDD Warehouse_LND_IRR_260226.pdf	10

ArcGIS Web Map3



4/16/2026, 3:27:13 PM

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





**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2026-04-14 Parcel Number(s): 35300-400001 Permit Number: MjrSite-000431-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: BLCCDD Warehouse Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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): Bay Laurel Center Community Development District
Signature: _____
Mailing Address: _____ City: _____
State: _____ Zip Code: _____ Phone # _____
Email address: _____

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

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Gary Levensgood, P.E.
Mailing Address: 1700 SE 17th Street City: Ocala
State: Florida Zip Code: 34471 Phone # 352-438-3000
Email address: ocala.permits@kimley-horn.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 6.7.4. - Shade Trees
Reason/Justification for Request (be specific): Code states: Shade trees to be provided at one per 3,000 -SF.
Proposed: We are proposing a reduction of the shade trees required by 25%.
Our justification is that there are many conflicting utilities on-site (submitted exhibit) and the site is previously developed without many existing shade trees.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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): _____



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Ocala, FL 34471
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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 6.8.7.A - Parking Areas and Vehicular Use Areas

Reason/Justification for Request (be specific): Code Requires: Parking areas to be screened with a minimum of five-foot wide and three foot tall plantings.

We are proposing a waiver to this code for the northwestern parking area (directly east of the existing tank). As there
is an existing established hedge row on the perimeter of SW 90th Terrace Road and the parking area is located directly behind the existing tank.

Section & Title of Code (be specific) Section 6.2.1.C Section 6.2.1.C

Reason/Justification for Request (be specific): Code states that the Marion County standard sheet size is 24"x36".

A deviation is requested to allow a larger architectural plan size sheet (30"x42") to be submitted for this project to have a cohesive title block/sheet set for the client. We are seeking an exception from the County Engineer.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

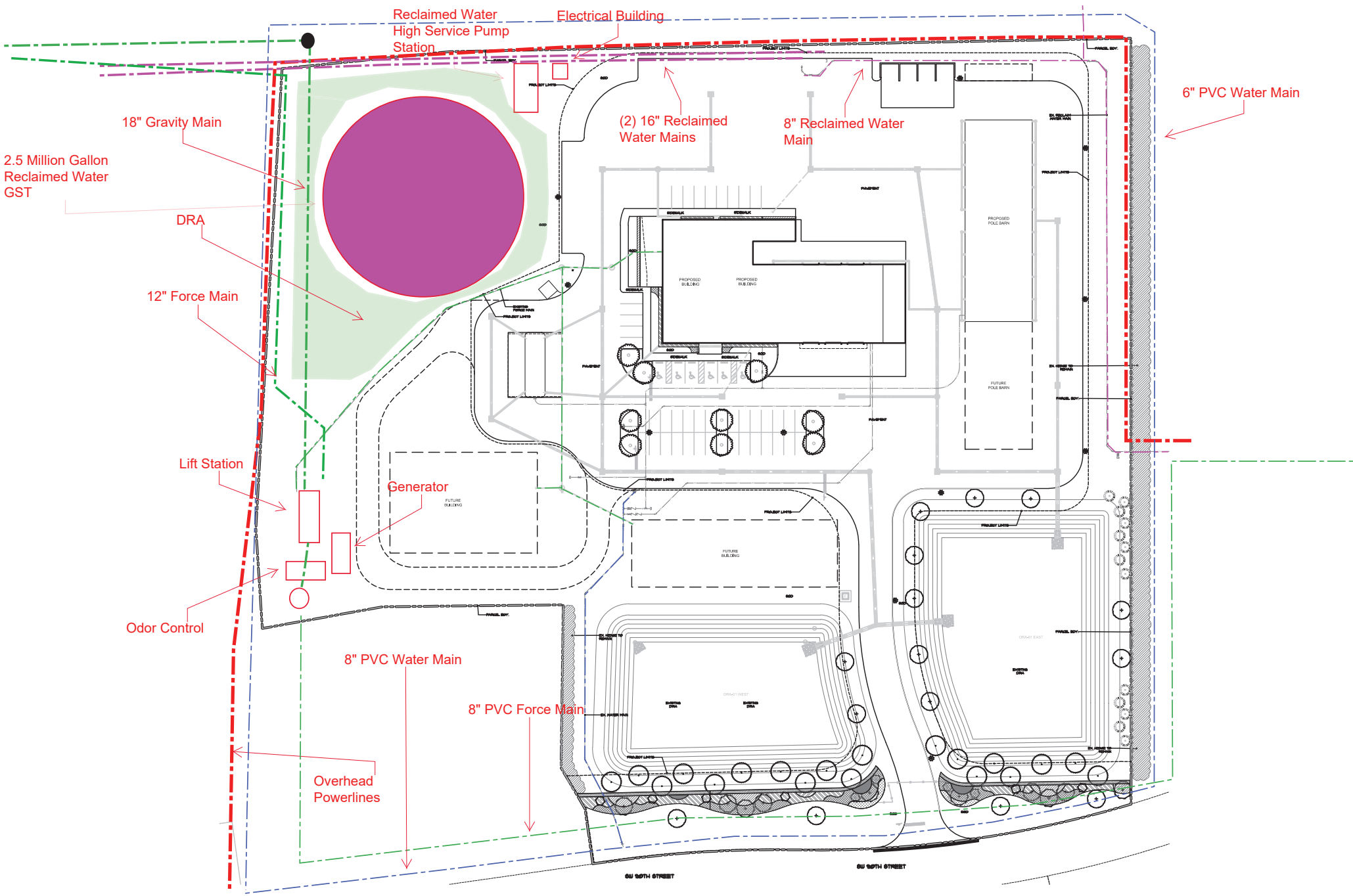
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____



Reclaimed Water
High Service Pump
Station

Electrical Building

6" PVC Water Main

18" Gravity Main

(2) 16" Reclaimed
Water Mains

8" Reclaimed Water
Main

2.5 Million Gallon
Reclaimed Water
GST

DRA

12" Force Main

Lift Station

Generator

Odor Control

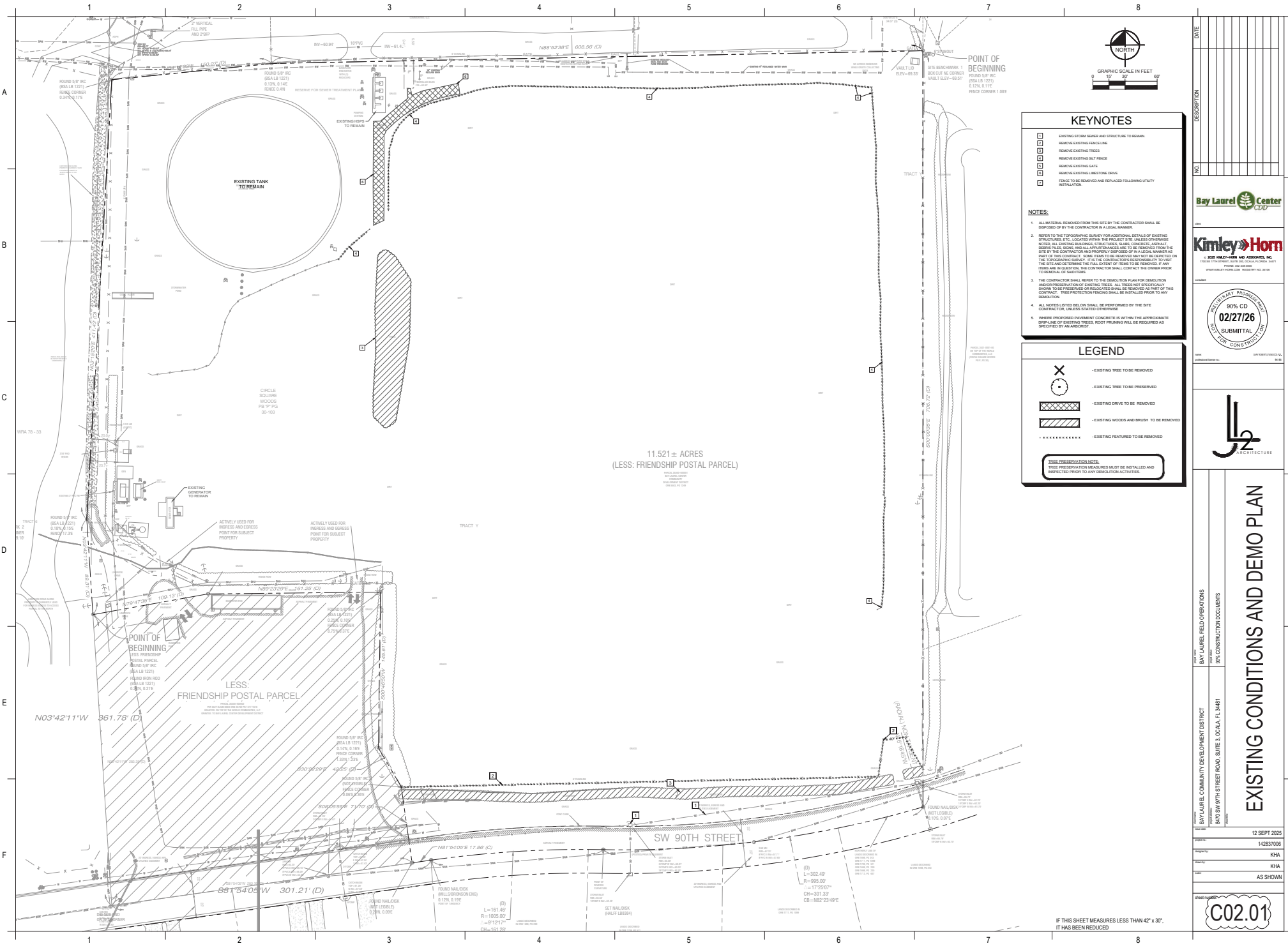
8" PVC Water Main

8" PVC Force Main

Overhead
Powerlines

DU BOUTH STREET

DU BOUTH STREET

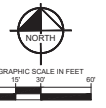


11.521± ACRES
(LESS: FRIENDSHIP POSTAL PARCEL)

EXISTING TANK
TO REMAIN

POINT OF BEGINNING
LESS:
FRIENDSHIP POSTAL PARCEL

SW 90TH STREET



POINT OF BEGINNING
FOUND S 1/4 SEC
(SEA L&R 1221)
S 17N, E 11E
FENCE CORNER 1.08E

KEYNOTES

- EXISTING STORM DRAIN AND STRUCTURE TO REMAIN
- EXISTING FENCE LINE
- EXISTING TREES
- ▨ EXISTING PAVED DRIVE
- ▨ EXISTING DRIVE
- ▨ EXISTING Limestone DRIVE
- FENCE TO BE REMOVED AND REPLACED FOLLOWING UTILITY INSTALLATION

NOTES:

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES ETC. LOCATIONS WITHIN THE PROJECT SITE UNLESS OTHERWISE NOTED. ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DRIVEWAYS, SIDEWALKS AND ALL MATERIALS BELONGING TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE IDENTIFIED ON THE SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION AND/OR PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
4. ALL NOTES LISTED BELOW SHALL BE PERFORMED BY THE SITE CONTRACTOR UNLESS STATED OTHERWISE.
5. WHERE PROPOSED PAVEMENT CONCRETE IS WITHIN THE APPROXIMATE DRIVE LINE OF EXISTING TREES, ROOT PRUNING WILL BE REQUIRED AS SPECIFIED BY AN ARBORIST.

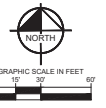
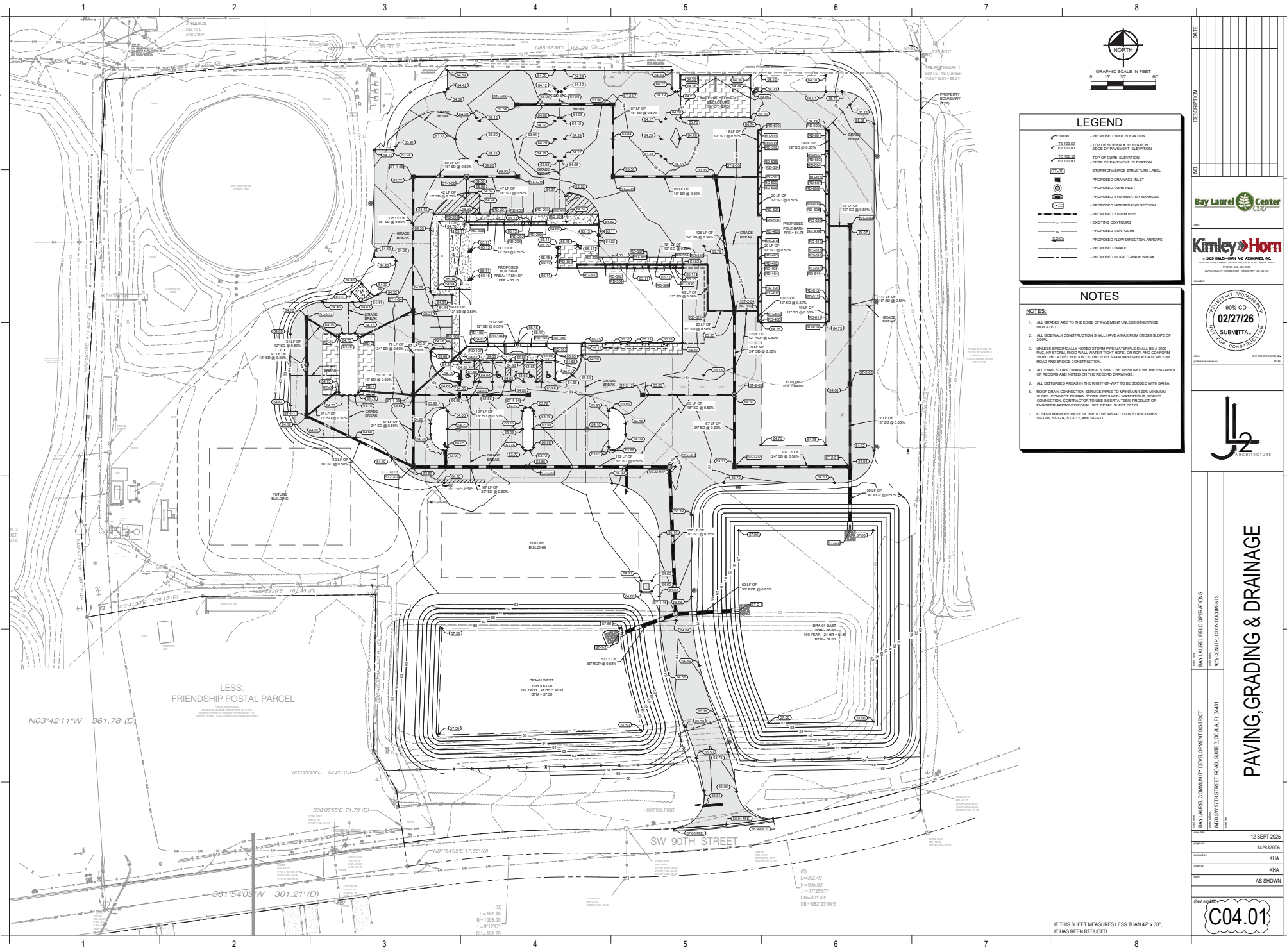
LEGEND

- X - EXISTING TREE TO BE REMOVED
- - EXISTING TREE TO BE PRESERVED
- ▨ - EXISTING DRIVE TO BE REMOVED
- ▨ - EXISTING WOODS AND BRUSH TO BE REMOVED
- - EXISTING FEATURED TO BE REMOVED

TREE PRESERVATION NOTE:
TREE PRESERVATION MEASURES MUST BE INSTALLED AND RESPECTED PRIOR TO ANY DEMOLITION ACTIVITIES.

	DATE	
	DESCRIPTION	
	NO.	
	SHEET NO. BAY LAUREL FIELD OPERATIONS 90% CONSTRUCTION DOCUMENTS 840 SW 97TH STREET ROAD, SUITE 3, OCHA, FL 34481	EXISTING CONDITIONS AND DEMO PLAN
	PROJECT: BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT SHEET NO. 142837006	12 SEPT 2025 142837006 KHA KHA AS SHOWN

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LEGEND

- PROPOSED SPOT ELEVATION
- TOP OF SIDEWALK ELEVATION
- EDGE OF PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- EDGE OF PAVEMENT ELEVATION
- STORM DRAINAGE STRUCTURE LABEL
- PROPOSED DRAINAGE INLET
- PROPOSED CURB INLET
- PROPOSED STORMWATER MANHOLE
- PROPOSED MITERED END SECTION
- PROPOSED STORM PIPE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED FLOW DIRECTION ARROWS
- PROPOSED SWALE
- PROPOSED RIDGE / GRADE BREAK

NOTES

NOTES:

- ALL GRADES ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED.
- ALL SIDEWALK CONSTRUCTION SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
- UNLESS SPECIFICALLY NOTED STORM PIPE MATERIALS SHALL BE A 2000 P.C.I. 15' STORM PIPE WITH 15' TIGHT JOINT OR RCP AND COMPLY WITH THE LATEST EDITION OF THE FOOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL FINAL STORM DRAIN MATERIALS SHALL BE APPROVED BY THE ENGINEER OF RECORD AND NOTED ON THE RESUME DRAINAGE.
- ALL DISTURBED AREAS IN THE RIGHT-OF-WAY TO BE SODED WITH BAMA.
- ROOF DRAIN CONNECTION SERVICE PIPES TO MAINTAIN 1% MINIMUM SLOPE. CONNECT TO MAIN STORM PIPES WITH WATERPROOF, SEALED CONNECTION. CONTRACTOR TO USE MANUFACTURER PRODUCT OF ENGINEER-APPROVED QUALITY. SEE DETAIL SHEET 02.
- FLEETSTORM FINE MESH FILTERS TO BE INSTALLED IN STRUCTURES: ST-1-05, ST-1-04, ST-1-12, AND ST-1-11.

DATE	
DESCRIPTION	
NO.	

PAVING, GRADING & DRAINAGE

SHEET NO. BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
 BAY LAUREL FIELD OPERATIONS
 840 SW 97TH STREET ROAD, SUITE 3, OCHA, FL 34481
 90% CONSTRUCTION DOCUMENTS

12 SEPT 2025
 142837006
 KHA
 KHA
 AS SHOWN

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DATE	
DESCRIPTION	
NO.	

Bay Laurel Center
 Kimley-Horn and Associates, Inc.
 11000 SW 17th Street, Suite 3, Boca Raton, FL 33433
 WWW.KIMLEY-HORN.COM TEL: 561-993-8800

PROFESSIONAL ENGINEER
 80% CD
 02/27/26
 SUBMITTAL
 FOR CONSTRUCTION

Kimley-Horn and Associates, Inc.
 STRUCTURE

BAY LAUREL FIELD OPERATIONS
 80% CONSTRUCTION DOCUMENTS
 BAY LAUREL COMMUNITY DEVELOPMENT DISTRICT
 840 SW 97TH STREET ROAD, SUITE 3, BOCA RATON, FL 33431

DATE	12 SEPT 2025
PROJECT	142837006
DESIGNER	KHA
CHECKER	KHA
TITLE	AS SHOWN

Sheet number:
C06.02

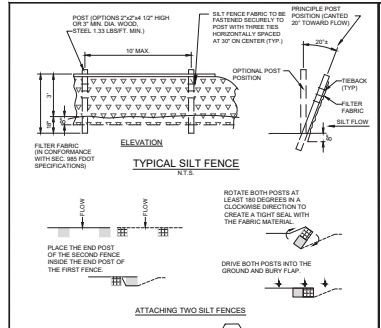


FIGURE 1

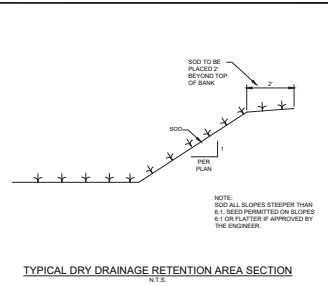


FIGURE 2

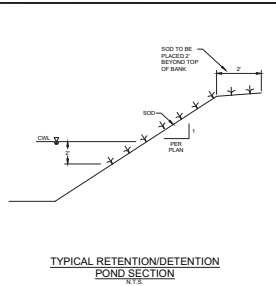


FIGURE 3

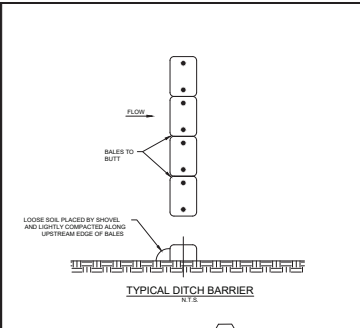


FIGURE 4

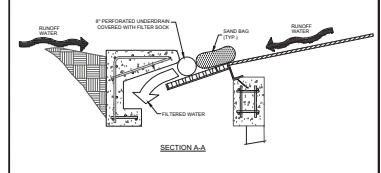


FIGURE 5

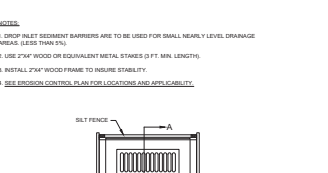


FIGURE 6

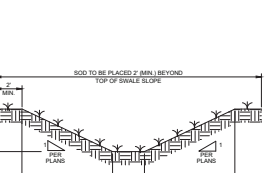


FIGURE 7

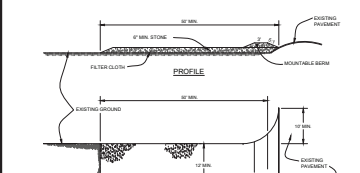


FIGURE 8

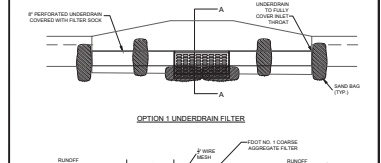


FIGURE 9

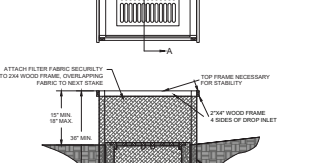


FIGURE 10

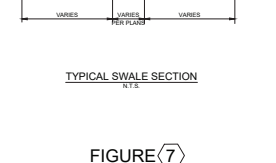


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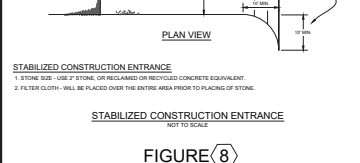


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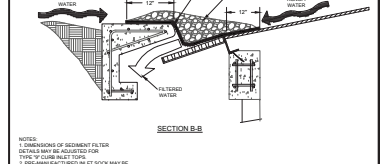


FIGURE 13

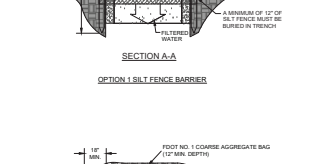


FIGURE 14

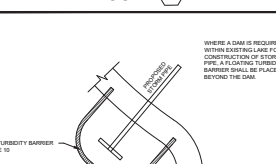


FIGURE 15

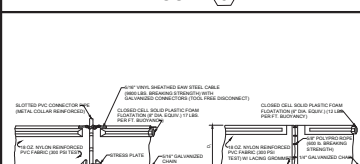


FIGURE 16

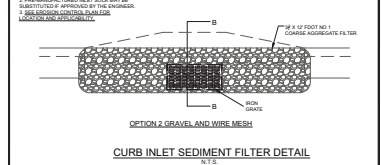


FIGURE 17

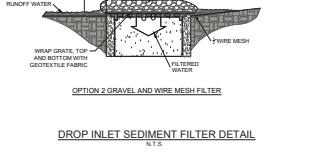


FIGURE 18

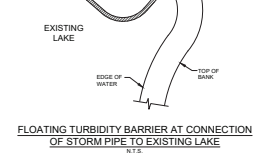


FIGURE 19

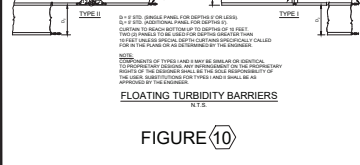
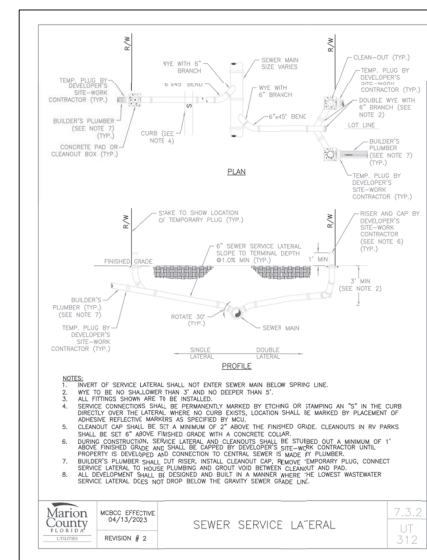
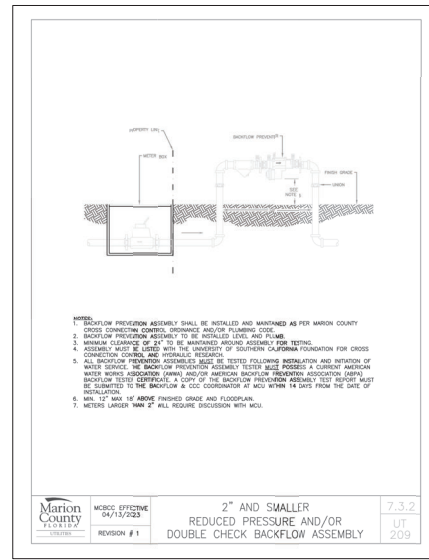
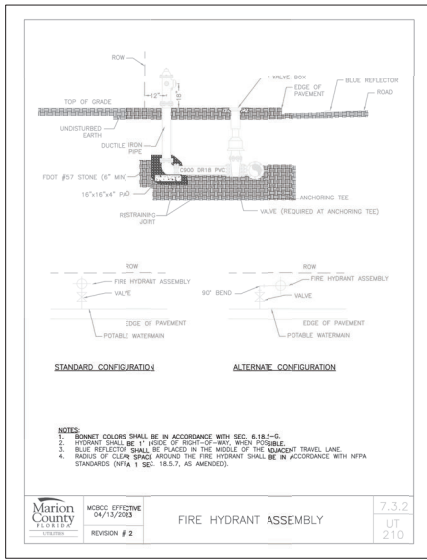
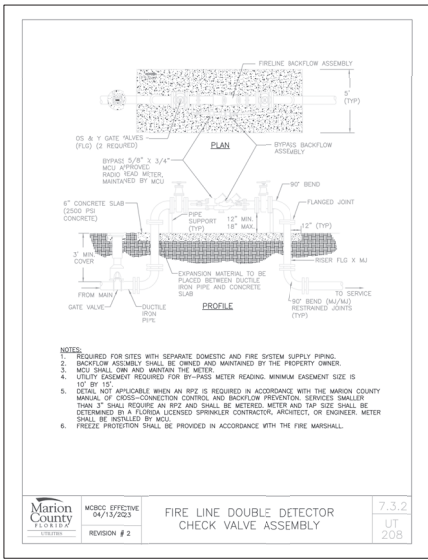


FIGURE 20

IF THIS SHEET MEASURES LESS THAN 42" X 30", IT HAS BEEN REDUCED



DATE: _____

DESCRIPTION: _____

NO: _____

Bay Laurel Center
CDD

Kimley-Horn
INC

02/27/26
SUBMITTAL
FOR CONSTRUCTION

80% CD

JB
STRUCTURE

D3600-SERIES

Duplex Grinder Package

Liberty Pumps
A Family and Employee Owned Company

Factory Assembled
2 hp Grinder Pumps
38" Diameter System
2" Discharge

Features

- 3-Year limited warranty
- Quick-Trip pre-mounted float switch system for pump control and alarm
- 4" float tube with rubber gage seal
- Factory pre-assembled gage rail system
- Galvanized guide rail piping (optional)
- Factory pre-assembled Schedule-80 PVC discharge piping with ball valves
- Fiberglass beam with anti-friction collar
- Standard green fibreglass cover, 1000 lbs (optional 1500 lbs steel) valve
- All stainless steel support and bushings pre-mounted
- NEMA 4X junction box for electrical connections, pre-mounted
- Stainless steel chain for pump sit-out
- Other custom beam sizes available, consult factory

Available Heights: 48", 60", 72", 84", 96", 108"

3 Year Warranty

Available with LBS or LBS-X-Series

SSPMA MEMBER
SIFCA MEMBER

Innovate. evolve.

Choice of Panel... AE-Series or IP-Series

AE-Series Panels (Standard)
Proven reliable alerting operation

Features

- On/Off switch for manual operation of pumps (on circuit board)
- NEMA 4X enclosure for outdoor use
- Circuit breakers provide pump disconnect and branch fault protection
- Alarm beacon and horn provide audio/visual warning of alarm condition
- 4-wire fan/fuse/air fan/light
- Auxiliary contacts
- Three level control float switches

IP-Series Panels (Optional)
3-Phase control panel for the latest programmable pump float features through a simple, easy-to-use touchpad on one face. Lower three-wire programming and system monitoring is easier than ever.

Features

- NEMA 4X weatherproof enclosure for indoor or outdoor mounting
- Wireless level sensor is compact and eliminates multiple wire-angle lead
- Switches for controlling pump
- Redundant NUBER float switch included for added security
- Easy-to-use touchpad for programming pump on/off switch and alarm level in inches or centimeters
- Inverter panel door provides increased safety
- Separate control and alarm fuse

Digital display board for system monitoring

Alarm beacon and horn provide audio/visual warning of alarm condition

Test/Normal/Silence switch

Auxiliary contacts

Panel is field convertible for other demand sizes or tank dose applications

NOTE: Under the IP-Series panel, only 1" of air in the system is required. Consult 3363-001-01

Floatless Level Sensor

D3600-Series

Features

- 2 hp Grinder pumps
- Choose from single stage 55 or 3 stage LSG-Series pumps
- Available in a wide range of voltages
- 4" Discharge
- 25' Power cable length for standard systems (30' power cable length for "C" models)

Dimensional Data

Top View: 12 1/2" x 31 1/2" x 48" (L x W x H)

Side View: 48" (H) x 12 1/2" (W) x 31 1/2" (D)

Performance Curves

Flow (GPM) vs. Head (ft)

50 GPM @ 100 ft head

100 GPM @ 50 ft head

150 GPM @ 30 ft head

200 GPM @ 20 ft head

250 GPM @ 15 ft head

300 GPM @ 12 ft head

350 GPM @ 10 ft head

400 GPM @ 8 ft head

450 GPM @ 7 ft head

500 GPM @ 6 ft head

550 GPM @ 5 ft head

600 GPM @ 4 ft head

650 GPM @ 3 ft head

700 GPM @ 2 ft head

750 GPM @ 1 ft head

800 GPM @ 0 ft head

Factory Set Control Levels

MODEL	OFF LEVEL	ON LEVEL	ALARM LEVEL	VOLUME PER PUMP CYCLE	TOTAL BASIN CAPACITY
D3648	12" (33 cm)	22" (56 cm)	31" (79 cm)	53 gal (202 L)	214 gal (799 L)
D3660	12" (33 cm)	28" (71 cm)	34" (86 cm)	66 gal (250 L)	264 gal (996 L)
D3672	12" (33 cm)	32" (81 cm)	37" (94 cm)	79 gal (299 L)	317 gal (1200 L)
D3684	12" (33 cm)	34" (86 cm)	40" (102 cm)	92 gal (346 L)	370 gal (1400 L)
D3696	12" (33 cm)	37" (94 cm)	43" (109 cm)	106 gal (400 L)	423 gal (1600 L)
D3700	12" (33 cm)	43" (109 cm)	49" (124 cm)	132 gal (500 L)	529 gal (2000 L)

DATE: _____

DESCRIPTION: _____

NO: _____

BAY LAUREL FIELD OPERATIONS

90% CONSTRUCTION DOCUMENTS

12 SEPT 2025

142837006

KHA

KHA

AS SHOWN

Sheet number: C08.02

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